

Z-190-259(AU)

**LANDSCAPE LEGEND**

**PROPERTY LINE**

EXISTING TREE (CIRCLE WITH 'X')

PROPOSED TREE (CIRCLE WITH 'O')

ORNAMENTAL TREE (S.G.A. MIN.)

SHRUB PLANTING AREA (SPECIAL)

LANDSCAPE OPEN SPACE

LANDSCAPE OPEN SPACE WITH PLANTING RECOMMENDATIONS FOR STORMWATER

**PLANTING LOCATION NOTES**

\* TREES CAN BE PLANTED OR PLANTED IN SPECIFIC LOCATIONS PROVIDED THE TREE IS NOT PLANTED OVER OR UNDER ANY EXISTING OR PROPOSED UTILITY OR STRUCTURE.

**TREE MITIGATION NOTES**

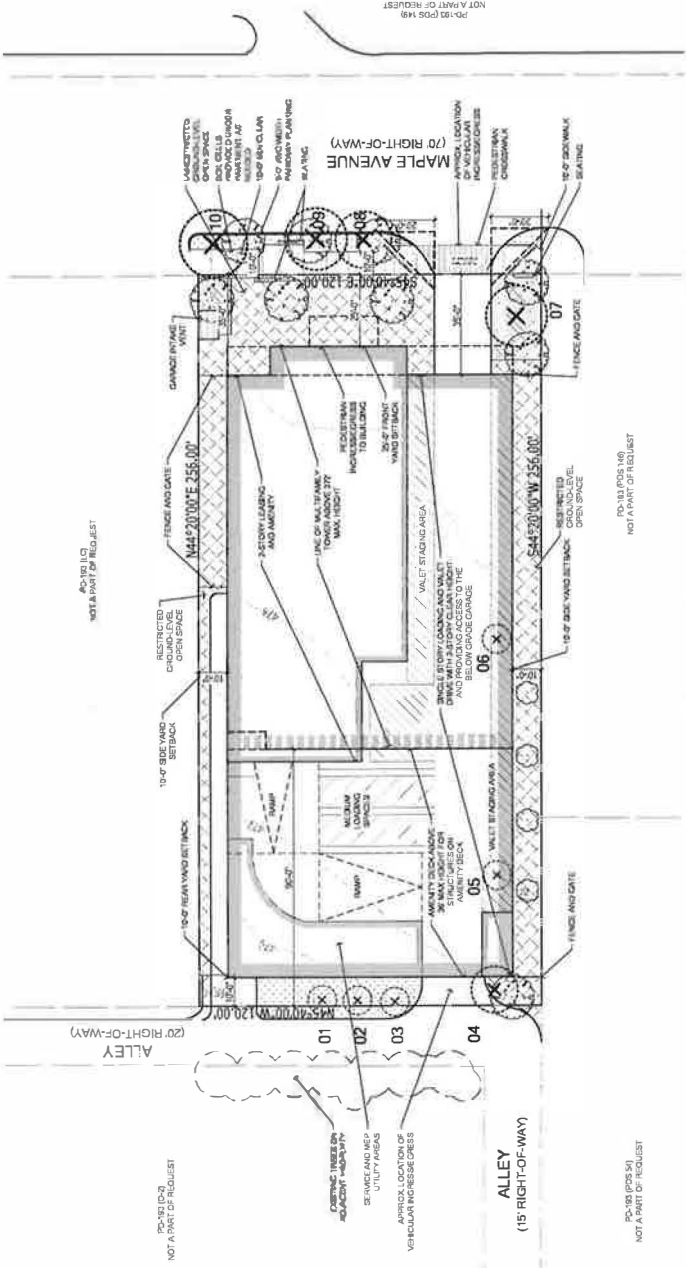
\* ALL REMOVED TREES SHALL BE REPLACED WITH A TREE OF EQUAL OR GREATER CALIBER AND SPECIES.

**SOIL NOTES**

\* ALL SOIL TO BE PLANTED SHALL BE A TYPE A1 OR A2.

**IRRIGATION NOTES**

\* ALL IRRIGATION SYSTEMS SHALL BE A TYPE A1 OR A2.



