

E.B INTERSTATE 30 FRONTAGE ROAD

LOT 1 WEST (1.11 AC.)

LOT 1 NOR (0.81 AC.) FUTURE RETAIL (BY OTHERS)

GRAPHIC PLANT LEGEND

- ▲ DECIDUOUS CANOPY TREES, 3" CAL
- DECIDUOUS CANOPY TREES, 3" CAL
- EVERGREEN CANOPY TREES, 3" CAL
- ⊖ EXISTING TREE TO REMAIN
- ⊙ FLOWERING ORNAMENTAL TREES, 2" CAL
- ⊕ ORNAMENTAL TREE, 2" CAL
- ⊗ LARGE EVERGREEN SHRUBS, 48" HT.
- ⊘ EVERGREEN SHRUBS, 36" HT. 36" O.C.
- ⊙ LOW SHRUBS
- ▨ LAWN, BERMUDAGRASS
- ▨ GROUND COVER
- ▨ SHRUB AND GROUND COVER PLANTING
- ▨ SHRUB AND GROUND COVER PLANTING

LANDSCAPE TABULATIONS: PD 811

LANDSCAPE BUFFER
Requirements: Landscape buffer strip with a minimum 20' must be located between any surface parking lot and any public ROW other than alleys. The landscape buffer strip may be located in whole or in part in the public ROW if the requirements of Chapter 43 are met.
The landscape buffer strip must have one large canopy tree spaced at a maximum of 30' o.c. and must be recommended for local use by the building official.

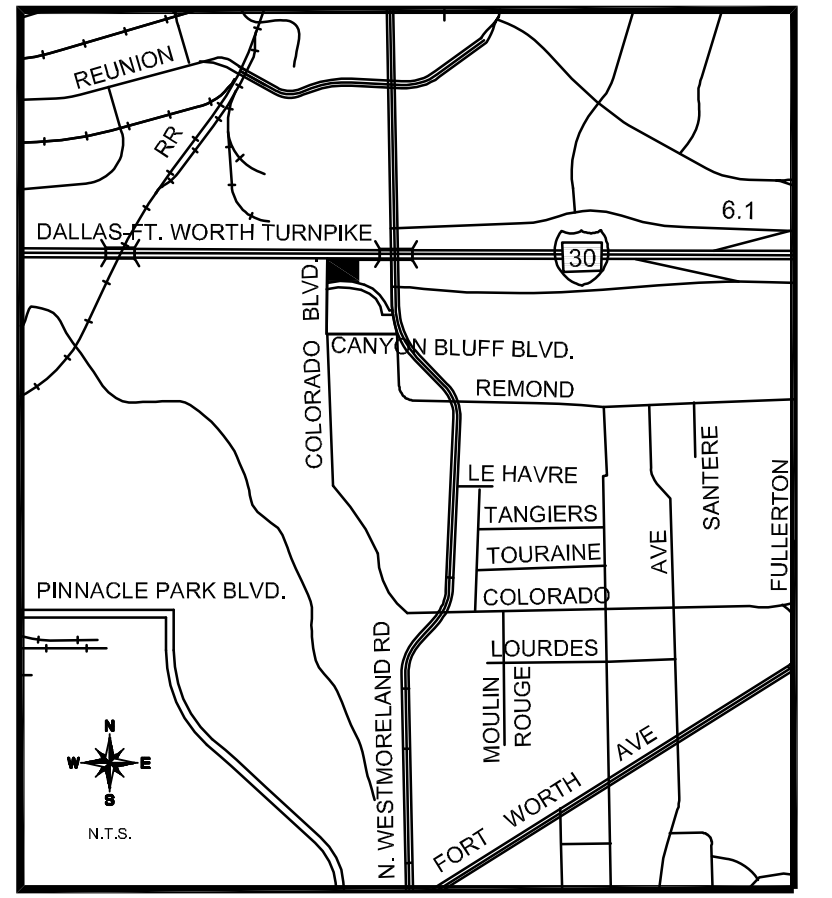
COIT RD. (176.1)
Required: (4) trees
Provided: (17) trees, 3" cal.

