



GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AE	12	Allee Elm	Ulmus parvifolia 'Elmer II'	3" cal.	container, 14" ht., 5' spread min., 5' clear trunk
CM	2	Crape Myrtle 'Dallas Red'	Lagerstroemia indica 'Dallas Red'	8" ht.	container, 8" ht., 3 or 5 trunks, tree form
LO	16	Live Oak	Quercus virginiana	3" cal.	container, 14" ht., 6' spread, 5' clear straight trunk
RO	12	Red Oak	Quercus shumardii	3" cal.	container, 14" ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	34	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	5 gal.	container 18" ht., 18" spread
IH	45	Indian Hawthorn 'Clara'	Rhodaphysa indica 'clara'	5 gal.	container, 18" ht., 18" spread
LOR	78	Loropetalum 'Ruby'	Loropetalum chinensis 'Ruby'	36" ht.	container, 36" ht., 30" spread, 36" o.c.
NPH	92	Needlepoint Holly	Ilex cornuta 'Needlepoint'	36" ht.	container, 36" ht., 30" spread, 36" o.c.
NRS	16	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	4" ht.	container, 36" spread, full to base
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	285	Liriope	Liriope muscari	4" pots	container full, well rooted, 10" o.c.
SC	400	Seasonal Color '419' Bermudagrass	Cynodon dactylon '419'	4" pots	selection by owner, 10" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties. Per Farmers Branch: PD 99 canopy trees are to be a minimum of 3" caliper measured 4 feet up from the base of the tree.

PERMANENT AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED (BY A TEXAS LICENSED IRRIGATOR), INSTALLED, AND OPERATED IN ACCORDANCE WITH APPLICABLE CITY ORDINANCES. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO IRRIGATE REQUIRED LANDSCAPE

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS (URBAN COMMERCE)

SITE AREA 74,150 S.F.
LANDSCAPE AREA PROVIDED (LIVING LANDSCAPE): 14,053 S.F. (19% OF SITE AREA)
PLAYGROUND AREA (NOT INCLUDED IN LANDSCAPE AREA- 17,855 S.F. (24% OF SITE AREA)

STREET FRONTAGE
Requirements: One (1) 3" caliper tree for each twenty-five (1) f. of street frontage. Trees must be located within 15' of the property line.

Valley View Lane (297.99 l.f.)

Required (12) trees
Provided (12) trees

Perrin Lane (308.12 l.f.)

Required (12) trees
Provided (12) trees

PARKING LOTS (42 parking spaces)
Requirements: 36" ht. evergreen screen to screen parking from the street front. Planting bed to be 5' wide. 20 s.f. of landscape per parking space. (1) tree per 15 parking spaces.

Required 36" ht. evergreen screen
840 s.f. of landscape area
(3) trees
Provided 36" ht. evergreen screen
1,256 s.f. of landscape area
(6) trees

REQUIRED TREES ARE TO BE 3" CALIPER MEASURED 4' UP FROM THE BASE OF THE TREE

LANDSCAPE ARCHITECT
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MINDSPARK MONTESSORI EXPERIENCE
OF MECER CROSSING
VALLEY VIEW LANE
FARMERS BRANCH, TEXAS

ISSUE:
FOR APPROVAL 02.09.2019
CITY COMMENTS 03.28.2019
CITY COMMENTS 04.17.2019

DATE:
04.17.2019

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

