

VICINITY MAP
NOT TO SCALE
MAPSCO 11A-Q

TRAMMELL CROW
COMPANY NO. 43, LTD.
VOL. 2005, PG. 8912

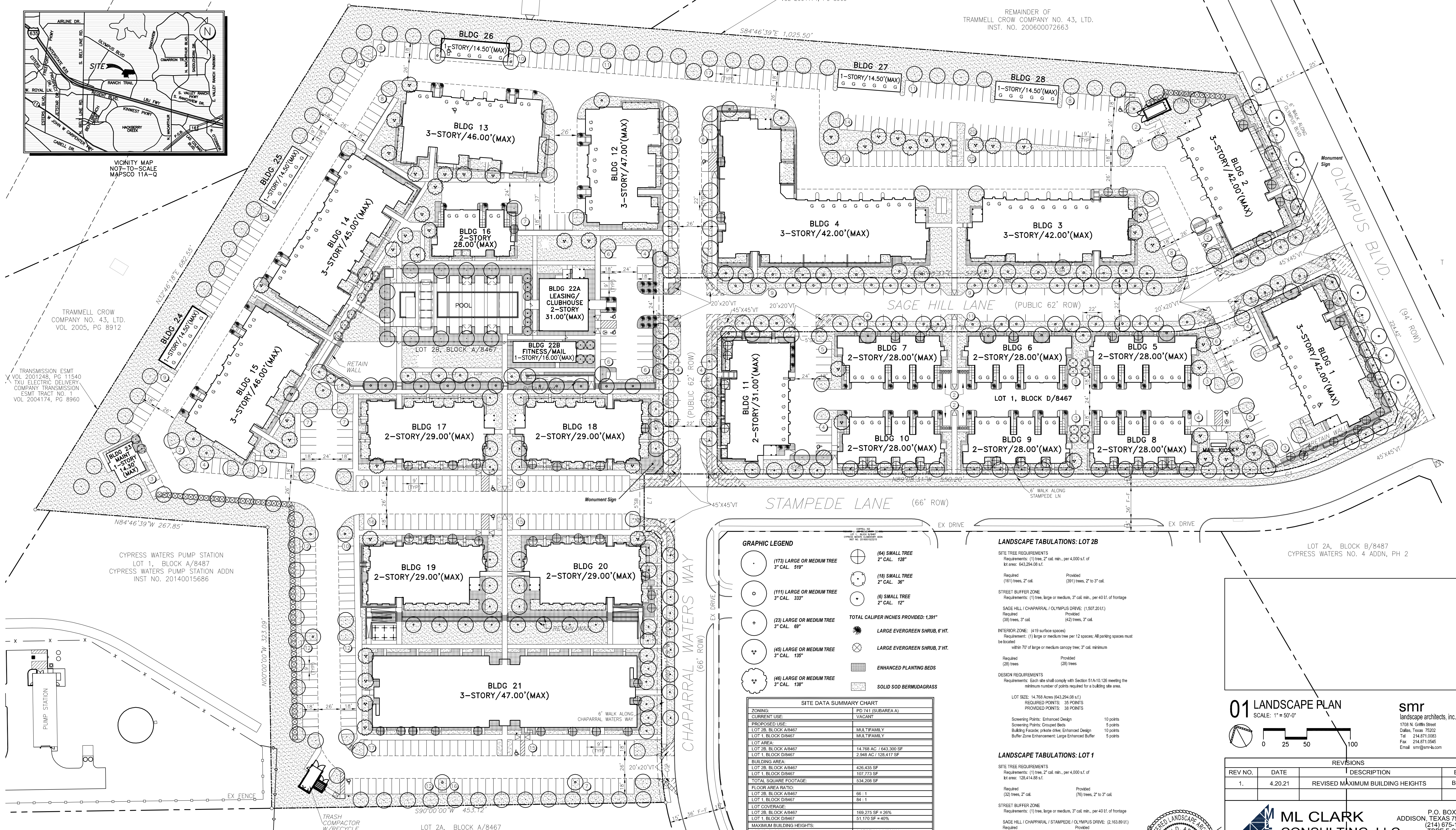
TRANSMISSION ESMT
VOL. 2001248, PG. 11540
TXU ELECTRIC DELIVERY
COMPANY TRANSMISSION
ESMT TRACT NO. 1
VOL. 2004174, PG. 8960

CYPRESS WATERS PUMP STATION
LOT 1, BLOCK A/8487
CYPRESS WATERS PUMP STATION ADDN
INST. NO. 20140015686

REMAINDER OF
CW SHORELINE LAND, LTD.
INST. NO. 201200024638

TRANSMISSION ESMT
TRACT NO. 2
VOL. 2004174, PG. 8963

REMAINDER OF
TRAMMELL CROW COMPANY NO. 43, LTD.
INST. NO. 200600072663



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S00°51'23"W	66.00'
L2	S89°08'31"E	10.00'
L3	S44°08'31"E	14.14'
L4	S20°28'41"W	14.14'
L5	S85°29'20"W	85.66'
L6	N89°03'17"W	48.04'
L7	S89°08'31"E	12.00'
L8	N45°51'29"E	14.14'
L9	S45°51'29"W	14.14'
L10	N20°30'01"E	14.14'
L11	N69°29'59"W	14.14'
L12	S44°08'31"E	14.14'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	217.00'	25°27'21"	96.41'	N78°13'01"E	95.62'
C2	283.00'	10°27'17"	51.64'	S04°22'10"E	51.57'
C3	119.01'	25°22'01"	52.69'	N78°03'30"E	52.26'
C4	181.00'	25°21'27"	80.11'	S78°10'45"W	79.45'

SITE LEGEND

- Proposed Sidewalk
- Transformer
- Wheelstop
- B.F.R. Barrier Free Ramp
- ADA Ramp
- Monument Sign
- Bike Racks
- Existing Light Pole
- METAL FENCE YARD FENCES 42" HT. WITH 3" WIDE GATES
- METAL POOL FENCE / GATES 48" HT. WITH 48" WIDE 48" HT.

ALL PLANT MATERIAL TO BE SELECTED FROM ARTICLE X OR PD 741 PLANT LIST AND WILL BE IDENTIFIED ON PERMIT SET

IRRIGATION PLANS WILL BE SUBMITTED WITH PERMIT SET

OWNER:
BILLINGSLEY DEVELOPMENT CORPORATION
ONE ARTS PLAZA
1722 ROUTH STREET
SUITE 1313
DALLAS, TEXAS 75201

GRAPHIC LEGEND

- (173) LARGE OR MEDIUM TREE 3" CAL. 519"
- (111) LARGE OR MEDIUM TREE 3" CAL. 333"
- (23) LARGE OR MEDIUM TREE 3" CAL. 60"
- (45) LARGE OR MEDIUM TREE 3" CAL. 135"
- (46) LARGE OR MEDIUM TREE 3" CAL. 138"
- (64) SMALL TREE 2" CAL. 128"
- (18) SMALL TREE 2" CAL. 36"
- (6) SMALL TREE 2" CAL. 12"
- TOTAL CALIPER INCHES PROVIDED: 1,391"
- LARGE EVERGREEN SHRUB, 6" HT.
- LARGE EVERGREEN SHRUB, 3" HT.
- ENHANCED PLANTING BEDS
- SOLID SOD BERMUDAGRASS

SITE DATA SUMMARY CHART

ZONING:	PD 741 (SUBAREA A)
CURRENT USE:	VACANT
PROPOSED USE:	MULTIFAMILY
LOT 2B, BLOCK A/8467:	MULTIFAMILY
LOT 1, BLOCK D/8467:	MULTIFAMILY
LOT AREA:	
LOT 2B, BLOCK A/8467:	14,768 AC / 643,300 SF
LOT 1, BLOCK D/8467:	2,948 AC / 128,417 SF
BUILDING AREA:	
LOT 2B, BLOCK A/8467:	426,435 SF
LOT 1, BLOCK D/8467:	107,773 SF
TOTAL SQUARE FOOTAGE:	534,208 SF
FLOOR AREA RATIO:	
LOT 2B, BLOCK A/8467:	66.1
LOT 1, BLOCK D/8467:	84.1
LOT COVERAGE:	
LOT 2B, BLOCK A/8467:	169.275 SF = 26%
LOT 1, BLOCK D/8467:	51,170 SF = 40%
MAXIMUM BUILDING HEIGHTS:	
LOT 2B, BLOCK A/8467:	3 STORY / 47'-0" MAX
LOT 1, BLOCK D/8467:	3 STORY / 42'-0" MAX
DWELLING UNITS:	
LOT 2B, BLOCK A/8467:	211
LOT 1, BLOCK D/8467:	29
TOTAL:	240
TOTAL PARKING REQUIRED:	100
LOT 2B, BLOCK A/8467:	11
LOT 1, BLOCK D/8467:	24
TOTAL:	35
PARKING PROVIDED:	63
LOT 2B, BLOCK A/8467:	322 DWELLING UNITS @ 1.3 = 419
LOT 1, BLOCK D/8467:	63 DWELLING UNITS @ 1.3 = 82
TOTAL:	382 DWELLING UNITS @ 1.3 = 499
SURFACE:	428
ATTACHED GARAGE:	8
ATTACHED GARAGE ACCESSIBLE:	2
DETACHED GARAGE:	1
DETACHED GARAGE ACCESSIBLE:	0
ON STREET PARKING:	20
TOTAL:	559 (1.74 / UNIT)

LANDSCAPE TABULATIONS: LOT 2B

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 643,284.08 s.f.
Required: (161) trees, 2" cal.
Provided: (391) trees, 2" to 3" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 ft. of frontage
SAGE HILL / CHAPARRAL / OLYMPUS DRIVE: (1,507.20 ft.)
Required: (38) trees, 3" cal.
Provided: (42) trees, 3" cal.

INTERIOR ZONE: (419 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum
Required: (28) trees
Provided: (28) trees

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.
LOT SIZE: 14,768 Acres (643,284.08 s.f.)
REQUIRED POINTS: 35 POINTS
PROVIDED POINTS: 38 POINTS
Screening Points: Enhanced Design 10 points
Screening Points: Grouped Beds 5 points
Building Facade: private drive; Enhanced Design 10 points
Buffer Zone Enhancement: Large Enhanced Buffer 5 points

LANDSCAPE TABULATIONS: LOT 1

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 128,418 s.f.
Required: (32) trees, 2" cal.
Provided: (76) trees, 2" to 3" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 ft. of frontage
SAGE HILL / CHAPARRAL / STAMPEDE / OLYMPUS DRIVE: (2,163.89 ft.)
Required: (55) trees, 3" cal.
Provided: (87) trees, 3" cal.

INTERIOR ZONE: (82 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum
Required: (28) trees
Provided: (28) trees

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.
LOT SIZE: 2,948 Acres (128,418 s.f.)
REQUIRED POINTS: 30 POINTS
PROVIDED POINTS: 30 POINTS
Screening Points: Enhanced Design 10 points
Screening Points: Grouped Beds 5 points
Building Facade: private drive; Enhanced Design 10 points
Buffer Zone Enhancement: Large Enhanced Buffer 5 points

01 LANDSCAPE PLAN
SCALE: 1" = 50'-0"

smr
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1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0383
Fax: 214.871.0345
Email: smr@smr.com

REVISIONS

REV NO.	DATE	DESCRIPTION	BY
1.	4.20.21	REVISED MAXIMUM BUILDING HEIGHTS	BDA

ML CLARK CONSULTING, LLC
P.O. BOX 170
ADDISON, TEXAS 75001
(214) 675-1960
TBPE F-20431

DEVELOPMENT PLAN/ MINOR AMENDMENT M201-033
PD NO. 741, SUBAREA A
SAGE HILL APARTMENTS
LOT 2B, BLOCK A/8467 & LOT 1, BLOCK D/8467
CYPRESS WATERS SAGE HILL ADDN
CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
BDA	BDA	07/22/20	311T	XXXX	LDP.1