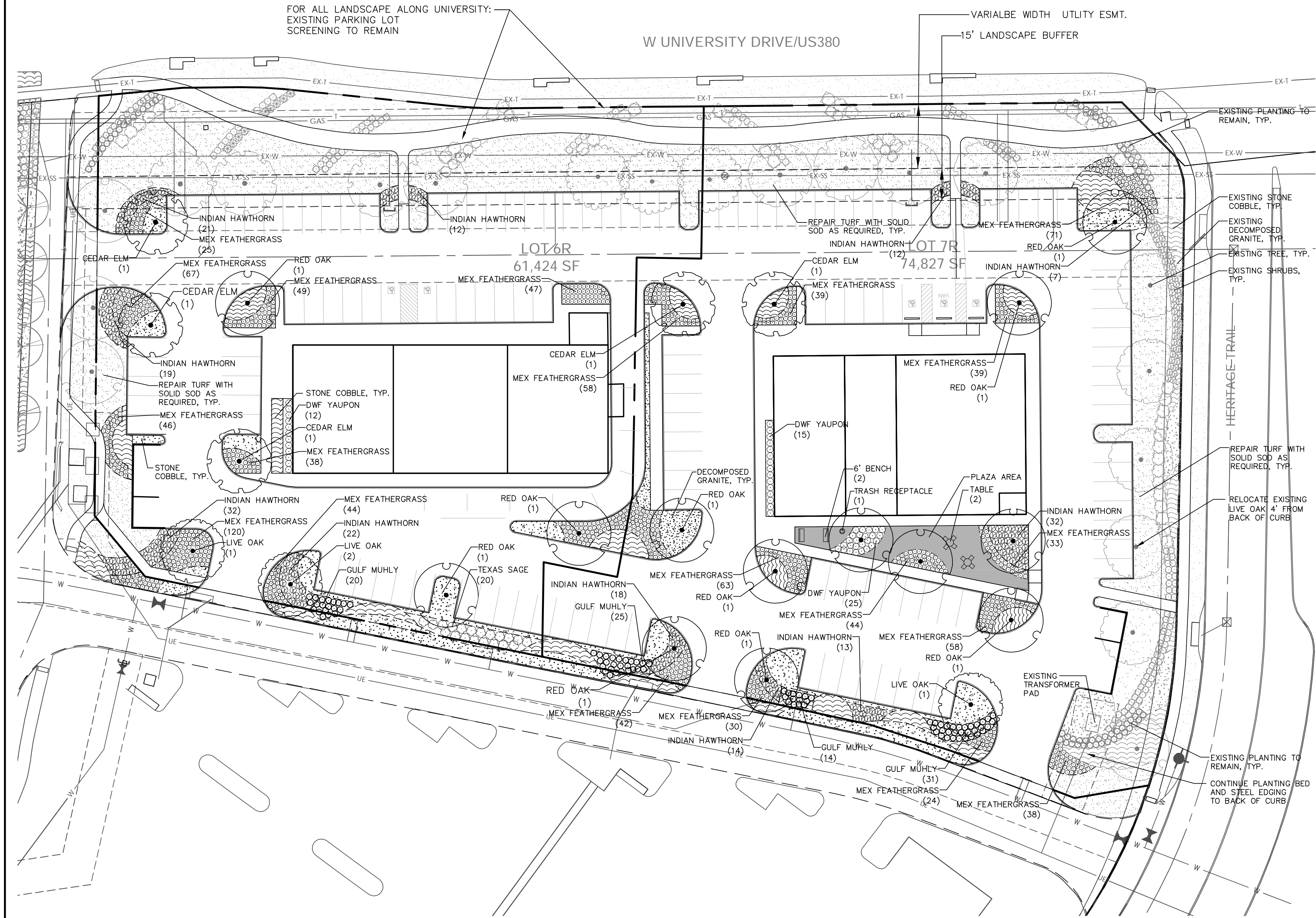


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## LANDSCAPE DATA

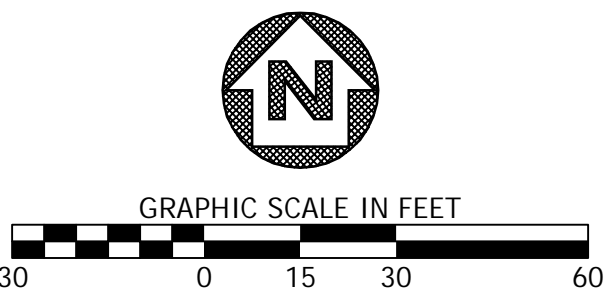
SITE AREA LOT 6R & LOT 7R	136,251 SF. / 3.13 AC.
10% SITE LANDSCAPE AREA REQUIRED	13,625 SF SITE LANDSCAPE AREA PROVIDED
29.1% SITE LANDSCAPE AREA PROVIDED	39,652 SF SITE LANDSCAPE AREA PROVIDED
20% SITE TREE CANOPY REQUIRED	37.6% SITE TREE CANOPY PROVIDED
27,250 SF SITE TREE CANOPY REQUIRED	25,000 SF EXISTING + 26,250 SF NEW SITE TREE CANOPY PROVIDED
PARKING AREA 67,086 SF	
10% PARKING LOT LANDSCAPE AREA REQUIRED	6,709 SF PARKING LOT LANDSCAPE AREA PROVIDED
16.8% PARKING LOT LANDSCAPE AREA PROVIDED	11,273 SF PARKING LOT LANDSCAPE AREA PROVIDED
20% PARKING LOT TREE CANOPY REQUIRED	59.1% PARKING LOT TREE CANOPY PROVIDED
13,417 SF PARKING LOT TREE CANOPY REQUIRED	39,650 SF PARKING LOT TREE CANOPY PROVIDED
ONE LARGE TREE EVERY 45 LF OF FRONTAGE	479' / 45 LF = 11 LARGE TREES PROVIDED IN PHASE 1
THREE LARGE TREES FOR PLAZA AREA	

## PLANT SCHEDULE

LARGE TREE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	5	CEDAR ELM	ULMUS CRASSIFOLIA	3"	65 GAL	10'-12'	5'-7'
	3	LIVE OAK	QUERCUS VIRGINIANA	3"	65 GAL	10'-12'	5'-7'
	13	RED OAK	QUERCUS SHUMARDII	3"	65 GAL	10'-12'	5'-7'
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	52	DWF YAUAPON	ILEX VOMITORIA 'NANA'	5 GAL	24"-26"	24"-36"	3' OC.
	90	GULF MUHLY	MUHLENBERGIA CAPILLARIS 'GULF COAST'	5 GAL	18"-24"	18"-24"	3' OC.
	202	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'BALERINA'	5 GAL	24" - 36"	24"-36"	3' OC.
	1,121	MEX FEATHERGRASS	NASSELLA TENUISSIMA 'PONY TAILS'	1 GAL	24" - 36"	24"-36"	2' OC
	20	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'DESPERADO'	5 GAL	24" - 36"	24"-36"	4' OC.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT.			
		DECOMPOSED GRANITE	DECOMPOSED GRANITE	NA			
		*DECORATIVE STONE COBBLE	DECORATIVE STONE COBBLE	NA			
SOD/SEED		COMMON NAME	BOTANICAL NAME	CONT.			
		BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD			
		PLAZA AREA 2,087 SF.	PAVESTONE "COBBLESTONE 1" IN OLD TOWNE BLEND COLOR				
		STEEL EDGING	1/8" X 4" BROWN				

\*NOTE: DECORATIVE STONE COBBLE SHALL MATCH EXISTING STONE.

