



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.

MAINTENANCE NOTES

- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

GENERAL NOTES

IRRIGATION SYSTEM
The irrigation system shall provide water to maintain the plant materials in a healthy, growing condition at all times by the means of an automatic underground irrigation system. The system shall include a rain stat and freeze sensor and conform to new TECO standards.

OFF STREET PARKING
The site is designed to provide all parking in garage.

PLANT MATERIAL SELECTIONS
All plant material selections to be approved by City of Dallas Building Official

TREE MITIGATION
All tree mitigation (if any) shall be provided per Article X

PLANT MATERIAL LOCATIONS
A maximum of (10) trees can be adjusted beyond locations shown on this plan in the event ex. or proposed utilities of any kind, transformers, or grade issues cause such locations to be detrimental to the trees long term growth and welfare.

LANDSCAPE TABULATIONS: PD 314 / TRACT III

FRONT YARD REQUIREMENT: 10'

FRONT YARD means the area extending across the lot between the roadway and any facade of the main building facing the roadway and lines parallel to and extending outward from that facade.

POINT REQUIREMENTS:	15 POINTS (no residential adjacency)
FRONT YARD LANDSCAPE AREA: Requirements: Five points are awarded when one square foot of front yard landscape area (FYLA) is provided for each linear foot of lot frontage.	5 POINTS
TOTAL STREET L.F.: (1,494.66 L.F. x 1 s.f.) = 1,494.66 s.f. Required: 1,494.66 s.f. Provided: 2,058 s.f.	
PAVEMENT ENHANCEMENTS: Requirements: Five points are awarded when at least 50 percent of all outdoor pedestrian and vehicular pavement area in the front yard consists of enhanced pavement. Required: 50% Provided: 100%	5 POINTS
PEDESTRIAN FACILITIES Requirements: Courts or plazas. Three points are awarded when at least three square feet of courts or plazas are provided for each linear foot of lot frontage. One additional point is earned for each additional increment of one-half square foot of courts or plazas per linear foot of lot frontage, up to a maximum of two additional points (five points total). Required: 1,494.66 L.F. x 3 s.f. = 4,483.98 s.f. Provided: 7,500 s.f.	5 POINTS
MANDATORY REQUIREMENTS	
SIDEWALKS INTERNAL STREETS: Required: Minimum average: 10' width Minimum unobstructed: 7' width Provided: Minimum average width: 7' width Minimum unobstructed: 5' width	
STREET TREES: Requirements: Street trees must be provided and located in the special amenities zone. The street trees must have a caliper of at least two and one-half inches and be spaced no less than 25 feet apart measured from trunk to trunk.	
PROVIDED	
OFF STREET LOADING SCREENING: Requirements: Off-street loading and service areas must be screened from adjacent properties by a minimum six-foot-high screening wall or fence.	
PD REQUEST: NO SCREENING REQUIRED FOR TEMPORARY LOADING AREAS	
SURFACE PARKING SCREENING: Requirements: Surface off-street parking must be screened from all adjacent public streets and residential properties by a wall or evergreen hedge. Screening from adjacent public streets must be at least three feet in height, while screening from adjacent residential properties must be at least six feet in height.	
NOT REQUIRED: PARKING IS GARAGE PARKING; Partial screening provided where space allows	
PEDESTRIAN SCALE LIGHTING: Requirements: Pedestrian scale lighting must be provided and located in the special amenities zone. The light standards must be no greater than 14 feet in height and be spaced no more than 50 feet apart. The intensity of light on the pedestrian surface must be at least 1.5 footcandles.	
PROVIDED	

LOT 1, BLOCK 5623
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BM 1

BERKSHIRE STREET

BERKSHIRE STREET

KATE STREET

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smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0563
Fax: 214.871.0565
Email: smr@smr-lb.com

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

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They were prepared by, or under the supervision of:
Brian Denis Adams, Tx. Lic. #1761
SMR Landscape Architects, Inc.