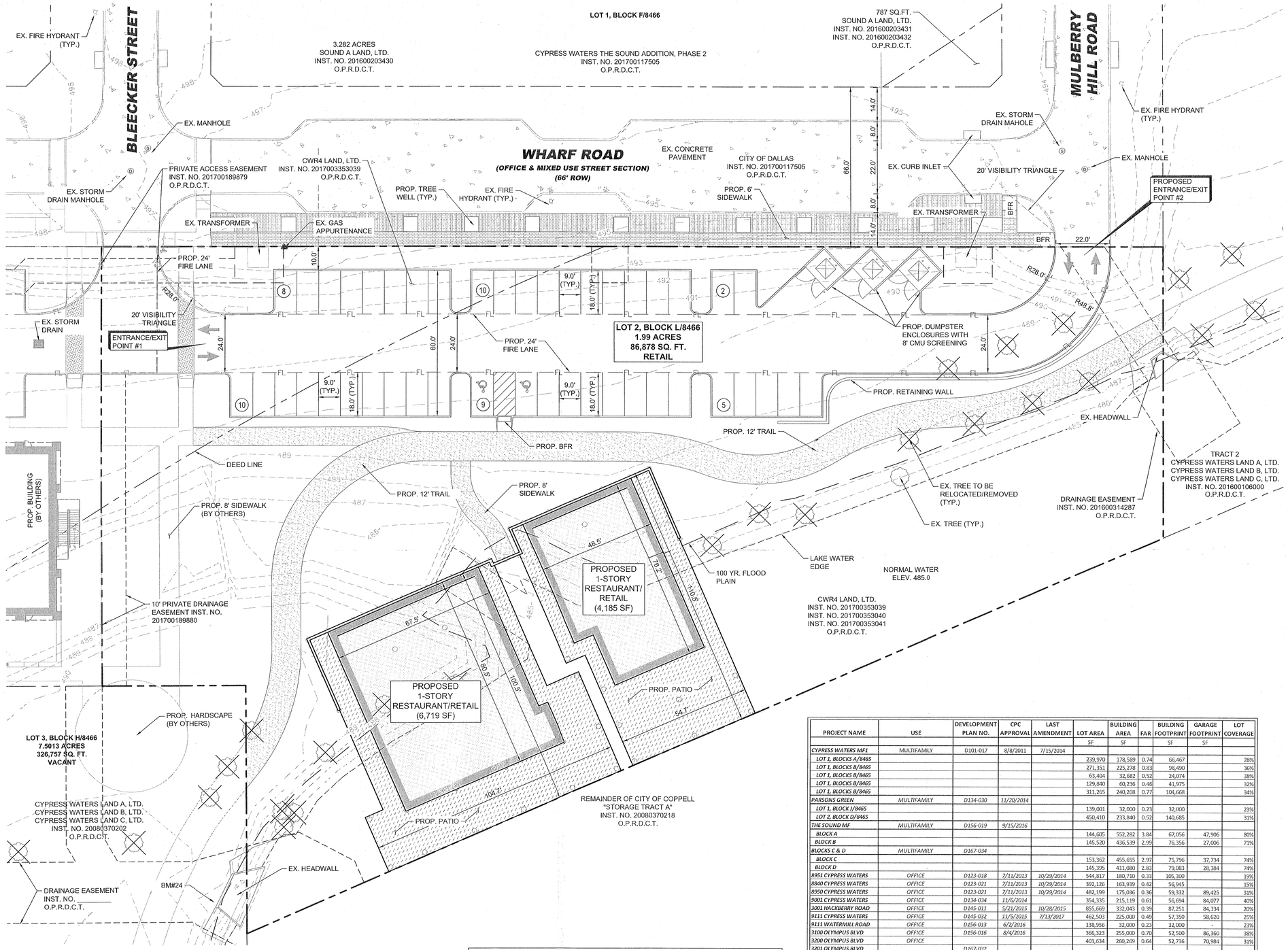


LEGEND

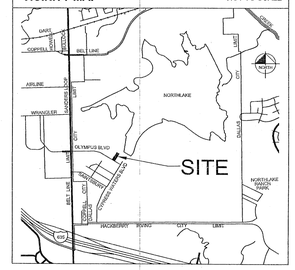
- PROPERTY LINE
- EASEMENT LINE
- FL — PROPOSED FIRE LANE
- 542 — EXISTING CONTOUR
- PROPOSED BUILDING
- (5) PARKING COUNT
- EXISTING TREE
- EXISTING CONCRETE

GENERAL NOTES

1. THIS DEVELOPMENT INCLUDES LOT 2, BLOCK L/8466.
2. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE STATED.
3. ALL PROPOSED CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. BLEECKER STREET IS DESIGNATED AS THE PRIMARY ENTRANCE/EXIT POINT AND MULBERRY HILL ROAD AS THE SECONDARY ENTRANCE/EXIT POINT.
5. ALL BUILDING ELEVATIONS MUST COMPLY WITH THE BUILDING ELEMENTS AND DESIGN STANDARDS IN ACCORDANCE WITH SEC. 51P.745.115.
6. ADDITIONAL LANDSCAPE AND RETAINING WALLS MAY BE ADDED WITH FINAL DESIGN.
7. REFERENCE LANDSCAPE PLAN FOR PEDESTRIAN FACILITIES SUCH AS BENCHES, TRASH RECEPTACLES, ETC.

VICINITY MAP

NOT TO SCALE



MIXED-USE PARKING SUMMARY TABLE

REQUIRED:	
RETAIL/RESTAURANT (1 SPACE PER 100 SF) (100%)	109
TOTAL REQUIRED (# SPACES):	**109**
PROVIDED:	
OFF-STREET PARKING	44
ON-STREET PARKING	18
BLOCK A (ON-STREET PARKING)	16
BLOCK A (GARAGE PARKING)	31
TOTAL PROVIDED PARKING (# SPACES)	**109**
ACCESSIBLE PARKING REQUIRED (# SPACES)	2
ACCESSIBLE PARKING PROVIDED (# SPACES)	2
BIKE RACK SPACE (1 PER 25 OFF-STREET PARKING SPACES)	1

SITE DATA SUMMARY TABLE

ITEM	
GENERAL SITE DATA	LOT 2, BLOCK H/8466
ZONING (FROM ZONING MAP)	PD-741, Subarea A
LAND USE (FROM ZONING ORDINANCE)	RETAIL/RESTAURANT
RETAIL/RESTAURANT (SF)	10,904 SF
LOT AREA (SF)	86,878 SF
LOT AREA (AC)	1.99 AC
BUILDING FOOTPRINT AREA (SF)	9,007 SF
TOTAL BUILDING AREA (SF)	9,007 SF
BUILDING HEIGHT (MAX 270')	1 STORY
LOT COVERAGE (MAX 90%)	51.28%
FLOOR AREA RATIO (RATIO - XXX:1)	0.10 :1

