

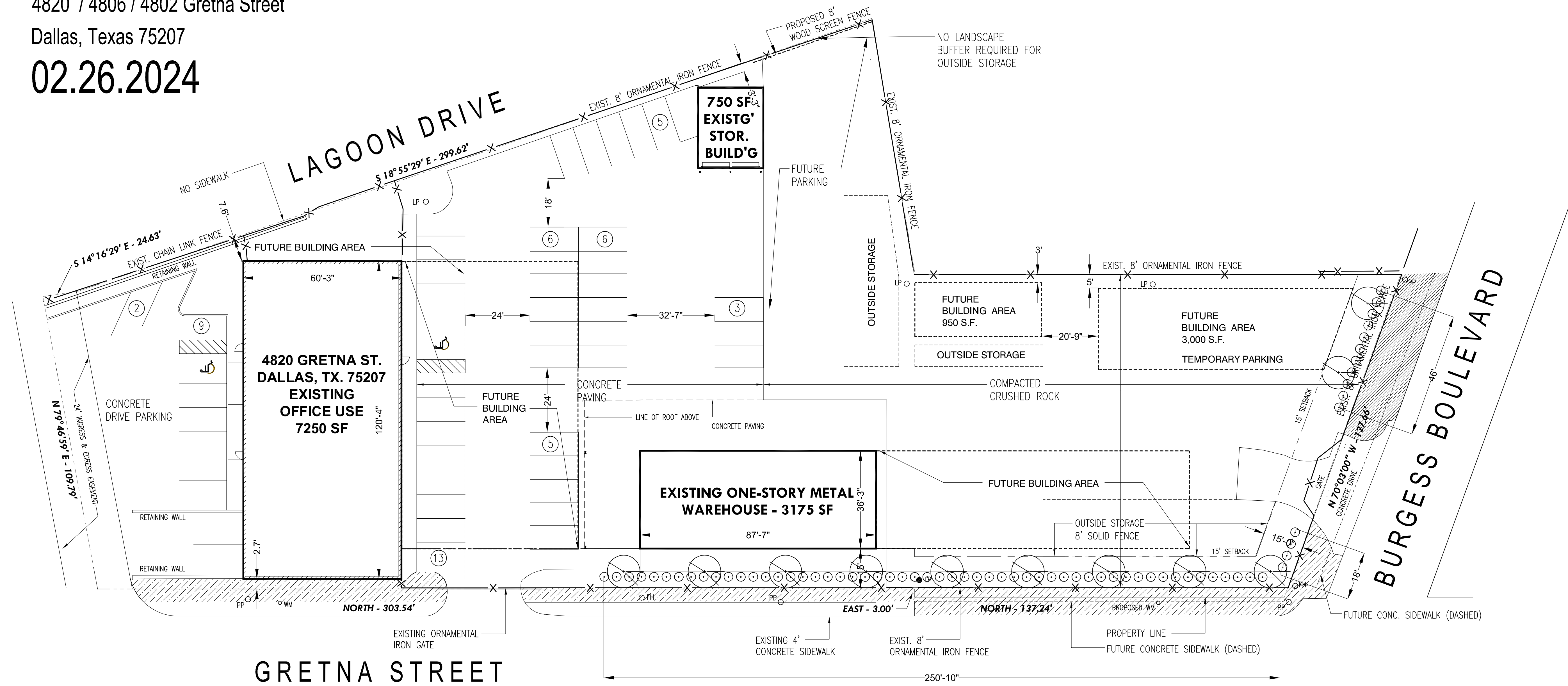
CLINT HORTICULTURE: DEVELOPMENT AND LANDSCAPE PLAN

4820 / 4806 / 4802 Gretna Street

Dallas, Texas 75207

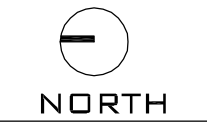
02.26.2024

studio Meyer
Architects



CLINT HORTICULTURE
 4820 / 4806 / 4802 GRETNA STREET
 DALLAS, TEXAS 75207

01 DEVELOPMENT & LANDSCAPE PLAN
SCALE 1" = 20'-0"



PROJECT DATA:
 USE: CONTRACTOR'S MAINTENANCE YARD
 SITE: 1.5927 ACRES/69,377.74 SF
 FLOOR AREA RATIO: 0.8:1
 HEIGHT: 45 FT, PLUS 12 FT FOR STRUCTURE LISTED IN SEC. 51A-4.408(a)(2)
 COVERAGE: 80%
PARKING:

- CONTRACTOR'S MAINTENANCE YARD
- SITE AREA: 1/2,000 RATIO
- 44,340 SF (EXCLUDING PARKING SF)
- OFFICE: 3/1,000 SF @ 7,250 SF
- WAREHOUSE/GREENHOUSES: 1/1,000 SF @ 3,175 SF
- TOTAL
- TOTAL PROVIDED

**FUTURE PARKING REQUIREMENTS
BASED ON ADDITIONAL FLOOR
AREA**

22.17 SPACES
21.75 SPACES
3.18 SPACES
47.1 SPACES
49 SPACES

LANDSCAPE LEGEND:

- LACEY OAK (Quercus laceyi)
~30' O.C.-6' BEHIND FENCE
10'-12' tall (2"-2 1/2" caliper)
- MIXED HEDGE - ~4' BEHIND FENCE
* 'Scarlet peaks' Yaupon Holly, (Ilex vomitoria) 6' spacing, 5-6' tall.
* Texas Mountain Laurel, (Dermato phylun) Secundiflorum, 6' spacing, 4-5' tall.
* Pflizer Juniper (Juniperus x Pflizeriana) 6' spacing, 2-3' tall.
- GROUND COVER/GRASSES/PERENNIALS

rev	date	issue title
11	30.2023	dev/landscape plan

DEVELOPMENT PLAN
D1.0
project number sheet number