

LANDSCAPE PLAN NOTES

- Contractor to verify all site dimensions and layout prior to the commencement of landscape construction. Any discrepancies between the drawings and the actual site conditions shall be brought to the attention of the Owner's Representative immediately.
- Contractor is responsible for verification of the location all underground utilities. Repair to said utilities as a result of the work of the Contractor shall be the responsibility of the Contractor. **NOTE:** All existing and proposed utilities may not be shown on this plan.
- Utilities may exist on site that were unknown during the development of this drawing. Contractor to notify the Owner's Representative immediately if the location of any proposed plant material conflicts with any site utility lines including but not limited to manholes, pull boxes, valve boxes, meters, transformers, etc. Do not plant a tree within 20 feet of the above-mentioned structures unless otherwise directed by the drawings. Failure to notify the Owner's Representative of such conflicts will result in the Contractor being responsible in replacing the affected plant material at the Owner's discretion.
- Contractor is responsible for verification of all plant quantities based on the drawings and actual field conditions. Plant quantities have been provided for estimating purposes only. Contractor shall provide unit prices to the owner in case of any shortages, overages or revisions to the planting design.
- Contractor shall supply nursery-grown trees (except for ball & burlap as approved by the Landscape Architect), shrubs, and ground covers of species, type and size as specified in the Plant List.
- All plants shall be legibly labelled true to specified size and variety in accordance with Standardized Plant Names, American Joint Committee on Horticulture. Sizes must be in accordance with the American Association of Nurserymen Standards.
- Irrigation system installation to be complete (with the exception of tree bubblers if applicable) prior to the installation of any plant material.
- Contractor to remove all clods, rocks, concrete, trash and any other debris prior to installation of soil mix or plant material.
- Contractor is responsible for removal of trash and repair of hazardous conditions (tools, open holes, etc.) on a daily basis by the end of the work day.
- All planting beds shall be separated from turf areas by using 1/8" x 4" x 16' Colmet steel edging. Trim steel edging at a 45° angle at pavement or curb intersections.
- Upon completion of construction and prior to final approval, Contractor shall thoroughly clean the site of all trash, spilled soil, and litter, etc. that has resulted from landscape construction operations. Repair all damage to finish grade including tailings from excavations, wheel ruts, etc. caused from construction.
- Remove all tags, ribbons and wires from all newly installed plant material upon Owner's authorization.
- Contractor to replace all materials which are dead, unhealthy, or unsightly (as determined by the Owner) with the cost of replacement to be at the Contractor's expense. Replacement material to be in accordance with the drawings and shall be warranted per the guarantee requirements stated herein.
- All plant material to be guaranteed to remain alive and in healthy vigorous condition for a period of one year after acceptance by the Owner.
- Warranty shall not include damage or loss of plants due to acts of God, acts of vandalism or negligence on the part of the Owner.

CITY OF MANOR MAINTENANCE NOTE

The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be kept free of refuse and debris. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Ordinance.

LANDSCAPE CALCULATIONS

LANDSCAPE AREA

	Required	Provided
Total Site Area	N/A	17,221 s.f.
Total Landscape Area	5,166 s.f.	6,671 s.f. (38.7%)

TREES

	Required	Provided
Corner Dwelling Unit	2	4
Non-Corner Dwelling Unit	4	3
Total	6	7

SHRUBS

	Required	Provided
Foundation Frontage (188 Lin. Ft)	76	79

MITIGATION TREES

	REMOVED	REPLACED
HERITAGE	N/A	0.0" 0.0% (0%)

CLASS II

SPANISH OAK (#'s 420, 421, & 422)	46.0"	46.0" (1:1)
TOTAL	46.0"	46.0"

MITIGATION

Proposed Live Oak (3 total @ 4" each)	12.0"
\$5,100 fee in lieu on-site tree planting (\$150.00/inch x 34")	34.0"
TOTAL	46.0"

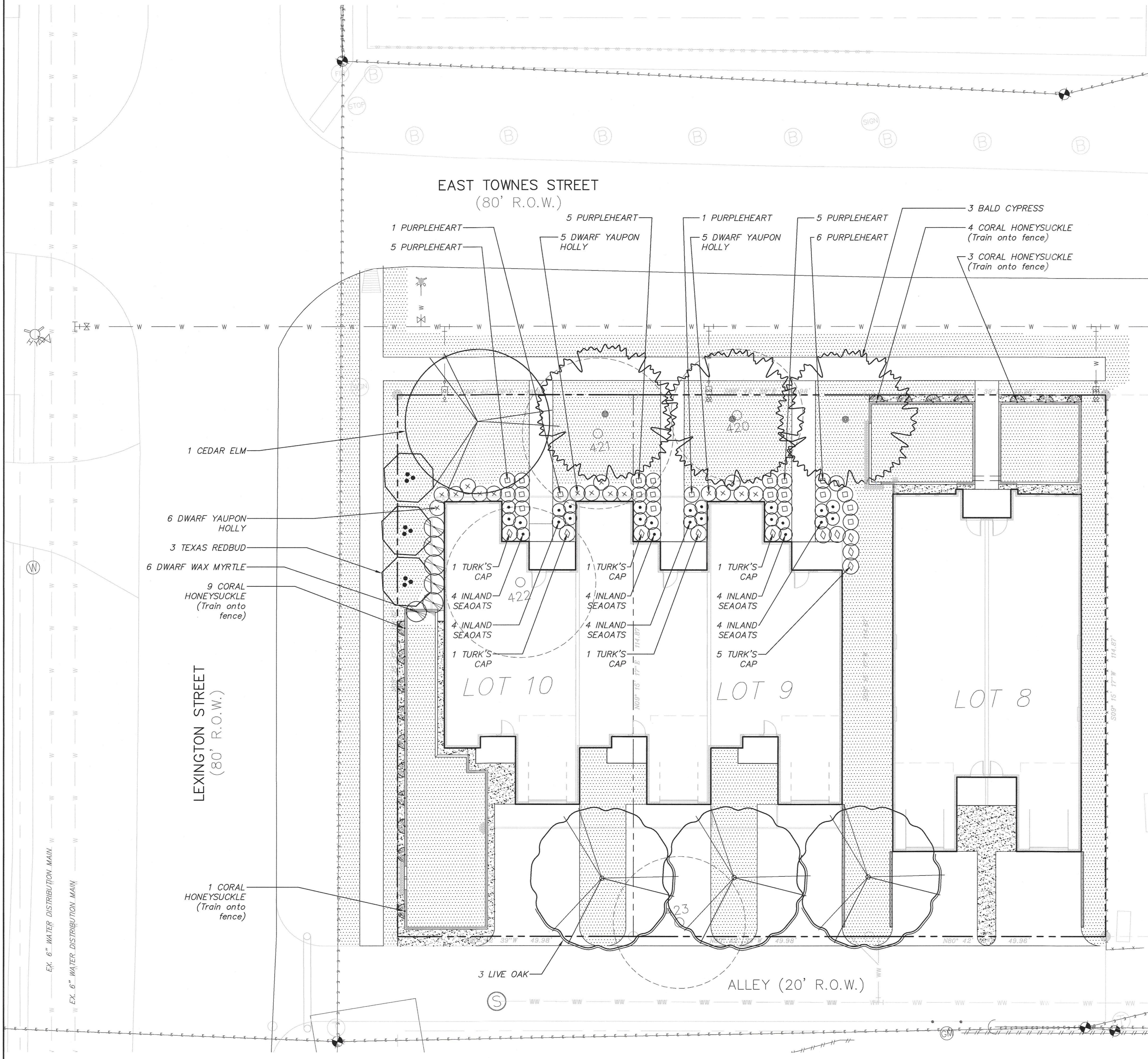
TREE LIST		
* 420	14"	SPANISH OAK
* 421	16"	SPANISH OAK
* 422	16"	SPANISH OAK
* 423	14"	HACKBERRY

* TREE TO BE REMOVED

	BERMUDA
	HYDROMULCH

BERMUDA
HYDROMULCH

GRAVEL
MULCH



104 TOWNES TOWNHOMES
104 TOWNES STREET
MANOR, TEXAS 78653

LANDSCAPE
DETAILS

SHEET
OF

TURF APPLICATION NOTES

A. Coordination:

1. Install sod and seed after tree, shrub and groundcover installation is complete.
2. Contractor to coordinate with Irrigation Contractor to insure functional irrigation system prior to any lawn installation.

B. Preparation:

1. Pre-Plant Weed Control:

- a. If weeds exist within proposed landscape areas at the beginning of work, spray with a nonselective systematic contact herbicide, as recommended and applied by an approved licensed applicator.

- b. Clear and remove these existing weeds upon herbicide's completed action by grubbing off all plant parts at least 1/2"-1" below the surface of the soil.

2. Contractor to remove all sticks, trash, rocks and other debris and dispose off site.

3. Contractor to import and spread soil mix per City of Leander Landscape Plan Notes to a compacted depth of six (6") unless noted otherwise on plan in all sodded areas.

4. Contractor to rake entire area, leveling any imperfections in the grades left by the site work contractor. Landscape contractor to ensure that there will be positive drainage and no ponding on site. Finished grade of lawn areas to be 1/2" below top of curbs, sidewalks and other pavements. Remove any large (greater than 2") dirt clods, rocks, and trash and prepare a smooth, level, loose and coarse surface. Landscape Architect to approve fine grading prior to any lawn installation. Lawn bed shall be moist (but not muddy) to receive seed and sod.

C. Hydromulch Application:

1. Specified areas to be seeded immediately after preparation of the bed. Do not use pre-emergent herbicide in areas to be seeded. Apply a uniform coat of hydromulch at the rates specified below:

- a. Seed - Refer to Plant list

- b. Wood Cellulose Fiber Mulch - 60 lbs./1,000 S.F.

2. Seed areas within seeding limits indicated on the plan.

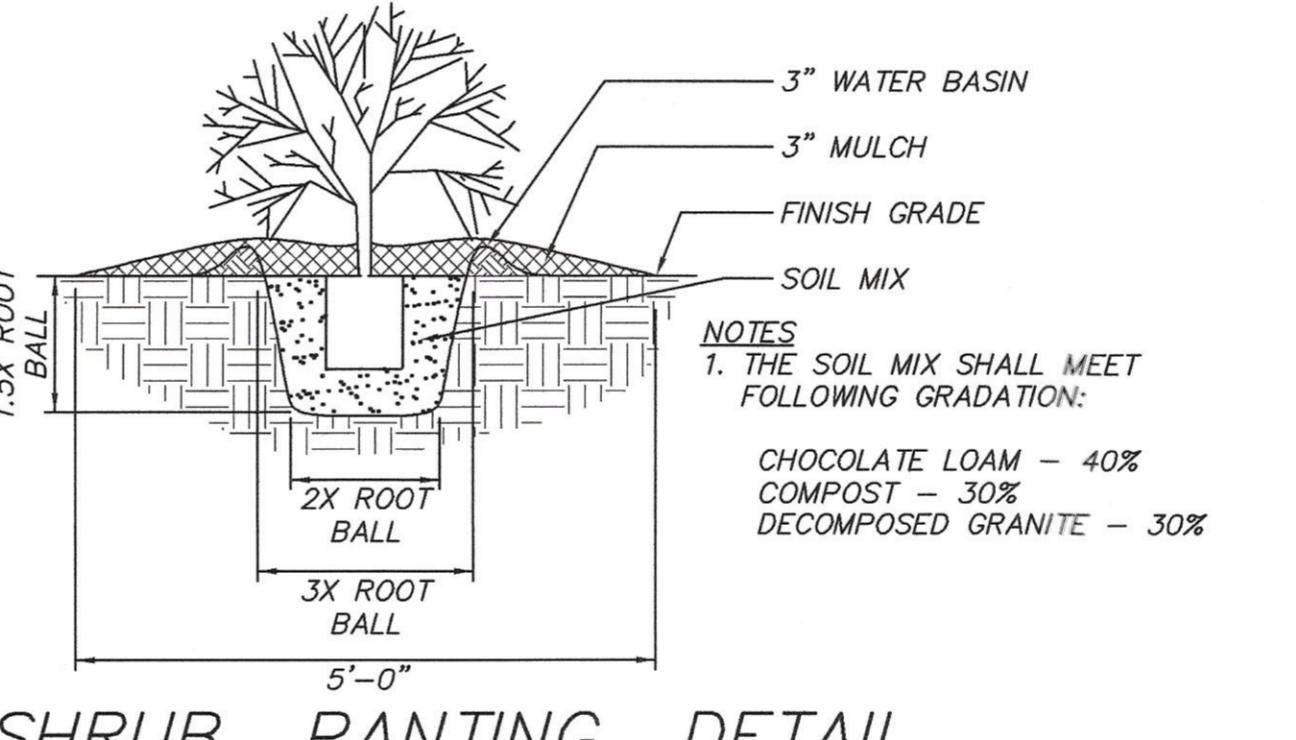
3. Protect existing utilities (including irrigation system), planting, paving and other site amenities from damage caused by hydromulch operations.

4. Immediately following application of hydromulch, the Contractor shall wash excess hydromulch material from previously planted materials, pavements, architectural features, etc.. Care shall be exercised to avoid washing or eroding mulch materials from lawn area.

4. Following application of hydromulch, the Contractor shall install erosion control matting (S150 as manufactured by North American Green or approved equal) on all slopes greater than FOUR to one (4:1) AND on all drainage channels/swales.

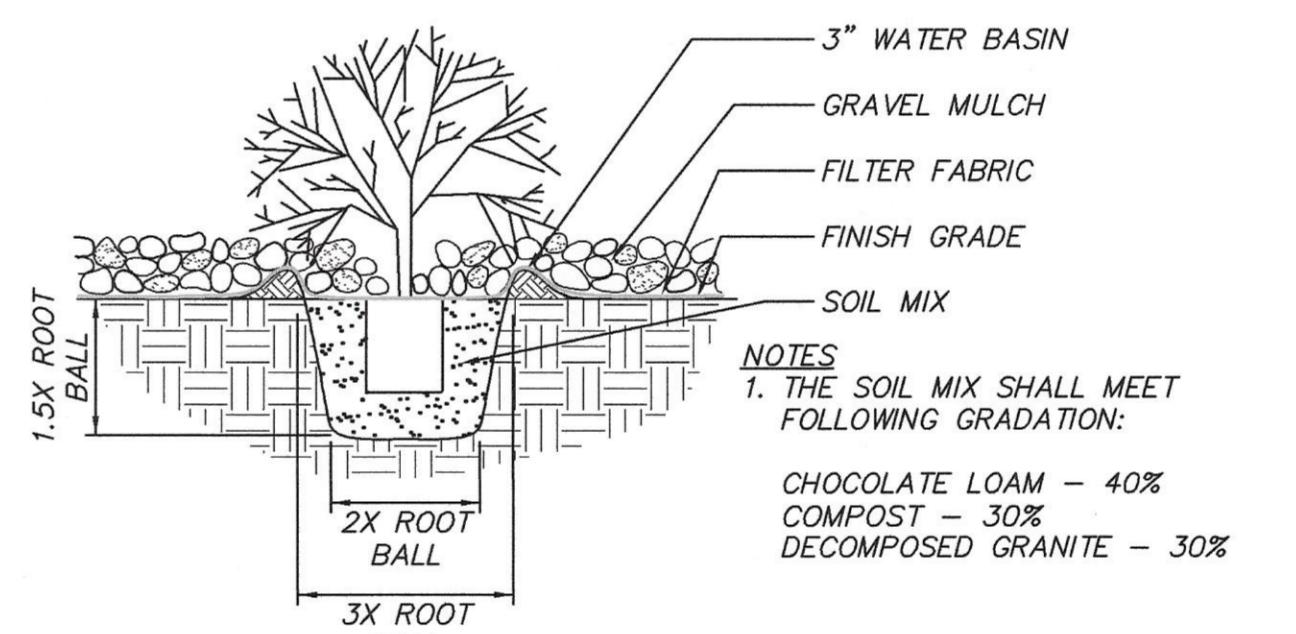
PLANT LIST

QUANTITY	DESCRIPTION
7,835	COMMON BERMUDAGRASS - <i>Cynodon dactylon</i> sq. ft. Hydromulch, apply between April 15 and September 15 (Refer to Turf Application Notes)
7,835	ANNUAL RYE - <i>Lolium spp.</i> sq. ft. Hydromulch, apply between September 15 and April 15 (Refer to Turf Application Notes)
16	DWARF YAUPON HOLLY - <i>Ilex vomitoria 'Nana'</i> 3 gal., 3' o.c., 18" ht., 9" sprd., dark green, full
24	INLAND SEA OATS - <i>Chasmanthium latifolium</i> 3 gal., 3' o.c., 12" ht., dark green, full
17	CORAL HONEYSUCKLE - <i>Lonicera sempervirens</i> 5 gal., 6' o.c., train onto fence
10	TURKS CAP - <i>Malvaviscus arboreus var. drummondii</i> 3 gal., 3' o.c., 12" ht., 12" sprd., dark green, full
23	PURPLEHEART - <i>Setcreasea pallida</i> 3 gal., 3' o.c., dark green, full
6	DWARF WAX MYRTLE - <i>Myrica pensylvanica</i> 5 gal., 4' o.c., 18" ht., 12" sprd., dark green, full
3	TEXAS REDBUD - <i>Cercis canadensis var. texensis</i> 2" cal., 45 gal., 6' ht., 3' sprd., dark green, full, multi-trunk
3	BALD CYPRESS - <i>Taxodium distichum</i> 3" cal., container grown, 10'-11' ht., 5' sprd., dark green, full, single straight trunk
3	LIVE OAK - <i>Quercus virginiana</i> 4" cal., 95 gal., container grown, 12'-13' ht., 5' sprd., dark green, full, single straight trunk
1	CEDAR ELM - <i>Ulmus crassifolia</i> 3" cal., B & B, 12'-13' ht., 4' sprd., dark green, full, single straight trunk



