



- EXISTING TREES TO REMAIN:
- | | |
|------------|-----------------------------|
| TREE #1409 | 12" LIVE OAK |
| TREE #1581 | 14" LIVE OAK |
| TREE #1583 | 14" LIVE OAK |
| TREE #1586 | 12" LIVE OAK |
| TREE #1588 | 12" CEDAR ELM |
| TREE #2871 | 8" MULTI-TRUNK CRAPE MYRTLE |
| TREE #2873 | 8" MULTI-TRUNK CRAPE MYRTLE |
| TREE #2874 | 8" MULTI-TRUNK CRAPE MYRTLE |
| TREE #2875 | 8" MULTI-TRUNK CRAPE MYRTLE |
| TREE #2876 | 8" MULTI-TRUNK CRAPE MYRTLE |

OWNER:
DALLAS COLLEGE - BROOKHAVEN CAMPUS
3939 VALLEY VIEW LANE
FARMER'S BRANCH, TEXAS 75244
CONTACT: JON MORNEAU
PHONE: 972.860.4700

garthoffdesign
landscape architecture
5646 milton, suite 606
dallas, texas 75206
214.750.4727
www.garthoffdesign.com



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DALLAS, TEXAS 75206
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EARLY COLLEGE CENTER

DALLAS COLLEGE

3939 VALLEY VIEW LN.
FARMERS BRANCH, TX 75244

NO	REVISION	DATE
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07/28/2021

GLENN | PARTNERS PROJECT NO.

LP01-01
LANDSCAPE PLAN

DETAIL SITE PLAN R1
08.27.2021

A SITE PLAN

SCALE : 1" = 30'-0"

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LP01-02
PLANTING
SCHEDULE

DETAIL SITE PLAN R1
08.27.2021

PLANTING NOTES:

- ALL NON-DIMENSIONED PLANT SYMBOLS, EDGING AND BED LINES ARE DIAGRAMMATIC AND SHALL BE SCALED FROM DRAWINGS.
- STAKE ALL PROPOSED TREE LOCATIONS ON FINISH GRADE WITH DIFFERENT COLORED FLAGS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS TO TREE LOCATIONS PRIOR TO EXCAVATION.
- PAINT OR STRING ALL EDGING AND BED LINE LOCATIONS ON FINISH GRADE FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. THE OWNER'S REPRESENTATIVE SHALL RESERVE THE RIGHT TO MAKE MINOR ADJUSTMENTS TO LAYOUT OF PLANTING AREAS PRIOR TO EXCAVATION.
- TREES SHALL BE PLANTED NO CLOSER THAN 4' TO PAVEMENT, CURB, EDGING, WALL OR UTILITIES UNLESS NOTED OTHERWISE.
- TREES SHALL BE PLANTED NO CLOSER THAN 10' TO ANY STRUCTURE OR OVERHEAD UTILITY.
- TREES OVERHANGING PEDESTRIAN AND VEHICULAR PAVEMENTS ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 7' AT MATURITY.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHTS-OF-WAY ARE INTENDED TO HAVE A MINIMUM CLEAR-TRUNK BRANCHING HEIGHT OF 9' AT MATURITY.
- ALL TREES, LAWN AND PLANTING AREAS TO RECEIVE 100% IRRIGATION COVERAGE FROM AUTOMATIC UNDERGROUND IRRIGATION SYSTEM UNLESS NOTED OTHERWISE.
- FINISH GRADE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- ANY QUANTITIES PROVIDED ON PLANS OR SCHEDULES ARE FOR INFORMATION AND CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR QUANTITY TAKE-OFFS AND SHALL PROVIDE FULL COVERAGE OF PLANTING AREAS AS INDICATED IN DRAWINGS.
- ALL NEW PLANTS SHALL BE FERTILIZED W/ SLOW-RELEASE GRANULES FORMULATED FOR NEW PLANTINGS, USED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- COORDINATE PLANTING WITH OTHER SECTIONS OF LANDSCAPE DOCUMENTS AND WITH WORK OF OTHER DISCIPLINES.
- UNLESS NOTED OTHERWISE, THE FOLLOWING SOIL AMENDMENT PROCEDURES SHALL BE FOLLOWED, USING PRODUCTS BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL:

COMPLETELY ERADICATE ALL WEEDS FROM LAWN AND PLANTING AREAS PRIOR TO BEGINNING SOIL PREPARATION. ALL IMPORT SOILS SHALL BE 98% FREE FROM WEEDS.

TREES: BACKFILL TREE PITS WITH 50/50 MIXTURE OF NATIVE TOPSOIL AND "TREE MIX".

BEDDING PLANTS, 1 GALLON OR SMALLER: EXCAVATE OR LEAVE LOW TO DEPTH OF 4", TILL TO DEPTH OF 4", BACKFILL W/ 4" OF "PH-BALANCED COMPOST", THEN TILL TO FULLY INCORPORATE TO DEPTH OF 8".

BEDDING PLANTS, LARGER THAN 1 GALLON: EXCAVATE OR LEAVE LOW TO DEPTH OF 7", TILL TO DEPTH OF 7", BACKFILL W/ 7" OF "PH-BALANCED COMPOST", THEN TILL TO FULLY INCORPORATE TO DEPTH OF 14".

