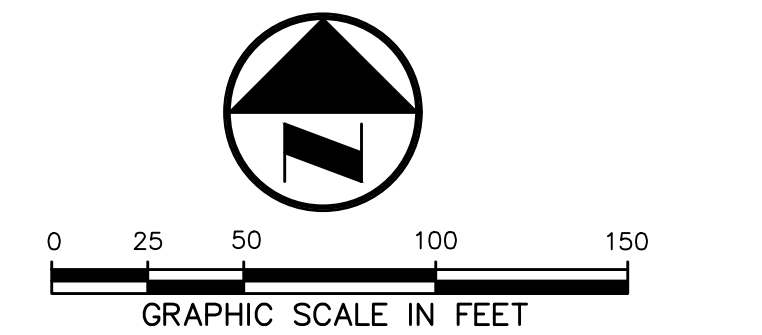
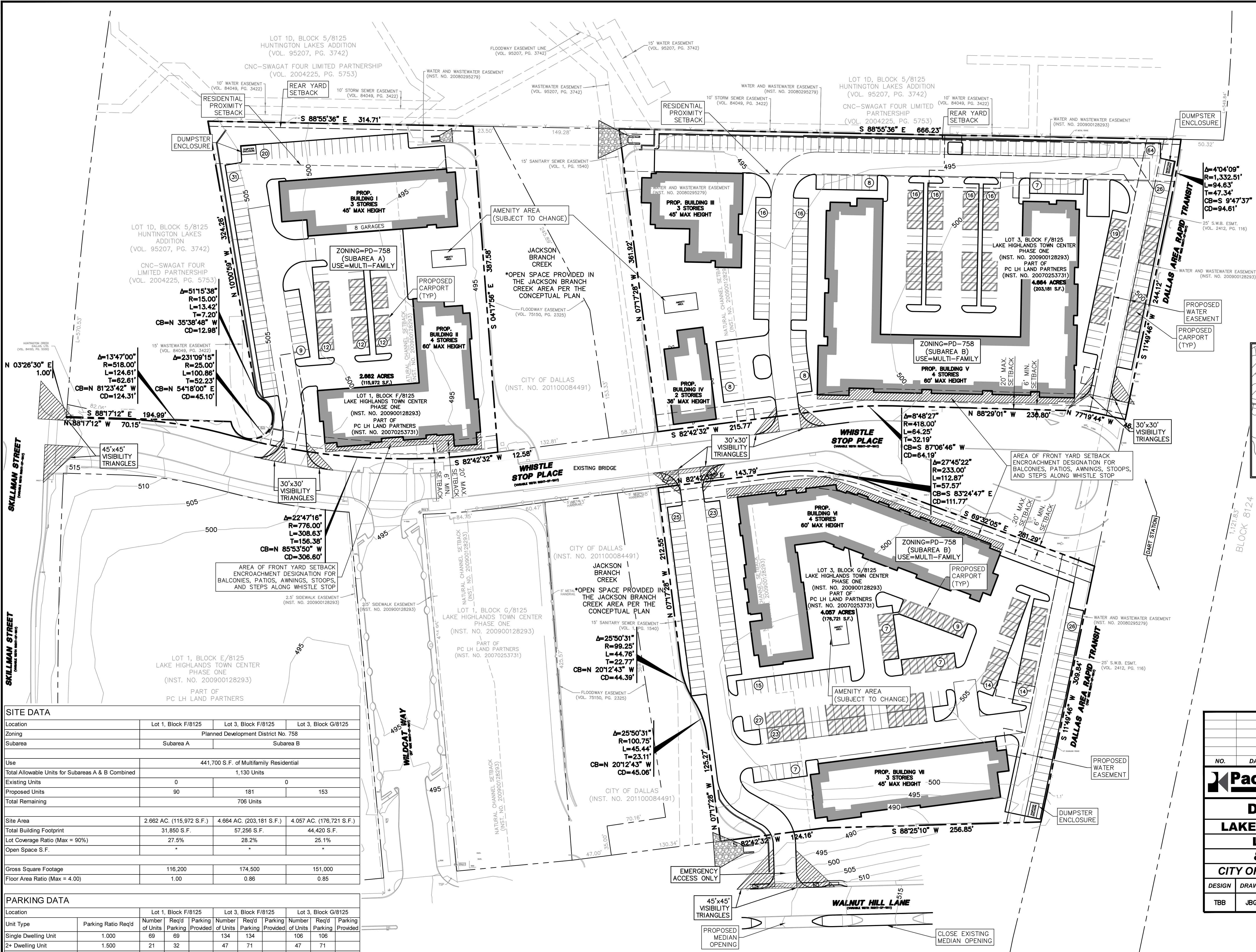
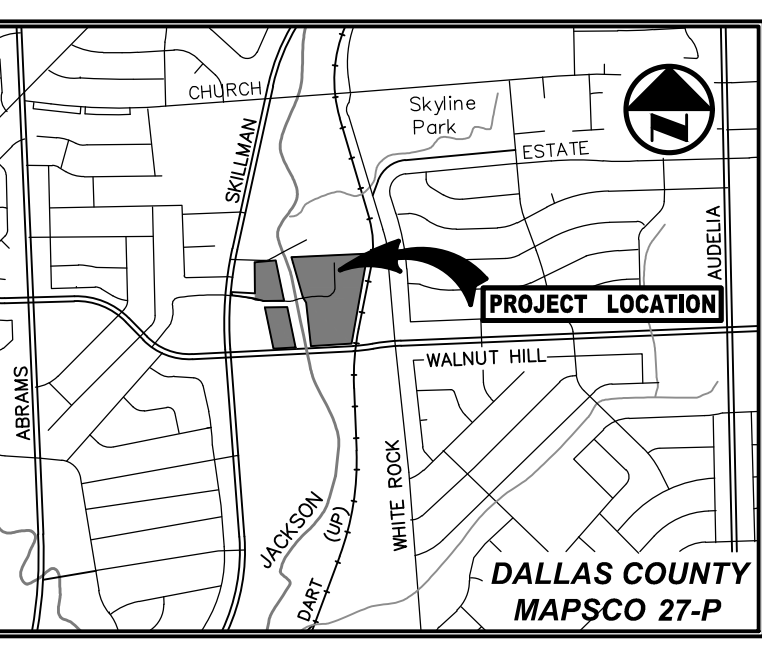




