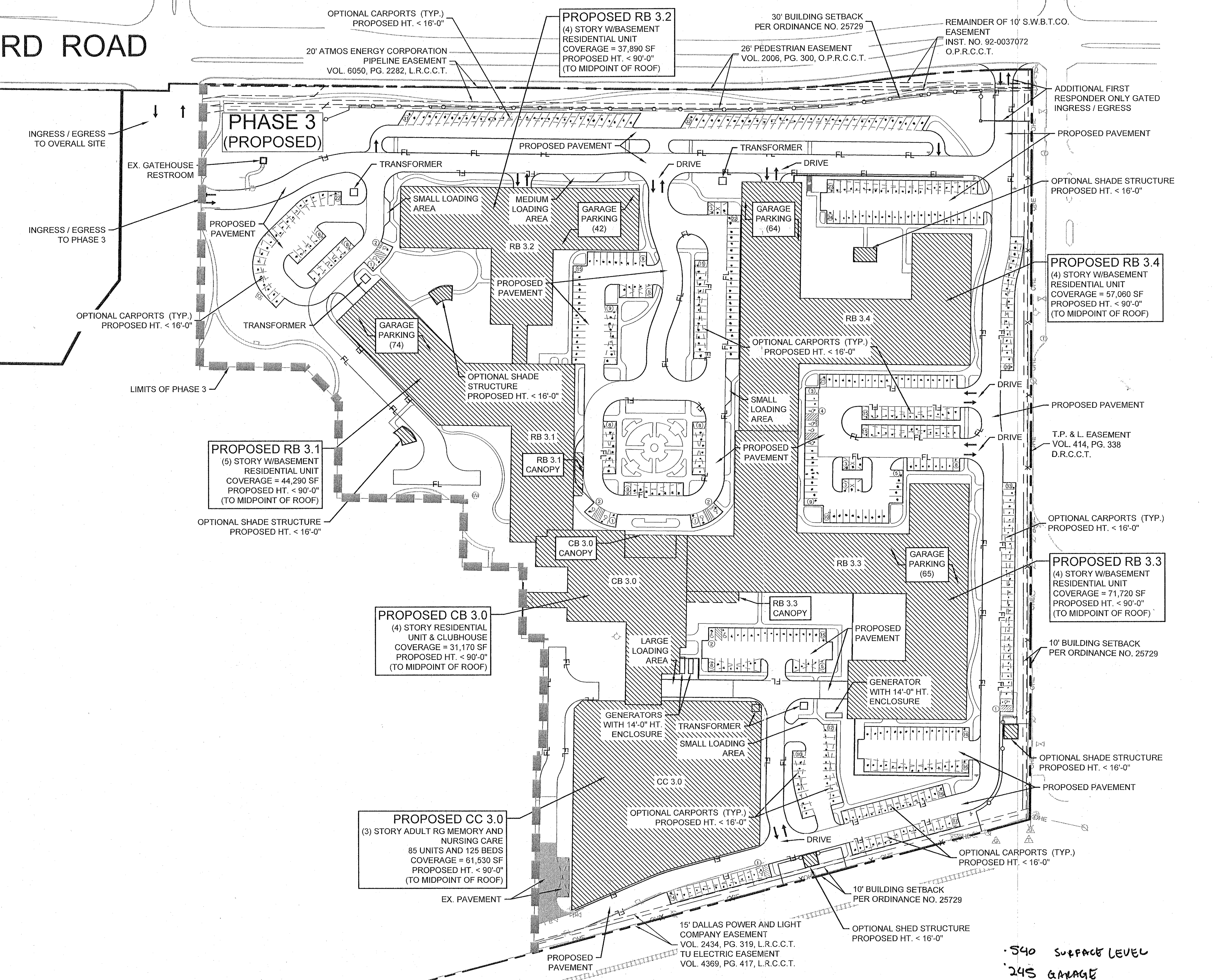


PARKING DATA					
	PHASE I	PHASE 2	PHASE 3	PHASE 4	TOTALS
DWELLING UNITS	547 UNITS	188 UNITS	550 UNITS	349 UNITS	1634 UNITS
REQUIRED (1.1 SPACES / UNIT)	602 SPACES	207 SPACES	605 SPACES	384 SPACES	1798 SPACES
PROVIDED (ADA INCLUDED)	853 SPACES	223 SPACES	785 SPACES	404 SPACES	2265 SPACES
HANDICAPPED (VAN ACCESIBLE INCLUDED)	19 SPACES	8 SPACES	25 SPACES	12 SPACES	64 SPACES
HANDICAPPED VAN ACCESSIBLE	4 SPACES	4 SPACES	7 SPACES	7 SPACES	22 SPACES

BUILDING DATA					
	* PHASE I	** PHASE 2	PHASE 3	PHASE 4	TOTALS
DWELLING UNITS	547 UNITS	188 UNITS	550 UNITS	349 UNITS	1634 UNITS
GROSS SQUARE FOOTAGE (SF) *	747,930 SF	-	-	-	-
GROSS UNIT SQUARE FOOTAGE (SF) **	-	267,950 SF	-	-	-
FLOOR AREA (SF)	-	-	1,148,324 SF	648,892 SF	-
FLOOR AREA RATIO	* 0.220:1	** 0.072:1	0.307:1	0.174:1	0.773:1

* AS INDICATED BY DEVELOPMENT PLAN PHASE 1
** AS INDICATED BY DEVELOPMENT PLAN PHASE 2

LIMITED MAIN USES	
TOTAL LIMITED MAIN USES	156,172 SF
TOTAL FLOOR AREA	1,148,324 SF
LIMITED MAIN USES / TOTAL FLOOR AREA =	13.6 %

LOT COVERAGE	
CB 3.0	31,170 SF
RB 3.1	44,290 SF
RB 3.2	37,890 SF
RB 3.3	71,720 SF
RB 3.4	57,060 SF
CC 3.0	61,530 SF
PHASE 3	303,660 SF
PHASE 1	210,850 SF
PHASE 2	135,268 SF
PHASE 4	204,870 SF
TOTAL COVERAGE	854,648 SF
TOTAL LOT AREA	3,736,904 SF
COVERAGE	22.87%

LOADING AREAS

2 PER FIRST 300,000 SF AND 1 FOR EACH ADDITIONAL 200,000 SF OR FRACTION. FIRST REQUIRED AND AT LEAST 40% OF TOTAL REQUIRED MUST BE LARGE OR MEDIUM.

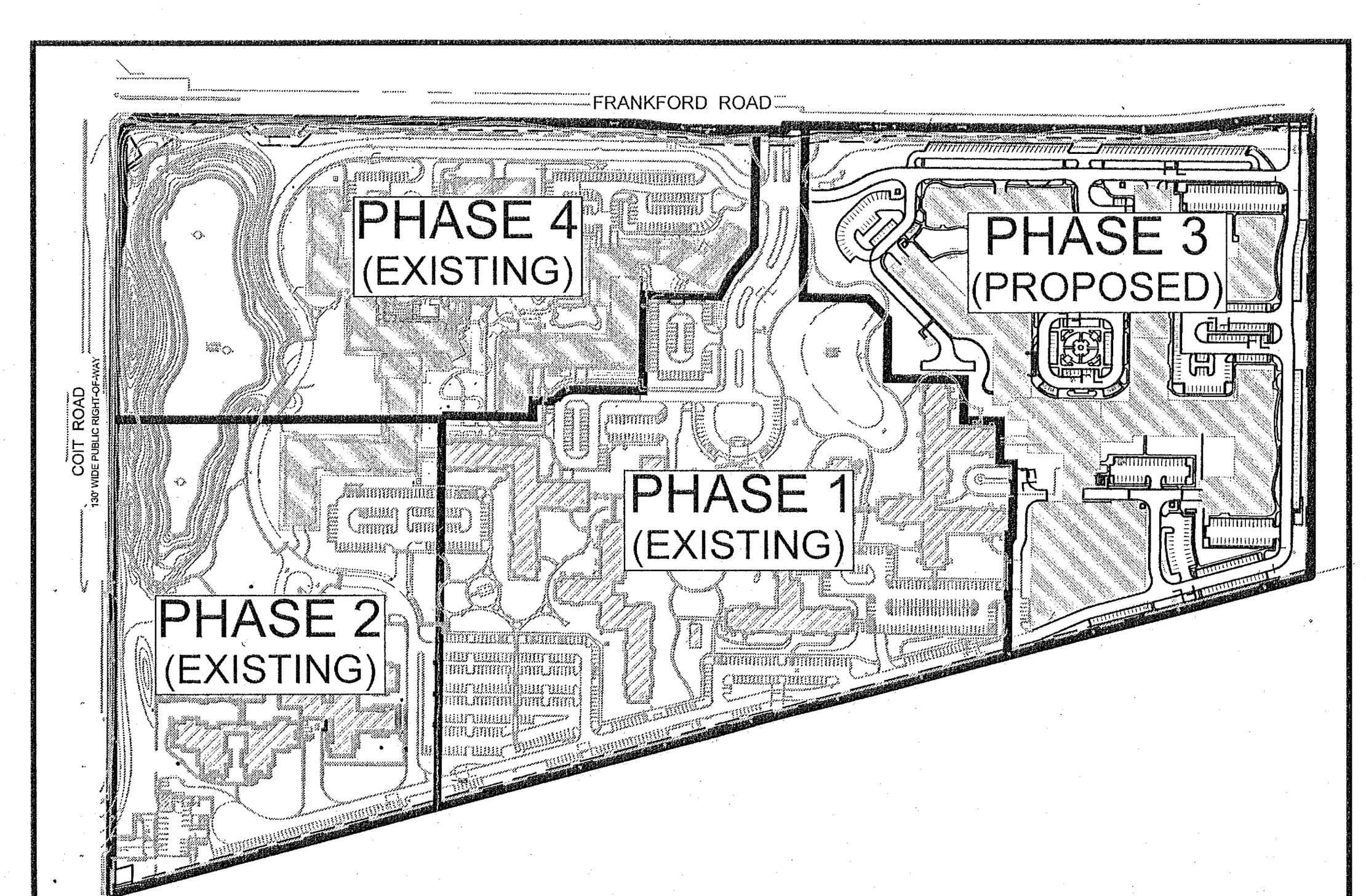
REQUIRED:

300,000 SF	2 REQUIRED
2,276,397 SF	12 REQUIRED
2,576,397 SF TOTAL	14 TOTAL REQUIRED *

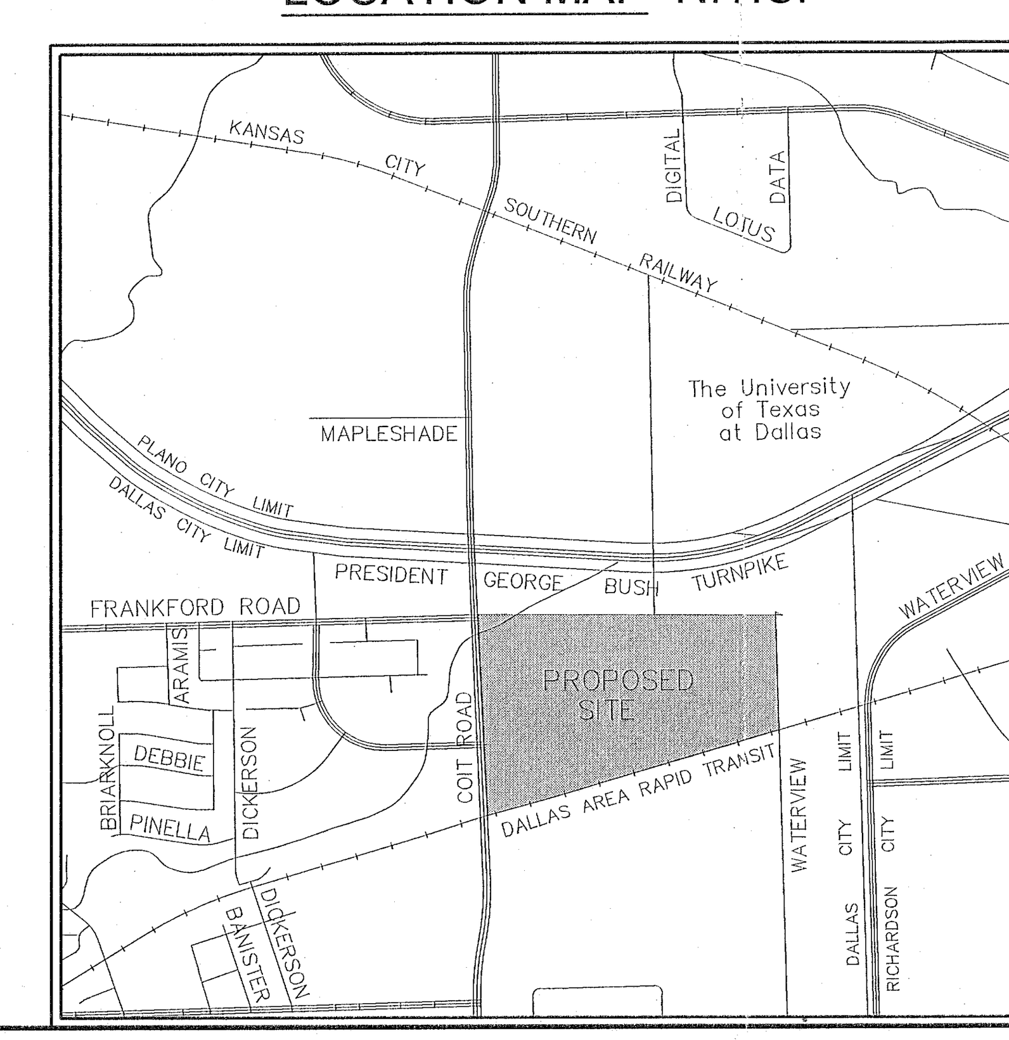
* 4 LARGE/MEDIUM AND 3 SMALL EXISTING LOADING AREAS PROVIDED IN PHASE 1, 2, AND 4.

** 2 LARGE/MEDIUM AND 5 SMALL LOADING AREAS REQUIRED
- RB 3.1 GARAGE - 1 SMALL LOADING AREA
- RB 3.3 GARAGE - 1 SMALL LOADING AREA

·540 SURFACE LEVEL
·245 GARAGE



LOCATION MAP N.T.S.



D190-003

ZONE 'B'
(LOT 3, BLOCK B/8735)

PLANNED DEVELOPMENT
DISTRICT NO. 695
DEVELOPMENT PLAN
PHASE 3
DXXX-XXX

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE	BY

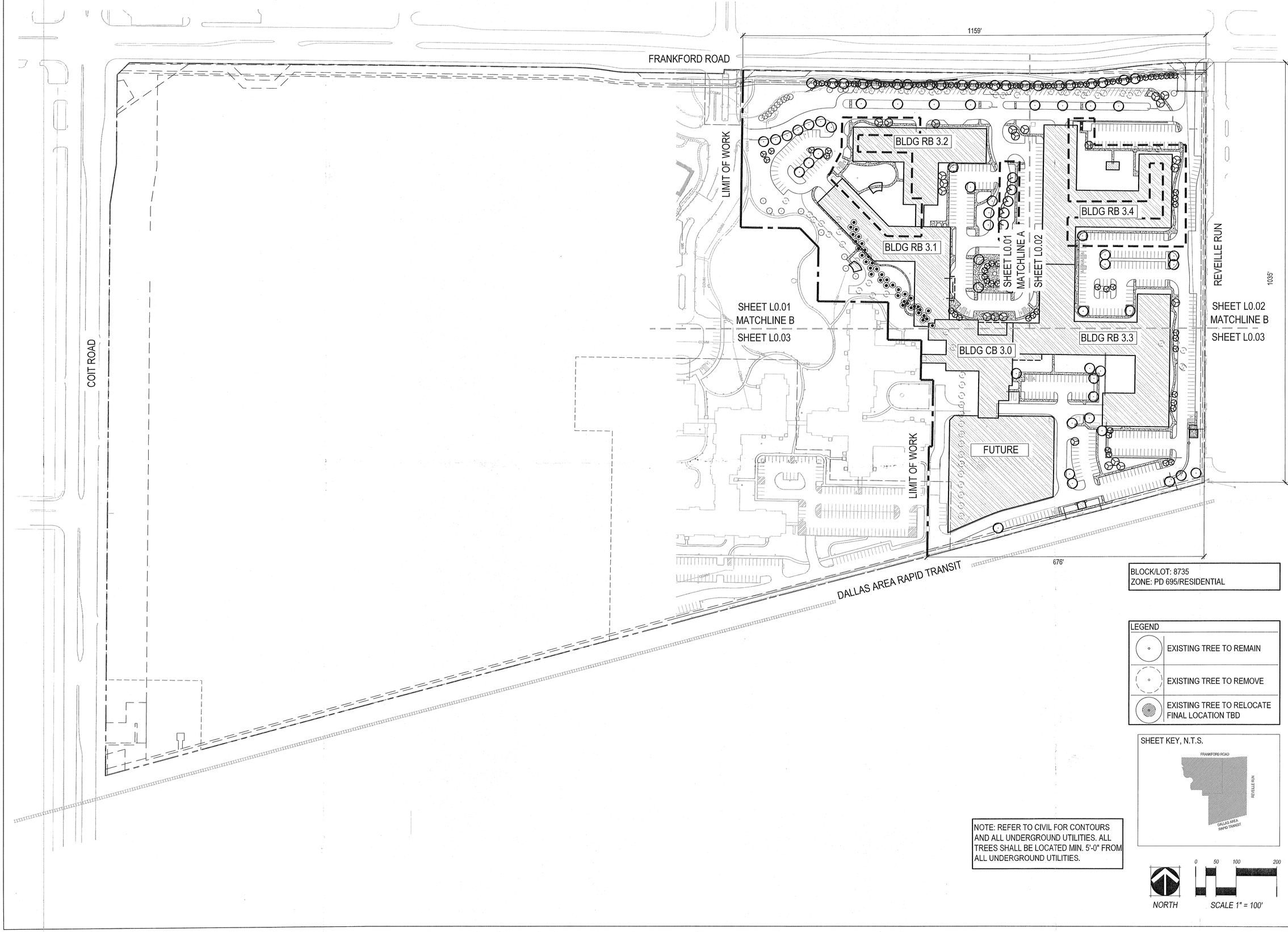
KHA PROJECT	63939003
DATE	04/01/2020
SCALE	AS SHOWN
DESIGNED BY	JAK
DRAWN BY	JAK
CHECKED BY	BJM

HIGHLAND SPRINGS
Add more Living to your Life®
DALLAS TEXAS

PHASE 3
DEVELOPMENT PLAN

SHEET NUMBER
1 OF 1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



BLOCK/LOT: 8735
ZONE: PD 695/RESIDENTIAL

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE
- EXISTING TREE TO RELOCATE FINAL LOCATION TBD

SHEET KEY, N.T.S.

NOTE: REFER TO CIVIL FOR CONTOURS AND ALL UNDERGROUND UTILITIES. ALL TREES SHALL BE LOCATED MIN. 5'-0" FROM ALL UNDERGROUND UTILITIES.

NORTH

0 50 100 200

SCALE 1" = 100'

CHECKED BY: JW
DRAWN BY: EL

NORRIS DESIGN
Planning | Landscape Architecture | Branding

208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS

NEIGHBORHOOD 3 - MP

DALLAS, TX

OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
OVERALL LANDSCAPE PLAN

L 0.00

PROPERTY LINE/EASEMENT
PHONE EASEMENT
OVERHEAD POWER LINE
EXISTING SIDEWALK
VISIBILITY TRIANGLE
ADJACENT LOT ZONE: MC-3
FRANKFORD ROAD
EASEMENT
30' BUFFER
20'-0" GAS EASEMENT
PEDESTRIAN EASEMENT
SETBACK
RELOCATED FENCE
PROPERTY LINE/PHONE EASEMENT
OVERHEAD POWER LINE
EXISTING SIDEWALK
PEDESTRIAN EASEMENT
30' BUFFER
EXISTING FENCE TO BE REMOVED
EXISTING GATEHOUSE
RE: CIVIL
BLDG RB 3.2
RE:CIVIL
DESIGN POINTS: PEDESTRIAN USE AREA 23,995 SQUARE FEET
SHADE STRUCTURE (NOT REQUIRED PER CODE)
DESIGN POINTS (5) - PLANT MATERIAL BONUS LARGE TREE
DESIGN POINTS: PARKING LOT POCKET PARK 3,604 SQUARE FEET
SHEET L0.01 MATCHLINE A
SHEET L0.02
LIMIT OF WORK
LIMIT OF WORK
SMALL POND
SHADE STRUCTURE (NOT REQUIRED PER CODE)
BLDG RB 3.1
LIMIT OF WORK
SHEET L0.01 MATCHLINE B
SHEET L0.03

CHECKED BY: JW
DRAWN BY: EL

PLANT LEGEND

LARGE TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	LARGE TREE

MEDIUM TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	MEDIUM TREE

SMALL TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	SMALL TREE

NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED SPECIES TO MEET L.I.D. STANDARDS OUTLINED IN DESIGN OPTIONS FOR ARTICLE X.

B - LARGE/MEDIUM BUFFER TREE
b - SMALL BUFFER TREE

S - LARGE/MEDIUM SITE TREE
s - SMALL SITE TREE

M - LARGE/MEDIUM MITIGATION TREE
m - SMALL MITIGATION TREE

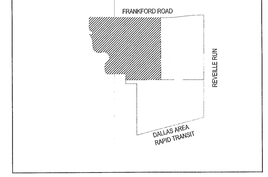
NOTE: REFER TO CIVIL FOR CONTOURS AND ALL UNDERGROUND UTILITIES. ALL TREES SHALL BE LOCATED MIN. 5'-0" FROM ALL UNDERGROUND UTILITIES.

BLOCK/LOT: 8735
ZONE: PD 695/RESIDENTIAL

LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
	EXISTING TREE TO RELOCATE FINAL LOCATION TBD

SHEET KEY, N.T.S.