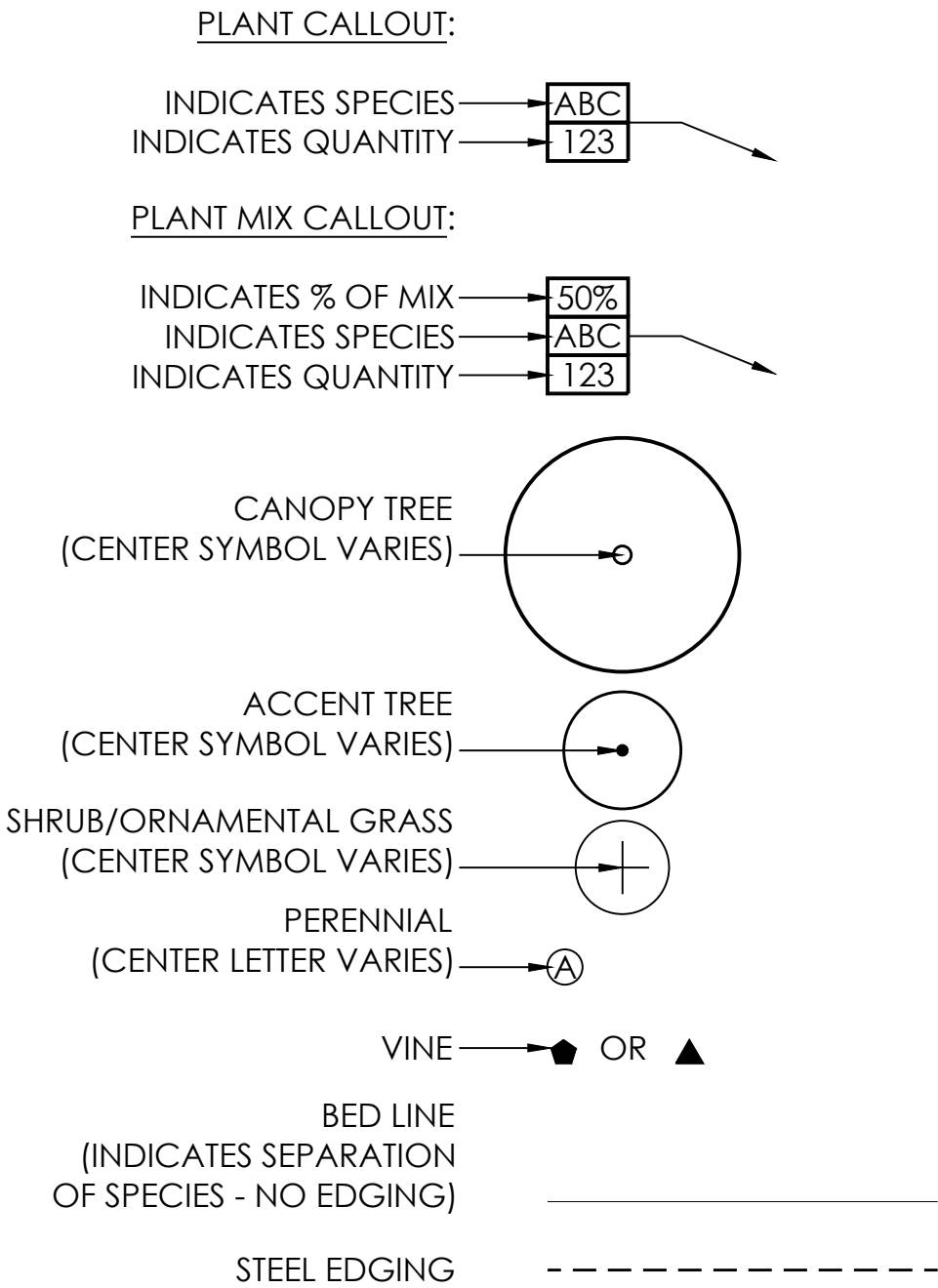
LAWN AREAS: SPREAD 2" OF NATIVE STRIPPED OR IMPORTED TOPSOIL OVER CLEAN, FRIABLE, LIGHTLY-SCARIFIED GRADE.

MULCH ALL PLANTING BEDS WITH CONTINUOUS MINIMUM 2" LAYER OF FINE-SHREDDED HARDWOOD MULCH.

MAINTENANCE AND ESTABLISHMENT:

- CONTRACTOR TO PROVIDE TEMPORARY MAINTENANCE AND ESTABLISHMENT OF PLANTING AND IRRIGATION, TO COMMENCE IMMEDIATELY UPON COMPLETION OF ANY PORTION OF WORK AND EXTENDING FOR PERIOD OF 90 DAYS AFTER OWNER'S ACCEPTANCE OF SUBSTANTIAL COMPLETION.
- MAINTENANCE AND ESTABLISHMENT SERVICES SHALL INCLUDE, BUT ARE NOT LIMITED TO: MOWING, TRIMMING, BLOWING, TRASH PICK-UP, MULCHING, WEEDING, FERTILIZATION, ADJUSTMENT/RE-SETTING OF PLANTS, STAKES, GUYS, ADJUSTMENT AND PROGRAMMING OF IRRIGATION, PRUNING AND CORRECTIVE WORK.
- CONTRACTOR SHALL REMOVE STAKES, GUYS AND OTHER TEMPORARY ESTABLISHMENT MEASURES AT CONCLUSION OF 1-YEAR WARRANTY OR OTHER AGREED-UPON TIME.

PLANTING LEGEND



INFORMATION TABLE:

REQUIRED: MINIMUM 5% OF LOT NOT COVERED BY BUILDINGS SHALL BE LANDSCAPED
125,473 SF OF LOT X 5% = 6,273 SF

PROVIDED: 12,646 SF OF LANDSCAPED AREA

REQUIRED:
150 SF OF LANDSCAPE AREA & 1 TREE (MINIMUM 3" CAL.) PER 50' X 50' MODULAR AREA

PROVIDED:
150 SF OF LANDSCAPE AREA & 1 TREE (MINIMUM 3" CAL.) PER 50' X 50' MODULAR AREA

CITY OF FARMER'S BRANCH LANDSCAPING 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

RRIGATION NOTES:

- PROVIDE 100% IRRIGATION COVERAGE TO ALL PLANTING AREA USING AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- PROVIDE IRRIGATION CONTROLLER(S) WITH RAIN & FREEZE SENSORS AND BACKFLOW PREVENTION DEVICES.
- WATER TAPS, METERS AND SLEEVES SHALL BE PROVIDED BY OTHERS. REFERENCE CIVIL DRAWINGS FOR LOCATION.
- IRRIGATE LAWN AREAS WITH W/ POP-UP SPRAYS / ROTORS (HUNTER PRS /PGP OR EQUAL).
- IRRIGATE PLANTING BEDS AREAS WITH DRIP TUBING (NETAFIM OR EQUAL).
- IRRIGATE ALL TREES W/ BUBBLERS.

PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SIZE AT 2-YEAR GROWTH	SPACING	REMARKS
TREES									
4	QS	QUERCUS SHUMARDII/ SHUMARD OAK	3"	12'	4'	65 GAL.	CAL: 4" HT: 14'; SPR: 6'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
9	QV	QUERCUS VIRGINIANA/ LIVE OAK	3"	12'	4'	65 GAL.	CAL: 4" HT: 14'; SPR: 6'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
15	TD1	TAXODIUM DISTICUM/ BALD CYPRESS	3"	11'	4'	65 GAL.	CAL: 4" HT: 13'; SPR: 6'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
6	TD2	TAXODIUM DISTICUM/ BALD CYPRESS	4"	13'	5'	100 GAL.	CAL: 6" HT: 16'; SPR: 8'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
2	UC	ULMUS CRASSIFOLIA/ CEDAR ELM	3"	12'	4'	65 GAL.	CAL: 4" HT: 14'; SPR: 6'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
9	UP	ULMUS PARVIFOLIA 'EMER II/ ALLEE ELM	3"	12'	4'	65 GAL.	CAL: 4" HT: 14'; SPR: 6'	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
23	VA	VITEEX AGNUS-CASTUS/ CHASTE TREE	3"	6'	4'	45 GAL.	CAL: 4" HT: 8'; SPR: 6'	PER PLAN	MULTI-TRUNK, 5 CANE MIN, FULL CANOPY, MATCHED

