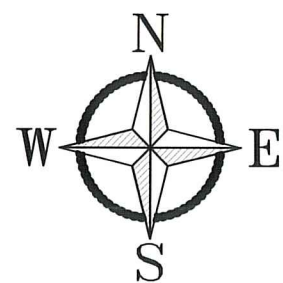


LOCATION MAP



Lot 34R, Block A  
THE RETREAT AT  
HIDDEN LAKES  
PHASE I-A  
ZONED PD-SF-B4  
DEVELOPED AS LANDSCAPE EMB.

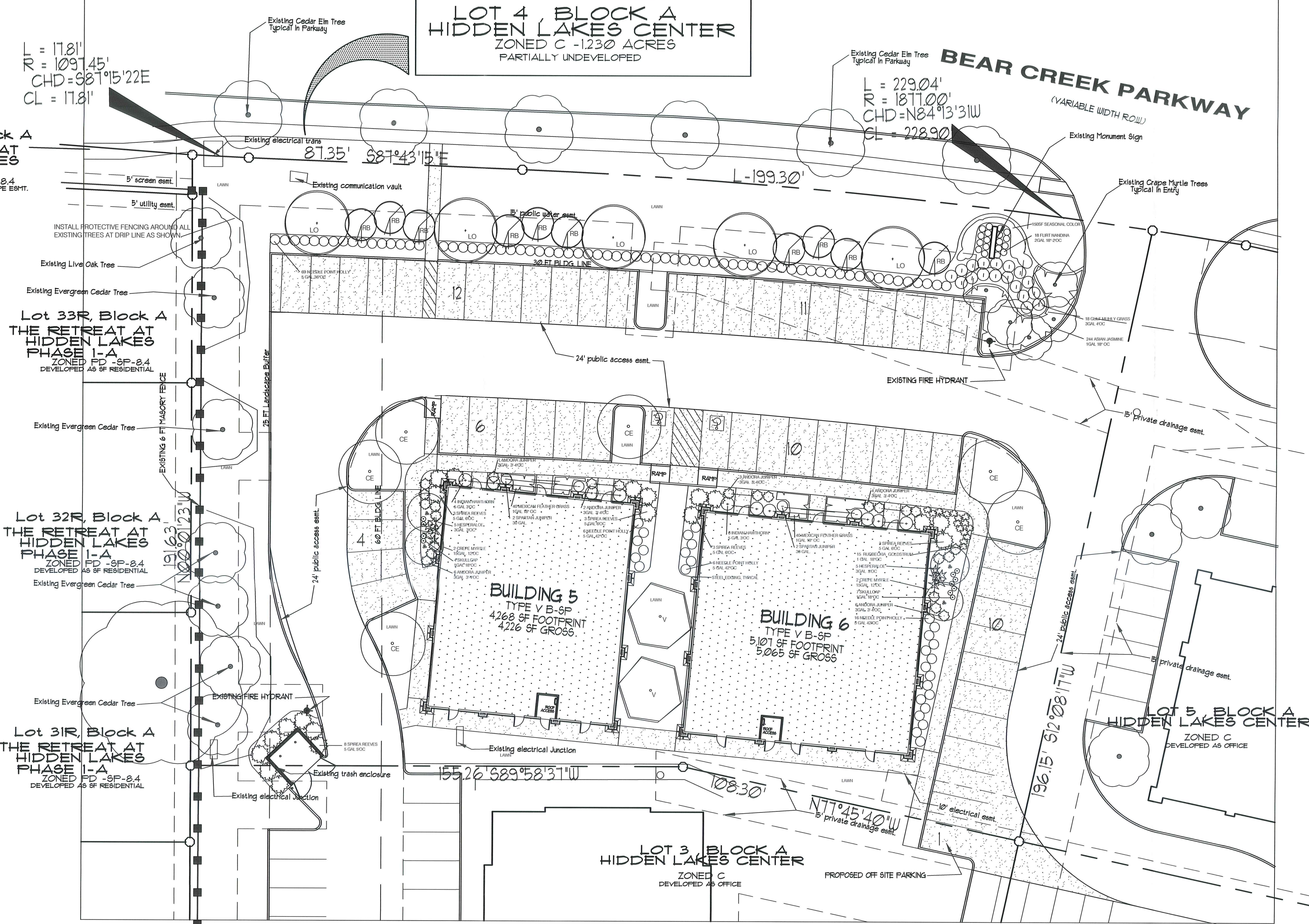
Lot 33R, Block A  
THE RETREAT AT  
HIDDEN LAKES  
PHASE I-A  
ZONED PD-SF-B4  
DEVELOPED AS SF RESIDENTIAL

