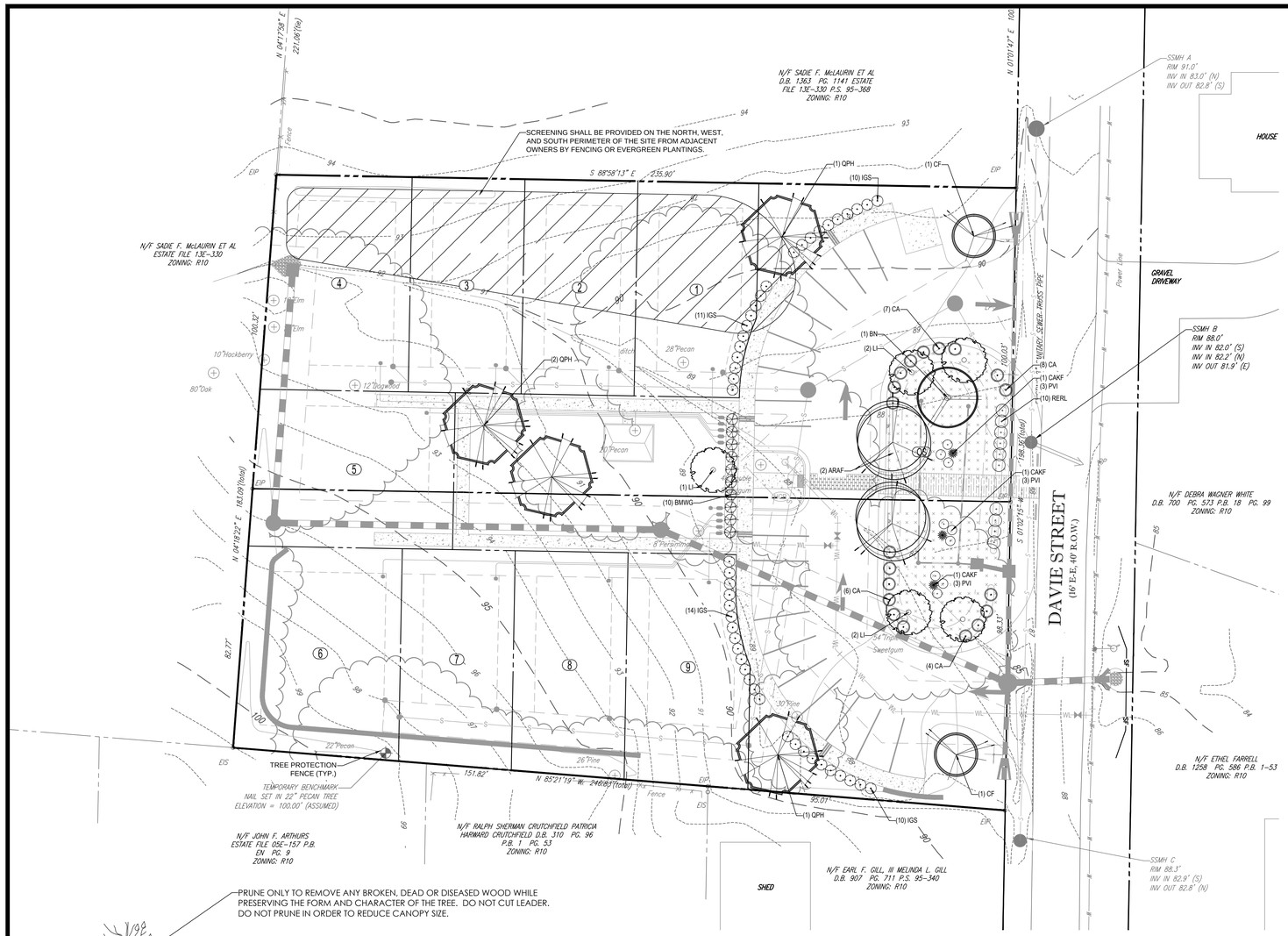


LANDSCAPE NOTES

1. REFER TO GENERAL NOTES SHEET C-1-0
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF PITTSBORO STANDARD SPECIFICATIONS AND DETAILS THAT IS CURRENT AT THE TIME OF PLAN APPROVAL.
3. REFER TO PLANTING SPECIFICATIONS AND DETAILS ON SHEET
4. ALL COURTYARD AND LOT AREAS THAT ARE NOT BUILT UPON SHALL BE PLANTED OR SODDED.

