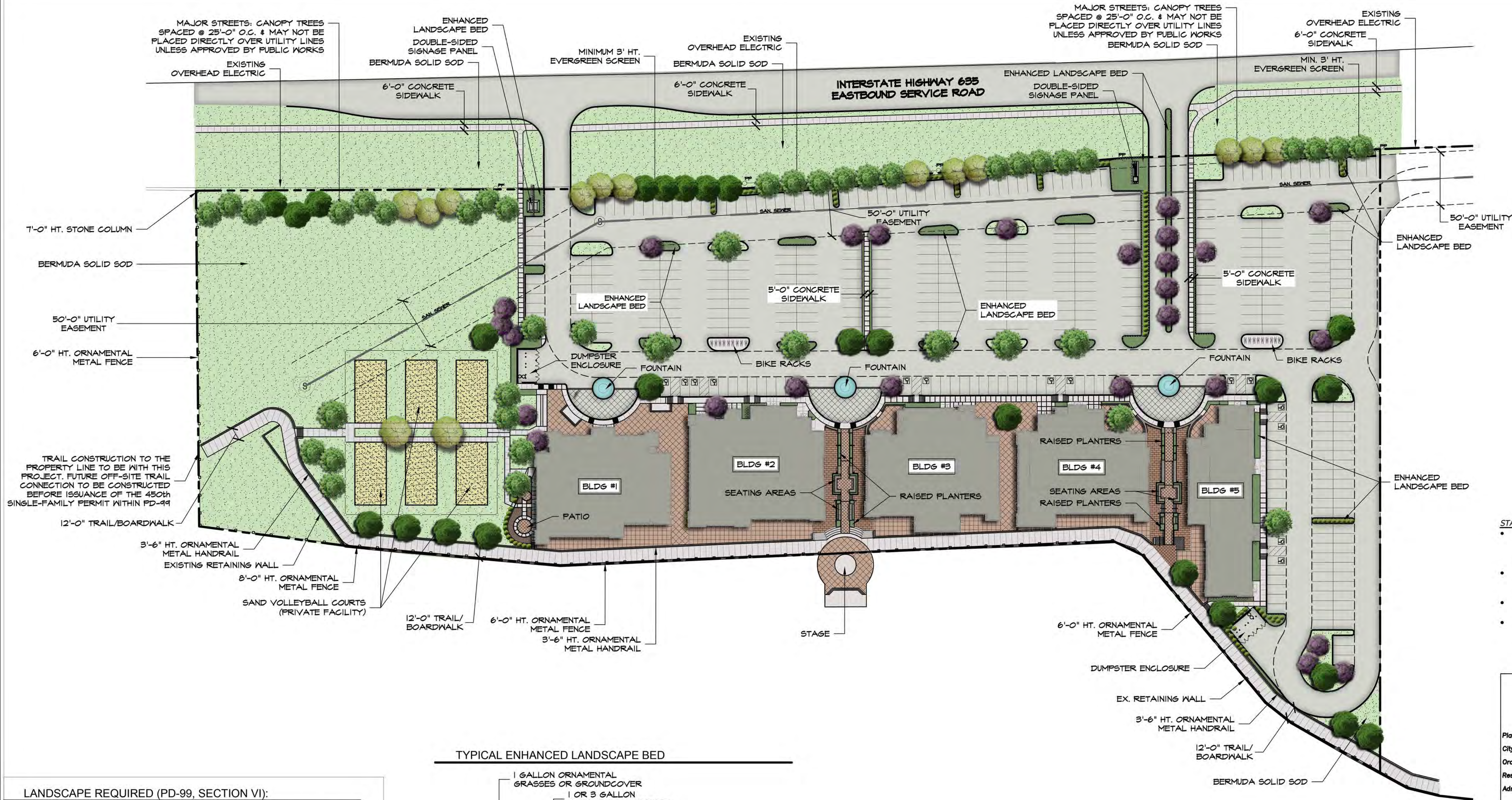




STANDARD LANDSCAPE NOTES:

- 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.
- 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.
- ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.
- SUBJECT TO CITY STAFF REVIEW/APPROVAL AS A MINOR DEVIATION TO THE APPROVED DETAILED SITE PLAN (PER SECTION VIII.C.3 IN EXHIBIT 'C' OF PD-99 ORDINANCE NO. 3429, AS AMENDED).

Date	Action
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LANDSCAPE REQUIRED (PD-99, SECTION VI):

STREET TREES (COMMERCE):

- WHERE THE PRIMARY STRUCTURE IS LOCATED GREATER THAN TEN (10) FEET FROM THE FRONT PROPERTY LINE, THE FOLLOWING TREE PLANTING SHALL BE REQUIRED:
 - ONE TREE AT LEAST THREE (3) CALIPER INCHES IN DIAMETER MEASURED FOUR (4) FEET ABOVE GRADE AND NOT LESS THAN TEN (10) FEET IN HEIGHT MEASURED FROM THE BASE OF THE MAIN TRUNK SHOWING AT GRADE AT TIME OF PLANTING FOR EACH TWENTY-FIVE (25) FEET OF LINEAR STREET FRONTAGE, WHICH TREES SHALL BE PLANTED WITHIN FIFTEEN (15) FEET OF THE FRONT PROPERTY LINE.
 - TREES MAY BE PLANTED IN GROUPS WITH APPROPRIATE SPACING FOR SPECIES.
 - APPLIES TO HWY 635 SERVICE ROAD.
- STREET TREES SHALL BE AT LEAST THREE (3) CALIPER INCHES IN DIAMETER MEASURED FOUR (4) FEET ABOVE GRADE AND NOT LESS THAN TEN (10) FEET IN HEIGHT MEASURED FROM THE BASE OF THE MAIN TRUNK SHOWING AT GRADE AT TIME OF PLANTING.

PARKING LOTS:

- FIVE (5) LINEAR FEET OF LANDSCAPED EVERGREEN SCREENINGS AT A HEIGHT OF THREE (3) FEET SHALL BE PLANTED BETWEEN THE STREET RIGHT-OF-WAY AND THE PARKING AREA IN ALL PARKING AREAS WITHIN A PARKING LOT ABUTTING A STREET.
- THE FOLLOWING INTERIOR LANDSCAPING SHALL BE PLANTED IN OFF-STREET, SURFACE PARKING THAT CONTAINS TWENTY (20) OR MORE PARKING SPACES:
 - TWENTY (20) SQUARE FEET OF LANDSCAPING FOR EACH PARKING SPACE SHALL BE INSTALLED WITHIN THE PAVED BOUNDARIES OF THE PARKING AREA.
 - NO FEWER THAN ONE (1) TREE, THREE INCH (3) CALIPER INCH MINIMUM AS MEASURED FOUR (4) FEET ABOVE GRADE AND NOT LESS THAN TEN (10) FEET IN HEIGHT MEASURED FROM THE BASE OF THE MAIN TRUNK SHOWING AT GRADE AT TIME OF PLANTING SHALL BE PLANTED IN EACH PARKING AREA LANDSCAPE ISLAND.
 - LANDSCAPED ISLANDS SHALL NOT BE LESS THAN SIX (6) FEET WIDE, NOT LESS THAN NINETY PERCENT (90%) OF THE ADJUTING PARKING SPACE IN LENGTH, AND PLANTED WITH APPROVED GROUND COVER.

LANDSCAPE PROVIDED:

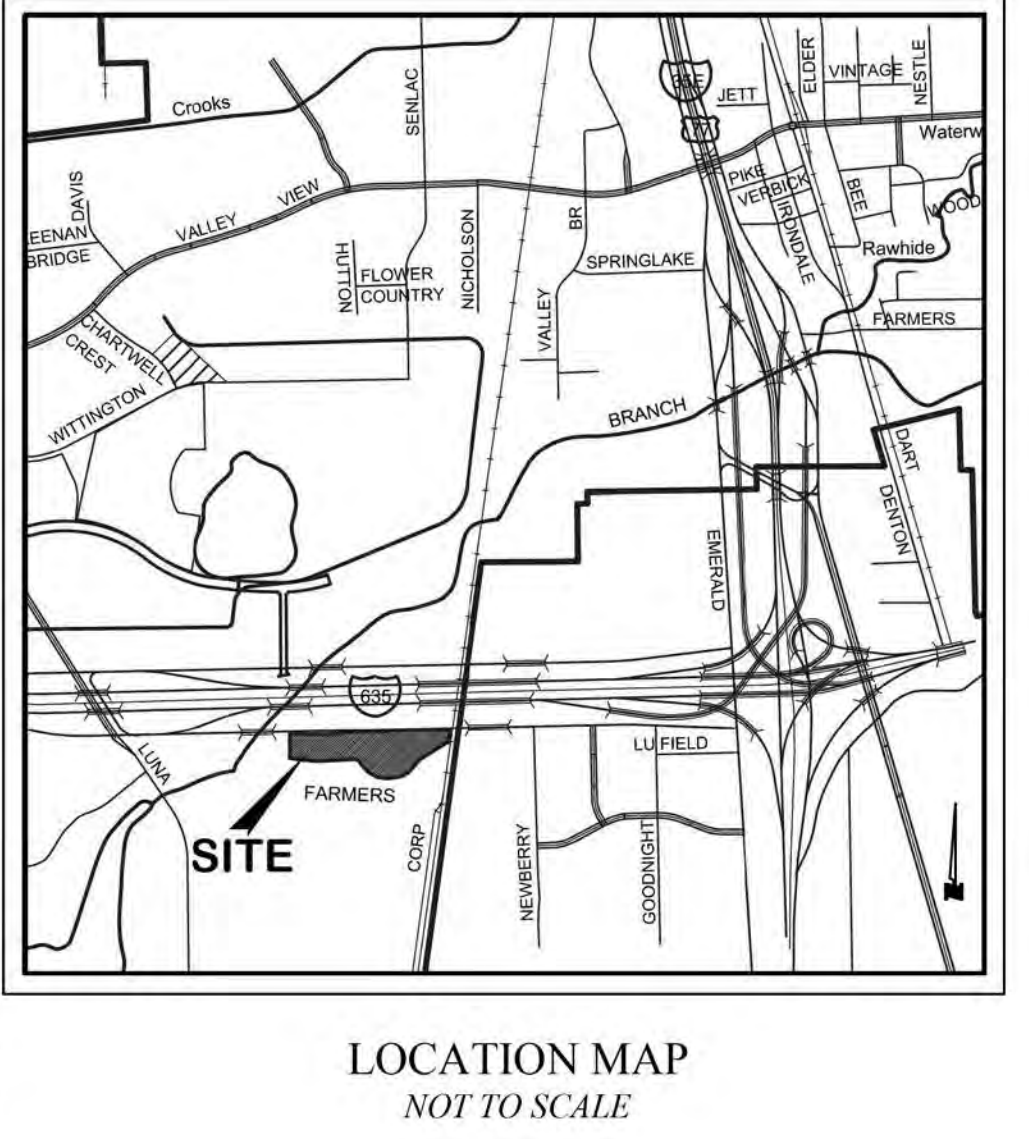
HWY 635 SERVICE ROAD
1-3" CAL. CANOPY TREE / 25 LF OF LANDSCAPE EDGE
1,060 LF OF FRONTAGE / 25 LF = 44-8" CAL. TREES REQUIRED
182 TOTAL CALIPER INCHES REQUIRED
PROVIDED: 44-8" CALIPER CANOPY TREES PROVIDED (182 CAL INCHES)

PARKING LOTS
20 SF OF LANDSCAPE AREA / 1 PARKING SPACE
411 PARKING SPACES x 20 SF = 8,220 SF OF LANDSCAPE AREA REQUIRED
PROVIDED: 8,220 SF OF LANDSCAPE AREA PROVIDED

