

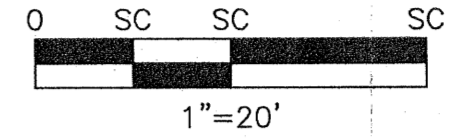
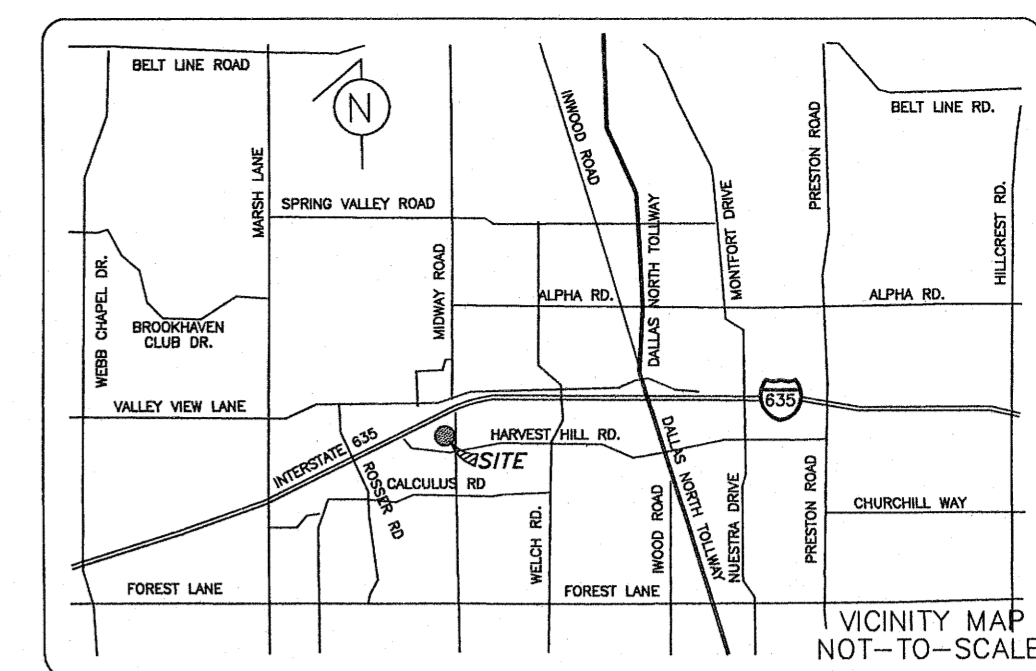
**LANDSCAPE CALCULATIONS**  
 LANDSCAPE AREA (20% OF LOT AREA)  
 REQUIRED 9,615sf  
 PROVIDED 10,375sf

SITE TREES (1 PER 4000sf)  
 REQUIRED 12  
 PROVIDED 15

STREET TREES (1 PER 251F AS PER PD-885)  
 REQUIRED 9  
 PROVIDED 10 BY DEVELOPER (2 EXISTING)

DESIGNED STANDARDS USED  
 STREET BUFFER PLANTING GROUP 3  
 OFF STREET PARKING SCREEN

SITE DATA	
ZONING:	PD-885 SUBAREA B WITH OR
LOT AREA:	1,1031 ACRES (48,052 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	5,010 S.F.
F.A.R.:	0.104:1
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. 5,010/100 = 51 SPACES
PARKING PROVIDED:	54 SPACES (3 H.C.)
BUILDING HEIGHT:	25' (1 STORY)
PROPOSED LANDSCAPE AREA:	10,375 S.F. (21.59%)
PROPOSED IMPERVIOUS AREA:	37,677 S.F. (78.41%)



**LANDSCAPE NOTES:**

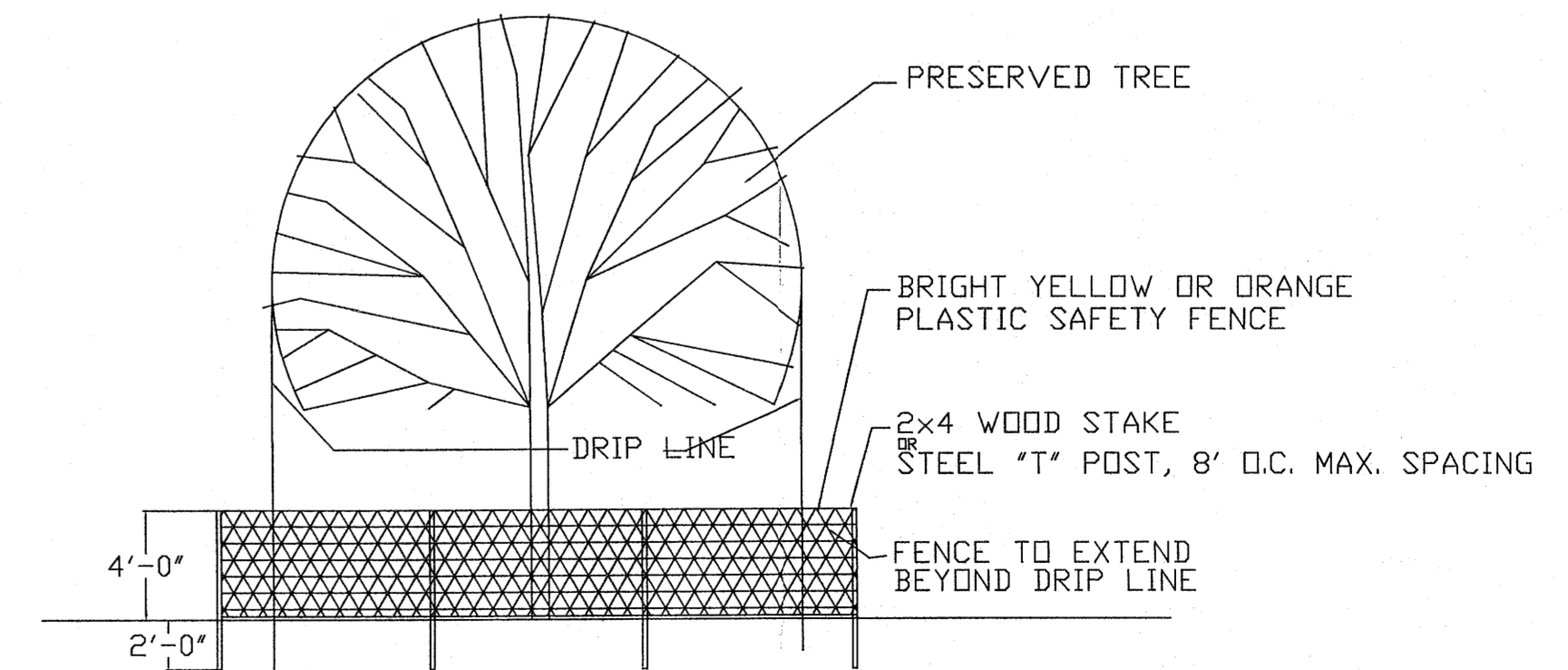
- PLANT MATERIAL SHALL COMPLY WITH ALL SIZING AND GRADING STANDARD OF THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK."
- PLANT BED PREPARATION PROCEDURE SHALL BE TO ADD 4" OF COMPOST AND 20 POUNDS OF ORGANIC FERTILIZER PER 1000 SQUARE FEET IN ENTIRE BED, OR A SLOW RELEASE MANUFACTURED FERTILIZER ACCORDING TO RATES SUGGESTED BY THE MANUFACTURER.
- TREE PLANTING PITS SHALL BE BACKFILLED WITH EXISTING SOIL ONLY AND CLEARED OF ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL. PLACE 3" OF SHREDDED HARDWOOD BARK MULCH ON TOP OF THE ROOT BALL. CLEAR MULCH FROM AROUND THE TRUNK.
- LAWN AREAS SHALL BE TREATED WITH AN ORGANIC FERTILIZER APPLIED AT A MINIMUM OF 20 POUNDS PER 1000 SQUARE FEET, OR A SLOW RELEASE MANUFACTURED FERTILIZER ACCORDING TO RATES SUGGESTED BY THE MANUFACTURER.
- ALL PLANT BEDS SHALL BE TOP DRESSED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- THE LANDSCAPE CONTRACTOR SHALL USE WHATEVER METHOD HE/SHE DEEMS TO STAKE TREES. HOWEVER, HE/SHE WILL BE HELD RESPONSIBLE FOR ANY DAMAGES CAUSED TO THE TREES DUE TO IMPROPER STAKING METHODS, AND WILL BE RESPONSIBLE FOR UPRIGHTING AND REPLANTING TREES THAT ARE BLOWN OVER OR OUT OF PLUMB DURING THE WARRANTY PERIOD.
- IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO DIGGING. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES INCURRED BY HIS WORK.
- ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO INCLUDE RAIN AND FREEZE SENSORS.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM LANDSCAPE ARCHITECT OR OWNER.
- THE OWNER, TENANT AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT LIMITED TO MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPE. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY AS SOON AS THE WEATHER WILL ALLOW.
- THE CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE, HEALTHY AND VIGOROUS FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

