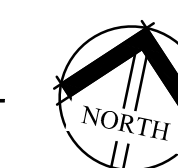


LANDSCAPE PLAN
SCALE: 1" = 30'-0"



GENERAL NOTES

1. G.C. SHALL PROTECT ALL EXISTING LANDSCAPING AND IRRIGATION TO REMAIN FROM DAMAGE DURING PROJECT CONSTRUCTION.
2. PRIOR TO BIDDING, CONTRACTOR SHALL BECOME FAMILIAR WITH ALL SITE CONDITIONS THAT AFFECT LANDSCAPING, INCLUDING EXISTING IRRIGATION SYSTEM AND ASSOCIATED CONTROLS.
3. THE G.C.'S IRRIGATION CONTRACTOR SHALL MODIFY THE EXISTING IRRIGATION SYSTEM COMPONENTS AND ASSOCIATED CONTROLS TO EFFICIENTLY SERVE THE EXISTING IRRIGATED LANDSCAPING (TURF & TREES) TO REMAIN. USE NEW REPLACEMENT COMPONENTS TO MATCH EXISTING SYSTEM.
4. IT IS THE INTENT OF THIS LANDSCAPE PLAN TO MINIMIZE WATER USE, AND TO INTRODUCE NATIVE GRASS WHERE INDICATED THAT DOES NOT REQUIRE IRRIGATION BEYOND TEMPORARY IRRIGATION NEEDED TO ESTABLISH VIABILITY.
5. NEW GRAVEL GROUND COVER SHALL MATCH EXISTING TO EXTENT POSSIBLE. NEW AREAS OF GRAVEL GROUND COVER NOT BOUNDED BY A SIDEWALK OR CURB/GUTTER ELEMENT SHALL HAVE MECHANICALLY ANCHORED METAL LANDSCAPE EDGING AT THE UNBOUNDED PERIMETER. NEW AREAS OF GRAVEL GROUND COVER TO BE PLACED OVER FILTER FABRIC.
6. SOD ALL AREAS OF EXISTING IRRIGATED TURF TO REMAIN THAT HAS BEEN DISTURBED BY CONSTRUCTION ACTIVITY. MATCH EXISTING TURF SPECIES. NEW SOD SHALL BE LAID WITHIN 24 HOURS FROM TIME OF HARVEST.

GENERAL NOTES

1. 6-FT TALL CHAINLINK FENCE
2. 3/16" THICK X 4" TALL STEEL EDGING (BLACK). EXPOSED CORNERS SHALL BE CHAMFERED 1/4"
3. EXTENT OF OVERALL PROJECT AREA (EXISTING PLUS NEW).
4. DETENTION POND, RE. SITE DRAWINGS. DETENTION POND AREAS TO BE PLANTED WITH NATIVE GRASS THAT WILL NOT REQUIRE PERMANENT IRRIGATION FOR VIABILITY. COORDINATE PLANTING WITH PERMANENT DETENTION STRUCTURES.
5. NEW CONCRETE CURB & GUTTER, RE. SITE DRAWINGS.

LANDSCAPE LEGEND

FOR PURPOSES OF LANDSCAPE CALCULATIONS THE SITE PROJECT AREA IS A COMBINATION OF THE EXISTING AND NEW SITE PROJECT AREAS:

TOTAL SITE AREA	= 219,561.09 SQ.FT (5.04 ACRES)
TOTAL SITE PROJECT AREA	= 141,742.00 SQ.FT (3.25 ACRES)
TOTAL LANDSCAPED AREA	= 28,270.14 SQ.FT
% OF TOTAL PROJECT SITE TO BE LANDSCAPED	= 20 % OF TOTAL SITE PROJECT AREA

	NON-IRRIGATED NATIVE GRASS	= 13,095.00 SQ.FT (46% TOTAL LANDSCAPE AREA)
	EXISTING GRAVEL GROUND COVER	= 1,332.16 SQ.FT (5% OF TOTAL LANDSCAPE AREA)
	NEW GRAVEL GROUND COVER	= 1,950.00 SQ.FT (7% OF TOTAL LANDSCAPE AREA)
	EXISTING IRRIGATED GRASS TURF	= 11,892.98 SQ.FT (42% OF TOTAL LANDSCAPE AREA)
	EXISTING DECIDUOUS, CONIFER TREES	

REVISIONS

ARCH. PROJECT NO.	16045
DRAWN	HV
CHECKED	MAD
SUBMITTAL DATES	XX/XX/2016
OTB DATE	

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FOODS

SHEET TITLE

LANDSCAPE PLAN

SHEET

SD2.1