

HIGHLAND SPRINGS SENIOR LIVING DEVELOPMENT
SITE DEVELOPMENT PLAN DOCUMENTS
DALLAS, TX

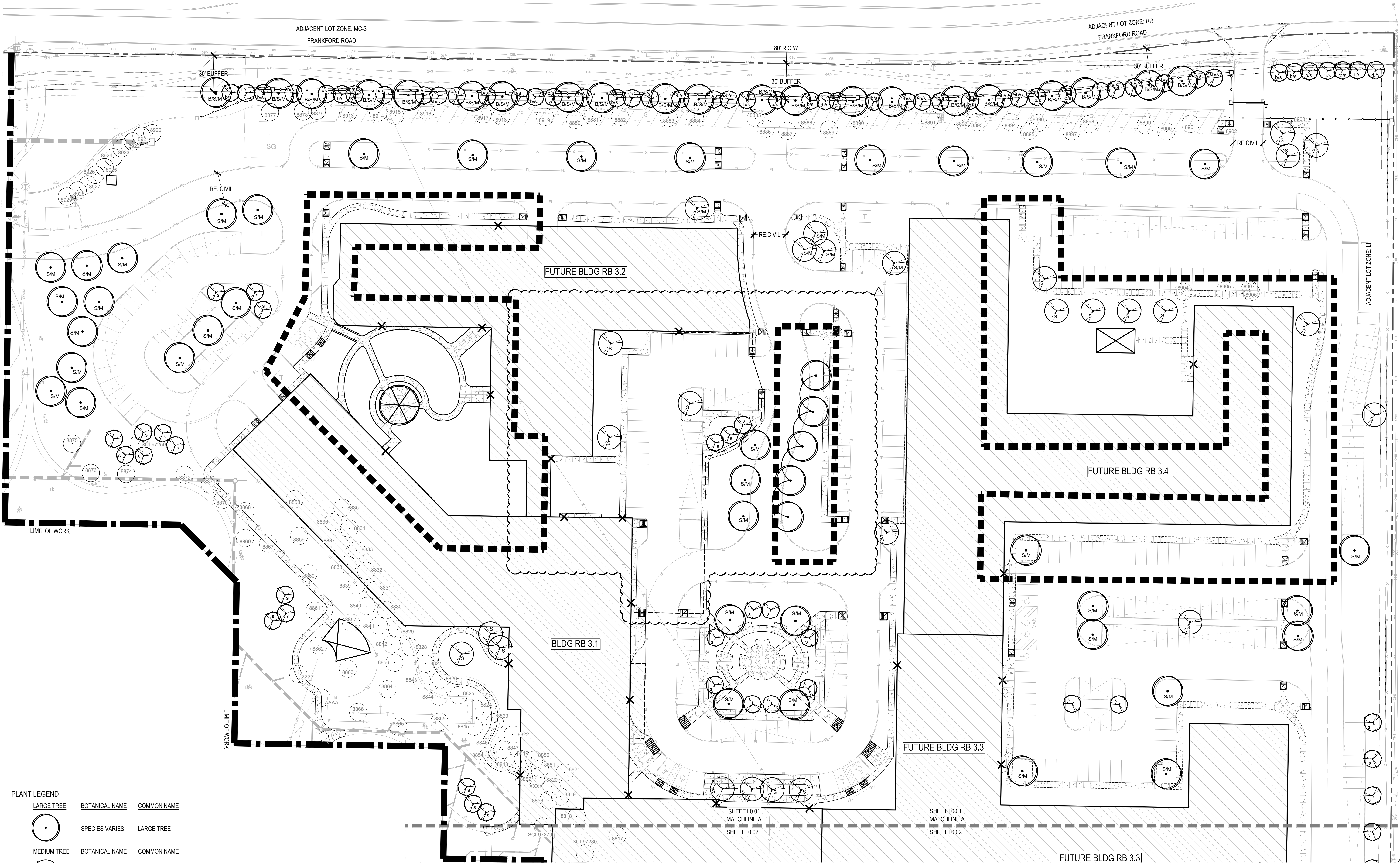
OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410) 242-2880



February 9, 2023
DATE:
10/06/22 PERMIT
02/09/23 REV.01

SHEET TITLE:
LANDSCAPE
PLAN - NORTH
SHEET NUMBER:

L 0.01



PLANT LEGEND

LARGE TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	LARGE TREE
MEDIUM TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	MEDIUM TREE
SMALL TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	SMALL TREE

NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS
APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED
SPECIES TO MEET L.I.D. STANDARDS OUTLINED IN DESIGN
OPTIONS FOR ARTICLE X.

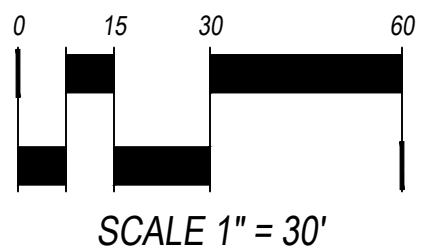
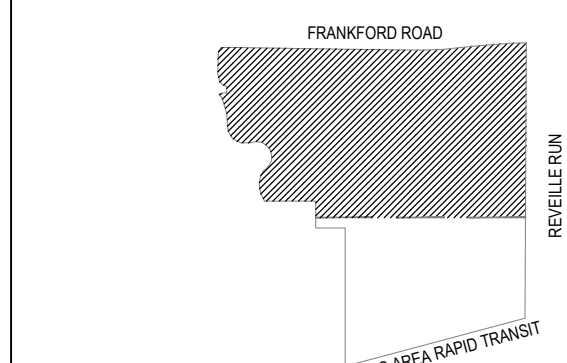
B - LARGE/MEDIUM BUFFER TREE
b - SMALL BUFFER TREE
S - LARGE/MEDIUM SITE TREE
s - SMALL SITE TREE
M - LARGE/MEDIUM MITIGATION TREE
m - SMALL MITIGATION TREE

LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
	BUILDING ENTRY

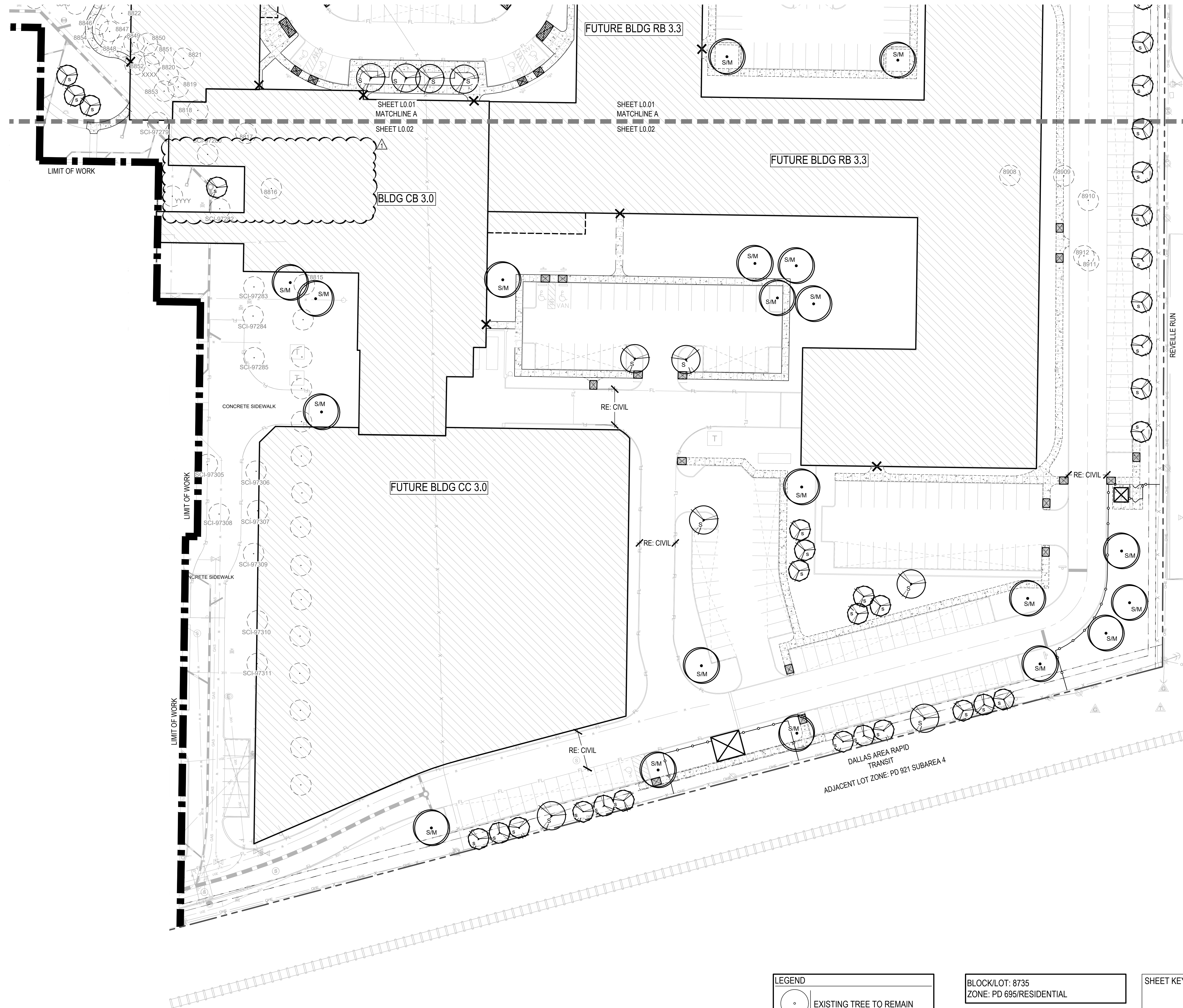
BLOCK/LOT: 8735
ZONE: PD 695/RESIDENTIAL