Lot 32R, Block A  
THE RETREAT AT  
HIDDEN LAKES  
PHASE I-A  
ZONED PD-SF-B4  
DEVELOPED AS SF RESIDENTIAL

Lot 31R, Block A  
THE RETREAT AT  
HIDDEN LAKES  
PHASE I-A  
ZONED PD-SF-B4  
DEVELOPED AS SF RESIDENTIAL

LOT 4, BLOCK A  
HIDDEN LAKES CENTER  
ZONED C - 1230 ACRES  
PARTIALLY UNDEVELOPED

BEAR CREEK PARKWAY  
(VARIABLE WIDTH ROW)



NOTES:  
IRRIGATION: All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation systems shall be designed with rain and freeze sensors and be in accordance with all City Codes. 2" and greater copper pipe shall be on a separate zone.  
MAINTENANCE: Contractor shall be responsible for the health and maintenance of all plantings until final acceptance by Owner. After that period has concluded, the required plant materials must be maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, irrigating, fertilizing, pruning and other maintenance of all plantings as needed. Any City-regulated planting that does not meet the requirements of this plan shall be replaced with another living plant that complies with this plan within 90 days after notification by the City.  
DRAINAGE: There shall be positive drainage away from all buildings. Final Landscape grade including soil and mulch, shall be at least 2" below finished floor of adjacent buildings.  
BED PREPARATION: Planting areas to receive grass/cover, shrubs or ornamental trees shall be prepared as follows:  
1. Excavate and remove from the existing soil and rock as necessary to allow for the incorporation of 2" of sandy loam fully composed landscape mix, 2" amended hardwood mulch and still allow for the finished grade of beds to be a mix of 2" below the finished floor of adjacent building structure. If not subject to building structure, final grade of bed shall be at finished grade of adjacent pavement.  
2. 2" of sandy loam composed mix into existing soil to 16" depth.  
3. Beds shall be smoothed and evenly. Ensure positive drainage away from building and/or toward any surface drains, if present.  
TREE PLANTING: Trees 16" or greater shall be dug 12" greater than the root ball and slightly shallower than root ball height. Backfill in 8" lifts, tamping between lifts, with a sandy loam/compost mix and native soil. Provide 5" diameter, well defined, mulched, 6" or 8" soil watering with amount of 2" water trees.  
EDGING: 14 gauge Plywood or equal shall be installed only in areas where turf and beds abut. Edging shall be installed so that top of edging is at same height as mowed height of adjacent turf grass. Do not install edging up against and parallel to any points.  
HARDWOOD MULCH: Provide 2" of amended hardwood mulch to all landscape beds and tree pits. Do not allow hardwood mulch to touch tree trunks.  
LAWN: Till areas to receive seed to a depth of 4". Remove all trash, and all rocks and debris over 2". Make smooth. Spread 2" of sandy loam topped evenly over all areas to receive seed. Install soil solidly so that no gaps are visible between pieces. If smaller pieces are used in lawns of large sod rolls, place sod pieces in a staggered pattern so that no 4" corners meet. Water sod and roll with chain type roller to ensure contact with soil and smooth even finished appearance. Contractor shall be responsible for maintaining soil until soil has developed roots into soil below and cannot be pulled up by hand, and until final job acceptance by Owner.  
ERODION: Contractor shall be responsible for meeting all TCEQ erosion control requirements.

CALCULATIONS:  
LANDSCAPE SETBACK-30'  
REQUIRED TREES #CAL - 60' OC MAX - 5 TREES PROVIDED-5  
REQUIRED ORNAMENTAL TREES PER SOLE - 10 PROVIDED-10  
RESIDENTIAL BUFFER TREES 3'CAL MIN. PROVIDED- EXISTING  
PARKING LOT SCREENING 100% PROVIDED- CONTINUOUS EVERGREEN SCREENING SHRUBS.  
PARKING LOT ISLAND TREES 15'ISLAND PROVIDED- 15'ISLAND EXCEPT IN UTILITY EASEMENTS

EXISTING TREE INVENTORY - all existing trees to be protected and preserved.

