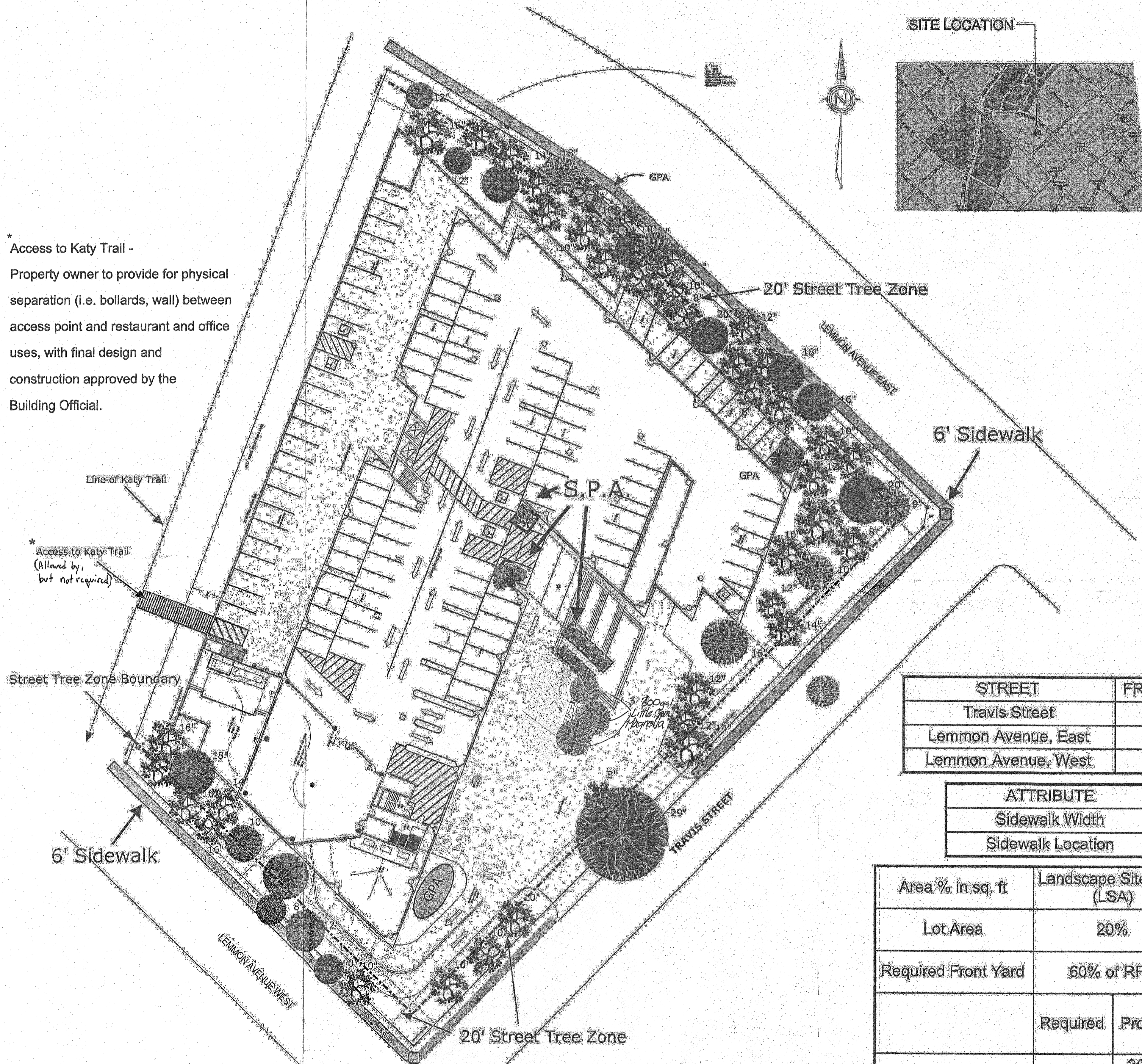


* Access to Katy Trail -
Property owner to provide for physical separation (i.e. bollards, wall) between access point and restaurant and office uses, with final design and construction approved by the Building Official.

* Access to Katy Trail
(Allowed by, but not required)



Scale:
1-inch = 30 feet

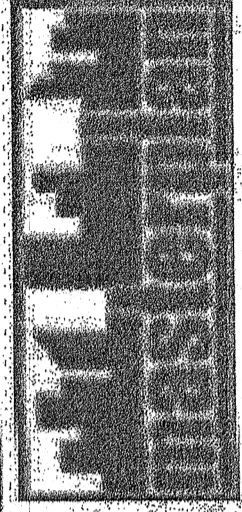
SYM	NUMBER	TYPE
	14	LIVE OAK
	39	CEDAR ELM
	13	MAGNOLIA
	1	ASH
GPA	--	General Planting Area
SPA	--	Special Planting Area

STREET	FRONTAGE	RATIO	REQUIRED	PROVIDED
Travis Street	360	1/25 FT	14	7
Lemmon Avenue, East	348	1/25 FT	14	19
Lemmon Avenue, West	202	1/25 FT	8	6

ATTRIBUTE	REQUIRED	PROVIDED
Sidewalk Width	6'	6'
Sidewalk Location	5' to 12' from curb	Against curb

Area % in sq. ft	Landscape Site Area (LSA)		General Planting Area (GPA)		Special Planting Area (SPA)	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area	20,320	30,211 (29%)	10,166	1,456 (14%)	2,032/339	26
Required Front Yard	21,437	35,717 (60%)	10,718	1,456 (13%)	2,143/358	26

900 Jackson Street, Suite 640
Dallas, Texas 75202
Phone: 214.761.9197



Land Use & Development Consultants

LANDSCAPE PLAN
3535 TRAVIS STREET

DATE:
SCALE:
TITLE:
DESIGNED BY:

M189-01a