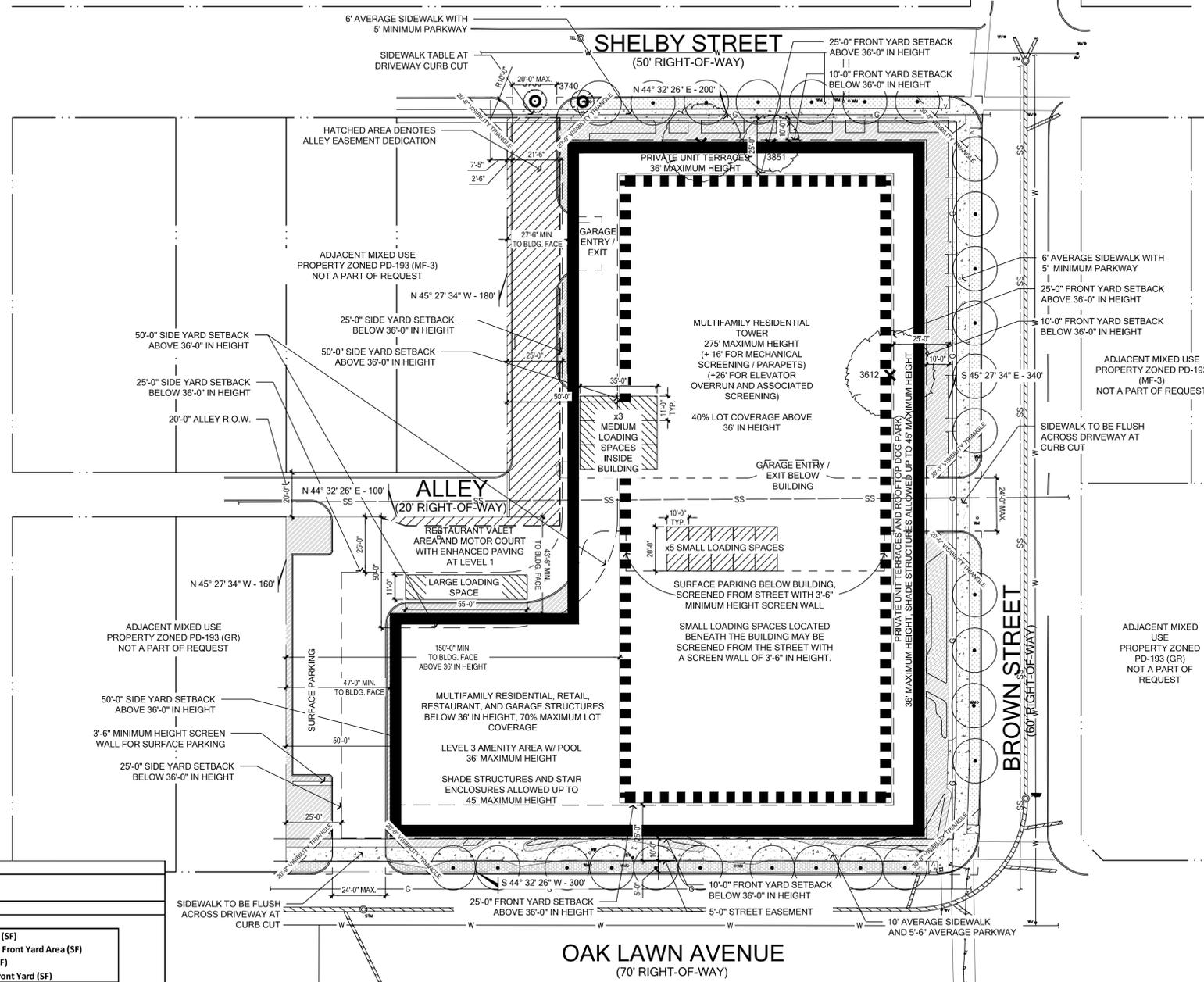


VICINITY MAP  
(NOT TO SCALE)

Tree	Species	Caliper Inches Removed	Caliper Inches To Remain	Required Replacement Caliper Inches	Replacement Ratio
3730	Crepe Myrtle***	6		0	0.00
3740	Crepe Myrtle***	6		0	0.00
3771	Crepe Myrtle**	20		8	0.40
3851	Hackberry**	10		4	0.40
3612	Live Oak*	18		13	0.70
<b>TOTALS</b>		<b>60</b>	<b>0</b>	<b>25</b>	
Caliper Inches Mitigated by Planting Trees on Site				108	
Caliper Inches Mitigated by Paying into the City Fund				0	
Dollar Amount to be paid into City Fund				\$0.00	

**Replacement Ratio**  
\*Class Two Trees (Ratio 0.7:1)  
\*\*Class Three Trees (Ratio 0.4:1)  
\*\*\*Not Protected



**LEGEND**

- EXTENT OF BUILDING LESS THAN 36' (HEIGHT)
- EXTENT OF BUILDING ABOVE 36' (HEIGHT)
- PEDESTRIAN PAVEMENT
- LANDSCAPE SITE AREA
- GENERAL PLANTING AREA
- SPECIAL PLANTING AREA
- PLANTED AREA IN PARKWAY
- PROTECTED TREE TO BE REMOVED
- UNPROTECTED TREE TO BE REMOVED
- 4" CALIPER STREET TREE
- PROPERTY LINE
- EASEMENT LINE

**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.

**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.

**DESIGN ELEMENT NOTES**

DESIGN ELEMENTS THAT MAY BE PROVIDED WITHIN THE FRONT YARD SETBACK ARE AS FOLLOWS:  
LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, STEPS, RAMPS WITH HANDRAILS, RETAINING WALLS THAT ARE LESS THAN 4'-0", FREESTANDING WALLS LESS THAN 2'-6", AND SITE FURNITURE.

Landscape Ordinance Calculations		PD 193, Article X	
Dallas, Texas			
MF-2 Zoning / GR Zoning			
PD-193 Provisions			
	35,023	Total MF-3 Site Area (SF)	
	3,767	MF-3 Total Required Front Yard Area (SF)	
	45,928	Total GR Site Area (SF)	
	4,277	GR Total Required Front Yard (SF)	
		Required in MF-3	Provided in MF-3
Required Front Yard		10'	10'
Landscape Site Area	7,005 20%	3,000	4,593 10%
General Planting Area	1,884 50%	2,500	2,566 60%
Speciality Planting Area	3,502 50%	1,100	N/A
Parkway Planting	942 25%	3,600	513 12%
Sidewalks	700 20%	700	N/A
Street Trees	188 5%	300	257 6%
		Required	Provided
Oak Lawn Avenue		300	34
Brown Street		340	35
Shelby Street		200	24

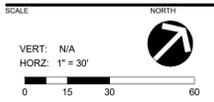
**LANDSCAPE DEVELOPMENT PLAN**

2615 OAKLAWN AVE

DALLAS, TX

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	LANDSCAPE DEVELOPMENT PLAN	08.11.2025



**LANDSCAPE DEVELOPMENT PLAN**

LS1.00