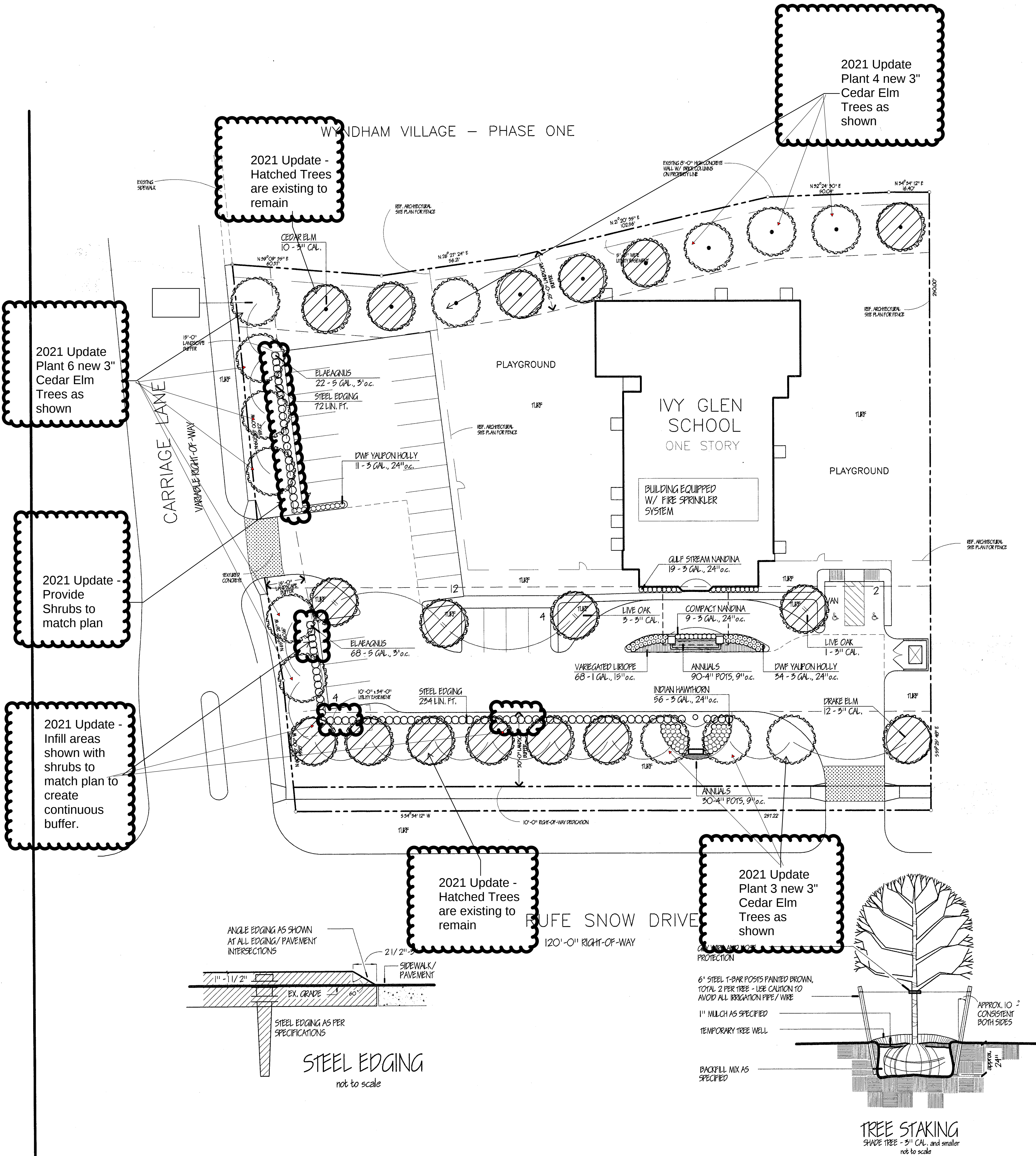
[illegible]

SCALE: 1"=30'-0"

Note - All shrub areas not listed to be replaced are existing and to remain.



