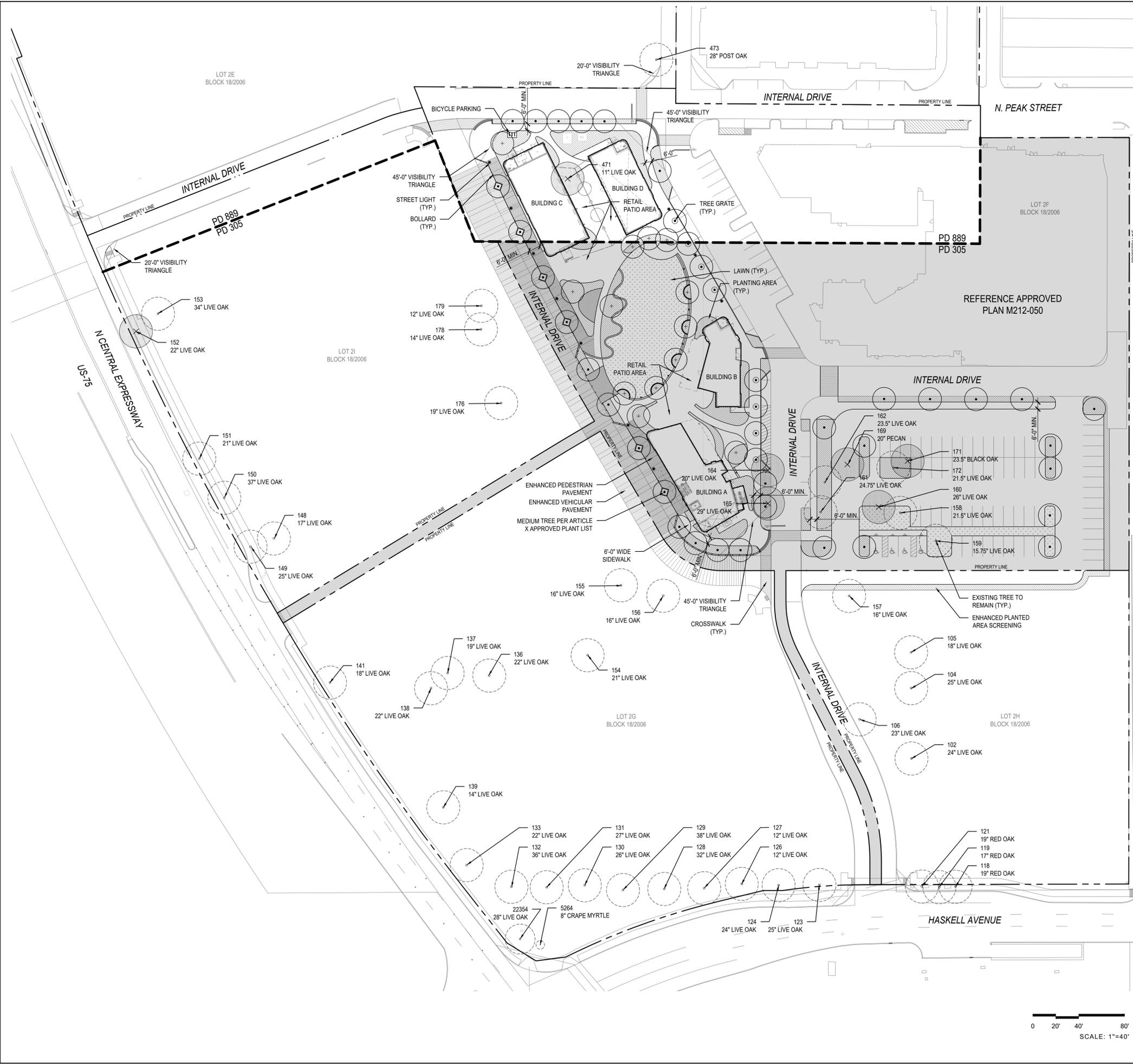
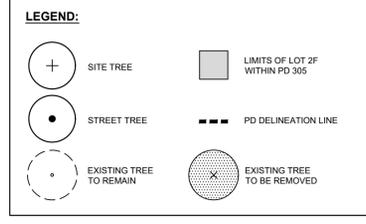


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REFERENCE WITH PD NO. 889,
EAST ZONE, EAST MIXED USE
SUBZONE, SUBDISTRICT E2



PLANT SCHEDULE

LARGE CANOPY TREES				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
(+)	Site Tree	Site Tree	2" Cal. Min.	Species from Article X Approved List
(•)	Street Tree	Street Tree	3" Cal. Min.	Species from Article X Approved List
SHRUBS, PERENNIALS, GROUNDCOVERS & ANNUALS				
KEY	BOTANICAL NAME	COMMON NAME	COMMENTS	
(▭)	Planting Area	Planting Area	Containers	Combination of Planting Approved per Article X
(▭)	SOD	Lawn	Sod	Solid Sod

LANDSCAPE CALCULATIONS (PD 305)

TOTAL PD 305 SITE AREA: 151,827 SF (3.485 AC)

MINIMUM LANDSCAPE BUFFER AND PLANTING REQUIREMENTS AT PEAK STREET FRONTAGE:
REFERENCE PREVIOUSLY APPROVED LANDSCAPE PLAN

STREET TREES AT INTERNAL DRIVEWAYS: 1/40LF AT INTERNAL DRIVES

TOTAL FRONTAGE LENGTH: 810LF	REQUIRED STREET TREES: 20	PROVIDED: 24
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LANDSCAPE AREA ALONG INTERNAL DRIVES: MIN. 20% OF LINEAR INNER EDGE OF INTERNAL PRIVATE DRIVEWAYS

TOTAL FRONTAGE LENGTH: 810LF	REQUIRED LANDSCAPE FRONTAGE: 162 LF	PROVIDED: 291 LF
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OPEN SPACE: MIN. 10,000 SF OF REQUIRED OPEN SPACE MUST BE DEDICATED AS PUBLIC AND LOCATED AT GRADE
PROVIDED: MIN. 10,000 SF OF CONTIGUOUS PUBLICLY ACCESSIBLE OPEN SPACE IN CENTER OF DEVELOPMENT AREA

LANDSCAPE CALCULATIONS (Article X)

PARKING LOT TREES: NO PARKING SPACE MAY BE LOCATED MORE THAN 70' FROM THE TRUNK OF A LARGE OR MEDIUM TREE

PROVIDED: EACH SURFACE PARKING STALL IS WITHIN 120' OF THE CENTER OF A TREE

DESIGN OPTION POINTS:	REQUIRED POINTS: 30
SCREENING AT SURFACE PARKING LOTS: OPTION 2	POINTS: 10
REQUIRED: ENHANCED DESIGN MUST INCLUDE MIN. OF TWO PLANT SPECIES	
PROVIDED: 1,355 SF OF ENHANCED PLANTED AREA SCREENING	
ENHANCED PEDESTRIAN PAVEMENT	POINTS: 6
REQUIRED: AT LEAST 5% OF LOT SHALL BE ENHANCED PEDESTRIAN PAVEMENT	
PROVIDED: 3,800 SF ENHANCED PEDESTRIAN PAVEMENT	
ENHANCED VEHICULAR PAVEMENT	POINTS: 6
REQUIRED: 25% OF ALL OUTDOOR VEHICULAR PAVEMENT TO BE DECORATIVE PAVEMENT	
PROVIDED: 15,725 SF ENHANCED VEHICULAR PAVEMENT	
PEDESTRIAN USES: OPTION 2 - SPECIAL AMENITIES	POINTS: 10
REQUIRED: 5% OF LOT AREA TO BE PUBLICLY ACCESSIBLE FACILITIES (151,827 x 0.05 = 7,591 SF)	
PROVIDED: MIN. 10,000 SF PEDESTRIAN FACILITIES (PLAZA, SEATING AREA, ACTIVITY LAWN)	
TOTAL POINTS:	32

	Number of Trees	Cal. Inches
Total Trees Removed	7	152
	Class 2 Trees (.7:1) 97x.7=68	
	Significant Trees (1.5:1) x1.5= 83	
TOTAL CALIPER MITIGATION REQUIRED	151	
Proposed Trees, 26 at 4" Caliper	104	
Proposed Trees, 16 at 3" Caliper	48	
TOTAL PROPOSED Caliper Inches	152	



THE CENTRAL

OWNER
De La Vega Development
4514 Cole Avenue, Suite 815
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ARCHITECT
GFF Architects
2808 Fairmount Street, Suite 300
Dallas, TX 75201

CIVIL ENGINEER
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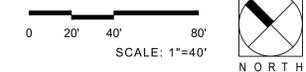
D223-012 (TB)
THE CENTRAL
PARK PHASE 1
LOT 2I, BLOCK 18/2006
DALLAS, TEXAS

Rev:	Date:	Description:

Project Number: 21057
Date: APRIL 25, 2024
Issue: DEVELOPMENT PLAN

Sheet Title:
LANDSCAPE DEVELOPMENT PLAN PD NO. 305

Sheet Number:
L1



LANDSCAPE DEVELOPMENT PLAN - NOT FOR CONSTRUCTION