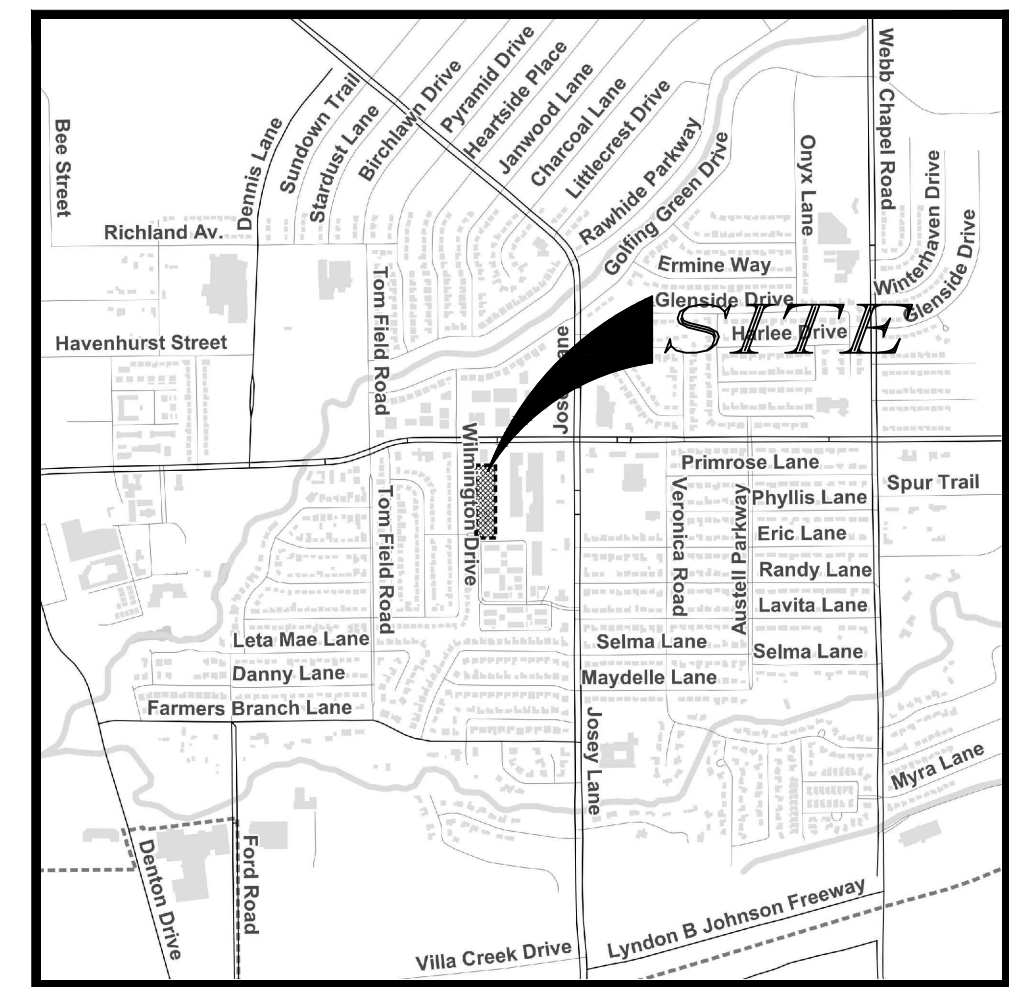
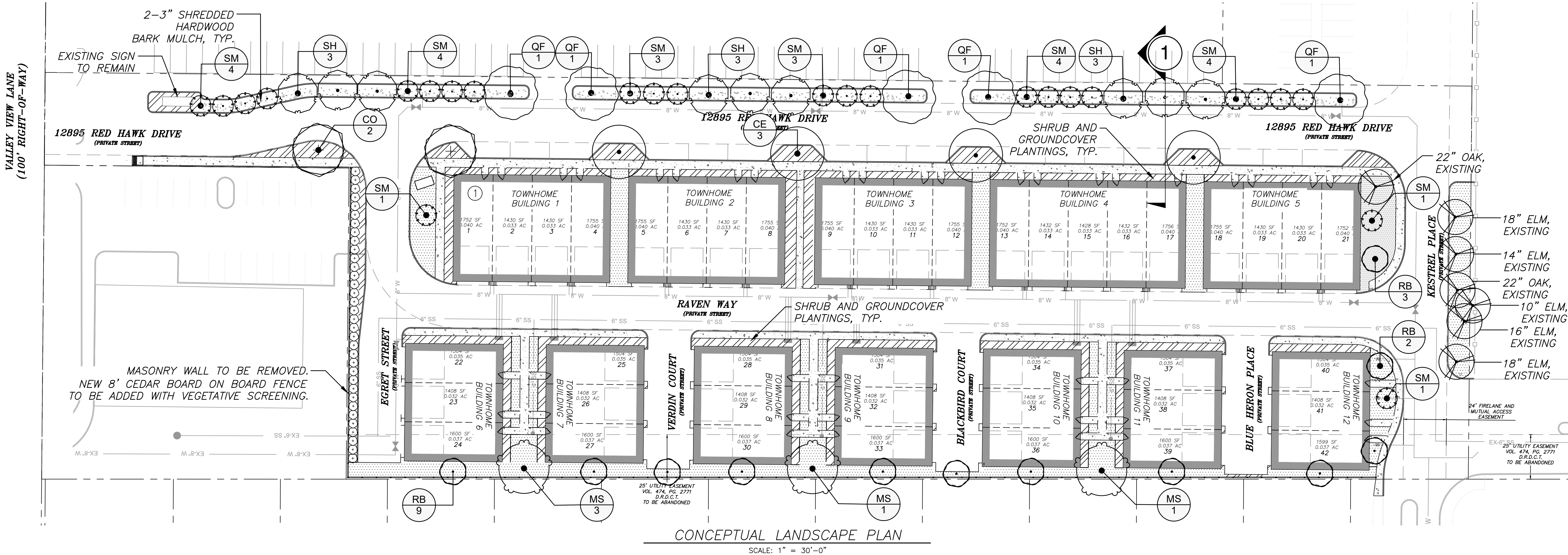
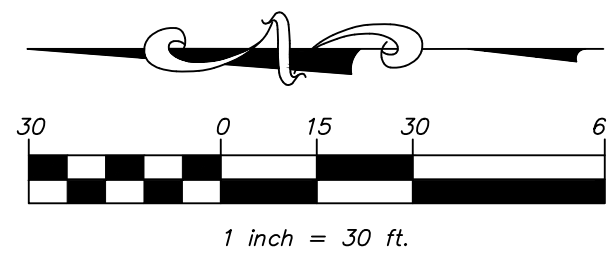




