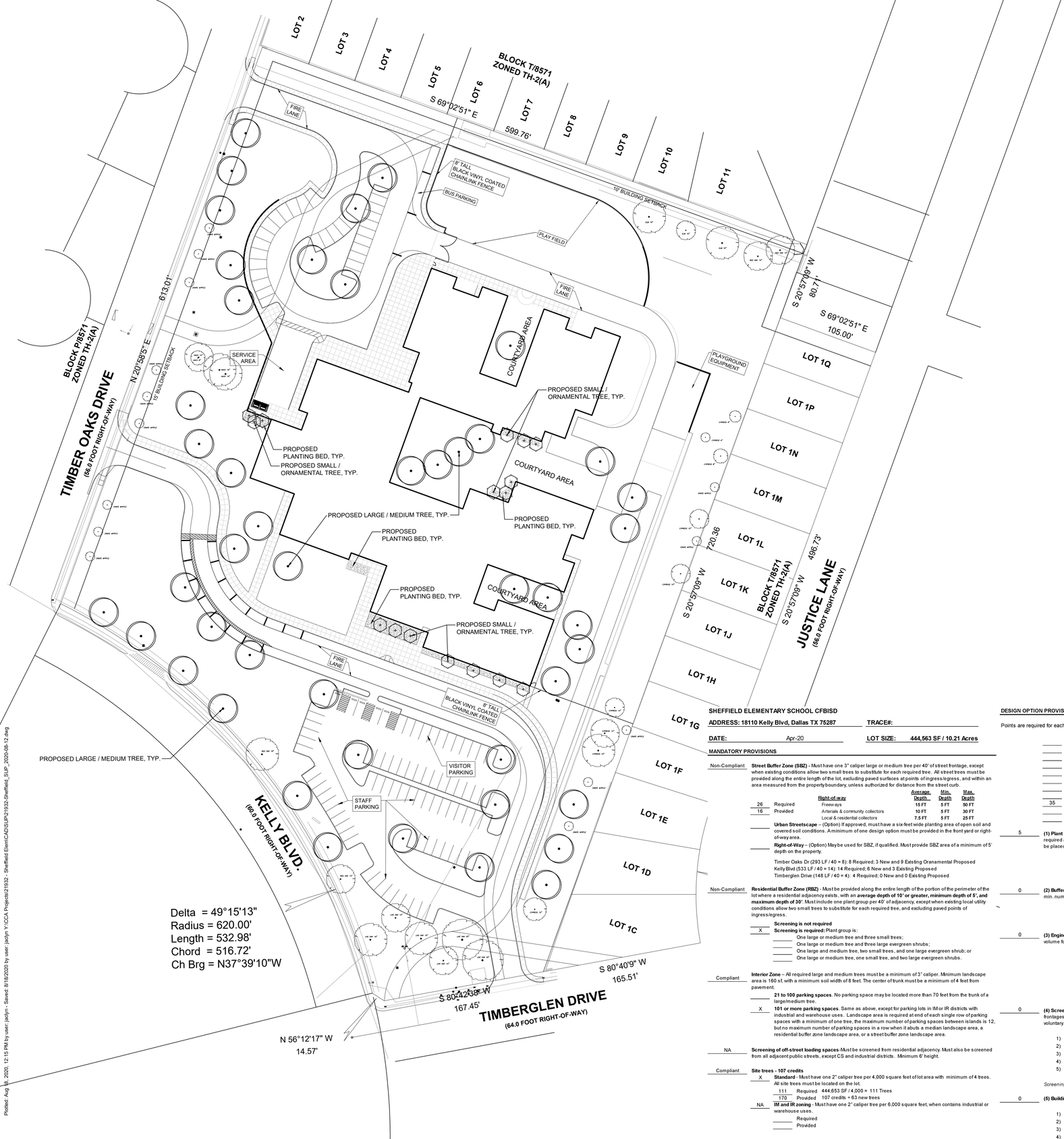

LANDSCAPE LEGEND

EXISTING TREE TO REMAIN

PROPOSED LARGE / MEDIUM TREE (3" CALIPER MIN.):

- CEDAR ELM / *ULMUS CRASSIFOLIA*
- LACEBARK ELM / *ULMUS PARVIFOLIA*
- LIVE OAK / *QUERCUS VIRGINIANA*
- BUR OAK / *QUERCUS MACROCARPA*
- CHINQUAPIN OAK / *QUERCUS MUHLENBERGII*
- SHUMARD OAK / *QUERCUS SHUMARDII*
- CHINESE PISTACHE / *PISTACIA CHINENSIS*
- BALD CYPRESS / *TAXODIUM DISTICHUM*

PROPOSED SMALL / ORNAMENTAL TREE (2" CALIPER MIN.):

- DESERT WILLOW / *CHILOPSIS LINEARIS*
- RED BUD / CERCIS CANADENSIS OR RENIFORMIS
- CRAPE MYRTLE / LAGERSTROEMIA INDICA
- EVE'S NECKLACE / *SOPHORA AFFINIS*
- YAUPON HOLLY / *ILEX VOMITORIA*
- BLACKHAW VIBURNUM / *VIBURNUM RUFIDULUM*

PROPOSED PLANTING BED:

- SHRUBS (MIN. 1 GALLON):
  - YUCCA / *HESPERALOE PARVIFLORA SPP.*
  - INDIAN HAWTHORN / *RAPHIOLEPIS SPP.*
  - HOLLY / *ILEX SPP.*
  - NANDINA / *NANDINA DOMESTICA*
  - AUTUMN SAGE / *SALVIA GREGGII*
  - TEXAS SAGE / *LEUCOPHYLLUM FRUTESCENS*
  - ROSEMARY / *ROSEMARINUS SPP.*
- -OR-
- GROUNDCOVER PLANTING (MIN. 4" POT):
  - LIRIOPE / LIRIOPE SPP.
  - WINTERCREEPER / *EUONYMUS FORTUNEI*
  - MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA

IRRIGATION NOTE:

ALL CODE REQUIRED TREES AND SHRUBS TO EITHER BE WATERED BY A PERMANENT IRRIGATION SYSTEM OR A TEMPORARY SYSTEM. FOR TEMPORARY IRRIGATION, PLANTINGS TO BE LOCATED WITHIN 200 FEET OF WATER SOURCE SUCH AS A PERMANENT HOSE BIB.

CITY OF DALLAS ORDAINANCE, SEC. 51A-10.104 :

ALL CODE REQUIRED TREES AND SHRUBS WILL BE PLANTED IN COMPLIANCE WITH SECTION 51A-10.104 SOIL AND PLANTING AREA REQUIREMENTS.

SHEFFIELD ELEMENTARY SCHOOL CFBISD

ADDRESS: 18110 Kelly Blvd, Dallas TX 75287 **TRACE#:**

DATE: Apr-20 **LOT SIZE:** **444,563 SF / 10.21 Acres**

MANDATORY PROVISIONS

Non-Compliant **Street Buffer Zone (SBZ)** - Must have one 3" caliper large or medium tree per 40' of street frontage, except when existing conditions allow two small trees to substitute for each required tree. All street trees must be provided along the entire length of the lot, excluding paved surfaces at points of ingress/egress, and within an area measured from the property boundary, unless authorized for distance from the street curb.

		Right-of-way	Average Depth	Min. Depth	Max. Depth
26	Required	Freeways	15 FT	5 FT	50 FT
16	Provided	Arterials & community collectors	10 FT	5 FT	30 FT
		Local & residential collectors	7.5 FT	5 FT	25 FT

____ **Urban Streetscape** – (Option) If approved, must have a six-feet wide planting area of open soil and covered soil conditions. A minimum of one design option must be provided in the front yard or right-of-way area.

____ **Right-of-Way** – (Option) May be used for SBZ, if qualified. Must provide SBZ area of a minimum of 5' depth on the property.

Timber Oaks Dr (293 LF / 40 = 8): 8 Required; 3 New and 9 Existing Oranamental Proposed
Kelly Blvd (533 LF / 40 = 14): 14 Required; 6 New and 3 Existing Proposed
Timberglen Drive (148 LF / 40 = 4): 4 Required; 0 New and 0 Existing Proposed

Non-Compliant **Residential Buffer Zone (RBZ)** - Must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists, with an **average depth of 10' or greater, minimum depth of 5', and maximum depth of 30'**. Must include one plant group per 40' of adjacency, except when existing local utility conditions allow two small trees to substitute for each required tree, and excluding paved points of ingress/egress.

Screening is not required
X **Screening is required:** Plant group is:
____ One large or medium tree and three small trees;
____ One large or medium tree and three large evergreen shrubs;
____ One large and medium tree, two small trees, and one large evergreen shrub; or
____ One large or medium tree, one small tree, and two large evergreen shrubs.

Compliant **Interior Zone** – All required large and medium trees must be a minimum of 3" caliper. Minimum landscape area is 160 sf, with a minimum soil width of 8 feet. The center of trunk must be a minimum of 4 feet from pavement.

____ **21 to 100 parking spaces**. No parking space may be located more than 70 feet from the trunk of a large/medium tree.
X **101 or more parking spaces**. Same as above, except for parking lots in IM or IR districts with industrial and warehouse uses. Landscape area is required at end of each single row of parking spaces with a minimum of one tree, the maximum number of parking spaces between islands is 12, but no maximum number of parking spaces in a row when it abuts a median landscape area, a residential buffer zone landscape area, or a street buffer zone landscape area.

NA **Screening of off-street loading spaces**-Must be screened from residential adjacency. Must also be screened from all adjacent public streets, except CS and industrial districts. Minimum 6' height.

Compliant **Site trees - 107 credits**
X **Standard** - Must have one 2" caliper tree per 4,000 square feet of lot area with minimum of 4 trees. All site trees must be located on the lot.
111 Required 444,653 SF / 4,000 = 111 Trees
170 Provided 107 credits + 63 new trees

NA **IM and IR zoning** - Must have one 2" caliper tree per 6,000 square feet, when contains industrial or warehouse uses.
____ Required
____ Provided

DESIGN OPTION PROVISIONS

Points are required for each building site. The minimum number of design option points required for a building site:

	Lot Size	Points required (Ex.: a 4500 s.f. lot requires 4 points to be obtained)
____	0 to 999 s.f	0
____	1,000 s.f to 1,999 s.f	1
____	2,000 s.f to 9,999 s.f	2--9
____	(One point for every 1000 s.f)	
____	10,000 s.f to 19,999 s.f	10
____	20,000 s.f to 39,999 s.f	15
____	40,000 s.f to 2.99 acres	20
____	3 acres to 9.99 acres	30
35	10 acres to 19.99 acr	35
____	20 acres to 49.99 acr	40
____	50 acres and greater	50

5 **(1) Plant material bonus – 5 points maximum** – Plant materials added to the landscape design when the required amount of points for a standard design option is deficient by five points or less. All plant material must be placed in the front yard.

	Added:	Qty.
0	Small tree 0.5 pts.;	____
0	Large shrub 0.25 pts.;	
5	Large/medium tree 1 pt.	42 Excess large/medium site trees

0 **(2) Buffer zone enhancements - 20 points max.** – Each required buffer zone depth may be increased by a min. number of feet. It is not available where the street buffer zone is reduced to no more than 5% of lot area.
Options:
0 Large enhanced buffer zone (5 feet): 5 pts.
0 Small enhanced buffer zone (2 feet): 2 pts.

0 **(3) Engineered solutions for soil volume – 10 points maximum** - Use engineered solutions for providing soil volume for a minimum of 75% of required street buffer trees.
Options:
____ Minimum required soil volume, 5 pts.;
____ increase 10% above minimum requirements, 6 pts
____ + 15%, 7 pts.;
____ + 20%, 8 pts.;
____ + 25%, 9 pts.;
____ + 30% or more, 10 pts.

0 **(4) Screening – 20 points maximum.** Screen all parking lots on the lot along the entire adjacent public street frontages on a building site or artificial lot, excluding driveways and visibility triangles. Screening must be voluntary.
Options:
1) ____ Standard design (shrub ht. min. of 2' at installation), 5 pts.;
2) ____ Enhanced design*, 10 pts.;
3) ____ Grouped beds, 5 pts.**;
4) ____ Screening wall or fence (min. ht. of 3'), 5 pts.**;
5) ____ Berm (min. ht. of 3'), 5 pts.**
(* - landscape architect required; ** - may complement option 1 or 2)
Screening is mandatory in NO(A), LO(A), LO-1, LO-2, LO-3, MO(A), MO-1, MO-2 and GO(A) districts.

0 **(5) Building facade – 15 points maximum.** Facade planting areas adjacent to public streets or private
Options:
1) ____ Standard design, 5 pts.;
2) ____ Enhanced design*, 10 pts.;
3) ____ Additional grouping of medium/small trees, 5 pts.;
4) ____ One small tree per 30 ft. within 15 feet of facade, 5 pts.

0 **(6) Pedestrian uses - 25 points maximum.** Provide private or publicly accessible pedestrian facilities for at least 5% of the building site.
Options:
1) ____ Urban streetscape (minimum of 2 amenity types): 10 pts.
____ Benches;
____ Lamps;
____ Enhanced sidewalk *(not available for option 7)*;
____ 8-ft Unobstructed sidewalk;
____ Water feature;
2) ____ Special amenities in building site, 5 pts. (private), 10 pts. (public);
3) ____ Habitat restoration adjacency, 10 pts. (private), 15 pts. (public);
4) ____ Athletic fields, 10 pts., or 20 pts. (on lots over 10 acres).

0 **(7) Pavements – 15 points maximum.** Provide enhanced or special pavement to a minimum of 25% of all outdoor vehicular pavement, or 5% pedestrian-use pavement, on the lot, as applicable.
Options:
1) ____ Enhanced vehicular pavement: Texture 3 pts., Color 3 pts.;
2) ____ Permeable vehicular pavement, 5 pts.;
3) ____ Enhanced pedestrian walkways: Texture 3 pts., Color 3 pts.

10 **(8) Conservation – 25 points maximum.** Provide conservation programs on the property. It must occupy at least 5% of the lot area.
Options:
1) 10 Tree preservation in development impact area, 2 pts. for each tree up to 10 pts.;
2) ____ Habitat preservation and restoration (native grassland or woodland), 5 pts.;
3) ____ Habitat preservation and restoration – active management plan, 10 pts.;
4) ____ Habitat preservation and restoration – adjacent to primary natural areas, 15 pts.

10 **(9) Low Impact Development – 20 points maximum**. Improve the property with design to manage stormwater flow and provide surface heat abatement.
Options:
1) ____ Rain garden, max. 6 pts.;
2) ____ Bioswale, max. 10 pts.;
3) 10 Water-wise plant materials and planting beds; max. 10 pts.

16 **(10) Parking Lots – 30 points max.** for DIA 10 acres or larger; **20 points max.** for DIA less than 10 acres.
Options:
1) ____ Pedestrian pathway, 5 pts.;
2) ____ Parking islands – maximum of 10 parking spaces between landscape islands, 5 pts.;
3) ____ Parking islands - increase landscape area a minimum of 200 sf for each large/medium tree
____ +50% of required islands, 5 pts.
____ +75% of required islands, 10 pts.
4) ____ Parking islands - increase landscape area a minimum of 300 sf for each large/medium tree
____ +50% of required islands, 7 pts.
____ +75% of required islands, 12 pts.
5) ____ Parking islands – each additional parking island provided, 3 pts.
6) ____ Landscape medians – provide a minimum of 10 ft. wide landscape median with large/medium trees for a minimum of a 12 space parking row, 5 pts.
7) ____ Landscape medians – provide a minimum of 12 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 10 pts. for each full median for a maximum of 20 points on the lot.
8) ____ Landscape medians – provide a minimum of 16 ft. wide landscape median with large/medium trees for a minimum of 12 space parking row, 15 pts. for each full median for a maximum of 30 points on the lot.
9) 16 Large trees located in minimum of 500 s.f dedicated open soil area, 2 pts. for maximum of 20 pts.
10) ____ Pocket park. Provide a minimum of 2,500 s.f of contiguous open soil surface area, 20 pts.

0 **(11) General** – Provide documentation and demonstrate ability to achieve any of the following conditions.
Options:
1) ____ Provide SITES (Sustainable Sites Initiative) documentation and demonstrate ability to attain SITES certified level (65 points) or greater, 10 pts.
2) ____ Provide and implement a landscape maintenance plan for a minimum of a 3 year period, 3 pts.

41 **TOTAL POINTS** 35 **REQUIRED POINTS**

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LANDSCAPE ARCHITECTURE PLANNING

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REGISTERED LANDSCAPE ARCHITECT
REBECCA CAYE COOK
1275
STATE OF TEXAS

04-24-2020

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SHEFFIELD ELEMENTARY

18110 KELLY BLVD
DALLAS, TX 75287

Developed for
CARROLLTON-FARMERS BRANCH
INDEPENDENT SCHOOL DISTRICT

Revision	Date

Submittal	Date

Job. No.	1763010
Date	4/24/2019
Checked by	JCS
Scale	As Shown

LANDSCAPE SUP

L001

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