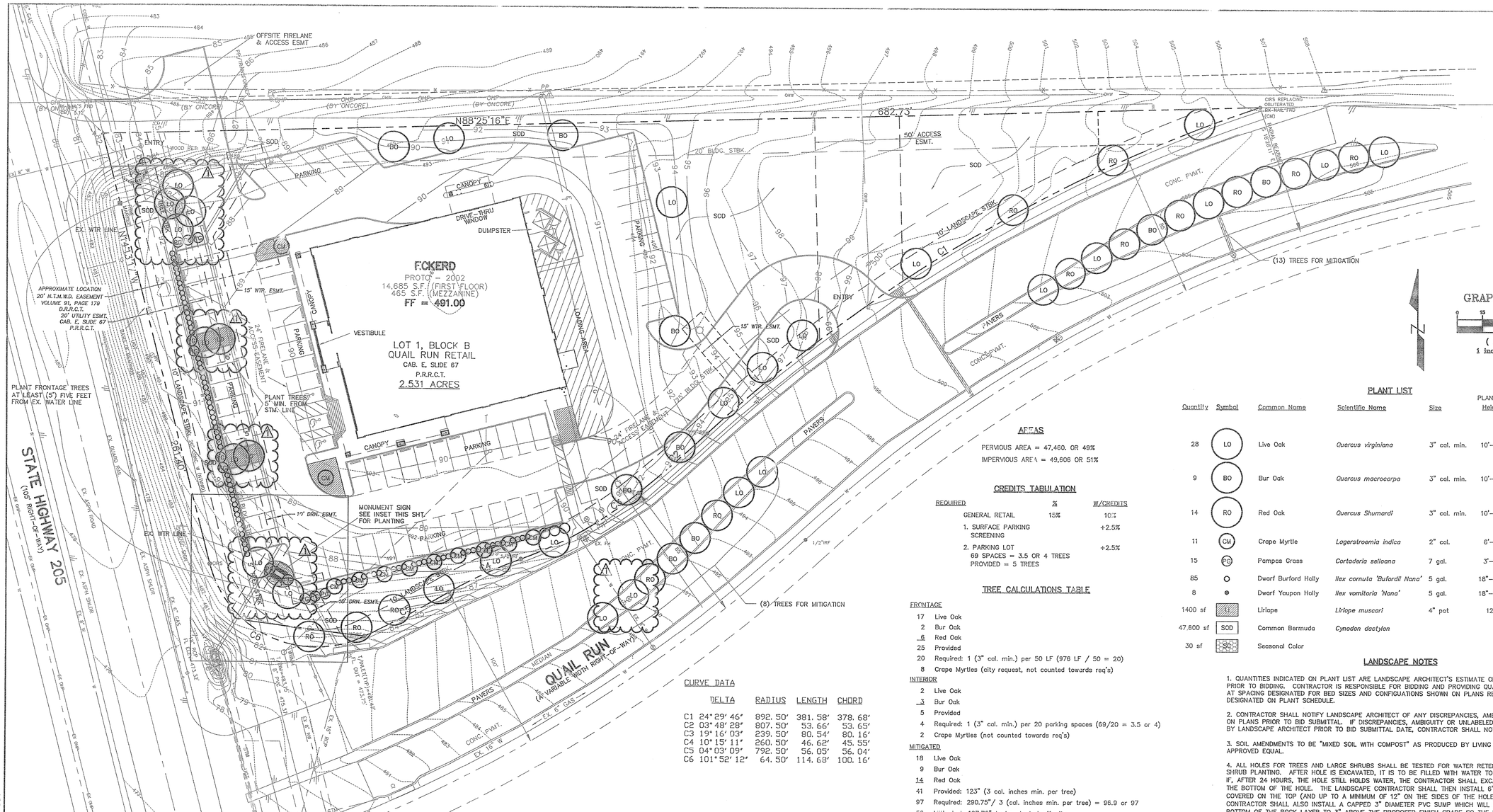
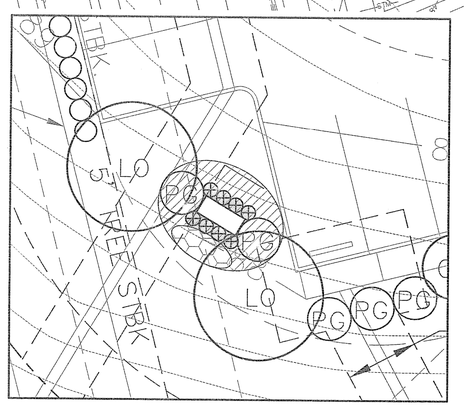




SIGN PLANTING
1" = 10'

AREAS

PERVIOUS AREA = 47,460. OR 49%

IMPERVIOUS AREA = 49,606 OR 51%

CREDITS TABULATION

REQUIRED	%	W/CREDITS
GENERAL RETAIL	15%	10%
1. SURFACE PARKING SCREENING		+2.5%
2. PARKING LOT 69 SPACES = 3.5 OR 4 TREES PROVIDED = 5 TREES		+2.5%

TREE CALCULATIONS TABLE

FRONTAGE

17 Live Oak
2 Bur Oak
6 Red Oak
25 Provided
20 Required: 1 (3" cal. min.) per 50 LF (976 LF / 50 = 20)
8 Crape Myrtles (city request, not counted towards req's)

INTERIOR

2 Live Oak
3 Bur Oak
5 Provided
4 Required: 1 (3" cal. min.) per 20 parking spaces (69/20 = 3.5 or 4)
2 Crape Myrtles (not counted towards req's)

MITIGATED

18 Live Oak
9 Bur Oak
14 Red Oak
41 Provided: 123" (3 cal. inches min. per tree)
97 Required: 290.75"/ 3 (cal. inches min. per tree) = 96.9 or 97
56 Mitigated: 167.75" to be planted off-site

CURVE DATA

	DELTA	RADIUS	LENGTH	CHORD
C1	24°29'46"	892.50'	381.58'	378.68'
C2	03°48'28"	807.50'	53.66'	53.65'
C3	19°16'03"	239.50'	80.54'	80.16'
C4	10°15'11"	260.50'	46.62'	45.55'
C5	04°03'09"	792.50'	56.05'	56.04'
C6	101°52'12"	64.50'	114.68'	100.16'

PLANT LIST

Quantity	Symbol	Common Name	Scientific Name	Size	PLANTING Height	Remarks
28	LO	Live Oak	*Quercus virginiana*	3" cal. min.	10'-12'	Single Trunk, B-B
9	BO	Bur Oak	*Quercus macrocarpa*	3" cal. min.	10'-12'	Single Trunk, B-B
14	RO	Red Oak	*Quercus Shumardi*	3" cal. min.	10'-12'	Single Trunk, B-B
11	CM	Crape Myrtle	*Lagerstroemia indica*	2" cal.	6'-8'	Multi-Trunk, container
15	PG	Pampas Grass	*Cortaderia selloana*	7 gal.	3'-4'	48" o.c., container
85		Dwarf Burford Holly	*Ilex cornuta 'Bufordii Nana'*	5 gal.	18"-24"	30" o.c., container
8		Dwarf Youpon Holly	*Ilex vomitoria 'Nana'*	5 gal.	18"-24"	30" o.c., container
1400 sf	LI	Liriope	*Liriope muscari*	4" pot	12"	12" o.c. Full Root Newly Stepped
47,600 sf	SOD	Common Bermuda	*Cynodon dactylon*			Sod
30 sf	SC	Seasonal Color				

LANDSCAPE NOTES

1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGUATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.

2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ARE NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.

3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL.

4. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.

5. MULCH TOP DRESSING TO BE MINIMUM 3" LAYER SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDSAND ON ALL TREE SAUCERS.

6. BED EDGING TO BE 1/8"x4" REYERSON ESTATE" EDGING AS MANUFACTURED BY JOSEPH REYERSON CO., INC. HOUSTON, TEXAS, OR APPROVED EQUAL.

7. TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND PLANTED ATLEAST (5') FIVE FEET FROM ALL UTILITY LINES. BACKFILL NATIVE SOIL.

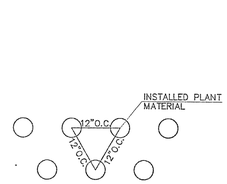
8. SHRUB BED SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACKFILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST (OR APPROVED EQUAL) AS NOTED UNDER NOTE 3 ABOVE, THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.

9. ALL PLANTING (TREES, SHRUBS, GROUNDCOVER, AND/OR GRASS APPLICABLE, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.

10. LANDSCAPED AREAS WITH IRRIGATION SHALL BE REQUIRED IN ALL SUBDIVISIONS AND FOR ALL DEVELOPMENT AND CONSTRUCTION AND SHALL BE MAINTAINED FOR TWO YEARS. AFTER TWO YEARS THE PROPERTY OWNER IS RESPONSIBLE. THESE AREAS SHALL BE ADEQUATELY MAINTAINED AND PROMPTLY REPLACED IF NECESSARY.

1 11. ALL TREES ARE TO PLANTED NO LESS THAN 5' FROM ANY UTILITY LINE, EXISTING OR PROPOSED.

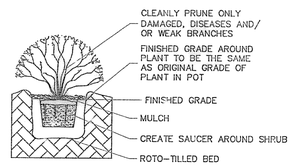
12 SEE CIVIL COVER SHEET FOR NTMWD GENERAL NOTES.



NOTES:

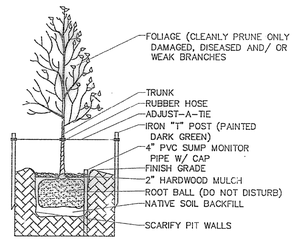
1. THE ON CENTER "O.C" MAY VARY PER PLANT TYPE. REFER TO PLANT SCHEDULE, THIS SHEET FOR VARIOUS ON CENTERS.
2. THE FINISHED GROUNDCOVER BED SHALL BE DRESSED WITH A MINIMUM 3" LAYER OF SHREDDED HARDWOOD MULCH SPREAD UNIFORMLY WITHIN BED LINING.

TYPICAL GROUNDCOVER PLANTING DETAIL
N.T.S



NOTES
1. ROTO-TILL 4" COMPOST INTO BED AREAS AND BLEND PRIOR TO BACKFILL.
2. INSTALL PLANT.
3. TOP DRESS A MINIMUM 3" LAYER SHREDDED HARDWOOD MULCH, SPREAD UNIFORMLY.
4. WATER THOROUGHLY AFTER INSTALLATION
5. FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT

SHRUB PLANTING DETAIL
N.T.S.



NOTES
1. REFER TO LANDSCAPE SPECS FOR ADDN'L INFORMATION.
2. TREE STAKING IS OPTIONAL. UTILIZE IF AUTHORIZED BY OWNER OR THE SITE CONDITIONS OR TREE TYPE DICTATE.
3. DURING CONSTRUCTION PHASE, ESTABLISH A 4" DIA. WATERING RING TO MATCH ROOT BALL AREA.
4. AFTER CONSTRUCTION PROVIDE IRRIGATION FROM GENERAL SYSTEM OVERSPRAY OR DIRECTLY FROM A BUBBLER.
5. CONFIRM GOOD DRAINAGE. CONSTRUCT A DRAINAGE PIER THROUGH HARDPAN IF POOR DRAINAGE EXISTS.

TREE PLANTING DETAIL
N.T.S.

CONSTRUCTION RECORDS
DATE: 6/2/04 BY: JKA
THIS DRAWING INDICATES THE WORK COMPLETED PER INFORMATION SUPPLIED BY THE CONTRACTOR, ACTUAL ON THE GROUND SURVEY VERIFICATION WAS NOT PERFORMED EXCEPT AS SPECIFICALLY NOTED.

ANDERSON LAND DEVELOPMENT SERVICES
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CONSULTING * DESIGNING * PLANNING
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PLANO, TEXAS 75024
(phn) 214-893-0007
(e:mail) alds0007@airmail.net

No.	Date	Revisions	App.
1	11/18/03	CONSTRUCTION SET	J.J.V.

TOMDEN ENGINEERING
12655 N. CENTRAL EXPWY. SUITE 1016
DALLAS, TX. 75243
972 386-6446 FAX 972 386-6409
tomden-airmail.net

STATE OF TEXAS
CHRIS SIRES
1698
REGISTERED LANDSCAPE ARCHITECT

ECKERD — ROCKWALL, TEXAS

ARCHITECT:
GENESIS DESIGN GROUP, INC.
2050 N. HIGHWAY 360, STE. 200
GRAND PRAIRIE, TX. 75050

OWNER:
MAYS & COMPANY
5949 SHERRY LANE, # 1570
DALLAS, TX. 75225

LANDSCAPE PLAN

Scale: 1" = 30'
Designed by: C.S.
Drawn by: J.K.A.
Checked by: C.S.
/dwg/268-09/01L01LAN.dwg
Date: 06/01/04 10:47

SHEET L1 OF 2

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