





PLANTING LEGEND

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CAL.
	26	LIVE OAK	QUERCUS VIRGINIANA	3"
	25	RED OAK	QUERCUS RUBRA	3"
	---	SHRUB FENCE	SHRUBS	1-9 gal/3" ht. Shrub
	---	COMMON BERMUDA GRASS	CYNODON DACTYLON	n/a

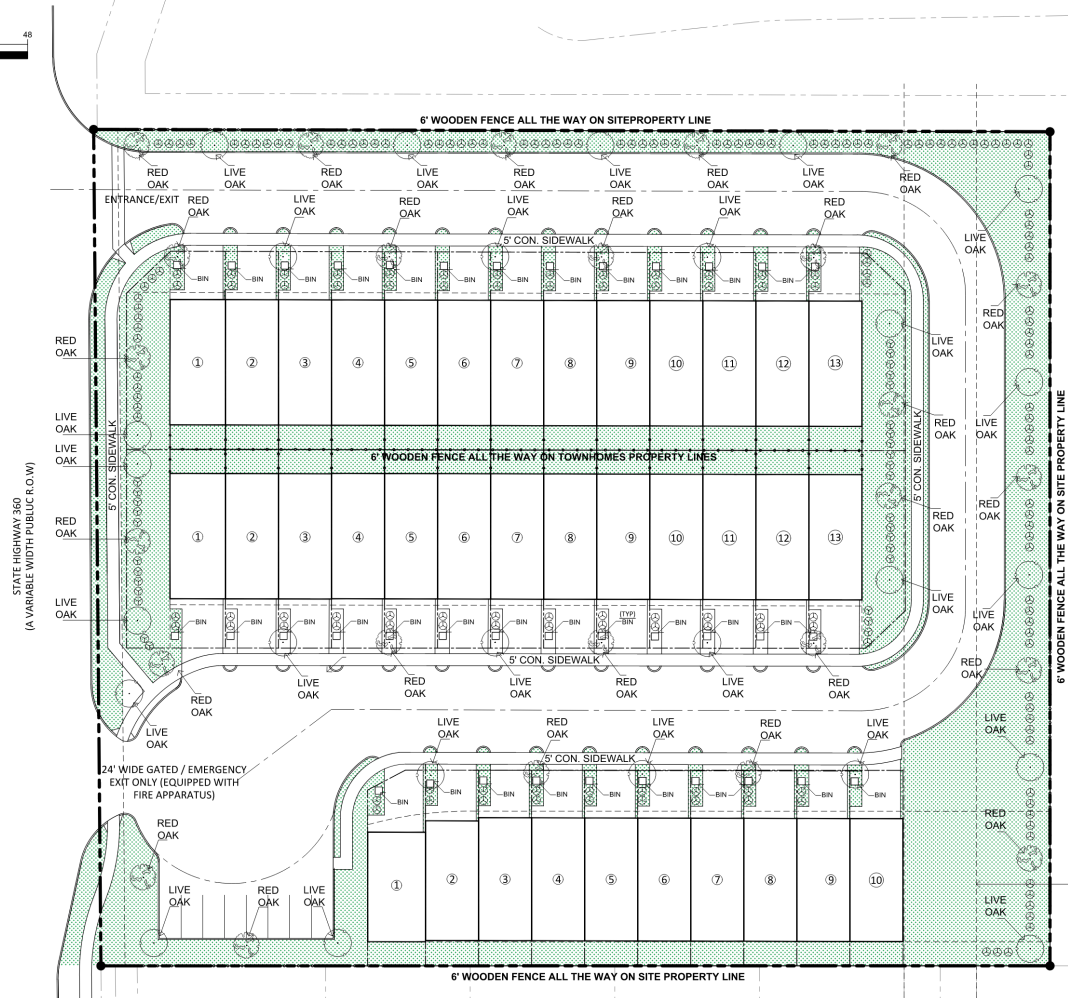
IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
 2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
 3. ALL PLANT PLANTED SHALL BE PERMANENTLY SODDED AND SEEDS ARE HEADS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DESIGNATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

MAINTENANCE NOTES

1. THE OWNER, TENTANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THE OWNER, TENTANT AND/OR THEIR AGENT IS RESPONSIBLE FOR REGULAR MOWING, EDGING, PRUNING/FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
2. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

1. ROOT BARRIERS 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) WHICH SHALL BE LOCATED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PANELS PER MANUFACTURER'S RECOMMENDATIONS, UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.
2. MULCHESAFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDIENED), OVER LANDSCAPE BEDS AND PLANTINGS. MULCH SHALL BE 100% TURF AND SEEDED AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS OF "GENERAL GRADING AND PLANNING NOTES AND SPECIFICATIONS).



**CASE NUMBER:
STP-22-08-0040**

ARCHITECT & CONTRACTOR:



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STAMP:

[illegible]

PROJECT/ ADDRESS:

**MDM TOWNHOMES
S HWY 360,
GRAND PRAIRIE,
TEXAS, 75052.**

LANDSCAPE PLAN

SHEET TITLE:

SHEET NO:	DATE: 1/17/2025
	SCALE: 1" = 20'

[1	DATE:	1-27
	DRAWN BY:	R.R.
	CHECKED BY:	D.B.

FILE NAME:	MDM TOWNHOMES GP TX_01.17.25.DWG	CHECKED BY:	D.N.
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