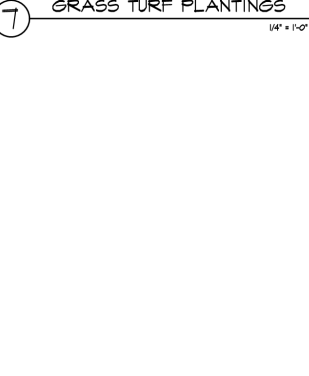
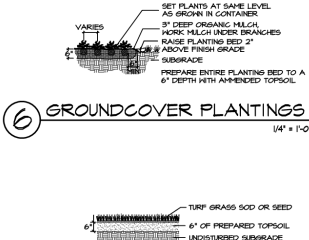
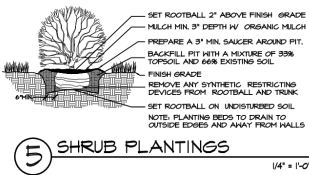
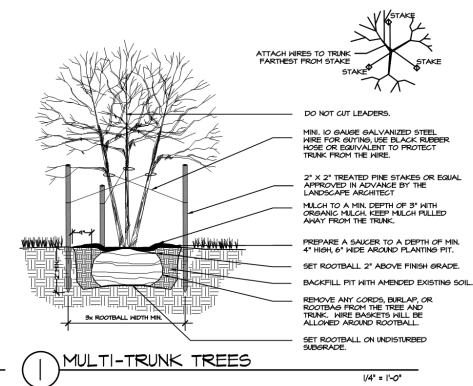
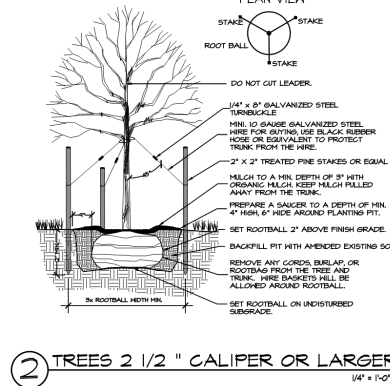
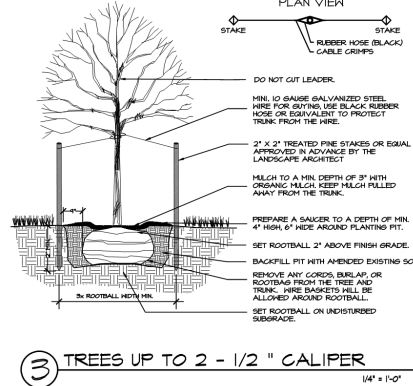
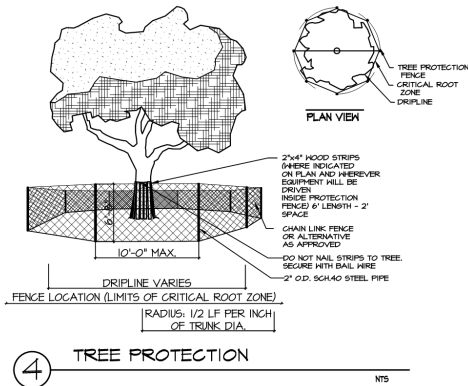


Exhibit C - Landscape Plan Page 2 of 2



LANDSCAPE MAINTENANCE NOTES:

- The regular maintenance of all required landscape areas and plant materials in a vigorous and healthy condition, free from diseases, pests, weeds, and litter. This maintenance shall include weeding, watering, fertilization, pruning, moving, edging, mulching or other needed maintenance, in accordance with generally accepted horticultural practice.
- The repair or replacement of required landscape structures (fences, fences, etc.) to a structurally sound condition.
- The regular maintenance, repair, or replacement, where necessary, of any landscape required by City Code.
 - Required plant materials, if dead, diseased, or severely damaged, shall be removed by the owner as soon as possible, but no later than 60 days after notification. All such plants shall be replaced within six months of notification or by the next planting season, whichever.
 - Replacement species must be the same size and species as shown on the approved landscape plan or must be equivalent in terms of quality and size. Such replacement will not be considered an amendment to the approved plan.

LANDSCAPE NOTES:

- Refer to drawings in this set.
- The General Contractor is responsible for grading all landscape areas four inches below required finish grades. General Contractor shall rake all landscape areas prior to addition of topsoil in those areas and is responsible for removal of all construction debris. Landscape contractor shall remove all rocks, clods and other material not greater than one inch diameter. Landscape contractor shall remove all rocks, weeds and other plant material not shown in landscape plan. Landscape contractor shall provide all topsoil and other amendments to bring to finish grade. The Landscape contractor shall revise grades to ensure smooth transitions between planting beds and lawn areas.
- Examine finish surface grades, topsoil quality and depth, comes first. Do not start any work until satisfactory conditions have been corrected. Verify limits of work before starting.
- Contractor to repair all damages to existing conditions and is responsible for satisfactory performance.
- Contractor shall maintain positive drainage in lawn areas and the grade lawn areas to provide a smooth and continual grade free of irregularities or depressions.
- All plant masses to be contained within a mulch bed.
- Plant Material. All plants shall be healthy and vigorous and representative of the species specified. All plants shall be well branched, proportioned, free of all insects, diseases, bark bruises, scrapes, cracked branches and physical damage.
- Contractor shall guarantee all plant material including turf to be alive and be in a healthy, vigorous condition for a period of one year from the date of completion of the entire project or other date(s) established by the Landscape Architect, except valve circuit, as may result from neglect or damage by the owner, damage by others or unusual phenomena beyond the contractors control.
- Contractor shall replace all dead, unhealthy, and plant materials that have partially died pursuant to the to the condition of the warranty at no expense to the owner. Re-warrant replacement plants for an additional one year under the same terms as the original warranty. Plant materials used for replacement shall be the same species, size and shape.
- Planting Period. Execute all landscape and planting prior to request for Certificate of Occupancy or as otherwise directed by the owner. 1. Installation of plant material shall be in accordance with the American Nursery and Landscape Association landscape standards and with these plans. 2. The branches of deciduous trees and shrubs may be selectively thinned by up to 1/3 in accordance with good horticulture practice; however, in no case shall thinning result in reducing the overall size of the plant below that specified.
- Contractor to familiarize himself with all underground utilities. Contractor to notify Landscape Architect of any underground obstructions and receive approval if necessary to move plants from locations shown on plans.
- Landscape materials shall be located so as not to obstruct visual or physical access to fire hydrants. Locate all landscape materials in conformance with utility company requirements of transformers, meters, overhead lines, etc. See utilities plans.
- Remove all excavated organic material from the site and dispose of it in conformance with all local, state and federal requirements.
- Fertilize all plant areas according to good horticultural practice for each plant type and soil condition.
- The General Contractor is responsible for existing tree removal unless otherwise directed by the owner.
- Fill all new ground cover and shrub beds within limits of construction of mulch three inches deep. Refer mulch specification below.
- Quantities shown are intended to assist contractors in evaluating their own take offs and are not guaranteed as accurate representations of required materials. The contractor shall be responsible for his bid quantities and is required to reflect the design intent with full landscape beds according to specifications.
- Coordinate landscape installation with installation of underground sprinkler system.

- Where proposed tree locations occur under existing overhead wires or under existing trees notify the Landscape Architect to adjust tree locations.
- Contractor shall provide steel edging at all locations where shrub beds meet grass areas. Refer specifications.
- Specification - Topsoil: CleanFertile, friable natural loam free of stones and lumps (over 1\"/>

IRRIGATION NOTES:

- Automatic Irrigation systems shall comply with the following guidelines.
- Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
 - Valves and circuits shall be separated based on water use, so that turf areas can be watered separately from shrub and ground cover areas.
 - Sprinkler heads shall have matched precipitation rates within each control.
 - Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
 - Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed for minimum run-off and minimum overspray onto non-irrigated areas, (i.e. paving and structures).
 - All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
 - Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:
 - Estimated monthly water use (in gallons per application) and the area (in square feet) irrigated.
 - Precipitation rates for each valve circuit.
 - Monthly irrigation schedule for the plant establishment period (first three months) and recommended yearly watering schedule, including seasonal adjustments.
 - Location of emergency irrigation system shut-off valve.

ATTENTION:

The landscape architect assumes no responsibility for the existence or location of any surface or subsurface structures. The contractor is responsible for contacting all agencies and/or owners to verify this information. The contractor shall contact DIS TESS (800-844-8377) or Texas One Call (800-245-4545), or Lone Star (800-664-8344) at least 48 - hours before commencing any work that would affect utilities.

DRAWN BY: A.S	EXP: 11/30/19
CHECKED BY: JK	
PROJECT NO.: 18-2266	
BONNER CARRINGTON 901 SOUTH MOPAC EXPRESSWAY, BLDG V, STE. 100, AUSTIN, TEXAS 78746 512-220-8000	
KELLY CROSSMAN LANDSCAPE ARCHITECT 10000 N. MOPAC EXPRESSWAY, SUITE 100, AUSTIN, TEXAS 78753 Copyright © 2019 Kelly Crossman, All Rights Reserved. This drawing is the property of Kelly Crossman and is not to be reproduced without written permission.	
MARIPOSA APARTMENT HOMES AT WESTCHESTER INTERSECTION OF SOUTH CARRIER PARKWAY AND EAST POLO ROAD (NORTHEAST QUADRANT) GRAND PRAIRIE, TEXAS	
REVISIONS Δ Δ Δ	
ISSUED FOR PERMIT	
ISSUED FOR BID	
ISSUED FOR CONST.	
DWS: NAME A24 LANDSCAPE DETAILS DATE 12/14/18 DESCRIPTION LANDSCAPE DETAILS SHEET A2.41	
CASE NUMBER: S1910102	