

LANDSCAPE NOTES

- PLANT MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND OR IRRIGATION INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTINGS INSTALLED SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	HEIGHT	SPREAD	BR. HT.	MAT. HT.
IS	4	Savannah Holly / <i>Ilex x attenuata</i> 'Savannah' Single straight trunk, Tree form, limbed up	30 gal	2" Cal	6'-8" H	4'-5"	4'-5"	25'H x 12' W	
LB	3	Byer's White Crape Myrtle / <i>Lagerstroemia indica</i> 'Byer's White'	30 gal	2" Cal	6'-8" H	3'-4"	3'-4"		
QUE VIR	6	Southern Live Oak / <i>Quercus virginiana</i>	65 gal	3" Cal	12-14" H	6'-7"	5'+		

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
LP	36	Petite Delight Fringe / <i>Loropetalum chinense</i> 'Petite Delight'	3 gal	24"	36"	
RS	46	Snow White Indian Hawthorn / <i>Rhaphiolepis indica</i> 'Snow White' Min. 24" height at time of planting.	3 gal	24"	36"	

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	HT	O.C.
CT SOD	3,354 sf	Bermuda Grass / <i>Cynodon dactylon</i> 'Tif 419'	sod			
PB	597	Little Bunny Fountain Grass / <i>Pennisetum alopecuroides</i> 'Little Bunny' Place on triangular spacings.	1 gal	12"	12"	
AJ	57	Asiatic Jasmine / <i>Trachelospermum asiaticum</i> 'Asiatic'	1 gal	12"	12"	

REFERENCE NOTES SCHEDULE

SYMBOL	32 EXTERIOR IMPROVEMENTS DESCRIPTION	QTY
32-01	STEEL BED EDGE	385 F

CITY OF GREENVILLE LANDSCAPE REQUIREMENT SUMMARY

MINIMUM LANDSCAPE AREA

THE MINIMUM LANDSCAPE AREA FOR NONRESIDENTIAL AND MULTIFAMILY ZONING DISTRICTS, THE MINIMUM LANDSCAPE AREA SHALL BE NOT LESS THAN TEN PERCENT (10%) OF THE AREA OF THE SITE.

SITE AREA	MULTIPLIER	REQUIRED LANDSCAPE	PROVIDED LANDSCAPE
37,392 SF	10%	3,739 SF	4,717 SF

STREET TREES

STREET TREES SHALL BE INSTALLED IN A PLANTING STRIP BETWEEN THE EDGE OF CURB AND THE SIDEWALK IN ACCORDANCE WITH ARTICLE 16.06 OF THE CITY OF GREENVILLE CODE OF ORDINANCES. WHERE SITE CONDITIONS PRECLUDE THE USE OF STREET TREES, THE SAME NUMBER OF TREES SHALL BE INCORPORATED INTO THE SITE LANDSCAPE AS APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR.

VISIBILITY TRIANGLE

AN AREA LOCATED AT THE INTERSECTION OF TWO (2) STREETS, A STREET AND AN ACCESS EASEMENT OF AN ALLEY OR A DRIVEWAY, OR ANY COMBINATION THEREOF, THE "VISIBILITY TRIANGLE" SHALL MEASURE 25' BY 25' IN EACH DIRECTION FROM THE PROPERTY CORNER OR INTERSECTION OF THE PAVEMENT WITH THE PROPERTY, AS APPROPRIATE, ALONG THE PROPERTY LINE. NO STREET TREE SHALL BE PLANTED WITHIN THE "VISIBILITY TRIANGLE," AS DEFINED IN SECTION 16.06.061 OF THIS DIVISION. NO STREET TREE SHALL BE PLANTED CLOSER THAN 10 FEET TO ANY FIREPLUG.

UTILITIES

NO TREES MAY BE PLANTED IN ANY UTILITY EASEMENT, UNDER OR WITHIN TEN (10) LATERAL FEET OF ANY OVERHEAD UTILITY WIRE, OR OVER OR WITHIN FIVE (5) LATERAL FEET OF ANY UNDERGROUND WATER LINE, SEWER LINE, TRANSMISSION LINE, OR OTHER UTILITY.

