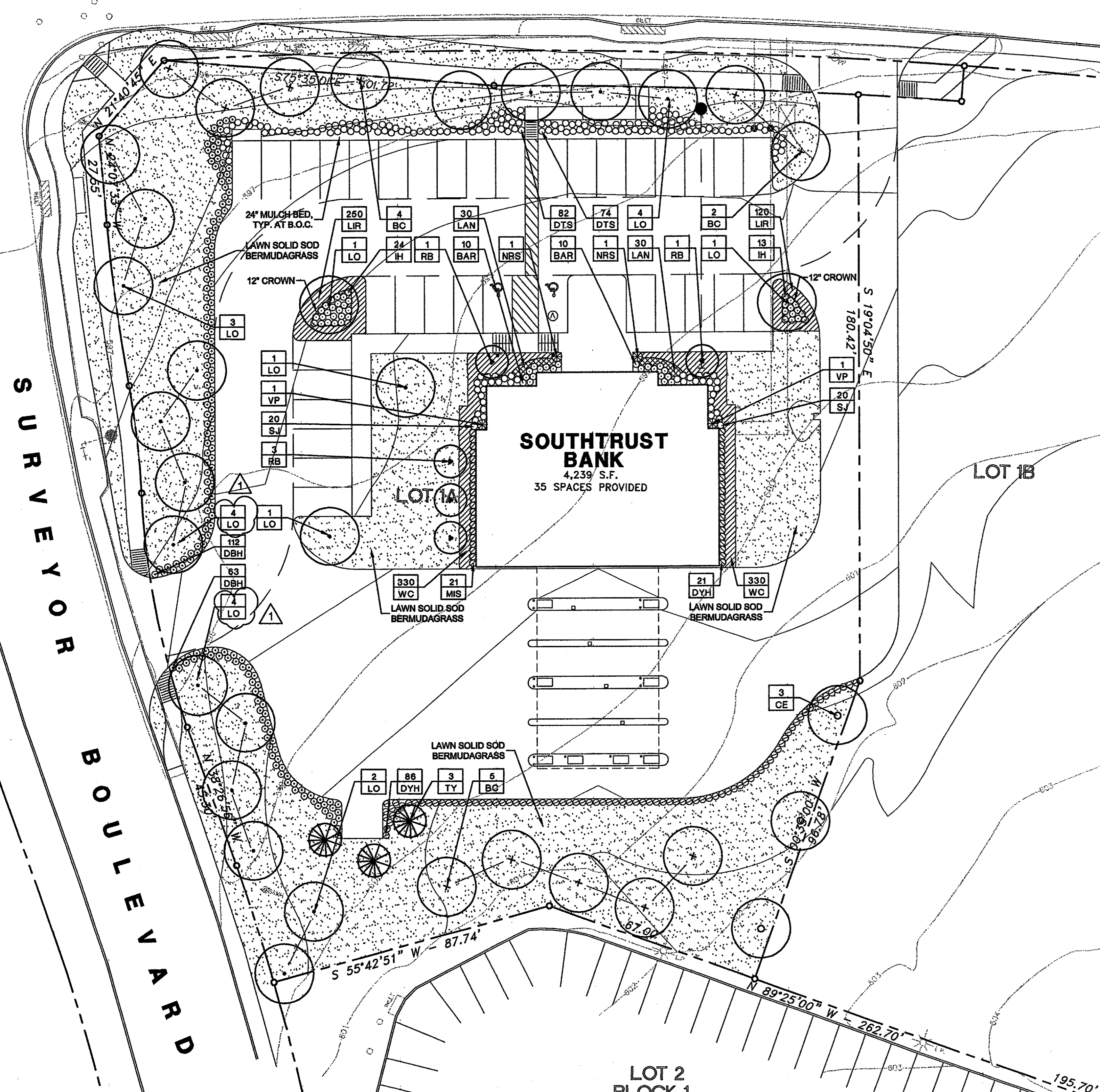


BELT LINE ROAD



SURVEYOR BOULEVARD

LOT 2
BLOCK 1
BELT LINE - SURVEYOR VILLAGE
VOLUME 98023, PAGE 31
MAP RECORDS OF DALLAS COUNTY, TEXAS

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 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.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours 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.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn. ADD ALTERNATE.
- Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- 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.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, clearing and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LEGEND

SYMBOL	PLANT TYPE
BAR	Crimson Pigmy Barbary
BC	Bald Cypress
CE	Cedar Elm
DBH	Dwarf Burford Holly
DTS	Dwarf Texas Sage
DYH	Dwarf Yaupon Holly
IH	Indian Hawthorne
LAN	Lantana
LG	Liriope Gigantea
LO	Live Oak
MIS	Miscanthus
NRS	Nellie R. Stevens Holly
RB	Redbud 'Oklahoma'
SJ	Sagegreen Juniper
TYH	Tree Yaupon Holly
VP	Variiegated Privet
WC	Wintercreeper

