

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	☉	8.4	CLASS 2
N/A	16"	QUERCUS VIRGINIANA	☉	11.2	CLASS 2
N/A	16"	QUERCUS VIRGINIANA	☉	11.2	CLASS 2
N/A	14"	ILEX VOMITORIA	☉	5.6	CLASS 3
N/A	12"	ILEX VOMITORIA	☉	4.8	CLASS 3
N/A	12"	ILEX VOMITORIA	☉	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.
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
SITE TREE MITIGATION PROVIDED (CALIPER INCH) (TOTAL CALIPER INCH PROVIDED)	10	48
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.

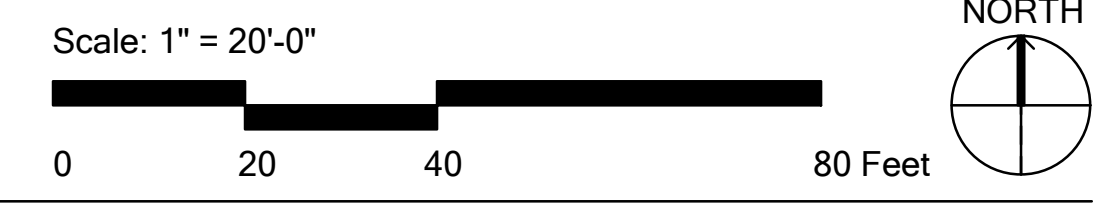
PLANT SCHEDULE - COMBINED LOTS			
SYMBOL	PLANT TYPE	SPACING	REMARKS/COMMENTS
[Symbol]	LOW SHRUB, GROUNDCOVER, PERENNIAL OR ORNAMENTAL GRASS	12"-24" O.C.E.W	WINTERCREEPER, LIRIOPE, SAGE, MEXICAN FEATHERGRASS, MUHLY, HOLLY OR SIMILAR
[Symbol]	TURFGRASS (UNLESS OTHERWISE NOTED AS ARTIFICIAL TURF)	N/A	FULL SOLID SOG, ZOYSIA, BERMUDA, ST. AUGUSTINE OR SIMILAR

TREE SCHEDULE - COMBINED LOTS				
SYMBOL	TREE TYPE	CALIPER	QUANTITY	REMARKS/COMMENTS
[Symbol]	CANOPY TREE A	5"	20	LACEBARK ELM, LIVE OAK OR SIMILAR
[Symbol]	CANOPY TREE B	4"	10	LACEBARK ELM, CYPRESS, GINKGO OR SIMILAR
[Symbol]	CANOPY TREE C	4"	9	MAGNOLIA, POND CYPRESS OR SIMILAR

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



Z 190-238