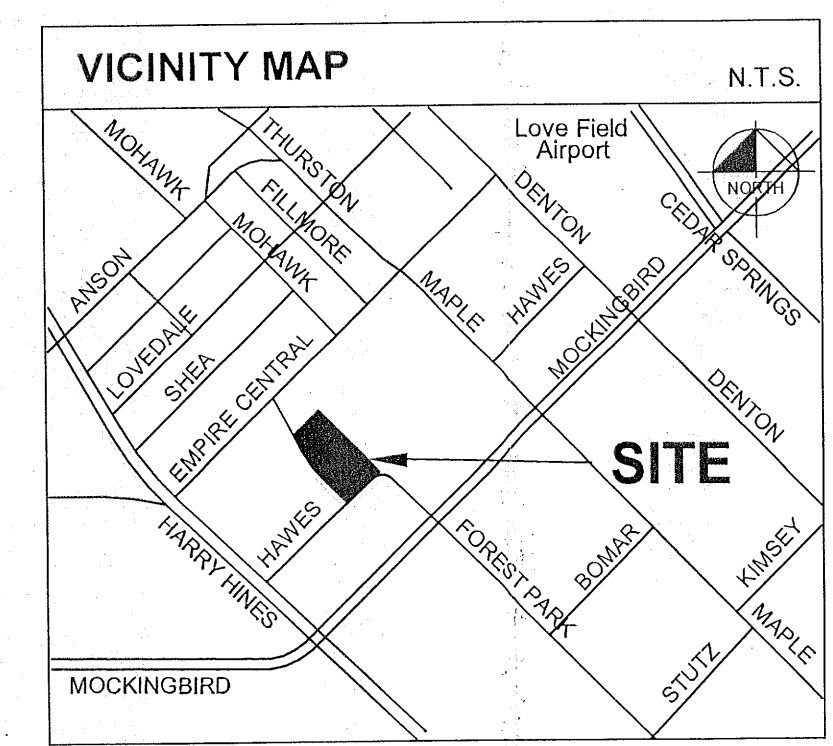
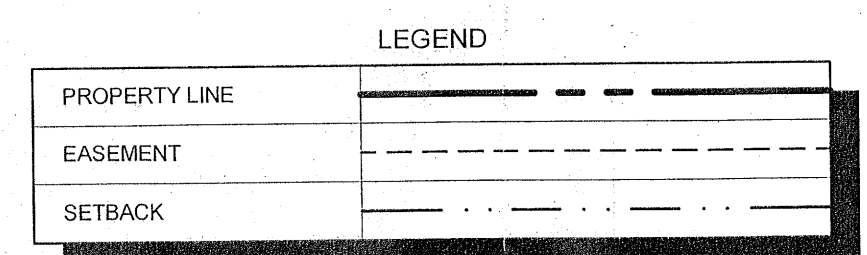


TREE INVENTORY									
TAG#	COMMON NAME	SCIENTIFIC NAME	DBH	PROTECTED	REMOVE	CONDITION	MULTIPLE-STEMMED	MITIGATION	
85046	Hackberry	Celtis laevigata	6.0	No	Yes	Healthy	Single	0.0	
85047	Hackberry	Celtis laevigata	12.0	Yes	Yes	Healthy	Single	0.0	
85048	Hackberry	Celtis laevigata	8.0	No	Yes	Healthy	Single	0.0	
85049	Hackberry	Celtis laevigata	8.0	No	Yes	Healthy	Single	0.0	
85050	Hackberry	Celtis laevigata	14.0	Yes	Yes	Healthy	Single	14.0	
85051	American Elm	Ulmus americana	14.0	No	Yes	Healthy	Single	0.0	
85052	Hackberry	Celtis laevigata	6.0	No	Yes	Declining	Single	0.0	
85053	Eastern Cottonwood	Populus deltoides	24.0	Yes	Yes	Healthy	Single	0.0	
85054	Hackberry	Celtis laevigata	6.0	No	Yes	Healthy	Single	0.0	
85055	Cedar Elm	Ulmus crassifolia	11.0	Yes	Yes	Healthy	Single	11.0	
85056	Cedar Elm	Ulmus crassifolia	11.5	Yes	Yes	Healthy	Single	11.5	
85057	Hackberry	Celtis laevigata	7.0	No	Yes	Healthy	Single	0.0	
85058	American Elm	Ulmus americana	14.0	Yes	Yes	Healthy	Single	14.0	
85059	American Elm	Ulmus americana	10.0	Yes	Yes	Healthy	Single	10.0	
85060	American Elm	Ulmus americana	10.5	Yes	Yes	Healthy	Single	10.5	
85061	American Elm	Ulmus americana	21.5	Yes	Yes	Healthy	Forked	21.5	
85063	Hackberry	Celtis laevigata	8.0	No	Yes	Healthy	Single	0.0	
85076	Cedar Elm	Ulmus crassifolia	16.8	Yes	Yes	Healthy	Single	16.8	
85077	Cedar Elm	Ulmus crassifolia	30.4	Yes	Yes	Healthy	Single	30.4	
85078	Cedar Elm	Ulmus crassifolia	18.0	Yes	Yes	Healthy	Single	18.0	
85079	Cedar Elm	Ulmus crassifolia	20.0	Yes	Yes	Healthy	Single	20.0	
85080	Cedar Elm	Ulmus crassifolia	22.2	Yes	Yes	Healthy	Single	22.2	
85081	American Elm	Ulmus americana	15.8	Yes	Yes	Healthy	Single	15.8	
85082	American Elm	Ulmus americana	20.8	Yes	Yes	Healthy	Single	20.8	
Total Required Mitigation (inches)									236.5

PROPOSED MITIGATION TREES				
SPECIES	QUANTITY	COMMON NAME	CALIPER (IN.) (2" MIN.)	TOTAL (IN.)
Ilex decidua	24	Possumhaw Holly	3	72
Vitex agnus-castus	12	Chaste Tree	3	36
Quercus virginiana	22	Live Oak Tree	3	66
Quercus virginiana	4	Specimen Live Oak Tree	6	24
Ulmus crassifolia	14	Cedar Elm	3	42
Ulmus parvifolia	8	Lacebark Elm	3	24
TOTAL INCHES REPLACED				264

LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
SITE TREES: (1 TREE/4,000 S.F. OF LOT)	55	84
PARKWAY PLANTING STRIP (FOREST PARK AND HAWES - 5' WIDTH MIN.)	YES	YES
STREET TREES: (1 TREE WITHIN 120' OF REQUIRED PARKING)	YES	YES

STREET TREES			
STREET NAME	LOT FRONTAGE (FEET)	REQUIRED TREES	TREES PROVIDED (WITHIN 30' OF BOC)
FOREST PARK ROAD	543	11	11
HAWES STREET	390	8	8



PARKING DATA		
PARKING REQUIRED	SQUARE FEET OF UNIT DWELLING	NUMBER OF PARKING SPACES
1 SPACE PER 500 S.F. OF DWELLING	299,993 S.F.	599 SP.
UNIT FLOOR AREA		539 SP.
TOTAL PARKING REQUIRED		546 SP.
PARKING PROVIDED		
ON-SITE GARAGE PARKING		539 SP.
ADDITIONAL ON-SITE SURFACE PARKING		23 SP.
TOTAL PARKING PROVIDED		562 SP.
SITE DATA		
SITE TOTAL	(220,616 S.F.)	5.06 AC.
TOTAL BUILDING FOOTPRINT AREA		2169,000 S.F.
LOT COVERAGE RATIO (MAX. 80%)	369,000 S.F. / 220,616 S.F.	= 76.8%
UNIT DATA		
TOTAL NUMBER OF UNITS		354 UNITS
UNIT DENSITY (XXX / 4.99 AC)		69.90 UNITS PER ACRE
BUILDING DATA		
NUMBER OF APARTMENT STORIES		4 STORIES
NUMBER OF GARAGE STORIES		5 STORIES
HEIGHT OF APARTMENTS		MAX 60'
HEIGHT OF GARAGE		MAX 90'

PORTION OF SUBDISTRICT 2A  
(TRACT 2 AND 10, BLOCK 2367)  
PLANNED DEVELOPMENT DISTRICT NO. 759  
DEVELOPMENT PLAN  
D178-003

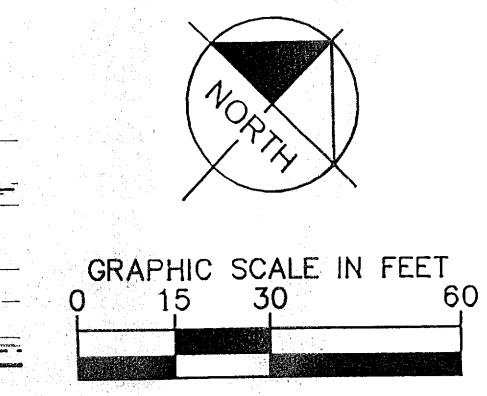
## DEVELOPMENT PLAN JEFFERSON WEST LOVE PHASE 2 LANDSCAPE

LOT 7 BLOCK E/2367  
WEST LOVE ADDITION  
5.0646 ACRES

OWNER: BALCONES REALTY PARTNERS  
8117 PRESTON ROAD, SUITE 300  
DALLAS, TX 75225  
CONTACT: JORGE RAMIREZ

DEVELOPER: JPI REAL ESTATE ACQUISITION, LLC  
600 E. LAS COLINAS BLVD.  
SUITE 1800  
IRVING, TX 75039  
CONTACT: MILLER SLYVAN

ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.  
13455 NOEL RD, TWO GALLERIA  
DALLAS, TEXAS 75240  
TEL. NO. 972-770-1300  
FAX NO. 972-239-3820  
CONTACT: JOSEPH A. FRACCARO, P.E.



13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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KHA PROJECT: 06444847  
DATE: JANUARY 2018  
SCALE: AS SHOWN  
DESIGNED BY: AJB  
DRAWN BY: CLS  
CHECKED BY: PDF

JEFFERSON WEST LOVE PHASE 2  
D178-003  
311T-9476  
S123-213D  
CITY OF DALLAS, TEXAS

SHEET NUMBER  
2 OF 2