

BLOCK 6239
CITY OF DALLAS
(INST. NO. 20080250127)

10' SOUTHWESTERN
BELL EASEMENT
(VOL. 4120, PG. 153)

ZONE "AE"
(FLOODWAY)
(SEE NOTE 3)

ZONE "AE"
(SEE NOTE 3)

BLDG. 1

BLDG. 2

ISAAC ELAM SURVEY, ABSTRACT NO. 443
CORNELIUS COX SURVEY, ABSTRACT NO. 284

LANDSCAPE TABULATIONS: ARTIFICIAL LOT

SITE TREE REQUIREMENTS
Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of ARTIFICIAL LOT AREA: 76,147.36 S.F.

Required (19) trees, 2" cal. Provided (19) trees, 3" and 2" cal.

STREET REQUIREMENTS
Requirements: (1) tree, 3" cal. min., per 50 L.F. of frontage

ELAM ROAD, (25 L.F.)
Required (2) trees Provided (2) trees, 3" cal.

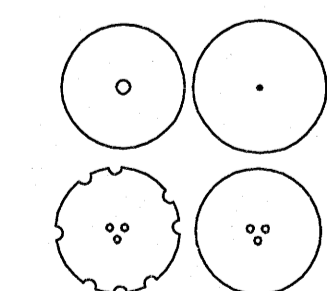
PARKING LOT
Requirement: All parking spaces must be located within 120' of large canopy tree, 2" cal. minimum
Provided

DESIGN REQUIREMENTS
Requirements: Each site shall comply with at least two design requirements in Section 51A-10.126

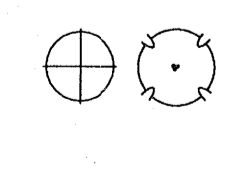
Foundation Planting Strip: Large evergreen shrubs along 100% of foundation facing

Enhanced Street Buffer: 10' width; with plant groups (1) large tree and (3) small trees

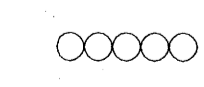
PLANT LEGEND



PROPOSED CANOPY TREE, 3" cal. TO BE SELECTED FROM ARTICLE X APPROVED PLANT LIST AND NATIVE SPECIES TO THIS AREA PER PD 883



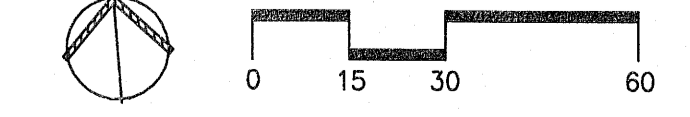
PROPOSED SMALL TREE, 2" cal. TO BE SELECTED FROM ARTICLE X APPROVED PLANT LIST AND NATIVE SPECIES TO THIS AREA PER PD 883



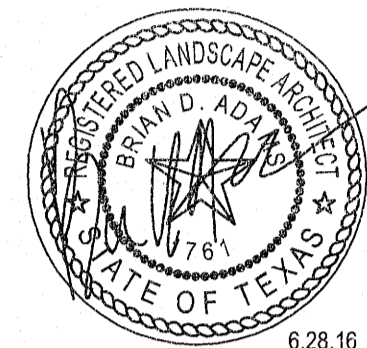
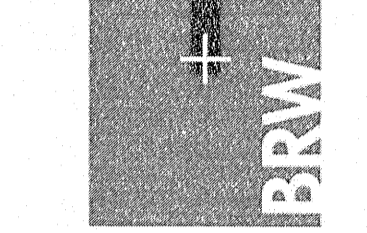
FOUNDATION SHRUBS, 36" HT.



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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DATE: JUNE 28, 2016
DRAWN BY: BDA
CHECKED BY: BDA
BRW PROJECT NUMBER: 21-41-08-00

THE FIRST TEE LEARNING CENTER AT THE TRINITY
ELAM ROAD
DALLAS, TX 75217

NO.	REVISION	DATE

LDP1.1