

PLANTING NOTES:

- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.

- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.

 PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB
- 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- II. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRINE AS DIRECTED BY OWNER'S REPRESENTATIVE, WORK TO INCLUDE REMOVAL OF ALL SUCKER GROUTH: DEAD AND DISEASED BRANCHES AND LIMBS: VINES, BRIARS AND OTHER INVASIVE GROUTH: AND ALL INTERERING BRANCHES, MAKE ALL CUTS FLUSH TO REMAINING LIMB, RETAIN NATURAL SHAPE OF PLANT, ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.

 2. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES, CONTRACTOR TO VERIFY PRIOR TO PRICING.

 13. INSTALL EDGING BETWEEN LAWA AND PLANTING BEDS, REFER TO SPECIFICATIONS, FILE ALL CORNERS SMOOTH.

- 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.

 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B4B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B4B PLANTS FOR LATE. SEASON INSTALLATION
- 16. CONTRACTOR SHALL STAKE TREES FOR OWNER'S APPROVAL PRIOR TO INSTALLATION.



THERE ARE NO EXISTING TREES ON THIS SITE

REQUIRED SITE LANDSCAPING	15% OF TOTAL SITE TO BE LANDSCAPE AREA				
	REQUIRED	PROVIDED			
	123,663 SF × 15% = 18,549 SF	15,242 SF - VARIANCE REQUESTED			
REQUIRED LANDSCAPE SETBACK	MINIMUM IB' LANDSCAPE SETBACK				
	REQUIRED	PROVIDED			
	151	VARIANCE REQUESTED			
REQUIRED STREET FRONTAGE TREES	I TREE REQUIRED PER EVERY 50 FT OF FRONTAGE				
ending = Village VVIII & Proper of 177 a	REQUIRED	PROVIDED			
BOULEVARD 26 EULE88-BEDFORD RD.	489 LF/5Ø • IØ TREE8 538 LF/5Ø • II TREE8	10 TREES (6 NEW PLUS 4 CREDITS) (8 ORNATENTAL = 4 TREE CREDITS) (1 TREES (6 NEW PLUS 3 CREDITS) (6 ORNATENTAL = 3 TREE CREDITS (6 ORNATENTAL = 3 TREE CREDITS ELSEWHERE DUE TO SITE CONDITIONS			
REQUIRED STREET FRONTAGE	I SHRUB REQUIRED PER EVERY 5 FT OF PRONTAGE				
6HRUB6	REQUIRED	PROVIDED			
BOULEVARD 26 EULESS-BEDFORD RD.	489 LF/5 . 98 SHRUBS	II6 SHRUBS			
	538 LF/5 = 108 SHRUBS	90 SHRUBS (SOME SHRUBS PLANTE ELSEWHERE DUE TO SITE CONDITION			
	TOTAL . 206 SHRUBS	TOTAL = 206 SHRUBS			
REQUIRED PARKING LOT LANDSCAPING	5% LANDSCAPE AREA REQUIRED				
	REQUIRED	PROVIDED			
	45,229 SF × 5%= 2,261 SF	2,755 8₽			
REGUIRED PARKING LOT TREES	I TREE PER EVERY 20 SPACES				
	REGUIRED	PROVIDED			
	118 SPACES/20 - 6 TREES	6 TREES			
BUFFER YARD REGULATION	IB' OF LANDSCAPING BETWEEN DISTRICTS				
	REGUIRED	PROVIDED			
	15'	VARIANCE REGUESTED			
BUFFER YARD TREES	I TREE PER 30 LF, 40% EVERGREEN				
	REQUIRED	PROVIDED			
	450/30 = 15 TREES	VARIANCE REQUESTED			

PLANTING NOTES:

- ALL LANDSCAPE AREAS REQUIRE PERMANENT Irrigation. ALL LARGE AND ORNAMENTAL TREES MUST BE ON BUBBLER/DRIP IRRIGATION SEPARATE ZONES FROM TURF GRASS.
- 3. RAIN FREEZE SENSOR CONTROLS ARE REQUIRED.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. INSTALL SOD TO ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

CAUTIONIII CAUTIONILI
UNDERGROUND UTILITIES ARE LOCATED IN
THIS AREA. 48 HOURS PRIOR TO ANY
CONSTRUCTION ACTIVITIES, CONTACT LINE
LOCATES FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
IEXAS ONE CALL SYSTEMS
1-800-245-4-6876-ATION CENTER
1-800-689-8344 EXT. 5



