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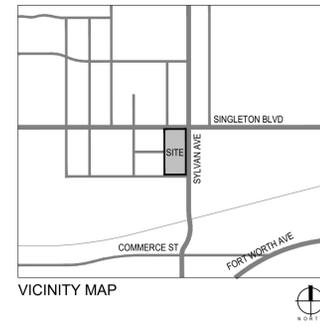
LANTOWER SINGLETON
DALLAS, TEXAS

Rev.	Date:	Description:

Project Number: 22043
Date: JANUARY 30, 2024
Issue: DEVELOPMENT PLAN

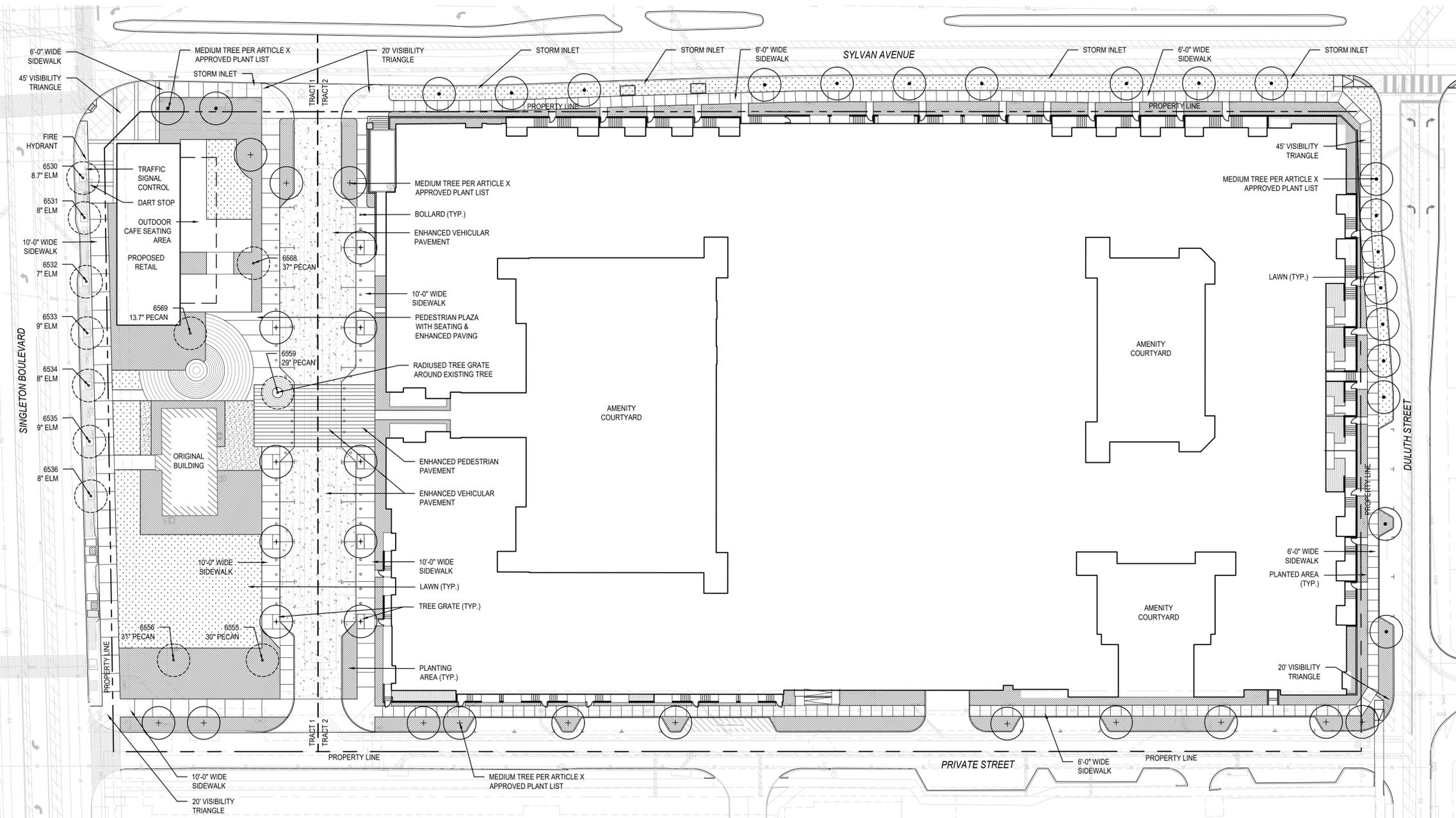
Sheet Title:
M234-005(SAS)
LANDSCAPE
DEVELOPMENT
PLAN

Sheet Number:
L1



LANDSCAPE CALCULATIONS	
TOTAL SITE AREA: 251,859 SF (5.78 ACRES)	
SITE TREES: (1) 2" CALIPER TREE PER 4,000 SF OF LOT AREA (CANNOT BE A REQUIRED STREET TREE)	
TOTAL LOT AREA: 251,859 SF	
REQUIRED SITE TREES: 63	
PROVIDED SITE TREES: 117 (64 PROPOSED SITE TREES & 53 EXISTING SITE TREE CREDITS)	
PERIMETER LANDSCAPE BUFFER: NOT APPLICABLE	
SCREENING OF OFF STREET LOADING: NOT APPLICABLE	
STREET TREES: (1) 3" CALIPER STREET TREE PER 50 FT OF STREET FRONTAGE	
SINGLETON BLVD FRONTAGE: 316 LF	
REQUIRED STREET TREES: 6.3 STREET TREES	
PROVIDED: 9 STREET TREES	
SYLVAN AVE FRONTAGE: 591.5 LF	
REQUIRED STREET TREES: 12.7 STREET TREES	
PROVIDED: 12 STREET TREES	
DULUTH STREET FRONTAGE: 320.5 LF	
REQUIRED STREET TREES: 6.3 TREES	
PROVIDED 9 STREET TREES	
PARKING LOT TREES: EACH SURFACE PARKING IS TO BE WITHIN 120' OF THE CENTER OF A TREE (CANNOT BE A REQUIRED STREET TREE)	
PROVIDED: EACH SURFACE PARKING STALL IS WITHIN 120' OF THE CENTER OF A TREE	
DESIGN STANDARDS PER APPROVED ORDINANCE	
OPEN SPACE	
REQUIRED: MINIMUM 20,000 SF OF OPEN SPACE	
PROVIDED: 20,000 SF MIN.	
LAWN	
REQUIRED: MINIMUM 6,700 SF	
PROVIDED: 6,700 SF MIN.	
DESIGN STANDARDS PER ARTICLE X	
ENHANCED VEHICULAR PAVEMENT	
REQUIRED: 25% OF ALL OUTDOOR VEHICULAR PAVEMENT TO BE DECORATIVE PAVEMENT	
PROVIDED: 11,310 SF VEHICULAR DECORATIVE PAVEMENT	
PEDESTRIAN FACILITIES	
REQUIRED: 5% OF LOT AREA TO BE PUBLICLY ACCESSIBLE FACILITIES (251,859 x 0.05 = 12,593 SF)	
PROVIDED: 16,500 SF PEDESTRIAN FACILITIES (PLAZA, SEATING AREA, ACTIVITY LAWN)	

PLANT SCHEDULE				
LARGE CANOPY TREES				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
+	SITE	Site Tree	2" Cal. Min.	Species from Article X Approved List
•	STRE	Street Tree	3" Cal. Min.	Species from Article X Approved List
ORNAMENTAL TREES				
KEY	BOTANICAL NAME	COMMON NAME	CAL.	COMMENTS
+	SITE2	Site Tree 2	2" Cal. Min.	Species from Article X Approved List
•	STRE2	Street Tree 2	3" Cal. Min.	Species from Article X Approved List
SHRUBS, PERENNIALS, GROUNDCOVERS & ANNUALS				
KEY	BOTANICAL NAME	COMMON NAME		COMMENTS
▨	PLANT	Planting Area	Containers	Combination of Planting, Approved per Article X
□	SOD	Lawn	Sod	Solid Sod



LEGEND

- SITE TREE
- SITE TREE 2
- STREET TREE
- STREET TREE 2
- EXISTING TREE TO REMAIN

1 LANDSCAPE PLAN
PLAN



Drawing name: O:04-Projects\22043 - Lantower Singleton\04 Development\Plan\04 CAD\02 Sheets\01-Development\22043-1-1-development.dwg L1 Jan 30, 2024 10:56am by: elevkulich

LANDSCAPE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION