

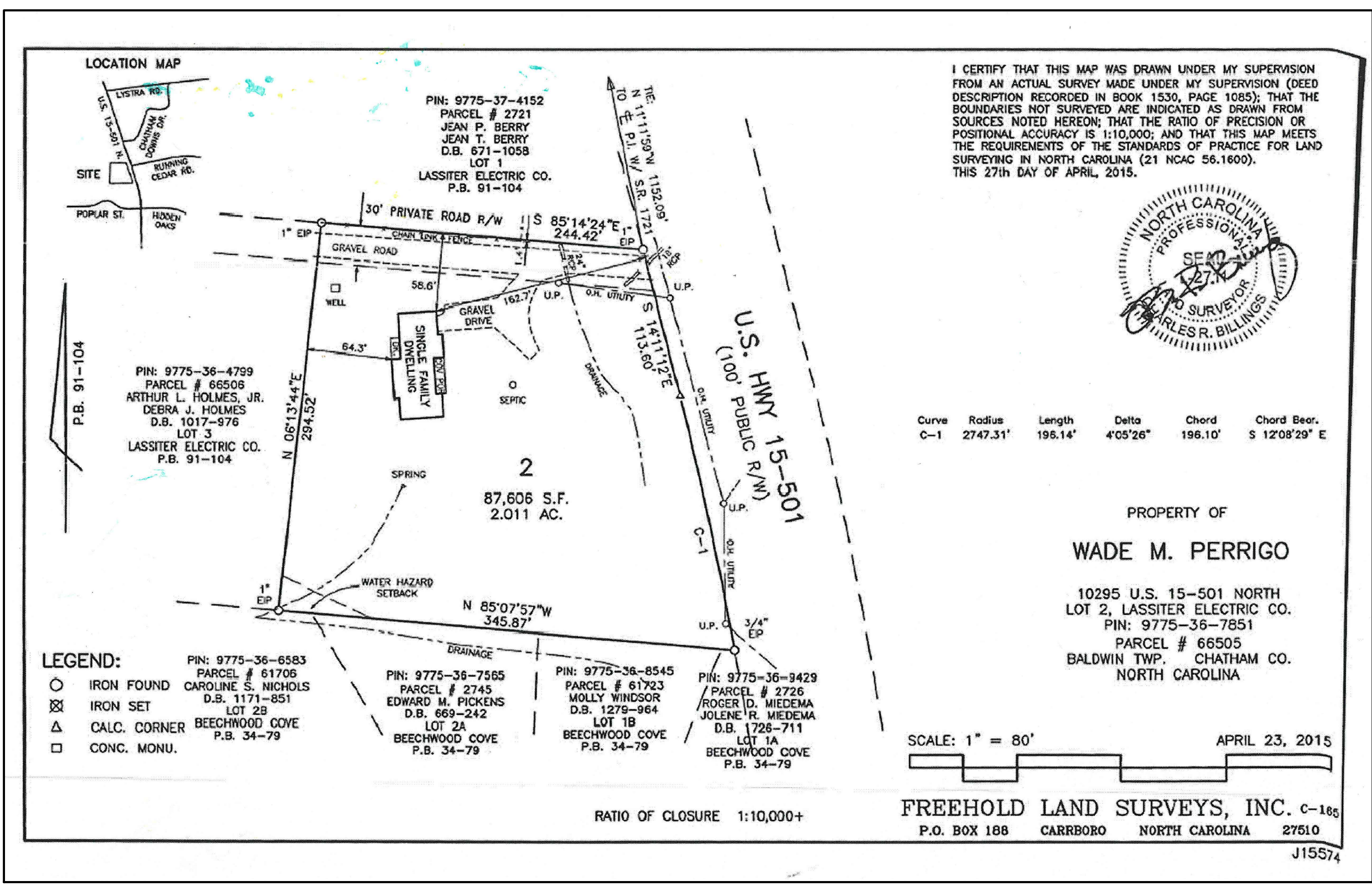
BOUNDARY AND EXISTING STRUCTURES WERE TAKEN FROM A SURVEY TITLED "PROPERTY OF WADE M. PERRIGO, DATED 23 APRIL, 2015. ALL TOPOGRAPHIC INFORMATION, VEGETATION LINES, AND WATER LINE IN R/W WERE TAKEN FROM CHATHAM COUNTY GIS. HWY 15-501 EDGES FROM GIS AERIAL.

NOTE: SEPTIC DRAIN FIELD SHOWN IS TAKEN FROM PERMIT AS-BUILT SKETCH. CONTRACTOR TO CONFIRM LOCATION AND REQUIRED SETBACKS PRIOR TO ANY CONSTRUCTION CLEARING

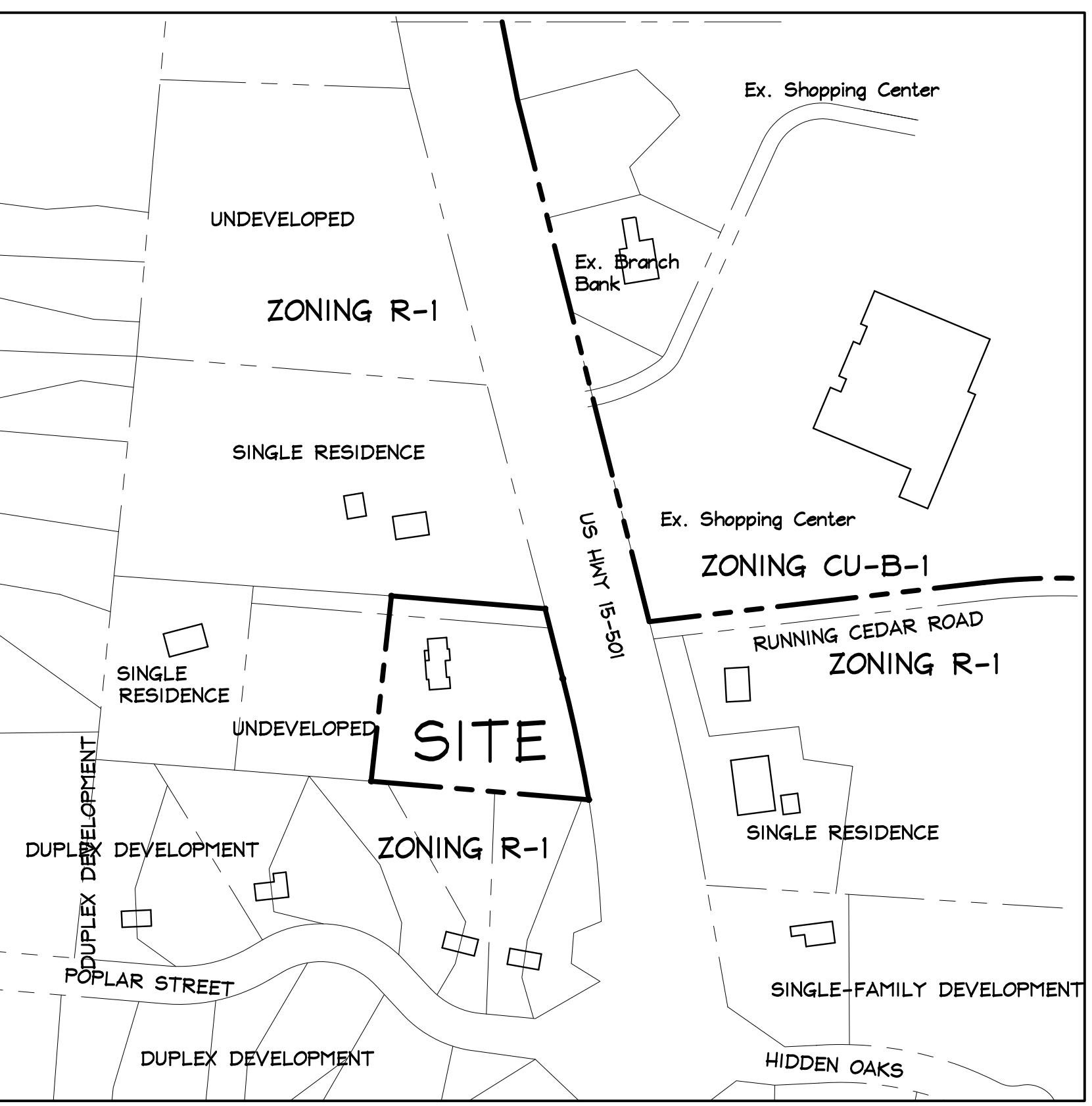
**LI-4 EXISTING CONDITIONS PLAN**  
SCALE: 1"=30'-0"



**LI-5 AERIAL - EXISTING TREE CANOPY**  
SCALE: N.T.S.



**LI-1 SITE BOUNDARY SURVEY**  
SCALE: 1"=80'-0"



**LI-3 LOCATION, AREA MAP**  
SCALE: 1"=200'-0"

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF PROPOSED CONDITIONAL ZONING DISTRICT: BEING ALL OF LOT 2 OF THE PROPERTY OF LASSITER ELECTRIC COMPANY, AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF CHATHAM COUNTY RECORDED IN PLAT BOOK 91, PAGE 104, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

**L2-2 LEGEND**

- EXISTING CONDITIONS**
- PROPERTY LINE
  - ROW/ADJACENT PROPERTY LINE
  - - - - - BUILDING YARD SETBACK LINE
  - ..... BUFFER LINE
  - SS SEPTIC FIELD
  - W WATER LINE
  - OHPP OVERHEAD POWER LINE
  - ===== CATCH BASIN AND STORM DRAIN LINE
  - PPO POWER POLE
  - 37% TREELINE
  - MINOR CONTOUR
  - MAJOR CONTOUR

**APPLICANT:**  
DR. STEPHEN GANGEMI  
523 REDBUD  
PITTSBORO, NC 27312  
PHONE: 919-434-4994

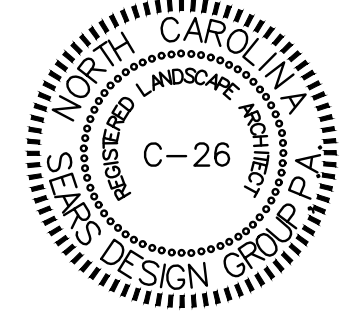
**PREPARED BY:**  
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REZONING REQUEST  
**Systems Health Care**  
 INTEGRATIVE WELLNESS  
 10295 US 15-501 North, Chatham County, NC

NOT FOR CONSTRUCTION  
 FOR REVIEW AND PRICING ONLY  
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 Sheet No. **LI-1**  
 Of 4

# REZONING PLAN SUBMITTAL





BOUNDARY AND EXISTING STRUCTURES WERE TAKEN FROM A SURVEY TITLED "PROPERTY OF MADE M. PERRIGO, DATED 23 APRIL, 2015. ALL TOPOGRAPHIC INFORMATION, VEGETATION LINES WERE TAKEN FROM CHATHAM COUNTY GIS.



NORTH BUFFER VIEW FROM BUILDING



US HWY 15-501 FRONTAGE

### L2-2 LEGEND

#### EXISTING CONDITIONS

- PROPERTY LINE
- - - ROW/ADJACENT PROPERTY LINE
- - - BUILDING YARD SETBACK LINE
- - - BUFFER LINE
- SS SEPTIC FIELD
- W WATER LINE
- OHP OVERHEAD POWER LINE
- CB CATCH BASIN AND STORM DRAIN LINE
- PPO POWER POLE
- 376 TREELINE
- MINOR CONTOUR
- 395--- MAJOR CONTOUR

#### PROPOSED CONDITIONS

- CATCH BASIN AND DRAIN PIPE
- FENCE
- LAWN SHAPES

### NOTES - RE: CCAC DESIGN GUIDELINES

#### PRELIMINARY SITE PLAN SUMMARY (DESIGN GUIDELINES SECTION 3)

- **BUILDING:** EXISTING BUILDING TO BE RENOVATED FOR BUSINESS USE.
- **PRIVATE ROAD:** EXISTING GRAVEL ROAD TO BE UPGRADED TO 24' WIDE ASPHALT WITHIN EXISTING 30' PRIVATE ROAD R/W.
- **PARKING:** PARKING AREAS ARE LOCATED PERPENDICULAR TO PRIVATE ROAD, LOCATED OUTSIDE EXISTING 30' PRIVATE ROAD R/W.
- **RETENTION POND:** NO POND IS REQUIRED OR PROVIDED DUE TO MINIMAL DISTURBANCE OF SITE (DISTURBED AREA NOT TO EXCEED 17,000 S.F.)

#### SCREENING (DESIGN GUIDELINES SECTION 4)

- SEE PLANTING PLAN - SHEET L3
- **EXTERIOR LIGHTING (DESIGN GUIDELINES SECTION 5)**
- **PARKING LOTS:** NO SITE LIGHTING IS PROPOSED.
- **BUILDING:** LIGHTING WILL BE PROVIDED VIA BUILDING MOUNTED FLOOD LIGHTS, INSTALLED TO MEET REQUIREMENTS OF CHATHAM COUNTY ZONING ORDINANCE - SECTION 13.
- **PHOTOMETRIC:** NOT REQUIRED SINCE BUILDING IS SMALLER THAN 5,000 SQUARE FEET

#### ON-SITE SIGNAGE (DESIGN GUIDELINES SECTION 6)

- **BUILDING IDENTIFICATION SIGN:** NONE
- **SITE IDENTIFICATION SIGN:** TWO-SIDED 2' x 6' DOUBLE SIGN, ANGLED FOR VISIBILITY FROM HIGHWAY. SIGN TO BE LOCATED AT SOUTH SIDE OF ENTRANCE DRIVE. SEE SHEET L3 FOR DETAIL.

#### PARKING LOT (DESIGN GUIDELINES SECTION 7)

- **LAYOUT:** MAJORITY OF PARKING IS LOCATED ON THE SIDE OF THE BUILDING WITH HEADLIGHTS ORIENTED AWAY FROM ADJACENT PROPERTIES. AN OPAQUE FENCE (WOOD PICKET) IS PROPOSED ALONG THE NORTH PARKING LOT BETWEEN THE DRIVEWAY AND SIDE YARD OF ADJACENT PROPERTY.
- **GRADING:** GRAVEL PARKING AREAS WILL BE FLUSH WITH ADJACENT CONCRETE PAVING (NO CURBS). SLOPES OF EXISTING DRIVEWAYS AND EXPANDED PARKING AREA TO FOLLOW NATURAL GRADE OF SITE, AND WILL DIVERT FLOW OF STORM WATER AROUND BUILDING. STORM WATER FLOWS WILL BE COLLECTED IN ROCK/GRAVEL-LINED SWALES AS DECORATIVE FEATURES WITHIN PLANTINGS.
- **FRONT YARD PARKING:** PARKING IN FRONT OF BUILDING IS MINIMIZED TO 3 SPACES. LANDSCAPE SCREENING IS PROVIDED BY EXISTING THICK WOODLAND PLANTINGS.
- **SETBACK FROM BUILDING:** PARKING IS OFFSET A MIN. 15' FROM BUILDING EDGES WITH THE EXCEPTION OF A SHORT SECTION WHICH IS, AT ITS CLOSEST, 10'-7" FROM EXISTING BUILDING WALL. THIS IS DUE TO THE EXISTING DISTANCES BETWEEN THE EXISTING BUILDING AND PRIVATE STREET R/W.
- **SHADE:** (SEE PLANTING - SHEET L3)

- **GENERAL PLANTING (DESIGN GUIDELINES SECTION 8)**
- SEE PLANTING PLAN - SHEET L3

### ZONING SUBMITTAL -SITE INFORMATION

PROPOSED ZONING: CD-NB (Conditional Zoning - Neighborhood Business) (EXISTING ZONING: R-1)

PROPOSED USE: OFFICE - BUSINESS, PROFESSIONAL, GOVERNMENTAL

CONDITIONS OF REZONING: PROPERTY SHALL BE USED AS A CHIROPRACTIC CLINIC LIMITED TO 3 DOCTORS OR OTHER THERAPISTS ON SITE, PLUS ADMINISTRATIVE STAFF

#### PARCEL TO BE REZONED:

- PARCEL REFERENCE NUMBER: 0066505
- PIN: 9775 00 36 6757
- PLAT/PAGE: 91 / 104

ACREAGE: 2.011 AC (87,606 S.F.)

LEGAL DESCRIPTION OF PROPOSED CONDITIONAL ZONING DISTRICT: BEING ALL OF LOT 2 OF THE PROPERTY OF LASSITER ELECTRIC COMPANY, AS PER PLAT AND SURVEY THEREOF NOW ON FILE IN THE OFFICE OF THE REGISTER OF DEEDS OF CHATHAM COUNTY RECORDED IN PLAT BOOK 91, PAGE 104, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

#### DESIGN CRITERIA

EXISTING BUILDING SIZE: 2,002 S.F.

PROPOSED BUILDING SIZE: NO CHANGE

#### PARKING (OFFICE USE):

- REQUIRED: 2,002 S.F./200 = 10 SPACES (1 ADA VAN SPACE REQUIRED)
- PROVIDED: 11 SPACES (INCLUDING 1 ADA VAN SPACE)

#### YARD SETBACKS

- FRONT SETBACK: 50 FEET
- SIDE SETBACK: 20 FEET
- REAR SETBACK: 20 FEET

#### UTILITIES

- **WATER:** WATER WILL BE SUPPLIED FROM EXISTING WELL ON SITE
- **SANITARY:** WILL BE PROVIDED BY EXISTING SEPTIC SYSTEM. OWNER WILL ACQUIRE NEW PERMITS PRIOR TO CERTIFICATE OF OCCUPANCY.