TYPICAL ENHANCED LANDSCAPE BED	
1 GALLON ORNAMENTAL GRASSES OR GROUND COVER 1 OR 3 GALLON ORNAMENTAL GRASSES 3 GALLON SHRUBS 1 GALLON ORNAMENTAL GRASSES OR GROUND COVER	
PLANT SPECIES & SPACING TO BE DETERMINED WITH DETAILED LANDSCAPE PLANS	
LANDSCAPE LEGEND	
	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER; QUANTITY = 30)
	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER; QUANTITY = 16)
	CHINESE PISTACHE / PISTACHIA CHINENSIS (3" CALIPER; QUANTITY = 14)
	CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER; QUANTITY = 9)
	BALD CYPRESS / TAXODIUM DISTICHUM (3" CALIPER; QUANTITY = 7)
	GRAPE MYRTLE / LAGERSTROEMIA INDICA (2" CALIPER; QUANTITY = 11)
	TEXAS REDBUD / CERCIS CANADENSIS (2" CALIPER; QUANTITY = 9)
	VITEX / VITEX AGNUS-CASTUS (2" CALIPER; QUANTITY = 6)
SHRUBS AND GROUNDCOVERS	
- DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII NANA' (5 GALLON, PLANTS SPACED 48" O.C.) - TEXAS SAGE / LEUCOPYLLUM F. 'SILVERADO' (5 GALLON, PLANTS SPACED 48" O.C.) - UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS 'TUSCAN BLUE' (5 GALLON, PLANTS SPACED 48" O.C.) 'SNOW WHITE' INDIAN HAWTHORN / RAPHIOLEPSIS INDICA 'SNOW WHITE' (5 GALLON, PLANTS SPACED 36" O.C.) - STOKES' DWARF YALPOUN HOLLY / ILEX VOMITORIA 'STOKES' DWARF' (3 GALLON, PLANTS SPACED 36" O.C.) - PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (3 GALLON, PLANTS SPACED 36" O.C.) - DWARF FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES 'HAMELN' (1 GALLON, PLANTS SPACED 24" O.C.) - COMPACT ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'PLUMOSA COMPACTA' (3 GALLON, PLANTS SPACED 36" O.C.) 'POWIS CASTLE' ARTEMESIA / ARTEMESIA X 'POWIS CASTLE' (1 GALLON, PLANTS SPACED 24" O.C.) - LIRIOPE / LIRIOPE MUSCARI (1 GALLON, PLANTS SPACED 12" O.C.) - ANNUAL COLOR (4" POTS, PLANTS SPACED 8" O.C.) - BERMUDA SOLID SOD AS STANDARD GROUND COVER (MINIMUM 100% COVERAGE) - OKLAHOMA RIVER ROCK (COLOR TO MATCH EXISTING PHASES) - COMPACTED DECOMPOSED GRANITE	

NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

NOTE: REFER TO SHEET LS3 FOR PHOTO EXAMPLES OF SITE FURNISHINGS



LANDSCAPE PLAN THE BOARDWALK AT MERCER CROSSING

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

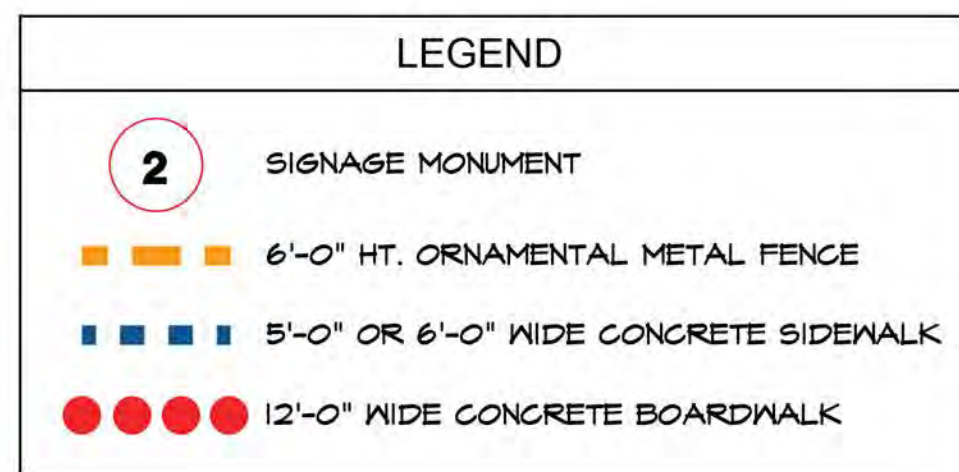
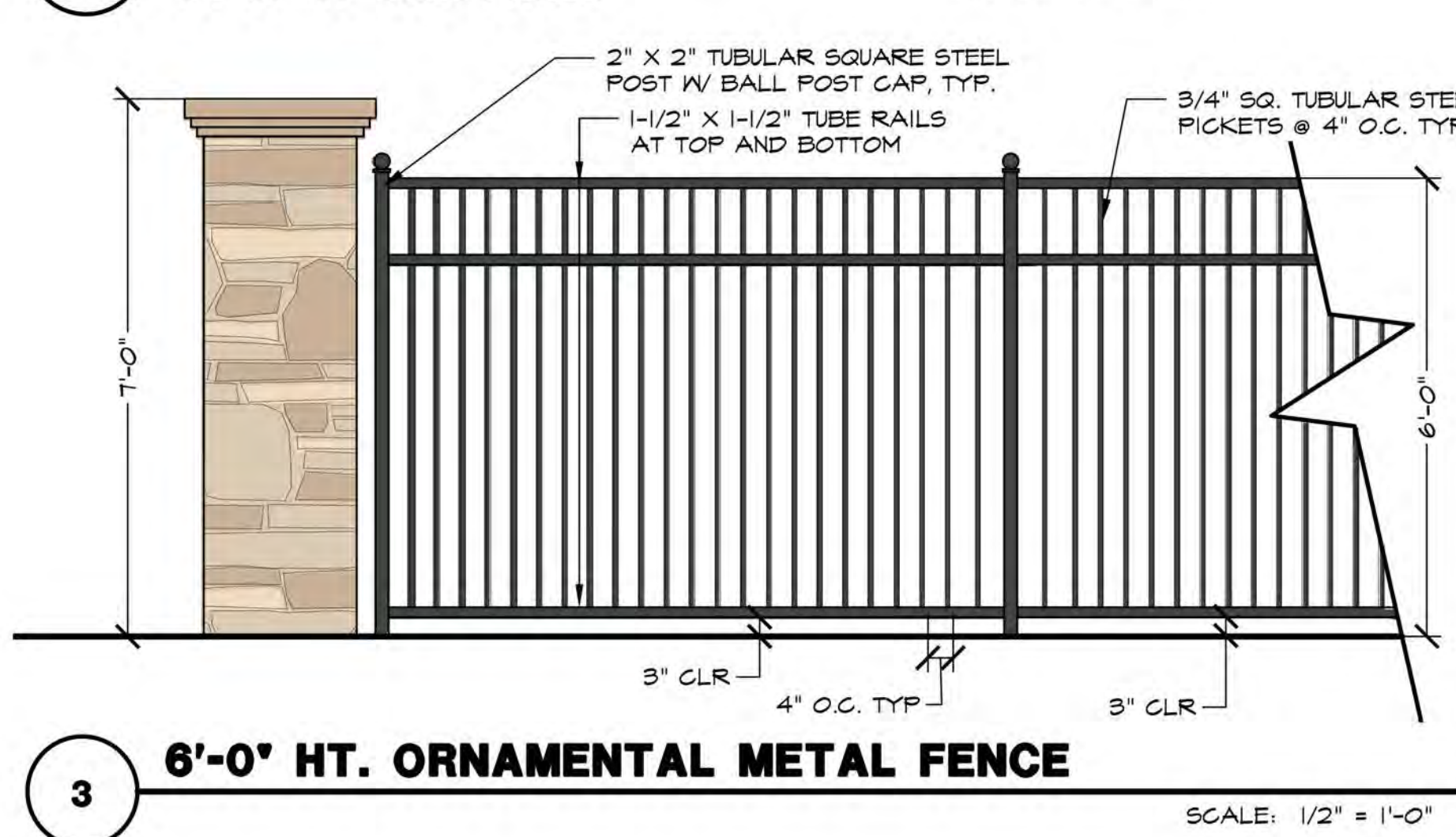
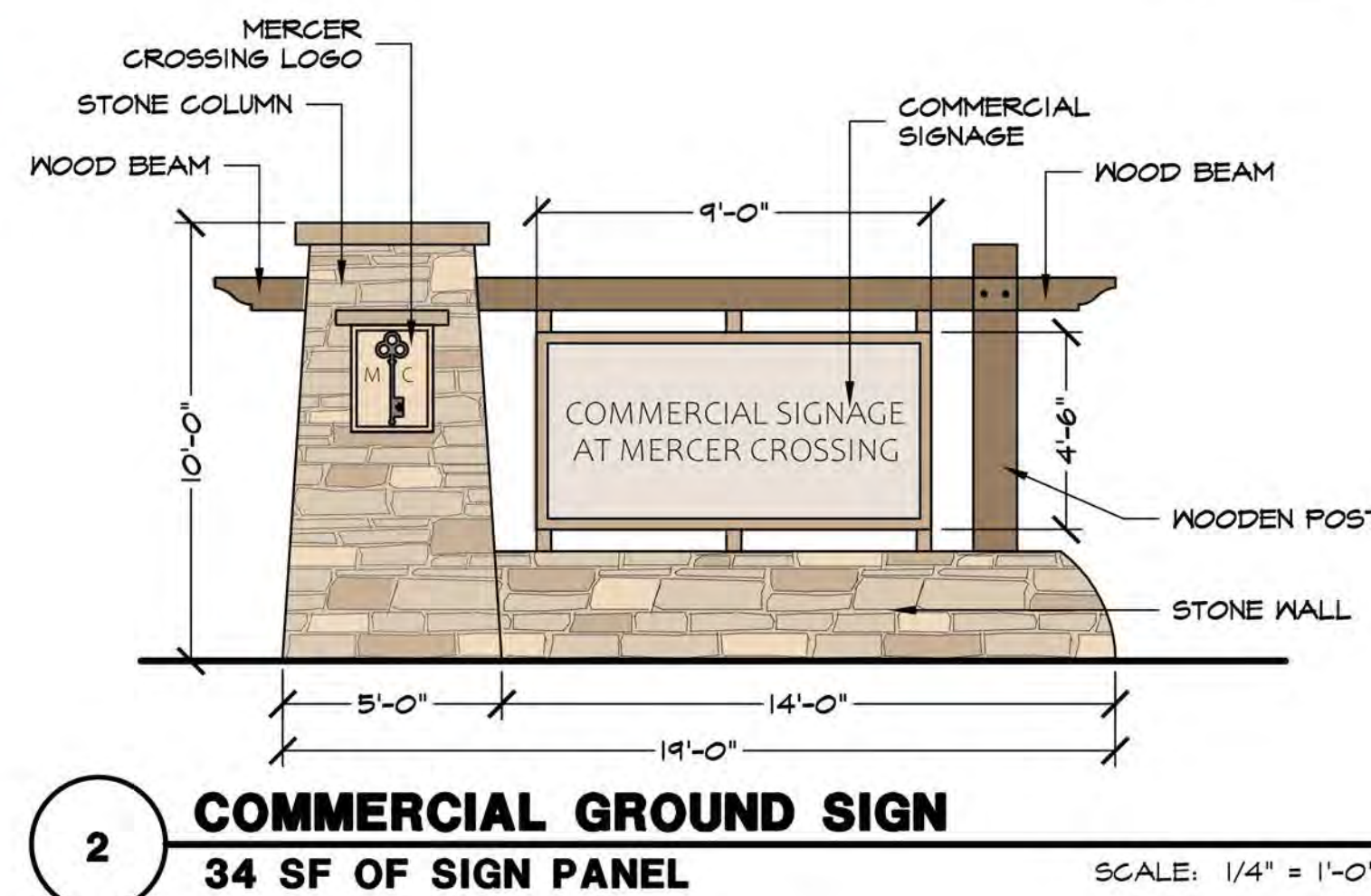
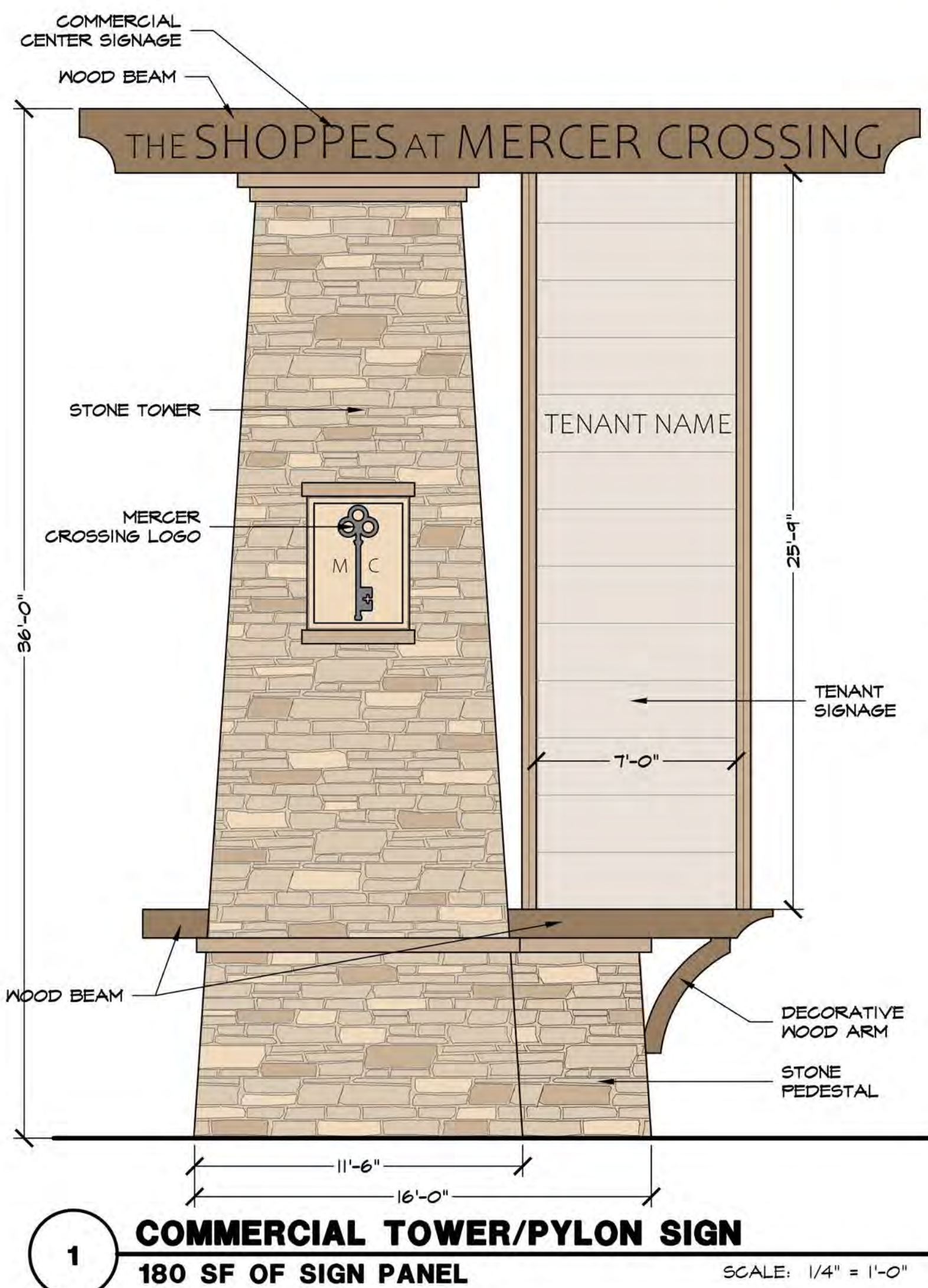
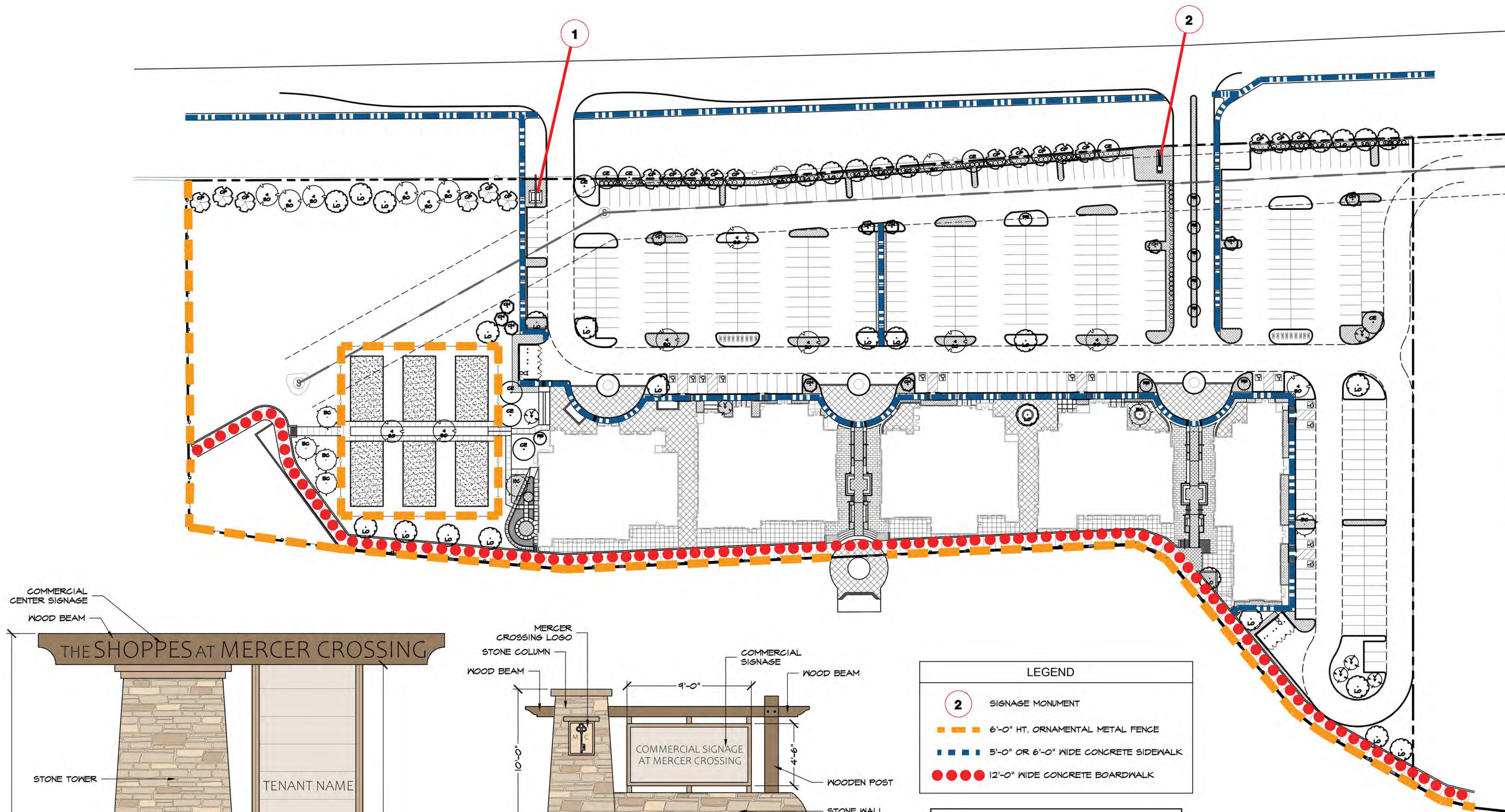
PROPERTY OWNER:
CADG MERCER HOLDINGS, LLC
1800 VALLEY VIEW LANE
SUITE 400
FARMERS BRANCH, TEXAS 75234
PH. (214) 287-9009
CONTACT: MICHAEL BEATY

CIVIL ENGINEER:
ION DESIGN GROUP, LLC
7075 TWIN HILLS AVE., SUITE 350
DALLAS, TEXAS 75231
PH. (214) 370-3470
CONTACT: BRYAN KLEIN

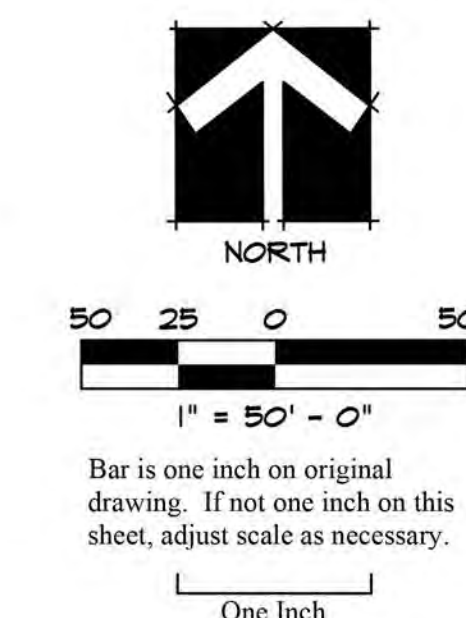
LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
386 W. MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, RLA, LI

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643
October 24, 2019



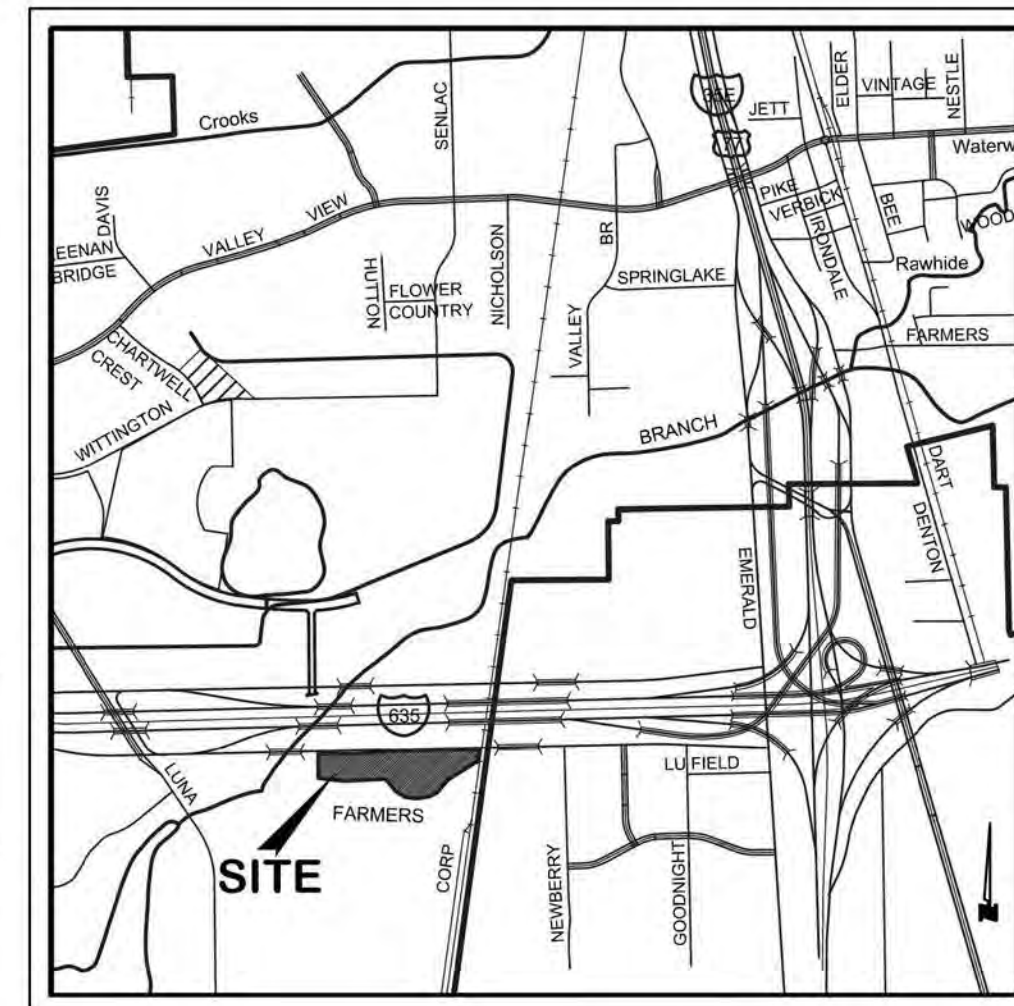


NOTE: ALL WALLS AND SIGNAGE REQUIRE SEPARATE PERMIT AT THE TIME OF CONSTRUCTION. FINAL SIGN LOCATIONS AND CONSTRUCTION DETAILS SHALL BE APPROVED BY SIGN PERMIT.



NOTE: ALL IMPROVEMENTS SHOWN ON THIS PLAN ARE CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

STONE & BRICK TO MATCH MATERIAL FROM PREVIOUS PHASES OF MERCER CROSSING



LOCATION MAP
NOT TO SCALE



4 SIGNAGE EXAMPLES

- STANDARD LANDSCAPE NOTES:
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LANDSCAPE / SIGNAGE / FENCING PLAN THE BOARDWALK AT MERCER CROSSING

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

PROPERTY OWNER:
CADG MERCER HOLDINGS, LLC
1800 VALLEY VIEW LANE
SUITE 400
FARMERS BRANCH, TEXAS 75234
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A BICYCLE RACKS EXAMPLES

D ENHANCED PAVING EXAMPLES

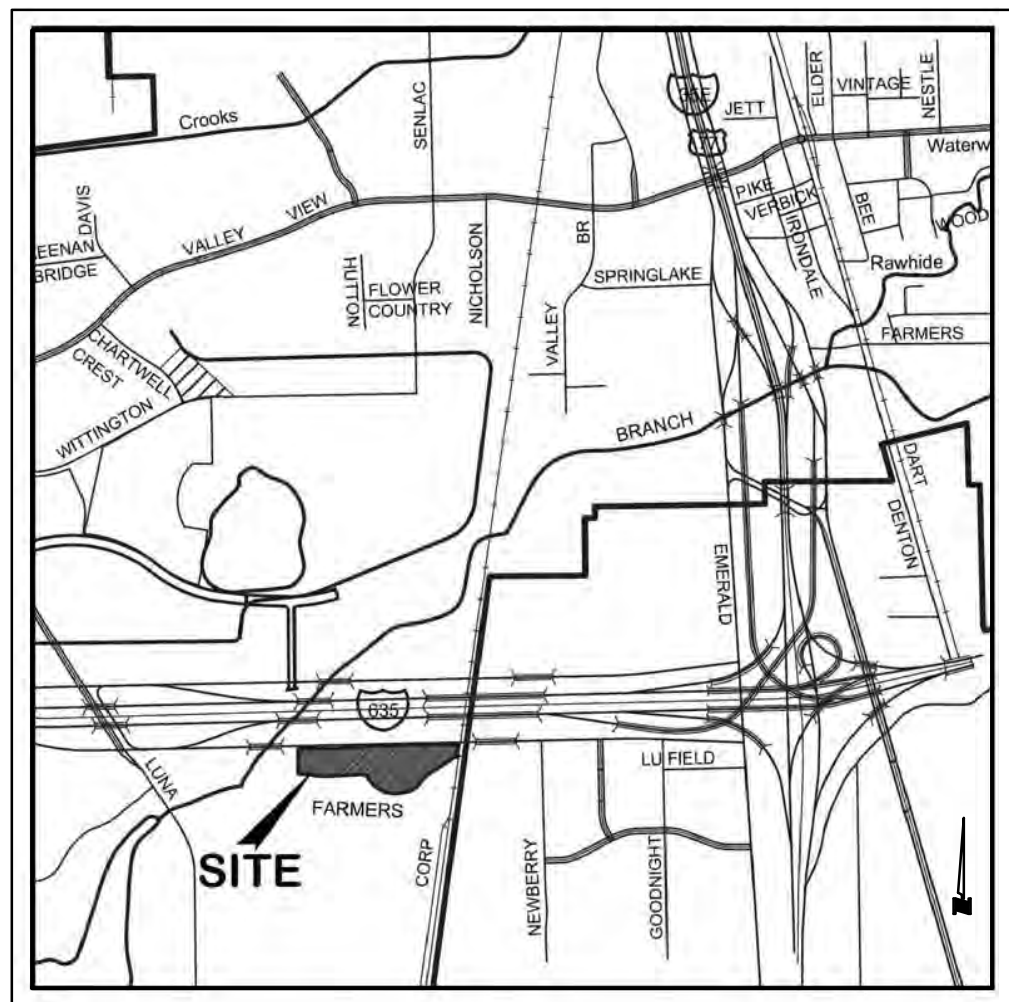


B SEATING EXAMPLES

E WASTE RECEPTACLES EXAMPLES



C BOLLARDS / RAISED PLANTERS EXAMPLES



LOCATION MAP
NOT TO SCALE

NOTE:
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**SITE AMENITY EXAMPLES
THE BOARDWALK AT
MERCER CROSSING**

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



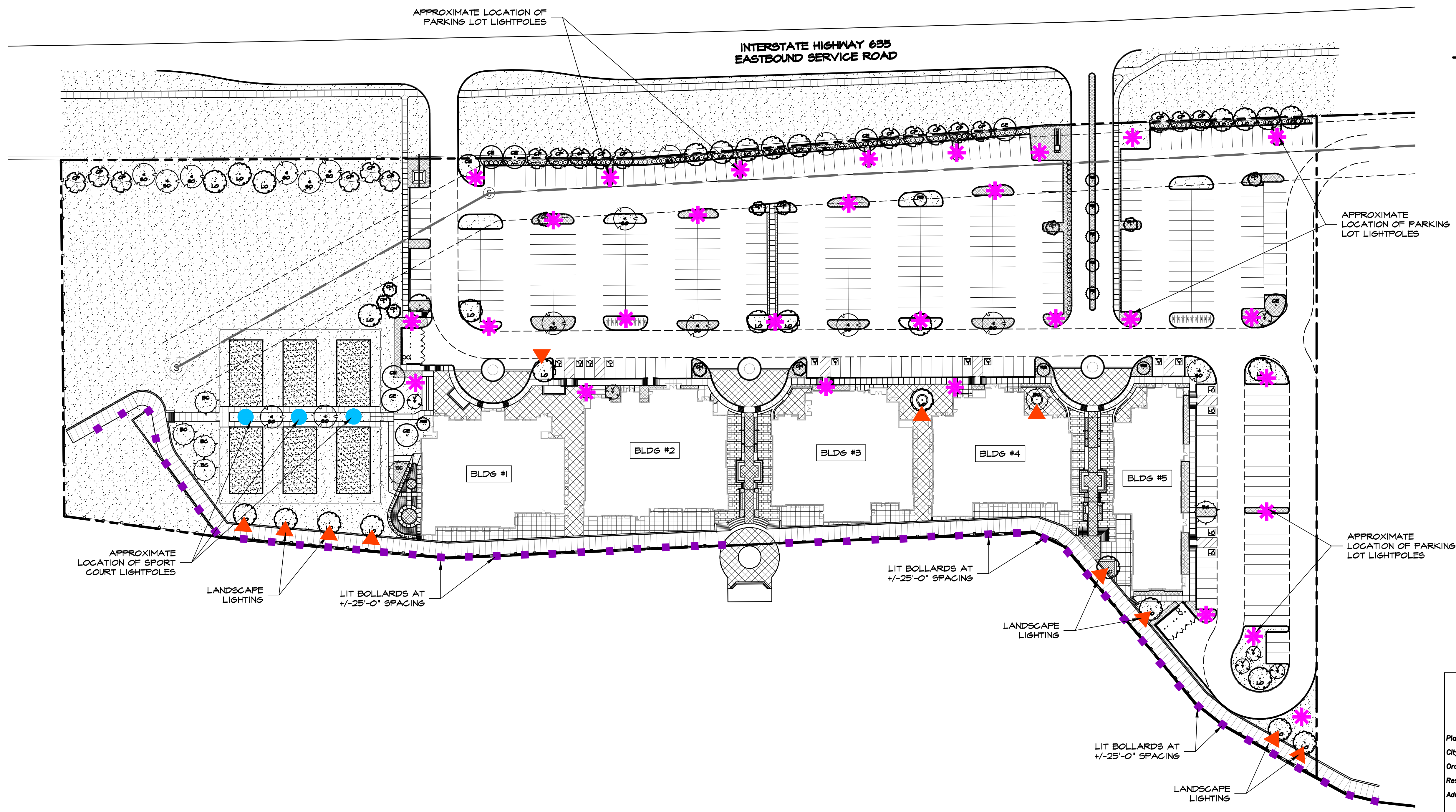
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CITY OF FARMERS BRANCH
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LIGHTING LEGEND

- ★ PARKING LOT LIGHTPOLES
- SPORT COURT LIGHTING
- ▲ LANDSCAPE LIGHTING
- LIT BOLLARDS

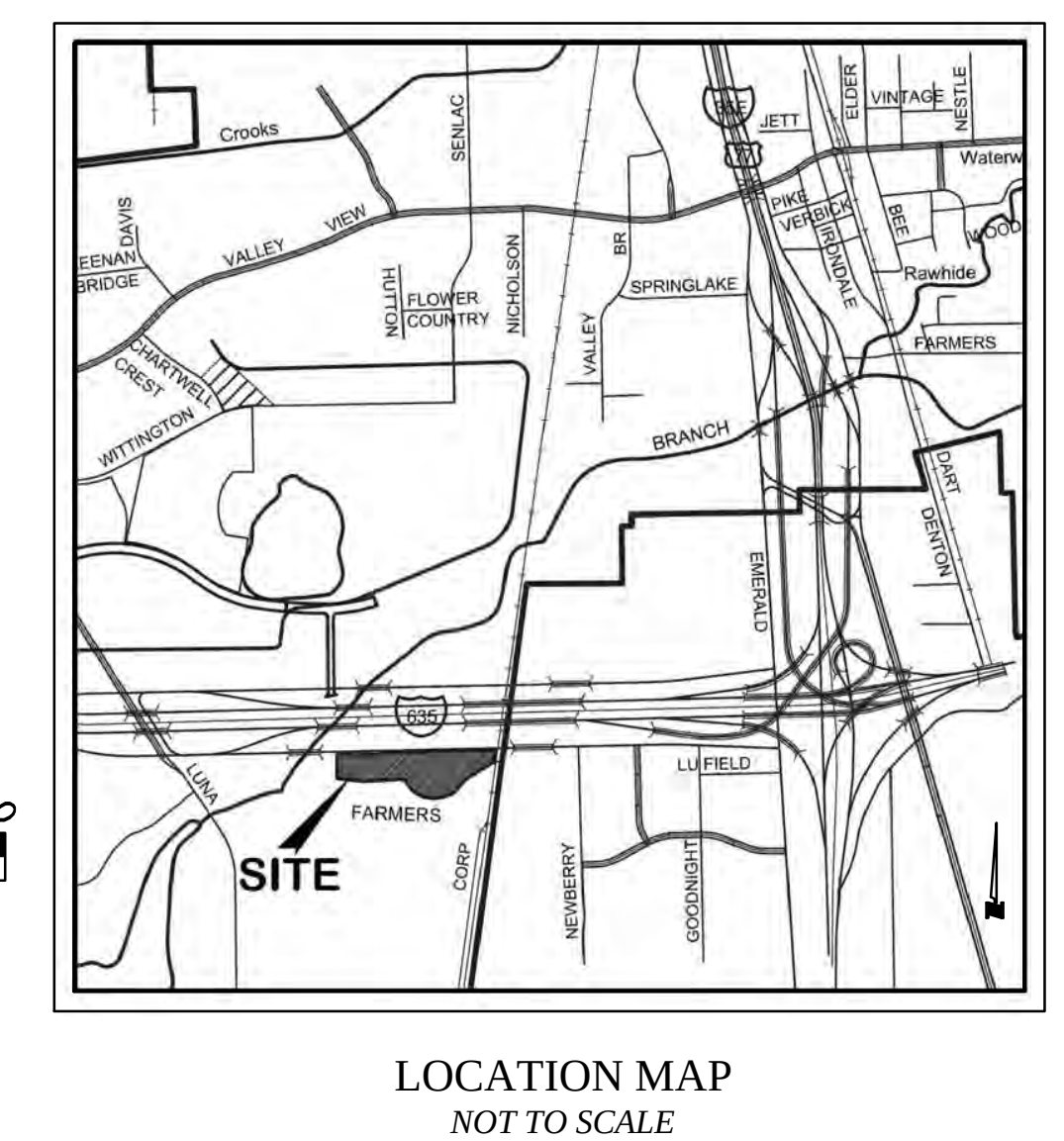
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LIGHTING EXAMPLES

NORTH
 50 25 0 50
 1" = 50' - 0"
 One Inch



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

Leonard W. Reeves
October 24, 2019

EXTERIOR LIGHTING PLAN THE BOARDWALK AT MERCER CROSSING

CITY OF FARMERS BRANCH
DALLAS COUNTY, TEXAS

PROPERTY OWNER:
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