**SITE GRADING**

GO TO LEAVE ALL LANDSCAPE AREAS MECHANICALLY GRADED 4" BELOW TOP OF CURB TO INCLUDE A DISTANCE OF 8' OUT FROM BACK OF PARKING LOT CURB

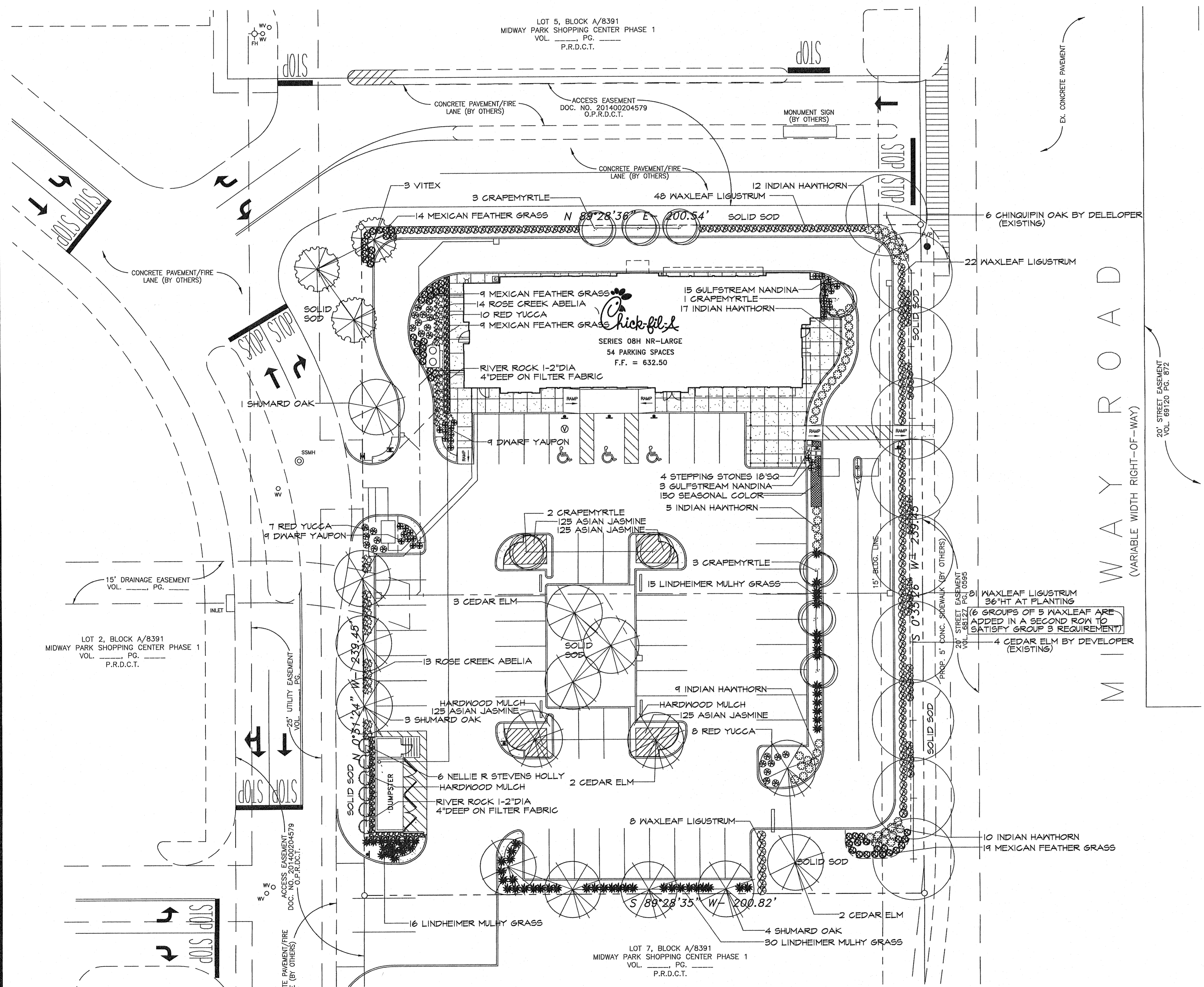
**PLANT LIST**

- 8 SHUMARD RED OAK / QUERCUS SHUMARDI / 3- 3 1/2" CAL, B4B OR CONTAINER
- 7 CEDAR ELM / ULMUS CRASSIFOLIA / 3- 3 1/2" CAL, B4B OR CONTAINER
- 4 GRAPEMYRTLE / LAGERSTROEMIA INDICA 'RED' / 6-8"HT, M.T, B4B OR CONTAINER
- 3 VITEX / VITEX AGNUS-CASTUS / 6-8"HT, TREE FORMED, B4B OR CONTAINER
- 6 NELLIE R STEVENS HOLLY / ILEX X NELLIE R STEVENS / 56AL, FULL
- 21 MAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM / FULL, MIN, 36"HT.
- 48 MAXLEAF LIGUSTRUM / LIGUSTRUM JAPONICUM / 24" HT
- 10 DWARF YAUPON / ILEX VOMITORIA 'NANA' / 56AL
- 27 ROSE CREEK ABELIA / ABELIA GRANDIFLORA 'ROSE CREEK' / 56AL, FULL
- 18 GULFSTREAM NANDINA / NANDINA DOMESTICA 'GULFSTREAM' / 56AL, FULL
- 52 INDIAN HAWTHORN / RHAPHILOPERIS INDICA 'SNOW WHITE' / 56AL, FULL
- 51 MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA / 36AL
- 1 LINDHEIMER MULHY GRASS / MUELENBERGIA LINDHEIMERI / 36AL
- 500 ASIAN JASMINE / TRACHELOSPERMUM ASIATICUM / 4" POT
- 150 SEASONAL COLOR / TO BE DETERMINED AT TIME OF INSTALLATION / 4" POT
- 4 STEPPING STONES 10"SQ
- BERNUDA GRASS / CYNODON DACTYLON / SOLID SOD



APPLICANT:  
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 CONTACT: GETRA THOMASON-SANDERS

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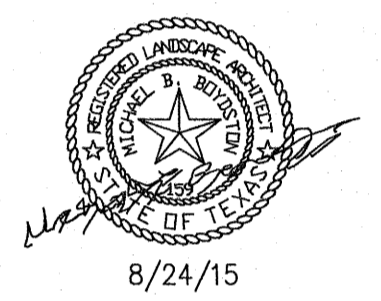


5200 Buffington Rd.  
 Atlanta Georgia,  
 30349-2998

Revisions:  
 Mark Date By  
 1 8/17/15  
 CITY COMMENTS

Mark Date By  
 2 8/24/15  
 CITY COMMENTS

Mark Date By  
 3  
 CITY COMMENTS



LOT 6, BLOCK A/8391  
 MIDWAY PARK SHOPPING CENTER  
 PHASE 1  
 CITY OF DALLAS, TEXAS

STORE  
 SERIES  
 S08H NR-LARGE

SHEET TITLE  
 LANDSCAPE  
 PLAN

For Permit  
 For Bid  
 For Construction

Job No. : 013-156  
 Store : 03439  
 Date : 12/11/14  
 Drawn By : HKI  
 Checked By: HKI

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