

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

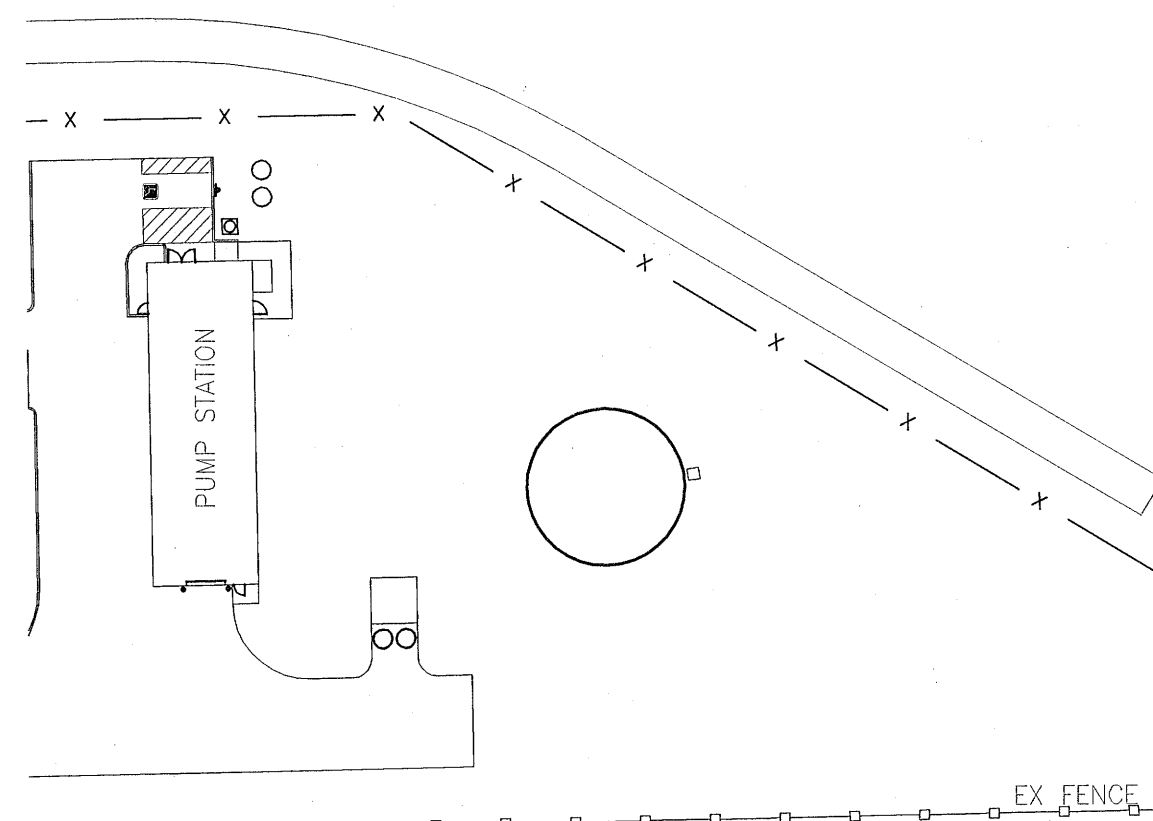
TRANSMISSION ESMT  
TRACT NO. 2  
VOL 2004174, PG 8963

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

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

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

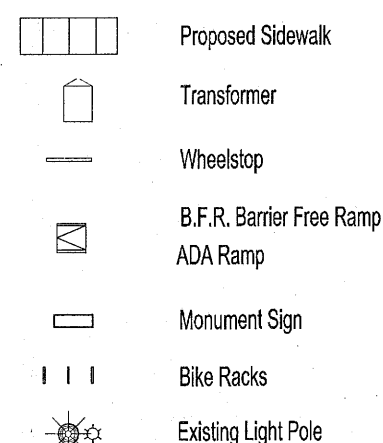
CYPRESS WATERS PUMP STATION  
LOT 1, BLOCK A/8487  
CYPRESS WATERS PUMP STATION ADDN  
INST NO. 20140015686



NO.	BEARING	DISTANCE
L1	S00°51'29"W	66.00'
L2	S89°08'31"E	10.00'
L3	S44°08'31"E	14.14'
L4	S20°29'41"W	14.14'
L5	S65°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



METAL FENCE YARD FENCES 42" HT.  
WITH 3' WIDE GATES

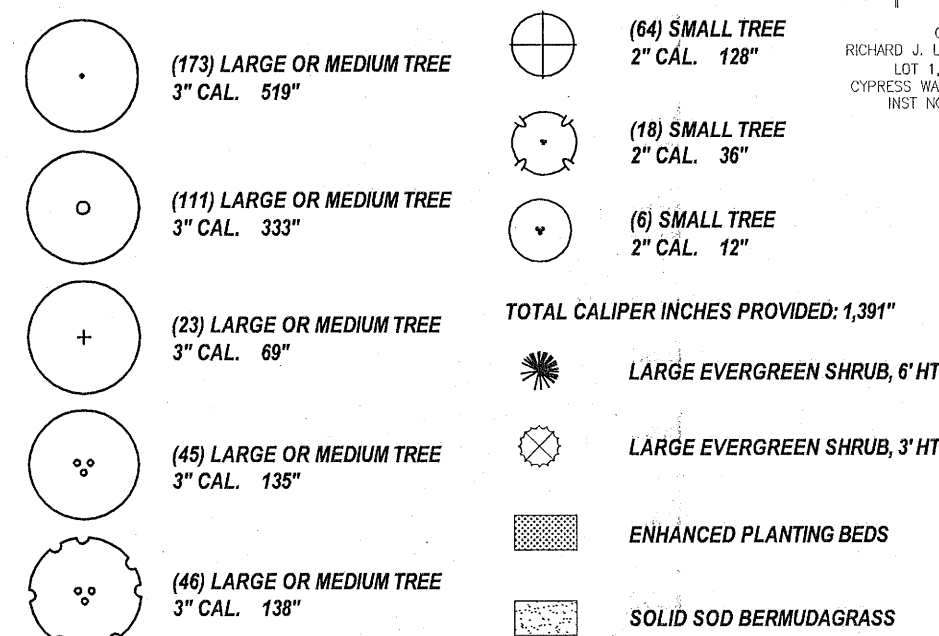
METAL POOL FENCE / GATES 48" HT.  
WITH 48" WIDE 48" HT.

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



**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.
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**STREET BUFFER ZONE**  
Requirements: (1) tree, large or medium, 3" cal. min., per 40 l.f. of frontage

SAGE HILL / CHAPARRAL / OLYMPUS DRIVE: (1,507.20 lf.)  
Required                      Provided

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
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**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 (643,294.08 s.f.)  
REQUIRED POINTS: 35 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: 128,414.88 s.f.

Required	Provided
(32) trees, 2' cal.	(76) trees, 2' to 3' cal.

**STREET BUFFER ZONE**  
Requirements: (1) tree, large or medium, 3" cal. min., per 40 Lf. of frontage

SAGE HILL / CHAPPARAL / STAMPEDE / OLYMPUS DRIVE: (2,163.89)	
Required	Provided
(55) trees, 3" cal.	(57) 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
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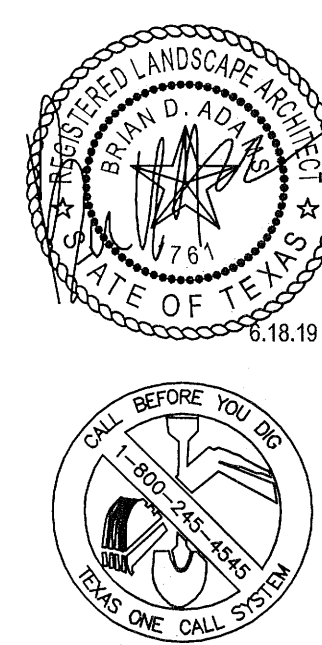
**DESIGN REQUIREMENTS**  
Requirements: Each site shall comply with Section 51A-10.126 meeting the

LOT SIZE: 2.948 Acres (128,414.88 s.f.)

REQUIRED POINTS: 30 POINTS  
PROVIDED POINTS: 38 POINTS

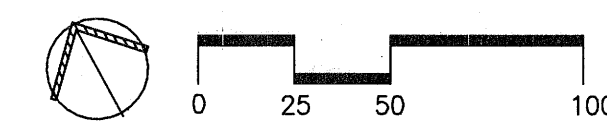
Screening Points: Enhanced Design	10 points
Screening Points: Grouped Beds	5 points
Building Facade; private drive; Enhanced Design	10 points
Buffer Zone Enhancement: Large Enhanced Buffer	5 points

SITE DATA SUMMARY CHART			
ZONING:		PD 741 (SUBAREA A)	
CURRENT USE:		VACANT	
PROPOSED USE:			
LOT 2B, BLOCK A#467		MULTIFAMILY	
LOT 1, BLOCK D#467		MULTIFAMILY	
LOT AREA:			
LOT 2B, BLOCK A#467		14,768 AC / 643,300 SF	
LOT 1, BLOCK D#467		2,946 AC / 128,417 SF	
BUILDING AREA:			
LOT 2B, BLOCK A#467		430,084 SF	
LOT 1, BLOCK D#467		194,522 SF	
TOTAL SQUARE FOOTAGE:		624,606 SF	
FLOOR AREA RATIO:			
LOT 2B, BLOCK A#467		0.67: 1	
LOT 1, BLOCK D#467		0.81: 1	
LOT COVERAGE:			
LOT 2B, BLOCK A#467		169,275 SF = 26%	
LOT 1, BLOCK D#467		51,750 SF = 40%	
MAXIMUM BUILDING HEIGHTS:			
LOT 2B, BLOCK A#467		3 STORY / 45' 0" MAX	
LOT 1, BLOCK D#467		3 STORY / 39' 0" MAX	
DWELLING UNITS:			
LOT 2B, BLOCK A#467		LOT 1, BLOCK D#467	
1 BEDROOM:	211	29	
2 BEDROOM:	100	10	
3 BEDROOM:	11	24	
TOTAL:	322	63	
TOTAL PARKING REQUIRED:			
LOT 2B, BLOCK A#467		322 DWELLING UNITS @ 1.3 = 419	
LOT 1, BLOCK D#467		63 DWELLING UNITS @ 1.3 = 82	
PARKING PROVIDED:			
LOT 2B, BLOCK A#467		LOT 1, BLOCK D#467	
SURFACE:	427	42	
SURFACE ACCESSIBLE:	9	2	
ATTACHED GARAGE:	73	60	
DETACHED GARAGE:	30	0	
SURFACE ACCESSIBLE:	1	1	
ON STREET PARKING:	22	21	
563 (1.74) / UNIT		126 (2.00) / UNIT	



## 01 LANDSCAPE PLAN

SCALE: 1" = 50'-0"



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REVISIONS				
REV NO.	DATE	DESCRIPTION		BY



## ML CLARK

## CONSULTING, LLC

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

**LANDSCAPE DEVELOPMENT PLAN D189-011**

**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
<i>BDA</i>	<i>BDA</i>	<i>06/18/19</i>	<i>311T</i>	<i>XXXX</i>	<i>LDP.1</i>