FOR LANDSCAPE DETAILS SEE SHEET L2.0



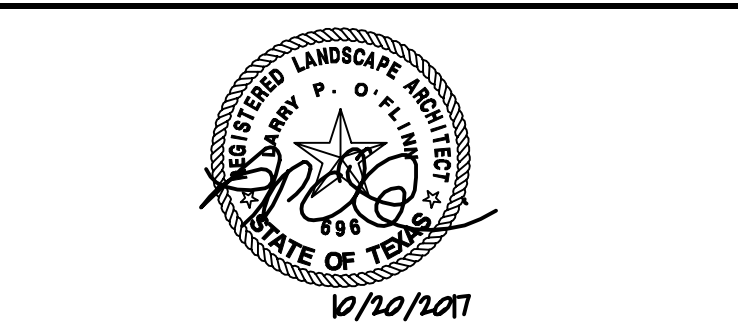
NO	REVISION	BY	DATE

LPO DESIGNED	
RES CHECKED	
JMM DRAWN	

Scale	Date
1"=30'	October 2017

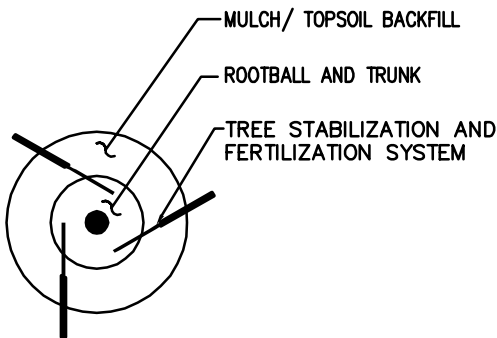
**DUNAWAY**

170 N. Preston Road • Suite 10 • Prosper, Texas 75078  
Tel: 469.481.6747  
(TX REG. F-1114)

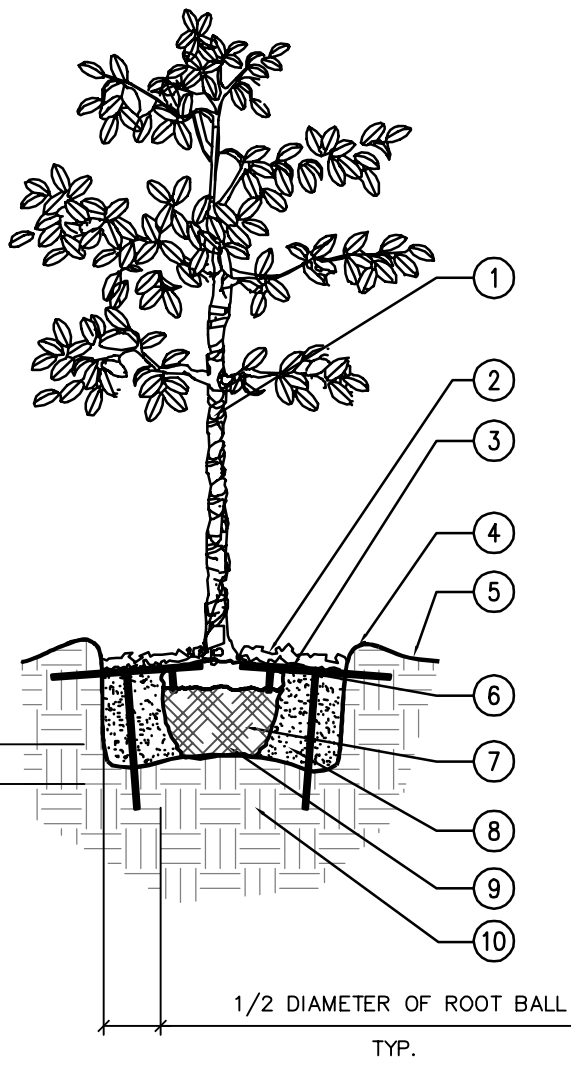


CITY OF DENTON, TEXAS	DALP PROJECT B003806.001/2
RAYZOR RANCH TOWN CENTER LOTS 6R AND 7R	SHEET
LANDSCAPE PLAN	L1.0

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PLAN



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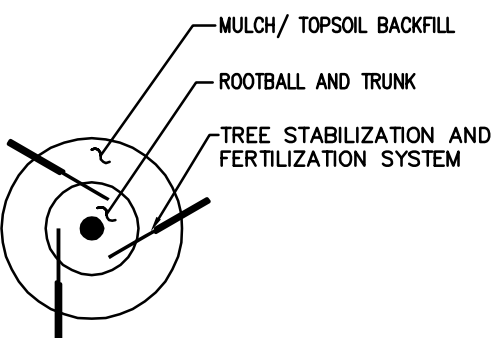
- TREE WRAP.
- 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
- STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO STEWART SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.
- 3" HIGH SOIL BERM TO HOLD WATER.
- FINISHED GRADE (SEE GRADING PLAN).
- TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
- B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
- PREPARED PLANTING SOIL AS SPECIFIED.
- ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
- UNDISTURBED SUBSOIL.

NOTES:

