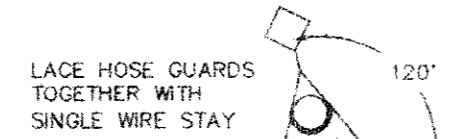


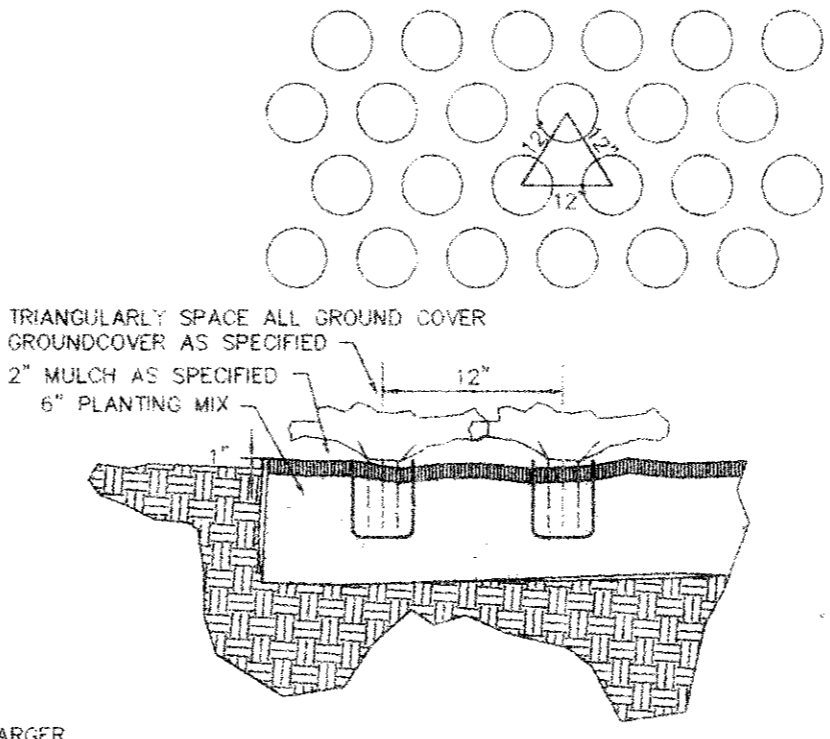
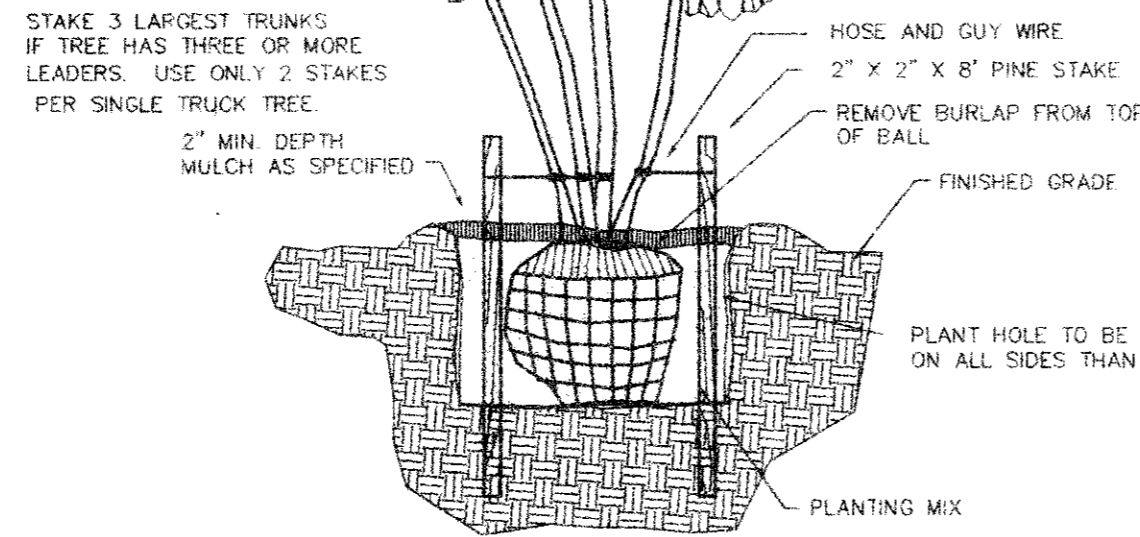
PLANT MATERIALS LIST

