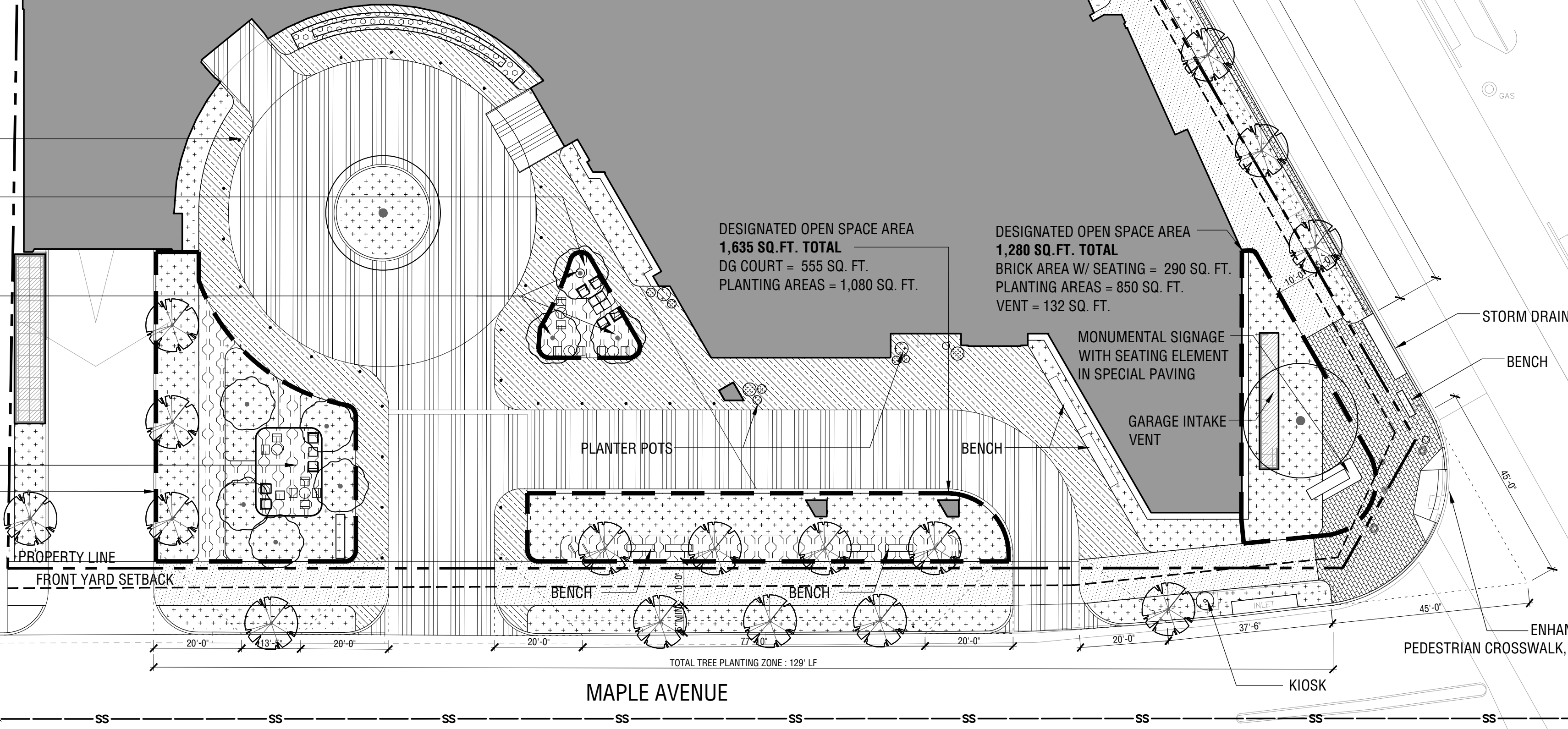


NOT PART OF THIS REQUEST

- TREE LOCATION NOTES**
TREES CAN BE ADJUSTED OR REMOVED BEYOND THE LOCATIONS SHOWN IN THIS PLAN IN THE EVENT OF EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREE'S LONG TERM GROWTH AND WELFARE.
- TREE MITIGATION NOTES**
ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE TO CITY OF DALLAS ARTICLE X REQUIREMENTS.
- SOIL NOTES**
ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH CITY OF DALLAS PD 193 REQUIREMENTS.
- IRRIGATION NOTES**
ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.
- PUBLICLY ACCESSIBLE OPEN SPACE NOTES**
PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, ENHANCED PEDESTRIAN PAVING AREAS, SEATING, AND PLANTING AREAS.

- BOLLARD
- DESIGNATED OPEN SPACE AREA SEATING AREA UNDER TREES 346 SQ. FT. TOTAL CONCRETE UNIT PAVERS
- TREE IN PAVER GRATE WITH SOIL CELLS
- DG COURT WITH SEATING
- DESIGNATED OPEN SPACE AREA 2,250 SQ. FT. TOTAL DG COURT = 300 SQ. FT. ENHANCED PATHWAYS = 480 SQ. FT. PLANTING AREAS = 1,470 SQ. FT.
- EXISTING 6" WATER LINE



DESIGNATED OPEN SPACE AREA 580 SQ. FT. CONCRETE UNIT PAVERS OUTDOOR DINING

TREE IN PAVER GRATE WITH SOIL CELLS

PD 193 LANDSCAPE STANDARDS

- ALL PLANTING TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM AND HAVE PERMANENT DRAINAGE SYSTEM.
- SIDEWALKS MUST BE 8' WIDE MINIMUM ALONG FAIRMOUNT ST. AND MAPLE AVENUE. 10' WIDE MINIMUM AT MCKINNEY AVENUE.
- TOTAL NUMBER OF STREET TREES DETERMINED BY LOT FRONTAGE DIVIDED BY 25. SPACING TO BE AS UNIFORM AS POSSIBLE AND AT A MAX. OF 60'-0" O.C.
- TREE PLANTING ZONE TO BE THAT AREA PARALLEL TO BACK OF CURB AND SIDEWALK AND MINIMUM FIVE (5) FEET WIDE.
- MINIMUM TREE CLEARANCE OVER STREET TO BE 13'-1/2'.
- MINIMUM TREE CLEARANCE OVER SIDEWALK TO BE 8'.
- MINIMUM TREE HEIGHT TO BE 14'.
- MINIMUM TREE CALIPER TO BE 3'-1/2".
- MINIMUM PLANTING ZONE TO BE 5'-0" WIDE.
- MINIMUM SOIL DEPTH AT STREET TREES TO BE 36".
- MINIMUM SOIL AREA AT STREET TREES TO BE 80 SF.

LEGEND

[Symbol]	ENHANCED PEDESTRIAN PAVING
[Symbol]	ENHANCED VEHICULAR PAVING
[Symbol]	PUBLICLY ACCESSIBLE OPEN SPACE AREA
[Symbol]	PLANTING ZONE
[Symbol]	LANDSCAPE AMENITY- WATER FEATURE
[Symbol]	BRICK PAVING

PLANTING LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	REQUIREMENTS
[Symbol]	SPECIMEN TREES LIVE OAK / <i>QUERCUS VIRGINIANA</i>	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.
[Symbol]	STREET TREES ALEE ELM / <i>ULMUS PARVIFOLIA</i>	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.
[Symbol]	STREET TREES SHUMARD OAK / <i>QUERCUS SHUMARDII</i>	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.

TREE REQUIREMENTS

	LOT FRONTAGE / 25	PROVIDED
MAPLE AVENUE	129 FT. LF / 25 = 5 TREES	5 TREES AT LF
MCKINNEY AVENUE	268.5 FT. LF / 25 = 11 TREES	11 TREES AT LF
FAIRMOUNT STREET	73 FT. LF / 25 = 3 TREES	4 TREES AT LF
TOTAL	492 FT. LF / 25 = 19 TREES	20 TREES AT LF 38 TREES TOTAL

SQUARE FOOTAGE CALCULATIONS

AREA % IN SQ. FT.	LANDSCAPE SITE AREA (LSA)	GENERAL PLANTING AREA	SPECIAL PLANTING AREA
SITE AREA	91,214 SQ. FT.	PROVIDED	PROVIDED
REQUIRED FRONT YARD	9,041 SQ. FT.		
LOT AREA	24,628 SQ. FT. (27% LSA)		
REQUIRED FRONT YARD	7,580 SQ. FT. (83.8% LSA)		
LOT AREA	7,905 SQ. FT.	2,005 SQ. FT.	
REQUIRED FRONT YARD	2,935 SQ. FT.	800 SQ. FT.	

TCC MCKINNEY AND MAPLE DALLAS, TX

OJB THE OFFICE OF JAMES BURNETT
LANDSCAPE ARCHITECTURE
1845 WOODALL RODGERS FWY, SUITE 1225
DALLAS, TX 75201

INTERIM REVIEW ONLY
Document Incomplete: Not intended for permit or construction.
Landscape Architect: James Burnett
Registration No.: 1482
Date: 12/11/2020
The Office of James Burnett

Rev	Date	Description
	12/11/2020	ZONING SUBMITTAL

Drawing Title
ZONING LANDSCAPE PLAN

Case Number
z190-305

PLAN - LANDSCAPE ZONING 01

SCALE: 1" = 20'-0"