

PD 1244

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 30, 2016

Bernard Citron
Thompson Coburn LLP
55 East Monroe, 37th Floor
Chicago, Illinois 60603

Re: **Revised Site Plan Approval for Sub Area B – Retail Buildings A and C – Business Planned Development #1244 – Archer Station – 39th/Archer**

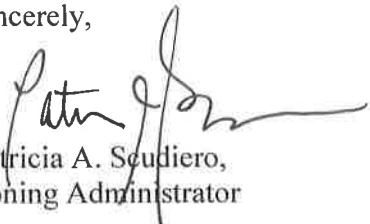
Dear Mr. Citron:

The City of Chicago Department of Planning and Development (DPD) has reviewed the revised site plan submitted for the project identified above. The project consists of the construction of an approximately 25,070 square foot single-story commercial building (Building A) and a 4,820 square foot single-story commercial building (Building C) within Sub Area B of PD #1244. The request for approval includes the following attached documents:

- Site Plan (Revised 9-21-15)
- L101-Overall Landscape Plan (5-5-15)
- Retail A and C – East, South and North Elevations (Revised 6-29-16)
- Paving Plan (9-21-2015)

Upon review of the materials submitted, DPD has determined that the site plan is consistent with, and satisfies, the requirements of the Planned Development. Accordingly, this site plan submittal for Business Planned Development #1244 is hereby approved as conforming to the Planned Development as passed by the Chicago City Council (6-25-14) and further revised by a Request For Minor Change granted via letter from DPD on September 23, 2015. This site plan approval does not cover any signage, which must be covered by a separate application.

Sincerely,

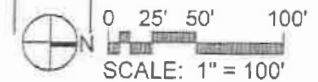
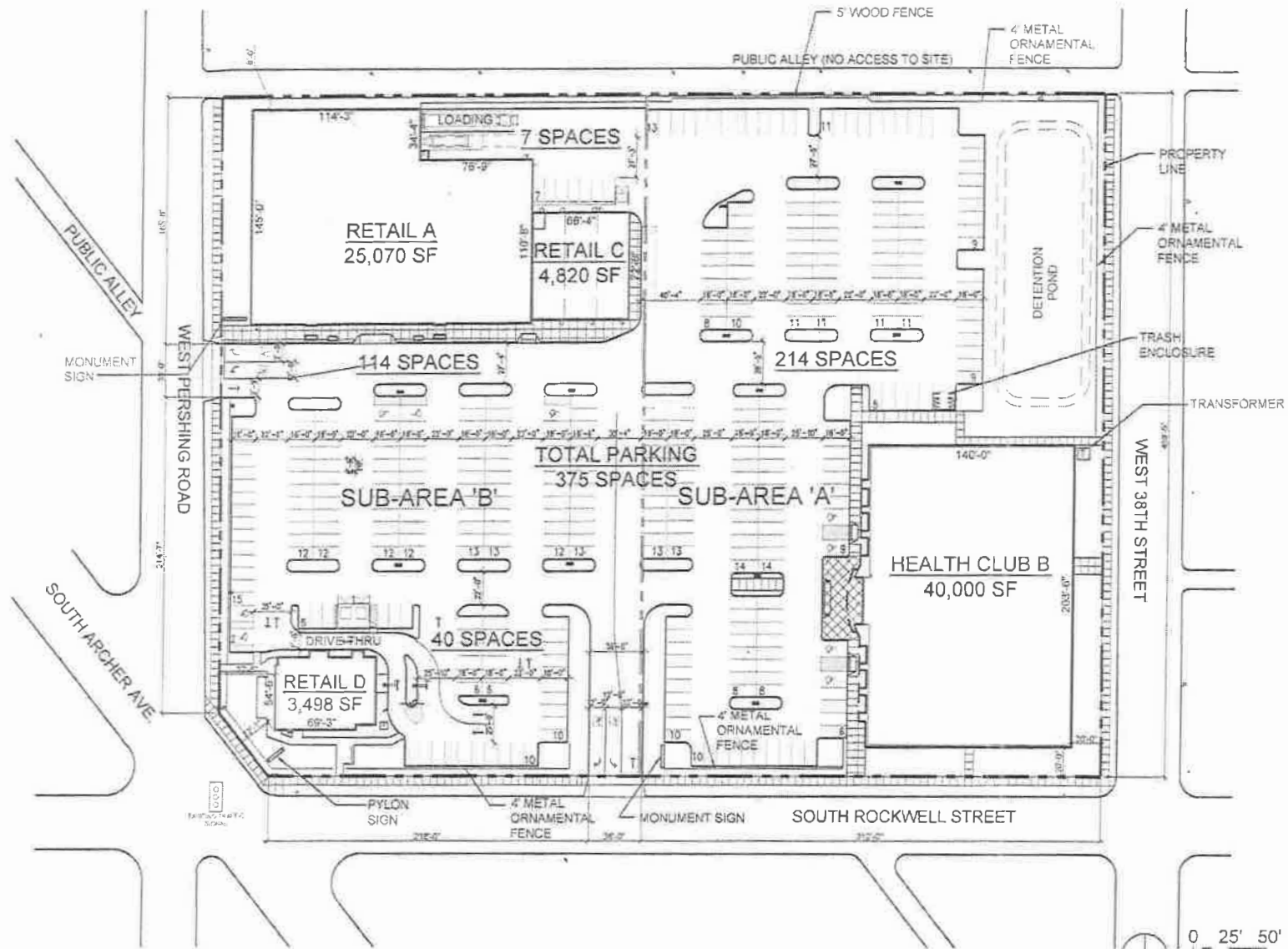


Patricia A. Scudiero,
Zoning Administrator

Originated by: Dan Klaiber

cc: Mike Marmo (DPD)
Erik Glass (DPD)
Planned Development files

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602



APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
 ADDRESS: 2601-2645 WEST 38TH STREET
 3802-3852 SOUTH ROCKWELL
 2614-2645 WEST PERSHING ROAD
 INTRODUCED: JANUARY 15, 2014 (REVISED SEPTEMBER 21, 2015)
 PLAN COMMISSION: TBD

SITE PLAN



LANDLORD RESPONSIBILITY NOTE:

A. IDENTIFICATION OF THE EXISTING IMPROVEMENTS TO ACCORDANCE TO LAF IMPROVEMENTS AS SHOWN ON THE RELEVANT DESIGN DOCUMENTS, INCLUDING THE SLAB CUT LINES FOR THE PAVEMENT, HAS BEEN MADE AS INDICATED ON THE RELEVANT DESIGN DOCUMENTS.

B. ALL UTILITY CONNECTIONS SHOWN WITHIN THE PREMISES OF A DESIGNER ARE IN THE LEASE.

C. ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CURB/GUTTER/STREET AND IMPROVEMENTS SHOWN ON THE EXHIBITIVE DESIGN DOCUMENTS AND REQUIRED BY ALL APPLICABLE MUTUAL JURISDICTION OVER THE PROJECT.



