



LANDSCAPE NOTES:

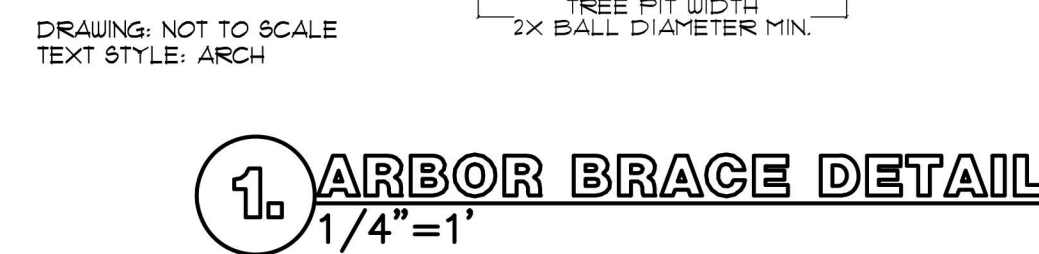
- 1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- 2) Contractor is responsible for verifying location of all underground utilities prior to construction.
- 3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- 4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- 5) Landscape edging shall be located as noted on plan.
- 6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- 7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- 8) A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- 9) All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- 10) Landscape areas shall be kept free of trash, litter and weeds.
- 11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- 12) Irrigation Controller to have a Rain and Freeze Stat.
- 13) All landscape is to be greater than 8 feet from all underground utilities.
- 14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

Final landscape plan will meet al City of Farmers Branch development ordinances.
All landscape will be maintained according to city standards.
All required landscaping shall be maintained in a living, growing condition.

REQUIRED: A minimum of 5% of the entire lot area not covered by buildings and not a part of any right-of-way shall be landscaped. (112,050 sq. ft. x 5% = 5,603 sq. ft.)
PROVIDED: 26,050 sq. ft.

REQUIRED: Parking areas visible from the street shall be broken up with vertical landscaping. A minimum of 5% of the total property area shall be landscaped between the building and all street right-of-way lines. (17,680 sq. ft. x 5% = 884 sq. ft.)
PROVIDED: 5,600 sq. ft.

REQUIRED: One tree for each (25) feet of street frontage shall be planted within the areas from the front of the building to the front property line. (293 l.f. + 25 l.f. = 12 trees)
PROVIDED: (10) canopy trees + (4) ornamental trees = (14) trees



PRELIMINARY PLANS
THIS DOCUMENT IS FOR
AND IS NOT INTENDED
BIDDING, OR PERMIT
RON STEWART LANDS
DATED 3/19/2018

INTERIM REVIEW
FOR CONSTRUCTION,
PURPOSES OF THE
REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

Drawn By: MH
Date: 2/13/2018
Scale: 1"=30'
Revisions:

16296

L1.1

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715

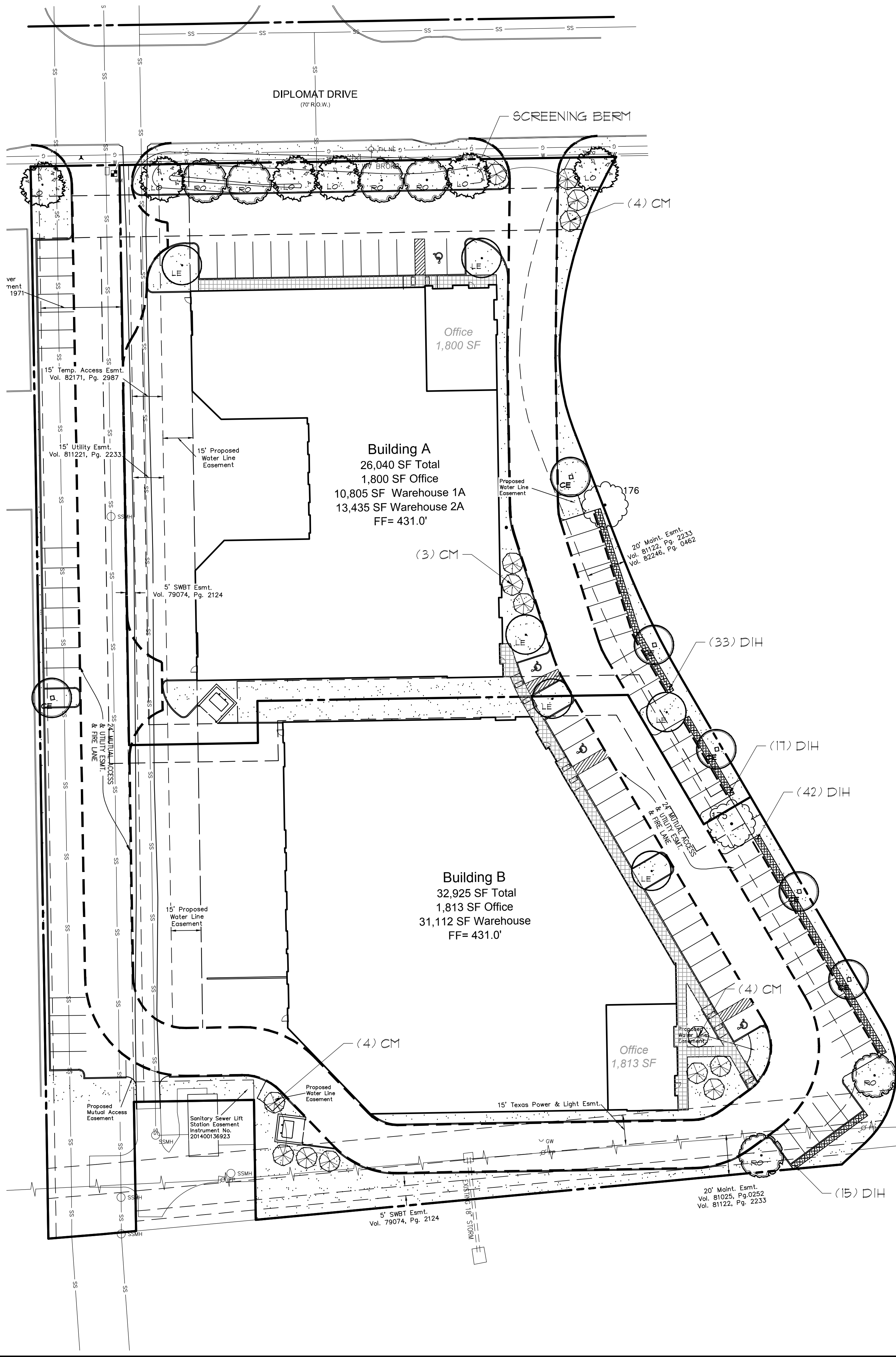
144 Oak Tower Blvd., North, Ste. 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028

TBPE Firm No. 1798 TBPLS Firm No. 10047700

DIPLOMAT BUSINESS PARK
VALWOOD PARK
Lot 2, Block 3
3.90 Acres
in the
WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 177
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

