

Resolution No. 2018-77

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 MIKULIK, BLAINE 7/20/2018
 K'DAL, CIVIL/00544646-
 LP 4.01 - PLANTING SPEC
 DWG NAME

This document, together with the concepts and designs presented herein, as an instrument of service,

PLANTING NOTES:

1. 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.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE SPECIFICATIONS.
3. 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.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. 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.
6. FOR 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.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS LEGEND) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. 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.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL SOILS IN ALL NEW PLANTING AREAS ARE TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE AND 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.
13. 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:

1. TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE PRUNED TO PROVIDE CLEARANCE OF 8'00".
2. ACCESSIBLE GATES SHALL BE LEVEL TYPE HARDWARE ON BOTH SIDES OF GATES, MOUNTED WITHIN MAX. 48" AFF.
 1. MIN. ONE SMALL CONTROL LEVER TO REQUIRE TIGHT GRIPPING OR TWISTING OF WRIST TO OPERATE.
3. POOL DECK SLOPES ARE NOT TO EXCEED MAX. 2.0% SLOPE IN ANY DIRECTION.
4. RESCUE AIDS SHALL BE LOCATED (BY OTHERS) INSIDE THE BUILDING IN AN AREA WITHIN 10' OF DISTANCE FROM CONTROLS WITHIN 48" AFF.
5. MIN. ONE TABLE AT EACH SEATING AREA SHALL HAVE MIN. 30" W. X 27" H X 19" D KNEE SPACE FOR FORWARD APPROACH.
6. 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	SIZE	SPACING	REMARKS	
	CC	15	CERCIS 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	MYRICCA FUSILLA / DWARF SOUTHERN WAX MYRTLE	CONT.	24" HT.	36" O.C.	FULL AND MATCHING	
	ND	50	NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR 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	RAPHIOLEPS 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 MATCHING	
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 BB. 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: _____

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

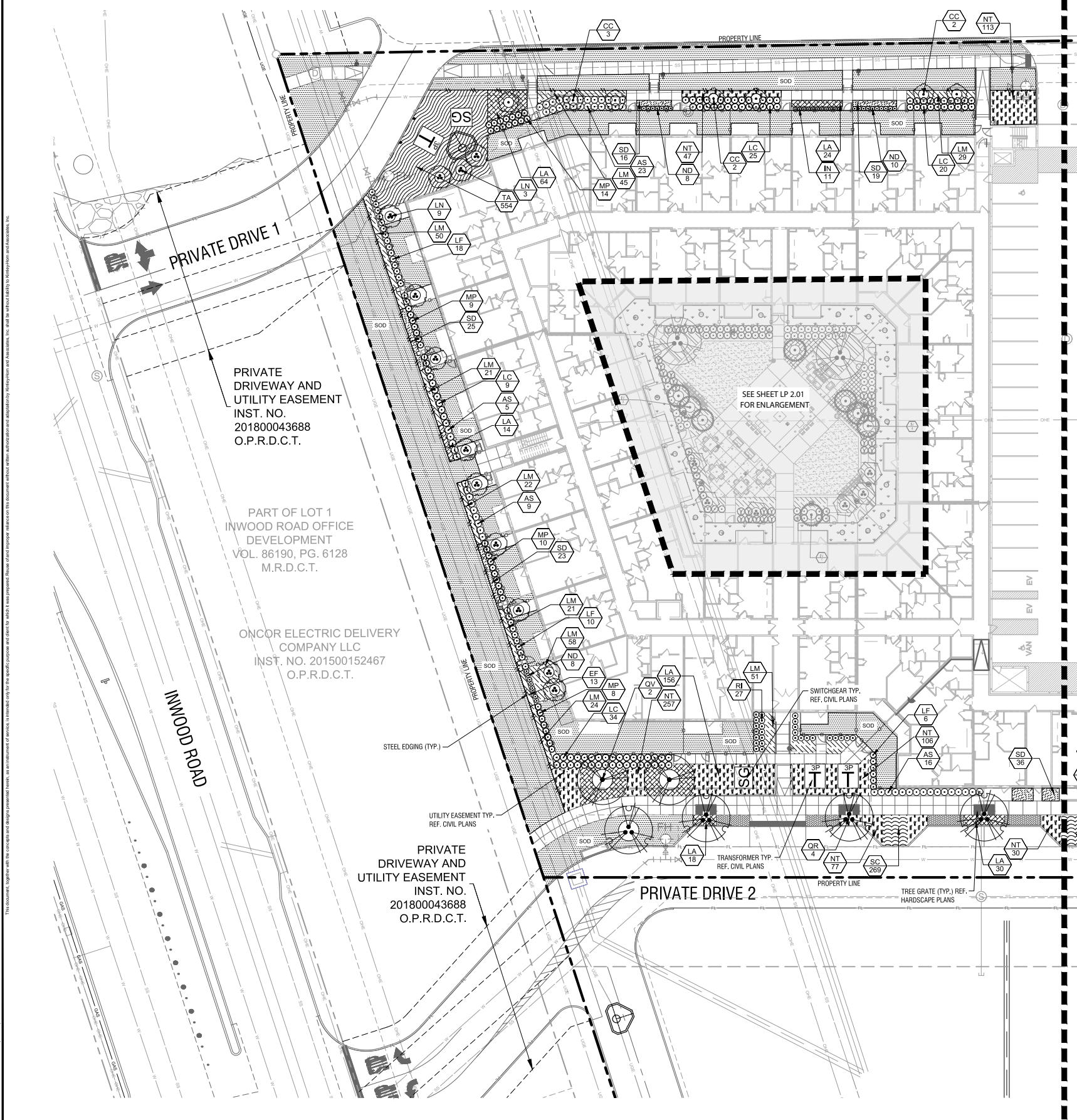
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Resolution No. 2018-77
Exhibit “C” - Landscape Plan

