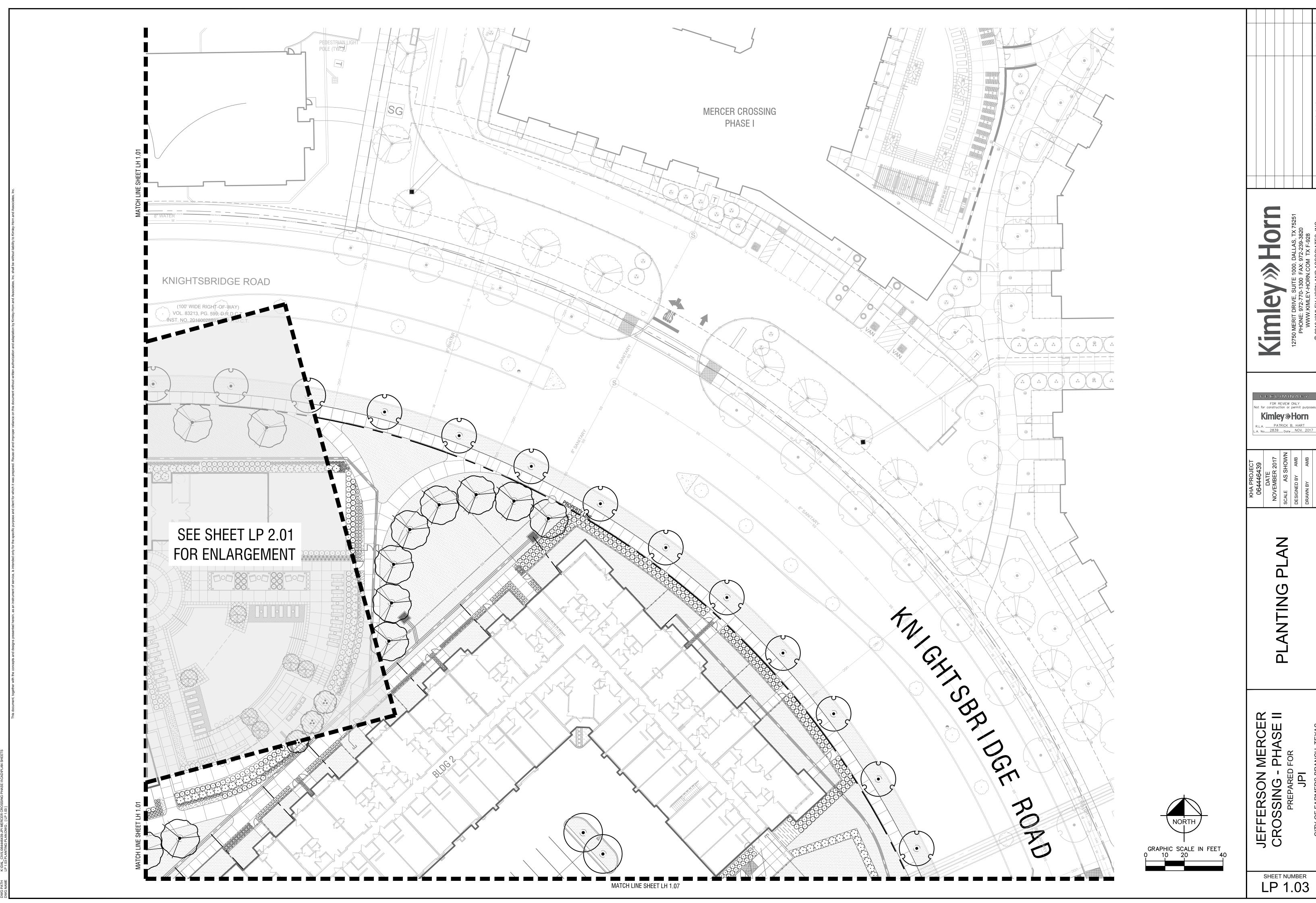
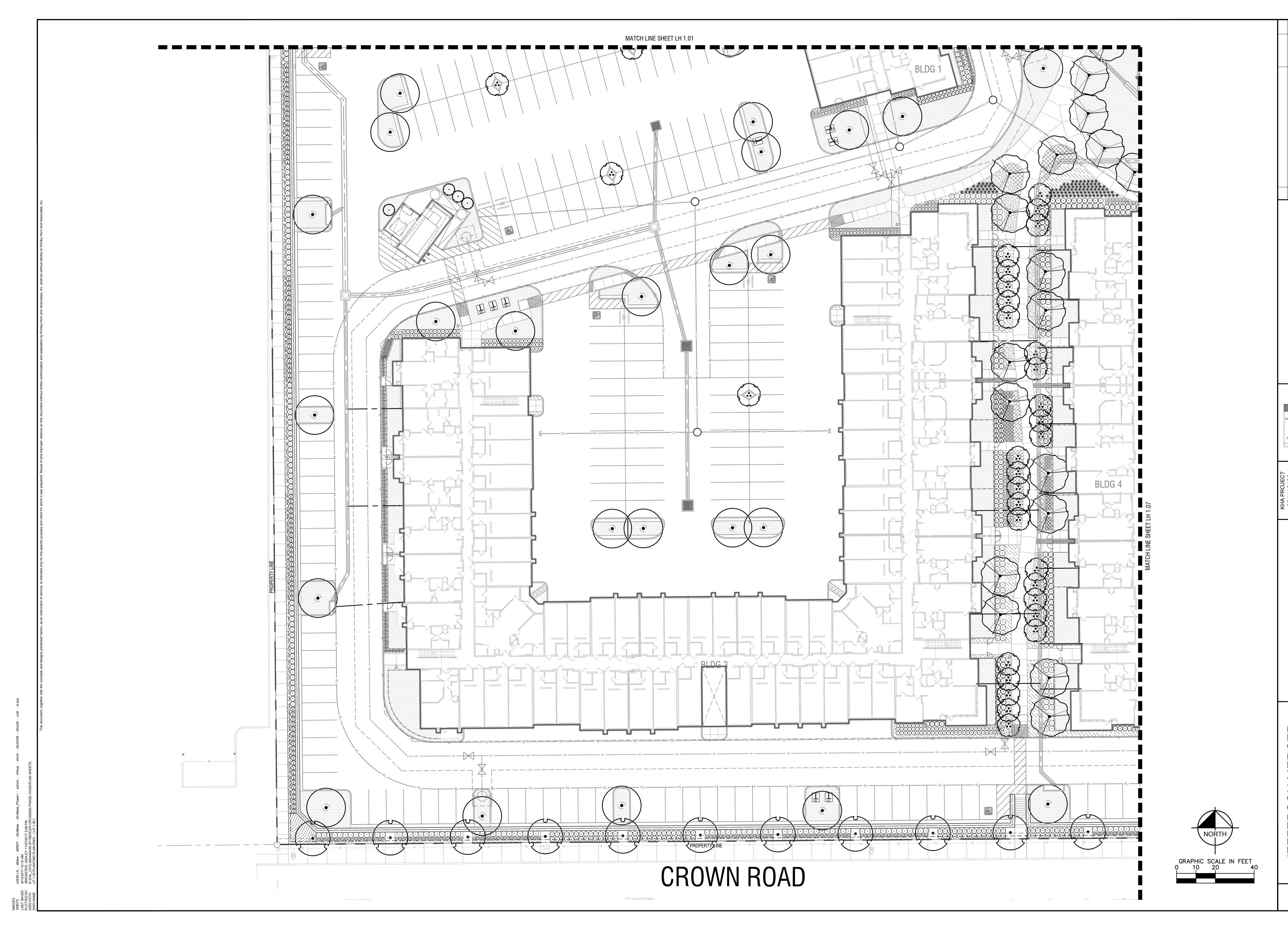


