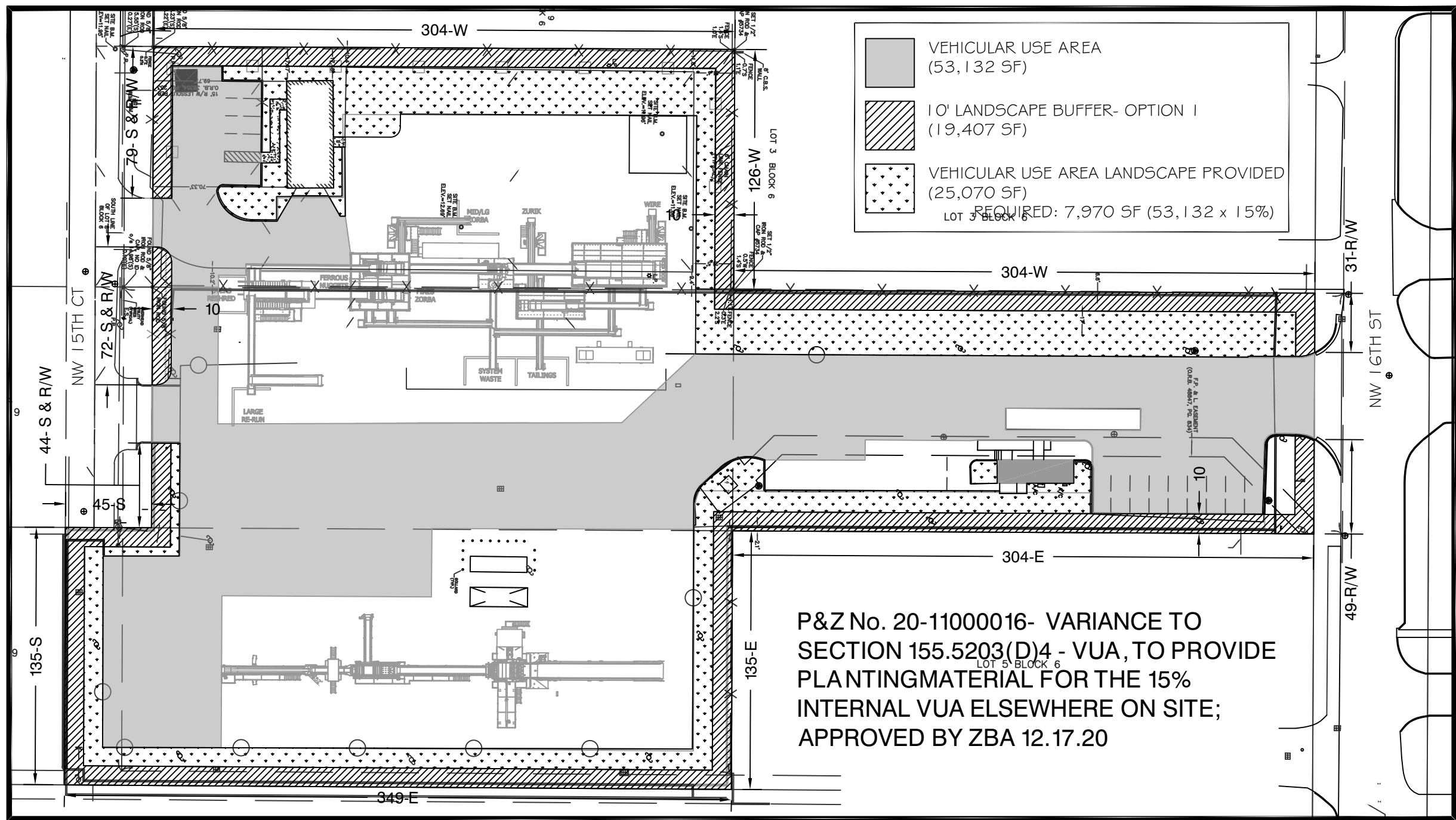
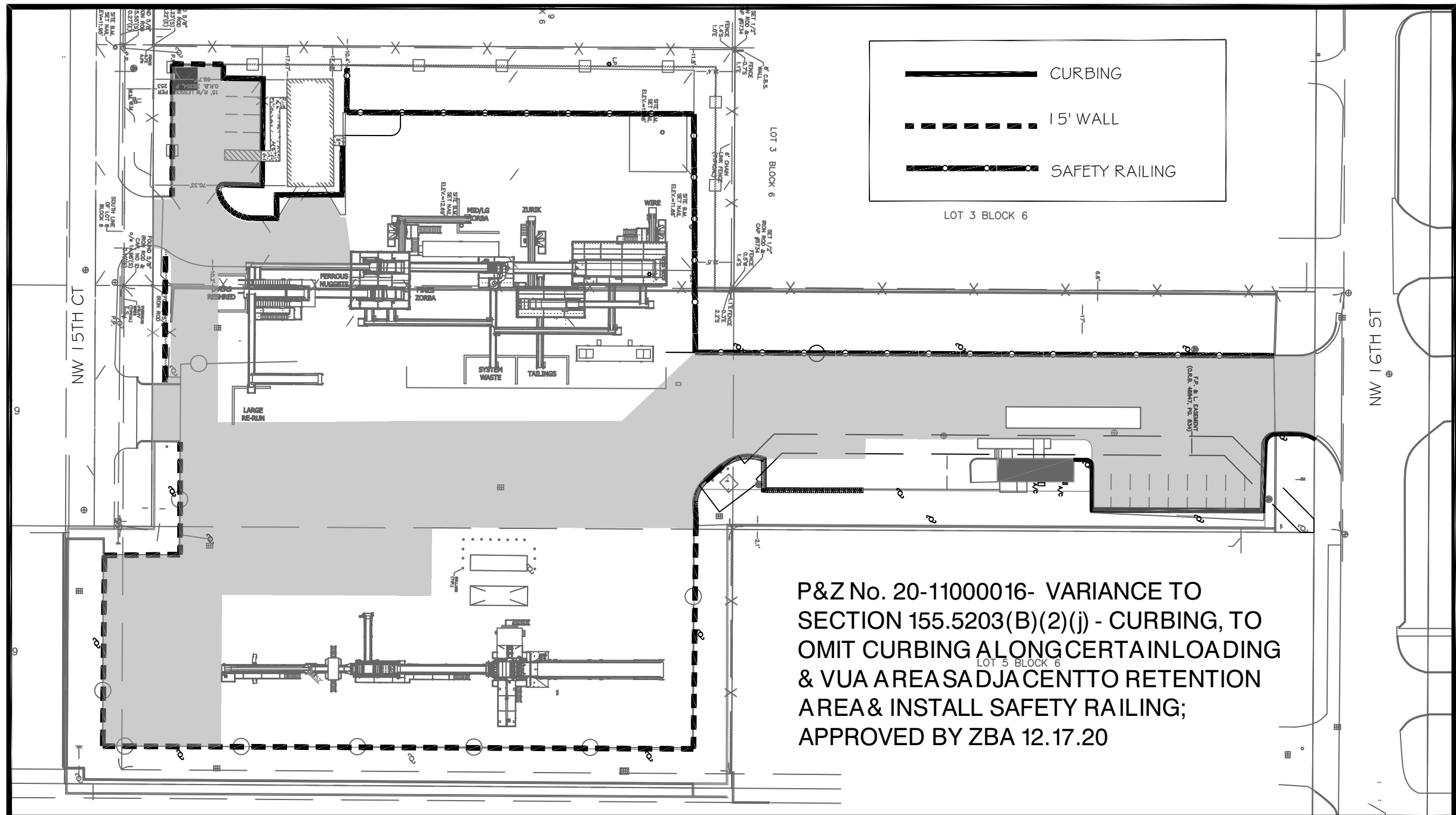


| SUN 1 LANDSCAPE REQUIREMENTS | | | |
|--|------------|--|--|
| ZONING DISTRICT: I-1X NET LOT AREA: 3.72 ACRES/162,205 S.F. PREVIOUSLY APPROVED SITE: 2.84 ACRES/ 123,826 SF | | PREVIOUSLY APPROVED (9/9/2011) | REQUIRED UNDER CURRENT CODE |
| A. LANDSCAPE AREA | 155.5203.C | | |
| 1. A minimum of 20% of the total gross area of a plot shall be devoted to landscaped pervious area. (162,205 x 20% = 34,441) | | 35,550 SF | 34,441 SF |
| 2. The pervious area shall contain one tree and five shrubs for every 3,000 square feet of lot area or major portion thereof. 162,205 / 3,000 = 54 trees 54 x 5 = 270 shrubs | | 128 TREES 839 SHRUBS | 54 TREES 270 SHRUBS |
| B. VEHICULAR USE AREA | 155.5203.D | | |
| 1. A minimum width of 10 feet shall be provided between the abutting property line and the parking or other vehicular-use area | | 10' | 10' |
| 2. An area or a combination of areas, equal to 15% of the total vehicular-use area shall be devoted to interior landscaping. VUA = 53,132 s.f. x 15% = 7,970 sf SEE EXHIBIT THIS SHEET | | 16,870 s.f. | 7,970 s.f. |
| C. BUILDING BASE PLANTINGS | 155.5203.E | | |
| 1. Shrubs shall be planted along the base of any building facade facing a street | | ✓ | ✓ |
| D. BUFFER REQUIREMENT | 155.5203.F | | |
| 1. Buffer Type C required (Option One) See Exhibit this sheet West Buffer: 734 l.f. (304 + 126 + 304) One canopy tree per 30 l.f. on interior side of wall 734' / 30 = 25 Canopy Trees *One understory tree per 30 l.f. on exterior side of wall 734' / 30 = 25 Understory Trees | | 8' & 15' WALL CONTINUOUS HEDGE 5 EXIST. CANOPY TREES 10 PROP. CANOPY TREES 25 PROP. UNDERSTORY TREES | 8' WALL MIN. 10' WIDE CONTINUOUS HEDGE 25 CANOPY TREES 25 UNDERSTORY TREES |
| South Buffer: 375 l.f. (45 + 135 + 44 + 72 + 79) One canopy tree per 30 l.f. on interior side of wall 375' / 30 = 13 Canopy Trees *One understory tree per 30 l.f. on exterior side of wall 375' / 30 = 13 Understory Trees | | 8' WALL CONTINUOUS HEDGE 5 PROP. CANOPY TREES 5 EXIST. UNDERSTORY 5 PROP. UNDERSTORY TREES | 8' WALL MIN. 10' WIDE CONTINUOUS HEDGE 13 CANOPY TREES 13 UNDERSTORY TREES |
| East Buffer: 788 l.f. (349 + 135 + 304) One canopy tree per 30 l.f. on interior side of wall 788' / 30 = 26 Canopy Trees *One understory tree per 30 l.f. on exterior side of wall 788' / 30 = 26 Understory Trees | | 8' WALL CONTINUOUS HEDGE 2 EXIST. CANOPY TREES 20 PROP. CANOPY TREES 32 PROP. UNDERSTORY TREES | 8' WALL MIN. 10' WIDE CONTINUOUS HEDGE 26 CANOPY TREES 26 UNDERSTORY TREES |
| North Buffer: 80 l.f. (49 + 31) One canopy tree per 30 l.f. on interior side of wall 80' / 30 = 3 Canopy Trees *One understory tree per 30 l.f. on exterior side of wall 80' / 30 = 3 Understory Trees | | 8' WALL 6 PROP. CANOPY TREES 3 PROP. UNDERSTORY TREES | 8' WALL MIN. 10' WIDE 3 CANOPY TREES 3 UNDERSTORY TREES |
| E. STREET TREES | 155.5203.G | | |
| South (NW 15TH Ct): 195 l.f. (79 + 72 + 44) One street tree per 40 l.f.: 195' / 40 = 5 Trees | | 4 EXIST. CANOPY TREES 4 PROP. CANOPY TREES 5 PROP. UNDERSTORY TREES | 5 CANOPY TREES |
| North (NW 16TH St): 80 l.f. (49 + 31) One street tree per 40 l.f.: 80' / 40 = 2 Trees | | 3 PROP. CANOPY TREES | 2 CANOPY TREES |

