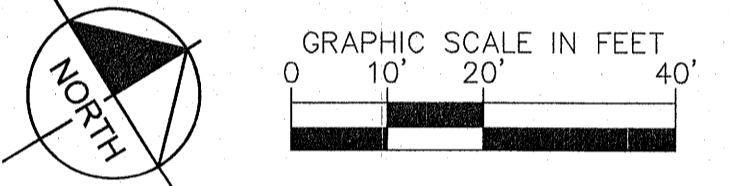


**SUBAREA A2
(LOT 2, BLOCK L/8466)**

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

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

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.



Landscape Requirements	
Landscape Requirements / Calculations	
(2) - Tree Planting Zone	
Linear Footage Street Frontage:	238.00 LF (excluding visibility triangles and driveways)
street trees required (x / 30):	8
street trees provided:	13 per plan
(8) - Design Standards - attain 20 points	
(A) - Points for Planting Front Yard	
total front yard area:	4,596.00 sf
Total Landscape within Front Yard area:	4,422.00 sf
3% of front yard area (0.03 * g) =	137.88 sf
at least 50 SF = yes	
planted with grass = no	
three shrubs per 100 SF of calculated 3% area =	15
	points earned sec. (A)
	15 (15 max pts.)
(D) - Existing Tree Credits	
(d) - existing tree is relocated to front yard area or parkway	1 points
(E) - Special Amenities	
(i-bb) - 50% of pedestrian pavement area is enhanced pavement	3 points
(ii-aa) - publicly accessible special pedestrian is enhancement area	1 points
	Total Points Earned:
	20 points

PLANT LEGEND						
PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
CANOPY TREES						
13		CEDAR ELM <i>Ulmus crassifolia</i>	3" CAL.			MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER CONTAINER GROWN
4		LIVE OAK <i>Quercus virginiana</i>	3" CAL.			B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER
		EXISTING TREE				REMOVE & RELOCATE.
		EXISTING TREE				TO REMAIN. PROVIDE TREE PROTECTION.
SHRUBS						
117		DWARF BURFORD HOLLY <i>Ilex cornuta 'Burfordii Nana'</i>	5 GAL.	24"	24"	NURSERY GROWN, MATCHED AND WELL ROOTED, CONTAINER GROWN, PLANT AS SHOWN

HATCH LEGEND	
HATCH PATTERN	DESCRIPTION
	FRONT YARD (PERMEABLE AREA)

- 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.

STUDIO OUTSIDE #	16007
DATE	05/25/2018
SCALE	1"=20'-0"
DESIGNED BY TA	
DRAWN BY ME	
CHECKED BY AD	

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

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

**REVISED
LANDSCAPE
DEVELOPMENT
PLAN L1.0**

SHEET NUMBER
1 OF 1