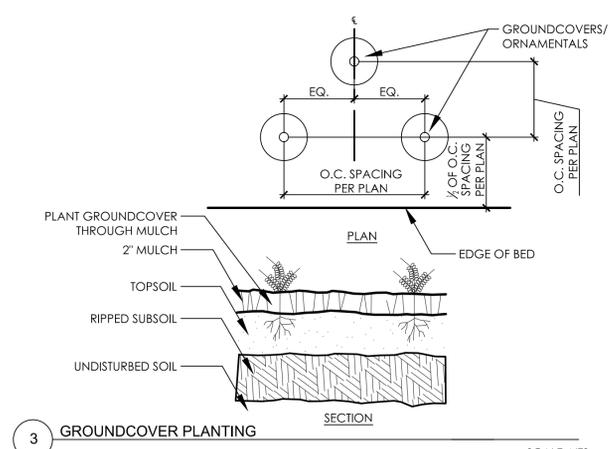
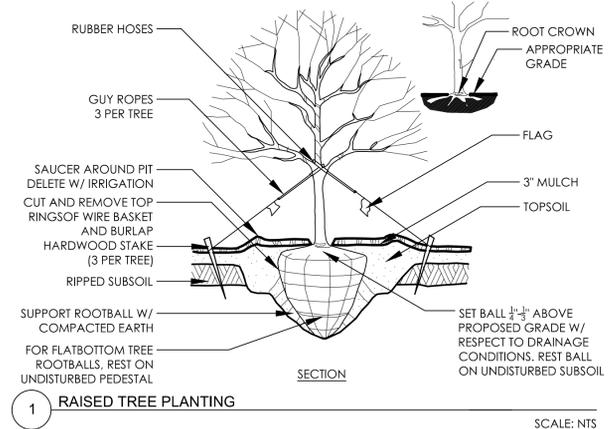


KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/RT	MIN HT	MIN SPR	REMARKS
TREES							
BN	3	BETULA NIGRA 'DURA HEAT'	DURA HEAT RIVER BIRCH	2.5' BB	12'	5'	SINGLE STEM, STRAIGHT LEADER MATCHED
IO	13	ILEX OPACA 'TINGA'	'TINGA' AMERICAN HOLLY	BB	10'	5'	FULL TO GROUND
MA	4	MAGNOLIA 'ANN'	ANN FLOWERING MAGNOLIA	2.5' BB	8'	4'	SINGLE STEM, LIMBED UP TO 4', FULL, EVENLY BRANCHED
MG	8	MAGNOLIA 'GALAXY'	GALAXY FLOWERING MAGNOLIA	2.5' BB	10'	5'	SINGLE STEM, LIMBED UP TO 4', FULL, EVENLY BRANCHED
LT	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3' BB	12'	6'	STRONG CENTRAL LEADER, LIMBED UP TO 6', EVENLY BRANCHED
PT	6	PINUS TAEDA	LOBLOLLY PINE	BB	8'	4'	SINGLE STEM, EVENLY BRANCHED
QP	6	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	3' BB	12'	6'	STRONG CENTRAL LEADER, LIMBED UP TO 6', EVENLY BRANCHED
QS	4	QUERCUS SHUMARDII	SHUMARD OAK	3' BB	12'	6'	STRONG CENTRAL LEADER, LIMBED UP TO 6', EVENLY BRANCHED
TP	12	THUJA PLICATA	GREEN GIANT ARBORVITAE	BB	10'	5'	FULL TO GROUND
UP	4	ULMUS PARVIFOLIA 'ALLEE'	ALLEE CHINESE ELM	3' BB	12'	6'	STRONG CENTRAL LEADER, LIMBED UP TO 6', EVENLY BRANCHED
SHRUBS							
AAR	23	AZALEA X 'AUTUMN ROUGE'	AZALEA	CONT.	18"	18"	48" O.C.
BM	59	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	CONT.	18"	15"	36" O.C.
CH	34	CEPHALOTAXUS HARRINGTONIA 'DUKE GARDENS'	DUKE GARDEN JAPANESE PLUM YEW	CONT.	15"	18"	36" O.C.
HQ	12	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	CONT.	24"	18"	54" O.C.
ICBN	32	ILEX CORNUTA BURFORDII 'NANA'	DWARF BURFORD HOLLY	CONT.	24"	18"	48" O.C.
IVN	89	ILEX VOMITORIA 'NANA'	DWARF YOUNG HOLLY	CONT.	15"	15"	36" O.C.
ME	15	MAHONIA EURYBRACATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA	CONT.	18"	18"	36" O.C.
RU	48	RHAPHIOLEPIS UMBELLATA 'SNOW WHITE'	SNOW WHITE INDIAN HAWTHORNE	CONT.	18"	18"	42" O.C.
SC	22	SARCOCOCCA CONFUSA	SWEET BOX	CONT.	18"	18"	42" O.C.
WF	17	WEIGELA FLORIDA 'SHINING SENSATION'	SHINING SENSATION WEIGELA	CONT.	24"	20"	54" O.C.
PERENNIALS, ORNAMENTALS & GROUNDCOVER							
HS	14	HOSTA SIEBOLDIANA 'ELEGANS'	ELEGANS HOSTA	1 GAL.	12"	12"	AS SHOWN
KU	5	KNIPHOPHIA UVARIA	RED HOT POKER	1 QT	12"	12"	AS SHOWN
LM	560	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	3.5' POTS	6"	12"	12" O.C.
LS	145	LIRIOPE SPICATA	CREEPING LILY TURF	3.5' POTS	12"	12"	18" O.C.
NT	140	NASELLA TENUISSIMA	MEXICAN FEATHER GRASS	3.5' POTS	12"	12"	18" O.C.
PT	160	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 QT	12"	18"	15" O.C.
PVS	205	PANICUM VIRGATUM 'SHENANDOAH'	RED SWITCH GRASS	1 GAL.	8"	6"	24" O.C.
HC	77	HYPERICUM CALYCIUM	ST. JOHN'S WORT	1 GAL.	8"	8"	18" O.C.
		TRIPLE SHREDDED HARDWOOD	MULCH				
		TIFWAY BERMUDA 419	SOD				

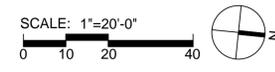
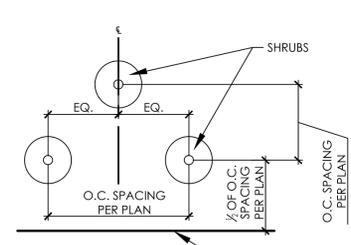
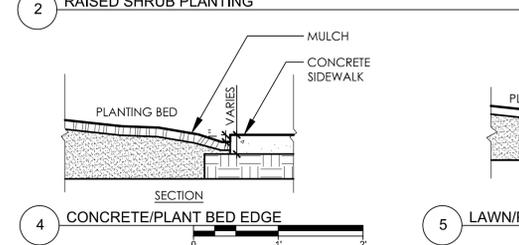
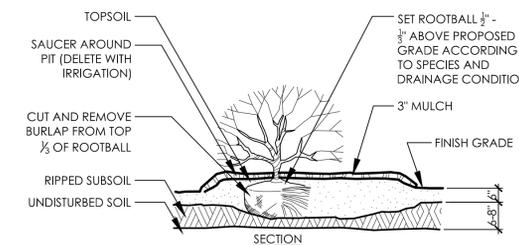


- PLANTING NOTES**
- EXISTING UTILITIES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR SHALL CONTACT NC ONE CALL CENTER AT 1-800-632-4949 FOR LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING AROUND EXISTING UTILITIES TO REMAIN.
 - PLANT LIST IS PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST QUANTITIES, THE PLAN SHALL TAKE PRECEDENCE.
 - AFTER THE SITE IS STABILIZED AND FREE OF SEDIMENTATION, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES, SILT, RIP RAP AND TEMPORARY STONE STAGING AREAS FOR REPLACEMENT WITH PLANTING SOIL. PROVIDE PLANTING ACCORDING TO THE LANDSCAPE PLAN.
 - TEMPORARY EROSION CONTROL SEED MUST BE FULLY REMOVED PRIOR TO PREPARATION OF PERMANENT SEED, SOD OR LANDSCAPE BEDS.
 - UNLESS OTHERWISE NOTED IN THE PLANT LIST, THE CONTRACTOR SHALL OBTAIN AND INSTALL ONLY PLANT MATERIAL THAT IS GROWN ON ITS OWN ROOT - GRAFTED OR BUDDED PLANT MATERIAL WILL BE REJECTED.
 - ALL TREES SHALL BE OBTAINED FROM THE NURSERY WITH EXPOSED ROOT CROWNS. B&B MATERIAL DELIVERED TO SITE WITH BURIED OR RECENTLY BURIED ROOT CROWNS WILL BE REJECTED.
 - FURNISHED PLANT MATERIAL SHALL MEET THE MINIMUM HEIGHT OR MINIMUM SPREAD DIMENSIONS SHOWN IN THE PLANT LIST HEADINGS. THE CONTRACTOR SHALL UTILIZE THE MOST STRINGENT DIMENSION SHOWN ON THE PLANT LIST.
 - DO NOT PLANT IN STORM WATER CONVEYANCE SWALES OR PROVIDE FINE GRADING THAT DISRUPTS FLOW OR CHANGES LONGITUDINAL SLOPES.
 - PLANT THE OUTER EDGES OF EACH PLANTING GROUP FOLLOWING THE BED OUTLINE ACCORDING TO THE PLAN. ONCE A SATISFACTORY MATCHED OUTER SHAPE IS OBTAINED, FILL THE CENTER OF EACH AREA WITH PLANTS ACCORDING TO THE PLAN AND SPACING NOTES.
