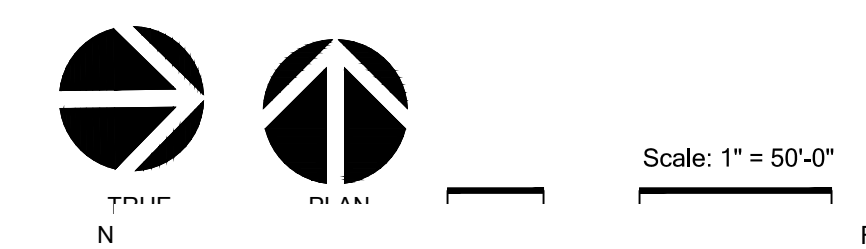
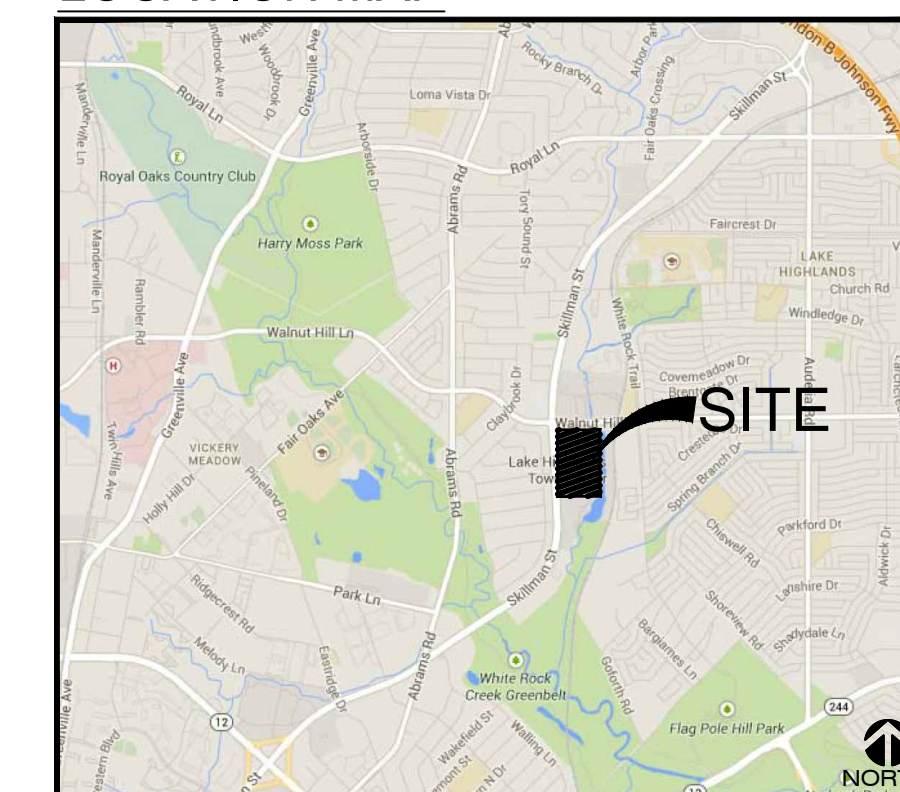


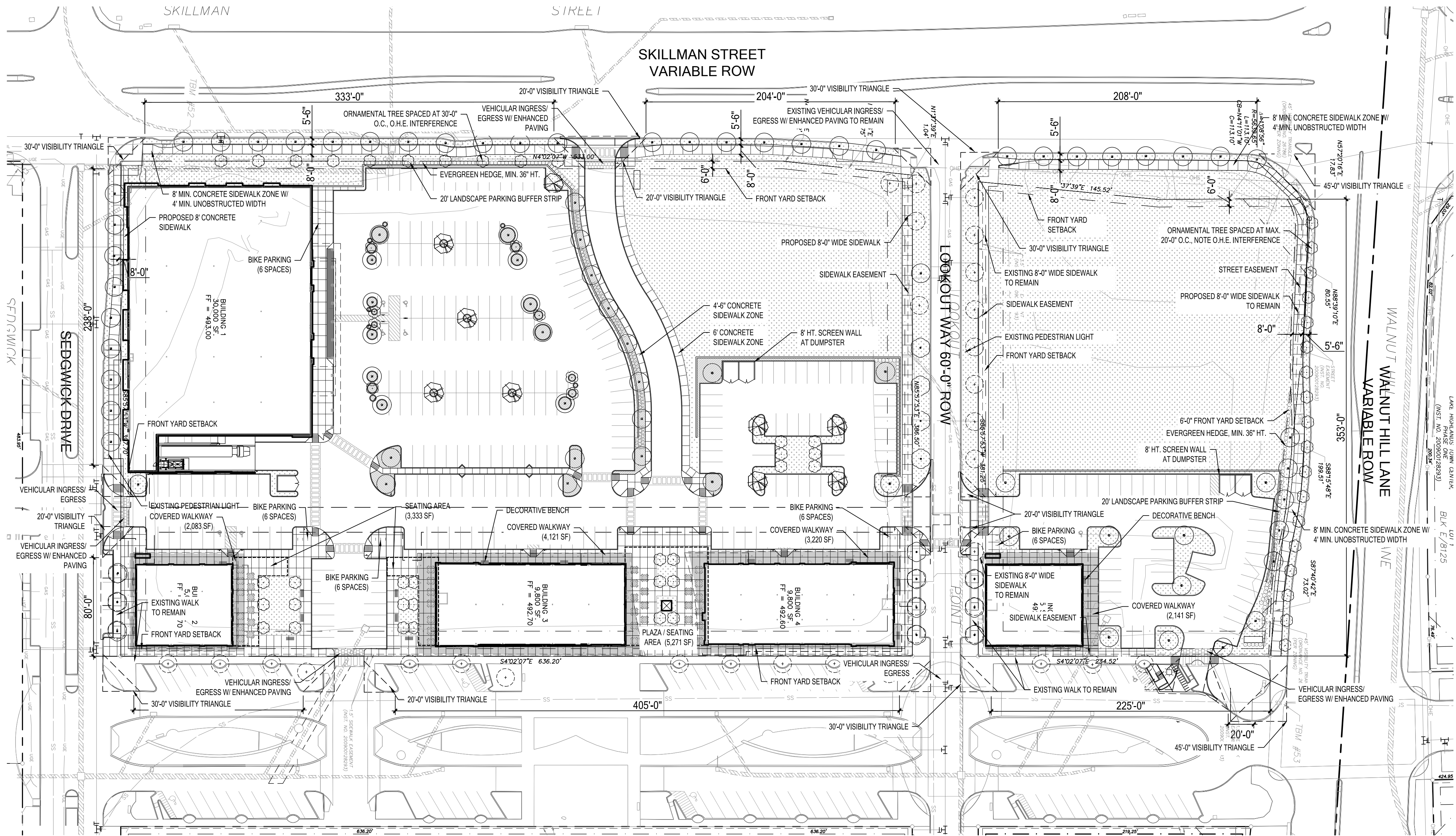
**LEGEND**

- LAWN AREA
- MULCHED AREA
- GROUNDCOVER (5,075 ea.)  
Purple Wintercreeper; euonymus fortunei
- ENHANCED VEHICULAR PAVING
- EXISTING CONCRETE WALK
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- Highrise Live Oak (45 ea)  
Quercus virginiana 'QVITA'  
4" cal. / 15' ht. / 8' spread
- Shumard Oak (13 ea)  
Quercus shumardii  
4" cal. / 14' ht. / 6' spread
- Lacebark Elm (12 ea)  
Ulmus parvifolia  
4" cal. / 14' ht. / 6' spread
- Texas Ash (7 ea)  
Fraxinus texensis  
4" cal. / 14' ht. / 6' spread
- Crape Myrtle (38 ea)  
Lagerstroemia indica  
4" cal. / 100 gal. / 14'-15' ht. / single trunk
- Dwf. Burford Holly (268 ea)  
Ilex cornuta 'Burfordii Nana'  
#7 cont. / 36" ht. / spacing 36" o.c.
- Loropetalum (97 ea)  
Loropetalum chinense 'Suzanne'  
#7 cont. / 36" ht. / spacing 36" o.c.
- Existing tree to be preserved and protected
- 6' Bench
- Table & Chairs
- Bike Rack (30 Total Spaces)

**LOCATION MAP**



DEVELOPMENT PLAN FOR PD 758,  
SUBAREA C:  
7.95 ACRES  
LOT 1, BLOCK D/8125  
LOT1, BLOCK C/8125  
LAKE HIGHLANDS TOWN CENTER  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



**PLANTING NOTES**

- A. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF-419 HYDROMULCH; PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- B. SHRUB PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 24" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- C. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

**IRRIGATION NOTES**

- A. IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- B. ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- C. ALL TREES BE IRRIGATED WITH MIN. (2) BUBBLERS.
- D. ALL PLANTER BEDS TO IRRIGATED VIA DRIP IRRIGATION.
- E. SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.
- F. NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- G. ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- H. SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- I. ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- J. "AS-BUILT" DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- K. IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

PROJECT DATA TABLE	
ZONING	PD 758
SITE AREA	346,250 SF / 7.95 AC
IMPERVIOUS AREA	224,086 SF (65%)
TREE MITIGATION	
TOTAL PROTECTED INCHES REMOVED	32
TOTAL INCHES REPLACED	511
TOTAL INCHES RETAINED	300
TOTAL CANOPY TREE CREDIT	41
FRONT YARD LANDSCAPE (8,972 SF / 100= 90 PLANTS REQUIRED)	
CANOPY TREES PROVIDED	10
SMALL TREES PROVIDED	10
LARGE SHRUBS PROVIDED	126
CANOPY TREE CREDIT	41
OPEN SPACE TABULATIONS	
D156-001 PROJECT AREA	13,852 SF
SUBAREA 'C' (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLANS)	57,612 SF
TOTAL FOR PD-758 DEVELOPMENT	57,612 SF

PARKWAY TREES	LOT FRONTAGE (FEET)	VISIBILITY TRIA/ DRIVEWAY (FEET)	CAL. INCHES REQUIRED	CAL. INCHES PROVIDED
SKILLMAN STREET	945	200	104	104
WALNUT HILL LANE	353	-	49	54*
WILDCAT WAY	920	240	95	98
SEDGWICK DRIVE	398	80	45	57
LOOKOUT WAY	765	130	89	100

PARKING BUFFER STRIP	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED
SKILLMAN STREET (175 LF)	6	6*
WALNUT HILL LANE (215 LF)	7	7

DESIGN CREDIT TABULATIONS	MIN. REQUIRED	PROVIDED	POINTS
LANDSCAPING IN FRONT YARD 19,876 SF FRONT YARD AREA (1 POINT/ 3% FRONT YARD AREA)	596 SF (3%)	9,346 SF (47%)	15
ENHANCED VEHICULAR PAVING (IN FRONT YARD)	308 SF (50%)	615 SF (100%)	3
PEDESTRIAN FACILITIES (1 POINT/ 1% AREA COVERED)	3,463 SF (1%)	*COVERED WALK = 11,565 SF (3%) *PLAZAS/SEATING = 8,604 SF (3%)	3
TOTAL POINTS EARNED			24

PD-758 TREE MITIGATION SCHEDULE	VALUE
CALIPER INCHES REMAINING FROM DEVELOPMENT PLAN D156-002	3,092 IN
CALIPER INCHES SAVED WITHIN D156-001 PROJECT AREA	-300 IN
CALIPER INCHES PROPOSED WITHIN D156-001 PROJECT AREA	-511 IN
PD-758 CALIPER INCHES REMAINING	-2,281 IN

**Kimley»Horn**

OWNER: PCLH Land Partners, LP  
Dallas, Texas

**LAKE HIGHLANDS TOWN CENTER**  
SKILLMAN STREET AND WALNUT HILL LANE  
DALLAS, TEXAS

DEVELOPMENT PLAN  
FOR PD 758  
LANDSCAPE PLAN

Scale: AS SHOWN  
Designed by: MSB  
Drawn by: MSB  
Checked by: MSB  
Date: 08/23/2015 / REVISED 12/11/2015 FOR CITY COMMENTS  
Project No.: GFF 14208

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