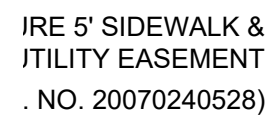


Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



### GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE GRASSED 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE FINISH GRADE SHALL BE PROVIDED AT ALL CORNERS AND ROUNDS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. LAWN AREAS SHALL BE GRASSED AND IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO TOPSOIL INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS SEED.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF PERMANENT TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD.

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLE COVERS AND PAVED DRIVEWAYS. THE SOLID SOD COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT. SOD SHALL BE AT LEAST 2 YEARS OLD. SOD SHALL BE AN IDEAL, UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-), EXCLUDING TOP GROWTH AND TENDRILS.
2. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. OVERLAY WITH STAGGERED STRIPS TO OFFSET JOINTS.
3. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL JOINTS IF NECESSARY.
4. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION.
5. IRRIGATION PERIODS SHALL BE DETERMINED BY THE IRRIGATION RATE. AN IRRIGATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 31ST. OVERSEED WITH SEED MIXTURE WITH WINTER RYEGRASS AT 10 LBS PER 1,000 S.F.

HYDROMULCH

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. HYDROMULCH GRASS: HYDROMULCH IS EXTRA HULMED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL APPLICABLE LAWN CARE REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE UNHYDRAULICED BY WATER.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL CONTAINER AND SHALL BE UNHYDRAULICED BY WATER, AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVERSEED.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED GERMINATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH PERMANENT RYE GRASS AT RATE OF 2 POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS TACK TO PROMOTE GROWING OF PERMANENT GRASS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TACK CONTAINMENT.
10. APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
11. ALL AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

## LANDSCAPE TABULATIONS

## CITY OF COPPELL, TEXAS

## PERIMETER LANDSCAPE

1. Street Frontage: One tree shall be provided for every 40 l.f.
2. Perimeter Landscape: One tree shall be provided for every 50 l.f.
3. 30" ht screen along perimeter

## INTERIOR LANDSCAPE

1. 10% of parking area to be landscape
2. One tree shall be provided for every 400 s.f. of required landscape area

95,096 s.f. of parking area

## OPEN SPACE LANDSCAPE

## OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space. One tree shall be provided for every 2500 s.f. of open space

30,360 s.f.

OWNER/APPLICANT:  
PEGASUS HOSPITALITY GROUP  
400 KROHN CT  
IRVING, TEXAS 75038  
KEN PATEL  
HITESH JARIWALA

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PD# 221R9R2-HC

## LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR CONFLICTS. CONTRACTOR SHALL PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL VERIFY THE EXISTING LOCATIONS AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINISH 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 ALL OTHER AREAS.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
6. ALL GRADE AREAS ARE TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
7. ALL EDGING SHALL BE SET AT AN APPROPRIATE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF CURBS AND EDGING.
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS AND EXCEED THESE NOTATIONS. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
10. CONTRACTOR GROWN PLANT MATERIAL IS PREFERRED. HOWEVER PALM AND BURLAP PLANT MATERIAL CAN BE USED IF NOTED OR IF NEW MATERIAL IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY EXISTING SIDEWALK OR DRIVE. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE APPLIED TO ALL PLANTING AREAS. MULCH DEPTH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUIV. PIN STRAW MULCH IS PROHIBITED.
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND BETWEEN TREES. TREES SHALL BE MOUNT 14" WEED BARRIER OR APPROVED EQUAL.
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

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The Bousquet Group, LLC.

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Flower Mound, TX  
75028  
972.207.8077

Texas Firm No. F-8942

Professional of Record:



**HOTEL DEVELOPMENT  
POINT WEST BLVD.  
COPPELL, TEXAS**

Revisions:

#	Date Issued:	Description:
1	06/XX/21	CITY SUBMIT

Sheet Title:

## LANDSCAPE PLAN

Date: AUGUST 2021

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Project Number: 18002

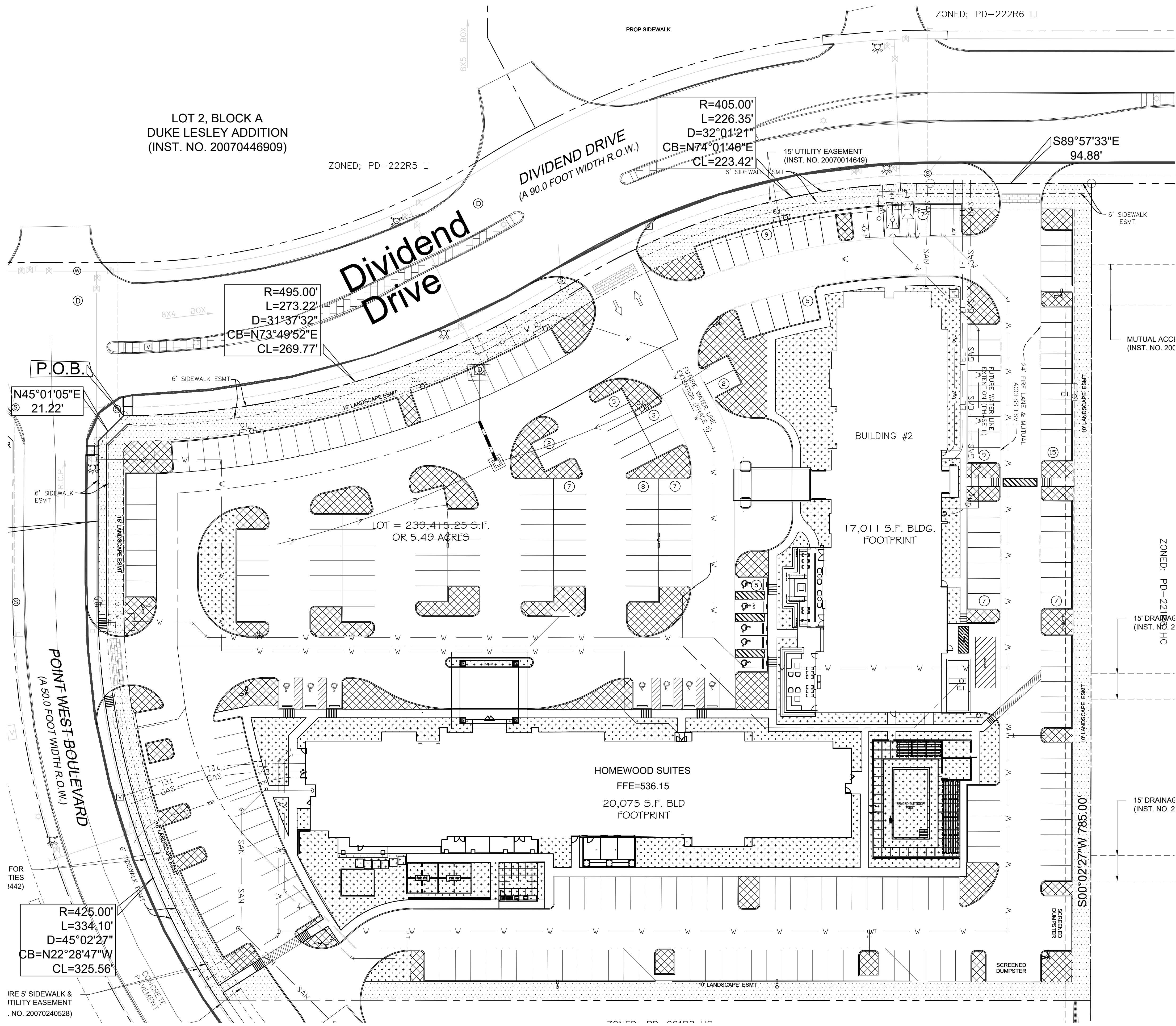
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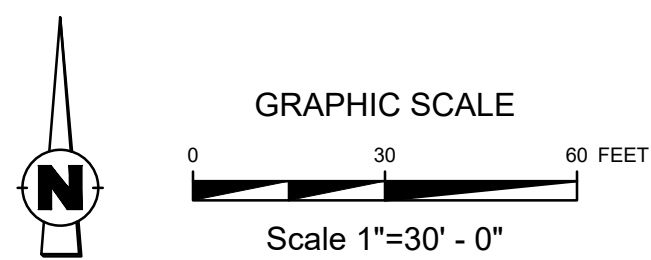
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- PERIMETER LANDSCAPE
- INTERIOR LANDSCAPE
- OPEN SPACE LANDSCAPE



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Site Development Solutions

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Professional of Record:

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2764  
STATE OF TEXAS

# HOTEL DEVELOPMENT POINT WEST BLVD. COPPELL, TEXAS

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**AREA PLAN**

Date: AUGUST 2021

Project Number: 18002

Drawn By: AWR

Scale:

Sheet Number:

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