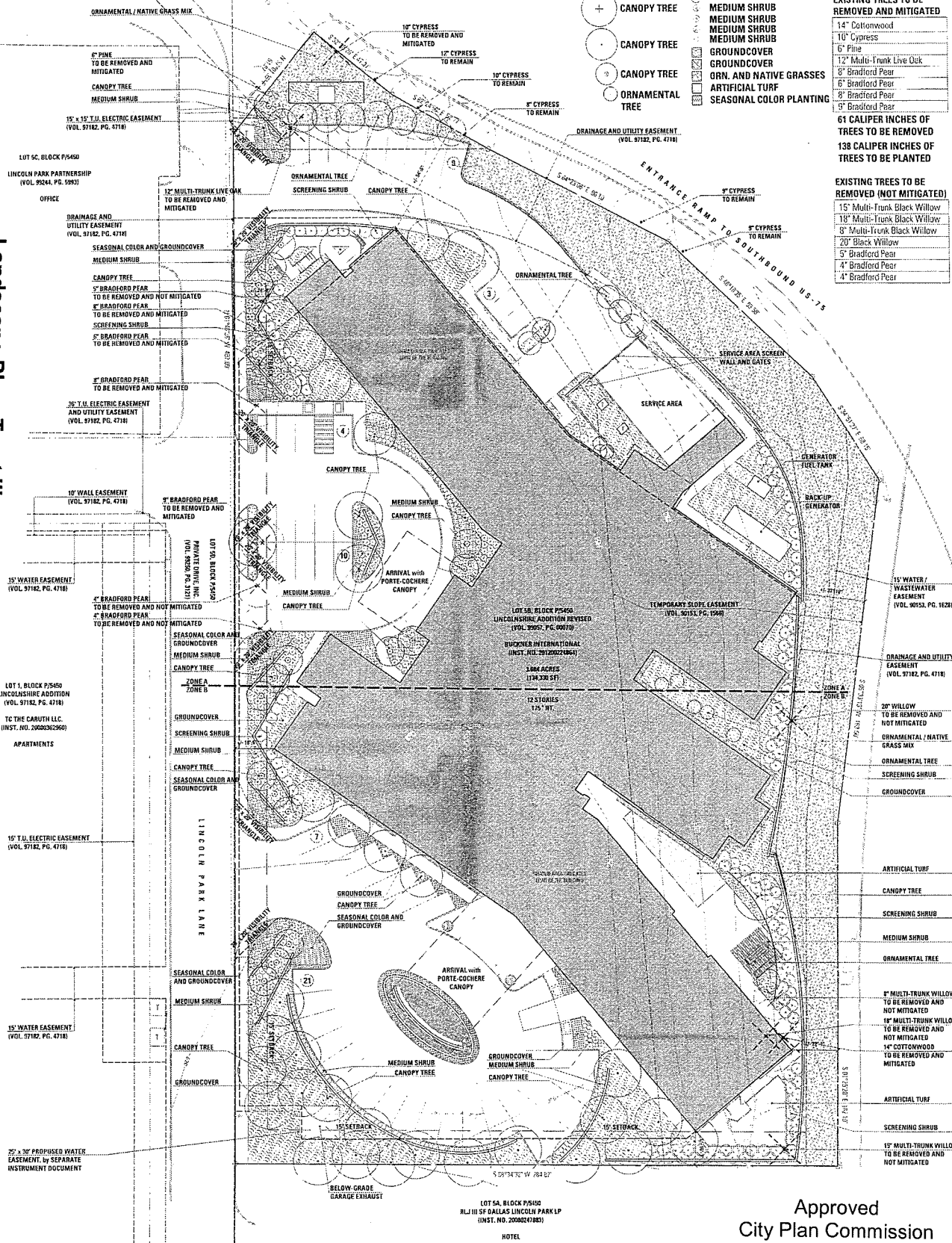


Landscape Plan, Tract III
(Zone A and Zone B)
Exhibit 463D
PDD No. 463



EXISTING TREES TO BE REMOVED AND MITIGATED

14" Cottonwood
10" Cypress
6" Pine
12" Multi-Trunk Live Oak
8" Bradford Pear
8" Bradford Pear
8" Bradford Pear
9" Bradford Pear

61 CALIPER INCHES OF TREES TO BE REMOVED
138 CALIPER INCHES OF TREES TO BE PLANTED

EXISTING TREES TO BE REMOVED (NOT MITIGATED)

15" Multi-Trunk Black Willow
18" Multi-Trunk Black Willow
8" Multi-Trunk Black Willow
20" Black Willow
5" Bradford Pear
4" Bradford Pear
4" Bradford Pear

SITE TREE REQUIREMENT: 1/4000 SF OF TOTAL AREA
134,330 SF TOTAL AREA ÷ 4000 SF = 34 REQUIRED SITE TREES
57 SITE TREES AT 2" CAL OR GREATER PROVIDED

STREET FRONTAGE NOTE:

REQUIRED STREET TREES ARE CALCULATED BASED UPON N. CENTRAL EXPRESSWAY FRONTAGE, BUT LOCATED ALONG LINCOLN PARK LANE, DUE TO DRAINAGE AND UTILITY EASEMENT AND WATER / WASTEWATER EASEMENT ALONG NORTH CENTRAL EXPRESSWAY FRONTAGE, PROHIBITING STREET TREE PLANTING AT THAT LOCATION.

STREET TREE REQUIREMENT: 1/50 LF OF TOTAL FRONTAGE
673.57' LF TOTAL FRONTAGE OF NORTH CENTRAL EXPRESSWAY ÷ 50 = 14 REQUIRED STREET TREES
24 STREET TREES AT 3" CAL OR GREATER PROVIDED

LANDSCAPE PLAN NOTES:

1. ALL PLANTING AREAS TO BE IRRIGATED WITH AUTOMATED IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSOR AND TIMER CONTROL.
2. THERE IS 48" DEPTH OF PLANTING AREA PROVIDED BETWEEN FINISH GRADE AND BELOW-GRADE GARAGE STRUCTURE.
3. ALL SURFACE PARKING SPACES ARE LOCATED WITHIN 120' OF A LARGE TREE.
4. MEETING THE ENHANCED PERIMETER BUFFER DESIGN STANDARD.
5. MEETING THE SCREENING OF OFF-STREET PARKING DESIGN STANDARD.
6. ALL PLANTING TO MEET MINIMUM ARTICLE X DESIGN STANDARDS.
7. 94,111 SF / 70.1% IMPERVIOUS SURFACE AREA
40,219 SF / 29.9% OPEN SPACE ON SITE

Approved
City Plan Commission
October 15, 2015

VENTANA - SENIOR LIVING COMMUNITY
LINCOLN PARK LANE, DALLAS, TX 75225
PLANNED DEVELOPMENT DISTRICT NO. 463
TRACT III (Zone A and Zone B)
LANDSCAPE PLAN 2

145-203600

Talley Associates
Landscape Architecture
Planning
Urban Design

MARCH 4, 2015

SCALE: 1" = 20'-0"

0 10 20 40

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