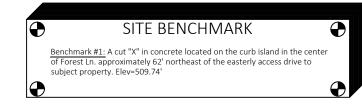
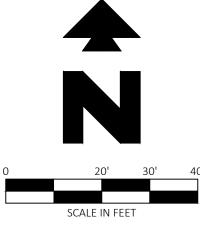


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SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.





Know what's **below**. **Call** before you dig.

EXISTING LE	GEND		
e n oh s t	EAST OR ELECTRIC NORTH OVERHEAD SOUTH OR SEWER TELEPHONE	— OHT — — OHTV — — X"SS — — UGE —	OVERHEAD TELEPHONE OVERHEAD TV SANITARY SEWER UNDERGROUND ELECTRIC
ug w	UNDERGROUND WEST OR WATER PROPERTY LINE		UNDERGROUND ELECTRIC AND TELEPHONE UNDERGROUND TELEPHONE
	RIGHT OF WAY LINE STORM DRAIN	— UGTV — X"W —	UNDERGROUND TV WATER
— X"G — — OHE — — OHE&T —	GAS OVERHEAD ELECTRIC OVERHEAD ELECTRIC AND	.5-10-11 50.5 TELEPHONE	TREE INFO .5 = DIAMETER OF TRUNK IN FEET 10 = HEIGHT OF TREE IN FEET 11 = CANOPY DIAMETER IN FEET 50.5 = ELEVATION AT BASE OF TREE

PROPOSED LEGEND

======= STORM DRAIN

3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BLVD, SUITE 1051 PHOENIX, AZ 85028 SARAH BRYANT, PLA 3108 SW REGENCY PKWY

PROPERTY OWNER INFORMATION:

MIKE SCARBROUGH

PLAN PREPARER:

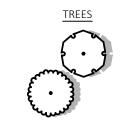
BENTONVILLE, AR 72712

INTERIOR GREENSPACE

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET L1.2) FOR LANDSCAPE NOTES AND DETAILS.

PLANT SCHEDULE



QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	2023-03-16 13:53 CAL.
4	QUERCUS SHUMARDII / SHUMARD RED OAK	65 GAL	50A	3.00" CAL.
3	ULMUS PARVIFOLIA `ALLEE` / ALLEE LACEBARK ELM	65 GAL	50A	3.00" CAL.

CITY OF DALLAS	LANDSCAPE REQUIREMENTS		
AREA	REQUIREMENT	REQUIRED	PROVIDED
STREET BUFFER ZONE	FREEWAYS	A MIN OF ONE 3" CAL LARGE OR MEDIUM TREE SHALL BE PLANTED PER 40 LF OF FRONTAGE FOREST LANE = 177 LF = 177 / 40 = 4 TREES	4 EXISTING TREES TO REMAIN
INTERIOR ZONE	PARKING LOTS WITH 21 TO 100 SPACES: NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	48 PARKING SPACES ON SITE = NO SPACE SHALL BE MORE THAN 70 LF FROM A 3" CAL. LARGE OR MEDIUM TREE	PROVIDED
SITE TREES	ONE 2" CAL TREE MUST BE PROVIDED FOR EACH 4,000 SF OF LOT AREA (EXISTING TREES CAN BE USED TO MEET THIS REQUIREMENT, REFER TO TREE CREDIT CHART SEC. 51A-10.125.b.4.B.ii)	LOT AREA = 65,018 SF 65,018 / 4,000 = 16 TREES	EXISTING TREES = 16 TREE CREDITS
LANDSCAPE POINTS	A CERTAIN NUMBER OF LANDSCAPE POINTS SHALL BE REQUIRED PER THE SF	65,018 SF = 20 POINTS REQUIRED LID - WATER-WISE PLANTS AND IRRIGATION	LID- WATER-WISE PLANTS AND IRRIGATION = 80% OF PLANT MATERIAL AND 100% OF TURF AREAS = 10 PTS.
LAINDSCAPE POINTS	I ()F HF B	PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA	PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA OF 75% OF ISLANDS = 10 PTS.
MITIGATION TREES	PROTECTED, CLASS 2 TREES REMOVED SHALL BE REPLACED AT 0.7:1 RATIO	(4) PROTECTED, CLASS 2 TREES BEING REMOVED 4 X 0.7 = 3 TREES TO BE REPLACED	3 TREES



