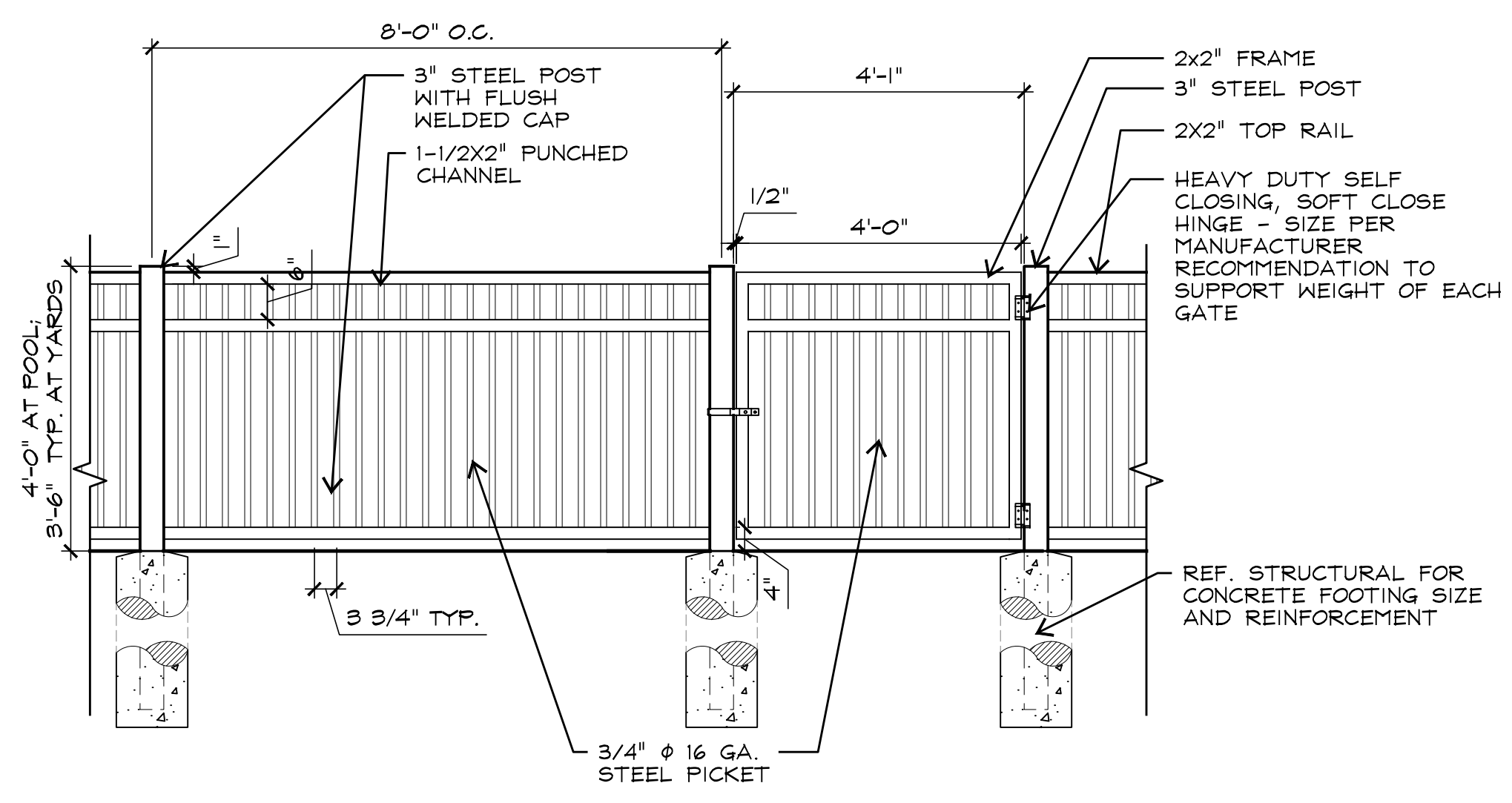


**Midtown Phase 2**  
 8213 Meadow Road  
 Dallas, Texas 75231

DESIGN STANDARDS	
TOTAL PHASE II SITE AREA (3.513 acres)	153,026 sf
TOTAL FRONT YARD LANDSCAPE AREA	4,730 sf
1 point awarded for each three percent of the total front yard area provided as landscape area to maximum of 15 points	
FRONT YARD LANDSCAPE AREA REQUIRED FOR 15 POINTS	2,129 sf
3% x 15 = 45% for 15 points maximum 45% x 4,730 = 2,128.5	
FRONT YARD LANDSCAPE AREA PROVIDED	2,129 sf
2,129 / 4,730 = 45% 45% / 3% = 15 points (15 points maximum)	
(50 sf minimum & covered with grass/groundcover)	
FRONT YARD LANDSCAPE COUNTS REQUIRED	48
4,730 sf / 100 = 47.3	
FRONT YARD LANDSCAPE COUNTS PROVIDED	54
6-small trees (3:1 ratio) (2) 158-proposed large shrubs (3:1 ratio) (52) 158 / 3 = 52.7	
TOTAL:	(54) counts (15 points)
PARKING CONCEALMENT Five points are awarded for providing all parking in structures which: Have all facades covered with the same material as the main building.	
PARKING CONCEALMENT POINTS:	(5 points)
TOTAL POINTS REQUIRED	(20 points)
TOTAL POINTS PROVIDED	(20 points)



**1 POOL AND YARD FENCE/GATE**  
 ELEVATION SCALE: 1/2"=1'-0"

**TREE PROTECTION NOTES:**

- ALL TREES SHOWN AS PROTECTED ARE TO BE RETAINED OR RELOCATED AND SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- TREE PROTECTION FENCES SHALL BE ERECTED ACCORDING TO JURISDICTIONAL CITY STANDARDS AND AS SHOWN IN THE DOCUMENT DETAILS IF MATERIAL HEIGHT AND DURABILITY IS LESS STRINGENT PER THE CITY STANDARDS.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING), AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE ROOT ZONE.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

PLANT LIST					
