

GENERAL LANDSCAPE NOTES

1. PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
2. VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES.
3. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
4. LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
5. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
6. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
7. CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
8. PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING.CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
9. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
10. THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING 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 THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH , LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.
11. CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
12. CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH
13. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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.
14. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE
15. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
16. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
17. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
18. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
19. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
20. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
21. FARMERS BRANCH, TX IS IN USDA HARDINESS ZONE 8A: 10°F TO 15°F
22. ALL PLANT MATERIAL SHOWN IS AT LEAST HARDY TO USDA HARDINESS ZONE 8A (SOURCE: MONROVIA PLANT DATABASE, USDA PLANTS DATEBASE)
23. LANDSCAPING IS TO BE IRRIGATED IN ACCORDANCE WITH CITY STANDARDS.
24. IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED IRRIGATORS IN ACCORDANCE WITH CITY STANDARDS.
25. IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS.

TREE PLANTING NOTES

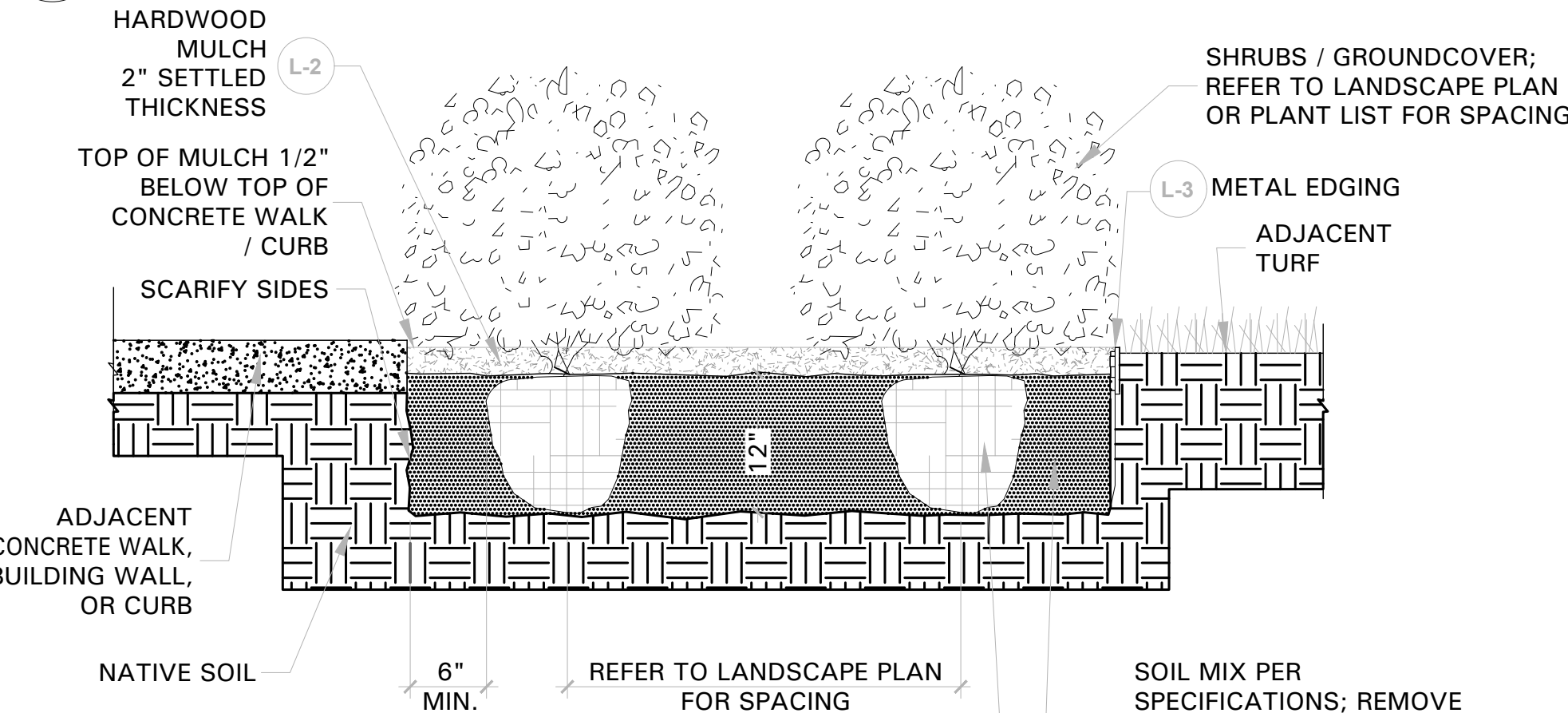
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/3 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.**
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED** , FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE.
- E. BACKFILL: USE EXISTING NATIVE SOIL (NO AMENDMENTS) WATER THOROUGHLY TO ELIMINATE AIR POCKETS
- F. FUNGI: APPLY DIVERSE ARRAY MYCORRHIZAE ENDO/ECTO INNOCULANT; APPLICATION RATER PER MANUFACTURER'S SPECIFICATIONS.(1-866-476-7800) www.mycocapply.com
- G. GIRDLING ROOTS & ROOT FLARE: TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- H. REFERENCE SPECIFICATIONS SECTION 02900

ARBOR STAKE NOTES

- A. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER THAN 3".
- B. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN
- C. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
- D. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED
- E. INSTALL STAKING SYSTEM PER MANUFACTURER'S INSTRUCTIONS

TREE PLANTING DETAIL

2



SHRUB PLANTING DETAIL

1

NOT TO SCALE

MATERIALS LEGEND

LANDSCAPE ELEMENTS

- L-1

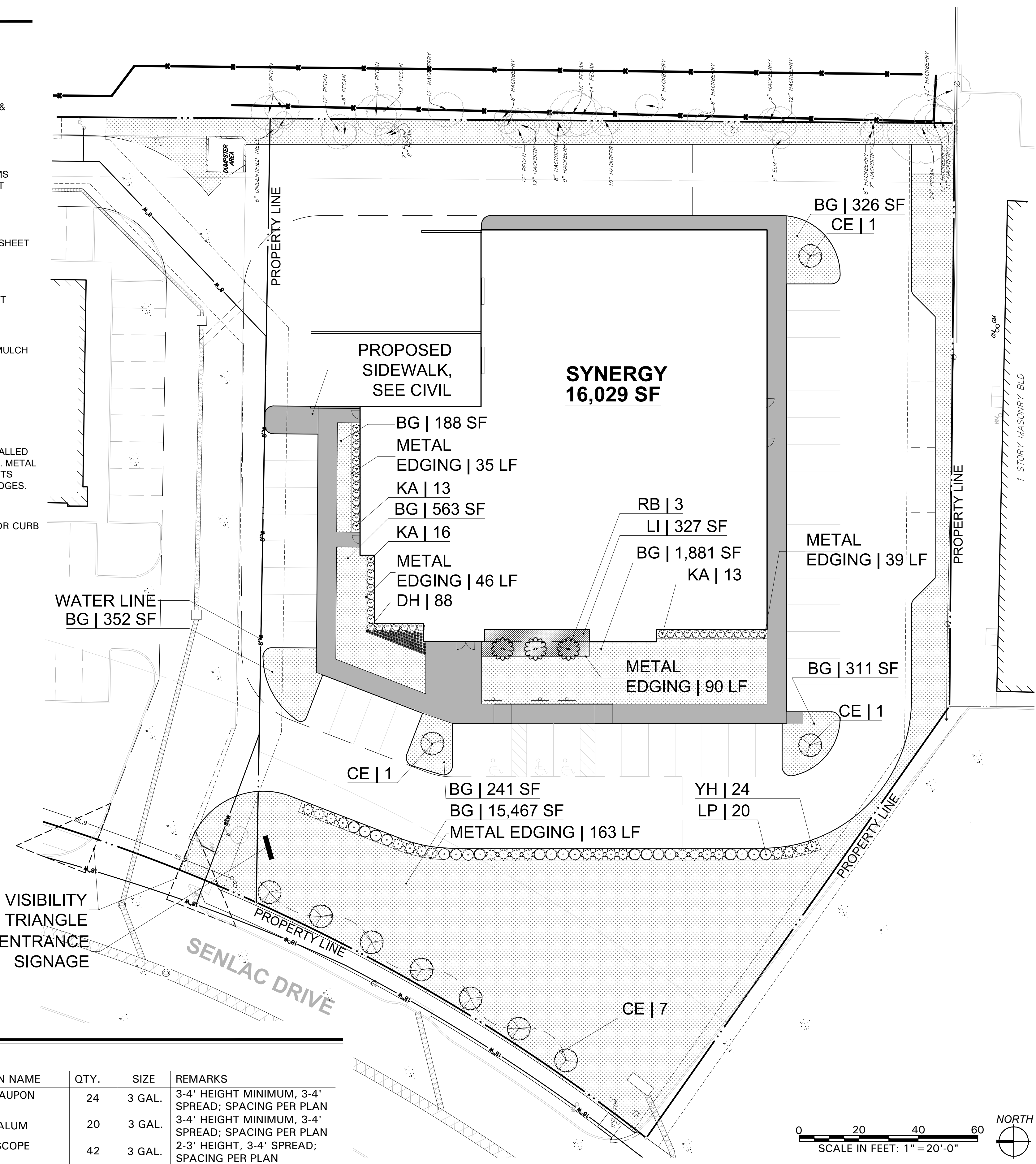
CUSTOM PLANTING SOIL:
AMENDED SOIL (IN SHRUB PLANTING BEDS & AT TREES)
PRODUCT: LANDSCAPERS BLEND (50/50)
DEPTH: 6"
SUPPLIER: SOIL BUILDING SYSTEMS
CONTACT: 972-831-8181
INSTALLATION: PER SOIL BUILDING SYSTEMS SPECIFICATIONS AND DETAIL 01 THIS SHEET
- L-2

HARDWOOD MULCH:
MULCH UNDER SHRUBS PER DETAILS THIS SHEET
PRODUCT: FINE CUT HARDWOOD MULCH
DEPTH: 2" (SETTLED)
SUPPLIER: SOIL BUILDING SYSTEMS
CONTACT: 972-831-8181
INSTALLATION: PER DETAILS 01 THIS SHEET
- L-3

METAL EDGING: (551 L.F.)
METAL EDGING TO SEPARATE HARDWOOD MULCH FROM ADJACENT TURF
PRODUCT: DURAEDGE
SIZE: 3/16" THICK x 4" HEIGHT x 100' LENGTH
COLOR: BLACK (POWDERCOAT)
MANUFACTURER: JD RUSSELL
CONTACT: 270-826-7008
INSTALLATION: PER DETAIL 01 THIS SHEET

NOTES: METAL EDGING SHALL NOT BE INSTALLED PARALLEL AGAINST CURBS AND SIDEWALKS. METAL EDGING SHALL BE TRIMMED WHERE IT ABUTTS SIDEWALKS AND CURBS TO AVOID SHARP EDGES.
- METAL EDGING 1" CHAMFER

SIDEWALK OR CURB



VISIBILITY
TRIANGLE
ENTRANCE
SIGNAGE

PLANT LIST

NOT TO SCALE

SHRUBS & ORNAMENTAL GRASS

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
YH	<i>Ilex vomitoria 'nana'</i>	DWARF YAUPON HOLLY	24	3 GAL.	3-4' HEIGHT MINIMUM, 3-4' SPREAD; SPACING PER PLAN
LP	<i>Loropetalum chinense</i>	LOROPETALUM	20	3 GAL.	3-4' HEIGHT MINIMUM, 3-4' SPREAD; SPACING PER PLAN
KA	<i>Abelia x grandiflora 'Kaleidoscope'</i>	KALEIDOSCOPE ABELIA	42	3 GAL.	2-3' HEIGHT, 3-4' SPREAD; SPACING PER PLAN
DH	<i>Pennisetum alopecuroides 'Hameln'</i>	DWARF HAMLIN GRASS	88	1 GAL.	2-3' HEIGHT, 1-2' SPREAD; SPACING PER PLAN
LI	<i>Liriope muscari</i>	LIRIOPE	327	1 GAL.	1' HEIGHT, 1' SPREAD; SPACING PER PLAN

GROUND COVER, SEASONAL COLOR & TURF

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
BG	<i>Cynodon dactylon</i>	COMMON BERMUDA GRASS SOD	19,329 SF	SOD	SOLID SOD PER INDUSTRY STANDARDS

LARGE TREES

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
CE	<i>Ulmus crassifolia</i>	CEDAR ELM	10	65 GAL.	STRONG STRAIGHT CENTRAL LEADER; CONTAINER GROWN; 6'-8" HT., 3" CAL., MIN.; SPECIMEN QUALITY
RB	<i>Cercis canadensis</i>	RED BUD	3	45 GAL.	CONTAINER GROWN; 6'-8" HT., 3" CAL., MIN.; SPECIMEN QUALITY

LANDSCAPE REQUIREMENTS
CITY OF FARMERS BRANCH - PD 77 - LANDSCAPING

LANDSCAPE REQUIREMENTS BETWEEN THE BUILDING AND ALL R.O.W., > 5% OF THE TOTAL PHASE AREA MUST BE LANDSCAPED (66,348 SF)	REQUIRED	PROVIDED
SITE TREE REQUIREMENTS 1 TREE PER 30 LINEAL FEET OF FRONT PROPERTY LINE (210 LF)	7	7

OWNER
SYNERGY ENTERPRISES
CONTACT: JENNIFER NICKELS
4444 SPRING VALLEY RD.,
DALLAS, TEXAS 75244
TEL: 972-386-7000
EMAIL: jennifer.nickels@affinitysales.com

LEGAL DESCRIPTION
LOT 1, BLOCK 1
KOMERICA
BLK A PTLT 1 ACS 1.5236

LEGEND

CONCRETE SIDEWALK, SEE CIVIL

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