

GENERAL NOTES:

- ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AREAS WILL PROVIDE UNOBSTRUCTED CROSS VISIBILITY.
- THE AREA BETWEEN THE PROPERTY LINE AND THE STREET CURB SHALL BE MAINTAINED BY APPLICANT.
- ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING GROWING CONDITION. ANY LANDSCAPING REMOVED MUST BE REPLACED WITH THE SAME OR COMPARABLE SPECIES AND CALIPER PLANT, AS WHEN IT WAS ORIGINALLY INSTALLED.
- AN UNDERGROUND, LOW PRESSURE, IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PROPOSED AND EXISTING PLANT MATERIAL. THIS SYSTEM WILL BE EQUIPPED WITH A RAIN / WIND GAUGE AND FREEZE-THAW SENSOR.
- AN IRRIGATION PLAN WILL BE PREPARED, BY A LICENSED IRRIGATION DESIGNER, REGISTERED IN THE STATE OF TEXAS. THIS PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUING A BUILDING PERMIT.

LANDSCAPE REQUIREMENTS (PHASE I)

TOTAL SITE 170,395 S.F. (3.912 AC.)  
 TOTAL IMPERVIOUS COVER (77%) = 131,832 S.F.  
 TOTAL BUILDING COVERAGE (33%) = 54,775 S.F.  
 TOTAL PAVEMENT AREA (23%) = 39,563 S.F.

05% REQUIRED (8,519 S.F.)  
 23% PROVIDED (38,563 S.F.)

STREET TREES REQUIRED (BETWEEN BUILDING AND STREET R.O.W.):  
 1/25 L.F. @ 3' CAL. MIN.

MC EWEN ROAD (620 12 L.F.)  
 20.9 TREES REQUIRED

21 TREES PROVIDED  
 03 EXISTING  
 18 PROPOSED  
 09 PHASE I  
 09 PHASE II

MIDWAY ROAD & RADII (265.48 L.F.)  
 10.6 TREES REQUIRED  
 11 TREES PROVIDED  
 11 PROPOSED

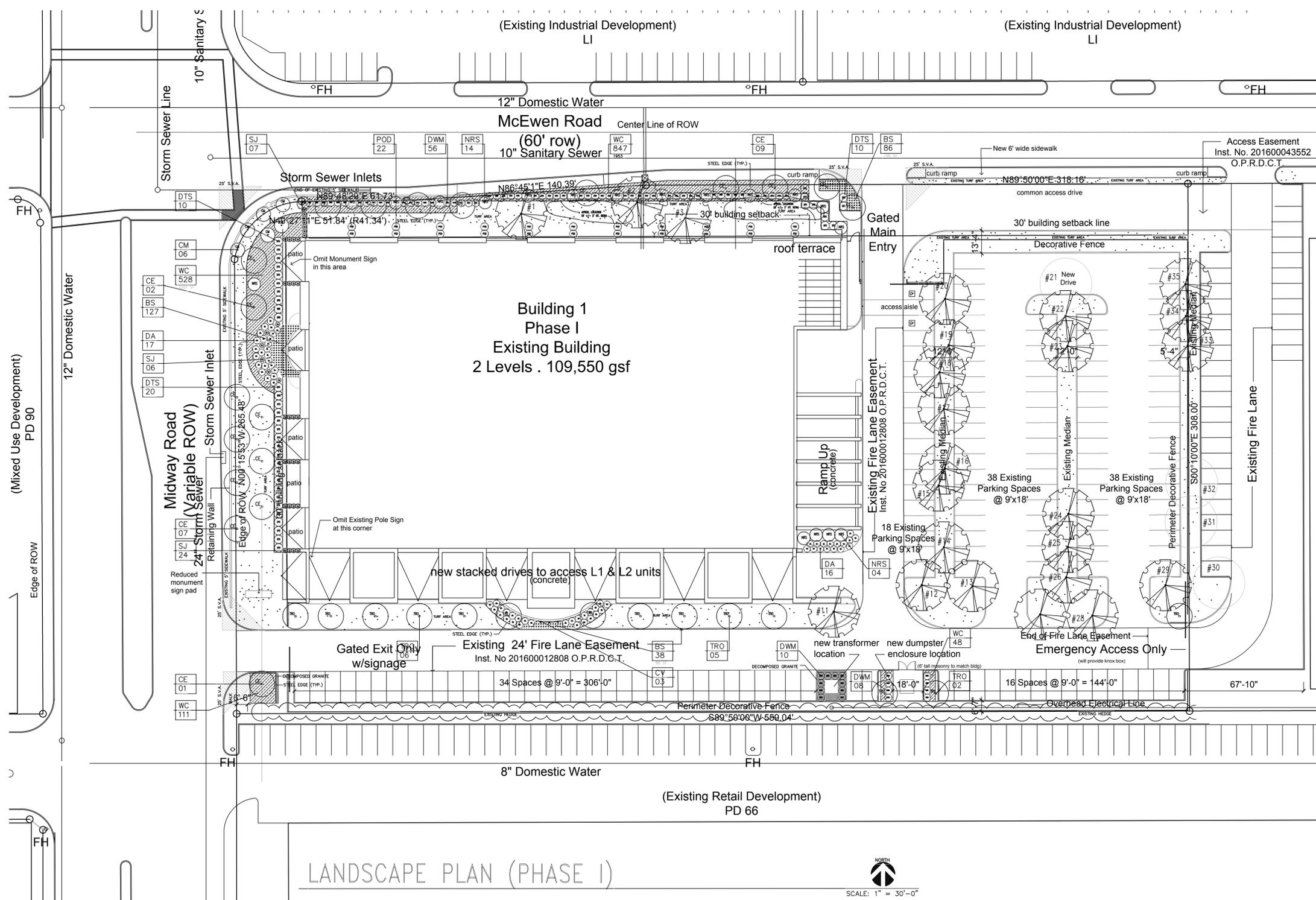
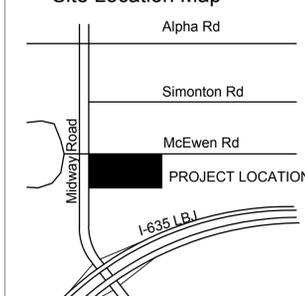
PLANT KEY

