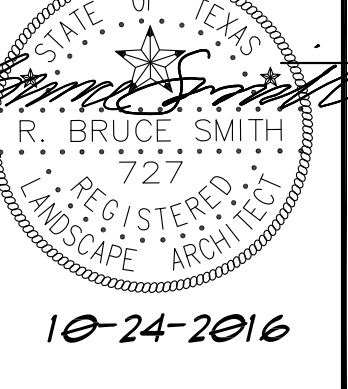


EXP. 08/17



LANDSCAPE PLAN

MEHRDAD HANGAR SITE  
WESTGROVE ROAD  
ADDISON, TEXAS

PROJECT No. VT.ADDISON.031516

DRAWING FILE:

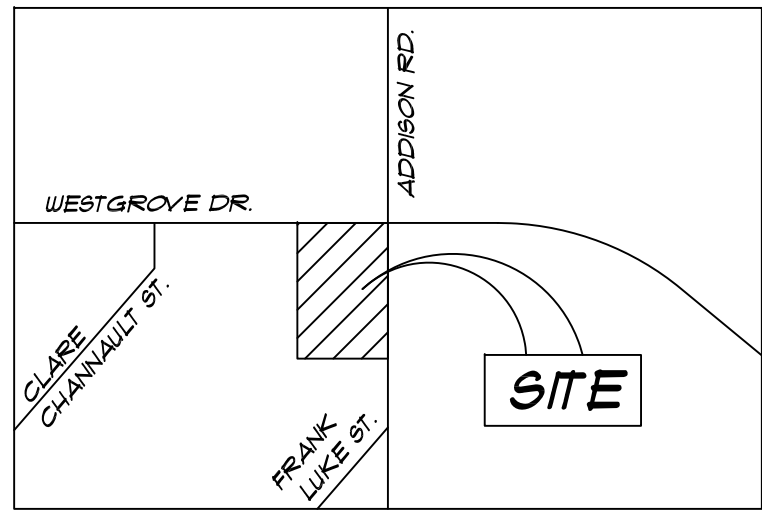
ISSUE DATE: 10-24-2016

REVISIONS: DATE: NOTE:

SHEET

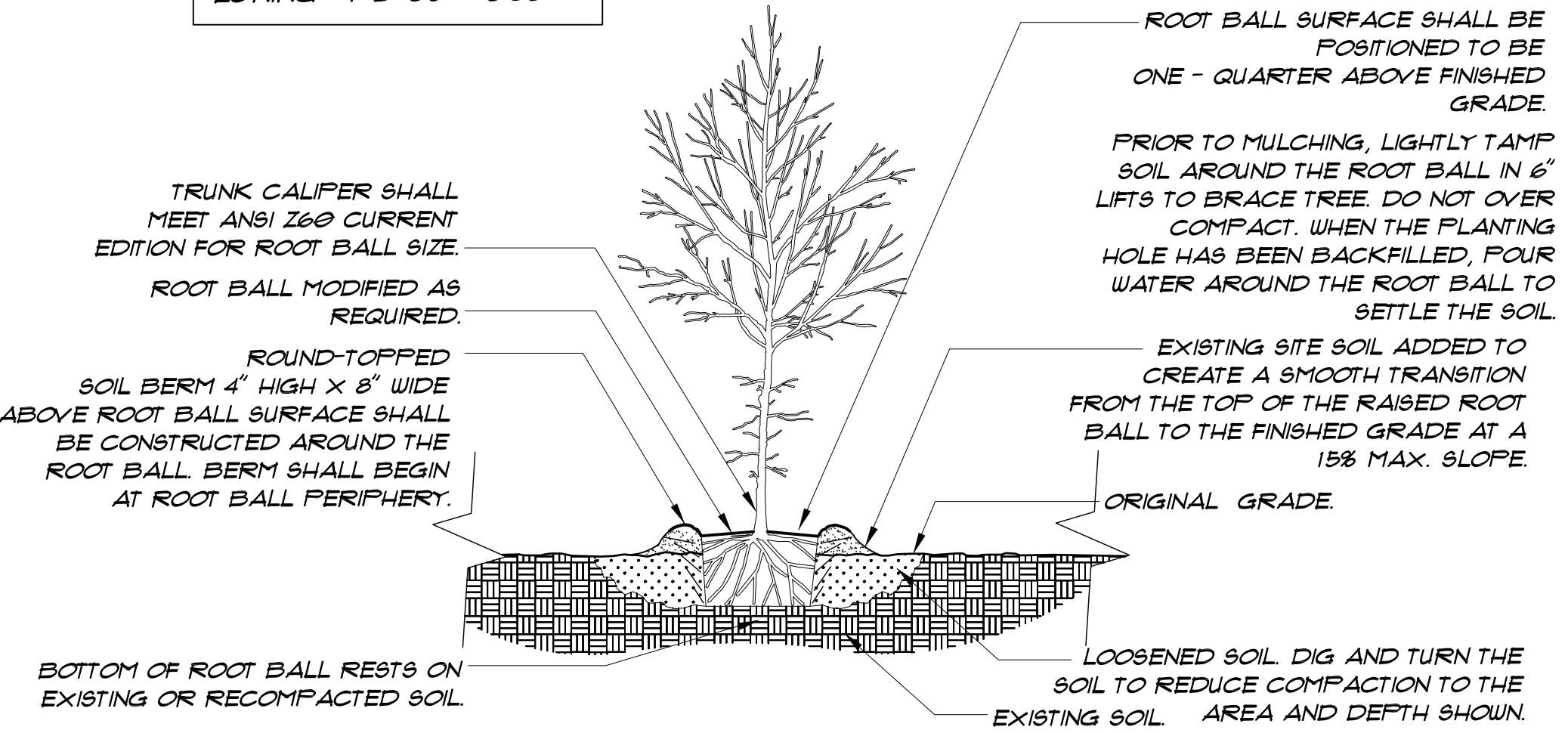
L1.01

**AS-BUILT**  
10/25/2018



LOCATION MAP:  
NTS  
NORTH

ACROSS WESTGROVE DR.  
4510 WESTGROVE DRIVE  
EX. BUILDING  
33,351 S.F.  
BLDG. HEIGHT: 28'  
ZONING: PD 85 - 083



**SECTION: TREE PLANTING**

NTS

IRRIGATION SYSTEM:  
AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED, WITH AN AUTOMATIC PROGRAMMABLE CONTROLLER, WITH RAIN AND FREEZE SENSORS. THE SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATERING OF ALL LANDSCAPE AREAS. THE IRRIGATION PLAN SHALL BE PREPARED BY AN IRRIGATION DESIGNER LICENSED BY THE STATE OF TEXAS, AND SHALL COMPLY WITH ALL APPLICABLE CODES, REQUIREMENTS & STANDARDS. THE IRRIGATION CONTRACTOR SHALL INSTALL THE SYSTEM AS PER THE APPROVED PLAN. A PRESSURE VACUUM BREAKER ASSEMBLY OR EQUAL SHALL BE PROVIDED AS REQUIRED.

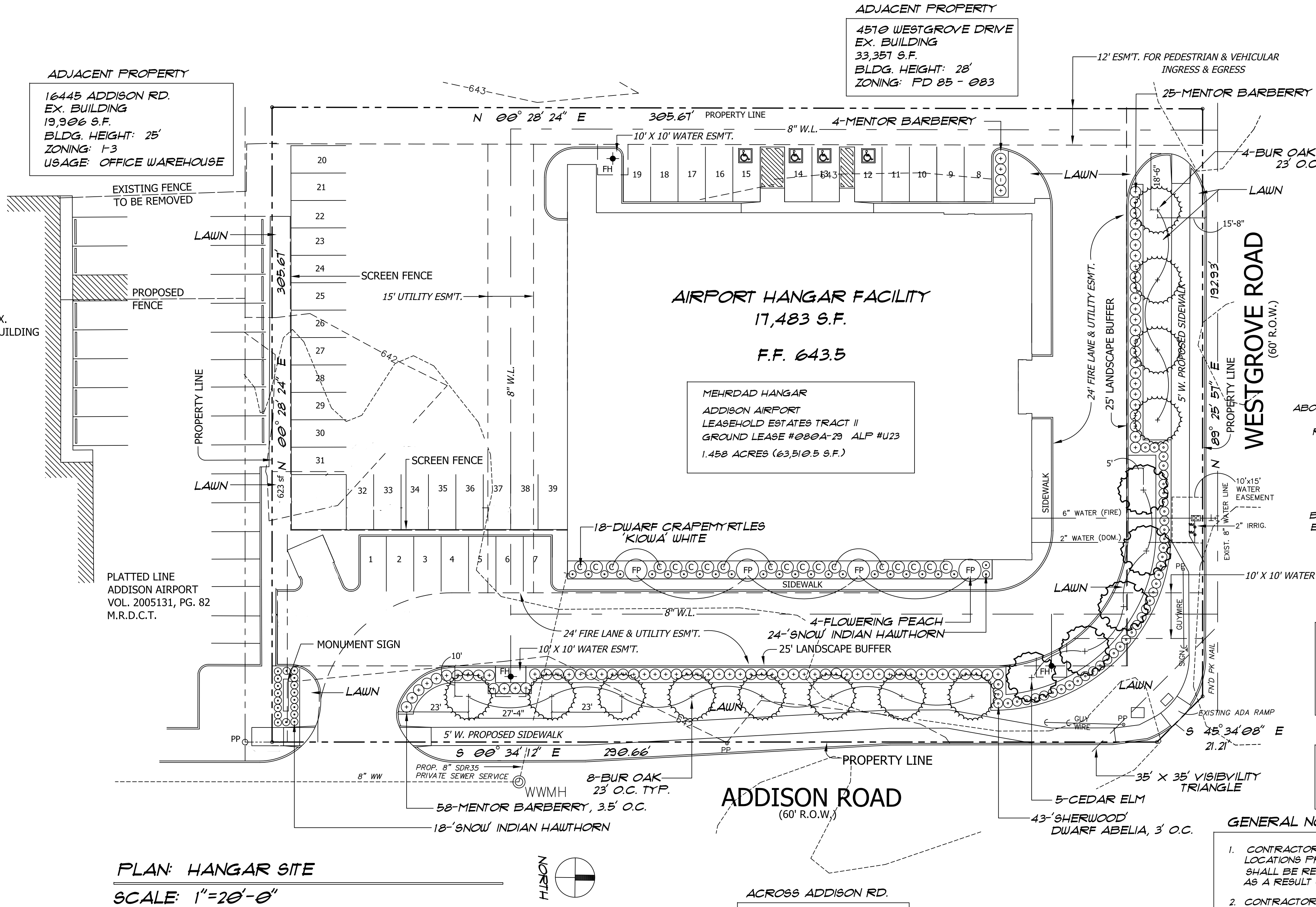
MAINTENANCE  
THE OWNER SHALL KEEP ALL LANDSCAPE AREAS MAINTAINED IN A NEAT APPEARANCE AT ALL TIMES. THIS SHALL INCLUDE MOWING, TRIMMING, EDGING, WATERING, UPKEEP OF THE IRRIGATION SYSTEM, AND REMOVAL OF TRASH AND DEBRIS. ALL PLANT MATERIAL SHALL BE KEPT IN A HEALTHY AND GROWING CONDITION.

