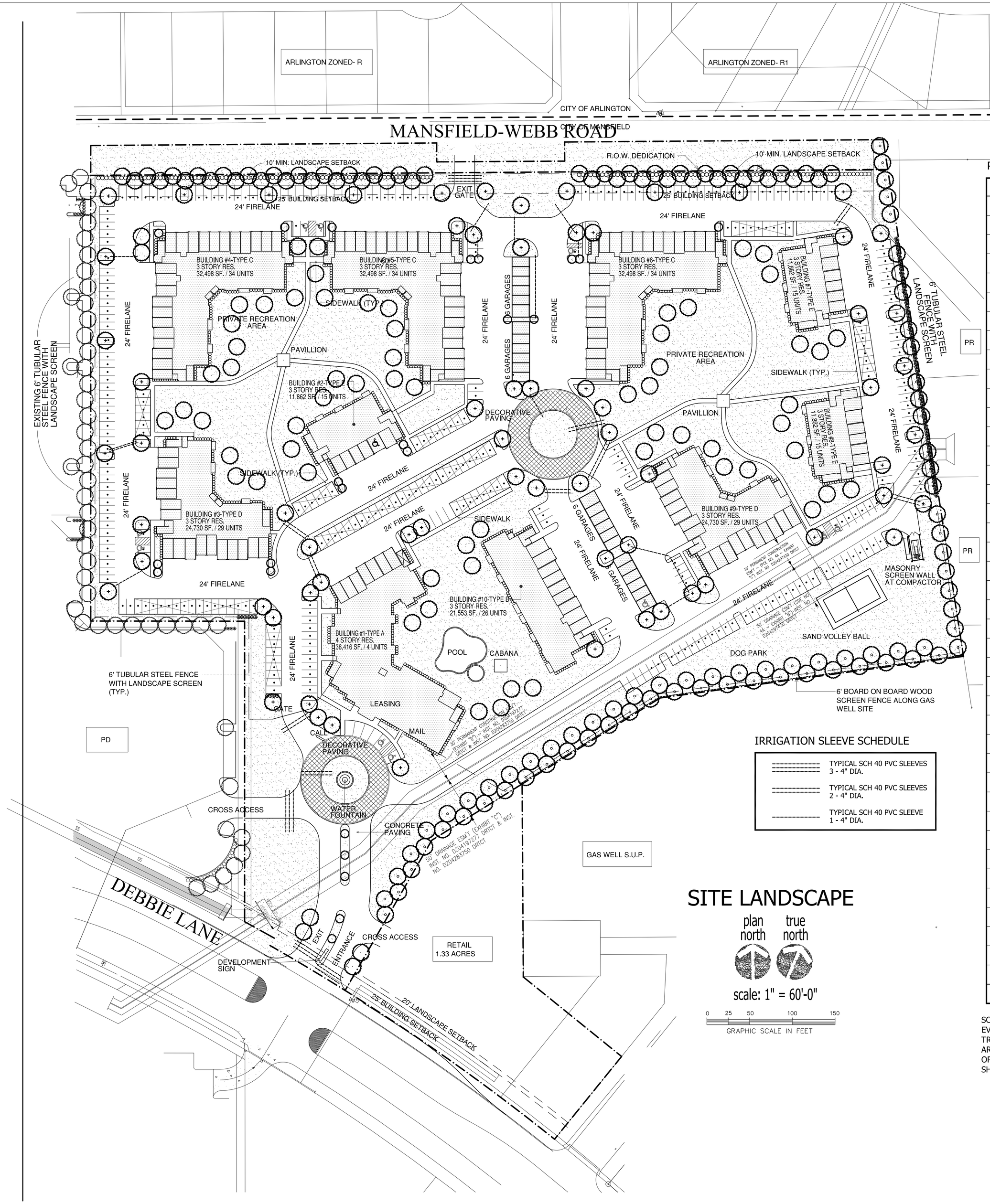


SITE LANDSCAPE

plan north — true north

scale: 1" = 60'-0"

0 25 50 100 150

GRAPHIC SCALE IN FEET

IRRIGATION SLEEVE SCHEDULE

----------	TYPICAL SCH 40 PVC SLEEVES 3 - 4" DIA.
----------	TYPICAL SCH 40 PVC SLEEVES 2 - 4" DIA.
----------	TYPICAL SCH 40 PVC SLEEVE 1 - 4" DIA.

