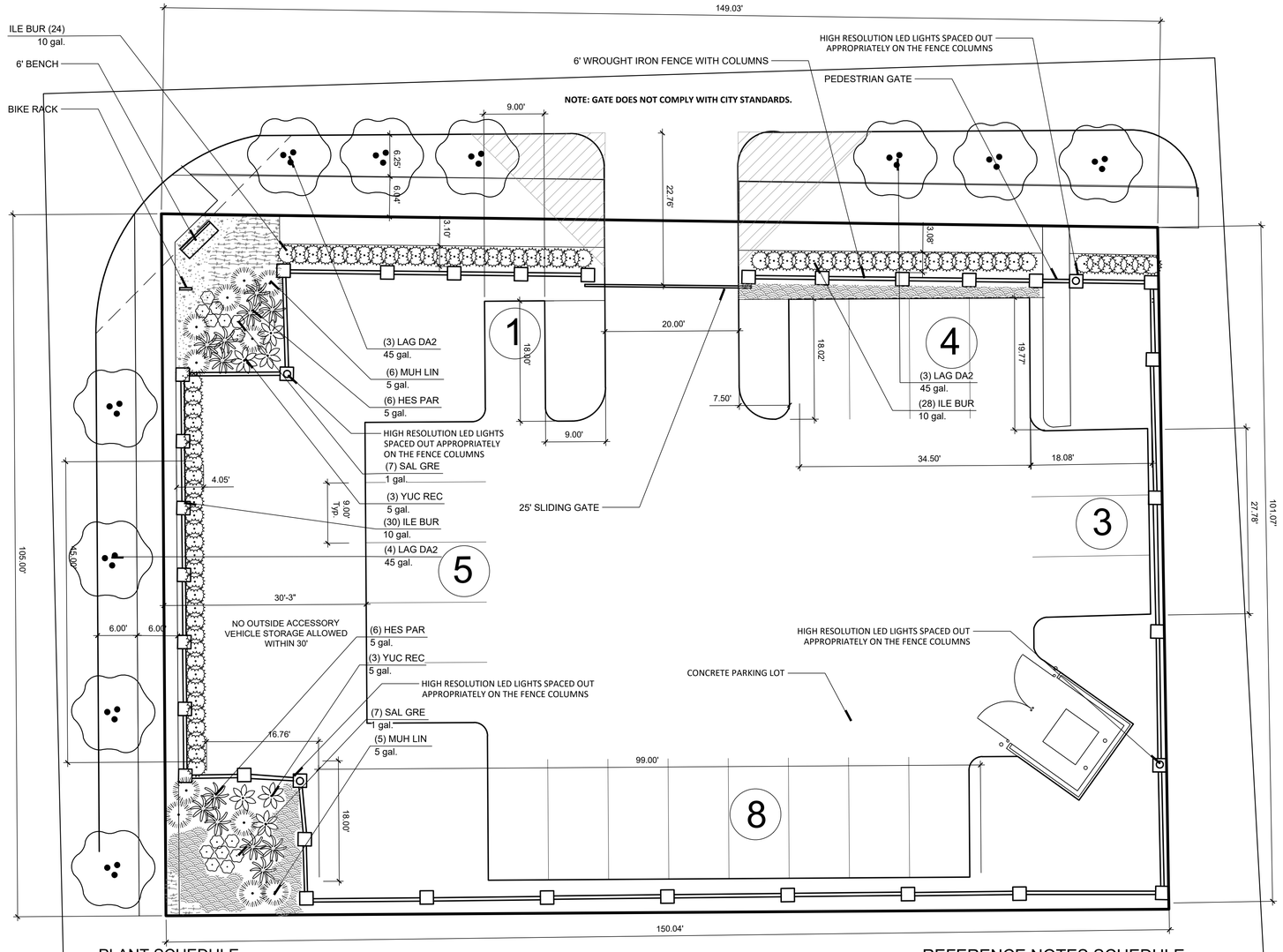

CITY OF DALLAS LANDSCAPE ORDINANCE COMPLIANCE MANDATORY REQUIREMENTS		
SITE LANDSCAPING AREA	AT LEAST 10% OF LOT MUST BE LANDSCAPED	
	REQUIRED	PROVIDED
	15,471 SF X 10% = 1,547 SF	4,990 SF
	AT LEAST 60% OF FRONT YARD MUST BE LANDSCAPED	
	REQUIRED	PROVIDED
	1,547 SF X 60% = 928 SF	2,028 SF
GENERAL PLANTING AREA	AT LEAST 12% OF REQ FRONT YARD MUST BE GENERAL PLANTING AREA	
	REQUIRED	PROVIDED
	2,028 SF X 12% = 243 SF	336 SF
SPECIAL PLANTING AREA	AT LEAST 6% OF REQ FRONT YARD MUST BE SPECIAL PLANTING AREA	
	REQUIRED	PROVIDED
	243 SF X 6% = 15 SF	42 SF
PARKWAY PLANTING AREA	AT LEAST 75% OF PARKWAY MUST BE LANDSCAPED	
	REQUIRED	PROVIDED
	3,002 SF X 75% = 2,251 SF	2,446 SF
STREET TREES	ONE SMALL TREE PROVIDED FOR 25 LF OF STREET FRONTAGE	
	REQUIRED	PROVIDED
VAGAS ST.	155 LF/25 = 6 TREES	6 TREES
MAPLE AVE.	105 LF/25 = 4 TREES	4 TREES
PARKING LOT TREES	NO REQUIRED PARKING SPACE LOCATED MORE THAN 120 FT FROM LARGE CANOPY TREE.	
PARKING LOT SCREEN	PARKING LOT MUST BE SCREENED FROM STREET	
LANDSCAPE BUFFER	10' PERIMETER BUFFER ADJACENT TO RESIDENTIAL	
SCREENED OFF STREET LOADING AREAS	SCREEN OFF STREET LOADING ADJACENT TO RESIDENTIAL	

DESIGN STANDARDS - 2 PROVIDED
- SCREENING OF OFF STREET PARKING
  SHRUBS HAVE TO BE 3'-6" TALL
- BUFFER STRIP PLANTED WITH ONE SMALL CANOPY TREE & ONE
  SMALL NON-CANOPY TREE PER 50 FT

SEC. 51P-193.126.(b)(2)
"Irrigation and drainage systems. All landscaping required under this section must be irrigated and drained by automatic irrigation and permanent drainage systems installed to comply with industry standards."

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. 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 3 FT.
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.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH, LIMBS INTERFERING WITH VISIBILITY; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN 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 B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING		REMARKS
	LAG DA2	10	Lagerstroemia indica 'Dallas Red'	Dallas Red Crape Myrtle	45 gal.	14` Min. Ht.	As Shown		3" Cal. Min.
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPACING**		**REMARKS**
	HES PAR	12	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.		
	ILE BUR	82	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	42"	24" O.C.		3'-6" Min. Ht. at time of planting
	MUH LIN	11	Muhlenbergia lindheimeri	Lindheimer's Muhly	5 gal.	18"-24"	48" O.C.		
	SAL GRE	14	Salvia greggii	Autumn Sage	1 gal.		24" O.C.		
	YUC REC	6	Yucca recurvifolia	Soft Leaf Yucca	5 gal.		36" O.C.		
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**HEIGHT**	**SPACING**	**SPACING**	**REMARKS**
	CYN DAC	6,931 sf	Cynodon dactylon	Bermuda Grass	Solid Sod				
	NAS TEN	103	Nassella tenuissima	Mexican Feather Grass	4" pots		18" O.C.	18" o.c.	
	SEA AR2	201	Seasonal Color seasonal color	Seasonal Color	4" pots		9" O.C.	9" o.c.	

REFERENCE NOTES SCHEDULE

CODE	ROCK DESCRIPTION	QTY	DETAIL
K-101	Decomposed Granite	1.02 cy	

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FAIN • CUPPETT
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1921 MAPLEWOOD DR
WEATHERFORD, TX 76087 **682-215-9151**
PARKS AND OPEN SPACE PLANNING - LANDSCAPE ARCHITECTURE - IRRIGATION DESIGN

N

0' 5' 10' 20'
SCALE: 1" = 10'-0"

CASE CODE Z212-301 (JM)

No.	DATE	REVISION	APPROV.
1.			
2.			
3.			
4.			
5.			
6.			

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STATE OF TEXAS
01/11/23

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DALLAS, TX