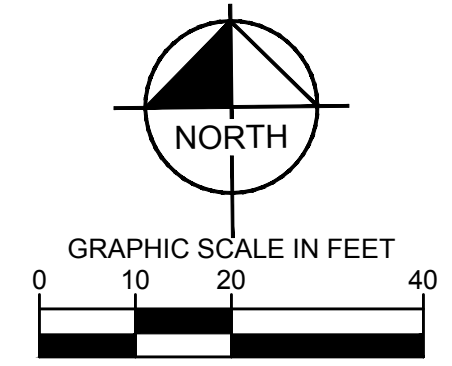


VICINITY MAP
NTS



SITE DATA TABLE DEVELOPMENT

ZONING:	PLANNED DEVELOPMENT DISTRICT XXX
SITE AREA (GROSS/NET):	0.75 AC / 0.74 AC
USE:	SINGLE FAMILY/SHARED ACCESS DEVELOPMENT
NUMBER OF UNITS:	14
UNITS MINIMUM WIDTH:	20 FEET
AVERAGE UNIT SIZE:	2200 SQUARE FEET
MINIMUM LOT SIZE:	1496 SQUARE FEET
MAXIMUM BUILDING HEIGHT:	55 FEET
MINIMUM FRONT SETBACK:	NONE
MINIMUM SIDE/REAR SETBACK:	10/10'
MINIMUM SIDEWALK WIDTH:	6 FEET
RIGHT OF WAY:	4 FEET
IMPERVIOUS AREA:	24,387 SQUARE FEET (75.7% OF SITE)
LANDSCAPE AREA:	7,848 SQUARE FEET (24.3% OF SITE)
TOTAL PARKING:	32 SPACES
2 PER UNIT:	
GUEST PARKING REQUIRED:	4 SPACES
GUEST PARKING PROVIDED:	4 SPACES

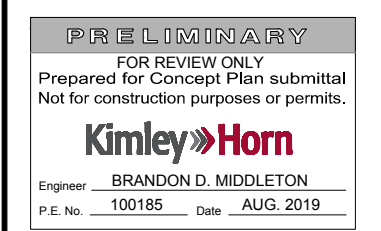
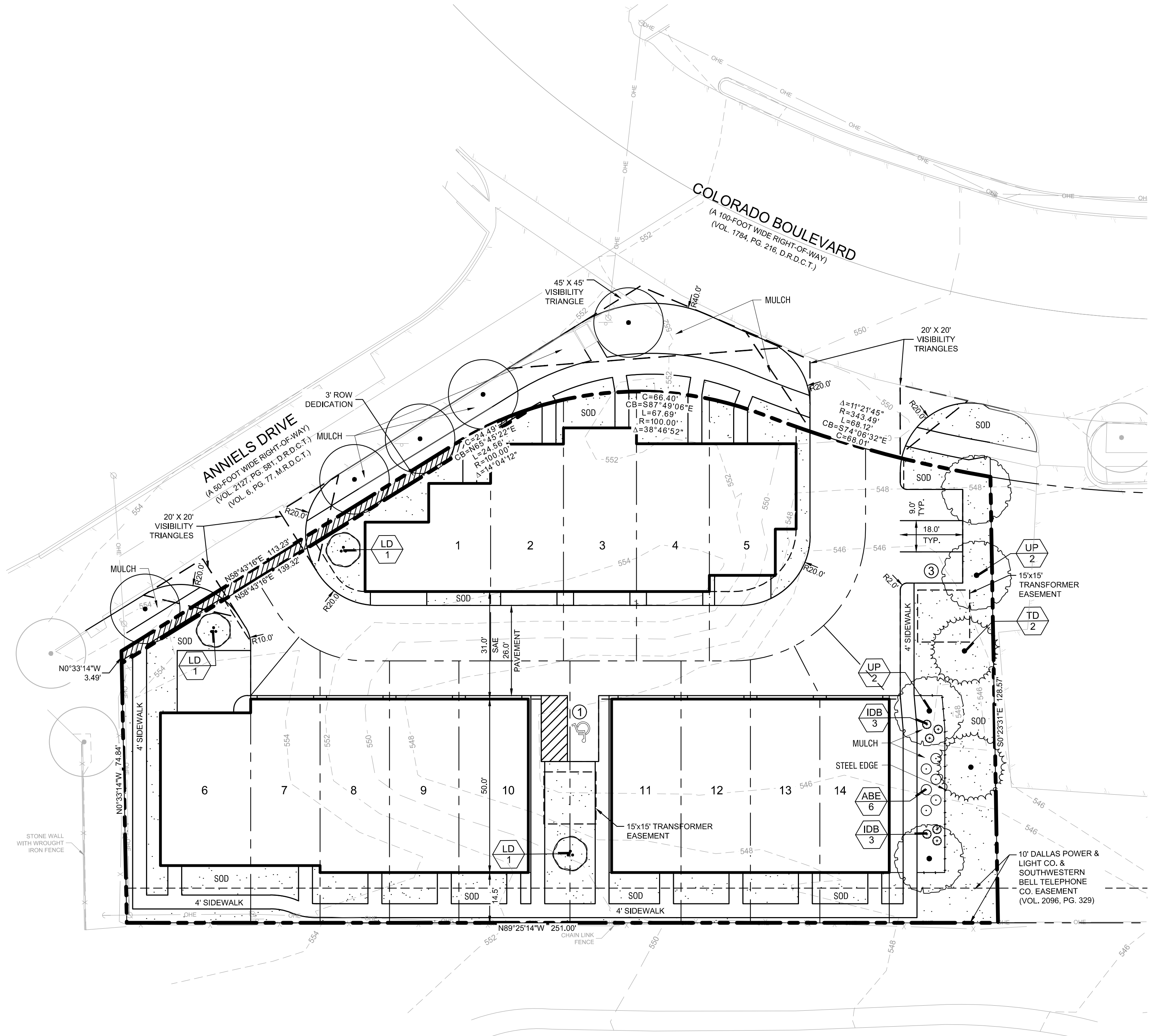
NOTE: UNITS ON LOTS 1-5 MUST FACE A PUBLIC STREET AS SHOWN ON THIS PLAN

NOTE:
LOT LINES ARE APPROXIMATE

LANDSCAPE REQUIREMENTS	REQUIRED UNDER ARTICLE X	PROPOSED PD REQUIREMENT
SHARED ACCESS DEVELOPMENT LANDSCAPE AREA		
MINIMUM LANDSCAPE AREA EQUAL TO 15% OF TOTAL SHARED ACCESS DEVELOPMENT AREA 32,274 SF x 0.15 = 4841.1 SF REQUIRED	4,842 SF	9,659 SF
SITE TREES		
1 TREE / 4,000 SF 32,274 SF / 4,000 SF = 8.07	9 TREES	9 TREES
LOT TREES		
1 TREE PER LOT (LESS THAN 4,000 SF) 14 LOTS = 14 TREES	14 TREES	N/A (SEE NOTE 1)
RESIDENTIAL BUFFER ZONE		
1 PLANT GROUP EVERY 40 LF 129 LF / 40 = 3.225	4 TREES	4 TREES
4 REQUIRED PLANT GROUPS TYPE (BB UTILIZED)	12 SHRUBS	12 SHRUBS
1 LARGE TREE & 3 LARGE EVERGREENS PER GROUP		
STREET BUFFER ZONE (ANNIELS DRIVE)		
ARTERIAL AND COLLECTORS 1 TREE PER 40 LF FRONTAGE 171 LF / 40 = 4.275	10 FEET AVERAGE DEPTH 5 TREES	10 FEET AVERAGE DEPTH 4 EXISTING TREES (SEE NOTE 2)
STREET BUFFER ZONE (COLORADO BOULEVARD)		
ARTERIAL AND COLLECTORS 1 TREE PER 40 LF FRONTAGE 102 LF / 40 = 2.55	10 FEET AVERAGE DEPTH 3 TREES	10 FEET AVERAGE DEPTH 1 EXISTING TREE (SEE NOTE 2)
NOTES:		
1. DUE TO UTILITY EASEMENTS AND PROXIMITY TO EXISTING TREES, NO LOT TREES HAVE BEEN ADDED.		
2. NO ADDITIONAL TREES ALONG STREET FRONTAGE TO PRESERVE THE ROOT SYSTEMS OF THE LARGE EXISTING TREES CURRENTLY IN PARKWAY. ADDITIONAL TREES WOULD POTENTIALLY DAMAGE AND OVERGROW THESE EXISTING TREES PER CITY ARBORIST.		

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	TD	2	Taxodium distichum / Bald Cypress	2" cal, 10' ht, 5' spr	Full, Straight, Single Leader
	UP	4	Ulmus parvifolia / Lacebark Elm	2" cal, 10' ht, 5' spr	Full, Straight, Single Leader
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	LD	3	Lagerstroemia indica 'Dynamite' / Dynamite Crape Myrtle	2" cal, 8'-10' ht, 3' spr	Full, 3 Cane Minimum
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	ABE	6	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 36" oc	Full
	IDB	6	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	24" ht, 18" spr, 30" oc	Full
MISC.	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled tight with sand filled joints. 100% weed, disease and pest free.	
	SE	TBD	Steel Edge	3/8" black	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All proposed trees to have 4" diameter mulch ring.	



KHA PROJECT	061289713
DATE	AUGUST 2019
SCALE	AS SHOWN
DESIGNED BY	JJE
DRAWN BY	JJE
CHECKED BY	BDM

KESSLER TOWNHOMES
2100 WEST COLORADO BOULEVARD
DALLAS, TEXAS 75211

DEVELOPMENT/LANDSCAPE PLAN

SHEET NUMBER
DEV

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