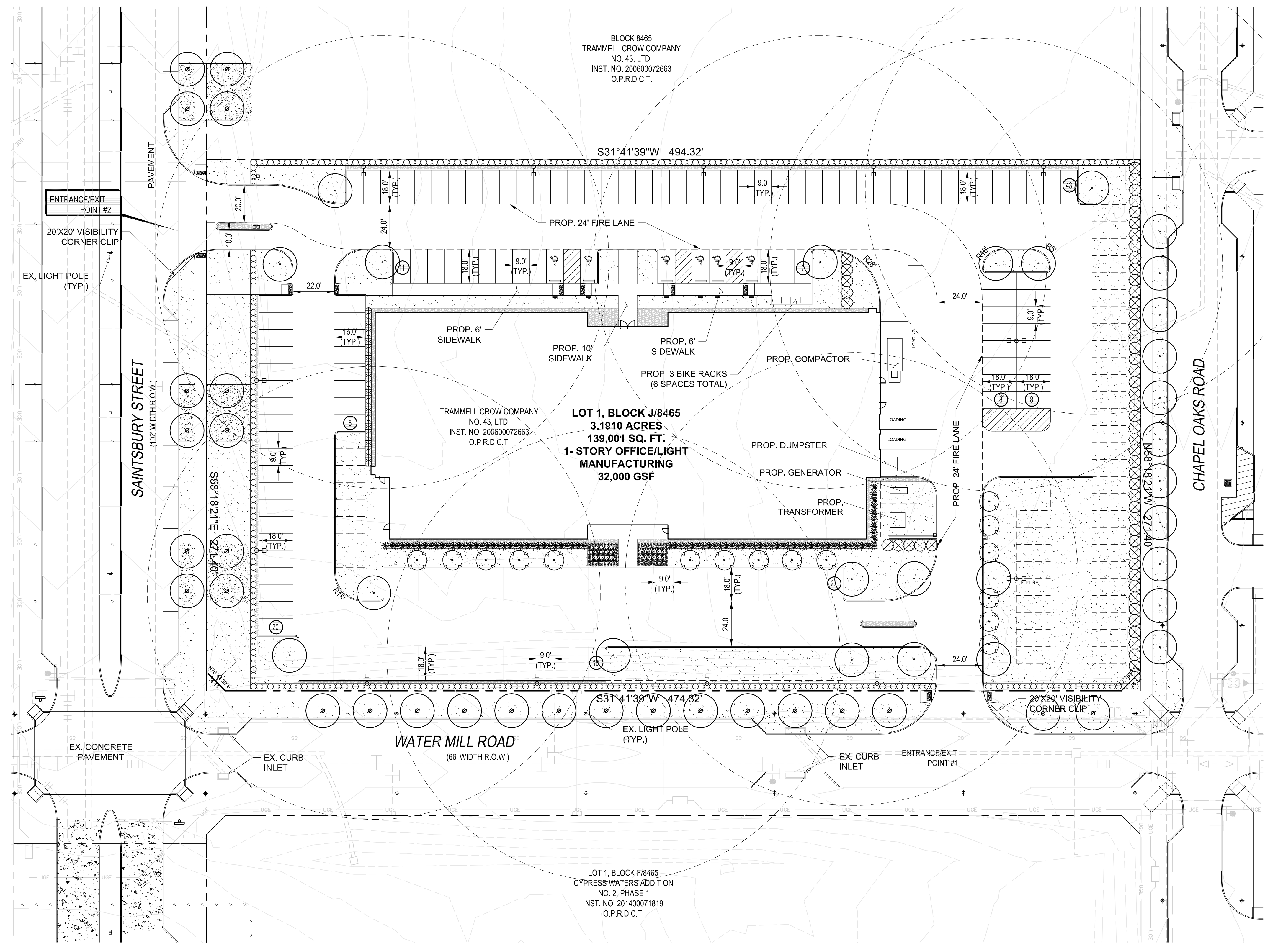
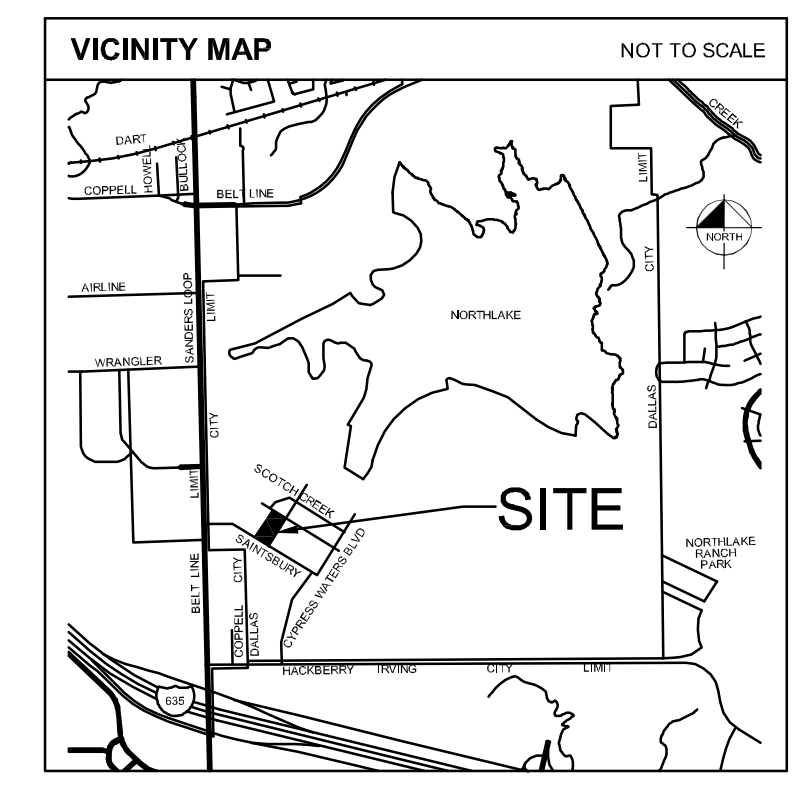


SITE DATA SUMMARY TABLE	
ITEM	LOT 1, BLOCK J/8465
<b>GENERAL SITE DATA</b>	
ZONING (FROM ZONING MAP)	PD-741
DUAL LAND USE (FROM ZONING ORDINANCE)	OFFICE LIGHT MANUFACTURING
LOT AREA (SF)	139,001 SF
LOT AREA (AC)	3.1910 AC
BUILDING FOOTPRINT AREA (SF)	32,000 SF
TOTAL BUILDING AREA (SF)	32,000 SF
BUILDING HEIGHT (MAX 270')	1 STORY
LOT COVERAGE (MAX 90%)	23.00%
FLOOR AREA RATIO (RATIO - XXX:1)	0.23 :1



**GRAPHIC LEGEND**

- (27) LIVE OAK *Quercus virginiana*  
3" cal. container grown, 13' ht. 4' spread min.
- EXISTING TREES TO REMAIN  
LIVE OAK ALONG SAINTSBURY  
CHINQUAPIN OAK ALONG WATER MILL
- (16) CREPE MYRTLE 'TUSCARORA'  
*Lagerstroemia indica 'Tuscarora'*  
3" cal. min. container grown, 3-5 cane, no cross cuning
- TOTAL CALIPER INCHES PROVIDED: 133
- (72) NELLIE R. STEVENS HOLLY, 6" HT.  
*Ilex sp. 'Nellie R. Stevens'*
- (384) DWARF BURFORD HOLLY, 36" HT.  
*Ilex cornuta 'Burfordii nana'*
- (82) DWARF TEXAS SAGE, 36" HT.  
*Leucophyllum sp.*
- (30) RED YUCCA, 5 GAL.  
*Hesperaloe parviflora*
- (60) LITTLE BUNNY GRASS, 3 GAL.  
*Pennisetum sp. 'Little Bunny'*
- SOLID SOD BERMUDAGRASS
- Gravel Bed
- Existing Decomposed Granite
- 120' PARKING LOT TREE DISTANCE

