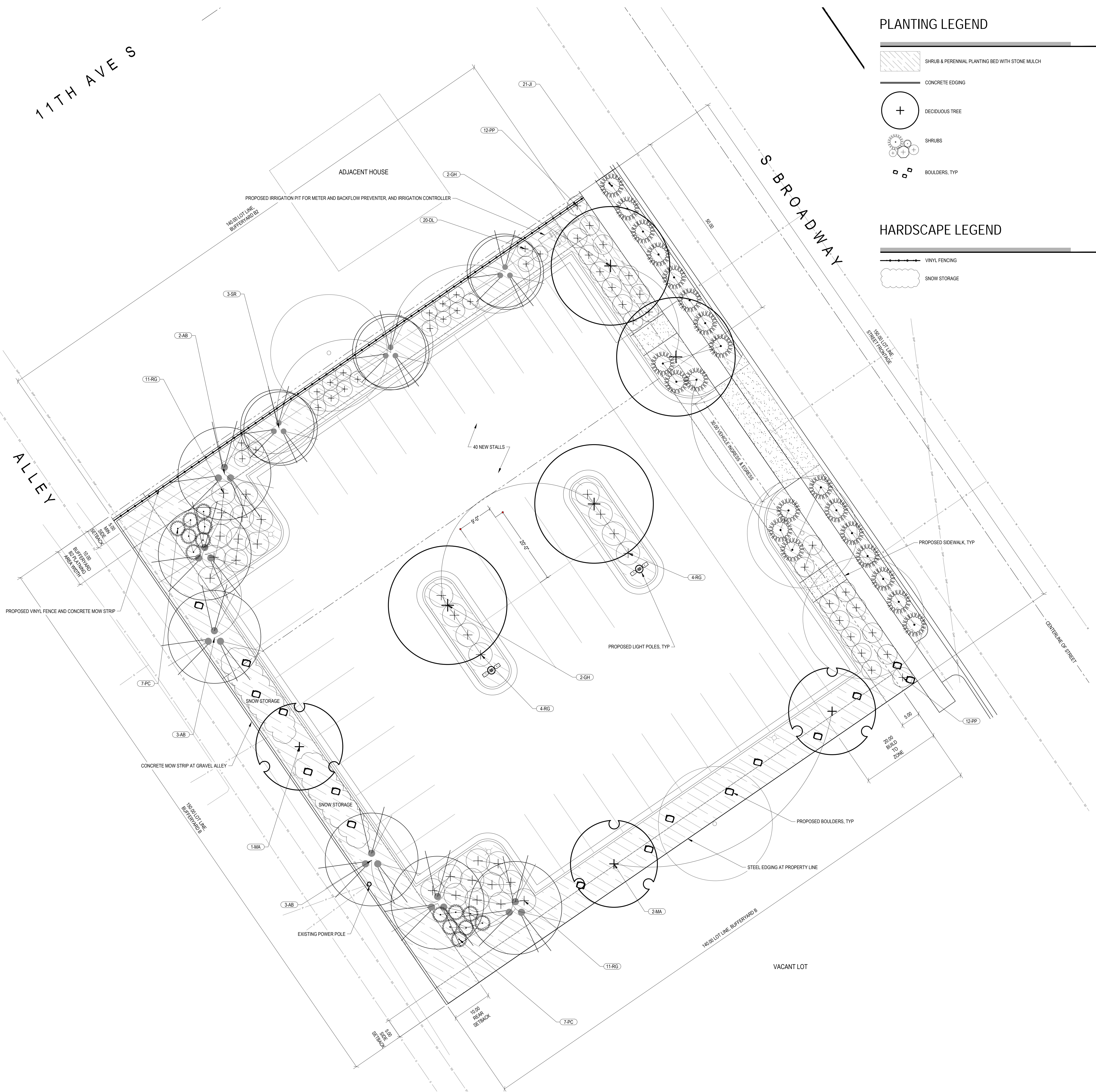
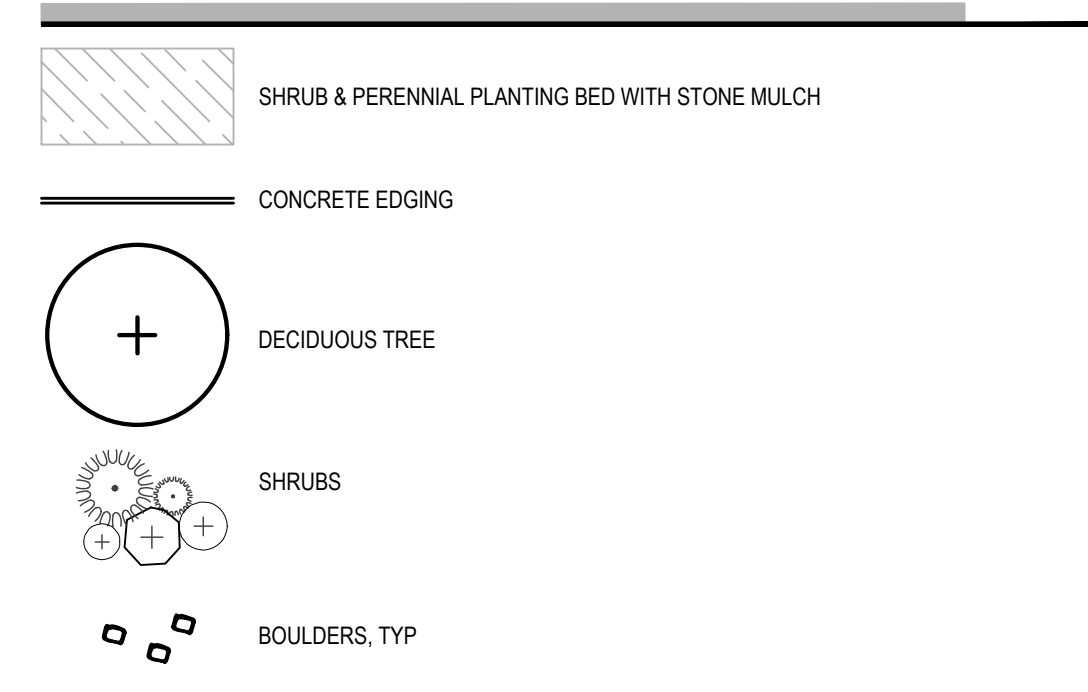


11TH AVE S

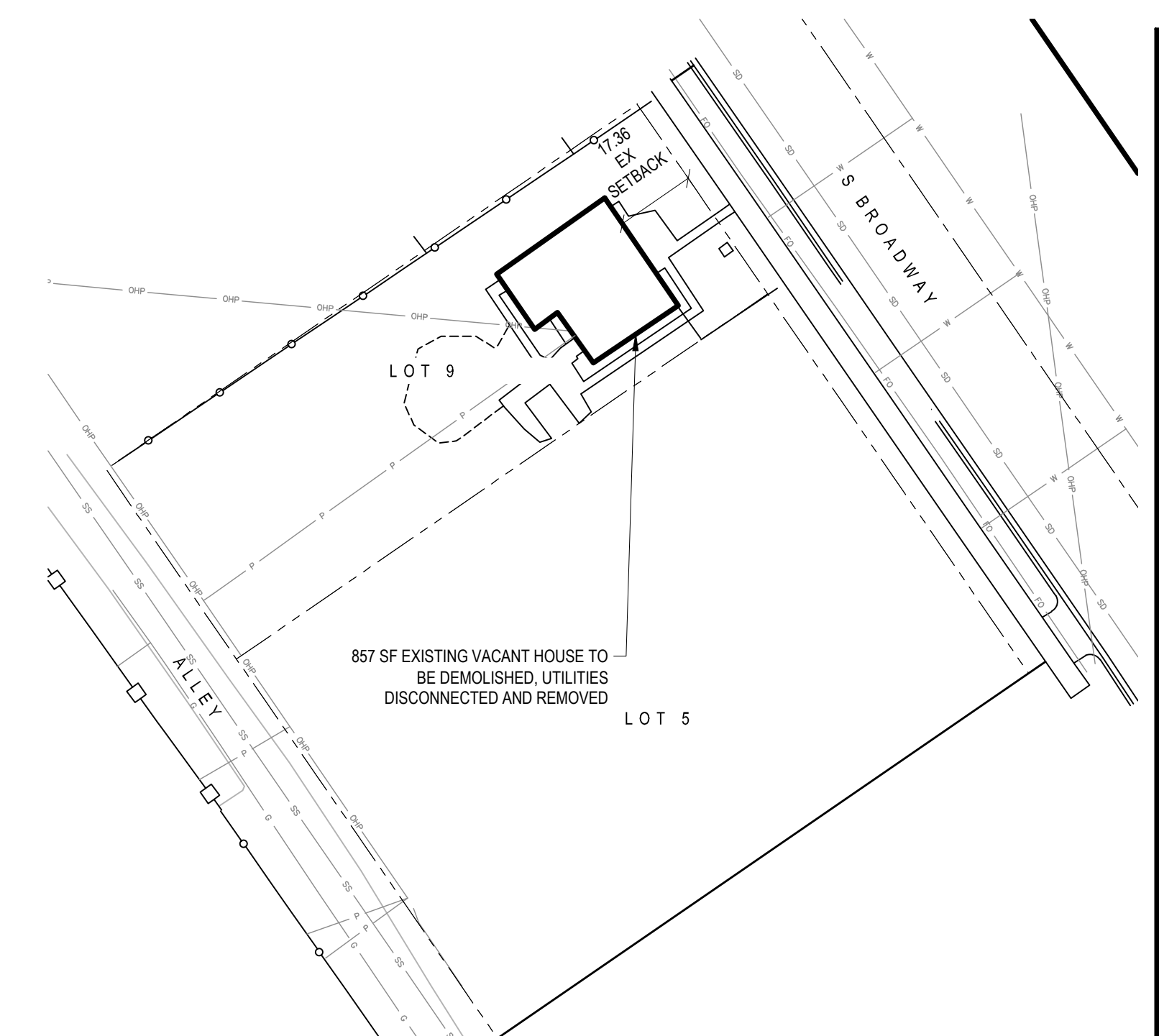
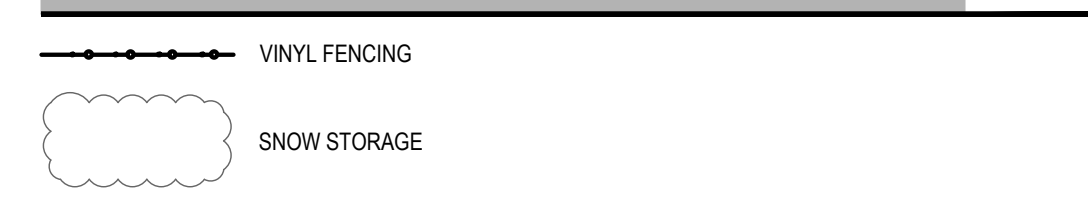
S BROADWAY



PLANTING LEGEND



HARDSCAPE LEGEND



PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
DECIDUOUS TREES						
AB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL	POT	20-25H X 15-20W
GH	4	GLEDITSIA TRIACANTHOS 'N. HARVE'	NORTHERN ACACIA/HONEY LOCUST	1.5" CAL	POT	35-45H X 35W
MA	3	MAACKIA AMURENSIS 'SFS-SCHICHEL'	MAACKIA/MACKIA	1.5" CAL	POT	30H X 22W
SR	3	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL	POT	20-25H X 15-20W
SHRUBS						
DL	16	DASYPHYA FRUITCOSA 'YELLOW GEM'	YELLOW GEM BUSH CINQUEFOIL	3 GAL	POT	1.2H X 3-4W
PP	24	PRUNUS BELLEVEU 'POTIS'	PARVINEE BUTTES/SAND CHERRY	1 GAL	POT	1.1-1.5H X 4-6W
RG	30	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL	POT	1.2H X 6-8W
EVERGREEN SHRUBS						
JL	13	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE® CREEPING JUNIPER	5 GAL	POT	0.5H X 6-8W
PC	14	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	3 GAL	POT	1H X 4W