VICINITY MAP
NOT TO SCALE



CEI ENGINEERING ASSOCIATES, INC. 710 W PINEDALE AVE FRESNO, CA 93711 PHONE: (559) 447-3119 FAX: (559) 447-3129



CLIENT 3K1 CONSULTING SERVICES, LLC. 11811 N. TATUM BOULEVARD, PHOENIX, ARIZONA 85028 PHONE: (602) 850-8101



PLANS PREPARED FOR QUICK N CLEAN 7291 E. ADOBE DRIVE, SUITE 115 SCOTTSDALE, AZ. 85255 PHONE: (480) 707-3531

REVISION NO. DESCRIPTION DATE

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> FOR REVIEW ONLY NOT FOR CONSTRUCTION

DDOLECCIONAL OF DECORD	N1 /A
PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/16/2023
REVISION	REV-0

PRELIM. LANDSCAPE PLAN

SHEET NUMBER

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL PROPOSED LANDSCAPING IS INSTALLED IN ACCORDANCE WITH PLANS, DETAILS, SPECIFICATIONS (IF APPLICABLE) AND ALL LOCAL CODES AND REQUIREMENTS.
- CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY
- QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR GENERAL USE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT AND LANDSCAPE MATERIAL

QUANTITIES. SYMBOL COUNT ON PLAN TAKES PRECEDENCE OVER TABLE QUANTITIES.

DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

- IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE OWNER'S REPRESENTATIVE AND/OR THE LANDSCAPE ARCHITECT OF UNAVAILABILITY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS IF UNAVAILABILITY OCCURS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.
- CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL
- ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.
- COORDINATE WITH PROJECT REPRESENTATIVE FOR DISTURBED SITE TREATMENTS OUTSIDE LANDSCAPE IMPROVEMENTS. SEE CIVIL PLANS FOR SOIL STABILIZATION FOR EROSION CONTROL.
- 10. IF REQUIRED, CONTRACTOR TO ENSURE THAT AN AUTOMATED IRRIGATION SYSTEM THAT PROVIDES COMPLETE COVERAGE OF THE SITE IS INSTALLED PRIOR TO INSTALLING TREES/PALMS (SEE IRRIGATION PLAN SHEET IF PROVIDED). IF NO PLAN IS PROVIDED THE CONTRACTOR SHALL SUBMIT A PROPOSED DESIGN TO THE LANDSCAPE ARCHITECT/ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE PROPOSED DESIGN MUST HAVE AN APPROVED BACKFLOW DEVICE AND RAIN SENSOR INSTALLED TO STOP IRRIGATION DURING RAIN EVENTS. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE AND NO PONDING OF WATER AT ROOT AREA.
- 11. ALL HARDSCAPE MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

PLANTING NOTES

PAVEMENT SURFACES

CONCRETE PADS, ETC.

EDGING AS REQUIRED.

TOPSOIL DEPTH SHALL BE AS FOLLOWS:

CONDITIONING WITH WOOD MUICH.

GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)

ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.

12. ALL PLANTING BED SOILS SHALL BE AMENDED WITH 2" OF ORGANIC COMPOST

TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.

INSTALLATION OF PLANT MATERIALS AND MULCH.

PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.

20. ALL TREES MUST BE STAKED AS SHOWN IN THE DETAILS.

24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:

EVERGREEN SHRUBBERY NOV. - MAR.

EVERGREEN TREES NOV. - MAR.

DECIDUOUS SHRUBBERY & TREES NOV. - MAR

APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.

SOON AS POSSIBLE AFTER DELIVERY.

PLANTER BEDS - 12" MINIMUM

APPLICATION RATES.

- 12. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION AT NO COST TO THE OWNER.

OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS

MATERIALS SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC. SHALL BE

FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. THE TOP SIX INCHES OF FILL MATERIAL STRIPPED FROM SITE MAY BE UTILIZED FOR PLANTER OR TOPSOIL FILL IF PRIOR APPROVAL HAS BEEN

REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF AND MULCH) MUST BE GRADED TO 1 1/2" BELOW ADJACENT

LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES,

ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED

TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO

TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.

WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.

AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS.

6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED

THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED. EXCAVATED PLANT PITS SHALL HAVE

POSITIVE DRAINAGE. PLANT PITS (WHEN FULLY FLOODED WITH WATER) SHALL DRAIN WITHIN 1 HOUR OF FILLING.

APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO

10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE

14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDLING OF THE TREE. REMOVE WIRE,

15. IF A NON-BIODEGRADABLE MATERIAL IS USED AROUND THE BALL, IT SHALL BE COMPLETELY REMOVED PRIOR TO

16. PRIOR TO INSTALLATION, THE ROOTS OF CONTAINER GROWN STOCK SHALL BE SEPARATED OR SPLIT TO ENSURE

COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME

22. MAINTAIN 5' MIN. HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND ALL UTILITIES UNLESS OTHERWISE

23. A FOUR INCH (4") TOP DRESSING/MULCHING OF BROWN SHREDDED HARDWOOD MULCH SHALL BE PLACED IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL HAVE TOP DRESSING TO THE OUTSIDE EDGE OF THE MANUFACTURED EDGING OR LANDSCAPE ISLAND. (SEE PLANTING DETAILS) TOP DRESSING CAN BE WOOD MULCH, ROCK, OR ANY OTHER DECORATIVE MATERIAL SPECIFIED ON PLANS. SEE LANDSCAPE PLAN FOR TYPE.

SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS

17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND

18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL

19. ALL TREES MUST BE STRAIGHT-TRUNKED, FULL-HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS

11. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED

13. ALL TREES AND SHRUBS SHALL BE PLANTED IN SUCH A MANNER AS TO ENSURE THEIR SURVIVAL.

BACKFILL ALL TREES, SHRUBS, GROUNDCOVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL

CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES,

14. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.

- 15. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- 16. IF A SWPPP PLAN IS PROVIDED THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR
- 17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED
- 18. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% YUKON BERMUDA, 45% MAJESTIC BERMUDA, 10% CENTIPEDE (COATED) BY WEIGHT @ 3LBS / 1000 SF.
- 19. SEEDING ON SLOPES: HYDROSEED WITH GRASS SEED AS INDICATED ON PLANS. SEE LEGEND FOR SPECIFIC GRASS SEED TYPE. SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE. ALL SLOPES 2:1 OR GREATER SHALL BE COVERED WITH EROSION CONTROL BLANKET AS SHOWN IN THE EROSION CONTROL BLANKET DETAIL. SEE SPECIFICATIONS FOR SEED ESTABLISHMENT REQUIREMENTS.
- 20. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- 21. CONTRACTOR SHALL PROVIDE EXPANSION AND CONTROL JOINTS ON ALL LANDSCAPE

SPECIFIC CONCRETE PROJECTS (SEE HARDSCAPE PLAN FOR DETAILS).

- AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY
- 2. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1 1/2" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 4 IMPORTED TOPSOIL SHALL BE NATURAL FRIABLE SOIL FROM THE REGION KNOWN AS BOTTOM LAND SOIL: FREE FROM LUMPS, CLAY TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES; CONTAINING NO SALT AND BE BLACK TO BROWN IN COLOR.
- 5. ALL LAWN AREAS TO BE FINE GRADED, SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO SOD INSTALLATION.
- 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, CONSTRUCTION WASTE, ETC. SHALL
- 7. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS
- 8. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 9. FERTILIZE ALL SOD AT THE TIME OF PLANTING WITH A TIME RELEASE FERTILIZER PER BRAND'S SPECIFIED APPLICATION
- 10. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 11. IF SOD IS INSTALLED ON SLOPES OF 3:1 OR GREATER. SOD SHALL BE STAKED TO AVOID SLIPPING OR SLIDING APART. STAKING OR STAPLES SHALL BE INSTALLED FLUSH AS TO NOT CREATE A MAINTENANCE ISSUE WITH CARE EQUIPMENT.
- 12. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED
- 13. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. ADJUST FINE GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP
- 3. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.

- BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.

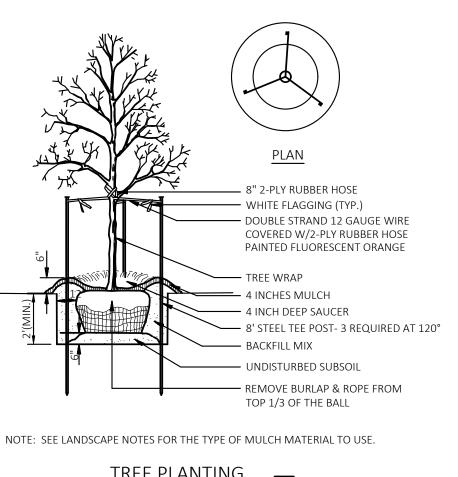
- TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN VIGOROUS, HEALTHY CONDITIONS.
- 14. IF INSTALLATION OCCURS BETWEEN NOVEMBER AND MARCH ALL SOD AREAS TO BE OVER-SEEDED WITH ANNUAL RYE

TREE PROTECTION NOTES

- 1. ALL TREES SHOWN ON THE LANDSCAPE PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR
- 2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING WITHIN TREE PROTECTION AREAS SHALL BE DONE BY HAND.
- 3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION BY CONTRACTOR. PROJECT IN
- ORDER TO PREVENT THE FOLLOWING: A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC
- OR STORAGE OF EQUIPMENT OR MATERIALS. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING
- WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- 4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
- A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA. B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING; ERECT THE FENCE NO
- 5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED. INSTALL 2x2 WOOD PLANKS AROUND THE TRUNK OF THE TREE WITH MIN 1/4" CLOSED CELL FOAM PADS BETWEEN THE PLANKS AND THE TRUNK. USE STRAPS OF WIRE TO BIND THE PLANKS IN PLACE, DO NOT DRIVE FASTENERS IN THE TREE. IF THE PROTECTIVE PLANKS ARE TO BE IN PLACE FOR LONGER THAN 6 MONTHS, LOOSEN AND ADJUST THE PLANKS EVERY 3 MONTHS TO ALLOW FOR TREE GROWTH.

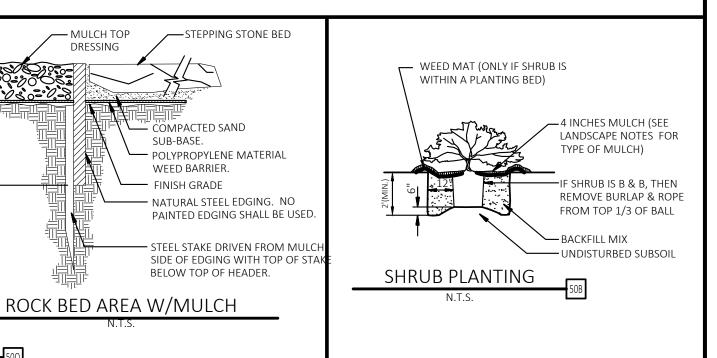
CLOSER THAN 6 FEET TO THE BUILDING.

- 6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH A MINIMUM OF 6-8 INCHES OF ORGANIC BARK OR SHREDDED HARDWOOD MULCH TO MINIMIZE SOIL COMPACTION. MULCH SHALL BE PLACED AND SPREAD IN THIS AREA USING HAND TOOLS AND WHEELBARROWS.
- 7. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- 8. REFER TO LANDSCAPE PLAN AND TREE PRUNING DETAIL BEFORE EXCAVATING OR GRADE CUTTING WITHIN THE ROOT ZONES OF ANY PROTECTED TREES. NO EXCAVATION OR GRADING SHALL BE DONE WITHIN ANY DESIGNATED TREE PROTECTION AREAS.
- 9. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER WEEKLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- 10. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. GRADING LIMITED TO 3 INCH CUT.
- 11. NO CONDUIT OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. REFER TO GENERAL
- 13. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.
- GENERAL TREE PRUNING NOTES
- 1. TREES PRUNING SHALL BE PERFORMED BY A QUALIFIED TREE CARE PROFESSIONAL UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND IN COORDINATION WITH THE
- LANDSCAPE ARCHITECT.
- 2. TREES SHALL NOT BE "TOPPED" 3. NO MORE THEN 20% OF THE LIVING TREE CANOPY SHALL BE REMOVED IN ONE GROWING
- 4. PRUNING SHALL BE DONE DURING LATE WINTER WHEN THE TREES DORMANT SEASON OR IN MID SUMMER ONCE THE LEAVES HAVE REACHED THERE FULL SIZE. ONLY LIGHT PRUNING (LESS THAN 10% OF THE FOLIAGE) SHALL BE DONE OTHER TIMES OF THE YEAR.
- 5. TREES SHALL NOT BE PRUNED DURING TIMES OF EXTENDED DROUGHT OR IF THE TREE IS UNDER STRESS.
- 6. DEAD OR DAMAGED WOOD CAN BE REMOVED AT ANY TIME AS NEEDED.
- 7. LIMBS SHALL BE PRUNED TO A MIN OF 7' ABOVE WALKWAYS AND 8' ABOVE VEHICULAR



SUB-BASE

WEED BARRIER.



