043494

25822

Exhibit 173G

LANDSCAPE NOTES

1. An automatic irrigation system shall be installed to water all landscape areas, including right of way areas, unless otherwise noted. Adjustment to system will limit overspray onto adjacent roadways. A rain sensor [illegible] part of the system.
2. Additional material shall be installed on site by owner in accordance with the City of Dallas Landscape Ordinance, Article X requirements.
3. All plant material shall be maintained in a healthy and growing condition at all times. Any plant that dies or is damaged must be replaced with another living plant that complies with the approved landscape plan. Replacement is required within 90 days after notification by the city.
4. Landscape area shall be kept clear of trash, litter, weeds and other materials or plants not of the original landscaping.
5. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
6. All landscape areas shall be constructed, installed and maintained so as not to obstruct the view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
7. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be approved grass lawn areas, unless otherwise noted.
8. All trees are to be located, whenever possible, outside fire hydrants, sanitary sewer and utility assessments.
9. Reference engineering plans for proposed grades.
10. Final location of plant material may vary due to actual field conditions and proposed grades.

TABULATION

MANDATORY PROVISIONS

PROTECTED TREE MITIGATION
N/A There are no existing trees on site.

TOTAL SITE AREA (2.3 ACRES) 109,307 SF

PERIMETER LANDSCAPE BUFFER STRIP

Buffer Strip Trees provided
Large canopy trees 29
Large non-canopy trees 20

SITE TREES
PROVIDED 50

STREET TREES
PROVIDED 5

PARKING LOT TREES PROVIDED
(All parking spaces must be located within 120' of the trunk of a 2" caliper large canopy tree.)

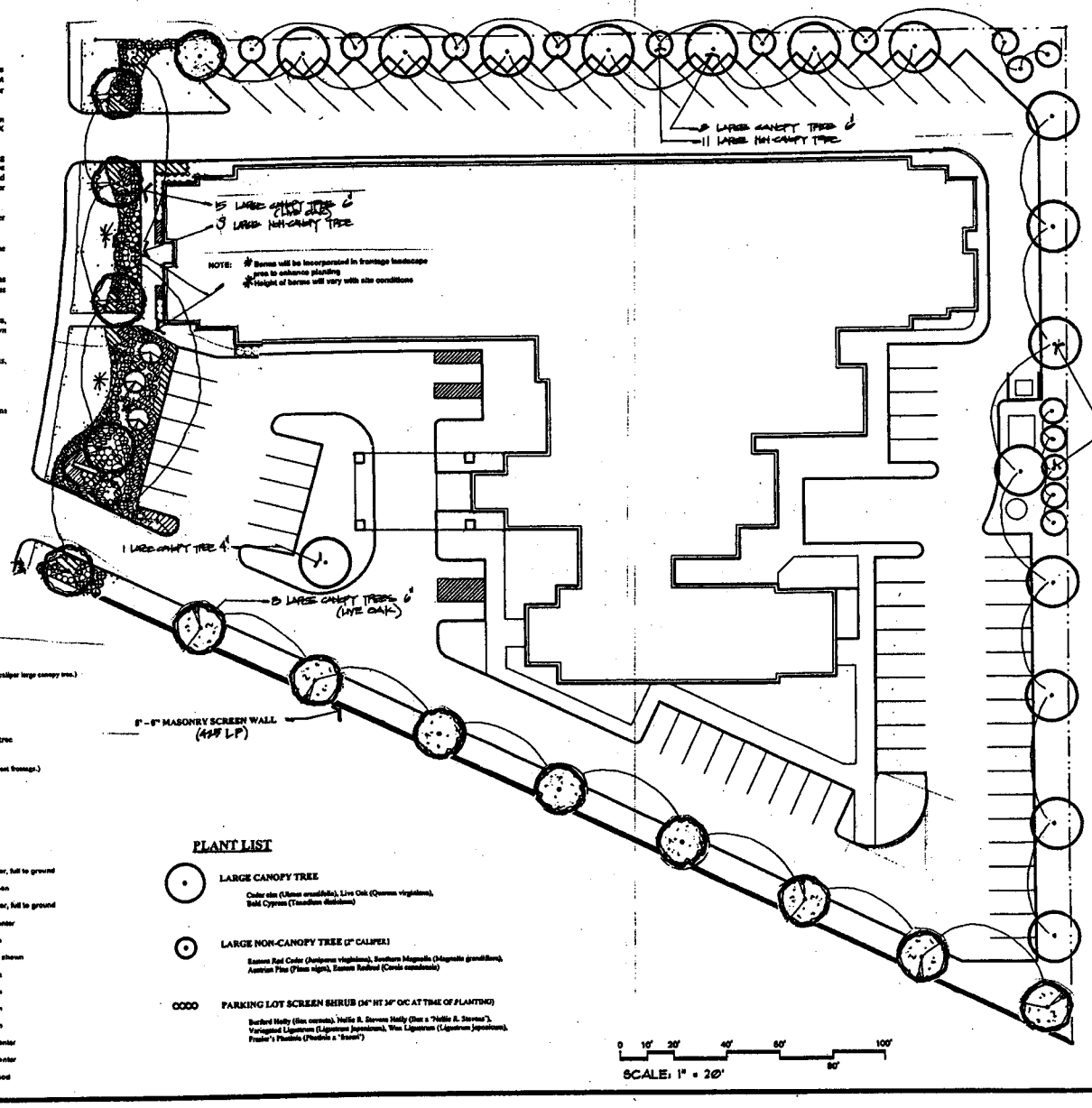
DESIGN STANDARDS

STREET BUFFERS
[illegible] one large canopy tree and one large non-canopy tree

[illegible] STREET PARKING
[illegible] the lot along the entire adjacent public street frontage.)

PLANT LIST

	COMMON NAME	SIZE	COMMENTS
	Live Oak	6" caliper	single trunk
	Austrian Pine	2" caliper	main central leader, full to ground
	Eastern Red Bud	2" caliper	tree form, specimen
	Nellie R. Stevens Holly	15 gal	main central leader, full to ground
	Dwarf Burford Holly	7 gallon	planted 36" on center
	Ligustrum - variegated	7 gallon	planted as shown
	Dwarf Indian Hawthorn - clara	3 gallon	white, planted as shown
	Dwarf Youpon Holly	3 gallon	planted as shown
	Harbor Dwarf Nandina	3 gallon	planted as shown
	Dwarf Fountain Grass	2 gallon	planted as shown
	Hardin Grass	2 gallon	planted as shown
	Liriope	1 gallon	planted 18" on center
	Asian Jasmine	1 gallon	planted 18" on center
	Fine Lawn		Bermuda grass sod



Approved
City Plan Commission
10-21-04

PLANT LIST

LARGE CANOPY TREE
Cedar elm (Ulmus crassifolia), Live Oak (Quercus virginiana), Bald Cypress (Taxodium distichum)

LARGE NON-CANOPY TREE (2" CALIPER)
Eastern Red Cedar (Juniperus virginiana), Southern Magnolia (Magnolia grandiflora), Austrian Pine (Pinus nigra), Eastern Redbud (Cercis canadensis)

PARKING LOT SCREEN SHRUB (36" HT 30" OC AT TIME OF PLANTING)
Burford Holly (Ilex cornuta), Nellie R. Stevens Holly (Ilex x 'Nellie R. Stevens'), Variegated Ligustrum (Ligustrum japonicum), Wax Ligustrum (Ligustrum japonicum), Fraser's Photinia (Photinia x 'fraseri')

LANDSCAPE PLAN

PREPARED BY:
Metroplex Garden Design Landscaping, LP
2607 Walnut Hill Lane
Suite 212
Dallas, Texas 75229
(214) 366-0585

PROPOSED
SKILLED NURSING FACILITY
DALLAS, TEXAS
PLANNED DEVELOPMENT DISTRICT NO. 193

GARDEN DESIGN
LANDSCAPING
2607 Walnut Hill, Suite 21(
Dallas, Texas 75229
214.366.0585

GARDEN DESIGN LANDSCAPING

SCALE:
1" = 20'

JOB
DRAWN [illegible]
APPROVED
DATE 10-07-04

REVISIONS
[illegible]

SHEET L1 OF

DEED RESTRICTIONS