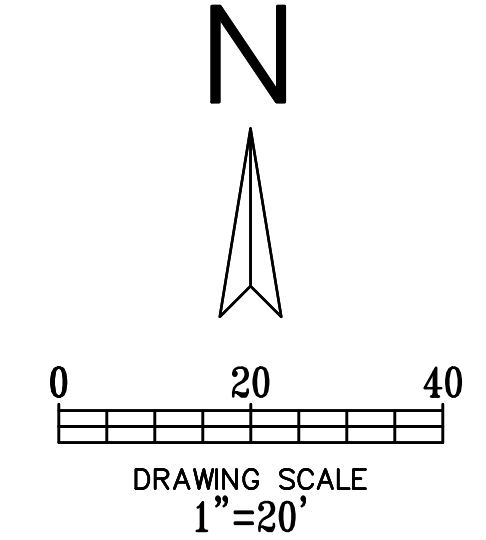


LEGEND

- EXISTING CURB
- PROPOSED CURB
- ⊙ — PARKING COUNT
- ⊙ — PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED ENHANCED PAVING
- EXISTING 8FT SIDEWALK



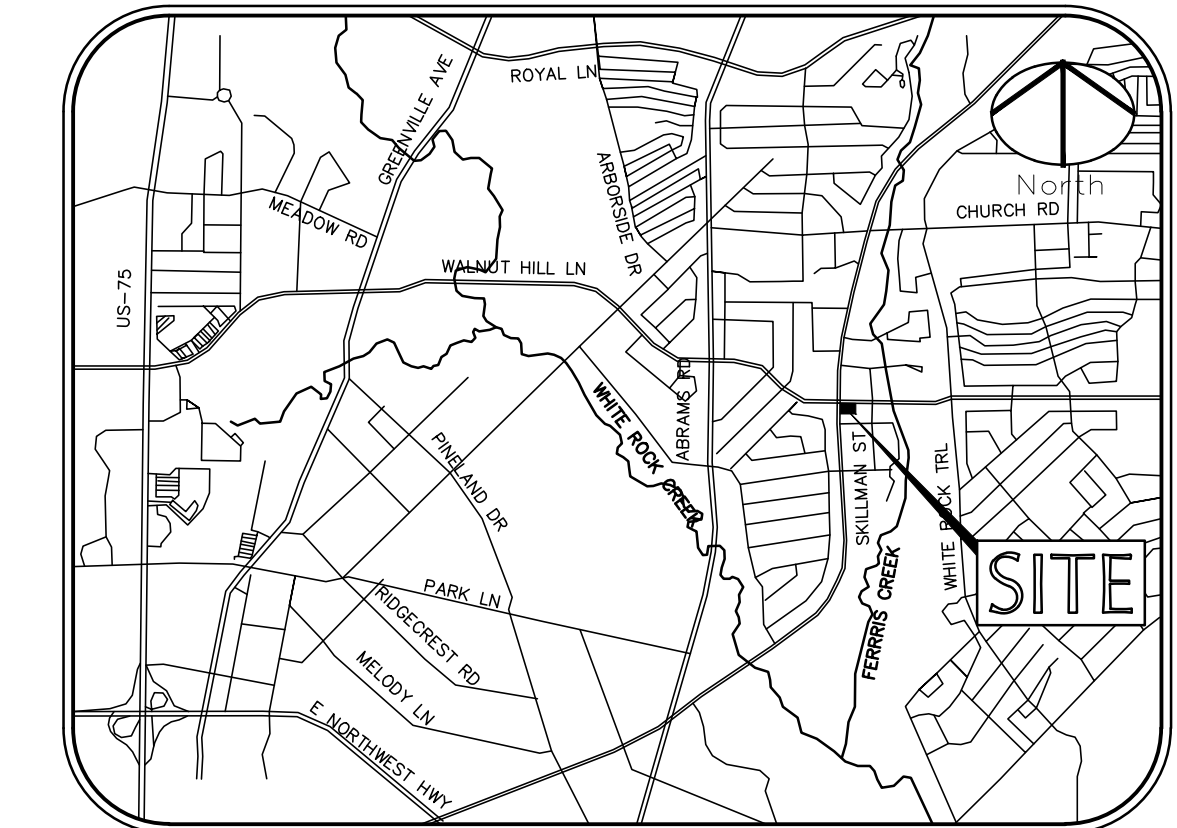
GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC GAS, TELEPHONE, CABLE TV, SITE IRRIGATION WATER LINES, ETC. HAVE BEEN TESTED AND PASSED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACING OF PERMANENT PAVING.
5. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 4% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
7. CONTRACTOR TO MATCH EXISTING JOINTS WITH JOINTS IN NEW PAVING WHERE THEY ABUT.
8. PARKING AND HANDICAP STRIPING TO BE PER ADA/TAS STANDARDS.
9. ALL FRONT OF CURB RADIi ARE 3.0' UNLESS OTHERWISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADIi ARE 0').
10. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND PERMITTING ANY REQUIRED TRAFFIC CONTROL PLAN(S).
11. WE ARE NOT PROPOSING ANY DEDICATION OR RESERVED AREA FOR PARKS, OPEN SPACES, PARKWAYS, OR EASEMENTS.
12. THERE ARE NO SPECIAL TRAFFIC REGULATIONS FACILITIES PROPOSED.
13. NO SCREENING, LANDSCAPING, OR MAJOR TREES GROUPING ARE TO BE RETAINED.

