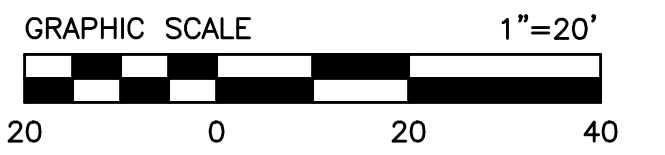
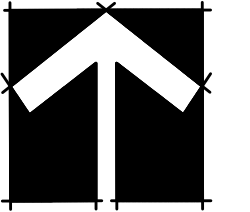


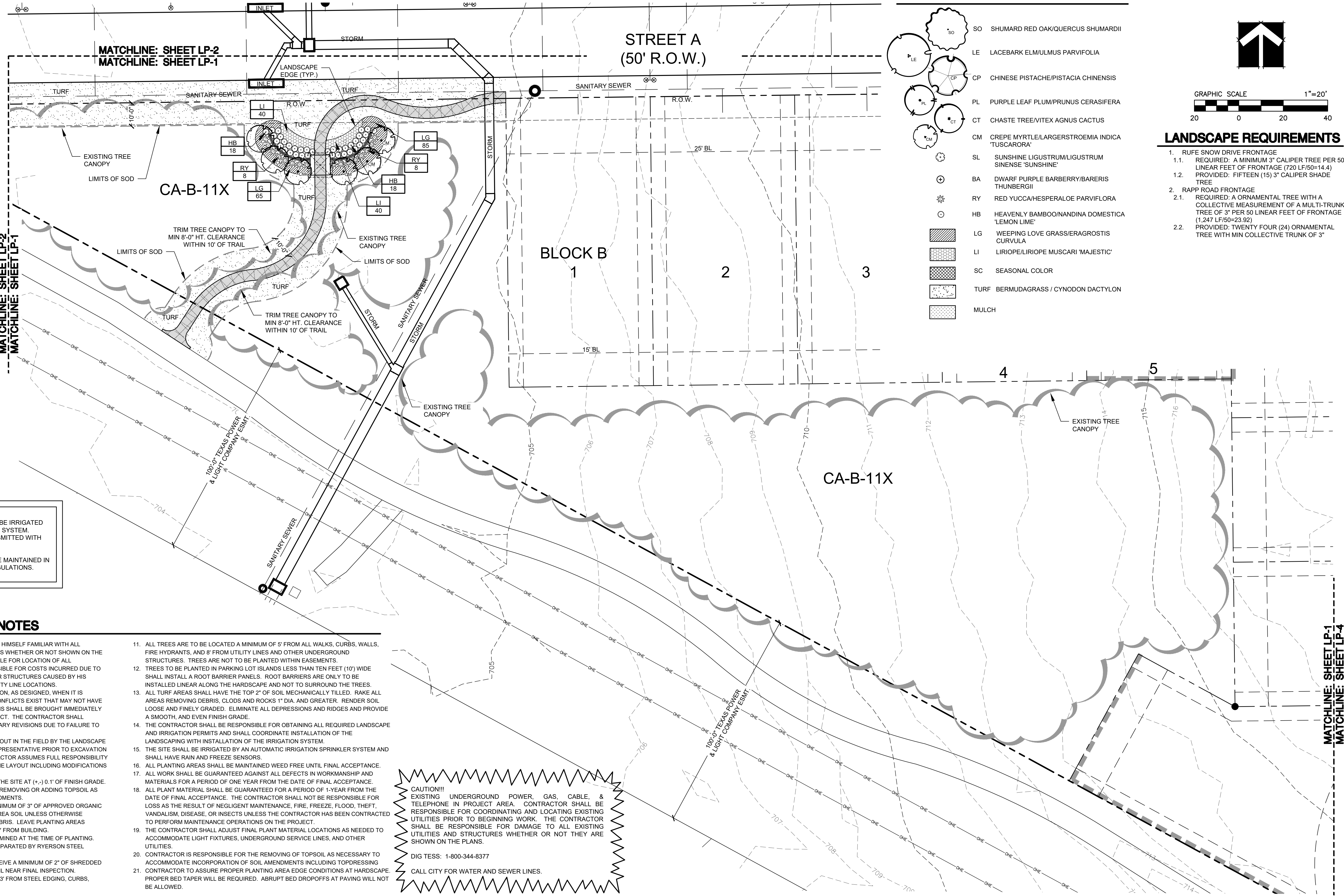
**LANDSCAPE LEGEND**

- SO SHUMARD RED OAK/QUERCUS SHUMARDII
- LE LACEBARK ELM/ULMUS PARVIFOLIA
- CP CHINESE PISTACHE/PISTACIA CHINENSIS
- PL PURPLE LEAF PLUM/PRUNUS CERASIFERA
- CT CHASTE TREE/VITEX AGNUS CACTUS
- CM CREPE MYRTLE/LARGERSTROEMIA INDICA 'TUSCARORA'
- SL SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE 'SUNSHINE'
- BA DWARF PURPLE BARBERRY/BARERIS THUNBERGII
- RY RED YUCCA/HESPERALOE PARVIFLORA
- HB HEAVENLY BAMBOO/NANDINA DOMESTICA 'LEMON LIME'
- LG WEEPING LOVE GRASS/ERAGROSTIS CURVULA
- LI LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'
- SC SEASONAL COLOR
- TURF BERMUDAGRASS / CYNODON DACTYLON
- MULCH



**LANDSCAPE REQUIREMENTS**

1. RIFE SNOW DRIVE FRONTAGE
  - 1.1. REQUIRED: A MINIMUM 3" CALIPER TREE PER 50 LINEAR FEET OF FRONTAGE (720 LF/50=14.4)
  - 1.2. PROVIDED: FIFTEEN (15) 3" CALIPER SHADE TREE
2. RAPP ROAD FRONTAGE
  - 2.1. REQUIRED: A ORNAMENTAL TREE WITH A COLLECTIVE MEASUREMENT OF A MULTI-TRUNK TREE OF 3" PER 50 LINEAR FEET OF FRONTAGE (1,247 LF/50=23.92)
  - 2.2. PROVIDED: TWENTY FOUR (24) ORNAMENTAL TREE WITH MIN COLLECTIVE TRUNK OF 3"



**NOTES:**  
 ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION PLANS.  
 ALL LANDSCAPE AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

**GENERAL LANDSCAPE NOTES**

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
4. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT (+,-) 0.1' OF FINISH GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
6. PLANTING AREA PREPARATION TO INCLUDE A MINIMUM OF 3" OF APPROVED ORGANIC MATTER TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLOUDS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. SEASONAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
8. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
9. ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF SHREDDED HARDWOOD MULCH. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
10. ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF 3' FROM STEEL EDGING, CURBS, WALKS, TREES, AND BUILDINGS.
11. ALL TREES ARE TO BE LOCATED A MINIMUM OF 5' FROM ALL WALKS, CURBS, WALLS, FIRE HYDRANTS, AND 8' FROM UTILITY LINES AND OTHER UNDERGROUND STRUCTURES. TREES ARE NOT TO BE PLANTED WITHIN EASEMENTS.
12. TREES TO BE PLANTED IN PARKING LOT ISLANDS LESS THAN TEN FEET (10') WIDE SHALL INSTALL A ROOT BARRIER PANELS. ROOT BARRIERS ARE ONLY TO BE INSTALLED LINEAR ALONG THE HARDSCAPE AND NOT TO SURROUND THE TREES.
13. ALL TURF AREAS SHALL HAVE THE TOP 2" OF SOIL MECHANICALLY TILLED. RAKE ALL AREAS REMOVING DEBRIS, CLOUDS AND ROCKS 1" DIA. AND GREATER. RENDER SOIL LOOSE AND FINELY GRADED. ELIMINATE ALL DEPRESSIONS AND RIDGES AND PROVIDE A SMOOTH, AND EVEN FINISH GRADE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS AND SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
15. THE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SPRINKLER SYSTEM AND SHALL HAVE RAIN AND FREEZE SENSORS.
16. ALL PLANTING AREAS SHALL BE MAINTAINED WEED FREE UNTIL FINAL ACCEPTANCE.
17. ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR LOSS AS THE RESULT OF NEGLIGENCE MAINTENANCE, FIRE, FREEZE, FLOOD, THEFT, VANDALISM, DISEASE, OR INSECTS UNLESS THE CONTRACTOR HAS BEEN CONTRACTED TO PERFORM MAINTENANCE OPERATIONS ON THE PROJECT.
19. THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER UTILITIES.
20. CONTRACTOR IS RESPONSIBLE FOR THE REMOVING OF TOPSOIL AS NECESSARY TO ACCOMMODATE INCORPORATION OF SOIL AMENDMENTS INCLUDING TOPDRESSING CONTRACTOR TO ASSURE PROPER PLANTING AREA EDGE CONDITIONS AT HARDSCAPE. PROPER BED TAPER WILL BE REQUIRED. ABRUPT BED DROPOFFS AT PAVING WILL NOT BE ALLOWED.

**CAUTION!!!**  
 EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
 DIG TESS: 1-800-344-8377  
 CALL CITY FOR WATER AND SEWER LINES.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

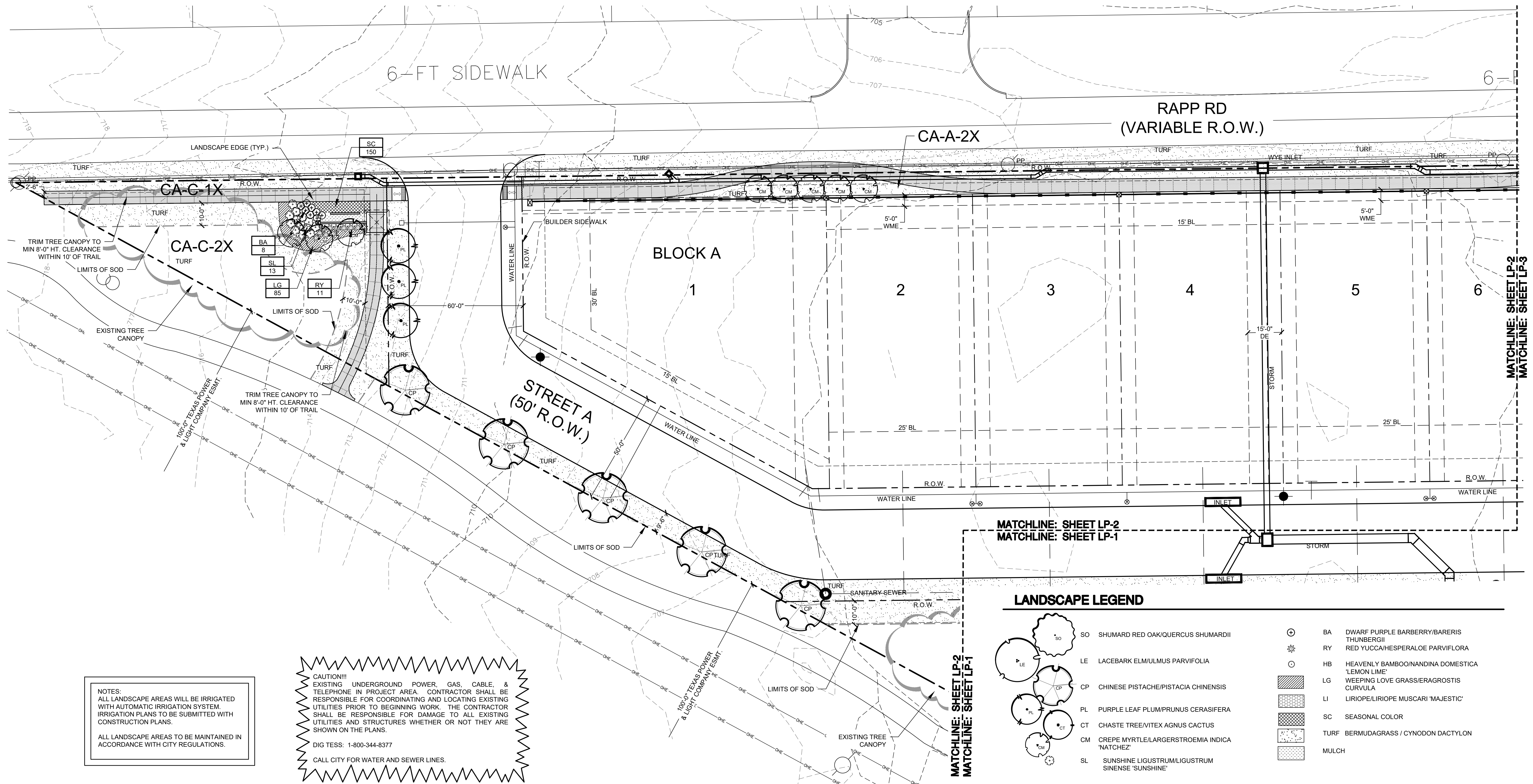
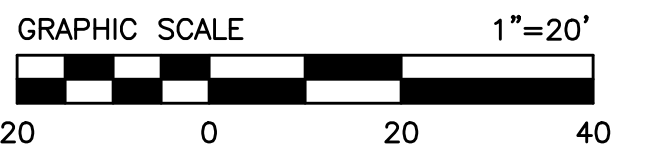
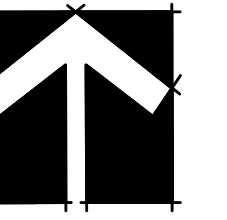
DESIGNED BY: AP  
 DRAWN BY: AP  
 CHECKED BY: RG



**JBI PARTNERS**  
 2121 Midway Road  
 Suite 300  
 Carrollton, Texas 75006  
 972.248.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

**LANDSCAPE PLANTING PLAN**  
 OPEN SPACE CA-B-11X  
**BELLA CASA**  
 Keller, Tarrant County, Texas

PROJECT NO. CTR 043  
 SHEET NO. LP-1



NOTES:  
ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION PLANS.  
ALL LANDSCAPE AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

CAUTION!!!  
EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
DIG TESS: 1-800-344-8377  
CALL CITY FOR WATER AND SEWER LINES.

**LANDSCAPE LEGEND**

SO	SHUMARD RED OAK/QUERCUS SHUMARDII	BA	DWARF PURPLE BARBERRY/BARERIS THUNBERGII
LE	LACEBARK ELM/ULMUS PARVIFOLIA	RY	RED YUCCA/HESPERALOE PARVIFLORA
CP	CHINESE PISTACHE/PISTACIA CHINENSIS	HB	HEAVENLY BAMBOO/NANDINA DOMESTICA 'LEMON LIME'
PL	PURPLE LEAF PLUM/PRUNUS CERASIFERA	LG	WEeping LOVE GRASS/ERAGROSTIS CURVULA
CT	CHASTE TREE/VITEX AGNUS CACTUS	LI	LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'
CM	CREPE MYRTLE/LARGERSTROEMIA INDICA 'NATCHEZ'	SC	SEASONAL COLOR
SL	SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE 'SUNSHINE'	TURF	BERMUDAGRASS / CYNODON DACTYLON
		MULCH	

REVISIONS DURING CONSTRUCTION				REVISIONS DURING PLAN REVIEW			
NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: AP  
DRAWN BY: AP  
CHECKED BY: RG



**JBI PARTNERS**  
2121 Midway Road  
Suite 300  
Carrollton, Texas 75006  
972.248.7676  
TBPE No. F-438  
TBPLS No. 10076000

**LANDSCAPE PLANTING PLAN**  
RAPP RD & STREET A  
**BELLA CASA**  
Keller, Tarrant County, Texas

PROJECT NO. CTR 043  
SHEET NO. LP-2

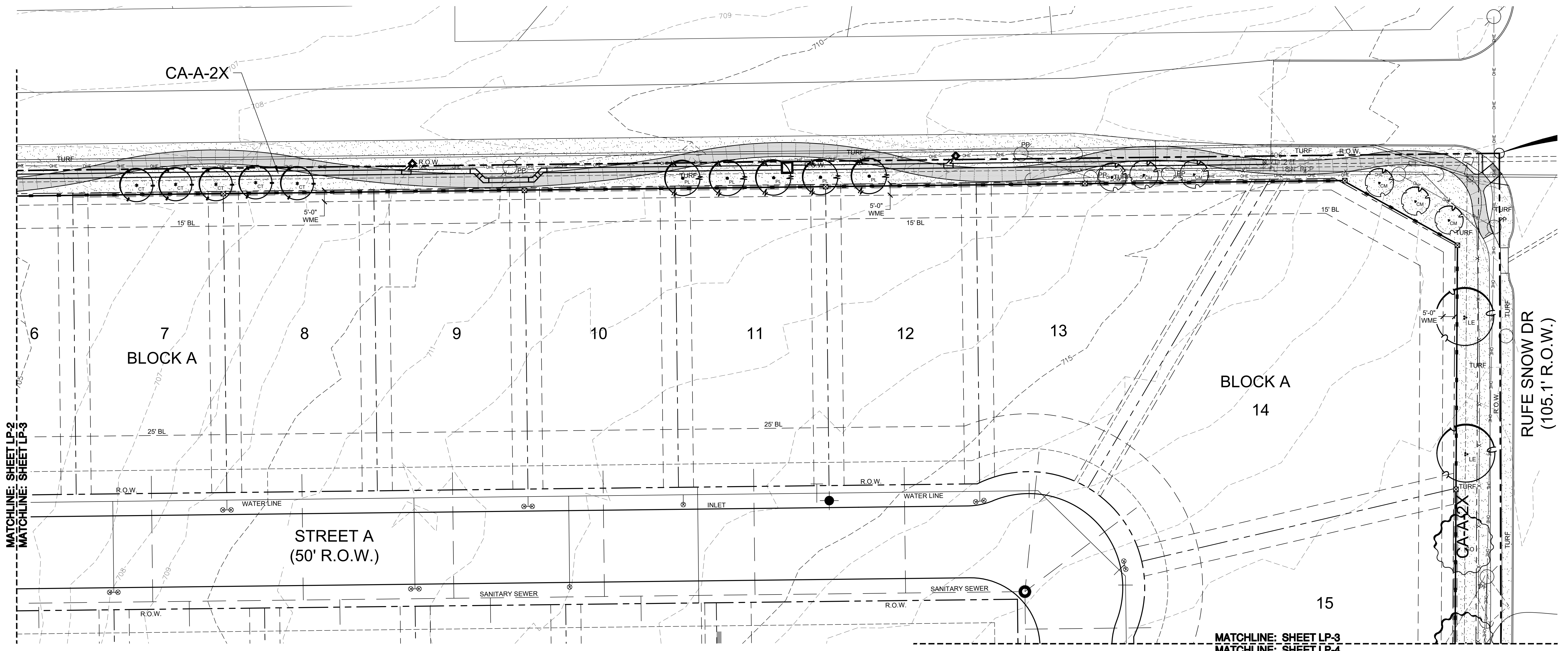
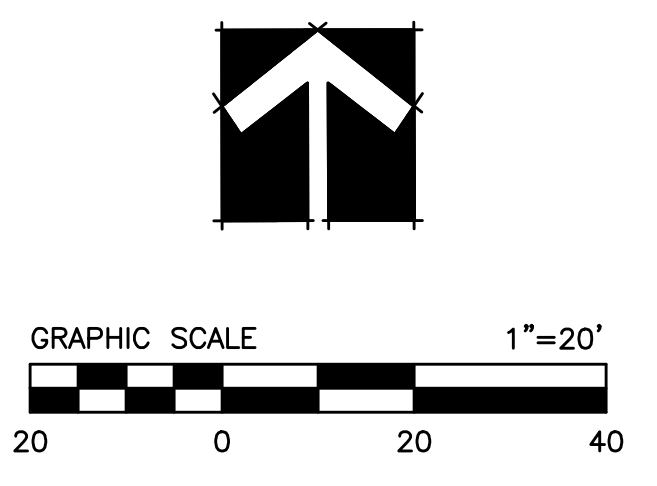
Drawing: H:\Projects\CTR043-Bella Casa-LSP.dwg Saved By: aphan Plot Date: 2/7/2024 3:43 PM

NOTES:  
 ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION PLANS.  
 ALL LANDSCAPE AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

CAUTION!!!  
 EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
 DIG TESS: 1-800-344-8377  
 CALL CITY FOR WATER AND SEWER LINES.

**LANDSCAPE LEGEND**

- SO SHUMARD RED OAK/QUERCUS SHUMARDII
- RY RED YUCCA/HESPERALOE PARVIFLORA
- LE LACEBARK ELM/ULMUS PARVIFOLIA
- HB HEAVENLY BAMBOO/NANDINA DOMESTICA 'LEMON LIME'
- CP CHINESE PISTACHE/PISTACIA CHINENSIS
- LG WEEPING LOVE GRASS/ERAGROSTIS CURVULA
- PL PURPLE LEAF PLUM/PRUNUS CERASIFERA
- LI LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'
- CT CHASTE TREE/VITEX AGNUS CACTUS
- SC SEASONAL COLOR
- CM CREPE MYRTLE/LARGERSTROEMIA INDICA 'NATCHEZ'
- TURF BERMUDAGRASS / CYNODON DACTYLON
- SL SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE 'SUNSHINE'
- MULCH



MATCHLINE: SHEET LP-2  
MATCHLINE: SHEET LP-3

MATCHLINE: SHEET LP-3  
MATCHLINE: SHEET LP-4

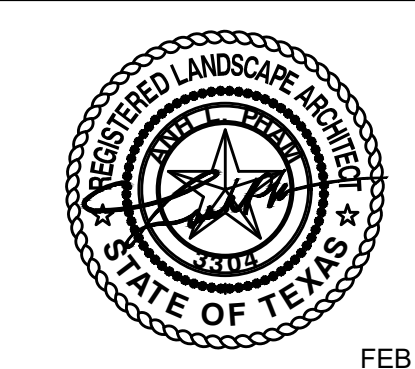
NOTE:  
 SIDEWALKS TO CONFORM TO TEXAS ACCESSIBILITY STANDARDS (TAS). A MAXIMUM 5% SLOPE WITH A MAXIMUM 2% CROSS SLOPE. CROSS SLOPE TO BE TOWARD STREET.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY:  
AP

DRAWN BY:  
AP

CHECKED BY:  
RG



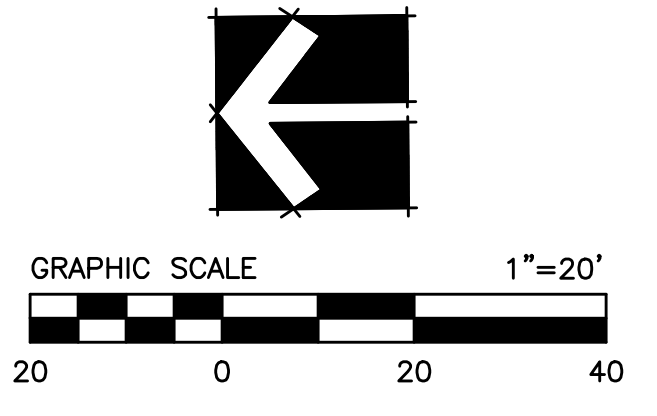
**JBI PARTNERS**  
 2121 Midway Road  
 Suite 300  
 Carrollton, Texas 75006  
 972.248.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

**LANDSCAPE PLANTING PLAN**  
 RAPP RD & RUFÉ SNOW DR  
 BELLA CASA  
 Keller, Tarrant County, Texas

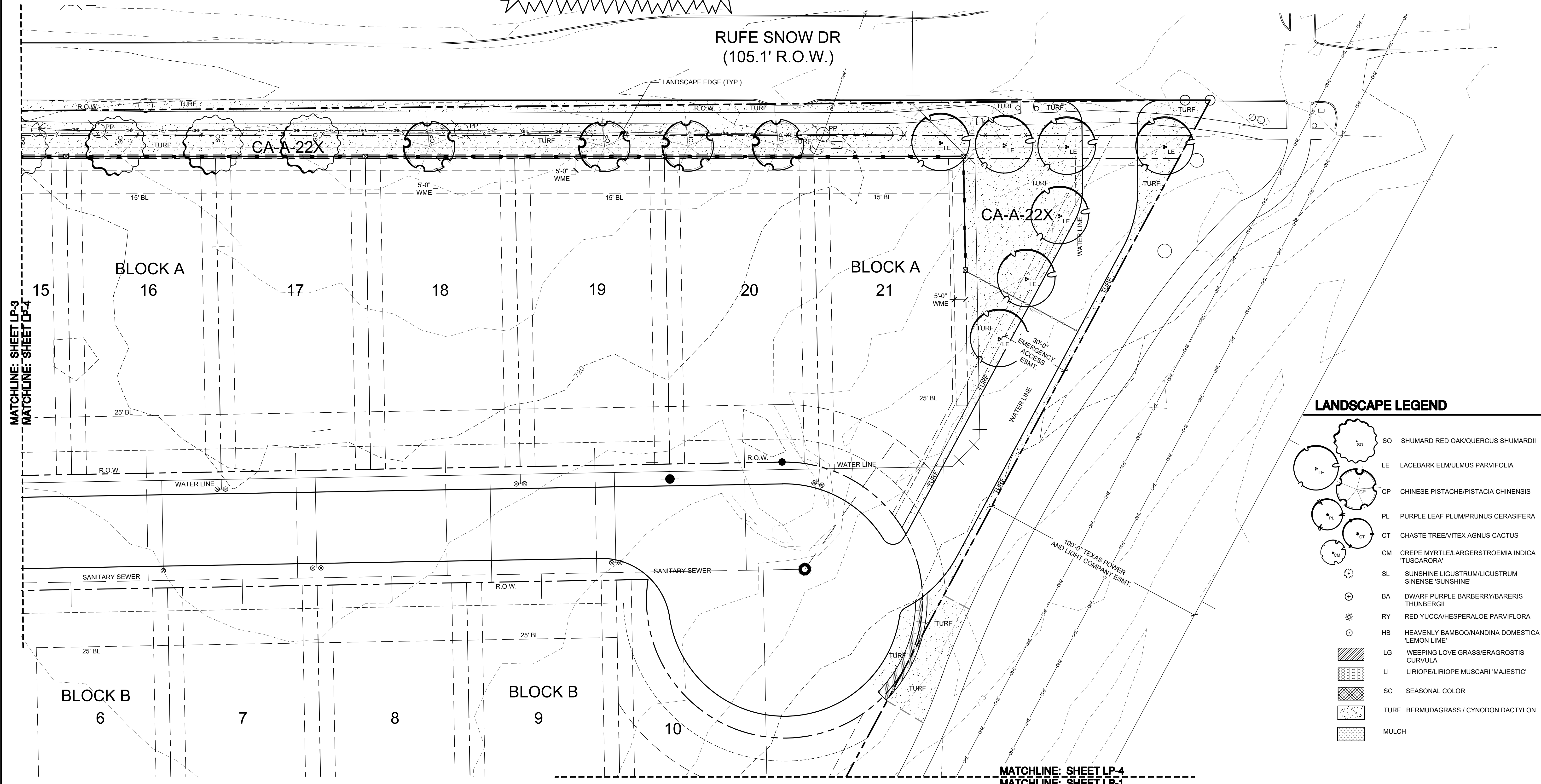
PROJECT NO.  
CTR 043  
 SHEET NO.  
LP-3

