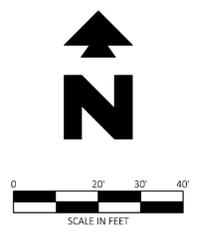


NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF  
PORCHES, RAMPS, VESTIBULE, SLOPED PARKING, TRUCK DOCKS, BUILDING  
UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**LEGEND**

CITY LANDSCAPE REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	FIVE PERCENT (5%) OF THE ENTIRE LOT AREA NOT COVERED BY BUILDINGS SHALL BE LANDSCAPED	29,722 SF OF AREA * 5% = 1,486 SF OF LANDSCAPE REQUIRED	6,802 SF (23%) PROVIDED
	A MINIMUM OF 5% OF THE TOTAL PROPERTY SHALL BE LANDSCAPED BETWEEN THE BUILDING AND ALL STREET RIGHT OF WAYS	32,732 SF OF TOTAL LOT AREA * 5% = 1,636 SF OF LANDSCAPE REQUIRED	3,048 SF (9%) PROVIDED
TREES	ONE TREE SHALL BE PLANTED PER 25 LF OF STREET FRONTAGE	345 LF OF STREET FRONTAGE / 25 = 14 TREES REQUIRED	16 TREES PROVIDED

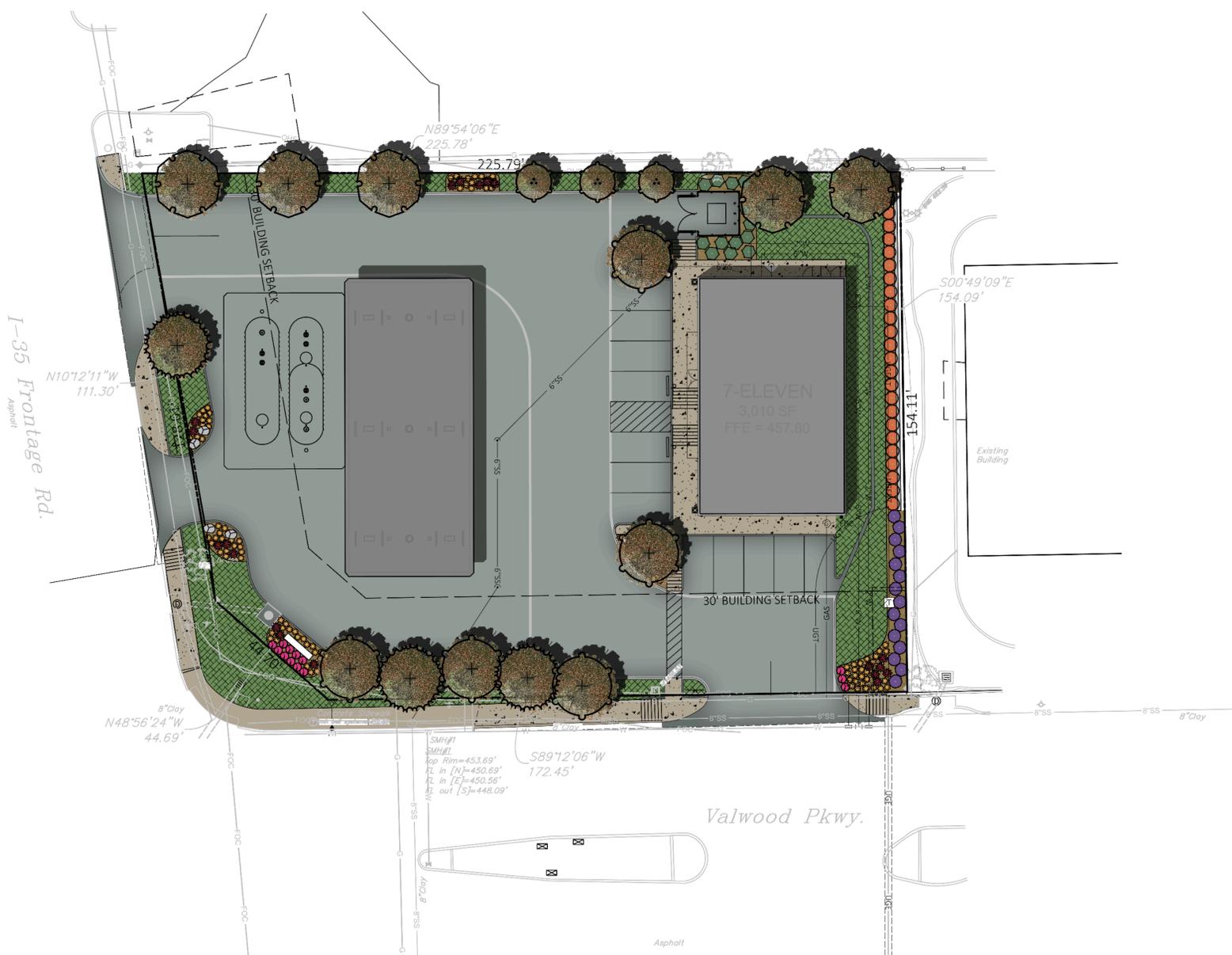
EXISTING		
	EAST OR ELECTRIC	OHT
	NORTH	OHTV
	OVERHEAD	OHTV
	SOUTH OR SEWER	X"SS
	TELEPHONE	UGE
	UNDERGROUND	UGE&T
	WEST OR WATER	UGE&T
	PROPERTY LINE	UGT
	RIGHT OF WAY LINE	UGTV
	STORM DRAIN	X"W
	GAS	X"G
	OVERHEAD ELECTRIC	.5-10-11 50.5
	OVERHEAD ELECTRIC AND TELEPHONE	OHE&T
	OVERHEAD TELEPHONE	OHT
	OVERHEAD TV	OHTV
	SANITARY SEWER	X"SS
	UNDERGROUND ELECTRIC	UGE
	UNDERGROUND ELECTRIC AND TELEPHONE	UGE&T
	UNDERGROUND TELEPHONE	UGT
	UNDERGROUND TV	UGTV
	WATER	X"W

