

LEGEND

-  EXISTING CEDAR ELM TREE
-  EXISTING LIVE OAK TREE
-  EXISTING RED OAK TREE
-  EXISTING SAVANNAH HOLLY TREE
-  EXISTING ARISTOCRAT PEAR TREE
-  EXISTING CRAPE MYRTLE TREE
-  EXISTING SHRUB
-  EXISTING SHRUB
-  PROPOSED TREE, SAVANNAH HOLLY
-  PROPOSED TREE, LIVE OAK
-  EXISTING GRASS

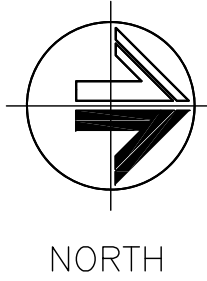
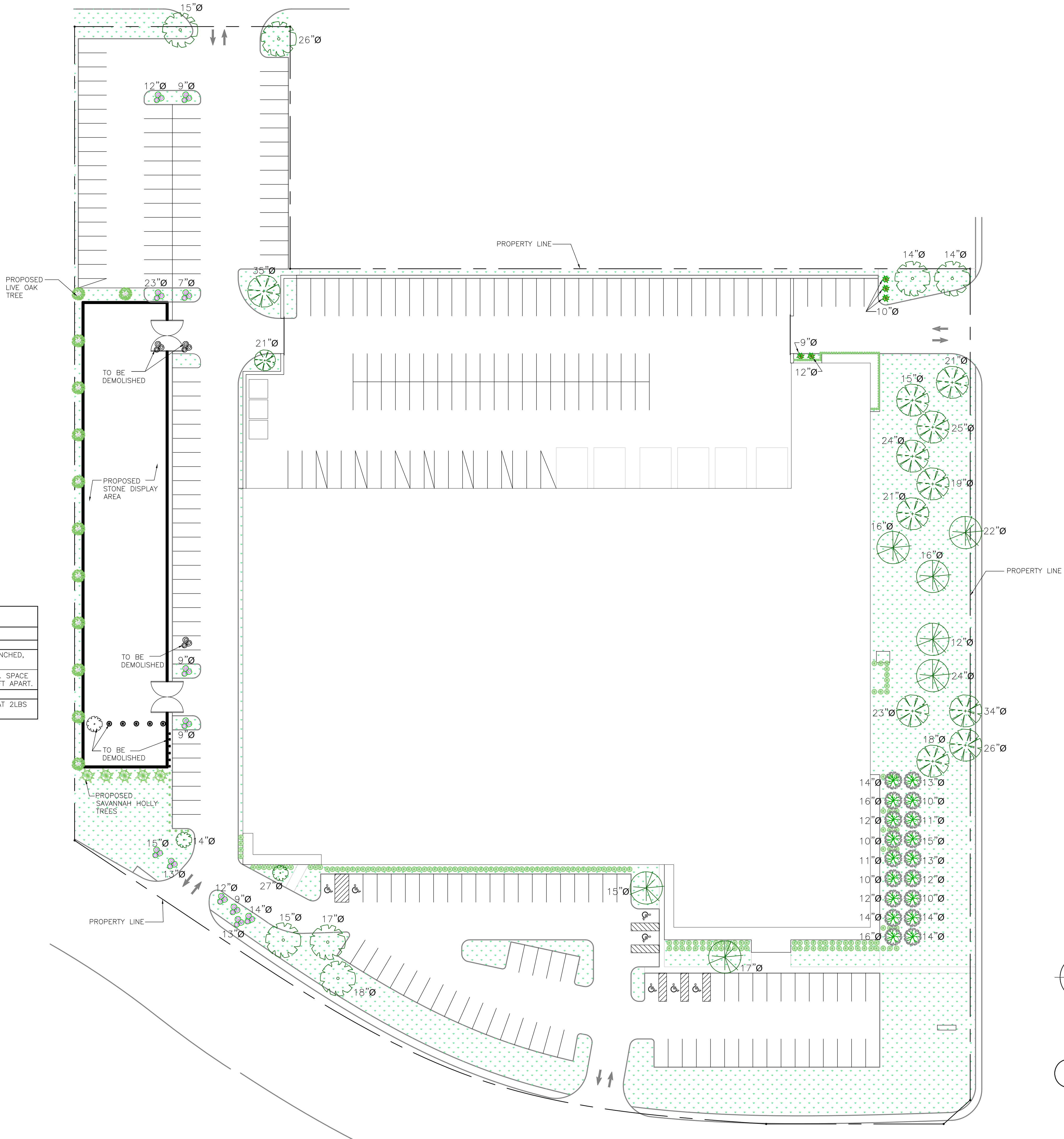
TOTAL LOT AREA: 301,479 SF
LANDSCAPED AREA: 61,203 SF (20%)
LANDSCAPE REQUIRED: 5%

