

TREE LEGEND							
Tree #	Common Name	Latin Name	DBH	Health	Description	Remarks	
T2	Eastern cottonwood	Populus deltoides	18	fair	protected	remove - within building footprint	
T4	Eastern cottonwood	Populus deltoides	10x2	fair	protected	remove	
T5	Eastern cottonwood	Populus deltoides	10	fair	protected	remove	
T6	Eastern cottonwood	Populus deltoides	18	fair	protected	remove	
T7	Eastern cottonwood	Populus deltoides	14x3	fair	protected	remove	
Т9	Mesquite	Prosopis Velutina	10	fair	protected	remove	
T22	Hackberry	Celtis Occidentalis	17	fair	protected	remove	
T28	Eastern red cedar	Juniperus virginiana	12	fair	protected	remove	
T29	Eastern red cedar	Juniperus virginiana	8	fair	protected	remove	
T33	Eastern cottonwood	Populus deltoides	12	fair	protected	remove	
T34	Eastern cottonwood	Populus deltoides	10	fair	protected	remove	
T35	Eastern cottonwood	Populus deltoides	16	fair	protected	remove	
T36	Eastern cottonwood	Populus deltoides	10	fair	protected	remove	
T42	Osage orange	Maclura pomifera	14	fair	protected	remove	
T45	Ash	Fraxinus	8	fair	protected	remove	
T46	Ash	Fraxinus	6	fair	protected	remove	
T47	Cedar Elm	Ulmus Crassifolia	8	Dead	protected	remove	
T48	Cedar Elm	Ulmus Crassifolia	14	fair	protected	remove	
T50	Hackberry	Celtis Occidentalis	10	fair	protected	remove	
T51	Hackberry	Celtis Occidentalis	12x2	fair	protected	remove	
T52	Hackberry	Celtis Occidentalis	10	Decline	protected	remove	
T53	Cedar Elm	Ulmus Crassifolia	10	Dead	protected	remove - within building footprint	
T54	Osage orange	Maclura pomifera	12x2	fair	protected	remove - within building footprint	
T55	Chinaberry	Melia azedarach	8	Decline	protected	remove	
T56	Chinese pistache	Pistacia chinensis	12x2	fair	protected	remove	
T58	Eastern cottonwood	Populus deltoides	20	fair	protected	remove	
T59	Black willow	Salix nigra	16x2	fair	protected	remove - within building footprint	
T60	Black willow	Salix nigra	38	decline	specimen	remove	
T62	Ash	Fraxinus	10	fair	protected	remove	
T63	Ash	Fraxinus	10	fair	protected	remove	
T64	Ash	Fraxinus	14	fair	protected	remove	
T65	Ash	Fraxinus	10	fair	protected	remove	

Tree #	Common Name	Latin Name	DBH	Health	Description	Remarks
T66	Black willow	Salix nigra	38	fair	specimen	remove - within building footprint
T67	Black willow	Salix nigra	21	fair	protected	remove
T68	Black willow	Salix nigra	18	fair	protected	remove
T69	Cedar Elm	Ulmus Crassifolia	6	fair	protected	remove
T70	Eastern cottonwood	Populus deltoides	18	fair	protected	remove
T71	Eastern cottonwood	Populus deltoides	16	fair	protected	remove
T72	Eastern cottonwood	Populus deltoides	12	fair	protected	remove
T73	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T74	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T75	Eastern cottonwood	Populus deltoides	12x2	fair	protected	remove
T76	Eastern cottonwood	Populus deltoides	12	fair	protected	remove
T77	Eastern cottonwood	Populus deltoides	14	fair	protected	remove
T78	Eastern cottonwood	Populus deltoides	14	fair	protected	remove
T79	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T80	Cedar Elm	Ulmus Crassifolia	12	fair	protected	remove
T82	Cedar Elm	Ulmus Crassifolia	8x2	fair	protected	remove
T83	Cedar Elm	Ulmus Crassifolia	10	fair	protected	remove
T85	Cedar Elm	Ulmus Crassifolia	14	fair	protected	remove
T86	Chinaberry	Melia azedarach	12x3	fair	protected	remove
T87	Cedar Elm	Ulmus Crassifolia	12x2	fair	protected	remove
T88	Cedar Elm	Ulmus Crassifolia	12	fair	protected	remove
T89	Ash	Fraxinus	10	fair	protected	remove
T90	Ash	Fraxinus	10	fair	protected	remove
T94	Ash	Fraxinus	10	fair	protected	remove
T95	Ash	Fraxinus	10x2	fair	protected	remove
T96	Ash	Fraxinus	8x2	fair	protected	remove
T97	Ash	Fraxinus	6x3	fair	protected	remove
T98	Ash	Fraxinus	10x2	fair	protected	remove
T99	Ash	Fraxinus	18x2	Dead	protected	remove
T100	Ash	Fraxinus	8x3	fair	protected	remove
T101	Ash	Fraxinus	8x3	fair	protected	remove
T102	Ash	Fraxinus	12	fair	protected	remove
T103	Ash	Fraxinus	12	fair	protected	remove
T104	Ash	Fraxinus	12	fair	protected	remove
T105	Ash	Fraxinus	14	fair	protected	remove
T106	Ash	Fraxinus	8	fair	protected	remove
T107	Ash	Fraxinus	12	fair	protected	remove
T109	Cedar Elm	Ulmus Crassifolia	10	fair	protected	remove
T110	Honey locust	Gleditsia triacanthos	10	fair	protected	remove
T111	Mesquite	Prosopis Velutina	10x3	fair	protected	remove

TREE MITIGATION CALCULATION				
6 - 11 INCH DBH PROTECTED TREES TO BE REMOVED Protected Trees (1":1" Mitigation Ratio)				
Tree #	DBH			
T4	10			
T5	10			
T9	10			
T29	8			
T34	10			
T36	10			
T45	8			
T46	6			
T50	10			
T62	10			
T63	10			
T65	10			
T69	6			
T73	10			
T74	10			
T79	10			
T82	8			
T83	10			
T89	10			
Т90	10			
T94	10			
T95	10			
Т96	8			
Т97	6			
Т98	10			
T100	8			
T101	8			
T106	8			
T109	10			
T110	10			
T111 OTAL CALIPER INCHES REMOVED	10 284 CALIPER INCHES			

