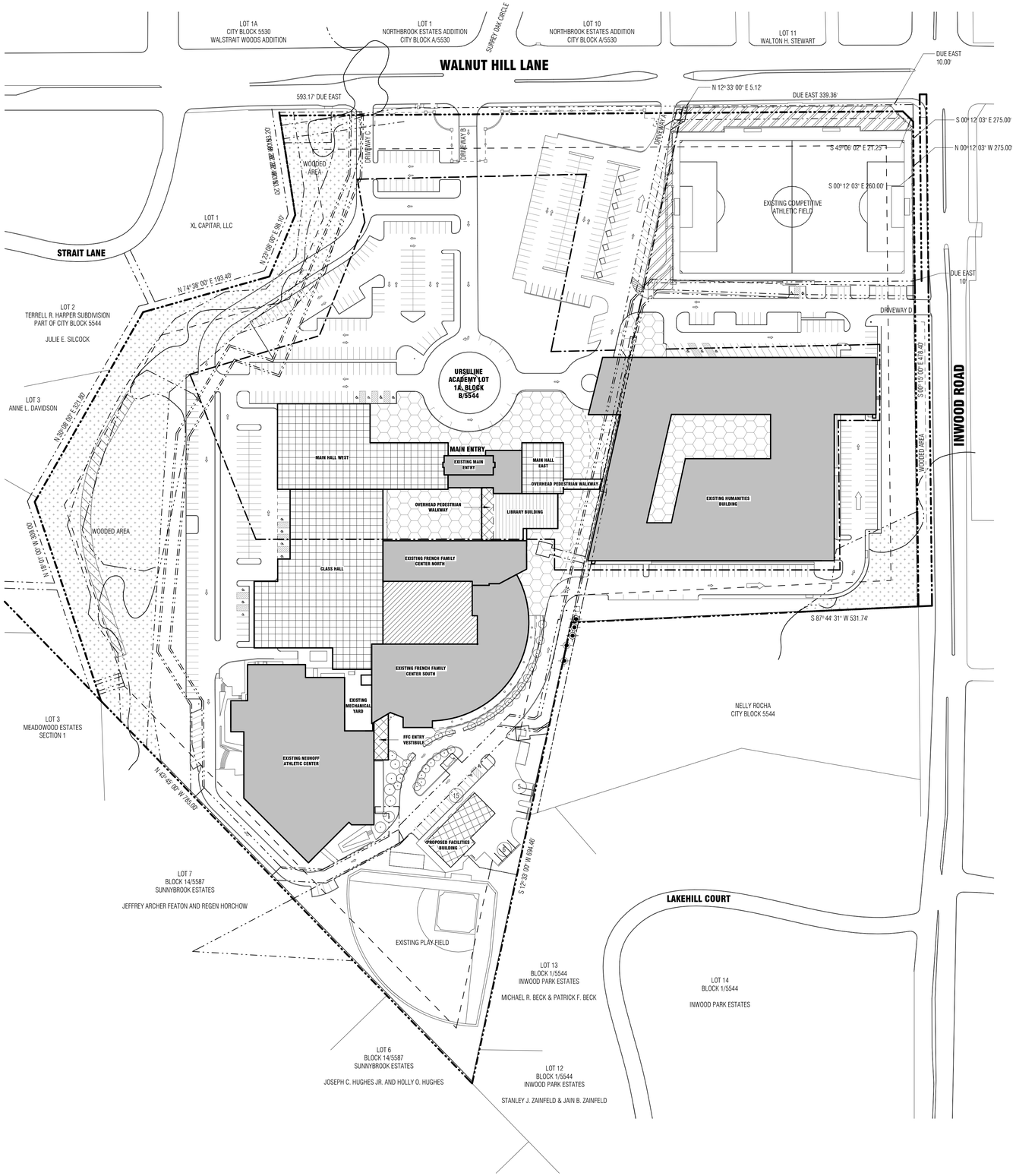

01 | LANDSCAPE PLAN Copy 1

SCALE: 1" = 80'-0"

0' 40' 80' 160'

SITE MAP

LANDSCAPE PLAN LEGEND

- EXISTING / RENOVATED BUILDING TO REMAIN
- PROPOSED NEW CONSTRUCTION / ADDITION
- FUTURE DEMOLITION
- FLOODWAY EASEMENT
- NO LANDSCAPE IMPROVEMENTS
- LANDSCAPE / PLAZA AREA: AMENITY SPACE IMPROVEMENTS
- GENERAL LANDSCAPING
- EXISTING LANDSCAPE BUFFER AT ATHLETIC FIELD TO REMAIN
- EXISTING LANDSCAPE BUFFER AT ATHLETIC FIELD TO REMAIN
- PROPERTY LINE
- EASEMENT & R.O.W.
- BUILDING AREA
- 80' BUILDING HEIGHT RESTRICTION
- BUILDING / PARKING SETBACK
- DECORATIVE FENCE

CITY OF DALLAS ARTICLE X REQUIREMENTS

City Requirements for Article X - Ursuline Academy					
Mandatory Provisions					
Tree Survey	Trees 6" caliper and greater on lot and/or within 50' of construction				
Tree Protection	Permanent protective fencing placed around the dripline of each protected tree to remain				
Protected Tree Mitigation	Replacement trees must equal, in caliper, the caliper of protected tree(s) removed				
Site Trees	1 Tree per 4,000 SF (non-industial land use) per city review				
Perimeter Landscape Buffer Strip	Must be provided along the entire length of the portion of the perimeter of the lot where residential adj. exists and at least 10ft wide				
Street Trees	One 3 inch caliper tree per 50 linear feet of street frontage				
Parking Lot Trees	Each parking space must be within 120' of a tree trunk, exempt with IR Zoning				
Dumpster Screen	6' high screening hedge (Height of plant to be 6' at the time of planting)				
Design Standards Used					
1. Foundation Planting Strip	Large evergreen shrubs in a 3' wide bed along the foundation of the building that extends along at least 50% of length facing front yards				
2. Enhanced Buffer	15' Buffer with residential adjacency in lieu of 10' buffer				
Site Trees			**Required**	**Provided**	**Existing Site Tree Credits**
Site Area: 1,125,069 SF	1,125,069/4,000=	281.27 Trees	282	**282**	210 preserved, 72 new
Perimeter Landscape Buffer Strip			**Required**	**Provided**	**Comments**
Walnut Hill			10'	**Yes**	
Inwood Road			10'	**Yes**	
Street Trees			**Required**		**Comments**
Walnut Hill (934 LF)	934/50=	18.68 Trees	18.68	**25 existing**	Meets the requirement with existing large canopy trees within 30' of back of curb
Inwood Road (739 LF)	739/50=	14.78 Trees	14.78	**19 existing**	Meets the requirement with existing large canopy trees within 30' of back of curb
Parking Lot Trees			**Required**	**Provided**	**Comments**
Each parking space must be within 120' of a tree trunk			Yes	**Yes**	Will comply
Foundation Planting Strip			**Required**	**Provided**	**Comments**
Walnut Hill (Buildings Facade)	670/2=	335 LF	335 LF	**335+ LF**	Will comply.
Inwood Road (Building LF)	296/2=	148 LF	148 LF	**148+ LF**	Will comply.
Screening of Off-Street Parking			**Required**	**Provided**	**Comments**
Walnut Hill			3' min. screen	**Yes**	Large evergreen shrub, 3' ht, 7-9 gal., 3' on center, 4' wide bed
Inwood Lane			3' min. screen	**Yes**	Large evergreen shrub, 3' ht, 7-9 gal., 3' on center, 4' wide bed

g|p

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URSULINE ACADEMY CAMPUS SITE MODEL

URSULINE ACADEMY

4900 WALNUT HILL LANE
DALLAS, TEXAS 75229

NO	REVISION	DATE

GLENN | PARTNERS PROJECT NO. 16-002

PD-002

PD #385
LANDSCAPE PLAN

09.09.2025

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