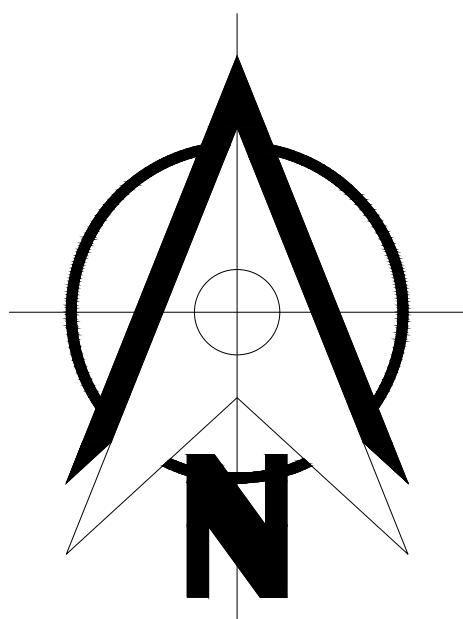


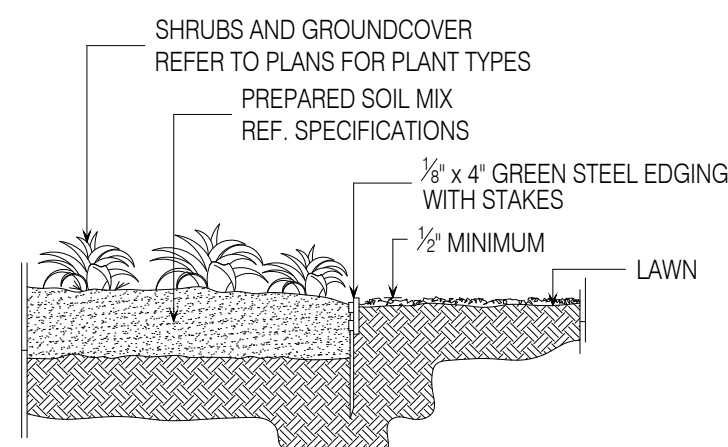
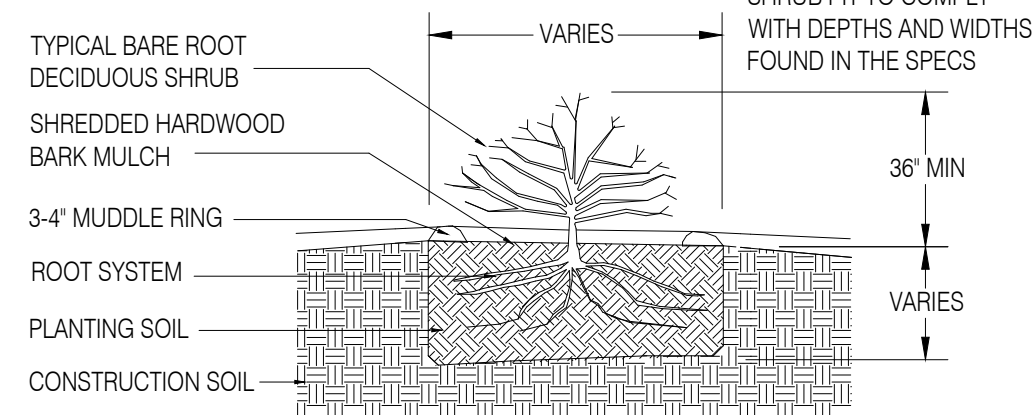
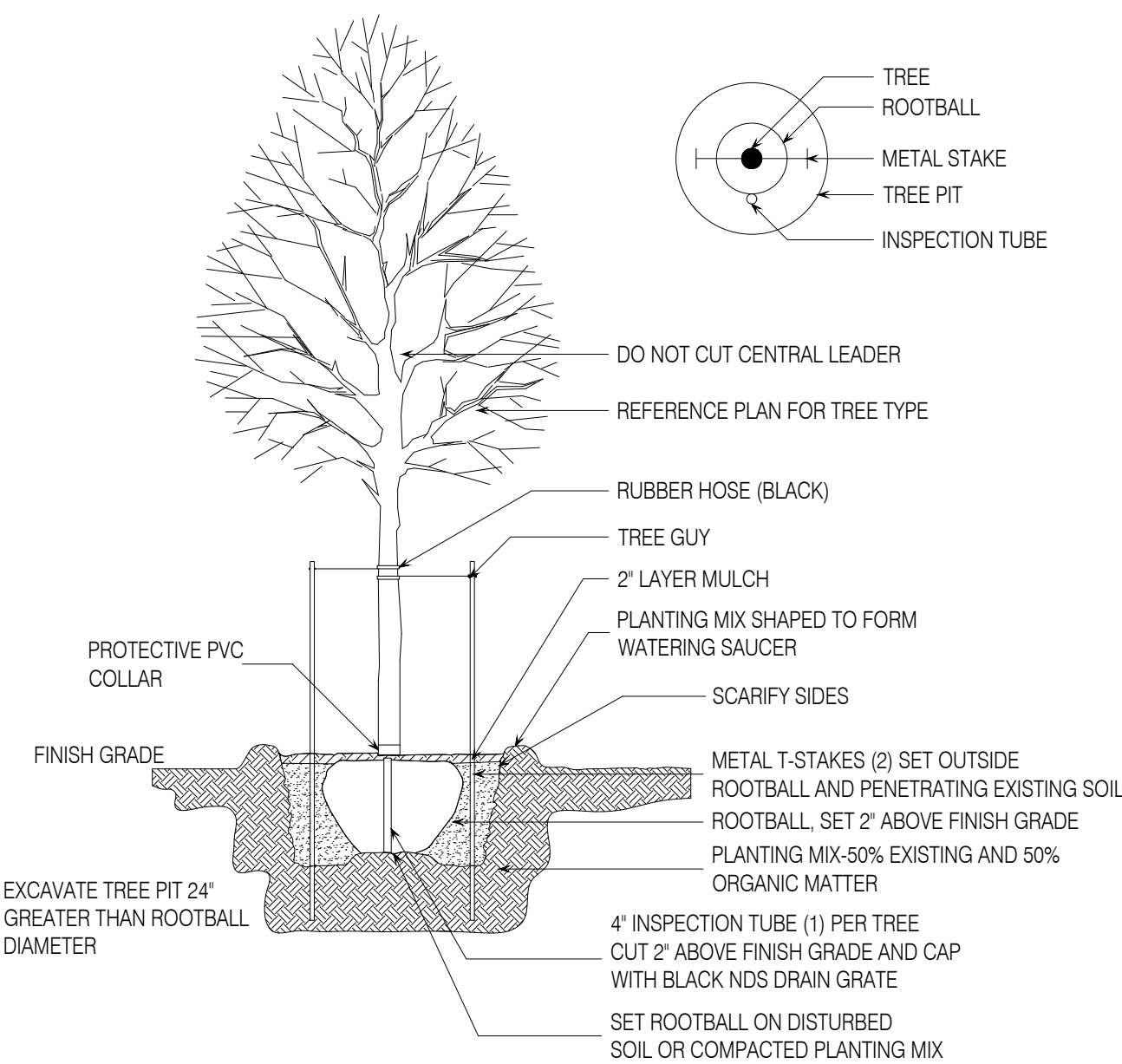
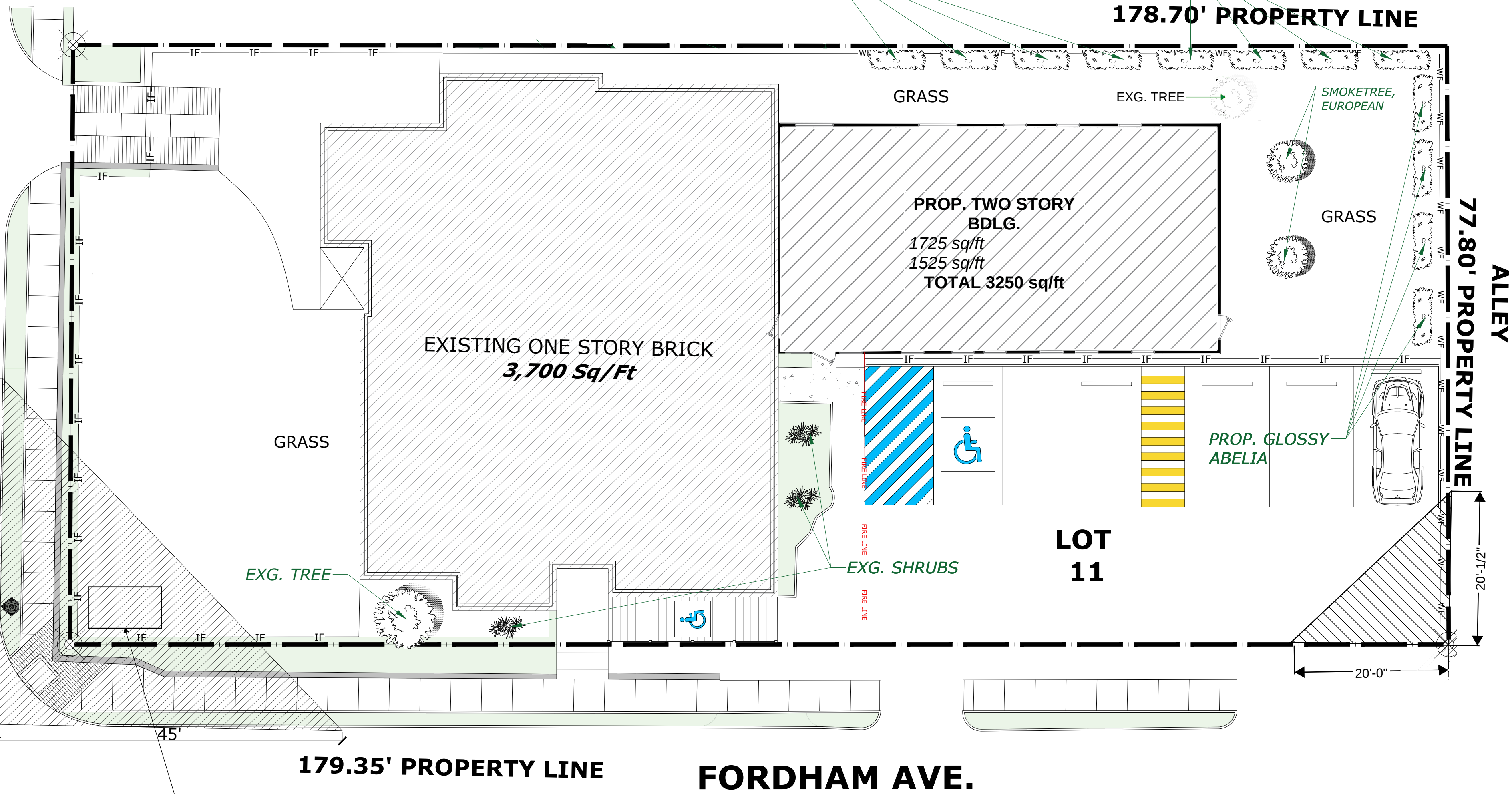


LEGEND/SYMBOL	
	CONCRETE OR ASPHALT
	GRASS
	RAMP
	4' PUBLIC SIDEWALK
	5'-8" CROSSWALK
	TREE
	IRON FENCE
	WOOD FENCE
	PROPERTY LINE
	FIRE LINE (NO PARKING)
	SET BACK
	TRIANGLE VISIBILITY 45'x45'
	UTILITY
	HYDRANT

3922 S MARSALIS AVE.

78.00' PROPERTY LINE

LANDSCAPING PLAN
SCALE: 1 TO 10



P L A N T L E G E N D					
SYM.	TYPE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE
	TREES	COTINUS COGGYGRIA	SMOKETREE EUROPEAN	5	3" Cal
	SHRUBS	ABELIA GRANDIFLORA	GLOSSY ABELIA	17	
	GRASS	STENOTAPHRUM SECUNDATUM	St. AUGUSTINE GRASS	3,962 Sq. Ft.	

Note: Previously Approved Board of Adjustment Special Exceptions BDA978-220

1. granted your request for a special exception of two (2) foot, nine (9) inches to the fence height regulations, subject to compliance with the revised site/landscape plan and the revised fence elevation plan;
2. granted your request to provide an alternate landscape plan as a special exception to the landscape requirements, subject to compliance with the revised site/landscape plan; and
3. granted your request to maintain a fence on the property as a special exception to the visibility triangle regulations, subject to compliance with the revised site/landscape plan and fence elevation plan.

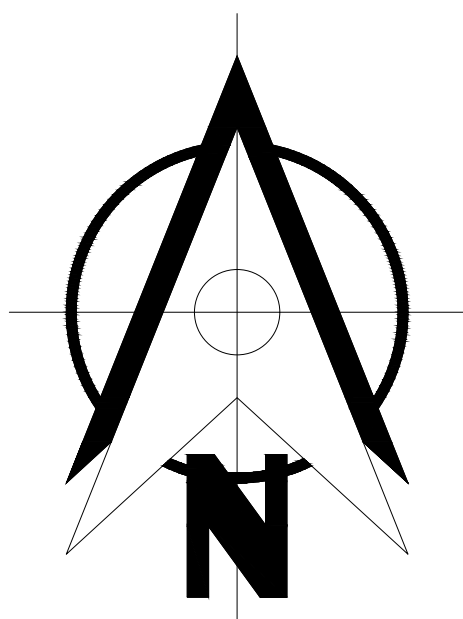
CITY STAMP

ENGINEER STAMP

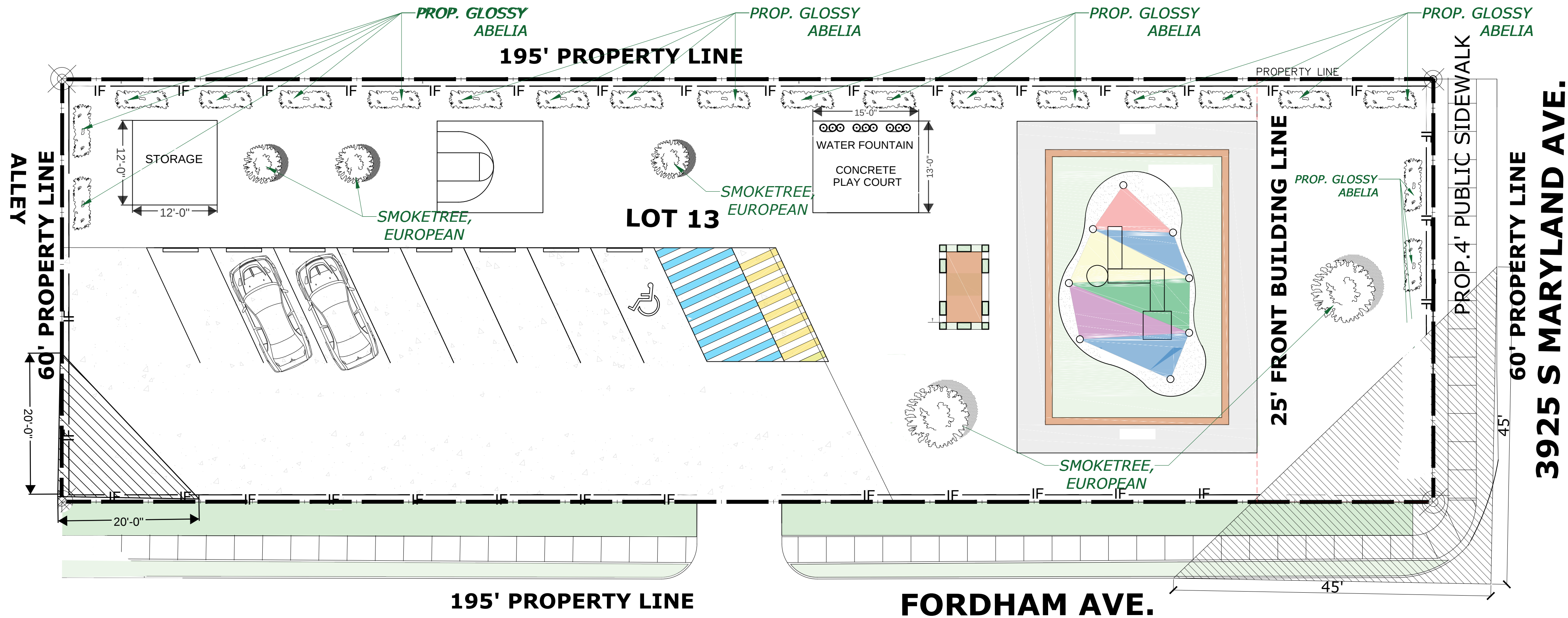
REV: 1 TO 10
SCALE: 07-21-25
DATE: SQ.FT.
DRAWING No. 03 of 04

