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t, adjust scale as necessary.

Inch

Landscape Plan

Swan Lake

City of Dallas, Dallas County Texas

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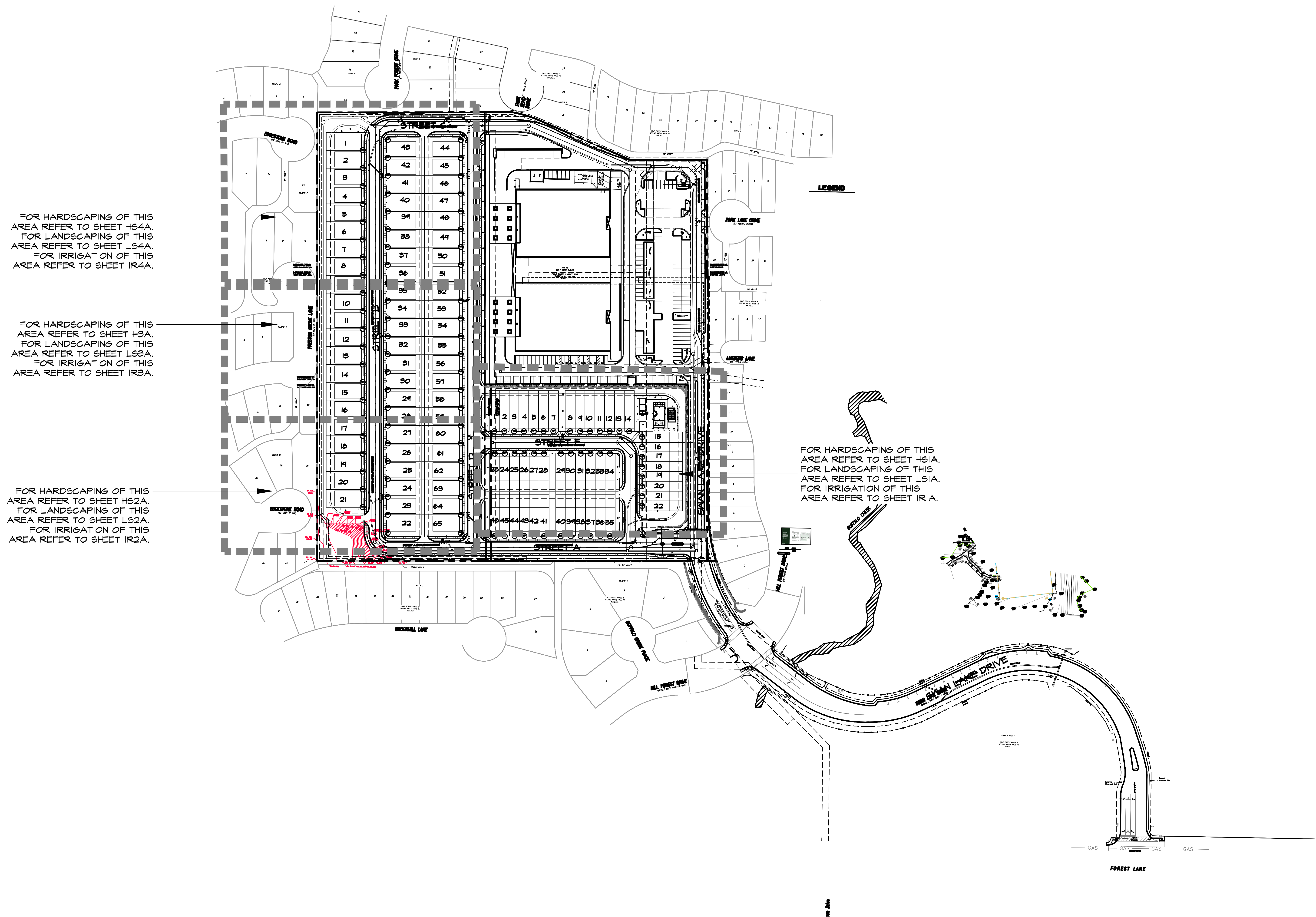
PROJECT

CAD115A

LATE

SHEET

LS0A



City of Dallas, Dallas County Texas

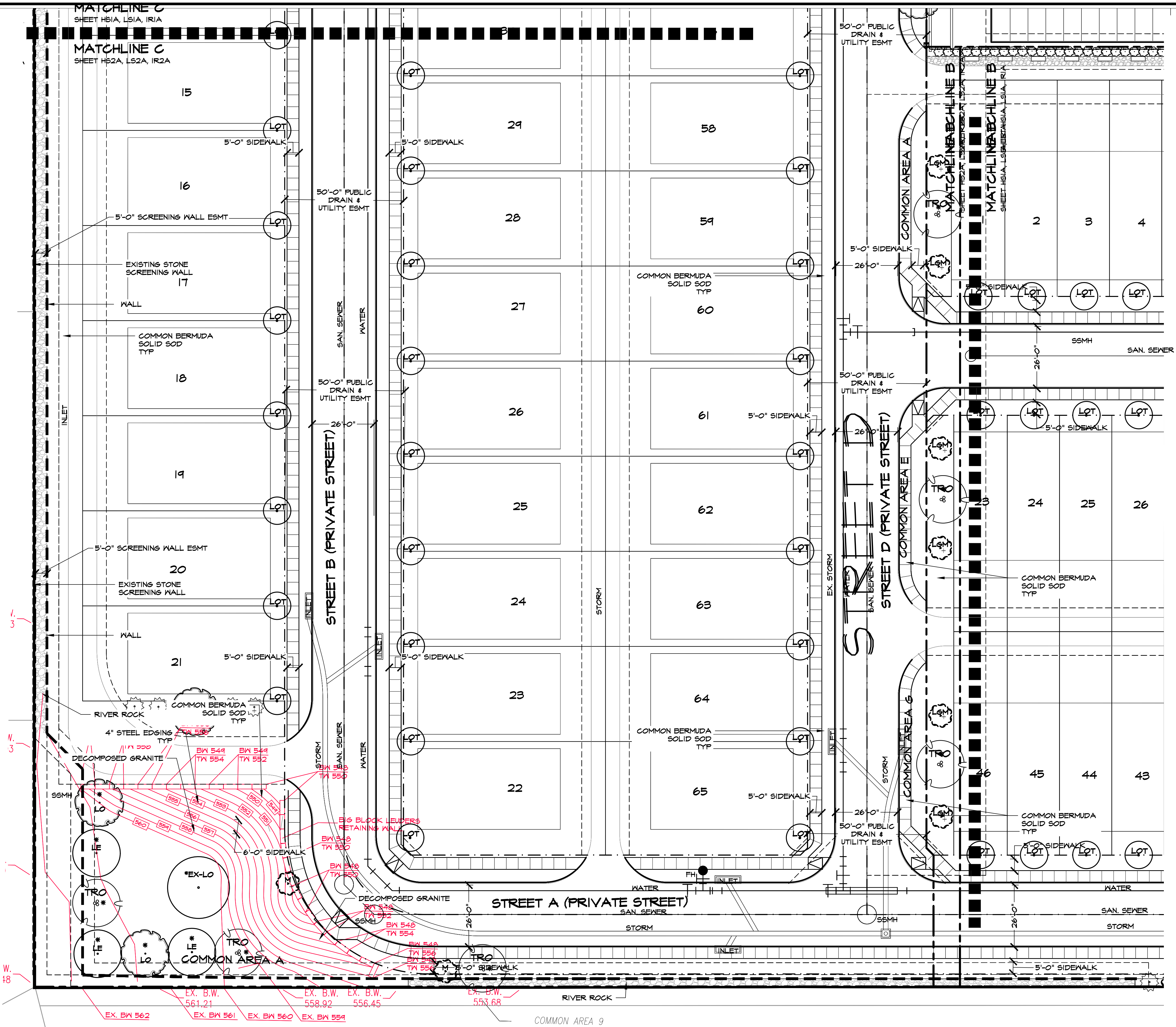
TE	SHEET
2	LS1A



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LANDSCAPE LEGEND

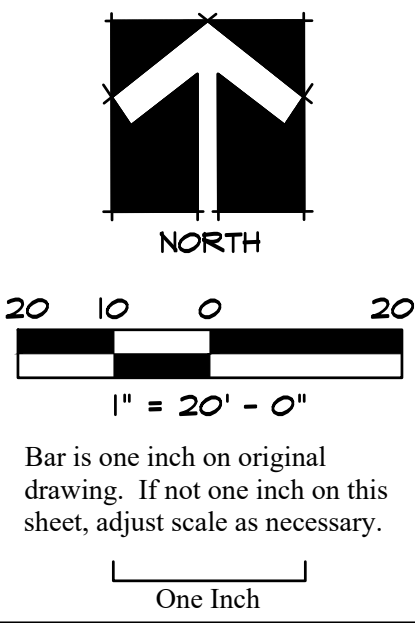
- EXISTING TREE TO REMAIN
- EXISTING TREE TO TRANSPLANTED
- LACEBARK ELM / ULMUS PARVIFOLIA (3" CALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)
- EASTERN RED CEDAR (3" CALIPER)
- INDICATES 6" CALIPER TREE TO BE CREDITED TOWARDS MITIGATION
- INDICATES 3" CALIPER TREE TO BE CREDITED TOWARDS MITIGATION
- LOT TREE - SPECIES AND LOCATION TO BE DETERMINED AT CONSTRUCTION
- TEXAS REDBUD / CERCIS CANADENSIS 'TEXENSIS' (2" CALIPER)
- LITTLE GEM MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM' (2" CALIPER)
- SAVANNAH HOLLY / ILEX 'SAVANNAH' (2" CALIPER)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
- DWARF YAUPOH HOLLY / ILEX VOMITORIA 'NANA' (X - 3 GALLON)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 12" O.C.)
- GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARISUS (1 GALLON, PLANTS SPACED 24" O.C.)
- LINDHEIMER MUHLY GRASS / MUHLBERGIA LINDHEIMERI (1 GALLON, PLANTS SPACED 36" O.C.)
- BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS (1 GALLON, PLANTS SPACED 36" O.C.)
- POCKET PRAIRIE GRASS MIX BY NATIVE AMERICAN SEED CO.
- COMMON BERMUDA SOLID SOD (MINIMUM 100% COVERAGE)
- RIVER ROCK



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #B643

January 23, 2025



LANDSCAPE AND SCREENING

Landscape Plan - Single Family Development

Swan Lake

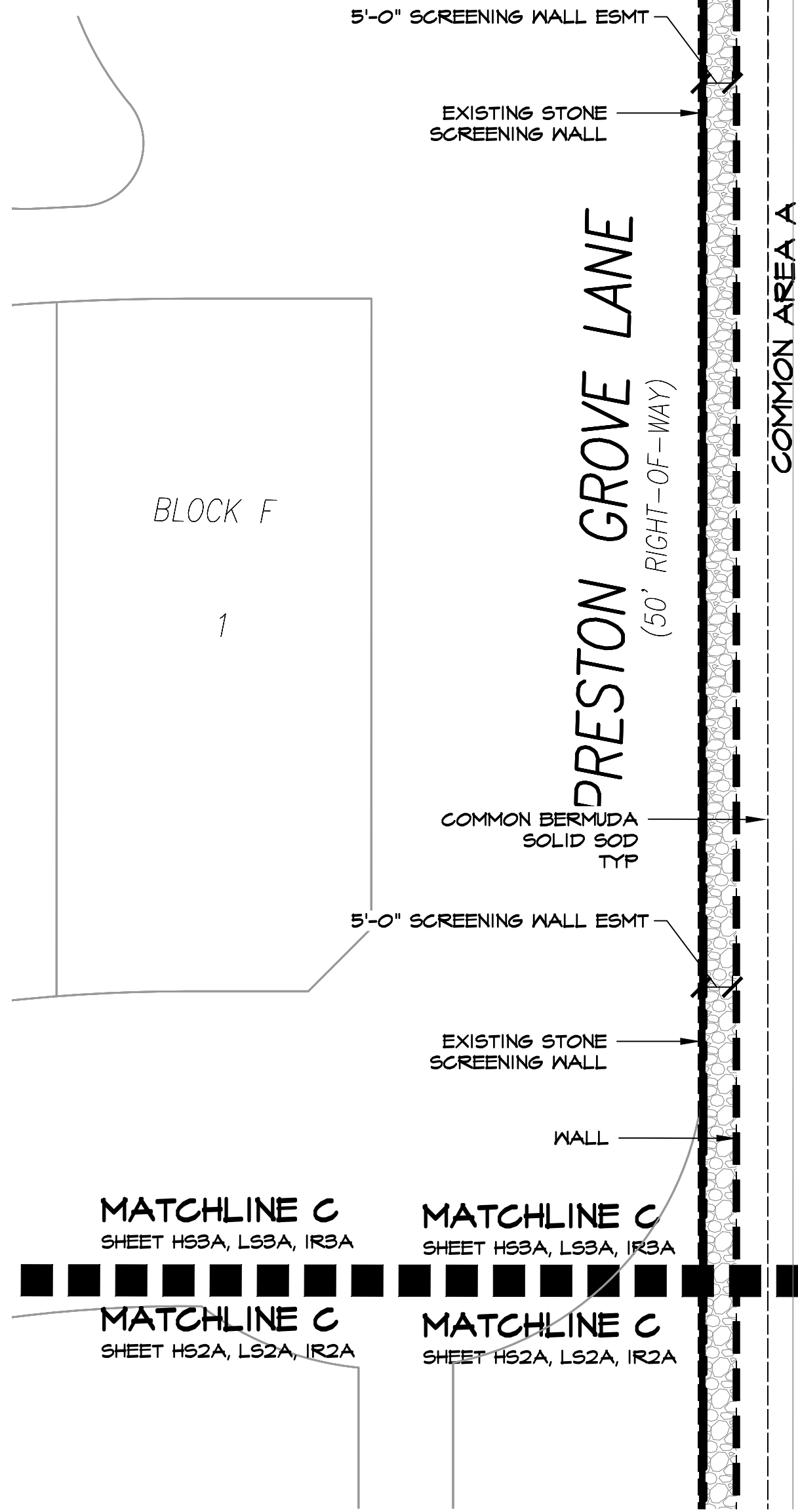
City of Dallas, Dallas County Texas

#	DATE	BY	PLAN REVIEW REVISIONS
1	01-24-24	CA	Plans Revised per City of Dallas Comments
PROJECT			
CAD115A			
PLATE			
3			
SHEET			
LS2A			

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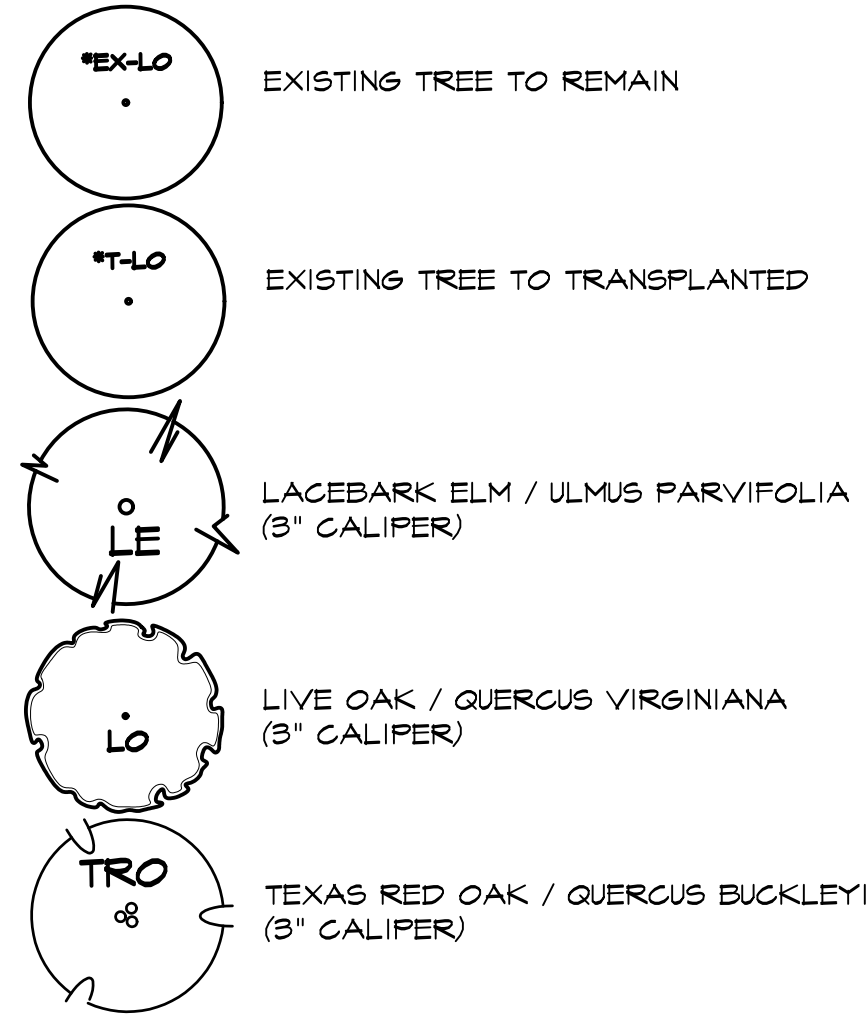
MATCHLINE D
SHEET HS4A, LS4A, IR4A
MATCHLINE D
SHEET HS3A, LS3A, IR3A
MATCHLINE D
SHEET HS4A, LS4A, IR4A
MATCHLINE D
SHEET HS3A, LS3A, IR3A

FOREST PHASE C
98069, PAGE 85
M.R.D.C.T.

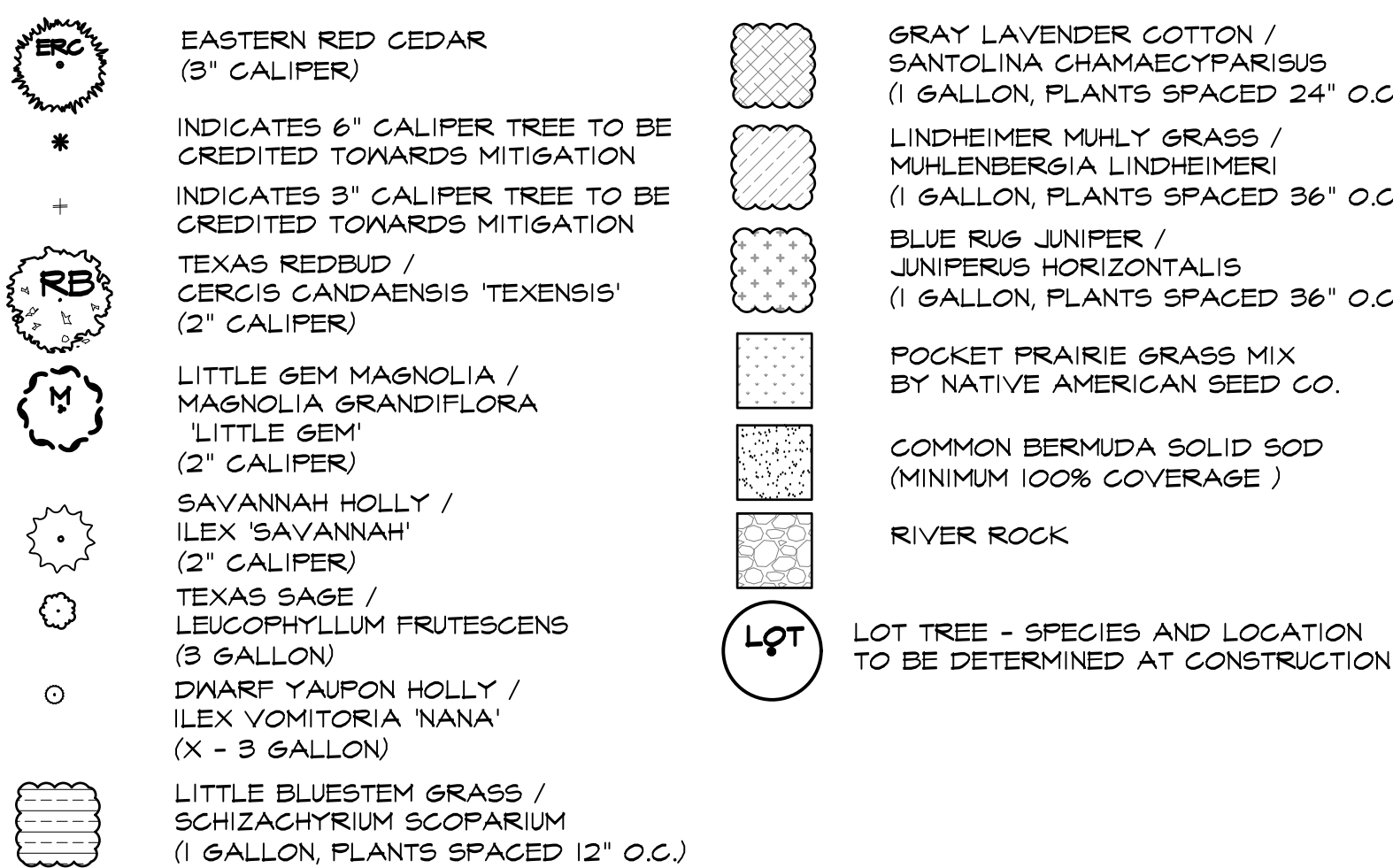


MATCHLINE C
SHEET HS3A, LS3A, IR3A
MATCHLINE C
SHEET HS2A, LS2A, IR2A
MATCHLINE C
SHEET HS3A, LS3A, IR3A
MATCHLINE C
SHEET HS2A, LS2A, IR2A

