

LAYOUT LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- LARGE CANOPY STREET TREE (6" CAL. MIN.)
CEDAR ELM - *Ulmus crassifolia*
LIVE OAK - *Quercus virginiana*
BUR OAK - *Quercus macrocarpa*
TEXAS RED OAK - *Quercus texana*
PECAN - *Carya illinoensis*
BALD CYPRESS - *Taxodium distichum*
- MEDIUM CANOPY SITE TREE (6" CAL. MIN.)
SOUTHERN MESQUITE - *Prosopis glandulosa*
CHALK MAPLE - *Acer leucoderme*
LACEY OAK - *Quercus laceyi*
- SMALL CANOPY / ORNAMENTAL TREE (3-1/2" CAL. MIN.)
CREPE MYRTLE - *Lagerstroemia indica*
TEXAS BUCKEYE - *Aesculus arguta*
SMOKETREE - *Cotinus coggygria*
DEODIOUS HOLLY - *Ilex decidua*
CHALK MAPLE - *Acer leucoderme*
- ENHANCED PEDESTRIAN PAVING DESIGN SUBJECT TO CHANGE
- ENHANCED VEHICULAR PAVING DESIGN SUBJECT TO CHANGE
- CONCRETE PAVING DESIGN SUBJECT TO CHANGE
- VEGETATED BIOSWALE WITH POLLINATOR-FRIENDLY PLANT MATERIAL
- SPECIAL PLANTING AREA
- GENERAL PLANTING AREA
- SYNTHETIC LAWN
- DECOMPOSED GRANITE
- 4'-0" METAL FENCE
- EASEMENT / SETBACK LINES
- PROPERTY LINE
- PUBLIC BENCH
- LITTER / RECYCLING RECEPTACLES
- BIKE RACKS W/ REQUIRED CLEARANCE

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

PLANTING AREA REQUIREMENTS, EXCEPT AS PROVIDED IN THIS SECTION, PLANTING AREAS MUST MEET THE FOLLOWING REQUIREMENTS:

- FOR EACH SMALL TREE INSTALLATION, A MINIMUM OF 24 INCHES OF SOIL DEPTH AND 25 SQUARE FEET OF OPEN SOIL AREA (TOTAL OF 50 CUBIC FEET) MUST BE PROVIDED.
- FOR EACH LARGE OR MEDIUM TREE INSTALLATION, A MINIMUM OF 36 INCHES OF SOIL DEPTH AND 160 SQUARE FEET OF OPEN SOIL AREA (TOTAL OF 480 CUBIC FEET) MUST BE PROVIDED.

IN URBAN STREETScape OR OVER STRUCTURE:

- FOR EACH LARGE OR MEDIUM TREE INSTALLATION, A MINIMUM OF 36 INCHES OF SOIL DEPTH AND 25 SQUARE FEET OF OPEN SOIL AREA AND A COMBINATION OF OPEN SOIL AREA, COVERED SOIL AREA, AND ROOT PATHS FOR A MINIMUM OF 240 CUBIC FEET OF SOIL VOLUME. LARGE OR MEDIUM TREES PLANTED IN LESS THAN 480 CUBIC FEET OF SOIL VOLUME DO NOT COUNT AS REPLACEMENT TREES FOR PURPOSES OF DIVISION 51A-10.1300.

