LANDSCAPE TABULATIONS- LOT 3

LOT AREA (44,866.80 s.f.)
Requirements: 20% of lot to be landscape area

Required:	Provided:
8,973.36 s.f.	7,917 s.f.

FRONT BUFFER LANDSCAPE
Requirements: (2) large shade trees
and (4) ornamentals, 2" cal. or 7' ht. per 50 l.f. of street frontage

Murphy Road. : (196.16 l.f.)

Required	Provided
(8) trees, 3" cal.	(8) new trees, 3" cal. , 6 along Murphy Rd.
	2 planted elsewhere on site
(16) ornamental trees.	(16) ornamental trees, 7' ht. , 6 planted along Murphy Rd.
	10 planted elsewhere on site

FRONT BUFFER SCREENING (SOUTH AND WEST
Requirements: 24" ht. evergreen hedge, berm or wall

Provided:

SIDE BUFFER SCREENING (South & West)
Requirements: 24" ht. evergreen hedge, berm or wall

Provided

INTERIOR PARKING LOT LANDSCAPE: (85 spaces)
Requirement: 5% of parking lot area to be landscaped (parking lot 26,125)
(1) tree, 3" cal. /10 spaces. All parking spaces to
be within 60' of a large tree

Required	Provided
1,306.25	1,575
(9) trees	(9) trees

TOTAL TREES REQUIRED:
(17) large trees
(16) ornamentals

TOTAL TREE PROVIDED:
(17) large trees
(16) ornamentals

LANDSCAPE TABULATIONS- LOT 4

LOT AREA (48,351.60 s.f.)
Requirements: 20% of lot to be landscape area

Required:	Provided:
9,670 s.f.	8,425 s.f.

FRONT BUFFER LANDSCAPE:
Requirements: (2) large shade trees
and (4) ornamentals, 2" cal. or 7' ht. per 50 l.f. of street frontage

Murphy Road. : (172.33 l.f.)

Required	Provided
(7) trees, 3" cal.	(7) new trees, 3" cal.
(14) ornamental trees,	(1) planted elsewhere on site
	(14) ornamental trees, 7' ht. - 4 along Murphy Road
	10 planted elsewhere on site

FRONT BUFFER SCREENING (SOUTH AND WEST
Requirements: 24" ht. evergreen hedge, berm or wall

Provided:

SIDE BUFFER SCREENING (North & West)
Requirements: 24" ht. evergreen hedge, berm or wall

Provided:

INTERIOR PARKING LOT LANDSCAPE: (74 spaces)
Requirement: 5% of parking lot area to be landscaped (parking lot 29,044 s.f.)
(1) tree, 3" cal. /10 spaces. All parking spaces to
be within 60' of a large tree

Required	Provided
1,452 s.f.	1,679 s.f.
(8) trees	(8) trees

TOTAL TREES REQUIRED:
(15) large trees
(14) ornamentals

TOTAL TREE PROVIDED:
(15) large trees
(14) ornamentals

LANDSCAPE NOTES

1. *Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.*
2. *Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.*
3. *Contractor is responsible for obtaining all required landscape and irrigation permits.*
4. *Contractor to provide a minimum 2% slope away from all structures.*
5. *All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.*
6. *All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.*
7. *All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.*

MAINTENANCE NOTES

1. *The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.*
2. *All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.*
3. *All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.*
4. *All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.*
5. *All plant material which dies shall be replaced with plant material of equal or better value.*
6. *Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.*

SOLID SOD NOTES

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

GENERAL LAWN NOTES

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.*
5. *All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*

PLANT LIST

TREES

QTY	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
11	CE	Cedar Elm	*Ulmus crassifolia*	5" cal.	B&B, 15' ht., 6' spread min., 5' clear trunk
17	CM	Crepe Myrtle	*Lagerstroemia indica*	7' ht.	container, 3-5 trunks, tree form, 4' spread
11	LO	Live Oak	*Quercus virginiana*	5" cal.	container grown, 15' ht., 6' spread min., 5' clear trunk
13	RB	Oklahoma Red Bud	*Cercis reniformis 'Oklahoma'*	7' ht.	container grown, 3' spread, full to base
10	RO	Red Oak	*Quercus Shumardii*	3" cal.	container grown, 13' ht., 5' spread min., 5' clear trunk

SHRUBS

TYPE	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
580	NPH	Needlepoint Holly	*Ilex cornuta 'needlepoint'*	5 gal.	container, 24" ht., 20" spread, 24" o.c.

GROUNDCOVERS

TYPE	TYPE	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		Common Bermudagrass	*Cynodon dactylon*		solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

0 15 30 60

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

NCA | Partners
ARCHITECTURE
5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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FM 544 & MURPHY RD. RETAIL

MURPHY, TX 75094

	DATE	DESCRIPTION
	12-08-2015	ISSUE FOR PERMIT
	01-21-2016	CITY COMMENTS

LICENSED LANDSCAPE ARCHITECT
CHRIS TRONZANO
2042
STATE OF TEXAS

01.21.2016

NCA JOB #: 15059

LANDSCAPE PLAN

L.1