



1 LANDSCAPE PLAN  
PLAN

GENERAL NOTES

LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL THE NEW WORK TO EXISTING CONDITIONS AND CONTROLS (SUCH AS EXISTING GRADES AND WALK ELEVATIONS) AS NECESSARY TO MEET THE INTENT OF THE PLANS.

BEFORE PROCEEDING WITH ANY WORK IN AN AREA, LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LAYOUTS AND SIZES AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLANS AND ACTUAL SITE CONDITIONS. IF ANY UTILITIES OR OBSTRUCTIONS ARE DISCOVERED DURING CONTRACT WHICH MAY NOT HAVE BEEN KNOWN DURING DESIGN, CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY LANDSCAPE ARCHITECT BEFORE PROCEEDING. LANDSCAPE CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGE IF WORK PROCEEDS IN EITHER OF THE ABOVE SITUATIONS WITHOUT NOTIFYING LANDSCAPE ARCHITECT. PRIOR TO ANY EXCAVATION, LANDSCAPE CONTRACTOR SHALL CONTACT APPROPRIATE AUTHORITIES INCLUDING, BUT NOT LIMITED TO, TEXAS ONE CALL SYSTEM AT 1-800-245-4545 TO LOCATE EXISTING UNDERGROUND UTILITIES.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY DAMAGE TO ANY UTILITIES OR PROPERTY THAT MAY OCCUR IN THE EXECUTION OF HIS CONTRACT WORK. WHEN WORK REQUIRES CROSSING EXISTING WALKS OR CURBS WITH EQUIPMENT, LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED BRIDGE MATERIAL SUCH AS WOOD PLANKS AND EARTH TO PREVENT DAMAGE TO FINISHED WORK. LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS THAT MAY BE WORKING ON THE SITE SIMULTANEOUSLY AND SHALL COORDINATE STAGING OF HIS WORK WITH OWNER AND LANDSCAPE ARCHITECT. ALL TRASH AND DEBRIS GENERATED FROM CONTRACT OPERATIONS SHALL BE REMOVED ON A DAILY BASIS. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFETY IN CONJUNCTION WITH HIS CONTRACT WORK.

MATERIALS

- A. PLANT MATERIALS
- CERTIFIED IN ACCORDANCE WITH TDA REQUIREMENTS.
  - SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTED WITHOUT ADDITIONAL COST TO OWNER, PROVIDED ROOT BALL OR SPREAD INCREASES PROPORTIONATELY.
  - WHERE MATERIALS ARE PLANTED IN MASSIES, PROVIDE PLANTS OF UNIFORM SIZE.
  - GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE AT SITE. FREE FROM DISEASE, INSECT INFESTATIONS, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, AND OBJECTIONABLE DISFIGUREMENTS.
  - EXHIBIT NORMAL GROWTH HABITS; VIGOROUS, HEALTHY, FULL, WELL-PROPORTIONED, AND SYMMETRICAL.
  - TREE TRUNKS TO BE STURDY AND EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.
  - NOT PRUNED, TRIMMED, OR TOPPED.
  - CONTAINER-GROWN STOCK: GROWN IN CONTAINERS FROM SEEDLING.
- B. MULCH
- SHREDED, COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC OR APPROVED SUBSTITUTE. PARTIALLY DECOMPOSED, FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.
- C. MIXES
- PLANT BED MIX  
PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC PH. 210-681-5180. DOCUMENTATION OF PURCHASE OF THIS SPECIFIC MIX SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT. IF EQUAL IS PROPOSED, CONTRACTOR SHALL SUBMIT SAMPLE AND COMPLETE ANALYSIS WITH TEST RESULTS AND METHOD OF PRODUCTION FOR EVALUATION AS AN EQUAL SUBSTITUTE.

PREPARATION

- A. LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT APPROXIMATELY FINISH GRADE LESS ANY SETTLEMENT THAT MAY HAVE OCCURRED SINCE SITE CONSTRUCTION AND BACKFILLING. THIS GRADE SHALL BE RAKED TO REMOVE ALL DEBRIS INCLUDING STICKS, CLODS, AND STONES AND SHALL BE FINE GRADED TO ELIMINATE ALL HUMPS, RUTS, DEPRESSIONS AND ABRUPT CHANGES IN GRADE AND ANY AREA THAT COULD CAUSE WATER TO POND.
- B. IF VEGETATION IS GROWING IN PLANTING AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER. ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 12 INCH DEPTH.
- C. MARK LOCATION OF TREES AND OUTLINES OF PLANTS BEDS USING COLORED WOOD STAKES OR FLAGS PRIOR TO BEGINNING PLANTING. OBTAIN LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCEEDING.
- PLANTING TREES
- A. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
- B. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING TREES; REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING. PREVENT DAMAGE TO ROOTS.
- C. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAP TREES AFTER PLACEMENT.
- D. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. PULL ANY WEEDS GROWING IN TREE BALL AND EXPOSE ROOT FLARE (THIS WILL BE THE TOP MOST IDENTIFIABLE ROOT). REMOVE ANY GROUND ROOTS AND SET PLANT SO THAT ROOT FLARE IS 1" ABOVE FINISH GRADE. ORIENT PLANTS FOR BEST APPEARANCE. BACKFILL THE BOTTOM 1/3 OF THE EXCAVATION WITH SOIL CUT FROM EXCAVATION OF PIT AND THOROUGHLY WATER THIS SOIL TO SETTLE IN. BACKFILL THE REMAINDER OF THE EXCAVATION WITH A 50/50 MIX OF NEW EARTH'S 4 WAY MIX AND NATIVE SOIL EXCAVATED FROM THE PIT. PLACE PLANT HEALTH CARE GROUP'S "TREE SAVER" IN BACKFILL AS PER P.H.C.G. DIRECTION AND APPLICATION RATES. LIGHTLY TAMP AND WATER SOIL TO REMOVE ALL AIR POCKETS. FOR PLANTS OUTSIDE OF PLANTING BEDS, CONSTRUCT 3 INCH HIGH WATER CONTAINMENT RING AROUND PLANT. SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANT BASIN.
- E. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILL AND STAKE AS DETAILED.
- TWO TO THREE WEEKS FOLLOWING PLANTING, INJECT PLANT HEALTH CARE INJECTABLE INOCULANT AROUND ROOT BALL FOLLOWING MANUFACTURER'S DIRECTIONS AND APPLICATION RATES. CONTACT LANDSCAPE ARCHITECT TO OBSERVE THIS OPERATION.
- F. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. TREAT CUTS OVER 3/4 INCH DIAMETER WITH TREE PAINT.
- G. GRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PLANTING
- FOR TREES 2" CAL. AND GREATER PROVIDE STAKING AS DETAILED. POSITION TO PREVENT HAZARDS TO PEDESTRIANS.
  - DO NOT RESTRICT PLANT MOVEMENT UNDER LIGHT WIND LOADS OR DAMAGE BARK.

LANDSCAPE ESTABLISHMENT NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT OF ALL PLANT MATERIAL UNLESS RELEASED FROM THIS OBLIGATION BY THE OWNER.
- THE CONTRACTOR SHALL PLAN OR A 90-DAY MAINTENANCE PERIOD UNLESS RELEASED FROM THIS OBLIGATION BY THE OWNER.
- THIS PROJECT ONLY CALLS FOR QUICK COUPLING VALVES RATHER THAN A PERMANENT TRADITIONAL IRRIGATION SYSTEM. CONTRACTOR SHALL CONNECT TO WATER SERVICE PROVIDED FROM MUNICIPAL WATER LINES PER CITY OF BASTROP MUNICIPAL CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO DESIGN THIS SYSTEM AND COORDINATE ANY NECESSARY PERMITS REQUIRED BY THE CITY OF BASTROP OR OTHER AGENCY.
- CONTRACTOR MAY UTILIZE "WATER BAGS" FOR TREE ESTABLISHMENT, AND MAY USE A TEMPORARY IRRIGATION SYSTEM TO ESTABLISH PLANT MATERIAL.

GENERAL LEGEND

ABBREVIATIONS

SYMBOL	DESCRIPTION
B.O.C.	BACK OF CURB
BC	BOTTOM OF CURB
BW	BOTTOM OF WALL
C.L.	CENTERLINE
COMM	COMMUNICATIONS LINE
ESMT	EASEMENT
E.O.P.	EDGE OF PAYMENT
EX	EXPLANATION XENT
F.H.	FIRE HYDRANT
F.O.G.	FRONT OF CURB
Gx	GAS LINE
HP	HIGH POINT
LP	LIGHT POLE
L.O.C.	LIMIT OF CONSTRUCTION
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O.C.E.W.	ON CENTER EIGHT WAY
OELX	OVERHEAD ELECTRIC LINE
PA	PLANTING AREA
P.O.B.	POINT OF BEGINNING
QCV	QUICK COUPLER VALVE
REF.	REFER TO REFERENCE
R.O.W.	RIGHT OF WAY
SDX	STORM DRAIN LINE
SBX	SANITARY BOWER LINE
SG	SHRUBS
T.O.	TOP OF AREA DRAIN
TD	TOP OF CURB
TF	TOP OF FOUNDATION
TW	TOP OF WALL
U.N.O.	UNLESS NOTED OTHERWISE
Wx	WATER LINE
W.D.	WATER DEPTH
W.L.	WATER LEVEL

SIGN LOCATION

NUMBER	DATE	DESCRIPTION