PLANNING
Landscape Architecture
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Dallas, Texas 75240
Phone: 214.416.1234
Fax: 214.416.1235
www.kimley-horn.com

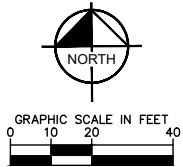
This document, together with the contract and design presented herein, is an instrument of service. It is intended only for the specific purpose and shall not be used for any other purpose without the written authorization and signature of the engineer and architect. It is the responsibility of the user to ensure that the design is used for the intended purpose and that the design is not used for any other purpose without the written authorization and signature of the engineer and architect.

DATE: 11/15/18
DRAWN BY: JPI
CHECKED BY: JPI
DESIGNED BY: JPI
PROJECT: 18-0000043688
SHEET: 1 OF 1



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME
TD	TAXODIUM DISTICHUM	BALD CYPRESS
PC	PISTACIA CHINENSIS	CHINESE PISTACHE
QV	QUERCUS VIRGINIANA	LIVE OAK
LN	LAGERSTROEMIA X. NACHEZ	NACHEZ GRAPE MYRTLE
QR	QUERCUS RUBRA	RED OAK
CC	CERES CANADENSIS 'TEXENSIS'	TEXAS REDBUD
LT	LAGERSTROEMIA INDICA X FAURIEI	TUSCARORA / TUSCARORA GRAPE MYRTLE
IV	ILEX VOMITORIA	YALPON HOLLY
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME
LF	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER
PD	PODOCARPUS MACROPHYLLUS	DWARF PRINGLES / DWARF PODOCARPUS
RO	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY
MP	MYRTICA PUSILLA	DWARF SOUTHERN WAX MYRTLE
IN	ILEX VOMITORIA 'NANA'	DWARF YALPON
ND	NANDINA DOMESTICA 'HARBOR DWARF'	HARBOR DWARF NANDINA
RI	RAPHIOLEPS INDICA 'CLARA'	INDIAN HAWTHORN
LC	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	PURPLE DIAMOND LOROPETALUM
JS	JUNIPERUS VIRGINIANA 'SKYROCKET'	SKYROCKET JUNIPER
AS	ABELIA X GRANDIFLORA 'SUNRISE'	SUNRISE ABELIA
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE
LA	LIRIOPE MUSCARI 'AZTEC'	AZTEC LILY TURF
SOD	CYNODON DACTYLON	BERMUDA GRASS
LM	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF
SD	LIRIOPE MUSCARI 'SILVER DRAGON'	LILY TURF
NT	NASSELLA TENUISSIMA	MEXICAN FEATHERGRASS
EF	ELIOMYRUS FORTUNEI	COLORATUS / PURPLE WINTERCREEPER
SC	SEASONAL COLOR	SEASONAL COLOR
ZJ	ZOYSIA JAPONICA	ZOYSIA GRASS



CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL 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.



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.

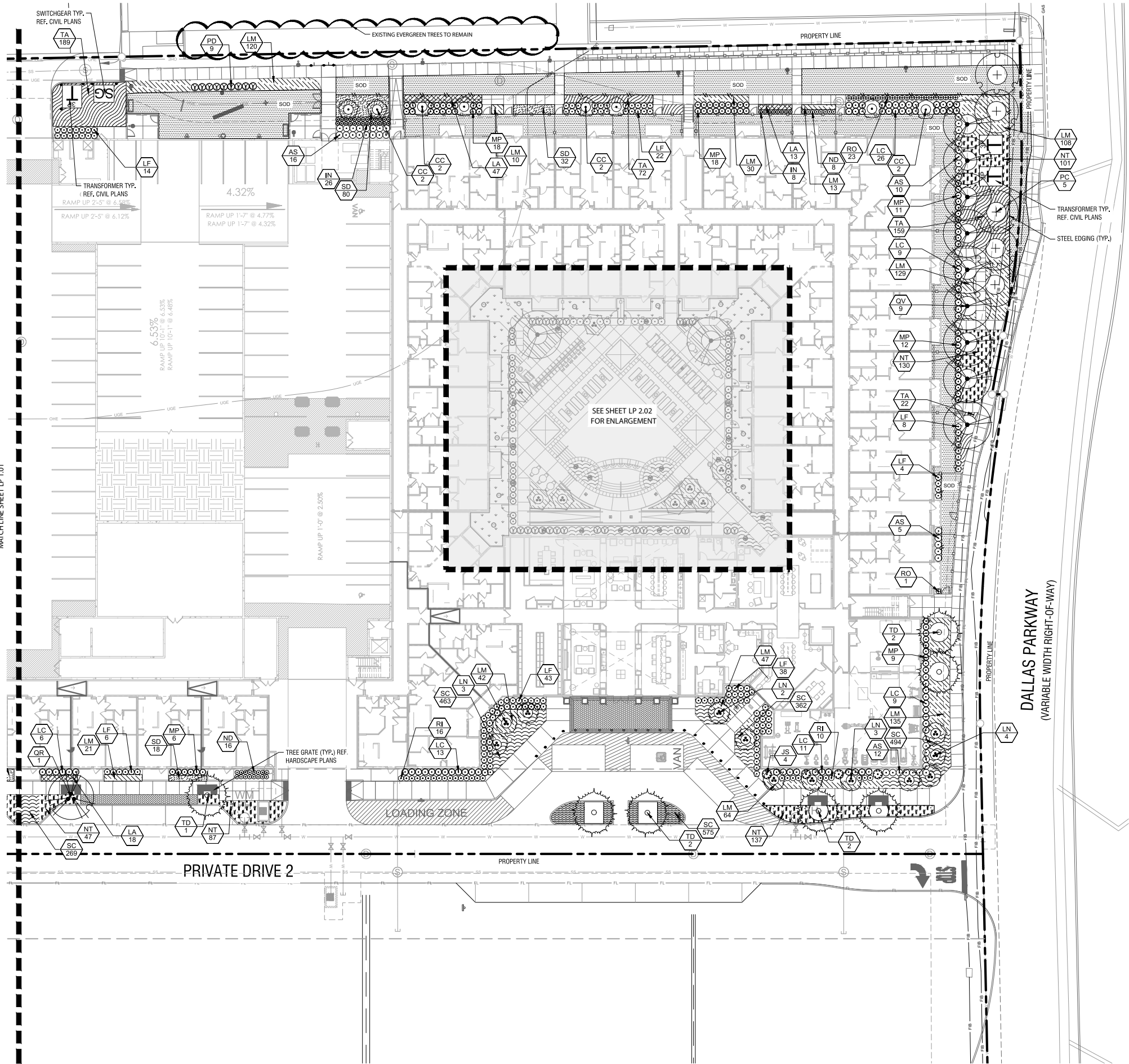
KHA PROJECT 06444646		DATE 7/20/2018		SCALE AS SHOWN		DESIGNED BY BDM		DRAWN BY BDM		CHECKED BY PBH	
JPI				JEFFERSON EAST BRANCH				PLANTING PLAN			
				14100 DALLAS PARKWAY CITY OF FARMERS BRANCH, TEXAS							
				SHEET NUMBER LP 1.01							