LANDSCAPE CODE






MUNICIPAL CODE REFERENCE	CALCULATION	PROVIDED
27-1203 B.1 (A) THE STREET FRONTAGE LANDSCAPE AREA SHALL BE AT LEAST TEN (10) FEET WIDE. THE WIDTH OF THE LANDSCAPE AREA MAY BE REDUCED TO SIX (6) FEET WITH THE PROVISION OF DRIP IRRIGATION PER SUBSECTION 27-1208 F.	NA	DRIP IRRIGATION PROVIDED IN BOULEVARD
27-1203 B.1 (B) THE REQUIRED TOTAL NUMBER OF STREET TREES SHALL BE CALCULATED AT ONE TREE PER FORTY (40) LINEAL FEET OF FRONTAGE. FRACTIONS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.	S 28TH ST: 150 LF OF STREET FRONTAGE 150 LF / 40 LF = 3.75 = 4 TREES REQUIRED	2 EXISTING TREES TO REMAIN AND 2 TREES PROPOSED
27-1203 D.2 THE GROUND PLANE OF THE STREET FRONT LANDSCAPE YARD SHALL BE PLANTED IN SEVENTY-FIVE (75) PERCENT ORGANIC MATERIALS THAT WILL REMAIN IN PLACE THROUGH TYPICAL LOCAL WEATHER AND MAY NOT INCLUDE TURF GRASS OR OTHER MATERIAL THAT REQUIRES REGULAR MOWING. THE REMAINING TWENTY-FIVE (25) PERCENT OF THE GROUND PLANE MAY BE COVERED IN INORGANIC MATERIALS.	1,010 SF OF PLANTING BED IN STREET FRONT LANDSCAPE YARD. 1,010 x 75% = 758 SF REQUIRED COVERAGE	19 JUNIPERS x 28.26 = 537.13 12 SANDCHERRIES x 19.63 = 235.56 537.13 + 235.56 = 772.69 773 SF PROVIDED = 76.53% COVERAGE
27-1204 4 BUFFERYARDS TYPE B: REQUIRES ONE TREE EVERY SEVENTY (70) FEET ALONG SHARED PROPERTY LINE, WITH DRIP IRRIGATION TO EACH TREE TYPE B2: FILTERED SCREEN IS INTENDED TO CREATE A SEMI-OPAQUE VISUAL SEPARATION BETWEEN USES OR DISTRICTS 1. PLANTING AREA WIDTH: 10 FT 2. TOTAL POINTS REQUIRED PER LINEAR FOOT OF PROPERTY LINE: 0.5 POINTS PER LF 3. MIN TREE POINTS: 0.25 POINTS PER LF 4. MIN SHRUB PLANT POINTS: 0.05 PER LINEAR LF 5. MAX & NON-ORGANIC MATERIALS: 20% 6. OPTIONAL OPAQUE SCREEN FENCE	SE BOUNDARY, TYPE B: 140 LF / 70 FT = 2 TREES REQUIRED SW BOUNDARY, TYPE B: 150 LF / 70 FT = 2.14 = 3 TREES REQUIRED NW BOUNDARY TYPE B2: 140 FT x 0.5 = 70 TOTAL POINTS REQUIRED 140 x 0.05 = 7 SHRUB POINTS REQUIRED	SEE CHART FOR PROPOSED BUFFERYARD CALCULATIONS
27-1205 B.1 (A) ALL PARKING STALLS SHALL BE WITHIN (132) LINEAL FEET OF A REQUIRED PARKING LOT LANDSCAPE AREA.	NA	ALL STALLS WITHIN 132 FT OF PARKING LOT LANDSCAPE
27-1205 D.1 THE GROUND PLANE OF ALL OF THE REQUIRED PARKING LOT LANDSCAPE AREAS SHALL BE PLANTED IN A MINIMUM OF SEVENTY-FIVE (75) PERCENT ORGANIC LANDSCAPING MATERIAL.	1,821 SF OF PLANTING BED IN PARKING LOT 1,821 x 75% = 1,366 SF REQUIRED COVERAGE	30 SUMAC x 28.26 = 847.8 4 MUGOS x 12.27 = 49.08 4 JUNIPERS x 28.26 = 113.04 12 SANDCHERRIES x 19.63 = 235.56 1,372.38 SF PROVIDED = 75.36% COVERAGE
27-1205 D.1 (B) ISLANDS SHALL BE PLANTED WITH ONE TREE IN ADDITION TO THE REQUIRED GROUND PLANE COVERAGE. TURF GRASS IS PROHIBITED IN OR ON PARKING LOT LANDSCAPE ISLANDS.	6 ISLANDS PROVIDED = 6 CANOPY TREES REQUIRED	6 CANOPY TREES PROVIDED. TREES WITH CONFLICTS ARE RELOCATED
27-1205 F.1 A PORTION OF THE SITE EQUAL TO FIVE (5) PERCENT OF THE SURFACE AREA TO BE PLOWED SHALL BE PROVIDED AS ONE OR MORE SNOW STORAGE AREAS	1,366 x 5% = 68.30 SF SNOW STORAGE REQUIRED	66 SF OF SNOW STORAGE PROVIDED AT PERIMETER OF PARKING
27-1206 B.2 (B)(3) GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, A FENCE, OR A DECORATIVE WALL THAT IS INTEGRATED INTO THE ARCHITECTURE OF THE STRUCTURE. THE FENCE OR WALL SHALL BE A HEIGHT EQUAL TO, OR GREATER THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.	NA	IRRIGATION EQUIPMENT SCREENED
27-1207 14.4 VEHICULAR TRAFFIC TRIANGLE MEASURED ALONG CENTERLINE OF THE DRIVEWAY OR ALLEY 14 FEET FROM BACK OF CURB BY 175 FEET (175 FT LOCAL) ALONG THE CURB LINE OR THE EXTENSION OF THE CURB LINE ON THE CROSS STREET PEDESTRIAN TRAFFIC TRIANGLE 10 FEET FROM BACK OF WALK INTO PROPERTY MEASURED ALONG THE EDGE OF THE DRIVE, AND 20 FEET ALONG THE BACK OF SIDEWALK MEASURED FROM THE EDGE OF THE DRIVEWAY.	NA	ALL SHRUBS AT S 28TH ST ARE 30 INCHES OR UNDER