LANDSCAPE LEGEND



LANDSCAPE LEGEND



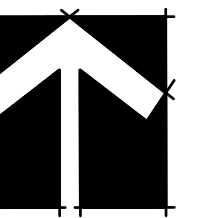
STREET B (PRIVATE STREET)
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT

STREET D (PRIVATE STREET)
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT
50'-0" PUBLIC DRAINAGE & UTILITY ESMT

STUDIO 13
DESIGN GROUP

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TBAE Firm #BR643



NORTH
20 10 0 10 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plan - Single Family Development

Swan Lake

City of Dallas, Dallas County Texas

DATE
01-24-24

BY
CA

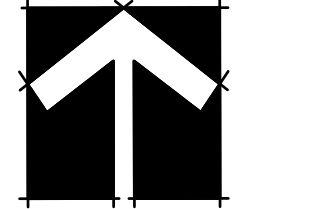
PLAN REVIEW/REVISIONS
Plans Revised per City of Dallas Comments

PROJECT
CAD115B

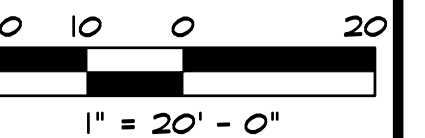
PLATE
4
SHEET
LS3A



January 23, 2025



NORTH



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LANDSCAPE AND SCREENING

Landscape Plan - Single Family Development

Swan Lake

City of Dallas, Dallas County Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Plans Revised per City of Dallas Comments	CA	01-24-24

PROJECT

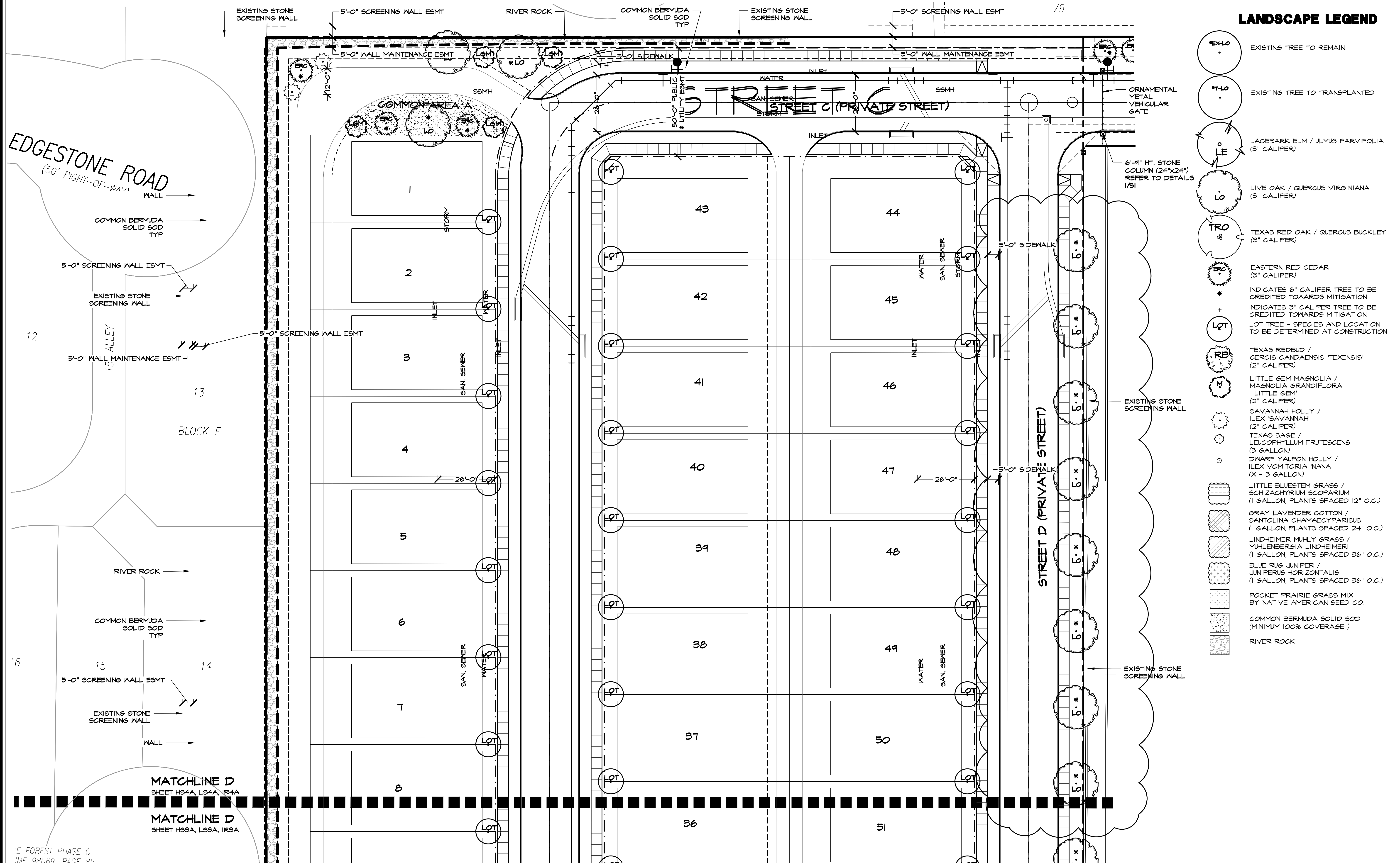
CAD115B

LATE

EET

5

S4A



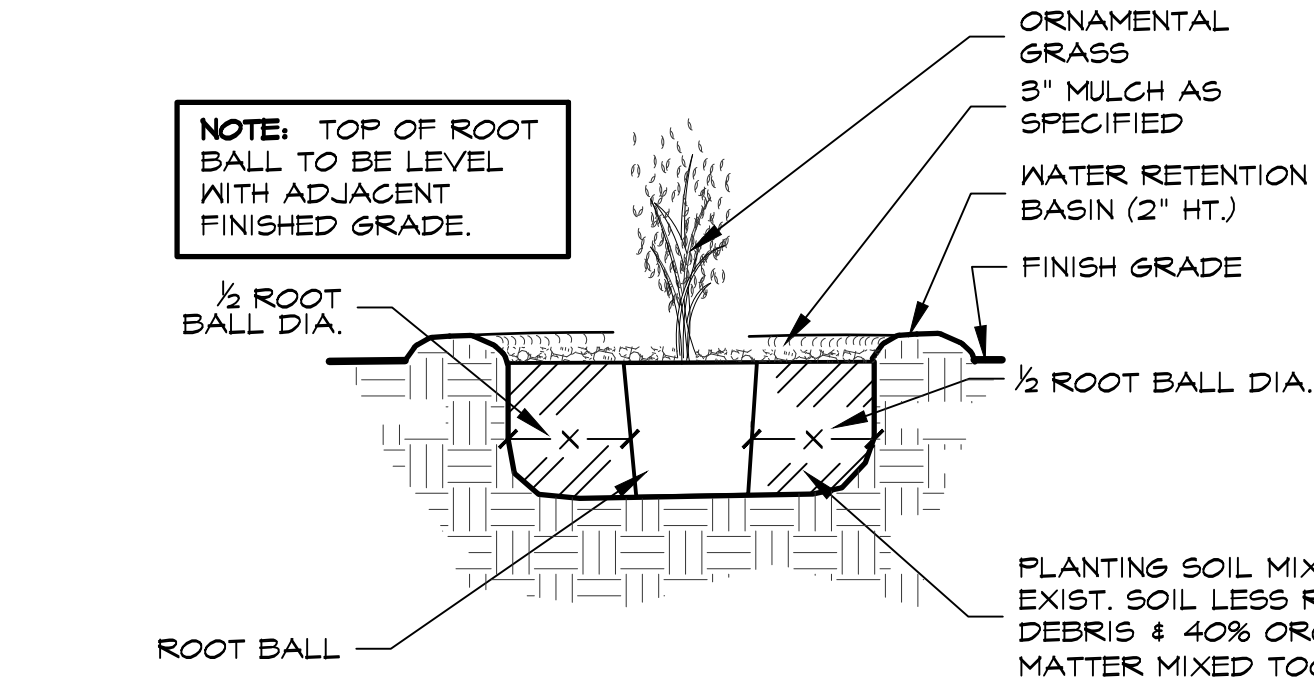
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LANDSCAPE NOTES:

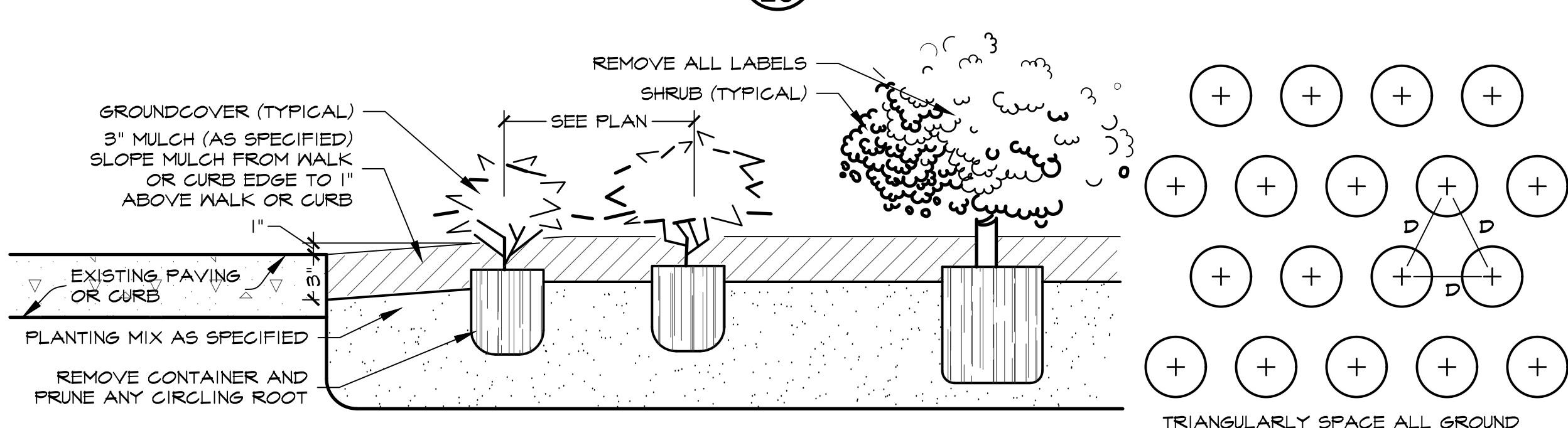
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF DALLAS APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF DALLAS.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF DALLAS HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF DALLAS.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF DALLAS'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF DALLAS AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF DALLAS'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

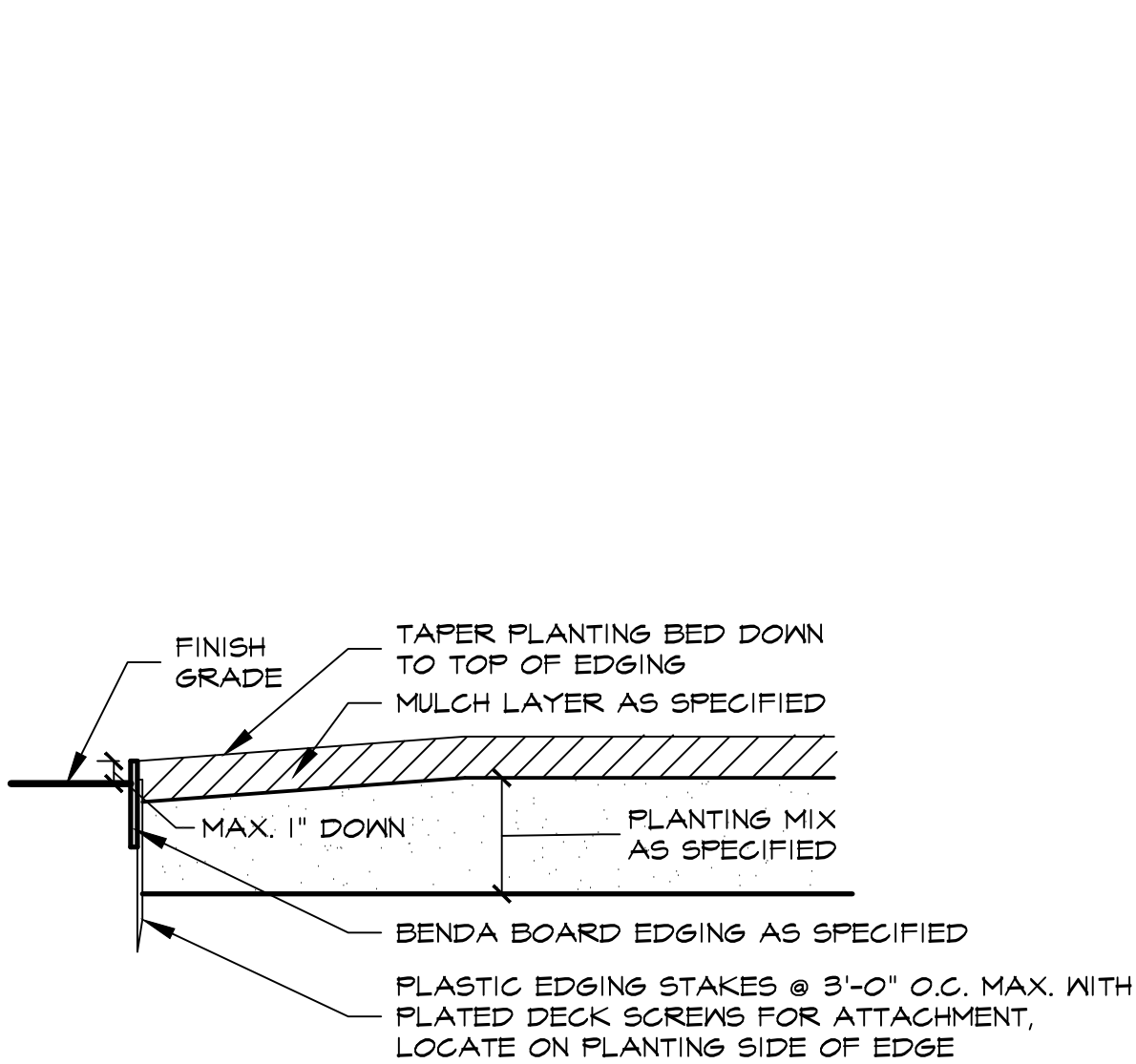
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	6" CALIPER	AS SHOWN	27	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
TRO	TEXAS RED OAK / QUERCUS BUCKLEYI	6" CALIPER	AS SHOWN	13	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LE	LAGEBARK ELM / ULMUS PARVIFOLIA	6" CALIPER	AS SHOWN	5	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
SH	SAVANNAH HOLLY / ILEX x ATTENUATA 'SAVANNAH'	3" CALIPER	AS SHOWN	6	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL HEAD 5' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RB	TEXAS REDBUD / CERCIS CANADENSIS 'TEXENSIS'	2" CALIPER	AS SHOWN	9	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
LGM	LITTLE GEM MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM'	3" CALIPER	AS SHOWN	29	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	SAVANNAH HOLLY / ILEX SAVANNAH	2" CALIPER	AS SHOWN	9	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF YAUPOH HOLLY / ILEX VOMITORIA 'NANA'	7 GALLON	AS SHOWN	22	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	37	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	12" O.C.	242	FULL PLANTS
	GRAY LAVENDER COTTON / SANTOLINA CHAMAECYPARIUS	1 GALLON	24" O.C.	90	FULL PLANTS
	LINDHEIMER MUHLY GRASS / MUHLBERGIA LINDHEIMERI	3 GALLON	36" O.C.	10	FULL PLANTS
	BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS	3 GALLON	36" O.C.	30	FULL PLANTS
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	36,072	MINIMUM 100% COVERAGE
	RIVER ROCK	SQUARE FEET	SQUARE FEET	6,385	MINIMUM 100% COVERAGE



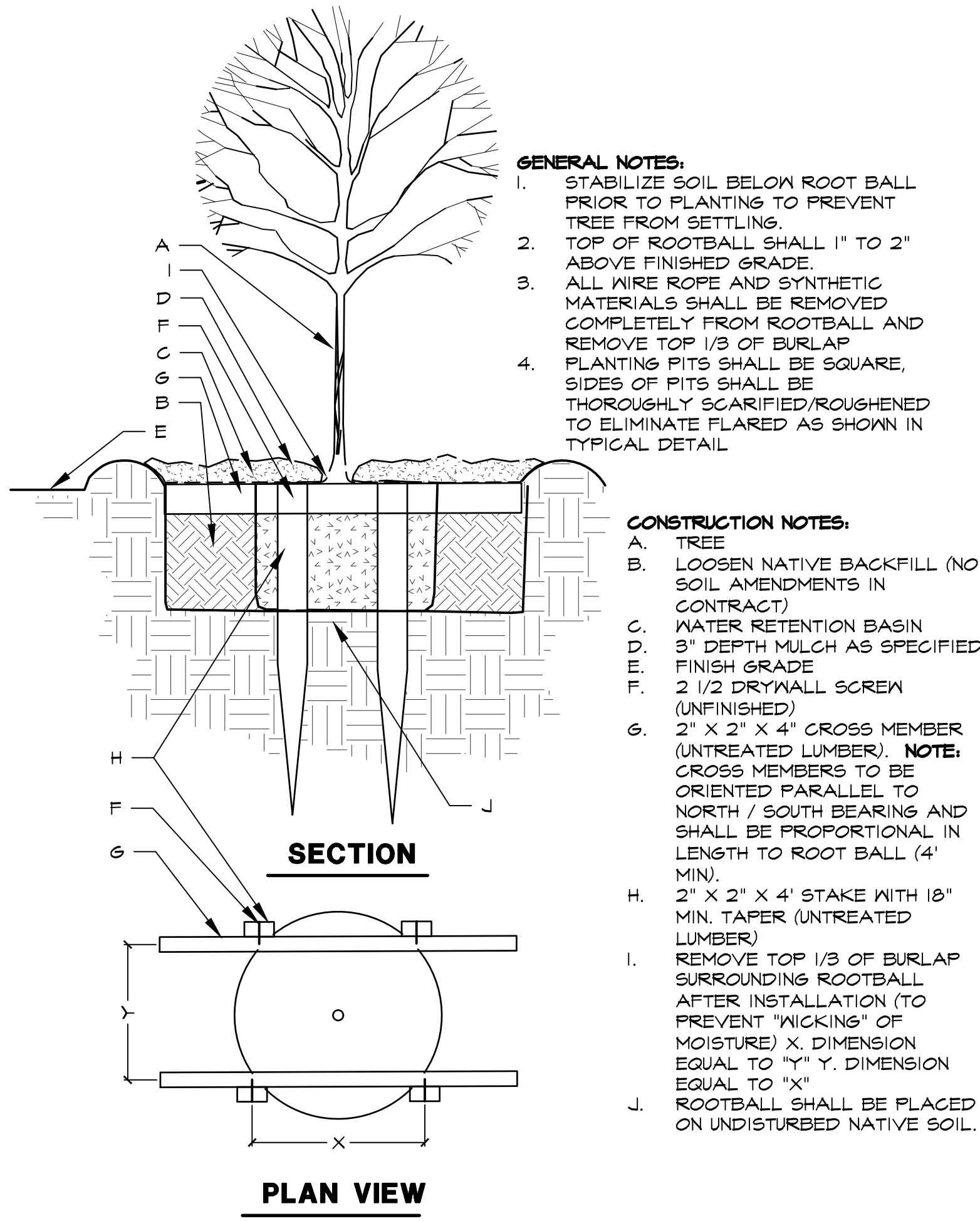
1 L5 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



2 L5 SHRUB AND GROUND COVER PLANTING DETAIL NOT TO SCALE



3 L5 TYPICAL BED EDGING DETAIL NOT TO SCALE



4 L5 TREE PLANTING NOT TO SCALE

STUDIO 13 DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

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Submittal 01-23-2025

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LANDSCAPE AND SCREENING

Landscape Plan - Single Family Development

Swan Lake

City of Dallas, Dallas County Texas

DATE	01-24-24
BY	CA
PLAN REVIEW REVISIONS	Plans Revised per City of Dallas Comments
#	1

PROJECT

CAD115A

PLATE 6 SHEET LS5A