NORTH

SCALE 1" = 30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding
208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS
NEIGHBORHOOD 3 - MP
DALLAS, TX

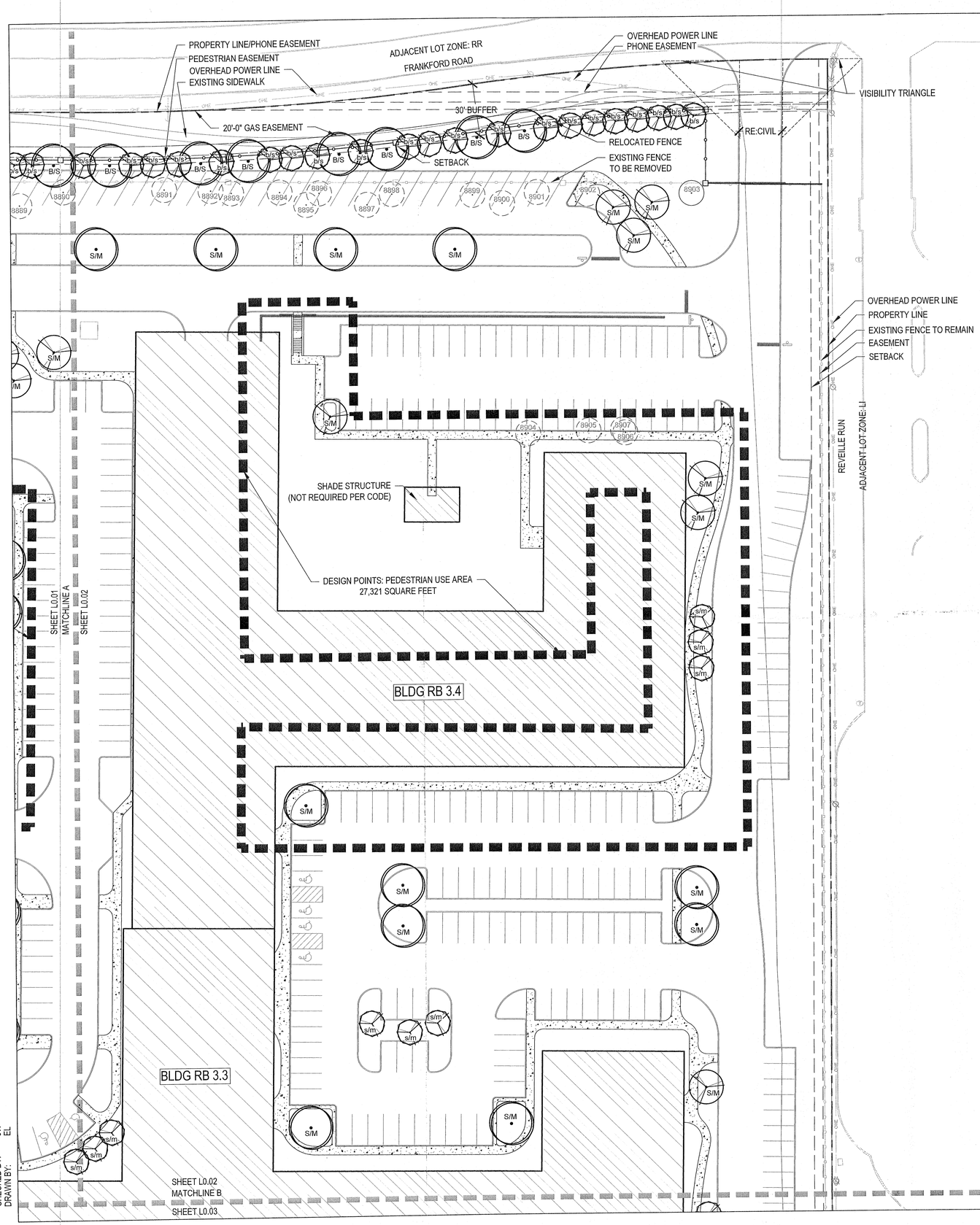
OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
LANDSCAPE PLAN

L 0.01



PLANT LEGEND

LARGE TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	LARGE TREE

MEDIUM TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	MEDIUM TREE

SMALL TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	SMALL TREE

NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED SPECIES TO MEET L.I.D. STANDARDS OUTLINED IN DESIGN OPTIONS FOR ARTICLE X.

B - LARGE/MEDIUM BUFFER TREE
b - SMALL BUFFER TREE

S - LARGE/MEDIUM SITE TREE
s - SMALL SITE TREE

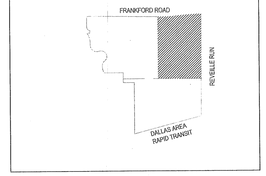
M - LARGE/MEDIUM MITIGATION TREE
m - SMALL MITIGATION TREE

NOTE: REFER TO CIVIL FOR CONTOURS AND ALL UNDERGROUND UTILITIES. ALL TREES SHALL BE LOCATED MIN. 5'-0" FROM ALL UNDERGROUND UTILITIES.

LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
	EXISTING TREE TO RELOCATE FINAL LOCATION TBD

SHEET KEY, N.T.S.



NORTH

0 15 30 60

SCALE 1" = 30'

NORRIS DESIGN
Planning | Landscape Architecture | Branding

208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS
NEIGHBORHOOD 3 - MP
DALLAS, TX

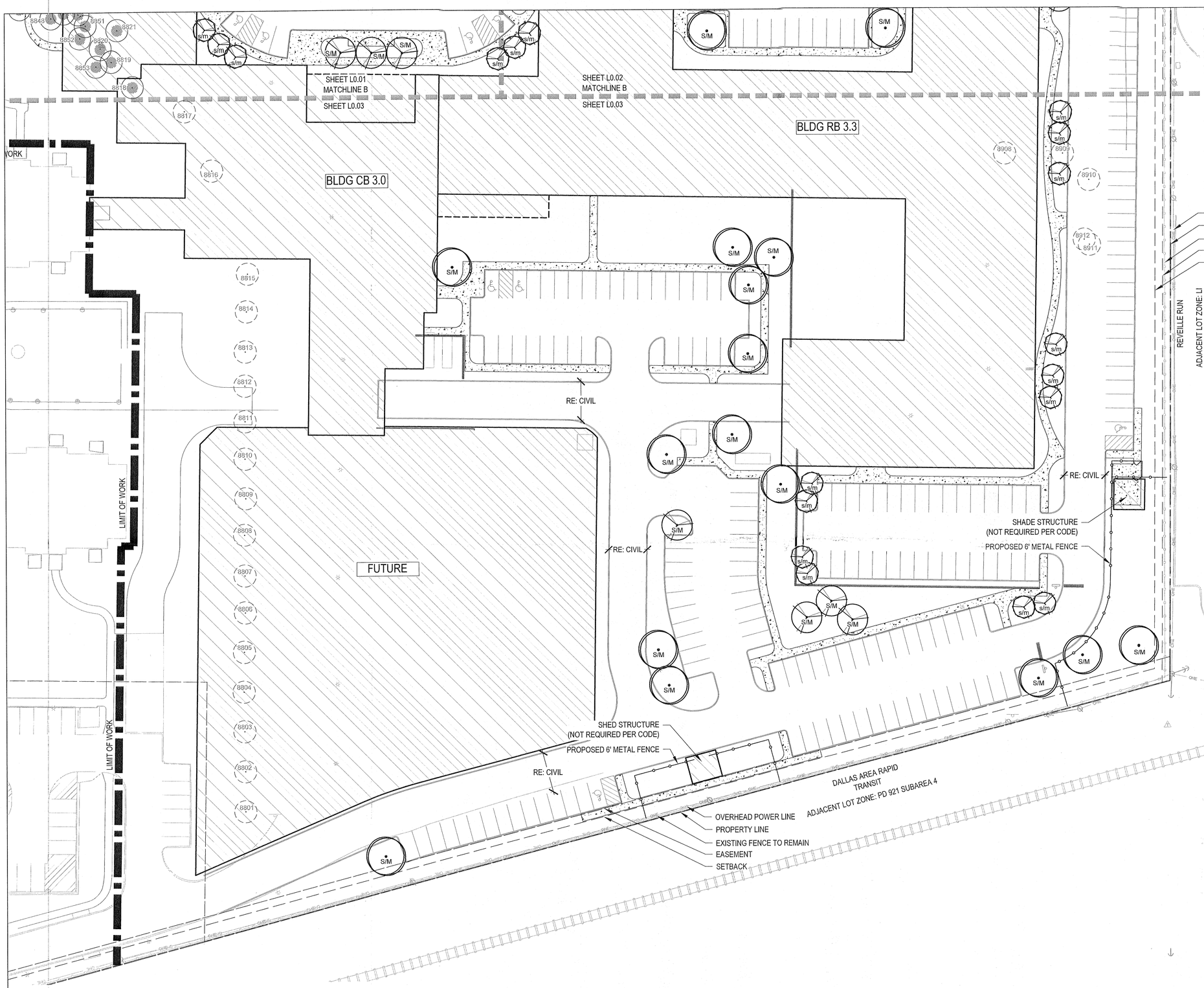
OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
LANDSCAPE PLAN

