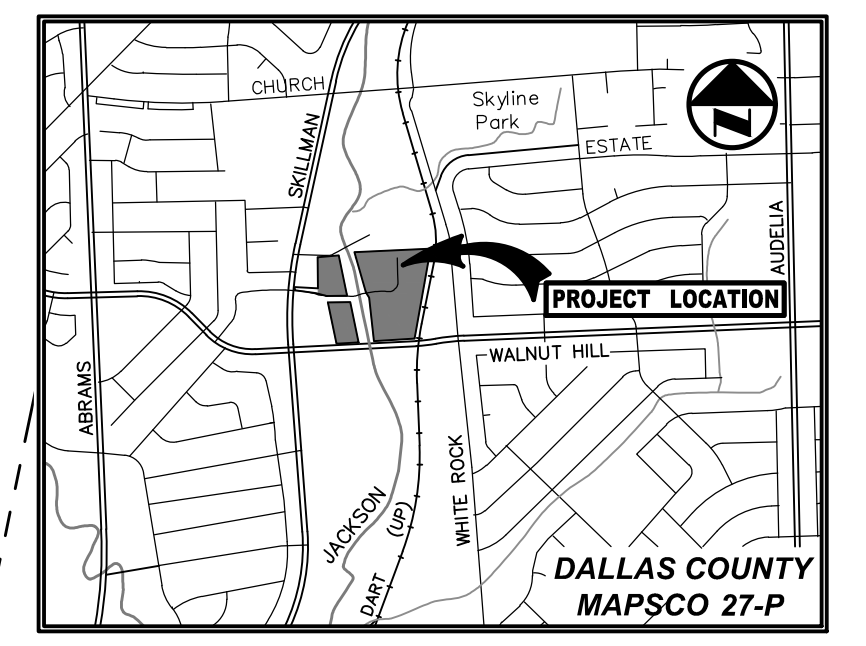
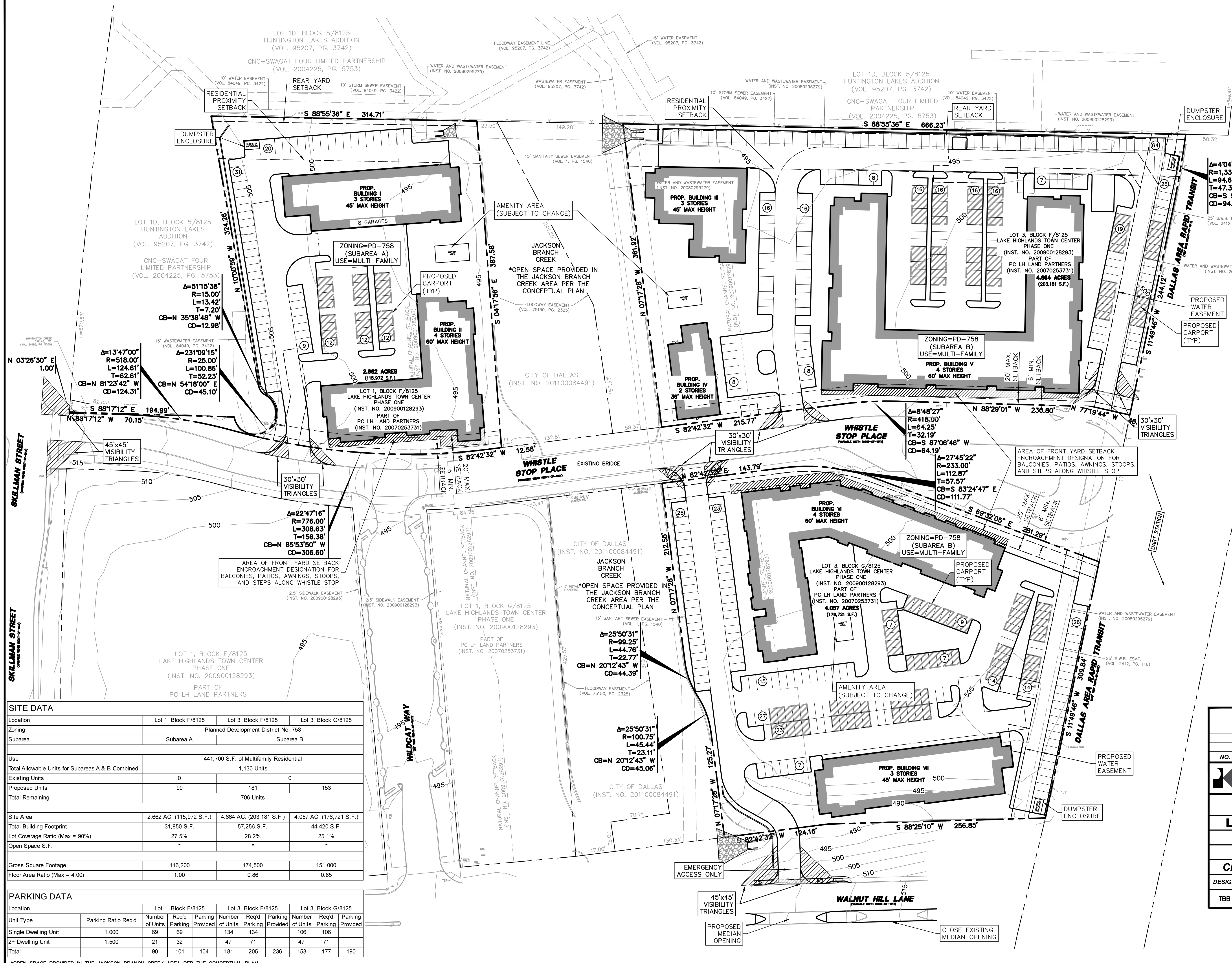


- LEGEND**
- BL BOLLARD
  - EM ELECTRIC METER
  - PP POWER POLE
  - LS LIGHT STANDARD
  - WM WATER METER
  - WV WATER VALVE
  - ICV IRRIGATION CONTROL VALVE
  - FP FLAG POLE
  - CL CLEANOUT
  - WH MANHOLE
  - TSC TRAFFIC SIGNAL CONTROL
  - TSP TRAFFIC SIGNAL POLE
  - TELE TELEPHONE BOX
  - FL FLOOD LIGHT
  - FP FLAG POLE
  - TS TRAFFIC SIGN
  - IRS 1/2-INCH IRON ROD
  - (C.M.) W/PACHECO KOCH™ CAP SET
  - CONTROLLING MONUMENT
  - PROPERTY LINE
  - FENCE
  - OVERHEAD UTILITY LINE



VICINITY MAP (NOT TO SCALE)

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



SITE DATA		Lot 1, Block F/8125	Lot 3, Block F/8125	Lot 3, Block G/8125
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	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		Lot 1, Block F/8125			Lot 3, Block F/8125			Lot 3, Block G/8125		
Location	Unit Type	Number of Units	Req'd Parking	Provided	Number of Units	Req'd Parking	Provided	Number of Units	Req'd Parking	Provided
Total	Single Dwelling Unit	1,000	69	69	134	134	106	106	106	106
	2+ Dwelling Unit	1,500	21	32	47	71	47	71	47	71
			90	101	104	181	205	236	153	177

NO.	DATE	REVISION

**Pacheco Koch**  
7557 RAMBLER ROAD SUITE 1400  
DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-489  
TX REG. SURVEYING FIRM LS-1008000

**DEVELOPMENT PLAN**  
**LAKE HIGHLANDS TOWN CENTER**  
**LOT 1&3, BLOCK F/8125**  
**& LOT 3, BLOCK G/8125**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TBB	JBG	SEP 2020	1"=50'		<b>D190-008</b>	

Drawing name: O:\04-Projects\2022 - Lake Highlands Multifamily\02 Zoning\04 CAD\02 Sheets\01-L\2022-L-1-00.dwg L 1.01 Sep 17, 2020 12:10pm by: elevklich

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	TOTAL CAL. INCHES PROVIDED	TOTAL CAL. INCHES REMOVED	TOTAL CAL. INCHES PROVIDED
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%
<b>FRONT YARD LANDSCAPE</b>			
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
<b>ENHANCED PAVEMENT MATERIAL (FRONT YARD ONLY)</b>			
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
<b>PEDESTRIAN FACILITIES</b>			
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:**

- ENHANCED PEDESTRIAN PAVEMENT
- ENHANCED VEHICULAR PAVEMENT

**PLANTING LEGEND:**

- EXISTING TREE TO REMAIN
- 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 crassifolia*, TRIDENT MAPLE - *Acer buergerianum*, LIVE OAK - *Quercus virginiana*, SHUMARD OAK - *Quercus shumardii*

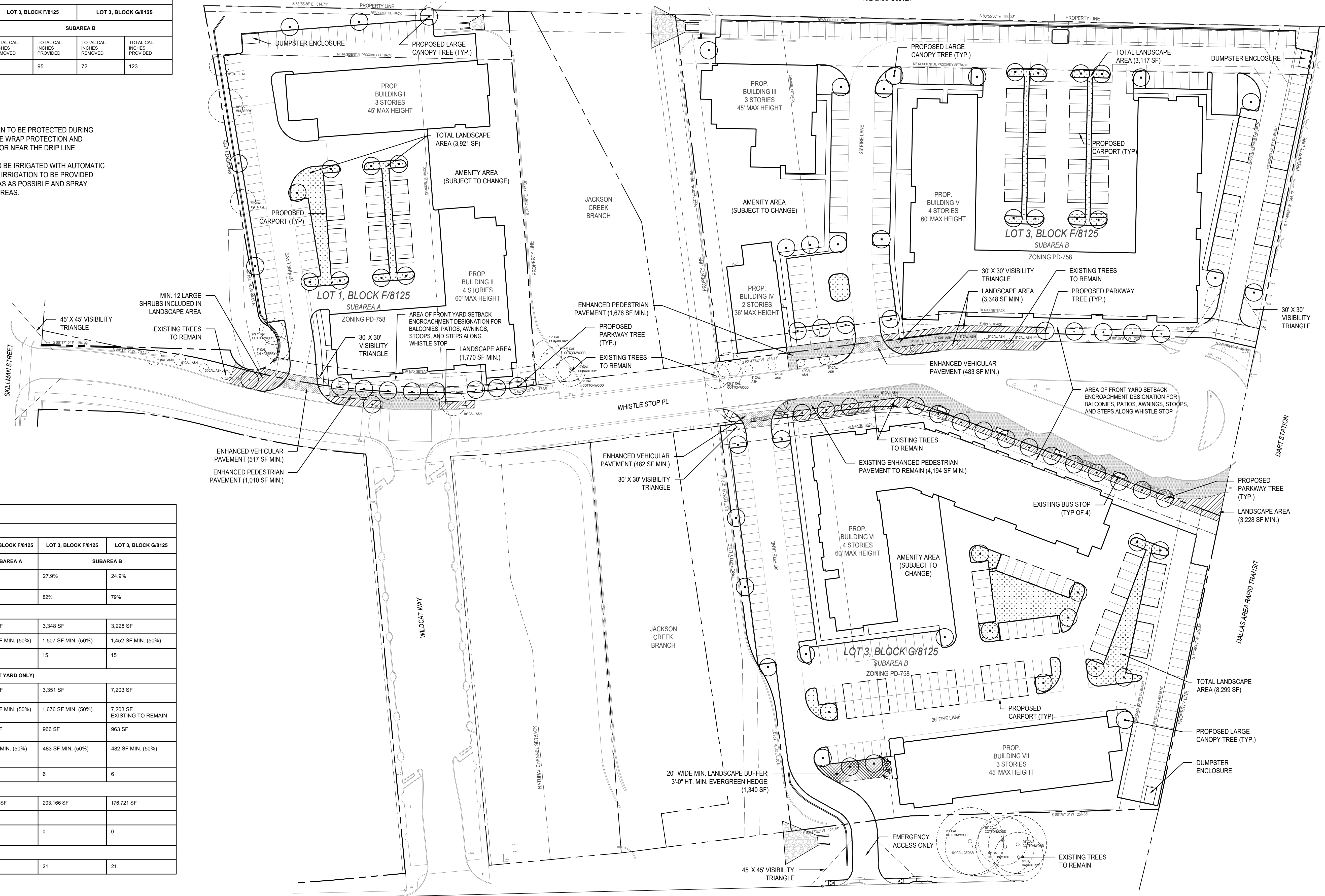
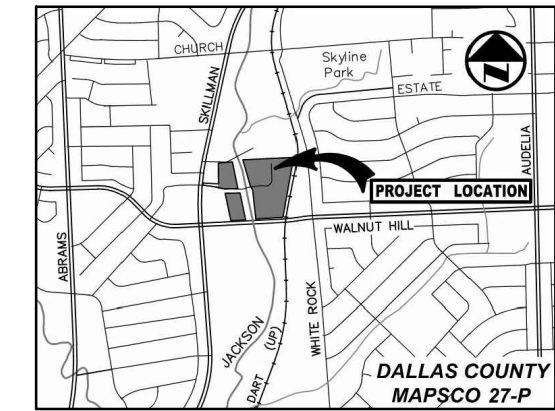
**PROPOSED FRONT YARD LANDSCAPE AREA**  
PROPOSED MIX OF LARGE SHRUBS (MIN. 3' HT.), SMALL TREES (MIN. 6' HT.), SHRUBS, PERENNIALS, GROUNDCOVER AND TURF

**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 - *Raphanopis 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  
3900 WILLOW STREET  
SUITE 100  
DALLAS, TX 75226



**1 LANDSCAPE PLAN**

SCALE: 1"=50' NORTH



**DEVELOPER**  
Oden Hughes  
17103 Preston Road  
Dallas, TX 75248

**ARCHITECT**  
GFF Architects  
2808 Fairmount Street  
Suite 300  
Dallas, TX 75201

**CIVIL**  
Pacheco Koch Consulting Engineers  
7557 Rambler Road  
Suite 1400  
Dallas, TX 75231

**LAKE HIGHLANDS MULTIFAMILY  
DALLAS, TX**

Rev:	Date:	Description:

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

**LANDSCAPE PLAN**

LANDSCAPE PLAN  
FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

Michael LeVukich 3528  
September 18, 2020

Sheet Number:  
**L 1.01**

LANDSCAPE PLAN - NOT FOR CONSTRUCTION