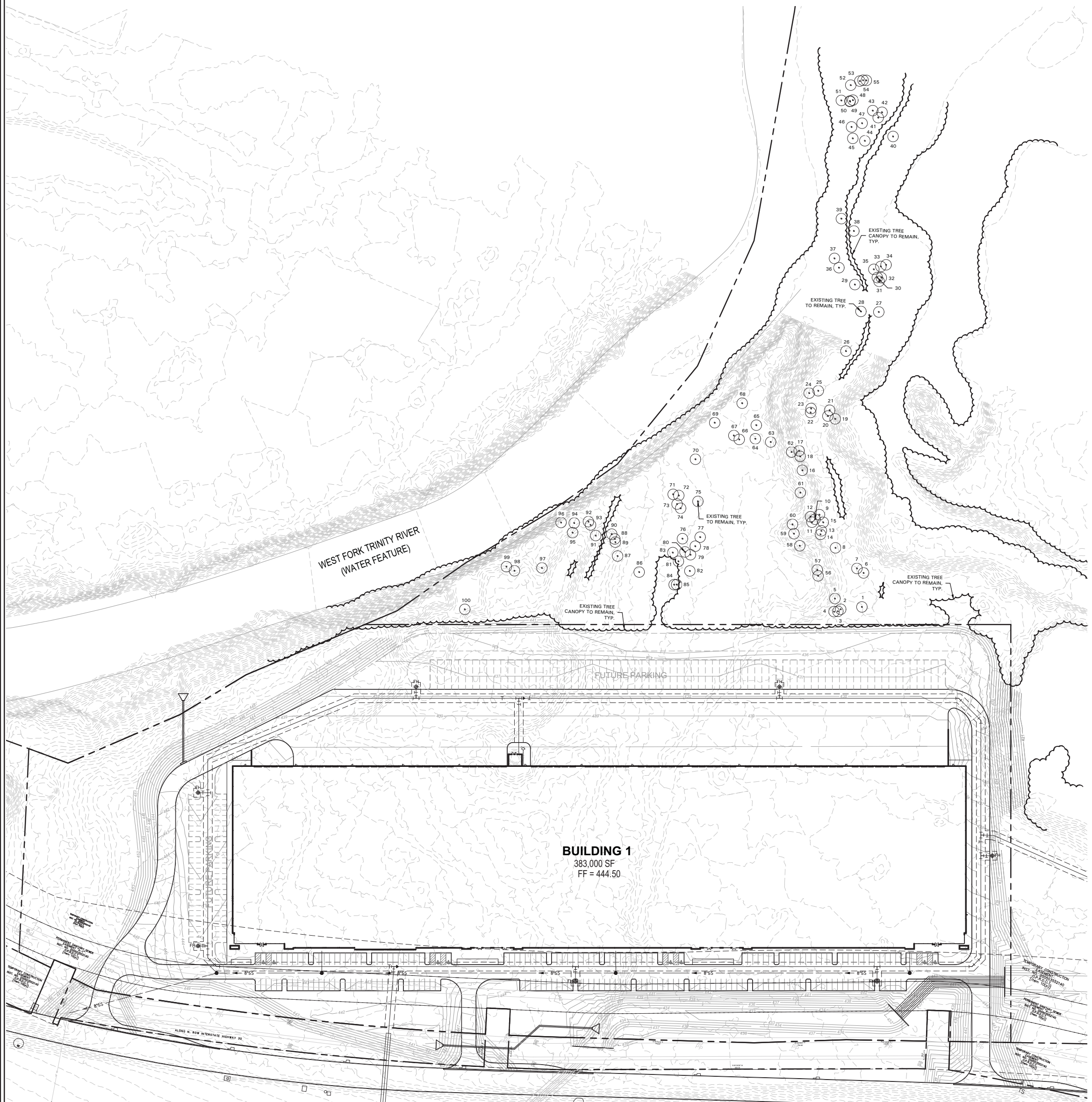


TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING CANOPY TO REMAIN

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

TREE SURVEY FIELD DATA

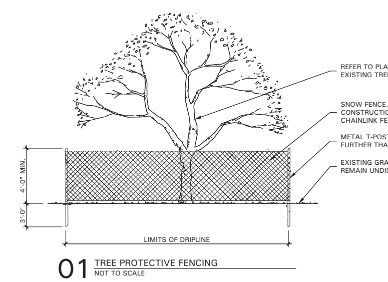
No.	Dia. (inches)	Species (common name)	Species (scientific name)	Status	Tree Credits	Preservation Incentives
1	22	PECAN	CARYA ILLINOINENSIS	TO REMAIN	8	
2	33	PECAN	CARYA ILLINOINENSIS	TO REMAIN	8	
3	6	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
4	9.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	3	
5	10	PECAN	CARYA ILLINOINENSIS	TO REMAIN	3	
6	46.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN	8	
7	26.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN	8	
8	9	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
9	11	PECAN	CARYA ILLINOINENSIS	TO REMAIN	3	
10	11.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN	3	
11	9	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
12	23.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN	8	
13	8.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
14	8	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.4
15	9.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	3	
16	28	BUR OAK	QUERCUS MACROCARPA	TO REMAIN	8	
17	22	BUR OAK	QUERCUS MACROCARPA	TO REMAIN	8	
18	7.5	EVE'S NECKLACE	STYPHNOLOBIUM AFFINE	TO REMAIN		Section 4.4
19	7	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
20	6	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.4
21	6	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.4
22	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.4
23	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
24	28.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	8	
25	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
26	8	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
27	8	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
28	6	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
29	10.5	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	3	
30	6.5	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN		Section 4.2
31	9.5	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN	3	
32	6	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN		Section 4.2
33	6.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
34	8.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
35	7	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN		Section 4.2
36	9	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
37	6.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
38	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
39	8	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
40	8.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
41	10	BOIS D'ARC	MACLURA POMIFERA	TO REMAIN	3	
42	10.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	3	
43	9.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	3	
44	12	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN	3	
45	10	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN	3	
46	10	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN	3	
47	8.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN		Section 4.2
48	8.5	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
49	8	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
50	6	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
