

- 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.

**LANDSCAPE TABULATIONS**

**SITE LANDSCAPE: ARTIFICIAL LOT DELINEATION**

Requirements: A minimum of 10% of the total property area shall be landscaped between the building and the street right-of-way lines.

Total Artificial Lot Area: 570,547 s.f.	
Required 57,054.7 s.f. (10%)	Provided 111,930 s.f. (19.6%)

**STREET FRONTAGE**

Requirements: One (1) tree for each 30 l.f. of street frontage.

MORGAN PARKWAY (1,386 l.f. LESS 30' DRIVES)	
Required (46) trees	Provided (43) trees, 3" cal. (16) trees, 8" ht. @ 2:1 = (6)

**PARKING LOT LANDSCAPE: (192 parking spaces / 30,618 s.f.)**

Requirements: (1) island with (1) tree per 60 spaces, 10% landscape area required min. island to be 8' width and 100 s.f.

Required (4) trees 3,018 s.f. (10%)	Provided (6) trees, 3" cal. 5,770 s.f. (18.8%)
-------------------------------------	--

- Approval of irrigation plan is required prior to the issuance of a building permit.
- All landscaped and turf areas must be irrigated by an automated system.
- An irrigation plan must be prepared and sealed by a licensed irrigator in the State of Texas.

NO FENCES ARE BEING INSTALLED  
NO DUMPSTERS ARE BEING INSTALLED

SITE DATA SUMMARY TABLE	
ZONING	PD-97
PROPOSED USE	WAREHOUSE / OFFICE
LOT AREA (SF / AC)	1,159,899 SF / 26.63 AC
BUILDING AREA (SF)	175,000 SF (169,500 SF WAREHOUSE / 5,500 SF OFFICE)
FLOOR AREA RATIO	175,000 SF / 1,159,899 SF = 0.151
TOTAL BUILDING COVERAGE	15.09%
BUILDING HEIGHT (FT)	42' (1- STORY)
FINISHED FLOOR ELEVATION	452.50
FOUNDATION TYPE	PIER AND BEAM
TOTAL PARKING REQUIRED	WAREHOUSE: 1/1000 SF = 170 OFFICE: 1/200 SF = 19 TOTAL = 189
TOTAL PARKING PROVIDED	189 SPACES (INCLUDING 7 HANDICAP SPACES)
TOTAL PARKING AREA (SF)	31,752
IMPERVIOUS AREA (SF / %)	391,733 SF / 33.77%

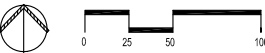
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

DATE	ACTION

Planning and Zoning Commission Date: \_\_\_\_\_  
City Council Date: \_\_\_\_\_  
Ordinance No.: \_\_\_\_\_  
Resolution No.: \_\_\_\_\_  
Administrative Approval Date: \_\_\_\_\_



**01 LANDSCAPE PLAN**  
SCALE: 1" = 50'-0"



**MERCER 5**  
**2261 MORGAN PARKWAY**  
Farmers Branch, TX

Scale: 1"=50'-0" Date: 06/24/2019 Job No.: L1.0

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**LANDSCAPING:**

- Approval of irrigation plan is required prior to the issuance of a building permit. An irrigation plan must be prepared and sealed by a licensed irrigator in the State of Texas.
- All landscaped and turf areas must be irrigated by an automated irrigation system, unless an alternative water wise irrigation system is approved by the city.
- All landscape beds shall be separated from turf areas by steel edging.

**PLANT LIST**

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
23	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
8	RO	Red Oak 'Shumard'	<i>Quercus shumardii</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
36	CM	Crape Myrtle 'Tuscarora'	<i>Lagerstroemia indica 'Tuscarora'</i>	8' ht.	B&B, 3-5 cane, no cross caning
33	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
38	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht. min.	B&B, full to base
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
523	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	30" ht.	container, full plant, 30" ht. min. 36" o.c.
158	RY	Red Yucca 'Brakeights'	<i>Hesperaloe parviflora 'Brakeights'</i>	3 gal.	container, full plant, 36" o.c.
600	BKSG	Berkley Sedge	<i>Carex divulsa</i>	1 gal.	container, full top of container, 12" o.c.

GROUNDCOVERS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	REMARKS
3428	WC	Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots
		Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod

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.

**GRAPHIC LEGEND**

- RED OAK 'SHUMARD'
- BALD CYPRESS
- LIVE OAK
- EASTERN RED CEDAR
- CREPE MYRTLE 'TUSCARORA'
- RED YUCCA
- NEEDLEPOINT HOLLY
- WINTERCREEPER
- SOLID SOD BERMUDAGRASS

**PLANT LEGEND**

- QUANTITY  
PLANT TYPE
- TREES**
- | TYPE | COMMON NAME              |
|------|--------------------------|
| BC   | Bald Cypress             |
| RO   | Red Oak 'Shumard'        |
| CM   | Crape Myrtle 'Tuscarora' |
| LO   | Live Oak                 |
| ERC  | Eastern Red Cedar        |
- SHRUBS**
- | TYPE | COMMON NAME            |
|------|------------------------|
| NPH  | Needlepoint Holly      |
| RY   | Red Yucca 'Brakeights' |
- GROUNDCOVERS**
- | TYPE | COMMON NAME   |
|------|---------------|
| BKSG | Berkley Sedge |
| WC   | Wintercreeper |

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

**SITE PLAN**  
MERCER 5  
WESTSIDE ADDITION  
26.6276 ACRES OR 1,159,899 SQ. FT.  
OFFICE / WAREHOUSE  
NOAH GOOD SURVEY, ABSTRACT NO. 521  
JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156  
R.J. WEST SURVEY, ABSTRACT NO. 1156

Rev	Date	Description

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TBPE FIRM# F-312

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**DEVELOPER**

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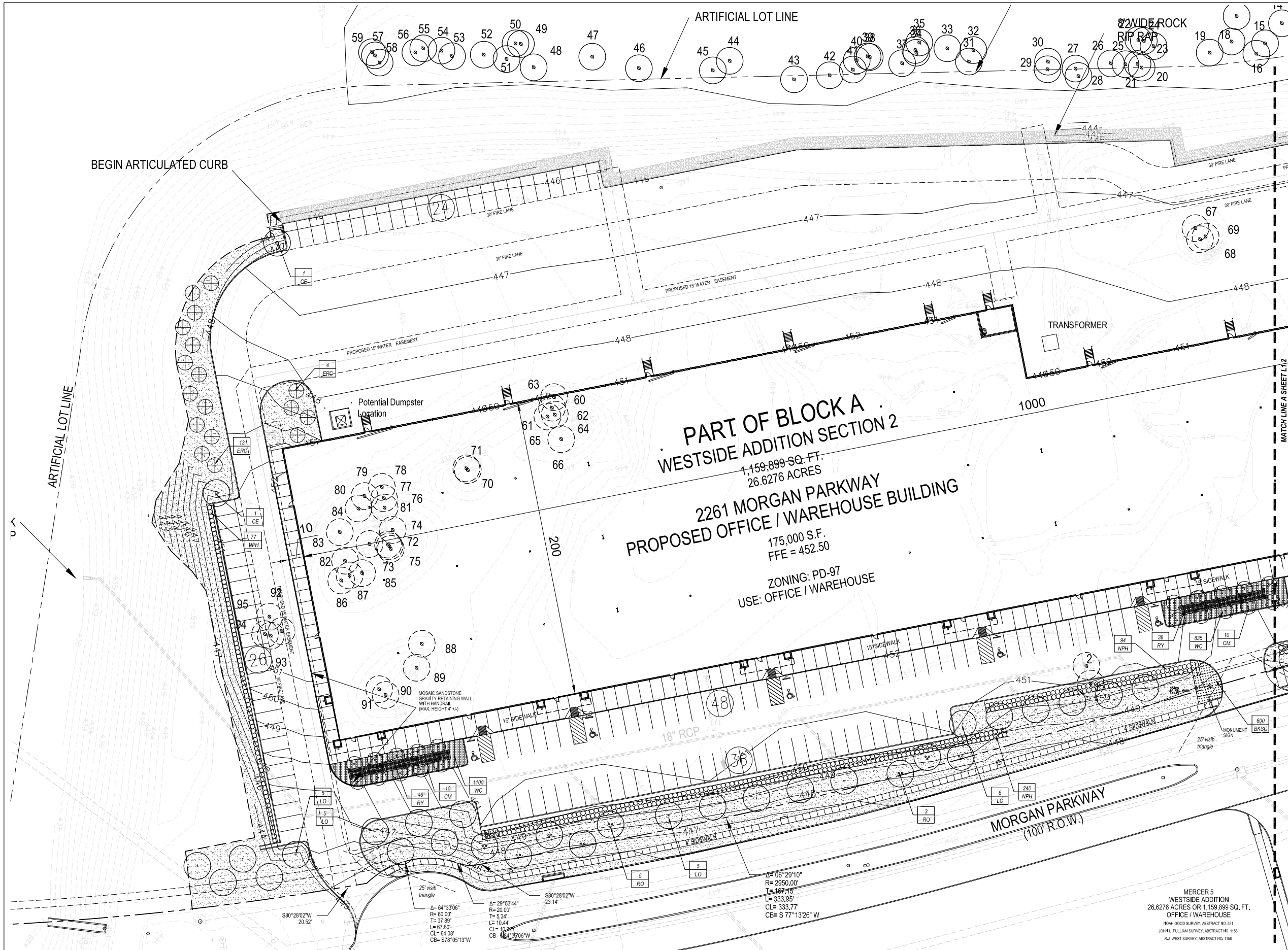
**HALFF**  
PRITCHARD ASSOCIATES

**O'BRIEN**  
ARCHITECTS



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landscape architects, inc.  
1708 N. Griffin Street  
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Tel: 214.871.0083  
Fax: 214.871.0545  
Email: smr@smr4.com





GRAPHIC LEGEND

- RED OAK 'SHUMARD'
- BALD CYPRESS
- LIVE OAK
- EASTERN RED CEDAR
- CREPE MYRTLE 'TUSCARORA'
- RED YUCCA
- NEEDLEPOINT HOLLY
- WINTERCREEPER
- SOLID SOD BERMUDAGRASS

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PLANT LEGEND

QUANTITY	PLANT TYPE
----------	------------

TREES

TYPE	COMMON NAME
BC	Bald Cypress
RO	Red Oak 'Shumard'
CM	Crepe Myrtle 'Tuscarora'
LO	Live Oak
ERC	Eastern Red Cedar

SHRUBS

TYPE	COMMON NAME
NPH	Needlepoint Holly
RY	Red Yucca 'Brakelights'

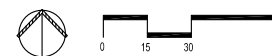
GROUNDCOVERS

TYPE	COMMON NAME
BKSG	Berkley Sedge
WC	Wintercreeper

DATE	ACTION
Planning and Zoning Commission Date:	
City Council Date:	
Ordinance No.:	
Resolution No.:	
Administrative Approval Date:	



01 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



Rev	Date	Description

ENGINEER

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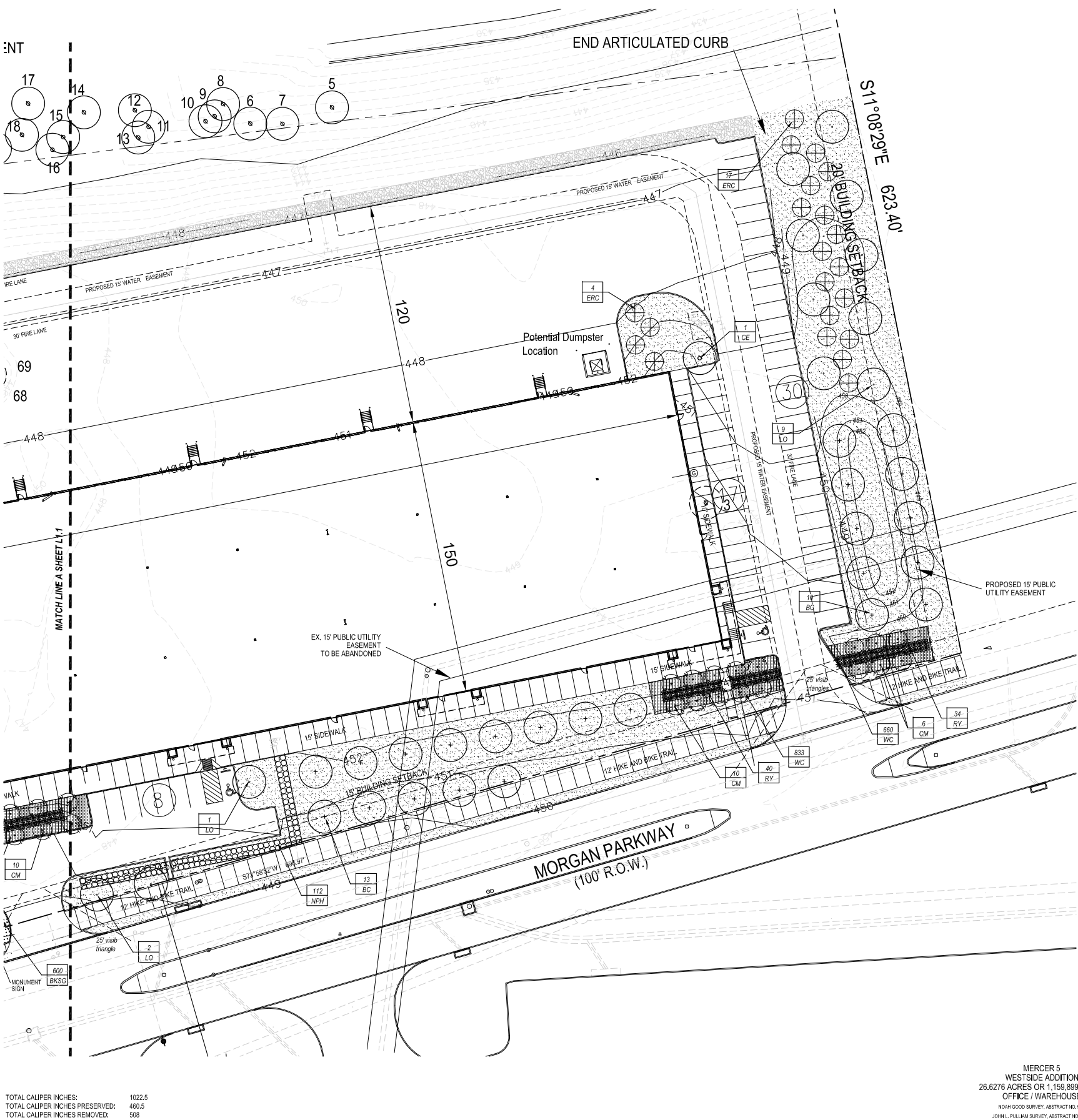
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Fax 214.871.0545  
Email smr@smr4.com

MERCER 5  
2261 MORGAN PARKWAY  
Farmers Branch, TX

Scale:	Date:	Job No.:	L1.1
1"=30'-0"	06/24/2019		



Tag ID	Common Name	Scientific Name	DBH (in)	Trunks
1	Cottonwood	Populus deltoides	31	
2	Western Soapberry	Sapindus saponaria	10	3X
3	Pecan	Carya illinoensis	51	
4	Hackberry	Celtis laevigata	16	5X
5	Cedar Elm	Ulmus crassifolia	6	
6	Cedar Elm	Ulmus crassifolia	7	
7	Mesquite	Prosopis glandulosa	15	5X
8	Green Ash	Fraxinus pennsylvanica	6	
9	Mesquite	Prosopis glandulosa	6	
10	Mesquite	Prosopis glandulosa	8.5	2X
11	Cedar Elm	Ulmus crassifolia	6.5	
12	Green Ash	Fraxinus pennsylvanica	8	
13	Green Ash	Fraxinus pennsylvanica	7	
14	Green Ash	Fraxinus pennsylvanica	13	
15	American Elm	Ulmus americana	6	
16	American Elm	Ulmus americana	8	
17	Chinaberry	Melia azedarach	14	
18	Hackberry	Celtis laevigata	8	
19	American Elm	Ulmus americana	22	3X
20	Hackberry	Celtis laevigata	6	
21	Hackberry	Celtis laevigata	9	
22	Black Willow	Salix nigra	7	
23	Black Willow	Salix nigra	21	
24	Black Willow	Salix nigra	7	
25	Hackberry	Celtis laevigata	8	
26	Boxelder	Acer negundo	11	
27	Boxelder	Acer negundo	7.5	2X
28	Hackberry	Celtis laevigata	6.5	
29	Hackberry	Celtis laevigata	9	
30	American Elm	Ulmus americana	10	
31	American Elm	Ulmus americana	13.5	
32	Boxelder	Acer negundo	7.5	
33	Boxelder	Acer negundo	8	
34	Boxelder	Acer negundo	7	
35	Boxelder	Acer negundo	8	
36	Boxelder	Acer negundo	8.5	
37	American Elm	Ulmus americana	9	
38	Boxelder	Acer negundo	7.5	
39	American Elm	Ulmus americana	8	
40	Chinaberry	Melia azedarach	10.5	
41	Chinaberry	Melia azedarach	6	
42	American Elm	Ulmus americana	10	
43	Western Soapberry	Sapindus saponaria	6	2X
44	Hackberry	Celtis laevigata	6.5	
45	Hackberry	Celtis laevigata	6	
46	Honey Locust	Gleditsia triacanthos	6	
47	American Elm	Ulmus americana	18	
48	Cedar Elm	Ulmus crassifolia	6	
49	Boxelder	Acer negundo	7	
50	Boxelder	Acer negundo	11	
51	Chinaberry	Melia azedarach	9	
52	American Elm	Ulmus americana	8	
53	Cedar Elm	Ulmus crassifolia	6	
54	American Elm	Ulmus americana	6.5	2X
55	Boxelder	Acer negundo	11	
56	Boxelder	Acer negundo	8	
57	Hackberry	Celtis laevigata	10	
58	American Elm	Ulmus americana	15	
59	American Elm	Ulmus americana	12	
60	Hackberry	Celtis laevigata	6.5	2X
61	American Elm	Ulmus americana	8	
62	Hackberry	Celtis laevigata	6	
63	Hackberry	Celtis laevigata	6.5	
64	Hackberry	Celtis laevigata	6	
65	Hackberry	Celtis laevigata	6	
66	Hackberry	Celtis laevigata	9	3X
67	Hackberry	Celtis laevigata	8	2X
68	Cottonwood	Populus deltoides	23	
69	Hackberry	Celtis laevigata	7.5	2X
70	Gum Bumelia	Sideroxylon lanuginosum	6	2X
71	Cottonwood	Populus deltoides	27	
72	Pecan	Carya illinoensis	7	
73	Pecan	Carya illinoensis	6	
74	Cottonwood	Populus deltoides	23	
75	Chinaberry	Melia azedarach	9	
76	Chinaberry	Melia azedarach	14.5	3X
77	Eastern Red Cedar	Juniperus virginiana	6	
78	Hackberry	Celtis laevigata	7	
79	Hackberry	Celtis laevigata	10.5	3X
80	Hackberry	Celtis laevigata	7.5	2X
81	American Elm	Ulmus americana	8	
82	Eastern Red Cedar	Juniperus virginiana	7	
83	Cottonwood	Populus deltoides	24	
84	Hackberry	Celtis laevigata	10	2X
85	Chinaberry	Melia azedarach	10	3X
86	Chinaberry	Melia azedarach	8.5	2X
87	Bois d'arc	Maclura pomifera	12.5	2X
88	Cottonwood	Populus deltoides	23	
89	Cottonwood	Populus deltoides	25	
90	Cottonwood	Populus deltoides	17	
91	Cottonwood	Populus deltoides	18	
92	Cottonwood	Populus deltoides	23.5	
93	Hackberry	Celtis laevigata	6	
94	American Elm	Ulmus americana	7.5	2X
95	Hackberry	Celtis laevigata	6	



**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 final grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, 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-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

**GRAPHIC LEGEND**

- RED OAK 'SHUMARD'
- BALD CYPRESS
- LIVE OAK
- EASTERN RED CEDAR
- CREPE MYRTLE 'TUSCARORA'
- RED YUCCA
- NEEDLEPOINT HOLLY
- WINTERCREEPER
- SOLID SOD BERMUDAGRASS

**PLANT LEGEND**

QUANTITY	PLANT TYPE
BC	Bald Cypress
RO	Red Oak 'Shumard'
CM	Crepe Myrtle 'Tuscarora'
LO	Live Oak
ERC	Eastern Red Cedar

**SHRUBS**

TYPE	COMMON NAME
NPH	Needlepoint Holly
RY	Red Yucca 'Brakeflights'

**GROUNDCOVERS**

TYPE	COMMON NAME
BKSG	Berkley Sedge
WC	Wintercreeper

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

DATE	ACTION
Planning and Zoning Commission Date:	
City Council Date:	
Ordinance No.:	
Resolution No.:	
Administrative Approval Date:	

MERCER 5  
WESTSIDE ADDITION  
26.6276 ACRES OR 1,159,899 SQ. FT.  
OFFICE / WAREHOUSE

NOAH GOOD SURVEY, ABSTRACT NO. 521  
JOHN L. PULLIAM SURVEY, ABSTRACT NO. 1156  
R.L. WEST SURVEY, ABSTRACT NO. 1156

01 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

Rev Description

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TBP# FIRM# F-312

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DALLAS, TX, 75201

**DEVELOPER**  
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PRITCHARD ASSOCIATES

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**MERCER 5**  
2261 MORGAN PARKWAY  
Farmers Branch, TX

Scale:	Date:	Job No.:	L1.2
1"=30'-0"	06/24/2019		



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inlayer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered thoroughly.
- Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and resinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

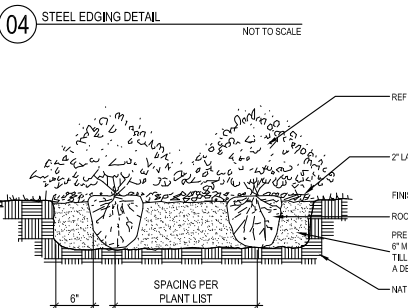
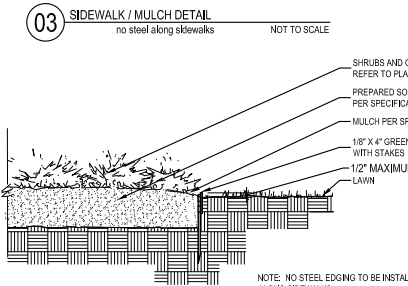
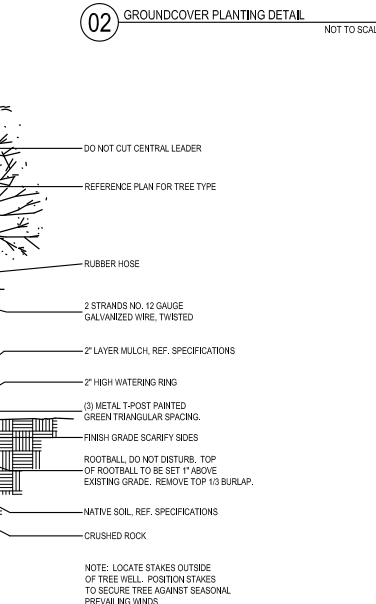
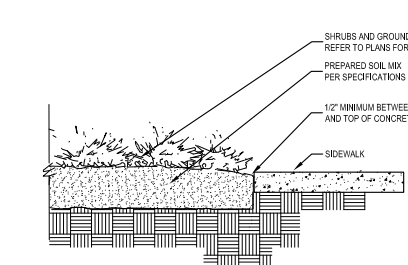
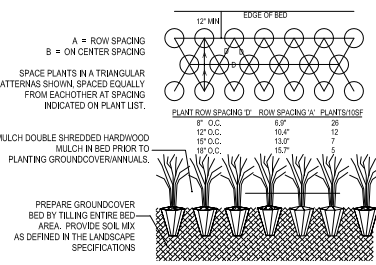
- Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing no grasses or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – between 15-25 percent
    - Sand – less than 62 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premium Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas, Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Fiber Fabric: Mirlal 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5252 or approved equal.



3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

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Rev	Date	Description

ENGINEER

HALFF ASSOCIATES, INC.  
1201 NORTH BOWSER ROAD  
RICHARDSON, TX 75081  
CONTACT: KEATON MAI  
EMAIL: kmai@half.com  
TEL: (214) 246-6200  
TBPE FIRM F-312

OWNER

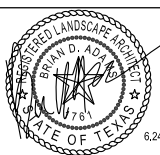
MERCER CROSSING LAND, LTD.  
1722 ROUTH STREET, SUITE 770  
DALLAS, TX 75201

DEVELOPER

BILLINGSLEY D&D, INC.  
1722 ROUTH STREET, SUITE 770  
DALLAS, TX 75201  
CONTACT: GEORGE BILLINGSLEY  
EMAIL: gbillingsley@billingsleyco.com  
TEL: (214) 270-1001



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MERCER 5  
2261 MORGAN PARKWAY  
Farmers Branch, TX

Scale:	NONE	Date:	06/24/2019	Job No.:	L1.3
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DATE	ACTION
Planning and Zoning Commission Date:	
City Council Date:	
Ordinance No.:	
Resolution No.:	
Administrative Approval Date:	

MERCER 5  
WESTSIDE ADDITION  
26.6276 ACRES OR 1,159,899 SQ. FT.  
OFFICE / WAREHOUSE  
NOAH GOOD SURVEY, ABSTRACT NO. 521  
JOHN L. PULLMAN SURVEY, ABSTRACT NO. 115H  
R.L. WEST SURVEY, ABSTRACT NO. 1195