PLANTING NOTES.

1. PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-14 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

CITY OF DALLAS LANDSCAPE ORDINANCE COMPLIANCE MANDATORY REQUIREMENTS		
SITE TREES	ONE TREE PROVIDED FOR EACH 4000 SF OF LOT AREA	
	REQUIRED	PROVIDED
	235,563 SF/4000 = 59 TREES	59 NEW PLUS ADDITIONAL REQUIRED TREES FOR "DESIGNED STANDARDS" AND PD
STREET TREES	ONE LARGE TREE PROVIDED FOR 30 LF OF STREET FRONTAGE	
	REQUIRED	PROVIDED
COCHRAN ST.	227 LF/30 = 8 TREES	8 NEW TREES
NORTH HALL ST.	708 LF/30 = 24 TREES	24 NEW TREES
FLORA ST.	360 LF/30 = 12 TREES	12 NEW TREES
WATKINS AVE.	504 LF/30 = 17 TREES	17 NEW TREES
NORTH CENTRAL EXPRESSWAY	250 LF/30 = 8 TREES	8 NEW TREES
PARKING LOT TREES	NO REQUIRED PARKING SPACE LOCATED MORE THAN 120 FT FROM LARGE CANOPY TREE.	
LANDSCAPE BUFFER	NA	
SCREENED OFF STREET LOADING AREAS	SCREEN OFF STREET LOADING ADJACENT TO RESIDENTIAL	

DESIGN STANDARDS – 2 PROVIDED
- SCREENING OF OFF STREET PARKING SHRUBS HAVE TO BE 3' TALL
- 10 FT WIDE STREET BUFFER STRIP PROVIDED BUFFER STRIP PLANTED WITH ONE LARGE CANOPY TREE, & THREE LARGE SHRUBS PER 50 FT (COCHRAN ST.)
- 10 FT WIDE STREET BUFFER STRIP PROVIDED BUFFER STRIP PLANTED WITH ONE LARGE CANOPY TREE AND THREE SMALL TREES PER 50 FT (NORTH HALL ST.)
- 10 FT WIDE STREET BUFFER STRIP PROVIDED BUFFER STRIP PLANTED WITH ONE LARGE CANOPY TREE AND ONE LARGE NON-CANOPY TREE PER 50 FT (FLORA ST.)
- 10 FT WIDE STREET BUFFER STRIP PROVIDED BUFFER STRIP PLANTED WITH ONE LARGE CANOPY TREE AND ONE LARGE NON-CANOPY TREE PER 50 FT (WATKINS AVE.)
- 10 FT WIDE STREET BUFFER STRIP PROVIDED BUFFER STRIP PLANTED WITH ONE LARGE CANOPY TREE, & THREE LARGE SHRUBS PER 50 FT (NORTH CENTRAL EXPRESSWAY)

NOTE:
- ALL PLANT MATERIAL TO BE PURCHASED WITHIN 500 MILES OF SITE.
- ALL SPECIFIED PLANT MATERIAL IS NATIVE TO NORTH/CENTRAL TEXAS.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