NOTE: REFER TO CIVIL FOR CONTOURS
AND ALL UNDERGROUND UTILITIES. ALL
TREES SHALL BE LOCATED MIN. 5'-0" FROM
ALL UNDERGROUND UTILITIES.

SHEET KEY, N.T.S.



SCALE 1" = 30'



PLANT LEGEND

LARGE TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	LARGE TREE
MEDIUM TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	MEDIUM TREE
SMALL TREE	BOTANICAL NAME	COMMON NAME
	SPECIES VARIES	SMALL TREE

NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED SPECIES TO MEET L.I.D. STANDARDS OUTLINED IN DESIGN OPTIONS FOR ARTICLE X.

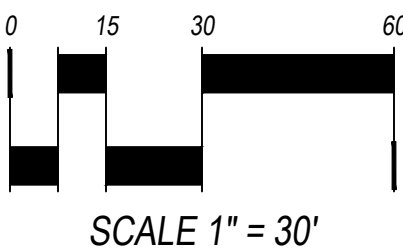
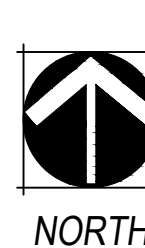
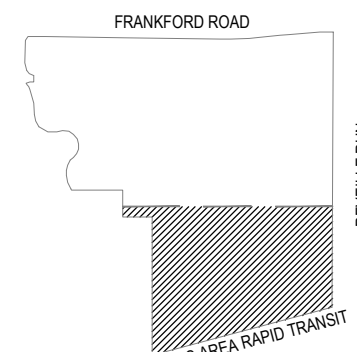
B - LARGE/MEDIUM BUFFER TREE
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s - SMALL SITE TREE
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LEGEND	
	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
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SHEET KEY, N.T.S.



SCALE 1" = 30'

MT
EL
PLAN_010746_City Permit
CHECKED BY:
DRAWN BY:
FILE NAME:

EXISTING TREE SURVEY

Number	Description	Status	Site Tree Credit	Tree Classification	Mitigation
8801	2 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8802	2 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8803	2 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8804	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8805	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8806	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8807	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8808	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8809	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8810	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8811	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8812	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8813	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8814	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8815	3 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8816	2 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8817	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8855	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8857	2 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8858	2 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8859	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8860	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8864	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8818	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8866	3 "MAPLE	Removed	0	Class 2 - Rate: 0.70	0.0
8865	7 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8866	3 "MAPLE	Removed	0	Class 2 - Rate: 0.70	0.0
8867	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8868	9 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8870	9 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8871	5 "COTTONWOOD	Removed	0	Class 3 - Rate: 0.40	0.0
8873	3 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8880	10 "PECAN	Removed	0	Class 2 - Rate: 0.70	7.0
8881	12 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	4.8
8882	9 "OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8883	12 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	4.8
8884	9 "OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8885	9 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8886	4 "MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8887	7 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8888	10 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8889	6 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8890	11 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.7
8891	13 "OAK	Removed	0	Class 2 - Rate: 1.50	18.5
8892	13 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.2
8893	13 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.2
8894	10 "OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8895	9 "PECAN	Removed	0	Class 2 - Rate: 0.70	6.3
8896	8 "PECAN	Removed	0	Class 2 - Rate: 0.70	5.6
8897	8 "PECAN	Removed	0	Class 2 - Rate: 0.70	5.6
8898	10 "OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8899	10 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8900	7 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8901	9 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8902	10 "OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8904	20 "MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	8.0
8905	15 "MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	6.0
8906	17 "MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	6.8
8907	17 "MULTI-TRUNK HACKBERRY	Removed	0	Class 3 - Rate: 0.40	6.8
8908	9 "PINE	Removed	0	Class 3 - Rate: 0.40	3.6
8909	5 "PINE	Removed	0	Class 3 - Rate: 0.40	0.0
8910	5 "PINE	Removed	0	Class 3 - Rate: 0.40	0.0
8911	5 "PINE	Removed	0	Class 3 - Rate: 0.40	0.0
8912	10 "MULTI-TRUNK WILLOW	Removed	0	Class 3 - Rate: 0.40	3.8
8913	10 "OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8914	14 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.6
8915	14 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.6
8916	12 "OAK	Removed	0	Class 2 - Rate: 1.50	18.0
8917	9 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8918	16 "MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	6.4
8919	12 "OAK	Removed	0	Class 2 - Rate: 1.50	18.0
8919	3 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8920	3 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8921	4 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8922	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8923	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8924	4 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8925	4 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8926	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8927	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8928	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8929	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8930	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8931	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8932	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8933	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8934	3 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8935	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8936	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8937	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8938	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8939	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8940	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8941	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8942	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8943	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8944	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8945	2 "MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	0.0
8946	3 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8947	4 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8948	6 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8949	4 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8950	5 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8951	5 "CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	0.0
8952	6 "LIVE OAK	Removed	0	Class 2 - Rate: 0.70	0.0
8953	NO DATA	Removed	0	Class 3 - Rate: 0.40	0.0
8954	NO DATA	Removed	0	Class 3 - Rate: 0.40	0.0
8956	2 "OAK	Removed	0	Class 2 - Rate: 0.70	0.0
GRAND TOTAL TREE MITIGATION REQUIRED:			N/A	N/A	246.4

Number	Description	Status	Site Tree Credit	Tree Classification	Mitigation
8861	3 "OAK	Retained	1	N/A	N/A
8862	3 "OAK	Retained	1	N/A	N/A
8863	1 "OAK	Retained	0	N/A	N/A
8869	4 "COTTONWOOD	Retained	1	N/A	N/A
8872	7 "LIVE OAK	Retained	1	N/A	N/A
8874	3 "OAK	Retained	1	N/A	N/A
8875	2 "OAK	Retained	1	N/A	N/A
8876	4 "CHINABERRY	Retained	1	N/A	N/A
8877	10 "OAK	Retained	2	N/A	N/A
8878	NO DATA	Retained	0	N/A	N/A
8879	NO DATA	Retained	0	N/A	N/A
8903	11 "OAK	Retained	2	N/A	N/A
8920	9 "MAGNOLIA	Retained	2	N/A	N/A
8921	10 "MAGNOLIA	Retained	2	N/A	N/A
8922	9 "MAGNOLIA	Retained	2	N/A	N/A
8923	9 "MAGNOLIA	Retained	2	N/A	N/A
8924	9 "MAGNOLIA	Retained	2	N/A	N/A
8925	9 "MAGNOLIA	Retained	2	N/A	N/A
8926	9 "MAGNOLIA	Retained	2	N/A	N/A
8927	10 "MAGNOLIA	Retained	2	N/A	N/A
8928	10 "MAGNOLIA	Retained	2	N/A	N/A
8929	10 "MAGNOLIA	Retained	2	N/A	N/A
SUBTOTAL TREE CREDITS RETAINED:			31	N/A	N/A
GRAND TOTAL TREE CREDITS:			31	N/A	N/A

NOTES:
1. TREE SURVEY HAS NOT BEEN VERIFIED BY AN ARBORIST. CALIPER AND SPECIES TO BE FIELD VERIFIED PRIOR TO FINAL MITIGATION CALCULATIONS.

LANDSCAPE CALCS - ARTICLE X DESIGN OPTION BREAKDOWN

LANDSCAPE DESIGN OPTION POINTS					POINTS REQUIRED	POINTS PROVIDED
DESIGN OPTION	DESIGN OPTION DESCRIPTION	REQUIRED	PROVIDED	SHEET	POINTS POSSIBLE	POINTS SHOWN
LOW IMPACT DEVELOPMENT (LID)	WATER-WISE PLANT MATERIALS AND PLANTING BEDS.	1. WATER-WISE PLANTS 2. MULCH 3. EFFICIENT IRRIGATION	1. NATIVE AND ADAPTIVE SPECIES 2. 3" MULCH ON ALL PLANTING BEDS 3. SEE IRRIGATION NOTES SHEET 1.0.05	L.0.01 L.0.02 L.0.03 L.0.05	5 PTS	5 PTS
PARKING LOTS	OPTION 1: PEDESTRIAN PATH.	PROVIDE A PROTECTED PEDESTRIAN PATHWAY, BETWEEN THREE FEET AND 15 FEET IN WIDTH, THROUGH A PARKING LOT TO A BUILDING FROM A PUBLIC OR PRIVATE STREET IN AN EXPANDED LANDSCAPE AREA MEDIAN WITH TREES AND A WALKWAY.	158 PEDESTRIAN PATH	L.0.01	5 PTS	5 PTS
PARKING LOTS	OPTION 10: POCKET PARK.	PROVIDE A MINIMUM OF 2,500 SQUARE FEET OF CONTIGUOUS OPEN SOIL LANDSCAPE AREA.	4.109 SQFT CONTINUOUS OPEN SOIL LANDSCAPE AREA	L.0.01	20 PTS	20 PTS
PEDESTRIAN USES	OPTION 2: SPECIAL AMENITIES.	THE CREDITED FACILITIES MUST OCCUPY AT LEAST 5% OF THE LOT AREA PROVIDED IN NO MORE THAN TWO LOCATIONS ON THE LOT. 22.9 AC x 5% = 1.145 AC (49,876.2 SQFT)	PASSIVE RECREATION SPECIAL AMENITIES: AREA 1: 23,751 SQFT AREA 2: 27,605 SQFT TOTAL: 51,356 SQFT	L.0.01 L.0.02	5 PTS	5 PTS
PLANT MATERIAL BONUS	POINTS PROVIDED FOR PLANT MATERIALS ADDED	ADDITIONAL PLANT MATERIALS; LARGE OR MEDIUM TREE QTY: 5	5 LARGE TREES IN ADDITION TO ALL BUFFER/SITE/MITIGATION TREES	L.0.01	5 PTS	5 PTS

LANDSCAPE CALCS - ARTICLE X & PD 695 - FOR RESIDENTIAL ZONING

ARTIFICIAL LOT AREA SITE CALCULATIONS	REQUIRED	PROVIDED
TOTAL GROSS ARTIFICIAL LOT AREA	N/A	22.9 AC.
BUILDING FOOTPRINT AREA	N/A	7.0 AC.
PAVED AREA (VEHICULAR)	N/A	6.6 AC.
OPEN SPACE = (PVIOUS AREA)	N/A	9.3 AC.
BUFFER REQUIREMENTS (FRANKFORD ROAD)		
BUFFER ZONE DIMENSIONS	30'-0" WIDE	30'-0" WIDE
BUFFER ZONE LENGTH (OMITTING ROADWAYS/DRIVEWAYS)	920 LF	920 LF
BUFFER ZONE PLANTING GROUP QUANTITY (EVERY 40') SEE PLAN FOR BUFFER TREE LABEL "B" or "b"	23 GROUPS	23 GROUPS
i. GROUP 1 - ONE LARGE TREE & TWO SMALL TREES	N/A	21 GROUPS
a. LARGE TREE QUANTITY:	21 TREES	21 TREES
b. SMALL TREE QUANTITY:	42 TREES	42 TREES
ii. GROUP 2 - THREE SMALL TREES (BUFFER AREA WITHIN 20' OF OVERHEAD POWER LINE)	N/A	2 GROUPS
a. SMALL TREE QUANTITY	6 TREES	6 TREES
LANDSCAPE AREA REQUIREMENTS		
EQUAL TO 10% OF THE TOTAL SHARED ACCESS DEVELOPMENT AREA	2.3 AC.	2.3 AC. MIN.
SITE TREE REQUIREMENTS		
1 TREE FOR EVERY 4,000 SF WIN SHARED ACCESS DEVELOPMENT AREA (MIN. 2" CAL.) SEE PLANS FOR SITE TREE LABEL "S" or "s"	249	218 NEW SITE TREE CREDITS 31 RETAINED SITE TREE CREDITS
TREE MITIGATION REQUIREMENTS		
CALIPER QTY. OF REMOVED TREES TO BE MITIGATED SEE PLANS FOR MITIGATION LABEL "M" or "m"	REQUIRED 246.4"	PROVIDED 247"
SCREENING - OFF STREET LOADING REQUIREMENTS		
LINEAR FEET OF REQUIRED SCREENING	REQUIRED NOT REQUIRED	PROVIDED N/A
SCREENING - OFF STREET PARKING REQUIREMENTS		
LINEAR FEET OF REQUIRED SCREENING	REQUIRED NOT REQUIRED	PROVIDED N/A

LANDSCAPE PLANT LIST

LARGE TREE QTY BOTANICAL NAME COMMON NAME CALIPER

83 SPECIES VARIES LARGE TREE 3" CAL MIN.
(SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)

MEDIUM TREE QTY BOTANICAL NAME COMMON NAME CALIPER

33 SPECIES VARIES MEDIUM TREE 3" CAL MIN.
(SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)

SMALL TREE QTY BOTANICAL NAME COMMON NAME CALIPER

107 SPECIES VARIES SMALL TREE 2" CAL MIN.
(SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)

GENERAL NOTES

- ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
- TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
- EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE. CONTRACTOR TO PROVIDE AND INSTALL 6 INCHES OF APPROVED TOPSOIL TO ALL PLANTING AREAS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
- PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF DALLAS CODES.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
- THE NATIVE GRASS MIX 609S WILL BE PLANTED FOR SLOPE STABILIZATION.
- IF MORE RESTRICTIVE WATERING RESTRICTIONS ARE IN EFFECT WHEN LANDSCAPE PLANTING IS BEING CONSIDERED, CONTACT THE LANDSCAPE INSPECTOR (DETERMINE WHICH INSPECTOR APPLIES TO THE PARTICULAR PROJECT) BEFORE BEGINNING PLANTING.
- THE IRRIGATION WILL COMPLY WITH DALLAS CITY CODE REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

SOIL CONDITIONING AND MULCHING NOTES

- A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
- NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
- A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
- TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS TO HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

- REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
- PRUNE SUCKERS OFF.
- SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
- MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
- FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
- BREAK UP SIDES OF PLANTING HOLE.
- CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
- DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
 - STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
 - LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
 - STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
- REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

- ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF DALLAS STANDARDS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
 - WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHE