

**SITE INFORMATION:**  
 ZONING DISTRICT: PD 849 TRACT II  
 LOT AREA: 23,173 / 0.532 ACRES  
 LAND USE: MEDICAL CLINIC

MAXIMUM FLOOR AREA: 48,000 SF  
 MAXIMUM BUILDING HEIGHT: 36' HT. MAX. / THREE STORIES  
 MAXIMUM LOT COVERAGE: 80%

MINIMUM SETBACKS:  
 FRONT YARD: 15'  
 SIDE YARD: 0'  
 REAR YARD: 0'

PARKING:  
 REQUIRED: 22 SPACES  
 PROVIDED: 21 SPACES  
 (1) SPACE REDUCTION FOR SIX ADDITIONAL BIKE SPACES

- GRAPHIC LEGEND**
- EXISTING TREE TO REMAIN
  - (8) LARGE / MEDIUM TREE 4" CAL. 32"
  - (6) LARGE / MEDIUM TREE 4" CAL. 24"
  - SMALL TREE, 2" CAL.
  - ACCENT SHRUBS
  - LARGE SHRUBS / GRASSES
  - LARGE EVERGREEN SHRUBS
  - GROUND COVER
  - SOLID SOD BERMUDAGRASS
  - ENHANCED PEDESTRIAN PAVING
- ALL PLANT MATERIAL TO BE SELECTED FROM ARTICLE X PLANT LIST

**LANDSCAPE TABULATIONS: TRACT II**

**SITE TREE REQUIREMENTS**  
 Requirements: (1) tree, 2" cal. min., per 4,000 s.f. of lot area: 23,173 s.f.  
 Required (6) trees, 2" cal. Provided (15) trees, 2" to 3" cal.

**STREET BUFFER ZONE**  
 Requirements: (1) tree, large or medium, 3" cal. min., per 40 l.f. of frontage  
 Required (3) trees, 3" cal. Provided (4) large / medium trees, 3" cal.

**SCYENE ROAD: (109.00 l.f.)**  
 Required (2) trees, 3" cal. Provided (2) large / medium trees, 3" cal.

**IMPERIAL STREET: (77.56 l.f.)**  
 Required (2) trees, 3" cal. Provided (2) large / medium trees, 3" cal.

**INTERIOR ZONE: (22 spaces)**  
 Requirement: (1) large or medium tree per 12 spaces; All parking spaces must be located within 70' of large or medium canopy tree; 3" cal. minimum  
 Required (2) trees, 3" cal. Provided (2) trees, 3" cal.

**DESIGN REQUIREMENTS**  
 Requirements: Each site shall comply with Section 51A-10, 126 meeting the minimum number of points required for a building site area.  
 LOT SIZE: 522 Acres (22,779.26 s.f.)  
 REQUIRED POINTS: 15 POINTS  
 PROVIDED POINTS: 15 POINTS

Building Facade; public street; Enhanced Design 10 points  
 Building Facade; additional groupings of small tree 5 pts.  
 Enhanced Pedestrian Walkways; color / textures 6 pts

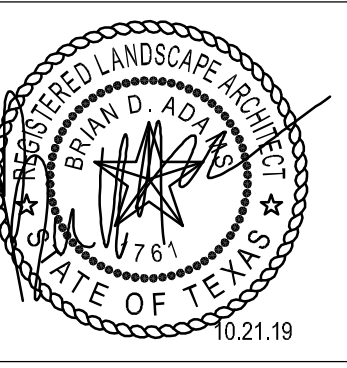
**DEVELOPMENT PLAN**  
 PLANNED DEVELOPMENT DISTRICT NO. 849  
 TRACT II  
 D189-020

OWNER:  
 FRI HS GP, LLC  
 4716 ELSIE FAYE HEGGINS ST.  
 DALLAS, TEXAS 75210  
 CONTACT: MS. DOROTHY HOPKINS  
 469-221-0682

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

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**HATCHER STATION**  
 DENTAL CLINIC  
 DALLAS, TEXAS



- Issue For:**
- Design Development
  - Progress
  - Bidding
  - Permit
  - Construction

Original Issue Date:  
 SEPT. 16, 2019

**LANDSCAPE DEVELOPMENT PLAN**

Drawn By: BDA  
 Checked By: BDA  
 Current Date: OCTOBER 21, 2019  
 Drawing #: LDP.1