

LANDSCAPE ORDINANCE CALCULATIONS

Landscape Ordinance Calculations				PD 193, Article X			
Dallas, Texas							
MF-2 Zoning / GR Zoning							
PD-193 Provisions							
	67,020						Total MF-2 Site Area (SF)
	10,378						MF-2 Total Required Front Yard Area (SF)
	65,057						Total GR Site Area (SF)
	7,052						GR Total Required Front Yard (SF)
Required in MF-2		Provided in MF-2		Required in GR		Provided in GR	
Required Front Yard (Below 36')							
	15'	15'	10'	10'			Lemmon Avenue
	15'	15'	10'	10'			Reagan Street
	15'	15'	10'	10'			Throckmorton Street
	15'	15'	10'	10'			Bowser Avenue
Landscape Site Area							
	13,404	20%	14,200	6,506	10%	6,000	Landscape Site Area For Total Site (SF)
	5,289	50%	7,500	4,231	60%	6,000	Landscape Site Area In Front Yard (SF)
General Planting Area							
	6,702	50%	5,000	N/A	N/A	N/A	General Planting Area For Total Site (SF)
	2,645	25%	3,000	846	12%	1,000	General Planting Area Including Amenity Deck
	1,340	20%	1,400	N/A	N/A	N/A	General Planting Area In Front Yard (SF)
	529	5%	700	423	6%	700	Specialty Planting Area For Total Site (SF)
							Specialty Planting Area In Front Yard (SF)
Parkway Planting							
	2,173	20%	2,300	N/A	N/A	N/A	Total Parkway Area
							Parkway Planting (SF)
Sidewalks							
	N/A	N/A	6'	8'	(6' Min Clear)		Lemmon Avenue
	4'	4'	6'	6'			Reagan Street
	4'	4'	6'	6'			Throckmorton Street
	4'	4'	N/A	N/A			Bowser Avenue
Street Trees							
Linear Feet	Trees Required	Caliper Inches	Tree Quantity				
Lemmon Avenue	400	42	12	42 Inches Required	12 Trees Required		
1/2 Minus Visibility Triangles	90	0	0	0 Existing Inches	0 Existing Trees To Remain		
1 Tree / 25' of Street Frontage	310	55	12	55 Total Provided Inches	12 Total Trees Provided		
Reagan Street	330	39	11	39 Inches Required	11 Trees Required		
1/2 Minus Visibility Triangles	68	98	7	98 Existing Inches	7 Existing Trees To Remain		
1 Tree / 25' of Street Frontage	263	118	11	118 Total Inches	11 Total Trees Provided		
Throckmorton Street	330	35	10	35 Inches Required	10 Trees Required		
1/2 Minus Visibility Triangles	81	92	5	92 Existing Inches	5 Existing Trees To Remain		
1 Tree / 25' of Street Frontage	249	107	10	107 Total Provided Inches	8 Total Trees Provided		
Bowser Avenue	400	53	15	53 Inches Required	15 Trees Required		
1/2 Minus Visibility Triangles	28	71	5	71 Existing Inches	5 Existing Trees To Remain		
1 Tree / 25' of Street Frontage	372	121	15	121 Total Provided Inches	15 Total Trees Provided		

LEGEND

- EXTENT OF BUILDING ABOVE
- EXTENT OF OPEN SPACE AT LEVEL 3
- EXTENT OF RESTAURANT ZONE
- PEDESTRIAN PAVEMENT
- LANDSCAPE SITE AREA
- GENERAL PLANTING AREA
- SPECIAL PLANTING AREA
- PARKWAY PLANTING AREA
- CANOPY TREE (5" CALIPER MIN.)
LIVE OAKS NOT TO BE PLANTED ALONG LEMMON AVE
- SPECIMEN TREE (8" CALIPER MIN.)
- ORNAMENTAL TREE (65 GAL MIN.)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- BENCH (2 PER FRONTAGE)
- BIKE RACK (2 PER FRONTAGE)
- TRASH OR RECYCLING (2 PER FRONTAGE)

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

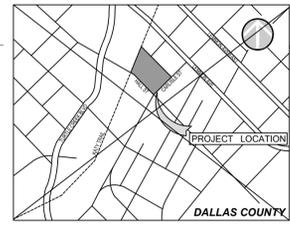
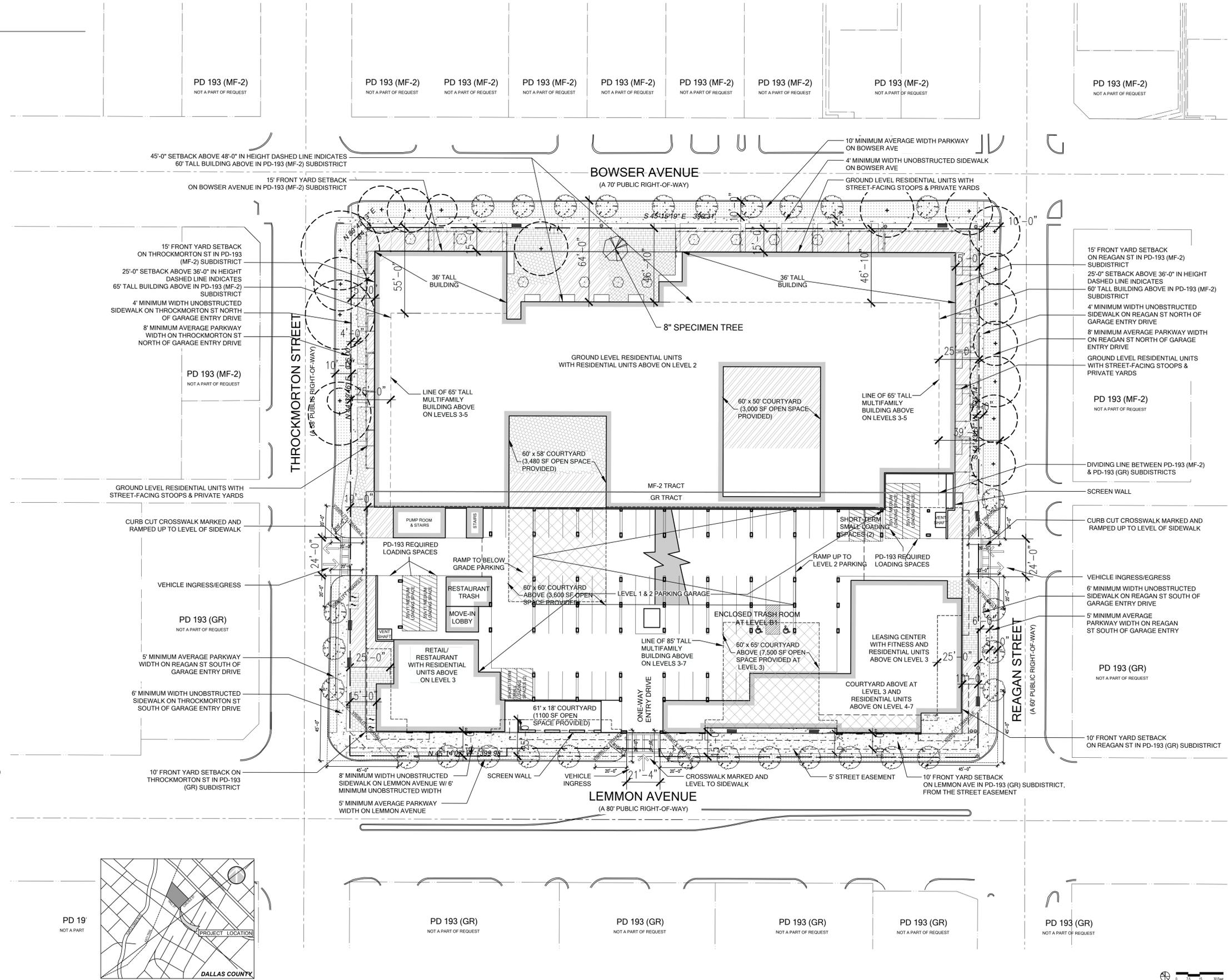
- ALL EXISTING SITE TREES TO BE MITIGATED IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X TREE MITIGATION REQUIREMENTS.

SOIL NOTES

- ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X REQUIREMENTS UNLESS THERE ARE PD 193 REQUIREMENTS OR UTILITIES THAT CONFLICT.

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.



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