411Q-3049 SHEET 6 411Q-3049 SHEET 5 411Q-3049 SHEET 6 RIM=574.11 FL 8"(N)= 568.9± LUTHER LANE (80' RIGHT-OF-WAY) FL 8"(E)= 568.9± FL 8"(W)= 568.9± RIM= 573.95/ CP# 17 PARKING SPACES 5> 10' CONCRETE SIDEWALK COOOCO 575 10' CONCRETE SIDEWALK ______ **200.00'** 200'_{FF=576.37} FF=575.78 FF=576.38 FF=575.73 20' ALLEY —— SUBDIVISION OF MCCRAV (VOL. 2043, P FF=576.47 ONE-STORY BRICK BUILDING 6' INGRESS AND EGRESS AND FOR POSITIONING AND LOCATION OF HEATING, VENTILATING (VOL. 83224, PG. 3629) ALL TRACT 5, BLOCK 5623 CONCRETE PAVEMENT HANDRAIL MILLER MCCRAWS SUBDIVISION FF=576.32 TREK RESOURCES, INC TREK RESOURCE (VOL. 2043, PG. 439) 20 (INST. NO. 201000036674) | (INST. NO. 20100 6030 LUTHER LANE LOT 10, BLOCK 3/5624 **BOZEMAN RESUBDIVISION** (VOL. 15, PG. 265) 15' LONE STAR GAS COMPANY (VOL. 3902, PG. 83) OVERHANG -20' ALLEY ---15' DALLAS POWER & -LIGHT COMPANY EASEMENT (VOL. 4723, PG. 607) (VOL. 3646, PG. 617) RIM= 575.34 CONCRETE 575 CONCRETE GATE
PAVEMENT FF=575.19 12" CALIPER QUERCUS VIRGINIANA PART OF LOT 10, BLOCK 3/5624 WESTCHESTER PRESTON PARKWAY ADDITION DRIVE 50' RIGHT-OF-WAY) (VOL. 7, PG. 48) 15' ALLEY — THREE-STORY 12" CALIPER ILEX —— BRICK BUILDING VOMITORIA PRESTON PARKWAY MULTI-STORY (VOL. 7, PG. 48) GARAGE _______ 8214 WESTCHESTER, LLC INST. NO. 201900017327 8215 WESTCHESTER DRIVE 12" CALIPER ILEX — VOMITORIA 16" CALIPER QUERCUS VIRGINIANA LOT 10, BLOCK 3/5624 BOZEMAN RESUBDIVISION - 16" CALIPER 14" CALIPER (VOL. 15, PG. 265) QUERCUS VIRGINIANA ILEX VOMITORIA TRACT 1
MATILDA REALTY—,I L.P.
INST. NO. 201400287739 15' ALLEY-MATILDA REALTY—,I L.P. INST. NO. 201400287739 TRACT 2 MATILDA REALTY-,I L.P. INST. NO. 201400287739 BRICK WALL 7 / "+" CUT IN CONCRETE FOUND 1/2-INCH IRON ROD FOUND 15 ALLEY 411Q-3020 SHEET 7 CONCRETE PAVEMENT CONCRETE PAVEMENT CONCRETE PAVEMENT 411Q-3020 SHEET 7 15' ALLEY FL 8"(E)= 567.7±
FL 8"(W)= 567.6± 15' ALLEY 15' ALLEY-15' ALLEY-ASPHALT PAVEMENT "+" CUT IN 6 PARKING SPACES CONCRETE FOUND

TRACT 5, BLOCK 5623 EXISTING TREE SUMMARY:
THIS SITE HAS NO EXISTING TREES.

LOT 10 BLOCK 3/5624 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.

LOT 10 BLOCK 3/5624 SITE TREE AND MITIGATION SUMMARY:

	SUMMARY			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
		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.

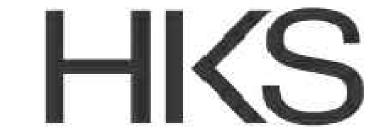
PD 314: EXHIBIT 314J - TRACT VIII, TRACT 5 AND LOT 10 TREE PROTECTION PLAN

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

Job #: 19066.00 Date: 05.20.20 Drawn by: AH

Scale: 1" = 20'-0"
File Name: RHCT001_B_LAYOUT - Tree Protection Plan Base
Not for construction







Scale: 1" = 20'-0"