

TREE LOCATION NOTES

TREES MAY BE ADJUSTED BEYOND THE LOCATIONS IDENTIFIED ON THE LANDSCAPE PLAN AND PLACED ON THE LOT IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

TREE MITIGATION NOTES

ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

SOIL NOTES

ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH ARTICLE X REQUIREMENTS.

IRRIGATION NOTES

ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE SYSTEM WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

GENERAL NOTES

- ALL PLANTING AREAS WILL BE HABITAT GARDEN.
- ALL SPECIES SELECTION FOR PLANTING AREAS AND TREES WILL CONFORM TO ARTICLE X REQUIREMENTS.
- STREET TREES AND OPEN SPACE TREES WILL CONFORM TO ARTICLE X STANDARDS FOR LARGE, MEDIUM, AND SMALL TREES.

LEGEND

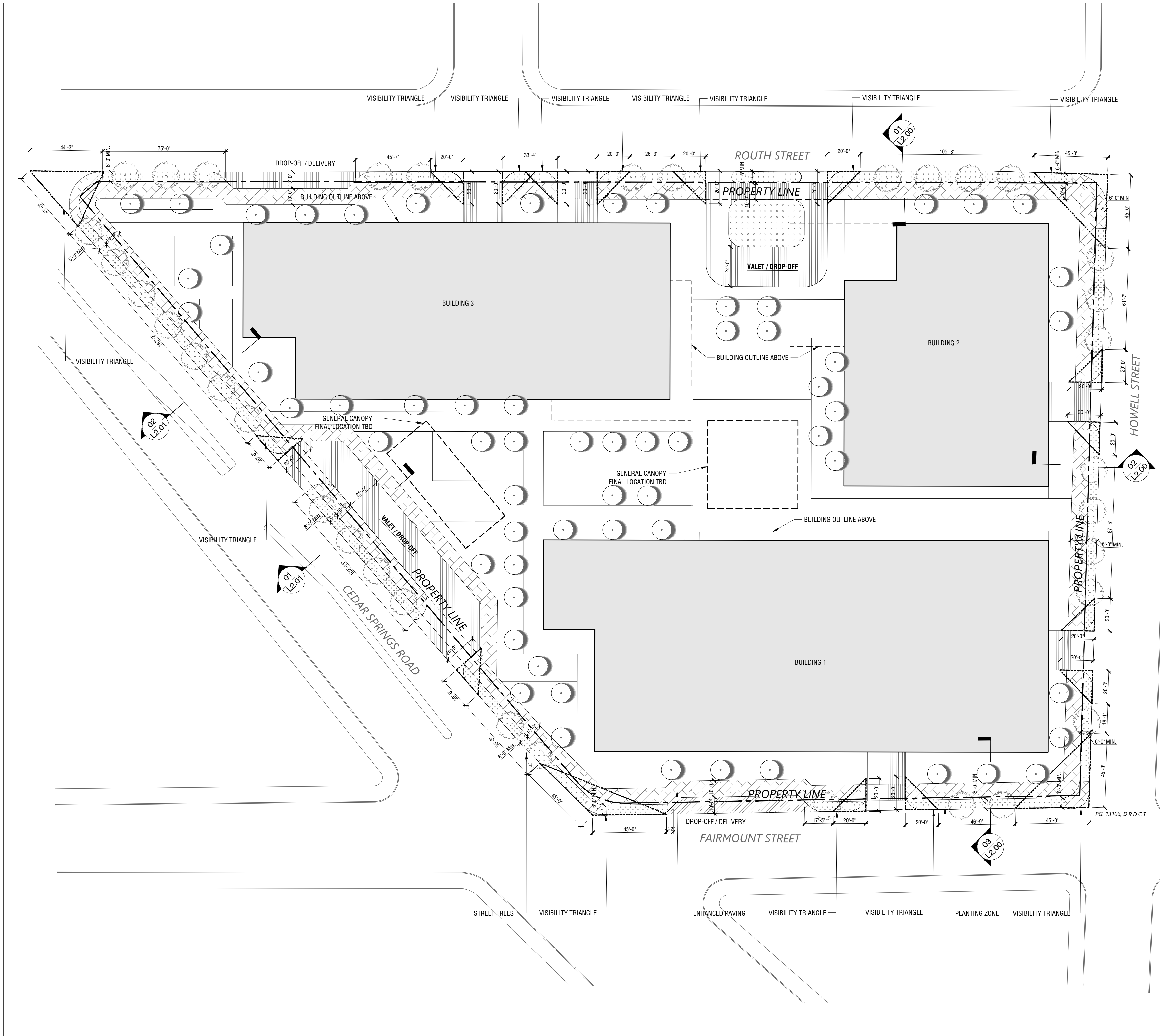
	ENHANCED PEDESTRIAN PAVING
	ENHANCED VEHICULAR PAVING
	ENHANCED PEDESTRIAN CROSSWALKS
	PLANTING ZONE

PLANTING LEGEND

SYMBOL	COMMON NAME / BOTANICAL NAME	SIZE	REQUIREMENTS
	STREET TREE	200 GAL.	STRAIGHT LEADER, 7' CLEAR HEIGHT FROM MEASURED GRADE.
	OPEN SPACE TREE	200 GAL.	STRAIGHT LEADER, 7' CLEAR HEIGHT FROM MEASURED GRADE.

TREE REQUIREMENT

	LOT FRONTAGE / 25	PROVIDED
CEDAR SPRING ROAD	326 FT. LF / 25 = 13 TREES	13 TREES
FAIRMOUNT STREET	68 FT. LF / 25 = 3 TREES	3 TREES
HOWELL STREET	167 FT. LF / 25 = 7 TREES	8 TREES
ROUTH STREET	252 FT. LF / 25 = 10 TREES	11 TREES
TOTAL	792 FT. LF / 25 = 33 TREES	35 TREES



2500 Cedar Springs Road
Dallas, TX 75201

Lincoln
Property Company

2000 MCKINNEY AVE, SUITE 1000
DALLAS, TX 75201

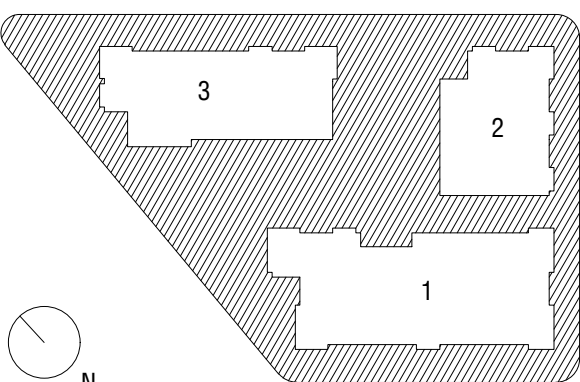
SOM

SKIDMORE, OWINGS & MERRILL
333 S. GRAND AVE, SUITE 3600
LOS ANGELES, CA 90071

OJB

OJB LANDSCAPE ARCHITECTURE
1845 WOODALL RODGERS FRWY, SUITE 1225
DALLAS, TX 75201

Key Plan:



Sheet Name:

LANDSCAPE PLAN

Scale: 1" = 30' - 0"

Date Prepared:
07/20/2023

Zoning Case No: