

LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- 1.) General Contractor to bring all areas to final grade with a boxblade using a good quality, gradable topsoil.
- 2.) Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 5" to 4" of new Soil Mix and pre-emergent herbicide (such as Penmat or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
- 3.) Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundations. Install erosion Ryerson Steel landscape edging (1/8" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety. No edging is allowed in children's play areas. Make "cut" bed edge only.
- 4.) Fertilize all new trees and shrubs with Osmocote (or equal) time-release fertilizer.
- 5.) Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or C.J.M. Soil Supermarket.
- 6.) Double-Stake all specified trees (see plant list) with 2 (7" tall) painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
- 7.) Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturer's recommendations.
- 8.) Plant sizes shown are the minimum acceptable. Plants will be inspected and

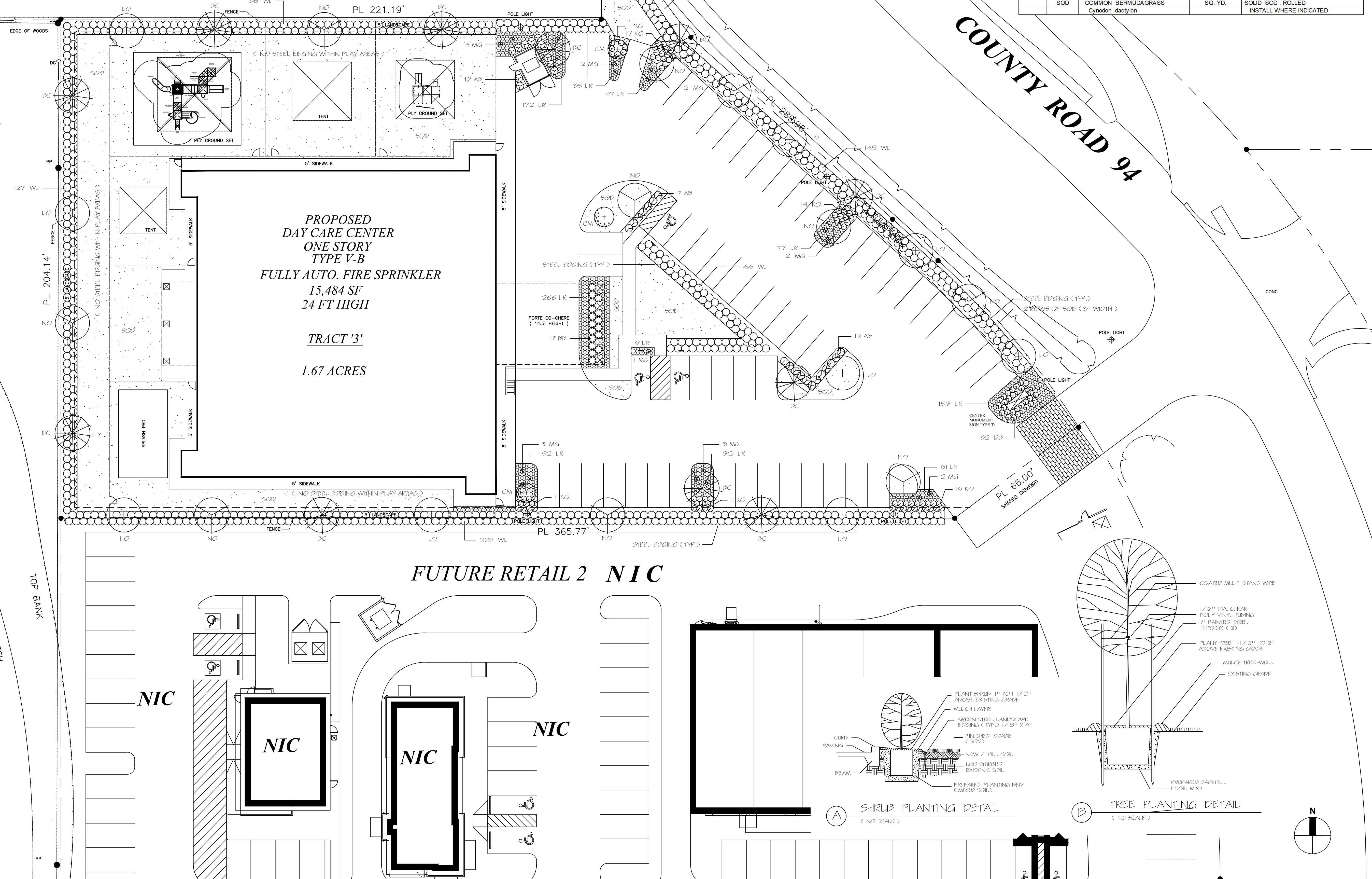
- 9.) measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
- 9.) Thoroughly hand water all new plantings immediately after planting.
- 10.) Fine grade all new turf areas (by hand if necessary) prior to installation of grasses. This is for a nice smooth turf-bed as well as for normal drainage purposes.
- 11.) Sod to be 99 percent pure Common Bermuda grass. Sod to be rolled immediately after wetting and installation.
- 12.) Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
- 13.) The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

UNDEVELOPED
(COMMERCIAL)

A. C. H. & B. SURVEY
(R. B. LYLE)
SECTION 88
ABSTRACT NO. 540

TXDOT
PROPERTY

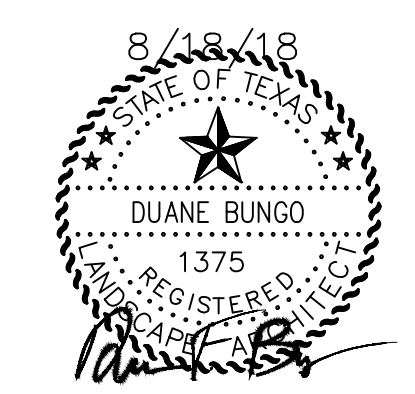
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PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
31	A B	ABELIA, PINK Abelia grandiflora 'Edward Goucher'	5 GAL.	2'-9" O.C., FULL, HEALTHY 24" x 30" HT. X 24" x 30" SPR.
17	B B	AMERICAN BEAUTYBERRY Callicarpa americana	5 GAL.	FULL, HEALTHY, MATCHING 12'-6" x 3' HT. X 30" x 36" SPR.
11	B C	BALD CYPRRESS Taxodium distichum	65 GAL.	SINGLE-TRUNK, FULL TO GROUND 9' - 10' HT. X 3.5' - 4' SPR.
3	C M	GRAPE MYRTLE, "WIM RED" Lagerstroemia indica	30 GAL.	MULTI-TRUNK, DOUBLE-STAKED 8' - 10' HT. X 4' - 5' SPR., MATCHING
32	D B	DWARF BOTTLEBRUSH Callistemon viminalis 'Little John'	3 GAL. - 5 GAL.	2' - 9" O.C., FULL, HEALTHY, MATCHING 10" - 12" HT. X 16" - 20" SPR.
83	K O	KNOCK OUT SHRUB ROSE Rosa compacta 'Double Knock-Out'	3 GAL. - 5 GAL.	2'-3" O.C., FULL, HEALTHY, MATCHING 12" - 16" HT. X 14" - 18" SPR.
10	L O	LIVE OAK Quercus virginiana	65 GAL.	SINGLE-TRUNK, DOUBLE-STAKED 3" CAL. MIN.
1018	L R	LIRIOPE, BIG BLUE Liriope spicata 'Big Blue'	1 GAL.	13" O.C., FULL, HEALTHY, MATCHING 6" - 8" HT. X 6" - 8" SPR.
19	M G	LITTLE KITTEN MAIDENGRASS Miscanthus sinensis 'Little Kitten'	3 GAL.	FULL, HEALTHY, MATCHING 24" HT. MINIMUM
10	N O	NUTTALL OAK Quercus nuttallii	65 GAL.	SINGLE-TRUNK, DOUBLE-STAKED 3" CAL. MIN.
706	W L	WAXLEAF LIGUSTRUM Ligustrum japonicum	5 GAL.	2' O.C., FULL, HEALTHY, MATCHING 3' MIN. HT. X 20" - 26" SPR.
	SOD	COMMON BERMUDA GRASS Cynodon dactylon	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED

- NOTES:**
- 1.) No green steel landscape edging is allowed in children's play areas. "Cut" bed edge only.
 - 2.) All new landscape areas and plantings to be irrigated with a professionally designed and installed automatic landscape irrigation system. See Irrigation Plan (L.I.O.) to be provided after site approval.

INTEGRATED LANDSCAPE ARCHITECTURE
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DRIFTWOOD, TEXAS 78619
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ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
08/18/18		ISSUE FOR PERMIT

IVY KIDS EARLY LEARNING CENTER
4434 COUNTY ROAD 94
MANVEL, TEXAS 77578

OWNER / DEVELOPER :
Lone Star Academics and Childcare, LLC

Landscape Plan

L1.0