

BUILDING LOT AREAS:

	BUILDING 1						BUILDING 2						BUILDING 3						BUILDING 4						**REFERENCE CONCEPT PLAN [SHEET A0.00] FOR SQUARE FOOTAGE AND ACREAGE OF LOTS 1X, 2X, 9X, 10X, 20X, AND 37X						
	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20	UNIT 21	UNIT 22	UNIT 23	UNIT 24		UNIT 25	UNIT 26	UNIT 27	UNIT 28	UNIT 29	UNIT 30
LOT AREA (SF)	1,126 SF	1,111 SF	1,111 SF	1,111 SF	1,111 SF	1,126 SF	1,043 SF	1,033 SF	1,030 SF	1,018 SF	1,116 SF	1,025 SF	1,026 SF	1,017 SF	1,208 SF	953 SF	940 SF	940 SF	940 SF	1,022 SF	940 SF	940 SF	953 SF	953 SF	940 SF	940 SF	940 SF	940 SF	940 SF	940 SF	953 SF
LOT AREA (ACRE)	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE
UNIT AREA (SF)	2,100 SF	2,058 SF	2,071 SF	2,058 SF	2,071 SF	2,087 SF	2,087 SF	2,058 SF	2,058 SF	2,058 SF	2,252 SF	2,058 SF	2,058 SF	2,058 SF	2,495 SF	2,144 SF	2,115 SF	2,116 SF	2,116 SF	2,288 SF	2,116 SF	2,116 SF	2,146 SF	2,144 SF	2,116 SF	2,116 SF	2,116 SF	2,116 SF	2,116 SF	2,116 SF	2,145 SF

**SITE PLAN INFORMATION**

**ZONING:** PD [PLANNED DEVELOPMENT DISTRICT]  
PD ORD. NO. 022-08, CASE #1856-Z

**SITE AREA:** 1.8039 ACRES [78,564 SF]

**BUILDINGS:** 4 TOTAL

**PROPOSED USE:** TOWN HOMES

**DWELLING UNITS:** 31 TOTAL

**NUMBER OF BEDROOMS PER UNIT:** 3 TOTAL

**MINIMUM SETBACKS:**

FRONT YARD: NONE  
SIDE YARD: NONE  
REAR YARD: NONE  
PERIMETER SETBACK: 5'-0", FRONT YARDS FACING BELTWAY DRIVE  
PERIMETER SETBACK: 10'-0", FRONT YARDS FACING GREENBELT PARK  
PERIMETER SETBACK: 65'-0", WESTERN BOUNDARY OF DEVELOPMENT TO UNITS FACING GREENBELT BUFFER

**BUILDING GROSS SQUARE FOOTAGE AND HEIGHT:**

BUILDING 1	15,501 SF	41'-9 1/4" HIGH (3 LEVELS TOTAL)
BUILDING 2	23,809 SF	41'-9 1/4" HIGH (3 LEVELS TOTAL)
BUILDING 3	21,257 SF	41'-9 1/4" HIGH (3 LEVELS TOTAL)
BUILDING 4	21,017 SF	41'-9 1/4" HIGH (3 LEVELS TOTAL)

**PARKING DATA:**

TENANT PARKING: 2 TOTAL PER UNIT [2-CAR GARAGE]  
GUEST PARKING: 0.5 PARKING SPACES / UNIT REQUIRED [15.5] 18 PROVIDED

**OPEN SPACE AREA:**

GREENBELT PARK DEDICATION	9,330 SF
GREENBELT PARK HOA EASEMENT	897 SF
RESERVE PARK, PRIVATE OPEN SPACE	5,537 SF (INCLUDING SIDEWALKS & PAVILION)
LANDSCAPE [EXCLUDING SIDEWALKS AND PAVILION]	18,000 SF
LANDSCAPE [INCLUDING SIDEWALKS AND PAVILION]	19,270 SF

**TOTAL:**

19,270 SF
19,270 SF / 78,564 SF
= 24.5% OF SITE IS LANDSCAPE
18,000 SF
18,000 SF / 78,564 SF
= 23% OF SITE IS PERMEABLE

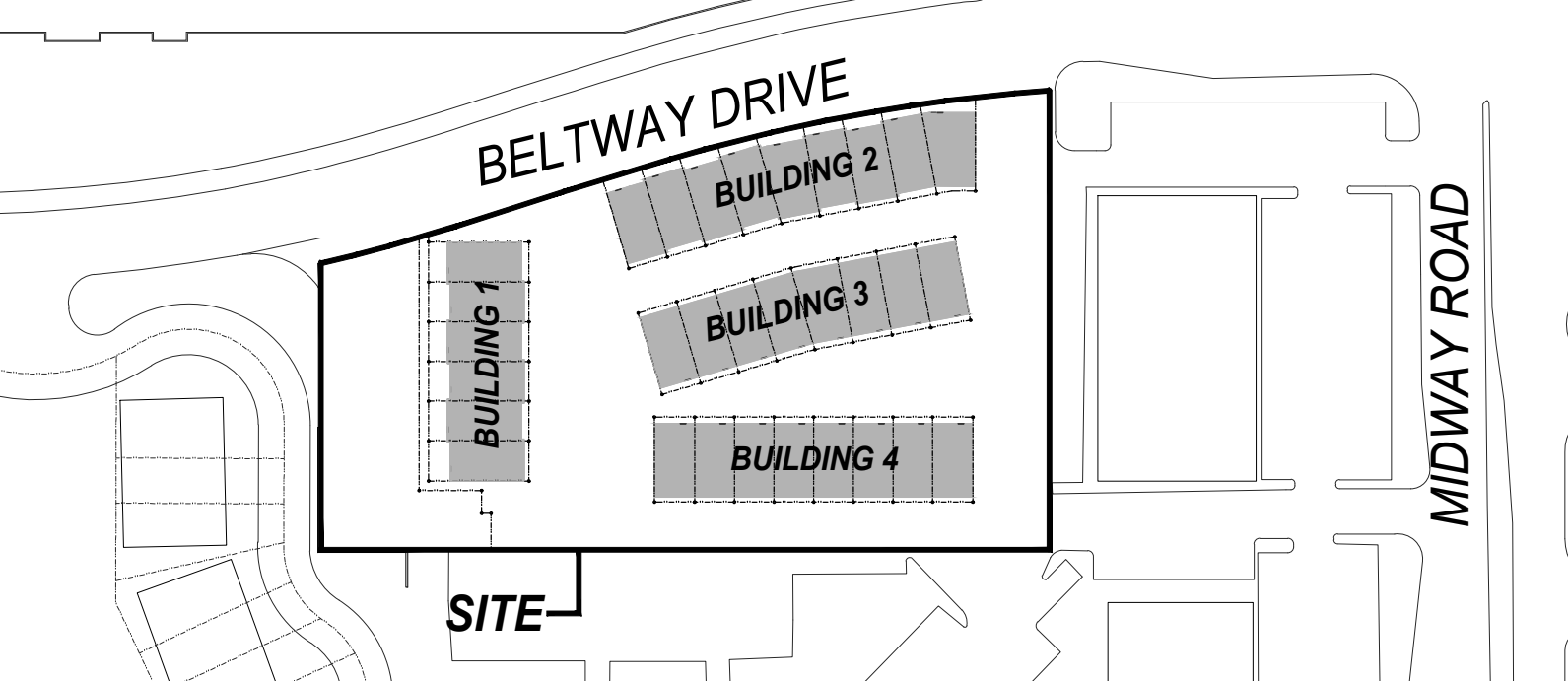
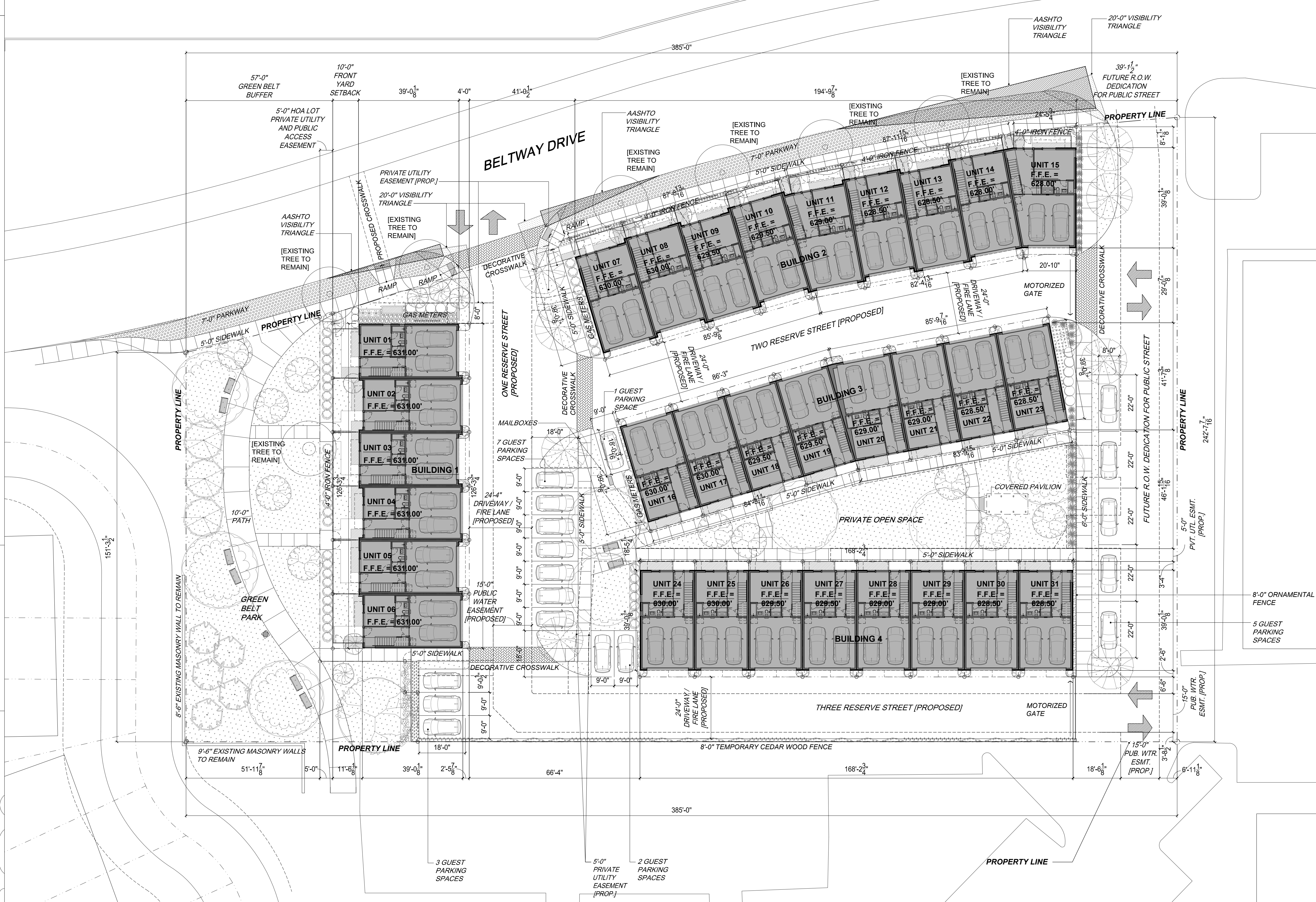
**SQUARE FOOTAGE OF IMPERVIOUS SURFACE:** 32,230 SF

**SITE PLAN NOTES:**

- ANY REVISION TO THIS PLAN WILL REQUIRE TOWN APPROVAL AND WILL REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
- OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- BUILDINGS WITH AN AGGREGATE SUM OF 500 SQUARE FEET OR GREATER ON A LOT SHALL HAVE AUTOMATIC FIRE SPRINKLERS INSTALLED THROUGHOUT ALL STRUCTURES. ALTERNATIVE FIRE PROTECTION MEASURES MAY BE APPROVED BY THE FIRE DEPARTMENT.
- ALL SIGNAGE IS SUBJECT TO TOWN APPROVAL.
- ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING INSPECTION DIVISION APPROVAL.

THIS PLAN CONFORMS WITH DESIGN STANDARDS INCLUDED IN THE TOWN OF ADDISON TRANSPORTATION PLAN, WATER SYSTEM REQUIREMENTS, WASTE WATER SYSTEM REQUIREMENTS, AND DRAINAGE CRITERIA MANUAL.

\*\*REFERENCE LANDSCAPE PLAN FOR MORE INFORMATION REGARDING LANDSCAPE ELEMENTS.



SCALE: 1" = 100'-0" VICINITY MAP 02 SCALE: 1" = 20'-0" CASE NO. 1856-Z SITE PLAN 01

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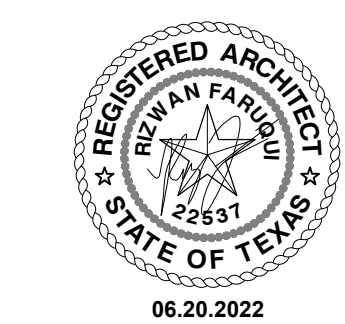
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Date: 06.20.2022  
08.01.2022  
08.31.2022  
09.14.2022

Issue: **SITE PLAN REVIEW PACKAGE**  
REVISION 01  
REVISION 02  
REVISION 03

**THOMAS L. CHENOWETH SURVEY,**  
ABSTRACT NO. 273  
TOWN PROJECT NO. 1856-Z



**ADDISON RESERVE**  
**31-UNIT MULTIFAMILY DEVELOPMENT**  
4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
LOTS 1-37/ BLOCK A, 1.8039 ACRES [SITE ACREAGE]  
A1.00



LEGEND

PHASE 1 - DEMOLITION AND SITE INFRASTRUCTURE

1A: SITE INFRASTRUCTURE  
[EASEMENTS, UTILITY + SERVICE LINES]

1B: PAVING

PHASE 2 - CONSTRUCTION OF BUILDINGS

2A: BUILDING 1

2B: BUILDING 4

2C: BUILDING 3

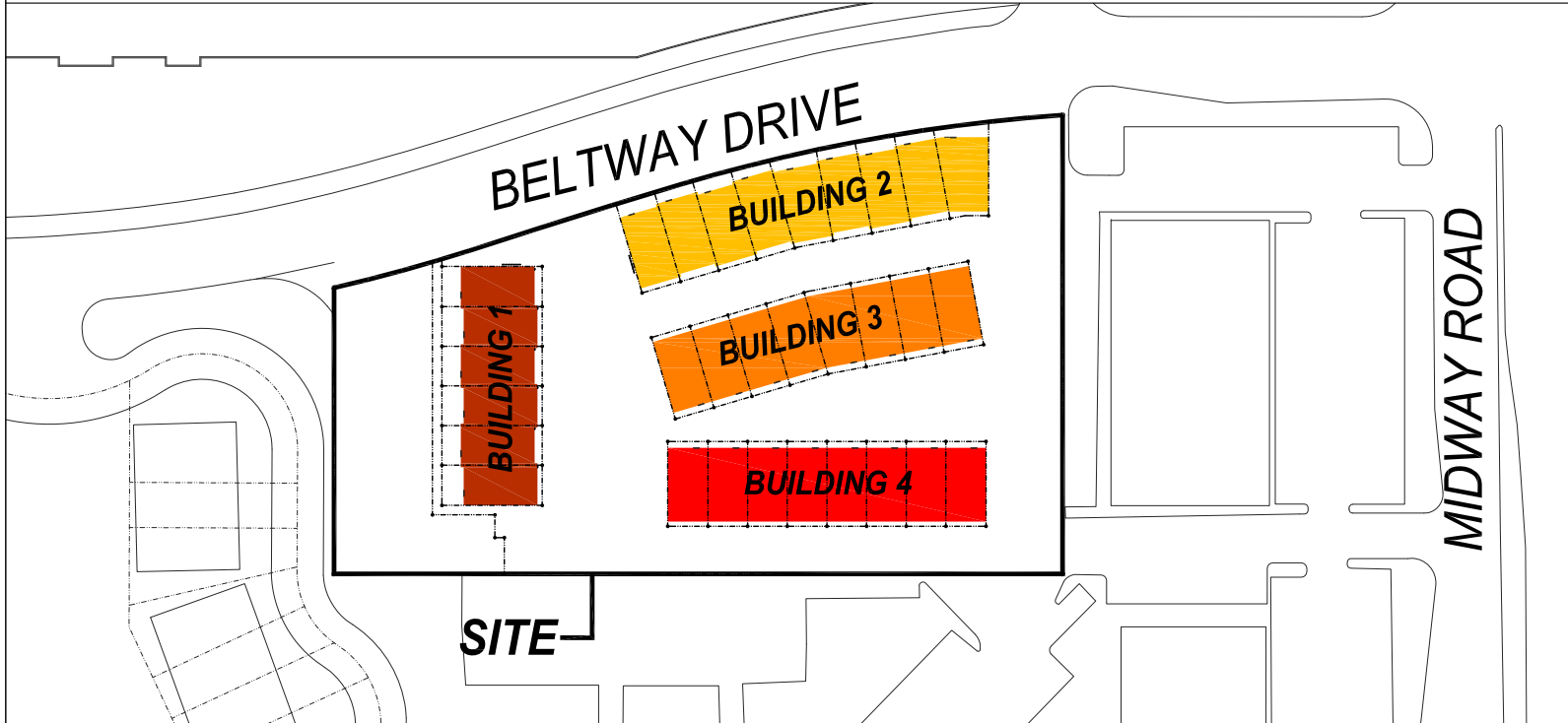
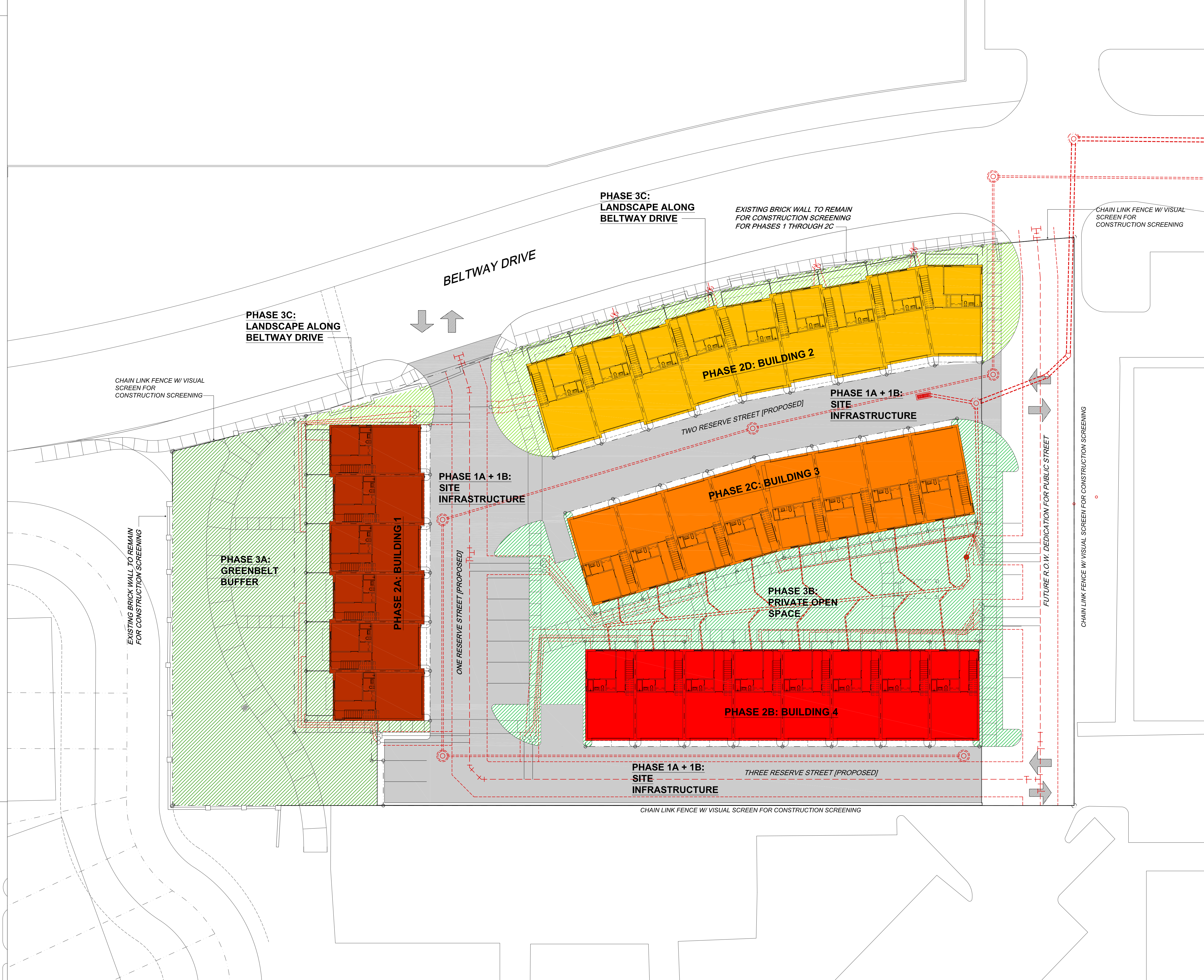
2D: BUILDING 2

PHASE 3 - LANDSCAPING, PARK WORK, + ADJACENT FLATWORK  
[TO BE COMPLETED NEAR COMPLETION OF ADJACENT UNITS]

3A: GREENBELT BUFFER

3B: PRIVATE OPEN SPACE

3C: LANDSCAPE ALONG BELTWAY DRIVE



SCALE: 1" = 100'-0"

VICINITY MAP 02

SCALE: 1" = 20'-0"

CASE NO. 1856-Z

CONSTRUCTION PHASING EXHIBIT 01

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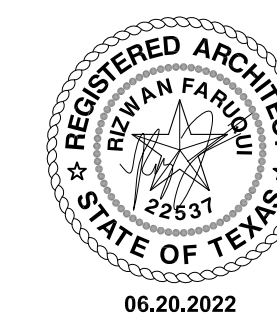
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THOMAS L CHENOWETH SURVEY,  
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4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
LOTS 1-37/ BLOCK A, 1.8039 ACRES [SITE ACREAGE]  
**CONSTRUCTION PHASE - EXHIBIT**



BUILDING LOT AREAS:

	BUILDING 1						BUILDING 2									BUILDING 3									BUILDING 4									**REFERENCE CONCEPT PLAN [SHEET A0.00] FOR SQUARE FOOTAGE AND ACREAGE OF LOTS 1X, 2X, 9X, 10X, 20X, AND 37X
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LOT AREA (ACRE)	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.03 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE	.02 ACRE			
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SITE PLAN INFORMATION

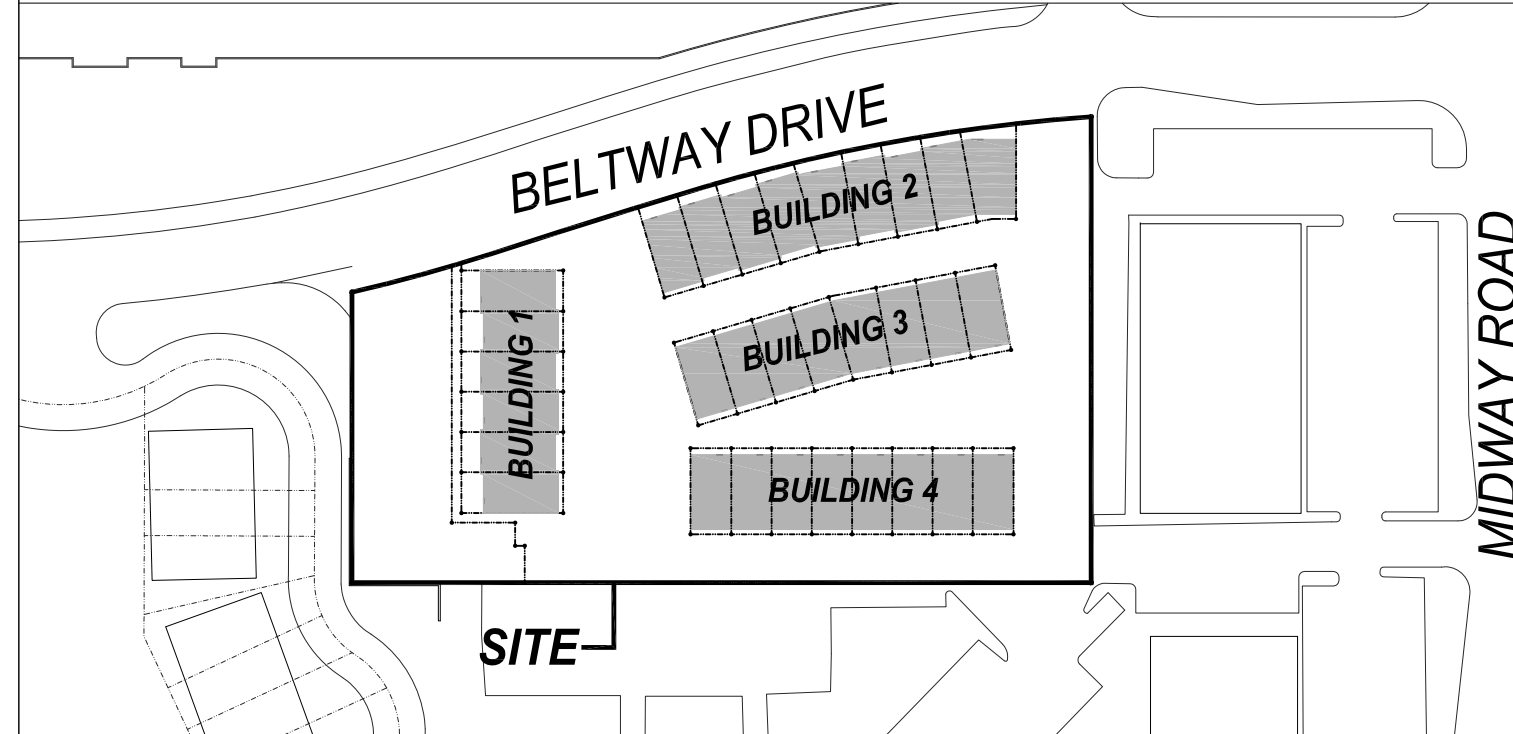
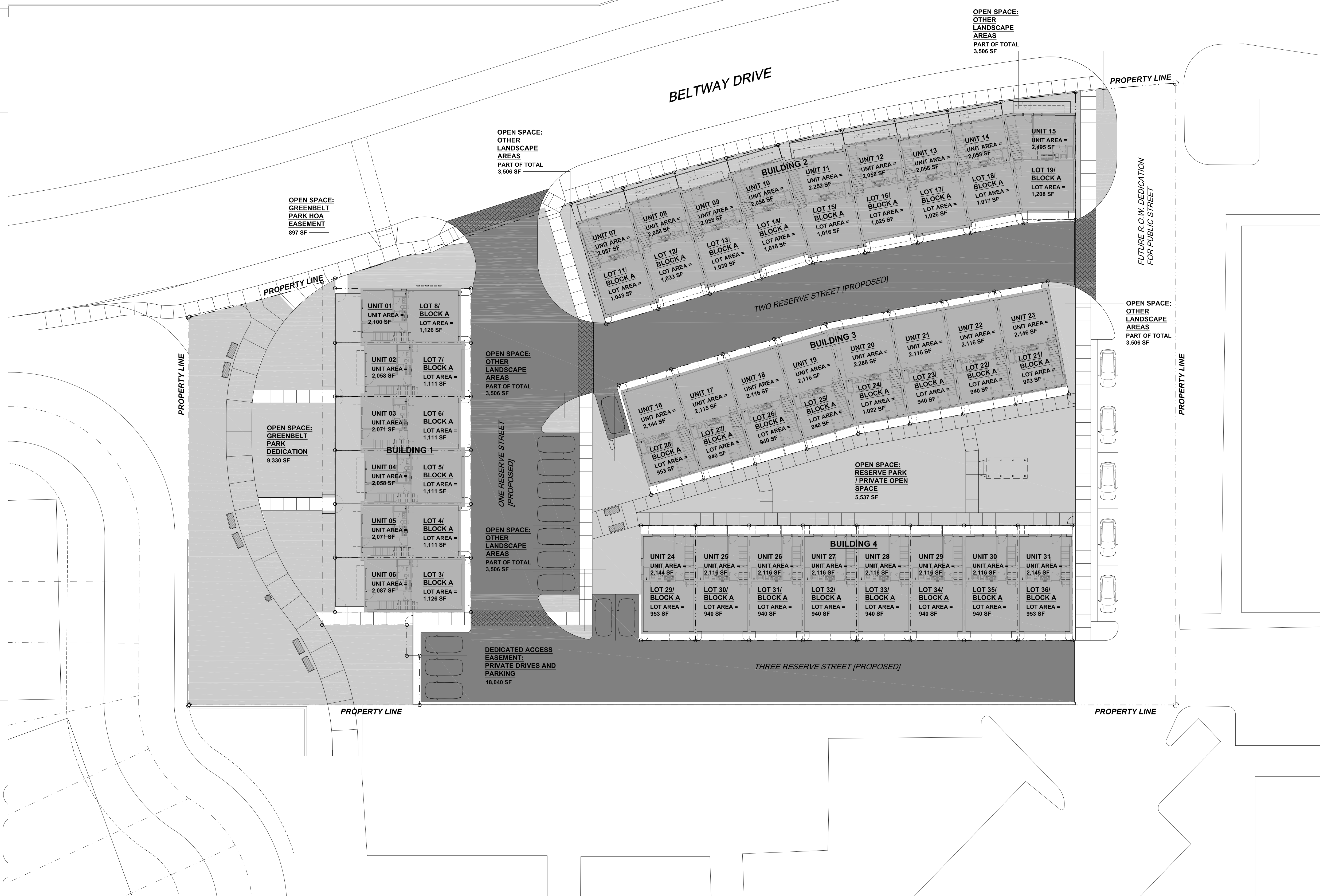
\*\*REFERENCE SITE PLAN FOR MORE INFORMATION REGARDING SITE PLAN ELEMENTS.

DRIVES + PARKING

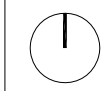
OPEN SPACE

OPEN SPACE AREA:

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LANDSCAPE (INCLUDING SIDEWALKS AND PAVILION)	19,270 SF
TOTAL	19,270 SF
	19,270 SF / 78,564 SF
	= 24.5% OF SITE IS LANDSCAPE
	18,000 SF
	18,000 SF / 78,564 SF
	= 23% OF SITE IS PERMEABLE



SCALE: 1" = 100'-0"



VICINITY MAP

02

SCALE: 1" = 20'-0"



CASE NO. 1856-Z

LOT PLAN 01

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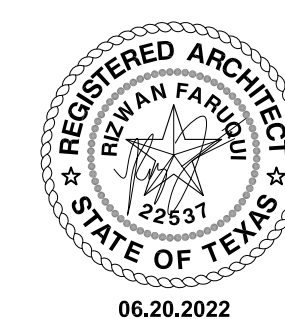
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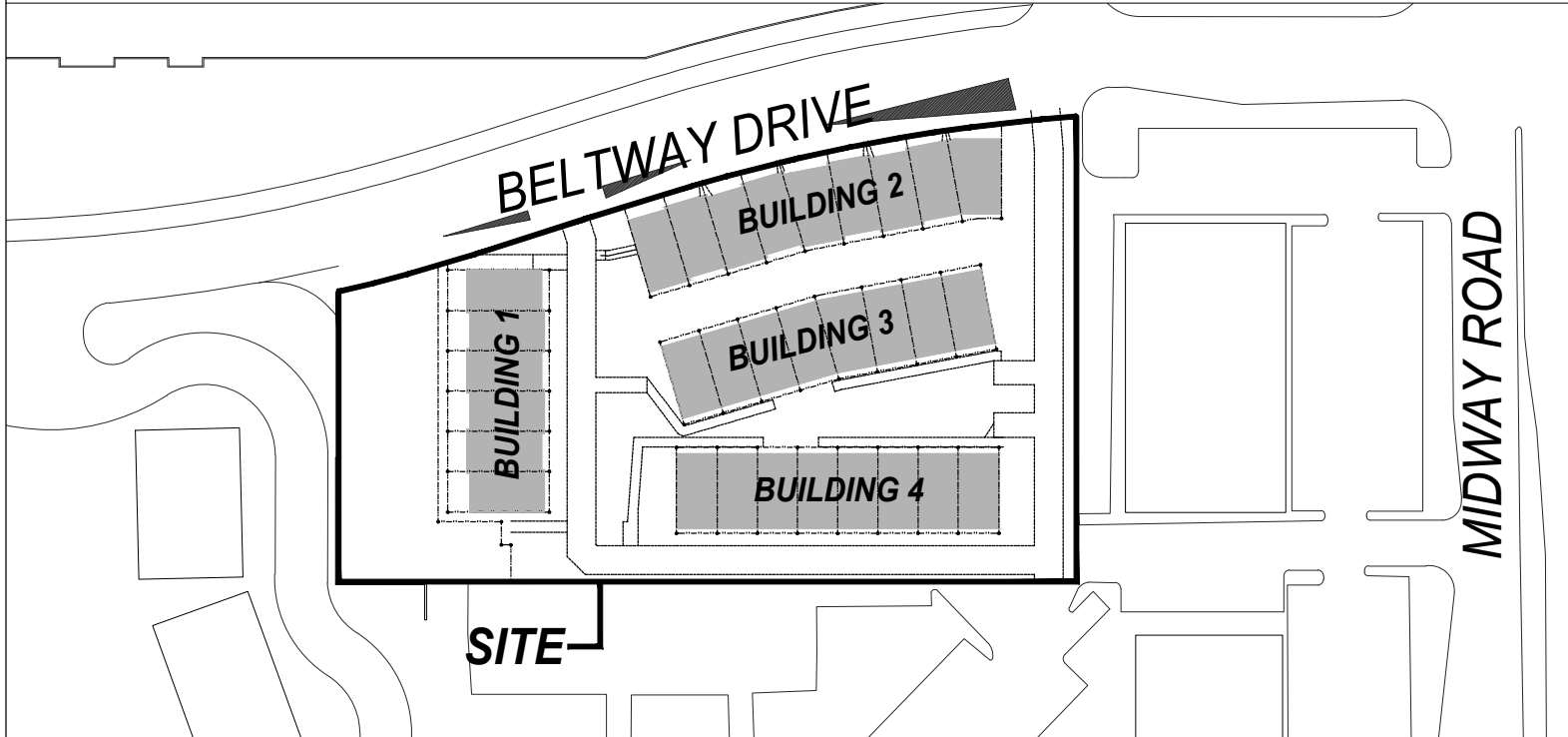
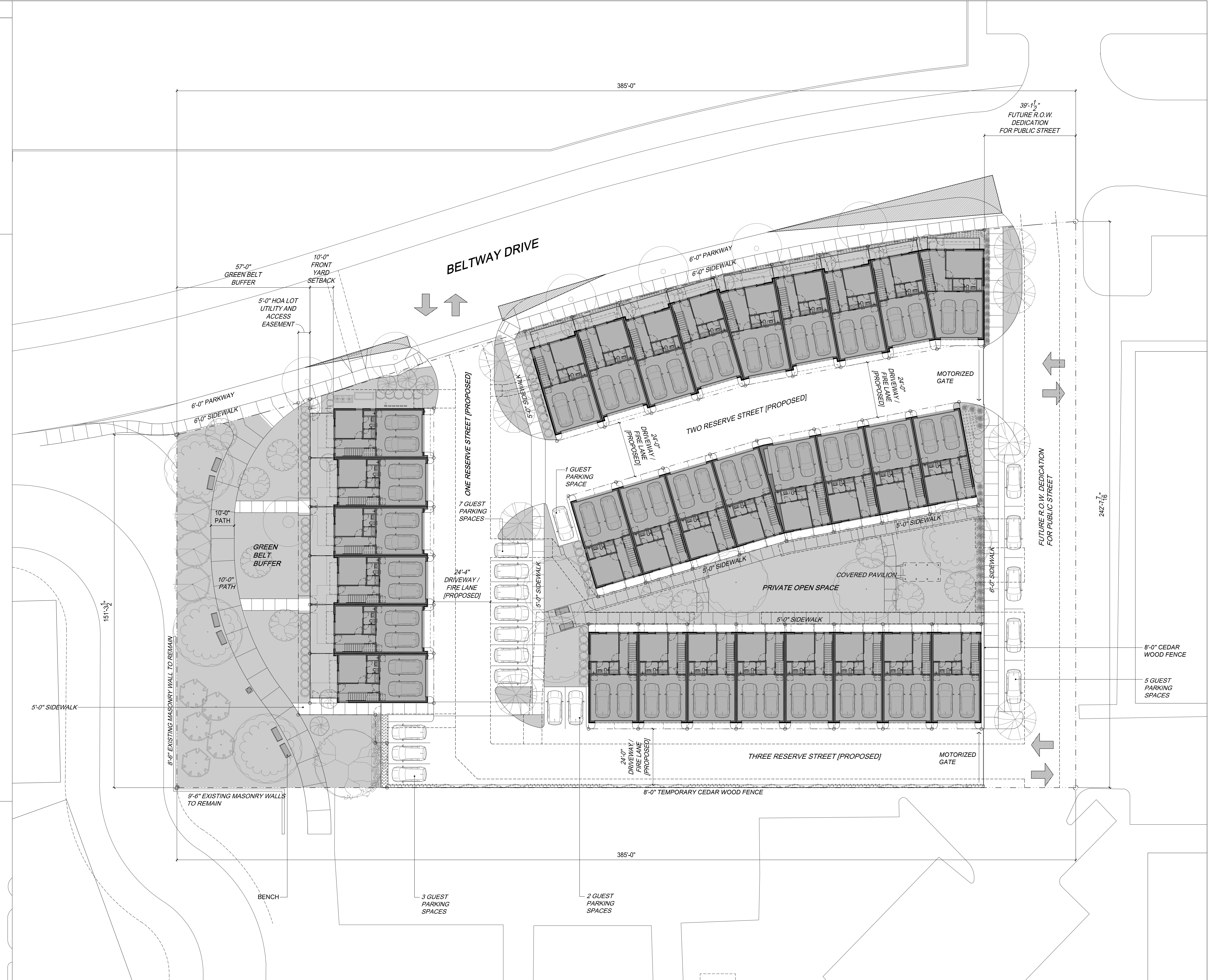
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**OPEN SPACE INFORMATION**

