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project

Modera
Trinity

Dallas, Texas

project number

D19408

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sheet title

Landscape
Plan

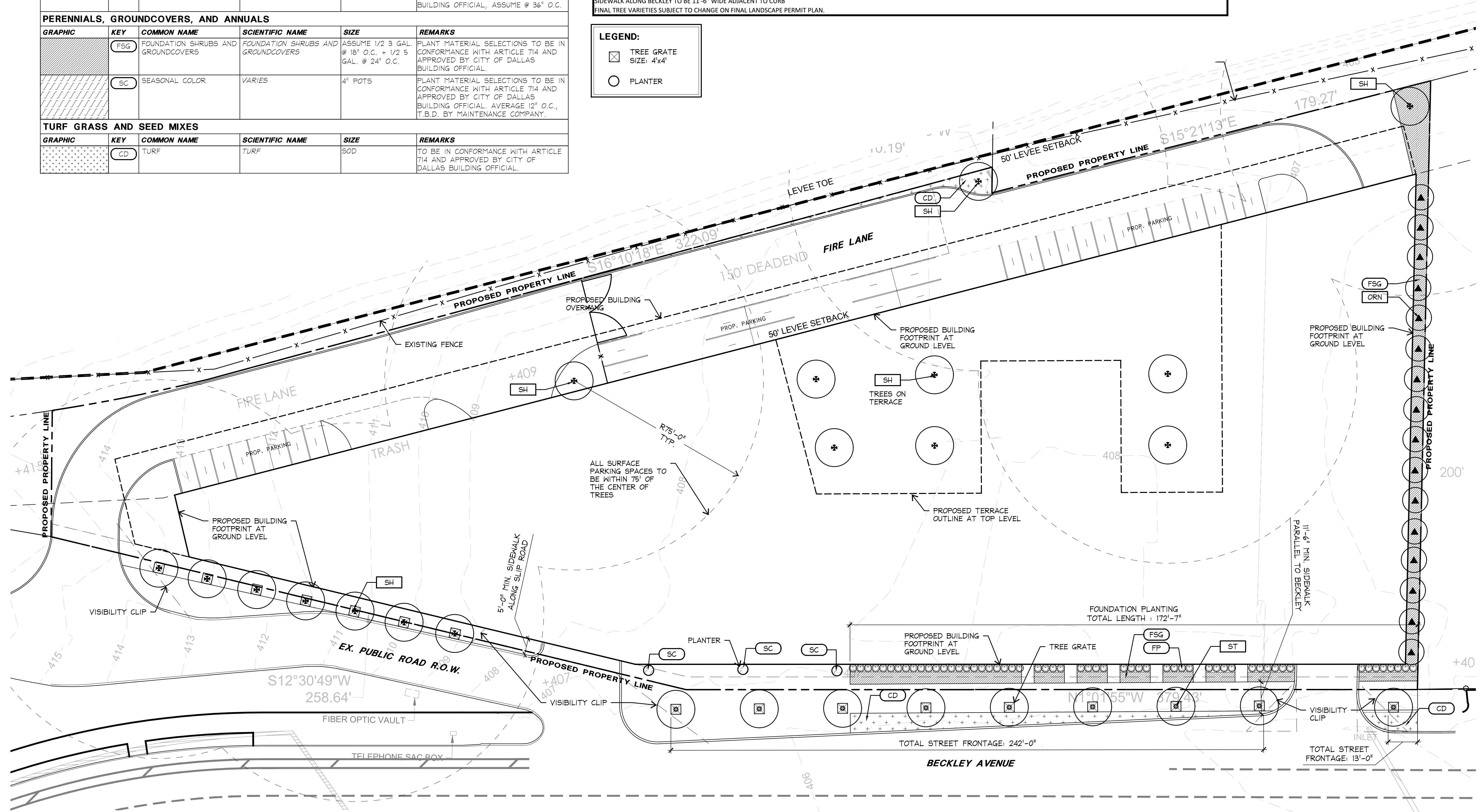
sheet

LP-1

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	ST	STREET TREE	STREET TREE	3" CAL. MIN.	TREE SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. SINGLE TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN
	SH	SHADE TREE	SHADE TREE	2" CAL. MIN.	TREE SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. SINGLE TRUNK, FULL AND UNIFORM CANOPY, CONTAINER GROWN
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	ORN	ORNAMENTAL TREE	ORNAMENTAL TREE	2" CAL. MIN.	TREE SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. FULL AND UNIFORM CANOPY, CONTAINER GROWN
SHRUBS, ORNAMENTAL GRASSES, AND VINES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	FP	FOUNDATION PLANTING SHRUBS	FOUNDATION PLANTING SHRUBS	5 GAL.	PLANT MATERIAL SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. ASSUME @ 36" O.C.
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	FSG	FOUNDATION SHRUBS AND GROUNDCOVERS	FOUNDATION SHRUBS AND GROUNDCOVERS	ASSUME 1/2 3 GAL. @ 18" O.C. + 1/2 5 GAL. @ 24" O.C.	PLANT MATERIAL SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL.
	SC	SEASONAL COLOR	VARIES	4" POTS	PLANT MATERIAL SELECTIONS TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL. AVERAGE 12" O.C., T.B.D. BY MAINTENANCE COMPANY.
TURF GRASS AND SEED MIXES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	TURF	TURF	SOD	TO BE IN CONFORMANCE WITH ARTICLE 714 AND APPROVED BY CITY OF DALLAS BUILDING OFFICIAL.

LANDSCAPE CALCULATIONS	
PER CITY OF DALLAS PD 714	
LANDSCAPING REQUIREMENTS	
