

- NOTES:**
1. LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO ANY START OF PLANTING INSTALLATION. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DAMAGES TO SUCH UTILITIES INCURRED BY HIS COMPANY.
 2. THE LANDSCAPE CONTRACTOR SHALL LOCATE A SOURCE FOR ALL PLANTING MATERIALS PRIOR TO A SUBMITTING BID. PLANT SOURCES SHALL BE IDENTIFIED ON THE CONTRACTOR'S BID.
 3. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY OR ALL PLANTING MATERIALS WHICH IN HER OPINION DOES NOT APPEAR TO BE FIT FOR THIS PLANTING INSTALLATION.
 4. THE LANDSCAPE CONTRACTOR CANNOT SUBSTITUTE ANY PLANT MATERIAL WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT, EXCEPT FOR SUBSTITUTING LARGER SIZED PLANTS OF THE SAME QUALITY SPECIFIED WITHOUT ADDITIONAL COST TO THE OWNER. NO UNDERSIZED PLANT MATERIAL WILL BE ACCEPTED.
 5. ALL PLANT MATERIALS SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK" SPECIFICATIONS, LATEST EDITION.
 6. AREAS OUTSIDE MULCH BORDERS AND ALL ISLANDS SHALL BE SODDED EXCEPT WHERE OTHERWISE SPECIFIED. SOD SHALL BE TIFWAY 419 BERMUDA SOD.
 7. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE OF THE WORK.
 8. THE PLANT SCHEDULE IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE AND IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY, THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE.
 9. WHERE MORE THAN ONE MINIMUM SIZE IS SPECIFIED FOR A PLANT MATERIAL, ALL MINIMUM SIZE DIMENSIONS MUST BE MET.

GENERAL NOTES
NOT TO SCALE

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONDITION	CAL	SIZE	REMARKS
★ 5	Armstrong Freeman Maple	Acer x freemanii 'Armstrong'	B & B	2.5"Cal		Matched specimens, min. 4' clear trunk
★ 11	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	B & B	2.5"Cal		Matched specimens, min. 4' clear trunk
★ 2	Autumn Gold Bald Cypress	Taxodium distichum 'Sofine'	B & B	2.5"Cal		Matched specimens, min. 4' clear trunk
1	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	B & B	2.5"Cal		Matched specimens, min. 4' clear trunk
★ 2	Sweet Bay	Magnolia virginiana 'Henry Hicks'	B & B		10' ht.	Matched specimens, full to ground
★ 10	Taylor Eastern Redcedar	Juniperus virginiana 'Taylor'	B & B		6' ht.	Matched specimens, full to ground
4	White Crape Myrtle Multi-Trunk	Lagerstroemia x 'Natchez'	B & B	2" cal. avg. each stem		Matched specimens, min. 3 stems; tree form
★ 2	Wildfire Black Tupelo	Nyssa sylvatica 'Wildfire'	B & B	2.5"Cal		Matched specimens, min. 4' clear trunk
SHRUBS	COMMON NAME	BOTANICAL NAME	CONDITION	SPR.	HT.	REMARKS
24	Df. Japanese Holly	Ilex crenata 'Compacta'	5 gal		18"min.	Dense, full specimens
14	Glossy Abelia	Abelia x grandiflora 'Edward Goucher'	5 gal	18" spread		Dense, matching specimens, full to ground

* NATIVE TREE SPECIES

LANDSCAPE REQUIREMENTS

1 TREE OR SHRUB PER 1000 SF TOTAL SITE AREA:

SITE AREA 52,300 SF	53 TREES / SHRUBS REQUIRED
MINIMUM NUMBER OF TREES	14 TOTAL REQUIRED, 14 PROVIDED
MINIMUM 40% (6) NATIVE	11 PROVIDED (2 ARE OFF-SITE REQUIRED TREES)
MAXIMUM 4 ORNAMENTAL	4 PROVIDED
MINIMUM 2 EVERGREEN	2 PROVIDED
MINIMUM NUMBER OF SHRUBS	38 TOTAL REQUIRED, 39 PROVIDED

LANDSCAPING FOR PARKING:

APPLIES TO LOTS WITH 10 OR MORE SPACES	8 SPACES (REQUIREMENT DOES NOT APPLY)
TOTAL PARKING THIS SITE:	

TREE REMOVAL PRESERVATION:

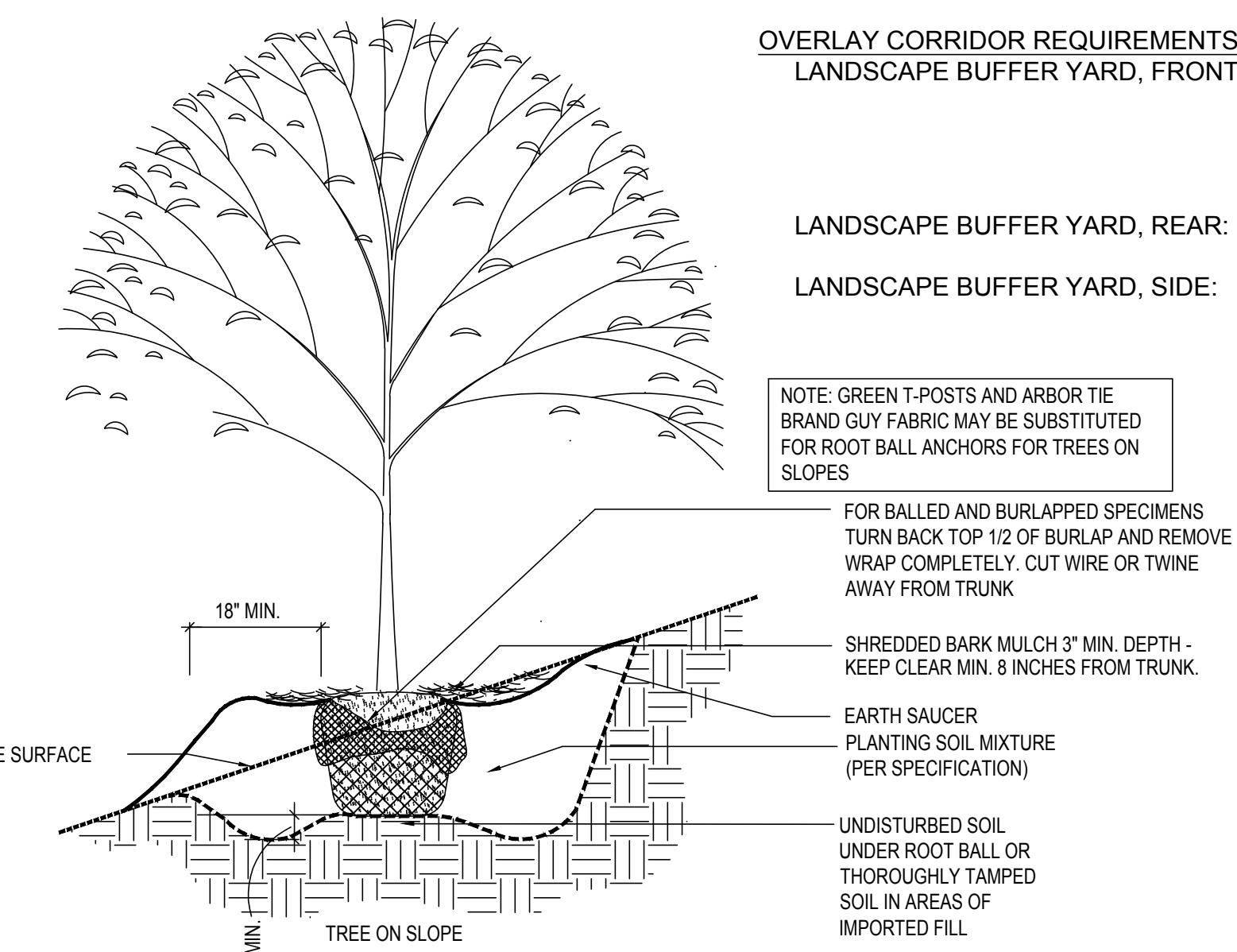
NO TREES PRESENT ON SITE

ZONING BUFFERING REQUIREMENT:

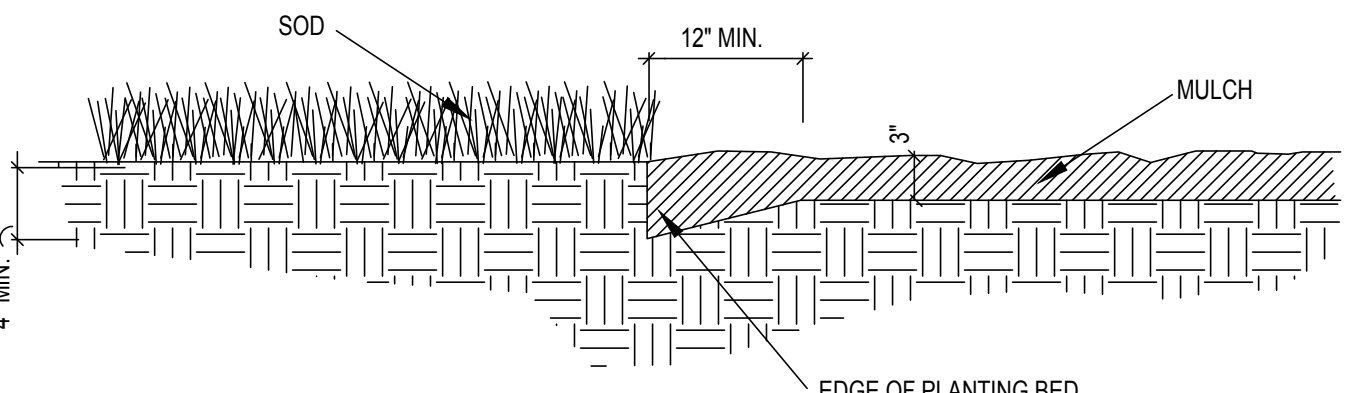
SUBJECT PROPERTY ZONING:	C-3 LU-O
SURROUNDING ZONING:	C-3, C-3 LU-O (NO BUFFERING REQUIRED)

OVERLAY CORRIDOR REQUIREMENTS:

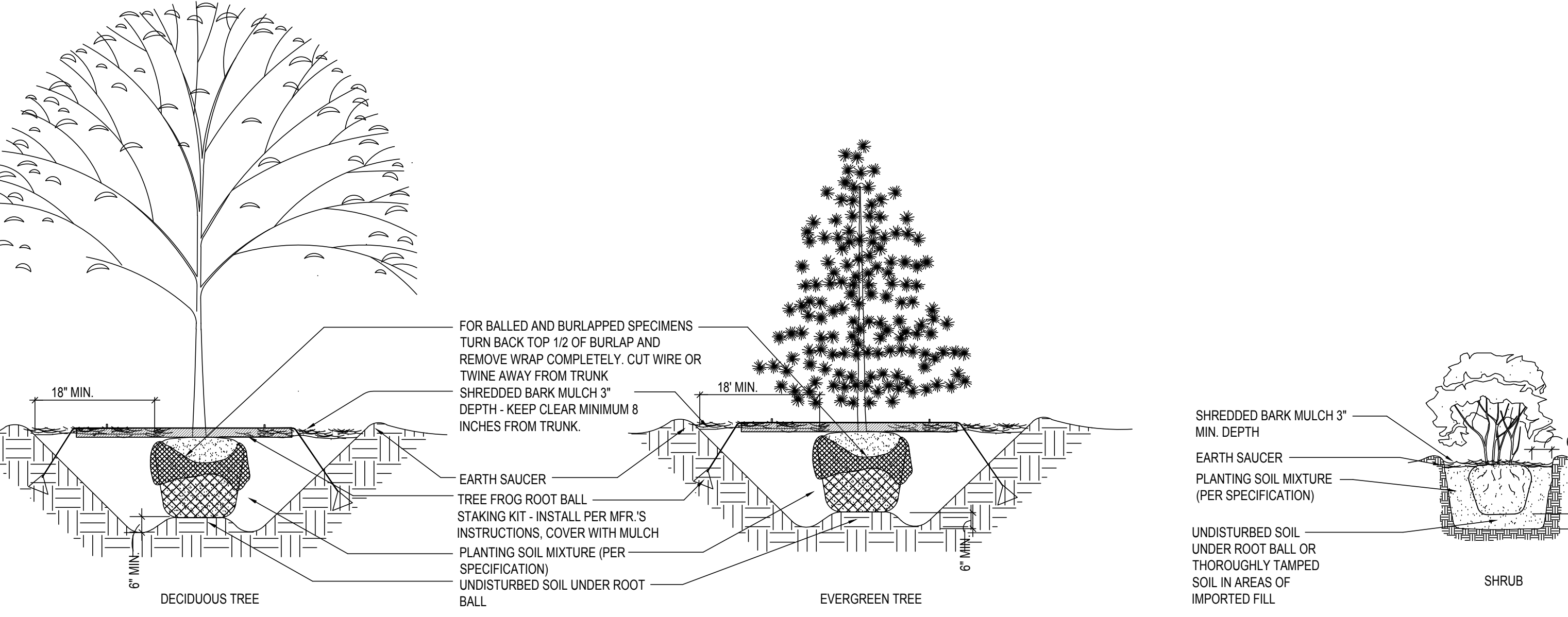
LANDSCAPE BUFFER YARD, FRONT:	25-FOOT DEPTH WITH TREES 25 FEET ON CENTERS JOHNSON AVENUE (147 LF FRONTAGE) - 6 STREET TREES REQUIRED, 6 PROVIDED 25-FOOT DEPTH PROVIDED ALONG FRONTAGE, EXCEPT FOR ± 15 LINEAR FEET.
LANDSCAPE BUFFER YARD, REAR:	VISIONS AVENUE (342 LF FRONTAGE) - 14 TREES REQUIRED, 2 PROVIDED 11.4-FOOT DEPTH PROVIDED ALONG MOST OF FRONTAGE, MIN. 6.25-FOOT DEPTH 10-FOOT DEPTH GRASS VEGETATIVE BUFFER REQUIRED 3.25 FOOT DEPTH PROVIDED
LANDSCAPE BUFFER YARD, SIDE:	15-FOOT DEPTH WITH TREES 25 FEET ON CENTERS YARD LENGTH: 254 LINEAR FEET / 11 TREES REQUIRED 14 -FOOT DEPTH PROVIDED, 6 EVERGREEN TREES AND 5 DECIDUOUS TREES PROVIDED