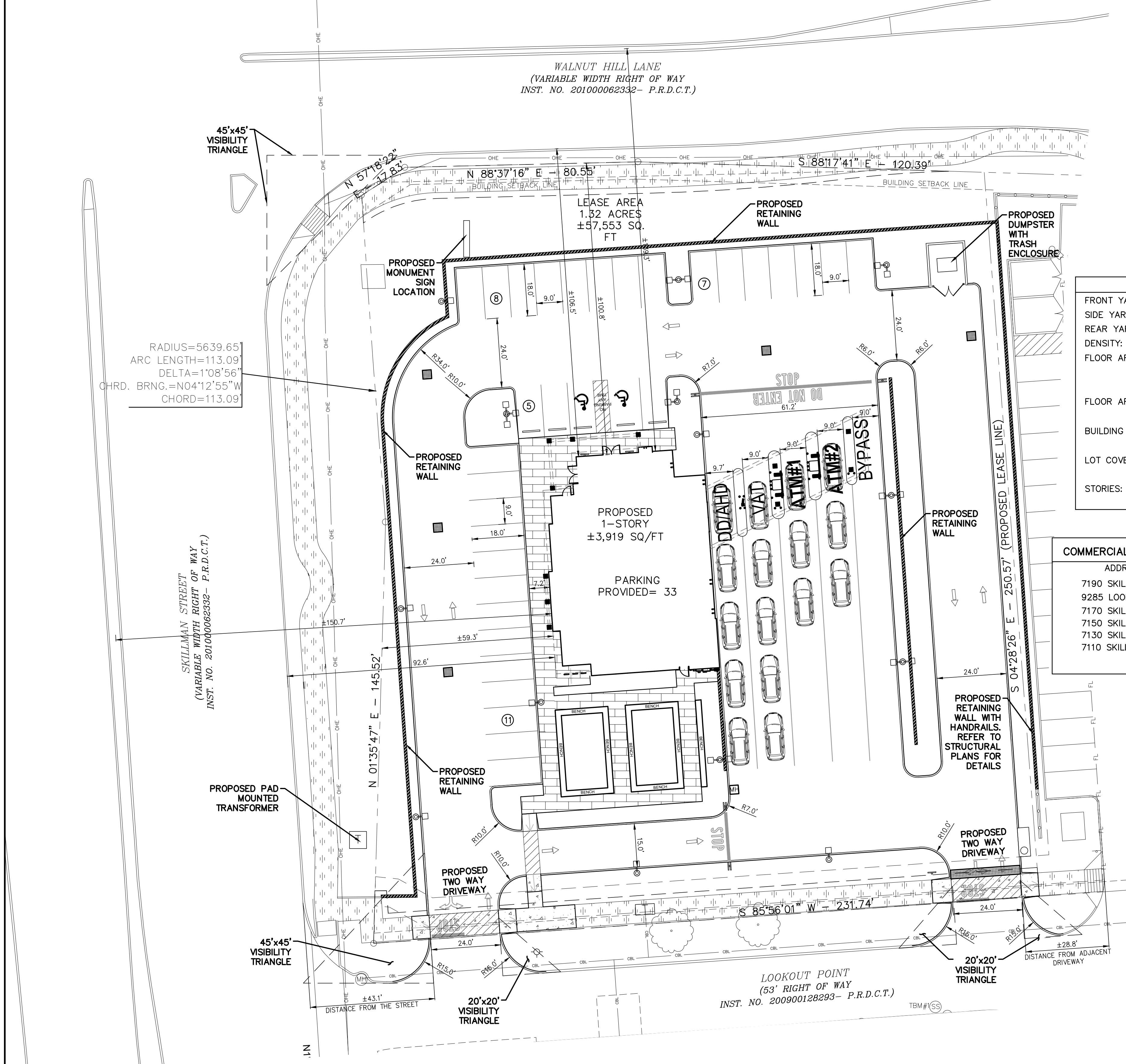
SUBAREA "C"	
FRONT YARD:	MINIMUM 6 FEET
SIDE YARD:	NA
REAR YARD:	MINIMUM 6 FEET
DENSITY:	900 UNITS
FLOOR AREA:	ALLOWED COMMERCIAL: 300,000 SQ. FT
	EXISTING COMMERCIAL: 64,971 SQ. FT
	PROPOSED: 4,960 SQ. FT
FLOOR AREA RATIO:	ALLOWED: 2.85
	PROPOSED: 0.08
BUILDING HEIGHT:	ALLOWED: 75 FEET
	PROPOSED: 25 FEET 8 INCHES
LOT COVERAGE:	ALLOWED: 90%
	PROPOSED: 57.4%
STORIES:	ALLOWED: 5 STORIES
	PROPOSED: SINGLE STORIED

