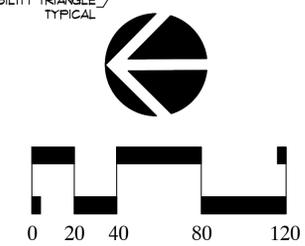


VICINITY MAP  
N.T.S.

LEGEND

- CANOPY TREE  
3" CALIFER
- ORNAMENTAL TREE  
6' HEIGHT MINIMUM
- SHRUB  
5 GALLON
- RETAINING WALL
- ISLAND LANDSCAPING
- PEDESTRIAN WALK
- CONCRETE PAVERS

REFERENCE SHEET 2LS FOR NOTES,  
TABULATIONS, AND TYPICAL  
BUILDING PLANTING PLAN



PREPARED FOR:  
TONTI PROPERTIES  
4943 WESTGROVE DRIVE  
SUITE 100  
DALLAS, TEXAS 75248  
912.164.0811  
CONTACT: DAVID SUKENIK

PREPARED BY:  
ENVIRO DESIGN  
1424 GREENVILLE AVENUE  
SUITE 200  
DALLAS, TEXAS 75231  
214.981.3010  
CONTACT: DICK ARTHUR



REVISIONS

NO.	DATE	DESCRIPTION

GLADE PARKS SOUTH URBAN LOFTS  
TONTI PROPERTIES  
EULESS, TEXAS

SCALE  
1" = 40'-0"

DATE  
23 FEB 2015

TITLE  
LANDSCAPE  
PLAN

SHEET  
1LS OF 2



REVISIONS

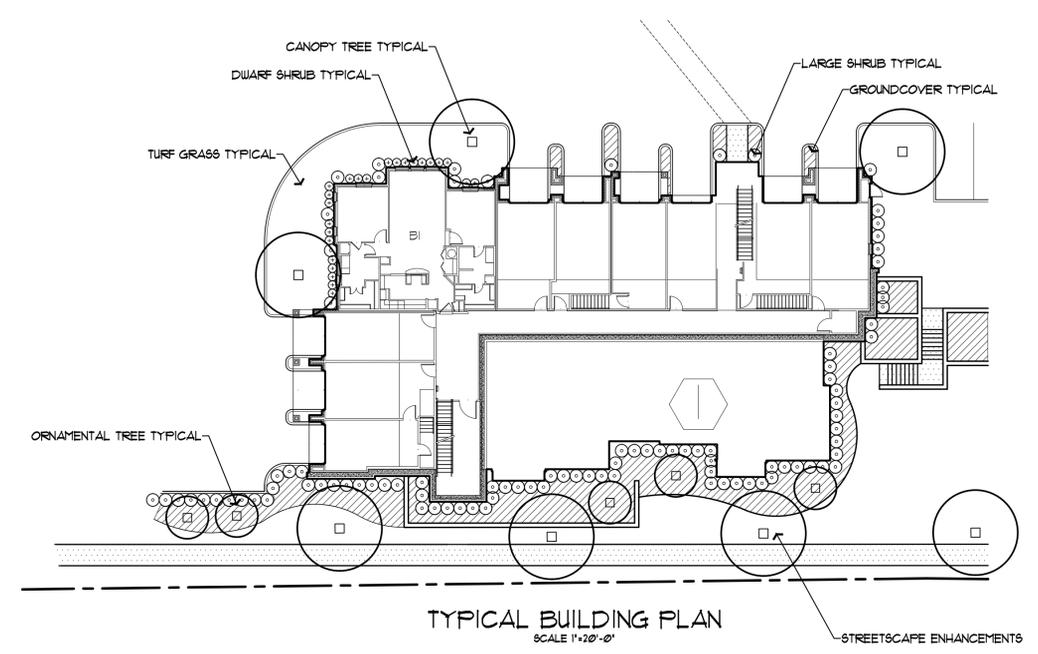
GLADE PARKS SOUTH URBAN LOFTS  
TONTI PROPERTIES  
EULESS, TEXAS

SCALE  
1" = 40'-0"

DATE  
23 FEB 2015

TITLE  
LANDSCAPE PLAN

SHEET  
2LS OF 2



TYPICAL BUILDING PLAN  
SCALE 1/4"=1'-0"

**TABULATIONS (GLADE PARKS SOUTH PD - URBAN RESIDENTIAL TRACT)**

SITE AREA (15.25 ACRES)	664,334 SF.
OPEN SPACE (41% +/-)	275,000 SF.
DESIGN STANDARDS	
ENHANCED VEHICULAR PAVEMENT (CONCRETE PAVERS)	PROVIDED
PEDESTRIAN FACILITY (POOL & GARDEN COURTYARDS)	PROVIDED
PARKING LOT	
TREES REQUIRED (1 PER 20' PARKING SPACES)	9
180' PARKING SPACES/20' = 9 TREES	
TREES PROVIDED	15
ISLAND LANDSCAPING REQUIRED (60 SF. PER 15 SPACES)	120 SF.
176' PARKING SPACES/ 15' = 11.73 (12)	
12 x 60' = 720 SF.	
LANDSCAPING PROVIDED	4,335 SF.
STREETYARD (42,208 SF.)	
LANDSCAPE AREA REQUIRED (15%)	6,331 SF.
42,208 SF. x 15% = 6,331 SF.	
LANDSCAPE AREA PROVIDED (21%)	34,104 SF.
TREES REQUIRED (10 TREES + 1 PER 2,000 SQ. FT. OVER 10,000 SQ. FT.)	22
34,104 SF. - 10,000 SF. = 24,104 SF./ 2,000 SF. = 12.05 + 10 = 22.05 TREES	
TREES PROVIDED	24
SHRUBS REQUIRED (30 SHRUBS + 1 PER 100 SF. OVER 1500 SF.)	78
6,331 SF. - 1500 SF. = 4,831 SF./100' = 48.31 + 30 = 78.31 SHRUBS	
SHRUBS PROVIDED	78 +
GROUNDCOVER REQUIRED (150 SF. + 5% OF REQUIRED OVER 1500 SF.)	392 SF.
6,331 SF. - 1500 SF. = 4,831 SF. x 5% = 241.55 + 150 = 391.55 SF.	
GROUNDCOVER PROVIDED	400 SF. +

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. Adjustments to system will limit overspray onto adjacent roadway and conserve water to the greatest extent possible. A rain sensing device and a freeze sensor will be part of the system.
2. Additional plant material may be installed on site by Owner in accordance with the City of Euless landscape standards. Material specified on this plan is to meet minimum City of Euless Unified Development Code Article VII and Glade Parks PD requirements.
3. All plant material shall be maintained by Owner in a neat, 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, wheelstops 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 shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermudagrass, Buffalo grass or St. Augustine grass lawn areas, unless noted otherwise.
8. All trees are to be located, whenever possible, outside sanitary sewer and utility easements.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades. General intent is to be met.
11. Landscaping shall not be placed or located to obstruct any emergency equipment (fire hydrants) and sprinkler system controls, nor shall landscaping be placed in a manner to obstruct emergency ingress/egress access to the building.
12. Swimming pools shall be fenced per requirements of City of Euless and State of Texas building code. The fence shall be a minimum of four feet height, be constructed of masonry or tubular steel and be equipped with self-closing and self latching gates.
13. Irrigation controller to have a smart port to allow for remote control input.
14. Irrigation controller needs to have a hard line for phone installed. No cellular system.
15. Rain/Freeze sensor in place of solar sync.
16. Irrigation system to have double check valves rather than Pressure Vacuum Breaker (PVB).
17. Irrigation system to have no stacking of pipe. System to have dirt between pipes.
18. Run 2 extra wires to last valve for future use or bad wire.
19. At each valve, install an isolation ball valve to cut main line supply to the valve.

PLANT LIST

- CANOPY TREE - 3" caliper minimum (80 total)
  - Live Oak (*Quercus virginiana*), Cedar Elm (*Ulmus crassifolia*), Shumard Red Oak (*Quercus shumardii*), Sweet Gum (*Liquidambar styraciflua* - male species), Chinese Pistachio (*Pistachia chinensis* - male species), Bur Oak (*Quercus macrocarpa*), Lacebark Elm (*Ulmus parvifolia*), Bald Cypress (*Taxodium distichum*), Southern Magnolia (*Magnolia grandiflora*).
- SMALL TREE - 6' height minimum (42 total)
  - Eastern Redbud (*Cercis canadensis*), Yaupon Holly (*Ilex vomitoria*), Deciduous Holly (*Ilex decidua*), Eastern Red Cedar (*Juniperus virginiana*), Pond Cypress (*Taxodium ascendens*), Crape Myrtle (*Lagerstroemia indica*), East Palatka Holly (*Ilex x attenuata* 'East Palatka'), Wax Myrtle (*Myrica cerifera*).
- SHRUBS - 5 gallon minimum
  - Compact Elaeagnus (*Elaeagnus macrophylla* 'Ebbert'), Nellie R. Steven's Holly (*Ilex x Nellie R. Steven's*), Variegated Privet (*Ligustrum lucidum* 'Variegata'), Abelia (*Abelia grandiflora*), Clayera, (*Clayera japonica*), Nandina (*Nandina domestica*), Podocarpus (*Podocarpus macrophylla*), Burford Holly (*Ilex cornuta* 'Burfordii'), Foster Holly (*Ilex x attenuata* 'Foster'), Soft Yucca (*Yucca gloriosa*), Red Yucca (*Hesperaloe parviflora*), Flowering Quince (*Chionodoxa 'Texas Scarlet'*), Forsythia (*Forsythia intermedia*), Japanese Barberry (*Berberis thunbergii*), Pampas Grass (*Cordisteria allcockii*), Sea Green Juniper (*Juniperus chinensis* 'Sea Green'), Tam Juniper (*Juniperus sabina* 'Tam'), Texas Sage (*Leucophyllum frutescens* 'nana'), Indian Hawthorn (*Raphiolepis indica*).
- GROUNDCOVERS - 4' POT MINIMUM
  - Asian Jasmine (*Trachelopernum asiaticum*), Euonymus Coloratus (*Euonymus fortunei* 'coloratus'), Juniper Species (*Juniperus horizontalis*), Mondo Grass (*Ophiopogon japonicus*), Monkey Grass (*Liriope muscari*), Vinca (*Vinca minor*).

