

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE/COND.	QTY	REMARKS
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	30 GAL	45	2 1/2" CAL., MIN. 4FT HT., FULL, MATCHING
	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	B & B	5	6" CAL., MIN. 14FT HT., SINGLE, STRAIGHT LEADER, MATCHING
	ULMUS CRASSIFOLIA CEDAR ELM	B & B	5	6" CAL., MIN. 14FT HT., SINGLE, STRAIGHT LEADER, MATCHING

SHRUBS

GROUND COVERS

2018-07-10 15:

City Requirements for Article X - PD 745 SUBAREA C

Tree Planting Zone	Required	Provided	Comments
Manderville Lane (451 LF)	18 Trees	5 Proposed 14 Existing	Min. height of 14 feet and a min. trunk caliper of 3.5 inches

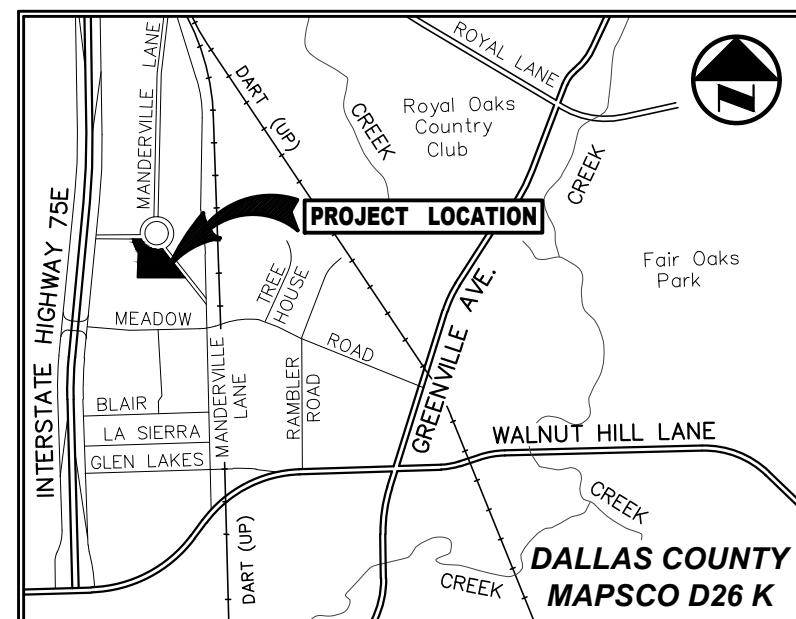
Design Standards	Required	Provided	Comments
All landscape plans must earn a minimum of 20 points.	20 points	48	See point calculations below

Percentage of Front Yard Area	Required	Provided	Comments
1 point awarded for each 3% of total front yard provided as landscape area.	9,756 SF of landscape area	10	Total front yard area = 31,419 SF 9,756 / 31,419 = 31% 31 / 3 = 10 points

Parking Concealment	Required	Provided	Comments
All facades covered with the same material as the main building	No	0	

Existing Tree Credits	Required	Provided	Comments
Caliper equal to or greater than 4 inches but less than 6 inches, a credit of 1 large tree	0 Existing Trees	0	
Caliper equal to or greater than 6 inches but less than 12 inches, a credit of 2 large trees	17 Existing Trees	34	Trees to be retained in the parkway.
Caliper equal to or greater than 12 inches, a credit of 3 large trees	0 Existing Trees	0	

Special Amenities	Required	Provided	Comments
Enhanced Pavement Material:			
3 points for 50% of all outdoor vehicular pavement	No	0	
3 points for 50% of all outdoor pedestrian pavement	9,781 SF	3	Total pedestrian pavement = 18,788 SF 9,781 / 18,788 = 52%
Pedestrian Facilities:			
1 point for each 1 percent of lot area with publicly accessible special pedestrian facilities and features, such as plazas, covered walkways, fountain, seating areas, bicycle racks, up to 5 points maximum	1,716 SF	1	Total lot area = 142,228 SF 1,716 / 142,228 = 1%



VICINITY MAP

PROPERTY OWNER:
SOUTHWEST TRANSPLANT ALLIANCE
5489 BLAIR ROAD
DALLAS, TX 75231
214-522-0255

LANDSCAPE ARCHITECT:
ANNE HARMAN RLA# 3146
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231
972-235-3031

