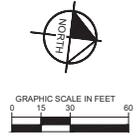
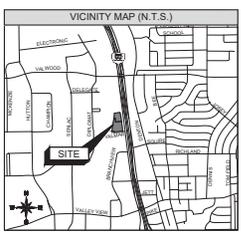


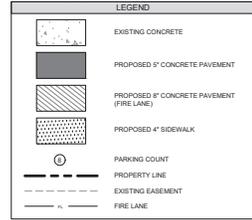
BENCHMARK LIST

BM #100 - AN "X" CUT IN CONCRETE ON THE EAST EDGE OF A CONCRETE BASE FOR A UTILITY VAULT, LOCATED 4516 FEET NORTH OF THE INTERSECTION OF STEMMONS FREEWAY AND VALMAR WAY, 454 SOUTH OF A WATER METER AND 474 NORTH OF A CORNER VAULT. ELEV = 463.53

BM #101 - AN "X" CUT IN CONCRETE ON THE EAST EDGE OF A CURB LOCATED 1187 FEET NORTH OF THE INTERSECTION OF STEMMONS FREEWAY AND VALMAR WAY, 417 FEET SOUTH OF A CABLE VAULT AND 484 FEET NORTH OF A POWER POLE. ELEV = 469.14



- NOTES**
1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF LANCASTER STANDARD CONSTRUCTION DETAILS.
 2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE STATED.
 3. ALL CURBS ARE 6" UNLESS OTHERWISE STATED.



HRK PROPERTIES LLC
INST. NO. 20170005464
O.P.R.D.C.T.

REMAINDER OF LOT 3-B, BLOCK 1
INDUSTRIES PARK ADDITION NO. 2
VOL. 89250, PG. 3364
D.R.D.C.T.

13737 N STEMMONS FWY
EXISTING BUILDING
±103,250 SF GFA

AMM PROPERTIES LLC
INST. NO. 20170005462
O.P.R.D.C.T.

REMAINDER OF LOT 3-A, BLOCK 1
INDUSTRIES PARK ADDITION NO. 2
VOL. 89250, PG. 3364
D.R.D.C.T.

13757 N STEMMONS FWY
EXISTING BUILDING
±36,000 SF GFA

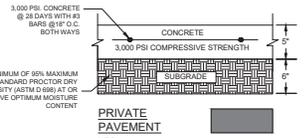
135E FRONTAGE RD

13737 N STEMMONS - SITE DATA TABLE

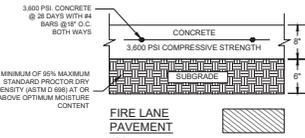
TOTAL AREA	162.54 SF / 3.71 ACRES
IMPERVIOUS AREA	165,827 SF / 18%
EXISTING BUILDING USE	WAREHOUSE
REQUIRED PARKING SPACES (1 PER 2,000 SF GFA)	52
EXISTING PARKING SPACES	49
TOTAL PROPOSED SURFACE PARKING SPACES	55
ADA PARKING SPACES PROVIDED	2

13757 N STEMMONS - SITE DATA TABLE

TOTAL AREA	99,315 SF / 2.28 ACRES
IMPERVIOUS AREA	99,515 SF / 90%
EXISTING BUILDING USE	WAREHOUSE
REQUIRED PARKING SPACES (1 PER 2,000 SF GFA)	18
EXISTING PARKING SPACES	15
TOTAL PROPOSED SURFACE PARKING SPACES	18
ADA PARKING SPACES PROVIDED	2



PRIVATE PAVEMENT
N.T.S.



FIRE LANE PAVEMENT
N.T.S.

PROJECT SITE WAS UNDER CONSTRUCTION AT TIME OF TOPOGRAPHIC SURVEY. SURVEY CONDITIONS MAY VARY FROM FIELD CONDITIONS AT TIME OF CONSTRUCTION. CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY IF FIELD CONDITIONS DIFFER FROM WHAT IS SHOWN ON PLANS.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE, THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



NO.	REVISIONS	DATE

Kimley-Horn
2004 N. CENTRAL EXPRESSWAY, SUITE 400
RICHMOND, TX 75006
WWW.KIMLEY-HORN.COM TEL: 713-728-1000
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
10000 WESTGATE BLVD., SUITE 100
DALLAS, TEXAS 75241
TEL: 972-412-2200
WWW.KIMLEY-HORN.COM

13737 & 13757
N. STEMMONS FREEWAY
FARMERS BRANCH
TX

SITE PLAN
SHEET NUMBER
C-1.00

OVERALL PLANTING DESIGN RENDERING

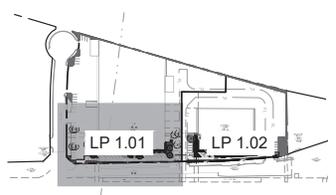
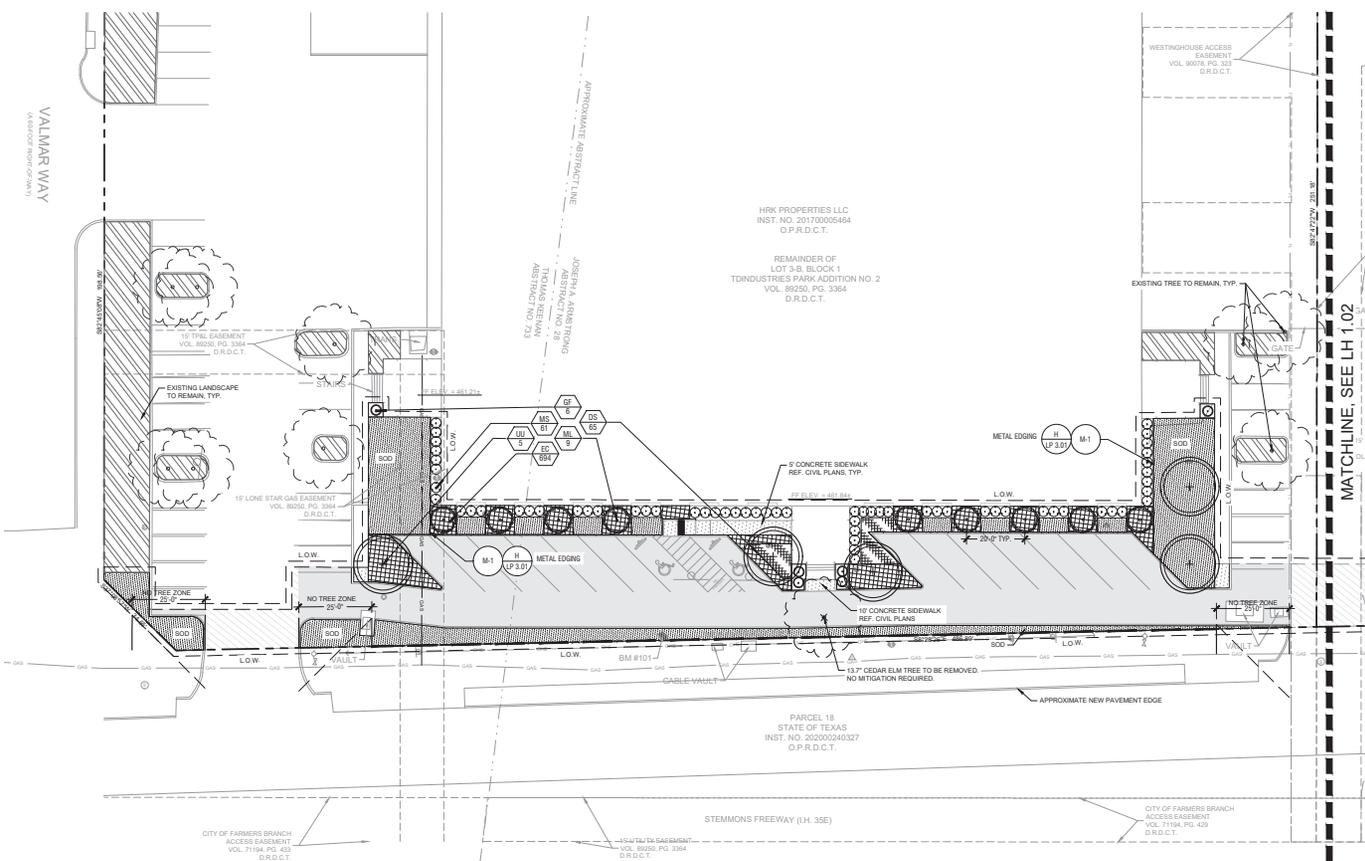


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
1	UU	8	ULMUS PARVIFOLIA 'BOSQUE' / BOSQUE ELM
2	ML	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS			
3	MS	116	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS
4	GF	11	GARDENIA JASMINOIDES 'FROSTPROOF' / FROSTPROOF GARDENIA
GROUND COVERS			
5	EC	1,205	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERCREEPER
SMALL SHRUBS			
6	DS	168	DWARF YAUPON HOLLY 'STOKES' / ILEX VOMITORIA 'STOKES DWARF'
TURF/GRASSES			
	CU	6,647 SF	CYNODON DACTYLON BERMUDA GRASS / SOD AREA
EXISTING			
			EXISTING LANDSCAPE
			EXISTING TREE



811: 4811, 4812, 4813, 4814, 4815, 4816, 4817, 4818, 4819, 4820, 4821, 4822, 4823, 4824, 4825, 4826, 4827, 4828, 4829, 4830, 4831, 4832, 4833, 4834, 4835, 4836, 4837, 4838, 4839, 4840, 4841, 4842, 4843, 4844, 4845, 4846, 4847, 4848, 4849, 4850, 4851, 4852, 4853, 4854, 4855, 4856, 4857, 4858, 4859, 4860, 4861, 4862, 4863, 4864, 4865, 4866, 4867, 4868, 4869, 4870, 4871, 4872, 4873, 4874, 4875, 4876, 4877, 4878, 4879, 4880, 4881, 4882, 4883, 4884, 4885, 4886, 4887, 4888, 4889, 4890, 4891, 4892, 4893, 4894, 4895, 4896, 4897, 4898, 4899, 4900, 4901, 4902, 4903, 4904, 4905, 4906, 4907, 4908, 4909, 4910, 4911, 4912, 4913, 4914, 4915, 4916, 4917, 4918, 4919, 4920, 4921, 4922, 4923, 4924, 4925, 4926, 4927, 4928, 4929, 4930, 4931, 4932, 4933, 4934, 4935, 4936, 4937, 4938, 4939, 4940, 4941, 4942, 4943, 4944, 4945, 4946, 4947, 4948, 4949, 4950, 4951, 4952, 4953, 4954, 4955, 4956, 4957, 4958, 4959, 4960, 4961, 4962, 4963, 4964, 4965, 4966, 4967, 4968, 4969, 4970, 4971, 4972, 4973, 4974, 4975, 4976, 4977, 4978, 4979, 4980, 4981, 4982, 4983, 4984, 4985, 4986, 4987, 4988, 4989, 4990, 4991, 4992, 4993, 4994, 4995, 4996, 4997, 4998, 4999, 5000.

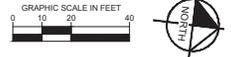


KEY MAP
N.T.S.

City of Farmers Branch, Texas - Landscape Data Table
13737 & 13757 N Stemmons Freeway

