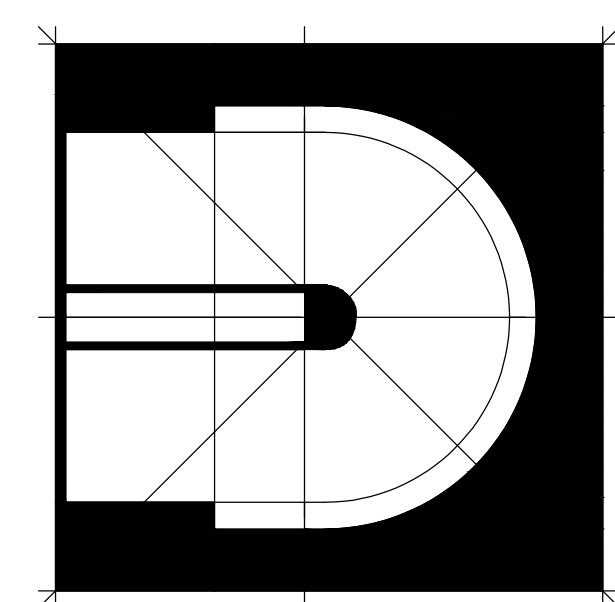


VILLAGE OF MANNSDALE

LANDSCAPE AND LIGHTING SUBMITTAL



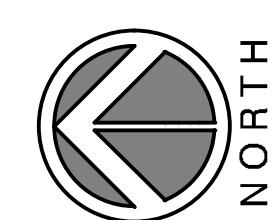
Dean and Dean/Associates
architects a professional association

D E A N • G E D D I E • G R A N T • O U B R E

TRENT RHODES - LANDSCAPE ARCHITECT
EDMONDS ENGINEERING - ELECTRICAL ENGINEERS

P.O. Box 4685
Jackson, MS
39296-4685
4400 Old Canton Road
Suite 200 Highland Bluff
39211

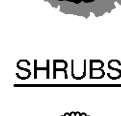
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SET NUMBER _____
DATE: JULY 31, 2020

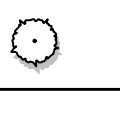


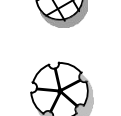
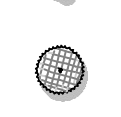
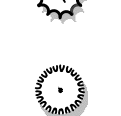
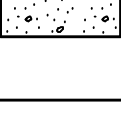
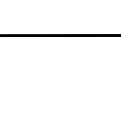
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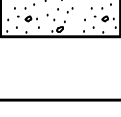
PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME
	CUP ARI	Leyland Cypress	Cupressus X Ielandii
	CUP CAR	Carolina Sapphire Cypress	Cupressus arizonica 'Carolina Sapphire'
	ILE SA6	Eagleston Holly	Ilex x 'Eagleston'
	ILE FOS	Foster's Holly	Ilex x attenuata 'Fosteri'
	JUN EA2	Eastern Red Cedar	Juniperus virginiana
	LAG IN4	Natchez White Crape Myrtle	Lagerstroemia indica 'Natchez White'

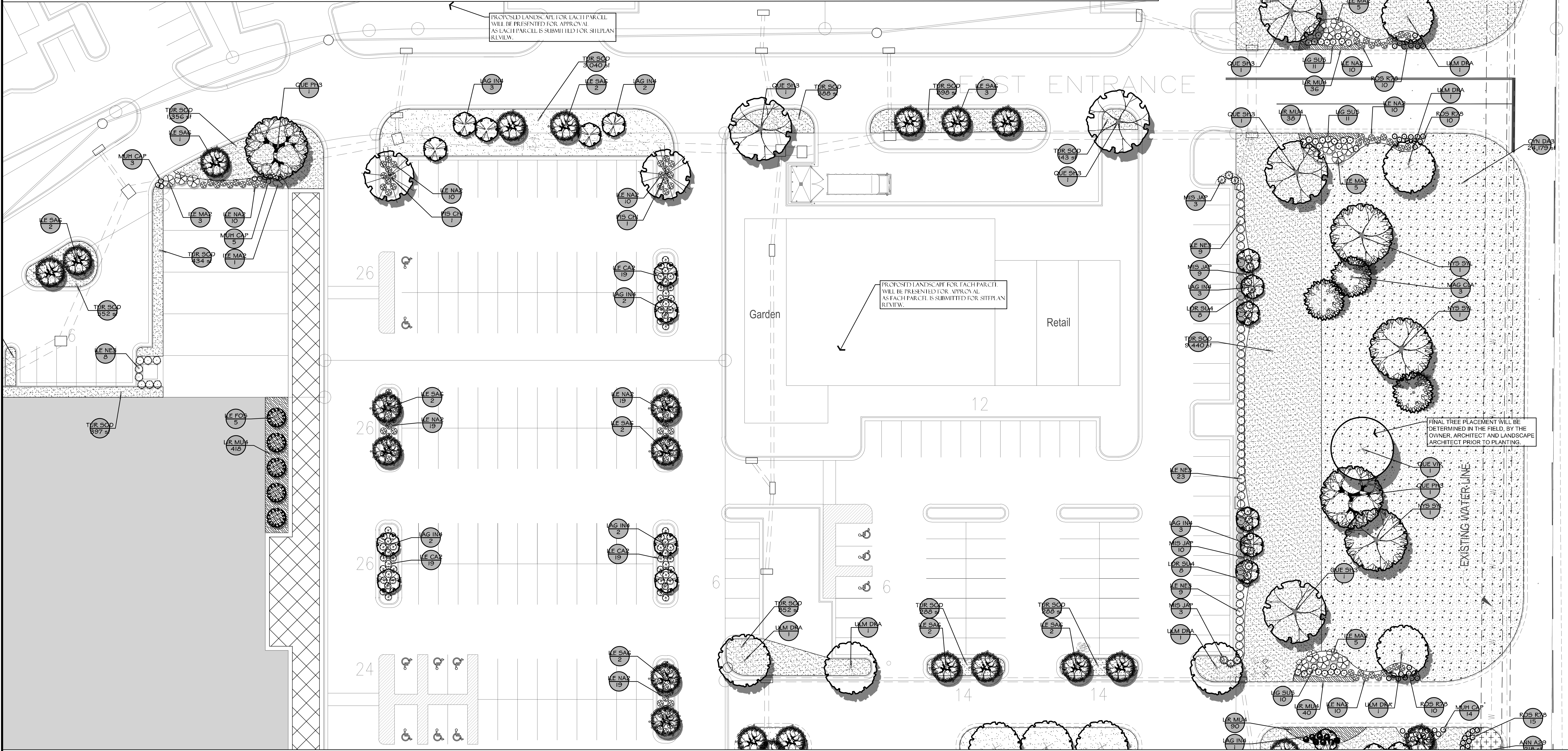
	MAG CLA	Claudia W. Magnolia	Magnolia grandiflora 'Claudia Wannemaker'
	NYS SYL	Black Gum	Nyssa sylvatica
	PIS CHI	Chinese Pistache	Pistacia chinensis
	QUE PH3	Willow Oak	Quercus phellos
	QUE SH3	Shumard Red Oak	Quercus shumardii
	QUE VIR	Southern Live Oak	Quercus virginiana
	ULM DRA	Drake Elm	Ulmus parvifolia 'Drake'