Resolution No. 2018-77
Exhibit "C" - Landscape Plan

IMAGES: R-45: 1/25/2018 10:00 AM
LAST SAVED: 7/20/2018 10:00 AM
DRAWN BY: KIMLEY-HORN
CHECKED BY: KIMLEY-HORN
DATE: 7/20/2018
PROJECT: LANDSCAPE PLAN (LP 1.01)

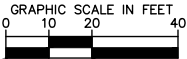
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MATCHLINE SHEET LP 1.01



PLANT SCHEDULE

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	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	PC	PISTACHIA CHINENSIS / CHINESE PISTACHE
	QV	QUERCUS VIRGINIANA / LIVE OAK
	LN	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE
	OR	QUERCUS RUBRA / RED OAK
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD
	LT	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA CRAPE MYRTLE
	IV	ILEX VOMITORIA / YALPON HOLLY
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Know what's below.
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Kimley»Horn
13455 NOEL ROAD TWO GALLERY OFFICE TOWER
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WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. PATRICK B. HART
L.A. No. 2839 Date July 2018

KIM PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	BDM	DRAWN BY	BDM	CHECKED BY	PBH
06446446	7/20/2018								

JPI
JEFFERSON EAST BRANCH
14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.02

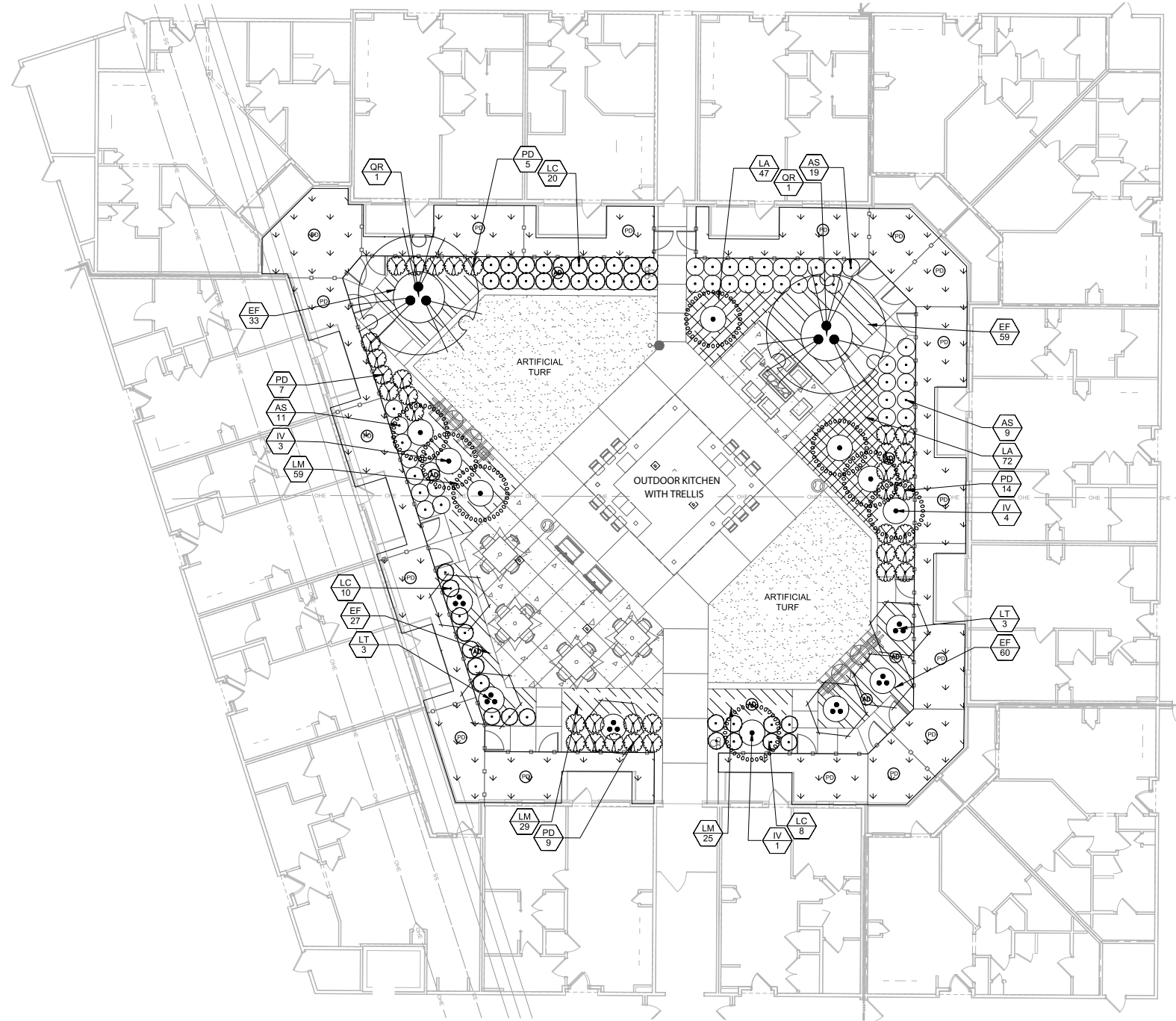
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LVL 011 - LANDSCAPE PLAN.DWG (LP 2.01)