REQUIRED	PROVIDED
E.1. Landscaping	
a. A1: Minimum Prescribed Area	
13737 N. Stemmons:	
Two side areas (82.5' x 45') - Building Footprint (82.263' x 0) = 91,259 sq ft of net in ROW on building	91,259 sq ft (8,383 sf)
56.76' of existing landscape inside line of work	6,787 sq ft
6,787 sq ft of existing landscape inside line of work	91,259 sq ft = 4,363 sq ft of landscaping required for rest site
13757 N. Stemmons:	
Two side areas (89.374' x 0) - Building Footprint (89.442' x 0) = 68,832 sq ft of net in ROW on building	68,832 sq ft (6,247 sf)
4,890 sq ft of existing landscape inside line of work	2,447 sq ft
4,890 sq ft of existing landscape inside line of work	68,832 sq ft = 2,447 sq ft of landscaping required for rest site
c. Plantings shall be determined by required landscaping in a minimum of 5% of the total property area shall be landscaped between building and all street right-of-way lines.	
Yes	Yes
d. All landscape within sight triangles shall provide unobstructed cross visibility.	
Yes	Yes
e. Area between property line and street curb shall be shown on the landscape plan and shall be maintained by existing property owner.	
Yes	Yes
E.2. Plant Requirements	
a. At least one 3" caliper street tree is required for every 25' linear feet of street frontage and placed between the building and the right of way.	
22 Trees	22 Trees
b. Street Curb & Curb Area shall be landscaped with Linear Street Frontage	
13737 N. Stemmons, 290' E	
13757 N. Stemmons, 260' E	
450' E, 25' = 22 Street Trees	
c. Slope shall be no greater than 3:1 within containers	
Yes	Yes
d. Groundcovers shall be sufficiently dense to develop full coverage in 2 years	
Yes	Yes

NOTE: CONTRACTOR TO PROVIDE SOD TO THE LIMIT OF DISTURBANCE



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
UU	8	ULMUS PARVIFOLIA 'BOGUE' / BOGUE ELM	888	3" CAL.	14'-16" HT	FULL, MATCHED IN FORM & CANOPY, SINGLE TRUNK, CENTRAL LEADER	
ML	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	888	3" CAL.	8'-10" HT	FULL, MATCHED IN FORM & CANOPY, SINGLE TRUNK, CENTRAL LEADER	
SHRUBS							
MS	116	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL.	30" HT, 24" SPR.	54" O.C.	FULL, MATCHING, & WELL ROOTED	
GF	11	GARDENIA JASMINOIDES 'FROSTPROOF' / FROSTPROOF GARDENIA	3 GAL.	24" HT, 24" SPR.	42" O.C.	FULL, MATCHING, & WELL ROOTED	
GROUND COVERS							
EC	1,205	ELONMIUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERGREEPER	4" POT	4" HT, 8" SPR.	18" O.C.	FULL, WELL ROOTED W/ MIN. 5 RUNNERS	
SMALL SHRUBS							
DS	168	DWARF YAU-PON HOLLY 'STOKES' / LEX VOMITORIA 'STOKES DWARF'	3 GAL.	12" HT, 18" SPR.	24" O.C.	FULL, MATCHING & WELL ROOTED	
TURF GRASSES							
CU	6,847 SF	CYNODON DACTYLON BERMLUDA GRASS / SOD AREA	CONT.			SOD TO HAVE TIGHT, SAND FILLED JOINTS	
EXISTING							
EXISTING LANDSCAPE							

MATERIALS LEGEND



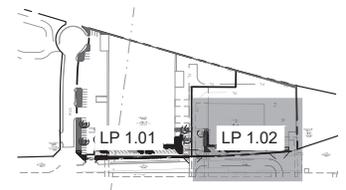
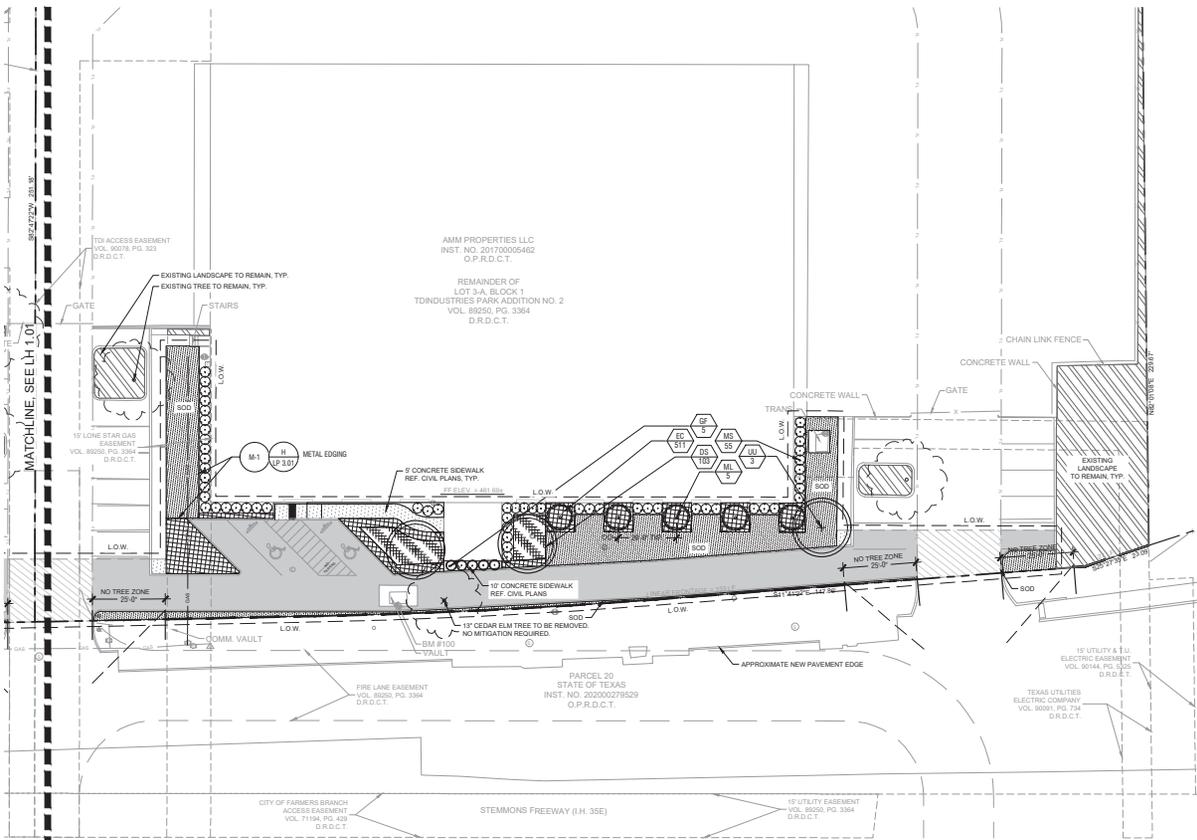
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811 Know what's below. Call before you dig.

PROJECT NO. 13737 & 13757 N. STEMMONS FREEWAY
 DATE: MARCH 2024
 SCALE: AS SHOWN
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 TX

Kimley-Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 1406 N. GELB ROAD, SUITE 100, DALLAS, TX 75240
 WWW.KIMLEY-HORN.COM, TX: 972.968.4400
 TEXAS REGISTERED ENGINEERING PROFESSIONAL FIRM #28

13737 & 13757 N. STEMMONS FREEWAY
 N. STEMMONS FREEWAY
 LANDSCAPE PLAN
 SHEET NUMBER
 LP 1.01

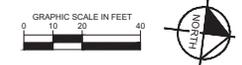


KEY MAP
N.T.S.

City of Farmers Branch, Texas - Landscape Data Table
13737 & 13757 N. Stemmons Freeway