- LEGEND**
- BOLLARD
 - ELECTRIC METER
 - POWER POLE
 - LIGHT STANDARD
 - WATER METER
 - WATER VALVE
 - IRRIGATION CONTROL VALVE
 - FIRE HYDRANT
 - CLEANOUT
 - MANHOLE
 - TRAFFIC SIGNAL CONTROL
 - TRAFFIC SIGNAL POLE
 - TELEPHONE BOX
 - FLOOD LIGHT
 - FLAG POLE
 - TRAFFIC SIGN
 - 1/2-INCH IRON ROD
 - W/"PACHECO KOCH" CAP SET
 - CONTROLLING MONUMENT
 - PROPERTY LINE
 - FENCE
 - OVERHEAD UTILITY LINE



CARPORTS ARE SUBJECT TO LOCATION CHANGE, ASSUMING ALL YARD, LOTS AND SPACE REGULATIONS ARE MET.

SITE DATA										
Location	Lot 1, Block F/8125		Lot 3, Block F/8125		Lot 3, Block G/8125					
Zoning	Planned Development District No. 758									
Subarea	Subarea A		Subarea B							
Use	441,700 S.F. of Multifamily Residential									
Total Allowable Units for Subareas A & B Combined	1,130 Units									
Existing Units	0		0							
Proposed Units	90		181		153					
Total Remaining	706 Units									
Site Area	2.662 AC. (115,972 S.F.)		4.664 AC. (203,181 S.F.)		4.057 AC. (176,721 S.F.)					
Total Building Footprint	31,850 S.F.		57,256 S.F.		44,420 S.F.					
Lot Coverage Ratio (Max = 90%)	27.5%		28.2%		25.1%					
Open Space S.F.	*		*		*					
Gross Square Footage	116,200		174,500		151,000					
Floor Area Ratio (Max = 4.00)	1.00		0.86		0.85					
PARKING DATA										
Location	Lot 1, Block F/8125			Lot 3, Block F/8125		Lot 3, Block G/8125				
Unit Type	Parking Ratio Req'd	Number of Units	Req'd Parking	Parking Provided	Number of Units	Req'd Parking	Parking Provided	Number of Units	Req'd Parking	Parking Provided
Single Dwelling Unit	1.000	69	69	134	134	106	106	106	106	106
2+ Dwelling Unit	1.500	21	32	47	71	47	71	47	71	71
Total		90	101	104	181	205	236	153	177	190

*OPEN SPACE PROVIDED IN THE JACKSON BRANCH CREEK AREA PER THE CONCEPTUAL PLAN

	</	

Drawing name: O:04-Projects\2022 - Lake Highlands Multifamily\02 Zoning\04 CAD\02 Sheets\01-L-20022-L1-00.dwg L 1.01 Sep 17, 2020 12:10pm by: elevkulich

PARKWAY TREES

PER PD 758

	LOT 1, BLOCK F/8125	LOT 3, BLOCK F/8125	LOT 3, BLOCK G/8125
	SUBAREA A		SUBAREA B
TOTAL CALIPER REQUIRED:	65	61	68
TOTAL EXISTING TREE CALIPER TO REMAIN:	27	62	9
TOTAL CALIPER PROPOSED:	40	20	60
TOTAL CALIPER PROVIDED:	67	82	69

TREE MITIGATION

LOT 1, BLOCK F/8125	LOT 3, BLOCK F/8125	LOT 3, BLOCK G/8125
SUBAREA A		SUBAREA B
TOTAL CAL. INCHES REMOVED	TOTAL CAL. INCHES PROVIDED	TOTAL CAL. INCHES REMOVED
38	79	10
95	72	123

NOTES:

EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION WITH TREE WRAP PROTECTION AND PROTECTION FENCING AT OR NEAR THE DRIP LINE.

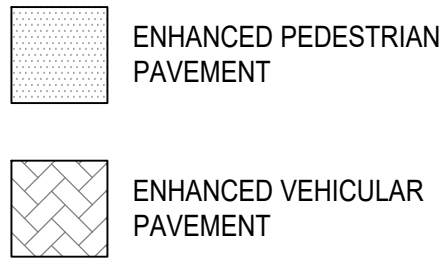
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION TO BE PROVIDED WITHIN ALL PLANTED AREAS AS POSSIBLE AND SPRAY IRRIGATION AT ALL TURF AREAS.

DESIGN STANDARDS

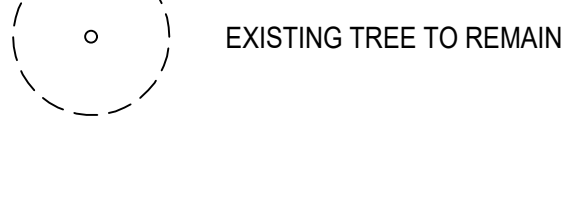
PER PD 758

	LOT 1, BLOCK F/8125	LOT 3, BLOCK F/8125	LOT 3, BLOCK G/8125
	SUBAREA A		SUBAREA B
LOT COVERAGE RATIO (MAX. = 90%)	28.5%	27.9%	24.9%
IMPERVIOUS AREA	78%	82%	79%
FRONT YARD LANDSCAPE			
TOTAL FRONT YARD AREA:	3,096 SF	3,348 SF	3,228 SF
LANDSCAPE AREA PROVIDED:	1,393 SF MIN. (50%)	1,507 SF MIN. (50%)	1,452 SF MIN. (50%)
TOTAL POINTS: (1 POINT FOR EVERY 3%)	15	15	15
ENHANCED PAVEMENT MATERIAL (FRONT YARD ONLY)			
OUTDOOR PEDESTRIAN PAVEMENT AREA:	2,020 SF	3,351 SF	7,203 SF
ENHANCED PEDESTRIAN PAVEMENT AREA PROVIDED:	1,010 SF MIN. (50%)	1,676 SF MIN. (50%)	7,203 SF EXISTING TO REMAIN
OUTDOOR VEHICULAR PAVEMENT AREA:	1,034 SF	966 SF	963 SF
TOTAL ENHANCED VEHICULAR PAVEMENT AREA PROVIDED:	517 SF MIN. (50%)	483 SF MIN. (50%)	482 SF MIN. (50%)
TOTAL POINTS:	6	6	6
PEDESTRIAN FACILITIES			
TOTAL LOT AREA:	114,955 SF	203,166 SF	176,721 SF
TOTAL AREA PROVIDED:			
TOTAL POINTS: (1 POINT FOR EVERY 1%)	0	0	0
OVERALL TOTAL POINTS:	21	21	21

