



revisions

5.28.07	ADN	Comments
10.10.07	BSC	Comments



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NC HWY 50 (CLAIMED 100' PUBLIC)

Middle Creek Commons
 NC HWY 50 & NC HWY 42
 Johnston County, NC
 Regency Centers LP,
 Cary, NC

Johnston County Landscape Requirements

A. ROW Frontage Perimeter Landscape
 Required: Road Frontages to be planted to Buffer "C" Standards
 4.5 large trees / 100 LF
 9 small trees / 100 LF
 16 shrubs / 100 LF
 LF to exclude wetland, drives, ponds
 Not all trees are planted within the 30 buffer area

Provided: Hwy 42 = 760 LF - 185 LF Bio-Pond = 575 LF + 497 LF
 Hwy 50 = 1,072 LF

10.72 x 4.5 lg trees	48 lg trees	27 Zelkova
		9 Bald Cypress
		5 Black Gum
		5 Cryptomeria
		2 Willow Oak
10.72 x 9 sm trees	96 sm trees	44 Crepe Myrtle
		17 Redbud
		7 Dogwood
		3 Tree Form Yaupon
		19 Nellie Stevens Holly
		6 Eastern Red Cedar
10.72 x 16 shrubs	202 shrubs	120 Viburnum
		70 Dwarf Burford Holly
		19 Miscanthus

B. Perimeter Property Line Buffer
 Required: 10' Southern property line planted to Buffer "C" Standards Doubled as per condition of zoning
 2x normal Buffer "C" Planting
 6 large trees / 100 LF
 12 small trees / 100 LF
 32 shrubs / 100 LF
 LF to exclude wetland, drives, ponds
 All trees and shrubs are planted adjacent to the southern property line.

10' West Property line
 normal Buffer "C" Planting - same as frontage
 All trees and shrubs are planted adjacent to the western property line.

Provided: Southern Property Line - 785 LF
 7.85 x 6 lg trees 47 lg trees

7.85 x 12 sm trees	94 sm trees	39 Cryptomeria
		7 Pin Oak
		3 Eastern Red Cedar
		43 Yaupon
		31 Cherry Laurel
		19 Redbud
7.85 x 32 shrubs	251 shrubs	124 Dwarf Burford Holly
		125 Waxleaf Ligustrum
		3 Fragrant Tea Olive

Western Property Line - 391 LF	3.91 x 3 lg trees	12 lg trees	10 Cryptomeria
			2 River Birch
			19 Redbud
			6 Cherry Laurel
3.91 x 6 sm trees	24 sm trees		54 Dwarf Burford Holly
			28 Waxleaf Ligustrum
3.91 x 16 shrubs	63 shrubs		

C. Parking Landscape
 Required: 1 lg tree and 4 shrubs per 2000 SF of Paved Surface
 Paved Surface = 196,725 SF
 196,725 SF / 2000 = 99 lg trees
 x 4 shrubs = 396 shrubs

Provided: Trees
 41 Maple
 20 Bald Cypress
 16 Black Gum
 11 Cryptomeria
 2 Shumard Oak
 5 Eastern Red Cedar
 3 Pin Oak
 1 River Birch
 99 Total

Shrubs
 172 Parsons Juniper
 151 Ruby Loropetalum
 79 Carissa Holly
 15 Fragrant Tea Olive
 417 Total

PLANT LIST

Qty	Botanical Name	Common Name	Size and Specification
	Trees		
43	Acer rubrum 'October Glory'	October Glory Maple	2" Cal; 12' Hgt. Min.
3	Betula nigra	River Birch	12" - 14' Hgt. Multi Trunked
41	Cercis canadensis	Eastern Redbud	1.5" Cal. Min.
7	Cornus florida	Flowering Dogwood	1.5" Cal. Min.
72	Cryptomeria japonica	Cryptomeria	7" - 8" Hgt.
1	Ilex vomitoria 'Tree Form'	Tree Yaupon Holly	1.5" Cal. Min.; 7'-8' Hgt. Trim to Tree Form
4	Ilex cornuta 'Tree Form'	Tree Burford Holly	1.5" Cal. Min.; 6'-7' Hgt. Trim to Tree Form
43	Ilex vomitoria	Yaupon Holly	7 Gal.
12	Juniperus virginiana 'Brodie'	Brodie Juniper	10' - 12' Hgt.; Full to Ground
53	Lagerstroemia x 'Slouxi'	Sloux Crepe Myrtle	6' - 10' Hgt. x 5' - 6' Spr.; B & B; Multi-trunk
14	Nyssa sylvatica	Black Gum	2" Cal; 12' Hgt. Min.
62	Prunus caroliniana	Cherry Laurel	5" - 6" Hgt. Min. Full to Ground

7	Quercus palustris	Pin Oak	2" Cal; 12' Hgt. Min.
5	Quercus phellos	Willow Oak	2" Cal; 12' Hgt. Min.
23	Taxodium distichum	Bald Cypress	2" Cal; 12' Hgt. Min.
27	Zelkova serrata 'Musashino'	Musashino Zelkova	2" Cal; 12' Hgt. Min.
	Shrubs and Groundcovers		
22	Ilex glabra	Inkberry Holly	3 Gal.
223	Ilex cornuta 'Carissa'	Carissa Holly	3 Gal.
256	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly	3 Gal.
318	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 Gal.
54	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.
19	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	5'-6" Hgt. Min.
331	Juniperus parsonii 'Squamata'	Parson's Juniper	3Gal.
144	Ligustrum japonicum	Waxleaf Ligustrum	3 Gal
257	Loropetalum chinense 'Ruby'	Ruby Loropetalum	3 Gal.
41	Miscanthus sinensis 'Gracillimus'	Maiden Grass	3 Gal.
10	Osmanthus fragrans	Fragrant Tea Olive	10 Gal.; 5'-8' Hgt.; Full to Ground
88	Rosa 'Knock Out'	Knock Out Rose	3 Gal.
3	Ilex crenata 'Steeds'	Steeds Holly	7 Gal.
87	Viburnum tinus 'Spring Bouquet'	Laurustinus	3' Hgt
233	Hemirocallis	Daylily Premium	1 Gal.
	Other		
44,500	Rebel Supreme Turf Type Fescue	Grass Area	SF; Seed
890	Color Bed	Color Bed	SF; Prep & Plant
122	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron	1 Gal.; plant 15" O.C.

PLANT LIST

Qty	Botanical Name	Common Name	Size and Specification
	BMP		
	Shrubs and Groundcovers		
2265	Fontederia cordata	Pickeral Weed	12" Hgt; 6"OC;
4455	Nymphaea odorata	Water Lilly	12" Hgt; 2"OC.
867	Acorus calamus	Sweet Flag	

sheet title

Landscape Plan

date: 5.16.07
 scale: 1" = 40' - 0"
 drawn by: ADN
 checked by: SLM
 job number: 2007038

sheet number

L1