**OPEN SPACE TABLE**

| Category                         | Area (sq. ft.) | Percentage |
|----------------------------------|----------------|------------|
| UPPER RESTRICTED OPEN SPACE      | 10%            | 10%        |
| PRIVATE CHANGEL LEVEL OPEN SPACE | 10%            | 10%        |
| ROOF TERRACE                     | 20%            | 20%        |

**TREE MITIGATION**

| Type | Species     | Caliber (inches) | Ht. (feet) | Quantity | Replacement Caliber (inches) |
|------|-------------|------------------|------------|----------|------------------------------|
| 1    | Green Maple | 24               | 25         | 1        | 24                           |
| 2    | Green Maple | 24               | 25         | 1        | 24                           |
| 3    | Green Maple | 24               | 25         | 1        | 24                           |
| 4    | Green Maple | 24               | 25         | 1        | 24                           |
| 5    | Green Maple | 24               | 25         | 1        | 24                           |
| 6    | Green Maple | 24               | 25         | 1        | 24                           |
| 7    | Green Maple | 24               | 25         | 1        | 24                           |
| 8    | Green Maple | 24               | 25         | 1        | 24                           |
| 9    | Green Maple | 24               | 25         | 1        | 24                           |
| 10   | Green Maple | 24               | 25         | 1        | 24                           |
| 11   | Green Maple | 24               | 25         | 1        | 24                           |
| 12   | Green Maple | 24               | 25         | 1        | 24                           |
| 13   | Green Maple | 24               | 25         | 1        | 24                           |
| 14   | Green Maple | 24               | 25         | 1        | 24                           |
| 15   | Green Maple | 24               | 25         | 1        | 24                           |
| 16   | Green Maple | 24               | 25         | 1        | 24                           |
| 17   | Green Maple | 24               | 25         | 1        | 24                           |
| 18   | Green Maple | 24               | 25         | 1        | 24                           |
| 19   | Green Maple | 24               | 25         | 1        | 24                           |
| 20   | Green Maple | 24               | 25         | 1        | 24                           |
| 21   | Green Maple | 24               | 25         | 1        | 24                           |
| 22   | Green Maple | 24               | 25         | 1        | 24                           |
| 23   | Green Maple | 24               | 25         | 1        | 24                           |
| 24   | Green Maple | 24               | 25         | 1        | 24                           |
| 25   | Green Maple | 24               | 25         | 1        | 24                           |
| 26   | Green Maple | 24               | 25         | 1        | 24                           |
| 27   | Green Maple | 24               | 25         | 1        | 24                           |
| 28   | Green Maple | 24               | 25         | 1        | 24                           |
| 29   | Green Maple | 24               | 25         | 1        | 24                           |
| 30   | Green Maple | 24               | 25         | 1        | 24                           |
| 31   | Green Maple | 24               | 25         | 1        | 24                           |
| 32   | Green Maple | 24               | 25         | 1        | 24                           |
| 33   | Green Maple | 24               | 25         | 1        | 24                           |
| 34   | Green Maple | 24               | 25         | 1        | 24                           |
| 35   | Green Maple | 24               | 25         | 1        | 24                           |
| 36   | Green Maple | 24               | 25         | 1        | 24                           |
| 37   | Green Maple | 24               | 25         | 1        | 24                           |
| 38   | Green Maple | 24               | 25         | 1        | 24                           |
| 39   | Green Maple | 24               | 25         | 1        | 24                           |
| 40   | Green Maple | 24               | 25         | 1        | 24                           |
| 41   | Green Maple | 24               | 25         | 1        | 24                           |
| 42   | Green Maple | 24               | 25         | 1        | 24                           |
| 43   | Green Maple | 24               | 25         | 1        | 24                           |
| 44   | Green Maple | 24               | 25         | 1        | 24                           |
| 45   | Green Maple | 24               | 25         | 1        | 24                           |
| 46   | Green Maple | 24               | 25         | 1        | 24                           |
| 47   | Green Maple | 24               | 25         | 1        | 24                           |
| 48   | Green Maple | 24               | 25         | 1        | 24                           |
| 49   | Green Maple | 24               | 25         | 1        | 24                           |
| 50   | Green Maple | 24               | 25         | 1        | 24                           |
| 51   | Green Maple | 24               | 25         | 1        | 24                           |
| 52   | Green Maple | 24               | 25         | 1        | 24                           |
