

LANDSCAPE CALCULATIONS:

OPEN SPACE	REQUIRED:	PROVIDED:
SITE GREENSPACE	5% (5,445 SF)	25% (27,393 SF)
75% OF REQUIRED LANDSCAPING IN YARD ABUTTING STREET WITH GREATEST PAVEMENT WIDTH (I-20)	75% (4,084 SF)	55% (3,018 SF)
LANDSCAPE AREA COVERED WITH GRASS, ORGANIC MULCH OR LIVE GROUNDCOVER	40% (10,957 SF)	90% (24,580 SF)
BUFFER YARD 1 TREE/500 SF OF REQ. LANDSCAPE AREA (25 TO 50 LF APART AND 8 FT FROM CURB)	11 TREES (5445/500=10.89)	11 TREES
1 SHRUB/50 SF OF REQ. LANDSCAPING	109 SHRUBS (5445/50=108.9)	109 SHRUBS
PARKING LOT 1 TREE/20 PARKING SPACES	10 TREES (195 SPACES/20=9.75)	10 TREES
PARKING SPACES NO MORE THAN 100 FT FROM A TREE	YES	YES
PARKING SCREENED FROM R.O.W., 3 FT IN HEIGHT	YES	YES



LOCATION MAP

PLANT	SCHEE	ULE				
INSEE5	CODE	QTY.	BOTANICAL NAME	COMMON NAME	CONT	GAL
(\cdot)	AG	ю	ACER BARBATUM (CADDO)	FLORIDA HAPLE	B # B	9'GAL
) (N5	4	NYSSA SYLVATICA	SOUR 6UM	B # B	B*GAL
\odot	QA.	4	OLERCUS ACUTISSIMA	SANTOOTH OAK	B 4 B	5°GAL
)	an	3	OLERCUS NISRA	HATER OAK	B # B	9°CAL
(\cdot)	ат	6	CLERCUS TEXANA	TEXAS RED OAK	B 4 B	B'GAL
SHRUDS	CODE	<u>gtr</u>	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
0	BA	65	BERBERIS THINBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	GONT.	
0	BG	45	BERBERIS THINBERGII CRIMSON PYGMY	CRIMSON PYSMY BARBERRY	GONT.	
0	CR	54	COTONEASTER HORIZONTALIS ROBUSTA'	ROCKSPRAY COTONEASTER	CONT.	
0	IR	Ю	ILEX CORNITA ROTINDA'	DWARF CHINESE HOLLY	GONT.	
0	IH	42	ILEX CRENATA HELERII'	HELER JAPANESE HOLLY	CONT.	
0	15	97	ILEX CRENATA 'SKY PENGIL'	SKY PENCIL JAPANESE HOLLY	B 4 B	T HT, MIN,
0	.15	24	JINPERUS X PFITZERIANA SEA GREEN	SEA GREEN JINPER	CONT.	96" HT, MN,
0	Ró	Ið	RHUS AROMATICA 'SRO-LOW'	SRO-LON FRASRANT SUNAC	CONT.	

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:

- CONTRACTOR TO REPAIR AND REPLACE ANY PLANT MATERIAL DAMAGED BY THIS CONSTRUCTION OUTSDE PROJECT LIMITS. ANY EXISTING PLANT MATERIAL DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECES AND SIZE AT THE CONTRACTOR'S DEPORE WITH NO ADDITIONAL COST TO OWNER OR TELEVANT.

- 5. EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
- 6 ANY PHOTO SHOWING A CROUP 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
- REFER TO THE LATEST CIVIL PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CAIL SITE PLAN.

- 12. PLANT MATERIAL IN CONTAINERS SHALL BE A MINIMUM OF FIVE GALLONS.

