

PLANTING NOTES:

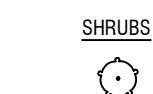
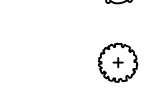
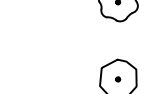
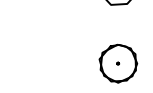
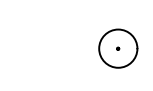
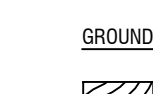
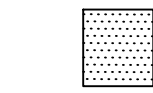
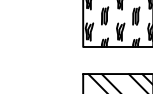
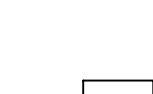
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON 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.
- RESCUE 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.
- ALL PLANTED LANDSCAPE AREAS WILL BE SUPPLIED WITH A FULL AUTOMATIC IRRIGATION SYSTEM.

PLANTING SCHEDULE:

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	TD	7	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	3" CAL	14' -16' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	PC	9	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B	3" CAL	14' -16' HT.	FULL AND MATCHING
	MG	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA	B & B	2" CAL	8' -10' H.	STRAIGHT UPRIGHT GROWTH HABIT, FULL AND MATCHING
	QV	6	QUERCUS VIRGINIANA / LIVE OAK	B & B	3" CAL	14' -16' H.	FULL AND MATCHING
	LVN	18	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ GRAPE MYRTLE	CONT.	3- 1.5" CANES	8' -10' HT.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING
	QR	6	QUERCUS RUBRA / RED OAK	B & B	3" CAL	14' -16' HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	LT	15	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA' / TUSCARORA GRAPE MYRTLE	CONT.	3- 1.5" CANES	8' -10' H.	MULTI-TRUNK (3-5 STEMS), FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LF	70	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS RANGER	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	IC	62	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	PD	83	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' / DWARF PODOCARPUS	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	PD2	37	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES' / DWARF PODOCARPUS	CONT.	36" HT.	36" O.C.	FULL AND MATCHING
	MP	44	MYRICA PUSILLA / DWARF SOUTHERN WAX MYRTLE	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	ND	26	NANDINA DOMESTICA 'HARBOR DWARF' / HARBOR DWARF NANDINA	CONT.	12"-18" HT.	24" O.C.	FULL AND MATCHING
	RI	94	RAPHIOLEPS INDICA 'CLARA' / INDIAN HAWTHORN	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	LC	67	LOROPETALUM CHINENSE 'PURPLE DIAMOND' / PURPLE DIAMOND LOROPETALUM	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
	AS	94	ABELIA X GRANDIFLORA 'SUNRISE' / SUNRISE ABELIA	CONT.	24" HT.	36" OC	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	TA	529	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL	12"-18" SPR, 3-5 RUNNERS MIN.	18" O.C.	
	LA	1,108	LIRIOPE MUSCARI 'AZTEC' / AZTEC LILY TURF	1 GAL	8"-12" HT.	18" O.C.	FULL AND MATCHING
	SOD	11,827 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	LM	663	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILY TURF	1 GAL	8"-12" HT.	18" O.C.	FULL AND MATCHING
	LG	289	LIRIOPE GIGANTEA / GIANT LIRIOPE	1 GAL	12" X 18" SPR.	24" O.C.	FULL AND MATCHING
	ER	35	EQUISETUM HYEMALE ROBUSTUM / HORSETAIL	1 GAL		12" O.C.	FULL AND MATCHING
	SD	302	LIRIOPE MUSCARI 'SILVER DRAGON' / LILY TURF	1 GAL	8"-12" HT.	18" O.C.	FULL AND MATCHING
	NT	931	NASSELLA TENUISSIMA / MEXICAN FEATHERGRASS	1 GAL	12" X 18" SPR.	18" O.C.	FULL
	EF	76	EUKONYMUS FORTUNEI 'COLORATUS' / PURPLE WINTERCREEPER	1 GAL	12"-18" SPR, 3-5 RUNNERS MIN.	18" O.C.	
	SC	3,644	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.
	ZJ	2,836 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 3515 - Tract 2		
Landscape Summary		
Minimum Landscape Area Requirements:	REQUIRED	PROVIDED
Minimum Landscape Area (includes paved areas for pedestrian use)	15% (30,074 SF)	28% (56,815 SF)
Minimum Street Trees		
Inwood Road (391 LF of frontage)	6 Trees	6 Trees
Private Road 2 (577 LF of frontage)	9 Trees	9 Trees
Private Road 3 (371 LF of frontage)	6 Trees	6 Trees
Dallas Parkway (360 LF of frontage)	14 Trees	17 Ornamental Trees 4 Canopy Trees 21 Trees

Kimley»Horn

13455 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-498
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Kimley»Horn

P.L.A. PATRICK B. HART
L.A. No. 2839 Date: 10/01/2018

KHA PROJECT 64446448	DATE 10/01/2018	SCALE AS SHOWN	DESIGNED BY PBH	DRAWN BY BDM	CHECKED BY PBH
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JPI

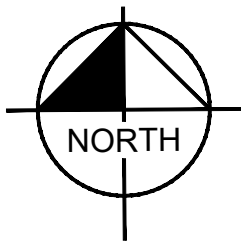
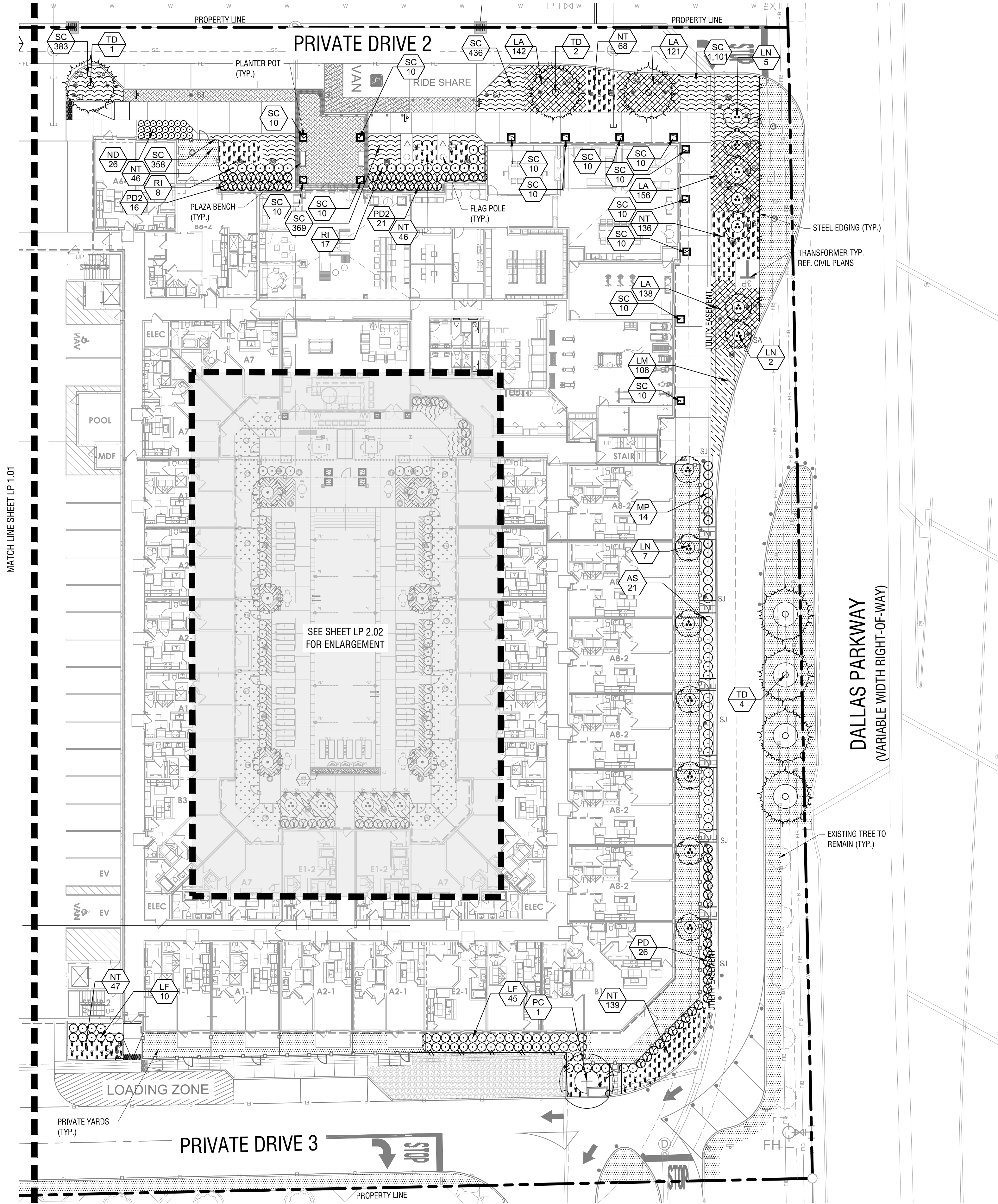
JEFFERSON EAST BRANCH
PHASE II
14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

PLANTING SCHEDULE,
NOTES, AND CODE

SHEET NUMBER
LP 0.01

DWG NAME
LP 1.01 - PLANTING PLAN.DWG, [LP 1.02]

JEFFERSON EAST BRANCH PH I



GRAPHIC SCALE IN FEET



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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.

JPI

JEFFERSON EAST BRANCH
PHASE II

14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.02

Kimley»»Horn

5 NOEL ROAD TWO GALLERIA OFFICE TOWER
SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
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R.L.A. PATRICK B. HART
L.A. No. 2839 Date 10/01/2018

KHA PROJECT
64446448

DATE	10/01/2018
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DATE	AS SHOW
SIGNED BY	PRH

SIGNED BY	PDN
AWN BY	BDM

CHECKED BY PBF

JPI
JEFFERSON EAST BRANCH

14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

PLANTING PLAN

SHEET NUMBER
LP 1.02

Kimley»»Horn

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R.L.A. PATRICK B. HART
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KHA PROJECT
64446448

DATE	10/01/2018
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DATE	AS SHOWN
SIGNED BY	PRH

SIGNED BY	PDN
AWN BY	BDM

CHECKED BY PBF

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JEFFERSON EAST BRANCH

14100 DALLAS PARKWAY
CITY OF FARMERS BRANCH, TEXAS

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