

**ZONING SUBDISTRICT**  
SINGLE-STORY SHOPFRONT DEVELOPMENT TYPE

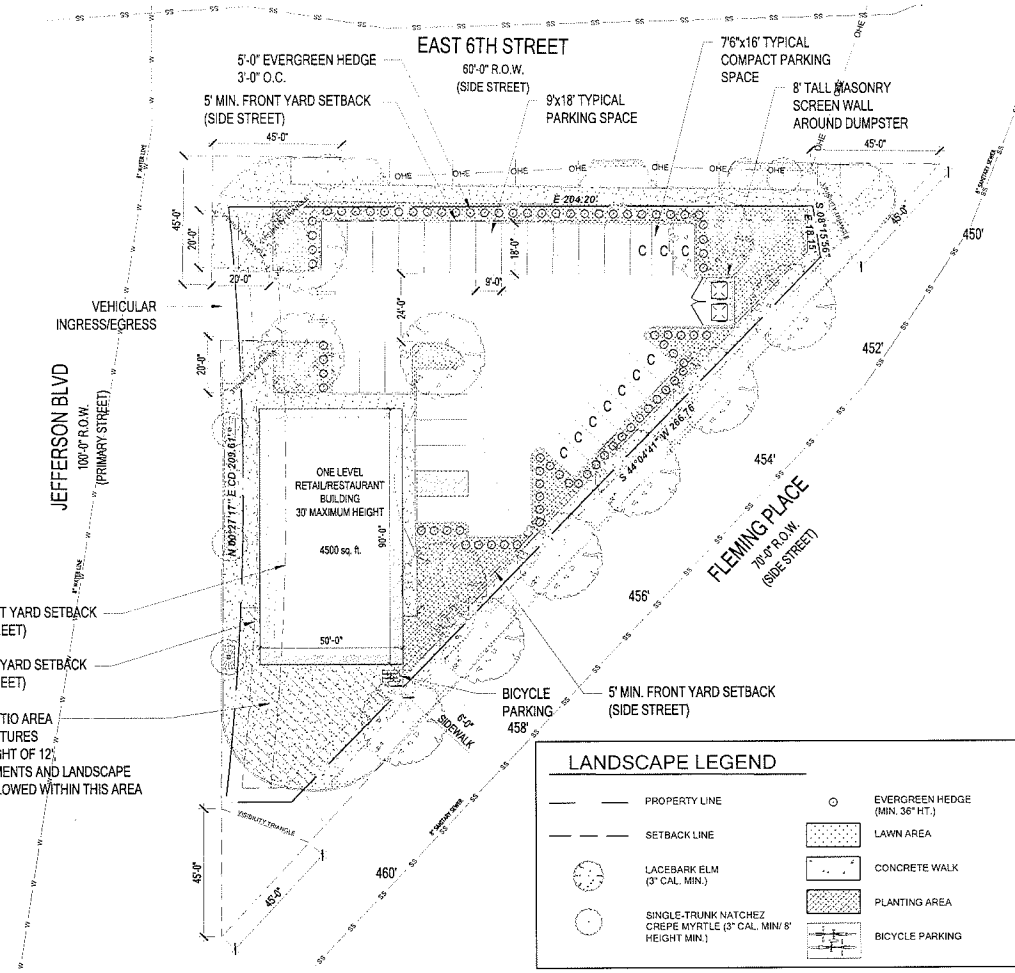
**SITE AREA** .573 ACRES (24,944 SQ. FEET)  
**MAX LOT COVERAGE** 80%  
**MAXIMUM STORY** 1  
**MAXIMUM HEIGHT** 30 FEET  
**BUILDING SETBACK**  
FRONT YARD SETBACK  
JEFFERSON AVE- 5 FEET/15 FEET MAX  
SIDE YARD SETBACK  
EAST 6TH STREET-30 FEET  
FLEMING PLACE- 5 FEET

**REQUIRED STREET FRONTAGE**  
PRIMARY STREET 60%  
GROUNDSTORY TRANSPARENCY  
PRIMARY FACADE 50%  
STREET SIDE FACADE 35%

**PARKING REQUIREMENTS FOR WMU DISTRICTS IN PD 468**  
RESTAURANT 1:125 36 (4500 SQ. FEET)  
RETAIL 1:250 18 (4500 SQ. FEET)

**PARKING PROVIDED**  
OFF-STREET PARKING 30  
ON-STREET PARKING 4 (6TH STREET)  
BICYCLE PARKING 2  
**TOTAL PARKING PROVIDED** 36

**NOTES:**  
1. ONLY STAKE TREES THAT ARE NOT CAPABLE OF STANDING UPRIGHT WITHOUT FALLING OR LEANING.  
2. USE (3) TREE STABILIZER TREE TUBES PER TREE. PLACE +/- 120 DEGREES APART.  
3. INSTALL INSPECTION TUBE CAPS AND TREE TIES PER MANUFACTURER'S SPECIFICATIONS.  
4. REF. PLANTING NOTES FOR MORE INFORMATION.



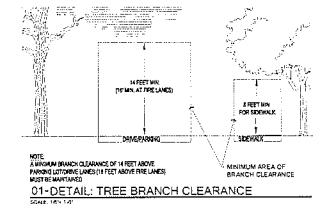
**STREET TREES (1-TREE / 25LF)**

STREET NAME	Total Lot Frontage (feet)	VISIBILITY TRI. DRIVEWAYS (FEET)	CALIPER INCHES REQUIRED	CALIPER INCHES PROVIDED
JEFFERSON BLVD.	177	183	121	133
E 6TH ST	204	163	121	121
FLEMING PLACE	260	212	741	741

**Landscape Ordinance Calculations**  
Dallas, Texas  
PD 468 (Subdistrict F-1R1): Oak Cliff Gateway Special Purpose District WMU-12

**PD 468 Provisions**

	SO. FT.	Total Site Area
1. Landscape Site Area	24,944	Total Site Area
	4,759	Landscape Area Provided
	19%	Percentage of Total Area
2. Street Trees	12	Required Street Trees
	12	Proposed Street Trees



**PLANTING LOCATION NOTES**  
\* ALL PLANTING AREAS TO BE IN ACCORDANCE WITH SECTION 51A-10.5.5.14 IN PD 468-12.044  
\* ALL SITE PLANNING AND IRRIIGATION TO BE IN ACCORDANCE WITH SECTION 51A-10.5.5.14 IN PD 468-12.044

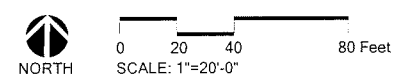
**IRRIGATION NOTES**  
\* IRRIGATION CALCULATION TO BE PROVIDED BY THE CONTRACTOR.  
\* IRRIGATION PLAN

**SOIL NOTES**  
\* FACILITY SLOPES SHALL BE INSTALLED WITH A MINIMUM SOIL DEPTH OF 4 INCHES OR 24 INCHES OF SURFACE AREA AS NOTED.

**TREE MITIGATION NOTES**  
\* ALL NEW STAKE TREES MUST MEET THE REQUIREMENTS OF SECTION 51A-10.5.5.14 IN PD 468-12.044

DEVELOPMENT/LANDSCAPE PLAN

1010-1020 JEFFERSON AVE & 411 FLEMING PL Dallas, Texas



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