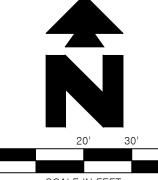


- 3. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
- SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- 5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE 10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - 11. 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
- 4. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. 12. 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.
 - 13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.





Know what's below. Call before you dig.

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 LOCATED IN THE FROM 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 LANDSCAF BUFFER PROVIDED
A MAXIMUM OF 50% OF THE BUFFER AREA MAY BE LANDSCAPED WITH TURF GRASS.	1,606 SF OF LANDSCAPE BUFFER AREA * 50% = 803 SF OR LESS OF TURF COVERED AREA	784 SF OF TURGF COVERED AREA
TWO THREE INCH CALIPER SHADE TREES SHALL BE PLANTED FOR EACH 100 LINEAR FEET OF STREET FRONTAGE.	150 LF / 100 LF = 1 1 * 2 TREES = 2 TREES	2 TREES
THREE ORNAMENTAL TREES SHALL BE PLANTED FOR EACH 100 LINEAR FEET.	150 LF / 100 LF =1 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 1 * 34 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 TREES

PROPOSED

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL

HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY

4. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE

5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN

6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A

STANDARD FOR NURSERY STOCK ANSI Z60.1.

NO ADDITIONAL COST TO THE OWNER.

THE OWNER.

LOCAL CODES AND REQUIREMENTS.

CREDIT IS DUE TO THE OWNER.

PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH

PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL

CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND

DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

GENTERIAL ANNOTAS DSCAPE MATERIAL QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.

COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE

AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH

CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE

ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL

DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT

RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND

SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF

THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES

INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT

SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE

WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO

UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH

9. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.

10. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE

COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.

11. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE

OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO

MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE

DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN

SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS

8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE

DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED

QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE

ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL

OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM

CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A

PROPERTY LINE/RIGHT OF WAY LINE

BERMUDA SOD

(SEE PLANT LIST)

TYPICAL PLANTING WITH QUANTITY AND KEY

PLANTING NOTES

TREE PLANTING

PLANT LIST

COMMON NAME.

Taxodium disticum NATCHEZ CRAPE MYRTLE

FASTERN RED CEDAR

ABELIA GRANDIFLORA Abelia x grandiflora

Dwarf Maiden Grass

Miscanthus sinensis 'Yakushim GOLDEN GEM JAPANESE HOLLY

BIG BLUE LILY TURF GRASS

- 8" 2-PLY RUBBER HOSE DOUBLE STRAND 12 GAUGE WIR - COVERED W/2-PLY RUBBER HO PAINTED FLUORESCENT ORANG

WHITE FLAGGING (TYP.)

UNDISTURBED SUBSOIL

REMOVE BURLAP & ROPE FROM TOP 1/3 OF THE BALL

8' STEEL TEE POST- 3 REQUIRED AT 120°

_ 4 INCHES MULCH

4 INCH DEEP SAUCER

BACKFILL MIX

Lagerstroemia indica x fauriei 'Natche

SIZE

REMARKS

EADER, FULL CANOPY

LEADER, FULL CANOPY

5 GAL 3'-0" O.C.

5 GAL

6' CLEAR TRUNK, STRAIGHT CENTRA

6' CLEAR TRUNK, STRAIGHT CENTRA

6' CLEAR TRUNK, STRAIGHT CENTRAL

- NATURAL STEEL EDGING. N

- STEEL STAKE DRIVEN FROM MULCH SIDE OF EDGING WITH TOP OF STAKE BELOW TOP OF

4 INCHES MULCH (SEE

-IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL

— UNDISTURBED SUBSOIL

LANDSCAPE NOTES FOR TYPE OF MULCH)

STEEL EDGING

WEED MAT (ONLY IF SHRUB IS

WITHIN A PLANTING BED)

- 1. 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.
- 2. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW
- ADJACENT PAVEMENT SURFACES. 3. 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.
- 4. 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.
- 5. 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.
- 6. TOPSOIL DEPTH SHALL BE AS FOLLOWS:
- GRASS/SOD AREAS 4" MINIMUM (AFTER COMPACTION)
- 7. BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL
- 8. 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.
- 9. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
- 10. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION RATES.
- 11. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST
- 12. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.
- 13. 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.

14. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR

- 15. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO
- 16. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- 17. 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.
- 18. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- 19. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.

ENSURE PROPER ROOT DEVELOPMENT.

- 20. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE
- 21. 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 EDGING 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.

☐ LANDSCAPE DETAILS

50A TREE PLANTING 50B SHRUB PLANTING 50Q STEEL EDGING

01D SODDED GREEN AREA. 77A 100% RECYCLED TIRE MULCH (THIS BED ONLY)

ZONE APPROVAL (BY/DATE

FILE NAME: Landscape- Rev1.dwg CEI PROJECT NUMBER: PROP106 REVISION: REV-1 DATE: 5/23/16 CASE NUMBER:07-16SUP1

SHEET TITLE:

CONCEPT LANDSCAPE PLAN

HEET NUMBER: