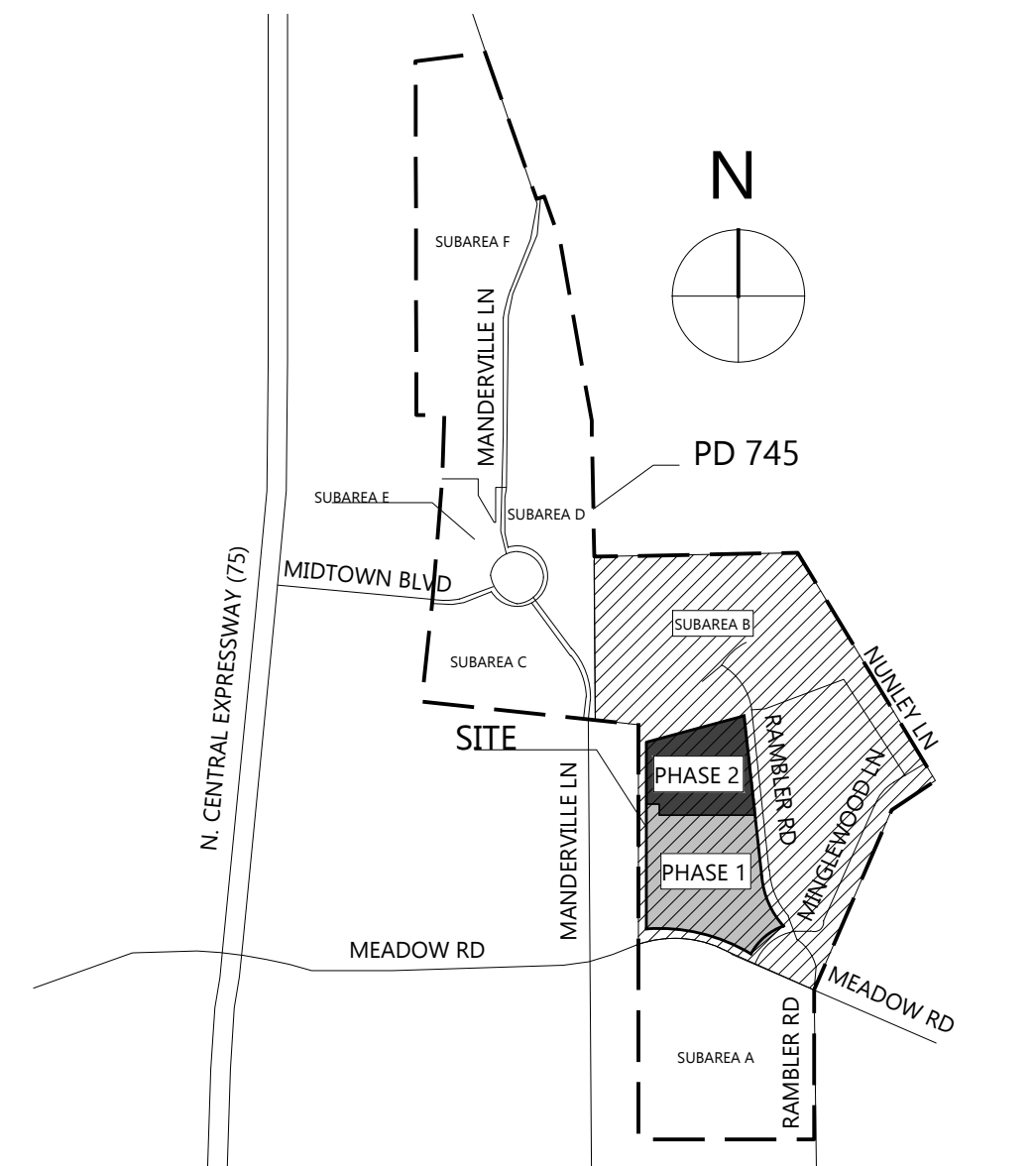




2 VICINITY MAP
PLAN
NOT TO SCALE

LANDSCAPE PLAN / TREE MITIGATION
PLAN / TREE SURVEY

PORTION OF SUBAREA B
(LOT 1, BLOCK F/6138)
PLANNED DEVELOPMENT DISTRICT 745
DEVELOPMENT PLAN NO - D189-009

DEVELOPER
PROVIDENT REALTY ADVISORS
10210 NORTH CENTRAL EXPRESSWAY
SUITE 300
DALLAS, TX 75231
972-385-4100
CONTACT: JOHN HICKMAN

LANDSCAPE ARCHITECT
TBG PARTNERS
2001 BRYAN STREET
SUITE 1450
DALLAS, TX 75201
214-744-0757
CONTACT: WILL JONES/
ROSS DEVAULT

OWNER
TKG VALENCIA-MIDTOWN L.P.
10210 NORTH CENTRAL EXPRESSWAY
SUITE 300
DALLAS, TX 75231
972-385-4112
CONTACT: JOHN HICKMAN

NOTES:

- REFER LSI.02 FOR DESIGN STANDARDS
- STOOPS TO CONTAIN STEPS, LANDSCAPE WALLS, AND WALKS TO STOOP DOOR
- RETAINING WALLS TO BE PROVIDED WITHIN LANDSCAPE IN ORDER TO CONTAIN NECESSARY GRADES AS WELL AS COVER EXPOSED ARCHITECTURAL FOUNDATION.
- PLANTING PLAN IS SUBJECT TO PUBLIC WORKS APPROVAL.
- REQUIRED PEDESTRIAN LIGHTING ALONG RAMBLER ROAD INSTALLED AS PART OF PHASE 1 STREETScape
- ALL REQUIRED LANDSCAPE AREAS MUST BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM BEFORE A CO WILL BE ISSUED

MANDATORY PROVISION - TREE
PLANTING ZONE

ONE TREE (3.5" CALIPER MINIMUM, 14' HT
MINIMUM/ 25' LINEAR FEET OF STREET FRONTAGE

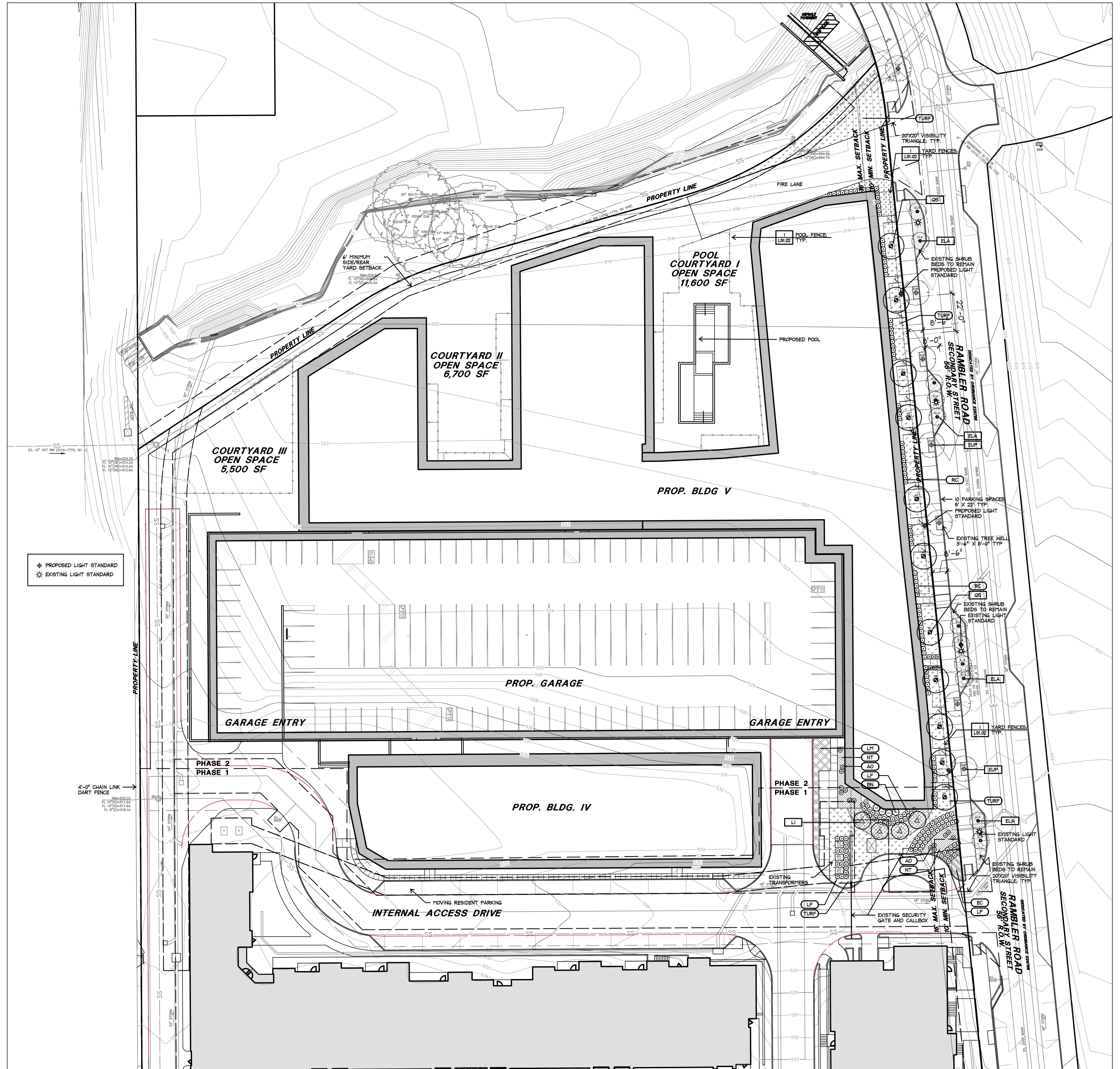
474 L.F. OF STREET FRONTAGE / 25 L.F PER TREE
= 19 REQUIRED TREES

8 TREES PROVIDED IN EXISTING PH. 1
STREETSCAPE CONSTRUCTION

BALANCE OF 11 TREES PROPOSED WITHIN THIS
SCOPE OF DEVELOPMENT

OPEN SPACE

SUBAREA B (4 ACRES MIN. PER PD 745)	5.82 ac. (253519.20 sf)
MIDTOWN TOTAL OPEN SPACE	3.23 ac. (140660.88 sf)
PHASE 1	2.25 ac. (98034.60 sf)
PHASE 2	.98 ac. (42495.60 sf)



1 LANDSCAPE PLAN
PLAN