

**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 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.

**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.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and 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.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

**HIGHWAY MIX LAWN NOTES**

- Installation of native grasses to be performed by hydro-seeding.
- Provide a hydromulch cap per Hydromulch Notes.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions.
- Install the following mix at the specified rate:
  - Sideoats Gramma 5 lbs / acre
  - Blue Gramma Grass 5 lbs / acre
  - Buffalo Grass 40 lbs / acre
  - Green Sprangletop 5 lbs / acre
  - Lovegrass 6 lbs / acre

**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					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
8	BC	Bald Cypress	Taxodium distichum	4" cal.	B&B, 15' ht., 5' spread min.
8	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 15' ht., 5' spread min.
12	HLO	High Rise Live Oak	Quercus virginiana 'High Rise'	4" cal.	B&B, 15' ht., 5' spread min.
5	RO	Red Oak 'Shumard'	Quercus shumardii	4" cal.	B&B, 15' ht., 5' spread min.

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
34	IH	Indian Hawthorne 'Clara'	Raphiolepis indica 'Clara'	5 gal.	container, full plant specimen
31	MFG	Mexican Feather Grass	Nasella tenuissima	5 gal.	container, full plant specimen
11	MIS	Miscanthus	Miscanthus sinensis 'Gracillimus'	5 gal.	container, full plant specimen
23	NRS6	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	6" ht.	container, full plant specimen
550	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	36" ht.	container, full plant specimen
11	SKYP	Skypendal Holly	Ilex ornata 'Skypendal'	10 gal.	container, full plant specimen
14	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp. 'Edward Goucher'	5 gal.	container, full plant specimen

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
101	LG	Giant Liriope	Liriope gigantea	1 gal.	container, full plant
583	WC	Wintercreeper Common Bermudagrass	Euvonymus fortunei coloratus Cynodon dactylon	4" pots	container, (3) 12" runners min. 12" o.c. 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. All trees to have straight trunks and be matching within varieties.

**LANDSCAPE TABULATIONS**

SITE REQUIREMENTS		
Requirements: 20% of gross site to be landscape		
Total Site: 47,668 s.f. (1.09 acres)	Required	Provided
9,533 s.f. (20%)	5,708 s.f. (13.4%)	/ ROW: 3,846 s.f. = 9,554 s.f.

STREET FRONTAGE		
Requirements: 20' buffer along street frontage including street ROW		
(1) tree 4" cal. per 30 l.f.	(8) shrubs per 20 l.f.	

WESTGROVE: 170.59 l.f.		
Required	Provided	
(6) trees, 4" cal.	(7) trees, 4" cal.	
(70) shrubs, 5 gal.	(165) shrubs, 5 gal.	

SOJOURN DRIVE: 259.75 l.f.		
Required	Provided	
(8) trees, 4" cal.	(8) trees, 4" cal.	
(104) shrubs, 5 gal.	(212) shrubs, 5 gal.	

PARKING LOT SCREEN		
Requirements: 36" ht., 3' o.c.,		
Provided:	36" ht., 2' o.c. double line row	

