

**PLANTING SPECIFICATIONS**

**NOTE:** All tree plantings to receive a Pro-active Micorrhizal treatment at time of planting and during "establishment" as specified by (Plant Health Care, Inc., www.planthealthcare.com 1.800.421.9051)

**PREPARATION**  
LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

**PLANT LOCATIONS**  
REFER TO PLANTING PLAN FOR PLANTING LOCATION AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

**GRADING AND DRAINAGE**  
Half Associates, Inc. ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKS, ENTRANCES TO STRUCTURES, AND PLANTER BEDS FORMED OR ENCLOSED BY EDGING AND FLAT WORK WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING, AND VERIFYING THAT WATER DRAINS AWAY FROM BUILDING.

**COORDINATION**  
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

**MAINTENANCE**  
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 365 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

**VERIFICATION**  
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATION BY LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES PER LANDSCAPE PLAN.

**PLANTING BEDS**  
ALL BED AREAS ARE TO BE LEFT AT MIN. 1 1/2" ABOVE FINISHED GRADE OF ADJACENT PAVEMENT TO INCLUDE 3" OF MULCH AFTER COMPACTION AND SETTLEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH SPECIFIED, ADDING PREPARED SOIL MIXTURE AS REQUIRED.

**MULCH**  
AFTER SETTLEMENT AND COMPACTION, ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 3" LAYER OF MULCH. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND RE SEED.

**PLANT MATERIAL STANDARDS**  
ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. LANDSCAPE ARCHITECT SHALL APPROVE ANY PLANT SUBSTITUTION.

**PRUNING**  
ALL TREES ARE TO BE PRUNED AT TIME OF INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, AND CLEAR TRUNK, AND SHALL HAVE STRAIGHT TRUNKS.

**PLANTING SOIL MIXTURE**  
ALL SOIL SHALL BE TESTED PER THE OWNER'S STANDARDS AND PROVIDE AMENDMENTS AS NEEDED. ALL PLANTING BEDS SHALL INCLUDE HIGH QUALITY TOPSOIL AT 6" DEPTH.

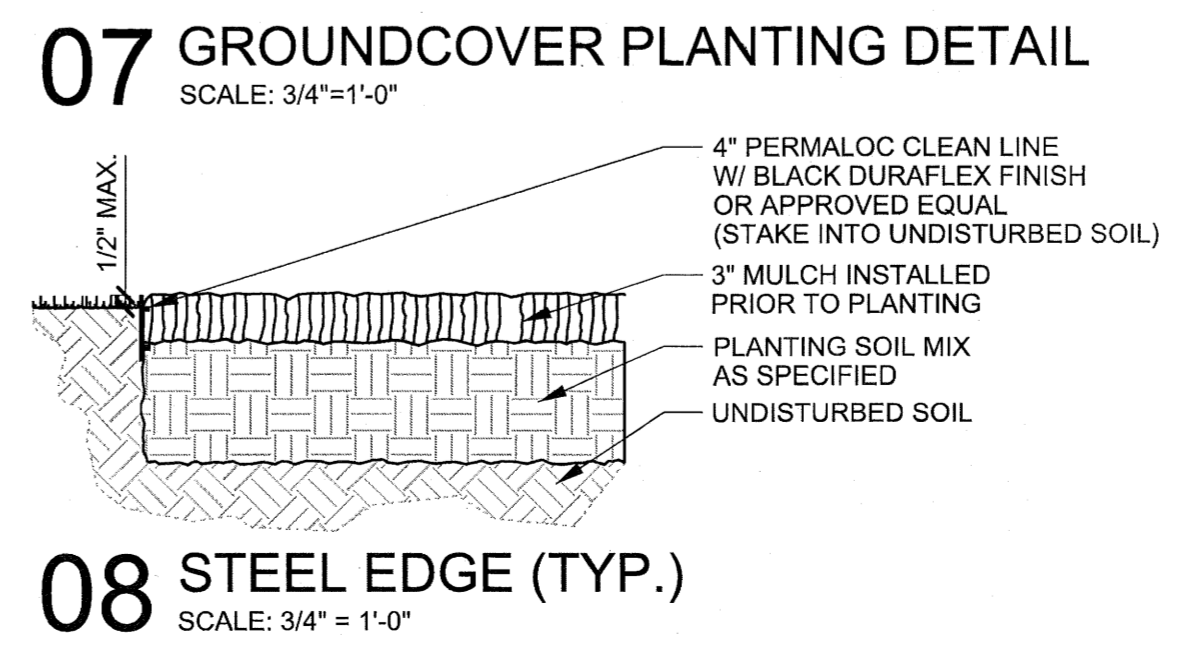
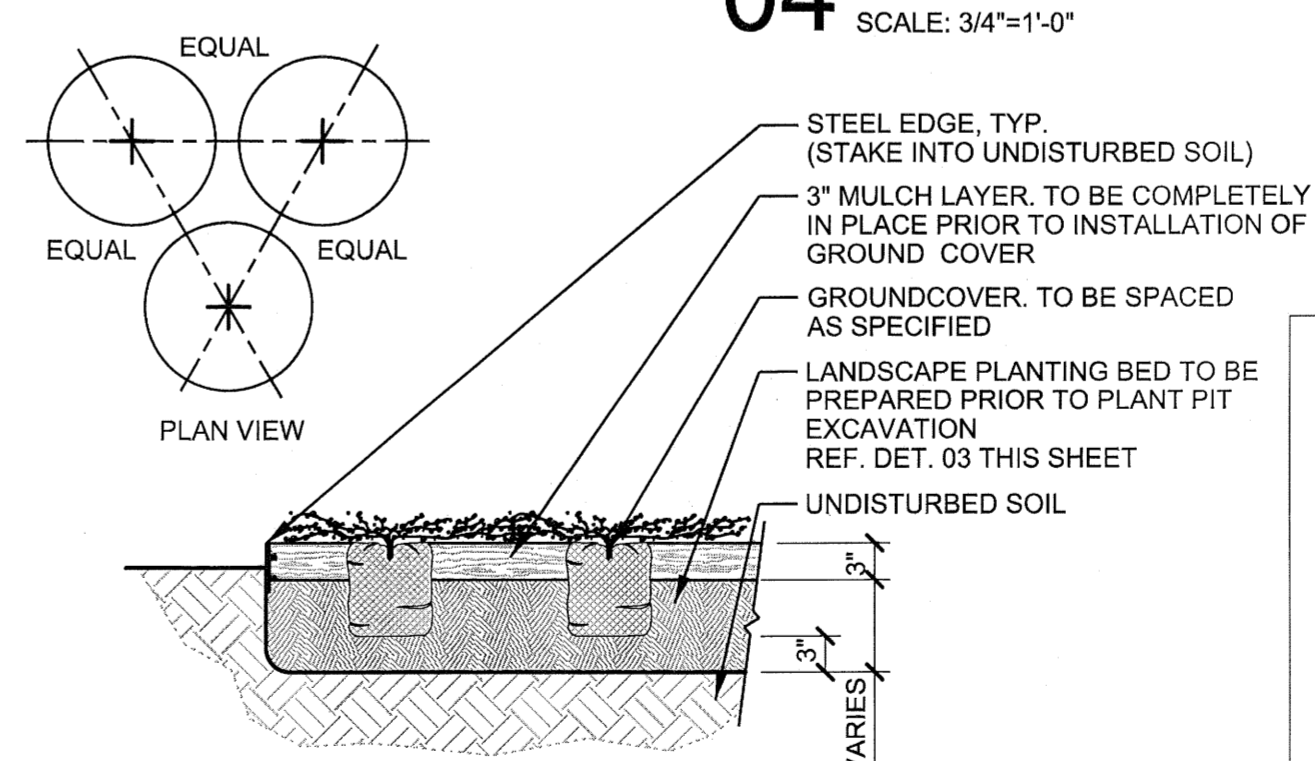
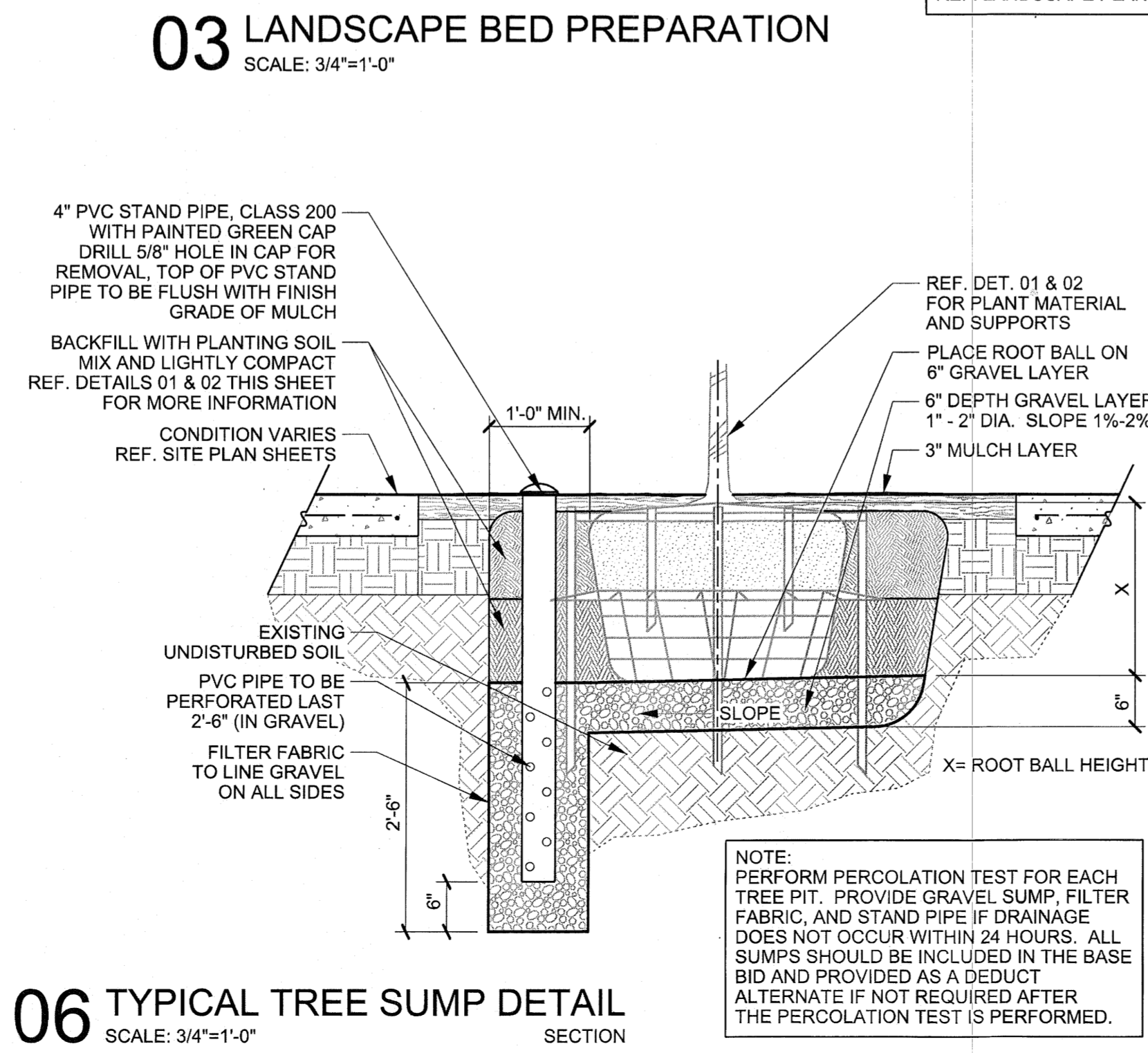
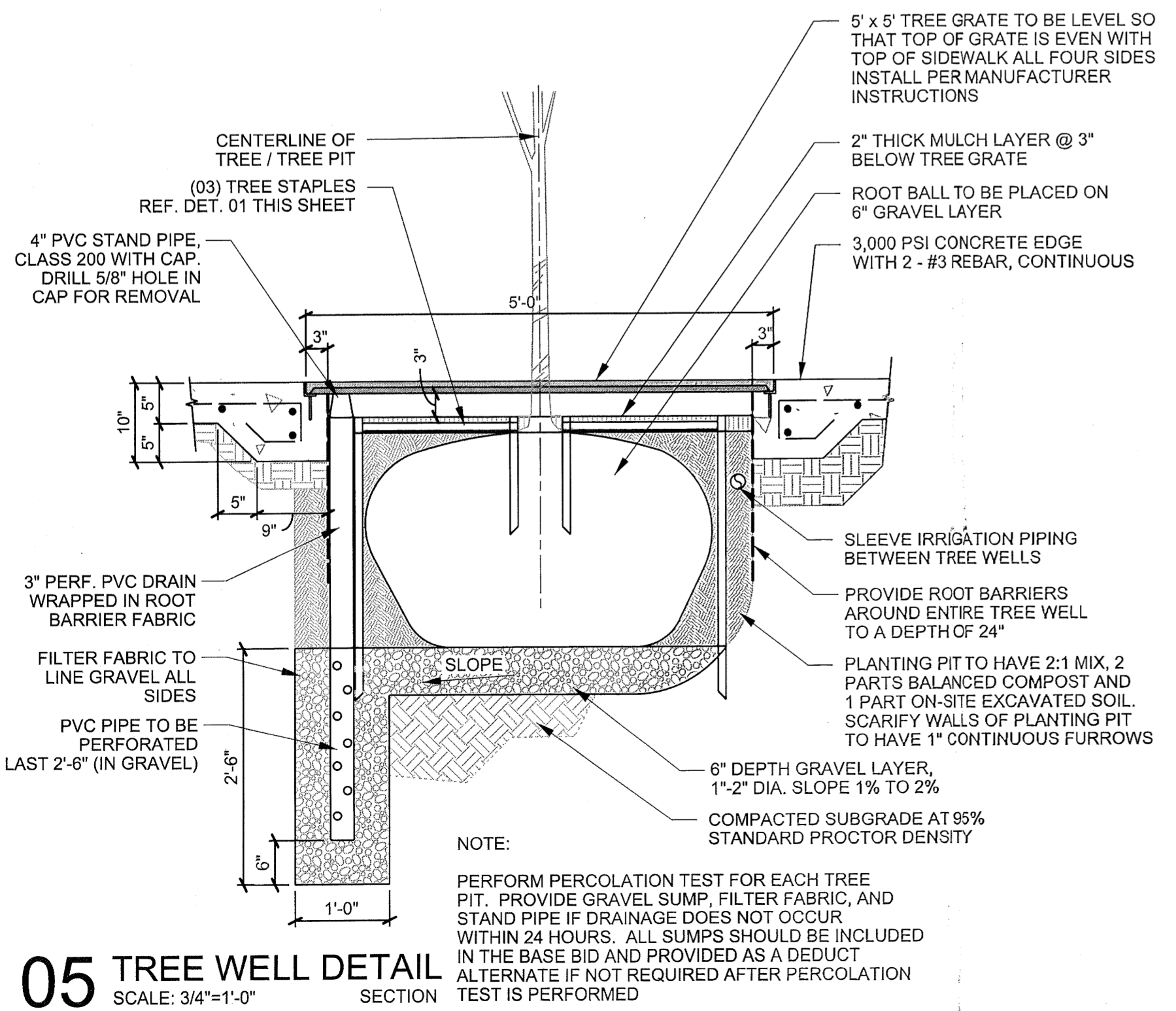
