

DOUGLAS STREET
(50' RIGHT-OF-WAY)

FAIRMOUNT STREET
(50' PUBLIC RIGHT-OF-WAY)

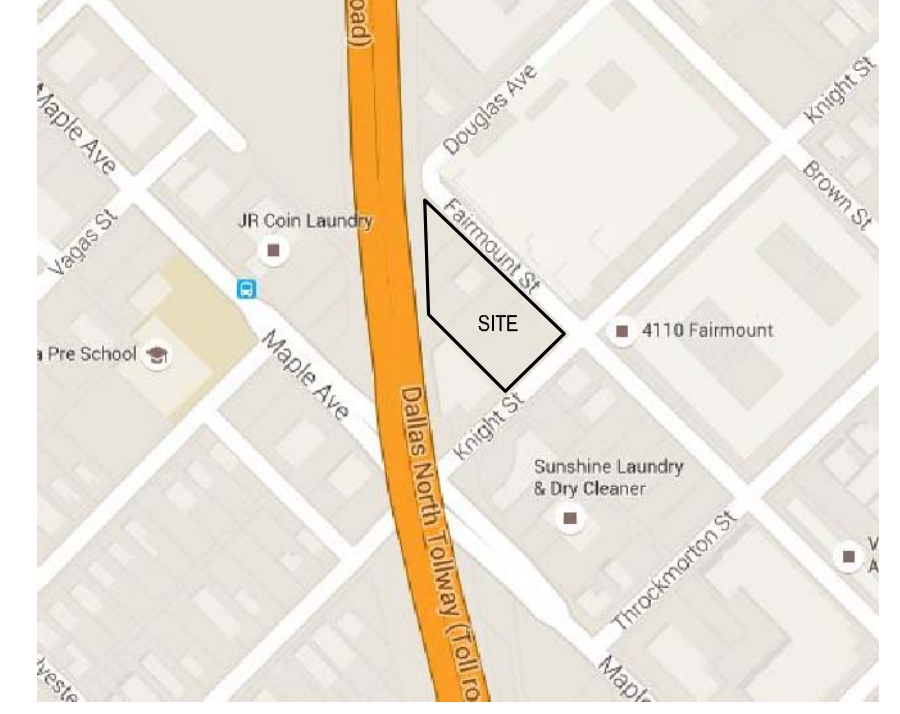
PRITCHARD ASSOCIATES

BALDWIN ASSOCIATES



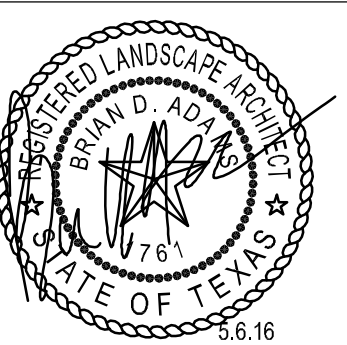
architecture | interiors | planning | graphics
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LOCATION MAP



smr
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FAIRMOUNT & KNIGHT
DALLAS, TEXAS