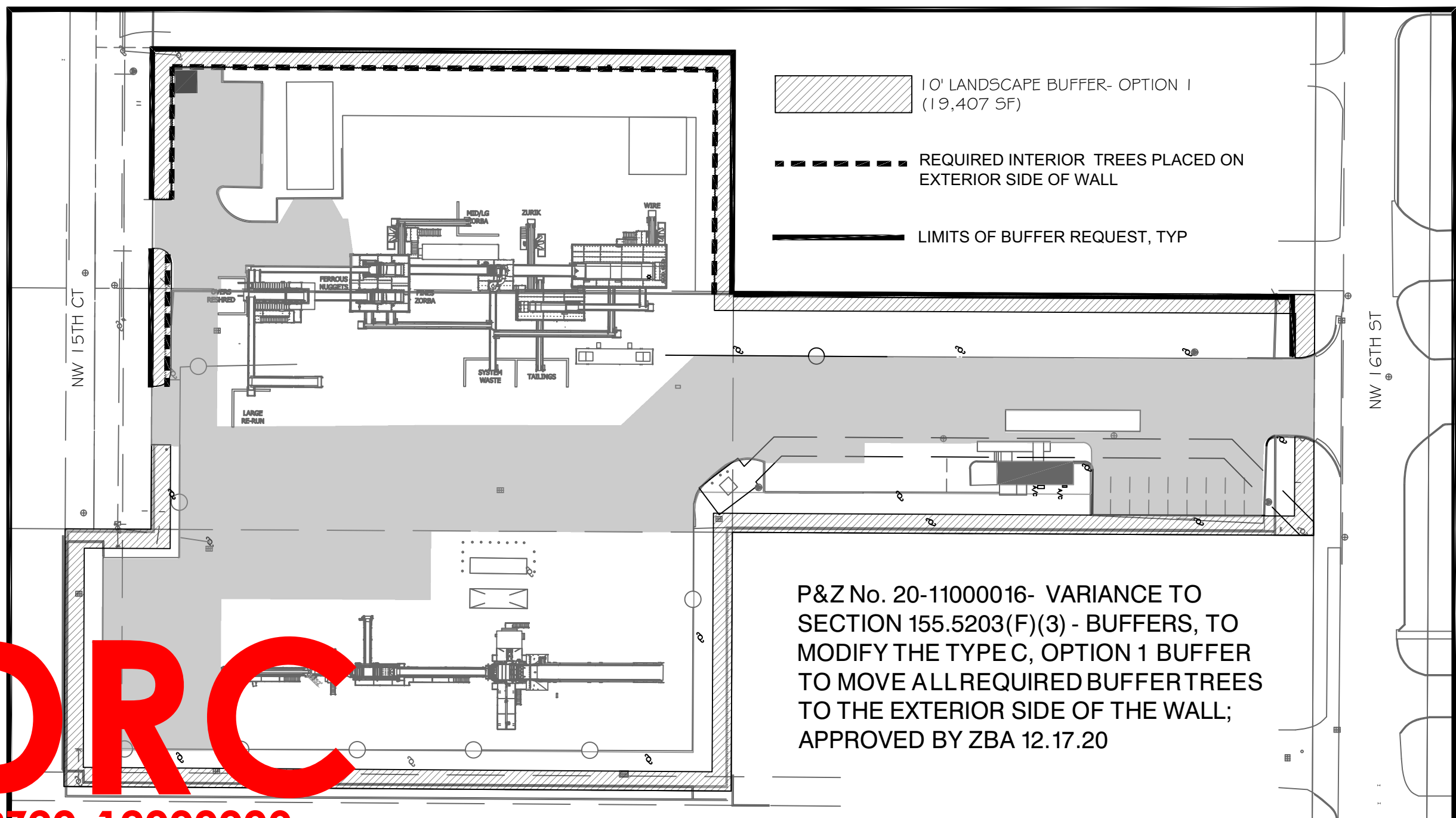
*Buffer Note: Portions of buffer cannot accommodate required trees on the interior portion of wall due to drainage design and existing wall conditions. All required trees have been provided in areas as site conditions allow.



VEHICULAR USE AREA EXHIBIT

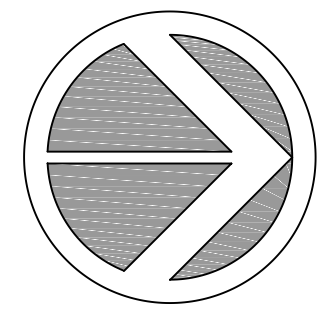


CURBING MODIFICATIONS EXHIBIT



DRC

P20-12000009
3/3/2021



0 30 60 120
SCALE: 1" = 60'

P&Z No. 20-12000009- MINOR SITE PLAN
P&Z No. 20-17000013- SPECIAL EXCEPTION
P&Z No. 20-11000016- VARIANCES