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS

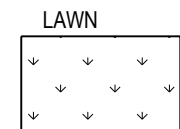
257	AG	ABELIA X GRANDIFLORA 'KALEIDOSCOPE/ KALEIDOSCOPE ABELIA	24"	24"	5 GAL.	HT: 30" SPR: 30"	36" O.C.	
25	AE	ASPIDISTRA ELATION/ CAST IRON PLANT	18"	12"	5 GAL.	HT: 24" SPR: 18"	24" O.C.	
500	EF	EUONYMUS FORTUNEI 'COLORATUS/ PURPLE WINTER CREEPER	6"	12"	4" POTS	HT: 12" SPR: 24"	12" O.C.	FULL POTS, MIN. 5 RUNNERS
117	HP	HESPERALOE PARVIFLORA 'PERPA/ BRAKELIGHTS YUCCA	24"	24"	5 GAL.	HT: 36" SPR: 30"	36" O.C.	
146	LC	LOROPETALUM CHINENSE 'PEACK PP18441/ PURPLE PIXIE LOROPETALUM	24"	24"	5 GAL.	HT: 30" SPR: 30"	36" O.C.	
153	MP	MYRICA PUSILLA/ DWARF WAX MYRTLE	24"	24"	5 GAL.	HT: 36" SPR: 36"	36" O.C.	
1,754	NT	NASELLA TENUISSIMA/ MEXICAN FEATHER GRASS	18"	12"	1 GAL.	HT: 24" SPR: 18"	18" O.C.	
14	TJ	TRACHELOSPERMUM JASMINOIDES/ STAR JASMINE	18"	12"	5 GAL.	HT: 48" SPR: 24"	36" O.C.	

RAISED PLANTER MIX

260		BOUTELLOUA GRACILIS 'BLONDE AMBITION PP2049/ BLONDE AMBITION BLUE GRAMA	12"	12"	1 GAL.	HT: 18" SPR: 18"	18" O.C.	ARRANGE PLANTS IN RANDOM GROUPINGS OF MIN 5 PLANTS EACH
260		BULBINE FRUTESCENS 'ORANGE/ ORANGE BULBINE	12"	12"	1 GAL.	HT: 18" SPR: 30"	18" O.C.	ARRANGE PLANTS IN RANDOM GROUPINGS OF MIN 5 PLANTS EACH
90		HESPERALOE PARVIFLORA 'PERPA/ BRAKELIGHTS YUCCA	24"	24"	5 GAL.	HT: 30" SPR: 24"	36" O.C.	ARRANGE PLANTS IN RANDOM GROUPINGS OF MIN 5 PLANTS EACH
855		SEDUM X AUTUMN JOY/ AUTUMN JOY SEDUM	12"	9"	1 GAL.	HT: 24" SPR: 24"	12" O.C.	ARRANGE PLANTS IN RANDOM GROUPINGS OF MIN 5 PLANTS EACH

ACCESSORIES

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
E.1	1/8" X 4" STEEL EDGING (3/16" X 4" AT GRAVEL LOCATIONS)	GRAY	GALVANIZED	INSTALL PER DETAILS
G.1	STABILIZED DECOMPOSED GRANITE	NATURAL, PINK/BROWN	STANDARD	FULL CONTINUOUS COVERAGE AS DESIGNATED ON PLANS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS & REF. DETAIL CONTACT: STABILIZER SOLUTIONS PHONE: 800.336.2468 www.stabilizersolutions.com
G.2	DECORATIVE GRAVEL COLORADO RIVER ROCK 2" - 4" DIA.	GRAY, SPECKLED	NATURAL, ROUNDED	FULL CONTINUOUS COVERAGE AS DESIGNATED ON PLANS



CYNADON DACTYLON/
COMMON BERMUDAGRASS

SOLID SOD IN AREAS DESIGNATED ON PLANS

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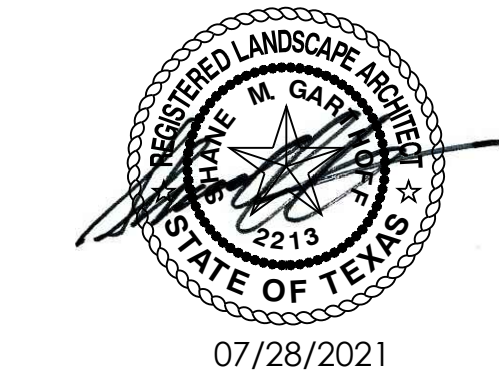


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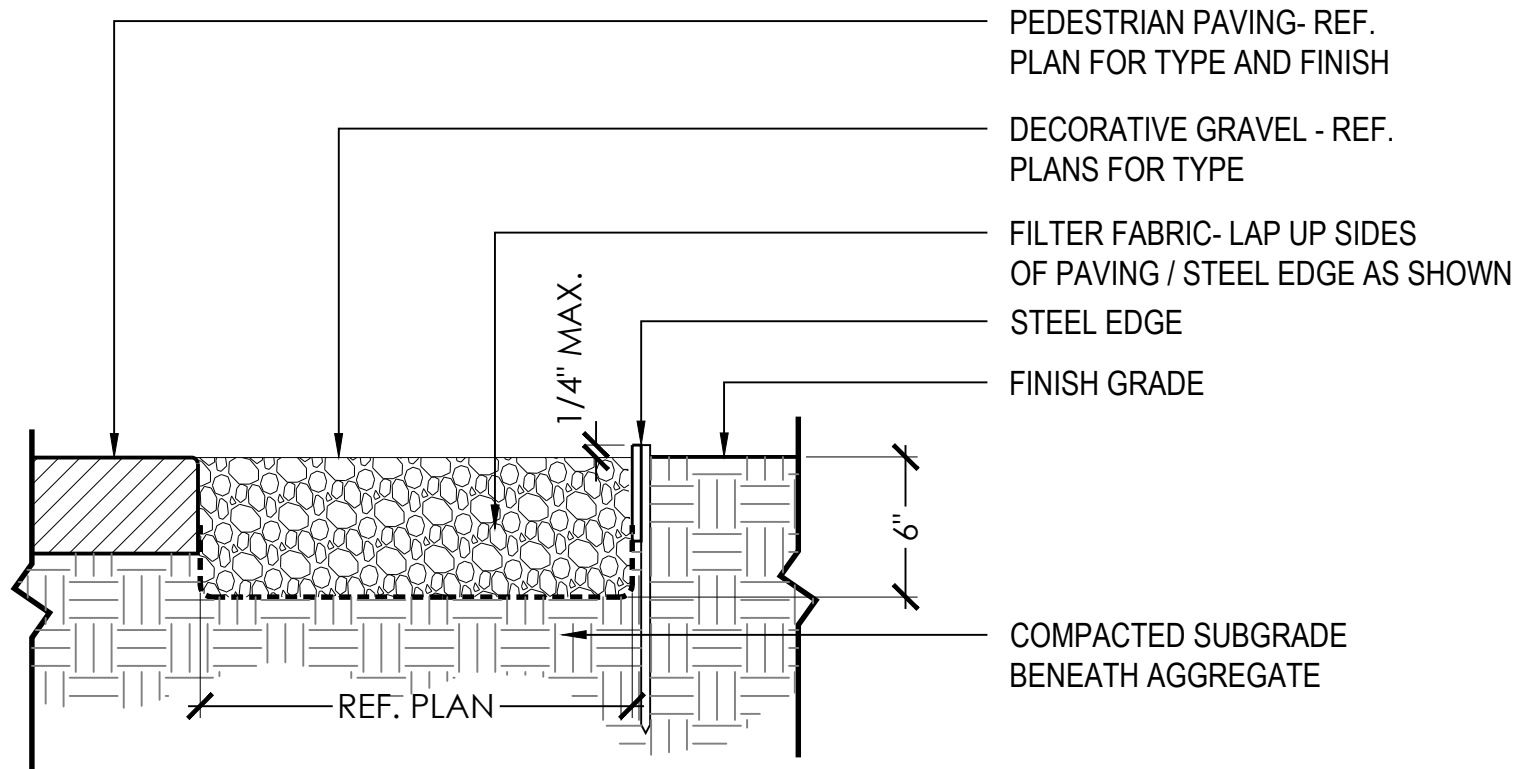
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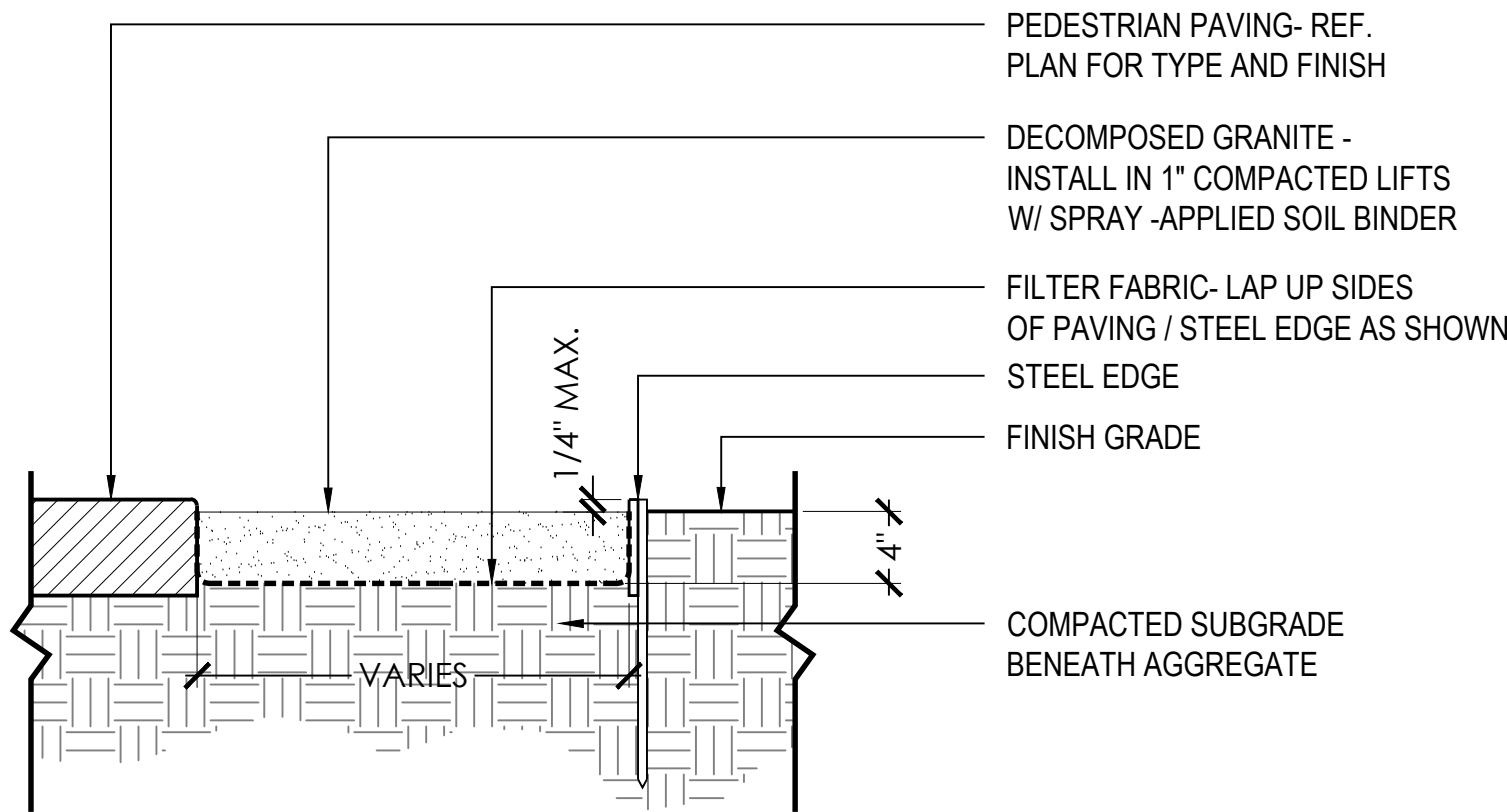
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LP01-03
PLANTING DETAILS

