

ISSUES:

① 02-02-24 CITY SUBMITTAL

② 03-21-24 CITY RE-SUBMITTAL

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REVISIONS:

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CLIENT:

BURGESS & NIPLÉ
 3 SUGAR CREEK CENTER BLVD.
 SUITE 610
 SUGARLAND, TX 77478

VILLAGE GREEN RESIDENCE
 MANSFIELD, TEXAS

mgt
 landscape architects
 MECKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
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ISSUE FOR REVIEW

VILLAGE GREEN RESIDENCE

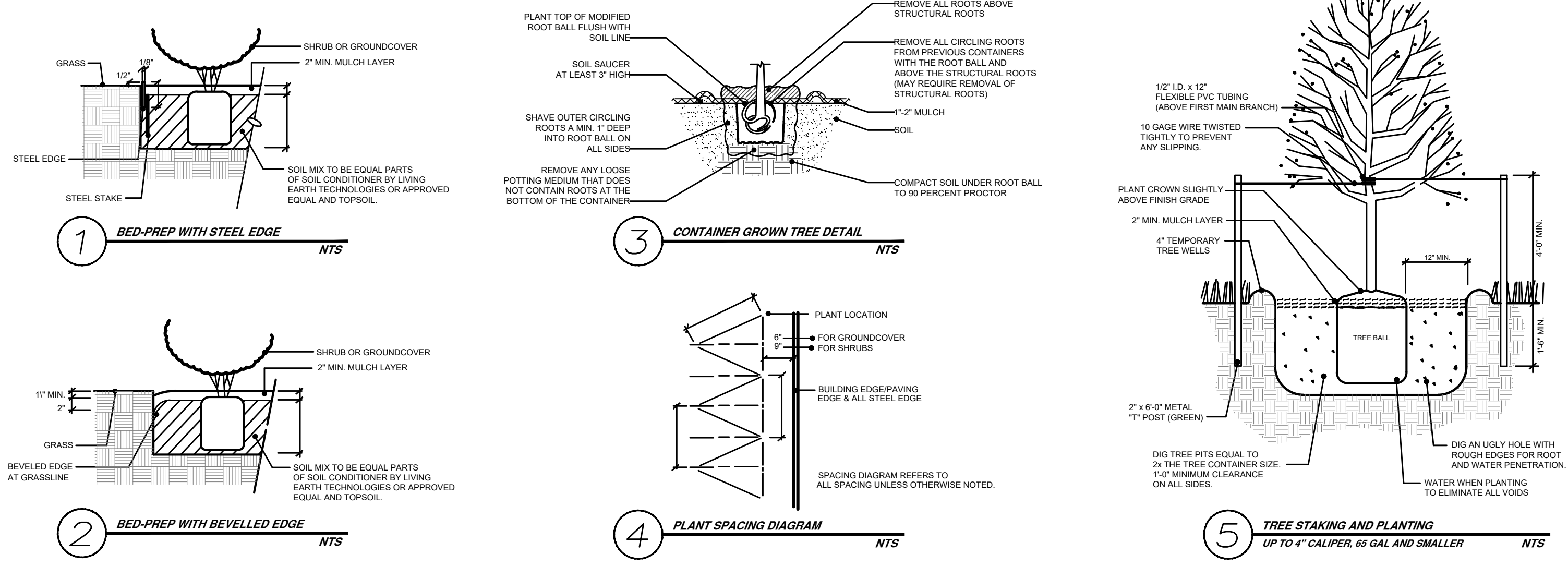
MANSFIELD, TEXAS

JOB NUMBER: FTP-2401

LANDSCAPE PLAN (CITY REQ'S)

LP0.01-D1

SUMMARY PLANT LEGEND					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	REMARKS
SHADE TREES					
LE	Lacebark Elm	Ulmus parvifolia	7	3" Cal.	12'-14' Ht.
LO	Texas Live Oak	Quercus fusiformis	6	3" Cal.	12'-14' Ht.
RO	Shumard Red Oak	Quercus shumardii	11	3" Cal.	12'-14' Ht.
RC	Eastern Red Cedar	Juniperus virginiana	13	3" Cal.	6'-8' Ht.
ORNAMENTAL TREES					
WM	Wax Myrtle	Myrica cerifera	4	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
RB	Redbud	Cercis canadensis	3	Multi-trunk, 3-5 canes, min. 1" cal. per cane	6'-8' Ht.
SHRUBS (3'+ Height)					
DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	8	3 Gal.	15" Min. Ht., 12" Min. Spread, 36" O.C.
MU	Miscanthus sinensis	Maiden Grass	68	3 Gal.	15" Min. Ht., 12" Min. Spread, 36" O.C.
SG	Miscanthus sinensis	Maiden Grass	130	3 Gal.	15" Min. Ht., 12" Min. Spread, 36" O.C.
SHRUB-LIKE GRASS AND GROUNDCOVERS					
SS	Bermuda Sod	Cynadon Dactylon	48,205 SF		Solid Sod
RR	River Rock	Brown/earth tone 1.5"-3" dia.	1,779 SF		Min. 4" depth., install over filter fabric/weed barrier



