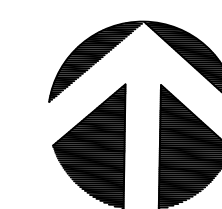


VICINITY MAP

NTS



SITE INFORMATION

PLANNED DEVELOPMENT DISTRICT NO. 539
 MU-1 USES
 BUILDING AREA: 21,000 SF
 PARKING REQUIRED: 15 P/S
 PARKING PROVIDED: 15 P/S
 LOADING SPACE PROVIDED: 1SMALL

11/06/2019

PROJECT NUMBER

CASE NUMBER

BALDWIN ASSOCIATES

3904 Elm Street, Suite B
 Dallas, Texas 75226
 MOBILE: 214.729.7949
 OFFICE: 214.824.7949
 rob@baldwinplanning.com

Baldwin Associates

1106 GRAHAM AVENUE

CITY OF DALLAS, TX

Development / Site Plan

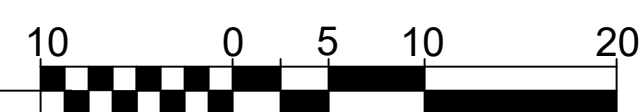
Z178-250

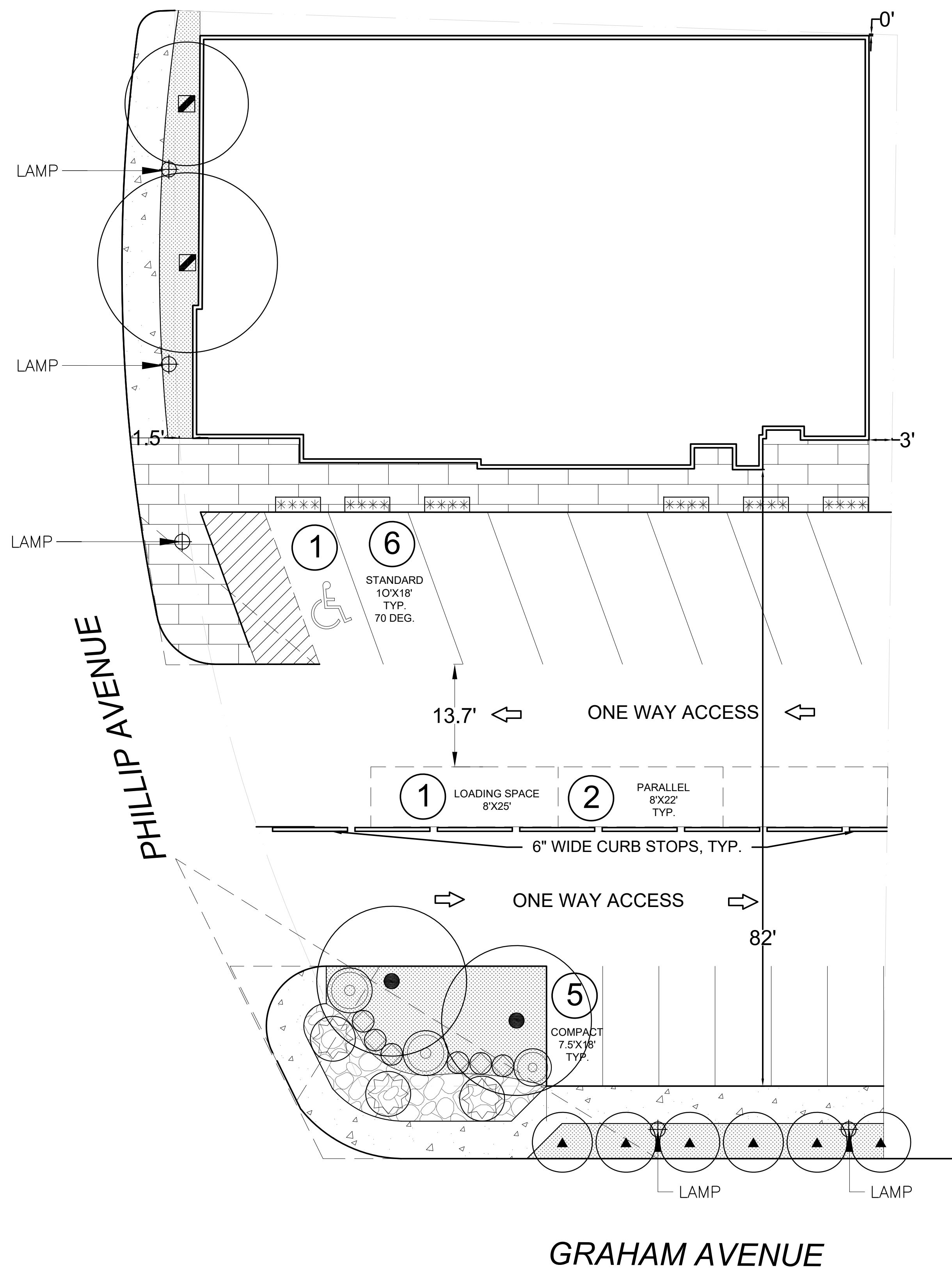


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SITE PLAN

SCALE: 1:10



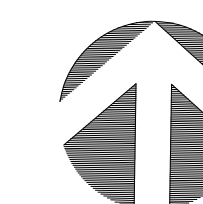


PLANT MATERIAL LIST SUMMARY CHART

GRAPHIC	QTY.	NAME	SIZE	REMARKS
CANOPY TREES				
	(2)	COMMON NAME: ALLEE ELM SCIENTIFIC NAME: ULMUS PARVIFOLIA 'EMERII' ALLEE	3.5" CAL. MIN., 12" MIN. HT., 7' MIN SPREAD.	EXISTING TREE SAVE; TRIM FOR FULL AND UNIFORM CANOPY
	(2)	COMMON NAME: MAPLE 'OCTOBER GLORY' SCIENTIFIC NAME: ACER RUBRUM	4" CAL. MIN., 15' MIN. HT., 7' MIN SPREAD.	SINGLE TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN
ORNAMENTAL TREES				
	(6)	COMMON NAME: NATCHEZ CRAPE MYRTLE SCIENTIFIC NAME: LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	8' HT MIN., 5' MIN SPREAD, 45 GALLON FOR NEW TREE	5 EXISTING, TRIM FOR FULL AND UNIFORM CANOPY. MIN. 5 CANES, CONTAINER GROWN
SHRUBS AND PLANTERS				
	(6)	COMMON NAME: GULF MUHLY SCIENTIFIC NAME: MUHLENBERGIA CAPILLARIS	3 GALLON	18"-24" OC
	(3)	COMMON NAME: ZEBRA GRASS SCIENTIFIC NAME: MISCANTHUS SINENSIS 'ZEBRINUS'	3 GALLON	36" OC
