

REVISIONS

NO.	DATE	DESCRIPTION
1	08-11	PROJECT NO.
2	11-23-99	DATE
3	02-12-99	REVISION

NORTHWEST PARKWAY APARTMENTS
DALLAS, TX

WALLACE/GARCIA + ASSOCIATES, INC.
ARCHITECTS & PLANNERS
4600 POST OAK PLACE SUITE 380 HOUSTON TEXAS 77027 713-863-0438

EXHIBIT 570B

2989-244 / 9780-NC(29)

12-16-99

PLANNED DEVELOPMENT DISTRICT NO. 570

COMPLIANCE WITH DESIGN STANDARDS

000421
24168

APPROVED BY
CITY COUNCIL
JAN 26 2000

Annaly Jay
City Secretary

TOTAL SITE AREA (8,362 ACRES)	95,612 SF
SITE TREES REQUIRED (1000 Y)	96
REPLACEMENT TREES PROVIDED	146
NET LOSS OF TREES	51
STREET TREES PROVIDED (100 Y)	58

NORTHWEST PARKWAY APARTMENTS

PRESTONVILLE ADDITION

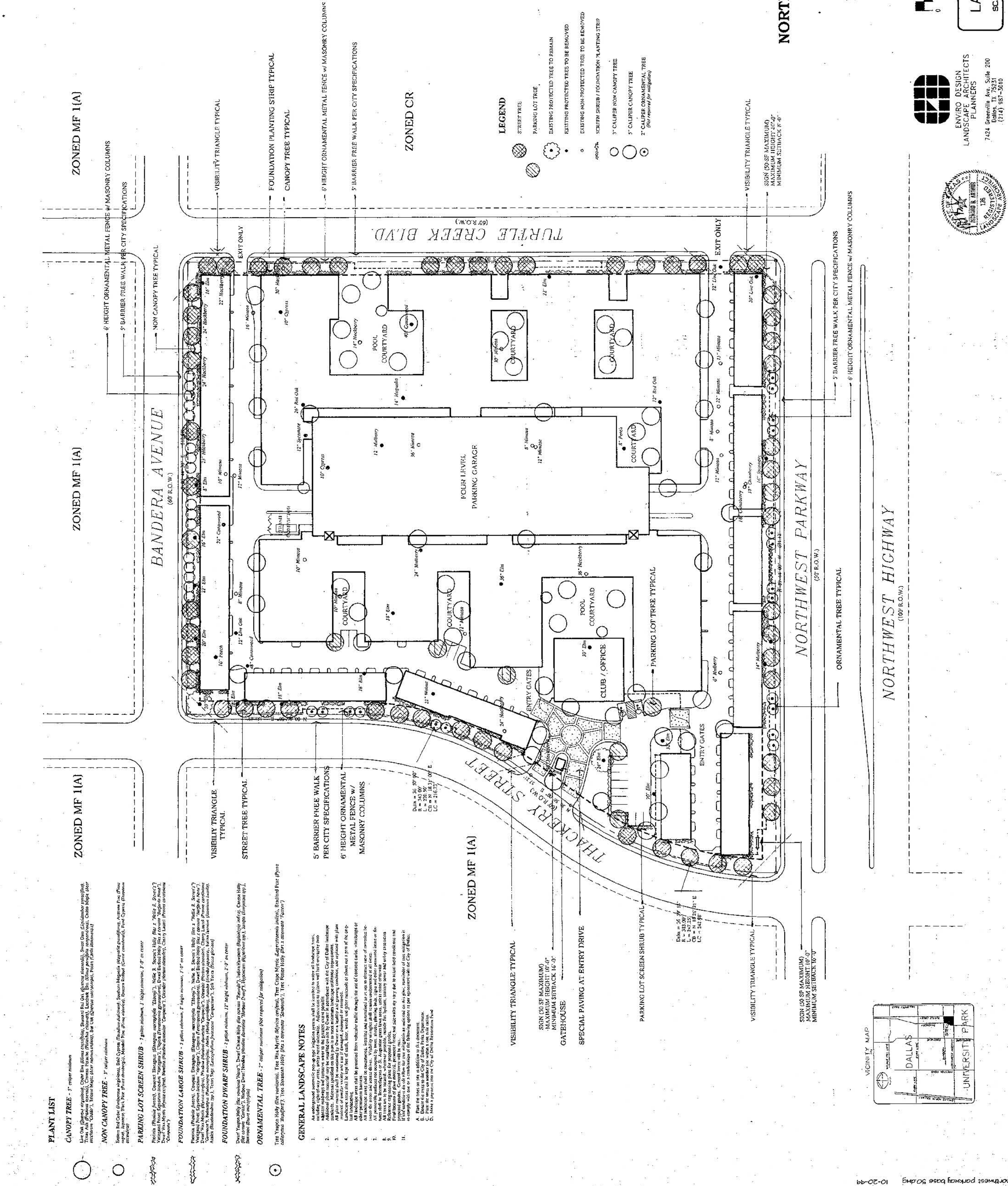
BLOCK 715464
DALLAS, DALLAS COUNTY, TEXAS

PREPARED FOR:
THE FINGER COMPANIES
101 DALLAS
SUITE 200
DALLAS, TEXAS 75201
713.863.1313

PREPARED BY:
ENVIRO DESIGN
241 Greenville Avenue
SUITE 200
DALLAS, TEXAS 75201
713.863.1313

LANDSCAPE PLAN

SCALE: 1" = 50'-0"



TABULATIONS

TOTAL SITE AREA (8,362 ACRES)	95,612 SF
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GENERAL LANDSCAPE NOTES

- All landscape areas shall be planted with the indicated species, size, and spacing. All plants shall be delivered to the site with 100% survival guarantee.
- Additional plant material shall be provided for any areas shown in this plan that are not fully detailed.
- Minimum plant spacing shall be as indicated in this plan. Plants shall be set out in accordance with the City of Dallas Landscaping Ordinance.
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PLANT LIST

- CANOPY TREE** - 1" caliper minimum
 - Live Oak (Quercus virginiana)
 - Cherry Tree (Prunus serotina)
 - Shannon Blue Oak (Quercus muhlenbergii)
 - White Oak (Quercus alba)
 - Black Oak (Quercus nigra)
 - Red Oak (Quercus rubra)
 - Pin Oak (Pinus strobus)
 - Palm Tree (Coccotheca palmetto)
 - Pear Tree (Pyrus io)
 - Apple Tree (Malus domestica)
- NON-CANOPY TREE** - 3/4" caliper minimum
 - Spirea (Spiraea prunifolia)
 - Hydrangea (Hydrangea macrophylla)
 - Camellia (Camellia japonica)
 - Japanese Blueberry (Vaccinium corymbosum)
 - Yucca (Yucca filifera)
- FOUNDATION DYWARF SHRUB** - 7' gallon minimum
 - Boxwood (Buxus sempervirens)
 - Euonymus (Euonymus alatus)
 - Yucca (Yucca filifera)
 - Juniper (Juniperus procumbens)
- FOUNDATION LARGE SHRUB** - 7' gallon minimum
 - Hydrangea (Hydrangea macrophylla)
 - Camellia (Camellia japonica)
 - Yucca (Yucca filifera)
- ORNAMENTAL TREE** - 1" caliper minimum
 - Banana Shrub (Musa sapientum)
 - Japanese Maple (Acer palmatum)
 - Flamingo Flower (Flosyrea speciosa)

VICINITY MAP

DALLAS
UNIVERSITY PARK

ENVIRO DESIGN
LANDSCAPE ARCHITECTS
PLANNERS
7424 Greenville Ave., Suite 200
Dallas, TX 75231
(214) 987-3010



LANDSCAPE PLAN

LANDSCAPE PLAN

SCALE: 1" = 50'-0"