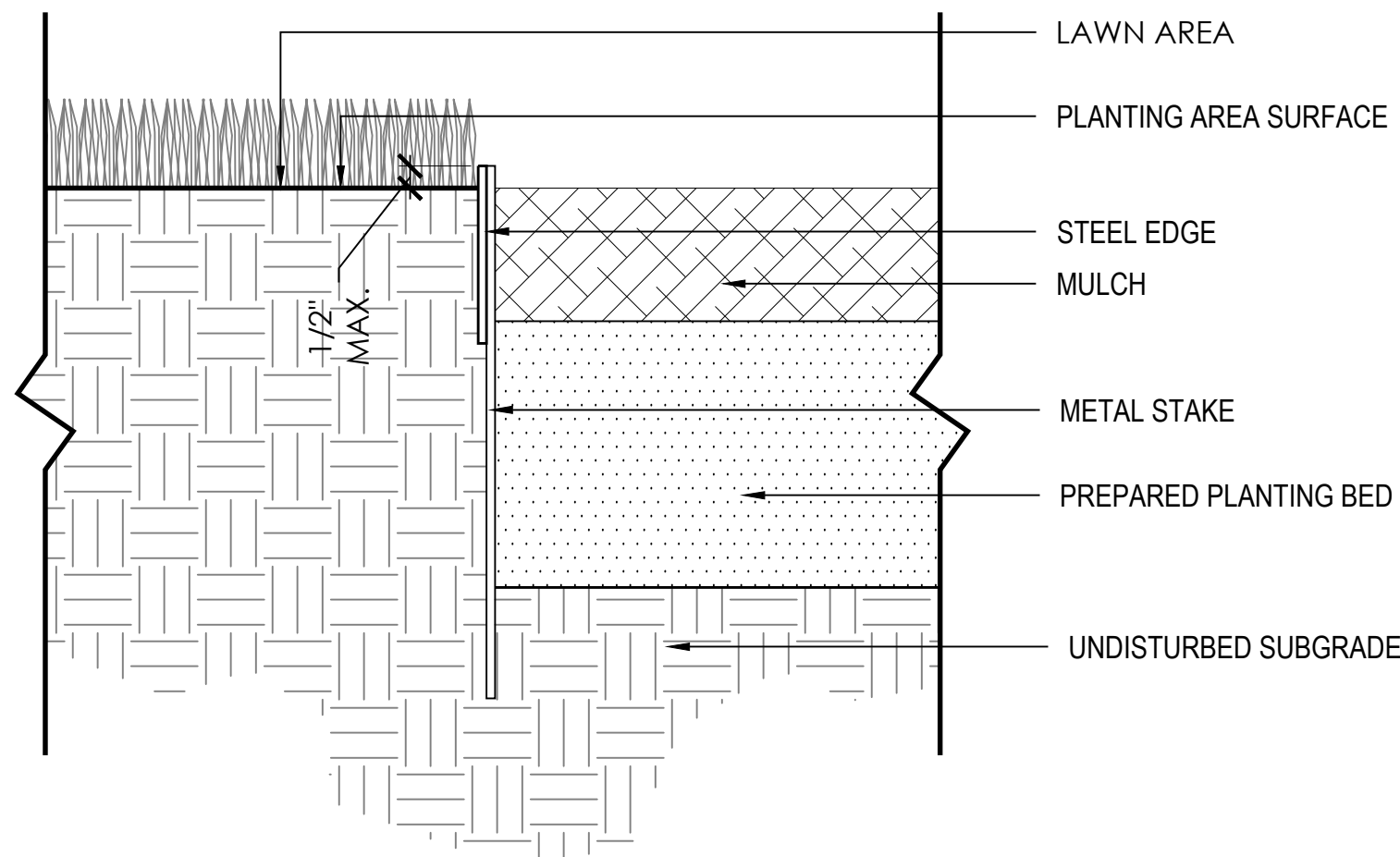
DETAIL SITE PLAN R1
08.27.2021



G TYPICAL DECORATIVE GRAVEL
SECTION NOT TO SCALE

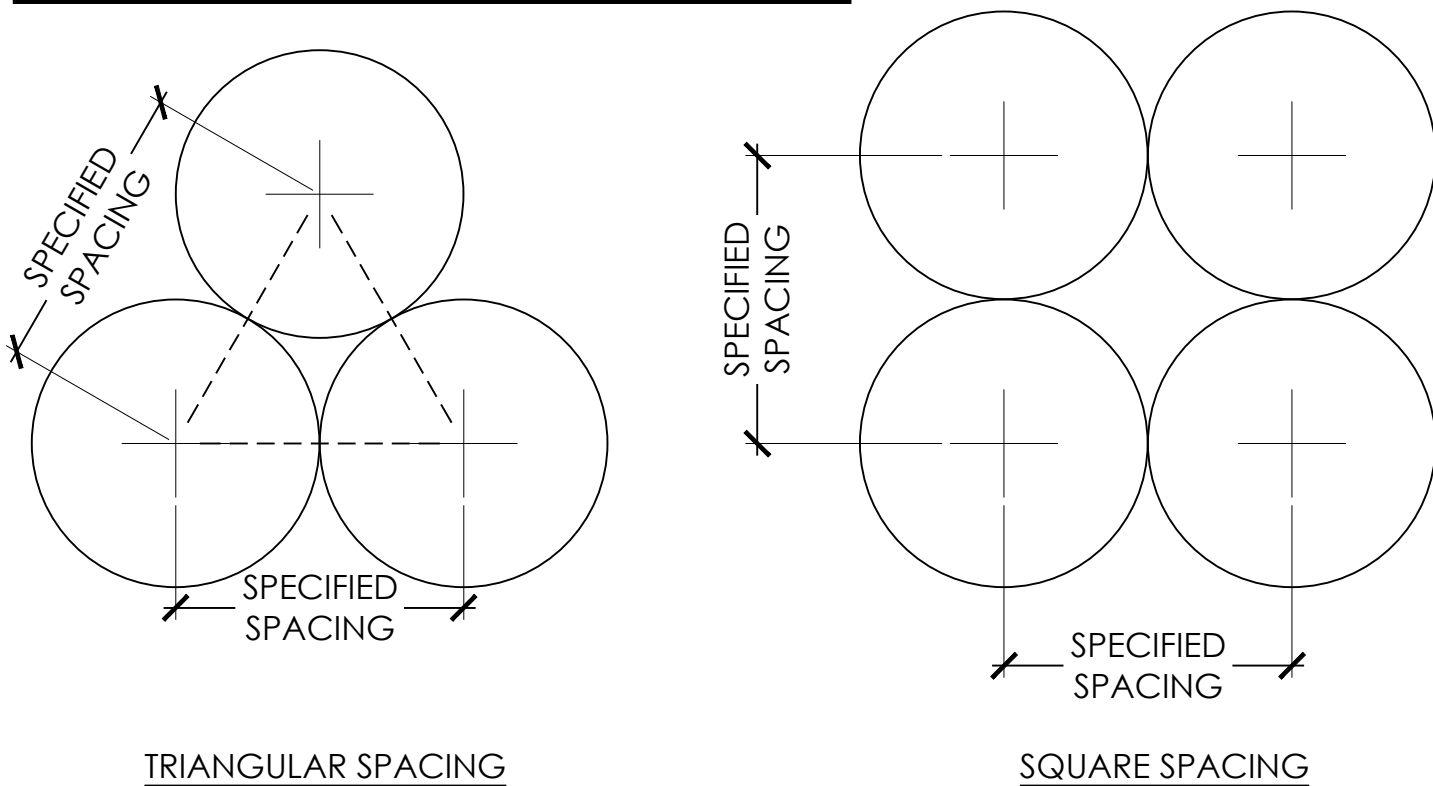


F TYPICAL DECOMPOSED GRANITE
