

N/F
CARTER COUNTY
 DB.7 PG.7
 MB.29 PG.351
 N.C.PIN# 6351241305191
 ZONING (IP)

N=370551.9304
 E=2658107.8879

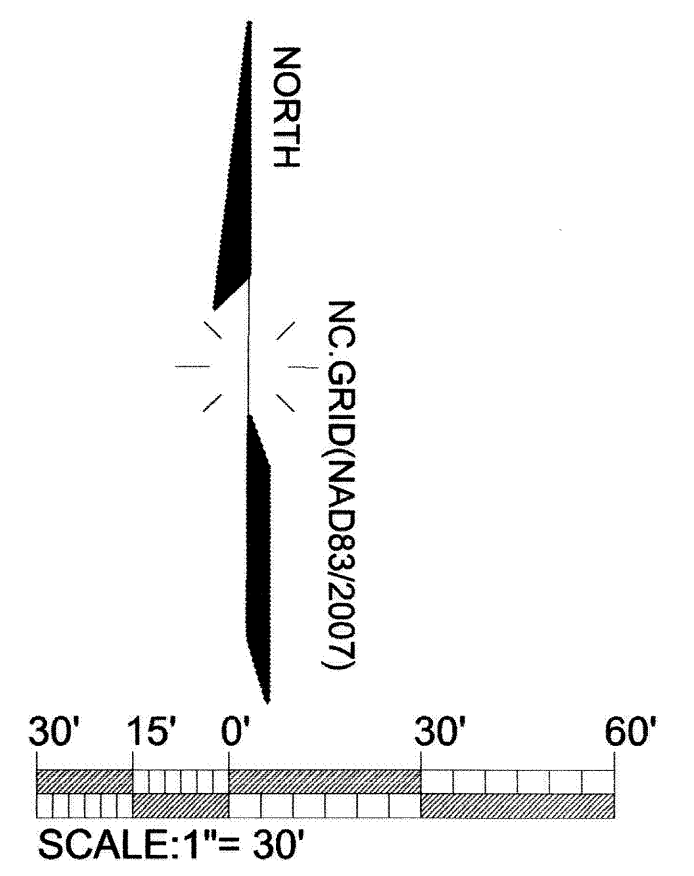
N/F
CARL W. GARNER
 DB.335 PG.418
 N.C.PIN# 63512413050
 ZONING (R1B1M)

AREA = 86703.61 +/- S.F
 1.99 +/- ACRES

N/F
NOLAN PROPERTIES INC.
 DB.1080 PG.17
 N.C.PIN# 635028991951
 ZONING (IP)
OFFICE & WAREHOUSE
 AVE. FFE-17.20
 AREA = 10,765 S.F.

- C1 RADIUS = 618.65
 LENGTH = 191.11
 CHDBRG = N23°03'50"W
 CHDDIST = 192.35
- C2 RADIUS = 50.00
 LENGTH = 37.87
 CHDBRG = N10°00'56"W
 CHDDIST = 36.97
- C3 RADIUS = 60.00
 LENGTH = 44.91
 CHDBRG = N10°14'30"W
 CHDDIST = 43.87

1. AREA BY COORDINATES.
2. PROPERTY IS IN A FLOOD ZONE(X) PER F.I.R.M MAP NUMBER 3720635700J, WITH AN EFFECTIVE DATE OF JULY 16,2003.
3. PROPERTY IS ZONED (IP) INDUSTRIAL PARK.
4. HORIZONTAL DATUM USED IS NC.GRID (NAD 83/2007 HORIZONTAL ADJUSTMENT. VERTICAL DATUM USED IS NAVD 1988.
5. ALL BEARINGS ARE GRID BEARINGS, ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
6. THIS PLAT IS NOT INTENDED FOR RECORDATION OR CONVEYANCES.
7. BOUNDARY SURVEY PERFORMED BY STROUD ENGINEERING, P.A. ALL TOPOGRAPHIC DATA PROVIDED BY OWNER. DTM DEVELOPMENT BY STROUD ENGINEERING, P.A. WAS BASED ON OWNER PROVIDED X,Y,Z COORDINATES.



Parking Calculations

Phase	Required	Building Area	Required Spaces
Phase 1	Office 1 per 225 sf	2400 sf	11
	Warehouse 1 per 600 sf	3008 sf	5
Phase 2	Office 1 per 225 sf	1200 sf	5
	Warehouse 1 per 600 sf	4500 sf	8
			13
	Total Required		29
	Total Provided		29

LANDSCAPE REQUIREMENTS:

390 LF EAST BOUNDARY
 1-P ADJACENT TO R-15: "C" BUFFER REQUIRED
 10' WIDTH, TWO ROWS EVERGREENS @ 15' O.C. AND 6' TALL WOOD FENCE
 MULCH GROUND COVER THROUGHOUT BUFFER AREA
 TOTAL REQUIRED: 52 PLANTS
 PROVIDED: 52 PLANTS

250 LF NORTH BOUNDARY - LANDSCAPE STRIP: NO SCREENING REQUIRED BETWEEN SIMILAR ZONING AND USES

288 LF SOUTH BOUNDARY - LANDSCAPE STRIP: NO SCREENING REQUIRED BETWEEN SIMILAR ZONING AND USES

316 LF WEST BOUNDARY - RIGHT-OF-WAY LANDSCAPE STRIP
 10' WIDTH, 2 UNDERSTORY AND 12 SHRUBS PER EVERY 100 LF
 TOTAL REQUIRED: 7 UNDERSTORY & 38 SHRUBS
 PROVIDED: 8 UNDERSTORY, 38 SHRUBS

352 LF OFF-STREET PARKING AND VEHICULAR ACCESS AREAS
 2.5' WIDTH, 1 CANOPY AND 6 SHRUBS PER 100 LF AND MULCH UNDER AND BETWEEN PLANTS IN PLANTING AREA
 TOTAL REQUIRED: 4 CANOPY & 22 SHRUBS
 PROVIDED: 5' WIDE STRIP, 4 CANOPY, 1 UNDERSTORY, 22 SHRUBS, PINE STRAW MULCH

INTERIOR PARKING AREA - 1 CANOPY TREE PER 12 PARKING SPACES
 TOTAL PARKING SPACES: 29
 TOTAL PLANTS REQUIRED: 3
 PROVIDED: 3

PLANT SUBSTITUTIONS MUST BE IN KEEPING WITH TOWN OF MOREHEAD CITY LANDSCAPING REGULATIONS.

PLANTING LEGEND

Symbol	Botanical Name	Common Name	Size	Qty.	Remarks
(Tree symbol)	Acer buergerianum	Trident Maple	75" Caliper 4' 8" Height	4	
(Tree symbol)	Chionanthus virginicus	Fringe Tree	75" Caliper 5' 6" Height	5	
(Tree symbol)	Ilex opaca	American Holly	75" Caliper 26' 6" Height	26	
(Tree symbol)	Juniperus virginiana	Eastern Red Cedar	2.5" Caliper 26' 10" Height	26	
(Tree symbol)	Nyssa sylvatica	Sour Gum	2.5" Caliper 5' 10" Height	5	
(Tree symbol)	Quercus coccinea	Scarlet Oak	2.5" Caliper 7' 10" Height	7	
(Shrub symbol)	Cornus stolonifera	Red Twig Dogwood	5 gal	11	Plant 72" o.c.
(Shrub symbol)	Hypericum sp.	St. John's Wort	5 gal	34	Plant 48" o.c.
(Shrub symbol)	Ilex vomitoria 'Nana'	Dwarf Yew	5 gal	16	Plant 48" o.c.
(Shrub symbol)	Rhampholis indica 'Springtime'	Indian Hawthorn	5 gal	31	Plant 48" o.c.
(Groundcover symbol)	Juniperus horizontalis	Groundcover Juniper	5 gal	22	Plant 60" o.c.

NOTES:

GENERAL:
 ALL LANDSCAPING SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

VERIFICATION:
 AVAILABILITY SHALL BE VERIFIED IMMEDIATELY AFTER THE SIGNING OF THE CONTRACT WITH THE OWNER. SUBSTITUTIONS WITHOUT PRIOR WRITTEN AUTHORIZATION ARE NOT ALLOWED.

SCHEMATIC:
 THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING, VERIFY EXACT LOCATIONS WITH THE LANDSCAPE ARCHITECT AS REQUIRED BY THE SPECIFICATIONS. THE PLANT LEGEND IS FOR CONVENIENCE ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANTING PLAN AND THE LEGEND, THE PLAN SHALL PREVAIL.