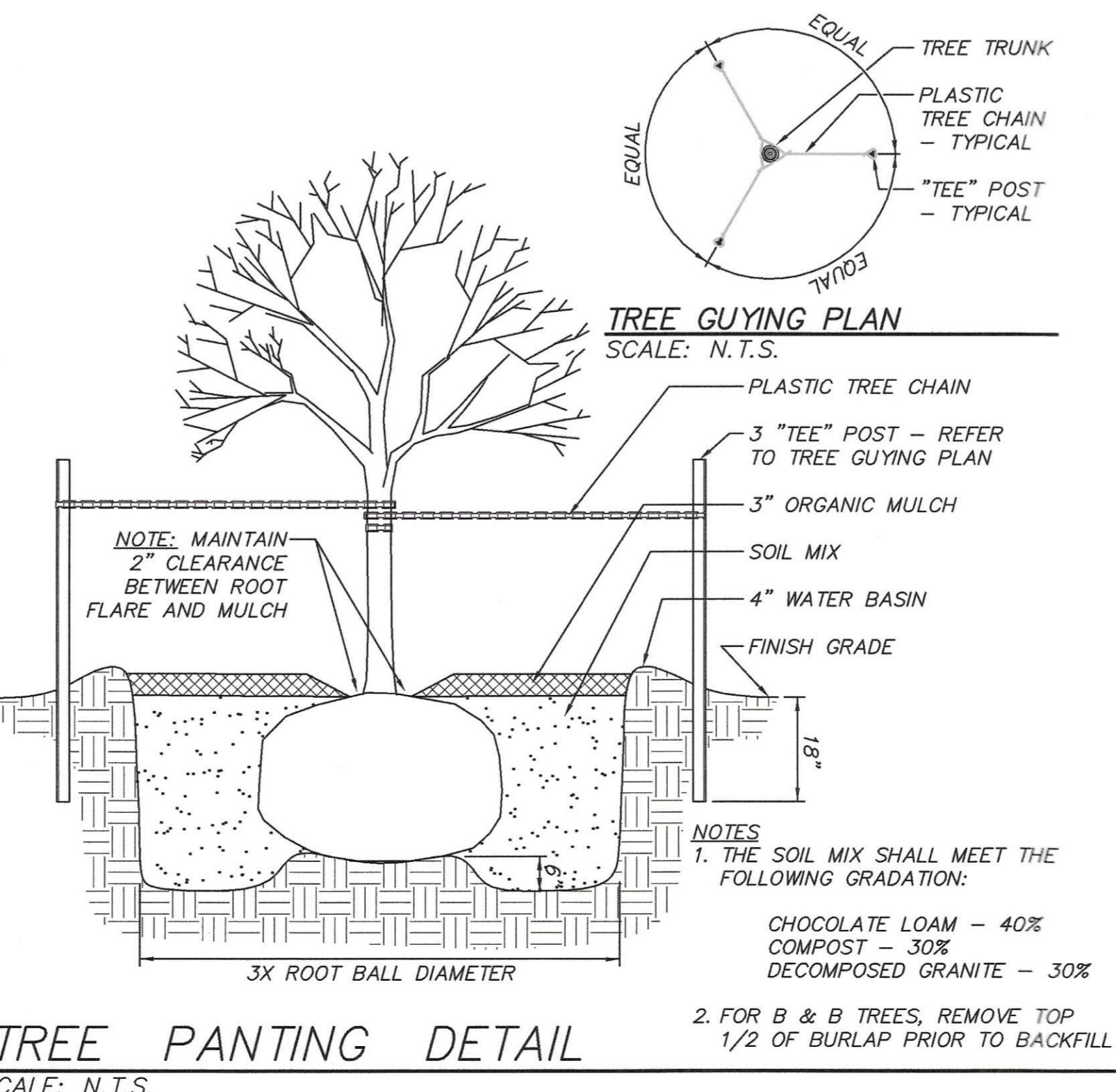
SHRUB PLANTING DETAIL

SCALE: N.T.S.



