LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min.20%
Site Area	51,000 s.f.
Proposed Landscape Area	14,477 s.f.
Percentage of Site to be in Living Landscape	28.38%

Street Frontage Trees (FM 544)	
Length of Street Frontage	200'
# of Large Trees Required # of Orn. Trees Required	4 16
# of Large Trees Provided # of Orn. Trees Provided	4 16

Street Frontage Trees (Brand Road)	
Length of Street Frontage	255'
# of Large Trees Required # of Orn. Trees Required	6 20
# of Large Trees Provided # of Orn. Trees Provided	6 20

Number of Site Parking Spaces	48
Parking Lot Landscaped Area Required = 55 x 32 s.f.	1,760 s.f.
Parking Lot Landscaped Area Provided	2,034 s.f.

PROPOSED TREES

Symbol	Key	Name	Size	Spacing
	LE	Elm, Bosque Lacebark *Ulmus parvifolia*	3" Cal.	As Scaled
	SRO	Oak, Shumard Red *Quercus shumardii*	3" Cal.	As Scaled
	CM	Crape Myrtle, Arapaho *Lagerstroemia indica ' Arapaho'*	1 1/2" Cal.	As Scaled
	YH	Holly, Yaupon *Ilex vomitoria*	1 1/2" Cal.	As Scaled

PROPOSED PLANTS

Symbol	Key	Name	Size	Spacing
	IH	Indian Hawthorn, Georgia Petite *Rhaphiolepis x delacourii*	3 Gal./ 2' Ht.	36"
	DBH	Holly, Dwarf Burford *Ilex cornuta 'Dwarf Burfordii'*	3 Gal./ 2' Ht.	36"
	SV	Viburnum, Sweet *Viburnum Ordoratissium*	5 Gal./ 4' Ht.	48"
	AMG	Grass, Adagio Maiden *Miscanthus sinensis 'Adagio'*	3 Gal.	36"

Crushed Granite or River Rock

Common Bermuda Solid Sod or Hydrosprigs -13,560 s.f. +/-

Irrigation Affidavit

All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Maintenance Notes

The owner, tenant and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to, mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within 90 days. Trees with a trunk diameter in excess of six inches measured four feet above the ground may be replaced with ones of similar variety having a trunk diameter of no less than three inches measured four feet above the ground on a caliper-inch for caliper-inch basis (e.g., for a six-inch tree, two three-inch replacement trees shall be required). A time extension may be granted by the city manager or his designee, if substantial evidence is presented to indicate abnormal circumstances beyond the control of the owner or his agent.

It shall be the duty of any person or persons owning or occupying real property bordering on any street to prune trees next to the street in such manner that they will not obstruct or shade the streetlights, obstruct the passage of pedestrians on sidewalks, obstruct vision of traffic signs, or obstruct the view from any street or alley intersection (see visibility requirements in division 5 of this article). The minimum clearance of any portion of a tree overhanging public street right-of-way shall be 14 feet, and overhanging a public sidewalk shall be eight feet.

Failure to maintain any landscape area in compliance with this section is considered a violation of this division and may be subject to penalties.

GRAPHIC SCALE: 1" = 20'

NORTH

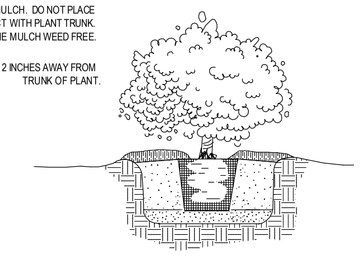
0 10 20 40

REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.

PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.

DAMPEN SOIL PRIOR TO PLANTING.

BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS..

PLACE BOTTOM OF ROOT BALL ON ON TAMPED SOIL THAT HAS BEEN SETTED WITH WATER.

PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

SHRUB PLANTING DETAIL

NOT TO SCALE

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.

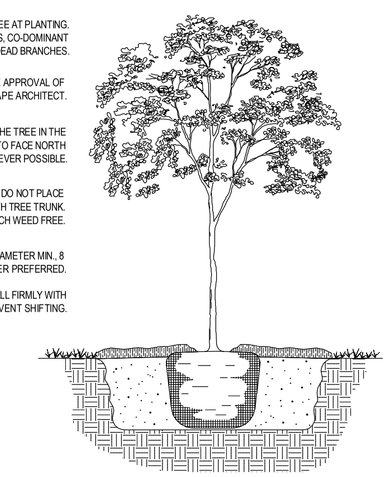
STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH RING TO BE 6 INCH DIAMETER MIN., 8 INCH DIAMETER PREFERRED.

TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.



TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.

PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

TREE PLANTING DETAIL

NOT TO SCALE

Notes

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ASNSS).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

CALL BEFORE YOU DIG : 811

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REGISTERED LANDSCAPE ARCHITECT
WILLIAM FORD WILLIAMS
2545
STATE OF TEXAS

PLAN TITLE: LANDSCAPE PLAN

PROJECT TITLE: ALBERT RETAIL - MURPHY
MURPHY, TEXAS

REV. DATE	REVISION DESCRIPTION
10-29-2015	Per Site Plan Revisions

DATE: 9-10-2015

LANDSCAPE PLAN

SHEET NO: L1.01