

SITE PLAN LEGEND

- A** FOUNDATION PLANTING (SHRUBS/GC)
- B** PARKING GARAGE ENTRANCE
- C** DOG PARK
- D** STREET TREES (TYP.)
- E** FLEX UNIT SPACE (INITIALLY PRIVATE YARDS)
- F** PARALLEL PARKING STALLS
- G** LEASING OFFICE ENTRANCE/PLAZA
- H** POOL COURTYARD (11,193 SF)
 - WET DECK
 - CABANAS (3)
 - POOL CHAISE LOUNGES
 - DINING TABLES AND SEATING WITH UMBRELLAS
 - OUTDOOR KITCHEN/WALK UP BAR
 - LOWER POOL SEATING AREA
- I** SECONDARY AMENITY COURTYARD (9,151 SF)
 - OUTDOOR KITCHEN
 - FIRE PIT WITH SOFT SEATING
 - OPEN NON-PROGRAMMED AREA (ARTIFICIAL TURF)
 - DINING TABLES, SEATING, AND UMBRELLAS
- J** 5' SIDEWALK
- K** FUTURE GREENBELT SYSTEM (BY OTHERS)




























PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS LEGEND) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL SOILS IN ALL NEW PLANTING AREAS ARE TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO ALLOW FOR SOIL AMENDMENTS.

ACCESSIBILITY NOTES:

- TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE PRUNED TO PROVIDE CLEARANCE OF 8'0" AFF.
- ACCESSIBLE GATES SHALL BE LEVER TYPE HARDWARE ON BOTH SIDES OF GATES, MOUNTED WITHIN MAX. 48" AFF.
- A MIN. ONE GRILL CONTROL SHALL NOT REQUIRE TIGHT PINCHING OR TWISTING OF WRIST TO OPERATE.
- POOL DECK SLOPES ARE NOT TO EXCEED MAX. 2.0% SLOPE IN ANY DIRECTION.
- RESOLVE AIDS SHALL BE LOCATED (BY OTHERS) INSIDE THE BUILDING IN AN ACCESSIBLE LOCATION WITH CONTROLS WITHIN 48" AFF.
- A MIN. ONE TABLE AT EACH TABLE SEATING AREA SHALL HAVE MIN. 30" W. x 27" H x 19" D KNEE SPACE FOR FORWARD APPROACH.
- IF PAVING HAS IRREGULAR PATTERN PROVIDED, JOINTS EXCEEDING MAX. 1/4" W. SHALL BE "FLUSH" WITH PAVING SURFACE MATERIAL.

PLANTING SCHEDULE:

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS	
	CC	15	CERDIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	B & B	3" CAL	10'-12' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING	
	IV	8	ILEX VOMITORIA / YAUPOH HOLLY	CONT.	3-1.5" CANES	8'-10' H.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING. TREE FORMED.	
	LN	24	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	CONT.	3-1.5" CANES	8'-10' HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING	
	LT	14	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE	CONT.	3-1.5" CANES	8'-10' H.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING	
	PC	5	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	3" CAL	10'-12' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING	
	QR	7	QUERCUS RUBRA / RED OAK	B & B	3" CAL	12'-14' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING	
	QV	13	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL	14'-16' H.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING	
	TD	7	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL	16'-18' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING	REMARKS	
	AS	146	ABELIA X GRANDIFLORA 'SUNRISE' / SUNRISE ABELIA	CONT.	24" HT.	36" OC	FULL AND MATCHING	
	IN	45	ILEX VOMITORIA 'NANA' / DWARF YAUPOH	CONT.	12"-18" HT.	24" O.C.	FULL AND MATCHING	
	JS	4	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER	CONT.	6'-8' HT.	48" O.C.	FULL AND MATCHING	
	LC	214	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / PURPLE DIAMOND LOROPETALUM	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	LF	169	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	MP	151	MYRICA PUSILLA / DWARF SOUTHERN WAX MYRTLE	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	ND	50	NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF NANDINA	CONT.	12"-18" HT.	24" O.C.	FULL AND MATCHING	
	PD	69	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' / DWARF PODOCARPUS	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	RI	53	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	RO	24	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	CONT.	24" HT.	24" OC	FULL AND MACHING	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	REMARKS	
	EF	371	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE WINTERCREEPER	1 GAL	12"-18" SPR.	3-5 RUNNERS MIN.	18" O.C.	FULL AND MATCHING
	LA	503	LIRIOPE MUSCARI 'AZTEC' / AZTEC LILY TURF	1 GAL	8"-12" HT.		18" O.C.	FULL AND MATCHING
	LM	1,245	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	1 GAL	8"-12" HT.		18" O.C.	FULL AND MATCHING
	NT	1,132	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	1 GAL	8"-12" HT.		18" O.C.	FULL
	SC	3,351	SEASONAL COLOR / SEASONAL COLOR	CONT.	VARIES	VARIES		CONTRACTOR TO SUBMIT A SEASONAL COLOR MIX OF SEASONAL FOLIAGE AND FLOWERING ANNUALS AND PERENNIALS FOR OWNERS APPROVAL PRIOR TO INSTALLATION. MIX TO BE 3-7 PLANT TYPES OF VARYING CONTAINER SIZE AND PLANT HEIGHT/SPREADS.
	SD	249	LIRIOPE MUSCARI 'SILVER DRAGON' / LILY TURF	1 GAL	8"-12" HT.		18" O.C.	FULL AND MATCHING
	SOD	19,686 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A		SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	TA	996	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	3-5 RUNNERS, 18" SPR.		18" O.C.	5 BIB. MIN. FULL AND MATCHING
	ZJ	4,011 SF	ZOYSIA JAPONICA / ZOYSIA GRASS	N/A	N/A	N/A		SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

