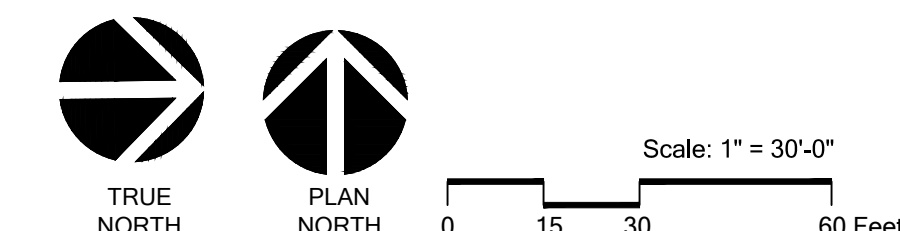
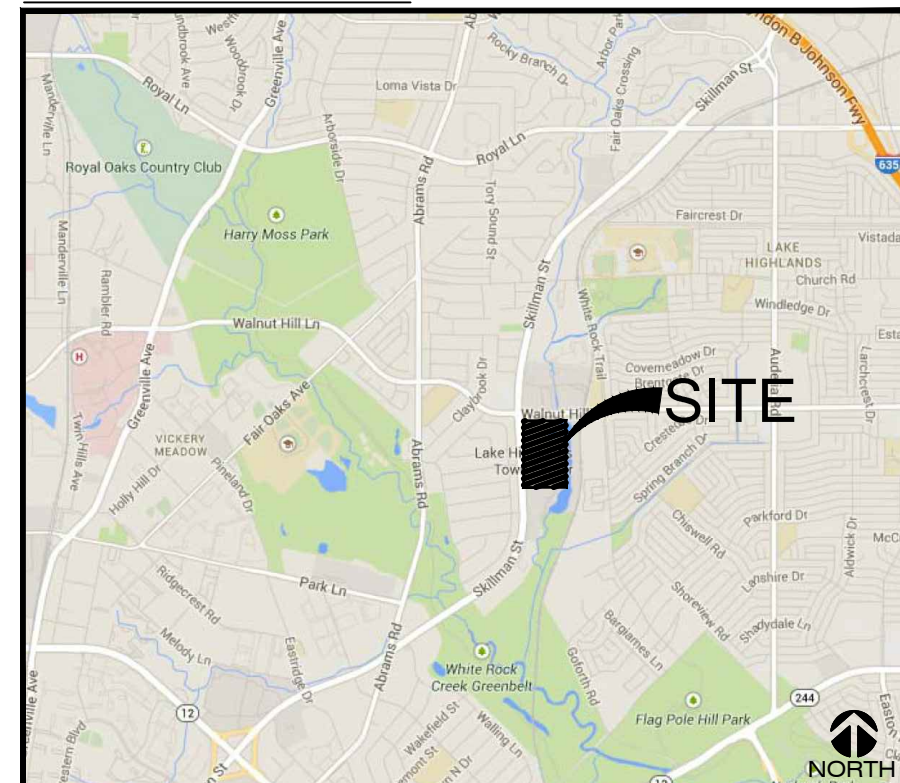


**LEGEND**

- LAWN AREA
- MULCHED AREA
- ENHANCED PEDESTRIAN PAVING
- ENHANCED VEHICULAR PAVING
- EXISTING CONCRETE WALK
- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- Highrise Live Oak (1 ea)  
Quercus virginiana 'QVTIA'  
4" cal. / 15' ht. / 8' spread
- Shumard Oak (3 ea)  
Quercus shumardii  
4" cal. / 14' ht. / 6' spread
- Crape Myrtle (8 ea)  
Lagerstroemia indica  
4" cal. / 100 gal. / 14'-15' ht. / single trunk
- Dwarf Burford Holly (75 ea)  
Ilex cornuta 'Burfordii Nana'  
#7 cont. / 36" ht. / spacing 36" o.c.
- Existing tree to be preserved and protected
- Bike Rack (8 Total Spaces)

**LOCATION MAP**



PROJECT DATA TABLE	
ZONING	PD 758
SITE AREA	41,166 SF / 0.95 AC
IMPERVIOUS AREA	28,467 SF (69%)

TREE MITIGATION (UPDATE OF APPROVED D-156-001 (DL) DEVELOPMENT PLAN)	
TOTAL PROTECTED INCHES REMOVED	8
TOTAL INCHES REPLACED	48
TOTAL INCHES RETAINED	55
TOTAL CANOPY TREE CREDIT	N/A

CALCULATIONS FOR THIS LANDSCAPE SITE PLAN ONLY	
FRONT YARD LANDSCAPE (2,754SF / 100= 28 PLANTS REQUIRED)	
SMALL TREES PROVIDED	8
LARGE SHRUBS PROVIDED	76

OPEN SPACE TABULATIONS (BASED ON APPROVED D-156-001 (DL) DEVELOPMENT PLAN)	
OPEN SPACE TABULATIONS	PROVIDED
D156-001 PROJECT AREA	13,852 SF
SUBAREA 'C' (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLANS)	57,612 SF
TOTAL FOR PD-758 DEVELOPMENT	57,612 SF

TREE TABULATIONS (BASED ON APPROVED D-156-001 (DL) DEVELOPMENT PLAN)				
PARKWAY TREES	LOT FRONTAGE (FEET)	VISIBILITY TRIANGLE (DRIVEWAY FEET)	CAL INCHES REQUIRED	CAL INCHES PROVIDED
SKILLMAN STREET	253	50	28	28*
LOOKOUT WAY	206	70	19	24

\*BECAUSE OF OVERHEAD POWERLINES, ORNAMENTAL TREES WERE PROVIDED IN PLACE OF LARGE CANOPY TREES

CALCULATIONS FOR THIS LANDSCAPE SITE PLAN ONLY			
PARKING BUFFER STRIP	CANOPY TREES REQUIRED	CANOPY TREES PROVIDED	
SKILLMAN STREET (204 LF)	8	8*	

\*BECAUSE OF OVERHEAD POWERLINES, ORNAMENTAL TREES WERE PROVIDED IN PLACE OF LARGE CANOPY TREES

DESIGN CREDIT (BASED ON APPROVED D-156-001 (DL) DEVELOPMENT PLAN)				
DESIGN CREDIT TABULATIONS	MIN. REQUIRED	PROVIDED	POINTS	
LANDSCAPING IN FRONT YARD 2,756 SF FRONT YARD AREA (1 POINT/ 3% FRONT YARD AREA)	83 SF (3%)	1,275 SF (46%)	15	
ENHANCED VEHICULAR PAVING (IN FRONT YARD)	70 SF (50%)	102 SF (145 %)	3	
ENHANCED PEDESTRIAN PAVING	898 SF (50%)	981 SF (54%)	3	
TOTAL POINTS EARNED			21	

**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.

PD-758 TREE MITIGATION SCHEDULE	VALUE
CALIPER INCHES REMAINING FROM DEVELOPMENT PLAN D156-001	-2,281 IN
ADDITIONAL CALIPER INCHES PLANTED WITHIN D156-001 PROJECT PERMITTED PLANS	195 IN
CALIPER INCHES REMOVED WITHIN PROJECT AREA	-8 IN
CALIPER INCHES PROPOSED WITHIN PROJECT AREA	48 IN
PD-758 CALIPER INCHES REMAINING	-2,046 IN

**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.

**DEVELOPMENT PLAN FOR PD 758,**  
**SUBAREA C:**  
**5.80 ACRES**  
**LOT1, BLOCK C/8125**  
**LAKE HIGHLANDS TOWN CENTER**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

CASE NO. \_\_\_\_\_