

1. ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AREAS WILL PROVIDE UNOBSTRUCTED CROSS VISIBILITY.
2. THE AREA BETWEEN THE PROPERTY LINE AND THE STREET CURB SHALL BE MAINTAINED BY APPLICANT.
3. ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING GROWING CONDITION ANY LANDSCAPING REMOVED MUST BE REPLACED WITH THE SAME OR COMPARABLE SPECIES AND CALIPER PLANT, AS WHEN IT WAS ORIGINALLY INSTALLED.
4. AN UNDERGROUND, LOW PRESSURE, IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PROPOSED AND EXISTING PLANT MATERIAL. THIS SYSTEM WILL BE EQUIPPED WITH A RAIN / WIND GAUGE AND FREEZE-THAW SENSOR.
5. AN IRRIGATION PLAN WILL BE PREPARED, BY A LICENSED IRRIGATION DESIGNER, REGISTERED IN THE STATE OF TEXAS. THIS PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUING A BUILDING PERMIT.

TOTAL SITE 170,319.6 S.F. (3.91 AC.)  
TOTAL IMPERVIOUS COVER (82%) = 139,470. S.  
TOTAL BUILDING COVERAGE (43%) = 72,775. S.  
TOTAL PERVIOUS AREA = (18%) = 30,579.6 S.F.

05% REQUIRED ( 8,515. S.F.)  
18% PROVIDED (30,925. S.F.)

1 / 25 L.F. @ 3" CAL MIN.

McEWEN ROAD (520.12 L.F.)

### 20.9 TREES REQUIRED

21 TREES PROVIDED  
22 EXISTING

03 EXISTING  
18 PROPOSED

09 PHASE I

09 PHASE II

MIDWAY ROAD &amp; RADII (2654)

10.6 TREES REQUIRED

11 TREES PROVIDED

11 PROPOSED

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TR225					
CZ	09	CEADAR SHED	<i>Quercus laevis</i>	# 4-3' 0" GAL	UNIFORM HEIGHT, FULL CROWN
CE	05	TEXAS RED OAK	<i>Quercus texana</i>	# 4-3' 0" GAL	UNIFORM HEIGHT, FULL CROWN
CM	00	NATCHEZ CHERRYBARKLE	<i>Lagerstroemia indica</i> 'Natchez'	10" - 12-14"	UNIFORM HEIGHT, FULL CROWN
SHRUBS					
HS		HELIX K. STENOVALI SHED	<i>Helix K. Stenovali</i>	50 GAL	PLANT HEIGHT INDICATED
DS	13	DOGWOOD BARK MONILE	<i>Myrica pensil.</i>	7 GAL	PLANT 20-30" O.C., UNIFORM HEIGHT, PLANT WIDE INDICATED
DM	23	DOGWOOD TEXAS SAGE	<i>Ulmoparvula texanensis</i> 'Tender Cloud'	7 GAL	PLANT 20-30" O.C., UNIFORM HEIGHT, PLANT WIDE INDICATED
BS	701	BORLEAF DOGWOOD	<i>Cornus florida</i>	1 GAL	PLANT 18" O.C.
POD		JAPANESE YEW	<i>Podocarpus macrophyllus</i>	13 GAL	PLANT HEIGHT INDICATED
DA	22	DOGWOOD ASHLEA NOSE CREEK	<i>Abelia grandifolia</i> , 'Nose Creek'	3 GAL	PLANT 20-30" O.C., UNIFORM HEIGHT, PLANT WIDE INDICATED
SI	22	SKUNKCABBAGE JAPANESE	<i>Yucca japonica</i> 'Stylindist	7 GAL	PLANT 20-30" O.C., UNIFORM HEIGHT, PLANT WIDE INDICATED
GROUNDCOVER					
HC	22	PURPLE LEAF WINTER CREEPER	<i>Euonymus fortunei</i> 'Coloratus'	1 GAL	PLANT 18" O.C.
TLF		TLF GRASS			
TLF	14	COMMON BERBERIS	<i>ONOCOTIS DACTYLON</i>	500	PLANT HEIGHT INDICATED, LEVEL SUB-BASE AND SOIL WITH PLACE

	TEXAS RED OAK		BERKELEY SEDGE
	CEDAR ELM		PURPLE LEAF WINTER CREEPER
	NATCHEZ CrapeMYRTLE-M/T		COMMON BERMUDA
	NELIE R. STEVENS HOLLY		
	JAPANESE YE W		
	SKYROCKET JUNIPER		DECOMPOSED GRANITE
	DWARF TEXAS SAGE		
	DWARF WAX MYRTLE		
	D'WARF ABELIA		
	CROSS VINE		

Alpha Rd

Simonton Rd

McEwen Rd

MIDWAY ROAD

PROJECT LOCATION

I-635 I/J

	
PROJECT NO. 031919EDSAMC	
DRAWN CG	
CHECKED SRR	
SUBMITTAL DATES	
OTB DATE	



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Midway Conversion  
13342 Midway Road  
Farmers Branch, Texas

LANDSCAPE  
DEVELOPMENT  
PLAN

PHASE I & II  
LANDSCAPE

## L2.01



1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITIES OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND COMPARISON QUANTITIES SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABLED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTIFY THE ITEM.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUIV. INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL. TO GRADE.
4. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2" EXISTING SOIL AND 1/2" COMPOST AS NOTED IN#3 ABOVE. THOROUGHLY BLEND BY MECHANICAL MEANS PRIOR TO BACKFILL.
5. SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2" EXISTING SOIL AND 1/2" COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
6. MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI .3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND SHRUB COVER BEDS.
7. BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET, COLOR: BLACK OR APPROVED EQUIV.
8. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER. THE CONTRACTOR SHALL WAIT FOR AN ADDITIONAL 6 HOURS, THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL DRAIN FROM THE BOTTOM OF THE HOLE TO THE BOTTOM OF THE HOLE. THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
9. ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
10. ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
11. ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
12. GENERAL MAINTENANCE: OWNERS' PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION FOR THE FIRST FIVE (5) YEARS. REQUIRED MAINTENANCE INCLUDES: REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIKE PLANT THAT IS OF EQUAL OR SUPERIOR QUALITY TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
13. LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
14. THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS, THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES.
15. RYBA LANDSCAPE ARCHITECTURE (RLA) ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DELAYS, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
17. GROUND COVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" TILLED INTO PLACE TO A 6" DEPTH.

	DATE	ACTION
Planning & Zoning Commission Date: _____		
City Council Date: _____		
Ordinance No: _____		
Resolution No: _____		
Administrative Approval Date: _____		

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