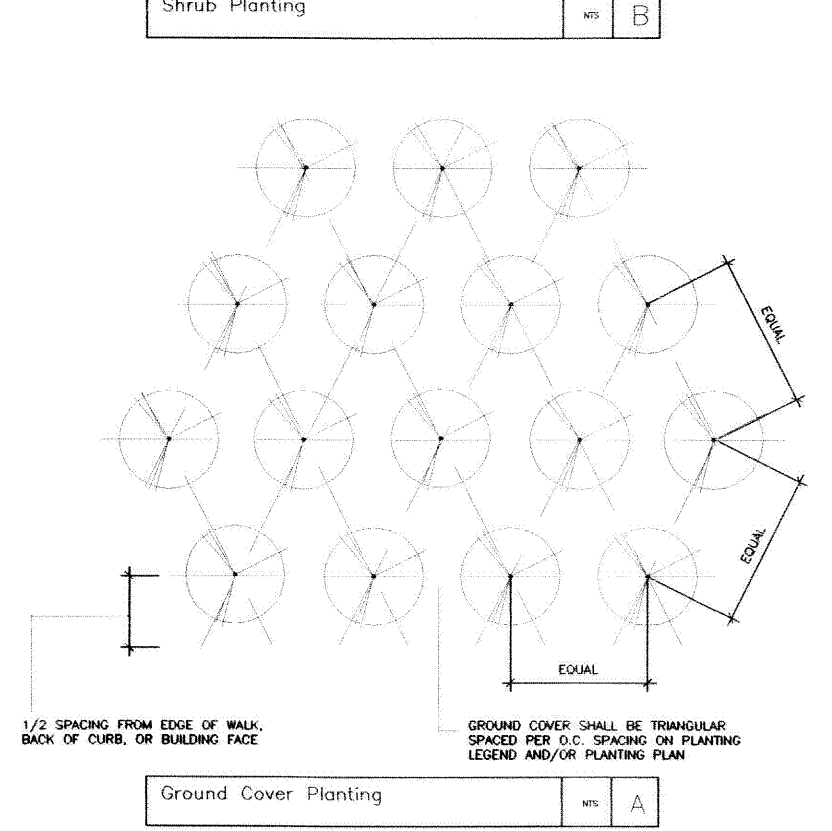
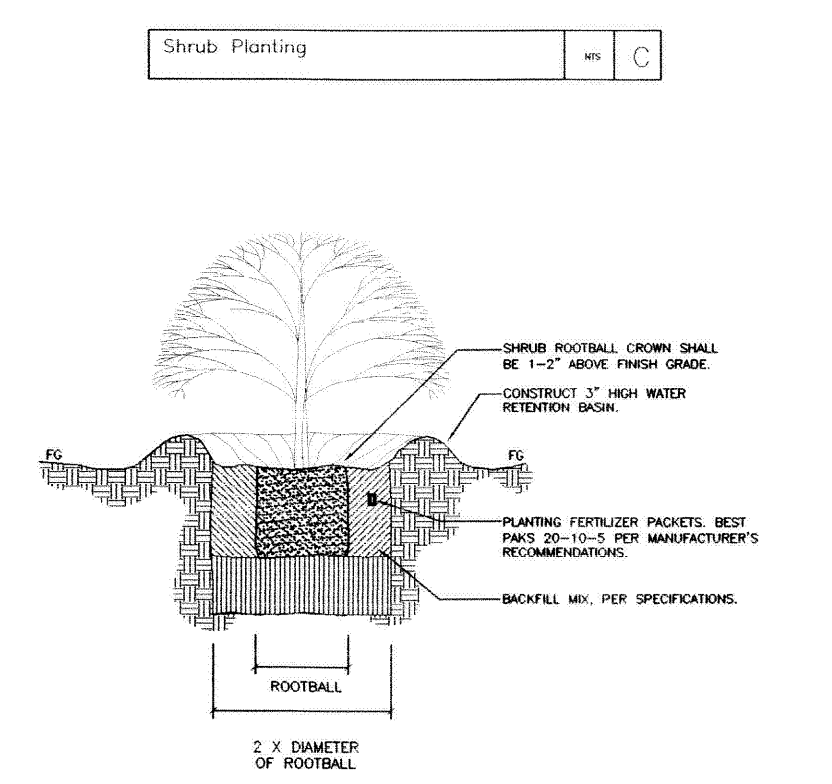
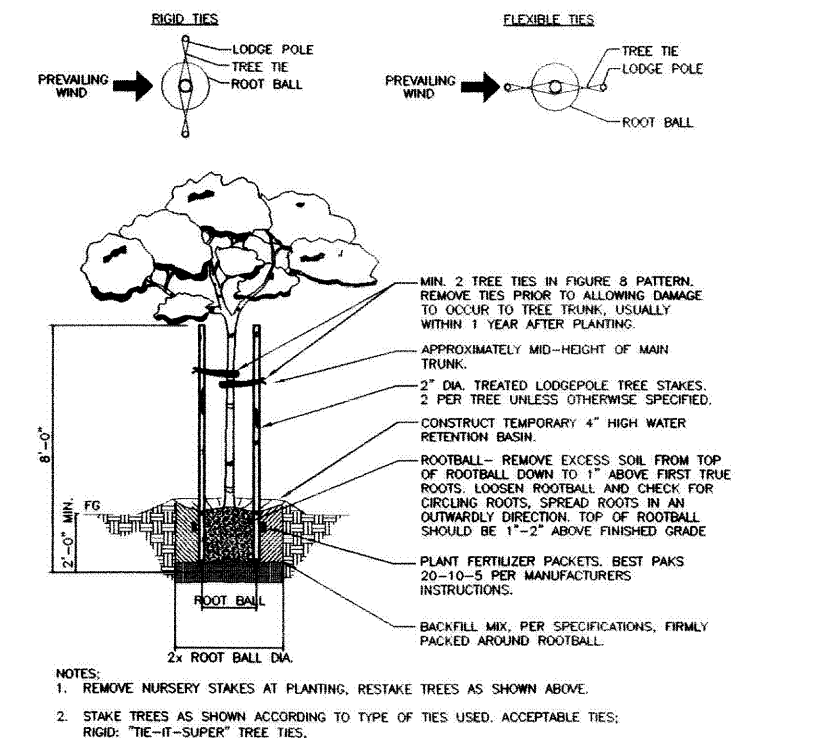
UTILITIES:
 NO UTILITY SURVEY HAS BEEN PERFORMED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING UNDERGROUND SERVICE ALERT TWO (2) DAYS PRIOR TO THE START OF WORK. PHONE: 1-800-432-4249. DURING PLANTING OPERATIONS, CONTRACTOR SHALL PROTECT EXISTING UTILITIES IN PLACE. IN THE EVENT OF CONFLICT BETWEEN UTILITIES AND PLANTING OPERATIONS, CONTRACTOR SHALL DIG PLANT PITS TO AVOID DAMAGE TO EXISTING UTILITIES.

