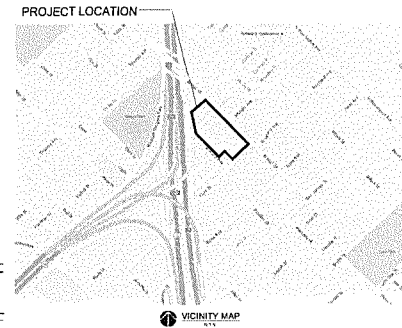
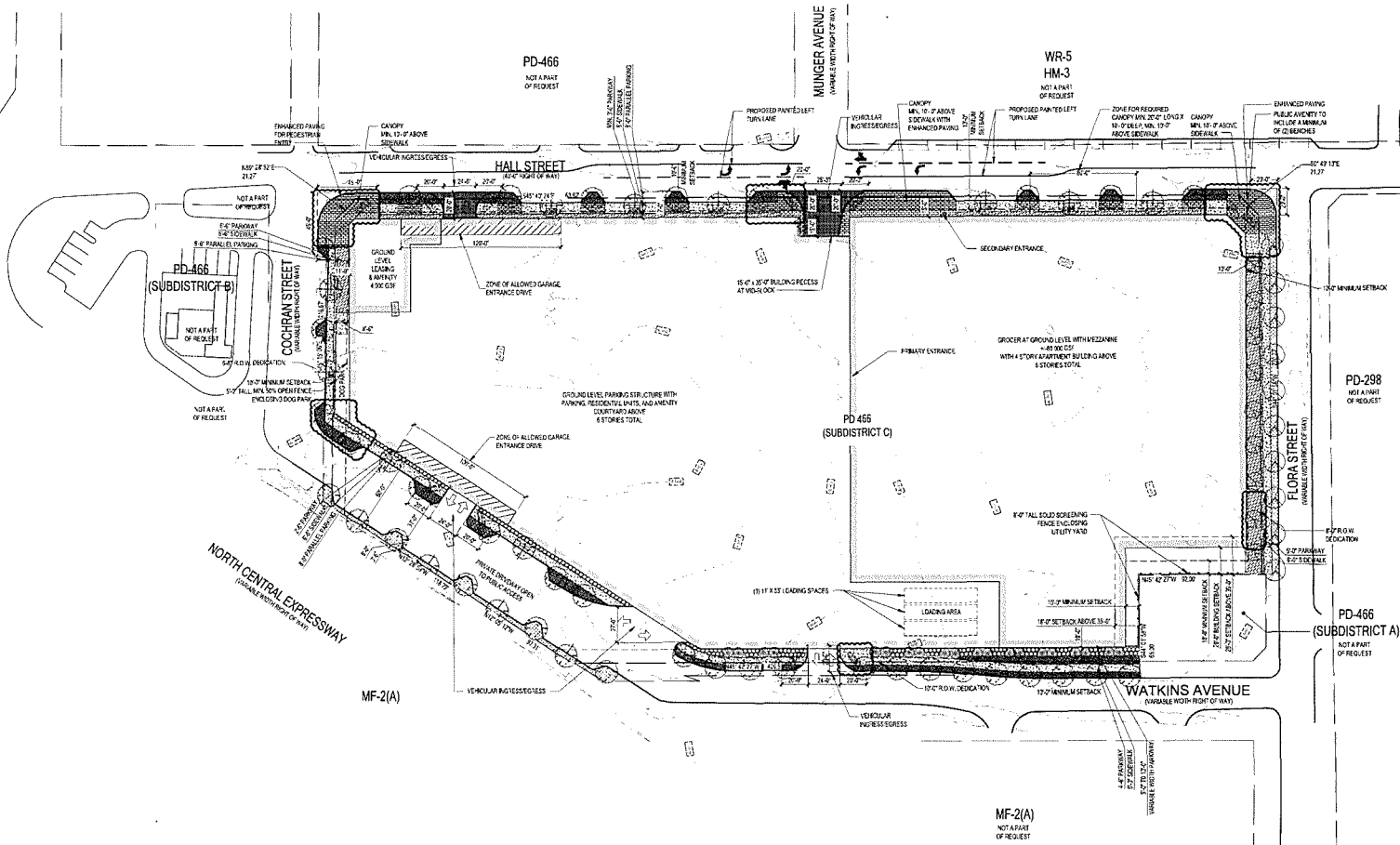


170114

Exhibit 466D 30302



**PROJECT DATA TABLE**

SITE	227,200 SF, 5.216 ACRES
USES	MULTIPLE FAMILY, GROCERY, DRIVE-THROUGH SERVICE
FLOOR AREA	RESIDENTIAL: 405,000 SF GROUND-LEVEL NON-RESIDENTIAL: 400,000 SF GROUND-LEVEL LEASING & AMENITY AREA: MAX 4,000 SF COMBINED FLOOR AREA: 484,000 SF
BUILDING FOOTPRINT	189,100 SF
GLASSY	37% MAX DWELLING UNITS
LOT COVERAGE	85%
STRUCTURE HEIGHT	85'-0"
MINIMUM PRIVATE OPEN SPACE ABOVE GRADE	20,000 SF

**PD-466 STREET TREE REQUIREMENT (1 TREE/30LF)**

STREET NAME	TOTAL TREE FUTURE	TREES TO PLANT (BREAKDOWN)	MIN. DBH	MIN. HEIGHT
HALL STREET	687	135	18"	14'
FLORA STREET	265	12	8"	10'
WATKINS AVENUE	418	133	10"	13'
PRIVATE DRIVE	496	50	N/A	15'
COCHRAN STREET	216	75	5"	6'
<b>TOTAL TREES</b>	<b>41</b>	<b>58</b>		

**PEDESTRIAN AMENITIES**

STREET NAME	7.5' W. OFF-FRONTAGE SETBACK	MINIMUM WIDTH (MIN. 5' @ 10' SPACING)
HALL STREET	687	6' min
FLORA STREET	265	2' min
WATKINS AVENUE	418	4' min
COCHRAN STREET	216	2' min

- LANDSCAPE LEGEND**
- CATHEDRAL LIVE OAK, SKYROCKET LIVE OAK, ALLEE OAK, OR LACEBARK ELM (2" CAL.)
  - ALLEE ELM, LACEBARK ELM, CEDAR ELM OR RED OAK (2" CAL.)
  - STANDARD CRAPMYRTLE (2" CAL.)
  - LITTLE GEM MAGNOLIA OR NELLIER STEVENS HOLLY (10' HT.)
  - C MEDIUM EVERGREEN SHRUB (MIN. 36" HT.)
  - 4x8 ADA METAL TREE GRATE
  - MIXED PLANTING AREA
  - GROUNDCOVER PLANTING AREA
  - LAWN AREA
  - CONCRETE WALK
  - ENHANCED VEHICULAR PAVING
  - ENHANCED PEDESTRIAN PAVING
  - DECOMPOSED GRANITE GRAVEL
  - DESIGNATED PEDESTRIAN AMENITY ZONE

**IRRIGATION NOTE**  
ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATIC IRRIGATION SYSTEM. A PERMANENT DRAINAGE WILL BE INSTALLED THAT COMPLIES WITH INDUSTRY STANDARDS.

**SOIL NOTE**  
EACH LARGE TREE WILL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 40 INCHES (OUT OF SURFACE AREA = 85%); EACH MEDIUM SHRUB OR SMALL TREE WILL BE INSTALLED WITH A MINIMUM DEPTH OF 30 INCHES (OUT OF SURFACE AREA = 62.5%)

**PLANTING LOCATION NOTE**  
A MAXIMUM OF FIFTEEN (15) TREES CAN BE ADJUSTED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT EXISTING OR PROPOSED UTILITIES OF ANY KIND, TRANSFORMERS, OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE.

**STREET TREE SUBSTITUTION NOTE**  
IF EXISTING OVERHEAD POWERLINE S REMAIN IN PLACE, TREES DENOTED WITH A "C" WOULD BE SUBSTITUTED WITH A LACEY OAK OR STANDARD CRAPMYRTLE.

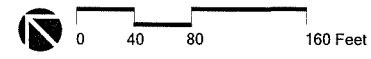
LANDSCAPE DEVELOPMENT PLAN  
Trinsic & Kroger - Hall, US-75 Mixed Use  
Dallas, Texas

Job #: 15047.00  
File Name: Landscape Development-Plan.dwg  
Date: 11/28/2016  
Drawn by: MSB



2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110  
Fort Worth, Texas 76107 | 817.303.1500



Z 145-358

Planned Development  
District No. 466

Approved  
City Plan Commission  
November 10, 2016