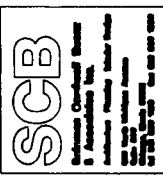


Rec'd 2-14-05 cc



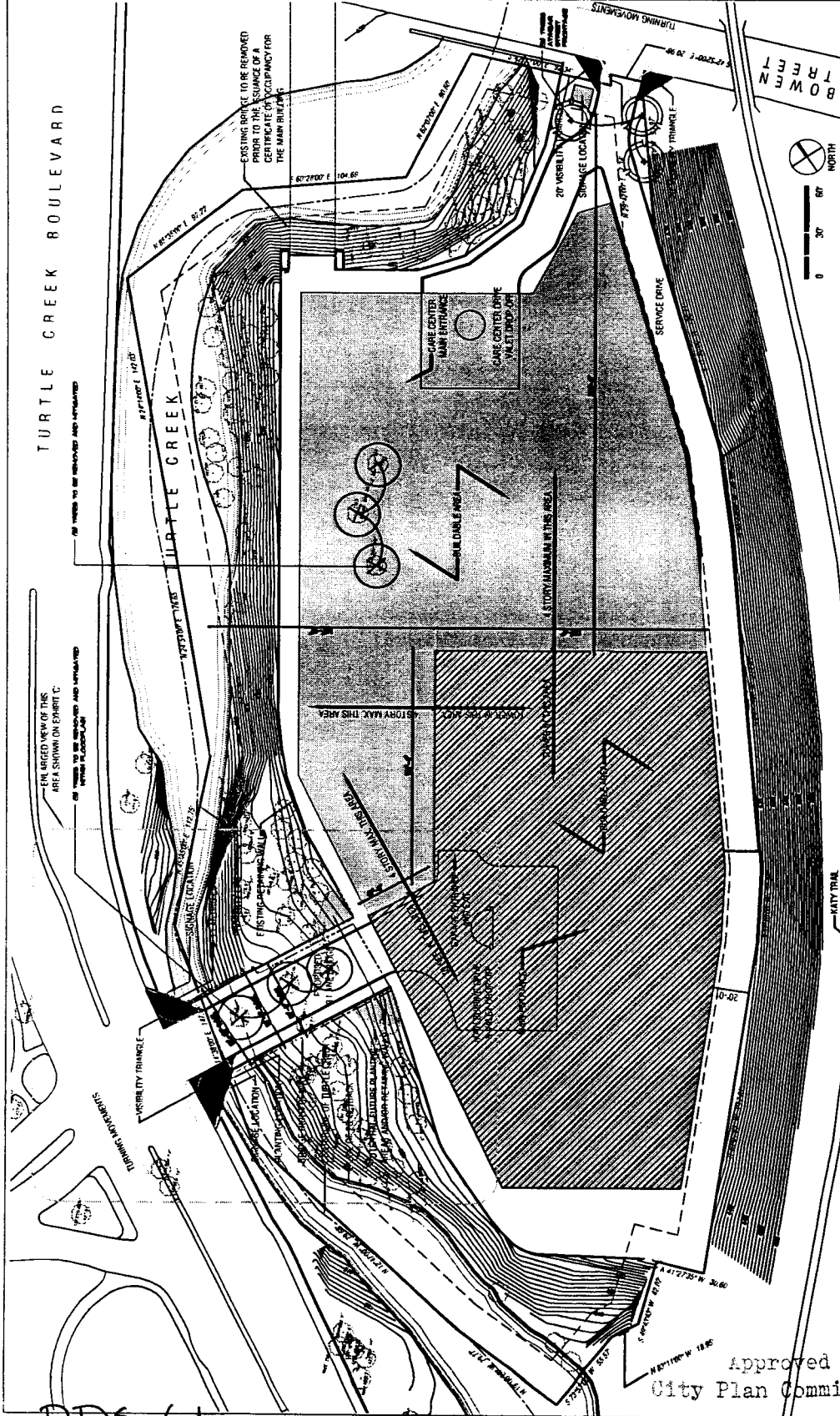
SITE AND BUILDING DATA	
SITE AREA	24,482 SF
ACREAGE	0.56
DWELLING UNITS	330
REQUIRED PARKING SPACES (Per Dwelling Unit 1.1)	363

Exhibit S-61 B
25954

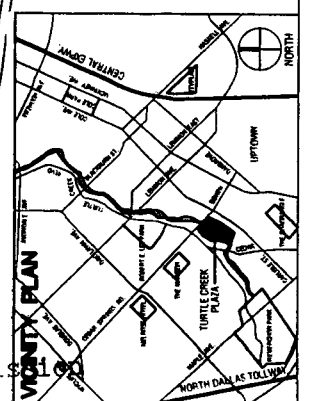
CLASSIC RESIDENCE
BY HXALTY
at Turtle Creek

LANDSCAPE PLAN

Project No. 6031076
Turtle Creek
Z045-138(MM)



- CITY OF DALLAS LANDSCAPE REQUIREMENTS (COMPLY WITH PD 133, SUB-DISTRICT 0-3, REZOS AND AS SHOWN BELOW)**
- GENERAL:**
FRONT YARD AREA AT FRONT: 20 FT WIDTH (LESS DRIVEWAY) = 1000 SF
NO FRONTAGE ON CEDAR SPRINGS
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED
- A) DESIGNATED LANDSCAPE AREAS TO BE PROVIDED:**
INCLUDES NO VEHICULAR PAVEMENT
RECY: 20% OF LOT (254,857 SF) = 50,971 SF
PROVIDE: 35 TREES (10" DBH) OR 1000' OF VINE COVER AREA
MINIMUM 600 SF AT FRONT YARD AT BOWEN FRONTAGE
- B) GENERAL PLANTING AREA:**
TREES, SHRUBS, VINES, FLOWERS, LAWN OR GRASSCOVER, NO PAVEMENT
RECY: 50% OF FRONT YARD AT FRONT = 25,000 SF
PROVIDE: MINIMUM 100 TREES TO BE PROVIDED WITH FRONT YARD
MINIMUM 100 SF TO BE PROVIDED WITH FRONT YARD
- C) SPECIAL PLANTING AREA:**
TREES, SHRUBS, VINES WITH 24" HT WITHIN 3 YRS DOES NOT INCL. DRIVEWAY COVER AREA
RECY: 20% OF REAR PLANTING AREA = 5099 SF
PROVIDE: MINIMUM 2000 SF
- D) TREES AT FRONTAGE:**
BOWEN STREET FRONTAGE: PROVIDE 3 TREES (TOTAL) ALONG REAR FRONTAGE
RECY: 3 TREES TO BE PROVIDED - LOCATION TO BE SITE DETERMINED PER VISIBILITY REQUIREMENTS AND CONSTRAINTS. PLAN SHOWS APPROXIMATE LOCATION
- E) TREE MITIGATION:**
REQUIRED: WITHIN FLOORPLAN: 3 EXISTING TREES TO BE REMOVED = 54 CALIPER INCHES TO BE MITIGATED WITHIN FLOORPLAN
OUTSIDE FLOORPLAN: 3 EXISTING TREES TO BE REMOVED = 50 CALIPER INCHES TO BE MITIGATED
11% SHALL BE PROVIDED BY TREES WITHIN 1.5 CALIPER ON SITE AS REQUIRED, AND/OR OFF-SITE, AND/OR BY TREE MITIGATION PER CITY OF DALLAS MITIGATION REQUIREMENTS
- F) SIGNALLIKES AT STREET FRONTAGE (BOWEN STREET):**
NOT APPLICABLE DUE TO SITE CONSTRAINTS
- G) PLANT MATERIALS:**
PLANT MATERIALS TO MEET MINIMUM DISTRICT LANDSCAPE REQUIREMENTS SHALL BE PROVIDED FROM THOSE LISTED IN EXHIBIT 1009-APPROVED LIST OF PLANT MATERIALS AND PER OTHER PLANT MATERIALS AS APPROVED BY THE CITY OF DALLAS ARBORIST.



PDS 61
PLANNED DEVELOPMENT DISTRICT NO. 193

Approved
City Plan Commission
2-10-05