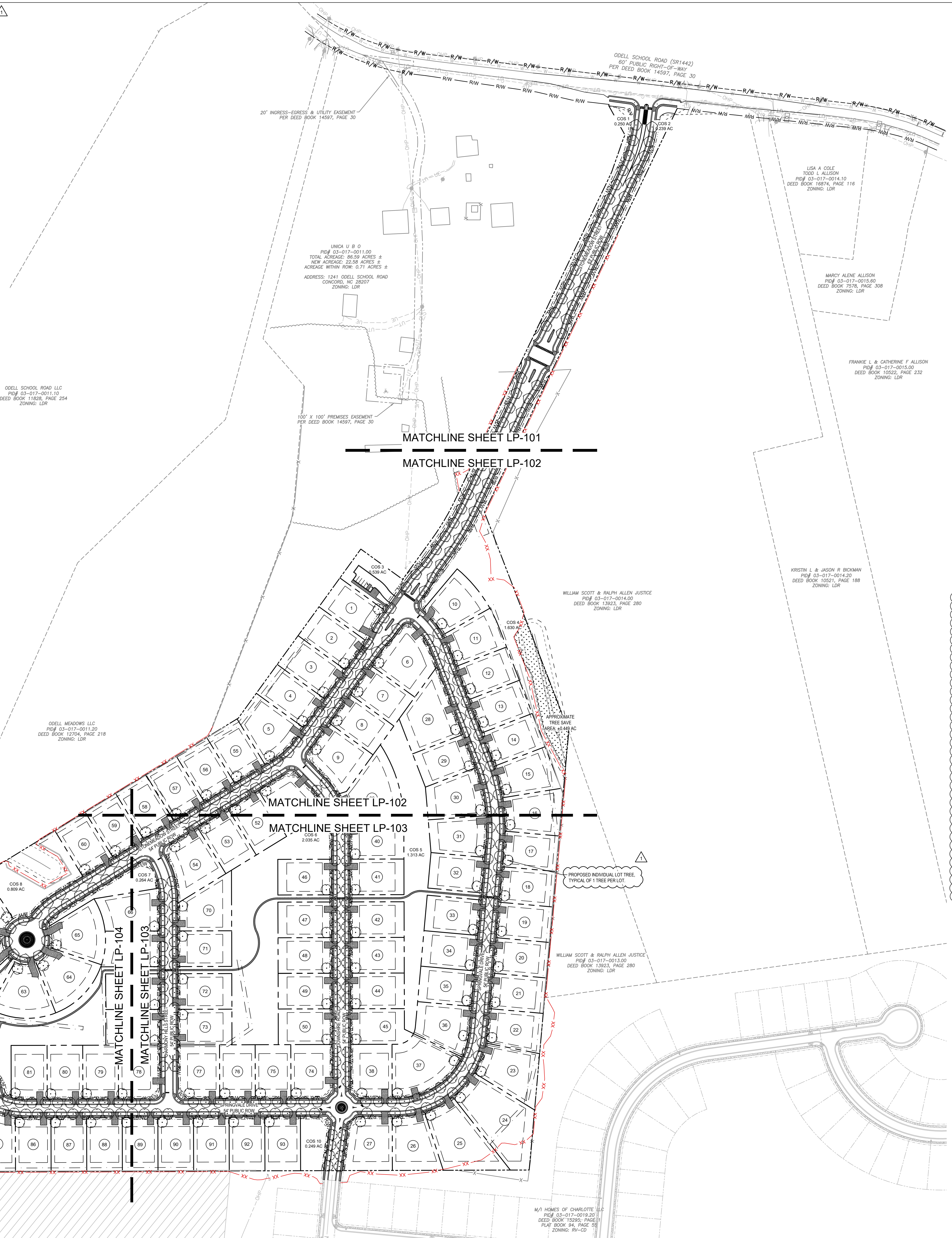
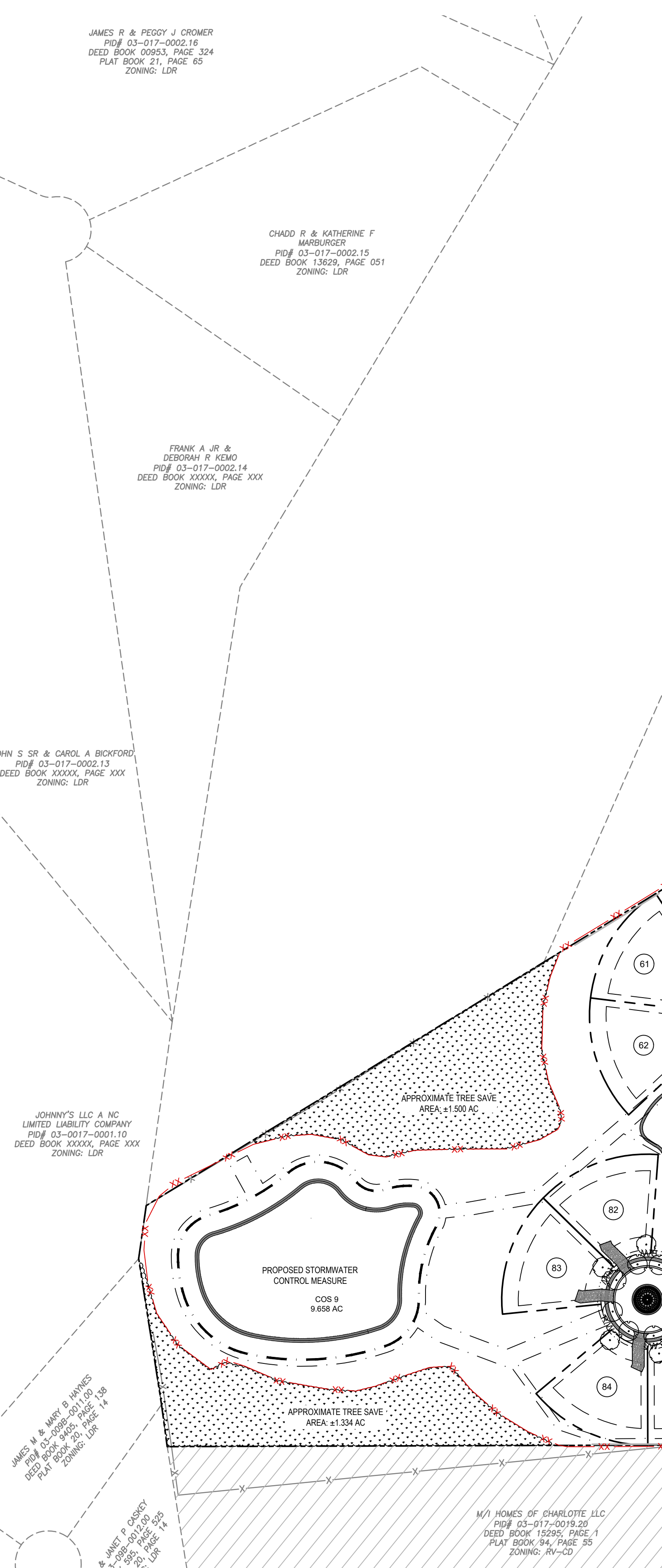