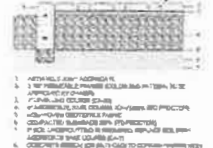
STANDARD PAVEMENT SECTION (HMA)



HEAVY DUTY PAVEMENT SECTION (HMA)



TYPICAL PAVEMENT SECTION (CONCRETE)



PERMEABLE PAVEMENT DETAIL

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COOK ENGINEERING GROUP

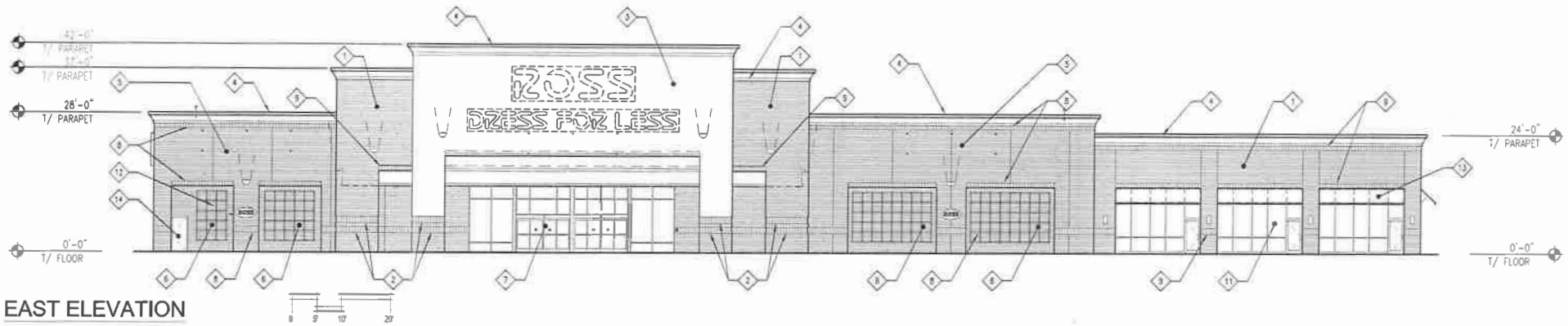
Civil Engineering & Land Development Consulting
 2018 Maplewood Drive
 Chicago, IL 60618
 Tel: 312.467.1200
 Fax: 312.467.1201

PAVING PLAN

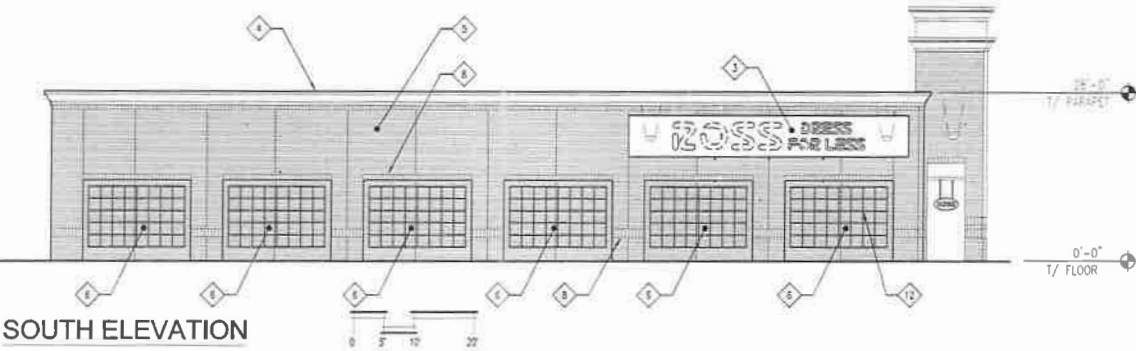
ARCHER STATION
 2000 W. PERSHING ROAD
 CHICAGO, IL

PREPARED FOR:
 20TH & ARCHER, LLC
 1711 W. MONROE ST, STE 200
 CHICAGO, IL 60614
 BY: APR 1, 2015 (T)
 212224865 (P)
 MR. JOSEPH V. LEVY

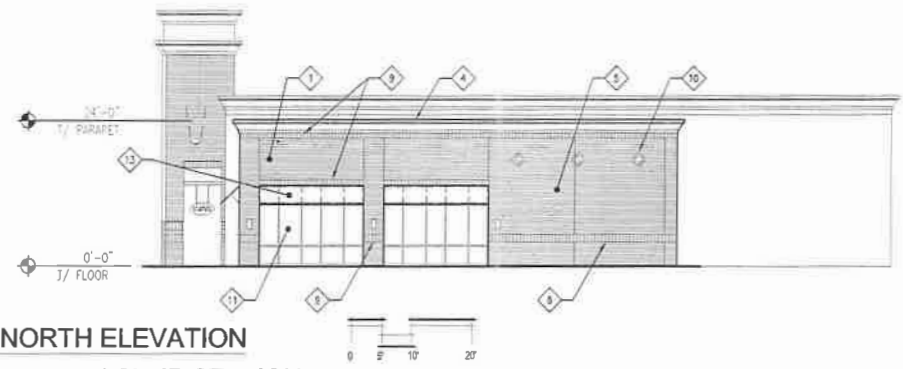
DATE: 04/01/2015
 SCALE: 1" = 30'
 DRAWN BY: EKH
 CHECKED BY: BAC
 SHEET: 1 OF 1



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ELEVATION KEYS:

- 1 FACE BRICK
- 2 TENANT IDENTITY BAND
- 3 PAINTED STUCCO SIGN BAND
- 4 PAINTED EPS FOAM CORNICE w/ STUCCO COATING & PRE-FINISHED METAL COPING
- 5 PAINTED PRECAST PANEL w/ BRICK FORMLINER
- 6 1" RECESS IN PRECAST PANEL
- 7 ALUMINUM FRAMED STOREFRONT w/ SLIDING DOORS
- 8 BRICK SOLDIER COURSE PATTERN IN PRECAST PANEL
- 9 BRICK SOLDIER COURSE
- 10 BRICK MEDALLION
- 11 ALUMINUM FRAMED STOREFRONT w/ SWING DOORS
- 12 PREFINISHED ALUMINUM TUBE TRELLIS
- 13 FABRIC AWNING w/ PAINTED ALUMINUM FRAME
- 14 PAINTED HOLLOW METAL DOOR & FRAME

ARCHER STATION
RETAIL 'A' AND 'C'
CHICAGO, ILLINOIS

FIRST AMERICAN PROPERTIES



OKW Architects

DATE: 06/29/2016

PROJECT NUMBER: 13033



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 23, 2015

Bernard I. Citron
Thompson Coburn LLP
55 East Monroe Street
37th Floor
Chicago, IL 60603

Re: Administrative Relief and Site Plan Approval requests for Business Planned Development No. 1244, Sub Area B, Parcel D, Proposed Wendy's Restaurant at 2610 West Pershing Road

Dear Mr. Citron:

Please be advised that your request for a minor change and site plan approval to Business Planned Development No. 1244 ("PD 1244"), have been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number's 13 and 6 of PD 1244.


First, you are seeking on behalf of the property owner of PD 1244, 39th & Archer LLC, administrative relief within Sub Area B, Parcel D, to increase the Pershing Rd. setback from 10'-5" to 37'-1" so that a smaller building than previously approved can be relocated and an outdoor seating area can be added to a proposed Wendy's Restaurant. You are also seeking a parking reduction and redistribution among Sub Areas, while the number of drive thru lanes for the proposed Wendy's has increased from one to two lanes. The PD requires a minimum of 212 spaces in Sub Area A and 164 spaces in Sub Area B, for a total of 376 spaces. The attached, revised Site Plan, dated September 21, 2015, contains a total of 375 parking spaces, 214 spaces in Sub Area A and 161 spaces in Sub Area B.

