PROJECT DATA:

CURRENT ZONING PD 388 TENTH STREET HISTORIC DISTRICT
PROPOSED ZONING: SUP
SPECIFIC USE PERMIT

LOT AREA:
28,197 SQUARE FEET OR 0.65 OF AN ACRE
EXISTING STRUCTURE: DAYCARE : 1 STORY
2,033 S.F. MAIN STRUCTURE
6,047 S.F. PLAYGROUND AREA

PARKING DATA:
PARKING AREA: 5,707 S.F.

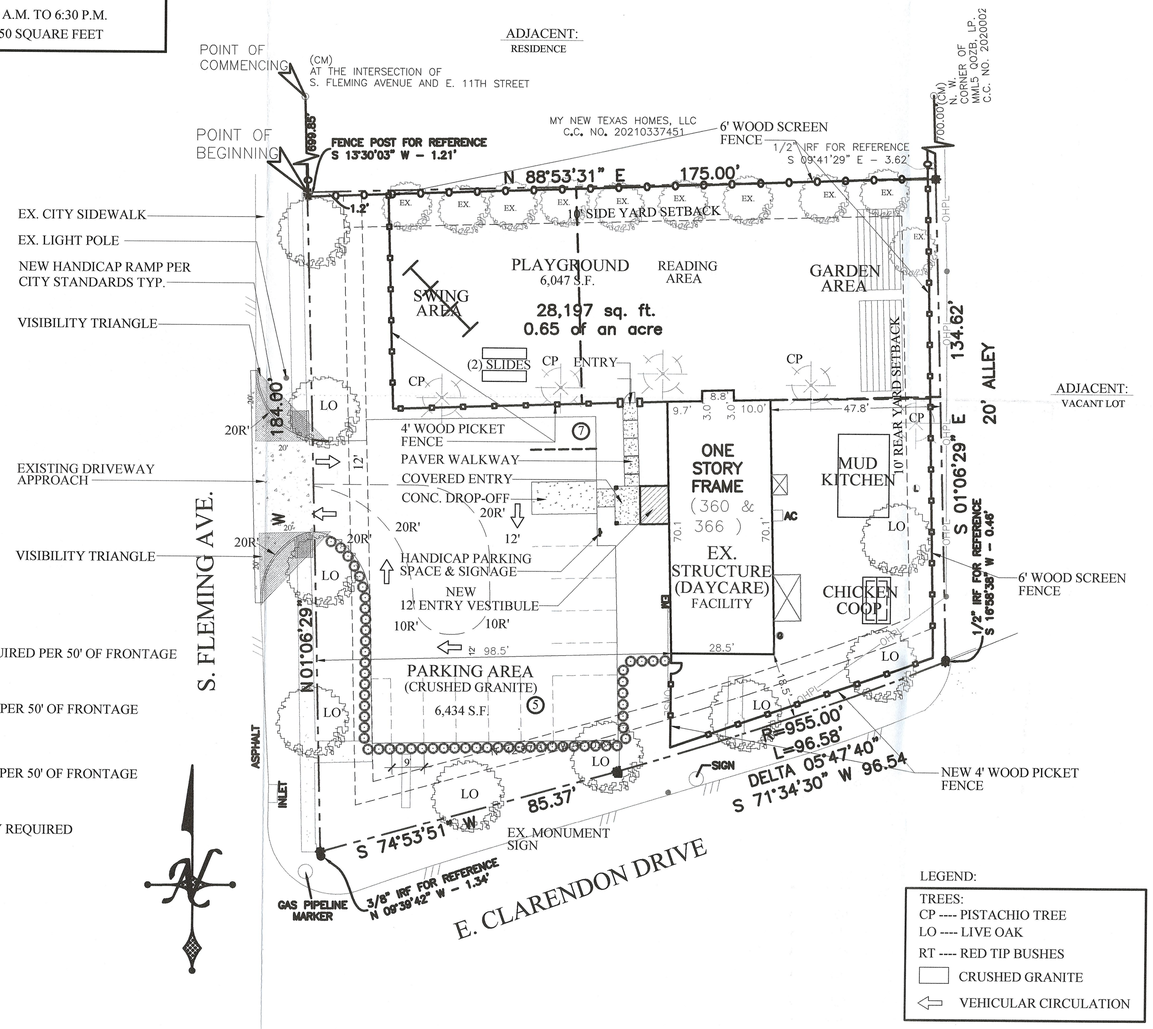
DAYCARE : 1/500 PARKING SPACES

PARKING SPACES REQUIRED 4 PARKING SPACES

PARKING SPACES PROVIDED 12 PARKING SPACES

CHILD-CARE-FACILITY

MAXIMUM NUMBER OF CHILDREN: 53
NUMBER OF EMPLOYEES: 6
BUSINESS HOURS OF OPERATION: 6:30 A.M. TO 6:30 P.M.
INDOOR FLOOR SQUARE FOOTAGE: 1950 SQUARE FEET



STREET BUFFER ZONE
(1) 3" LARGE OR MEDIUM TREE REQUIRED PER 50' OF FRONTAGE
(2) TREES MINIMUM REQUIRED

S. FLEMMING AVENUE:
(4) LARGE CANOPY TREE REQUIRED PER 50' OF FRONTAGE
(4) TREES PROVIDED

E. CLARENDIN DRIVE
(4) LARGE CANOPY TREE REQUIRED PER 50' OF FRONTAGE
(4) TREES PROVIDED

SITE TREES
(1) 2" TREE PER 4000 SF OF PROPERTY REQUIRED
(5) TREES MINIMUM REQUIRED
(5) TREES PROVIDED

LEGEND:

TREES:
CP ---- PISTACHIO TREE
LO ---- LIVE OAK
RT ---- RED TIP BUSHES
CRUSHED GRANITE
VEHICULAR CIRCULATION

PLANT SCHEDULE

EVERGREEN TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
LO	9	Live Oak	Quercus virginiana	100 gal	4"Cal	12-15` H
EXISTING	10	Live Oak	Quercus virginiana	EX.	EX.	
