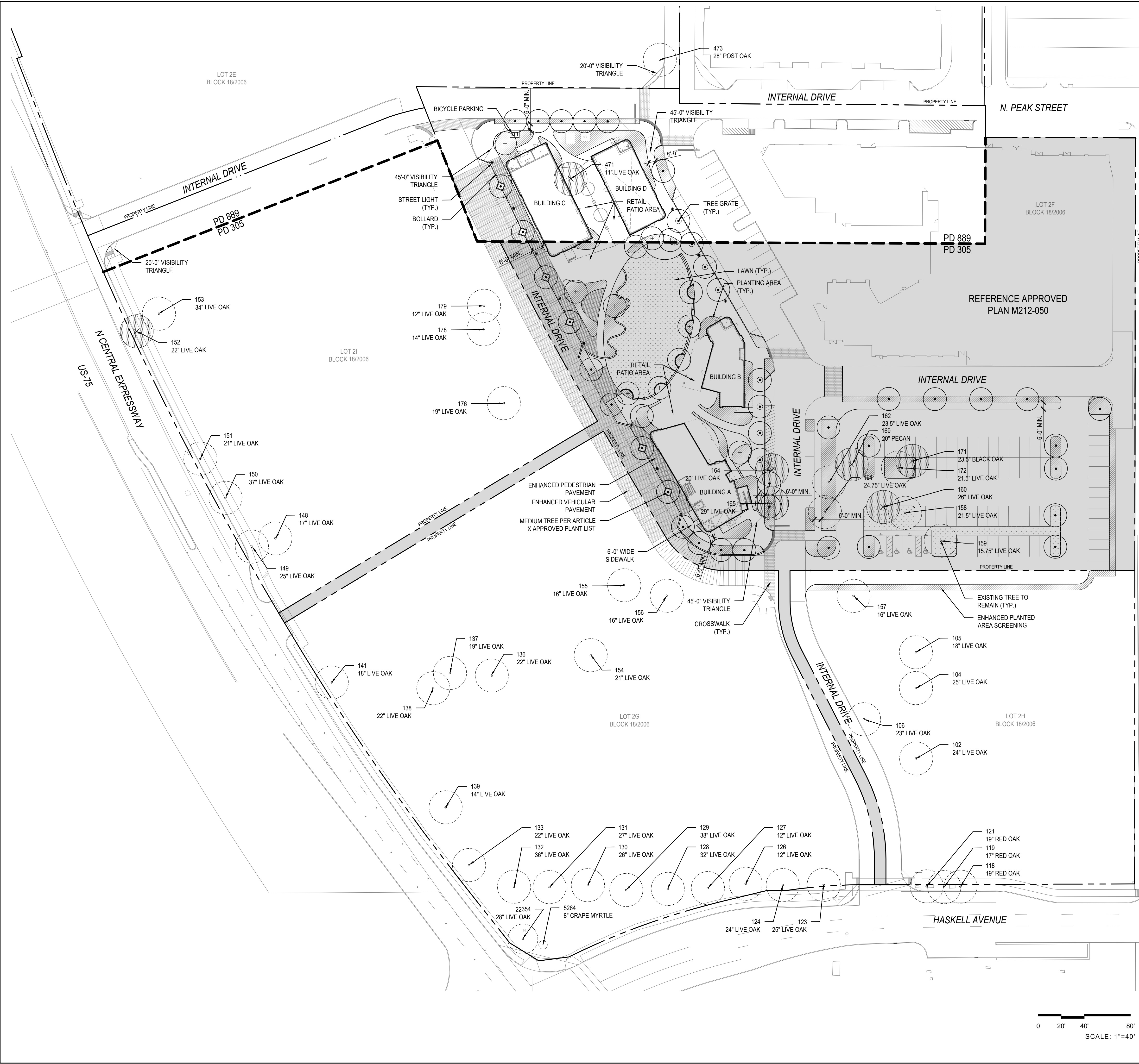
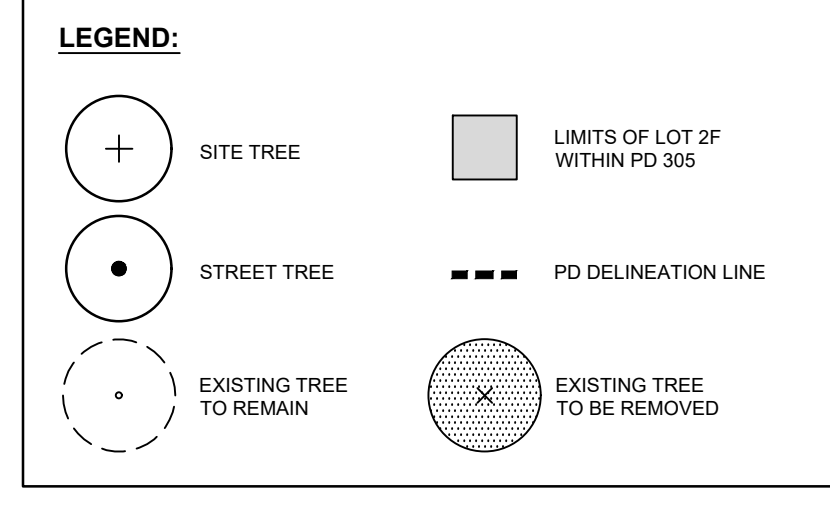


Drawing name: O:\04-Projects\21057 - The Central - Park Phase 104 Development Plan\04\_CAD\02\_Sheets\01\_Development\21057-L1-PD305.dwg L1 Apr 25, 2024 10:48am by: alexkulich



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	Site Tree	Site Tree	2' Cal. Min.	Species from Article X Approved List
STRE	Street Tree	Street Tree	3' Cal. Min.	Species from Article X Approved List

SHRUBS, PERENNIALS, GROUNDCOVERS & ANNUALS				
KEY	BOTANICAL NAME	COMMON NAME	COMMENTS	
PLANT	Planting Area	Planting Area	Containers	Combination of Planting Approved per Article X
SOD	Lawn	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
------------------------------	---------------------------	--------------

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
------------------------------	-------------------------------------	------------------

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)	
<b>TOTAL POINTS:</b>	<b>32</b>

	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		
<b>TOTAL CALIPER MITIGATION REQUIRED</b>	<b>151</b>	
Proposed Trees, 26 at 4" Caliper	104	
Proposed Trees, 16 at 3" Caliper	48	
<b>TOTAL PROPOSED Caliper Inches</b>	<b>152</b>	



THE CENTRAL

**OWNER**  
De La Vega Development  
4514 Cole Avenue, Suite 815  
Dallas, TX 75205

**ARCHITECT**  
GFF Architects  
2808 Fairmount Street, Suite 300  
Dallas, TX 75201

**CIVIL ENGINEER**  
Urban Strategy  
4222 Main Street  
Dallas, TX 75226

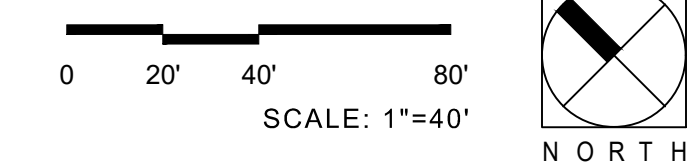
D223-012 (TB)  
THE CENTRAL  
PARK PHASE 1  
LOT 2I, BLOCK 18/2006  
DALLAS, TEXAS

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