

PROPOSED PLANT MATERIAL SCHEDULE

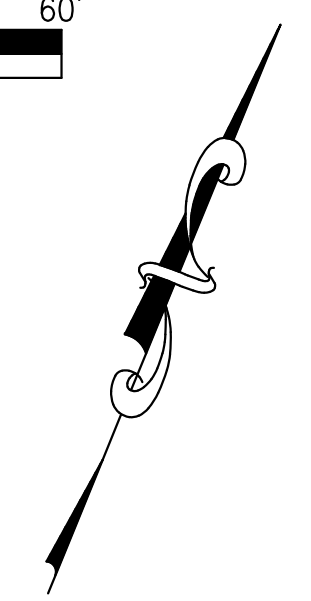
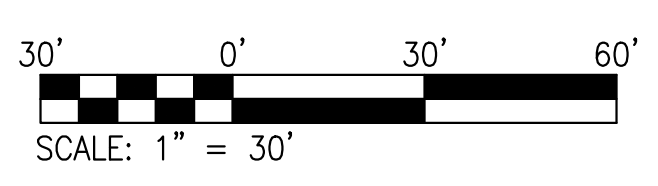
SYMB.	ABBREVIATION	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	MATURE HEIGHT
TREES							
	AR	10	Acer rubrum "Armstrong"	Red Maple	2" CAL. MIN.	B&B	50'
	TC	15	Tilia cordata	Littleleaf Linden	2" CAL. MIN.	B&B	50'
	QR	15	Quercus rubra	Red Oak	2" CAL. MIN.	B&B	60'
GROUND COVER							
			Sod - Kentucky Bluegrass Blend		SOD		
			River Rock 5"-7" Length on weed barrier hand placed				

LANDSCAPE AND TREE REQUIREMENTS

REQUIREMENT	AREA / MEASUREMENT	REQ'D	PROVD
SECTION 402.170 B 2 a - PLANTING REQUIREMENTS WITHIN PARKING AND VEHICULAR USE AREAS			
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED	270 X 206 STALLS = 55,620 S.F. 55,620-6% = 3,337.2 S.F.	3,337.2 S.F. 6%	7,039 S.F. 12.7%
SECTION 402.180 BUFFERYARDS			
PROPERTY ZONING - C2-GENERAL BUSINESS	NORTH BOUNDARY LINE - ROAD RIGHT-OF-WAY SEE STREET FRONTAGE REQUIREMENTS	STREET FRONTAGE REQUIRED	STREET FRONTAGE REQUIRED
	WEST BOUNDARY LINE - ABUTS C-2 SAME USE	NO BUFFER REQUIRED	NO BUFFER REQUIRED
	SOUTH BOUNDARY LINE - ABUTS C-2 SAME USE	NO BUFFER REQUIRED	NO BUFFER REQUIRED
	EAST BOUNDARY LINE - ABUTS C1	NO BUFFER REQUIRED	NO BUFFER REQUIRED
SECTION 402.090 COMMERCIAL ZONING DISTRICTS			
1 TREE FOR EVERY 40 FEET OF STREET FRONTAGE	MEXICO RD. FRONTAGE +/- 415'40" = 10.38	11 TREES	11 TREES
SECTION 402.040 - TREE PROTECTION REQUIREMENTS			
IF MORE THAN 25% OF EXISTING TREES ARE REMOVED, PROVIDE 15 TREES PER ACRE AT MINIMUM	DUE TO EXCESSIVE GRADING BEING PROTECTED, SEE SHEET L1.1 FOR TREE INFORMATION AND DETAILS.	14 EXISTING TREES ARE BEING REMOVED.	3.3 ACRE SITE, 14 TREES REMAINING, PROVIDING 43 NEW TREES (40 SHOWN ON THIS SHEET, 3 ON SHEET L1.2).

- #### LANDSCAPE NOTES:
- ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)
 - TREE PLANTING SHALL COMPLY WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - TREE PITS SHALL BE TESTED FOR WATER INFILTRATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED.
 - NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
 - LANDSCAPE CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE BEGINNING WORK.
 - ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE STATE AND FEDERAL LAW WITH RESPECT TO DISEASE AND INSECT INFESTATION.
 - ALL LANDSCAPE SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
 - FORMAL LINES AND GROUPINGS OF A SPECIES OF TREE, SHRUB, OR GROUND COVER SHALL BE MATCHED FOR SIZE, FORM, AND COLOR.
 - ALL BACKFILL IN PLANTING BEDS AND TREE PITS SHALL BE BACKFILLED WITH PLANTING SOIL.
 - ALL TREES OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE.
 - ALL LANDSCAPING SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN.
 - AT PLANTING, TREE TRUNKS MUST BE STRAIGHT WITH MINIMAL DOGLEGGS.
 - WIRE BASKETS, BURGLAR WRAPPINGS, ROPE, TWINE OR ANY SIMILAR SHIPPING MATERIALS SHALL BE REMOVED BEFORE PLANTING.
 - A SPADE CUT EDGE SHALL BE CREATED AT ALL LOCATIONS WHERE PLANTING BEDS ARE ADJACENT TO GRASS AREAS UNLESS OTHERWISE NOTED.
 - SEE CIVIL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL MATERIALS.
 - DO NOT DISTURB EXISTING UTILITIES WITHIN WORK AREA. SET FENCE AND PLANTINGS SHALL AVOID ANY EXISTING UTILITIES.
 - THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. WRITTEN QUANTITIES TAKE PRECEDENCE OVER GRAPHIC QUANTITIES. NOTIFY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT OF DISCREPANCIES.
 - TWO WEEKS PRIOR TO PLANTING, THE CONTRACTOR SHALL SUBMIT TO THE OWNER / OWNER'S REPRESENTATIVE A PLANT PHOTO SUBMITTAL FOR APPROVAL. IF REQUESTED, BY THE OWNER, THE LANDSCAPE ARCHITECT WILL TAG THE MATERIAL.
 - EACH PHOTO SHALL CLEARLY SHOW THE SIZE, FORM, AND BRANCHING STRUCTURE AND QUALITY OF THE PLANT.
 - EACH PHOTO SHALL HAVE THE PLANT NAME, SIZE AND SPECIFICATIONS LABELED ON THE PHOTO.
 - ANY PHOTO SHOWING A GROUP OF PLANTS CLOSE TOGETHER WILL NOT BE ACCEPTED.
 - NO PARTIAL OR INCOMPLETE SUBMITTAL WILL BE ACCEPTED FOR REVIEW. ANY REJECTED SPECIES WILL BE SUBJECT TO RESUBMITTAL.
 - THE CONTRACTOR SHALL WARRANT ALL CONTROLLED MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE WITH THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
 - ALL LANDSCAPED AREAS ARE TO HAVE SOIL PREPARATION (MINIMUM RATE OF 3 CU. YDS. OF ORGANIC MATTER PER 1000 S.F.). TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
 - ALL TREES ARE TO BE STAKED AND GUYPED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
 - ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE OBTAINED BY OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT PRIOR TO DOING WORK.
 - PLACE PLANT MATERIAL IN SHRUB BED SO THAT ONCE PLANTS GROW TO FULL SIZE THEY ARE FULLY CONTAINED WITHIN THE SHRUB BED AREA AND DO NOT HANG OVER THE EDGER LINE.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPED AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE/LANDSCAPE ARCHITECT.
 - AT SOD AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
 - EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES.
 - WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
 - INSTALL RIVER ROCK 5"-7" LENGTH ON WEED BARRIER IN PLANT BED ADJACENT TO BUILDING FOUNDATION AND WHERE INDICATED ON PLAN. RIVER ROCK TO BE "HAND-PLACED" AROUND ALL SHRUBS SO AS NOT TO DAMAGE MATERIAL. INSTALL NEAR FLUSH TO TOP OF SIDEWALK.
 - SAMPLES OF RIVER ROCK COBBLESTONE ARE TO BE PROVIDED TO OWNER/TENANT FOR REVIEW AND APPROVAL. TWO (2) WEEKS PRIOR TO CONSTRUCTION. NO COBBLESTONE IS TO BE INSTALLED WITHOUT PRIOR APPROVAL FROM TEXAS ROADHOUSE.
 - ANY DAMAGE TO ADJACENT PROPERTY OR AREAS OF WORK BY OTHERS IS TO BE REPAIRED TO ITS ORIGINAL CONDITION WITH NO ADDITIONAL COST TO TEXAS ROADHOUSE.
 - CONTRACTOR TO PROVIDE SITE IRRIGATION FOR LANDSCAPE AREAS AROUND BUILDING PERIMETER ONLY. IRRIGATION FOR THIS AREA TO PROVIDE 100% ONLY. IRRIGATION FOR THIS AREA TO PROVIDE 100%. IRRIGATION FOR THIS AREA TO PROVIDE 100% COVERAGE OF ALL PLANTED AREAS. SHRUB BEDS TO BE WATERED WITH SUBSURFACE IRRIGATION. LAWN AREAS TO BE KEPT ON SEPARATE ZONES FROM SHRUB BEDS. DO NOT SPRAY ONTO BUILDING. IRRIGATION SYSTEM TO BE DESIGNED INSTALLED PER ALL LOCAL, STATE AND FEDERAL CODES.
 - IN AREAS OF THE SITE WHERE THERE IS NO IRRIGATION SYSTEM, THE CONTRACTOR WILL BE REQUIRED TO HAND WATER ALL PLANT MATERIAL FOR THE DURATION OF AN ENTIRE GROWING SEASON UNTIL PLANT MATERIAL IS ESTABLISHED.
 - COLE AND THE DESIGNER ARE NOT RESPONSIBLE FOR UTILITY CONFLICTS OR DAMAGE TO UTILITIES PER THIS LANDSCAPE DESIGN. FIELD VERIFY UTILITIES BEFORE BEGINNING WORK. EXTRA CAUTION SHALL BE TAKEN INSTALLING LANDSCAPE AROUND UTILITIES.
 - THE OWNER, TENANT, OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING AND MAINTAINING ALL LANDSCAPING IN HEALTHY GROWING CONDITIONS. REPLACING IT WHEN NECESSARY TO ENSURE CONTINUOUS CONFORMANCE WITH THESE GUIDELINES AND KEEPING IT FREE FROM REFUSE AND DEBRIS. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

USER: Matt Streiber TAB: L1.0 LANDSCAPE PLAN
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DATE: NO REVISION DESCRIPTION

TEXAS ROADHOUSE
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 OTTAWA, MO 63368

LANDSCAPE PLAN

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 DRAWN BY: JCH
 CHECKED BY: JCH
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