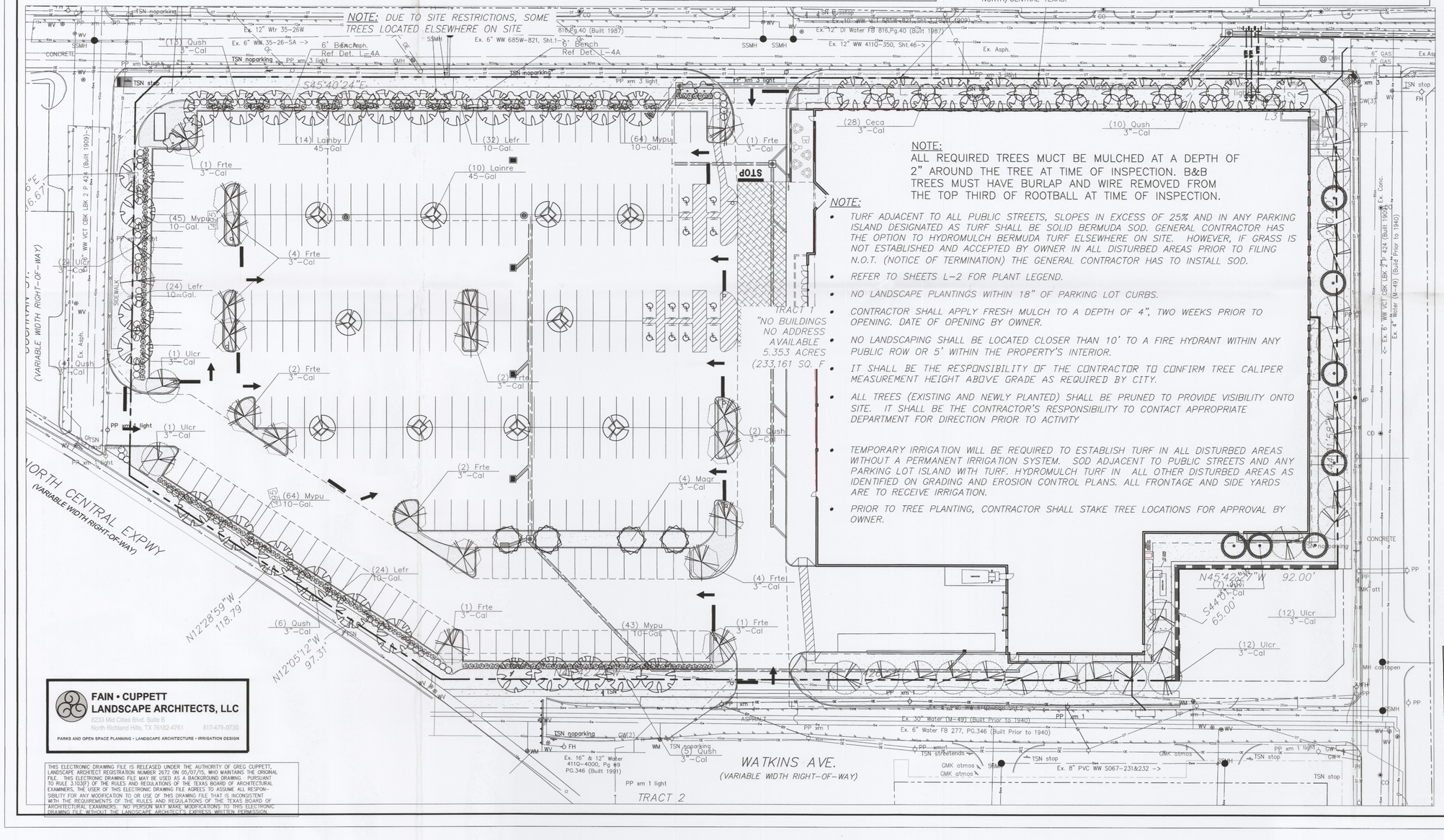
CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5
BEFORE YOU DIG...

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

NOTE: DUE TO SITE RESTRICTIONS, SOME TREES LOCATED ELSEWHERE ON SITE

NOTE:
ALL REQUIRED TREES MUCT BE MULCHED AT A DEPTH OF 2" AROUND THE TREE AT TIME OF INSPECTION. B&B TREES MUST HAVE BURLAP AND WIRE REMOVED FROM THE TOP THIRD OF ROOTBALL AT TIME OF INSPECTION.

NOTE:
- *TURF ADJACENT TO ALL PUBLIC STREETS, SLOPES IN EXCESS OF 25% AND IN ANY PARKING ISLAND DESIGNATED AS TURF SHALL BE SOLID BERMUDA SOD. GENERAL CONTRACTOR HAS THE OPTION TO HYDROMULCH BERMUDA TURF ELSEWHERE ON SITE. HOWEVER, IF GRASS IS NOT ESTABLISHED AND ACCEPTED BY OWNER IN ALL DISTURBED AREAS PRIOR TO FILING N.O.T. (NOTICE OF TERMINATION) THE GENERAL CONTRACTOR HAS TO INSTALL SOD.*
- *REFER TO SHEETS L-2 FOR PLANT LEGEND.*
- *NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.*
- *CONTRACTOR SHALL APPLY FRESH MULCH TO A DEPTH OF 4", TWO WEEKS PRIOR TO OPENING. DATE OF OPENING BY OWNER.*
- *NO LANDSCAPING SHALL BE LOCATED CLOSER THAN 10' TO A FIRE HYDRANT WITHIN ANY PUBLIC ROW OR 5' WITHIN THE PROPERTY'S INTERIOR.*
- *IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.*
- *ALL TREES (EXISTING AND NEWLY PLANTED) SHALL BE PRUNED TO PROVIDE VISIBILITY ONTO SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT APPROPRIATE DEPARTMENT FOR DIRECTION PRIOR TO ACTIVITY*
- *TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD ADJACENT TO PUBLIC STREETS AND ANY PARKING LOT ISLAND WITH TURF. HYDROMULCH TURF IN ALL OTHER DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS. ALL FRONTAGE AND SIDE YARDS ARE TO RECEIVE IRRIGATION.*
- *PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.*



FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC
8233 Mid Cities Blvd. Suite B
North Richland Hills, TX 76182-4761 817-479-0730
PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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No.	DATE	REVISION	APPROV.
		CITY COMMENTS	GC
1	10/16/15		

LAST SAVED BY: JOHN October 16, 2015

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7000
DALLAS, TEXAS 75243 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors Registration No. 100895-00

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LANDSCAPE PLAN

KROGER SW524-HALL ST. AND FLORA ST.
DALLAS, TEXAS

31587.01(20)

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