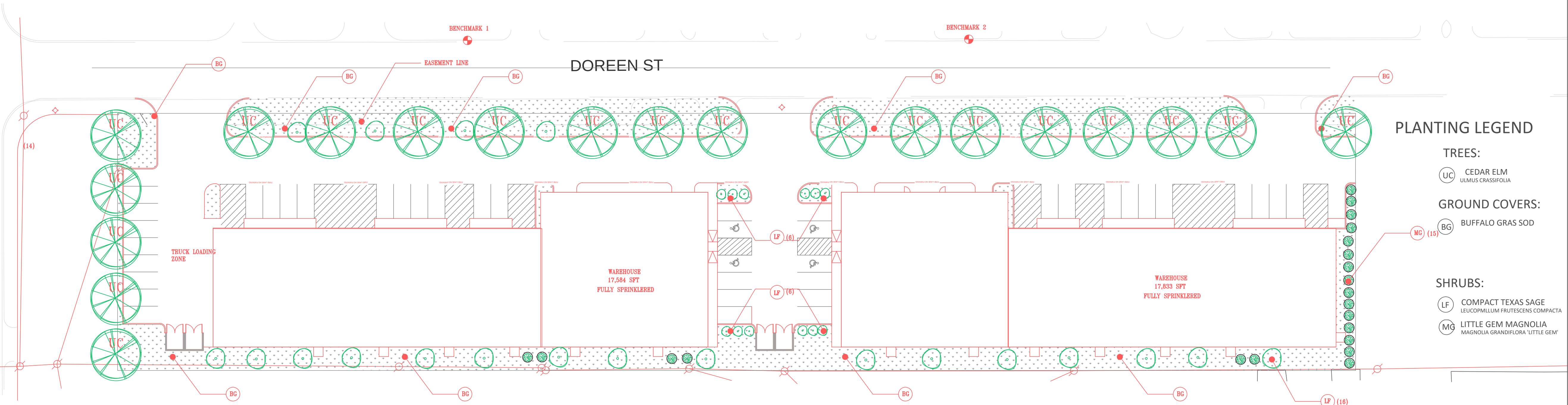


NW 24TH STREET



LANDSCAPE NOTES

- 1.PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATION, GRADES ,AND STANDARDS OR APPLICABLE STATES THE PROJECT IS LOCATED IN.
- 2.ALL PLANT SUBSTITUTION ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND MUST BE APPROVED IN ADVANCE OF SELECTION.
- 3.DEPTH OF PLANTING HOLE DETERMINED BY DEPTH AND FIRMNESS OF TOOT BALL AND OTHER CHARACTERISTICS OF SITE (EG., GRADE ,SURROUND) UNLESS OTHERWISE NOTED IN DETAILS.
- 4.TREE SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE" BOTTOM OF FLARE SHALL BE AT OR ABOVE FINISHED GRADE,PREFERABLE TWO TO THREE INCH (2'-3") ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED IN THE DETAILS.
- 5.TREE MUST BE PLANTED THREE FEET (3') MINIMUM FROM BACK OF CURBS, SIDEWALK, UTILITY LINES,SCREENING WALL, AND/OR OTHER STRUCTURES UNLESS OTHERWISE SPECIFICALLY NOTED.
- 6.TREE SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATER SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- 7.NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO DEATH OF THE TREE.
- 8.THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER. THE SHALL INCLUDE, BUT NOT LIMITED TO,PRUNING,FERTILEZING, WATERING,NADOTHER ACTIVITIES FOR THE MAINTENANCE OF LANDSCAPE AREAS.A
- 9.ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATED FOR THE SEASON OF YEAR.PLANT MATERIAL THAT IS DAMAGED, DESTROYED , OR REMOVED,SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WHITING BY THE LANDSCAPE ARCHITECT. REPLACEMENT PLANT BEFORE TIME OF REPLACEMENT.
- 10.IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED TO IRRIGATE LANDSCAPED AREAS, OVERSPRAY OF STREETS AND WALKS IS PROHIBITED.
- 11.NF I FORMATION IN THE "GENERAL LANDSCAPE NOTES" CONFLICTS WITH THE SPECIFICATIONS, THE SPECIFICATIONS WILL PREVAIL.
- 12.LANDSCAPE ARCHITECT SHALL REVIEW ALL SHOP DRAWINGS REQUESTED IN THE LANDSCAPE DOCUMENTS. IN A TIMELY MANNER.
- 13.ALL PLANTS SHOULD BE HANDLED AND INSTALLED PER AMERICAN NURSERY ASSOCIATION STANDARDS OF GOOD PRACTICE.
- 14.THE CONDITIONS OF THE LANDSCAPE GUARANTEE TO BE BETWEEN LANDSCAPE CONTRACTOR AND OWNER. ONE YEAR MININUM SUGGESTED.
- 15.FOR THE GUARANTEE PERIOD, ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION IN ACCORDANCE WITH THE RESPECTIVE CROWING SEASON.
- 16.THE LANDSCAPE SHOULD BE KEPT FREE OF WEEDS DURING THE ESTABLISHED GUARANTEE AND MAINTENANCE PERIOD.
- 17.ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED, BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN/FREEZE SENSOR SET AT 38R.
- 18.PROVIDE SLEEVING TO ALL PLANTING AREAS
- 19.ANY DISTURBED AREAS WITHIN CITY RIGHT -OF -WAY SHALL BE STABILIZED WITH BLOCK SOD.

IRRIGATION NOTES

- 1.IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED TO IRRIGATE LANDSCAPED AREAS, OVERSPRAY OF STREETS AND WALKS IS PROHIBITED.
- 2.ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED, BY AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN/FREEZE SENSOR SET AT 38 DEGREES FAHRENHEIT.
- 3.PROVIDE IRRIGATION SLEEVING TO ALL PLANTING AREAS.

CONSTRUCTION TOLERANCES

- 1.CONSTRUCTION TOLERANCES ARE TO PROCURED BY THE LATEST VERSION N.R.C.S NATIONAL ENGINEERING HANDBOOK.

LANDSCAPE AREA				
SITE AREA	REQUIRED LANDSCAPE AREA	PROVIDED LANDSCAPE AREA	REQUIRED FRONT YARD LANDSCAPE AREA	PROVIDED FRONT YARD LANDSCAPE AREA
1.985 AC 86,466.6 SF	8,646.66 SF (10% ID SITE AREA FOR LIGHT INDUSTRIAL ZONING) 8,646.66 SF	12,320 SF (14.2 % OF SITE AREA)	6,484.995 SF (75% OF REQUIRED LANDSCAPE AREA)	6,730 SF (77.83% OF REQUIRED LANDSCAPE AREA)