<b>SITE AREA:</b>	<b>1,8039 ACRES [78,564 SF]</b>
<b>LANDSCAPE AREA:</b>	<b>18,000 SF</b>
	18,000 SF / 78,564 SF = 23% > 20% REQUIRED
<b>OPEN SPACE AREA:</b>	
GREENBELT PARK DEDICATION	9,330 SF
GREENBELT PARK HOA EASEMENT	897 SF
RESERVE PARK, PRIVATE OPEN SPACE	5,637 SF (INCLUDING SIDEWALKS & PAVILION)
OTHER LANDSCAPE AREAS	3,506 SF
<b>TOTAL</b>	<b>19,270 SF</b>
	19,270 SF / 78,564 SF = 24.5% OPEN SPACE
<b>WATER RESOURCE ZONE:</b>	<b>NOT REQUIRED</b>

\*\*REFERENCE *SITE PLAN* FOR MORE INFORMATION REGARDING SITE PLAN ELEMENTS.

■ OPEN SPACE



SCALE: 1" = 100'-0"

VICINITY MAP 02

SCALE: 1" = 20'-0"

OPEN SPACE PLAN 01

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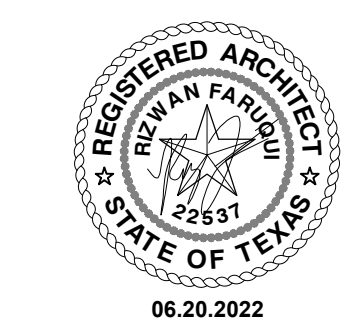
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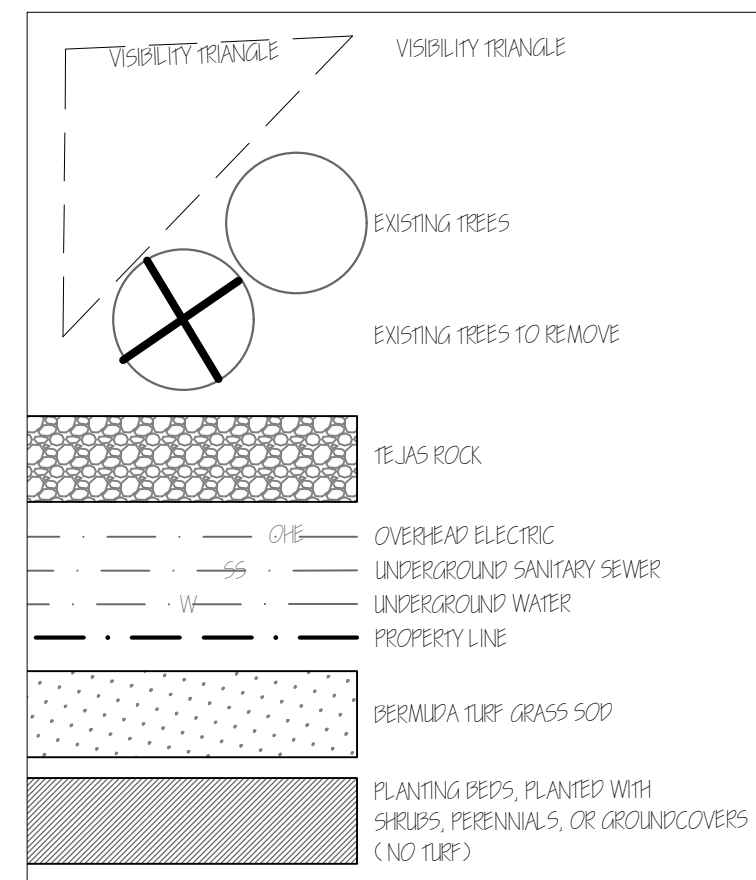


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 LOTS 1-37/ BLOCK A, 1.8039 ACRES [SITE ACREAGE]  
**L1.04**