TREE MITIGATION CALCULATION				
12 - 23 INCH DBH PROTECTED TREES TO BE REMOVED				
Protected Trees (1"	:1" Mitigation Ratio)			
Tree #	DBH			
T6	18			
T7	14			
T22	17			
T28	12			
T33	12			
T35	16			
T42	14			
T48	14			
T51	12			
T56	12			
T58	20			
T64	14			
T67	21			
T68	18			
T70	18			
T71	16			
T72	12			
T75	12			
T76	12			
T77	14			
T78	14			
T80	12			
T85	14			
T86	12			
T87	12			
T88	12			
T102	12			
T103	12			
T104	12			
T105	14			
T107	12			
TOTAL CALIPER INCHES REMOVED	436 CALIPER INCHES			

<u>LEGEND</u>

- X PROTECTED TREE
- * SPECIMEN TREE

TOTAL CALIFER INCITES REIVIC	204 67	204 CALIFER INCITES		TOTAL CALIFER INCIDES REIVIOVED	
	 P	ROPOSED TREE	CALCULATIONS		
ORDINANCE	REQUIRED FROM OR	DINANCE EX	CESS OF ORDINANCE	TOTAL INCHES T	OWARD MITIGATION
Interior Landscape	(31x3)/2 = 46.5 inches (fr	om required)	31+4=35 inches	81.	5 inches
Perimeter Landscape	(72X3)/2=108 inches (fro	m required) 7	'2 + (88x4) =424 inches	53	2 inches
Non-vehicular Landscape	(29x3)/2= 43.5 inches (fr	om required)	29 + (9x4) =65 inches	108	.5 inches
				Total: 722 inches P	Proposed (720 Required)

NOTE: ALL PROPOSED TREES SHALL BE 4" CALIPER TREES TO MEET MITIGATION REPLACEMENT REQUIREMENTS.

- NOTE:
- . REFER TO LP101 FOR LANDSCAPE PLANTING PLAN. 2. REFER TO LP501 FOR LANDSCAPE NOTES AND
- **DETAILS.** 3. SURVEY PROVIDED BY WINDROSE LAND
- SURVEYING DATED 01/17/2022. 4. TREE SPECIES AND HEALTH CONDUCTED BY

LANGAN ON 07/06/2022.

8/9/2022 REVISED PER CITY COMMENTS Description Signature JAYNE SPECTOR, RLA TEXAS LIC. NO. 3031

Revisions



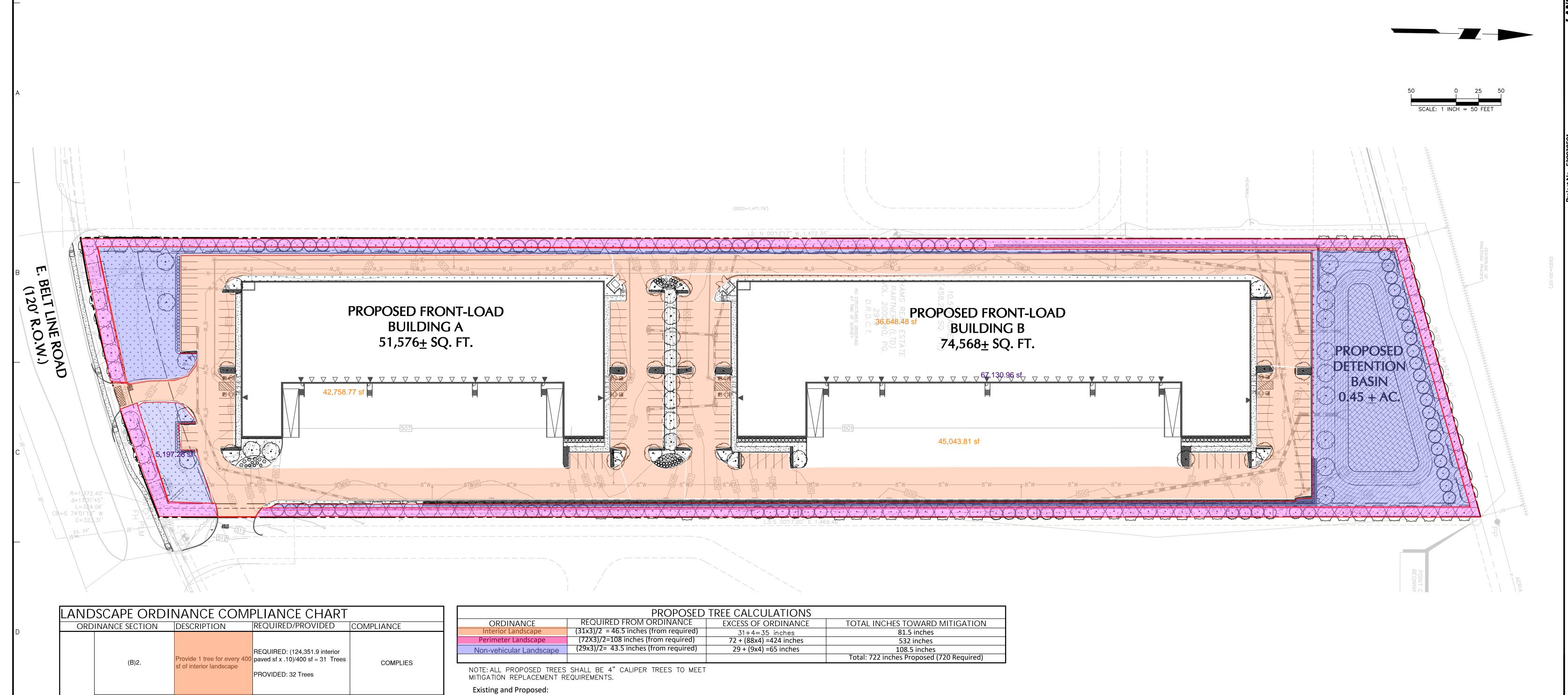
8951 Cypress Waters Blvd, Suite 150 Dallas, TX 75019 Date T:817.328.3200

BLP E BELT LINE ROAD **DEVELOPMENT** PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI

TREE REMOVAL **PLAN**

520038501 LD101 07/15/2022 Drawn By Checked By

www.langan.com TBPE FIRM REG. #F-13709 DALLAS COUNTY



LANDSCAPE ORDINANCE COMPLIANCE CHART						
ORD	INANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE		
12-34-8	(B)2.	Provide 1 tree for every 400 sf of interior landscape	REQUIRED: (124,351.9 interior paved sf x .10)/400 sf = 31 Trees PROVIDED: 32 Trees	COMPLIES		
	(C)1.	parking, shall be separated	REQUIRED: 15' Buffer ROW PROVIDED: 15' Buffer along ROW and 10' Buffer around rest of site boundry	COMPLIES		
	(C)3.	Provide 1 tree for every 50 LF of site perimeter	REQUIRED: 3,586/50 = 72 Trees PROVIDED: 160 Trees	COMPLIES		
12-34-9	(A)	the feature landscape shall be located in the required	PROVIDED: 3.03 AC (28.8%)	COMPLIES		
	(E)		REQUIRED: 72,310 SF /2,500 SF= 29 Trees PROVIDED:38 Trees	COMPLIES		

- O Perimeter Landscaping: 3,586 Lf.ft. required 3,586 Lf.ft. provided
- Trees: # 72 required # 160 provided o Interior Landscaping: 12,435 sq. ft. required 20,025 sq. ft. provided
- Trees # 31 required # 32 provided
- o Non-vehicular Landscaping: <u>72,310</u> sq. ft. required <u>72,310</u> sq. ft. provided ■ Trees # <u>29</u> required # <u>38</u> provided
- O Percentage of Total Site Area devoted to landscaping: 29 % Required: 117,345 sf Proposed: 124,935 sf

- NOTE: 1. REFER TO LD101 FOR TREE REMOVAL PLAN
- 2. REFER TO LP101 FOR LANDSCAPE PLANTING PLAN.
- 3. REFER TO LP501 FOR LANDSCAPE NOTES AND **DETAILS**
- 4. ALL LANDSCAPE AREAS TO BE IRRIGATED.

REVISED PER CITY COMMENTS 8/9/2022 Date Description Signature JAYNE SPECTOR, RLA TEXAS Revisions

LANGAN Langan Engineering and Environmental Services, Inc.

8951 Cypress Waters Blvd, Suite 150 Dallas, TX 75019 Date T:817.328.3200

TBPE FIRM REG. #F-13709

www.langan.com

DEVELOPMENT PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI **COPPELL**

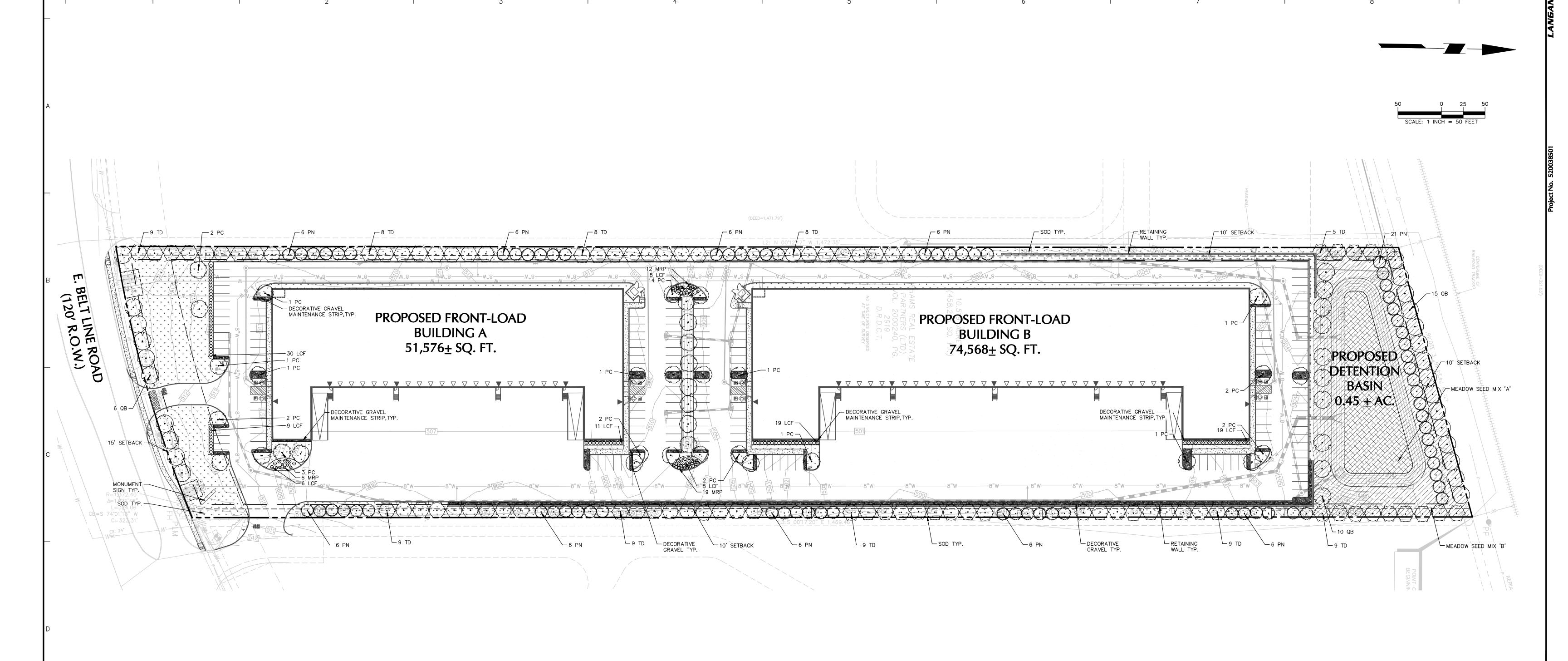
DALLAS COUNTY

BLP E BELT LINE ROAD COMPLIANCE LANDSCAPE PLAN

520038501 LP100 08/02/2022 DH/DT Checked By

TEXAS

rawing Title



PLANT SCHEDULE

KEY QTY BOTANICAL / COMMON NAME SIZE ROOT <u>REMARKS</u> PISTACIA CHINENSIS / CHINESE PISTACHE 4" CAL. B&B 4" CAL. B&B PINUS NIGRA / AUSTRIAN PINE QUERCUS BUCKLEYI / TEXAS RED OAK 4" CAL. B&B 4" CAL. B&B TAXODIUM DISTICHUM / BALD CYPRESS <u>REMARKS</u> BOTANICAL / COMMON NAME LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE 5 GAL. 2' H MINIMUM CONTAINER MYRICA PUSSILA / DWARF WAX MYRTLE 5 GAL. CONTAINER 2' H MINIMUM

Existing and Proposed:

- o Perimeter Landscaping: 3,586 Lf.ft. required 3,586 Lf.ft. provided
- Trees: #<u>72</u> required #<u>160</u> provided o Interior Landscaping: 12,435 sq. ft. required 20,025 sq. ft. provided
- Trees # 31 required # 32 provided
 Non-vehicular Landscaping: 72,310 sq. ft. required 72,310 sq. ft. provided
 - Trees # 29 required # 38 provided
- O Percentage of Total Site Area devoted to landscaping: 29 % Required: 117,345 sf Proposed: 124,935 sf

NOTE:

- 1. REFER TO LD101 FOR TREE REMOVAL PLAN
- 2. REFER TO LP100 FOR COMPLIANCE LANDSCAPE
- 3. REFER TO LP501 FOR LANDSCAPE NOTES AND **DETAILS**
- 4. ALL LANDSCAPE AREAS TO BE IRRIGATED.

LANGAN Langan Engineering and Environmental Services, Inc.

8951 Cypress Waters Blvd, Suite 150 Dallas, TX 75019

TBPE FIRM REG. #F-13709

DEVELOPMENT PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI **COPPELL**

BLP E BELT LINE ROAD

LANDSCAPE PLANTING PLAN

rawing Title

520038501 LP101 07/15/2022 DH/DT Checked By

8/9/2022 REVISED PER CITY COMMENTS Date Description

Revisions

Date T:817.328.3200 Signature JAYNE SPECTOR, RLA TEXAS LIC. NO. 3031

www.langan.com DALLAS COUNTY

Date: 8/9/2022 Time: 14:31 User: dturcich Style Table: Langan.stb Layout: LP101 Document Code: 520038501-0501-LP101-0101

GENERAL LANDSCAPE PLANTING NOTES

- 1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
- ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND THE EMANATION OF DUST.
- 3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER. 4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH GUIDELINES AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HABIT OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND INSECT INFESTATION.
- 5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE SAME SPECIES AND SPECIFIED AS THE SAME SIZE SHOULD BE SIMILAR IN SHAPE, COLOR AND HABIT. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HABIT OF THAT SPECIES.
- 6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
- 7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH A WRITTEN PROPOSAL FOR USE OF AN EQUIVALENT MATERIAL.
- 8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS, FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR IN THE FINAL PLACEMENT OF ALL PLANT MATERIAL AND LOCATION OF PLANTING BEDS TO ENSURE COMPLIANCE WITH DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
- 9. THE LANDSCAPE ARCHITECT MAY REVIEW PLANT MATERIALS AT THE SITE, BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO FURTHER REVIEW PLANT MATERIALS FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEM, INSECTS, INJURIES, AND LATENT DEFECTS, AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIALS IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
- 10. DELIVERY, STORAGE, AND HANDLING

 A. PACKAGED MATERIALS: PACKAGED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE.

 B. TREES AND SHRUBS: THE CONTRACTOR SHALL PROVIDE TREES AND SHRUBS DUE FOR THE GROWING SEASON FOR WHICH THEY WILL BE PLANTED. DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. DO NOT BEND OR BIND—TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DAMAGE BARK, BREAK BRANCHES, OR DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY OR HANDLING. ALL PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL
 BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOTBALL WRAPPING AND BINDING MATERIAL MADE OF SYNTHETICS OR PLASTICS
 SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE
 BASKET AROUND THE ROOT BALL, THE WIRE BASKET SHALL BE CUT AND FOLDED DOWN 8 INCHES INTO THE PLANTING HOLE.
- WITH CONTAINER GROWN STOCK, THE CUNTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE COTTINGOST THE SURFACE IN TWO LOCATIONS.

 THE CONTRACTOR SHALL HAVE TREES AND SHRUBS DELIVERED TO SITE AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.
- 11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINE GRADED AREA SHOULD BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
- 12. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS, NOTES AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
- 13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE BY THE OWNER. PLANT MATERIAL FOUND TO BE UNHEALTHY, DYING OR DEAD DURING THIS PERIOD, SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER. 14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF OFF-SITE ANY ACCUMULATED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
- 15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24—HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR AS REQUIRED BY SITE AND WEATHER CONDITIONS TO MAINTAIN VIGOROUS AND HEALTHY PLANT
- 16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS. 17. AFTER PLANT IS PLACED IN TREE PIT LOCATION, ALL TWINE HOLDING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND THE BURLAP SHOULD BE PULLED DOWN SO 1/3 OF THE ROOT BALL IS EXPOSED. SYNTHETIC BURLAP SHOULD BE COMPLETELY REMOVED AFTER INSTALLATION.
- 18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING THE BASE OF THE TRUNK ABOVE THE ROOT COLLAR.
- 19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN AND GRASSES, OR IRRIGATION WORK. 20. FOR ANY DISCREPANCIES BETWEEN THE PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN. 21. PLANT MATERIALS SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
- 22. ALL PLANT INSTALLATIONS SHALL BE COMPLETED EITHER BETWEEN APRIL 1 JUNE 15 OR AUGUST 15 NOVEMBER 1, UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEDING NOTES.