With regard to your administrative relief request, the Department of Planning and Development has determined that allowing the increased setback and parking reduction for a proposed Wendy's Restaurant, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. The attached, revised, Site Plan, Landscape Plan, Water Management (Paving) Plan, North, South, West and East Elevations, shall be inserted in the main file.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 1244, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

In regards to your second request, pursuant to Statement No. 6 of PD 1244, you are also seeking site plan approval for the proposed Wendy's Restaurant. We have reviewed the drawings you submitted and the Site Plan, Landscape Plan, Water Management (Paving) Plan, North, South, West and East Elevations are in accordance with and satisfy the requirements of the PD. Accordingly, this site plan approval request for the proposed Wendy's within Sub Area B of PD 1244 is hereby approved.

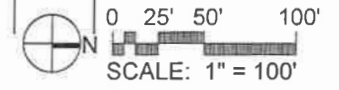
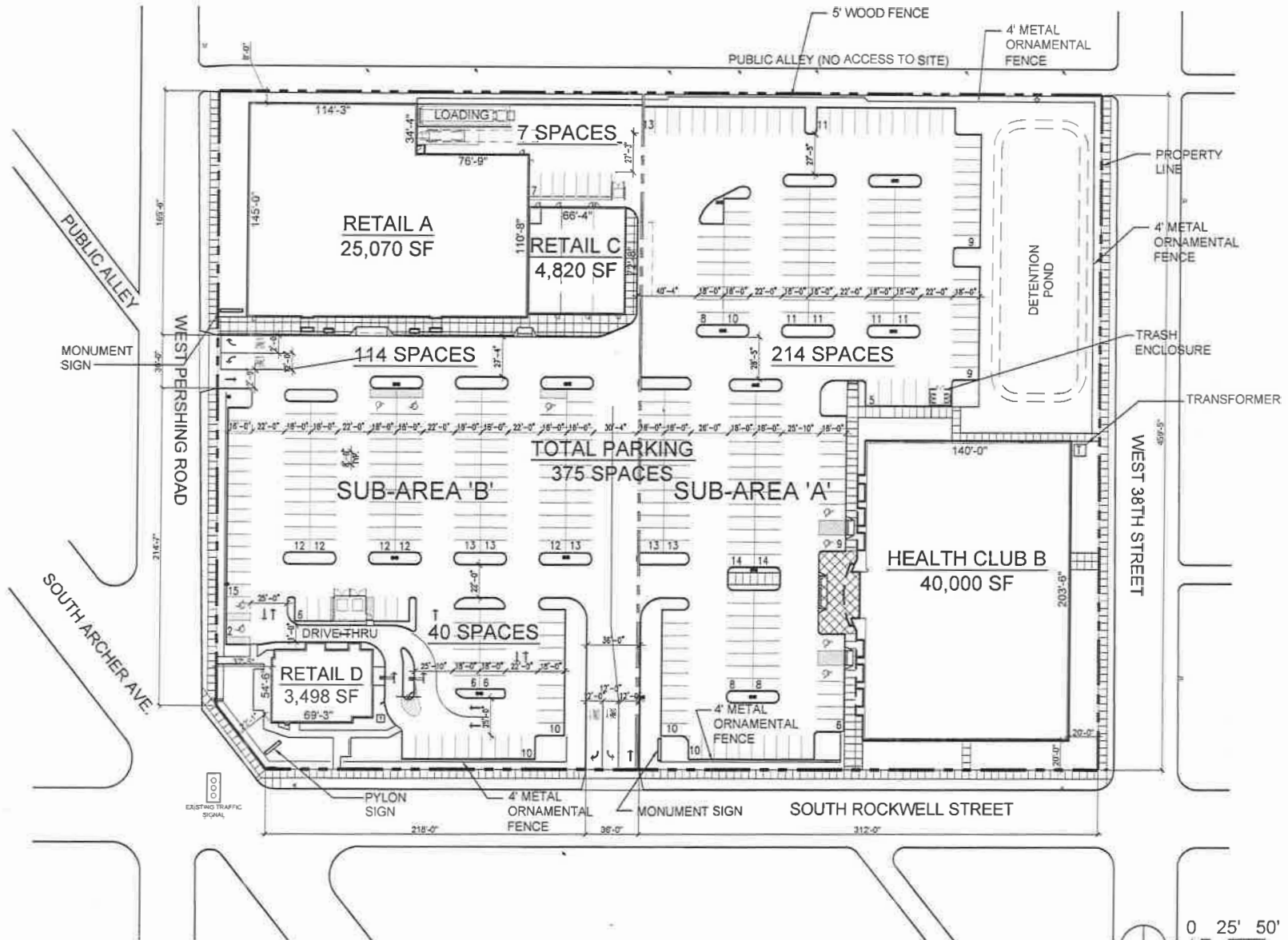
Sincerely,



Patricia A. Scudiero
Zoning Administrator

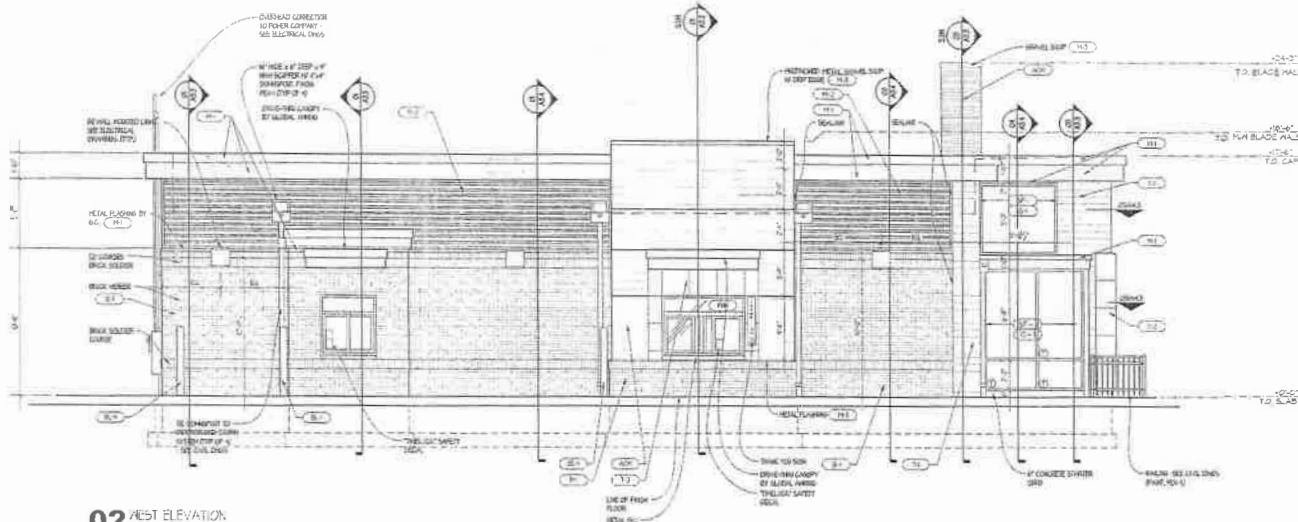
PAS:HG:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Ron Daye, Main file

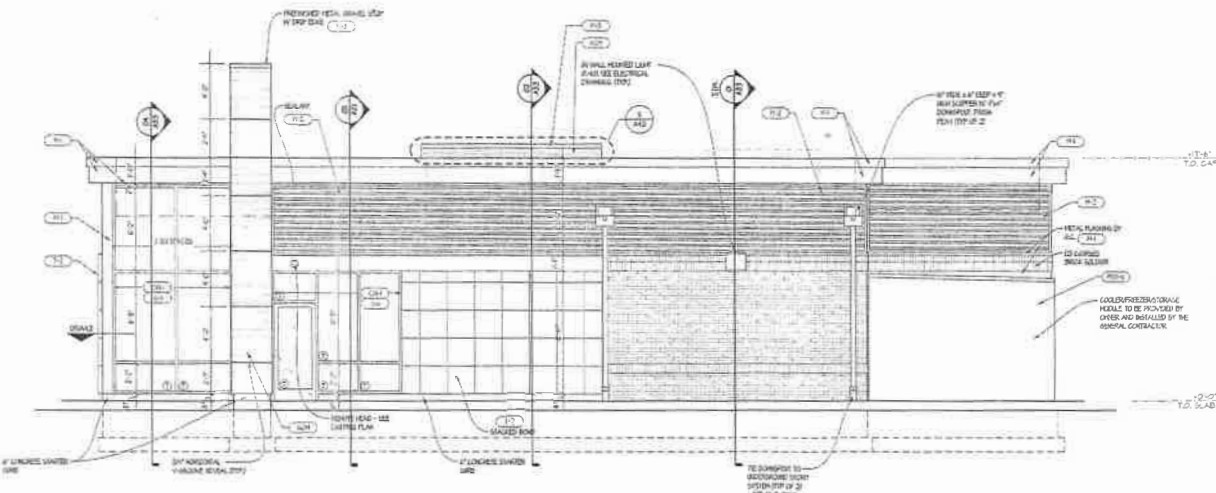


SITE PLAN

APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
 ADDRESS: 2601-2645 WEST 38TH STREET
 3802-3852 SOUTH ROCKWELL
 2614-2645 WEST PERSHING ROAD
 INTRODUCED: JANUARY 15, 2014 (REVISED SEPTEMBER 21, 2015)
 PLAN COMMISSION: TBD



02 WEST ELEVATION
SCALE 1/4" = 1'-0"



01 EAST ELEVATION
SCALE 1/4" = 1'-0"

EXTERIOR FINISHES LEGEND

- (001) BRICK PANEL
- (002) BRICK
- (003) INSULATED CONCRETE PANEL
- (004) FINISH BRICK
- (005) BRICK WITH GROUT
- (006) METAL PANEL (PANEL TYPE, PANEL TYPE)
- (007) METAL PANEL (PANEL TYPE, PANEL TYPE)
- (008) METAL PANEL (PANEL TYPE, PANEL TYPE)
- (009) METAL PANEL (PANEL TYPE, PANEL TYPE)
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- (019) METAL PANEL (PANEL TYPE, PANEL TYPE)
- (020) METAL PANEL (PANEL TYPE, PANEL TYPE)

ENVELOPE COMPLIANCE

SOUP	6.50
WALL	8.00
GLASS	1.00 (6.00) (6.00)
GLASS DOOR	1.00 (6.00) (6.00)

SITE NUMBER: 11680
BASE MODEL: HIGH DENSITY
ASSET TYPE: CORPORATE
CLASSIFICATION: NEW BUILD
OWNER: WENDY'S INTERNATIONAL
BASE DESIGN DATE: 26 JAN 28 14
UPDATE CLASSIFICATION:
COMP NEW PLUS:
PROJECT YEAR: 2014
FURNITURE PACKAGE: 2014
DESIGN BULLETIN: 26.04.14

Wallin • Gomez Architects, Ltd.
 711 South Dearborn Street
 Suite 600
 Chicago, IL 60605
 Tel: 312-427-4702
 Fax: 312-127-6611
 www.wallin-gomez.com

Wendy's
 STORE #11680
 2610 W. PERSHING RD
 CHICAGO, IL 60632

DATE	DESCRIPTION
14-01-10	ISSUED FOR REVIEW
14-01-10	ISSUED FOR PERMIT

NOTED: THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION. IT SHALL NOT BE LOANED, REPRODUCED OR IN ANY MANNER DISSEMINATED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

THIS DOCUMENT SHALL BE A REQUIREMENT FOR THE PROJECT AND SHALL BE THE PROPERTY OF THE ARCHITECT. IT SHALL NOT BE LOANED, REPRODUCED OR COPIED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.

STATE OF ILLINOIS
 REGISTERED ARCHITECT
DONALD J. WALLIN
 11680.0001



EXTERIOR ELEVATIONS

A2.2

17907

6/25/2014

REPORTS OF COMMITTEES

84157

Reclassification Of Area Shown On Map No. 8-F.
(Application No. 18019)
(Common Address: 3505 -- 3531 S. Parnell Ave.)

[O2014-3299]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-F in the area bounded by:

a line 24.75 feet south of and parallel to the south line of West 35th Street; a line 125.00 feet east of and parallel to the east line of South Parnell Avenue; a line 324.00 feet south of and parallel to the south line of West 35th Street; and South Parnell Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.



Reclassification Of Area Shown On Map No. 8-I.
(As Amended)
(Application No. 17907)
(Common Address: 2601 -- 2645 W. 38th St., 3802 -- 3852 S. Rockwell St.
And 2614 -- 2644 W. Pershing Rd.)

BPD 1244

[SO2014-31]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-2, Neighborhood Commercial District symbols and indications as shown on Map Number 8-I in the area bound by:

West Pershing Road; a public alley next west of and parallel to South Rockwell Street; West 38th Street; South Rockwell Street; and South Archer Avenue,

to those of a Business Planned Development and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Business Planned Development Number 1244.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 1244 ("Planned Development") consists of approximately 274,759 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned and controlled by the applicant, 39th and Archer LLC.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors.

Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. A countdown pedestrian signal shall be installed by the applicant at the intersection of South Archer Avenue, West Pershing Road and South Rockwell Street.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the

issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Subarea Map; Site Plan; Landscape Plan; Water Management Plan; Building Elevations (North, South, East and West) and dated (June 19, 2014), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. In both Subarea A and B and in accordance with the Site Plan, the following uses shall be permitted in this Planned Development: retail sales, physical fitness center, bank, savings bank, savings and loan association, automated teller machine facility, restaurants, drive-thru bank and drive-thru restaurant.
6. Prior to the Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) in Subarea(s) B, the applicant shall submit a site plan, landscape plan and building elevations for the specific Subarea(s) for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the applicant. If the applicant is seeking approval for a portion of the Property that represents less than an entire Subarea, the applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest Subarea. The site plan provided shall include all dimensioned and planned street rights-of-way.

No Part II Approval for Subarea B shall be granted until Site Plan approval has been granted for Subarea B. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development.

After approval of the Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 2. In the event of any inconsistency between

approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject Subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan approval submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

7. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-Premises signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 274,759 square feet.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.

12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that code.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal title holders and any ground lessors.
14. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Developer shall construct a system of permeable pavers within the vehicular use areas that equals to no less than 100 percent of the stormwater volume storage capacity that would otherwise be performed by the required vegetative green roofs, per the City of Chicago's Sustainable Development Policy for all buildings across the entire Property, including both Subarea A and Subarea B. In addition, the fitness center, and any future buildings in Subarea A or Subarea B shall be built to exceed the ASHRAE 90.1-2004 standards by at least 14 percent.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to C1-2.

[Existing Zoning Map; Existing Land-Use Map; Boundary Plan; Subarea Plan; Site Plan; Landscape Plan; Water Management Plan; and North, South, East and West and North, Building Elevations referred to in these Plan of Development Statements printed on pages 84163 through 84170 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

17907

84162

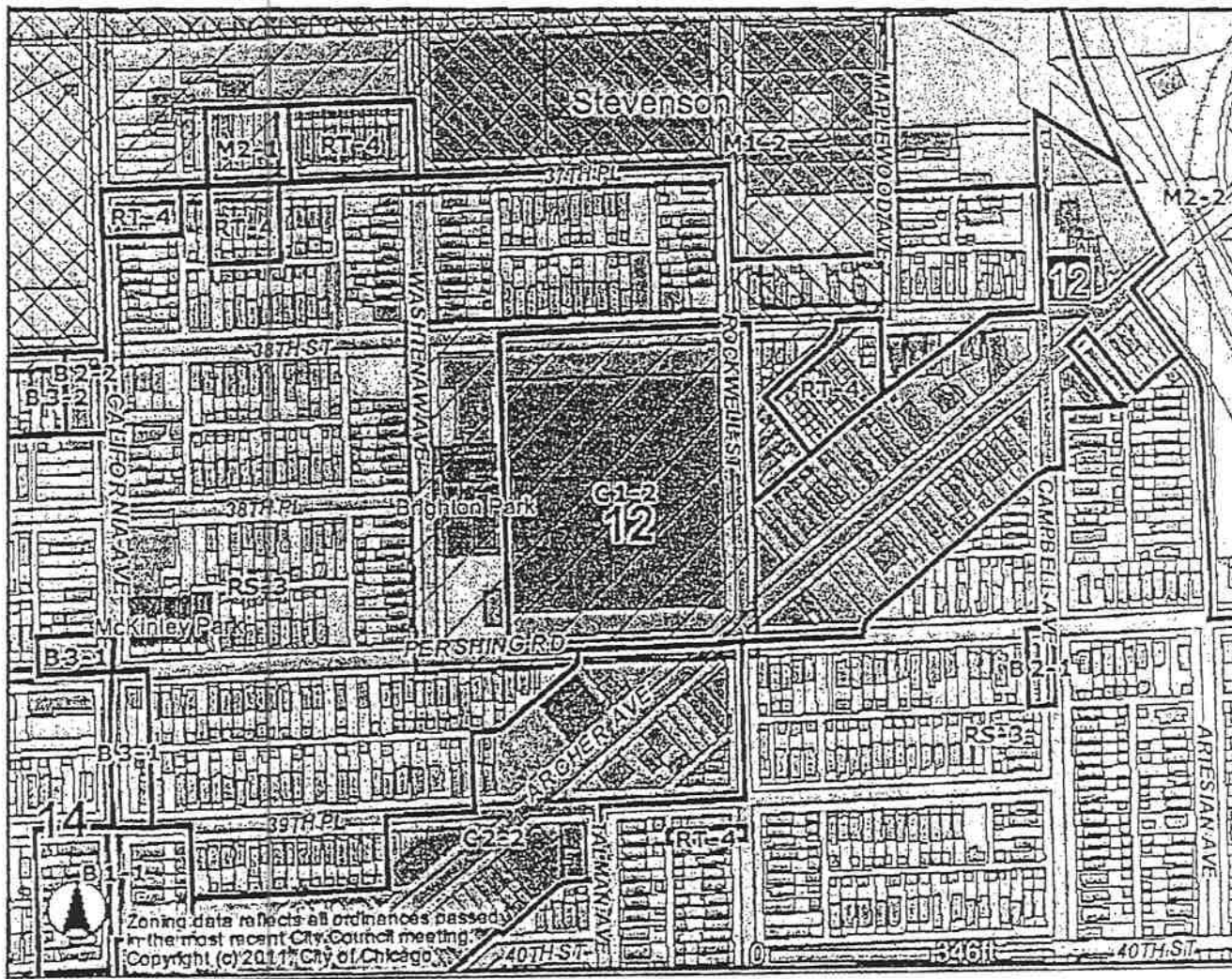
JOURNAL--CITY COUNCIL--CHICAGO

6/25/2014

Business Planned Development No. _____.

Bulk Regulations And Data Table.