PLANT LIST

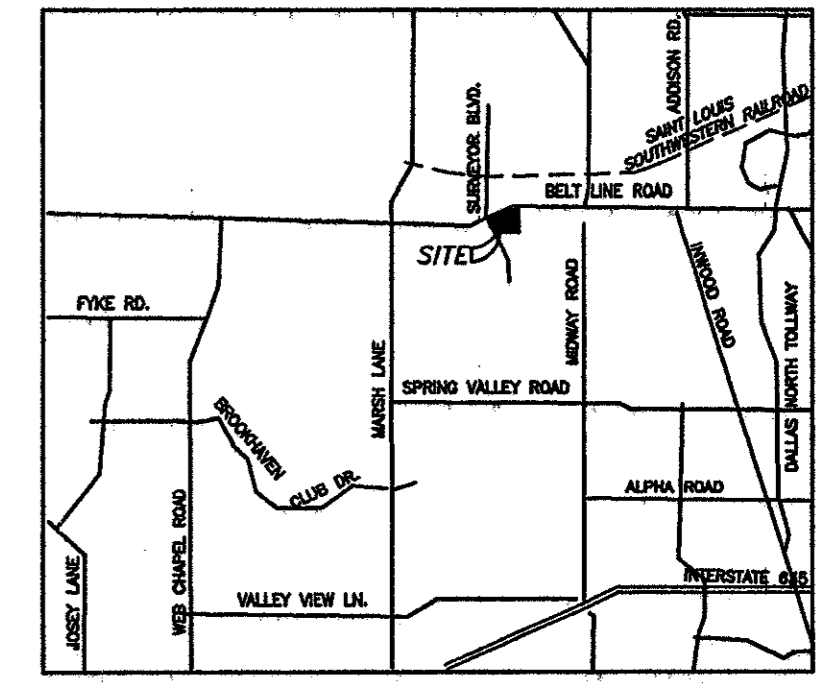
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<i>Cercis canadensis</i> 'Oklahoma'	Redbud 'Oklahoma'	5	3" cal.	B&B, 10' ht. min., 4' spread min.
<i>Ilex vomitoria</i>	Tree Yaupon Holly	3	8' ht.	B&B, multi-trunk, 4' spread, matching
<i>Quercus virginiana</i>	Live Oak	21	4" cal.	cont. 15' ht., 5' spread, 5' branching ht., matching, 3" cal. min.
<i>Taxodium distichum</i>	Bald Cypress	11	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht., matching
<i>Ulmus crassifolia</i>	Cedar Elm	3	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht.

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS/GROUND COVER	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Berberis thunbergii	Crimson Pigmy Barbary	Crimson Pigmy Barbary	20	3 gal.	cont. full, 24" spread, 18" o.c.
<i>Eucymia tortalis</i> 'Coccoloba'	Wintercreeper	Wintercreeper	650	4" pots	cont. (3) 12" runners min., 12" o.c.
<i>Ilex cornuta</i> 'Burfordii' Nasau'	Dwarf Burford Holly	Dwarf Burford Holly	175	5 gal.	cont. full, 20" spread, 24" o.c.
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly	Dwarf Yaupon Holly	107	5 gal.	cont. full, 20" spread, 24" o.c.
<i>Juripogon chinensis</i> 'Sea Green'	Sea Green Juniper	Sea Green Juniper	40	5 gal.	cont. full, 24" spread, 35" o.c.
<i>Lantana florida</i>	Texas Lantana	Texas Lantana	60	4" pots	cont. (3) 12" runners min., 12" o.c.
<i>Leucophyllum frutescens</i> 'Compassion'	Dwarf Texas Sage	Dwarf Texas Sage	158	5 gal.	cont. full, 24" spread, 24" o.c.
<i>Ligustrum lucidum</i> 'Variegata'	Variiegated Privet	Variiegated Privet	2	7 gal.	cont. full, 35" ht.
<i>Miscanthus sinensis</i> 'Gracillimus'	Miscanthus	Miscanthus	21	3 gal.	cont. full, 24" o.c., 18" ht.
<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne	Indian Hawthorne	37	5 gal.	cont. full, 20" spread, 24" o.c.
<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	Nellie R. Stevens Holly	370	4" pots	cont. full, 35" ht., 35" spread
<i>Liriope 'Gigantea'</i>	Liriope 'Gigantea'	Liriope 'Gigantea'	370	4" pots	cont. full top of cont. 12" o.c.
<i>Cynodon dactylon</i>	Common Bermudagrass	Common Bermudagrass			refer to notes

NOTE: 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.