SECTION NOT TO SCALE

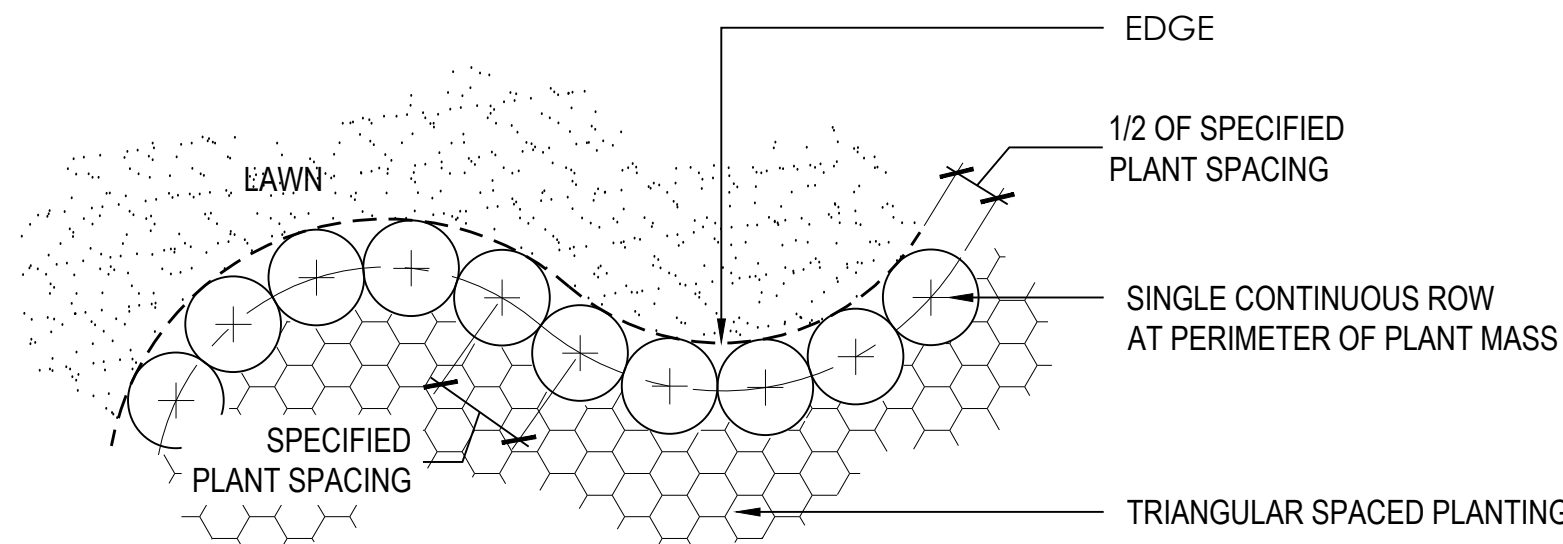


E TYPICAL STEEL EDGE DETAIL
SECTION NOT TO SCALE

TRIANGULAR SPACING APPLIES TO ALL PLANTINGS
UNLESS SQUARE SPACING IS SHOWN ON PLANS.

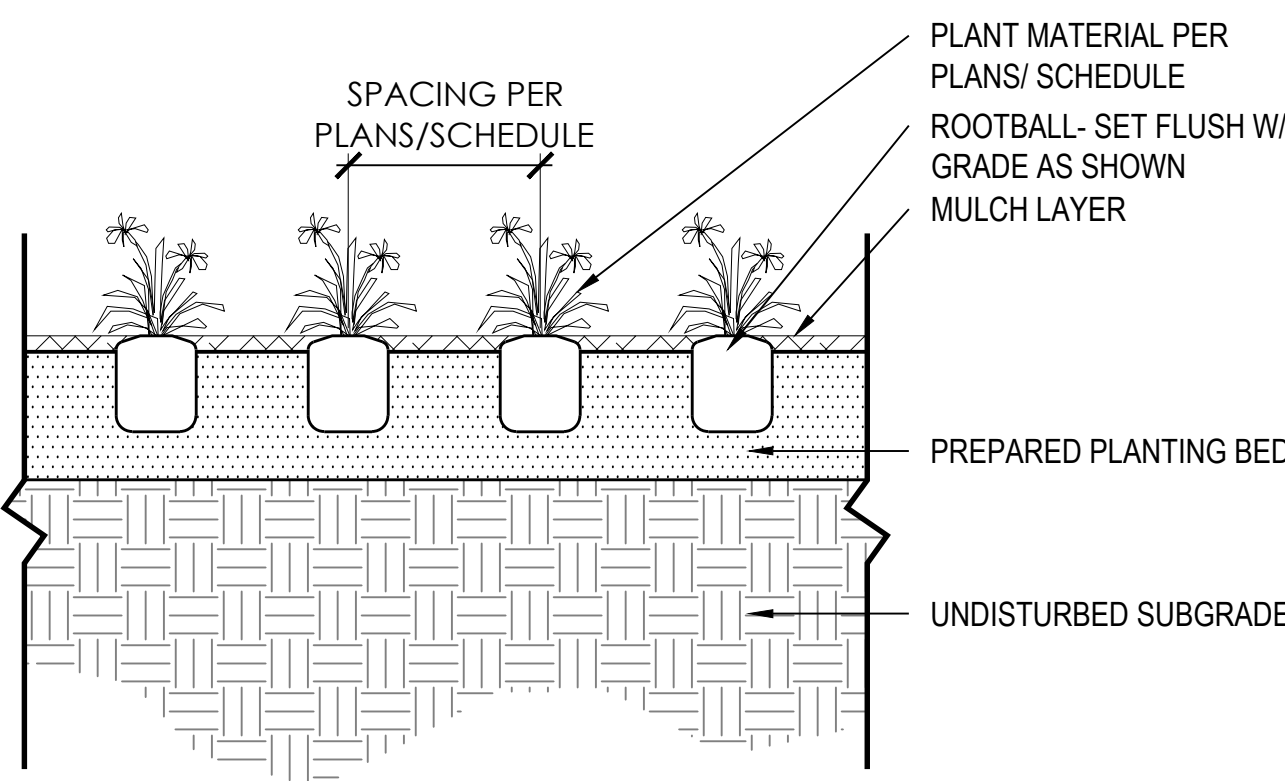


D TYPICAL PLANT SPACING DETAIL
SECTION NOT TO SCALE



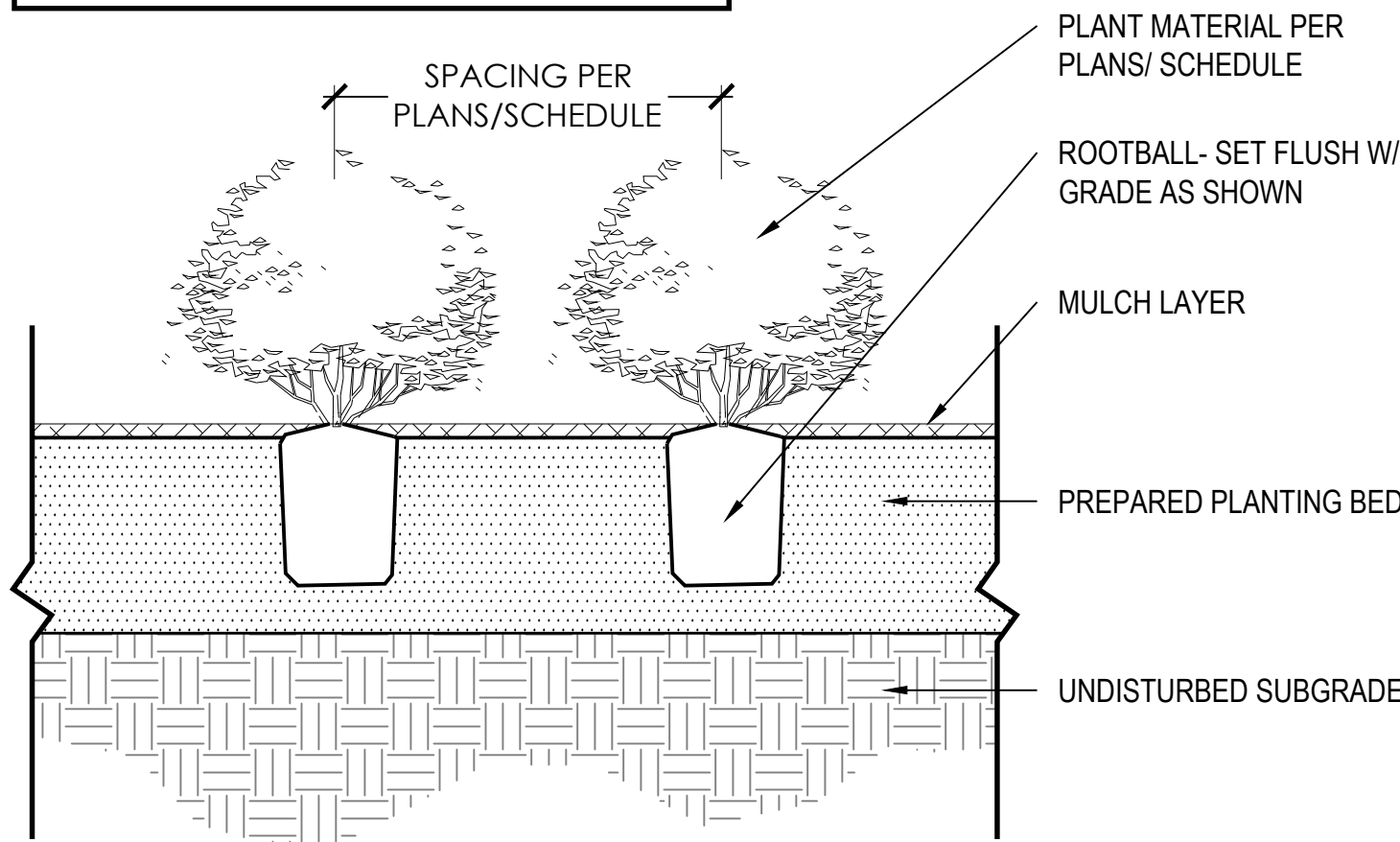
C TYPICAL PLANTING LAYOUT @ EDGING DETAIL
PLAN NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL GROUNDCOVER,
PERENNIAL, VINE AND SEASONAL COLOR PLANTINGS
UNLESS OTHERWISE NOTED.