- GENERAL NOTES:**
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF ALL UTILITY LOCATIONS PRIOR TO START OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AS A RESULT OF CONTRACTORS WORK.
  - CONTRACTOR SHALL PERFORM ALL WORK IN A TIMELY & WORKMANLIKE MANNER AS COMMONLY ACCEPTED IN THE TRADE.
  - CONTRACTOR SHALL KEEP THE SITE RELATIVELY CLEAN OF DEBRIS AT ALL TIMES AS WORK PROGRESSES, AND SHALL COORDINATE ALL WORK WITH OTHER WORK AT THE SITE, AND WITH OWNER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PERMITS REQUIRED BY THE TOWN OF CROSS ROADS, TEXAS RELATED TO THE WORK.
  - SHOULD ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE OF CONDITIONS ARISE, CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO CONTINUANCE OF WORK TO RESOLVE THE DISCREPANCY.
  - CONTRACTOR SHALL BEGIN WORK WITHIN FIVE WORKING DAYS FROM NOTICE TO PROCEED FROM OWNER.
  - NO IRRIGATION MAIN LINES, PARALLEL LATERAL LINES OR WIRING SHALL BE LOCATED WITHIN TWO FEET (2') FROM THE BACK OF ANY STREET CURBS. ONLY LATERAL LINES PERPENDICULAR TO THE CURB FOR POP-UP SPRAY HEADS ARE ALLOWED WITHIN TWO FEET FROM BACK OF CURB.
  - SEE SHEET L1.02 LANDSCAPE SPECIFICATIONS FOR FURTHER INFORMATION.

**LANDSCAPE MATERIAL**

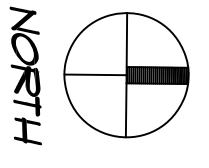
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
<b>TREES</b>						
5	(+)	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIFER, 14'-16' HT. MIN. CONTAINER	AS SHOWN
12	(*)	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIFER, 14'-16' HT. MIN. CONTAINER	AS SHOWN
4	(FP)	FP	FLOWERING PEACH	PRUNUS PERSICA	8'-10' HT. CONTAINER	AS SHOWN
<b>SHRUBS / ORNAMENTAL GRASSES / TURF GRASS</b>						
83	(+)	MB	MENTOR BARBERRY	BERBERIS X MENTORENSIS	5 GAL	AS SHOWN
43	(O)	SAB	SHERWOOD DWARF ABELIA	ABELIA X GRANDIFLORA 'SHERWOOD'	5 GAL	AS SHOWN
42	(*)	SIH	'SNOW' INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'SNOW'	5 GAL	AS SHOWN
18	(C)	C	DWARF CRAPE MYRTLE, 'WHITE'	LAGERSTROEMIA INDICA, 'KIOWA' WHITE	5 GAL	AS SHOWN
TBD	(S.Y.)	S.Y. GRASS	COMMON BERMUDA GRASS CYNODON DACTYLON		SOLIDSOD (SEE SPECS. FOR HYDROMULCH OPTION)	

