

PLANTING DESCRIPTION

- A. MIXED PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (10) #5 CONTAINER SHRUBS; (10) #3 CONTAINER SHRUBS PER 100 SQ.FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- B. MEDIUM EVERGREEN PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (6) #7 CONTAINER SHRUBS PER 100 SQ.FT.. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- C. SEASONAL COLOR PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (100) 4" POT SEASONAL COLOR PLANTS PER 100 SQ.FT. 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.
- D. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 SOLID SOD. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

PLANT MATERIAL LOCATION NOTES

- A. A MAXIMUM OF TWENTY(20) TREES CAN BE ADJUSTED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

PROJECT DATA TABLE TRACT I	
PROPOSED USE	MIXED USE
ZONING	PD 462 (SD 5a)
SITE AREA	154,745 SF / 3.553 AC
LOT COVERAGE	77,200 SF / 55%

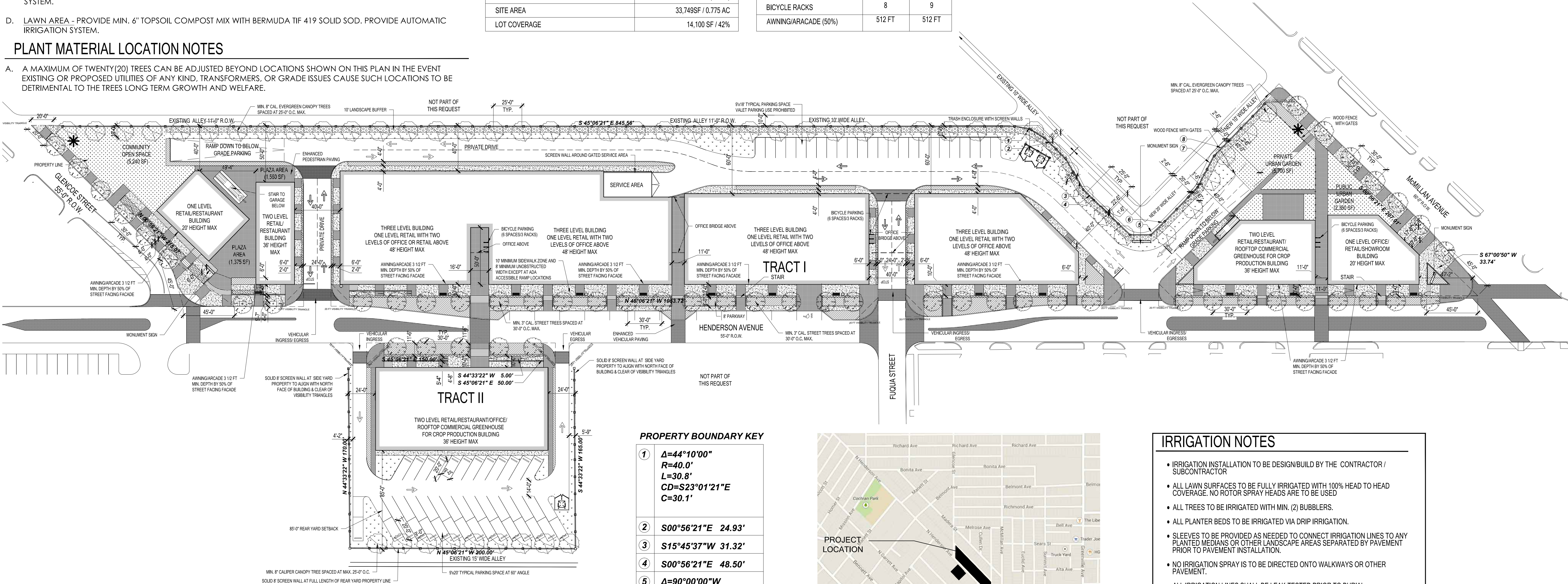
PROJECT DATA TABLE TRACT II	
PROPOSED USE	MIXED USE
ZONING	PD 462 (SD 5a)
SITE AREA	33,749SF / 0.775 AC
LOT COVERAGE	14,100 SF / 42%

TREE MITIGATION		
TOTAL PROJECTED INCHES REMOVED	150	
TOTAL INCHES REPLACED	376	

DESIGN OPTIONS TUBULATIONS:	REQUIRED	PROVIDED
SEASONAL COLOR	650 SF	1,231 SF
DECORATIVE PAVING (50%)	18,715 SF	19,444 SF
BENCHES	10	14
TRASH CANS	8	8
BICYCLE RACKS	8	9
AWNING/ARCADE (50%)	512 FT	512 FT

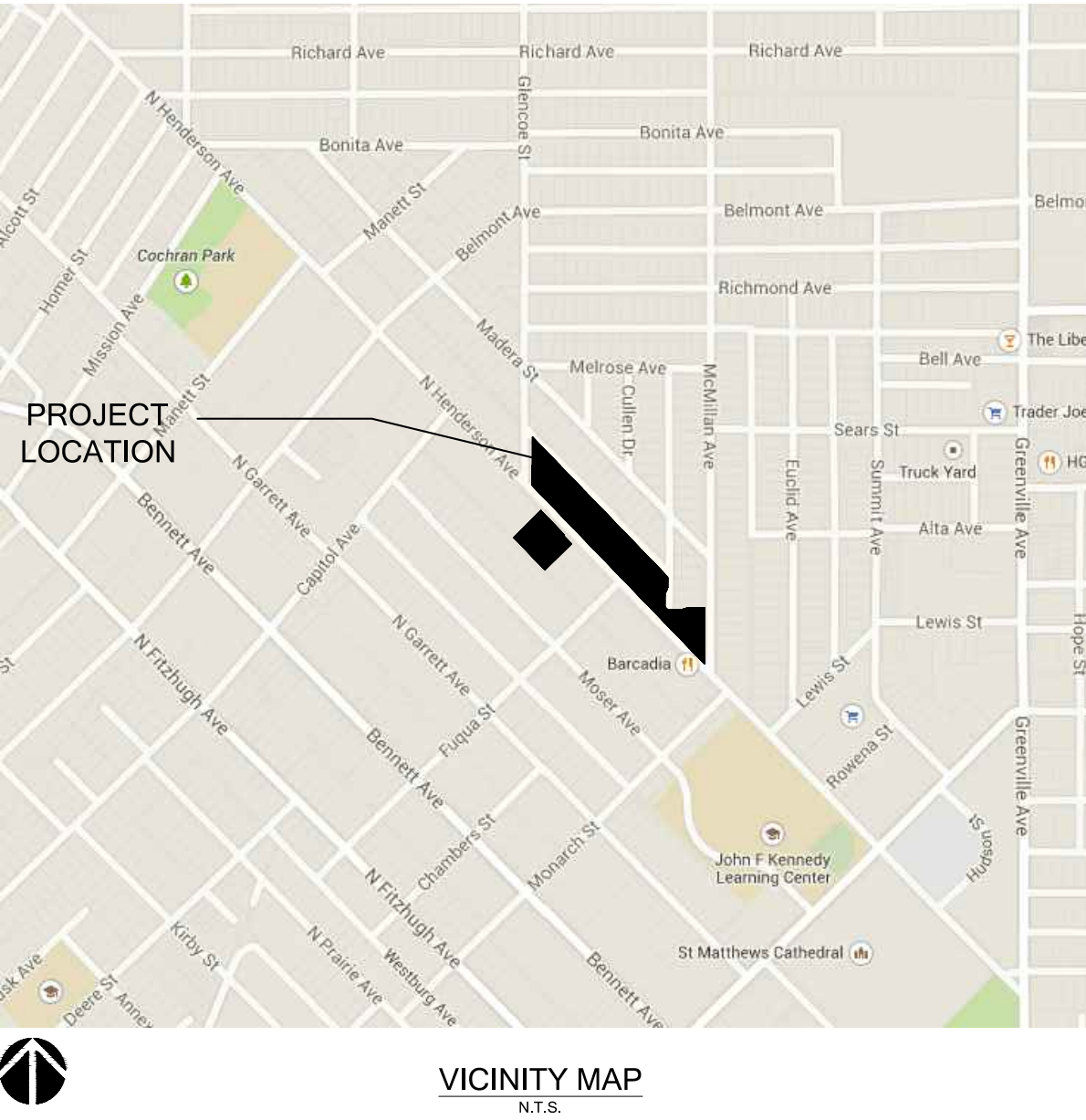
STREET TREES				
TRACT I	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRK & DRIVEWAYS (FEET)	TREES REQUIRED	TREES PROVIDED
HENDERSON AVENUE	1,053	270	26	33
GLENCOE STREET	215	55	5	7
McMILLAN AVENUE	208	60	5	7
TRACT II				
HENDERSON AVENUE	200	75	4	5

LEGEND			
	LACEBARK ELM (3" CAL.)		CONCRETE WALK
	CATHEDRAL LIVE OAK (8" CAL.)		ENHANCED PEDESTRIAN PAVING
	MEDIUM EVERGREEN SHRUB		ENHANCED VEHICULAR PAVING
	MIXED PLANTING AREA		DECOMPOSED GRANITE GRAVEL
	GROUNDCOVER PLANTING AREA		BENCH
	LAWN AREA		SOLID 8' HT. SCREEN WALL
	SEASONAL COLOR		POTENTIAL SCULPTURE LOCATION
	AMENITY AREA		TRASH CAN
			BICYCLE RACK
			MONUMENT SIGN
			PROPERTY LINE



PROPERTY BOUNDARY KEY

①	$\Delta=44^{\circ}10'00''$ $R=40.0'$ $L=30.8'$ $CD=S23^{\circ}01'21''E$ $C=30.1'$
②	$S00^{\circ}56'21''E$ 24.93'
③	$S15^{\circ}45'37''W$ 31.32'
④	$S00^{\circ}56'21''E$ 48.50'
⑤	$\Delta=90^{\circ}00'00''W$ $R=21.5'$ $L=33.8'$ $CD=S45^{\circ}56'21''E$ $C=30.4'$
⑥	$N89^{\circ}03'39''E$ 48.50'
⑦	$N72^{\circ}21'42''E$ 31.32'
⑧	$N89^{\circ}03'39''E$ 74.00'



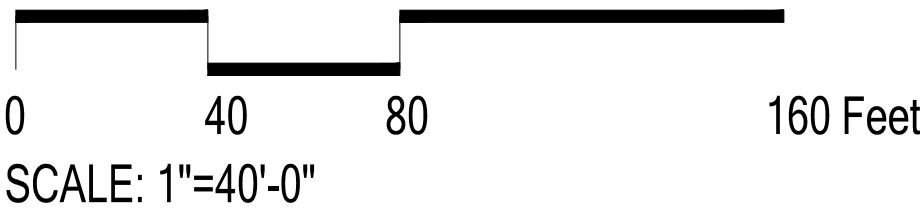
IRRIGATION NOTES

- IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR
- ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH MIN. (2) BUBBLERS.
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION.
- 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.
- NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.
- ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- 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.
- 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.
- IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

STAFF ALTERNATE LANDSCAPE DEVELOPMENT PLAN
WITH PARALLEL PARKING

Henderson Avenue Glencoe to McMullan Redevelopment
Dallas, Texas

Job #: 12200.02
File Name: SP-13_Landscape
Date: 12/13/2016
Drawn by: RTW, ELB, JWS,AJM



2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

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