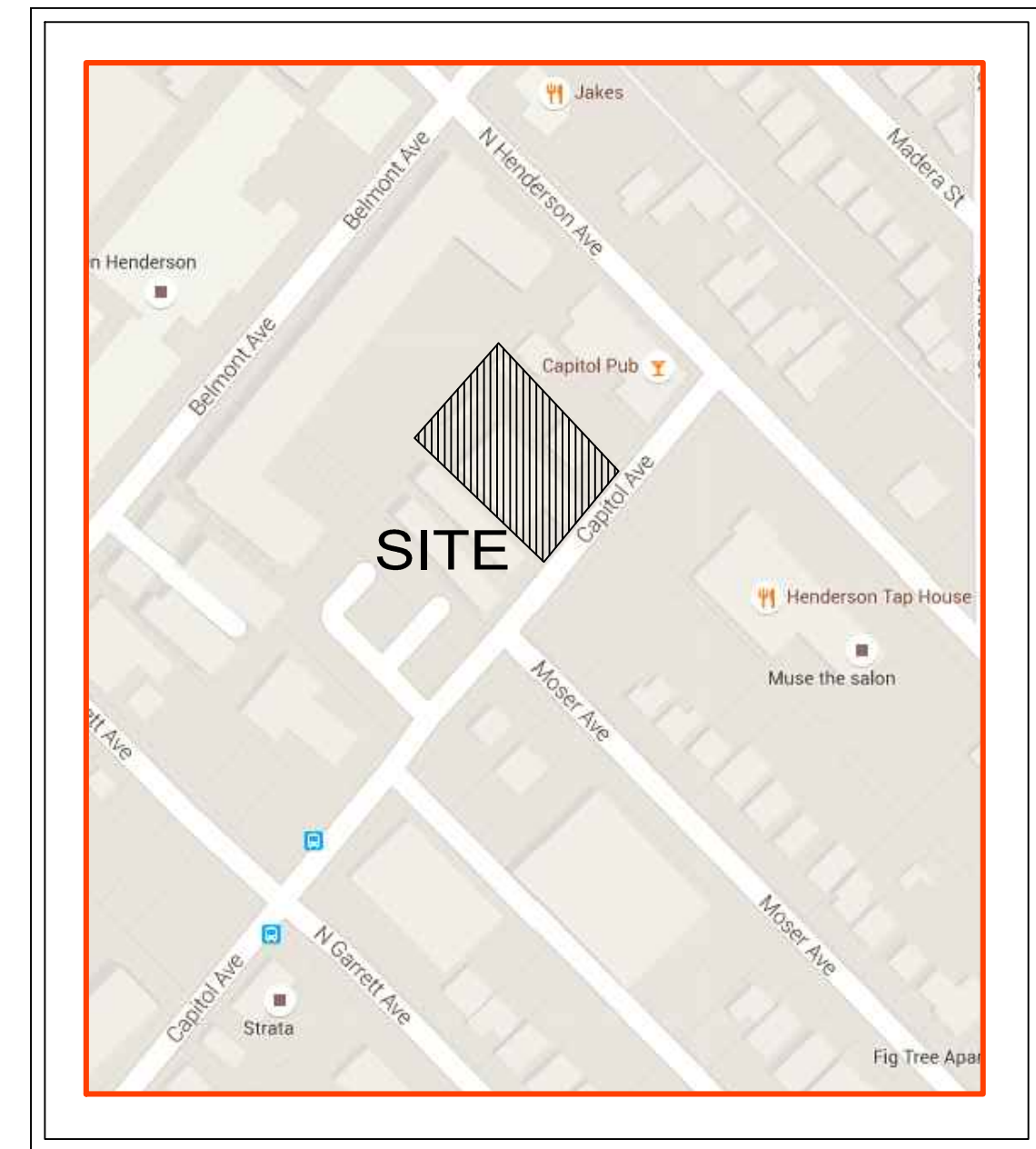


07/08/2016

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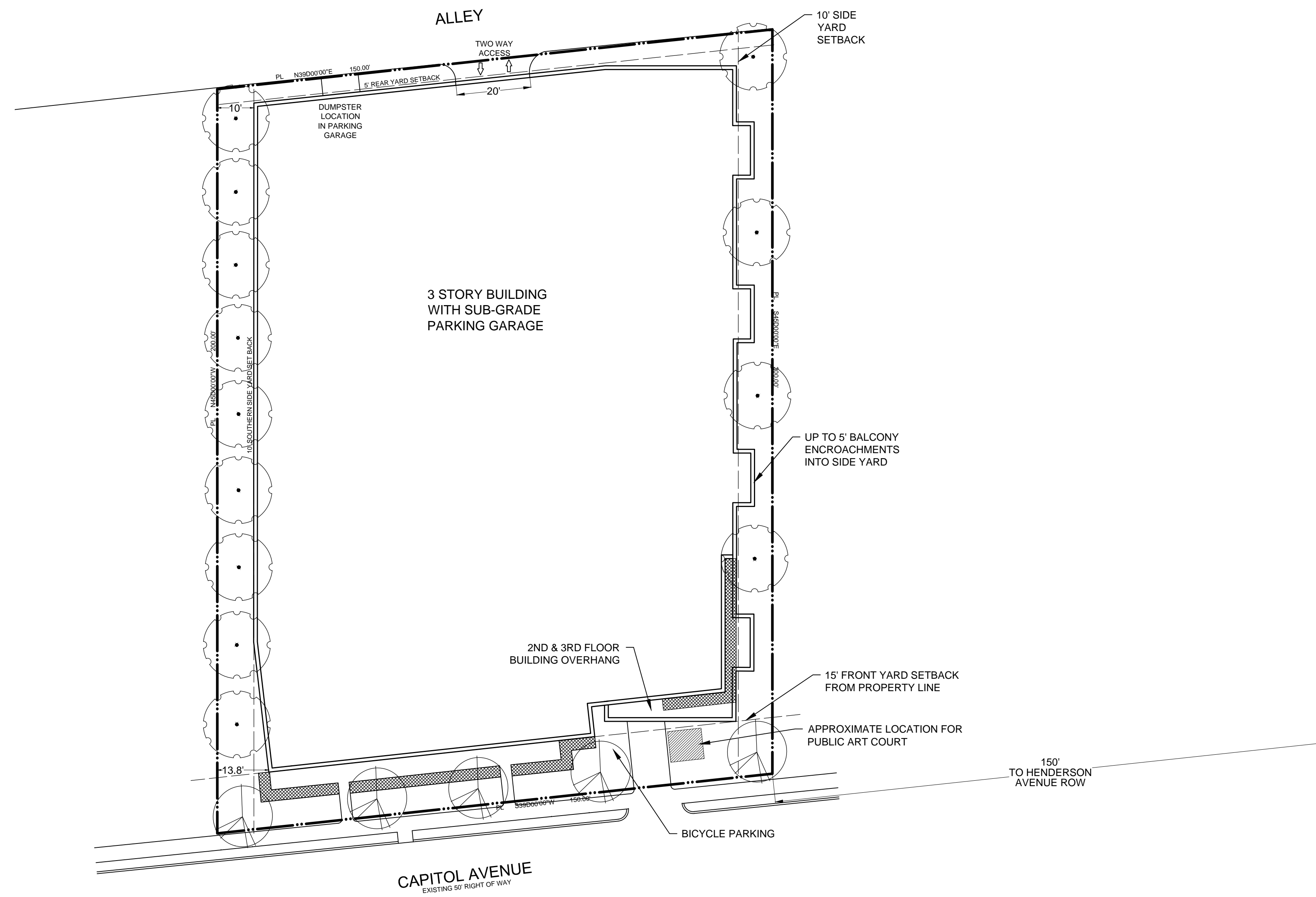
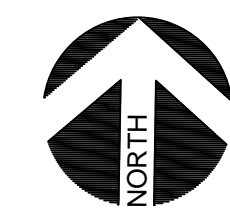
Larkspur

CAPITOL FLATS  
CITY OF DALLAS, TEXAS



VICINITY MAP

NTS



SITE INFORMATION

LOT AREA: 0.684 ACRES  
USE: MULTI-FAMILY

DENSITY: 31 UNITS  
LOT COVERAGE: 80%  
BUILDING HEIGHT: 36' (3 STORIES)

SETBACKS  
FRONT YARD: 15'  
SIDE YARD: 10' + 5' BALCONY ON NORTH EAST SIDE OF PROPERTY  
REAR YARD: 5'

- LANDSCAPE REQUIREMENTS:
  - STREET TREES: 1 SMALL TREE (3" CALIPER) PER 30' OF FRONTAGE WITHIN 30' OF STREET CURB)
  - SPECIE OPTIONS: MEXICAN PLUM; OKLAHOMA REDBUD; VITEX AGNUS CASTUS; CRAPE MYRTLE
  - STREET TREES PROVIDED: 5
- SITE TREES: SMALL TREE (3" CALIPER)
  - SPECIE OPTIONS: MEXICAN PLUM; OKLAHOMA REDBUD; TREE FORM SINGLE TRUNK FOSTER OR SAVANNAH HOLLY; SINGLE TRUNK CRAPE MYRTLE; POSSUMHAW HOLLY
  - SITE TREES PROVIDED: 13
- FOUNDATION PLANTING STRIP WITH EVERGREEN SHRUBS; MUST REACH A MATURE HEIGHT OF 3 FEET.
- 10' PERIMETER LANDSCAPE BUFFER
- SCREENING OF OFF-STREET PARKING PROVIDED



2

DEVELOPMENT PLAN AND LANDSCAPE PLAN

SCALE: 1" = 20'-0"