STREETSCAPE

A MINIMUM TEN FOOT (10') WIDE STREETSCAPE BUFFER SHALL BE PROVIDED ALONG THE PROPERTY LINE THAT IS ADJACENT TO ANY STREET RIGHT OF WAY.

THE BUFFER SHALL CONTAIN ONE (1) CANOPY TREE PER FORTY FEET (40') OF FRONTAGE AND ONE (1) UNDERSTORY TREE FOR EVERY TWO (2) CANOPY TREES. WHERE OVERHEAD UTILITY LINES PRECLUDE THE USE OF CANOPY TREES, ONE (1) UNDERSTORY TREE PER THIRTY FEET (30') OF FRONTAGE SHALL BE PLANTED. TREES MAY BE PLANTED IN NATURAL GROUPINGS TO PROVIDE VIEW CORRIDORS INTO THE DEVELOPMENT.

*UNDERSTORY TREES REQUIRED

STREET NAME	STREET FRONTAGE	DIVISOR	REQUIRED	PROVIDED
WESLEY STREET	202 LF	30	7	7

*UNDERSTORY TREES ARE BEING PROVIDED DUE TO OVER HEAD ELECTRIC ALONG WESLEY STREET.

PARKING LOT LANDSCAPING

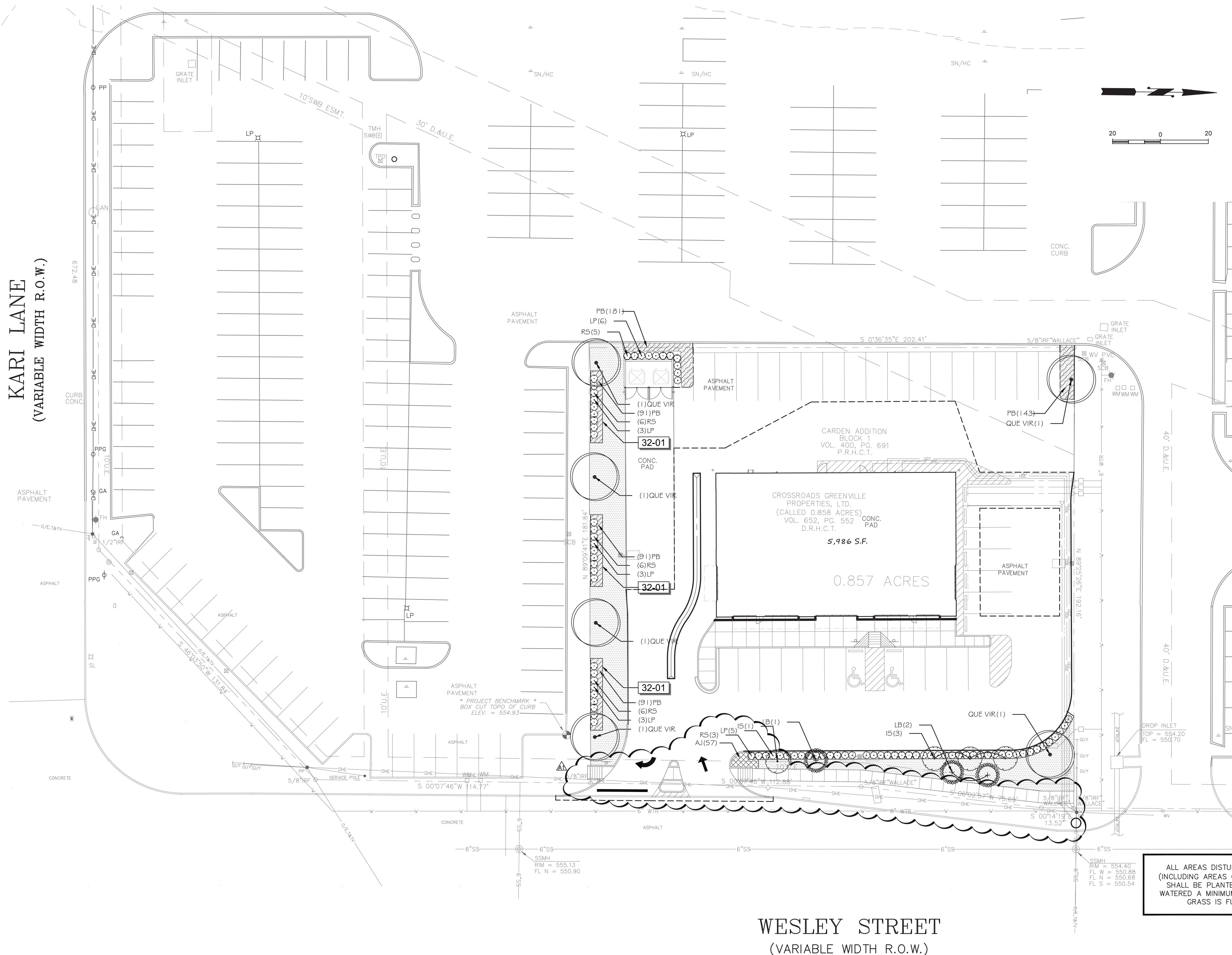
INTERIOR LANDSCAPING OF PARKING LOTS SHALL CONSIST OF CANOPY TREES PLACED SUCH THAT EACH SECTION OF PARKING (UP TO 36 SPACES PER SECTION) IS ENCLOSED BY TREES WITH A MAXIMUM SPACING OF FORTY FEET (40') ON CENTER AUGMENTED WITH GROUPINGS OF AT LEAST FIVE (5) SMALL TYPE SHRUBS/HEDGE PLANTS PLANTED BETWEEN THE TREES. UNDERSTORY TREES SPACED NO MORE THAN THIRTY FEET (30') ON CENTER SHALL REPLACE CANOPY TREES WHERE UTILITY CONFLICTS EXIST.

PARKING AREA	PERIMETER LENGTH	DIVISOR	TREES REQUIRED	TREES PROVIDED
SOUTH	144'	40	4	4
WEST	153'	40	4	1
NORTH	140'	40	4	1

PLANTING AREAS WITHIN PARKING LOTS SHALL BE AT LEAST EIGHT FEET (8') WIDE, A MINIMUM OF TWO HUNDRED (200) SQUARE FEET IN AREA AND DESIGNED TO MINIMIZE DAMAGE TO LANDSCAPE MATERIALS BY PARKING OR MOVING VEHICLES. PLANTING AREAS SHALL BE EDGED WITH A CURB AT LEAST SIX INCHES (6") IN HEIGHT.

PERIMETER LANDSCAPING SHALL BE DESIGNED TO SCREEN OFF-STREET PARKING LOTS AND OTHER VEHICULAR USE AREAS FROM PUBLIC RIGHTS OF WAY AND ADJACENT PROPERTIES. SCREENING SHALL BE PROVIDED BY INSTALLING ALONG THE PERIMETER OF THE VEHICULAR USE AREA A CONTINUOUS ROW OF SHRUBS, SPACED A MAXIMUM OF THREE FEET (3') ON CENTER. THE SHRUBS SHALL REACH A HEIGHT OF AT LEAST FORTY TWO INCHES (42") WITHIN THREE (3) YEARS. THE SCREEN MAY BE PENETRATED BY VEHICULAR OR PEDESTRIAN ACCESS WAYS.

CANOPY TREES SHALL LINE THE VEHICULAR USE AREA AT A MAXIMUM OF FORTY FEET (40') ON CENTER. UNDERSTORY TREES SPACED NO MORE THAN THIRTY FEET (30') ON CENTER SHALL REPLACE CANOPY TREES WHERE UTILITY CONFLICTS EXIST.



WESLEY STREET
(VARIABLE WIDTH R.O.W.)

WINDLE + VOLPE
ARCHITECTS
7600 SHUTTLE
HOUSTON, TEXAS 77065
PH: 713-955-1590

Amanda Buckner



5-12-16

PAD BUILDING AT THE
CROSSROADS MALL
GREENVILLE, TEXAS
GREENVILLE PROPERTIES LTD.
GREENVILLE, TEXAS

DATE: 4/15/16
PROJECT NO.: 08-14-05
DRAWN BY: JCM

LANDSCAPE PLAN

L1.1

TERRA
ASSOCIATES, INC.
CONSULTING ENGINEERS
404 E. RAMSEY RD., STE. 104
SAN ANTONIO, TEXAS 78216
PHONE: 210-298-1600
EMAIL: BOS@terraassoc.com
TBPE Registration No.: F-003832