PLANT LIST

COMMON NAME	QTY	SIZE	HEIGHT	SPREAD	COMMENTS
TREES — INSTALL PER DETAIL					
SAVANNAH HOLLY	05	1 1/2" CAL.	6'-8'	3'-4'	FULL, WELL BRANCHED, MAX. 3 CANES.
ILEX OPACA 'SAVANNAH'	12				3" MIN. CALIPER, SPACE THE TREES 30 FT APART.
LIVE OAK 'QUERCUS VIRGINIANA'					
GROUNDCOVER — INSTALL PER DETAIL					
COMMON BERMUDA GRASS	270 SF				HYDRO-MULCH AT 2LBS PER 1000 SF
CYNODON DACTYLON					

CITY'S STANDARD SITE PLAN NOTES

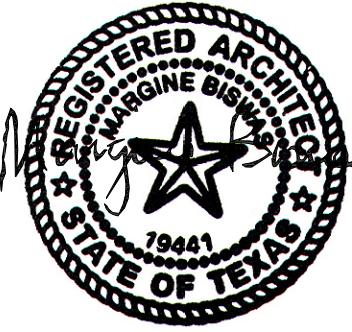
- B. LANDSCAPING
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
 2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
 3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



1 SITE PLAN
1/32" = 1'-0"

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05-09-2019

KEY PLAN

REVISIONS

Best Cheer Stone
2020 Valley View Ln
Farmers Branch, TX 75234

OWNER INFORMATION:
GS REAL PROPERTY TX INC.
3190 E. MIRALOMA AVE.
ANAHEIM, CA 92806
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Architectural Drawings

PROJECT NUMBER: 18029

ISSUED:

LANDSCAPE PLAN

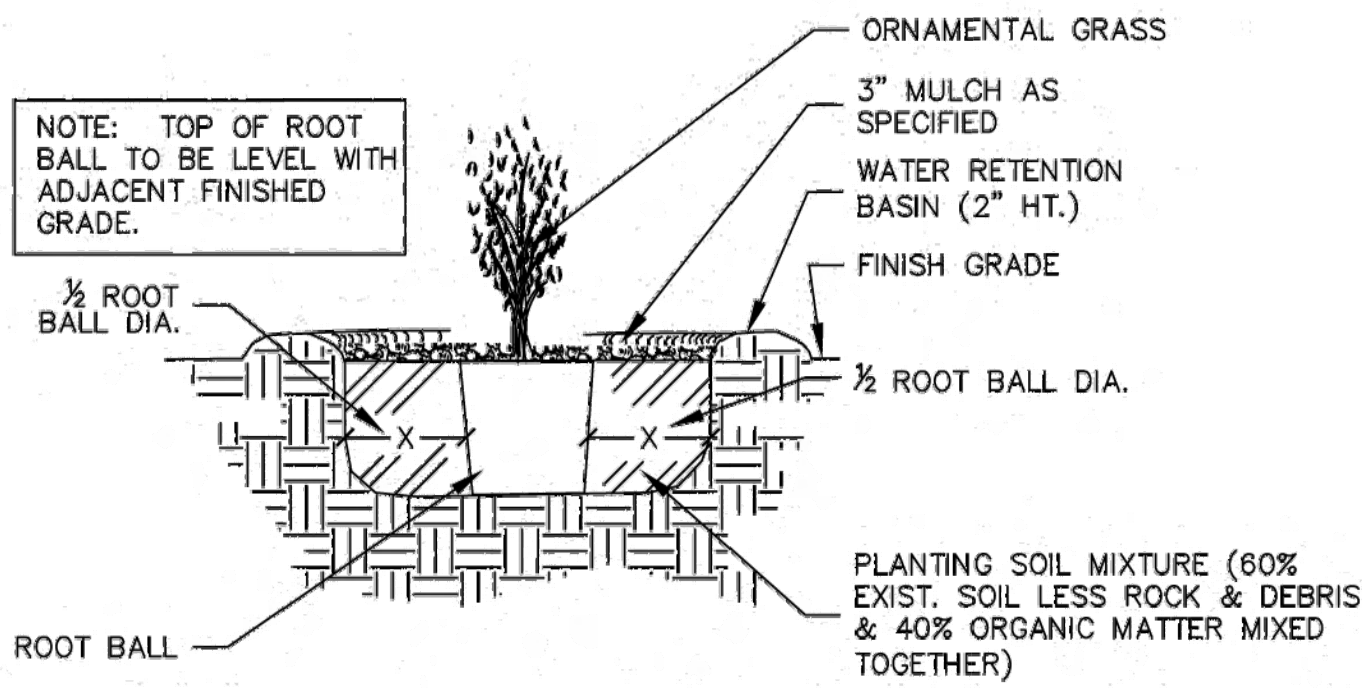
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LANDSCAPE NOTES

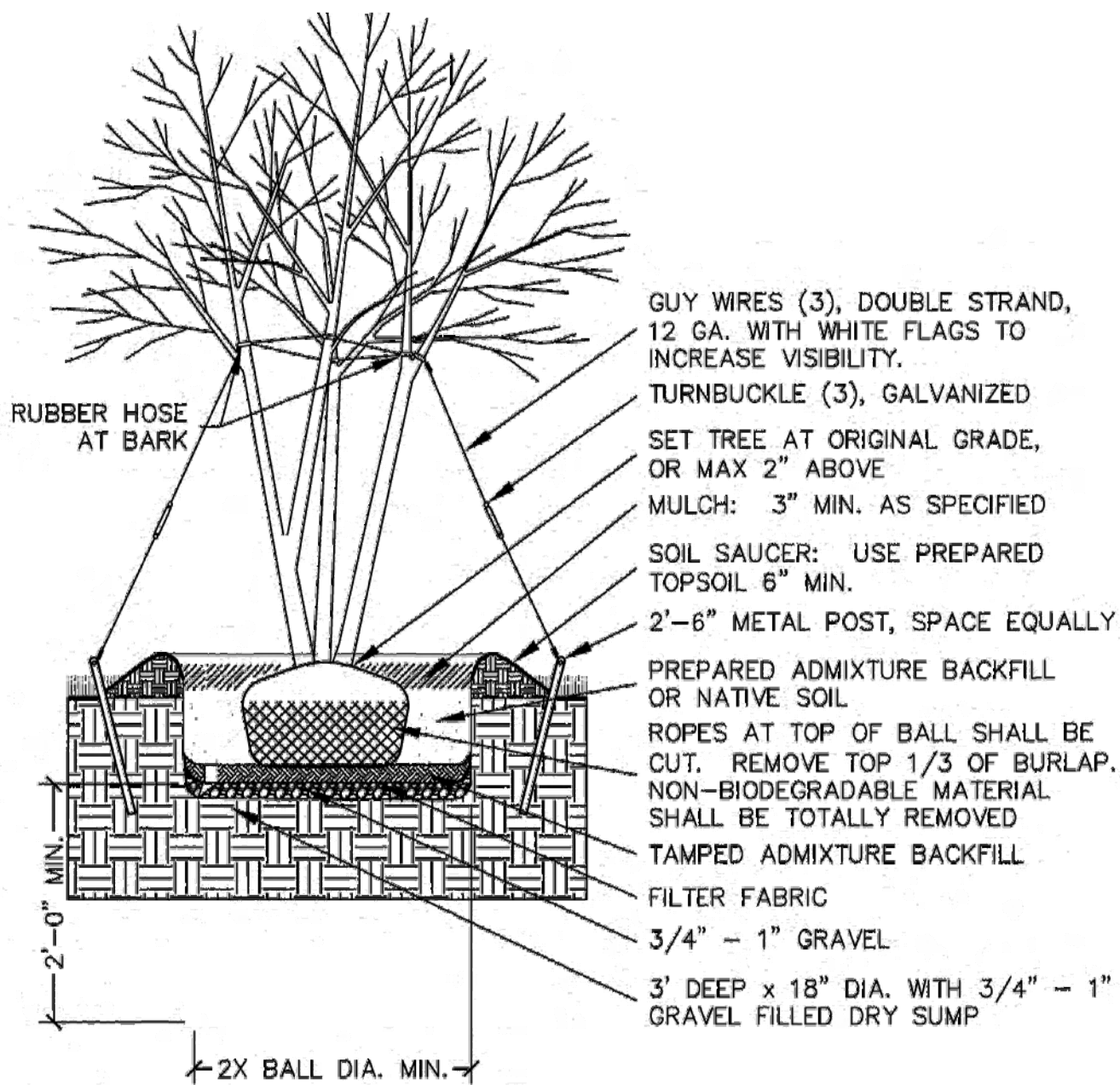
1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TLNA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE LANDSCAPE PLAN.
3. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE CONVERGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN COVERAGE AS APPROVED BY THE TOWN.
4. TREES MUST BE PLANTED FOUR FEET (4') OR GRATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND / OR OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
5. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
6. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF THE TREE PIT WITHIN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREE SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- 9.BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF THE TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1"-2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOILS STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND / OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF FARMERS BRANCH.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON THE RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEAN OUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF FARMERS BRANCH PUBLIC WORKS DEPARTMENT STANDARDS.
28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEAN OUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.