PROPOSED DISTURBANCE OF SITE = 17,000 S.F.

#### IMPERVIOUS SURFACES

- **EXISTING:**
  - BUILDING ROOF: 3,238 sf
  - PARKING AREAS: 6,931 sf
  - TOTAL: 10,169 sf
- **PROPOSED:**
  - BUILDING ROOF: 3,238 sf
  - PARKING AREAS: 10,530 sf
  - TOTAL: 13,768 sf (Increase: 3,599 sf)

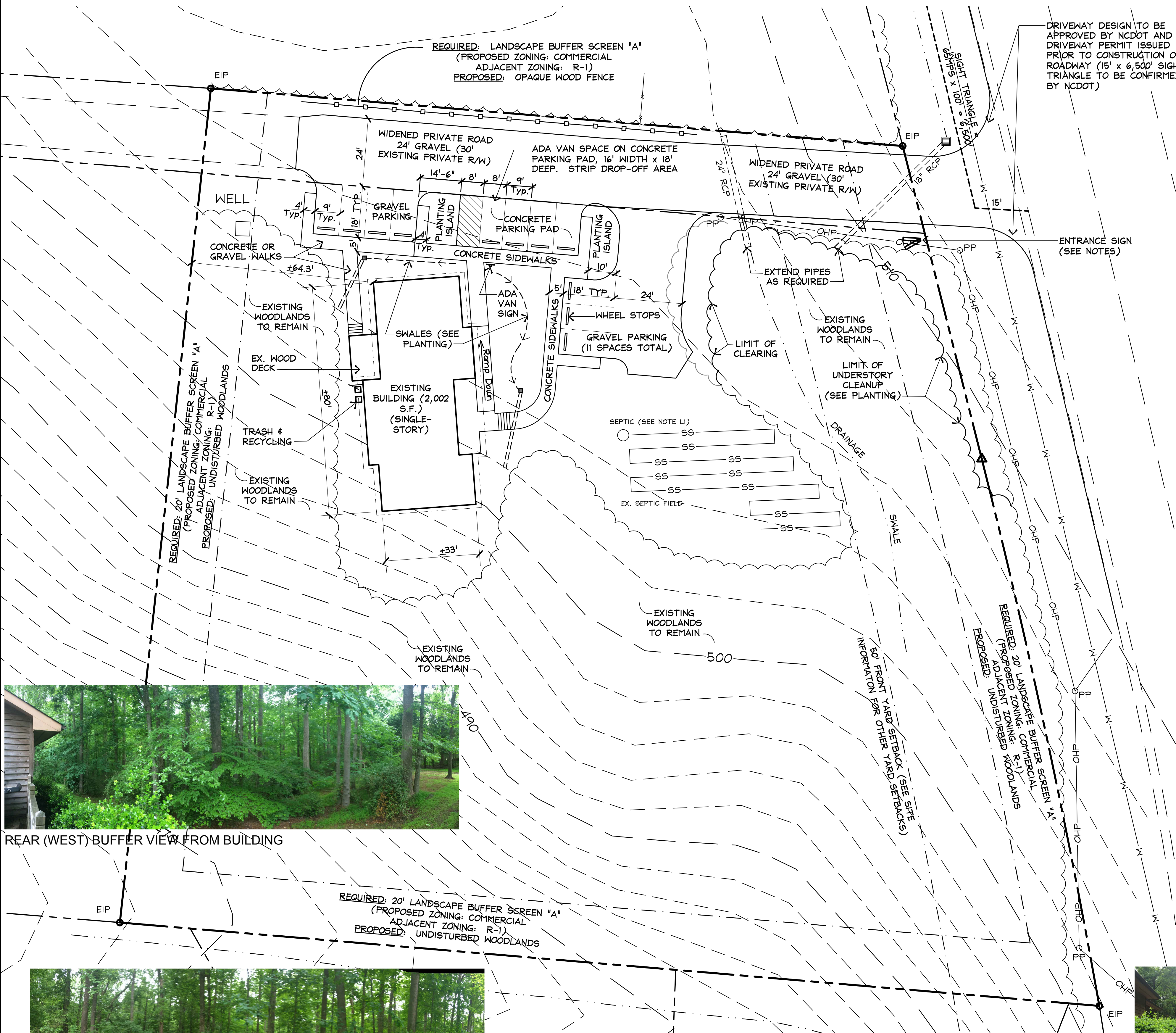
• **WATERSHED:** JORDAN WS-IV PA

#### BUILDING HEIGHT:

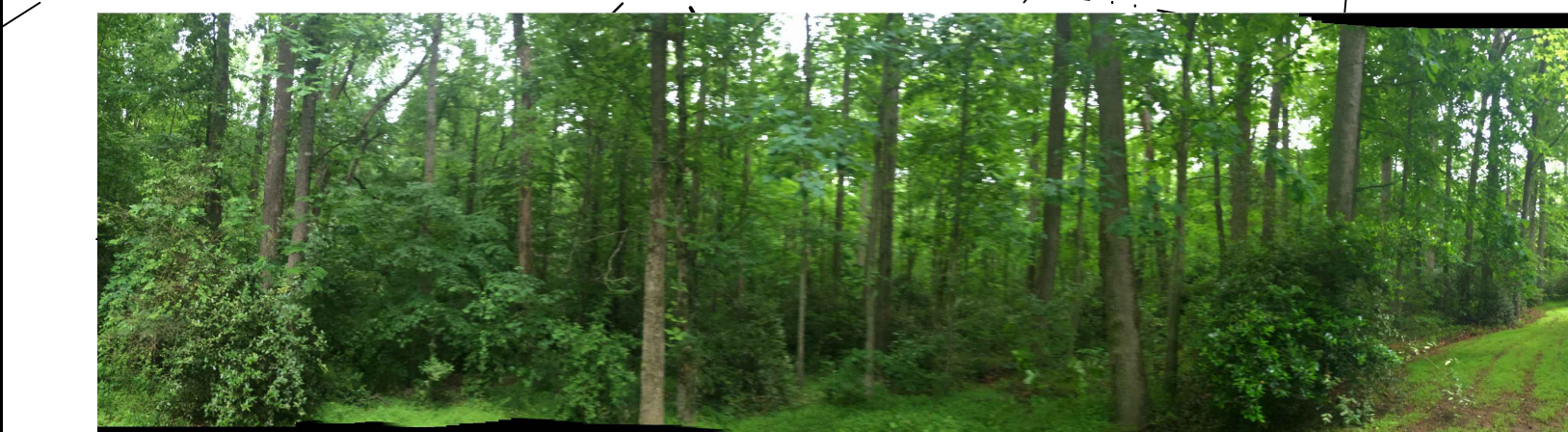
- MAX BUILDING HEIGHT: 60 FEET
- EXISTING SINGLE STORY STRUCTURE WITH PARTIAL BASEMENT (APPROX 20' TO PEAK OF ROOF IN FRONT / 30' IN REAR)

**HISTORIC/CULTURAL SITES:** THERE ARE NO KNOWN SITES OF HISTORIC OR CULTURAL SIGNIFICANCE WITHIN OR ADJACENT TO THE PROJECT AREA.

**CEMETERY LOCATIONS:** THERE ARE NO KNOWN CEMETERIES ON THE PROJECT SITE.



REAR (WEST) BUFFER VIEW FROM BUILDING



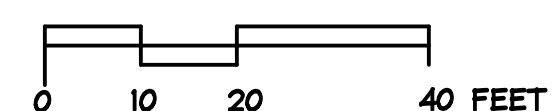
SOUTH BUFFER VIEW FROM BUILDING



FRONT BUFFER VIEW FROM BUILDING

### L2-1 SITE PLAN

SCALE: 1"=20'-0"

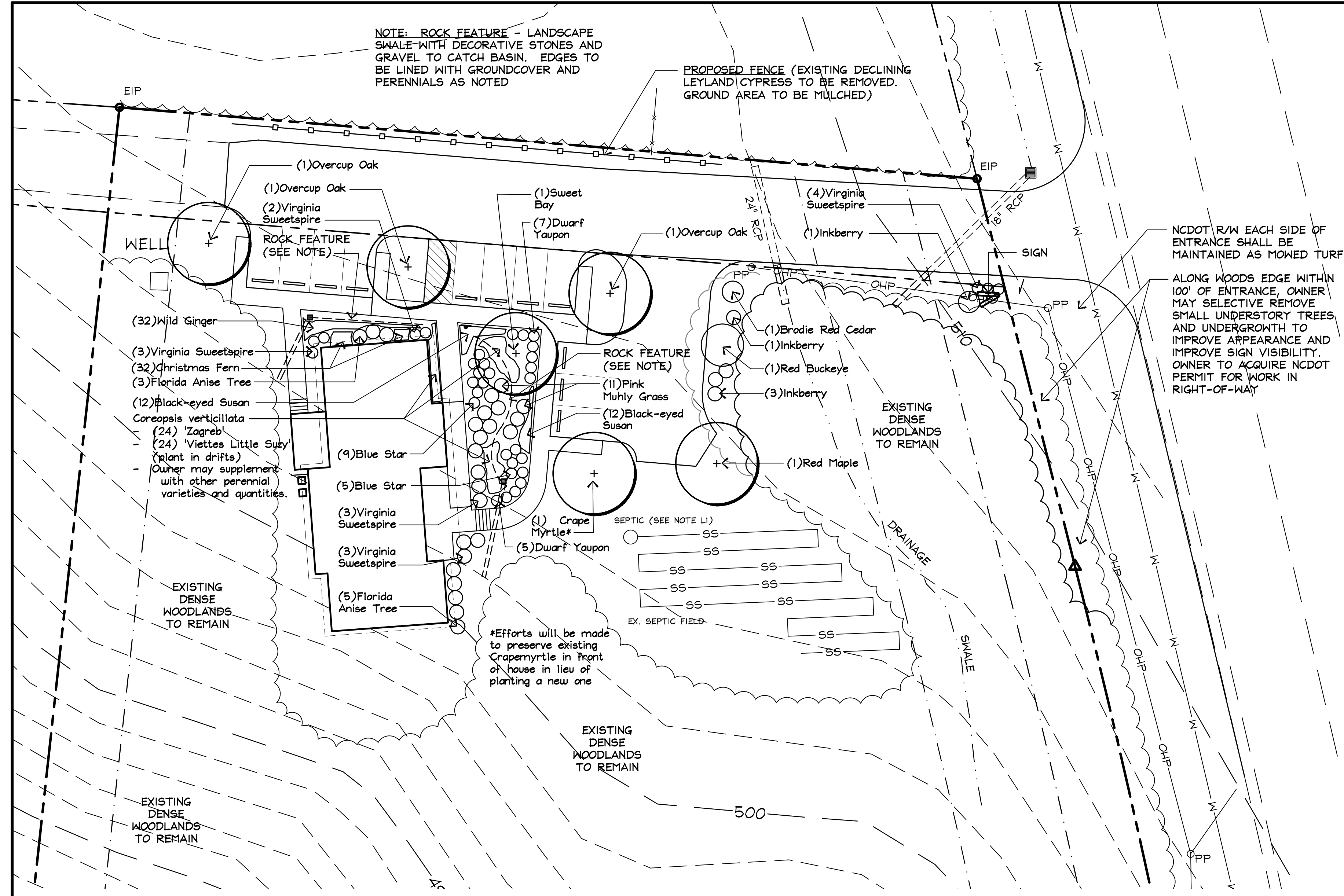
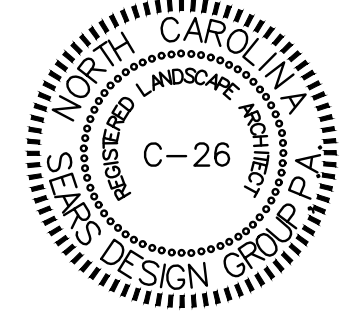


REZONING REQUEST  
**Systems Health Care**  
INTEGRATIVE WELLNESS  
10295 US 15-501 North, Chatham County, NC

Proj. No. RGH  
Coord. 5/16/2017  
Date:  
Revisions:

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Sheet No. **L2**  
Of 4





**DESIGN RATIONALE**

DESIGN RATIONALE - GOALS FOR THE LANDSCAPE (DESIGN GUIDELINES SECTION 8)

- PRIMARY GOAL:** MINIMIZE ADJACENT IMPACTS: LIMIT VISUAL IMPACT OF THE PROJECT ON ADJACENT PROPERTY OWNERS AND PUBLIC ROADS THROUGH PRESERVATION OF EXISTING BUFFERS, ENHANCEMENT OF SCREENING WHERE REQUIRED, AND BY LIMITED USE OF SITE LIGHTING.
- GOAL:** MAINTAIN EXISTING WOODLAND EDGE & VIEWS: THE PRIMARY GOAL OF THE LANDSCAPE PLAN IS TO MAINTAIN THE EXISTING RURAL CHARACTER OF THE SITE. THE EXISTING DENSE WOODLANDS BUFFERS ARE PRESERVED BETWEEN THE SITE, THE ADJACENT PROPERTIES, AND US HWY 15-501.
- GOAL:** PLANT SELECTION: PLANTINGS ARE SELECTED TO ACHIEVE A VARIETY OF GOALS AS FOLLOWS:
  - DEER RESISTANT
  - NATIVE SELECTIONS TO PROVIDE BENEFICIAL CONTRIBUTION TO THE NATURAL FOOD-WEB.
  - SHADE TOLERANT
  - DROUGHT TOLERANCE
  - BEAUTY OR FORM AND A VARIETY OF TEXTURE AND COLOR
  - SLOWER GROWTH RATES TO MINIMIZE MAINTENANCE COST AND PRUNING WASTE

**SHADE AND COOLING GOALS:** THE EXISTING SITE HAS SIGNIFICANT TREE COVER AND SHADE. THE PROPOSED PAVING IS A COMBINATION OF GRAVEL AND CONCRETE WHICH SHOULD HAVE LIMITED HEAT-STORAGE POTENTIAL. FURTHER, LANDSCAPE ISLANDS AND PLANTING AREAS FOR ADDITIONAL SHADE TREES ARE PROVIDED ALONG THE SOUTH EDGE OF THE PARKING LOT, SPACED BETWEEN 40' AND 60' O.C. TO ACHIEVE DESIRED 50% SHADE COVERAGE AS TREES MATURE (SEE PLANTING PLAN). THE ENTRY DRIVE IS SHADED BY TREES REMAINING WITHIN BUFFER AREA.

**TURF GOALS:** USE OF TURF AREAS WILL BE MINIMAL, PRIMARILY IN THE REAR (WEST) AND SOUTH SIDE OF THE BUILDING FOR STABILIZATION. NO DISTURBANCE IS PROPOSED IN THESE AREAS AND EXISTING COVER WILL BE MAINTAINED AND OVERSEED AS NEEDED. THESE AREAS WILL UTILIZE NO-MOW AND LOW-MOW GRASSES. NO MANAGED TURF REQUIRING SUPPLEMENTAL IRRIGATION OR FERTILIZER IS PROPOSED. NON-SEEDED AREAS WILL BE STABILIZED WITH EITHER COMPOSED LEAF MULCH, SHREDDED HARDWOOD MULCH, OR PINE BARK MULCH, 3" MINIMUM DEPTH.

**WATER & XERISCAPE GOALS:** SPRAY IRRIGATION IS NOT PROPOSED. SUPPLEMENTAL WATERING DURING ESTABLISHMENT PERIOD TO BE LIMITED TO DRIP VIA WELL WATER, OR HAND SPRAY BY OWNER AS NEEDED. GATOR BAGS MAY BE USED FOR SUPPLEMENTAL WATERING FOR TREES. HARDY PLANT MATERIALS ARE UTILIZED TO MINIMIZE SUPPLEMENTAL WATERING NEEDS.

**SURFACE STORMWATER GOALS:** THE EXISTING GRAVEL DRIVEWAY PAVING IS EXPANDED TO BECOME THE PROPOSED PARKING LOT. SURFACE FLOW FROM THIS PARKING AREA WILL BE DIVERTED AROUND THE EXISTING BUILDING VIA GRAVEL/ROCK-LINED SWALES, OR 'ROCK FEATURES'. THESE AREAS WILL HAVE RANDOMLY PLACED LARGER STONES AND DECORATIVE GRAVELS, ACCENTED WITH PERENNIAL PLANTINGS.

**L3-3 LEGEND**

- EXISTING CONDITIONS**
- PROPERTY LINE
  - - - ROW/ADJACENT PROPERTY LINE
  - - - BUILDING YARD SETBACK LINE
  - - - BUFFER LINE
  - SS SEPTIC FIELD
  - W WATER LINE
  - OHP OVERHEAD POWER LINE
  - CB CATCH BASIN AND STORM DRAIN LINE
  - PP POWER POLE
  - ~ TREELINE
  - 376 MINOR CONTOUR
  - 395 MAJOR CONTOUR
- PROPOSED CONDITIONS**
- ==== CATCH BASIN AND DRAIN PIPE
  - - - FENCE
  - ~ LAWN SHAPES

**PLANTING PLAN NOTES:**

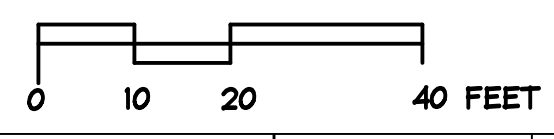
- NEW PLANTINGS (SEE PLANT LIST):** A MIXED VARIETY OF NEW TREES AND SHRUBS ARE PROPOSED TO BE ADDED TO TRANSITION AND PROVIDE CONTINUITY WITH ADJACENT WOODLAND AREAS.
- SHADE TREES:** SHALL BE NATIVE OAK AND MAPLE VARIETIES.
- SHRUBS:** A MIX OF EVERGREEN AND DECIDUOUS VARIETIES ARE PROVIDED TO BALANCE WITH THE EXISTING BUILDING ELEVATIONS, AND SUITABLE FOR THE VARYING MICROCLIMATES THROUGHOUT THE SITE. NATIVE AND DEER RESISTANT PLANTS ARE UTILIZED THROUGHOUT.

