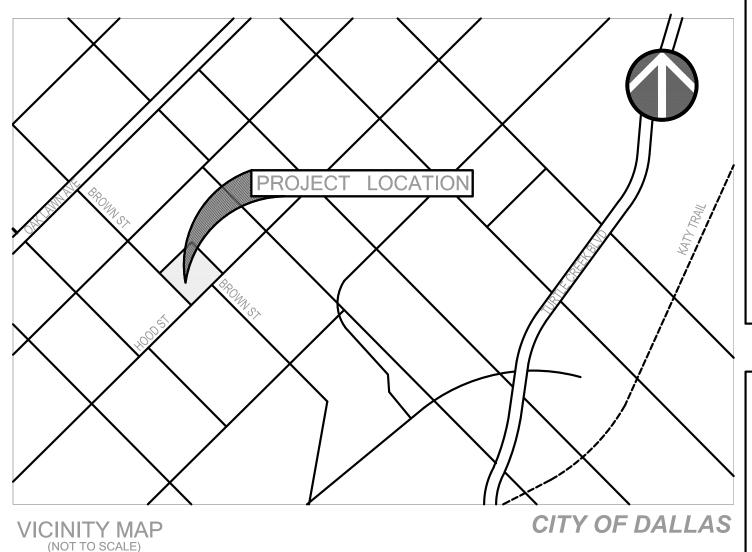
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
MIN. FRONT YARD SETBACK: HOOD STREET	15 FT
MIN. FRONT YARD SETBACK: BROWN STREET BELOW 36' IN HEIGHT	10 FT
MIN. FRONT YARD SETBACK: BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK: ALLEY BELOW 36' IN HEIGHT	15 FT
MIN. SIDE YARD SETBACK: ALLEY ABOVE 36' IN HEIGHT	50 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY BELOW 36' IN HEIGHT	25 FT
MIN. SIDE YARD SETBACK: NEIGHBORING PROPERTY ABOVE 36' IN HEIGHT	50 FT
MAX. BUILDING HEIGHT	370 FT
MAX. LOT COVERAGE BELOW 36' IN HEIGHT	62%
MAX. LOT COVERAGE ABOVE 36' IN HEIGHT	38%
MAX. TOTAL FAR	9.26 : 1
LOADING PROVIDED	2 MEDIUM (35' X 11')
MINIMUM PARKING PROVIDED	2.25 SPACES PER UNIT
MAXIMUM ALLOWED UNITS	104 UNITS
MAX. UNITS PER LAND AREA	1 UNIT PER 312 SF SITE AREA



- EXTENT OF ENHANCED PAVING

HOCKER

SUB-DISTRICT: MF3

TOTAL LOT AREA = 0.745 ACRES

PD 193 LANDSCAPE REQUIREMENTS

TOTAL FRONT YARD (F.Y.) = 2,614 S.f.

REQUIRED LANDSCAPE SITE (PEDESTRIAN AREAS & PLANTING AREA): 20% OF ENTIRE SITE & 60% OF FRONT YARD

TOTAL LANDSCAPE SITE AREA: REQUIRED = 6,488 S.F. (20% OF SITE) PROVIDED = 7,002 S.F. (22% OF SITE)

L.S.A IN FRONT YARD AREA: REQUIRED = 2,250 S.F. (50% OF FY) PROVIDED = 2,579 S.F. (60% OF FY)

REQUIRED GENERAL PLANTING AREA (MUST BE TREES, PLANTING, GROUNDCOVER): 50% OF LANDSCAPE SITE AREA & 25% OF FRONT YARD

GENERAL PLANTING AREA (OF LSA) REQUIRED: 3,244 S.F. (50% OF LSA) PROVIDED= 3,555 S.F. (57% OF LSA)

GENERAL PLANTING AREA (OF FY) REQUIRED: 1,125 S.F. (25% OF FY) PROVIDED= 1,334 S.F. (33% OF FY)

REQUIRED SPECIAL PLANTING AREA (MUST BE TREES, SHRUBS): 20% OF GPA (1P: 6 SF) & 5% OF FY (1P: 6 SF)

SPECIAL PLANTING AREA (OF GPA) REQUIRED: 650 S.F. (20% OF GPA/ 1P:6 SF) PROVIDED= 700 S.F.

SPECIAL PLANTING AREA (OF FY) REQUIRED: 225 S.F. (5% OF FY/ 1P:6 SF) PROVIDED= 250 S.F.

REQ'D SITE TREES (1 PER 4000 SF) = 9 TREES @ 3.5" CAL (31.5" CAL TOTAL).

> 0 TREES (0" MITIGATION) TO BE REMOVED, 12 TREES (56" CAL. TOTAL) TO BE PROVIDED

REQ'D STREET TREES (EVERY 25' ON STREET FRONTAGE: 187' OF FRONTAGE) = 8 TREES @ 3.5" CAL (28" CAL TOTAL).

11 TREES PROVIDED (62" CAL TOTAL)

PD 193 NOTES:

PERVIOUS LOT COVERAGE: GROUND LEVEL PERVIOUS LOT COVERAGE IS 13 PERCENT.

A MINIMUM 30 PERCENT OF THE PODIUM ROOF AREA IS COVERED WITH IMPROVEMENTS THAT MINIMIZE HEAT PRODUCTION, WHICH INCLUDE:

(1) RAISED PLANTERS

(2) SWIMMING POOL

NOTES:

PLANTING LOCATION NOTES: TREES CAN BE ADJUSTED OR REMOVED BEYOND LOCATIONS SHOWN ON THIS PLAN IN THE EVENT **EXISTING OR PROPOSED UTILITIES OF ANY KIND,** TRANSFORMERS OR GRADE ISSUES CAUSE SUCH LOCATIONS TO BE DETRIMENTAL TO THE TREES LONG TERM GROWTH AND WELFARE

TREE MITIGATION NOTES: NO EXISTING TREE ON SITE

SOIL NOTES:

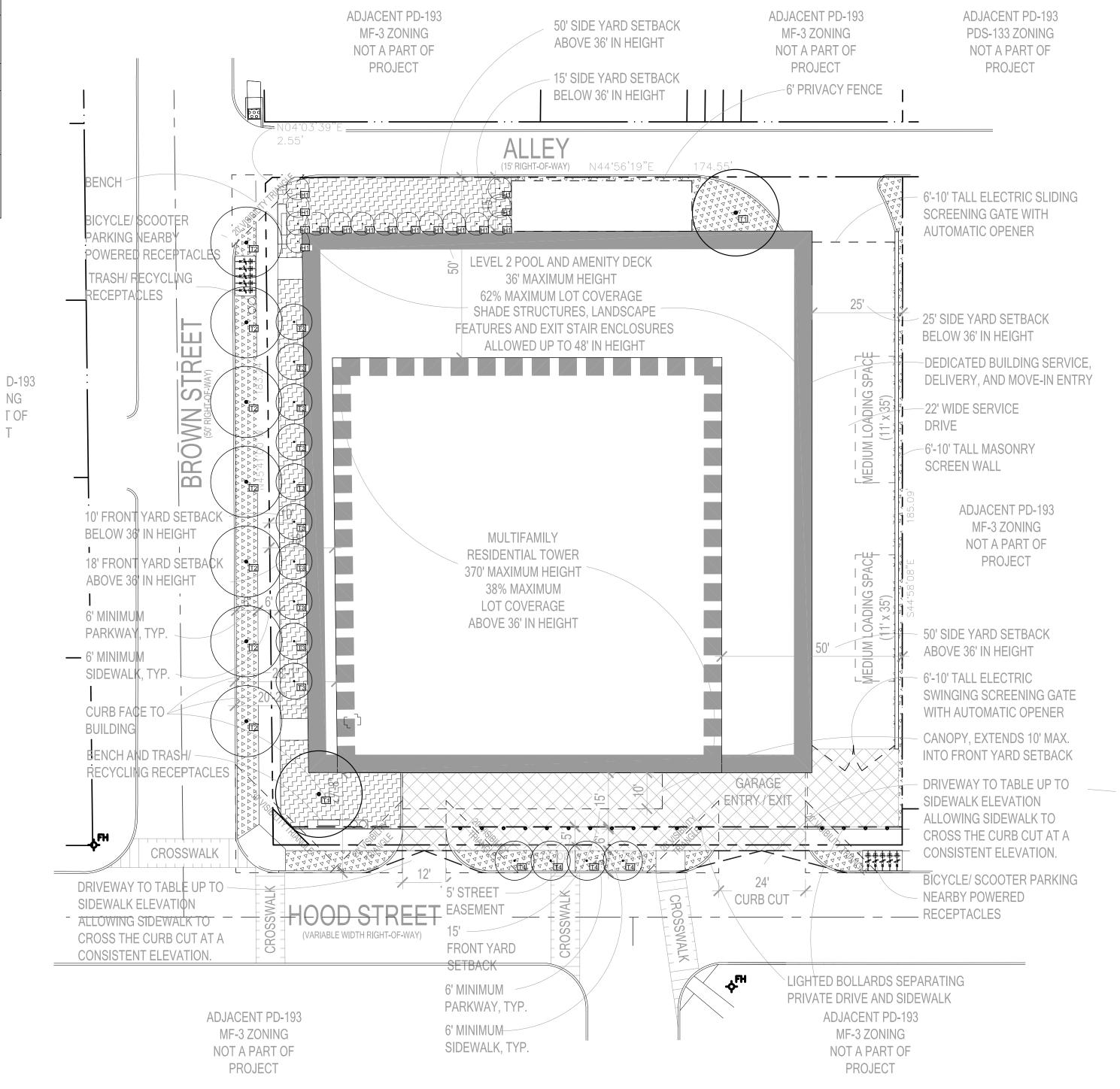
ALL TREES WILL BE PLANTED IN SOIL QUANTITIES THAT AREA IN ACCORDANCE WITH CITY OF DALLAS ARTICLE X REQUIREMENTS

IRRIGATION NOTES:

ALL LANDSCAPE AREAS WILL BE IRRIGATED BY A **FULLY AUTOMATIC IRRIGATION SYSTEM. A** PERMANENT DRAINAGE WILL BE INSTALLED THAT **COMPLIES WITH INDUSTRY STANDARDS.**

PLANT LEGEND & SYMBOL KEY

KEY	PLANT QUANTITY	SYMBOL	COMMON NAME BOTANICAL NAME	PLANT SIZE	
T1	2	o T1	LARGE SHADE TREE	8" CAL.	
T2	7	o T2	LARGE SHADE TREE	6" CAL.	
Т3	10	° T3	FASTIGIATE TREE	4" CAL.	
Т4	4	o T4	FASTIGIATE TREE	5" CAL.	
HEDGES & LARGE SHRUBS					
H1	15	o H1	HEDGE	30 GAL	
PLANTING AREA					
P1			GROUND COVER PLANTING AREA (GENERAL)		
P2			SHRUB PLANTING AREA (SPECIAL)		



High Rise Residential



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