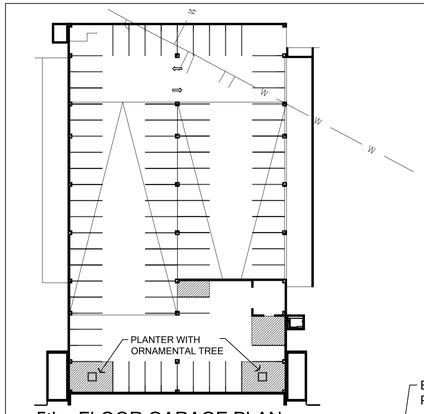
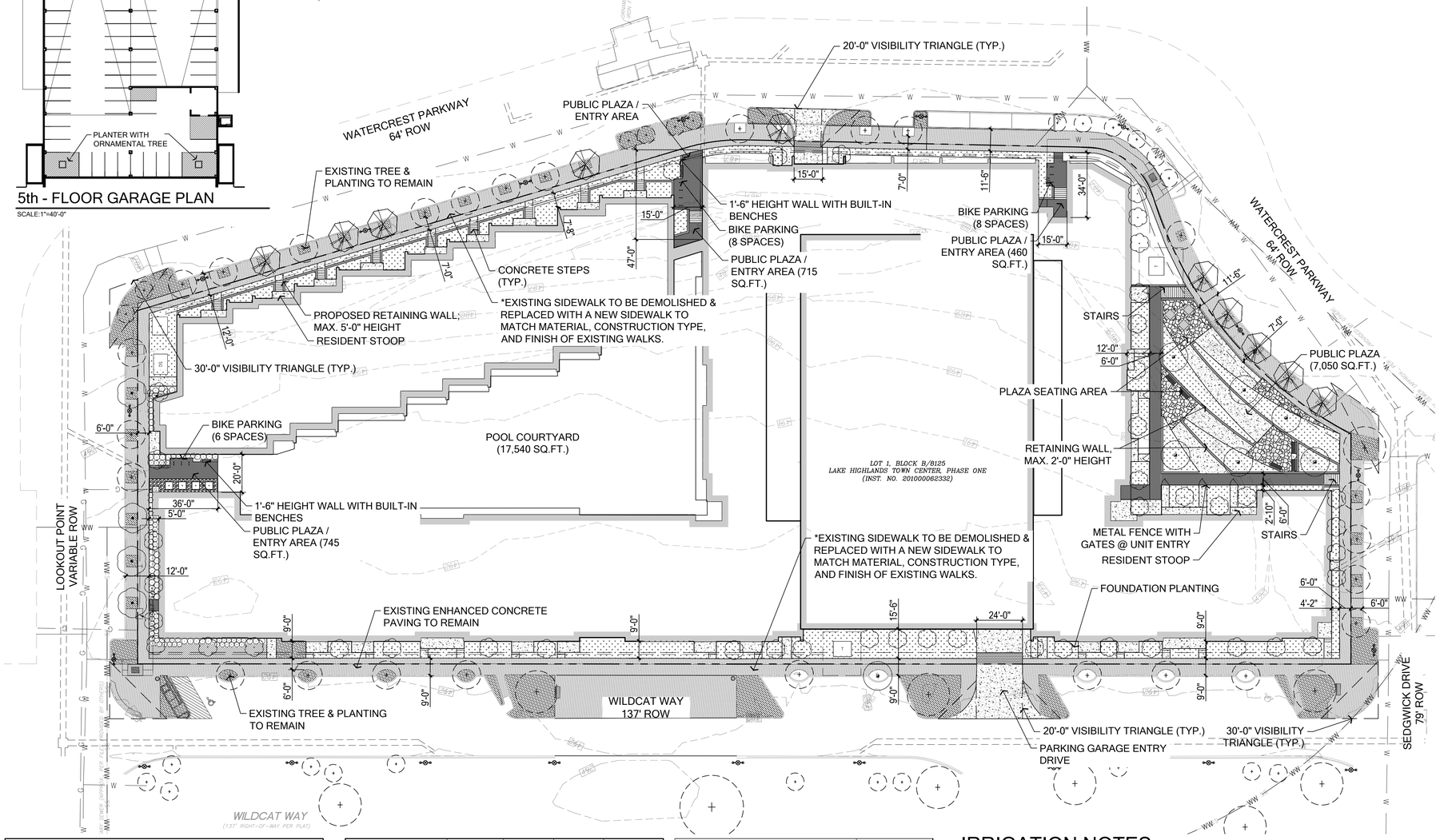



5th - FLOOR GARAGE PLAN

SCALE:1"=40'-0"




## LEGEND

- LANDSCAPE AREA / MINIMUM LAWN ARE
- EXISTING LANDSCAPE TO REMAIN
- GROUNDCOVER (5,540 ea.)
  Purple Wintercreeper; euonymus fortunei
- ENHANCED VEHICULAR PAVING
- ENHANCED PEDESTRIAN PAVING TYPE 1
- ENHANCED PEDESTRIAN PAVING TYPE 2
- ENHANCED PEDESTRIAN PAVING TYPE 3 (TO MATCH EXISTING)
- CONCRETE PAVING
- PROPERTY LINE
- EASEMENT LINE
- LIMITS OF WORK LINE
- HIGHBEAM OAK (7 EA)
  *QUERCUS LYRATA 'QLFTB' PP13470*
  5" CAL. / 15' HT. / 7' SPREAD
- SHANTUNG MAPLE(10 EA)
  *ACER TRUNCATUM*
  5" CAL. / 15' HT. / 7' SPREAD
- TEXAS ASH (4 EA)
  *FRAXINUS TEXENSIS*
  5" CAL. / 15' HT. / 7' SPREAD
- MUSKOGEE CRAPE MYRTLE (45 EA)
  *LAGERSTROEMIA INDICA ' MUSKOGEE'*
  1" CAL. PER CANE / 65 GAL. / 12'-13' HT.
- DWF. BURFORD HOLLY (45 EA)
  *ILEX CORNUTA 'BURFORDII NANA'*
  #7 CONT. / 36" HT. / SPACING 36" O.C.
- LOROPETALUM (61 EA)
  *LOROPETALUM CHINENSE 'SUZANNE'*
  #7 CONT. / 36" HT. / SPACING 36" O.C.
- EXISTING TREE TO BE PRESERVED AND PROTECTED
- 6' BENCH
- TABLE & CHAIRS
- EXISTING PEDESTRIAN LIGHT

## LOCATION MAP

TRUE NORTH

PLAN NORTH

Scale: 1" = 30'-0"

0 15 30 60 Feet

| PROJECT DATA TABLE | |
|---|---|
| ZONING | PD 758 |
| SITE AREA | 149,395 SF / 3.43 AC |
| IMPERVIOUS AREA | 13,986 SF (9%) |
| LOT COVERAGE | 100,095 SF (67%) |
| D156-002 TREE MITIGATION | |
| TOTAL PROTECTED INCHES REMOVED | 11 |
| TOTAL INCHES REPLACED | 195 |
| TOTAL INCHES RETAINED | 255 |
| TOTAL CANOPY TREE CREDIT | 44 |
| FRONT YARD LANDSCAPE (4,437 SF/ 100=44 PLANTS REQUIRED) | |
| CANOPY TREES PROVIDED | 21 |
| SMALL TREES PROVIDED | 45 |
| LARGE SHRUBS PROVIDED | 106 |
| CANOPY TREE CREDIT | Not Utilized |

| PARKWAY TREES | LOT FRONTAGE (FEET) | VISIBILITY TRIA./ DRIVEWAY (FEET) | CAL. INCHES REQUIRED | CAL. INCHES PROVIDED |
|---|---|---|---|---|
| WATERCREST PKWY. | 720 | 25 | 97 | 159 |
| WILDCAT WAY | 920 | 80 | 118 | 118* |
| SEDGWICK DRIVE | 120 | - | 17 | 32 |
| LOOKOUT WAY | 185 | - | 26 | 42 |

