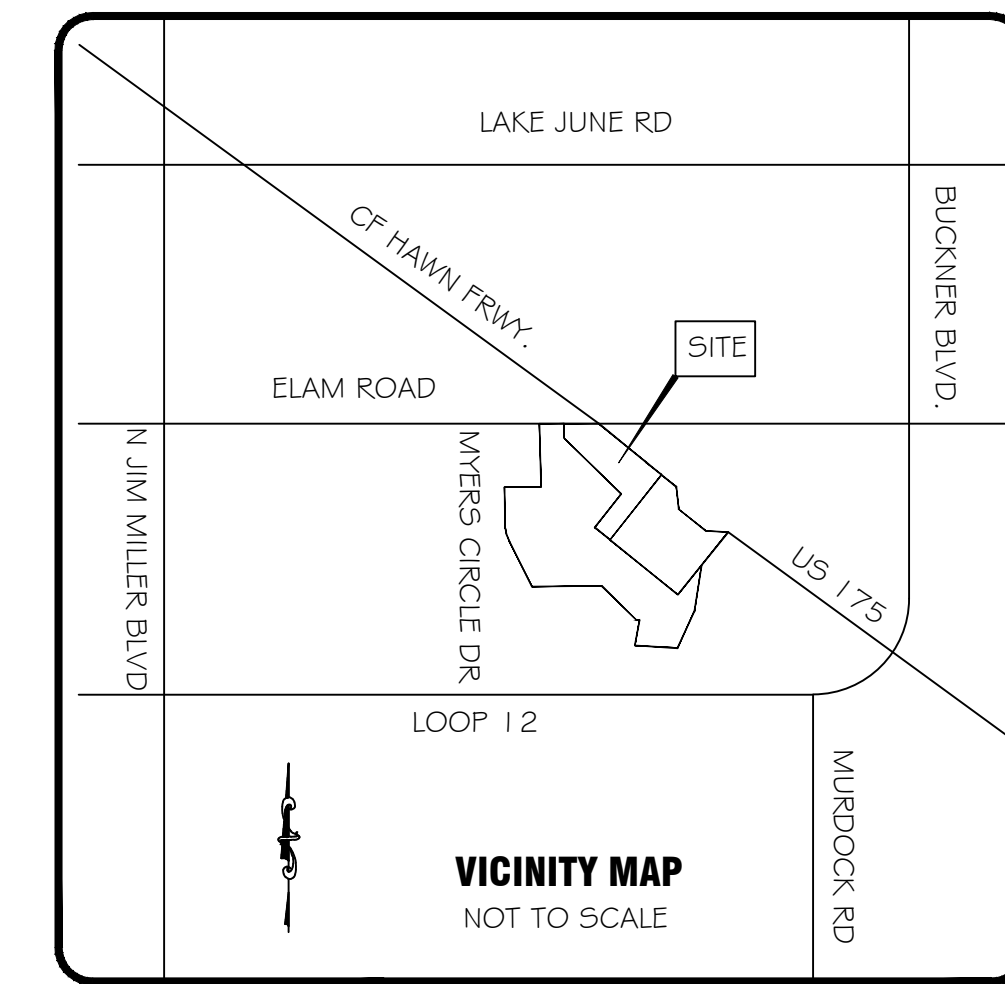


BENCHMARKS.

- SQUARE CUT IN CONCRETE BASE OF METAL DP&L TOWER ON NORTH SIDE OF ELAM ROAD AND 100' EAST OF MYERS CIRCLE. ELEVATION = 444.53
- TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) 3 1/2" BRASS DISC LOCATED IN THE INTERSECTION OF THE SOUTH ROW OF ELAM ROAD WITH THE WEST ROW OF C.F. HAWN FREEWAY (US HIGHWAY I-175). ELEVATION= 442.66

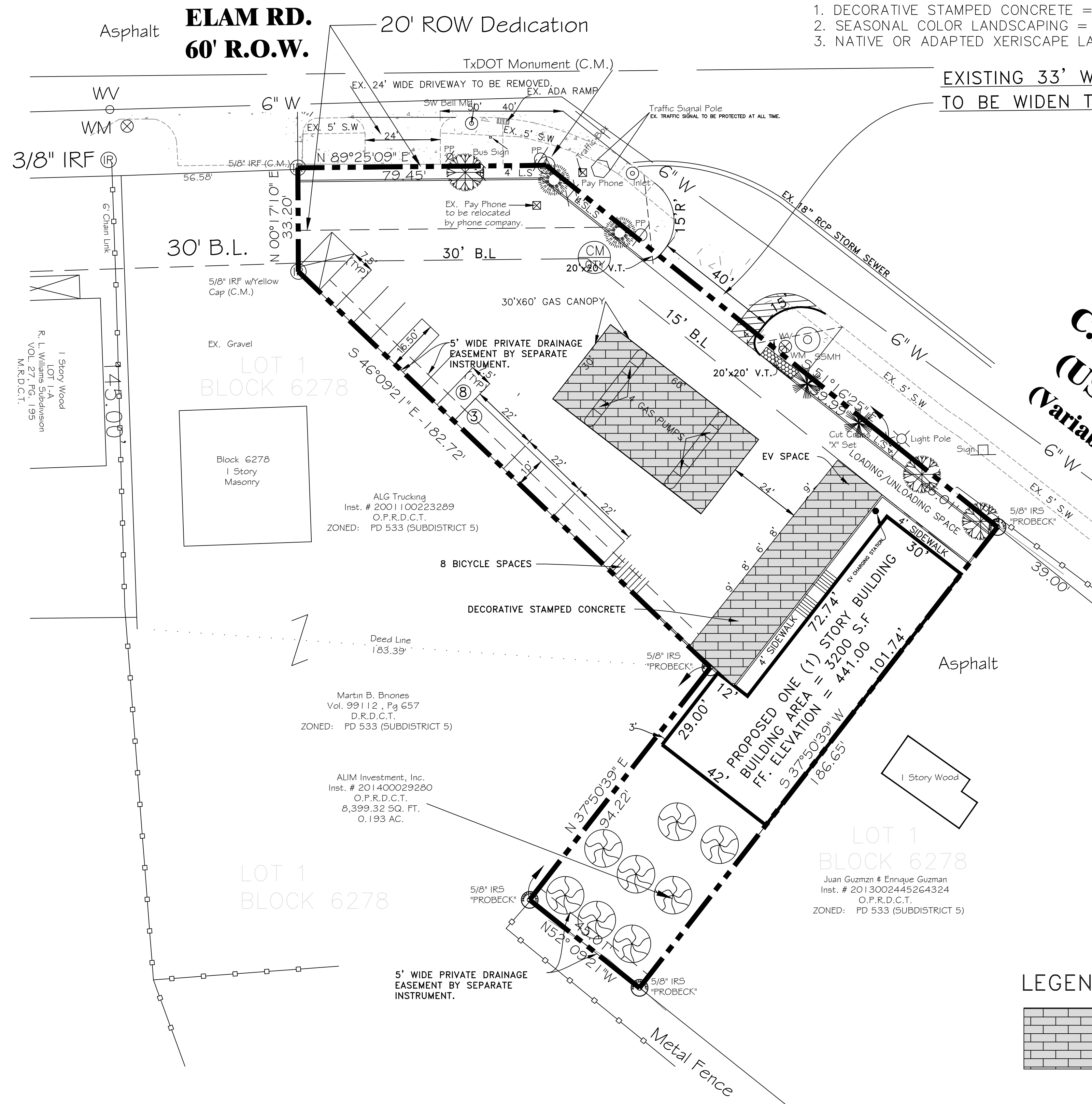
LANDSCAPE TABULATION:

- STREET TREES REQUIRED: 1 PER 30 FEET OF STREET FRONTAGE = 7
STREET TREES PROVIDED = 7
- SITE TREES REQUIRED = 1 PER 3000 S.F OF LOT AREA (LOT AREA 23,566.00 S.F) = 8
SITE TREES PROVIDED = 8
- TOTAL LANDSCAPE POINTS REQUIRED = 75
TOTAL LANDSCAPE POINTS PROVIDED = 75
- DECORATIVE STAMPED CONCRETE = 30 POINTS
 - SEASONAL COLOR LANDSCAPING = 15 POINTS
 - NATIVE OR ADAPTED XERISCAPE LANDSCAPING = 30 POINTS



EXISTING 33' WIDE DRIVEWAY APPROACH TO BE WIDEN TO 40 FEET.

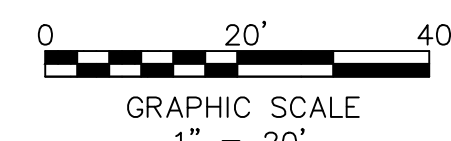
| SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/ CAL. | HEIGHT | SPACING |
|--------|----------|-------------|----------------|------------|--------|---------|
| | 50 S.F. | SEASONAL | SEASONAL | - | - | - |



C.F. HAWN FREEWAY (US HIGHWAY 175)
(Variable Width R.O.W.)

| SYMBOL | QUANTITY | COMMON NAME | BOTANICAL NAME | SIZE/ CAL. | HEIGHT | SPACING |
|--------|----------|------------------------|----------------------------|------------|---------|----------|
| | 3 | CHINESE PISTACHIO | PISTACHIA CHINENSIS | 3" | 8' MIN. | AS-SHOWN |
| | 2 | BALD CYPRESS | taxodium distichum | 3" | 8' MIN. | AS-SHOWN |
| | 2 | CADDO MAPLE | acer barbatum var. "caddo" | 3" | 8' MIN. | AS-SHOWN |
| | 8 | AFGHAN (ELDARICA) PINE | pinus eldarica | 2" | 8' MIN. | AS-SHOWN |

LEGEND:
 = DECORATIVE STAMPED CONCRETE

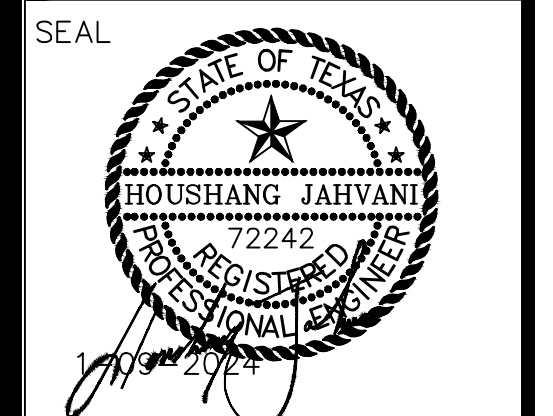


CITY FILE NO. 311T-9170

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL: (214) 718-9469
jahvani@hotmail.com

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| REVISIONS | DATE |
|-----------|------|
| | |
| | |



DWG. TITLE:
LANDSCAPE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 1-09-2024

L1
SHEET NUMBER

R. L. Williams Subdivision
VOL. 27, PG. 195
M.R.D.C.T.

LOT 16

LOT 1
BLOCK 6278
Juan Guzman & Enrique Guzman
Inst. # 2013002445264324
O.P.R.D.C.T.
ZONED: PD 533 (SUBDISTRICT 5)

Martin B. Briones
Vol. 99112, Pg 657
D.R.D.C.T.
ZONED: PD 533 (SUBDISTRICT 5)

ALIM Investment, Inc.
Inst. # 201400029280
O.P.R.D.C.T.
8,399.32 SQ. FT.
0.193 AC.

Block 6278
1 Story
Masonry

1 Story Wood
R. L. Williams Subdivision
VOL. 27, PG. 195
M.R.D.C.T.