MEHRDAD HANGAR  
ADDISON AIRPORT  
LEASEHOLD ESTATES TRACT II  
GROUND LEASE #080A-29 ALP #U23  
1.458 ACRES (63,510.5 S.F.)  
HANGAR FACILITY  
4100 WESTGROVE DRIVE  
ADDISON, TEXAS 75001  
CITY PROJECT #2016-14  
OWNER / AFLICANT:  
CENTURIAN AMERICAN DEVELOPMENT GROUP  
1800 VALLEY VIEW LANE STE 300  
FARMERS BRANCH, TX. 75234  
PHONE 469.892-1200  
LANDSCAPE ARCHITECT:  
BRUCE SMITH & ASSOCIATES (BS&A)  
BRUCE SMITH  
748 SWEET GUM DRIVE  
LEWISVILLE, TEXAS 75067  
PHONE 214.356-2709



**PLAN: HANGAR SITE**

SCALE: 1"=20'-0"



**LANDSCAPE TABULATIONS: (ADDISON AIRPORT PROPERTY)**

TOTAL SITE AREA: 1.458 ACRES (63,510.48 S.F.)  
LANDSCAPE AREA REQUIRED: 10% OF 63,510.48 SF = 6,351 SF REQUIRED  
LANDSCAPE AREA PROVIDED: 9,913 SF PROVIDED

ZONING: I-3 INDUSTRIAL

LANDSCAPE BUFFER: 25' LANDSCAPE BUFFER (ADDISON AIRPORT REQUIREMENT) ALONG ALL PUBLIC R.O.W.'S. EXCEEDS THE MINIMUM 20' LANDSCAPE BUFFER AS PER ORDINANCE WITHIN THE LANDSCAPE BUFFER, 1-4" CALIPER SHADE TREE, 14'-16' HT. IS REQUIRED FOR EVERY 30 LF OF R.O.W. FRONTAGE AND SHRUBS PLANTED 3' TO 3.5' ON CENTER DEPENDING ON SPECIES.

ADDISON ROAD FRONTAGE: 281 LF / 30 = 10 TREES, 4" CAL., 14'-16' HT. MIN. REQUIRED.  
10 - TREES, 4" CAL., 14'-16' HT. MIN. PROVIDED  
81 - SHRUBS REQUIRED / 81 SHRUBS PROVIDED

WESTGROVE ROAD FRONTAGE: 196 LF / 30 = 7 TREES, 4" CAL., 14'-16' HT. MIN. REQUIRED.  
7 - TREES, 4" CAL., 14'-16' HT. MIN. PROVIDED  
56 - SHRUBS REQUIRED / 68 SHRUBS PROVIDED

OFF STREET LOADING SCREEN: ALL OFF STREET LOADING AREAS ARE SCREENED FROM VIEW OF PUBLIC R.O.W.'S.

VISIBILITY TRIANGLES: A VISIBILITY TRIANGLE IS OBSERVED AND COMPLIED WITH AT THE ADDISON ROAD & WESTGROVE ROAD INTERSECTION.

PARKING LOT SCREENING: PARKING LOT SPACES ARE SCREENED FROM ALL PUBLIC & PERIMETER VIEWS TO THE EXTEND POSSIBLE.

PARKING LOT LANDSCAPING: TOTAL AREA = 17,492 SF X 5% = 875 SF OF LANDSCAPE AREA REQUIRED  
PARKING LOT LANDSCAPE AREA PROVIDED: 1,131 SF

ADJACENT PROPERTY  
4510 WESTGROVE DRIVE  
EX. BUILDING  
33,351 S.F.  
BLDG. HEIGHT: 28'  
ZONING: PD 85 - 083

ADJACENT PROPERTY  
16445 ADDISON RD.  
EX. BUILDING  
19,906 S.F.  
BLDG. HEIGHT: 25'  
ZONING: I-3  
USAGE: OFFICE WAREHOUSE

AIRPORT HANGAR FACILITY  
17,483 S.F.  
F.F. 643.5

MEHRDAD HANGAR  
ADDISON AIRPORT  
LEASEHOLD ESTATES TRACT II  
GROUND LEASE #080A-29 ALP #U23  
1.458 ACRES (63,510.5 S.F.)

ADDISON ROAD  
(60' R.O.W.)

ACROSS ADDISON RD.  
4820 WESTGROVE DRIVE  
ZONING: A-318  
USAGE: MULTI-FAMILY