

ZONED: PD-77

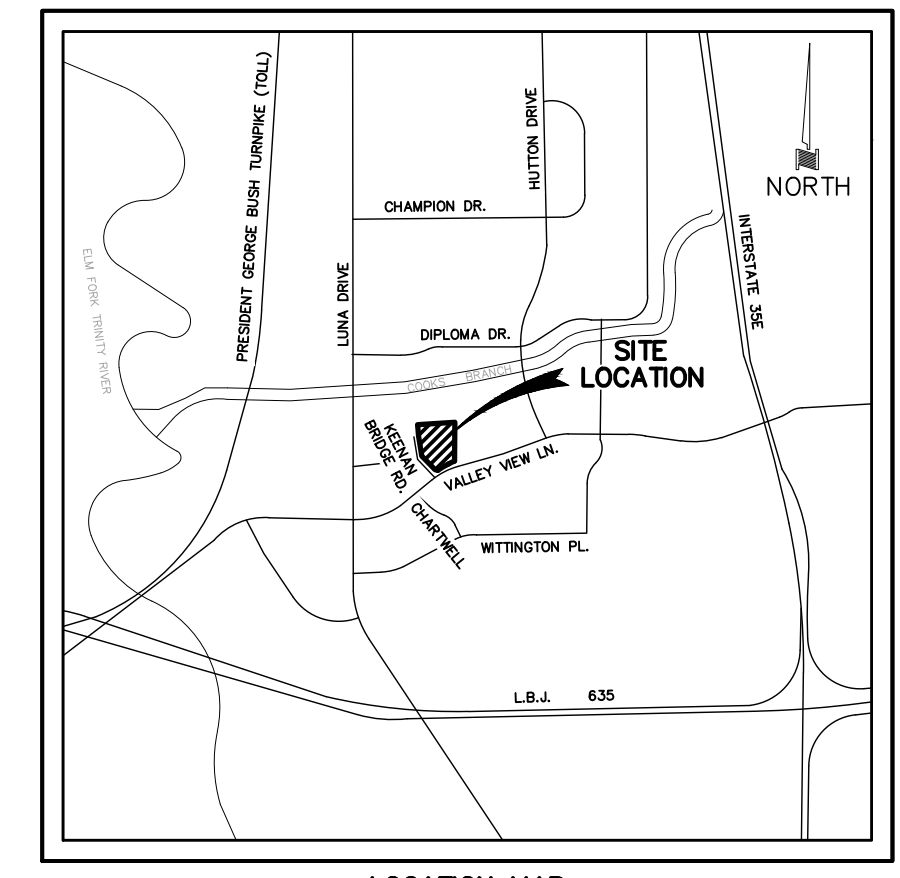
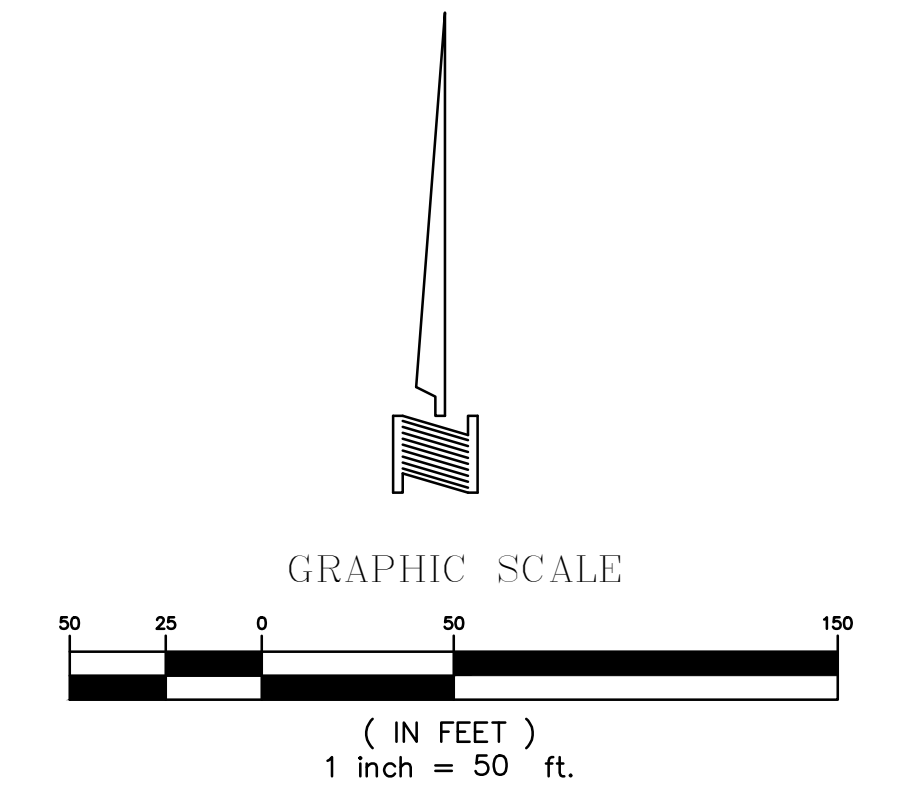
CITY OF FARMERS BRANCH