Common/Botanical Name	Size	Quantity	Spacing	Remarks
Crape Myrtle/Lagerstroemia indica 'potomac'	10' ht.	4	As Shown	Min. 3-trunks
Dwarf Barbary/Berberis thunbergii 'Crimson Pygmy'	5 gallon	65	As Shown	Full plants, min. 24" n.t.
Nandina 'Gulfstream'/Nandina domestica 'Gulfstream'	3 gallon	44	As Shown	Full plants, well rooted
Indian Hawthorn/Rathiolepis indica 'Clara'	5 gallon	61	As Shown	Full plants, min. 24" ht.
Dwarf Wax Myrtle/Myrica Cerifera 'Nana'	5 gallon (bush)	214	As Shown	30" min. ht., 18" min. spread
Burford Holly/Ilex cornuta	5 gallon	69	As Shown	30" min. ht., 18" min. spread
Ophiopogon japonicus/Mondo grass	1 gallon	375	12" o.c.	min. 1 1/2" root zone
Live Oak/Quercus Virginiana	4" Single Trunk	6	As Shown	16-18" min. ht., 6" min. spread
Shumard Red Oak/Quercus shumardii	4" Single Trunk	5	As Shown	16-18" min. ht., 6" min. spread
Bradford Pear/Pyrus Calleryana 'Bradford'	3" Single Trunk	21	As Shown	12-14" min. ht., 6" min. spread
Chinese Pistache/Pistacia chinensis	4" Single Trunk	2	As Shown	16-18" min. ht., 6" min. spread
Bermuda grass/Cynodon dactylon	Sod	As Shown	Solid	
Annual Color Beds	4"	175 S.F.	As Shown	Plant 6" O.C.

NOTE: PLANT MATERIALS LIST IS TO SHOW THE PROPER PLANT NAME, SIZE AND PLANTING COMMENTS. THE LANDSCAPE CONTRACTOR IS TO PLANT THE NUMBER OF PLANTS AND TREES SHOWN ON THE PLAN. THE CONTRACTOR SHALL DETERMINE BY HIS/HER OWN COUNT THE NUMBER OF PLANTS REQUIRED FOR THE PLAN OF THE PLANTING AND USE THIS LIST AND TO NUMBER AND LOCATION FOR A CHECK OF THE CONTRACTOR'S OWN COUNT OF THE PLANT MATERIALS.

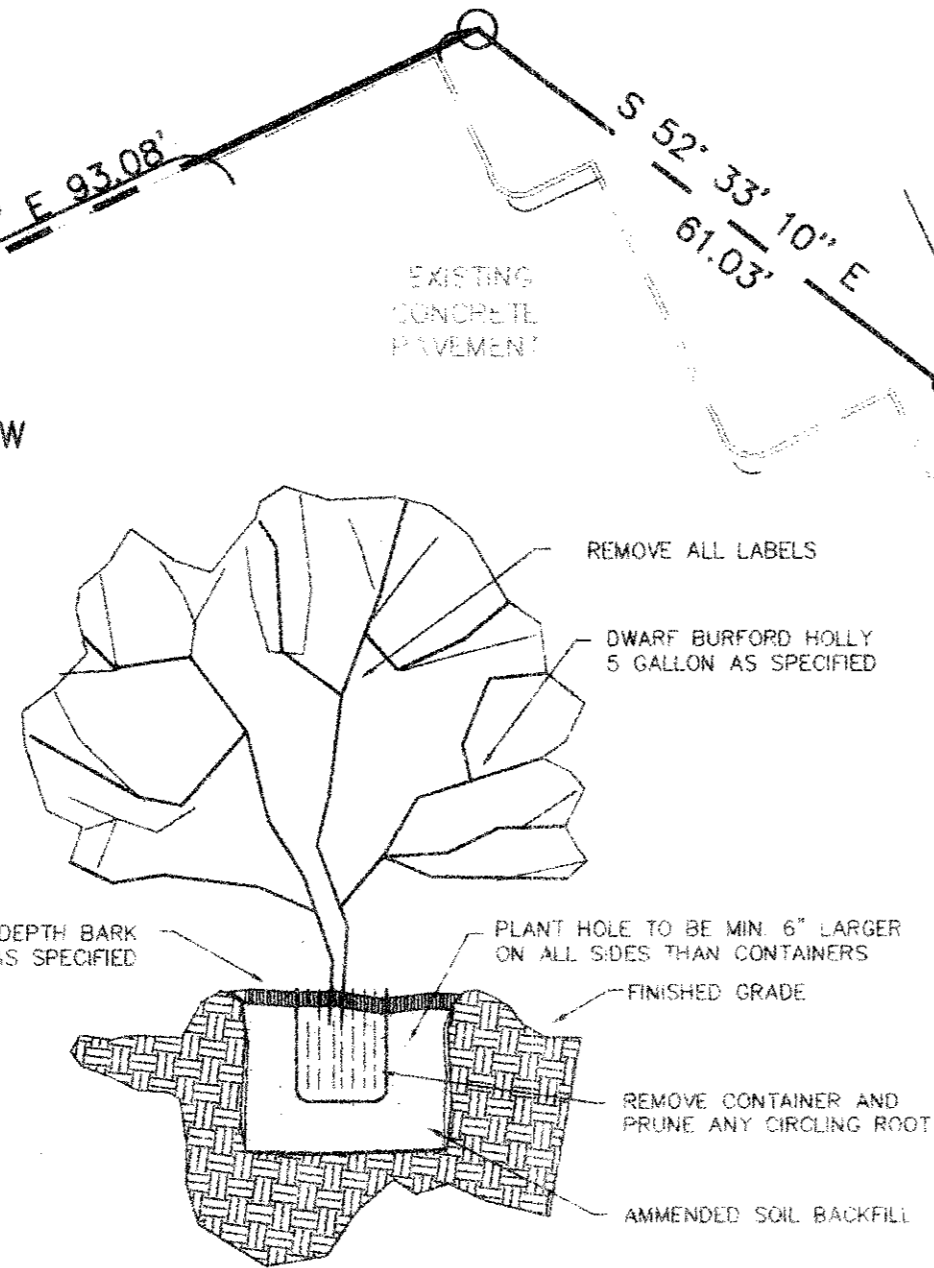


PLAN VIEW



GROUNDCOVER PLANTING DETAIL

ORNAMENTAL TREE PLANTING DETAIL



POCKET-PLANTED SHRUB DETAIL

EXISTING PLANT MATERIAL LIST

Common/Botanical Name	Quantity
Live Oak/Quercus Virginiana	2
Cedar Elm/Ulmus crassifolia	2
Bradford Pear/Pyrus calleryana 'Bradford'	5
Mexican Plum/Prunus species	3
Tam Juniper/Juniperus chinensis	N/A
Nandina 'Gulfstream'/Nandina domestica 'Gulfstream'	N/A
Asian Jasmine/Trachelospermum asiaticum	N/A

LANDSCAPE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL LINES, UNDERGROUND UTILITIES, PIPES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID LINES, UTILITIES OF STRUCTURES CAUSED BY HIS FORCES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS AS NEEDED IN THE PREPARED GROUND COVER BEDS.
- ALL GROUND COVERS ARE TO BE ALIGNED IN STRAIGHT EVEN ROWS AND TRIANGULARLY SPACED AT THE SPACING SHOWN ON THE PLANT LIST.
- SEE THE TECHNICAL SPECIFICATIONS AND DETAILS FOR TREE PLANTING AND EXECUTION.
- ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF MULCH TOP DRESSING, AS SPECIFIED. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
- ALL SHRUBS PLANTED UNDER THIS CONTRACT ARE TO BE POCKET-PLANTED PER DETAILS.
- ALL EXCESS EXCAVATION IS TO BE REMOVED AND DISPOSED OFF SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION CHANGES AND MODIFICATIONS AS CALLED OUT ON THE PLANS AND CROSS SECTIONS.
- ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE.
- ALL SINGLE TRUNK TREES ARE TO BE STAKED; HOSE AND GUY WIRES OVERLAPPED.
- COVER AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 1" PINE BARK MULCH, AND 15-5-10 FERTILIZER AT THE RATE OF 15 LBS. PER 1000 SQUARE FEET OF BED AREA. AFTER SPREADING SOIL AMENDMENTS IN BED AREAS, TILL TO A DEPTH OF 8".

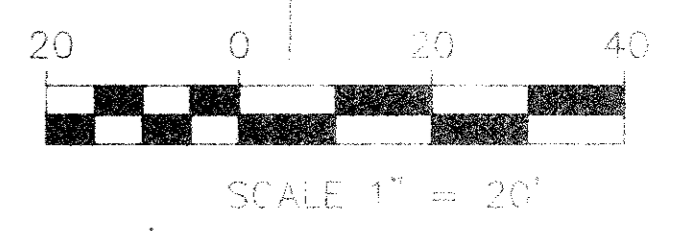
"AS BUILT"

This project was constructed in conformance to the Town of Addison Standards and Specifications, and functions as designed.

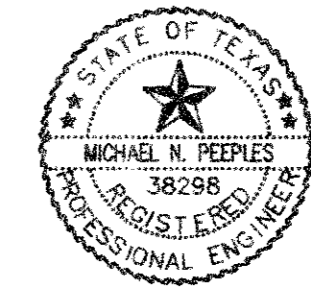
EX. S.S.M.H. INLET RM = 584.41 FL 10' IN(EAST) = 576.01 FL 10' OUT(WEST) = 566.01

EX. STORM INLET RM = 583.05 FL = 579.65

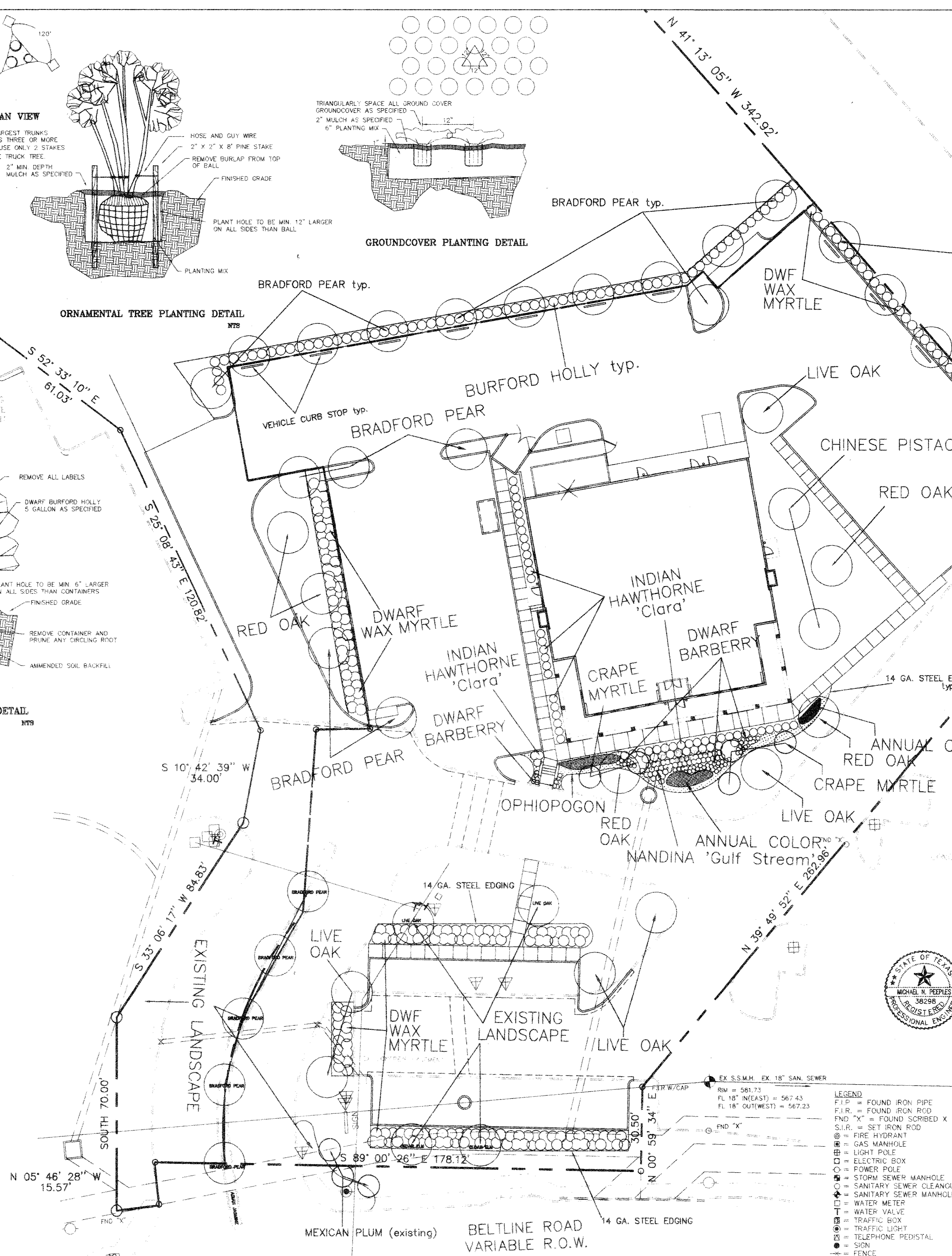
LOT AREA: 69,092 S.F.
 LOT LANDSCAPE AREA: 14,077 S.F.
 PERCENT LANDSCAPING: 20.37%
 R.O.W. LANDSCAPE AREA: 882 S.F.
 TOTAL PERCENT LANDSCAPING: 21.95%



NORTH



NO.	DATE	REVISION	BY
LANDSCAPE PLAN			
VELADI RANCH STEAKHOUSE			
BELTLINE ROAD AT COMMERCIAL ADDISON, TEXAS			
MP MICHAEL PEEPLES Engineers and Planners		4660 Sunbelt Dallas, Texas 75248 (214) 248-1966	
DATE: 06/14/96 DRAWING NAME		DRAWN BY: WRP SCALE 1" = 20'	



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