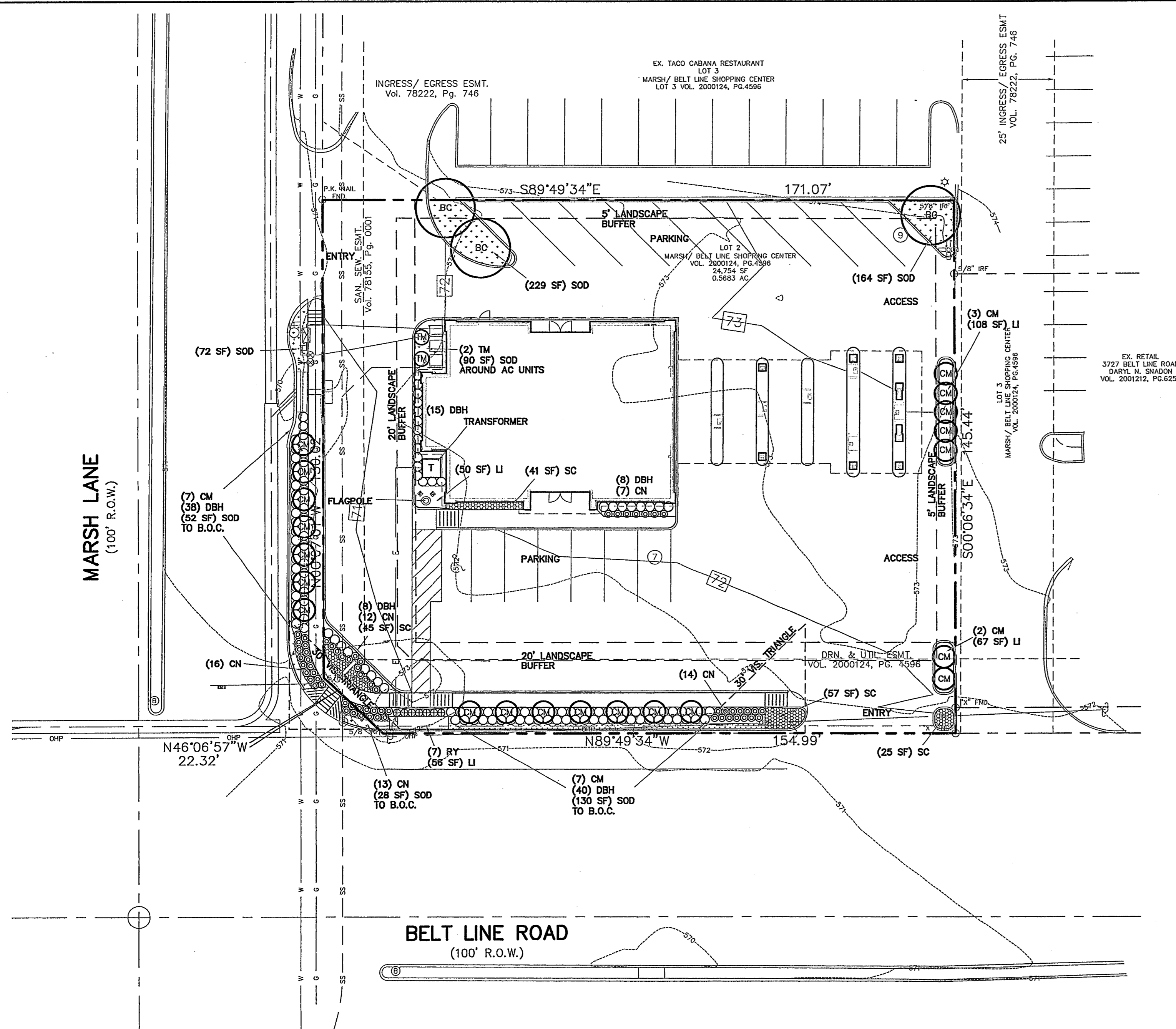


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PLANT SCHEDULE		PLANTING REQUIREMENTS		
Quantity	Symbol	Common Name	Scientific Name	Size/Height/Remarks
3	BC	Bald Cypress	Taxodium distichum	4" cal. min., 10'-12', Straight Trunk
21	CM	Grape Myrtle	Lagerstroemia indica	3" cal. min., 10'-12', Multi-Trunk
2	TM	Texas Mountain Laurel	Sophora secundiflora	5'-8' ht., 8' o.c.
109	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	5 gal., 42" ht., 30" o.c.
7	RY	Red Yucca	Hesperaloe parviflora	5 gal., 38" ht., 30" o.c.
62	CN	Compact Mandina	Nandina domestica 'Compacta'	5 gal., 24" ht., 30" o.c.
770 sf	SOD	Common Bermuda	Cynodon dactylon	Sod
290 sf	Liriope	Liriope muscari		12" o.c. triangular
170 sf		Seasonal color bed		

TOWN OF ADDISON - LANDSCAPE REQUIREMENTS
MANDATORY REQS.: (Art. XXI - Sect. 7)
 20% of site to be landscaped = Land Area/ Site Area
 (2,200/ 24,754 = 9%)

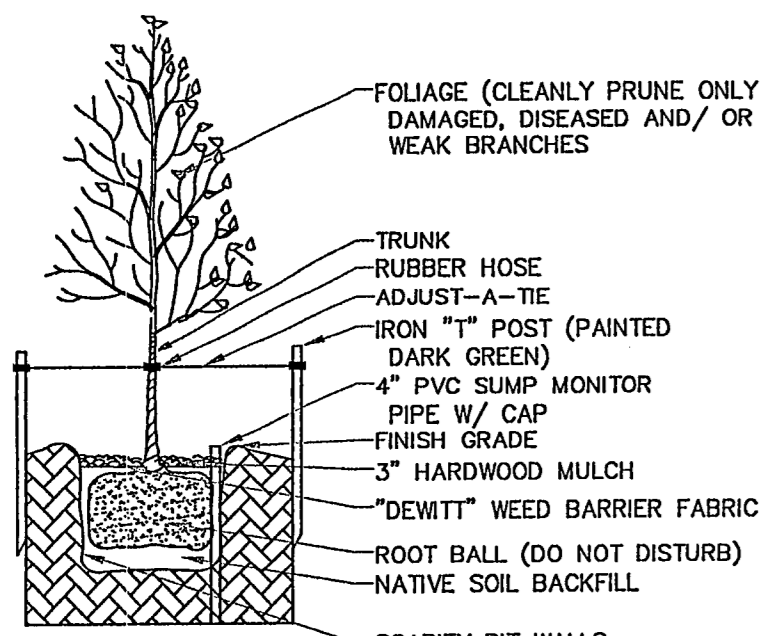
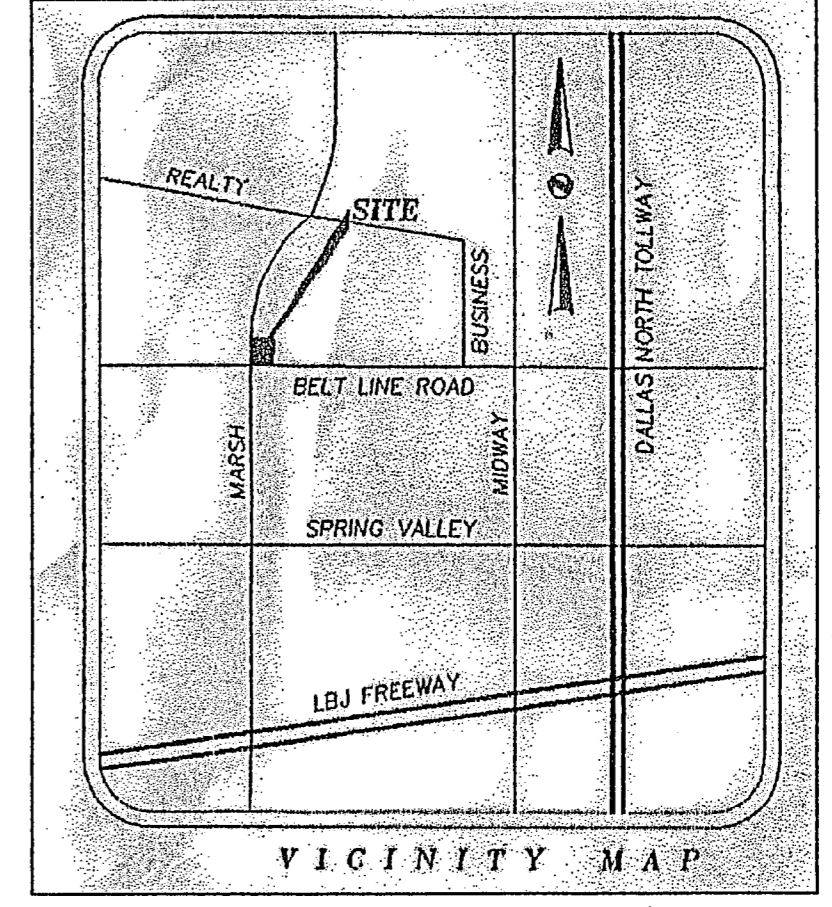
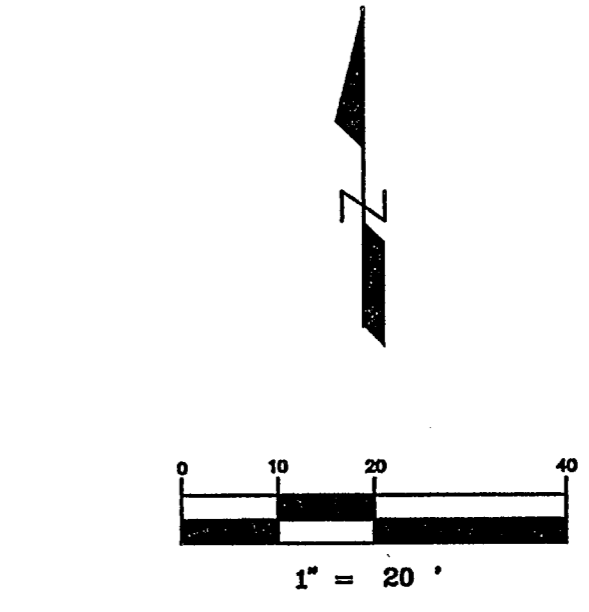
STREET BUFFER:
 (20' buffer strip, 1-4" cal. min. shade tree
 & 8-3 1/2" ht. min. shrubs per 20 LF of frontage)
 REQ: 307 LF/ 20 = Trees (REQ)..... 15 PROV: 0
 = Trees (Not REQ)..... PROV: 14 *
 = Shrubs (REQ)..... 123 PROV: 84 **
 (Not REQ)..... PROV: 50 ***

