

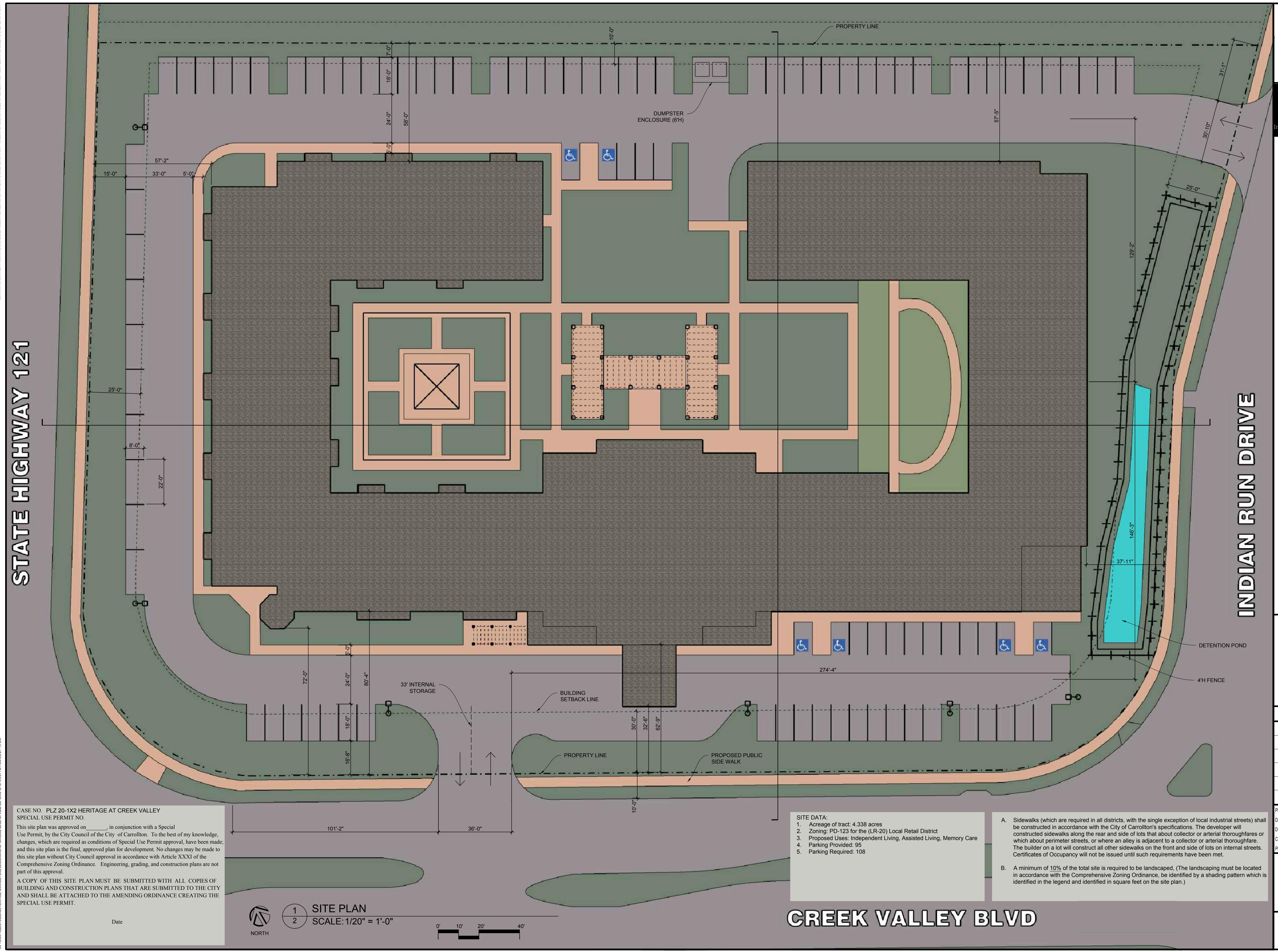
**THE HERITAGE
AT CREEK VALLEY**
4320 CREEK VALLEY BLVD
CARROLLTON TX 75010

CASE NUMBER
PLZ 20-1X2
HERITAGE AT
CREEK VALLEY

REVISIONS

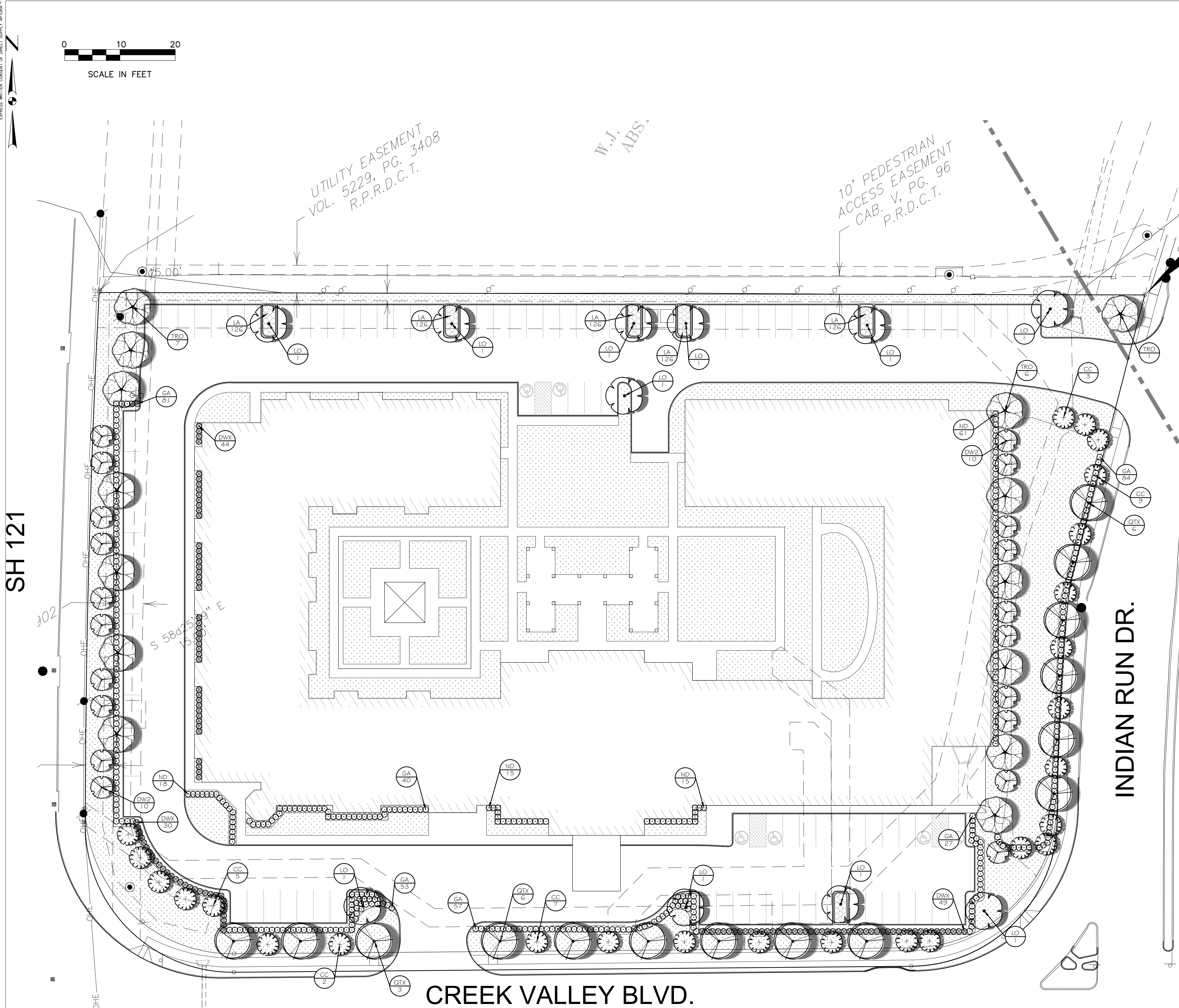
STATUS:	CONCEPTUAL
CREATED:	12/17/2019
BY:	YF
BY:	JMI
#	1241DB

CONCEPTUAL SITE PLAN

$$\frac{H}{2}$$


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PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE	QTY
	CC	Texas Redbud / Cercis canadensis street tree; single trunk	CONT.	3"Cal	10-12' ht.	26
	DW2	Desert Willow / Chilopsis lineans street tree; single trunk	CONT.	3"Cal	10-12' ht.	20
	TRO	Texas Red Oak / Quercus texana street tree	CONT.	3"Cal	10-12' ht.	14
	QTX	Chinquapin Oak / Quercus muhlenbergii street tree	CONT.	3"Cal	10-12' ht.	15
	LO	Live Oak / Quercus virginiana parking lot tree	CONT.	3"Cal	10-12' ht.	11
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE			QTY
	GA	Glossy Abelia / Abelia grandiflora 36" o.c.	5 gal			342
	DWX	Dwarf Wax Myrtle / Myrica pusilla 36" o.c.	5 gal			123
	ND	Heavenly Bamboo / Nandina domestica 36" o.c.	5 gal			109
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT		SPACING	QTY
	LA	Aztec Grass / Linopoe muscan "Aztec"	1 gal		12" o.c.	752
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT			QTY
	CD	Bermuda Grass / Cynodon dactylon "tif 419"	sod			51,639 sf

