

LANDSCAPE LEGEND

- LARGE CANOPY TREE (3.5" CAL. MIN.)
- ORNAMENTAL TREE (2" CAL.)
- EXISTING TREE TO BE REMOVED
- SHRUB PLANTING AREA
- GROUND COVER PLANTING AREA
- LAWN AREA
- CONCRETE WALK
- DECOMPOSED GRANITE GRAVEL

IRRIGATION NOTES

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

SOIL NOTES

• 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.)

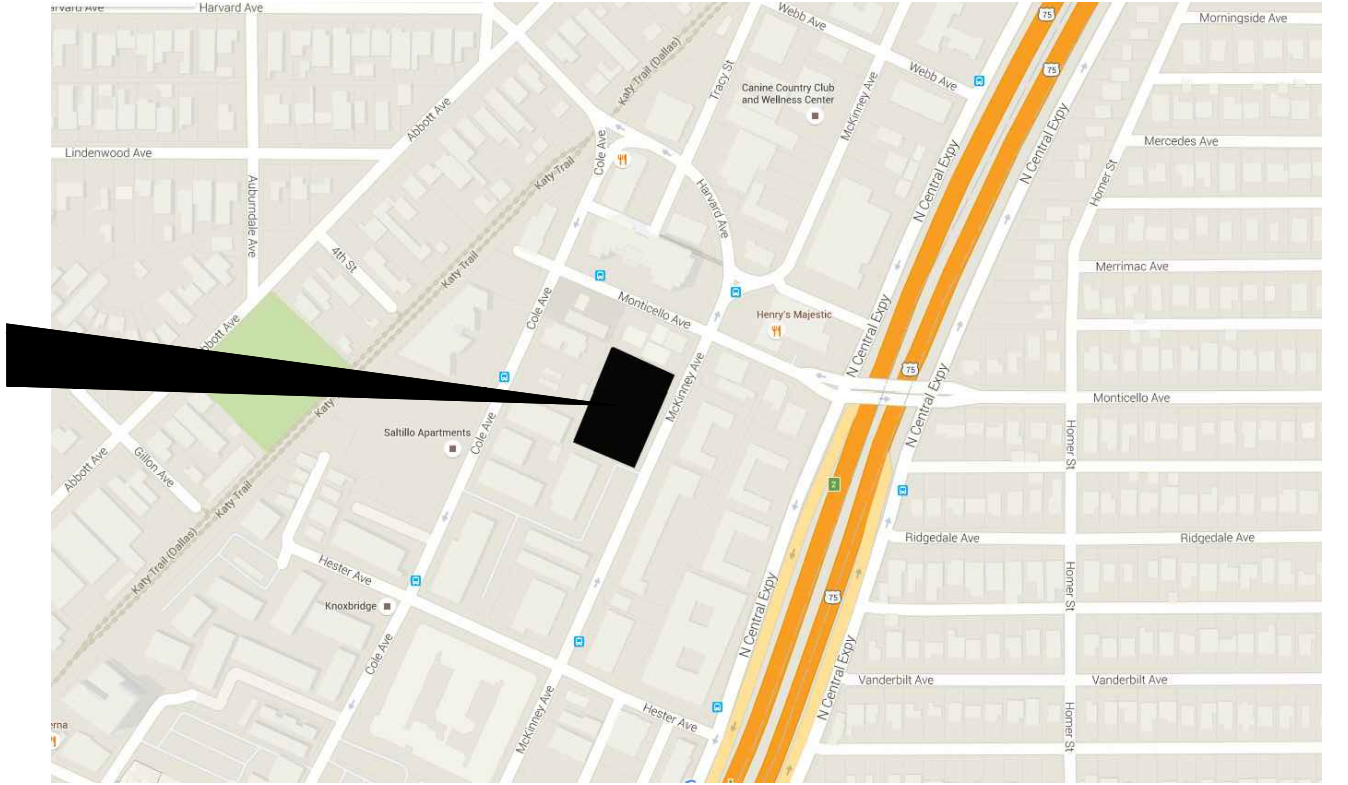
TREE MITIGATION NOTES

• ALL EXISTING SITE TREES OVER 6" CALIPER INCHES TO BE MITIGATED IN ACCORDANCE WITH PD 193 TREE MITIGATION REQUIREMENTS.

PLANTING LOCATION NOTES

• TREES CAN BE ADJUSTED OR REMOVED 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.

PROJECT LOCATION



VICINITY MAP
N.T.S.

PROJECT DATA TABLE	
SITE	42,468 SF, 0.97 AC
DENSITY	125 DWELLING UNITS
LOT COVERAGE	80%
STRUCTURE HEIGHT	75'/85' FOR BUILDING MEZZANINE
FLOOR AREA RATIO	3.5 : 1
MINIMUM PRIVATE OPEN SPACE	3,300 SF

STREET TREES (1-TREE / 25LF)				
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VEHICULAR TRAIL & DRIVEWAYS (FEET)	TREES REQUIRED	TREES PROVIDED
MCKINNEY AVENUE	252	84	7	7

Landscape Ordinance Calculations Dallas, Texas BLK G / 1624 / LOT / MF-2 Zoning PD-193 Provisions			
1. Landscape Site Area	SQ. FT.	42,468	Total Site Area
		5,712	Landscape Site Area Provided
		2,543	Landscape Site Area Provided In Front Yard
2. General Planting Area		2,815	General Planting Area Provided
		1,586	General Planting Area Provided In Front Yard
3. Special Planting Area		1,811	Special Planting Area Provided
		822	Special Planting Area Provided In Front Yard
4. Parkway Planting Area		3,179	Total Parkway Area
		1,630	Parkway Planting Area Provided
5. Street Trees			
1 Tree / 25 lf of Street Frontage	168 / 25=	7	3.5" Caliper Trees Required
		7	New Trees Provided

