

GENERAL LANDSCAPE NOTES

- For all relevant utilities refer to Civil Engineering documents for scope and location.
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) Specifications, Grades, and Standards.
- Plant material shall be selected only with Landscape Architect's approval.
- All plant substitutions are subject to approval by Landscape Architect and must be approved in advance of selection.
- Trees shall not be planted deeper than the base of the "trunk flare".
- Trees must be planted three feet (3') from back of curbs, sidewalks, utility lines, screening walls, and/or other structures.
- Trees shall not be watered to excess that results in soil saturation. If soil becomes saturated, the water schedule shall be adjusted to allow for drainage and absorption of the excess water.
- A 3" to 4" layer of mulch, shall be provided around the base of the planted trees. The mulch shall be pulled back 3" to 6" from the root flare of the tree.
- No person(s) or entity may use improper or malicious maintenance or pruning techniques which would likely lead to death of the tree.
- The owner, tenant, and/or other agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner. This shall include, but not limited to, pruning, fertilizing, watering, and other activities for the maintenance of landscape areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed, shall be replaced with plant material of similar size and variety with in 30 days unless otherwise approved in writing by the Landscape Architect. Replacement plant material shall be observed by the Owner's Appointed Representative at time of replacement.
- Landscape and open area shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to irrigate all landscape areas. Over spray on streets and walks is prohibited.
- All walkways shall meet ADA requirements.
- If information in the "General Landscape Notes" conflicts with the specifications, the specifications will prevail.
- Screening for solid waste collection and loading areas shall be the same as, or of equal quality to, principal building materials.
- Landscape Architect shall review all shop drawings requested in drawings.

IRRIGATION NOTES

The entire property shall be irrigated. Automatic irrigation systems shall comply with the following guidelines.

- All plant material (including street trees and planting within the public right-of-way) shall be watered with an automatic irrigation system including an ET based controller.
- Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. Backflow prevention devices shall be placed per the Town of Addison Public Works Department's standards
- Valve and circuits shall be separated based on water use, so that turf areas are watered separately from shrub and ground cover areas. Irrigation heads in the turf areas will be valued separately from shrub and/or ground cover areas. It is recommended that seasonal color areas be watered separately from turf areas.
- Adjustable flow controls shall be required on circuit remote control valves and pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.
- Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.
- All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
- Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:
 - Chart containing zone number, precipitation rate and gpm.
 - Location of emergency irrigation system shut-off valve.

SITE GRADING NOTES

- No walk or ramp cross slopes shall exceed 2.0%.
- No walk longitudinal slope shall exceed 5.0%.
- No ramp longitudinal slope shall exceed 8.33%.
- Curb ramps shall be constructed at a maximum longitudinal slope of 8.33% and a maximum cross slopes of 2.0%. Length to be determined in field.

GRADING NOTES:

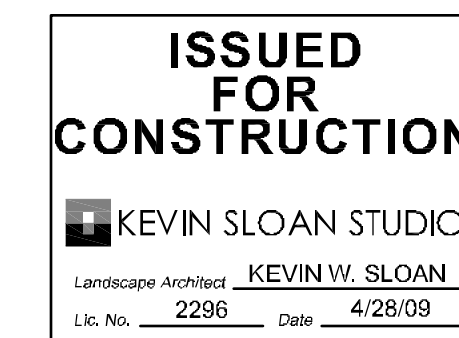
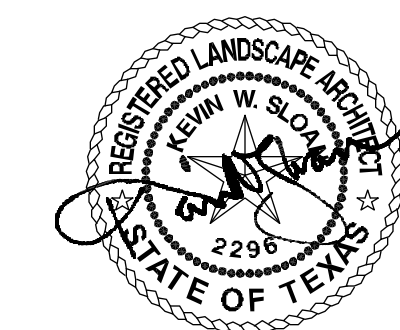
- No walk or ramp cross slopes shall exceed 2.0%.
- No walk longitudinal slope shall exceed 5.0%.
- No ramp longitudinal slope shall exceed 8.33%.
- Curb ramps shall be constructed at a maximum longitudinal slope of 8.33% and a maximum cross slopes of 2.0%. Length to be determined in field.

TREE AND NATURAL AREA PROTECTION NOTES

- All trees and natural areas shown on plan to be preserved shall be protected during construction with temporary fencing.
- Protective fences shall be erected according to City of Addison Standards for Tree Protection.
- Protective fences shall be installed prior to the start of any site preparation work (clearing, grubbing or grading), and shall be maintained throughout all phases of the construction project.
- Erosion and sedimentation control barriers shall be installed or maintained in a manner which does not result in soil build-up within tree drip lines.
- Protective fences shall surround the trees or group of trees, and will be located at the outermost limit of branches (drip line) , for natural areas, protective fences shall follow the Limit of Construction line, in order to prevent the following:
 - Soil compaction in the root zone area resulting from vehicular traffic or storage of equipment or materials;
 - Root zone disturbances due to grade changes (greater than 6 inches cut or fill), or trenching not reviewed and authorized by the City Arborist;
 - Wounds to exposed roots, trunk or limbs by mechanical equipment;
 - Other activities detrimental to trees such as chemical storage, cement truck cleaning, and fires.
- Exceptions to installing fences at tree drip lines may be permitted in the following cases:
 - Where there is to be an approved grade change, impermeable paving surface, tree well, or other such site development, erect the fence approximately 2 to 4 feet beyond the area disturbed;
 - Where permeable paving is to be installed within a tree's drip line, erect the fence at the outer limits of the permeable paving area (prior to site grading so that this area is graded separately prior to paving installation to minimized root damage);
 - Where trees are close to proposed buildings, erect the fence to allow 6 to 10 feet of work space between the fence and the building;
 - Where there are severe space constraints due to tract size, or other special requirements, contact the City Arborist to discuss alternatives.
- Where any of the above exceptions result in a fence being closer than 4 feet to a tree trunk, protect the trunk with strapped-on planking to a height of 8 ft (or to the limits of lower branching) in addition to the reduced fencing provided.
- Trees approved for removal shall be removed in a manner which does not impact trees to be preserved.
- Any roots exposed by construction activity shall be pruned flush with the soil. Backfill root areas with good quality top soil as soon as possible. If exposed root areas are not backfilled within 2 days, cover them with organic material in a manner which reduces soil temperature and minimizes water loss due to evaporation.
- Any trenching required for the installation of landscape irrigation shall be placed as far from existing tree trunks as possible.
- No landscape topsoil dressing greater than 4 inches shall be permitted within the drip line of trees. No soil is permitted on the root flare of any tree.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before damage occurs (ripping of branches, etc.).
- All finished pruning shall be done according to recognized, approved standards of the industry (Reference the National Arborist Association Pruning Standards for Shade Trees).
- Deviations from the above notes may be considered ordinance violations if there is substantial non-compliance or if a tree sustains damage as a result.
- Special Note: For the protection of natural areas, no exceptions to installing fences at the Limit of Construction line will be permitted.

GENERAL NOTE:

Site, Landscape and Irrigation Construction shall comply with the General Conditions of Paving, Drainage and Utility Improvements Package specifically as they pertain to site access, environmental protection, materials staging and the understanding between this contract and the Town of Addison regarding access through and/or occupancy of the adjacent park land and creek.



NO.	REVISION	BY	DATE

Addison! TOWN OF ADDISON
DALLAS COUNTY, TEXAS

PAVING, DRAINAGE & UTILITY IMPROVEMENTS
VITRUVIAN WAY AND PONTE AVENUE

GENERAL NOTES

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PROJECT	DESIGN	DRAWN	DATE	FILE	SHEET
5029-01	KWS	MM	APR 2009	PW # 2009-01	L1-10

PAVING, DRAINAGE, & UTILITY IMPROVEMENTS - VITRUVIAN WAY & PONTE AVENUE