

# LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

## MAINTENANCE NOTES

BETTER VALUE.

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN. 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A
- APPROPRIATE FOR THE SEASON OF THE YEAR. 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR

HEALTHY AND GROWING CONDITION AS IS

6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

#### **GENERAL LAWN NOTES**

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

### SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

#### LANDSCAPE TABULATIONS THE CITY OF SAN MARCOS, TEXAS

the preferred plant list.

4,442 s.f. (75%)

- SITE LANDSCAPE
- 1. 10% of the total site shall be landscaped. 2. A min. one (1) tree, 2" cal., and three (3), 5 gal., shrubs for every 1,000 s.f. of required landscape area.
- 3. 75% of the required landscape shall be in the front or 90% of the required landscape must be chosen from
  - Total Site Area: 59,217 s.f. (1.36 acre)

5,922 s.f. (10%) 7,272 s.f. (12%) (2) trees, 6" cal. (6) trees, 2" cal. (14) existing trees, 2"cal. + (18) shrubs, 5 gal. (346) shrubs, 5 gal.

STREET LANDSCAPE REQUIREMENTS 1. One (1) tree, 2" cal., shall be planted for every 50' of street frontage within 10' of the property line.

4,647 s.f. (79%)

Springtown Way: 405 l.f. Required (8) existing trees, 2" cal. +

(8) trees, 2" cal. PARKING LOT REQUIREMENTS

1. 5% of the total paved area must be landscaped. 2. One (1) tree, 2" cal., shall be provided within the

perimeter of the parking area for each 250 s.f. of required landscape. 3. No parking space shall be more than 60' from a portion

of the required landscaping.

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Parking Lot Area: 38,088 s.f.

Required 1,904 s.f. (5%) 2,232 s.f. (6%) (8) trees, 2" cal. (6) existing trees, 2" cal. + (2) trees, 6" cal.

# PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CE	Ulmus crassifolia	Cedar Elm	2	6" cal.	B&B, 17' ht., 6' spread, 6' branching ht., matching
DW	Chilopsis linearis	Desert Willow	2	45 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread r
SP	Juniperus chinensis 'Spartan'	Spartan Juniper	4	8' ht.	container full, matching
	SHRUBS/GROUNDCOVER				
DR	Rosa 'Red Drift'	Red Drift Rose	79	5 gal.	container full, 24" spread, 24" o.c.
HY	Taxus x media 'Hicksii'	Hicksi Yew	29	48" ht.	container full, 20" spread, 36" o.c.
LIR	Liriope muscari 'Big Blue'	Liriope 'Big Blue'	125	4" pots	container full top of container, 12" o.c.
MFG	Nassella tenuissima	Mexican Feathergrass	60	1 gal.	container full, 24" o.c.
MIS	Miscanthus sinensis 'Adagio'	Miscanthus 'Adagio'	50	5 gal.	container full, 36" o.c.
NRS	llex spp. 'Nellie R. Stevens'	Nellie R. Stevens Holly	5	5' ht.	container full to base, 36" o.c.
RY	Hesperaloe parvifolia	Red Yucca	54	5 gal.	container full, 36" o.c.
SC		Seasonal Color	45	4" pots	container full, 12" o.c., selection by Owner
SG	Salvia greggii 'Red'	Salvia Greggii	73	5 gal.	container full, 20" spread 24" o.c.
SJ	Juniperus chinensis 'Sea Green'	Sea Green Juniper	52	7 gal.	container full, 24" spread, 24" o.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

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LANDSCAPE PLAN

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