

SITE DATA	
INDUSTRIAL OUTSIDE (CONCRETE BATCH PLANT)	8,618 SQ.FT.
1 SPACE PER 600 SF = 14 REQ'D	
OFFICE SPACE	616 SQ.FT.
1 SPACE PER 333 SF = 2 REQ'D	
TOTAL PARKING PROVIDED	20 (16 REQ'D)
TOTAL IMPERVIOUS AREA	135,968 SQ.FT.
TOTAL SITE AREA	144,746 SQ.FT.

LEGAL DESCRIPTION:	
ADDRESS	4814 SIMPSON STUART RD
LAND	TR 2
	ACS 3.587 SIMPSON STUART RD

LANDSCAPING TABULATIONS

• STREET TREES (1 LF / 50LF)

Street trees required (383 LF/50) = 7.7 trees
Street trees provided (15' height, 3" caliper minimum)
Trees Planting Zone (within 2'-1/2'-30' from back of curb)

• SIDEWALK

Sidewalk Required for A(A) (0)
Sidewalk Provided (0)

• SITE TREES (1 / 4000 SF)

Site trees required (144,746 SF/4000 = 36.2)
EXISTING Site trees provided (11-street trees, 0-parking lot trees, 0-site trees) 11 Trees

• NEW SITE TREES PROVIDED (11-street trees, 2-parking lot trees, 12-site trees)

NEW Site trees provided (11-street trees, 2-parking lot trees, 12-site trees) 25 Trees

• PARKING LOT TREES (Each space within 120' of trees)

Parking lot trees required 2 Trees
Parking lot trees provided 2 Trees

• DESIGN STANDARDS

Screening of off-street parking provided
Foundation planting strip required (50% of building facing public street) 29 LF
(56 LF / 50% = 29 LF)

Foundation planting strip provided (3' wide minimum) 29 LF

GENERAL LANDSCAPE NOTES:

1. An underground automatic pop-up/rise type irrigation system shall be installed to water all landscape areas, including right-of-way areas unless noted otherwise adjustments to system will limit over spray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material may be installed on site by Owner in accordance with the City of Irving landscape standards. Material specified on this plan is to meet minimum zoning requirements.
3. All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drivers. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, decorative rock beds, signs and other permitted items or features shall be Bermudagrass, or St. Augustine grass lawn areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside fire hydrant, sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. A minimum two inch layer of bark mulch shall be provided at all proposed trees.

LANDSCAPE LEGEND

- 8 Trees
22 Trees
LARGE CANOPY TREE
LIVE OAK OR EQUIVALENT
4" CALIPER MINIMUM
- SMALL ORNAMENTAL TREE
RED TIP PHOTOENIA OR EQUIVALENT
2" CALIPER MINIMUM
- LARGE SCREENING SHRUB
RED TIP PHOTOENIA OR EQUIVALENT
2" CALIPER MINIMUM
- PARKING SCREENING SHRUB
DWARF DUNFORD HOLLY OR EQUIVALENT
36" HT. 7 GAL @ 36" O.C.

S I T E L E G

- 4.36 --- EXISTING CONTOUR LINE
- DRAINAGE / GRADING DIRECTION
- + 4.37.00 EXISTING SPOT ELEVATION
- 655.35 PROPOSED SPOT ELEVATION
- DRAINAGE DIVIDE LINE
- B DRAINAGE AREA NO.
- 4.36 PROPOSED CONTOUR LINE
- EXG CONC PAVEMENT
- EXISTING CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- EXISTING GRAVEL/CRUSHED CONCRETE PAVEMENT
- EXISTING CHAIN LINKED FENCE
- EXISTING WOODEN FENCE
- PROPERTY LINE
- T.O.C. TOP OF CURB ELEVATION
- TELEPHONE PEDESTAL
- POWER POLE
- SIGN
- EXISTING SAN. SEWER MANHOLE
- FIRE HYDRANT
- T.O.W. TOP OF WALL
- B.O.W. BOTTOM OF WALL

OWNER / OWNER'S CONTACT:
WALTER HUERTA
RELIABLE READY CONCRETE MIX
4814 SIMPSON STUART RD
(214) 752-8277

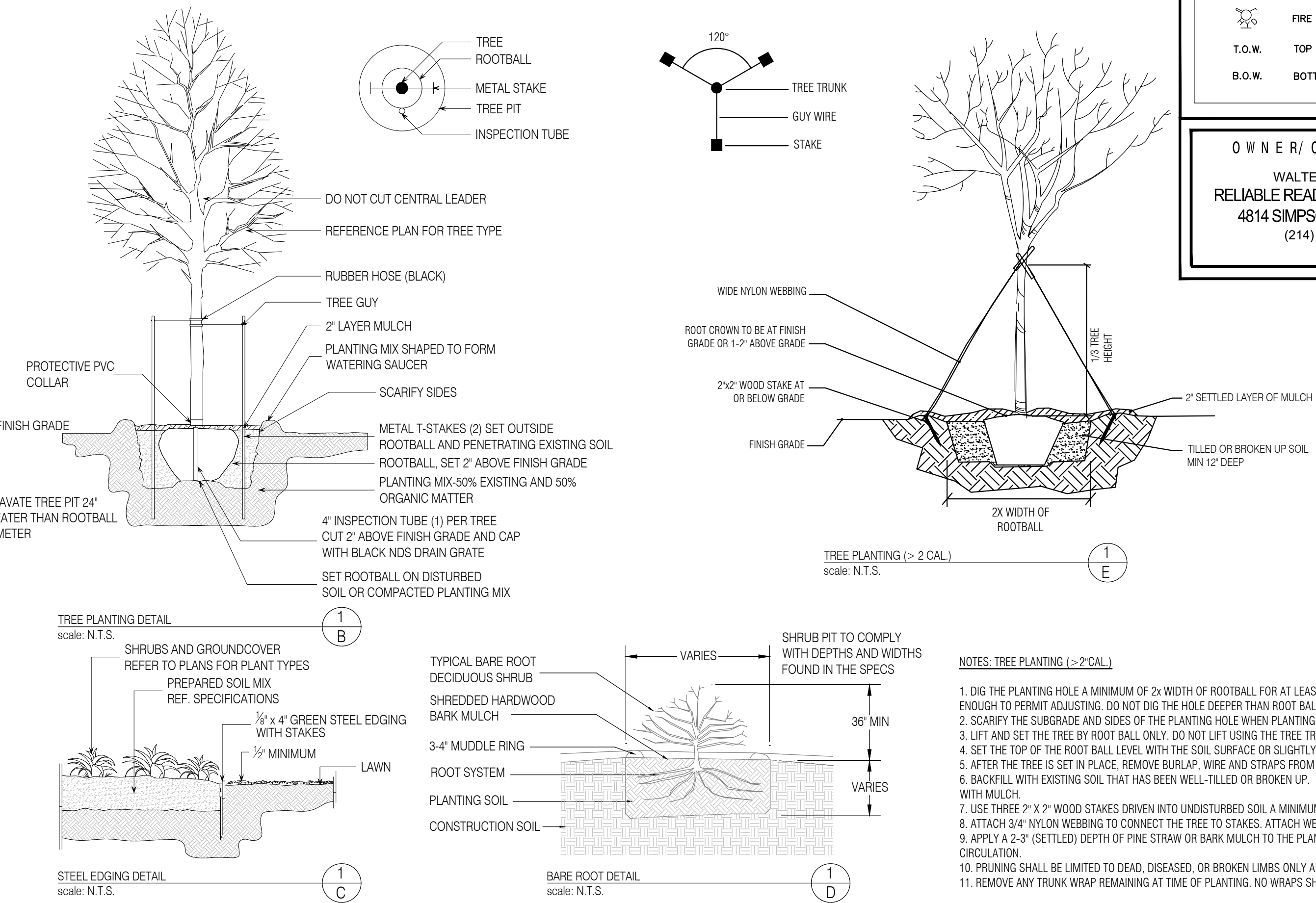
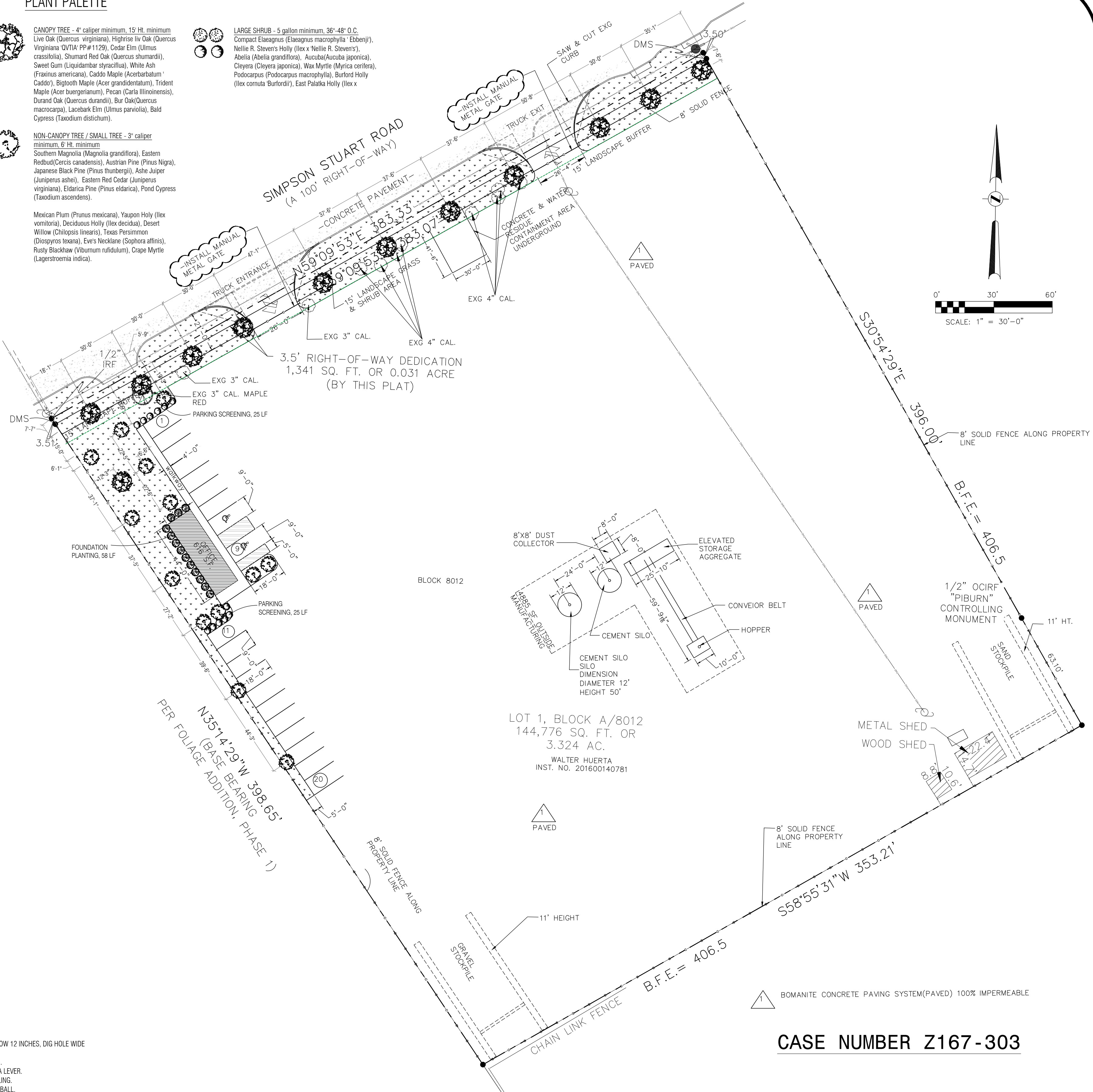
PLANT PALETTE

CANOPY TREE - 4" caliper minimum, 15' Ht. minimum
Live Oak (Quercus virginiana), Highrise Ivy Oak (Quercus virginiana QVIA PP#1129), Cedar Elm (Ulmus crassifolia), Shumard Red Oak (Quercus shumardii), Sweet Gum (Liquidambar styraciflua), White Ash (Fraxinus americana), Caddo Maple (Acerbarbatum Caddo), Bigtooth Maple (Acer grandidentatum), Trident Maple (Acer buergerianum), Pecan (Carya illinoensis), Durand Oak (Quercus durandii), Bur Oak (Quercus macrocarpa), Lacebark Elm (Ulmus parvifolia), Bald Cypress (Taxodium distichum).

NON-CANOPY TREE / SMALL TREE - 3" caliper minimum, 6' Ht. minimum
Southern Magnolia (Magnolia grandiflora), Eastern Redbud (Cercis canadensis), Austrian Pine (Pinus nigra), Japanese Black Pine (Pinus thunbergii), Ashe Juniper (Juniperus ashei), Eastern Red Cedar (Juniperus virginiana), Eldarica Pine (Pinus eldarica), Pond Cypress (Taxodium ascendens).

Mexican Plum (Prunus mexicana), Yaupon Holly (Ilex vomitoria), Deciduous Holly (Ilex decidua), Desert Willow (Chilopsis linearis), Texas Persimmon (Diospyros texana), Eve's Necklane (Sophora affinis), Rusty Blackhaw (Viburnum rufidulum), Grape Myrtle (Lagerstroemia indica).

LARGE SHRUB - 5 gallon minimum, 36"-48" O.C.
Compact Elaeagnus (Elaeagnus macrophylla 'Ebbell'), Nellie R. Stevens Holly (Ilex x Nellie R. Stevens), Abelia (Abelia grandiflora), Aucuba (Aucuba japonica), Cleyera (Cleyera japonica), Wax Myrtle (Myrica cerifera), Podocarpus (Podocarpus macrophylla), Burford Holly (Ilex cornuta 'Burfordii'), East Palatka Holly (Ilex x



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, DESIGNER WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT PROJECT ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
1481 SIMPSON STUART RD
DALLAS, TX
75241

Project LANDSCAPING	Sheet L-1.0
Date 07/25/17	