MAINTENANCE OF LANDSCAPING:

THE OWNER, TEMANT, OF ACENT, F 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 RETURE AND DEBRIS, MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUIRARMEET GOOTINGET PERIOR.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPT

- - INSTALL RIVER ROCK MILCH 5"-7" DIAMETER ON MEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK MILCH TO BE INSTALLED FLISH WITH TOP OF SIDEWALK.
 - CULTIVATE BEDLINE 4" DEPTH, (TYP.)
 - 4", SCHEDULE 40 PVC IRRIGATION SLEEVE
 - ALL LAWNS ARE TO BE ESTABLISHED WITH BY SODDING WITH VARIETY COMMON TO LOCALITY.
 - 3" DEPTH CEDAR MUCH ON WEED BARRIER IN ALL ISLANDS TYPICAL UNLESS OTHERWISE NOTED ON PLAN

PROJECT MANAGER

PROFESSIONAL SEAL

GreenbergFarrow

DRAWN BY

PROJECT NAME **TEXAS ROADHOUSE**

GRAND PRAIRIE TEXAS

I-20 Grand Prairie, Texas 75052

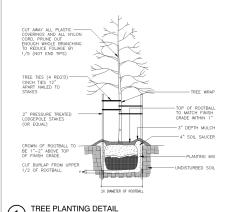


PLAN

SHEET TITLE LANDSCAPE

SHEET NUMBER





TREE TIES (4 REQ'E CINCH TIES 12" APART NAILED TO 2" PRESSURE TREATED LODGEPOLE STAKES (OR EQUAL) -3" DEPTH MULCH NATIVE SOIL
COMPACTED TO
CONTAIN 50% OF
ROOTBALL BUILT
OUTON SLOPE TREE PLANTING DETAIL (SLOPE)

PI AN SOD, MULCH OR GROUND COVER-SEE LANDSCAPE PLAN DECIDUOUS TREE-SEE TREE PLANTING DETAIL CONCRETE CURB BACKFILL WITH CLEAN FRIABLE OMPACTED SUBSOU (SCARIEY) 30" EXCAVATION OF SUBGRADE

TYPICAL ISLAND PLANTING DETAIL

NOT TO SCALE

 HAND-PLACE COBBLE AROUND PLANT MATERIAL TO AVOID DAMAGE. SIDEMALK. DO NOT CREATE
"BIRDBATHS" BY TRAPPING WATER
AROUND PLANTS OR REAR BUILDING
FOUNDATIONS OR SIDEWALK.
CONTRACTOR MUST MAINTAIN POSITIVE
DRAINAGE. 5"-7" LENGTH COMPACTED SUB-GRADE, SEE CIVIL

5"-7" LENGTH RIVER ROCK COBBLE DETAIL 1 1/2" = 1'-0

TREES AND SHRUBS

329343.69-01

- 4' HIGH SAFFTY FENCE

WHEN PROPOSED WALKS, CURBS OF BUILDINGS ENCROACH ON TREE DRIF LINES, INSTALL FENCING 3' BACK OF PROPOSED STRUCTURE, OTHERWISE ENCIRCLE ENTIRE DRIP LINE

EXISTING TREE

HIGH SAFFTY FENCE WITH

329343.67-91

3/4" REROD 8' O.C

- EXISTING GRADE 2'-3' DEPTH

- ALL TREES LOCATED IN GRASSED AREAS SHALL BE PLANTED AS PER DETAIL AND MULCHED WITH AT LEAST FOUR (4) FOOT DIAMETER OF SHREDDED BARK MULCH, TO A MINIMUM 3" DEPTH
- SHRUB BEDS SHALL BE MOUNDED WITH TOPSOIL A MINIMUM OF 6" ABOVE TOP OF CURB AND SHALL BE MULCHED WITH A 3" DEPTH OF SHREDDED BARK MULCH.
- 20. TREES SHALL BE PLANTED NO CLOSER THAN FIVE (5) FEET FROM BACK OF SIDEWALK OR BUILDING STRUCTURE.
- 21. LOCATION AND LAYOUT OF ALL SHRUBS AND TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO START OF LAND DISTURBANCE AND
- MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- 23. ALL TREES ARE TO BE STAKED AND GUYED PER PLANTING DETAILS

5 STRAND STEEL CABLE 3 PER TREE. CEDAR STAKE 2"X2"X3"--3" DEPTH MUICH -4" SOIL SAUCER UNDISTURBED SOIL

329343.39-01

NOT TO SCALE

NOTE: PLANTING BEDS AROUND TEXAS ROADHOUSE BUILDING TO

HAVE 5"-7" LENGTH COBBLESTONE HAND PLACED AROUND ALL SHRUBS. INST ON WEED BARRIER.

EVERGREEN TREE PLANTING DETAIL

GROUNDCOVER PLANTING DETAIL 5

**SEE PLAN FOR REQUIRED SPACING

SPACING "D" ROW WIDTH "A" NO. OF PLANTS/SF

SHRUB PLANTING DETAIL

NOT TO SCALE

329333.83-01

329343.39-02

TO MATCH FINISH GRADE WITHIN 1"

-4" SOIL SALICER

JNDISTURBED SOIL

GROUNDCOVER TO BE PLANTED ON EQUIDISTANT TRIANGULAR GRID

3" DEPTH MULCH SHREDDED BARK MULCH

329333.16-Ø1

TREE PROTECTION DETAIL

NOTES: LANDSCAPE PLANTING

(2)

NOT TO SCALE

THE LANDSCAPE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND VERIFY THEM TO HIS SAIRSFACTION. THE LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE CONDITIONS AND DO THE WORK SPECIFIED WITHOUT ADDITIONAL COMPENSATION FOR POSSIBLE VARIATION FROM GRADES AND CONDITIONS

2X DIAMETER OF ROOTBA

- PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING CONSTRUCTION, SHOULD THE LANDSCAPE CONTRACTOR CAUSE DAMAGE TO ANY UTILITIES HE SHALL MAKE NECESSARY REPAIRS AS QUICKLY AS POSSIBLE WITHOUT ADDITIONAL COMPENSATION.
- ALL PLANT MATERIAL SIZES AND MEASUREMENTS, NOLLDING TRUNK, HEAD, AND SPREAD SIZES, CONTAINER AND RODTBALL SIZE, QUALITY AND CONTIONS HELD CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT ISSUE OF, "AMERICAN STANDARDS FOR NURSERY STOCK" (AMSLIZED.1).
- ALL PLANT MATERIAL ARE SUBJECT TO THE APPROVAL BY THE OWNER, AND MAY BE INSPECTED AT THE PLACE OF GROWTH OR ON SITE PRIOR TO PAUNITION, AUDISOZIAPE ARCHITECT RETAINS THE RIGHT TO REJECT ANY PLANT MATERIAL WHICH IS NOT TO HIS SATISFACTION.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING WORK (INCLUDING WATERING, SPRAYING FOR INSECTS AND DISEASE, MULCHING, MOWING, FERTILIZING, CULTIVATING, EDGING AND WEEDING) FOR A PERIOD OF 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL LANDSCAPE PLANTING WORK AND MATERIALS FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE THE WORK HAS BEEN APPROVED BY THE OWNER AS INSTALLED. ALL PART MATERIAL NOT HEALTH' GROWING CONDITION SHALL BE REMOVED IMMEDIATELY AND REPLACED AS SOON AS POSSIBLE WITH LIKE KIND AND SIZE AT NO CHARGE TO THE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SOIL SAMPLES FROM SOIL AND NATIVE OR FILL SOILS AT THE SITE AND SUBMITHICS THEM TO AN APPROVED SOIL TESTING LABORATORY, AND OBTAIN ANALYSES AND RECOMMENDATIONS FOR AMENDING THESE SOILS AND FERTILIZATION OF SPECIFIED PLANT MATERIAL AT A MINIMUM ALL PLANTING AREAS SHALL BE FERTILIZED WITH 12 LBS. /1000 SF OF 10-10-10 FERTILIZER
- ALL PLANTING AREAS, SHRUB BEDS AND TREES SHALL BE MULCHED WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES OF MULCH AS SPECIFIED, PRIOR TO MULCHING APPLY A PRE-EMERGENT HERBICIDE (APPROVED BY TOWNER) AS RECOMMENDED BY THE MANUFACTURER, TO PREVENT RECURRING WEED AND GRASS GROWTH.
- PLANT BEDS ADJACENT TO TEXAS ROADHOUSE BUILDING ARE TO HAVE $5-7^\circ$ LENGTH COBBLESTONE INSTALLED ON WEED BARRIER. STONES TO BE HAND PLACED SO AS NOT TO DAMAGE PLANT MATERIAL DURING INSTALLATION.
- CONTRACTOR IS TO TAKE SPECIAL CARE WHEN INSTALLING NEW PLANT MATERIAL SO AS NOT TO DISTURB ANY EXISTING PLANTINGS DESIGNATED TO REMAIN, ANY EXISTING PLANT MATERIAL AMAGED BY CONTRACTO DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIAL OF SIMILAR SPECIES AND SIZE AT THE