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 INVENTORY

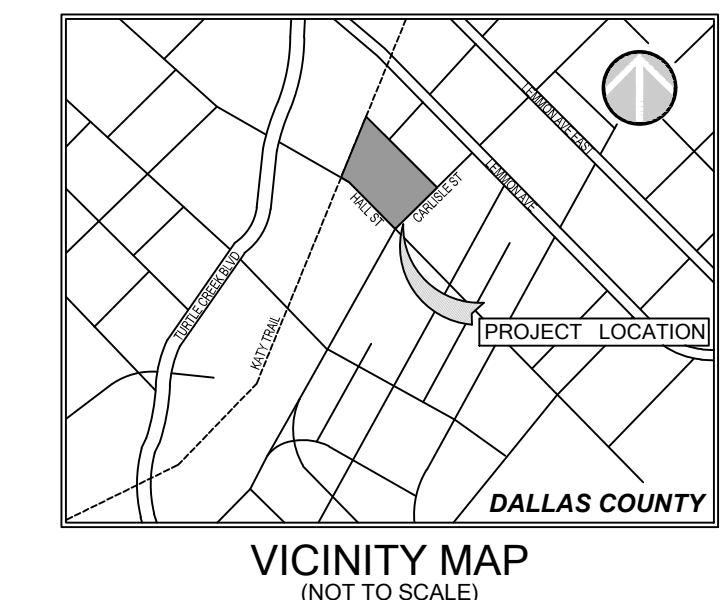
#	Common	Scientific	Caliper Inches Preserved	Caliper Inches Removed	Significant Cal. In. Removed	Notes
8709	Live Oak	<i>Quercus virginiana</i>		18		
8710	Live Oak	<i>Quercus virginiana</i>		22.4		
8711	Live Oak	<i>Quercus virginiana</i>		11.5		
8712	Live Oak	<i>Quercus virginiana</i>		20		
8713	Loblolly Pine	<i>Pinus taeda</i>		24.5		
8714	Live Oak	<i>Quercus virginiana</i>		20		
8715	Live Oak	<i>Quercus virginiana</i>		45		
8716	Japanese Privet	<i>Ligustrum japonicum</i>		10.5		
8717	Chinese Privet	<i>Ligustrum sinense</i>		11.5		
8718	Live Oak	<i>Quercus virginiana</i>		14		
8719	Post Oak	<i>Quercus stellata</i>		30.5		
8720	Post Oak	<i>Quercus stellata</i>		26.8		
8721	Live Oak	<i>Quercus virginiana</i>		13.1		
8722	Live Oak	<i>Quercus virginiana</i>		17		
8723	Sweetgum	<i>Liquidambar styraciflua</i>		17.5		
8724	Live Oak	<i>Quercus virginiana</i>		28		
8725	Shumard Oak	<i>Quercus shumardii</i>		21		
8726	Live Oak	<i>Quercus virginiana</i>		25.5		
8727	Live Oak	<i>Quercus virginiana</i>		27.5		
8728	Live Oak	<i>Quercus virginiana</i>		24.3		
8729	Live Oak	<i>Quercus virginiana</i>		13.5		
8730	Live Oak	<i>Quercus virginiana</i>		15.5		
8731	Live Oak	<i>Quercus virginiana</i>		29		
8732	Post Oak	<i>Quercus stellata</i>		21		
8733	Live Oak	<i>Quercus virginiana</i>		14.5		
8734	Live Oak	<i>Quercus virginiana</i>	11.7			
8735	Live Oak	<i>Quercus virginiana</i>	9.8			
8736	Live Oak	<i>Quercus virginiana</i>	10			
8737	White Mulberry	<i>Morus alba</i>		14.7		
8738	Hackberry	<i>Celtis laevigata</i>		11		
8739	Hackberry	<i>Celtis laevigata</i>		12		
8740	Hackberry	<i>Celtis laevigata</i>		9.5		
8752	White Mulberry	<i>Morus alba</i>		18.2		
8753	Live Oak	<i>Quercus virginiana</i>		35.3		
8754	Loblolly Pine	<i>Pinus taeda</i>		24		
8755	Chinese Privet	<i>Ligustrum sinense</i>		8.5		
8756	Live Oak	<i>Quercus virginiana</i>		29.3		
8757	Hackberry	<i>Celtis laevigata</i>		11.9		
8758	Hackberry	<i>Celtis laevigata</i>		14.5		
Sub. Tot. Inches =			31.5	711	0	
Total Removed # Trees =	37 onsite					
Total Removed Cal. In. =	711					
Total Mitigation # Trees =	54 Canopy (6 Cal. In.), 32 Ornamentals (3 Cal. In.)					
Total Mitigation Cal. In. =	420					

Landscape Ordinance Calculations

Dallas, Texas

PD-193 Provisions

1. Landscape Site Area	SQ. FT.	
	106,612	Total Site Area
	3,200	Hall St. Front Yard (320 LF x 10' Setback)
	2,900	Carlisle St. Front Yard (290 LF x 10' Setback)
	4,350	Carlisle Place Front Yard (435 LF x 10' Setback)
	10,275	Total Front Yard (Excludes Overlap from Calculations Above)
10% of Site Area Designated Landscape Site Area	10,661	Landscape Site Area Required
	11,118	Landscape Site Area Provided
60% of Required Front Yard Designated as Landscape Site Area	6,165	Landscape Site Area Required in Front Yard
	8,800	Landscape Site Area Provided in Front Yard
2. General Planting Area		
12% of Required Front Yard	1,233	General Planting Area Required in Front Yard
	2,750	General Planting Area Provided in Front Yard
3. Special Planting Area		
6% of Required Front Yard	617	Special Planting Area Required in Front Yard
	1,745	Special Planting Area Provided in Front Yard



STREET TREES (1-TREE / 25LF)

STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA. (FEET)	# TREES REQUIRED	CAL IN. REQUIRED (3.5" PER TREE)	EXISTING CALIPER INCHES	# TREES PROVIDED	CAL IN. PROVIDED (6" PER TREE)
HALL ST.	330	11	13	45.5	-	12	72
CARLISLE ST.	280	56	9	31.5	-	10	54
CARLISLE PLACE	436	41	16	56	31.5	15	90