



LANDSCAPE SCHEDULE			
TREES			
QTY.	COMMON NAME BOTANICAL NAME	SIZE AT PLANTING	SPACING
LEVEL 1	SHUMARD OAK QUERCUS SHUMARDI	3" CALIPER	SEE PLAN
TURF			
	BERMUDA GRASS SOD		
NOTE: ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH AN ELECTRONIC CONTROLLER AND RAIN/FREEZE SENSOR			

LANDSCAPE REQUIREMENTS			
TYPE	REQUIREMENT	REQUIRED	PROVIDED
STREET TREES	(1) 3" CALIPER TREE PER 40' STREET FRONTAGE	FRAN WAY: 503 LF = 13 TREES ELEVENTH ST.: 170 LF = 4 TREES S. CORINTH ST.: 381 LF = 10 TREES AVENUE B: 193 LF = 5 TREES	13 TREES 4 TREES 10 TREES 5 TREES
DESIGN STANDARDS	BIKE PARKING	ONE FIVE-BIKE RACK PER 300' OF FRONTAGE ON ONE PRIMARY STREET	TWO RACKS (10 SPACES) ON S. CORINTH ST. (381 LF = 2)
	BENCHES AND TRASH RECEPTACLES	ONE OF EACH PER 300' OF FRONTAGE ON ONE PRIMARY STREET	MIN. TWO OF EACH ON S. CORINTH ST. (381 LF = 2)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S48°56'24"E	12.36'
L2	N89°27'44"W	38.07'
L3	S00°32'16"W	7.98'
L4	NOT USED	
L5	N88°53'44"W	49.91'
L6	N43°57'23"W	14.16'

CURVE TABLE					
NUMBER	DELTA	RADIUS	ARC LEN.	CHORD BRNG.	CHORD LEN.
C1	02°20'29"	2133.70	87.19'	S06°04'20"E	87.19'

PARKING GARAGE TABULATIONS				
FLOOR LEVEL	STANDARD	STDRD. H.C.	VAN H.C.	TOTAL
LEVEL 1	33	0	4	37
LEVEL 2	46	1	2	49
LEVEL 3	50	0	3	53
LEVEL 4	52	1	1	54
LEVEL 5	54	1	0	55
LEVEL 6	53	0	0	53
TOTAL	288	3	10	301

NOTE: 275 PARKING SPACES REQUIRED FOR SITE



SPHINX AT FIJI LOFTS - DALLAS, TX
15235 08.21.2015

DEVELOPMENT /
LANDSCAPE PLAN
Z145-247 SCALE: 1:40