CAUTION!!!  
 EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
 DIG TESS: 1-800-344-8377  
 CALL CITY FOR WATER AND SEWER LINES.

NOTES:  
 ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION PLANS TO BE SUBMITTED WITH CONSTRUCTION PLANS.  
 ALL LANDSCAPE AREAS TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.



RUFE SNOW DR  
 (105.1' R.O.W.)



**LANDSCAPE LEGEND**

- SO SHUMARD RED OAK/QUERCUS SHUMARDII
- LE LACEBARK ELM/ULMUS PARVIFOLIA
- CP CHINESE PISTACHE/PISTACIA CHINENSIS
- PL PURPLE LEAF PLUM/PRUNUS CERASIFERA
- CT CHASTE TREE/VITEX AGNUS CACTUS
- CM CREPE MYRTLE/LARGERSTROEMIA INDICA 'TUSCARORA'
- SL SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE 'SUNSHINE'
- BA DWARF PURPLE BARBERRY/BARERIS THUNBERGII
- RY RED YUCCA/HESPERALOE PARVIFLORA
- HB HEAVENLY BAMBOO/NANDINA DOMESTICA 'LEMON LIME'
- LG WEEPING LOVE GRASS/ERAGROSTIS CURVULA
- LI LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'
- SC SEASONAL COLOR
- TURF BERMUDAGRASS / CYNODON DACTYLON
- MULCH

MATCHLINE: SHEET LP-3  
MATCHLINE: SHEET CP-4

MATCHLINE: SHEET LP-4  
MATCHLINE: SHEET LP-1

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY:  
AP

DRAWN BY:  
AP

CHECKED BY:  
RG



FEB 7, 2024

**JBI PARTNERS**  
 2121 Midway Road  
 Suite 300  
 Carrollton, Texas 75006  
 972.248.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

<b>LANDSCAPE PLANTING PLAN</b>		PROJECT NO.
RUFE SNOW DR & ELEC ESMT.		CTR 043
BELLA CASA		SHEET NO.
Keller, Tarrant County, Texas		LP-4

Drawing: H:\Projects\CTR043-Bella Casa\Phase 1\Landscape.dwg XCTR043-Bella Casa-LSP.dwg Saved By: aphan Plot Date: 2/7/2024 3:43 PM

**BELLA CASA - PLANT LIST**

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
--------	-----------------------	------	---------	----------	---------

**TREES**

SO	SHUMARD RED OAK/QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LE	LACEBARK ELM/ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	9	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CP	CHINESE PISTACHE/PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	9	6' MINIMUM SPREAD; 12' MINIMUM HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
PL	PURPLE LEAF PLUM/PRUNUS CERASIFERA	10'-12' HT.	AS SHOWN	8	MINIMUM 3" IN COMBINED TRUNK SIZE; 10'-12' HEIGHT X 5' SPREAD; NURSERY GROWN
CT	CHASTE TREE/VITEX AGNUS CACTUS	10'-12' HT.	AS SHOWN	5	MINIMUM 3" IN COMBINED TRUNK SIZE; 10'-12' HEIGHT X 5' SPREAD; NURSERY GROWN
CM	CREPE MYRTLE/LARGERSTROEMIA INDICA 'TUSCARORA'	10'-12' HT.	AS SHOWN	20	MINIMUM 3" IN COMBINED TRUNK SIZE; 10'-12' HEIGHT X 5' SPREAD; 3-5 MULTI-TRUNK; NURSERY GROWN

**SHRUBS**

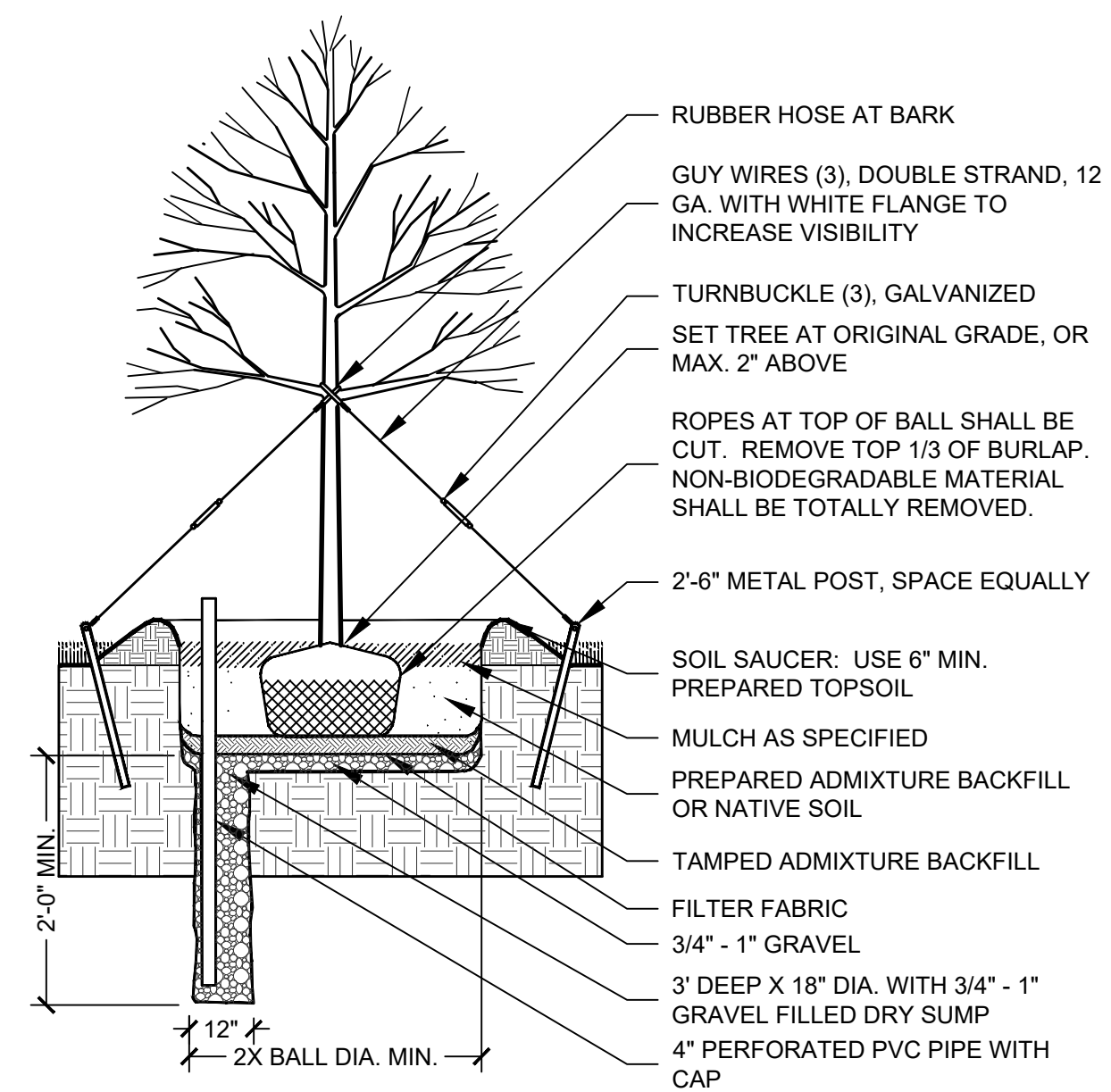
SL	SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE 'SUNSHINE'	5 GALLON	AS SHOWN	13	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
BA	DWARF PURPLE BARBERRY/BARERIS THUNBERGII	5 GALLON	AS SHOWN	8	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
RY	RED YUCCA/HESPERALOE PARVIFLORA	5 GALLON	AS SHOWN	27	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.
HB	HEAVENLY BAMBOO/NANDINA DOMESTICA 'LEMON LIME'	5 GALLON	AS SHOWN	36	MINIMUM 3' HEIGHT X 2' SPREAD; FULL PLANTS TO GROUND; NURSERY GROWN; CONTAINER GROWN.

**GROUNDCOVERS**

LG	WEeping LOVE GRASS/ERAGROTIS CURVULA	1 GALLON	18" O.C.	235	MIN. 18" HEIGHT X 12" SPREAD; FULL PLANT; CONTAINER GROWN; NURSERY STOCK
LI	LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'	1 GALLON	18" O.C.	80	MIN. 10" HEIGHT X 10" SPREAD; FULL PLANT; CONTAINER GROWN; NURSERY STOCK
SC	SEASONAL COLOR	4" POTS	8" O.C.	150	VARIETY TO BE DETERMINED AT TIME OF PLANTING
TURF	BERMUDAGRASS / CYNODON DACTYLON		SQ. YD.	5,430	COMMON BERMUDA. PROVIDE AND PLANT SEASONAL GRASS AS NEEDED FOR TEMPORARY COVER, INCLUDING FINE GRADING, PREPARATION, FERTILIZER AND PERMANENT SEEDING AT CORRECT PLANTING TIME FOR COVER.
	MULCH (QUANTITY INCLUDED IN BED PREP AREA)				
	LANDSCAPE EDGE		LN. FT.	195	RYERSON GREEN STEEL EDGING
	BED PREP AREA		SQ. FT.	1,620	

