



PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk container, 3 or 5 trunks, tree form
LO	21	Live Oak	Quercus virginiana	3" cal.	
RO	2	Red Oak	Quercus shumardii	3" cal.	
CM	11	Crape Myrtle	Lagerstroemia indica	6-8' ht.	
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	110	Dwarf Yaupon Holly	Ilex vomitoria 'nana'	3 gal.	container, 18" ht., 18" spread container, 18" ht., 18" spread container, 24" ht., 20" spread container, 36" spread, full to base
IH	36	Indian Hawthorn 'Clara'	Rhaphiolepis indica 'Clara'	3 gal.	
NPH	315	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	
NRS	16	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	4' ht.	
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	160	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.					

THERE ARE NO EXISTING TREES ON SITE

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 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.
- 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.
- 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.
- 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.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- 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.
- 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.
- 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.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS: AVID HOTEL

LANDSCAPE AREA STANDARDS
Requirements: 5% of site area to be landscape.

Lot area: 79,183 s.f.

Required
3,395 s.f.

Provided
13,673 s.f.

Requirement: 1 Tree every 30 LF of street frontage
592 l.f. of street frontage

Required
(20) trees

Provided
(20) 3" cal. trees

PARKING LOT SCREENING PROVIDED

LANDSCAPE NOTES

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

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 89°13'15" E	91.96'
L2	S 00°26'27" E	586.16'
L3	S 89°01'02" W	9.55'
L4	S 89°01'02" W	190.69'
L5	S 00°58'58" E	40.00'
L6	N 00°58'58" W	28.24'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	38.41'	868.71'	2°31'59"	S 89°30'54" E	38.40'
C2	109.15'	60.00'	104°13'37"	N 85°19'38" W	94.71'
C3	24.33'	30.00'	46°27'28"	S 65°47'18" W	23.66'
C4	47.12'	30.00'	90°00'00"	N 45°58'58" W	42.43'
C5	229.88'	293.00'	44°57'09"	N 21°29'36" E	224.03'
C6	280.00'	357.00'	44°57'09"	N 21°29'36" E	272.96'
C7	48.55'	30.00'	92°43'40"	N 45°22'52" E	43.42'

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01 LANDSCAPE PLAN
SCALE 1"=20'-0"



LANDSCAPE ARCHITECT
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08.23.2018

AVID HOTEL DEVELOPMENT PLANS

13998 DIPLOMAT DRIVE
CITY OF FARMERS BRANCH, TEXAS
DALLAS COUNTY, TEXAS
3.35 ACRES, LOT 1, BLOCK 10, OF VALWOOD PARK FARMERS BRANCH -PHASE TWO

ISSUE:

FOR APPROVAL 02.27.2018
CITY COMMENTS 03.27.2018
CITY COMMENTS 04.14.2018
CITY COMMENTS 08.23.2018

DATE:

08.23.2018

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1