

**LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- A MIXTURE OF 30% MUSHROOM COMPOST, 10% SAND AND 60% TOPSOIL SHALL BE ROTOTILLED INTO ALL PERENNIAL, ANNUAL AND SHRUB PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED WITH THE TOPSOIL AND MUSHROOM COMPOST MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND. UNLESS OTHERWISE NOTED, CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE TIME OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
  - A. 4" MINIMUM IN GRASS OR SOD AREAS
  - B. 6" MINIMUM IN PLANTING AREAS
  - C. 12" MINIMUM IN LANDSCAPE ISLANDS

**TREE PRESERVATION AND EXISTING LANDSCAPE NOTES:**

- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED SHALL HAVE PROTECTIVE FENCING INSTALLED PER THE DETAIL PROVIDED. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY ON SITE, ANY DAMAGE DONE TO A PROTECTED TREE DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE DESIGNER.
- TREES WHICH ARE NOTED TO BE REMOVED SHALL HAVE THE STUMP GROUND DOWN A MINIMUM OF 18" BELOW THE ADJACENT GRADE UNLESS OTHER ARRANGEMENTS HAVE BEEN MADE AND AGREED TO BY THE OWNER AND LANDSCAPE DESIGNER. ALL DEBRIS FROM THE REMOVED TREE/STUMP SHALL BE HAULED OFF-SITE.
- TREES WHICH ARE NOTED TO BE PRUNED SHALL BE PRUNED BY AN I.S.A. CERTIFIED ARBORIST UNLESS OTHERWISE APPROVED BY THE LANDSCAPE DESIGNER.
- NO CONSTRUCTION ACTIVITY, AND/OR PLACEMENT OF EQUIPMENT, MATERIALS, OR SPOILS STORAGE SHALL BE PERMITTED WITHIN THE ROOT ZONE OF ANY PROTECTED TREE. NO EXCESS SOIL, ADDITIONAL FILL, CRUSHED LIMESTONE, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OR LOCATED AT A HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREES COULD POTENTIALLY AFFECT THE HEALTH OF SAID TREES.
- IN THE EVENT THAT AN UNDERGROUND UTILITY LINE/PIPE IS PROPOSED TO BE LOCATED WITHIN FIVE FEET OF THE TRUNK OF A TREE DESIGNATED FOR PRESERVATION, THAT UTILITY LINE/PIPE SHALL (WHERE POSSIBLE) BE AUGURED TO PREVENT DAMAGE TO THE ROOT SYSTEM OF THE TREE.
- DURING THE CONSTRUCTION PERIOD NO ATTACHMENTS, SIGNS, FENCES, WIRES, ETC. OTHER THAN APPROVED FOR BRACING, GUYING OR WRAPPING, SHALL BE ATTACHED TO ANY TREE.
- UNLESS OTHERWISE NOTED ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED.
- TREES WHICH ARE NOTED TO REMAIN AND BE PROTECTED, AND WHOSE CANOPIES/ROOT SYSTEMS FALL WITHIN AN AREA OF DEMOLITION/CONSTRUCTION, SHALL HAVE ALL ROOTS EXPOSED BY HAND AND CLEANLY PRUNED, USING I.S.A. APPROVED METHODS.
- ALL EXISTING PLANT MATERIAL ON THIS PLAN HAS BEEN SHOWN FOR GRAPHIC AND DESIGN PURPOSES ONLY. ALL EXISTING PLANT MATERIAL NOT SHOWN ON THE LAND SURVEY PROVIDED, WAS LOCATED IN THE FIELD BY THE LANDSCAPE DESIGNER AND THEREFORE IS APPROXIMATE IN ITS LOCATION AS SHOWN ON THIS PLAN. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE VIABILITY OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.

**GENERAL NOTES:**

THESE PLANS ARE BASED ON SITE PLAN - 150402-IL-PEORIA-UNIVERSITY-PLAN REVISION 4 PROVIDED ON 12/28/15

PLAN PREPARED BY VERDAD REAL ESTATE, INC. 1211 SOUTH WHITE CHAPEL BLVD. SOUTHLAKE, TEXAS

PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

**ON SITE PARKING DATA**

REGULAR SPACES	31
ADA ACCESSIBLE SPACES	2
TOTAL SPACES	33

**SITE DATA**

LOT AREA	=	44,107 S.F. (1.01 AC.)
IMPERVIOUS AREA	=	27,527 S.F. (0.63 AC.)(62%)
PERVIOUS AREA	=	16,580 S.F. (0.38 AC.)(38%)
BUILDING AREA	=	±2,500 S.F.
F.A.R.	=	0.05

**PLANT LIST**

**SHADE, ORNAMENTAL AND CONIFEROUS TREES**

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
4	ABM	Acer x fremanii 'Jeffersred'	Autumn Blaze Maple	2 1/2"
3	SLH	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2 1/2"
2	ISL	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6'
7	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'

**FLOWERING AND EVERGREEN SHRUBS**

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
12	IBB	Aronia melanocarpa 'Morton'	Iriquois Beauty Black Chokeberry	5 Gal.
15	BBH	Hydrangea macrophylla 'Blushing Bride'	Endless Summer Blushing Bride Hydrangea	5 Gal.
5	LYH	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal.
31	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
24	DKR	Rosa 'Radtko'	Double Knock Out Rose	3 Gal.
4	PDR	Rosa 'Radtkopink'	Pink Double Knock Out Rose	3 Gal.
6	JVB	Viburnum x juddii	Judd Viburnum	5 Gal.