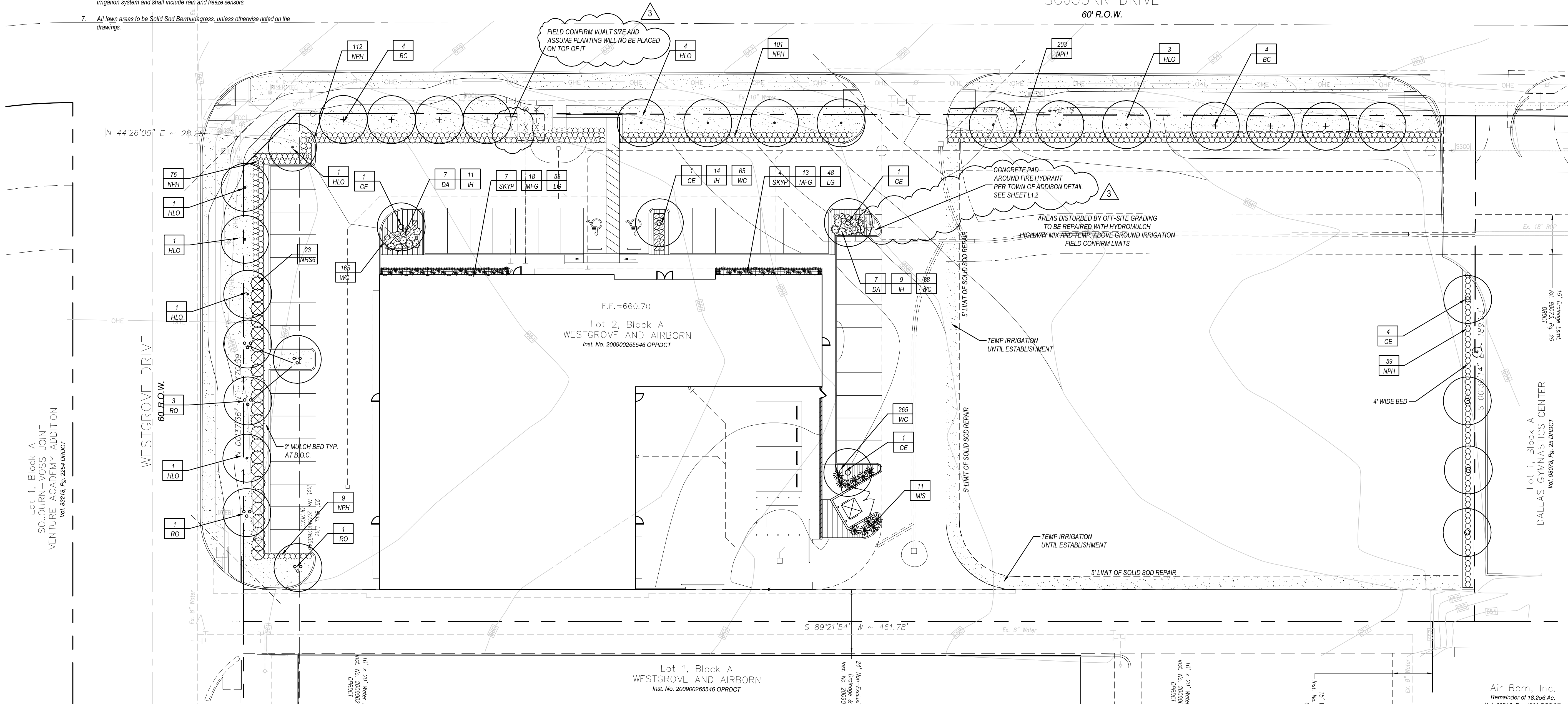
PARKING LOT - INTERIOR LANDSCAPE		
Requirement: 8% of the parking area must be landscape		
Parking lot: 14,098 s.f.		
Required:	Provided:	
1,127 s.f. (8%)	1,158 s.f. (8.2%)	

PARKING LOT		
Requirement: (1) tree per 10 regular spaces		
Total Parking: 42 spaces		
Required	Provided	
(4) trees	(6) trees, 4" cal.	

PARKING LOT PERIMETER LANDSCAPE		
Requirements: 5' wide buffer, (1) 4" cal. tree per 35 l.f. and (1) shrub per 3 l.f.		
Required	Provided	
(4) trees, 4" cal.	(4) tree, 4" cal.	
(42) shrubs, 5 gal.	(59) shrubs, 5 gal.	



architecture

9660 Audelia Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060

**KNIGHT SERVICES  
CORPORATE OFFICES &  
WAREHOUSE**  
4200 SOJOURN, ADDISON, TX

**2206**

1	10.03.16	SUP SUBMITTAL
2	12.29.16	REVISED SITE PLAN
3	01.19.17	TOWN COMMENTS
4		
5		
6		
7		
8		
9		



SHEET CONTENTS:  
**LANDSCAPE PLAN**

DATE: Dec. 29, 2016  
SHEET: **L1.1**



**01 LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

Air Born, Inc.  
Remainder of 18.256 Ac.  
Vol. 89216 Div. 1500 NADPDT

**smr**  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0083  
Fax 214.871.0545  
Email smr@smr4.com