



CHAPTER 535: MU-III MIXED USE-III STANDARDS

DEVELOPMENT SITE REQUIREMENT: 15% MINIMUM OF THE DEVELOPMENT SITE (43,056 S.F.) TO BE LANDSCAPED TO TYPE A STANDARD.
43,056 x .15= 6458 S.F. REQUIRED SITE LANDSCAPE AREA

PROPOSED: 7169 S.F. SITE LANDSCAPE AREA (16.6%)

REQUIREMENT: TYPE A LANDSCAPING (TOTAL FOR ALL LANDSCAPE AREAS)
 1 PLANT UNIT (PU) / 16 S.F.
 40% OF PU TO BE TREES
 REQUIRED TYPE A LANDSCAPE AREA: 6458 S.F.
 6458 / 16= 404 PU REQUIRED
 404 PU x .40= 162 TREE PU REQUIRED

PROPOSED:	(12) SHADE TREES @ 10 PU=	120 PU
	(9) EVERGREEN TREES @ 5 PU=	45 PU
	TOTAL TREE PLANT UNITS:	165 PU (40.8%)
	(28) LARGE SHRUBS @ 2 PU=	56 PU
	(89) MEDIUM SHRUBS @ 1 PU=	89 PU
	4783 S.F. GR. COV. x .02 PU=	95 PU
	TOTAL PLANT UNITS:	405 PU

NOTE: PLANT QUANTITIES AND PLANT UNIT COUNT ABOVE INCLUDES PARKING PERIMETER, PARKING INTERIOR AND CHAPTER 807 TYPE A GENERAL LANDSCAPE AREAS.

CHAPTER 806- OFF-STREET PARKING, LOADING AND DRIVEWAYS

27th AVE. SE PARKING PERIMETER SETBACK LANDSCAPING REQUIREMENTS
REQUIREMENT: METHOD A-E PERIMETER SETBACK OPTIONS

PROPOSED: METHOD A: 10 FT. LANDSCAPE STRIP (20 L.F.)
METHOD D: 6 FT. LANDSCAPE STRIP (138 L.F.) & 3 FT. WALL

REQUIREMENT:	3 FT. HIGH MASONRY WALL	138 L.F
	1 PLANT UNIT (PU) / 16 S.F.	
	40% OF PU TO BE TREES	
	COMBINED TYPE A LANDSCAPE AREA:	1028 S.F.
	1028 / 16= 64.25	64 PU REQUIRED
	64 PU x .40= 25.6	26 TREE PU REQUIRED

PROPOSED:	3 FT. HIGH MASONRY WALL	138 L.F.
	(4) SHADE TREES @ 10 PU=	40 PU
	(3) EVERGREEN TREES@ 5 PU=	15 PU
	TOTAL TREE PU=	55 PU (86%)
	(19) MEDIUM SHRUBS @ 1 PU=	19 PU
	50% OF AREA TO BE PLANTED WITH "GROUND COVER"	
	1028 x 50= 514 S.F. GR. COV. x .02 PU=	10 PU
	TOTAL PLANT UNITS:	84 PU

INTERIOR OFF-STREET PARKING AREA LANDSCAPING

REQUIREMENT: OFF-STREET PARKING AREA < 50,000 S.F.
SHALL PROVIDE 5% MIN LANDSCAPE AREA
COMBINED OFF-STREET PARKING AREA: 12,087 S.F.
12,087 x .05= 604 S.F. TYPE A LANDSCAPE AREA

PROPOSED: 1469 S.F. LANDSCAPE AREA (12%)

REQUIREMENT: 1 SHADE TREE / 12 PARKING STALLS
25 STALLS / 12= 2.1 TREES

PROPOSED: 5 SHADE TREES

REQUIREMENT:	1 PLANT UNIT (PU) / 16 S.F.
	40% OF PU TO BE TREES
REQUIRED TYPE A LANDSCAPE AREA:	604 S.F.
604 / 16=	38 PU REQUIRED
38 PU x .40=	15 TREE PU REQUIRED

PROPOSED:	(5) SHADE TREES @ 10 PU=	50 PU (49.7%)
	90% OF AREA TO BE PLANTED	
	WITH GROUND COVER*	
	1469 S.F. GR. COV. x .02 PU=	29 PU
	TOTAL PLANT UNITS:	79 PU

*PLANT GROUND COVER OUTSIDE OF TREE AND SHRUB PLANTING PIT AND PROJECTED SPREAD AREAS

CHAPTER 807- LANDSCAPING AND SCREENING

GENERAL TYPE A LANDSCAPING

PROPOSED:	(3) SHADE TREES @ 10 PU=	30 PU
	(6) EVERGREEN TREES @ 5 PU=	30 PU
	(28) LARGE SHRUBS @ 2 PU=	56 PU
	(70) MEDIUM SHRUBS @ 1 PU=	70 PU
	2800 S.F. GR. COV.* x .02 PU=	56 PU
	TOTAL PLANT UNITS:	242 PU

NOTES

1. All planted areas shall be irrigated with an automatic underground irrigation system providing 100% coverage and equipped for SMART Technology performance.
2. All planted areas shall receive a 3" mulch layer of fresh shredded fir or hemlock bark.
3. Owner shall be responsible for maintenance of irrigation and planting installations in perpetuity.

