



LANDSCAPING NOTES

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.

A. LANDSCAPE SETBACK/ BUFFER REQUIREMENT

SETBACK/ BUFFER REQUIREMENT	SETBACK/ BUFFER PROVIDED
25 FEET	30.5 FEET

NOTE: A landscape setback/buffer not less than twenty-five (25) feet in width, as measured from the property line, shall be provided along the property line adjacent to Spring Valley Road and shall be landscaped in accordance with the Conceptual Landscape Plan

B. LANDSCAPE AREA REQUIREMENT

REQUIRED:COMMON OPEN SPACE MAINTAINED BY POA	PROVIDED:COMMON OPEN SPACE MAINTAINED BY POA
7500 SQ.FT	9892 SQ.FT.

B. STREET TREES REQUIRED:

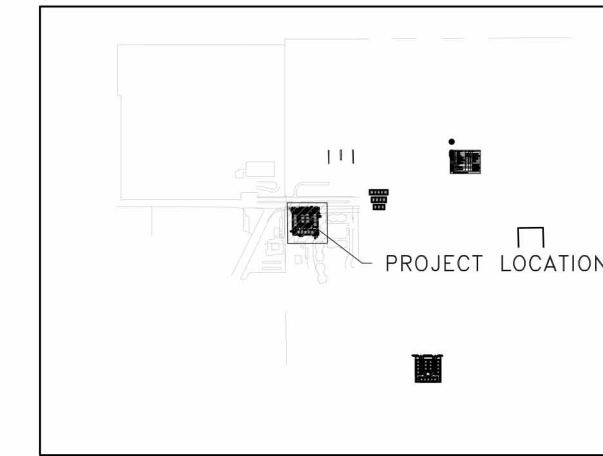
TOTAL LINEAR FOOTAGE OF STREET FRONTAGE (FT)	TREE REQUIREMENTS	TREE REQUIRED	TREE PROVIDED
88	1 STREET TREE PER 25 FT	4	6 (4 PROPOSED + 2 EXISTING ORNAMENTAL TREE)

NOTE:

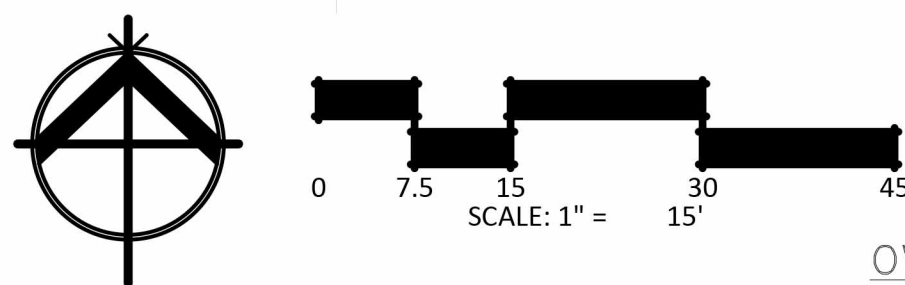
1. A minimum of four (4) shade canopy trees shall be planted within the required landscape setback/buffer along Spring Valley Road.
2. Trees located within this setback shall be planted at minimum of twenty-five (25) feet on-center along the street frontage (excluding drive approaches and visibility triangles).
3. Trees, where provided, shall have a minimum caliper size of three (3) inches at time of planting measured at a point four (4) feet above the root ball.
4. Two ornamental trees along Spring Valley Road existing as of the effective date of these Regulations as shown on the Conceptual Landscape Plan shall be preserved and maintained in healthy, living, and growing state

PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
		3	EXISTING TREE	-	-	-	
	LCO	6	QUERCUS LACEYI LACEY OAK	65GAL. 3" CAL.	10'-12'	6'-8'	NURSERY-GROWN; B&B; MATCHED.
	LO	2	QUERCUS VIRGINIANA LIVE OAK	65GAL. 3" CAL.	10'-12'	6'-8'	CONTAINER-GROWN; FULL HEAD; MATCHED.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	GD	23	GARDENIA JASMINOIDES 'VEITCHII' GARDENIA	3G	12"	12"	FULL-TO-GROUND; PLANT 24" O.C.
	DBUR	24	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	5G	24"	16"	FULL-TO-GROUND; PLANT 24" O.C.
	SAGE	19	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' COMPACTUM TEXAS RANGER	3G	24"	18"	FULL; PLANT 30" O.C.
	GLL	18	LIRIOPE GIGANTEA GIANT LILY TURF	1G	12"	12"	FULL; PLANT 24" O.C.
	MUH	26	MUHLENBERGIA X 'PINK FLAMINGO' PINK FLAMINGO MUHLY	3G	18"	18"	
MULCH/GRAVEL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	R.R.	2,423 SF	RIVER ROCK	1" - 3"			REFERENCE PLAN FOR LOCATIONS. INSTALL AS SHOWN ON PLAN. LOCAL SUPPLY. CONTRACTOR TO SUBMIT FOR LANDSCAPE ARCHITECT REVIEW PRIOR INSTALLATION.
	MUL	1,480 SF	SHREDDED HARDWOOD MULCH	-			TREE UNDERSTORY DOUBLE SHREDDED HARDWOOD MULCH. INSTALL MULCH AT 3" DEPTH.
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	SOD	7,904 SF	CYNODON DACTYLON 'TIFWAY 419' 'TIFWAY 419' BERMUDA GRASS	-			INSTALL ON 4" OF SCREENED TOPSOIL FREE OF DEBRIS, GRAVEL, AND/OR ROCKS. PLANT GRASS EDGE TO EDGE WITH STAGGERED JOINTS. TOPDRESS WITH SHARP SAND RANKED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.
STEEL EDGING	CODE	QTY	DESCRIPTION	SIZE	HEIGHT	SPREAD	REMARKS
	STEEL EDGING	220 LF	INSTALL STEEL EDGING 1/8" X 4" WITH 12" STAKES, GREEN IN COLOR. ONLY INSTALL WHERE SHOWN ON PLANS.				



VICINITY MAP 1"=1000'



OWNER: CITY OF FARMERS BRANCH

ADDRESS: 13000 WILLIAM DODSON PARKWAY  
FARMERS BRANCH, TX 75234  
PHONE: (972) 247-3131

APPLICANT: TCCI LAND COMPANY, LLC

NAME: TOMMY CANSLER  
ADDRESS: 3930 GLADE RD, STE 108,  
COLLEYVILLE, TX 76034  
PHONE: (512) 470-2615

LANDSCAPE ARCHITECTURE: STRAND

NAME: XI BREEDING, PLA  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204

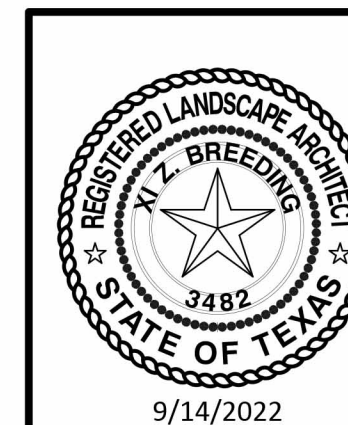
ARCHITECTURE: STRAND

NAME: NICK SNYDER  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204

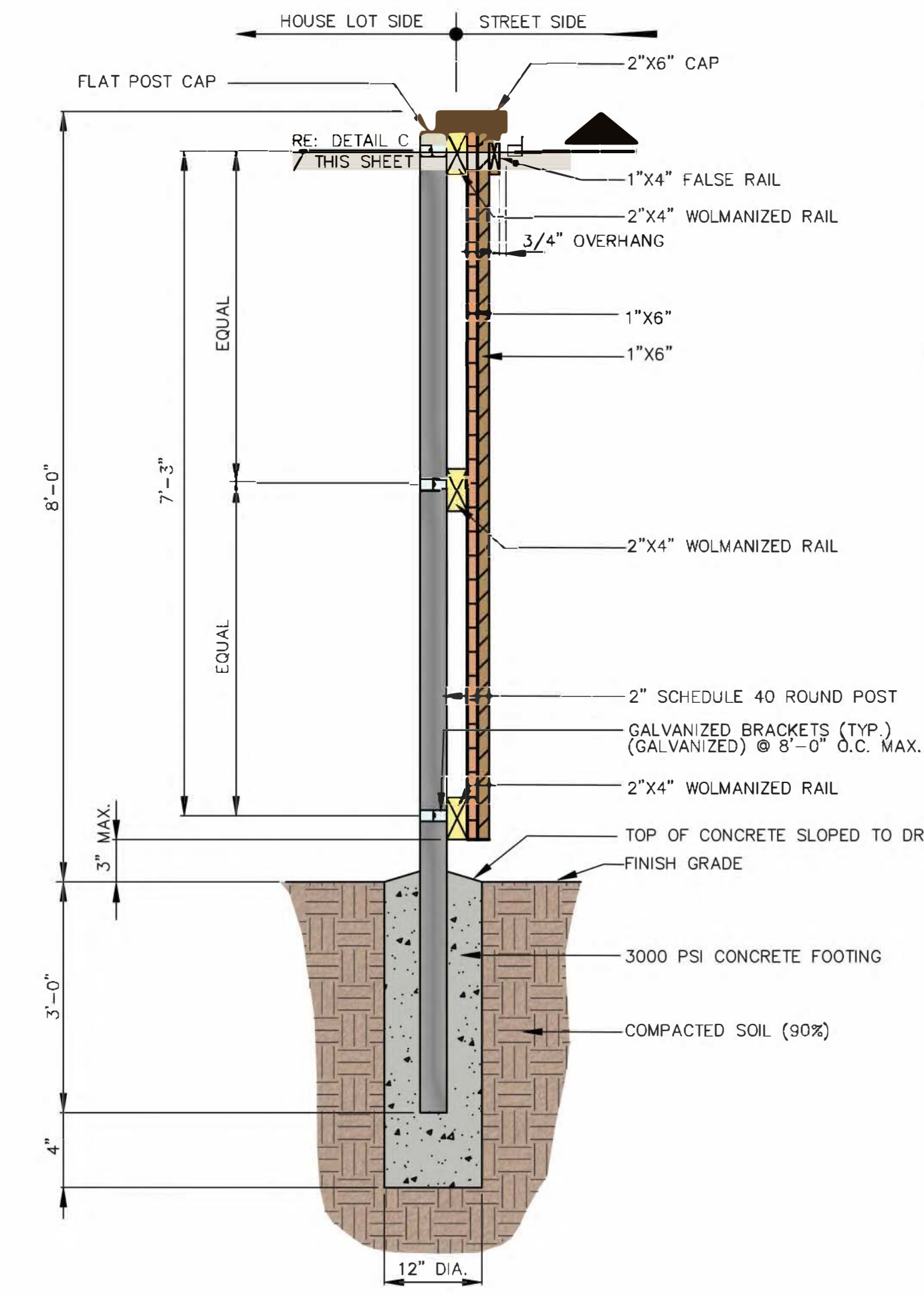
CIVIL ENGINEERING: STRAND

NAME: KEVIN SHAW, PE  
ADDRESS: 10003 TECHNOLOGY BLVD WEST  
DALLAS, TX 75220  
PHONE: (972) 620-8204  
TX REG. # 142441

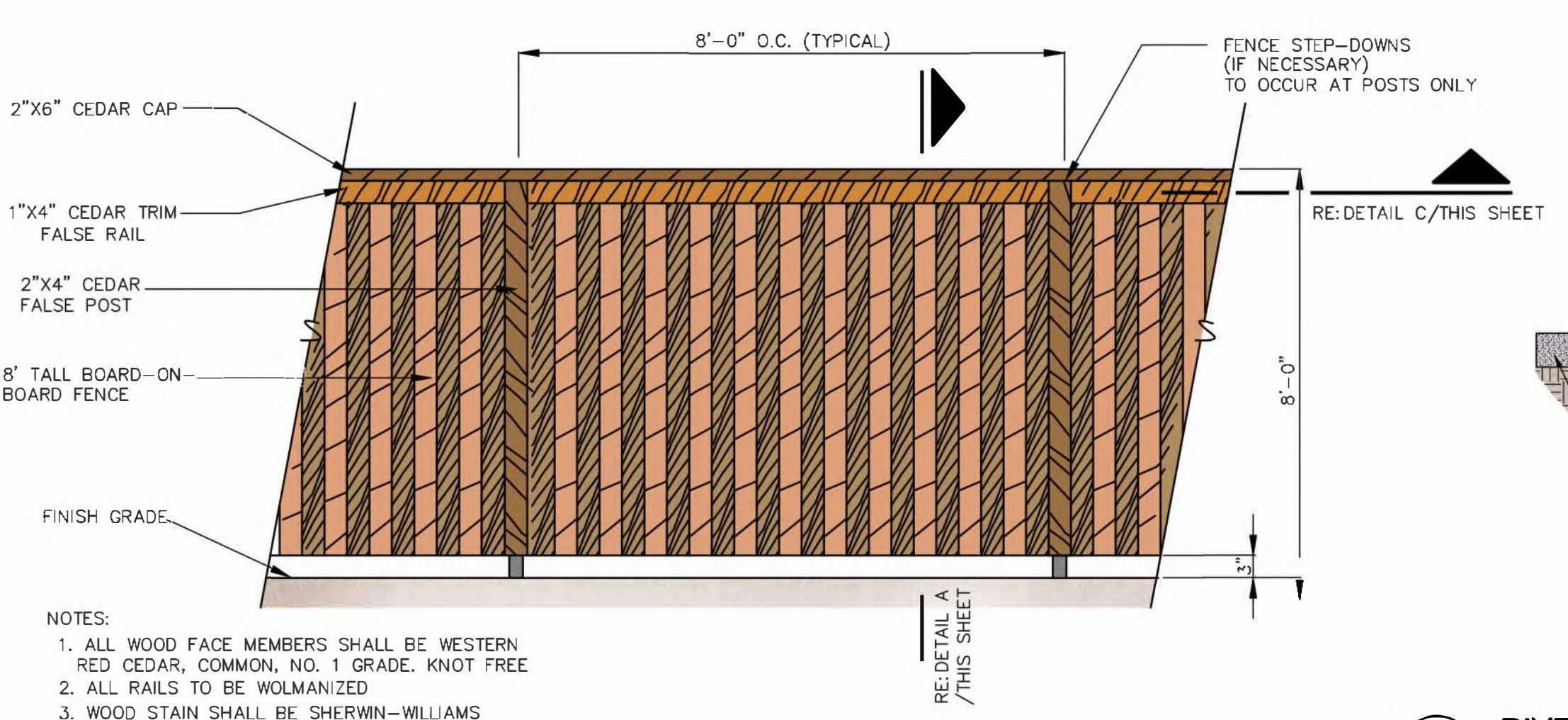
STRAND	LANDSCAPE PLANTING PLAN	
	SHEET: LP1.01	CASE:
	NOAH GOOD SURVEY, ABSTRACT NO. 520	
	THE STATION 3940 SPRING VALLEY ROAD FARMERS BRANCH, TX 75001 TOTAL SITE AREA = 1.007 ACRES	
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS		
PREPARED DATE: 09/13/2022		







**A** 8' BOARD ON BOARD WOOD FENCE  
SCALE: 1"=1'-0" SECTION

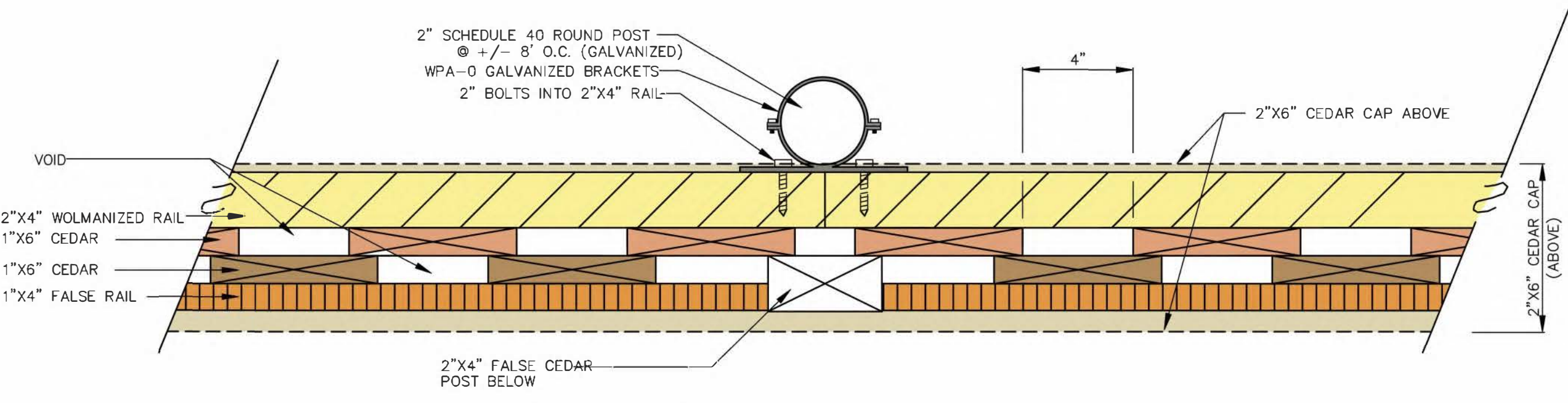


**B** WOOD FENCE  
SCALE: 1/2"=1'-0" ELEVATION

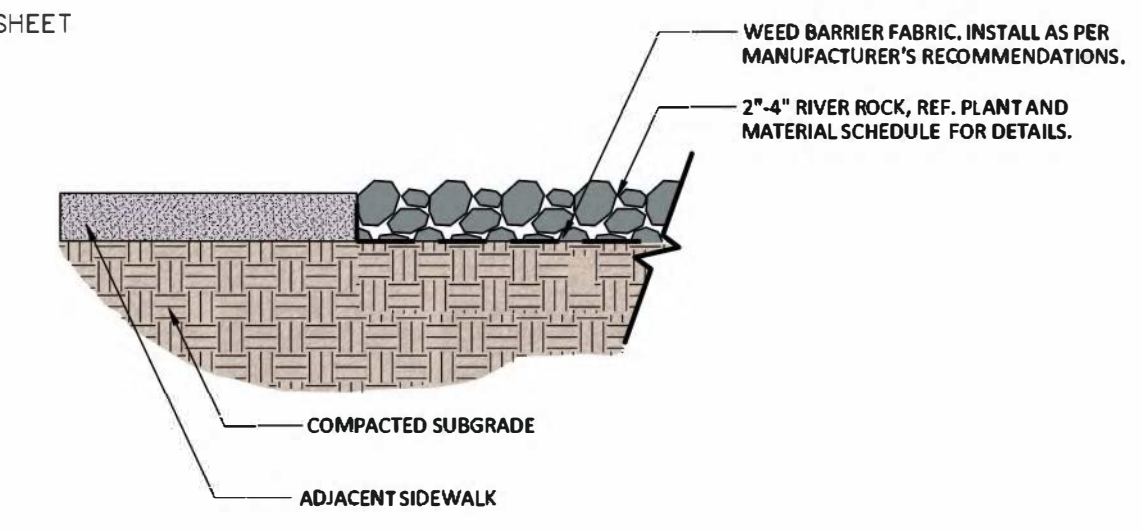


3 ft

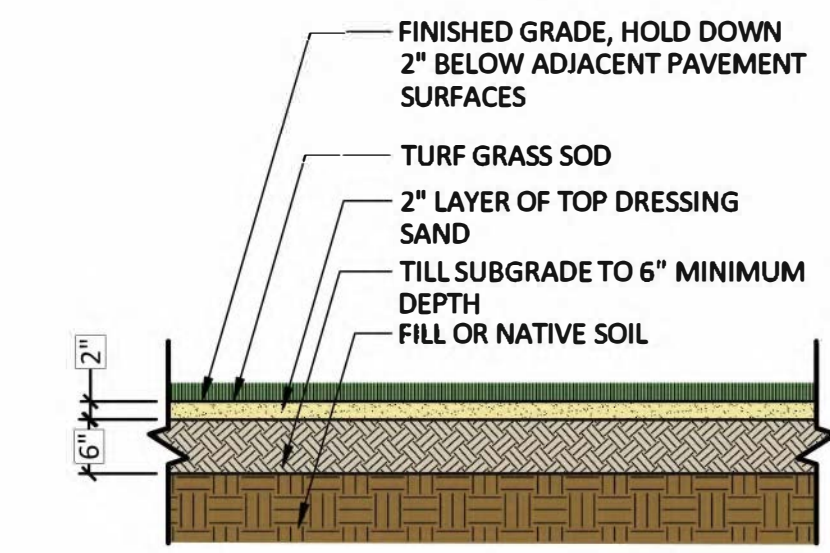
Materials to match the masonry of the units.



**C** 8' BOARD ON BOARD WOOD FENCE  
SCALE: 3"=1'-0" SECTION

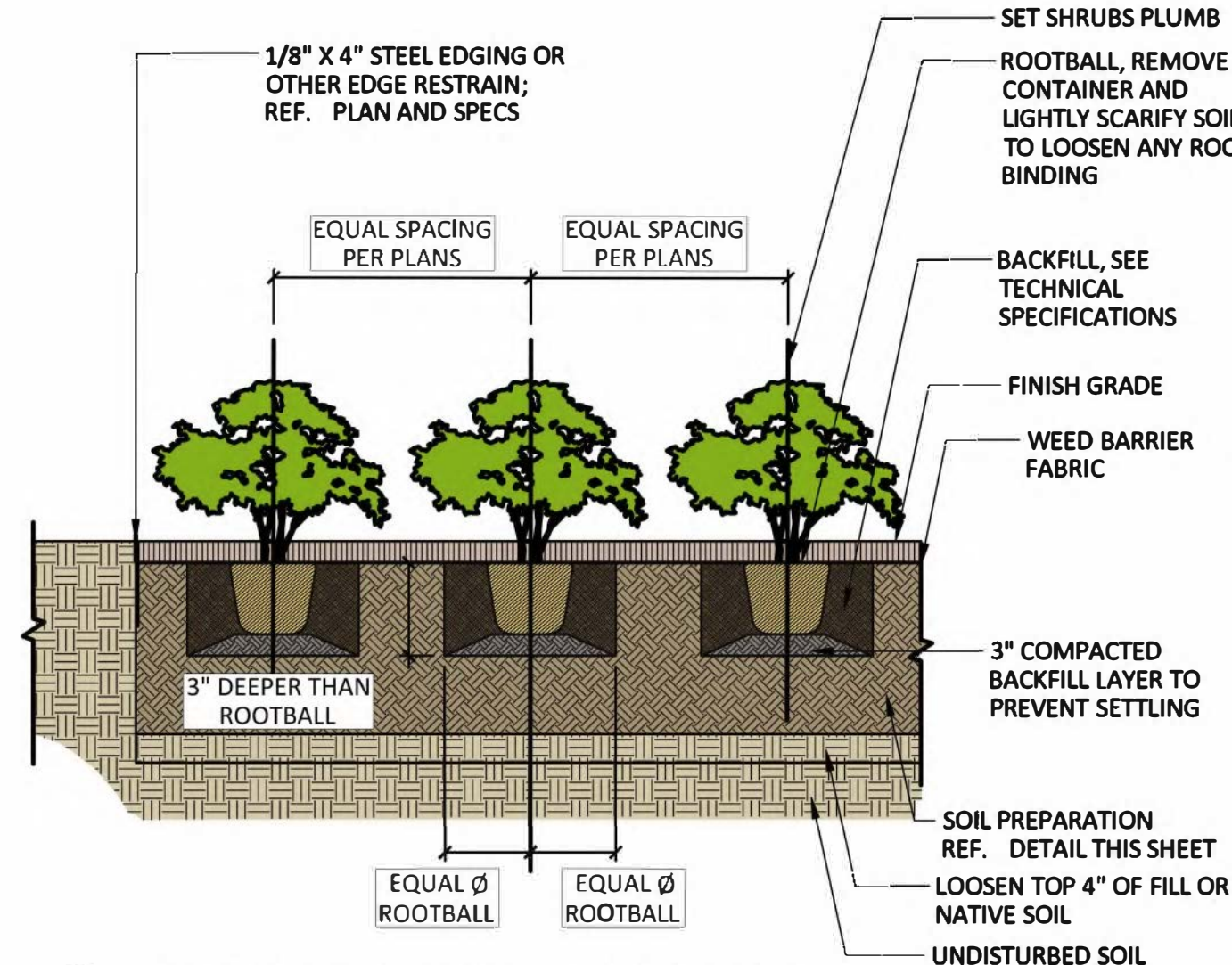


**D** RIVER ROCK  
NOT UP TO SCALE T-S-07

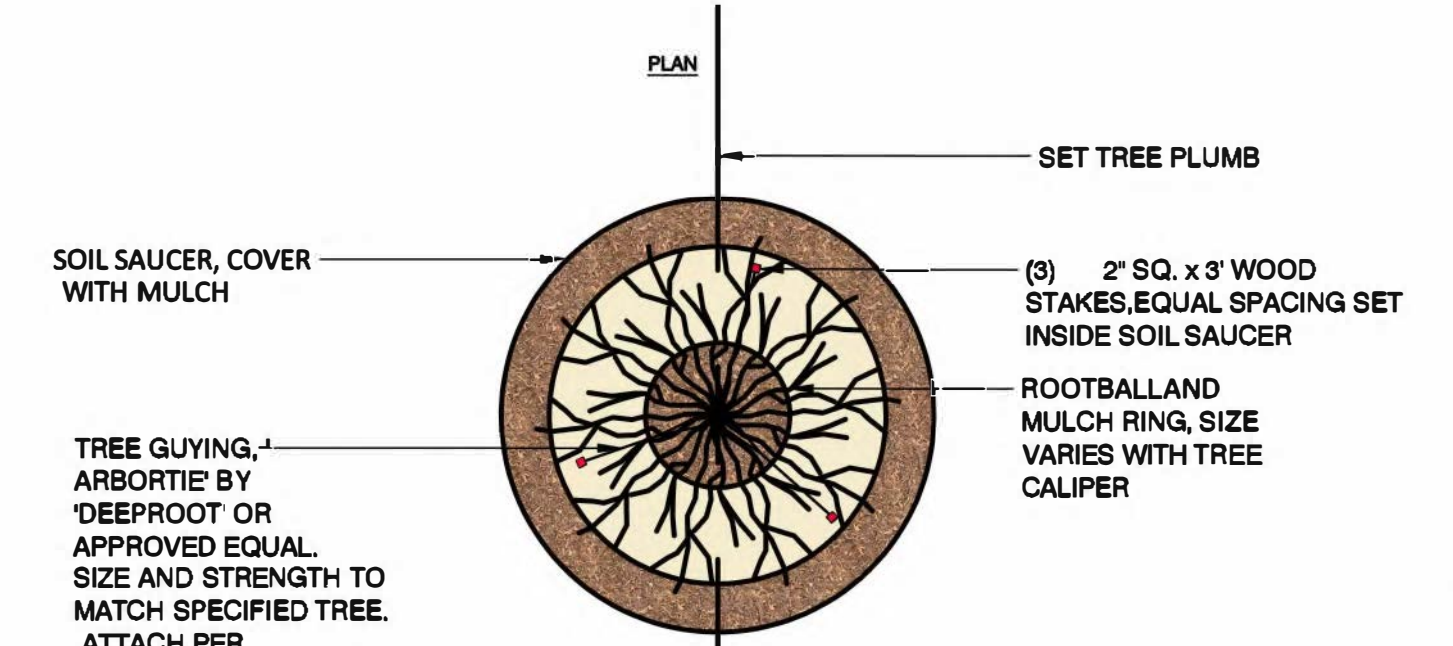


**E** SOIL PREPARATION - TURF GRASS  
3/4" = 1'-0" T-S-05

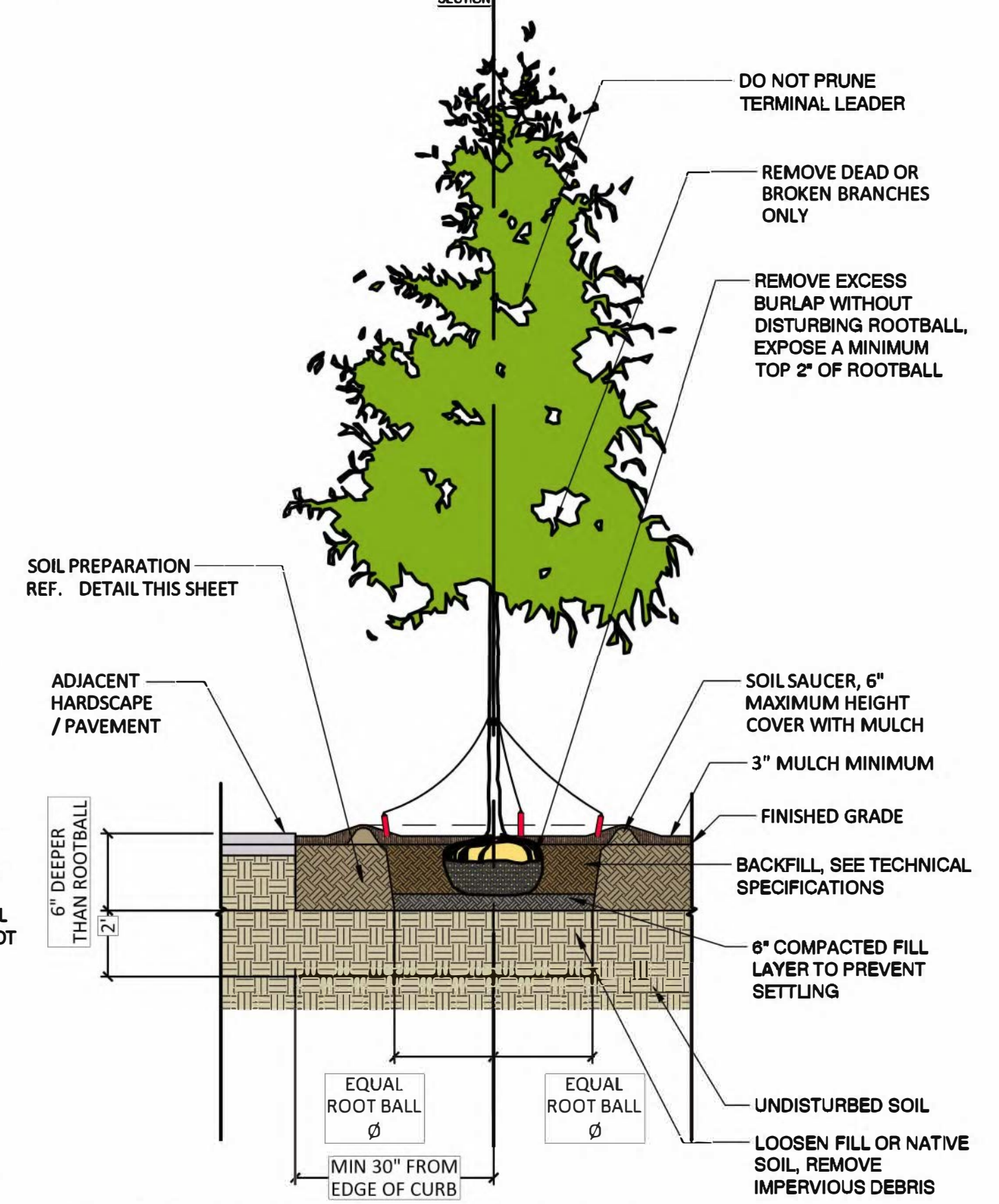
NOTE: ALL PLANTS SHALL BE INSTALLED W/ TRIANGULAR SPACING AS SHOWN IN SPACING DETAIL THIS SHEET.



**F** SHRUB PLANTING AT LANDSCAPE  
1/2" = 1'-0" T-S-09



**G** TREE PLANTING AT LANDSCAPE  
1/4" = 1'-0" T-S-22



**G** TREE PLANTING AT LANDSCAPE  
1/4" = 1'-0" T-S-22



