

VICINITY MAP  
NTS

CARRELL CLINIC

NOTE:

1. THIS PROPERTY IS LOCATED WITHIN PD 260
2. THERE ARE NO FLOOD PLAINS, WATER BODIES, CREEKS OR MARSHES ON THIS PROPERTY.
3. LIGHTING OUT-OFF, INDIRECT, OR SHIELDED TYPE FIXTURES INSTALLED TO REDUCE GLARE
4. LIGHTING WILL AVERAGE AN INTENSITY OF NOT LESS THAN 0.5 fc AND NOT MORE THAN AN INTENSITY OF 0.1 fc MEASURED AT GROUND LEVEL 5' ACROSS THE WESTERN BOUNDARY OF THE PROPERTY
5. FIXTURES ON SURFACE PARKING LOTS WILL BE AT LEAST 20' ABOVE THE LOT SURFACE. THIS REQUIREMENT DOES NOT APPLY TO PARKING GARAGES

CARRELL CLINIC  
LANDSCAPE TABULATIONS

SITE TREE: (TOTAL SITE AREA 300,608 SF)

Requirements: (1) tree 2" caliper per 4,000 sf of lot area  
Required (76) 2" caliper trees      Provided (87) 3" caliper trees

STREET FRONTAGE TREES: (TOTAL FRANTAGE 770.21 LF)

Requirements: (1) tree 3" caliper per 50 lf of street frontage  
Required (16) 3" caliper trees      Provided (32) 3" caliper trees

PARKING LOT TREES:

Requirements: (1) tree 3" caliper maximum 120 lf from parking space  
Required (15) 3" caliper trees      Provided (15) 3" caliper trees

DESIGN STANDARDS

SCREENING OFF STREET PARKING SPACES

Requirements: Large evergreen shrubs 3' hgt. 36" o.c. at time of installation extending along the street frontage of the parking lot exclusive of driveways and visibility triangles and 3' height berms  
Provided: 36" height shrubs and berms at entrance

ENHANCED BUFFERS

Requirements: 10' width landscape buffer enhanced with plant groups  
Provided: 10' landscape buffer with two (2) non-canopy trees per 50 lf

CARRELL CLINIC  
LANDSCAPE NOTES

GENERAL:

1. ALL PLANT MATERIALS TO MEET AMERICAN STANDARDS FOR NURSERY STOCK
2. PLANT HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUMS.
3. SEE PLANT LIST FOR PLANT NAMES AND DESCRIPTIONS.
4. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
5. CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS FOR IRRIGATION.
6. PLANTING BEDS SHALL BE SEPARATED FROM LAWN AREAS WITH STEEL EDGING.

STEEL EDGING

STEEL EDGING SHALL BE RYERSON TYPE 1/2" X 4" THICK, 16' LENGTH INSTALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS SEPARATING ALL BED/SHRUB AREAS FROM TURFGRASS.

TURFGRASS:

ALL AREAS SHALL RECEIVE HYDROMULCH SEEDED GRASS (IN SEASON).

BED PREPARATION

ALL BED AREAS SHALL BE LEFT 4" LOW BY THE GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR SHALL BACKFILL BEDS WITH 4" OF COMPOSTED ORGANIC MATTER AND ROTOTILL 4" INTO EXISTING SUBSOIL. AFTER PLANT INSTALLATION PROVIDE 2" MULCH TOPDRESS ON ALL BED AREAS AND TREE PITS.

TREE GUYING

GUY ALL TREES WITH THREE (3) GUY WIRES PER THE DETAIL.

MAINTENANCE

THE PROPERTY OWNER SHALL PROVIDE REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND ANY OTHER MAINTENANCE REQUIRED BY THE PLANT MATERIALS AFTER FINAL ACCEPTANCE. CONTRACTOR SHALL MAINTAIN PLANTING AREAS IN A NEAT AND ORDERLY MANNER CONTINUOUSLY INCLUDING MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND ANY OF THE REQUIRED LANDSCAPE MAINTENANCE UNTIL FINAL ACCEPTANCE

VISIBILITY TRIANGLE

LANDSCAPE MATERIALS INSTALLED WITHIN THE VISIBILITY TRIANGLE SHALL COMPLY WITH THE CITY OF DALLAS CODES FOR SIGN CLEARANCE

IRRIGATION SYSTEM

CONTRACTOR SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM USING RAINBIRD EQUIPMENT AND CONTROLLER. PROVIDE RAIN STAT AND FREEZE STAT.

