

GENERAL LAWN NOTES

- 1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOUR PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAIN BUILDINGS. PROVIDE UNIFORM ROUNDING AT TO SLOPES AND OTHER BREAKS IN GRADE. CORREC AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL OF 1" BELOW FINAL FINISH GRADE. CONTRACTO OPERATIONS WITH ON-SITE CONSTRUCTION MAI
- 4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE REGION, KNOWN AS BOTTOM AND SOIL, FREE FF TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATIC CONTAINING NO SALT AND BLACK TO BROWN IN
- 5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATI COMPLETELY SETTLED, AND FINISH GRADE APPI CONSTRUCTION MANAGER OR ARCHITECT PRIOR
- 6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CI CONCRETE SPOILS, ETC. SHALL BE REMOVED PF TOPSOIL AND ANY LAWN INSTALLATION
- 7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOUF LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FI GRADE IN PLANTING AREAS AND 1" BELOW FINAL AREAS.
- 2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAIL BUILDINGS. PROVIDE UNIFORM ROUNDING AT TO OF SLOPES AND OTHER BREAKS IN GRADE. COF IRREGULARITIES AND AREAS WHERE WATER MA
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CO COORDINATE OPERATIONS WITH ON-SITE CONS' MANAGER.
- 4. CONTRACTOR TO COORDINATE WITH ON-SITE CO MANAGER FOR AVAILABILITY OF EXISTING TOPSO
- PLANT SOD BY HAND TO COVER INDICATED ARE/ INSURE EDGES OF SOD ARE TOUCHING. TOP DR HAND WITH TOPSOIL TO FILL VOIDS.
- 6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVE FROM UNNATURAL UNDULATIONS.
- 7. WATER SOD THOROUGHLY AS SOD OPERATION
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LI MOWING, WATERING, WEEDING, CULTIVATING, CI REPLACING DEAD OR BARE AREAS TO KEEP PLAI VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHME ACCEPTABLE TURF AREA AND SHALL PROVIDE F FROM LOCAL SUPPLY IF NECESSARY.
- 10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER ALL SOD AREAS TO BE OVER-SEEDED WITH WINT A RATE OF (4) POUNDS PER ONE THOUSAND (100

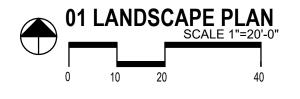
PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BC
AE CM LO RO	12 2 16 12	Allee Elm Crepe Myrtle 'Dallas Red' Live Oak Red Oak	
SHRUBS			
TYPE	QTY.	COMMON NAME	BC
DYH IH LOR NPH NRS	34 45 78 92 16	Dwarf Yaupon Holly Indian Hawthorn 'Clara' Loropetalum 'Ruby Needlepoint Holly Nellie R. Stevens Holly	
	OCOVERS	COMMON NAME	
TYPE	QTY		BC
LIR SC	285 400	Liriope Seasonal Color '419' Bermudagrass	

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

RS INDICATED ON CIVIL	1. CONTE ELEME	ENTS AND NOTIFY ARCHI	LL EXISTING AND PROPOSED SITI TECT OF ANY DISCREPANCIES. NDITIONS WAS SUPPLIED BY OTH				
INAGE AWAY FROM OP AND BOTTOM OF ECT IRREGULARITIES	2. CONTF UTILITI CONTF	RACTOR SHALL LOCATE A IES AND NOTIFY ARCHITI RACTOR SHALL EXERCIS TY OF UNDERGROUND U			ARCHITECT N SPOT, INC.		
L BE LEFT IN A MAXIMUM OR TO COORDINATE NAGER.							RMOTT DR. 110 (AS 75013
LE SOIL FROM THE ROM LUMPS, CLAY, ION, STONES,		 CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES. 					9-4448 REENSPOT.COM
I COLOR.	EDGIN	 ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS. 					CAPE
PROVED BY THE OWNER'S OR TO INSTALLATION. CLODS, STICKS,	UNDEF	NDSCAPE AREAS TO BE RGROUND AUTOMATIC IF DE RAIN AND EREEZE SE		ALL S TRO	N/ JAN BEL		
RIOR TO PLACING	7. ALL LA	 INCLUDE RAIN AND FREEZE SENSORS. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS. 					
IMPORTED TOPSOIL ON	OTTL					STE OF	7F70 04.17.2019
	LANDSCA	PE TABULATIONS (URBAN COMMERCE)				
IRS INDICATED. INAL DESIRED L GRADE IN TURF	LANDSCAF		(LIVING LANDSCAPE)- 14,053 UDED IN LANDSCAPE AREA	8 S.F (19% OF SITE AREA) - 17,655 S.F. (24% OF SITE AR	EA)		
INAGE AWAY FROM OP AND BOTTOM RRECT AY STAND.		ments: One (1) 3" cali street frontage. of the property	per tree for each twenty-five l.f. Trees must be located within line.				
L BE LEFT IN A	Valley V	ïew Lane (297.99 l.f.)					
ONTRACTOR TO STRUCTION	Required (12) tree	es	Provided (12) trees				
CONSTRUCTION SOIL.	Required		Provided				
A COMPLETELY. RESS JOINTS BY		OTS (42 parking spac		-			
/EN SURFACE, FREE	Requirer	the street front 20 s.f. of lands	en screen to screen parking fro . Planting bed to be 5' wide. scape per parking space. parking spaces.	лн 1			
PROGRESSES.	Required		Provided			_	
S UNTIL FINAL IMITED TO:	36" ht. evergreen screen36" ht. evergreen screen840 s.f of landscape area1,256 s.f. of landscape area(3) trees(6) trees						
CLEANING AND ANTS IN A				PFROM THE BASE OF THE TR	≡ Ш		
ENT OF AN REPLACEMENT							
R 1 AND MARCH 1, ITER RYEGRASS, AT 00) SQUARE FEET.					EXPERIEN	ŊĠ	S
OTANICAL NAME	SIZE	REMARKS			- II. — I	SSIN	ANE , TEXA
Imus parvifolia 'Elmer II'	3" cal.		spread min., 5' clear trunk		DR		<u> </u>
agerstroemia indica 'Dallas Red' uercus virginiana Quercus shumardii	8' ht. 3" cal. 3" cal.		5 trunks,tree form spread, 5' clear straight trunk spread, 5' clear straight trunk		ESS(CRC	Y VIEW L/ BRANCH,
OTANICAL NAME	SIZE	REMARKS		-	μĻ	E R	<u> </u>
ex vomitoria 'nana' haphiolepis indica 'clara' propetalum chinensis 'Ruby' ex cornuta "Needlepoint' ex x 'Nellie R. Stevens'	5 gal. 5 gal. 36" ht. 36" ht. 4' ht.	5 gal. container, 18" ht., 18" spread 36" ht. container, 36" ht., 30" spread, 36" o.c. 36" ht. container, 36" ht., 30" spread, 36" o.c.			ARK MONT	OF MECI	VALLEY FARMERS E
OTANICAL NAME	SIZE	REMARKS		-	PA		
iriope muscari	4" pots 4" pots	container full, well selection by owner			MINDSP		



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: