

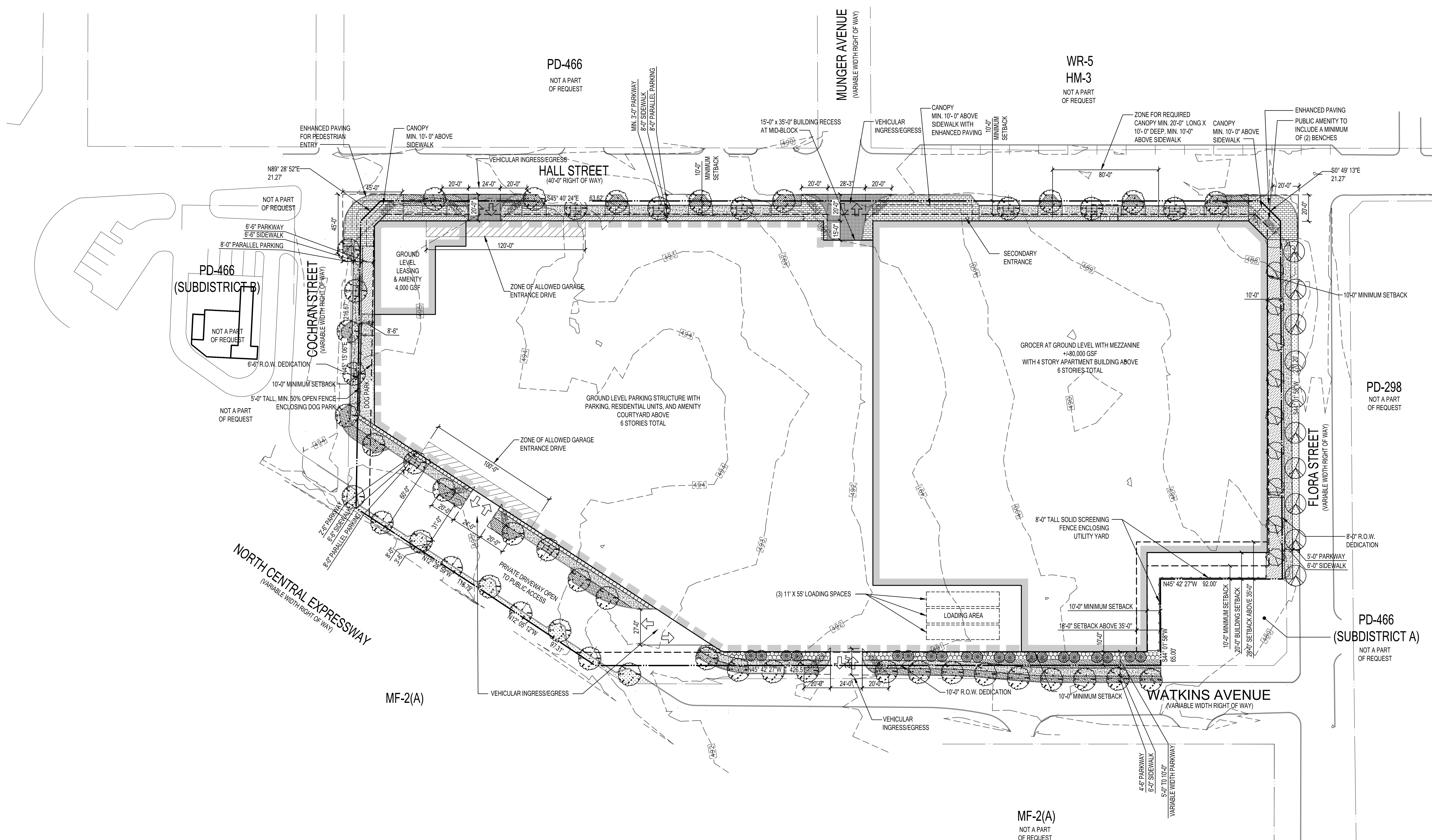
VICINITY MAP

PROJECT DATA TABLE	
SITE	227,200 SF, 5.216 ACRES
USES:	MULTIPLE FAMILY, GROCERY, DRIVE-THROUGH SERVICE.
FLOOR AREA:	
RESIDENTIAL:	400,000 SF
GROUND-LEVEL NON-RESIDENTIAL:	80,000 SF
GROUND-LEVEL LEASING & AMENITY AREA	MAX 4,000 SF
COMBINED FLOOR AREA:	484,000 SF
BUILDING FOOTPRINT	189,100 SF
DENSITY	375 MAX. DWELLING UNITS
LOT COVERAGE	85%
STRUCTURE HEIGHT	85'-0"
MINIMUM PRIVATE OPEN SPACE ABOVE GRADE	20,000 SF

PD-466 STREET TREE REQUIREMENT (1-TREE / 30LF)				
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA & DRIVEWAYS (FEET)	TREES REQUIRED	TREES PROVIDED
HALL STREET	687	135	18	14
FLORA STREET	265	12	8	10
WATKINS AVENUE	418	133	10	13
PRIVATE DRIVE	496	50	N/A	15
COCHRAN STREET	216	75	5	6
TOTAL TREES			41	58

PEDESTRIAN AMENITIES		
STREET NAME	TOTAL LOT FRONTAGE (FEET)	MINIMUM PED. AMENITIES REQ'D
HALL STREET	687	6 EACH
FLORA STREET	265	2 EACH
WATKINS AVENUE	418	4 EACH
COCHRAN STREET	216	2 EACH

- LANDSCAPE LEGEND**
- CATHEDRAL LIVE OAK, SKYROCKET LIVE OAK, ALLEE ELM, OR LACEBARK ELM (3" CAL.)*
