

**COVERAGE:**

LOT AREA:	181,626.85 SF (4.17 ACRES)
IMPERVIOUS:	35,501 SF (19.5%)
BLDG COVERAGE:	54,764.70 SF (30%)

**PARKING:**

REQUIRED:		
MINI-WAREHOUSE (SUP)		6
MIXED USE BUILDING		185
	TOTAL:	191
PROVIDED:		
	TOTAL:	213
Bicycle parking		30

**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-sat 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 of, or proposed, utility of any kind, transformers, or grade issues cause such locations to be detrimental to the trees long term growth and welfare.

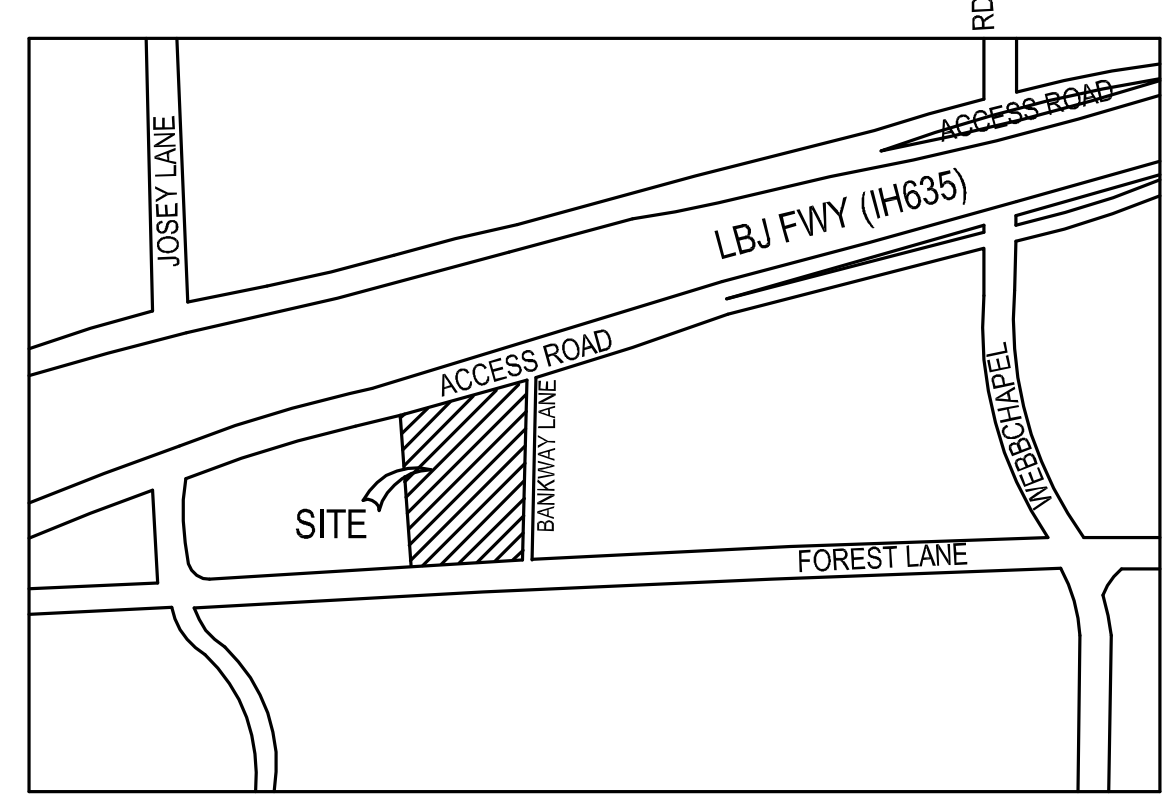
**LANDSCAPE TABULATIONS**

- SITE TREE REQUIREMENTS**  
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 181,626.85 s.f.  
Required (46) trees, 2" cal.
- STREET REQUIREMENTS**  
Requirements: (1) tree, 3" cal. min., per 50 l.f. of frontage  
Required (7) trees
- FOREST LANE (358.07 l.f.)**  
Required (7) trees
- BANKWAY LANE (625.00 l.f.)**  
Required (12) trees
- IH 635 FRONTAGE (393.72 l.f.)**  
Required (8) trees
- 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  
Parking Lot Screen: 36" ht.

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- UPON DEVELOPMENT OF ADDITIONAL BUILDINGS 3 ALL TREE PROTECTION MEASURES WILL BE IN PLACE BEDS RENOVATED AND MULCHED.

**VICINITY MAP:**



**BUILDING AREAS:**

**PROPOSED (with Mini-Warehouse Use by SUP):**

BUILDING ONE (Existing 4 Story):	60,172 sf Multi-Use
BUILDING TWO (Existing 4 Story):	91,210 sf Mini-Warehouse
BUILDING TWO (New Elevator/Lobby 1,2,3,4 floors):	1,108 sf
BUILDING THREE (New 2 Story):	27,650 sf Mini-Warehouse
TOTAL:	180,050 sf

**FLOOR AREA RATIO:**

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

**COVERAGE:**

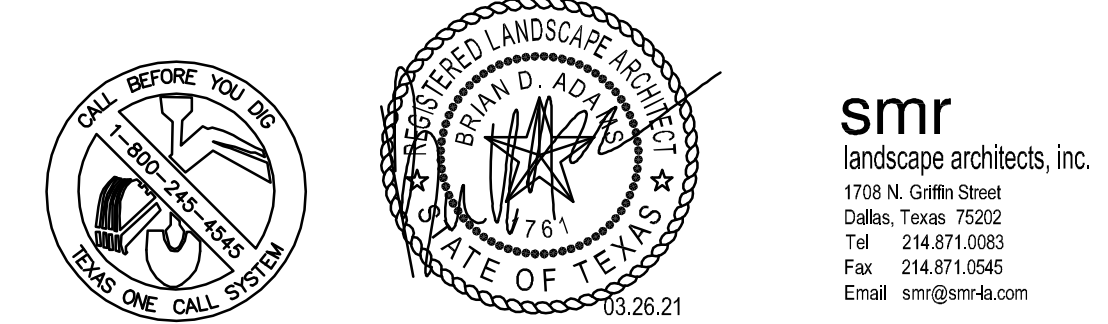
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**FLOOD PLAIN:**

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

**ZONING:**

EXISTING CLASSIFICATION: GO(A) PD - 1013  
PROPOSED CHANGE TO PLANNED DEVELOPMENT No. M201-016



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

Zoning Case No:	#M201-016	Date:	03.26.21
North Arrow	Scale: 1"=30'	Revision:	△
		Revision:	△
		Revision:	△

**SUP LANDSCAPE PLAN**  
CASE # M201-016