

VICINITY MAP
SCALE: 1" = 2,000'

LANDSCAPE LEGEND

EXISTING TREE, IF REMOVED THEN ANY TREE SHOWN AS EXISTING SHALL BE REPLACED WITH (1) ONE SHADE / CANOPY TREE (3" CALIPER MIN.)

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

PROPOSED SHADE / CANOPY TREE (3" CALIPER MIN.):

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

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

- BEECH WILLOW / SALIX LINEARIS
- RED BUD / CERCIS CANADENSIS OR RENIFORMIS
- CRAPE MYRTLE / LAGERSTROEMIA INDICA
- POSSOMAW / ILEX BACATA
- YAUPON HOLLY / ILEX VOMITORIA
- BLACKHAW VIBURNUM / VIBURNUM RUFIDULUM

SCREENING SHRUB BED (MIN. 5 GALLON, SPACING 3.6 FT. O.C. DEPENDING ON SPECIES):

- ABELIA / ABELIA SPP.
- HOLLY / ILEX SPP.
- RED YUCCA / HESPERALOE PARVIFLORA
- MUMBY GRASS / MUHLBERGIA SPP.
- SALVIA SPP.

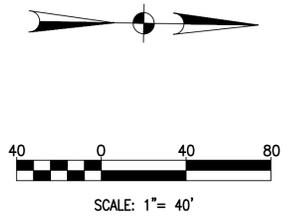
GROUND COVER PLANTING BED (MIN. 1 GALLON, SPACING 3.6 FT. O.C. DEPENDING ON SPECIES):

- AUTUMN FERN / DRYOPTERIS ERYTHROSORA
- PINK SHULCAP / SCUTELLARIA SUFFRUTESCENS
- SEDGE / CAREX SPP.
- CREEPING LILY TURF / LIRIOPE SPP.

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 100 FEET OF WATER SOURCE SUCH AS A PERMANENT HOSE BIB.

CITY OF DALLAS ORDINANCE, 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.

Site Benchmarks:
CONTROL POINT NO. 1: CUT "X" IN CONCRETE SIDEWALK AS SHOWN HEREON
ELEVATION = 615.88'
CONTROL POINT NO. 2: CUT "X" IN CONCRETE SIDEWALK AS SHOWN HEREON
ELEVATION = 619.17'



LEGEND

- (1) EXISTING SIDEWALK
- [Hatched Box] PROPOSED BUILDING
- [Cross-hatched Box] FUTURE EXPANSION AREA
- [Solid Grey Box] EXISTING BUILDING
- [Star Symbol] PROPOSED LIGHT FIXTURE ON EXISTING POLE (TYPICAL) RE: EXISTING DEVELOPMENT PLAN
- [Line with X] PROPOSED FENCE (CHAIN LINK)
- [Line] EXISTING FENCE (CHAIN LINK)
- [Triangle] VISIBILITY TRIANGLES

SITE DATA TABLE

TOTAL LOT AREA:	435,586 SF
BUILDING AREA	
EXISTING BUILDING SQ. FT.	68,240 SF
PORTABLE BUILDINGS SQ. FT. (7 BUILDINGS, 1 CLASSROOM PER BUILDING)	5,502 SF
BUILDING ADDITION SQ. FT.	1,958 SF
FUTURE EXPANSION AREA SQ. FT.	11,417 SF
TOTAL BUILDING AREA (LOT COVERAGE)	87,117 SF
LOT COVERAGE	
TOTAL LOT AREA:	435,586 SF
TOTAL LOT COVERAGE:	20.00 %
TOTAL LOT COVERAGE (SQ FT)	87,117 SF
MAXIMUM LOT COVERAGE	20 %
MAXIMUM LOT COVERAGE ALLOWED (SQ FT)	87,117 SF
TOTAL CLASSROOMS:	44

PARKING
PARKING REQUIRED (1.5 SPA PER CLASSROOM): 66
PARKING PROVIDED: 66
BICYCLE PARKING PROVIDED: 16

MAXIMUM BUILDING HEIGHT: 25 FT

NOTE*: DUMPSTER SCREENING PER SEC. 51A-4.602, TBD AT PERMITTING

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DEVELOPMENT PLAN
MARTIN WEISS ELEMENTARY SCHOOL ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

REVIEW BY:	DRAWN BY:	DATE	FILE	NUMBER	SHEET
MME	MME	07/21/25			D1