PAVEMENT LEGEND:



PLANTING LEGEND:



PROPOSED PARKWAY TREE
4" CAL. MIN., 14' HT. MIN.
SPECIES LISTED BELOW (OR APPROVED EQUAL SELECTED FROM CITY OF DALLAS ARBORIST APPROVED LIST)
TEXAS ASH - *Fraxinus texensis*

PROPOSED LARGE CANOPY TREE
3" CAL. MIN., 12' HT. MIN.
SPECIES LISTED BELOW (OR APPROVED EQUAL SELECTED FROM CITY OF DALLAS ARBORIST APPROVED LIST)
LACEBARK ELM - *Ulmus parvifolia*
CEDAR ELM - *Ulmus classifolia*
TRIDENT MAPLE - *Acer buergerianum*
LINE OAK - *Quercus virginiana*
SHUMARD OAK - *Quercus shumardi*

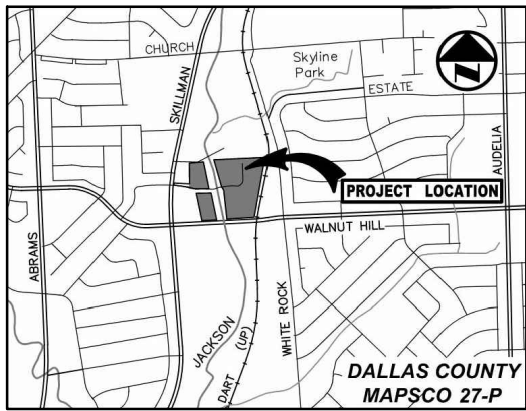
PROPOSED FRONT YARD LANDSCAPE AREA
PROPOSED MIX OF LARGE SHRUBS (MIN. 3' HT.), SMALL TREES (MIN. 6' HT.), SHRUBS, PERENNIALS, GROUNDCOVER AND TURF

PROPOSED INTERIOR/ PARKING LANDSCAPE AREA
PROPOSED MIX OF LARGE SHRUBS (MIN. 3' HT.), SHRUBS, PERENNIALS, GROUNDCOVER AND TURF

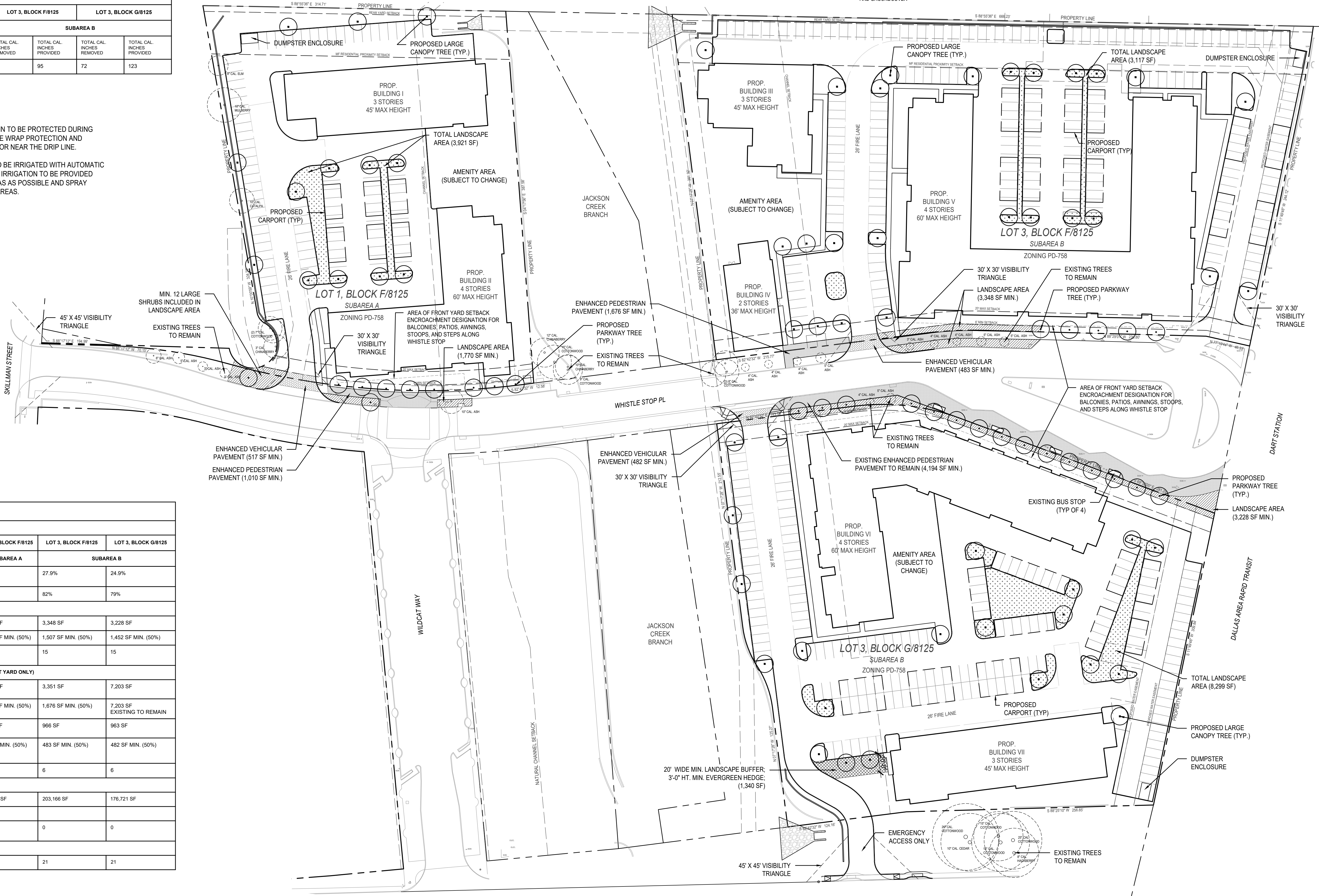
PROPOSED PARKING BUFFER STRIP
PROPOSED EVERGREEN HEDGE (INDIAN HAWTHORN - *Raphiolepis indica* 'Clara' OR SIMILAR MIN. 3' HT.), ADDITIONAL PLANTING WITHIN 20' MIN. BUFFER TO INCLUDE SHRUBS, PERENNIALS AND GROUNDCOVER

DEVELOPER:
ODEN HUGHES
17103 PRESTON ROAD
DALLAS, TX 75248

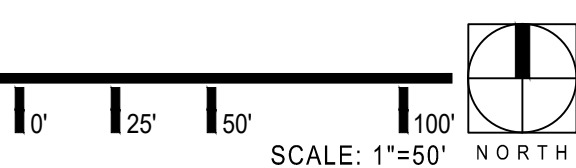
PREPARED BY:
BUD CREATIVE
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VICINITY MAP



1 LANDSCAPE PLAN



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LAKE HIGHLANDS MULTIFAMILY DALLAS, TX

Rev: Date: Description:

Project Number: 20022
Date: SEPTEMBER 18, 2020
Issue: LANDSCAPE PLAN

Sheet Title:

LANDSCAPE PLAN



Sheet Number:

L 1.01

LANDSCAPE PLAN - NOT FOR CONSTRUCTION