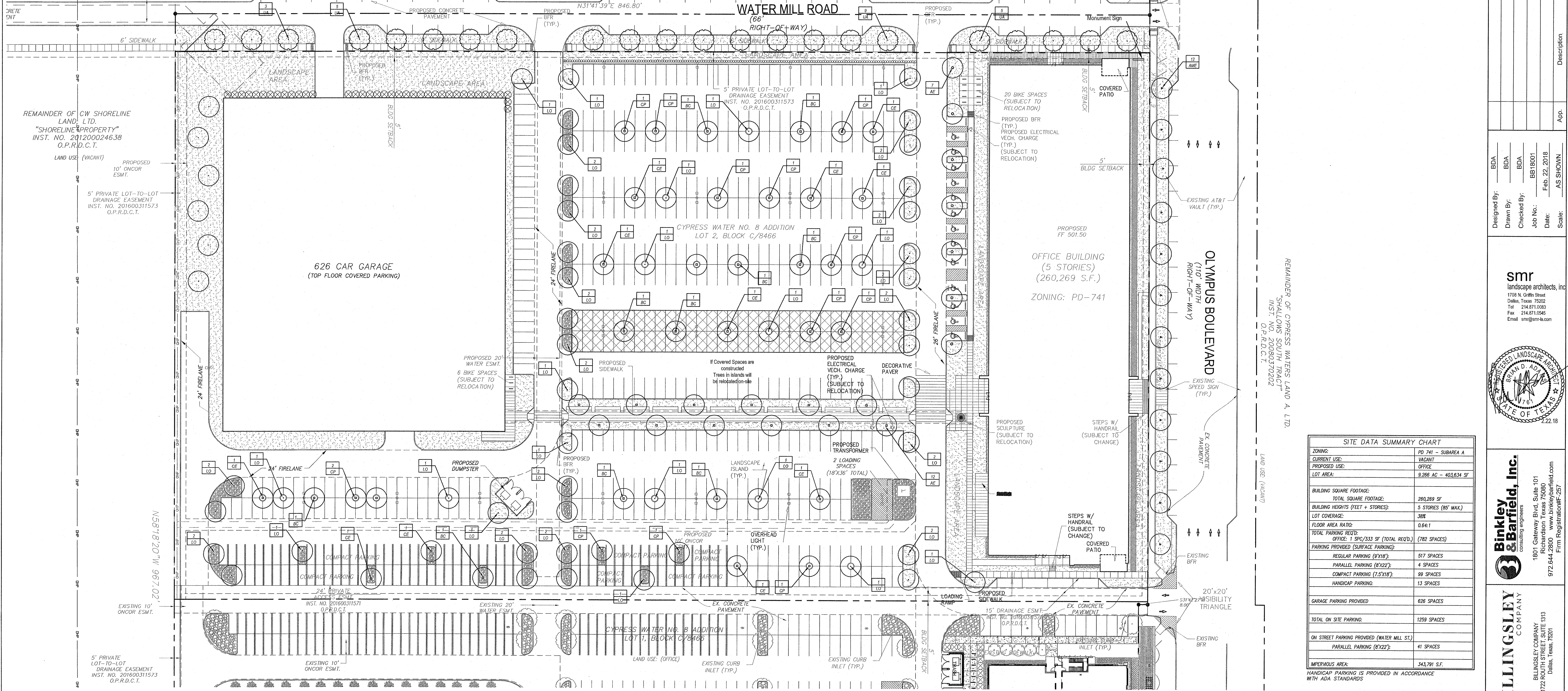


WATER MILL ROAD (RIGHT-OF-WAY)
NO. 201400297953
O.P.R.D.C.T.

REMAINDER OF CW SHORELINE LAND, LTD.
"SHORELINE PROPERTY"
INST. NO. 201200024638
O.P.R.D.C.T.

45'x45'
VISIBILITY
TRIANGLE



SITE DATA SUMMARY CHART	
ZONING:	PD 741 - SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
LOT AREA:	9,266 AC - 403,634 SF
BUILDING SQUARE FOOTAGE:	
TOTAL SQUARE FOOTAGE:	260,269 SF
BUILDING HEIGHTS (FEET + STORES):	5 STORES (85' MAX.)
LOT COVERAGE:	38%
FLOOR AREA RATIO:	0.64:1
TOTAL PARKING REQ'D:	
OFFICE: 1 SPC/333 SF (TOTAL REQ'D):	(782 SPACES)
PARKING PROVIDED (SURFACE PARKING):	
REGULAR PARKING (8'x18')	517 SPACES
PARALLEL PARKING (8'x22')	4 SPACES
COMPACT PARKING (7.5'x18')	99 SPACES
HANDICAP PARKING:	13 SPACES
GARAGE PARKING PROVIDED:	
	626 SPACES
TOTAL ON SITE PARKING:	
	1259 SPACES
ON STREET PARKING PROVIDED (WATER MILL ST.):	
PARALLEL PARKING (8'x22')	41 SPACES
IMPERVIOUS AREA:	
	343,791 S.F.

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

LANDSCAPE TABULATIONS

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 403,634 s.f.

Required: (101) trees, 2" cal.
Provided: (109) trees, 2" to 3" cal.

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal. min., per 50 l.f. of frontage

WATERMILL: (846.80 l.f.)
Required: (17) trees, 3" cal.
Provided: (22) trees, 3" cal.

OLYMPUS DRIVE: (512.15 l.f.)
Required: (10) trees, 3" cal.
Provided: (13) trees, 3" cal.

