

**LANDSCAPE NOTES**

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

**MAINTENANCE NOTES**

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

**GENERAL LAWN NOTES**

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

**SOLID SOD NOTES**

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

**LANDSCAPE TABULATIONS**

**SITE REQUIREMENTS (site area 47,851 s.f.)**  
Requirements: 15% site area to be landscaped

Required	Provided
7,178 s.f. (15%)	10,748 s.f. (22.4%)

**FRONT YARD REQUIREMENTS**  
Requirements: 60% of required landscape must be located in front yard

Required	Provided
3,589 s.f. (60%)	12,894 s.f. (119%)

**STREET REQUIREMENTS**  
Requirements: (1) tree 3" cal. per 30 l.f. of frontage

F.M. 3097 HORIZON ROAD (187.30 l.f.)	Required	Provided
(4) trees, 3" cal.	(5) trees, 3" cal.	

RALPH HALL PARKWAY (251.06 l.f.)	Required	Provided
(5) trees, 3" cal.	(6) trees, 3" cal.	

**PARKING LOT (30 spaces)**  
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	Provided
(2) trees, 3" cal.	(3) trees, 3" cal.

**PLANT LEGEND**

SYMBOL	PLANT TYPE
BAR	Crimson Pigny Barbary
CE	Cedar Elm
CM	Crape Myrtle
DTS	Dwarf Texas Sage
DYH	Dwarf Yaupon Holly
LAN	Lantana
LO	Live Oak
MS	Miscanthus
RO	Red Oak
SAL	Salvia
SJ	Seagrape Juniper
SY	Soft Leaf Yucca
TY	Tree Yaupon
VP	Variegated Privet
WC	Wintercreeper

**PLANT LIST**

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Ilex vomitoria	Tree Yaupon Holly	3	6'-10" ht.	B&B, multi-trunk, 4' spread, matching
	Lagerstroemia indica	Crape Myrtle	3	6" ht.	cont., 3 trunk min., matching
	Quercus shumardii	Red Oak	10	65 gal.	cont., 12" ht., 4' spread, 4' branching ht., matching, 3" cal. min.
	Quercus virginiana	Live Oak	6	65 gal.	cont., 12" ht., 4' spread, 4' branching ht., matching, 3" cal. min.

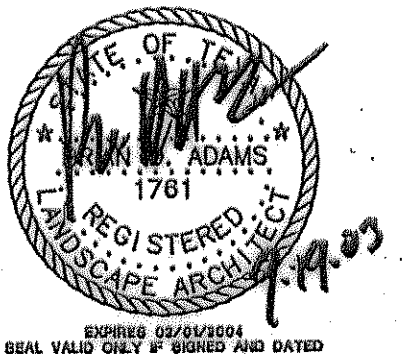
NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

**SHRUBS/GROUNDCOVER**

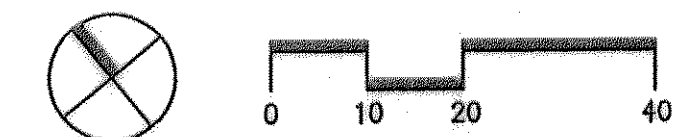
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Berberis thunbergii 'Crimson Pigny'	Crimson Pigny Barbary	19	3 gal.	cont. full, 18" spread, 24" o.c.
Eucynymus fortunei 'Colonatus'	Wintercreeper	1,827	4" pots	cont. (3) 12" runners min., 12" o.c.
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	23	5 gal.	cont. full, 20" spread, 24" o.c.
Juniperus chinensis 'Sea Green'	Sea Green Juniper	35	5 gal.	cont. full, 24" spread, 24" o.c.
Lantana horrida	Texas Lantana	80	4" pots	cont. (3) 12" runners min., 12" o.c.
Leucophyllum frutescens 'Compactum'	Dwarf Texas Sage	127	5 gal.	cont. full, 24" spread, 30" o.c.
Ligustrum lucidum 'Variegatum'	Variegated Privet	4	7 gal.	cont. full, 30" ht.
Miscanthus sinensis 'Gracillimus'	Miscanthus	21	3 gal.	cont. full, 24" o.c., 24" ht.
Salvia greggii	Salvia	13	3 gal.	cont. full, 24" o.c.
Yucca recurvifolia	Softleaf Yucca	12	7 gal.	cont. full, 30" ht., 36" spread
Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: Plant list is an add to bidlist only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.

AS BUILT  
DATE 03-03-04



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REV.	DATE	REMARKS
2	09/18/03	ISSUE FOR CONSTRUCTION
1	4/29/03	SITE PLAN CHANGES

**LANDSCAPE PLAN**

LOT 7R, BLOCK A  
HORIZON RIDGE ADDITION  
THE CITY OF ROCKWALL, TEXAS

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

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	DJV	03/14	1"=20'			L1.01