LANDSCAPE MAINTENANCE NOTES

- 1. MAINTENANCE OPERATIONS DURING CONSTRUCTION AND BEFORE APPROVAL:
- A. PLANT CARE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEANS, BEPAIRING AND RESIAPING WATER RINGS OR SALICERS MAINTAINING STAKES AND GIVE AS ORIGINALLY INSTALLED. WATERING WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION. C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL
- D. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE AND POSITION, PLANTING SAUCER RESTORED AND DEAD MATERIAL REMOVED. STAKES AND WIRES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER IT BECOMES APPARENT AND WEATHER AND SEASON PERMIT.
- E. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME REPLACEMENTS ARE MADE OR EXISTING PLANTS ARE DEEMED ACCEPTABLE BY THE LANDSCAPE ARCHITECT.
- F. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- G. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE. H. AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.
- A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
- B. WATER TO KEEP SURFACE SOIL MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LIMING, FERTILIZING AND RE-SEDING; MOW TO 2 1/2 - 3 INCHES AFTER GRASS REACHES 3 1/2 INCHES IN HEIGHT, AND MOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER

MEADOW SEED MIX:

- 1. MEADOW SEED MIX A NATIVE AMERICAN SEED ITEM #2804 "MIDWAY MIX"
- 1. SEED AT A RATE OF 1 LBS./ 1000 SF OF 100% PURE LIVE SEED.
- 2. MEADOW SEED MIX B NATIVE AMERICAN SEED ITEM #2808 "DAM SLOPE MIX"
 - 1. SEED AT A RATE OF 20 LBS/ACRE OF 100% PURE LIVE SEED. IF SEEDING BETWEEN SEPTEMBER-FEBRUARY, ADD CEREAL RYE GRAIN AT 50% OF PUBLISHED RATE (100 LBS CEREAL RYE GRAIN PER 20 LBS OF MEADOW SEED MIX.)

MEADOW SEEDING NOTES:

- SEEDING SHALL TAKE PLACE IN THE SPRING (MAR 1 TO MAY 15) OR THE FALL (AUGUST 15 TO OCTOBER 1) ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD—SPECTRUM NON—SELECTIVE
- HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.

 3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.

 4. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.
- MEADOW WEED CONTROL / MAINTENANCE
- 1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW MEADOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW
- MIX MAY BE DAMAGED.

 2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.

PLANTING SOIL SPECIFICATIONS

1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS. 2. PLANTING SOIL:

REUSE SURFACE SOILS STOCKPILED ON SITE, VERIFYING COMPLIANCE WITH PLANTING SOIL AND TOPSOIL CRITERIA IN THIS SPECIFICATION THROUGH TESTING. CLEAN SURFACE SOIL OF ALL ROOTS, PLANTS, SOD, AND GRAVEL OVER 1" IN DIAMETER AND DELETERIOUS MATERIALS. IF ON—SITE SOILS ARE TO BE USED FOR PROPOSED PLANTING, THE CONTRACTOR SHALL DEMONSTRATE, HROUGH SOIL TESTING, THAT ON—SITE SOILS MEET THE SAME CRITERIA AS INDICATED IN NOTES PLANS AND SPECIFICATIONS. 4" DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, MARSHES OR CONTAMINATED SITES. CONTRACTOR SHALL TEST SOILS AND FURNISH SAMPLES UPON REQUEST. PACKAGED MATERIALS SHALL BE UNOPENED BAGS OR CONTAINERS, EACH BEARING A NAME, GUARANTEE, AND TRADEMARK OF THE PRODUCER, MATERIAL COMPOSITION, MANUFACTURER'S CERTIFIED ANALYSIS, AND THE WEIGHT OF THE MATERIALS. SOIL OR AMENDMENT MATERIALS SHALL BE STORED ON SITE TEMPORARILY IN STOCKPILES PRIOR TO PLACEMENT AND SHALL BE PROTECTED FROM INTRUSION OF CONTAMINANTS AND EROSION. AFTER MIXING, SOIL MATERIALS SHALL BE COVERED WITH A TARPAULIN UNTIL TIME OF ACTUAL USE. ALL PLANTING SOILS SHALL BE SUBMITTED FOR TESTING TO THE STATE COOPERATIVE EXTENSION SERVICE, OR APPROVED EQUAL, PRIOR TO DELIVERY TO THE SITE. CONTRACTOR SHALL FURNISH SOIL SAMPLES AND SOIL TEST RESULTS TO LANDSCAPE ARCHITECT OR OWNER AT A RATE OF ONE SAMPLE PER 500 CUBIC YARDS TO ENSURE CONSISTENCY ACROSS THE TOTAL VOLUME OF PLANTING SOIL REQUIRED. TEST RESULTS SHALL EVALUATE FOR ALL CRITERIA LISTED IN THIS SPECIFICATION. IF TESTING AGENCY DETERMINES THAT THE SOILS ARE DEFICIENT IN ANY MANNER AND MAY BE CORRECTED BY ADDING AMENDMENTS, THE CONTRACTOR SHALL FOLLOW STATED RECOMMENDATIONS FOR SOIL IMPROVEMENT AND FURNISH SUBMITTALS FOR ALL AMENDMENTS PRIOR TO DELIVERY OF SOIL TO THE PROJECT SITE.

A. THE FOLLOWING TESTING SHOULD BE PERFORMED AND RESULTS GIVEN TO THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE NSTALLATION: a. Particle size analysis — loamy sand: 60—75% sand, 25—40% silt, and 5—15% clay

G. FARTILLY ANALYSIS: pH (5.5-6.5), SOLUBLE SALTS (LESS THAN 2 MMHO/CM), NITRATE, PHOSPHATE, POTASSIUM, CALCIUM AND MAGNESIUM

C. ORGANIC MATTER CONTENT: 2.5-5% IN NATIVE SOILS; UP TO 10% IN AMENDED SOILS

d. TOXIC SUBSTANCE ANALYSIS

e. MATERIAL DRAINAGE RATE: 60% PASSING IN 2 MINUTES, 40% RETAINED

f. NOT MORE THAN 1% OF MATERIAL SHALL BE RETAINED BY A #4 SIEVE

5. <u>SOIL AMENDMENT FOR PLANT MATERIAL;</u>
IF SOIL ORGANIC CONTENT IS INADEQUATE, SOIL SHALL BE AMENDED WITH COMPOST OR ACCEPTABLE, WEED FREE, ORGANIC
MATTER. ORGANIC AMENDMENT SHALL BE WELL COMPOSTED, PH RANGE OF 6-8; MOISTURE CONTENT 35-55% BY WEIGHT 100% ASSING THROUGH 1" SIEVE; SOLUBLE SALT CONTENT LESS THAN 0.5 MM HOS/CM; MEETING ALL APPLICABLE ENVIRONMENTAL

- A. ORGANIC MATTER AS A SOIL AMENDMENT: LEAF MOLD WITH 60-90% ORGANIC CONTENT BY WEIGHT. SHREDDED LEAF LITTER, COMPOSTED FOR A MINIMUM OF 1 YR. SHOULD BE FREE OF DEBRIS, STONES OVER 1/2", WOOD CHIPS OVER 1". B. SOIL IN BEDS AND PLANTING ISLANDS OTHER THAN BACKFILL MATERIAL AND TOPSOIL, SHOULD BE FRIABLE, WELL DRAINED, AND FREE OF DEBRIS, INCLUDING STONES AND TRASH.
- a. GROUND LIMESTONE (WITH A MIN. OF 88% OF CALCIUM AND MAGNESIUM CARBONATES) USED PENDING RESULTS OF SOIL - BRING pH LEVELS TO 5.5 MIN. TO 6.5 FOR NON-ERICACEOUS PLANTS
 - BRING pH LEVELS TO 4.5 MIN. TO 5.5 FOR ERICACEOUS PLANTS b. TERRA-SORB BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.

c. MYCOR-ROOT SAVER BY 'PLANT HEALTH CARE' 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES.

- 4. WHERE PLANTING AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH AND, AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER WHICH TOPSOIL AND PLANTING SOILS WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
- 5. <u>CLEAN SOIL FILL IN LANDSCAPE AREAS:</u>
 LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF LESS THAN 2% AND A PH BETWEEN 5 7. 6. <u>SOIL PLACEMENT:</u>
 A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12")
- MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY—SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE
- B. SCARIFY AND/OR TILL COMPACTED SUBSOILS TO A MINIMUM DEPTH OF 6 INCHES. THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO THE SUBSOIL PRIOR TO PLACING PLANTING SOIL AT THE DEPTHS INDICATED ABOVE. PLANTING SOIL SHALL BE PLACED IN 12-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND FINISH GRADES HAVE BEEN ACHIEVED. NO SOILS SHALL BE PLACED IN A FROZEN OR MUDDY CONDITION. C. PLANTING SOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
- SOIL CONDITIONING:

 A. ADJUST PH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER PH USING ELEMENTAL SULFUR ONLY, PEAT MOSS OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL ONLY BE USED PENDING RESULTS OF SOIL ANALYSIS. PROVIDE WITH MINIMUM 88% CALCIUM AND MAGNESIUM CARBONATES AND SHALL HAVE TOTAL 100% PASSING THE 10 MESH SIEVE, MINIMUM 90% PASSING 20 MESH SIEVE, AND
- B. ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- C. <u>SOIL MODIFICATIONS (PENDING RESULTS OF SOIL ANALYSIS):</u>

 a. THOROUGHLY TILL ORGANIC MATTER (LEAF COMPOST) INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.0. PEAT MOSS MAY NOT BE USED AS ORGANIC MATTER AMENDMENT. b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE INFS

c. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

LAWN (SOD) SPECIFICATIONS

- 1. SOD IS TO BE A BERMUDAGRASS (CYNODON DACTYLON) OR MATCH EXISTING. SOD IS TO BE INDIGENOUS TO THE AREA AND BE FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE. 2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPSOILED, FINE GRADED, RAKED, WATERED LIGHTLY, AND FERTILIZED WITH A STARTER FERTILIZER.
- 3. ALL STONES GREATER THAN 1/2" DIAMETER SHALL BE REMOVED.
- 4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAYED OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.

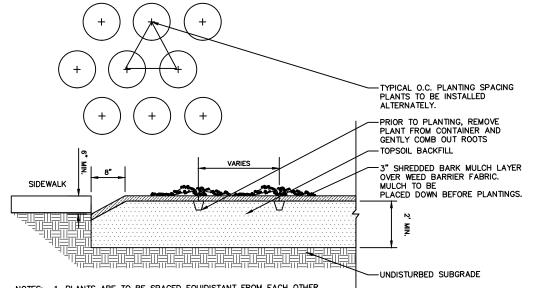
SPECIFIED ARBOR-TIE GREEN (OR WHITE) STAKING AND GUYING MATERIAL IS TO BE FLAT WOVEN POLYPROPYLENE

 $2\frac{1}{2}$ " x $2\frac{1}{2}$ " x 8' CEDAR OR PRESSURE TREATED STAKES

(2 PER TREE) FOR TREES 3" CALIPER OR LESS

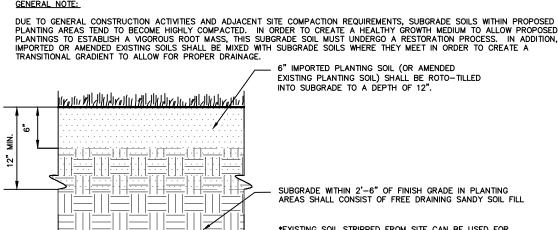
MATERIAL * WIDE, 900 LB. BREAKING STRENGTH. ARBOR-TIE SHALL BE FASTENED TO STAKES IN A MANNER WHICH PERMITS SOME TREE MOVEMENT AND SUPPORTS THE TREE.

5. SOD IS TO BE WATERED PER LOCAL RECOMMENDATIONS AT A RATE TO ENSURE ROOT MASS MENDS WITH SOIL. AFTER THIS HAS OCCURED, NORMAL WATERING SHALL BE PERFORMED. 6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.



REFER TO LANDSCAPE PLAN FOR SPACING OF INDIVIDUAL PLANTS.
 REMOVE ALL WIRE, PLASTIC, TAGS OR SYNTHETIC MATERIAL FROM PLANTS PRIOR TO PLANTING.