Case SP 2016-01

LANDSCAPE PLAN

Date OCT 10, 2016 Drawn By RKR Checked By JRF Revisions



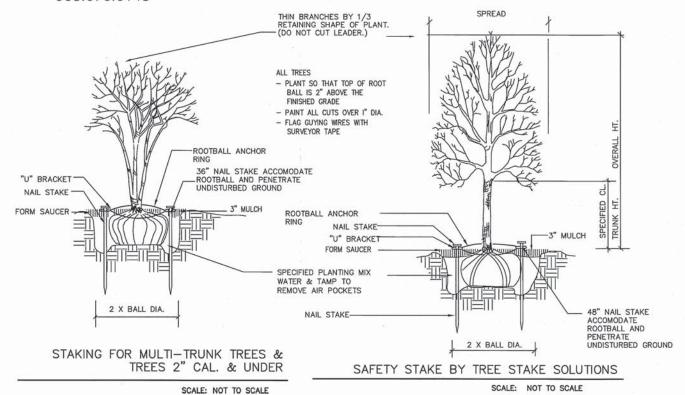


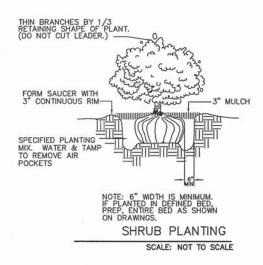
BOULEVARD PAINTED 7800 BOULE

Sheet No.

L-1 OF 4

Contact Information: JEFF TOULEY www.treestakesolutions.com 903.676.6143





PLANT LIST

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING TREE AND SHRUB SIZES CONFORM TO CITY LANDSCAPE STANDARDS AND MITIGATION REQUIREMENTS.

Symbol	Qty	Code Name	Scientific Name	Common Name	Planting Size	Comments
£3	2	Qush	Quercus shumardii	Shumard oak	3"-Cal	B&B, Single straight trunk
*	9	Ceca	Cercis canadensis	Eastern redbud	45-Gal	Single straight trunk
0	3	Quvi	Quercus virginiana	Southern live oak	3"-Cal	B&B, Single straight trunk
0	4	Qupo	Quercus polymorpha	Monterrey Oak	3"-Cal	B&B, Single straight trunk
0	8	Muca	Muhlenbergia capillaris	Gulf muhly	7-Gal.	36" O.C.
0	29	Abed	Abelia x 'Edward Goucher'	Dwarf Abelia	7-Gal.	36" O.C.
0	8	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	B&B, Single straight trunk
{:3	3	Acgr	Acer gradidentatum	Big Tooth maple	3"-Cal	B&B, Single straight trunk
80	5	Lainna	Lagerstroemia indica 'Natchez'	Crape myrtle 'Natchez'	45-Gal	Tree form, 3 to 5 canes
®	30	Sagr	Salvia greggii	Autumn Sage	5-Gal	24" O.C.
O	142	IlcoD	llex cornuta 'Dwarf Burford'	Dwarf Burford holly	7-Gal.	36" O.C.
	22	JuhoB	Juniperus horizontalis 'Bar Harbor'	Bar Harbor juniper	1-Gal	48" O.C.
	750		Stipa tenuissima	Mexican feathergrass	4" Pot	18" O.C.
111111	1000		Euonymous fortunei 'Coloratus'	Purple wintercreeper	4" Pot	12" O.C.
			Decomposed granite	4" Depth on weed barrier		
			Cynodon dactylon	Bermuda grass	Solid Sod	

4" DEPTH CRUSHED GRANITE STRIP, WIDTH AS SHOWN.
(INCLUDE FILTER FABRIC AT BOTTOM OF GRANITE, STEEL EDGING ON BACK SIDE)

PARKING LOT CURB

FILTER FABRIC

GRANITE STRIP

Case SP 2016-01

PLANTING DETAILS

Date OCT 10, 2016
Drawn By RKR
Checked By JRF
Revisions







PAINTED TREE
7800 BOULEVARD 26
NORTH RICHLAND HILLS, TEXAS

Sheet No.

OF 4

TREES SHRUBS, AND GROUNDCOVERS

1.01 DESCRIPTION OF WORK

A. Scope

Metal edging Topoil Planting Mulching Guarantee

B. Related Work Specified Elsewhere

General Requirements -All locations Section 02740 -Irrigation Trenching Section 02750 -Irrigation Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of

American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

Substitutions accepted only upon written approval of Landscape Architect and Owner.
 Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testina

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the

Inspection at place of growth does not preclude the right 2. Inspection at place or growth aloss not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to

1.04 PRODUCT DELIVERY STORAGE & HANDLING

1. Balled & Burlaped (B&B) Plants

Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after

Ball with firm, natural ball of soil, wrapped tightly with p covering entire ball.

Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & 2. Pack plant inderial to protect against clinidae & seasonal domage, as well as breakage injuries during transit.

3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind—whipping and drying in transit.

4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.

2. Deliver plants with legible identification and size labels on

Protect during delivery to prevent damage to root ball or

desicution of leaves. 4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival

job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
 Protect from weather.
 Maintain and protect plant material not to be planted immediately upon delivery.

Do not drop plants.
Do not damage ball, trunk, or crown.
Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

Planting Season Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
 Protection Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

A. Guarantee new plant material for one year after

project). B. Make replacement (one per plant) during one year B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plan type, size and planting mixture.
C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
D. Use only plant replacements of indicated size and replacements.

species.

E. Ten days before end of guarantee period, notify Owner's representative in writing for year end inspection. Failure to do so, shall automatically extend guarantee until notification is

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of

project.

2. True to botanical and common name variety.

3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf; with healthy well-developed root system. Free from disease, insects, and defects such as knots. sun-scald, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in

Conform to American Association of Nurserymen ideards unless shown differently on plant list.

Trees:
Single, stroight trunks, unless indicated otherwise
Trees with weak, thin trunks not capable of support will

not be accepated.
c. All multi-stem trees are to have a minimum of three c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.

8. Nursery grown stock only.

9. Subject to approval of Landscape Architect.

10. Seasonal color

a. Annuals in 4* pots or as specified

b. Perennials in 4* pots, clumps, bulbs as specified

Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vecetation.

vegetation.

2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones ¾ diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or naintenance operations.

3. Presence of vegetative parts of Bermuda grass (Cynodon datylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.

4. Test topsoil (cost by Contractor):

Available nitrogen

Iron Ph: 5.5 to 7.0 Decomposed organic matter: 6-10%

Top Dressing Mulch - Shredded cypress or hard wood only Mulch for soil prep - Shredded pine bark In pre-packaged bags only; bulk shredded material is

D. Peat Moss Commercially available baled peat moss or

E. Staking Material

Stakes for tree support

a. Construction grade yellow pine, stain brown
 b. Size as noted on plans

2. Wires

a. Padded with rubbed hose to protect tree b. Galvanized

Gaivanized
With galvanized turnbuckle
Evenly tighten turnbuckles with plant in vertical position.

Free of oils, acids, alkali, salt, and other substances harmful to plant growth
 Location: Furnish temporary hoses and connections on

H. Antidesicant - "Wilt-proof" or equal.

Edging -3/16" X 4" green, new and unused; with stakes.

A. Planting Mixture

Existing topsoil -50%
3. Shredded pine bark -50%
4. Fertilizer 10:20:10 at 30 lb./1000 SF

B. Planting Mix for Annuals/Perennials

C. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.

D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

3.01 UTILITIES — verify location of all utilities prior to initiating construction; repair any damage caused by construction construction; repair at no cost to owner.

A. Inspect plants for injury and insect infestation; prune prior to installation.

B. Inspect site to verify suitable job conditions.

A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.

B. Location of all groundcover and seeding limits as shown

3 04 FYCAVATION FOR PLANTING

Shape — Vertical hand scarified sides and flat bottom. Size for trees -2 feet wider or twice the root ball,

whichever is greater.

3. Size for shrubs - Size of planting bed as shown on

drawings.

Rototill soil mix thoroughly, full depth.

NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants.

Do not roto-till beneath existing trees.

1. Remove rock or underground obstructions to depth necessary to permit planting.

2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

C. Excess Soil Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

Set plants 2 above existing grade to allow for settling. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball. Apply soil in accordance with standard industry practice

for the region.

Thoroughly settle by water jetting and tamping soil in 6°

Prepare 3" dish outside root ball after planting. Thoroughly water all beds and plants. Stake trees and large shrubs as indicated on plans.

instructions.

9. Apply commercially manufactured root stimulator as directed by printed instruction.

10. Plant and fertilize bedding plants per trade standards.

11. Apply 3' mulch top dressing.

1. Place in pit of planting mixture that has been hand

tamped prior to placing plant.

2. Place with burlap intact to ground line. Top of ball to be 2° above surrounding soil to allow for settling.

3. Remove binding at top of ball and lay top of burlap

Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.

6. Backfill with planting mixture in 6* lifts.

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.

Cut cans on two sides with an acceptable can cutter, and remove root ball from can.

Carefully remove plants without injury or damage to

root balls.
4. Backfill with planting mixture in 6° lifts.

Cover planting bed evenly with 3° of mulch. Water immediately after mulching. Where mulch has settled, add additional mulch to regain 3" thickness. 4. Hose down planting area with fine spray to wash leaves

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless

directed by landscape architect.

Make cuts flush, leaving no stubs.

Paint cuts over 1" diameter with approved tree wound

3.06 FDGING

A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.

B. Install all edging straight and true as indicated on

c. when required on suppose, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.

D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.

Alian edaina with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.

Bend all corners, do not cut corners. Interlock all pieces with pre-fabricated connectors. Install with all stakes on inside of planting bed. Remove, file off all sharp corners and burrs. 3.07 CLEAN-UP

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

Watering (as required) Pruning

Spraying Fertilizing

Mowing (weekly)

B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

A. Sweep and wash all paved surfaces.

FAIN • CUPPETT
LANDSCAPE ARC
8233 Md Clies Blvd. Sulto B
North Rockerd Hills, TX 75182-4

LLC

Date OCT 10, 2016 Drawn By __RKR Checked By __JRF Revisions



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TEXAS PAINTED TREE
7800 BOULEVARD 26
NORTH RICHLAND HILLS, T

Sheet No.

Case SP 2016-01

PLANTING SPECIFICATIONS

L-3

OF 4

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists,
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germi

2.04 MUI CHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2-2 tons per acre; or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch is self anchoring.

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/berms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/berms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas hat are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3 02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into 02800-3 C. ground, then roll ground with suitable roller; water

C. ground, then roll ground with suitable roller; water throughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.

- D. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative::
- Sow areas ready for seeding between March 1 and October
 with Hulled Common Bermuda at a rate of 85 pounds per
- 2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
- 3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

A. Areas indicated on plans to receive wild flower coverage shall br fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.

B. Area to be hydromulched with seed mix as follows:

Tickseed Cosmos 15 pounds/acre Ox-Eved Daisy 5 pounds/acre Side Oats Grama Showy Primrose 4 pounds/acre 0.5 pounds/acre Plains Coreopsis 2 pounds/acre 2 pounds/acre 10 pounds/acre Black Eyed Susan Texas Bluebonnet 4 pounds/acre Little Bluestern 4 pounds/acre

- 3.04 MULCH
 A. All areas to be seeded shall be mulched.
 B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre.
- Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash—outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6–8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

SECTION 02922 SODDING

PART I - GENERAL

1.01 DESCRIPTION A. Work Included

- Sod bed preparation Fertilizing Sodding Miscellaneous management practices
- Finish Grading, Section 02800 Lawns and Grasses, Section 02930
- 1.02 REFERENCE STANDARDS
- A. Standardized Plant Names

American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.

B. Texas Highway Department – Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

- A. Vendors Certification That Sod Meets Texas State Sod Law
- Include labeling requirements. Include purity and type.
- 1.04 PRODUCT DELIVERY, STORAGE AND HANDLING
- 1. Previous season's crop with date of analysis on each
- bag. 2. Furnish and deliver each variety in separate bags or
- 3. Sod to be cut no more than three days before delivery
- Unopened bags labeled with the analysis.
 Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
- Only during suitable weather and soil conditions.
 As specifically authorized by the Owner's Representative.
- B. Schedule Only after all other construction is complete
- C. Protect and Maintain Sodded Areas
- From traffic and all other use.
 Until sodding is complete and accepted.

PART II - PRODUCTS

- A. Sod:
- Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
- installation.

 2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length. 3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.

- Uniform in composition, free flowing.
 Suitable for application in approved equipment.
 Analysis of 16–20–0, 16–8–8 or as directed.
- C. Water:
- Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.

- Stumps, stones, and other objects larger than one inch
- (1"). Roots, brush, wire, stakes, etc.
 Any objects that may interfere with sodding or maintenance.
- Remove soil clods larger than one inch (1").
 Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fosten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.

2. Water and fertilize at 5 lbs. per 1,000 sq. ft.

3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.

- is acceptable.

 4. The contractor shall keep all keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by

1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.

Resod damaged or unacceptable areas. Ruts, ridges, and other surface irregularities shall be

Date OCT 10, 2016 Drawn By RKR
Checked By JRF Revisions







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Case SP 2016-01

TURF SPECIFICATIONS

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