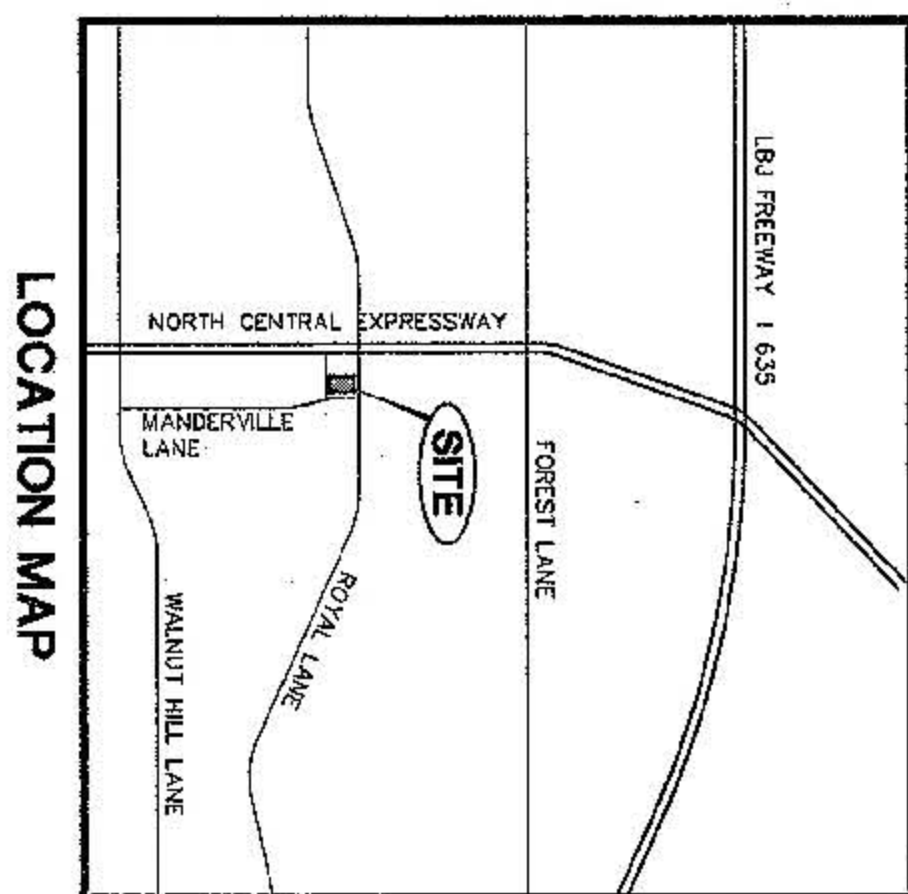
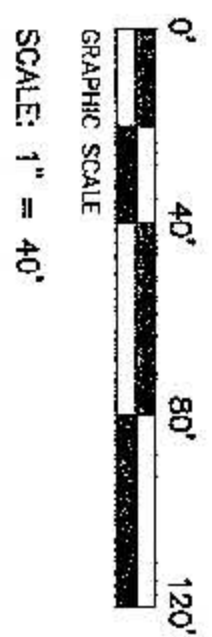
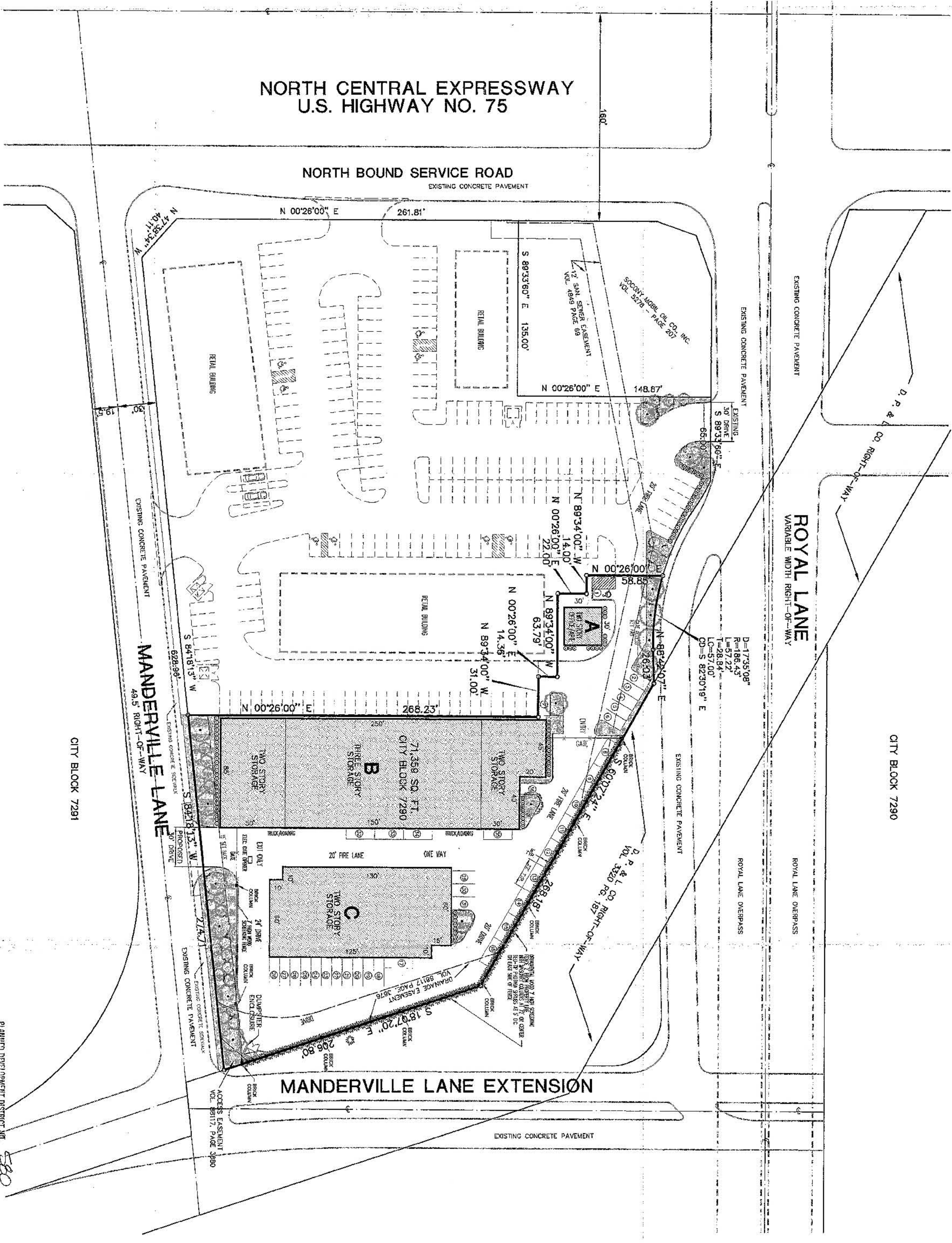


EXHIBIT 580A



PLANT SCHEDULE	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
RED OAK	Q. ROBUST	6	3" CAL.	AS SHOWN	BULB/ROSLAP
YAPUN HOLLY	ILEX V. VIRGINICA	24	3" CAL.	AS SHOWN	BULB/ROSLAP
LOW BERECOD HOLLY	ILEX CORNUTA	86	5" CAL.	30'	BULB/ROSLAP
BERG-TOE PHONNIA	PHONNIA ROSEANA	82	5" CAL.	5'	CONTAINERS
BERNADA TURF	GRASS MIXTURE	4,000 SQ. FT.	-	-	HYPOMENOCYCLON

LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
MANDATORY PROVISIONS (SEC. 51A-10.125)		
PERMETER LANDSCAPE BUFFER STRIP	LANDSCAPE BUFFER STRIP	PROVIDED
SCREENING OF OFF-STREET LOADING SPACES	LANDSCAPE BUFFER STRIP	PROVIDED
STREET TREES	1 TREE PER 400 SF OF TOTAL SITE AREA	71,389/400 = 17.8 TREES (RND UP TO 18 TREES PROVIDED)
PARKING LOT TREES	1 LARGE TREE PER 50 SF OF PARKING SPACE	279/50 = 5 TREES (RND UP TO 6 TREES PROVIDED)
LANDSCAPE SIZES	MIN. 3" CAL. TREE	PROVIDED
BUFFER PLANT MATERIALS	1 APPROVED PLANT SPECIES PER 50 SF OF BUFFER AREA	3 SMALL TREES PER 50 SF BUFFER AREA PROVIDED
DESIGN STANDARDS (SEC. 51A-10.126) ANY TWO OF NINE ITEMS BELOW ARE REQUIRED		
ENHANCED PERMEATOR BUFFERS	MINIMUM 4' WIDE BUFFER WITH 2" PERMEATOR	PROVIDED
STREET BUFFERS	LANDSCAPE BUFFER WITH 2" PERMEATOR	PROVIDED
SCREENING OF OFF-STREET PARKING	ALL EXPOSED SPACES TO BE SCREENED FROM STREET	PROVIDED
ENHANCED VEHICULAR PARKING	ENHANCEMENT OF A MIN. OF 25% OF ALL BAY PARKING	PROVIDED
PERMEABLE VEHICULAR PARKING	USE OF PERMEABLE PAVEMENT	PROVIDED
PROGRESSIVE FACILITIES	INSTALLATION OF PUBLIC UTILITIES (E.G., BIKEWAY, WATER, FOUNTAIN, etc.)	PROVIDED
FOUNDATION PLANNING STRIP	FOUNDATION PLANNING STRIP	PROVIDED
UNDERSTORY PRESERVATION	UNDERSTORY PRESERVATION	PROVIDED
ENHANCED PEDESTRIAN WALKWAYS	USE OF ENHANCED PAVEMENT FOR PEDESTRIAN WALKWAYS (E.G., 2" PERMEATOR)	PROVIDED



LANDSCAPE LEGEND

- RED OAK (OR APPROVED EQUAL)
- YAPUN HOLLY (OR APPROVED EQUAL)
- LOW BERECOD HOLLY (OR APPROVED EQUAL)
- BERG-TIP PHONNIA (OR APPROVED EQUAL)
- BERNADA TURF

BUILDING AREAS	
A. TWO STORY OFFICE/APT. OFFICE	600 SF
B. THREE STORY STORAGE	1,200 SF
C. TWO STORY STORAGE	53,650 SF
TOTAL STORAGE	19,100 SF
TOTAL STORAGE	72,750 SF

PARKING	
OFFICE	2 CARS
APARTMENT	25 CARS
TOTAL REQUIRED	27 CARS
TOTAL PROVIDED	36 CARS
PLUS TWO TRUCK PARKS	
LAND AREA	71,389 SQ. FT.

CORNERSTONE SELF-STORAGE

ROYAL LANE-MANDERVILLE LANE HWY 75
DALLAS, TEXAS

OWNER: ROYAL-75 LP
APPLICANT-FRED GANS
5440 HARVEST HILL ROAD SUITE 128
DALLAS, TEXAS 75203
TEL. 214 341 9620

PLANNING DEPARTMENT DISTRICT NO. 580
EXHIBIT 580A

SHEET TITLE
SITE PLAN
FOR PD

DATE: 9-26-2001
SCALE: 1" = 40'
DRAWN BY: JDJR
CHECKED BY: JDJR
SHEET NO. 1 OF 1

REVISIONS	DATE	REVISION
1-1-2001	1-1-2001	ADD LANDSCAPE & PERMEATOR STRIP
1-1-2001	1-1-2001	REVISE BUILDING & PARKING
1-1-2001	1-1-2001	ADD PERMEATOR STRIP

PROJECT: CORNERSTONE SELF-STORAGE
ROYAL LANE-MANDERVILLE LANE HWY 75
DALLAS, TEXAS

JDJR ENGINEERS & CONSULTANTS, INC.
ENGINEERS • LAND-PLANNERS • CAD-DESIGNS

2505 Texas Drive, Suite 109, Irving, Texas 75062
Tel. 972-262-3048 (6357) Fax. 972-273-8860