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	ABE ED3	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'
	ILE CA2	Carissa Holly	Ilex cornuta 'Carissa'
	ILE NE3	Needlepoint Holly	Ilex cornuta 'Needlepoint'

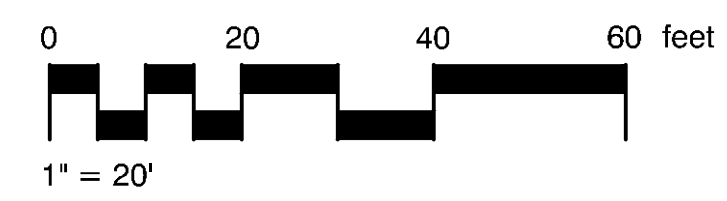
	ILE NA2	Dwarf Yaupon	Ilex vomitoria 'Nana'
	ILE MA2	Mary Nell Holly	Ilex x 'Mary Nell'
	LIG JA2	Japanese Ligustrum	Ligustrum japonicum
	LIG SU5	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'
	LOR SU4	Suzanne Loropetalum	Loropetalum chinense rubrum 'Suzanne'
	MIS JAP	Adagio Miscanthus	Miscanthus sinensis 'Adagio'
	MUH CAP	Pink Muhly	Muhlenbergia capillaris
	ROS R78	Drift Rose	Rosa x
	ROS RAD	Knockout Rose	Rosa x 'Knockout' TM

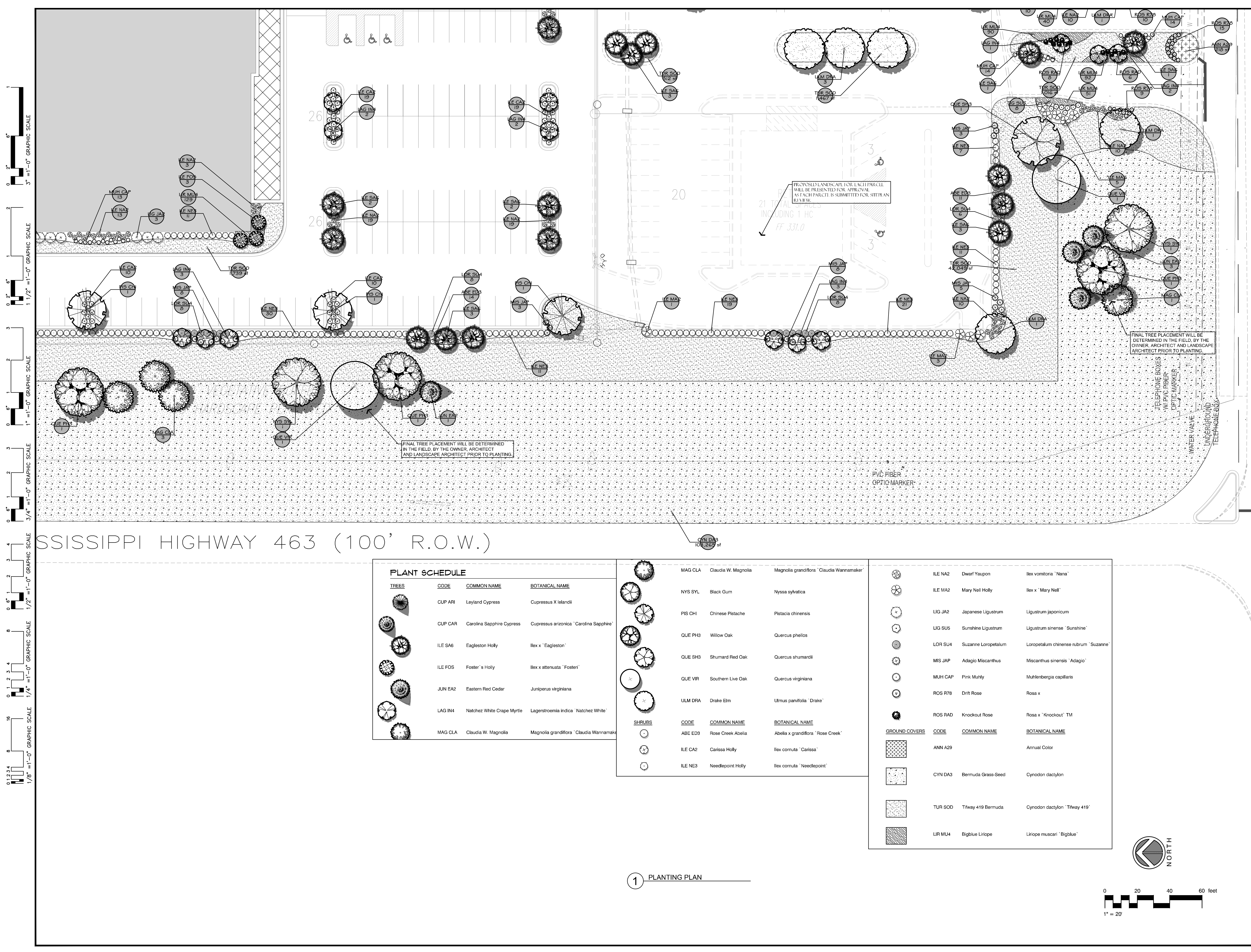
GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	ANN A29	Annual Color	
	CYN DA3	Bermuda Grass Seed	Cynodon dactylon

