PLANTING PALETTE:

QTY.	PLANT ID	BOTANICAL NAME COMMON NAME	SIZE	COMMENTS
5		EXISTING TREE TO BE PRESERVED	REF. SURVEY	PROVIDE TREE PROTECTION FENCING DURING CONSTRUCTION
15		*STREET TREE* *ACER BUERGERIANUM,* Trident Maple	3 ½" MIN.	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR TRUNK MIN.
41		*SITE TREES* *ULMUS PARVIFOLIA,* Chinese Elm OR *GINGKO BILOBA,* Gingko OR *QUERCUS SHUMARDII,* Shumard Oak OR *GLEDITSIA TRIANCATHOS INERMIS,* Honey Locust 'Shademaster' OR *MAGNOLIA GRANDIFLORA 'CLAUDIA WANNAMAKER',* Claudia Wannamaker Southern Magnolia	2" MIN.	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
19		*ORNAMENTAL SITE TREES* *PRUNUS MEXICANA,* Mexican Plum OR *CERCIS CANADENSIS 'OKLAHOMA',* Redbud 'Oklahoma' OR *ACER PALMATUM 'SANGOKAKU',* *Coral Bark Japanese Maple*	2" MIN.	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER OR MULTI-TRUNK

NOTES:

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM AND A PERMANENT DRAINAGE SYSTEM WILL BE INSTALLED FOR DRAINAGE TO COMPLY WITH INDUSTRY STANDARDS.

2. REFER TO B1 - DEVELOPMENT PLAN FOR BUILDING FOOTPRINTS.

3. FINAL PLACEMENT OF SITE / ORNAMENTAL SITE TREES WILL BE PROVIDED AT PERMIT OFFICE.

4. MINIMUM NUMBER OF SITE / ORNAMENTAL SITE TREES SHOWN, ADDITIONAL TREES MAY BE PROVIDED AT PERMIT OFFICE.

5. MINIMUM AMOUNT OF LANDSCAPE SITE AREA SHOWN, ADDITIONAL LANDSCAPE AREA MAY BE PROVIDED AT PERMIT OFFICE.

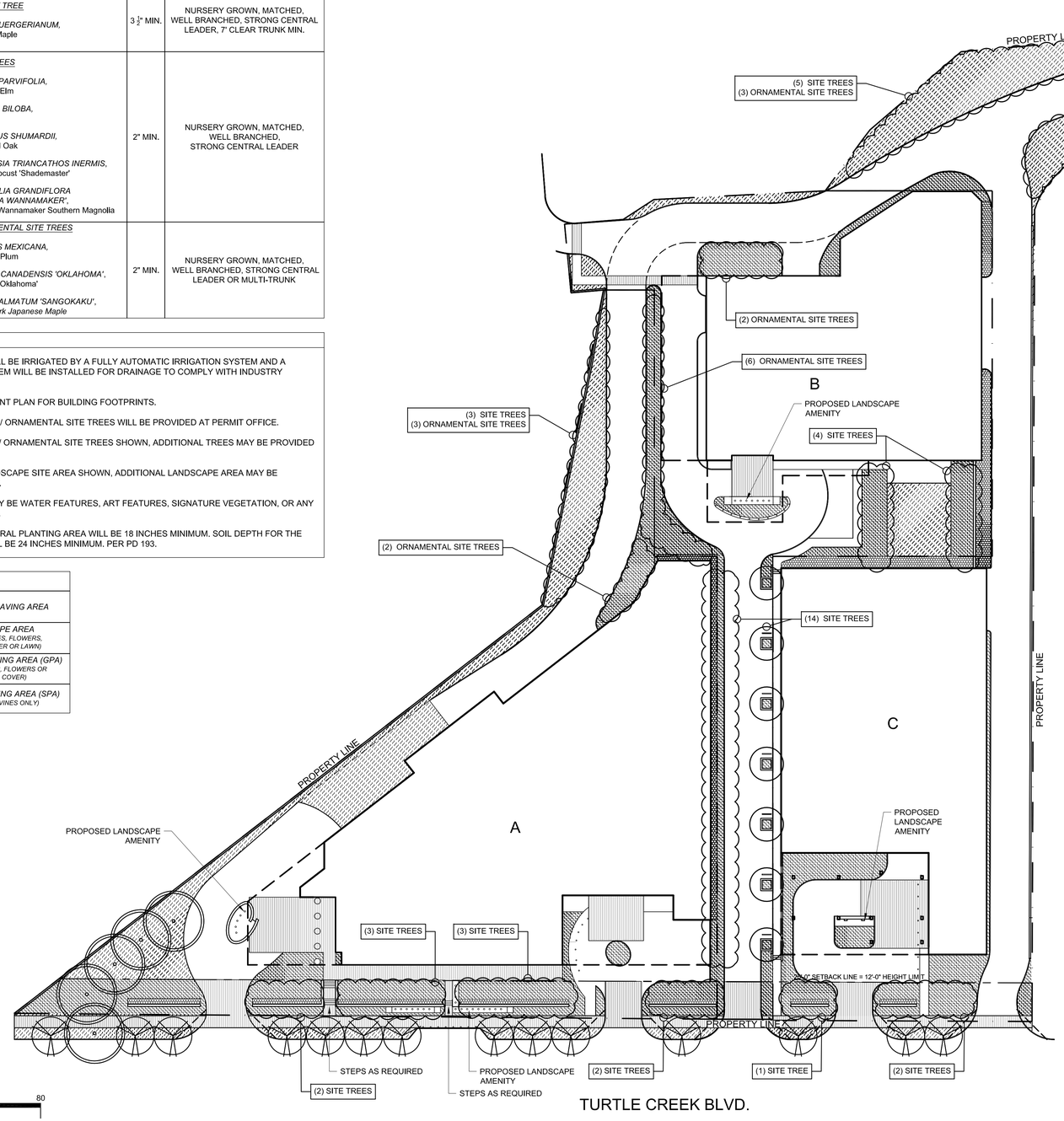
6. LANDSCAPE AMENITIES MAY BE WATER FEATURES, ART FEATURES, SIGNATURE VEGETATION, OR ANY COMBINATION OF THE THREE.