 - THE PLANTING LAYOUT WITHIN PLANTING BEDS SHOULD BE SHIFTED TO MINIMIZE CONFLICTS WITH EXISTING TREE ROOTS.
 - THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS INCLUDING CONSTRUCTION ACCESS OUTSIDE PROJECT LIMITS.
 - WHILE NOT ALL PLANTS SPECIFIED ON THIS PROJECT ARE LISTED ON THE TOWN OF HILLSBOROUGH RECOMMENDED SPECIES LIST, THIS LIST HAS BEEN USED AS A GUIDELINE IN DEVELOPING THE PLANT LIST FOR THIS PROJECT. MANY SPECIES FROM THE TOWN'S RECOMMENDED LIST HAVE BEEN INCORPORATED INTO THIS PROJECT. OTHER PLANTS SPECIFIED ARE NOT LOCATED ON INVASIVE SPECIES LIST FOR THE TOWN OF HILLSBOROUGH OR STATE OF NORTH CAROLINA.

TREE INVENTORY NOTES:

BUFFER AREAS ON THIS SITE CONTAIN 10 CANOPY TREES THAT ARE TO BE RETAINED AND PROTECTED. TREES AND ALL OTHER PLANT MATERIAL FROM NON-BUFFER AREAS WILL BE REMOVED AS PART OF REMOVING THE SOIL MOUND AND RE-GRADING/FILLING THE SITE WITH EXISTING SUITABLE SOILS.

NUMBER OF CANOPY TREES	23
NUMBER OF CANOPY TREES TO BE REMOVED	13
NUMBER OF CANOPY TREES TO BE RETAINED	10
NUMBER OF TREES 24" dbh OR GREATER BEING REMOVED	1
PERCENTAGE OF TREE COVER BEFORE DEVELOPMENT	
PERCENTAGE OF TREE COVER AFTER DEVELOPMENT	



COMPANY: SUMMIT DESIGN AND ENGINEERING SERVICES
PROJECT ENGINEER/ARCHITECT: DEC
PROJECT MANAGER: DEC
DRAWN BY: RP/JH
SCALE: 1"=20'

REVISIONS:

NO.	DATE	BY	REVISIONS
7			
6			
5			
4			
3			
2			
1	05-18-15		INITIAL SPECIAL USE PERMIT SUBMITTAL

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PRELIMINARY PLANS
515 NORTH CONDOMINIUM RESIDENCES
 515 NORTH-CHURTON STREET, HILLSBOROUGH, NORTH CAROLINA 27278
 P/N 9874-08-2790, 9874-08-2893 & 9874-08-3907

LANDSCAPE PLAN

PROJECT NO.: 14-0106
DRAWING NAME: LANDSCAPE-PLAN
SHEET NO.: L161

811
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