LANDSCAPING CRITERIA	LANDSCAPING REQUIRED	LANDSCAPING PROVIDED
TOTAL SITE LANDSCAPING (20% of 60,424sqft)	12,085 sf	34,745 sf (97%)
STREET YARD LANDSCAPING - Rife Snow (20% of 20,693 sf street yard)	4,140 sf	10,045 sf (49%)
BUFFER at STREET FRONTAGE RIFE SNOW (50 R.)	7,717 sf	7,717 sf
CARRIAGE LANE (15 R.)	3,346 sf	3,346 sf
TREES at STREET FRONTAGE RIFE SNOW DRIVE (1 per 25 R.)	$\frac{257'}{25} = 10 - 3''$ cal.	10 - 3'' cal.
CARRIAGE LANE (1 per 40 R.)	$\frac{225'}{40} = 6 - 3''$ cal.	6 - 3'' cal.
LANDSCAPED ISLANDS in PARKING LOTS (16 sq ft per space)	29 x 16 = 464 sf	1,330 sf
TREES REQUIRED in PARKING LOTS (1 per 400 sq ft of landscaping)	$\frac{1,330}{400} = 4 - 3''$ cal.	4 - 3'' cal.
BUFFER if ADJACENT to RESIDENTIAL (25 ft west p.l.)	6,885 sf	6,885 sf
TREES if ADJACENT to RESIDENTIAL (1 per 30 R.)	$\frac{275'}{30} = 10 - 3''$ cal.	10 - 3'' cal.
BUFFER if ADJACENT to NON-RESIDENTIAL (5 R.)	north p.l. 250 x 5 = 1,250 sf	north p.l. 1,250 sf

MAINTENANCE PROVISIONS

ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, MOWING (OF GRASS SIX INCHES OR HIGHER), EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN NINETY (90) DAYS.

MATERIAL	QNTY	SIZE	HT	SP	NOTES
LIVE OAK	4	3" CAL.	10-12'	5-6'	NURSERY GROWN
QUERCUS VIRGINIANA					
DRAKE ELM	16	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS PARVIFOLIA SEMPERVIRENS					
CEDAR ELM	10	3" CAL.	10-12'	5-6'	NURSERY GROWN
ULMUS CRASSIFOLIA					
ELAEOAGNUS	90	5 GAL.	30"	24"	FULL
ELAEOAGNUS MACROPHYLLA 'EBBENII'					
INDIAN HAWTHORN	56	5 GAL.	24"	15"	FULL
RAPHIOLEPIS INDICA 'CLARA'					
COMPACT NANDINA	9	3 GAL.	20"	15"	FULL
NANDINA DOMESTICA 'COMPACTA'					
GULF STREAM NANDINA	19	3 GAL.	20"	15"	FULL
NANDINA DOMESTICA 'COMPACTA'					
DWF YALPON HOLLY	45	3 GAL.	15"	15"	FULL
ILEX VOMITORIA 'NANA'					
VARIEGATED LIRIOPE	68	4" POT	6"	6"	FULL
LIRIOPE SPICATA 'SILVER DRAGON'					
ANNUALS	120	4" POT			TYPE TO BE DETERMINED
STEEL EDGING	306	120'-0" LIN. FT.			

- NOTES**
1. PLANT LIST FOR THIS SHEET ONLY.
 2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES.
 3. ALL AREAS NOTED "TURF" SHALL BE COMMON BERMUDA HYDROMULCH.
 4. ALL SHRUBS SPACED 2' or CLOSER, AND ALL GROUND COVER BEDS SHALL BE PLANTED IN PREPARED BEDS. ALL SHRUBS SPACED 3' or CLOSER SHALL BE PIT-PLANTED.
 5. ALL LANDSCAPED AREAS SHALL BE WATERED BY UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

APPR. BY:
DRAWN BY:
DATE: 7-15-99

REVISIONS
8-13-99

P.O. Box 195999, Fort Worth, Texas 76165
972-265-0605 FAX 972-264-8000

LANDSCAPE PLAN

IVY GLEN SCHOOL of KELLER
RIFE SNOW DRIVE at CARRIAGE LANE
KELLER, TEXAS

FILE NAME:
c:\xxxxxxxx.dwg
SHEET:
1-1