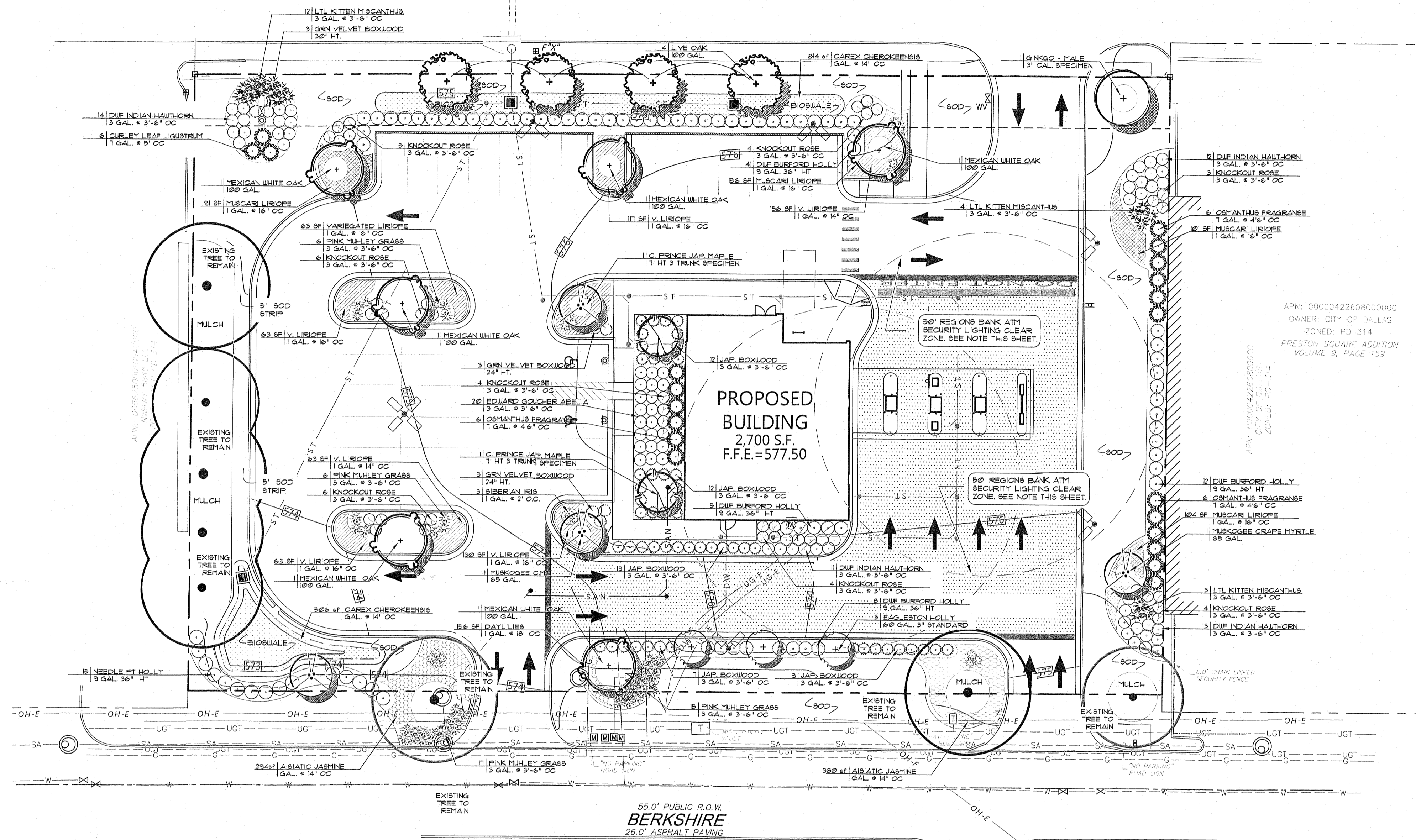


VARIABLE WIDTH PUBLIC R.O.W.
W NORTHWEST HWY



NOTES:

- IF CONFLICTS EXIST BETWEEN PROPOSED LANDSCAPE AND SITE LIGHTING, UTILITIES OR OTHER LANDSCAPE, CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. ALL SITE LIGHTING POLES TO BE CENTERED WHERE LIGHTING EXISTS IN TREE ROW. ADJUST AS NECESSARY AND COORDINATE WITH LANDSCAPE ARCHITECT WHERE INSTALLED LOCATION OF LIGHTING VARIES FROM PLANS.
- IF SITE CONDITIONS EXIST, SUCH AS LOW AREAS THAT WILL POTENTIALLY HOLD WATER OR ANY CONDITIONS THAT PROPOSE A THREAT TO THE LONG TERM SURVIVAL OF THE NEW LANDSCAPE, THE LANDSCAPE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT FOR CHANGES.
- IF THESE CONDITIONS ARE NOT COORDINATED DURING CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR RELOCATING NEW MATERIAL AT DIRECTION OF THE LANDSCAPE ARCHITECT AT TIME OF PUNCHLIST.
- SIGNAGE SHOWN AS SCHEMATIC. IF VARIANCE OCCURS, LANDSCAPE AND IRRIGATION TO BE ADJUSTED TO ACTUAL LOCATION. COORDINATE WITH LANDSCAPE ARCHITECT FOR CHANGES.
- ALL SHRUBS AT FRONT OF PARKING AREAS; CENTER OF PLANT TO BE LOCATED 42" FROM BACK OF CURB.
- ALL SHRUBS ALONG DRIVES OR CURB; CENTER OF PLANT TO BE LOCATED 36" FROM BACK OF CURB.
- CONTRACTOR RESPONSIBLE FOR OFF SITE DISTURBANCE AND REPLACEMENT OF LANDSCAPE / PLANT MATERIAL WITH LIKE KIND.
- IF CONFLICTS EXIST BETWEEN CONTRACTOR SHALL COORDINATE TREE PLANTINGS WITH BUILDING AND MONUMENT SIGNAGE AND COORDINATE ADJUSTMENTS AS NECESSARY TO ELIMINATE ANY CONFLICTS. IF COORDINATION NOT MADE WITH ARCHITECT / ENGINEER CONTRACTOR WILL BE RESPONSIBLE FOR RELOCATION OF MATERIAL AND ADJUSTMENTS AT TIME OF PUNCHLIST AS DIRECTED.

