

TRACT 3A
JOSEY VILLAGE, LTD.
VOL. 2003011, PG. 11985
ZONING: MIXED USE DISTRICT 2

TRACT 5
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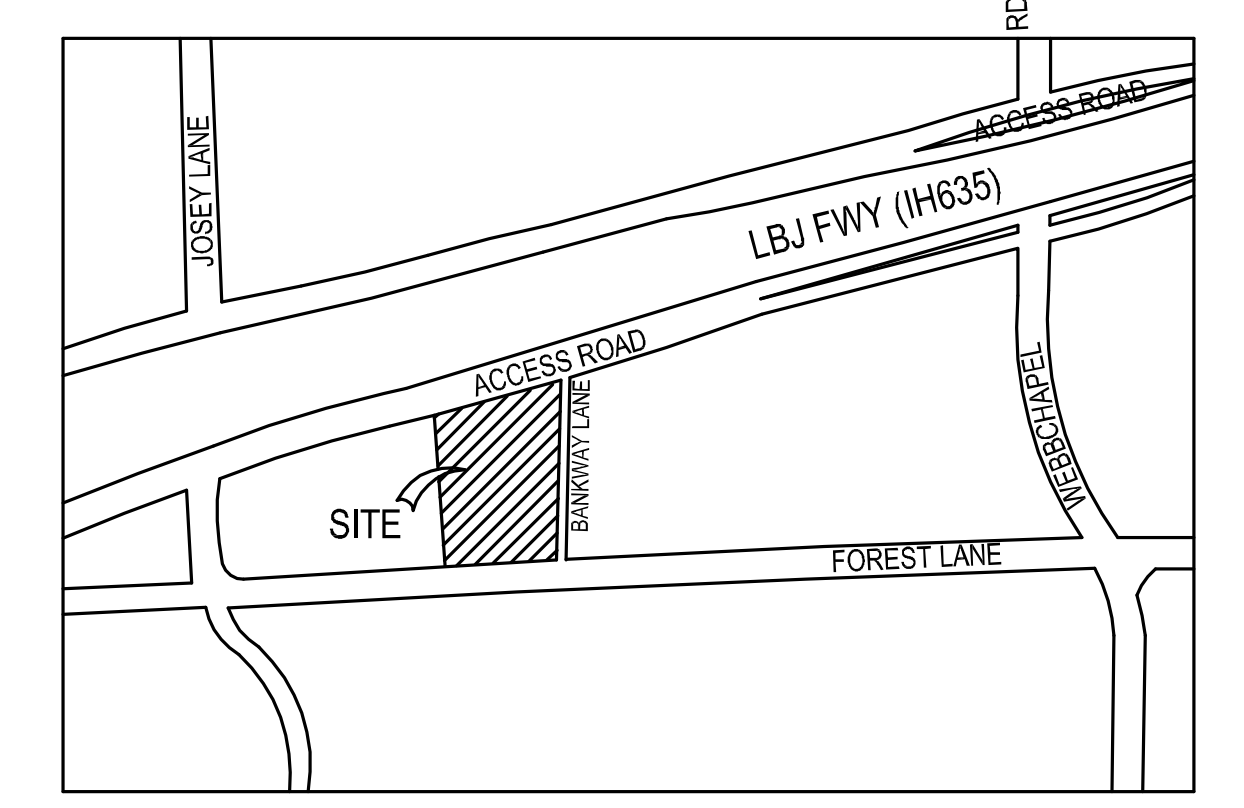
BUILDING AREAS:

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use
BUILDING TWO (Existing 4 Story):	91,210 sf Mini-Warehouse
BUILDING THREE (New 2 Story):	27,650 sf Mini-Warehouse
TOTAL:	179,032 sf

FLOOR AREA RATIO:

60,172 sf Multi-Use	0.33 FAR
118,860 sf MINI-WAREHOUSE	0.66 FAR
TOTAL:	0.99 FAR

VICINITY MAP:



ZONING:

EXISTING CLASSIFICATION: GO(A)
PROPOSED CHANGE TO PLANNED DEVELOPMENT No. _____

COVERAGE:

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,501 SF (19.5%)
BLDG COVERAGE:	54,480.70 SF (30%)

LANDSCAPING:

Except as otherwise provided on the landscape plan attached hereto as Exhibit "___", landscaping must be provided and maintained in accordance with Article X of the Dallas Development Code, as amended.

FLOOD PLAIN:

ZONE X: Community Panel No. 48113C0170J, effective date 08/23/01 (Per FEMA Maps-Flood Plain)

MAINTENANCE NOTES

- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

IRRIGATION SYSTEM
The irrigation system shall provide water to maintain the plant materials in a healthy, growing condition at all times by the means of an automatic underground irrigation system. The system shall include a rain and freeze sensor and conform to new TECO standards.

OFF STREET PARKING
The site is designed to provide all parking on-site. Screening of surface parking is required.

PLANT MATERIAL SELECTIONS
All plant material selections to be approved by City of Dallas Building Official AND Per Article X

TREE MITIGATION
All tree mitigation (if any) shall be provided per Article X

PLANT MATERIAL LOCATIONS
A maximum of (10) trees can be adjusted beyond locations shown on this plan in the event no or proposed utility of any kind, transformers, or grade changes cause such locations to be detrimental to the trees long term growth and well-being.

LANDSCAPE TABULATIONS

SITE TREE REQUIREMENTS	
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 181,626.85 s.f.	Provided (46) trees, 2"-3" cal.
Required (46) trees, 2" cal.	Provided (7) trees, 3" cal.
STREET REQUIREMENTS	
Requirements: (1) tree, 3" cal. min., per 50 l.f. of frontage	Provided (4) ex. trees (8) new trees, 3" cal.
FOREST LANE (358.07 l.f.)	Provided (8) trees, 3" cal.
Required (7) trees	Provided (4) ex. trees (8) new trees, 3" cal.
BANKWAY LANE (625.00 l.f.)	Provided (8) trees, 3" cal.
Required (12) trees	Provided (8) trees, 3" cal.
IH 635 FRONTAGE (393.72 l.f.)	Provided (8) trees, 3" cal.
Required (8) trees	Provided (8) trees, 3" cal.
PARKING LOT	
Requirement: All parking spaces must be located within 120' of large canopy tree, 2" cal. minimum	Provided
DESIGN REQUIREMENTS	
Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126	Foundation Planting Strip: Large evergreen shrubs along 50% of foundation facing a street
Foundation Planting Strip: Large evergreen shrubs along 50% of foundation facing a street	Parking Lot Screen: 36" ht.



LBJ METROPLEX, LP
LOT 2A & 2A-1, BLOCK 6950, COMMONWEALTH PLAZA ADDITION
2964 & 2974 LBJ FREEWAY
DALLAS, TX 75234

Zoning Case No: #Z167-180(JM) Date: 05.15.18

Revision: SEPT. 12, 2018

Revision:

Revision:

SUP LANDSCAPE PLAN
CASE # Z167-180(JM)