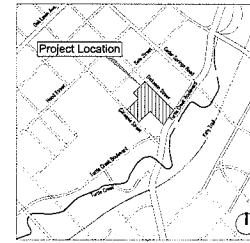


Exhibit S-147B

Planned Development
District No. 193

Planned Development
District No. 147

LOCATION MAP



2999 TURTLE CREEK
Dallas, Texas

Talley Associates
Landscape Architecture
Planning
Urban Design
1102 San Jacinto, Suite 430
Dallas, Texas 75201
Tel: 214-671-7900
Fax: 214-671-7900

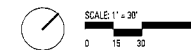
fab
Architecture
3846 Walnut Street, Suite 257
Dallas, Texas 75226
Tel: 214-566-6623

LANDSCAPE PLAN LEGEND:

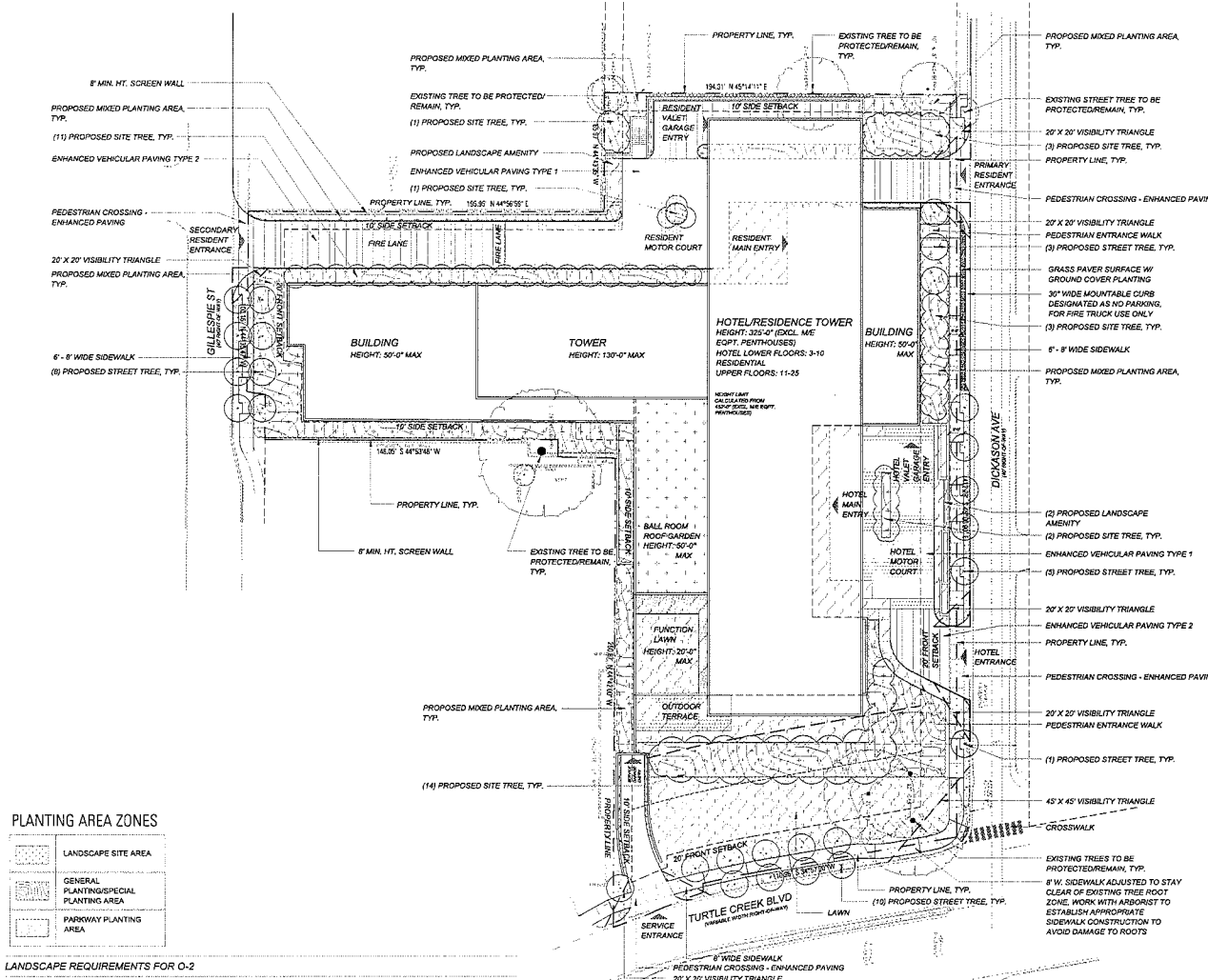
	EXISTING TREE TO BE PRESERVED	NOTES: SIZE VARIES. SEE SURVEY. TO BE PROTECTED WITH PERMANENT PROTECTIVE FENCING AROUND TREE DRILLPIE
	EXISTING TREE TO BE REMOVED	NOTES: SIZE VARIES. SEE TREE REMOVAL & MITIGATION TABLE FOR MITIGATION REQUIREMENTS
	PROPOSED STREET TREES QTY: 34	NOTES: 748' TOTAL LOT FRONTAGE REQUIRES 1 TREE PER 22' = 30 TOTAL 34 STREET TREES PROVIDED @ MIN. 3" CAL. & 14' HT. LIVE OAK, Quercus virginiana
	PROPOSED SITE TREES QTY: 35	NOTES: AVERAGE 3" CAL. - NURSERY GROWN, WELL BRANCHED, MATCHED; PROTECTED SPECIES CANOPY OR ORNAMENTAL TREES LIVE OAK, Quercus virginiana CEDAR ELM, Ulmus crassifolia GINKGO, Ginkgo biloba (Non-Fruiting Cultivar) MAGNOLIA, Magnolia sp. VITEA, Vitis aestivalis GRAPE MYRTLE, Lagerströmia JAPANESE MAPLE, Acer palmatum sp.
	LAWN	NOTES: LOCATED AT INNER RAISED TERRACE & TURTLE CREEK FRONT YARD
	MIX PLANTING	NOTES: CONTAIN LIVING TREES, SHRUBS, OR VINES THAT ADAPT TO LOCAL CLIMATE TO COVER A MIN. 75% OF THE AREA @ MIN. 24" HT. WITH A 3-YEAR PERIOD
	ENHANCED PAVING - PEDESTRIAN	NOTES: PEDESTRIAN RATED PAVERS OR TILES
	ENHANCED PAVING TYPE 1 - VEHICULAR	NOTES: VEHICULAR RATED PAVERS OR INTEGRAL COLOR CONCRETE PAVING WITH LIGHT SAND BLAST FINISH
	ENHANCED PAVING TYPE 2 - VEHICULAR	NOTES: VEHICULAR RATED PAVERS OR INTEGRAL COLOR CONCRETE PAVING WITH LIGHT SAND BLAST FINISH
	SIDEWALK	NOTES: 6" WIDE AND LOCATED BETWEEN 6" AND 12" FROM BACK OF THE STREET CURB
	SCREENING FENCE & GATES	NOTES: 6" HT. SCREENING FENCE, GATES AND WALL ARE PROVIDED AROUND OFF-STREET LOADING & GARBAGE STORAGE AREA

NOTES:

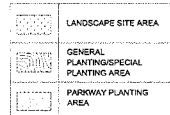
1. PLANTING TO COMPLY WITH PD 193.
2. ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A FULLY AUTOMATED IRRIGATION SYSTEM, WITH WIND AND FREEZE SENSOR. PERMANENT DRAINAGE WILL BE INSTALLED TO COMPLY WITH INDUSTRY STANDARDS.
3. REFER TO DEVELOPMENT PLAN FOR BUILDING FOOTPRINT AND EASEMENT INFORMATION.
4. FINAL PLACEMENT OF SITE TREES WILL BE APPROVED IN PERMIT PACKAGE.
5. ADDITIONAL SITE TREES MAY BE PROVIDED IN PERMIT PACKAGE.
6. ADDITIONAL LANDSCAPE AREA MAY BE PROVIDED IN PERMIT PACKAGE.
7. LANDSCAPE AMENITY MAY BE WATER FEATURE WITH SPECIAL EFFECT LIGHTING, EVENT STRUCTURE/TRELIS, SCULPTURES OR SIGNATURE VEGETATION.
8. SOIL DEPTH FOR GENERAL PLANTING AREAS WILL BE 18" MIN. AND FOR SPECIAL PLANTING AREAS WILL BE 24" MIN.
9. FUNCTION LAWN AREA MAY INCLUDE SPECIAL LIGHTING, GROUP & EVENT GATHERING W/ TEMPORARY TENT INSTALLATIONS, LANDSCAPE SCREENING, LAWN OR SYNTHETIC TURF AND TEMPORARY OUTDOOR TENT FUNCTIONS.
10. ADDITIONAL STAIRS AND WALLS MAY BE ADDED ALONG PROPERTY LINE WITHIN SITE.



CASE #: Z-189-136
LANDSCAPE PLAN
2999 TURTLE CREEK BOULEVARD
Dallas, Texas 75219



PLANTING AREA ZONES



LANDSCAPE REQUIREMENTS FOR O-2

	LANDSCAPE SITE AREA (LSA)		GENERAL PLANTING AREA (GPA)		SPECIAL PLANTING AREA 1 PLANT / 6 SF	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LOT AREA (LA):	21,542 SF	37,232 SF	18,600 SF	20,060 SF	3,733 SF	20,950 SF
	(20% OF LA)	(34.9% OF LA)	(50% OF LSA)	(54% OF LSA)	(20% OF GPA)	(100% OF GPA)
REQUIRED FRONT YARD (RFY):	17,838 SF	22,151 SF	8,969 SF	12,719 SF	1,764 SF	12,719 SF
	(80% OF RFY)	(74% OF RFY)	(20% OF RFY)	(42.5% OF RFY)	(9% OF RFY)	(46.5% OF RFY)

Approved
City Plan Commission
March 7, 2019

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190549

DATE: 03/07/19 10:48 AM DRAWN BY: JY CHECKED BY: CT DATE: 03/07/19 10:48 AM ISSUED: 03/07/19 10:48 AM REVISIONS: 1. UPDATES 01-18-19 2. UPDATES 01-31-19 3. UPDATES 03-06-19 4. UPDATES 03-07-19