

VICINITY MAP  
NOT-TO-SCALE  
MAPSCO 11A-Q

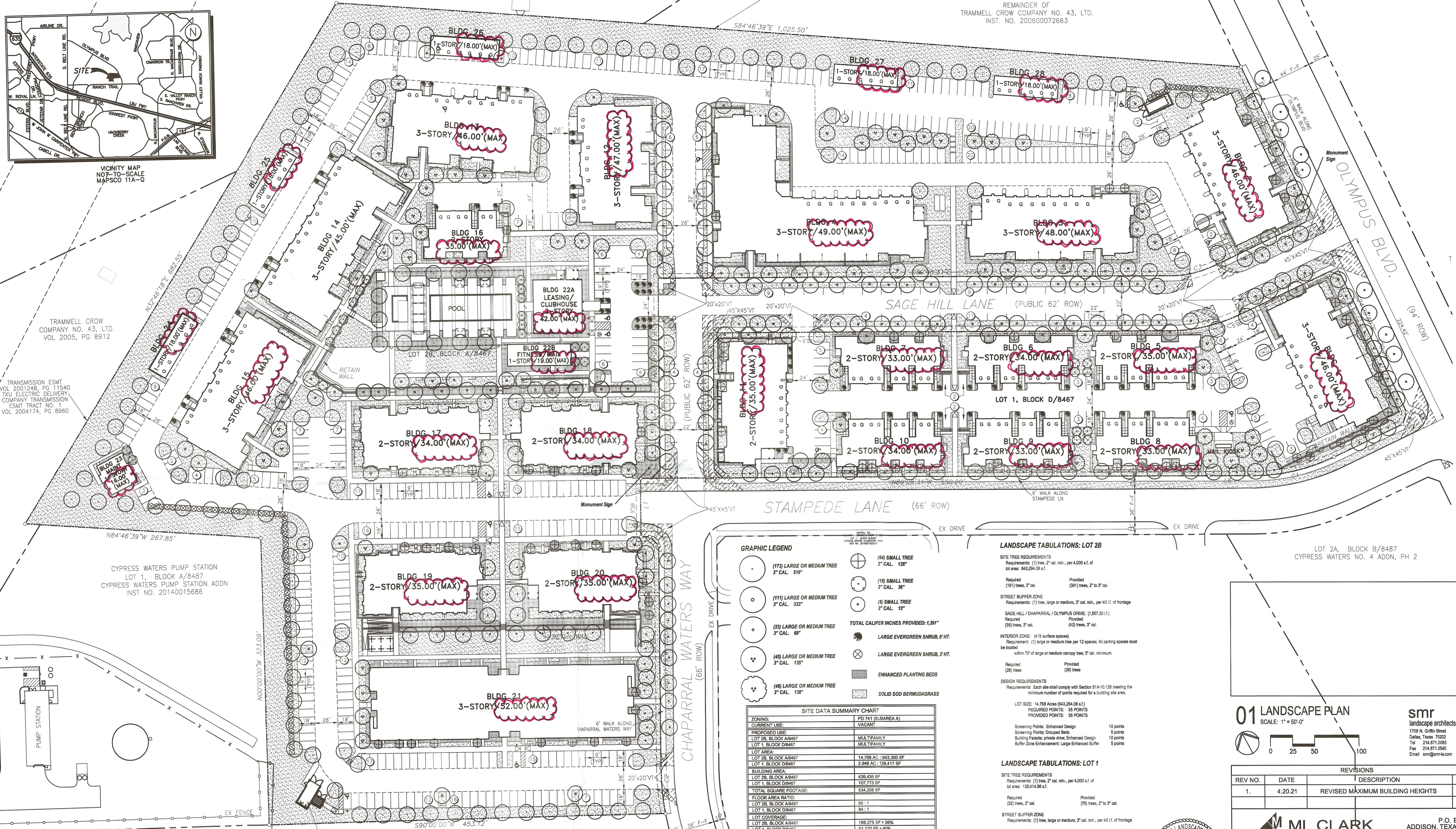
TRAMMELL CROW  
COMPANY NO. 43, LTD.  
VOL. 2005, PG 8912

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

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

TRANSMISSION ESMT  
TRACT NO.  
VOL. 2004174, PG 8963

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



CYPRESS WATERS PUMP STATION  
LOT 1, BLOCK A/8467  
CYPRESS WATERS PUMP STATION ADDN  
INST. NO. 20140015686

LOT 2A, BLOCK B/8467  
CYPRESS WATERS NO. 4 ADDN, PH 2

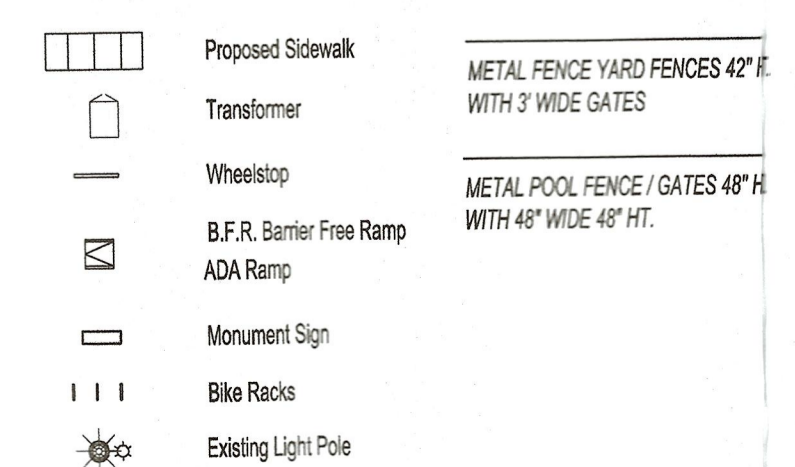
~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S00°51'28"W	66.00'
L2	S89°08'31"E	10.00'
L3	S44°08'31"E	14.14'
L4	S20°28'21"W	14.14'
L5	S85°28'20"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°28'59"W	14.14'
L12	S44°08'31"E	14.14'

~ CURVE TABLE ~

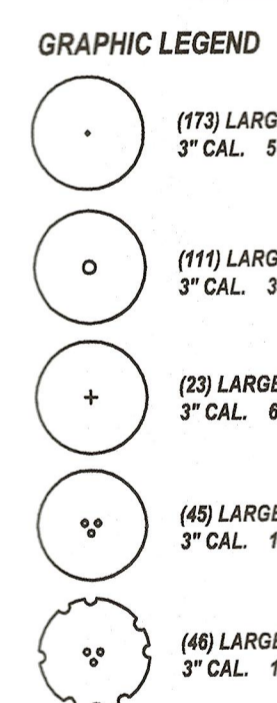
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	217.00'	25°27'21"	96.41'	N78°13'01"E	95.62'
C2	283.00'	10°27'17"	51.64'	S04°22'10"E	51.57'
C3	119.01'	25°22'01"	52.69'	N78°03'30"E	52.26'
C4	181.00'	26°21'27"	80.11'	S78°10'45"W	79.45'

SITE LEGEND



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 SOUTH STREET  
SUITE 1313  
DALLAS, TEXAS 75201



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:	14,788 AC / 643,300 SF
LOT 2B, BLOCK A/8467	2,948 AC / 128,417 SF
LOT 1, BLOCK D/8467	11,840 AC / 514,883 SF
BUILDING AREA:	428,435 SF
LOT 2B, BLOCK A/8467	107,773 SF
LOT 1, BLOCK D/8467	320,662 SF
TOTAL SQUARE FOOTAGE:	534,208 SF
FLOOR AREA RATIO:	3.62
LOT 2B, BLOCK A/8467	3.62
LOT 1, BLOCK D/8467	3.01
LOT COVERAGE:	51,170 SF = 40%
LOT 2B, BLOCK A/8467	189,275 SF = 28%
LOT 1, BLOCK D/8467	32,895 SF = 10%
MAXIMUM BUILDING HEIGHTS:	3 STORY / 52'-0" MAX
LOT 2B, BLOCK A/8467	3 STORY / 48'-0" MAX
LOT 1, BLOCK D/8467	3 STORY / 48'-0" MAX
DWELLING UNITS:	LOT 2B, BLOCK A/8467: 211 LOT 1, BLOCK D/8467: 29
1 BEDROOM:	100
2 BEDROOM:	10
3 BEDROOM:	24
TOTAL:	322
TOTAL PARKING REQUIRED:	322 DWELLING UNITS @ 1.3 = 419
LOT 2B, BLOCK A/8467	63 DWELLING UNITS @ 1.3 = 82
LOT 1, BLOCK D/8467	239 DWELLING UNITS @ 1.3 = 311
PARKING PROVIDED:	LOT 2B, BLOCK A/8467: 42 LOT 1, BLOCK D/8467: 2
SURFACE:	8
ATTACHED GARAGE:	72
ATTACHED GARAGE ACCESSIBLE:	1
DETACHED GARAGE:	29
DETACHED GARAGE ACCESSIBLE:	0
ON-STREET PARKING:	19
TOTAL:	659 (1.74 / UNIT)    124 (0.97 / UNIT)

LANDSCAPE TABULATIONS: LOT 2B

SITE TREE REQUIREMENTS  
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 643,294.08 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 l.f. of frontage  
SAGE HILL / CHAPPARRAL / OLYMPUS DRIVE: (1,507.20 l.f.)  
Required: (38) trees, 3" cal.  
Provided: (42) trees, 3" cal.

INTERIOR ZONE: (419 surface spaces)  
Requirements: (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: 14,788 Acres (643,300 s.f.)  
REQUIRED POINTS: 38 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: 128,417.88 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 l.f. of frontage  
SAGE HILL / CHAPPARRAL / STAMPEPE / OLYMPUS DRIVE: (2,163.89 l.f.)  
Required: (53) trees, 3" cal.  
Provided: (87) trees, 3" cal.

INTERIOR ZONE: (82 surface spaces)  
Requirements: (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: 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

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

smr  
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Dallas, Texas 75202  
Tel: 214.871.0083  
Fax: 214.871.0565  
Email: smr@smr-la.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) 675-1980  
TBPE F-20431

DEVELOPMENT PLAN **2201-268**  
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

MARK UP