Exhibit C

PLANTING LEGEND

STIMBUL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						_
ILNS	Ilex 'Nellie R. Stevens'	Nellie R. Stevens Holly	3" cal., 12'-14' h.	Per plan	35	
-QUMU	Quercus muehlenbergii	Chinquapin Oak	3" cal., 12'-14' h.	Per plan	18	
QUVI	Quercus virginiana	Live Oak	3" cal., 12'-14' h.	Per plan	15	
ULCR	Ulmus crassifolia	Cedar Elm	3" cal., 12'-14' h.	Per plan	15	

OTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY

	SHRUBS	SHRUBS								
\odot	MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont. min.	4' o.c.	131	24" high at planting			

TURF AND SEED							
	85.45.5	Cynodon dactylon	Common Bermuda Grass	Sod			
	* * *		Native grass seed mix (TBD)	Hydromulch			

LANDSCAPE CALCULATIONS - LEWISVILLE

PERIMETER LANDSCAPE STRIP AREA:

4 TREES (1 TREE PER 500 SF)

PARKING SPACES:

0 SPACES (ALL PARKING SPACES OUTSIDE CITY OF LEWISVILLE)

PARKING TREES REQUIRED: PARKING TREES PROVIDED:

0 TREES (1 TREE PER 15 SPACES)
0 TREES

TOTAL PARKING LOT AREA:

LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:

7,530 SF (DRIVE AISLE ONLY) 602 SF (8% OF PARKING AREA/DRIVE AISLE) 2,630 SF (34,9% OF PARKING AREA/DRIVE AISLE)

LANDSCAPE CALCULATIONS - COPPELL

TOTAL SITE AREA (COPPELL PORTION ONLY): 106,368 SF

INTERIOR LANDSCAPE AREA REQUIRED: 10.637 SF (10% OF GROSS SITE AREA)

INTERIOR LANDSCAPE AREA PROVIDED: 28,111 SF (26.4%)

PERIMETER LANDSCAPE PERIMETER LENGTH:

29 TREES (1 TREE PER 50 LF) TREES REQUIRED

47 TREES (EXISTING) + 48 TREES (PROPOSED)

NON-VEHICULAR OPEN SPACE SUBJECT AREA, MINUS FOOTPRINT:

106,368 - 0 = 106,368 SF 15,955 SF (15% OF LOT, EXCLUDING BUILDING FOOTPRINT) 16,021 SF (15.1%) OPEN SPACE PROVIDED:

7 TREES (1 TREE PER 2.500 SF) TREES REQUIRED:

BUFFER LENGTH OF PARKING (WEST SIDE):

7 TREES (1 TREE PER 50 LF) TREES REQUIRED

TREES PROVIDED:

NOTE: THERE IS NO FRONT YARD AREA ON PORTION OF PROPERTY WITHIN CITY OF COPPELL.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE, (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

 BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL HANDSCAPE AREAS ARE WITHIN 4-0.1" OF INSING FORMS SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURE AREA AND PLANTING
- RED PREPARATION.

 CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL ANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOLI, WILL BE RECEIC, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOLI, AMENDMENTS TO BE ADDED (BASED ON A SOLI TEST, PER SPECIFICATIONS), AND THE INSING FAGRES TO BE ESTABLISHED.

 ENSUBE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURPACES.

 AFTER INSTALLING SOLI AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ROBER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOLI SURFACES.

