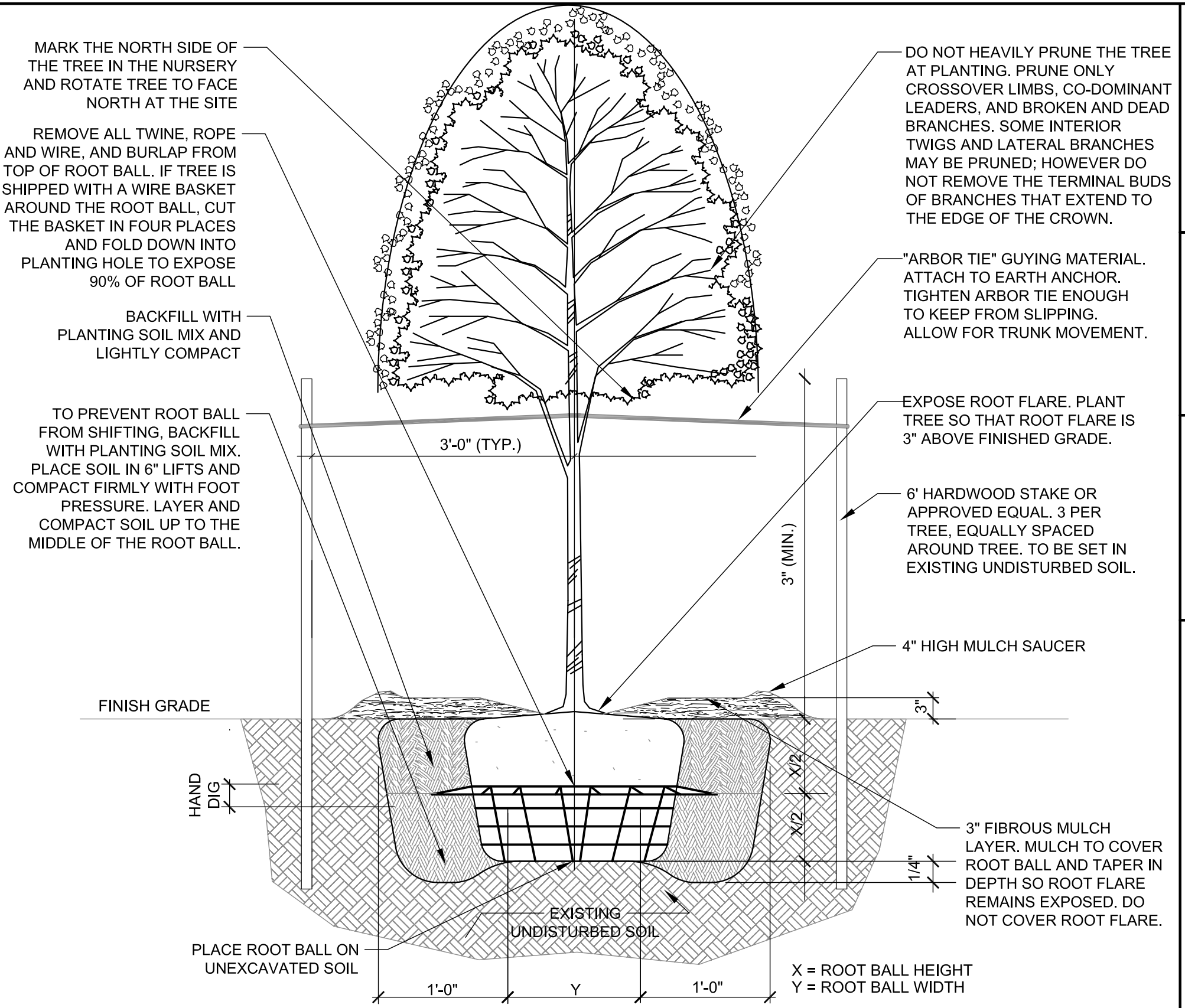


2828 N. HARWOOD STREET
(Existing Glass & Concrete Building)



01 SINGLE TREE TRUNK WITH STAKES
3/4" = 1'-0"

PD-193 LANDSCAPE REQUIREMENTS: OFFICE BUILDING

SITE AREA: 48,519 SF (1.11 A)

O-1 AND O-2 SUBDISTRICTS: FRONT YARD SETBACKS = 15'-0"

AREA % IN SQ.FT.	LANDSCAPE SITE AREA	GENERAL PLANTING ARE	SPECIAL PLANTING AREA
LOT AREA	20%	50% OF LSA	20% OF GPA
	REQUIRED	PROVIDED	REQUIRED
LOT AREA (57,290 SF)	9,704 SF	11,925 SF	4,852 SF
	REQUIRED	PROVIDED	REQUIRED
LOT AREA (57,290 SF)	9,704 SF	11,925 SF	4,852 SF