L 0.02



OVERHEAD POWER LINE
PROPERTY LINE
EXISTING FENCE TO REMAIN
EASEMENT
SETBACK

PLANT LEGEND

LARGE TREE	BOTANICAL NAME	COMMON NAME
	Species Varies	LARGE TREE
MEDIUM TREE	**BOTANICAL NAME**	**COMMON NAME**
	Species Varies	MEDIUM TREE
SMALL TREE	**BOTANICAL NAME**	**COMMON NAME**
	Species Varies	SMALL TREE

NOTE: ALL TREES SELECTED FROM THE CITY OF DALLAS APPROVED TREE LIST AND MUST BE NATIVE OR ADAPTED SPECIES TO MEET L.I.D. STANDARDS OUTLINED IN DESIGN OPTIONS FOR ARTICLE X.

B - LARGE/MEDIUM BUFFER TREE
b - SMALL BUFFER TREE

S - LARGE/MEDIUM SITE TREE
s - SMALL SITE TREE

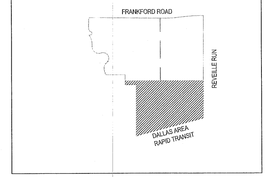
M - LARGE/MEDIUM MITIGATION TREE
m - SMALL MITIGATION TREE

NOTE: REFER TO CIVIL FOR CONTOURS AND ALL UNDERGROUND UTILITIES. ALL TREES SHALL BE LOCATED MIN. 5'-0" FROM ALL UNDERGROUND UTILITIES.

LEGEND

	EXISTING TREE TO REMAIN
	EXISTING TREE TO REMOVE
	EXISTING TREE TO RELOCATE FINAL LOCATION TBD

SHEET KEY, N.T.S.



NORTH

0 15 30 60

SCALE 1" = 30'

CHECKED BY: JW
DRAWN BY: EL

NORRIS DESIGN
Planning | Landscape Architecture | Branding

208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS
NEIGHBORHOOD 3 - MP
DALLAS, TX

OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
LANDSCAPE PLAN

L 0.03

EXISTING TREE SURVEY

Number	Description	Status	Site Tree Credit	Tree Classification	Mitigation
8861	3 " OAK	Retained	1	N/A	N/A
8862	3 " OAK	Retained	1	N/A	N/A
8863	1 " OAK	Retained	0	N/A	N/A
8869	4 " COTTONWOOD	Retained	1	N/A	N/A
8872	7 " LIVE OAK	Retained	1	N/A	N/A
8874	3 " OAK	Retained	1	N/A	N/A
8875	2 " OAK	Retained	1	N/A	N/A
8876	4 " CHINABERRY	Retained	1	N/A	N/A
8877	10 " OAK	Retained	2	N/A	N/A
8878	NO DATA	Retained	0	N/A	N/A
8879	NO DATA	Retained	0	N/A	N/A
8903	11 " OAK	Retained	2	N/A	N/A
8920	9 " MAGNOLIA	Retained	2	N/A	N/A
8921	10 " MAGNOLIA	Retained	2	N/A	N/A
8922	9 " MAGNOLIA	Retained	2	N/A	N/A
8923	9 " MAGNOLIA	Retained	2	N/A	N/A
8924	9 " MAGNOLIA	Retained	2	N/A	N/A
8925	9 " MAGNOLIA	Retained	2	N/A	N/A
8926	9 " MAGNOLIA	Retained	2	N/A	N/A
8927	10 " MAGNOLIA	Retained	2	N/A	N/A
8928	10 " MAGNOLIA	Retained	2	N/A	N/A
8929	10 " MAGNOLIA	Retained	2	N/A	N/A
SUBTOTAL TREE CREDITS RETAINED:			31	N/A	N/A

Number	Description	Status	Site Tree Credit	Tree Classification	Mitigation
8818	3 " OAK	Relocated	1	N/A	N/A
8819	3 " CREPE MYRTLE	Relocated	1	N/A	N/A
8820	3 " CREPE MYRTLE	Relocated	1	N/A	N/A
8821	4 " MAGNOLIA	Relocated	1	N/A	N/A
8822	3 " MAGNOLIA	Relocated	1	N/A	N/A
8823	3 " MAGNOLIA	Relocated	1	N/A	N/A
8824	4 " MAGNOLIA	Relocated	1	N/A	N/A
8825	4 " MAGNOLIA	Relocated	1	N/A	N/A
8826	3 " MAGNOLIA	Relocated	1	N/A	N/A
8827	3 " MAGNOLIA	Relocated	1	N/A	N/A
8828	3 " MAGNOLIA	Relocated	1	N/A	N/A
8829	3 " MAGNOLIA	Relocated	1	N/A	N/A
8830	4 " MAGNOLIA	Relocated	1	N/A	N/A
8831	3 " MAGNOLIA	Relocated	1	N/A	N/A
8832	3 " MAGNOLIA	Relocated	1	N/A	N/A
8833	3 " MAGNOLIA	Relocated	1	N/A	N/A
8834	3 " MAGNOLIA	Relocated	1	N/A	N/A
8835	2 " MAGNOLIA	Relocated	1	N/A	N/A
8836	2 " MAGNOLIA	Relocated	1	N/A	N/A
8837	2 " MAGNOLIA	Relocated	1	N/A	N/A
8838	2 " MAGNOLIA	Relocated	1	N/A	N/A
8839	2 " MAGNOLIA	Relocated	1	N/A	N/A
8840	2 " MAGNOLIA	Relocated	1	N/A	N/A
8841	2 " MAGNOLIA	Relocated	1	N/A	N/A
8842	2 " MAGNOLIA	Relocated	1	N/A	N/A
8843	2 " MAGNOLIA	Relocated	1	N/A	N/A
8844	2 " MAGNOLIA	Relocated	1	N/A	N/A
8845	2 " MAGNOLIA	Relocated	1	N/A	N/A
8846	3 " CREPE MYRTLE	Relocated	1	N/A	N/A
8847	4 " CREPE MYRTLE	Relocated	1	N/A	N/A
8848	6 " LIVE OAK	Relocated	1	N/A	N/A
8849	4 " CREPE MYRTLE	Relocated	1	N/A	N/A
8850	5 " OAK	Relocated	1	N/A	N/A
8851	5 " CREPE MYRTLE	Relocated	1	N/A	N/A
8852	6 " LIVE OAK	Relocated	1	N/A	N/A
8853	NO DATA	Relocated	0	N/A	N/A
8854	NODATA	Relocated	0	N/A	N/A
8856	2 " OAK	Relocated	1	N/A	N/A
SUBTOTAL TREE CREDITS RELOCATED:			36	N/A	N/A
GRAND TOTAL TREE CREDITS :			67	N/A	N/A

