

GENERAL LAND NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAND AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. HOLDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER AREAS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. SENSATION OF WATER SHALL BE COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONTRACTOR MANAGER OF LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3" IN DIAMETER AND LARGER REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOO

- SOO SOO SHALL BE PLACED ALONG ALL PERIMETER EDGES AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND CURBLES. ON THESE PLANS ARE FOR REFERENCE ONLY THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- SOO SHALL BE RED, 1" RHOOTED DROUGHT RESISTANT SOO, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO TWO THICKNESS OF 3/4" (1 1/4"). EXCLUDES TOP GROWTH AND THATCH.
- LAY SOO BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOO BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOO SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOO SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. SHOULD INSTALLATION OCCUR BEHIND OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDA GRASS SOO WITH WINTER RYEGRASS AT A RATE OF 1 POUNDS PER 1000 S.F.

HYDROMULCH

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA MULLED, THEATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY COWARD OR EQUAL.
- FIBER TRUCK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TIERED TACK ONE AS MANUFACTURED BY GROWERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL SEED AREAS TO PREVENT OVER SPRAY.
- IF ADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO REHYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER REEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT LIST

QTY LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
10 CE	Cedar Elm	Ulmus crassifolia	3" cal.	12" H, 4" spread, matching
10 CM	Cage Myrtle 'Dynamar'	Lagerstrœmia indica 'Dynamar'	30 gal.	if Ht. 4' spread, multi trunk, 3 cane min.
8 RD	Texas Red Oak	Quercus buckleyi	3" cal.	12" H, 2" spread
72 DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nana'	3 gal.	fall 20" spread, 30" o.c.
30 DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condarcus'	3 gal.	fall 24" spid, 24" o.c.
19 MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	3 gal.	fall 20" spread, 36" o.c.
75 GL	Giant Linpe	Liriodendron tulipifera	1 gal.	fall 18" o.c.

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE TABULATIONS FOR Wylie, TX

LANDSCAPE TABULATIONS FOR Wylie, TX	LANDSCAPE TABULATIONS FOR Wylie, TX
Landscaping in Required Yards	Landscaping in Required Yards
1. At least 10% of the site shall be landscaped. (Industrial district)	1. At least 10% of the site shall be landscaped. (Industrial district)
LOT 1	LOT 2
Site: 43,476 s.f.	Site: 43,636 s.f.
REQUIRED	REQUIRED
1,348 s.f. (10%)	1,354 s.f. (10%)
18,292 s.f. (42%)	16,675 s.f. (38.75%)
Landscaping of Parking Lots	Landscaping of Parking Lots
1. 30 s.f. of landscape shall be provided for each parking space.	1. 30 s.f. of landscape shall be provided for each parking space.
2. No parking space shall be further from 60' from a landscaped area on site.	2. No parking space shall be further from 60' from a landscaped area on site.
3. All parking rows shall have a landscape area at least every 12 spaces.	3. All parking rows shall have a landscape area at least every 12 spaces.
4. Required screening strip at least 5' wide and 3' in height when planted and include one flowering tree every 20 f.f. of area.	4. Required screening strip at least 5' wide and 3' in height when planted and include one flowering tree every 20 f.f. of area.
Parking Spaces = 12	Parking Spaces = 12
REQUIRED	REQUIRED
608 s.f. landscape	608 s.f. landscape
500 s.f. landscape	500 s.f. landscape
3 trees, 3" cal.	3 trees, 3" cal.
Landscaping of Street Frontage	Landscaping of Street Frontage
1. At least 50% of required front yard developed as landscape buffer, at least 10' in width.	1. At least 50% of required front yard developed as landscape buffer, at least 10' in width.
2. Trees required in buffer in groves or belts, 30-40' spacing. Trees shall be at least 3" in caliper.	2. Trees required in buffer in groves or belts, 30-40' spacing. Trees shall be at least 3" in caliper.
Hensley Lane: 140 f.f.	Hensley Lane: 140 f.f.
REQUIRED	REQUIRED
10' buffer	10' buffer
5 trees, 3" cal.	5 trees, 3" cal.
4 of the 5 desirable provided	4 of the 5 desirable provided
1. Locate buildings at the front yard line with no parking in the front	1. Locate buildings at the front yard line with no parking in the front
2. No more than 50% of parking in front of the main building	2. No more than 50% of parking in front of the main building
3. No more than one row of parking in front of the main building	3. No more than one row of parking in front of the main building
4. Service and loading areas shall not be visible from a public street	4. Service and loading areas shall not be visible from a public street
5. Landscaping that exceeds the minimum by 10 percent.	5. Landscaping that exceeds the minimum by 10 percent.
6. No parking space is further than 40 feet from a landscaped area	6. No parking space is further than 40 feet from a landscaped area

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCY OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE. PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS CURBS.
- MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF SIDEWALKS AND CURBS.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED FOR DETAIL.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 1' CLEAR FROM FIRE HYDRANTS.
- ALL TREES AND SHRUBS SHALL BE PLANTED FOR DETAIL.
- 4" OF SHREDED HARDWOOD MULCH (2" THICKENED) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE 18" WIDE WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UTILITY PROTECTORS FOR LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A PREZEMER SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

- TREES SHALL BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHED PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION. PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSIGNS REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS

- TREES SHALL BE 1 1/2" X 4" X 4" DAVE GREEN DURAMIDE STEEL.
- LANDSCAPE EDGING LINES NOTED OTHERWISE ON PLANS/DETAILS.
- UTILITY ROCKS AND LARGES ROCKS TO BE PLACED AT BOTTOM OF DETENTION SHALL BE 4" DIAMETER. ROCK SHALL BE COMPACTED TO DETER WEEDS AND UNDERGROWTH.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/4" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BALL. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

AWR

AWR Landscape, LLC
Austin, Texas 78708
© 12.13.21 5:59 PM

WYLIE FLEX SPACE

HENSLEY LANE AND HOOPER ROAD
WYLIE, TEXAS

LANDSCAPE PLAN

Project Number: 25178

Drawn By: AWR
Checked By: AWR

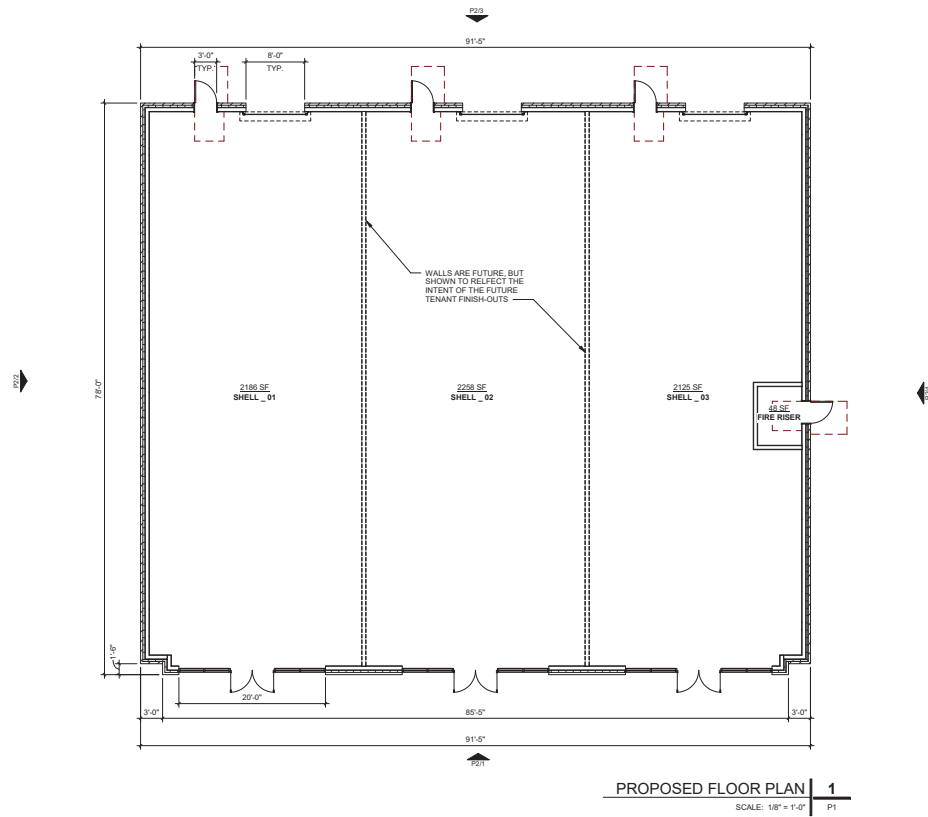
Issue Date: 12-05-25

Revisions

Sheet Title:

Sheet Number:

L1.01

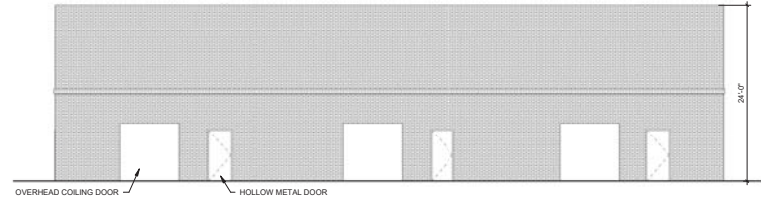




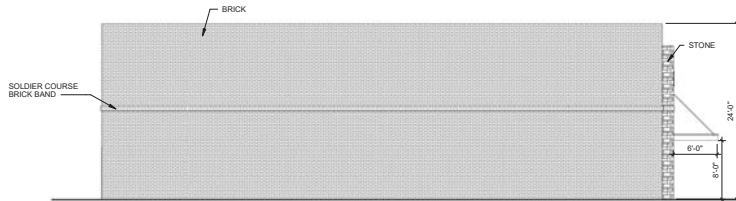
SE PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2



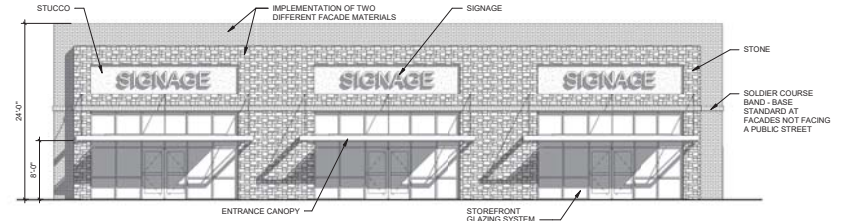
EAST ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



NORTH ELEVATION | 3
SCALE: 1/8" = 1'-0" P2



WEST ELEVATION | 2
SCALE: 1/8" = 1'-0" P2



SOUTH ELEVATION | 1
SCALE: 1/8" = 1'-0" P2