	TUR SOD	Tifway 419 Bermuda	Cynodon dactylon 'Tifway 419'
	LR MU4	Bigblue Linole	Linole muscari 'Bigblue'



1 PLANTING PLAN





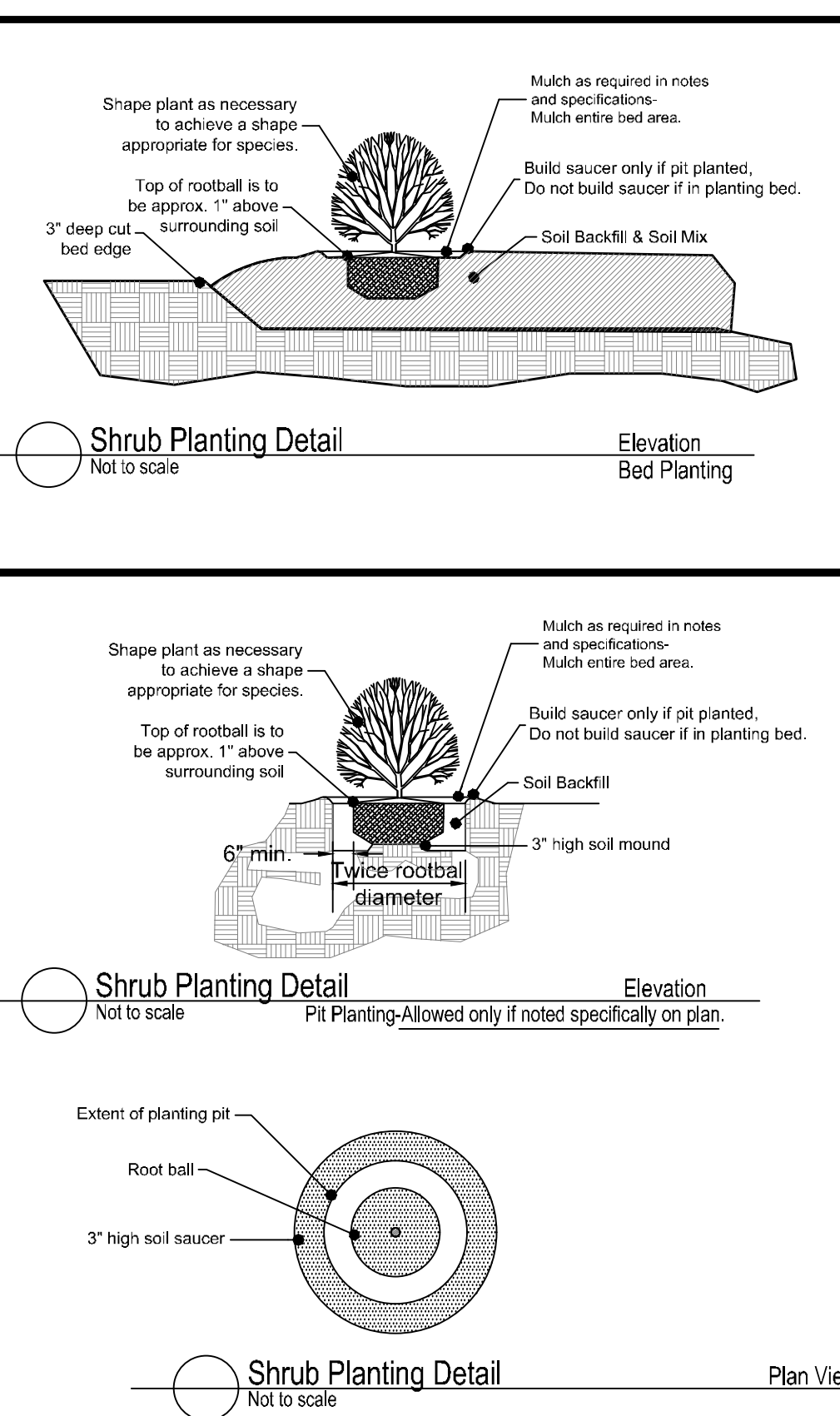
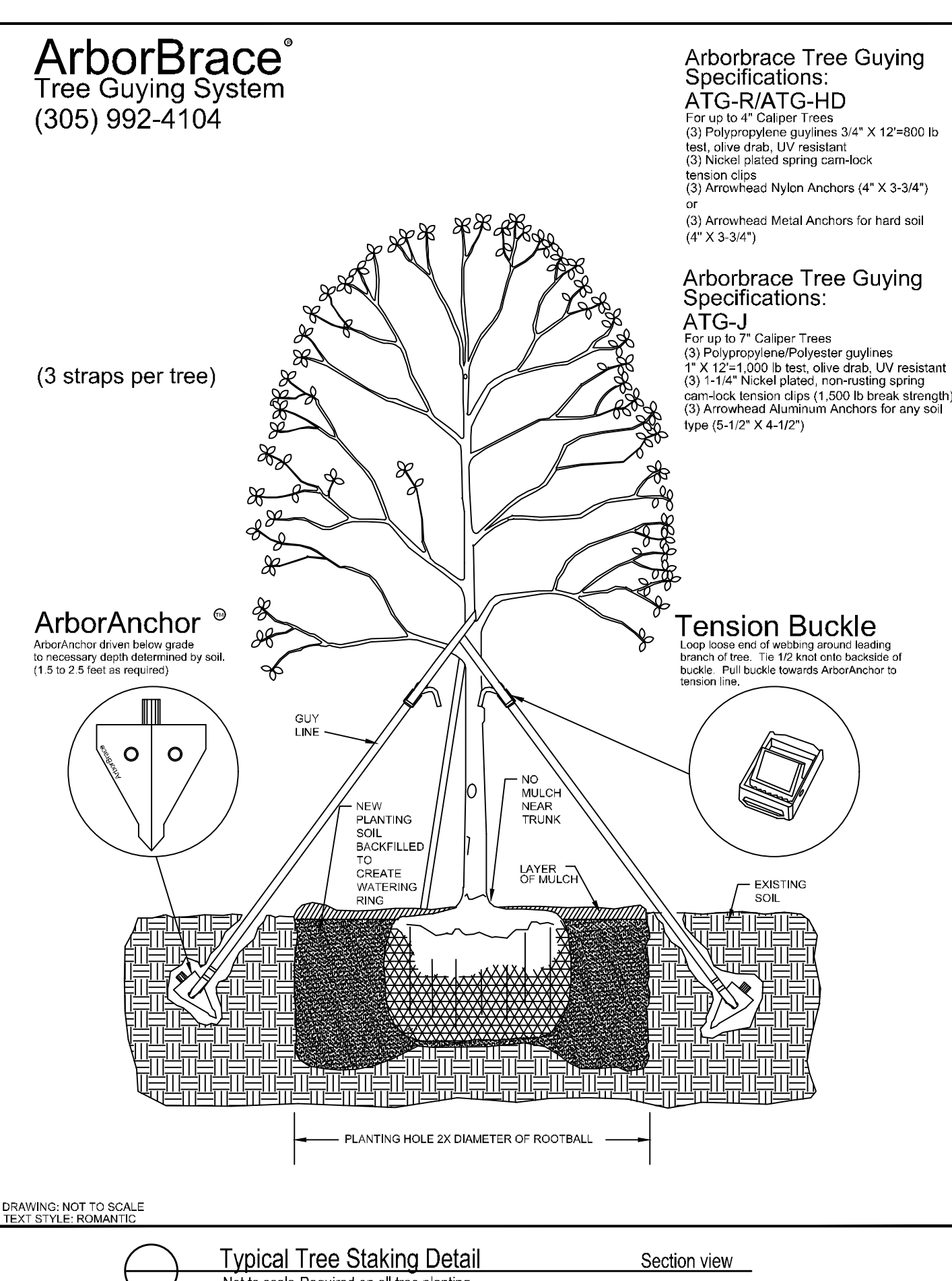
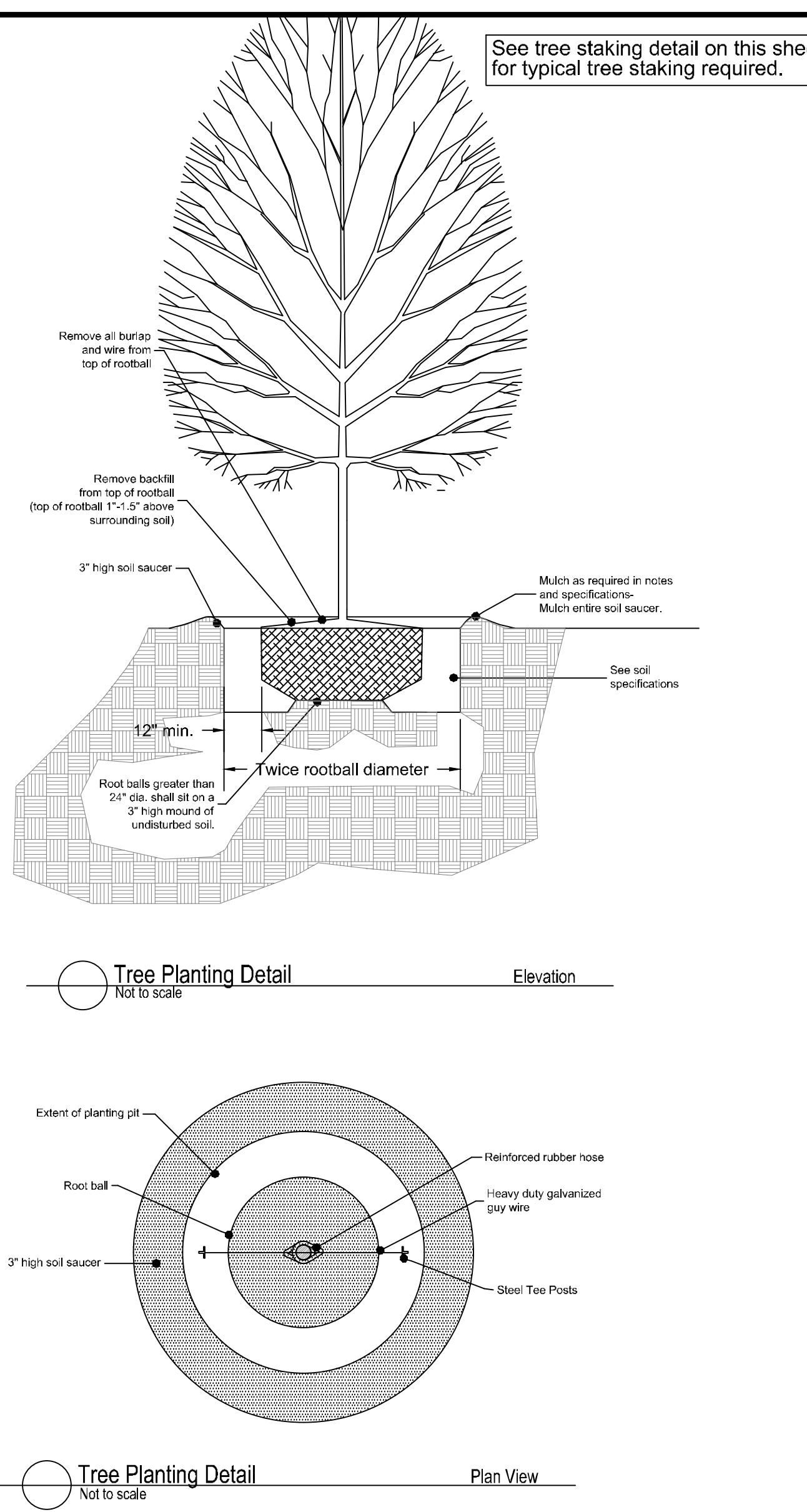
PLANT SCHEDULE			
TREES	CODE	COMMON NAME	BOTANICAL NAME
	CUP ARI	Leyland Cypress	Cupressus X lelandii
	CUP CAR	Carolina Sapphire Cypress	Cupressus arizonica 'Carolina Sapphire'
	ILE SA6	Eagleston Holly	Ilex x 'Eagleston'
	ILE FOS	Foster's Holly	Ilex x attenuata 'Fosteri'
	JUN EA2	Eastern Red Cedar	Juniperus virginiana
	LAG IN4	Natchez White Crape Myrtle	Lagerstroemia indica 'Natchez White'
	MAG CLA	Claudia W. Magnolia	Magnolia grandiflora 'Claudia Wannamaker'

