



TREE #	SPECIES	RETAINED CALIPER INCHES	REMOVED CALIPER INCHES	
1	Live Oak		17	
2	Live Oak (Multi-Trunk)		22.5	
3	Live Oak (Multi-Trunk)	24		
4	Live Oak (Multi-Trunk)	21		
5	Live Oak	20		
6	Live Oak (Multi-Trunk)	28.5		
7	Live Oak (Multi-Trunk)	18		
8	Live Oak	17		
9	Live Oak	30		
10	Live Oak	30		
11	Live Oak	26		
12	Elm	11		
13	Elm	15		
14	Elm		13	
15	Red Oak		25	
16	Red Oak (Multi-Trunk)		24	
17	Live Oak (Multi-Trunk)		14	
18	Live Oak	32		
19	Crape Myrtle (Multi-Trunk)		12.5	
20	Crape Myrtle (Multi-Trunk)		12.25	
21	Ash (Multi-Trunk)		25	
22	Ash		25	
23	Texas Buckeye		30	
24	Elm		9	
25	Hackberry (Multi-Trunk)		16	
26	Live Oak		26	
27	Texas Buckeye		15	
28	Hackberry		8	
29	Crape Myrtle (Multi-Trunk)		10.5	
30	Crape Myrtle (Multi-Trunk)		11	
31	Crape Myrtle (Multi-Trunk)		16.25	
32	Crape Myrtle		11	
33	Live Oak (Multi-Trunk)		39.5	
34	Live Oak		7	
35	Live Oak		8	
36	Pine		16	
37	Sweetgum		10	
38	Sweetgum		10.5	
39	Sweetgum		9	
40	Sweetgum		9.5	
41	Sweetgum		9	
42	Sweetgum		9	
43	Sweetgum		10	
44	Sweetgum		9	
45	Sweetgum		8.5	
46	Sweetgum		11	
47	Yaupon Holly (Multi-Trunk)		6.5	
48	Live Oak		8	
49	Live Oak		10	
50	Live Oak		9	
51	Live Oak		9	
52	Yaupon Holly (Multi-Trunk)		8.5	
53	Yaupon Holly (Multi-Trunk)		7.5	
54	Mulberry		20	
55	Mulberry		16	
56	Mulberry		18	
57	Mulberry		19	
		Planted	Retained	Removed
Total Inches		155	272.5	642.5



LANDSCAPE LEGEND

- LARGE CANOPY TREE (5" CAL. MIN.)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- GROUNDCOVER PLANTING AREA
- SHRUB PLANTING AREA
- LAWN AREA
- CONCRETE WALK
- 6"-0" FENCE

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.

SOIL NOTES

- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA = 83.25cuf.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA = 62.5cuf.)

TREE MITIGATION NOTES

- ALL EXISTING SITE TREES OVER 6" CALIPER INCHES TO BE MITIGATED IN ACCORDANCE WITH PD 193 TREE MITIGATION REQUIREMENTS.

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.

Landscape Ordinance Calculations
Dallas, Texas
BLK H / 1532 / LOTS 9-15 / MF-2 Zoning
PD-193 Provisions

	SQ. FT.
1. Landscape Site Area	94,554 Total Site Area
	30,300 Landscape Site Area Provided
	7,568 Landscape Site Area Provided In Front Yard
2. General Planting Area	8,575 General Planting Area Provided
	4,174 General Planting Area Provided In Front Yard
3. Special Planting Area	2,150 Special Planting Area Provided
	1,548 Special Planting Area Provided In Front Yard
4. Parkway Planting Area	11,957 Total Parkway Area
	6,238 Parkway Planting Area Provided

STREET TREES (1-TREE / 25LF)

STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA & DRIVEWAYS (FEET)	CALIPER INCHES REQUIRED	EXISTING CALIPER INCHES	CALIPER INCHES PROVIDED
COLE AVENUE	533	105	59.5	263	20
ARMSTRONG AVENUE	200	105	14	-	30

PROJECT DATA TABLE

SITE	94,554 SF, 2.171 AC
DENSITY	335 DWELLING UNITS
LOT COVERAGE	60%
STRUCTURE HEIGHT	85'
MAXIMUM BUILDING AREA	340,000 SF
MINIMUM PRIVATE ON-SITE OPEN SPACE	6,000 SF
MINIMUM PUBLIC ON-SITE OPEN SPACE	8,000 SF
PARKING REQUIRED	503 SPACES
PARKING PROVIDED	503 SPACES



LANDSCAPE DEVELOPMENT PLAN
ALLIANCE COLE AVE
Dallas, Texas

Job #: 17087.00
File Name: L-Site-Development Plan 4.dwg
Date: 04-04-2018
Drawn by: AJM



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