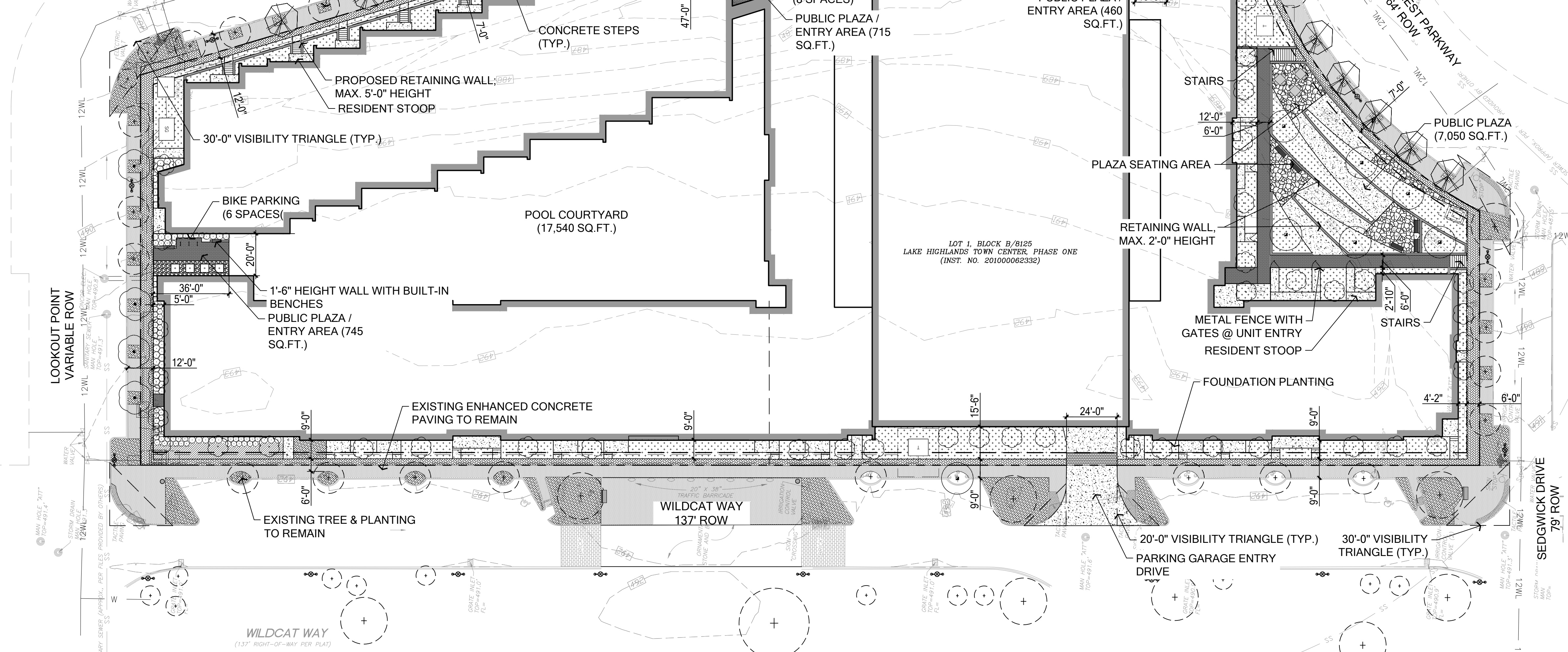
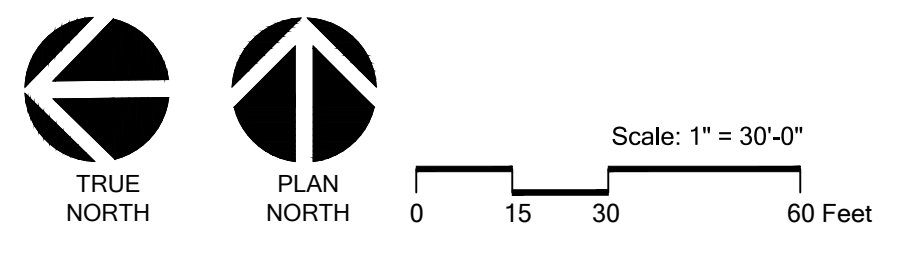
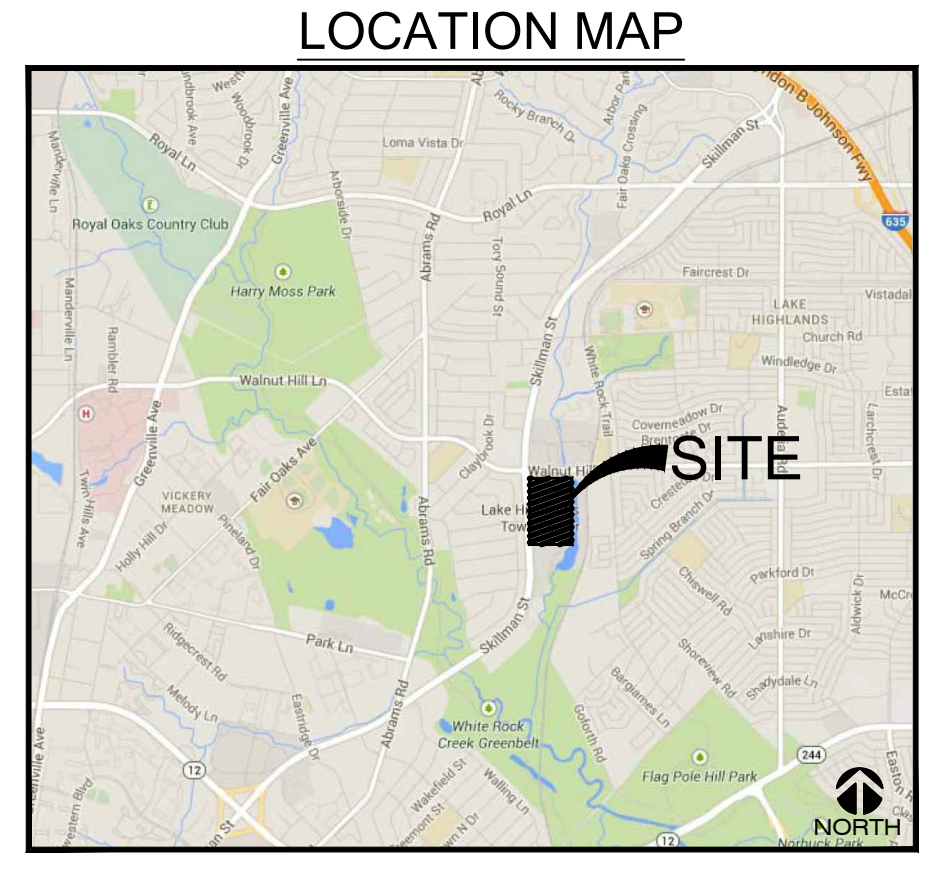


5th - FLOOR GARAGE PLAN  
SCALE: 1"=40'-0"



- ### LEGEND
- [Symbol] LANDSCAPE AREA / MINIMUM LAWN AREA
  - [Symbol] EXISTING LANDSCAPE TO REMAIN
  - [Symbol] GROUNDCOVER (5,540 ea.) Purple Wintercreeper; euonymus fortunei
  - [Symbol] ENHANCED VEHICULAR PAVING
  - [Symbol] ENHANCED PEDESTRIAN PAVING TYPE 1
  - [Symbol] ENHANCED PEDESTRIAN PAVING TYPE 1
  - [Symbol] CONCRETE PAVING
  - [Symbol] PROPERTY LINE
  - [Symbol] EASEMENT LINE
  - [Symbol] LIMITS OF WORK LINE
  - [Symbol] HIGHBEAM OAK (7 EA) QUERCUS LYRATA 'QLFTB' PP13470 5" CAL. / 15' HT. / 7' SPREAD
  - [Symbol] SHANTUNG MAPLE (10 EA) ACER TRUNCATUM 5" CAL. / 15' HT. / 7' SPREAD
  - [Symbol] TEXAS ASH (4 EA) FRAXINUS TEXENSIS 5" CAL. / 15' HT. / 7' SPREAD
  - [Symbol] MUSKOGEE CRAPE MYRTLE (44 EA) LAGERSTROEMIA INDICA 'MUSKOGEE' 1" CAL. PER CANE / 65 GAL. / 12-13' HT.
  - [Symbol] DW. BURFORD HOLLY (40 EA) ILEX CORNUTA 'BURFORDII NANA' #7 CONT. / 36" HT. / SPACING 36" O.C.
  - [Symbol] LOROPETALUM (59 EA) LOROPETALUM CHINENSE 'SUZANNE' #7 CONT. / 36" HT. / SPACING 36" O.C.
  - [Symbol] EXISTING TREE TO BE PRESERVED AND PROTECTED
  - [Symbol] 6" BENCH
  - [Symbol] TABLE & CHAIRS
  - [Symbol] EXISTING PEDESTRIAN LIGHT



PROJECT DATA TABLE	
ZONING	PD 758
SITE AREA	149,395 SF / 3.43 AC
IMPERVIOUS AREA	13,986 SF (9%)
LOT COVERAGE	100,095 SF (67%)
<b>D156-002 TREE MITIGATION</b>	
TOTAL PROTECTED INCHES REMOVED	10
TOTAL INCHES REPLACED	199
TOTAL INCHES RETAINED	256
TOTAL CANOPY TREE CREDIT	44
<b>FRONT YARD LANDSCAPE (4,437 SF / 100=44 PLANTS REQUIRED)</b>	
CANOPY TREES PROVIDED	21
SMALL TREES PROVIDED	47
LARGE SHRUBS PROVIDED	106
CANOPY TREE CREDIT	Not Utilized

PARKWAY TREES				
LOT FRONTAGE (FEET)	VISIBILITY TRIA DRIVEWAY (FEET)	CAL. INCHES REQUIRED	CAL. INCHES PROVIDED	
WATERCREST PKWY.	720	25	97	159
WILDCAT WAY	920	80	118	118*
SEDGWICK DRIVE	120	-	17	32
LOOKOUT WAY	185	-	26	42
*INCLUDES 37 INCHES FROM WILDCAT WAY MEDIAN				
DESIGN CREDIT TABULATIONS				
	MIN. REQ'D	PROVIDED	POINTS	
LANDSCAPING IN FRONT YARD (1 POINT/ 3% LANDSCAPE AREA)	295 SF (3%)	4,437 SF (45%)		15
ENHANCED VEHICULAR PAVING (IN FRONT YARD)	142 SF (50%)	284 SF (100%)		3
PEDESTRIAN FACILITIES (1 POINT/ 1% AREA COVERED)	1,494 SF (1%)	7,920 SF (5%)		5
TOTAL POINTS EARNED				23

PD-758 TREE MITIGATION SCHEDULE		VALUE
CALIPER INCHES REMAINING FROM DEVELOPMENT PLAN D101-022		3,547 IN
CALIPER INCHES SAVED WITHIN D156-002 PROJECT AREA		-256 IN
CALIPER INCHES PROPOSED WITHIN D156-002 PROJECT AREA		-199 IN
PD-758 CALIPER INCHES REMAINING		-3,092 IN
OPEN SPACE TABULATIONS		PROVIDED
D156-002 PROJECT AREA		26,510 SF
SUBAREA 'C' (INCLUDES D101-022, D156-001 & D156-002 DEVELOPMENT PLANS)		57,612 SF
TOTAL FOR PD-758 DEVELOPMENT		57,612 SF

**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.

**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. PLANT (45) #1 CONTAINER GROUNDCOVER PLANTS PER 100 SQ. FT. 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.

ARCHITECTS



LAKE HIGHLANDS TOWN CENTER - SUBAREA C

No.	Date	Item	REVISIONS
1	11/10/2015	CITY COMMENTS	

MSB  
Drawn  
MSB  
Checked  
MSB  
Approved



DEVELOPMENT PLAN FOR PD 758, SUBAREA C:  
LOT 1, BLOCK B/8125  
3.43 ACRES  
LAKE HIGHLANDS TOWN CENTER  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CASE NO. D156-002

Project No.	15108.00
Date	09.28.2015
Last Revision	

LS 2.0

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DALLAS, TX