	TEXAS RED OAK		BERKELEY SEDGE
	CEDAR ELM		PURPLE LEAF WINTER CREEPER
	NATCHEZ CRAPEMYRTLE-M/T		COMMON BERMUDA
	NELLIE R. STEVENS HOLLY		EXISTING TREE REMOVED
	JAPANESE YEW		DECOMPOSED GRANITE
	SKYROCKET JUNIPER		
	DWARF TEXAS SAGE		
	DWARF WAX MYRTLE		
	DWARF ABELIA		
	CROSS VINE		

PLANT SCHEDULE (PHASE I ONLY)

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TR	1	TEXAS RED OAK	<i>Quercus rubra</i>	4" - 4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
CE	18	CEDAR ELM	<i>Quercus coccinea</i>	4" - 4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
TR	13	TEXAS RED OAK	<i>Quercus texana</i>	4" - 4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
CM	06	NATCHEZ CRAPEMYRTLE	<i>Lagerstromia indica</i> - 'Natchez'	MT	UNIFORM HEIGHT, FULL CROWN
SHRUB	18	NELLIE R. STEVENS HOLLY	<i>Ilex x Nelsii</i> - 'Nellie R. Stevens'	30" GAL.	PLANT WEDGE INDICATED
NRS	74	DWARF WAX MYRTLE	<i>Myrica aspera</i>	2" GAL.	PLANT WEDGE INDICATED; PLANT WEDGE
DB	40	DWARF TEXAS SAGE	<i>Leucophyllum canadense</i> 'Tussock Cloud'	2" GAL.	PLANT WEDGE INDICATED; PLANT WEDGE
BS	213	BERKELEY SEDGE	<i>Carex obovata</i>	1" GAL.	PLANT WEDGE INDICATED
YD	32	JAPANESE YEW	<i>Podocarpus nagi</i>	1.5" GAL.	PLANT WEDGE INDICATED
DA	37	DWARF ABELIA ROSE CREEK	<i>Abelia grandiflora</i> 'Rose Creek'	3" GAL.	PLANT WEDGE INDICATED; PLANT WEDGE
SI	31	SKYROCKET JUNIPER	<i>Juniperus scopulorum</i> 'Skyrocket'	2" GAL.	PLANT WEDGE INDICATED; PLANT WEDGE
VINE	03	CROSS VINE	<i>Elymus canadensis</i>	1" GAL.	PLANT WEDGE INDICATED
GROUND COVER	1271	PURPLE LEAF WINTER CREEPER	<i>Elymus torreyi</i> 'Coloratus'	1" GAL.	PLANT WEDGE INDICATED; LEVEL SUBstrate AND SOIL BED PLACE
TURF GRASS					
TURF		COMMON BERMUDA	<i>Cynodon DACTYLON</i>	500	

