

LOCATION MAP  
MAPSCO NO. 654-V

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
YAUPOH HOLLY	ILEX VOMITORIA	34	3" CAL.	AS SHOWN	CONTAINER
CARISSA HOLLY	ILEX CORNUTA "CARISSA"	184	5 GAL.	36"	CONTAINER
DWARF FOUNTAIN GRASS	PENNISETUM HAMELII	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 GUIED 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 = 16,629 SF OR 15.00 PERCENT  
LANDSCAPE AREA IN FRONT YARD PROVIDED = 50% OR 5,545 SF  
LANDSCAPE AREA IN FRONT HALF OF LOT PROVIDED = 15,856 SF OR 95 PERCENT  
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LANDSCAPE BUFFER:

REQUIRED - 15'  
PROVIDED - 15' 988 LF TOTAL

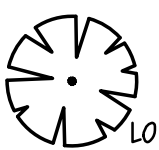
BUFFER TREES:

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)



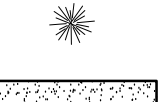
CEDAR ELM TREE (4" MIN. CAL.)  
(OR APPROVED EQUAL)



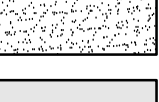
YAUPOH HOLLY  
(OR APPROVED EQUAL)



CARISSA HOLLY  
(OR APPROVED EQUAL)



DWARF FOUNTAIN GRASS  
(OR APPROVED EQUAL)

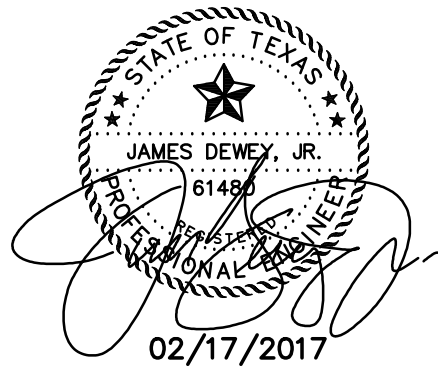


DECOMPOSED GRANITE



BERMUDA TURF

REVISIONS:	
2/17/17	PER CITY REVIEW



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