7. SOIL DEPTH FOR THE GENERAL PLANTING AREA WILL BE 18 INCHES MINIMUM. SOIL DEPTH FOR THE SPECIAL PLANTING AREA WILL BE 24 INCHES MINIMUM. PER PD 193.

LEGEND:

	ENHANCED PAVING AREA
	LANDSCAPE AREA (SHRUBS, VINES, FLOWERS, GROUND COVER OR LAWN)
	GENERAL PLANTING AREA (GPA) (SHRUBS, VINES, FLOWERS OR GROUND COVER)
	SPECIAL PLANTING AREA (SPA) (SHRUBS OR VINES ONLY)

	AREA A (92,393 SF)		AREA B (68,011 SF)		AREA C (81,351 SF)		OVERALL (A,B&C) (241,755 SF)	
	PD 193 REQUIRED	PDS PROVIDED	PD 193 REQUIRED	PDS PROVIDED	PD 193 REQUIRED	PDS PROVIDED	PD 193 REQUIRED	PDS PROVIDED
STREET TREES (LOT FRONTAGE / 25)	13	12 (INCLUDING 1 EXISTING TREE)	0	0	2	3	15	15
SITE TREES (1 TREE PER 4,000 SF)	23	18	17	26	20	16	60	60



LANDSCAPE REQUIREMENTS - OVERALL (A,B&C)

	LANDSCAPE SITE AREA (LSA)		GENERAL PLANTING AREA (GPA)		SPECIAL PLANTING AREA (SPA)	
	PD 193 (REQUIRED)	PDS (APPROX. PROVIDED)	PD 193 (REQUIRED)	PDS (APPROX. PROVIDED)	PD 193 (REQUIRED)	PDS (APPROX. PROVIDED)
LOT AREA (241,755 SF)	48,351 SF (20%)	50,640 SF (21%)	24,176 (50% LSA)	23,126 (46%)	4,835 (20% GPA)	4,436 (19%)
FRONT YARD (25') (16,182 SF)	9,709 SF (60%)	9,727 SF (60%)	4,855 SF (30%)	8,639 SF (53%)	971 SF (6%)	1,088 SF (7%)

LANDSCAPE REQUIREMENTS - AREA A

	LANDSCAPE SITE AREA (LSA) PDS (APPROX. PROVIDED)	GENERAL PLANTING AREA (GPA) PDS (APPROX. PROVIDED)	SPECIAL PLANTING AREA (SPA) PDS (APPROX. PROVIDED)
LOT AREA (92,393 SF)	23,716 SF	9,450 SF	1,965 SF
FRONT YARD (25') (10,850 SF)	7,338 SF	6,403 SF	935 SF

LANDSCAPE REQUIREMENTS - AREA B

	LANDSCAPE SITE AREA (LSA) PDS (APPROX. PROVIDED)	GENERAL PLANTING AREA (GPA) PDS (APPROX. PROVIDED)	SPECIAL PLANTING AREA (SPA) PDS (APPROX. PROVIDED)
LOT AREA (68,011 SF)	11,295 SF	6,441 SF	1,310 SF
FRONT YARD (25') (920 SF)	256 SF	256 SF	0 SF

LANDSCAPE REQUIREMENTS - AREA C

	LANDSCAPE SITE AREA (LSA) PDS (APPROX. PROVIDED)	GENERAL PLANTING AREA (GPA) PDS (APPROX. PROVIDED)	SPECIAL PLANTING AREA (SPA) PDS (APPROX. PROVIDED)
LOT AREA (81,351 SF)	15,629 SF	7,235 SF	1,161 SF
FRONT YARD (25') (4,412 SF)	2,133 SF	1,980 SF	153 SF

*** CALCULATIONS, BASED ON CURRENT ASSESSMENT OF SITE DESIGN, MAY BE ADJUSTED AT PERMIT OFFICE.

Overall Landscape Plan A

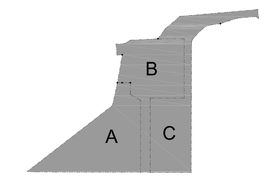
Scale: 1" = 40'- 0"

studioOutside
824 Exposition Avenue, Ste. 5
Dallas, Texas 75226
o214.954.7160
f214.954.7162

Project Name

2727 Turtle Creek
Dallas, TX

Key Map



Issue Title

ZONING SUBMITTAL

Issue / Addenda / Revisions

	Date	Description
1	04.20.2018	
2	05.14.2018	
3	06.05.2018	

Seal

THESE DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

KENT MENDENHALL
LANDSCAPE ARCHITECT
TEXAS LIC. # 2371

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Drawing Title

Z178-218
OVERALL LANDSCAPE PLAN

Issue Date: 20 APR 2018
Project No: 17069
Reviewed By: CP
Drawn By: ME/CP

Sheet No.

L1