PARKING LOT:
 (5' buffer strip 1-4" cal. min. shade tree
 & 8 shrubs per 35 LF of perimeter)
 REQ: 316 LF/ 35 = Trees (REQ)..... 9 PROV: 3
 = Trees (Not REQ)..... PROV: 7 *
 = Shrubs..... 72 PROV: 41

- * These trees are 3" cal. and do not meet size reqs. do to limited buffer space.
- ** Includes parking lot screen (42" ht. min, 3' o.c. in double staggered row)
- *** These shrubs do not meet the ht. reqs. for the buffer screen because they are located in a visibility triangle

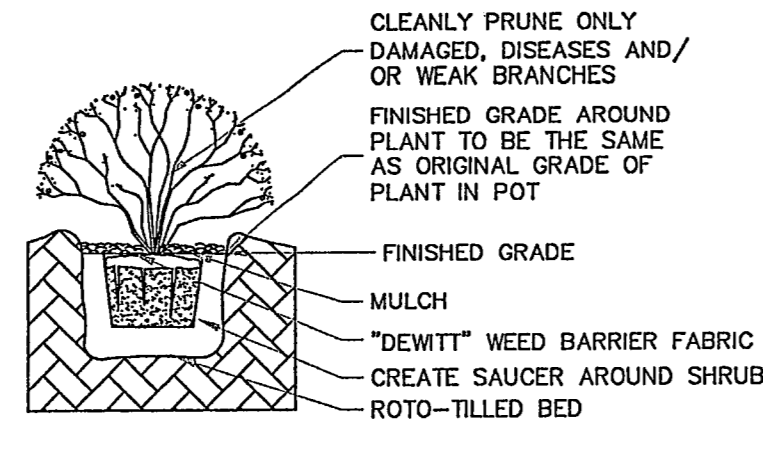
LANDSCAPE NOTES

1. PLANTING MATERIALS AND REQUIREMENTS INDICATED ON PLANT SCHEDULE ARE THE LANDSCAPE DESIGNER'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES AND SIZES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ARE NOT CLARIFIED BY LANDSCAPE DESIGNER PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL.
4. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVD SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
5. MULCH TOP DRESSING TO BE MINIMUM 3" LAYER SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS.
6. BED EDGING TO BE 1/8"x4" REVERSON ESTATE® EDGING AS MANUFACTURED BY JOSEPH REVERSON CO., INC. HOUSTON, TEXAS, OR APPROVED EQUAL.
7. TREE HOLES TO BE EXCAVATED 2" GREATER THAN BALL DIAMETER. BACKFILL NATIVE SOIL. SEE DETAIL THIS SHEET.
8. SHRUB BED SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST (OR APPROVED EQUAL) AS NOTED UNDER NOTE 3 ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL. SEE DETAIL THIS SHEET.
9. ALL PLANTING (TREES, SHRUBS, GROUNDCOVER, AND/OR GRASS APPLICABLE, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
10. LANDSCAPED AREAS WITH IRRIGATION SHALL BE REQUIRED IN ALL SUBDIVISIONS AND FOR ALL DEVELOPMENT AND CONSTRUCTION AND SHALL BE MAINTAINED FOR TWO YEARS. AFTER TWO YEARS THE PROPERTY OWNER IS RESPONSIBLE. THESE AREAS SHALL BE ADEQUATELY MAINTAINED AND PROMPTLY REPLACED IF NECESSARY.
