

LANDSCAPE LEGEND

- LARGE CANOPY TREE (4" CAL. MIN.)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- TREE GRATE
- BIKE RACK (2 SPACES)
- SEAT WALL
- TRASH RECEPTACLE
- PEDESTRIAN LIGHTING
- GROUNDCOVER PLANTING AREA
- SPECIAL PLANTING AREA
- LAWN AREA
- PAVED WALK

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

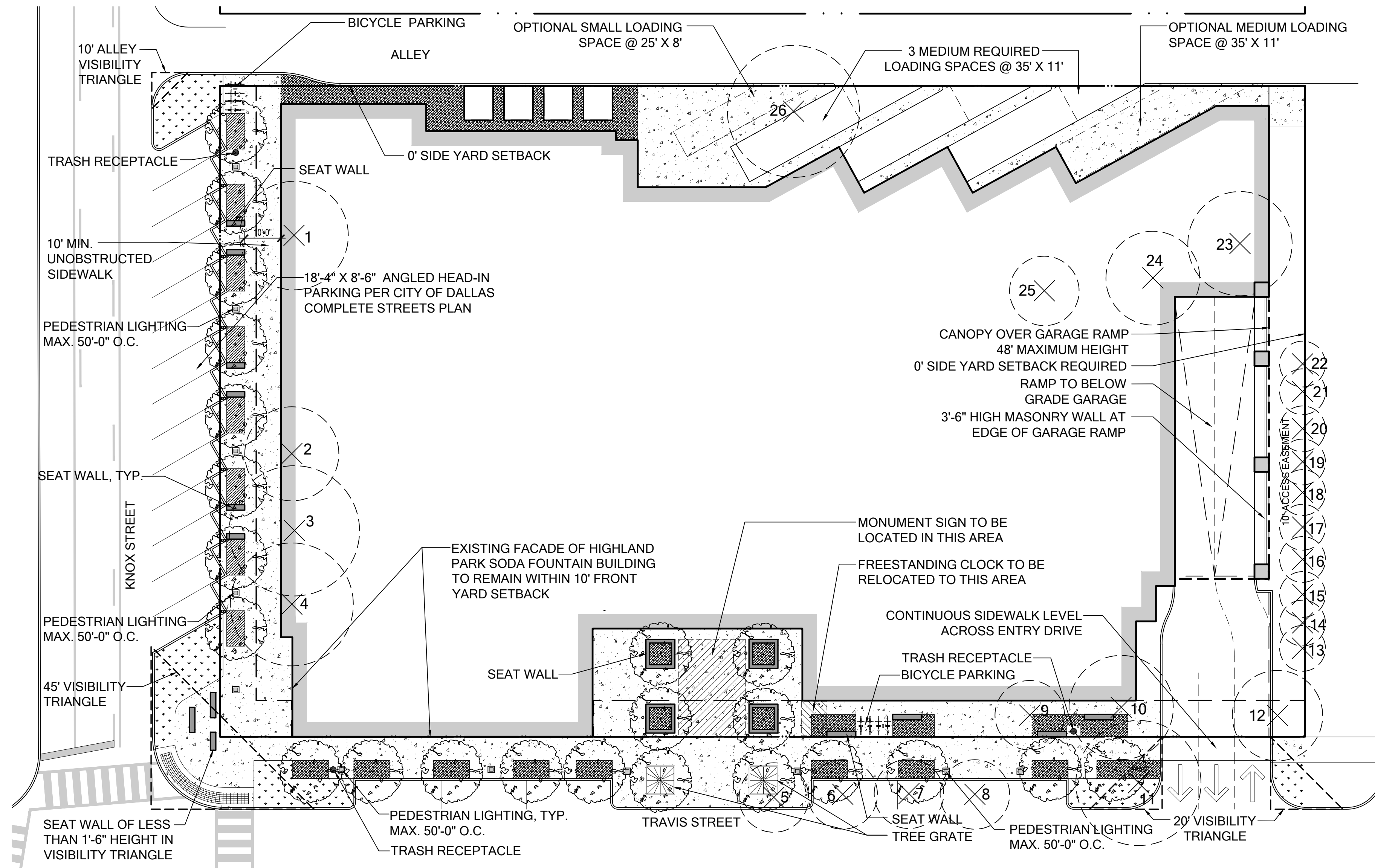
- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuft.)