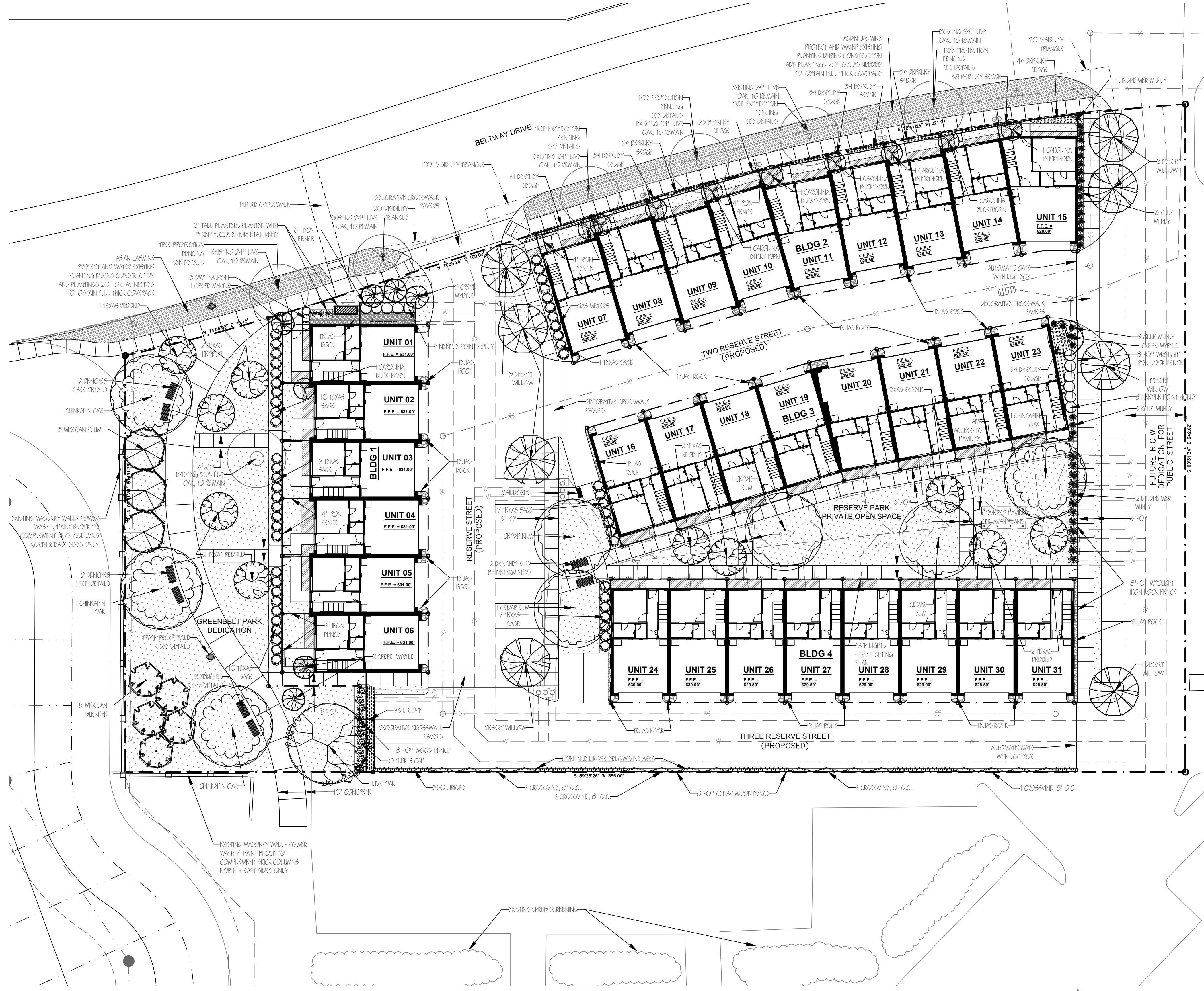


Common Name	Botanical Name	Texas Native	Size	Qty	Remarks	Cumulative mitigation cal. inches	
Berkley Sedge	<i>Carex tumulicola</i>		Groundcover	4" pots	388	full pots	
Carolina Buckhorn	<i>Rhamnus caroliniana</i>		Small tree	Yes	15 gal	10	min. 8-10' in height
Cedar Elm	<i>Ulmus crassifolia</i>		Tree	Yes	6" cal	4	min 6" cal, 14-16' in height
Chinkapin Oak	<i>Quercus muhlenbergii</i>		Tree	Yes	4" cal	4	min 6" cal, 14-16' in height
Crope Myrtle 'Country Red'	<i>Lagerstroemia indica 'Country Red'</i>		Small tree	No	15 gal	7	min 6-8' in height
Crossvine	<i>Bignonia capreolata</i>		Vine	Yes	3 gal	16	full pots
Desert Willow	<i>Chippisia linearis</i>		Tree	Yes	25 gal	8	min. 8-10' in height, min 2.5" cal
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>		Shrub	Yes	5 gal	3	full pots
Gulf Muhly	<i>Muhlenbergia capillaris</i>		Grass	Yes	5 gal	24	full pots
Lindheimer Muhly/Big Muhly	<i>Muhlenbergia lindheimeri</i>		Grass	Yes	5 gal	13	full pots
Liriope, Big Blue	<i>Liriope muscari 'Big Blue'</i>		Groundcover	No	4" pots	250	mini 4" o.c.
Live Oak	<i>Quercus virginiana</i>		Tree	Yes	4" cal	1	min 4" cal, 14-16' in height
Neodiplopia Holly	<i>Ilex cornuta 'Neodiplopia'</i>		Shrub	No	5 gal	11	full pots
Mexican Buckeye	<i>Angonidium speciosa</i>		Small tree	Yes	15 gal	5	min. 8-10' in height
Mexican Plum	<i>Prunus mexicana</i>		Small tree	Yes	35 gal	3	min. 8-10' in height, min 2.5" cal
Red Yucca	<i>Hesperaloe parviflora</i>		Shrub-like	Yes	5 gal	3	full pots
Texas Redbud	<i>Cercis canadensis var. texensis 'Oklahoma'</i>		Small tree	Yes	35 gal	10	min. 8-10' in height, min 2.5" cal
Texas Sage, Compact	<i>Leucophyllum frutescens 'Compactum'</i>		Shrub	Yes	5 gal	54	full pots
Turk's Cap	<i>Muhlenbergia arborescens var. drumii</i>	Perennial	Yes	1 gal	10	full pots	
Tejas Rock	Black, 0.5"-1" size, 4" depth		sq ft			582	
Bermuda grass sod	Tiff 419		sf			14,000	
Asian Jasmine groundcover	<i>Tracheloperman asiaticum</i>		sf			2,695	Existing asian jasmine can be preserved. Must be protected and watered during construction. Fill in with new plants as needed.
Metal Edging	14 ga. black metal 4" size edging with stakes		lin ft			735	
Path Lights	Refer to lighting plan		approx. ea			58	
						Tree mitigation cal. inches provided	99

**PLANT & MATERIALS LIST**



**DRAWING KEY**

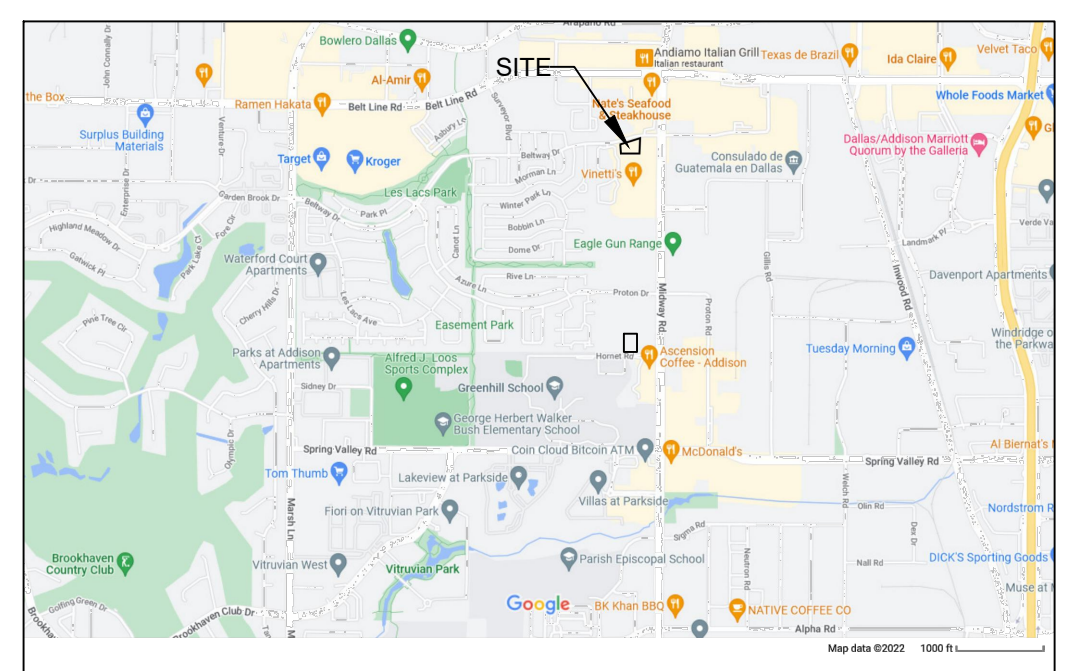


**PLANTING PLAN**

Scale: 1" = 20'

- NOTES:
1. PRESERVED EXISTING OAKS TO BE PROFESSIONALLY AND STRUCTURALLY PRUNED TO AVOID CONFLICTS WITH PROPOSED STRUCTURES.
  2. NO LOCKING MECHANISMS ON PEDESTRIAN GATES.
  3. EXISTING ASIAN JASMINE AND S TREES IN THE ROW TO REMAIN. PROTECTION FENCING ON OR NEAR THE ROW LINE WILL BE INSTALLED TO PROTECT THE EXISTING ASIAN JASMINE AND EXISTING TREES. THIS FENCING IS INTENDED TO PREVENT PEDESTRIAN AND MECHANICAL TRAFFIC FROM TRAVERSING OVER GROUND COVER BETWEEN THE STREET AND PROJECT WORK. WATERING OF TREES AND ASIAN JASMINE IS REQUIRED DURING CONSTRUCTION - TEMPORARY WATERING SYSTEMS CAN BE UTILIZED TO ACCOMPLISH THIS. FILL IN ASIAN JASMINE AS NEEDED FOR A THICK FULL GROWTH.
  4. GREENBELT PARK OPEN SPACE BENCHES - 6 FROM PARK STANDARD FORMS, SCARBOROUGH BENCH, 72", LONG BACK AND MID-BENCH SUPPORT. COLOR BLACK.
  5. GREENBELT PARK OPEN SPACE TRASH RECEPTACLE - 1 FROM LANDSCAPE FORMS, CHASE PARK LITTER, SIDE OPEN, 36 GAL. COLOR BLACK.
  6. EXISTING MASONRY WALL ON WEST BOUNDARY TO BE POWERWASHED/PAINTED. COLOR TO COMPLEMENT BRICK COLUMNS.

**Site Location**



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 Mobile: 972.525-4944  
 card@feldmandesign.com

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

Carol Feldman

NO.	ITEM DESCRIPTION	DATE:
1.	SITE PLAN SUBMITTAL	7.28.22
2.	REVISED PER CITY COMMENTS	8.31.22
3.	REVISED PER CITY COMMENTS	9.10.22
4.		
5.		
6.		
7.		

**ADDISON RESERVE**  
 4150 BELTWAY DRIVE  
 ADDISON TEXAS  
 LOTS 1-37/BLOCK A

**LANDSCAPE PLANTING PLAN**

SHEET NO.  
**L1.01**

**Jurisdiction of Project**

REGULATORY AUTHORITIES:  
 CITY OF ADDISON DEVELOPMENT SERVICES  
 ADDISON SERVICE CENTER  
 16801 WESTGROVE DRIVE  
 ADDISON, TEXAS 75001  
 972 450-2880

TEXAS DEPARTMENT OF LICENSING AND REGULATION  
 ELIMINATION OF ARCHITECTURAL BARRIERS  
 E.O. THOMPSON STATE OFFICE BUILDING  
 920 COLORADO  
 AUSTIN, TEXAS 78701  
 (512) 463-3211  
 (512) 475-2886 (FAX)

**Landscaping Requirements**

- ADDISON TX CODE OF ORDINANCES  
 CHAPTER 34- ENVIRONMENT  
 ARTICLE VI - LANDSCAPING REGULATIONS  
 PD ORDINANCE No. 022-08, CASE#1856-Z
- A. OPEN SPACE PROVIDED: 9,330 SF GREENBELT PARK DEDICATION (PUBLIC SPACE) PROVIDED: 5,537 SF RESERVE PARK (PRIVATE OPEN SPACE)
  - B. 20% OF GROSS SITE AREA IN LANDSCAPE (SITE: 1,8039 AC OR 78,564 SF) REQUIRED: 15,712 SF PROVIDED: 19,270 SF LANDSCAPE (INCLUDES SIDEWALKS & PAVILION) 24.5% IN LANDSCAPE PROVIDED: 18,000 SF PLANTING GRAVEL (EXCLUDES SIDEWALKS & PAVILION) 23% OF SITE IS PERMEABLE SURFACES
  - C. 1 CANOPY TREE OR ORNAMENTAL TREES PER DWELLING UNIT AND 5 CANOPY TREE OR ORNAMENTAL TREE PER SURFACE PARKING. 31 UNITS / 18 SURFACE SPACES REQUIRED: 40 TREES OF WHICH 9 ARE REQUIRED CANOPY TREES PROVIDED: 38 TREES OF WHICH 9 ARE PROPOSED CANOPY TREES & 6 ARE EXISTING CANOPY TREES
  - D. RESIDENTIAL GROUND FLOOR FRONTAGES TO BE LANDSCAPED AND IRRIGATED.
  - E. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

**Irrigation Requirements**

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

**Professionals Information**

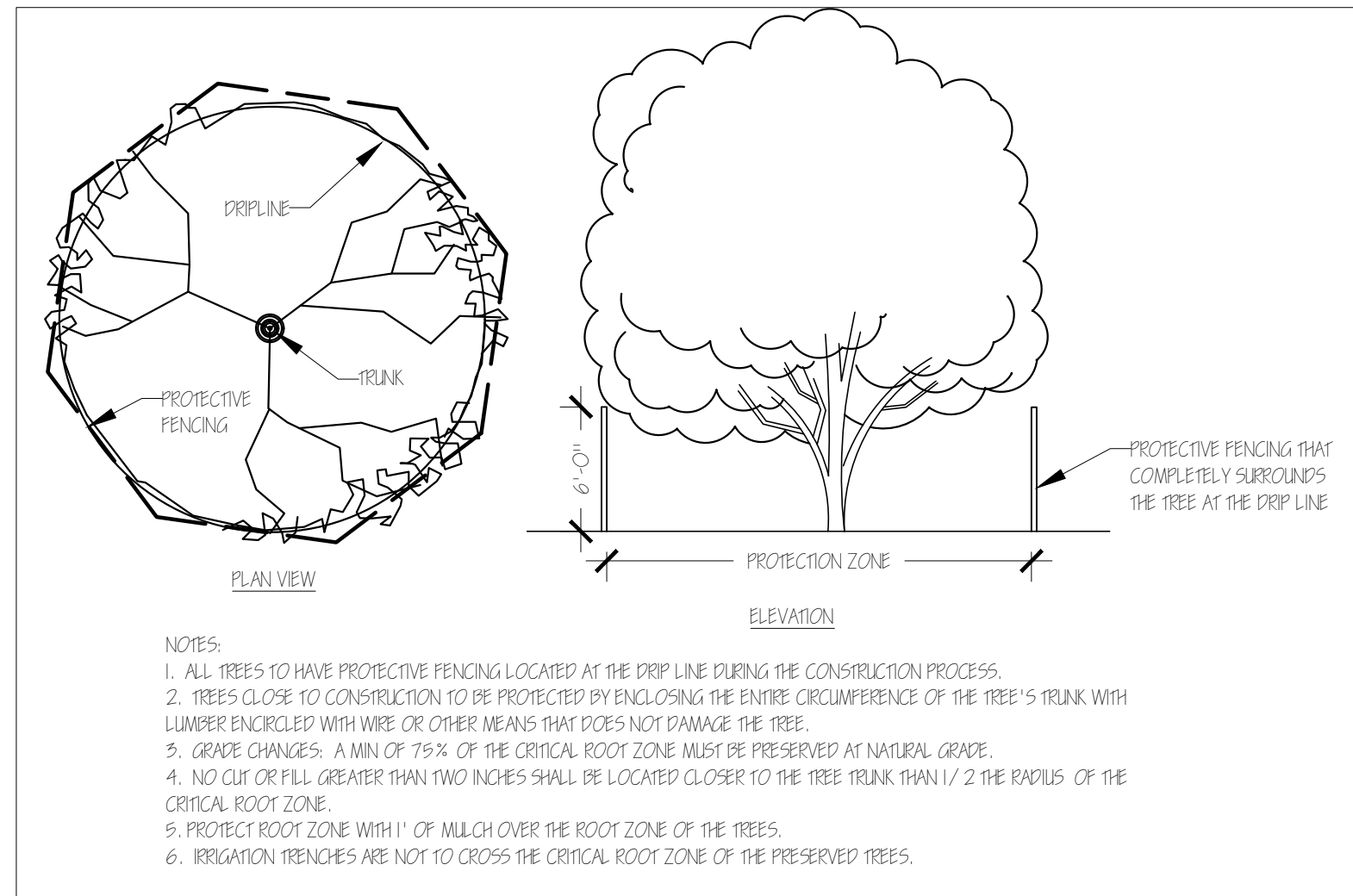
OWNER/DEVELOPER: COO DALLAS HOMES, III, LLC  
 3963 MAPLE AVE, #330, DALLAS, TX  
 ATTN: JOSH NICHOLS, 214-347-8900  
 JNICHOLS@COASTOAKGROUP.COM

ARCHITECT: FAR + DANG  
 4414 BIEMA VOSTA STREET, #18, DALLAS  
 ATTN: BANG DANG, 972-342-9345,  
 BANG.DANG@FARANDDANG.COM

ENGINEER: MACATEE CIVIL ENGINEERING  
 12655 CENTRAL EXPWY, # 240, DALLAS, TX  
 ATTN: PHILLIP FISHER, PE, 214-373-1180  
 PHILLIPP@MACATEE-ENGINEERING.COM

LANDSCAPE ARCHITECT: FELDMAN DESIGN STUDIOS  
 P.O. BOX 832346, RICHARDSON, TEXAS 75083  
 ATTN: CAROL FELDMAN, 972-523-4944  
 CAROL@FELDMANDESIGN.COM





**TREE PROTECTON - FENCING AND ROOT PROTECTION**

No Scale

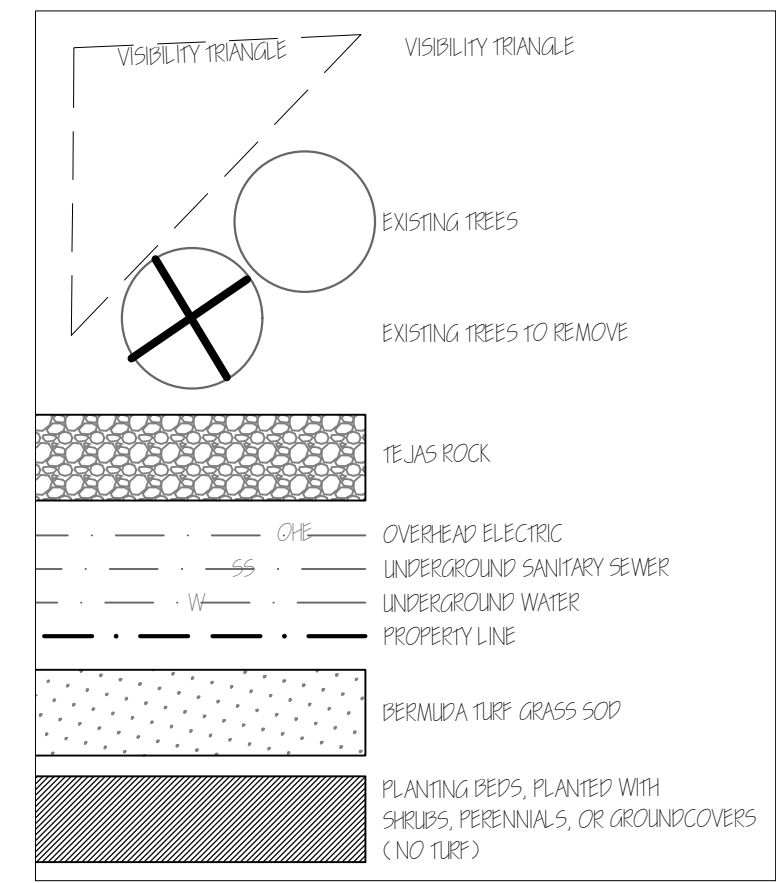
Common Name	Size	Remain/Remove	Remarks	Mitigation inches req'd
Live Oak	60"	Remain		
Live Oak	24"	Remain		
Live Oak	24"	Remain	Will assess again for viability in the field	
Live Oak	24"	Remove	future access drive	24
Live Oak	24"	Remain		
Live Oak	24"	Remain		
Live Oak	24"	Remain		
Live Oak	24"	Remain		
Pine	12"	Remove	future access drive	
Pine	12"	Remove	within bldg footprint	
			Replacement caliper inches required	24
			Provided caliper inches for mitigation (See L1.01)	99

**EXISTING TREE LIST**



**PLANTING PLAN**

Scale: 1" = 20'



**DRAWING KEY**

**Jurisdiction of Project**

REGULATORY AUTHORITIES:  
 CITY OF ADDISON DEVELOPMENT SERVICES  
 ADDISON SERVICE CENTER  
 16801 WESTGROVE DRIVE  
 ADDISON, TEXAS 75001  
 972 450-2880

TEXAS DEPARTMENT OF LICENSING AND REGULATION  
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**Landscaping Requirements**

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 PD ORDINANCE No. 022-08, CASE#1846-Z
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 REQUIRED: 15,712.8 SF  
 PROVIDED: 19,270 SF LANDSCAPE (INCLUDES SIDEWALKS & PAVILION)  
 24.5% IN LANDSCAPE  
 PROVIDED: 18,000 SF PLANTING/GRAVEL (EXCLUDES SIDEWALKS & PAVILION) 23% OF SITE IS PERMEABLE SURFACES
  - C. 1 CANOPY TREE OR ORNAMENTAL TREES PER DWELLING UNIT AND .5 CANOPY TREE OR ORNAMENTAL TREE PER SURFACE PARKING, 31 UNITS / 8 SURFACE SPACES  
 REQUIRED: 40 TREES OF WHICH 9 ARE REQUIRED CANOPY TREES  
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  - E. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.

**Irrigation Requirements**

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.  
 SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

**Professionals Information**

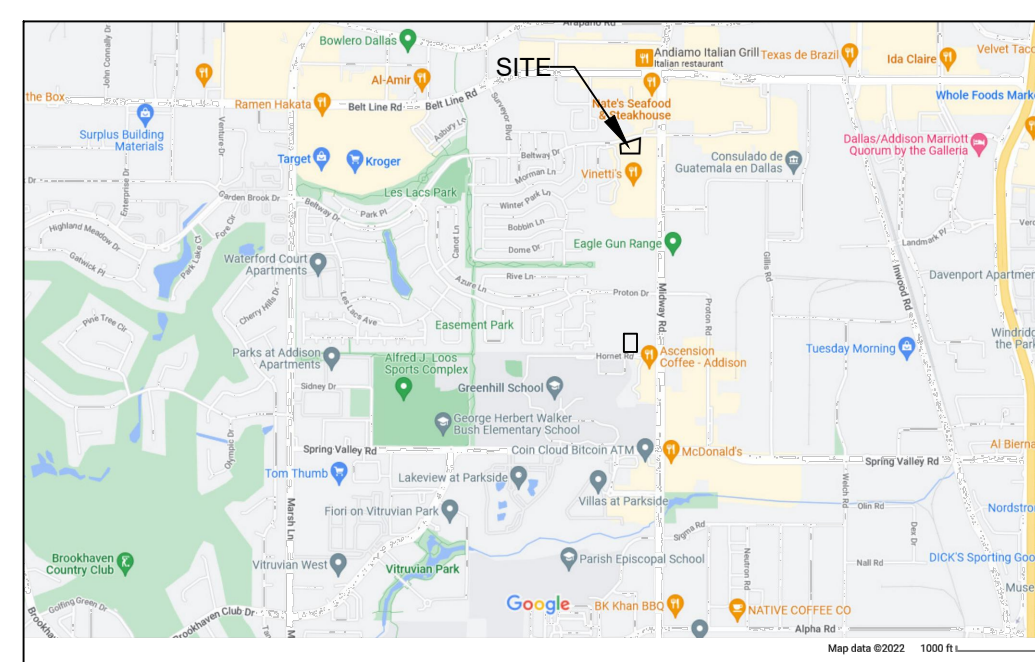
OWNER/DEVELOPER  
 COG DALLAS HOMES, III, LLC  
 3963 MAPLE AVE., #330, DALLAS, TX  
 ATTN: JOSH NICHOLS, 214-347-8900  
 JNICHOLS@COASTOAKGROUP.COM

ARCHITECT  
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 MACATEE CIVIL ENGINEERING,  
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LANDSCAPE ARCHITECT  
 FELDMAN DESIGN STUDIOS  
 P.O. BOX 832346, RICHARDSON, TEXAS 75083  
 ATTN: CAROL FELDMAN, 972-523-4944  
 CAROL@FELDMANDESIGN.COM

**Site Location**



**FELDMAN DESIGN STUDIOS**  
 P.O. Box 832346, Richardson, Texas 75083  
 Mobile: 972 523-4944  
 card@feldmandesign.com

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Carol Feldman

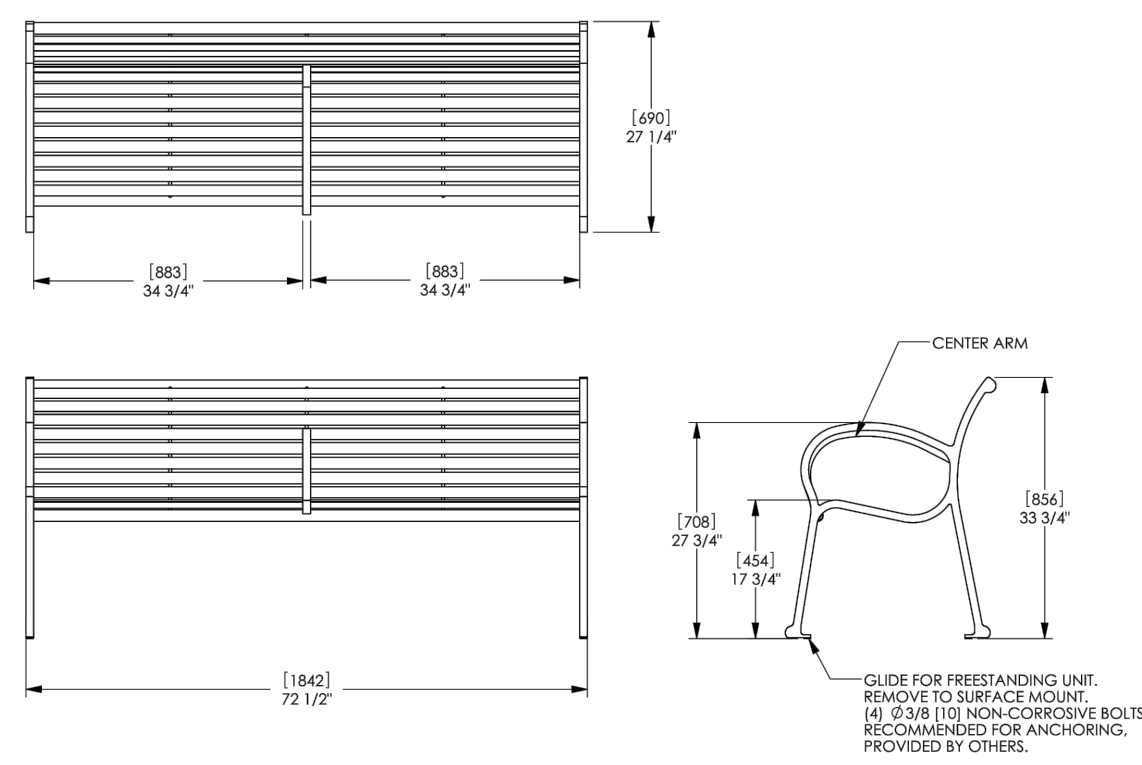
NO.	ITEM DESCRIPTION	DATE:
1.	SITE PLAN SUBMITTAL	7.28.22
2.	REVISED PER CITY COMMENTS	8.31.22
3.		
4.		
5.		
6.		
7.		

**LANDSCAPE EXISTING TREE PLAN**

**ADDISON RESERVE**  
 4150 BELTWAY DRIVE  
 ADDISON TEXAS  
 LOTS 1-37/BLOCK A

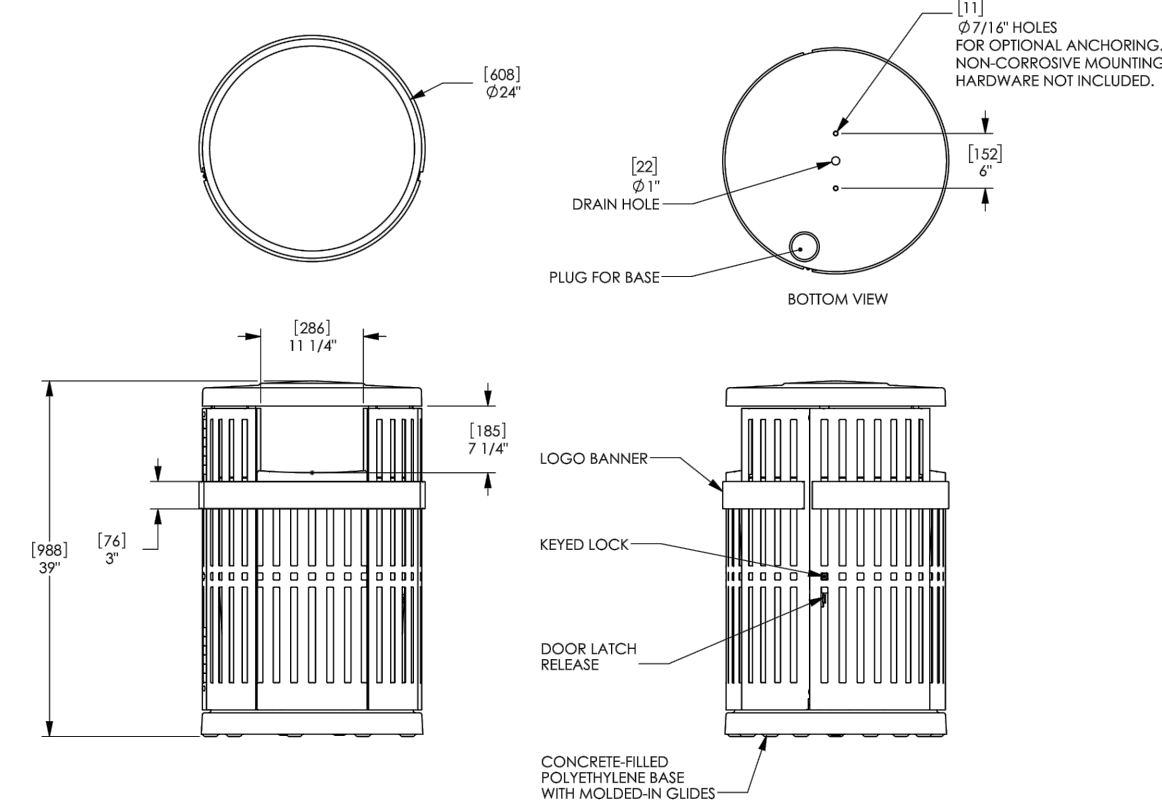
SHEET NO.  
**L1.02**





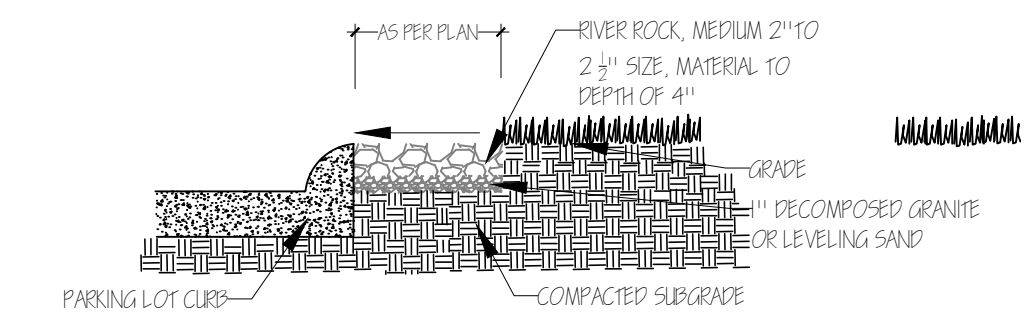
landscapeforms™ Drawing: SC175-04  
 Dimensions are in inches (mm)  
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**BENCH DETAIL**  
 No Scale  
 GREENBELT PARK OPEN SPACE BENCHES - 6 FROM PARK STANDARD FORMS, SCARBOROUGH BENCH, 72", LONG BACK AND MID-BENCH SUPPORT. COLOR BLACK.

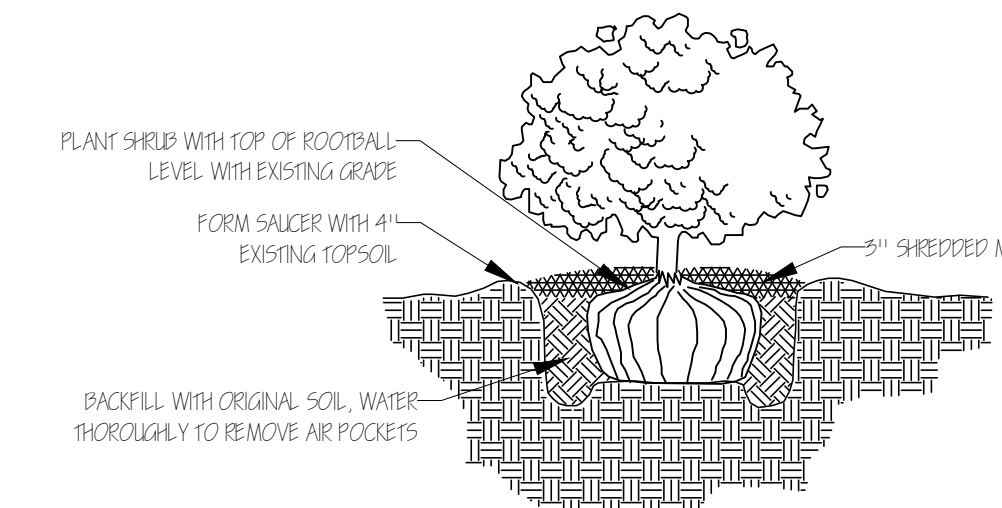


landscapeforms™ Drawing: CP100-06  
 Dimensions are in inches (mm)  
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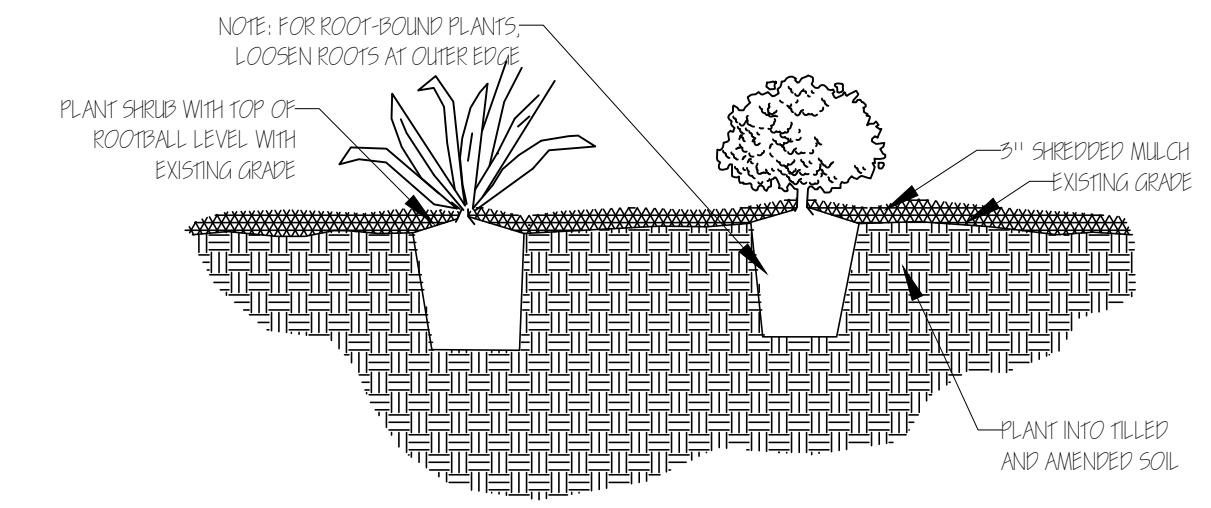
**TRASH RECEPTACLE DETAIL**  
 No Scale  
 GREENBELT PARK OPEN SPACE TRASH RECEPTACLE - 1 FROM LANDSCAPE FORMS, CHASE PARK LITTER, SIDE OPEN, 36 GAL. COLOR BLACK.



**TEJAS ROCK DETAIL**  
 Scale: 1/2" = 1'



**SHRUB & ORNAMENTAL GRASS PLANTING DETAIL**  
 Scale: Not to scale



**PERENNIAL PLANTING DETAIL**  
 Scale: Not to scale

**SECTION 02910 - SOIL PREPARATION**  
 PART 1 - GENERAL

- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- C. APPROVALS
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS
- A. MATERIALS
1. COMPOST
- 1.1. COTTON BUR COMPOST
- 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
2. FERTILIZERS AND SUPPLEMENTS
- 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
3. MULCH
- 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 - EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
- 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
- 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
2. SHRUB BEDS:
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
- 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
- 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
- 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
- 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
3. SOD AND SEED AREAS
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
- 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
- 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

NOTES  
 GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL CANOPY AND ORNAMENTAL TREES TO BE STAKED (SEE DETAIL.)
5. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

**SECTION 02915 - LANDSCAPE PLANTING**  
 PART 1 - GENERAL

- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK', AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
6. COORDINATION WITH IRRIGATION SYSTEM
- 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
- 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES:
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN 'STEPPED-UP' AS NECESSARY TO PREVENT ROOT GIRDLING.
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
4. STAKE AND GUY ANY TREES AS PER DETAIL. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF STAKES AND GUYS AFTER TREES HAVE BEEN IN THE GROUND 6 MONTHS, AND BEFORE THE ONE YEAR ANNIVERSARY OF PLANTING.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.
- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHERWISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL OR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

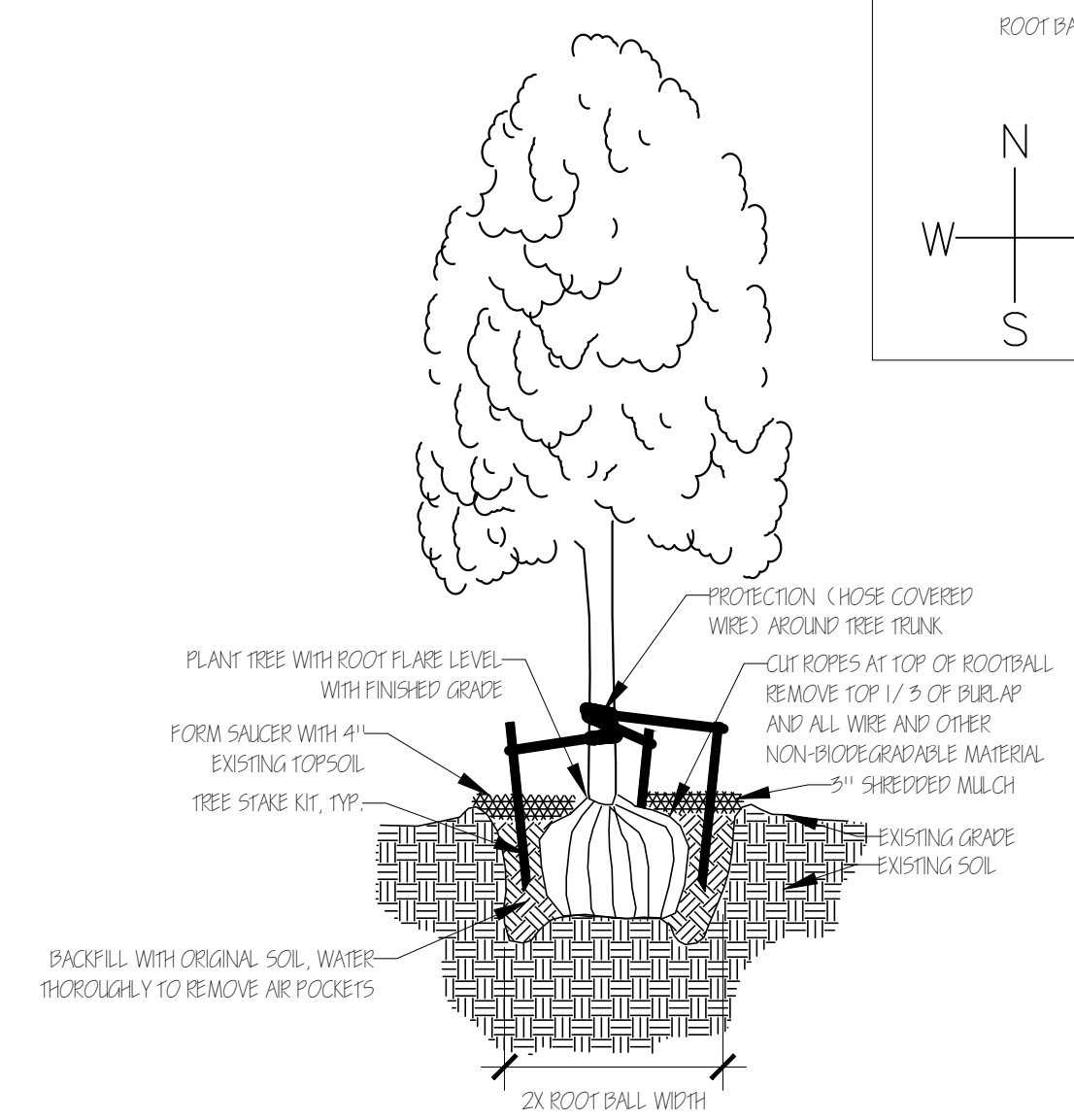
**PART 3 - EXECUTION**

- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE WATERING. REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE "POT-BOUND" PRIOR TO INSTALLATION.
3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.
- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.
- F. SEED PLANTING
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY.

END OF SECTION 02915



**TREE STAKE DETAIL**  
 Scale: 1/2" = 1'



**TREE PLANTING**  
 Scale: Not to scale

 P.O. Box 832346, Richardson, Texas 75083 Mobile: 972.525-4944 card@feldmandesign.com	NO.	ITEM DESCRIPTION	DATE:	<b>LANDSCAPE DETAILS</b>
	1.	SITE PLAN SUBMITTAL	7.28.22	
	2.	REVISED PER CITY COMMENTS	8.31.22	
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**LANDSCAPE DETAILS**

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

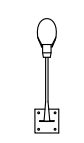

Carol Feldman

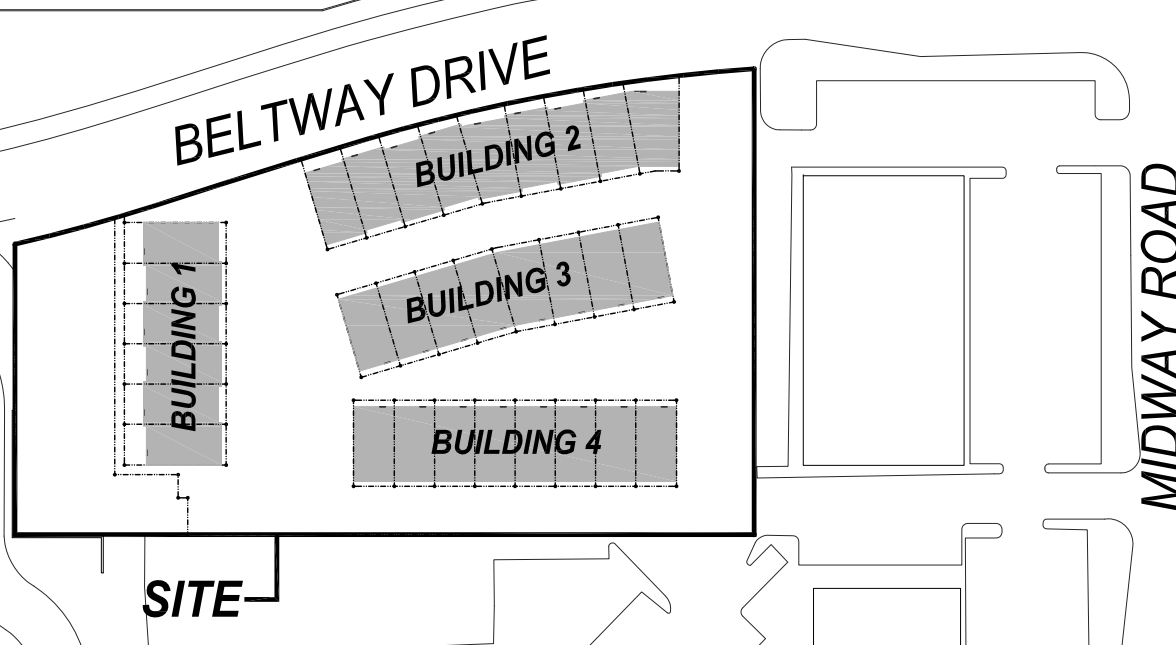
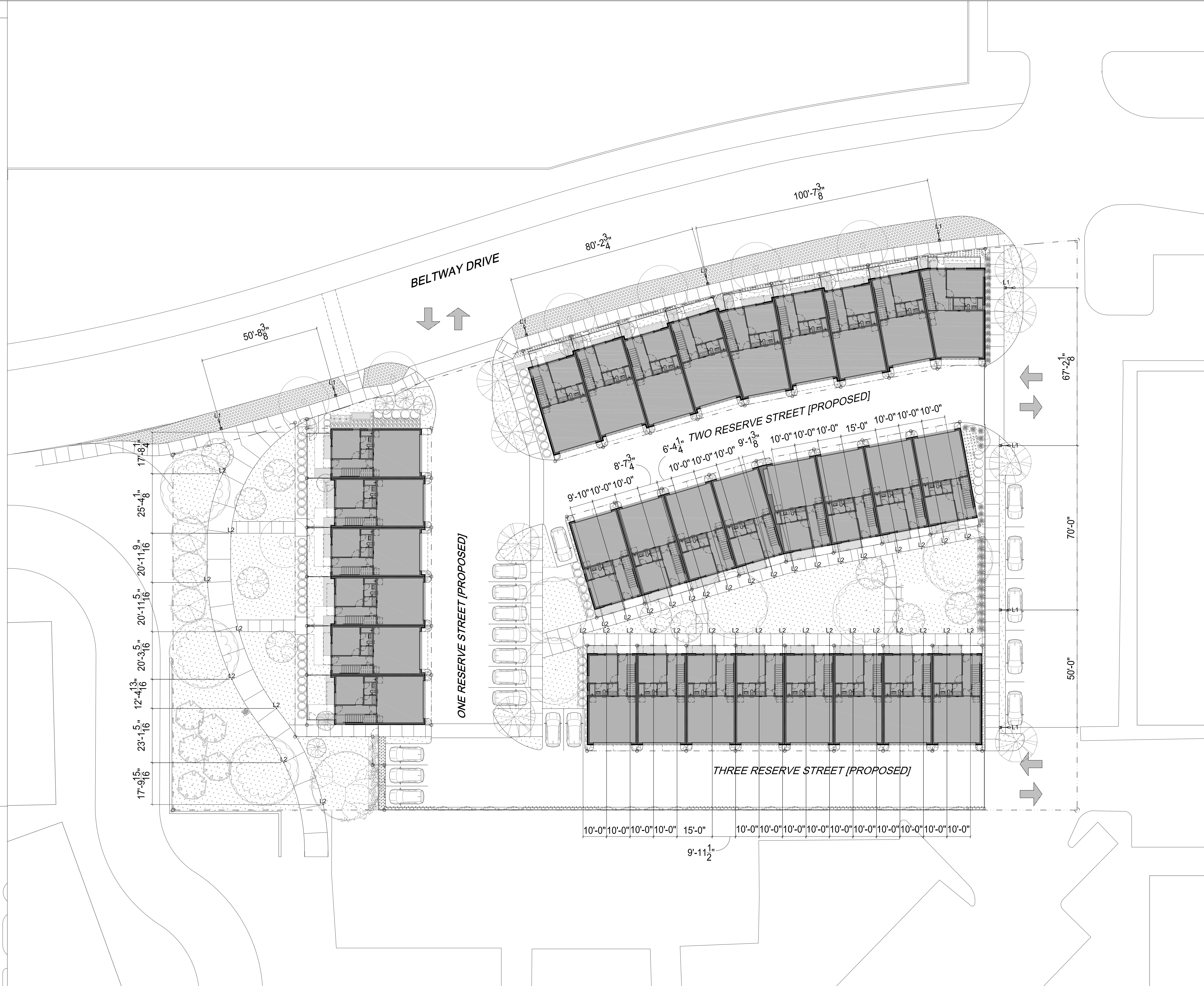
**ADDISON RESERVE**  
 4150 BELTWAY DRIVE  
 ADDISON TEXAS  
 LOTS 1-37/BLOCK A

**SHEET NO.**  
**L1.03**



LIGHTING PLAN LEGEND

-  **L1**  
PEDESTRIAN STREET LIGHT,  
DARK BRONZE FINISH,  
1'-0" WIDE X  
4'-10" LONG X  
30'-0" HIGH
  
-  **L2**  
BOLLARD PATHWAY LIGHT,  
DARK BRONZE FINISH,  
0'-4" WIDE X  
0'-4" LONG X  
3'-0" HIGH



SCALE: 1" = 100'-0"

VICINITY MAP 02

SCALE: 1" = 20'-0"

LIGHTING PLAN 01

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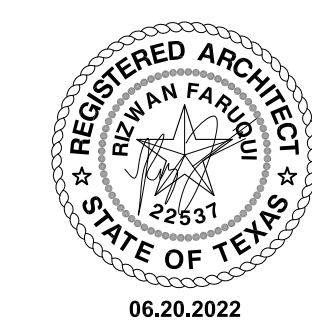
CONSULTANT: PHILLIP J. FISHER, VICE PRESIDENT  
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Date  
06.20.2022  
08.01.2022  
08.31.2022

Issue  
**SITE PLAN REVIEW PACKAGE**  
REVISION 01  
REVISION 02  
**THOMAS L CHENOWETH SURVEY,**  
**ABSTRACT NO. 273**  
**TOWN PROJECT NO. 1846-Z**



**ADDISON RESERVE**  
**31-UNIT MULTIFAMILY DEVELOPMENT**  
4150 BELTWAY DRIVE ADDISON, TEXAS 75001  
LOTS 1-37/ BLOCK A, 1.8039 ACRES [SITE ACREAGE]  
A0.01