PRELIMINARY PLANT MATRIX

MATERIAL	SIZE	TYPICAL STREET TREE MIN. 3.5" CALIPER	TYPICAL INTERNAL PARKING TREE MIN. 3.5" CALIPER	TYPICAL SIDE BUFFER TREE MIN. 3.5" CALIPER	TYPICAL COMMUNITY SPACE TREE MIN. 3.5" CALIPER	TYPICAL ORNAMENTAL TREE MIN. 30 GALLON	TYP. LARGE ORNAMENTAL SHRUB MIN. 15 GALLON	TYP. PARKING PERIMETER SCREEN MIN. 5 GALLON	TYPICAL INTERNAL LANDSCAPING common area turf, shrubs, groundcover
LIVE OAK QUERCUS VIRGINIANA	3.5" CAL.	■	■	■	■				
BURR OAK QUERCUS MACROCARPA	3.5" CAL.	■		■	■				
SHUMARD OAK QUERCUS SHUMARDI	3.5" CAL.	■	■	■	■				
CHINESE PISTACHE PISTACIA CHINENSIS	3.5" CAL.		■		■				
BALD CYPRESS TAXODIUM DISTICHUM	3.5" CAL.	■		■	■				
CEDAR ELM ULMUS CRASSIFOLIA	3.5" CAL.			■					
LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS	3.5" CAL.	■	■		■				
OCTOBER GLORY MAPLE ACER RUBRUM 'OCTOBER GLORY'	3.5" CAL.	■	■	■	■				
CRAPE MYRTLE LAGERSTROEMIA INDICA	30 GAL.					■			
WAX MYRTLE MYRICA CERIFERA	30 GAL.					■			
LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	30 GAL.					■			
DESERT WILLOW CHILOPSIS LINEARIS	30 GAL.					■			
MEXICAN PLUM PRUNUS MEXICANIA	30 GAL.					■			
WAX MYRTLE MYRICA CERIFERA	15 GAL.						■		
FOSTER HOLLY ILEX x ATTENUATA 'FOSTERI'	15 GAL.						■		
NR STEVENS HOLLY ILEX x 'NELLIE R. STEVENS'	15 GAL.						■		
ZEBRA GRASS MISCANTHUS SINENSIS 'ZEBRINUS'	5 GAL.							■	
MAIDEN GRASS MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL.							■	
MISCANTHUS MISCANTHUS SINENSIS 'MORNING LIGHT'	5 GAL.							■	
NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT'	5 GAL.							■	
LOROPETALUM LOROPETALUM CHINENSIS	5 GAL.							■	
RED YUCCA HESPERALOE PARVIFOLIA	5 GAL.								■
SOFT LEAF YUCCA YUCCA GLORIOSA	5 GAL.								■
TURK'S CAP MALVAVISCUS DRUMMONDII	5 GAL.								■
OAKLEAF HYDRANGEA HYDRANGEA QUERCIFOLIA	5 GAL.								■
AM. BEAUTYBEERRY HYDRANGEA QUERCIFOLIA	5 GAL.								■
INDIAN HAWTHORN RAPHIOLEPIS INDICA 'CLARA'	5 GAL.								■
KNOCKOUT ROSE ROSA x RADRAZZ	5 GAL.								■
DWF BURFORD HOLLY ILEX CORNUTA 'BURFORDI' NANA	3 GAL.								■
DWF YAUPON HOLLY ILEX VOMITORIA 'NANA'	3 GAL.								■
GULF MUHLY MUHLENBERGIA LINDHEIMERI	3 GAL.								■
GULF STREAM NANDINA NANDINA DOMESTICA 'GULF STREAM'	3 GAL.								■
SALVIA SALVIA GREGGII	3 GAL.								■
HAMELN GRASS PENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL.								■
MEXICAN FEATHERGRASS NASSELLA TENUISSIMA	1 GAL.								■
DAYLILLY HEMEROCALLIS SP. (ORANGE/YELLOW MIX)	1 GAL.								■
HORSETAIL REED EQUISETUM HYEMALE	1 GAL.								■
GIANT LIRIOPE LIRIOPE GIGANTIA	1 GAL.								■
GREEN LIRIOPE LIRIOPE MUSCARI	1 GAL.								■
VARIEGATED LIRIOPE LIRIOPE SPICATA 'SILVER DRAGON'	1 GAL.								■
ASIAN JASMINE TRACHELOSPERUM ASIATICUM	1 GAL.								■
ANNUALS TO BE DETERMINED	4" POT								■

SCREENING NOTE:
EVERGREEN SHRUBS SHALL BE PLANTED AROUND HVAC UNITS, METERS, TRANSFORMERS, AND OTHER UTILITY UNITS; TRASH CONTAINERS, REFUSE OR RECYCLING STORAGE FACITILIES; POOL EQUIPMENT OR SERVICE AREAS, AS WELL AS AROUND AND ADJACENT TO THE SCREENING WALLS REQUIRED BY SECTION 7301 OF THE MANSFIELD ZONING ORDINANCE. OPENINGS OR ACCESS TO THE EQUIPMENT SHALL NOT BE OBSTRUCTED. THE HEIGHT OF THE SHURBS REQUIRED HEREIN SHALL NOT BE LESS THAN THE HEIGHT OF THE METERS BEING SCREENED.

CITY LANDSCAPE REQUIREMENTS

STREET LANDSCAPE SETBACK

DEBBIE LANE
1 CANOPY TREE PER 40 LIN. FT.
$\frac{142'}{40}$ =4 CANOPY TREES REQUIRED
4 CANOPY TREES PROPOSED (located along site entrance drive)

MANSFIELD WEBB ROAD
1 CANOPY TREE PER 40 LIN. FT.
1 ORNAMENTAL TREE PER 40 LIN. FT.
$\frac{927'}{40}$ = 23 CANOPY TREES REQUIRED
23 CANOPY TREES PROPOSED
$\frac{927'}{40}$ = 23 ORNAMENTAL TREES REQUIRED
23 CANOPY TREES PROPOSED

PARKING LOT PERIMETER LANDSCAPING

MIN. 3' HT. (AT MATURITY) PARKING SCREEN w/ NATIVE/ADAPTED, LOW WATER-USE EVERGREEN SHRUB OR ORNAMENTAL GRASS

PROVIDED ALONG: MANSFIELD WEEB FRONTAGE

PARKING LOT INTERNAL LANDSCAPING

1 CANOPY TREE PER 10 PARKING SPACES

230 SURFACE PARKING SPACES
100 CARPORT PARKING SPACES
330 TOTAL SPACES

$\frac{330}{10}$ = 33 CANOPY TREES REQUIRED
64 CANOPY TREE PROPOSED

SIDE BUFFERYARD LANDSCAPING

EAST PROPERTY LINE REQUIREMENTS:
6' HT. TUBULAR STEEL FENCE
1 CANOPY TREE PER 25 LF
$\frac{612'}{25}$ = 24 CANOPY TREES REQUIRED
24 CANOPY TREES PROPOSED
6' HT. STEEL FENCE PROPOSED

SOUTHEAST PROPERTY LINE REQUIREMENTS:
6' HT. WOOD SCREEN FENCE
1 CANOPY TREE PER 25 LF
$\frac{786'}{25}$ = 32 CANOPY TREES REQUIRED
51 CANOPY TREES PROPOSED
6' HT. WOOD SCREEN FENCE PROPOSED

WEST PROPERTY LINE REQUIREMENTS:
UTILIZING PHASE ONE FOLLOWING:
EXISTING 6' TUBULAR STEEL FENCE
EXISTING CANOPY TREES AND SCREEN SHRUBS

LANDSCAPE NOTES

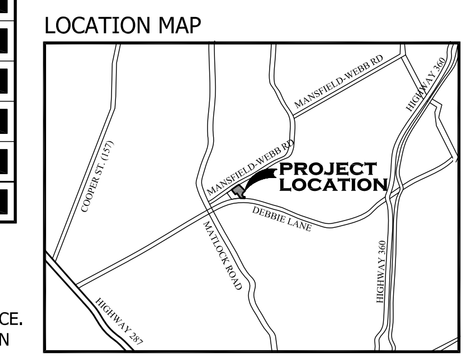
IRRIGATION

ALL LANDSCAPE AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, UTILIZING DRIP TUBING AND OTHER LOW WATER-USE MATERIALS AND TECHNIQUES AS DESIGN ALLOWS. THE SYSTEM WILL BE EQUIPPED WITH RAIN STAT AND FREEZE SENSOR, AS WELL AS PROGRAMMABLE CONTROLLER.

LANDSCAPE MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEEP FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILIAR VARIETY AND SIZE.

LOCATION MAP



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REGISTERED LANDSCAPE ARCHITECT
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1132
STATE OF TEXAS

REVISIONS

PIAZZA at VILLAS di LUCCA

272 APARTMENTS IN MANSFIELD, TEXAS
CARLETON RESIDENTIAL PROPERTIES

REVIEW PRINTS NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

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DATE
11-18-13

PROJECT
13143

SHEET NUMBER
D-2

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