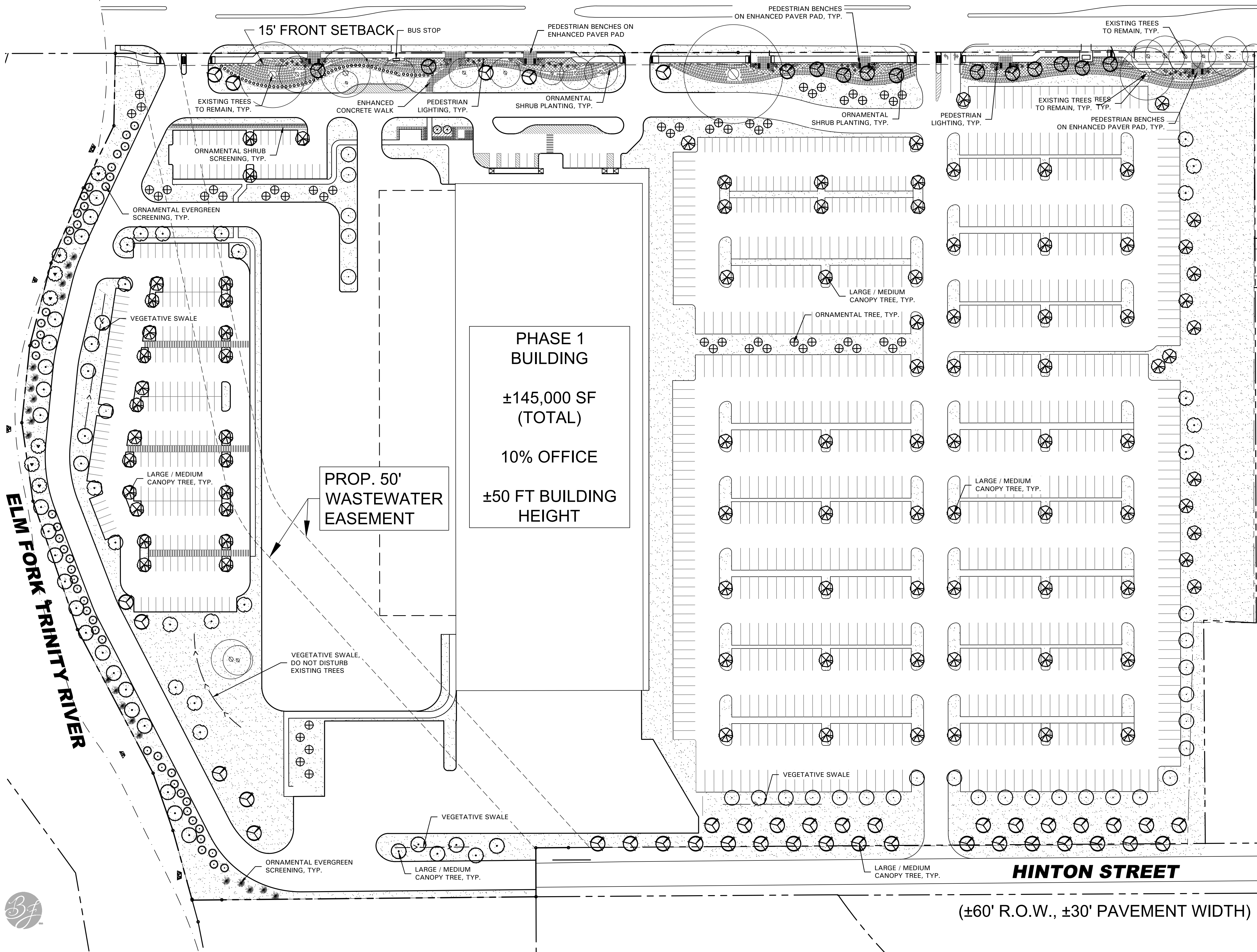
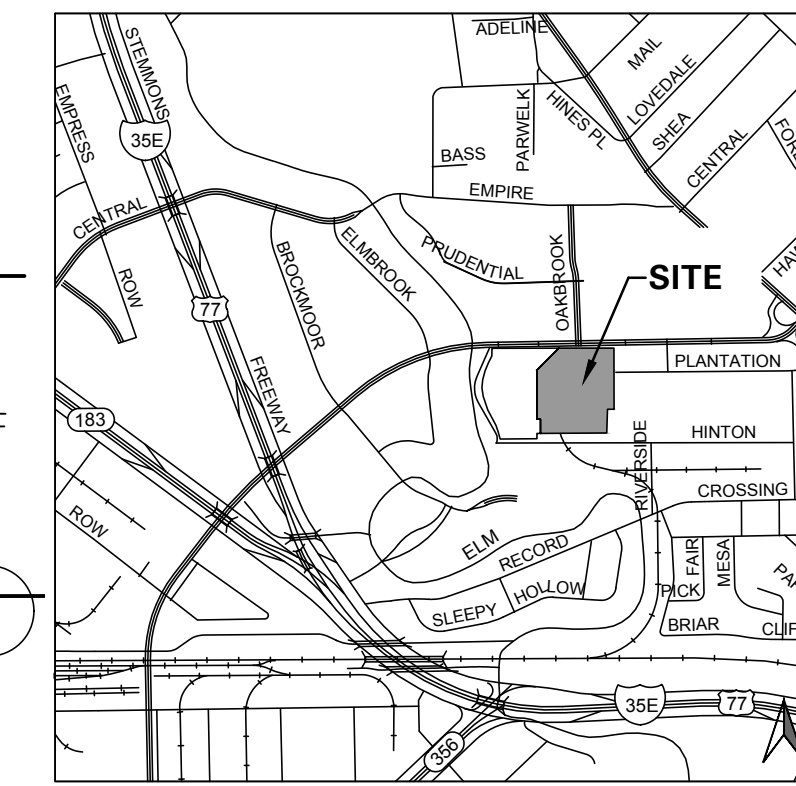