*INCLUDES 37 INCHES FROM WILDCAT WAY MEDIAN

| DESIGN CREDIT TABULATIONS | MIN. REQ'D | PROVIDED | POINTS |
|---|---|---|---|
| LANDSCAPING IN FRONT YARD (1 POINT/ 3% LANDSCAPE AREA) | 295 SF (3%) | 4,437 SF (45%) | 15 |
| ENHANCED VEHICULAR PAVING (IN FRONT YARD) | 117 SF (50%) | 235 SF (100 %) | 3 |
| PEDESTRIAN FACILITIES (1 POINT/ 1% AREA COVERED) | 1,494 SF (1%) | 7,920 SF (5%) | 5 |
| | | TOTAL POINTS EARNED | 23 |

| PD-758 TREE MITIGATION SCHEDULE | VALUE |
|---|---|
| CALIPER INCHES REMAINING FROM DEVELOPMENT PLAN D101-022 | 3,547 IN |
| CALIPER INCHES SAVED WITHIN D156-002 PROJECT AREA | -255 IN |
| CALIPER INCHES PROPOSED WITHIN D156-002 PROJECT AREA | -195 IN |
| PD-758 CALIPER INCHES REMAINING | -3,097 IN |
| OPEN SPACE TABULATIONS | PROVIDED |
| D156-002 PROJECT AREA | 26,510 SF |
| SUBAREA 'C' (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLANS) | 57,612 SF |
| TOTAL FOR PD-758 DEVELOPMENT | 57,612 SF |

## IRRIGATION NOTES

A. IRRIGATION INSTALLATION TO BE DESIGN/BUILD BY THE CONTRACTOR / SUBCONTRACTOR

B. ALL LAWN SURFACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO ROTOR SPRAY HEADS ARE TO BE USED

C. ALL TREES BE IRRIGATED WITH MIN. (2) BUBBLERS.

D. ALL PLANTER BEDS TO IRRIGATED VIA DRIP IRRIGATION.

E. SLEEVES TO BE PROVIDED AS NEEDED TO CONNECT IRRIGATION LINES TO ANY PLANTED MEDIANS OR OTHER LANDSCAPE AREAS SEPARATED BY PAVEMENT PRIOR TO PAVEMENT INSTALLATION.

F. NO IRRIGATION SPRAY IS TO BE DIRECTED ONTO WALKWAYS OR OTHER PAVEMENT.

G. ALL IRRIGATION LINES SHALL BE LEAK-TESTED PRIOR TO BURIAL.

H. SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED.

I. ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PIPING, VALVES, CONTROLLERS, BACKFLOW PREVENTER(S), THRUST BLOCKS, CONTROL WIRE, VALVE BOXES, SPRINKLER HEADS, RISERS, ETC. TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

J. 'AS-BUILT' DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL BE ACCURATELY MAINTAINED DURING INSTALLATION AND PROVIDED TO OWNER AT TIME OF FINAL ACCEPTANCE.

K. IRRIGATION MUST FOLLOW ALL TCEQ 30 TAC 344 REGULATIONS.

## PLANTING NOTES

A. LAWN AREA - PROVIDE MIN. 6" TOPSOIL COMPOST MIX WITH BERMUDA TIF 419 HYDROMULCH. PROVIDE AUTOMATIC IRRIGATION SYSTEM.

B. SHRUB PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 24" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PROVIDE AUTOMATIC IRRIGATION SYSTEM.

C. GROUNDCOVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 8" OF PLANTING MIX AND 3" OF HARDWOOD MULCH; PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.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Dallas, Texas 75201 | 214.303.1500


# LAKE HIGHLANDS TOWN CENTER - SUBAREA C

WILDCAT WAY
DALLAS, TX

| No. | Date | Item |
|---|---|---|
| 1 | 11/10/2015 | CITY COMMENTS #1 |
| 2 | 12/14/2015 | MINOR AMENDMENT |
| 3 | 01/12/2016 | CITY COMMENTS #4 |

REVISIONS

MSB Drawn

MSB Checked

MSB Approved

DEVELOPMENT PLAN FOR PD 758,
SUBAREA C:
LOT 1, BLOCK B/8125
3.43 ACRES
LAKE HIGHLANDS TOWN CENTER
CITY OF DALLAS, DALLAS COUNTY, TEXAS

CASE NO. D156-002

LANDSCAPE DEVELOPMENT PLAN

| | |
|---|---|
| Project No. | 15108.00 |
| Date | 09.28.2015 |
| Last Revision | 01.12.2016 |

LS 2.0