STREET BUFFER ZONE: (1) 3" CALIPER STREET TREE PER 30FT OF STREET FRONTAGE, TO BE IN 16 S.F. TREE GRATE	
BECKLEY AVE STREET FRONTAGE: 255' L.F. REQUIRED STREET TREES: 9 STREET TREES PROVIDED: 9 STREET TREES IN 4'x4' TREE GRATES	
RESIDENTIAL BUFFER ZONE: NOT APPLICABLE	
SITE TREES: (1) 2" CALIPER STREET TREE PER 3000 SF OF LOT AREA (CANNOT BE A REQUIRED STREET TREE)	
TOTAL LOT AREA: 88,157 S.F. REQUIRED STREET TREES: 30 SITE TREES PROVIDED STREET TREES: 30 SITE TREES	
PARKING LOT TREES: EACH SURFACE PARKING IS TO BE WITHIN 75' OF THE CENTER OF A TREE (CANNOT BE A REQUIRED STREET TREE)	
PROVIDED: EACH SURFACE PARKING IS WITHIN 75' OF THE CENTER OF A TREE	
SCREENINGS: SURFACE PARKING ADJACENT TO STREET R.O.W. ARE TO BE SCREENED WITH A MIN. 3' SHRUB SCREEN	
PROVIDED: THERE ARE NO SURFACE PARKING SPACES ADJACENT TO STREET R.O.W. SO NO SCREENING IS REQUIRED	
DESIGN STANDARDS: A LANDSCAPE PLAN MUST EARN AT LEAST 75 POINTS	
OPTION A: LIGHTING (30 POINTS POSSIBLE)	PROVIDED: 0
OPTION B: FOUNDATION PLANTING STRIP (30 POINTS POSSIBLE)	PROVIDED: 30 POINTS
OPTION C: SEASONAL COLOR PLANTING (15 POINTS POSSIBLE)	PROVIDED: 15 POINTS
OPTION D: NATIVE OR ADAPTED XERISCAPE PLANTING (30 POINTS POSSIBLE)	PROVIDED: 30 POINTS
TOTAL REQUIRED POINTS: 75 POINTS (125 POINTS POSSIBLE)	PROVIDED POINTS: 75 POINTS
OTHER NOTES:	
2 YEAR LANDSCAPE MAINTENANCE AGREEMENT	
R.O.W. PLANTING GRANTED IN PD, PERMIT REQUIRED	
50% OF REQUIRED SITE TREES CAN BE PAID IN TO OPEN SPACE FUND (IF NOT POSSIBLE TO MEET REQUIREMENT ON SITE)	
APPROVED TREE SPECIES LIST IS DIFFERENT FROM ARTICLE X	
SIDEWALK ALONG BECKLEY TO BE 11'-6" WIDE ADJACENT TO CURB	
FINAL TREE VARIETIES SUBJECT TO CHANGE ON FINAL LANDSCAPE PERMIT PLAN.	

LEGEND:	
	TREE GRATE SIZE: 4'x4'
	PLANTER



1 Landscape Site Plan
Plan



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