PUBLICLY ACCESSIBLE OPEN SPACE NOTES

- PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES LANDSCAPE AREAS, PEDESTRIAN PAVING AREAS (PERMEABLE AND IMPERMEABLE), AND STAIRS AND ELEVATORS FROM THE BELOW GRADE GARAGE.

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

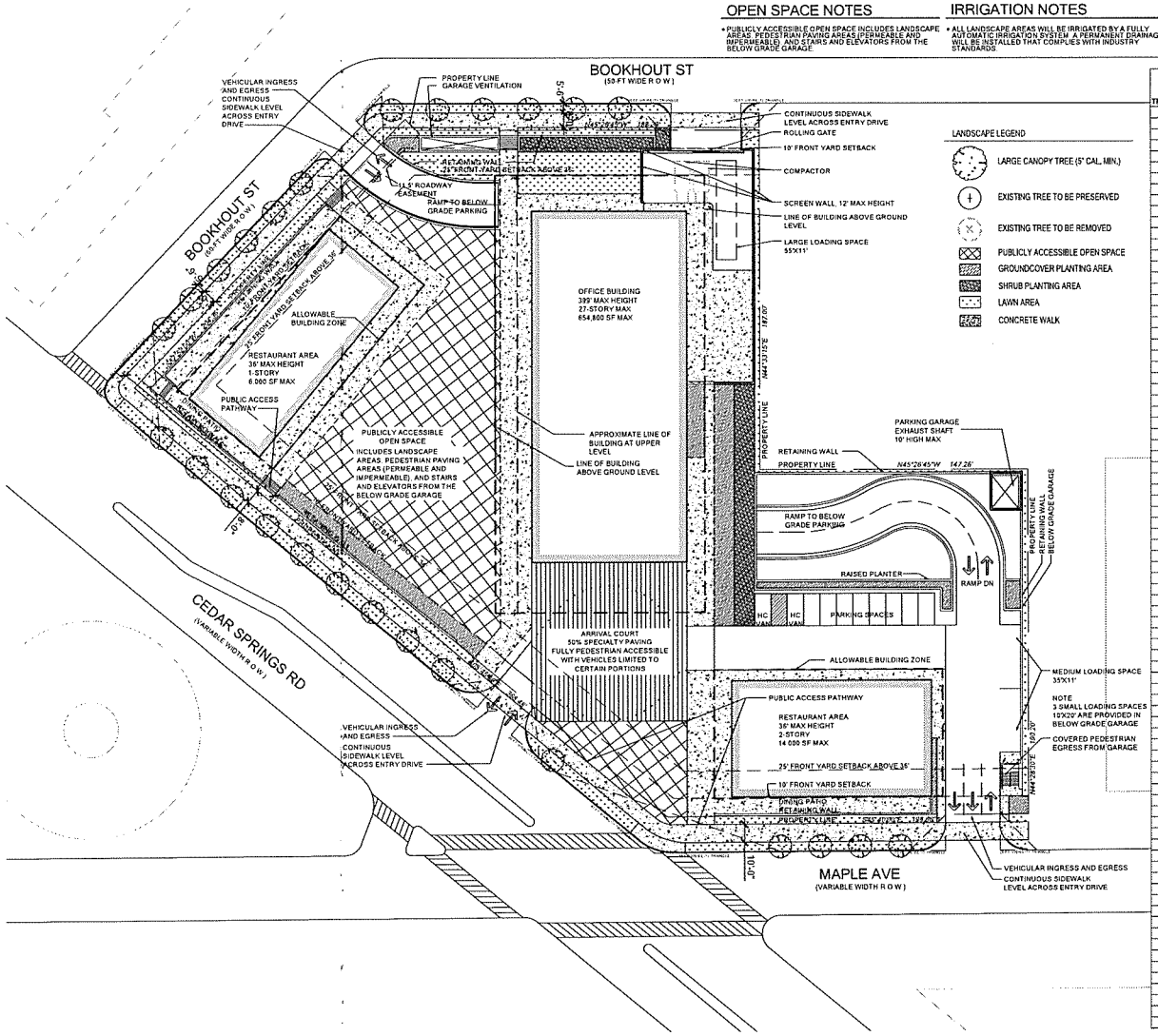
- EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (25sf OF SURFACE AREA × 83.25cuft.)
- EACH LARGE SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (25sf OF SURFACE AREA × 62.5cuft.)

TREE MITIGATION NOTES

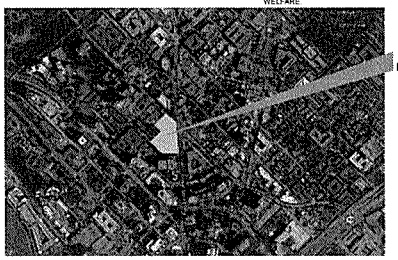
- ALL EXISTING SITE TREES OVER 8" CALIPER INCHES TO BE MITIGATED IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X TREE MITIGATION REQUIREMENTS.

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.



TREE #	SPECIES	RETAINED CALIPER INCHES	REMOVED CALIPER INCHES
1	Elm		7
2	Bald Cypress		8
3	Oak		6
4	Oak		13
5	Elm		10
6	Elm		7
7	Lacebark Elm		13
8	Lacebark Elm		10
9	Oak		9
10	Bald Cypress		9
11	Elm		9.5
12	Elm		10
13	Bald Cypress		12
14	Crape Myrtle (Multi-Trunk)		13
15	Crape Myrtle (Multi-Trunk)		9.5
16	Crape Myrtle (Multi-Trunk)		7.25
17	Crape Myrtle (Multi-Trunk)		7.5
18	Crape Myrtle (Multi-Trunk)		4.5
19	Crape Myrtle (Multi-Trunk)		10.5
20	Red Oak		8
21	Red Oak		7
22	Lacebark Elm		12
23	Elm		8
24	Elm		9
25	Oak		10
26	Oak		10
27	Oak		9
28	Bald Cypress		16
29	Elm		10
30	Oak		14
31	Elm		13
32	Red Oak		15
33	Elm		13
34	Elm		11
35	Elm		10
36	Elm		10
37	Elm		16
38	Elm		12
39	Elm		13
40	Elm		9
41	Elm		12
42	Elm		16
43	Elm		14
44	Elm		12
45	Elm		10
46	Elm		12
47	Elm		13
48	Crape Myrtle (Multi-Trunk)		6.5
49	Crape Myrtle (Multi-Trunk)		5
50	Crape Myrtle (Multi-Trunk)		5.75
51	Elm		11
52	Elm		13
53	Elm		12
54	Elm		11
55	Elm		15
56	Elm		14
57	Elm		14
58	Elm		11
59	Elm		11
60	Elm		14
61	Elm		15
62	Elm		13
63	Little Gem Magnolia		6
64	Little Gem Magnolia		6
65	Little Gem Magnolia		6
66	Little Gem Magnolia		7
67	Little Gem Magnolia		6
68	Elm		11
69	Elm		14
70	Elm		11
71	Elm		12
72	Elm		12
73	Elm		15
74	Elm		19
75	Elm		16
76	Elm		18
77	Elm		13
78	Elm		24
79	Ash		19
80	Ash		20
		Retained	Removed
	Total Caliper Inches	0	805.5



LOCATION MAP N.T.S.

Cedar & Maple Avenue Mixed Use Development PD-193 Landscape Requirement Summary						
	Current O-2 Zoning	Current LC Zoning	Current HC Zoning	Current Zoning Totals	Proposed Landscape Plan Minimums	Variance
Site Area	16,117.2 Sq. Ft.	27,878.4 Sq. Ft.	67,662.3 Sq. Ft.	111,657.9 Sq. Ft.	111,657.9 Sq. Ft.	0.0 Sq. Ft
Front Yard Setback	20.0 Ft.	10.0 Ft.	0.0 Ft.		0.0 Ft.	0 Ft.
Side Yard Setback	10.0 Ft.	0.0 Ft.	0.0 Ft.		0.0 Ft.	0 Ft.
Rear Yard Setback	10.0 Ft.	0.0 Ft.	0.0 Ft.		0.0 Ft.	0 Ft.
Street Frontage	148.3 Ft.	146.4 Ft.	648.1 Ft.	963 Ft.	963 Ft.	0 Ft.
Required Front Yard	1,366.0 Sq. Ft.	1,464.0 Sq. Ft.	0.0 Sq. Ft.	4,830.0 Sq. Ft.	5,484.0 Sq. Ft.	4,654.0 Sq. Ft.
Landscape Site Area	3,223.4 Sq. Ft.	2,787.8 Sq. Ft.	0.0 Sq. Ft.	6,011.3 Sq. Ft.	47,704.0 Sq. Ft.	41,692.7 Sq. Ft.
LSA in Required Front Yard	2,019.6 Sq. Ft.	878.4 Sq. Ft.	0.0 Sq. Ft.	2,898.0 Sq. Ft.	6,639.0 Sq. Ft.	3,741.0 Sq. Ft.
General Planting Area	1011.7	175.68	0	1,787.4 Sq. Ft.	6,235.0 Sq. Ft.	4,447.6 Sq. Ft.
GPA in Required Front Yard	1009.8	175.68	0	1,185.5 Sq. Ft.	2,223.0 Sq. Ft.	1,037.5 Sq. Ft.
Special Planting Area Sq. Ft.	322.3 Sq. Ft.	87.8 Sq. Ft.	0.0 Sq. Ft.	410.2 Sq. Ft.	2,138.0 Sq. Ft.	1,727.8 Sq. Ft.
Special Planting Area Plants	81	22	0	103	535	432
SPA in Required Front Yard Sq.Ft.	202.0 Sq. Ft	87.8 Sq. Ft.	0.0 Sq. Ft.	289.8 Sq. Ft.	669.0 Sq. Ft.	369.2 Sq. Ft.
SPA in Required Front Yard Plants	50	22	0	72	168	96
Tree Caliper Inches	3.5 Inches	3.5 Inches	3.5 Inches	3.5 Inches	5.0 Inches	1.5 Inches
Street Frontage	148.3 Ft.	146.4 Ft.	648.1 Ft.	963 Ft.	963 Ft.	0 Ft.
Less Visibility Triangles and Drives	121.0 Ft.	70.0 Ft.	185.0 Ft.	376 Ft.	NIL	29 Ft.
Street Trees Required	2 Trees	3 Trees	19 Trees	23 Trees	72 Trees	
Street Trees Provided	2 Trees	3 Trees	19 Trees	23 Trees	36 Trees	9 Trees
Total Caliper Inches	7.0 Inches	10.5 Inches	66.5 Inches	80.5 Inches	180.0 Inches	29.5 Inches
Maple Avenue Sidewalk	6 Ft.	6 Ft.	6 Ft.	6 Ft.	10 Ft	4 Ft.
Cedar Springs Road Sidewalk	6 Ft.	6 Ft.	6 Ft.	6 Ft.	10 Ft.	4 Ft.
Bookhout Street Sidewalk	6 Ft.	6 Ft.	6 Ft.	6 Ft.	8 Ft.	2 Ft.

STREET TREES (1-TREE / 25LF)					
STREET NAME	TOTAL LOT FRONTAGE (FEET)	VISIBILITY TRIG. & DRIVEWAYS (FEET)	CALIPER INCHES REQUIRED	EXISTING CALIPER INCHES	CALIPER INCHES PROVIDED
MAPLE AVENUE	198	85	16	-	20
CEDAR SPRINGS RD	368	170	28	-	50
BOOKHOUT STREET	396	185	31.5	-	60

PROJECT DATA TABLE	
SITE	111,654 SF, 2.56 AC
MAXIMUM BUILDING AREA	669,900 SF
LOT COVERAGE MAXIMUM	50%
MAXIMUM STRUCTURE HEIGHT	399'
MINIMUM PUBLICLY ACCESSIBLE OPEN SPACE	17,000 SF
PARKING	1 PER 430 SF
LOADING	1 LARGE BAY MINIMUM 55'X11' AT GRADE 2 MEDIUM BAYS MINIMUM 35'X11' AT GRADE

LANDSCAPE DEVELOPMENT PLAN

Cedar Maple Office Tower
Dallas, Texas

Job #: 17082
File Name: SP-001 Landscape Development Plan.dwg
Date: 11/26/2018
Drawn by: AJM

gff ARCHITECTS

2808 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.303.1500

NORTH

0 30 60 120 Feet
SCALE: 1"=30'-0"

Z178-333
ZONING CASE No.
Cedar Maple Office Tower

Exhibit S-146B

Approved
City Plan Commission
November 15, 2018

Planned Development
District No. 193

Planned Development
District No. 146

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