GENERAL NOTES:

1. ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AREAS WILL PROVIDE UNOBSTRUCTED CROSS VISIBILITY.

- 2. THE AREA BETWEEN THE PROPERTY LINE AND THE STREET CURB SHALL BE MAINTAINED BY APPLICANT.
- 3. ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING GROWING CONDITION. ANY LANDSCAPING REMOVED MUST BE REPLACED WITH THE SAME OR COMPARABLE SPECIES AND CALIPER PLANT, AS WHEN IT WAS ORIGINALLY
- 4. AN UNDERGROUND, LOW PRESSURE, IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PROPOSED AND EXISTING PLANT MATERIAL. THIS SYSTEM WILL BE EQUIPPED WITH A RAIN / WIND GAUGE AND FREEZ-THAW SENSOR.
- 5. AN IRRIGATION PLAN WILL BE PREPARED, BY A LICENSED IRRIGATON DESIGNER, REGISTERED IN THE STATE OF TEXAS. THIS PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUING A BUILDING

LANDSCAPE REQUIREMENTS (PHASE I & II)

TOTAL SITE 170,319.6 S.F. (3.91 AC.) TOTAL IMPERVIOUS COVER (82%) = 139,470. S.F. TOTAL BUILDING COVERAGE (43%) = 72,775. S.F. TOTAL PERVIOUS AREA = (18%) = 30,579.6 S.F.

05% REQUIRED (8,515. S.F.) 18% PROVIDED (30,925. S.F.)

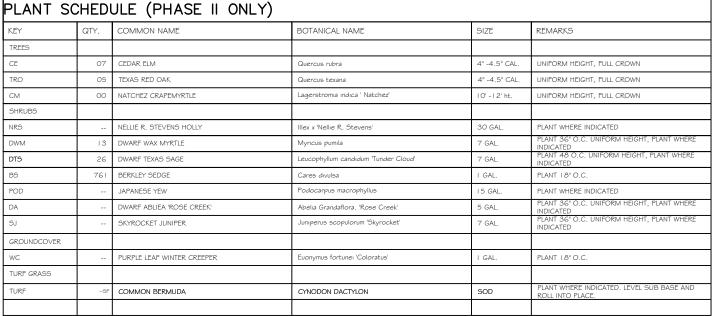
STREET TREES REQUIRED (BETWEEN BUILDING AND STREET R-O-W): 1 / 25 L.F. @ 3" CAL MIN.

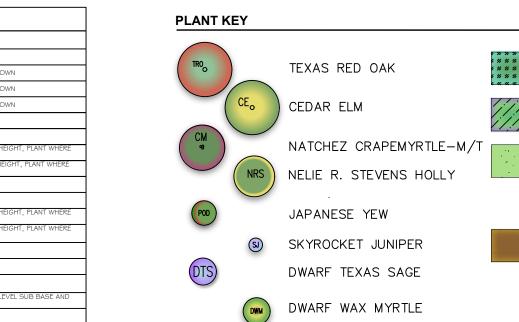
21 TREES PROVIDED

03 EXISTING 18 PROPOSED 09 PHASE 09 PHASE II

MIDWAY ROAD & RADII (265.48 L.F.) 10.6 TREES REQUIRED 11 TREES PROVIDED

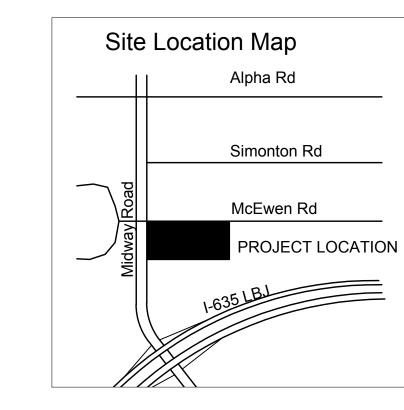
11 PROPOSED





DWARF ABELIA

CROSS VINE



919EDSAMC IBMITTAL DATES



TATE OF TE STEVEN R. RYBA 1724

Midwa 13342 armers

SHEET TITLE .PHASE I & II LANDSCAPE

SHEET **L2.01**



SCALE: 1" = 30' - 0"

GENERAL PLANTING NOTES

BERKELEY SEDGE

COMMON BERMUDA

DECOMPOSED GRANITE

PURPLE LEAF WINTER CREEPER

- QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
- SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
- TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED INN#3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL
- SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
- MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI. 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
- BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET, COLOR: BLACK OR APPROVED EQUAL.
- ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
- ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. 10. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
- 11. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
- 12. GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN
- 13. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
- 14. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
- 5. RYBA LANDSCAPE ARCHITECTURE (RLA) ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
- 6. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- 17. GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.

	DATE	ACTION
Planning & Zoning Commision Date:		
City Council Date:		
Ordinance No:		
Resolution No:		

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