

TREE PLANTING DETAIL
3" CAL. MINIMUM N.T.S.

REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).
ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
SET TREE VERTICAL. STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEeward AND WINDWARD SIDES. STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH CROMMET'S BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.
3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER. SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

LANDSCAPE PLANT LEGEND			
SYMBOL	CANOPY + ORNAMENTALS	QTY.	MATURE HT.
	LIVE OAK - 3" CAL. QUERCUS VIRGINIANA	11	30-50'
	SHUMARD RED OAK - 3" CAL. QUERCUS SHUMARDII	03	40-60'
	CEDAR ELM - 3" CAL. ULMUS CRASSIFOLIA	11	50-70'
	GRAPE MYRTLE 'MUSKOGEE' LAGERSTROEMIA INDICA	27	50-70'
SYMBOL	SHRUBS + OTHER	QTY.	MATURE HT.
	PLUM DELIGHT - 7 GALLON 3 MIN. HT. LORAPETALUM CHINENSE VAR. RUBRUM PLUM DELIGHT	157	4-6'
	COMMON BERMUDA CYNODON SPP.	36,630 SF	SOLID SOD
	SIGHT TRIANGLE		

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:
PD 605
ARTICLE X LANDSCAPE REGULATIONS

LOT INFO:
TOTAL SITE AREA: 2.61 ACRES

LANDSCAPE BUFFER:
SOUTH BUCKNER BLVD:
REQUIRED: FIFTEEN (15) FOOT BUFFER: ONE (1) LARGE CANOPY TREE / 80 L.F. OR FRACTION THEREOF:
678' L.F. / 80 = 8.42 TREES
PROVIDED: (9) LARGE CANOPY TREES

BUFFER TREES:
REQUIRED: FIFTEEN (15) FOOT BUFFER: TWO (2) SMALL TREES / 50 L.F. OR FRACTION THEREOF:
678' L.F. / 50 = 13.56 X 2 = 27.12 TREES
PROVIDED: (27) SMALL TREES

NORTH PROPERTY LINE:
REQUIRED: TWENTY (20) FOOT BUFFER: ONE (1) LARGE CANOPY TREE / 50 L.F. OR FRACTION THEREOF:
396' L.F. / 50 = 7.92 TREES
PROVIDED: EIGHT (8) LARGE CANOPY TREES

PARKING LOT TREES:
REQUIRED: ALL SURFACE PARKING SPACES TO BE WITHIN 120 FEET OF A TREE
PROVIDED: ALL SPACES WITHIN 120 FEET OF A TREE

SITE TREES:
REQUIRED: ONE (1) TREE PER 4,000 S.F. OF LOT AREA.
2.61 ACRES (113,692 / 4,000 = 28 TREES)
PROVIDED: TWENTY-FIVE (25) LARGE TREES AND TWENTY-SEVEN (27) SMALL TREES

DESIGN STANDARDS:
WILL COMPLY WITH THE FOLLOWING TWO STANDARDS:
-PD 605 OPTION (e)(1) - FOR A SURFACE PARKING AREA, THE SURFACE PLANTING AREAS FOR EACH LARGE TREE IS MINIMUM OF 180 S.F., THE LARGE TREE PROVIDED IS AT LEAST THREE CALIPER INCHES, AND THE REQUIRED REQUIRED OFF-STREET PARKING SPACES ARE LOCATED NOT MORE THAN 50 FEET FROM THE TRUNK OF A LARGE CANOPY TREE.
-SCREENING OF OFF-STREET PARKING (HAVE PROVIDED A SHRUB SCREEN ALONG ENTIRE STREET FRONTAGE.)

SITE IRRIGATION

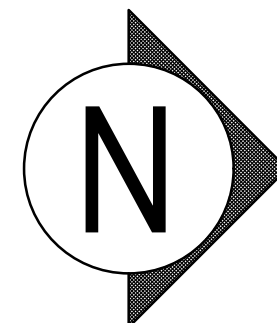
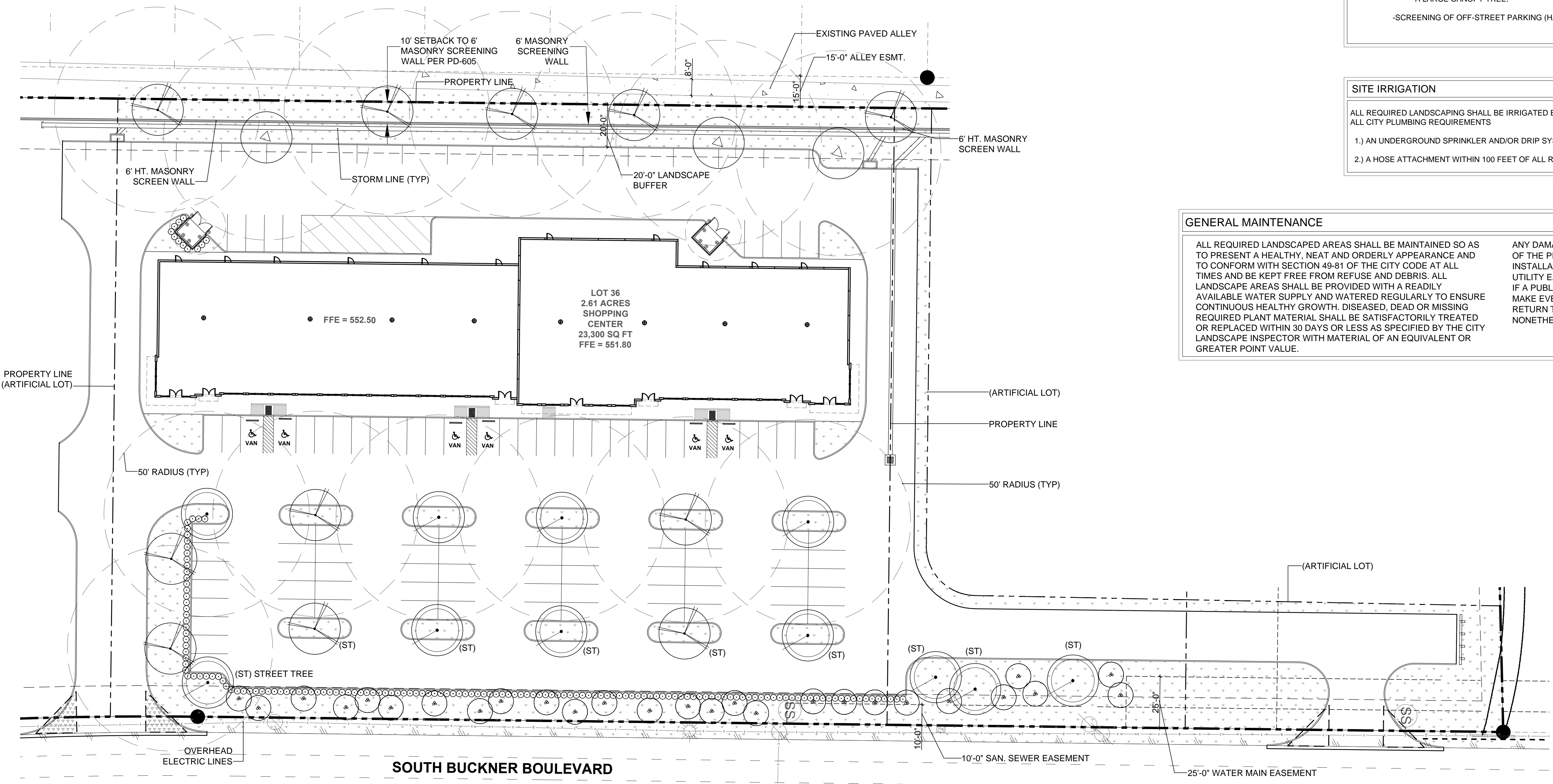
ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY ONE OF THE FOLLOWING METHODS AND MUST MEET ALL CITY PLUMBING REQUIREMENTS

- 1.) AN UNDERGROUND SPRINKLER AND/OR DRIP SYSTEM
- 2.) A HOSE ATTACHMENT WITHIN 100 FEET OF ALL REQUIRED LANDSCAPING

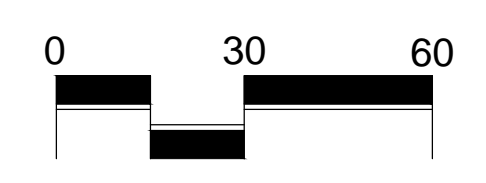
GENERAL MAINTENANCE

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND TO CONFORM WITH SECTION 49-91 OF THE CITY CODE AT ALL TIMES AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER POINT VALUE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NOTWITHSTANDING, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



ISSUES:

1	06-02-17	DEVELOPMENT PLAN

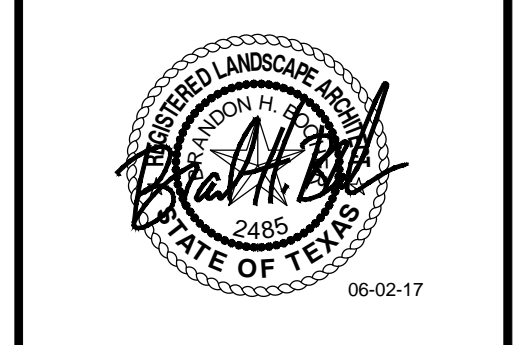
REVISIONS:

CLIENT:

5204 BUCKNER LLC.
1756 VERMONT CT.
ALLEN, TX 75013

BUCKNER COMMERCIAL DEVELOPMENT
5204 S. BUCKNER BLVD.
DALLAS, TEXAS

mgb landscape architects
Meeks Design Group
1755 n. collins blvd. #300
richardson, tx 75080
ph 972) 690-7474
fx 972) 690-7878



DEVELOPMENT PLAN

BUCKNER COMMERCIAL

DALLAS, TEXAS

NOO - 1701

LANDSCAPE PLAN

LP-1