ADDITIONAL REQUIREMENTS

DIV. S-70 LANDSCAPE REQUIREMENTS

AREA % IN SQ.FT.	LANDSCAPE SITE AREA	NOT TURF AREA
LOT AREA	26	25% OPEN SPACE
	REQUIRED	PROVIDED
LOT AREA	8,300 SF	2,075 SF
	REQUIRED	PROVIDED
LOT AREA	8,300 SF	2,075 SF

EXISTING TREE

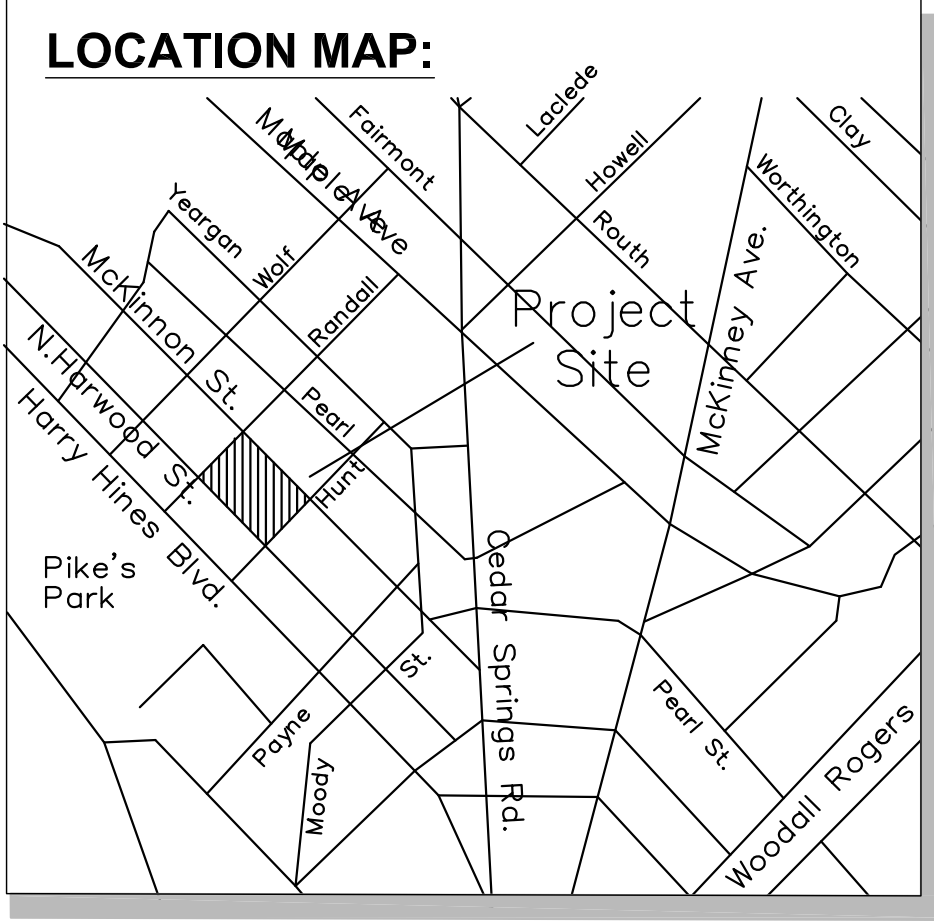
TREE #	TYPE	CAL	ELEV.	STATUS
1091	RIVER BIRCH	16"	452.79	REMOVE
1089	RIVER BIRCH	16"	452.61	REMOVE
1086	RIVER BIRCH	20"	452.47	REMOVE
1085	RIVER BIRCH	20"	452.32	REMOVE
1083	RIVER BIRCH	20"	452.35	REMOVE
1082	RIVER BIRCH	20"	451.94	REMOVE
1080	RIVER BIRCH	16"	452.09	REMOVE
1079	RIVER BIRCH	16"	452.06	REMOVE
1279	OAK	20"	448.95	REMAIN
1278	OAK	20"	448.99	REMAIN
1272	OAK	20"	448.93	REMAIN
1268	OAK	20"	448.92	REMAIN
1267	OAK	20"	448.57	REMAIN
1266	OAK	26"	448.27	REMAIN
1399	OAK	20"	451.58	REMAIN
1418	OAK	20"	453.10	REMAIN
1449	OAK	26"	458.25	REMAIN