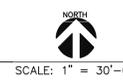
Site Location Map



- GENERAL PLANTING NOTES
- QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BED SIZES AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
  - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
  - SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL TO GRADE.
  - TREE HOLES TO BE EXCAVATED 2" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
  - SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
  - MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
  - BED EDGING TO BE STEEL EDGE 12G, X 5.5" AS MANUFACTURED BY COL-MET, COLOR: BLACK OR APPROVED EQUAL.
  - ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
  - ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
  - ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
  - ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
  - GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
  - LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
  - THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
  - RYBA LANDSCAPE ARCHITECTURE (RLA) ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
  - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
  - GROUND COVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" FILLED INTO PLACE TO A 6" DEPTH.

DATE	ACTION
Planning & Zoning Commission Date:	
City Council Date:	
Ordinance No:	
Resolution No:	
Administrative Approval Date:	

LANDSCAPE PLAN (PHASE I)



REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 031919SACM  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 SUBMITTED DATE: [Date]  
 DATE: [Date]

**RYBA Inc.**  
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 Site Planning  
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 Dallas, TX 75231  
 (214) 629-2052  
 ria@airmail.net  
 www.rybadesign.com

REGISTERED PROFESSIONAL ARCHITECT  
 STEVEN R. RYBA  
 1724

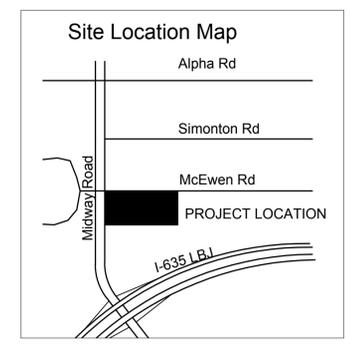
Midway Conversion  
 13342 Midway Road  
 Farmers Branch, Texas

LANDSCAPE DEVELOPMENT PLAN

SHEET TITLE  
 PHASE I LANDSCAPE

SHEET  
**L1.01**

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**PLANT KEY**

TEXAS RED OAK	BERKELEY SEDGE
CEDAR ELM	PURPLE LEAF WINTER CREEPER
NATCHEZ CRAPEMYRTLE-M/T	COMMON BERMUDA
NELIE R. STEVENS HOLLY	DECOMPOSED GRANITE
JAPANESE YEW	
SKYROCKET JUNIPER	
DWARF TEXAS SAGE	
DWARF WAX MYRTLE	
DWARF ABELIA	
CROSS VINE	

**PLANT SCHEDULE (PHASE II ONLY)**

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	07	CEDAR ELM	Quercus coccinea	4"-4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
TRO	05	TEXAS RED OAK	Quercus laevis	4"-4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
CM	09	NATCHEZ CRAPEMYRTLE	Ligustrum indica 'Natchez'	1.0'-1.2' H.	UNIFORM HEIGHT, FULL CROWN
SHRUBS					
NRS	11	NELIE R. STEVENS HOLLY	Ilex x Nellie R. Stevens	30 GAL.	PLANT WHERE INDICATED
DWM	13	DWARF WAX MYRTLE	Myrica pauciflora	7 GAL.	PLANT 1/2" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
DTS	26	DWARF TEXAS SAGE	Leucophyllum canadense 'Tender Cloud'	7 GAL.	PLANT 1/2" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
BS	742	BERRY SEDGE	Carex obovata	1 GAL.	PLANT 1/2" O.C.
DA	11	JAPANESE YEW	Podocarpus neriifolius	1.5 GAL.	PLANT WHERE INDICATED
DA	11	DWARF ABELIA	Amelanchier alnifolia 'Royal Crown'	1.5 GAL.	PLANT 1/2" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
DA	11	SKYROCKET JUNIPER	Juniperus horizontalis 'Skyrocket'	7 GAL.	PLANT 1/2" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
GROUND COVER					
WC	11	PURPLE LEAF WINTER CREEPER	Erigeron phillyriae 'Colony'	1 GAL.	PLANT 1/2" O.C.
TURF GRASS					
DA	11	COMMON BERMUDA	CYNODON DACTYLON	500	PLANT WHERE INDICATED, LEVEL SUB BASE AND SOIL INTO PLACE