QUAN.	TYPE	CAL.
6	EASTERN RED CEDAR	6
1	LIVE OAK	6
6	CEDAR ELM	4 (IN PARKWAY)
5	CREPE MYRTLE	3

PLANT GRAPHIC KEY

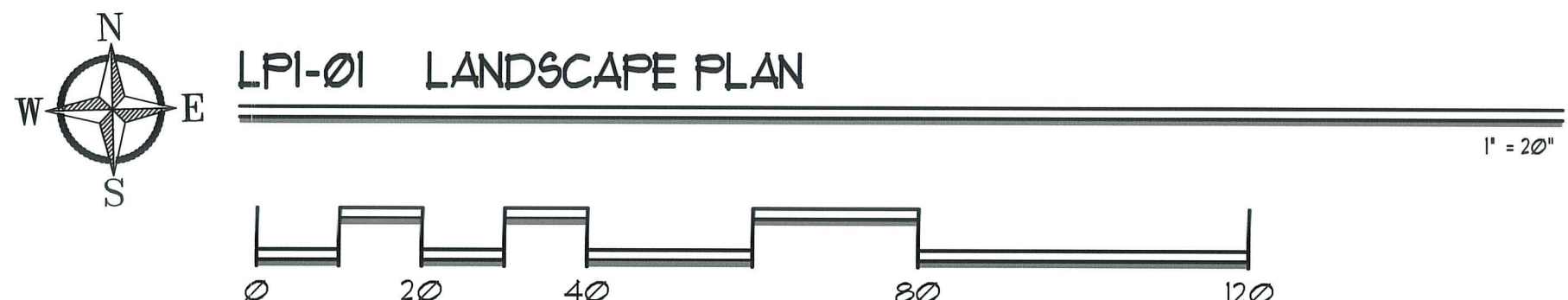
PLANT NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
PRESERVED TREE			
TREE TO BE ALTERED OR REMOVED			NO TREES REMOVED
LIVE OAK	Q. VIRGINIANA	3'cal	container
CREPE MYRTLE	LAURUS NOBILIS	30gal	container
GULF MUHLY	COLEOPOGON MONSIEUR	4"cal	b&b or container
INDIAN HAWTHORN	ARGENTAEAE	15gal	b&b or container
REEVES SPIREA	SPIREA ALBA	30gal	multi
SPARTAN JUNIPER	JUNIPERUS SPARTANA	3-5gal	5-6'oc
FLIRT NANDINA	NANDINA DOMINICA	3gal	3'oc
ANDORA JUNIPER	JUNIPERUS ANDORA	3gal	3-4'oc
RED YUCCA	YUCCA ROSEAE	3gal	3'oc
SKULLCAP	SCUTELLARIA FRUTICOSA	1gal	18"oc
SEASONAL COLOR		4"-1gal	18"oc

PLANT LIST (Contractor is responsible for verifying quantities)

QUANTITY	PLANT NAME	BOTANICAL NAME	SIZE	NOTES/SPACING
Required Plants:				
LO 5	Live Oak/Quercus virginiana		3'cal	container
V 2	Vitex/Vitex agnus castus - blue		30gal	container
CE 6	Cedar Elm/Umus crassifolia		4"cal	b&b or container
RB 10	Redbud/Cercis canadensis		15gal	b&b or container
4	Crape Myrtle/Lagerstroemia indica Hardy Red		30gal	multi
20	Reeves Spirea/Spirea sp 'Reeves'		3-5gal	5-6'oc
10	Hesperaloe parviflora aquifolia		3gal	3'oc
4	Spartan juniper/Juniperus columnaris Spartan		30gal	3'oc
22	Andora juniper/ Juniperus plumosa Andora		3-5gal	3-4'oc
18	Gulf Muhly Grass/Muhlenbergia capillaris		3gal	3'oc
69	Needle Point Hollyhock sp. Needle Point		3gal	3'oc-42'oc
18	Flirt Nandina/Nandina nana 'Flirt		32-3gal	18"2'oc
11	Skullcap/Scutellaria suffruticosa		1gal	18"2'oc
244	Asian Jasmine/Jacquinthea pinnatifida		1 gal.	18"oc
80	Mexican Feather Grass/Nassella tenuissima		1gal.	18"oc
15	Rudbeckia/Rudbeckia fulgida 'Goldstrum'		1gal.	18"oc
150cal	Seasonal Color		4"-1gal.	18"oc
LAWN	419 Bermuda/Cynodon spp. 419			

GLASS RENTA,  
LANDSCAPE ARCHITECTS

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Fort Worth, TX 76110 817.926.4606



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HIDDEN LAKES LOT 4  
8849 DAVIS BLVD.  
KELLER, TEXAS 76248

SHEET TITLE:  
LANDSCAPE  
PLAN &  
TABLES

SHEET:  
LP1

APPROVED BY  
COMMUNITY DEVELOPMENT  
Approved by: K. Smithers  
Date: 5/2/18