

LANDSCA	PE AREA: 1	5% OF TOTAL SHARE	ED ACCESS DEVELOPM	ENT AREA
TOTAL DEVELOPMENT AREA	TOTAL LANDSCAPE AREA	NEW LANDSCAPE AREA PROVIDED		
93,480 SF	16,890 SF	18% OF TOTAL DEVELOPMENT AREA		
SITE TREE	S: 1 SITE TREE	FOR EVERY 4000 SF	WITHIN DEVELOPMENT	AREA
TOTAL DEVELOPMENT AREA	TREE PLANTING REQUIREMENT	NEW TREES PROVIDED		
93,480 SF/4,000 SF	23		30 SITE TREES	
	RONTAGE F STREET FRONTAGE		E GROUPS:	
STREET NAME		LINEAL FEET	PLANT GROUP REQUIREMENT	PLANT GROUP PROVIDED
BECKLEY AVENUE		300/40	7	8
ZANG BOULEVARD		400/40	10	10

LEGEND 24 STREET TREES: 65 GAL., 4" CALIPER, 14'-16' HEIGHT, 6'-8' SPREAD SPECIES: LIVE OAK 30 LARGE SITE TREES: 65 GAL., 4" CALIPER, 14'-16' HEIGHT, 6'-8' SPREAD SPECIES: CEDAR ELM 70 LARGE SHRUBS: 5 GAL., SPECIES OPTIONS: PODOCARPUS 1,025 SF LARGE SHRUBS: 5 GAL., 30" O.C. TRIANGULAR SPACING SPECIES OPTIONS: LOROPETALUM, PITTOSPORUM, PODOCARPUS 4,344 SF MEDIUM SHRUBS: 3 GAL., 24" O.C. TRIANGULAR SPACING SPECIES OPTIONS: BARBERRY, CLEYERA, INDIAN HAWTHORN, WAX MYRTLE 984 SF GROUNDCOVER: 1 GAL., 12" O.C. TRIANGULAR SPACING SPECIES OPTIONS: ASIAN JASMINE, DWARF MONDO GRASS, LIRIOPE, VARIEGATED LIRIOPE 1,161 SF GROUNDCOVER: 1 GAL., 12" O.C. TRIANGULAR SPACING SPECIES OPTIONS: FLAX LILY, ASIAN JASMINE, LANTANA, SALVIA, VERBENA 7,154 SF SOLID SOD: BERMUDA 9,100 SF PERMEABLE PAVERS: COMPANY: BELGARD

PRODUCT: ECO DUBLIN, 3-PIECE MODULAR

dSdKUfd robinSon
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BISHOP ARTS

DALLAS, TEXAS

CONSULTANTS:

ISSUE DATE DESCRIPTION

REVISION DESCRIPTION

SEAL / REGISTRATION

 DRAWN BY:
 IM

 CHECKED BY:
 JK

 APPROVED BY:
 KA

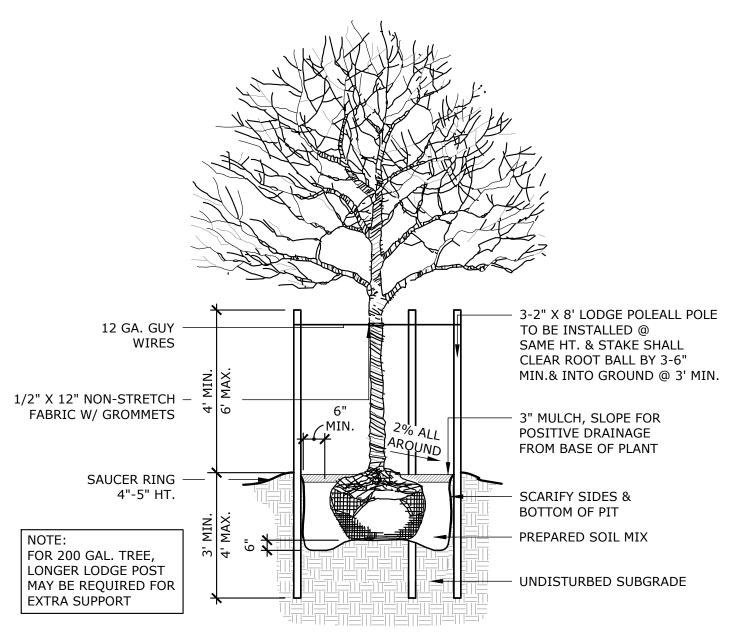
 DATE:
 03.13.2019

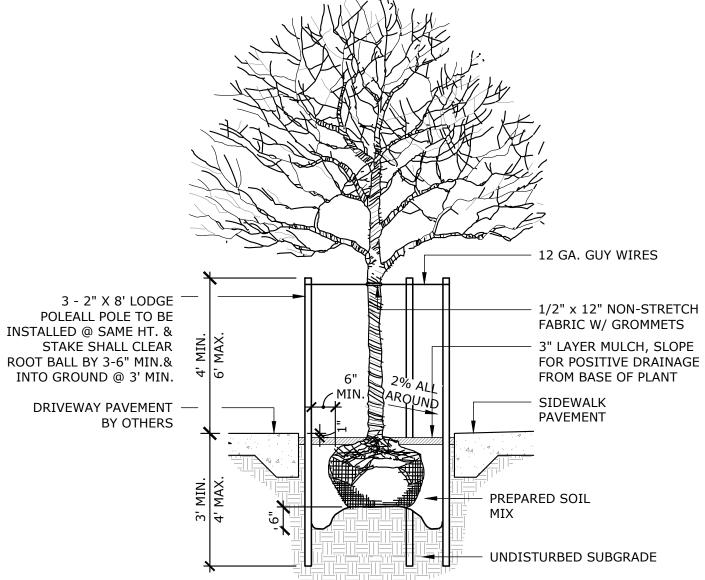
 PROJECT NO.:
 LOV1703

PRELIMINARY LANDSCAPE PLAN

SHEET DESCRIPTION & NO.

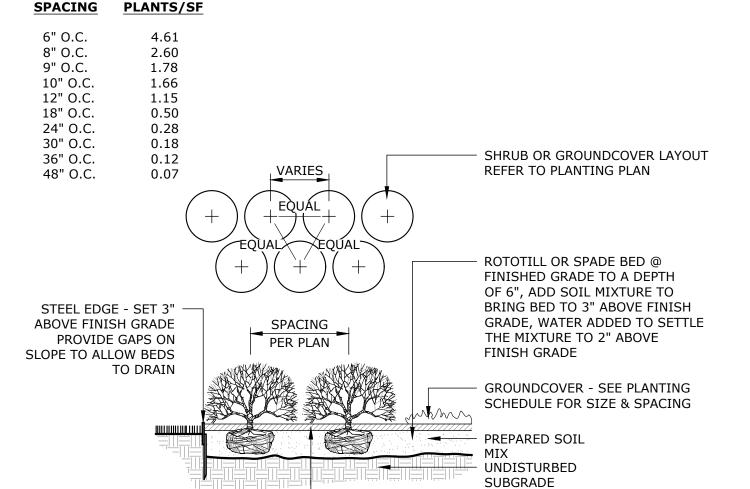
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TYPICAL
TREE PLANTING DETAIL

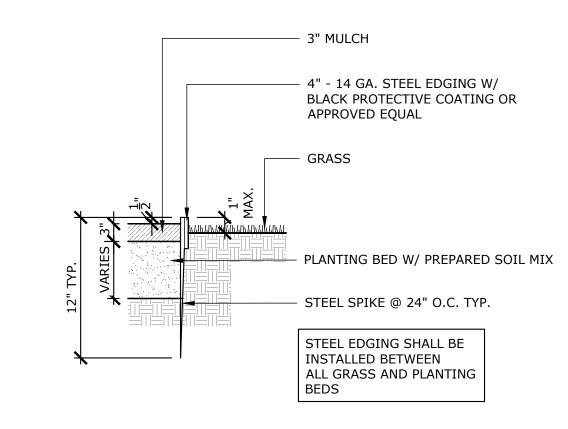
SCALE: 3/8" = 1'-0"



SCALE: 3/8'' = 1'-0''

3" MULCH, SLOPE FOR

POSITIVE DRAINAGE FROM BASE OF PLANT

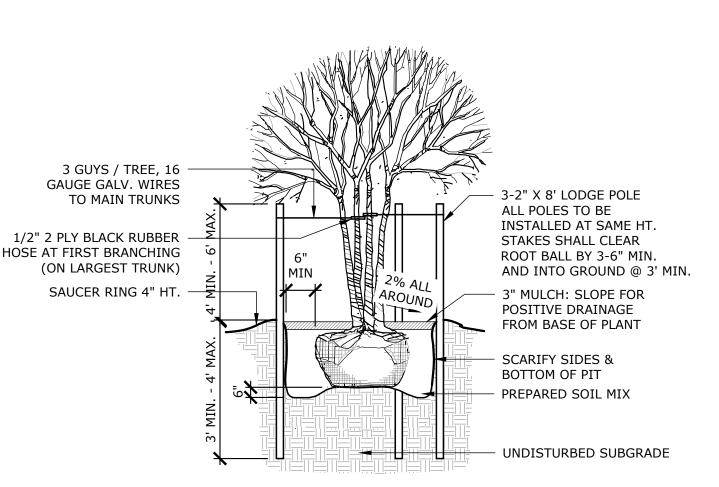


TYPICAL SHRUB / GROUND COVER
PLANTING DETAIL & SPACING CHART

SCALE: 3/8" = 1'-0"

CANOPY TREE PLANTING DETAIL





TYPICAL
MULTI-TRUNKS TREE PLANTING DETAIL
SCALE: 3/8" = 1'-0"

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- 2. CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURINGTHE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
- 5. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
- 6. CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
- 7. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE THE MATERIAL.
- 8. PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
- 9. CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
- 10. CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
- 11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
- 12. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 13. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
- 14. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
- 15. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
- 16. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
- 17. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH.
- 18. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

IRRIGATION NOTES:

- 1. ALL PROPOSED PLANT MATERIAL SHALL BE FULLY IRRIGATED.
- 2. ALL SHRUBS AND GROUNDCOVERS WILL BE IRRIGATED WITH DRIP TUBE IRRIGATION. THE GOAL IS TO PLACE WATER DIRECTLY INTO THE ROOT ZONE AND MINIMIZE EVAPORATION.
- 3. TURF GRASS AREAS WILL BE IRRIGATED WITH A LOW APPLICATION RATE WILL ALLOWS FOR MUCH GREATER WATER INFILTRATION WHICH WILL SIGNIFICANTLY REDUCE RUNOFF.
- 4. ALL TREES WILL BE IRRIGATED WITH PRESSURE COMPENSATING FULL CIRCLE BUBBLERS THAT HAVE A LOW GPM. THESE HAVE LOW FLOW RATES THAT ALLOW WATER TO BE ABSORBED AS NEEDED, REDUCING RUNOFF.



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