VICINITY MAP
NOT TO SCALE



PLANT SCHEDULE							
LARGE TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	CE	3	CEDAR ELM ULMUS CRASSIFOLIA NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	CO	2	CHINGUAPIN OAK QUERCUS MUEHLENBERGII NURSERY GROWN	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	EXT	7	EXISTING TREE TO REMAIN EXISTING TREE TO REMAIN	-			
	MS	3	MEXICAN SYCAMORE PLATANUS MEXICANA	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
	QF	5	TEXAS LIVE OAK QUERCUS FUSIFORMIS	3" CAL.	B&B OR CONTAINER	11'-12' HT.	MIN. 8' SPREAD
ORNAMENTAL TREES	CODE	QTY	COMMON / BOTANICAL NAME	CAL.	CONTAINER	HEIGHT	SPREAD
	RB	12	REDBUD CERCOIS CANADENSIS NURSERY GROWN	3" CAL.	B&B OR CONTAINER	7'-8' HT.	MIN. 6' SPREAD
	SH	9	SAVANNAH HOLLY ILEX X ATTENUATA 'SAVANNAH' NURSERY GROWN	3" CAL.	B&B OR CONTAINER	9'-10' HT.	MIN. 6' SPREAD
	SM	25	TEDDY BEAR DWARF SOUTHERN MAGNOLIA MAGNOLIA GRANDIFLORA 'TEDDY BEAR'	3" CAL.	45 GAL.	7'-8' HT.	MIN. 5' SPREAD
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER	HEIGHT	SPREAD	
	NRS	34	NELLIE R. STEVENS HOLLY ILEX X 'NELLIE R. STEVENS'	15 GAL.	5' HT.	MIN. 4' SPREAD	
SHRUB AREAS	CODE	QTY	COMMON / BOTANICAL NAME	SIZE			
	SGP	8,088 SF	SHRUB AND GROUNDCOVER PLANTING SHRUB AND GROUNDCOVER PLANTING	VARIES			
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONTAINER			
	DEGR	3,101	1/4" MINUS. COLOR TO BE SELECTED DECOMPOSED GRANITE 3" DEPTH INSTALLED OVER LANDSCAPE FABRIC	-			
	CB	11,431 SF	COMMON BERMUDA CYNODON DACTYLON	SOLID SOD OR HYDROMULCH			

PLANT MATERIAL NOTES:

- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS, MATCHING CHARACTER, AND FULL BRANCHING STRUCTURE.
- ALL SHRUBS TO BE FULL AND UNIFORM BY SPECIES WITH MATCHING CHARACTER AND BRANCHING STRUCTURE.
- EACH PLANT VARIETY MUST COME FROM A SINGLE SOURCE SUPPLIER IN ORDER TO MAINTAIN A CONSISTENT APPEARANCE.
- ALL TREES, B&B AND CONTAINER TO BE NURSERY GROWN STOCK, WITH A WELL ESTABLISHED ROOT SYSTEM. COLLECTED SPECIMENS WILL BE REJECTED. CONTAINER GROWN PLANT MATERIAL MUST HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER, ABLE TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.
- ALL PLANT MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.

GENERAL UTILITY NOTES:

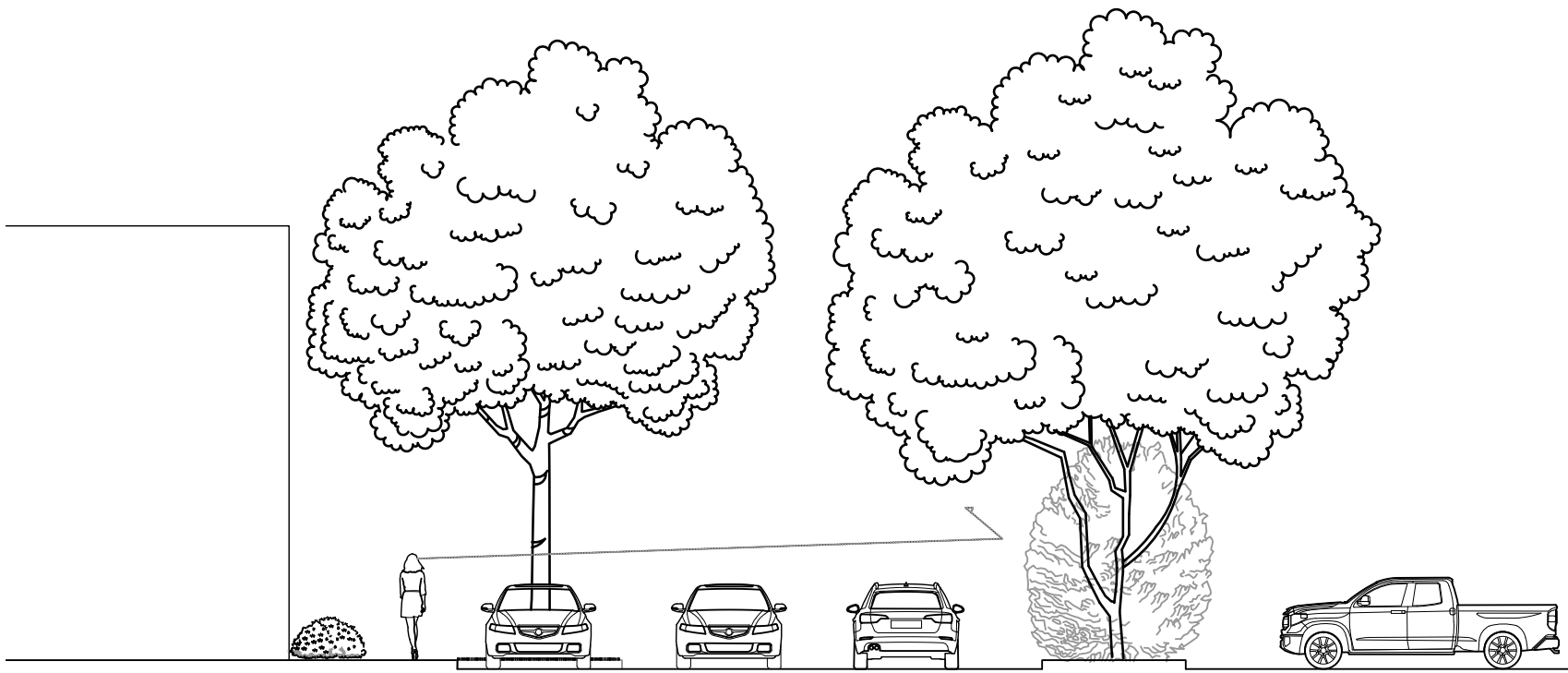
- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

IRRIGATION NOTES:

- ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
- IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF FARMERS BRANCH, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
- IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

LANDSCAPE DATA

LANDSCAPE DATA			
LANDSCAPE AND OPEN SPACE AREA		AREA	
LANDSCAPE AREA FOR TOWNHOME LOTS		8,023 S.F., MIN. 50 SF PER LOT	
COMMON OPEN SPACE FOR PD-105		17,799 S.F.	
TOTAL COMBINED LANDSCAPE AREA AND OPEN SPACE		25,822 S.F.	
STREET TREE REQUIREMENTS		REQUIRED	PROVIDED
(1) LARGE CANOPY TREE PER 25 L.F. OF R.O.W. FRONTAGE		(2), 3" CAL. TREES	(2), 3" CAL. TREES, INTERIOR TO SITE AS R.O.W. ADJACENCY IS 100% DRIVE AISLE
LANDSCAPE AREA		REQUIRED	PROVIDED
CONTINUOUS EVERGREEN SCREENING FROM R.O.W.		YES	YES



STREETSCAPE SECTION / ELEVATION

N.T.S. LANDSCAPE DISPLAYED AT MATURE SIZE

CONCEPT LANDSCAPE PLAN FARMERS BRANCH

3.431 ACRES
SOUTHWEST CORNER OF JOSEY LANE AND VALLEY VIEW LANE
FARMERS BRANCH, DALLAS COUNTY, TEXAS
SUBMITTED: 05.25.2021

DEVELOPER:

ECM DEVELOPMENT
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ARLINGTON, TEXAS 76006
EMAIL: abeiller@ecmdev.com
CONTACT: ALEX BEITLER

OWNER:

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DALLAS, TEXAS 75225
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PLANNER/LA/ENGINEER:



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SEPTEMBER 2021

CONTACT: DOUGLAS COOPER
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DATE	ACTION
PLANNING & ZONING COMMISSION DATE:	
CITY COUNCIL DATE:	
ORDINANCE NO.:	
RESOLUTION NO.:	
ADMINISTRATIVE APPROVAL DATE:	