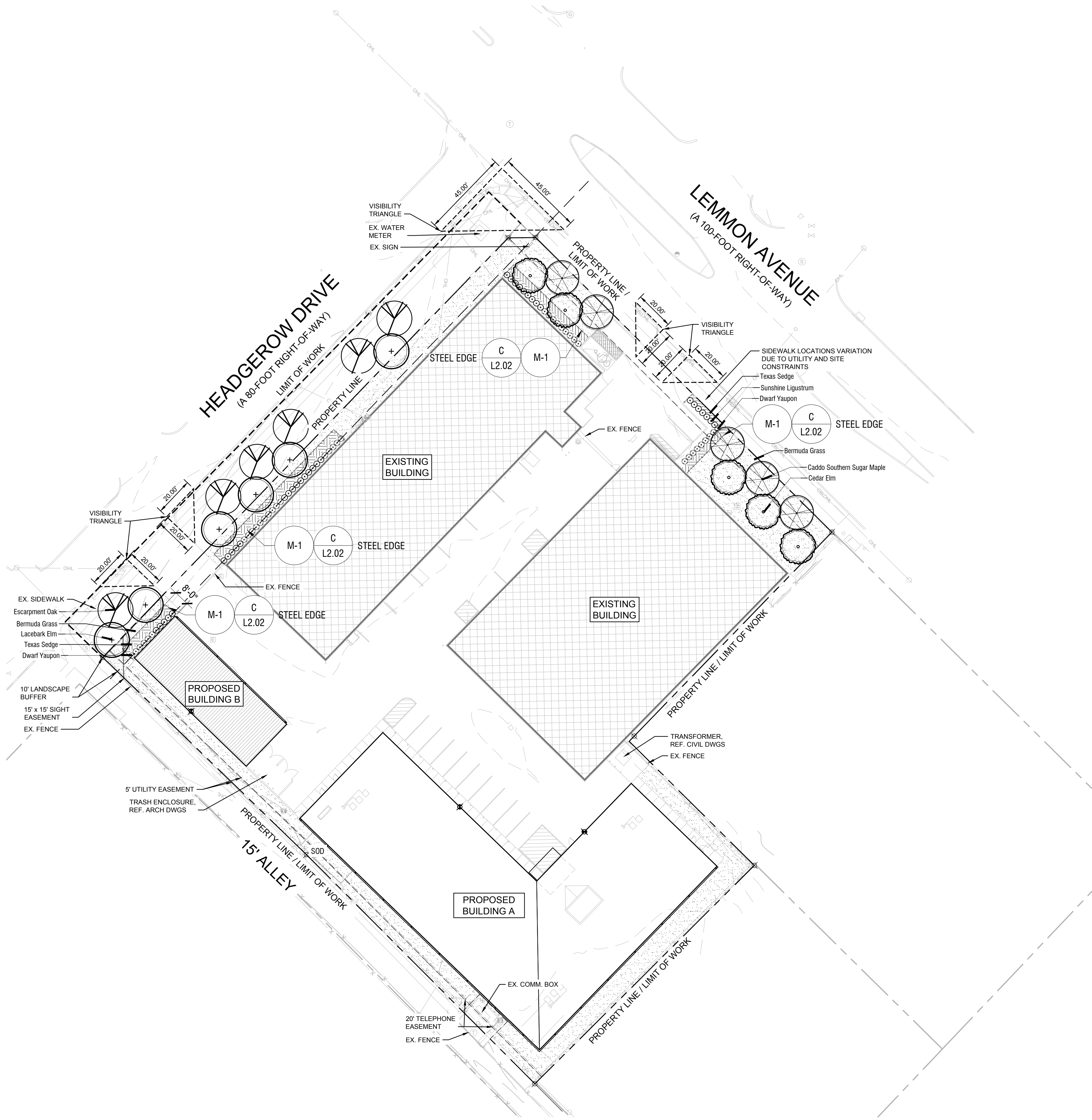
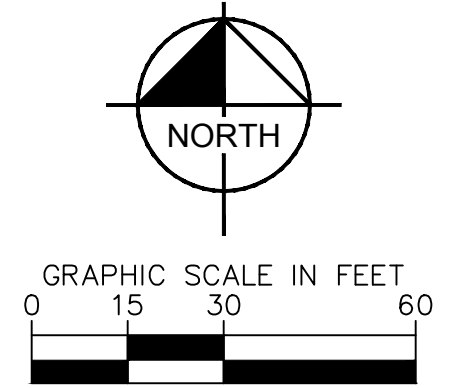


