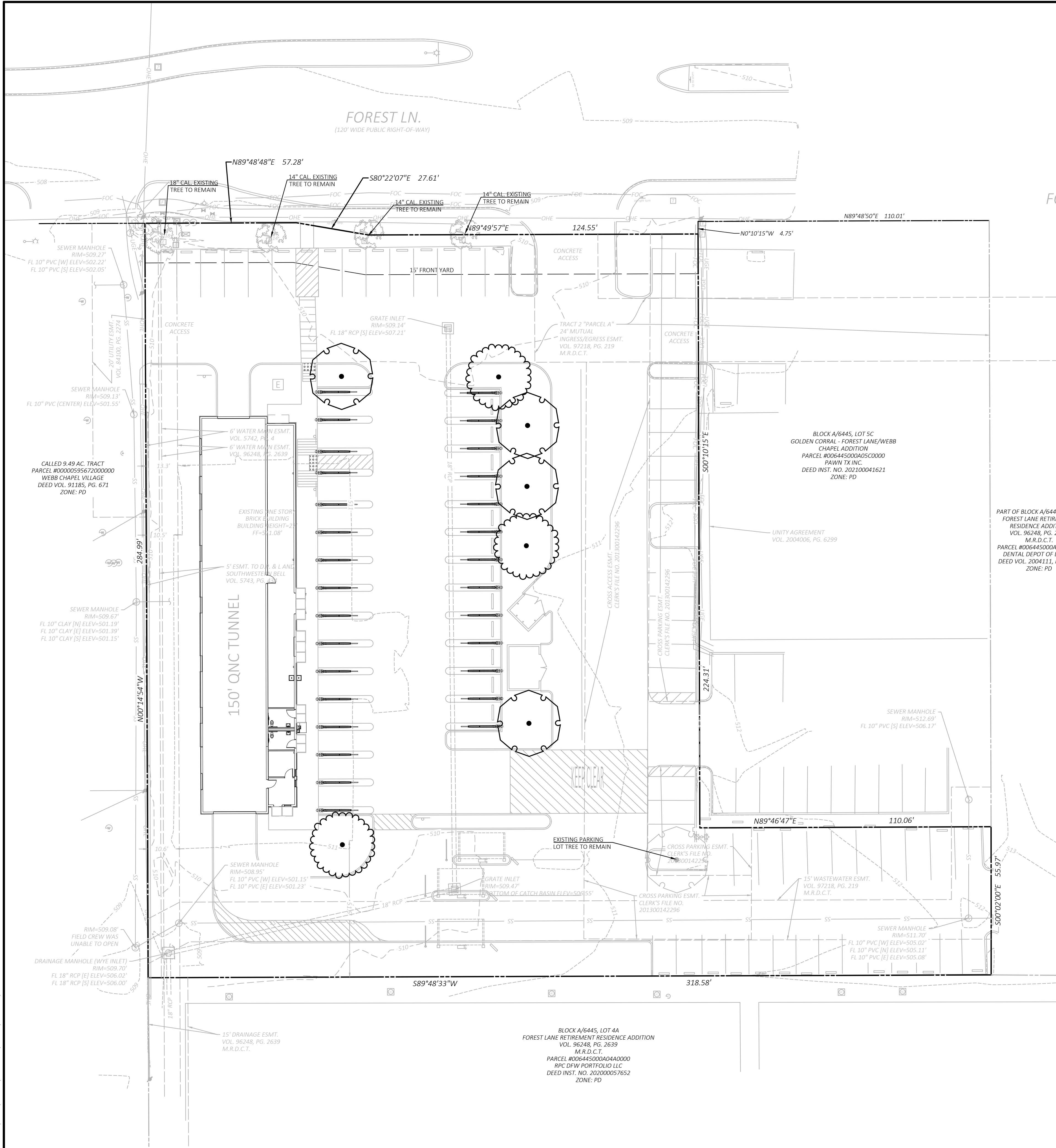


DRAWING LOCATION: P:\23000\23499\0\DRAWINGS\DESIGN\WORKING\23499-1.DWG. SAVED BY: ELAWRENCE

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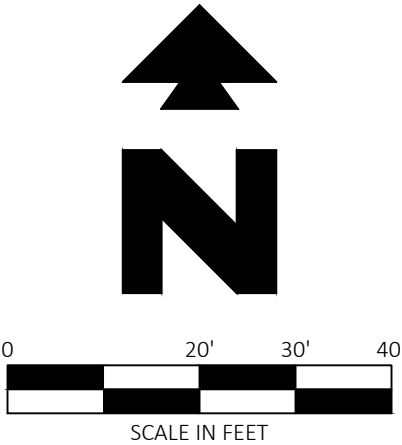


