LANDSCAPE REQUIREMENTS

STREET TREES - RIVERSIDE DRIVE	REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
LINEAR FEET OF ROW = ±408 LF	1 TREE PER 40 LF	0 - UNDER RADTIP *	0 TREES

* STREET TREES ARE UNDER THE RIVER ARTS DISTRICT TRANSPORTATION IMPROVEMENT PROJECT - CAPITAL PROJECTS

VEHICULAR USE	REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
TOTAL VEHICULAR USE = ±13,200 SF	1 DEC TREE PER 1,500 SF	9 TREES	9 TREES
	4 SHRUBS PER 1,500 SF	36 SHRUBS	36 SHRUBS

DUMPSTER WILL BE SCREENED BY A FENCE WITH MINIMUM HEIGHT OF 6' WITH THE FINISHED SIDE FACING OUT.

STREET BUFFER - RIVERSIDE DRIVE	REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
LINEAR FEET OF ROW = ±135 LF	1 SHRUB PER 5 LF	27 SHRUBS	27 SHRUBS

BUILDING IMPACT	REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
TOTAL BUILDING SF = 7,520 SF	1 DEC TREE PER 1,000 SF	N/A	10 TREES
	2 SHRUBS PER 1,000 SF	N/A	14 SHRUBS

PROPERTY LINE BUFFER	REQUIREMENT	TOTAL REQUIRED	TOTAL PROVIDED
NORTH PROPERTY LINE BUFFER	N/A	N/A	N/A
EAST PROPERTY LINE BUFFER	N/A	N/A	N/A
SOUTH PROPERTY LINE BUFFER	N/A	N/A	N/A
WEST PROPERTY LINE BUFFER	NONE - RIVER	N/A	N/A

PLANT SCHEDULE

Key	Qty.	Large Deciduous Trees	Size
BN	6	Betula nigra River Birch	2" cal. 12-14' high at planting. B&B, Single straight leader; well branched
CC	3	Carpinus caroliniana Musclewood	2" cal. 12-14' high at planting. B&B, Single straight leader; well branched
PA	5	Plantanus occindentalis Sycamore	2" cal. 12-14' high at planting. B&B, Single straight leader; well branched
QP	2	Quercus phellos Willow Oak	2" cal. 12-14' high at planting. B&B, Single straight leader; well branched

Key	Qty.	Small Maturing Trees	Size
AP	3	Aesculus pavia Red Buckeye	1.5" cal. 12-14' high at planting. B&B, Single straight leader; well branched

Key	Qty.	Large Deciduous Shrubs	Size
HQ	21	Hydrangea quercifolia Oakleaf Hydrangea	24" high at planting, 5 gal. or 10" root ball, Full Plant

Key	Qty.	Small Evergreen Shrubs	Size
PO	42	Prunus laurocerasus 'Otto Luyken' Otto Luyken Laurel	18" high at planting, 3 gal. or 10" root ball, Full Plant

Key	Qty.	Small Deciduous Shrubs	Size
CA	10	Clethra alnifolia Summersweet	18" high at planting, 3 gal. or 10" root ball, Full Plant
IV	9	Itea virginica Virginia Sweetspire	18" high at planting, 3 gal. or 10" root ball, Full Plant

NOTE:
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN.
2. PROPOSED BEDS MUST BE LAID OUT ON SITE AND APPROVED BY OWNER'S REPRESENTATIVE
3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL REMOVE ALL WIRE, ROPE, ETC.
4. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
5. TEASE OUT ROOTS ON POT BOUND PLANTS
6. PLANT SPACING VARIES - (SEE PLAN)
7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS
8. PRUNE ALL BROKEN, DISEASED, AND WEAK IN ACCORDANCE OF STANDARD NURSERY PRACTICE

1 L103 SHRUB PLANTING DETAIL

N.T.S.

NOTE: DIAGRAM REFERS TO ALL PLANT SPACING UNLESS OTHERWISE NOTED, TYPICAL.

NOTES:

"X" = SPACE PLANTS ACCORDING TO THE ON-CENTER (OC) PLANT SPACING AS NOTED IN THE PLANTING PLANS, TYPICAL.

"X/2" = SPACE PLANTS ACCORDING TO ½ THE ON-CENTER PLANT SPACING AS NOTED IN THE PLANTING PLANS, TYPICAL.

2 L103 SHRUB PLANTING PLAN

N.T.S.

NOTE:

CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.

UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.

1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE
DO NOT COVER ROOT CROWN

NOTE: CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF GUY STAKES AND WIRE AT END OF 1 YR. PERIOD WARRANTY.

3 L103 TREE PLANTING DETAIL

N.T.S.

NOTE:

CONTRACTOR TO REGRADE, SOD OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF HIS OR HER WORK.

UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.

1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE

DO NOT COVER ROOT CROWN

REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL

NOTE: CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF GUY STAKES AND WIRE AT END OF 1 YR. PERIOD WARRANTY.

4 L103 TREE PLANTING ON A SLOPE DETAIL

N.T.S.

LANDSCAPE NOTES:

1. IF INSTALLED OR EXISTING SITE WORK VARIES FROM CONDITIONS SHOWN IN THIS PLAN, CONTRACTOR IS TO NOTIFY PROJECT COORDINATOR PRIOR TO BEGINNING WORK IN THOSE AREAS.

2. THE LANDSCAPE CONTRACTOR SHALL INSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR ANY OTHER CONSTRUCTION DOES NOT CONFLICT WITH, NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

3. THE CONTRACTOR SHALL NOTIFY UTILITY LOCATION COMPANY OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES DAMAGED AS A CONSEQUENCE OF HIS WORK.

4. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

5. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE
ARCHITECT AND CITY REVIEW AGENCY. REQUESTS SHALL BE IN WRITING AND SHALL STATE THE REASON FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE AND THE CHANGE IN COST.

6. ALL TREES SHALL BE BE PLANTED A MINIMUM OF 5 FEET AWAY FROM UTILITY LINES.

7. ALL TREES ARE TO BE SECURELY STAKED OR GUYED FOR ONE YEAR PER THE TREE PLANTING DETAILS AND INSTALLED WITH A 3' DIAMETER, ± 3" DEEP WOOD MULCH RING AROUND THE BASE OF THE TREE.

8. ALL SHRUB BEDS ARE TO BE MULCHED WITH ± 3" DEPTH, WOOD CHIP MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN THESE AREAS.

9. SOIL PREPARATION UNDER ALL AREAS TO BE SEEDED, SODDED OR PLANTED SHALL RECEIVE AN APPROVED COMPOST SOIL AMENDMENT AND SHALL BE APPLIED AT A RATE THREE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED INTO THE SOIL.

10. THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.

11. ALL DISTURBED AREAS NOT LOCATED IN PLANTER BEDS SHALL BE FINE GRADED AND SEEDED PER CIVIL PLANS.

12. PER UDO SECTIONS 7-11-3(f)2 AND (f)3, ALL REQUIRED LANDSCAPING SHALL MEET PRESCRIBED SPECIFICATIONS WHEN PLANTED AND SHALL BE PROTECTED AND MAINTAINED TO BE KEPT IN GOOD CONDITION AND FREE OF DEBRIS OR DAMAGE.

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JETTIE RAES
ASHEVILLE, NORTH CAROLINA

DATE:	MAY 8, 2018
DESIGNED BY:	JNG
CHECKED BY:	JTG
SCALE:	
PROJECT #:	17-054

REVISIONS:

JUNE 7, 2019

SHEET TITLE

PLANT SCHEDULE, NOTES & DETAILS

SHEET NUMBER

L103