

**LANDSCAPE CALCULATIONS**  
**STREET LANDSCAPE BUFFER**

	Required	Provided
Total Site Area excluding the Interim Detention Area/Future Development Site	N/A	276,125 sf.
Landscape Area within our property	37,090 sf. (13%)	37,090 sf.
Landscape Area within Town Right-of-way	20,901 sf. (8%)	20,901 sf.
Total Landscape Area	55,225 sf. (20%)	57,991 sf. (21%)

Residential: 1 - 4" caliper shade tree and 8 shrubs per 25' of linear frontage.  
\*Per Comment 1 - 4" caliper shade tree and 8 shrubs per 30' of linear frontage.

Location	Residential	Provided
Keller Springs Road	718 L.F./30 (per comment) = 23.93 = 24 - 4" caliper shade trees. 718 L.F./30 (per comment) = 23.93 x 8 = 191.44 = 191 shrubs.	24 trees 191 shrubs
Addison Road	315 L.F./30 = 10.5 = 11 - 4" caliper shade trees. 315 L.F./30 = 10.5 x 8 = 84 shrubs.	4 canopy trees and 10 ornamental trees 84 shrubs
Future Road (East Side of Property)	303 L.F./25 = 12.12 = 12 - 4" caliper shade trees. 303 L.F./25 = 12.12 x 8 = 96.96 = 97 shrubs.	12 trees 97 shrubs

**PARKING LOT SCREENING**

Screen all surface parking lots on the site from all adjacent streets. Screen material must be at least 3 1/2' higher than the finished elevation of the adjacent parking lot.

100% Parking Lot Screening provided

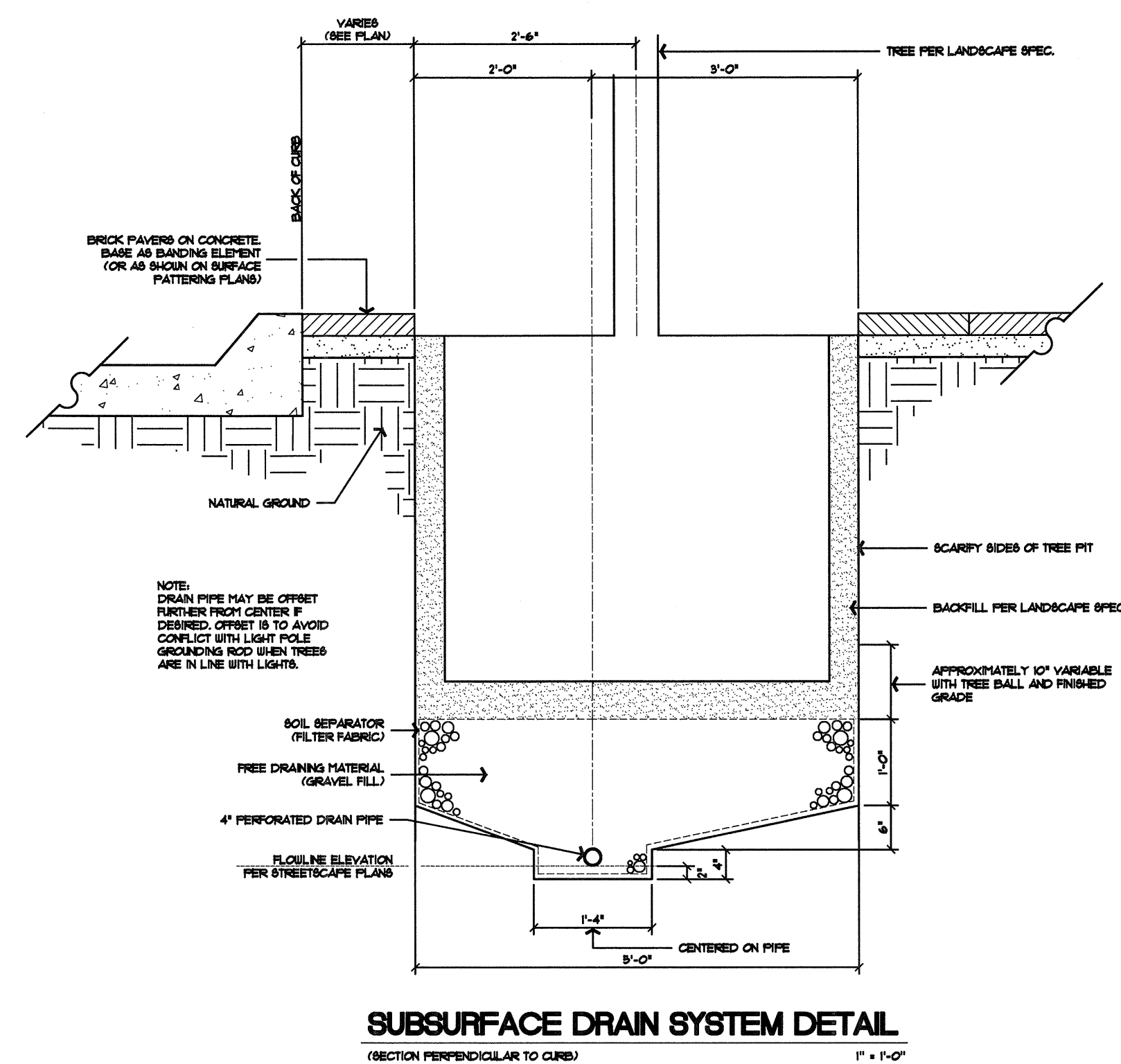
**PARKING LOT LANDSCAPE, PERIMETER**

(5' wide Landscape Buffer, 1 - 4" caliper shade tree and 8 shrubs per 35' of linear frontage)

Location	Residential	Provided
Keller Springs Road	163 L.F./35 = 4.66 = 5 - 4" caliper shade trees. 163 L.F./35 = 4.66 x 8 = 37.28 = 37 shrubs.	5 trees 37 shrubs
Addison Road	189 L.F./35 = 5.4 = 5 - 4" caliper shade trees. 189 L.F./35 = 5.4 x 8 = 43.2 = 43 shrubs.	1 canopy tree and 8 (2:1) ornamental trees 43 shrubs

**PARKING LOT LANDSCAPE, INTERIOR**

Total Parking Area = 20,025 Sq.Ft. = 8% Interior Planting Area Required  
20,025 x 8% = 1,602 Interior Planting Area required.  
2,870 Interior Planting Area provided.



**SUBSURFACE DRAIN SYSTEM DETAIL**  
(SECTION PERPENDICULAR TO CURB) 1" = 1'-0"

**STREET LANDSCAPE BUFFER TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
40	⊕	Highrise Live Oak	Quercus virginiana 'Highrise'	5" - 6" caliper 14' - 16' ht.
		Cedar Elm	Ulmus crassifolia	5" - 6" caliper 14' - 16' ht.
		Chinese Pistache	Pistacia chinensis	5" - 6" caliper 14' - 16' ht.

NOTE: ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

**ADDITIONAL ORNAMENTAL TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
10	⊕	Red Bud	Cercis canadensis 'Oklahoma'	3" caliper 8' - 10' ht. min.
		Yaupon Holly	Ilex vomitoria	3" caliper 8' - 10' ht. min.
		Southern Wax Myrtle	Myrica cerifera	3" caliper 8' - 10' ht. min.
		Chaste Tree	Vitex agnus-castus	3" caliper 8' - 10' ht. min.
		Desert Willow	Chilopsis linearis	3" caliper 8' - 10' ht. min.
		Crape Myrtle	Lagerstroemia linearis	3" caliper 8' - 10' ht. min.

**PARKING LOT PERIMETER TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
6	⊕	Highrise Live Oak	Quercus virginiana 'Highrise'	5" - 6" caliper 14' - 16' ht.
		Cedar Elm	Ulmus crassifolia	5" - 6" caliper 14' - 16' ht.
		Chinese Pistache	Pistacia chinensis	5" - 6" caliper 14' - 16' ht.

NOTE: ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

**PARKING LOT PERIMETER TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	⊕	Red Bud	Cercis canadensis 'Oklahoma'	3" caliper 8' - 10' ht. min.
		Yaupon Holly	Ilex vomitoria	3" caliper 8' - 10' ht. min.
		Southern Wax Myrtle	Myrica cerifera	3" caliper 8' - 10' ht. min.
		Chaste Tree	Vitex agnus-castus	3" caliper 8' - 10' ht. min.
		Desert Willow	Chilopsis linearis	3" caliper 8' - 10' ht. min.

**PARKING LOT AND ADDITIONAL SHADE TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
75	⊕	Highrise Live Oak	Quercus virginiana 'Highrise'	3" caliper 10' ht.
		Live Oak	Quercus virginiana	3" caliper 10' ht.
		Shumard Red Oak	Quercus shumardii	3" caliper 10' ht.
		Texas Ash	Fraxinus texensis	3" caliper 10' ht.