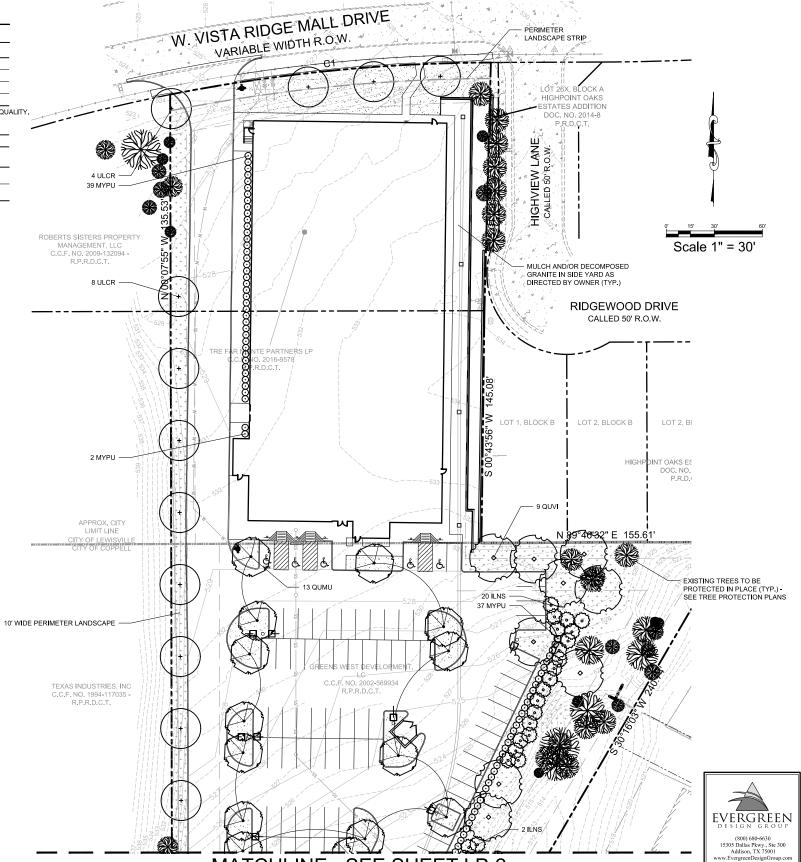
- GROUNDLOVER MAILERNS) SMALL TARE PRECEDENCE.

 NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE

 ARCHITECT, IP SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE

 ARCHITECT IN WRITING (VIA PROPER CHANNELS).

 THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT.
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT.
 THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNERCOWNER'S REPRESENTATIVE TO INSPECT, AND
 APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSTIE, REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS
 FOR SUBMITTALS.
 THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER.
 REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL
 ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



MATCHLINE - SEE SHEET LP-2

MULCHES

AFTER ALL PLANTING IS COMPLETE CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS, AND AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY

FEATHERS SMASH LOT 1, BLOCK A FEATHERS SMASH ADDITION 2.44 ACRES - ZONED: PD-298 HC (COPPELL) 1.33 ACRES - ZONED: LI (LEWISVILLE) CITY OF COPPELL CITY OF LEWISVILLE DENTON COUNTY, TEXAS



FEATHERS SMASH
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
2.44 ACRES - ZONED: PD-298 HC (COPPELL)
1.33 ACRES - ZONED: LI (LEWISVILLE)
CITIES OF COPPELL AND LEWISVILLE
DENTON COUNTY, TEXAS



DRAWN: LML

DATE: 03/18/2019

HEI #: 18-133

SHEET NO: LP-1

Exhibit C PLANTING SPECIFICATIONS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
 SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE. SIZE AND NATURE MAY BE
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE. SIZE AND NATURE MAY BE
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VAIL ON INVESTEY AND E. LORAL CERTIFICATE ISSUED BY
 THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE
 APPLICATOR LICENSE ISSUED BY THERE THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS
 STRUCTURAL PEST CONTROL BOARD.
 B. SCOPE OF WORK.
- COPE OF WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION, AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND JOR SHOWN ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE, LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING, JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY EDEPARL, STATE AND LOCAL LATHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

 THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

- ALL MANUFACTURED PRODUCTS SHALL BE NEW.
 CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
 1. FURNISH MURSERY-CROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI 260;1-2014. PROVIDE WELL-SHAPED, FULL BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR
- CLIMACTIC CONDITIONS. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS
- SHAPED ROOTS).

 TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND, BARE-ROOT TREES ARE NOT ACCEPTABLE.

 ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE MIMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, VEWN FOR ETHER SOLE JUDGES AS TO THE ACCEPTABLITY OF PLANT MATERIAL. ALL TREES SHALL BE STREAM FOR THE ACCEPTED IT HE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABLITY OF PLANT MATERIAL. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. THE EXPLIPED HE CANDAGED THE STREAM FOR THE ST

- LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFFER PLANTING.

 AFFER PLANTING.

 CALIPER MEASURETHS FOR STANDARO (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS. SIX INCHES CALIPER, AND TWELVE INCHES AND THE PLANTING THE SHALL BE AS THE PLANTING SIX INCHES AND THE PLANTING THE SHALL BE TOR TREES WEED TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE OF TREES EXCEEDING FOUR INCHES IN CALIPER, AND TWELVE INCHES AND THE PLANTING THE SHALL BE CALCIULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.

 ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SIGN LACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

 SOP. PROVIDE WELL-ROOTED SOO OF THE VARIETY MOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF ANY TO "T. EACH PALLET OF SOD SHALL BE CACCOMPANIED BY A CERTIFICATIVE FROM SUPPLIER STATING THE COMPOSITION OF THE SOO.)

 PERCENTAGES OF PURITY GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A CERTIFICATION FROM THE SEED.
- COMPOSITION OF THE SEED.

 TOPSOIL: SANDY TO CLAY JOAM TOPSOIL, FREE OF STONES LARGER THAN Y: INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

 COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8:

 MOISTURE CONTENT 35 TO 35 PERCENT BY WEIGHT: 100 PERCENT PASSING THROUGH 34-INCH SIEVE:

 SOLUBLE SALT CONTENT OF 5 TO 100 ECISIEMENSM: NOT EXCEEDING 3.5 PERCENT INSET COMMANIANAT AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE 1955.
- USED.
 FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOLE TESTING AGENCY (SEE BELOW), MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 TREE STAKING AND GUIYING

 1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUIY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0,106 INCH.

- 2. DIMETER:
 DIMETER:
 DIMETER:
 DIMETER:
 STRAP CHAFFING GUARD. REINFORCED NYLON OR CANNACAT LEAST-1-1/2 INCH WIDE, WITH
 GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 STEEL EDDING: PROFESSIONAL STEEL EDDING, 14 GAUGE THICK X 4 INCHES MIDE, FACTORY PAINTED DARK
 GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 PRE-EMERGENT HERBICIDES: ANY GRANULAS, NON-STAINING PRE-EMERGENT HERBICIDES THAT IS LABELED
 FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES
 SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATE.

METHODS

- PREPARATION
 BEFORE STATTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL
 LANDSCAPE AREAS ARE WITHIN +4.0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE
 OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 SOIL TESTING:
- ANDSCAPE AREAS ARE WITHIN 1-0.1 OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE WOMER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

 OIL TATER FINISH GRADES HAVE BEEN ESTABLISHED CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECTS LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6° DEPTH. IF NO SAMPLE LOCATIONS FOR TESTING.

 LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE LOCATIONS FROM LATRICES ON LITER SOIL SAMPLES FOR WARD STABLE SOIL TAKEN FROM BETWEEN THE SOIL SURFACE. AND 6° DEPTH. IF NO SAMPLE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.

 THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.

 SALT (CED., LIME SOIL MADSORPTION RATTO (SAR) AND BEROPHOLOTIONS OF MATER CONTENT, SALT (CED., LIME SOIL MADSORPTION RATTO (SAR) AND BEROPHOLOTIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURE, AND NATIVE SEED AS WELL AS PREP LAWIT FERTILIZES APPROACH FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURE, AND NATIVE SEED AS WELL AS PREP LAWIT FERTILIZES APPLICATIONS AND RECOMMENDATIONS FOR ANY THE CONTRACTOR SHALL SOIL AND FOR LONG-TERM MAINTENANCE.

 THE ESTABLISHMENT PERTILIZED FOR THE SOIL REPORT FRECOMMENDATIONS. BITHER NORCESS ONLY, THE SOIL OF REPORT HE SOIL REPORT THE SOIL SUBMENTS AND FERTILIZES PROFORT.

 FOR SIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:

 NORCESSO OR DECREASE, SHALL SID SUBMITION TO THE OWN OF SOIL BY MEANS OF ROTTOTILLING AFTER CROSS-RIPPING.

 NOTOTILLING AFTER CROSS-RIPPING.

 NOTOTILLI

- S.F.

 **CLAY BUSTER* OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE
 TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
 8" OF SOLID BY MEANS OR ROTOTULING AFTER (ROOS-RIPPIN)
 NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU YDS. PER 1,000 S.F.
 12-12-12 FERTULZER (OR SIMILA, ORGANIC, SLOW RELEAS): 10 LBS, PER CU, YD.

 **CLAY BUSTER* OR EQUAL USE MANUFACTURER'S RECOMMENDED RATE
 BON SIU PHATE 2 I BS. PER CU YD.
- III. "CLAY BUSTER" OR FOUAL. USE MANUFACTURER'S RECOMMENDED RATE

 IF INDO SUPHATE 2 LBS , PER CU. YD.

 IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE
 FINAL ELEVATION OF THE SOIL SUPFACE (NOT TOP OF MULCH), AS INDICATED ON THE GRADING PLANS,

 BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH
 GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0-0: "OF FINISH GRADE SEE SPECIFICATIONS
 FOR MORE DETAILED INSTRUCTION ON TUPF AREA AND FLANTING BED PREPARATION.
 CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT

 AREA SHALL HAVE POSITIVE DAWNER OF A SHALL PROBLEM OF THE MEMBERS OF THE MINISH AND SPECIFICATION OF THE PROPROFILED THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING
 SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
 SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING
 POTENTIAL
- SHALL BE REGRADED TO BLEND IN WITH THE SURNOUNDING GRADES AND ELIMINATE FORDOTTS POTENTIAL.

 THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING NITO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, FER SPECIFICATIONS), AND THE FINISH OF A SOIL TEST, FER SPECIFICATIONS, AND THE FINISH OF THE PRINSH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3° BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19° AWAY FROM THE WALKS.

 ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1° BELOW THE FINISH GRADE.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL, AMENDMENTS, IS 1'DELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1'S MAY FROM THE WALK GRADING PLANS.
 f. SHOULD ANY CONFLICTS ANDOR DISCREPANCIES ANDS ENTEWENT THE GRADING PLANS, GOTTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY SHAND SUCH TIEMS TO THE ATTENTION OF THE LANDSCAPE
 6. ONCE SOIL PREFABACITIES OF CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1"REMAINING IN THE TOP 6" OF SOIL.

- SUBMITTALS

 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE
 ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMEN
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE
 PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOLE TEST RESULTS AND PEPRAPATION
 RECOMMENDATIONS FROM THE TESTING LAD (INCLUDING COMPOST AND FERTILIZER RAVES AND
 TYPES, AND OTHER AMENDMENTS FOR TREESHRUB, TURF, AND SEED AREAS AS MAY BE
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH
- AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE
 ITEM BEING CONSIDERED.

- ITEM BEING CONSIDERED.

 GENERAL PLANTING

 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.

 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.

 3. TERN-CHING NEAR EXISTING TREES:

 a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (GRZ) OF EXISTING TREES. AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE GRZ IS DEFINED AS A CHECKLAR AREA EXTRINING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS ERAGE AT THE TRUNK).

 B. ALL EXCENSION WITHIN THE CRES SHALL BY SHALL EXERCISE ALL POSSIBLE CARE AND CREATER AS THE STATE OF THE AVERAGE GRADE AT THE TRUNK).

 - GRADE AT THE TRUNK,
 ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE
 EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 ALTER ALIGNMENT OF PIET OF AVIOLIT TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHERE
 TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER
 SUCH ROOTS. WARD EXPOSED ROOTS WITH SEVERAL LAYERS OF BURILAP AND KEEP MOIST.
 CLOSE ALL TRENCHES WITHIN THE CANOPY ORIP LINES WITHIN 24 HOURS.
 ALL SEVERED ROOTS SHALL BE HAND PRINCED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY,
 DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

 TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.

 SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

 FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GRIDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A "1 LAVER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.

 INSTALL THE TREE ON UNDISTURED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO SHIRL BY AND THE SURROUNDING GRADE.

- OUT FROM THE ROOTBALL,

 A INSTALL THE TREE ON UNIOSITURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.

 BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1° DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REGUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR MPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL OPES)

 REES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES)

 REES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES)

 RESTAM STAKES (BEYON) THE MINIMUMS ISSTED BELOW, WILL BE EET TO THE CHARDSON OF THE CONTRACTOR SHALL STAKES (BEYON) THE MINIMUMS ISSTED BELOW, WILL BE EET TO THE CHARDSON OF THE STAKES (BEYON) THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

 a 1-2-2 TREES

 THOS STAKES (BEYON) THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

 a 1-2-2 TREES

 THOS STAKES SEY THOS STAKES PER TREE

 D 2-172-4 TREES

 THOS STAKES SEY THAT SHALL THE TREE.

 THERE STAKES PER TREE

 AND THE STAKES SEY THEE

 THERE STAKES PER TREE

 MULTI-TRUNK TREES

 THREE STAKES PER TREE

 MULTI-TRUNK TREES

 THERE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABLIZE THE TREE.

 SHOULD FIND THE POLLOWING GUIDELINES.

 SHOULD FIND THE POLLOWING CONTROLL THE PLANT MATERING BASIN AROUND THE TREE.

 COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

 SHOULD FIND THE PLANTING HOUSE THE PLANTING THE PLANTING THE PLANTING THE PLANTING HELD THE PLANTING THE PLANTING HELD THE PLANTING HELD THE PLANTING THE PLANTING HELD THE PLA

- RECOMMENDATIONS.
 WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- DOING
 SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 LAY TSOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 LAY THE SOD TO FORMA SOLID MASS WITH THEHTY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD
 STRIPS DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 ROLL THE SOT DO ENDINGE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE S
 ROMULCHIMIS
 TURE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

 a. WINTER MIX (OCTOBER 1 - MARCH 31)
 50# CELLULOSE FIBER MULCH
 2# UNHULED BERMUND A SEED
 15# 15-15-15 WATER SOLUBLE FERTILIZER

 b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 50# CELLULOSE FIBER MULCH
 2# HULLED BERMUND A SEED
 15# 15-15-15 WATER SOLUBLE FERTILIZER

 SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:

 a. CENTRAL SEED SOLUBLE FERTILIZER

 50# CELLULOSE FIBER MULCH
 15# 15-15-15 WATER SOLUBLE FERTILIZER

 SEED SHE SEED SEED SEED SHALL BE AS FOLLOWS:

 A. CENTRAL SEED SHALL BE AS FOLLOWS:

 SEED SHE SEED SHE SEED SHALL BE AS FOLLOWS:

 SEED SHE SEED SHE SEED SHALL BE AS FOLLOWS:

 SEED SHE SEED SHE SEED SHALL BE SEED SHALL BE SEED SHE SEED SHE SEED SHALL BE SEED S
- MULCH

 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND
- TREE RINGS.
 DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES,
 EXCEPT AS IMAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND
 CURBS SHALL NOT PROTIQUE BADO'L THE RINB'S SURFACE OF THE WALKS AND CURBS. MULCH
 COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 AND THE STRUCTURE WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- AN UP

 LIANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS
 IN A NEAT, ORDERLY CONDITION.

 BISPOSED LEGALE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS
 IN A NEAT, ORDERLY CONDITION.

 BISPOSED LEGALE PROPER ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

 BISPOSED LEGALE PROPERTY AND EXPLOSED AS A SITE OF THE PROJECT SITE.

 BISPOSED LEGALE PROPERTY AND EXPLOSED AS A SITE OF THE PROJECT SITE CLEAN.

 FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR

 SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

 WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE

 LANDSCAPE CONTRACTOR SHALL EPELACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS

 SATISFACTION WITHIN 24 HOURS.

 THE LANDSCAPE OF MAINTENANCE PERFORM WILL NOT COMMENCE LINTIL THE LANDSCAPE WORK HAS
- SATISFACTION WITHIN 24 HOURS.

 THE LANDSAGE HANTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSAGE WORK HAS BEEN REFINEDED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

 SCAPE MAINTENANCE
- GUARANTEE PERIODS WILL COMMENCE.

 LANDSCAPE MAINTENANCE

 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN
 ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE
 OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING
 ACTIONS (AS APPROPRIATE). PROPER PRUNING, RESTAND OF TREES, RESEITING OF PLANTS THAT
 HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT
 GERMINATED WELL, TREATING FOR INSCITS AND DISEASES, REPLACEMENT OF MULCI, HEADWOAT
 ITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND
 HE APPORPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN
 THE IRRIGATION SYSTEM IN PRODER WORKMOR GROBER, WITH SCHEDULING ADJUSTMENTS BY SEASON
 THE RINGATOR SYSTEM IN PRODER WORKMOR GROBER, WITH SCHEDULING ADJUSTMENTS BY SEASON
 SEEDEN AND SEEDEN AND SCHEDULING SCHEDULING ADJUSTMENTS BY SEASON
- TO MAXIMIZE WATER CONSERVATION.

 SHOULD SEEDD ANDIOR SODED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM,
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING
 A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

