

GENERAL LANDSCAPE NOTES:

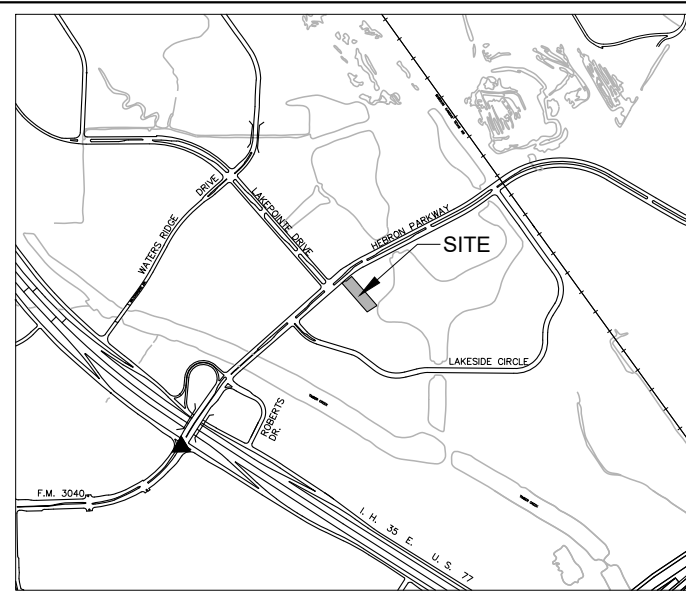
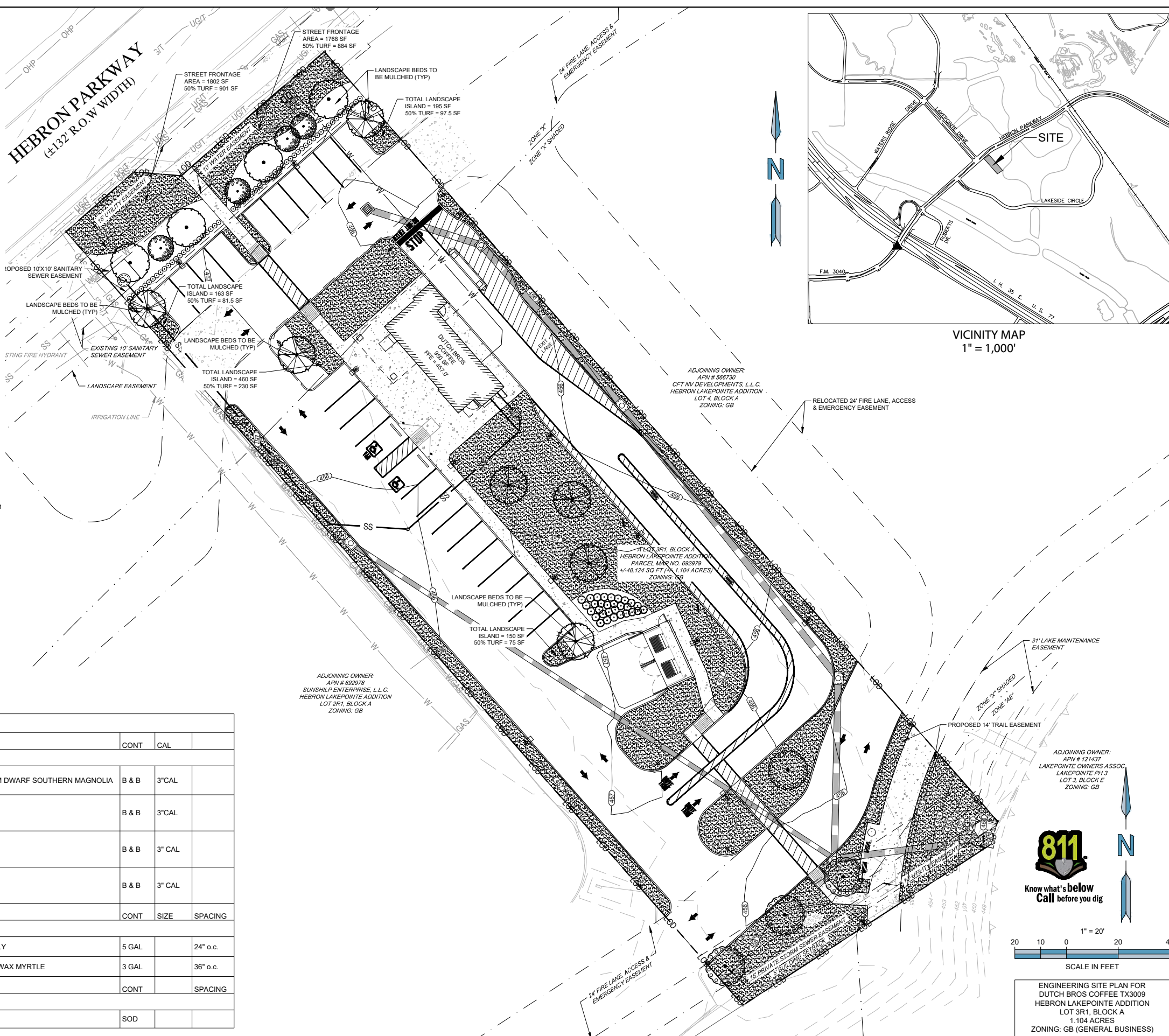
- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

- STREET FRONTAGE:**
- THERE SHALL BE A SINGLE ROW OF SHADE TREES SPACED 30 FEET ON CENTER WITH A SECOND ALTERNATING ROW OF UNDERSTORY TREES SPACED AT 30 FEET ON CENTER.
 - TURF AREA TO BE LIMITED TO 50% OF THE AREA
 - EVERGREEN SHRUBS ARE REQUIRED ALONG THE ENTIRE STREET FRONTAGE WITH A MINIMUM SIZE OF (5) GALLONS
- 121 LINEAR FT / 30 LINEAR FT = 4 SHADE TREES + 4 UNDERSTORY TREES
 4 SHADE TREES REQUIRED
 4 SHADE TREES PROPOSED
- 4 UNDERSTORY TREES REQUIRED
 4 UNDERSTORY TREES PROPOSED
- PARKING LOT LANDSCAPE:**
- PROPOSED PARKING LOT ISLANDS SHALL PROVIDE ONE SHADE TREE PER ISLAND.
 - TURF IS LIMITED TO 50 PERCENT OF THE AREA OF THE LANDSCAPE ISLAND.
- 4 PARKING LOT ISLANDS * 1 SHADE TREE = 4 SHADE TREES
 4 SHADE TREES + 50% TURF REQUIRED
 4 SHADE TREES + 50% TURF PROPOSED
- BUFFER REQUIREMENTS:**
- SHADE TREES SPACED 50 FEET ON CENTER ARE REQUIRED ALONG SOUTHERN PROPERTY LINE DUE TO ADJACENT MF2 ZONING.
- 122 LINEAR FT / 50 LINEAR FT = 2.44 SHADE TREES
 3 SHADE TREES REQUIRED
 3 SHADE TREES PROPOSED

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	4	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B & B	3"	CAL
	4	QUERCUS MACROCARPA / BURR OAK	B & B	3"	CAL
	7	QUERCUS MUEHLENBERGII / CHINQUAPIN OAK	B & B	3"	CAL
	4	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	3"	CAL
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	58	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	5 GAL		24" o.c.
	33	MYRICA CERIFERA 'DON'S DWARF' / DON'S DWARF WAX MYRTLE	3 GAL		36" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
SOD/SEED					
	14,081 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		



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PROJECT:

 TX3009
 ADDRESS TBD
 LEWISVILLE, DENTON COUNTY, TEXAS 75057

SEAL:

REVISIONS	DATE
CITY COMMENTS	02-26-2024

PROJECT MANAGER: PC
 DRAWING BY: FG
 JURISDICTION: CITY OF LEWISVILLE
 DATE: 15 MARCH 2024
 SCALE: AS SHOWN
 TITLE:

811
 Know what's below
 Call before you dig

1" = 20'
 SCALE IN FEET

ENGINEERING SITE PLAN FOR
 DUTCH BROS COFFEE TX3009
 HEBRON LAKEPOINTE ADDITION
 LOT 3R1, BLOCK A
 1.104 ACRES
 ZONING: GB (GENERAL BUSINESS)

LANDSCAPE PLAN
 SHEET NUMBER:
L-1
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 1519.057

FORESITE GROUP, 4925 GREENVILLE AVENUE, SUITE 480, DALLAS, TEXAS 75206
 PROJECT: 1519.057 - HEBRON PARKWAY - LEWISVILLE - TEXAS
 DRAWING: LANDSCAPE PLAN
 DATE: 03/15/24