LANDSCAPE REQUIREMENTS
 GROSS SITE AREA: 136,465 SF (3.13 ACRES)

Summary Chart - Buffer Yards/Setbacks							
Location of Buffer Yard or Setback	Required/Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North (Street Frontage)(Woodcrest Ln.)	Required	288'	25' Setback	7.2			
	Provided		25'+ Setback	8			
East (Buffer Yard)	Required	326'	BY20	13.04			SW8
	Provided		BY20	13			SW8
South (Buffer yard)	Required	351'	BY10*		14		N/A
	Provided		BY10*		14		N/A
West (Street Frontage)	Required	473'	25' Setback	11.8			
	Provided		25'+ Setback	12			

*Tree plantings are reduced by 50%. When plantings are reduced, trees must be staggered between properties.

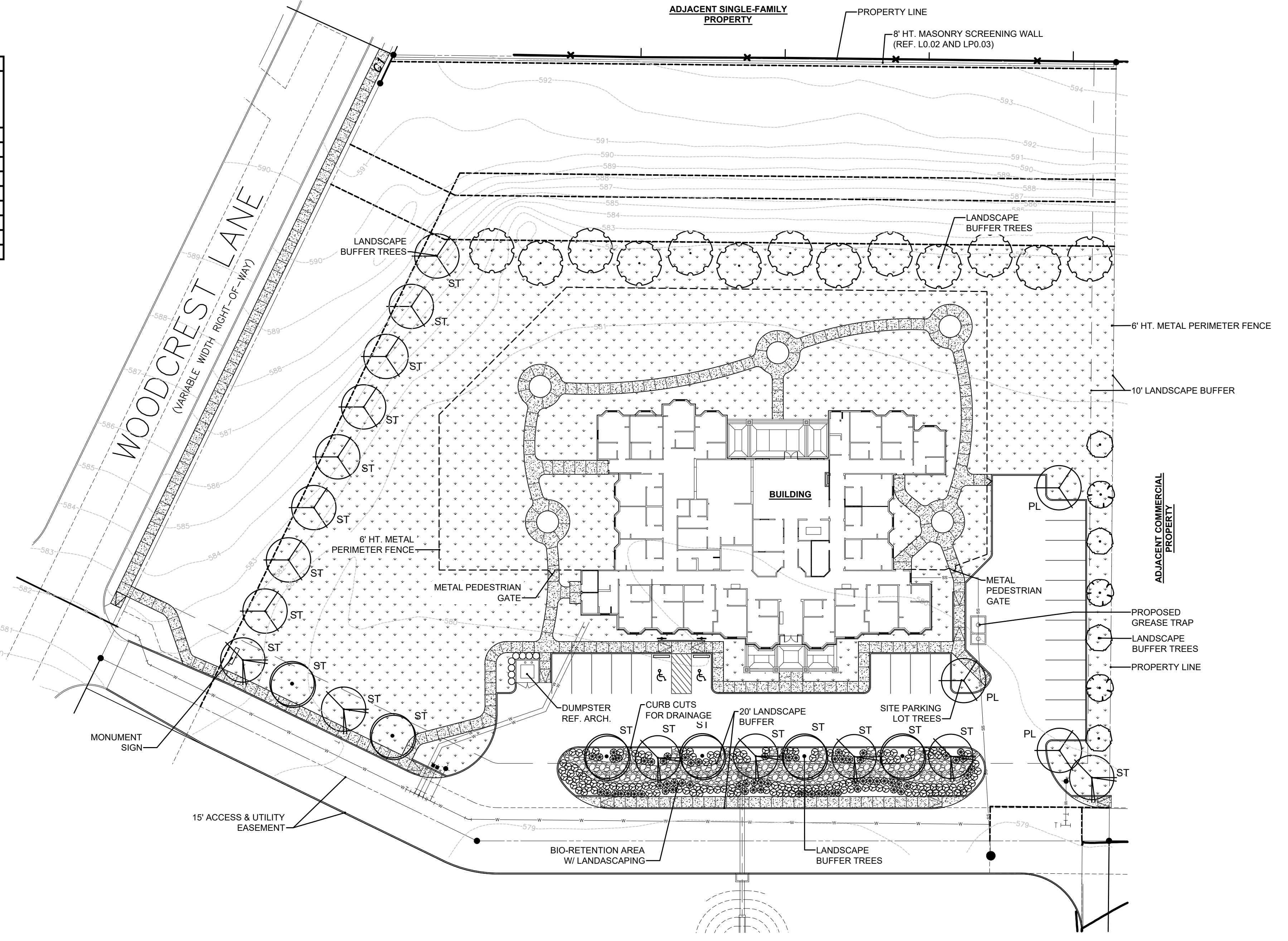
Summary Chart - Interior Parking Lot Landscaping		
Total Parking Spaces	23	
23 / 10 = 2.3 Required Trees	4 Trees Provided	

Summary Chart - Interior Landscape				TREE LEGEND/DESIGNATION
Lot Size	Landscape Area (in Sq. Ft.)	% of Landscape Area		
Required 136,465	13,646	10%		PL = PARKING LOT TREE
Provided 49,984	49,984	36%		ST = STREET TREE

IRRIGATION REQUIREMENTS

A PERMANENTLY INSTALLED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE TOTAL WATER COVERAGE TO ALL PLANT MATERIALS INSTALLED PURSUANT TO THE 2009 TCEQ IRRIGATION CODE. ALL PLANTING AREAS TO BE IRRIGATED WITH DRIP SYSTEM. IRRIGATED SYSTEM TO BE DESIGNED BY LICENSED IRRIGATION DESIGNER. IRRIGATION SYSTEM WILL HAVE FREEZE SENSOR AND RAIN SENSOR.

- TYPICAL PLANTING NOTES**
- ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDDED/SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDDED/SODDED.
 - THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
 - STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.



CASE #: DS#24-002

LANDSCAPE PLAN (CITY REQ'S)

SCALE: 1"=30'-0"

0 30 60
 GRAPHIC SCALE IN FEET

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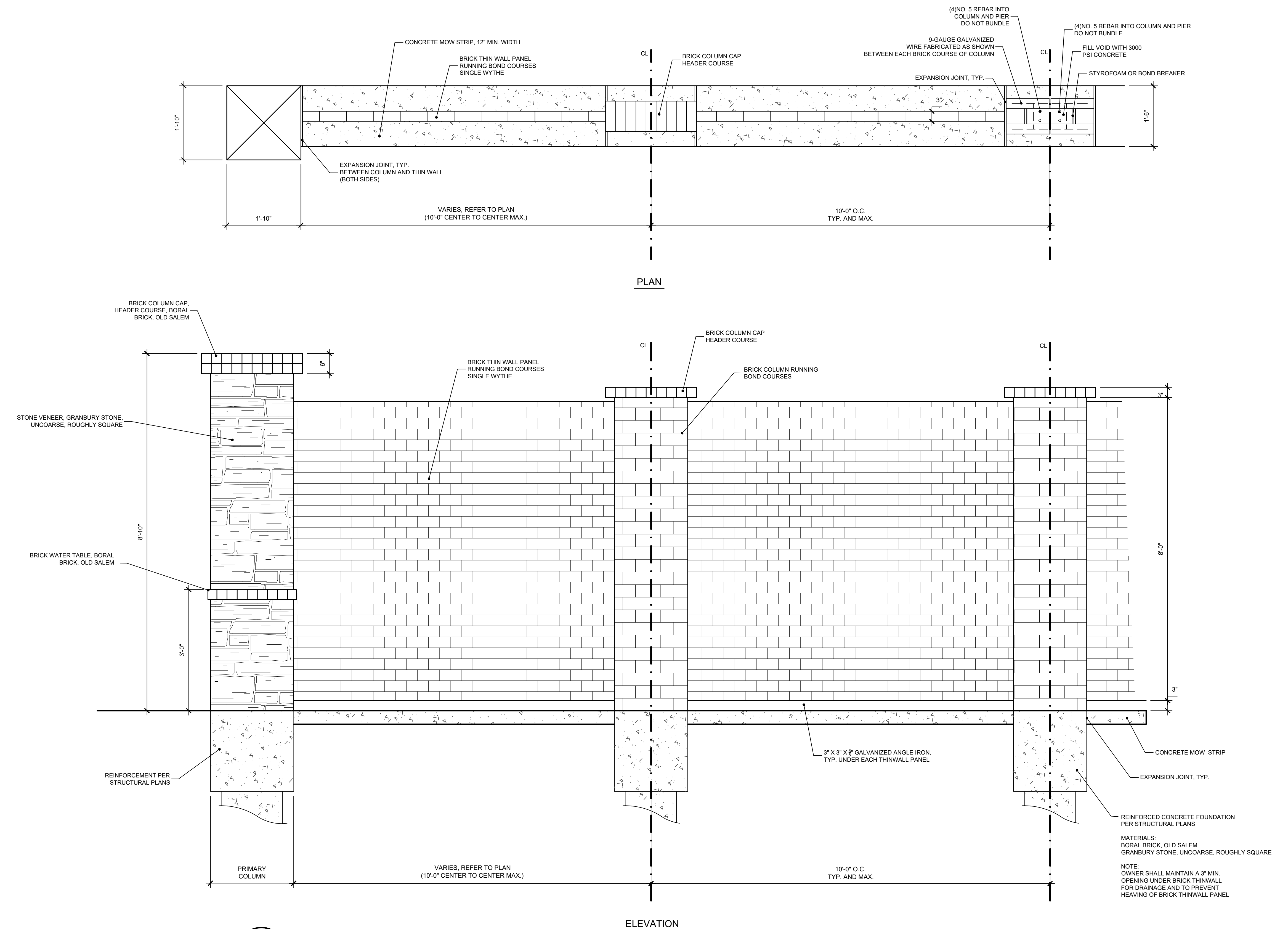
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1 BRICK THIN WALL ELEVATION
 SCALE: 1"=3'-4"-0"

CASE #: DS#24-002

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LANDSCAPE PLAN
 (CITY DETAILS)

LP0.02-D2