| 53   | Green Maple | 24               | 25         | 1        | 24                           |
| 54   | Green Maple | 24               | 25         | 1        | 24                           |
| 55   | Green Maple | 24               | 25         | 1        | 24                           |
| 56   | Green Maple | 24               | 25         | 1        | 24                           |
| 57   | Green Maple | 24               | 25         | 1        | 24                           |
| 58   | Green Maple | 24               | 25         | 1        | 24                           |
| 59   | Green Maple | 24               | 25         | 1        | 24                           |
| 60   | Green Maple | 24               | 25         | 1        | 24                           |
| 61   | Green Maple | 24               | 25         | 1        | 24                           |
| 62   | Green Maple | 24               | 25         | 1        | 24                           |
| 63   | Green Maple | 24               | 25         | 1        | 24                           |
| 64   | Green Maple | 24               | 25         | 1        | 24                           |
| 65   | Green Maple | 24               | 25         | 1        | 24                           |
| 66   | Green Maple | 24               | 25         | 1        | 24                           |
| 67   | Green Maple | 24               | 25         | 1        | 24                           |
| 68   | Green Maple | 24               | 25         | 1        | 24                           |
| 69   | Green Maple | 24               | 25         | 1        | 24                           |
| 70   | Green Maple | 24               | 25         | 1        | 24                           |
| 71   | Green Maple | 24               | 25         | 1        | 24                           |
| 72   | Green Maple | 24               | 25         | 1        | 24                           |
| 73   | Green Maple | 24               | 25         | 1        | 24                           |
| 74   | Green Maple | 24               | 25         | 1        | 24                           |
| 75   | Green Maple | 24               | 25         | 1        | 24                           |
| 76   | Green Maple | 24               | 25         | 1        | 24                           |
| 77   | Green Maple | 24               | 25         | 1        | 24                           |
| 78   | Green Maple | 24               | 25         | 1        | 24                           |
| 79   | Green Maple | 24               | 25         | 1        | 24                           |
| 80   | Green Maple | 24               | 25         | 1        | 24                           |
| 81   | Green Maple | 24               | 25         | 1        | 24                           |
| 82   | Green Maple | 24               | 25         | 1        | 24                           |
| 83   | Green Maple | 24               | 25         | 1        | 24                           |
| 84   | Green Maple | 24               | 25         | 1        | 24                           |
| 85   | Green Maple | 24               | 25         | 1        | 24                           |
| 86   | Green Maple | 24               | 25         | 1        | 24                           |
| 87   | Green Maple | 24               | 25         | 1        | 24                           |
| 88   | Green Maple | 24               | 25         | 1        | 24                           |
| 89   | Green Maple | 24               | 25         | 1        | 24                           |
| 90   | Green Maple | 24               | 25         | 1        | 24                           |
| 91   | Green Maple | 24               | 25         | 1        | 24                           |
| 92   | Green Maple | 24               | 25         | 1        | 24                           |
| 93   | Green Maple | 24               | 25         | 1        | 24                           |
| 94   | Green Maple | 24               | 25         | 1        | 24                           |
| 95   | Green Maple | 24               | 25         | 1        | 24                           |
| 96   | Green Maple | 24               | 25         | 1        | 24                           |
| 97   | Green Maple | 24               | 25         | 1        | 24                           |
| 98   | Green Maple | 24               | 25         | 1        | 24                           |
| 99   | Green Maple | 24               | 25         | 1        | 24                           |
| 100  | Green Maple | 24               | 25         | 1        | 24                           |

**LANDSCAPE DISTANCE CALCULATIONS**

| Category                 | Area (sq. ft.) | Percentage |
|--------------------------|----------------|------------|
| 1. Landscape Site Area   | 6,150          | 100%       |
| 2. General Planting Area | 3,075          | 50%        |
| 3. Special Planting Area | 3,075          | 50%        |
| 4. Street Planting Area  | 1,025          | 17%        |
| 5. Other Planting Area   | 1,025          | 17%        |
| 6. Total Planting Area   | 5,150          | 84%        |



**gff LANDSCAPE**  
Dallas | Fort Worth | Austin

**CRESCENT**

Planned Development  
Subdistrict No. 157

Planned Development  
District No. 93

Approved  
City Plan Commission  
September 3, 2020

LANDSCAPE DEVELOPMENT PLAN

2811 Maple  
Dallas, Texas

Job #: 18089.00  
Date: 2/20/2019  
Drawn by: AES, BAS, ELB

Scale: 1"=20'-0"  
File Name: 18089\_LDP.dwg  
Not for regulatory approval, permitting, or construction