

LANDSCAPE NOTES

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

SOLID SOD NOTES

PLANT LIST

- 1. 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
- 2. 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.
- 3. 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
- 4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- 5. 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.
- 6. Roll grass areas to achieve a smooth, even surface, free from unnatural
- 7. Water sod thoroughly as sod operation progresses.
- 8. 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
- 9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

BOTANICAL NAME

Ulmus crassifolia

Pistachia chinensis

llex sp. 'Eagleston'

Quercus virginiana

BOTANICAL NAME

Abelia sp. 'Kaleidoscope'

Muhlenbergia cappillaris

Ilex sp. 'Nellie R. Stevens'

Nasella tennuissima

Ligustrum japonicum

BOTANICAL NAME

Bermudagrass 'Tiffway 419' Cynodon dactylon 'Tiffway 419'

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

Ulmus parvifolia 'Bosque'

10. 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.

COMMON NAME

Bosque Elm

Eagleston Holly

Dwf. Abelia 'Kaleidoscope'

Mexican Feathergrass

Waxleaf Ligustrum

COMMON NAME

CE Cedar Elm

EGH

GM

MFG

WLG

GROUNDCOVERS / TURF

QTY. TYPE

CP Chinese Pistache

TYPE COMMON NAME

Gulf Muhly

NRS Nellie R. Stevens Holly

Decomposed Granite

3" depth with and weed barrier fabric

GENERAL LAWN NOTES

- 1. 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.
- 3. 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
- 4. 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
- 6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
- 7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

MAINTENANCE NOTES

REMARKS

3" cal.

3" cal.

3" cal.

3 gal.

5 gal.

following at time of permitting:

5' ht.

- 1. 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.
- 3. 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
- 6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

container grown, 12' ht. min., 4'-5' spread min.

container grown, full plant specimen, 36" o.c.

container grown, full top of container, 36" o.c.

container grown, full top of container, 24" o.c.

container grown, full plant specimen, 36" o.c.

container grown, 15' ht., 5' spread min., 5' clear trunk

"In order for trees to be located within the front yard as shown, applicant must provide the

ii. Written authorization from Oncor allowing planting within the easement."

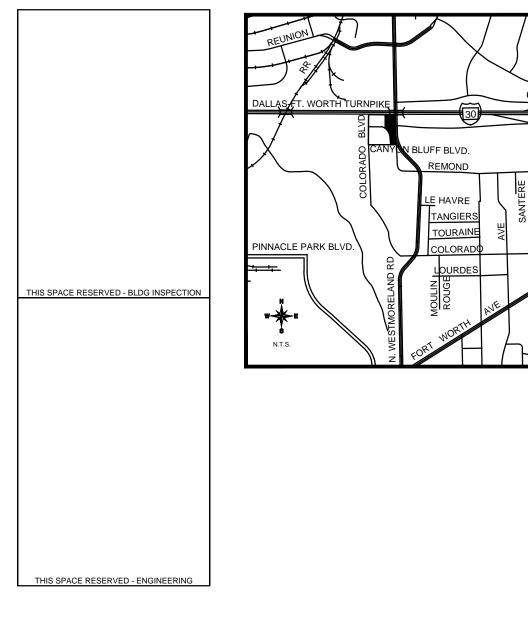
i. Documentation of TxDOT refusal to approve the maintenance of the trees in the

container grown, full to base

required location along the IH-30 frontage road, and

REMARKS

container grown, 10' ht. min., single trunk, tree form



LANDSCAPE TABULATIONS: PD 811

PARKING LOT

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

DESIGN POINTS REQUIREMENTS POINTS REQUIRED: 20 / POINTS PROVIDED: 24 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: 2,266.2 s.f / 2,216.2 s.f. (97.7%) landscape area provided (1) point for each 3% of FYA as landscape 66.4 s.f. = (1) point

> 2,216.2 s.f. provided / 66.4 = 33 points / Max. allowed 15 points (v) three large shrubs provided per 100 s.f. (66 required / 74 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 Four Benches provided: Two Bike Racks provided: 2 points

TOTAL POINTS REQUIRED: 20 TOTAL POINTS PROVIDED: 24

TREES: (e) (1) (A) (ii)

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

(8) new trees, 3" cal.

yard as near as practicable to the front lot line. IH 30 FRONTAGE ROAD: (226.62 L.F.)



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

REVISIONS REV NO. DATE DESCRIPTION

BY:

BDA

03/07/2025

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. WW24-

LANDSCAPE PLAN CHEDDAR'S LOT 3C, BLOCK M/7212

DEVELOPMENT SERVICES CITY OF DALLAS, DALLAS COUNTY, TEXAS

NUMBER

SITE DATA TABLE **EXISTING ZONING:** PD-811, SUBDISTRICT "B" LAND USE: RESTAURANT LOT AREA 71,622 SF, 1.644 ACRES **BUILDING AREA** 6182 SF 0.09:1 **BUILDING HEIGHT** 22'-0" (1 STORY) LOT COVERAGE 8.5% PARKING REQUIRED (1/100 S.F.) 62 SPACES PARKING PROVIDED 139 SPACES (5 HC)

- . NO EXISTING TREES LOCATED ON THE PROPERTY.
- DUMPSTERS TO BE SCREENED WITH A 8' MASONRY SCREEN.
- PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS
- 51-4.209 AND 51-4.211. SQUARE FOOTAGES SHOWN ARE BASED ON CURRENT BUILDING DESIGN AND ARE SUBJECT TO CHANGE.



smr

landscape architects, inc.

1708 N. Griffin Street

Dallas, Texas 75202

Tel 214.871.0083

Fax 214.871.0545

DEVELOPMENT PLAN PROPOSED LOT 3C, BLOCK M/7212 PD 811, SUBAREA B CASE# D245-003(SAS)