

5th - FLOOR GARAGE PLAN  
SCALE: 1"=40'-0"

### LEGEND

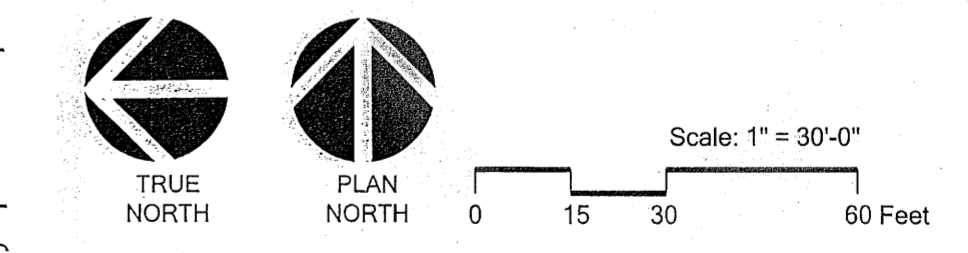
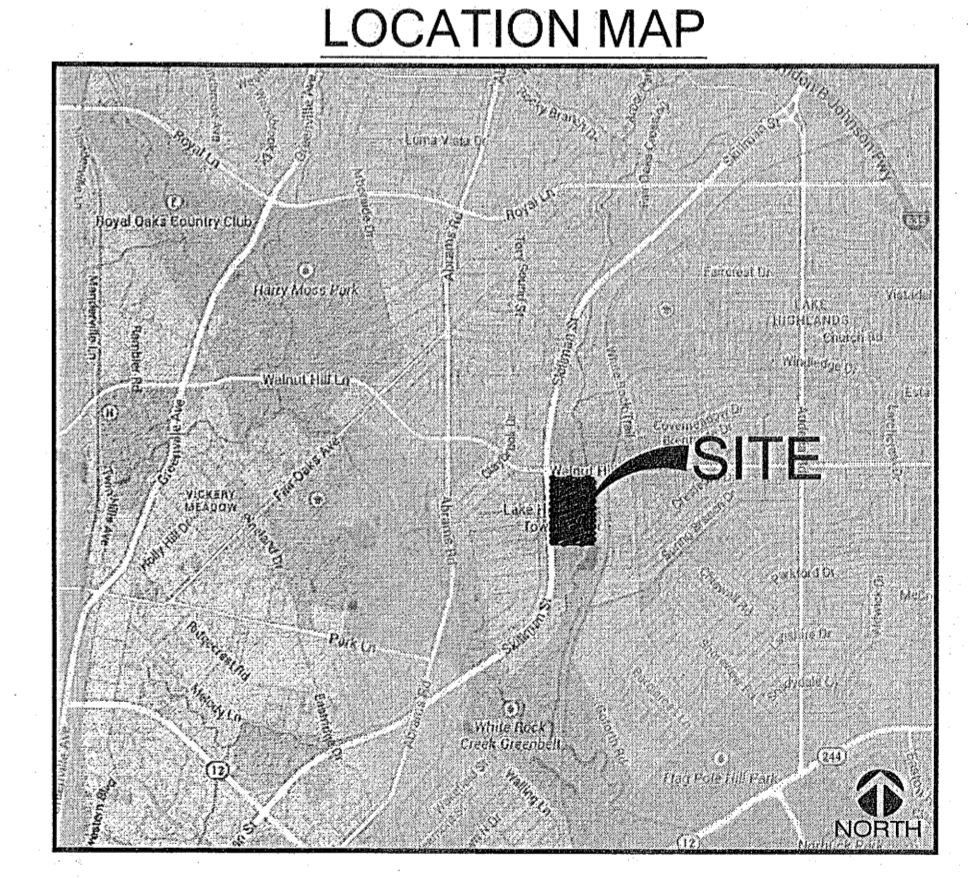
[Pattern]	LANDSCAPE AREA / MINIMUM LAWN ARE
[Pattern]	EXISTING LANDSCAPE TO REMAIN
[Pattern]	GROUNDCOVER (5,540 ea.) Purple Wintercreeper; euonymus fortunei
[Pattern]	ENHANCED VEHICULAR PAVING
[Pattern]	ENHANCED PEDESTRIAN PAVING TYPE 1
[Pattern]	ENHANCED PEDESTRIAN PAVING TYPE 2
[Pattern]	ENHANCED PEDESTRIAN PAVING TYPE 3 (TO MATCH EXISTING)
[Pattern]	CONCRETE PAVING
[Symbol]	PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	LIMITS OF WORK LINE
[Symbol]	HIGHBEAM OAK (7 EA) <i>QUERCUS LYRATA 'GLFB' PP13470</i> 5" CAL. / 15' HT. / 7" SPREAD
[Symbol]	SHANTUNG MAPLE (10 EA) <i>ACER TRUNCATUM</i> 5" CAL. / 15' HT. / 7" SPREAD
[Symbol]	TEXAS ASH (4 EA) <i>FRAXINUS TEXENSIS</i> 5" CAL. / 15' HT. / 7" SPREAD
[Symbol]	MUSKOGEE CRAPE MYRTLE (40 EA) <i>LAGERSTROEMIA INDICA 'MUSKOGEE'</i> 1" CAL. PER CANE / 65 GAL. / 12'-13' HT. DWF. BURFORD HOLLY (45 EA) <i>ILEX CORNUTA 'BURFORDII NANA'</i> #7 CONT. / 36" HT. / SPACING 36" O.C.
[Symbol]	LOROPETALUM (61 EA) <i>LOROPETALUM CHINENSE 'SUZANNE'</i> #7 CONT. / 36" HT. / SPACING 36" O.C.
[Symbol]	EXISTING TREE TO BE PRESERVED AND PROTECTED
[Symbol]	6" BENCH
[Symbol]	TABLE & CHAIRS
[Symbol]	EXISTING PEDESTRIAN LIGHT

**gff ARCHITECTS**

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**LAKE HIGHLANDS TOWN CENTER - SUBAREA C**



No.	Date	Item
1	11/10/2015	CITY COMMENTS #1
2	12/14/2015	MINOR AMENDMENT
3	01/12/2016	CITY COMMENTS #4
4	02/09/2016	CYPRESS COMMENTS

ZONING	PD 758
SITE AREA	149,395 SF / 3.43 AC
IMPERVIOUS AREA	12,759 SF (8.5%)
LOT COVERAGE	100,095 SF (67%)
<b>D156-002 TREE MITIGATION</b>	
TOTAL PROTECTED INCHES REMOVED	11
TOTAL INCHES REPLACED	145
TOTAL INCHES RETAINED	255
TOTAL CANOPY TREE CREDIT	44
<b>FRONT YARD LANDSCAPE (4,437 SF / 100=44 PLANTS REQUIRED)</b>	
CANOPY TREES PROVIDED	21
SMALL TREES PROVIDED	40
LARGE SHRUBS PROVIDED	107
CANOPY TREE CREDIT	Not Utilized

PARKWAY	TREES	LOT FRONTAGE (FEET)	VISIBILITY TRIANGLE DRIVEWAY (FEET)	CAL. INCHES REQUIRED	CAL. INCHES PROVIDED
WATERCREST PKWY.		720	25	97	159
WILDCAT WAY		920	80	118	118*
SEDGWICK DRIVE		120	-	17	32
LOOKOUT WAY		185	-	26	42
DESIGN CREDIT TABULATIONS	MIN. REQ'D	PROVIDED	POINTS		
LANDSCAPING IN FRONT YARD (1 POINT / 3% LANDSCAPE AREA)	295 SF (3%)	4,437 SF (45%)	15		
ENHANCED VEHICULAR PAVING (IN FRONT YARD)	117 SF (50%)	235 SF (100%)	3		
PEDESTRIAN FACILITIES (1 POINT / 1% AREA COVERED)	1,494 SF (1%)	7,920 SF (5%)	5		
<b>TOTAL POINTS EARNED</b>			<b>23</b>		

VALUE	
CALIPER INCHES REMAINING FROM DEVELOPMENT PLAN D101-022	3,547 IN
CALIPER INCHES SAVED WITHIN D156-002 PROJECT AREA	-255 IN
CALIPER INCHES PROPOSED WITHIN D156-002 PROJECT AREA	-195 IN
PD-758 CALIPER INCHES REMAINING	-3,097 IN
<b>OPEN SPACE TABULATIONS</b>	
PROVIDED	
D156-002 PROJECT AREA	26,510 SF
SUBAREA 'C' (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLANS)	57,612 SF
<b>TOTAL FOR PD-758 DEVELOPMENT</b>	<b>57,612 SF</b>

### IRRIGATION NOTES

- IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO IRRIGATED VIA DRIP IRRIGATION.
- SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.

- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTERS (THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PIPING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

### PLANTING NOTES

- LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 HYDROMULCH. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- SHRUB PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 24" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- GROUND COVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUND COVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

**LANDSCAPE DEVELOPMENT PLAN**

Project No. 15108.00  
Date 09.28.2015  
Last Revision 02.09.2016

**LS 2.0**