EXISTING TREE LIST: PD 193 LANDSCAPE AREA CALCULATIONS CHART (HC SUBDISTRICT): TREE TO INCHES TO BE MITIGATE TREE CALIPER NUMBER INCHES TREE SPECIES TREE CLASS COMMENTS / NOTES AREA %'S IN SQ. FT. LANDSCAPE SITE AREA GENERAL PLANTING AREA SPECIAL PLANTING AREA LOT AREA − 50% (OF LSA) 20% (OF GPA) 8<mark>1</mark>" QUERCUS VIRGINIANA CLASS 2 5.95 REQUIRED FRONT YARD | 50% (OF RFY) —— — 25% (OF RFY) → 5% (OF RFY) REQUIRED PROVIDED N/A QUERCUS VIRGINIANA 5.25 CLASS 2 REQUIRED PROVIDED REQUIRED PROVIDED SQ. FT./PLANTS SQ. FT./PLANTS 22,888sf 1,270sf/xx LOT AREA 4,577sf 6,341sf 2,289sf 2,313sf 458sf/xx N/A QUERCUS VIRGINIANA 5.60 CLASS 2 8,730sf REQUIRED FRONT YARD | 4,365sf 230sf/xx 993sf/xx 4,609sf 1,091sf 1,827sf N/A TAXODIUM DISTICHUM 5.60 CLASS 2 NOTE: LANDSCAPE SITE AREA CALCULATIONS INCLUDE PEDESTRIAN HARDSCAPE N/A 7.70 CLASS 2 TAXODIUM DISTICHUM LOCATED ON THE PROPERTY AND OUTSIDE OF THE PUBLIC RIGHT-OF-WAY N/A 5.60 CLASS 2 TAXODIUM DISTICHUM PLANTING AREAS (SHRUBS/GROUNDCOVERS) N/A 10" 7.00 CLASS 2 TAXODIUM DISTICHUM N/A 7.00 CLASS 2 10" TAXODIUM DISTICHUM - 45'-0" VISIBILITY TRIANGLE N/A TAXODIUM DISTICHUM 4.55 CLASS 2 - 5'-0" PLANTING AREA (GROUNDCOVER) TOTAL 54.25 - 6'-0" PUBLIC SIDEWALK NOTE: AN IDENTIFICATION NUMBER HAS NOT BEEN PROVIDED FOR EACH EXISTING TREE. 5" CALIPER STREET TREE. THIS WILL BE COORDINATED ON THE FUTURE SURVEY BETWEEN THE CIVIL ENGINEER AND SPECIES TO BE DETERMINED. LANDSCAPE ARCHITECT. - 5" CALIPER STREET TREE. (LIVE OAK, RED OAK, LACEBARK ELM SPECIES TO BE DETERMINED. OR SIMILAR. SPECIES TO BE ON SITE TREE AND MITIGATION SUMMARY: (LIVE OAK, RED OAK, LACEBARK ELM APPROVED TREE LIST, DALLAS ARTICLE X) OR SIMILAR. SPECIES TO BE ON 6'-0" PUBLIC SIDEWALK APPROVED TREE LIST, DALLAS ARTICLE X) CALIPER TREE QTY. SUMMARY 5'-0" PLANTING AREA (GROUNDCOVER) SITE TREE MITIGATION REQUIRED (CALIPER INCH) REQUIREMENT OF 0.7 CALIPER INCH (0.7") PER ONE CALIPER INCH 54.25 REMENTS ONS (1") REMOVED. (CALCULATION = CALIPER INCH REMOVED (-) (NON MITIGATION + MITIGATION CREDIT) OUTDOOR SEATING AREA SITE TREE MITIGATION PROVIDED (CALIPER INCH) 55 (TOTAL CALIPER INCH PROVIDED) MITIGATION CALIPER INCH BALANCE FOR SITE (CALIPER INCHES REMOVED - CALIPER INCHES PROPOSED) .75 (+) INDICATES AN OVERAGE AND (-) INDICATES A SHORTAGE OF THÉ REQUIREMENT POTENTIAL SIGNAGE WALL NOTE: REPLACEMENT TREE CALIPER SPECIES, QUANTITY AND SIZE HAVE NOT BEEN LOCATION FINALIZED. IN THE CURRENT CONCEPT, 55 CALIPER INCHES OF REPLACEMENT TREES WILL BE PROVIDED TO MEET THE MITIGATION REQUIREMENTS OF ARTICLE X. DUE TO THE URBAN LOCATION OF THE SITE AND THE REPLACEMENT CALIPER INCHES BEING ACHIEVED THROUGH STREET TREES, THE TREE DIVERSITY WILL BE LIMITED TO ONE OR TWO SPECIES OF TREE. PAVEMENT MATERIAL FOR DROP-OFF AND APRON TO BE DIFFERENT THAN SIDEWALK MATERIAL PLANTING AREAS (SHRUBS/GROUNDCOVERS) 20'-0" VISIBILITY TRIANGLE 20'-0" VISIBILITY TRIANGLE -- 5'-0" PLANTING AREA (GROUNDCOVER) - 18" PLANTING AREA (GROUNDCOVER) - BUILDING OUTLINE (ABOVE) 30'-0" 20'-0" VISIBILITY TRIANGLE PAVEMENT MATERIAL FOR DROP-OFF AND APRON TO BE DIFFERENT VALET / PARKING ACCESS THAN SIDEWALK MATERIAL 20'-0" VISIBILITY TRIANGLE SERVICE DRIVE —— LOADING DOCK SCREENING PER PD CONDITIONS

2520 CEDAR SPRINGS

DALLAS, TEXAS

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Consultant

Stamp

Revisions

Date FEBRUARY 26, 2019 Phase PD SUBMITTAL PROGRESS Job Number HKSS902

North

Scale 1" = 10'-0"

(24"X36" SHEET)

Drawing Title

PD SUBMITTAL PROGRESS LANDSCAPE PLAN

Drawing Number

NOT FOR CONSTRUCTION

? 2015 SWA