SITE DATA SUMMARY CHART (LOT 1)	
ZONING:	PD 741 – SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
LOT AREA:	5.09 AC – 221,592 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	201,000 SF
BUILDING HEIGHTS (FEET + STORIES):	5 STORIES (79.5' MAX.)
LOT COVERAGE:	18%
FLOOR AREA RATIO:	0.91:1
TOTAL PARKING REQ'D: OFFICE: 1 SPC/333 SF (TOTAL REQ'D.)	(603 SPACES)
PARKING PROVIDED (SURFACE PARKING)	
REGULAR PARKING (9'X18'):	332 SPACES
HANDICAP PARKING:	8 SPACES
GARAGE PARKING PROVIDED	533 SPACES
TOTAL PARKING PROVIDED:	873 SPACES
IMPERVIOUS AREA:	256,758 S.F.

ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

SITE DATA SUMMARY CHART (LOT 3)	
ZONING:	PD 741 – SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	MULTIFAMILY
LOT AREA:	0.44 AC – 19,208 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	23,319 SF
BUILDING HEIGHTS (FEET + STORIES):	3 STORIES (42' MAX.)
LOT COVERAGE:	40%
FLOOR AREA RATIO:	1.21:1
TOTAL PARKING REQ'D: OFFICE: 1.85 SPC/UNIT (TOTAL REQ'D.)	(14 SPACES)
GARAGE PARKING PROVIDED	25 SPACES
TOTAL PARKING PROVIDED:	25 SPACES
IMPERVIOUS AREA:	11,408 S.F.

ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

SITE DATA SUMMARY CHART (LOT 2)	
ZONING:	PD 741 – SUBAREA A
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE / PARKING GARAGE
LOT AREA:	8.09 AC – 352,525 SF
BUILDING SQUARE FOOTAGE	
TOTAL SQUARE FOOTAGE:	201,000 SF
BUILDING HEIGHTS (FEET + STORIES):	5 STORIES (79.5' MAX.)
LOT COVERAGE:	48%
FLOOR AREA RATIO:	0.57:1
TOTAL PARKING REQ'D: OFFICE: 1 SPC/333 SF (TOTAL REQ'D.)	(603 SPACES)
PARKING PROVIDED (SURFACE PARKING)	
REGULAR PARKING (9'X18'):	240 SPACES
HANDICAP PARKING:	8 SPACES
GARAGE PARKING PROVIDED	592 SPACES
ON STREET PARKING PROVIDED	
OLYMPUS BLVD. PARALLEL PARKING (8'X22'):	33 SPACES
TOTAL PARKING PROVIDED:	873 SPACES
IMPERVIOUS AREA:	303,095 S.F.

LEGEND

- Proposed Sidewalk
- Transformer
- Wheelstop
- B.F.R. Barrier Free Ramp
- Communications Manhole
- ADA Ramp
- Bike Racks
- Covered Parking
- Monument Sign
- Proposed Generator Pad
- Future Hike & Bike Trail – Trail Head and Amenities (Water Fountain, Seating Area, Ect.)
- Future Loading Dock
- Existing Light Pole
- Gravel Bed
- Future Covered Parking

LANDSCAPE TABULATIONS: LOT 1

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 221,592 s.f.

Required	Provided
(55) trees, 2" cal.	(109) trees, 2" to 3" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 Lf. of frontage

OLYMPUS DRIVE: (243.01 Lf.)

Required	Provided
(6) trees, 3" cal.	(14) small trees, 2" cal. 2:1 due to Oncor easement

INTERIOR ZONE: (332 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum

Required	Provided
(28) trees	(28) trees

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.

LOT SIZE: 5.09 Acres (221,592 s.f.)

REQUIRED POINTS:	30 POINTS
PROVIDED POINTS:	38 POINTS

Screening Points: Enhanced Design	10 points
Screening Points: Grouped Beds	5 points
Building Facade; private drive; Enhanced Delsgn	10 points
Buffer Zone Enhancement: Large Enhanced Buffer	5 points

LANDSCAPE TABULATIONS: LOT 2

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 352,525 s.f.

Required	Provided
(88) trees, 2" cal.	(109) trees, 2" to 3" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 Lf. of frontage

OLYMPUS DRIVE: (918.01 Lf.)

Required	Provided
(23) trees, 3" cal.	(25) large / medium trees, 3" cal.

ROMBAUER DRIVE: (254.66 Lf.)

Required	Provided
(6) trees, 3" cal.	(7) large / medium trees, 3" cal.

INTERIOR ZONE: (248 surface spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum

Required	Provided
(21) trees	(25) large / medium trees, 3" cal.

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.

LOT SIZE: 8.09 Acres (352,525 s.f.)

REQUIRED POINTS:	30 POINTS
PROVIDED POINTS:	30 POINTS

Screening Points: Enchanced Design	10 points
Building Facade; private drive; Enhanced Delsgn	10 points
Pedestrian Use: Special Amenities Area: Plaza	10 points
5% of Lot: 17,627 s.f. required	
6% of Lot : 19,560 s.f. provided	

LANDSCAPE TABULATIONS: LOT 3

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 19,208 s.f.

Required	Provided
(5) trees, 2" cal.	(7) trees, 2" to 3" cal.

STREET BUFFER ZONE
Requirements: (1) tree, large or medium, 3" cal. min., per 40 Lf. of frontage

ROMBAUER DRIVE: (274.66 Lf.)

Required	Provided
(7) trees, 3" cal.	(12) medium trees, 3" cal.

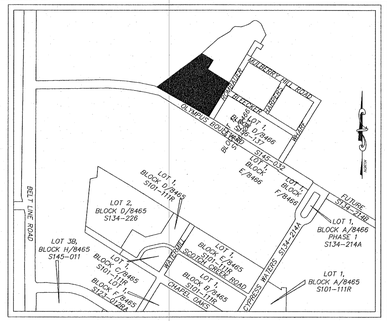
INTERIOR ZONE: (0 spaces)
Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum

Required	Provided
N/A	N/A

DESIGN REQUIREMENTS
Requirements: Each site shall comply with Section 51A-10.126 meeting the minimum number of points required for a building site area.

LOT SIZE: .44 Acres (19,208 s.f.)

REQUIRED POINTS:	10 POINTS
PROVIDED POINTS:	10 POINTS
Building Facade; public street; Enhanced Design	10 points



VICINITY MAP
NOT TO SCALE

CURRENT MITIGATION SUMMARY: TREES PLANTED OR PERMITTED

TOTAL MITIGATION REQUIRED PER PD ORDINANCE:	19,988
TOTAL INCHES PLANTED / PERMITTED TO DATE:	15,128
CURRENT COMPLETION:	75.6%

*** Once 75% of mitigation is complete the tree preserve can be released.

GRAPHIC LEGEND

- (36) LARGE TREE 3" CAL. 108"
- (17) LARGE TREE 3" CAL. 54"
- (23) LARGE OR MEDIUM TREE 3" CAL. 78"
- (26) LARGE OR MEDIUM TREE 3" CAL. 144"
- (23) LARGE OR MEDIUM TREE 3" CAL. 69"
- (15) LARGE OR MEDIUM TREE 3" CAL. 45"
- (36) SMALL TREE 2" CAL. 72"
- (22) SMALL TREE 2" CAL. 44"
- (21) SMALL TREE 2" CAL. 42"

70% radius

Note: Trees in circular leave-outs not used for required landscape trees

TOTAL CALIPER INCHES PROVIDED: 656"

- LARGE EVERGREEN SHRUB, 6' HT.
- LARGE EVERGREEN SHRUB, 6' HT.
- LARGE EVERGREEN SHRUB, 6' HT.
- EVERGREEN SCREEN, 36" HT.
- ENHANCED PLANTING BEDS
- GROUNDCOVER
- SOLID SOD BERMUDAGRASS

ALL PLANT MATERIAL TO BE SELECTED FROM ARTICLE X OR PD 741 PLANT LIST

If Covered Spaces are constructed Trees in islands will be relocated on-site

DEVELOPMENT PLAN
PLANNED DEVELOPMENT DISTRICT NO. 741
SUBAREA A
D178-021

OWNER:
BILLINGSLEY DEVELOPMENT CORPORATION
ONE ARTS PLAZA
1722 ROUTH STREET
SUITE 1313
DALLAS, TEXAS 75201

01 LANDSCAPE DEVELOPMENT PLAN
SCALE: 1" = 50'-0"
0 25 50 100

FILE NO. X-X
CITY FILE NO.S178-284 A&B

Rev	Date	Description	App.

Designed By: BDA
Drawn By: BDA
Checked By: BDA
Job No.: BB18151
Date: OCT. 11, 2018
Scale: AS SHOWN

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0063
Fax 214.871.0545
Email smr@smr-la.com

REGISTERED LANDSCAPE ARCHITECT
BRIAN D. ADAMS
2176
STATE OF TEXAS
10.11.18

Binkley & Barfield, Inc.
consulting engineers
1801 Gateway Blvd., Suite 101
Richardson, Texas 75080
972.644.2800 www.binkleybarfield.com
Firm Registration#F-257

BILLINGSLEY COMPANY
1722 ROUTH STREET, SUITE 1313
Dallas, Texas 75201

3401 OLYMPUS
CYPRESS WATERS NO. 11 ADDITION
BLOCK K/8466, LOTS 1&2
CITY OF DALLAS, DALLAS COUNTY, TEXAS

LANDSCAPE DEVELOPMENT SITE PLAN

Sheet No: LDP.1

P:\Projects 2018\3401 Olympus\PD\LDP dwg-Layout Plotted Oct 10, 2018 at 10:18am by brian | Last Saved by ----