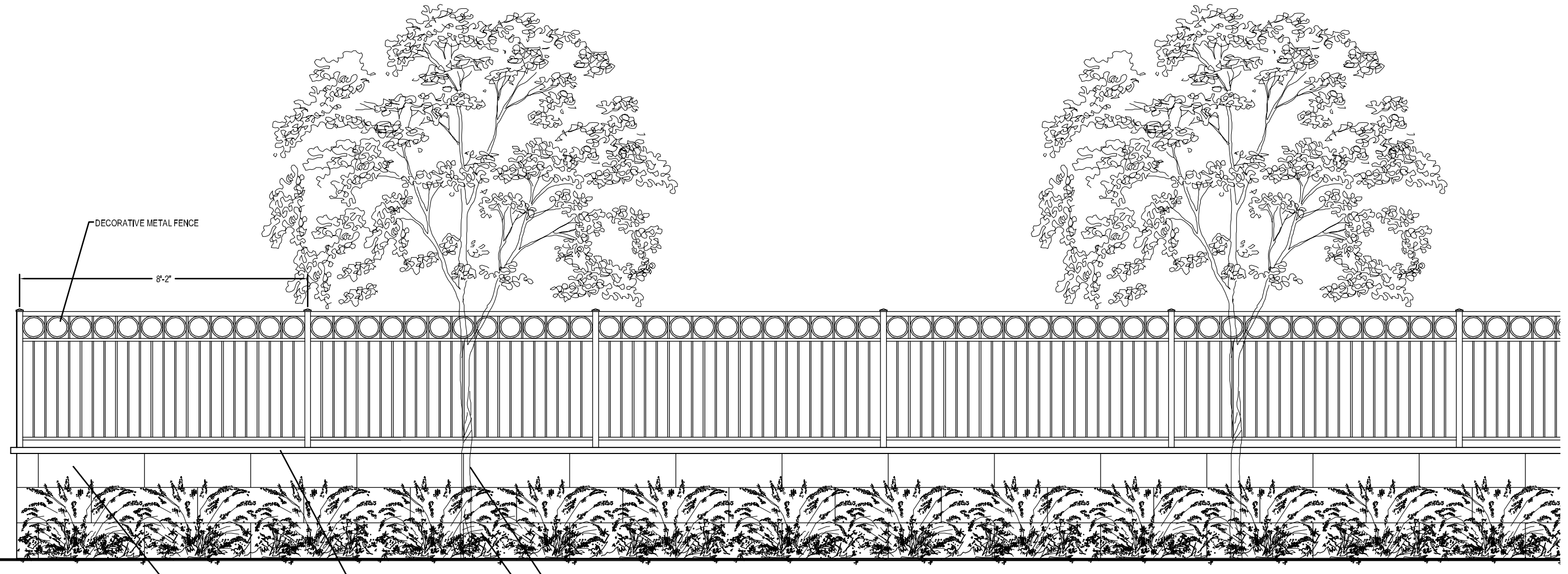
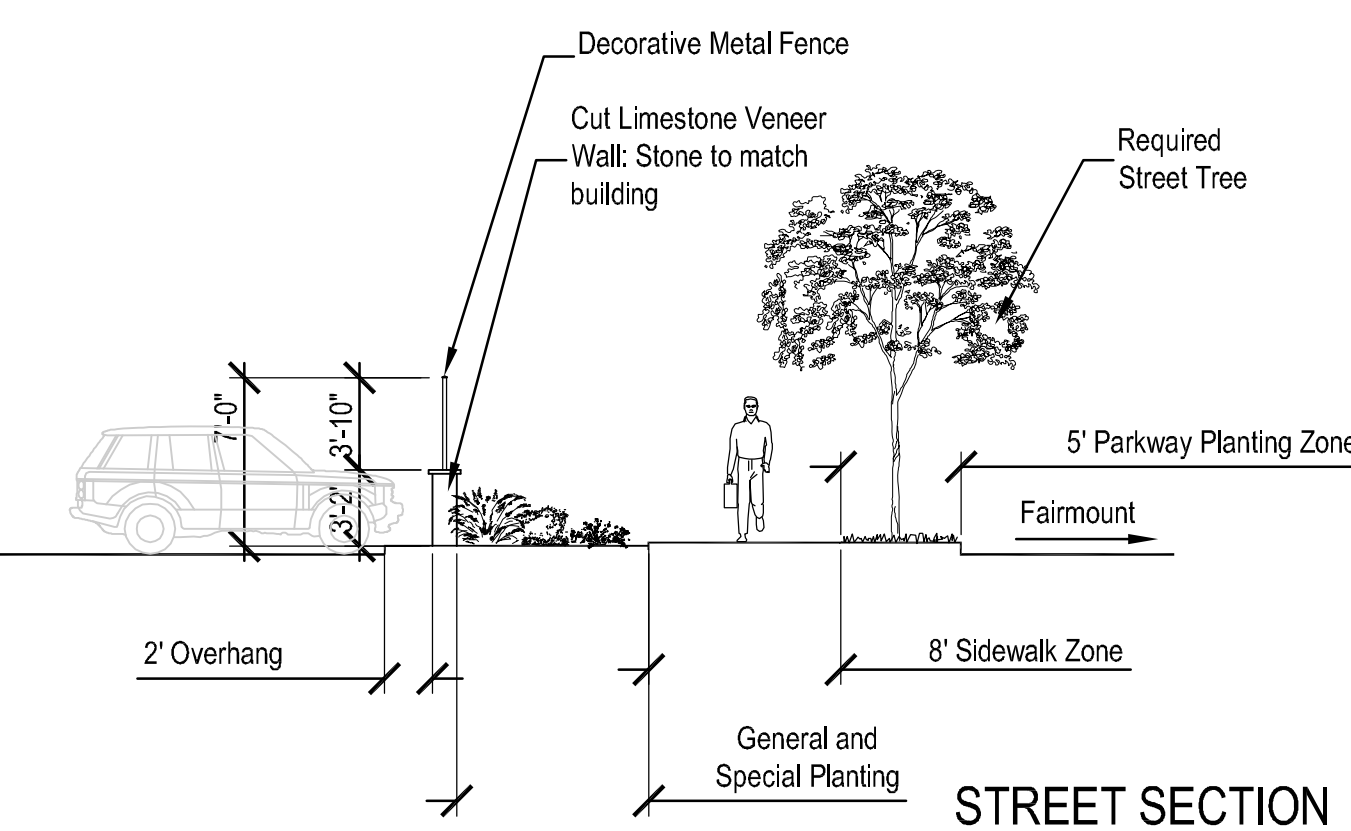
