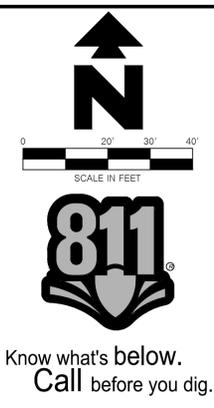
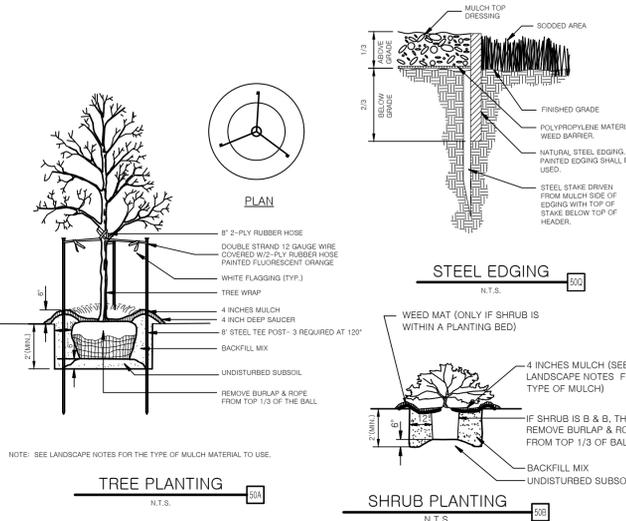


KEY	QTY	COMMON NAME/ BOTANICAL NAME	ROOT	SIZE	REMARKS
TD	3	B&O CYPRUS Taxodium distichum	B&B	3" CAL	8' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
LI	3	HATCHEZ GRAPE MYRTLE Laguncularia indica x laurifolia 'Hatchez'	B&B	3" CAL	6' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
JV	3	EASTERN RED CEDAR Juniperus virginiana	B&B	3" CAL	8' CLEAR TRUNK, STRAIGHT CENTRAL LEADER, FULL CANOPY
AG	43	ABELIA GRANDIFLORA Abelia x grandiflora	CONT.	5 GAL	5'-0" O.C.
IG	32	IRIGERY Hibiscus 'Shamrock'	CONT.	5 GAL	3'-0" O.C.
MS	47	Dwarf Maiden Grass Miscanthus sinensis 'Yakushima'	CONT.	5 GAL	3'-0" O.C.
IC	44	GOLDEN GEM JAPANESE HOLLY Ilex cornuta 'Golden Gem'	CONT.	5 GAL	3'-0" O.C.
LM	27	BIG BLUE LILY TURF GRASS Lolium perenne 'Big Blue'	CONT.	1 GAL	3'-0" O.C.



LANDSCAPE REQUIREMENTS: PER CITY OF CARROLLTON ZONING ORDINANCE

	REQUIRED	PROVIDED
MINIMUM PERCENTAGE OF LANDSCAPING REQUIRED ON A COMMERCIAL DEVELOPMENT PARCEL IS 10%.	4,183 SF OF PARKING AREA LANDSCAPE	10,657 SF
NOT LESS THAN 50% OF THE TOTAL REQUIRED ON-SITE LANDSCAPING SHALL BE LOCATED IN THE DESIGNATED FRONT YARD.	50 % OF 34 SHRUBS + 3 ORNAMENTAL TREES + 3 SHADE TREES LOCATED IN FRONT YARD	97.5% OF REQUIRED ON-SITE LANDSCAPING IS LOCATED IN THE FRONT YARD
AN AVERAGE LANDSCAPE BUFFER OF 15 FEET IN WIDTH SHALL BE PROVIDED ADJACENT TO ALL STREET RIGHTS OF WAY OR STREET EASEMENTS.	YES	15 FT WIDE LANDSCAPE BUFFER PROVIDED
A MAXIMUM OF 50% OF THE BUFFER AREA MAY BE LANDSCAPED WITH TURF GRASS.	1,808 SF OF LANDSCAPE BUFFER AREA + 50% = 803 SF OR LESS OF TURF COVERED AREA	784 SF OF TURF COVERED AREA
TWO THREE INCH CALIPER SHADE TREES SHALL BE PLANTED FOR EACH 100 LINEAR FEET OF STREET FRONTAGE.	150 LF / 100 LF = 1 + 2 TREES = 2 TREES	2 TREES
THREE ORNAMENTAL TREES SHALL BE PLANTED FOR EACH 100 LINEAR FEET.	150 LF / 100 LF = 1 + 3 TREES = 3 TREES	3 TREES
34 FIVE GALLON EVERGREEN SHRUBS SHALL BE PLANTED FOR EACH 100 LINEAR FEET.	150 LF / 100 LF = 1 + 3 SHRUBS = 34 SHRUBS	58 SHRUBS
A MINIMUM OF 5% OF THE PARKING AREA INCLUSIVE OF MANEUVERING AISLES SHALL BE LANDSCAPED.	YES	10%
ONE SHADE TREE FOR EACH 12 PARKING SPACES OR FRACTION THEREOF.	20 SPACES / 12 SPACES = 1 + 1 TREE = 1 TREE	1 TREE

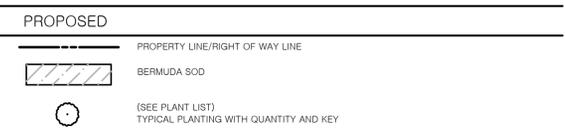


PLANTING NOTES

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT PAVEMENT SURFACES.
- LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.
- TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.
- ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.
- TOPSOIL DEPTH SHALL BE AS FOLLOWS:
PLANTER BEDS - 12" MINIMUM
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)
- BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.
- ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.
- IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING.
- PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE PROPER ROOT DEVELOPMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.
- MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE SPECIFIED.
- A FOUR INCH (4") TOP DRESSING/MULCHING OF SHREDDED HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGINGS OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.

SOLID SOD NOTES

- ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL: FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINS NO SALT AND BE BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER, SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.



ZONE APPROVAL	(BY/DATE)
VP.	
CONTR.	
RM.	
CM.	

FILE NAME: Landscape-Rev1.dwg
CEI PROJECT NUMBER: PROP106
REVISION: REV-1 DATE: 5/23/16
CASE NUMBER: 07-16SPU1

SHEET TITLE:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:
C0