

**PARKING**  
 PD 193 - SUBSECTION (GF)  
 SITE: .7451 AC (32,456.37 SF)  
 SITE: ZONED: GR

**OFF-STREET PARKING**  
 TYPICAL PARKING DIMENSIONS ARE 8.5' X 18' TYP. MIN.

61 STANDARD PARKING  
 05 HANDICAP PARKING  
 66 TOTAL PARKING SPACES PROPOSED ON SITE

**SITE LANDSCAPE AREA**  
 TOTAL PERMEABLE AREA = 1,147.57

**LANDSCAPE TABULATION PD 193 - SUBSECTION (GF)**  
 SITE: .7451 AC (32,456.37 SF) ZONED: GR

**VEGETATION (V)**  
 DOUGLAS AVENUE @ LEMMON AVE  
 LEMMON AVE (ONE WAY)  
 45' FT NOT REQUIRED ONE WAY EAST BOUND

**DRIVEWAY INTERSECTIONS**  
 DOUGLAS AVE  
 20' FT REQUIRED  
 20' FT PROVIDED

**LEMMON AVE**  
 20' FT REQUIRED  
 20' FT PROVIDED

**MAXIMUM LOT COVERAGE**  
 MIN PERMEABLE COVERAGE ALLOWED 80% = 19,475.82 SF  
 MIN PERMEABLE COVERAGE PROVIDED 86% = 31,206.57 SF

**STRUCTURE**  
 IMPERVIOUS SURFACE = 24,838.37 SF  
 PERVIOUS SURFACE = 1,147.57 SF

**OFF-STREET PARKING**  
 61 STANDARD PARKING  
 05 HANDICAP PARKING  
 67 TOTAL PARKING

**LANDSCAPE, STREETSCAPE, SCREENING AND FINISHING STANDARDS**  
 PARKING LOT SCREEN  
 3' ARCHITECTURAL SCREEN WALL PROVIDED  
 30' MAXIMUM HT. SCREEN SHRUBS OCCUR W/IN SHORT VISIBILITY ANGLES  
 36' MAXIMUM HT. SCREEN SHRUBS OCCUR OUTSIDE OF SHORT VISIBILITY ANGLE

**DESIGNATED LANDSCAPE AREAS (FOR OR SUB-DISTRICT)**  
 REQUIRED FRONT YARD SETBACK  
 BETWEEN BUILDING SET BACK LINE AND PL ADJACENT STREETS  
 STREET FRONTAGE = 300.00'  
 10' TO 10' 0" TO 10' 0" = 3,500.00 SF

**LANDSCAPE SITE AREA (LSA)**  
 80% TO BE OPEN AND PERMEABLE AND CAN CONTAIN PEDESTRIAN PAVEMENT,  
 PLANT MATERIAL, NOT REQUIRED, W/IN HIS STRUCTURE.  
 80% OF (RPT) REQUIRED = 3,245.57 SF  
 80% OF (RPT) PROVIDED = 3,119.57 SF

**GENERAL PLANTING AREA (GPA)**  
 12% OF (RPT) REQUIRED = 324.57 SF  
 12% OF (RPT) PROVIDED = 324.57 SF

**SPECIAL PLANTING AREA (SPA)**  
 MUST BE LOCATED WITHIN 10' OF PL  
 4' X 8' OF (RPT) PROVIDED = 112.57 SF  
 4' X 8' OF (RPT) PROVIDED = 112.57 SF

**MINIMUM PROVIDE 75% LANDSCAPE COVERAGE**  
 PROVIDE 1 PLANT EACH 4' S.P. TREES, SHRUBS AND VINES ONLY  
 19 PLANT TYPES OF TREES, SHRUBS AND VINES REQUIRED  
 47 PLANT TYPES OF TREES, SHRUBS AND VINES REQUIRED  
 1 TREE, 75 SHRUBS, 21 VINES  
 EXISTING STREET TREES IN PARKWAY NOT INCLUDED.

**PARKWAY PLANTING AREA**  
 TREES, TURF GRASS, FLOWERS OR GROUNDCOVER MUST COVER 75% MIN. REQUIRED.  
 PARKWAY = 1,177.57 SF  
 IMPERVIOUS AREA = 3,530.57 SF  
 PERVIOUS AREA = 143.57 SF

**75% (2.00' S.P.) OF TREES, TURF, FLOWERS OR GROUNDCOVER REQUIRED.**  
 19% ( 2.00' S.P.) OF TREES, TURF, FLOWERS OR GROUNDCOVER PROVIDED.

**IRRIGATION AND DRAINAGE SYSTEM**  
 ALL LANDSCAPING WILL BE IRRIGATED AND DRAINED BY AN AUTOMATIC IRRIGATION AND PERMANENT  
 DRAINAGE SYSTEM DESIGNED TO COMPLY WITH INDUSTRY STANDARDS.

**OFF-STREET PARKING REQUIREMENTS**  
 ALL SURFACE PARKING IS SCREENED FROM STREET AND RESIDENTIALLY ZONED PROPERTY,  
 SCREEN = RESIDENTIAL SHRUBS  
 6' HT. MIN. WOOD OR MASONRY FENCE REQUIRED  
 6' HT. MIN. WOOD FENCE PROVIDED (EXISTING)

**SCREENS - DOUGLAS AVE.**  
 SCREENING NOT EXCEED 24" HT. REQUIREMENT FOR S.V.A.  
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE, PLANTED 24" O.C.  
 18" MIN. SOIL DEPTH OF 24" RECOMMENDED.  
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.  
 18" MIN. SOIL DEPTH OF 24" PROVIDED

**SCREENS - LEMMON AVE.**  
 SCREENING NOT EXCEED 24" HT. AS REQUIRED W/IN SHORT VISIBILITY ANGLE.  
 HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.  
 18" MIN. SOIL DEPTH OF 24" RECOMMENDED.  
 HEDGE-SIZE EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.  
 18" MIN. SOIL DEPTH OF 24" PROVIDED  
 A 36" HT. DECORATIVE MASONRY WALL WITH EVERGREEN VINES @ 4' O.C. PROVIDED (CLEAR OF S.V.A.)

**GARBAGE STORAGE AREA SCREENING**  
 SCREENED FROM PUBLIC STREET AND PROPERTY OF A RESIDENTIAL DISTRICT PROVIDED  
 SCREENED FROM PUBLIC STREET AND PROPERTY OF A RESIDENTIAL DISTRICT PROVIDED  
 6' MASONRY WALL PROVIDED

**SCREENS**  
 6' MINIMUM WIDTH REQUIRED  
 LEMMON AVE - 6' MIN. WIDTH PROVIDED (EXISTING)  
 DOUGLAS AVE - 6' MIN. WIDTH PROVIDED (EXISTING) \*CONFORM

**TREES**  
 TREE PLANTING ZONE  
 1 TREE / 25 LF @ 3.5" MIN. CAL. AND 14" MIN. HT. REQUIRED  
 VERTICAL HT. CLEARANCE MAINTAINED @ 15'-4" CLEARANCE OVER STREET/SIDEWALK

**LEMMON AVE. FRONTAGE = 170 LF**  
 (EXISTING TREES IN TREE GRATES W/IN PARKWAY)  
 6 TREES @ 3.5" CAL. MIN. AND 14" MIN. HT. (PER ISA 93-177) REQUIRED  
 3 TREES @ 3.5" CAL. MIN. AND 14" MIN. HT. (EXISTING) PROVIDED  
 3 EXISTING CANOPY TREES  
 3 EXISTING CANOPY TREES

**DOUGLAS AVENUE FRONTAGE = 195 LF**  
 (EXISTING TREES W/IN PARKWAY)  
 7 TREES @ 3.5" CAL. MIN. AND 14" MIN. HT. (25.0 TOTAL CAL. INCHES) (PER ISA 93-177) REQUIRED  
 4 TREES EXISTING @ 10.25" AVG. CAL. = 51 CAL. INCHES  
 3 TREES PROPOSED @ 3.5" CAL. = 10.5 CAL. INCHES  
 TOTAL PROVIDED = 61.5 CAL. INCHES

**PERMANENT MAINTENANCE**  
 ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY  
 OWNER IS RESPONSIBLE FOR THE REGULAR WEEDING, MOWING OF GRASS, BRIDGING, FERTILIZING, PRUNING, OR OTHER  
 MAINTENANCE OF ALL PLANTING AS NEEDED. ANY PLANT THAT DOES NOT BE REPLACED WITH ANOTHER LIVING PLANT  
 THAT COMPLETES WITH THE APPROVED LANDSCAPE PLAN WITHIN 6 MONTHS AFTER NOTIFICATION BY THE CITY,  
 A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A  
 MINIMUM HEIGHT OF 14' AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

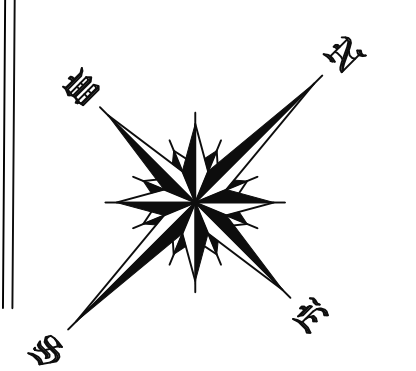
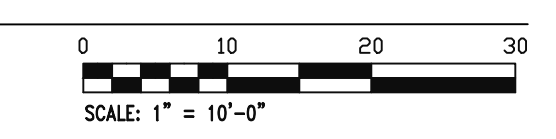
**MANDATORY PROVISIONS**  
**TREE SURVEY**  
 THESE ARE OR PROPOSED TREES WITHIN PROPERTY LINE  
 THESE ARE TO EXISTING TREES WITHIN ADJACENT PARKWAY

**TREE PROTECTION**  
 EXISTING 4" CAL. TREES OR GREATER ON OR ADJACENT TO SITE WILL BE PROTECTED DURING CONSTRUCTION  
 THERE WERE NO PROTECTED TREES ON SITE

**PROTECTED TREE WARNING**  
 THESE WERE NO PROTECTED TREES ON SITE  
 THESE ARE PROTECTED TREES IN THE PARKWAY THAT WILL BE REMAIN.

Area To Be Impl. Ft.	Landscape Site Area		General Planting Area		Special Planting Area	
	Required	Provided	Required	Provided	Required	Provided
Lot Area	32,456.37	3,245.57	3,119.57	n/a	n/a	n/a
Required Front Yard	80% of RPT	3,119.57	12% of RPT	386.27	6% of RPT w/ 1 Plant / 8 s.f.	45.00
Lot Area	32,456.37	3,245.57	3,119.57	n/a	n/a	n/a
Required Front Yard	1,947.57	1,870.57	233.57	721.57	117.57 / 19	112.57 / 19

**SITE PARKING - PLAN**  
 CONFIRM ALL ELEVATIONS AND DIMENSIONS PRIOR  
 TO DEMOLITION AND INSTALLATION.



**REVISIONS**  
 TABULATION REV. 12/2/20

PROJECT NO. 106181J  
 DRAWN: SR  
 CHECKED: SR  
 SUBMITTAL DATES: 12/14/18  
 DATE: 12/14/18

**RYBA Inc.**  
 Landscape Architecture  
 Site Planning  
 10670 North Central Expy.  
 6th Floor  
 Dallas, TX 75231  
 (214) 629-2052  
 ria@rybadesign.com  
 www.rybadesign.com

**STEVEN R. RYBA**  
 1724  
 REGISTERED ARCHITECT  
 12/14/18

Uncle Julio's  
 Site Landscape Improvements  
 4125 Lemmon Avenue,  
 Dallas, Texas

LANDSCAPE IMPROVEMENTS

SHEET TITLE  
**PARKING PLAN**

SHEET  
**L1.03**