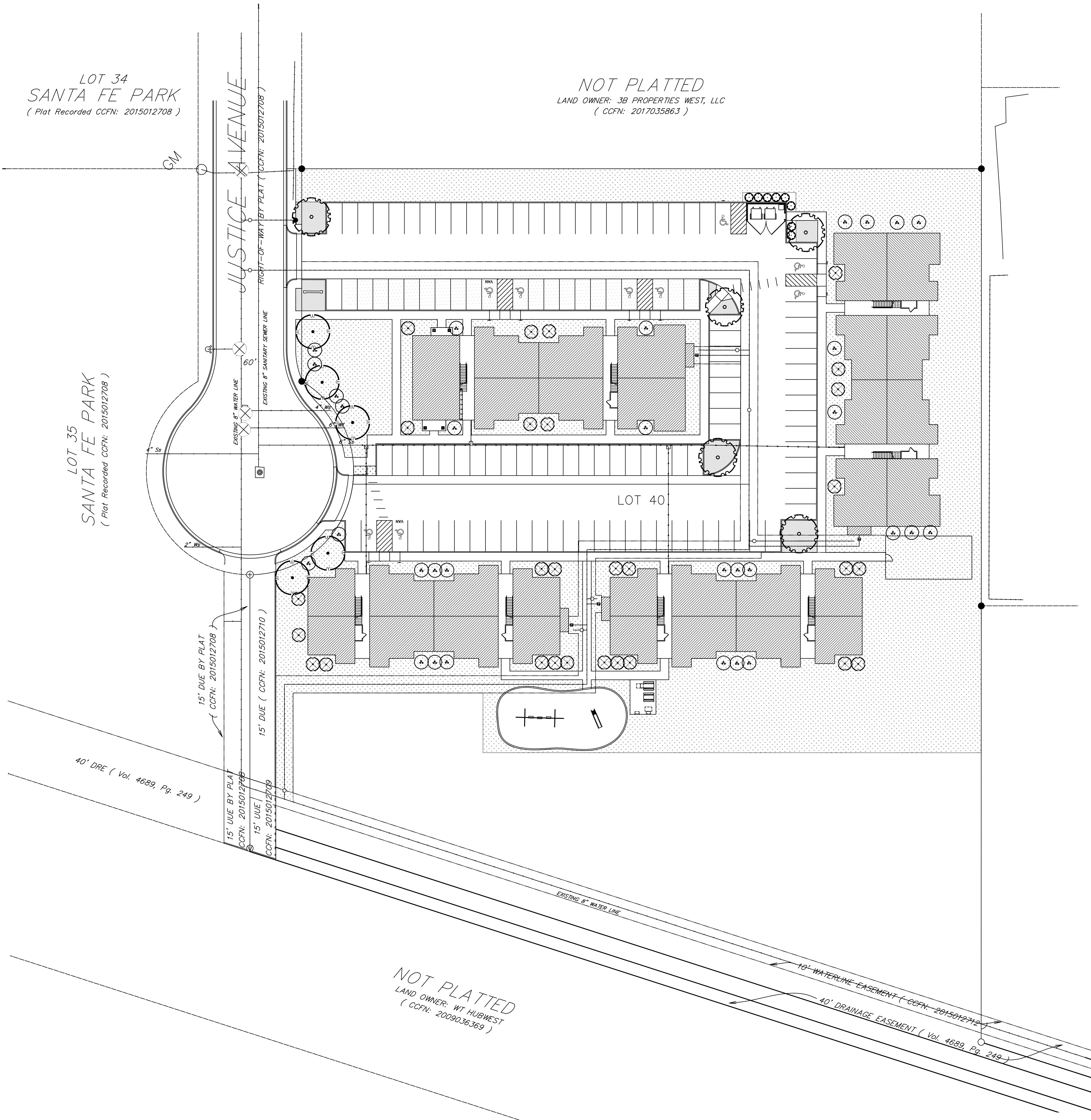




REVISION: 5/22/26

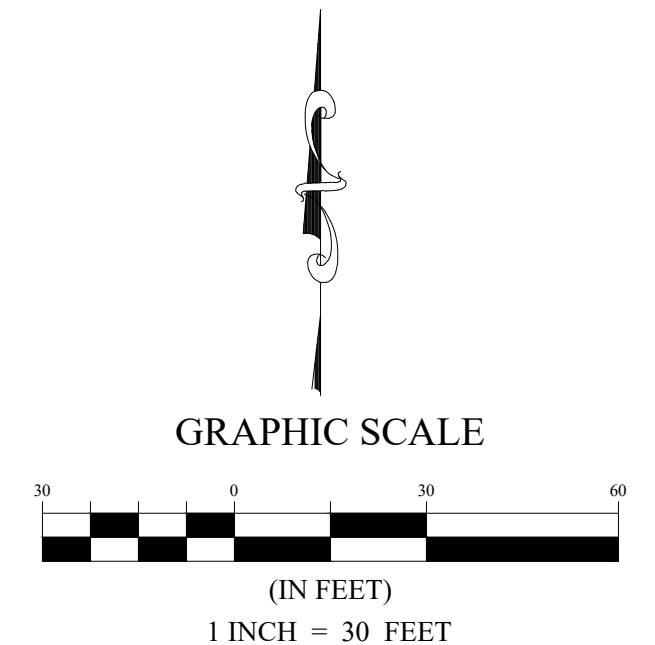
DATE: 5-22-2026  
 JOB: 24-3436  
 SHEET NO.:



KEY				
TREES				
	5	UL	Ulmus crassifolia	Lockhart Elm 3" Cal. Min. Cont. Grow--65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	5	CI	Carya illinoensis	Pecan 3" Cal. Min. Cont. Grow--65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	31	UL	Chilopsis linearis	Desert Willow 3" Cal. Multi-Stem 6'-8' Height Specimen
	28	PM	Prunus mexicana	Mexican Plum 3" Cal. Multi-Stem 6'-8' Height Specimen
SHRUBS				
	8	ILE	Ilex Nelle R. Stevens	Nelle R. Stevens 10 gal. min. 3" min. ht. at planting Specimen
GROUNDCOVER				
	1,559 SF	CG	Crushed Granite	Contractor to submit colors for owner approval.
	47,207 SF	S00	Bermuda Sod Princess 77 Variety	Soil sod Sand fill joints and provide uniform coverage within 30 days of completion

LOT COVERAGE			
SITE ACRES	SITE SF	BUILDING(S) TOTAL FOOTPRINT	LOT COVERAGE
4.563 ACRES	198,782 SF	31,788 SF	15.9%

LANDSCAPE CALCULATIONS		
LANDSCAPE AREA	REQUIRED	PROVIDED
		94,614 SF
LANDSCAPE POINTS (60 REQUIRED)		
STREET YARD TREES	10 POINTS	10 POINTS
FOUNDATION LANDSCAPING Two ornamental trees or ten shrubs for each 50 linear feet in foundation planting area(s) facing the front setback(s) measured parallel to the building.	10 POINTS	10 POINTS
FOUNDATION LANDSCAPING Two ornamental trees or ten shrubs for each 50 linear feet in foundation planting area(s) facing the side setback(s) measured parallel to the building.	10 POINTS	10 POINTS
PARKING LOT LANDSCAPING	10 POINTS	10 POINTS
OTHER: 100% OF WATER IRRIGATION FROM WELL	10 POINTS	10 POINTS
DROUGHT TOLERANT SOD PRIMARY VARIETY OF TURF GRASS	10 POINTS	10 POINTS
<b>TOTAL POINTS</b>	<b>60 POINTS</b>	<b>60 POINTS</b>
DUMPSTER SCREENING	YES	YES



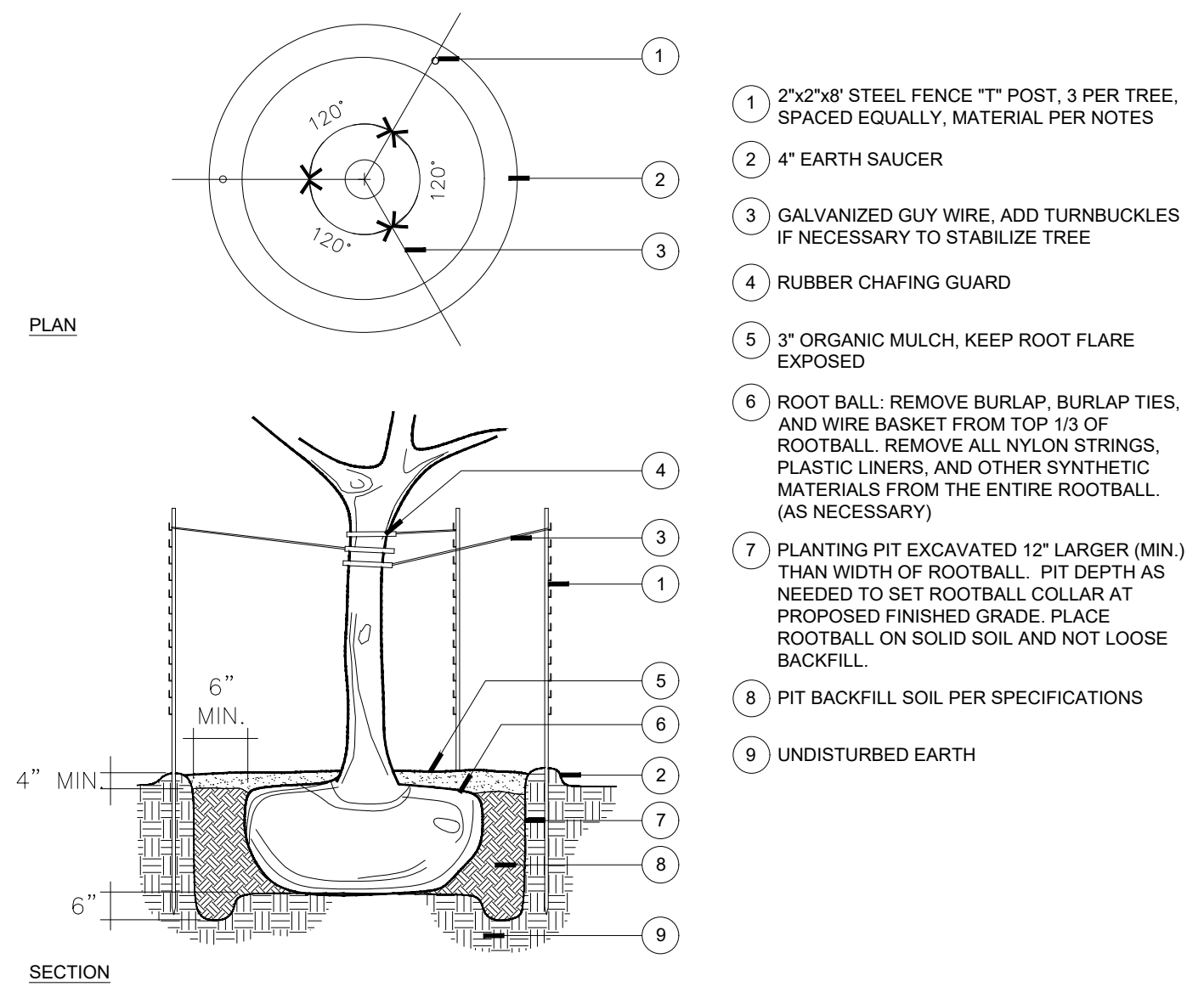


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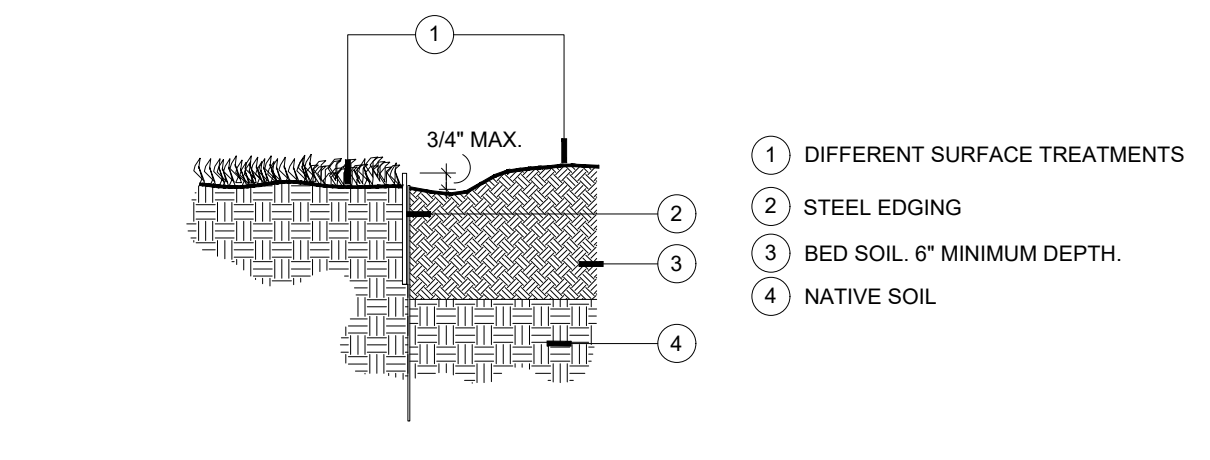
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**LANDSCAPE NOTES**

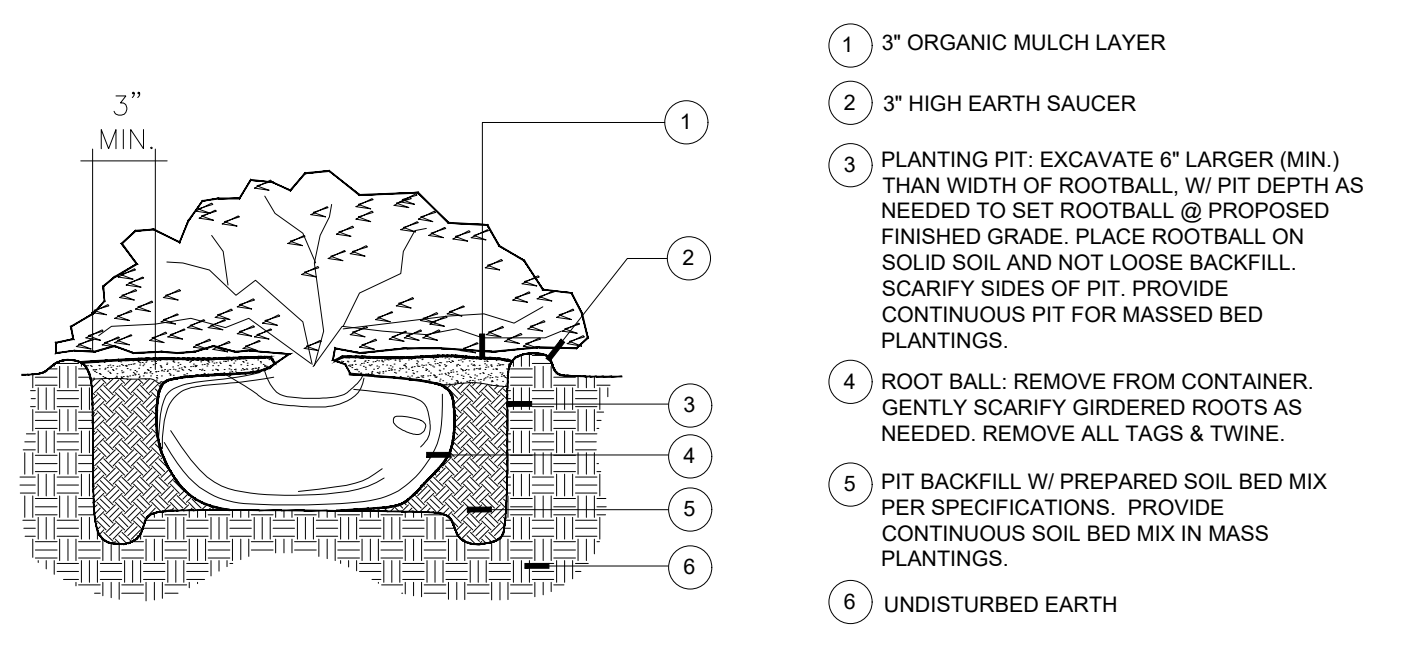
- Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
- In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
- Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
- No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
- Commercial Soil Mix: All planting beds shall be excavated to twelve (12") inches below finished grade by Landscape Contractor, and all debris, stone, rubbish, weeds, and topsoil shall be removed from the site. The subgrade shall then be tilled to a depth of twelve (12") inches and the planting bed shall be backfilled with soil compost mix as available from Living Earth Resources, Inc., Dallas, Texas, or approved equal. Upon replacement of topsoil with mix and after watering in, the bed should be at the specified level.
- Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Acidity to be between 5.0 and 7.0 pH.
- If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.
- Lawn areas shall have 4" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
- All plant beds shall be top dressed with a minimum 4" of shredded hardwood mulch.
- Provide beveled edge between all plant beds and lawn areas unless indicated differently on plans.
- Tree planting pits shall be backfilled with top soil, and cleared of all rocks, lumps of clay and other foreign material. Place 1" of compost and 4" of mulch on top of root ball.
- Methods of tree staking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage caused to trees due to improper staking methods (including absence of staking), and will be responsible for adjusting and/ or replanting trees which are not held upright during the warranty period.
- Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside all utility easements.
- Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
- Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
- Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.
- A visibility triangle must be provided at all intersections. All landscaping within visibility triangles and parking lot islands, must be maintained so that lower tree limbs are a minimum of 7' from the ground and that shrubs and ground cover are a maximum of 24" high.
- No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be grass or other permanent fixed material such as paving.
- During the warranty period The contractor shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include - but not be limited to - mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, removed, or showing more than 40% defoliation, shall be replaced with plant material of similar size and variety within thirty (30) days.



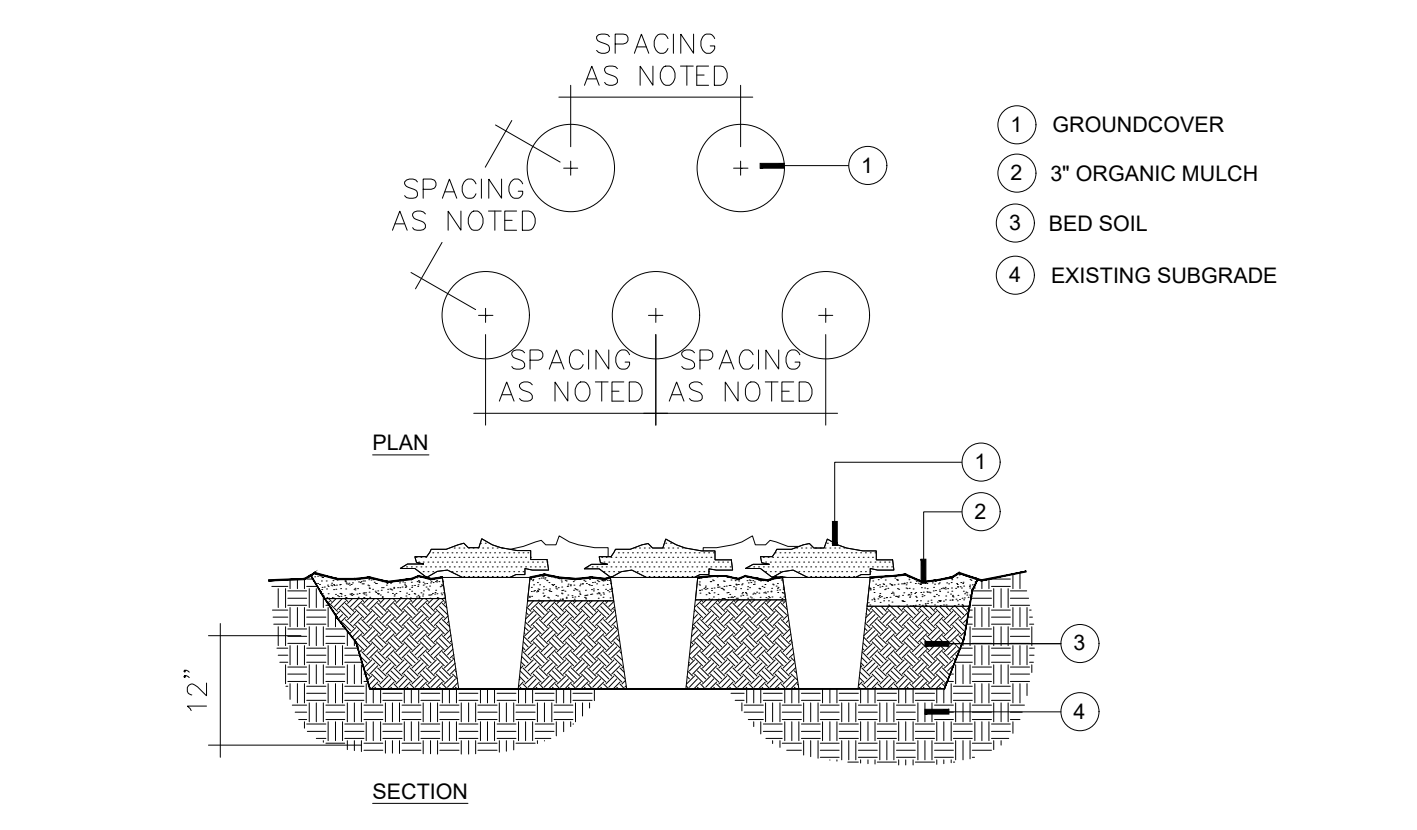
**A TREE PLANTING**  
N.T.S.



**D STEEL EDGING**  
N.T.S.



**B SHRUB PLANTING**  
N.T.S.



**C GROUNDCOVER PLANTING**  
N.T.S.

FOR PRIVATE PROPERTY USE ONLY-- THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.