CARRELL CLINIC  
PLANT LIST PD 260 (MINOR AMENDMENT) DECEMBER 15, 2006

SHADE TREES

COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	11-12' HGT./6-7' SPD. S.T. FULL RND. HEAD
CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	10-12' HGT./5-6' SPD. S.T. FULL RND. HEAD
SHUMARD OAK	QUERCUS SHUMARDI	3" CAL.	12-14' HGT./6-7' SPD. S.T. FULL RND. HEAD
OCTOBER GLORY RED MAPLE	ACER RUBRUM	3" CAL.	10-12' HGT./5-6' SPD. S.T. FULL RND. HEAD
MAGNOLIA D.D. BLANCHARD	MAGNOLIA	3" CAL.	10-12' HGT./5-6' SPD. (TRANSPLANT)

EVERGREEN TREES

COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	6' HGT	BB FULL RND. HEAD

ORNAMENTAL TREES

COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
CREPE MYRTLE	LAGERSTROMIA INDICA	2" CAL.	7'8" HGT./4-5' SPD. M.T. FULL RND. HEAD LAVENDER
JAPANESE MAPLE	ACER PALMATUM	2" CAL.	7'8" HGT./4-5' SPD. M.T. FULL RND. HEAD
NELLIE R. STEVENS HOLLY	ILEX X. NELLIE R. STEVENS	15 GAL.	

SHRUBS & GROUND COVERS

COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
BWF. BURFORD HOLLY	ILEX BURFORDI NANA	BB/COUNT	36" HGT. 20" SPD. FULL RND. HEAD
CLARA HAWTHORNE	RAPHEOLEPSIS INDICA	5 GAL.	
BIG BLUE LIRIOPE	LIRIOPE MUSCARI	4" POT	
DWF. CHINESE FRINGEFLOWER	LORAPETALLUM RUBRUM	5 GAL	
NELLIE R. STEVENS HOLLY	ILEX X. NELLIE R. STEVENS	15 GAL	

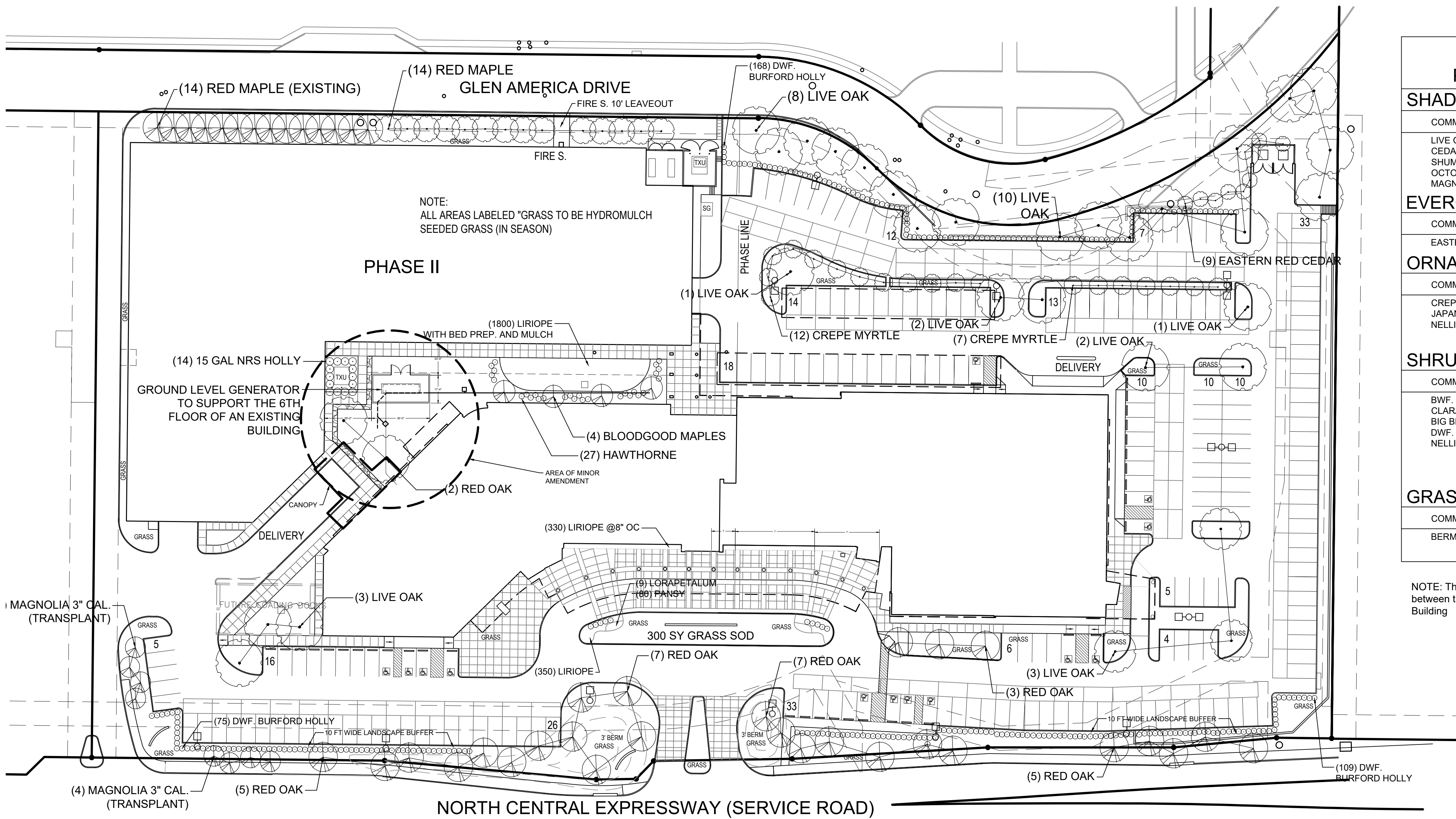
GRASS

COMMON NAME	SCIENTIFIC NAME	SIZE	DESCRIPTION
BERMUDA GRASS	CYNODON DACTYLON		HYDROMULCH SEEDED (IN SEASON)

NOTE: This minor amendment is to add a generator located between the parking garage and Phase 2 Medical Office Building

MINOR AMENDMENT  
SPECIFIC USE PERMIT 1550

LANDSCAPE PLAN: MAX BUILD OUT  
SUP SITE PLAN DEVELOPMENT PLAN



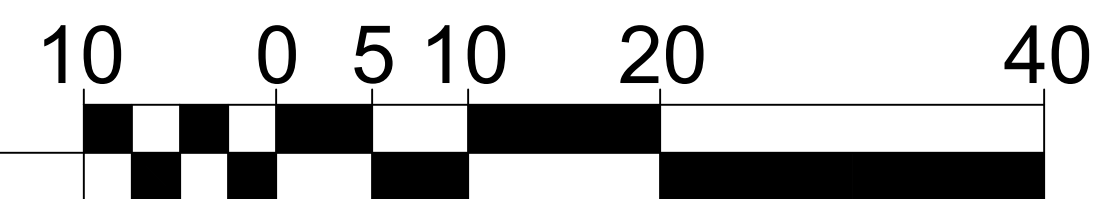
M178-057

LANDSCAPE PLAN PHASE II  
MINOR AMENDMENT

SCALE: 1:40



1



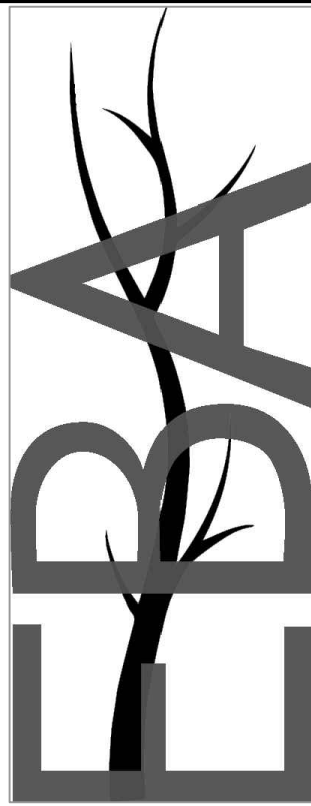
10/04/2018

PROJECT NUMBER

CASE NUMBER

E. BROOKE  
ASSOCIATES

8624 FERGUSON RD #571642  
DALLAS, TX 75228  
P: 817.219.2665  
E: erin@ebrooke.com



NORTH CENTRAL SURGICAL CENTER  
CITY OF DALLAS, TEXAS