



Project Boundary Buffer Calculations (BUFF):		Required:		Proposed:		Notes:	
(Alt. 2 - Deciduous)							
Buffer 1A		per 100 LF					
20' (0.6 opacity)		7 Canopy Tree		= 8.3		9 Trees	
117.3 LF		0 Evergreen Tree		= 0.0		0 Trees	
		5 Dec. Understory		= 5.9		6 Trees	
		0 Ever. Understory		= 0.0		0 Trees	
		27 Shrubs		= 31.7		32 Shrubs	

3/CD-7.0 BUFFER CALCULATIONS		Required:		Proposed:		Notes:	
Urban Tier							
Vehicle Use Area (VUA)							
26,743 SF X .15 = 4,011		1 Canopy Tree / 2,000 SF		4,011 SF Min.			
		4,011 / 2000 = 2.0		5 Trees			
		1 Shrub / 250 SF					
		4011 / 250 = 16.0		17 Shrubs			

LOADING AREA SCREENING
REQUIRED 40 SHRUBS PER 100'
28.5' OF SCREENING REQUIRED
0.4 X 28.5 = 11.4 SHRUBS REQUIRED
= 12.0 SHRUBS PROVIDED

4/CD-7.0 VEHICLE USE AREA CALCULATIONS		Required:		Proposed:		Notes:	
Urban Tier							
Vehicle Use Area (VUA)							
26,743 SF X .15 = 4,011		1 Canopy Tree / 2,000 SF		4,011 SF Min.			
		4,011 / 2000 = 2.0		5 Trees			
		1 Shrub / 250 SF					
		4011 / 250 = 16.0		17 Shrubs			

LOADING AREA SCREENING
REQUIRED 40 SHRUBS PER 100'
28.5' OF SCREENING REQUIRED
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= 12.0 SHRUBS PROVIDED

QTY	%	EVGN	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE *	SPACING	REMARKS
CANOPY TREES								
3	33%	Y	IO	<i>Ilex opaca</i>	American Holly	8' ht.	AS SHOWN	FULL AND MATCHING
4	27%	Y	PT	<i>Pinus taeda</i>	Loblolly Pine	2" cal.	AS SHOWN	SINGLE TRUNK & LEADER
6	40%	N	KP	<i>Koeleruteria paniculata</i>	Golden Rain Tree	2" cal.	AS SHOWN	SINGLE TRUNK & LEADER
UNDERSTORY TREES								
6	100%	N	CF	<i>Cornus florida</i>	Flowering Dogwood	1" cal.	8' HT.	AS SHOWN SINGLE TRUNK & LEADER
SHRUBS								
12	15%	Y	MC	<i>Myrica cerifera</i>	Southern Wax Myrtle	72" HT.	as shown	FULL AND MATCHING
11	14%	Y	CH	<i>Cephalotaxus harringtonia</i> 'Fastigata'	Upright Plum Yew	15" HT.	36" O.C.	FULL AND MATCHING
13	16%	Y	GV	<i>Gardenia jasminoides</i> 'Kleim's Hardy'	Kleim's Hardy Gardenia	15" HT.	36" O.C.	FULL AND MATCHING
20	25%	Y	IC	<i>Ilex cornuta</i> 'Carissa'	Carissa Holly	15" HT.	36" O.C.	FULL AND MATCHING
12	15%	Y	IG	<i>Ilex glabra</i>	Common Holly	15" HT.	36" O.C.	FULL AND MATCHING
11	14%	Y	IV	<i>Itea virginica</i>	Virginia Sweetpire	15" HT.	36" O.C.	FULL AND MATCHING

5/CD-7.0 PLANT SCHEDULE

landscape notes

- LANDSCAPING MUST BE IN PLACE PRIOR TO REQUEST FOR A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, DEPTHS, QUANTITIES, DISTANCES, ANGLES AND SLOPES PRIOR TO ORDERING MATERIALS OR INSTALLING PROJECT.
- IN AREAS OF GROUND COVER, MAINTAIN A 12" MINIMUM DISTANCE BETWEEN PLANTS AND HARD IMPROVEMENTS.
- BED LINES SHALL CONFORM TO CONFIGURATION SHOWN ON THE PLANS. BED LINES SHALL MEET CURBS, WALKS, BUILDINGS, ETC. AT RIGHT ANGLES UNLESS SHOWN OTHERWISE.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ACTUAL CONDITIONS AND VERIFY EXISTING CONDITIONS IN THE FIELD. CONTRACTOR SHALL REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ACCEPT ACTUAL CONDITIONS AT SITE AND PERFORM THE WORK SPECIFIED INCLUDING FINE GRADING AND INCORPORATION OF TOP SOIL INTO PLANTING AREAS, WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS SHOWN, WHETHER SURFACE OR SUBSURFACE, EXCEPT AS PROVIDED FOR IN CONTRACT DOCUMENTS.
- IN LAWN AREAS, 2" TOPSOIL SHALL BE TILLED INTO THE TOP 5" OF GROUND PRIOR TO SEEDING.
- CONTRACTOR WILL OBTAIN WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY PLANT SUBSTITUTIONS OF SPECIES, SIZE, OR TYPE OF CONTAINER.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES DURING INSTALLATION, AND SHALL PROMPTLY REPAIR AND RESTORE SERVICES AT NO ADDITIONAL COST TO THE OWNER IF DAMAGE OCCURS DURING INSTALLATION. CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH THE FULL SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS FOR COORDINATION WITH UTILITIES, ARCHITECTURAL FEATURES, ETC.
- CONTRACTOR WILL LEAVE DISTURBED AREAS LEVEL AND RAKED SMOOTH, REMOVING ALL ROCKS AND DEBRIS.
- MULCH IS TO BE A 3" LAYER OF TRIPLE SHREDDED HARDWOOD MULCH. MULCH IS TO BE KEPT AWAY FROM TREE TRUNKS.
- ANY DAMAGE TO EXISTING CONDITIONS OUTSIDE THE CONTRACT LIMITS, INCLUDING CURBS, SIDEWALKS, TURF AREAS AND PAVING, SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.
- IN CASE OF DISCREPANCY BETWEEN THE QUANTITY OF PLANTS ON THE PLANS COMPARED TO THE PLANT LIST, THE CONTRACTOR SHALL SUPPLY QUANTITIES AS SHOWN ON THE PLANS.
- ALL UNPAVED SURFACES ARE TO BE COVERED IN PLANTS, MULCH, GRASS, OR PERVIOUS ARTIFICIAL TURF.
- PINE STRAW SHALL NOT BE USED AS MULCH OR GROUND COVER WITHIN TEN FEET OF ANY STRUCTURES CONSISTING OF EXTERIOR COMBUSTIBLE CONSTRUCTION AS SPECIFIED BY DURHAM CITY CODE SECTION 46-87.

0830-07-58-4362
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CONSTRUCTION DRAWINGS
NOT RELEASED FOR CONSTRUCTION

Sheet Title

LANDSCAPE PLAN

Sheet Number

CD-7.0