14'-6" SIDEWALK ZONE LUTHER LANE O' FRONT YARD SETBACK -- 1 FOOT CONTOUR LINES, TYP. (10'-0" UNOBSTRUCTED SIDEWALK) (AN 80' RIGHT-OF-WAY) \Longrightarrow 5'-0" AWNING/OVERHEAD CANOPY 14 OF THE EXISTING 17 CONTINUOUS ÁLONG LUTHER LANE TWO WAY 65° SURFACE PARKING SPACES \60'-1"\ 50**'**≻4" APPROXIMATE LOCATION OF ADA CURB RAMPS. 200.00' EAST DETAILS AND MATERIALS TO BE DETERMINED PROPERTYLINE 20'-0" VISIBILITY TRIANGLE -LANDSCAPE AREA (GROUNDCOVER, PERENNIALS, LANDSCAPE AREA (GROUNDCOVER, PERENNIALS, ORNAMENTAL GRASS OR SIMILAR) LINE OF BUILDING ABOVE 00.09 OUTDOOR DINING ZONE — ORNAMENTAL GRASS OR SIMILAR) 45'-0" VISIBILITY TRIANGLE ALONG LUTHER LANE (4) 5" CALIPER CANOPY TREE A AT PROPERTY BOUNDARY STRUCTURAL "ARCH" FEATURE SUBAREA A WITH LIGHT SYSTEM. TO BE DESIGNED. ENHANCED PEDESTRIAN -BENCH. 1 PER 60LF OF FRONTAGE. PAVEMENT (DESIGN AND MATERIAL TO BE DETERMINED) DESIGN AND/OR SPECIFICATION TO HOTEL & MULTIFAMILY RESIDENTIAL BUILDING WITH BE DETERMINED. PD 314 GROUND-LEVEL RETAIL AND RESTAURANT USES (TRACT 3) ALLE NOT A PART OF REQUEST PD 314 LINE OF HOTEL & RESIDENTIAL OUTDOOR DINING AREA (TRACT 3) ENCLOSED BY RAILING TOWER ABOVE NOT A PART OF REQUEST 0 305' MAXIMUM HEIGHT APPROXIMATE LOCATION 7 OF EXISTING 9'-0" WIDE PARALLEL PARKING ON APPROXIMATE LOCATION -PEDESTRIAN SCALE BOLLARDS NORTHBOUND SIDE OF WESTCHESTER OF TRACT STRUCTURAL SUPPORT FOR -TRASH & LOADING BAY FOR ONE BUILDING ABOVE MEDIUM LOADING SPACE (35'X11') ENHANCED VEHICULAR PAVEMENT AND ONE LARGE (DESIGN AND MATERIAL TO (9) 5" CALIPER CANOPY TREE LOADING SPACE (55'X'11') BE DETERMINED) LANDSCAPE AREA (2) 4" CALIPER CANOPY TREE B (GROUNDCOVER, PERENNIALS, RAISED PLANTER LANDSCAPE AREA. ÒRNAMENTAL GRASS OR SIMILAR (GROUNDCOVER, PERENNIALS, SIMILAR) 20'-0" APPROXIMATE LOCATIONS OF INGRESS TO -60. VISIBILITY TRIANGLE AND EGRESS FROM GARAGE ENTRY - LOCATION OF INGRESS TO AND 60' MAXIMUM HEIGHT EGRESS FROM MOTOR COURT - PEDESTRIAN **BUILDING WITH** SCALE BOLLARDS AMENITY TERRACE (8) 4" CALIPER -O' SIDE YARD SETBACK VISIBILITY TRIANGLE CANOPY TREE B ABOVE ON LEVEL 3 — (1) 5" CALIPER CANOPY TREE A LOT LINE - LANDSCAPE AREA 5'-0" SIDE YARD SETBACK SUBAREA A (GROUNDCOVER, PERENNIALS, TURFGRASS OR ARTIFICIAL TURF, ÖRNAMENTAL GRASS OR SIMILAR TO BE DETERMINED GATE -FIRELANE. ARTIFICIAL TURF AND/OR GRASSCRETE PAVERS. TO BE DÉTERMINED 10'-0" COMBINED HOSELAY PATH SÜBARÈA B CENTERED ON LOT LINE 26'W X 100' LONG DEAD-END FIRE LANE. BETWEEN STRUCTURES SUBAREA B ARTIFICIAL TURF AND/OR GRASSCRETE PAVERS 5'-0" SIDE YARD SETBACK LANDSCAPE AREA (GROUNDCOVER, PERENNIALS, ORNAMENTAL GRASS) ALL MULTIFAMILY WESTCHESTER DRIVE 5-15-1 RESIDENTIAL USE (VARIABLE WIDTH PUBLIC PD 314 RIGHT-OF-WAY) (TRACT 4) (2) 5" CALIPER CANOPY TREE A **LEASING** NOT A PART OF REQUEST RAISED PLANTER LANDSCAPE AREA. GARAGE W/ LEASING & (GROUNDCOVER, PERENNIALS, SIMILAR) & AMENITY BENCH. 1 PER 60LF OF FRONTAGE. DESIGN AND/OR SPECIFICATION TO AMENITY AT GROUND LEVEL BE DETERMINED. 35' MAXIMUM GARAGE HEIGHT ------ENHANCED PEDESTRIAN PAVEMENT (DESIGN AND MATERIAL TO BE WITH AMENITY TERRACE ABOVE DETERMINED) (2) 5" CALIPER CANOPY TREE A LINE OF RESIDENTIAL VISIBILITY TRIANGLE TOWER ABOVE O' SIDE YARD SETBACK -APPROXIMATE LOCATION OF INGRESS TO AND EGRESS FROM GARAGE ENTRY 350' MAXIMUM HEIGHT LANDSCAPE AREA (GROUNDCOVER, PERENNIALS, APPROXIMATE LOCATION OF ORNAMENTAL GRASS OR SIMILAR) INGRESS TO AND EGRESS PD 314 (2) 5" CALIPER FROM GARAGE ENTRY CANOPY TREE A (TRACT 4) **TURFGRASS** 20'-0" VISIBILITY TRIANGLE NOT A PART OF REQUEST VISIBILITY TRIANGLE LANDSCAPE AREA -(GROUNDCOVER, PERENNIALS,
ORNAMENTAL GRASS OR
SIMILAR) O' SIDE YARD SETBACK VISIBILITY TRIANGLE SOUTH CURB LINE OF ALLE (9) 4" CALIPER CANOPY TREE C -5/3