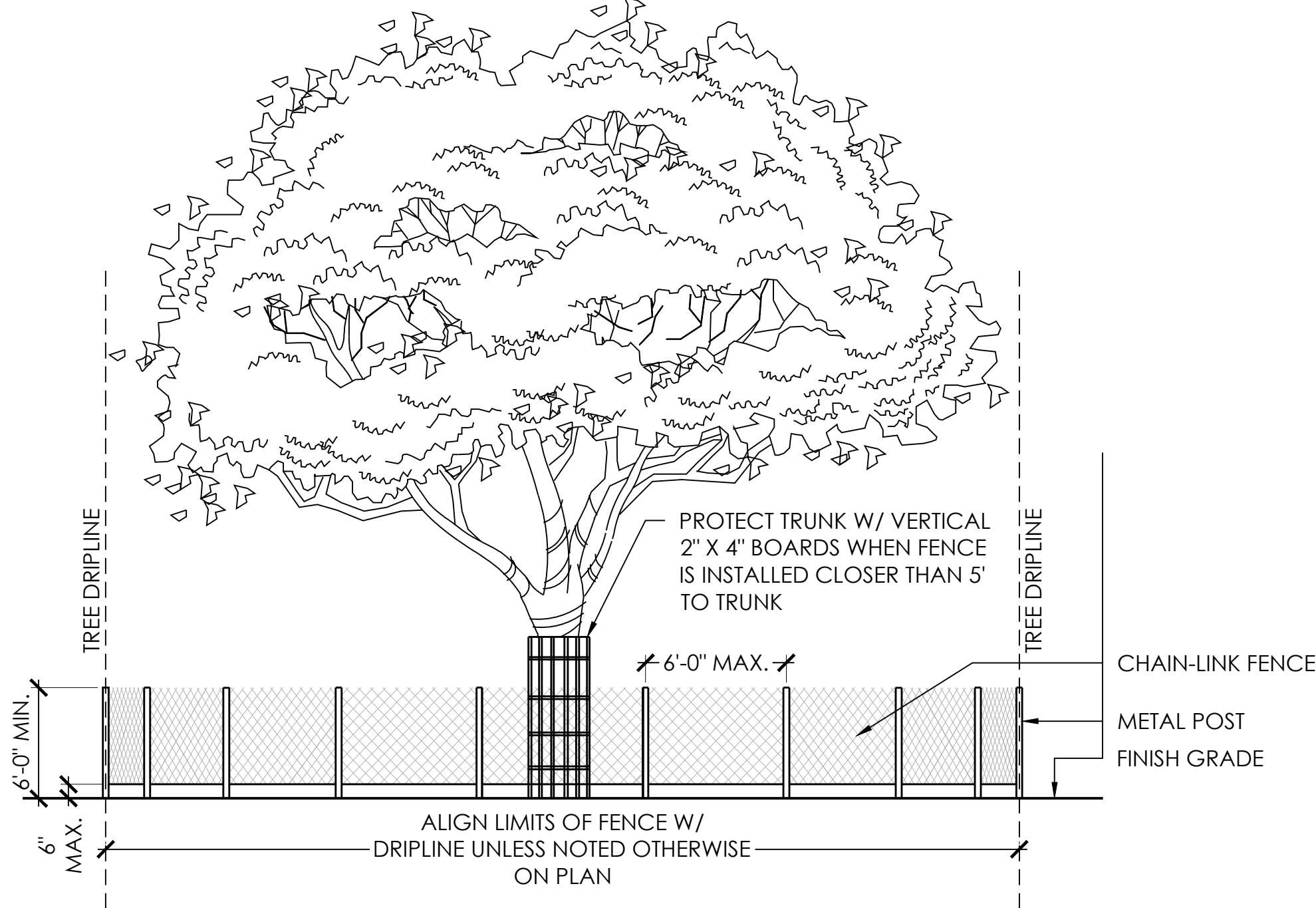
B TYPICAL GROUNDCOVER PLANTING DETAIL
SECTION NOT TO SCALE

NOTE: THIS DETAIL REFERS TO ALL SHRUBS
AND ORNAMENTAL GRASSES
UNLESS OTHERWISE NOTED.



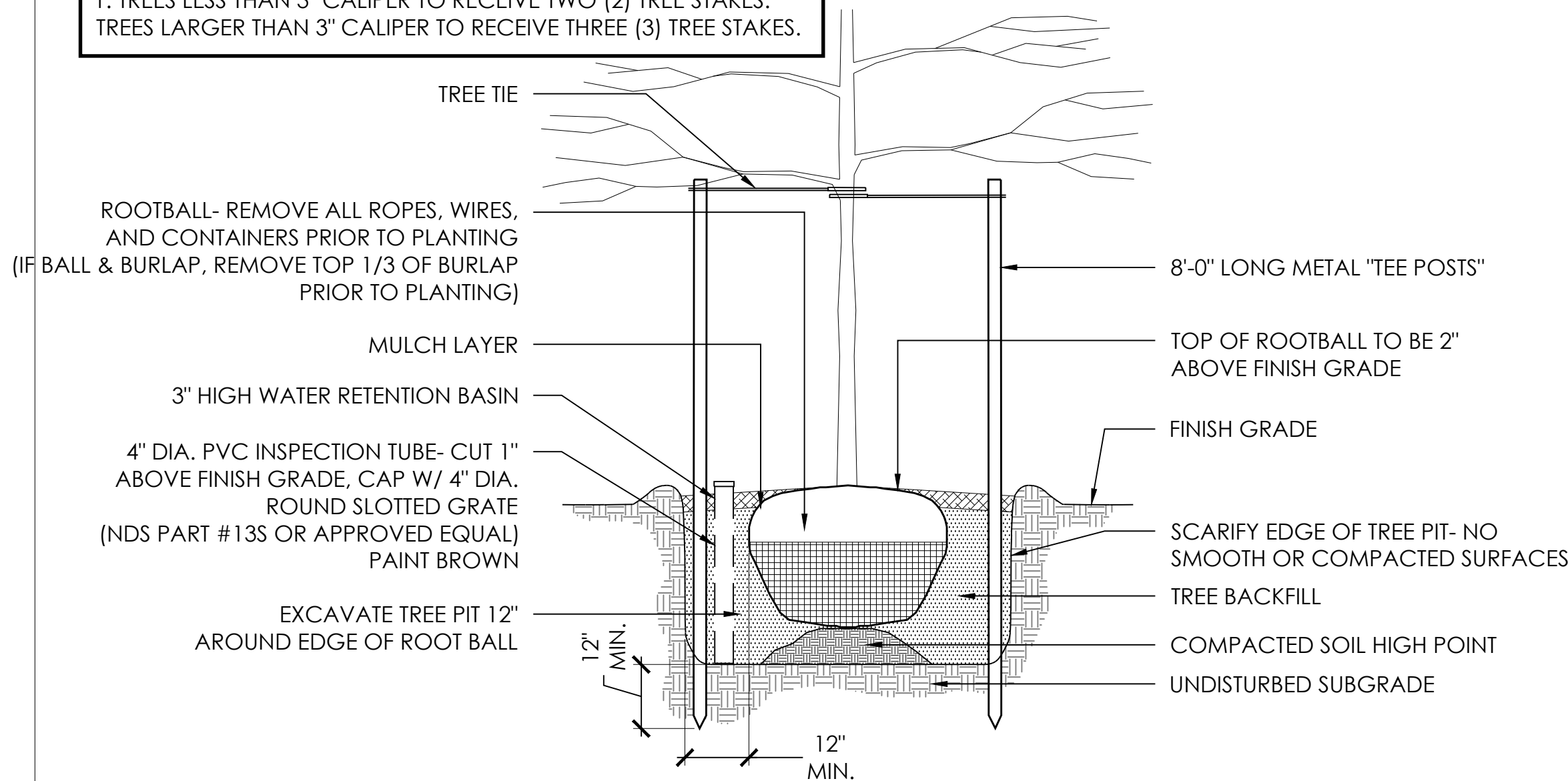
A TYPICAL SHRUB PLANTING DETAIL
SECTION NOT TO SCALE

TREE PROTECTION FENCE TO BE PROVIDED AT ALL EXISTING TREES
TO REMAIN WITHIN PROJECT AREA



I TREE PROTECTION FENCE
SECTION NOT TO SCALE

NOTES:
1. TREES LESS THAN 3" CALIPER TO RECEIVE TWO (2) TREE STAKES.
TREES LARGER THAN 3" CALIPER TO RECEIVE THREE (3) TREE STAKES.



H TYPICAL TREE PLANTING W/ ABOVE GRADE STAKING
SECTION NOT TO SCALE