

OAKBROOK HILLS

KELLER, TX

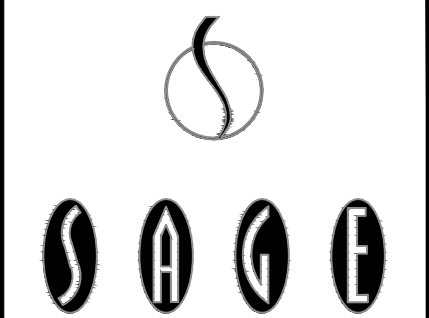
CONSTRUCTION SET

for

Construction & Installation of
Landscape

July 12, 2021

Sheet Title	Sheet Number
COVER SHEET	CS-01
 SITE PLAN	SP-01
 LANDSCAPE PLAN	LP-01
 LANDSCAPE PLAN	LP-02
LANDSCAPE PLAN	LP-03
 LANDSCAPE DETAILS	LP-04
 TREE PROTECTION PLAN	TP-01
TREE PROTECTION DETAILS	TP-02



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
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Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
Constant Capital Company, LLC.
6308 Westcoat Drive
Colleyville, TX 76034
Phone: 817.793.6937
Contact: Tommy Dreiling

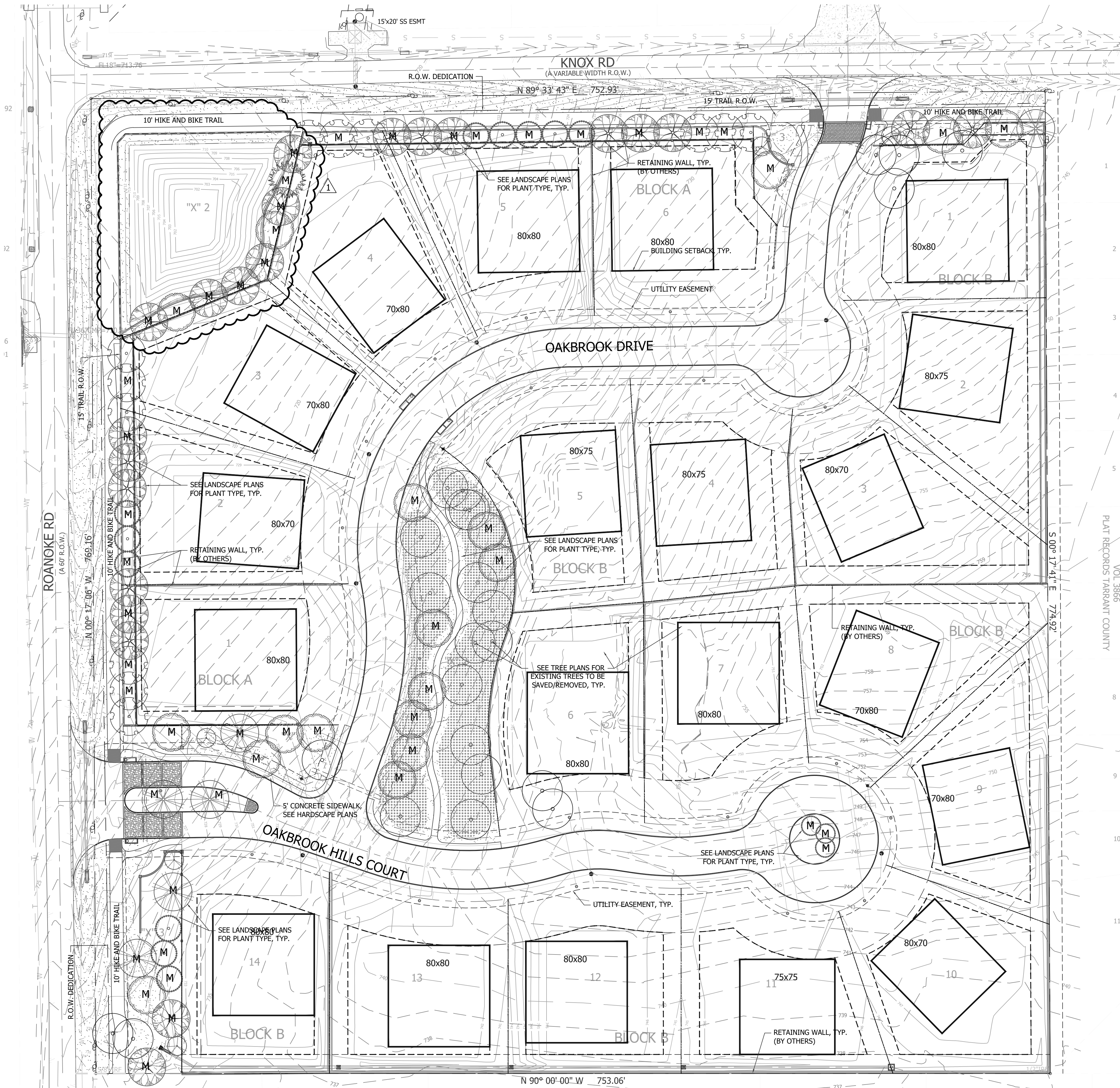
OAKBROOK HILLS
Keller, Texas

Issued
July 12, 2021

Revisions
 CITY COMMENT 7/29/21

COVER
SHEET

SHEET
CS-01



Overall Landscape Site Plan
PLAN

Landscape Notes

GENERAL LANDSCAPE INSTALLATION NOTES

1. CONTRACTOR INSTALLING LANDSCAPE SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND NOTIFY THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY DISCREPANCIES. (NOTE: SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.)
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING/PROPOSED UNDERGROUND UTILITIES AND NOTIFY OWNER/OWNER'S REP., OF ANY CONFLICTS WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. CALL 811 FOR A FREE ASSESSMENT OF UNDERGROUND UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED UTILITIES.
4. CONTRACTOR IS TO PROVIDE/MAINTAIN CONTOURS/GRADES AT A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND TURF AREAS ARE TO BE SEPARATED BY STEEL EDGING (UNO). NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB. REFERENCE PLANTING DETAILS FOR STEEL EDGING INSTALLATION.
6. CONTRACTOR SHALL ENSURE THAT ALL PROPOSED LANDSCAPE AREAS ARE 100% IRRIGATED WITH AND UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. REFERENCE IRRIGATION PLANS FOR DETAILS FOR IRRIGATION SYSTEM INSTALLATION.
7. ALL TURF AREAS TO BE BERMUDAGRASS, UNLESS OTHERWISE NOTED IN THESE PLANS. REFERENCE PLANTING LIST/SCHEDULE FOR TURF SELECTION.

GENERAL LANDSCAPE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE (1) YEAR OF MAINTENANCE OF INSTALLED LANDSCAPE, TO BEGIN AFTER FINAL ACCEPTANCE FROM CITY.
2. THE OWNER, TENANT(S), AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
4. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES AS IS COMMON TO LANDSCAPE MAINTENANCE.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR NOT A PART OF THIS PLAN.

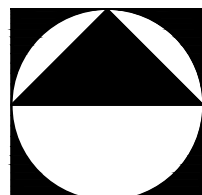
Landscape Legend

- Existing Tree
size/species varies
- Afghan Pine
Pinus eldarica
- Chinese Pistache
Pistacia chinensis
- Red Oak
Quercus shumardii
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Lacebark Elm
Ulmus parvifolia
- Mexican Plum
Prunus Mexicana
- Rose Creek Abelia
Abelia x grandiflora 'Rose Creek'
- Andorra Juniper 'Compacta'
Juniperus horizontalis 'Plumosa compacta'
- Nellie R. Stevens Holly
Ilex x 'nellie r. stevens'
- Texas Sage 'Green Cloud'
Leucophyllum frutescens 'Green Cloud'
- Texas Sage 'Silverado'
Leucophyllum frutescens 'Silverado'
- Super Blue Liriope
Liriope muscari 'Super Blue'
- Adagio Maiden Grass
Miscanthus sinensis 'Adagio'
- Pink Muhly Grass
Muhlenbergia capillaris
- Mexican Feather Grass
Nassella tenuissima
- Seasonal Color
Varies
- Organic Mulch
- Bermuda Grass
Cynodon dactylon
- Weeping Love Grass
Eragrostis curvula

NOTE:

ALL PROPOSED TREES, DELINEATED WITH AN M, ARE INCLUDED IN THE TREE MITIGATION TREE COUNT. SEE SHEET TP-01 FOR MITIGATION TREES.

0 40' 80' 160'
1" = 40'-0"



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REGISTERED LANDSCAPE ARCHITECT
KELLIE D. LEE
2424
7/12/2021

APPLICANT

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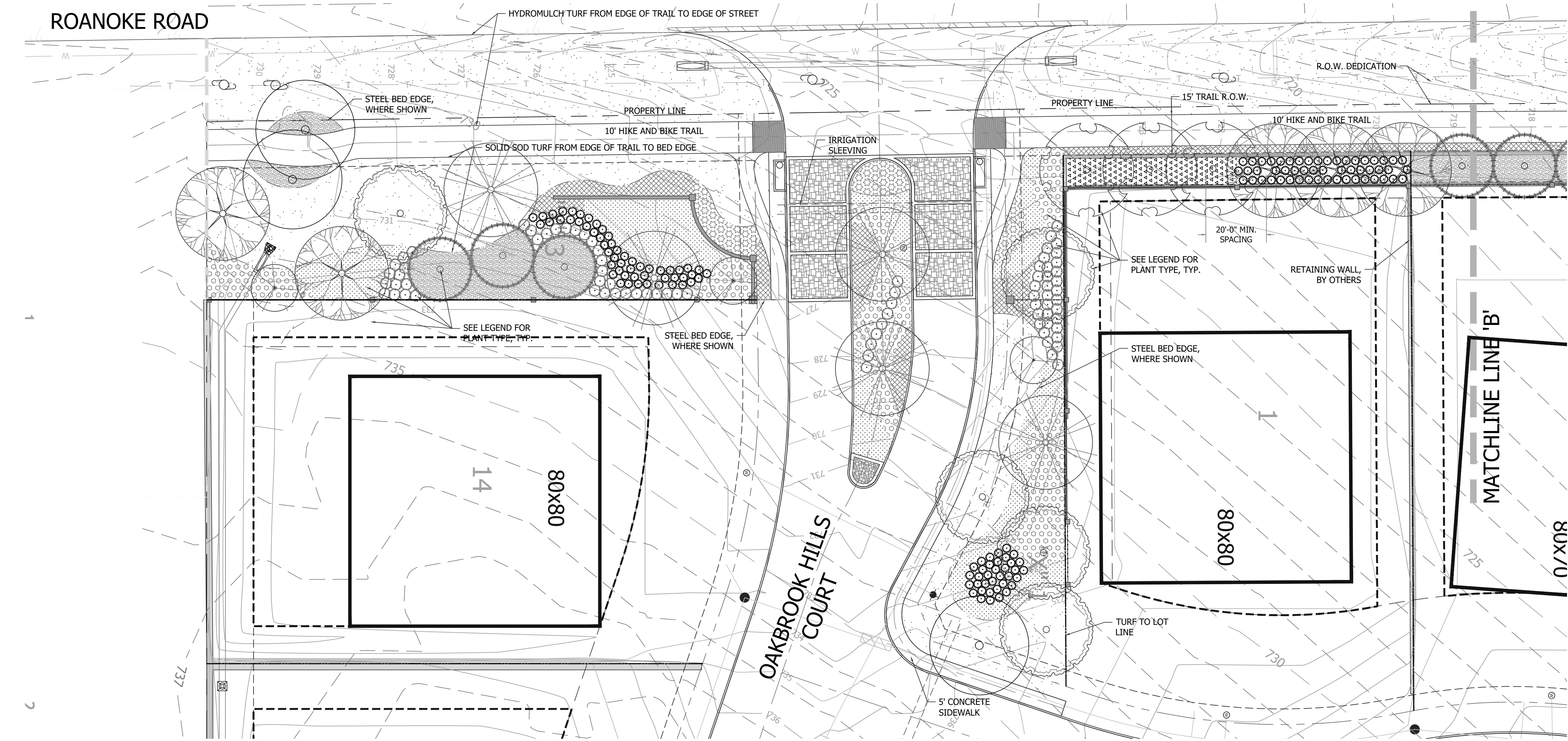
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Revisions

1	CITY COMMENT 7/29/21

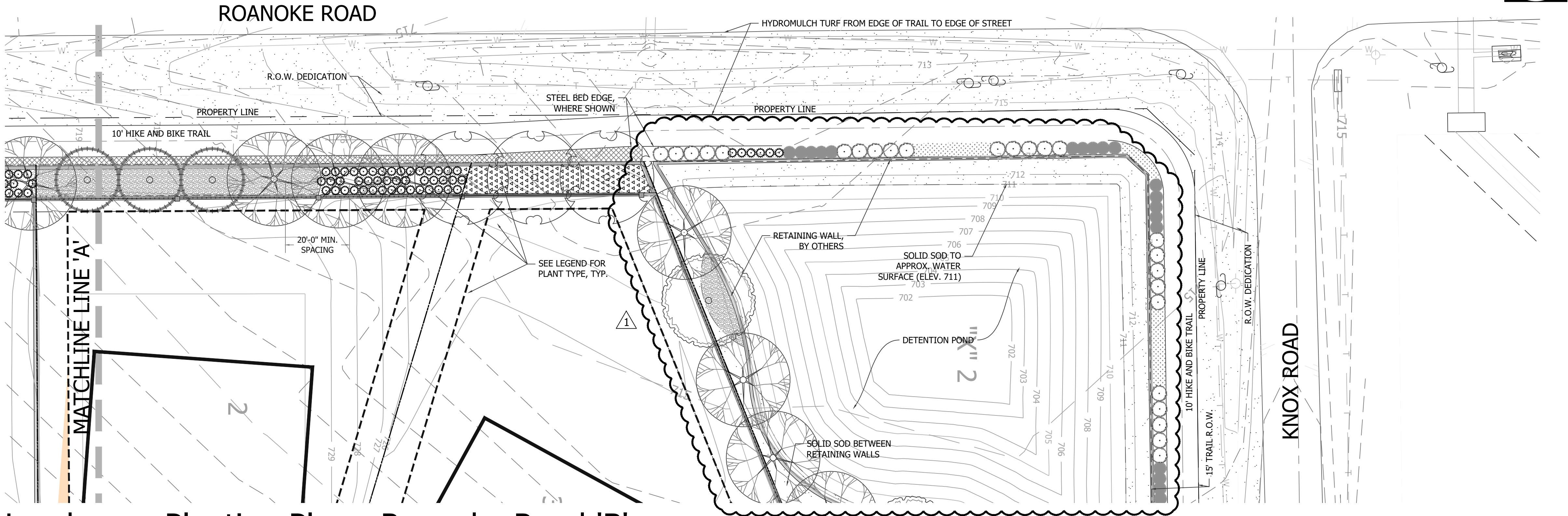
LANDSCAPE SITE PLAN

SHEET
SP-01



Landscape Planting Plan - Roanoke Road 'A'

PLAN



Landscape Planting Plan - Roanoke Road 'B'

PLAN

Landscape Legend

- Existing Tree
size/species varies
- Afghan Pine
Pinus eldarica
- Chinese Pistache
Pistacia chinensis
- Red Oak
Quercus shumardii
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Lacebark Elm
Ulmus parvifolia
- Mexican Plum
Prunus Mexicana
- Rose Creek Abelia
Abelia x grandiflora 'Rose Creek'
- Andorra Juniper 'Compacta'
Juniperus horizontalis 'Plumosa compacta'
- Nellie R. Stevens Holly
Ilex x 'nellie r. stevens'
- Texas Sage 'Green Cloud'
Leucophyllum frutescens 'Green Cloud'
- Texas Sage 'Silverado'
Leucophyllum frutescens 'Silverado'
- Super Blue Liriope
Liriope muscari 'Super Blue'
- Adagio Maiden Grass
Miscanthus sinensis 'Adagio'
- Pink Muhly Grass
Muhlenbergia capillaris
- Mexican Feather Grass
Nassella tenuissima
- Seasonal Color
Varies
- Organic Mulch
- Bermuda Grass
Cynodon dactylon
- Weeping Love Grass
Eragrostis curvula

Landscape Notes

GENERAL LANDSCAPE NOTES

- THIS PLAN MEETS OR EXCEEDS CITY REGULATIONS AND/OR REQUIREMENTS.
- CONTRACTOR TO FIELD VERIFY PLANT QUANTITIES AND LOCATIONS. THE FINAL APPROVAL OF PLANT MATERIAL WILL BE


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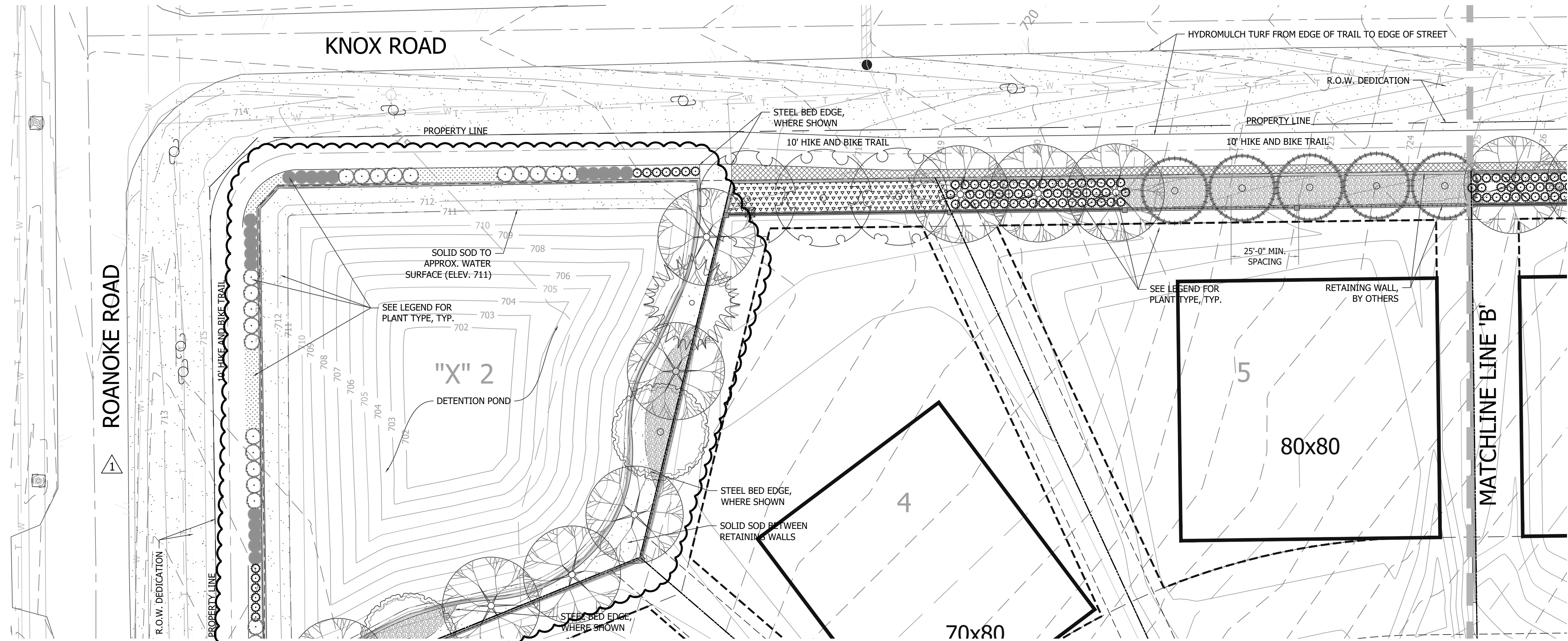
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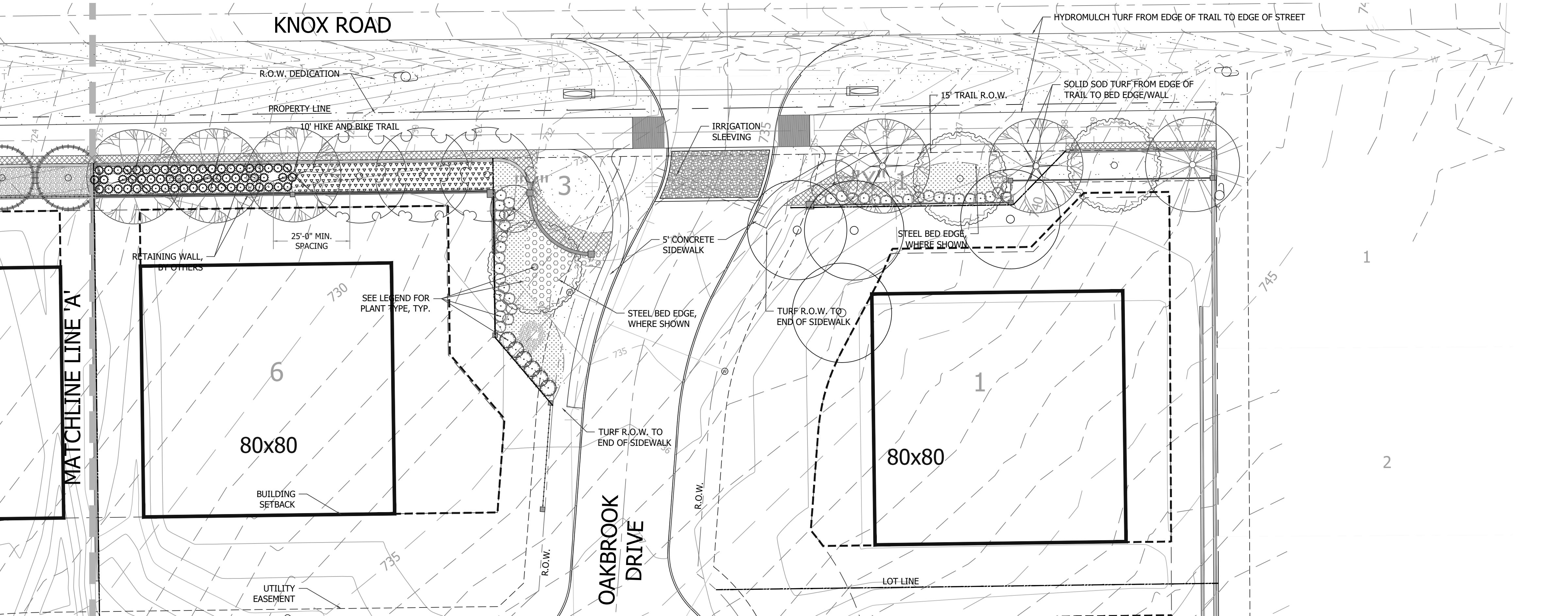
**LANDSCAPE
PLANTING
PLAN**

SHEET
LP-01



Landscape Planting Plan - Knox Road 'A'

PLAN



Landscape Planting Plan - Knox Road 'B'

PLAN

Landscape Legend

- Existing Tree
size/species varies
- Afghan Pine
Pinus eldarica
- Chinese Pistache
Pistacia chinensis
- Red Oak
Quercus shumardii
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Lacebark Elm
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- Mexican Plum
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- Organic Mulch
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Cynodon dactylon
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Eragrostis curvula

GENERAL LANDSCAPE NOTES

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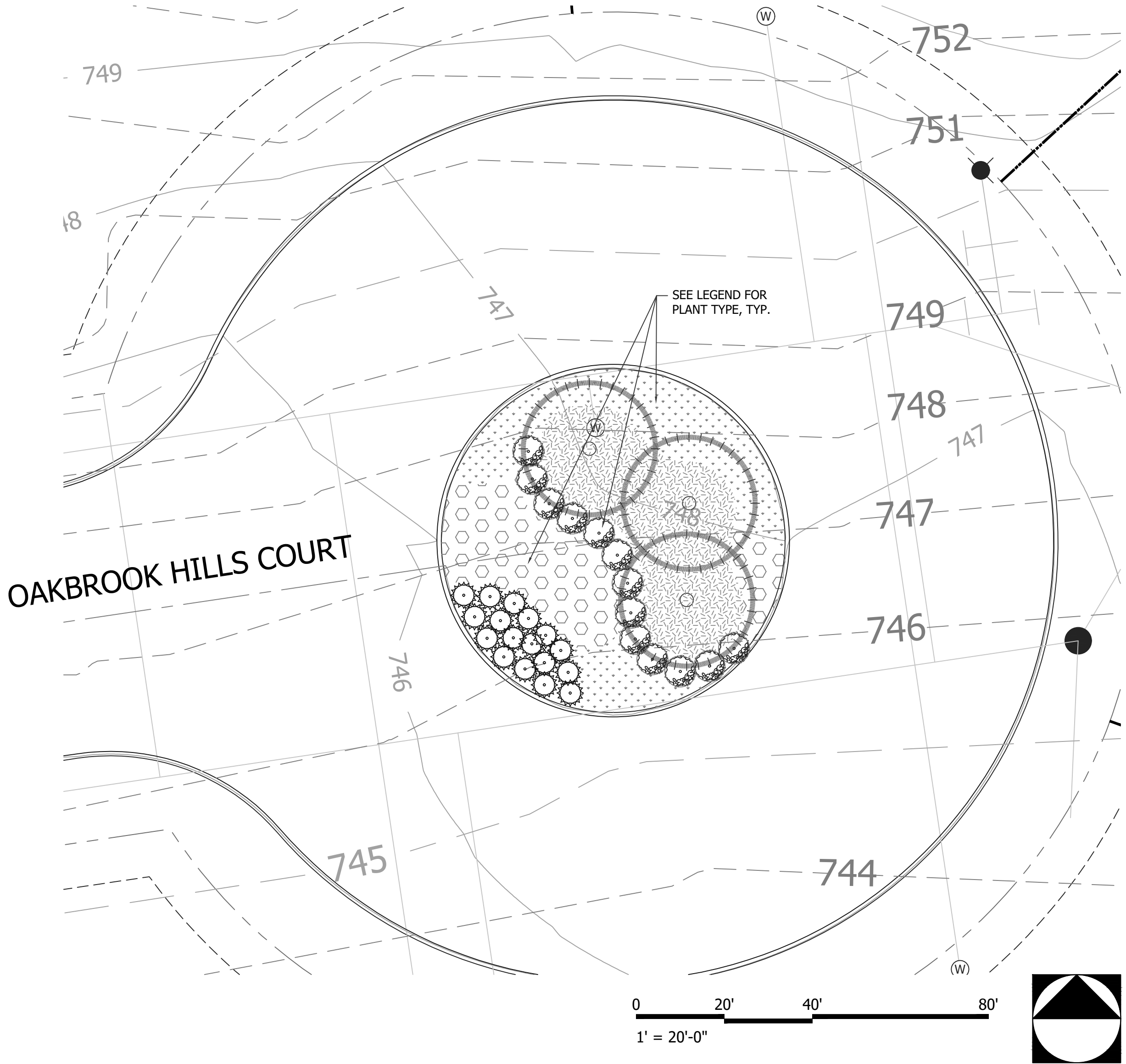
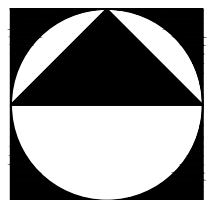
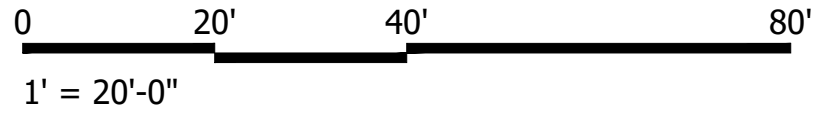
LANDSCAPE PLANTING PLAN

SHEET
LP-02



Landscape Planting Plan - Open Space 'A'

PLAN



Landscape Planting Plan - Open Space 'B'

PLAN

Landscape Legend

	Existing Tree size/species varies		Texas Sage 'Silverado' <i>Leucophyllum frutescens</i> 'Silverado'
	Afghan Pine <i>Pinus eldarica</i>		Super Blue Liriope <i>Liriope muscari</i> 'Super Blue'
	Chinese Pistache <i>Pistacia chinensis</i>		Adagio Maiden Grass <i>Miscanthus sinensis</i> 'Adagio'
	Red Oak <i>Quercus shumardii</i>		Pink Muhly Grass <i>Muhlenbergia capillaris</i>
	Bald Cypress <i>Taxodium distichum</i>		Mexican Feather Grass <i>Nassella tenuissima</i>
	Cedar Elm <i>Ulmus crassifolia</i>		Seasonal Color Varies
	Lacebark Elm <i>Ulmus parvifolia</i>		Organic Mulch
	Mexican Plum <i>Prunus Mexicana</i>		Bermuda Grass <i>Cynodon dactylon</i>
	Rose Creek Abelia <i>Abelia x grandiflora</i> 'Rose Creek'		Weeping Love Grass <i>Eragrostis curvula</i>
	Andorra Juniper 'Compacta' <i>Juniperus horizontalis</i> 'Plumosa compacta'		
	Nellie R. Stevens Holly <i>Ilex x 'nellie r. stevens'</i>		
	Texas Sage 'Green Cloud' <i>Leucophyllum frutescens</i> 'Green Cloud'		

GENERAL LANDSCAPE NOTES

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- CONTRACTOR TO FIELD VERIFY PLANT QUANTITIES AND LOCATIONS. THE FINAL APPROVAL OF PLANT MATERIAL WILL BE

General Landscape Installation Notes

INSPECTION

- 1. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE PLANS/DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT APPROPRIATE CITY SERVICE DEPARTMENTS FOR LANDSCAPE INSPECTIONS AS REQUIRED.
- 2. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH APPROPRIATE CITY DESIGN STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND R.O.W. INSPECTIONS.

EXCAVATION

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT CONTACTING THE APPROPRIATE CITY SERVICE DEPARTMENT.
- 2. THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES (I.E.: WATER LINES, SEWER LINES, GAS LINES, ETC.) AND TREE LOCATIONS PRIOR TO EXCAVATION.

IRRIGATION

- 1. ANY CHANGES TO THE APPROVED IRRIGATION PLANS/DRAWINGS SHALL REQUIRE AUTHORIZATION BY THE CITY.
- 2. CONTACT THE APPROPRIATE CITY SERVICE DEPARTMENT FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- 3. IRRIGATION VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL NOT BE LOCATED CLOSER THAN TEN (10') FEET FROM THE BACK OF CURB AT STREET OR DRIVE INTERSECTIONS.
- 4. IRRIGATION VALVES SHALL BE LOCATED A MINIMUM OF FIVE (5') FEET AWAY FROM STORM SEWERS, SANITARY SEWER LINES, CITY FIRE HYDRANTS, AND WATER VALVES.
- 5. IRRIGATION MAINLINES, VALVES, AND/OR ELECTRICAL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
- 6. A MINIMUM FIVE (5') FEET OF SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND/OR SANITARY SEWER LINES.
- 7. IRRIGATION HEADS THAT RUN PARALLEL AND/OR NEAR PUBLIC WATER AND/OR SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS.
- 8. THE BORE DEPTH FOR IRRIGATION SLEEVING UNDER STREETS, DRIVE AISLES, FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- 9. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- 10. ELECTRONIC TIMED IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

HARDSCAPE

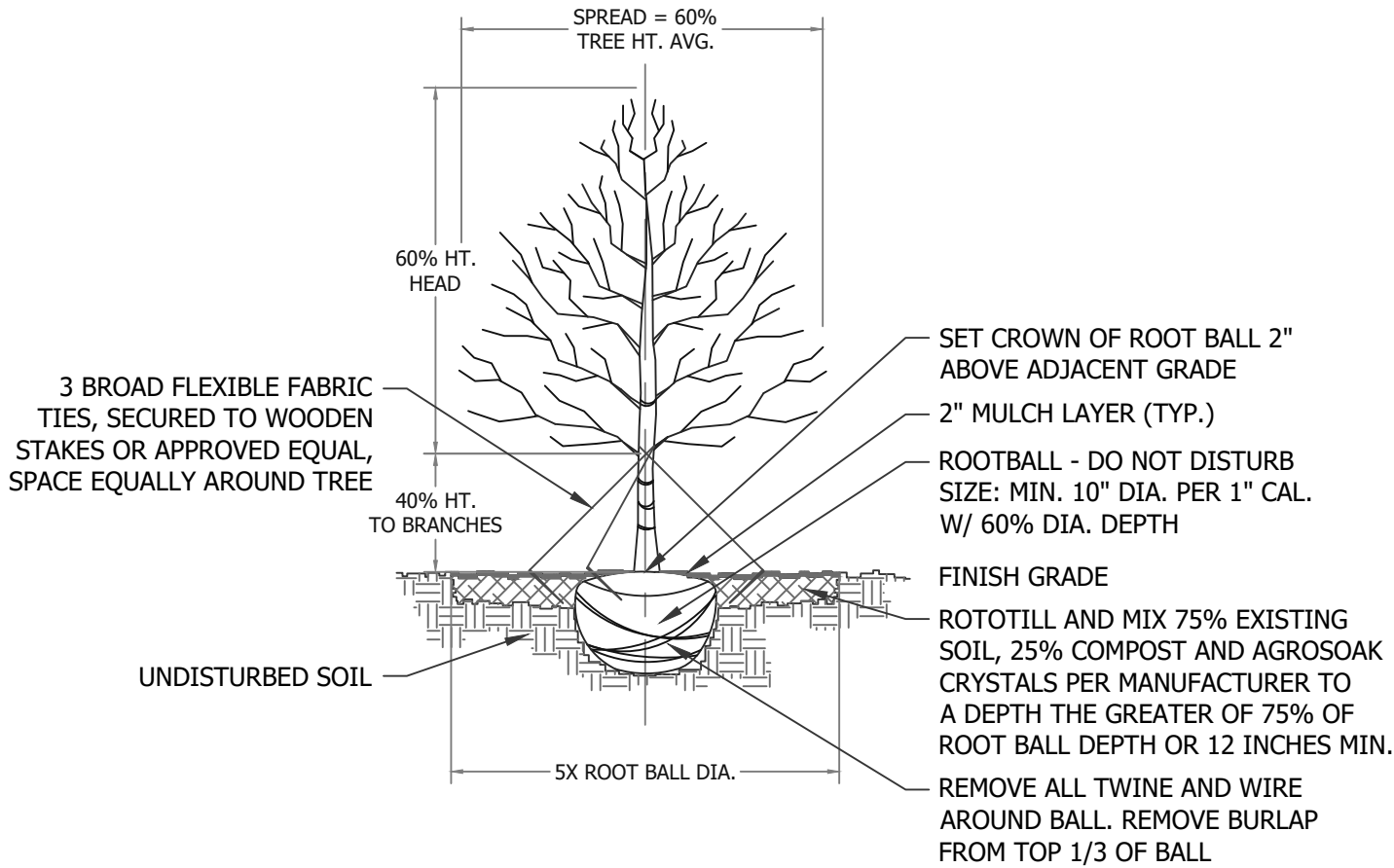
- 1. ALL PAVEMENT, STRUCTURES, AND/OR FURNITURE SHOWN TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLANS/DRAWINGS, AND SHALL COMPLY WITH THE CITY'S DESIGN STANDARDS, REGULATIONS, AND REQUIREMENTS.

PLANTING STANDARDS

- 1. ALL PLANTINGS (TREES, SHRUBS, TURF, ETC.) SHALL COMPLY WITH THE CITY'S LANDSCAPE REGULATIONS AND REQUIREMENTS, DESIGN STANDARDS, VISIBILITY REQUIREMENTS, ETC.
- 2. THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-2004 OR LATEST VERSION) SHALL GOVERN ALL PLANT (TREES, SHRUBS, TURF, ETC.) SELECTION QUALIFICATIONS, GRADES, AND STANDARDS.
- 3. TYPICAL PLANTING SHALL COMPLY WITH PLANTING DETAILS AS SHOWN WITHIN THE LANDSCAPE PLANS. (ANSI A300) THE CITY HAS FINAL APPROVAL FOR ALL PLANTING SPECIFICATIONS.
- 4. UNLESS SPECIFIED/SHOWN OTHERWISE, TREES SHALL BE PLANTED A MINIMUM OF FIVE (5') FEET FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL ON ALL TREE PLACEMENTS.
- 5. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM TEN (10') FEET FROM THE EDGE OF ANY STORM SEWER INLET.
- 6. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM FIVE (5') FEET FROM WATER METERS.
- 7. A MINIMUM FIVE (5') FOOT RADIUS AROUND FIRE HYDRANTS SHALL REMAIN CLEAR OF ALL VERTICAL PLANTINGS. (I.E.; TREES, SHRUBS)
- 8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- 9. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON, AND SHALL REMAIN NO LONGER THAN ONE (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
- 17. CONTRACTOR SHALL PROVIDE TWO (2") INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE TURF. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- 20. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL NATIVE TO THE REGION, TYPICALLY KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES. IT SHALL CONTAIN NO SALT, AND BE OF A BLACK TO BROWN COLOR.
- 21. ALL AREAS TO RECEIVE TURF SHALL BE LEFT AT A MAXIMUM OF ONE (1") INCH BELOW FINAL FINISH GRADE, AND ARE TO BE AERATED AND FINE GRADED. ALL TRENCHES ARE TO BE COMPLETELY SETTLED AND COVERED APPROPRIATELY.
- 15. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED BY THE GRADING PLAN. IF NEEDED, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILT STRUCTURES. PROVIDE UNIFORM ROUNDING AT THE TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

MAINTENANCE

- 1. THE OWNER/OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 2. AT ALL TIMES, OPEN AND LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A300 STANDARDS (ANSI A300).



TREE PLANTING NOTES

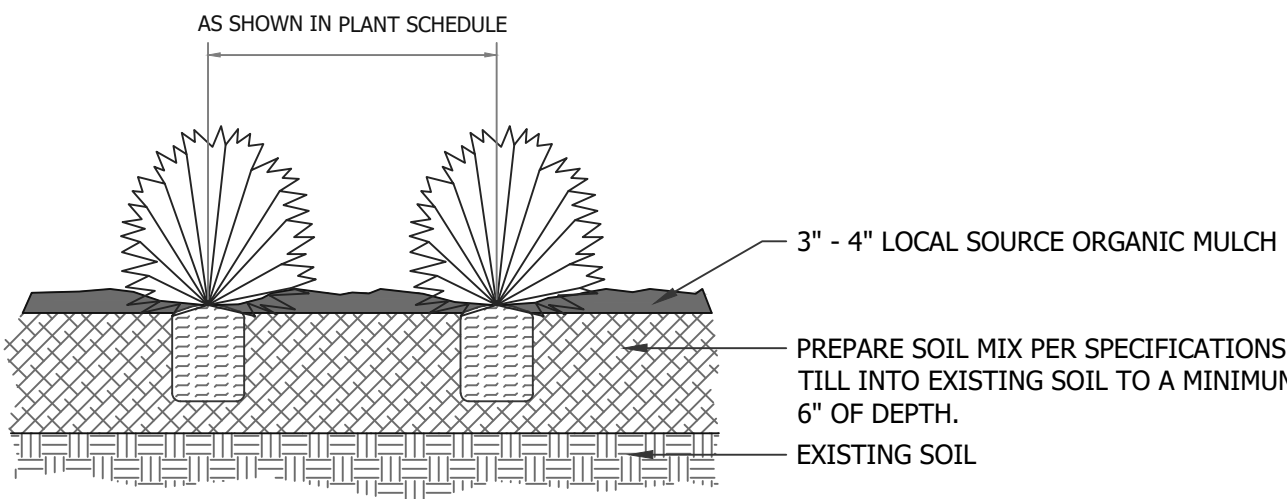
(2 1/2 " CAL. OR LARGER)
USE 3 BROAD FLEXIBLE FABRIC "GUY WIRES" SPACED EQUALLY AROUND TREE, SECURED TO WOODEN STAKES, OR APPROVED EQUAL
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF RATE IS UNACCEPTABLE FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADDO MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.
TYPICAL 'TREE PLANTING PIT' BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS
REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S Tree Size Caliper Inch	B=Sx10 Min. Root Ball Dia.	BD=Bx 60% Min. Root Ball Depth	PD=Bx 5 Tree Pit Diameter	CD=TDx25% Compost Min. Depth	TD= BDx75% Tree Pit Tilling Depth
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES

1 Tree Planting and Staking

ELEVATION/SECTION NOT TO SCALE

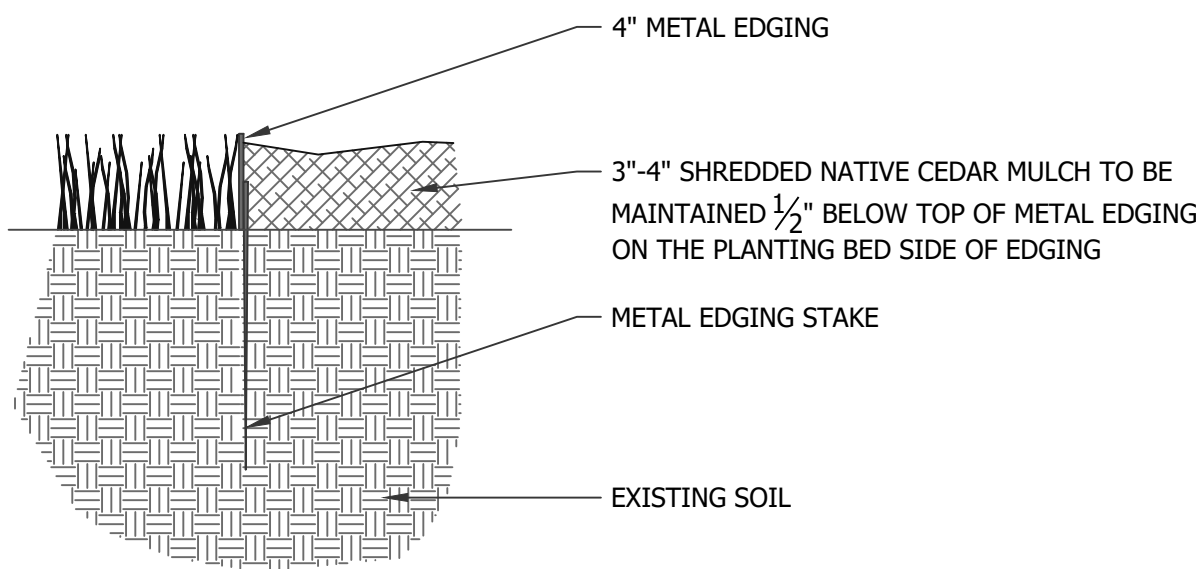


SHRUB PLANTING NOTES

- 1. REMOVE CONTAINER.
- 2. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF ROOT BALLS. EXPOSE THE ACTUAL TOP OF THE ROOT BALL.
- 3. TOP OF ROOT BALL SHOULD BE 1" HIGHER THAN EXISTING GRADE.
- 4. ADD 2"-4" OF NATIVE ORGANIC MULCH OVER ROOT BALL.
- 5. DO NOT PILE MULCH ON TRUNKS.

2 Shrub Planting

ELEVATION/SECTION NOT TO SCALE



3 Metal Edging

SECTION NOT TO SCALE

Soil Notes:
-Native topsoil is to be protected from erosion or stockpiled.
-Native site topsoil shall be laboratory tested by an accredited laboratory & amended per said laboratory's recommendations.

Plant List and Schedule

LARGE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CAL / HT / SPREAD	CONDITION / REMARKS
	Afghan Pine <i>Pinus eldarica</i>	14	100 gal	4" cal; 14'-16' HT.; 10'-12' spread	Single trunk full to ground; box grown; matched
	Chinese Pistache <i>Pistacia chinensis</i>	12	100 gal	4" cal; 14'-16' HT.; 10'-12' spread	Single trunk clear to 6'; box grown; matched
	Red Oak <i>Quercus shumardii</i>	17	100 gal	4" cal; 14'-16' HT.; 10'-12' spread	Single trunk clear to 6'; box grown; matched
	Bald Cypress <i>Taxodium distichum</i>	16	100 gal	6" cal; 18'-20' HT.; 14'-16' spread	Single trunk clear to 6'; box grown; matched
	Cedar Elm <i>Ulmus crassifolia</i>	16	100 gal	4" cal; 12'-14' HT.; 10'-12' spread	Single trunk clear to 6'; box grown; matched
	Lacebark Elm <i>Ulmus parvifolia</i>	8	100 gal	4" cal; 12'-14' HT.; 10'-12' spread	Single trunk clear to 6'; box grown; matched

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SMALL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CAL / HT / SPREAD	CONDITION / REMARKS
	Mexican Plum <i>Prunus Mexicana</i>	5	45 Gal.	10' ht; 4' spread	container grown, matched

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE	CAL / HT / SPREAD	CONDITION / REMARKS
	Rose Creek Abelia <i>Abelia x grandiflora 'Rose Creek'</i>	330	5 Gal.	24" spread	container, full, 36" o.c.
	Nellie R. Stevens Holly <i>Ilex x 'nellie r. stevens'</i>	6	30 Gal.	36" spread	single trunk, 2" cal. min., full to the crown with central leader; matched, as shown
	Andorra Juniper 'Compacta' <i>Juniperus horizontalis 'Plumosa compacta'</i>	243	5 Gal.	24" spread	container, full, 36" o.c.
	Texas Sage 'Green Cloud' <i>Leucophyllum frutescens 'Green Cloud'</i>	144	5 Gal.	24" spread	container, full, 36" o.c.
	Texas Sage 'Silverado' <i>Leucophyllum frutescens 'Silverado'</i>	13	5 Gal.	24" spread	container, full, 36" o.c.

GRASSES, GROUNDCOVER, AND VINES

SYMBOL	PLANT NAME	QUANTITY	SIZE	CAL / HT / SPREAD	CONDITION / REMARKS
	Super Blue Liriope <i>Liriope muscari 'Super Blue'</i>	8,088	1 Gal.		full, 12' o.c.
	Adagio Maiden Grass <i>Miscanthus sinensis 'Adagio'</i>	275	5 Gal.	24" SPREAD	full, 36' o.c.
	Pink Muhly Grass <i>Muhlenbergia capillaris</i>	20	3 Gal.	24" SPREAD	full, 36' o.c.
	Mexican Feather Grass <i>Nassella tenuissima</i>	3,706	1 Gal.		full, 12' o.c.
	Seasonal Color <i>Varies</i>	1,276	4" pots		heavy and full to ground; " 8 o.c.; triangular spacing
	Organic Mulch		bags/bulk		3" - 4" depth, as shown

TURF

SYMBOL	PLANT NAME	QUANTITY	SIZE	CAL / HT / SPREAD	CONDITION / REMARKS
	Bermuda Grass <i>Cynodon dactilon</i>	51,181 s.f.	Solid Sod / Hydromulch		Contractor to field verify quantity of sod / hydromulch required
	Weeping Love Grass <i>Eragrostis curvula</i>	17,037 s.f.	Hydromulch		Contractor to field verify quantity hydromulch required

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

GENERAL LANDSCAPE NOTES

- 1. THIS PLAN MEETS OR EXCEEDS CITY REGULATIONS AND/OR REQUIREMENTS.
- 2. CONTRACTOR TO FIELD VERIFY PLANT QUANTITIES AND LOCATIONS. THE FINAL APPROVAL OF PLANT MATERIAL WILL BE

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OAKBROOK HILLS

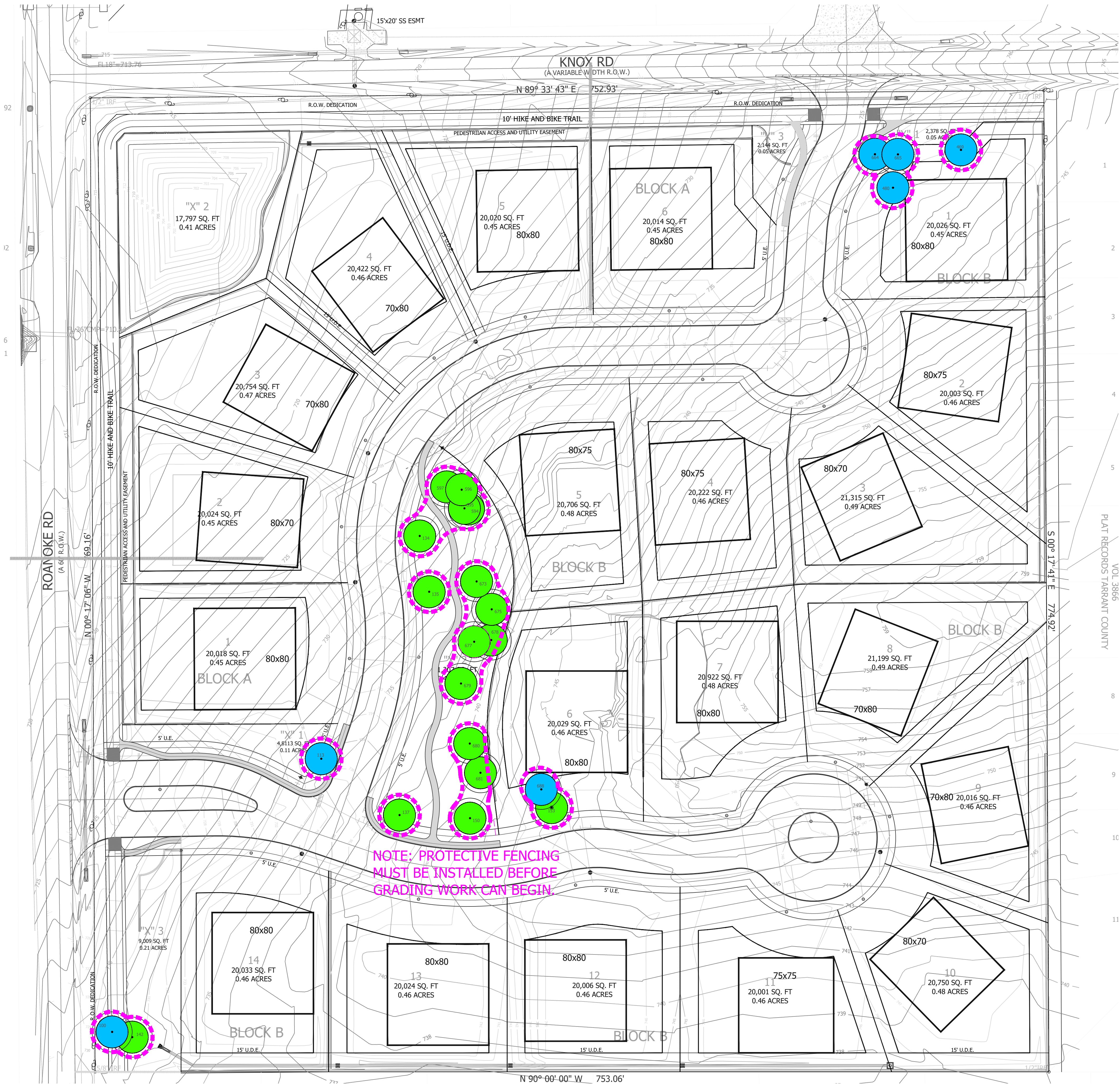
Keller, Texas

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July 12, 2021

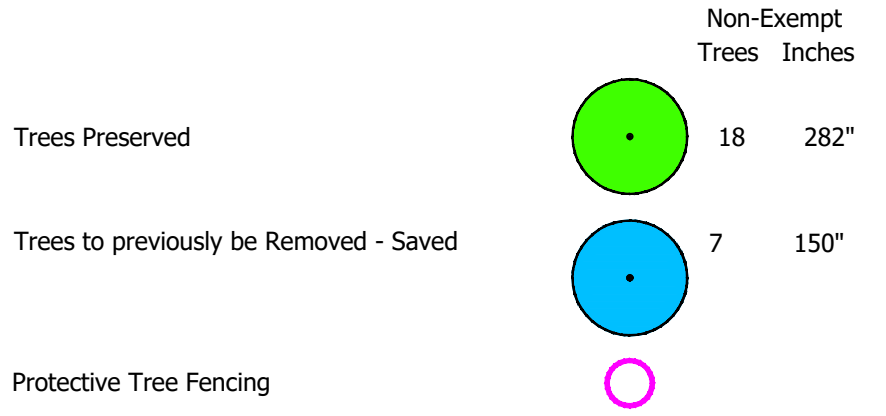
Revisions
CITY COMMENT 7/29/21

LANDSCAPE
PLANTING
DETAILS

SHEET
LP-04



Tree Preservation Legend



NOTE: PROTECTIVE FENCING
MUST BE INSTALLED BEFORE
GRADING WORK CAN BEGIN.

