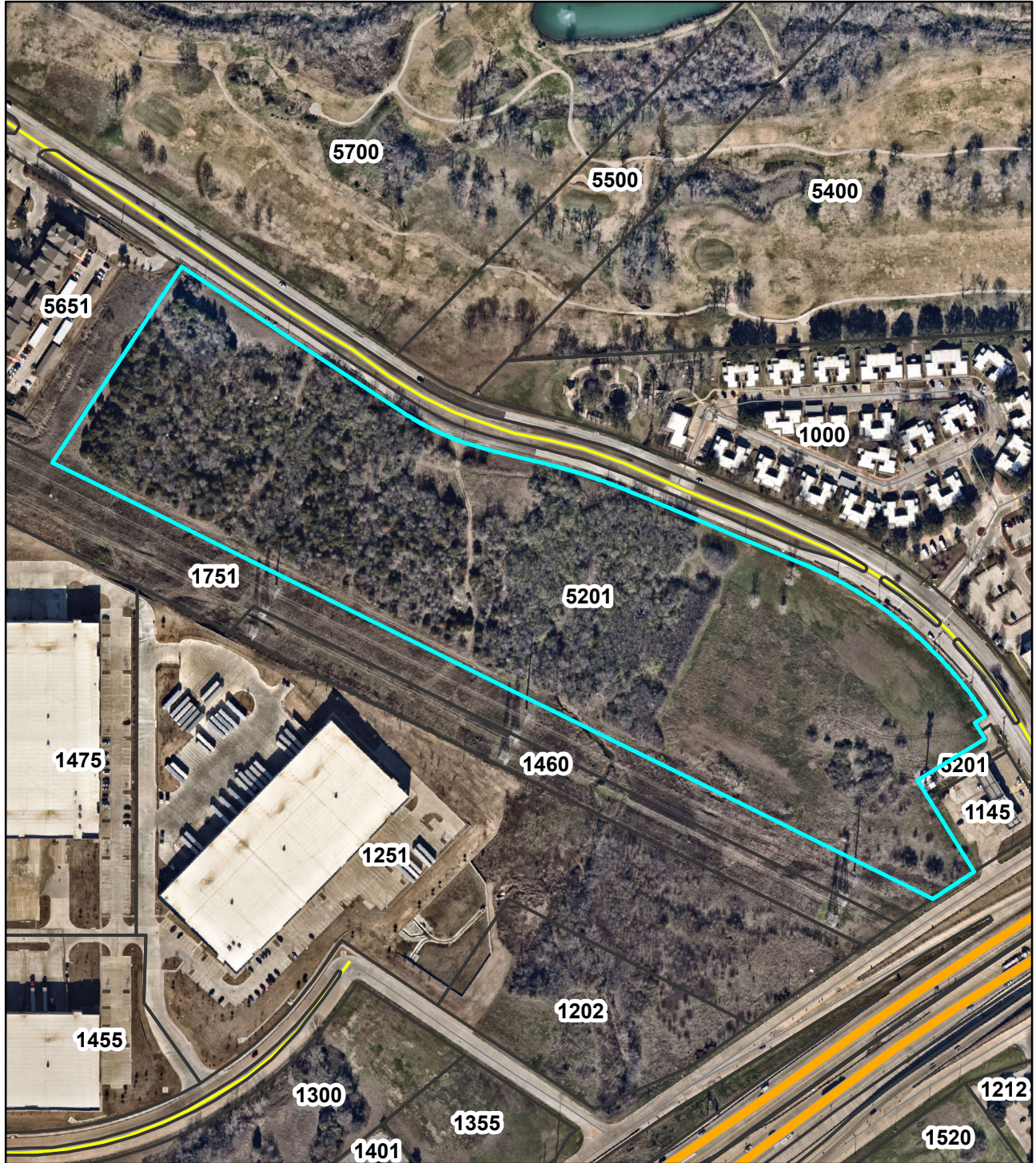



Aerial Map

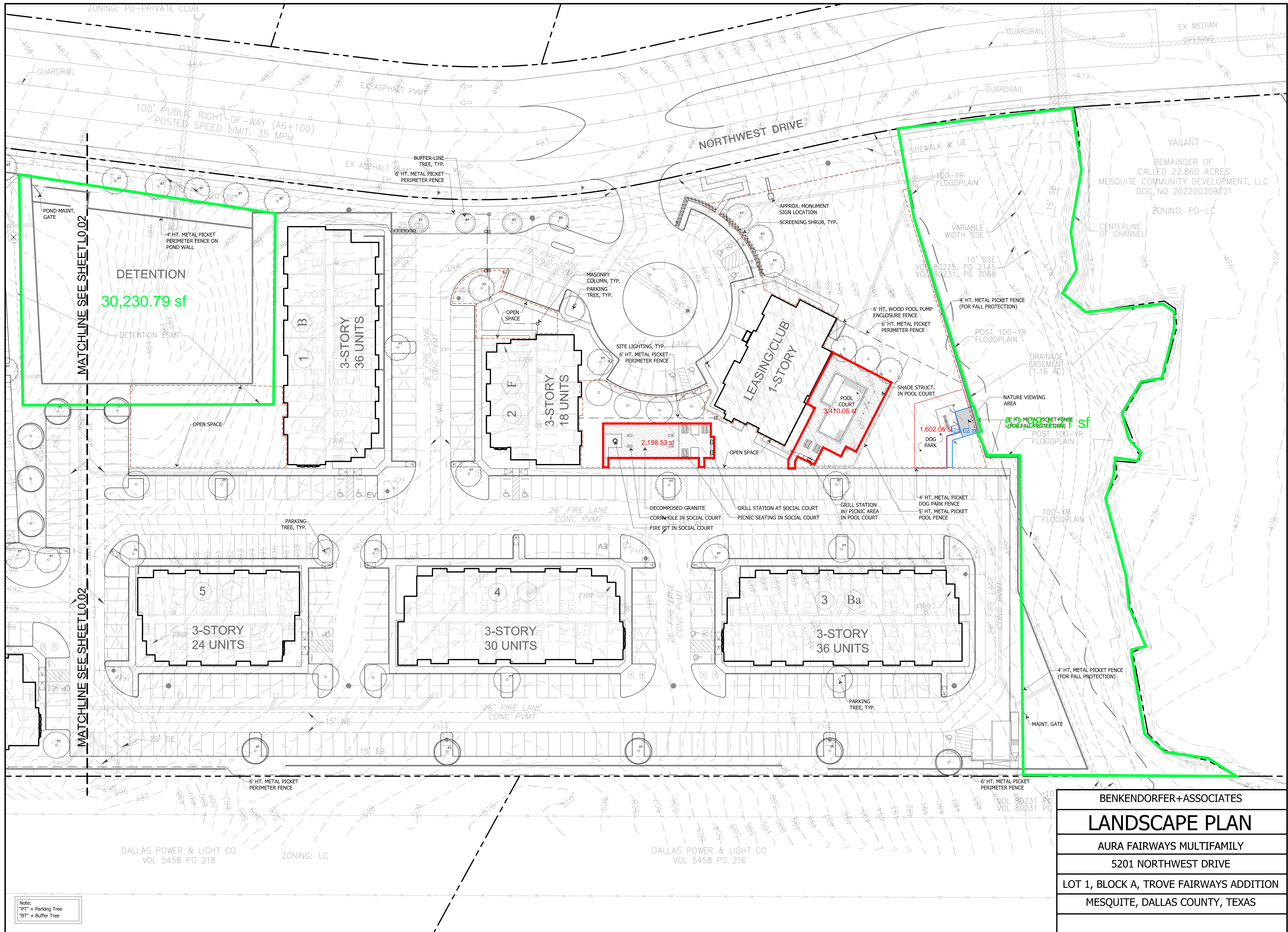
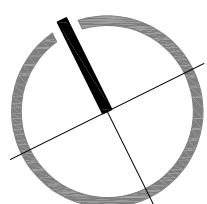
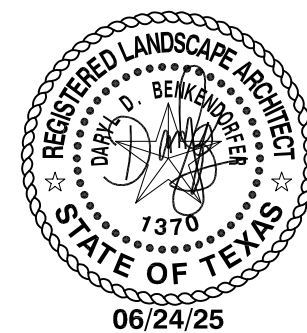


