



LEGEND (LO) LIVE OAK Lo (CM) CRAPEMYRTLE (BAJ) BLUE ARROW JUNIPER (RO) RED OAK RO BERMUDA SOD (LE) LACEBARK ELM BERMUDA HYDRO-MULCH (CE) CEDAR ELM CRUSHED GRANITE

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME
4	LIVE OAK	Quercus virginiana
5	RED OAK	Quercus shumardíí
5	LACEBARK ELM	Ulmus parvifolia
3	CEDAR ELM	Ulmus crassifolia
12	CRAPEMYRTLE	Lagerstroemia indica
3Ø	BLUE ARROW JUNIPER	Juniperus scopulorum 'Blue Arrow'
105	DWARF INDIAN HAWTHORN	Rhaphiolepis indica

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

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.

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): 40,805 sq. ft. x 5% = 2,245 sq. ft. REQUIRED (LOT 2): 71,882 sq. ft. x 5% = 3,752 sq. ft.

PROVIDED (LOT 1): 9,057 sq. ft. PROVIDED (LOT 2): 8,338 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.

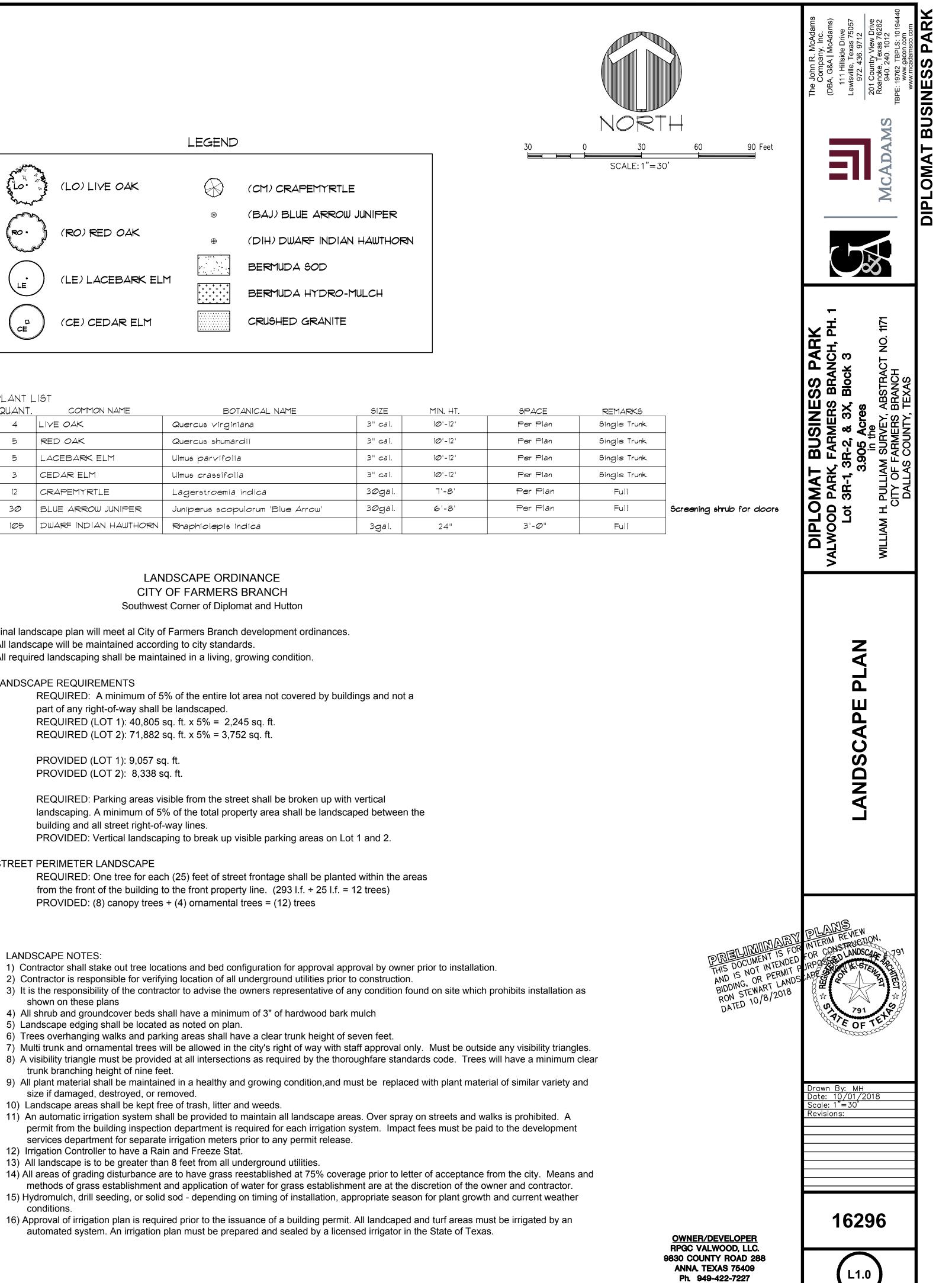
PROVIDED: Vertical landscaping to break up visible parking areas on Lot 1 and 2.

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: (8) canopy trees + (4) ornamental trees = (12) trees

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.
- 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.
- 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
- 15) Hydromulch, drill seeding, or solid sod depending on timing of installation, appropriate season for plant growth and current weather conditions.
- 16) Approval of irrigation plan is required prior to the issuance of a building permit. All landcaped and turf areas must be irrigated by an automated system. An irrigation plan must be prepared and sealed by a licensed irrigator in the State of Texas.



Contact: Bucky Gillett