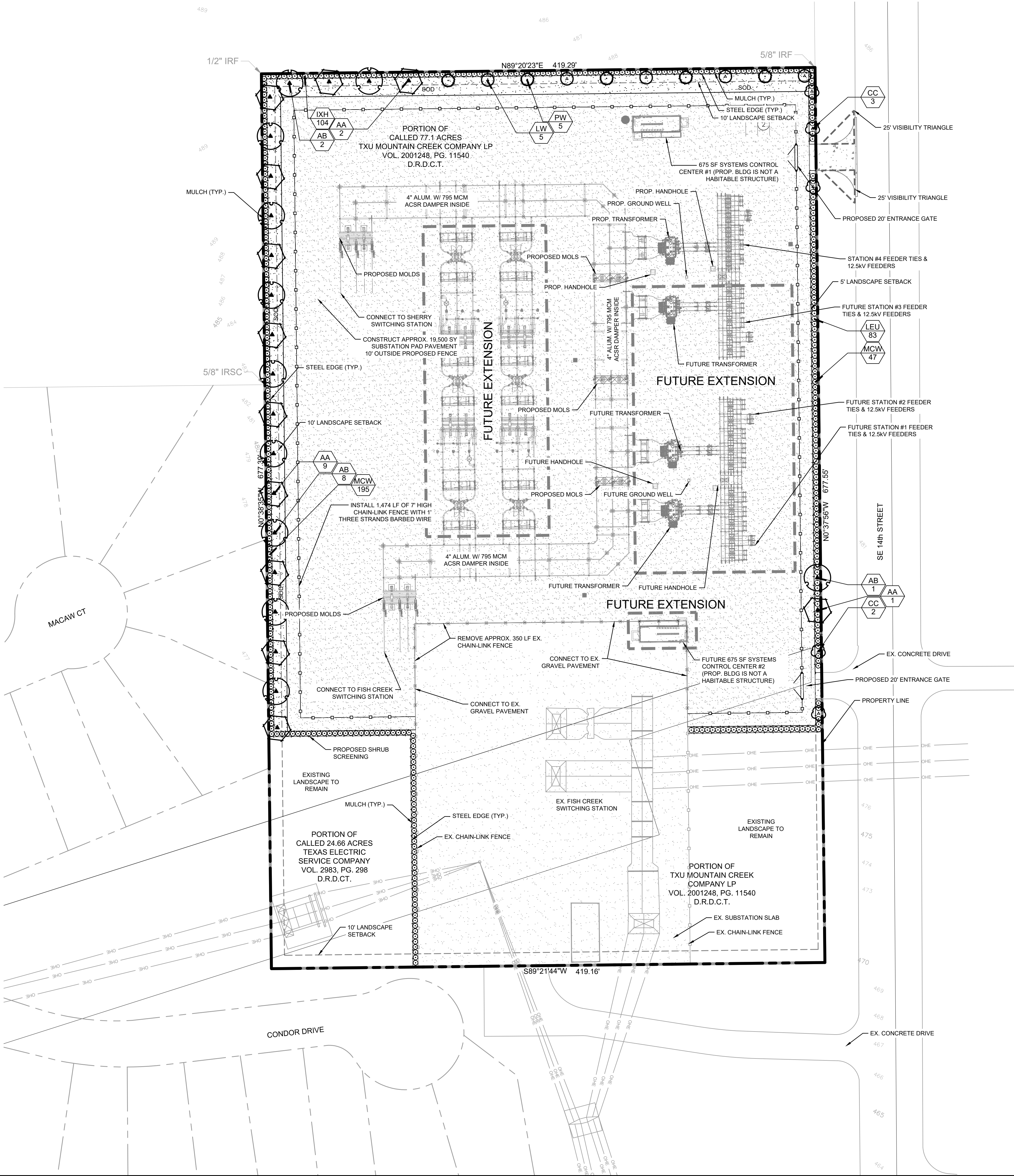


NOTED BY STOTTLER MICHAEL 10/25/2019 10:22 AM
LAST SAVED 10/25/2019 10:19 AM
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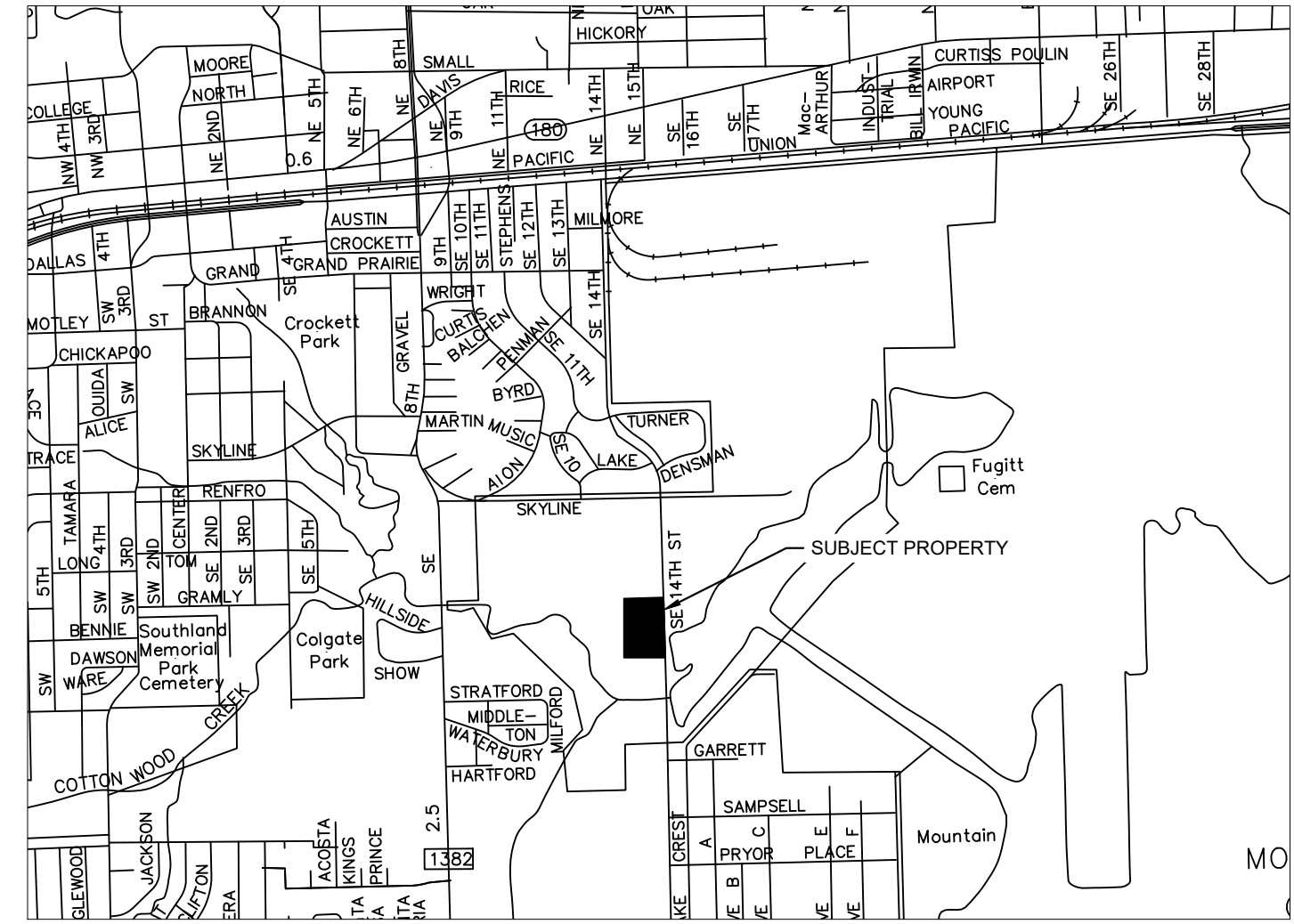


NOTE: WHERE TREES ARE SHOWN, TREE SPACING IS 1 TREE PER 30 LINEAR FEET. TREES ARE NOT SHOWN IN LOCATIONS OF EITHER EXISTING OR FUTURE OVERHEAD ELECTRIC LINES OR UNDERGROUND ELECTRIC FEEDER LINES.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.



VICINITY MAP
1"=2000'

DALLAS, TEXAS CODE - LANDSCAPE CALCULATIONS (ARTICLE X)		
SITE LANDSCAPING	REQUIRED	PROVIDED
STREET BUFFER ZONE (SBZ) 1 TREE PER 30' OF FRONTAGE SOUTHEAST 14TH STREET (677' EXISTING UTILITIES = 210 210 LF / 30 = 7 TREES)	10' BUFFER	5' BUFFER
	7 TREES	7 TREES
RESIDENTIAL BUFFER ZONE (RBZ) SCREENING REQUIRED: 1 TREE PER 30' OF ADJACENCY NORTH SIDE 419 LF / 30 = 14 TREES WEST SIDE (677' - EXISTING = 510 510 LF / 30 = 17 TREES)	10' BUFFER	10' BUFFER
	14 TREES	14 TREES
SITE SCREENING 6' SCREEN 6' HEDGE (SIDE, REAR AND FRONT OF PROPERTY)	6' SCREEN	7' SCREEN
	YES	YES

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	AB	11	Acer buergerianum / Trident Maple	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
	AA	12	Acer x freemanii 'Jeffers' / Autumn Blaze Maple	3" cal, 14' ht, 5'-6' spr	Full, Straight, Single Leader
ORNAMENTAL TREE	CC	5	Cercis canadensis / Eastern Redbud	3" cal, 10' ht, 5' spr	Full, Single Leader
	LW	5	Lagerstroemia x 'Natchez' / White Crape Myrtle	3" cal, 10' ht, 5' spr	Full, Multi-Trunk
	PW	5	Prunus cerasifera 'Atropurpurea' / Flowering Plum	3" cal, 10' ht, 5' spr	Full, Single Leader
SHRUBS	IXH	104	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc	Full to Base
	LEU	83	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 48" oc	Full to Base
	MCW	242	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 48" oc	Full to Base
MISCELLANEOUS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	STEEL EDGE	TBD	Steel Edge		3/8" x 4" black
	MULCH	TBD	Shredded Hardwood Mulch		3" depth. All trees to receive 4" diameter ring
	SOD	TBD	Cynodon dactylon / Common Bermudagrass		Solid Sod, rolled tight with sand filled joints, 100% weed, disease, and pest free

LANDSCAPE PLAN
ZONING CASE NUMBER: Z189-330

PD DEVELOPMENT PLAN
FOR
ONCOR LAKECREST SUBSTATION
1135 S.E. 14th STREET
DALLAS, TX 75208
BEING 5.82 ACRES
OUT OF
TXU MOUNTAIN CREEK COMPANY LP
VOL. 2001248, PG. 11540
IN THE
CITY OF DALLAS, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER: Oncor 115 West 7th Street, Suite 505, Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson					ENGINEER/SURVEYOR: Kimley»Horn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Thomas L. Fletcher, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	LP 1.01
RJM		TLF	AS SHOWN	9/27/2019	64424902	