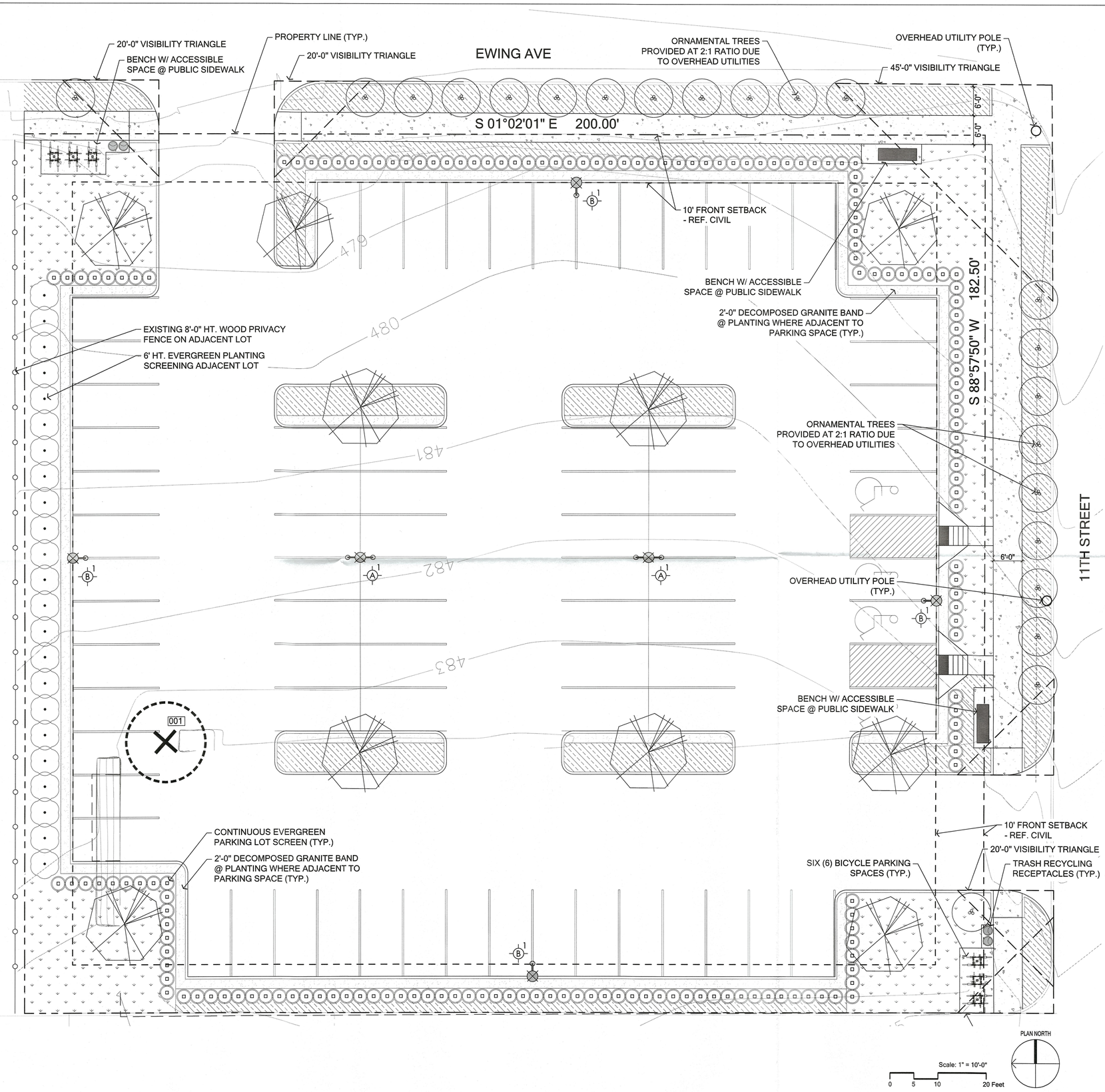


LAYOUT LEGEND

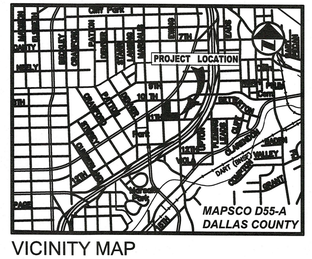
- EXISTING TREE TO BE REMOVED
- 4" CAL. SITE TREE
- 45 GAL. ORNAMENTAL SITE TREE
- 6'-0" EVERGREEN SCREEN
- EVERGREEN PARKING LOT SCREEN
- CONCRETE PAVING
- DECOMPOSED GRANITE
- SOLID SOD
- GROUDCOVER PLANTING
- EASEMENT LINE
- PROPERTY LINE

LIGHTING LEGEND

- 1 / A — LIGHT QTY. / LIGHT TYPE
- POLE LIGHT / DOUBLE LUMINAIRE (TYPE A)
- POLE LIGHT / SINGLE LUMINAIRE (TYPE B)

PD 468 SUMMARY

TREE MITIGATION				
MITIGATION REQUIRED PER TREE PRESERVATION PLAN:			5"	CAL. IN. REMOVED
			40"	CAL. IN. PROVIDED
			0"	NET CAL. IN. OWED
RIGHT OF WAY TREES				
EWING	200'	/40=	5	3" CALIPER TREES REQUIRED
			10	SMALL SPECIES TREES PROVIDED
11th STREET	182.5'	/40=	5	3" CALIPER TREES REQUIRED
			10	SMALL SPECIES TREES PROVIDED
SITE TREES				
1 TREE PER 4000 SF OF LOT AREA (MIN. 50% OF REQUIRED TREES)	36,502 SF	/4000=	10	2" CALIPER TREES REQUIRED
			10	2" CALIPER MIN. TREES PROVIDED
OPEN SPACE				
MIN. 8% OF NET LAND AREA	36,502 SF	x 8%=	2,920 SF	OPEN SPACE REQUIRED
			7,712 SF	OPEN SPACE PROVIDED
1 SHADE TREE PER 2,500 SF OF REQ, OPEN SPACE	2,920 SF	/ 2,500 SF	2	TREES REQUIRED
			10	TREES PROVIDED
IMPERVIOUS PAVING:	26,705 SF			
PARKING				
0 SPACES REQUIRED				
76 SPACES PROVIDED				



VICINITY MAP

Z201-106

LANDSCAPE
Dallas | Fort Worth | Austin

gff

DALLAS COUNTY GOV.
CENTER - TRACT 2
EWING AVE AND 11TH STREET
DALLAS, TEXAS
SPECIFIC USE PERMIT

No.	Date	Revision

TDJ
Drawn

MSB
Approved

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

MARK S. BOWLES
TEXAS LIC NO: 2767

LANDSCAPE PLAN

Project No. 18264.00
Date 08.21.2020

L-100