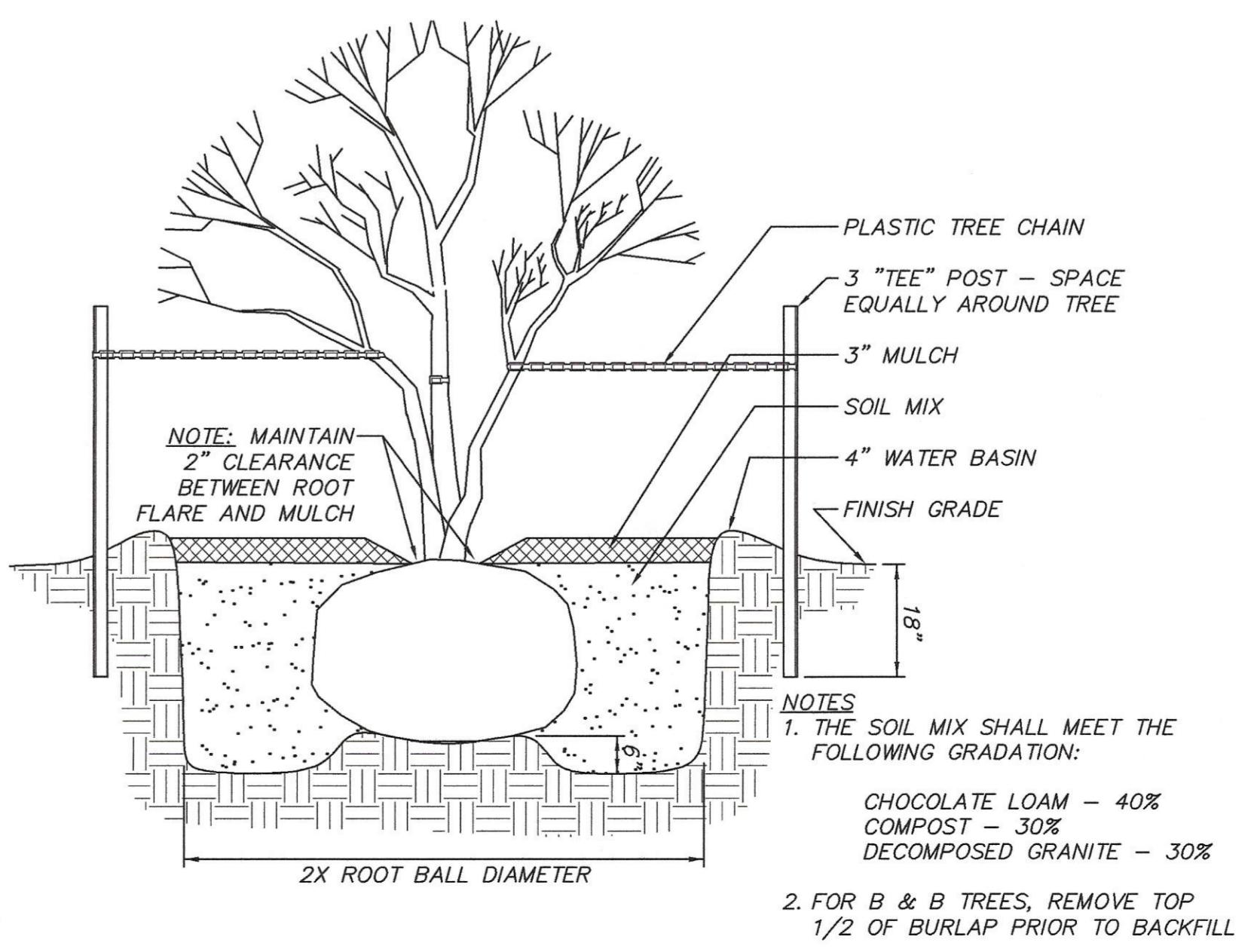
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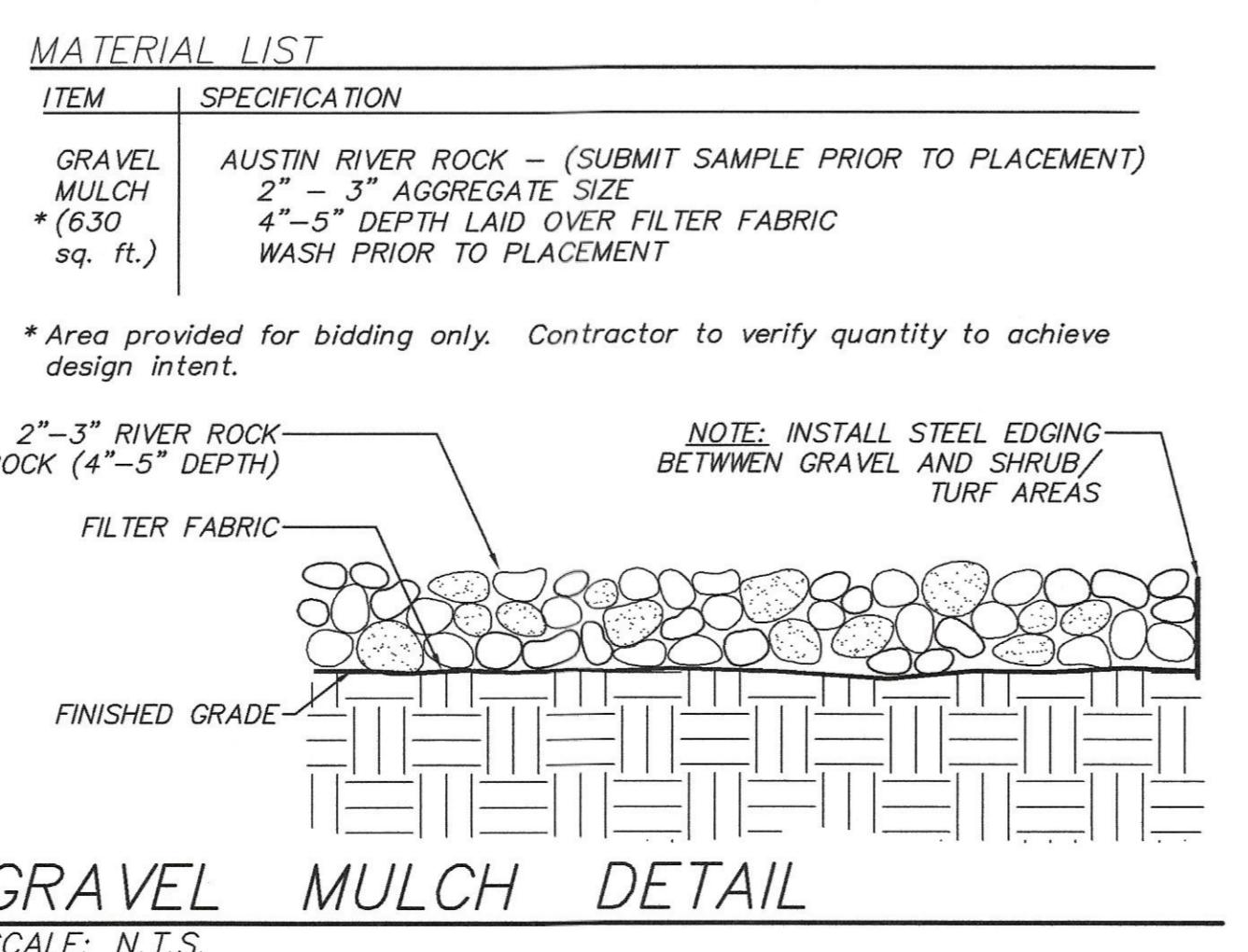
TREE PLANTING DETAIL

SCALE: N.T.S.



MULTI-TRUNK TREE PLANTING DETAIL

SCALE: N.T.S.



GRAVEL MULCH DETAIL

SCALE: N.T.S.