

4122 Pond Hill Road, Suite 101
San Antonio, Texas 78231
P: (210) 681.2951 F: (210) 523.7112

POSS LANDING SUBDIVISION
PHASE 2
TREE PRESERVATION PLAN

DATE
9/11/2024
PROJECT NO.
03653.005
DRAWN BY
MAS
CHECKED BY
KMH

NO.	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

CUDE ENGINEERS
TBPE No. 455
TBPLS No. 10048500

PLAT NO.
PZ-2024-16

TPP-1

SCALE: 1"=50'

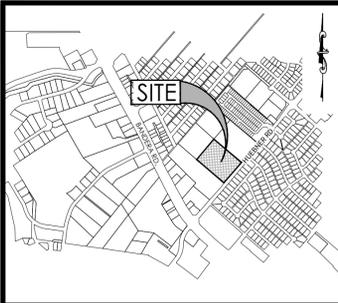


NOTES:

- ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
- A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
- RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
- THE PROPOSED FINISH GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THEN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
- THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.
- THE TREE TABLE AND TREE CALCULATIONS ARE LOCATED ON SHEET 2 OF THIS DOCUMENT.
- THE POSS LANDING SUBDIVISION IS SUBJECT TO THE CITY OF LEON VALLEY (COLV) CODE OF ORDINANCES (ADOPTED JANUARY 17, 2023), CHAPTER 13 TREE PRESERVATION (ARTICLE 13.02).

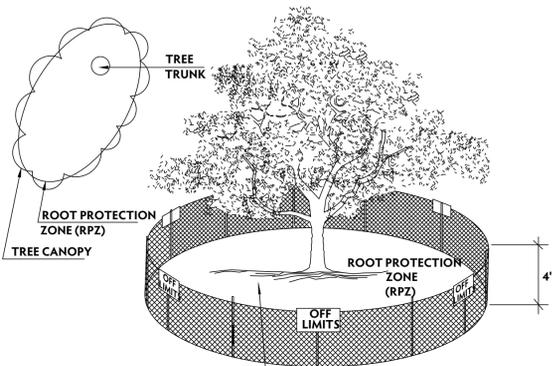
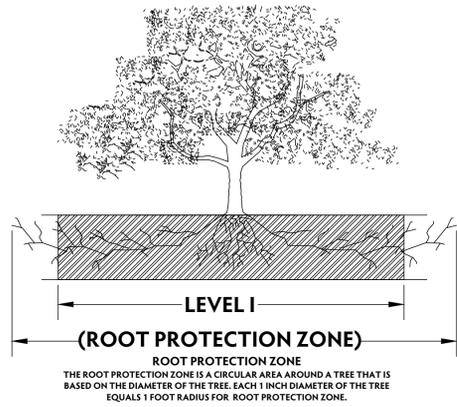
LEGEND

- REMOVED HERITAGE TREE
- REMAINING HERITAGE TREE
- REMOVED TREE
- REMAINING TREE
- <6" CUT/FILL
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LANDSCAPING MITIGATION PLANTING AREA

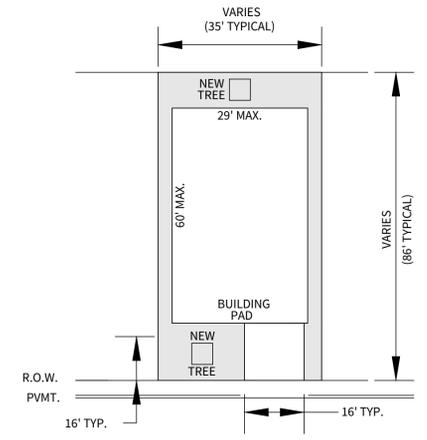
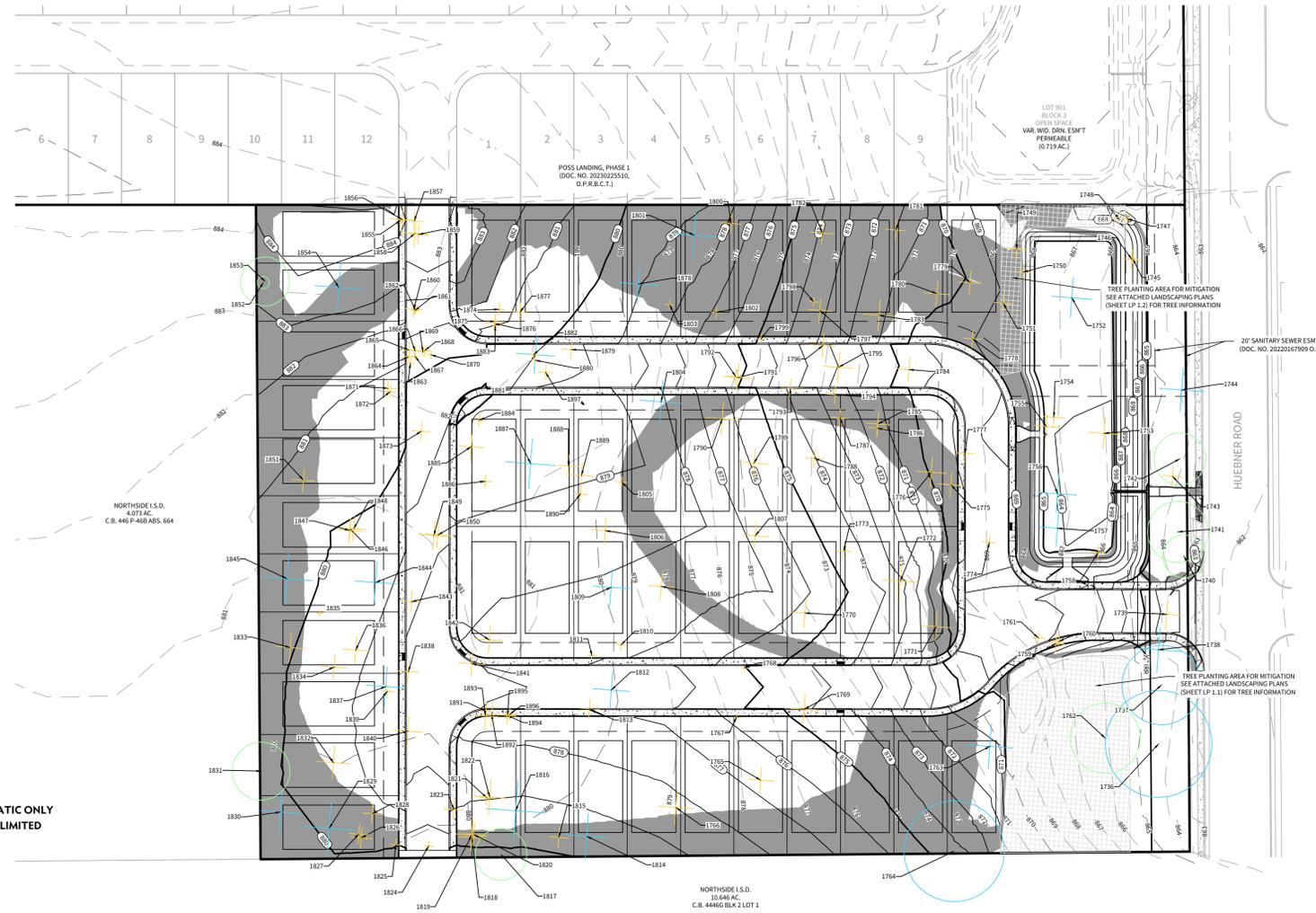


LOCATION MAP
N.T.S.

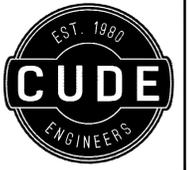
DEVELOPER
CENTURY COMMUNITIES
ATTN: VICTOR BERNAL
2330 N LOOP 1604 W ACCESS ROAD, STE 112
SAN ANTONIO, TX. 78248
TEL: (210) 469-3442



1.1.2 LEVEL I & FENCE PROTECTION
N. T. S.



TYPICAL LOT LAYOUT
N.T.S.



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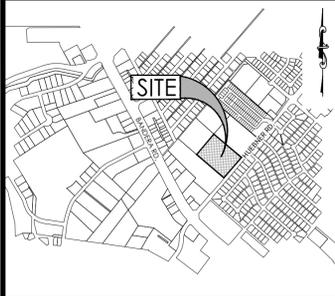
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PLAT NO.
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TPP-2



LOCATION MAP
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TREE INCHES	PRESERVED	REMOVED
HERITAGE	94	598
LARGE	109	1154
MEDIUM	0	203
SMALL	4	148
TOTAL	207	2103

REQUIRED MITIGATION (INCHES)	
HERITAGE	598
LARGE	576
MEDIUM	132
TOTAL INCHES	1306
TOTAL COST	\$ 130,600.00

TREES (COUNT)	PRESERVED	REMOVED
HERITAGE	3	21
LARGE	6	72
MEDIUM	0	22
SMALL	1	27
TOTAL	10	142

REVISED MITIGATION PROVIDED		
LOT TREES	DIA. NEW TREES	3
	# LOTS	49
	# TREE/LOT	2
		294
LANDSCAPE	DIA. NEW TREES	3
	# TREES	52
		156
	SMALL TREE CREDIT	4
	REMAINING (INCHES)	852
	MITIGATION FEE	\$ 85,200.00
MITIGATION %	10%	

POINT #	SPECIES	DIAMETER	STATUS				
1736	MESQUITE (MT)	35	HERITAGE TREE PRESERVED	1817	MESQUITE	17	LARGE TREE PRESERVED
1737	MESQUITE	26	HERITAGE TREE PRESERVED	1818	MESQUITE (MT)	18	LARGE TREE REMOVED
1738	MESQUITE	30	HERITAGE TREE REMOVED	1819	HACKBERRY (MT)	21	LARGE TREE REMOVED
1739	MESQUITE	20	LARGE TREE REMOVED	1820	CEDAR (MT)	14	LARGE TREE REMOVED
1740	HACKBERRY	14	LARGE TREE PRESERVED	1821	MESQUITE	10	MEDIUM TREE REMOVED
1741	MESQUITE	20	LARGE TREE PRESERVED	1822	ASH (MT)	23	LARGE TREE REMOVED
1742	MESQUITE (SICK/DEAD)	17	LARGE TREE PRESERVED	1823	MESQUITE	13	LARGE TREE REMOVED
1743	PERSIMMON	13	LARGE TREE REMOVED	1824	OAK (MT)	7	SMALL TREE REMOVED
1744	MESQUITE	29	HERITAGE TREE REMOVED	1825	LIVE OAK (MT)	8	MEDIUM TREE REMOVED
1745	PERSIMMON	6	SMALL TREE REMOVED	1826	CREPE MYRTLE	14	LARGE TREE REMOVED
1746	PERSIMMON	12	LARGE TREE REMOVED	1827	MESQUITE	13	LARGE TREE REMOVED
1747	MESQUITE	7	SMALL TREE REMOVED	1828	ASH	18	LARGE TREE REMOVED
1748	MESQUITE	12	LARGE TREE REMOVED	1829	MESQUITE	34	HERITAGE TREE REMOVED
1749	PERSIMMON	14	LARGE TREE REMOVED	1830	MESQUITE (MT)	26	HERITAGE TREE REMOVED
1750	MESQUITE (SICK/DEAD)	9	MEDIUM TREE REMOVED	1831	MESQUITE	19	LARGE TREE PRESERVED
1751	MESQUITE (SICK/DEAD)	12	LARGE TREE REMOVED	1832	MESQUITE	22	LARGE TREE REMOVED
1752	MESQUITE	26	HERITAGE TREE REMOVED	1833	MESQUITE	19	LARGE TREE REMOVED
1753	MESQUITE	21	LARGE TREE REMOVED	1834	MESQUITE	17	LARGE TREE REMOVED
1754	HACKBERRY	14	LARGE TREE REMOVED	1835	ASH	4	SMALL TREE REMOVED
1755	MESQUITE	16	LARGE TREE REMOVED	1836	ASH	17	LARGE TREE REMOVED
1756	CEDAR (MT)	25	HERITAGE TREE REMOVED	1837	ASH	26	HERITAGE TREE REMOVED
1757	CEDAR (MT)	24	HERITAGE TREE REMOVED	1838	MESQUITE	14	LARGE TREE REMOVED
1758	PERSIMMON (MT)	10	MEDIUM TREE REMOVED	1839	PERSIMMON (MT)	9	MEDIUM TREE REMOVED
1759	PERSIMMON (MT)	11	MEDIUM TREE REMOVED	1840	MESQUITE	19	LARGE TREE REMOVED
1760	PERSIMMON (MT)	8	MEDIUM TREE REMOVED	1841	HACKERRY	17	LARGE TREE REMOVED
1761	PERSIMMON	9	MEDIUM TREE REMOVED	1842	ASH	18	LARGE TREE REMOVED
1762	MESQUITE	23	LARGE TREE PRESERVED	1843	HACKBERRY	14	LARGE TREE REMOVED
1763	CEDAR (MT)	30	HERITAGE TREE REMOVED	1844	MESQUITE (MT)	27	HERITAGE TREE REMOVED
1764	LIVE OAK (MT)	33	HERITAGE TREE PRESERVED	1845	MESQUITE (MT)	34	HERITAGE TREE REMOVED
1765	PERSIMMON (MT)	17	LARGE TREE REMOVED	1846	MESQUITE	13	LARGE TREE REMOVED
1766	LIVE OAK	23	LARGE TREE REMOVED	1847	HACKBERRY (MT)	16	LARGE TREE REMOVED
1767	UNKNOWN	4	SMALL TREE REMOVED	1848	MESQUITE	16	LARGE TREE REMOVED
1768	UNKNOWN	4	SMALL TREE REMOVED	1849	HACKBERRY	19	LARGE TREE REMOVED
1769	HACKBERRY (SICK)	18	LARGE TREE REMOVED	1850	MESQUITE	17	LARGE TREE REMOVED
1770	MESQUITE (SICK/DEAD)	19	LARGE TREE REMOVED	1851	MESQUITE	15	LARGE TREE REMOVED
1771	MESQUITE	19	LARGE TREE REMOVED	1852	LIVE OAK	4	SMALL TREE PRESERVED
1772	MESQUITE	23	LARGE TREE REMOVED	1853	LIVE OAK (MT)	16	LARGE TREE PRESERVED
1773	PERSIMMON (MT)	10	MEDIUM TREE REMOVED	1854	LIVE OAK	31	HERITAGE TREE REMOVED
1774	PERSIMMON (MT)	9	MEDIUM TREE REMOVED	1855	PERSIMMON	5	SMALL TREE REMOVED
1775	MESQUITE	17	LARGE TREE REMOVED	1856	PERSIMMON (MT)	15	LARGE TREE REMOVED
1776	MESQUITE (MT)	20	LARGE TREE REMOVED	1857	PERSIMMON (MT)	12	LARGE TREE REMOVED
1777	MESQUITE (SICK/DEAD)	12	LARGE TREE REMOVED	1858	LIVE OAK (MT)	17	LARGE TREE REMOVED
1778	MESQUITE (SICK/DEAD)	12	LARGE TREE REMOVED	1859	LIVE OAK	13	LARGE TREE REMOVED
1779	MESQUITE (SICK/DEAD)	15	LARGE TREE REMOVED	1860	PERSIMMON (MT)	11	MEDIUM TREE REMOVED
1780	MESQUITE (SICK/DEAD)	17	LARGE TREE REMOVED	1861	PERSIMMON	5	SMALL TREE REMOVED
1781	MESQUITE (MT)	13	LARGE TREE REMOVED	1862	BLACK OAK	5	SMALL TREE REMOVED
1782	MESQUITE (MT)	16	LARGE TREE REMOVED	1863	BLACK OAK	6	SMALL TREE REMOVED
1783	MESQUITE	21	LARGE TREE REMOVED	1864	HACKBERRY (MT)	7	SMALL TREE REMOVED
1784	MESQUITE (SICK/DEAD)	16	LARGE TREE REMOVED	1865	HACKBERRY	11	MEDIUM TREE REMOVED
1785	MESQUITE	16	LARGE TREE REMOVED	1866	HACKBERRY	6	SMALL TREE REMOVED
1786	MESQUITE	12	LARGE TREE REMOVED	1867	BLACK OAK	5	SMALL TREE REMOVED
1787	PERSIMMON (MT)	12	LARGE TREE REMOVED	1868	HACKBERRY	8	MEDIUM TREE REMOVED
1788	MESQUITE	12	LARGE TREE REMOVED	1869	BLACK OAK	5	SMALL TREE REMOVED
1789	MESQUITE (MT)	19	LARGE TREE REMOVED	1870	BLACK OAK	5	SMALL TREE REMOVED
1790	HACKBERRY	22	LARGE TREE REMOVED	1871	PERSIMMON (MT)	12	LARGE TREE REMOVED
1791	HACKBERRY (MT)	18	LARGE TREE REMOVED	1872	PERSIMMON	8	MEDIUM TREE REMOVED
1792	HACKBERRY	10	MEDIUM TREE REMOVED	1873	PERSIMMON	12	LARGE TREE REMOVED
1793	PERSIMMON	12	LARGE TREE REMOVED	1874	HACKBERRY	8	MEDIUM TREE REMOVED
1794	MESQUITE (MT)	12	LARGE TREE REMOVED	1875	HACKBERRY	8	MEDIUM TREE REMOVED
1795	MESQUITE	20	LARGE TREE REMOVED	1876	HACKBERRY	13	LARGE TREE REMOVED
1796	PERSIMMON (MT)	16	LARGE TREE REMOVED	1877	HACKBERRY (MT)	12	LARGE TREE REMOVED
1797	MESQUITE	16	LARGE TREE REMOVED	1878	HACKBERRY	25	HERITAGE TREE REMOVED
1798	PERSIMMON (MT)	6	SMALL TREE REMOVED	1879	PERSIMMON (MT)	12	LARGE TREE REMOVED
1799	BURR OAK	5	SMALL TREE REMOVED	1880	PERSIMMON	5	SMALL TREE REMOVED
1800	PERSIMMON (MT)	13	LARGE TREE REMOVED	1881	HACKBERRY (MT)	25	HERITAGE TREE REMOVED
1801	MESQUITE (MT)	28	HERITAGE TREE REMOVED	1882	PERSIMMON	5	SMALL TREE REMOVED
1802	GUMBULLY	7	SMALL TREE REMOVED	1883	BLACK OAK	5	SMALL TREE REMOVED
1803	BURR OAK	5	SMALL TREE REMOVED	1884	WHITE OAK	8	MEDIUM TREE REMOVED
1804	LIVE OAK	28	HERITAGE TREE REMOVED	1885	HACKBERRY	16	LARGE TREE REMOVED
1805	PERSIMMON	7	SMALL TREE REMOVED	1886	UNKNOWN	9	MEDIUM TREE REMOVED
1806	HACKBERRY	18	LARGE TREE REMOVED	1887	ASH	33	HERITAGE TREE REMOVED
1807	HACKBERRY (MT)	17	LARGE TREE REMOVED	1888	HACKBERRY	14	LARGE TREE REMOVED
1808	HACKBERRY	17	LARGE TREE REMOVED	1889	HACKBERRY	16	LARGE TREE REMOVED
1809	ASH	24	HERITAGE TREE REMOVED	1890	PERSIMMON (MT)	9	MEDIUM TREE REMOVED
1810	UNKNOWN	6	SMALL TREE REMOVED	1891	PERSIMMON	6	SMALL TREE REMOVED
1811	UNKNOWN	5	SMALL TREE REMOVED	1892	PERSIMMON (MT)	16	LARGE TREE REMOVED
1812	LIVE OAK	24	HERITAGE TREE REMOVED	1893	PERSIMMON (MT)	18	LARGE TREE REMOVED
1813	ASH	13	LARGE TREE REMOVED	1894	PERSIMMON	5	SMALL TREE REMOVED
1814	LIVE OAK	30	HERITAGE TREE REMOVED	1895	PERSIMMON (MT)	11	MEDIUM TREE REMOVED
1815	LIVE OAK	13	LARGE TREE REMOVED	1896	PERSIMMON	8	MEDIUM TREE REMOVED
1816	CEDAR (MT)	39	HERITAGE TREE REMOVED	1897	CEDAR	10	MEDIUM TREE REMOVED



09-10-2024

PROJECT

SENNA

ENTRY - PHASE 2

PROJECT ADDRESS

7213 HUEBNER RD.
SAN ANTONIO, TX 78240

OWNER | CLIENT

CENTURY COMMUNITIES
2330 N. LOOP 1604 W. ACCESS ROAD, SUITE 112
SAN ANTONIO, TX 78248

OWNER'S REPRESENTATIVE

RUDY MUNOZ
210.405.0195
rudy.munoz@centurycommunities.com

SUBCONSULTANT

REVISIONS

NO.	DESCRIPTION

ISSUE SETS

NO.	DESCRIPTION

SHEET INFORMATION

PROJECT NO.

23049

DATE ISSUED

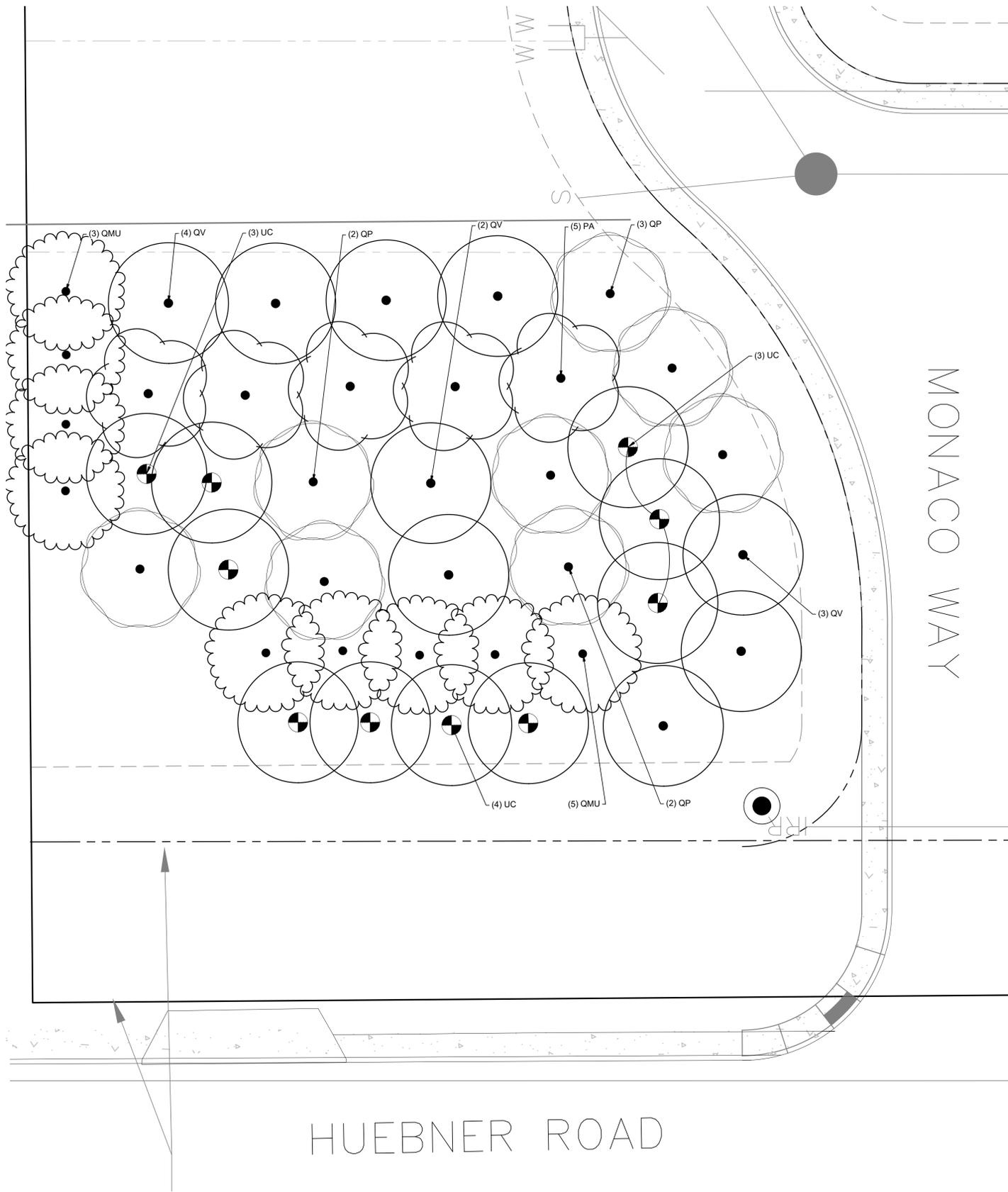
SEPTEMBER 10, 2024

SHEET NAME

PLANTING PLAN

SHEET NUMBER

LP 1.1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	PA	12	PLATANUS MEXICANA	MEXICAN SYCAMORE	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QMU	9	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QP	8	QUERCUS POLYMORPHA	MONTEREY OAK	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	QV	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	TD	4	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
	UC	10	ULMUS CRASSIFOLIA	CEDAR ELM	3" CAL.	SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE



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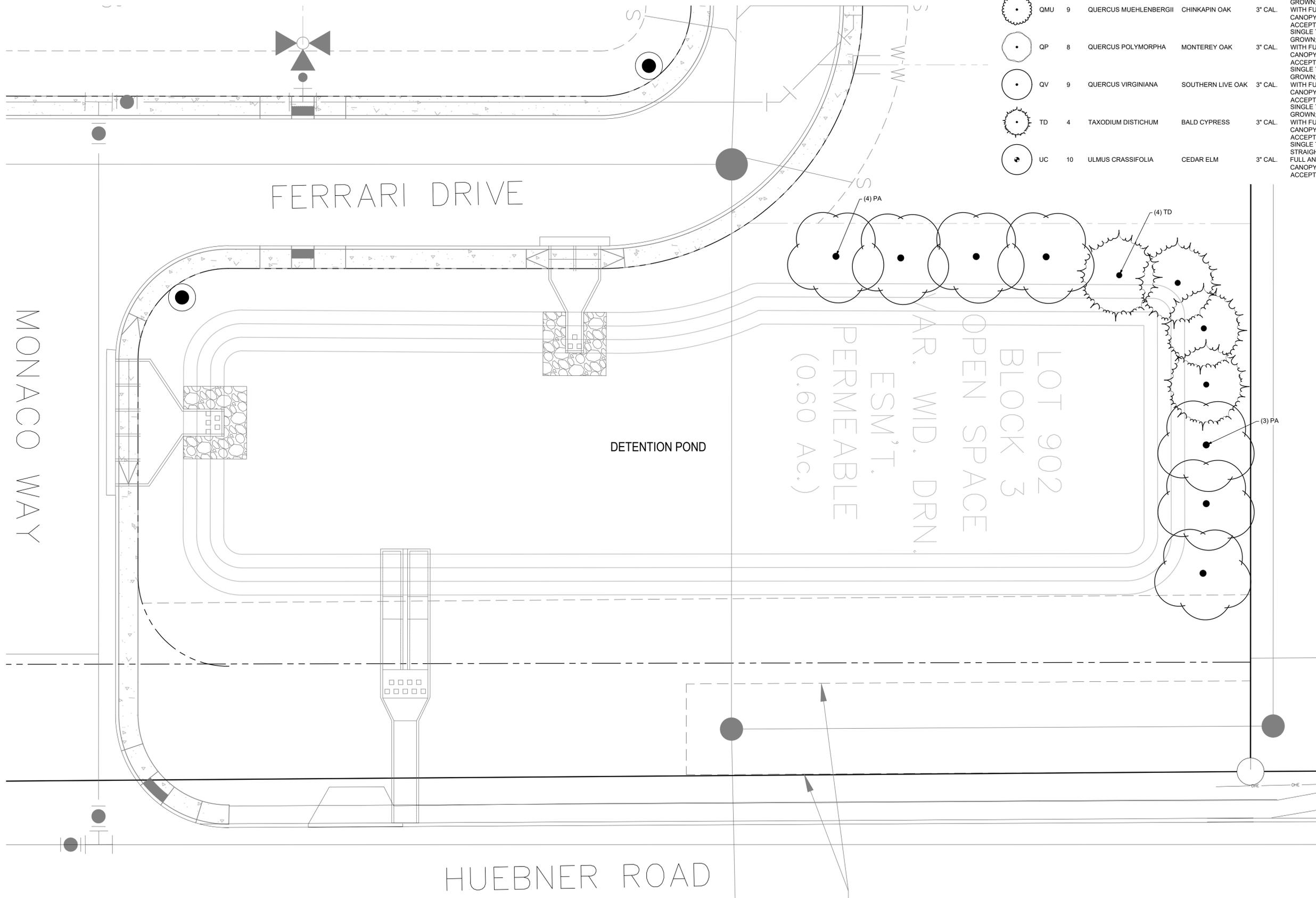
PLANTING PLAN

SHEET NUMBER

LP 1.2

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	PA	12	PLATANUS MEXICANA	MEXICAN SYCAMORE	3" CAL.	SINGLE TRUNK CONTAINER GROWN; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE
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	UC	10	ULMUS CRASSIFOLIA	CEDAR ELM	3" CAL.	SINGLE TRUNK B&B; STRAIGHT TRUNK WITH FULL AND UNIFORM CANOPY; PARK GRADE NOT ACCEPTABLE



GENERAL LANDSCAPE NOTES

PART 1 :

LANDSCAPE CONTRACTOR SHALL ACCEPT THE SITE IN ITS EXISTING CONDITION AND SHALL TIE 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 PRECEDING. 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.

REFERENCES

- AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK.
- TEXAS STATE DEPARTMENT OF AGRICULTURE (TDA) - NURSERY FLORAL LICENSING PROGRAM.

1.1 SUBMITTALS FOR REVIEW

A) PRODUCT DATE: LIST OF CHEMICALS TO BE USED ON SITE.

B) SAMPLES:

- 1 QUART SAMPLES OF EACH SOIL AMENDMENT WITH ANALYTICAL DATA FROM A RECOGNIZED TESTING LABORATORY SHOWING MANUFACTURER'S GUARANTEED ANALYSIS.
- 1 CUBIC FOOT SAMPLES OF PREMIXED BACKFILL MIXES.

C) TEST RESULTS:

- PROVIDE SOIL SAMPLE TEST RESULTS INDICATING PH, FERTILITY LEVELS, AND PERCENTAGES OF SAND, SILT, AND CLAY.
- PROVIDE RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS BASED ON SOIL ANALYSIS, FOR CONTRACT PURPOSES, USE MIXTURE SPECIFIED IN THIS SECTION.

D) NURSERY QUALIFICATIONS: COMPANY SPECIALIZING IN GROWING AND CULTIVATING PLANTS SPECIFIED IN THIS SECTION WITH MINIMUM THREE YEAR DOCUMENTED EXPERIENCE, AND CERTIFIED BY THE STATE OF TEXAS.

E) INSTALLER QUALIFICATIONS:

- COMPANY SPECIALIZING IN LANDSCAPE INSTALLATION WITH MINIMUM THREE YEARS DOCUMENTED EXPERIENCE.
- PROVIDE FULL-TIME SUPERINTENDING ON-SITE DURING INSTALLATION.

F) PLANT MATERIALS:

- PLANT MATERIALS ARE SUBJECT TO EXAMINATION BY LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR UPON DELIVERY TO PROJECT.

1.2 DELIVERY, STORAGE AND HANDLING

A) DELIVER FERTILIZER IN WATERPROOF BAGS SHOWING WEIGHT, GUARANTEED CHEMICAL ANALYSIS, MANUFACTURER AND BRAND NAME, AND APPROVALS OF AUTHORITIES HAVING JURISDICTION.

B) DELIVER PLANT MATERIAL WITH IDENTIFICATION TAG SHOWING BOTANICAL NAME AND PLANT SIZE.

C) DELIVER PLANT MATERIAL IMMEDIATELY PRIOR TO INSTALLATION; PLANT MATERIALS ON SAME DAY AS DELIVERED. IF PLANTING CANNOT BE ACCOMPLISHED ON SAME DAY AS DELIVERY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN HEALTHY AND VIGOROUS CONDITION.

D) KEEP PLANT MATERIAL MOIST AND PROTECT FROM DAMAGE AND DESICCATION OF LEAVES UNTIL PLANTING.

E) DO NOT HANDLE PLANT MATERIALS BY STEM OR TRUNK.

F) KEEP CONTAINERS INTACT UNTIL JUST PRIOR TO PLANTING.

1.3 SEQUENCING

A) INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWNS.

1.4 WARRANTY

A) FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN HEALTHY, VIGOROUS, GROWING CONDITION ONE (1) YEAR AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

B) REPLACE DEAD, UNHEALTHY AND UNSIGHTLY PLANT MATERIALS WITHIN WARRANTY PERIOD, UPON NOTIFICATION BY OWNER OR LANDSCAPE ARCHITECT.

C) NOTIFY OWNER AND LANDSCAPE ARCHITECT 30 DAYS PRIOR TO EXPIRATION OF WARRANTY PERIOD AND ARRANGE FINAL ACCEPTANCE INSPECTION BY ALL PARTIES:

- REMOVE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIALS.
- REMOVE GUYPING AND STAKING MATERIALS.
- WARRANT REPLACEMENT PLANTS UNDER SAME PROVISIONS AND FOR SAME TIME PERIOD AS ORIGINAL PLANTS.

1.5 MAINTENANCE

- MAINTAIN PLANT LIFE IMMEDIATELY AFTER PLACEMENT AND FOR NINETY (90 DAYS) AFTER FINAL ACCEPTANCE...
- REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES SPECIFIED.
- REMOVE TRASH, DEBRIS, AND LITTER, WATER, PRUNE, FERTILIZE, WEED, AND MOW. SPOT APPLY HERBICIDES, AND FUNGICIDE ONLY AS REQUIRED.
- REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
- COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM IRRIGATION SYSTEM.
- RESET SETTLED PLANTS.
- REAPPLY MULCH TO BARE AND THIN AREAS.

1.6 MATERIALS

A) PLANT MATERIALS:

- CERTIFIED IN ACCORDANCE WITH TDA REQUIREMENTS.
- SPECIES AND SIZE AS INDICATED IN PLANT SCHEDULE. LARGER SIZE MAY BE SUBSTITUTE WITHOUT ADDITIONAL COST TO OWNER, PROVIDED ROOT BALL OR SPREAD INCREASES PROPORTIONATELY.
- WHERE MATERIALS ARE PLANTED IN MASS, 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 SEEDING.

B) TOPSOIL:

- USE SITE GENERATED SOIL FROM PLANTING PREPARATIONS, REASONABLY FREE FROM CLAY LUMPS, COARSE SANDS, STONES, ROOTS, FOREIGN MATTER.
- IF SUFFICIENT ON-SITE MATERIALS DO NOT EXIST, PROVIDE SIMILAR OFF-SITE TOPSOIL FROM APPROVED LOCAL SOURCE. SUBMIT SAMPLE AND SOURCE FOR APPROVAL PRIOR TO DELIVERY OF ANY SOIL TO SITE.

C) MULCH:

- SHREDDED, COMPOSTED HARDWOOD BARK OF VARYING LENGTH BY NEW EARTH LLC PH. 210-661-5180 OR APPROVED SUBSTITUTE. PARTIALLY DECOMPOSED; FREE FROM STICKS, STONES, CLAY, AND GROWTH AND GERMINATION-INHIBITING INGREDIENTS.

