

CITY OF FARMERS BRANCH ARTICLE 4 & PD - 81 MIRA LAGO LANDSCAPE REQUIREMENTS

SITE AREA = 81,516 S.F.
 PD-81 REQUIREMENTS:
 PERCENTAGE OF TOTAL SITE OPEN SPACE REQUIRED = 10% OR 8,516 S.F.
 SQUARE FOOTAGE OF OPEN SPACE PROVIDED = 22,424 S.F. OR 28%
 NO PARKING SPACE FARTHER THAN 80 L.F. FROM A TREE
 ARTICLE 4 REQUIREMENTS:

TREES:
 (1) TREE FOR EACH 25 L.F. OF STREET FRONTAGE
 MIRA LAGO BLVD. (EAST/WEST): 553 L.F.
 AREA: 3,295 S.F.
 REQUIRED: 5 LANDSCAPE PARKWAY (2) TREES, 3" CAL. 25' O.C.
 PROVIDED: 5 LANDSCAPE PARKWAY (2) TREES, 3" CAL. 25' O.C.
 SHRUBS TO MIN. 3 GAL. SHRUBS - 3 GAL.

MIRA LAGO BLVD. (NORTH/SOUTH): 112 L.F.
 AREA: 703 S.F.
 REQUIRED: 5 LANDSCAPE PARKWAY (5) TREES, 3" CAL. 25' O.C.
 PROVIDED: 5 LANDSCAPE PARKWAY (5) TREES, 3" CAL. 25' O.C.
 SHRUBS TO MIN. 3 GAL. SHRUBS - 3 GAL.

LBJ FWY 635 STREET FRONTAGE: 138 L.F.
 LIVE OAKS, 100 GAL., 2 STAGGERED ROWS 30 FT. O.C. & ROWS 25' APART
 REQUIRED: 10 TREES, 3" CAL. 30' O.C.
 PROVIDED: 10 TREES, 3" CAL. 30' O.C.
 SHRUBS TO MIN. 3 GAL. SHRUBS - 3 GAL.

REFUSE CONTAINER SCREENING:
 SCREENED WITH EVERGREEN SHRUBS, 5 FT. TALL AT TIME OF INSTALLATION
 STREET FURNITURE:
 (1) BENCH FOR EVERY 100 L.F. OF SIDEWALK
 - MIRA LAGO BLVD. (NORTH/SOUTH): 570 L.F.
 REQUIRED: 6 BENCHES
 PROVIDED: 6 BENCHES
 - MIRA LAGO BLVD. (EAST/WEST): 118 L.F.
 REQUIRED: 1 BENCH
 PROVIDED: 1 BENCH

NO EXISTING TREES ON SITE
 IRRIGATION TO BE PROVIDED WITH PERMANENT AUTOMATIC UNDERGROUND SYSTEM

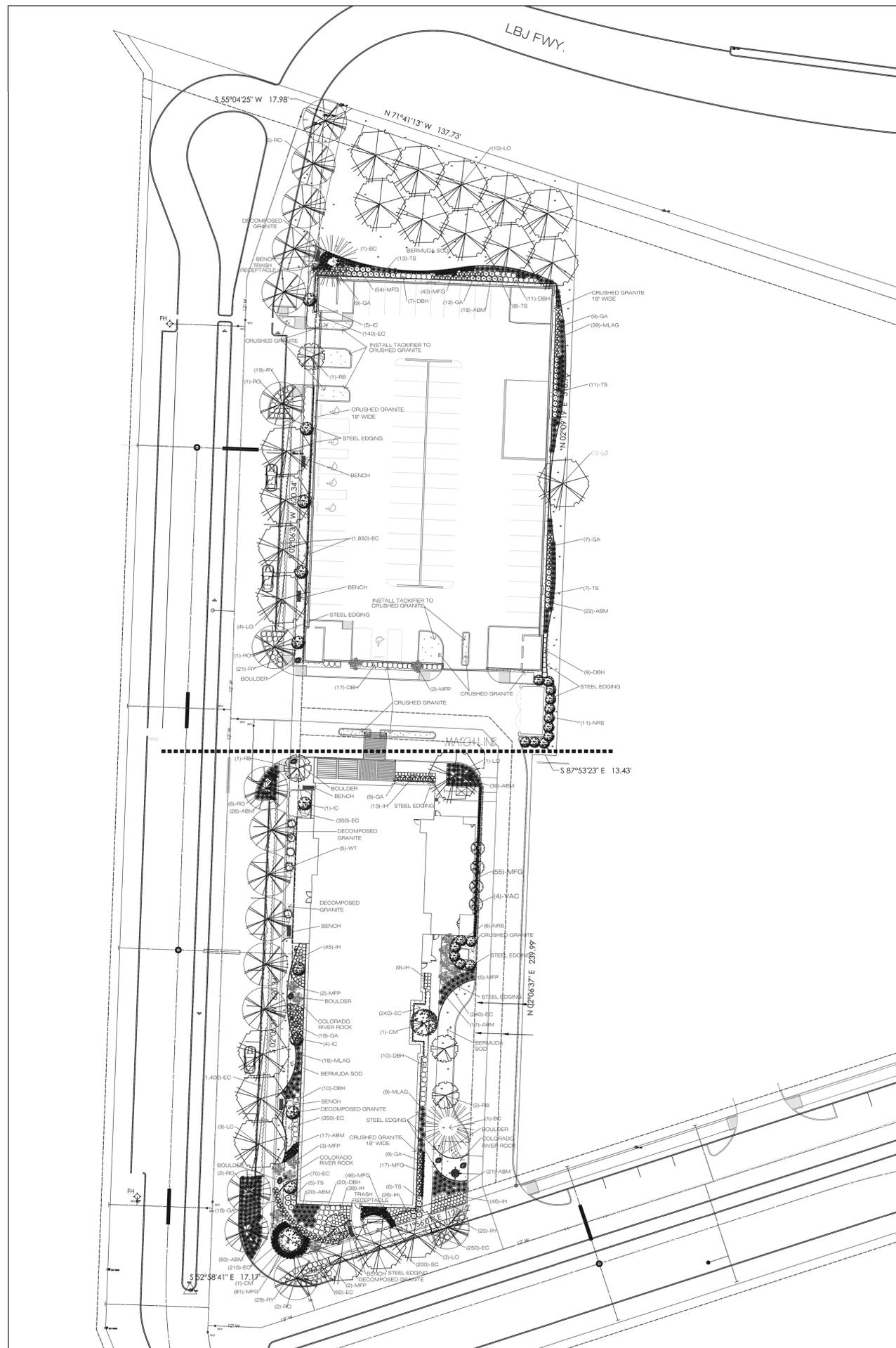
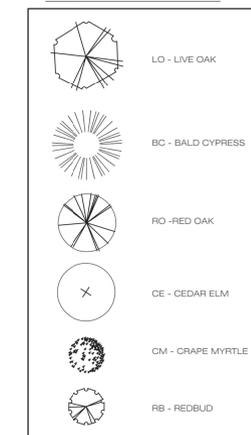
PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED, FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATED ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNERS REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
- APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATIC SYSTEM.
- AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
- ALL TRANSFORMERS AND SWITCHGEAR LOCATED ABOVE GROUND WILL BE SCREENED BY LANDSCAPING.

PLANT LIST

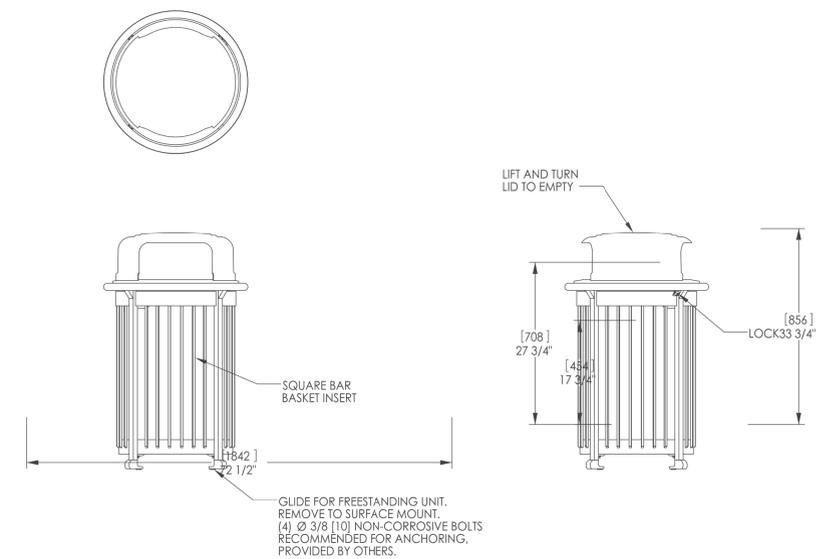
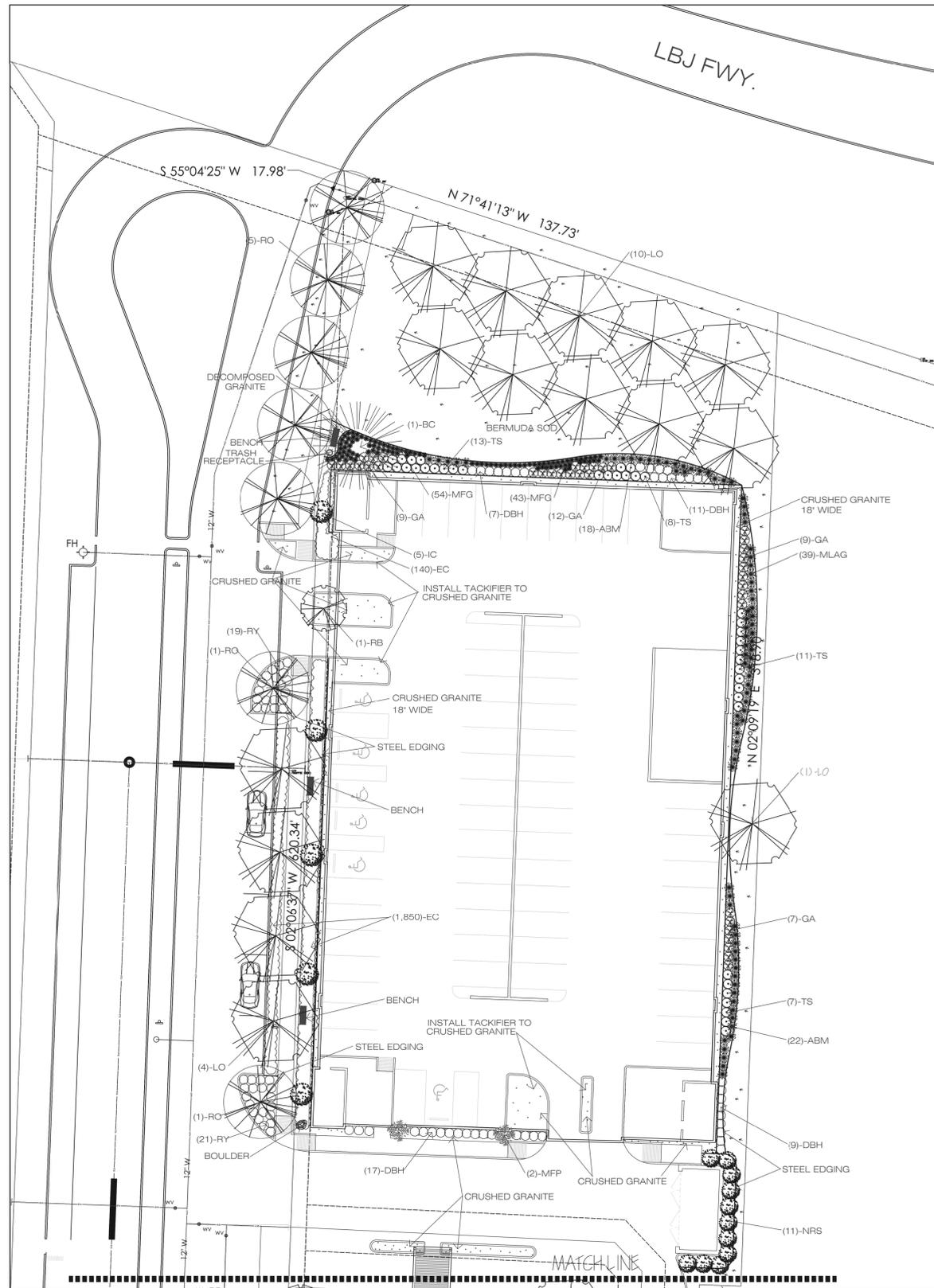
KEY	QUANTITY	TREES DESCRIPTION	SIZE
BC	2	TAXODIUM DISTICHUM BALD CYPRESS	100 GAL., 4" CAL., MIN. 4" SPD., MIN. 12 FT. HT.
LO	22	QUERCUS VIRGINIANA LIVE OAK	100 GAL., 4" CAL., MIN. 4" SPD., MIN. 12 FT. HT.
RO	17	QUERCUS SHUMARDII TEXAS RED OAK	100 GAL., 4" CAL., MIN. 4" SPD., MIN. 12 FT. HT.
KEY	QUANTITY	ORNAMENTAL TREES DESCRIPTION	SIZE
CM	2	LAGERSTROEMIA INDICA 'NATCHEZ' NATCHEZ CRAPE MYRTLE	3" CAL., 8" HT., MIN. 3 CANES
IC	10	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	18" BOX, MIN. 8'-10" HT., 3' SPREAD
RB	4	CERCIS CANADENSIS 'FOREST PANSY' FOREST PANSY REDBUD	3" CAL., 8" HT., 3' SPREAD
VAC	4	VITEX AGNUS-CASTUS VITEX 'MONTROSE PURPLE'	20 GAL., MIN. 7" HT., 3' SPREAD
KEY	QUANTITY	SHRUBS DESCRIPTION	SIZE
WT	5	AGAVE OVATIFOLIA WHALE'S TONGUE	15 GAL., MIN. 20" HT.
MFP	14	CHAMAEROPS HUMILIS MEXICAN FAN PALM	15 GAL., MIN. 42" HT. 5 GAL., MIN. 24" HT., 36" O.C.
GA	89	ABELIA GRANDIFLORA GLOSSY ABELIA	5 GAL., MIN. 15" HT., 30" O.C.
IH	177	RAPHIOLEPSIS INDICA 'PINK LADY' INDIAN HAWTHORN	30 GAL., 5" HT., 3' SPREAD
NRS	17	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	5 GAL., MIN. 15" HT., 18" O.C.
DBH	84	ILEX BURFORDII 'NANA' DF. BURFORD HOLLY	5 GAL., MIN. 15" HT., 36" O.C.
RY	91	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 24" HT., 36" O.C.
TS	50	LEUCOPHYLLUM LANGMANIAE TEXAS SAGE 'LYNN'S LEGACY'	5 GAL., MIN. 24" HT., 36" O.C.
KEY	QUANTITY	GROUND COVER DESCRIPTION	SIZE
EC	5,160	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
ABM	254	MUHLENBERGIA CAPILLARIS 'REGAL MIST' MUHLY GULF GRASS	1 GAL., FULL PLANT 30" O.C.
MLAG	66	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW	1 GAL., FULL PLANT 30" O.C.
MFG	296	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
KEY	QUANTITY	BLOOMING COLOR DESCRIPTION	SIZE
SC	200	SEASONAL COLOR	4" POT, FULL PLANT 8" O.C.

TREE KEY



01 LANDSCAPE PLAN
 SCALE: 1" = 30'-0"



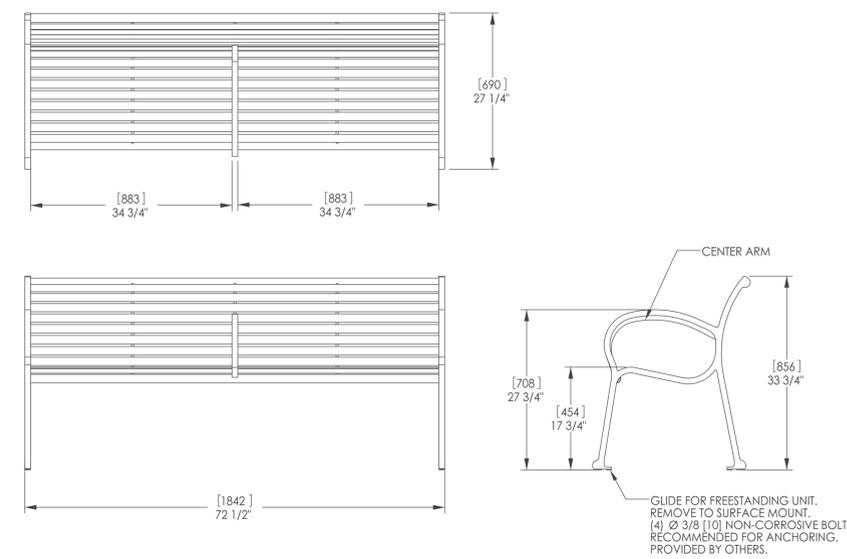


landscapeforms Drawing: SC175-04
 Dimensions are in inches [mm]

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TREE KEY

	LO - LIVE OAK
	BC - BALD CYPRESS
	RO - RED OAK
	CE - CEDAR ELM
	CM - CRAPE MYRTLE
	RB - REDBUD

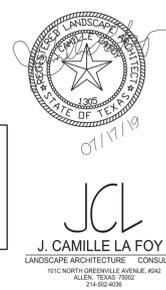


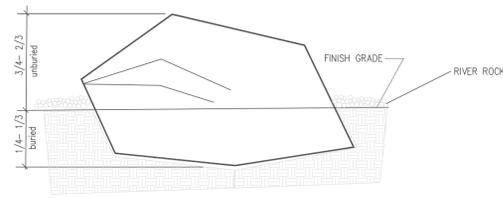
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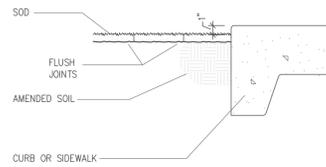
01 **LANDSCAPE PLAN**
 SCALE: 1" = 30'-0"
 TRUE NORTH

SHEET NOTES:
 ALL STREET FURNITURE AND LANDSCAPING (I.E. STREETScape) WITHIN THE PARKWAY (R.O.W.) WILL BE MAINTAINED BY THE PROPERTY OWNER ASSOCIATION.

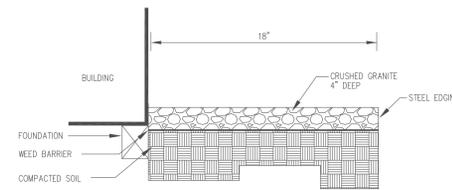




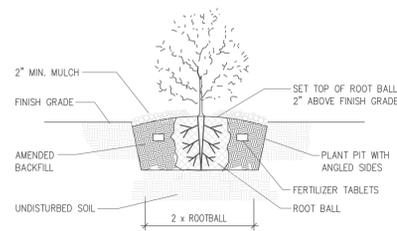
A BOULDER PLACEMENT
DETAIL
SCALE: NTS



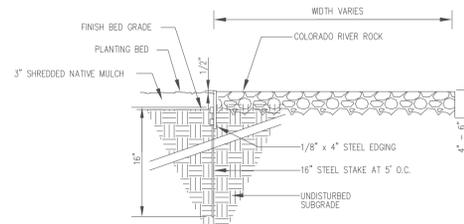
B SOD INSTALLATION
SCALE: NTS



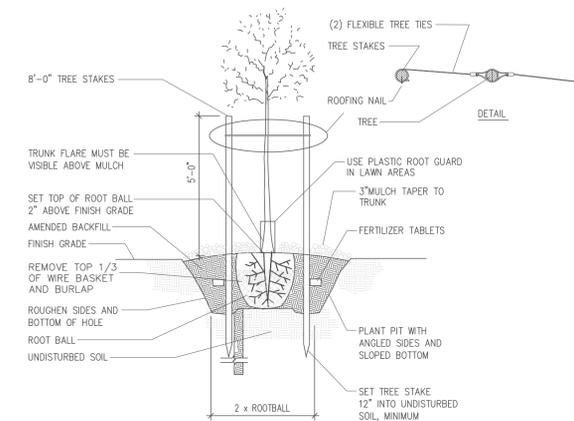
C GRAVEL BORDER
SCALE: NTS



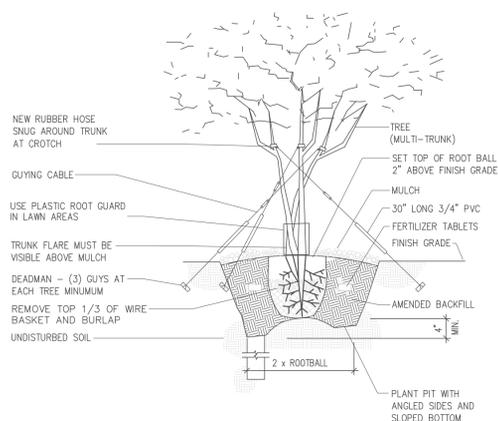
D SHRUB PLANTING DETAIL
SCALE: NTS



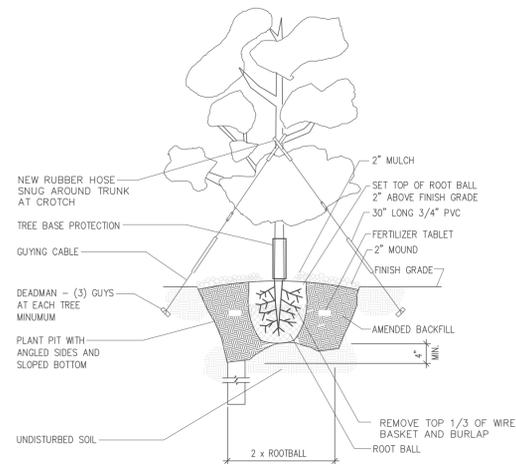
E STEEL EDGING DETAIL
SCALE: NTS



F TREE PLANTING AND STAKING
SCALE: NTS



G TREE GUYING (LARGE MULTI-TRUNK TREE)
SCALE: NTS



H TREE GUYING (FOR LARGE SPECIMEN TREES ONLY)
SCALE: NTS