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPAC	CANOPY
TREES								
	OCTM	79	Acer rubrum 'October Glory' October Glory Red Maple	B & B	2" MIN.	10' MIN.	A.I.	30'
	COFE	81	Gymnocladus dioica 'Slatery Manor' Slatery Manor Kentucky Coffeetree	B & B	2" MIN.	10' MIN.	A.I.	30'
	WIL0	148	Quercus phellos 'QPSTA' Hightower Willow Oak	B & B	2" MIN.	10' MIN.	A.I.	30'
	BOSQ	154	Ulmus parvifolia 'UPMTF' Bosque Lacebark Elm	B & B	2" MIN.	10' MIN.	A.I.	30'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPAC	SPACING
SHRUBS								
	ABER	38	Abelia x grandiflora 'Radiance' Radiance Glossy Abelia	3 gal	N/A	24-36"	A.I.	48" o.c.
	JBOX	149	Dialium myricoides 'Jewel Box' Jewel Box Desertum	3 gal	N/A	15" MIN.	3'	36" o.c.
	BLUE	442	Liriodendron 'Big Blue' Big Blue Lilyturf	1 gal	N/A	N/A	12" o.c.	18" o.c.
	MUHL	40	Muhlenbergia capillaris 'Pink Cloud' Pink Muhly	1 gal	N/A	18" MIN.	30" o.c.	36" o.c.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	HEIGHT	SPAC	SPACING
GROUND COVERS								
	SWMW	227	Asclepias incarnata Swamp Milkweed	Plug	N/A	N/A	N/A	30" o.c.
	OSGD	287	Carex tenera Quill Sedge	Plug	N/A	N/A	N/A	24" o.c.
	WHTH	227	Chelone glabra White Turtlehead	6" pot	N/A	N/A	N/A	24" o.c.
	JOPW	237	Eupatoriadelphus fruticosus Joe Pye Weed	Plug	N/A	N/A	N/A	24" o.c.
	SJPW	220	Eupatoriadelphus maculatus Spotted Joe Pye Weed	Plug	N/A	N/A	N/A	24" o.c.
	NRPG	229	Saccharum baldwinii Narrow Plumegrass	Plug	N/A	N/A	N/A	24" o.c.