Number	Description	Status	Site Tree Credit	Tree Classification	Mitigation
8801	2 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8802	2 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8803	2 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8804	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8805	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8806	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8807	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8808	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8809	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8810	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8811	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8812	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8813	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8814	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8815	3 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8816	2 " OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8817	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8855	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8857	2 " OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8858	2 " OAK	Removed	0	Class 2 - Rate: 0.70	1.4
8859	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8860	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8864	3 " MAGNOLIA	Removed	0	Class 2 - Rate: 0.70	2.1
8866	3 " MAPLE	Removed	0	Class 2 - Rate: 0.70	2.1
8865	7 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	4.9
8866	3 " MAPLE	Removed	0	Class 2 - Rate: 0.70	2.1
8867	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8868	9 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8870	9 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8871	5 " COTTONWOOD	Removed	0	Class 3 - Rate: 0.40	2.0
8873	3 " OAK	Removed	0	Class 2 - Rate: 0.70	2.1
8880	10 " PECAN	Removed	0	Class 2 - Rate: 0.70	7.0
8881	12 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	4.8
8882	9 " OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8883	12 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	4.8
8884	9 " OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8885	9 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8886	4 " MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	1.6
8887	7 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	4.9
8888	10 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8889	6 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	4.2
8890	11 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.7
8891	13 " OAK	Removed	0	Class 2 - Rate: 0.70	9.1
8892	13 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.2
8893	13 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.2
8894	10 " OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8895	9 " PECAN	Removed	0	Class 2 - Rate: 0.70	6.3
8896	8 " PECAN	Removed	0	Class 2 - Rate: 0.70	5.6
8897	8 " PECAN	Removed	0	Class 2 - Rate: 0.70	5.6
8898	10 " OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8899	10 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8900	7 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	4.9
8901	9 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8902	10 " OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8904	20 " MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	8.0
8905	15 " MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	6.0
8906	17 " MULTI-TRUNK CREPE MYRTLE	Removed	0	Class 3 - Rate: 0.40	6.8
8907	17 " MULTI-TRUNK HACKBERRY	Removed	0	Class 3 - Rate: 0.40	6.8
8908	9 " PINE	Removed	0	Class 3 - Rate: 0.40	3.6
8909	5 " PINE	Removed	0	Class 3 - Rate: 0.40	2.0
8910	5 " PINE	Removed	0	Class 3 - Rate: 0.40	2.0
8911	5 " PINE	Removed	0	Class 3 - Rate: 0.40	2.0
8912	10 " MULTI-TRUNK WILLOW	Removed	0	Class 3 - Rate: 0.40	3.8
8913	10 " OAK	Removed	0	Class 2 - Rate: 0.70	7.0
8914	14 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.6
8915	14 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	5.6
8916	12 " OAK	Removed	0	Class 2 - Rate: 0.70	8.4
8917	9 " LIVE OAK	Removed	0	Class 2 - Rate: 0.70	6.3
8918	16 " MULTI-TRUNK MESQUITE	Removed	0	Class 3 - Rate: 0.40	6.4
8919	12 " OAK	Removed	0	Class 2 - Rate: 0.70	8.4
GRAND TOTAL TREE MITIGATION REQUIRED:			N/A	N/A	297.8

NOTES:

1. **TREE SURVEY HAS NOT BEEN VERIFIED BY AN ARBORIST. CALIPER AND SPECIES TO BE FIELD VERIFIED PRIOR TO FINAL MITIGATION CALCULATIONS.**
2. **RELOCATED TREE PROPOSED LOCATION TBD WITHIN CURRENT DEVELOPMENT PHASE 3.**

LANDSCAPE PLANT LIST

PLANT SCHEDULE

LARGE TREE	QTY	BOTANICAL NAME	COMMON NAME	CALIPER
	74	Species Varies (SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)	LARGE TREE	2" Cal MIN.
MEDIUM TREE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**
	23	Species Varies (SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)	MEDIUM TREE	2" Cal MIN.
SMALL TREE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CALIPER**
	90	Species Varies (SELECTED FROM CITY OF DALLAS APPROVED TREE LIST)	SMALL TREE	2" Cal MIN.

LANDSCAPE CALCS - ARTICLE X & PD 695 - FOR RESIDENTIAL ZONING

ARTIFICIAL LOT AREA SITE CALCULATIONS	REQUIRED	PROVIDED
TOTAL GROSS ARTIFICIAL LOT AREA	N/A	22.9 AC.
BUILDING FOOTPRINT AREA	N/A	5.5 AC.
PAVED AREA (VEHICULAR)	N/A	6.6 AC.
OPEN SPACE = (PERVIOUS AREA)	N/A	10.8 AC.
BUFFER REQUIREMENTS (FRANKFORD ROAD)	REQUIRED	PROVIDED
BUFFER ZONE DIMENSIONS	30'-0" WIDE	30'-0" WIDE
BUFFER ZONE LENGTH (OMITTING ROADWAYS/DRIVEWAYS)	920 LF	920 LF
BUFFER ZONE PLANTING GROUP QUANTITY (EVERY 40') SEE PLAN FOR BUFFER TREE LABEL "B" or "b"	23 GROUPS	23 GROUPS
i. GROUP 1 - ONE LARGE TREE & TWO SMALL TREES	N/A	21 GROUPS
a. LARGE TREE QUANTITY:	21 TREES	21 TREES
b. SMALL TREE QUANTITY:	42 TREES	42 TREES
ii. GROUP 2 - THREE SMALL TREES (BUFFER AREA WITHIN 20' OF OVERHEAD POWER LINE)	N/A	2 GROUPS
a. SMALL TREE QUANTITY	6 TREES	6 TREES
LANDSCAPE AREA REQUIREMENTS	REQUIRED	PROVIDED
EQUAL TO 10% OF THE TOTAL SHARED ACCESS DEVELOPMENT AREA	2.3 AC.	2.3 AC. MIN.
SITE TREE REQUIREMENTS	REQUIRED	PROVIDED
1 TREE FOR EVERY 4,000 SF W/IN SHARED ACCESS DEVELOPMENT AREA (MIN. 2" CAL.) SEE PLANS FOR SITE TREE LABEL "S" or "s"	249	182 NEW SITE TREE CREDITS 67 RETAINED SITE TREE CREDITS
TREE MITIGATION REQUIREMENTS	REQUIRED	PROVIDED
CALIPER QTY. OF REMOVED TREES TO BE MITIGATED SEE PLANS FOR MITIGATION LABEL "M" or "m"	297.8"	297.8"
SCREENING - OFF STREET LOADING REQUIREMENTS	REQUIRED	PROVIDED
LINEAR FEET OF REQUIRED SCREENING	NOT REQUIRED	N/A
SCREENING - OFF STREET PARKING REQUIREMENTS	REQUIRED	PROVIDED
LINEAR FEET OF REQUIRED SCREENING	NOT REQUIRED	N/A

LANDSCAPE CALCS - ARTICLE X DESIGN OPTION BREAKDOWN

LANDSCAPE DESIGN OPTION POINTS					POINTS REQUIRED	POINTS PROVIDED
					40 PTS	40 PTS
DESIGN OPTION	DESIGN OPTION DESCRIPTION	REQUIRED	PROVIDED	SHEET	POINTS POSSIBLE	POINTS SHOWN
LOW IMPACT DEVELOPMENT (LID)	WATER-WISE PLANT MATERIALS AND PLANTING BEDS.	1. WATER-WISE PLANTS 2. MULCH 3. EFFICIENT IRRIGATION	1. NATIVE AND ADAPTIVE SPECIES 2. 3" MULCH ON ALL PLANTING BEDS 3. SEE IRRIGATION NOTES SHEET L0.05	L0.01 L0.02 L0.03 L0.05	5 PTS	5 PTS
PARKING LOTS	OPTION 10: POCKET PARK.	PROVIDE A MINIMUM OF 2,500 SQUARE FEET OF CONTIGUOUS OPEN SOIL LANDSCAPE AREA.	3,604 SQFT CONTINUOUS OPEN SOIL LANDSCAPE AREA	L0.01	20 PTS	20 PTS
PEDESTRIAN USES	OPTION 2: SPECIAL AMENITIES.	THE CREDITED FACILITIES MUST OCCUPY AT LEAST 5% OF THE LOT AREA PROVIDED IN NO MORE THAN TWO LOCATIONS ON THE LOT. 22.9 AC x 5% = 1.145 AC (49,876.2 SQFT)	PASSIVE RECREATION SPECIAL AMENITIES: **AREA 1**: 23,995 SQFT **AREA 2:** 27,321 SQFT **TOTAL: 51,316 SQFT**	L0.01 L0.02	10 PTS	10 PTS
PLANT MATERIAL BONUS	POINTS PROVIDED FOR PLANT MATERIALS ADDED	ADDITIONAL PLANT MATERIALS; LARGE OR MEDIUM TREE QTY: 5	5 LARGE TREES IN ADDITION TO ALL BUFFER/SITE/MITIGATION TREES	L0.01	5 PTS	5 PTS

CHECKED BY: JW
DRAWN BY: EL

NORRIS DESIGN
Planning | Landscape Architecture | Branding
208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS
NEIGHBORHOOD 3 - MP
DALLAS, TX

OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
LANDSCAPE CALCULATIONS

L 0.04

GENERAL NOTES

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. NO IRRIGATION LINE SHALL BE ALLOWED WITHIN THE DRIPLINE ON AN EXISTING TREE.
2. TREE PROTECTION FENCING MUST BE IN PLACE PRIOR TO THE CLEARING OF THE SITE OR ANY CONSTRUCTION AND MUST REMAIN UNTIL CONSTRUCTION IS COMPLETE. REFER TO CIVIL SHEETS FOR TREE PROTECTION FENCING LOCATIONS.
3. EXISTING TREES SHALL BE MULCHED AT A DEPTH OF THREE INCHES AND A MINIMUM RADIUS OF 10 FEET FROM TREE BASE.
4. CONTRACTOR TO PROVIDE AND INSTALL 6 INCHES OF APPROVED TOPSOIL TO ALL PLANTING AREAS.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH A NATIVE GRASS MIX.
6. PRUNE ALL EXISTING TREES TO ELIMINATE DEAD OR BROKEN LIMBS THAT MIGHT BE HAZARDOUS TO PEDESTRIANS.
7. THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF DALLAS CODES.
8. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
9. THE NATIVE GRASS MIX 609S WILL BE PLANTED FOR SLOPE STABILIZATION.
   IF MORE RESTRICTIVE WATERING RESTRICTIONS ARE IN EFFECT WHEN LANDSCAPE PLANTING IS BEING CONSIDERED, CONTACT THE LANDSCAPE INSPECTOR (DETERMINE WHICH INSPECTOR APPLIES TO THE PARTICULAR PROJECT) BEFORE BEGINNING PLANTING.
10. THE IRRIGATION WILL COMPLY WITH DALLAS CITY CODE REGARDING THE CITY'S WATER CONSERVATION RESTRICTIONS.

SOIL CONDITIONING AND MULCHING NOTES

1. A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING.
2. NON-POROUS MATERIAL SUCH AS SHEET PLASTIC SHALL NOT BE PLACED UNDER THE MULCH.
3. A MINIMUM OF 6" PERMEABLE SOIL, NATIVE OR IMPORTED, SHALL BE REQUIRED FOR TURF AND LANDSCAPED AREAS. THE ORGANIC MATTER CONTENT OF SUCH SOILS SHALL BE NOT LESS THAN 5% BY DRY WEIGHT.
4. TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRIABLE NATIVE LOAM SOIL (MAXIMUM 40% CLAY, MINIMUM 5% ORGANIC MATTER). PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOILS IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE ENTIRE LANDSCAPE MEDIAN OR PENINSULA. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 12 INCHES WITH A RADIUS OF SIX FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALICHE, SOLID ROCK, OR, IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTION WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRIABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.

TREE PLANTING NOTES

1. REMOVE NURSERY APPLIED TREE WRAP, TAPE OR STRING FROM TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.
2. PRUNE SUCKERS OFF.
3. SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2") IF IN CLAY SOIL.
4. MULCH 3" DEEP LEAVING 3" CIRCLE OF BARE SOIL AROUND TRUNK OF TREE.
5. FOLD DOWN OR PULL BACK STRING, BURLAP OR PLASTIC EXPOSING ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.
6. BREAK UP SIDES OF PLANTING HOLE.
7. CENTER ROOTBALL IN PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM. DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTURBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL AND REMOVE AIR POCKETS AND FIRMLY SET TREE.
8. DO NOT STAKE UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, 3" OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN. IF STAKING IS NEEDED DUE TO THESE CONDITIONS:
   a. STAKE WITH 2 x 2 HARDWOOD STAKES OR APPROVED EQUAL DRIVEN 6" - 8" OUTSIDE OF ROOTBALL;
   b. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING;
   c. STAKE TREES JUST BELOW FIRS BRANCH WITH 2" - 3" WIDE BELT-LIKE, NYLON OR PLASTIC STRAPS (2 PER TREE ON OPPOSITE SIDES OF TREE, CONNECT FROM TREE TO STAKE HORIZONTALLY. DO NOT USE ROPE OR WIRE THROUGH A HOSE.);
   d. REMOVE ALL STAKING MATERIALS AFTER ONE YEAR.

TREE PROTECTION NOTES

1. ALL TREES AND NATURAL AREAS SHOWN ON PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO CITY OF DALLAS STANDARDS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIP LINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP LINE), FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
   a. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS;
   b. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL), OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY ARBORIST;
   c. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT;
   d. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   e. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2 TO 4 FEET BEYOND THE AREA DISTURBED;
   f. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);
   g. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;
   h. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST AT 214-948-4117 TO DISCUSS ALTERNATIVES.
   i. SPECIAL NOTE: FOR THE PROTECTION OF NATURAL AREAS, NO EXCEPTIONS TO INSTALLING FENCES AT THE LIMIT OF CONSTRUCTION LINE WILL BE PERMITTED.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANING TO A HEIGHT OF 8 FT (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.).
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE ON REQUEST FROM THE CITY ARBORIST).
14. DEVIATIONS FROM THE ABOVE NOTES MAY BE CONSIDERED ORDINANCE VIOLATIONS IF THERE IS SUBSTANTIAL NON-COMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT.

