

R=20.00'
D=97°39'30"
L=34.09'
CB=N87°35'09"W
C=30.11'

R=220.00'
D=27°38'59"
L=106.17'
CB=S29°45'11"W
C=105.14'

R=7726.18'
D=4°28'26"
L=603.273'
CB=N36°30'46"W
C=603.120'

R=280.00'
D=14°36'06"
L=71.36'
CBS41°17'03"W
C=71.16'

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	13	4" CAL.	AS SHOWN	BALLED/BURLAP
CEDAR ELM	ULMUS CRASSIFOLIA	9	4" CAL.	AS SHOWN	BALLED/BURLAP
YALPON HOLLY	ILEX VOMITORIA	34	3" CAL.	AS SHOWN	CONTAINER
CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	184	5 GAL.	36"	CONTAINER
DWARF FOUNTAIN GRASS	PENNISETUM HAMELN	179	5 GAL.	36"	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	15,601 SF	-	-	SOD

- NOTES:
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.
 - ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
 - AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.
 - PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).
 - ALL TREES ARE TO BE STAKED AND CUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.
 - ALL BED AREAS SHALL BE SEPERATED FROM TURF AREAS USING RYERSON STEEL EDGING.
 - A TREE SURVEY WILL BE DONE AT THE TIME OF PERMITTING. ALL TREES (8" AND LARGER) WITHIN THE OPEN SPACE AREA SHALL REMAIN. ALL TREES WITHIN THE PROPOSED AREA OF CONSTRUCTION SHALL BE REMOVED.
 - ALL SHRUBS WITHIN THE LANDSCAPE BUFFER ALONG THE STREET RIGHT-OF-WAY MUST BE 24 INCHES IN HEIGHT AT THE TIME OF PLANTING.

LANDSCAPE TABULATIONS

LANDSCAPED AREAS
 LOT AREA = 110,894 SF OR 2.545 ACRES
 OVERALL LANDSCAPED AREA REQUIRED = 10 PERCENT OR 11,089 SF
 OVERALL LANDSCAPED AREA PROVIDED = 16,624 SF OR 15.00 PERCENT
 LANDSCAPE AREA IN FRONT YARD PROVIDED = 5,545 SF
 LANDSCAPE AREA IN FRONT HALF OF LOT PROVIDED = 15,896 SF OR 95 PERCENT
 LANDSCAPE AREA IN FRONT HALF OF LOT PROVIDED = >70%

LANDSCAPE BUFFER:
 REQUIRED - 15'
 PROVIDED - 15' 988 LF TOTAL

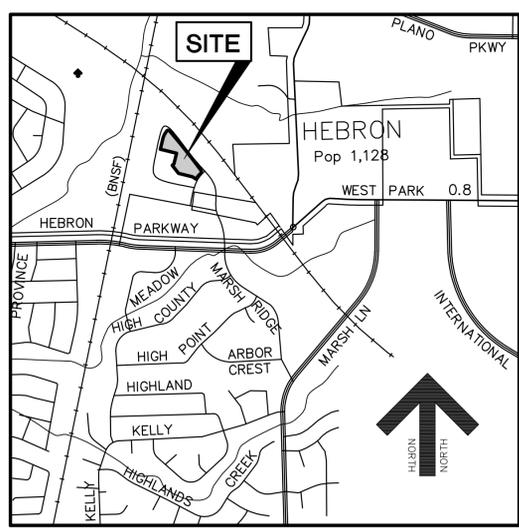
BUFFER TREES:
 LARGE TREES REQUIRED - 2 TREES PER 100 LF FOR 988 LF = 20 TREES
 LARGE TREES PROVIDED - 20 PROPOSED TREES
 ORNAMENTAL TREES REQUIRED - 3 TREE PER 100 LF = 30 TREES
 ORNAMENTAL TREES PROVIDED - 30 ORNAMENTAL TREES

BUFFER SHRUBS:
 REQUIRED - 34 SHRUBS PER 100 LF = 336 SHRUBS
 PROVIDED - 336 SHRUBS

LEGEND

- LIVE OAK TREE (4" MIN. CAL.) (OR APPROVED EQUAL)
- CEDAR ELM TREE (4" MIN. CAL.) (OR APPROVED EQUAL)
- YALPON HOLLY (OR APPROVED EQUAL)
- CARISSA HOLLY (OR APPROVED EQUAL)
- DWARF FOUNTAIN GRASS (OR APPROVED EQUAL)
- DECOMPOSED GRANITE
- BERMUDA TURF

REVISIONS:	
2/17/17	PER CITY REVIEW



LOCATION MAP
MAPSCO NO. 654-V

CASE NO. 03-17SUP1

SHEET TITLE:
**EXHIBIT D: CONCEPTUAL LANDSCAPE PLAN
 GARAGES OF TEXAS
 LOT 1, BLOCK 1
 HIGH COUNTRY CORNERSTONE
 CARROLLTON, TEXAS**

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
 TSBP REGISTRATION NUMBER F-8527

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DATE: JAN. 3, 2017	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	L1 OF 1