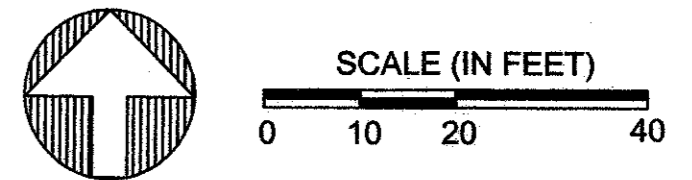
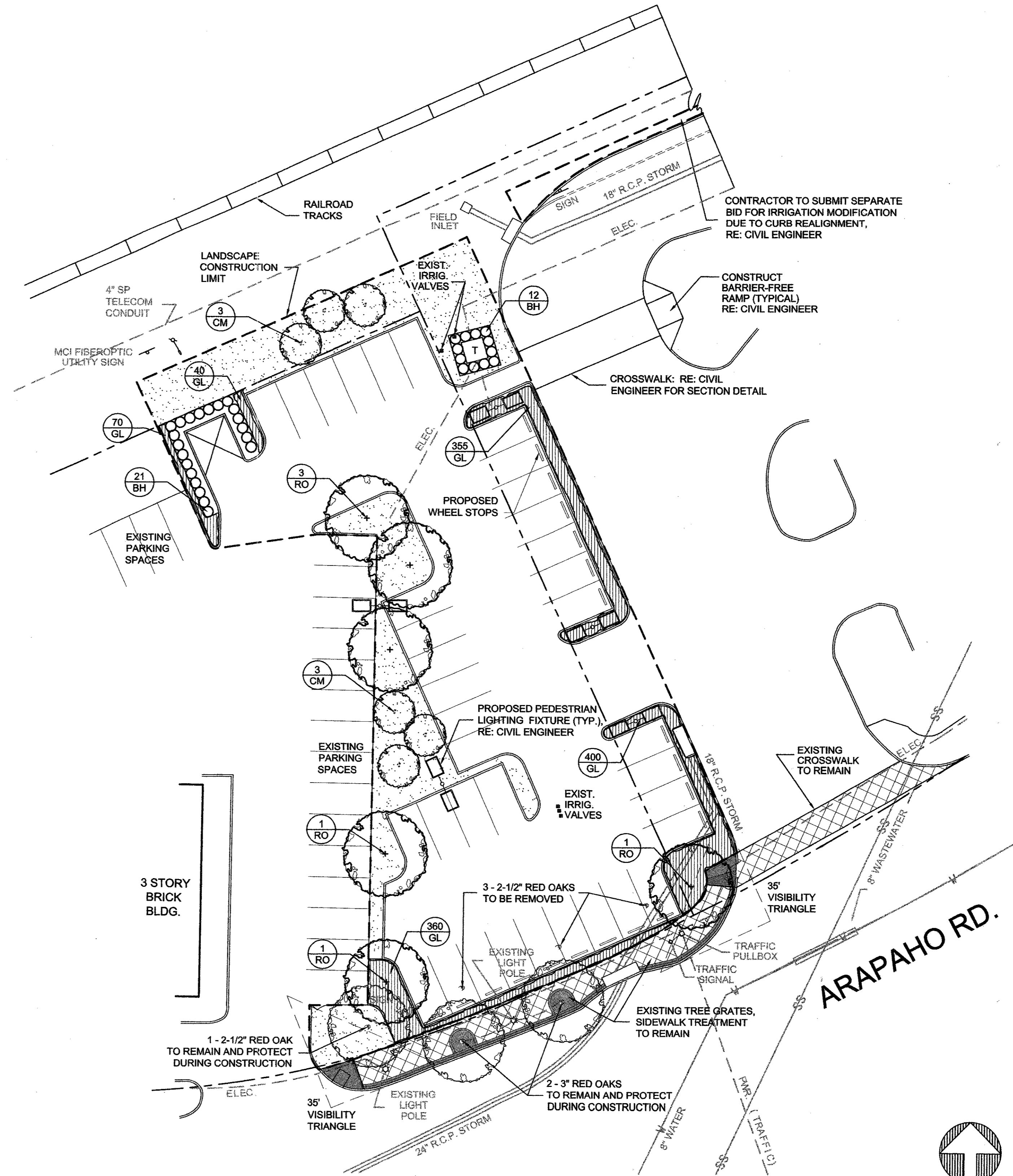
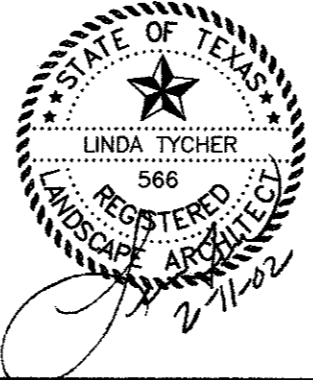


CITY OF ADDISON ARTICLE XXI LANDSCAPING REGULATIONS REVIEW:	
REQUIRED	PROVIDED
GROSS SITE LANDSCAPE: MIN. TWENTY PERCENT (20%), INCLUDES INTERIOR/EXTERIOR PARKING LANDSCAPE 19,400 S.F. LOT X .20 = 3,880 S.F. LANDSCAPE	5,868 S.F. GROSS SITE LANDSCAPE = 30%
STREET LANDSCAPE BUFFER: MIN. 20' DEPTH ALONG ENTIRE STREET FRONTAGE - MAY INCLUDE TOWN RIGHT-OF-WAY	EXISTING WALK AND TREE GRATES
STREET FRONTAGE TREES: WITHIN BUFFER/RIGHT-OF-WAY, ONE (1) 4" CALIPER TREE PER 20 L.F. OF FRONTAGE, SETBACK 2'-6" FROM CURB 110 L.F. STREET FRONTAGE/20 = 5 TREES	5 STREET FRONTAGE TREES
STREET FRONTAGE SHRUBS: WITHIN BUFFER/R.O.W., EIGHT (8) 5 GAL. SHRUBS PER 20 L.F. OF FRONTAGE 110 L.F. STREET FRONTAGE/20 X 8 = 40 SHRUBS	EXISTING WALK AND TREE GRATES
TREE PLANTING AREAS: MIN. 6' WIDE, MIN. 60 S.F.	MIN. 6' WIDE, MIN. 60 S.F. TREE PLANTING AREAS
VISIBILITY TRIANGLES: 35' BACK OF INTERSECTING CURB LINES - SINGLE TRUNK TREES WITH LIMBS PRUNED TO 6' HT., SHRUBS MAX. 1'-6" HT.	ALL TREES WITHIN VISIBILITY TRIANGLES HAVE LIMBS PRUNED TO 6' HT., SHRUBS ARE MAX. 1'-6" HT.
PARKING LOT SCREENING: BERM/SHRUBS OR WALL/SHRUBS, 3'-6" TOTAL HT. ABOVE PARKING SURFACE ALONG ENTIRE STREET FRONTAGE, SHRUBS - DOUBLE STAGGERED ROW, 3'-0" O.C.; 18" MIN. HT. AT PLANTING, 30" HT. WITHIN 2 YEARS	EXISTING WALK AND TREE GRATES
PARKING LOT PERIMETER LANDSCAPING: MIN. 5' PERIMETER STRIP FOR SITE GREATER THAN 10,000 S.F. (19,400 S.F. LOT)	MIN. 5' WIDE PERIMETER LANDSCAPE STRIP
PARKING LOT PERIMETER TREES/SHRUBS: ONE (1) 4" CAL. CANOPY TREE AND EIGHT (8) 5 GAL. SHRUBS/ 35 L.F. OF PERIMETER	PARKING LOT IS A CONTINUATION OF PHASE I AND ABUTTS ADJOINING PARKING LOT
INTERIOR PARKING LOT LANDSCAPING: FIVE PERCENT (5%) OF LOTS 7,000 S.F. - 49,999 S.F. TO BE LANDSCAPED 16,250 S.F. PARKING LOT X .05 = 812 S.F. LANDSCAPE	3,480 S.F. PARKING LOT LANDSCAPE = 21%
PARKING LOT TREES: ONE (1) LARGE 4" CAL. SHADE TREE PER TEN (10) PARKING SPACES; NO SPACE FARTHER THAN 50' FROM A SHADE TREE. ON 50% OF REQUIRED TREES, MAY SUBSTITUTE 2 ORNAMENTAL AND/OR EVERGREEN TREES FOR 1 SHADE TREE 36 PARKING SPACES/10 = 4 TREES	4 - 4" SHADE TREES 3 - 8" HT. ORNAMENTAL TREES NO SPACE FURTHER THAN 50' FROM A SHADE TREE



REV	DATE	DESCRIPTION	BY	ENG	CHK	APP	REV	DATE	DESCRIPTION	BY	ENG	CHK	APP



LINDA TYCHER
& ASSOCIATES
LANDSCAPE ARCHITECTS

Turner Collie & Braden Inc.
ENGINEERS • PLANNERS • PROJECT MANAGERS

DART PROJECT



SCALE	1"=20'-0"
DRAWN	C. WALKER
DESIGNED	C. WALKER
CHECKED	L. TYCHER
IN CHARGE	L. TYCHER
DATE	2 NOVEMBER 01

CONTRACT SHEET No.		
ADDISON TRANSIT CENTER LANDSCAPE DEVELOPMENT		
CONTRACT	DWG No. LS-1	REV 0