NOTE: ANY TREES OF THIS SYMBOL LOCATED ALONG KELLER SPRINGS ROAD OR ADDISON ROAD ARE TO BE SELECTED FROM THE STREET LANDSCAPE BUFFER TREE TABLE ABOVE.  
ANY TREE THAT LIES UNDER OVERHEAD ELECTRIC TO BE HIGHRISE LIVE OAK

**ADDITIONAL ORNAMENTAL TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
27	⊕	Red Bud	Cercis canadensis 'Oklahoma'	8' - 10' ht.
		Yaupon Holly	Ilex vomitoria	8' - 10' ht.
		Southern Wax Myrtle	Myrica cerifera	8' - 10' ht.
		Chaste Tree	Vitex agnus-castus	8' - 10' ht.
		Desert Willow	Chilopsis linearis	8' - 10' ht.

**PARKING LOT SCREENING SHRUB**

QUANTITY	SYMBOL	SIZE AND CONDITION
58	⊕	Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical. Parking Lot Shrubs shall be Evergreen and be planted at a height of at least 3 1/2' above the finished elevation of the adjacent parking lot. A combination of Dwarf Burford Holly and Dwarf Wax Myrtle will be used meeting the requirements above.

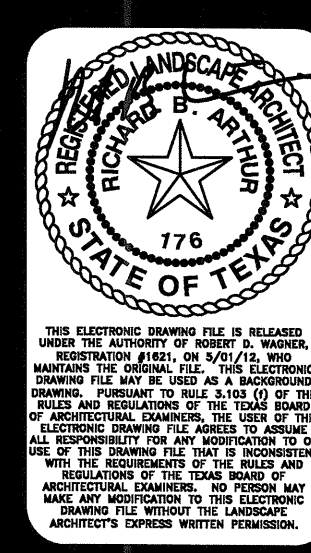
**PARKING LOT PERIMETER SHRUB**

QUANTITY	SYMBOL	SIZE AND CONDITION
80	⊕	Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical. Parking Lot Shrubs shall be Evergreen and be planted at a height of at least 3 1/2' above the finished elevation of the adjacent parking lot. A combination of Dwarf Burford Holly and Dwarf Wax Myrtle will be used meeting the requirements above.

TREE REMOVAL: ALL TREES ON SITE TO BE REMOVED, IF ANY, ARE EITHER COTTONWOOD OR SUGARBERRY TREES.

**GENERAL LANDSCAPE NOTES**

1. An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right-of-way areas, unless noted otherwise. Irrigation sprinkler layouts shall be designed to minimize the amount of spray that will fall on sidewalks, neighboring properties, and adjacent buildings. Backflow prevention devices shall be placed per the Town of Addison Public Works Department's standards. A rain sensing device and a freeze sensor will be part of the system. Install separate valves for turf and non-turf areas to accommodate different water use requirements within the landscaped area. Irrigation controllers shall be set to water between midnight and 6:00 a.m. This shall not apply to watering of newly planted turf or landscaping.
2. Additional plant material will be installed on site by Owner in accordance with the Town of Addison Landscape standards. Material specified on this plan is to meet minimum landscape ordinance requirements.
3. All plant material shall be maintained by Owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed.
4. Landscape areas shall be kept free of trash, litter, weeds, and other materials or plants not a part of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheel stops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and access drives. Visibility triangles are to be 35' x 35'. Any shade tree that falls within the triangle must be single trunk and limbed up to at least 6'. Any shrubs or ground covers shall be not taller than 18 inches in height.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be turf.
8. All trees, whenever possible, are to be located outside fire hydrant, sanitary sewer and utility easements.
9. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
10. Plant materials shall conform to the requirements described in the latest edition of American Standards For Nursery Stock, published by the American Association of Nurserymen.
11. Caliper measurements shall be taken six inches above grade for trees under four inches in diameter and twelve inches above ground for trees four inches in diameter and larger.
12. Minimum branching height for all shade trees shall be six feet.
13. Minimum size for shrub containers shall be five gallon. Substitution of three gallon material meeting the height requirement of five gallon shrubs is acceptable. Shrubs shall be full bodied, well-shaped and symmetrical.
14. Ground cover spacing shall be eight inches on center maximum for four inch pots and 16 inches on center maximum for one gallon containers.
15. All shrub beds shall be edged using steel, concrete, masonry, or pre cast concrete edging and all plant materials mulched with a two inch layer of bark or shredded Cypress mulch. Plastic edging shall not be acceptable.
16. Every property owner and any tenants shall keep their landscaping in a well maintained, safe, clean and attractive condition at all times. Any plant that dies must be replaced with another living plant, including trees, within 30 days after notification by the town.
17. Detention area is to be planted with a turf grass, irrigated and maintained on an ongoing basis



REVISIONS  
09-16-2011  
10-31-2011  
05-01-2012

Keller Springs Lofts  
EMBREY PARTNERS, LTD  
ADDISON, TEXAS

SCALE  
N.T.S.

DATE  
08/05/11

TITLE  
LANDSCAPE SUBMITTAL

SHEET  
2L OF 2