



KEY PLAN - MITIGATION
Scale: NTS

HATCH LEGEND

HATCH PATTERN	DESCRIPTION
[Hatched pattern]	ENHANCED PAVING (50% SIDEWALK)
[Dotted pattern]	FRONT YARD (PERMEABLE AREA)
[Cross-hatched pattern]	ENHANCED PAVING (CROSSWALK)
[Stippled pattern]	TURF

NOTE: ALL (PERMEABLE AREAS) ARE GROUNDCOVER AND/OR SHRUB PLANTING. NO TURF INCLUDED IN PERMEABLE AREA CALCULATIONS.

PLANT LEGEND - BLOCK E: HASTINGS END

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.
CANOPY TREES					
15	[Symbol]	SOUTHERN CATALPA Catalpa bignonioides	5"		
11	[Symbol]	AUTUMN BLAZE MAPLE Acer Freemanii	3"		
SHRUBS					
56	[Symbol]	NELLIE R. STEVENS HOLLY Ilex Nellie R. Stevens	45"	8'	4'-5"
275	[Symbol]	DWARF YAUPON HOLLY Ilex vomitoria 'Nana'	5"	24"	24"
164	[Symbol]	AUTUMN SAGE Salvia greggii	3"	24"	30"
44	[Symbol]	DWARF WHITE LOROPETALUM Loropetalum chinense	5"	24"	30"
111	[Symbol]	ROSE CREEK ABELIA Abelia x Rose Creek	3"	30"	24"

Landscape Requirements per PD 741

Block E: Hastings End

Category	Requirement / Calculation	Value	Points
(2) - Tree Planting Zone	Linear Footage Street Frontage:	669.00 LF (excluding visibility triangles and driveways)	
	street trees required (x / 30):	22	
	street trees provided:	24 per plan	
(8) - Design Standards - attain 20 points	(A) - Points for Planting Front Yard		
	total front yard area:	10,062.00 sf	
	Total Landscape within Front Yard area:	5,054.00 sf	
	3% of front yard area (0.03 * g) =	301.86 sf	
	at least 50 SF = yes planted with grass = no three shrubs per 100 SF of calculated 3% area =	10	10 points
(B) - Parking concealment in a structure:			
(i) - architecturally complimentary to the main building		5 points	
(E) - Special Amenities			
(i-aa) - enhanced pavement in crosswalks		3 points	
(ii - bb) - 50% enhanced pedestrian pavement		3 points	
Total Points Earned:		21 points	

Tree Mitigation - Cypress Waters Block E: Hastings End

Total Caliper Inches Removed - development zone:	0	NOTE: This parcel was formerly within the lake bed that has been de-watered under previous agreements & permits. There are no existing trees within these project boundaries.
Total Caliper Inches Replaced for new trees:	72	(see landscape sheets for species and sizes)
total Caliper inches replaced:	72	
Net: This Project Caliper Inches	72	(any overage applied toward future mitigation)
Total Previous Caliper Inches to date:	14,803	
Total Caliper Inches Provided/Permitted to Date:	14,875	(This project and all other previous phases)

NOTE: STREET LIGHTING IS TO BE DEVELOPED AND DELINEATED AS PART OF THE PUBLIC WORKS PLAN SUBMITTAL TO MEET CITY STANDARDS

NOTE: FINAL DESIGN FOR OPEN SPACES WILL BE CONFIRMED AT TIME OF PERMIT REVIEW.

NOTE: ANTICIPATED TREE SPECIES ARE SUBJECT TO CHANGE. ANY SUBSTITUTE TREES WILL BE FROM THE CITY-APPROVED SPECIES LIST

NOTE: ALL LANDSCAPE AREAS TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.

CITY FILE NO. S189-264

REVISIONS			
REV. NO.	DATE	DESCRIPTION	BY

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**DEVELOPMENT PLAN D189-017
PD NO. 741, SUBAREA A**

HASTINGS END APARTMENTS

LOT 2, BLOCK G/8466 HASTINGS END CYPRESS WATERS ADDN

SUSTAINABLE DEVELOPMENT & CONSTRUCTION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
AJD	MR	10/30/19		XXXX	L.1



OVERALL SITE PLAN
Scale: 1"=40'-0"