PD 314 (TRACT VIII) SUBAREA A EXISTING TREE SUMMARY: THIS PORTION OF THE SITE HAS NO EXISTING TREES.

PD 314 (TRACT VIII) SUBAREA B EXISTING TREE SUMMARY:

TREE NUMBER	CALIPER INCHES	TREE SPECIES	TREE TO BE REMOVED	INCHES TO MITIGATE	TREE CLASS
N/A	12"	QUERCUS VIRGINIANA	8	8.4	CLASS 2
N/A	16"	QUERCUS VIRGINIANA	8	11.2	CLASS 2
N/A	16"	QUERCUS VIRGINIANA	8	11.2	CLASS 2
N/A	14"	ILEX VOMITORIA	8	5.6	CLASS 3
N/A	12"	ILEX VOMITORIA	8	4.8	CLASS 3
N/A	12"	ILEX VOMITORIA	8	4.8	CLASS 3
TOTAL			6	46	

NOTE: THE CALIPER SIZES WERE PROVIDED BY THE SITE SURVEYING ENGINEER. THE LANDSCAPE ARCHITECT WILL FIELD VERIFY AND RECORD THE ACTUAL CALIPER MEASUREMENTS AND ADJUST REPLACEMENT CALIPER INCHES AS NECESSARY. AN IDENTIFICATION NUMBER HAS NOT BEEN PROVIDED FOR EACH EXISTING TREE. THIS WILL BE COORDINATED ON THE FUTURE SURVEY BETWEEN THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT.

