IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND
- 2. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY
- 3. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
- 4. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.

PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH
- 4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING
- 5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- 6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- 7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE
- 9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTOR'S ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- 11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN
- PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- 13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL
- 14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.

PD 305 SUB-DISTRICT D LANDSCAPE TABULATIONS

MITIGATION:

TOTAL PROTECTED INCHED REMOVED

TOTAL INCHES REPLACED WITH APPROVED REPLACEMENT TREES (USING 3.5" CALIPER MIN.)

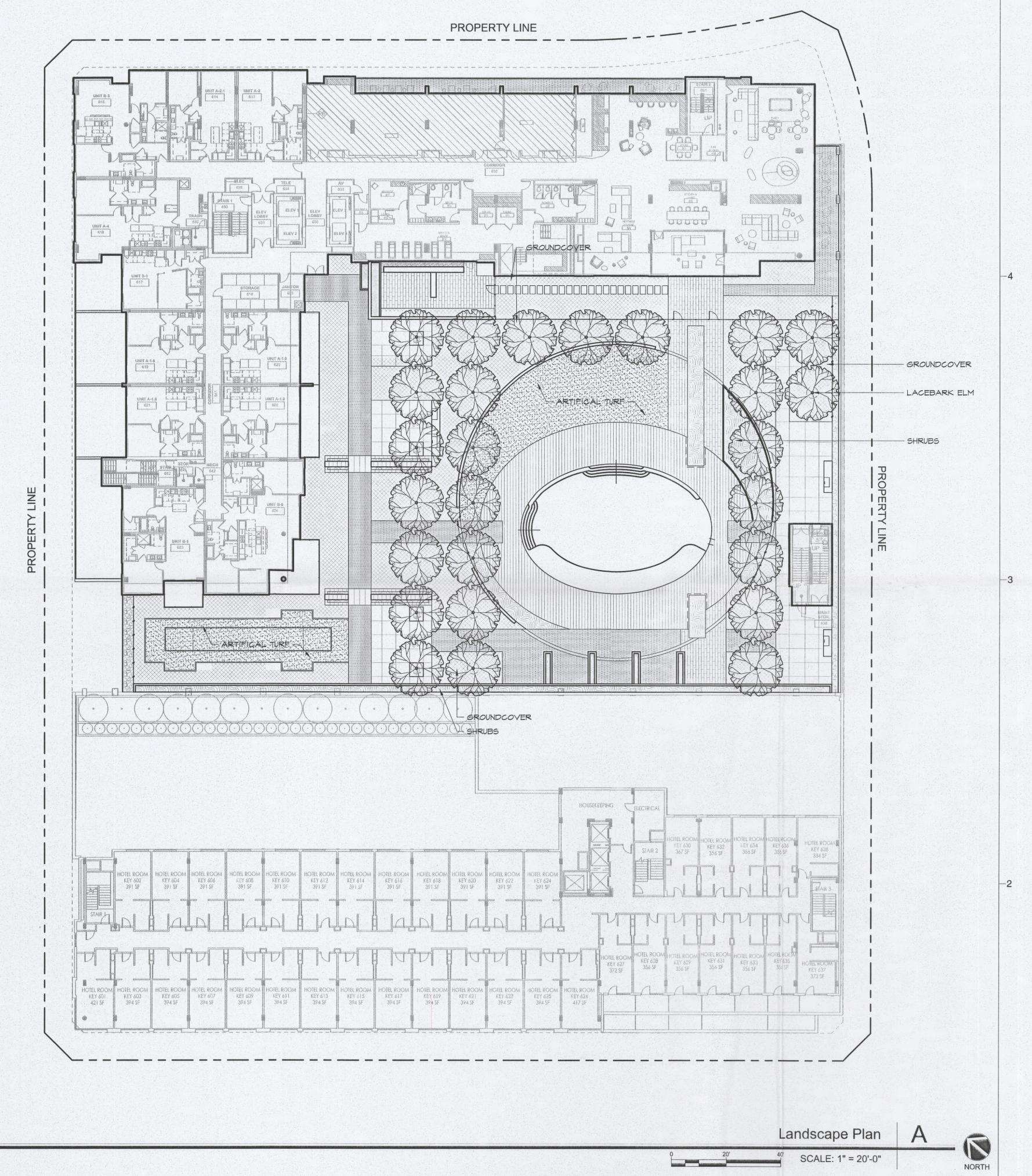
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MITIGATION WILL BE ACHIEVED THROUGH ONE OR A COMBINATION OF THE METHODS NOTED IN SECTION 51A-10.135 (ALTERNATIVE METHODS OF COMPLIANCE WITH TREE REPLACEMENT REQUIREMENTS) IN ARTICLE X - TO BE DETERMINED.

ADDITIONAL APPROVED REPLACEMENT TREES WILL BE LOCATED OVER STRUCTURE AT POOL COURTYARD, FINAL DESIGN AND QUANTITY TO BE DETERMINED

PLANTING SCHEDULE:

aty.	PLANT	COMMON NAME BOTANICAL NAME	SIZE MIN.	COMMENTS
		STREET TREE ULMUS PARVIFOLIA- Lacebark Elm	35" CAL. MIN.	MATCHED SPECIMENS 14'-O" CLEAR ABOVE STREET PAVEMENT 8'-O" CLEAR ABOVE PUBLIC SIDEWALK
		SHRUBS	5 GAL	SHRUBS, UNDERSTORY PLANTING DESIGN TO BE DETERMINED
		GROUNDCOVER		GROUNDCOVER, PERENNIALS & SEASONAL COLOR, UNDERSTORY PLANTING DESIGN TO BE DETERMINED



studioOutside

824 Exposition Avenue, Ste. 5 Dallas, Texas 75226 0214.954.7160 f214.954.7162

Project Name

FOREST CITY WEST VILLAGE **BLOCK 7B**

DALLAS, TX

Issue Title

Issue / Addenda / Revisions

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> SALVADOR IMPASTATO LANDSCAPE ARCHITECT TEXAS LIC. # 1983

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Drawing Title

LANDSCAPE PLAN

Issue Date: Project No:

Reviewed By: Drawn By:

Sheet No.

L1.03

08/06/2015

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