

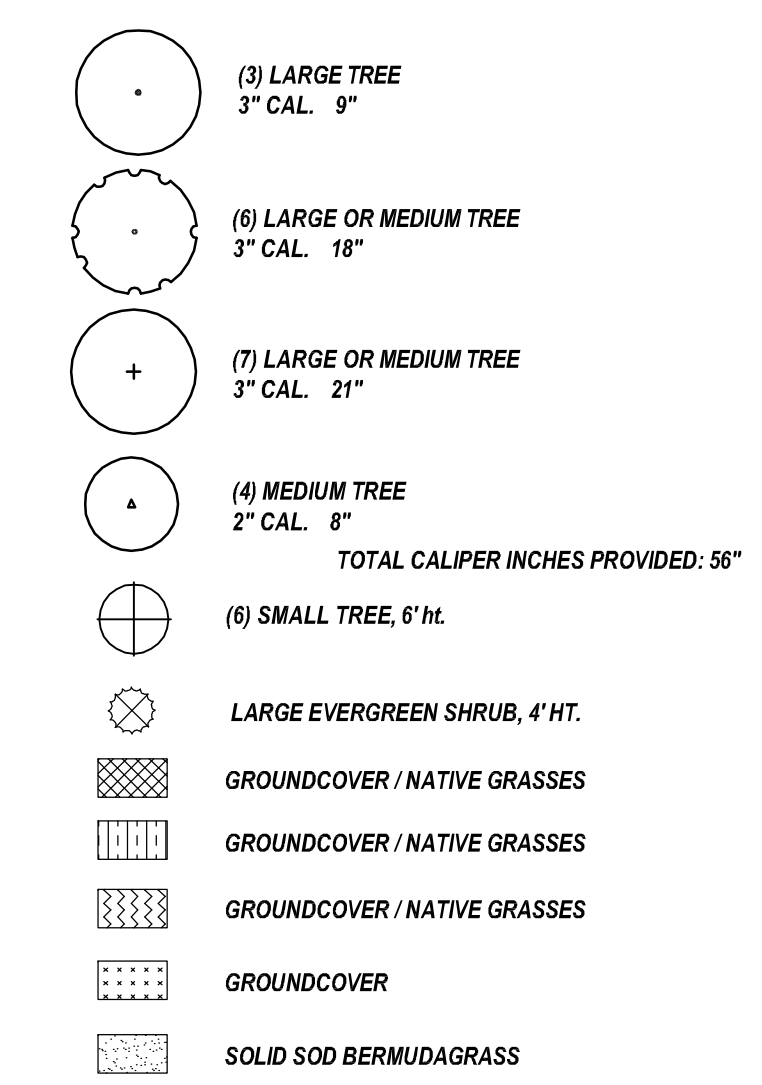
LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass 'TIFWAY 419', unless otherwise noted on the drawings.

PLANTING BED NOTES

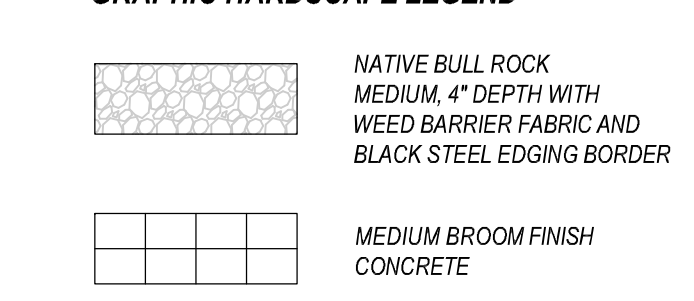
- ALL PLANTING BEDS TO BE PREPARED BY TILLING EXISTING SOIL TO A MINIMUM DEPTH OF 9". SOIL BACKFILL TO CONSIST OF: 50% EXPANDED SHALE AND 50% ORGANIC COMPOST EQUALLY MIXED. BED PREPARATION TO BE TILLED INTO SOIL A MINIMUM OF 12".
- ALL PARKING LOT TREES TO HAVE 4" DEEP PIER HOLE DRILLED IN BOTTOM OF TREE PIT AND FILLED WITH WASHED GRAVEL.

GRAPHIC LEGEND



ALL PLANT MATERIAL TO BE SELECTED FROM ARTICLE X OR PD 741 PLANT LIST

GRAPHIC HARDSCAPE LEGEND



LANDSCAPE TABULATIONS

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area; 50,180 s.f.

Required (13) trees, 2" cal.	Provided (14) trees, 2" to 3" cal.
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STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 l.f. of frontage

Required (7) trees, 3" cal.	Provided (7) trees, 3" cal.
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INTERIOR ZONE: (20 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum

Required (3) trees	Provided (4) trees
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DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.

Screening Points: Enhanced Design	10 points
Building Facade: Enhanced Design	10 points

LOT SIZE: 1.149 Acres (50,053.42 ± s.f.)
REQUIRED POINTS: 20 POINTS
PROVIDED POINTS: 20 POINTS

DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 741
SUBAREA A
D190-011

FILE NO. 311T- CITY FILE NO. S190-229



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

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DALLAS FIRE STATION NO. 58
CYPRESS WATERS
DALLAS, TEXAS

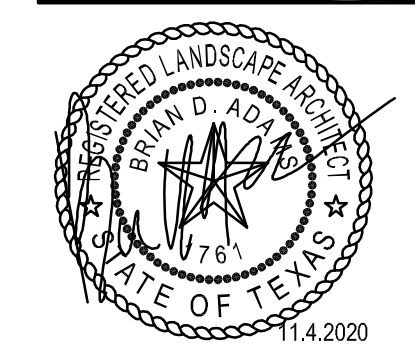


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Revisions:

REV.	DATE	TITLE

Date: DEVELOPMENT PLAN
11-04-2020
GSRA Project No. 2903
Drawn By: BDA
Checked By: BDA
Sheet Title: LANDSCAPE PLAN

LANDSCAPE PLAN
Drawing No.

LDP.1