GENERAL NOTES:

1. ALL SITE PLAN DRAWINGS SHALL BE ORIENTED IN THE SAME DIRECTION AND SHALL BE DRAWN TO THE SAME SCALE
2. FIRE LANES SHALL BE A MINIMUM OF 24 FEET IN WIDTH.
3. ALL FIRE LANES SHALL HAVE A MINIMUM 26 FOOT INSIDE RADIUS AND A MINIMUM 50 FOOT OUTSIDE RADIUS.
4. A MINIMUM OF 14 FEET OF CLEAR HEIGHT SHALL BE AVAILABLE FOR ALL FIRELANES.

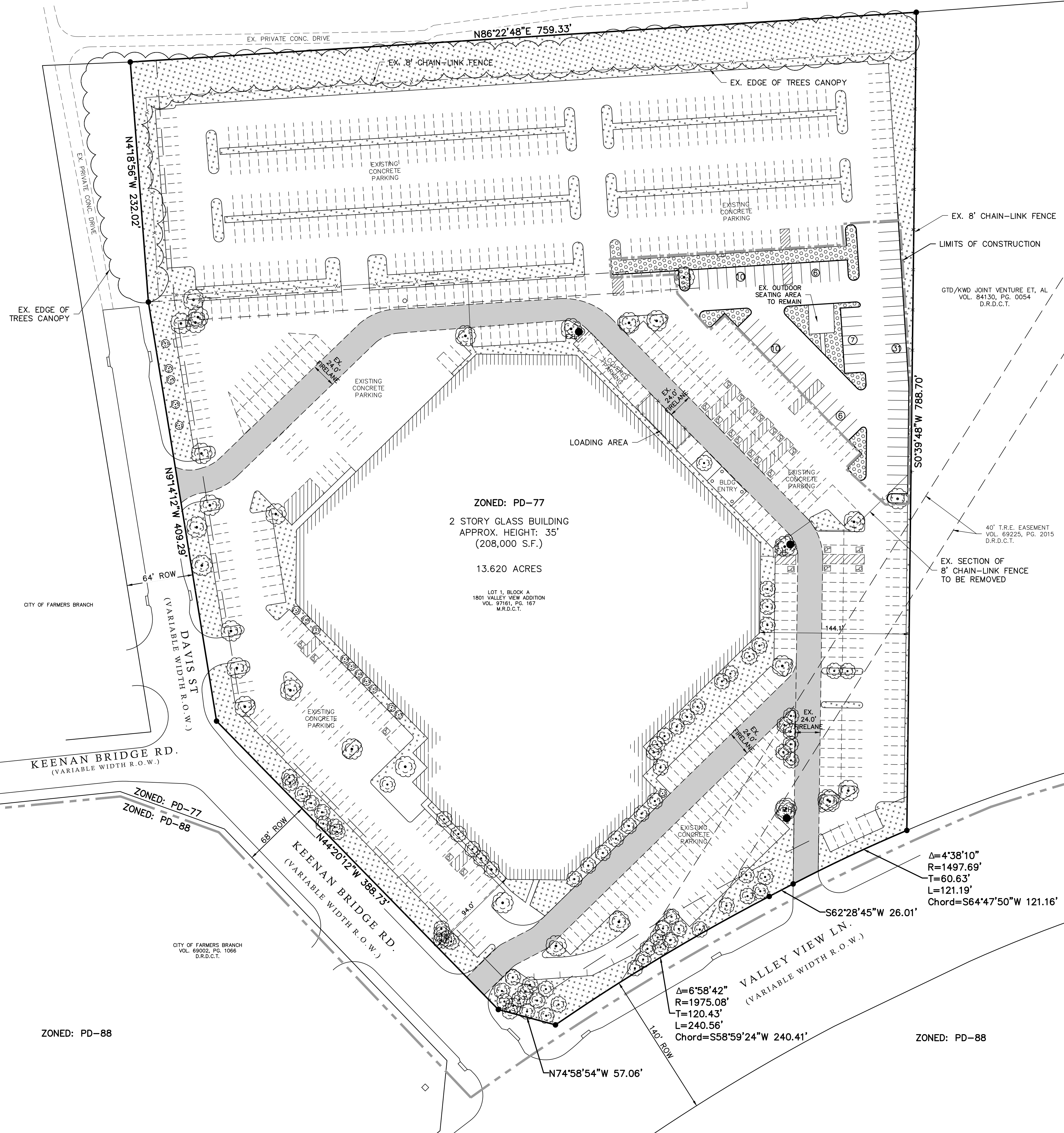
LANDSCAPE NOTES:

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS AN ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY STEEL EDGING.



DATA TABLE

TOTAL SITE AREA	593,184 S.F.
TOTAL IMPERVIOUS AREA	≈458,771 S.F.
PERCENTAGE OF IMPERVIOUS AREA	≈77.34%
TOTAL PERVIOUS AREA	≈134,413 S.F.
PERCENTAGE OF OPEN SPACE	≈22.66%
TOTAL BUILDING AREA:	208,000 S.F.
LANDSCAPE COVERAGE:	≈116,974 S.F.
LANDSCAPE PERCENTAGE:	≈19.72%



LEGEND

- EX. 24' FIRELANE
- EX. LANDSCAPED AREA
- PROP. LANDSCAPED AREA
- LIMITS OF CONSTRUCTION
- ZONING BOUNDARY LINE
- EXISTING TREE

LANDSCAPE ARCHITECT
COMPANY: _____
PH. _____
CONTACT: _____

PROPERTY ADDRESS:
1801 VALLEY VIEW LANE
FARMERS BRANCH, TX 75234

ENGINEER/APPLICANT:
DOWDEY, ANDERSON &
ASSOCIATES, INC.
5225 VILLAGE CREEK DRIVE
SUITE 200
PLANO, TEXAS 75093
PH. 972-931-0694
CONTACT: AARON HUNSAKER

OWNER:
BHCP FARMERS BRANCH L.P.
16027 VENTURE BOULEVARD,
SUITE 550
ENCINO, CALIFORNIA 91436
PH. 818-905-3200
CONTACT: MOSHE HAGER

DATE	ACTION

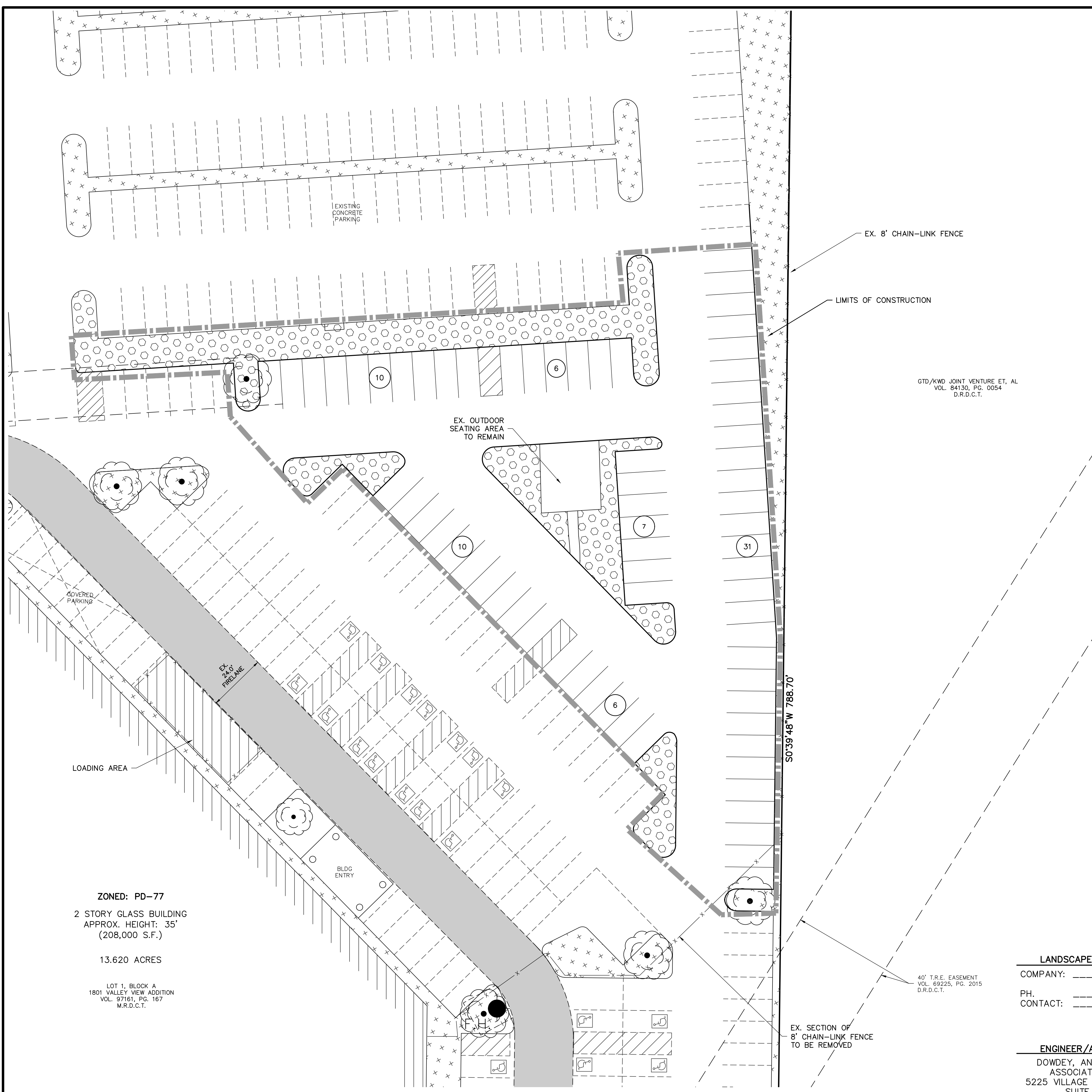
LANDSCAPE PLAN
HAGER PACIFIC CALL CENTER
PARKING ADDITION