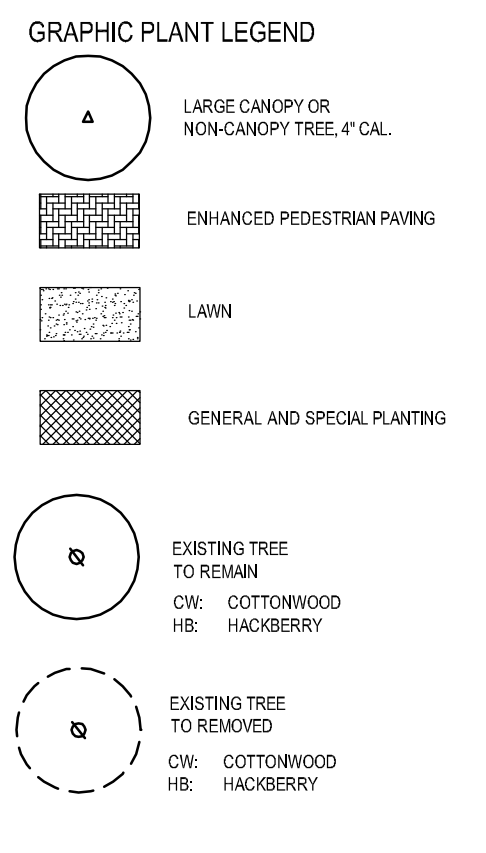
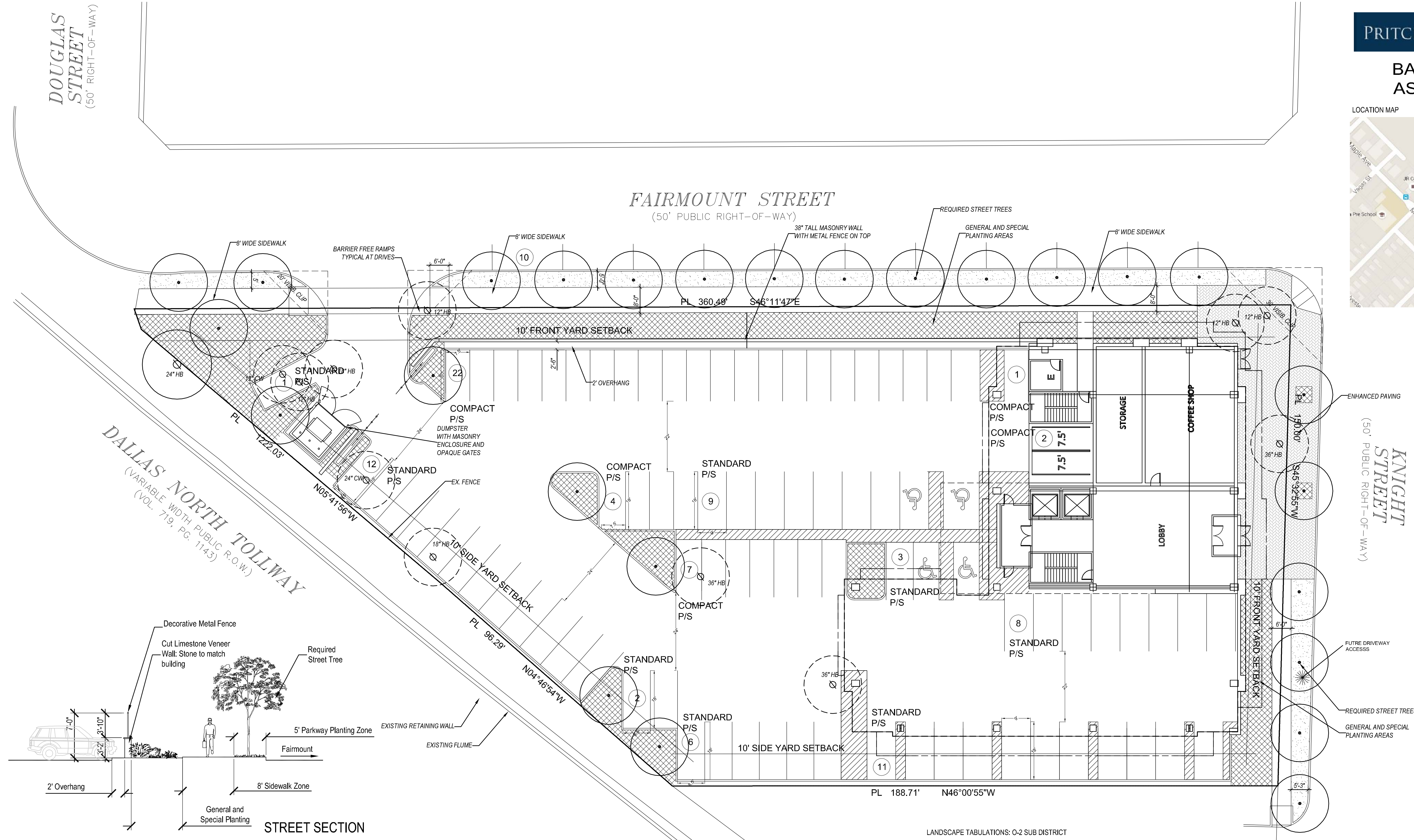


