

East Detroit Street

East Elgin Street

North 1st Street East

North 1st Street East

1 LANDSCAPE PLAN
SCALE: 1" = 10'



0 10' 20'
SCALE: 1" = 10'-0"

LANDSCAPE CRITERIA	
ZONING - DM (MIXED USE)	
LANDSCAPE EDGE = N/A	
TREES	
REQUIRED - 1 TREE PER 15 PARKING SPACES (91/15 = 6 TREES)	
PROVIDED - 8 TREES	

LANDSCAPING SITE DATA		
TOTAL AREA	90,000 S.F. (2.07 AC.)	
PERVIOUS AREA	6,788 S.F. (0.16 AC.)	0.08%
IMPERVIOUS AREA	83,212 S.F. (1.91 AC.)	0.92%

TREE NOTES:	
THE LARGE AND MEDIUM TREES SHOWN ON THIS PLAN ARE NOT WITHIN 20 FEET OF ANY ABOVE GROUND UTILITY LINES AND NOT WITHIN 5 FEET OF ANY PUBLIC UNDERGROUND UTILITY LINES. THE UTILITY LINES SHOWN ON THESE PLANS, USED TO VERIFY THIS REQUIREMENT, ARE BASED ON LOCATIONS DETERMINED AND MARKED BY OKIE PROVIDED TO US BY THE SURVEYOR OR RECORD.	
NO LARGE OR MEDIUM TREES ON THIS PLAN ARE WITHIN 10 FEET OF ANY FIRE HYDRANT.	

Landscape Schedule				
USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES (EACH)
SHRUBS		GREEN VELVET BOXWOOD <i>Buxus sempervirens</i>	3-GALLON CONTAINER	91
		INKBERRY HOLLY <i>Ilex glabra 'Compacta'</i>	3-GALLON CONTAINER	40
		JAPANESE BOXWOOD <i>Buxus microphylla</i>	3-GALLON CONTAINER	19
FLOWERING ANNUALS		DAY LILLY <i>Heremacallis</i>	1-GALLON CONTAINER	44
GRASS		BLUE FESCUE <i>Festuca Glauca</i>	1 GALLON CONTAINER	20
TREES		WESTERN SOAPBERRY <i>Sapindus drummondii</i>	3" CALIPER (2" MIN.) 10' HT	4
		OKLAHOMA REDBUD <i>Cercis reniformis</i>	3" CALIPER (2" MIN.) 10' HT	4
MISC		PLANTER BEDS (DOUBLE SHREDDED HARDWOOD BARK MULCH)		6,788 SF (754 SY)
		SOD		N/A

LANDSCAPE NOTES:	
1. ALL DISTURBED EARTHEN AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL. ALL DISTURBED EARTHEN AREAS THAT ARE NOT PLANTER BEDS SHALL BE SODDED.	11. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
2. MAX 3:1 SLOPE SHALL BE ALLOWED IN LANDSCAPE AREAS.	12. NO PLANT EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.	13. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE BROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
4. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES; DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.	14. CONTRACTOR SHALL PURCHASE AND USE ONLY SPECIES OF VEGETATION SPECIFIED ON THE LANDSCAPE PLAN. ANY DEVIATION IN PLANT TYPE, QUANTITY OR PLANT LOCATION, FROM THE PLAN IS TO BE APPROVED BY THE OWNERS REPRESENTATIVE.
5. CONTRACTOR TO REPORT ANY SOIL OR DRAINAGE CONDITION CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.	15. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. PRUNE APPROXIMATELY 1/3 IF THE GROWTH IF LARGE TREES (2" CALIPER AND OVER) BY REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES MUST BE SHORTENED.
6. ALL PLANT MATERIAL SHALL BE GUARENTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARENTEE OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARENTEE EQUAL TO THAT STATED ABOVE.	16. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
7. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. THE CONTRACTOR SHALL PROTECT ALL STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS. PLANTS UNPLANTED FOR LONGER THAN THREE DAYS SHALL BE REJECTED.	17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED A OR WATERED TO ESTABLISH THE THE PROPOSED PLANTS AND LAWN.
8. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI 260 (REV. 1980) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.	18. THE IRRIGATION SYSTEM LAYOUT, DESIGN AND PROGRAMING, BY OWNER.
9. ALL PLANTS SHALL BE PLANTED IN AMENDED TOP SOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES.	19. RE: LS501 FOR TREE AND SHRUB PLANTING, TREE STAKING AND EDGING DETAILS.
10. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.	



ROSE DISTRICT MIXED USE

303 NORTH MAIN STREET
BROKEN ARROW, OK 74012

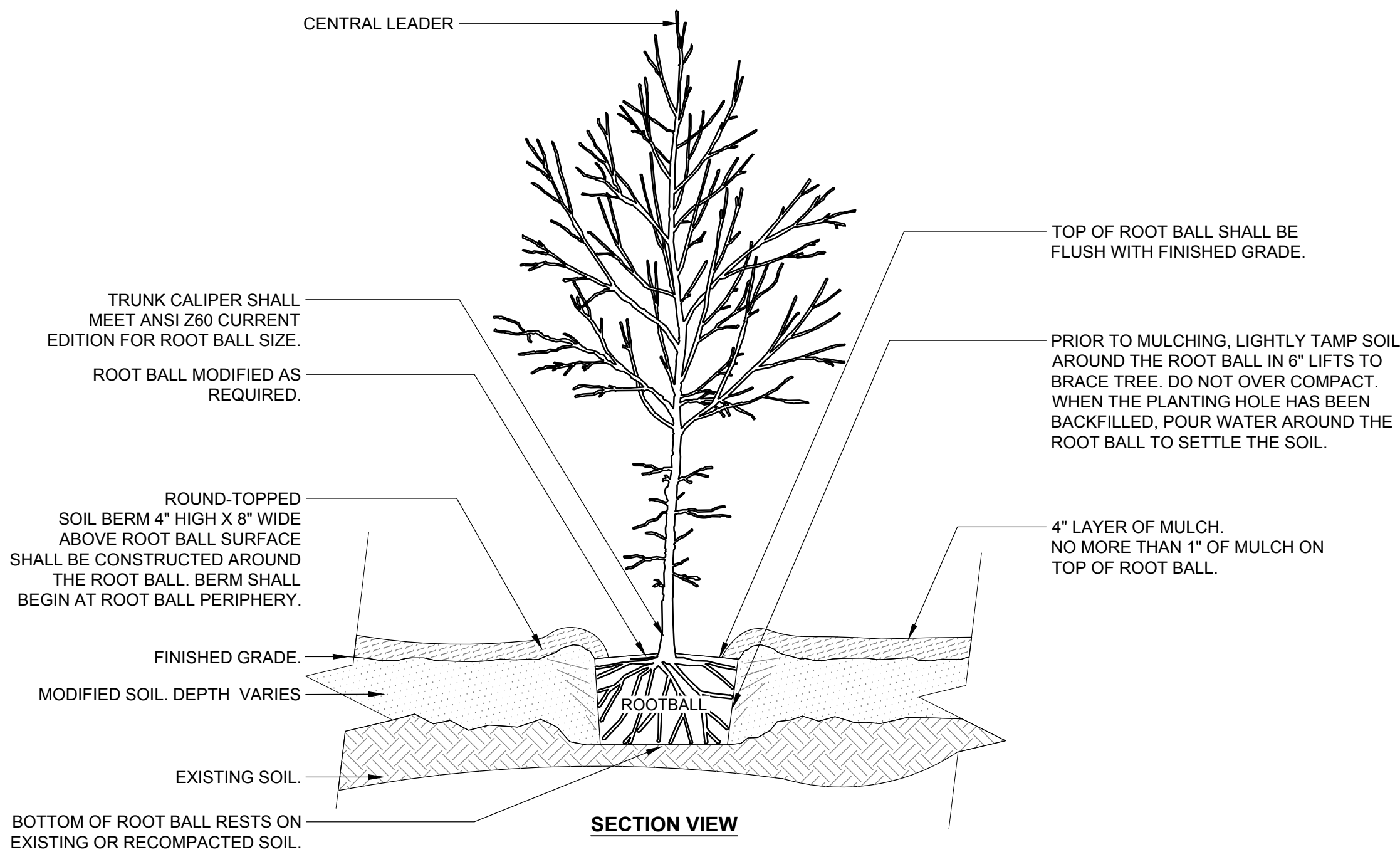
ISSUES / REVISIONS	
0/29/2018	ENGINEERING PERMIT

ISSUE DATE: 06/29/2018
PROJECT NO: CTBA170001001
CHECKED BY: SAT
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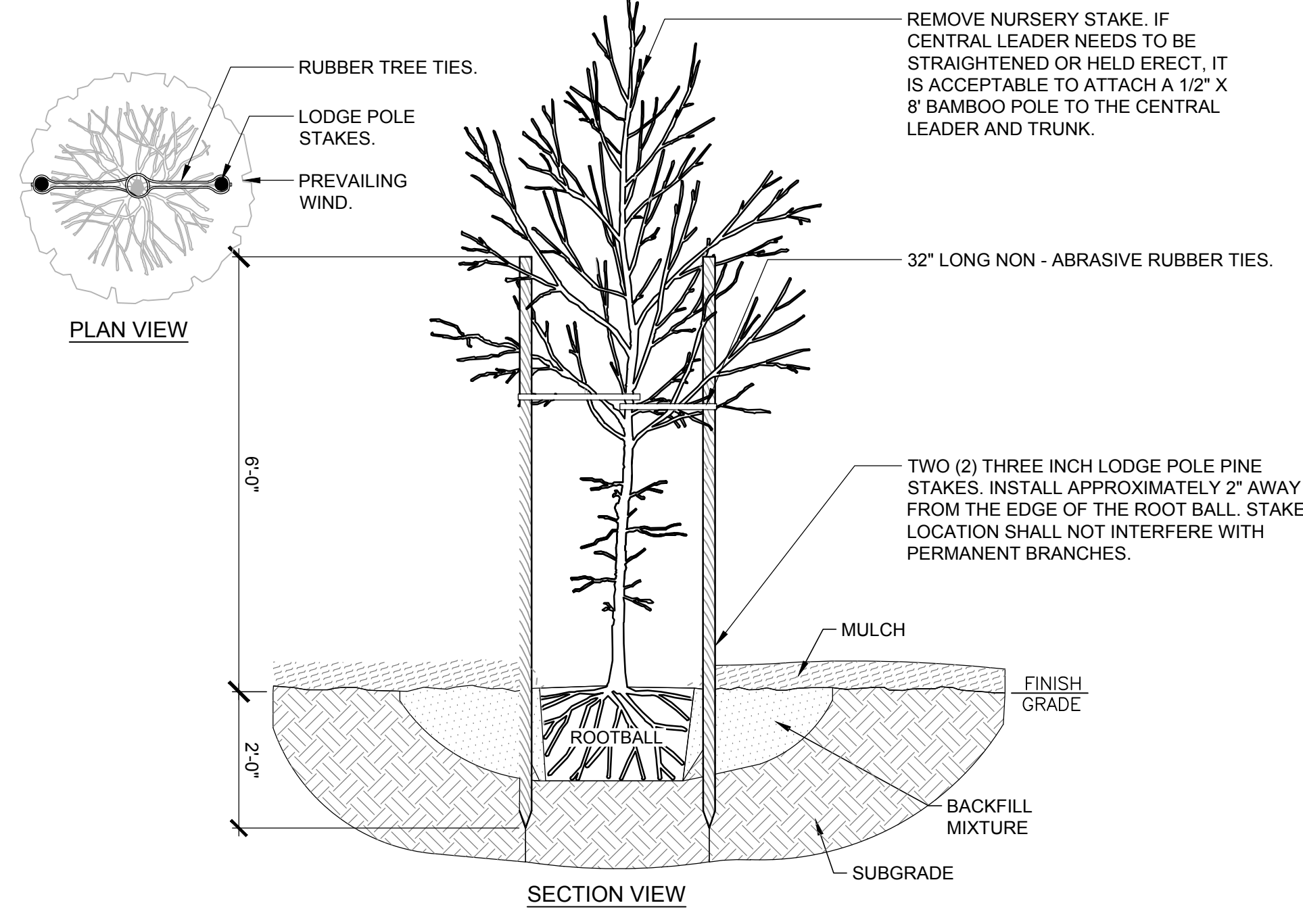
SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LS101

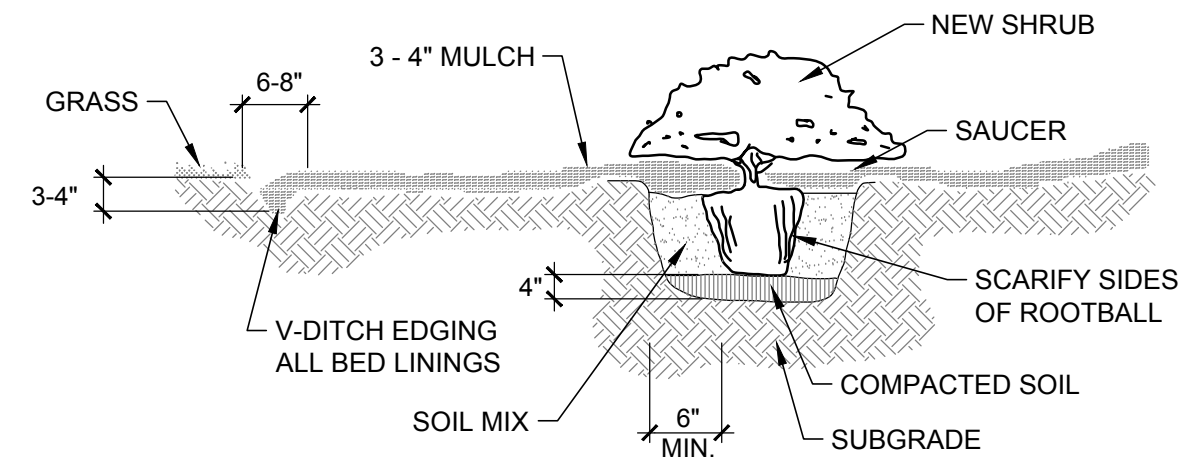
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1 TREE PLANTING DETAIL (OVER 2" CAL)
SCALE: NOT TO SCALE



2 TREE STAKING DETAIL
SCALE: NOT TO SCALE



3 SHRUB PLANTING & BED EDGING DETAIL
SCALE: NOT TO SCALE



ROSE DISTRICT MIXED USE

205 NORTH MAIN STREET
BROKEN ARROW, OK 74012

ISSUES / REVISIONS		
0/29/2018	ENGINEERING PERMIT	

ISSUE DATE: 06/29/2018
PROJECT NO: CTBA170001001
CHECKED BY: SAT
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SHEET NAME
LANDSCAPE DETAILS

SHEET NUMBER
LS501