	(3)	COMMON NAME: HARVARD AGAVE SCIENTIFIC NAME: AGAVE HAVARDII	15 GALLON	REFER PLAN
	(6)	TEXAS NATIVE SUCCULENTS		REFER PLAN
PAVING/SIDEWALK				
		INTEGRAL COLOR/STAMPED CONCRETE OR PAVERS		REFER PLAN
		STANDARD GREY CONCRETE	GREY, MEDIUM BROOM FINISH	LOCALLY SOURCED
GROUND COVER/GRASS				
		COMMON NAME: TEXAS RIVER ROCK SCIENTIFIC NAME: CYNODON DACTYLON	4"-10"	LOCALLY SOURCED
		COMMON NAME: BERMUDA GRASS SCIENTIFIC NAME: CYNODON DACTYLON	SOD	
PEDESTRIAN LAMPS				
		LXS CANTILEVER MOUNT	4"POLE MIN., 25" LAMP	TO BE SELECTED BY OWNER AND APPROVED BY CITY



VICINITY MAP
NTS



SITE INFORMATION

PLANNED DEVELOPMENT DISTRICT NO. 539
 MU-1 USES
BUILDING AREA: 21,000 SF
PARKING REQUIRED: 15 P/S
PARKING PROVIDED: 15 P/S
LOADING SPACE PROVIDED: 1SMALL

SITE INFORMATION

SITE AREA: 12,860 SF (0.3 AC)
USE: CATERING KITCHEN & GROUP RESIDENTIAL

LANDSCAPE REQUIREMENTS

TREES:
SITE TREES REQUIRED: 4 TREES
 (1000 SF OF SITE AREA)
SITE TREES PROVIDED: 2 EXISTING TREES
 2 NEW TREES

STREET TREES REQUIRED: 6 TREES
 (1/2 LF OF FRONTAGE; 216.7 LF)
STREET TREES PROVIDED: 5 EXISTING TREES
 1 NEW TREE

DESIGN OPTIONS:
 URBAN STREETSCAPE
 ii. PEDESTRIAN STREET LAMPS (1/2 LF OF FRONTAGE) = 5 LAMPS
 iii. ENHANCED SIDEWALK WITH STAMPED CONCRETE OR PAVERS

IRRIGATION
 AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY
 REQUIREMENTS FOR ALL NEW LANDSCAPING

11/06/2019
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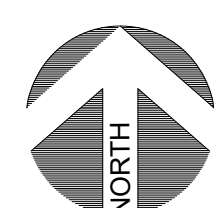
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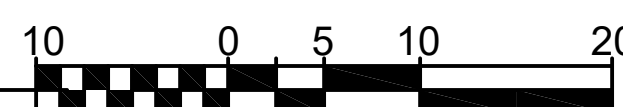
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CITY OF DALLAS, TX



1

SITE PLAN

SCALE: 1:10



Case No. Z178-250