REQUIRED	PROVIDED
E1.1 Landscaping	
94.4.1 Landscaping	
E1.1 Minimum Prescribed Area	
a. At least 5% of the total site not in right-of-way or building shall be landscaped	
13737 N. Stemmons Total site area 183,214 sq. ft. Building Footprint (B2,265 sq. ft.) - 91,239 sq. ft. net in R/W or building 9,616 sq. ft. of existing landscape inside limit of work 6,707 sq. ft. of proposed landscape inside limit of work 91,239 sq. ft. x .05 = 4,562 sq. ft. of landscaping required for total site	5% (4,563 sq. ft.) 7.4% (6,707 sq. ft.)
13757 N. Stemmons Total site area 299,274 sq. ft. Building Footprint (B1,442 sq. ft.) - 66,932 sq. ft. net in R/W or building 6,617 sq. ft. of existing landscape inside limit of work 4,890 sq. ft. of proposed landscape inside limit of work 60,932 sq. ft. x .05 = 3,047 sq. ft. of landscaping required for total site	5% (3,047 sq. ft.) 7.0% (4,890 sq. ft.)
c. Planting areas shall be broken up by vertical landscaping, a minimum of 0.5% of the total property area shall be landscaped between building and all street right-of-way lines	
d. All landscape without sight triangles shall provide unobstructed cross visibility	
e. Area between property line and street curb shall be shown on the landscape plan and shall be maintained by existing property owner.	
Yes	Yes
E2. Plant Requirements	
a. At least one 3" caliper street tree is required for every 20' linear foot of street frontage and placed between the building and the right-of-way	
13737 N. Stemmons, 290 ft. 13757 N. Stemmons, 260 ft. 450 ft. x .25 = 112.5 Street Trees	22 Trees
c. Shade shall be no less than 3 gallon containers	
Yes	Yes
d. Groundcovers shall be sufficiently dense to develop full coverage in 2 years	
Yes	Yes

NOTE: CONTRACTOR TO PROVIDE SOD TO THE LIMIT OF DISTURBANCE



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	GAL.	SIZE	REMARKS
TREES							
+	UU	8	ULMUS PARVIFOLIA 'BOGUE' / BOGUE ELM	B&B	3' GAL.	14'-16" HT	FULL, MATCHED IN FORM & CANOPY, SINGLE TRUNK, CENTRAL LEADER
•	ML	14	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B&B	3' GAL.	8'-10" HT	FULL, MATCHED IN FORM & CANOPY, SINGLE TRUNK, CENTRAL LEADER
SHRUBS							
•	MS	116	MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	3 GAL.	30" HT, 24" SPR, 54" O.C.		FULL, MATCHING, & WELL ROOTED
•	GF	11	GARDENIA JASMINOIDES 'FROSTPROOF' / FROSTPROOF GARDENIA	3 GAL.	24" HT, 24" SPR, 42" O.C.		FULL, MATCHING, & WELL ROOTED
GROUND COVERS							
■	EC	1,205	ELONIMYUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERGREENP	4" POT	4" HT, 8" SPR, 10" O.C.		FULL, WELL ROOTED W/ MIN. 5 RUNNERS
SMALL SHRUBS							
•	DS	168	DWARF YAUPOIN HOLLY 'STOKES' / LEX VOMITORIA 'STOKES DWARF'	3 GAL.	12" HT, 18" SPR, 24" O.C.		FULL, MATCHING & WELL ROOTED
TURF GRASSES							
■	CU	6,847 SF	CYNODON DACTYLON BERMUUDA GRASS / SOD AREA	CONT.			SOD TO HAVE TIGHT, SAND FILLED JOINTS
EXISTING							
■			EXISTING LANDSCAPE				

MATERIALS LEGEND



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13737 & 13757 N. STEMMONS FREEWAY
N. STEMMONS FREEWAY
LANDSCAPE PLAN

PRELIMINARY
FOR REVIEW BY THE CITY OF FARMERS BRANCH
KIMLEY-HORN AND ASSOCIATES, INC.
3000 W. PARKWAY, SUITE 100, DALLAS, TX 75240
WWW.KIMLEY-HORN.COM
DATE: 03/22/2024

NO. PROJECT: 13737 & 13757 N. STEMMONS FREEWAY
DATE: MARCH 2024
SCALE: AS SHOWN
DESIGNED BY: P.M.L.
DRAWN BY: J.A.P.
CHECKED BY: J.A.P.
TX

Kimley-Horn
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1340 N. GELB ROAD, SUITE 100, DALLAS, TX 75240
WWW.KIMLEY-HORN.COM, TX, F-008
TEXAS REGISTERED ENGINEERING PROFESSIONAL 628

SHEET NUMBER
LP 1.02

PLANTING PALETTE