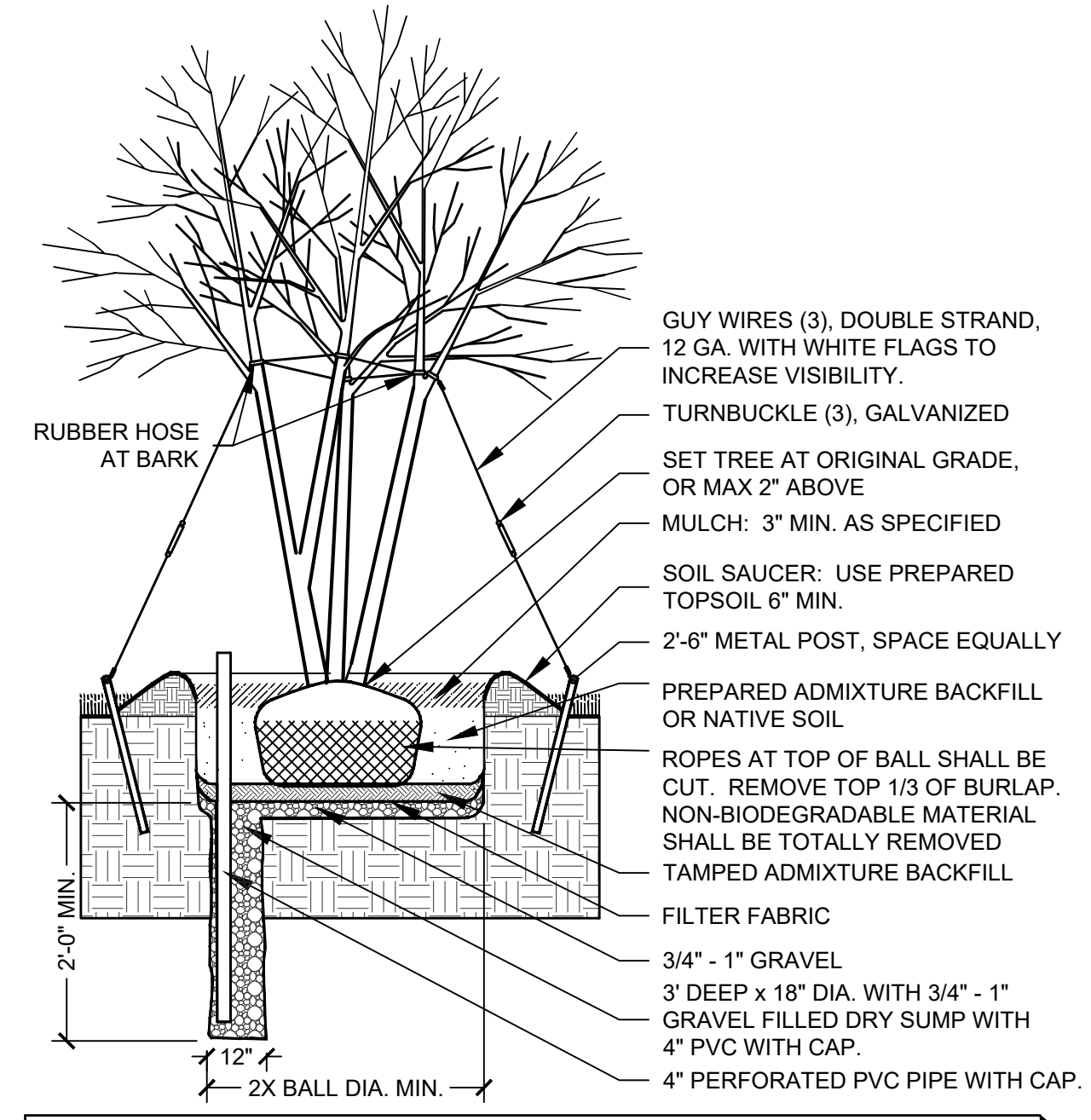
**NOTES:**

- VERIFY PLANT QUANTITIES DIRECTLY FROM THE PLANS. THE QUANTITIES SHOWN HERE ARE AN AID TO THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PLANT QUANTITIES SHOWN ON THE PLANS.
- ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND 'AMERICAN STANDARDS FOR NURSERY STOCK'. PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.



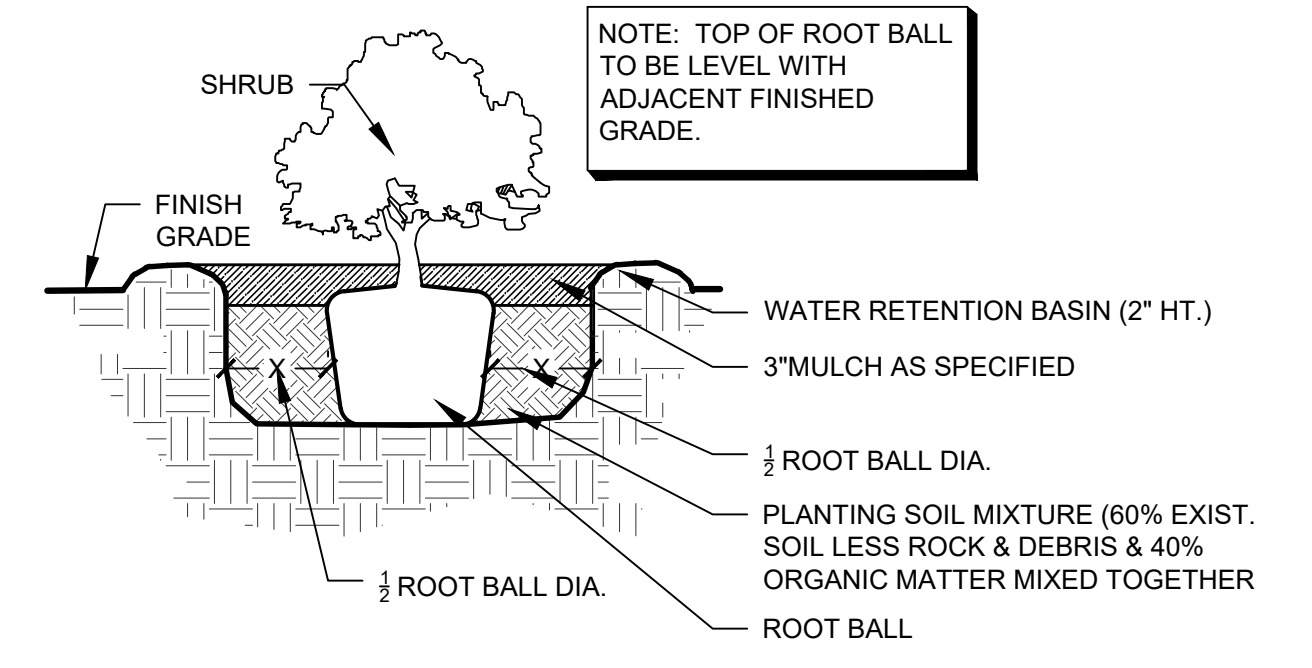
**NOTES:**  
 - REMOVE TOP 1/3 OF BURLAP AROUND ROOTBALL (NURSERY GROWN) AND ALL WIRES, STRING, ETC. FROM AROUND TRUNK.  
 - TREE SUMP TO BE INSTALLED ONLY WHERE TREE PITS FAIL 24 HOUR PERCOLATION TEST. NOTIFY OWNER'S REPRESENTATIVE OF ALL FAILED TESTS BEFORE INSTALLING SUMPS.

**1 SHADE TREE PLANTING DETAIL**  
 LP-5 NOT TO SCALE



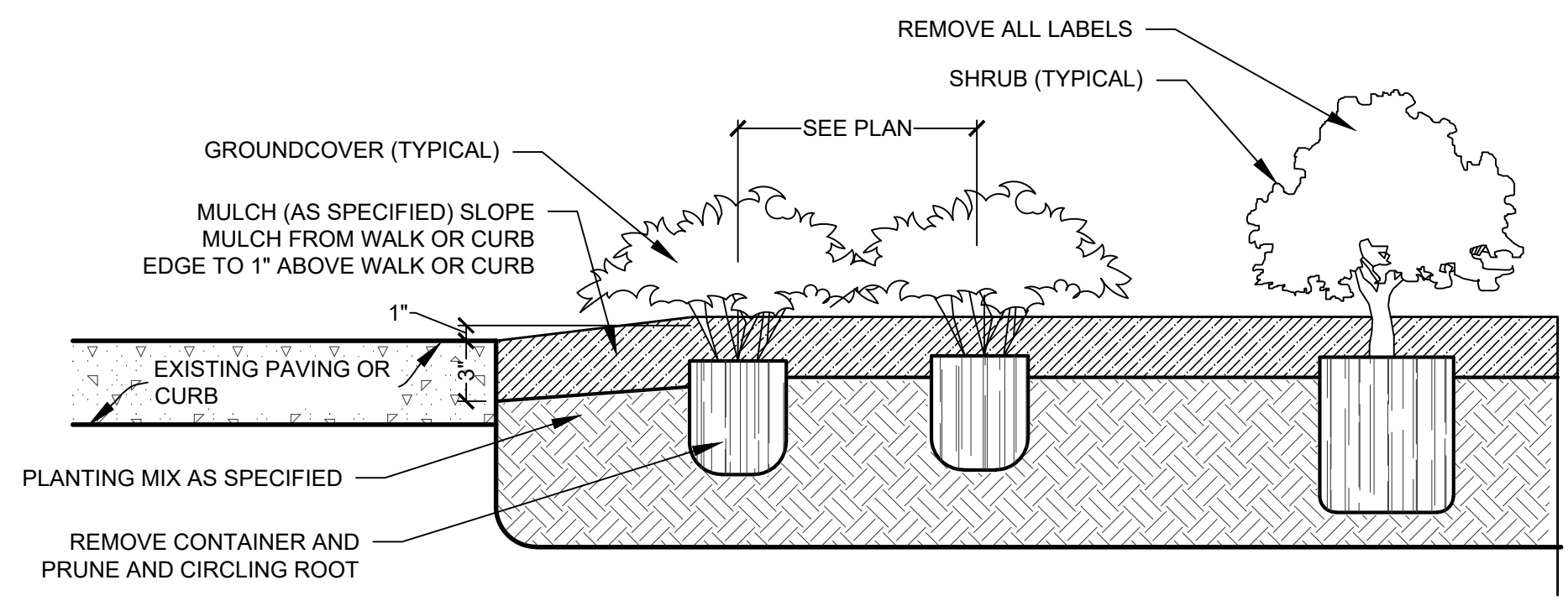
**NOTES:**  
 - REMOVE TOP 1/3 OF BURLAP AROUND ROOTBALL (NURSERY GROWN).  
 - TREE SUMP TO BE INSTALLED ONLY WHERE TREE PITS FAIL 24 HOUR PERCOLATION TEST. NOTIFY OWNER'S REPRESENTATIVE OF ALL FAILED TESTS BEFORE INSTALLING SUMPS.

**2 ORNAMENTAL TREE PLANTING DETAIL**  
 LP-5 NOT TO SCALE

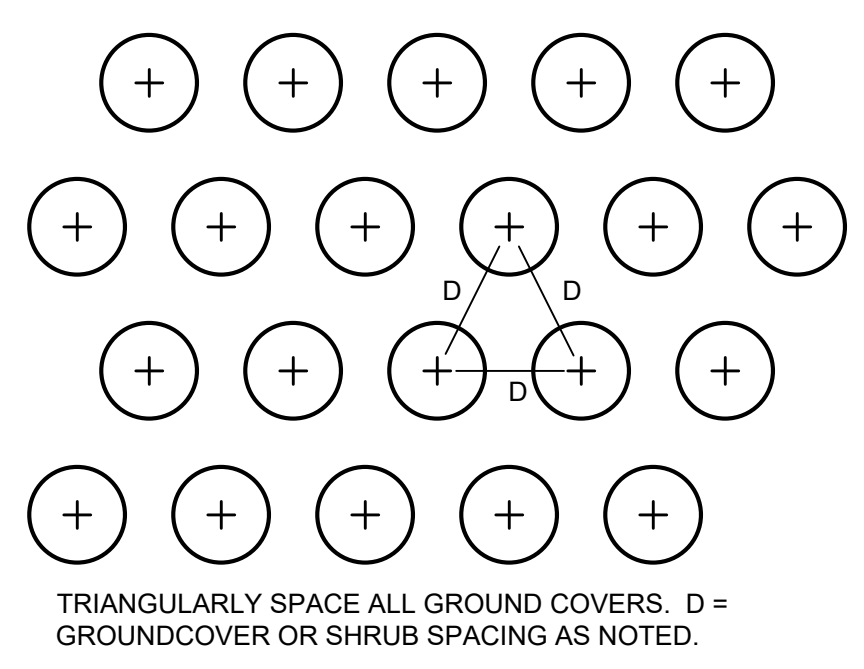


**3 POCKET PLANTING SHRUB DETAIL**  
 LP-5 NOT TO SCALE

**NOTE:**  
 TREE PITS ARE TO BE TESTED FOR WATER PERCOLATION. WATER SHALL DRAIN OUT OF TREE PIT WITHIN A 24-HOUR PERIOD IF DRAINAGE DOES NOT OCCUR NATURALLY, THE TREE SHALL BE MOVED OR DRAINAGE PROVIDED.  
 TREES SHALL NOT BE WATERED TO THE POINT OF SOIL SATURATION. IF SOIL BECOMES SATURATED, WATERING SHALL BE ADJUSTED TO ALLOW SOIL MOISTURE TO DEplete.  
 A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. MULCH SHALL BE TAPERED TO 0" AT THE TRUNK.  
 REMOVE TOP 1/3 OF BURLAP (B&B ONLY) AND ALL WIRES STRINGS ETC FROM AROUND TRUNK.



**4 SHRUB AND GROUND COVER PLANTING DETAIL**  
 LP-5 NOT TO SCALE

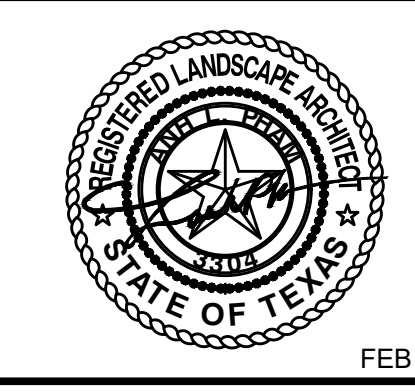


TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUND COVER OR SHRUB SPACING AS NOTED.

**CAUTION!!!**  
 EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
 DIG TESS: 1-800-344-8377  
 CALL CITY FOR WATER AND SEWER LINES.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: AP  
 DRAWN BY: AP  
 CHECKED BY: RG



**JBI PARTNERS**  
 2121 Midway Road  
 Suite 300  
 Carrollton, Texas 75006  
 972.248.7676  
 TBPE No. F-438  
 TBPLS No. 10076000

**LANDSCAPE PLANTING PLAN**  
**PLANTING DETAILS/PLANT LIST**  
**BELLA CASA**  
 Keller, Tarrant County, Texas

PROJECT NO. CTR 043  
 SHEET NO. LP-5