

**LANDSCAPE LEGEND**

- PROPERTY LINE
- CANOPY TREE (5' CAL. MIN.)
- OPEN SPACE TREE (ORNAMENTAL OR CANOPY)
- EXISTING TREE TO BE REMOVED
- LANDSCAPED AREAS
- CONCRETE WALK
- PUBLICLY ACCESSIBLE OPEN SPACE

**TREE MITIGATION**

Tree	Species	Caliper Inches	To Remain	Required Replacement Caliper Inches
1	Sabel Palm*	13	0	0
<b>TOTAL</b>		<b>13</b>	<b>0</b>	<b>0</b>

Replacement Ratio  
\*Unprotected Trees - No replacement required

**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 PD 193 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.

**PUBLICLY ACCESSIBLE OPEN SPACE NOTES**

- PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, STEPS, RAMPS, RETAINING WALLS, SEATING, ENHANCED PEDESTRIAN PAVING AREAS, PUBLIC SIDEWALKS AND GARAGE INTAKE VENT.

**ADDITIONAL NOTES**

- GARAGE EXHAUST TO BE LOCATED A MINIMUM OF 12'-0" ABOVE FINISHED GRADE

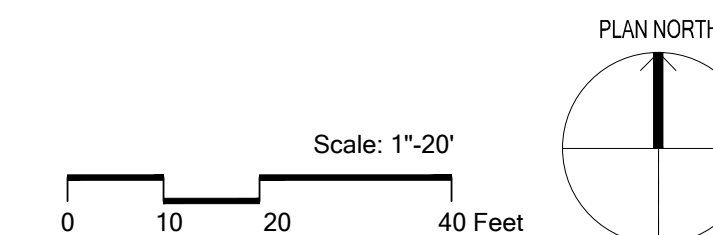


VICINITY MAP  
N.T.S.

Landscape Ordinance Calculations		PD 193, Article X	
Dallas, Texas			
HC Zoning			
PD-193 Provisions			
1 Landscape Site Area	19,465	Total Site Area (SF)	0
	0	Total Required Front Yard Area (SF)	
	Required	Provided	Landscape Site Area (SF)
	0	5,810	
2 Sidewalk and Tree Planting Zone			
North Akard Street	6'	8'	Sidewalk Width
	5'	3'	Tree Planting Zone
North Saint Paul Street	6'	8.5' - 9'	Sidewalk Width
	5'	0'	Tree Planting Zone
McKinney Ave	6'	8'	Sidewalk Width
	5'	0'	Tree Planting Zone
<b>Street Trees</b>			
	Linear Feet		
North Akard Street	245 / (25)	7	Trees Required
1 Tree / 25 LF of Street Frontage	-58	7	Total Trees Provided
Minus Visibility Triangles	187		
North Saint Paul Street	212 / (25)	6	Trees Required
1 Tree / 25 LF of Street Frontage	-62	6	Total Trees Provided
Minus Visibility Triangles	150		
McKinney Ave	179 / (25)	5	Trees Required
1 Tree / 25 LF of Street Frontage	-50	6	Total Trees Provided
Minus Visibility Triangles	129		

STREET TREES (1-TREE / 25LF)					
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA. (FEET)	CALIPER INCHES REQUIRED	EXISTING CALIPER INCHES	CALIPER INCHES PROVIDED
NORTH AKARD STREET	249	214	31.5	0	35
NORTH ST. PAUL STREET	214	157	21	0	30
MCKINNEY AVE	179	129	17.5	0	30

PROJECT DATA TABLE	
SITE	19,466 SF
LOT COVERAGE	75%
MAXIMUM STRUCTURE HEIGHT	31'
MAXIMUM BUILDING AREA	318,785 SF
MINIMUM PUBLICLY ACCESSIBLE OPEN SPACE	3,000 SF
LOADING	2 MEDIUM (35'X11')



**LANDSCAPE PLAN**

1899 McKinney  
Dallas, Texas

Job #: 19184.00  
File Name: L-DP2  
Date: 12-18-2019  
Drawn by: AES, BAS, MSB, ELB

