

ISSUE DATE: 9.19.22

SHELTON ARCHITECTURE-DALLAS
4325 POMONA RD.
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com

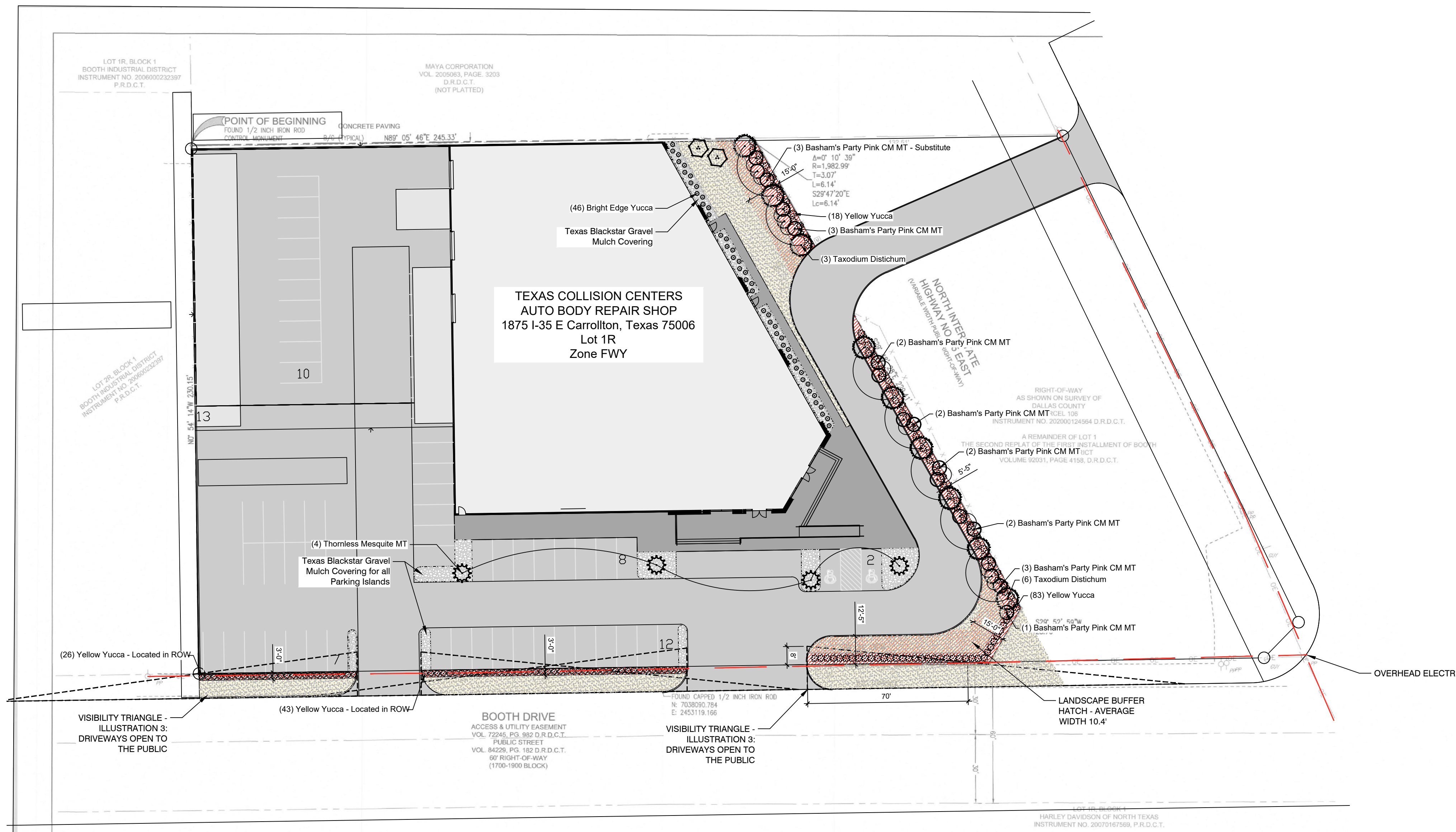
NOTE: REFER TO LANDSCAPE DRAWINGS FOR EXACT LANDSCAPE DESIGN, LANDSCAPE SHOWN HERE IS FOR CONCEPTUAL PURPOSES ONLY