CODES:
 ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURER'S SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS IMMEDIATELY IN WRITING PRIOR TO SIGNING CONTRACT WITH THE OWNER. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ROOT BARRIERS:
 THE CONTRACTOR SHALL INSTALL ROOT BARRIER PLANTERS OR PANELS IN ALL LOCATIONS WHERE TREES ARE TO BE PLANTED 5 FT. OR LESS FROM ANY HARDSCAPING.

PLANTING DEPTH:
 THE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE CONTRACTOR OVER DIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING THESE PLANTS CORRECTLY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY, TREES SHALL BE REPLACED BY THE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTING SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANTING. THE LANDSCAPE ARCHITECT SHALL HAVE THE FINAL DETERMINATION AS TO WHICH PLANTS ARE PLANTED TOP SOIL AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

- PLANTING SPECIFICATIONS**
1. CONTRACTOR SHALL POSSESS A VALID NORTH CAROLINA CONTRACTOR'S LICENSE ISSUED BY THE CONTRACTOR'S STATE LICENSE BOARD AT THE TIME HIS/HER BID IS SUBMITTED. ALL BONDING COMPANIES USED BY THE CONTRACTOR IN THIS CONTRACT MUST BE RECOGNIZED BY THE FEDERAL GOVERNMENT WITHIN CIRCULAR 570.
 2. CONTRACTOR SHALL INSTALL, VERIFY, AND COORDINATE ALL PLANTING ACTIVITIES PER LOCAL AND STATE HEALTH DEPARTMENT CODES.
 3. CONTRACTOR SHALL VERIFY ACTUAL JOB CONDITIONS AND REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT PERFORM ANY WORK IN SUCH AREAS UNTIL GIVEN DIRECTION FROM THE OWNER'S AUTHORIZED REPRESENTATIVES.
 4. THE CONTRACTOR SHALL GIVE 48 HOUR PRE-OBSESSION NOTICE TO THE LANDSCAPE ARCHITECT WHEN MATERIALS OR WORK ARE READY TO BE OBSERVED. THE CONTRACTOR WILL BE SUBJECT TO AN HOURLY REMBURSEMENT RATE OF \$100.00 PER HOUR IF OBSERVATIONS ARE REQUESTED AND WORK IS FOUND TO BE DEFICIENT.
 5. BACKFILL MIX SHALL BE NATIVE SOIL AMENDED AS NECESSARY TO MEET THE STANDARDS OUTLINED BELOW. THE SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, STUMPS, ROOTS, DEBRIS OR SIMILAR OBJECTS ONE INCH OR LARGER. THE PLANTING SOIL SHALL BE FREE OF ANY INVAASIVE WEED SEEDS.
 6. THE CONTRACTOR SHALL HAVE THE BACKFILL MATERIAL TESTED FOR PH, ORGANIC MATTER, AND OTHER CHEMICAL NUTRIENTS. SUBMIT SOIL TEST RESULTS TO OWNER FOR RECORDS. THE SOIL SHALL MEET THE FOLLOWING CRITERIA:
 PH: 5.5-6.5
 ORGANIC MATTER: 1.5-3.0%
 NITROGEN: 35 LBS./ACRE
 PHOSPHORUS: 100 LBS./ACRE
 POTASSIUM: 85 LBS./ACRE
 SOLUBLE SALTS: NOT TO EXCEED 500 PPM
 7. SOIL BACKFILL SHALL BE PLACED IN LIFTS OF 6-12 INCHES AND LIGHTLY COMPACTED. COMPACTION SHALL NOT EXCEED 82% RELATIVE COMPACTION.
 8. ALL PLANT MATERIAL, QUANTITIES, AND SIZES SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, NO. 1 GRADE. PLANT MATERIAL SHOULD BE SELECTED FROM CERTIFIED NURSERIES THAT HAVE BEEN INSPECTED BY STATE OR FEDERAL AGENCIES.
 9. ALL PLANT MATERIAL OVERGROWN AND ROOT BOUND, TOO RECENTLY CANNED, OR WITH DAMAGED ROOTBALLS, DISEASED, UNHEALTHY OR BADLY SHAPED ARE CONSIDERED UNACCEPTABLE AND SHALL BE REMOVED FROM THE SITE.
 10. ALL PLANTS SHALL BE THE VARIETIES AND SIZES SHOWN ON THE PLAN. NO SUBSTITUTIONS WILL BE ALLOWED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. THE OWNER SHALL OBSERVE PLANT MATERIAL PRIOR INSTALLATION.
 11. CONTRACTOR SHALL INSTALL ALL TREES, SHRUBS, AND GROUNDCOVERS PER DETAILS. CONTRACTOR SHALL PLANT GROUNDCOVER AT SPACING SHOWN ON DRAWING IN ALL DESIGNATED AREAS. CONTRACTOR SHALL REMOVE ALL NURSERY STAKES AT PLANTING, AND RESTAKE AS SHOWN ON THE DETAILS.
 12. CONTRACTOR SHALL INSTALL 3" LAYER OF SHREDDED HARDWOOD IN EASTERN LANDSCAPE BUFFER, PARKING LOT PLANTER STRIP AND INFILTRATION GARDEN. MULCH SHALL BE WELL AGED (1 YEAR), UNIFORM IN COLOR AND FREE OF FOREIGN MATERIAL. MULCH SHALL BE INSTALLED UNDER, AROUND AND BETWEEN ALL SHRUBS, TREES AND GROUNDCOVERS.
 13. CONTRACTOR SHALL MAINTAIN ALL PLANTING AREAS IN A WEED FREE CONDITION, PERFORMING PEST CONTROL, FERTILIZING, AND REPLACEMENT OF DEAD OR UNHEALTHY PLANTS ON A REGULAR AND FREQUENT BASIS AS NECESSARY TO ESTABLISH A HEALTHY AND ATTRACTIVE LANDSCAPE.
 14. THE MAINTENANCE PERIOD BEGINS ON THE FIRST DAY AFTER ALL LANDSCAPE WORK ON THIS PROJECT IS COMPLETE, CHECKED, ACCEPTED, AND WRITTEN APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE IS GIVEN TO BEGIN THE MAINTENANCE PERIOD. MAINTENANCE PERIOD SHALL CONTINUE THEREAFTER FOR NO LESS THAN 90 CONTINUOUS CALENDAR DAYS.
 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS DURING THE MAINTENANCE PERIOD. CONTRACTOR SHALL VISIT THE PROJECT WEEKLY DURING THE MAINTENANCE PERIOD TO INSURE THE SUCCESS OF THE PROJECT. CONTRACTOR SHALL REPLACE ALL UNHEALTHY, DYING, OR DEAD PLANTS IMMEDIATELY, WAITING TO REPLANT UNTIL THE END OF THE ESTABLISHMENT PERIOD IS NOT ACCEPTABLE.
 16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL BEGINNING FROM THE START OF THE MAINTENANCE PERIOD.



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GEODYNAMICS
OFFICE & WAREHOUSE
 CARTERET COUNTY, NORTH CAROLINA

LANDSCAPE PLAN

2009413
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 DWG BY: GLD
 CKD BY: GHE

REVISIONS

SHEET NO. **L-1**
 OF 6