BUFFERYARD TYPE B2 CALCULATIONS

MUNICIPAL CODE REFERENCE	CALCULATION	SUBTOTALS
27-1204 4 BUFFERYARDS		
TREE POINTS	140 x 0.35 = 49 TREE POINTS REQUIRED 3 TREES x 17 POINTS PER NATURALIZED TREE	51 POINTS
SHRUB POINTS	140 LF BOUNDARY x .05 = 7 SHRUB POINTS REQUIRED 20 x 12.57 = 251.40 251.40 / 500 SF SHRUBS = 50 x 17 POINTS = 851.76 POINTS	8 POINTS
OPAQUE FENCE	144 LF FENCE x 0.40 POINTS PER LF	57 POINTS
TOTAL PROVIDED		116 POINTS
TOTAL REQUIRED		70 POINTS



PLANTING LEGEND

-  SHRUB & PERENNIAL PLANTING BED WITH STONE MUI
-  CONCRETE EDGING
-  DECIDUOUS TREE
-  SHRUBS
-  BOULDERS, TYP

HARDSCAPE LEGEND

-  VINYL FENCING
-  SNOW STORAGE

PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE SIZE
DECIDUOUS TREES						
AB	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1.5" CAL.	POT	20-25'H X 15-20'W
GH	4	GLEDITSIA TRIACANTHOS IN. 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.	POT	35-45'H X 35'W
MA	3	MAACKIA AMURENSIS 'JFS-SCHICHEL 1'	MAACNIFICENT® MAACKIA	1.5" CAL.	POT	30'H X 22'W
SR	3	SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	POT	20-25'H X 15-20'W
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	HEIGHT X WIDTH
SHRUBS						
DL	16	DASIPHORA FRUTICOSA 'YELLOW GEM'	YELLOW GEM BUSH CINQUEFOIL	2 GAL.	POT	1-2'H X 3-4'W
PP	24	PRUNUS BESSEYI 'P011S'	PAWNEE BUTTES® SAND CHERRY	1 GAL.	POT	1-1.5"H X 4-6'W
RG	30	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	1 GAL.	POT	1-2'H X 6-8'W
EVERGREEN SHRUBS						
JI	13	JUNIPERUS HORIZONTALIS 'MONBER'	ICEE BLUE® CREEPING JUNIPER	5 GAL.	POT	0.5'H X 6-8'W
PC	14	PINUS MUGO 'VALLEY CUSHION'	VALLEY CUSHION MUGO PINE	3 GAL.	POT	1'H X 4'W

27-1204.4 BUFFERYARDS		
MUNICIPAL CODE REFERENCE	CALCULATION	SUBTOTALS
TREE POINTS	140 x 0.35 = 49 TREE POINTS REQUIRED 3 TREES x 17 POINTS PER NATURALIZED TREE	51 POINTS
SHRUB POINTS	140 LF BOUNDARY x .05 = 7 SHRUB POINTS REQUIRED 20 x 12.57 = 251.40 251.40 / 500 SF SHRUBS = .50 x 17 POINTS = 8.5476 POINTS	8 POINTS
OPAQUE FENCE	144 LF FENCE x 0.40 POINTS PER LF	57 POINTS
TOTAL PROVIDED		116 POINTS
TOTAL REQUIRED		70 POINTS

LANDSCAPE CODE		
ZONE DISTRICT: CMU-2		
MUNICIPAL CODE REFERENCE	CALCULATION	PROVIDED
27-1203 B.1.(A) THE STREET FRONTAGE LANDSCAPE AREA SHALL BE AT LEAST TEN (10) FEET WIDE. THE WIDTH OF THE LANDSCAPE AREA MAY BE REDUCED TO SIX (6) FEET WITH THE PROVISION OF DRIP IRRIGATION PER SUBSECTION 27-1208.F.	NA	DRIP IRRIGATION PROVIDED IN BOULEVARD
27-1203 B.1.(B) THE REQUIRED TOTAL NUMBER OF STREET TREES SHALL BE CALCULATED AT ONE TREE PER FORTY (40) LINEAL FEET OF FRONTAGE. FRACTIONS SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER.	S 28TH ST: 150 LF OF STREET FRONTAGE 150 LF / 40 LF = 3.75 = 4 TREES REQUIRED	2 EXISTING TREES TO REMAIN, AND 2 TREES PROPOSED
27-1203 D.2 THE GROUND PLANE OF THE STREET FRONT LANDSCAPE YARD SHALL BE PLANTED IN SEVENTY-FIVE (75) PERCENT ORGANIC MATERIALS THAT WILL REMAIN IN PLACE THROUGH TYPICAL LOCAL WEATHER AND MAY NOT INCLUDE TURF GRASS OR OTHER MATERIAL THAT REQUIRES REGULAR MOWING. THE REMAINING TWENTY-FIVE (25) PERCENT OF THE GROUND PLANE MAY BE COVERED IN INORGANIC MATERIALS.	1,010 SF OF PLANTING BED IN STREET FRONT LANDSCAPE YARD. 1,010 x 75% = 758 SF REQUIRED COVERAGE	19 JUNIPERS x 28.26 = 537.13 12 SANDCHERRIES x 19.63 = 235.56 537.13 + 235.56 = 772.69 773 SF PROVIDED = 76.53% COVERAGE
27-1204.4 BUFFERYARDS TYPE B: REQUIRES ONE TREE EVERY SEVENTY (70) FEET ALONG SHARED PROPERTY LINE, WITH DRIP IRRIGATION TO EACH TREE. TYPE B2: FILTERED SCREEN IS INTENDED TO CREATE A SEMI-OPAQUE VISUAL SEPARATION BETWEEN USES OR DISTRICTS. 1. PLANTING AREA WIDTH: 10FT 2. TOTAL POINTS REQUIRED PER LINEAR FOOT OF PROPERTY LINE: 0.5 POINTS PER LF 3. MIN TREE POINTS: 0.35 POINTS PER LF 4. MIN SHRUB PLANT POINTS 0.05 PER LINEAR LF 5. MAX & NON-ORGANIC MATERIALS: 25% 6. OPTIONAL OPAQUE SCREEN FENCE	SE BOUNDARY, TYPE B: 140 LF / 70 FT = 2 TREES REQUIRED SW BOUNDARY, TYPE B: 150 LF / 70 FT = 2.14 = 3 TREES REQUIRED NW BOUNDARY TYPE B2: 140FT x 0.5 = 70 TOTAL POINTS REQUIRED 140 x 0.35 = 49 TREE POINTS REQUIRED 140 x .05 = 7 SHRUB POINTS REQUIRED	SEE CHART FOR PROPOSED BUFFERYARD CALCULATIONS
27-1205 B. 1. (A) ALL PARKING STALLS SHALL BE WITHIN (132) LINEAL FEET OF A REQUIRED PARKING LOT LANDSCAPE AREA.	NA	ALL STALLS WITHIN 132 FT OF PARKING LOT LANDSCAPE
27-1205 D. 1. THE GROUND PLANE OF ALL OF THE REQUIRED PARKING LOT LANDSCAPED AREAS SHALL BE PLANTED IN A MINIMUM OF SEVENTY-FIVE (75) PERCENT ORGANIC LANDSCAPING MATERIAL	1,821 SF OF PLANTING BED IN PARKING LOT. 1,821 x 75% = 1,366 SF REQUIRED COVERAGE	30 SUMAC x 28.26 = 847.8 14 MUGOS x 12.57 = 175.98 4 JUNIPERS x 28.26 = 113.04 12 SANDCHERRIES x 19.63 = 235.56 1,372.38 SF PROVIDED = 75.36% COVERAGE
27-1205 D. 1.(B) ISLANDS SHALL BE PLANTED WITH ONE TREE IN ADDITION TO THE REQUIRED GROUND PLANE COVERAGE. TURF GRASS IS PROHIBITED IN OR ON PARKING LOT LANDSCAPE ISLANDS.	6 ISLANDS PROVIDED = 6 CANOPY TREES REQUIRED	6 CANOPY TREES PROVIDED, TREES WITH CONFLICTS ARE RELOCATED
27-1205 F. 1. A PORTION OF THE SITE EQUAL TO FIVE (5) PERCENT OF THE SURFACE AREAS TO BE PLOWED SHALL BE PROVIDED AS ONE OR MORE SNOW STORAGE AREAS	1,366 SF OF PARKING LOT 1,366 x 5% = 68.30 SF SNOW STORAGE REQUIRED	XX SF OF SNOW STORAGE PROVIDED AT PERMETER OF PARKING
27-1206 B.2.(B)(3) GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW BY LANDSCAPING, A FENCE, OR A DECORATIVE WALL THAT IS INTEGRATED INTO THE ARCHITECTURE OF THE STRUCTURE. THE FENCE OR WALL SHALL BE OF A HEIGHT EQUAL TO, OR GREATER THAN THE HEIGHT OF THE MECHANICAL EQUIPMENT BEING SCREENED.	NA	IRRIGATION EQUIPMENT SCREENED
27-1802 H.4. VEHICULAR TRAFFIC: TRIANGLE MEASURED ALONG CENTERLINE OF THE DRIVEWAY OR ALLEY 14 FEET FROM BACK OF CURB BY 175 FEET (175 FT LOCAL) ALONG THE CURB LINE OR THE EXTENSION OF THE CURB LINE ON THE CROSS STREET. PEDESTRIAN TRAFFIC: TRIANGLE 10 FEET FROM BACK OF WALK INTO PROPERTY MEASURED ALONG THE EDGE OF THE DRIVE, AND 20 FEET ALONG THE BACK OF SIDEWALK MEASURED FROM THE EDGE OF THE DRIVEWAY.	NA	ALL SHRUBS AT S 28TH ST ARE 30 INCHES OR UNDER

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sheet NOTES AND CALCULATIONS
project PARKING LOT
owner ENERGY LABORATORIES

project # 24167
revision date



issue date 08.01.2025
L1.2