



LIGHTING NOTES

- Lights shall be:
 - Downlights Lights- total of 6
GL2-FL-30-120-BZ-SGL2DN50
Available from TECHLIGHT
www.techlightusa.com
 - Uplights Lights - total of 3
GL2-FL-30-120-BZ-SGL2UP30
Available from TECHLIGHT
www.techlightusa.com
- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL MATERIAL AND LABOR TO PROVIDE FINISHED LIGHTING AS PER PLAN.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL EQUIPMENT NECESSARY FOR THE COMPLETE INSTALLATION OF THE LIGHTING SYSTEM INCLUDING, BUT NOT LIMITED TO: FIXTURES, LAMPS, SWITCHES, CONTROLS, WIRING, CONDUITS, ETC.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ADHERE TO ALL LOCAL, STATE AND FEDERAL CODES AND STANDARDS, AND DEVELOPMENT GUIDELINES (IF ANY).
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING THE MANUFACTURER'S SPECIFICATIONS AND INSTALLING LIGHTS AND WIRES PER SUCH SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR WIRING LIGHTS TO TIMER AND ELECTRIC EYE
- FOR OPERATION, OR AS SHOWN ON THE ELECTRICAL DRAWINGS.
- CONTRACTOR SHALL GET LANDSCAPE ARCHITECT'S APPROVAL FOR LIGHT LOCATIONS PRIOR TO INSTALLATION.
- THE FINAL LOCATION OF THE LIGHTS SHALL BE DETERMINED IN THE FIELD WITH LIGHTING CONTRACTOR, OWNER AND OR LANDSCAPE ARCHITECT

LANDSCAPE TABULATIONS

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f.
Lot Area: 31,352.16 s.f.

Required	Provided
(8) trees, 2" cal.	(11) trees, 2" cal. plus

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal. min., per 40 l.f. of frontage
(2) ornamental trees equal (1) tree, 3" cal.

Clark Road (160 l.f.)

Required	Provided
(4) tree, 3" cal.	(4) canopy trees, 3" cal.

PARKING LOT
Requirement: All parking spaces must be located within 70' of large canopy tree
Provided

LANDSCAPE DESIGN OPTIONS
15 POINTS DESIGNED

Screening- Option 2- 24" ht. evergreen hedge, two types of plant material to screen parking from 150' of large canopy tree
public r.o.w.- 10 points

Low water consumption turf grass provided - 5 points
Total points = 15.00

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS 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.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- 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.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BE	2	Bosque Elm	Ulmus parvifolia 'Bosque'	4" cal.	container, 12" ht., 5' spread min., 6' clear trunk
CE	2	Cedar Elm	Ulmus crassifolia	4" cal.	container, 12" ht., 5' spread min., 6' clear trunk
TY	2	Tree Yaupon	Ilex vomitoria	3" cal.	container, 6" ht., tree form, 3 trunks
CM	2	Crepe Myrtle	Lagerstroemia indica	3" cal.	container, 6" ht., tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	17	Dwarf Wax Myrtle	Myrica carifera	7 gal.	container, 24" ht. min., 20" spread
NPH	23	Needlepoint Holly	Ilex x cornuta 'Needlepoint'	7 gal.	container, 24" ht. min., 20" spread
GROUND COVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

NOTE: 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. All trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
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C-STORE
CLARK ROAD
DALLAS, TEXAS

ISSUE:

CITY COMMENTS 02.03.2023
CITY COMMENTS 01.02.2024

DATE:

01.02.2024

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

01 LANDSCAPE PLAN
SCALE: 1"=20'-0"