

LANDSCAPE PLAN



LANDSCAPE CALCULATIONS:

REQUIRED:	PROVIDED:
OPEN SPACE SITE GREENSPACE 5% (5,445 SF)	25% (27,393 SF)
75% OF REQUIRED LANDSCAPING IN YARD ADJUTING STREET WITH GREATEST PAVEMENT WIDTH (1-20) LANDSCAPE AREA COVERED WITH GRASS, ORGANIC MULCH OR LIVE GROUNDCOVER 40% (10,957 SF)	55% (3,018 SF)
BUFFER YARD 1 TREE/500 SF OF REQ. LANDSCAPE AREA (25 TO 50 LF APART AND 8 FT FROM CURB) 1 SHRUB/50 SF OF REQ. LANDSCAPING 1 TREE/20 PARKING SPACES	11 TREES (5445/500=10.89) 109 SHRUBS (5445/50=108.9) 10 TREES (195 SPACES/20=9.75)
PARKING SPACES NO MORE THAN 100 FT FROM A TREE PARKING SCREENED FROM R.O.W., 3 FT IN HEIGHT	YES YES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CODE	GAL
AC	10		ACER BARBATUM 'LACDOW'	FLORIDA MAPLE	B # B	8" GAL
NS	4		NYSSA SILVATICA	SOUR OAK	B # B	8" GAL
QA	4		QUERCUS AGUTSISHA	BAYWOOD OAK	B # B	8" GAL
GN	3		QUERCUS NARRA	HATEN OAK	B # B	8" GAL
QT	6		QUERCUS TEXANA	TEXAS RED OAK	B # B	8" GAL
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CODE	HEIGHT
BA	45		BESSEMERIA THUNDERBOLTII 'ATROPURPUREA'	RED LEAF JAPANESE BAMBERRY	CONT.	
BC	45		BESSEMERIA THUNDERBOLTII 'CRIMSON PRINCE'	CRIMSON PRINCE BAMBERRY	CONT.	
CR	94		COTONEASTER HORIZONTALIS 'ROBUSTA'	ROCKSPRAY COTONEASTER	CONT.	
IK	101		ILEX CORNUTA 'RECTA'	DIWAR CHINESE HOLLY	CONT.	
HI	42		ILEX CORNUTA 'VELUTINA'	VELUTINA CHINESE HOLLY	CONT.	
IS	31		ILEX CORNUTA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	B # B	1" HT. MIN.
JS	24		JANIPERUS X PRYTHIANNA 'SEA GREEN'	SEA GREEN JUNIPER	CONT.	36" HT. MIN.
RB	18		RUBUS ARCHAICA 'BIRD-LOW'	BIRD-LOW FRAGRANT RUBUS	CONT.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CODE	SOD
GT	15801 SF		CYNODON DACTYLON 'TIP 41F'	BERNADA GRASS	SOD	

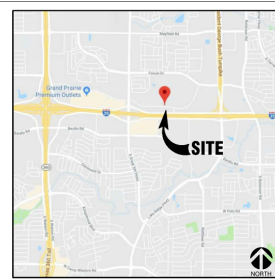
SHRUB HEIGHT MEASUREMENTS ARE TO BE AS MEASURED FROM TOP OF ROOTBALL (TYP.). ALL SHRUBS IN CONTAINERS SHALL BE A MINIMUM OF FIVE GALLONS.

GENERAL NOTES:

- GRAPHIC SYMBOLS TAKE PRECEDENCE OVER WRITTEN QUANTITIES AND KEYS ON PLAN.
- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSIDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO OWNER OR TENANT.
- TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
- EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
- EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
- NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
- SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CIVIL SITE PLAN.
- CONTRACTOR TO PROVIDE SITE IRRIGATION FOR ALL LANDSCAPE AREAS. IRRIGATION FOR THESE AREAS TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS, DO NOT SHOW ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED/INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
- REFER TO PLUMBING PLANS FOR BACKFLOW PREVENTER INFORMATION (IF LOCATED WITHIN THE BUILDING). IF BACKFLOW PREVENTER IS LOCATED OUTSIDE, REFER TO SHEET L2.1 IRRIGATION NOTES AND DETAILS.
- PLANT MATERIAL IN CONTAINERS SHALL BE A MINIMUM OF FIVE GALLONS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS, REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



LOCATION MAP

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO OWNER.
2	INSTALL RIVER ROCK MULCH 5'-11" DIAMETER ON KNEE BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MULCH TO BE INSTALLED FLUSH WITH TOP OF SIDEWALK.
3	CULTIVATE BEDLINE 4" DEPTH (TYP.)
4	4" SCHEDULE 40 PVC IRRIGATION SLEEVE
5	ALL LAWN ARE TO BE ESTABLISHED WITH BY SOODING WITH VARIETY COMMON TO LOCALITY.
6	3" DEPTH CEDAR MULCH ON KNEE BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN.

GreenbergFarrow
1430 West Peachtree St. NW
Suite 200
Atlanta, GA 30309
P: 404 601 4000 F: 404 601 3970

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ISSUE/REVISION RECORD

NO.	DATE	DESCRIPTION
11/19/2018	11/19/2018	11/19/2018 SITE PLAN REVIEW
12/14/2018	12/14/2018	12/14/2018 SP & USP RE-SUBMITTAL
01/02/2019	01/02/2019	01/02/2019 DRC RE-SUBMITTAL



PROFESSIONAL IN CHARGE
FRED WADOOD - LICENSE NO. 3182
PROJECT MANAGER
JULIE WADOOD
QUALITY CONTROL
LORI VERON
DRAWN BY
JACOB WADOOD

PROJECT NAME
TEXAS ROADHOUSE

GRAND PRAIRIE TEXAS
I-20
GRAND PRAIRIE, TEXAS 75052



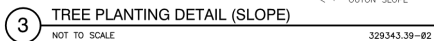
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SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.0



CASE #S190101



5 GROUND COVER PLANTING DETAIL