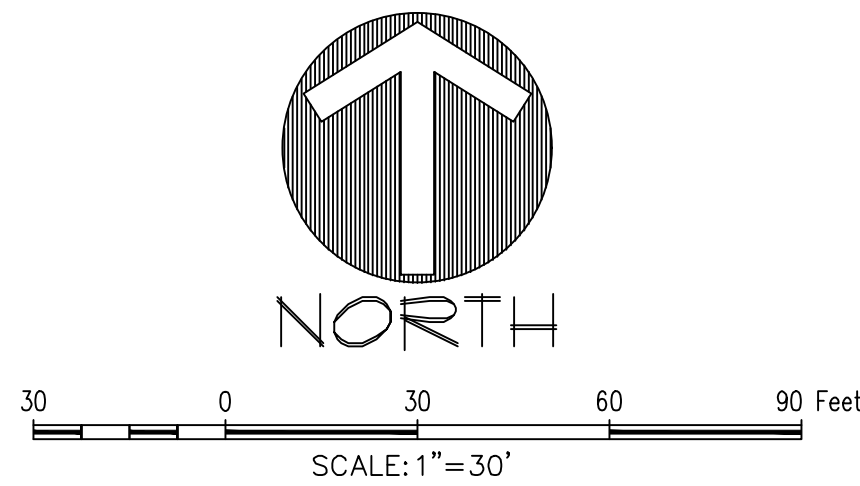
COLOR LANDSCAPE PLAN

DIPLOMAT BUSINESS PARK



LEGEND

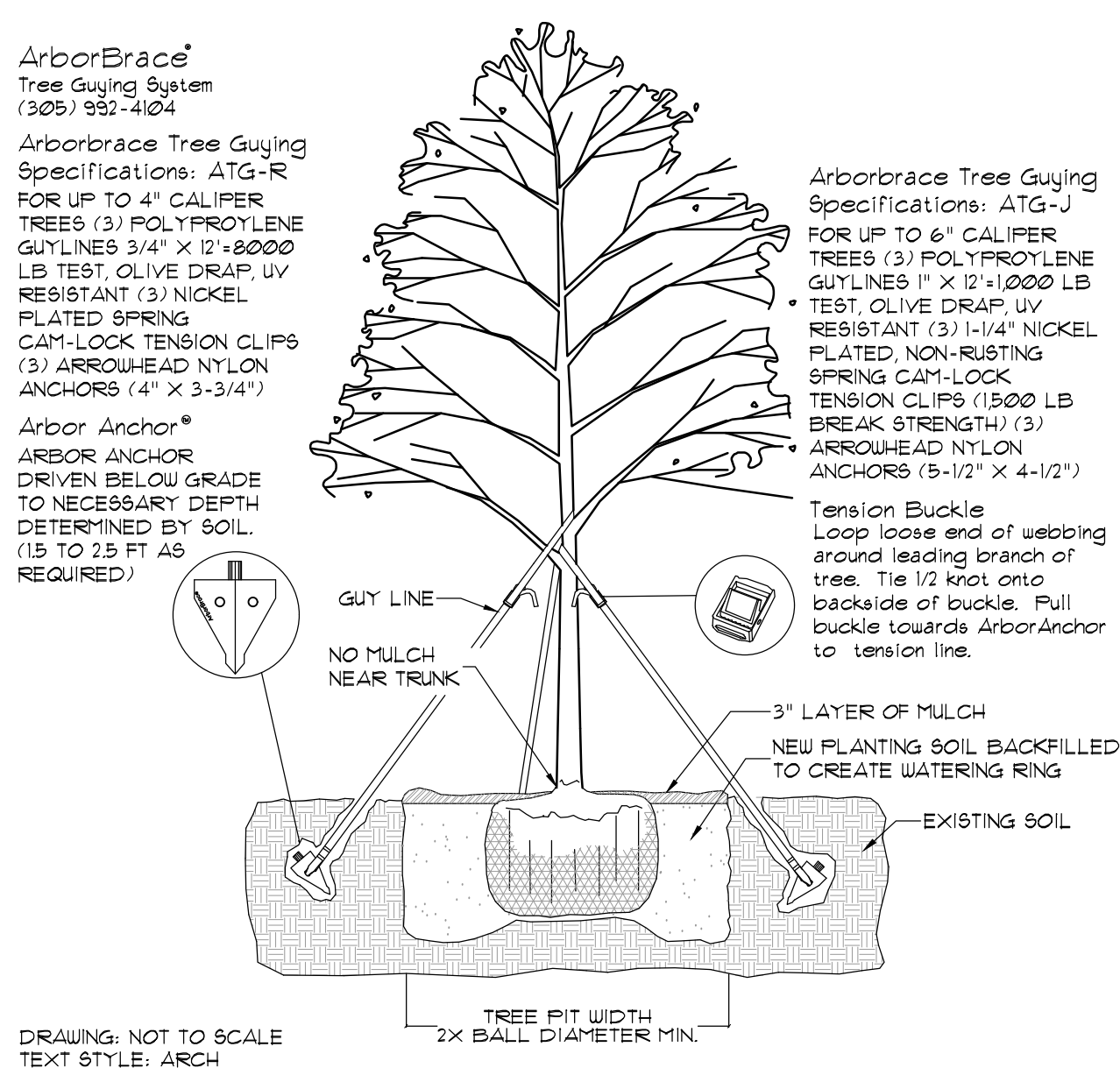
(LO) LIVE OAK	(CM) CRAWFMYRTLE
(RO) RED OAK	(DIH) DWARF INDIAN HAWTHORN
(LE) LACEBARK ELM	
(CE) CEDAR ELM	