GENERAL NOTES:

1. TREES SHALL BE PLANTED AT LEAST FIVE FEET (5') FROM ANY UTILITY LINE, CURB OR SIDEWALK AND OUTSIDE ALL UTILITY EASEMENTS (THREE FEET (3') CLEAR AROUND HYDRANTS).
2. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN FEET (7').
3. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHTS-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE FEET (9').
4. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN FEET (14').
5. TREES PLANTED ON A SLOPE WILL HAVE A SOIL STAIN @ AVERAGE GRADE OF SLOPE.
6. NO SHRUB SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE FEET (3') IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR GROUNDCOVER. THEY MAY BE COVERED WITH CONCRETE OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECORATIVE PAVERS.
7. MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY (MUST BE OUTSIDE OF ANY VISIBILITY TRIANGLES).
8. IN MEDIANS ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6").
9. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL DRIVE INTERSECTIONS. IN PARKING LOTS ISLANDS, AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE, SHRUBS ARE NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT AND TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF NINE FEET (9').
10. 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.
11. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
12. ALL SIGNAGE AND FENCING CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND SIDEWALKS IS PROHIBITED. A PERMIT FROM BUILDING INSPECTIONS 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.

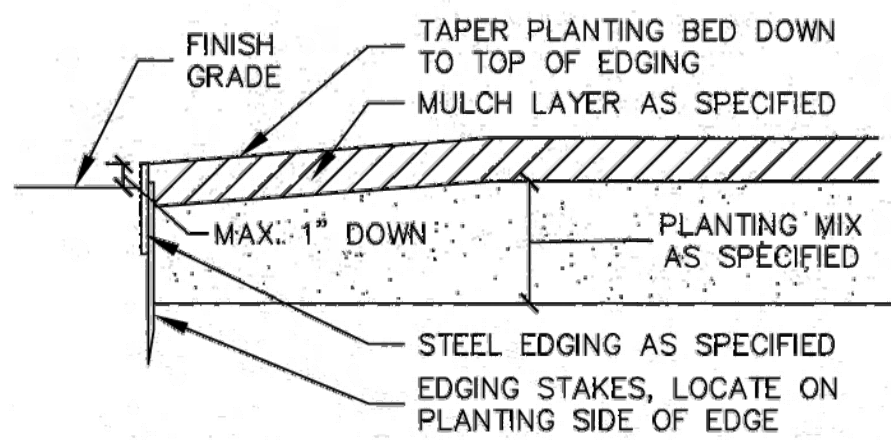


1 POCKET PLANTING GRASS DETAIL
NOT TO SCALE



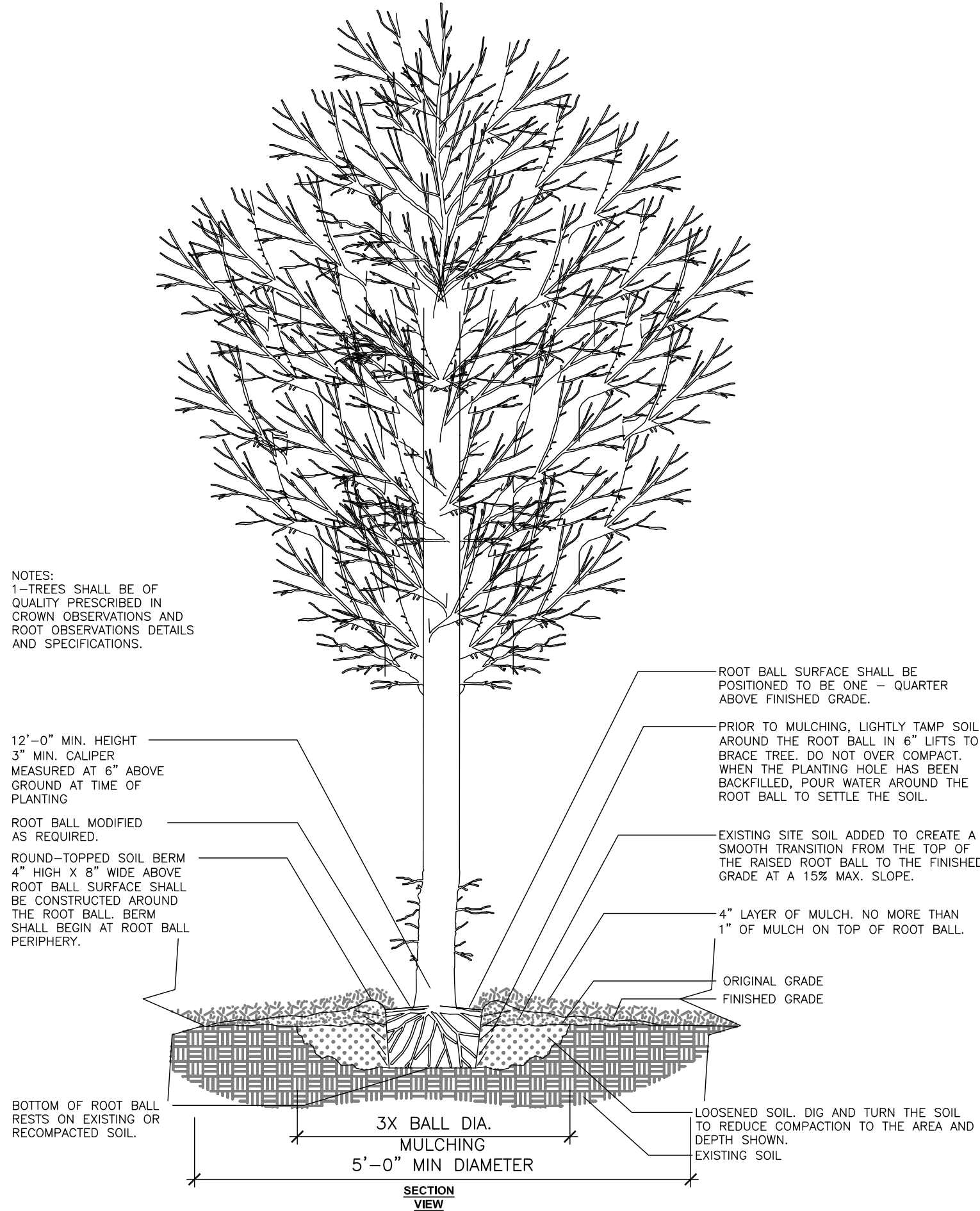
- NOTES:
- REMOVE TOP 1/3 OF BURLAP AROUND ROOTBALL (NURSERY GROWN).
 - TREE SUMP TO BE INSTALLED ONLY WHERE TREE PITS FAIL 24 HOUR PERCOLATION TEST. NOTIFY OWNER'S REPRESENTATIVE OF ALL FAILED TESTS BEFORE INSTALLING SUMPS.

3 ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE



- NOTES:
- FILTER STRIPS REQUIRE SIMILAR MAINTENANCE TO OTHER VEGETATIVE PRACTICES. MAINTENANCE IS VERY IMPORTANT FOR FILTER STRIPS, PARTICULARLY IN TERMS OF ENSURING THAT FLOW DOES NOT SHORT THE PRACTICE.

2 TYPICAL BED EDGING DETAIL
NOT TO SCALE



4 LARGE TREE PLANTING DETAIL
NOT TO SCALE



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KEY PLAN

REVISIONS

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2020 Valley View Ln
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Architectural Drawings

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LANDSCAPE DETAILS