

SITE PLAN LEGEND

- EXISTING LANDSCAPE (PERVIOUS) AREA TO REMAIN
- EXISTING LANDSCAPE (PERVIOUS) AREA TO BE REMOVED
- INDICATES ITEMS TO BE REMOVED

**LOT 2, BLOCK A
EXCEL PLAZA
7.771 ACRE TRACT OF LAND
(338,503 SF.)**

**WILLIAM LOMAX SURVEY AVTRACT NO. 792
TOWN OF ADDISON
DALLAS COUNTY, TEXAS**

PLANT KEY - EXISTING

TOTAL CALIPER	KEY	QUAN.	NAME
154		17	BALD CYPRESS
43		06	SWEET GUM
08		01	LIVE OAK
84		06	LIVE OAK, M-T
574		80	CEDAR ELM
159		10	CEDAR ELM, M-T
09		01	TEXAS ASH
8-10' HT		02	YAUPON HOLLY TREE
8-10' HT		55	GRAPE MYRTLE
8-10' HT		22	WAX MYRTLE
4-5' HT		-	TAM JUNIPER
2-6" TO 3' HT		-	INDIAN HAWTHORN
3'-4' HT.		-	ELAEAGNUS
2'-3'-HT.		-	BOXWOOD
FULL, 8"- HT.		-	ASIAN JASMINE
SEASONAL		-	SEASONAL COLOR

01 EXISTING LANDSCAPE

SITE LANDSCAPE TABULATION

ARTICLE XXI LANDSCAPING REGULATIONS

SECTION 3. APPLICABILITY
SECTION 3. F. (3)
INCREASES THE NON-PERMEABLE LOT COVERAGE BY MORE THAN 2,000 SF.

SECTION 3. F. (4)
BUILDING PERMIT APPLICATIONS FOR EXTERIOR REMODELING WITH A VALUE EQUAL TO OR GREATER THAN \$10,000.00 EXCLUSIVE OF MAINTENANCE AND REPAIR.

SECTION 8. B TREE REPLACEMENT AND PROTECTION
SECTION 8. REPLACEMENT TREES. (1)
EVERY PROPERTY OWNER SHALL BE RESPONSIBLE FOR REPLACING DEAD OR MISSING TREES WITHIN 30 DAYS AFTER NOTIFICATION BY THE TOWN. THIS PROVISION SHALL ALSO APPLY TO TREES THAT HAVE BEEN SEVERELY DAMAGED, DISFIGURED OR TOPPED. IN ADDITION TO THIS SECTION, REPLACEMENT TREES' SIZE AND CONFIGURATION SHALL COMPLY WITH THE STANDARD SET FORTH IN SECTION 9 OF THIS ORDINANCE.

SECTION 8. C TREE PERMIT. (2)
APPLICATION FOR TREE PERMIT: TREE PERMITS SHALL BE OBTAINED BY MAKING APPLICATION TO THE DIRECTOR OF PARKS OR THE DIRECTORS DESIGNEE. AN APPLICATION MUST INCLUDE THE CONSENT OF THE OWNER OF THE LAND ON WHICH A TREE WHICH IS THE SUBJECT OF THE APPLICATION IS LOCATED. THE APPLICATION MUST INCLUDE A WRITTEN DOCUMENT INDICATING THE REASON FOR TRANSPLANTING AND/OR REMOVING (OR TRIMMING, IN THE CASE OF UTILITY COMPANY) OF A TREE AND A COPY OF A SITE PLAN OR PLANTING PLAN SHOWING THE TREE(S) PROPOSED FOR REMOVAL.

SECTION 9. LANDSCAPE STANDARDS AND SPECIFICATIONS
SECTION 9. A. TREE REPLACEMENTS AND NEW PLANTINGS
1. REQUIRED TREES SHALL HAVE A MINIMUM OF (4) FOUR CALIPER INCHES, PROVIDED TREES THAT HAVE A MINIMUM OF (4) FOUR CALIPER INCHES.
2. REQUIRED TREES SHALL HAVE A MINIMUM CALIPER INCH OF (2-1/2 TO 3) TWO AND ONE HALF INCHES TO 3 INCH CALIPER.

SECTION 9. C SIZE AND SPACING STANDARDS
1. CALIPER MEASURED 12" ABOVE FINISH GRADE
2. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES WILL BE 6' HT.
3. MINIMUM SIZE IS 4 INCH CALIPER, 14'-16' HT MIN.
4. MAXIMUM HEIGHT IS SHALL NOT EXCEED 16' IN HT.
5. TREES SHALL BE HEALTHY AND FREE OF PHYSICAL DAMAGE.
6. THE TOWN OF ADDISON SHALL REJECT ANY TREES DELIVERED AND/OR NOT MEETING THE MINIMUM SIZE AND SHAPE STANDARDS.
7. GRAPE MYRTLES SHALL BE 6'-8' MIN. HT.
8. EVERGREEN TREES SHALL BE 8'-10' MIN. HT.

SECTION 10. LANDSCAPE MAINTENANCE
PROPERTY OWNER AND TENANTS SHALL KEEP THEIR LANDSCAPING IN A WELL-MAINTAINED, SAFE, CLEAN AND ATTRACTIVE CONDITION AT ALL TIMES. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT, INCLUDING TREES, WITHIN 30 DAYS AFTER NOTIFICATION BY THE TOWN.

SHADE TREES AND ORNAMENTAL TREES REMOVED

KEY	QUAN.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	12	CEDAR ELM	ULMUS CARASSIFOLIA	6" TO 8" CAL.	87 TOTAL CALIPER INCH REMOVED
WM	06	WAX MYRTLE	MYRICA CERIFERA	8-10' HEIGHT	
CM	03	GRAPE MYRTLE	LAGERSTROMIA INDICA	8-10' HEIGHT	

LANDSCAPE CALCULATIONS

TOTAL SITE	338,123 SF (+/- 7.7 AC.)
TOTAL LANDSCAPE AREA EXISTING	87,994 SF
LANDSCAPE AREA REMOVED	8,851 SF
LANDSCAPE AREA ADDED	1,547 SF
TOTAL, SITE, LANDSCAPE AREA PROVIDED	80,690 SF (+/- 23.8 %)

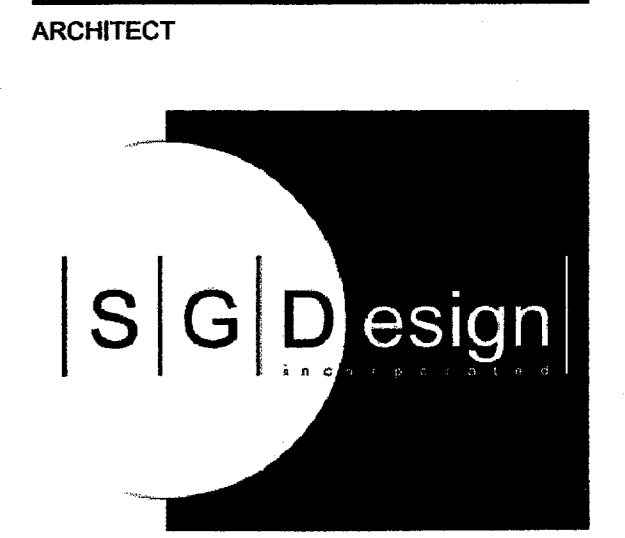
PERVIOUS AREA REMOVED

PERVIOUS (LANDSCAPE) AREA REMOVED	8,851 SF
PERVIOUS (LANDSCAPE) AREA ADDED	-1,547 SF
TOTAL, IMPROVMENT, LANDSCAPE AREA ADDED	7,304 SF

PLANT KEY-REMOVED

TOTAL CALIPER	KEY	QUAN.	NAME
87		12	CEDAR ELM
8-10' HT		06	WAX MYRTLE
8-10' HT		03	GRAPE MYRTLE

PROJECT:
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
16650 WESTGROVE DRIVE
SUITES 200 & 300
ADDISON, TEXAS 75001



3311 Elm Street, Suite 105
Dallas, Texas 75226
214-742-6044
214-742-6041 Fax

ARCHITECT'S SEAL:

SIGNATURE
11/05/08
SEALED

CONSULTANT:

ISSUE HISTORY:

CLIENT 35% REVIEW	02/02/07
CLIENT 60% REVIEW	02/21/07
CLIENT 95% REVIEW	03/12/07
BID	07/16/07
CLIENT 100% REVIEW	10/19/07
100% RE-SUBMITTAL 1	11/08/07
100% RE-SUBMITTAL 2	05/02/08
100% RE-SUBMITTAL 3	06/17/08
100% RE-SUBMITTAL 4	06/28/08
BID	09/15/08

DRAWING INFO:

FILE: 102308SGDEPA1

CURRENT ISSUE:

DRAWN BY: RLA

CHECKED BY: SR

SHEET NUMBER:

TREE MITIGATION PLAN
L1.00