51	8	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
52	10	PECAN	CARYA ILLINOINENSIS	TO REMAIN	3	
53	8	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
54	6	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
55	6	PECAN	CARYA ILLINOINENSIS	TO REMAIN		Section 4.2
56	13	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	5	
57	13	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	5	
58	11.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	3	
59	7.5	BUR OAK	QUERCUS MACROCARPA	TO REMAIN		Section 4.2
60	20	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	8	
61	30	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	8	
62	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
63	16	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	5	
64	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	3	
65	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
66	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
67	10	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO REMAIN	3	
68	7	BOIS D'ARC	MACLURA POMIFERA	TO REMAIN		Section 4.2
69	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
70	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
71	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
72	8.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
73	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
74	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
75	6	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
76	6	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
77	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
78	10	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	3	
79	10	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	3	
80	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
81	12.5	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	5	
82	7	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
83	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
84	8	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
85	8	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
86	6.5	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN		Section 4.2
87	11	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	3	
88	8	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN		Section 4.2
89	8	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN		Section 4.2
90	10	HACKBERRY	CELTIS OCCIDENTALIS	TO REMAIN	3	
91	10	AMERICAN ELM	ULMUS AMERICANA	TO REMAIN	3	
92	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
93	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
94	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
95	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	8	
96	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	2	
97	6.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO REMAIN	2	
98	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	2	
99	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
100	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		Section 4.2
Total Caliper Inches Surveyed						1019
Total Tree Credits *						180

* Additional Tree Credits will be Provided with Supplemental Tree Survey

TREE PRESERVATION INCENTIVES

Items Waived

(2) Items, Section 4.2	50 trees, 6" cal. and greater
(1) Item, Section 4.4	10 trees, 6" cal. and greater
Total:	60 trees, 6" cal. and greater



01 TREE PROTECTIVE FENCING
NOT TO SCALE

SCALE: 1" = 80'-0"
0 40 80 160

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IH-30 MACARTHUR
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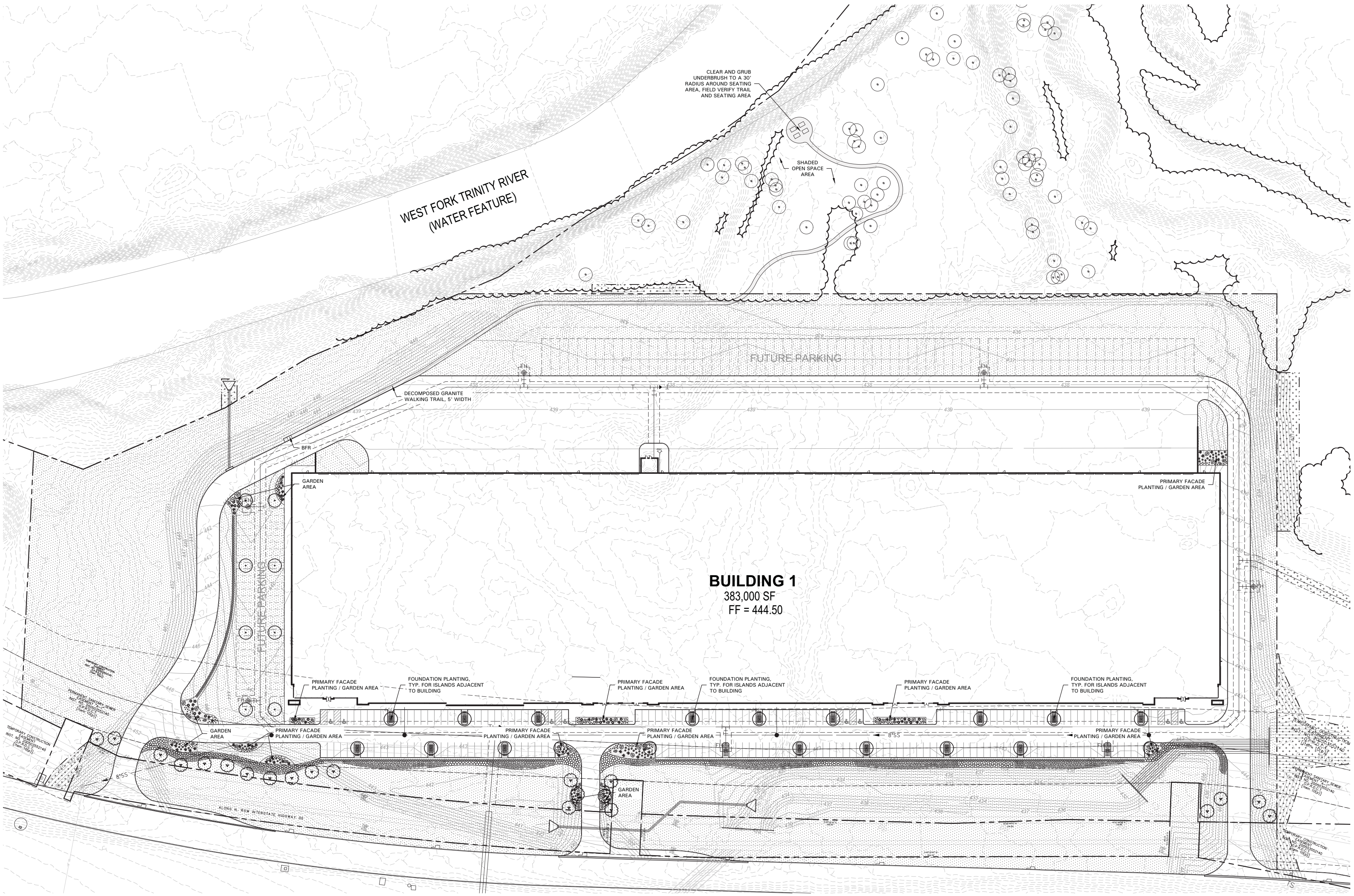
REVISION
NO.

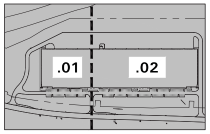
06/18/19

Project No.:	
Issued:	03/12/2019
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 80'
Sheet Title	TREE PRESERVATION PLAN
Sheet Number	L1.01

CASE NO: S190606



KEY MAP
SCALE: 1" = 400'



N

SCALE: 1" = 50'-0"
0 25 50 100

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CASE NO: S190606

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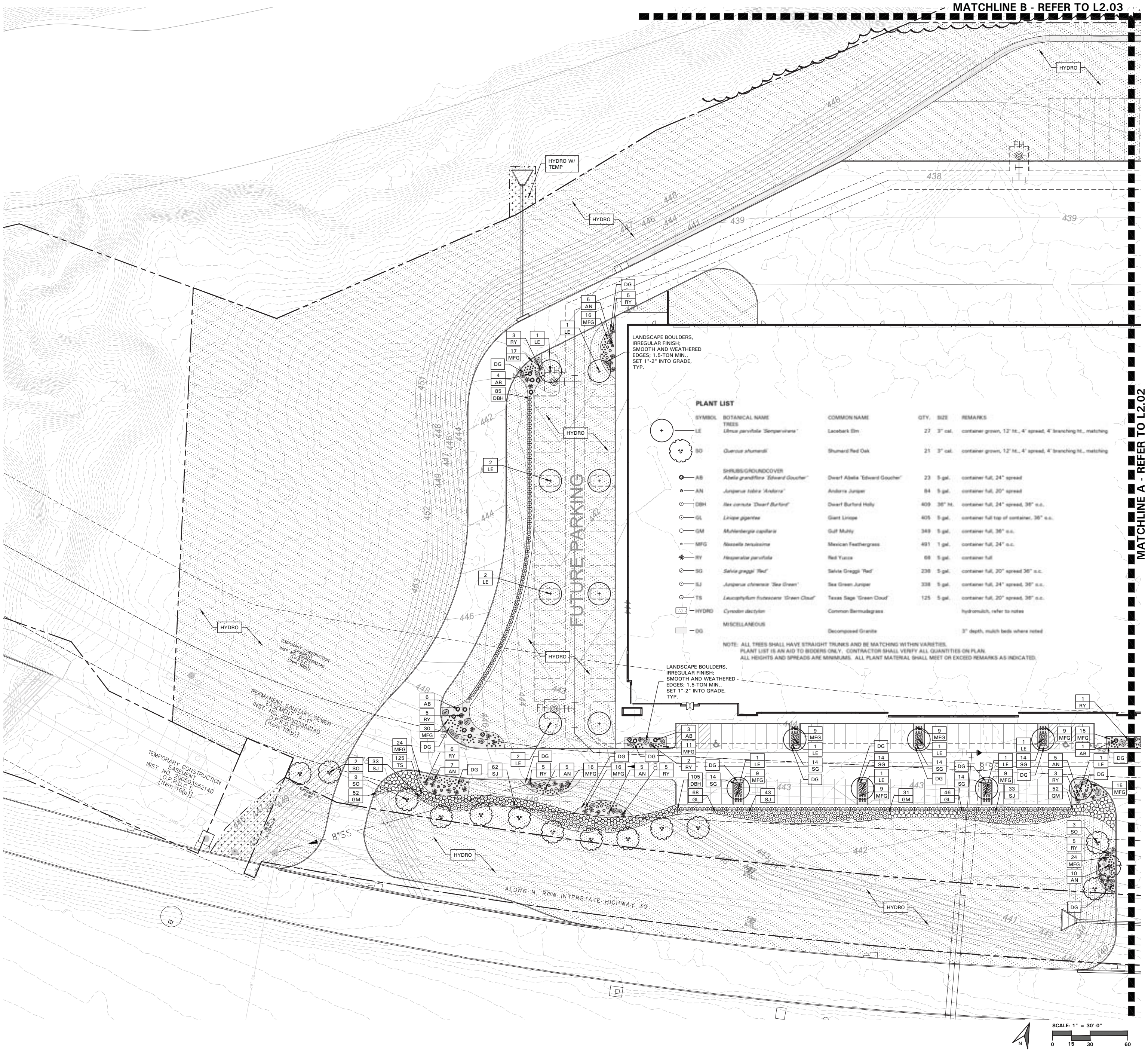
REVISION
NO.

REGISTERED LANDSCAPE ARCHITECT
LORI ANN HA...
2246
STATE OF TEXAS
06/18/19

Project No.:	
Issued:	03/12/2019
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 50'

Sheet Title
OVERALL LANDSCAPE PLAN

L2.00
Sheet Number



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	27	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	*Quercus shumardii*	Shumard Red Oak	21	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	23	5 gal.	container full, 24" spread
AN	*Juniperus tobira 'Andorra'*	Andorra Juniper	84	5 gal.	container full, 20" spread
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	409	36" ht.	container full, 24" spread, 36" o.c.
GL	*Liriope gigantea*	Giant Liriope	405	5 gal.	container full top of container, 36" o.c.
GM	*Muhlenbergia capillaris*	Gulf Muhly	349	5 gal.	container full, 36" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	491	1 gal.	container full, 24" o.c.
RY	*Hesperaloe parviflora*	Red Yucca	68	5 gal.	container full
SG	*Salvia greggii 'Red'*	Salvia Greggii 'Red'	238	5 gal.	container full, 20" spread 36" o.c.
SJ	*Juniperus chinensis 'Sea Green'*	Sea Green Juniper	338	5 gal.	container full, 24" spread, 36" o.c.
TS	*Leucophyllum frutescens 'Green Cloud'*	Texas Sage 'Green Cloud'	125	5 gal.	container full, 20" spread, 36" o.c.
HYDRO	*Cynodon dactylon*	Common Bermudagrass			hydromulch, refer to notes
	MISCELLANEOUS				
DG		Decomposed Granite			3" depth, mulch beds where noted

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

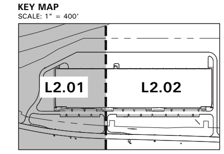
DECOMPOSED GRANITE NOTES

1. REFER TO CIVIL PLANS FOR TRAIL ALIGNMENT.
2. CONTRACTOR SHALL STAKE TRAIL FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL COORDINATE TRAIL ALIGNMENT AROUND EXISTING TREES.
4. DECOMPOSED GRANITE BASE MATERIAL SHALL CONSIST OF A NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" DIAMETER IN SIZE AND SHALL BE COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
5. FILTER FABRIC: FABRIC SHALL BE 'MIRAFI MIRASCAPE', NON-WOVEN NEEDLE PUNCHED FABRIC MADE FROM POLYPROPYLENE, NON-BIODEGRADABLE, INERT TO SOIL CHEMICALS, ACIDS AND ALKALINES OVER A PH RANGE OF 3 - 12, AS MANUFACTURED BY MIRAFI INC., OR APPROVED EQUAL.
6. PROVIDE GRADE STAKES AT 10 FOOT CENTERS TO ENSURE GRADE POINTS INDICATED ON CIVIL DRAWINGS ARE MET. ENSURE SLOPE OF SUBGRADE AND FINISH SURFACE MEETS CROSS SECTIOSN INDICATED ON DETAILS.
7. PREPARE SUBGRADE BY EXCAVATING EXISTING MATERIAL SOILS TO A MAXIMUM DEPTH OF 4".
8. AFTER EXCAVATION, ROTOTILL OR SCARIFY TOP 1 INCH OF SUBGRADE AND COMPACT TO 95% STANDARD PROCTOR USING DOUBLE DRUM, SINGLE DRUM OR AUTOMATIC HAND TAMPERS.
9. INSTALL FILTER FABRIC IN BOTTOM OF EXCAVATION TO LIMITS OF PATH.
10. PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE OVER A DRY SUB-BASE. DO NOT INSTALL ON WET SUB-BASE. PROVIDE COMPACTION OF MATERIAL TO MAXIMUM LIMITS WITH AUTOMATIC HAND TAMPERS IN ONE INCH LIFTS. COMPACT TO ACHIEVE A TIGHT MATERIAL MATRIX.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL WORK EXECUTED BY THE CONTRACTOR WHICH DOES NOT MEET HIS/HER EXPECTATIONS.
12. THE CONTRACTOR SHALL MAKE ANY MODIFICATIONS REQUIRED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER.
13. REPAIR AND REPLACE LAWN AREA THAT HAS BEEN DISTURBED DURING CONSTRUCTION WITHIN 5' OF TRAIL.

DECOMPOSED GRANITE STABILIZER NOTES

1. DECOMPOSED GRANITE STABILIZER AVAILABLE FROM:
   STABILIZER SOLUTIONS, INC.
   33 SOUTH 28TH ST., PHOENIX, AZ 85034
   (602) 225-5900
   WWW.STABILIZERSOLUTIONS.COM;
2. STABILIZER® SHALL BE THOROUGHLY PRE-MIXED WITH AGGREGATE AT THE RATE OF 15-LBS OF STABILIZER® PER 1-TON OF AGGREGATE. VERIFY WITH MANUFACTURER CORRECT STABILIZER® RATE FOR YOUR PROJECT AND CLIMATE. DROP SPREADING OF STABILIZER® OVER PRE-PLACED AGGREGATE OR MIXING BY ROTOTILLING IS NOT ACCEPTABLE. STABILIZER SHALL BE MECHANICALLY PRE-MIXED PER MANUFACTURER'S RECOMMENDATIONS USING AN APPROVED MECHANICAL BLENDING UNIT TO ADEQUATELY BLEND STABILIZER® WITH AGGREGATE (BUCKET BLENDING IS NOT AN APPROVED BLENDING APPARATUS). ALWAYS BLEND STABILIZER® AND AGGREGATE DRY.
3. AFTER PRE-BLENDING, PLACE STABILIZED AGGREGATE DIRECTLY ON PREPARED SUB-GRADE. LEVEL TO DESIRED GRADE AND CROSS SECTION. DEPTH OF PATHWAYS SHALL BE 4". DO NOT PLACE ON FILTER FABRIC.
4. WATER HEAVILY FOR FULL-DEPTH MOISTURE PENETRATION OF PROFILE. WATER ACTIVATES STABILIZER®. APPLY 25 TO 45-GALLONS OF WATER PER 1-TON TO ACHIEVE SATURATION. RANDOMLY TEST FOR DEPTH USING A PROBING DEVICE, WHICH REACHES FULL DEPTH.
5. CONTRACTOR SHALL WAIT A MINIMUM OF 6 - 72 HOURS OR UNTIL SUCH TIME THAT THE STABILIZED AGGREGATE IS ABLE TO ACCEPT COMPACTION FROM A 1 TO 5-TON ROLLER WITHOUT SEPARATION, PLOWING OR ANY OTHER PHYSICAL COMPROMISE OF THE AGGREGATE.
6. IF SURFACE AGGREGATE DRIES SIGNIFICANTLY QUICKER THAN SUBSURFACE MATERIAL, LIGHTLY MIST SURFACE BEFORE COMPACTION.
7. TAKE CARE IN COMPACTING SURFACE WHEN ADJACENT TO PLANTING AND IRRIGATION SYSTEMS, USE 8" OR 10" HAND TAMP.
8. LIGHTLY SPRAY SURFACE AREA FOLLOWING COMPACTION. DO NOT DISTURB AGGREGATE SURFACE WITH SPRAY ACTION.
9. FINISHED SURFACE SHALL BE SMOOTH, UNIFORM AND SOLID WITH NO EVIDENCE OF CHIPPING OR CRACKING. CURED AND COMPACTED PATHWAY SHALL BE FIRM THROUGHOUT PROFILE WITH NO SPONGY AREAS. LOOSE MATERIAL SHALL NOT BE PRESENT ON SURFACE AFTER INSTALLATION, BUT MAY APPEAR AFTER USE AND ACCORDING TO ENVIRONMENTAL CONDITIONS. PATHWAY SHALL REMAIN STABLE UNDERNEATH LOOSE GRANITE ON TOP WITH A "NATURAL" LOOK. ANY SIGNIFICANT IRREGULARITIES IN PATH SURFACE SHALL BE REPAIRED TO THE UNIFORMITY OF ENTIRE INSTALLATION.