ALL DISTURBED AREAS SHALL RECEIVE 4" MINMAUM OF TOPSOLL (COMPACTED) AND GRASSED WITH SOO OR 17. SEED AS INDICATED ON PAIN. LANDSCAPE CONTRACTOR TO COORDINATE HIS/HEEP WORK WITH OTHER THACES ERECEPRONE PHISH GRADING. IF ANALMALES CONTRACTOR IS TO USE STORCHED TOPSOLL ONSTIE. IF NOT ANALMALE THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR IMPORTING THE TOPSOLL NECESSARY TO MEET TINNER GROUP.

- TOPSOIL, SHALL BE FERTILE, FRIABLE AND REPRESENTATIVE OF LOCAL PRODUCTIVE SOIL, CAPABLE OF SUSTAINING VICOROUS PLANT GROWTH AND FREE OF CLAY LUMPS, SUBSOIL, NOXOUS WEEDS OR OTHER FOREIGN MATTER SUCH AS STONES, ROOTS, STONES AND OTHER EXTRANEOUS MATERIALS: NOT FROZEN OR MUDDY. PH OF TOPSOIL TO RANGE BETWEEN 5.5 AND 7.5.
- SODDED AREAS SHALL BE GRASSED WITH SPECIES PER THE PLANT SCHEDULE, SOD SHALL BE LAID WITH CLOSE, TIGHT FITTING JOINTS, WHICH SHALL BE LAID IN ROWS PARALLEL TO THE CONTOUR LINES. ALL SODDED AREAS SHALL BE ROLLED TO ACHIEVE A SMOOTH, LINFORM LAIM.
- SEEDED AREAS SHALL BE GRASSED WITH SPECIES PER THE PLANT SCHEDULE AT A RATE OF (5) POUNDS PER 1000 SQ. FT. OF GRASSED AREA. SEED MAY BE APPLED EITHER BY A MECHANICAL SPECIALER OR HUROSCEEDING, MICHOEVER MEITHOUS CHOSON. A HURCH STAND OF GRASS SHALL BE ACHIEVED WITHIN 21 DAYS OR A SECOND OVERSEEDING WILL BE REQUIRED.
- FERTIZATION AND SOIL AMENDMENTS FOR ALL GRASSED AREAS SHALL BE AS PER LABORATORY ANALYSIS. HOROSEEDING MAY BE SUBSTITUTED FOR MECHANICAL SEEDING BY MINKING SEED, FERTILIZER AND PULYBEZED MALCH IN WATER, LYBIN GEUMPANT SPECIALLY DESIGNED FOR HYBROSEED APPLICATION, MX WITH LANDORARY BELINDED WITH DANGEBEROYS SLURRY SUTFALE FOR HYDRAULU APPLICATION, APPLI UNIFORMY AT A PAIR LA PROMISE TO GREATING SPECIAL SECTION SERVICE.
- ANY EXISTING LAWN AREA DISTURBED BY CONSTRUCTION IS TO BE REPAIRED TO ITS ORIGINAL CONDITION BY SEEDING AT NO ADDITIONAL COST TO THE OWNER.
- REFER TO THE LATEST CML PLANS FOR DISTURBED AREAS TO BE RESTORED. ADDITIONAL RESTORATION MAY BE NEEDED DUE TO FIELD CONDITIONS. SEE CMIL SITE PLAN.

PROFESSIONAL SEAL

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ISSUE/REVISION RECORD

11/19/2018 SITE PLAN REVIEW 12/14/2018 SP & USP RE-SUBMITTAL

12/31/2018 PROFESSIONAL IN CHARGE

OUALITY CONTROL DRAWN BY

TEXAS **ROADHOUSE**

GRAND PRAIRIE

GRAND PRAIRIE, TEXAS 75052



PROJECT NUMBER

SHEET TITLE

LANDSCAPE NOTES & **DETAILS**