COMMERCIAL SQUARE FEET BASED ON CO ISSUED BY CITY	
ADDRESS:	SQ. FT
7190 SKILLMAN ST	3,843
9285 LOOKOUT POINT	5,005
7170 SKILLMAN ST	9,804
7150 SKILLMAN ST	9,810
7130 SKILLMAN ST	5,005
7110 SKILLMAN ST	31,504
TOTAL:	64,971

SITE PLAN	
EXISTING ZONING:	PDD NO. 758/ SUBAREA C
LAND USE:	FINANCIAL INSTITUTION WITH DRIVE IN WINDOW
LEASE ACREAGE:	1.32 ACRES (57,499 SQ FT)
BUILDING FOOT PRINT (TOTAL):	3,919 SQUARE FEET
PARKING REQUIRED (1 PER 333 SQ./FT. OF PROPOSED BUILDING):	15 SPACES
PARKING PROVIDED:	33 SPACES
ACCESSIBLE PARKING REQUIRED (1 ACCESSIBLE SPACE/25 STANDARD SPACE):	2 SPACES
PARKING PROVIDED (ACCESSIBLE):	2 SPACES



CITY PROJ# D190-001

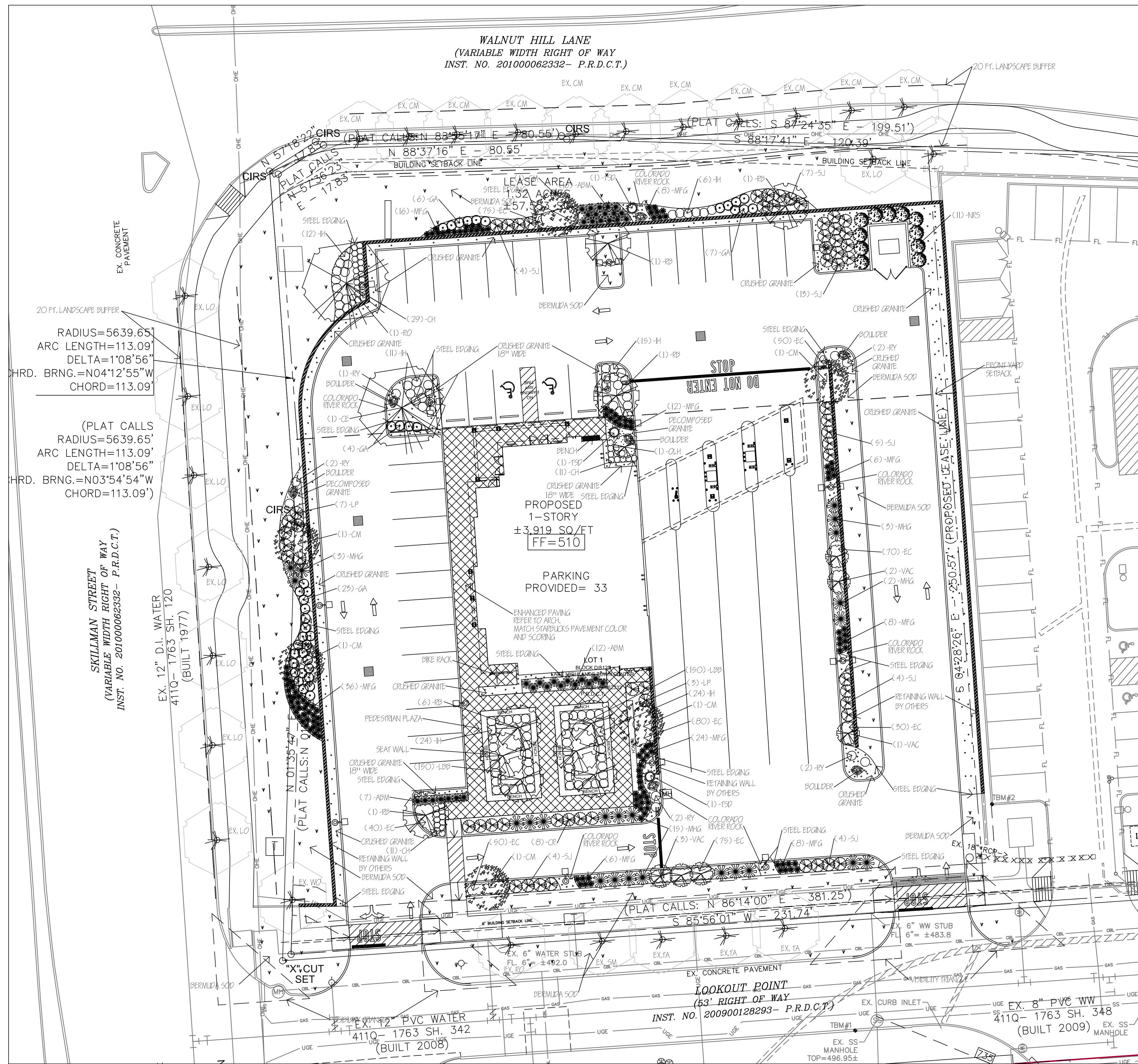


NOTE: PEDESTRIAN PLAZA MUST BE RAISED LANDSCAPE BEDS BORDERED BY WALLS THAT WILL SERVE AS SEATING AREAS FOR THE PUBLIC. THE INTERIOR LANDSCAPE AREA WILL BE PLANTED WITH RAISED TREES AND OTHER LANDSCAPING TO PROVIDE SHADE TO THE AREA THROUGHOUT THE DAY

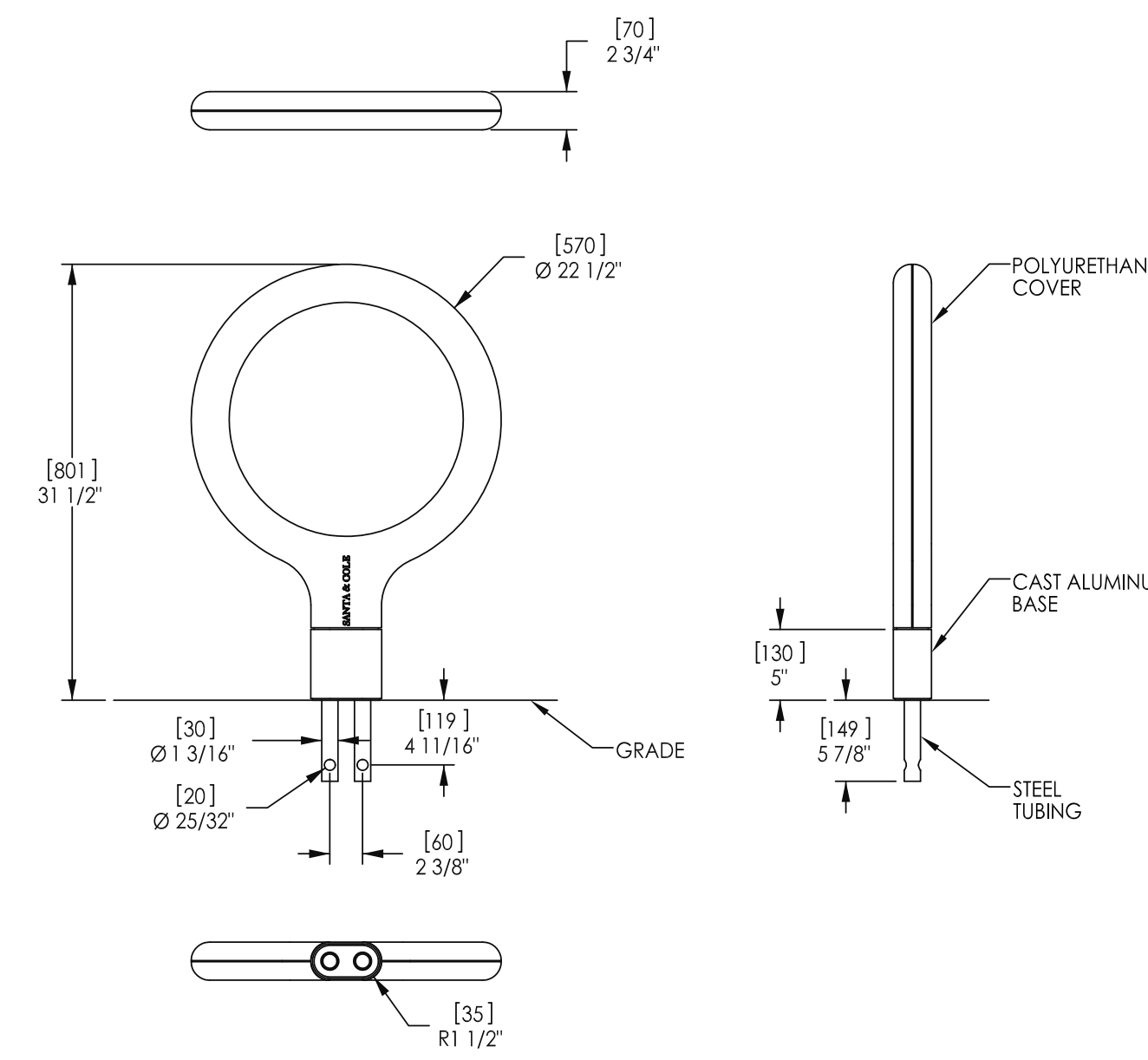
!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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Key Bike Rack, Embedded
Product Drawing
www.landscapeforms.com
Date: 8/1/2013
Ph: 800.521.2546



landscapeforms Drawing: KY710-01
Dimensions are in inches [mm]
European Community Design Rcd 000500947 of LANDSCAPE FORMS, INC.
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A BIKE RACK
SCALE: NTS

Parallel 42
Product Drawing
Beach, straight backless unit, 67in length, freestanding
www.landscapeforms.com
Date: 6/19/2015
Ph: 800.521.2546

