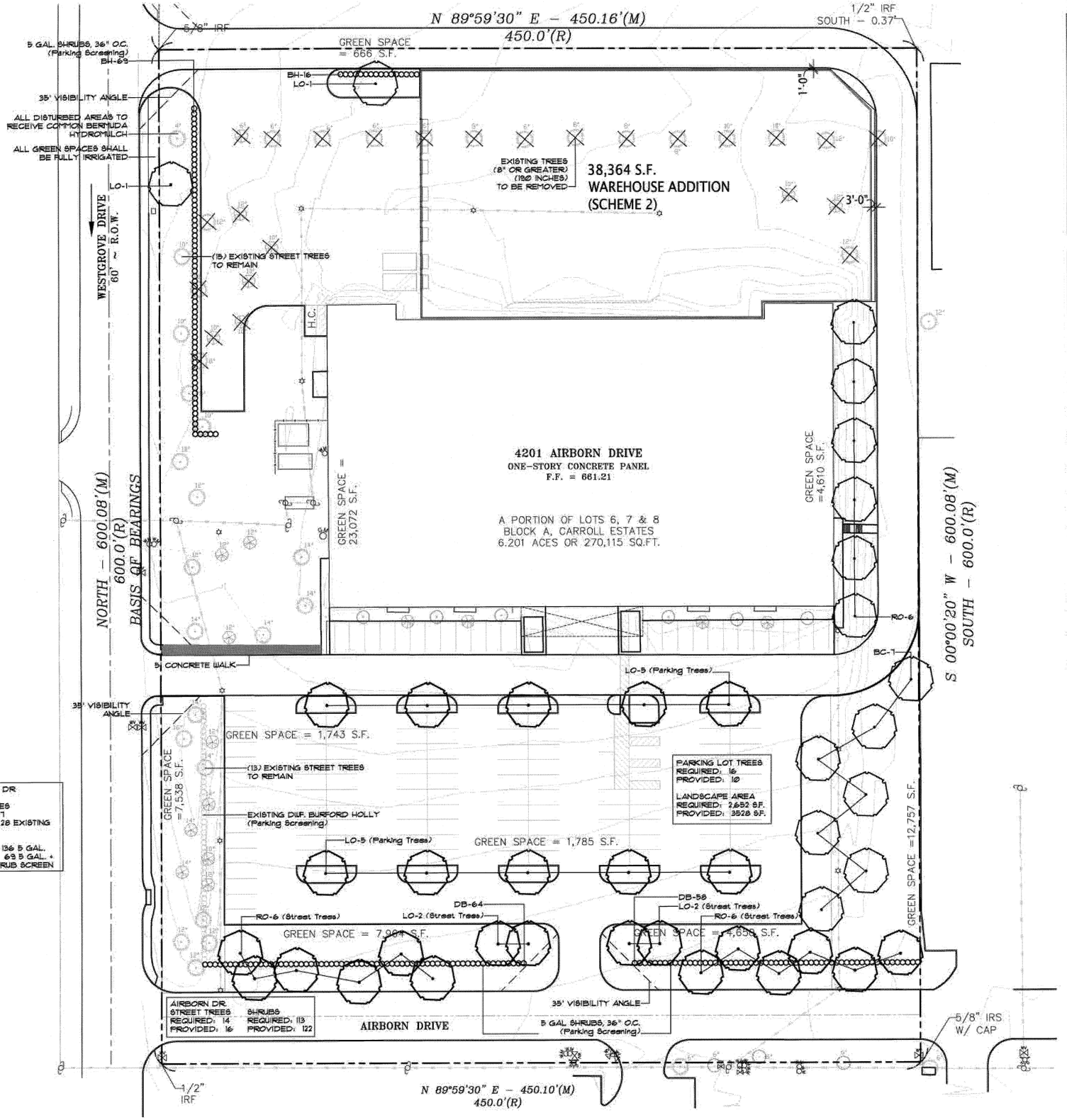

LANDSCAPE REQUIREMENTS
Zoning: Planned Development

LANDSCAPE AREA	20% of Site (257,533 S.F.)	51,506 S.F. REQUIRED	64,785 S.F. PROVIDED
STREET BUFFER		20 FT. REQUIRED	20 FT. PROVIDED
STREET PLANTING (AIRBORN DRIVE) 425 L.F.	1 TREE AND 8 SHRUBS PER 30 L.F. OF STREET FRONTAGE	14 TREES AND 113 SHRUBS REQUIRED	(0) TREES AND (0) SHRUBS EXISTING (16) TREES AND (122) SHRUBS PROVIDED (2 SURPLUS TREES)
STREET PLANTING (WESTGROVE DRIVE) 511 L.F.	1 TREE AND 8 SHRUBS PER 30 L.F. OF STREET FRONTAGE	17 TREES AND 136 SHRUBS REQUIRED	(28) TREES EXISTING TO REMAIN EXISTING BURFOD HOLLY SCREEN (2) TREES AND (69) SHRUBS PROVIDED (11 SURPLUS TO MITIGATION)
OFF STREET LOADING SPACES	SHRUBS SCREEN SHRUBS 36" O.C.	CONTINUOUS HEDGE	CONTINUOUS BURFORD HOLLY HEDGE
PARKING LOT LANDSCAPE	5% OF PARKING AREA (53,052 SF)	2,652 S.F. REQUIRED	3,528 S.F. PROVIDED
PARKING LOT TREES	1 TREE PER 10 SPACES (158 PARKING SPACES)	16 TREES REQUIRED	(10) SHADE TREES PROVIDED
PARKING LOT SCREENING	ENTIRE LENGTH OF PARKING LOT SCREENED FROM PUBLIC STREET	3 FT. HIGH CONTINUOUS HEDGE REQUIRED	PROVIDE WITH DWF. BURFORD HOLLY TO BE MAINTAINED AT 3' HT
EXISTING TREE PRESERVATION & REMOVAL	INCH PRESERVED: 316 INCH REMOVED: 226 INCH TO REPLACE: 190	REPLACE 190 INCHES (48 TREES)	PROVIDED: (11) EXISTING OVER REQ. (41) ADDITIONAL TREES PROPOSED

Plant Material List

Symbol	Quant.	Common Name	Botanical Name	Size	Remarks
BC	7	Bald Cypress	Taxodium distichum	4" Cal	14'-16' ht.
LO	16	Live Oak	Quercus virginiana	4" Cal	14'-16' ht.
RO	18	Shumard Red Oak	Quercus shumardii	4" Cal	14'-16' ht.
BH	85	Burford Holly	Ilex cornuta 'Burfordi'	5 Gal.	Full plant
DB	122	Dwarf Burford Holly	Ilex cornuta 'Burfordi nana'	5 Gal.	Full plant

PLANTING NOTES:

1. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional expense to Owner.
2. Backfill tree and shrub pits with one part compost as manufactured by Living Earth Technology Co. and two parts existing soil, conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
3. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
4. All plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
5. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in the Contractors liability to relocate materials at not additional expense to Owner.
6. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Professional Bedding Soil as manufactured by Living Earth Technology Co. and rototill to a depth of 12 inches producing a homogeneous mixture.
8. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from the edge of paving, walls and other structures.
9. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or
10. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by the irrigation system. Provide supplemental watering as required until issued final acceptance by Landscape Architect. Locate trees 4 feet minimum from walls, headers, property lines and other trees within the project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in the Contractor's liability to relocate trees at no additional expense to Owner.
11. Stake tree(s) immediately upon installation and within the same day as planted.
12. Mulch planting beds and tree pits with shredded pine bark mulch.
13. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
14. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in the Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
15. Provide full service maintenance of landscape within project scope for a period of two (2) months, 60 calendar days, from the date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at no additional expense to Owner.
16. All landscape areas to be watered by an automatic landscape irrigation system.
17. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such material or plants not part of the landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similiar variety and size.

OWNER INFORMATION:
KALISHER PROPERTIES, LTD.
4201 AIRBORN DRIVE
ADDISON, TEXAS 75001

SITE IRRIGATION
IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR WITH ALL THE APPROPRIATE SENSORS AND TIMERS

LANDSCAPE ARCHITECT
MEEKS DESIGN GROUP, INC.
HERB MEEKS
1100 CENTENNIAL BLVD #270
DALLAS, TX 75081

SITE ADDRESS
4201 AIRBORN DRIVE
ADDISON, TEXAS

KEY

- EXISTING LIVE OAK TO REMAIN
- EXISTING RED OAK TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED 4" CALIPER TREE
- PROPOSED SHRUBS SPACED 36" O.C.

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

PROJECT NAME BEST PRESS
PROJECT NUMBER KIS-0801
REVISIONS

BEST PRESS
ADDISON, TEXAS

PROJECT NAME
BEST PRESS
ADDISON, TEXAS

MEEKS DESIGN GROUP
1100 CENTENNIAL BLVD. #270
RICHARDSON, TEXAS 75081
(972)690-7474
FAX (972)690-7878

TITLE	CITY SUBMITTAL
DATE	02/26/08
SCALE	1"= 30'-0"
SHEET	L1.01