

51 N. CENTRAL EXPRESSWAY
MCKINNEY TEXAS 75071

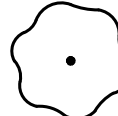
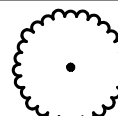





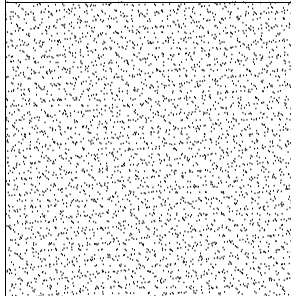

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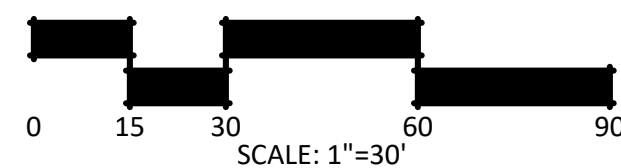
SEC.146-135(E)(4):

NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A PUBLIC UTILITY LINE- WATER OR SEWER.

SEC. 146-135(D)(2)(E):

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

PLANT SCHEDULE							
CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	SO	7	QUERCUS SHUMARDII SHUMARD RED OAK	100GAL. 4" CAL.	12'-14'	8'-10'	CONTAINER-GROWN; FULL HEAD; BRANCHING AT +/- 6'; MATCHED.
	CE	11	ULMUS CRASSIFOLIA CEDAR ELM	100GAL. 4" CAL.	12'-14'	8'-10'	CONTAINER-GROWN; FULL HEAD; MATCHED.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	CT	30	VITEX AGNUS-CASTUS CHASTE TREE	30GAL. 2" CAL.	8'-10'	4'-6'	MULTI-TRUNK; WELL ROOTED
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	RY	362	HESPERALOE PARVIFLORA RED YUCCA	3G	18"	18"	FULL-TO-GROUND; PLANT 24" O.C.
	TS	147	LEUCOPHYLLUM CANDIDUM TEXAS SAGE	3G	12"	18"	FULL; PLANT 30" O.C.
	DWM	308	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	5G	36"	24"	TAWAKONI PLANT FARM PLANT 36" O.C.
MULCH/GRAVEL	CODE	QTY	BOTANICAL / COMMON NAME	-			
	MUL	8,078 SF	SHREDDED HARDWOOD MULCH	-			TREE UNDERSTORY DOUBLE SHREDDED HARDWOOD MULCH. INSTALL MULCH AT 3" DEPTH.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	-			
	SOD	24,938 SF	CYNODON DACTYLON 'TIFWAY 419' TIFWAY 419' BERMUDA GRASS	-			INSTALL ON 4" OF SCREENED TOPSOIL FREE OF DEBRIS, GRAVEL, AND/OR ROCKS. PLANT GRASS EDGE TO EDGE WITH STAGGERED JOINTS. TOPDRESS WITH SHARP SAND RANKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.
STEEL EDGING	CODE	QTY	DESCRIPTION				
	STEEL EDGING	925 LF	INSTALL STEEL EDGING 1/8" X 4" WITH 12" STAKES, GREEN IN COLOR. ONLY INSTALL WHERE SHOWN ON PLANS.				



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GENERAL LANDSCAPE CONSTRUCTION NOTES

LANDSCAPE PLANTING NOTES

- All proposed landscaping to be installed as per local city ordinances and codes.
- Contractor shall be responsible for becoming aware of related existing conditions, utilities, pipes, and structures, etc. prior to building and construction. The contractor shall be held responsible for contracting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and /or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and replaced operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation or all adjacent irrigation, pavements, curb, and related structures Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 5 business days prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. Preliminary approved planting dates include Spring time, March 20-June 20. Or Fall time September 22- December 21. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution, Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity Take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas or the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates, and species of existing condition, or as specified.
- All plants shall be nursery grown, Grade I plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-200"1). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
- Required landscape areas shall be maintained free of debris and litter. Required landscape material that dies shall be replaced at the minimum standard required by the city.
- Contractor to provide separate line item for a one(1) year maintenance package. Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement
- Container grown trees to be planted as specified in the specifications Section 329300. If specified, planting of b&b trees is allowed only from October 1st till march 31st. from April 1st till September 31.