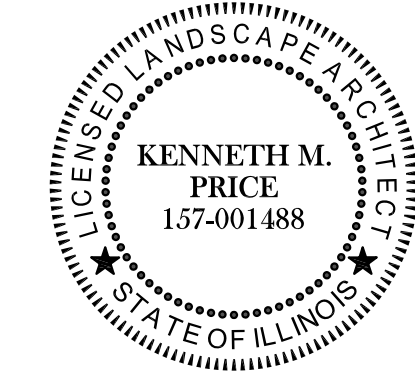
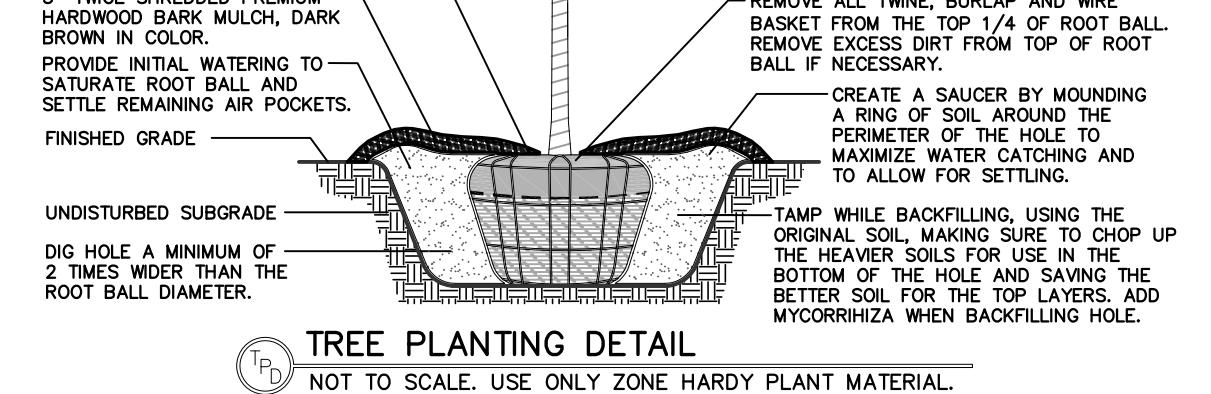
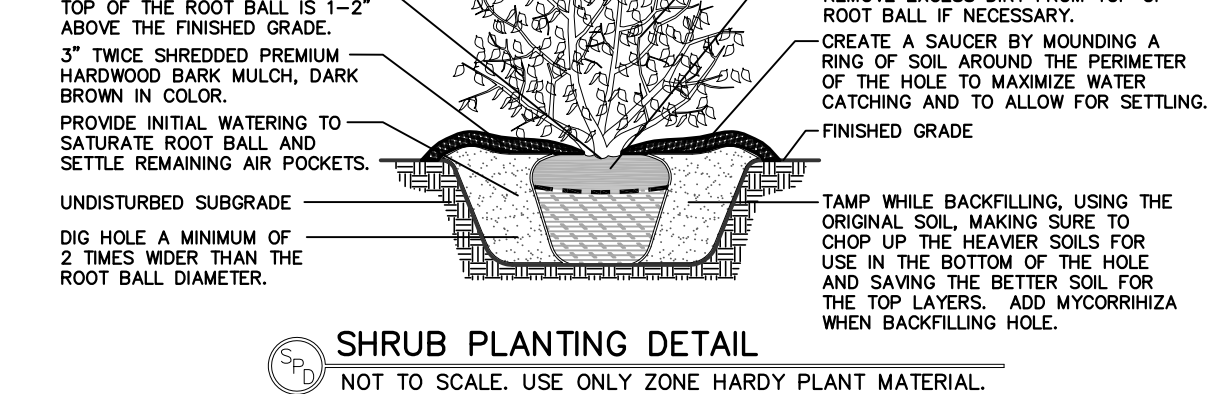
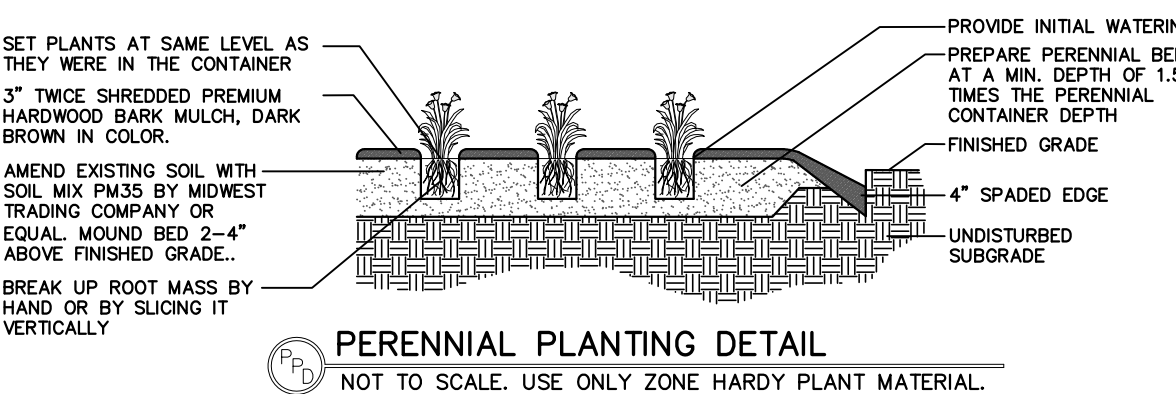
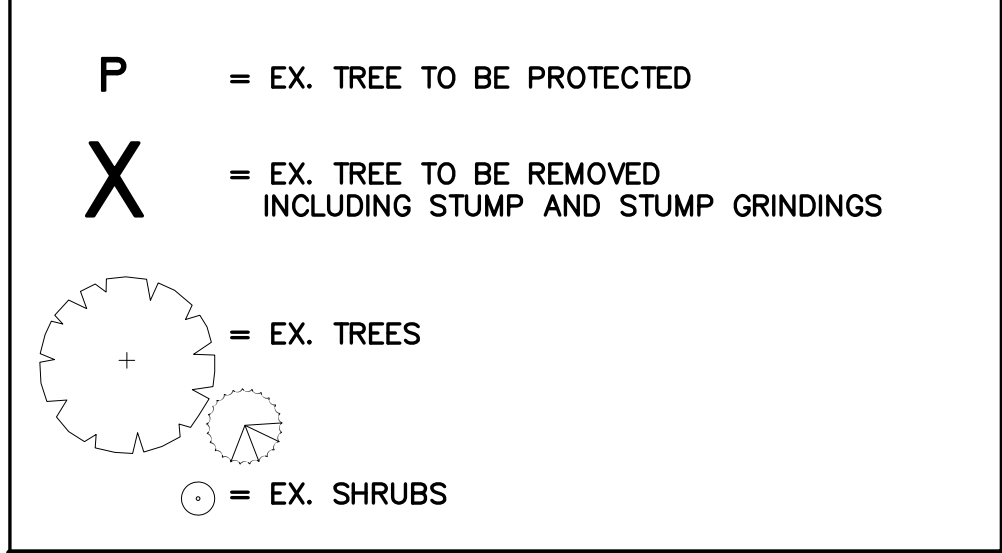
**PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS**

