

Trees Replaced on Site

Caliper Size	Quantity	Total
3	36	108
6	73	438
TOTAL	546	


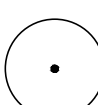













STREET TREES (1-TREE / 25LF)							
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIA. (FEET)	# OF TREES REQUIRED	CAL. IN. REQUIRED (3.5" PER TREE)	EXISTING CALIPER INCHES	CALIPER INCHES PROVIDED	# OF TREES PROVIDED
McKINNEY AVE	280	14	11	38.5	-	60	10
ARMSTRONG AVE	372	47	13	45.5	-	72	12
NORTH CENTRAL EXPY	455	80	15	52.5	-	84	14

Landscape Ordinance Calculations
Dallas, Texas

PD-193 Provisions

	SQ. FT.	
1. Landscape Site Area		
	137,555	Total Site Area
	2,800	McKinney Ave. Front Yard (280 LF x 10' Setback)
	3,720	Armstrong Ave. Front Yard (372 LF x 10' Setback)
	4,550	North Central Expy Front Yard (455 LF x 10' Setback)
	10,900	Total Front Yard (Excludes Overlap from Calculations Above)
10% of Site Area Designated Landscape Site Area	13,756	Landscape Site Area Required
	43,100	Provided
60% of Required Front Yard Designated as Landscape Site Area	6,540	Landscape Site Area Required in Front Yard
	8326 (76%)	Landscape Site Area Provided in Front Yard
2. General Planting Area		
12% of Required Front Yard	1,308	General Planting Area Required in Front Yard
	3550 (33%)	General Planting Area Provided in Front Yard
3. Special Planting Area		
6% of Required Front Yard	654	Special Planting Area Required in Front Yard
	954 (9%)	Special Planting Area Provided in Front Yard

LAYOUT LEGEND

-  LARGE CANOPY STREET TREE (6" CAL. MIN.)
CEDAR ELM - *Ulmus crassifolia*
LIVE OAK - *Quercus virginiana*
TEXAS RED OAK - *Quercus texana*
BALD CYPRESS - *Taxodium distichum*
-  LARGE CANOPY SITE TREE (6" CAL. MIN.)
PECAN - *Carya illinoensis*
BUR OAK - *Quercus macrocarpa*
MEXICAN SYCAMORE - *Platanus mexicana*
LACEBARK ELM - *Ulmus parvifolia*
-  SMALL CANOPY / ORNAMENTAL TREE (3" CAL. MIN.)
CREPE MYRTLE - *Lagerstroemia indica*
TEXAS BUCKEYE - *Aesculus arguta*
SMOKETREE - *Cotinus coccinea*
DECIDUOUS HOLLY - *Ilex decidua*
CHALK MAPLE - *Acer leucoderme*
-  RAISED CONCRETE PLANTERS
LOCATIONS SUBJECT TO CHANGE
-  BIKE RACKS WITH MICROMOBILITY
CHARGING STATIONS (2 SPACES)
-  REMOVABLE VEHICLE ACCESS BOLLARDS
-  PUBLIC BENCH
-  LITTER / RECYCLING RECEPTACLE
-  ENHANCED PEDESTRIAN PAVING
DESIGN SUBJECT TO CHANGE
-  CONCRETE PAVING
DESIGN SUBJECT TO CHANGE
-  SPECIAL PLANTING AREA
-  GENERAL PLANTING AREA
-  DECOMPOSED GRANITE
-  4'-0" METAL BARRIER
-  PROPERTY LINE

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:

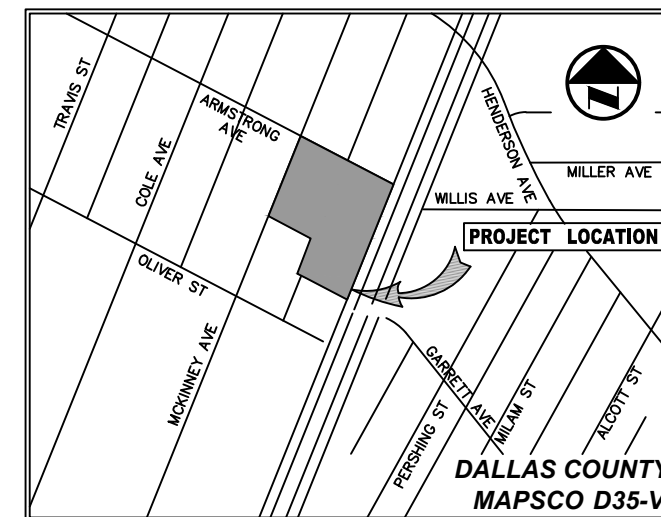
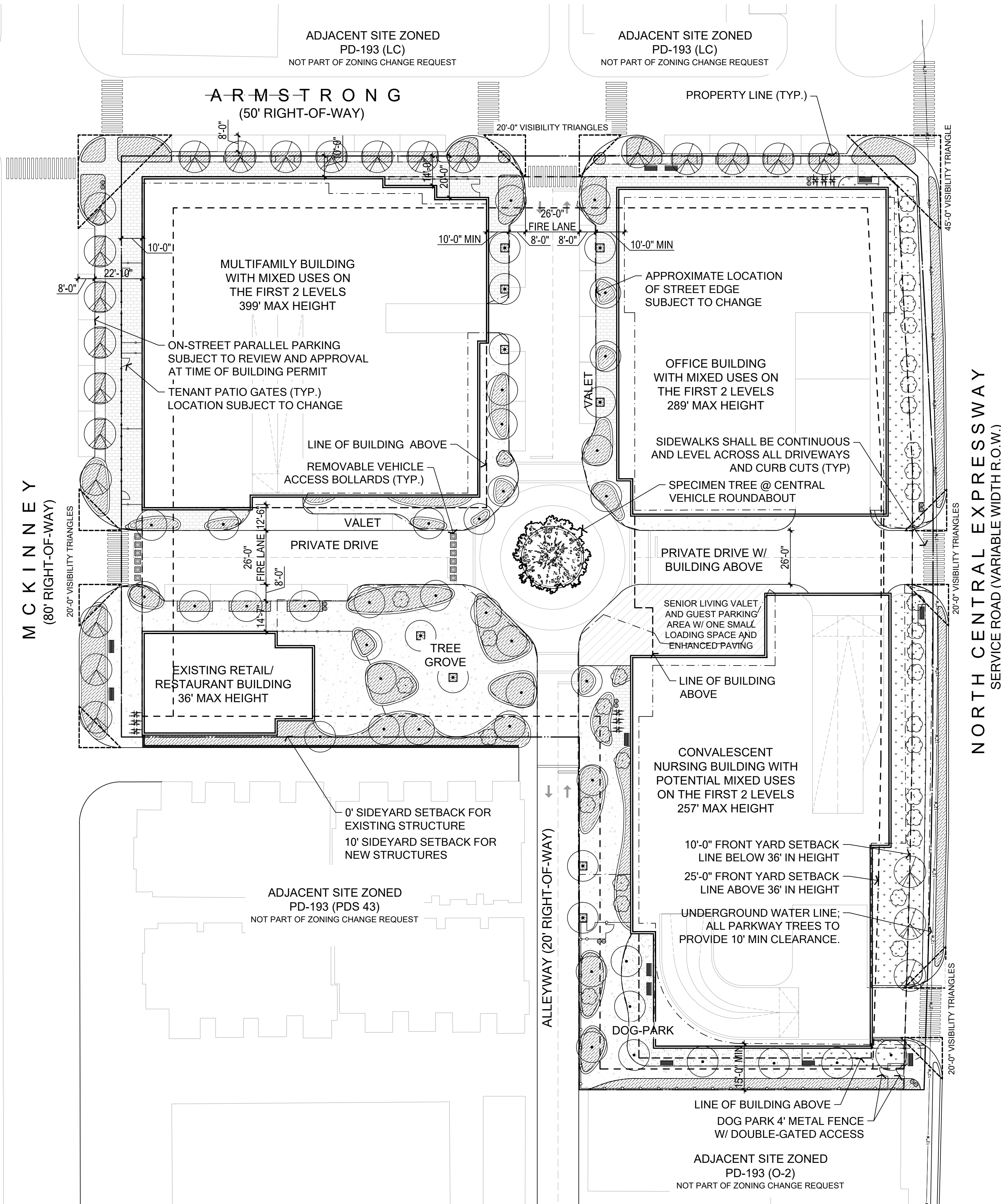
- FOR EACH LARGE OR MEDIUM TREE INSTALLATION, A MINIMUM OF 36 INCHES OF SOIL DEPTH AND 25 SQUARE FEET OF OPEN SOIL AREA AND A COMBINATION OF OPEN SOIL AREA, COVERED SOIL AREA, AND ROOT PATHS FOR A MINIMUM OF 240 CUBIC FEET OF SOIL VOLUME. LARGE OR MEDIUM TREES PLANTED IN LESS THAN 480 CUBIC FEET OF SOIL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

TREE MITIGATION NOTES

- ALL EXISTING SITE TREES OVER 6" CALIPER INCHES TO BE MITIGATED IN ACCORDANCE WITH ARTICLE X TREE MITIGATION REQUIREMENTS.

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.

VICINITY MAP
(NOT TO SCALE)

ZONING CHANGE CASE #: Z223-208

Job #: 21181.02

Not for regulatory approval, permitting, or construction

Mixed Use Office & Retail/Restaurant & Residential

Dallas, Texas

LANDSCAPE DEVELOPMENT PLAN

Knox Promenade // April 26, 2024



Hines