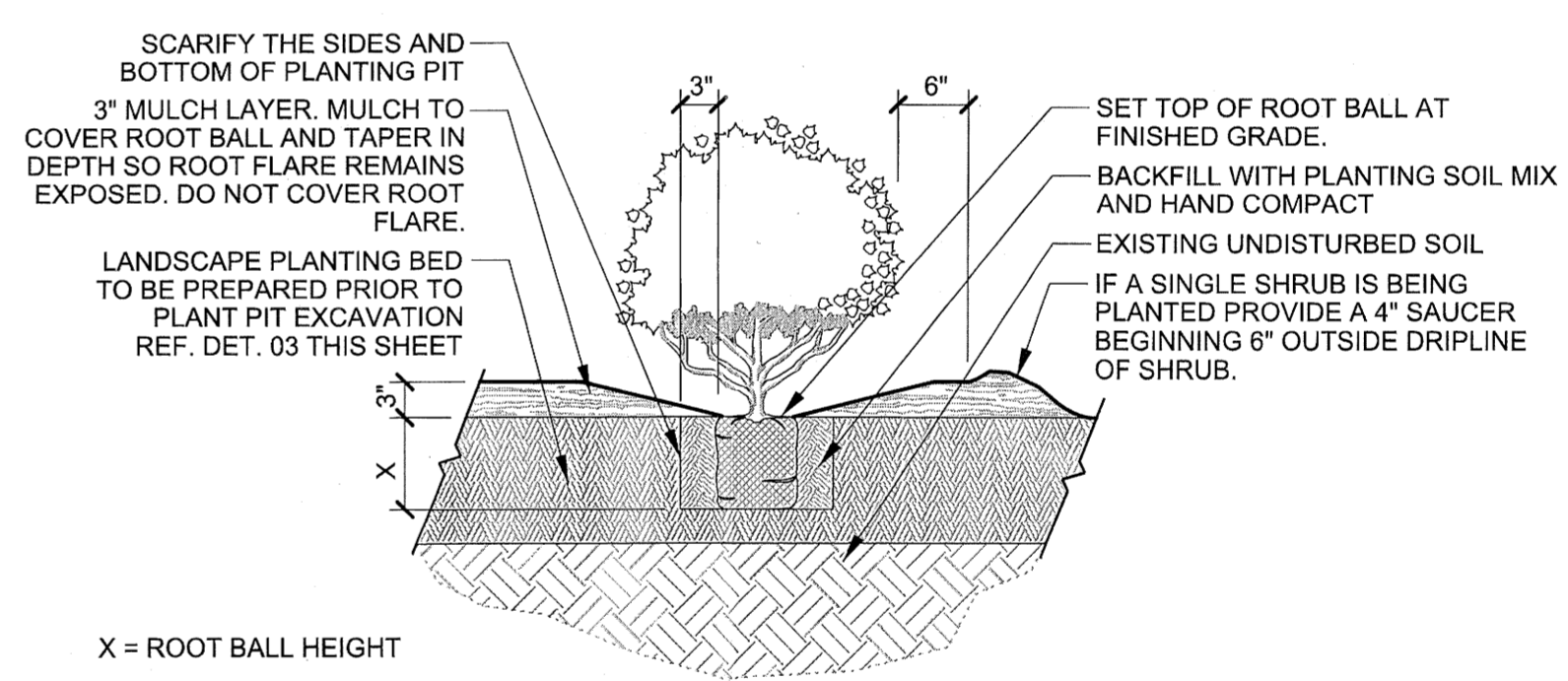
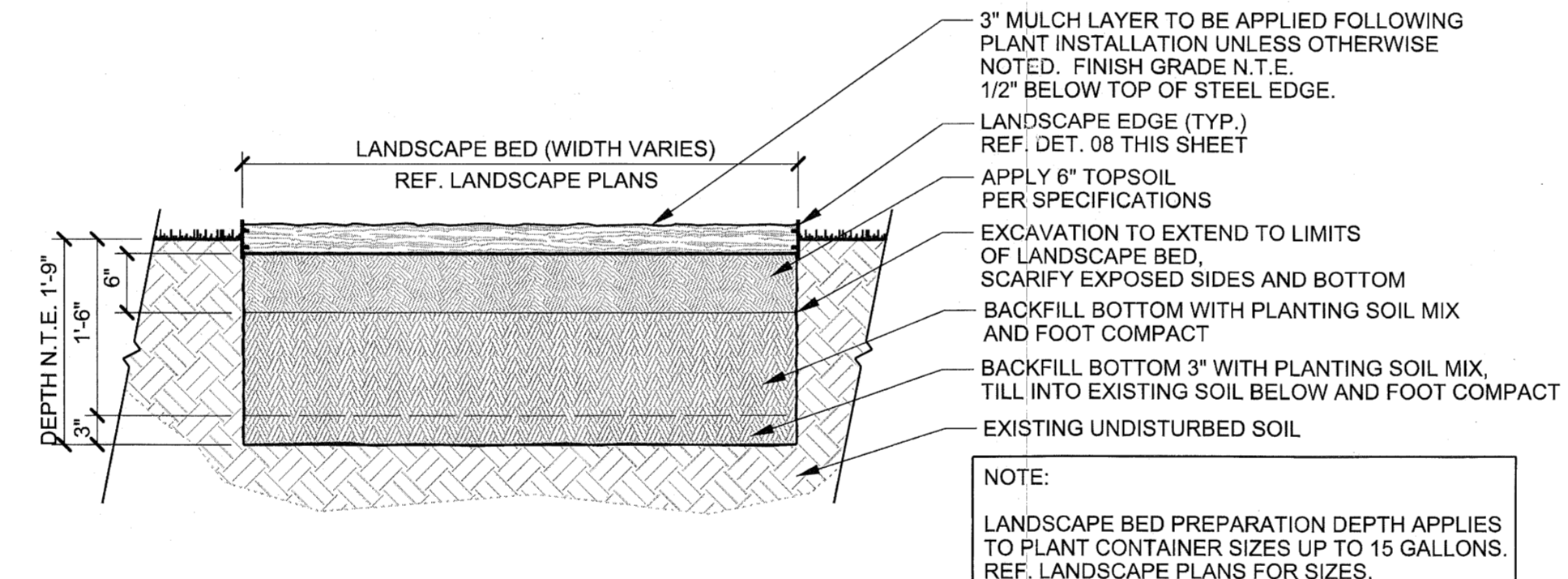
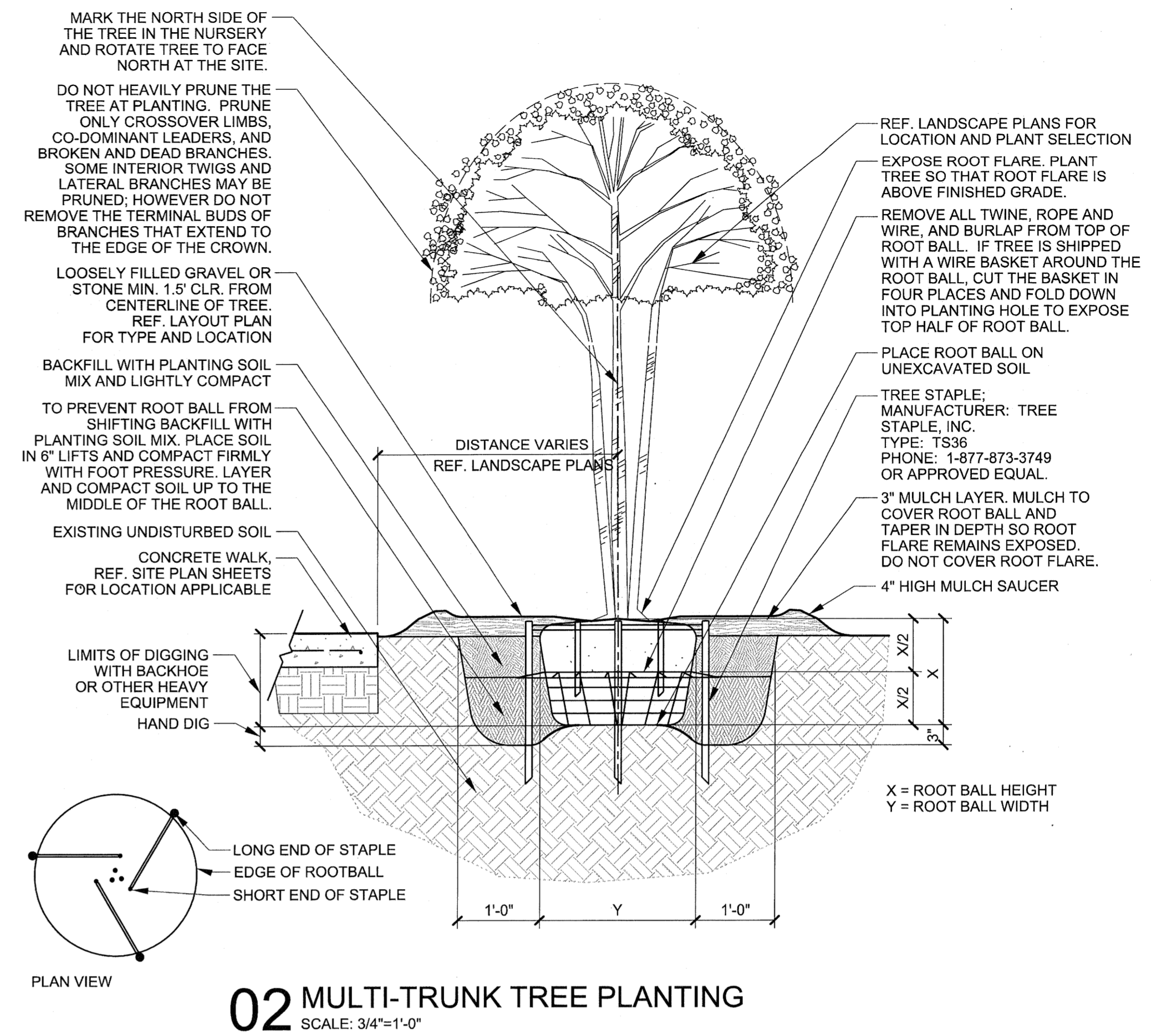
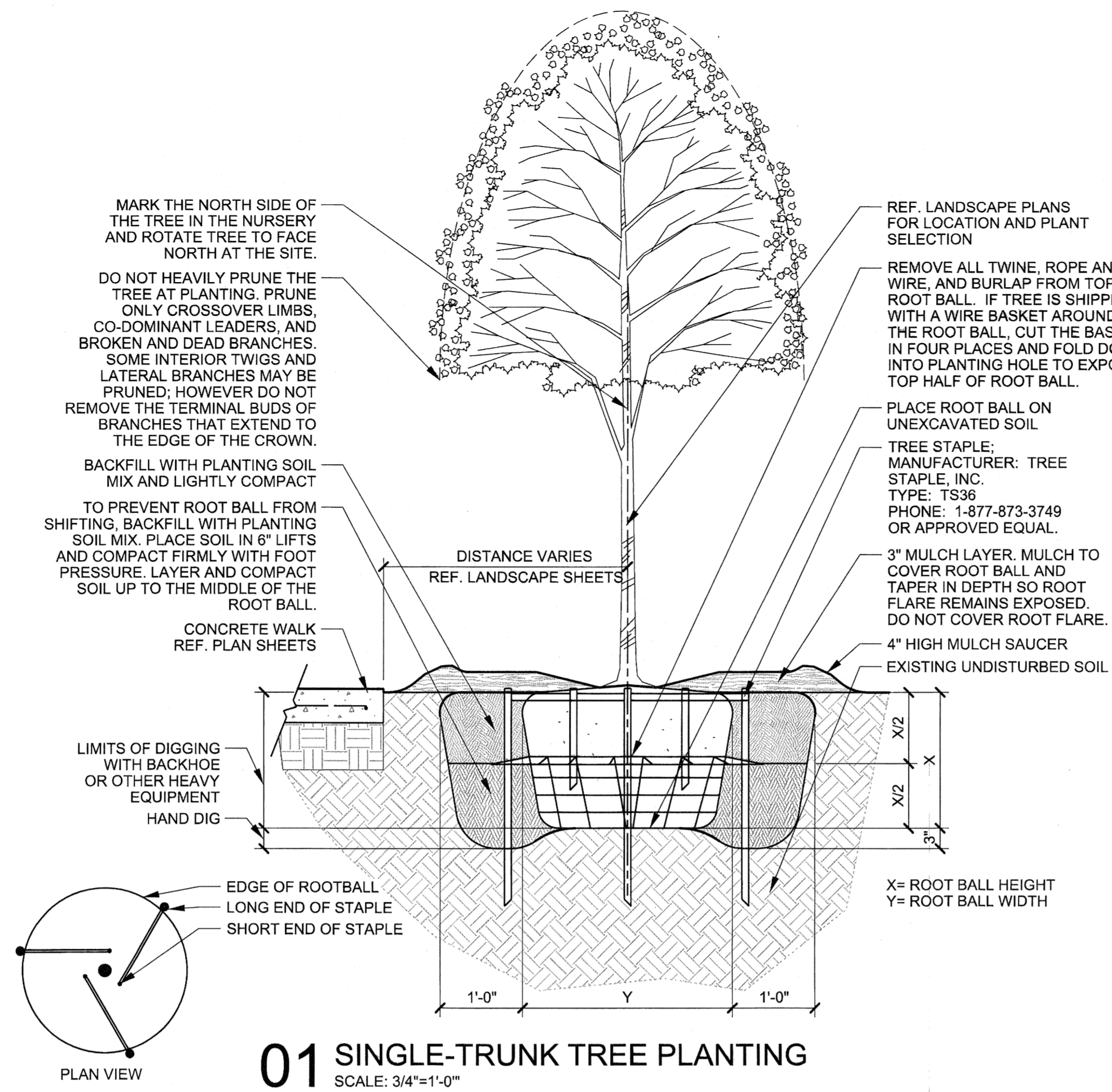
**SOIL TESTING**  
CONTRACTOR TO PROVIDE SAMPLES OF SOIL TESTING TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION OF PLANT MATERIAL.