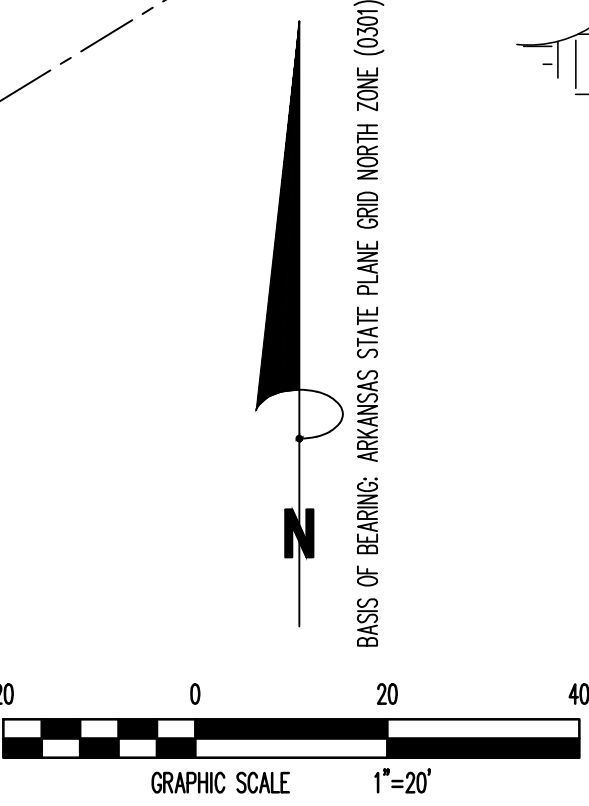
TREE PLANTING ON SLOPE DETAIL
NOT TO SCALE



SPADE EDGE PLANTING BED DETAIL
NOT TO SCALE



TYPICAL PLANTING DETAILS
NOT TO SCALE



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LANDSCAPE PLAN



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CLIENT:
CNI

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO.	CONSTNET.0002JB - WATER, UPDATE
DRAWN BY	IRR
CHECKED BY	DBB
SHEET	L1
DATE	04/02/2021
SCALE	1"=20'
DRAWING NO.	

LANDSCAPE PLAN