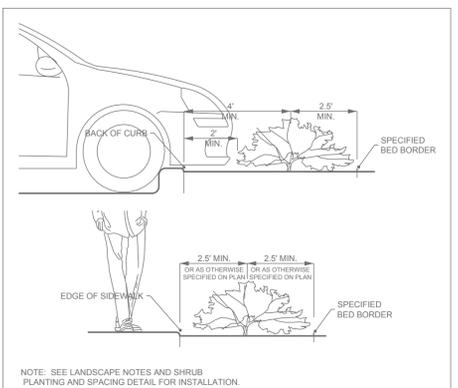
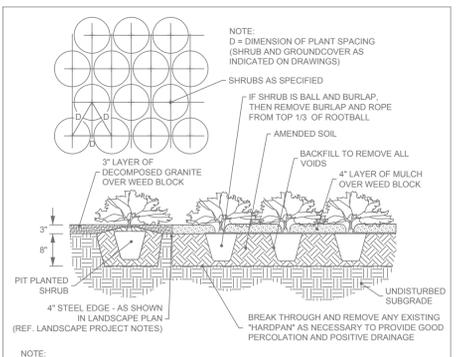


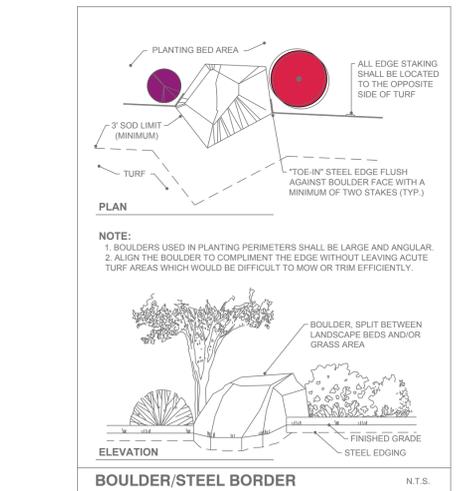
TREE PLANTING N.T.S.



SHRUB DISTANCE FROM EDGE OF BED N.T.S.



SHRUB PLANTING AND SPACING N.T.S.



BOULDER/STEEL BORDER N.T.S.

LANDSCAPE PROJECT NOTES

Refer to Stewwork Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner.

To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/8" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

Boilers labeled on plan shall vary in size according to symbol size. Smaller boilers shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boilers shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boilers shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tilage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been moved prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

LANDSCAPE CALCULATIONS for the City of Murphy, TX

	Required	Provided
LANDSCAPE AREA		
20% of Lot to be Landscaped	20% x 60,851sf = 12,170.2 sf	28.2% (17,160sf)
STREET BUFFER FRONTAGE		
2 Large Canopy & 4 Small Ornamental per 50 lf	186 lf / 50 lf = 8 Large Canopy Trees 15 Ornamental Trees	8 Large Canopy Trees 15 Ornamental Trees
PARKING LOT LANDSCAPE AREA		
5% of Parking Lot to be Landscaped	5% x 25,456sf = 1,272sf	7.9% (2,011sf)
1 Canopy or 3 Ornamental Trees per 12 Parking Spaces	56 Spaces / 12 Spaces = 5 Canopy Trees or 14 Orn. Trees	5 Canopy Trees

LANDSCAPE REQUIREMENTS for the City of Murphy, TX

Code of Ordinances - Part II - Chapter 28 - Article VI - Sec. 28-155 - General standards.
The following criteria and standards shall apply to landscape materials and installation:
(c) Trees shall have an average crown spread of greater than 15 feet at maturity. Trees having a lesser average mature crown of 15 feet may be substituted by grouping the same so as to create the equivalent of 15 feet of crown spread. Large trees shall be a minimum of three inches in caliper (measured four feet above the ground) and seven feet in height at time of planting. Small ornamental trees shall be a minimum of one and one-half inches in caliper and five feet in height at time of planting. All new trees shall be provided with a permeable surface under the dripline a minimum of five feet by five feet diameter.
(d) Shrubs not of a dwarf variety shall be a minimum of two feet in height when measured immediately after planting. Hedges, where installed for screening purposes, shall be planted and maintained so as to form a continuous 75 percent visual screen which will be at least six feet high within three years after planting, except for parking lot/rack/headlight screens, which shall form a continuous, solid visual screen three feet high within two years after planting.

Sec. 28-156 - Minimum landscaping requirements for nonresidential and multifamily developments.
(a) At least 20 percent of the lot area shall be pervious, permanently landscaped area.
(b) A minimum 25-foot landscaped street buffer adjacent to the right-of-way of any arterial ("Type B" or larger) is required for the first 250 feet from the beginning (i.e., tangent) point of the street corner radius. Beyond the first 250 feet, the landscaped street buffer may either continue at the 25-foot width (developer's option), or it shall transition down to a required width of 15 feet along the remainder of the arterial frontage (minimum length of transition shall be 100 feet). A minimum 15-foot landscaped street buffer shall be required along any street frontage for any other nonresidential or multifamily development (including schools, churches, day care facilities, and other similar uses in a residential district). Two large shade tree and four small ornamental trees shall be required per 50 linear feet (or portion thereof) of street buffer frontage. Trees should be grouped or clustered to facilitate site design and to provide an aesthetically pleasing, natural looking planting arrangement. The landscaped street buffer area may be included in the required landscape area percentage.
(c) Only shrubs, ground covers and small ornamental trees shall be used under existing or proposed overhead utility lines.
(d) Vehicular driveways from the public right-of-way and sidewalks, in accordance with city regulations, shall be permitted through all required landscaping.

