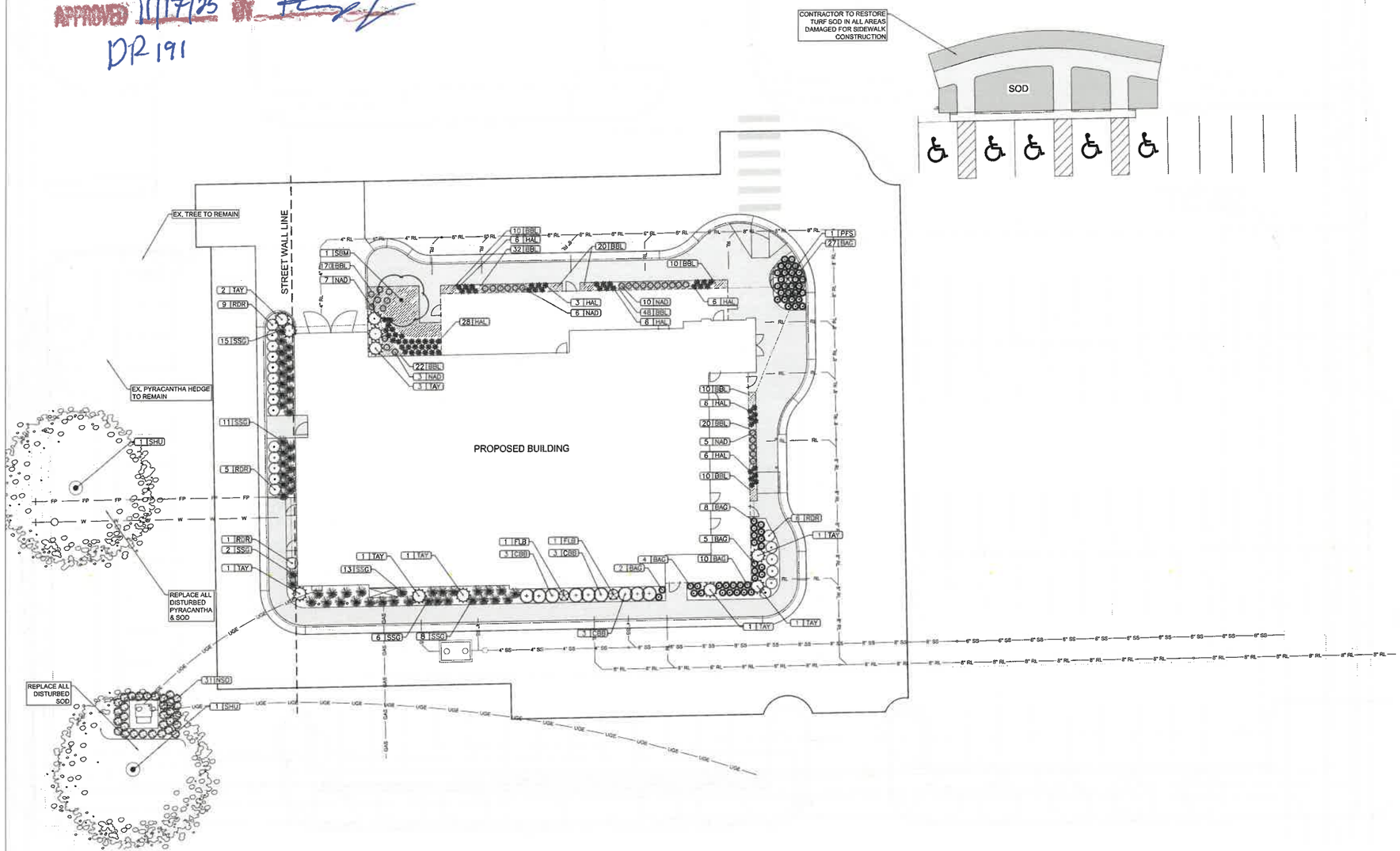
LANDSCAPE PLAN

APPROVED 11/17/25 BY

DR 191



LANDSCAPE ORDINANCE CALCULATIONS

LANDSCAPE STREET YARD REQUIRED (SINGLE STREET FRONTAGE, METHOD 1)	AVERAGE LOT DEPTH = 85' 85' LOT DEPTH = 8 SQUARE FOOTAGE FACTOR STREET FRONTAGE = 300 LF 300 LF x 8 = 2,48 SF PROVIDED LANDSCAPE STREET YARD = 3,870 SF
STREET YARD TREES REQUIRED:	1,248 / 500 = 2.5 = 3 TREES STREET YARD TREES PROVIDED = 2 SHADE TREES, 1 EXISTING TREE
PARKING LOT SCREENING:	EXISTING PYRACANTHA HEDGE TO REMAIN FOR PARKING LOT SCREEN.

SCALE: 1"=10'

WARNING
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DEMAGE TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

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ISSUE	DATE	REMARKS
1	3-NOV-25	95% COORDINATION REVIEW
2	3-NOV-25	95% FOR CONSTRUCTION

LANDSCAPE PLAN

DRAWN BY: M.W.
SCALE: 1"=10'
DATE: OCT. 2025
JOB NUMBER: 250079
SHEET NUMBER: L101