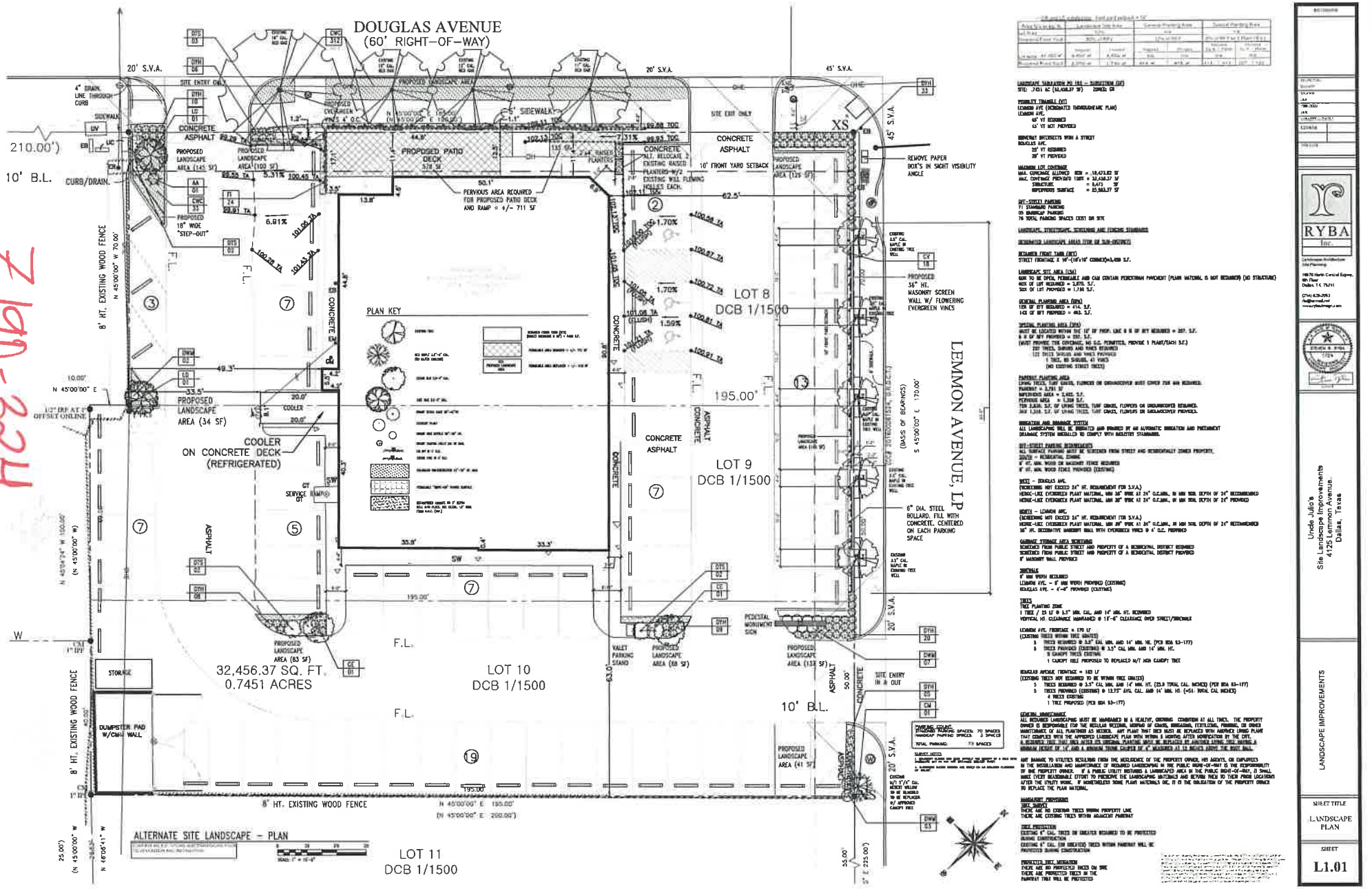

Z190-324

LANDSCAPE TABULATION PD 193 – SUBDISTRICT [SP]
SITE: .7451 AC (32,456.37 SF) ZONED: GR

VISIBILITY TRIANGLE (VT)
LEMMON AVE (DESIGNATED THOROUGHFARE PLAN)
LEMMON AVE.
60' VT REQUIRED
45' VT NOT PROVIDED

DRIVEWAY INTERSECTS WITH A STREET
DOUGLAS AVE.
20' VT REQUIRED
20' VT PROVIDED

MAXIMUM LOT COVERAGE
MAX. COVERAGE ALLOWED 60% = 19,473.82 SF
MAX. COVERAGE PROVIDED 100% = 32,456.37 SF
STRUCTURE = 8,673 SF
IMPERVIOUS SURFACE = 23,783.37 SF

OFF-STREET PARKING
71 STANDARD PARKING
05 HANDICAP PARKING
76 TOTAL PARKING SPACES EXIST ON SITE

LANDSCAPE, STREETSCAPE, SCREENING AND FENCING STANDARDS

DESIGNATED LANDSCAPE AREAS ITEM OF SUB-DISTRICT

RETAINED FRONT YARD (RFY)
STREET FRONTAGE X 10'-(10'x10' CORNER)=3,480 S.F.

LANDSCAPE SITE AREA (LSA)
60% TO BE OPEN, PERMEABLE AND CAN CONTAIN PEDESTRIAN PAVEMENT (PLANT MATERIAL IS NOT REQUIRED) (NO STRUCTURE)
60% OF LOT REQUIRED = 3,870. S.F.
50% OF LOT PROVIDED = 1,730 S.F.

GENERAL PLANTING AREA (GPA)
10% OF RFY REQUIRED = 414. S.F.
14% OF RFY PROVIDED = 486. S.F.

SPECIAL PLANTING AREA (SPA)
MUST BE LOCATED WITHIN THE 10' OF PROP. LINE & 0 OF RFY REQUIRED = 207. S.F.
& 0 OF RFY PROVIDED = 330. S.F.
(MUST PROVIDE TEN COVERAGE, NO D.C. PERMITTED, PROVIDE 1 PLANT/EACH S.F.)
207 TREES, SHRUBS AND VINES REQUIRED
122 TREES SHRUBS AND VINES PROVIDED
0 TREES, 80 SHRUBS, 42 VINES
(NO EXISTING STREET TREES)

PARKING PLANTING AREA
LIVING TREES, TURF GRASS, FLOWERS OR GROUNDCOVER MUST COVER FOR 60% REQUIRED.
PARKING = 3,791 SF
IMPERVIOUS AREA = 2,625. S.F.
PERVIOUS AREA = 1,166 S.F.
TEN 2,626. S.F. OF LIVING TREES, TURF GRASS, FLOWERS OR GROUNDCOVER REQUIRED.
2626 1,166. S.F. OF LIVING TREES, TURF GRASS, FLOWERS OR GROUNDCOVER PROVIDED.

IRRIGATION AND DRAINAGE SYSTEM
ALL LANDSCAPING WILL BE IRRIGATED AND DRAINED BY AN AUTOMATIC IRRIGATION AND PERTINENT DRAINAGE SYSTEM INSTALLED TO COMPLY WITH INDUSTRY STANDARDS.

OFF-STREET PARKING REQUIREMENTS
ALL SURFACE PARKING MUST BE SCREENED FROM STREET AND RESIDENTIALLY ZONED PROPERTY.
SOUTH – RESIDENTIAL ZONING
6' HT. MIN. WOOD OR MASONRY FENCE REQUIRED
6' HT. MIN. WOOD FENCE PROVIDED (EXISTING)

WEST – DOUGLAS AVE.
(SCREENING NOT EXCEED 24" HT. REQUIREMENT FOR S.V.A.)
HEDGE-LIKE EVERGREEN PLANT MATERIAL, MIN 36" HIGH AT 24" O.C.MIN., IN MIN SOIL DEPTH OF 24" RECOMMENDED
HEDGE-LIKE EVERGREEN PLANT MATERIAL, MIN 36" HIGH AT 24" O.C.MIN., IN MIN SOIL DEPTH OF 24" PROVIDED

NORTH – LEMMON AVE.
(SCREENING NOT EXCEED 24" HT. REQUIREMENT FOR S.V.A.)
HEDGE-LIKE EVERGREEN PLANT MATERIAL, MIN 36" HIGH AT 24" O.C.MIN., IN MIN SOIL DEPTH OF 24" RECOMMENDED
36" HT. DECORATIVE MASONRY WALL WITH EVERGREEN VINES @ 4' O.C. PROVIDED

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

SIDEWALKS
6' MIN WIDTH REQUIRED
LEMMON AVE. – 6' MIN WIDTH PROVIDED (EXISTING)
DOUGLAS AVE. – 6'-6" PROVIDED (EXISTING)

TREES
TREE PLANTING ZONE
1 TREE / 25 LF @ 2.5" MIN. CAL. AND 14' MIN. HT. REQUIRED
VERTICAL HT. CLEARANCE MAINTAINED @ 10'-6" CLEARANCE OVER STREET/SIDEWALK

LEMMON AVE. FRONTAGE = 170 LF
(EXISTING TREES WITHIN TREE GRATES)
5 TREES REQUIRED @ 3.5" CAL MIN. AND 14' MIN. HT. (PER BDA 93-177)
5 TREES PROVIDED (EXISTING @ 3.5" CAL MIN. AND 14' MIN. HT.
4 CANOPY TREES EXISTING
1 CANOPY TREE PROPOSED TO REPLACED W/T NON CANOPY TREE

DOUGLAS AVENUE FRONTAGE = 195 LF
(EXISTING TREES NOT REQUIRED TO BE WITHIN TREE GRATES)
5 TREES REQUIRED @ 3.5" CAL MIN. AND 14' MIN. HT. (25.0 TOTAL CAL. INCHES) (PER BDA 93-177)
5 TREES PROVIDED (EXISTING) @ 13.75" AVG. CAL. AND 14' MIN. HT (=55. TOTAL CAL INCHES)
4 TREES EXISTING
1 TREE PROPOSED (PER BDA 93-177)

STANDARD MAINTENANCE
ALL REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR THE REGULAR WATERING, MOWING OF GRASS, EDGEING, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITH WITHIN 6 MONTHS AFTER NOTIFICATION BY THE DIT. A REQUIRED TREE THAT DIES AFTER ITS ORIGINAL PLANTING MUST BE REPLACED BY ANOTHER LIVING TREE HAVING A MINIMUM CALIPER OF 1.4" AND A MINIMUM TRUNK CALIPER OF 4" MEASURED AT 12 INCHES ABOVE THE ROOT BALL.

ANY DAMAGE TO UTILITIES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN THE PUBLIC RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN THE PUBLIC RIGHT-OF-WAY, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIAL.

MANDATORY PROVISIONS
TREE SURVEY
THERE ARE NO EXISTING TREES WITHIN PROPERTY LINE.
THERE ARE EXISTING TREES WITHIN ADJACENT PARKWAY

TREE PROTECTION
EXISTING 4" CAL. TREE OR GREATER REQUIRED TO BE PROTECTED DURING CONSTRUCTION
EXISTING 4" CAL. DIA BREAKING TREES WITHIN PARKWAY WILL BE PROTECTED DURING CONSTRUCTION

PROTECTED TREE MITIGATION
THERE ARE NO PROTECTED TREES ON SITE
THERE ARE PROTECTED TREES IN THE PARKWAY THAT WILL BE PROTECTED

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