W. MOCKINGBIRD LANE

OAKBROOK BOULEVARD

| LANDSCAPE AREAS | |
|------------------|--------------|
| EXISTING PHASE 1 | 95,432 S.F. |
| PROPOSED PHASE 1 | 164,057 S.F. |
| EXISTING PHASE 2 | 91,927 S.F. |
| PROPOSED PHASE 2 | 179,240 S.F. |

VICINITY MAP
NOT TO SCALE



PHASE 1 BUILDING
±145,000 SF (TOTAL)
10% OFFICE
±50 FT BUILDING HEIGHT

PROP. 50' WASTEWATER EASEMENT

PLANT LEGEND

- Existing Tree to Remain
- Large Canopy Tree, 3" Cal.
- Large Canopy Tree, 3" Cal.
- Large Canopy Tree, 3" Cal.
- Medium Canopy Tree, 3" Cal.
- Medium Canopy Tree, 3" Cal.
- Small Tree, 2" Cal.
- Small Tree, 2" Cal.
- Ornamental Evergreen, 6' Ht.
- Ornamental Evergreen, 6' Ht.
- Evergreen Screen, 8' Ht.
- Accent Shrubs, 5 Gal., Min.
- Lawn - Hydromulch Bermudagrass

LANDSCAPE TABULATIONS
THE CITY OF DALLAS, TEXAS

SITE TREE REQUIREMENTS
1. One (1) tree, 2" cal., per 6,000 s.f. of lot area

Total Site: 1,406,667 s.f.
Required (234) trees, 2" cal. Provided (234+) trees, 2" cal.

STREET TREE REQUIREMENTS
1. One large tree or medium street buffer tree must be provided for every 40 l.f. of street frontage.

Mockingbird Lane: 1,396 l.f.
Required (35) trees, 3" cal. Provided (17) existing trees (18) trees, 3" cal.

Hinton Street: 758 l.f.
Required (30) trees, 3" cal. Provided (30) trees, 3" cal.

LANDSCAPE DESIGN OPTIONS
Points are obtained by meeting design option requirements in order to achieve the total number of points required for the property.

Total Site: 1,406,667 s.f. (32.29 ac.)
Required: 40 points

Provided Screening Option 2 10 points

Tree Preservation in Development Impact Areas
2 pts for each protected tree 10 points

Parking Lot Option 10
Pocket Park min. 2,500 s.f.
Provided: 27,950 s.f. 20 points

Total: 40 points



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214.865.7192 office

PROGRESS SET - FOR REVIEW ONLY
ISSUED
03.04.21
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by or under the supervision of:
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TX Registered Landscape Architect #2246

**1508 & 1509
W Mockingbird**
Dallas, Texas

Z190-348

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Drawn By: RMT
Checked By: KAH

Revisions
No. Date: Detail:

Sheet Title:
OVERALL LANDSCAPE PLAN PH. 2
Sheet Number:

L2.00

(±60' R.O.W., ±30' PAVEMENT WIDTH)

