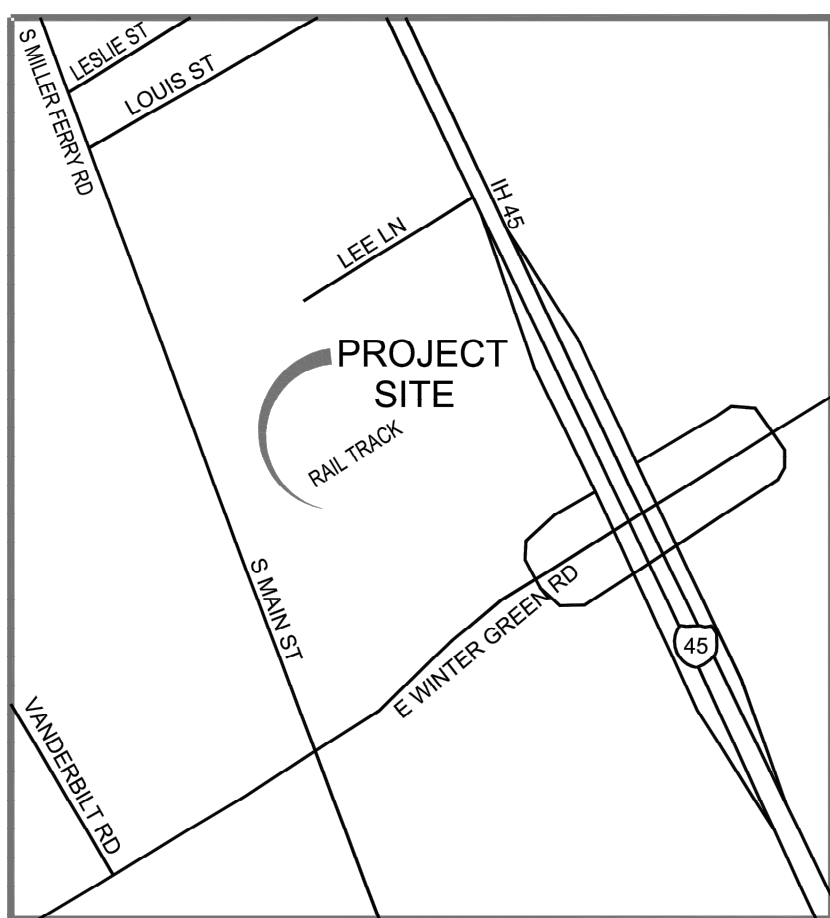
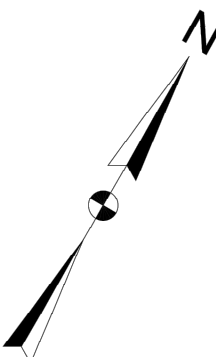


PLANTING PLAN
Scale: 1" = 20'

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)

Key	Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Trees-Large Canopy						
T-1	Burr Oak	<i>Quercus macrocarpa</i>	Native	65 gal	1	3" cal min, 7' min height
T-2	Cathedral Live Oak	<i>Quercus virginiana 'Cathedral'</i>	Adapted	65 gal	3	3" cal min, 7' min height
T-3	Italian Cypress	<i>Cupressus sempervirens</i>	Yes	65 gal	7	3" cal min, 7' min height
T-4	Chinese Pistache	<i>Pistacia chinensis</i>	Adapted	65 gal	4	3" cal min, 7' min height
T-5	Elm, Allee Lacebark	<i>Ulmus parvifolia 'Elmer II'</i>	Adapted	65 gal	1	3" cal min, 7' min height
T-6	Autumn Blaze Maple	<i>Acer x freemanii 'Jeffrey'</i>	Adapted	65 gal	2	3" cal min, 7' min height
T-7	Live Oak	<i>Quercus virginiana</i>	Native	65 gal	4	3" cal min, 7' min height. Single trunk
				Total	22	
Trees-Small Ornamental						
U-1	Yaupon Holly	<i>Ilex vomitoria</i>	Yes	30 gal	1	1 1/2" cal min, 5' min height
U-2	Natchez Crape Myrtle	<i>Lagerstroemia indica x fauriei 'Natchez'</i>	Yes	15 gal	1	1 1/2" cal min, 5' min height
U-3	Wax Myrtle Trees	<i>Myrica cerifera</i>	Native	15 gal	12	3" cal min, Multi-trunk; 3 canes minimum; 7' ht.
Evergreen Shrubs / Trees-High Level Screening						
H-1	Cherry Laurel	<i>Prunus caroliniana</i>	Adapted	30 gal	3	3" cal min, 8' min height
H-2	Holly, Nellie R. Stevens or Eastern Red Cedar	<i>Ilex cornuta 'Nellie R. Stevens'</i>	Adapted	30 gal	20	3" cal min, 8' min height
H-3	Magnolia, 'Little Gem'	<i>Magnolia grandiflora 'Little Gem'</i>	Adapted	30 gal	2	3" cal min, 8' min height
H-4	Leyland Cypress	<i>Cupressocyparis leylandii</i>	Adapted	30 gal	12	3" cal min, 8' min height
Shrubs						
S-1	Green Mountain Boxwood	<i>Buxus x 'Green Mountain'</i>	Yes	1 gal	5	1' min height at planting
S-2	Winter Gem Boxwood	<i>Buxus microphylla japonica 'Winter Gem'</i>	Yes	5 gal	6	1' min height at planting
S-3	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	Yes	5 gal	16	1' min height at planting
S-4	Dwarf Burford Holly	<i>Ilex cornuta 'Dwarf Burford'</i>	Yes	5 gal	21	1' min height at planting
S-5	Softleaf Yucca	<i>Yucca recurvifolia</i>		5 gal	9	2' min height at planting
S-6	Indian Hawthorn, Bay Breeze	<i>Raphiolepis indica 'Hines Darkleaf'</i>	Yes	5 gal	4	1' min height at planting
S-7	POTS - TBD, Seasonal flowers				4	
Annuals, Perennials and Ornamental Grasses						
P-1	Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	Yes	1 gal	111	1' min height at planting
P-2	Berkeley Sedge	<i>Carex divulsa</i>	Yes	1 gal	90	6" min height at planting
	Annuals, Perennials, TBD		Yes	1 gal	400 SF	
Annuals, Perennials and Ornamental Grasses						
G-1	Ground Cover, TBD		Yes		2420 SF	

PLANT LIST



VICINITY MAP

SCALE : NONE



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| PLANNING | INTERIORS |
ONE LEGACY WEST TOWER
7950 S. LEGACY DRIVE SUITE 240,
PLANO, TEXAS 75034
PHONE: (469) 592-7370

OWNER



ARM HOLDING LP
270 PADDOCK TRAIL
FAIRVIEW, TX 75069

CIVIL

MaRS TRANS USA LLC
Bharat Jayswal 469-887-6403
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DEEPA DESIGNSCAPE, LLC
LANDSCAPE DESIGN & BUILD
FRISCO, TX 75035
TEL-972-639-6745

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6/25/2016

ISSUED: 06-1-2028

REVISIONS

Revision No.	Revision Date

CHECKED BY :
DRAWN BY :

PROJECT NO.

1400-XX

SHEET TITLE

LANDSCAPE PLAN

SHEET NO.

L1

401 E WINTERGREEN HUTCHINA

HUTCHINS, TX

SEE SHEET L-2 FOR NOTES, LANDSCAPE REQUIREMENTS, ETC.

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 DESIGNER/ ARCHITECT.

PART 2 - PRODUCTS
A. MATERIALS
1. COMPOST:
1.1 DECOMPOSED WOOD PRODUCT OR COMPOST
1.2 SHALL BE SUPPLIED BY: LIVIGN EARTH TECHNOLOGY 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 PINE BARK MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL MUST BE 1" OR 2" TYPE. THE 1"-2" PINE BARK ARE NOT PERMITTED TO BE USED IN BEDS WITHIN 3 FEET OF THE HOTEL AS THE HEAT RELEASE FROM A MULCH FIRE COULD BE SUFFICIENT TO IGNITE THE MATERIALS.
3.2 COMBUSTIBLE GROUND COVER MATERIALS ARE NOT PERMITTED ADJACENT TO THE BUILDING FACADE. ONLY INORGANIC NON-COMBUSTIBLE MATERIALS, SUCH AS BRICK CHIPS, PEA GRAVEL, AND LAVA ROCK, NOT PINE BARK NUGGETS, SHOULD BE PLACED IN BEDS WHICH ARE 3 FEET OF THE FULL HOTEL PERIMETER

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 6 INCHES.
2.4. RAKE OUT ROCKS LARGER THAN 1" DIA. 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 SEEDS 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.

NOTES
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTORS 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 HIGHER CREW AND SUBCONTRACTORS
2. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE STEEL EDGINGS 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 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 STANDARDS FOR NURSERY STOCK, APPROVED NOV. 6, 1996 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 GRADING.
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. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

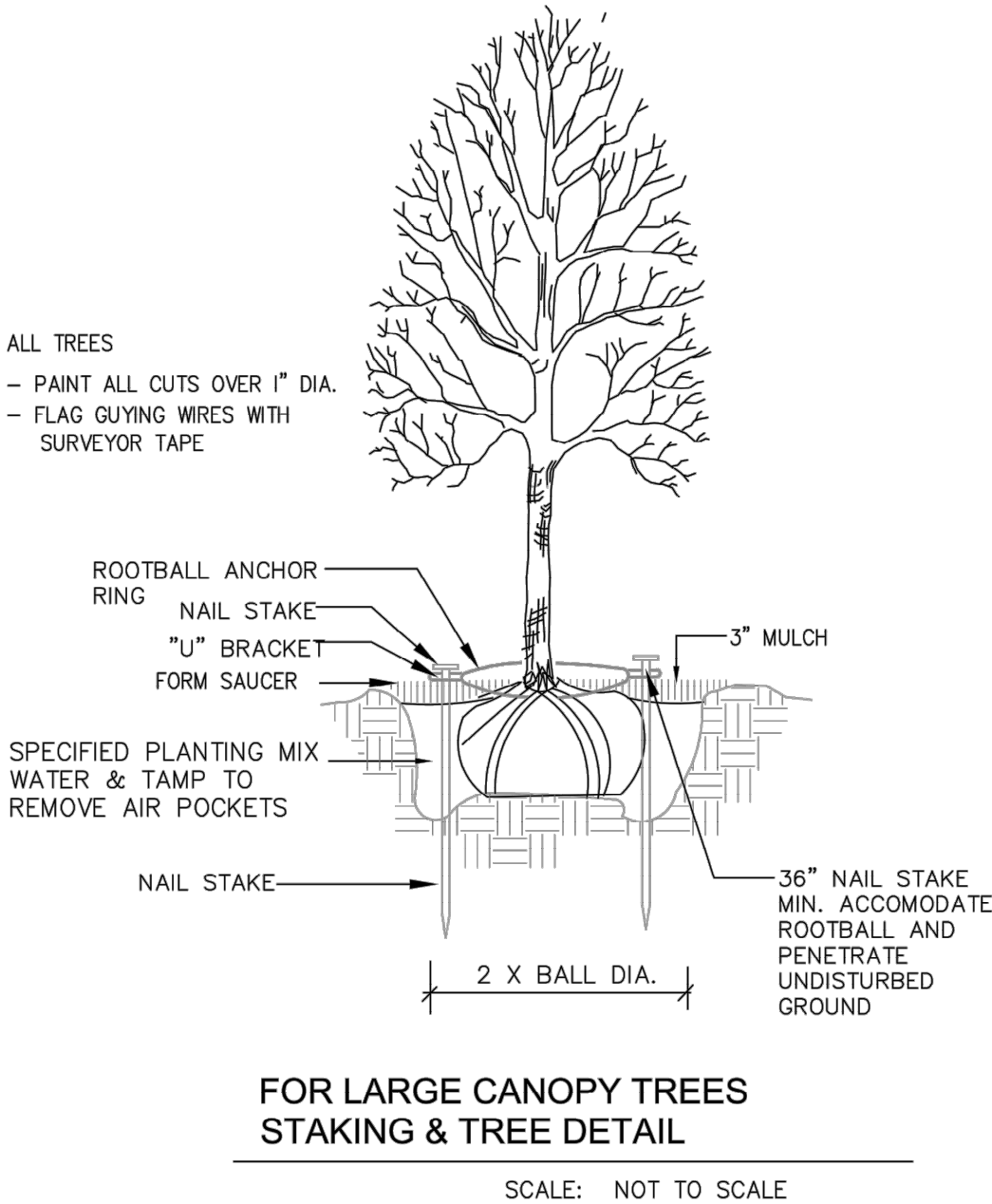
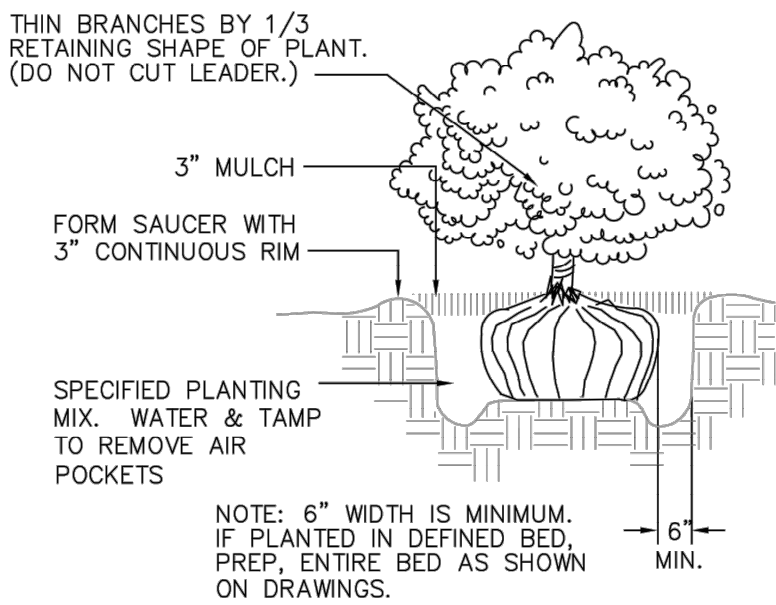
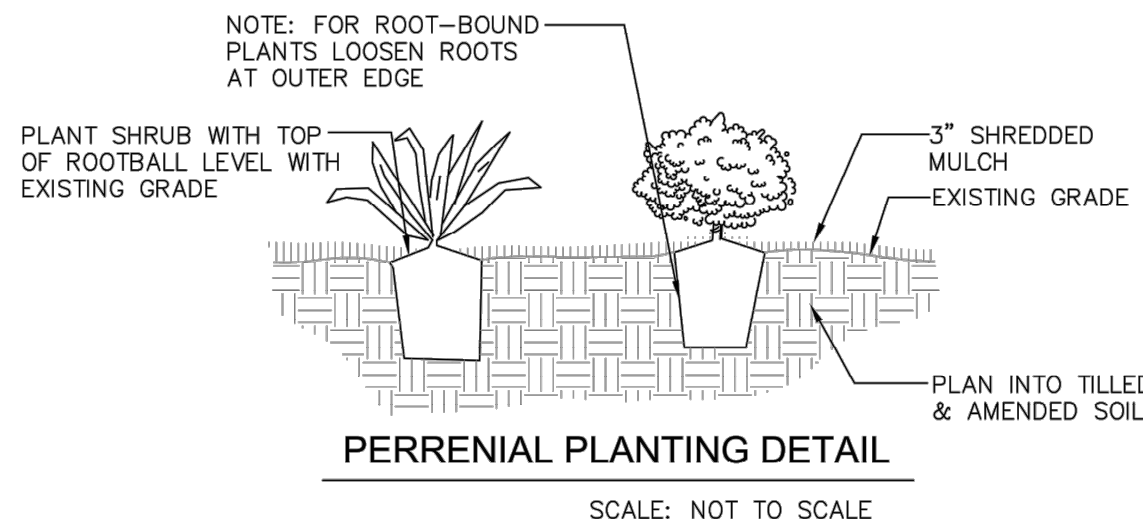
CONTINUED, PART 1 - GENERAL