**LANDSCAPE REQUIREMENTS (PHASE I & II)**  
 TOTAL SITE: 170,319.6 S.F. (3.91 AC.)  
 TOTAL IMPERVIOUS COVER (82%) = 139,470 S.F.  
 TOTAL BUILDING COVERAGE (43%) = 72,775 S.F.  
 TOTAL PERVIOUS AREA = (18%) = 30,579.6 S.F.

05% REQUIRED (8,515 S.F.)  
 18% PROVIDED (30,925 S.F.)

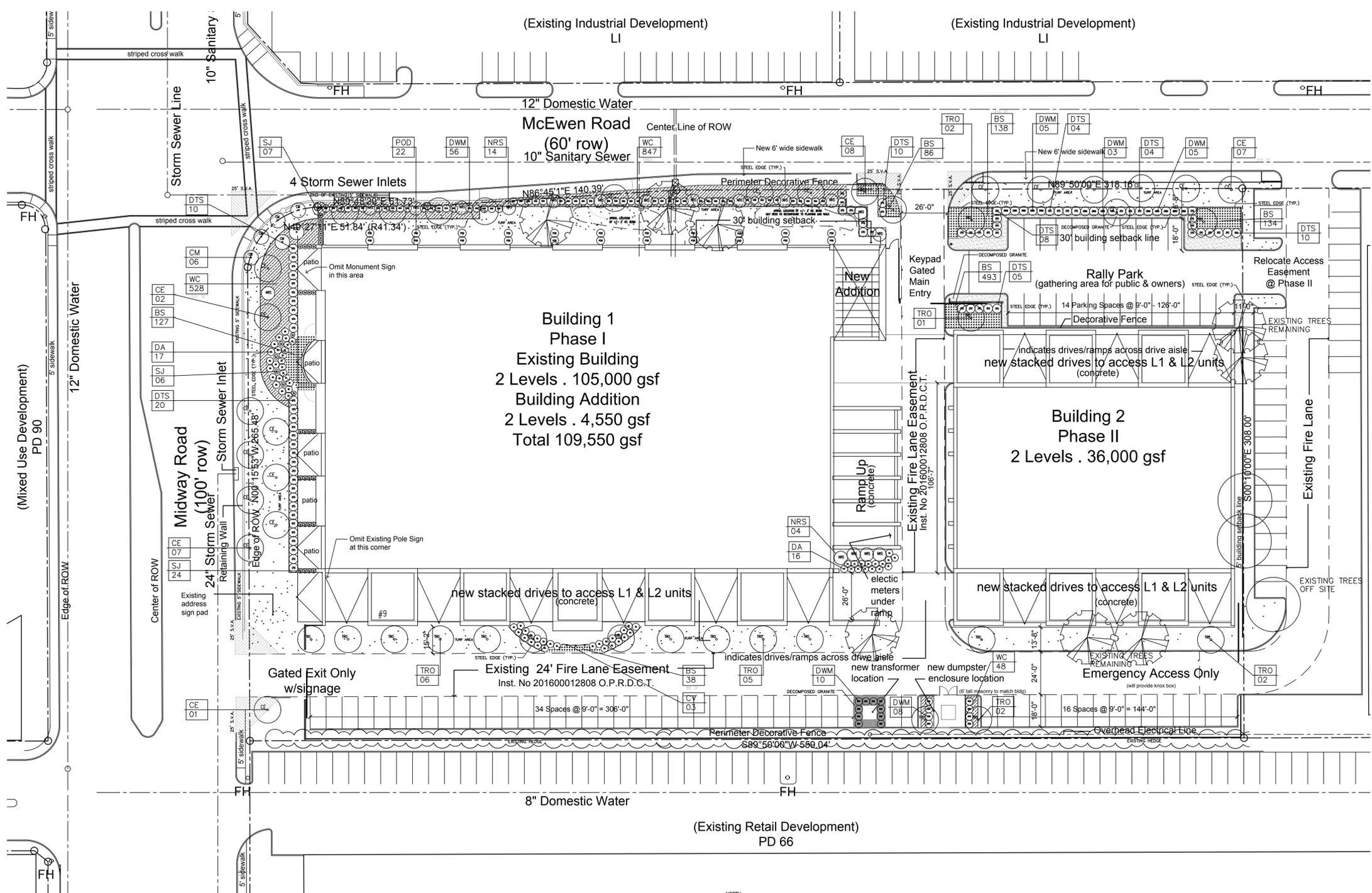
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 1 / 25 L.F. @ 3" CAL MIN.

MC EWEN ROAD (520' L.F.)  
 20.9 TREES REQUIRED  
 21 TREES PROVIDED  
 03 EXISTING  
 18 PROPOSED  
 09 PHASE I  
 09 PHASE II

MIDWAY ROAD & RADII (265' L.F.)  
 10.6 TREES REQUIRED  
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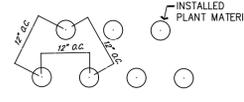
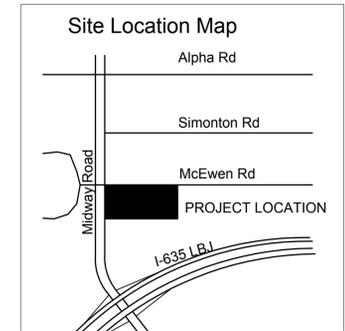
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DATE	ACTION
Planning & Zoning Commission Date: _____	
City Council Date: _____	
Ordinance No: _____	
Resolution No: _____	
Administrative Approval Date: _____	

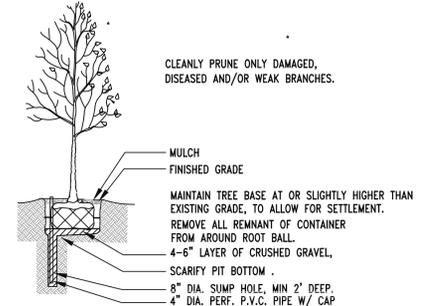


LANDSCAPE PLAN (PHASE I & II)



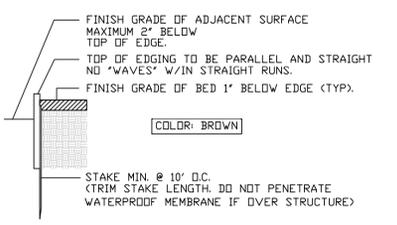
NOTE:  
1. THE "ON CENTER" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE FOR VARIOUS "ON CENTERS".

GROUNDCOVER PLANTING-PLAN N.T.S.

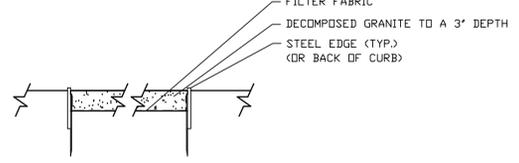


SPECIFICATIONS:  
1. USE 4" DIA. PERF., PVC PIPE WITH SUMP.  
2. LINE BOTTOM OF PIT WITH 4-6" LAYER OF CRUSHED GRAVEL, 1/2" CRUSHED AGGREGATE, FREE OF FINES.  
3. DRILL 8" SUMP HOLE AT LOW SIDE OF PIT, SLOPE PIT BASE TO HOLE. FILL HOLE WITH 1/2" CRUSHED AGGREGATE, FREE OF FINES.

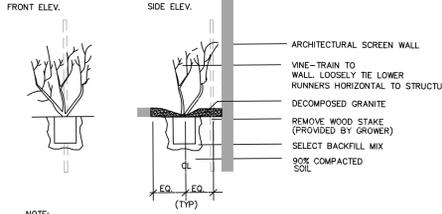
LARGE CANOPY TREE-SECTION N.T.S.



STEEL EDGE-SECTION N.T.S.

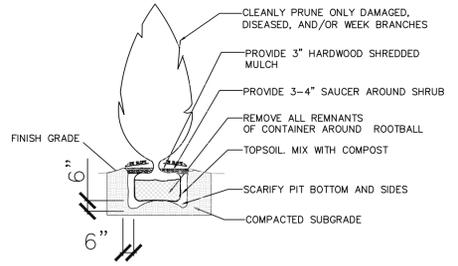


DECOMPOSED GRANITE PLANTING BED-SECTION N.T.S.

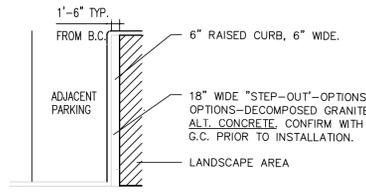


NOTE:  
1. DO NOT INSERT STAKE INTO ROOT BALL  
2. VINE TO HAVE A MINIMUM OF 3 RUNNERS.  
3. SELECT BACKFILL ACCORDING TO INDUSTRY AND REGIONAL STANDARDS

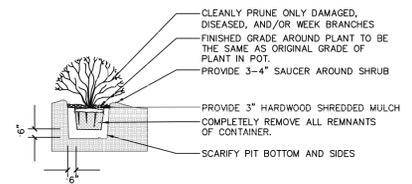
TYPICAL VINE PLANTING-SECTION N.T.S.



LARGE SHRUB-SECTION N.T.S.



TYPICAL PARKING ISLAND-PLAN N.T.S.



NOTE:  
1. USE MIXED COMPOST TO BACKFILL.  
2. FERTILIZE AND WATER THOROUGHLY AFTER INSTALLATION.  
3. EXCAVATE ENTIRE SHRUB BED, AS SHOWN.  
4. NO SHRUB, EDGER OF ROOTBALL, SHALL BE PLANTED CLOSER THAN 2'-3" FROM FOUNDATION OF BUILDING.

SHRUB PLANTING-SECTION N.T.S.

	DATE	ACTION
Planning & Zoning Commission Date:		
City Council Date:		
Ordinance No.:		
Resolution No.:		
Administrative Approval Date:		

REVISIONS

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PROJECT NO.	031919DSAMC
DRAWN	LD
CHECKED	SR
SUBMITTAL DATES	
DATE	



Landscape Architecture  
Site Planning  
10670 North Central Expwy.  
8th Floor  
Dallas, TX 75231  
(214) 629-2052  
ria@airmail.net  
www.rybadesign.com



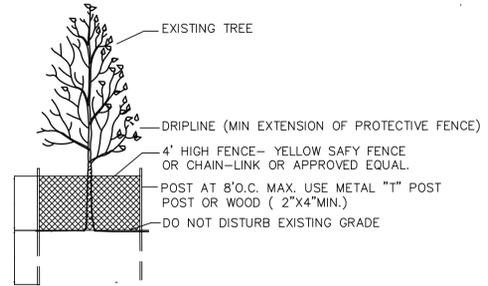
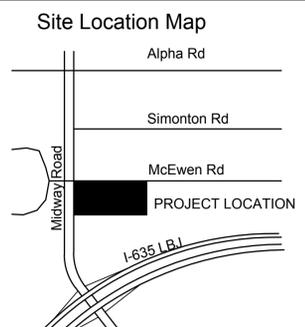
Midway Conversion  
13342 Midway Road  
Farmers Branch, Texas

LANDSCAPE DEVELOPMENT PLAN

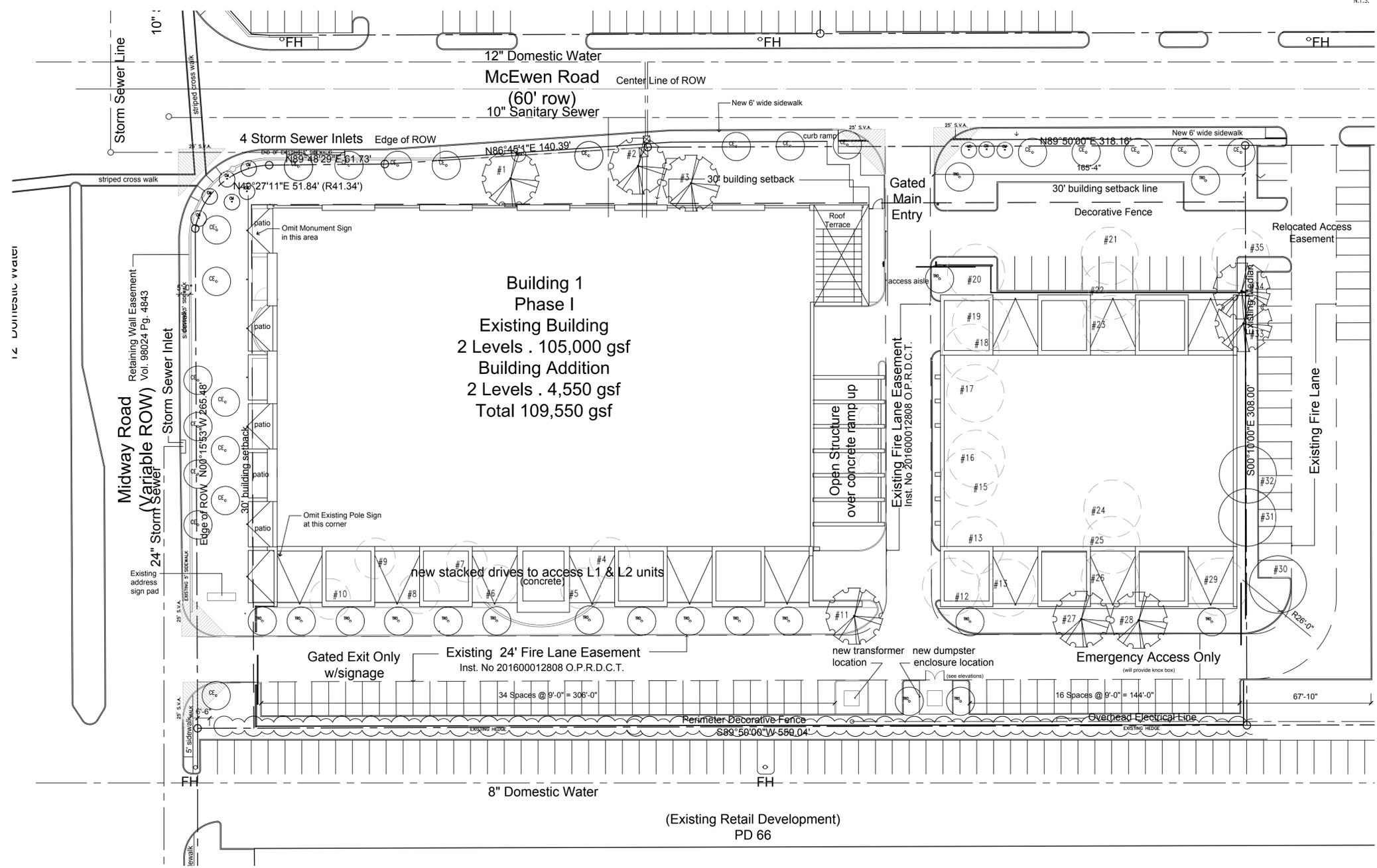
SHEET TITLE  
LANDSCAPE DETAILS

SHEET  
L3.01

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TREE PRESERVATION AREA - DETAIL N.T.S.