PROPOSED	
	PROPERTY LINE/RIGHT OF WAY LINE
	STORM DRAIN
	TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)
	LANDSCAPE BOULDER (1.5' - 2' DIA)

**GENERAL LANDSCAPE NOTES**

- SEE LANDSCAPE NOTES AND DETAILS SHEET FOR LANDSCAPING NOTES AND DETAILS.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM APPROVED BY THE CITY STAFF.

PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	DETAIL
	3	Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle	B & B	2"Cal		50A
	5	Quercus acuminata / Chinkapin Oak	B & B	2"Cal	8'-9" H X 3'-4" W	50A
	3	Taxodium distichum 'Shawnee Brave' TM / Bald Cypress	B & B	2"Cal	8'-9" H X 3'-4" W	50A
	5	Ulmus parvifolia 'Allee' / Allee Lacebark Elm	B & B	2"Cal	8'-9" H X 3'-4" W	50A
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE			DETAIL
	29	Hesperaloe parviflora / Red Yucca	3 gal			50B
	13	Lantana camara 'Dallas Red' / Dallas Red Lantana	3 gal			50B
	15	Leucophyllum langmaniae 'Lynn's Legacy' / Barometerbush	5 gal			50B
	14	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	5 gal			50B
	129	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	3 gal			50B
	25	Rhaphiolepis indica 'Clara' / Indian Hawthorn	5 gal			50B
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT			
		Bouteloua dactyloides / Buffalo Grass	sod			

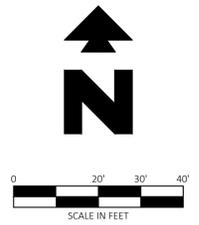


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30199.0	8/2/17	ADS	EPW	MMP	MMP
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
<b>CEI Engineering Associates, Inc.</b>					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
3030 LBJ Freeway, Suite 100 Dallas, TX 75234					
(972)488-3737 FAX (972)488-6732					
<b>7-ELEVEN</b>					
NEC VALWOOD PKWY & INTERSTATE 35 FARMERS BRANCH, TEXAS					
<b>LANDSCAPE</b>				REV DATE 8/2/17 REV-3	SHEET NO. L1

NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**LEGEND**

EXISTING			
e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE	-5-10-11 50.5	TREE INFO
---	STORM DRAIN		5 = DIAMETER OF TRUNK IN FEET
X"G	GAS		10 = HEIGHT OF TREE IN FEET
OHE	OVERHEAD ELECTRIC		11 = CANOPY DIAMETER IN FEET
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		50.5 = ELEVATION AT BASE OF TREE

PROPOSED	
---	PROPERTY LINE/RIGHT OF WAY LINE
---	STORM DRAIN
○	TYPICAL PLANTINGS WITH QUANTITY AND KEY (SEE PLANT LIST)
⊗	LANDSCAPE BOULDER (1.5' - 2' DIA)