PLANT MATERIAL LIST

KEY	QUANTITY	TREES	DESCRIPTION	SIZE
CE	1	LILY	LILY	4" CAL., MIN. 4'
RO	1	RED OAK	RED OAK	4" CAL., MIN. 4'
KEY	QUANTITY	ORNAMENTAL TREES	DESCRIPTION	SIZE
CM	6	CRABAPPLE	CRABAPPLE	30 GAL., 8" HT., MIN. 3
OLH	1	OLIVE	OLIVE	7 GAL., 3" HT.
RB	10	RED BUD	RED BUD	3" CAL., MIN. 7" HT., 5' SPREAD
VAC	6	VITEX	VITEX	30 GAL., 8" HT., MIN. 3 CANES
KEY	QUANTITY	SHRUBS	DESCRIPTION	SIZE
CH	51	CHERRY	CHERRY	5 GAL., MIN. 15" HT., 24" O.C.
DR	8	DRIFT ROSE	DRIFT ROSE	5 GAL., MIN. 20" HT., 24" O.C.
GA	40	GLOSSY ABELIA	GLOSSY ABELIA	5 GAL., MIN. 15" HT., 36" O.C.
LP	23	LEAFY LIME	LEAFY LIME	5 GAL., MIN. 15" HT., 24" O.C.
IH	92	INDIAN HAWTHORN	INDIAN HAWTHORN	5 GAL., MIN. 15" HT., 24" O.C.
NRS	11	NELLIE R. STEVENS	NELLIE R. STEVENS	30 GAL., 5" HT., 3' SPREAD
RY	9	RED YUCCA	RED YUCCA	5 GAL., MIN. 15" HT., 36" O.C.
SI	28	SABINA	SABINA	5 GAL., MIN. 15" HT., 36" O.C.
TSD	3	TAMARISK	TAMARISK	5 GAL., MIN. 15" HT.
KEY	QUANTITY	GROUND COVER	DESCRIPTION	SIZE
LBB	300	LIRIOPE	LIRIOPE	4" POT, FULL PLANT 10" O.C.
EC	470	EUONYMUS	EUONYMUS	4" POT, 3 RUNNERS 10" LONG, 10" O.C.
KEY	QUANTITY	ORNAMENTAL GRASSES	DESCRIPTION	SIZE
ABM	35	ABUTILON	ABUTILON	1 GAL., FULL PLANT 24" O.C.
MHG	23	MEXICAN FEATHER GRASS	MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.
MPG	124	MEXICAN FEATHER GRASS	MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

CITY OF DALLAS
PD 758, SUBAREA C
LANDSCAPE REQUIREMENTS

DESCRIPTION OF PROPERTY	Developed Area = 55,760 S.F.	Site Points: 20 points
20 FT. LANDSCAPE BUFFER	38 ft. Landscape Buffer Provided along Walnut Hill at 159 l.f. @ (1) Tree provided every 30 l.f. - Required - (5) Trees Provided - (11) Trees	42 ft. Landscape Buffer Provided along Skillman St. @ (1) Tree provided every 30 l.f. - Required (7) Trees Provided - (7) Trees
REQUIREMENTS PLANT MATERIAL	(15) Points for Front Yard - 19,369 s.f. 2 Large Trees (1 RO, 1 CE & 2 ex. LO), 2 Large Shrubs (11 Nellie R. Stevens Holly) & 5 Small Trees (3 Red Bud, 2 Crap Myrtle)	
REQUIREMENTS SITE AMENITIES	(5) Points - (1) Bike Rack, (1) Bench and Enhanced Pedestrian Paving - 3,213 s.f. of new Pedestrian Paving - 50% Required - 1,607 s.f. Provided - 2,443 s.f. Seat walls creating raised planters with ornamental trees and or grasses and shrubs accessible to the public.	
	Total Points Required (15 PLANT MATERIAL AND 5 SITE AMENITIES) 20 POINTS	



landscapeforms Drawing: MU103-01
Dimensions are in inches [mm]
Patent Pending

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B BACKLESS BENCH
SCALE: NTS