

**DATA SUMMARY TABLE**

ZONING	CR (COMMUNITY RETAIL) & PD 67
PROPOSED USE	CONVENIENCE STORE W/GAS SALES
LOT AREA	29,650 S.F. (0.680 ACRES)
BUILDING SQUARE FOOTAGE	3,010 S.F.
CANOPY SQUARE FOOTAGE	3,096 S.F.
LOT COVERAGE	10.11%
BUILDING HEIGHT	18'-10"
CANOPY HEIGHT	17'-6"
TOTAL IMPERVIOUS SURFACE	22,408 S.F. OR 76%
PARKING AREA	17,477 S.F.
ENHANCED PEDESTRIAN WALKWAY REQUIRED	1,483 S.F. OR 5% OF ENTIRE LOT
ENHANCED PEDESTRIAN WALKWAY PROVIDED	1,604 S.F. OR 5.4% OF ENTIRE LOT
PARKING REQUIRED	15 SPACES [ 1 / 200 s.f. ]
PARKING PROVIDED	15 SPACES
HANDICAP PARKING REQUIRED	1 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
LANDSCAPING AREA	7,096 S.F. OR 24%

**SITE SUMMARY**

LAND AREA	29,650 S.F. OR 0.680 ACRES
BUILDING SIZE	3,010 S.F.
PARKING REQUIRED	15 SPACES
PARKING PROVIDED	15 SPACES

**PLANT LEGEND**

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
<b>TREES</b>					
RO	Quercus shumardii	Shumard Red Oak	6	3" Cal.	10'-12' Ht.
CE	Ulmus crassifolia	Cedar Elm	4	3" Cal.	10'-12' Ht.
CM	Lagerstroemia indica 'Dynamite Red'	Crepe Myrtle	1	6'-8" Ht. 2" Cal. Min.	Multi-Trunk, 3 -5 canes, 1" caliper each cane
<b>SHRUBS</b>					
PD	Loropetalum chinensis 'Plum Delight'	Purple Fringe Flower	42	7 Gal.	36" min. ht, 18" min. spread, Plant 36" O.C.
<b>GROUND COVER</b>					
RR		River Rock	65 S.F.		1"-3" DIA. 4" Thick. Install over weed barrier
MU		Hardwood Mulch	475 S.F.		Spread 3" min. thickness
SS	Cynodon spp.	Common Bermuda	6,940 S.F.		Solid Sod

**GENERAL MAINTENANCE:**

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS OF NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND TIME PERIOD UP TO AN ADDITIONAL (90) NINETY DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS THE PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

**MAINTENANCE & INSTALLATION**

THE OWNER AND/OR OCCUPANT SHALL BE JOINTLY AND SEVERALLY LIABLE FOR INSTALLING AND MAINTAINING ALL MASONRY WALLS, FENCES, AND LANDSCAPING IN A HEALTHY, NEAT, ORDERLY, AND PHYSICALLY SOUND CONDITION AND REPLACING IT WHEN DEEMED NECESSARY BY THE DEVELOPMENT DEPARTMENT.

**LANDSCAPE NOTES:**

PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

**SITE TREES:**

REQUIRED SITE TREES: 1 PER 4,000 S.F. OF LOT.  
(LOT: 29,650 S.F. / 4,000 S.F. = 8 TREES)

REQUIRED: (8) TREES  
PROVIDED: (12) TREES

**PARKING LOT TREES:**

REQUIRED: NO PARKING SPACE LOCATED MORE THAN 120' FROM THE TRUNK OF A LARGE CANOPY TREE.  
PROVIDED: ALL SPACES ARE WITHIN THE 120' DISTANCE TO TREES

**FRONTAGE TREES:**

REQUIRED FRONTAGE TREES: (1) 3" CAL. TREE PER 50 L.F. OF FRONTAGE  
W. MOCKINGBIRD LANE = 185 L.F.  
REQUIRED: 85/50 = (2) 3" CAL. SHADE TREES  
PROVIDED: (2) 3" CAL. SHADE TREES

**ROPER STREET = 314 L.F.**

REQUIRED: 314/50 = (6) 3" CAL. SHADE TREES  
PROVIDED: (6) 3" CAL. SHADE TREES

NOTE: (6) 3" CAL. SHADE TREES PROVIDED ALONG ENTIRE PROJECT STREET FRONT.

**DESIGN STANDARDS:**

REQUIRED: (2) DESIGN STANDARDS PER SEC. 51A-10.126

PROVIDED: c.) SCREENING OF OFF-STREET PARKING  
i.) ENHANCED PEDESTRIAN WALKWAYS

**c.) SCREENING OF OFF-STREET PARKING**

REQUIRED: SCREEN ALL PARKING LOTS FROM ADJACENT PUBLIC STREETS.

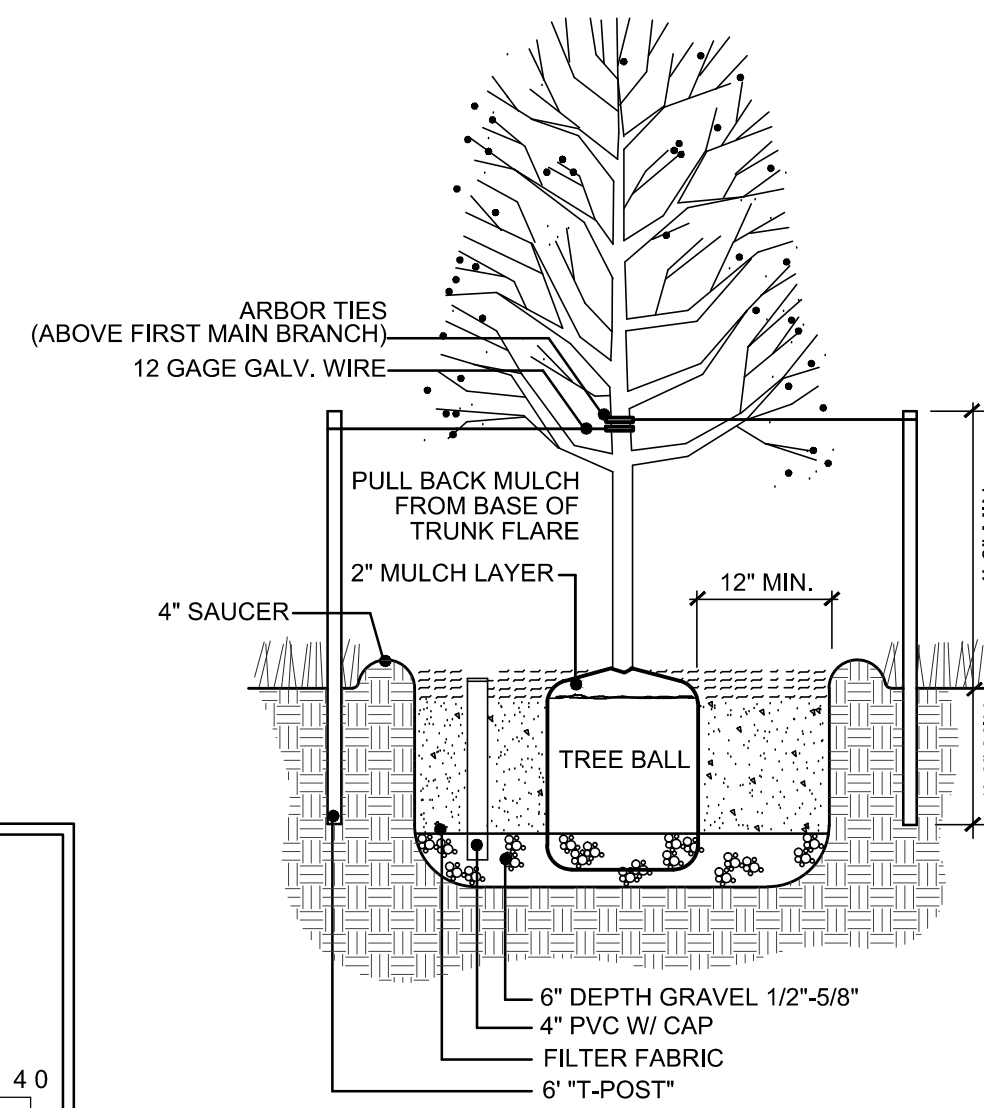
PROVIDED: 36" HT. EVERGREEN SHRUBS

**i.) ENHANCED PEDESTRIAN WALKWAYS**

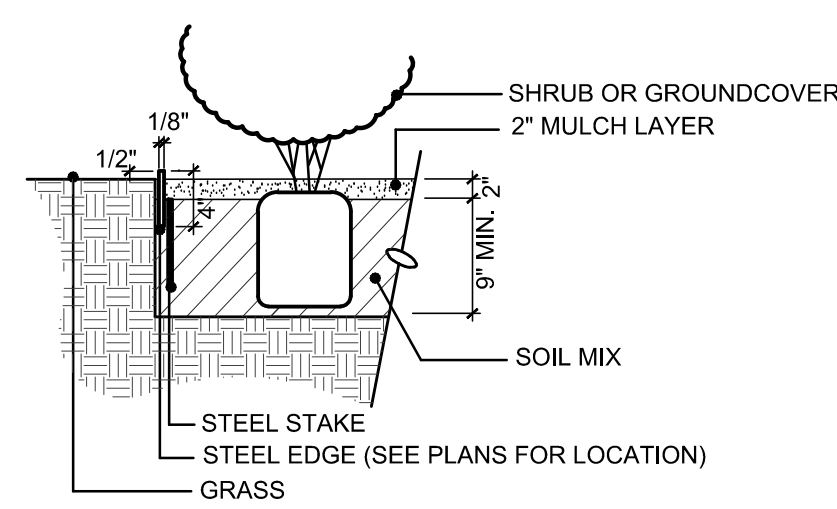
REQUIRED: 5% OF ENTIRE LOT (5% OF 29,650 SQ. FT. = 1,482.5 SQ. FT)  
PROVIDED: 1,604 SQ. FT. (5.4% OF ENTIRE LOT)

**TREE MITIGATION:**

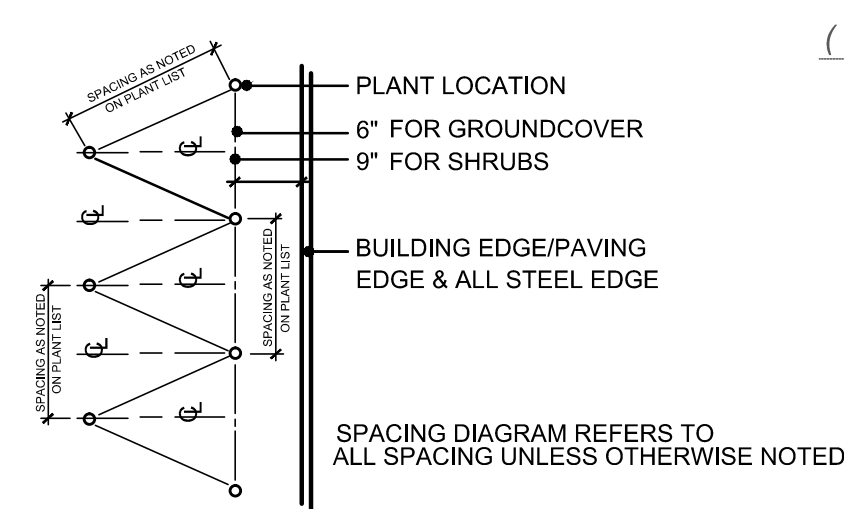
NO EXISTING TREES ON SITE



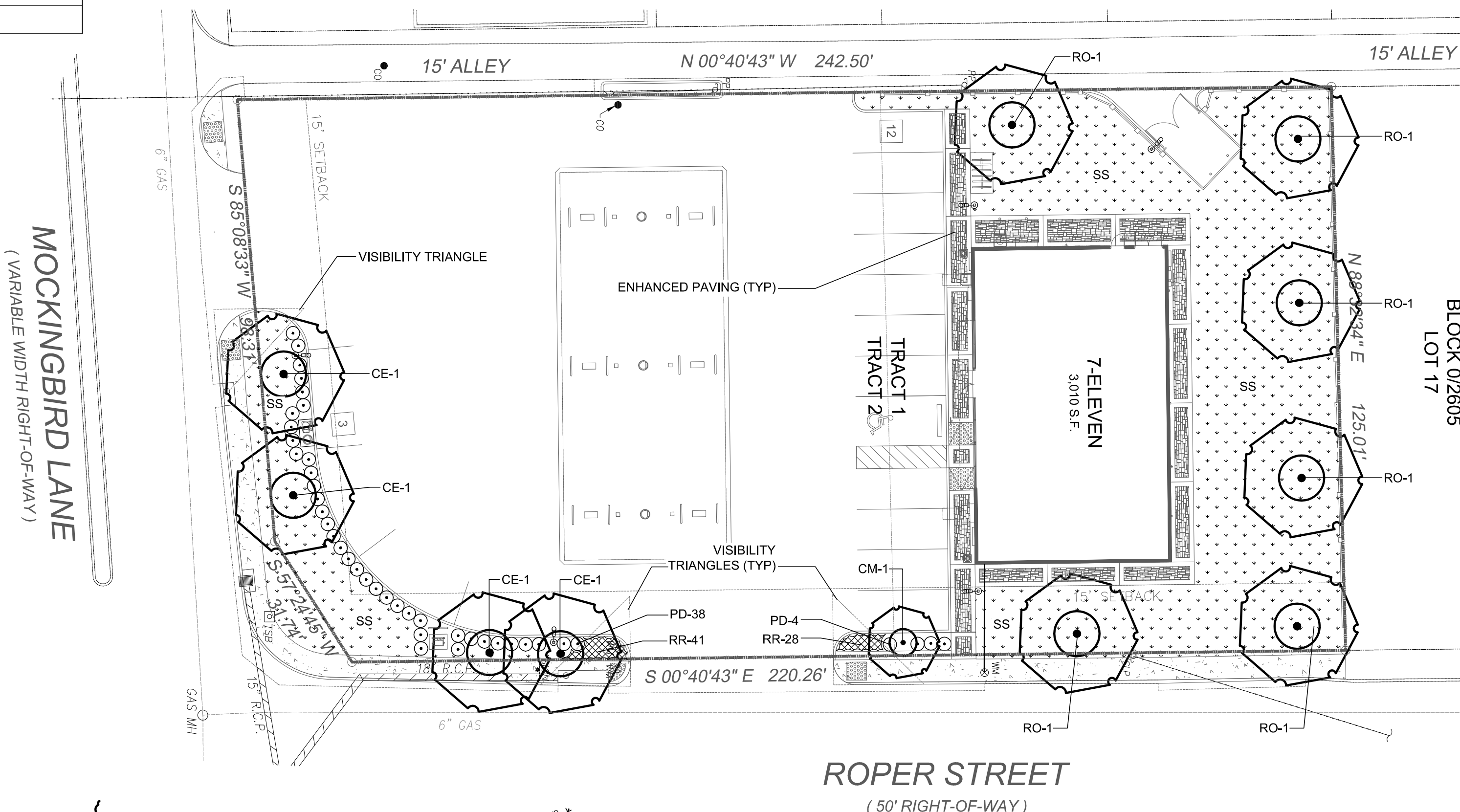
3 TREE STAKING AND PLANTING  
3" CAL. MINIMUM N.T.S.



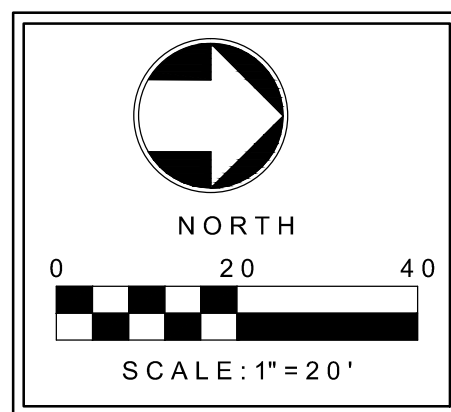
2 BED-PREP W/STEEL EDGE N.T.S.



1 PLANT SPACING DIAGRAM N.T.S.



ROPER STREET  
(50' RIGHT-OF-WAY)



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CITY FILE # Z145-225

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No.	DATE	REVISION / DESCRIPTION	BY	No.	DATE	REVISION / DESCRIPTION	BY



10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214-343-9400 FAX: 214-341-9060

**PROJECT INFO.**

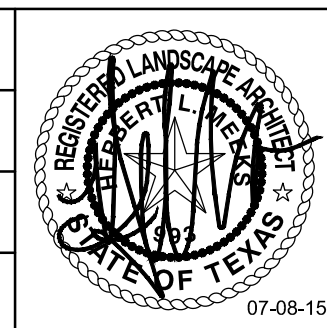
7-11  
4415 W. MOCKINGBIRD LANE  
DALLAS, TEXAS

**DRAWING INFO.**

LANDSCAPE PLAN  
6-MPDs

**PROJECT No. 14458**

DATE: 06/26/15  
DRAWN BY: BB  
CHECKED BY: BB



**SHEET NUMBER**

L1