



## LANDSCAPE CALCULATIONS

**OWNER:**  
 TKG VALENCIA MIDTOWN L.P.  
 10210 North Central Expressway, Ste. 300  
 Dallas, TX 75231

**DEVELOPER:**  
 PROVIDENT REALTY ADVISORS  
 10210 North Central Expressway, Ste. 300  
 Dallas, TX 75231

Project Number: 2014035  
 Drawn By:  
 Issue For:  
 Development Plan 11.10.2015

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PLANT LIST						
<b>SHADE TREES</b>						
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	
	QS	SHUMARD RED OAK	QUERCUS SHUMARDII	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN	
	UP	ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN	
<b>ORNAMENTAL TREES</b>						
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	
	LI	GRAPE MYRTLE DALLAS RED	LAGERSTROEMIA INDICA 'DALLAS RED'	65 GAL. 10'-12" HT MIN. 8' SPRD.	SINGLE TRUNK. UNIFORM SPECIMENS. COLOR T.B.D	
<b>SHRUBS, ORNAMENTAL GRASSES, AND VINES</b>						
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	
	AO	WHALE'S TONGUE AGAVE	AGAVE OVATIFOLIA	15 GAL.	CONTAINER GROWN, FULL TO POT	
	BN	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	5 GAL.	CONTAINER GROWN, FULL TO POT	
	LC	PURPLE PIXIE LOROPETALUM	LOROPETALUM CHINENSE VAR. RUBRUM	3 GAL.	CONTAINER GROWN, FULL TO POT	
	LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'DESPERADO'	5 GAL.	CONTAINER GROWN, FULL TO POT	
	RC	ROSE CREEK ABELIA	ABELIA GRANDIFLORA 'ROSE CREEK'	3 GAL.	CONTAINER GROWN, FULL TO POT	
<b>PERENNIALS, GROUNDCOVERS, AND ANNUALS</b>						
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	
	CL	INLAND SEA OATS	CHASMANTHIUM LATIFOLIUM	1 GAL.	CONTAINER GROWN, FULL TO POT	
	EC	PURPLE CONE FLOWER	ECHINACEA PURPUREA	1 GAL.	CONTAINER GROWN, FULL TO POT	
	HS	'STELLA DE ORO' DAYLILY	HEMEROCALLIS 'STELLA DE ORO'	3 GAL.	CONTAINER GROWN, FULL TO POT	
	LM	PURPLE TRAILING LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	CONTAINER GROWN, FULL TO POT	
	SC	SEASONAL COLOR	NONE	4" POT	4 SEASONS CHANGE OUT	
<b>TURF GRASS AND SEED MIXES</b>						
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	
	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL.	CONTAINER GROWN, FULL TO POT	
	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.	CONTAINER GROWN, FULL TO POT	
	TURF	COMMON BERMUDA GRASS	CYNODON DACTYLON	NONE	COMPLETE SOD	
<b>EXISTING TREES</b>						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
91		TR4	PROTECTED TREE TO BE REMOVED	###	N/A	TO BE REMOVED
7		TR5	PROTECTED TREE TO REMAIN	###	N/A	TO REMAIN

DESIGN STANDARDS	
TOTAL SITE AREA (6.01 acres)	261796 sf
TOTAL FRONT YARD LANDSCAPE AREA	12264 sf
1 point awarded for each three percent of the total front yard area provided as landscape area to maximum of 15 points	
FRONT YARD LANDSCAPE AREA REQUIRED FOR 15 POINTS	5519 sf
3% x 15 = 45% for 15 points maximum 45% x 12264 = 5519	
FRONT YARD LANDSCAPE AREA PROVIDED	5519 sf
5519 / 12264 = 45% 45% / 3% = 15 points (15 points maximum)	
(50 sf minimum & covered with grass/groundcover)	
FRONT YARD LANDSCAPE COUNTS REQUIRED	55
5519 sf / 100 = 55.19	
FRONT YARD LANDSCAPE COUNTS PROVIDED	55
36-large shade trees (1:1 ratio) (36) 13-small trees (3:1 ratio) (4) 45-proposed large shrubs (3:1 ratio) (15) 45 / 3 = 15	
TOTAL:	(55) counts (15 points)
<b>PARKING CONCEALMENT</b>	
5 points are awarded for providing all required parking in structures which: (A) have all facades covered with the same material as the main building.	
TOTAL:	(5 points)
TOTAL POINTS REQUIRED	(20 points)
TOTAL POINTS PROVIDED	(20 points)

### TREE PROTECTION NOTES:

- ALL TREES SHOWN AS PROTECTED ARE TO BE RETAINED OR RELOCATED AND SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO JURISDICTIONAL CITY STANDARDS AND AS SHOWN IN THE DOCUMENT DETAILS IF MATERIAL HEIGHT AND DURABILITY IS LESS STRINGENT PER THE CITY STANDARDS.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.