SITE BENCHMARK

Benchmark #1: A cut "C" in concrete located on the curb island in the center of Forest Ln. approximately 62' northeast of the easterly access drive to subject property. Elev=509.74'

NOTE:

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



EXISTING LEGEND			
	EAST OR ELECTRIC		OHT
	NORTH OVERHEAD		OHTV
	SOUTH OR SEWER		X"SS
	TELEPHONE		UGE
	UNDERGROUND WEST OR WATER		UGE&T
	PROPERTY LINE		UGT
	RIGHT OF WAY LINE		UGTV
	STORM DRAIN		X"W
	GAS		5-10-11 50.5
	OHE		5 = DIAMETER OF TRUNK IN FEET
	OHE&T		10 = HEIGHT OF TREE IN FEET
			11 = CANOPY DIAMETER IN FEET
			50.5 = ELEVATION AT BASE OF TREE

PROPOSED LEGEND			
	BOUNDARY LINE		
	STORM DRAIN		
	INTERIOR GREENSPACE		

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

PLANT SCHEDULE						
TREES	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 OF THE BUILDING SITE (REFER TO SEC. 51A-10.126 FOR POINTS TABLE)	65,018 SF = 20 POINTS REQUIRED LID - WATER-WISE PLANTS AND IRRIGATION PARKING LOTS - INCREASE LANDSCAPE ISLAND AREA	LID - WATER-WISE PLANTS AND IRRIGATION = 80% OF PLANT MATERIAL AND 100% OF TURF AREAS = 10 PTS. 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

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QUICK N CLEAN

PLANS PREPARED FOR  
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REVISION		
NO.	DESCRIPTION	DATE

QUICK N CLEAN CAR WASH  
3312 FOREST LANE  
DALLAS, TX

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
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 TITLE  
SHEET NUMBER

L1



DRAWING LOCATION - P:\2020\2429\00DRAWINGS\DESIGNWORKING\2429-01.DWG. SAVED BY - SURVANT

- GENERAL NOTES
1. 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.

2. CONTRACTOR TO INSPECT SITE AND VERIFY CONDITIONS AND DIMENSIONING PRIOR TO PROCEEDING WITH WORK DESCRIBED HERE IN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY CONSTRUCTION.

3. 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.

4. 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.

5. ALL PLANT MATERIALS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1.

6. CONTAINER GROWN STOCK SHOULD HAVE GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER.

7. ANY PLANT SUBSTITUTIONS, RELOCATION, OR REQUIRED CHANGE SHALL REQUIRE THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER.

8. THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REFUSE ANY MATERIAL THEY DEEM UNACCEPTABLE.

9. 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.

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.

13. 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.

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 THIS SITE.

17. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

18. ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN SHALL BE SOWN WITH GRASS SEED MIX OF 45% YUKON BERMUUDA, 45% MAJESTIC BERMUUDA, 10% CENTPEDE (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).
- PLANTING NOTES

1. 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 REMOVED PRIOR TO ANY FILL OPERATIONS. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL. SOIL SHALL BE FREE OF HEAVY, STICKY OR 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 OBTAINED FROM THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

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

3. LOCATE SHRUBS A DISTANCE OF HALF OF THEIR AVERAGE MATURE SPREAD AWAY FROM WALKS, STRUCTURES, CONCRETE PADS, ETC. LOCATE GROUND COVER PLANTINGS A MINIMUM OF 2' FROM WALKS, STRUCTURES, CONCRETE PADS, ETC.

4. ALL LAWN AREAS NOT OTHERWISE BORDERED BY WALKS, OR OTHER STRUCTURES, SHALL HAVE MANUFACTURED EDGING AS REQUIRED.

5. TREES PLANTED ADJACENT TO PUBLIC ROADS AND PEDESTRIAN SIDEWALKS SHALL BE PRUNED SUFFICIENTLY TO AVOID VISUAL BLOCKS TO INTERSECTING VEHICULAR ACCESS OR INTERFERENCE WITH PEDESTRIAN WALKWAYS. TREES WITH A 4" OR LARGER CALIPER SHALL BE PRUNED UP TO 6'-0" ABOVE PAVEMENTS.

6. ALL TREES WITHIN 4' OF PAVED SURFACES (SUCH AS CURBS, WALLS, BUILDINGS AND SIDEWALKS) SHALL BE PROVIDED WITH A DEEP ROOT BARRIER CONTROL DEVICE OR EQUAL. INSTALL PER MFR'S SPECIFICATIONS.

