

PLAN

LANDSCAPE



PROJ	ECT NUM	BER:			
PROJ	ECT MAN	AGER: A. LONDO	A. LONDON		
DRAW	N BY:	A. LONDO	A. LONDON A. LONDON		
CHEC	KED BY:	A. LONDO			
ISSUE	DATE:	5/05/25			
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LANDSCAPE **PLAN**

KEY

FND 5/8 S.R.C.

"J L LANE RPLS 2509"
ELEV. 527-18

-Existing Monument Sign

TREES							
\bigcirc	5	UL	Ulmus crossifelio	Cedar Elm	3° Cal. Min. Cent. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen		
0	3	QT	Quercus tecono	Texas Red Cak	3° Cal. Min. Cent. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen		
0	,	U	Logeratroemia Indica	Crape Myrtle	3" Multi Stem 8'-10" Ht. Min. Specimen		
SHF	UBS						
0	17	MYR	Myrico pusitio	Dworf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching		
GRO	GROUNDCOVER						
28	6.925 SF	500	Common Bermuda Grass	Bermuda Grass	Solid acd Sand fill joints and provide uniform coverage within 30 days of completion		
		EDGE	Aluminum Edging	Steel Edging	Submit Colors for Approval by Landscape Architect or Owner		

LANDSCAPE CALCULATIONS

LANDSCAPING IN REQUIRED YARDS

AT LEAST 20% OF SITE SHALL BE LANDSCAPED (SITE AREA 36,590 SF) REQUIRED: 7.318 SF (20%) PROVIDED: 7,150 SF (20%)

2. LANDSCAPING IS REQUIRED IN THE FRONT YARD

REQUIRED: YES PROVIDED: YES

- 1. SITE PLANS REQUIRING MORE THAN 12 SPACES TO HAVE 50 SQ.FT. OF LANDSCAPING PER SPACE. REQUIRED: YES PROMOFO: YES
- NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
- REQUIRED: YES
- 3. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
- PROVIDED: YES ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES REQUIRED: YES

VISUAL SCREENING

1. REQUIRED SCREENING IN STRIP AT LEAST 5' WDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA. REQUIRED: YES

PROVIDED: YES

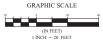
STREET FRONTAGES

- AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, REQUIRED: YES PROVIDED: YES
- 3" TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 -40 SPACING. REQUIRED: 180.02'/40' 8 TREES = 5 TREES PROVIDED: 5 TREES

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH







Sewer Pipe Marker

L1.00

100 10 SIGN EASEMENT VOL. 2013, PG. 249 P.R.C.C.T. TACO CASA LOT 2, BLOCK A WYLIE AUTO ADDITION 2025 N. STATE HIGHWAY 78 526 FX/S7. 10' PRIVATE DRAINAGE EASEMENT OL. 2013, PG. 249 P.R.C.C. FND 1/2" S.R.C.
"J L LANE RPLS
2509"
ELEV. 527.00 89°09'49" W, 180.01 CONC. CHANNEL Detention Area EXISTING CONC 46.50' PRIVATE DRAINAGE FASEMENT VOL. 2013, PG. 249 P.R.C.C. EXISTING CONCRETE PARKING

P. SPACES]

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SHEET CONTENT:						

LANDSCAPE **PLAN**

L1.00

1 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES AND/OR SPECS. 2 4" EARTH SAUCER

(3) GALVANIZED GUY WRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE (4) RUBBER CHAFING GUARD

5 3" ORGANIC MULCH

(6) ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL (AS NECESSARY)

7) PLANTING PIT EXCAVATED 12" PLANTING FIT EXCAVATED 12"
LARGER (MIN.) THAN WIDTH OF
ROOTBALL. PIT DEPTH AS NEEDED
TO SET ROOTBALL COLLAR AT
PROPOSED FINISHED GRADE. PLACE
ROOTBALL ON SOLID SOIL AND NOT
LOOSE BACKFILL.

8 PIT BACKFILL SOIL PER SPECIFICATIONS

(9) UNDISTURBED EARTH

TREE PLANTING Α

SECTION

PLAN



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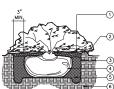
12"x2"x24" WOOD STAKE, 3 PER TREE, SPACED EQUALLY

(2)4" EARTH SAUCER 3 GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE 4 RUBBER CHAFING GUARD WARNING FLAGS

BROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE TORGANIC MOLCH

(B) PLANTING PIT EXCAVATED 12"
LARGER (MIN.) THAN WOTH OF
ROOTBALL PIT DEPTH AS NEEDED
TO SET ROOTBALL COLLAR AT
PROPOSED FINISHED GRADE. PLACE
ROOTBALL ON SOULD SOIL AND NOT DOSE BACKFILL.





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1 3" ORGANIC MULCH LAYER.

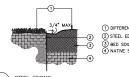
(2)3" HIGH EARTH SAUCER

J PLANTING PITE EXCAVATE 6"

ARGER (MIN.) THAN WORTH OF ROOTBALL, WY PIT DEPTH AS NEEDED TO SET ROOTBALL ON SOULD SOIL AND NOT LOSSE BASCHELL SCARRY'S SUES OF MANY SONE OF THE PARTY OF TH

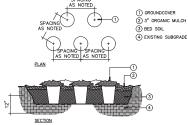
CONTAINER, GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. (5) BEMBLECHLL WOS-FEETARRED SOIL

6 UNDISTURBED EARTH



2 STEEL EDGING 3 BED SOIL. 6" MINIMUM DEPTH. (4) NATIVE SOIL

D) N.T.S.



FOR PRIVATE PROPERTY USE ONLY— THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

1 DIFFERENT SURFACE TREATMENTS.

STEEL EDGING

GROUNDCOVER PLANTING E Ì N.T.S.

LANDSCAPE NOTES

Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'

2. Contractor shall stake out tree locations and bed configuration for approval by owner prior to

It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.

4. In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.

Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.

No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.

7. Commercial Sail Mus. All planting bade shall be excepted to six (6°) inches below finished profile by Londscape Centrolary and all defines, store, nobble, meets, and openal shall be removed from the site. The subgrade shall then be tilted to depth of six (6°) inches and the planting bed shall be bookfilled with soil compost mix as available from Living Cartin Resources or approved equal. Upon replacement of topsoil with mix and after watering in, the bed should be at the specified level.

Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Acidity to be between 5.0 and 7.0 pH.

If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.

Lawn areas shall have 4" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.

11. All plant beds shall be top dressed with a minimum 2" of shredded hardwood mulch.

12. Provide beveled edge between all plant beds and lawn areas unless indicated differently on

13. Tree planting pits shall be backfilled with top soil, and cleared of all rocks, lumps of clay and other foreign material. Place 1" of compost and 3" of mulch on top of root ball.

14. Methods of tree stoking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage coused to trees due to improper stoking methods (including observed or stoking), and will be responsible for adjusting and/or replanting trees which are not held upright during the warranty period.

15. Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside all utility easements.

Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.

17. Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.

18. Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.

19. A visibility triangle must be provided at all intersections. Shrubs are not to exceed two feet six inches in height (2-6") in height above street grade. Trees will have a minimum clear trunk branching height of hine (3) feet.

20. No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be grass or other permanent fixed material such as poving.

21. During the worronty period The owner, tenant, and/or their agent (if any) shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be limited to removing, edging pruning, fertillitying, votering, weeking and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, removed, or showing more than 40% defallation, shall be replaced with plant material of similar size and variety within thirty (30) days.

22. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. Warranty shall not include damage for loss of plant material due to natural couses, acts of vandalism or negligence on the part of the owner.

23. Landscape areas shall be kept free of trash, litter and weeds

24. All signage and fencing shall be contingent upon building inspection department approval

25. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.

SECTION MULTI-TRUNK TREE PLANTING N.T.S.

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