CITY CODE:

PD Ordinance 3478 - Tract 1		
Landscape Summary		
Minimum Landscape Area Requirements:	REQUIRED	PROVIDED
Minimum Landscape Area (includes enhanced paving)	15% (32,578 SF)	22% (48,359 SF)
Minimum Street Trees		
Inwood Road (310 LF of frontage)	5 Trees	10 Ornamental Trees
Private Road 2 (602 LF of frontage)	9 Trees	9 Trees
Dallas Parkway (190 LF of frontage)	13 Trees	13 Trees

BY

DATE

REVISONS

No.

Kimley»Horn

13465 NOEL ROAD TWO GALLERIA OFFICE TOWER
SUITE 1000, DALLAS, TX 75251
PHONE 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

R.L.A. — PATRICK B. HART
L.A. No. 2839 Date July 2018

KHA PROJECT
064446446

DATE
7/20/2018

SCALE AS SHOWN

DESIGNED BY BDM

DRAWN BY BDM

CHECKED BY PBH

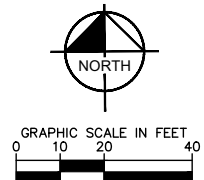
JPI

JEFFERSON EAST BRANCH

14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

PLANTING SCHEDULE,
NOTES, AND CODE
CALCULATIONS

SHEET NUMBER
LP 0.01



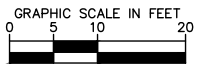
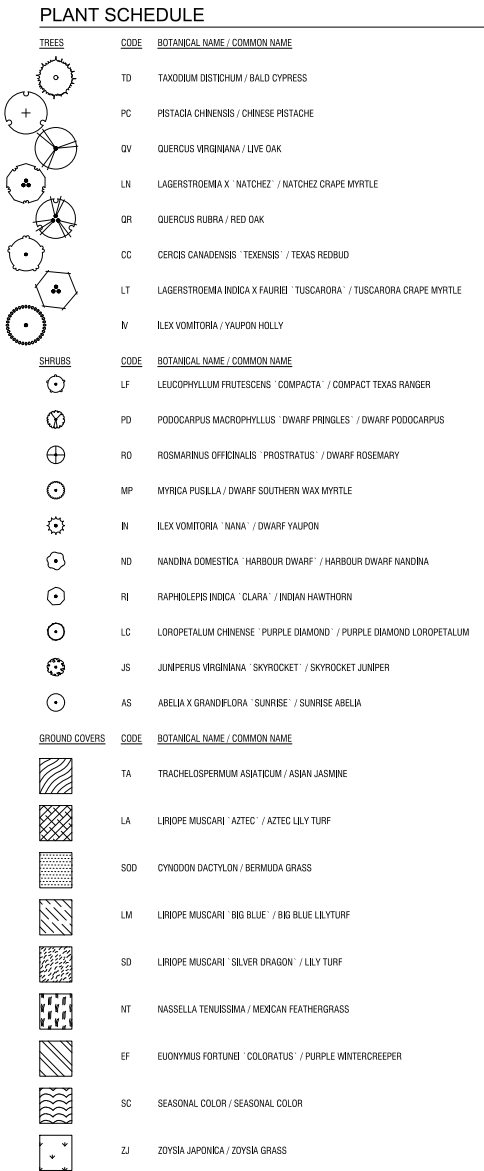
CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND DEPTH LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

11 Know what's below.
Call before you dig.

PLANTING PLAN

SHEET NUMBER

LP 1.02



ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. CITY OF
FARMERS BRANCH, IN REVIEWING AND RELEASING
PLANS FOR CONSTRUCTION ASSUMES NO
RESPONSIBILITY FOR ADEQUACY OR ACCURACY
OF DESIGN.

SHEET NUMBER LP 2.02	PLANTING PLAN ENLARGEMENT	JPI	JEFFERSON EAST BRANCH	14100 DALLAS PARKWAY CITY OF FARMERS BRANCH, TEXAS	KHA PROJECT 064446446	DATE 7/20/2018	SCALE AS SHOWN	DESIGNED BY BDM	DRAWN BY	CHECKED BY PBH	Kimley»»Horn 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 1000, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-293-3820 WWW.KIMLEY-HORN.COM TX-928 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY