

D156-002 PROJECT AREA

SUBAREA 'C' (INCLUDES D101-022,

TOTAL FOR PD-758 DEVELOPMENT

D156-001 & D156-002 DEVELOPMENT PLANS)

142 SF

(50%)

1,494 SF

ENHANCED VEHICULAR PAVING

(IN FRONT YARD)

PEDESTRIAN FACILITIES

(1 POINT/ 1% AREA COVERED

44

47

106

Not Utilized

TOTAL CANOPY TREE CREDIT

CANOPY TREES PROVIDED

LARGE SHRUBS PROVIDED

SMALL TREES PROVIDED

CANOPY TREE CREDIT

FRONT YARD LANDSCAPE (4,437 SF/ 100=44 PLANTS REQUIRED)

284 SF

(100 %)

7,920 SF

TOTAL POINTS EARNED 23

- 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.

26,510 SF

57,612 SF

57,612 SF

- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.
- 344 REGULATIONS.

PLANTING NOTES

- A. LAWN AREA PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 HYDROMULCH. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- SHRUB PLANTING AREA EXCAVATE AS NEEDED TO PROVIDE 24" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PROVIDE AUTOMATIC IRRIGATION SYSTEM.
- GROUNDCOVER PLANTING AREA EXCAVATE AS HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

K. IRRIGATION MUST FOLLOW ALL TCEQ 30 TACPLANNED DEVELOPMENT DISTRICT NO. 758

- NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF

RESIDENTIAL Subarea C 1601 S. MOPAC EXPRESSWAY, SUITE 160 AUSTIN, TX 78746 | 512.904.2200 DEVELOPMENT PLAN FOR PD 758,

ARGYLE

LANDSCAPE AREA / MINIMUM

EXISTING LANDSCAPE TO

GROUNDCOVER (5,540 ea.)

ENHANCED VEHICULAR PAVING

ENHANCED PEDESTRIAN PAVING

ENHANCED PEDESTRIAN PAVING

Purple Wintercreeper; euonymus fortunei

LAWN ARE

REMAIN

TYPE 1

CONCRETE PAVING

LIMITS OF WORK LINE

HIGHBEAM OAK (7 EA)

5" CAL. / 15' HT. / 7' SPREAD

SHANTUNG MAPLE(10 EA)

5" CAL. / 15' HT. / 7' SPREAD

ACER TRUNCATUM

TEXAS ASH (4 EA)

FRAXINUS TEXENSIS 5" CAL. / 15' HT. / 7' SPREAD

QUERCUS LYRATA 'QLFTB' PP13470

MUSKOGEE CRAPE MYRTLE (44 EA)

LAGERSTROEMIA INDICA 'MUSKOGEE'

1" CAL. PER CANE / 65 GAL. / 12'-13' HT.

#7 CONT. / 36" HT. / SPACING 36" O.C.

LOROPETALUM CHINENSE 'SUZANNE'

EXISTING TREE TO BE PRESERVED

#7 CONT. / 36" HT. / SPACING 36" O.C.

EXISTING PEDESTRIAN LIGHT

DWF. BURFORD HOLLY (40 EA)

ILEX CORNUTA 'BURFORDII NANA'

LOROPETALUM (59 EA)

AND PROTECTED

TABLE & CHAIRS

LOCATION MAP

NORTH

APPROVED

CITY PLAN COMMISSION

December 03,2015

NORTH

6' BENCH

PROPERTY LINE

EASEMENT LINE

SUBAREA C: LOT 1, BLOCK B/8125 **3.43 ACRES** LAKE HIGHLANDS TOWN CENTER

NORTH

Scale: 1" = 30'-0"

CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. D156-002

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11/10/2015 CITY COMMENTS No. Date Item REVISIONS Drawn Checked MSB Approved

LANDSCAPE **DEVELOPMENT PLAN**

15108.00 Project No. 09.28.2015 Last Revision