

K:\MKN_Civil\061276511-Lg Pasha Remodel\Addison\Cad\PlanSheets\Cover Sheet.dwg
Plotted By:Tutt, Stephanie Sheet Set:Lg Pasha Remodel\Addison Layout:22X34 February 09, 2023 02:59:06pm

CONSTRUCTION PLANS

FOR

LA PASHA

BELTLINE MARSH BUSINESS PARK REPLAT, BLOCK 3 , LOT B

IN

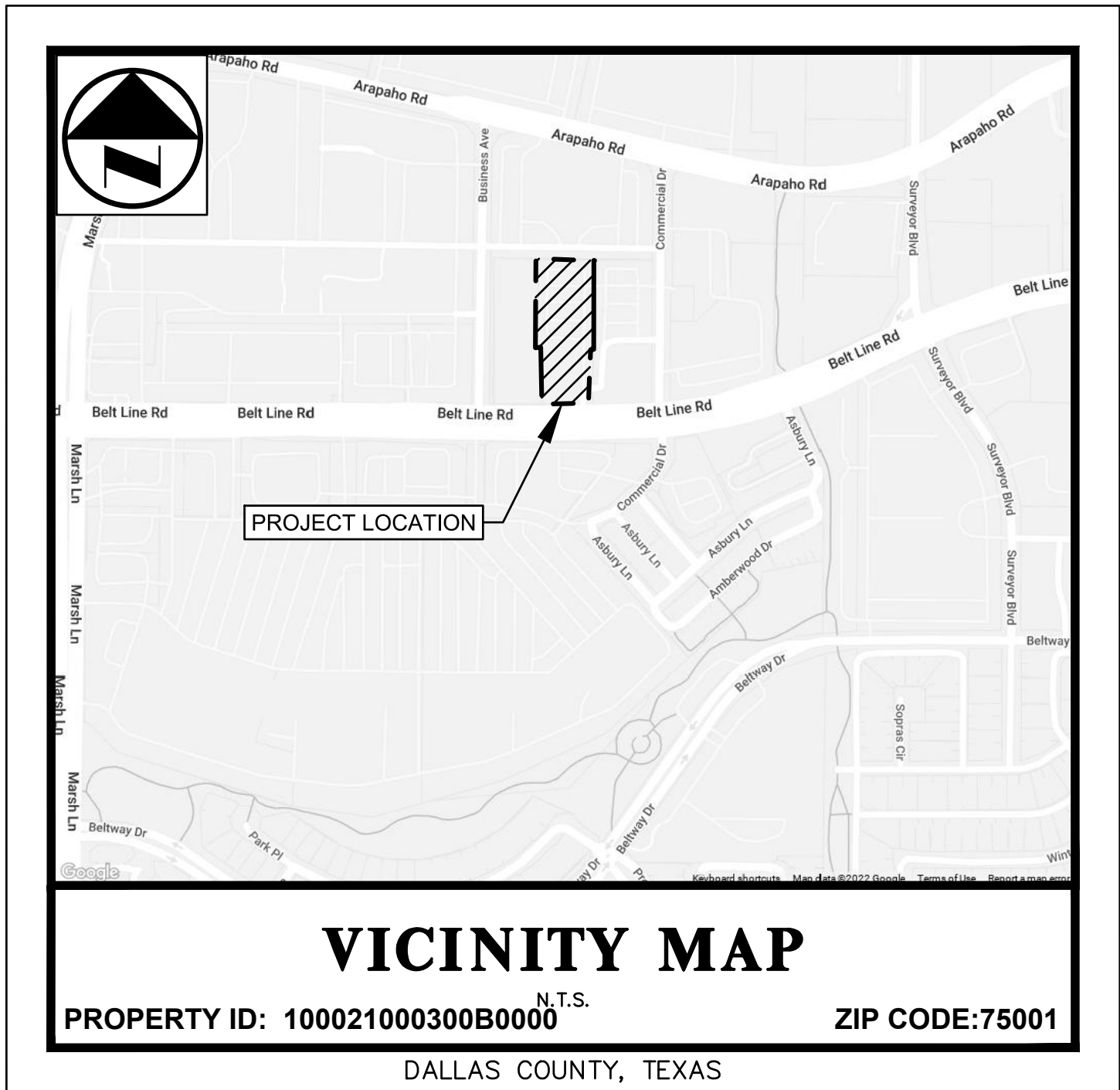
THE TOWN OF ADDISON

DALLAS COUNTY, TEXAS

CITY PROJECT NO. SUP-1854

PLANS SUBMITTAL/REVIEW LOG

FIRST CITY SUBMITTAL - NOT FOR CONSTRUCTION	09/13/2022
SECOND CITY SUBMITTAL - NOT FOR CONSTRUCTION	10/13/2022
THIRD CITY SUBMITTAL	12/05/2022
FOURTH CITY SUBMITTAL	02/09/2023



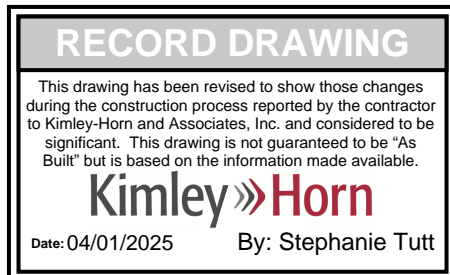
ENGINEER:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2586
Contact: Stephanie Tutt, P.E.

DEVELOPER:
Fess DFW Holdings, LLC
10190 Katy Freeway, Suite 350
Houston, Texas 77043
Phone: 832-638-2305
Contact: Saad Jawad

ARCHITECT:
Heights Venture, LLC
5741 Legacy Drive, Suite 320
Plano, Texas 75024
Phone: 281-854-6135
Contact: Robert Holton

PREPARED BY:
Kimley»Horn

Firm Registration No. F-928
260 East Davis Street, Suite 100
McKinney, Texas 75069
Tel. No. (469) 301-2580



SHEET INDEX	
SHEET NO.	SHEET TITLE
C-1.01	COVER SHEET
C-1.02	TOWN OF ADDISON NOTES
C-1.03	KIMLEY-HORN GENERAL NOTES
C-2.01	CITY APPROVED SITE PLAN
C-3.01	DEMOLITION PLAN
C-4.01	DIMENSION CONTROL, PAVING, AND GRADING PLAN
C-4.02	CONSTRUCTION DETAILS
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE DETAILS & SPECIFICATIONS
TD-1	TREE DISPOSITION PLAN
TD-2	TREE DISPOSITION DETAILS & SPECIFICATIONS
LI-1	IRRIGATION PLAN
LI-2	IRRIGATION DETAILS
LI-3	IRRIGATION SPECIFICATIONS



FEBRUARY 2023

LA PASHA

BELTLINE MARSH BUSINESS PARK REPLAT, BLOCK 3 , LOT B

TOWN OF ADDISON NO. SUP-1854

C-1.01

RECORD DRAWING

This drawing has been revised to show those changes during the construction process reported by the contractor to Kimley-Horn and Associates, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

Kimley-Horn

Date: 04/01/2025 By: Stephanie Tutt

IMAGES: 06/12/2025 09:28:42 - xref : xref
DWG: 06/12/2025 09:28:42 - xref : xref
TUT: 06/12/2025 09:28:42 - xref : xref
PLOT: 06/12/2025 09:28:42 - xref : xref
DWG: 06/12/2025 09:28:42 - xref : xref

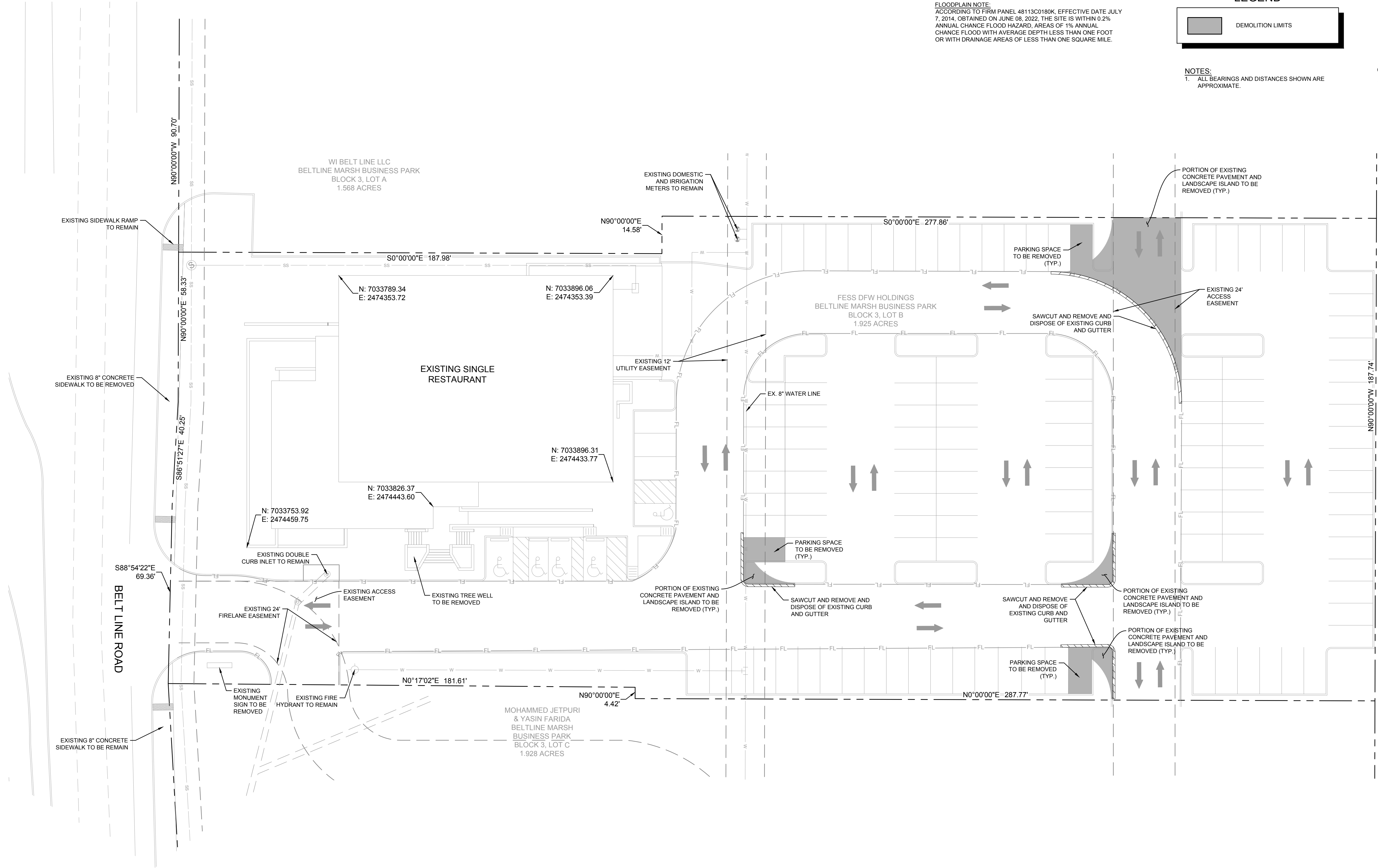
This document, together with the concept and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of any portion of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RECORD DRAWING

This drawing has been revised to show those changes during the construction process reported by the contractor to Kimley-Horn and Associates, Inc. and considered to be significant. This drawing is not guaranteed to be "As Built" but is based on the information made available.

Kimley»Horn

Date: 04/01/2025 By: Stephanie Tutt

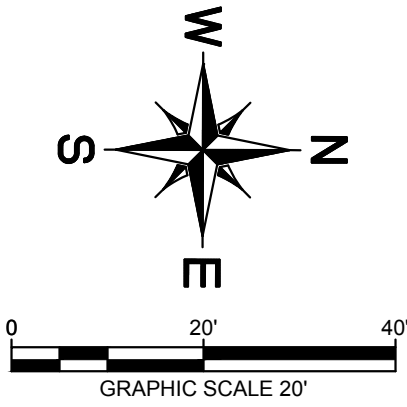


FLOODPLAIN NOTE:
ACCORDING TO FIRM PANEL 48113C0180K, EFFECTIVE DATE JULY 7, 2014, OBTAINED ON JUNE 08, 2022, THE SITE IS WITHIN 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

LEGEND

DEMOLITION LIMITS

NOTES:
1. ALL BEARINGS AND DISTANCES SHOWN ARE APPROXIMATE.



ISTAR BOWLING CENTER 1 LP
BELTLINE MARSH BUSINESS PARK
BLOCK 3, LOT D
4.287 ACRES



Know what's below.
Call before you dig.

KHA PROJECT 06/12/2025		DATE FEBRUARY 2023		SCALE AS SHOWN		DESIGNED BY ST		DRAWN BY ST		CHECKED BY MD	
LA PASHA ADDISON		ADDISON		ADDISON		ADDISON		ADDISON		ADDISON	
DEMOLITION PLAN		SHEET NUMBER C-3.01		BY		DATE		REVISIONS		No.	

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

Stephanie Tutt

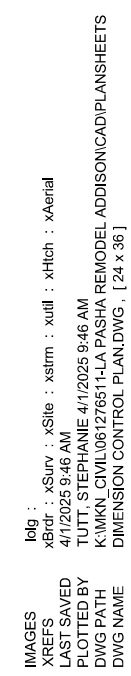
STATE OF TEXAS

STEPHANIE TUTT

145394

LICENSED PROFESSIONAL ENGINEER

2/9/2023



IMAGES
NOT
TO BE
USED
FOR
PLOT
BY
DATE
NAME

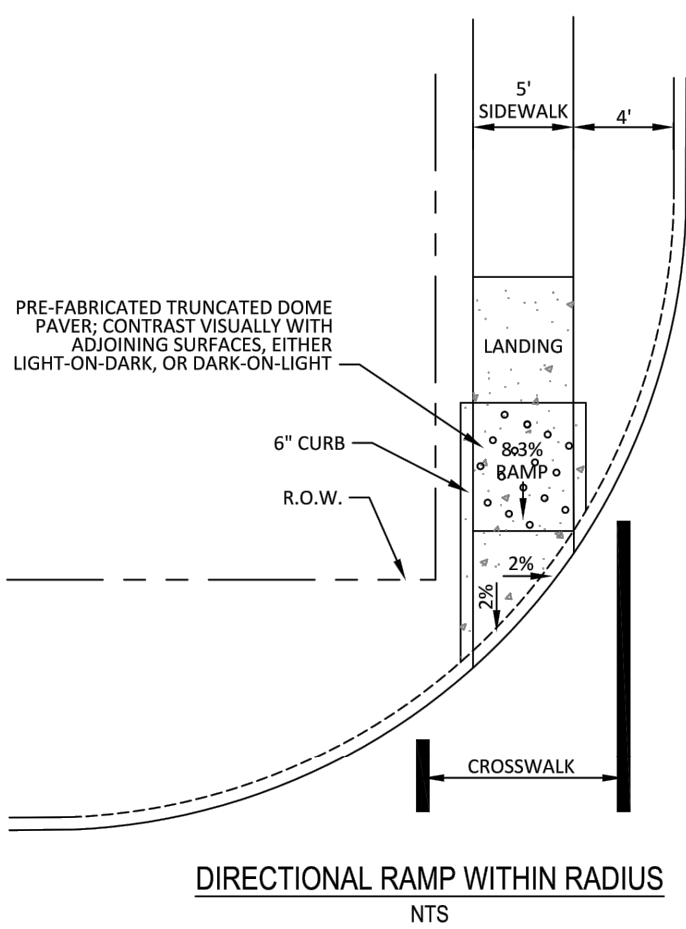
DATE: 02/02/2023 2:00 PM
TUT: STEPHANIE TUTT
PLOT: 02/02/2023 2:00 PM
NAME: STEPHANIE TUTT
PLOT: 02/02/2023 2:00 PM
NAME: STEPHANIE TUTT

This document, together with the drawings and designs, is intended only for the specific purpose and client for which it was prepared. It shall be without liability to Kimley-Horn and Associates, Inc. and its affiliates, successors, assigns, and agents, and shall be used only for the specific purpose and client for which it was prepared. It shall be without liability to Kimley-Horn and Associates, Inc. and its affiliates, successors, assigns, and agents, and shall be used only for the specific purpose and client for which it was prepared.

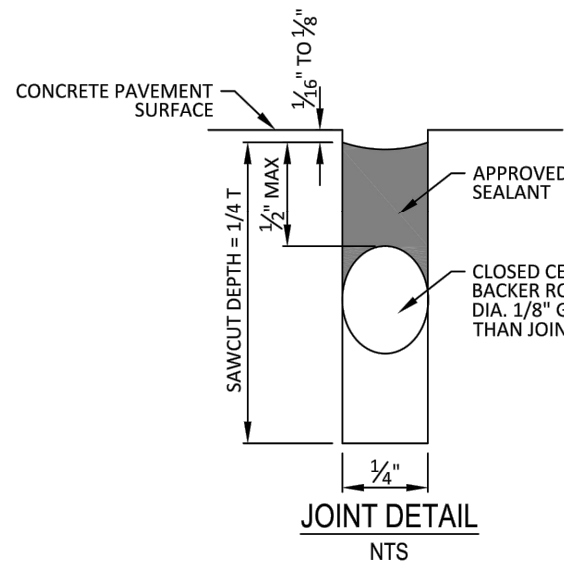
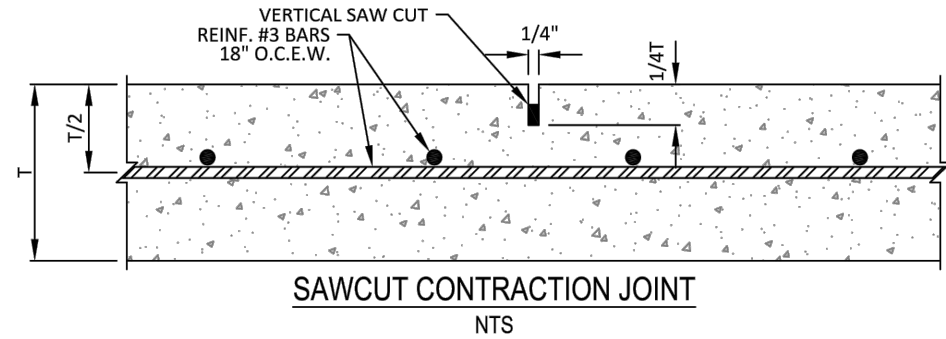
- GENERAL NOTES FOR PEDESTRIAN FACILITIES**
- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
 - LANDINGS SHALL BE 5'x5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
 - MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4'x4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
 - MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP SURFACES IS 2%.
 - CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
 - ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC §88.102.
 - CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY PUBLIC WORKS AND ENGINEERING SERVICES.
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
 - FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.
 - BARRIER FREE RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL BARRIER FREE RAMPS MUST PASS AN INDEPENDENT INSPECTION PROVIDED BY THE TOWN'S REGISTERED ACCESSIBILITY SPECIALIST CONSULTANT. A LETTER OF COMPLIANCE ACCEPTANCE IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF ADDISON.
 - STREETS ON STEEP GRADE WILL REQUIRE LONGER TRANSITION ON UPGRADE SIDE.
 - MAXIMUM SLOPE ON RAMP PORTION SHALL NOT EXCEED 1" PER FOOT AT ANY LOCATION. VERTICAL DISTANCE BETWEEN STREET AND RAMP SHALL NOT EXCEED 1/4".

- GENERAL NOTES FOR DETECTABLE WARNINGS**
- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH THE ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK RED COLORED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE AND CREAM COLORED DETECTABLE WARNING SURFACE ADJACENT TO DARK RED COLORED BRICK PAVERS CONTRASTING COLOR APPROVED BY THE TOWN.
 - DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
 - ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
 - DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN LENGTH IN THE DIRECTION OF PEDESTRIAN TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
 - DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 8" FROM THE EXTENSION OF THE FACE OF CURB AND SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.

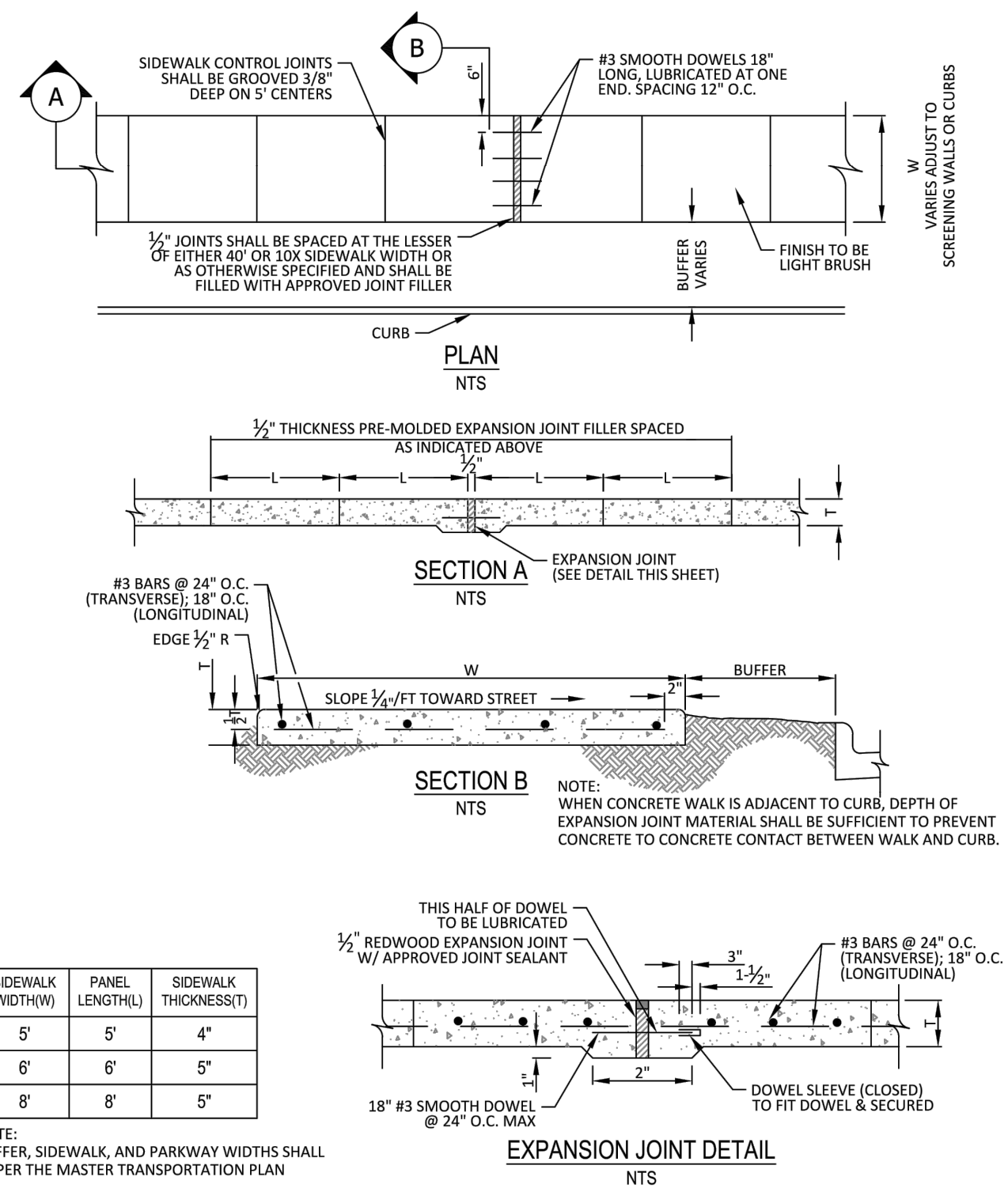
- GENERAL NOTES FOR DETECTABLE WARNING PAVER UNITS**
- DETECTABLE WARNING PAVER UNITS SHALL MEET OR EXCEED ALL REQUIREMENTS OF ASTM C936, C33, AND BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
 - LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25% OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.



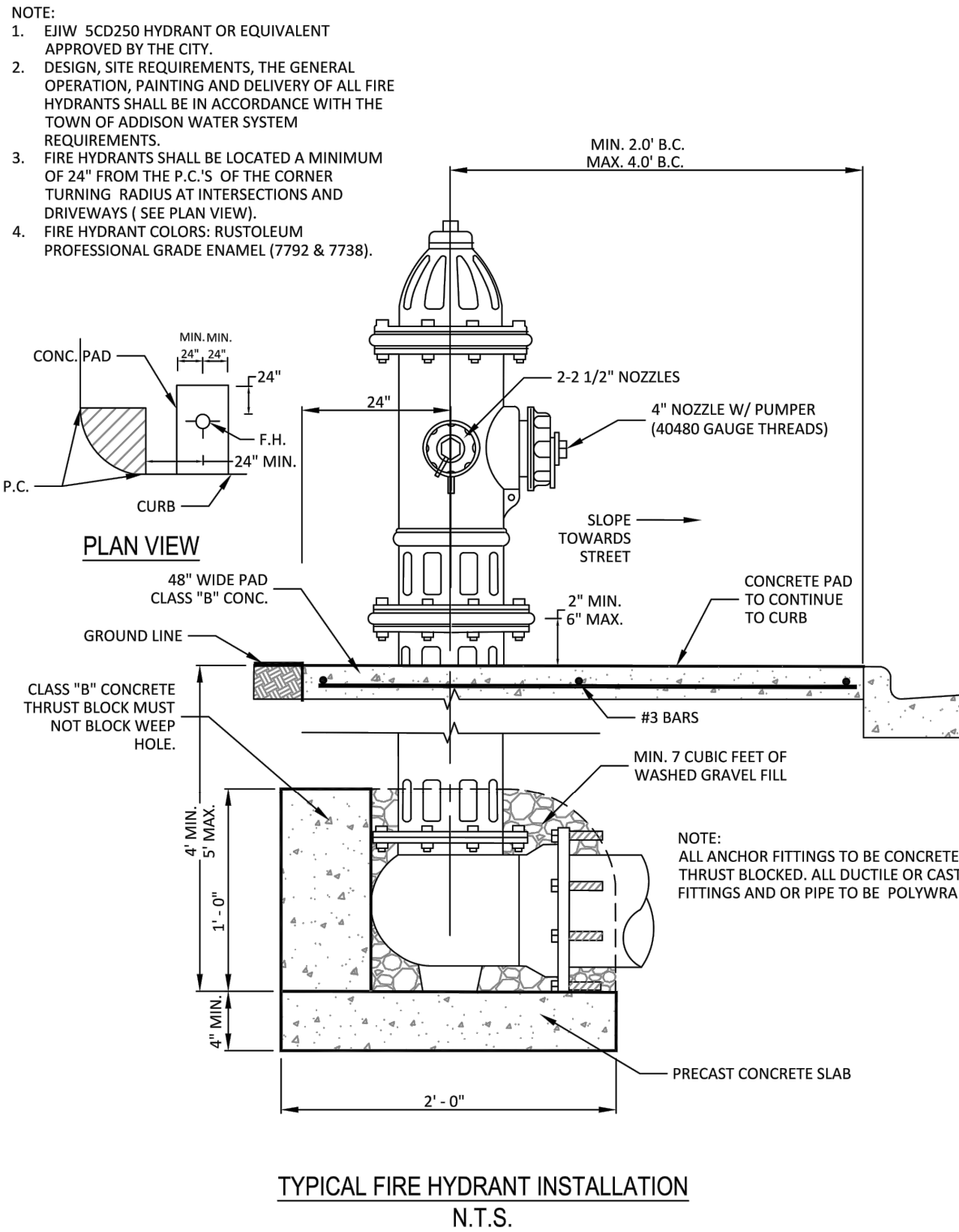
DIRECTIONAL RAMP WITHIN RADIUS
NTS



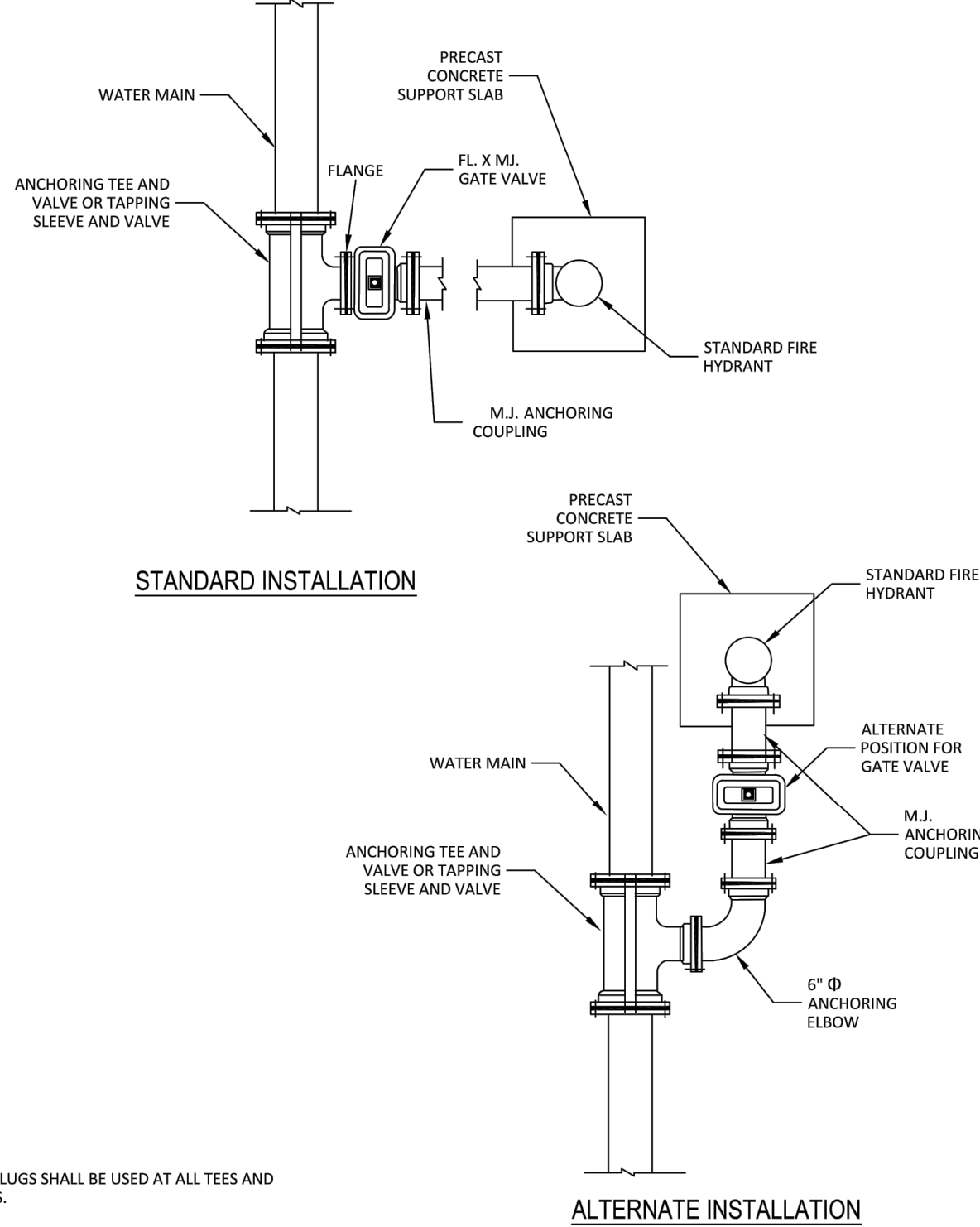
SAWCUT CONTRACTION JOINT
NTS



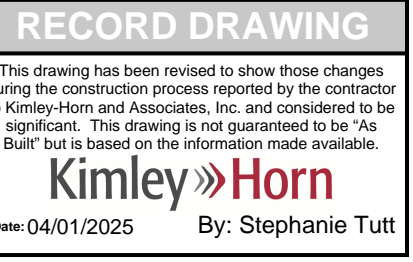
CONCRETE SIDEWALK
NTS



TYPICAL FIRE HYDRANT
INSTALLATION
NTS



TYPICAL FIRE HYDRANT
INSTALLATION
NTS



CATCH CURB & GUTTER DETAIL
N.T.S.



SAWCUT CONTRACTION JOINT
NTS

STANDARD CONSTRUCTION DETAILS PAVING		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-P19



CONCRETE SIDEWALK
NTS

STANDARD CONSTRUCTION DETAILS PAVING		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-P20



PEDESTRIAN FACILITIES
GENERAL NOTES

STANDARD CONSTRUCTION DETAILS PAVING		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-P35



PEDESTRIAN RAMPS

STANDARD CONSTRUCTION DETAILS PAVING		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-P36



TYPICAL FIRE HYDRANT
INSTALLATION

STANDARD CONSTRUCTION DETAILS WATER		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-W09



TYPICAL FIRE HYDRANT
INSTALLATION

STANDARD CONSTRUCTION DETAILS WATER		
DATE:	REV DATE:	SHEET:
JANUARY 2022		SD-W10

KHA PROJECT	061276511
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	ST
CHECKED BY	MD

LA PASHA
ADDISON



CONSTRUCTION
DETAILS

SHEET NUMBER
C-4.02

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT	061276511
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	ST
CHECKED BY	MD

LA PASHA
ADDISON



CONSTRUCTION
DETAILS

SHEET NUMBER
C-4.02

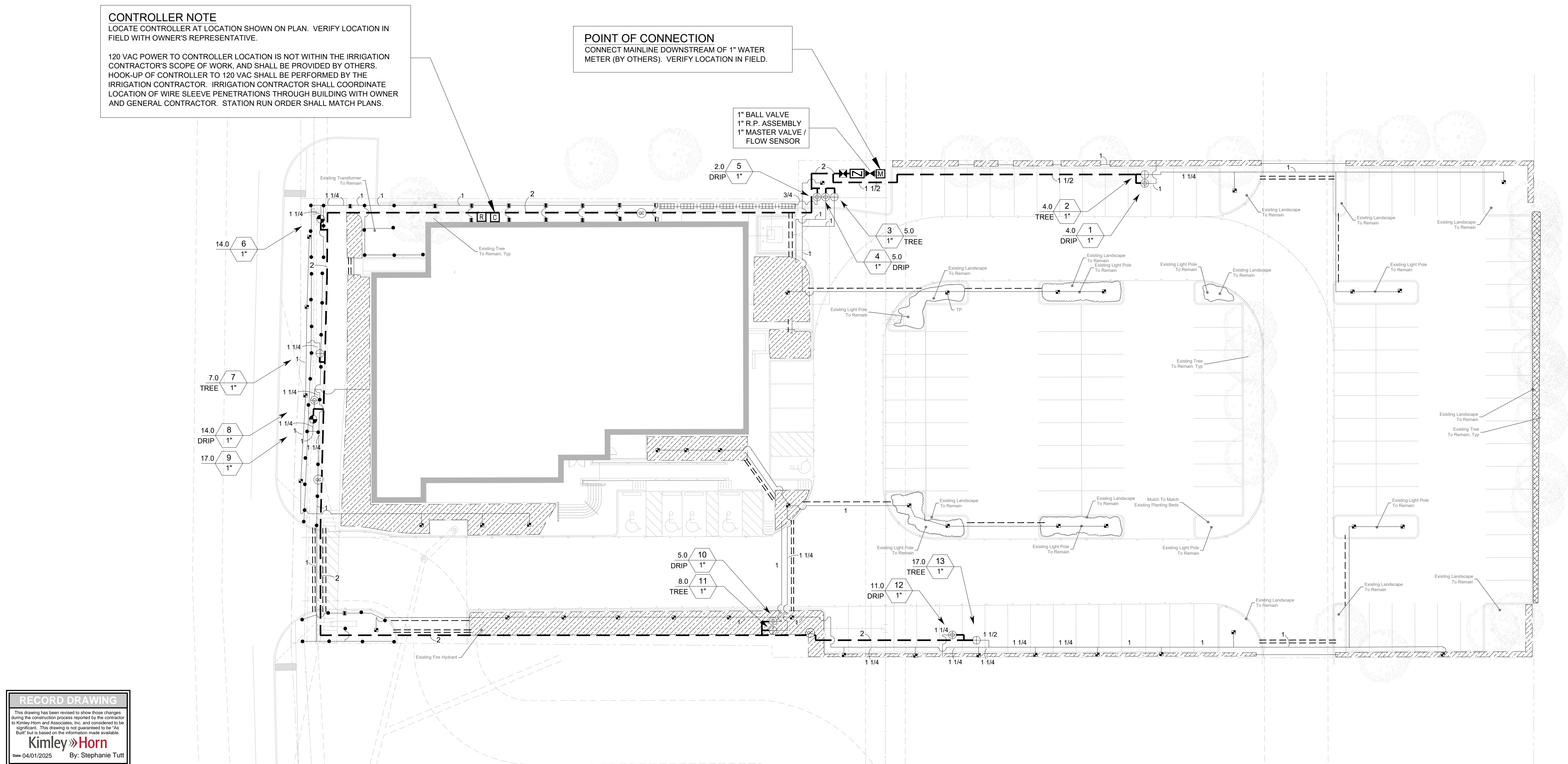
KHA PROJECT	061276511
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	ST
DRAWN BY	ST
CHECKED BY	MD

LA PASHA
ADDISON



CONSTRUCTION
DETAILS

SHEET NUMBER
C-4.02



IRRIGATION DISCLAIMER

THIS DESIGN IS DIAGRAMMATIC, ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

AUTOMATIC DRAIN VALVES AND AIR RELIEF VALVES

INSTALL AUTOMATIC DRAIN VALVES AT THE LOW POINTS OF EACH LATERAL LINE (MIN. 2 PER VALVE) AS PER DETAIL ON SHEET LI-2. INSTALL AIR RELIEF VALVES ON DRIP SYSTEMS AT THE LOCATIONS SHOWN ON THE PLANS, AS PER DETAILS.

SLEEVING / WIRING NOTES:

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES. **FOR PLAN CLARITY, ONLY SOME REPRESENTATIVE SLEEVES ARE SHOWN; SOME SLEEVES MAY NOT BE SHOWN.**

COORDINATION WITH EXISTING TREES























NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

COORDINATION WITH EXISTING IRRIGATION

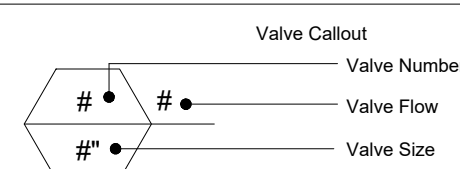
THE CONTRACTOR SHALL VISIT THE SITE BEFORE CONSTRUCTION BEGINS TO BECOME FAMILIAR WITH THE EXISTING SYSTEM LAYOUT. REROUTE, REPAIR, OR REINSTALL EXISTING EQUIPMENT, INCLUDING MAINLINE AND CONTROL WIRES AS REQUIRED TO MAINTAIN CONTINUED AUTOMATIC OPERATION OF ALL AREAS OUTSIDE THE LIMITS OF WORK. PROTECT EXISTING EQUIPMENT WITHIN THE LIMITS OF WORK, WHICH IS INTENDED TO REMAIN.

L.I.C. SHALL RE-WORK EXISTING IRRIGATION TO INCLUDE AND ACCOUNT FOR NEW PLANTINGS. RE-WORKED IRRIGATION SHALL BE INSTALLED ACCORDING TO STATE SPECIFICATIONS.

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL
	RAINBIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD R-VAN-STRIP 1806-SAM-P45, TURF ROTARY, 6'-14" 45'-270" AND 360" HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6.0" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.
	RAINBIRD 1806-SAM-PRS SERIES POP UP SPRAY HEADS WITH ADAPTER AND RAINBIRD #1402 SERIES BUBBLER NOZZLES. (TWO PER TREE) SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD RXCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR RXCZ-100-PRB-COM - 1" BALL VALVE WITH 1" FESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 0.30GPM TO 20GPM.
	RXCZ-150-PRB-LCDR - 1-1/2" FESS-B SCRUBBER GLOBE VALVE WITH SINGLE 1-1/2" PRESSURE REGULATING (40PSI) QUICK-CHECK BASKET FILTERS, LOW RANGE REGULATOR 15-45GPM.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE SEE INSTALLATION NOTE #0-5 REGARDING TREE BUBBLER LATERAL PIPE
	RAINBIRD PEB SERIES 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
	AREA TO RECEIVE DRIPLINE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
	ZURN / WILKINS 375XLB SERIES REDUCED PRESSURE TYPE BACKFLOW PREVENTOR INSTALLED PER CITY CODE WITH SAME SIZE BRONZE BALL VALVE INSTALLED ON THE UP-STREAM SIDE. MOUNTED IN STRONGBOX SMOOTH TOUCH ENCLOSURE.
	LASCO "V101N" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
	IRRIGATION WATER METER AND TAP, SIZE AS NOTED ON THE PLAN
	RAINBIRD 33-DNP QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 3/4" PVC BALL VALVE
	RAINBIRD ESP12LXMEF SERIES AUTOMATIC WALL MOUNT CONTROLLER WITH ONE ESPLXMSM8 STATION MODULE
	WR2-RFC RAIN / FREEZE SENSOR LOCATOR SENSE AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT
	"MASTERC" ELECTRIC VALVE (SAME SIZE AS METER) WITH RAINBIRD FLOW SENSOR MODEL #FS100B SERIES
	IRRIGATION LATERAL LINE, CLASS 200
	IRRIGATION MAINLINE, SCHEDULE 40 PVC
	IRRIGATION SLEEVES, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
	IRRIGATION SLEEVE, SCH. 40 PVC, MIN. TWICE SIZE OF PIPE TO BE INSERTED
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.
	I.C. SHALL CONFIRM IF BORES ARE REQUIRED AT EXISTING PAVEMENT CROSSINGS.

VALVE KEY



NOTES:

- A. THIS FUTURE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
- B. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
- C. WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- D. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- E. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

OWNER
FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD
832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022

LA PASHA

3855 BELT LINE RD, ADDISON,
TX 75001

Project Number:	Sheet Size:
22007	30 x 42

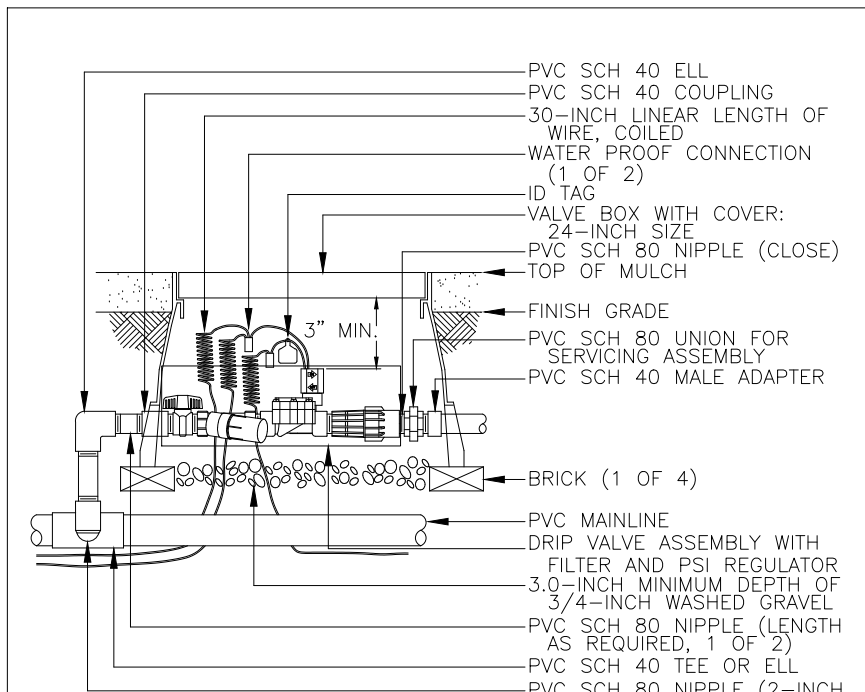
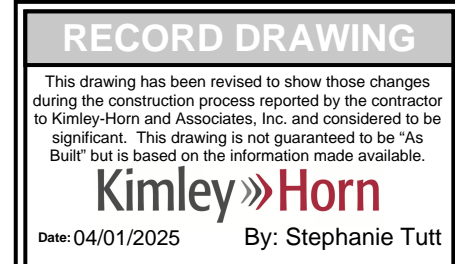
Date / Time Plotted:
7/21/2022

Drawn By: EMS	Checked By: EMS
-------------------------	---------------------------

Project Phase:

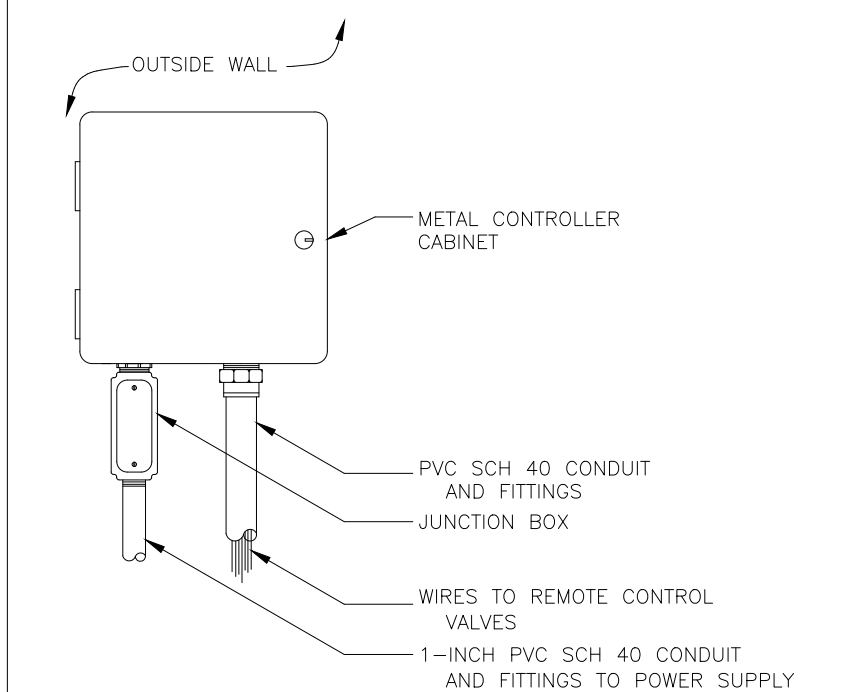
IRRIGATION PLAN

LI-1



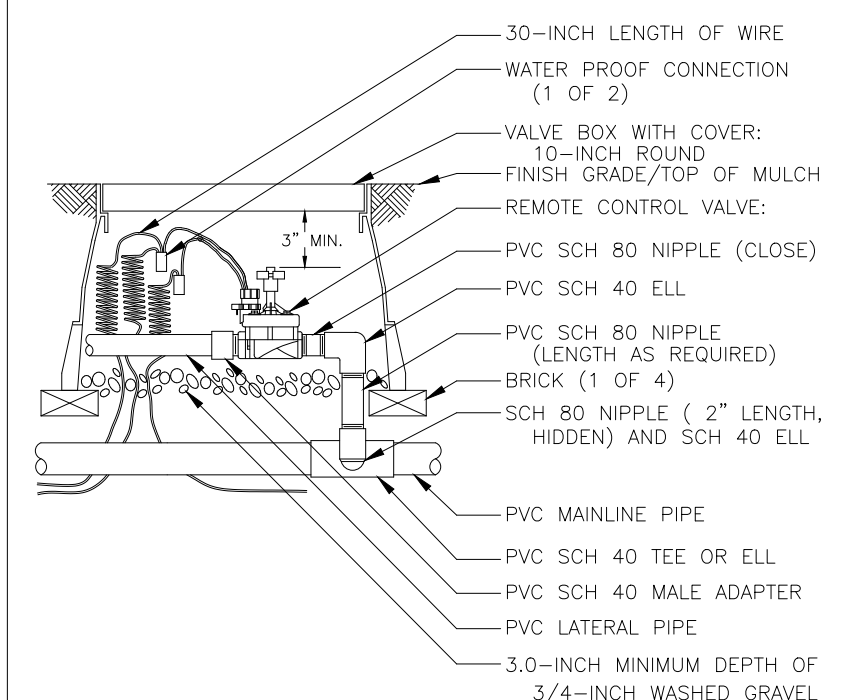
CONTROL ZONE KIT

N.T.S.



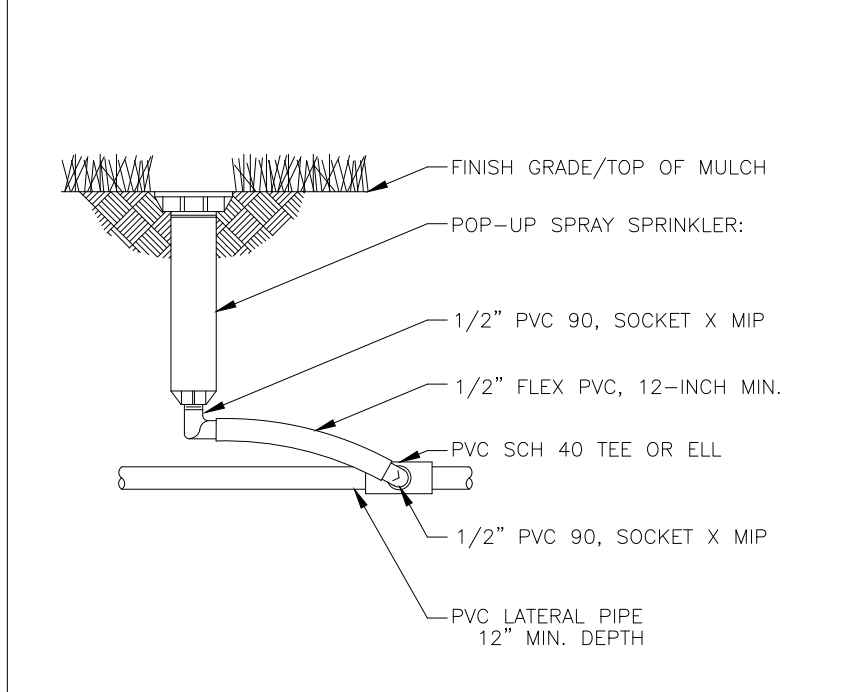
WALL MOUNT CONTROLLER

N.T.S.



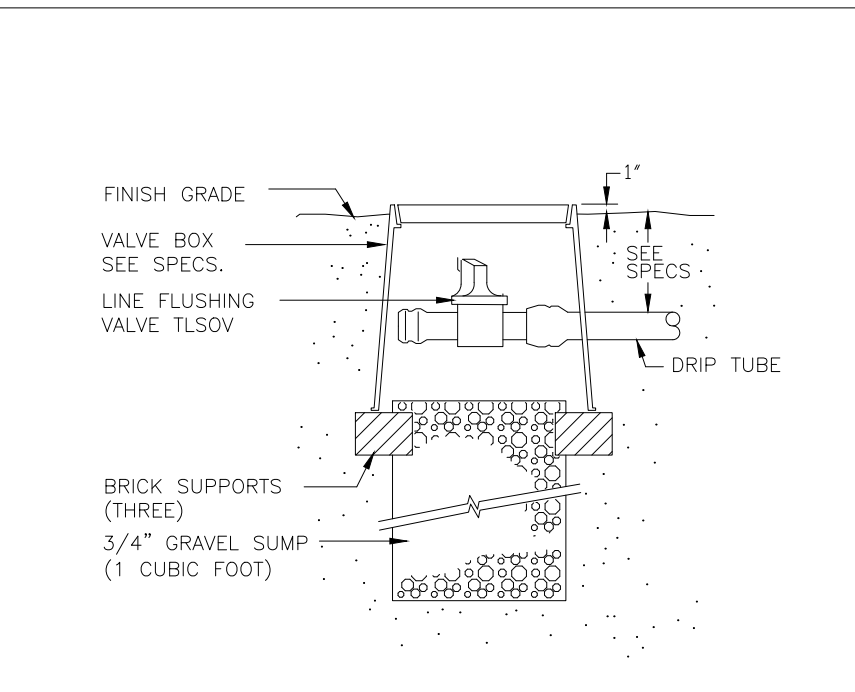
REMOTE CONTROL VALVE

N.T.S.



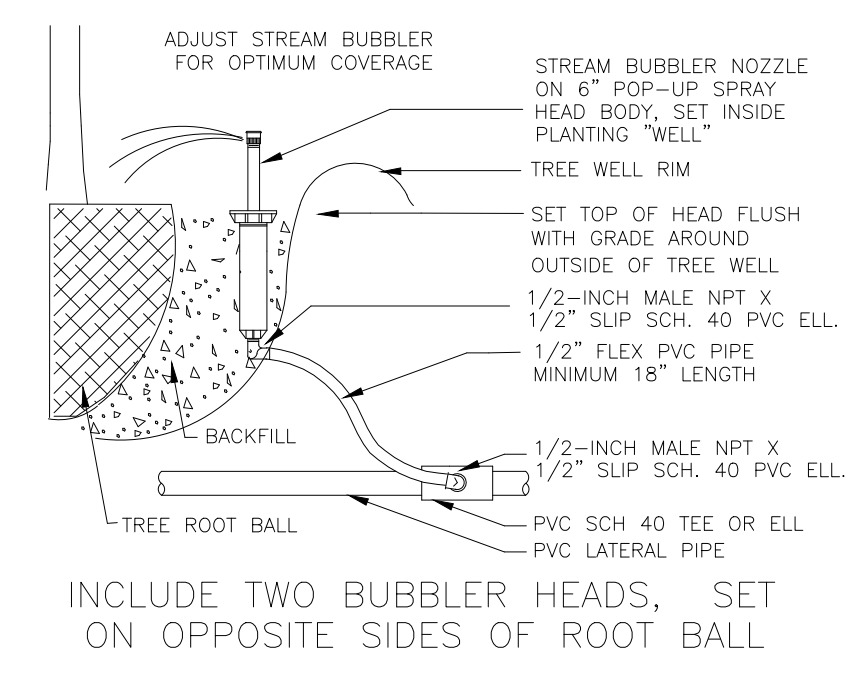
POP-UP SPRAY HEAD

N.T.S.



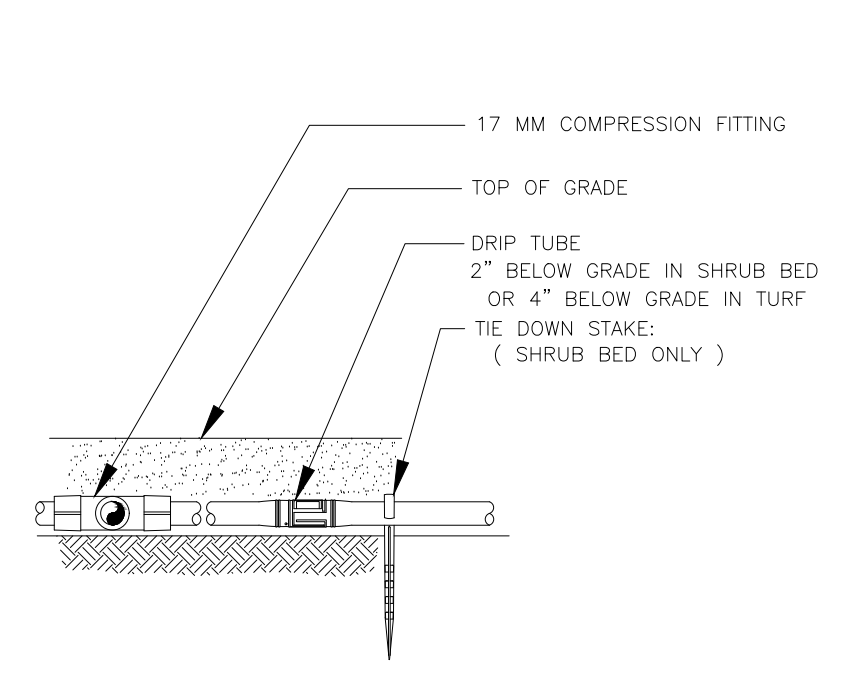
MANUAL LINE FLUSH VALVE

N.T.S.



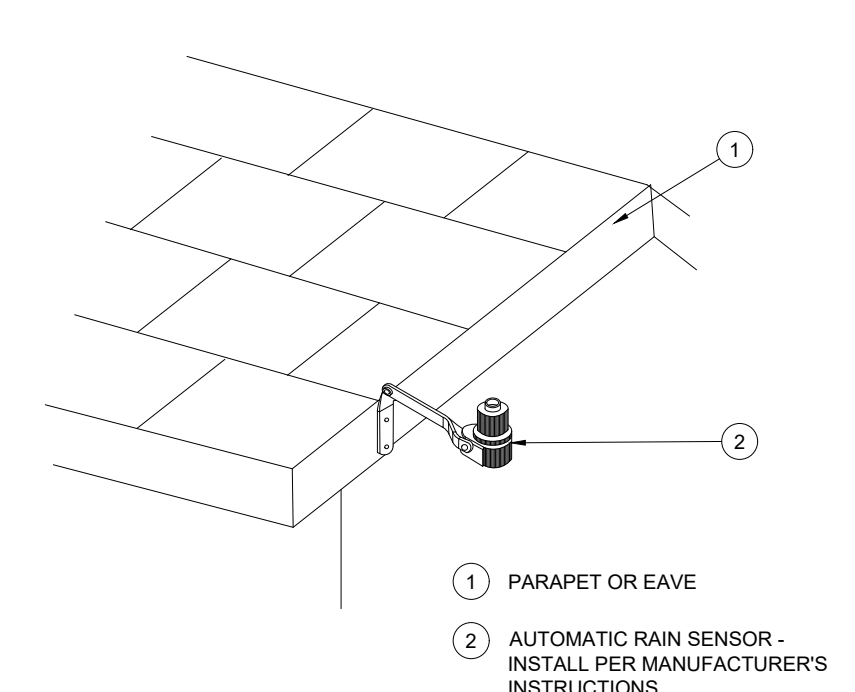
TREE BUBBLER

N.T.S.



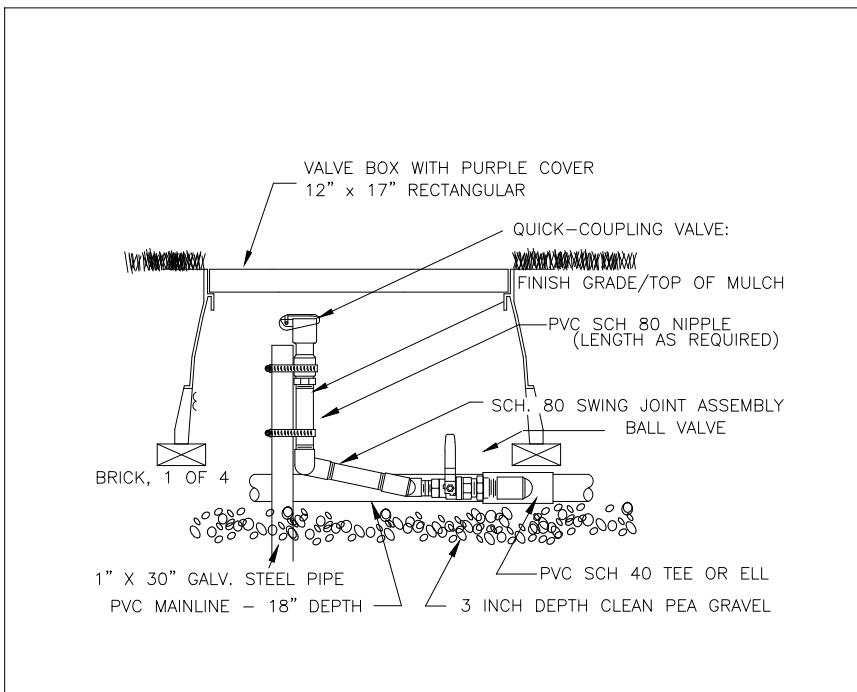
DRAIN TUBE

N.T.S.



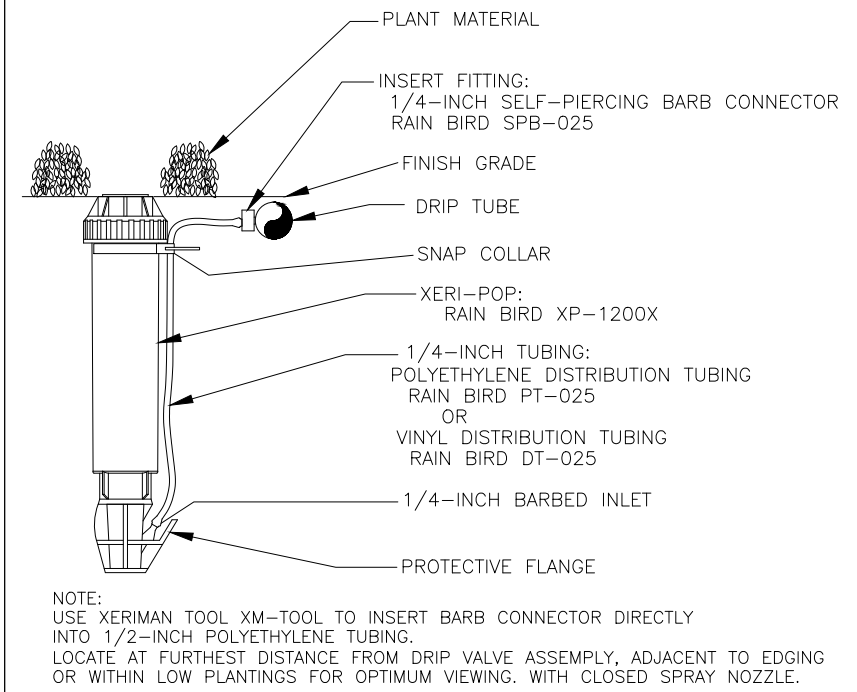
RAIN SENSOR, ROOF MOUNT

N.T.S.



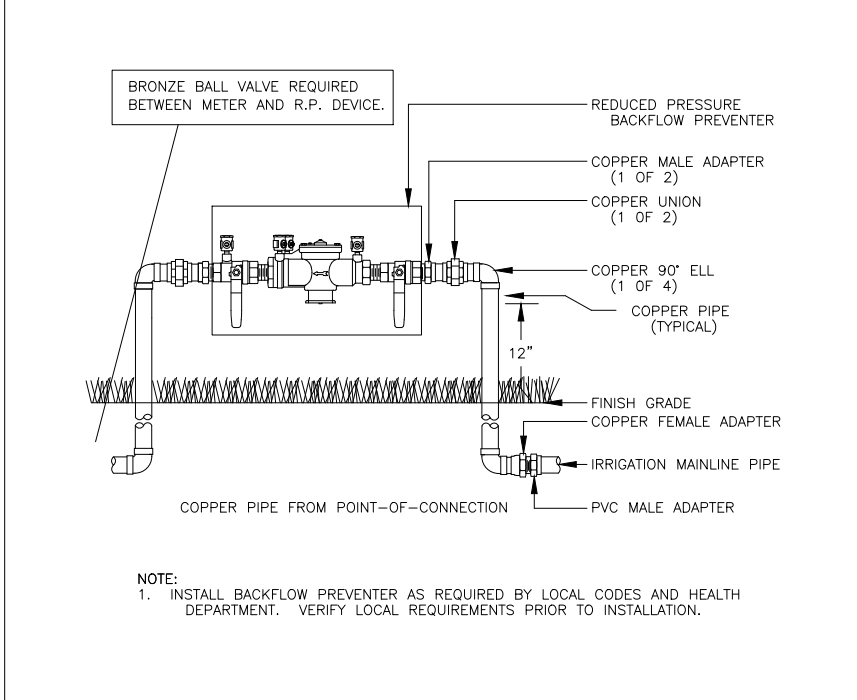
QUICK COUPLER VALVE WITH PVC BALL VALVE

N.T.S.



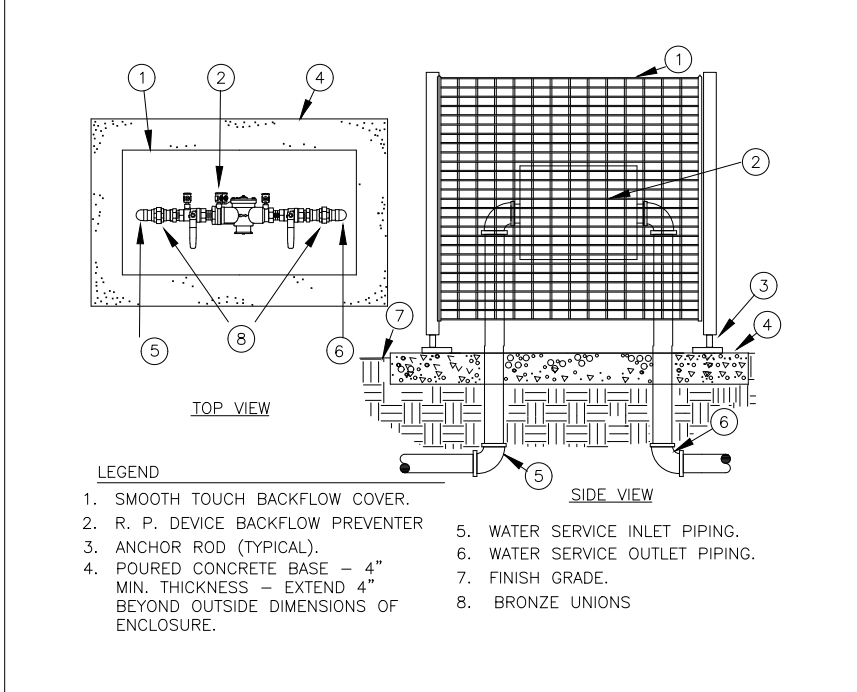
DRAIN ZONE INDICATOR

N.T.S.



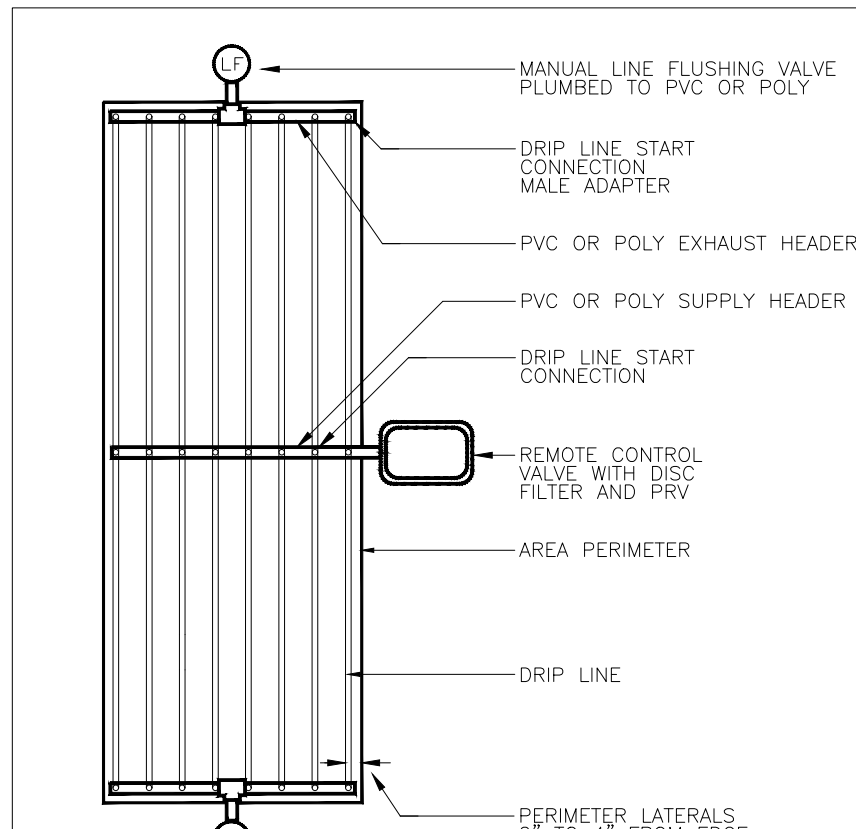
RP DEVICE

N.T.S.



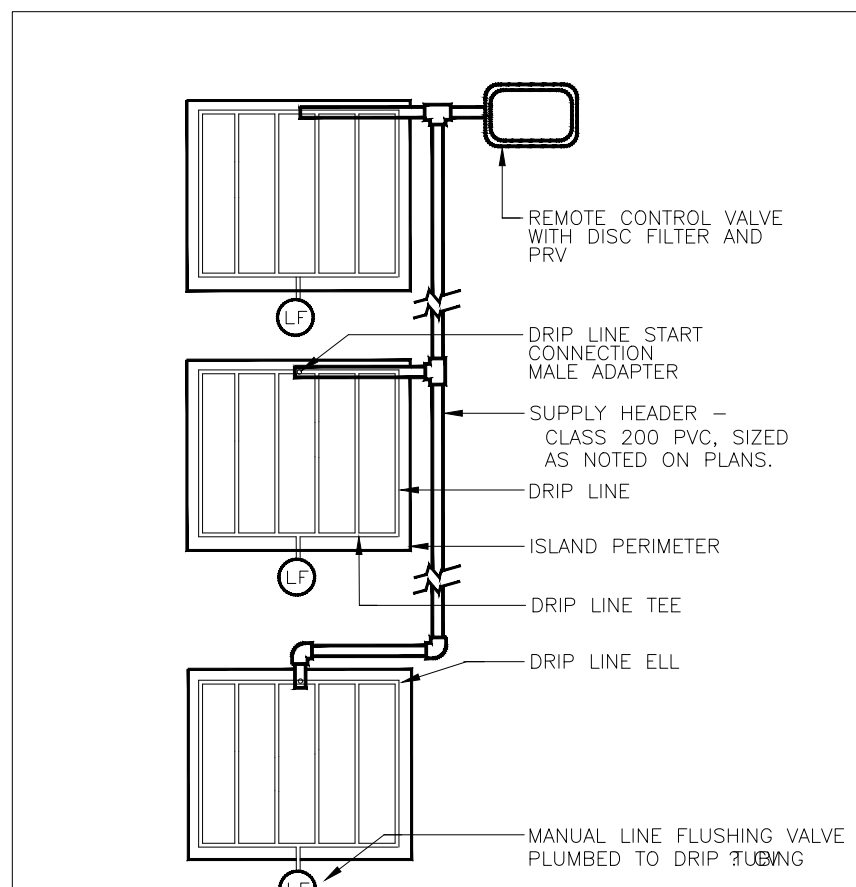
RP DEVICE WITH ENCLOSURE

N.T.S.



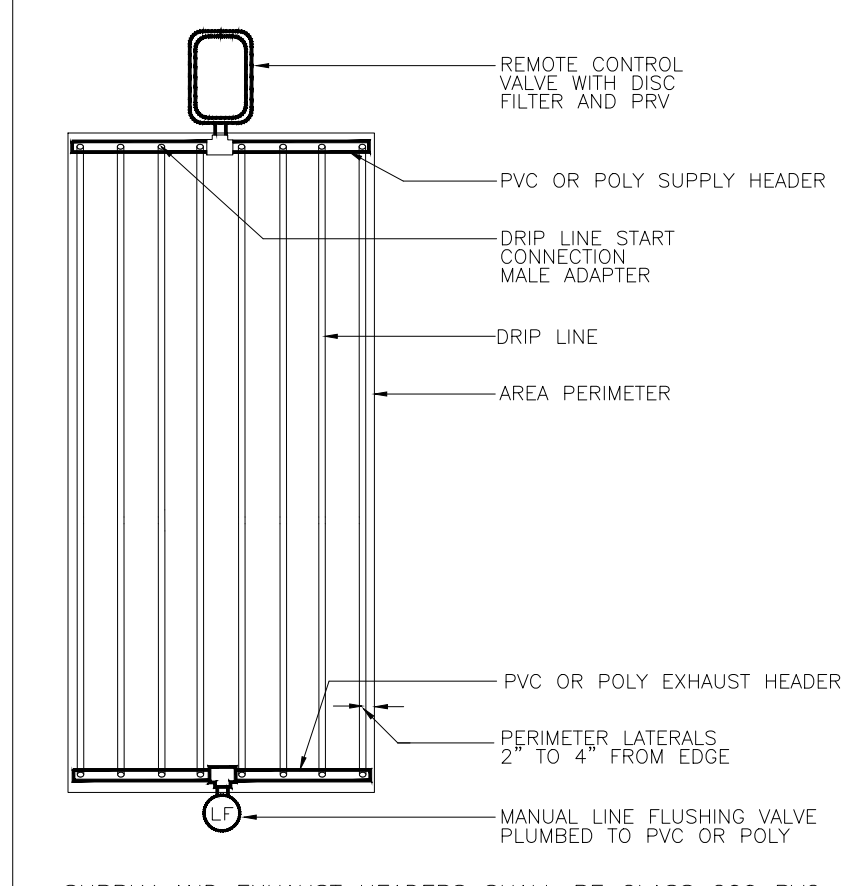
DRAIN CENTER FEED LAYOUT

N.T.S.



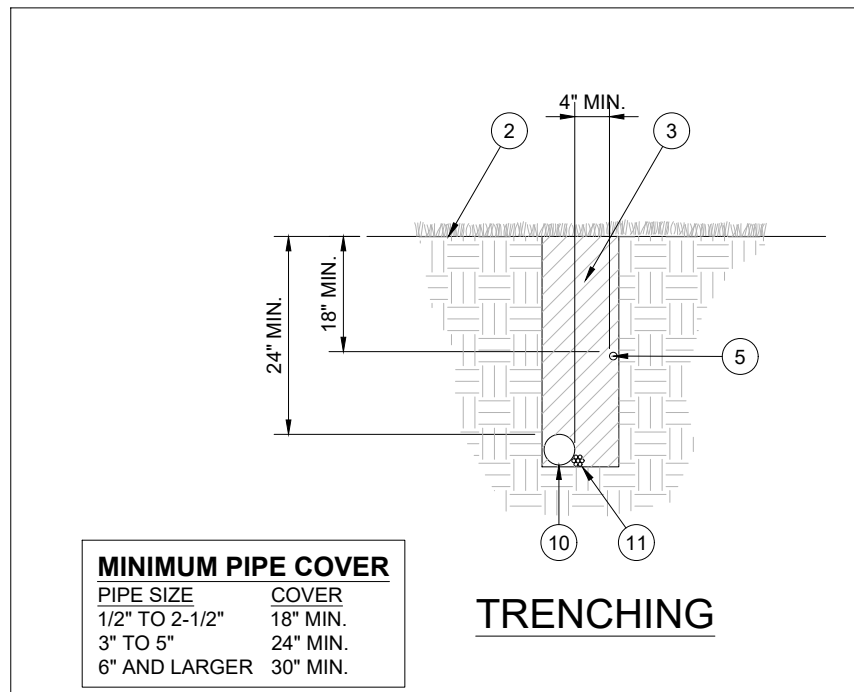
DRAIN ISLAND LAYOUT

N.T.S.



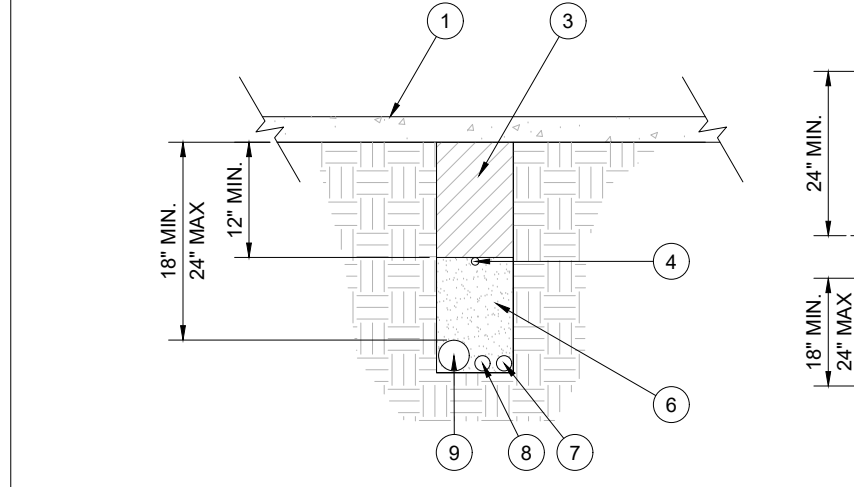
DRAIN END FEED LAYOUT

N.T.S.



TRENCHING

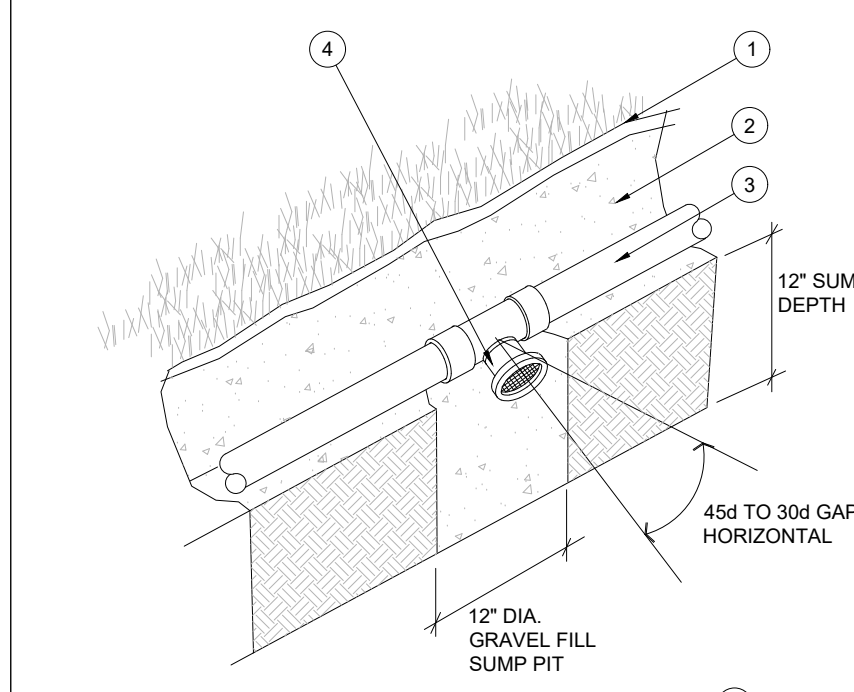
PIPE SIZE	COVER
1/2" TO 2-1/2"	18" MIN.
3" TO 5"	24" MIN.
6" AND LARGER	30" MIN.



SLEEVE

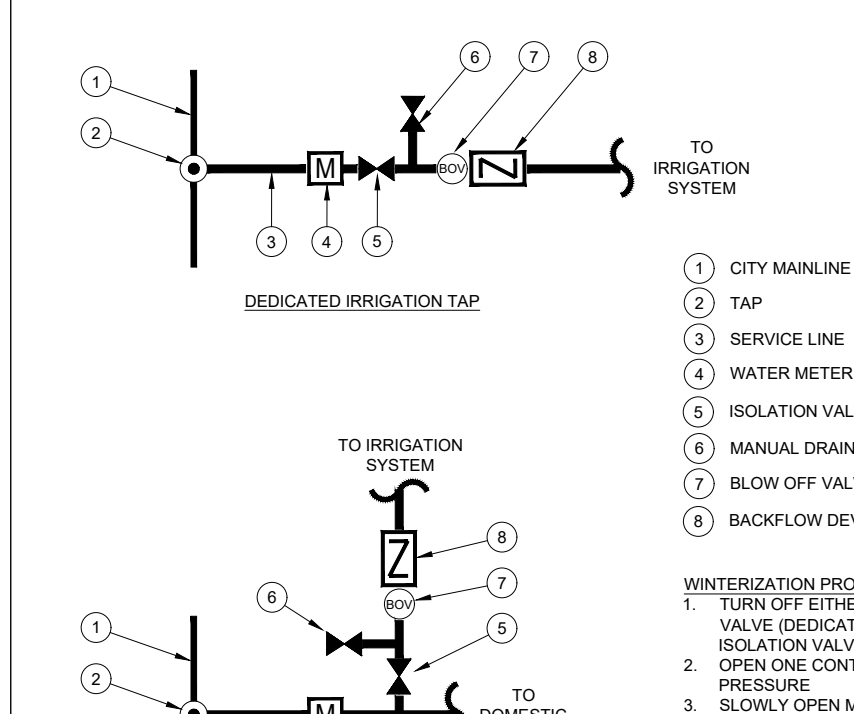
N.T.S.

PIPE AND SLEEVE INSTALLATION



AUTOMATIC DRAIN VALVE

N.T.S.



WATER TAP DIAGRAM

N.T.S.

NOTES:

- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES
- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING
- ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES
- ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL

OWNER
FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD
832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022

IRRIGATION SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF IRRIGATION CONTRACTOR
1. ALL WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE IRRIGATION CONTRACTING FIRM SPECIALIZING IN IRRIGATION SYSTEMS. SEE THE IRRIGATION PLAN FOR SPECIFIC EQUIPMENT AND SYSTEM LAYOUT.
 2. THE IRRIGATION CONTRACTOR MUST HAVE ON ITS STAFF A TEXAS LICENSED IRRIGATOR, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER SHALL BE PRESENT AT THE PROJECT SITE AT ALL TIMES AS WORK IS IN PROGRESS. THE OWNER MAY DEMAND THAT WORK STOP UNTIL THE CONTRACTOR PROVIDES FOR A LICENSED IRRIGATOR OR LICENSED IRRIGATION INSTALLER TO BE PRESENT AT THE PROJECT SITE AND SUPERVISING ALL IRRIGATION WORK. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES, FEES, AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND/OR SHOWN ON THE IRRIGATION PLANS, NOTES, AND DETAILS.
 2. 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 FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. IN CASE OF CONFLICT BETWEEN THESE PLANS AND LOCAL AND/OR STATE CODES, CODES SHALL PREVAIL.
 3. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE 100% COVERAGE OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN IS GENERALLY DIAGRAMMATIC. COORDINATE IRRIGATION INSTALLATION WITH UTILITY INSTALLATIONS. ACTUAL LOCATION OF CONTROLLER, BACKFLOW DEVICE, PIPING, VALVES, SPRAY HEADS, DRIP IRRIGATION, AND RELATED EQUIPMENT MAY NEED TO BE ADJUSTED BASED ON ACTUAL SITE CONDITIONS.
 4. FOR CLARITY PURPOSES, SOME IRRIGATION LINES AND EQUIPMENT ARE SHOWN IN HARDSCAPE AREAS WITHOUT ACCESS SLEEVES. THESE LINES SHALL BE INSTALLED IN A COMMON TRENCH OR AT THE BACK OF CURBS IN LANDSCAPE AREAS. MINOR FIELD ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

PRODUCTS

- A. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF ANY TYPE AND SHALL BE THE BEST OF THEIR CLASS AND KIND. ALL MATERIALS SHALL HAVE A MINIMUM GUARANTEE OF ONE YEAR AGAINST MATERIAL DEFECTS OR DEFECTIVE WORKMANSHIP. ALL MATERIALS SHALL BE OF THE BRANDS AND TYPES NOTED ON THE DRAWINGS OR AS SPECIFIED HEREIN OR APPROVED EQUAL. THE CONTRACTOR MUST FIRST OBTAIN APPROVAL FROM THE IRRIGATION DESIGNER FOR AN APPROVED EQUAL. MATERIALS SHALL BE INSTALLED IN THE FIELD, OR THE CONTRACTOR MAY BE REQUIRED TO REPLACE SUCH MATERIALS AT HIS OWN COST.
- B. BACKFLOW PREVENTION DEVICES SHALL BE OF THE SIZE AND TYPE INDICATED ON THE DRAWINGS. INSTALL BACKFLOW PREVENTION UNITS IN ACCORDANCE WITH IRRIGATION CONSTRUCTION DETAILS AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
- C. PIPING
1. PRESSURE SUPPLY LINES, DOWNSTREAM OF THE POINT-OF-CONNECTION
 - a. SCHEDULE 40 PIPE FOR ALL PIPE 2" OR LESS
 - b. CLASS 315 PVC, GASKETED, FOR ALL PIPE 3" AND LARGER
 2. SLEEVING, SCHEDULE 40 PVC
 3. NON-PRESSURE LATERAL LINES (DOWNSTREAM FROM VALVES): CLASS 200 PVC
 4. FITTINGS: SCH. 40 PVC, EXCEPT AS NOTED OTHERWISE
- D. VALVES AND DRIP VALVE ASSEMBLIES: TYPE AND SIZE AS NOTED ON PLANS. EACH VALVE SHALL BEAR A PRE-MANUFACTURED, NUMBERED WATERPROOF TAG BEARING A NUMBER CORRESPONDING TO ITS VALVE SEQUENCE OF OPERATION ON THE CONTROLLER. THE OPERATION SEQUENCE SHALL MATCH THAT AS SHOWN ON THE PLANS.
- E. QUICK COUPLERS, BALL VALVES, AND GATE VALVES: TYPE AND SIZE PER PLAN
- F. VALVE BOXES: TYPE AND SIZE AS NOTED ON DETAILS. ALL VALVE BOXES SHALL BE LOCKING BOX-TOP DOWN TYPE, FURNISHED WITH A PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE, EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- G. FIXED SPRAY HEADS AND ROTORS: PLASTIC BODY POP-UP, WITH A REMOVABLE PLASTIC SPRAY NOZZLE, EXACT TYPE, MODEL, AND NOZZLE SHALL BE AS INDICATED ON PLANS.
- H. INTEGRAL EMITTER DRIP TUBING: TUBING MODEL AND FLOW RATE AS NOTED ON PLANS, WITH INTEGRAL EMITTERS WELDED TO THE INSIDE WALL OF THE TUBING AS AN INTEGRAL PART OF THE TUBING ASSEMBLY.
- I. AUTOMATIC CONTROLLER: TYPE AND MODEL PER PLANS. PROVIDE VANDAL-PROOF ENCLOSURE FOR ALL EXTERIOR INSTALLATIONS. PROVIDE LINE-VOLTAGE DISCONNECT SWITCH WITH GROUND FAULT PROTECTION.
- J. WIRE SPLICES SHALL BE ENCASED IN A WATER-PROOF COMPOUND OR GEL. ALL FIELD SPLICES SHALL BE LOCATED IN A 4-INCH ROUND VALVE BOX.
- K. RAIN SENSOR: TYPE AND MODEL PER PLANS.

METHODS

- A. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATION OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST. ENSURE FIELD COORDINATION IS MADE EARLY ON IN THE CONSTRUCTION PHASE SO PLACEMENT LOCATION IS CORRECT.
- B. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE IMMEDIATELY.
- C. THE IRRIGATION CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADES OR DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE IRRIGATION DESIGNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS AND NECESSARY COSTS. SEE UTILITY PLANS FOR IRRIGATION PORTS OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
- D. THE IRRIGATION CONTRACTOR SHALL PAY ANY AND ALL FEES AND PERMITS ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- E. AT LEAST SEVEN DAYS BEFORE BEGINNING WORK, CONFIRM THE STATIC WATER PRESSURE IS AT LEAST 65 PSI AND LESS THAN 80 PSI. IF STATIC WATER PRESSURE IS OUTSIDE OF THE STATED RANGE, DO NOT PROCEED WITHOUT FIRST NOTIFYING THE IRRIGATION DESIGNER AND OWNER IN WRITING, AND OBTAINING SUBSEQUENT DIRECTION FOR CORRECTIONAL MEASURES. SHOULD THE IRRIGATION CONTRACTOR CHOOSE TO BEGIN THE INSTALLATION WITHOUT SUCH NOTIFICATION, THE IRRIGATION CONTRACTOR WILL ASSUME THE RESPONSIBILITY FOR ALL COSTS INCURRED TO ENSURE THE SYSTEM IS WORKING PROPERLY. NO CHANGE ORDERS WILL BE AUTHORIZED IN SUCH CIRCUMSTANCES.
- F. THE IRRIGATION 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. THE CONTRACTOR SHALL BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, STRUCTURES AND UTILITIES.
- G. COORDINATE WITH THE OWNER THE PROPOSED LOCATIONS OF THE AUTOMATIC CONTROLLER AND ANY REQUIRED SLEEVES THROUGH THE BUILDING FOR CONTROL WIRES.
- H. TRENCHING NEAR EXISTING TREES
1. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-12" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST-HIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 2. 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.
 3. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-12" AND LARGER IN DIAMETER, WHERE TREE ROOTS 1'-12" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 4. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

BACKFILL

1. ALL BACKFILL MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER. BACKFILL MATERIAL SHALL BE FREE FROM RUBBISH, ROCK LARGER THAN 1", LARGE STONES, BRUSH, SOIL, FROZEN MATERIAL, OR OTHER UNSUITABLE SUBSTANCES THAT MAY DAMAGE PIPE DURING THE BACKFILLING OPERATIONS. SEPARATE OUT ROCKS LARGER THAN 1 INCH IN ANY DIRECTION FROM EXCAVATED MATERIAL, AND REMOVE FROM AREAS TO RECEIVE LANDSCAPING. COVER FOR BOTH TOP AND SIDES OF PIPE SHALL BE A MINIMUM OF 2 INCHES OF ROCK-FREE SOIL, SAND, OR OTHER APPROVED MATERIAL.
2. IN THE EVENT THAT THE MATERIAL FROM THE EXCAVATION OR TRENCHING IS FOUND TO BE UNSUITABLE FOR USE IN BACKFILL, IT SHALL BE REMOVED FROM THE SITE AND PROPERLY AND LEGALLY DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL THEN PURCHASE AND FURNISH SUITABLE BACKFILL MATERIAL, CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND OR OTHER APPROVED MATERIALS FREE OF DEBRIS.

BACKFLOW PREVENTER INSTALLATION

1. CONTRACTOR SHALL MAKE CONNECTIONS TO EXISTING WATER SOURCES AT LOCATION SHOWN ON PLANS AND AS APPROVED BY THE OWNER, AND SHALL MAKE ANY MINOR CHANGES IN LOCATION AS MAY BE NECESSARY DUE TO ACTUAL SITE CONDITIONS. BACKFLOW PREVENTER HEIGHT SHALL BE AS PER LOCAL CODES AND IRRIGATION DETAILS. INSTALL A BRASS BALL VALVE IMMEDIATELY UPSTREAM OF THE BACKFLOW DEVICE TO SERVE AS AN ISOLATION VALVE. TO EVERY EXTENT POSSIBLE, INSTALL BACKFLOW PREVENTER ON A LOCATION SCREENED FROM PUBLIC VIEW (SUCH AS BEHIND A SHRUB ROW).

PIPING

1. PIPE SIZE SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS FOR LARGER SIZES MAY BE APPROVED.
2. MAINLINE PIPE AND WIRES SHALL BE INSTALLED WITH A MINIMUM COVER OF 18 INCHES. LATERAL PIPE SHALL BE INSTALLED WITH A MINIMUM COVER OF 12 INCHES.
3. ASSEMBLE ALL THREADED FITTINGS WITH TEFLON TAPE, WHICH SHALL BE APPLIED TO MALE THREADS ONLY.
4. ALL SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH APPROVED SOLVENT-WELD PRIMER AND GUE.
5. PIPE SHALL BE INSTALLED WITH A MINIMUM OF 4" HORIZONTAL CLEARANCE FROM ANY OTHER PIPE AND 2" VERTICAL CLEARANCE FROM ANY PIPES THAT CROSS OVER OR UNDER.

VALVES

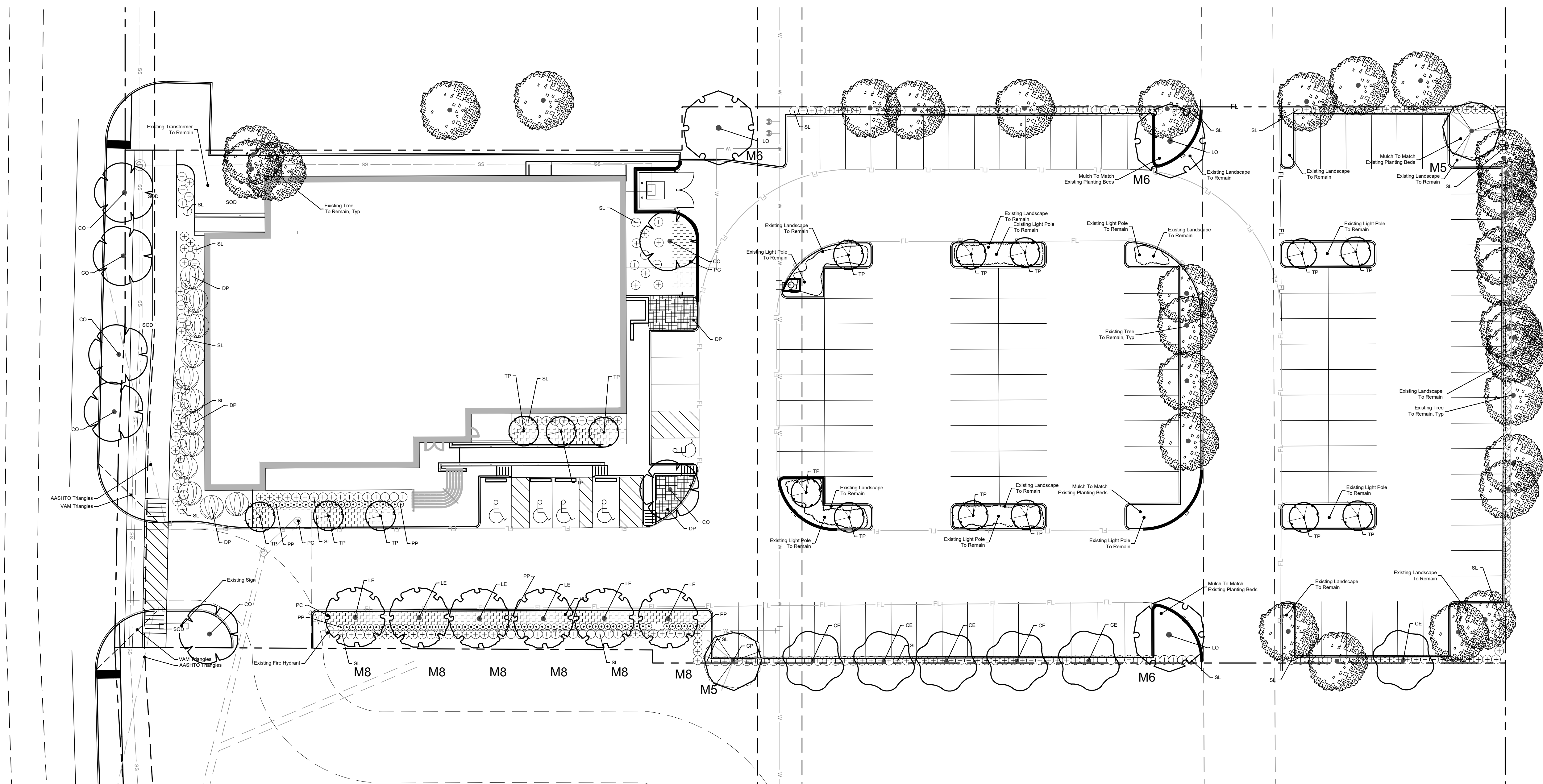
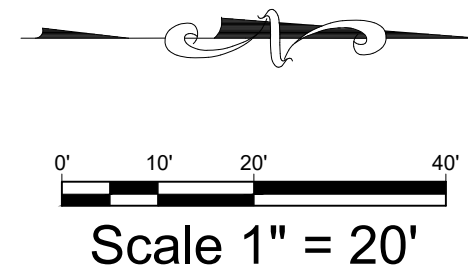
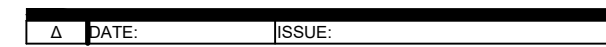
1. VALVES SHALL BE INSTALLED PER MANUFACTURERS DIRECTIONS AND THE IRRIGATION DETAILS.
2. VALVE BOXES SHALL BE INSTALLED FLUSH WITH THE GRADE, WITH CLEAN PEA GRAVEL LOCATED BELOW THE VALVE AS NOTED ON THE DETAILS. LOCATE BOXES WITHIN 1" TO 24" OF SIDEWALKS OR LANDSCAPE EDGES, WITH TOPS OF BOXES 1" ABOVE FINISH GRADE IN TURF, AND 2" ABOVE FINISH GRADE IN SHRUB AREAS (TO AVOID BEING COVERED BY MULCH). EACH VALVE BOX COVER SHALL BE HEAT-BRANDED WITH THE CONTROLLER STATION NUMBER.
3. DO NOT INSTALL MORE THAN TWO VALVES IN A JUMBO BOX.





DRIP IRRIGATION EQUIPMENT SHALL BE INSTALLED PER MANUFACTURERS DIRECTIONS AND THE IRRIGATION DETAILS.

1. SUBSURFACE DRIP LINES SHALL BE BURIED NO MORE THAN 2" BELOW FINISH GRADE. DRIP LINES MOUNTED ON GRADE SHALL BE LOCATED BENEATH LANDSCAPE FABRIC, AND SECURED IN PLACE WITH WIRE STAPLES AT A MAXIMUM OF 48" ON CENTER.
2. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE BEFORE INSTALLATION.
3. ALL SPRAY HEADS SHALL BE CONNECTED WITH A 12 INCH MINIMUM LENGTH OF 3/4 INCH FLEX PVC. THE FLEX PVC SHALL BE SOLVENT WELDED TO SCHEDULE 40 PVC FITTINGS WITH WELDON #70 SOLVENT AND #70 PRIMER. ALL ROTORS SHALL BE CONNECTED TO LATERAL LINES WITH PRE-MANUFACTURED SWING JOINTS.
4. ALL ROTOR, SPRAY AND ROTOR HEADS SHALL BE SET PERPENDICULAR AND FLUSH TO FINISH GRADE AND WITH A CLEARANCE OF FOUR INCHES (MINIMUM) FROM THE EDGE OF ANY BUILDINGS, WALLS, AND HARDSCAPE, UNLESS OTHERWISE SPECIFIED.
5. ALL ROTOR, SPRAY AND ROTOR HEADS AND VALVES SHALL BE FLUSHED AND ADJUSTED FOR OPTIMUM COVERAGE WITH MINIMUM OVERSPRAY ON WALKS, STREETS, WALLS, ETC.
6. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND.

AUTOMATIC CONTROLLER

1. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
2. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
3. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
4. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
5. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
6. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
7. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
10. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
11. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
12. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
13. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
14. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
15. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
16. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
17. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
18. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
19. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
20. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
22. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
23. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
24. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
25. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
26. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
27. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
28. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
29. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
30. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
31. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
32. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
33. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
34. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
35. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
36. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
37. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
38. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
39. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
40. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
41. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
42. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
43. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
44. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
45. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
46. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
47. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
48. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
49. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
50. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
51. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
52. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
53. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
54. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
55. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
56. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
57. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
58. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
59. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
60. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
61. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
62. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
63. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
64. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
65. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
66. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
67. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
68. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
69. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
70. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
71. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
72. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
73. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
74. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
75. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
76. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
77. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
78. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
79. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
80. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
81. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
82. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
83. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
84. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
85. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
86. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
87. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
88. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
89. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
90. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
91. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
92. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
93. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
94. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
95. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
96. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
97. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
98. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
99. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
100. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
101. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
102. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
103. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
104. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
105. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
106. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
107. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
108. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
109. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
110. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
111. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
112. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
113. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
114. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
115. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
116. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
117. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
118. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
119. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
120. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
121. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
122. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
123. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
124. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
125. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
126. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
127. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
128. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
129. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
130. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
131. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
132. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
133. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
134. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
135. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
136. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
137. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
138. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
139. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
140. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
141. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
142. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
143. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
144. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
145. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
146. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
147. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
148. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
149. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
150. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
151. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
152. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
153. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
154. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
155. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
156. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
157. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
158. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
159. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
160. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
161. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
162. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
163. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE, SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. (SEE SLEEVING NOTES.
-



Plant Material List									
SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	D.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	CO	7	Chinquapin Oak <i>Quercus muhlenbergii</i>	N/A	B&B	4" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	CE	6	Cedar Elm <i>Ulmus crassifolia</i>	N/A	B&B	4" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	LE-M6	6	Lacelark Elm <i>Ulmus parvifolia 'Ailex'</i>	N/A	B&B	8" cal.	14' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	CP-M2	2	Chinese Pistache <i>Pistacia chinensis</i>	N/A	B&B	5" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	LO-M6	3	Live Oak <i>Quercus virginiana</i>	N/A	B&B	6" cal.	12' min.	6' min.	Full Canopy, Healthy, Good Form Strong Central Leader
	TP	17	Texas Sabal Palm <i>Sabal mexicana</i>	N/A	Cont.	30 gal.	8' min.	4' min.	Strong Central Leader, Healthy, Good Form
	DP	12	Dwarf Palmetto <i>Sabal minor</i>	N/A	Cont.	30 gal.	4' min.	4' min.	Multi-trunk, Healthy, Good Form
	SL	278	'Sunshine' Ligustrum <i>Ligustrum sinense 'Sunshine'</i>	36"	Cont.	5 gal.	36" min.	24" min.	Full, Healthy, Even Growth
	PP	85	Purple Pileol Dwarf Weeping Loropetalum <i>Loropetalum chinense 'Purple'</i>	36"	Cont.	5 gal.	18" min.	18" min.	Full, Healthy, Even Growth
	PC	1,363	Wormwood <i>Artemisia abrotanum</i> Lambrook Silver	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy, Even Growth
	DP	351	Dwarf Plumbeago <i>Cercatopsis plumaginoides</i>	18"	Cont.	1 gal.	6' min.	10" min.	Full, Healthy, Even Growth
	SOD	3,436	Tiffany 419 Hybrid Bermuda Cynodon 'Tiffany 419'	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

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 HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" LAYER OF DOUBLE SHREDDED HARDWOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AREAS). ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

1. 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, INCLUDING ALL APPLICABLE JURISDICTION REQUIREMENTS.

2. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY THE OWNER OF ANY DISCREPANCIES.
3. THE CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY OWNER OF ANY CONFLICTS. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
5. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).

- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITIES AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IN WRITING (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE OWNER OR OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.

6. 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.
7. PROVIDE AND INSTALL HYDROMULCH IN ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

TOTAL SITE AREA:	83,853 SF
LANDSCAPE AREA REQUIRED:	16,770 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	15,254 SF (18.2% OF SITE AREA)*

* REQUIRED LANDSCAPE AREA RESTRICTED DUE TO REQUIRED FIRE LANE ACCESS REQUIREMENT AND REQUIRED PARKING SPACES LIMITING AREA AVAILABLE FOR OPEN LANDSCAPE.

STREET BUFFER
FRONTAGE LENGTH: 167.9 LF
STREET TREES REQUIRED: 5 TREES (1 PER 30 LF OF FRONTAGE)
STREET TREES PROVIDED: 5 TREES

PARKING SCREENING
PARKING IS NOT ADJACENT TO STREET FRONTAGE

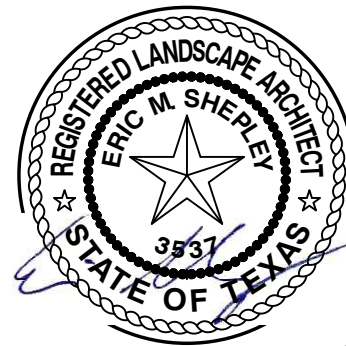
<u>PARKING PERIMETER</u>	<u>5' WIDE PERIMETER</u>
<u>NORTH</u>	N/A
PROPERTY LINE IS <1' FROM BACK OF CURB. EXISTING LANDSCAPE MATERIAL FROM ADJACENT PROPERTY PROVIDES SCREENING AS REQUIRED.	

EAST	466 LF
TREES REQUIRED:	13 TREES (1 TREE PER 35 LF)
TREES PROVIDED:	13 TREES - 3 EXISTING, 10 PROPOSED

WEST	277.9 LF
TREES REQUIRED:	13 TREES (1 TREE PER 35 LF
TREES PROVIDED:	9 TREES - EXISTING

PARKING INTERIOR	132 SPACES, 53,020 SF
LANDSCAPE AREA REQUIRED:	4,241 SF (8%)
LANDSCAPE AREA PROVIDED:	5,504 SF (10.3 %)
TREES REQUIRED:	13 TREES (1 TREE PER 10 SPACES)
TREES PROVIDED:	14 TREES - 9 EXISTING, 5 PROPOSED


EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com
LANDSCAPE ARCHITECT



02.09.2023

Heights Venture
ARCHITECTURE • DESIGN

HOUSTON	DALLA
1111 North Loop West, Suite 800	5741 Legacy Drive, Suite 300
Houston, Texas 77008	Plano, Texas 75024
713 869 1163 V	972 490 7292

3855 BELT LINE RD, ADDISON,
TX 75001

Project Number: 22007	Sheet Size: 30 x 42
Date / Time Plotted: 7/21/2022	
Drawn By: EMS	Checked By: EMS
Project Phase:	

OWNER	3855 BELT LINE RD, ADDISON, TX 75001
FESS DFW HOLDINGS LLC	
10190 KATY FRWY STE 350	
HOUSTON, TX 77043	
S&D JAWAD	

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT 8

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022

LANDSCAPE PLANTING PLAN

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE / APPROPRIATE LOCAL JURISDICTION, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- 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 / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - 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 FEDERAL, STATE AND LOCAL AUTHORITIES 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.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014). PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISTURBANCE. 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 CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCHILCING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-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 OWNER OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE OWNER OR OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOIL
- PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.
 - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 65 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/CM, NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS, NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE 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 SOIL-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.
- H. TREE STAKING AND CLOTHING
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 161, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING
- PROFESSIONAL STEEL EDGING, 1/4 GAUGE, THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED ALIKE.
- J. PRE-EMERGENT HERBICIDES
- ANY GRANULAR, NON-STANLING, PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES IT BE APPLIED PER THE MANUFACTURERS LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER 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 BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BEDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURERS RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURERS RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
- 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 LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE 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 SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH 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 18" 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 SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE GENERAL CONTRACTOR, OWNER, OR OWNERS REPRESENTATIVE.
- ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. SUBMITTALS
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE OWNER OR OWNERS REPRESENTATIVE, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST) AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
 - 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.
- C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURERS RECOMMENDED RATE.
 - POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER THE PLAN. NOTIFY THE OWNERS

REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS.

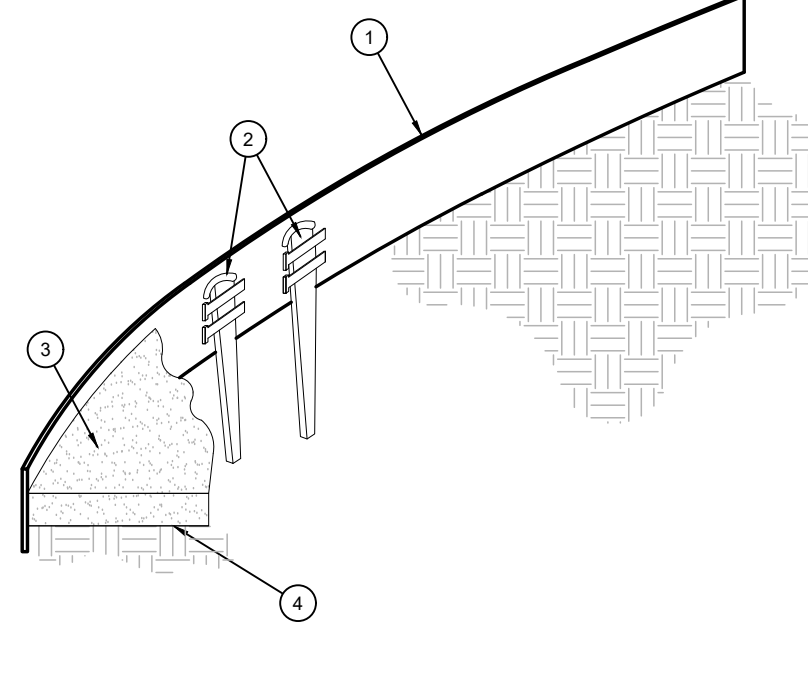
- D. TREES
- TREES SHALL NOT BE PLANTED IN THE CRZ (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARDS FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4' 5" ABOVE THE AVERAGE 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 PIPE TO AVOID 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. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- E. SHRUBS
- SHRUBS SHALL NOT BE PLANTED IN THE CRZ (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARDS FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4' 5" ABOVE THE AVERAGE 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 PIPE TO AVOID 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. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- F. SODDING
- 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 THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SODS ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50% CELLULOSE FIBER MULCH
 - 20% UNHILLED BERMOUDA SEED
 - 20% ANNUAL RYE SEED
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50% CELLULOSE FIBER MULCH
 - 20% HILLED BERMOUDA SEED
 - 15% 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL:
 - 50% CELLULOSE FIBER MULCH
 - 15% 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND

- H. DRILL SEEDING
- ALL SEED SHALL BE DRILL SEEDDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
 - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - 50% CELLULOSE FIBER MULCH
 - 15% 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND

- I. MULCH
- 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. MULCH AT THE BASE OF SHRUBS SHALL BE A MAXIMUM 1" DEPTH OVER ROOT BALL.
 - MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. FINISH GRADE OF MULCH AT CURBS AND SIDEWALKS SHALL BE 1" LOWER THAN THE ADJACENT CURB OR SIDEWALK. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- J. CLEAN UP
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE 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 REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN INSPECTED 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.
- L. LANDSCAPE MAINTENANCE
- 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, REMOVAL OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDING AND/OR SODDED 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 FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE 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.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- M. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS FINAL ACCEPTANCE (90 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.
 - 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.
- N. 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 ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

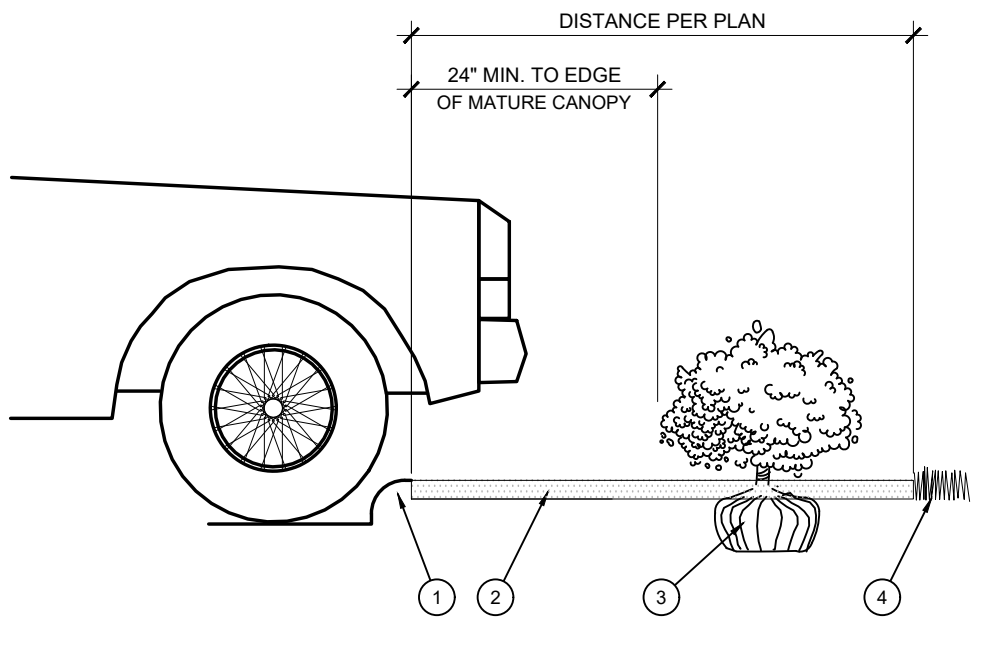


- ROLLED-TOP STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH, TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

- NOTES
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

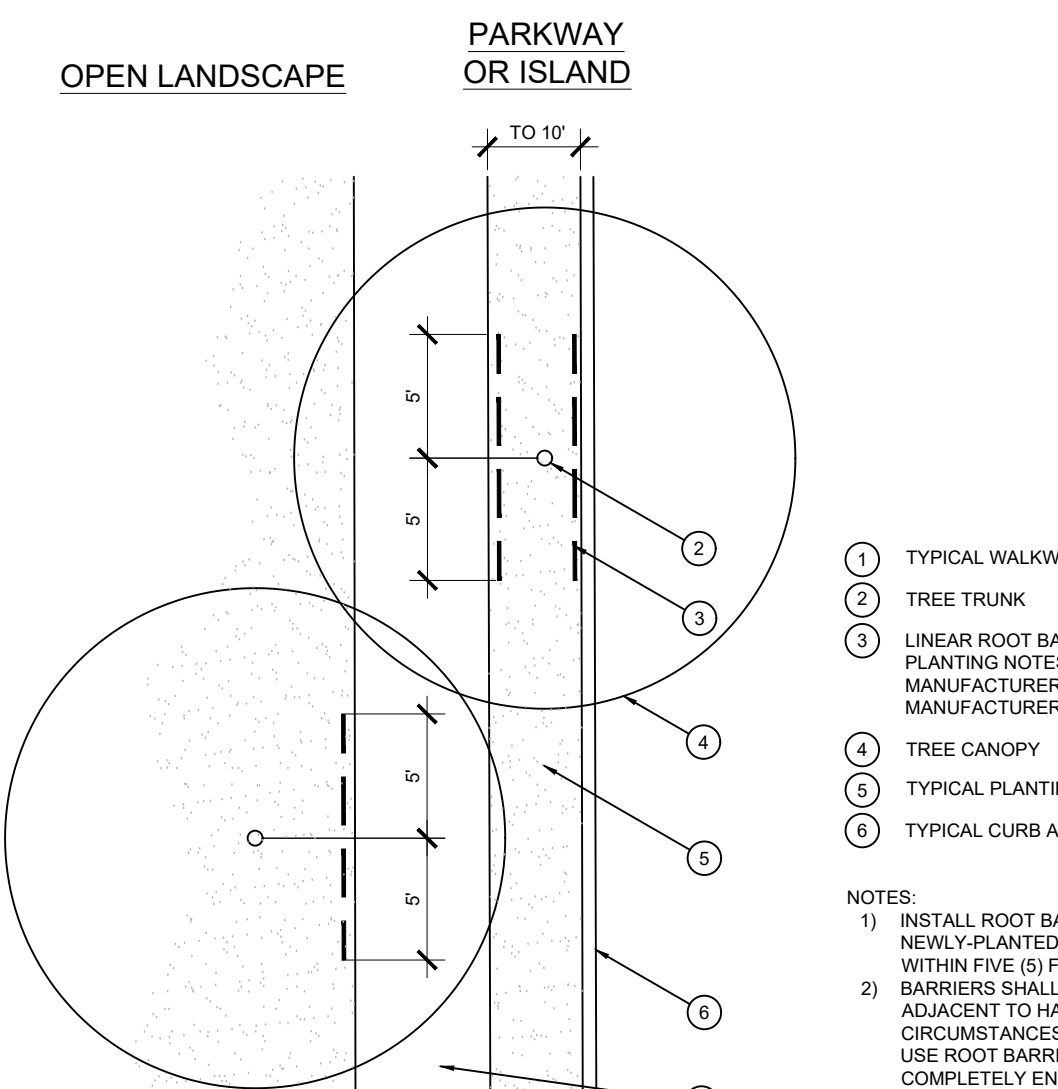
SCALE: NOT TO SCALE



- CURB
- MULCH LAYER
- PLANT
- TURF (WHERE SHOWN ON PLAN)

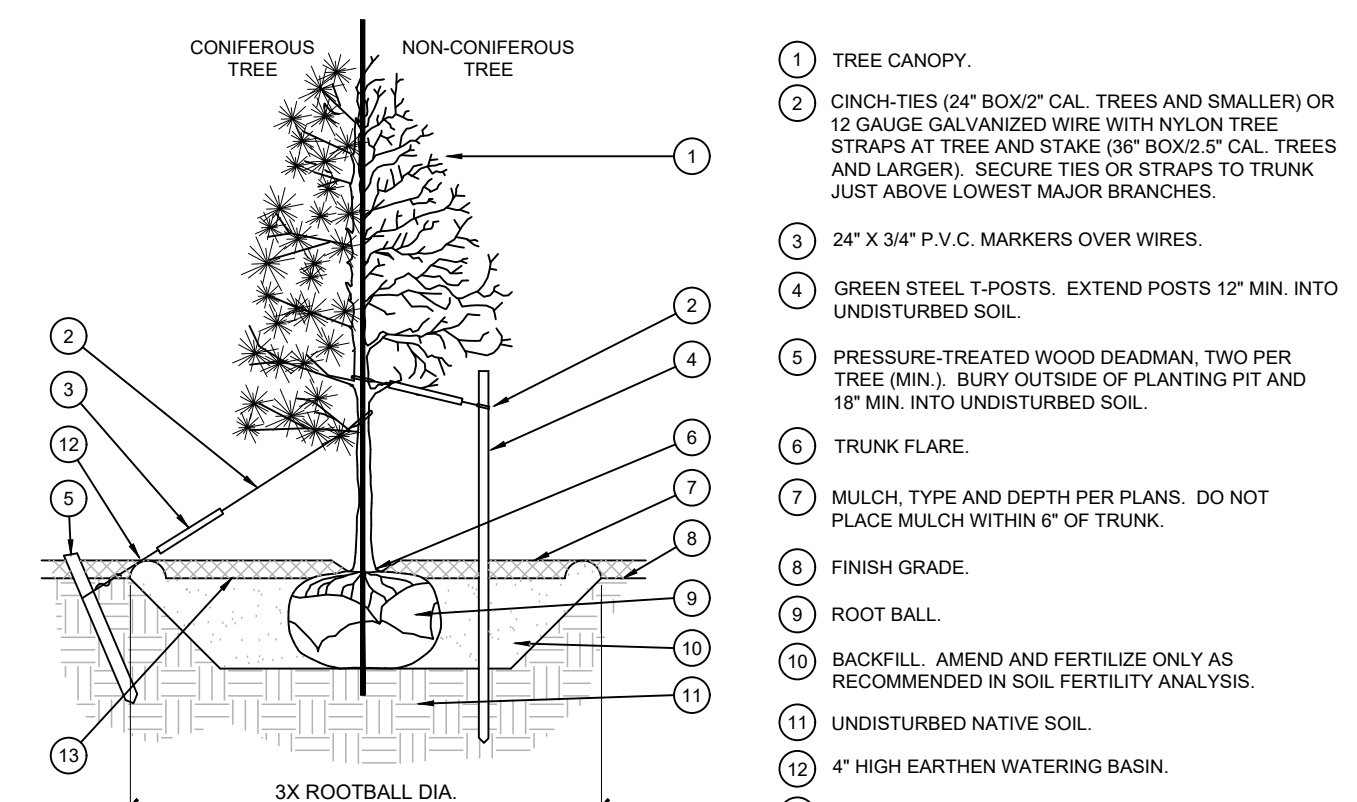
E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

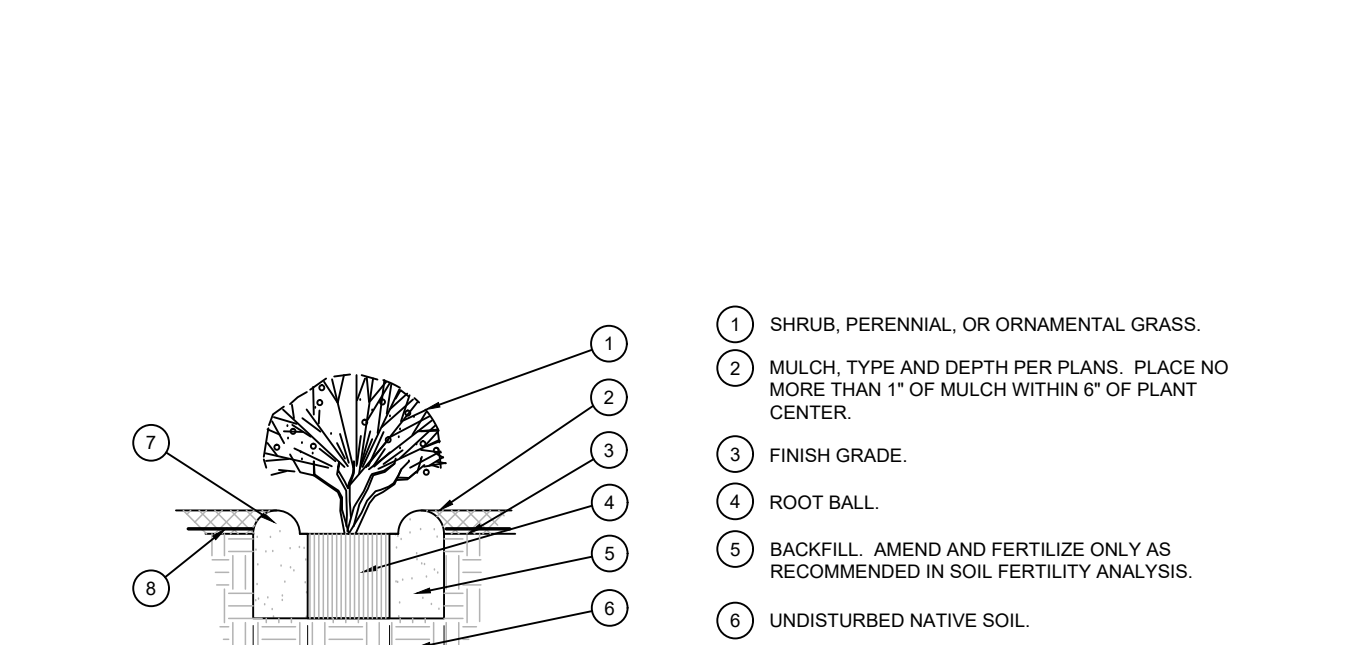


- TREE CANOPY
- CHIN-TIES (24" BOX) 2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STUCK 30" BOX) 2" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE MIN. BURY OUTSIDE OF PLANTING PIT AND 10' MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE
- ROOT BALL
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL
- 4" HIGH EARTHEN WATERING BASIN
- FINISH GRADE

- NOTES
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE SETTING TREE IN HOLE. REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, KNOTS, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - FOR TREES 3" BOX) 2" CAL. AND LARGER, USE THREE STAKES OR 15-MIL BARRIER STRIPS AROUND TREE.
 - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM WIND, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING

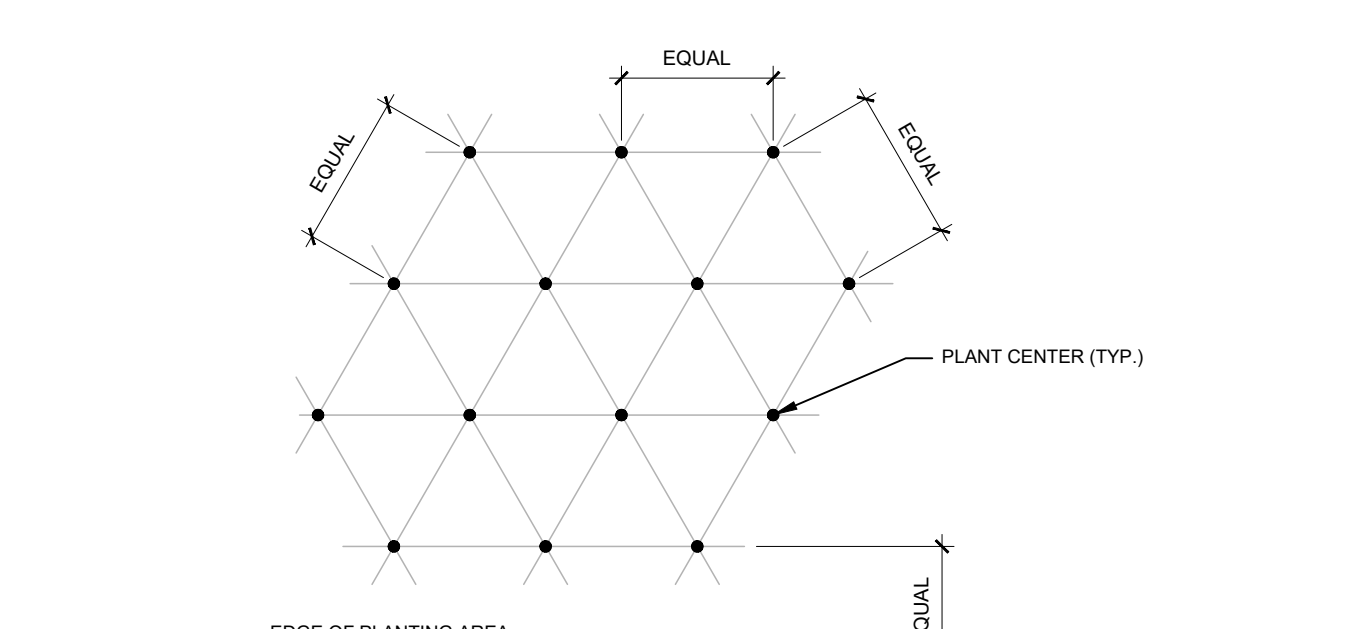
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE
- ROOT BALL
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL
- 3" HIGH EARTHEN WATERING BASIN
- WEED FABRIC UNDER MULCH

B SHRUB AND GROUND COVER PLANTING

SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL, TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

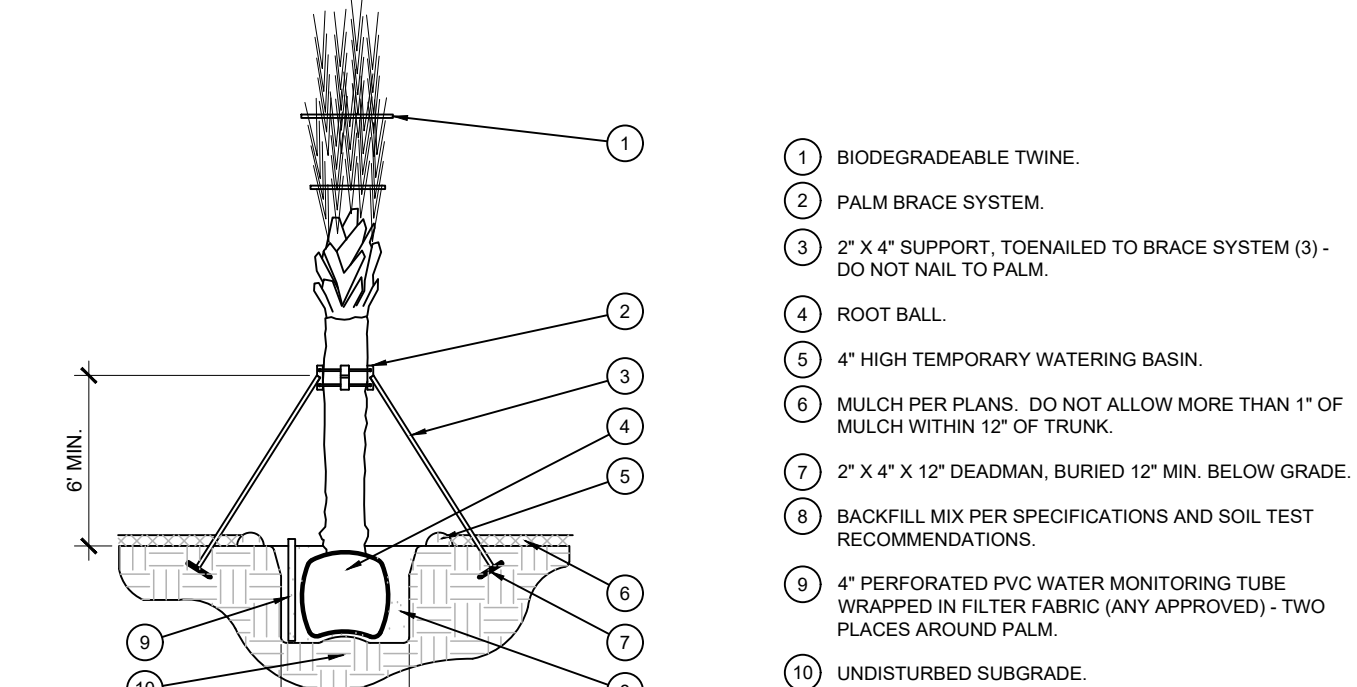
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.65
8"	0.36	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER (FOOT) / PLANT SPACING = 40' / PERIMETER

EXAMPLE: PLANTS AT 1' O.C. IN 100 SF PLANTING AREA, 40' PERIMETER
STEP 1: 100 SFT / 95 = 51 PLANTS
STEP 2: 51 PLANTS - (40' / 1' = 40) = 11 PLANTS = 30 PLANTS TOTAL

C PLANT SPACING

SCALE: NTS

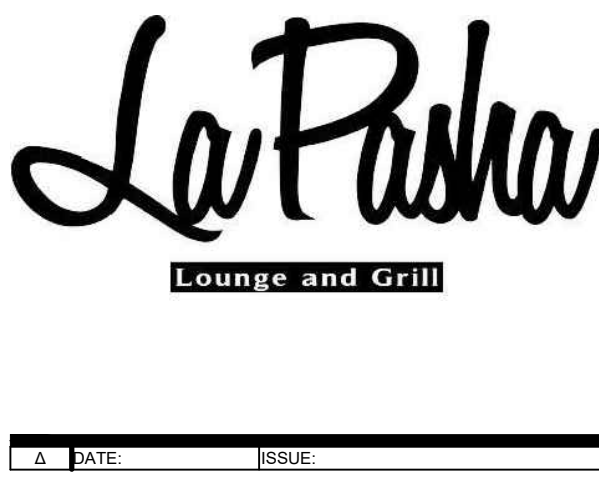
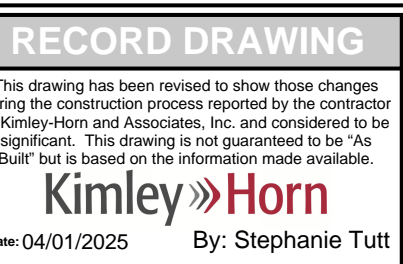


- BIDEGRADEABLE TWINE
- PALM BRACE SYSTEM
- 2" X 4" SUPPORT, TONGUED TO BRACE SYSTEM (3) - DO NOT NAIL TO PALM
- ROOT BALL
- 4" HIGH TEMPORARY WATERING BASIN
- MULCH PER PLANS. DO NOT ALLOW MORE THAN 1" OF MULCH WITHIN 12" OF TRUNK
- 2" X 4" X 12" DEADMAN, BURIED 12" MIN. BELOW GRADE
- BACKFILL MIX PER SPECIFICATIONS AND SOIL TEST RECOMMENDATIONS
- 4" PERFORATED PVC WATER MONITORING TUBE, WRAPPED IN TEXT. FABRIC (ANY APPROVED) - TWO PLACES AROUND PALM
- UNDISTURBED SUBGRADE

- NOTES
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING PALM.
 - THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ZONE OF ROOT INITIATION IS 3-5" BELOW FINISH GRADE.
 - DO NOT REMOVE ANY LIVE FRONDS PRIOR TO DIGGING AT THE NURSERY.
 - AFTER PLANTING, LOCATE THE TWINE SO THAT THE FRONDS MAY MOVE, BUT THE TERMINAL BUD IS PROTECTED.

A PALM PLANTING

SCALE: NOT TO SCALE



DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

REVISION: _____

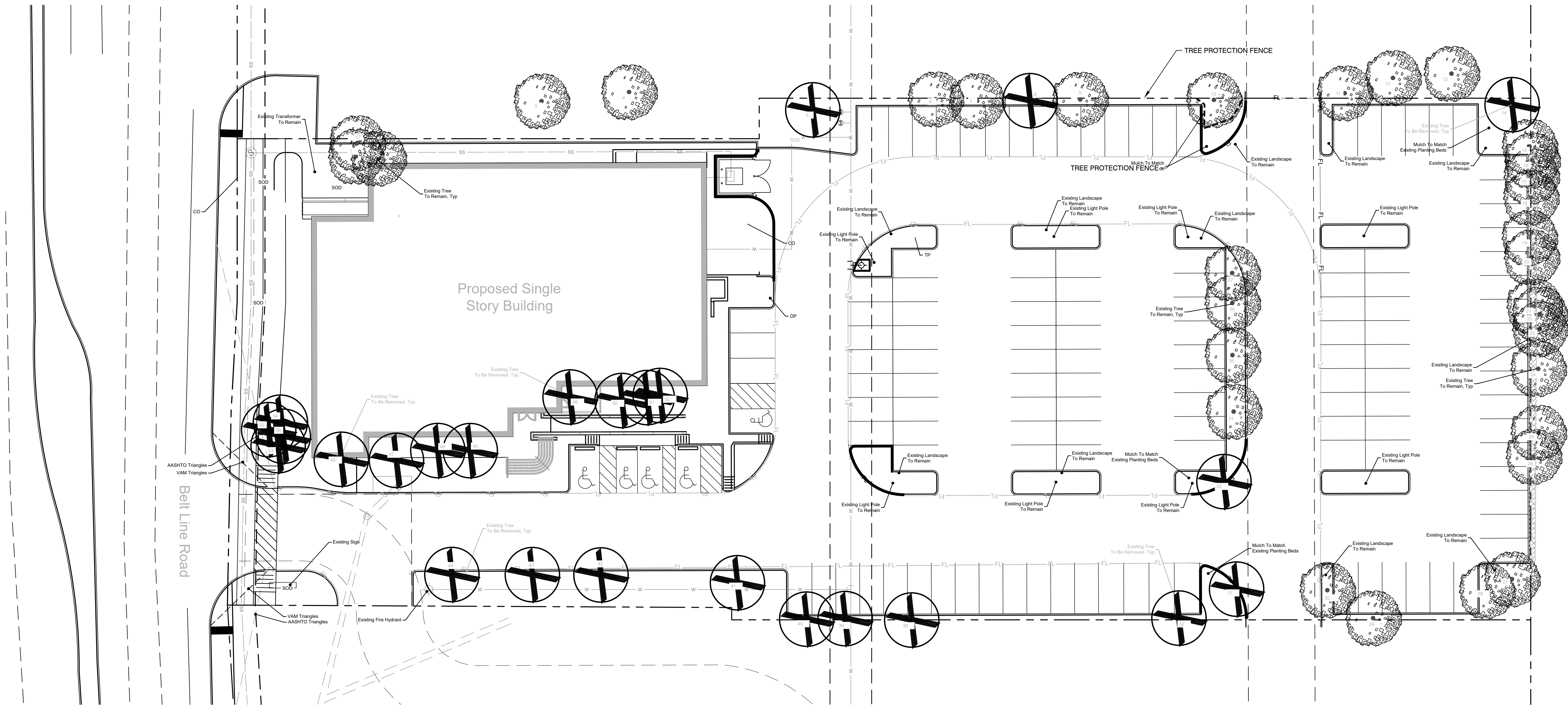
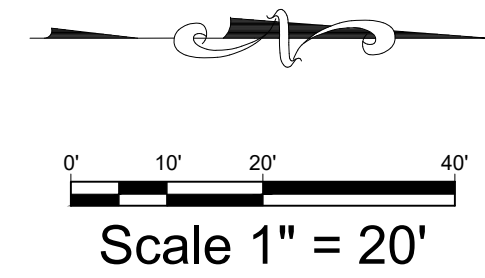
SCALE: _____

PROJECT: _____

LOCATION: _____

DATE: _____

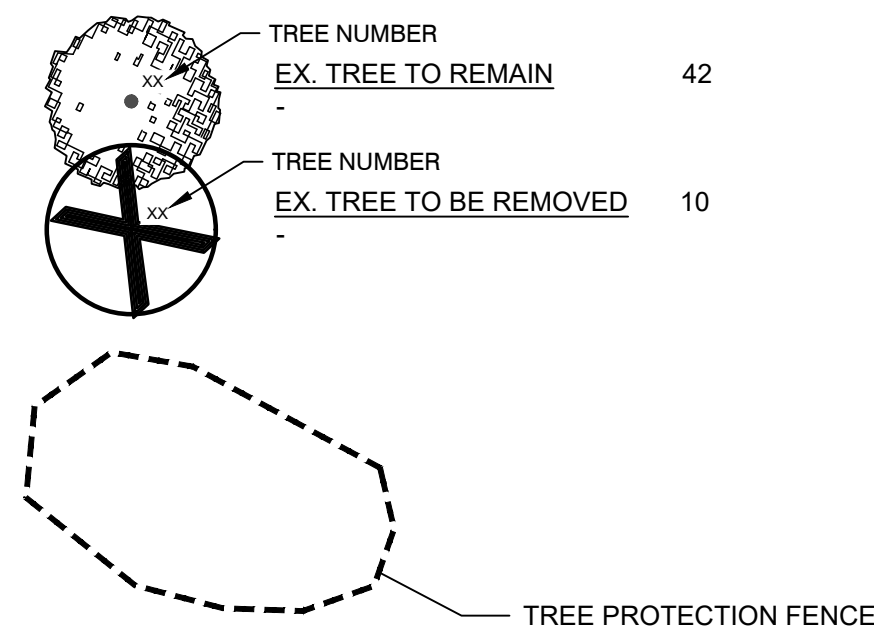
RE



TREE INVENTORY

TREE ID	SPECIES	DBH	CONDITION
1	CRAPE MYRTLE LAGERSTROEMIA SP.	8	GOOD
2	RED OAK QUERCUS TEXANA	20	GOOD
3	RED OAK QUERCUS SHUMARDII	16	FAIR
4	RED OAK QUERCUS SHUMARDII	13	FAIR
5	RED OAK QUERCUS SHUMARDII	10	POOR
6	BRADFORD PEAR PYRUS CALLERYANA	13	GOOD
7	BRADFORD PEAR PYRUS CALLERYANA	13	FAIR
8	BRADFORD PEAR PYRUS CALLERYANA	10	POOR
9	BRADFORD PEAR PYRUS CALLERYANA	11	FAIR
10	LIVE OAK QUERCUS VIRGINIANA	14	FAIR
11	LIVE OAK QUERCUS VIRGINIANA	14	FAIR
12	SIBERIAN ELM ULMUS PUMILA	9	FAIR
13	SIBERIAN ELM ULMUS PUMILA	12	FAIR
14	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	9	POOR
15	BALD CYPRESS TAXODIUM DISTICHUM	11	GOOD
16	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR
17	BALD CYPRESS TAXODIUM DISTICHUM	10	GOOD
18	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR
19	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR
20	BALD CYPRESS TAXODIUM DISTICHUM	8	FAIR
21	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	FAIR
22	BALD CYPRESS TAXODIUM DISTICHUM	8	GOOD
23	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	10	FAIR
24	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	8	POOR
25	ITALIAN CYPRESS CUPRESSUS SEMPERVIRENS	11	GOOD
26	BALD CYPRESS TAXODIUM DISTICHUM	9	POOR
27	RED OAK QUERCUS TEXANA	14	GOOD
28	SIBERIAN ELM ULMUS PUMILA	9	FAIR
29	SIBERIAN ELM ULMUS PUMILA	9	FAIR
30	LIVE OAK QUERCUS VIRGINIANA	14	GOOD
31	LIVE OAK QUERCUS VIRGINIANA	19	GOOD
32	BRADFORD PEAR PYRUS CALLERYANA	10	POOR
33	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	8	GOOD
34	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD
35	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD
36	EASTERN RED CEDAR JUNIPEROUS VIRGINIANA	6	GOOD
37	SWEETGUM LIQUIDAMBER STYRACIFLUA	8	GOOD
38	BRADFORD PEAR PYRUS CALLERYANA	11	POOR
39	BRADFORD PEAR PYRUS CALLERYANA	12	POOR
40	BRADFORD PEAR PYRUS CALLERYANA	14	POOR
41	BRADFORD PEAR PYRUS CALLERYANA	16	POOR
42	BRADFORD PEAR PYRUS CALLERYANA	20	POOR
43	BRADFORD PEAR PYRUS CALLERYANA	20	POOR
44	BRADFORD PEAR PYRUS CALLERYANA	22	POOR
45	PALM WASHINGTONIA SP.	12	GOOD
46	RED OAK QUERCUS TEXANA	21	GOOD
47	PALM WASHINGTONIA SP.	6	GOOD
48	PALM WASHINGTONIA SP.	6	GOOD
49	JAPANESE MAPLE ACER PALMATUM	6	FAIR
50	YAUPON ILEX VOMITORIA	8	GOOD
51	YAUPON ILEX VOMITORIA	6	GOOD
52	YAUPON ILEX VOMITORIA	6	GOOD
53	CRAPE MYTLE LAGERSTROEMIA SP	4	GOOD
54	CRAPE MYTLE LAGERSTROEMIA SP	6	GOOD
55	CRAPE MYTLE LAGERSTROEMIA SP	5	GOOD
56	CRAPE MYTLE LAGERSTROEMIA SP	6	GOOD
57	CRAPE MYTLE LAGERSTROEMIA SP	6	GOOD

EXISTING TREE LEGEND



MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF 66" OF TREES SHALL BE ACHIEVED AS FOLLOWS:

PROPOSED TREE MITIGATION PROVIDED: 12 MITIGATION TREES

6 - 8" TREES
3 - 6" TREES
2 - 5" TREES

SEE PLANTING PLANS (LP-1) FOR PROPOSED TREE LOCATIONS MARKED WITH MX(X INDICATES DBH AS LISTED ABOVE).

Total Caliper Inches	345
Caliper Inches of Preferred Trees Removed	76
Total Caliper Inches to be Mitigated	76
Total Caliper Inches of Mitigation Trees	76

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

OWNER
FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD
832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022



Heights Venture
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 800 5741 Legacy Drive, Suite 320
Houston, Texas 77068 Plano, Texas 75024
713.869.1103 V 972.490.7292 V

LA PASHA

3855 BELT LINE RD, ADDISON,
TX 75001

Project Number: 22007	Sheet Size: 30 x 42
Date / Time Plotted: 7/21/2022	Created By: EMS
Project Phase:	

TREE
DISPOSITION
PLAN

TD-1

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHEs.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

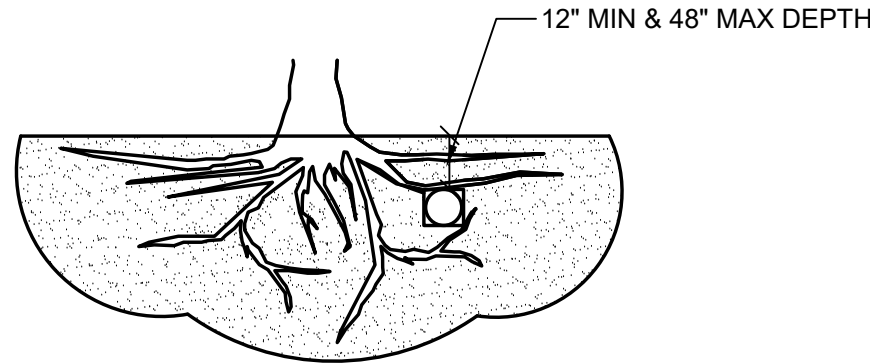
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1" FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTIONS SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

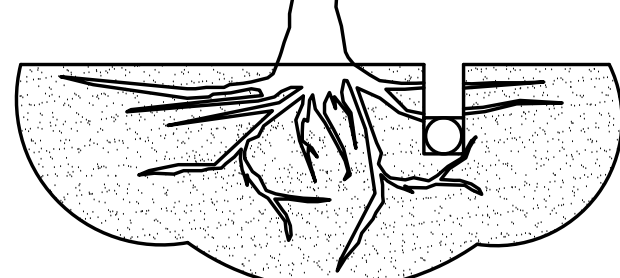
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNERS' AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



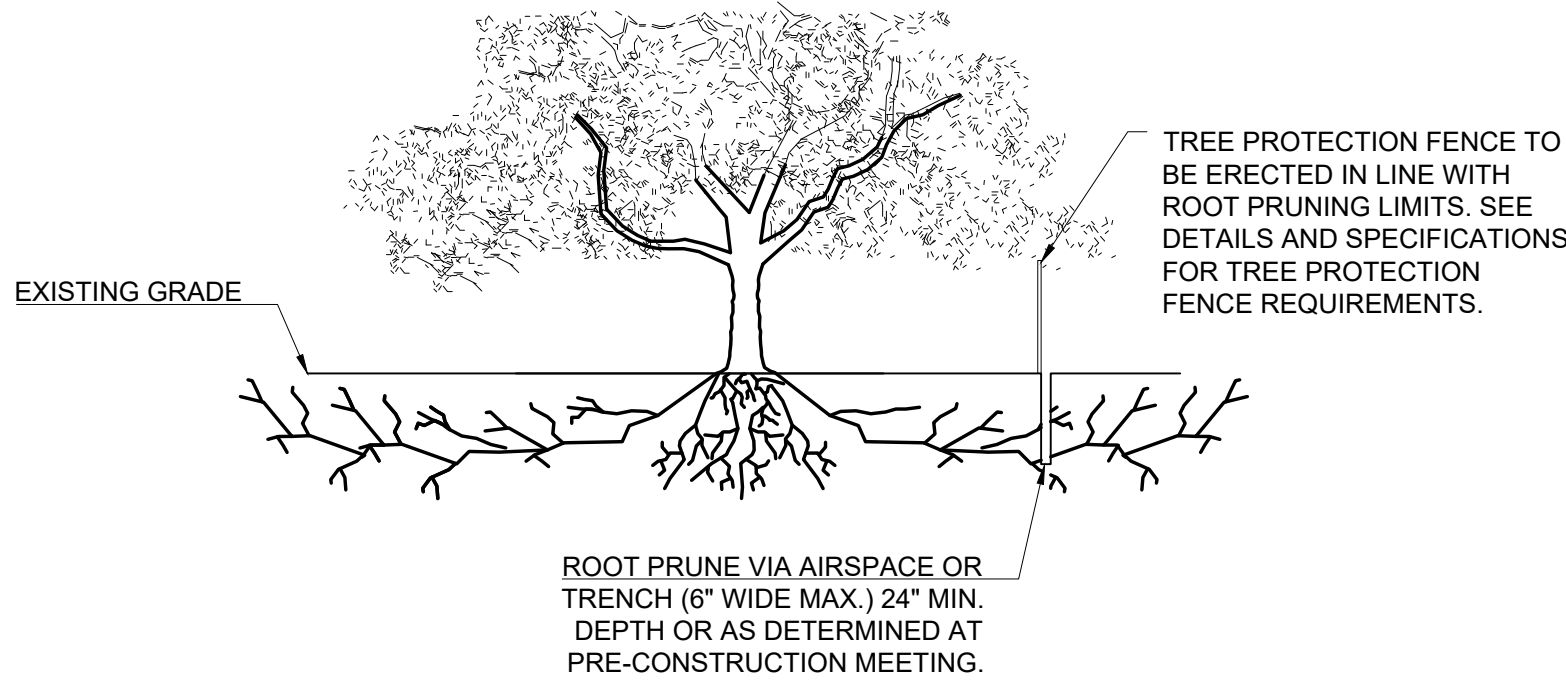
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

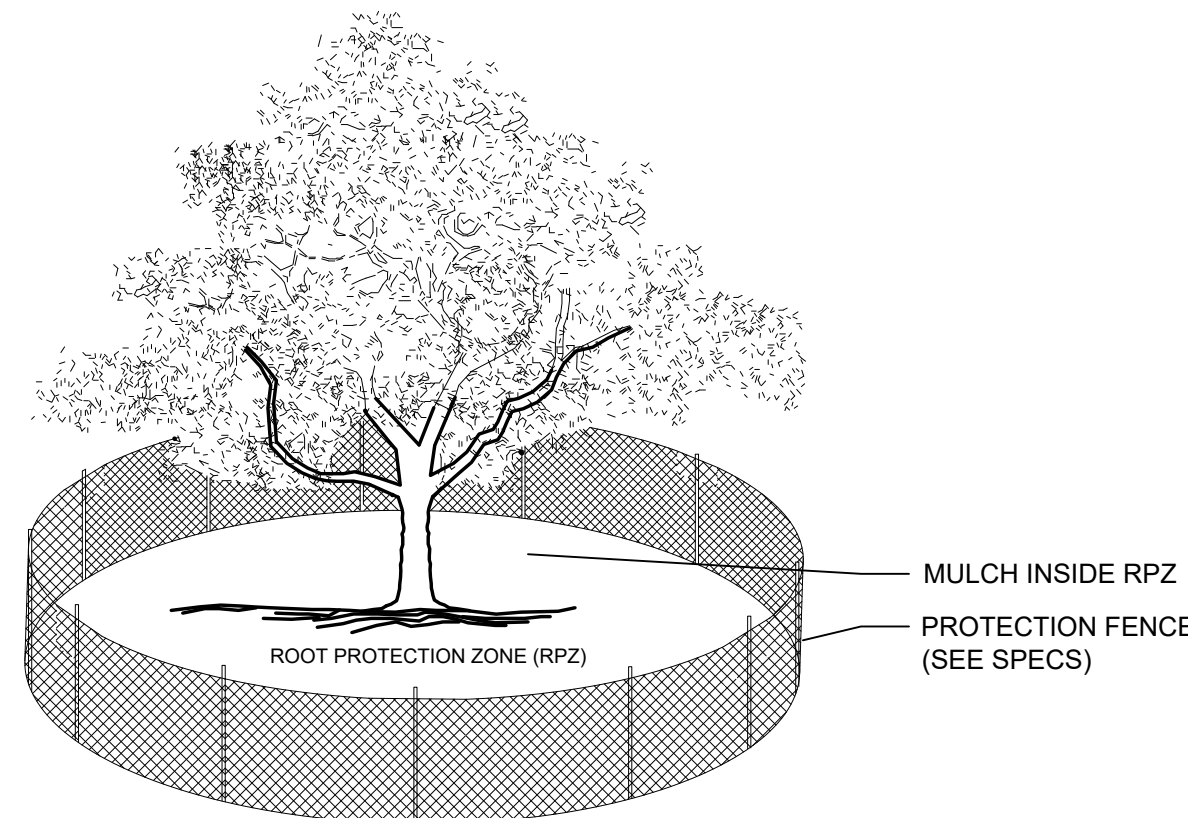
NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

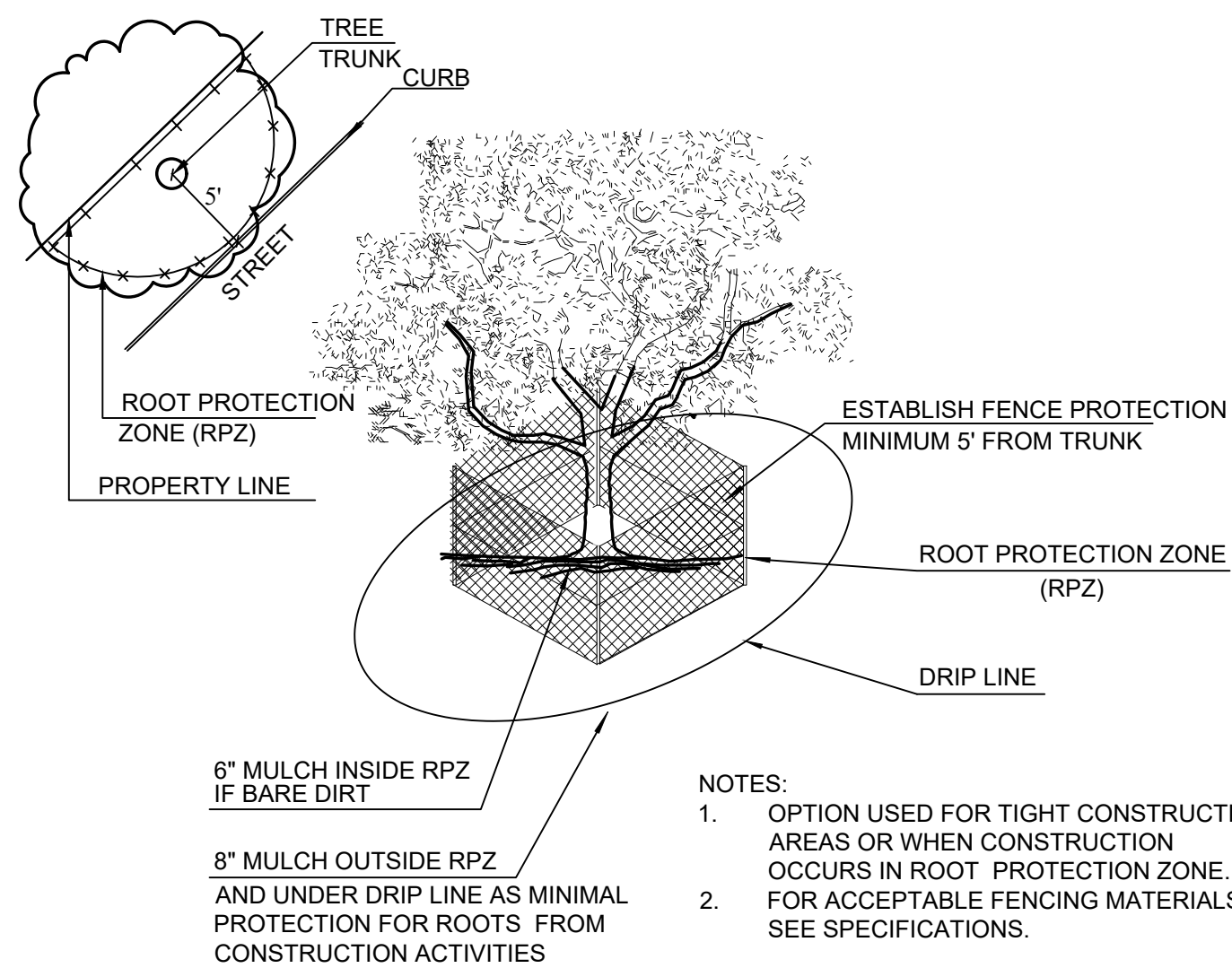


NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
-

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

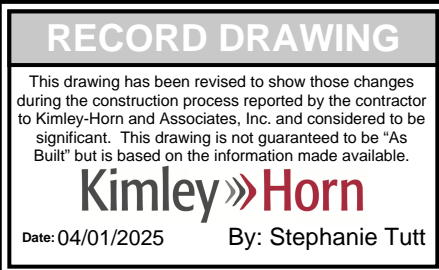
- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY REPRESENTATIVE, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY REPRESENTATIVE MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY REPRESENTATIVE, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



02.09.2023

Heights Venture
ARCHITECTURE + DESIGN

HOUSTON 1111 North Loop West, Suite 800 Houston, Texas 77008
DALLAS 5741 Legacy Drive, Suite 320 Plano, Texas 75024
713.869.1103 V 972.490.7292 V

FESS DFW HOLDINGS LLC
10190 KATY FRWY STE 350
HOUSTON, TX 77043
SAAD JAWAD
832.638.2305

APPLICANT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024
KENNY LAFOREST
281.854.6140

ARCHITECT
HEIGHTS VENTURE ARCHITECTS LLP
5741 LEGACY DR STE 320
PLANO, TX 75024

SUBDIVISION NAME
BELTLINE MARSH BUSINESS PARK SUBDIVISION

BLOCK, LOT NUMBER
BLK 3 LOT B

CITY OF ADDISON PROJECT NUMBER

PREPARATION DATE
06.17.2022

Project Number:	22007	Sheet Size:	30 x 42
Date / Time Plotted:	7/21/2022	Created By:	EMS
Project Phase:			

TREE
DISPOSITION
SPECS & DETAILS

TD-2