Issue For:
 Design Development
 Progress
 Bidding
 Permit
 Construction

Original Issue Date:
MAY 06, 2016

LANDSCAPE SITE PLAN

Drawn By: BDA
Checked By: BDA
Current Date: MAY 06, 2016
Drawing #: LDP.1



LANDSCAPE TABULATIONS: O-2 SUB DISTRICT

PD - 193 LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
Total Site Area: 41,337.35 s.f. 20% of Total Site to be Landscape	8,267.47 s.f.	8,681.3 s.f. (21%)
Front Yard Area: 5,104.00 s.f. FAIRMOUNT: (3,894.9 s.f.) KNIGHT: (1,500 s.f.)	3,062.9 s.f.	3,170 s.f. (62%)
General Planting Area 50% of Landscape Site Area	4,134 s.f.	5,872 s.f. (71%)
Special Planting Area 20% of General Planting Area 6% of Front Yard	1,439.19 s.f.	1,440 s.f. (100%)
Street Trees (1) Tree 3" cal. per 25 ft. FAIRMOUNT: (86)(4)(1.) KNIGHT: (150)(2)(1.)	(14) trees (8) trees	(14) 4" cal. trees (8) 4" cal. trees
Parking Lot Screening All off-street parking to be screened by 30" ht. evergreen shrub masonry wall	Provided	
Irrigation All landscape areas are to be covered by an automatic irrigation system.		
SITE INFORMATION: ZONING DISTRICT: PD 193 PDG LOT AREA: 0.99 ACRES LAND USE: OFFICE, RESTAURANT MAXIMUM FLOOR AREA: 45,000 SF (RESTAURANT LIMITED TO 1,500 SF) MAXIMUM BUILDING HEIGHT: 35' MAXIMUM LOT COVERAGE: 45%		
MINIMUM SETBACKS: FRONT YARD: 10' SIDE YARD: 10' REAR YARD: N/A		

IRRIGATION SYSTEM
The irrigation system shall provide water to maintain the plant materials in a healthy, growing condition at all times by the means of an automatic underground irrigation system. The system shall include a rain stat and freeze sensor and conform to meet TEGD standards.

OFF STREET PARKING
The site is designed to provide all parking on-site. Screening of surface parking is required.

DUMPSTER
No garbage or loading areas are located at the rear of the lot. All dumpster locations (if required) are screened with a masonry wall and landscaped or are in the parking structure under the building.

PLANT MATERIAL SELECTIONS
All plant material selections to be approved by City of Dallas Building Official.

TREE MITIGATION
All tree mitigation (if any) shall be provided per Article X.

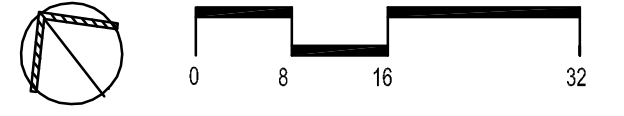
PLANT MATERIAL LOCATIONS
A maximum of (8) trees can be adjusted beyond locations shown on this plan in the event of, or proposed, utility of any kind, transformation, or grade issues cause such locations to be detrimental to the trees long term growth and welfare.

GENERAL PLANTING:
Is defined as living trees, shrubs, vines, flowers or groundcover vegetation.

SPECIAL PLANTING:
Is defined as living trees, shrubs, or vines. Turfgrass and groundcover are not counted as special planting.



01 LANDSCAPE SITE PLAN
SCALE: 1" = 16'-0"



CASE NUMBER: Z156-164