STREET TREES

	LOT FRONTAGE (FEET)	STREET TREES REQUIRED (LOT FRONTAGE / 25)	STREET TREES PROVIDED
HARWOOD STREET	142	6	0 *
RANDALL STREET	227	9	6 **
McKINNON STREET	142	6	6

* 7 TREES PROVIDED BEHIND SIDEWALK (CONSISTENT W/ OTHER PROPERTIES IN HARWOOD DISTRICT)
** DUE TO 45° VISIBILITY TRIANGLE AT RANDALL AND McKINNON

LANDSCAPE REQUIREMENTS

	02 SUBDISTRICT REQUIRED	02 SUBDISTRICT PROVIDED
LOT AREA	--	32,068 SF
FRONT YARD	--	7,780 SF
FRONT YARD SETBACK	20'	10' RANDALL 20' McKINNON 20' HARWOOD
SIDE YARD SETBACK	10'	10'
LANDSCAPE SITE AREA (SHRUBS, GROUNDCOVER, TURF)	6,414 SF (MIN. 20% LOT) 4,668 SF (MIN. 60% FRONT YARD)	4,910 SF (15% LOT) 4,125 SF (53% FRONT YARD)
GENERAL PLANTING AREA (SHRUBS, GROUNDCOVER)	3,207 SF (MIN. 50% LSA) 2,334 SF (MIN. 50% FRONT YARD)	4,910 SF (76% REQ. LSA) 4,125 SF (53% FRONT YARD)
SPECIAL PLANTING AREA (SHRUBS ONLY)	641 SF (MIN. 20% GPA) 467 SF (MIN. 6% FRONT YARD)	2,419 SF (75% REQ. GPA) 1,652 SF (20% FRONT YARD)
PARKWAY PLANTING AREA (GROUNDCOVER, FLOWERS, TURF)	5'-0"	5'-0" ***

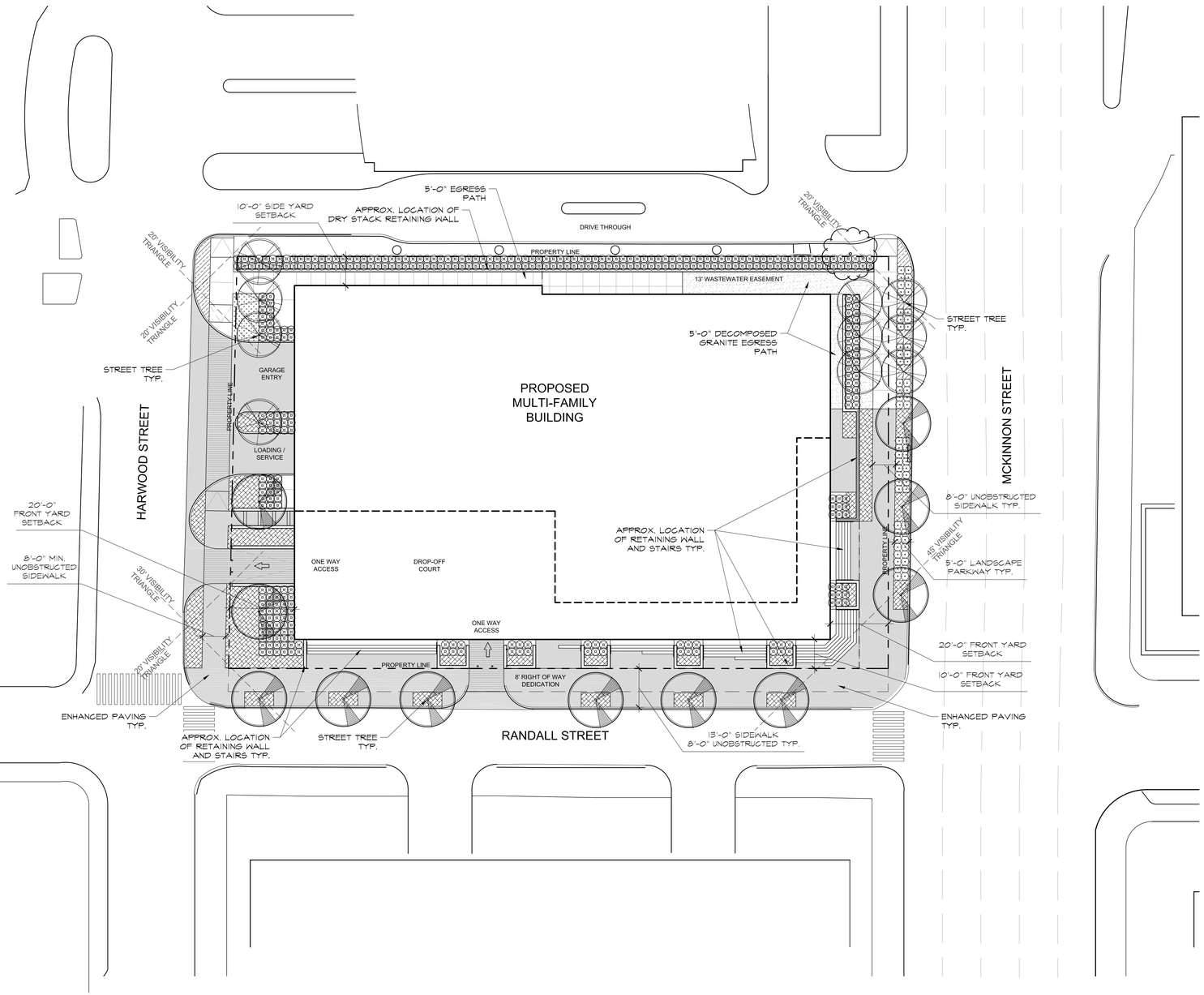
*** LANDSCAPE PARKWAY IS NOT CONTINUOUS ALONG RANDALL STREET IN AN EFFORT TO MAKE IT FEEL MORE URBAN AND RESPOND TO THE CONTEXT OF THE HARWOOD DISTRICT

PLANTING SCHEDULE:

QTY.	SYMBOL	COMMON / BOTANICAL NAME	SIZE	COMMENTS
11		ULMUS AMERICANA 'PRINCETON' / PRINCETON ELM OR ULMUS CRASSIFOLIA / CEDAR ELM OR QUERCUS SHUMARDII / SHUMARD OAK	3 ½" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
10		QUERCUS VIRGINIANA 'QVTIA' / HIGHRISE LIVE OAK	3 ½" MIN.	MATCHED SPECIMENS 14' CLR. ABOVE PAVEMENT 8' CLR. ABOVE PUBLIC SIDEWALK
	⊗	SHRUB (TBD)	5 GAL. MIN.	3'-0" O.C. MAX.
	⊹	SHRUB (TBD)	5 GAL. MIN.	3'-0" O.C. MAX.
		SHRUB / PERENNIAL / GROUNDCOVER MIX (TBD)	1 GAL. MIN.	VARIES
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. TRIANGULAR SPACED
		GROUNDCOVER (TBD)	1 GAL. MIN.	1'-0" O.C. MAX. TRIANGULAR SPACED

NOTE:
SEE PD FOR ALLOWED ENCROACHMENTS IN FRONT YARD

NOTE:
ALL PLANTING AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



NORTH
0 20' 40'

Landscape Plan | A
Scale: 1" = 20' - 0"

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Project Name

2700 RANDALL ST.
Dallas, TX

Issue Title

ZONING SUBMITTAL

Issue / Addenda / Revisions

	Date	Description

Seal

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MICHAEL S. FRAZE
LANDSCAPE ARCHITECT
TEXAS LIC. #2028

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Drawing Title

LANDSCAPE PLAN

Issue Date:05/03/16
Project No: 16003
Reviewed By: CP
Drawn By: NG

Sheet No.

L1
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