



2806 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Forth Worth, Texas 75109 | 817.303.1500

Z156-299

LANDSCAPE LEGEND

- Large Ovoid Tree (15' O.D. MIN)
- Ornamental Tree (P. CALL)
- Existing Tree to be Retained
- Shrub Planting Area
- Groundcover Planting Area
- Urn Area
- Concrete Walk
- Recycled Granite Curbs

IRRIGATION NOTES

- Plantings of 1" or larger trees shall be installed in a minimum of 12" diameter drip emitters.
- Plantings of 1" or smaller trees shall be installed in a minimum of 6" diameter drip emitters.
- Plantings of 1" or smaller trees shall be installed in a minimum of 3" diameter drip emitters.

SOIL NOTES

- Soil shall be amended to a minimum of 12" depth of 40% topsoil and 60% native soil.
- Soil shall be amended to a minimum of 6" depth of 40% topsoil and 60% native soil.
- Soil shall be amended to a minimum of 3" depth of 40% topsoil and 60% native soil.

TREE MITIGATION NOTES

- Tree removal shall be done in accordance with the City of Dallas Tree Removal Ordinance.
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PLANTING LOCATION NOTES

- Plantings shall be installed in accordance with the City of Dallas Tree Removal Ordinance.
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PROJECT DATA TABLE	
SITE	42,486 SF, 0.97 AC
DENSITY	126 DWELLING UNITS
LOT COVERAGE	80%
STRUCTURE HEIGHT	75'8" FOR BUILDING MEZZANINE
FLOOR AREA RATIO	3.5 - 1
MINIMUM PRIVATE OPEN SPACE	3,300 SF

STREET TREES (THREE (3) PER SIDE)			
STREET	TYPE	MINIMUM	MAXIMUM
McKINNEY AVENUE	20'	4"	7"

Landscaping Ordinance Calculations

Code	Description	Area (SF)	Planting Requirement
1	Landscaping Site Area	42,486	126 Trees
2	General Planting Area	2,843	284 Trees
3	Special Planting Area	1,895	189 Trees
4	Industry Planting Area	421	42 Trees
5	Small Trees	104,750	104,750 Small Trees

Planned Development District No. 123

Planned Development District No. 193

Approved
City Plan Commission
November 17, 2016