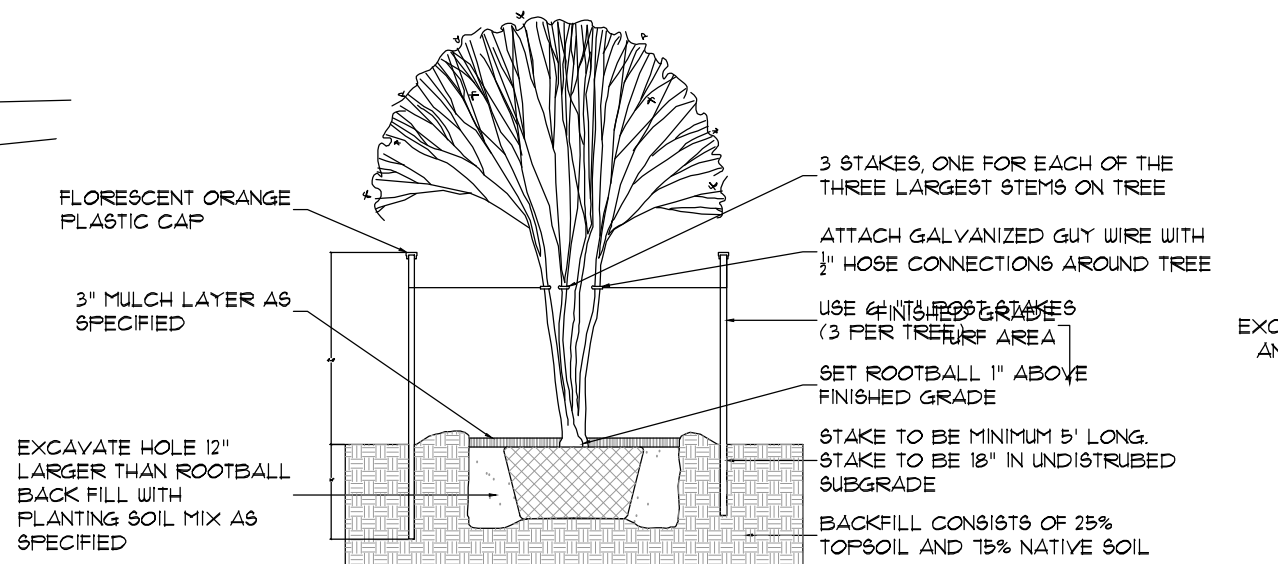
PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
6	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
6	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
6	LACEBARK ELM	Ulmus parvifolia	3" cal.	10'-12'	Per Plan	Single Trunk
6	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
15	CRAWFMYRTLE	Lagerstroemia indica	3 gal.	7'-8'	Per Plan	Full
105	DWARF INDIAN HAWTHORN	Raphiolepis indica	3 gal.	24"	3'-0"	Full

- LANDSCAPE NOTES:
- Contractor shall stake out tree locations and bed configuration for approval prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



1. ARBOR BRACE DETAIL
1/4"=1'



2. MULTI TRUNK TREE STAKING
1/4"=1'

LANDSCAPE ORDINANCE
CITY OF FARMERS BRANCH
Southwest Corner of Diplomat and Hutton

Final landscape plan will meet all City of Farmers Branch development ordinances. All landscape will be maintained according to city standards. All required landscaping shall be maintained in a living, growing condition.

