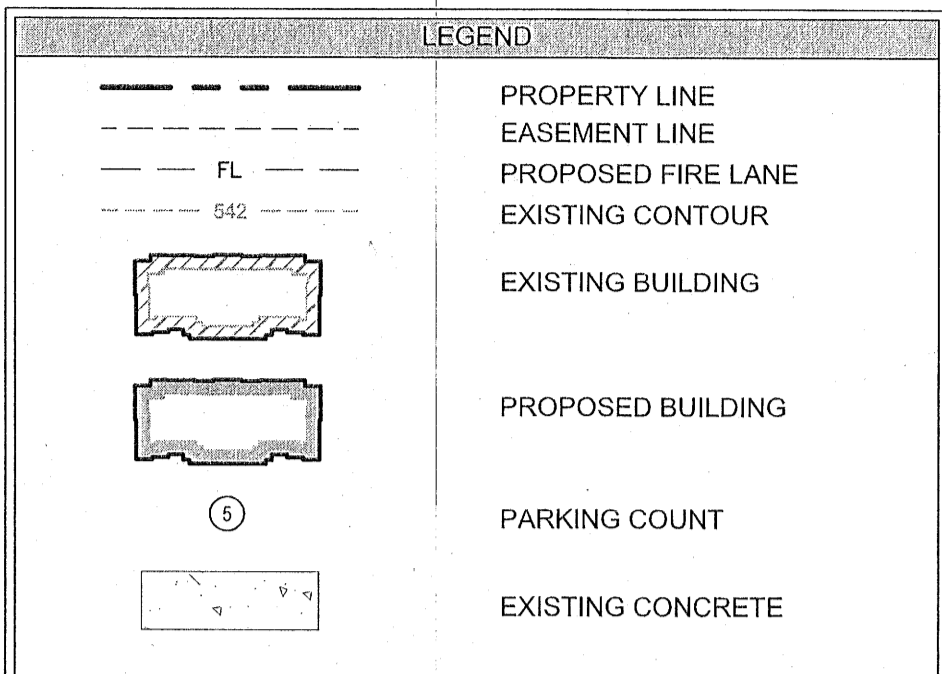
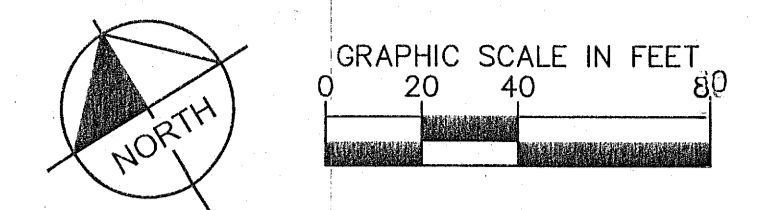
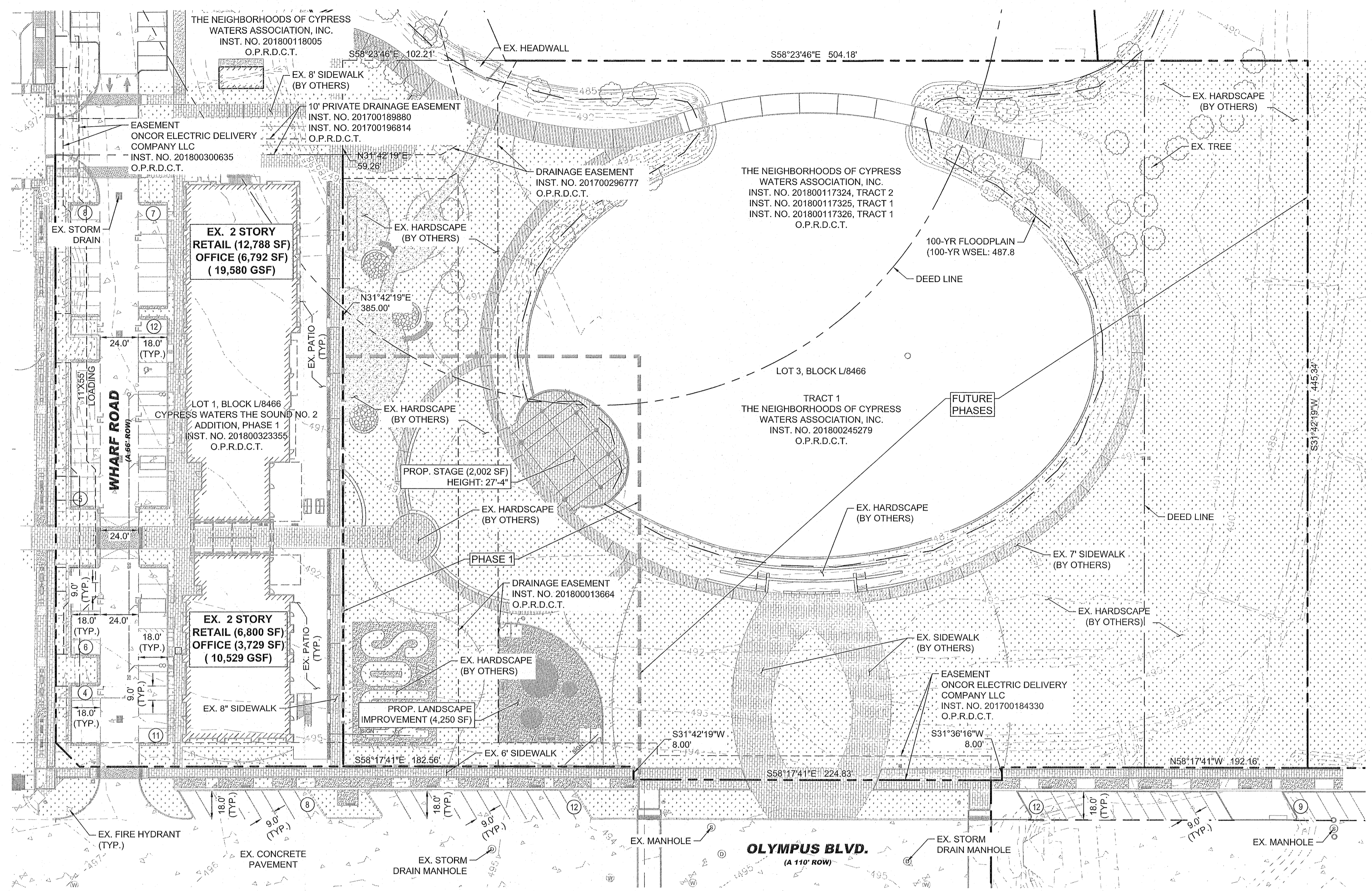
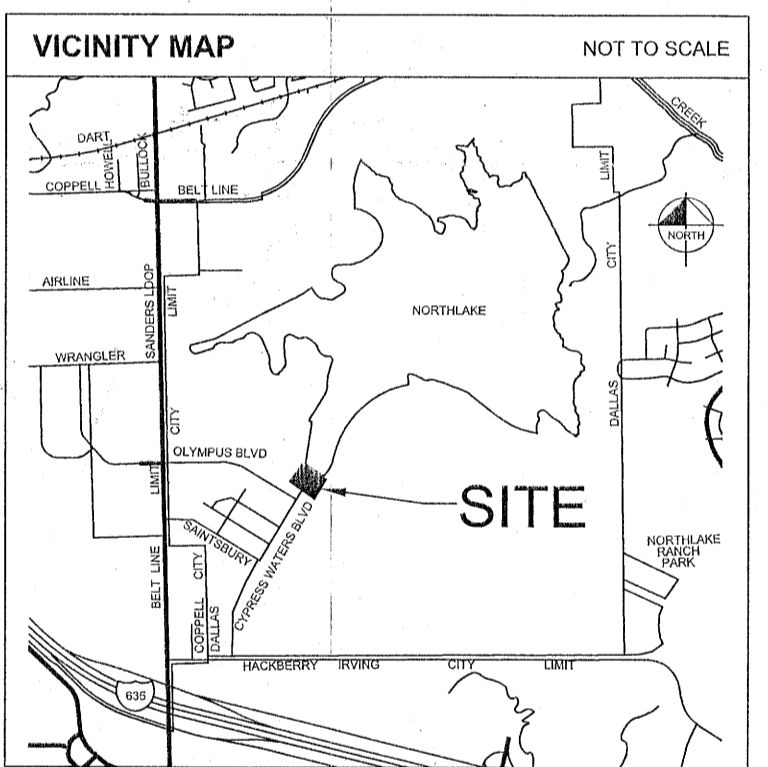


PLOTTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 05/02/2019 01:47:34pm K:\DALLAS\053973054-CW_The Sound\Stack\Gos\Plots\Sheets\Site Plan_Lot 3.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Release of any improper reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- GENERAL NOTES**
- THIS DEVELOPMENT INCLUDES LOT 3, BLOCK L/8466.
 - ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE STATED.
 - ALL PROPOSED CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.
 - ADDITIONAL LANDSCAPE AND RETAINING WALLS MAY BE ADDED WITH FINAL DESIGN.
 - REFERENCE LANDSCAPE PLAN FOR PEDESTRIAN FACILITIES SUCH AS BENCHES, TRASH RECEPTACLES, ETC.

- LANDSCAPE NOTES**
- NO EXISTING TREES ON SITE PRIOR TO CONSTRUCTION (I.E. NO MITIGATION REQUIRED).
 - LAND USE IS A COMMUNITY OPEN SPACE FOR THE BROADER DEVELOPMENT AND IS EXEMPT FROM ARTICLE X OR CYPRESS WATERS PD #27915 LANDSCAPE REQUIREMENTS.



MIXED-USE PARKING SUMMARY TABLE	
PROVIDED: PHASE I	
ON-SITE PARKING	96
WHARF ON-SITE PARKING	40
OLYMPUS ON-SITE PARKING	45
BLEEKER ON-SITE PARKING	7
OTHER ON-SITE PARKING	26
REMOTE GARAGE PARKING	85
PROVIDED: PHASE II	
OLYMPUS ON-SITE PARKING	54
BLEEKER ON-SITE PARKING	10
CYPRESS WATERS ON-SITE PARKING	45
TOTAL PROVIDED PARKING (# SPACES)	408

SITE DATA SUMMARY TABLE	
ITEM	LOT 3, BLOCK L/8466
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD-741, Subarea A
LAND USE (FROM ZONING ORDINANCE)	COMMERCIAL OUTDOOR AMUSEMENT
COMMERCIAL OUTDOOR AMUSEMENT (SF)	271,522 SF
LOT AREA (SF)	271,522 SF
LOT AREA (AC)	6.23 AC
BUILDING FOOTPRINT AREA (SF)	2,002 SF
TOTAL BUILDING AREA (SF)	2,002 SF
BUILDING HEIGHT (MAX 27')	27'-4"
LOT COVERAGE (MAX 90%)	0.74%
FLOOR AREA RATIO (RATIO - XXX:1)	0.007:1

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA	BUILDING AREA	FAR	BUILDING FOOTPRINT	GARAGE FOOTPRINT	LOT COVERAGE
CYPRESS WATERS MF1										
LOT 1, BLOCKS A/8465	MULTIFAMILY	D101-017	8/8/2011	7/15/2014	239,970	178,589	0.74	66,467		28%
LOT 1, BLOCKS B/8465					271,351	225,278	0.83	98,450		36%
LOT 1, BLOCKS C/8465					63,404	32,682	0.52	24,074		38%
LOT 1, BLOCKS D/8465					129,840	60,236	0.46	41,975		32%
LOT 1, BLOCKS E/8465					311,265	240,208	0.77	104,668		34%
PARSONS GREEN										
LOT 1, BLOCK I/8465	MULTIFAMILY	D134-030	11/20/2014		139,003	32,000	0.23	32,000		23%
LOT 2, BLOCK D/8465					450,430	233,840	0.52	140,685		33%
THE SOUND MF										
BLOCK A	MULTIFAMILY	D156-019	9/15/2016		144,605	552,282	3.84	67,056	47,905	80%
BLOCK B					145,520	436,539	2.99	76,356	27,005	71%
BLOCKS C & D										
BLOCK C	MULTIFAMILY	D167-034			153,362	455,655	2.97	75,795	37,731	74%
BLOCK D					145,395	411,080	2.83	79,083	28,388	74%
8951 CYPRESS WATERS										
OFFICE		D123-018	7/11/2013	10/29/2014	544,817	180,710	0.33	105,300		19%
8900 CYPRESS WATERS										
OFFICE		D123-021	7/11/2013	10/29/2014	392,126	163,939	0.42	56,945		15%
8950 CYPRESS WATERS										
OFFICE		D123-021	7/11/2013	10/29/2014	482,199	175,036	0.36	59,332	89,425	11%
9001 CYPRESS WATERS										
OFFICE		D134-034	11/6/2014		354,335	215,119	0.61	56,694	84,071	40%
3001 HACKBERRY ROAD										
OFFICE		D145-011	5/21/2015	10/28/2015	855,669	332,043	0.39	87,251	84,334	20%
9111 CYPRESS WATERS										
OFFICE		D145-032	11/5/2015	7/13/2017	462,503	225,000	0.49	57,350	58,629	25%
9121 WATERMILL ROAD										
OFFICE		D156-013	6/2/2016		138,956	32,000	0.23	32,000		23%
3100 OLYMPUS BLVD										
OFFICE		D156-016	8/4/2016		366,323	255,000	0.70	52,500	86,369	38%
3200 OLYMPUS BLVD										
OFFICE		D178-006	4/19/2018		403,634	260,269	0.64	52,736	70,984	31%
3201 OLYMPUS BLVD										
OFFICE		D167-032			298,847	256,000	0.86	50,318	92,029	48%
Lot 2	MULTIFAMILY				28,099	34,113	1.21	13,039		46%
Lot 3	MULTIFAMILY				28,277	45,058	1.59	19,855		70%
9797 ROMBAUER										
OFFICE		D156-018	10/6/2016		623,634	250,000	0.40	63,358		10%
3000 OLYMPUS BLVD										
OFFICE		D167-013	4/6/2016		363,523	217,000	0.60	53,719	79,774	37%
PENA PARK										
PRIVATE RECREATION AREA		D167-014	4/27/2017		52,726		0.00			0%
THE SOUND RETAIL PH.1										
OFFICE/RETAIL		D167-011	2/16/2017		69,685	30,129	0.43	20,970		30%
THE SOUND RETAIL PH.2										
COMMERCIAL PARKING		D167-031	xxx/xx/xxxx		86,878	14,593	0.17	14,593		17%
3401, 3501, & TH OLYMPUS BLVD										
OFFICE		DXXX-XXX			221,592	201,000	0.91	40,543		18%
Lot 1	OFFICE/PARKING				392,585	203,000	0.57	40,517	128,906	48%
Lot 2	MULTIFAMILY				19,208	23,319	1.21	7,773		40%
DEVELOPED AREA					7,746,354	5,969,717	0.77	1,602,620	786,637	31%
NOTE:										
8951 CYPRESS WATERS: building footprint + Covered Parking = 105,300										
3001 HACKBERRY ROAD: building footprint + Covered Parking = 87,251										
TOTAL SUB-AREA A					40,518,641	5,545,398	0.14	1,602,620	786,637	6%

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Z189-265

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CYPRESS WATERS
LOT 3, BLOCK L/8466
PREPARED FOR
BILLINGSLEY COMPANY
 DALLAS, TEXAS

SITE PLAN

NO.	REVISIONS	DATE	BY

SHEET NUMBER
1 OF 1