Location: 5201 Northwest Dr

Legend

 Subject Property







FOR THE CITY OF MESQUITE USE ONLY

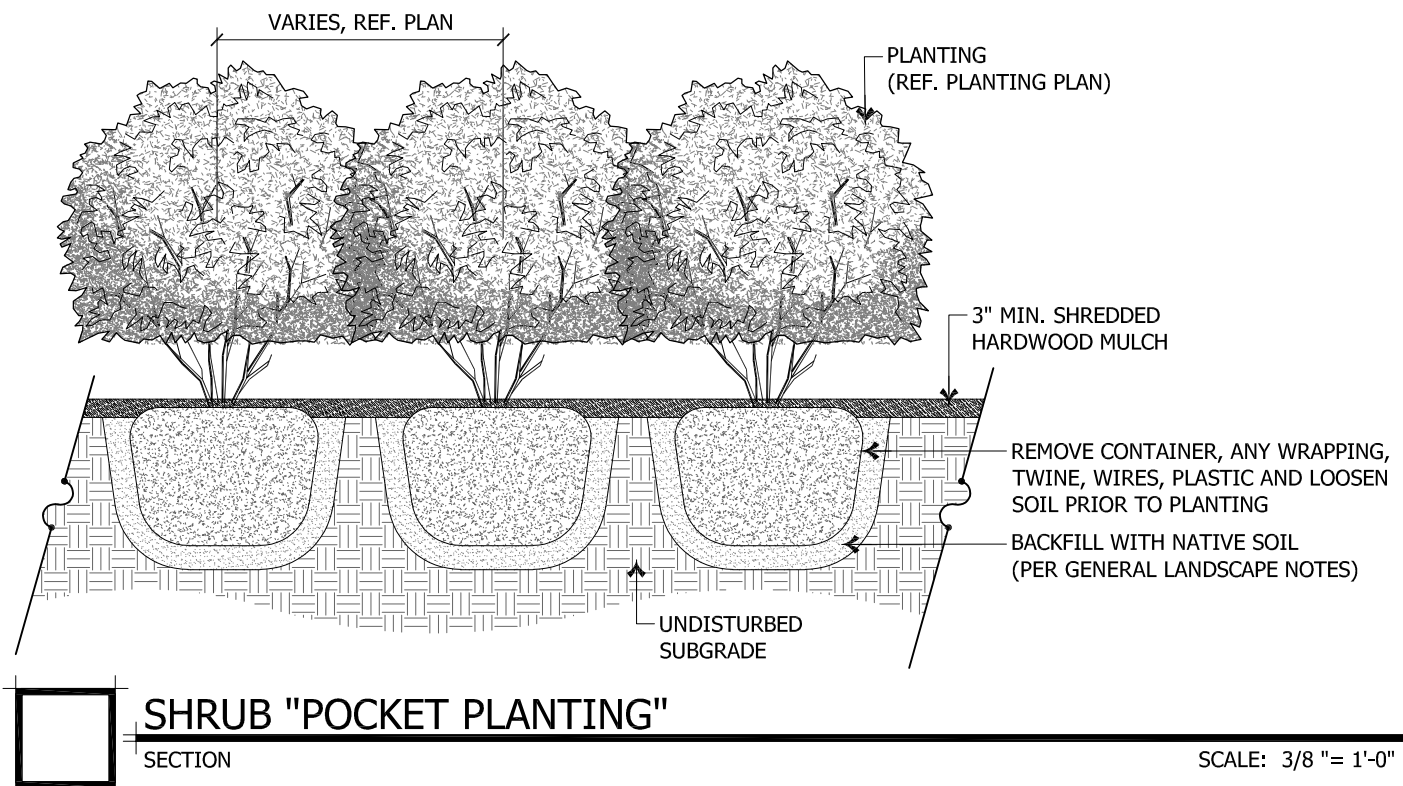
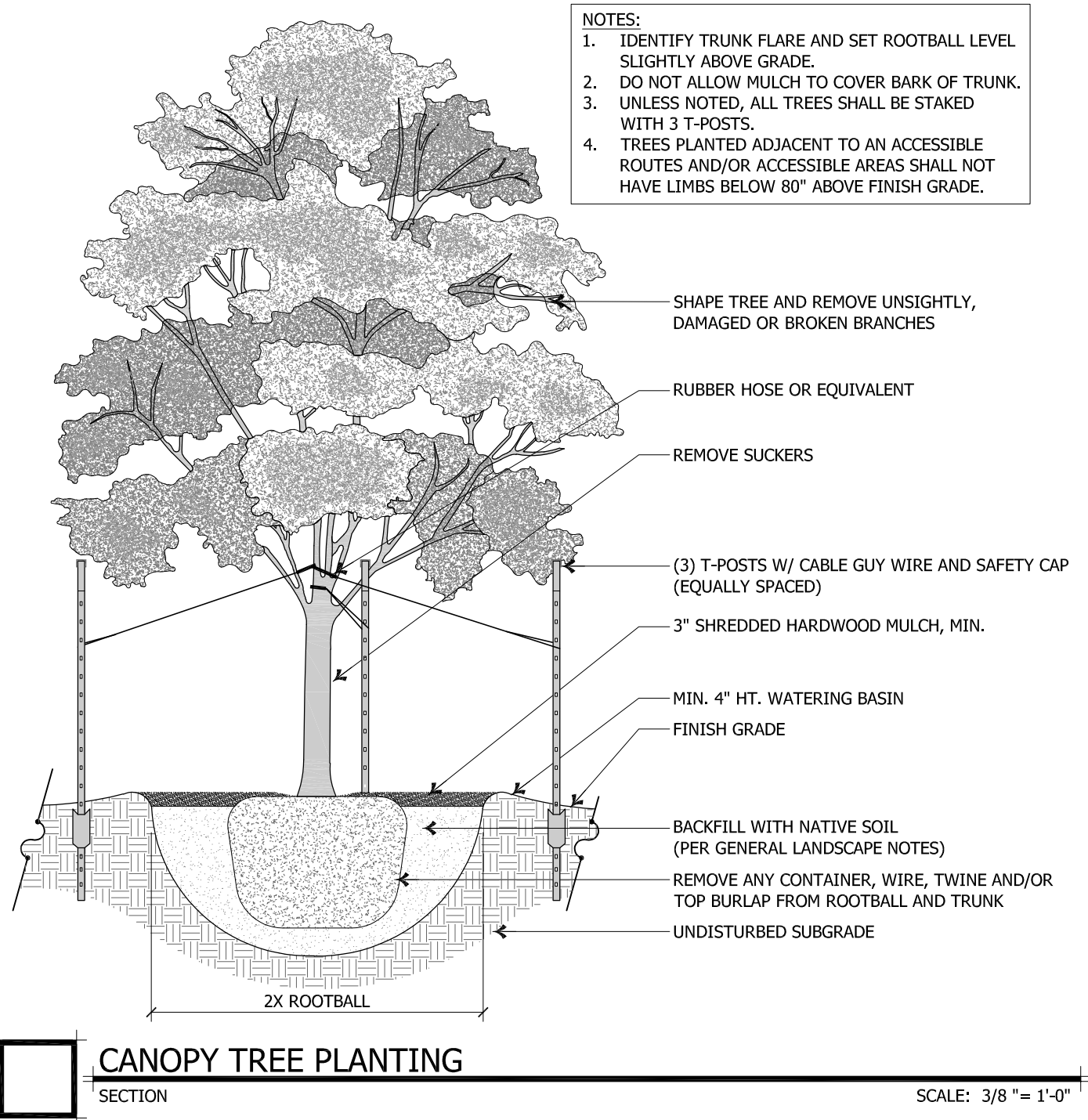
LANDSCAPE REQUIREMENTS

ZONING: PD-MF (12.528 ACRES)

OPEN SPACE CALCULATIONS		Provided	
Open space:		± 48,251	
LANDSCAPE CALCULATIONS			
MINIMUM LANDSCAPE AREA		Required	Provided
Total Site Area		N/A	545,720 sf.
Minimum Landscape Area (35,000 sf. per PD agreement)		35,000	≥ 35,000 sf.
TREES REQUIREMENTS		Required	Provided
One (1) shade tree, or one (1) evergreen tree, or three (3) ornamental trees shall be provided for each five hundred (500) square feet of required landscape area 35,000 sf. / 500 = 70		70	70 trees
BUFFER POINTS		Required	Provided
Where a landscaped hedgerow is used to establish the parking screen, shrubs shall be installed in a planting strip adjacent to the parking area.		YES	YES
CREDIT FOR TREE PRESERVATION		Required	Provided
N/A		N/A	N/A
PARKING AREA LANDSCAPING		Required	Provided
One (1) tree for every fifteen (15) parking spaces. 507 spaces / 15 = 33.8 (34)		34	34
VISIBILITY		Required	Provided
Landscaping materials, curbs, barriers or any combination thereof shall be situated so as not to create a visibility obstruction to moving vehicles or pedestrians within the parking lot. A landscape island located at an intersection of maneuvering aisles may not contain landscape material exceeding thirty (30) inches in height, except that trees trimmed so that no branch or growth is less than seven (7) feet in height above the curb level of the island may be permitted.		YES	YES
NONPUBLIC PARKING AREA		Required	Provided
N/A		N/A	N/A
TREE MITIGATION (FEE-IN-LIEU)			
Reference Tree Mitigation Plan			
IRRIGATION NOTES			
Irrigation systems shall be configured to provide one hundred (100) percent coverage on all landscape and turfgrass and to prevent over-spray of water onto streets and sidewalks. All irrigation shall be installed according to laws and regulations of the Texas Commission on Environmental Quality. The City of Mesquite Irrigation Specifications adheres to the Texas Commission on Environmental Quality laws and regulations and accepted industry practices. The installation of all irrigation shall adhere to the manufacturer recommendations and specifications			
All required screening and buffers which include landscape materials shall be irrigated by an automatic underground irrigation system designed in compliance with the City of Mesquite Irrigation Specifications.			

PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREES						
	4	Texas Pistache	Pistacia texensis	#65	3"	10' Ht./ 5' Sprd.
	18	Shumard Red Oak	Quercus shumardii	#65	3"	12' Ht./ 5' Sprd.
	19	Live Oak	Quercus virginiana	#65	3"	12' Ht./ 5' Sprd.
	29	Cedar Elm	Ulmus crassifolia	#65	3"	12' Ht./ 5' Sprd.
SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CONT	-	SIZE
SHRUBS						
	43	Dwarf Burford Holly	Ilex cornuta 'Burfordii Nana'	#3		24" Ht./ 12" Sprd.
	63	Dwarf Southern Wax Myrtle	Myrica pusilla	#3		20" Ht./ 18" Sprd.



BENKENDORFER+ASSOCIATES

LANDSCAPE PLAN

AURA FAIRWAYS MULTIFAMILY

5201 NORTHWEST DRIVE

LOT 1, BLOCK A, TROVE FAIRWAYS ADDITION

MESQUITE, DALLAS COUNTY, TEXAS

BENKENDORFER+ASSOCIATES

LANDSCAPE ARCHITECTURE/SITE PLANNING

2901 Ben Carr Rd Suite P

Austin, TX 78746

P 512 346 5259

ISSUED SETS

05/20/25 - CITY SUBMITTAL

06/24/25 - CITY SUBMITTAL

REVISIONS

MESQUITE FIRE DEPARTMENT

CITY OF MESQUITE TEXAS

SITE PLAN REVIEW

SP0525-0457

The Mesquite Fire Marshal's Office has reviewed and accepts this site plan with requests to: maintain site access, and the land placement.

Any comments concerning the proposed grading, drainage, and/or landscaping shall be considered as final. Normal review will be conducted at the appropriate Engineering and/or Building permit submittal stage.

Lt. Darrell Evans

06/26/2025

AURA FAIRWAYS MULTIFAMILY

5201 NORTHWEST DRIVE - MESQUITE, TEXAS

CITY SUBMITTAL LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT

STATE OF TEXAS

1370

06/24/25

NORTH

SCALE:

0 15 30 60

PROJECT #

010-29

SHEET #

L0.02