SPECIAL CONSTRUCTION TECHNIQUES

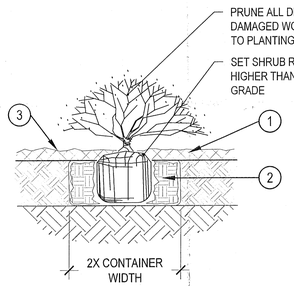
1. PRIOR TO EXCAVATION WITHIN TREE DRIP LINES, OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.
2. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING, AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH FOUR (4) INCHES OF ORGANIC MULCH TO BE PRODUCED ON SITE, TO MINIMIZE SOIL COMPACTION.
3. PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.
4. WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY AS NECESSARY DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, US A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

REMEDIAL TREE CARE NOTES AERATION AND SUPPLEMENTAL NUTRIENT REQUIREMENTS FOR TREES WITHIN CONSTRUCTION AREAS

1. TREES WILL BE FERTILIZED PRIOR TO ANY CONSTRUCTION ACTIVITY. MATERIALS AND METHODS ARE TO BE APPROVED BY THE CITY ARBORIST (214-948-4117) PRIOR TO APPLICATION.
2. THE GENERAL CONTRACTOR SHALL SELECT A FERTILIZATION CONTRACTOR AND INSURE COORDINATION WITH THE CITY ARBORIST. WITHIN 7 DAYS AFTER FERTILIZATION IS PERFORMED, THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF THE WORK PERFORMED TO THE CITY ARBORIST.
3. ALL CLASS 1 TREES WITHIN (OR ADJACENT TO) THE LIMITS OF CONSTRUCTION WHICH ARE INDICATED TO BE PRESERVED (ON THE PLANS) WILL BE FERTILIZED PRIOR TO THE BEGINNING OF CONSTRUCTION ACTIVITIES AND AGAIN AFTER THE COMPLETION OF ALL CONSTRUCTION. AREAS TO BE FERTILIZED INCLUDE THE ENTIRE CRITICAL ROOT ZONE OF A TREE AS DEPICTED ON THE CITY APPROVED PLANS. TREES ARE TO BE FERTILIZED VIA SOIL INJECTION METHOD (MINIMUM 100 PSI), USING DOGGETT X-L INJECTO 32-7-7 OR EQUIVALENT AT RECOMMENDED RATES. CONSTRUCTION THAT WILL BE COMPLETED IN LESS THAN 90 DAYS SHOULD USE MATERIAL AT RECOMMENDED RATES. ALTERNATIVE ORGANIC FERTILIZER MATERIALS ARE ACCEPTABLE WHEN APPROVED BY THE CITY ARBORIST.

SITE DEVELOPMENT PERMIT - IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED SO THAT:
   (a) THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATION AREAS;
   (b) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN FOUR (4) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)
   (c) ABOVE GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST FOUR (4) INCHES FROM IMPERVIOUS SURFACES;
   (d) THE IRRIGATION SYSTEM HAS A MASTER VALVE LOCATED DOWNSTREAM OF THE BACKFLOW PREVENTION DEVICE;
   (e) CIRCUIT REMOTE CONTROL VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW DEAD DRAINAGE;
   (f) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
   (g) THE IRRIGATION SYSTEM HAS A WEATHER BASED CONTROLLER;
   (h) AN AUTOMATIC RAIN SENSOR DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2")RAINFALL;
   (i) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS AND IRRIGATE AT THE SAME PRECIPITATION RATE;
   (j) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
   (k) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATED FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. ALL NEW IRRIGATION SYSTEMS SHALL INCLUDE AN IDOLATION VALVE LOCATED BETWEEN THE METER AND THE BACKFLOW PREVENTION DEVICE.
3. ALL SPRAY HEADS SHALL PROVIDE HEAD TO HEAD COVERAGE; SPACING OF HEADS SHALL NOT EXCEED THE RADIUS OF THROW OF THE HEAD AS DETERMINED BY THE MANUFACTURER.
4. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN, THE MANUFACTURER'S MANUAL FOR THE AUTOMATIC CONTROLLER, A SEASONAL WATERING SCHEDULE, AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
   (a) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
   (b) THE LOCATION OF THE EMERGENCY IRRIGATIONS SYSTEM SHUT-OFF VALVE. a LAMINATED COPY OF WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.

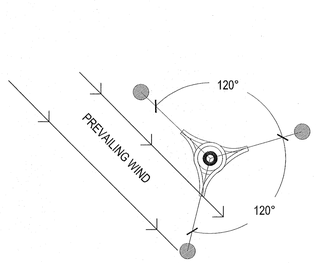


1. 3" MINIMUM DEPTH OF ORGANIC MULCH
2. AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
3. FINISH GRADE (TOP OF MULCH)

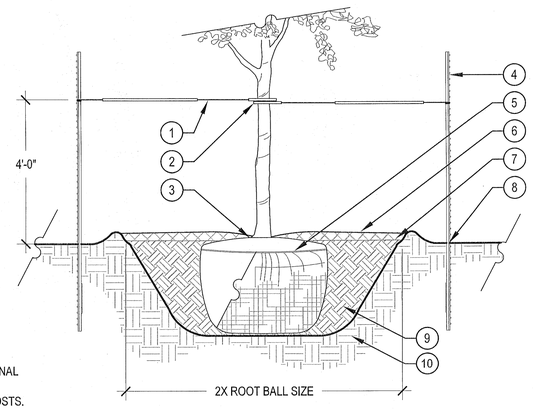
NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

1 SHRUB PLANTING

SCALE: 1-1/2" = 1'-0"



PLAN VIEW - THREE STAKES



NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER = (2) T-POSTS, TREES 4" CALIPER AND GREATER = (3) T-POSTS.
3. POSTS AND STAKING TO BE REMOVED AFTER 1 YEAR.

1. 12 GAUGE MULTI-STRAND WIRE, PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. BLACK RUBBER HOSE
3. TOP OF ROOT BALL TO BE 2" ABOVE FINISHED GRADE, MULCH TO BE NO DEEPER THAN 2" WITHIN 6" OF TREE TRUNK, SET ROOT BALL ON UNDISTURBED GRADE
4. 6'-0" GREEN METAL T-POST TO BE INSTALLED 1'-0" MINIMUM INTO UNDISTURBED SUBGRADE, DO NOT DISTURB ROOT BALL, T-POSTS TO BE PARALLEL, VERTICAL, AND EVEN
5. CUT ALL ROPES, WIRES, AND BURLAP FROM TRUNK AND TOP OF ROOT BALL, REMOVE ALL CONTAINERS FROM ROOT BALL
6. 3" LAYER OF SPECIFIED MULCH
7. 5" HIGH EARTHEN WATER RETENTION BASIN
8. FINISH GRADE
9. SPECIFIED SOIL BACKFILL MIX
10. UNDISTURBED SUBGRADE

2 TREE PLANTING DETAIL

SCALE: 1/2" = 1'-0"

CHECKED BY: JW
DRAWN BY: EL

NORRIS DESIGN
Planning | Landscape Architecture | Branding

208 North Market Street
Suite 250
Dallas, TX 75202
972.232.4169
www.norris-design.com

HIGHLAND SPRINGS
NEIGHBORHOOD 3 - MP
DALLAS, TX

OWNER:
ERICKSON LIVING
CHRIS TURNBULL
701 MAIDEN CHOICE LANE
CATONSVILLE, MD 21228
(410)-242-2880

NOT FOR CONSTRUCTION

DATE:
03/30/20 PERMIT SET

SHEET TITLE:
LANDSCAPE NOTES & DETAILS

L 0.05