











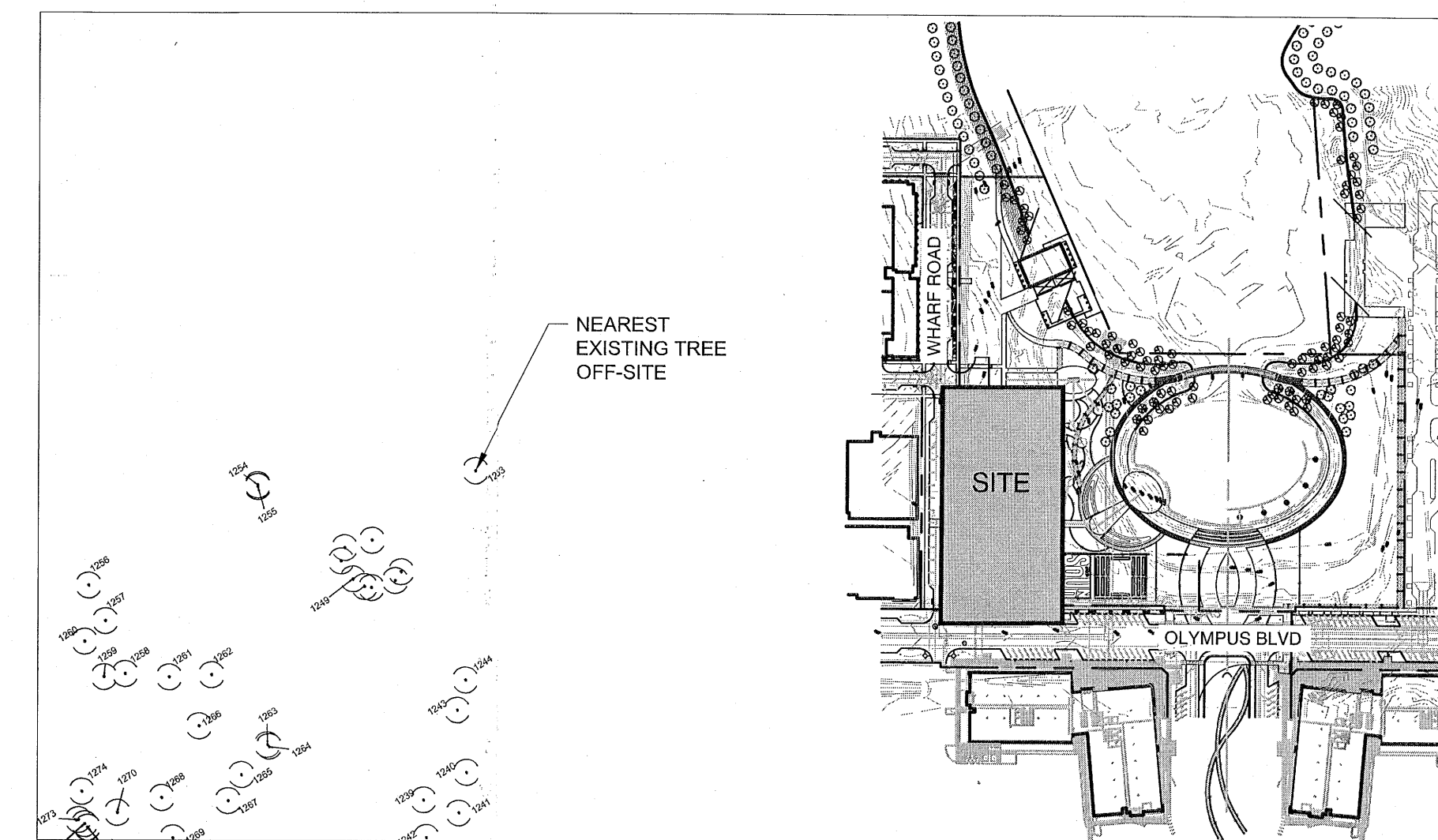
SITE PLAN A  
SCALE: 1" = 20'-0"