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 OTHER WISE 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 FOR 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) PLANTINGS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).
C. 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 AND SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE REMOVE PRIOR TO MULCHING.
7. COVER ALL TREE BALLS WITH 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 GROWN 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 MINIMUM 3 LAYER OF SPECIFIED MULCH, SOD PLANTING.
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 FORM 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



Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF HUTCHINS
PLANNING AND ZONING
City Administrative Offices
321 N. Main Street
Hutchins, Texas
972-225-6121

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)

Project Information:

ZONING : HC DISTRICT
PROPOSED USE : FOUR STOREY HOTEL

Landscaping Requirements

HUTCHINS DEVELOPMENT STANDARDS
SECTION 34 & 37: LANDSCAPE & SCREENING REQUIREMENTS

A. TOTAL AREA REQUIREMENT - MIN 10% OF TOTAL SITE AREA (77,408 SF)
REQUIRED: 7740.8 SF PROVIDED: 9800 SF (12.5%)
15% OF THE FRONT STREET YARD (37,500 SF) TO BE LANDSCAPED
REQUIRED: 6500 SF PROVIDED: 3700 SF (FRONT) + MITIGATED SIDE & REAR TO MEET THE REQUIREMENT

B. LANDSCAPE BUFFERS (NO MAJOR THOROUGHFARES OR STREET FRONTAGE)
1) NORTH-EAST SIDE OF THE PROPERTY (HC DISTRICT) - NO SETBACK REQUIRED
2) NORTH-WEST SIDE OF THE PROPERTY (RAIL TRACK) - NO SETBACK REQUIRED
PROVIDED: 5' LANDSCAPE BUFFER
3) SOUTH-WEST SIDE OF THE PROPERTY (RESIDENTIAL DISTRICT) - PROVIDED: APPROX. 55' FROM RESIDENTIAL BUILDING LINE
4) SOUTH-EAST SIDE OF THE PROPERTY (HC DISTRICT) - NO SETBACK REQUIRED

C. PARKING AREA LANDSCAPING
1) REQUIRED: 1 LARGE CANOPY TREE IN EACH PARKING LOT ISLAND WITH AN AVERAGE OF 15' MATURE CROWN SPREAD
PROVIDED: 1 LARGE CANOPY TREE OR 2 ORNAMENTAL TREES.
2) 1 LARGE CANOPY TREE WITHIN 60' OF EACH PARKING SPACE
PROVIDED: 1 LARGE CANOPY TREE

E. SCREENING REQUIREMENTS
1) NORTH-WEST SIDE OF THE PROPERTY (RAIL TRACK)
REQUIRED: NO SCREENING REQUIRED
PROVIDED: 6' HIGH (AT MATURITY) SCREENING SHRUBS
2) SOUTH-WEST SIDE OF THE PROPERTY (RESIDENTIAL ZONING VACANT LOT)
REQUIRED: 6' HIGH WALL/ FENCE SCREENING REQUIRED
PROVIDED: MINIMUM 6' HIGH METAL FENCE
3) NO SCREENING REQUIRED ON NORTH-EAST & SOUTH-EAST SIDES OF THE PROPERTY

F. LARGE TREES
1) REQUIRED: A MINIMUM OF 50% OF THE TOTAL TREES FOR THE PROPERTY SHALL BE LARGE TREES.
PROVIDED: TOTAL TREES - 36 LARGE TREES: 61% OF THE TOTAL TREES = 22

G. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY

H. TREE PRESERVATION & MITIGATION
NO EXISTING TREES ARE ON SITE

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 FREEZE AND MOISTURE SENSORS.



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| PLANNING | INTERIORS |
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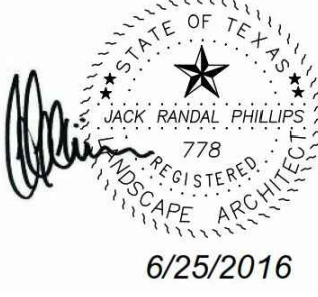
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SHEET TITLE

LANDSCAPE
DETAILS

SHEET NO.

L2

401 E WINTERGREEN HUTCHINA

HUTCHINS, TX