

3"-Cal/6' Ht

2"-Cal/6' Ht

Large Tree

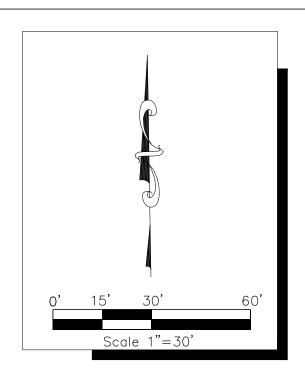
Medium Tree

Southern Live Oak

Mexican Plum

Quercus virginiana

Prunus Mexicana



LANDSCAPE REQUIREMENT FOR SITE

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.

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)

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 WPO WOODEN POST

221 BEDFORD ROAD, SUITE # 315, BEDFORD, TX, 76022 SITE OFFICE: 503 WADE COURT, EULESS, TX, 76039.

Tel: 214-868-9320 Fax: 1-866-531-8263

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

STM SEWER MANHOLE WMO WATER METER w∨⊗ WATER VALVE — — — PROPERTY LINE ---- EASEMENT LINE ——X—— FENCE ----OHL---- OVERHEAD UTILITY LINE —613— EXIST CONTOUR 612.39 EXIST SPOT ELEV.

TC 612.39 EXIST TOP OF CURB ELEV.
G 611.92 EXIST GUTTER ELEV. TW 612.39 EXIST TOP OF WALL ELEV.
BW 611.92 EXIST BOTTOM OF WALL ELEV.

——G——— UNDERGROUND GAS LINE

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: | DRAWN : CHECKED: | DATE : 311T 1"=30' S.I.A. S.I.A. 06/17/16