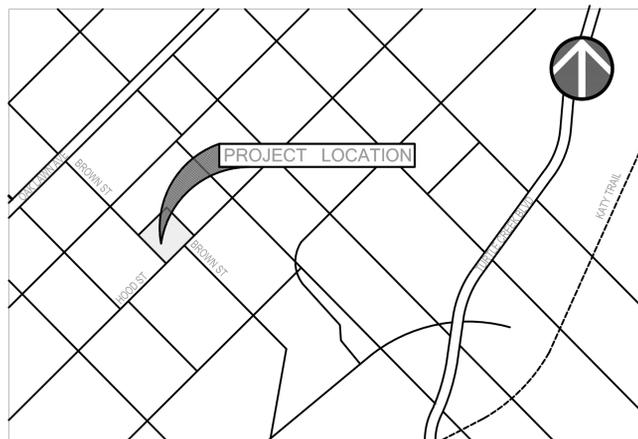


PROJECT DATA TABLE	
TOTAL SITE AREA	32,452 SF (0.745 AC.)
LAND USE	MULTIFAMILY
MIN. FRONT YARD SETBACK: HOOD STREET	15 FT
MIN. FRONT YARD SETBACK: BROWN STREET BELOW 36' IN HEIGHT	10 FT
MIN. FRONT YARD SETBACK: BROWN STREET ABOVE 36' IN HEIGHT	18 FT
MIN. SIDE YARD SETBACK: ALLEY BELOW 36' IN HEIGHT	15 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



VICINITY MAP
(NOT TO SCALE)

XXXXXX - EXTENT OF ENHANCED PAVING

PD 193 LANDSCAPE REQUIREMENTS

SUB-DISTRICT: MF3
TOTAL LOT AREA = 0.745 ACRES
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, GROUND COVER): 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
TREES				
T1	2	○ T1	LARGE SHADE TREE	8" CAL.
T2	7	○ T2	LARGE SHADE TREE	6" CAL.
T3	10	○ T3	FASTIGIATE TREE	4" CAL.
T4	4	○ T4	FASTIGIATE TREE	5" CAL.
HEDGES & LARGE SHRUBS				
H1	15	○ H1	HEDGE	30 GAL.
PLANTING AREA				
P1		△	GROUND COVER PLANTING AREA (GENERAL)	
P2		■	SHRUB PLANTING AREA (SPECIAL)	