- LANDSCAPE REQUIREMENTS
- REQUIRED: A minimum of 5% of the entire lot area not covered by buildings and not a part of any right-of-way shall be landscaped.
- REQUIRED (LOT 1): 67,350 sq. ft. x 5% = 3,368 sq. ft.
- REQUIRED (LOT 2): 102,657 sq. ft. x 5% = 5,133 sq. ft.

- PROVIDED (LOT 1): 5,281 sq. ft.
- PROVIDED (LOT 2): 5,164 sq. ft.

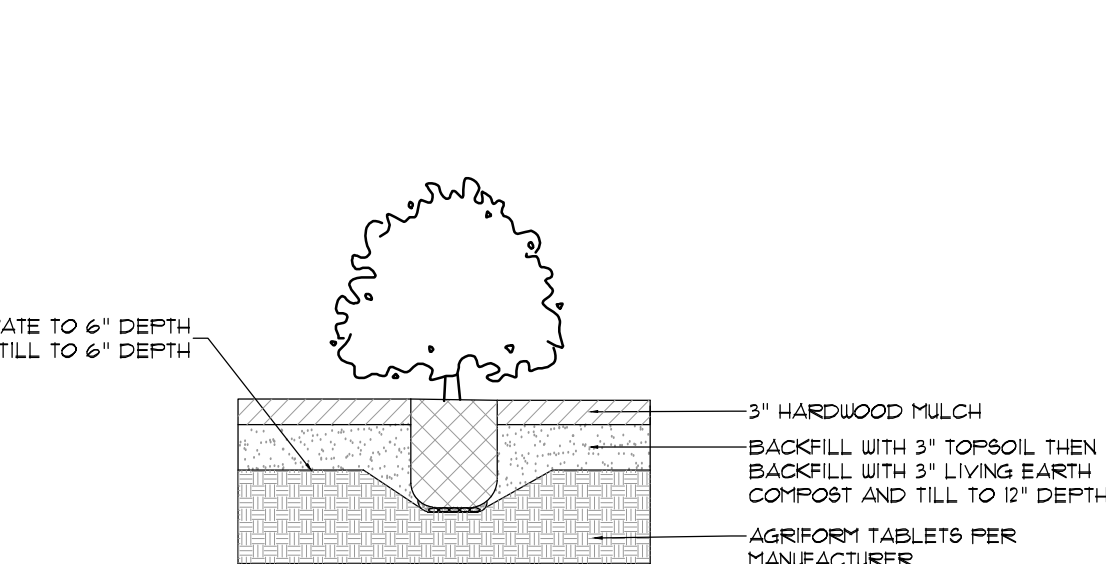
REQUIRED: Parking areas visible from the street shall be broken up with vertical landscaping. A minimum of 5% of the total property area shall be landscaped between the building and all street right-of-way lines.

PROVIDED: Vertical landscaping to break up visible parking areas on Lot 1 and 2.

STREET PERIMETER LANDSCAPE

REQUIRED: One tree for each (25) feet of street frontage shall be planted within the areas from the front of the building to the front property line. (293 l.f. + 25 l.f. = 12 trees)

PROVIDED: (10) canopy trees + (2) ornamental trees = (12) trees



3. SHRUB PLANTING DETAIL
1/2"=1'

OWNER/DEVELOPER
GILGETT COMMERCIAL REAL ESTATE SERVICES
8405 ROSEMARY COURT
CITY OF MCKINNEY, TEXAS 75071
Ph. 949-422-7227
Contact: Bucky Gillett