Tree Survey

Number	Tree Species	Inches
100	OAK	14
113	OAK	14/14
134	OAK	16
135	OAK	16
137	OAK	26
142	OAK	9
150	OAK	14
153	OAK	14
469	OAK	14/13/12
480	PECAN	16
594	OAK	13
595	OAK	15
596	OAK	9
597	OAK	10
664	ELM	12/9
665	OAK	14
673	OAK	18
675	OAK	19
677	OAK	15
678	OAK	18
679	OAK	18
680	OAK	22
681	OAK	30
688	OAK	18

NOTE:
ALL PROPOSED TREES, DELINEATED WITH AN M,
ARE INCLUDED IN THE TREE MITIGATION TREE
COUNT. SEE SHEET SP-01 FOR MITIGATION
TREES

Tree Calculations

PREVIOUSLY APPROVED TREE MITIGATION	
REQUIRED CAL. INCHES	1,370"
LESS ADDITIONAL PRESERVED TREES - SAVED	150"
TOTAL MITIGATION CAL INCHES REQUIRED	1,220"

TOTAL PROPOSED NEW TREES	280"
LESS TREES REQUIRED - PERIMETER 1 / 60'	82"
TOTAL MITIGATION TREE INCHES PROPOSED	198"
REMAINING REQUIRED INCHES	1,022"

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Revisions

1 CITY COMMENT 7/29/21

TREE PRESERVATION
PLAN

SHEET

TP-01

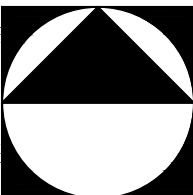
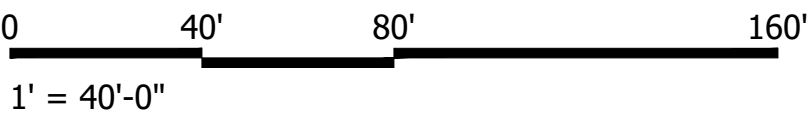
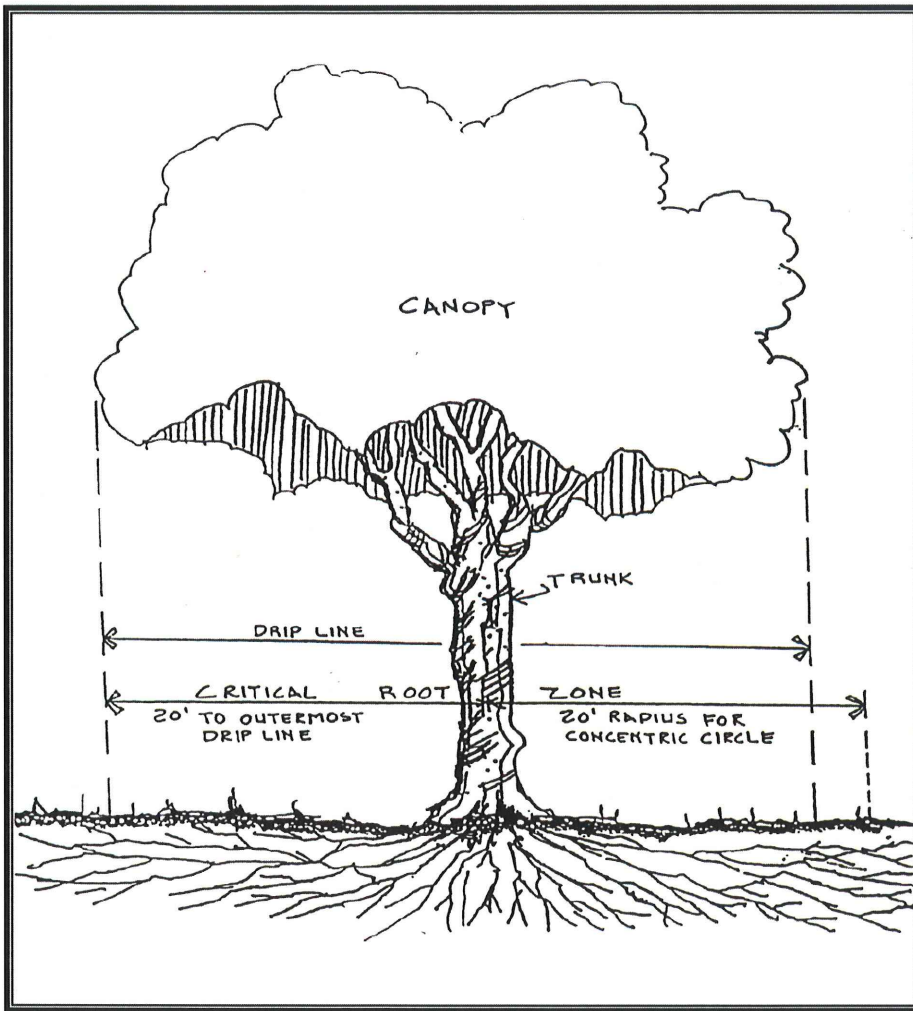




Exhibit D - Tree Exhibit



Critical Root Zone (CRZ): The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line.

Drip Line: A vertical line run through the outermost portion of the canopy of a tree and extending to the ground.

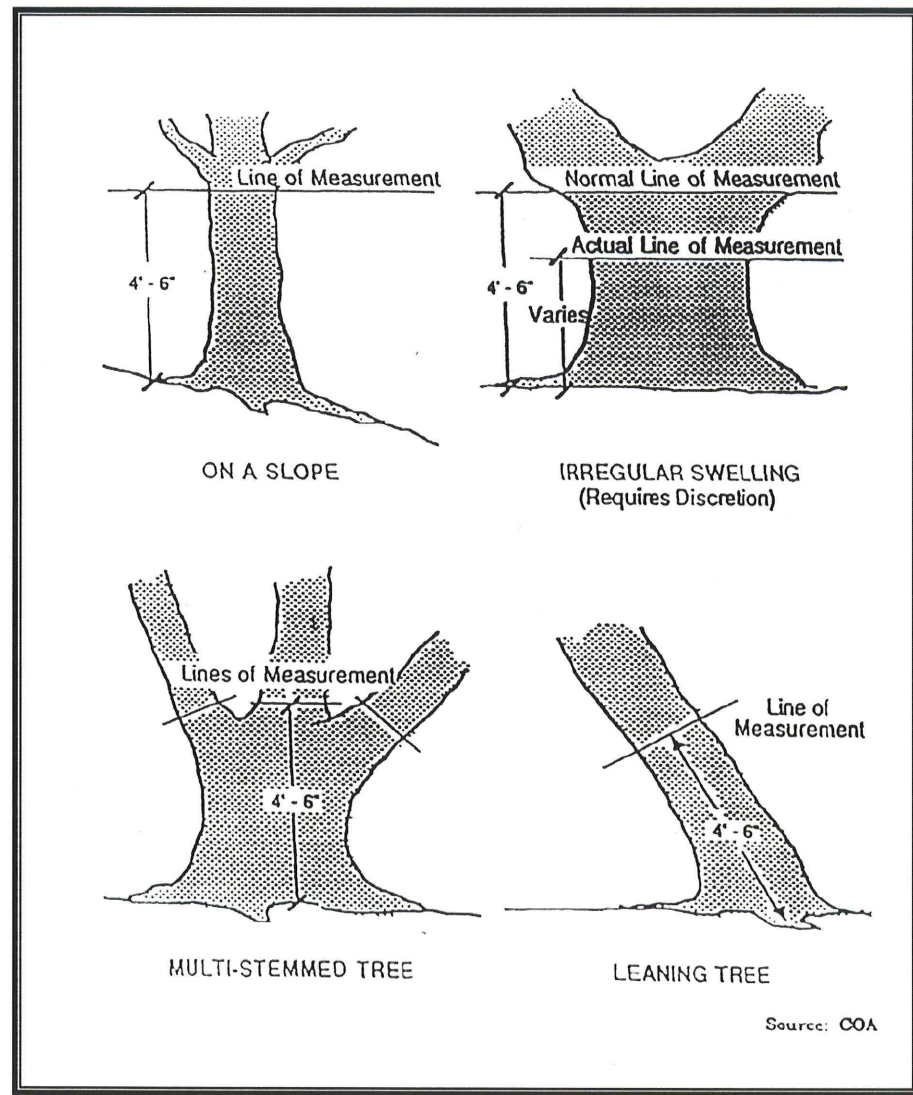
10-14

Section 10.02 - Tree Preservation Exhibits

Tree Exhibit Elevation



Exhibit E - Measurement Methods



Diameter Measurement: The diameter of the protected tree shall be measured as shown. The diameter of a multi-trunk tree shall be determined by adding the total diameter of the largest trunk to 1/2 the diameter of each additional trunk.

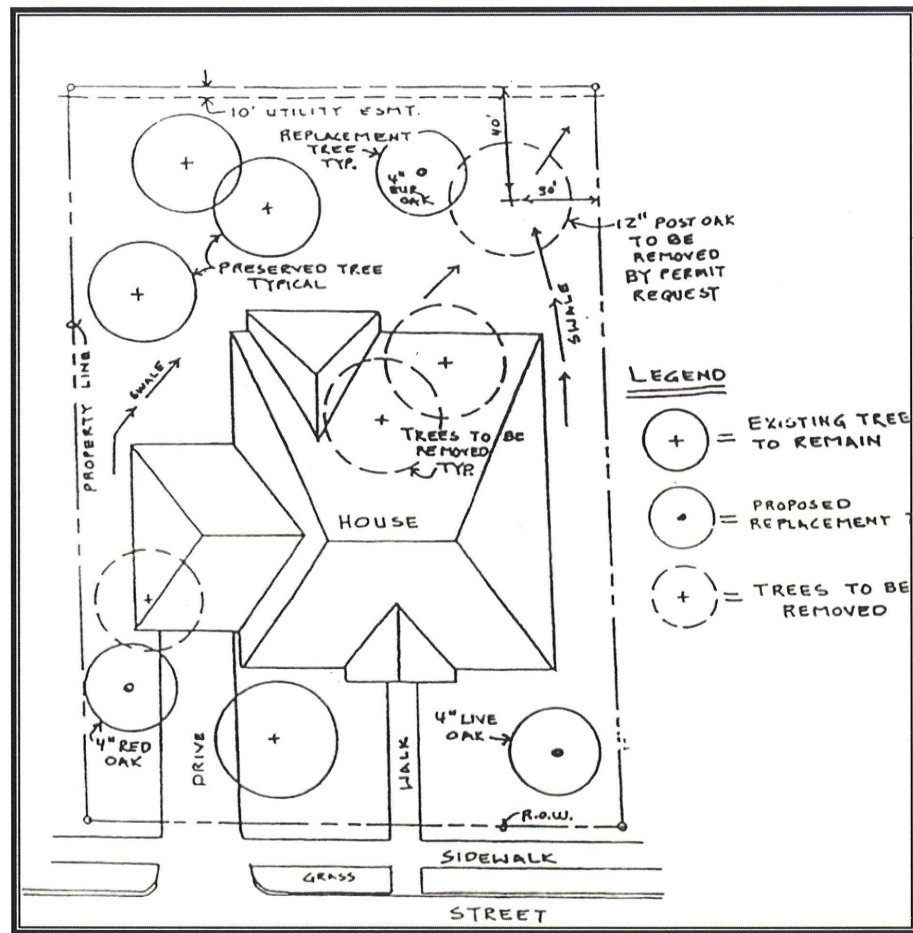
Section 10.02 - Tree Preservation Exhibits

10-15

Tree Measurement Methods Elevation



Exhibit F - Example Builder Site Plan



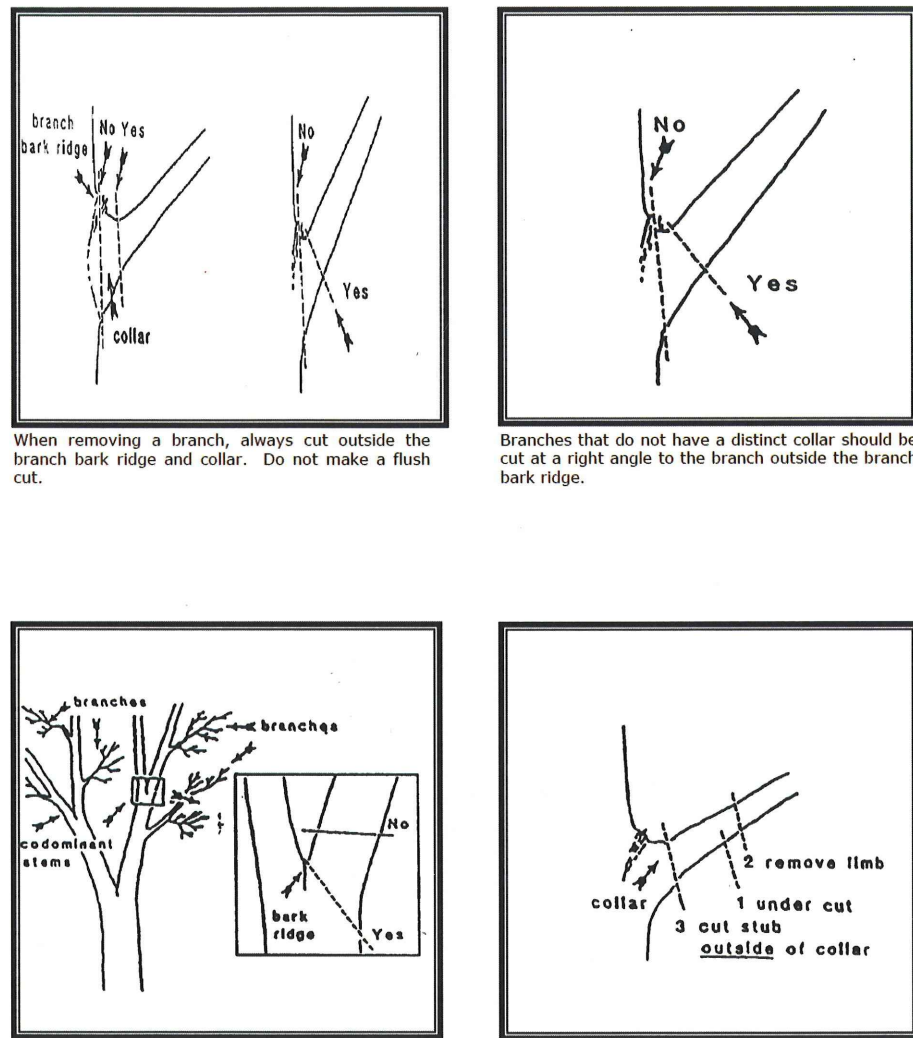
10-16

Section 10.02 - Tree Preservation Exhibits

Example Builder Tree Plan Plan



Exhibit G - Tree Pruning Recommendations



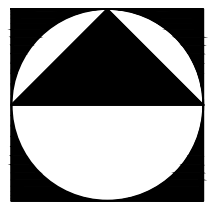
Section 10.02 - Tree Preservation Exhibits

10-17

Tree Pruning Recommendations Elevation

Tree Preservation Details Plan/Elevation/Section

0 1" 2" 4"
NOT TO SCALE



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May 8, 2015

Revisions

TREE PRESERVATION
and REMOVAL
DETAILS

SHEET

TP-02

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August 3, 2021
TD04-00

Ms. Katasha Smithers,
Planner I
City of Keller, Texas

RE: Oakbrook Hills- Tree Preservation Appeal

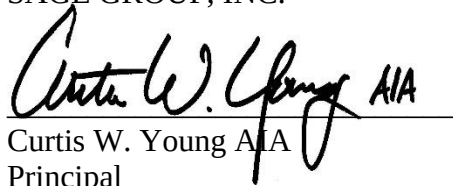
Katasha,

We would like to respectfully request a Tree Preservation Appeal for the Oakbrook Hills neighborhood. As indicated on the accompanying Landscape Plans and Tree Preservation exhibits, we have tried to plan for as much on-site mitigation as possible, but we have reached a point where we believe additional plantings within the open space areas- where we have saved many of the existing trees- would result in an overcrowded condition.

For the required 1,220" of mitigation, we are proposing 280" of new trees to be planted in the open space lots, 198" of which can go to the mitigation requirement. That leaves 1,022", which we have no place for. The original plan was to require each home to plant a minimum of four 4" trees on their lots (which would equal another 320" of mitigation), but I understand that staff no longer prefers using on-lot plantings for mitigation.

So, absent any other choices, we are simply requesting that we be allowed to instead address the remaining 1,022" of mitigation by a payment into the Tree Reforestation Fund for (1,022" x \$150= \$153,300).

Best Regards,
SAGE GROUP, INC.



Curtis W. Young AIA
Principal