**GENERAL LANDSCAPE NOTES**

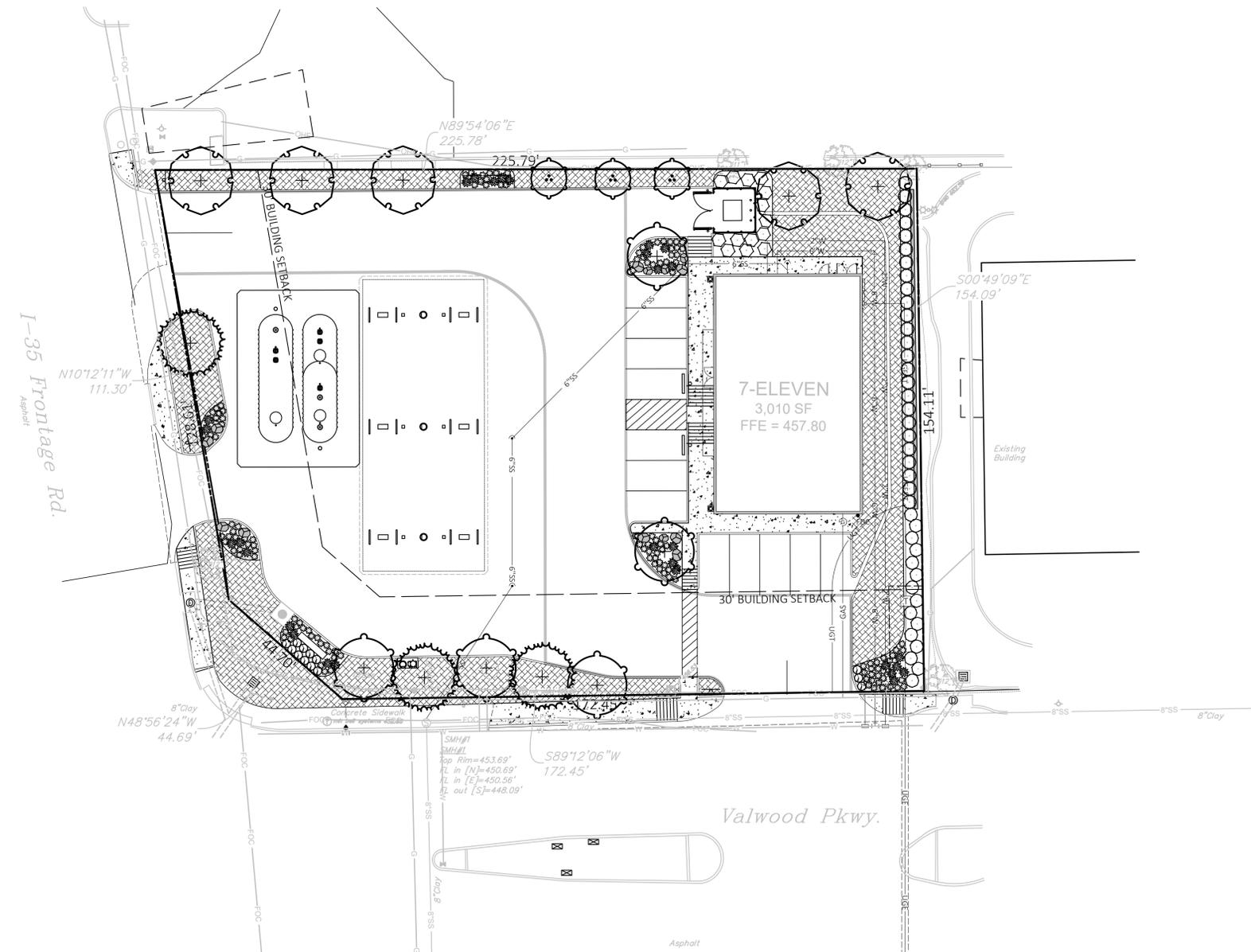
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**CITY LANDSCAPE REQUIREMENTS**

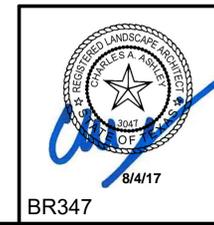
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GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	DETAIL	
		Bouteloua dactyloides / Buffalo Grass	sod		



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8/2/17		8/2/17		L1	
REV-3					