CEI ENGINEERING ASSOCIATES, INC. 710 W PINEDALE AVE FRESNO. CA 93711 PHONE: (559) 447-3119 FAX: (559) 447-3129



3K1 CONSULTING SERVICES, LLC 11811 N. TATUM BOULEVARD, PHOENIX, ARIZONA 85028 PHONE: (602) 850-8101



QUICK N CLEAN 7291 E. ADOBE DRIVE, SUITE 115 SCOTTSDALE, AZ. 85255 PHONE: (480) 707-3531

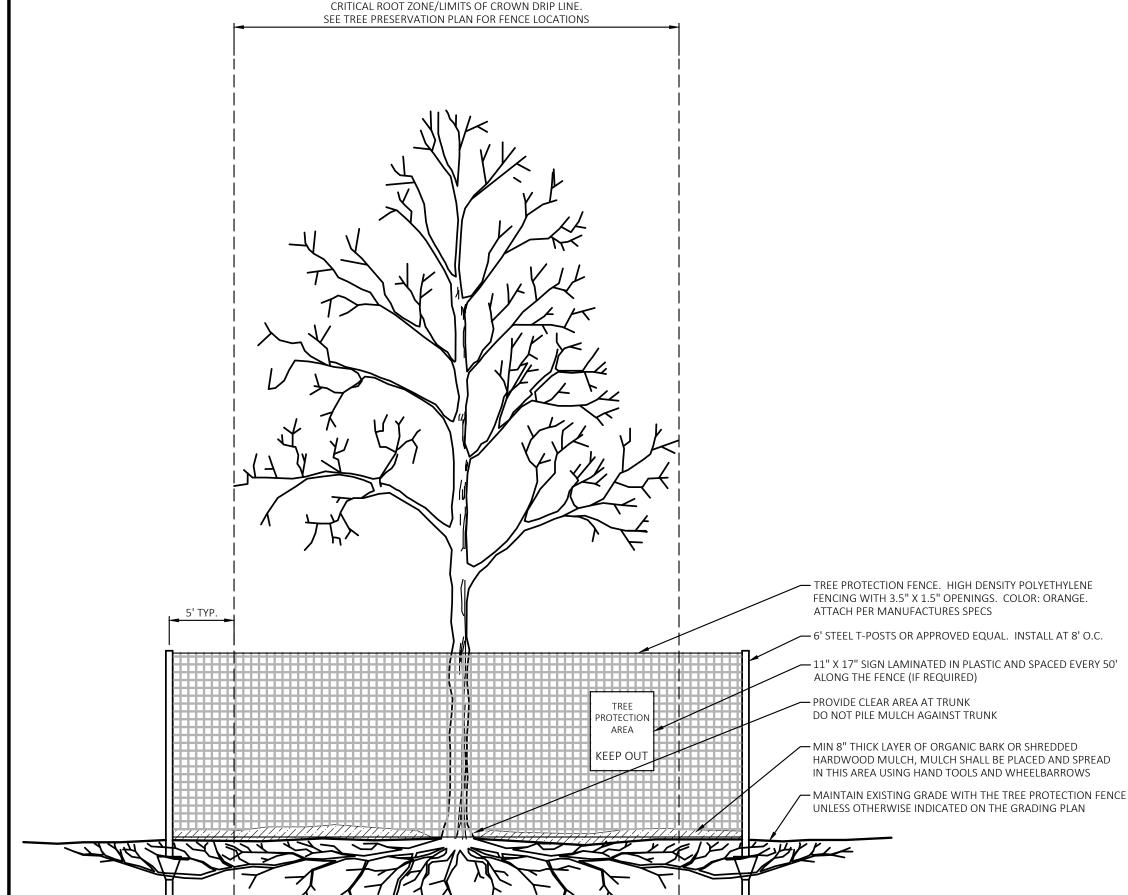
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PROFESSIONAL OF RECORD PROJECT MANAGER JCH DESIGNER CEI PROJECT NUMBER 32439 3/15/2023 REVISION REV-0

LANDSCAPE NOTES



SODDED AREA

FINISH GRADE

WEED BARRIER.

HEADER.

SODDED AREA W/MULCH

POLYPROPYLENE MATERIAL

— NATURAL STEEL EDGING. NO

STEEL STAKE DRIVEN FROM

MULCH SIDE OF EDGING WITH

TOP OF STAKE BELOW TOP OF

PAINTED EDGING SHALL BE

DRESSING

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SPECIFIED.