<b>OWNER:</b> CITY OF FARMERS BRANCH ADDRESS: 13000 WILLIAM DODSON PARKWAY FARMERS BRANCH, TX 75234 PHONE: (972) 247-3131	<b>APPLICANT:</b> TCCI LAND COMPANY, LLC NAME: TOMMY CANSLER ADDRESS: 3930 GLADE RD, STE 108, COLLEYVILLE, TX 76034 PHONE: (512) 470-2615	<b>LANDSCAPE ARCHITECTURE:</b> STRAND NAME: XI BREEDING, PLA ADDRESS: 10003 TECHNOLOGY BLVD WEST DALLAS, TX 75220 PHONE: (972) 620-8204	<b>ARCHITECTURE:</b> STRAND NAME: NICK SNYDER ADDRESS: 10003 TECHNOLOGY BLVD WEST DALLAS, TX 75220 PHONE: (972) 620-8204	<b>CIVIL ENGINEERING:</b> STRAND NAME: KEVIN SHAW, PE ADDRESS: 10003 TECHNOLOGY BLVD WEST DALLAS, TX 75220 PHONE: (972) 620-8204 TX REG. # 142441
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LANDSCAPE PLANTING DETAILS	
STRAND 10003 Technology Blvd West Dallas, TX 75220 972-620-8204 Registration No. F-1629	<div>SHEET: LP1.02</div> <div>CASE: NOAH GOOD SURVEY, ABSTRACT NO. 520</div> <div>THE STATION 3940 SPRING VALLEY ROAD FARMERS BRANCH, TX 75001 TOTAL SITE AREA = 1.007 ACRES</div> <div>CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS</div> <div>PREPARED DATE: 09/13/2022</div>
REVISION DATES	