PARKING LOT
Requirement: Parking Lots must have landscape islands min. 160 s.f. per row of cars must be placed at both ends of each grouping of rows. Islands to have trees, shrubs and groundcover planting.
Provided:

TREE PLANTING ZONE:
Requirements: Area that is parallel to and between 2.5' and 8' from the back of the projected street curb. Up to 50% of the required trees may be planted in the median rather than the tree planting zone.

COLORADO BLVD: (230 LESS 17' DRIVE; 213 L.F.)
Required: (7) trees, 3" cal.
Provided: (4) ex. trees, 3" cal. (3) new trees, 3" cal.

IH 30 FRONTAGE ROAD: (280 L.F.)
Required: (9) trees
Provided: (9) new trees, 3" cal.



NOTES

1. THE PRIMARY STREET SHALL BE COLORADO BLVD. THE SIDE STREET SHALL BE CANYON BLUFF BLVD.
2. DUMPSTER TO BE SCREENED WITH 8' SOLID MASONRY SCREEN.
3. PARKING REQUIREMENTS PER CITY OF DALLAS DEVELOPMENT CODE SECTIONS 51-4.209 AND 51-4.211.
4. SQUARE FOOTAGES SHOWN ARE BASED ON CURRENT BUILDING DESIGN AND ARE SUBJECT TO CHANGE.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

IRRIGATION SYSTEM
The irrigation system shall provide water to maintain the plant materials in a healthy, growing condition at all times by the means of an automatic underground irrigation system. The system shall include a rain and freeze sensor and conform to new TECO standards.

OFF STREET PARKING
The site is designed to provide all parking on-site. Screening of surface parking is required.

DUMPSTER
No garbage or loading areas are located at the rear of the lot. All dumpster locations are screened with a masonry wall and landscaped or are in the parking structure under the building.

PLANT MATERIAL SELECTIONS
All plant material selections to be approved by City of Dallas Building Official.

TREE MITIGATION
All tree mitigation (if any) shall be provided per Article X.

PLANT MATERIAL LOCATIONS
A maximum of (10) trees can be adjusted beyond locations shown on this plan in the event ex. or proposed utilities of any size, transformers, or grade issues cause such locations to be detrimental to the trees long term growth and well-being.

IRRIGATION REPAIR SPECIFICATIONS

1. Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
2. Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

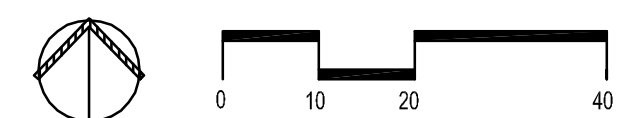
LAWN REPAIR NOTES

1. All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
2. Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
4. Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

CANYON RETAIL - WEST SUBAREA B S112-061 PD NO. 811 DEVELOPMENT PLAN PHASE 2

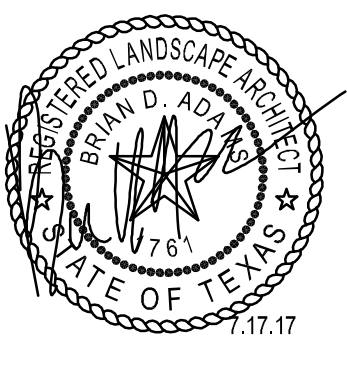


01 LANDSCAPE PLAN SCALE: 1" = 20'-0"



NO.	REVISIONS	DATE	BY

smr landscape architects, inc. 1708 N. Griffin Street Dallas, Texas 75202 Tel: 214.871.0283 Fax: 214.871.0545 Email: smr@smr-ls.com



DATE	07/17/2017	BDA	DEM
SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY

CANYON RETAIL WEST TRACT

LANDSCAPE DEVELOPMENT PLAN

SHEET NUMBER LDP.1

TEXAS DALLAS