



BELTLINE ROAD
(variable width Right-of-Way)
G.W. FISHER SURVEY
ABSTRACT NO. 482

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.

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, cleaning 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 LIST

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	<i>Quercus shumardii</i>	Red Oak 'Shumard'	7	65 gal.	container grown, 13' ht. 6' sprd. min. 3.5" cal., min. 5" clear trunk 4" min
	<i>Lagerstroemia indica 'Lavender'</i>	Crepe Myrtle 'Lavender'	5	45 gal.	container grown, 3-5 cans, no cross caning, 4' sprd. min.
	<i>Taxodium ascendens</i>	Pond Cypress	6	65 gal.	container grown, 13' ht. min. 4' sprd. min. matching, 8' o.c.

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

SHRUBS/GROUNDCOVER

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
<i>Myrica pusilla</i>	Dwarf Wax Myrtle	183	30" ht.	container, full 24" sprd. 30" o.c.
<i>Salvia greggii 'Furman's Red'</i>	Salvia Greggii 'Furman's Red'	95	5 gal.	container, full 20" sprd. 24" o.c.
<i>Ophiopogon planiscapus 'Arabicus'</i>	Black Mondo Grass	625	4" pots	container, full plant, 12" o.c.
<i>Equisetum hymale</i>	Horsetail Reed	148	3 gal.	container, full plant, 6 seed min.
<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, 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.

PLANT LEGEND

SYMBOL	PLANT TYPE
RO	Red Oak 'Shumard'
CM	Crepe Myrtle 'Lavender'
PC	Pond Cypress
DWM	Dwarf Wax Myrtle
SAL	Salvia Greggii 'Furman's Red'
BMN	Black Mondo Grass

NOTE:
TREES WITHIN VISIBILITY TRIANGLES
TO BE PRUNED TO 6'-0" CLEAR TRUNK

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.

PLANTING NOTES

- Clearing of existing planting islands shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below:
 - All shrubs and existing groundcover shall be removed and discarded from the site within (24) hours of shrub removal.
- Backfill: All planting areas shall be backfilled with Sandy Loam as needed. It shall be without admixture of subsoil or slag and shall be free of stones, limbs, sticks, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.
- Prepared Soil Mix: Organic compost material shall be a mixture of 80% vegetative matter and 20% animal waste. Ingredients shall be a mix of coarse and fine textured material, vital earth, back to earth or approved equal.
- Mulch: Mulch shall be Double Shredded Hardwood Bark Mulch of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.
- Organic Fertilizer shall be FertiLaid, Maestro-Gro, Manafix, Sustain, Agrispin, bat guano or earthworm castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Prepare new planting beds by backfilling planting areas with 4"-6" of prepared soil mix and tilling to depth of four (4") inches.
- Apply organic fertilizer such as FertiLaid, Maestro-Gro, or Sustain @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.
- All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.

PEI WEI
4801 BELTLINE ROAD
ADDISON, TEXAS

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0093
Fax 214.871.0545
Email smr@smr4.com

BERNBAUM
AGADINI
4828 McKinney Avenue
#105, Dallas, TX 75205
Telephone 214.219.4828
Fax 214.621.8289

REVISION

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03109

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