

- GENERAL LAWN NOTES**
1. Fine grade areas to achieve final contours indicated on civil plans.
 2. 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.
 3. 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.
 4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
 5. 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.
 6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
 7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

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

LANDSCAPE TABULATIONS

SITE REQUIREMENTS (site area 63,650 s.f.)
Requirements: 15% site area to be landscaped

Required	Provided
9548 s.f. (15%)	12,518 s.f. (19%)

FRONT YARD REQUIREMENTS
Requirements: 50% of required landscape must be located in front yard

Required	Provided
4,774 s.f. (50%)	5,023 s.f. (52%)

STREET REQUIREMENTS: SCENIC OVERLAY
Requirements: (3) canopy tree 4" cal. and (4) accent trees, 4" ht. per 100 l.f. of frontage

Required	Provided
(7) trees, 4" cal.	(8) trees, 4" cal.
(10) accent trees, 4" ht.	(1) existing tree
	(10) accent trees, 4" ht.

RIDGE ROAD (236 l.f.)

Required	Provided
(7) trees, 3" cal.	(4) trees, 3" cal.
1,553 s.f. (5%)	1,948 s.f. 6%

ALL TREES TO BE LOCATED A OF 5' MIN. FROM ALL PUBLIC UTILITIES

PLANT LIST

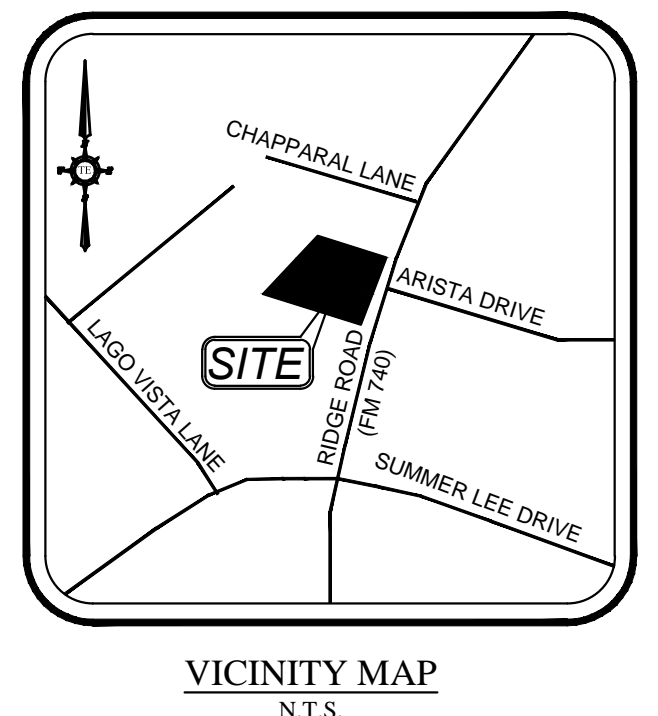
TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
5	CE	Cedar Elm	<i>Ulmus crassifolia</i>	5" cal.	container grown, 13' ht., 4' spread min., 4" clear trunk
10	CM	Crape Myrtle	<i>Lagerstroemia indica</i>	6" ht.	container grown, 13' ht., 4' spread min., 4" clear trunk
7	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	container grown, 14' ht., 5' spread min., 5" clear trunk
5	RO	Red Oak	<i>Quercus shumardii</i>	3" cal.	container grown, 13' ht., 4' spread min., 4" clear trunk

SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CP	Century Plant	<i>Agave americana</i>	10 gal.	container, 30" spread
62	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	24" ht.	container grown, 24" ht. 24" o.c.
10	DYH	Dwarf Yaupon Holly	<i>Ilex vomitoria 'nana'</i>	3 gal.	container, 20" spread, 24" o.c.
21	LOR	Loropetalum Danuma Ruba	<i>Loropetalum chinensis 'Danuma Ruba'</i>	3 gal.	container, 20" spread, 24" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
245	AJ	Asian Jasmine	<i>Trachelospermum asiaticum</i>	4" pots	container, 3-12" runners min., 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>	solid sod	refer to notes

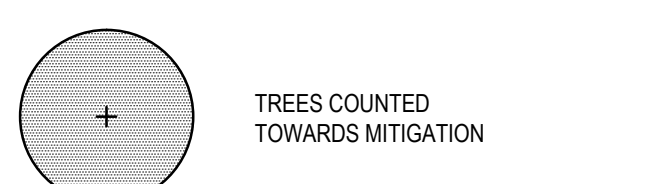
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

EASEMENT LEGEND
FAUE- FIRE ACCESS UTILITY EASEMENT
LSL- LANDSCAPE SETBACK LINE
BSL- BUILDING SETBACK LINE
UE- UTILITY EASEMENT



- SOLID SOD NOTES**
1. 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.
 2. 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.
 3. 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.
 4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
 5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
 6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
 7. Water sod thoroughly as sod operation progresses.
 8. 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.
 9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
 10. 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.

- MAINTENANCE NOTES**
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 2. 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.
 3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 5. All plant material which dies shall be replaced with plant material of equal or better value.
 6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.



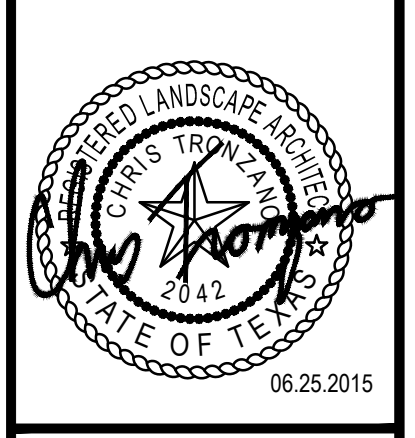
01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

TO THE BEST OF OUR KNOWLEDGE SMR LANDSCAPE ARCHITECTS INC., STATES THAT THIS PLAN IS AS-BUILT. THIS INFORMATION PROVIDED IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214-871-0983
Fax: 214-871-0545
Email: smr@smr-la.com
CASE # SP 2014-003

TRIANGLE ENGINEERING, L.L.C.
TX PE FIRM # 11525
1509 ASTORIA DRIVE, ALLEN, TX 75013
PHONE: 214-609-9271

NO.	DATE	DESCRIPTION



MEDICAL OFFICE
3018 RIDGE ROAD
ROCKWALL, TEXAS

LANDSCAPE PLAN		PROJECT No: 13-035	
SHEET #	REVISION #	DATE:	DRAWN BY:
L.2		02/10/2014	CT
			CT

RECORD DRAWINGS