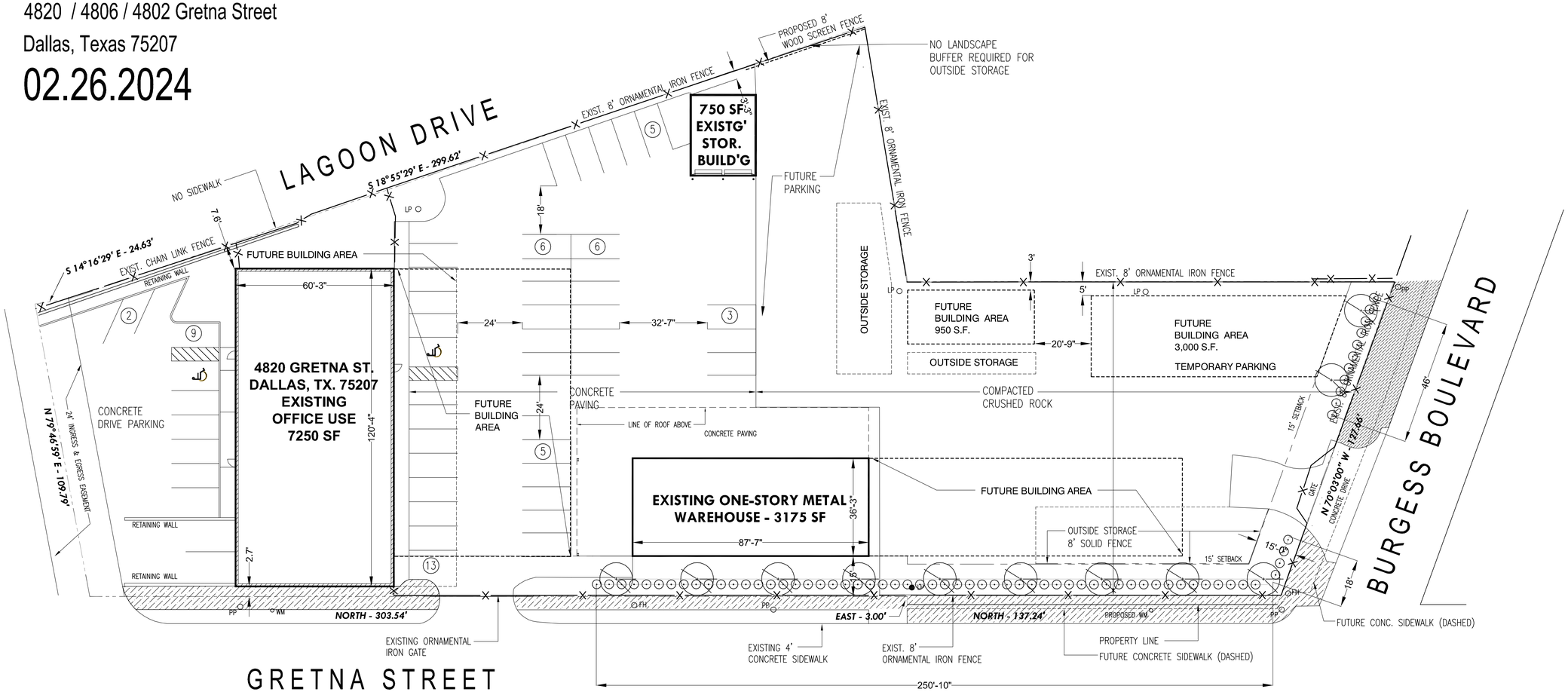
CLINT HORTICULTURE: DEVELOPMENT AND LANDSCAPE PLAN

4820 / 4806 / 4802 Gretna Street

Dallas, Texas 75207

02.26.2024



01 DEVELOPMENT & LANDSCAPE PLAN

SCALE 1" = 20'-0"

NORTH

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	FUTURE PARKING REQUIREMENTS BASED ON ADDITIONAL FLOOR AREA
SITE AREA: 1/2,000 RATIO	22.17 SPACES
44,340 SF (EXCLUDING PARKING SF	
• OFFICE: 3/1,000 SF @ 7,250 SF	21.75 SPACES
• WAREHOUSE/GREENHOUSES: 1/1,000 SF @ 3,175 SF	3.18 SPACES
TOTAL	47.1 SPACES
TOTAL PROVIDED	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.
* Pfitzer Juniper (Juniperus x Pfitzeriana) 6' spacing, 2-3' tall.

GROUNDCOVER/GRASSES/PERENNIALS

studio Meyer
Architects
408 exposition ave
dallas, texas, 75226

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4820 / 4806 / 4802 GRETNA STREET
DALLAS, TEXAS 75207

rev	date	issue title
	11.30.2023	dev / landscape plan

DEVELOPMENT PLAN

D1.0

project number sheet number