



B LOCATION PLAN

PARKING SCHEDULE					
ASSIGNED PARKING *1				GUEST PARKING	
ATTACHED GARAGE	PARKING GARAGE			REQUIRED	PROVIDED
REQ'D	PROVIDED	REQ'D	PROVIDED	REQUIRED	PROVIDED
82 PS	102 PS	474 PS	476 PS	0 PS	14 PS

*1 REQUIRED PARKING IS 1.6 SPACES PER UNIT (ALL)

A LANDSCAPE PLAN

1" = 20'-0"

D PLANNED DEVELOPMENT REQUEST

- REDUCE THE AMOUNT OF SITE AREA TREES REQUIRED FROM 31 TO 18.
- IN EXCHANGE FOR THE REDUCTION IN SITE TREES, THE BUFFER ZONE IS INCREASED FROM 5' TO 10'.

E PREPARATION GENERAL NOTES

PLAN PREPARED BY:
 MICHAEL S. KENDALL
 KENDALL + LANDSCAPE ARCHITECTURE
 6976 SANTA BARBARA
 DALLAS, TEXAS 75214
 PHONE: (214) 739-3226
 E-MAIL: MIKE@KENDALL7.COM
 TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127

C ORDINANCE REQUIREMENTS FOR MULTI-FAMILY

MANDATORY PROVISIONS

- SITE AREA**
 1 TREE PER 4,000 SQUARE FEET
 SITE AREA IN SQUARE FEET $126,175 / 4,000 = 32$ 2" CALIPER TREES REQUIRED
 18 2" CALIPER TREES PROVIDED
- FRONTAGE**
 1 TREE PER 50 LINEAR FEET OF STREET FRONTAGE $335 / 50 = 8$ 3" CALIPER TREES REQUIRED
 8 3" CALIPER TREES PROVIDED

DESIGN STANDARDS

- LOT SIZE - 2.8 ACRES** 20 POINTS REQUIRED
- BUFFER ZONE ENHANCEMENT INCREASED BY 5'** 5 POINTS
- STREET BUFFER**
 3' DEEP FOUNDATION PLANTING FOR A MINIMUM OF 50% $270 * .5 = 135$ MINIMUM DISTANCE 5 POINTS
- ENHANCED PEDESTRIAN WALKWAYS**
 MINIMUM 5% OF THE LOT $124,200 * .5 = 6,210$ SQUARE FEET REQUIRED 10 POINTS

NOTES:

- BASIS OF BEARINGS DERIVED FROM THE FINAL PLAT OF SOUTHERN NOEL RETAIL CENTER STRIP, RECORDED IN VOLUME 92241, PAGE 3301, MAP RECORDS, DALLAS COUNTY, TEXAS.
- THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHAPED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NUMBERS 48113C0180 J, 48113C0190 J AND 48113C0195 J, ALL DATED AUGUST 23, 2001 FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS.

Easements and Building Lines shown as per plat, unless otherwise shown. D.U.E. = drainage & utility easement U.E. = utility easement D.E. = drainage easement B.L. = building line					
LEGEND OF SYMBOLS					
● pp - Power Pole	● lp - Light Pole	⊕ fh - Fire Hydrant	● Survey Monument	▨ Easement Line	
— Fence Line	— Boundary Line	— Bldg. Line	— Center Line	— Utility Line	

ADUE = Access, Utility and Drainage easement (per plat)

TOTAL MULTI-FAMILY FLOOR AREA ALLOWABLE FOR NEW CONSTRUCTION: 373,128 SF
 MAXIMUM UNITS BUILDING 10: 275