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

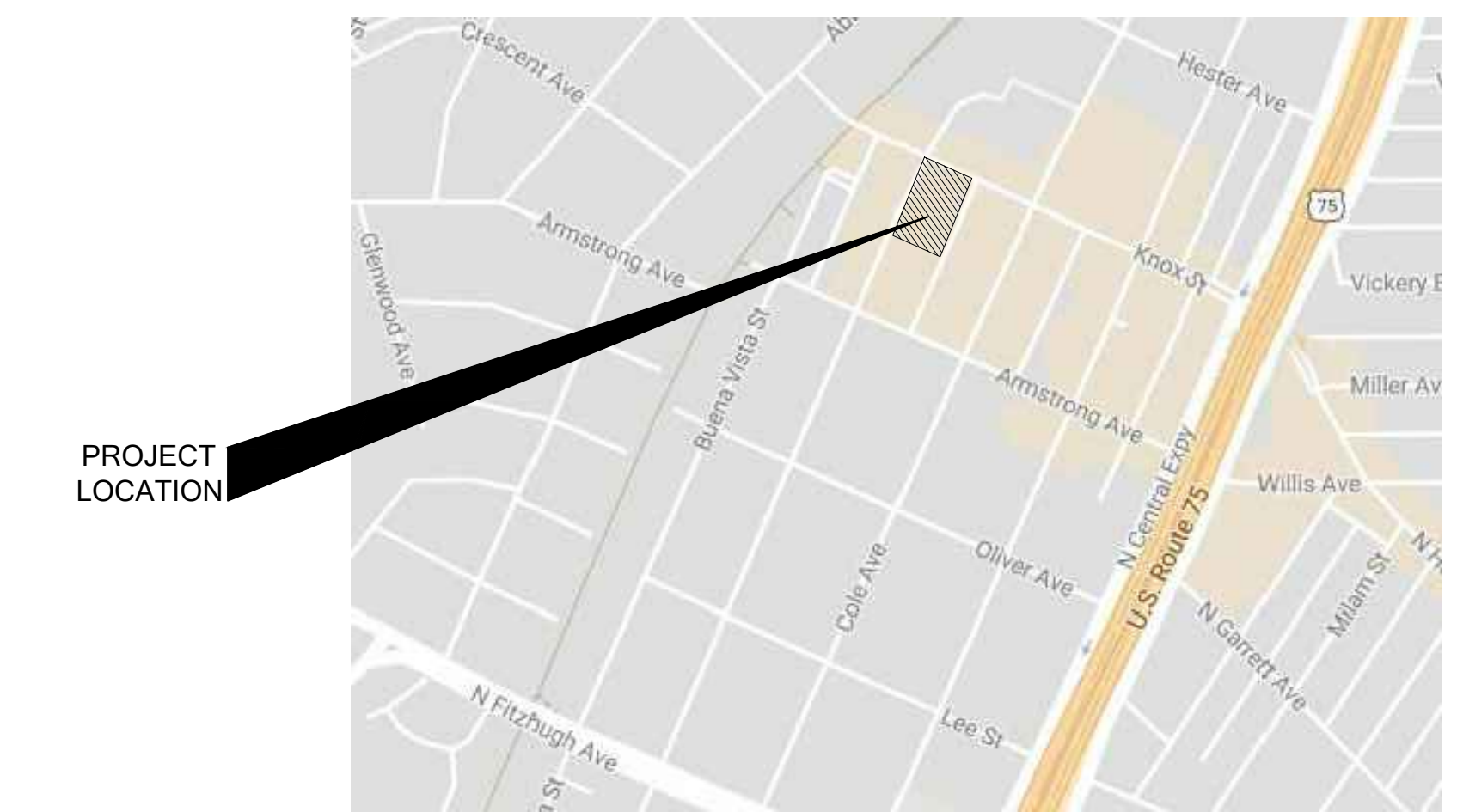
- TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.