PARKING LOT
Requirements: 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

Parking Lot Screen: Large evergreen shrubs 36" ht. along parking facing a street

Foundation Planting: 560 l.f. Total Facade: 280 l.f. Required / 400 l.f. Provided

PLANT LIST

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
19	AE	Allee Elm	Ulmus parvifolia 'Allee'	3" cal.	B&B, 13' hl. 4'-5' spread min. matching
12	AME	American Elm	Ulmus americana	3" cal.	B&B, 13' hl. 4'-5' spread min. matching
11	CE	Cedar Elm	Ulmus crassifolia	3" cal.	B&B, 13' hl. 4'-5' spread min. matching
13	CP	Chinese Pistache	Pistachia chinensis	2" cal.	B&B, 13' hl. 4'-5' spread min. matching
49	LO	Live Oak	Quercus virginiana	3" cal.	B&B, 13' hl. 4'-5' spread min. matching
22	UA	Urbainie Ash	Fraxinus sp. 'Urbainie'	3" cal.	B&B, 13' hl. 4'-5' spread min. matching
10	BC	Bald Cypress	Taxodium distichum	3" cal.	B&B, 13' hl. 4'-5' spread min. matching

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

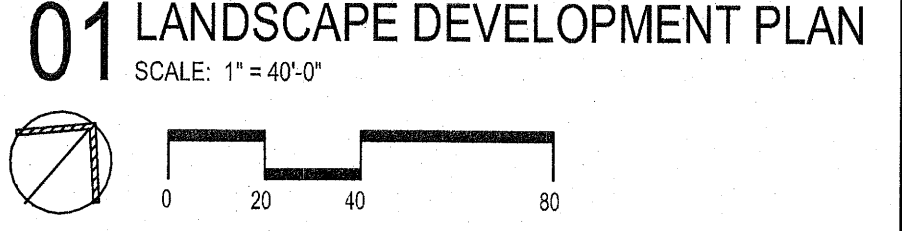
- TOTAL CALIPER INCHES PROVIDED: 408"**
- ALL PLANT MATERIAL TO BE SELECTED FROM ARTICLE X OR PD 741 PLANT LIST**
- ⊗ EVERGREEN SCREEN, 6' HT.
 - EVERGREEN SCREEN, 36" HT.
 - ▨ FOUNDATION PLANTING
 - ▨ GROUND COVER
 - ▨ SOLID SOD BERMU DAGGRASS
 - ▨ Gravel Bed
 - - - Future Covered Parking

LANDSCAPE NOTES

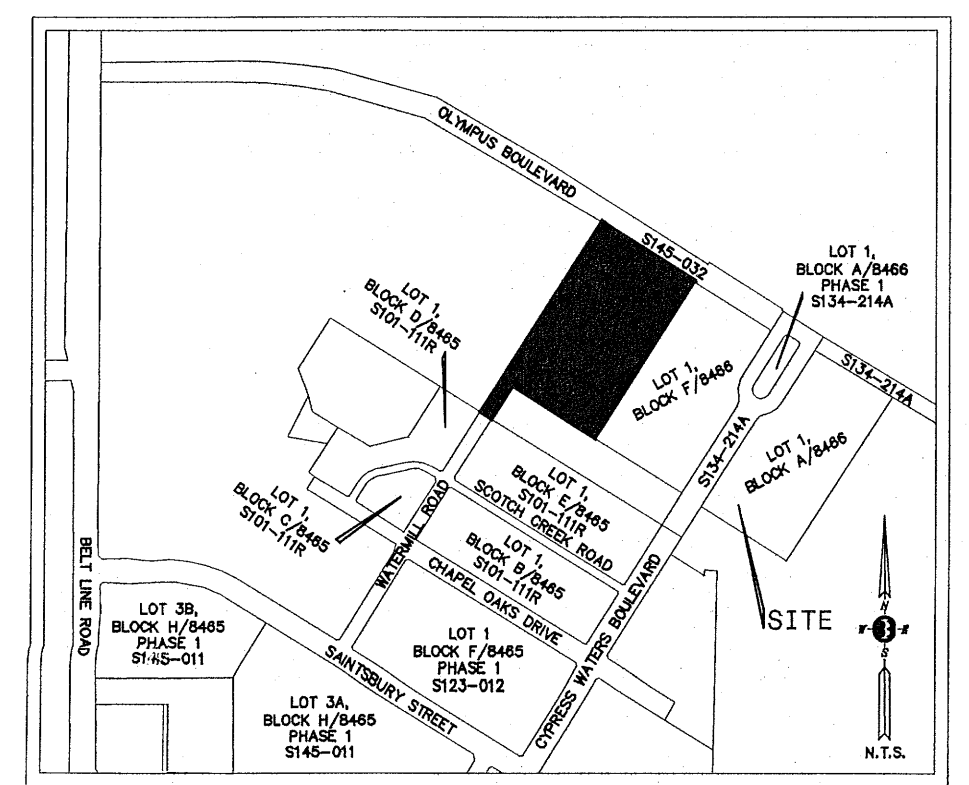
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution 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.

LANDSCAPE DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 741
SUBAREA A

01 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1" = 40'-0"



OWNER:
BILLINGSLEY DEVELOPMENT CORPORATION
ONE ARTS PLAZA
1722 ROUTH STREET
SUITE 1313
DALLAS, TEXAS 75201



VICINITY MAP
N.T.S.

Designed By:	BDA	Date:	Feb. 22, 2018
Drawn By:	BDA	Job No.:	BB19001
Checked By:	BB19001	Date:	Feb. 22, 2018
Scale:	AS SHOWN	App.:	

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1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
972.844.2800 www.billingsley.com
Firm Registration#-257

3200 OLYMPUS
CWO8 ADDITION, PHASE II
BLOCK C/8468, LOT 2,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LANDSCAPE DEVELOPMENT SITE PLAN

Sheet No:

LDP.1

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