SYMBOL	LEGEND	DETAIL
	EXISTING TREE	J.
	PROPOSED TREE PROTECTION FENCING	4/CX-102

- ### PLANTING NOTES:
- ALL PLANT MATERIAL & INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 - CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
 - HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
 - CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
 - CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM STONE MATERIALS, OR AN APPROVED EQUAL. CONTRACTOR TO FILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12" MIN.
 - PLANTER BACKFILL SOIL SHALL BE A PRE-CONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM STONE MATERIALS, OR AN APPROVED EQUAL.
 - CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 6" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDINGS AS INDICATED ON CONSTRUCTION DOCUMENTS.
 - ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 6" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
 - CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH 1.5" THICK DOUBLE HAMMERED HARDWOOD MULCH.
 - ALL IRRIGATION SHALL BE DESIGN-BUILD BY THE LANDSCAPE CONTRACTOR. FINAL DESIGN SHALL BE PROVIDED TO V3 SOUTHEAST FOR REVIEW.
 - ALL DISTURBED AREAS NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SEED BY THE CONTRACTOR.
 - CONTRACTOR SHALL RESOD LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 - CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION AT NO CHARGE TO OWNER.
 - ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 - SEE DETAIL 13-14/CX-106 FOR PROPOSED TREE PLANTINGS. SEE DETAIL 15/CX-106 FOR PROPOSED SHRUB PLANTINGS. SEE DETAIL 16/CX-106 FOR PROPOSED GROUND COVER PLANTINGS.
 - SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 - MINIMUM TREE SIZE AT PLANTING SHALL BE 2" INCH CALIPER AT 10' HEIGHT FOR SHADE TREES, AND 1.5" INCH CALIPER AT 6' HEIGHT FOR ORNAMENTAL TREES. ALL MULTI-STEM PLANTS SHALL BE TREE FORM, MAXIMUM THREE TRUNKS, AND A MINIMUM SIX FEET TALL UNLESS OTHERWISE SPECIFIED ON THE PLANS.
 - LARGE MATURING TREES SHALL BE A MINIMUM 25 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH OVERHEAD LINES OR SIGNS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO RESOLVE BEFORE PLANTING.
 - IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 18" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
 - CONTRACTOR SHALL REMOVE ALL STRAPPING AND TOP 1/3 OF WIRE BASKET AND BURLAP FROM ROOT BALL.

- ### PLANTING REQUIREMENTS:
- TOTAL STREET FRONTAGE - HARMONY HILLS STREET: 1,492 LF
1 LARGE MATURING TREE PER 40 LF. 30 TOTAL TREES REQUIRED
31 PROPOSED LARGE MATURING TREES PROVIDED
- TOTAL STREET FRONTAGE - DOWNSHIRE ROAD: 2,473 LF
1 LARGE MATURING TREE PER 40 LF. 50 TOTAL TREES REQUIRED
55 PROPOSED LARGE MATURING TREES PROVIDED
- TOTAL STREET FRONTAGE - SPRINGVALE DRIVE: 5,574 LF
1 LARGE MATURING TREE PER 40 LF. 112 TOTAL TREES REQUIRED
118 PROPOSED LARGE MATURING TREES PROVIDED
- TOTAL STREET FRONTAGE - STONEMEADOW STREET: 6,102 LF
1 LARGE MATURING TREE PER 40 LF. 123 TOTAL TREES REQUIRED
118 PROPOSED LARGE MATURING TREES PROVIDED

- ### CONCORD NC LANDSCAPE NOTES:
- LANDSCAPE CONTRACTOR SHALL COORDINATE AN ON-SITE MEETING WITH THE CITY ARBORIST BEFORE INSTALLATION OF ANY PLANT MATERIAL.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI Z600 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES.
 - ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z601 AMERICAN STANDARD FOR NURSERY STOCK.
 - ONLY BIODEGRADABLE TREE SUPPORT MATERIALS SHALL BE USED.
 - ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE CONCORD DEVELOPMENT ORDINANCE ARTICLE 11 AND TECHNICAL STANDARDS ARTICLE 7.
 - HEIGHT AND WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
 - UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.CS11.ORG.
 - PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGN TRIANGLES. 5' CLEARANCE AROUND ALL SIDES OF FIRE HYDRANTS AND UTILITY APPURTENANCES. NO TREES SHALL BE PLANTED WITHIN 75' OF A RESIDENTIAL STOP SIGN. NO PLANTS OR TREES LOCATED WITHIN SITE TRIANGLES. 15' CLEARANCE FROM ALL STREET LIGHT POLES. SHADE TREES SHALL BE AT LEAST 20' FROM OVERHEAD PRIMARY ELECTRIC LINES. ALL TREE AND PLANT TRUNKS SHALL BE INSTALLED AT LEAST 4' FROM BUILDINGS, CURBS, SIDEWALKS, ASPHALT, FENCES AND ADJACENT PROPERTY LINES.
 - ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE CITY ARBORIST BEFORE INSTALLATION.
 - ALL TREES AND THEIR PLANTED LOCATION SHALL BE INSPECTED BY CITY STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
 - ANY PROPOSED PRIVATE IRRIGATION MAY BISPECT BUT SHALL NOT RUN PARALLEL WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS AND SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD CODE OF ORDINANCE CHAPTER 62, SECTION 62-164.

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Concord, NC 28025

Annsborough Park Estates

1199 Odell School Road
Concord, NC 28027

VICINITY MAP N.T.S.

BOUNDARY SURVEY DATED MAY 18, 2023 PROVIDED BY V3 SOUTHEAST, 3700 SOUTH BLVD., SUITE 200, CHARLOTTE, NC 28209.

Professional seals for landscape architect and engineer.

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SCALE: 1"=120'

DATE: 06.21.24 PM: WLL
DRAWN BY: LWH REVIEWED BY: DSK

PROJECT NUMBER: 00962.01

LANDSCAPE PLAN - OVERALL

REVISIONS:	DATE	DESCRIPTION
1	06.30.24	1st Submittal City Comments

North Carolina logo

LP-100

100% CONSTRUCTION DOCUMENTS