

TOTAL LANDSCAPE AREA PROVIDED:	251, 015 SF
TREES PROVIDED:	405 TREES
SHRUBS PROVIDED:	1008 SHRUBS

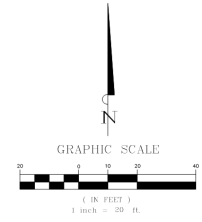


CASE NO: S190204

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SHEET NUMBER  
**L-1.0**



**EBANISTER**  
ENGINEERING  
240 North Mitchell Road | Mansfield, TX 76083 | 817.842.2041 | 817.842.2095 fax  
REGISTRATION # F-10595 (TEXAS)

**ROBINSON APARTMENTS**  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN

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SHEET NUMBER  
**L-1.1**



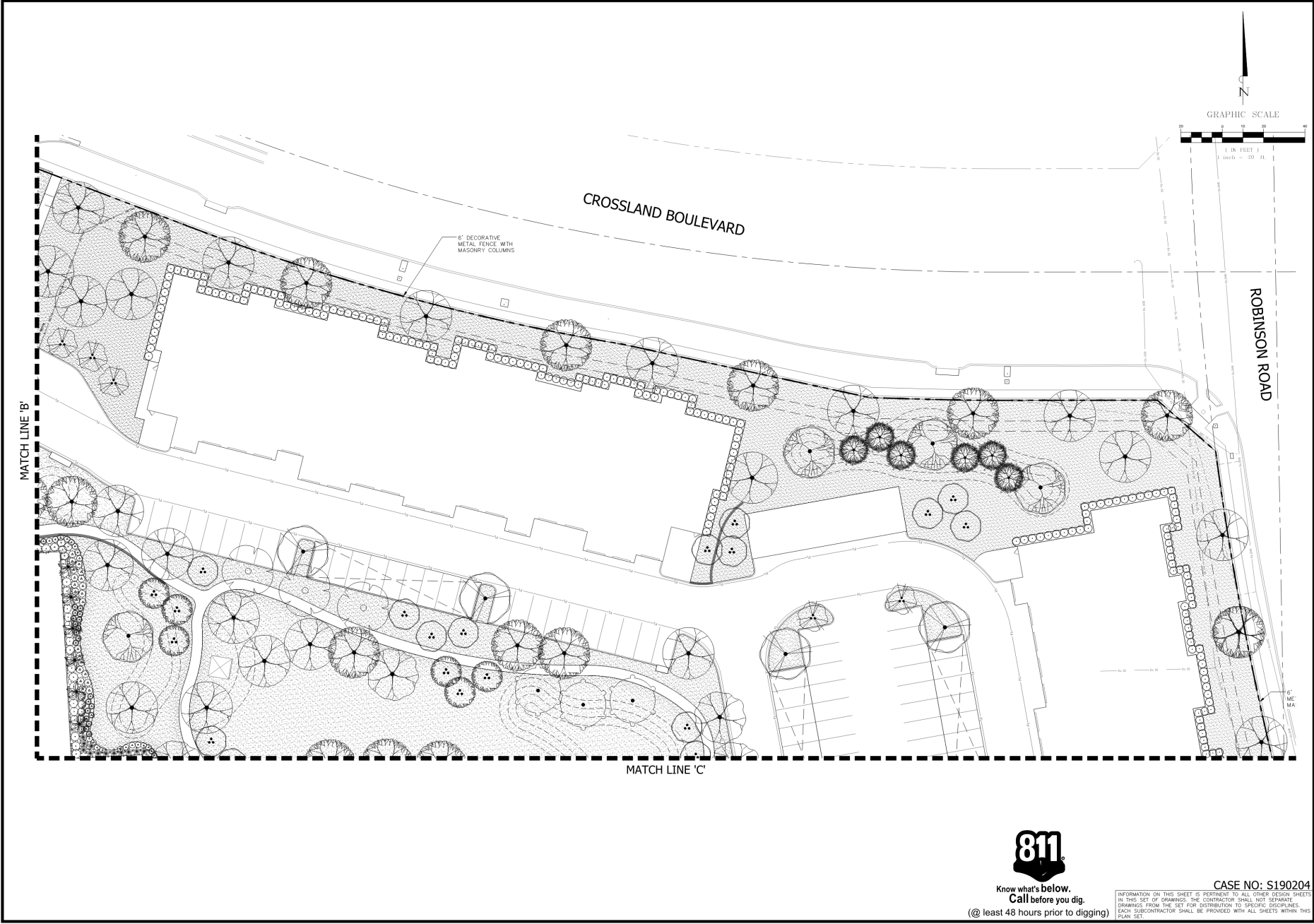
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File: B:\Clients\116 (Academia Corporation)\116-16-002 (161 of Forum Rd Tract - 09)\Cadd\Sheet Set\L-1-0 Landscape Plan.dwg    Date Plotted: 1/18/2019 9:47 AM    Plotted By: drow



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No.	Date	Revision	Description

PROJECT NO.: 116-18-05

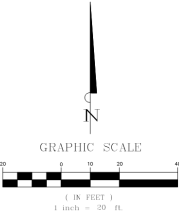
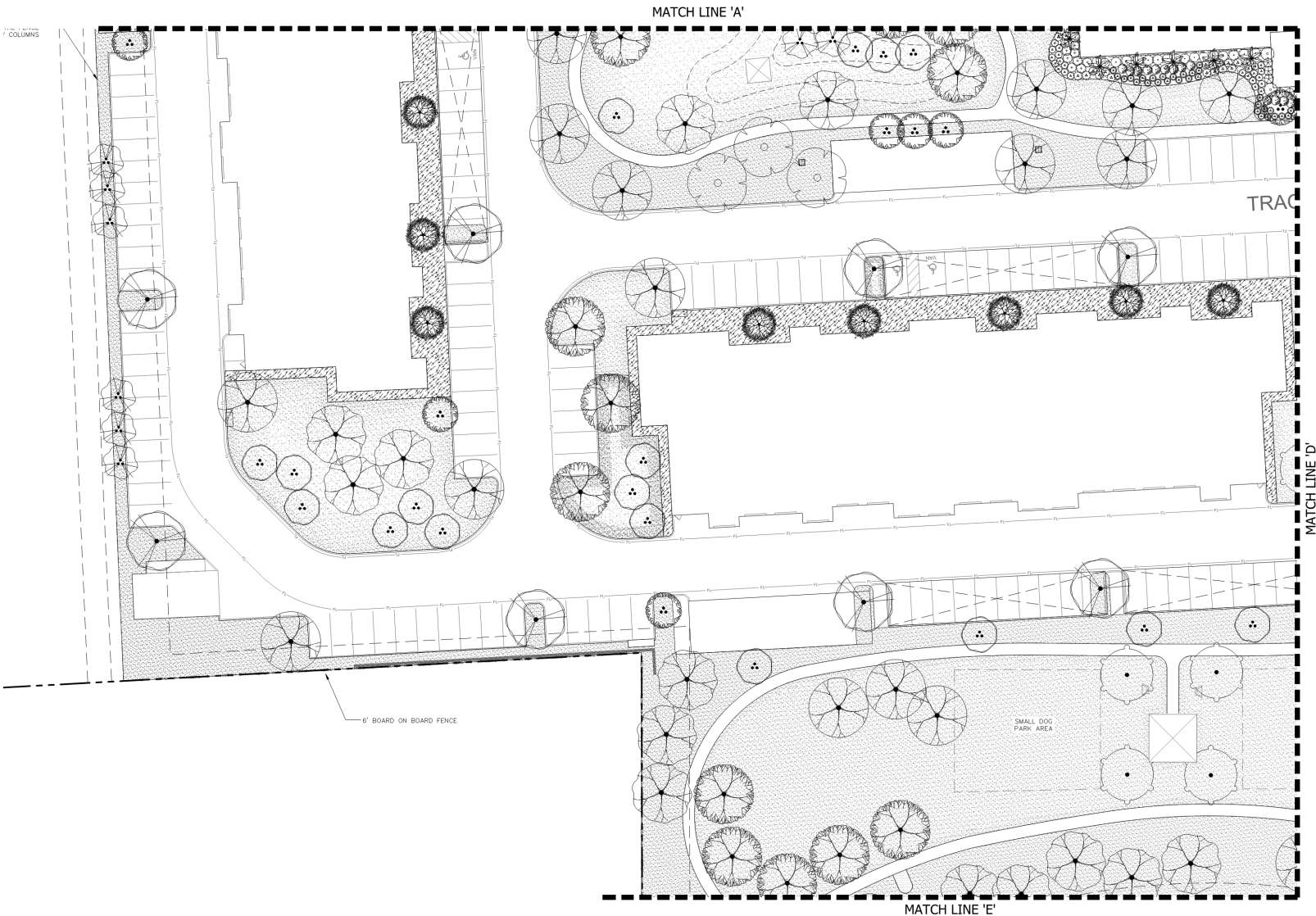
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SHEET NUMBER  
**L-1.2**