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GRAPHIC SCALE IN FEET

0 5 10 20

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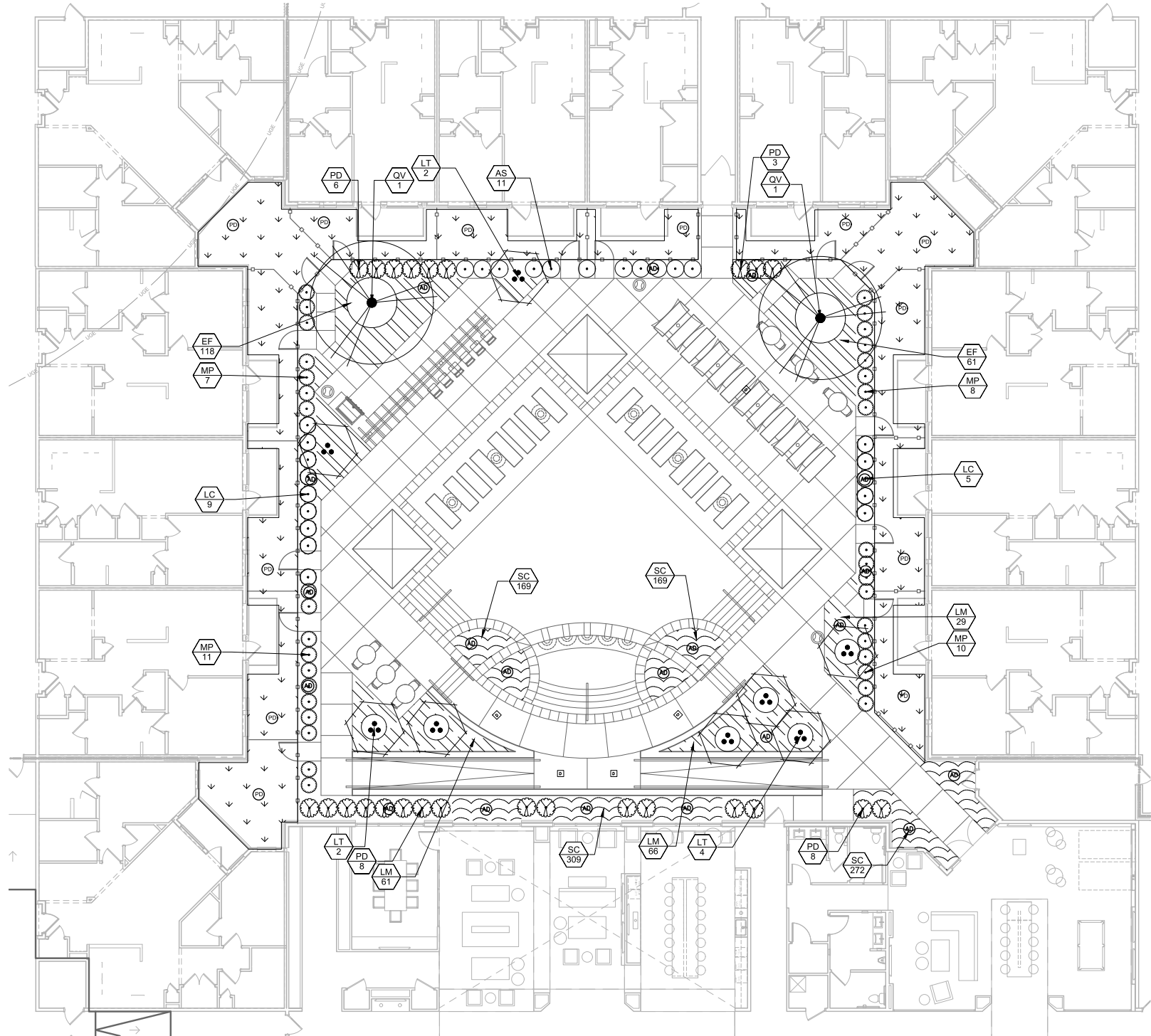
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REMAINS WITH THE DESIGN ENGINEER. CITY OF
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SHEET NUMBER LP 2.01	PLANTING PLAN ENLARGEMENT	JPI JEFFERSON EAST BRANCH 14100 DALLAS PARKWAY CITY OF FARMERS BRANCH, TEXAS	KHA PROJECT 064446446 DATE 7/20/2018 SCALE AS SHOWN DESIGNED BY BDM DRAWN BY BDM CHECKED BY BDM	 FOR REVIEW ONLY Not for construction or permit purposes. P.L.A. No. 2839 PATRICK B. HART Date July 2018	Kimley»Horn 13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 1000, DALLAS, TX 75251 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TX F-526 © 2018 KIMLEY-HORN AND ASSOCIATES, INC.	No.	REVISIONS	DATE	BY

Resolution No. 2018-77

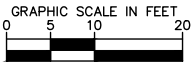
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	RO	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
	MP	MYRICA PUSILLA / DWARF SOUTHERN WAX MYRTLE
	IV	ILEX VOMITORIA 'NANA' / DWARF YAUPON
	ND	NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF NANDINA
	RI	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORN
	LC	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / PURPLE DIAMOND LOROPETALUM
	JS	JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET JUNIPER
	AS	ABELIA X GRANDIFLORA 'SUNRISE' / SUNRISE ABELIA
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME
	TA	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE
	LA	LIRIOPE MUSCARI 'AZTEC' / AZTEC LILY TURF
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	LM	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF
	SD	LIRIOPE MUSCARI 'SILVER DRAGON' / LILY TURF
	NT	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS
	EF	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE WINTERCREEPER
	SC	SEASONAL COLOR / SEASONAL COLOR
	ZJ	ZOYSIA JAPONICA / ZOYSIA GRASS



CAUTION

EXISTING UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL 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.



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

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

[illegible]