<b>SHADE TREES</b>					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	EUP	EXISTING ALLEE ELM	ULMUS PARVIFOLIA 'EMER II'	5"	EXISTING CANOPY TREE FROM PH. 1 STREETSCAPE INSTALL
	ELA	EXISTING CRAPE MYRTLE	LAGERSTROEMIA	3"	EXISTING ORNAMENTAL TREE FROM PH. 1 STREETSCAPE INSTALL
	OS	SHUMARD RED OAK	QUERCUS SHUMARDII	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN
<b>ORNAMENTAL TREES</b>					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	LI	CRAPE MYRTLE DALLAS RED	LAGERSTROEMIA INDICA 'DALLAS RED'	65 GAL. 10'-12' HT. MIN. 8' SPRD.	SINGLE TRUNK, UNIFORM SPECIMENS, COLOR T.B.D
<b>SHRUBS, ORNAMENTAL GRASSES, AND VINES</b>					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AO	WHALE'S TONGUE AGAVE	AGAVE OVATIFOLIA	15 GAL.	CONTAINER GROWN, FULL TO POT
	BN	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA	5 GAL.	CONTAINER GROWN, FULL TO POT
	LG	PURPLE PIXIE LOROPETALUM	LOROPETALUM CHINENSE VAR. RUBRUM	3 GAL.	CONTAINER GROWN, FULL TO POT
	LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'DESPERADO'	5 GAL.	CONTAINER GROWN, FULL TO POT
	RC	ROSE CREEK ABELIA	ABELIA GRANDIFLORA 'ROSE CREEK'	3 GAL.	CONTAINER GROWN, FULL TO POT
<b>PERENNIALS, GROUNDCOVERS, AND ANNUALS</b>					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	EC	PURPLE CONE FLOWER	ECHINACEA PURPUREA	1 GAL.	CONTAINER GROWN, FULL TO POT
	LM	PURPLE TRAILING LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	CONTAINER GROWN, FULL TO POT
<b>TURF GRASS AND SEED MIXES</b>					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	3 GAL.	CONTAINER GROWN, FULL TO POT
	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.	CONTAINER GROWN, FULL TO POT
	TURF	COMMON BERMUDA GRASS	CYNODON DACTYLON	NONE	COMPLETE SOD

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