KEY MAP
SCALE: 1" = 400'



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CASE NO: S190606

IH-30 MACARTHUR
TCC MACARTHUR ADDITION,
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TBPE FIRM #F-312

REVISION	
NO.	

REGISTERED LANDSCAPE ARCHITECT LORI ANN HAUS 2246 STATE OF TEXAS
06/18/19

Project No.:	
Issued:	03/12/2019
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Checked By:	KAH
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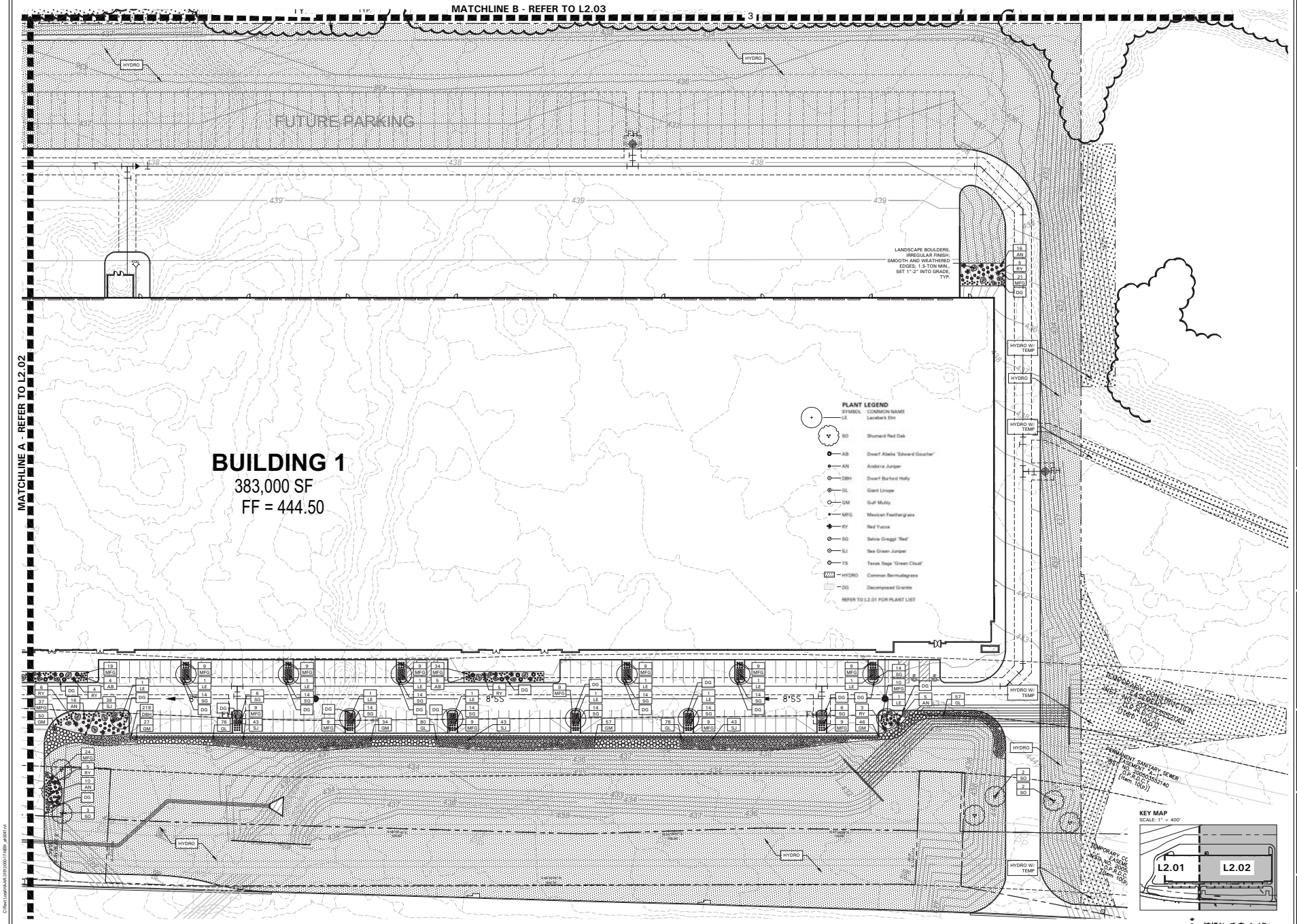
Sheet Title
LANDSCAPE PLAN

L2.01
Sheet Number



IH-30 MACARTHUR
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NO.	REVISION

06/18/19

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Sheet Title
LANDSCAPE PLAN

L2.02
Sheet Number

CASE NO: S190606

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE 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 LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. 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.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. 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.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS - INDUSTRIAL

THE CITY OF GRAND PRAIRIE, TEXAS

SITE LANDSCAPE REQUIREMENTS

1. 10% of the overall size of the platted lot shall be landscaped.
2. One (1) tree , 3" cal., per 250 s.f. of required landscape area.
3. One (1) shrub for each 50 s.f. of required landscape area.
4. 1% of the overall building dimension shall be situated so that no portion is more than 50' from a public building entrance and planted with annuals, perennials, or native grasses.
5. All portions of a Primary Facade not used as an entrance or planting area shall have a row of hedges along the perimeter of the building varying in height from 36" to 60" at maturity.

Total Site Area: 1,065,227 s.f. (24.45 acres)
Overall Building Dimension: 383,000 s.f.

Required	Provided
106,522 s.f. (10%)	295,293 s.f. (27%)
(426) trees, 3" cal.	(48) trees, 3" cal.
	(180) tree credits
	(198) tree credits *
(2,130) shrubs	(2,130) shrubs
3,830 s.f. (1%)	4,512 s.f. (1%)
Foundation Planting	Foundation Planting

*ADDITIONAL TREE CREDITS WILL BE PROVIDED WITH SUPPLEMENTARY TREE SURVEY

PERIMETER PARKING LOT AND SCREENING REQUIREMENTS

1. Parking shall be screened from public or private street right-of-ways and located within the 30' setback using a 36" ht. berm, living screen, masonry wall, or combination.
2. Perimeter parking lot screening shall be offset at least 6' for every 60 l.f. of screening length.

