



TRACT I  
17.9 ACRES

EXISTING BUILDING  
1,000,000 S.F.

$I = 07.55154''$   
 $R = 650.00'$   
 $E = 45.06'$   
 $L = 89.98'$   
 $CH = N 43^{\circ}19'03'' E$   
 $CD = 89.91'$

40'-0" BUFFER



**SITE SUMMARY FOR TRACT I**

A. ZONING - P-3	
B. LOT AREA - 17.9 ACRES (784,392 S.F.)	
C. MAXIMUM FLOOR AREA - 784,392 S.F.	
D. TOTAL UTILITY/COMMUNICATIONS EXCHANGE FACILITY - 60,832 S.F. - 784,400 S.F.	
E. REQUIRED PARKING - 325	
F. PARKING PROVIDED - 421	
G. LANDSCAPE PERCENTAGE - 24.5% OF LOT AREA	
H. FLOOR AREA RATIO (F.A.R.) - 0.67	
I. BUILDING HEIGHT - 2 STORIES AT 75'	

**EXISTING TREE LEGEND**

EXISTING TREE TO REMAIN  
 EXISTING TREE TO BE REMOVED

LANDSCAPE ENLARGEMENT PLAN  
 EXHIBIT 614-C  
 GENIUS DALLAS NORTH TRACT I  
 BLOCK B/8222  
 CITY OF DALLAS, TEXAS

GENIUS  
Dallas North

**ORGAN**

Organ Associates Inc.  
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Job: 20276  
 Date: 08.08.01  
 Drawn: AEH  
 Check: SMR  
 P/R:

Sheet: L1.01  
 of 3

ISSUES

- 1. PD Submittal 08-08-01
- 2. PD Submittal 08-13-01

REVISIONS

NO.	DESCRIPTION	DATE