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
AH	AC	AH	FEB. 12 2019	1"=50'	18020	1 / 2

P:\Project CS\30182021\82021\82021_Landscape Plan.dwg, 3/24/21, 4:52:20 PM, acadlazo, Dowdey, Anderson & Associates, Inc., AC



LEGEND

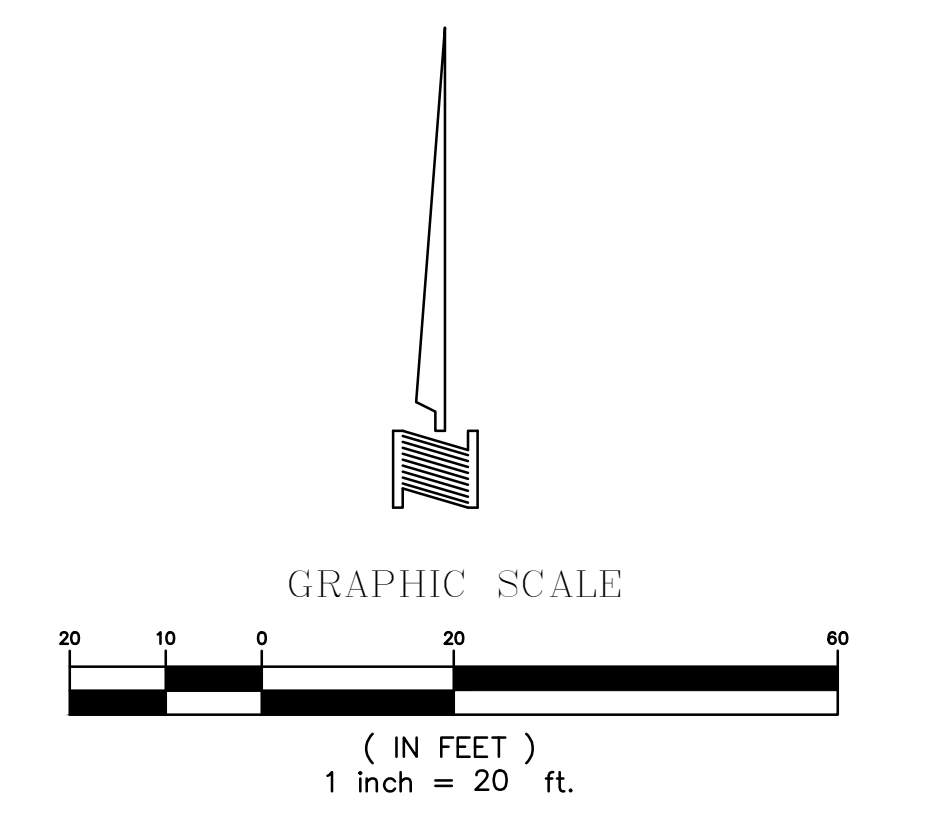
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- EX. LANDSCAPED AREA
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GTD/KWD JOINT VENTURE ET. AL
VOL. 84130, PG. 0054
D.R.D.C.T.

S0°39'48"W 788.70'

40' T.R.E. EASEMENT
VOL. 69225, PG. 2015
D.R.D.C.T.

ZONED: PD-77
2 STORY GLASS BUILDING
APPROX. HEIGHT: 35'
(208,000 S.F.)

13.620 ACRES

LOT 1, BLOCK A
1801 VALLEY VIEW ADDITION
VOL. 87161, PG. 167
M.R.D.C.T.

LANDSCAPE ARCHITECT
COMPANY: _____
PH. _____
CONTACT: _____

ENGINEER/APPLICANT:
DOWDEY, ANDERSON &
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5225 VILLAGE CREEK DRIVE
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CONTACT: MOSHE HAGER

LANDSCAPE PLAN DETAIL						
HAGER PACIFIC CALL CENTER						
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DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
AH	AC	CWH	FEB. 12 2019	1"=20'	18020	2 / 2

DOWDEY, ANDERSON & ASSOCIATES, INC.