PROJECT NAME	USE	DEVELOPMENT PLAN NO.	CPC APPROVAL	LAST AMENDMENT	LOT AREA	BUILDING AREA	FAR	BUILDING FOOTPRINT	GARAGE FOOTPRINT	LOT COVERAGE
					SF	SF		SF	SF	
CYPRESS WATERS MF1	MULTIFAMILY	D101-017	8/8/2011	7/15/2014						
LOT 1, BLOCKS A/8465					239,970	178,589	0.74	66,467		28%
LOT 1, BLOCKS B/8465					271,351	225,278	0.83	98,490		36%
LOT 1, BLOCKS B/8465					63,404	32,682	0.52	24,074		38%
LOT 1, BLOCKS B/8465					129,840	60,236	0.46	41,975		32%
LOT 1, BLOCKS B/8465					311,265	240,208	0.77	104,668		34%
PARSONS GREEN	*MULTIFAMILY*	*D134-030*	*11/20/2014*							
LOT 1, BLOCK J/8465					139,001	32,000	0.23	32,000		23%
LOT 2, BLOCK D/8465					450,410	233,840	0.52	140,685		31%
THE SOUND MF	*MULTIFAMILY*	*D156-019*	*9/15/2016*							
BLOCK A					144,605	552,282	3.84	67,056	47,906	80%
BLOCK B					145,520	436,539	2.99	76,356	27,006	71%
BLOCKS C & D	*MULTIFAMILY*	*D167-034*								
BLOCK C					153,362	455,655	2.97	75,796	37,734	74%
BLOCK D					145,395	411,080	2.83	79,083	28,384	74%
8951 CYPRESS WATERS	*OFFICE*	*D123-018*	*7/11/2013*	*10/29/2014*	544,817	180,710	0.33	105,300		19%
8840 CYPRESS WATERS	*OFFICE*	*D123-021*	*7/11/2013*	*10/29/2014*	392,126	163,939	0.42	56,945		15%
8950 CYPRESS WATERS	*OFFICE*	*D123-021*	*7/11/2013*	*10/29/2014*	482,199	175,036	0.36	59,332	89,425	31%
9001 CYPRESS WATERS	*OFFICE*	*D134-034*	*11/6/2014*		354,335	215,119	0.61	56,694	84,077	40%
3001 HACKBERRY ROAD	*OFFICE*	*D145-011*	*5/21/2015*	*10/28/2015*	855,669	332,043	0.39	87,251	84,334	20%
9111 CYPRESS WATERS	*OFFICE*	*D145-032*	*11/5/2015*	*7/13/2017*	462,503	225,000	0.49	57,350	58,620	25%
9111 WATERMILL ROAD	*OFFICE*	*D156-013*	*6/2/2016*		138,956	32,000	0.23	32,000	-	23%
3100 OLYMPUS BLVD	*OFFICE*	*D156-016*	*8/4/2016*		366,323	255,000	0.70	52,500	86,360	38%
3200 OLYMPUS BLVD	*OFFICE*				403,634	260,269	0.64	52,736	70,984	31%
3201 OLYMPUS BLVD		*D167-032*								
Lot 1R	*OFFICE*				298,847	256,000	0.86	50,318	92,029	48%
Lot 2	*MULTIFAMILY*				28,099	34,113	1.21	13,039		46%
Lot 3	*MULTIFAMILY*				28,277	45,058	1.59	19,865		70%
9797 ROMBAUER	*OFFICE*	*D156-018*	*10/6/2016*		623,634	250,000	0.40	63,358	-	10%
3000 OLYMPUS BLVD	*OFFICE*	*D167-013*	*4/6/2016*		363,523	217,000	0.60	53,719	79,778	37%
PENA PARK	*PRIVATE RECREATION AREA*	*D167-014*	*4/27/2017*		52,726	-	0.00	-		0%
THE SOUND RETAIL PH.1	*OFFICE/RETAIL*	*D167-011*	*2/16/2017*		69,685	30,129	0.43	20,970		30%
"REVISED" THE SOUND RETAIL PH. 2	*RETAIL*	*D167-031*	*xx/xx/xxxx*		86,878	9,007	0.10	9,007		10%
DEVELOPED AREA					7,746,354	5,538,812	0.72	1,597,034	786,637	31%

NOTE:
8951 CYPRESS WATERS: building footprint + Covered Parking = 105,300
3001 HACKBERRY ROAD: building footprint + Covered Parking = 87,251

TOTAL SUB-AREA A					40,518,641	5,538,812	0.14	1,597,034	786,637	6%

Owner/Developer:
BILLINGSLEY DEVELOPMENT CORP.
CWR4 LAND, LTD.
1722 Routh Street, Suite 1313
Dallas, Texas 75201
Tel. No. 214-2700-1000
Contact: John Gardiner

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Tel. No. 972-770-1300
Contact: Bradley J. Moss, P.E.

SUBAREA A2
(LOT 2, BLOCK L/8466)

PLANNED DEVELOPMENT DISTRICT NO. 741 REVISED DEVELOPMENT PLAN D167-031

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
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Kimley»Horn
Engineer MATTHEW J. LISSAK
P.E. No. 128140
Date 08/20/18

KHA PROJECT 063973059
DATE 06/20/2018
SCALE AS SHOWN
DESIGNED BY M.JL
DRAWN BY M.JL
CHECKED BY B.JM

CYPRESS WATERS
THE SOUND RETAIL PH. 2
PREPARED FOR
BILLINGSLEY COMPANY
DALLAS TEXAS

REVISED DEVELOPMENT PLAN

SHEET NUMBER
1 OF 1

Plotted By:Lissak, Matt Sheet Set:CW The Sound Layout:C-101 June 20, 2018 09:44:09am K:\DAL_Civil\063973054-CW The Sound_Phase 2\Cad\PlanSheets\Dev Plan\REVISED DEV PLAN_Phase 2 Building.dwg
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