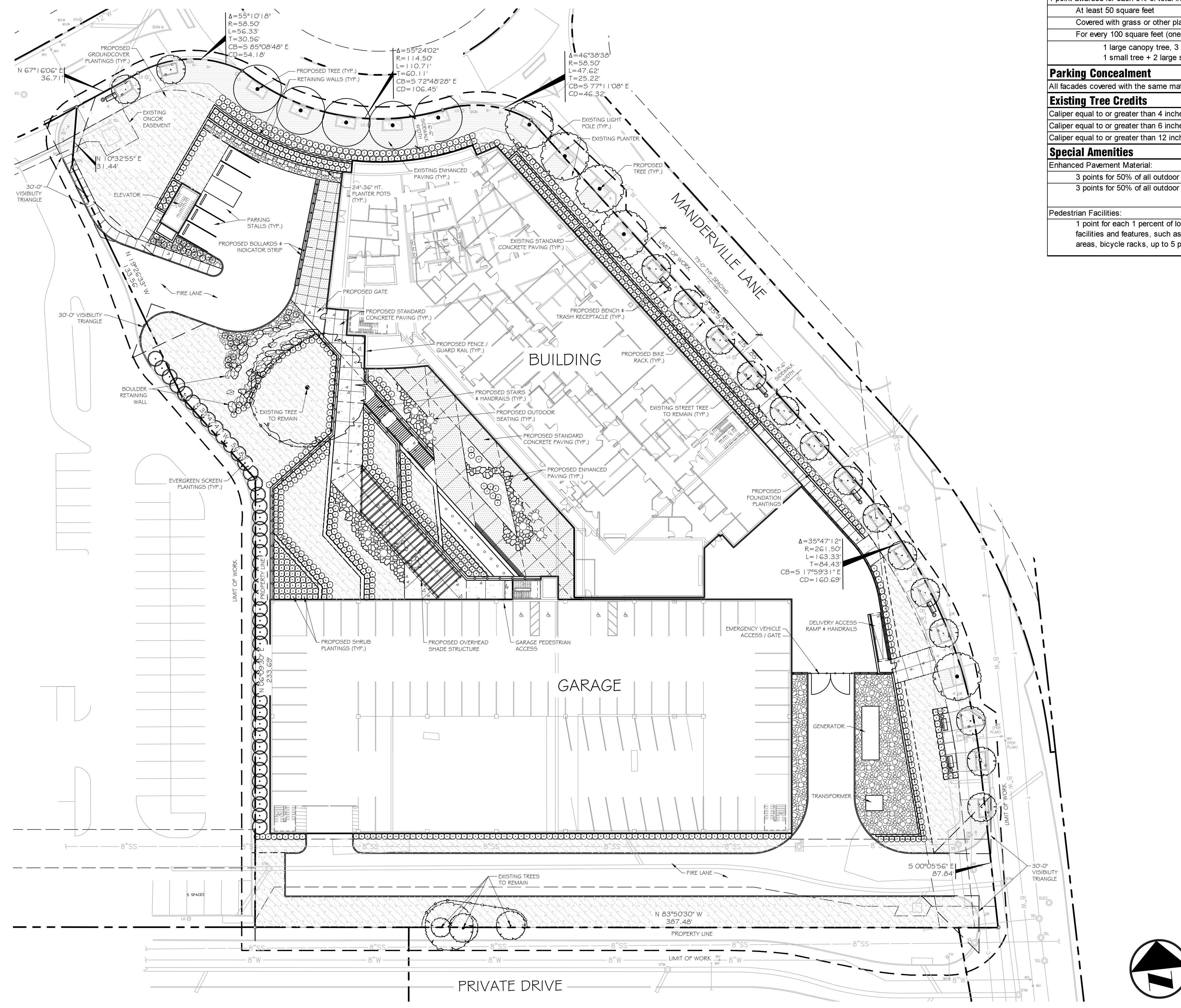
PROPERTY DESCRIPTION:
SOUTHWEST TRANSPLANT ALLIANCE
LOT 1A, BLOCK D/7291
MIDTOWN HOTELS ADDITION
8190 MIDTOWN
DALLAS, TX 75231

ALL LANDSCAPING TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. ALL SHRUB AND GROUNDCOVER ZONES TO RECEIVE DRIP IRRIGATION, TURF ZONES TO RECEIVE SPRAY AND ROTOR IRRIGATION, AND TREES TO RECEIVE BUBBLERS.

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

CASE FILE # D178-016
PLANNED DEVELOPMENT DISTRICT NO. 745
SUB AREA C
LANDSCAPE PLAN



LANDSCAPE PLAN
1" = 30'-0"



Project Number: 18054.0000

STA - PLAN DEVELOPMENT SUBMISSION

As indicated
07/13/2018