 TO ACHIEVE RINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

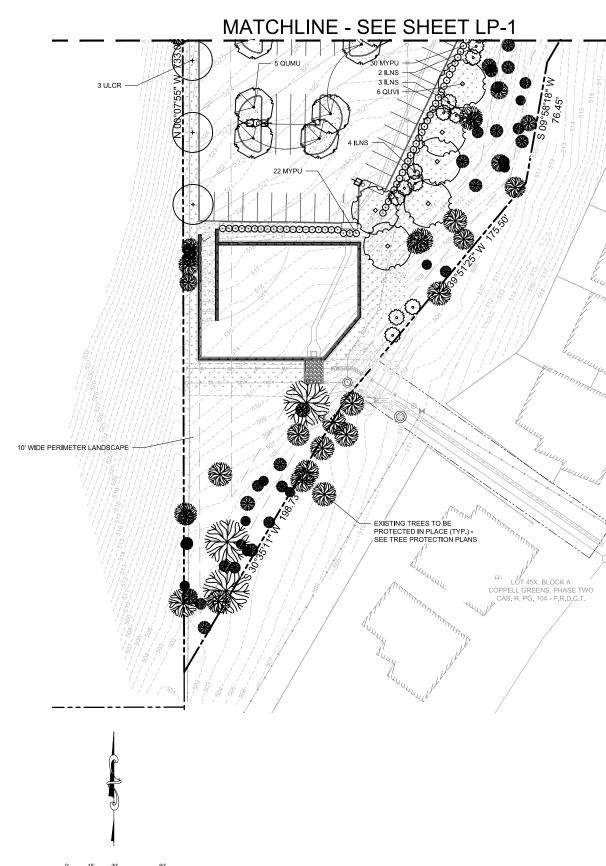
 a. THE LANDSCAFE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

 SOURCE ADMINISTRATION OF THE PRIOR OF THE PRIOR TO FINAL ACCEPTANCE.

 INCHES BEFORE FIRST MOWING. HOROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LANGEST THAN THEVEL SOURCE INCHES MUST BE RESODDED OR RESECDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- NEATLY MOVED.

 WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS.

 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNALS, SOD.
 SEEDEDHYOROMIL CHEO AREAS, AND BRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE
 DATE OF THE OWNERS FINAL ACCEPTANCE (80 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL
 REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE
 IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE
 CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH
 CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS,
 PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK, A
 RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE
 DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/SULTANT DRAWING MARKUPS.



Scale 1" = 30'



FEATHERS SMASH
LOT 1, BLOCK A
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
2.44 ACRES - ZONED: PD-298 HC (COPPELL)
1.33 ACRES - ZONED: LI (LEWISVILLE)
CITIES OF COPPELL AND LEWISVILLE
DENTON COUNTY, TEXAS

LANDSCAPE PLAN AND SPECIFICATIONS



EVERGREEN

15305 Dallas Pkwy., Ste 300 Addison, TX 75001

FEATHERS SMASH LOT 1, BLOCK A

FEATHERS SMASH ADDITION 2.44 ACRES - ZONED: PD-298 HC (COPPELL)

1.33 ACRES - ZONED: LI (LEWISVILLE)

CITY OF COPPELL CITY OF LEWISVILLE

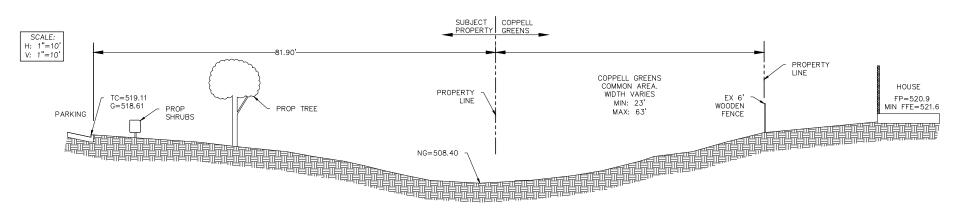
DENTON COUNTY, TEXAS

DRAWN: LML DATE: 03/18/2019

HEI #: 18-133

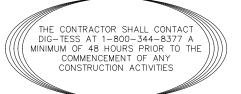
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SECTION A-A



SECTION B-B





GRADING NOTE

THE FINISHED PAD ELEVATIONS FOR THE EXISTING RESIDENCES WERE OBTAINED FROM THE COPPELL GREENS PHASE TWO RECORD DRAWINGS PREPARED BY DOWDEY, ANDERSON & ASSOCIATES, INC. AND DATED 8/27/1999.

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.

PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 11/11/2019

FEATHERS SMASH
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
2.44 ACRES - ZONED: PD-298 HC (COPPELL)
1.33 ACRES - ZONED: LI (LEWISVILLE)
CITY OF COPPELL
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

ENGINEERING, INC.
1BPE FIRM REGISTRATION NO. F-8440
972-906-9985 FAX



FEATHERS SMASH
LOT 1, BLOCK A
FEATHERS SMASH ADDITION
CITY OF LEWISVILLE
CITY OF COPPELL
DENTON COUNTY, TEXAS

GRADING SECTION

DRAWN: BSS

DATE: 03/18/2019 HEI #: 18-133

SHEET NO: C4.3