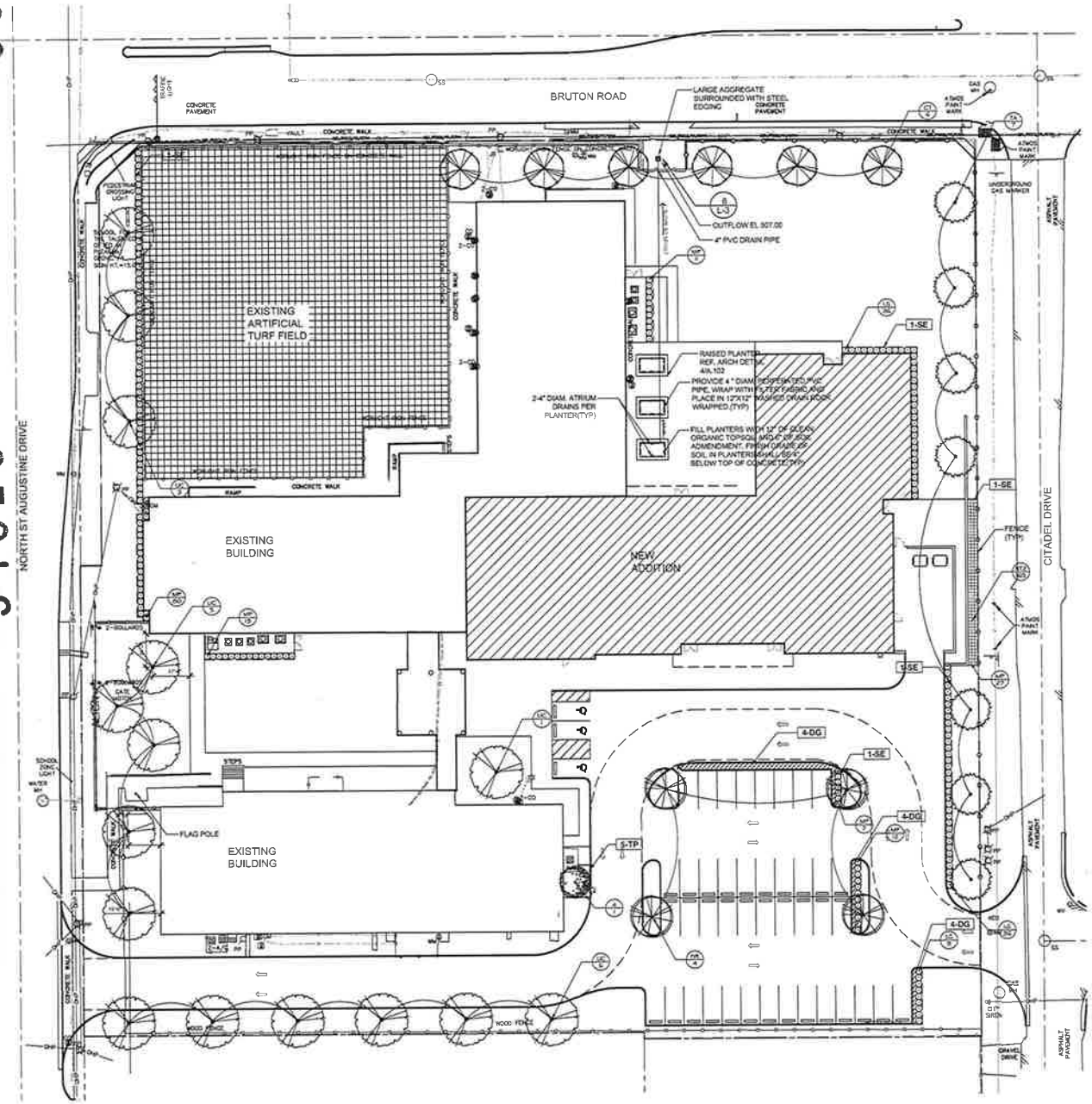
Exhibit 484C

31626 201350



1 LANDSCAPE PLAN

Planned Development
District No. 484

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DESTRIBUTED TO OWNERS REPRESENTATIVE.
5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND STATE IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IS ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DISCREPANCY, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
9. ~~CONTRACTOR SHALL BID ONLY PLANTS AS WITH THE DRAWINGS FOR THE PROPERTY PRIOR TO INSTALLATION.~~
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
11. ~~ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM 24" (6") INCHES OF BED PREPARATION.~~
12. ~~LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL "FILLED 4" DEEP.~~
13. ~~GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.~~
14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
15. MULCHING OF SHRUBS AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED HARDWOOD MULCH.
16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1-SE	STEEL EDGING 3/16" THICK X 4" WIDE ONLY 1/2" EXPOSED ABOVE SOIL LINE OF SOD
4-DG	DECOMPOSED GRANITE 2" PLACED OVER FILTER FABRIC
5-TP	TREE PRESERVATION FENCE

PLANT SCHEDULE

EXISTING TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
	4	ULMUS CRASSIFOLIA CEDAR ELM 10"	10"				1

LARGE TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
	HR	QUERCUS VIRGINIANA "HIGH RISE" HIGH RISE LIVE OAK	3" CAL	POT	16'-12'	3'-4'	4
	TA	TAXODIUM ASCENDENS POND CYPRESS	3" CAL	POT	8'-10'	3'-4'	7
	UC	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL	POT	16'-12'	8'-10'	10

MEDIUM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD	QTY
	CT	CERCIS CANADENSIS TEXENSIS TEXAS REDBUD	3" CAL	POT	8'-10'	8'-10'	6

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT	SPREAD
	LE	LEUCOPHYLLUM FRUTESCENS "GREEN CLOUD" TM GREEN CLOUD TEXAS RANGER	3 GAL	POT	20"-22"	24"
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	3 GAL	POT	10"-18"	12"-18"

GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	MTE	MUHLLENBERGIA "RIGHT TAILS" MEXICAN FEATHERGRASS

SOLID SOD	CODE	BOTANICAL / COMMON NAME
	CH	CYNODON DACTYLON "419 HYBRID" BERMUDA GRASS

ARTIFICIAL TURF AREA-EXISTING

Approved
City Plan Commission
July 23, 2020

2190-248

DRAWN BY: SCG
CHECKED BY: CLG
DATE: 01-24-2020
ISSUED FOR PERMIT:
ISSUED FOR PRICING:

REVISIONS:

No.	Description	Date

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IN PLEASANT GROVE
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DALLAS ISD 2015 BOND PROGRAM 06-16-20

SHEET DESCRIPTION
LANDSCAPE PLAN

SHEET NO.
L-2