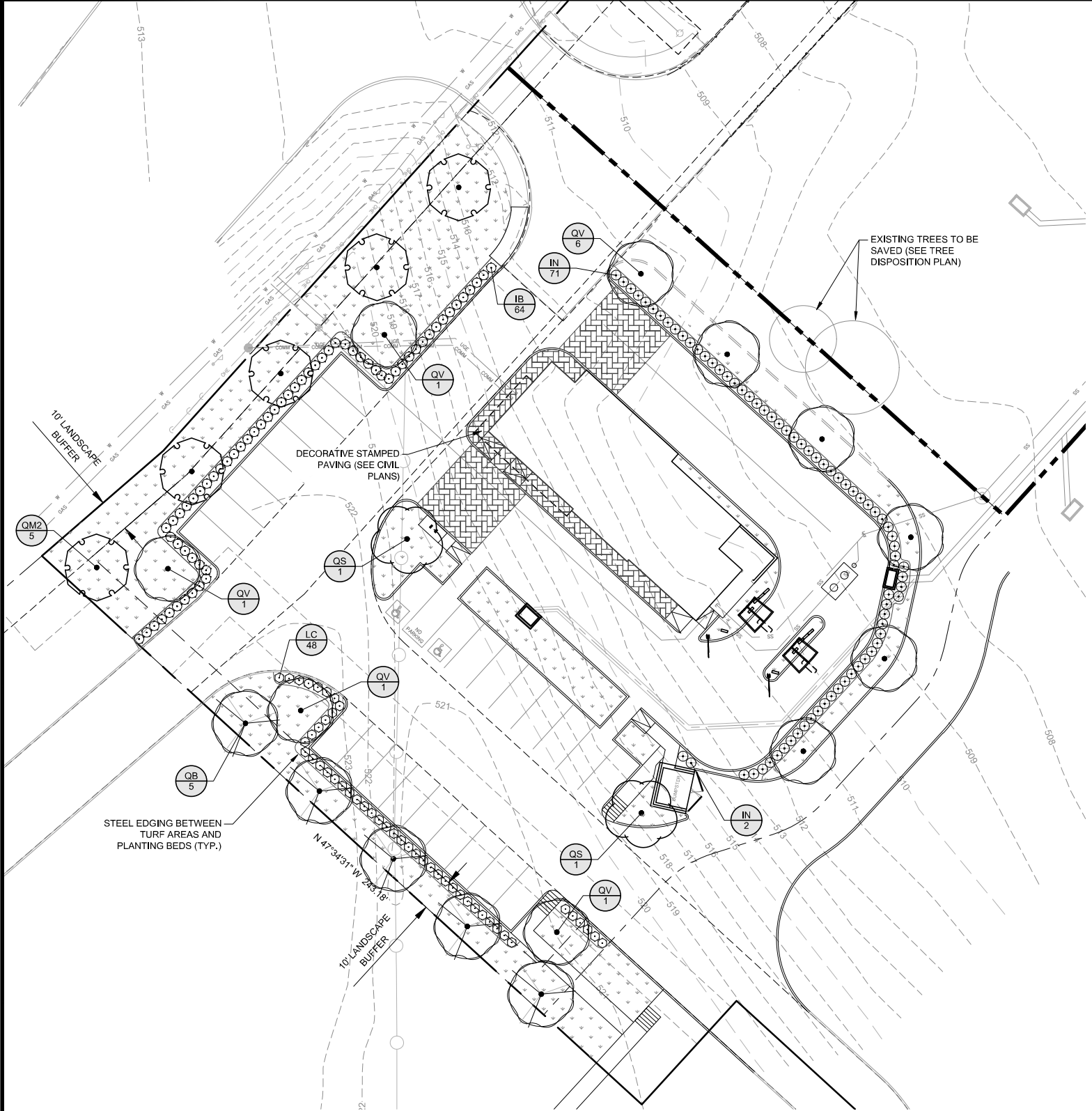


PLOTTED BY: JAMES GIBSON
 PLOT DATE: 3/22/2023 1:10 PM
 LOCATION: C:\USERS\JGIBSON\EDG DROPBOX\EDG -- SHARED\2022\POPEYES\POPEYE'S -- COPPELL\POPEYES COPPELL TX 2023-03-20.DWG
 LAST SAVED: 3/20/2023 2:52 PM



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

0' 10' 20' 40'
 Scale 1" = 20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QB	Quercus buckleyi / Texas Red Oak	3" Cal.	B&B or Cont.	10' min.	5
	QM2	Quercus muehlenbergii / Chinkapin Oak	3" Cal.	B&B or Cont.	10' min.	5
	QS	Quercus shumardii / Shumard Red Oak	3" Cal.	B&B or Cont.	10'-12'	2
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B or Cont.	10' min.	10
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal.	Cont.	36" o.c.	64
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon 24" tall minimum at the time of planting	---	Cont.	36" o.c.	73
	LC	Loropetalum chinense 'Crimson Fire' / Crimson Fire Loropetalum 24" tall minimum at the time of planting	---	Cont.	36" o.c.	48
SOD	CODE	BOTANICAL / COMMON NAME	QTY			
	CH	Cynodon dactylon '419 Hybrid' / Bermudagrass Sod	9,478 sf			

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	42,049 SF
TOTAL LANDSCAPE AREA REQUIRED	12,614 SF (30%)
TOTAL LANDSCAPE AREA PROVIDED	10,916 SF (25.9%)
STAMPED DECORATIVE PAVING REQUIRED	1,724 SF SF (4.1%)
STAMPED DECORATIVE PAVING PROVIDED	1,725 SF SF (4.1%)

STREET FRONTAGE	
FRONTAGE LENGTH	
STATE HWY 121:	203 LF
STREET TREES REQUIRED:	203 LF / 40 = 5
STREET TREES PROVIDED:	5 TREES

PERIMETER LANDSCAPING	
10' LANDSCAPE BUFFER ALONG	
LANDSCAPE REQUIRED = 3,497 SF	3,497 SF PROVIDED
ALL ROW AND ADJACENT PROPERTIES	PROVIDED
VEHICULAR USE AREAS (VUA) SCREENED FROM	
ALL ROW AND ADJACENT PROPERTIES	PROVIDED
1 TREE PER 50 LF	
NE PERIMETER 200 LF = 4 TREES REQUIRED	4 TREES PROVIDED
SE PERIMETER 204 LF = 4 TREES REQUIRED	4 TREES PROVIDED
SW PERIMETER 200 LF = 4 TREES REQUIRED	4 TREES PROVIDED

PARKING LOT LANDSCAPING	
REQUIRED	PROVIDED
12,614 SF x .10 = 1,261 SF	1,785 SF

NON-VEHICULAR OPEN SPACE	
LANDSCAPE REQUIRED:	5,936 SF (15% OF NON-EXEMPT AREA)
LANDSCAPE PROVIDED:	6,037 SF (15.2%)
50% IN FRONT YARD 2,960 REQUIRED	2,980 PROVIDED
TREES REQUIRED:	2 TREES (1 PER 2,500 SF)
TREES PROVIDED:	2 TREES

TREES	
TOTAL TREES REQUIRED	22
TOTAL TREE PROVIDED	22

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



POPEYE'S
COPPELL, TEXAS

NO.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN:	JWG
DRAWN:	JWG
CHECKED:	RM
DATE:	3/22/2023
SHEET	
LP-1	
File No.	MARKETING