PROJECT WILL BE REVIEWED FOR PLAN CONFORMITY BY LANDSCAPE ARCHITECT. ALL MATERIAL TO BE 'GRADE A' MEETING NURSERY STANDARDS AND PLANT LIST SPECIFICATIONS. MATERIAL NOT MEETING SPECIFICATIONS OR NOT SUPERIOR QUALITY WILL BE REJECTED AT TIME OF PUNCH LIST AND SUBJECT TO REPLACEMENT BY CONTRACTOR AT HIS OR HER EXPENSE.

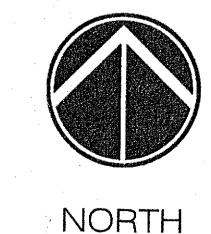
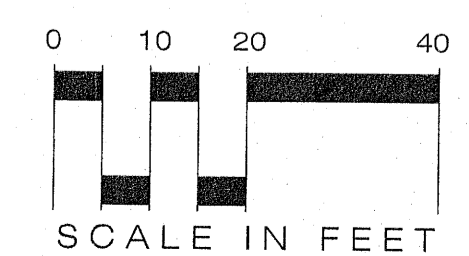
ANY LANDSCAPE WITHIN 50 FEET OF THE ATM OR NIGHT DROP SHALL BE NO HIGHER THAN 24" ABOVE GRADE AND SHALL BE MAINTAINED AT THIS HEIGHT THROUGHOUT THE LIFE OF THE PLANT.

NOTE:

ALL PLANTINGS TO COMPLY WITH DALLAS ORDINANCE 22053 (ARTICLE X).

PLANT LIST

BOTANICAL NAME	COMMON NAME	GAL	HT	SPREAD	RB/SIZE	SPACING	COMMENTS
TREES							
QUERCUS VIRGINIANA	LIVE OAK	5"	14'	5'	100 GAL.		WELL BRANCHED
QUERCUS POLYMORPHA	MEX. WHITE OAK		14'	5'	100 GAL.		WELL BRANCHED
ILEX X EAST PALATKA	EAST PALATKA HOLLY	1'	5'-6'		30 GAL.		STD, FULL HEAD
ACER PALMATUM 'CRIMSON PRINCE'	CRIMSON PRINCE	1'	5'		B4B		WELL BRANCHED, SPECIMEN
JAPANESE MAPLE							
GINKGO BILOBA GLD. GLOBE	GOLDEN GLOBE GINKGO	3"	14'		ANA STANDARD		WELL BRANCHED
ILEX X EAGLESTON	EAGLESTON HOLLY	3"	10'		ANA STANDARD		WELL BRANCHED 3" STANDARD
LAG. INDICA MUSKOGEE	MUSKOGEE CRAPE MYRTLE	65 GAL.	10'	4'	ANA STANDARD		WELL BRANCHED 4 TRUNK
SHRUBS							
ABELIA EDWARD GOUCHER	E. GOUCHER ABELIA	16"	16"		3 GAL.	3' OC	FULL PLANT
ILEX CORNUTA 'DUF BURFORD'	DWARF BURFORD HOLLY	36"	24"		1 GAL.	4' OC	FULL PLANT
BUXUS JAPONICA	JAPANESE BOXWOOD	30"	24"		3 GAL.	3'-6" OC	FULL PLANT
RAFHIOLEPIS INDICA 'ALBA'	DWARF INDIAN HAWTHORN	16"	16"		3 GAL.	3'-6" OC	FULL PLANT
ROSE KNOCKOUT	DBL. KNOCKOUT ROSE	18"	24"		3 GAL.	3'-6" OC	FULL PLANT
OSMANTHUS FRAGRANS	FRAGRANT OSMANTHUS	30"	24"		1 GAL.	4'-6" OC	FULL PLANT
BUXUS 'GREEN VELVET'	GREENVELVET BOXWOOD	24"	24"		B4B	4' OC	FULL PLANT
MISC.							
MISCANTHUS SINENSIS LTL KITTEN	LTL KITTEN MISC.	16"	18"		3 GAL.	3' OC	FULL PLANT
MULLENBERGIA CAPILLARIS	PINK MUILEY GRASS	18"	14"		3 GAL.	3' OC	FULL PLANT
LIRIOPE MUSCARI	MUSCARI LIRIOPE	12"	8"		QUART	14" OC	FULL PLANT
LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	12"	8"		QUART	14" OC	FULL PLANT
TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	6"	12"		GAL.	14" OC	FULL PLANT
HEMEROCALLIS	STELLA D'ORO DAYLILLY	8"	12"		GAL.	18" OC	FULL PLANT
IRIS SIBERICA	SIBERIAN IRIS	14"	12"		GAL.	18" OC	FULL PLANT
SOD							
BERMUDA SP.	BERMUDA 419						WHOLE PIECES
BIOSWALE							
CAREX CHEROKEENSIS	CHEROKEE SEDGE				GAL	16" OC	FULL POT



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REGIONS

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SEAL

10/05/17

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK
JOB #: 173275
DATE: 10-05-2017
DRAWN BY: JCO
CHECKED BY: WRJ

SHEET TITLE
Landscape Plan
SHEET NUMBER

L-110

Z178-114