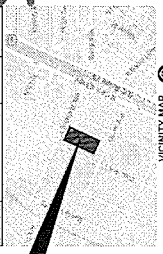
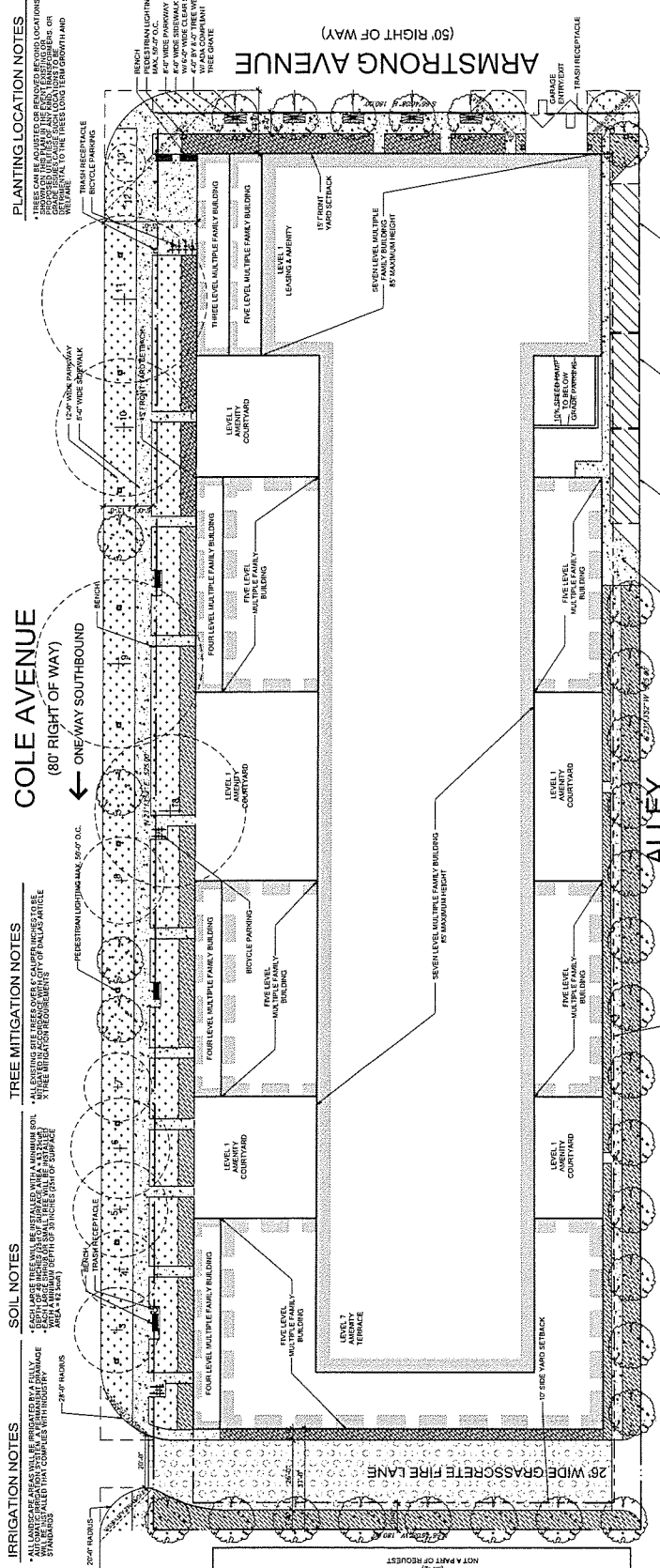


TREE #	SPECIES	RETAINED	REMOVED
1	Juniper	25	25
2	Juniper	25	25
3	Juniper	25	25
4	Juniper	25	25
5	Juniper	25	25
6	Juniper	25	25
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93	Juniper	25	25
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95	Juniper	25	25
96	Juniper	25	25
97	Juniper	25	25
98	Juniper	25	25
99	Juniper	25	25
100	Juniper	25	25



PROJECT DATA TABLE

SITE	84,554 SF, 2,171 AC
DENSITY	395 DWELLING UNITS
LOT COVERAGE	60%
STRUCTURE HEIGHT	65'
MAXIMUM BUILDING AREA	340,000 SF
MINIMUM PRIVATE ON-SITE OPEN SPACE	8,000 SF
MINIMUM PUBLIC ON-SITE OPEN SPACE	503 SPACES
PARKING REQUIRED	503 SPACES
PARKING PROVIDED	503 SPACES



LANDSCAPE LEGEND

- LARGE CANOPY TREE (5' CALIBR)
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- GROUNDCOVER PLANTING AREA
- SHRUB PLANTING AREA
- LAWN AREA
- CONCRETE WALK

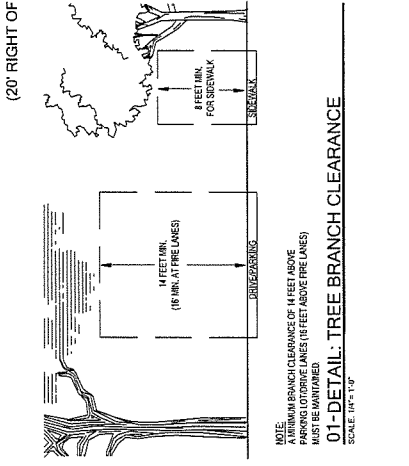
STREET TREES (1-TREE / 250')

STREET	TRAILING/SPREAD (FEET)	HEIGHT (FEET)	QUANTITY PER 250'
COLE AVENUE	53	65	26
ARMSTRONG AVENUE	200	105	14
ALLEY	20	105	14
ALLEY	20	105	14

LANDSCAPE OBTAINANCE CALCULATION

DATE: 04-23-2018

DRAWN BY: AJM



gff ARCHITECTS

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

Approved
City Plan Commission
April 19, 2018

ALLIANCE RESIDENTIAL COMPANY

LANDSCAPE DEVELOPMENT PLAN
Alliance Cole Avenue
Dallas, Texas

Job #: 17087.00
File Name: L-Site-Development Plan 5.dwg
Date: 04-23-2018
Drawn by: AJM

Planned Development
District No. 141B

Planned Development
District No. 141