

**SECTION 51A-10.126 - DESIGN STANDARDS**  
 PROPOSE TO MEET THE FOLLOWING:

**STANDARD #1-**  
 (B) STREET BUFFERS- PROVIDE STREET BUFFER ALONG PUBLIC STREET FRONTAGE- PROPOSE 20' WIDE (10' FOOT MINIMUM) ALONG PUBLIC STREET. PLANT THIS BUFFER WITH REQUIRED TREES FROM AMENDED SUBSECTION (7) LISTED ABOVE- UTILIZE EXISTING TREES TO MEET THE REQUIRED PLANTING QUANTITY.

**STANDARD #2**  
 PROPOSED VARIANCE- A NEW "DESIGN STANDARD" OPTION FOR THIS PD- PROVIDE 1.4X THE MINIMUM SITE TREE COUNT REQUIRED BY 51A-10.125 (3). BY CAULPER INCH - UTILIZING EXISTING PRESERVED TREES AND SOME NEW TREES ON SITE TO FULFILL THE REQUIREMENT

BASE ARTICLE x TREES REQUIRED: 327  
 (1 TREE PER 4,000 SD)

PROPOSED TREES PROVIDED/PRESERVED: 459

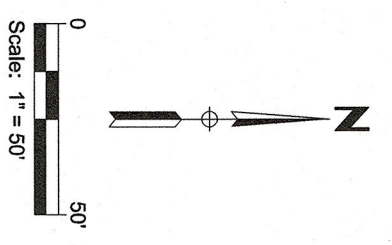
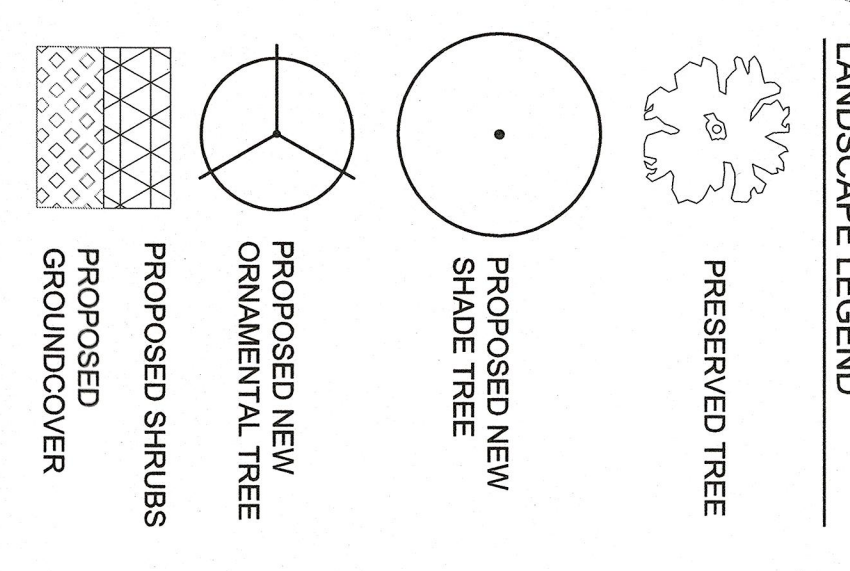
(6) PARKING LOT TREES- NO PARKING SPACE LOCATED MORE THAN 120 FEET FROM A LARGE CANOPY TREE. SEE PLAN FOR COMPLIANCE BETWEEN EXISTING AND PROPOSED TREES.

(7) BUFFER PLANT MATERIALS - VARIANCE REQUESTED AS PART OF COMPLIANCE WITH SECTION 51A-10.126 (DESIGN STANDARDS) -- REQUEST TO ALLOW FOR TWO (2) LARGE CANOPY OR NON-CANOPY TREES (60'-0" O.C. AVERAGE SPACING) TO BE ALLOWED TO MEET THE REQUIREMENT FOR BUFFER STRIP PLANTING LISTED UNDER 51A-10.125 (7) (B) (IE, NOT REQUIRE THE MIX OF CANOPY AND NON-CANOPY)

(6) MINIMUM SIZE- ALL NEW TREES WILL BE A MINIMUM 3" CALIPER SIZE WHEN PLANTED AND MEET THE CITY'S REQUIREMENTS. TREES TO BE PRESERVED ARE LARGER THAN 3" AS NOTED ON TREE SURVEY.

STREET	FRONTAGE (LENGTH FEET)	TREES REQUIRED @ 196SF	TREES PRESERVED
PRESTON ROAD	1200	244	01
CHIPPING WAY	1510	302	42
CAMPBELL ROAD	1002	210	48
CHIPPING WAY	397	71	29

- BASE ARTICLE X LANDSCAPE REQUIREMENTS:**  
 51A-10.125 (8) OTHER USES
- (1) PERIMETER LANDSCAPE BUFFER STRIP - 10' WIDTH AT RESIDENTIAL ADJACENCY. BUFFER PROVIDED ALONG CAMPBELL ROAD AND CHIPPING WAY.
  - (2) SCREENING OF OFF-STREET LOADING SPACES - N/A
  - (3) SITE TREES - 1 PER 4,000 SF  
 1,304,731 SF = 327 TREES REQUIRED
  - (4) STREET TREES - (1) PER 50', WITHIN 30 FEET OF CURB



# June Shelton School and Evaluation Center

Campus Relocation - Design Development Package

17301 Preston Road  
 Dallas, TX 75252