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	188,979 SF
LANDSCAPE AREA REQUIRED:	18,898 SF (10% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	59,825 SF
LANDSCAPE AREA REQUIRED IN FRONT YARD:	9,449 SF (50% OF REQUIRED LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED IN FRONT YARD:	10,528 SF
LANDSCAPE AREA REQUIRED - FRONT HALF OF LOT:	13,228 SF (70% OF REQUIRED LANDSCAPE AREA)
LANDSCAPE AREA PROVIDED - FRONT HALF OF LOT:	14,384 SF
LANDSCAPE BUFFER AREA:	12,010 SF
MAXIMUM TURF ALLOWED WITHIN BUFFER:	6,005 SF (50% OF BUFFER AREA)
TURF AREA PROVIDED:	4,404 SF

STREETSCAPE

SH121 STREET FRONTAGE:	339 LF
SHADE TREES REQUIRED:	7 TREES (1 TREE/50 LF)
SHADE TREES PROVIDED:	7 TREES
ORNAMENTAL TREES REQUIRED:	10 TREES (3 TREE/100 LF)
ORNAMENTAL TREES PROVIDED:	10 TREES
SHRUBS REQUIRED:	111 SHRUBS (34 SHRUBS/100LF)
SHRUBS PROVIDED:	111 SHRUBS
CREEK VALLEY BLVD. STREET FRONTAGE:	469 LF
SHADE TREES REQUIRED:	9 TREES (1 TREE/50 LF)
SHADE TREES PROVIDED:	9 TREES
ORNAMENTAL TREES REQUIRED:	14 TREES (3 TREE/100 LF)
ORNAMENTAL TREES PROVIDED:	14 TREES
SHRUBS REQUIRED:	159 SHRUBS (34 SHRUBS/100LF)
SHRUBS PROVIDED:	159 SHRUBS

INDIAN RUN DR. STREET FRONTAGE:	339 LF
SHADE TREES REQUIRED:	7 TREES (1 TREE/50 LF)
SHADE TREES PROVIDED:	7 TREES
ORNAMENTAL TREES REQUIRED:	10 TREES (3 TREE/100 LF)
ORNAMENTAL TREES PROVIDED:	10 TREES
SHRUBS REQUIRED:	111 SHRUBS (34 SHRUBS/100LF)
SHRUBS PROVIDED:	111 SHRUBS

PARKING LOT	
TOTAL PARKING SPACES:	96
PARKING LOT TREES REQUIRED:	7 TREES
PARKING LOT TREES PROVIDED:	10 TREES
1 TREE PROVIDED AT TERMINUS OF EACH PARKING ROW	
TREE LOCATED WITHIN 150' OF EACH SPACE	

POND SCREENING	
TOTAL FRONTAGE:	290 LF
CANOPY TREES REQUIRED (290 / 50):	6 TREES
CANOPY TREES PROVIDED:	6 TREES
ORNAMENTAL TREES REQUIRED (290 / 50 * 2):	12 TREES
ORNAMENTAL TREES PROVIDED:	12 TREES
SHRUBS REQUIRED (290 / 50 * 10):	58 SHRUBS
SHRUBS PROVIDED:	84 SHRUBS

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFERS TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- ALL PROPOSED LANDSCAPING WILL BE COVERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

ROOT BARRIER NOTE:

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "TREE-ROOT" 34" DEEP PANELS (OR E-UAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

aptura
DIRECT SUPPLY

7311 West Green Tree
Milwaukee, WI 53223
844.4APTURA

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REVISIONS



12-21-19

EVERGREEN
DESIGN GROUP

11111 Dallas Parkway Suite 1111
Addison TX, 75001
www.EvergreenDesignGroup.com

LANDSCAPE
PLANTING

LP-1



1 PERSPECTIVE (FROM INDIAN RUN DRIVE)
7 SCALE:



2 PERSPECTIVE (FROM SH-121)
7 SCALE:

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PERSPECTIVES
J
7

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PERSPECTIVES
J

6



1 PERSPECTIVE (FROM CREEK VALLEY BOULEVARD @ SH-121)
6 SCALE:



2 PERSPECTIVE (FROM CREEK VALLEY BOULEVARD @ INDIAN RUN DRIVE)
6 SCALE:

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APTURA PROJECT: THE HERITAGE AT CREEK VALLEY CARROLLTON TEXAS DESIGN: JIMMY D. SMITH, AIA, ARCHITECT DATE: 12/17/2019 12:17:00 PM PRINTED BY: JIMMY D. SMITH, AIA, ARCHITECT



1 NORTH ELEVATION (FROM WIND DANCE APARTMENT)
5 SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION (FROM CREEK VALLEY BOULEVARD)
5 SCALE: 1/16" = 1'-0"



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The Heritage
at Creek Valley

Independent Living / Assisted Living
Memory Support

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CONCEPTUAL EXTERIOR
ELEVATIONS
J

5

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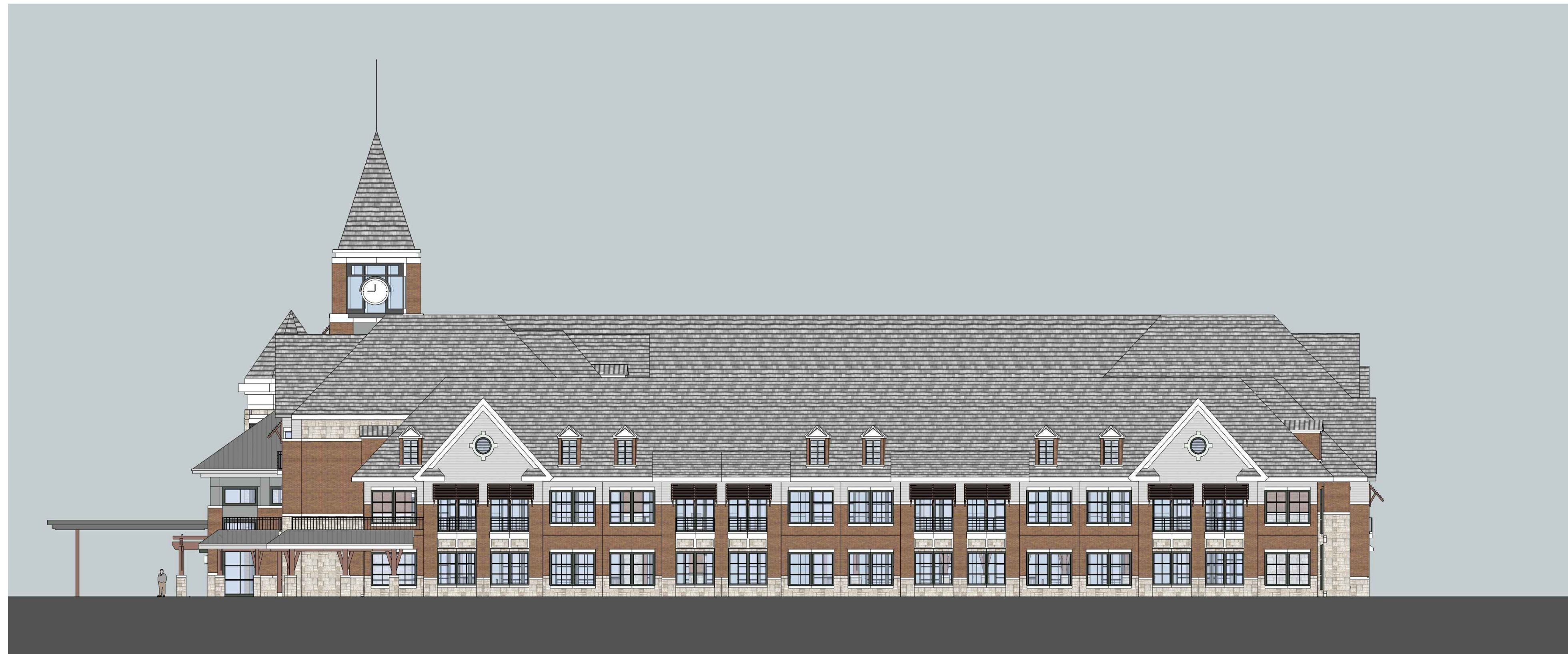
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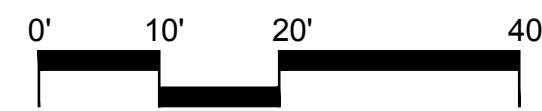
CONCEPTUAL EXTERIOR ELEVATIONS AND BUILDING SECTION

1

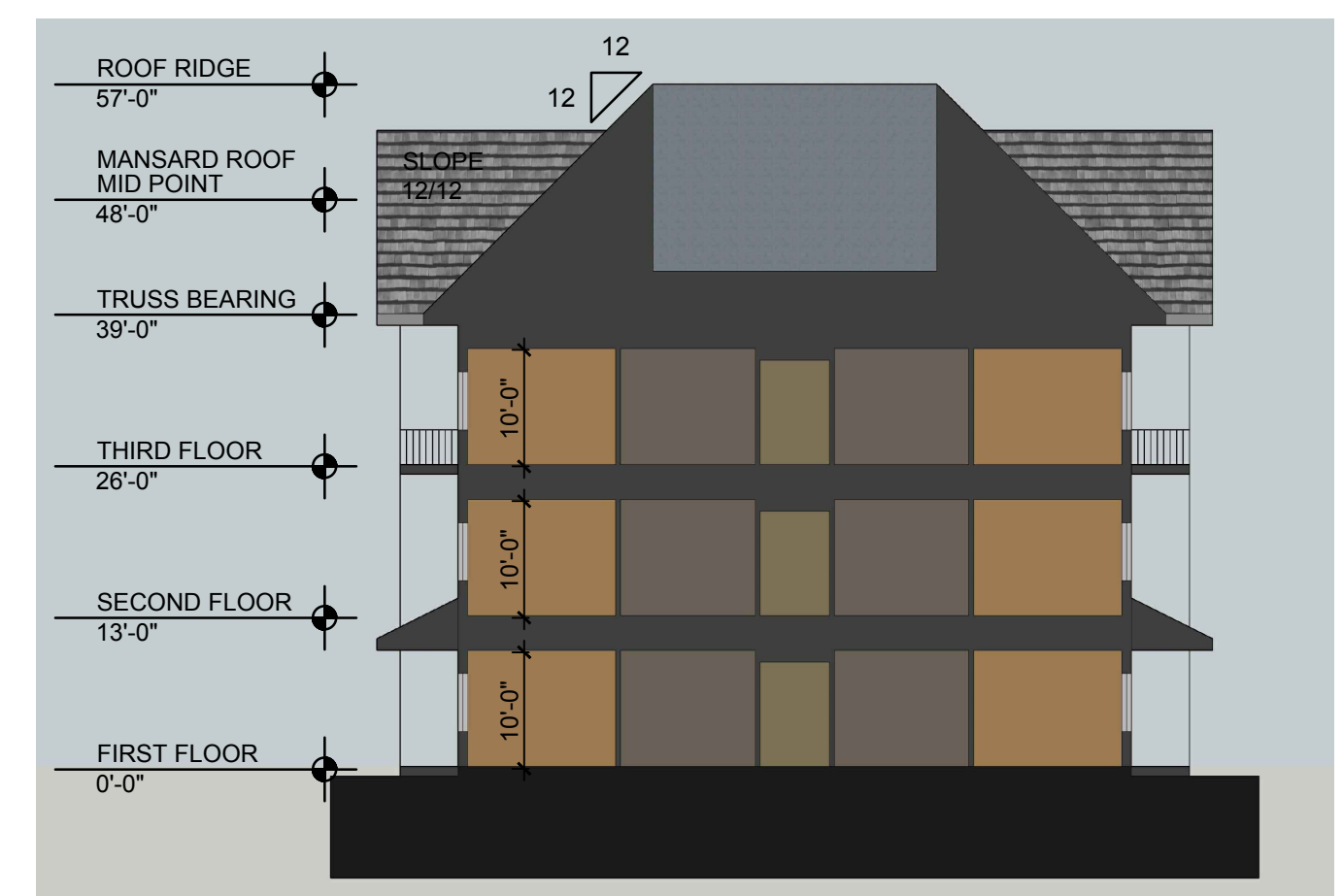
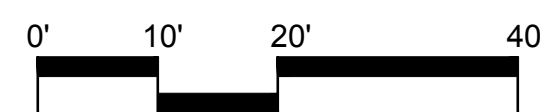
1



1 EAST ELEVATION (FROM INDIAN RUN DRIVE)
4 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION (FROM SH-121)
4 SCALE: 1/16" = 1'-0"



3 BUILDING SECTION
4 SCALE: 1/16" = 1'-0"

