

VICINITY MAP
(NOT TO SCALE)

LEGEND

- EXTENT OF BUILDING LESS THAN 36' (HEIGHT)
- EXTENT OF BUILDING ABOVE 36' (HEIGHT)
- PEDESTRIAN PAVEMENT
- PARKWAY
- PUBLIC OPEN SPACE
- 4" CALIPER STREET TREE
- EASEMENT
- PROPERTY 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

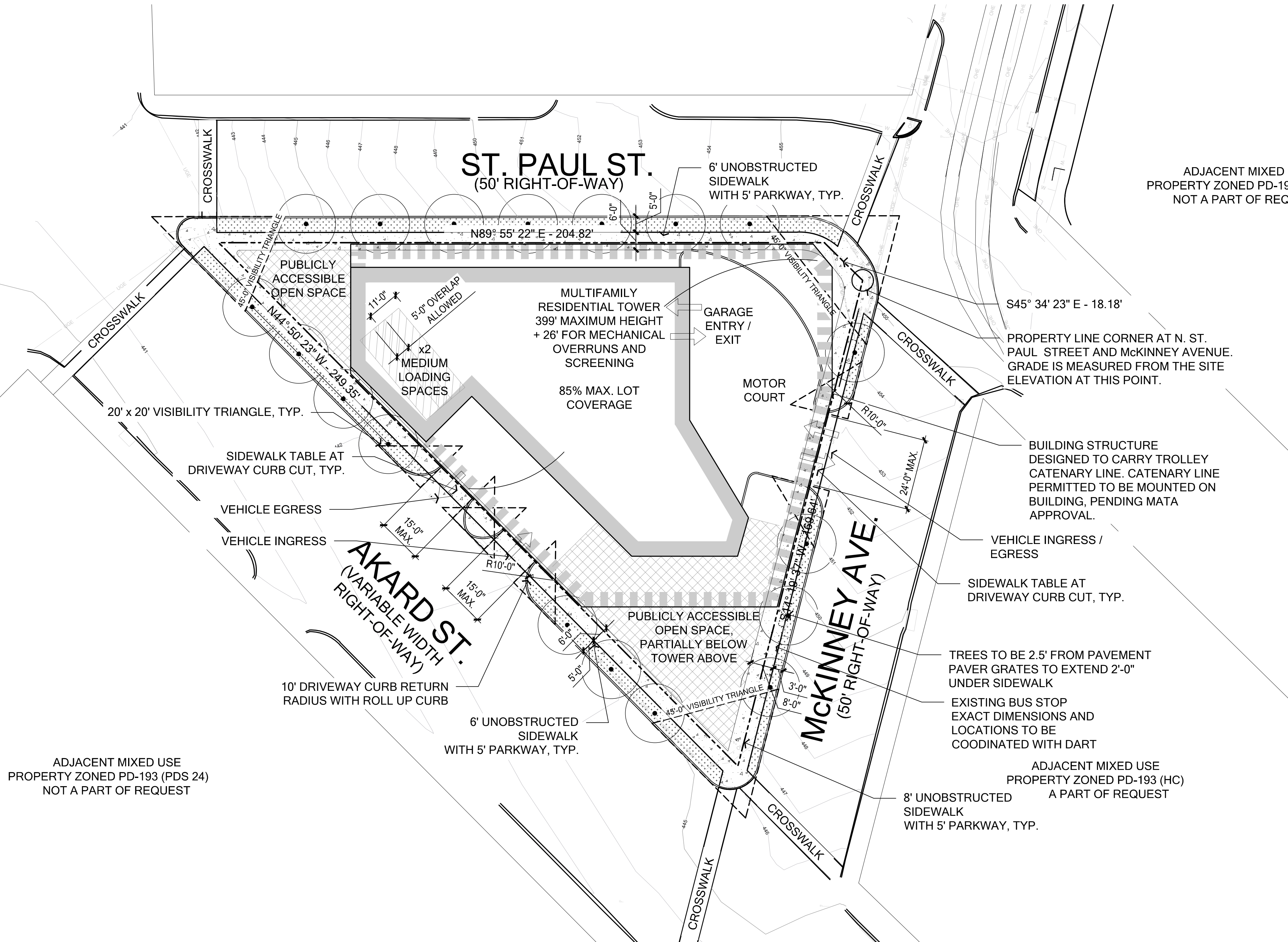
- ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

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.

PUBLICLY ACCESSIBLE OPEN SPACE NOTES

- PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, STEPS, RAMPS, RETAINING WALLS SEATING, ENHANCED PEDESTRIAN PAVING AREAS, PUBLIC SIDEWALKS AND GARAGE INTAKE VENT.



ADJACENT MIXED I
PROPERTY ZONED PD-19
NOT A PART OF REQ

PROPERTY LINE CORNER AT N. ST. PAUL STREET AND MCKINNEY AVENUE. GRADE IS MEASURED FROM THE SITE ELEVATION AT THIS POINT.

BUILDING STRUCTURE DESIGNED TO CARRY TROLLEY CATENARY LINE. CATENARY LINE PERMITTED TO BE MOUNTED ON BUILDING, PENDING MATA APPROVAL.

VEHICLE INGRESS / EGRESS

SIDEWALK TABLE AT DRIVEWAY CURB CUT, TYP.

TREES TO BE 2.5' FROM PAVEMENT
PAVER GRATES TO EXTEND 2'-0"
UNDER SIDEWALK

EXISTING BUS STOP
EXACT DIMENSIONS AND
LOCATIONS TO BE
COORDINATED WITH DART

ADJACENT MIXED USE
PROPERTY ZONED PD-193 (HC)
A PART OF REQUEST

8' UNOBSTRUCTED
SIDEWALK
WITH 5' PARKWAY, TYP.

ADJACENT MIXED USE
PROPERTY ZONED PD-193 (PDS 24)
NOT A PART OF REQUEST

Landscape Ordinance Calculations		PD 193, Article X	
Dallas, Texas			
HC Zoning			
PD-193 Provisions			
		19,465 SF	Total Site Area
		0 SF	Required Front Yard Required
Tree Planting Zone Width	Required	Proposed	
	5'	5'	North Akard Street
	5'	5'	North Saint Paul Street
	5'	3'	McKinney Ave
Sidewalks	Required	Proposed	
	6'	6'	North Akard Street
	6'	6'	North Saint Paul Street
	6'	8'	McKinney Ave
Street Trees	Linear Feet	Trees Required	Caliper Inches
North Akard Street	245		23 Inches Required
LF Minus Visibility Triangles	80		0 Existing Inches
1 Tree / 25 LF of Street Frontage	165	7	0 Total Provided
North Saint Paul Street	205		23 Inches Required
LF Minus Visibility Triangles	41		0 Existing Inches
1 Tree / 25 LF of Street Frontage	164	7	28 Total Provided
McKinney Ave	166		13 Inches Required
LF Minus Visibility Triangles	75		0 Existing Inches
1 Tree / 25 LF of Street Frontage	92	4	28 Total Inches
			Tree Quantity
			Provided
			7 Trees Required
			0 Existing Trees To Remain
			7 Total Trees Provided
			7 Trees Required
			0 Existing Trees To Remain
			7 Total Trees Provided
			4 Trees Required
			0 Existing Trees To Remain
			4 Total Trees Provided

PRELIMINARY
-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,

ANNA ELIESE RIDGLEY 3766 11.05.2024
LANDSCAPE ARCHITECT REG. # DATE

LANDSCAPE DEVELOPMENT PLAN

1899 McKinney

DALLAS, TX

ZONING APPLICATION

LANDDESIGN PROJ.# 859082

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	LDP FOR OLC	11.05.2024
	ZONING APPLICATION	12.17.2024
	ZONING APPLICATION	08.15.2025
	ZONING APPLICATION	12.22.2025

SCALE: NORTH

VERT: N/A
HORZ: 1" = 20'
0 10 20 40

SHEET TITLE

LANDSCAPE DEVELOPMENT PLAN

SHEET NUMBER

LS1.00