PLANNED DEVELOPMENT DISTRICT NO. 193 PDS NO. 79 SUBAREA B

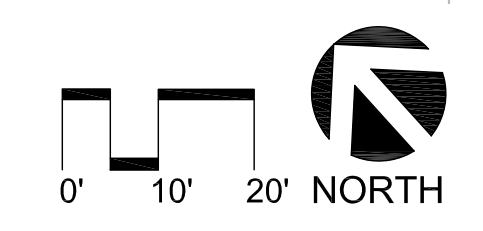
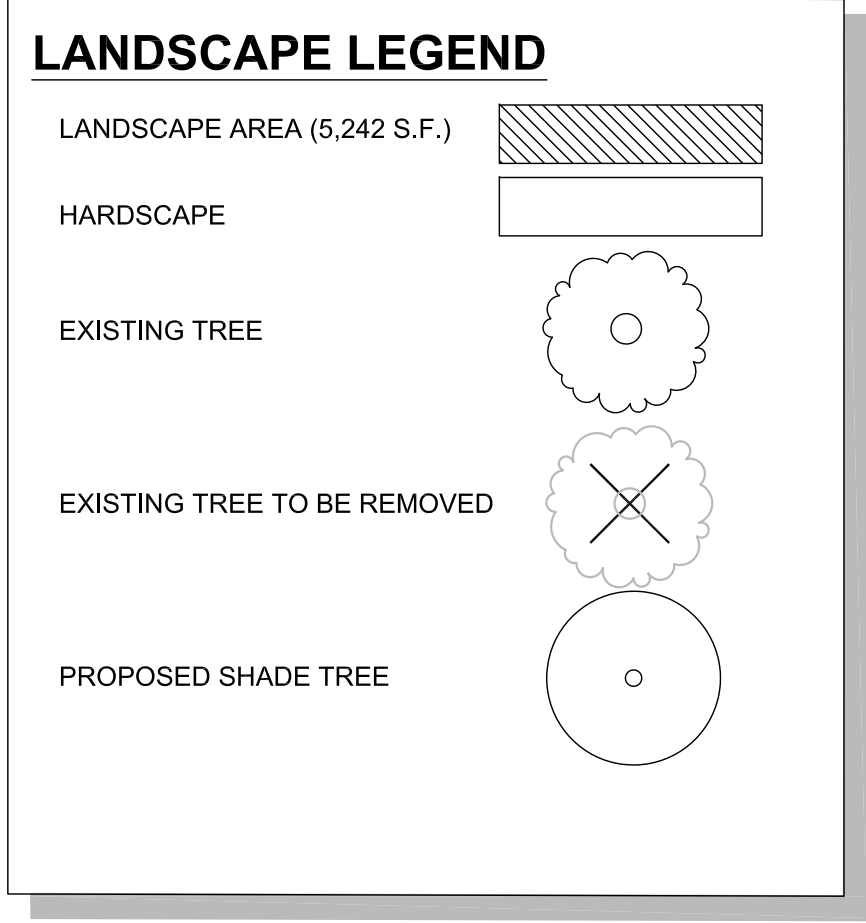
PD SUB DISTRICT B LANDSCAPE REQUIREMENTS:

SUBAREA 'B'	REQUIRED	PROVIDED
SITE AREA:		48,519 SF (1.11 A)
LANDSCAPE AREA	4,852 SF	5,242 SF
PARKWAY TREES (TOTAL)	26	12 (4 NEW 8 EXISTING)
PARKWAY TREES (MCKINNON)	8	4 (4 NEW 0 EXISTING)
PARKWAY TREES (HUNT)	9	5 (0 NEW 5 EXISTING)
PARKWAY TREES (HARDWOOD)	9	4 (1 NEW 3 EXISTING)

REQUIRED TREE MITIGATION WILL COMPLY WITH ARTICLE 10 REQUIREMENTS



- LANDSCAPE GENERAL NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO LANDSCAPE INSTALLATION.
 - ALL AREAS LESS THAN 4:1 SLOPE THAT ARE DISTURBED DURING CONSTRUCTION SHALL RECEIVE BERMUDA HYDRO MULCH UNLESS OTHERWISE NOTED ON PLANS.
 - ALL AREAS GREATER THAN 4:1 SLOPE THAT ARE DISTURBED DURING CONSTRUCTION SHALL RECEIVE BERMUDA SOD UNLESS OTHERWISE NOTED ON PLANS.
 - ALL SHAD TREES SHALL BE NO CLOSER THAN 4' FROM THE CENTERLINE OF ALL UNDERGROUND UTILITIES.
 - ALL SHAD TREES SHALL BE NO CLOSER THAN 25' FROM THE CENTERLINE OF ALL ABOVE GROUND UTILITIES.
 - ALL TREES SHALL BE STAKED AND GUYED.
 - ALL PLANT BEDS TO HAVE STEEL EDGER PLACED AROUND BED AREA PERIMETER.
 - AN IRRIGATION IS PLANNED TO BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS PRIOR TO FINAL PLAN SUBMITTAL.



PHASE V DEVELOPMENT AT INTERNATIONAL CENTER, L.P.

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TBPE FIRM #F-312

Issue	Issue Name	Date

2828 HARWOOD NO. 4 DEVELOPMENT PLAN
2828 MCKINNON STREET,
HARWOOD DISTRICT,
DALLAS, TX 75201

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:
KIRK M. WILSON 3103
NAME R.L.A. NO.
DATE DECEMBER, 2018
TBPE FIRM # F-312

ISSUED FOR PERMIT

Sheet Name	LANDSCAPE PLAN
Original Issue	
Sheet Number	LS1.0
Project #	La Rue Perdue
Drawing Date	08/24/2018

DXXX-XXX