\GROUNDCOVER/ PERENNIAL PLANTING



*EXISTING SOIL STRIPPED FROM SITE CAN BE USED FOR PLANTING SOIL UPON APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT. CONTRACTOR SHALL REFER TO PLANTING SOIL SPECIFICATIONS FOR REQUIRED

PLANTING SOIL WITHIN AREAS OF CUT OR RAISED GRADE

EXISTING SOIL IN ALL PROPOSED PLANTING AREAS SHAL BE ROTO-TILLED TO A DEPTH OF 12" (EXCLUDING TREE PROTECTION AREAS) AND AMENDED IN ACCORDANCE WITH PLANTING SOIL SPECIFICATIONS. EXISTING SOIL WITHIN TREE PROTECTION AREAS SHALL BE LOOSENED AND AMENDED BY NON—MECHANICAL METHODS, PROTECTING ROOT MASS AGAINST DAMAGE.

PLANTING SOIL WITHIN AREAS OF UNCHANGED GRADE

- 1. CONTRACTOR IS RESPONSIBLE TO SEND SAMPLES OF EXISTING SOILS INTENDED FOR USE IN PLANTING AREAS (1
- PER 500 CY.) TO TESTING LABORATORY OR UNIVERSITY COOPERATIVE EXTENSION FOR TESTING. ALL TESTING COSTS ARE AT THE CONTRACTOR'S EXPENSE. 2. RECYCLED CRUSHED CONCRETE AND ASPHALT MILLINGS SHALL NOT BE PLACED WITHIN 2'-6" OF FINISH GRADE IN
- 3. IMPORTED FILL SHALL CONTAIN NO CONTAMINATION IN EXCEEDENCE OF THE APPLICABLE STATE ENVIRONMENTAL STANDARDS AND MEET THE ENVIRONMENTAL REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF COMPLIANCE PRIOR TO DELIVERY OF ANY FILL TO THE SITE. 4. CONTRACTOR TO LIGHTLY COMPACT ALL PLACED PLANTING SOILS AND RAISE GRADES ACCORDINGLY TO ALLOW FOR FUTURE SETTLEMENT OF PLANTING SOILS (TYP.)
- 5. NO STONES, WOOD CHIPS, OR DEBRIS LARGER THAN 1/2" SHALL BE ACCEPTABLE WITHIN PLANTING AREAS.

- PLANTING SOIL AS SPECIFIED

WITHIN DECORATIVE GRAVEL AREA.

- SET TOP OF ROOTBALL FLUSH TO GRADE OR 25-50mm (1-2") HIGHER IN SLOWLY DRAINING SOILS.

NON-BIODEGRADABLE MATERIAL

- 100mm (4") HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL.

- TAMP SOIL AROUND ROOT BALL BASE

SET ROOT BALL ON UNEXCAVATED

DECIDUOUS TREE PLANTING

FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL AND ALL

- IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET

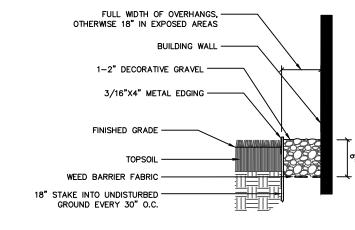
IN FOUR PLACES AND FOLD DOWN 200mm (8") INTO

NTS

FOLD ENDS OF ARBOR TIE BACK. SECURE TO STAKE WITH 1" LONG GALVANIZED ROOFING NAILS OR USE KNOT

- CENTRAL LEADER SHALL NOT BE CUT OR DAMAGED

- 3" SHREDDED BARK MULCH LAYER OVER WEED BARRIER FABRIC. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. REFER TO DETAIL NUMBER TWO ABOVE FOR TREE



ORNAMENTAL TREE PLANTING

1/4"x4" STEEL EDGING -

PLANTING SOIL AS SPECIFIED

STEEL EDGING

3" SHREDDED BARK MULCH-

4" HIGH EARTH SACUER — BEYOND EDGE OF ROOT BALL

LAYER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK

FINISHED GRADE -

LANDSCAPE STEEL EDGE IS REQUIRED BETWEEN GRAVEL AND LAWN.
DO NOT INSTALL STEEL EDGE BETWEEN PLANTING AREA AND CONCRETE.
GRAVEL TO BE INSTALLED WHERE PLANTINGS OR LAWN MEET BUILDING

NOTES: GRAVEL TO BE INSTALLED WHERE PLANTINGS OR LAWN MEET BUILDING WALLS AND UNDER BUILDING OVERHANGS WHERE SHOWN ON THE LANDSCAPE PLANS. **DECORATIVE GRAVEL MAINTENANCE STRIP**

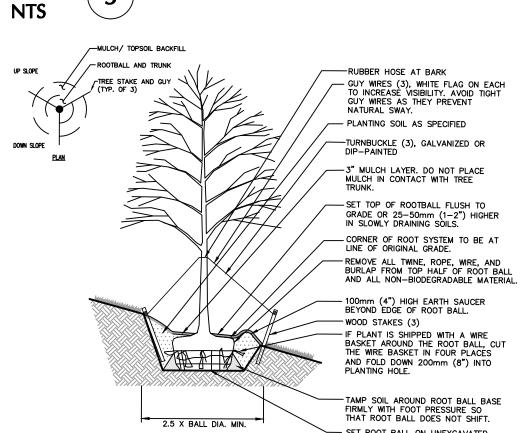
FIF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR

—TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT

-SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL

PLACES AND FOLD DOWN 8" INTO PLANTING HOLE

OR 1-2" HIGHER IN SLOWLY DRAINED SOILS



DECIDUOUS TREE PLANTING ON SLOPE

IRRIGATION NOTES:

THE IRRIGATION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF THE IRRIGATION INSTALLATION PLAN AND CUT-SHEETS FOR ALL COMPONENTS FOR REVIEW AND APPROVAL BY THE PROJECT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE IRRIGATION INSTALLATION PLAN SHALL BE COMPLETE WITH ZONE DESIGNATIONS AND WATER USAGE IN GALLONS PER MINUTE PER ZONE, RUN TIME SCHEDULE, LEGEND OF COMPONENTS AND PLAN GRAPHICS WITH QUANTITIES, MINIMUM SYSTEM REQUIREMENTS INCLUDING STATIC PRESSURE AT THE WATER CONNECTION POINT, ESTIMATED WATER BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF BUDGET, CONSTRUCTION DETAILS AND IRRIGATION NOTES. THE PLAN SHALL ALSO INCLUDE LOCATIONS OF ALL PROPOSED SLEEVES AND THEIR SIZES, LOCATIONS OF ALL LATERAL LINE SIZE STEP—DOWNS WITH SIZE INDICATIONS, LOCATION OF ALL SOIL MOISTURE SENSORS, CONTROLLER, VALVES AND ALL OTHER COMPONENTS NECESSARY FOR THE SYSTEMS OPERATION.

2. LANDSCAPE AREAS SHALL BE IRRIGATED WITH POP—UP SPRAY AND ROTARY IRRIGATION HEADS IN SUFFICIENT DENSITY TO COVER THE ENTRE AREA.

3. CONTRACTOR TO AVOID DISTURBANCE OF EXISTING PLANT MATERIAL WHEN LOCATING VALVES AND PIPE LINES. ANY PLANT MATERIAL DAMAGED AS A RESULT OF IRRIGATION INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.

4. ALL EXCAVATION MATERIAL SHALL BE PLACED BACK IN TRENCHES.

5. ALL DISTURBED LANDSCAPE AND PAVED AREAS SHALL BE RESTORED TO THE CONDITION FOUND PRIOR TO START OF INSTALLATION.

6. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS

6. DEPTH OF TRENCHES SHALL BE SUFFICIENT OR PROVIDE A MINIMUM COVER ABOVE THE TOP OF PIPE AS FOLLOWS: - 18" OVER NON-PRESSURE LATERAL LINES UNDER PAVING - 18" OVER CONTROL WIRES

 18" OVER MAIN LINE - 24" OVER MAIN LINE UNDER PAVING
THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF THE PLUMBING TIE-INS, SLEEVES UNDER PAVEMENTS (AS NECESSARY), AND CONTROL DEVICES WITH THE GENERAL CONTRACTOR, OWNER, AND OWNER'S REPRESENTATIVE. CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH EXISTING AND PROPOSED UTILITIES, SITE DRAINAGE SYSTEMS, AND PAVING. CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S REPRESENTATIVE SHOULD ANY UTILITIES, NOT SHOWN ON THE PLANS, BE FOUND DURING INSTALLATION WORK.

WATERPROOF ALL WIRE CONNECTORS USING 3M 'DBY' WATERPROOF CONNECTORS OR EQUIVALENT. DRAIN VALVES ARE TO BE PROVIDED AT SUFFICIENT INTERVALS TO PROVIDE COMPLETE DRAINAGE OF 11. DRAIN VALVES AND TO BE TROUBLEST TO BE TROUBLEST.

ALL PIPING.

12. COORDINATE THE LOCATION OF CONTROLS, IRRIGATION CONTROLLER, AND SOIL MOISTURE SENSORS WITH THE PROJECT MEP AND OWNER PRIOR TO INSTALLATION.

13. IRRIGATION CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO IRRIGATION DESIGN WHERE REQUIRED TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS, AS DESIGNATED ON THIS PLAN.

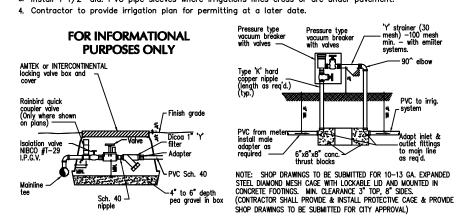
14. INSTALLATION MUST COMPLY WITH ALL LOCAL CODES AND CONDITIONS.

15. ALL IRRIGATION WORK SHALL BE GUARANTEED FOR 1 YEAR AFTER COMPLETION OF ALL WORK.

16. CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS—BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO CONTRACTOR TO PROVIDE THREE (3) COPIES OF AS-BUILTS, SERVICE MANUALS AND INSTRUCTIONS TO THE OWNER OR OWNERS REPRESENTATIVE.

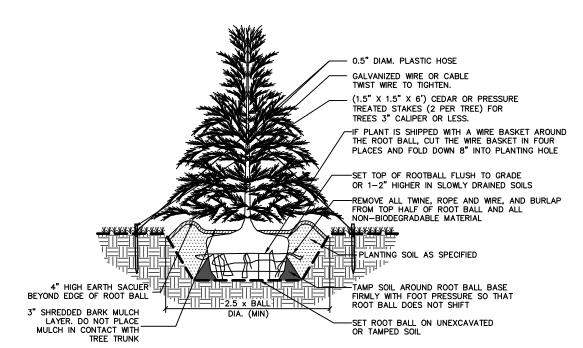
17. ALL SPRINKLER HEADS SHALL BE SET BACK 4" MINIMUM FROM BACK OF ALL CURBS. 18. CONTRACTOR MAY SUBMIT ALTERNATE EQUIVALENT MATERIALS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE OR PROJECT LANDSCAPE ARCHITECT.

1. Contractor to provide design drawings for approval prior to installation 2. Irrigation to extend from property lines to back of city sidewalks and / or curbs. 3. Install 1 1/2" dia. PVC pipe sleeves where irrigations lines cross or are under pavement.



 NTS
 REG-FIL
 NTS
 VA

 8 VALVE, REGULATOR, & FILTER
 9 PRESSURE TYPE VACUUM BRKR.



6 EVERGREEN TREE PLANTING

NTS

- SET ROOT BALL ON UNEXCAVATED

LANGAN Environmental Services, Inc

BLP E BELT LINE ROAD **DEVELOPMENT**

LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI

LANDSCAPE NOTES AND DETAILS

520038501 07/20/2022 rawn By hecked By

Drawing No. _P501

8/4/2022 REVISED PER CITY COMMENTS Date Description

Revisions

Signature JAYNE SPECTOR, RLA TEXAS 07/20/2022 ▮ T:817.328.3200 LIC. NO. 3031

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DALLAS COUNTY

TEXAS

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