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME
	MAG CLA	Claudia W. Magnolia	Magnolia grandiflora 'Claudia Wannamaker'
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	PIS CHI	Chinese Pistache	Pistacia chinensis
	QUE PH3	Willow Oak	Quercus phellos
	QUE SH3	Shumard Red Oak	Quercus shumardii
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	ULM DRA	Drake Elm	Ulmus parvifolia 'Drake'
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GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	ILE NA2	Dwarf Yaupon	Ilex vomitoria 'Nana'
	ILE MA2	Mary Nell Holly	Ilex x 'Mary Nell'
	LIG JA2	Japanese Ligustrum	Ligustrum japonicum
	LIG SU5	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'
	LOR SU4	Suzanne Loropetalum	Loropetalum chinense rubrum 'Suzanne'
	MIS JAP	Adagio Miscanthus	Miscanthus sinensis 'Adagio'
	MUH CAP	Pink Muhly	Muhlenbergia capillaris
	ROS R78	Drift Rose	Rosa x
	ROS RAD	Knockout Rose	Rosa x 'Knockout' TM
	ANN A29	Annual Color	Annual Color
	CYN DA3	Bermuda Grass-Seed	Cynodon dactylon
	TUR SOD	Tifway 419 Bermuda	Cynodon dactylon 'Tifway 419'
	LIR MU4	Bigblue Liriope	Liriope muscari 'Bigblue'

1 PLANTING PLAN

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1/8" = 1'-0" GRAPHIC SCALE



MATERIALS
A. Plant Materials
(1) All plant materials delivered to the site must conform to the specifications of Federal, State and County laws, requiring inspection for plant diseases and insect infestations. Plants must comply to American Nursery Stock Standards.
(2) Plants delivered to the site shall be adequately protected from the sun and wind during delivery and when stockpiled on the site prior to planting. They shall be watered adequately. Containers shall be free of weeds.
(3) The Owner's Representative shall be notified in writing one week prior to planting to inspect all or major portions of the plant materials to be used in the project.
(4) The Owner's Representative shall have the right to reject plants prior to and during progress of work for size, conditions of top structure, condition of root structure, defects or injuries, or nonconformity to Specifications.
B. Fertilizer
(1) Plants shall be fertilized at planting with timed release fertilizer.
FINE GRADING AND SOIL PREPARATION
(1) Spread and till in topsoil as needed to bring planting beds to required grade.
(2) Planting beds are to be mounded 8" min above existing grade after settlement to ensure a good planting medium and enhance drainage. Maintain drainage patterns and drainage swales. Always maintain drainage away from buildings or structures.
(3) Soil mix to be a sandy well drained organic mix free from debris, stones, and seeds.
(4) Soil shall be free of extraneous matter and weeds and shall consist of (3) parts topsoil, one (1) part organic matter (peat and soil conditioner) and one (1) part sand by volume. See Item #2 of this section for depth requirement.
(5) All sand for plant beds and plant pits shall be clean, sharp masonry sand free from deleterious matter.
(6) Pre-emerge herbicide: For planting soil in planting beds and shrub and tree pits shall be incorporated prior to installation of plant material. Contractor shall use Surflan, unless otherwise approved by Landscape Architect. Treat all bed areas except annual and perennial areas with Surflan pre-emergent herbicide according to the manufacturer's recommendations. Deliver in sealed manufacturer's container and apply according to manufacturer's recommendations. Submit product data to Architect for approval of any changes prior to application.
(7) Root Stimulator: Shall be applied to all plant material at time of installation. Submit product data to Architect for approval prior to application.
(8) Fertilizer: For flowering species, apply 14-26-6 per label instructions upon initiation of vegetative growth in spring. For non-flowering species, apply 20-6-12 per label instructions at new growth in spring and again in July. Winterize in late-August with 5-10-31 fertilizer at 4 lbs per 1,000 square feet.
(9) Seed areas should be tilled and fine graded. A generous application of wheat straw shall be applied after seed broadcast on all seed areas.. Seed and straw shall be crimped on slopes greater than 3:1.

PLANTING AND MULCHING
(A) Planting shall take place only after all soil preparation has taken place and has been approved by Landscape Architect.
(B) Installation of container stock-
(1) Planting holes or pits should be approximately twice the volume of the plant and soil in container or root ball. They should be angular with roughened sides and loose soil on the bottom.
(2) Prune any damaged, broken or dead roots so that ends are clean before planting. Prune back top growth as need to balance size of plant related to root mass.
(3) Large stock should be set on a layer of several inches of topsoil with loosened soil beneath, stock from "Containers" and flats shall be set in planting bed areas that have soil mix incorporated to a minimum depth of 10". Plants are to be placed so that the root crown will not be below the soil surface or greatly elevated when filling is completed. Top of shrub root ball should be approx. 1"-1.5" above surrounding soil, and top of tree root ball should be approximately 1.5"-2" above surrounding soil.
(4) A 3" high soil saucer should be prepared around the planting hole to retain water and is to be removed after 1 year.
(5) Tamp soil occasionally while backfilling with soil which is well broken up and well mixed.
(6) Water the entire planted area before leaving the worksite and at the close of each planting day.
(7) Trees and shrubs taller than four feet may require staking. If required, drive stakes securely into ground, outside of root area. Stakes should extend to just below the lower limbs of the tree. Wire run through rubber hose is placed around the tree, then wrapped around the stake and secured firmly. Tree should be able to move a few inches, but wire should be secure and not touch the tree directly. Stakes must be removed after one year.
(8) Burlap on balled and burlap plant material shall be cut from the top of the root ball or turned down into the planting pit, leaving not burlap visible.
Any containing material left in the planting bed shall be biodegradable.
All shrub and groundcover planting shall be in uniformly tilled beds to a depth of 12" below grade with existing soil and sandy soil mix. Beds should be mounded a minimum of 6" above existing grade.
Seed & straw (wheat straw) all disturbed or bare areas not scheduled to receive pavement or other landscaping.
Mulch as noted in plant list.
At no time should the planting beds adjacent to any structure be higher than the finished floor of that structure. Always maintain positive water flow away from structures.
Finished planting beds and mulch adjacent to structures shall always be below the finished floor elevation.
Apply soil mix to all planting areas at a minimum rate of 1.5 cubic yard per 100 square feet and till with existing soil.
The landscape contractor shall provide a full one year warranty on all plant material and labor beginning on date of final acceptance. Once notified during the warranty period of plant material that need to be replaced, the landscape contractor shall replace that material within 14 calendar days of notification.
*All sod shall be soaked and rolled with water filled roller after laying to ensure smooth surface and good ground contact. All seed areas shall have significant germination within 21 days. If 95% germination is not evident, then the area shall be reseeded at no additional cost to the owner until significant germination is achieved.
Planting Soil at the perimeter of any building shall be a minimum of 5" below finished floor elevation.

Planting beds & grades adjacent to buildings shall be sloped away from the building to allow rapid removal of surface water and shall not allow water to stand, pond or move slowly, resulting in percolation into the subgrade.
Irrigation water should be limited to only that water that is required for plant survival. Any excess water application shall be avoided.
All seed/sod areas are to receive a 3" thick layer of well drained organic topsoil prior to applying seed or sod.
All plant material and labor shall be covered by a full one year warranty weather the plant material is under irrigation or not.
Caliper and height requirements are minimums. All plant material shall be required to meet both height and caliper requirements.

It shall be the contractor's responsibility to determine if planting areas may hold water in the bottom of planting pits. A 6" deep layer of washed gravel shall be included in the contractor's pricing.
The project general contractor is to backfill behind curbs with well drained topsoil prior to the landscape contractor incorporating bed preparation. All areas behind curbs shall be mounded to drain water over the top of adjacent curb. (typ)
***All plant material must meet both minimum height and caliper requirements.

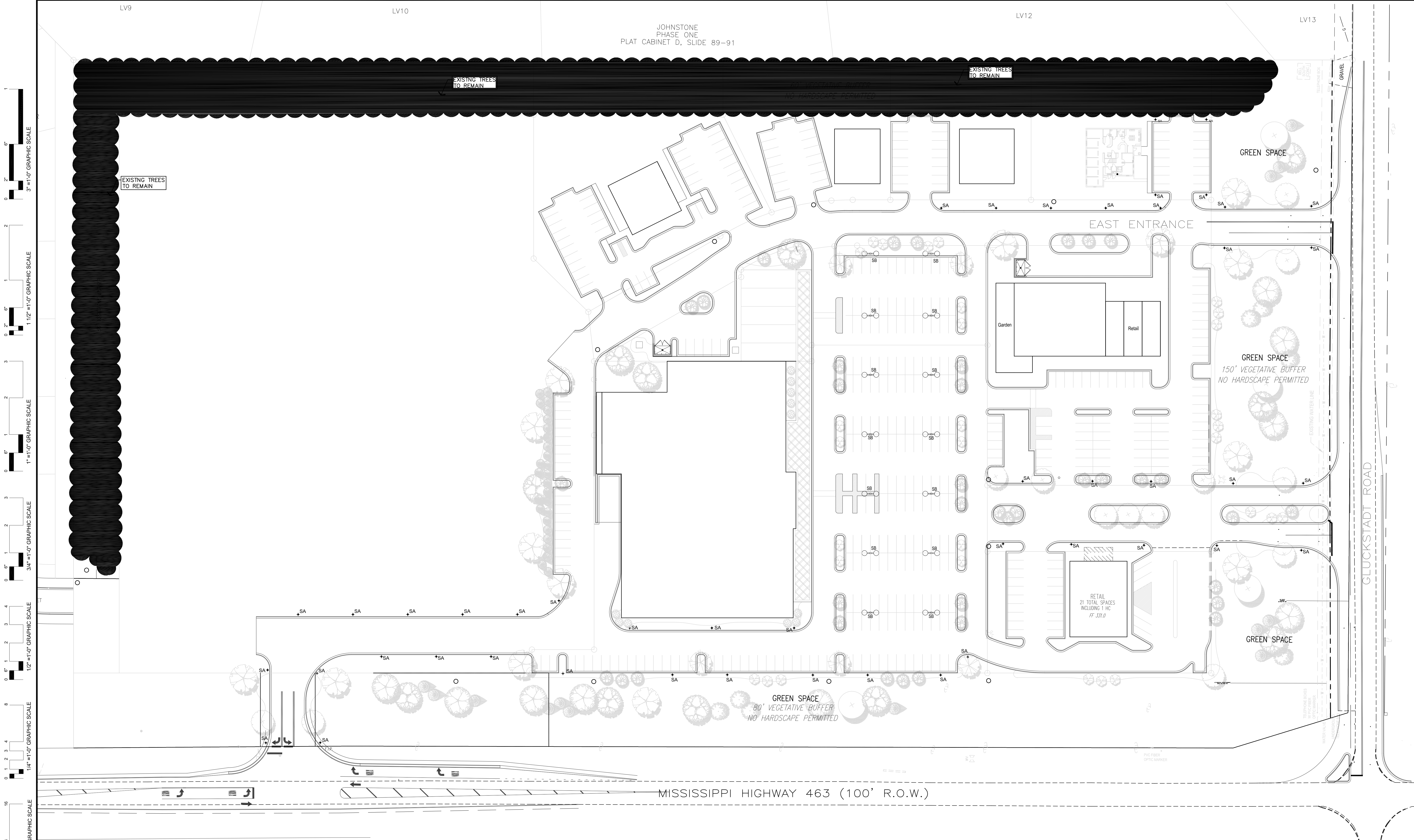
Plant material noted as Cont. shall be container grown and of the size specified.(See below for time of planting material noted as Cont/B&B)
B&B material shall be used if planting occurs between October and April.
Container material shall be used if planting occurs between May through September.
A 48" minimum diameter x 4" thick pinestraw ring shall be provided and installed around all tree plantings. All bed planting areas shall receive a 4" thick layer of fresh pinestraw mulch that is free of trash, sticks, or debris. Sod and seed quantities are only approximate. The contractor shall verify the exact sod area onsite prior to submitting pricing.

NO PLANTING, PLANTING SOIL, OR MULCH SHALL IMPEDE WATER FLOW AWAY FROM BUILDING AND TOWARD DRAINAGE STRUCTURES.
*TREE CALIPERS SHALL BE MEASURED 6" ABOVE GRADE.

THE LANDSCAPE CONTRACTOR MUST NOTIFY OWNER PRIOR TO BEGINNING BED PREPARATION SO THE OWNERS REPRESENTATIVE CAN REVIEW AMENDMENTS IN PLACE PRIOR TO MULCH OR PLANT INSTALLATION.
NO PLANT MATERIAL INSTALLATION OR MULCH SHALL BE INSTALLED UNTIL THE OWNERS REPRESENTATIVE HAS INSPECTED THE BED PREPARATIONS IN ALL BED PLANTING AREAS.
NOTE: TREE CALIPER AND HEIGHTS ARE MINIMUM SIZES REQUIRED. ALL TREES MUST MEET BOTH MINIMUM CALIPER AND MINIMUM HEIGHT REQUIREMENTS.

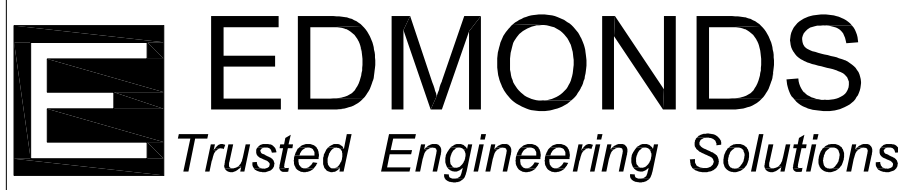
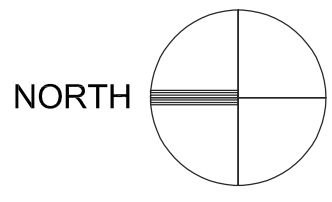
The landscape contractor shall be responsible for setting the irrigation controller after installation to deliver the appropriate amount of water for the plant material onsite.

PLANT SCHEDULE									
TREES	COMMON NAME	BOTANICAL NAME	SIZE	MIN. CALIPER	MIN. HT		QTY	DETAIL	REMARKS
CUP ARI	Leyland Cypress	Cupressus X Ielandii	B&B/Cont		6'-8'		12		Full healthy well formed plant. Full to ground, Pyramidal growth habit.
CUP CAR	Carolina Sapphire Cypress	Cupressus arizonica 'Carolina Sapphire'	B&B/Cont		6'-8'		15		Full healthy well formed plant. Pyramidal growth habit. Full to ground.
ILE SA6	Eagleston Holly	Ilex x 'Eagleston'	B&B/Cont	2"Cal	10'-12'		37		Full healthy well formed plant, single trunk street tree specimen, tree form.
ILE FOS	Foster's Holly	Ilex x attenuata 'Fosteri'	B&B/Cont	1.5"Cal	8'-10'		11		Full healthy well formed plant, straight trunk, tree form, Specimen Quality.
JUN EA2	Eastern Red Cedar	Juniperus virginiana	B&B/Cont		6'-8'		13		Full healthy well formed plant, full to ground, pyramidal growth habit.
LAG IN4	Natchez White Crape Myrtle	Lagerstroemia indica 'Natchez White'	B&B/Cont		8'-10' min ht.		30		Multitrunk, 3-5 trunks, tree form, Min. canopy spread-4', Specimen quality.
MAG CLA	Claudia W. Magnolia	Magnolia grandiflora 'Claudia Wannamaker'	B&B/Cont		10' Ht. Min.		7		Full to ground, pyramidal growth habit, full healthy well formed plant.
NYS SYL	Black Gum	Nyssa sylvatica	B&B/Cont	2"Cal	10'-12'		9		Straight trunk, street tree specimen, full canopy.
PIS CHI	Chinese Pistache	Pistacia chinensis	B&B/Cont	1.5"Cal	8'-10'		5		Street Tree Specimen, Straight Trunk, Full Canopy.
QUE PH3	Willow Oak	Quercus phellos	B&B/Cont	2"Cal	10'-12'		11		Street Tree Specimen, Straight Trunk, Full Canopy.
QUE SH3	Shumard Red Oak	Quercus shumardii	B&B/Cont	2"Cal	10'-12'		14		Street Tree Specimen, Straight Trunk, Full Canopy.
QUE VIR	Southern Live Oak	Quercus virginiana	B&B/Cont	2"Cal	10'-12'		4		Street Tree Specimen, Straight Trunk, Full Canopy.
ULM DRA	Drake Elm	Ulmus parvifolia 'Drake'	B&B/Cont	2"Cal	10'-12'		13		Street Tree Specimen, Straight Trunk, Full Canopy.
SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER			QTY	DETAIL	REMARKS
ABE ED3	Rose Creek Abelia	Abelia x grandiflora 'Rose Creek'	3 gal				41		Full healthy, well formed plant.
ILE CA2	Carissa Holly	Ilex cornuta 'Carissa'	3 gal				125		Full healthy, well formed plant.
ILE NE3	Needlepoint Holly	Ilex cornuta 'Needlepoint'	3 gal				256		Full healthy, well formed plant. Minimum height at time of planting-18"
ILE NA2	Dwarf Yaupon	Ilex vomitoria 'Nana'	3 gal				220		Full healthy, well formed plant.
ILE MA2	Mary Nell Holly	Ilex x 'Mary Nell'	B&B/Cont				38		5'-6" tall min. Full healthy Well formed plant, full to ground, pyramidal growth habit.
LIG JA2	Japanese Ligustrum	Ligustrum japonicum	15 gal				12		Full healthy plant, Tree form.
LIG SU5	Sunshine Ligustrum	Ligustrum sinense 'Sunshine'	3 gal.				56		Full healthy well formed plant.
LOR SJ4	Suzanne Loropetalum	Loropetalum chinense rubrum 'Suzanne'	3 gal				54		Full healthy well formed plant.
MIS JAP	Adagio Miscanthus	Miscanthus sinensis 'Adagio'	3 gal				65		Full healthy well formed plant.
MUH CAP	Pink Muhly	Muhlenbergia capillaris	3 gal				49		Full healthy well formed plant
ROS R78	Drift Rose	Rosa x	3 gal				72		Full healthy, Well formed plant. Color to be determined at time of planting.
ROS RAD	Knockout Rose	Rosa x 'Knockout' TM	3 gal				14		Full healthy, Well formed plant.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER		SPACING	QTY	DETAIL	REMARKS
ANN A29	Annual Color		1 gal				218 sf		Full healthy, Well formed plant, specific variety to be chosen at the time of planting.
CYN DA3	Bermuda Grass-Seed	Cynodon dactylon	seed				146,917 sf		Apply at suppliers recommended rate for new construction. Cover with a generous layer of wheat straw.
TUR SOD	Tifway 419 Bermuda	Cynodon dactylon 'Tifway 419'	sod				76,439 sf		Healthy disease free sod with a min 1" soil base beneath.
LIR MU4	Bigblue Liriope	Liriope muscari 'Bigblue'	1 gal			16" o.c.	1,144		Full healthy well formed plant.

