



LANDSCAPE REQUIREMENT FOR SITE

SITE TREES :
SITE AREA = 130575 SQ. FT.(APPROXIMATELY)
(1, 2" CALIPAR TREE REQUIRED PER 4,000 SQ. FT OF LOT AREA.)

NO. OF TREE REQUIRED 130575/4000 = 33
NO. OF TREE PROVIDED = 33

PERIMETER LANDSCAPE BUFFER STRIP:
10' WIDE BUFFER STRIP PROVIDED.

SCREENING OF OFF-STREET LOADING SPACE
6' SOLID FENCE PROVIDED ALONG MULTIFAMILY RESIDENTIAL ADJACENCY.

STREET TREES :
ST. FRANCIS RD. ACCESS FRONTAGE LENGTH = 511 FT (APPROXIMATELY)
(TREE REQUIREMENT 1 (3") CALIPER 6' HIGH LARGE TREES IN EVERY 50'/WITHIN 30' FROM STREET CURB)

NO. OF TREE REQUIRED 511/50 =10.22 OR 11
NO. OF TREE PROVIDED = 11 (BLAD CYPRESS)

BUCKNER BLVD. FRONTAGE LENGTH = 234 FT (APPROXIMATELY)
(TREE REQUIREMENT 1 (3") CALIPER 6' HIGH LARGE TREES IN EVERY 50')

NO. OF TREE REQUIRED 234/50 = 4.68
NO. OF TREE PROVIDED = 5 (BLAD CYPRESS)

PARKING LOT TREES :
ALL PARKING SPACES WITHIN 120 FT OF 2" CALIPER LARGE CANOPY TREE- (PROVIDED/ SOUTHERN LIVE OAK)

SCREENING OFF STREET PARKING:
3' DWARF BURFORD HOLLY PROVIDED ALONG THE ENTIRE ADJACENT PUBLIC STREET.

BENCHMARK:

A City of Dallas Benchmark set on top of a concrete curb at the Northwest corner of a storm sewer drop inlet at the Southeast corner of a "T" intersection at St. Francis Avenue and Senate Street. Elevation=534.36'

A City of Dallas Benchmark set on top of a concrete curb at the Northeast corner of a storm sewer drop inlet at the Southwest corner of the intersection of Highland Road and Jim Miller Road. Elevation=524.89'

LEGEND

- B• BOLLARD
- CO• CLEANOUT
- FH• FIRE HYDRANT
- GAS• GAS MANHOLE
- GM• GAS METER
- GUY ANCHOR
- LS• LIGHT STANDARD
- PP• POWER POLE
- PPM• METAL UTILITY POLE
- PP W/ GUY ANCHOR
- SIGN• TRAFFIC SIGN
- SS• SAN. SEWER MANHOLE
- WP• WOODEN POST

- STM• STORM SEWER MANHOLE
- WM• WATER METER
- WV• WATER VALVE
- PROPERTY LINE
- EASEMENT LINE
- FENCE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE
- 6"W WATER LINE
- 6"SS SANITARY SEWER LINE
- 613 EXIST CONTOUR
- 612.39 EXIST SPOT ELEV.
- 611.92 EXIST TOP OF CURB ELEV.
- 611.92 EXIST GUTTER ELEV.
- 612.39 EXIST TOP OF WALL ELEV.
- 611.92 EXIST BOTTOM OF WALL ELEV.
- G UNDERGROUND GAS LINE

PLANT LIST

Quantity	Symbol	Scientific Name	Common Name	Planting Size	Tree Size
16		Taxodium distichum	Blad Cypress	3"-Cal/6' Ht	Large Tree
160		Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	5-Gal/3' Ht/3' OC	Small Tree
10		Quercus virginiana	Southern Live Oak	3"-Cal/6' Ht	Large Tree
23		Prunus Mexicana	Mexican Plum	2"-Cal/6' Ht	Medium Tree

S.I. ABED
6/17/16

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF S.I. ABED, REGISTERED PROFESSIONAL ENGINEER NO. 97531

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY S.I. ABED, P.E. #97531

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3.

2.

1.

Rev #

TYPE OF WORK

DATE

CITY OF DALLAS

DATE

LANDSCAPE PLAN

LUCKY TEXAN-8

CITY PLAN FILE No. S_____

DEPARTMENT OF PUBLIC WORKS

CITY OF DALLAS, TEXAS

DESIGN: S.I.A.

DRAWN: AI

CHECKED: S.I.A.

DATE: 06/17/16

SCALE: 1"=30'

FILE: 311T

NO: 9022