ROBINSON APARTMENTS  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

**LANDSCAPE PLAN**

**BANNISTER**  
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REGISTRATION # F-10599 (TEXAS)



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ROBINSON APARTMENTS  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

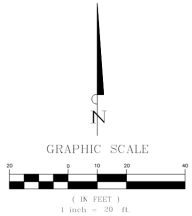
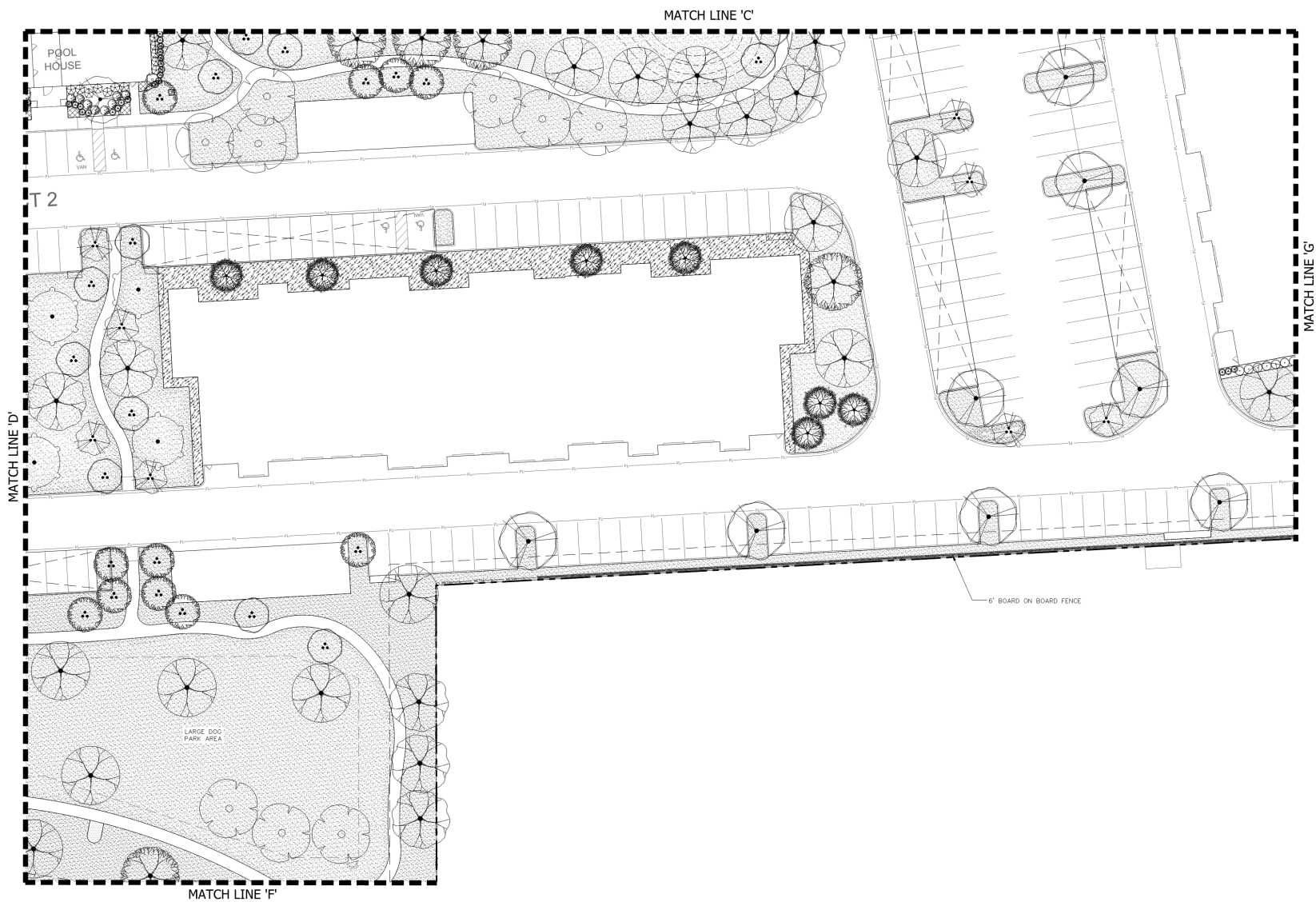
LANDSCAPE PLAN

No.	Date	Revision	Description



SHEET NUMBER  
L-1.3





**BANNISTER**  
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260 North Main Street | Independence, TX 79060 | 817.462.2094 | 817.462.2095 fax  
REGISTRATION # F-10599 (TEXAS)

ROBINSON APARTMENTS  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN

No.	Date	Revised Description

PROJECT NO. 116-18-05

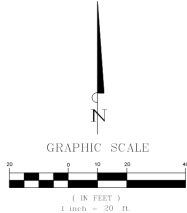
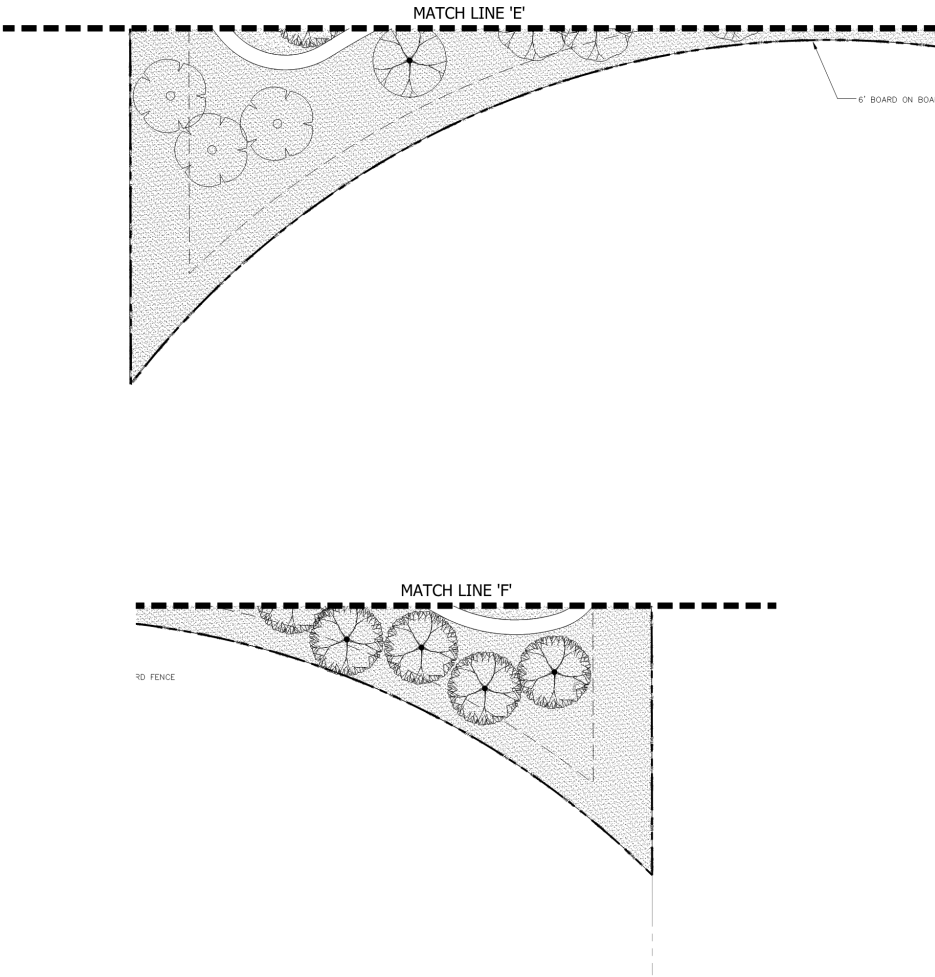


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SHEET NUMBER  
**L-1.4**



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ROBINSON APARTMENTS'  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

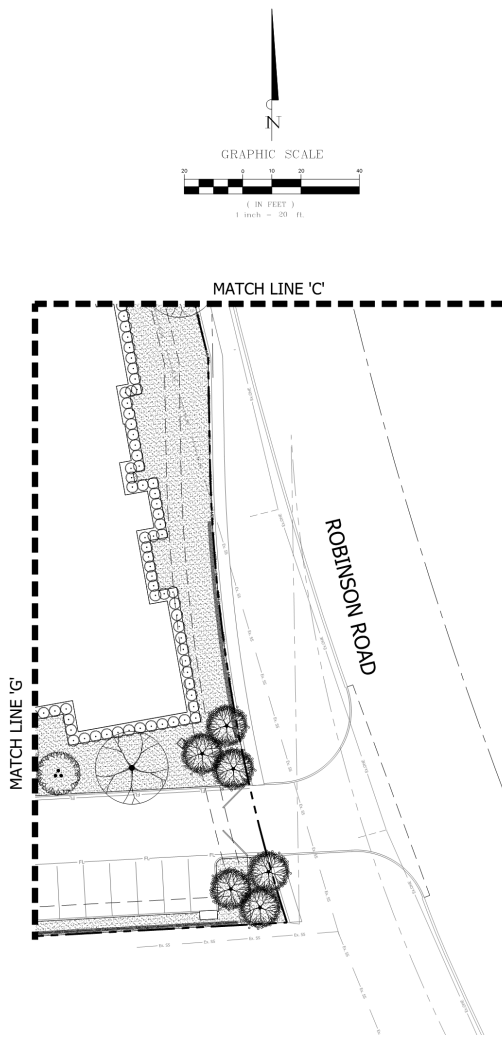
LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NUMBER  
**L-1.5**





PLANT_SCHEDULE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
	1	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud	30 GAL	3"	6'-8"	Full, Matching, Symmetrical
	48	Lagerstroemia indica 'Tuscarora' / Crape Myrtle	30 GAL	3"	6'-8"	Full, Matching, Symmetrical
	29	Lagerstroemia x 'Natchez' / Crape Myrtle	30 GAL	3"	6'-8"	Full, Matching, Symmetrical
	50	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	30 GAL	3"	6'-8"	Full, Matching, Symmetrical
	25	Pinus taeda / Loblolly Pine	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	25	Platanus chinensis / Chinese Platanus	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	8	Platanus mexicana / Mexican Sycamore	65 GAL	4"	12'-14'	Full, Matching, Symmetrical
	40	Quercus shumardi / Shumard Red Oak	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	74	Quercus virginiana / Southern Live Oak	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	14	Taxodium distichum / Bald Cypress	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	19	Trachycarpus fortunei / Windmill Palm	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	21	Ulmus crassifolia / Cedar Elm	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	51	Vitex agnus-castus / Chaste Tree	30 GAL	3"	6'-8"	Full, Matching, Symmetrical
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	48	Hesperaloe parviflora / Red Yucca	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	271	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	17	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	15 GAL	48" HT	PER PLAN	Full, Matching, Symmetrical
	12	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	128	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	6	Leucophyllum frutescens 'Silverado' / Texas Sage	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	90	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	30	Loropetalum chinense 'Purple Diamond' / Fringe Flower	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	174	Muhlenbergia capillaris / Pink Muhly	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	102	Nandina domestica 'Fire Power' / Firepower Nandina	5 GAL	16" HT	PER PLAN	Full, Matching, Symmetrical
	273	Nassella tenuissima 'Pony Tails' / Mexican Feather Grass	1 GAL	12" HT	PER PLAN	Full, Matching, Symmetrical
	12	Pennisetum glaucoides 'Hornet' / Hornet Dwarf Fountain Grass	1 GAL	12" HT	PER PLAN	Full, Matching, Symmetrical
	55	Perovskia atriplicifolia / Russian Sage	1 GAL	18" HT	PER PLAN	Full, Matching, Symmetrical
	23	Rhododendron x 'Robles' / Autumn Lilac Encore Azalea	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	97	Rosa shrub 'Wickimoridoh' / Top Gun Rose	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
	69	Salvia farinacea / Mealy Blue Sage	1 GAL	12" HT	PER PLAN	Full, Matching, Symmetrical
	113	Salvia greggii / Autumn Sage	1 GAL	12" HT	PER PLAN	Full, Matching, Symmetrical
	10	Spiraea x 'bumalda' 'Anthony Waterer' / Anthony Waterer Spiraea	5 GAL	24" HT	PER PLAN	Full, Matching, Symmetrical
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
		Foundation Plantings (Typ.)	5 GAL	24" HT	36" O.C.	Full, Matching, Symmetrical
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	Per Plan	Cynodon dactylon 'Tif 419' / Bermuda Grass	Sod or Seed Per City Allowance			
	Per Plan	Decomposed Granite DG	3" Compacted depth w/ permeable weed mat staked to grade			
	1,587	Euonymus coloratus / Purple Wintercreeper	1 Gal., 18" O.C., triangular spacing			
	Per Plan	River Rock	3'-8" Colorado river rock w/ permeable weed mat staked to grade			
	3,060	Seasonal Annua	4" pots, 8" O.C., Triangular Spacing			



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ROBINSON APARTMENTS  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN

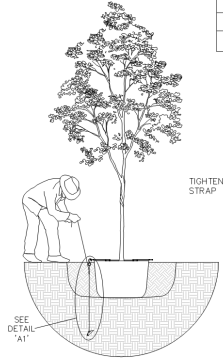
No.	Date	Revision Description



SHEET NUMBER  
L-1.6

GENERAL NOTES:

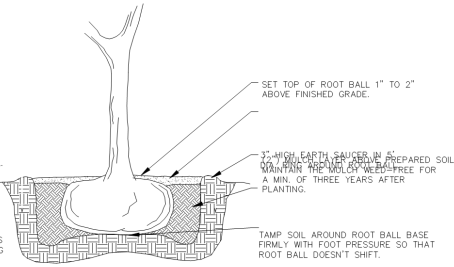
1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of "American Standard for Nursery Stock."
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of  $\frac{3}{4}$ " or larger stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Fine Shredded Native Hardwood mulch.
13. Provide  $\frac{3}{4}$ " thick x 6" ht. green in color steel edge between all plant beds and lawn areas unless indicated differently on plans. Steel edging shall be tamped or set flush with adjacent sod/ planter bed at finish grade.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved 100% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.



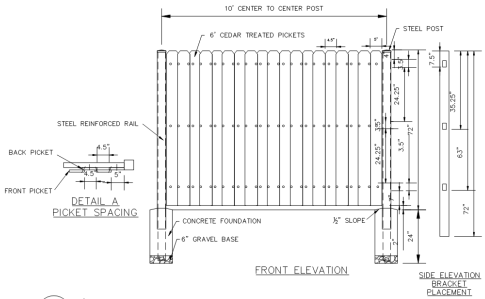
A TREE STAKING DETAIL

NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 6" INTO PLANTING HOLE.



B TREE PLANTING DETAIL



C 6" BOARD ON BOARD FENCE

STEP 1:

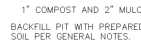
- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

STEP 2:

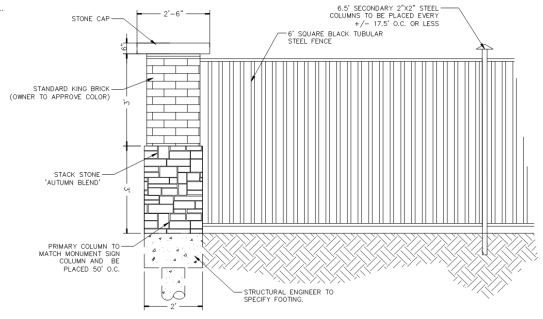
- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the u-68 anchor, or 6" to 7" for the u-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.



D SHRUB PLANTING DETAIL



E DECORATIVE METAL FENCE W/ MASONRY COLUMN



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ROBINSON APARTMENTS  
HIGHWAY 161 AND FORUM BOULEVARD  
GRAND PRAIRIE, TEXAS

LANDSCAPE NOTES

No.	Date	Revision	Description



SHEET NUMBER  
**L-1.7**