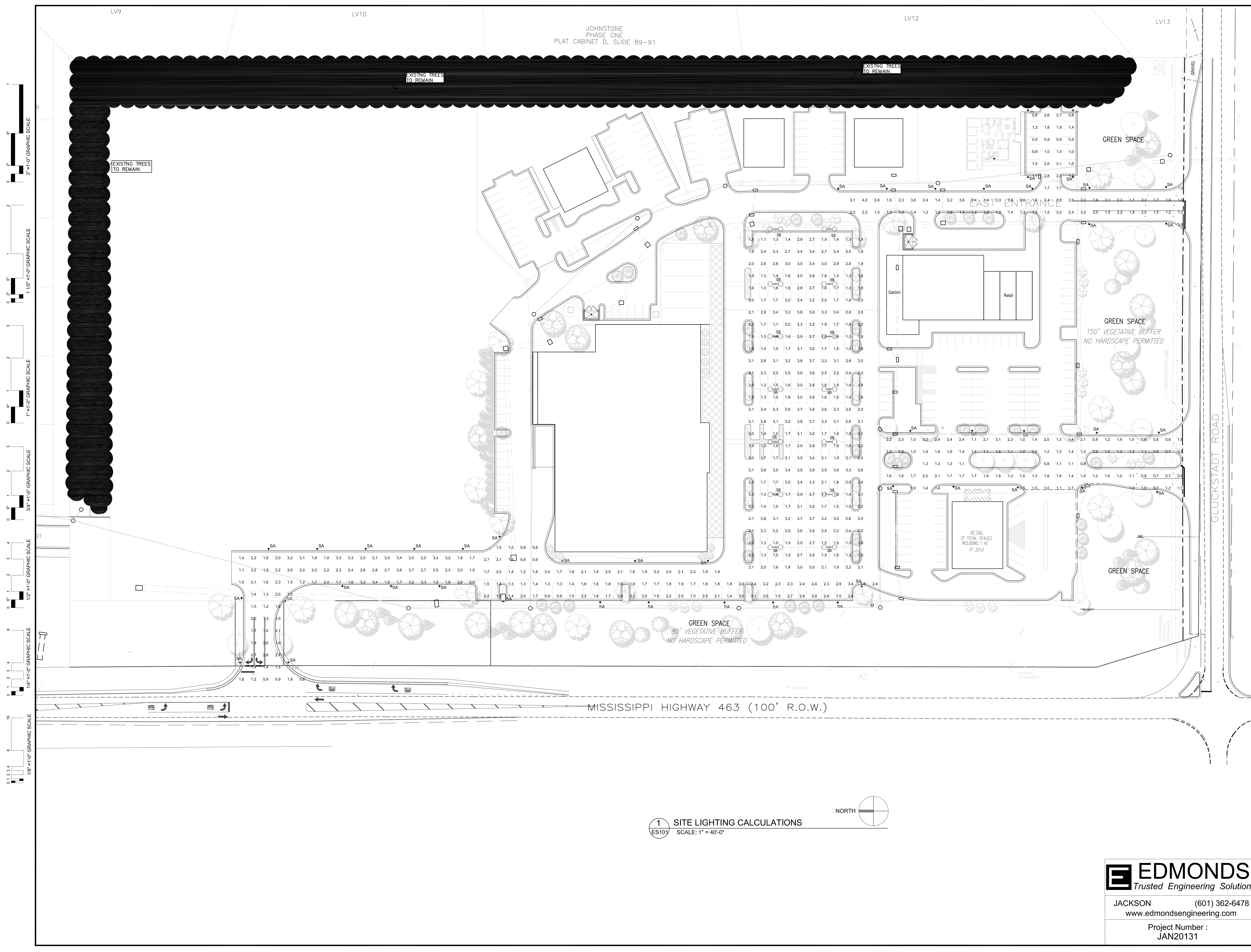


LUMINAIRE SCHEDULE							
TYPE MARK	LAMP	WATTAGE	LAMP COLOR TEMP	VOLT	DESCRIPTION	COMMENTS / OPTIONS	MANUFACTURER
SA	LED 9,565 LM	98 W	4000 K	208	POST TOP MOUNT, TYPE 3 DISTRIBUTION, 630mA DRIVER, ACORN GLASS GLOBE WITH FINIAL, 5P FITTER, SINGLE HEAD, BLACK FINISH. POLE: BIRMINGHAM SERIES, STRAIGHT FLUTED SHAFT, BLACK FINISH.	OVERALL FIXTURE HEIGHT = 17' A.F.G. PROVIDE 14' POLE	STERNBERG LIGHTING
SB	LED 20,950 LM	196 W	4000 K	208	TWIN ARM MOUNT POST, TYPE 5 DISTRIBUTION, 630mA DRIVER, ACORN GLASS GLOBES WITH FINIAL, 5P FITTER, TWIN HEAD, BLACK FINISH. POLE: BIRMINGHAM SERIES, STRAIGHT FLUTED SHAFT, BLACK FINISH.	OVERALL FIXTURE HEIGHT = 17' A.F.G. PROVIDE 14' POLE	STERNBERG LIGHTING

1 SITE LIGHTING PLAN
ES100 SCALE: 1" = 40'-0"



JACKSON (601) 362-6478
www.edmondsengineering.com
Project Number :
JAN20131



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1/8" = 1'-0" GRAPHIC SCALE

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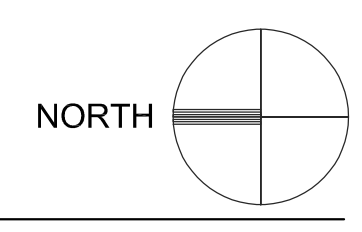
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2" = 1'-0" GRAPHIC SCALE

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0.1 0.2 0.4 0.8 1.6
3" = 1'-0" GRAPHIC SCALE

0 1 2 3 4 8
0.1 0.2 0.4 0.8 1.6
6" = 1'-0" GRAPHIC SCALE

1 SITE LIGHTING CALCULATIONS
ES101 SCALE: 1" = 40'-0"



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