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**PLANTING NOTES:**

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL PREVAIL.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- ALL PLANTING BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" OF SPECIFIED MATERIAL. REFER TO PLANS.
- PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE APPROPRIATE PLAN SERIES.
- LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION SHALL BE REESTABLISHED WITH SOD. CONTRACTOR SHALL REFERENCE APPROPRIATE PLAN SERIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER ACTIVITIES COMMON TO LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION APPROPRIATE FOR THE SEASON. ANY DEAD PLANT MATERIAL SHALL BE REPLACED WITH NEW PLANT MATERIAL OF SIMILAR SIZE AND SPECIES.
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, VANDALISM, OR NEGLIGENCE BY THE OWNER.
- CONTRACTOR SHALL STAKE AND GUY TREES PER THE METHODS INDICATED IN THE DRAWING DETAILS, OR MAY SUGGEST ALTERNATIVE METHODS ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION, IF APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING TREES.
- ALL SOD AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 24" DEPTH OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, HAVE A pH RANGE OF 5.5-7.4, AND BE FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL LANDSCAPE BED AREAS SHALL BE PREPARED USING 'READY TO PLANT BEDDING MIX' BY SOIL BUILDING SOLUTIONS. INSTALL TO DEPTHS SPECIFIED PER PLANTING DETAILS (MINIMUM 12" DEPTH). FINISHED GRADES OF PLANTING BEDS SHALL BE 2" BELOW THE FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON THE GRADING PLAN.



**LANDSCAPE REQUIREMENTS - PD 193**

ZONING DISTRICT: PD-193 (LC)				
TOTAL LOT SIZE: 0.89 ACRES (38,878 SF)				
LANDSCAPE SITE AREA	REQUIRED	PROVIDED	COMMENTS	
<b>HEADGEROW DRIVE</b> 10% OF LOT + 60% OF REQUIRED FRONT YARD MUST BE LANDSCAPE SITE AREA (FRONT YARD 3,051 SF)	38,878 SF X 10% + 3,038 SF + 60% OF 3,051 SF = 1,831 SF	1,831 SF	3,281 SF	NO MINIMUM PLANTING REQUIREMENTS FOR PORTIONS OF THE LANDSCAPE SITE AREA THAT ARE OUTSIDE OF THE GENERAL PLANTING AREA
<b>LEMMON AVENUE</b> 10% OF LOT + 60% OF REQUIRED FRONT YARD MUST BE LANDSCAPE SITE AREA (FRONT YARD 5,672 SF)	38,878 SF X 10% + 3,038 SF + 60% OF 5,672 SF = 3,403 SF	3,403 SF	3,918 SF	NO MINIMUM PLANTING REQUIREMENTS FOR PORTIONS OF THE LANDSCAPE SITE AREA THAT ARE OUTSIDE OF THE GENERAL PLANTING AREA
<b>GENERAL PLANTING AREA</b>				
<b>HEADGEROW DRIVE</b> 12% OF REQUIRED FRONT YARD MUST BE GENERAL PLANTING AREA	12% OF 3,051 SF = 366 SF	366 SF	966 SF	AREA MUST CONTAIN LIVING TREES, SHRUBS, VINES, FLOWERS, OR GROUND COVER VEGETATION.
<b>LEMMON AVENUE</b> 12% OF REQUIRED FRONT YARD MUST BE GENERAL PLANTING AREA	12% OF 5,672 SF = 681 SF	681 SF	797 SF	AREA MUST CONTAIN LIVING TREES, SHRUBS, VINES, FLOWERS, OR GROUND COVER VEGETATION.
<b>SPECIAL PLANTING AREA</b>				
<b>HEADGEROW DRIVE</b> 6% OF REQUIRED FRONT YARD MUST BE SPECIAL PLANTING AREA	6% OF 3,051 SF = 183 SF	183 SF	483 SF	INITIAL PLANTINGS MUST BE CALCULATED TO COVER A MINIMUM OF 75% OF THIS AREA AT A MINIMUM HEIGHT OF 24 INCHES WITHIN A THREE-YEAR PERIOD. THERE MUST BE AT LEAST ONE PLANT FOR EACH 4 SQUARE FEET OF THIS AREA.
<b>LEMMON AVENUE</b> 6% OF REQUIRED FRONT YARD MUST BE SPECIAL PLANTING AREA	6% OF 5,672 SF = 340 SF	340 SF	385 SF	INITIAL PLANTINGS MUST BE CALCULATED TO COVER A MINIMUM OF 75% OF THIS AREA AT A MINIMUM HEIGHT OF 24 INCHES WITHIN A THREE-YEAR PERIOD. THERE MUST BE AT LEAST ONE PLANT FOR EACH 4 SQUARE FEET OF THIS AREA.
<b>SURFACE PARKING SCREENING</b>				
EVERGREEN PLANT MATERIAL	N/A	N/A	N/A	ALL SURFACE PARKING MUST BE SCREENED FROM THE STREET AND RESIDENTIALLY ZONED PROPERTY. USE OF HEDGE-LIKE EVERGREEN PLANT MATERIAL UTILIZED.
<b>STREET TREES AND TREE PLANTING ZONE</b>				
ONE LARGE CANOPY TREE MUST BE PROVIDED FOR EVERY 25 FEET OF FRONTAGE	YES	YES	YES	THE "TREE PLANTING ZONE" IS THAT AREA PARALLEL TO AND BETWEEN TWO AND ONE HALF AND FIVE FEET FROM THE BACK OF THE PROJECTED STREET. IF THE TREE PLANTING ZONE IS IN THE PARKWAY, THE PROPERTY OWNER MUST APPLY FOR A LANDSCAPE PERMIT BEFORE ANY REQUIRED TREES MAY BE PLANTED IN THE PARKWAY.
<b>HEADGEROW DRIVE (300 13 LF)</b> 300 13 LF / 25 FT = 12 TREES	12 TREES	12 TREES	12 TREES	REQ. TREES MUST BE MIN. HEIGHT OF 14FT, AND MIN. TRUNK SIZE OF 3-1/2" INCHES.
<b>LEMMON AVENUE (214 87 LF)</b> 214 87 LF / 25 FT = 9 TREES	9 TREES	9 TREES	9 TREES	REQ. TREES MUST BE MIN. HEIGHT OF 14FT, AND MIN. TRUNK SIZE OF 3-1/2" INCHES.
<b>LANDSCAPE IRRIGATION</b>				
AN AUTOMATIC IRRIGATION SYSTEM MUST BE INSTALLED IN CONJUNCTION WITH NEW REQUIRED LANDSCAPING FOR COMMERCIAL AND MULTI-FAMILY USES WITH COMBINED LANDSCAPE AREAS OF 500 SQUARE FEET OR MORE PER BUILDING SITE. IRRIGATION MUST BE SHOWN ON A LANDSCAPE PLAN.				

**PLANT SCHEDULE**

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>TREES</b>						
	Caddo Southern Sugar Maple / <i>Acer barbatum</i> 'Caddo'	4" cal	12' - 14' ht	As Shown	5	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Cedar Elm / <i>Ulmus crassifolia</i>	4" cal	14' - 16' ht	As Shown	5	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Escarpment Oak / <i>Quercus fusiformis</i>	4" cal	14' - 16' ht	As Shown	6	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Lacebark Elm / <i>Ulmus parvifolia</i>	4" cal	14' - 16' ht	As Shown	6	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR
<b>SHRUBS</b>						
	Dwarf Yaupon / <i>Ilex vomitoria</i> 'Nana'	5 gal	24" h x 24" w	36" OC	39	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Sunshine Ligustrum / <i>Ligustrum sinense</i> 'Sunshine'	5 gal	24" h x 24" w	36" OC	35	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
<b>GROUND COVERS</b>						
	Bermuda Grass / <i>Cynodon dactylon</i>	sod			11,071 sf	REFER TO SPECIFICATIONS
	Texas Sedge / <i>Carex texensis</i>	1 gal	12" h x 12" w	18" o.c.	415	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED

**MATERIAL LEGEND:**

**METALS**

- STEEL EDGE
- MATERIAL: 3/16" x 4" STEEL PLATE
- COLOR: POWDERCOAT BLACK
- SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
- INSTALL: REF. DETAILS
- APPROVAL: CUT SHEET

**LANDSCAPE PLAN**