



- IRRIGATION REPAIR SPECIFICATIONS**
- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
  - 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, steeking, etc.

- LAWN REPAIR NOTES**
- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
  - 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.
  - 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.
  - Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
  - 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.
  - Contractor is responsible for obtaining all required landscape and irrigation permits.
  - Contractor to provide a minimum 2% slope away from all structures.
  - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
  - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
  - 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 walk-out 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.

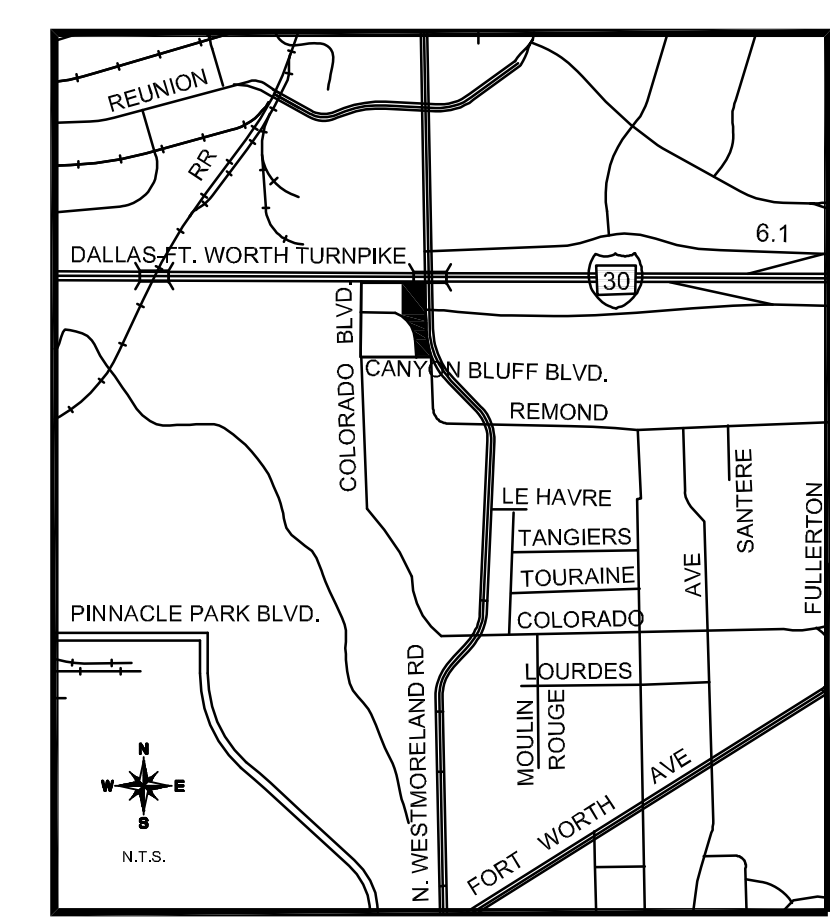
**DUMPSTER**  
No package or loading areas are located at the rear of the lot. All dumpster locations are screened with a masonry wall and landscaped or are in the parking structure under the building.

**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 minimum of 10 trees can be adjusted beyond locations shown on this plan in the event of, or proposed, utilities of any kind, transformers, or grade issues cause such locations to be detrimental to the trees long term growth and welfare.

- GRAPHIC PLANT LEGEND**
- - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  - 
  -



- NOTES**
- THE PRIMARY STREET SHALL BE COLORADO BLVD. THE SIDE STREET SHALL BE CANYON BLUFF BLVD.
  - DUMPSTER TO BE SCREENED WITH 6\"/>

**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.

Required	Provided
(23) trees	(23) trees, 3\"/>

**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

**DESIGN POINTS REQUIREMENTS** POINTS REQUIRED: 20 / POINTS PROVIDED: 20  
Requirements: Minimum of 20 points must be earned and tabulated on landscape plan

**FRONT YARD AREA: MINIMUM 6', MAXIMUM 20'**  
One (1) point is awarded for each 3% of the total Front Yard provided as landscape area up to a maximum of 15 points if the landscape area:  
1. is at least 50 s.f.  
2. is covered with grass or groundcover  
3. for every 100 s.f. of landscape area includes (3) large shrubs

Three (3) points are awarded if surface parking lot is screened from a street using a hedge-like evergreen plant material, spaced 36\"/>

**One (1) point is awarded each when seating area and bicycle rack are placed on site**

**TREE PLANTING ZONE:**  
Requirements: Areas 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

**CANYON BLUFF: (289 LESS 34' DRIVE: 265 L.F.)**

Required:	Provided:
(9) trees, 3\"/>	

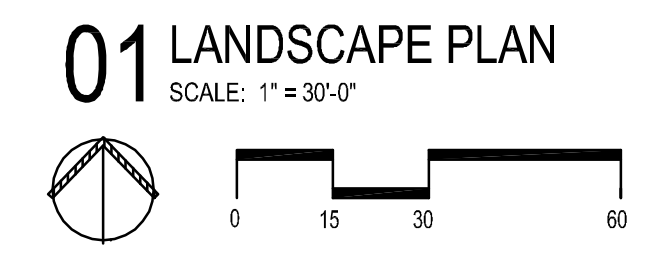
**WESTMORELAND: (324 L.F.)**

Required:	Provided:
(11) trees	(11) new trees, 3\"/>

**IH 30 FRONTAGE ROAD: (362 L.F.)**

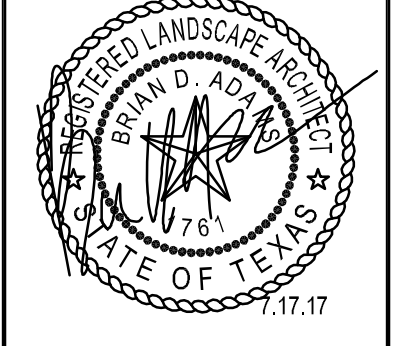
Required:	Provided:
(12) trees	(12) new trees, 3\"/>

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



No.	REVISIONS	BY	DATE

**smr**  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0583  
Fax 214.871.0545  
Email smr@smr4.com



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

**CANYON RETAIL EAST TRACT**

**LANDSCAPE DEVELOPMENT PLAN**