ID #	Tree Species	Removed	Retained	Tree Tag #	Notes
1	Live Oak	22		No Tag	
2	Live Oak	17		No Tag	
3	Live Oak	19		No Tag	
4	Live Oak	21		No Tag	
5	Live Oak	19		SCI 86831	
6	Live Oak (Multi-Trunk)	10.5		SCI 86830	Many Dead Limbs
7	Live Oak (Multi-Trunk)	10		SCI 86829	
8	Live Oak	14		SCI 86828	
9	Elm	9		SCI 86832	
10	Live Oak (Multi-Trunk)	19.5		SCI 86827	
11	Live Oak	20		SCI 86826	
12	Elm	15		SCI 86825	
13	Crape Myrtle (Multi-Trunk)	12.5		SCI 86824	
14	Crape Myrtle (Multi-Trunk)	9		SCI 86823	
15	Crape Myrtle (Multi-Trunk)	10.5		SCI 86822	
16	Crape Myrtle (Multi-Trunk)	7.75		No Tag	
17	Crape Myrtle (Multi-Trunk)	9.5		SCI 86820	
18	Crape Myrtle (Multi-Trunk)	8.75		SCI 86819	
19	Crape Myrtle (Multi-Trunk)	8		SCI 86818	
20	Crape Myrtle (Multi-Trunk)	10		SCI 86817	
21	Crape Myrtle (Multi-Trunk)	8.5		SCI 86816	
22	Crape Myrtle (Multi-Trunk)	9.5		SCI 86815	
23	Live Oak	14		SCI 86812	Diseased
24	Elm	11		SCI 86813	Diseased
25	Elm (Multi-Trunk)	12.25		SCI 86814	Diseased
26	Red Oak	26		Tag Unreadable	Aggressively Limbed for Power Lines
Caliper Inch Totals		353.25	0	96	

STREET TREES (1-TREE / 25LF)					
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA. & DRIVEWAYS (FEET)	CALIPER INCHES REQUIRED	EXISTING CALIPER INCHES	CALIPER INCHES PROVIDED
KNOX STREET	180	6	24.5	-	32
TRAVIS STREET	300	6	42	-	44

TERRACE LANDSCAPE AREA				
LOCATION	LEVEL	ANTICIPATED DIMENSIONS	ANTICIPATED AREA	MINIMUM REQUIRED LANDSCAPE AREA (% OF ANTICIPATED TERRACE AREA)
KNOX STREET	LEVEL 2	11' x 145'	1,595 SF	80 SF
KNOX STREET	LEVEL 3	13' x 118'	1,534 SF	77 SF
TRAVIS STREET	LEVEL 2	10' x 90'	900 SF	45 SF
TRAVIS STREET	LEVEL 3	8' x 90'	720 SF	36 SF

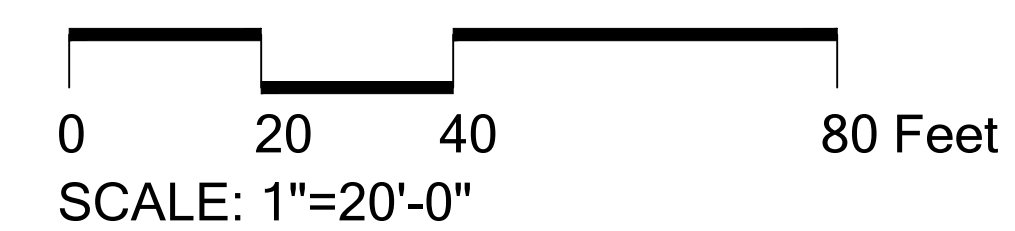


Landscape Ordinance Calculations	
Dallas, Texas	
BLK L / 1536 / LOTS 9-12 / LC Zoning	
PD-193 Provisions	
1. Landscape Site Area	SQ. FT.
	54,000 Total Site Area
	3,047 Landscape Site Area Provided
	740 Landscape Site Area Provided In Front Yard
2. General Planting Area	2,138 General Planting Area Provided
	714 General Planting Area Provided In Front Yard
3. Special Planting Area	393 Special Planting Area Provided
	393 Special Planting Area Provided In Front Yard
4. Parkway Planting Area	9,714 Total Parkway Area
	1,640 Parkway Planting Area Provided

LANDSCAPE DEVELOPMENT PLAN

Weir's Plaza - 3219 Knox Street
Dallas, TX

Job #: 17139.00
File Name: Weirs 3219 Knox_LandscapeDevelopmentPlan.dwg
Date: 02-22-2018
Drawn by: RLG, DTF, ELB, RR, MB, AM



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