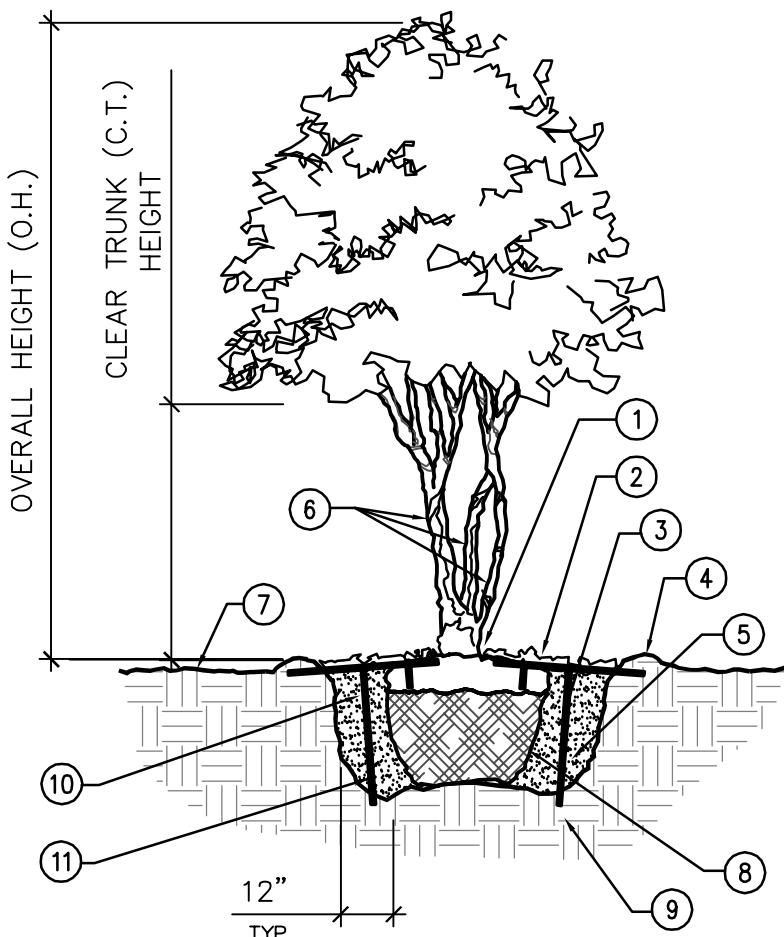
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT.
- BRANCHING HEIGHT TO A.A.N. STANDARDS.

A LARGE TREE PLANTING (14' OR GREATER) NTS

03/05/12 16 TR PLNTS



PLAN



SECTION

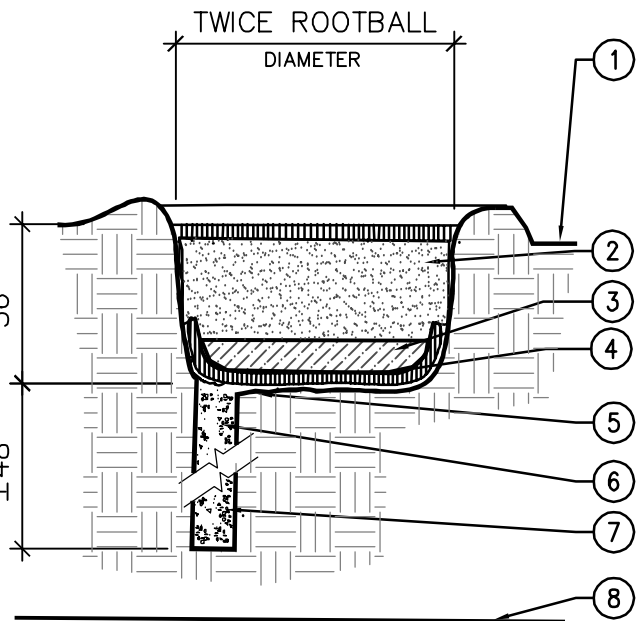
B MULTI-TRUNK TREE PLANTING NTS

- BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOTBALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
- 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
- DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOTBALL-ROUGHEN SIDES OF TREE PIT.
- 3" HIGH SOIL BERM TO HOLD WATER.
- TOPSOIL MIX BACKFILL.
- TREE WRAP.
- 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
- ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
- UNDISTURBED SUBSOIL.
- PREPARE PLANTING SOIL AS SPECIFIED.
- STAKE SIZE SHALL BE ONE SIZE HIGHER THAN REQUIRED FOR SIZE OF TREE. REFER TO STEWART SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
- SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
- PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
- BRANCHING HEIGHT TO A.A.N. STANDARDS