D) SOIL AMENDMENTS:

- SOIL SULFUR: AGRICULTURAL GRADE SULFUR CONTAINING MINIMUM 99 PERCENT SULFUR EXPRESSED AS ELEMENTAL.
- IRON SULFATE: 20 PERCENT IRON EXPRESSED AS METALLIC IRON DERIVED FROM FERRIC AND FERROUS SULFATE AND 10 PERCENT SULFUR EXPRESSED AS ELEMENTAL WHEN REQUIRED BY SOIL TESTS.
- GYPSUM: AGRICULTURAL GRADE, CONTAINING MINIMUM 98 PERCENT CALCIUM SULFATE, WHEN REQUIRED BY SOIL TEST.
- HERBICIDE: PRE-EMERGENT TYPE, SURFLAN OR APPROVED SUBSTITUTE.
- FERTILIZER FOR TREES AT PLANTING: PLANT HEALTH CARE GROUP "PHC TREE SAVER" APPLIED AS PER P.H.C.G. DIRECTIONS AND APPLICATION RATES.
- FERTILIZER FOR LAWN: PLANT HEALTH CARE GROUP "PHC FOR TURF 15-16" APPLIED AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
- SOIL INOCULATES FOLLOWING TREE PLANTING: PLANT HEALTH CARE GROUP "PHC INJECTABLE INOCULANT FOR TREES", APPLIED AS PER PHCG MIXING DIRECTIONS AND APPLICATION RATES.
- FERTILIZER FOR PLANTER BED MIX: PLANT HEALTH CARE GROUP "HEALTHY START 3-4-3" APPLIED AT A RATE OF 25 POUNDS CUBIC YARD OF PLANT BED MIX.

H) TURF:

- ALL SEED USED SHALL BE HIGH QUALITY, EXTRA FANCY, TREATED LAWN TYPE SEED AT 98% PURITY AND 85% GERMINATION, AND SHALL BE FURNISHED IN SEALED STANDARD CONTAINERS WITH SIGNED COPIES OF A STATEMENT FROM THE VENDOR CERTIFYING THAT EACH CONTAINER OF SEED DELIVERED IS FULLY LABELED IN ACCORDANCE WITH THE TEXAS STATE AGRICULTURAL CODE AND IS EQUAL TO OR BETTER THAN THE REQUIREMENT OF THESE SPECIFICATIONS. LAWN SEED TO BE FREE OF WEEDS OR NOXIOUS GRASS SEEDS.
- SEED WHICH HAS BECOME WET, MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE WILL NOT BE ACCEPTED.
- GRASS SEED SCHEDULE:
 - BERMUDA GRASS SEED:
 - MARCH- OCTOBER SHALL BE SPECIFIED BERMUDA.
 - OCTOBER- MARCH SHALL BE ANNUAL RYE GRASS.
- "HYDRO-MULCH" AS MANUFACTURED BY CONWED, OR APPROVAL EQUIVALENT.
- THE HYDRO-MULCH SHALL BE COMPOSED OF WOOD CELLULOSE FIBER AND CONTAIN NO GERMINATION OR GROWTH-INHIBITING FACTORS.
- HYDRO-SEEDING ADDITIVE (BINDER): ECOLOGY CONTROL-M BINDER ORGANIC SEEDING ADDITIVE.
- SOD: PROVIDE FULL, DARK GREEN, UNIFORM, STRONGLY ROOTED SOD IN 16" X 24" STRIPS FREE FROM WEEDS, UNDESIRABLE GRASSES, DISEASES AND PESTS. SOD SHALL BE CUT FROM THE FIELD NO LONGER THAN 48 HOURS BEFORE PLANTING. ROOTS OF SOD SHALL BE KEPT MOIST.
- BRACING: TREE ANCHORS SHALL BE AS PER DETAILS.
- TREE PAINT: MORRISON TREE SEAL, CABORT TREE PAINT, OR OTHER PRODUCT APPROVED BY LANDSCAPE ARCHITECT.
- PLANTER BED EDGING SHALL BE 3/16" X 4" STEEL EDGING WITH MANUFACTURERS STANDARD GREEN FINISH.

F) MIXES:

- PLANT BED MIX: PLANT BED MIX (BACKFILL MIX) SHALL BE NEW EARTH'S 4 WAY MIX AS PRODUCED BY NEW EARTH LLC PH. 210-661-5180. 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.

PART 2 EXECUTION:

2.1 PREPARATION

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.

A) IF VEGETATION IS GROWING IN PLANTING/LAWN AREA, APPLY HERBICIDE AT RATES RECOMMENDED BY MANUFACTURER. ALLOW TO DIE, AND THEN GRUB OUT ROOTS TO MINIMUM 1/2 INCH DEPTH.

B) 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.

2.2 PLANTING TREES AND SHRUBS

A) REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.

B) REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS; 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 GIRDLING 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) BRACE PLANTS OVER 65 GALLONS SIZE IMMEDIATELY AFTER PAINTING:

- 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.

2.3 PLANTING MASS SHRUBS, GROUNDCOVERS, AND ANNUALS (SEE DETAILS)

- EXCAVATE PLANT BED TO DEPTH AS DETAILED ON PLANS.
- BACKFILL WITH SPECIFIED 4-WAY MIX AND TILL IN SPECIFIED PLANT HEALTH CARE'S, "HEALTHY START 3-4-3" AT A RATE OF 25 LBS. PER CUBIC YARD OF PLANT BED MIX.
- INSTALL METAL EDGINGS TO SEPARATE ALL PLANTER BEDS FROM TURF AND AT LOCATIONS INDICATED ON PLANS.
- PLACE PLANTS IN STRAIGHT, EVENLY SPACED ROWS AT SPACING INDICATED ON DRAWINGS, TO UNIFORMLY FILL BEDS. USE TRIANGULAR SPACING METHOD UNLESS OTHERWISE INDICATED.
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER PLANTING. REPAIR SETTLED AREAS.
- ADJUST FINAL GRADES TO 1/2 INCH BELOW ADJACENT PAVING CURBS.
- SPREAD MULCH TO MINIMUM 4 INCH DEPTH OVER PLANTING BEDS AS DETAILED.

2.4 CLEANING AND ADJUSTING

- REMOVE PLANT CONTAINERS, TRASH, RUBBISH, AND EXCESS SOILS FROM SITE DAILY AND AT COMPLETION OF TREE, SHRUBS AND GROUNDCOVER PLANTING.
- REPAIR RUTS, HOLES AND SCARS IN GROWING SURFACE.

2.4 LAWN APPLICATION (AT COMPLETION OF TREE, SHRUB AND GROUNDCOVER PLANTINGS)

A) COORDINATION:

- HYDROMULCH AND SOD AFTER TREE, SHRUB AND GROUNDCOVER INSTALLATION IS COMPLETE.
- CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO INSURE FUNCTIONAL IRRIGATION SYSTEM PRIOR TO ANY LAWN INSTALLATION.

B) PREPARATION:

- PRE-PLANT WEED CONTROL: IF WEEDS EXIST WITHIN PROPOSED LANDSCAPE AREAS AT THE BEGINNING OF WORK, SPRAY WITH A NON SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED APPLICATOR. CLEAR AND REMOVE THESE EXISTING WEEDS UPON HERBICIDE'S COMPLETED ACTION BY GRUBBING OFF ALL PLANTS AT LEAST 1/2"-1" BELOW THE SURFACE OF THE SOIL.
- CONTRACTOR TO SCARIFY GROUND SURFACE TO A MINIMUM 2" DEPTH FOR ALL GRASSES AND REMOVE ALL STICKS, TRASH, ROCKS AND OTHER DEBRIS AND DISPOSE OFF SITE.
- IF EXISTING SOIL IN AN AREA IS FOUND TO BE CONTAMINATED OR OTHERWISE UNSUITABLE, CONTRACTOR SHALL PROVIDE COST PER CUBIC YARD TO REPLACE WITH SOIL SUITABLE FOR TURF.
- CONTRACTOR TO RAKE ENTIRE AREA, LEVELING ANY IMPERFECTIONS IN THE GRADE. LANDSCAPE CONTRACTOR TO ENSURE THAT THERE WILL BE POSITIVE DRAINAGE AND NO PONDING ON SITE. FINISHED GRADE OF LAWN AREAS TO BE 1/2" BELOW TOP OF CURBS, SIDEWALKS AND OTHER PAVEMENTS. REMOVE ANY LARGE (GREATER THAN 1") DIRT CLODS, ROCKS, AND TRASH AND PREPARE A SMOOTH, LEVEL, LOOSE AND COARSE SURFACE. LANDSCAPE ARCHITECT TO APPROVE FINE GRADING PRIOR TO ANY LAWN INSTALLATION. LAWN BED SHALL BE MOIST (BUT NOT MUDDY) TO RECEIVE SEED AND SOD.

C) HYDROMULCH APPLICATION:

- FOR ALL HYDROMULCH AREAS, INSTALL SOD STRIPS OF BERMUDA GRASS AT ALL BACKS OF CURBS WITHIN THE LIMITS OF CONSTRUCTION.
- LAWN AREAS TO BE SEED IMMEDIATELY AFTER PREPARATION OF THE BED. APPLY A UNIFORM COAT OF HYDROMULCH AT THE RATES SPECIFIED BELOW:
 - SEED (REF. SCHEDULE, 1.6 H-3):
 - BERMUDA (HULLED) - 2 LBS./1,000 S.F.
 - ANNUAL RYE GRASS - 8 LBS./1,000 S.F.
 - WOOD CELLULOSE FIBER MULCH - 60 LBS./1,000 S.F.
 - FERTILIZER: "PHC FOR TURF" AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET.
 - INCORPORATE A TACKIFIER WITH MULCH CAP. DELAY IRRIGATION 8 HOURS TO PERMIT TACKIFIER TO SET.
- SEED AREAS WITHIN SEEDING LIMITS INDICATED ON THE PLAN AND AREAS DISTURBED BY CONSTRUCTION OPERATIONS.
- PROTECT EXISTING UTILITIES (INCLUDING IRRIGATION SYSTEM), PLANTING, PAVING, FENCING, AND OTHER SITE AMENITIES FROM DAMAGE CAUSED BY HYDROMULCHING OPERATION.
- IMMEDIATELY FOLLOWING APPLICATION OF HYDROMULCH, THE CONTRACTOR SHALL WASH EXCESS HYDROMULCHING MATERIAL FROM PREVIOUSLY PLANTED MATERIAL, ARCHITECTURAL FEATURES, ETC. CARE SHALL BE EXERCISED TO AVOID WASHING OR ERODING MULCH MATERIALS FROM LAWN AREA.
- UPON ESTABLISHMENT OF LAWN, APPLY A POST EMERGENT HERBICIDE FOR CONTROL OF NUT GRASS AND WEEDS. FERTILIZE AT 45 DAY INTERVALS WITH SPECIFIED PLANT HEALTH CARE GROUP'S FERTILIZER AT A RATE OF SEVEN (7) POUNDS PER 1,000 SQUARE FEET DURING AT 45 DAY INTERVALS DURING THE 90 DAY MAINTENANCE PERIOD.
- DURING THE MONTHS OF OCTOBER THROUGH MARCH CONTRACTOR SHALL HYDROSEED ALL LAWN AREAS WITH ANNUAL RYE GRASS. THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 1ST AND MAY 15 TO RE-PREPARE SEED BED AND HYDROMULCH WITH SPECIFIED BERMUDA SEED IN ORDER TO ESTABLISH A PERMANENT TURF COVER IN ALL LAWN AREAS.

D) SOD INSTALLATION:

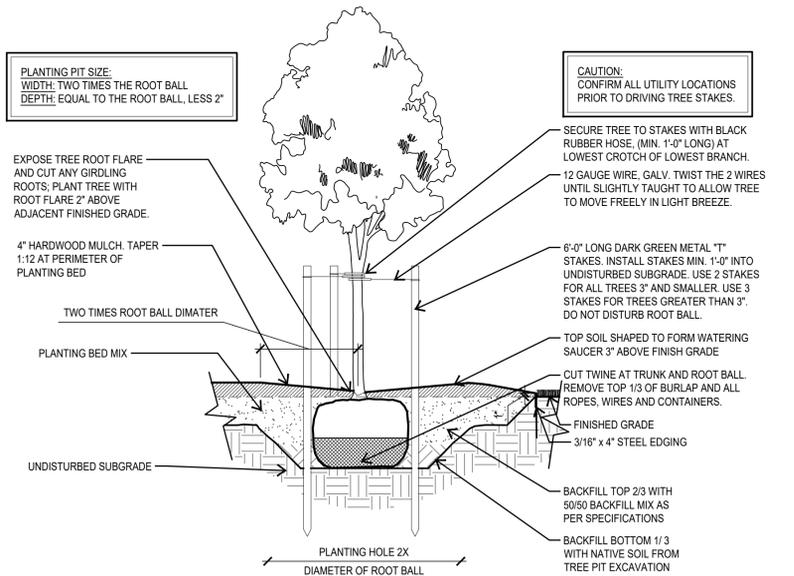
- INCORPORATE SPECIFIED LAWN FERTILIZER AT SEVEN (7) POUNDS PER 1000 SQUARE FEET OF LAWN AREA FOR SOD.
- PRE-EMERGENT HERBICIDE APPLICATION: APPLY RECOMMENDED HERBICIDE TO LABEL INSTRUCTIONS IN TWO APPLICATIONS. THE FIRST APPLICATION WILL BE UP TO 10 DAYS PRIOR TO PLANTING. THE SECOND APPLICATION WILL BE 5 DAYS PRIOR TO PLANTING. USE CARE TO AVOID WIND DRIFT OR RUNOFF TO ADJACENT ORNAMENTAL TREE OR SHRUB PLANTINGS.
- LAY SOD WITHIN 24 HOURS FROM TIME OF STRIPPING.
- LAY SOD TO FORM SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVE EXCESS SOD TO AVOID SMOTHERING ADJACENT GRASS.
- SOD PADS SHALL BE OF FULLEST SIZE POSSIBLE-NO SOD SLIVERS WILL BE PERMITTED.
- FINISHED GRADE OF NEW SOD SHALL BE FLUSH WITH ADJACENT LAWN AND PAVEMENT. ENSURE POSITIVE DRAINAGE.
- ROLL ENTIRE SODDED AREA WITH SOD ROLLER. WATER SOD THOROUGHLY.
- CONTRACTOR SHALL OVERSEED SOD AREAS WITH ANNUAL RYE GRASS IF LAWN INSTALLATION OCCURS SEPTEMBER 15 THROUGH APRIL 15 AT 8 LBS./1,000 S.F.
- SHOULD LAWN AREAS BE SEED WITH ANNUAL RYE GRASS THE CONTRACTOR SHALL RETURN TO THE SITE BETWEEN APRIL 15 AND MAY 15 TO RE-PREPARE SEED BED AND SEED WITH BERMUDA.

2.5 ACCEPTANCE

- PRIOR TO SCHEDULING A SUBSTANTIAL COMPLETION INSPECTION LANDSCAPE CONTRACTOR SHALL THOROUGHLY CLEAN SITE OF ALL DEBRIS AND TRASH AND REPAIR ANY DAMAGE TO FINISH GRADE WHEN LANDSCAPE WORK IS COMPLETE. A SUBSTANTIAL COMPLETION INSPECTION WILL BE HELD FOLLOWING COMPLETION OF ANY PUNCH LIST ITEMS GENERATED FROM THE SUBSTANTIAL COMPLETION INSPECTION. A FINAL INSPECTION WILL BE HELD AND IF FOUND ACCEPTABLE A CERTIFICATE OF FINAL ACCEPTANCE WILL BE ISSUED.
- LANDSCAPE CONTRACTOR SHALL CONTINUE MAINTENANCE UNTIL FINAL ACCEPTANCE AT WHICH TIME THE SPECIFIED MAINTENANCE PERIOD WILL BEGIN.

END OF SPECIFICATIONS

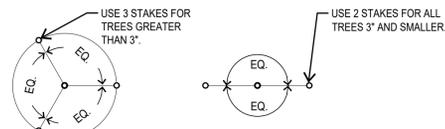
REV11/27/07



1 TYPICAL TREE PLANTING AT BED

SECTION

NOT TO SCALE



2 TYPICAL TREE STAKING

PLAN

NOT TO SCALE



201 GROVETON | SATX 78210
210.314.5582 | MPSTUD.IO



09-10-2024

PROJECT

SENNA

ENTRY - PHASE 2

PROJECT ADDRESS

7213 HUEBNER RD.
SAN ANTONIO, TX 78240

OWNER | CLIENT

CENTURY COMMUNITIES

2330 N. LOOP 1604 W. ACCESS ROAD, SUITE 112
SAN ANTONIO, TX 78248

OWNER'S REPRESENTATIVE

RUDY MUNOZ

210.405.0195

rudy.munoz@centurycommunities.com

SUBCONSULTANT

REVISIONS

ISSUE SETS

SHEET INFORMATION

PROJECT NO.

23049

DATE ISSUED

SEPTEMBER 10, 2024

SHEET NAME

PLANT LIST & DETAILS

SHEET NUMBER

LP 2.1



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RUDY MUNOZ
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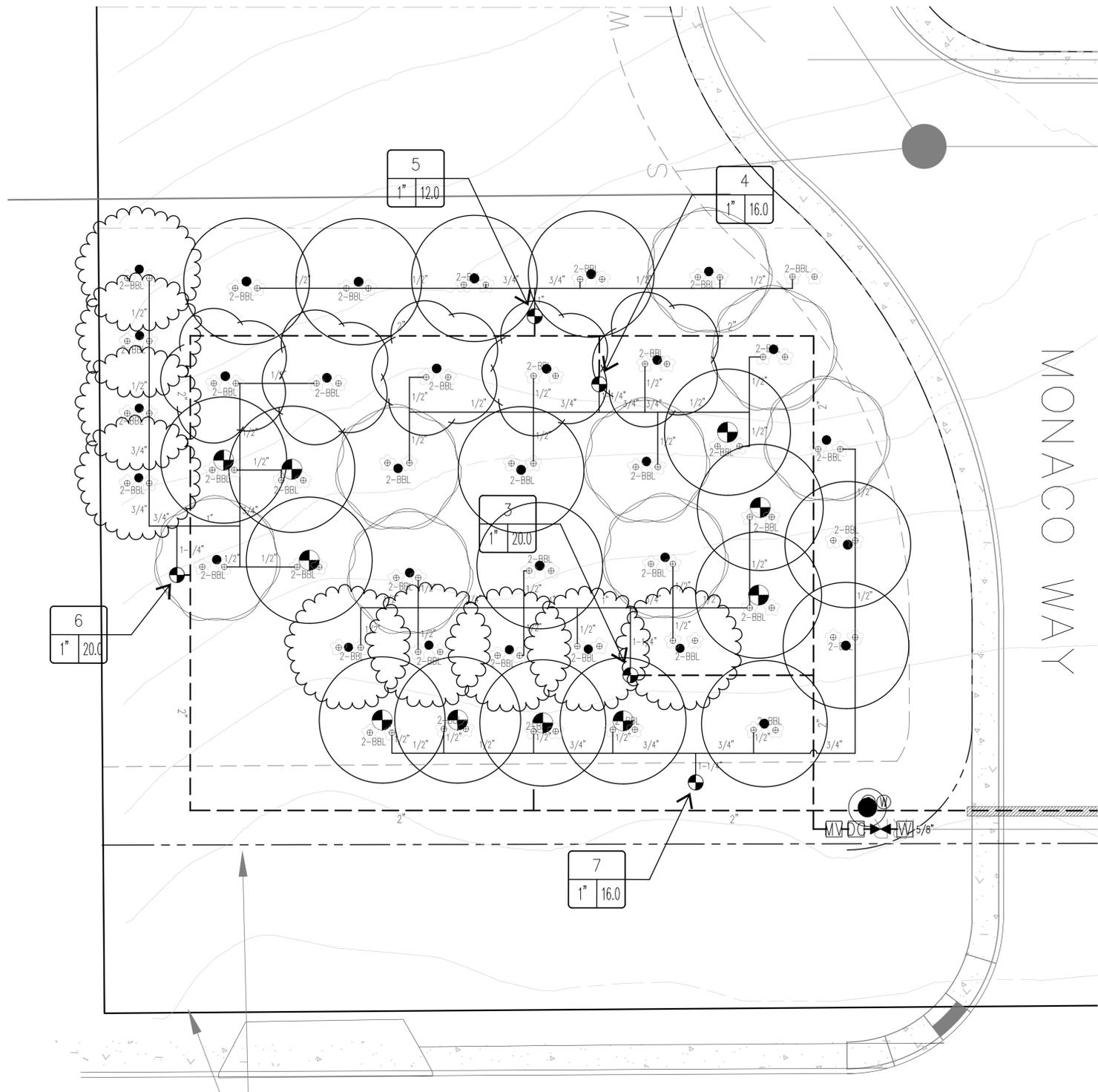
IRRIGATION PLAN

SHEET NUMBER

LI 1.1

IRRIGATION LEGEND	
KEY	EXPLANATION
W	5/8" DEDICATED IRRIGATION METER
DC	1" DOUBLE CHECK BACKFLOW DEVICE IN SEPARATE VALVE BOX PER LOCAL CODES.
MV	1.5" MASTER VALVE, HUNTER ICV-151G NORMALLY CLOSED VALVE
⊕	TREE BUBBLER ASSEMBLY - ON 6" POP UP
C	IRRIGATION CONTROLLER HUNTER ACC-99D. FINAL LOCATION TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
W	WEATHER SENSOR HUNTER SOLAR-SYNC. FINAL LOCATION TO BE DETERMINED AFTER CONSULTING WITH LANDSCAPE ARCHITECT
⊕	HUNTER ICV-AS-ADJ SERIES - REMOTE CONTROL VALVE
⊕	MANUAL ISOLATION VALVE - SIZE OF MAINLINE
—	MAIN LINE - USE SCH-40 PVC PIPE AS DESIGNATED ON PLANS
—	LATERAL LINE - SIZE AS NOTED ON PLANS. USE CLASS 315 ON 1/2" PIPE AND CLASS 200 IPS PVC ON 3/4" AND LARGER PIPE.
▨	IRRIGATION SLEEVE - USE 2 SIZES LARGER THAN TOTAL DIAMETER OF PIPE/S DESIGNATED FOR CROSSING PAVING. VALVE WIRING MAY RUN IN THE SAME SLEEVES. USE SCH 40 PVC PIPE.

- # ZONE IDENTIFICATION
- f | H IRRIGATION ZONE SIZE IN GALLONS PER MINUTE
- ZONE SIZE





SENNA

ENTRY - PHASE 2

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SAN ANTONIO, TX 78248

OWNER'S REPRESENTATIVE

RUDY MUNOZ
210.405.0195
rudy.munoz@centurycommunities.com

SUBCONSULTANT

REVISIONS

NO.	DATE	DESCRIPTION

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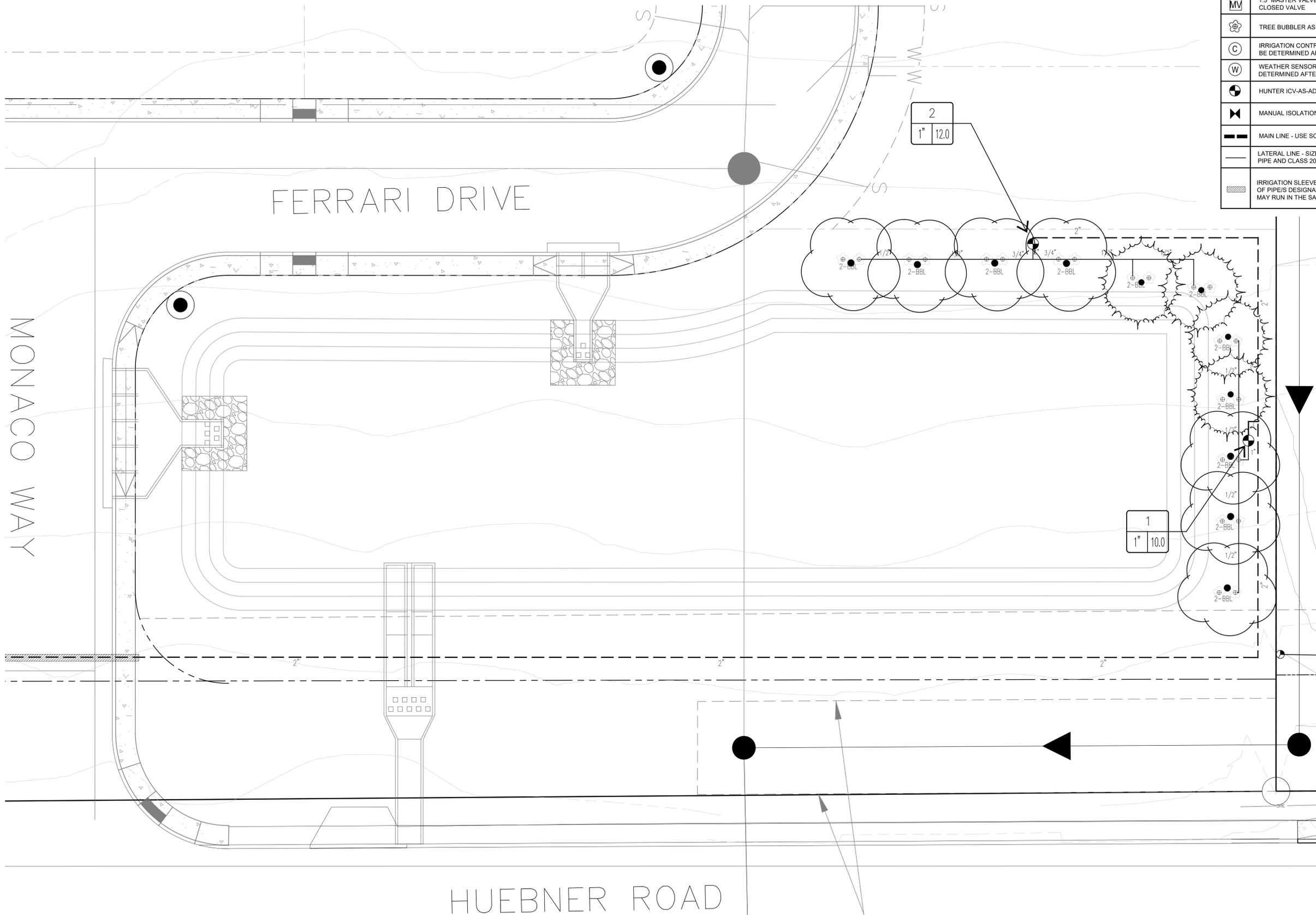
IRRIGATION PLAN

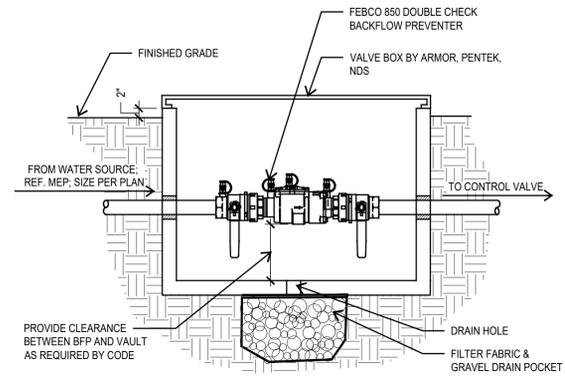
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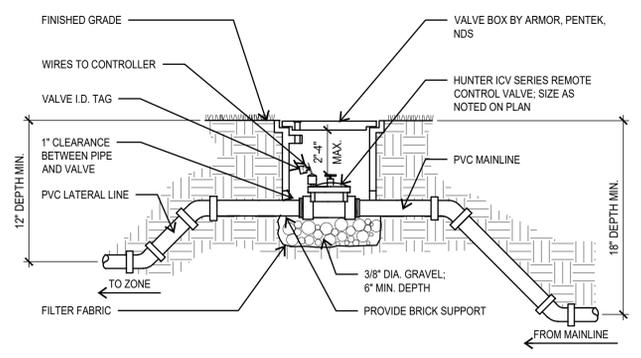
ZONE IDENTIFICATION
r H IRRIGATION ZONE SIZE IN GALLONS PER MINUTE
— ZONE SIZE

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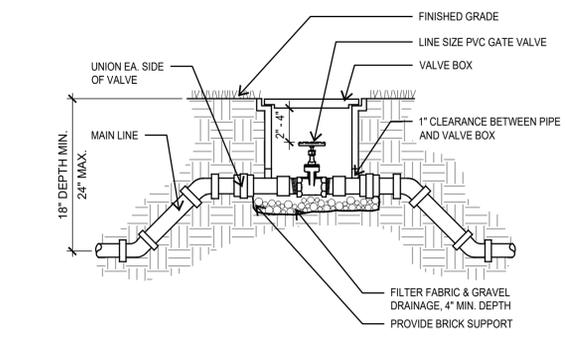




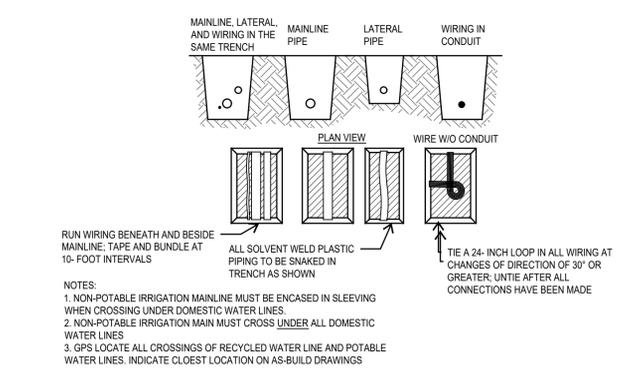
1 BACKFLOW DEVICE
SECTION NOT TO SCALE



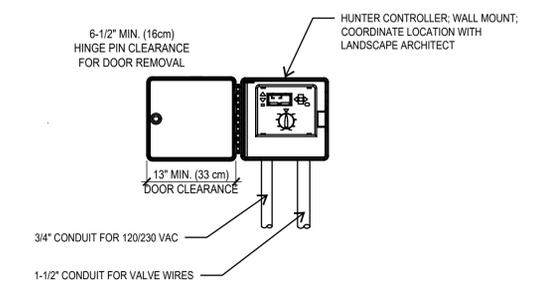
2 ZONE VALVE
SECTION NOT TO SCALE



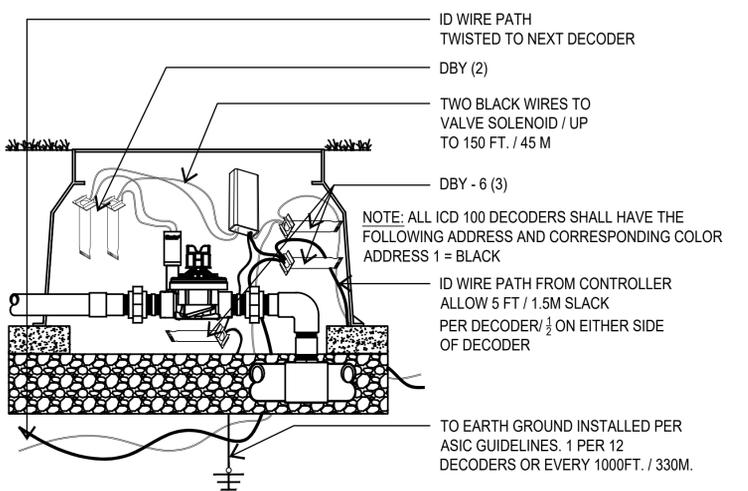
3 MANUAL ISOLATION VALVE
SECTION NOT TO SCALE



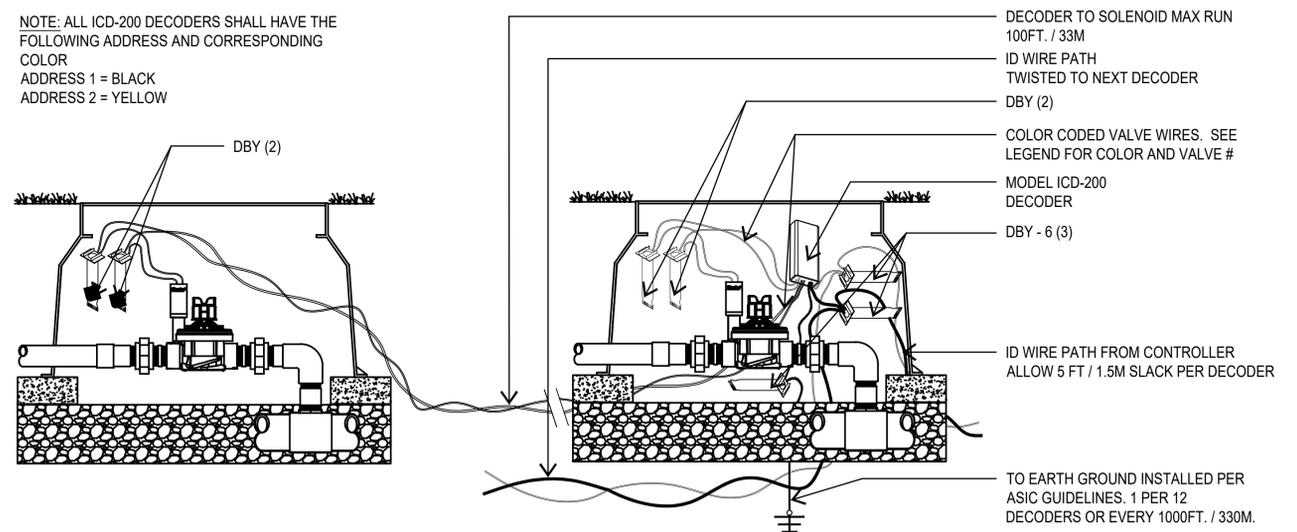
4 IRRIGATION TRENCH
SECTION NOT TO SCALE



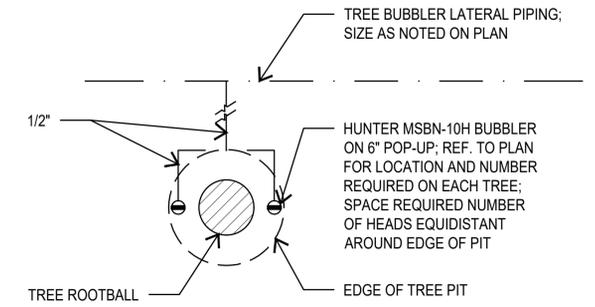
5 IRRIGATION CONTROLLER
SECTION NOT TO SCALE



6 HUNTER ICD 100 DECODER
SECTION NOT TO SCALE



7 HUNTER ICD 200 DECODER
SECTION NOT TO SCALE



8 TREE BUBBLER ASSEMBLY
SECTION NOT TO SCALE



PROJECT
SENNA
ENTRY - PHASE 2

PROJECT ADDRESS
7213 HUEBNER RD.
SAN ANTONIO, TX 78240

OWNER | CLIENT
CENTURY COMMUNITIES
2330 N. LOOP 1604 W. ACCESS ROAD, SUITE 112
SAN ANTONIO, TX 78248

OWNER'S REPRESENTATIVE
RUDY MUNOZ
210.405.0195
rudy.munoz@centurycommunities.com

SUBCONSULTANT

REVISIONS

NO.	DESCRIPTION

ISSUE SETS

NO.	DESCRIPTION

SHEET INFORMATION

PROJECT NO.
23049
DATE ISSUED
SEPTEMBER 10, 2024
SHEET NAME

IRRIGATION DETAILS

SHEET NUMBER