TEXAS COLLISION CENTERS
1875 N INTERSTATE 35 E
CARROLLTON, TX



1 CONCEPT SITE PLAN
SCALE: 1" = 20'

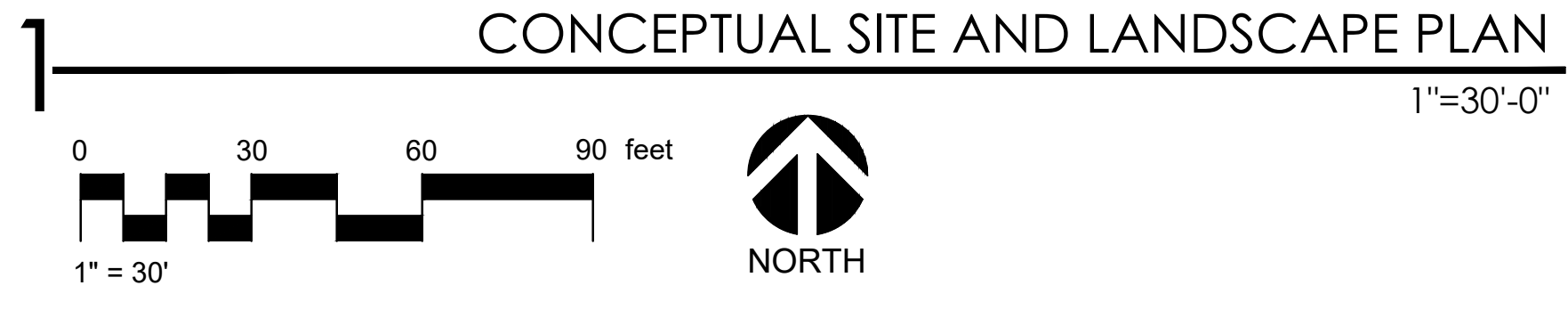


Texas Collision Center I35 Project- Landscape Calculations	
Site Landscape	Required: 15% of Total Site to be Landscape or 10,611 SF Provided: 8.2% or 5,813 SF of Site is Landscape
On Site Landscaping	Required: 50% of Total Required Landscape in Frontyard Provided: 71% of Total Required Landscape in Frontyard Required: Landscape Buffer of 15' Avg. Width adjacent to all ROW and Easements Provided: Total Landscape Buffer of 10.4' Avg. Width adjacent to all ROW and Easements Required: 1 Site Tree Per 4,000 SF of Site Area Not Including Building, Drive or Parking or 2 Trees Provided: 2 Trees
Parking Lot Landscape	Required: 50% of Total Required Parking Landscape Not Turf or 504 SF Provided: 823 SF of Parking Lot Landscape Not Turf
Parking Lot Trees	Required: 1 Tree per 12 Unscreened Parking Spaces or 4 Trees Provided: 4 Trees Provided: All Unscreened Parking Stalls within 120' of a Tree
Buffer Plantings	Required: 2 -3" Cal. Shade Trees per 100 Linear Feet or 10-3" Cal. Shade Trees Provided: 9-3" Cal. Shade Trees; 3-3" Cal. Ornamental Trees as Substitutions Required: 3 - 3" Cal. Ornamental Trees per 100 Linear Feet or 15-3" Cal. Ornamental Trees Provided: 15-3" Cal. Ornamental Trees Required: 34 - 5 Gal. Evergreen Shrubs per 100 Linear Feet or 170 - 5 Gal. Evergreen Shrubs Provided: 170 - 5 Gal. Evergreen Shrubs

PLANT SCHEDULE PLANTING			
ORNAMENTAL TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Lagerstroemia indica x fauriei 'Basham's / Basham's Party Pink CM MT 6'-8" Ht., 3'-4" Sprd., Multi-Trunk 3 Cane Minimum equaling 3" Cal. at 12" Ht., Specimen, Container Grown.	6'-8" Ht., 3" Caliper	15
	Lagerstroemia indica x fauriei 'Basham's / Basham's Party Pink CM MT - Substitute 6'-8" Ht., 3'-4" Sprd., Multi-Trunk 3 Cane Minimum equaling 3" Cal. at 12" Ht., Specimen, Container Grown.	6'-8" Ht., 3" Caliper	3
PARKING LOT TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Prosopis glandulosa / Thornless Mesquite MT 10'-12" Ht., 4'-6" Sprd., Multi-Trunk 3 Cane Minimum equaling 3" Cal. at 12" Ht., Specimen, Container Grown.	10'-12" Ht.; 3" Caliper	4
SHADE TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Bald Cypress / Taxodium Distichum 10'-12" Ht.; 3" Caliper; Specimen, Container Grown.	10'-12" Ht.; 3" Caliper	9
SITE TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Vitex agnus-castus / Chaste Tree MT 10'-12" Ht., 4'-6" Sprd., Multi-Trunk 3 Cane Minimum equaling 3" Cal. at 12" Ht., Specimen, Container Grown.	---	2
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Hesperaloe parviflora 'Yellow' / Yellow Yucca 2'-3" Ht., 2'-3" Sprd., Full; Specimen, Container Grown.	24" Height	101
	Hesperaloe parviflora 'Yellow' / Yellow Yucca - Located in ROW 2'-3" Ht., 2'-3" Sprd., Full; Specimen, Container Grown. Located in ROW.	24" Height	69
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	QTY
	Yucca filamentosa 'Bright Edge' / Bright Edge Yucca 2'-3" Ht., 2'-3" Sprd., Full; Specimen, Container Grown.	3 gal.	46
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	Cynodon dactylon / Bermuda Grass	sod	5,312 sf

- LANDSCAPE PLAN NOTES:**
- THIS PLAN IS NOT FOR CONSTRUCTION.
 - THIS PLAN IS PREPARED FOR **PLSUP202200142** PRESENTATION PURPOSES FOR THE CITY OF CARROLLTON TO HAVE A CLEAR UNDERSTANDING OF THE LANDSCAPE INTENT.
 - ADDITIONAL SITE DISCOVERY, FURTHER CONSTRUCTION DRAWINGS, CITY COMMENTS AND OTHER ITEMS MAY REQUIRE PLAN REVISIONS.
 - LANDSCAPE BUFFER AVERAGE WIDTH 10.4'

- IRRIGATION NOTE:**
- All landscape areas, whether required or not, must be equipped with a fully automatic electronic landscape irrigation system designed and installed in compliance with current Texas Commission on Environmental Quality and City of Carrollton landscape irrigation regulations.



Property Owner:
Rig Properties LLC
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817-808-1270
Mike@rigcorp.com

Developer:
Shylo Michaelis
Texas Collision Centers
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Landscape Plan Prepared by:
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Sago Design Group
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jeremy@sagodesigngroup.com

Architect:
Lindsay Shelton, RA
Shelton Architecture
214-934-9791
lindsay@sheltonarchitecture.com

Project Name:
Texas Collision Centers I35
1875 I-35E
Carrollton, Texas 75006
Lot 1R
PLSUP202200142



FOR PRESENTATION	
Prepared for:	Shylo Michaelis Texas Collision Centers 832-724-9595 Shylo@tctexas.com
Prepared by:	Jeremy Greenhaw, RLA No. 2673 Texas L10006202 469-410-4856 jeremy@sagodesigngroup.com
22.09.16	FOR REVIEW

SAGODESIGNGROUP
LANDSCAPE ARCHITECTURE

Texas Collision Centers I35
1875 I-35E Carrollton, Texas 75006 Lot 1R
City File No. PLZ 2022-142

CAD #:	22.21TCC
SHEET No.	L100



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CONCEPTUAL RENDERING
AERIAL VIEW | LOOKING NW

TEXAS COLLISION CENTERS
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CONCEPTUAL RENDERING
VIEW FROM BOOTH DR | LOOKING NORTH

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CONCEPTUAL RENDERING
VIEW FROM N I-35 E | LOOKING SW

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CONCEPTUAL RENDERING
VIEW FROM SE CORNER OF BUILDING | LOOKING N

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CONCEPTUAL RENDERING
VIEW TEMPORARY AUTOMOBILE STORAGE

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