PD 314 (TRACT VIII) SUBAREA B SITE TREE AND MITIGATION SUMMARY:

	SUMMARY	TREE QTY.	CAL IN.
MITIGATION REQUIREMENTS AND PROVISIONS	SITE TREE MITIGATION REQUIRED (CALIPER INCH) REQUIREMENT OF 0.7 CALIPER INCH (0.7") PER ONE CALIPER INCH (1") REMOVED FOR CLASS 2 TREES, .4 CALIPER INCH (0.4") PER ONE CALIPER INCH FOR CLASS 3 TREES. (CALCULATION = CALIPER INCH REMOVED (-) (NON MITIGATION + MITIGATION CREDIT)	6	46
ON REQUI PROVISI	SITE TREE MITIGATION PROVIDED (CALIPER INCH) (TOTAL CALIPER INCH PROVIDED)	10	48
MITIGATI	MITIGATION CALIPER INCH BALANCE FOR SITE (CALIPER INCHES REMOVED - CALIPER INCHES PROPOSED) (+) INDICATES AN OVERAGE AND (-) INDICATES A SHORTAGE OF THE REQUIREMENT		+2

NOTE: REPLACEMENT TREE CALIPER SPECIES, QUANTITY AND SIZE HAVE NOT BEEN FINALIZED. IN THE CURRENT CONCEPT, 48 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 PARTIALLY THROUGH STREET TREES, THE TREE DIVERSITY WILL BE LIMITED TO A MINIMUM OF ONE AND A MAXIMUM OF THREE SPECIES OF TREE.

SYMBOL	PLANT TYPE	SP	ACING	REMARK	(S/COMMENTS	
	LOW SHRUB, GROUNDCOVER, PERENNIAL OR ORNAMENTAL GRASS	12"-24	12"-24" O.C.E.W		WINTERCREEPER, LIRIOPE, SAGE, MEXICAN FEATHERGRASS, MUHLY, HOLLY OR SIMILAR	
TURFGRASS (UNLESS OTHERWISE NOTED AS ARTIFICIAL TURF)				FULL SOLID SOD, ZOYSIA, BERMUDA, ST. AUGUSTINE OR SIMILAR		
TREE SCHEDULE	- COMBINED LOTS					
SYMBOL	TREE TYPE	CALIPER	QUAN	ITITY	REMARKS/COMMENTS	
SYMBOL	TREE TYPE CANOPY TREE A	CALIPER 5"	QUAN 20		, , , , , , , , , , , , , , , , , , ,	
			 	0	LACEBARK ELM, LIVE OAK OF	

TRACT VIII GENERAL LANDSCAPE PLAN NOTES:

- MINIMUM SPACING FOR STREET TREES IS 23'-0" O.C. AND MAXIMUM IS 65'-0" O.C.
- MINIMUM UNOBSTRUCTED SIDEWALK WIDTH IS 10'-0"
 FINAL LOCATION OF TREES AND LANDSCAPE IS SUBJECT TO MINOR ADJUSTMENTS BASED ON KNOWN OR UNKNOWN CONFLICTS WITH UTILITIES.
- TREES WILL BE PLANTED A MINIMUM 5'-0" FROM A UTILITY AND 2'-6" FROM PAVEMENT, OTHERWISE TREES WILL BE LOCATED AS SHOWN IN THE PLAN
- TREE MITIGATION PER CITY OF DALLAS ARTICLE X
- ALL PLANTING AREAS WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM



PD 314: EXHIBIT 314J - TRACT VIII - SUBAREAS A & B LANDSCAPE PLAN

Preston Center Mixed-Use Project at Luther and Westchester Dallas, Texas

Job #: 19066.00 Date: 06.15.20 Drawn by: AH

Scale: 1" = 20'-0"
File Name: RHCT001_B_LAYOUT - REVISED SUBMITTAL PLAN 061120
Not for construction