 - ALLEE ELM, LACEBARK ELM, CEDAR ELM OR RED OAK (3" CAL.)*
 - STANDARD CRAPEMYRTLE (2" CAL.)
 - LITTLE GEM MAGNOLIA OR NELLIE R. STEVENS HOLLY (10' HT.)
 - MEDIUM EVERGREEN SHRUB (MIN. 36" HT.)
 - 4x8" ADA METAL TREE GRATE
 - MIXED PLANTING AREA
 - GROUNDCOVER PLANTING AREA
 - LAWN AREA
 - CONCRETE WALK
 - ENHANCED VEHICULAR PAVING
 - ENHANCED PEDESTRIAN PAVING
 - DECOMPOSED GRANITE GRAVEL



IRRIGATION NOTE

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

SOIL NOTE

• EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
 • EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

PLANTING LOCATION NOTE

• A MAXIMUM OF FIFTEEN (15) TREES CAN BE ADJUSTED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

STREET TREE SUBSTITUTION NOTE

• IF EXISTING OVERHEAD POWELINES REMAIN IN PLACE, TREES DENOTED WITH A "*" WOULD BE SUBSTITUTED WITH A LACEY OAK OR STANDARD CRAPEMYRTLE

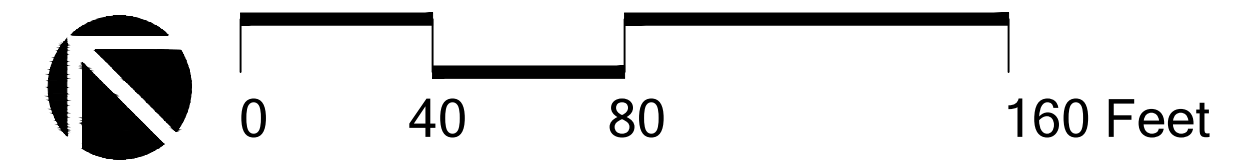
LANDSCAPE DEVELOPMENT
 PLAN
 Trinsic & Kroger - Hall, US-75 Mixed Use
 Dallas, Texas

Job #: 15047.00
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