

VICINITY MAP



PLANT MATERIAL LIST SUMMARY CHART

SYM	QNTY	COMMON NAME	BOTANICAL NAME	SIZE	HT NOTES
CANOPY TREES					
	5	RED OAK	<i>Quercus shumardii</i>	3" CAL.	14-16' HGT. MIN.
	7	LACEBARK ELM	<i>Ulmus parvifolia</i>	3" CAL.	14-16' HGT. MIN.
SHRUBS					
	193	TEXAS SAGE	<i>Salvia greggii</i>	3 GAL	18" HGT. MIN
	EXISTING TREE; PRESERVE & PROTECT PER TREE SURVEY				

IRRIGATION

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED PER CITY REQUIREMENTS.

SITE INFORMATION

SITE AREA: 1,035,212 SF
23.765 ACRES
ARTIFICIAL LOT AREA: 236,977 SF
5.44 ACRES
ZONING DISTRICT: IR

LANDSCAPE REQUIREMENTS

STREET BUFFER ZONE; TELEPHONE RD
REQUIRED: 5' MIN; 10' AVG
PROVIDED: 22.5' MIN
STREET BUFFER ZONE; BONNIE VIEW
REQUIRED: 5' MIN; 10' AVG
PROVIDED: 114' MIN

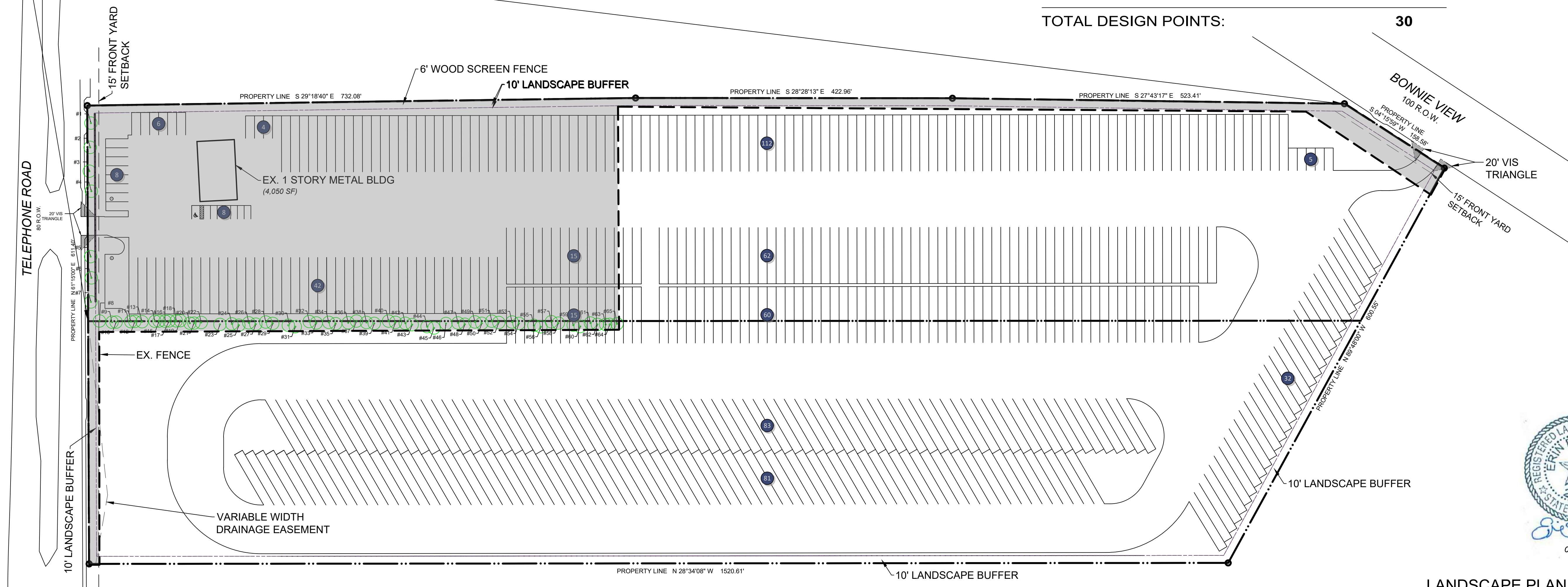
STREET BUFFER TREES
REQUIRED $\frac{1}{40}$ LF (611.40 LF-25LF=586.4):15
PROVIDED: 15
STREET BUFFER TREES
REQUIRED $\frac{1}{40}$ LF (158.85 LF-26LF=132.85):4
PROVIDED: 4

SITE TREES
REQUIRED ($\frac{1}{6000}$ SF LOT AREA): 40 TREES
PROVIDED: 97 TREES

DESIGN POINTS
REQUIRED: 30
PROVIDED:
(2)(D)ii OPTION 2A LARGE ENHANCED BUFFER: 5
(1)(D)ADDITIONAL LARGE/MEDIUM TREE : 5
(9)LOW-IMPACT DEVELOPMENT WATER-WISE PLANT MATERIAL : 10
(4)SCREENING OPTION 1 & 4: 10

TOTAL DESIGN POINTS: 30

ARTIFICIAL LOT EXTENTS



LANDSCAPE PLAN
4050 & 4011 Telephone Rd, DALLAS, TX

DALLAS WATER UTILITIES OR
SUSTAINABLE DEVELOPMENT & CONSTRUCTION
CITY OF DALLAS, DALLAS COUNTY, TEXAS
REVIEW BY | DRAWN BY | DATE | SHEET
EBF EBF 03/09/2026 L-1B

4050 & 4011 Telephone Rd DALLAS, TX

PERMIT SET

4050 & 4011 Telephone Rd DALLAS, TX



1b LANDSCAPE PLAN
SCALE: 1" = 20'-0"



E. BROOKE ASSOCIATES, LLC
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