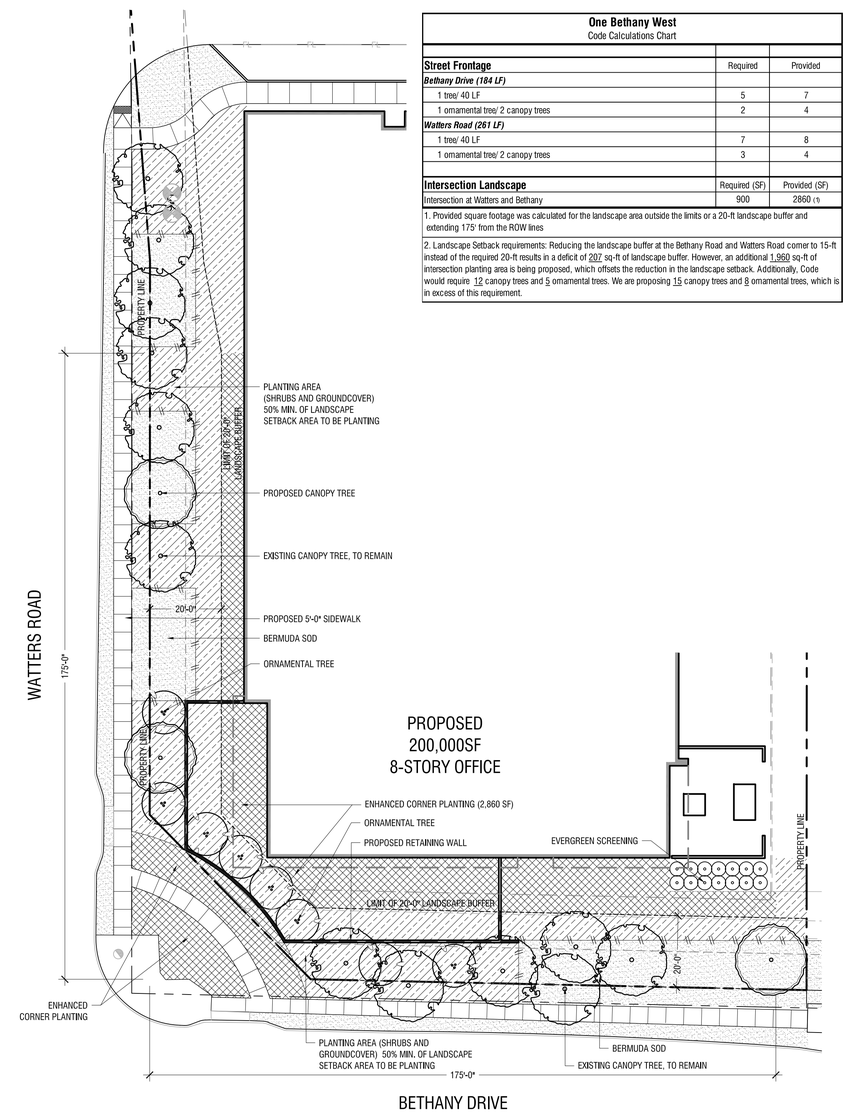

One Bethany West
Code Calculations Chart

Street Frontage	Required	Provided
Bethany Drive (184 LF)		
1 tree/ 40 LF	5	7
1 ornamental tree/ 2 canopy trees	2	4
Watters Road (261 LF)		
1 tree/ 40 LF	7	8
1 ornamental tree/ 2 canopy trees	3	4

Intersection Landscape	Required (SF)	Provided (SF)
Intersection at Watters and Bethany	900	2860 (1)

1. Provided square footage was calculated for the landscape area outside the limits or a 20-ft landscape buffer and extending 175' from the ROW lines

2. Landscape Setback requirements: Reducing the landscape buffer at the Bethany Road and Watters Road corner to 15-ft instead of the required 20-ft results in a deficit of 207 sq-ft of landscape buffer. However, an additional 1,960 sq-ft of intersection planting area is being proposed, which offsets the reduction in the landscape setback. Additionally, Code would require 12 canopy trees and 5 ornamental trees. We are proposing 15 canopy trees and 8 ornamental trees, which is in excess of this requirement.

Planting Exhibit

Scale: 1" = 20'-0"

A

No.	REVISIONS	DATE

Kimley»Horn

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PRELIMINARY, NOT FOR CONSTRUCTION OR RECORDING PURPOSES
FOR REVIEW ONLY
Kimley»Horn
Not for construction or recording purposes
Andrew J. Bulke
P.L.A.
L.A. No. 3025 Date 12/21/2018

SCALE AS SHOWN
DESIGNED BY AJB
DRAWN BY AMR
CHECKED BY CLS

CORNER ZONING EXHIBIT

ONE BETHANY WEST
CITY OF ALLEN
COLLIN COUNTY, TEXAS

DATE 12/21/2018

PROJECT NO. 063215201

SHEET NUMBER L1.01

Plotted By:Bulke, Andy Date:December 27, 2018 02:57:51pm File Path:K:\WKN_LALP_Projects\063215201 - One Bethany West\CAD\Sheets\CORNER PLANTING EXHIBIT.dwg
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