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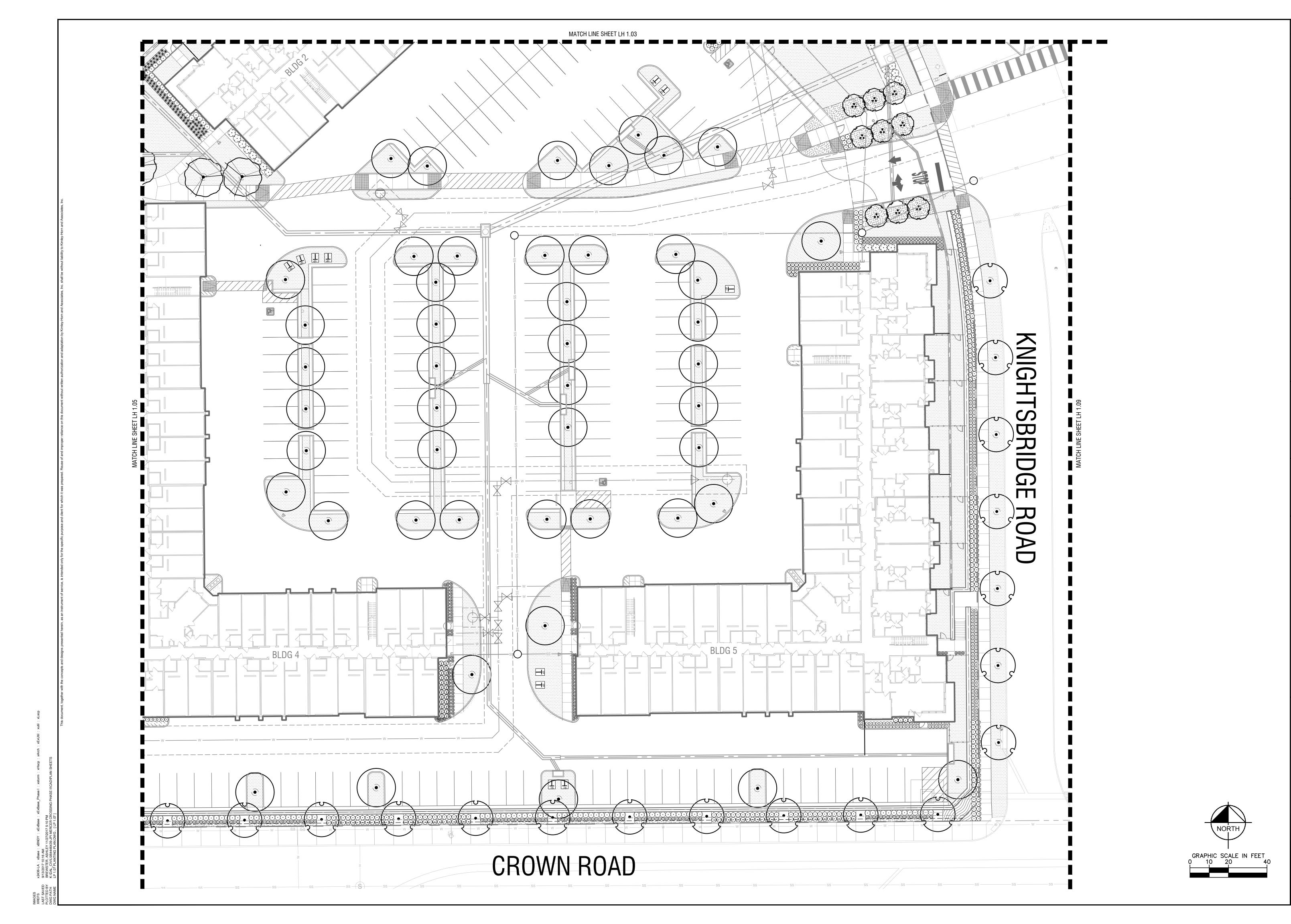
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JEFFERSON MERCER CROSSING - PHASE II PREPARED FOR JPI

SHEET NUMBER LP 1.05

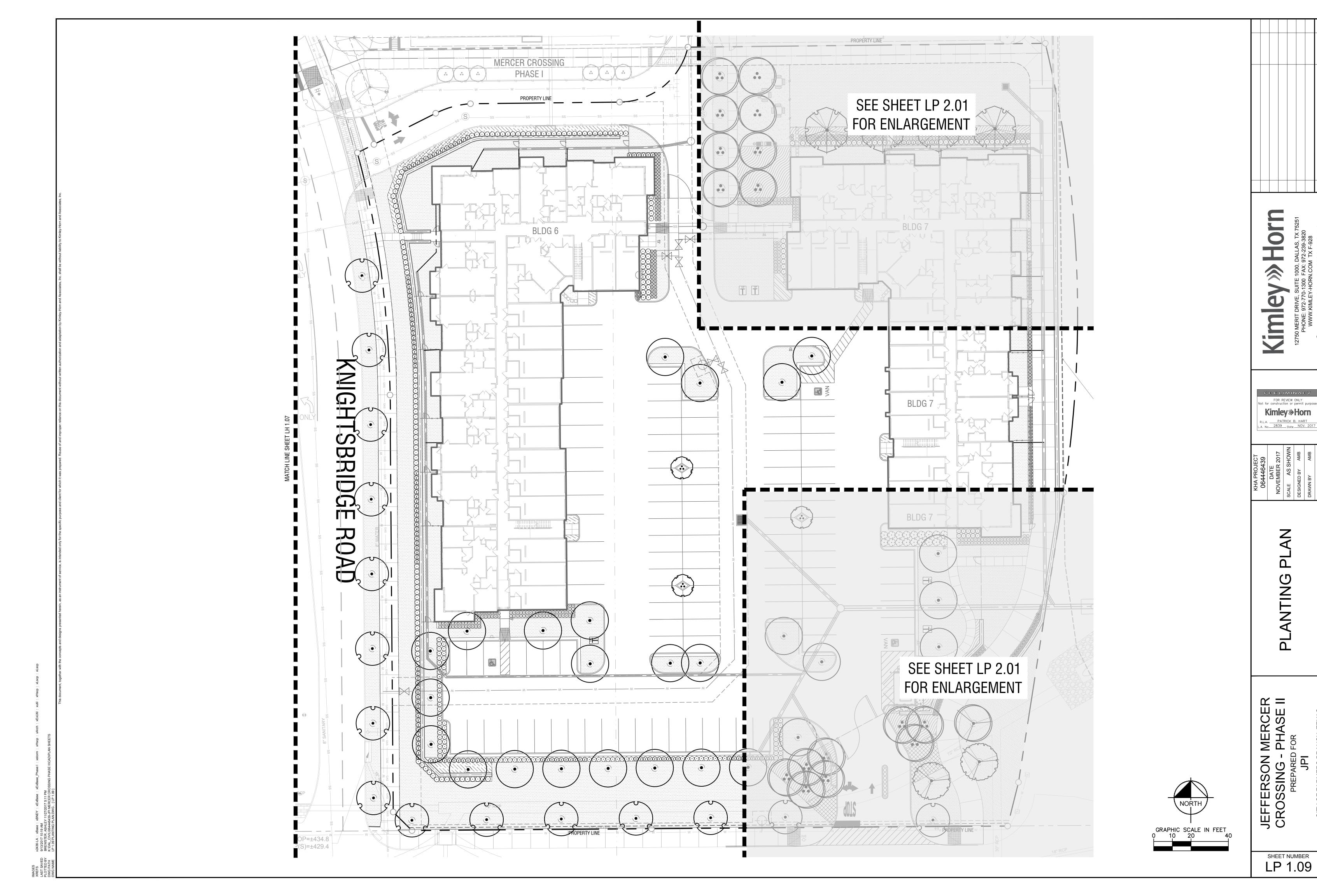


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R.L.A. PATRICK B. HART L.A. No. 2839 Date NOV. 2017

JEFFERSON MERCER CROSSING - PHASE II PREPARED FOR JPI

SHEET NUMBER LP 1.07

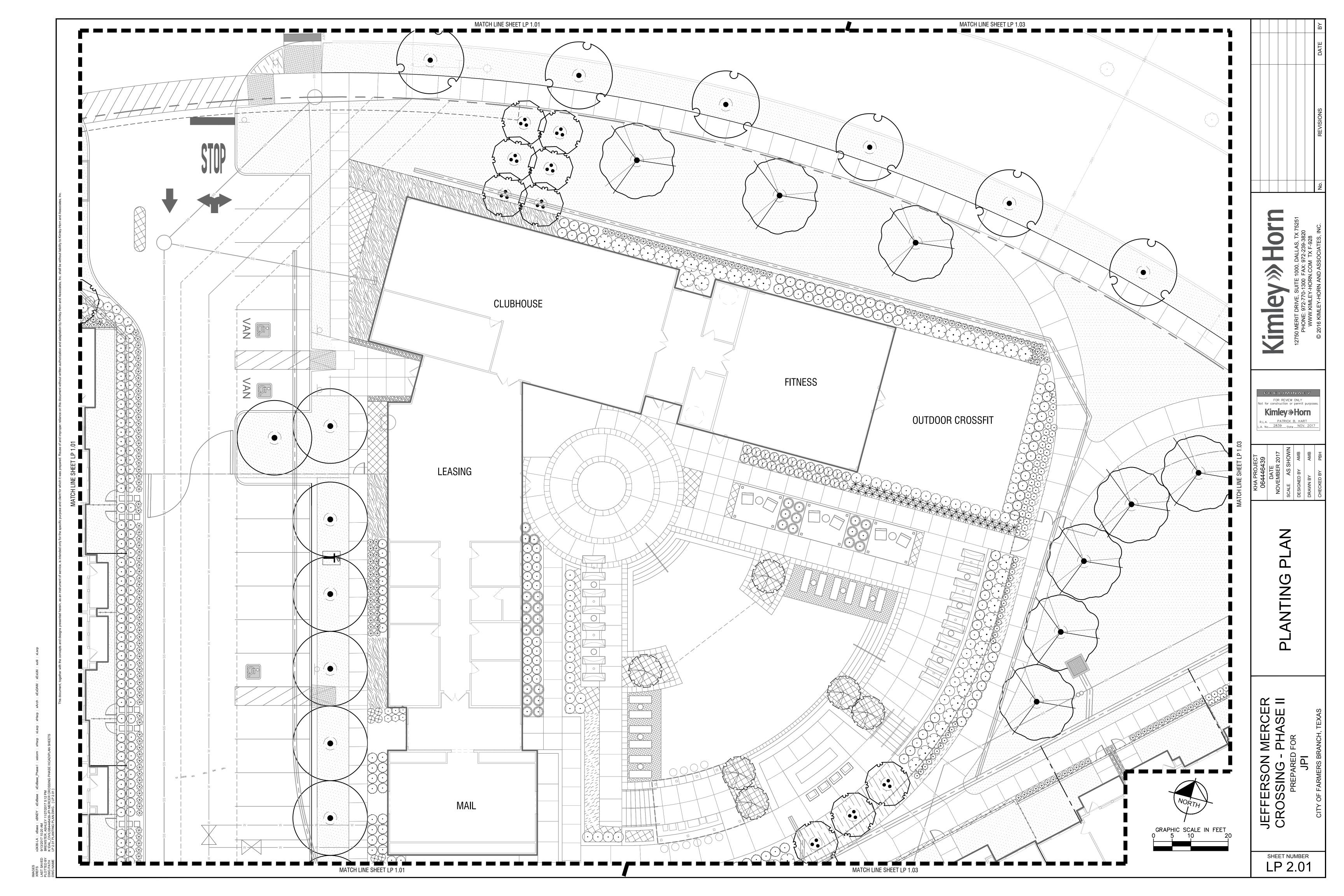


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JEFFERSON MERCER CROSSING - PHASE II PREPARED FOR JPI

SHEET NUMBER LP 1.09





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R.L.A. PATRICK B. HART
L.A. No. 2839 Date NOV. 2017

ANTING

JEFFERSON MERCER CROSSING - PHASE II PREPARED FOR JPI

SHEET NUMBER LP 2.03



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SHEET NUMBER LP 2.05

1.	LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES,
	STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
^	IT IO THE DECORAGINATIVE OF THE CONTRACTOR TO ADVICE THE LANDOCARE ADOLUTEOT OF ANY CONDITION FOLIND ON THE CITE

- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT
- MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. 4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL
- 5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE

FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.

- 6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- 7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS LEGEND) BETWEEN ALL PLANTING BEDS AND LAWN
- 8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. ANY PLANT
- SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. 9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 10. ALL SOILS IN ALL NEW PLANTING AREAS ARE TO BE AMENDED PER SPECIFICATIONS.
- 11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30)
- 12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- 13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO ALLOW FOR SOIL AMENDMENTS.

## ACCESSIBILITY NOTES:

- 1. TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE PRUNED TO PROVIDE CLEARANCE OF
- 2. ACCESSIBLE GATES SHALL BE LEVER TYPE HARDWARE ON BOTH SIDES OF GATES, MOUNTED WITHIN MAX. 48" AFF.
- 3. A MIN. ONE GRILL CONTROL SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF WRIST TO OPERATE. 4. POOL DECK SLOPES ARE NOT TO EXCEED MAX. 2.0% SLOPE IN ANY DIRECTION.
- 5. RESCUE AIDS SHALL BE LOCATED (BY OTHERS) INSIDE THE BUILDING IN AN ACCESSIBLE LOCATION WITH CONTROLS WITHIN 48"
- 6. A MIN. ONE TABLE AT EACH TABLE SEATING AREA SHALL HAVE MIN. 30" W. x 27" H x 19" D KNEE SPACE FOR FORWARD APPROACH. 7. IF PAVING HAS IRREGULAR PATTERN PROVIDED, JOINTS EXCEEDING MAX. 1/4" W, SHALL BE "FLUSH" WITH PAVING SURFACE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	<u>R00T</u>	CAL	SIZE	REMARKS
	UC	33	Ulmus crassifolia / Cedar Elm	B & B	3" Cal.	14`-16` H.	Straight Upright Growth Habit, Full and Matching
	VA	6	Vitex agnus-castus / Chaste Tree	Cont.	4- 2" canes min.	8`-10` H.	Multi-trunk, Nursery Grown, Full Branched, Matching
	PC	66	Pistacia chinensis / Chinese Pistache	B & B	3" Cal.	14`-16` H.	Male, Single Straight Upright Growth Habit, Full and Matching
	LN	56	Lagerstroemia x `Natchez` / Crape Myrtle	30 gal	3- 1.5" Canes	10`-12` H.	Multi-trunk, Nursery Grown, Full Branched, Matching
	UP	111	Ulmus parvifolia / Lacebark Elm	B & B	3" Cal.	14`-16` H.	Straight Upright Growth Habit, Full and Matching
	QV	2	Quercus virginiana / Live Oak	B & B	3" Cal.	14`-16` H.	Straight Upright Growth Habit, Full and Matching
	NR	4	Ilex x `Nellie R Stevens` / Nellie R Stevens	Cont	1"Cal	36" O.C.	Straight Upright Growth Habit, Full and Matching
	BN	16	Betula nigra / River Birch `Dura Heat`	Cont.	4- 2" canes min.	8`-10` H.	Multi-trunk, Nursery Grown, Full Branched, Matching
	АТ	4	Acer truncatum / Shantung Maple	B & B	3" Cal.	10`-12` H.	Straight Upright Growth Habit, Full and Matching
	QS	1	Quercus shumardii / Shumard Red Oak	Cont.	4" CAL.	16` - 18` H.	Straight Upright Growth Habit, Full and Matching
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	<u>R00T</u>	SIZE	SPACING	<u>REMARKS</u>
*	HP	228	Hesperaloe parviflora `Brakelights` TM / Brakelights Red Yucca	3 gal	18" ht. x 18" w.	24" O.C.	Full and Matching
$\odot$	LF	734	Leucophyllum frutescens `Compacta` / Compact Texas Ranger	5 gal	24" ht. x 24" w.	36" O.C.	Full and Matching
	PD	375	Podocarpus macrophyllus `Dwarf Pringles` / Dwarf Podocarpus	5 gal	24" ht. x 24" w.	36" O.C.	Full and Matching
$\oplus$	R0	20	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	3 gal	24" h x 24" w	24" OC	Full and Maching
$\odot$	MP	148	Myrica pusilla / Dwarf Southern Wax Myrtle	5 gal	24" ht. x 24" w.	36" O.C.	Full and Matching
<b>1</b>	IN	698	Ilex vomitoria `Nana` / Dwarf Yaupon	3 gal	18" ht. x 18" w.	24" O.C.	Full and Matching
£	LE	674	Liriope muscari `Evergreen Giant` / Evergreen Giant Border Grass	3 gal	18" h x 18" w	18" O.C.	Full and Matching
	ND	760	Nandina domestica `Harbour Dwarf` / Harbour Dwarf Nandina	2 gal	18"h x 12"w	24" O.C.	Full and matching
SWINNING STATES	ML	29	Muhlenbergia lindheimeri / Lindheimer`s Muhly	3 gal	24" h x 24" w	36" OC	Full and Matching
$\odot$	LC	682	Loropetalum chinense `Purple Diamond` / Purple Diamond Loropetalum	5 gal	24" ht. x 24" w.	36" O.C.	Full and Matching
<b>O</b>	PA	113	Perovskia atriplicifolia / Russian Sage	5 gal	24" ht. x 24" w.	24" O.C.	Full and Matching
$\odot$	AS	378	Abelia x grandiflora `Sunrise` / Sunrise Abelia	5 gal	30" h x 24" w	36" OC	Full and Matching
$\odot$	LF2	117	Leucophyllum frutescens / Texas Sage	5 gal	30" h x 24" w	48" O.C.	Full and Matching
$\bigcirc$	MD	164	Malvaviscus drummondii / Turk`s Cap	3 gal	18" ht. x 18" w.	24" OC	Full and Matching
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	<u>REMARKS</u>
	TA	1,481	Trachelospermum asiaticum / Asian Jasmine	1 gal	3- 5 Runners	18" O.C.	5 bib. min., Full and Matching
	LA	1,156	Liriope muscari `Aztec` / Aztec Lily Turf	1 gal	12" ht. x 12" w.	12" O.C.	Full and Matching
	SOD	110,456 sf	Cynodon dactylon / Bermuda Grass	N/A	N/A	N/A	Sod to have tight, sand filled joints and be free of weeds.
	LM2	2,896	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 gal	12" ht. x 6" w.	12" O.C.	Full and Matching
	SD	3,504	Liriope muscari `Silver Dragon` / Lily Turf	1 gal	12" ht. x 6" w.	12" O.C.	Full and Matching
	NT	385	Nassella tenuissima / Mexican Feathergrass	1 gal	18" O.C.	12" HT.	Full
	EF	134	Euonymus fortunei `Coloratus` / Purple Wintercreeper	1 gal	6" ht. x 12" w.	12" O.C.	Full and Matching
	SC	3,410	Seasonal Color / Seasonal Color	Cont.	Varies	Varies	Contractor to submit a seasonal color mix of seasonal foliage and flowering annuals and perennials for oweners approval prior to installation. Mix to be 3-7 plant types of varying container size and plant height/ spreads.

PD Ordinance 2868- Tract 1A								
Landscape Summary								
Minimum Landscape Area Requirements:	REQUIRED	PROVIDED						
Minimum Landscape Area (includes enhanced paving)	15% (21,763 SF)	41% (59,069 SF)						
Minimum Public Realm	12' Wide Trail	12' Wide Trail (413 LF)						
Minimum Street Trees								
Knightsbridge Road (365' of frontage)	N/A	8 Street Trees 40' O.C. Typ						
Crown Road (278' of frontage)	N/A	7 Street Trees 40' O.C. Typ						
Parking Tree to Stall Ratio	21 Trees	23 Trees (Approximately 1 tree to 5 parking stalls)						

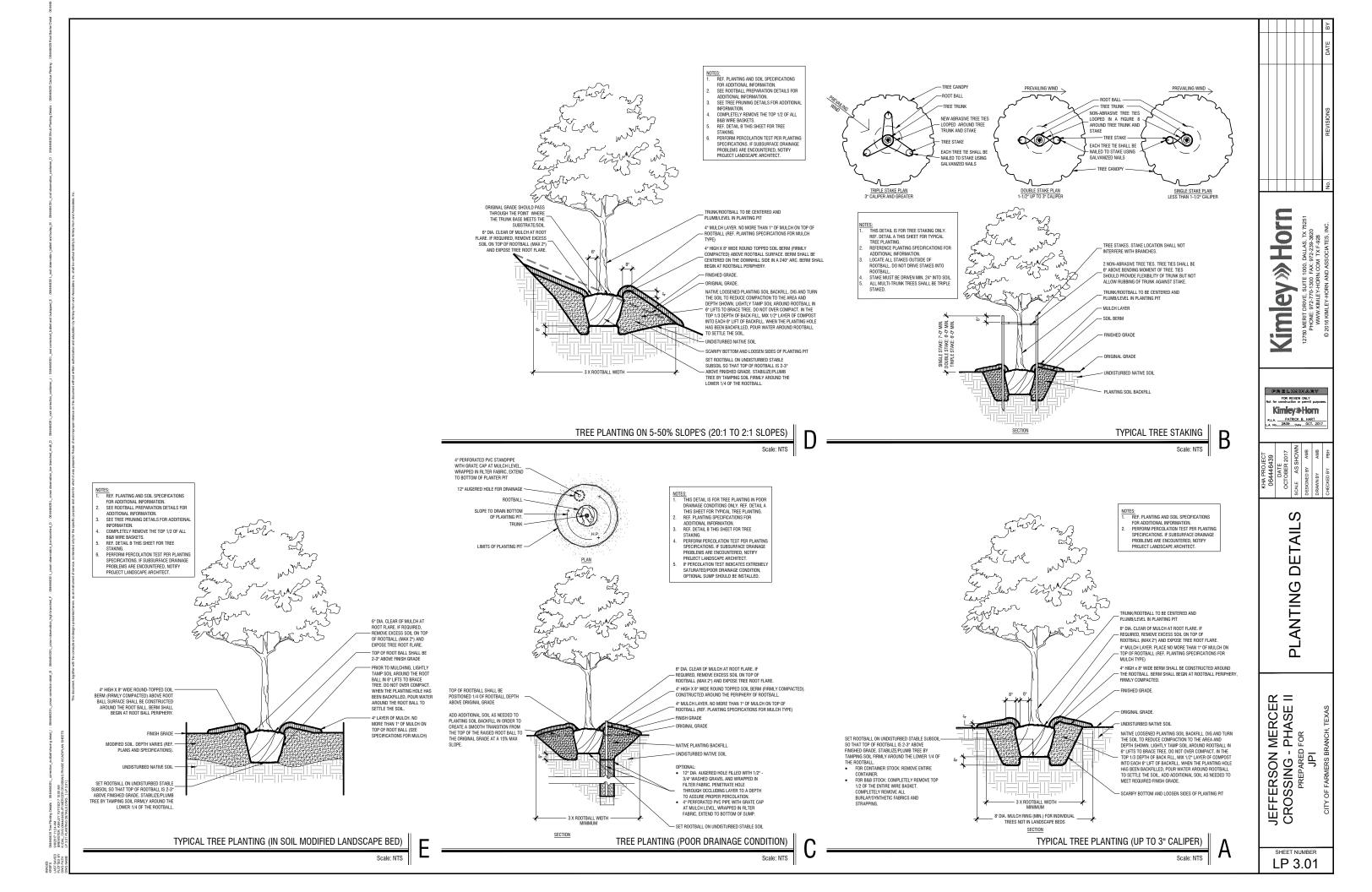
PD Ordinance 2868- Tract 2							
Landscape Summary							
Minimum Landscape Area Requirements:	REQUIRED	PROVIDED					
Minimum Landscape Area (includes enhanced paving)	15% (75,995 SF)	32% (164,776 SF)					
Minimum Public Realm	8' Wide Trail	8' Wide Trail (1,861 LF)					
Minimum Street Trees							
Knightsbridge Road (1,309' of frontage)	N/A	29 Street Trees 40' O.C. Typ					
Crown Road (870' of frontage)	N/A	22 Street Trees 40' O.C. Typ					
Parking Tree to Stall Ratio	80 Trees	81 Trees (Approximately 1 tree to 5 parking stalls)					

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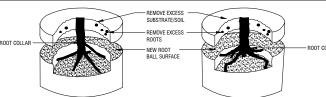
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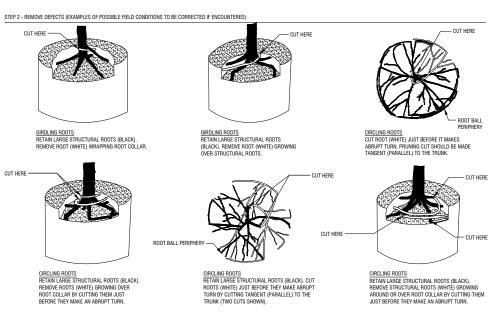
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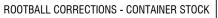


STEP 1 - REMOVE SUBSTRATE OVER ROOT COLLAR (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED

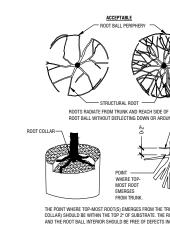


IF TREE PLANTED TOO DEEPLY IN ROOT BALL, REMOVE EXCESS SOIL (2" MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL AND PLANT SPECIFICATIONS.





Scale: NTS



INTERNAL CIRCLING ROOTS ONLY ABSORBING ROOTS REACH THE CIRCLING ROOTS STRUCTURAL ROOTS CIRCLE AND DO NOT ASYMMETRICAL OR "J" ROOTS
STRUCTURAL ROOTS MISSING FROM ONE







CES.

OSSERVATIONS OF ROOTBALL SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSUME QUALITY PLANT MATERIAL IMEETS ANSI 28.0.1 STANDARDS FOR NOBUSTRY STANDARD. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OSSERVATION PROCESS; SUBSTRATE/SUL, SHALL BE REPLACED AFTER OSSERVATION HAS GESEN COMPLETED.

SMALL ROOTS (17) OF LESS) THAT GROWN RADIOUR, I.P. OR DOWN THE ROOT BLAT PERPHETRY ARE OSSIGNEDED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATE AT THE TIME OF PLANTING. ROOTS ON THE PERPETRY CAS BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).

SEE PLANTING SEPICATIONS FOR SIGNERATION PROCESS AND REQUIREMENTS.

## ROOTBALL CRITERIA SPECIFICATIONS - CONTAINER STOCK

Scale: NTS



- OTES:

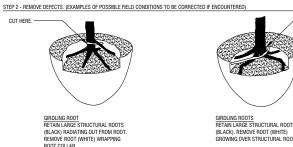
  IF DEFECTS ARE NOTED DURING SITE OBSERVATIONS AND DEMED CORRECTABLE BY OWNERS REPRESENTATIVE (NOT REQUIRING TREE REPLACEMENT),
  CONTRACTOR MAY USE THESE MINOR ROOT PRUNING PROCEDURES TO CORRECT ROOTBALL DEFECTS, IF DEFECTS REPRESENT A LARGE LOSS OF STRUCTURAL
  ROOTS, TREE REPLACEMENT WILL BE REQUIRED PER PLAITING SPECIFICATIONS. THEE ROOTBALL CONDITIONS MAY YARY FROM TREE TO TREE.
  ALL TIRES NOTED DURING SITE OSSERVATIONS AS NOT MEETING THE ROOTBALL SECRECATION CRITERIAN AS NOTED IN THESE DETAILS AND IN THE PLANTING
  SPECIFICATIONS ARE RELECTABLE UNLESS THEY UNDERSOR RECOMMENDED CORRECTION.
  ADJUST HOLE DEPTH TO ALLOW FOR THE REMOVAL OF EXCESS SOIL AND ROOTS OVER THE ROOT COLLAR.
  ROOTS AND SOIL MAY BE REMOVED DURING THE CORRECTION PROCESS; SUBSTRATE/SOIL SHALL BE REPLACED AFTER THE CORRECTION HAS BEEN COMPLETED.
  TREES SHALL MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL PELLOWING CORRECTION.
  REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STEP 1 - REMOVE SOIL AND ROOTS OVER THE ROOT COLLAR. (EXAMPLES OF POSSIBLE FIELD CONDITIONS TO BE CORRECTED IF ENCOUNTERED) - ROOT COLLAR

IF TREE PLANTED TOO DEEPLY IN ROOT BALL

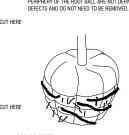
REMOVE EXCESS SOIL (2\*MAX) AND ROOTS TO MEET ROOTBALL SPECIFICATIONS CRITERIA DETAIL

AND PLANT SPECIFICATIONS.









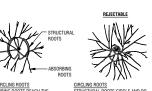
CIRCLING ROOTS
RETAIN LARGE STRUCTURAL ROOTS
(BLACK). REMOVE ROOTS (WHITE)
GROWING OVER ROOT COLLAR BY CIRCLING ROOTS
RETAIN LARGE STRUCTURAL ROOTS (BLACK). REMOVE ROOTS (WHITE) GROWING AROUND OR OVER ROOT COLLAR BY CUTTING THEM JUST

CIRCLING ROOTS:
REMOVE ROOTS (BLACK) DEFLECTED ALONG ROOT BALL PERIPHERY. SMALL ROOTS (1/4" OR LESS) AT THE PERIPHERY OF THE ROOT BALL ARE NOT DEFINED AS DEFECTS AND DO NOT

ROOTBALL CORRECTIONS - BALLED AND BURLAPPED STOCK



B









DESCENDING ROOTS STRUCTURAL ROOTS DESCEND INTO ROOT

ASYMMETRICAL OR "J" ROOTS
STRUCTURAL ROOTS PRIMARILY GROW TO ONE SIDE.

NOTES:

1. OBSERVATIONS OF POOTBALL SHALL OCCUP PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INJUSTRY STANDARD PER ANS 201. ROOTS AND SOIL MAY OF BRIDD'ED QUEING THE OBSERVATION PROCESS; SUBSTRATE COLL SHALL ER BERLOCA FIFTET THE OBSERVATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.

ROOTBALL SPECIFICATIONS CRITIERIA - BALLED AND BURLAPPED STOCK

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ROOTBALL SHAVING TO BE CONDUCTED USING A SHARP BLADE OR HAND SAW ELIMINATING NO. MORE THAN NEEDED TO REMOVE ALL ROOTS ON THE PERIPHERY OF ROOT BALL.

ROOTBALL SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING ROOTBALL

ROOTBALL SHAVING SHOULD ONLY BE DONE IF CIRCLING ROOTS ARE ENCOUNTERED AS SHOWN IN

ROOT TIPS EXPOSED AT -PERIPHERY OF ROOT BALL. ALL ROOTS GROWING AROUND

PERIPHERY ARE REMOVED.

ROOTBALL SPECIFICATIONS CRITERIA DETAIL

OF THE ROOT BALL A MAXIMUM OF 2" THICK.

SHAVING COMPLETE

SHAVING PROCESS

Scale: NTS

ROOT BALL SHAVING - (CONTAINER STACK)

PERIPHERY NEAR THE TOP OF THE ROOT BALL.
STRUCTURAL ROOTS MOSTLY WRAP OR ARE
DELECTED ON THE BOOT BALL INTERIOR

CIRCLING ROOTS
STRUCTURAL ROOTS CIRCLE INTERIOR OF ROOT BALL. NO
STRUCTURAL ROOTS ARE HORIZONTAL AND REACH THE
ROOT BALL PERIPHERY NEAR THE TOP OF THE ROOT BALL





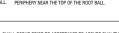


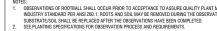


ROOTS RADIATE FROM TRUNK AND REACH SIDE OF ROOT BALL WITHOUT DEFECTING DOWN OR AROUND.











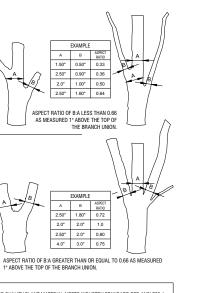
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A. No. 2839 Date OCT. 2017

**DETAILS** 

**PLANTING** 



TIES:
OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI 280.1.
ASPECT RATIO SHALL BE LESS THAN 0.68 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (B) DIVIDED BY THE DIAMETER OF THE TRUNK
(A) AS MEASURED 1\* ABOVE THE TOP OF THE BRANCH UNION.
ANY TREE NOT MEETING THE CROWN OBSERVATIONS OFTAIL MAY BE REJECTED.
REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ACCEPTABLE

ASPECT RATIO IS LESS

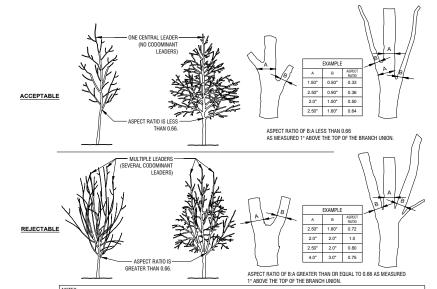
REJECTABLE

THAN 0.66.

ASPECT RATIO IS-GREATER THAN 0.66.

CROWN OBSERVATIONS (MULTI-STEM TREE)

Scale: NTS



OTES:
OBSERVATIONS OF TREE CANOPY SHALL OCCUR PRIOR TO ACCEPTANCE TO ASSURE QUALITY PLANT MATERIAL MEETS INDUSTRY STANDARD PER ANSI 260.1.
ASPECT RATIO SHALL BE LESS THAN 0.66 ON ALL BRANCH UNIONS. ASPECT RATIO IS THE DIAMETER OF BRANCH (8) DIVIDED BY THE DIAMETER OF THE TRUNK
(A) AS MEASURED 1\* ABOVE THE TOP OF THE BRANCH UNION.
ANY TREE NOT MEETING THE CORROWN OBSERVATIONS ETAIL MAY BE REJECTED.
REF. PLANTING SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

TREE CROWN SPECIFICATIONS CRITERIA (HIGH BRANCHED - CENTRAL LEADER TREE)

2.50" 1.80" 0.72

JEFFERSON MERCER CROSSING - PHASE II PREPARED FOR JPI

SHEET NUMBER LP 3.03

**Kimley** » Horn

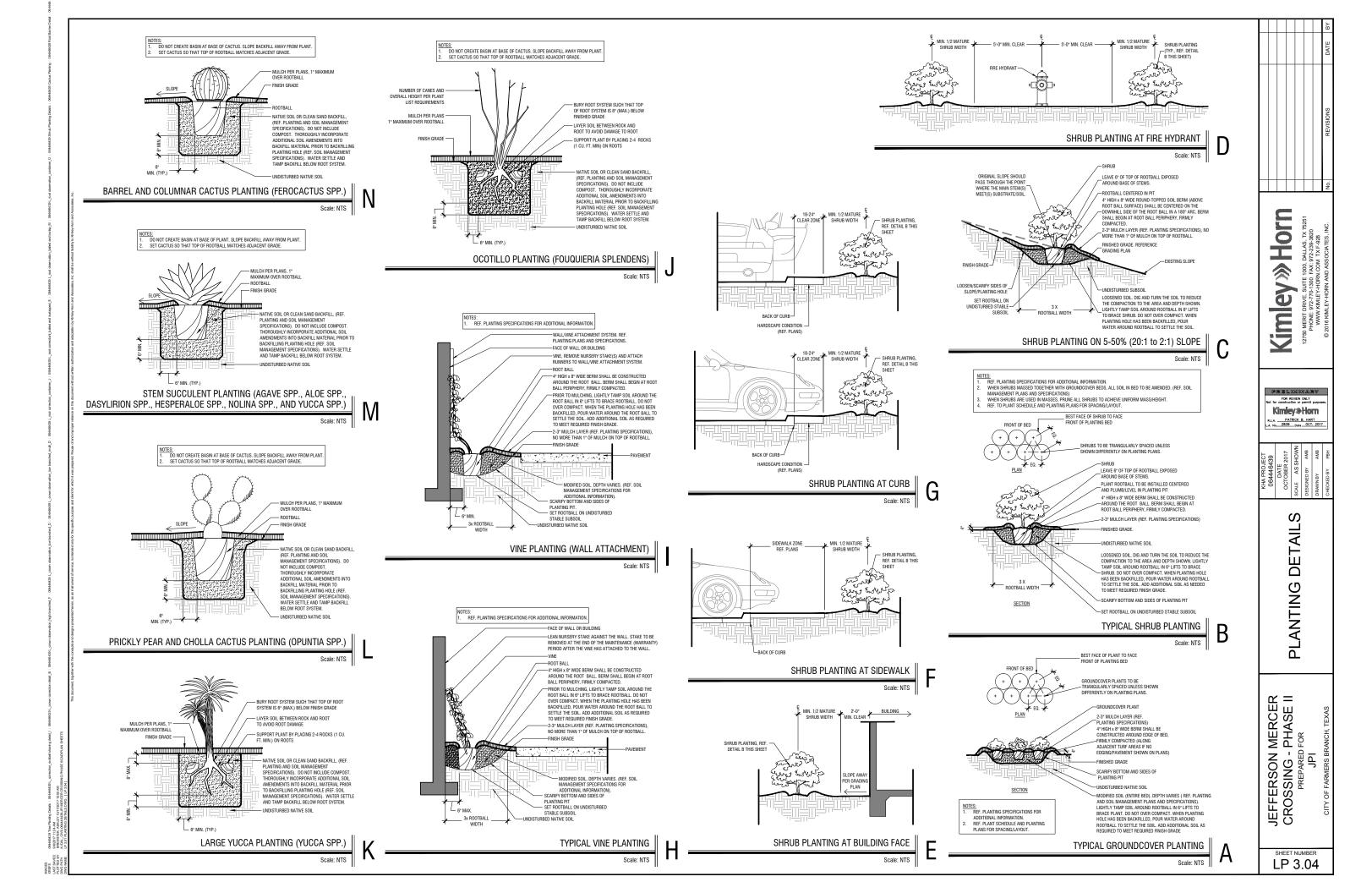
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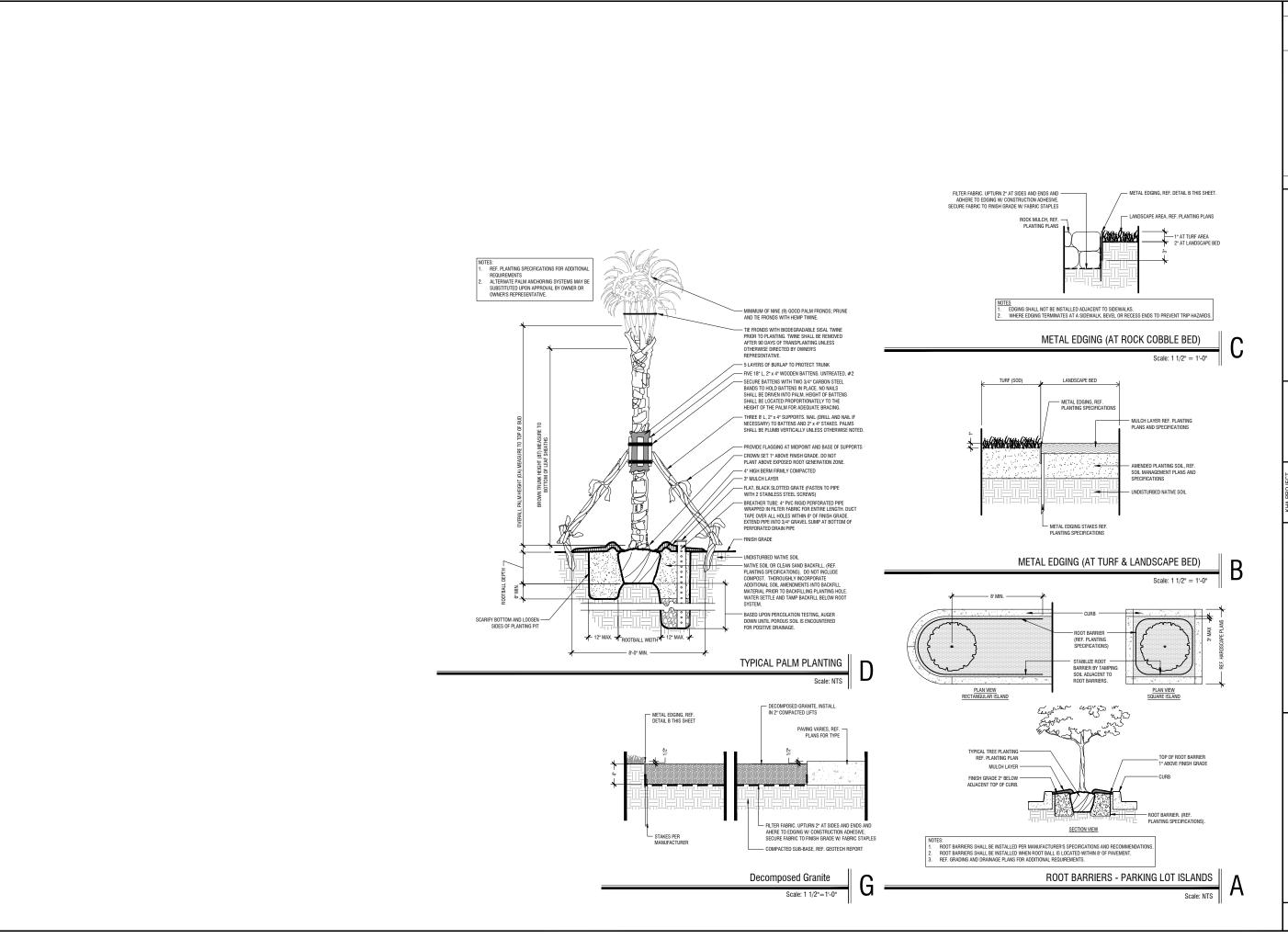
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PLANTING DETAILS





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SHEET NUMBER

LP 3.05