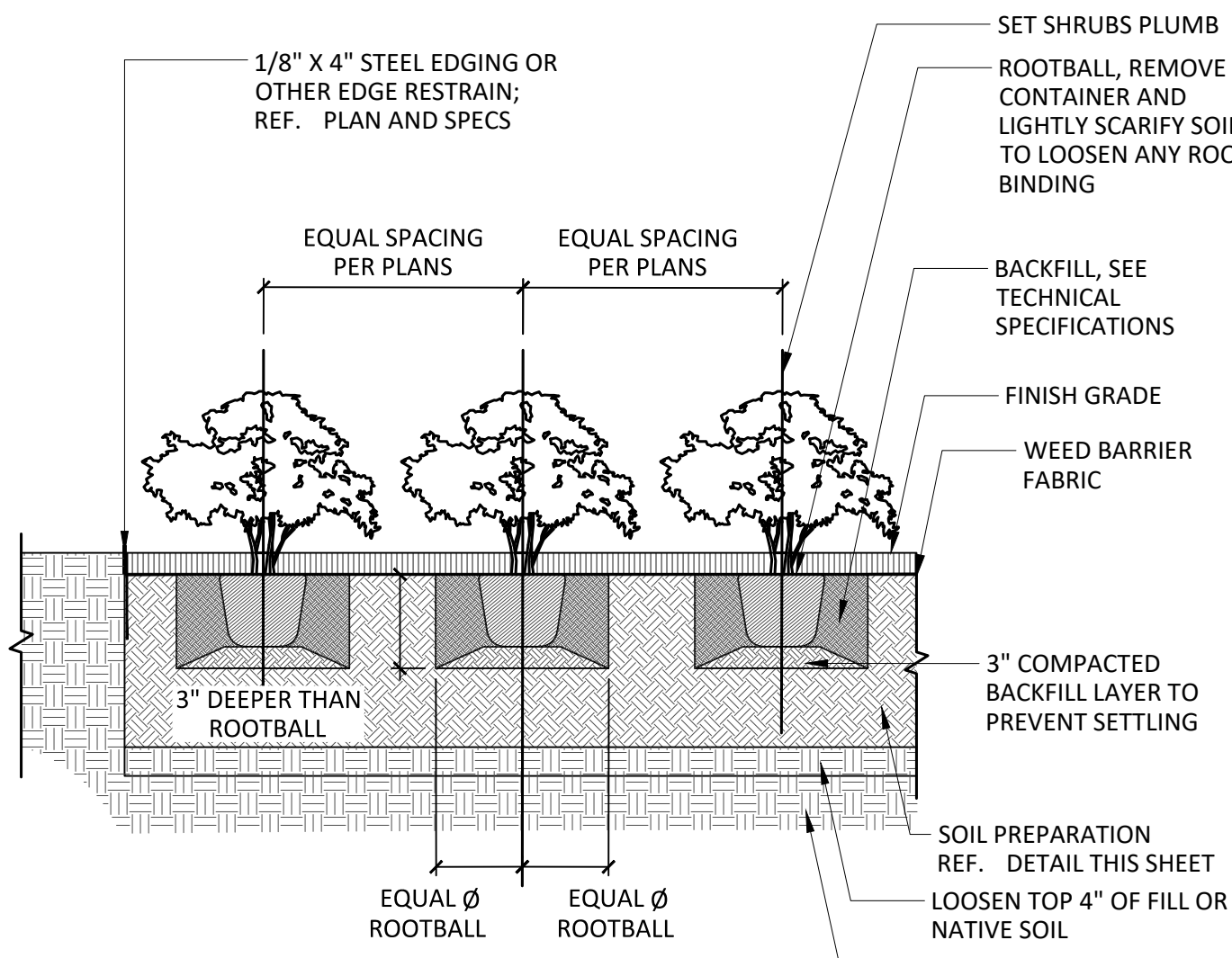
PLANTING GRADING & PREPARATION NOTES

- Contractor shall be responsible for finished grading of the project. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set now lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
- Prior to preparing Turf Sod, Turf Seed, and Plant Bed areas, eradicate all weeds, briars and vines with pose-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and caking all necessary precautions After weed eradication and removal and the specified waiting period apply 10 lb. of MicroLife Hummates Plus per 1,000 sq. ft. to restore soil health.
- All topsoil areas shall be raked smooth, removing, and disposing of stones over 1" diameter and fine graded to feather into natural grade.
- The Contractor shall excavate Plant Beds as required to accommodate a full 6" of prepared soil and 3" organic hardwood mulch or rock mulch layer. Clean, native topsoil removed from these beds may be spread on nearby areas to be Sodded or Seeded, Stones larger than 1" diameter shall be removed and disposed of off-site. Following excavation, place prepared soil in plant beds. Prepared planting soil shall consist of 4" topsoil (see specs) and 2" specified Soil Conditioner, thoroughly blended together. This mix shall also be used to backfill planting pits of all pit-planted shrubs and trees, In Bid Proposal furnish a unit price per cubic yard of Prepared Soil placed This unit price will be used in the adjustment or bed areas.

PLANTING LAYOUT & INSTALLATION NOTES

- The Contractor shall be responsible for accurately laying out the planting beds and lawn areas by scaling the Drawings, The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout. If conflicts arise between landscape planting and landscape irrigation plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing to "equal-equal" as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcover, perennials, ornamental grasses, and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the details, notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be 3/4".
 - Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
- All Plant Beds and pit planted plants shall receive a layer of hardwood mulch as specified on the plans. Reference plans, planting & soil preparation details, and specifications for location and type of mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Plants shall be installed to present their best side facing the viewer.
- Minimum 3' clear space around all fire hydrants.
- Landscaping will be placed so as not to obstruct vehicular views of streets, drives, or parking aisles.
- Owner's Representative shall have final approval of plant material layout.

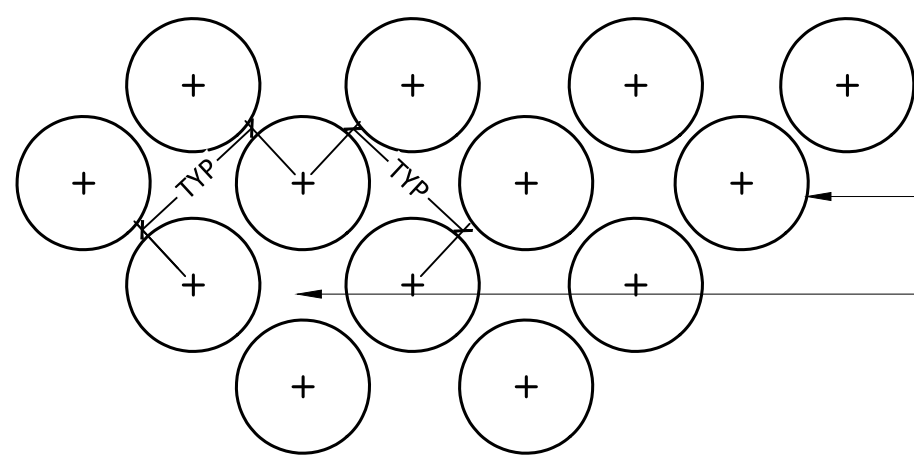
NOTE: ALL PLANTS SHALL BE INSTALLED W/ TRIANGULAR SPACING AS SHOWN IN SPACING DETAIL THIS SHEET.



3 SHRUB PLANTING AT LANDSCAPE

1/2" = 1'-0"

T-S-09



NOTES:

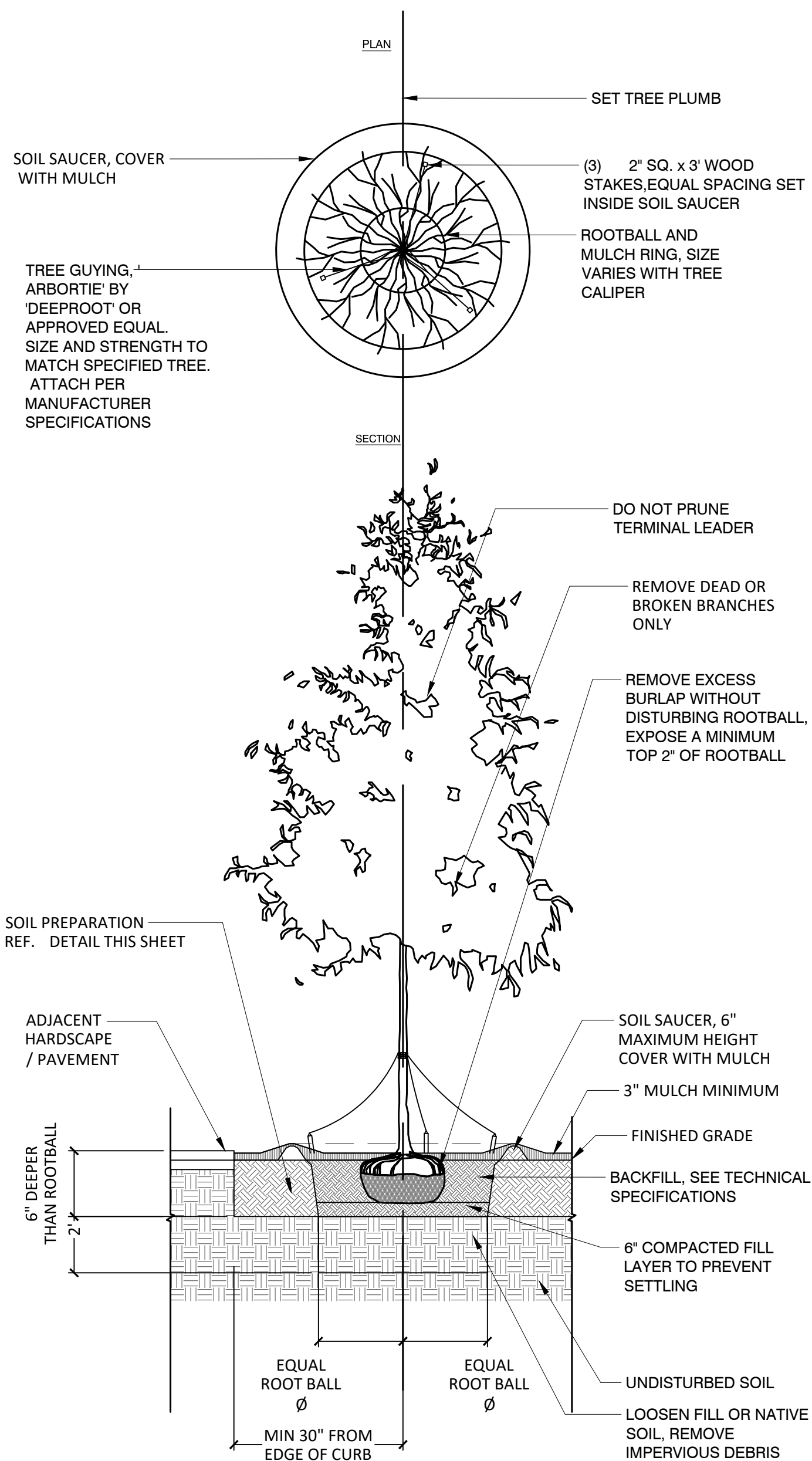
- SEE PLANTING PLANS FOR SHRUB AND GROUNDCOVER BED AREAS.
- ROWS SHALL BE STRAIGHT AND PARALLEL.
- SEE PLANTING SCHEDULE FOR GROUNDCOVER SPACING AND QUANTITIES.

2 GROUND COVER SPACING DETAILS

3/4" = 1'-0"

[L-101-1]

T-S-01



1 TREE PLANTING AT LANDSCAPE

1/4" = 1'-0"

T-S-22

STRAND

10003 TECHNOLOGY BLVD.
WEST DALLAS, TX. 75220
972-620-8204
REGISTRATION NO: F-1629

SIA MOUSAWI

DORSA PROPERTIES, LLC.
201 McDONALD ST.
FRISCO, TX 75033

INT.

ISSUE

DATE

REV

SEAL

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF W.T. BREEDING, P.A., TEXAS REGISTRATION #3842, DATED 3/23/2022.

THIS DOCUMENT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

BEST PRICE AUTO GROUP

751 N. CENTRAL EXPRESSWAY
MCKINNEY, TEXAS 75071

SCALE: AS SHOWN

DATE: 3/23/2022
DRWN: SY
CHKD: XB

SHEET TITLE

LANDSCAPE PLANTING NOTES AND SCHEDULE

SHEET NO.

LP1.02

STRAND 2125489