CP	6	Chinese Pistachio	Pistacia chinensis	EX.	4" Cal	

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	65	Dwarf Burford Holly	Ilex cornuta `Dwarf Burford`	24" @ INSTALLION

GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT
	1,806 sf	Bermuda Grass	Cynodon dactylon	Sod

NOTES:
1. PLANT QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. IN CASES OF DISCREPANCIES, QUANTITIES SHOWN ON PLAN DRAWINGS SHALL GOVERN.
2. NO SUBSTITUTION OF LANDSCAPE MATERIALS REGARDING QUANTITY, TYPE OR SIZE SHALL BE PERMITTED WITHOUT WRITTEN APPROVAL FROM DESIGNER.
3. ALL PLANTS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM EQUIPPED WITH A FREEZE GUARD AND RAIN SENSOR.
4. ALL LANDSCAPE BEDS SHOULD HAVE STEEL EDGING.
5. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

0 10 20

SCALE: 1"=20'-0"

LANDSCAPE PLAN

SUP: Z223-308 (LC)

LOT 1 OF 119/3102 OAK CLIFF ORIGINAL ADDITION TO THE CITY OF DALLAS. TEXAS AND BEING A TRACT CONVEYED TO REV. WALTER BREWER AND WIFE, FLORENCE BREWER RECORDED IN VOLUME 2003066. PAGE 1289 DEED RECORDS DALLAS COUNTY, TEXAS (D.R.D.C.T.)

PREPARED: DEC. 04, 2023

PREPARER:
JOSEPH N. ANTHONY
6205 TOWER COURT
PLANO, TX 75074

APPLICANT / OWNER:
GONZALES JESSICA I & IVAN
3619 BLUE RIDGE BLVD
DALLAS, TEXAS 75233

LA ESCUELITA SPANISH
IMMERSION PRESCHOOL
366 S . FLEMING AVE.
DALLAS, TX

RIVA DESIGN GROUP

SUP- 2