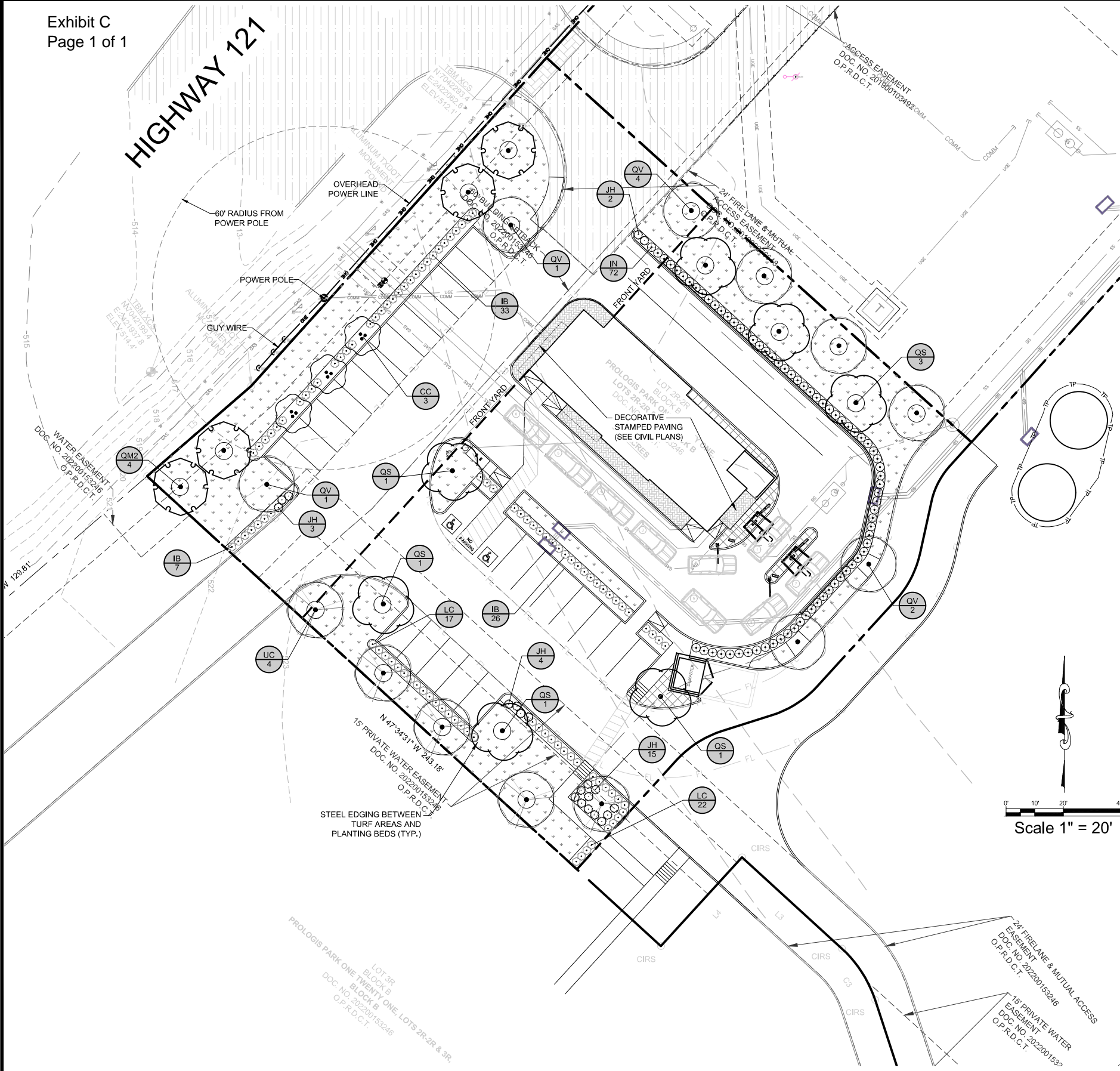


NO.	DATE	REVISION	BY



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CC	Cercis canadensis / 'Forest Pansy' Redbud Substitute for one (1) Overstory Tree at 3:1 ratio per City of Coppell	3" Cal.	B&B or Cont.	7' min.	3
	QM2	Quercus muehlenbergii / Chinkapin Oak	3" Cal.	B&B or Cont.	10' min.	4
	QS	Quercus shumardii / Shumard Red Oak	3" Cal.	B&B or Cont.	10' -12'	7
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B or Cont.	10' min.	8
	UC	Ulmus crassifolia / Cedar Elm	3" Cal.	B&B or Cont.	10' min.	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	24" high	Cont.	36" o.c.	66
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon	24" high	Cont.	36" o.c.	72
	JH	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Trailing Juniper	---	3 Gallon	per plan	20
	LC	Loropetalum chinense 'Crimson Fire' / Crimson Fire Loropetalum	24" high	Cont.	36" o.c.	39
GROUND COVERS	BOTANICAL / COMMON NAME	QTY				
	Cynodon dactylon '419 Hybrid' / Bermudagrass Sod	9,478 sf				
	Trachelospermum asiaticum / Asian Jasmine	1 gal. ±478 sf 18" o.c.				

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 ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1"-1 1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING 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).

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	42,049 SF (0.96 AC)
TOTAL LANDSCAPE AREA REQUIRED (30%)	12,615 SF
TOTAL NON-EXEMPT LANDSCAPE AREA PROVIDED (35%)	14,810 SF
PARKING LOT LANDSCAPING	
INTERIOR LANDSCAPING	
REQUIRED	PROVIDED
10% OF THE GROSS NON-EXEMPT AREA	2,599 SF (20%)
12,615 SF x 10% = 1,262 SF	1 TREE / 400 SF
1,262 SF / 400 SF = 4 TREES	4 TREES
PERIMETER LANDSCAPING	
PUBLIC ROW - VEHICULAR USE AREAS (VUA)	15' / 2,724 SF
PERIMETER LANDSCAPE AREA 15' WIDE	10' / 4,060 SF
ALONG ALL PROPERTY LINES	PERIMETER LANDSCAPE AREA 10' WIDE
1 TREE PER 50 LF	4 TREES
R.O.W. PERIMETER 202 LF = 4 TREES	4 TREES
NE PERIMETER 200 LF = 4 TREES	4 TREES
SE PERIMETER 204 LF = 4 TREES	4 TREES
SW PERIMETER 200 LF = 4 TREES	4 TREES
NON-VEHICULAR OPEN SPACE FEATURE LANDSCAPING	
REQUIRED	PROVIDED
15% OF LOT NON-EXEMPT AREA	3,861 SF (30%)
12,615 SF x 15% = 1,893 SF	1,893 SF x 50% = 946 SF
50% SHALL BE IN REQ. FRONT YARD	1,600 SF (85%)
TREES	5 TREES
PERCENTAGE OF SITE IN NON-VEHICULAR OPEN SPACE	35% = 1 TREE / 3,000 SF (PER CHART SEC. 12-34-9)
14,810 / 3,000 = 5 TREES	25 TREES PROVIDED
TOTAL TREES REQUIRED = 25	25 TREES PROVIDED

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 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.
 - 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.

EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

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