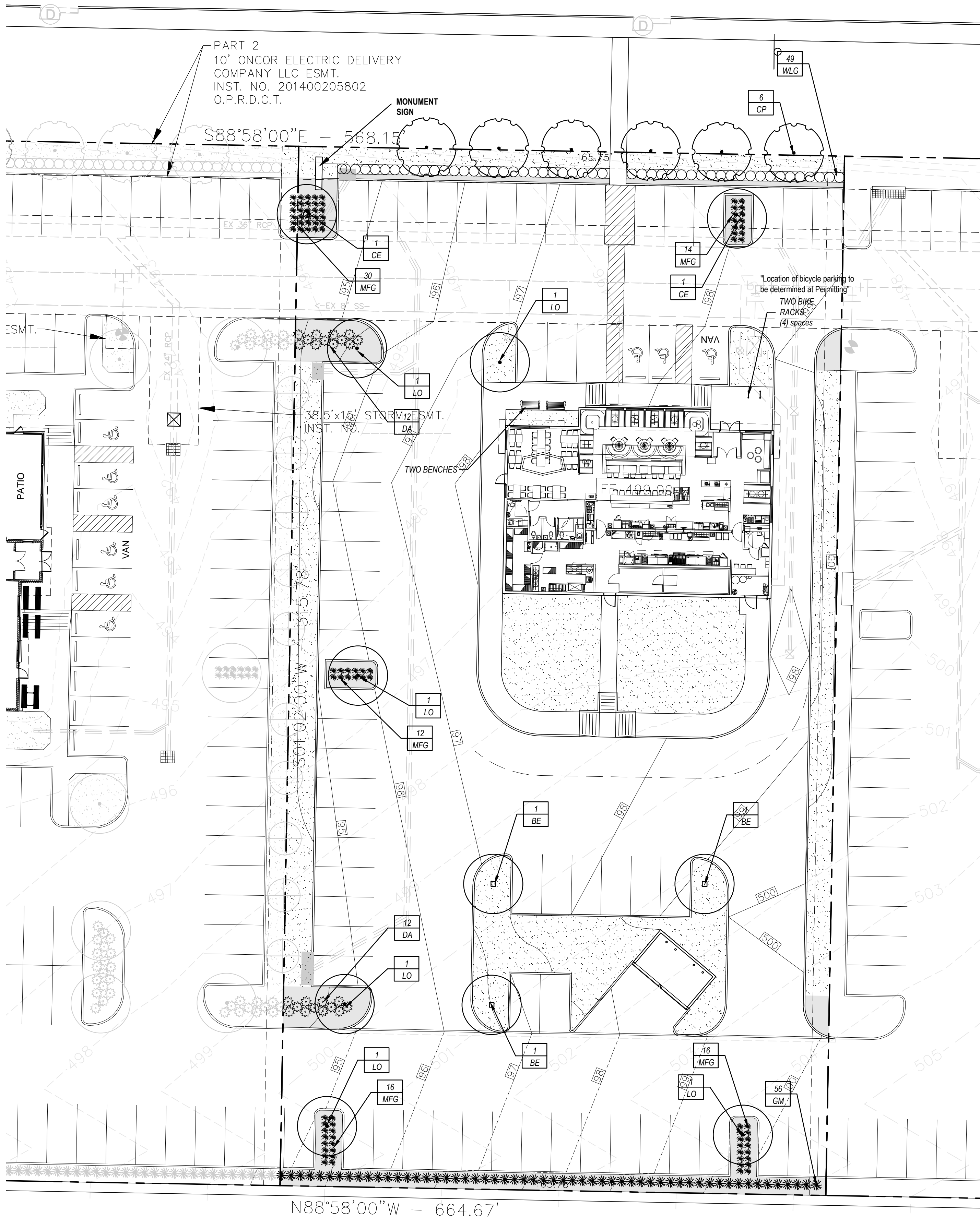


KE/  
10

DALLAS-FORT WORTH TURNPIKE/  
INTERSTATE HIGHWAY NO. 30  
(VARIABLE WIDTH R.O.W.)  
FRONTAGE ROAD



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LIST

TREES						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
3	BE	Bosque Elm	Ulmus parvifolia 'Bosque'	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
2	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
6	CP	Chinese Pistache	Pistachia chinensis	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	
6	LO	Live Oak	Quercus virginiana	3" cal.	container grown, 12' ht. min., 4'-5' spread min.	

SHRUBS						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
24	DA	Dwf. Abelia 'Kaleidoscope'	Abelia sp. 'Kaleidoscope'	3 gal.	container grown, full plant specimen, 36" o.c.	
56	GM	Gulf Muhly	Muhlenbergia capillaris	3 gal.	container grown, full top of container, 36" o.c.	
88	MFG	Mexican Feathergrass	Nasella tenuissima	3 gal.	container grown, full top of container, 24" o.c.	
49	WLG	Waxleaf Ligustrum	Ligustrum japonicum	5 gal.	container grown, full plant specimen, 36" o.c.	

GROUNDCOVERS / TURF						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
		Bermudagrass 'Tiffway 419'	Cynodon dactylon 'Tiffway 419'	4" pots	container grown, 15' ht., 5' spread min., 5' clear trunk	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

Decomposed Granite  
3" depth with weed barrier fabric

"In order for trees to be located within the front yard as shown, applicant must provide the following at time of permitting:  
i. Documentation of TxDOT refusal to approve the maintenance of the trees in the required location along the IH-30 frontage road, and  
ii. Written authorization from Oncor allowing planting within the easement."

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE TABULATIONS: PD 811

PARKING LOT  
Requirement: Parking Lots must have landscape islands min. 160 s.f. per row of cars must be placed at both ends of each grouping of rows. Islands to have trees, shrubs and groundcover planting

Provided

DESIGN POINTS REQUIREMENTS: POINTS REQUIRED: 20 / POINTS PROVIDED: 22  
Requirements: Minimum of 20 points must be earned and tabulated on landscape plan

FRONT YARD AREA: MINIMUM 6' MAXIMUM: NONE REQUIRED ALONG INTERSTATE 30  
One (1) point is awarded for each 3% of the total Front Yard provided as landscape area up to a maximum of 15 points if the landscape area:  
1. is at least 50 s.f.  
2. is covered with grass or groundcover  
3. for every 100 s.f. of landscape area includes (3) large shrubs  
FYA: 1,657.5 s.f. / 1607.5 s.f. (96.9%) landscape area provided  
(1) point for each 3% of FYA as landscape  
48.22 s.f. = (1) point  
1607.5 s.f. provided / 77.1 = 33 points / Max. allowed 15 points  
(v) three large shrubs provided per 100 s.f. (49 required / 49 provided)

Three (3) points are awarded if surface parking lot is screened from a street using a hedge-like evergreen plant material, spaced 36" o.c. and 36" ht. at time of planting  
Evergreen Screen provided: 3 points

One (1) point is awarded each when seating area and bicycle rack are placed on site

Two Benches provided: 2 points  
Two Bike Racks provided: 2 points

TOTAL POINTS REQUIRED: 20  
TOTAL POINTS PROVIDED: 22

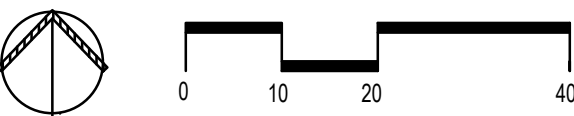
TREES: (e) (1) (A) (i)  
Requirements: Areas that is parallel to and between 2.5' and 8' from the back of the projected street curb. Up to 50% of the required trees may be planted in the median rather than the tree planting zone. If a property owner cannot obtain a parkway landscape permit to locate a required tree in the parkway of median the property Owner shall locate the tree in the required front yard as near as practicable to the front lot line.

IH 30 FRONTAGE ROAD: (165.75 L.F.)

Required: (6) trees  
Provided: (6) new trees, 3" cal.



01 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

**BROCKETTE/DAVIS/DRAKE, INC.**  
consulting engineers  
Civil & Structural Engineering  
Texas Registered Engineering Firm F-841  
12377 Merit Drive, Suite 1100  
Dallas, Texas 75251  
(214) 824-3647 • fax (214) 824-7064

PLAT NO.	BLDG PERMIT NO.	DEV ENGINEERING TRACKING NOS.
S234-017	-	WW24- DP24-

LANDSCAPE PLAN

DENNY'S

LOT 3B, BLOCK M7212

DEVELOPMENT SERVICES

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
BDA	BDA	03/07/2025	DP24	-	L1.1

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CANYON RETAIL - WEST  
SUBAREA B  
PD NO. 811  
DEVELOPMENT PLAN  
CASE# D245-004(SAS)