

PROJECT DATA:

MAXIMUM NUMBER OF UNITS: 380 DWELLING UNITS
 STRUCTURE HEIGHT: 80 FEET OCCUPIED FLOOR AREA
 PLUS 12 FEET FOR MECHANICAL PLUS 4 FEET ABOVE OCCUPIED FLOOR AREA FOR PARAPET WALL
 LOT COVERAGE: 90% MAXIMUM
 LOT AREA: 175,271 S.F.
 PARKING REQUIRED: 1 SPACE PER BEDROOM (1/4 SPACE PER UNIT UNASSIGNED)

Hinga Mbogo
Doc. No. 201600113033
OPRDCT

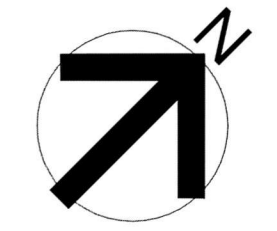
Dallas ISD
Vol. 84216, Pg. 1285 DRDCT

SAN JACINTO STREET
public R.O.W.



DISD DEVELOPMENT PLAN

SCALE : 1" = 30'-0"



DEVELOPER:
 LEON CAPITAL GROUP
 3500 MAPLE AVE
 SUITE 1600
 DALLAS, TX 75219
 CONTACT: CARL STARRY

PREPARED BY:
 TBG PARTNERS
 2001 BRYAN ST, SUITE 1450
 DALLAS, TX 75201
 CONTACT: WILL JONES

ARTICLE X STANDARDS:

- 1) SITE TREES:
 SITE AREA 175,271 SF OR 4.02 ACRES
 TREES REQUIRED: 44
 SITE TREES CREDIT GIVEN FOR RETAINED TREES: 56
 SITE TREES PROVIDED (MIN. 2" CAL.) 54
 TOTAL PROVIDED: 110

- 2) STREET TREES (per PD 298):
 STREET TREES REQUIRED: 46
 STREET TREES PROVIDED: 46

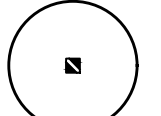
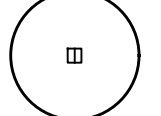
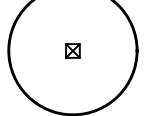
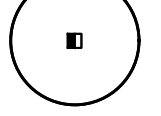
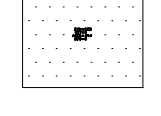

DESIGN STANDARDS:

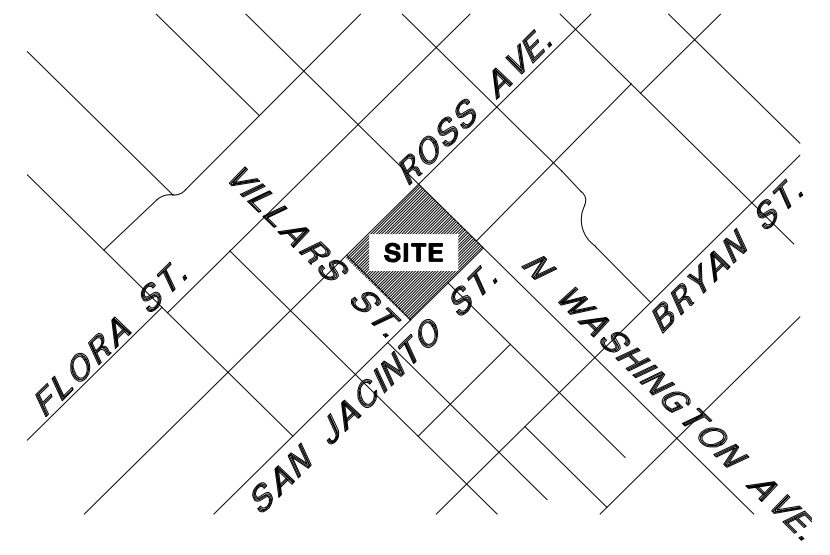
- 1) ENHANCED VEHICULAR PAVEMENT:
 TOTAL VEHICULAR PAVEMENT: 5105 SF
 TOTAL ENHANCED VEHICULAR PAVEMENT NEEDED (25%): 1276 SF
 TOTAL ENHANCED VEHICULAR PAVEMENT PROVIDED: 4990 SF (97%)

- 2) FOUNDATION PLANTING STRIP:
 TOTAL FOUNDATION FACING STREET: 1606 LF
 TOTAL PLANTING STRIP NEEDED (50%): 803 LF
 TOTAL PLANTING STRIP PROVIDED: 942 LF (58%)

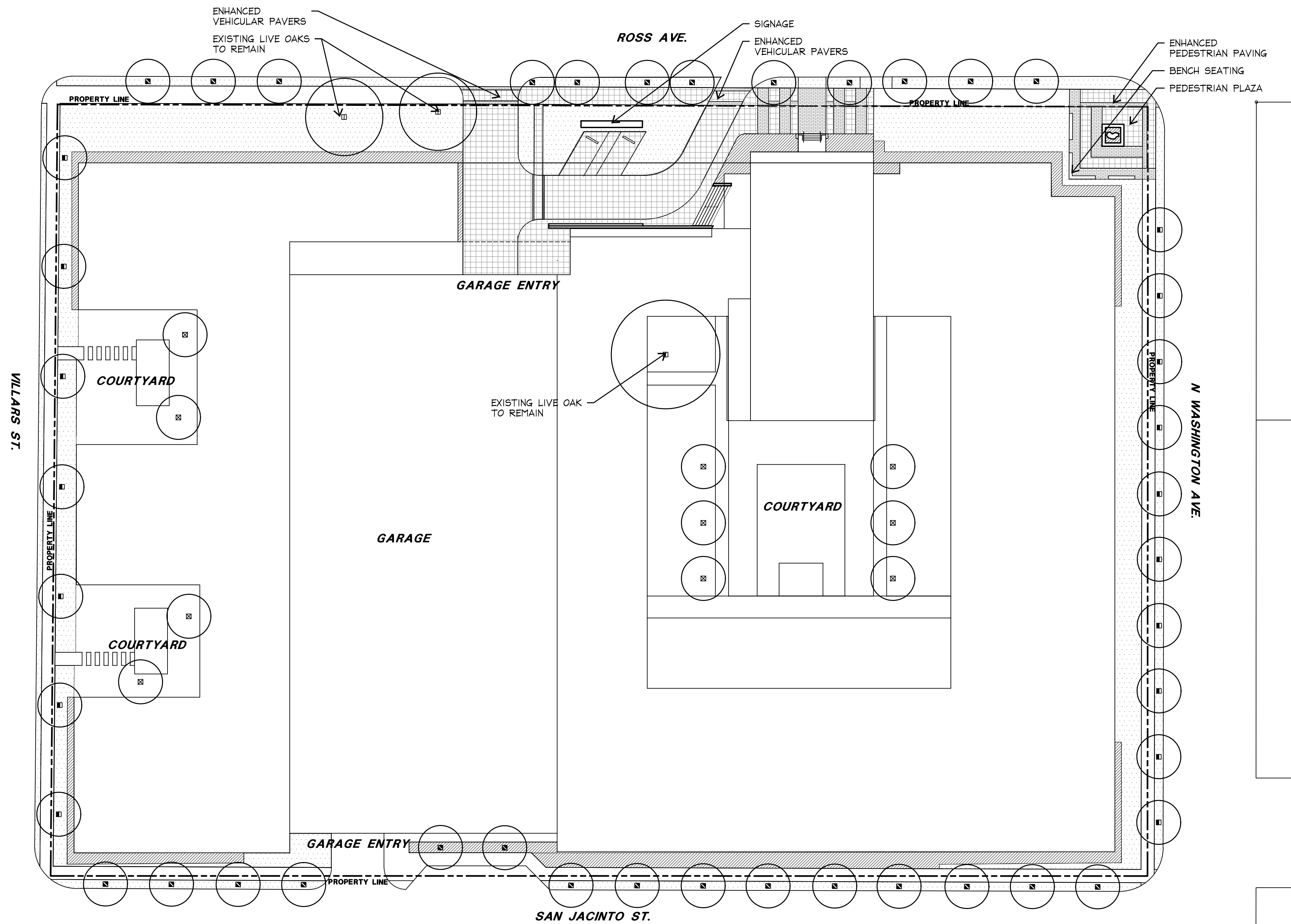
NOTE: FOUNDATION PLANTING STRIP TO CONSIST OF LARGE EVERGREEN SHRUB. (3' HT, 7-9 GALLON, 3'-6' ON CENTER) IN A 3' WIDE BED ALONG FOUNDATION OF THE BUILDING THAT EXTENDED ALONG AT LEAST 50% OF THE PORTION OF THE FOUNDATION THAT FACES A STREET.

LEGEND

-  PROPOSED CATHEDRAL LIVE OAK
-  EXISTING LIVE OAK
-  PROPOSED ALLEE ELMS
-  PROPOSED CANOPY TREE TO BE DETERMINED
-  SOD
-  PLANTING BED



2 KEY MAP
 PLAN NOT TO SCALE



1 LANDSCAPE PLAN
 PLAN SCALE: 1"=30' NORTH