**LANDSCAPE NOTES**

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

**LANDSCAPE TABULATIONS: ARTICLE X**

**SITE TREE REQUIREMENTS**  
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area; 139,001 s.f. (3.1910 acres)

Required (35) trees, 2" cal.	Provided (36) trees, 2" to 3" cal.
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**STREET REQUIREMENTS**  
Requirements: (1) tree, 3" cal. min., per 50 l.f. of footage

**SAINTSBURY: (271.40 l.f.)**

Required (5) trees, 3" cal.	Provided (8) existing trees, 3" cal.
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**WATER MILL: (474.32 l.f.)**

Required (10) trees, 3" cal.	Provided (15) existing trees, 3" cal.
------------------------------	---------------------------------------

**CHAPEL OAKS: (271.40 l.f.)**

Required (5) trees, 3" cal.	Provided (11) trees, 3" cal.
-----------------------------	------------------------------

**PARKING LOT**  
Requirement: All parking spaces must be located within 100' of large canopy tree, 2" cal. minimum

Provided

**DESIGN REQUIREMENTS**  
Requirements: Each site shall comply with at least two design requirements in Section 51A-10.125

Parking Lot Screen: Large evergreen shrubs 36" ht. along parking facing a street

Foundation Planting: 50% of building facing street  
Total L.F.: 463  
50% Required: 247 l.f.  
72% Provided: 355 l.f.

**Sidewalk Locations**  
subject to change

**Sidewalk Connections leading to building**  
subject to change based upon final interior space plan

**Owner/Developer:**  
BILLINGSLEY COMPANY  
1722 Routh Street, Suite 770  
Dallas, Texas 75201  
Tel. No. 214-219-1000  
Contact: John Gardiner

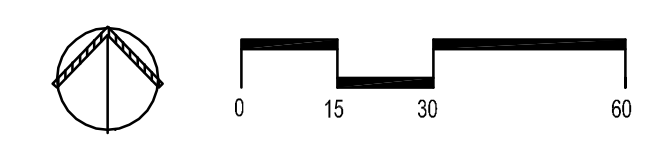
**Engineer/Surveyor:**  
Kimley-Horn and Associates, Inc.  
12750 Merit Drive, Suite 1000  
Dallas, Texas 75251  
Tel. No. 972-770-1300  
Contact: Bradley J. Moss, P.E.

**Architect:**  
GFF  
2808 Fairmount, Suite 300  
Dallas, Texas 75201  
Tel. No. 214-303-1500  
Contact: Maria Gomez

SUBAREA A2  
(LOT 1, BLOCK J/8465)  
PLANNED DEVELOPMENT  
DISTRICT NO. 741  
DEVELOPMENT PLAN  
D156-013

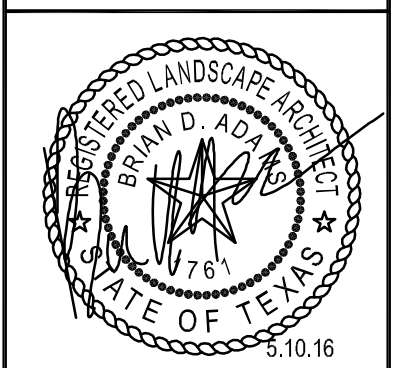


**01 LANDSCAPE DEVELOPMENT PLAN**  
SCALE: 1" = 30'-0"



NO.	REVISIONS	DATE	BY

**smr**  
landscape architects, inc.  
1708 N. Griffin Street  
Dallas, Texas 75202  
Tel 214.871.0203  
Fax 214.871.0545  
Email smr@smr4.com



KHA PROJECT 088176035	DATE 05/10/16	SCALE AS SHOWN	DESIGNED BY: BDA	DRAWN BY: BDA	CHECKED BY: BDA
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**CYPRESS WATERS REPAIR CENTER**  
PREPARED FOR  
**BILLINGSLEY**  
TEXAS

**LANDSCAPE DEVELOPMENT PLAN**  
SHEET NUMBER  
LDP.1