7. TOPSOIL DEPTH SHALL BE AS FOLLOWS :  
PLANTER BEDS - 12" MINIMUM  
GRASS/SOD AREAS - 4" MINIMUM (AFTER COMPACTION)

8. BACKFILL ALL TREES, SHRUBS, GROUND COVER WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART SOIL CONDITIONING WITH WOOD MULCH.

9. 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. ENSURE THAT ALL PLANT PITS HAVE POSITIVE DRAINAGE.

10. ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURE'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.

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

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

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

14. ANY ROPE OR WIRE BINDING THE BALL SHALL BE CUT PRIOR TO PREVENT GIRDING OF THE TREE. REMOVE WIRE, TWINE, AND BURLAP FROM THE TOP HALF OF ALL B&B PLANT MATERIAL.

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

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

17. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.

18. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. TREES & SHRUBS SHALL BE PLANTED AS SOON AS POSSIBLE AFTER DELIVERY.

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

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

21. NO SUBSTITUTIONS OR ALTERNATIVES WILL BE ALLOWED FOR GROUND SURFACE MATERIALS UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.

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

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.

24. THE FOLLOWING PLANTING SEASONS ARE RECOMMENDED:  
EVERGREEN SHRUBBERY NOV. - MAR.  
DECIDUOUS SHRUBBERY & TREES NOV. - MAR.  
EVERGREEN TREES NOV. - MAR.

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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.

B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.

C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.

D. 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 CLOSER THAN 6 FEET TO THE BUILDING.

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.

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 PRUNING NOTES.

13. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNER'S 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 SEASON.

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 6" ABOVE VEHICULAR AREAS.

MULCH TOP DRESSING

SODDED AREA

1/3 ABOVE GRADE

2/3 BELOW GRADE

FINISH GRADE

POLYPROPYLENE MATERIAL WEED BARRIER.

STEEL STAKE DRIVEN FROM MULCH SIDE OF EDGING WITH TOP OF STAKE BELOW TOP OF HEADER.

SODDED AREA W/MULCH

N.T.S.

MULCH TOP DRESSING

STEPPING STONE BED

1/3 ABOVE GRADE

2/3 BELOW GRADE

FINISH GRADE

POLYPROPYLENE MATERIAL WEED BARRIER.

NATURAL STEEL EDGING. NO PAINTED EDGING SHALL BE USED.

STEEL STAKE DRIVEN FROM MULCH SIDE OF EDGING WITH TOP OF STAKE BELOW TOP OF HEADER.

ROCK BED AREA W/MULCH

N.T.S.

WEED MAT (ONLY IF SHRUB IS WITHIN A PLANTING BED)

4 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)

IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL

BACKFILL MIX

UNDISTURBED SUBSOIL

2" MIN

SHRUB PLANTING

N.T.S.

CRITICAL ROOT ZONE/LIMITS OF CROWN DRIP LINE  
SEE TREE PRESERVATION PLAN FOR FENCE LOCATIONS

5' TYP.

TREE PROTECTION AREA

KEEP OUT

TREE PROTECTION FENCE, HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS. COLOR: ORANGE. ATTACH PER MANUFACTURES SPECS

6" STEEL T-POSTS OR APPROVED EQUAL. INSTALL AT 8' O.C.

11" X 17" SIGN LAMINATED IN PLASTIC AND SPACED EVERY 50' ALONG THE FENCE (IF REQUIRED)

PROVIDE CLEAR AREA AT TRUNK DO NOT PILE MULCH AGAINST TRUNK

MIN 8" THICK LAYER OF ORGANIC BARK OR SHREDDED HARDWOOD MULCH, MULCH SHALL BE PLACED AND SPREAD IN THIS AREA USING HAND TOOLS AND WHEELBARROWS

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE GRADING PLAN

TREE PROTECTION

N.T.S.

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QUICK N CLEAN

PLANS PREPARED FOR  
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REVISION

NO.	DESCRIPTION	DATE

QUICK N CLEAN CAR WASH  
3312 FOREST LANE  
DALLAS, TX

FOR REVIEW ONLY NOT FOR CONSTRUCTION	
PROFESSIONAL OF RECORD	N/A
PROJECT MANAGER	JCH
DESIGNER	JSC
CEI PROJECT NUMBER	32439
DATE	3/15/2023
REVISION	REV-0

LANDSCAPE NOTES	
SHEET TITLE	
SHEET NUMBER	

L1.2