SHADE TREE 22
2.5" Caliper
Ginkgo biloba / Maidenhair Tree
Quercus imbricaria / Shingle Oak
Tilia cordata `Chancellor` / Chancellor Linden
Tilia cordata `Greenspire` / Greenspire Littleleaf Linden

ORNAMENTAL TREE 11
2" Caliper/6`-7` Height
Acer griseum / Paperbark Maple
Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry
Malus x `Royal Raindrops` / Royal Raindrops Crabapple

EVERGREEN TREE 6
6`-7` Height
Juniperus virginiana `Taylor` / Taylor Eastern Redcedar
Picea abies / Norway Spruce
Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine

PLANTING BEDS (1 TO 3 GALLON MATERIALS) 10,459 sf
Perennial Materials spaced 18"-36" O.C. (typ.)

FESCUE SOD 9,846 sf
Drought-tolerant fescue blend

LANDSCAPE PLAN NOTES:
- Include a detailed site plan showing the location of existing buildings, parking lots, and other infrastructure.
- Indicate the proposed landscape features, such as plantings, seating areas, and pathways.
- Provide a scale for the plan to ensure accuracy.
- Note any special planting or design considerations, such as drought tolerance or low maintenance.

CONCEPT PLANT SCHEDULE:
- List all proposed plant species, including their common and scientific names.
- Include the desired quantity and type of plant material.
- Specify the location of each planting area.
- Highlight any special design elements, such as water features or outdoor lighting.

MISSION TAILS
- Describe the overall design philosophy and how it integrates with the site.
- Outline the project's budget and timeline.
- Mention any potential challenges and solutions.

LANDSCAPE NOTES:
- Include any additional notes or comments related to the landscape design.
- Provide information on the selection of plant materials, such as their growth habit and maintenance requirements.
- Highlight any special design elements, such as water features or outdoor lighting.

CONCEPT PLANT SCHEDULE:
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- Highlight any special design elements, such as water features or outdoor lighting.
### Site Plan

- **Property Description:**
  - **Site Acreage:** 2.820
  - **5 Story Building:**
  - **Total Units:** 200
  - **Restaurant:** 5,000 SF
  - **Commercial:** 5,000 SF
  - **Residential:** 203,125 SF
  - **Total SF:** 213,125 SF
  - **Courtyard Not Included:** 2,500 SF

- **Parking Requirements:**
  - **Total Parking Required:** 275 Stalls
  - **Provided:**
    - **Surface Stalls:** 38 Stalls
    - **Garage Stalls:** 287 Stalls
  - **Total Parking:** 325 Stalls

- **Parking Garage Breakdown:**
  - **Open Garage Parking:** 52 Stalls
  - **Apartment Parking:** 235 Stalls

- **Public Reserved Stalls:**
  - **7'-0"**
  - **8'-1"**
  - **8'-0"**
  - **5'-1"**
  - **5'-9"**
  - **4'-0"**
  - **4'-0"**
  - **9'-0"**

- **PDP Submittal:**
  - **04.10.17**
  - **05.12.17**

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**EPC Real Estate Group**

**Klover Architects, Inc.**

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SITE DATA:
- SITE AREA: 2.82 ACRES
- RESIDENTIAL UNITS: 200
- RESTAURANT: 5,000 SF

COLORED SITE PLAN

EXISTING RETAIL
5 STORY RESIDENTIAL
200 UNITS

COURTYARD

LOADING DOCK

AMENITIES

EXISTING RESTAURANT

4-LEVEL PARKING GARAGE
287 STALLS

1 LEVEL - OPEN PARKING
2-4 LEVELS - RESIDENTIAL PARKING
VIEW FROM MARTWAY ST

VIEW FROM LAMAR AVE

VIEW FROM BEVERLY AVE LOOKING WEST

VIEW FROM BEVERLY AVE LOOKING NORTHWEST
VISION IMAGES