Landscape Requirements/ Calculations				
(2) - Tree Planting Zone				
Linear Footage Street Frontage:	549	LF (excluding visibility triangles and driveways)		
Street trees required (x / 30):	18			
Street trees provided:	18	per plan		
(8) - Design Standards - 20 points required				
(A) - Points for Planting Front Yard				
Total front yard area:	32,773.00	SF		
Total Landscape within Front Yard area:	6,771.00	SF		
3% of front yard area =	983.19	SF		
at least 50 SF = yes				
planted with grass or other plant materials = yes				
three shrubs per 100 SF of calculated 3% area = yes				
		points earned sec. (A)	7	(15 max pts.)
(B) - Parking concealment for surface parking				
			3	points
(E) - Special Amenities				
(i-aa) - enhanced pavement area in crosswalks			3	points
(i-bb) - 50% of pedestrian pavement area is enhanced pavement			3	points
(ii-aa) - publicly accessible special pedestrian feature (hike and bike path)			1	points
(ii-bb) - pedestrian street furniture ensemble (refer to plan for noted locations)			3	points
		Total Points Earned:	20	points

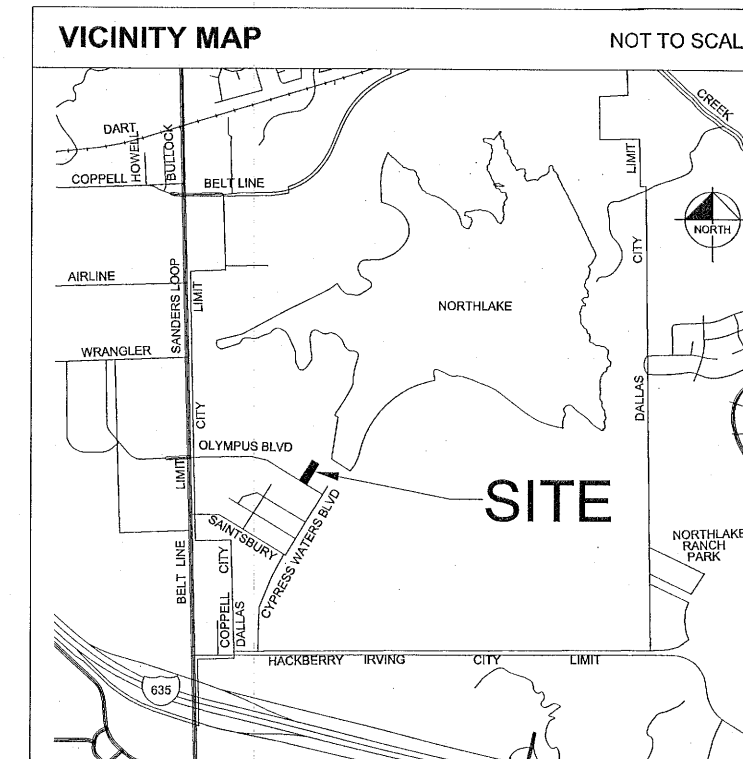
- LANDSCAPE NOTES:
- ANTICIPATED TREE SPECIES ARE SUBJECT TO CHANGE. ANY SUBSTITUTE TREES WILL BE FROM THE CITY-APPROVED SPECIES LIST.
  - STREET LIGHTING IS TO BE DEVELOPED AND DELINEATED AS PART OF THE PUBLIC WORKS PLAN SUBMITTAL TO MEET CITY STANDARDS.
  - ALL LANDSCAPE AREAS TO BE WATERED BY AUTOMATIC IRRIGATION SYSTEM.
  - ALL PLANTED AREAS (PERMEABLE AREAS) ARE GROUND COVER AND/ OR SHRUB PLANTING, NO TURF INCLUDED.
  - FINAL DESIGN OF OPEN SPACES WILL BE CONFIRMED AT TIME OF PERMIT REVIEW.

Tree Mitigation				
Total Caliper Inches in Right-of-Way:	0	NOTE: This parcel was formerly within the lake		
Total Caliper Inches Removed - development zone:	0	bed that has been de-watered under previous agreements & permits.		
Total Caliper Inches Replaced for new trees:	54	There are no existing trees within these project boundaries.		
total Caliper inches replaced:	54	(see landscape sheets for species and sizes)		
Net: This Project Caliper Inches	54	(any overage applied toward future mitigation requirements)		
Total Previous Caliper Inches to date:	13514			
Total Caliper Inches Provided/Permitted to	13568	(This project and all other previous phases)		

PLANT LEGEND						
PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
CANOPY TREES						
12		CEDAR ELM <i>Ulmus crassifolia</i>	3" CAL.	8'	-	NURSERY GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, CONTAINER GROWN, SUPPLIED BY THIN LAKE NURSERY (800-861-9122) OR APPROVED EQUAL.
6		CATALPA / CHITALPA <i>Catalpa bignonioides</i>	3" CAL.	8'	-	NURSERY GROWN, MATCHED, WELL BRANCHED, CONTAINER GROWN
ORNAMENTAL TREES						
22		GRAPE MYRTLE <i>Lignocarpus laevis</i>	6" GAL.	8'-10'	4'-5'	NURSERY GROWN, MATCHED, WELL BRANCHED, STANDARD TRUNK, CONTAINER GROWN
SHRUBS, GRASSES, VINES AND GROUNDCOVERS						
15		DWARF PALMETTO <i>Sabal minor</i>	7" GAL.	24"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 36" O. G.
124		DWARF BURFORD HOLLY <i>Ilex cornuta Dwarf Burford</i>	5" GAL.	24"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 36" O. G.
12		JAPANESE YEW <i>Taxus cuspidata</i>	5" GAL.	24"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 36" O. G.
2448 SF		LITTLE BUNNY DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides</i>	1" GAL.	12"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" O. G.
2181 SF		BRACKENLIGHT RED YUCCA <i>Hesperaloe parviflora 'Perla'</i>	1" GAL.	12"	12"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" O. G.
1488 SF		CREEEPING ROSEMARY <i>Rosmarinus officinalis 'Prostratus'</i>	1" GAL.	12"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 18" O. G.
1742 SF		MORNING LIGHT HAZEN GRASS <i>Miscanthus sinensis 'Morning Light'</i>	3" GAL.	12"	8"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT 30" O. G.



KEY PLAN - MITIGATION  
SCALE: NTS



SUBAREA A2  
(LOT 1, BLOCK H/8466)  
PLANNED DEVELOPMENT  
DISTRICT NO. 741  
DEVELOPMENT PLAN  
DXXX-XXX

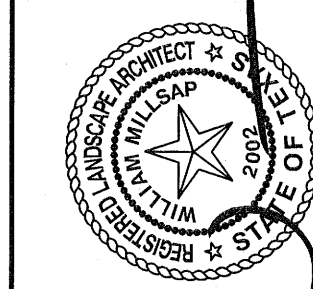
Owner/Developer:  
Trammell Crow Company  
No. 43, LTD.  
1722 Routh Street, Suite 1313  
Dallas, Texas 75201  
Tel. No. 214-2700-1000  
Contact: John Gardiner

Engineer/Surveyor:  
Kinley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75230  
Tel. No. 972-770-1300  
Contact: Bradley J. Moss, P.E.

Architect:  
O'BRIEN ARCHITECTS  
5310 Harvest Hill Rd., Suite 138  
Dallas, Texas 75230  
Tel. No. 972-392-5907  
Contact: Richard Nordyke

NO.	REVISIONS	DATE	BY

studioOutside  
824 Exposition Avenue, Ste. 5  
Dallas, Texas 75226  
0214.954.7160  
1214.954.7162



STUDIO OUTSIDE #	16007
DATE	12/22/2016
SCALE	AS SHOWN
DESIGNED BY	WM
DRAWN BY	XZ
CHECKED BY	WM

CYPRESS WATERS  
THE SOUND RETAIL  
PREPARED FOR  
BILLINGSLEY

LANDSCAPE  
DEVELOPMENT  
PLAN