

LEGEND

	CONCRETE WALK
	DAMAGED EXISTING PAVING
	EXISTING PAVING
	EXISTING ASPHALT
	EXISTING CONCRETE
	EXISTING BRICK
	EXISTING 6" SOIL IN SECTION WALL
	EXISTING 12" SOIL IN SECTION WALL
	EXISTING 18" SOIL IN SECTION WALL
	EXISTING 24" SOIL IN SECTION WALL
	EXISTING 30" SOIL IN SECTION WALL
	EXISTING 36" SOIL IN SECTION WALL
	EXISTING 42" SOIL IN SECTION WALL
	EXISTING 48" SOIL IN SECTION WALL
	EXISTING 54" SOIL IN SECTION WALL
	EXISTING 60" SOIL IN SECTION WALL
	EXISTING 66" SOIL IN SECTION WALL
	EXISTING 72" SOIL IN SECTION WALL
	EXISTING 78" SOIL IN SECTION WALL
	EXISTING 84" SOIL IN SECTION WALL
	EXISTING 90" SOIL IN SECTION WALL
	EXISTING 96" SOIL IN SECTION WALL
	EXISTING 102" SOIL IN SECTION WALL
	EXISTING 108" SOIL IN SECTION WALL
	EXISTING 114" SOIL IN SECTION WALL
	EXISTING 120" SOIL IN SECTION WALL
	EXISTING 126" SOIL IN SECTION WALL
	EXISTING 132" SOIL IN SECTION WALL
	EXISTING 138" SOIL IN SECTION WALL
	EXISTING 144" SOIL IN SECTION WALL
	EXISTING 150" SOIL IN SECTION WALL
	EXISTING 156" SOIL IN SECTION WALL
	EXISTING 162" SOIL IN SECTION WALL
	EXISTING 168" SOIL IN SECTION WALL
	EXISTING 174" SOIL IN SECTION WALL
	EXISTING 180" SOIL IN SECTION WALL
	EXISTING 186" SOIL IN SECTION WALL
	EXISTING 192" SOIL IN SECTION WALL
	EXISTING 198" SOIL IN SECTION WALL
	EXISTING 204" SOIL IN SECTION WALL
	EXISTING 210" SOIL IN SECTION WALL
	EXISTING 216" SOIL IN SECTION WALL
	EXISTING 222" SOIL IN SECTION WALL
	EXISTING 228" SOIL IN SECTION WALL
	EXISTING 234" SOIL IN SECTION WALL
	EXISTING 240" SOIL IN SECTION WALL
	EXISTING 246" SOIL IN SECTION WALL
	EXISTING 252" SOIL IN SECTION WALL
	EXISTING 258" SOIL IN SECTION WALL
	EXISTING 264" SOIL IN SECTION WALL
	EXISTING 270" SOIL IN SECTION WALL
	EXISTING 276" SOIL IN SECTION WALL
	EXISTING 282" SOIL IN SECTION WALL
	EXISTING 288" SOIL IN SECTION WALL
	EXISTING 294" SOIL IN SECTION WALL
	EXISTING 300" SOIL IN SECTION WALL

STREET TREES

TRACT	TRIBUTARY	STREET	WIDTH	DEPTH	NUMBER
HENDERSON AVENUE	1110	200	25	35	
GLENCE STREET	215	55	5	7	
MAHILAN AVENUE	205	60	5	7	
HENDERSON AVENUE	200	75	4	4	

TREE MITIGATION

PROPOSED USE	REQUIRED	PROVIDED
TOTAL PROJECTED TREES REMOVED	153	332
TOTAL TREES REPLACED		
DESIGN OPTIONS/TREATMENTS	639 SF	1,231 SF
SEASONAL COLOR	15,667 SF	15,726 SF
DECORATIVE PAINTING (50%)	10	13
BENCHES	8	8
TRANSIENS	8	8
BICYCLE RACKS	8	9
AWNING/PACKAGE (50%)	554 FT	554 FT

PROJECT DATA TABLE TRACT I

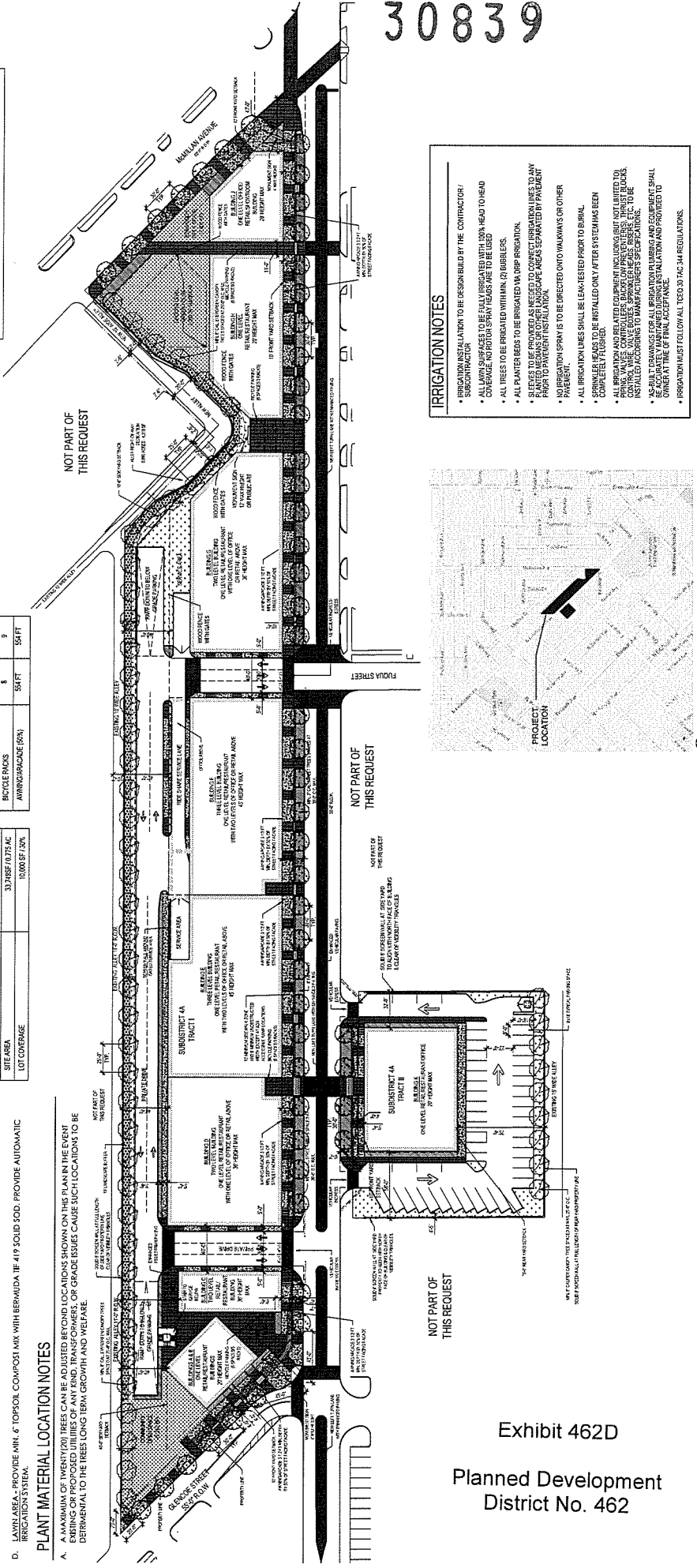
PROPOSED USE	INVESTED USE
ZONING	PD 427 (2014)
SITE AREA	154,742 SF (3.533 AC)
LOT COVERAGE	85,000 SF (55%)

PROJECT DATA TABLE TRACT II

PROPOSED USE	INVESTED USE
ZONING	PD 427 (2014)
SITE AREA	33,785 SF (0.774 AC)
LOT COVERAGE	10,000 SF (30%)

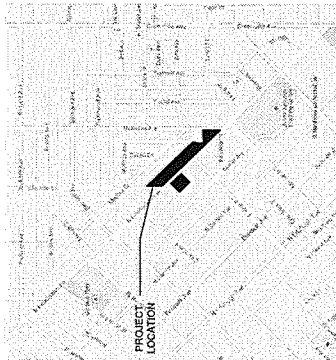
- PLANTING DESCRIPTION**
- MIXED PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH PLANT (10) #3 CONTAINER SHRUBS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
 - MEDIUM/EVERGREEN PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH PLANT (10) #7 CONTAINER SHRUBS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
 - SEASONAL COLOR PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH PLANT (100) #7 CONTAINER COLOR PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
 - GROUND COVER PLANTING AREA - EXCAVATE AS NEEDED TO PROVIDE 12" OF PLANTING MIX AND 3" OF HARDWOOD MULCH PLANT (4) #1 CONTAINER GROUND COVER PLANTS PER 100 SQ. FT. PROVIDE AUTOMATIC IRRIGATION SYSTEM.
 - LAWN AREA - PROVIDE MIX. 6" TOPSOIL, COMPOST MIX WITH BERBERIDA (IF 419 SOLID SOID). PROVIDE AUTOMATIC IRRIGATION SYSTEM.

- PLANT MATERIAL LOCATION NOTES**
- A MAXIMUM OF TWENTY (20) TREES CAN BE ADJUSTED BEYOND LOCATIONS SHOWN ON THE PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.



IRRIGATION NOTES

- IRRIGATION INSTALLATION TO BE DESIGNED BY THE CONTRACTOR /
- ALL LAWN SPACES TO BE FULLY IRRIGATED WITH 100% HEAD TO HEAD COVERAGE. NO POTENTIAL SPOTS ARE TO BE USED
- ALL TREES TO BE IRRIGATED WITH 100% DRAINAGE
- ALL PLANTER BEDS TO BE IRRIGATED VIA DRIP IRRIGATION
- SPRINKLER HEADS TO BE INSTALLED ONLY AFTER SYSTEM HAS BEEN COMPLETELY FLUSHED
- ALL IRRIGATION AND RELATED EQUIPMENT INCLUDING (BUT NOT LIMITED TO) PLANTER BEDS, SPRINKLER HEADS, AND DRIP IRRIGATION SYSTEMS TO BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS
- AS-BUILT DRAWINGS FOR ALL IRRIGATION PLUMBING AND EQUIPMENT SHALL SHOW THE LOCATION OF ALL IRRIGATION AND PROVIDED TO THE CONTRACTOR AT THE TIME OF FINAL ACCEPTANCE
- IRRIGATION MUST FOLLOW ALL TEXAS TAC 34 REGULATIONS



gff ARCHITECTS

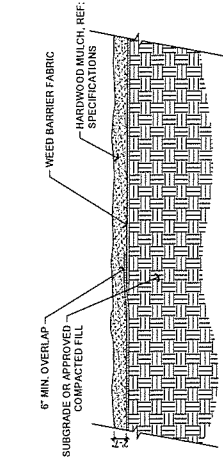
2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214-303-1900
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817-303-1500



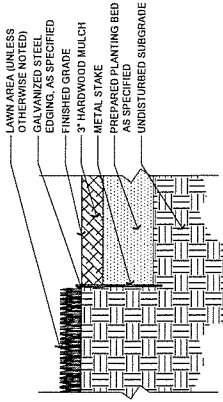
Job #: 12200102
File Name: SP-16_Landscape
Date: 06/05/2018
Drawn by: RTW, ELB, MSJAM

LANDSCAPE DEVELOPMENT PLAN
Henderson Avenue Glence to McMillan Redevelopment
Dallas, Texas

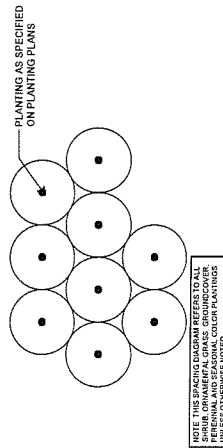
Exhibit 462D
Planned Development
District No. 462



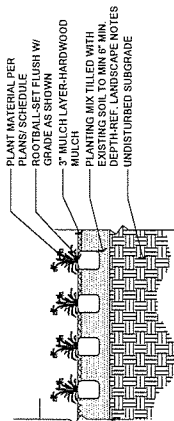
06-DETAIL: HARDWOOD MULCH
SCALE: 1/2" = 1'-0"



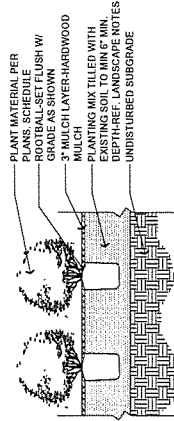
04-DETAIL: STEEL EDGING
SCALE: 1/2" = 1'-0"



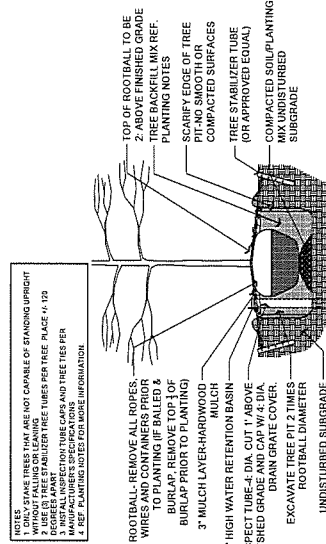
01-DETAIL: TYPICAL TRIANGULAR SPACING
SCALE: 1/2" = 1'-0"



02-DETAIL: TYPICAL GROUND COVER PLANTING
SCALE: 1/2" = 1'-0"



03-DETAIL: TYPICAL SHRUB PLANTING
SCALE: 1/2" = 1'-0"

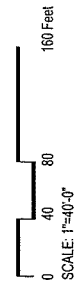


05-DETAIL: TYPICAL TREE PLANTING
SCALE: 1/2" = 1'-0"



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Job #: 2220102
File Name: SP-15
Date: 03/09/2018
Drawn by: AJM

LANDSCAPE DEVELOPMENT PLAN DETAILS
Henderson Avenue Glencoe to McMillan Redevelopment
Dallas, Texas

Exhibit 462D

Planned Development
District No. 462