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
14	JTC	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis	1 Gal.
8	NPC	Geranium sanguineum 'New Hampshire Purple'	New Hampshire Purple Bloody Cranesbill	1 Gal.
64	SDD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 Gal.
2	LSS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.
26	LSB	Rudbeckia speciosa (fulgida) var. sullivantii	Showy Black Eyed Susan	1 Gal.
13	AFS	Sedum spectabile 'Autumn Fire'	Autumn Fire Sedum	1 Gal.
21	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 Gal.
20	PLB	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal.

**LANDSCAPE TABLE:**

FRONT LOT PERIMETER =	272	= 136 POINTS REQUIRED
EXISTING PERIMETER LANDSCAPE =	ORNAMENTAL TREES (EX) 2 @ 25 = 50 POINTS	SHADE TREE (PROPOSED) 3 @ 20 = 60 POINTS
	ORNAMENTAL TREES (PROPOSED) 2 @ 15 = 30 POINTS	TOTAL PROVIDED = 140 POINTS
PARKING LOT - # PARKING STALLS =	33 (POINTS REQUIRED)	
	SHADE TREE 4 @ 20 = 80 POINTS	TOTAL = 80 POINTS (PROVIDED)

**LEGEND**



**LANDSCAPE PLAN**

LANDSCAPE PLAN DESIGNED BY KENNETH M. PRICE, RLA

DATE: 01/19/16

REVISIONS: PER CITY REVIEW COMMENTS

NO. 1

Prepared For: **Verdad Real Estate**  
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Southlake, TX. 76092

**HARDEE'S-PEORIA**  
North University St. and West Merle Ln  
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CHECKED BY: J. MILLER  
DESIGN BY: K. PRICE  
DRAWN BY: K. PRICE  
DATE: DECEMBER 30, 2015  
SCALE: 1" = 20'  
PROJECT NO.: 15-068

**LANDSCAPE PLAN**

L-1