ADDRESS: 3922 S Marsalis Ave, Dallas, TX 75216,
3925 S Marsalis Ave, Dallas, TX 75216,
SCOPE OF WORK: LOCATION
DRAWN: FM - S.H.
PLAN: LANDSCAPING PLAN

8500 N STEMMONS FWY
SUITE #2008 DALLAS, TX 75247

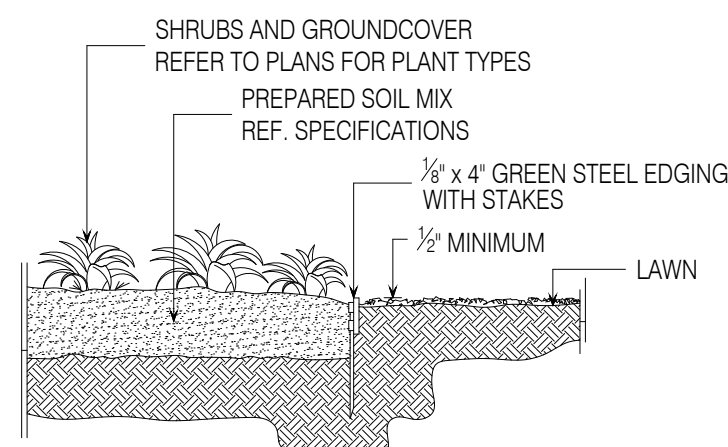
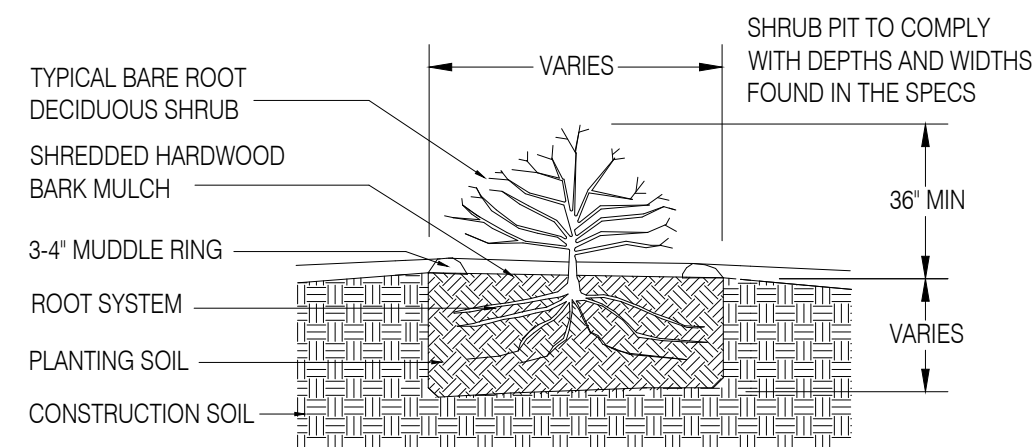
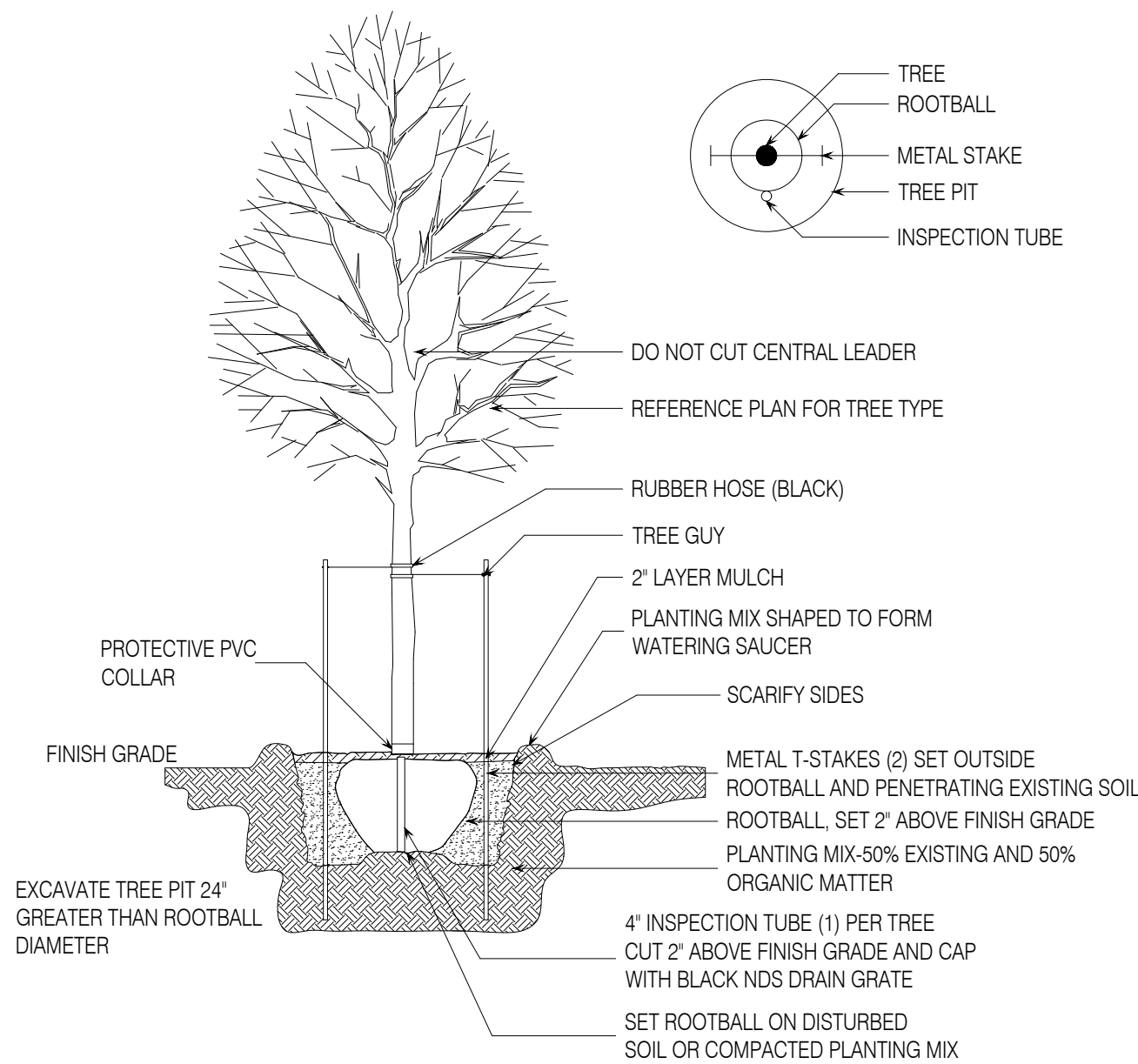


LEGEND/SYMBOL	
	CONCRETE OR ASPHALT
	GRASS
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	4' PUBLIC SIDEWALK
	5'-8" CROSSWALK
	TREE
	IRON FENCE
	WOOD FENCE
	PROPERTY LINE
	FIRE LINE (NO PARKING)
	SET BACK
	TRIANGLE VISIBILITY 45'x45'
	UTILITY
	HYDRANT



LANDSCAPING PLAN
SCALE: 1 TO 10

Project must restore curb for driveways: both on Fordham and Maryland.



P L A N T L E G E N D					
SYM.	TYPE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE
	TREES	COTINUS COGGYGRIA	SMOKETREE EUROPEAN	5	3" Cal
	SHRUBS	ABELIA GRANDIFLORA	GLOSSY ABELIA	22	
	GRASS	STENOTAPHRUM SECUNDATUM	St. AUGUSTINE GRASS	3,879 Sq. Ft.	

Note: Applicant will seek approval of the exceptions approved on adjacent lot
(Previously Approved Board of Adjustment Special Exceptions
BDA978-220 for adjacent lot)

CITY STAMP

ENGINEER STAMP

REV:

SCALE: 1 TO 10

DATE: 07-21-25

SQ.FT:

DRAWING No.

04 of 04

ADDRESS:
3922 S Marsalis Ave, Dallas, TX 75216,
3925 S Marsalis Ave, Dallas, TX 75216,

SCOPE OF WORK: LOCATION

DRAWN: FM - S.H.

PLAN:

LANDSCAPING PLAN



• CREATIVO DESIGNS •

8500 N STEMMONS FWY
SUITE #2008 DALLAS, TX 75247