

GENERAL LANDSCAPE NOTES

- PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
- VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES.
- SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
- PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING.CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 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.
- CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH
- 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.
- LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE
- REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.
- FARMERS BRANCH, TX IS IN USDA HARDINESS ZONE 8A: 10°F TO 15°F
- ALL PLANT MATERIAL SHOWN IS AT LEAST HARDY TO USDA HARDINESS ZONE 8A (SOURCE: MONROVIA PLANT DATABASE, USDA PLANTS DATEBASE)
- LANDSCAPING IS TO BE IRRIGATED IN ACCORDANCE WITH CITY STANDARDS.
- IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED IRRIGATORS IN ACCORDANCE WITH CITY STANDARDS.
- IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS.

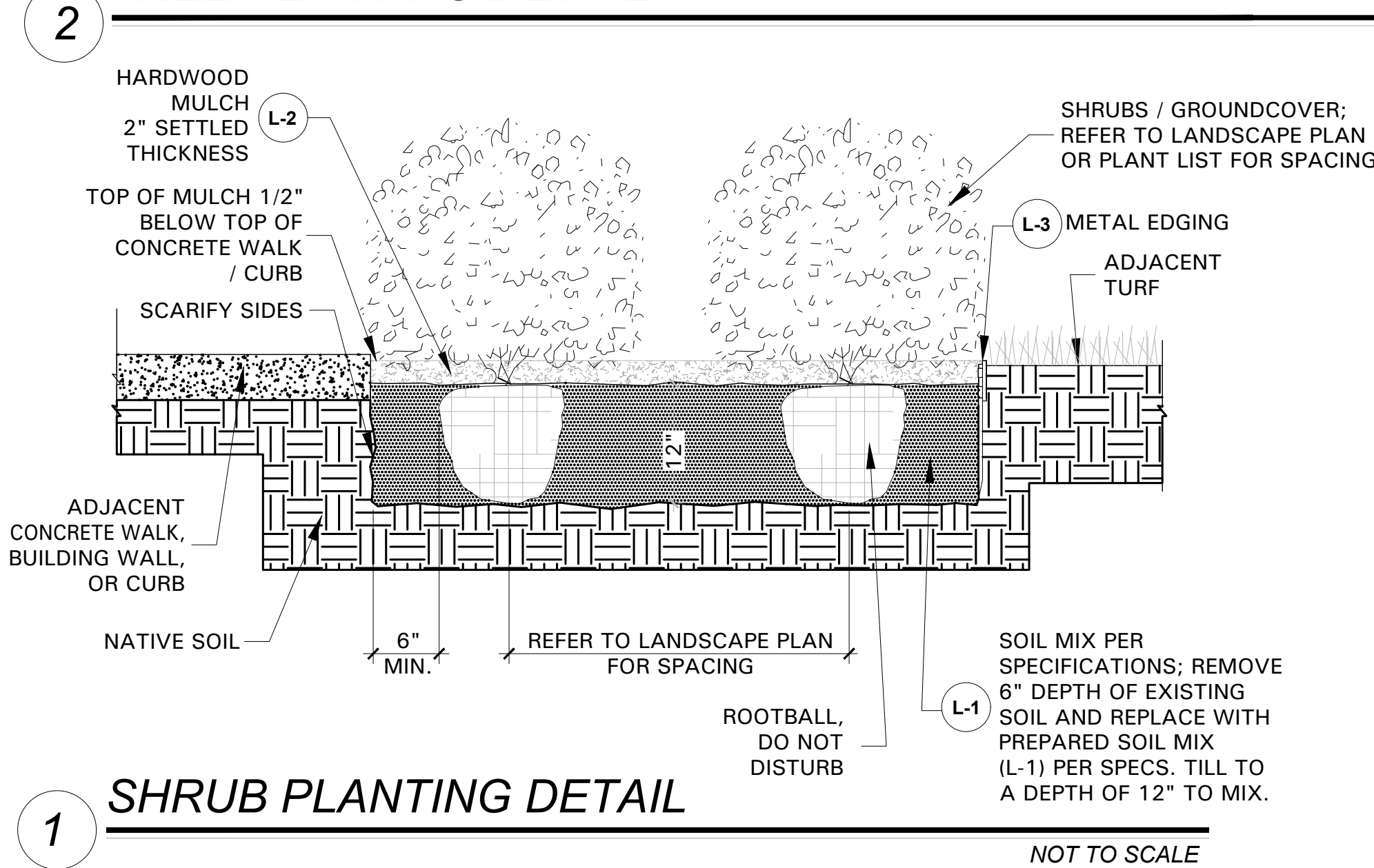
TREE PLANTING NOTES

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

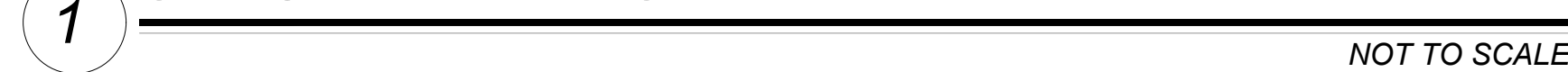
ARBOR STAKE NOTES

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

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



MATERIALS LEGEND

LANDSCAPE ELEMENTS

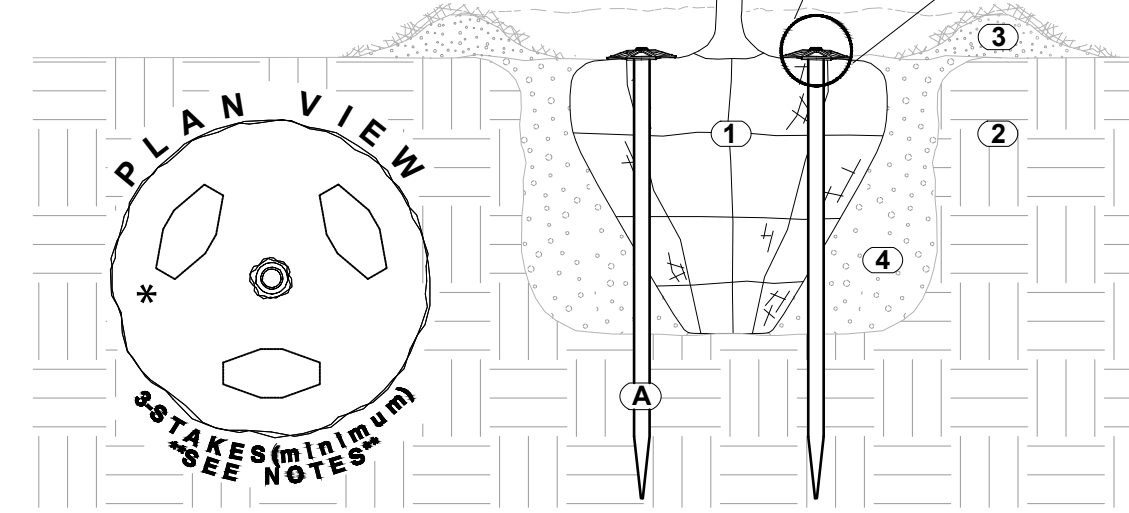
- L-1 CUSTOM PLANTING SOIL:**
 AMENDED SOIL (IN SHRUB PLANTING BEDS & AT TREES)
 PRODUCT: LANDSCAPERS BLEND (50/50)
 DEPTH: 6"
 SUPPLIER: SOIL BUILDING SYSTEMS
 CONTACT: 972-831-8181
 INSTALLATION: PER SOIL BUILDING SYSTEMS SPECIFICATIONS AND DETAIL 01 THIS SHEET
- L-2 HARDWOOD MULCH:**
 MULCH UNDER 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: (388 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.



- Biodegradable STAKE by ArborStake™
* (quantity based on caliper size)
 - Biodegradable LOCK by ArborStake™
* (quantity based on caliper size)
- TREE / ROOT BALL
 - UNDISTURBED SOIL
 - HARDWOOD MULCH (L-2)
 - BACKFILL (as specified)

NOTE: TREE ROOT BARRIER SHALL BE PROVIDED PER LANDSCAPE PLAN SHEETS. BARRIER TO BE EITHER: SOLID BARRIER (DEEP ROOT BARRIERS, www.deeproot.com) OR FABRIC-BIO-BARRIER (www.typargeosynthetics.com)



PLANT LIST

SHRUBS & ORNAMENTAL GRASS					
SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
KA	<i>Abelia x grandiflora</i> 'Kaleidoscope'	ABELIA	42	3 GAL.	2-3' HEIGHT, 3-4' SPREAD; SPACING PER PLAN
DH	<i>Pennisetum alopecuroides</i> 'Hameln'	DWARF HAMLIN GRASS	88	1 GAL.	2-3' HEIGHT, 1-2' SPREAD; SPACING PER PLAN
LI	<i>Liriope muscari</i>	LIRIOPE	385	1 GAL.	1' HEIGHT, 1' SPREAD; SPACING PER PLAN
DB	<i>Ilex cornuta</i> 'Dwarf Burford'	DWARF BURFORD HOLLY	25	3 GAL.	1' HEIGHT, 1' SPREAD; SPACING PER PLAN
DN	<i>Nandina domestica</i>	DWARF NANDINA	24	5 GAL.	18" HEIGHT, 18" SPREAD; SPACING PER PLAN
SH	<i>Ilex x 'Savannah'</i>	SAVANNAH HOLLY	3	30 GAL.	6-8' HEIGHT, 4' SPREAD; SPACING PER PLAN
GROUNDCOVER, SEASONAL COLOR & TURF					
SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
BG	<i>Cynodon dactylon</i>	COMMON BERMUDA GRASS SOD	22,142 SF	SOD	SOLID SOD PER INDUSTRY STANDARDS
LARGE TREES					
SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	SIZE	REMARKS
CE	<i>Ulmus crassifolia</i>	CEDAR ELM	8	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

LANDSCAPE REQUIREMENTS BETWEEN THE BUILDING AND ALL R.O.W., > 5% OF THE TOTAL PHASE AREA MUST BE LANDSCAPED (86,351 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:

REVISIONS:

NO.	DATE	CITY COMMENTS	OWNER COMMENTS
1	08/18/24	CITY COMMENTS	
2	08/23/24	CITY COMMENTS	

FOR PERMIT ONLY
 NOT FOR CONSTRUCTION

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