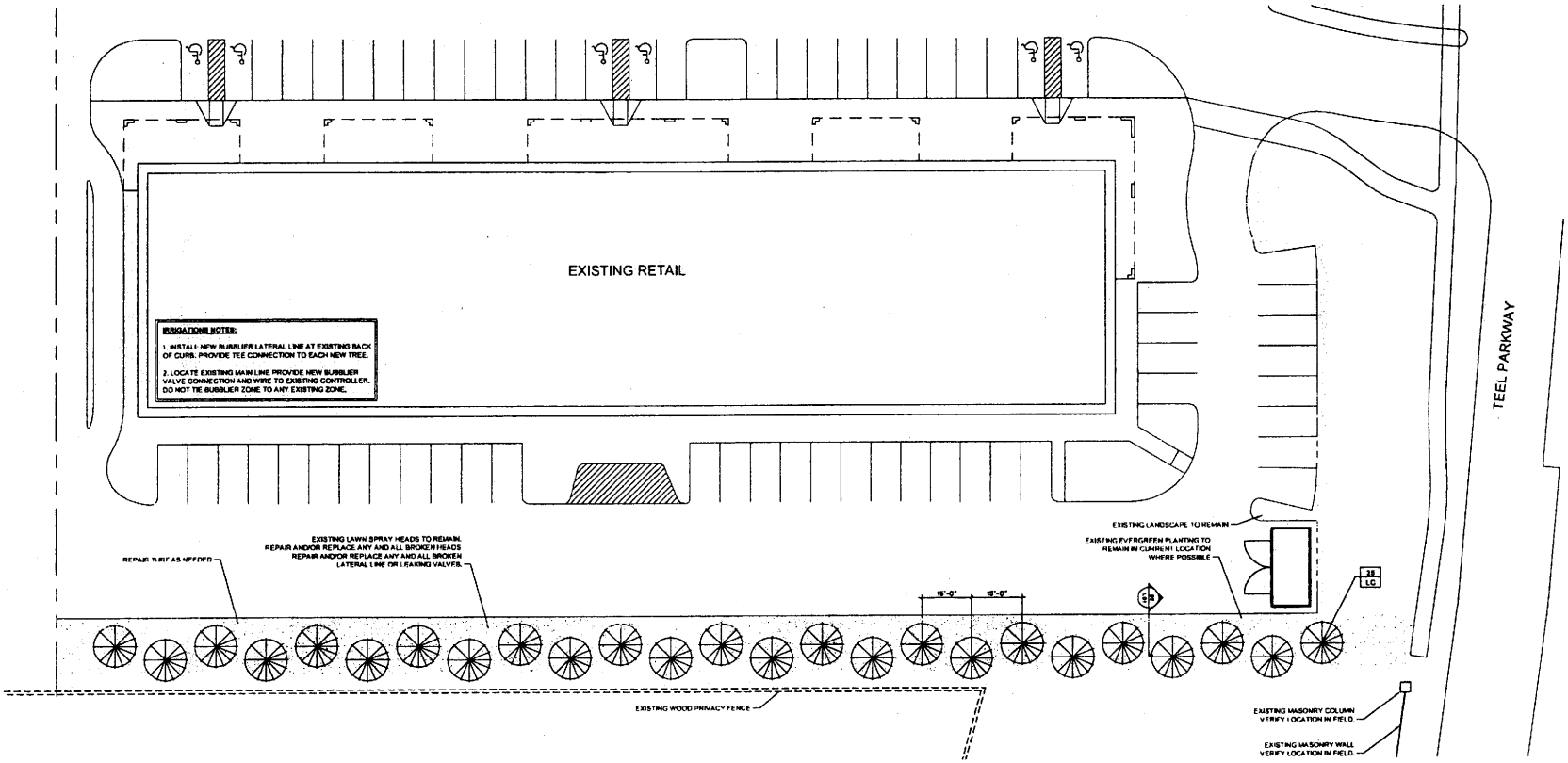


01 LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

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 healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

PLANTING NOTES

1. Existing planting to remain in current location where possible.
2. Clearing of existing planting shall consist of the satisfactory removal and disposal of existing plants occurring within all planting areas as noted below:
   A. All shrubs and existing groundcover shall be removed and discarded from the site within (24) hours of shrub removal.
3. Backfill: All planting areas shall be specified with 25% Sandy Loam and 25% Prepared Soil Mix as needed. Sandy Loam shall be without admixture of subsoil or clay and shall be free of stones, lumps, sticks, plants, or their roots, toxic substances, or other extraneous matter that may be harmful to plant growth or would interfere with future maintenance.
4. Prepared Soil Mix: Organic compost material shall be a mixture of 80% vegetative matter and 20% animal waste. Ingredients shall be a mix of coarse and fine textured material, Vital Earth, Back to Earth or approved equal.
5. Mulch: Mulch shall be Double Shredded Hardwood Bark Mulch of relative uniform particle size with a median size of one (1") inch and shall be free of sticks, stones, leaves, and any other debris.
6. Organic Fertilizer shall be Fertilaid, Maestro-Gro, Menefee, Sustain Agrigoon, bat guano or earthworm castings as recommended for required applications. Fertilizer shall be delivered to the site in its original unopened containers; each bearing the manufacture's guaranteed statement of analysis.
7. Prepare new planting beds by backfilling planting areas with 6" of prepared soil mix and tilling to depth of four (4") inches.
8. Apply organic fertilizer such as Fertilaid, Maestro-Gro, or Sustain @ 20 lbs / 1,000 sq. ft. at the rate of 1 lb. of nitrogen per 1,000 sq. ft.
9. All planting areas shall receive two (2") inch layer minimum settled thickness of Double Shredded Hardwood Bark Mulch after plant material has been installed.

SOLID SOD NOTES

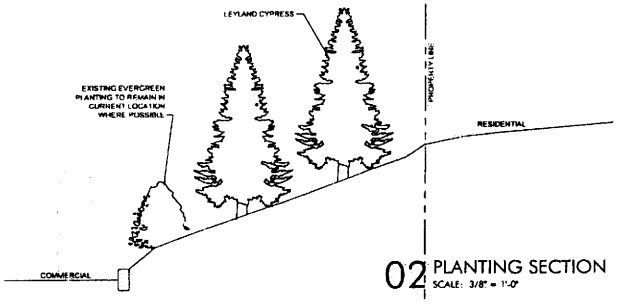
1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. 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.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joins by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. 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 have areas in lawn plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LIST

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
LC	Cupressocyparis leylandii	Leyland Cypress	25	10'	Container grown, full to base. 5' spread

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

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.



02 PLANTING SECTION
SCALE: 3/8" = 1'-0"

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Teel Village
Teel Parkway and Main Street
Frisco, TX

REGISTERED LANDSCAPE ARCHITECT
STEVEN M. RAY
1406
STATE OF TEXAS
30 30 2009

Issue For:
- Design Development
- Program
- Building
- Permit
- Construction

Original Issue Date
30 DEC 08

Sheet Description: LANDSCAPE PLAN
Drawn By:
Checked By:
Current Date: 30 Mar 09
Drawing #: L1.01