

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDED OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE: SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS. REPLACEMENT SHALL BE MADE WITHIN SIX MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE

ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY OF PFLUGERVILLE LANDSCAPE NOTES:

1. ALL INSTALLATION, MAINTENANCE, ETC. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PFLUGERVILLE TREE TECHNICAL MANUAL.

| CITY PLANTING REQ | UIREMENTS: | REQ. | PROV. |
|-------------------------|---|-----------------------|--|
| SITE LANDSCAPING | 15% OF TOTAL SITE AREA SHALL BE LANDSCAPED SITE AREA = 32,608 SF X 0.15 = 4,891 SF | 4,891 SF OR 15% | 7,862 SF OR 24% |
| | 1 TREE AND 4 SHRUBS PER 300 SF OF REQUIRED LANDSCAPE AREA REQUIRED LANDSCAPE AREA = 4,891 / 300 = 17 TREES AND 66 SHRUBS | 17 TREES 66 SHRUBS | 17 TREES 70 SHRUBS |
| | ONLY 33% OF LANDSCAPE AREA CAN BE IRRIGATED TURF LANDSCAPE AREA = 7,862 SF X .33 = 2,594 SF | 2,496 SF | 2,226 SF |
| STREET LANDSCAPING | 15' STREETSCAPE YARD REQUIRED ALONG LIMESTONE COMMERCIAL DRIVE | YES | NO; PARKING IS ENCROACHING BU IS MATCHING ADJACENT LOTS |
| | 1 TYPE "A" OR "B" TREE / 40 LF OR 1 TYPE "C" TREE / 20 LF 130 LF OF FRONTAGE / 40 = 3 TREES | 3 TREES | 5 TREES |
| FOUNDATION PLANTING | 5' STRIP ALONG PRIMARY FACADE AT LEAST 50% OF FACE OF BUILDING FACE OF BUILDING = 70 LF X .50 = 35 LF | 35 LF OR 50% | 19.7 LF OR 28%; FOUNDATION PLANTINGS HAVE BEEN PLACED EVERYWHERE THA IS NOT A BAY DOOF OR THE FRONT DOOR |
| | 1 SHRUB / 4 LF FOUNDATION PLANTING = 19.7 LF / 4 = 5 SHRUBS | 5 SHRUBS | 7 SHRUBS |
| PARKING LOT LANDSCAPING | ISLAND REQUIRED EVERY 10 SPACES | N/A | N/A |
| | 3' TALL EVERGREEN SHRUBS REQUIRED BETWEEN ALL PARKING AREAS AND R.O.W. VISUAL BUMP OUT REQUIRED EVERY 60 LF | YES | YES |
| DUMPSTER SCREENING | PLANTINGS REQUIRED AROUND DUMPSTER ENCLOSURE WHEN ADJACENT TO LANDSCAPE AREA | YES | YES |

PLANT SCHEDULE

| TYPE "A" TREE | CODE | QTY | COMMON NAME / BOTANICAL NAME | CONT |
|---------------|------|------------|--|---|
| \bigcirc | QP | 5 | Mexican White Oak (Monterey) / Quercus polymorpha `Monterey` | B&B |
| TYPE "B" TREE | CODE | QTY | COMMON NAME / BOTANICAL NAME | CONT |
| \bigcirc | SD | 4 | Western Soapberry / Sapindus drummondii | B & B |
| TYPE "C" TREE | CODE | QTY | COMMON NAME / BOTANICAL NAME | CONT |
| () | РМ | 8 | Mexican Plum / Prunus mexicana | B&B |
| SHRUBS | CODE | QTY | COMMON NAME / BOTANICAL NAME | CONT |
| 0 | AG | 23 | Rose Creek Abelia / Abelia x grandiflora `Rose Creek` | 3 gal / min. 18" tall at time of planting |
| £;; | HP | 27 | Red Yucca / Hesperaloe parviflora | 3 gal / min. 18" tall at time of planting |
| 0 | LF | 13 | Texas Sage / Leucophyllum frutescens `Silverado` | 3 gal / min. 18" tall at time of planting |
| \bigcirc | MP | 7 | Dwarf Southern Wax Myrtle / Myrica pusilla | 3 gal / min. 18" tall at time of planting |
| GROUND COVERS | CODE | <u>QTY</u> | COMMON NAME / BOTANICAL NAME | CONT |

CD-SOD 6,999 sf Sahara Bermuda Grass / Cynodon dactylon `Sahara`

IRRIGATION NOTE:

CAL SIZE

CAL SIZE

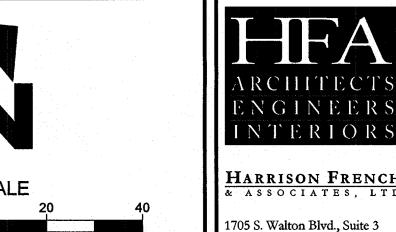
3"Cal 8' min.

CAL SIZE

3"Cal 8' min.

AS REQUIRED PER CODE, NOT MORE THAN 33% OF LANDSCAPE AREA SHALL BE IRRIGATED TURF. AN IRRIGATION PLAN WILL BE SUBMITTED WITH THE FULL CONSTRUCTION SET SHOWING AREAS TO BE IRRIGATED. ALL TURF SHALL BE DROUGHT TOLERANT, AND ANY AREAS NOT IRRIGATED BY THE AUTOMATED SYSTEM SHALL BE HAND-WATERED ONLY UNTIL ESTABLISHED. ALL TREES AND SHRUBS WILL BE IRRIGATED WITH BUBBLERS AND DRIP IRRIGATION RESPECTIVELY.

THERE ARE NO EXISTING TREES ON SITE SO NO TREE SURVEY, TREE PROTECTION PLAN, OR TREE REPLACEMENT PLAN IS BEING SUBMITTED.



1 inch = 20 ft.

DESIGN PERFORMED BY: SARAH A. BRYANT, PLA

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| 8.9.19 evisions/Submissions Date |
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LANDSCAPE PLAN

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