03/05/12 MLT TRNK PLNTS

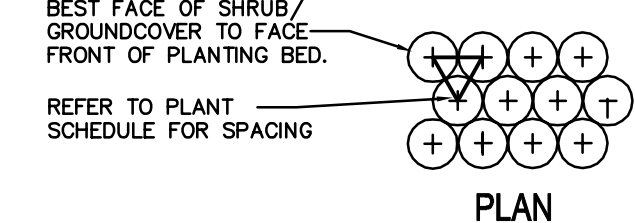


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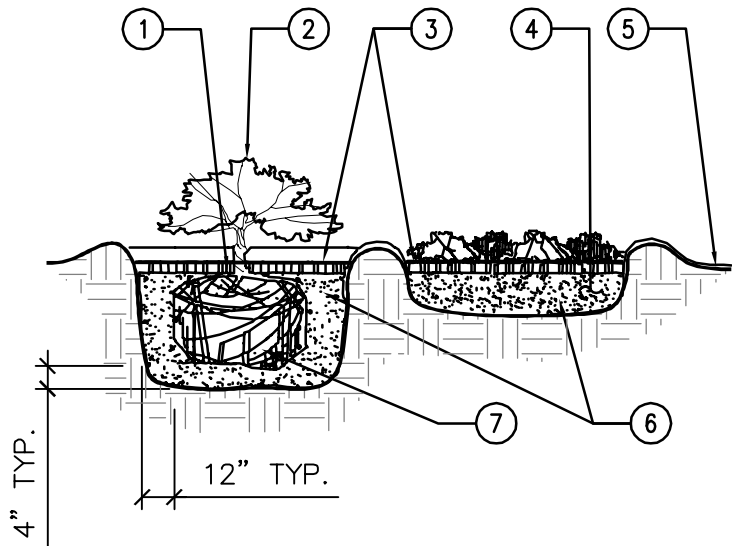
C POOR DRAINAGE CONDITION NTS

- FINISH GRADE
- BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
- 12" CLEAN SAND, COMPACTED. ADJUST LAYER THICKNESS SO TOP OF ROOTBALL IS AT LEAST 1" ABOVE FINISHED GRADE.
- FILTER CLOTH
- SLOPE BOTTOM TO DRAIN
- 18" AUGERED HOLE PENETRATE THROUGH OCCULCING LAYER TO WATER TABLE OR TO A DEPTH OF 7" TO ASSURE PROPER PERCOLATION.
- BACKFILL WITH 1/2" - 3/4" GRAVEL.
- WATER TABLE

FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.



PLAN



SECTION

D SHRUB/GROUNDCOVER PLANTING NTS

- TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
- WHEN USED IN MASSES- PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
- 4" MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED.
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
- 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
- PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION.
- SCARIFY ROOTBALL SIDES AND BOTTOM.

## IRRIGATION NOTES:

- ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS.
- THE IRRIGATION SYSTEM AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.

## LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO THE UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, EDGING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC. OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
- AFTER BEING DUG AT HE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.

- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE. THE REPLACEMENT MATERIAL SHALL MEET ALL PLANT LIST SPECIFICATIONS.

- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

- THE CONTRACTOR I S CAUTIONED THAT LOCAL CITY STANDARDS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.

- ALL SHRUB, GROUND COVER AND SEASONAL COLOR AND ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE INCHES.

- STEEL EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
  - TURF to SHRUB
  - TURF to GROUNDCOVER
  - GROUNDCOVER to SHRUB
  - GROUNDCOVER to SEASONAL
  - GROUNDCOVER to GROUNDCOVER

- IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT OWNER'S REPRESENTATIVE FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES.

- PLANT MATERIALS
  - PLANTING SOIL: "ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
  - AZALEAS: PLANT 100% PEAT MOSS. PLANT ALL OTHER PLANTINGS IN PLANTING SOIL.
  - MYCORRHIZAL SUPPLEMENT: "DIEHARD-TRANSPLANT," BY HORTICULTURAL ALLIANCE, INC. (800)628-6377, WWW.HORTICULTURALALLIANCE.COM. APPLY TO ALL PLANTINGS DURING THE PLANTING OPERATION AT THE RATES SPECIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL CALCULATE THE REQUIRED AMOUNT OF "DIEHARD TRANSPLANT," FOR THE PROJECT USING THE MANUFACTURER'S SPREADSHEET AND SUBMIT THE SPREADSHEET WITH THE PROJECT SUBMITTALS. THE CONTRACTOR SHALL SUBMIT RECEIPTS OF THE ACTUAL PURCHASE OF THE "DIEHARD TRANSPLANT," MATERIAL AT TIME OF PROJECT PURCHASE.
  - MULCH: "FINE CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS, INC. OR APPROVED EQUAL (214)239-4777

- ALL SOD AS NOTED. BERMUDA FROM NOW UNTIL SEPTEMBER. ANNUAL RYE WITH UNHULLED BERMUDA FROM SEPTEMBER UNTIL MARCH.

- OVERSEEDING - FOR ANY SOD LAID BETWEEN SEPT. 15 THRU APRIL 15, HAND OVERSEED ANNUAL RYE AT 10 LBS./1000 S.F. FOR ALL SODDED AREAS SHOWN ON PLAN.

- BID SHOULD INCLUDE BOTH STEPS (SODDING AND OVERSEEDING) IF PROJECT POSSESSION DATE OCCURS BETWEEN SEPT.15 AND APRIL 15.

- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD/SEED, MULCH, AND WATERED UNTIL HEALTHY STAND OF GRASS IS OBTAINED.

- PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR UNTIL PERMANENT IRRIGATION IS FUNCTIONAL.

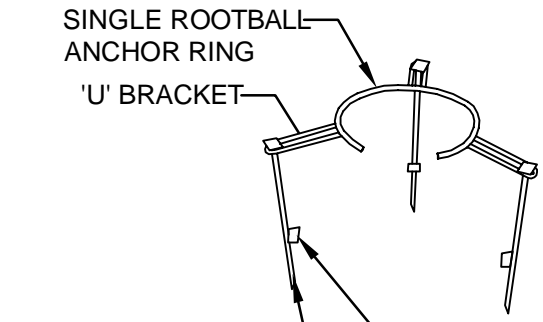
- Hydraulic Application  
Product: Flexterra High Performance-Flexible Growth Medium (HP-FGM)  
Manufacturer: PROFILE Products LLC  
750 Lake Cook Rd, Suite 440  
Buffalo Grove, IL 60089  
1 (800) 508-8681  
Bermuda seed mix to be hydraulically applied with Flexterra High Performance-Flexible Growth Medium (HP-FGM) per manufacturer specifications for lawn application.

### Tree Stake Solution Notes:

**TREE STAKE SOLUTIONS**  
 www.treestakesolutions.com  
 281.723.9081

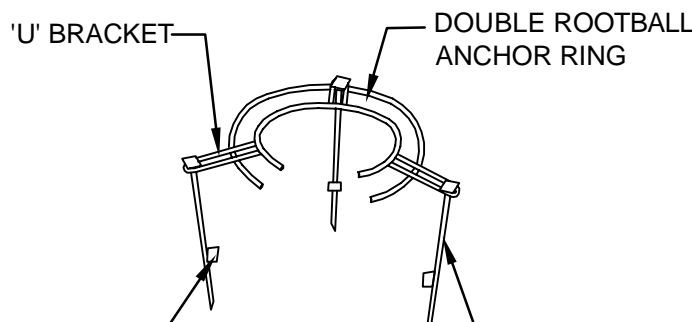
**'SAFETY STAKE'  
 BELOW GROUND MODEL**

- 30 BG-NS
- #4 RE-BAR
- 13" DIAMETER SINGLE ROOTBALL ANCHOR RING TO ACCOMMODATE 22" ROOTBALL
- 6" U BRACKET
- (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL
- 45 BG-NS
- #4 RE-BAR
- 15" & 18" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 27" ROOTBALL
- 6" U BRACKET
- (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL



30"-36" NAIL STAKE ACCOMMODATE ROOTBALL AND PENETRATE UNDISTURBED GROUND

- 65 BG-NS
- #4 RE-BAR
- ROOTBALL ANCHOR RINGS
- 18" & 21" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 30" ROOTBALL
- 6" U BRACKET
- (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL
- 100 BG-NS
- #4 RE-BAR
- 21" & 24" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 36" ROOTBALL
- 6" U BRACKET
- (3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

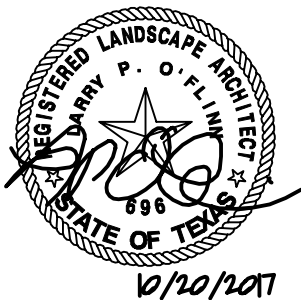


30"-36" NAIL STAKE ACCOMMODATE ROOTBALL AND PENETRATE UNDISTURBED GROUND

NO	REVISION	BY	DATE

LPO DESIGNED		Scale	Date
RES CHECKED		NTS	October 2017
JMM DRAWN			


170 N. Preston Road • Suite 10 • Prosper, Texas 75078  
 Tel: 469.481.6747  
 (TX REG. F-1114)



CITY OF DENTON, TEXAS	DALP PROJECT 8003806.001/2
RAYZOR RANCH TOWN CENTER LOTS 6R AND 7R	SHEET
LANDSCAPE PLAN NOTES & DETAILS	L2.0