

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED. CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO

INSTALLATION OF TOPSOIL AND SOD. FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION

PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE. TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE

WATERED THOROUGHLY DURING INSTALLATION PROCESS.

INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1. HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN 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

Required

street frontage bufferyard 4,864 - 770 drives = 4,094 s.f. 4,103 s.f. remaining bufferyard - 12,770 s.f.

S. Freeport Parkway: 324' -24 -24 = 7 trees

North Prop Line: 242' = 5 trees East Prop Line: 615.35' = 13 trees

South Prop Line: 410' = 9 trees

screening

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

26,411 s.f. of parking area

Required 2,641 s.f.

7 trees

OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space. 50% of the open space shall be in the front yard. One tree shall be provided for every 2500 s.f. of open space

Required 18,023 s.f. (15%)

9,011 s.f. (50%)

7 trees

PLANT SCHED QTY LABEL CO —110 DBH

AP

CP

SCIENTIFIC NAME	SIZE	NOTES
Pinus eldarica	3" cal.	12' ht., 4' spread, full to base
Pistachia chinensis 'Keith Davey'	3" cal.	12' ht., 4' spread
Ulmus parvifolia 'UPMTF'	3" cal.	12' ht., 4' spread
Quercus shumardii	3" cal.	12' ht., 4' spread
llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
lllex x 'Nellie R. Stevens'	20 gal.	full, 7' o.c.
Cynodon dactylon		
	Pinus eldarica Pistachia chinensis 'Keith Davey' Ulmus parvifolia 'UPMTF' Quercus shumardii Ilex cornuta ' Burford Nana' Illex x 'Nellie R. Stevens'	Pinus eldarica3" cal.Pistachia chinensis 'Keith Davey'3" cal.Ulmus parvifolia 'UPMTF'3" cal.Quercus shumardii3" cal.Ilex cornuta ' Burford Nana' Illex x 'Nellie R. Stevens'5 gal. 20 gal.

Bermuda Solid Sod

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.

LANDSCAPE NOTES

LANDSCAPE WORK.

OF ANY CONFLICTS.

CURBING.

INSTALLATION AS SHOWN.

SETTLEMENT AND ENSURE PROPER DRAINAGE.

SHRUBS SHALL BE PLANTED PER DETAILS.

SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

LANDSCAPE EDGING.

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR

NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY

LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS

INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE

GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP

PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER

FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE

IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE

LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A

CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: 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

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.

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH,

FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED

RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED

RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE. THE CONTRACTOR SHALL

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL

Provided

46,699 s.f. 7 trees

1 existing trees, 4 proposed trees

3 proposed trees, existing trees

existing trees screening provided

Provided 2,910 s.f. 7 trees

Provided 40,451 s.f. 7,216 s.f. of developable and non developable area; 4,510 developable

area existing trees

LANDSCAPE PLAN

(N

M

GRAPHIC SCALE 60 FFF

Scale 1"=30' - 0"

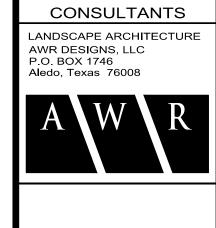
Γ<u>Γ</u> • • ΓĽ`

-- ≶ Ú V V гΩ υΨ . Φ ဖစ

бО







GPF

Architects

509 W. BETHEL ROAD

SUITE 100 COPPELL, TEXAS 75019 TEL: (972) 824-7966

LLC



Δ οσ σ× ω⊢ S D

REVISIONS	BY
*	
*	
*	
*	
*	
*	
*	
*	

