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: 7504 S.F. SITE LANDSCAPE AREA (17.4%)

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
 $405 \text{ PU} \times 40 = 162$ 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
	4852 S.F. GR. COV. x .02 PU=	97 PU
	TOTAL PLANT UNITS:	407 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 REQUIREMENT:	PERIMETER SETBACK LANDSCAPING REQUIREMENTS METHOD A-E PERIMETER SETBACK OPTIONS
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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: 12,138 S.F.
12,138 x .05= 607 S.F. TYPE A LANDSCAPE AREA

PROPOSED: 1902 S.F. LANDSCAPE AREA (15.7%)

REQUIREMENT: 1 SHADE TREE / 12 PARKING STALLS
24 STALLS / 12= 2 TREES

PROPOSED: 5 SHADE TREES

REQUIREMENT:	1 PLANT UNIT (PU) / 16 S.F.
	40% OF PU TO BE TREES
REQUIRED TYPE A LANDSCAPE AREA:	607 S.F.
607 / 16=	38 PU REQUIRED
38 PU x .40=	15 TREE PU REQUIRED

PROPOSED:	(5) SHADE TREES @ 10 PU=	50 PU (EXCEEDS REQUIREMENT)
	90% OF AREA TO BE PLANTED	
	WITH GROUND COVER*	
	1902 x .90= 1712 S.F. GR. COV. x .02 PU=	34 PU
	TOTAL PLANT UNITS:	84 PU

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

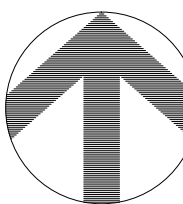
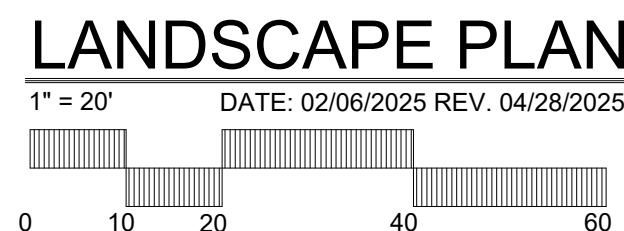
CHAPTER 807- LANDSCAPING AND SCREENING

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
	2626 S.F. GR. COV.* x .02 PU=	53 PU
	TOTAL PLANT UNITS:	239 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.



DATE
11/22/2024

REVISÉD DATE

SHEET

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PRELIMINARY
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