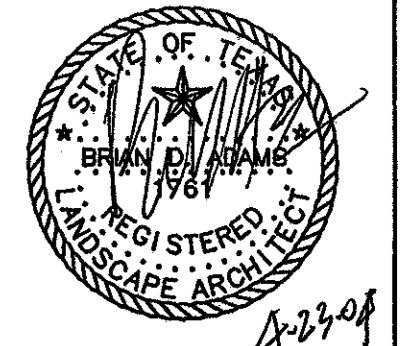
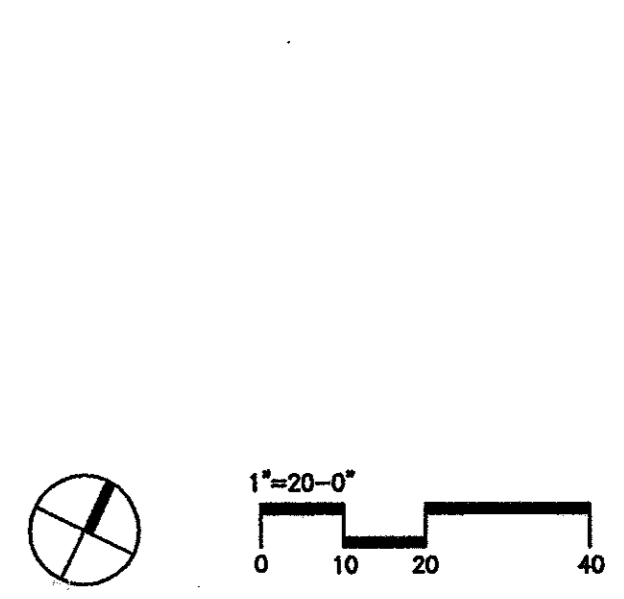
VICINITY MAP



LANDSCAPE TABULATIONS

REQUIREMENTS	PROVIDED
SITE REQUIREMENTS Requirements: 20% of gross site to be landscape Total Site: 56,107 s.f. Required: 11,221 s.f. (20%)	Provided: 22,656 s.f. (40%)
STREET FRONTAGE Requirements: 20' buffer along street frontage (1) tree 4" cal. per 20 L.F., (9) shrubs per 20 L.F.	
Belt Line Road: 204 L.F. Required: (10) trees, 4" cal. (80) shrubs, 5 gal.	Provided: (10) trees, 4" cal. (150) shrubs, 5 gal.
Surveyor Boulevard: 285 L.F. Required: (13) trees, 4" cal. (100) shrubs, 5 gal.	Provided: (13) trees, 4" cal. (160) shrubs, 5 gal.
PARKING LOT SCREEN Requirements: 20" ht., 3" o.c., double staggered row	Provided: 24" ht., 3" o.c. linear row

REQUIREMENTS	PROVIDED
PERIMETER LANDSCAPE Requirements: 5' wide buffer, (1) 4" cal. tree and (8) shrubs per 35 L.F.	
South Property Line: 154 L.F. Required: (5) trees, 4" cal. (35) shrubs, 5 gal.	Provided: (5) trees, 4" cal. (75) shrubs, 5 gal.
East Property Line: 96 L.F. Required: (3) trees, 4" cal. (24) shrubs, 5 gal.	Provided: (3) trees, 4" cal. (28) shrubs, 5 gal.
PARKING LOT - INTERIOR LANDSCAPE Requirement: 8% of the parking area must be landscape Parking lot: 13,963 s.f. Required: 1,080 s.f. (8%)	Provided: 1,051 s.f. (7.6%)
PARKING LOT Requirement: (1) tree per 10 regular spaces Total Parking: 35 spaces Required: (3) trees	Provided: (3) trees, 4" cal.



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0053
Fax 214.871.0545
Email smr@smr-tx.com

REV.	DATE	CITY COMMENTS	REMARKS
1	4.23.04		

LANDSCAPE PLAN

SOUTHTRUST BANK

BELT LINE - SURVEYOR VILLAGE ADDITION

TOWN OF ADDISON, TEXAS

LAWRENCE A. CATES & ASSOC., LLP		CONSULTING ENGINEERS	
14200 MIDWAY ROAD, SUITE 122		(972) 385-2272	
DALLAS, TEXAS		DALLAS, TEXAS	

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
M.S.	M.S.	02.23.04	1"=20'			L1.01