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700

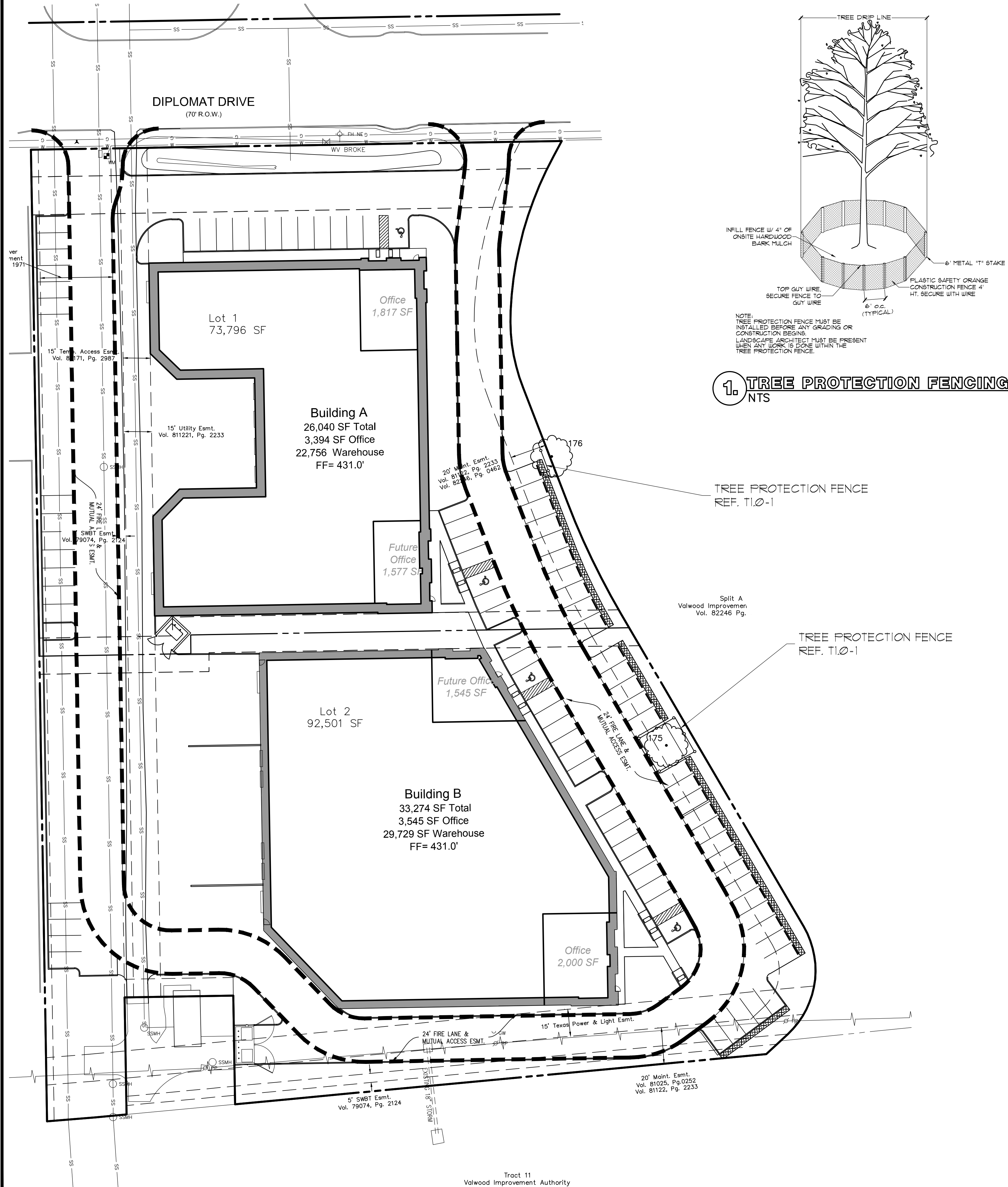
DIPLOMAT BUSINESS PARK
VALWOOD PARK
Lot 2, Block 3
3.90 Acres
in the
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: MH
Date: 2/13/2018
Scale: 1"=30'
Revisions:

16296

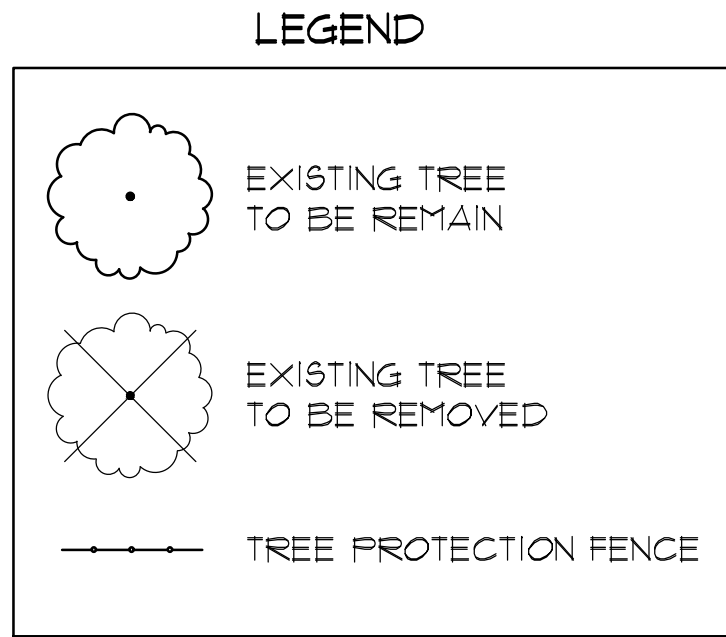
L1.0



1. TREE PROTECTION FENCING NTS

TREE PROTECTION FENCE
REF. T1.0-1

TREE PROTECTION FENCE
REF. T1.0-1



TREE CHART

TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	HEALTH	REMOVED	REMARKS
175	16.0	CEDAR ELM	ULMUS CRASSIFOLIA	GOOD	NO	
176	15.5	TEXAS ASH	FRAXINUS TEXENSIS	GOOD	NO	OFF-SITE

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- QUALITY ASSURANCE
 - Comply with applicable Federal, state, county and local regulations governing landscape work.
 - employ only experienced personnel. Provide adequate supervision by qualified foreman.
- JOB CONDITIONS
 - Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- PRODUCTS
 - MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- DEFINITIONS
 - CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- PRE-CONSTRUCTION TREE PRUNING
 - Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - All trees within the project area shall be pruned to:
 - Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - No more than 20 percent of live foliage shall be removed from any tree.
 - Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- TREE REMOVAL
 - Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuitd trees within the Project Area.
 - All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- TREE PROTECTION
 - Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
 - Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - Fences are to be maintained and remain until all site work has been completed and final landscape operation begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

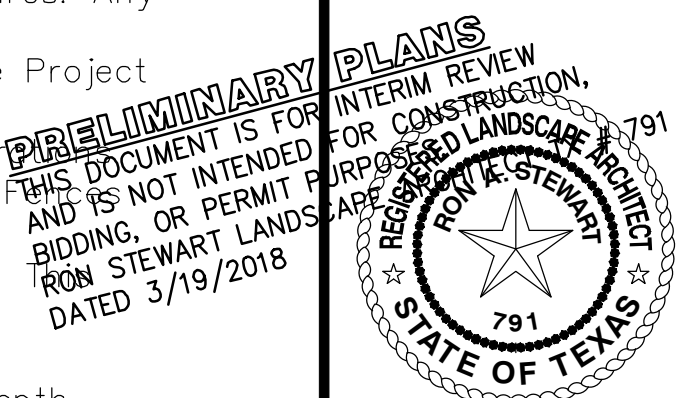
OWNER/DEVELOPER
GILLET COMMERCIAL REAL ESTATE
SERVICES
6405 ROSEMARY COURT
CITY OF MCKINNEY, TEXAS 75071
Ph. 949-422-7227
Contact: Bucky Gillet

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700

GA
&A

DIPLOMAT BUSINESS PARK
VALWOOD PARK
Lot 2, Block 3
3.90 Acres
in the
WILLIAM H. PULLIAM SURVEY, ABSTRACT NO. 1171
CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

TREE SURVEY



Drawn By: MH
Date: 2/13/2018
Scale: 1"=30'
Revisions:

16296

T1.0