

<u>Parking</u> <u>PD 193 – Subsection (GF)</u> SITE: .7451 AC (32,456.37 SF) SITF: ZONED: GR OFF-STREET PARKING TYPICAL PARKING DIMENSIONS AR 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. SF

> LANDSCAPE TABULATION PD 193 - SUBSECTION (GF)
> SITE: .7451 AC (32,456.37 SF) ZONED: GR VISIBILITY TRIANGLE (YT)
> DOUGLAS AVENUE ♥ LEMMON AVE
> LEMMON AVE. (ONE WAY)
> 45' YT NOT REQUIRED ONE WAY EAST BOUND DRIVEWAY INTERSECTIONS
> DOUGLAS AVE.
> 20' VT REQUIRED
> 20' VT PROVIDED LEMMON AVE.
>
> 20' VT REQUIRED
>
> 20' VT PROVIDED

MAXIMUM LOT COVERAGE

NON PERMEABLE COVERAGE ALLOWED 60% = 19,473.82 SF
NON PERMEABLE COVERAGE PROVIDED 96% = 31,309. SF
STRUCTURE = 6,473. SF
IMPERVIOUS SURFACE = 24,836.37 SF
PERVIOUS SURFACE = 1,147. SF

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

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

DESIGNATED LANDSCAPE AREAS (FOR GR SUB-DISTRICT)

REQUIRED FRONT YARD (RFY)

BETWEEN BUILDING SET BACK LINE AND PL ADJACENT STREETS

STREET FRONTAGE = 355. LF

10' TO BL X 355 LF = 3,550. SF

LANDSCAPE SITE AREA (LSA)
60% TO BE OPEN AND PERMEABLE AND CAN CONTAIN PEDESTRIAN PAVEMENT,
PLANT MATERIAL NOT REQUIRED, HAVE NO STRUCTURE.
60% OF (RFY) REQUIRED = 3,245. SF
59% OF (RFY) PROVIDED = 3,119. S.F.

GENERAL PLANTING AREA (GPA)
12% OF (RFY) REQUIRED = 233. S.F.
38% OF (RFY) PROVIDED = 721. S.F.

SPECIAL PLANTING AREA (SPA)
MUST BE LOCATED WITHIN 10' OF PL
6 % OF (RFY) REQUIRED = 117. S.F.
6 % OF (RFY) PROVIDED = 112. S.F.
MUST PROVIDE 75% LANDSCAPE COVERAGE.
PROVIDE 1 PLANT/EACH 6 S.F.. TREES, SHRUBS AND VINES ONLY
19 PLANT TYPES OF TREES, SHRUBS AND VINES REQUIRED
97 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 = 3,773. SF
IMPERVIOUS AREA = 3.030. S.F.
PERVIOUS AREA = 743. S.F.

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

OFF-STREET PARKING REQUIREMENTS
ALL SURFACE PARKING IS SCREENED FROM STREET AND RESIDENTIALLY ZONED PROPERTY.
SOUTH — RESIDENTIAL ZONING
6' HT. MIN. WOOD OF MASONRY FENCE REQUIRED

WEST - DOUGLAS AVE.

(SCREENING NOT EXCEED 24" HT. REQUIREMENT FOR S.V.A.)

HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE, PLANTED 24" O.C.,

IN MIN. SOIL DEPTH OF 24" RECOMMENDED

HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.

IN MIN. SOIL DEPTH OF 24" PROVIDED

NORTH — LEMMON AVE.

SCREENING NOT EXCEED 24" HT. AS REQUIRED W/IN SIGHT VISIBILITY ANGLE.

HEDGE-EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.

IN MIN. SOIL DEPTH OF 24" RECOMMENDED

HEDGE-LIKE EVERGREEN PLANT MATERIAL, MIN 36" WIDE PLANTED 24" O.C.

IN 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 REQUIRED
SCREENED FROM PUBLIC STREET AND PROPERTY OF A RESIDENTIAL DISTRICT PROVIDED
8' MASONRY WALL PROVIDED

SIDEWALK
6° MINIMUM WIDTH REQUIRED
LEMMON AVE.—6° MIN. WIDTH PROVIDED (EXISTING)
DOUGLAS AVE.—6° MIN. WIDTH PROVIDED (EXISTING) \*CONFIRM

TREES
TREE PLANTING ZONE
1 TREE / 25 LF ● 3.5" MIN. CAL. AND 14' MIN. HT. REQUIRED
VERTICAL HT. CLEARANCE MAINTAINED ● 13'-6" 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 BDA 93-177) REQUIRED

6 TREES © 3.5" CAL MIN. AND 14' MIN. HT. (EXISTING) PROVIDED

5 EXISTING CANOPY TREES

1 PROPOSED CANOPY TREE

DOUGLAS AVENUE FRONTAGE = 185 LF
(EXISTING TREES W/IN PARKWAY)

5 TREES REQUIRED © 3.5" CAL MIN. AND 14' MIN. HT. (25.9 TOTAL CAL. INCHES) (PER BDA 93-177)

5 TREES PROVIDED (EXISTING) © 12.75" AVG. CAL. AND 14' MIN. HT. (=51. TOTAL CAL INCHES)

4 TREES EXISTING

1 TREE PROPOSED (PER BDA 93-177)

GENERAL 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, IRRIGATING, 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 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.

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 PLAN MATERIAL.

MANDATORY PROVISIONS
TREE SURVEY
THERE ARE 04 PROPOSED TREES WITHIN PROPERTY LINE
THERE ARE 10 EXISTING TREES WITHIN ADJACENT PARKWAY

Tree Protection Existing 6" cal. Trees or greater on or adjacent to site will be protected during construction

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

Aroa %'s in sq. ft.	Landscape Site Area		General Planting Area		Special Planting Area	
Lot Area	10%		n/a		n/a	
Required Front Yard	60% of RFY		12% of RFY		6% of RFY w/ 1 Plant / 6 s.f.	
	Required	Provided	Required	Provided	Required Sq. ft. / Plants	Provided Sq. ft. / Plants
Lot Area 32,456.sf	3,245.sf	3,119.sf	n/a	n/a	n/a	n/a
Required Front Yard	1,947.sf	1,870.sf	233.sf	721.sf	117.sf/ 19	112.sf/ 19

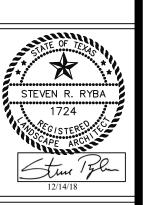
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UBMITTAL DATES

2/14/18

The second RYBA Inc.

andscape Architecture Site Planning 10670 North Central Expw Dallas, TX 75231 (214) 629-2052 rla@airmail.net www.rybadesign.com



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