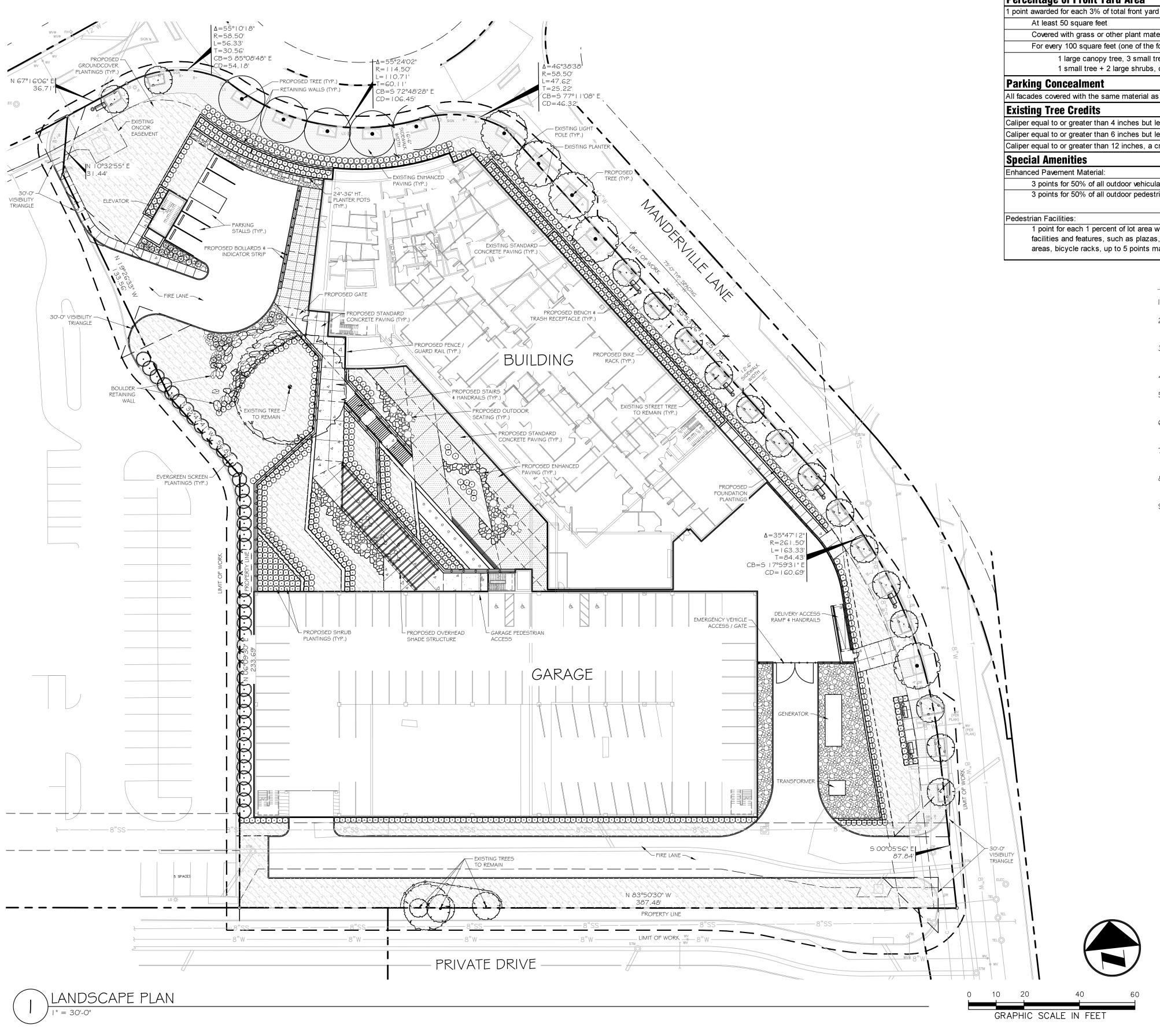
PLANT SCHEDULE								
TREES	BOTANICAL NAME / COMMON NAME	SIZE/COND.	QTY	2018-07-10 15: REMARKS	SHRUBS			
لار المراجع الم المراجع المراجع ا	MAGNOLIA GRANDIFLORA `LITTLE GEM` DWARF SOUTHERN MAGNOLIA	30 GAL	45	2 1/2" CAL., MIN. GFT HT., FULL, MATCHING	$\bigcirc$			
	QUERCUS VIRGINIANA `HIGH RISE` HIGH RISE LIVE OAK	B¢B	5	6" CAL., MIN. 14FT HT., SINGLE, STRAIGHT LEADER, MATCHING	<u>GROUND COVERS</u>			
	ULMUS CRASSIFOLIA CEDAR ELM	B¢B	5	6" CAL., MIN. 14FT HT., SINGLE, STRAIGHT LEADER, MATCHING				



Project Number: 18054.0000

## City Requirements for Article X - PD 745 SUBAREA C Standarde

Standards	
Tree Survey	Trees 6" caliper and greater on lot and/or within 50' of construction
Tree Protection	Permanent protective fencing placed around the dripline of each pro-
Protected Tree Mitigation	Total inches of replacement tree(s) must equal or exceed, in caliper
Tree Planting Zone	Area parallel to and between two-and-one-half and four feet from the
Irrigation Requirements	Required plant materials must be located within 100 feet of a verifial
Pedestrian Scale Lighting	Lighting must provide a min. average illumination of 1.5 footcandles

Tree Planting Zone		Required	Provided	Comments	
Mandanilla Long (451 LE)	451/25= 18	18 Trees	5 Proposed	Min. height of 14 feet and a min. trunk caliper of 3.5 inches	
Vanderville Lane (451 LF)		To frees	14 Existing		
Design Standards		Required	Provided	Comments	
All landscape plans must earn a minimum of 20 points.		20 points	48	See point calculations below	
Percentage of Front Yard Area		Provided	Points	Comments	
1 point awarded for each 3% of total front yard provided as landscape area.		9,756 SF of landscape area	10	Total front yard area = 31,419 SF	
At least 50 square feet				9,756 / 31,419 = 31%	
Covered with grass or other plant material		-		31 / 3 = 10 points	
For every 100 square feet (one of the following):					
1 large canopy tree, 3 small trees, 2 small trees + 1 large shrub,		]			
1 small tree + 2 large	shrubs, or 3 large shrubs				
Parking Concealment		Provided	Points	Comments	
All facades covered with the same material as the main building		No	0		
Existing Tree Credits		Provided	Points	Comments	
Caliper equal to or greater than 4 inch	es but less than 6 inches, a credit of 1 large tree	0 Existing Trees	0		
Caliper equal to or greater than 6 inches but less than 12 inches, a credit of 2 large trees		17 Existing Trees	34	Trees to be retained in the parkway.	
Caliper equal to or greater than 12 inches, a credit of 3 large trees		0 Existing Trees	0		
Special Amenities		Provided	Points	Comments	
Enhanced Pavement Material:					
3 points for 50% of all outdoor vehicular pavement		No	0		
3 points for 50% of all outdoor pedestrian pavement		9,781 SF	3	Total pedestrian pavement = 18,788 SF	
				9,781 / 18,788 = 52%	
Pedestrian Facilities:					
1 point for each 1 percent of lot area with publicly accessible special pedestrian		1,716 SF	1	Total lot area = 142,228 SF	
facilities and features, such as plazas, covered walkways, fountain, seating areas, bicycle racks, up to 5 points maximum				1,716 / 142,228 = 1%	

## PLANTING GENERAL NOTES

- ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- 6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.

## STA - PLAN DEVELOPMENT SUBMISSION As indicated 07/13/2018

## otected tree to remain.

er, the total inches of protected tree(s) removed. he back of the street curb. 1 tree per 25 feet of lot frontage.

iable water supply. s along all sidewalks.

I. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS,

3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR

5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.

7. ALL PLANT MATERIALS SHALL MEET ANSI ZGO. I STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS. 9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

75E	MANDERVILLE LANE	PROJECT LOCATION	
INTERSTATE HIGHWAY 75E	MEADOW	LANE RAMBLER HOUSE ROAD ROAD AFEEWVILLE AUSE	Fair Oaks Park HILL LANE
INTER	GLEN LAKES		ALL LAND ALAS COUNTY PSCO D26 K

VICINITY MAP

PROPERTY OWNER: SOUTHWEST TRANSPLANT ALLIANCE 5489 BLAIR ROAD DALLAS, TX 75231 214-522-0255

LANDSCAPE ARCHITECT: ANNE HARMAN RLA# 3146 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972-235-3031

PROPERTY DESCRIPTION: SOUTHWEST TRANSPLANT ALLIANCE LOT IA, BLOCK D/7291 MIDTOWN HOTELS ADDITION 8190 MIDTOWN DALLAS, TX 75231

ALL LANDSCAPING TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL SHRUB AND GROUNDCOVER ZONES TO RECEIVE DRIP IRRIGATION, TURF ZONES TO RECEIVE SPRAY AND ROTOR IRRIGATION, AND TREES TO RECEIVE BUBBLERS.

CASE FILE # D178-016 PLANNED DEVELOPMENT DISTRICT NO. 745 SUB AREA C LANDSCAPE PLAN



This document is incomplete and may not be used for regulatory approval, permit or construction.