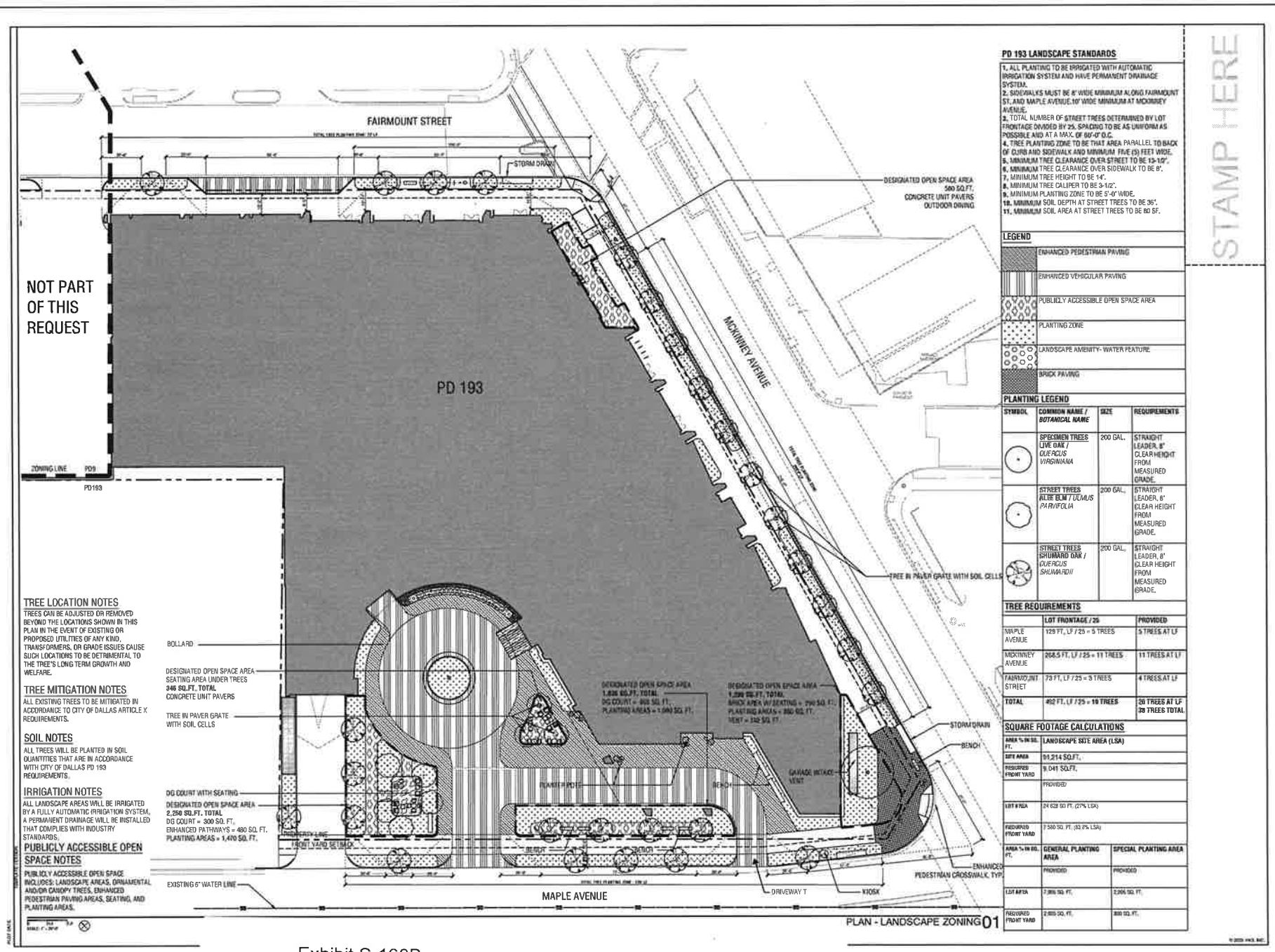

TREE LOCATION NOTES

TREES CAN BE ADJUSTED OR REMOVED BEYOND THE LOCATIONS SHOWN IN THIS PLAN IN THE EVENT OF EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREE'S LONG TERM GROWTH AND WELFARE.

TREE MITIGATION NOTES

ALL EXISTING TREES TO BE MITIGATED IN ACCORDANCE TO CITY OF DALLAS ARTICLE X REQUIREMENTS.

SOIL NOTES

ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT ARE IN ACCORDANCE WITH CITY OF DALLAS PD 193 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.

PUBLICLY ACCESSIBLE OPEN SPACE NOTES

PUBLICLY ACCESSIBLE OPEN SPACE INCLUDES: LANDSCAPE AREAS, ORNAMENTAL AND/OR CANOPY TREES, ENHANCED PEDESTRIAN PAVING AREAS, SEATING, AND PLANTING AREAS.

PD 193 LANDSCAPE STANDARDS

1. ALL PLANTING TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM AND HAVE PERMANENT DRAINAGE SYSTEM.
2. SIDEWALKS MUST BE 6' WIDE MINIMUM ALONG FAIRMOUNT ST. AND MAPLE AVENUE.10' WIDE MINIMUM AT MCKINNEY AVENUE.
3. TOTAL NUMBER OF STREET TREES DETERMINED BY LOT FRONTAGE DIVIDED BY 25. SPACING TO BE AS UNIFORM AS POSSIBLE AND AT A MAX. OF 60'-0" O.C.
4. TREE PLANTING ZONE TO BE THAT AREA PARALLEL TO BACK OF CURB AND SIDEWALK AND MINIMUM FIVE (5) FEET WIDE.
5. MINIMUM TREE CLEARANCE OVER STREET TO BE 13-1/2'.
6. MINIMUM TREE CLEARANCE OVER SIDEWALK TO BE 8'.
7. MINIMUM TREE HEIGHT TO BE 14'.
8. MINIMUM TREE CALIPER TO BE 3-1/2".
9. MINIMUM PLANTING ZONE TO BE 5'-0" WIDE.
10. MINIMUM SOIL DEPTH AT STREET TREES TO BE 36".
11. MINIMUM SOIL AREA AT STREET TREES TO BE 80 SF.

LEGEND

- ENHANCED PEDESTRIAN PAVING
- ENHANCED VEHICULAR PAVING
- PUBLICLY ACCESSIBLE OPEN SPACE AREA
- PLANTING ZONE
- LANDSCAPE AMENITY- WATER FEATURE
- BRICK PAVING

PLANTING LEGEND

SYMBOL	COMMON NAME / *BOTANICAL NAME*	SIZE	REQUIREMENTS
	SPECIMEN TREES LIVE OAK / *QUERCUS VIRGINIANA*	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.
	STREET TREES ALBE ELM / *ULMUS PARVIFOLIA*	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.
	STREET TREES SHUMARD OAK / *QUERCUS SHUMARDII*	200 GAL.	STRAIGHT LEADER, 8' CLEAR HEIGHT FROM MEASURED GRADE.

TREE REQUIREMENTS

	LOT FRONTAGE / 25	PROVIDED
MAPLE AVENUE	129 FT., LF / 25 = 5 TREES	5 TREES AT LF
MCKINNEY AVENUE	268.5 FT. LF / 25 = 11 TREES	11 TREES AT LF
FAIRMOUNT STREET	73 FT, LF / 25 = 3 TREES	4 TREES AT LF
TOTAL	492 FT, LF / 25 = 19 TREES	20 TREES AT LF 20 TREES TOTAL

SQUARE FOOTAGE CALCULATIONS

AREA IN SQ. FT.	LANDSCAPE SITE AREA (LSA)	
SITE AREA	91,214 SQ.FT.	
REQUIRED FRONT YARD	9,041 SQ.FT.	
	PROVIDED	
LOT AREA	24,628 SQ FT. (27% LSA)	
REQUIRED FRONT YARD	7,500 SQ. FT. (83.2% LSA)	
AREA IN SQ. FT.	GENERAL PLANTING AREA	SPECIAL PLANTING AREA
	PROVIDED	PROVIDED
LOT AREA	7,385 SQ. FT.	2,205 SQ. FT.
REQUIRED FRONT YARD	2,655 SQ. FT.	800 SQ. FT.

STAMP HERE

HKS

DESIGN ARCHITECT
RICHARD CHILTON
900 CHAPEL ST.
NEW HAVEN, CT 06510

ARCHITECT OF RECORD
HKS, INC.
350 N SAINT PAUL ST
SUITE 100
DALLAS TX 75201

STRUCTURAL ENGINEER
BROCKETTE DAVIS DRAKE
4144 NORTH CENTRAL EXPWY
SUITE 1100
DALLAS, TX 75204

MEP ENGINEER
PURDY MCGUIRE, INC.
17300 DALLAS PKWY
SUITE 3000
DALLAS TX 75248

LANDSCAPE ARCHITECT
OJB
711 LOUISIANA
SUITE 114
HOUSTON, TX 77002

CIVIL ENGINEER
PACHECO KOCH
7557 RAMBLER ROAD ST., 1400
DALLAS, TEXAS 75231

PARKING CONSULTANT
WHA PARKING, LLC
9606 GREAT HILLS TR, SUITE 150 W
AUSTIN, TEXAS 78759

2401 MCKINNEY
DALLAS, TEXAS

OWNER
TRAMMELL CROW COMPANY
2100 MCKINNEY AVE, SUITE 900
DALLAS, TEXAS 75201

INTERIM REVIEW ONLY
Date: 09/10/2021

REVISION NO.	DESCRIPTION	DATE

HKS PROJECT NUMBER

DATE

ISSUE
ZONING LANDSCAPE PLAN
SHEET TITLE

SHEET NO.
Z190-305

Z190-305
317985
21049

Exhibit S-160B
Landscape Plan

Planned Development
Subdistrict No. 160

Approved
City Plan Commission
January 7, 2021