**TOPSOIL**  
HIGH QUALITY TOPSOIL SHALL BE PROVIDED AT 4" DEPTH FOR ALL AREAS EXCLUDING PLANTING BEDS PER THE OWNER'S STANDARDS.

**TREE SUPPORT**  
TREES SHALL BE SUPPORTED WITH THE APPROVED METHOD FOR A PERIOD OF ONE YEAR AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

**WARRANTY**  
ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE-YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.

**IRRIGATION SYSTEM**  
IRRIGATION CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM DESIGNED BY A TEXAS LICENSED IRRIGATOR TO PROVIDE 100% COVERAGE FOR AFFECTED TURF AND BED AREAS. DESIGN SHALL BE PROVIDED BY Half Associates, Inc. TO THE OWNER FOR REVIEW PRIOR TO INSTALLATION.



**Planned Development  
District No. 193  
PDS No. 79 Subarea A**

**DXXX-XXX**

**Harwood Design Factory**  
2501 N. Harwood Street  
Dallas, TX 75201  
214-871-0871

**LANDSCAPE PLAN FOR  
HARWOOD BTS  
PHASE V**

2850 N. HARWOOD STREET  
DALLAS, TEXAS 75201

THESE DRAWINGS AND COPIES ARE THE COPYRIGHTED PROPERTY OF THE ARCHITECT. THEY MAY NOT BE USED FOR PROJECTS OTHER THAN THE DESIGNATED PROJECT WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT.

REVISIONS:


PRELIMINARY ISSUES:

PROJECT ARCHITECT:  
BEN CORTEZ

ISSUE DATE:  
01-20-16

APPROVED BY:  
RW/LH

DRAWN BY:  
SMR

JOB AND SHEET NO.:

DRAWING TITLE:  
**LANDSCAPE DETAILS**

SHEET NO.:

**LS2.0**