

PLANTING LOCATION NOTES

• TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

TREE MITIGATION NOTES

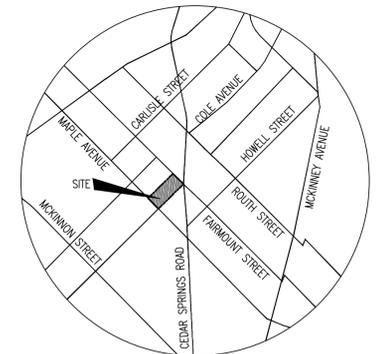
• ALL EXISTING SITE TREES TO BE MITIGATED IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X TREE MITIGATION REQUIREMENTS.

SOIL NOTES

• ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X REQUIREMENTS.

IRRIGATION NOTES

• ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.



VICINITY MAP
N.T.S.

| Landscape Ordinance Calculations | | PD 193, Article X | |
|--------------------------------------|-------------|-----------------------------|---|
| Dallas, Texas | | | |
| LC Zoning | | | |
| PD-193 Provisions | | | |
| 1 Landscape Site Area | | 30,730 Total Site Area (SF) | 3,000 Total Required Front Yard Area (SF) |
| | Required | Provided | |
| | 3,073 | 6,150 | Landscape Site Area (SF) |
| | 1,800 | 2,100 | Landscape Site Area In Front Yard (SF) |
| 2 General Planting Area | 360 | 1,200 | General Planting Area In Front Yard (SF) |
| 3 Special Planting Area | 180 | 900 | Special Planting Area In Front Yard (SF) |
| 4 Street Trees | Linear Feet | | |
| Maple Ave | 120 | 125 | 4 Trees Required |
| 1 Tree / 25 LF of Street Frontage | -22 | 0 | Existing Trees to Remain |
| LF Minus Visibility Triangles/Drives | 98 | 4 | 4 Total Trees Provided |
| 5 Parkway Planting | Required | Provided | |
| | 431 | 431 | Square Feet Parkway Planting |
| | 5 | 5' Average | Linear Feet Parkway Planting |

TREE MITIGATION

| Tree | Species | Caliper Inches | To Remain | Required Replacement Caliper Inches |
|-------|----------------|----------------|-----------|-------------------------------------|
| 1 | Crape Myrtle** | 8 | | 3 |
| 2 | Crape Myrtle** | 8 | | 3 |
| 3 | Crape Myrtle** | 8 | | 3 |
| 4 | Live Oak* | 22 | | 15 |
| 5 | Crape Myrtle** | 6 | | |
| 6 | Crape Myrtle** | 10 | | 4 |
| 7 | Red Oak* | 16 | | 11 |
| 8 | Red Oak* | 12 | | 8 |
| 9 | Red Oak* | 15 | | 11 |
| 10 | Red Oak* | 16 | | 11 |
| TOTAL | | | 0 | 69 |

Replacement Ratio
 *Class Two Trees (Ratio 0.7:1)
 **Class Three Trees (Ratio 0.4:1)
 ***Significant Trees (Ratio: 1.5:1)

STREET TREES (1-TREE / 25LF)

| STREET NAME | TOTAL LOT FRONTAGE (FEET) | VISIBILITY TRIA. & DRIVEWAYS (FEET) | CALIPER INCHES REQUIRED | EXISTING CALIPER INCHES | CALIPER INCHES PROVIDED |
|--------------|---------------------------|-------------------------------------|-------------------------|-------------------------|-------------------------|
| MAPLE AVENUE | 120 | 20 | 14 | 0 | 20 |

OPEN SPACE TABLE

| | |
|--------------------------------|------------------|
| UNRESTRICTED OPEN SPACE | 10% OF SITE AREA |
| PRIVATE GRADE LEVEL OPEN SPACE | 10% OF SITE AREA |
| ROOF TERRACE | 20% OF ROOF AREA |

LANDSCAPE DEVELOPMENT PLAN

2811 Maple
Dallas, Texas

Job #: 18069.00
Date: 2020-08-10
Drawn by: AES, BAS, ELB

Scale: 1"=20'-0"
File Name: 18069_LDP.dwg
Not for regulatory approval, permitting, or construction