LANDSCAPE PLANTING NOTES

1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY. ALL GENERAL NOTES AND GENERAL CONSTRUCTION NOTES APPLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKE-OFFS AND VERIFICATION OF MATERIALS AS SHOWN ON THESE PLANS AND IN WRITTEN SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FINAL BIDDING OR INSTALLATION.
3. THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING AND PROPOSED UNDERGROUND UTILITIES PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
4. ALL LANDSCAPE MATERIALS SHALL CONFORM TO THE ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INCLUDING THE AMERICAN STANDARD FOR NURSERY STOCK (ANZI Z60.1)
5. PRIOR TO THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL PROPERLY BACKFILL ALL PLANT MATERIAL THAT HAS BEEN PLACED IN PREPARED HOLES; AND PROPERLY WATER AND MULCH ALL PREPARED GROUNDCOVER, PERENNIAL AND ANNUAL BEDS
6. ALL TREES AND SHRUBS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION.
7. LANDSCAPE ARCHITECT OR OWNER SHALL APPROVE ANY ON-SITE PLANT STORAGE AREA.
8. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED BY HAND PRIOR TO PLACEMENT AND BACK FILLING WITH PREPARED SOILS. HAND TOOLS ARE NOT TO BE USED TO SCARIFY ROOT BALLS.
9. ALL ROPE AND WRAPPING TWINE SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PARTS OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM PLANT BALLS PRIOR TO BACKFILLING.
10. ALL PLANTING AREAS SHALL BE EDGED WITH SMOOTH, CONTINUOUS CURVES. PINE STRAW MULCH, IF SPECIFIED, SHALL BE ROLLED AND TUCKED ALONG PLANT BED EDGE.
11. ALL PLANT MATERIAL SHALL BE PLANTED AT HEIGHTS AS ILLUSTRATED IN THE PLANTING DETAILS & PLANT LIST.
12. TREE STAKING AND GUYING, IF NECESSARY, SHALL BE PERFORMED WITHIN A WEEK OF PLANTING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TREE STAKING MATERIAL AFTER THE FIRST FULL GROWING SEASON OR ONE YEAR, WHICH EVER COMES FIRST.
13. B & B AS LISTED UNDER "ROOT" IN THE PLANT LIST INDICATES BALLED AND BURLAPPED.
14. ALL PLANT BEDS AND RAISED SAUCER RINGS SHALL BE GRADED TO PROVIDE ADEQUATE DRAINAGE AND SHALL BE MULCHED AS SPECIFIED.
15. ALL MATERIALS, PLANTING AND LANDSCAPE WORK SHALL CONFORM TO THE LOCAL OR COUNTY JURISDICTIONAL AUTHORITY'S STANDARD SPECIFICATIONS AND DETAILS.
16. ALL LANDSCAPING OUTSIDE OF LOT AREAS SHALL BE MAINTAINED IN PERPETUITY BY THE HOA.

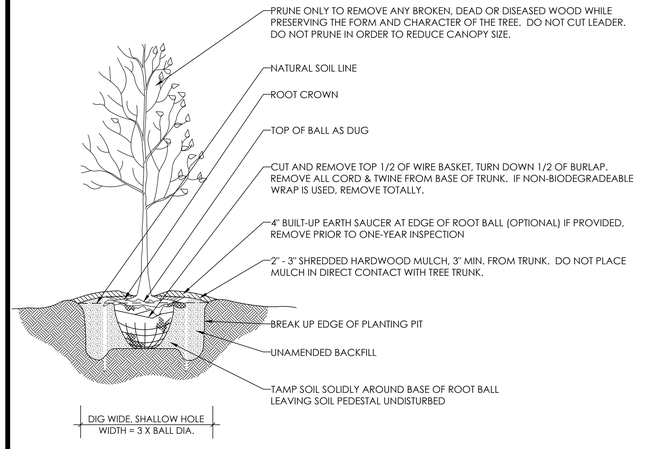
LANDSCAPE MAINTENANCE PLAN

THE OWNER'S OF THE PROPERTY, WHICH TERM INCLUDES THEIR AGENTS, HEIRS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION, AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE VEGETATION, INCLUDING BUT NOT LIMITED TO:

1. FERTILIZATION: APPLY FERTILIZER TO WARM SEASON TURF (TYP.: BERMUDAGRASS, ZOYSIAGRASS)DURING THE GROWING SEASON BASED ON SOIL TESTING. TOTAL NITROGEN APPLICATION DURING THE YEAR FOR WARM SEASON TURF SHOULD NOT EXCEED 2-3 POUNDS OF TOTAL NITROGEN PER 1,000 S.F. APPLY IN MAY AND JULY WITH AN OPTIONAL APPLICATION IN SEPTEMBER - EACH APPLICATION SHOULD NOT EXCEED 1 POUND OF NITROGEN PER 1,000 S.F. FOR COOL SEASON TURF (TYP. TALL FESCUE, KENTUCKY BLUEGRASS), APPLY BETWEEN 2 TO 4 POUNDS OF ACTUAL NITROGEN PER 1,000 S.F. PER YEAR. THIS SHOULD BE SPREAD ACROSS 3-4 APPLICATIONS, WITH APPROXIMATELY 2/3 OF THE NITROGEN APPLIED DURING THE FALL SEASON, WITH NO APPLICATION EXCEEDING 1 POUND OF NITROGEN PER 1,000 S.F. APPLY LIME ANNUALLY PER SOIL TEST. (SOURCE: *CAROLINA LAWNS*, PRODUCED BY THE NC COOPERATIVE EXTENSION SERVICE)
2. PRUNING: PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD AND DECAYING WOOD OR FOR SAFETY AND SIGHT DISTANCE REASONS. PRUNING FOR SHRUBS (EXCEPT FOR THOSE INTENDED FOR SHEARED HEDGES) SHALL BE LIMITED TO THE ABOVE REASONS PLUS MAINTENANCE NECESSARY TO MAINTAIN THE NATURAL SHAPE OF THE PLANT MATERIAL.
3. PEST CONTROL: PRE-EMERGENT WEED CONTROL FOR LAWN AREAS AND SHRUB BEDS CAN BE APPLIED BASED ON PRODUCT LABEL RECOMMENDATIONS, GENERALLY APPLIED IN EARLY SPRING FOR SUMMER ANNUAL WEEDS. CHEMICAL PEST CONTROL MAY BE USED TO TREAT SPECIFIC WEED, INSECT, OR DISEASE PROBLEMS, THAT ARE IMPACTING LAWN AND LANDSCAPE PLANT HEALTH. INTEGRATED PEST MANAGEMENT (IPM) PRACTICES AND STANDARDS SHOULD BE FOLLOWED WHENEVER PRACTICAL BASED ON PUBLISHED LITERATURE FROM THE NC COOPERATIVE EXTENSION SERVICE.
4. MULCHING: MAINTAIN MULCH WITHIN PLANT BED AREAS AT A MINIMUM 2-3" DEPTH. REPLENISH AS NECESSARY, BUT AT LEAST ANNUALLY.
5. MOWING: MAINTAIN WARM SEASON TURF AT A CUTTING HEIGHT OF 1-2". FOR TALL FESCUE (AND FESCUE/BLUEGRASS MIXTURES) THE CUTTING HEIGHT SHOULD BE 2.5-3.5".
6. PLANT PROTECTION: AVOID SOIL DISTRUBANCE, COMPACTION, AND STORAGE OF MATERIALS WITHIN THE ROOTZONE OF LANDSCAPE PLANTINGS, INCLUDING THE CRITICAL ROOT ZONE (CRZ) FOR TREES. USE TREE PROTECTION FENCING AS NECESSARY TO MAINTAIN DISTURBANCE FREE ZONES.
7. IRRIGATION, WATERING SCHEDULE: WHENEVER POSSIBLE, WATER IN THE EARLY MORNING. FOR ESTABLISHED LAWNS, WATER TO A DEPTH OF 6-8" TO PROMOTE DEEP ROOT GROWTH. DURING THE GROWING SEASON, APPLY WATER OVER SEVERAL APPLICATIONS AT A RATE OF 1" PER WEEK (NOT TO EXCEED 1/2" PER APPLICATION)
8. OTHER MAINTENANCE NOTES: FAILURE TO MAINTAIN ALL PLANTINGS IN ACCORDANCE WITH THIS PLAN MAY CONSTITUTE A VIOLATION OF THE LAND DEVELOPMENT ORDINANCE AND MAY RESULT IN FINES.

LEGEND

TRIPLE SHRED MULCH

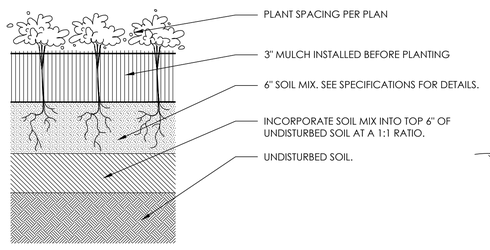


NOTES:

1. CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
2. DO NOT WRAP TRUNK OF TREE.
3. STAKING OF TREES IS NOT RECOMMENDED, EXCEPT ON WINDY SITES OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT THE APPROPRIATE TIME. PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF DESTROYED OR DAMAGED TREES.
4. ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT *AMERICAN STANDARDS FOR NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.)
5. TREES WITH ROOT FLARE COVERED BY MORE THAN 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

DECIDUOUS TREE PLANTING

NOT TO SCALE

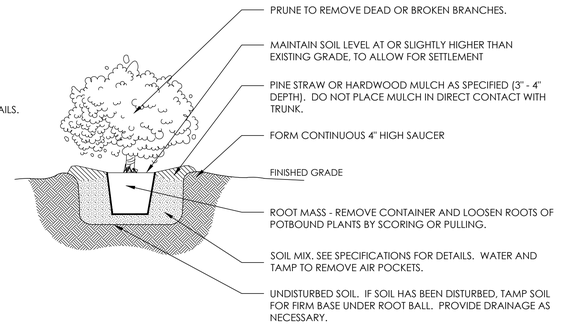


NOTES:

1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.
2. LOOSEN ROOTS OF POTBOUND PLANTS BY SCORING OR PULLING.
3. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

GROUNDCOVER PLANTING

NOT TO SCALE



NOTES:

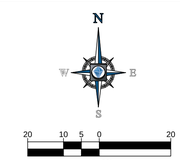
1. ALL TECHNICAL SPECIFICATIONS AND GENERAL CONDITIONS APPLY.
2. REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

SHRUB PLANTING

NOT TO SCALE

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
ARAF	2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2 1/2-3" CAL.	B+B
QPH	4	QUERCUS PHELLOS	WILLOW OAK	2 1/2-3" CAL.	B+B
SUBTOTAL:	6				
ORNAMENTAL TREE(S)					
BN	1	BETULA NIGRA	MULTISTEM RIVER BIRCH	12-14'	B+B
CF	2	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	8-10'	B+B
LI	5	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	8-10'	B+B
SUBTOTAL:	8				
DECIDUOUS SHRUB(S)					
CA	19	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30"	CONTAINER
RERL	10	RHODODENDRON x ENSBURY HYB. 'ROSEY LIGHTS'	'ROSEY LIGHTS' AZALEA	30-36"	CONTAINER
SUBTOTAL:	29				
EVERGREEN SHRUB(S)					
BMWG	10	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	30-36"	CONTAINER
IGS	45	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	24-30"	CONTAINER
SUBTOTAL:	55				
ORNAMENTAL GRASS(ES)					
CAKF	3	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	FEATHER REED GRASS	2 GAL.	CONTAINER
PVI	9	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER
SUBTOTAL:	12				



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CAD I.D.:	MAR

PROJECT:
CONSTRUCTION PLANS
FOR
DAVIE STREET COTTAGES
LOCATION OF SITE
PITTSBORO, NC

BOHLER ENGINEERING
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LANDSCAPE PLAN

SHEET NUMBER:
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