MATERIALS LEGEND GENERAL LANDSCAPE NOTES PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES. ALL EXISTING TREES TO REMAIN LANDSCAPE ELEMENTS VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS. landscape architecture 3. LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY urban design planning (L-1) CUSTOM PLANTING SOIL: OF UNDERGROUND UTILITIES. 2712 swiss avenue - studio A dallas, texas 75204 214.749.0333 CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES www.laterrastudio.com AMENDED SOIL (IN SHRUB PLANTING BEDS & 5. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL AT TREES) FINISHED GRADE IN LAWN AREAS. PRODUCT: LANDSCAPERS BLEND (50/50) CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE. DEPTH: 6" 7. PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING.CUT STEEL EDGING AT 45 DEGREE SUPPLIER: SOIL BUILDING SYSTEMS ANGLE WHERE IT INTERSECTS WALKS AND CURBS CONTACT: 972-831-8181 INSTALLATION: PER SOIL BUILDING SYSTEMS TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS. WATER SPECIFICATIONS AND DETAIL 01 THIS SHEET THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELY RESPONSIBLE FOR THE METAL MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY LINE EDGING | 22 LF MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND (L-2) HARDWOOD MULCH: OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT SH | 3 FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING. ALL MULCH UNDER SHRUBS PER DETAILS THIS SHEET PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE PRODUCT: FINE CUT HARDWOOD MULCH SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR DEPTH: 2" (SETTLED) VARIETY AND SIZE. SUPPLIER: SOIL BUILDING SYSTEMS 10. CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION. CONTACT: 972-831-8181 **SYNERGY** INSTALLATION: PER DETAILS 01 THIS SHEET 11. CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH 12. 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 **METAL EDGING:** (388 L.F.) BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY 17,127 SF STAND. METAL EDGING TO SEPARATE HARDWOOD MULCH FROM ADJACENT TURF 13. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE PRODUCT: DURAEDGE 14. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SIZE: 3/16" THICK x 4" HEIGHT x 100' LENGTH PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION COLOR: BLACK (POWDERCOAT) 15. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF MANUFACTURER: JD RUSSELL **PROPOSED** NECESSARY. CONTACT: 270-826-7008 16. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP -SIDEWALK INSTALLATION: PER DETAIL 01 THIS SHEET DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS. SEE CIVIL 17. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS. NOTES: METAL EDGING SHALL NOT BE INSTALLED 18. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES PARALLEL AGAINST CURBS AND SIDEWALKS. METAL BG | 150 SF EDGING SHALL BE TRIMMED WHERE IT ABUTTS 19. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER SIDEWALKS AND CURBS TO AVOID SHARP EDGES RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. **METAL** 20. FARMERS BRANCH, TX IS IN USDA HARDINESS ZONE 8A: 10°F TO 15°F EDGING | 35 LF 21. ALL PLANT MATERIAL SHOWN IS AT LEAST HARDY TO USDA HARDINESS ZONE 8A (SOURCE: MONROVIA PLANT METAL EDGING-DATABASE, USDA PLANTS DATEBASE) SIDEWALK OR CURB 1" CHAMFER KA | 13 22. LANDSCAPING IS TO BE IRRIGATED IN ACCORDANCE WITH CITY STANDARDS 23. IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED IRRIGATORS IN ACCORDANCE WITH RB | 3 BG | 410 SF 24. IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS LI | 331 SF KA | 16 TREE PLANTING NOTES BG | 353 SF METAL (A) Biodegradable STAKE A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY BG | 4,103 SF KA | 13 METAL by ArborStake™ EDGING | 47 LF STOCK. www.anla.org ★ (quantity based on caliper size) EDGING | 37 LF DH | 88 **B** Biodegradable LOCK B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL by ArborStake™ BG | 234 SF CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL * (quantity based on caliper size) FOR PERMIT ONLY TREE / ROOT BALL CE | 1 NOT FOR CONSTRUCTION C. ROOT BALL: REMOVE TOP $\frac{1}{3}$ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER (2) UNDISTURBED SOIL GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.** (3) HARDWOOD MULCH (L-2) D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED**, FREE FROM MULCH, AND AT **4** BACKFILL (as specified) METAL LEAST TWO INCHES ABOVE GRADE. NOTE: TREE ROOT BARRIER SHALL BE EDGING | 5 LF E. BACKFILL: USE EXISTING NATIVE SOIL (NO AMENDMENTS) WATER THOROUGHLY TO DN | 24 PROVIDED PER LANDSCAPE PLAN SHEETS. ELIMINATE AIR POCKETS DB | 25 F. FUNGI: APPLY DIVERSE ARRAY MYCORRHIZAE ENDO/ECTO INNOCULANT; APPLICATION BARRIER TO BE EITHER: SOLID BARRIER RATER PER MANUFACTURER'S SPECIFICATIONS.(1-866-476-7800) www.mycoapply.com (DEEP ROOT BARRIERS, www.deeproot.com) BG | 16,892 SF G. GIRDLING ROOTS & ROOT FLARE: TREES SHALL BE REJECTED WHEN GIRDLING ROOTS OR FABRIC-BIO-BARRIER ARE PRESENT & ROOT FLARE IS NOT APPARENT. METAL EDGING | 207 LF (www.typargeosynthetics.com) H. REFERENCE SPECIFICATIONS SECTION 02900 FOR PERMIT ONLY NOT FOR CONSTRUCTION ARBOR STAKE NOTES VISIBILITY TRIANGLE A. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER **VISIBILITY** B. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN **TRIANGLE** 0 C. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS METAL EDGING 135 LF **VISIBILITY** D. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED LI | 54 SF **TRIANGLE** E. INSTALL STAKING SYSTEM PER MANUFACTURER'S INSTRUCTIONS **PROPOSED** TREE PLANTING DETAIL -MONUMENT CE | 7 NOT TO SCALE SIGN, SEE CIVIL PLANT LIST HARDWOOD MULCH , SHRUBS / GROUNDCOVER; 2" SETTLED (L-2) REFER TO LANDSCAPE PLAN SHRUBS & ORNAMENTAL GRASS THICKNESS OR PLANT LIST FOR SPACING COMMON NAME QTY. SIZE REMARKS **BOTANIC NAME** VISIBILITY TOP OF MULCH 1/2" 2-3' HEIGHT, 3-4' SPREAD: Abelia x grandiflora KALEIDOSCOPE (L-3) METAL EDGING BELOW TOP OF TRIANGLE **ABELIA** 'Kaleidoscope' SPACING PER PLAN **CONCRETE WALK** 2-3' HEIGHT, 1-2' SPREAD: **ADJACENT** Pennisetum DWARF HAMLIN / CURB 88 1 GAL **TURF** alopecuroides 'Hameln' GRASS SPACING PER PLAN SCARIFY SIDES 1' HEIGHT, 1' SPREAD; 385 1 GAL LIRIOPE Liriope muscari SCALE IN FEET: 1" = 20'-0" SPACING PER PLAN DWARF BURFORD llex cornuta 'Dwarf ' HEIGHT, 1' SPREAD; LEGEND 3 GAL LANDSCAPE REQUIREMENTS CITY OF FARMERS BRANCH-PD 77 - LANDSCAPING Burford' HOLLY SPACING PER PLAN 18" HEIGHT, 18" SPREAD; CONCRETE SIDEWALK, SEE CIVII 5 GAL 24 Nandina domestica **DWARF NANDINA** SPACING PER PLAN 6-8' HEIGHT, 4' SPREAD; **ADJACENT** Ilex x 'Savannah' SAVANNAH HOLLY SPACING PER PLAN CONCRETE WALK, REQUIRED PROVIDED LANSCAPE REQUIREMENTS BUILDING WALL, GROUNDCOVER, SEASONAL COLOR & TURF BETWEEN THE BUILDING AND ALL R.O.W., > 5% OF THE TOTAL PHASE AREA 3,318 SF 22,142 SF OR CURB MUST BE LANDSCAPED (66.351 SF) ACTION SYMBOL BOTANIC NAME **COMMON NAME** QTY. SIZE REMARKS TL: DE: SITE TREE REQUIREMENTS 22,142 COMMON BERMUDA SOLID SOD PER Planning and Zoning Commission Date: PROJECT: NATIVE SOIL REFER TO LANDSCAPE PLAN SOIL MIX PER Cynodon dactylon SF SPECIFICATIONS: REMOVE GRASS SOD INDUSTRY STANDARDS City Council Date: FOR SPACING MP195007 Ordinance No.: 6" DEPTH OF EXISTING LARGE TREES Resolution No.: SOIL AND REPLACE WITH ROOTBALL SHEET: DO NOT PREPARED SOIL MIX **COMMON NAME** LEGAL DESCRIPTION Administrative Approval Date: SYMBOL BOTANIC NAME REMARKS LOT 1, BLOCK 1 SYNERGY ENTERPRISES DISTURB (L-1) PER SPECS. TILL TO STRONG STRAIGHT CENTRAL LEADER: CONTAINER CONTACT: JENNIFER NICKELS KOMERICA SHRUB PLANTING DETAIL Ulmus crassifolia 65 GAL. GROWN; 6'-8' HT. 3" CAL., CEDAR ELM A DEPTH OF 12" TO MIX. BLK A PTLT 1 ACS 1.5236 4444 SPRING VALLEY RD, LANDSCAPE DALLAS, TEXAS 75244 CONTAINER GROWN; 6'-8' HT. TEL: 972-386-7000 Cercis canadensis RED BUD NOT TO SCALE EMAIL: jennifer.nickels@affinitysales.com