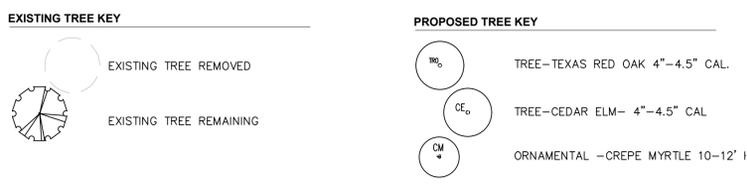
KEY	COMMON NAME	BOTANICAL NAME	SIZE	REMAINING	REMOVED
#1	LIVE OAK	Quercus virginiana	19' / 18"	+	
#2	LIVE OAK	Quercus virginiana	17' / 22"	+	
#3	LIVE OAK	Quercus virginiana	23"	+	
#4	CREPE MYRTLE -MT	Lagerstroemia indica	25' HT.		+
#5	CREPE MYRTLE -MT	Lagerstroemia indica	22' HT.		+
#6	CREPE MYRTLE -MT	Lagerstroemia indica	40' HT.		+
#7	CREPE MYRTLE -MT	Lagerstroemia indica	45' HT.		+
#8	YAUPON HOLLY TREE -MT	Ilex vomitoria	22' HT.		+
#9	YAUPON HOLLY TREE -MT	Ilex vomitoria	22' HT.		+
#10	CREPE MYRTLE -MT	Lagerstroemia indica	20' HT.		+
#11	LIVE OAK -MT	Quercus virginiana	11' / 12' / 12' / 14"		+
#12	LIVE OAK -MT	Quercus virginiana	12' / 16"		+
#13	LIVE OAK	Quercus virginiana	17"		+
#14	PECAN M-T	Carya illinoensis	18' / 20' / 12"		+
#15	PECAN	Carya illinoensis	22"		+
#16	PECAN M-T	Carya illinoensis	14' / 12' / 10"		+
#17	PECAN M-T	Carya illinoensis	15' / 17"		+
#18	PECAN M-T	Carya illinoensis	9' / 6' / 15"		+
#19	PECAN	Carya illinoensis	24"		+
#20	PECAN	Carya illinoensis	24"		+
#21	CEDAR ELM	Ulmus crassifolia	8"		+
#22	CEDAR ELM	Ulmus crassifolia	8"		+
#23	CEDAR ELM	Ulmus crassifolia	12"		+
#24	LIVE OAK M-T	Quercus virginiana	12' / 12"		+
#25	LIVE OAK M-T	Quercus virginiana	8' / 7' / 11' / 12"		+
#26	LIVE OAK	Quercus virginiana	17"		+
#27	LIVE OAK	Quercus virginiana	12"		+
#28	LIVE OAK	Quercus virginiana	15"		+
#29	LIVE OAK M-T	Quercus virginiana	10' / 13"	OFF SITE	
#30	LIVE OAK	Quercus virginiana	22"	OFF SITE	
#31	CEDAR ELM	Ulmus crassifolia	7"	OFF SITE	
#32	CEDAR ELM	Ulmus crassifolia	11"		+
#33	CEDAR ELM	Ulmus crassifolia	8"		+
#34	CEDAR ELM	Ulmus crassifolia	7"		+
#35	CEDAR ELM	Ulmus crassifolia	8"		+

NOT PROTECTED / REQUIRING MITIGATION

**TREE MITIGATION REQUIREMENTS**  
 17 PROTECTED CANOPY TREES REMOVED  
 TOTAL = 415 CAL. IN.  
 7-MULTI-TRUNK = 253 CAL. IN.  
 9-SINGLE TRUNK = 162 CAL. IN.  
 16 PROTECTED  
 MITIGATION AT 5:1 REPLACEMENT  
 415 CAL. IN. / 5 = 83 CAL. INCH.  
 83 CAL. INCH REQUIRED  
 131 CAL. INCH PROVIDED  
 17 - 4 TO 4.5 CAL. IN. - CEDAR ELM ( 77 CAL.IN.)  
 12 - 4 TO 4.5 CAL. IN. - TEXAS RED OAK ( 54 CAL.IN.)

DATE	ACTION
Planning & Zoning Commission Date: _____	
City Council Date: _____	
Ordinance No: _____	
Resolution No: _____	
Administrative Approval Date: _____	

TREE PRESERVATION / MITIGATION - PLAN



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REVISIONS

PROJECT NO. 031919EDSAMC  
 DRAWN: [ ]  
 CHECKED: [ ]  
 SUBMITTAL DATES: [ ]  
 DATE: [ ]

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REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
 STEVEN R. RYBA  
 1724

Midway Conversion  
 13342 Midway Road  
 Farmers Branch, Texas

LANDSCAPE DEVELOPMENT PLAN

SHEET TITLE  
 TREE PRESERVATION

SHEET  
**L4.01**