11. ALL TREES ARE TO BE PLANTED NO LESS THAN 5' FROM ANY UTILITY LINE, EXISTING OR PROPOSED. SCREENING SHRUBS ALONG STREET FRONTAGE AND ACCESS DRIVE ARE TO BE PLANTED ATLEAST 3' FROM BACK OF CURB. AS SHOWN ON PLAN.



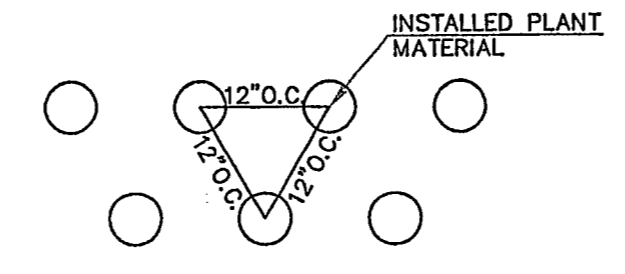
- NOTES**
1. REFER TO LANDSCAPE SPECS FOR ADD'L INFORMATION.
 2. TREE STAKING IS OPTIONAL. UTILIZE IF AUTHORIZED BY OWNER ON THE SITE CONDITIONS OR TREE TYPE DICTATE.
 3. DURING CONSTRUCTION PHASE, ESTABLISH A 4" DIA. WATERING RING TO MATCH ROOT BALL AREA.
 4. AFTER CONSTRUCTION PROVIDE IRRIGATION FROM GENERAL SYSTEM OVERSPRAY OR DIRECTLY FROM A BUBBLER.
 5. CONFIRM GOOD DRAINAGE. CONSTRUCT A DRAINAGE PIER THROUGH HARDPAN IF POOR DRAINAGE EXISTS.

TREE PLANTING DETAIL
N.T.S.



- NOTES**
1. ROTO-TILL 4" COMPOST INTO BED AREAS AND BLEND PRIOR TO BACKFILL.
 2. INSTALL PLANT.
 3. TOP DRESS A MINIMUM 3" LAYER SHREDDED HARDWOOD MULCH, SPREAD UNIFORMLY.
 4. WATER THOROUGHLY AFTER INSTALLATION
 5. FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT

SHRUB PLANTING DETAIL
N.T.S.



- NOTES:**
1. THE ON CENTER "O.C." MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, THIS SHEET FOR VARIATIONS ON CENTERS.
 2. THE FINISHED GROUNDCOVER BED SHALL BE DRESSED WITH A MINIMUM 3" LAYER OF SHREDDED HARDWOOD MULCH SPREAD UNIFORMLY WITHIN BED LINING.

TYPICAL GROUNDCOVER PLANTING DETAIL
N.T.S.



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LANDSCAPE PLAN

Scale: 1" = 20'
 Designed by J.K.A.
 Drawn by: CAD
 Checked by: L.H.
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 Date: 11/11/04 13:56

SHEET
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