Sec. 78-106 - Screening areas of certain parked vehicles or equipment.
It shall be unlawful in all residential districts for the owner, occupant or person in charge of property or the owner or driver of a motor vehicle to leave a heavy load vehicle, truck, travel trailer, motor vehicle, motor home, camper, trailer, boat, farm equipment or machinery or any other similar equipment or machinery in the back yard within ten feet of the adjacent property line unless said motor vehicle or equipment is screened by natural objects, plants, fences or other appropriate means so that it is not visible from ordinary view of the adjacent property, street or public right-of-way or on a prepared driveway or parking lot. Between the side building line and the side property line on the side of the lot abutting a street or public right-of-way said motor vehicle or equipment shall be screened as above or on a prepared driveway or parking lot as defined in section 78-105.

Ordinance No. 12-10-923 - Planned Development District Conditions
F. Landscape Standards.
2. A landscape buffer shall be provided fifteen (15) feet in depth adjacent to the right of way of FM 544, fifteen (15) feet in depth adjacent to North Maxwell Creek Road and ten (10) feet in depth adjacent to all other roads (includes public streets and private access drives) as measured from the back of curb of the public or private street to the back of curb of any site paving. No parking may be placed within any landscape buffer. Pedestrian easements may be located within a landscape buffer. The width of the sidewalk may be included in the calculation of the buffer depth for (15) foot buffers, but may not be included in the calculation of the buffer depth for ten (10) foot buffers.
4. a. 1. A total of five (5) percent of interior of the entire parking lot regardless of location, shall be landscaped. One large tree or three (3) ornamental trees from the Plant List, shall be provided for each twelve (12) parking spaces, and planted within the five (5) percent area. Trees shall be distributed so that bays of parking spaces shall not exceed eighteen (18) spaces in length.
G. Screening. Screening shall comply with the standards set forth in Article VII, Division 5 of the Code of Ordinances, except as provided below.
1. All screening at the rear of the property will be a live screen where required. Plant materials shall conform to the standards of the approved plant list in Section 5 and the current edition of the "American Standard for Nursery Stock" (as amended), published by the American Association of Nurserymen. Bald Cypress trees are excluded from the approved list. The existing railroad berm will also serve as a natural screen between the nonresidential and residential districts.



Plant Material List City of Murphy, Texas Reference Recommended Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
SO	5	Shumard Oak	Quercus shumardii	N/A	Cont.	3" cal.	12' min.	5' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LO	8	Escarpment Live Oak	Quercus fusiformis	N/A	Cont.	3" cal.	12' min.	5' min.	Full Canopy, Healthy, Good Form Strong Central Leader
YH	5	Yaupon Holly	Ilex vomitoria	N/A	Cont.	30 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
CM	10	Crape Myrtle 'Tuscarora'	Lagerstroemia indica 'Tuscarora'	N/A	Cont.	30 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
BP	5	Blue Point Juniper	Juniperus chinensis 'Blue Point'	72"	Cont.	30 gal.	6' min.	3' min.	Full, Healthy, Even Growth.
TS	6	Texas Sage	Leucophyllum frutescens	60"	Cont.	7 gal.	36" min.	24" min.	Full, Healthy, Even Growth
DC	8	Dwarf Crape Myrtle	Lagerstroemia indica dwarf 'Acoma'	48"	Cont.	5 gal.	24" min.	24" min.	Full, Healthy, Even Growth, White Bloom
PB	56	Cynsom Pigmy Barbary	Berberis thunbergii	24"	Cont.	5 gal.	20" min.	18" min.	Full, Healthy, Even Growth
DB	38	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	36"	Cont.	3 gal.	24" min.	24" min.	Full, Healthy, Even Growth
LM	27	Lindheimer Muhly	Muhlenbergia lindheimeri	36"	Cont.	5 gal.	30" min.	24" min.	Full, Healthy
GM	62	Gulf Muhly Grass	Muhlenbergia capillaris	24"	Cont.	3 gal.	18" min.	18" min.	Full, Healthy
DR	21	Red Drift Rose	Rosa 'Meigalpio'	24"	Cont.	3 gal.	20" min.	18" min.	Full, Healthy, Red Bloom
TL	400 sf	Trailing Lantana	Lantana montevidensis	12"	Cont.	1 gal.	9" min.	6" min.	Full, Healthy
LR	510 sf	Liriope	Liriope muscari	12"	Cont.	1 gal.	12" min.	8" min.	Full, Healthy, Even Growth.
PE	1,470 sf	Purpleleaf Euonymus	Euonymus fortunei 'Colorata'	18"	Cont.	1 gal.	6" min.	10" min.	Full, Healthy
DG	1,960 sf	Decomposed Granite		-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

BY: _____ DATE: _____

REVISIONS

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**MAXWELL CREEK CENTER
MURPHY, TEXAS**

LANDSCAPE PLAN



06/18/15

PROJECT MGR.
TAM

PROJECT TECH.
CW

CHECKED BY

JOB NO.
2006.058

SHEET NO.
L1.0

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