**SCREENING (DESIGN GUIDELINES SECTION 4)**

- ELECTRICAL TRANSFORMERS:** SHALL BE SCREENED ON TWO MOST VISIBLE SIDES WITH EVERGREEN SHRUBS AT LEAST EQUAL TO HEIGHT OF EQUIPMENT
- WASTE & RECYCLING:** NO LARGE SCALE WASTE WILL BE GENERATED. STANDARD ROLL CARTS FOR TRASH AND RECYCLING WILL BE PROVIDED BEHIND BUILDING, AND SCREENED FROM PARKING LOT TO NORTH
- REPAIR & SERVICING:** NONE
- SATELLITE DISH GREATER THAN 40":** NONE
- SCREENING OF LOADING AREAS:** NONE

**L3-1 PLANTING PLAN**

SCALE: 1"=20'-0"

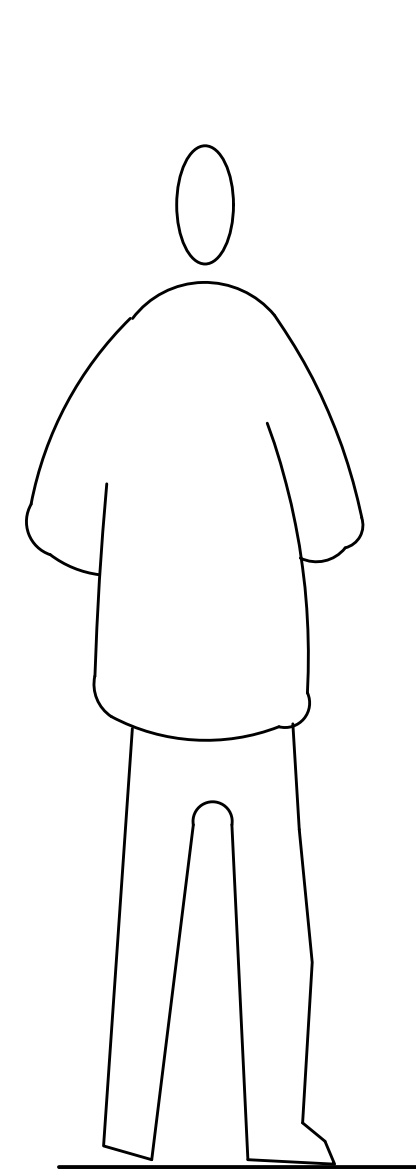


BOUNDARY AND EXISTING STRUCTURES WERE TAKEN FROM A SURVEY TITLED 'PROPERTY OF WADE M. PERRIGO, DATED 23 APRIL, 2015. ALL TOPOGRAPHIC INFORMATION, VEGETATION LINES WERE TAKEN FROM CHATHAM COUNTY GIS.

QUAN	BOTANICAL NAME	COMMON NAME	SIZE	SPACED	Natives	Deer Resistant	Drought Tolerant	Moisture Tolerant	Shade Tolerant
<b>TREES</b>									
1	Acer rubrum	Red Maple	2" Cal.		X	S			
1	Aesculus pavia	Red Buckeye			X	S			X
1	Juniperus virginiana 'Brodie'	Brodie Red Cedar	5' Ht.		X	S	X		
1	Lagerstroemia indica x faurei 'Muskogee'	Muskogee Crape Myrtle	10-12'		R	X			
1	Magnolia virginiana	Sweet Bay	10 Gal.		X	R	X	X	X
3	Quercus lyrata	Overcup Oak	2" Cal.		X	S			
<b>SHRUBS</b>									
5	Ilex glabra	Inkberry	3 Gal.	4' o.c.	X	R	X	X	X
12	Ilex vomitoria 'Bordeaux'	Bordeaux Dwarf Yaupon	3 Gal., 18" Spr.	3' o.c.	X	R	X	X	X
8	Illicium floridanum	Florida Anise Tree	3 Gal.	4' o.c.	X	R	X	X	X
15	Itea virginica 'Henry's Gamet'	Henry's Gamet Virginia Sweetspire	3 Gal., 18" Ht	4' o.c.	X	S		X	X
<b>GRASSES</b>									
11	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal.	4' o.c.	X	R	X		X
<b>GROUNDCOVERS</b>									
32	Asarum canadense	Wild ginger	2 1/2" Pots	1' o.c.	X	R		X	X
<b>FERNS</b>									
32	Polystichum acrostichoides	Christmas Fern	2 1/2" Pots	1' o.c.	X	R	X		X
<b>PERENNIALS</b>									
14	Amsonia hubrichtii	Narrow Leaf Blue Star	1 Gal.	3' o.c.	X	S			X
24	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	2 1/2" Pots	1' o.c.	X	R	X		
24	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	2 1/2" Pots	1' o.c.	X	R	X		
24	Rudbeckia fulgida 'Viettes Little Suzy'	Goldsturm Black-eyed Susan	2 1/2" Pots	1' o.c.	X	R	X		

R = High resistance to deer  
S = Seldom damaged by deer

NOTE: PLANT LIST MAY SLIGHTLY CHANGE DUE TO SOIL CONDITIONS AND PLANT AVAILABILITY, BUT WILL REMAIN DEER RESISTANT NATIVE PLANT MATERIALS

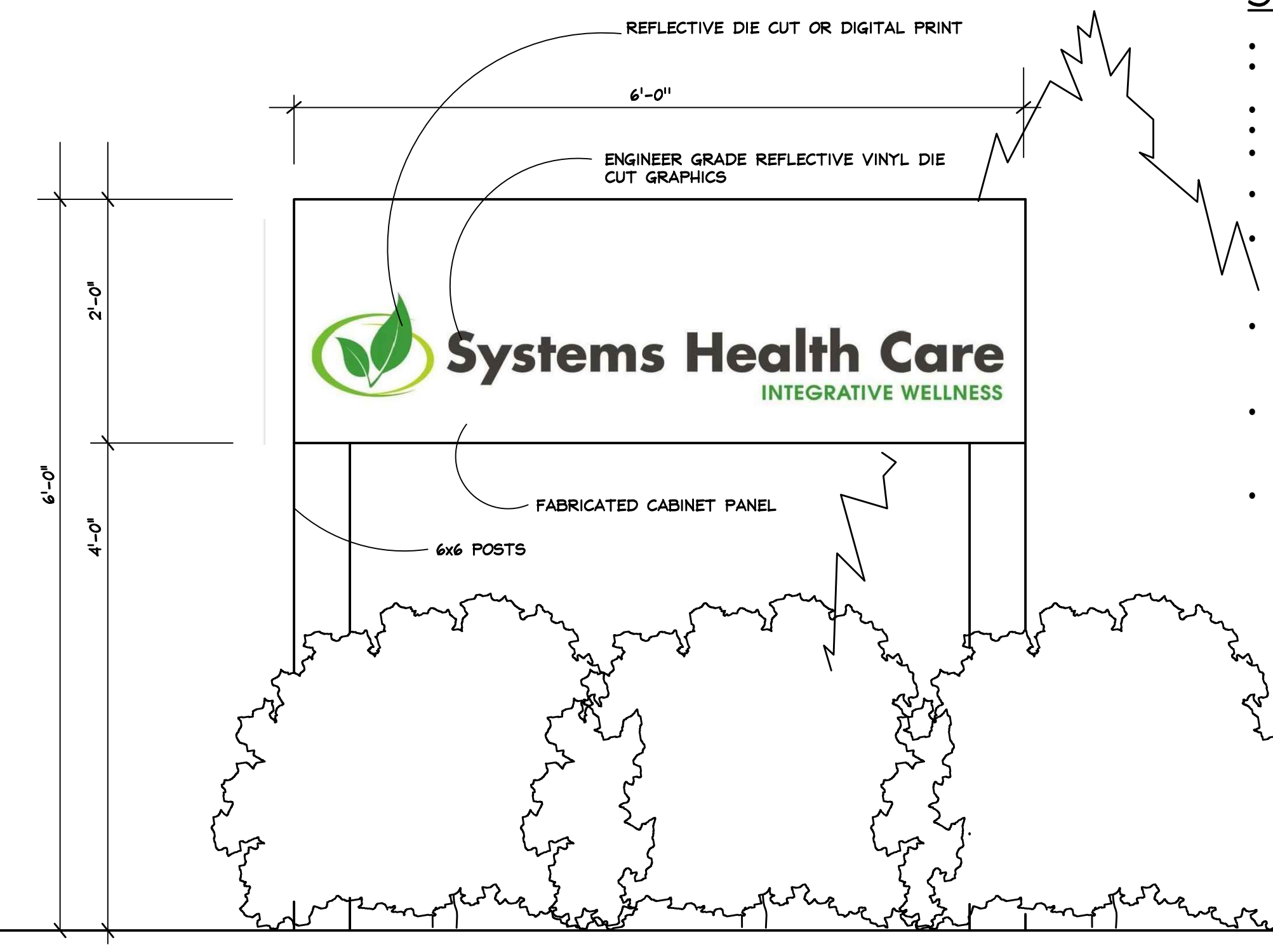


1  
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2  
9  
5  
ADDRESS NUMBERS  
MIN 4' HEIGHT

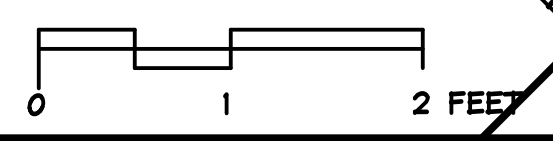
END VIEW (FACING R/W)

**L3-2 SIGNAGE ELEVATION**

SCALE: 1"=1'-0"



SIGN VIEW (ANGLED ±17° TOWARD R/W)



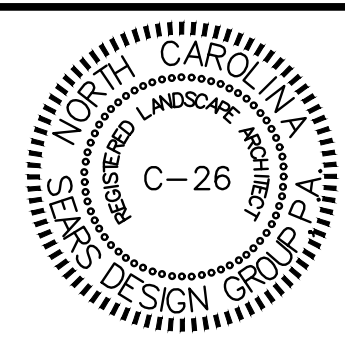
**SIGN NOTES:**

- ZONING:** CU-NB
- ALLOWABLE S.F. CRITERIA = 2 S.F. PER I.F. PROPERTY LINE**
- R/W LENGTH = 309 L.F.**
- MAX S.F. = 150 S.F.**
- MAX HEIGHT = 30'**
- PROPOSED SIGN SIZE:** SIGN WILL NOT EXCEED 40 S.F.
- SIZE SHOWN:** 2'-0" x 6'-0" = 12 S.F. (DOUBLE-SIDED, 2 PANELS ANGLED TO R/W), 6.5' HEIGHT
- ADDRESS NUMBER:** 4" (MINIMUM SIZE PER FIRE MARSHALL). PLACEMENT ON SIDE POST
- SIGN GRAPHICS:** DESIGN TYPEFACE INDICATED IS PRELIMINARY AND MAY BE MODIFIED.
- SIGN LIGHTING:** SIGN MAY BE UPLIT TO MEET REQUIREMENTS OF CHATHAM COUNTY CODE - SECTION 13.

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Prof: RGH  
Coord: 5/16/2017  
Date: Revisions:  
Sheet No. **L3**  
Of 4





**DETAIL L5-9 PREPARATION FOR PLANTING LAWNS**

LOOSEN SUBGRADE OF LAWN AREAS TO A MINIMUM DEPTH OF 6". REMOVE STONES OVER 1 1/2" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEIOUS MATTER. LIMIT PREPARATION TO AREAS WHICH WILL BE PLANTED PROMPTLY AFTER PREPARATION.

PLACE APPROXIMATELY 1/2 OF THE TOTAL AMOUNT OF PLANTING SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER AND THEN PLACE REMAINDER OF PLANTING SOIL.

ALLOW FOR SOD THICKNESS IN AREAS SODDED.

GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE AND REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES. LIMIT FINE GRADING TO AREAS WHICH CAN BE PLANTED IMMEDIATELY AFTER GRADING.

MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING LAWNS. DO NOT CREATE A MUDDY SOIL CONDITION.

PREPARATION OF UNCHANGED GRADES: WHERE LAWNS ARE TO BE PLANTED IN AREAS THAT HAVE NOT BEEN ALTERED OR DISTURBED BY EXCAVATING, GRADING, OR STRIPPING OPERATIONS, PREPARE SOIL FOR LAWN PLANTING AS FOLLOWS: TILL TO A DEPTH OF NOT LESS THAN 6", APPLY SOIL AMENDMENTS AND INITIAL FERTILIZERS AS SPECIFIED. REMOVE HIGH AREAS AND FILL IN DEPRESSIONS; TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE, FREE OF LUMPS, CLODS, STONES AND OTHER EXTRANEIOUS MATTER.

**DETAIL L5-10 PREPARATION OF PLANTING BEDS**

SUBSOIL ALL BED AREAS TO A DEPTH OF 12" MINIMUM, THEN

LOOSEN SUBGRADE EXCEPTING THAT UNDER EXISTING TREES TO REMAIN FOR PLANTING BED AREAS TO A MINIMUM DEPTH OF 8" USING A CULTIVATOR OR SIMILAR EQUIPMENT. REMOVE STONES OVER 1 1/2" IN ANY DIMENSION, AND STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.

SPREAD PLANTING SOIL MIXTURE TO A MINIMUM DEPTH REQUIRED TO MEET LINES, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF PLANTING SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE PLANTING SOIL.

**DETAIL L5-11 TREE STANDARDS**

CONTRACTOR IS TO PROVIDE THE OWNER WITH HIGH QUALITY TREES AND PLANT MATERIAL THAT EXHIBIT GOOD HEALTH AND GROWTH AND HAVE RECEIVED PROPER CULTURAL PRACTICES BY THE GROWING NURSERY WHERE THEY ARE OBTAINED. ONLY TREES THAT RATE HIGH IN TRUNK, BRANCH, CROWN, LEAF AND ROOT CHARACTERISTICS WILL BE ACCEPTABLE. THE LANDSCAPE ARCHITECT WILL HAVE THE RIGHT TO REJECT TREES THAT ARE DEEMED UNACCEPTABLE AS OUTLINED BELOW.

**ACCEPTABLE TREE:**

- SINGLE TRUNK OR LESS THAN 5" BOW (UNLESS MULTISTEM SELECTION)
- BRANCH DIAMETER SMALLER THAN 2/3 SIZE OF THE TRUNK MEASURED DIRECTLY ABOVE THE BRANCH
- NO FLUSH CUTS/OPEN INJURIES
- CROWN FULL OF FOLIAGE
- CROWN SHOWS LITTLE EVIDENCE OF CHLOROSIS, NECROSIS, DISEASE OR INSECT PESTS
- ROOT BALL IS APPROPRIATELY SIZED AND NOT LOOSE
- ROOT FLARE IS EXPOSED

MAY BE ACCEPTABLE WITH PRIOR WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT  
TREE TRUNK FORKS IN TOP HALF OF TREE (NOT ACCEPTABLE IF FORKS IN LOWER HALF OF TREE)

**NOT ACCEPTABLE TREE:**

- TREES WILL BE REJECTED THAT EXHIBIT ANY DEFECTS THAT ARE NOT CORRECTABLE.
- POOR TRUNK AND BRANCH STRUCTURE (DOGLEG, BRANCHES NOT EVENLY DISTRIBUTED AROUND TRUNK, LARGE VOIDS IN CROWN, TREE IS ONE-SIDED OR FLAT SIDED, DOUBLE LEADER IN LOWER HALF OF TREE, BRANCH SMALLER DIAMETER, ETC.
- CIRCLING ROOTS
- OPEN WOUNDS, FLUSH CUTS
- LOOSE ROOT BALL
- ROOT FLARE IS BURIED OR GROWN BELOW GRADE
- TREE LACKS VIGOR
- LEADER THAT HAS BEEN CUT
- OR ANY OTHER DEFECT AS JUDGED BY LANDSCAPE ARCHITECT

**DETAIL L4-5 PERMANENT GRASSING REQUIREMENTS**

**SEEDING SCHEDULE:**

All seeding of disturbed areas shall be accomplished within 15 working days or 30 calendar days (whichever is shorter) of completion of any phase of grading.

All exposed slopes, within 21 calendar days following completion of any phase of grading, shall be planted or otherwise provided with temporary or permanent ground cover, devices, or structures sufficient to restrain erosion.

The angle for graded slopes and fills shall be no greater than the angle that can be retained by vegetative cover or other adequate erosion-control devices or structures.

**PERMANENT STABILIZATION - SEEDING SCHEDULE FOR ALL GRASSED AREAS**

PLANTING DATES	SEED MIX:	RATES: LBS./ACRE
March 1 - June 1	Seioco lespedeza (scarified) KY-31 Fescue	50 175
June 1 - September 1	KY-31 Fescue Sorghum - Sudan hybrids	175 50
September 1 - March 1	KY-31 Fescue	250

Fertilize seedbeds with 2 tons/acre lime and 500 lbs./acre 10-20-20.

Mulch with 2 tons/acre clean straw or hay.

Tack with rapid setting emulsified asphalt at 10 gal./1000 sq. ft., or other tacking agent approved by Owner.

**SEEDBED PREPARATION NOTES**

1. Surface water control measures are to be installed according to plan.
2. Areas to be seeded shall be ripped and spread with topsoil (if available), 3" deep. Total seedbed prepared depth shall be 4" to 6" deep.
3. Loose rocks, roots and other obstructions shall be removed from the surface so that they will not interfere with establishment and maintenance of vegetation. Surface for final seedbed preparation, at finish grades shown, shall be reasonably smooth and uniform.
4. If no soil test is taken, fertilizer and lime shall be applied according to the seeding specifications above. In addition, provide 15 lbs./1000 sq. ft. of superphosphate.
5. If soil test is taken, provide lime and fertilizer according to the soil test report. A soil test is recommended.
6. Lime and fertilizer shall be applied uniformly and mixed with the soil during seedbed preparation.

**TEMPORARY SEEDING SCHEDULE**

Use temporary seeding measures to stabilize areas within the construction sequence as a temporary stop of work is required between phases. Provide permanent cover at the completion of any phase of grading.

PLANTING DATES	SEED MIX:	RATES:
May 1 - August 15	German Millet (or) Sudangrass (sm. stemmed)	40 lbs./Acre 50 lbs./Acre
August 15 - December 30	Winter Rye Grain	120 lbs./Acre
January 1 - May 1	Winter Rye Grain Annual lespedeza (Kobe)	120 lbs./Acre 50 lbs./Acre *

\* Omit annual lespedeza when duration of temporary cover is not to extend beyond June

**Erosion Control Seeding**

**DETAIL L4-1 PLANTING NOTES**

PLOT DATE:

LOCATIONS FOR PROPOSED PLANT BEDS AND TREES CAN BE ESTABLISHED BY USING SCALED DIMENSIONS TAKEN FROM PLANTING PLAN. USE WALKS, DRIVES, BUILDINGS, ETC. AS REFERENCES.

ALL PLANTS SHALL BE COMPACT, UNIFORM AND WELL GROWN. PLANTS SHALL NOT BE LOOSE, OPEN PLANTS.

ALL AREAS DISTURBED BY GRADING OPERATIONS AND UTILITY LINE PLACEMENT SHALL BE GRASSED OR MULCHED.

ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" APPROVED TRIPLE SHREDDED HARDWOOD MULCH, EXCEPT FOR PERENNIAL AND GROUND COVER BEDS SHALL RECEIVE 2" PINEBARK FINES MULCH.

EXISTING AND PROPOSED TREES SHALL BE PRUNED AS INSTRUCTED BY LANDSCAPE ARCHITECT, AND AS DETAILED.

SYMBOLS: BMB - BALLED AND BURLAPPED; B.R. - BARE ROOT; O/C - ON CENTER; SPR. - SPREAD; CAL. - CALIPER; CONT. - CONTAINER GROWN; GAL. - GALLON CONTAINER; SHM - STAKED AND WRAPPED; G - GUYED.

ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. WASHINGTON, D.C.

**DETAIL L4-2 PLANTING SOIL AND FERTILIZER REQUIREMENTS**

THESE APPLICATION RATES ARE TO BE USED WHERE SOIL TESTS ARE NOT REQUIRED. WHERE SOIL TESTS ARE REQUIRED, SOIL TEST RESULTS WILL DETERMINE APPLICATION RATES. COPIES OF SOIL TEST RESULTS ARE TO BE SUBMITTED ALONG WITH APPLICATION RATES TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL.

AREA	PLANTING SOIL MIXTURE	FERTILIZER	LIME
LAWN	APPROVED SCREENED TOPSOIL	10-20-20 @ 20 LBS. PER 1000 SQUARE FEET	75 LBS. DOLOMITIC LIME PER 1000 SQUARE FEET*
PLANT AND TREE PITS	50:50 TOPSOIL AND COMPOST BLEND	10-20-20 @ 1.5 LBS. PER CUBIC YARD	75 LBS. DOLOMITIC LIME PER 1000 SQUARE FEET**
ITALIAN CYPRESS PLANTING BACKFILL MIX	ADD (1) PART PERMATILL TO (2) PARTS 50:50 SOIL COMPOST BLEND		

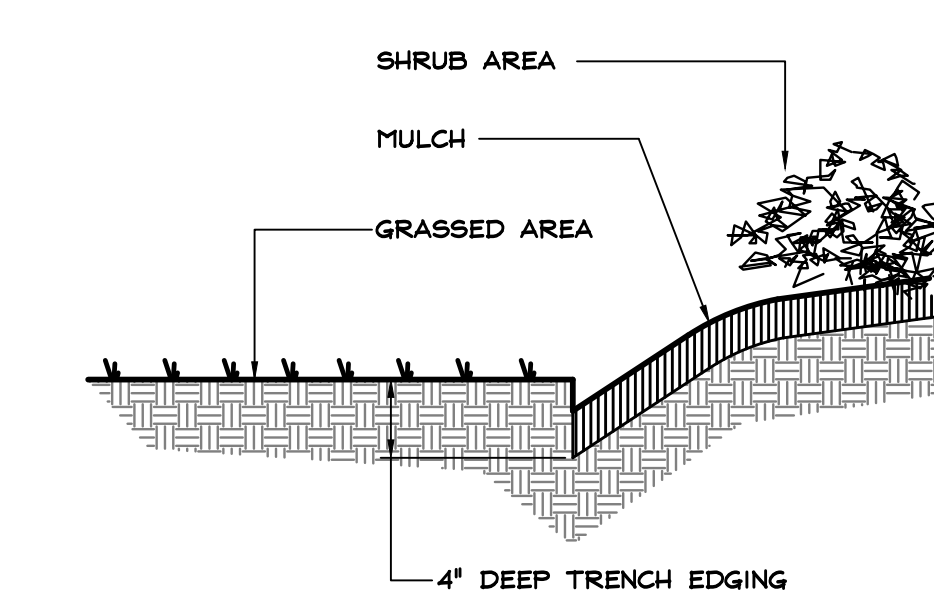
\* ALL LAWNS EXCEPT CENTIPEDE LAWNS NEED DOLOMITIC LIME, TYP. PH SHOULD BE 5.0-6.0  
\*\* NEVER ADD LIME TO AZALEAS, RHODODENDRONS, CAMELLIAS AND OTHER ACID LOVING PLANTS

**DETAIL L4-3 QUANTITATIVE ANALYSIS OF TOPSOIL**

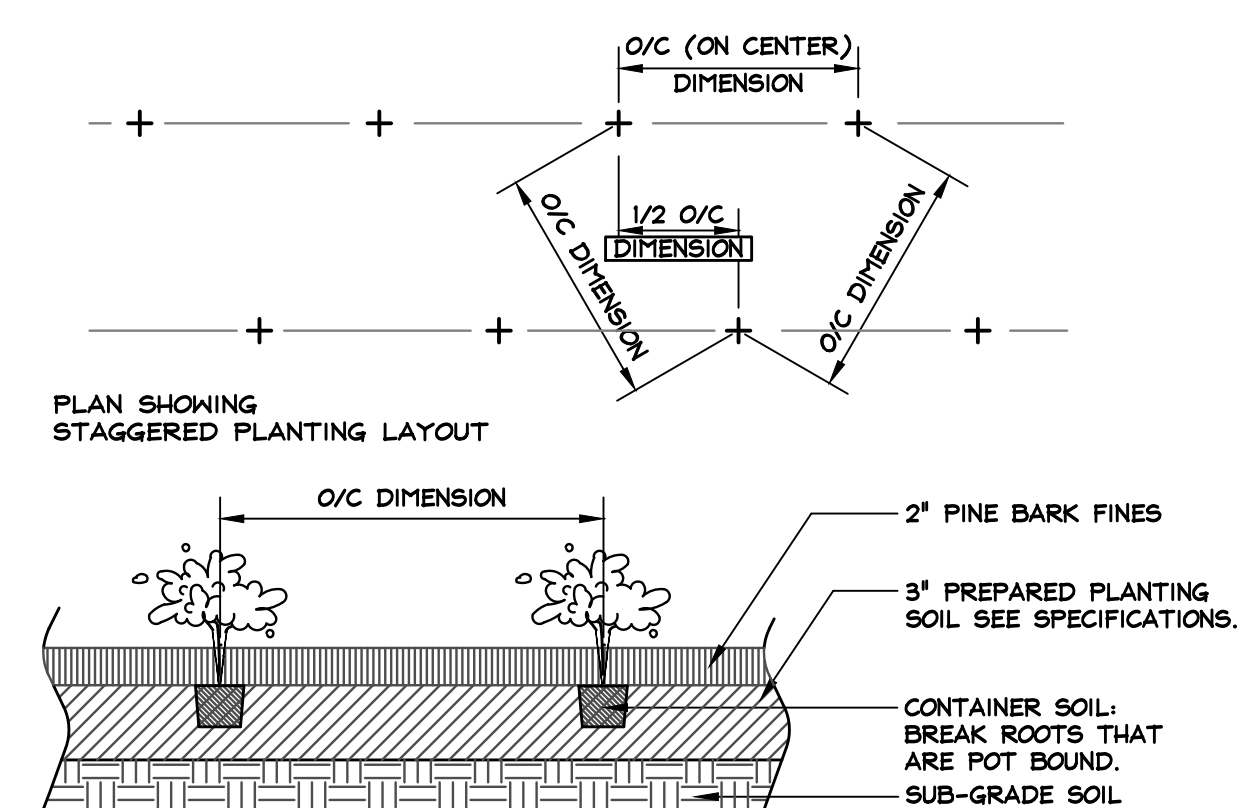
ORGANIC CONTENT	CLAY CONTENT	pH VALUE
2% MINIMUM	60% MAXIMUM	6.6.5

**DETAIL L4-4 PLANTING SOIL MIXTURE FOR ANNUALS AND PERENNIALS UNLESS OTHERWISE SPECIFIED**

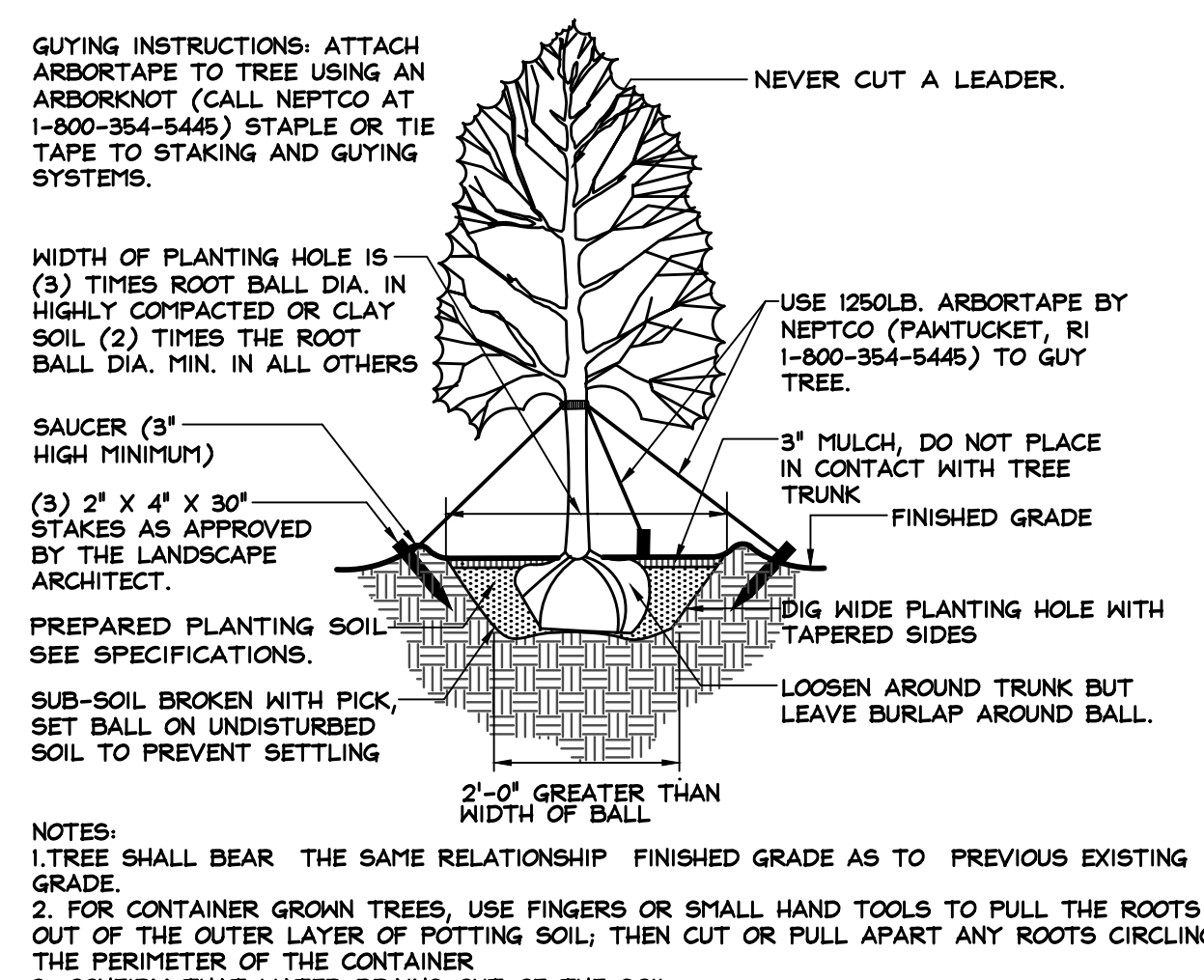
AREA	50-50 TOPSOIL & COMPOST	MUSHROOM PERMATILL	STALITE PERMATILL	ORGANIC CHICKEN MANURE	PINE BARK SOIL CONDITIONER (FINES)
100 SQ. FT.	2 CUBIC YARDS	400 LB.	400 LB.	50 LB.	8 CU.FT.



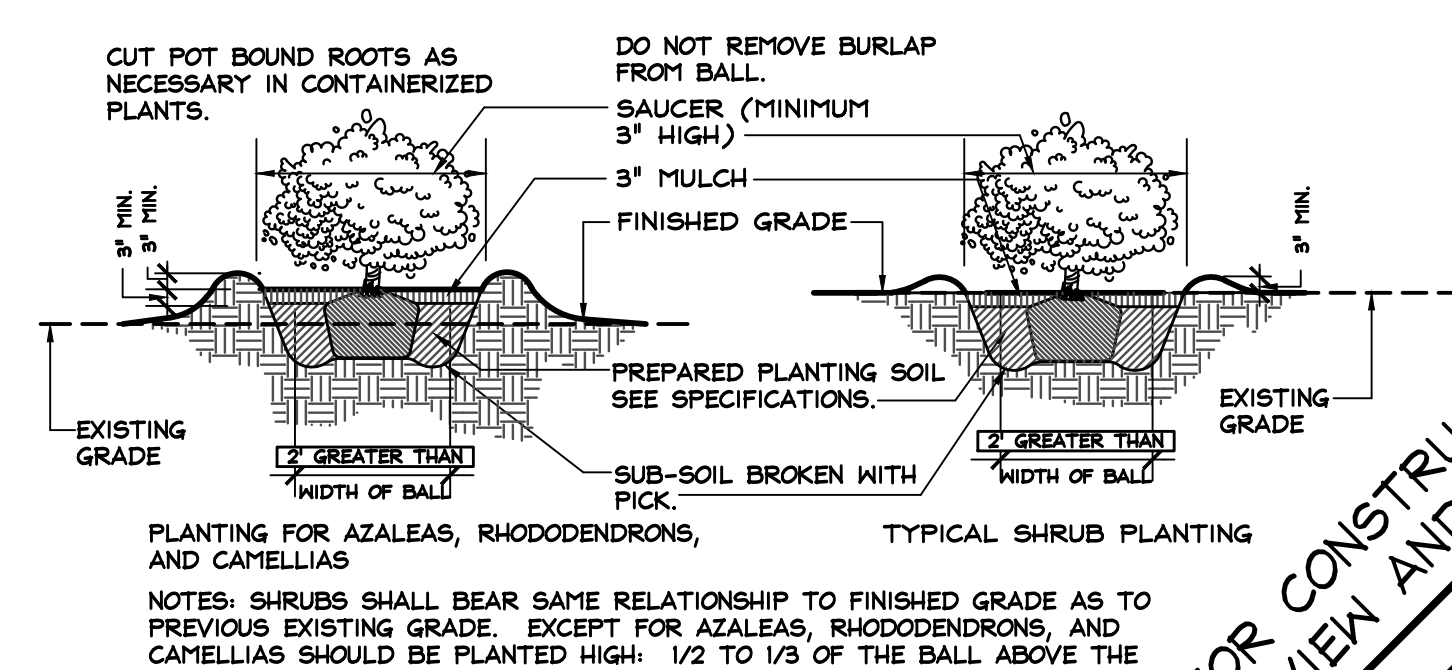
**DETAIL L4-6**



**DETAIL L4-9** GROUND COVER PLANTING



**DETAIL L4-8** TYPICAL TREE PLANTING



**DETAIL L4-7** SHRUB PLANTING

REZONING REQUEST  
**Systems Health Care**  
 INTEGRATIVE WELLNESS  
 10295 US 15-501 North, Chatham County, NC

Proj. Coord. RGH  
 Date: 5-16-2017  
 Revisions:

NOT FOR CONSTRUCTION  
 FOR REVIEW AND PRICING ONLY  
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