

CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND PROVIDE LANDSCAPE EDGING ADJACENT TO LAWN

AREAS. (TYP)

**GENERAL NOTES:** 

THESE PLANS ARE BASED ON THE "MASTER SITE PLAN" SCHEME SP-37 FOR THE OVERALL DEVELOPMENT PREPARED BY HODGES ARCHITECTURE DATED 10/15/18 PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

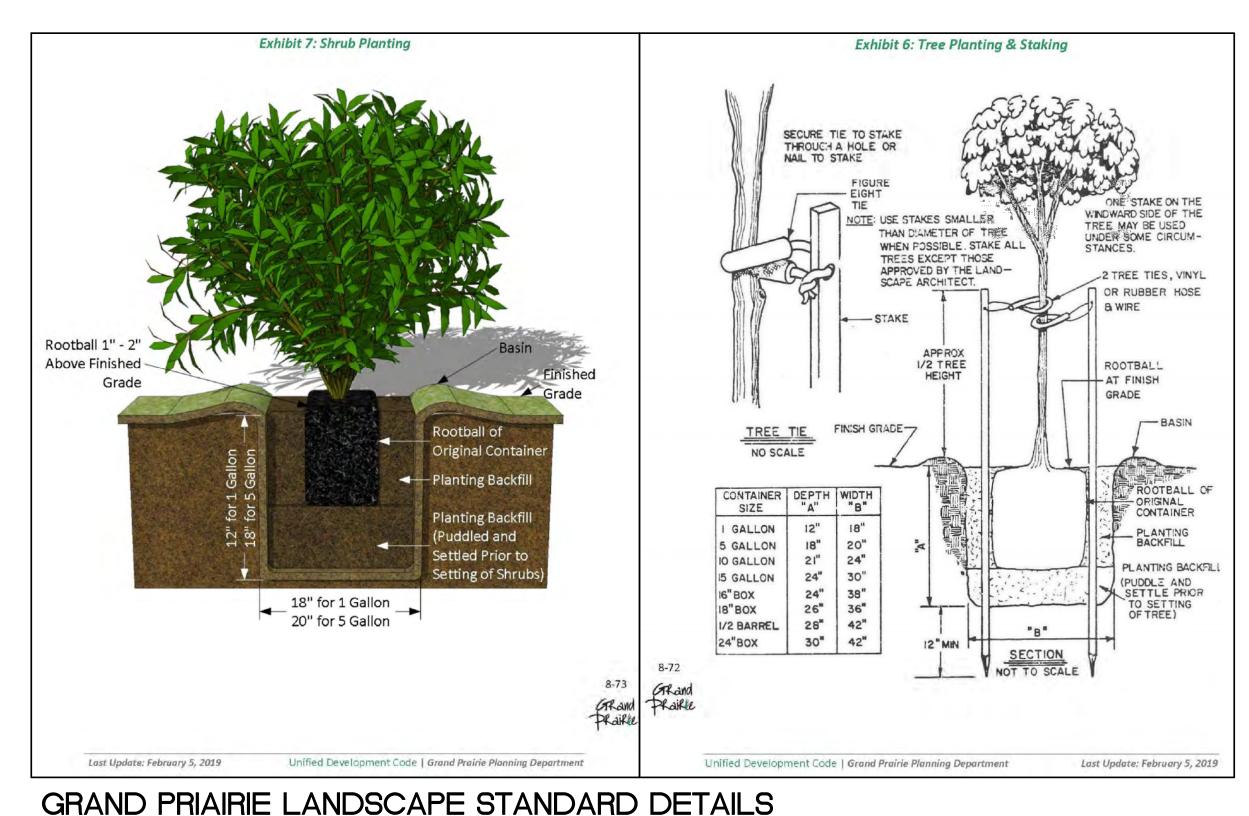
ON SITE PARKING DATA REGULAR SPACES ADA ACCESSIBLE SPACES TOTAL SPACES SITE DATA = 33,541 S.F. (0.77 AC.) LOT AREA BUILDING AREA = 2,456+/- S.F. LANDSCAPE AREA REQUIRED = 10%  $(33,541 \times 0.10 = 3,354 \text{ S.F. REQUIRED})$ 3,510 S.F. LANDSCAPE ARE PROVIDED 6.514 S.F. LAWN AREA PROVIDED TOTAL LANDSCAPE AREA = 10,024 S.F.

FRONT YARD LANDSCAPE PROVIDED 1,271 = <u>3,174</u> = <u>4,455</u> FRONT YARD LAWN ARE PROVIDED TOTAL LANDSCAPE AERA PROVIDED

= 2,515

FRONT YARD REQUIREMENT (75%)

**PLANT LIST** SHADE, ORNAMENTAL AND CONIFEROUS TREES SIZE QTY. ABRV. BOTANICAL NAME **COMMON NAME** NATIVE % NATIVE CIP Carya illinocensis 3" Cal. Pecan 100% 3" Cal. SHO Quercus shumardii Shumard Oak Yes 3" Cal. 5 PIE Ulmus crassifolia Cedar Elm FLOWERING AND EVERGREEN SHRUBS **COMMON NAME** <u>SIZE</u> QTY. ABRV. BOTANICAL NAME Kusamaki Yew PRA Podocarpus marcrophyllus 5 Gal. CPB Berberis thunbergii atropurpurea 'Nana' Crimson Pygmy Barberry 5 Gal. TXS Leucophyllum frutescens 'Compacta' Compact Texas Ranger 5 Gal. Variagated Japanese Mock JMO Pittosporum tobira 'Varigata' 5 Gal. Orange 87% Rhaphiolepis indica 'Clara' Clara Indian Hawthorn Autumn Sage 5 Gal. Salvia greggii Coralberry Symphoricarpos orbiculatus 5 Gal. Yes Dwarf Yaupon Holly 5 Gal. INK Ilex vinutira 'Nana' PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS QTY. ABRV. BOTANICAL NAME **COMMON NAME** <u>SIZE</u> PowWow™ Wild Berry 1 Gal. EPW Echinacea PowWow™ Wild Berry Coneflower Stella de Oro Daylily SDD Hemerocallis 'Stella de' Oro 1 Gal. REY Hesperaloe parviflora 'Brakelights' Red Breaklights Yucca 1 Gal. Yes 93% Muhlenbergia capillaris Pink Muhly 1 Gal. Yes PFG Panicum virgatum 'Prairie Sky' Prairie Fire Switch Grass 1 Gal. Black Eyed Susan 1 Gal. BES Rudbeckia sullivantii 'Goldsturm' Yes Mexican Feather Grass 1 Gal. MFG Nessella tenuissima



LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.

2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.

CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.

4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.

5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.

ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE BEDS FOR PERENNIALS SHALL BE BACKFILLED WITH GARDEN SOILS OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.

CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.

10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.

11. ALL TURF SEEDED AREAS ARE TO BE A CULTIVAR WITH SIMILAR CHARACTERISTICS AND PERFORMANCE AS TIFFWAY 419 BERMUDA GRASS. UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.

12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE TIFFWAY 419 BERMUDA GRASS THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (0.75" TO 1" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES. TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.

14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.

15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.

17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.

18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.

19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.

20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.

21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF

THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN. 22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND

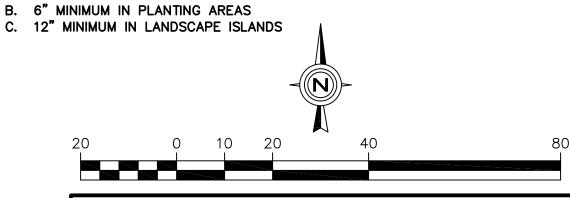
EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN 23. THE AUTOMATIC IRRIGATION SYSTEM IS REQUIRED, THE FIELD DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL LICENSED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM SHALL MEET TCEQ LANDSCAPE IRRIGATION RULE 2007-027-344-CE. EFFECTIVE JANUARY 1, 2009. AS ESTABLISHED BY THE 80TH LEGISLATIVE SESSION IN CONSULTATION WITH THE IRRIGATOR ADVISORY COUNCIL. THE RULE SETS STANDARDS FOR IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, WATER CONSERVATION, AND DUTIES AND RESPONSIBILITIES OF LICENSED IRRIGATORS AND IRRIGATOR INSPECTORS. IT ALSO EXEMPTS CERTAIN IRRIGATION SYSTEMS FROM PERMITTING REQUIREMENTS. THE IRRIGATION SYSTEM SHALL CONFORM TO ALL STANDARDS AND DESIGN REQUIREMENTS OF GRAND PRAIRIE AND ALL PLUMBING CODES. ALL WRITTEN ESTIMATES, PROPOSALS, BIDS, AND INVOICES RELATING TO THE INSTALLATION OR REPAIR OF AN IRRIGATION SYSTEM(S) MUST INCLUDE THE IRRIGATOR'S NAME, LICENSE NUMBER, BUSINESS ADDRESS, CURRENT BUSINESS TELEPHONE NUMBER(S), AND THE STATEMENT: "IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178), P.O. BOX 13087, AUSTIN, TEXAS 78711-3087. TCEQ'S WEB SITE IS: WWW.TCEQ.STATE.TX.US."

24. THEY SHALL PREPARE A PLAN TO COVER ALL LANDSCAPE AREAS AS NEEDED. IRRIGATION CONTRACTOR SHALL PROVIDE AN AS BUILT OF THE IRRIGATION SYSTEM FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.

25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE

A. 6" MINIMUM IN GRASS OR SOD AREAS

B. 6" MINIMUM IN PLANTING AREAS



LANDSCAPE PLAN

Prepared For:

RESC 

Prepared By:

CASE #SU190704/

S1907Ö4

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