INTERNAL PARKING LOT REQUIREMENTS

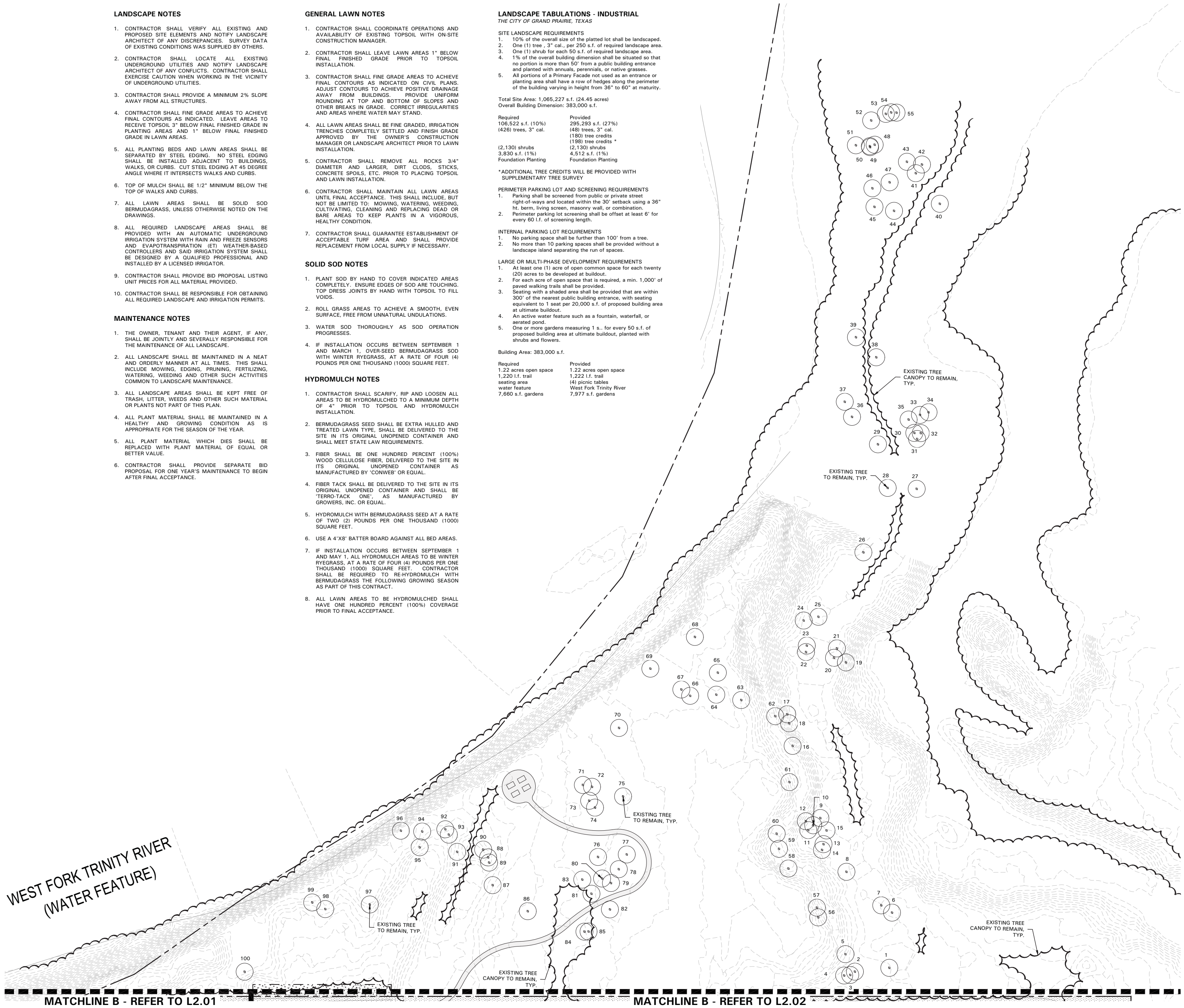
1. No parking space shall be further than 100' from a tree.
2. No more than 10 parking spaces shall be provided without a landscape island separating the run of spaces.

LARGE OR MULTI-PHASE DEVELOPMENT REQUIREMENTS

1. At least one (1) acre of open common space for each twenty (20) acres to be developed at buildout.
2. For each acre of open space that is required, a min. 1,000' of paved walking trails shall be provided.
3. Seating with a shaded area shall be provided that are within 300' of the nearest public building entrance, with seating equivalent to 1 seat per 20,000 s.f. of proposed building area at ultimate buildout.
4. An active water feature such as a fountain, waterfall, or aerated pond.
5. One or more gardens measuring 1 s.. for every 50 s.f. of proposed building area at ultimate buildout, planted with shrubs and flowers.

Building Area: 383,000 s.f.

Required	Provided
1.22 acres open space	1.22 acres open space
1,220 l.f. trail	1,222 l.f. trail
seating area	(4) picnic tables
water feature	West Fork Trinity River
7,660 s.f. gardens	7,977 s.f. gardens

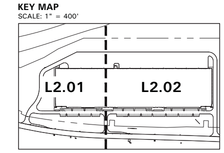


PLANT LEGEND

SYMBOL	COMMON NAME
LE	Lacebark Elm
SO	Shumard Red Oak
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
DBH	Dwarf Burford Holly
GL	Giant Liriope
GM	Gulf Muhly
MFG	Mexican Feathergrass
RY	Red Yucca
SG	Salvia Greggii 'Red'
SJ	Sea Green Juniper
TS	Texas Sage 'Green Cloud'
HYDRO	Common Bermudagrass
DG	Decomposed Granite

REFER TO L2.01 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



SCALE: 1" = 40'-0"
0 20 40 80

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NO.

06/18/19

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Sheet Title
LANDSCAPE PLAN

L2.03
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CASE NO: S190606