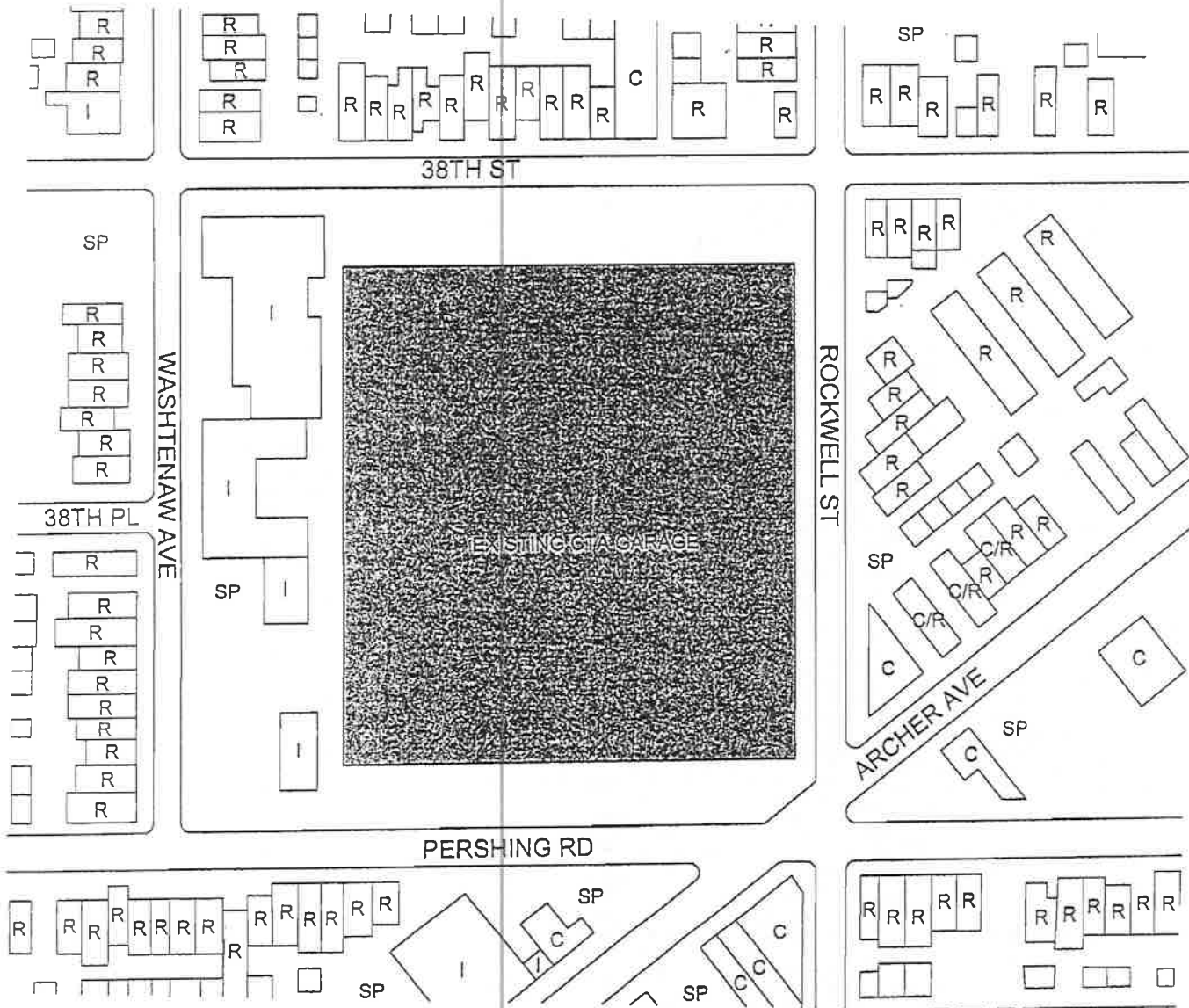
Gross Site Area:	332,770 square feet
Public Rights-of-Way:	58,011 square feet
Net Site Area:	
Total:	274,759 square feet
Subarea A:	143,246 square feet
Subarea B:	131,513 square feet
Allowable Uses:	Retail sales, physical fitness center, bank, savings bank, savings and loan association, automated teller machine facility, restaurants, drive-thru restaurant/bank
Maximum Floor Area Ratio:	
Total:	.35
Subarea A:	.35
Subarea B:	.35
Minimum Number of Accessory Off-Street Parking Spaces:	376 provided
Subarea A:	212
Subarea B:	164
Minimum Bicycle Parking Area:	1 per 5 automobile spaces; 50 maximum
Minimum Number of Off-Street Loading Spaces:	
Subarea A:	Zero for physical fitness center; per Section 17-10-1101 of the Zoning Ordinance for other uses
Subarea B:	2
Minimum Building Setbacks:	In accordance with the Site Plan.
Maximum Building Height:	46 feet



Zoning data reflects all ordinances passed
 in the most recent City Council meeting.
 Copyright (c) 2011 City of Chicago

APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
 ADDRESS: 2601-2645 WEST 38TH STREET
 3802-3852 SOUTH ROCKWELL
 2614-2645 WEST PERSHING ROAD
 INTRODUCED: JANUARY 15, 2014 (REVISED JUNE 19, 2014)
 PLAN COMMISSION: TBD

EXISTING ZONING MAP

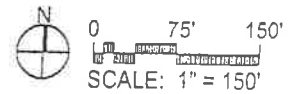


KEY USE

- R = RESIDENTIAL
- C = COMMERCIAL
- I = INSTITUTIONAL
- SP = SURFACE PARKING

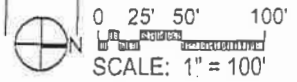
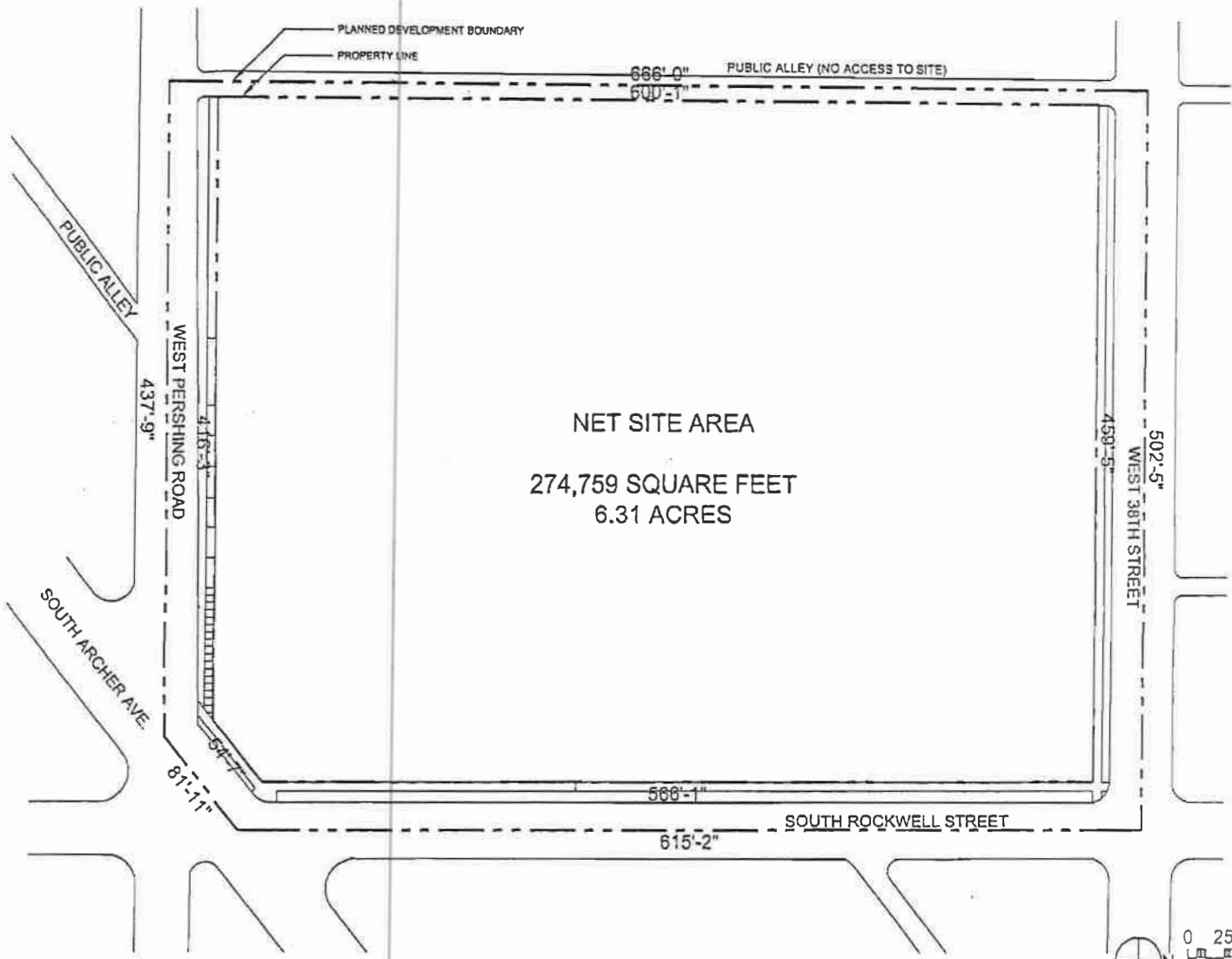
KEY HEIGHT

- ALL BUILDINGS ARE LESS THAN 55' IN HEIGHT
- HEIGHTS DO NOT INCLUDE MECHANICAL/ELEVATOR PENTHOUSES



EXISTING LAND USE MAP

APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
 ADDRESS: 2601-2645 WEST 38TH STREET
 3802-3852 SOUTH ROCKWELL
 2614-2645 WEST PERSHING ROAD
 INTRODUCED: JANUARY 15, 2014 (REVISED JUNE 19, 2014)
 PLAN COMMISSION: TBD



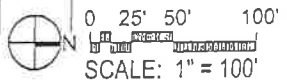
BOUNDARY PLAN

APPLICANT: 39TH & ARCHER, L.L.C.
C/O FIRST AMERICAN PROPERTIES

ADDRESS: 2601-2645 WEST 38TH STREET
3802-3852 SOUTH ROCKWELL
2614-2645 WEST PERSHING ROAD

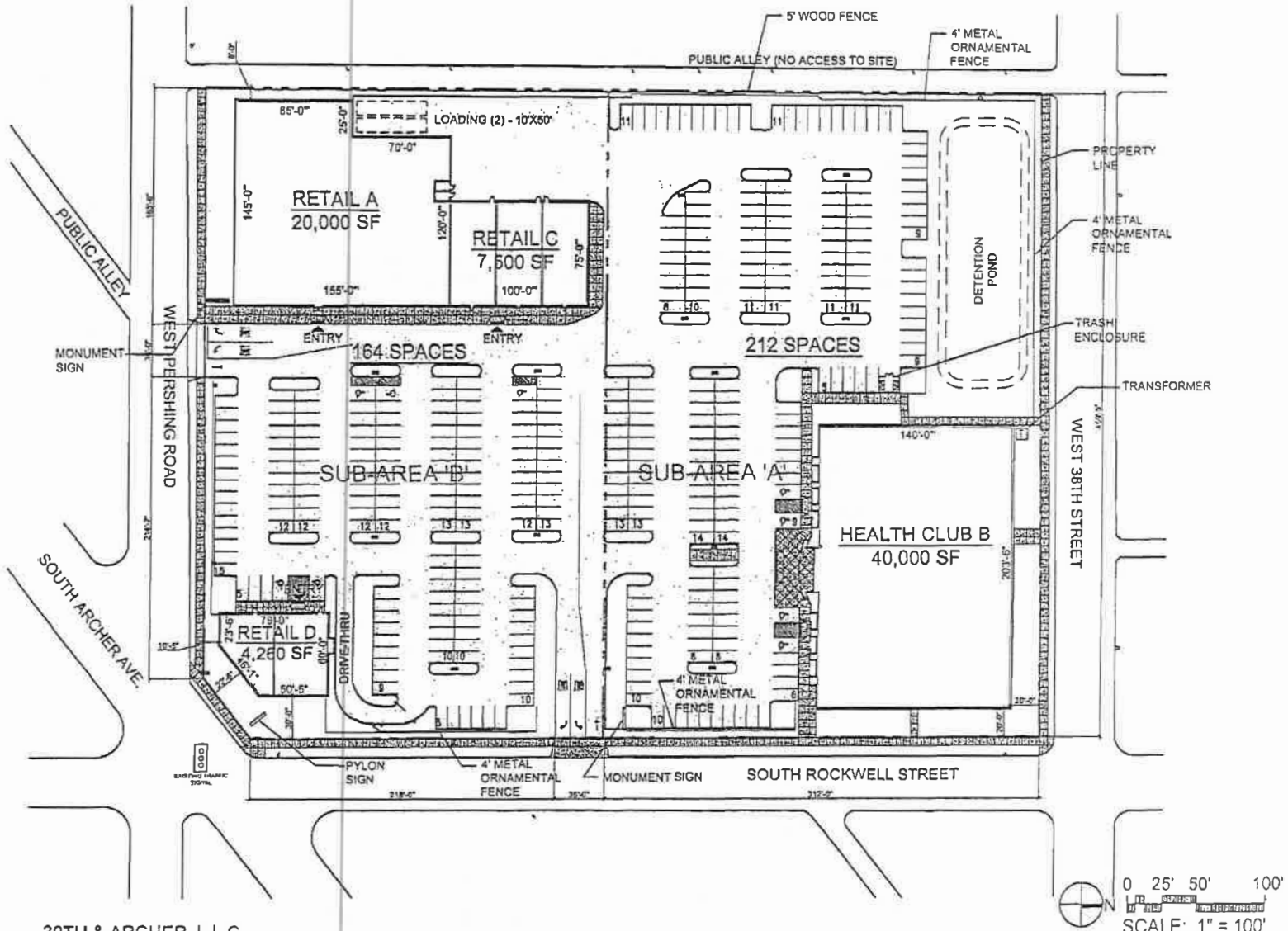
INTRODUCED: JANUARY 15, 2014 (REVISED JUNE 19, 2014)

PLAN COMMISSION: TBD



SUB-AREA PLAN

APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
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SITE PLAN

APPLICANT: 39TH & ARCHER, L.L.C.
 C/O FIRST AMERICAN PROPERTIES
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 2614-2645 WEST PERSHING ROAD
 INTRODUCED: JANUARY 15, 2014 (REVISED JUNE 19, 2014)
 PLAN COMMISSION: TBD

LEGEND

-  LAWN
-  PLANTING BED
-  SHADE TREE
-  SHRUB
-  12'x12' SITE TRIANGLE
NO GROWTH OVER 12'
WITHIN THE TRIANGLES

LANDSCAPE REQUIREMENT SUMMARY

VEHICULAR USE AREA	146,121 SF
REQUIRED GREEN SPACE	14,612 SF
PROPOSED GREEN SPACE	14,918 SF
PARKWAY PLANTING (LF)	
REQUIRED TREES	43
PROPOSED TREES	47
PERIMETER PLANTING (LF)	
REQUIRED TREES	33
EXISTING TREES TO REMAIN 0	
PROPOSAL TREES	35
TOTAL PERIMETER TREES	35
INTERIOR PLANTING	
REQUIRED TREES	116
EXISTING TREES	0
PROPOSED TREES	116
TOTAL INTERIOR TREES	116

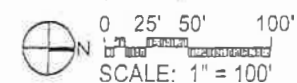
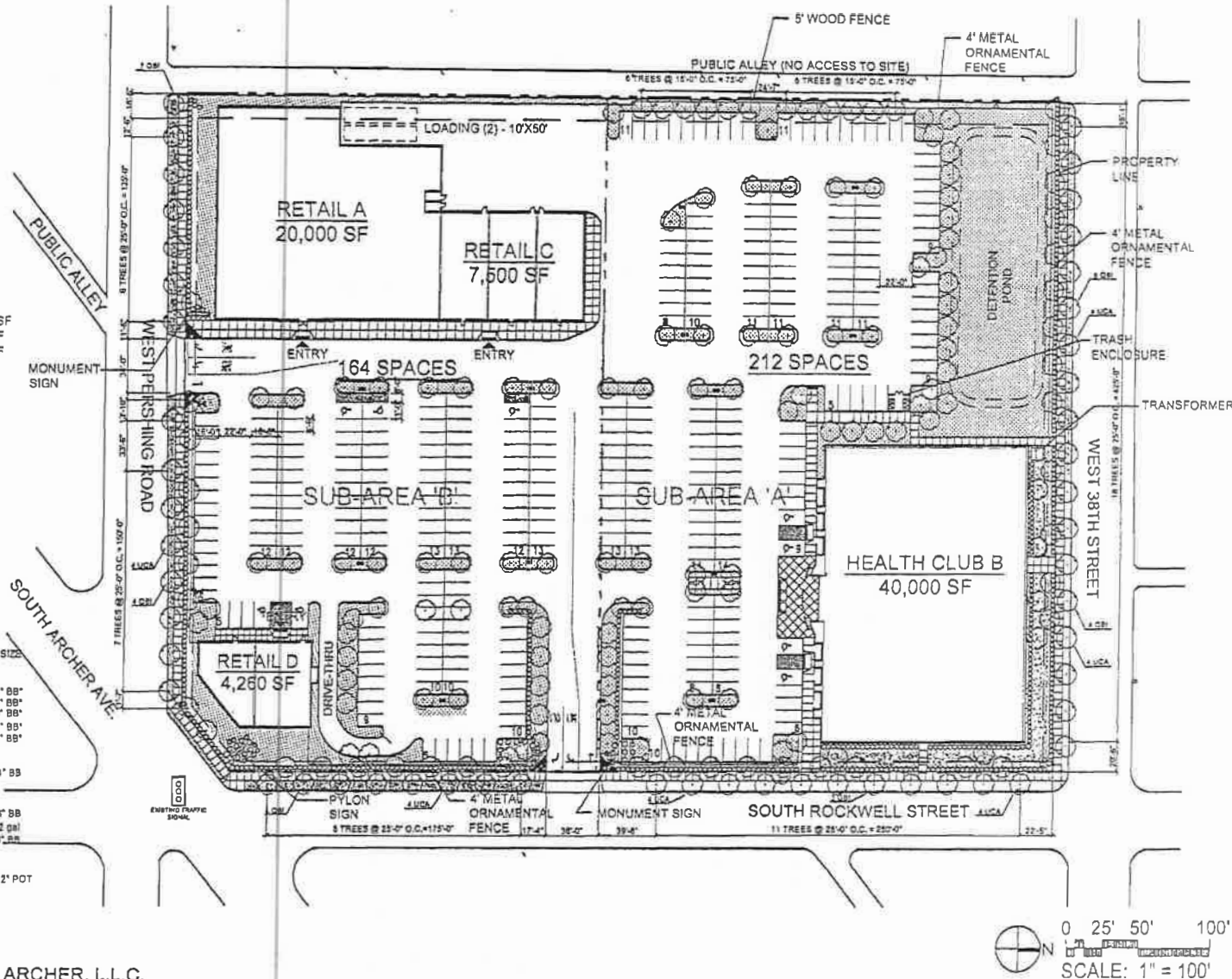
MASTER PLANT LIST

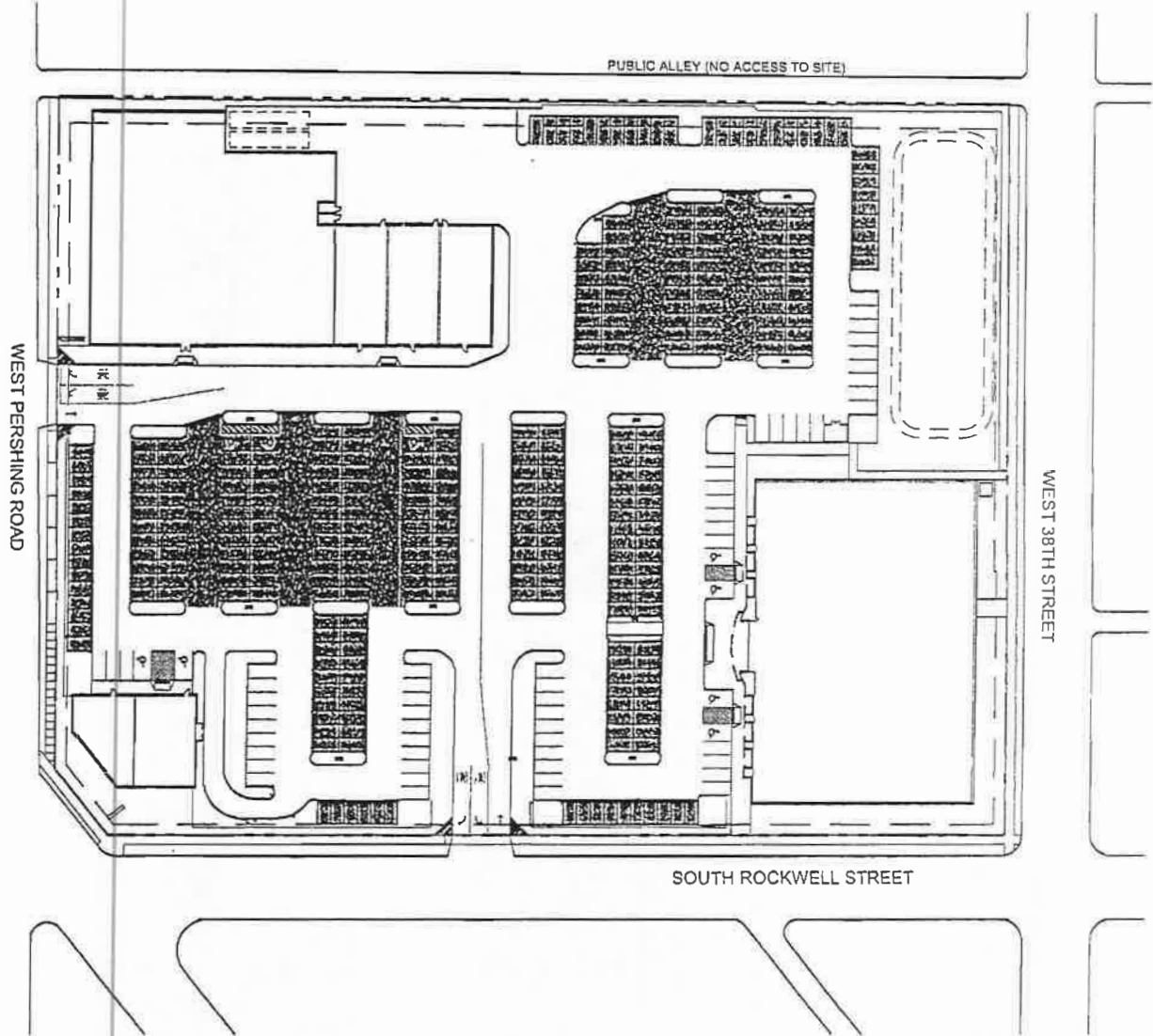
QTY.	SYM.	COMMON NAME	SIZE
SHADE TREES			
24	ARU	RED SUNSET MAPLE	3.0" BB*
28	GTI	SKYLINE HONEYLOCUST	3.0" BB*
34	PCA	ARISTOGRAT PEAR	3.0" BB*
28	OBI	SWAMP WHITE OAK	3.0" BB*
32	UCA	ACCOLADE SMOOTHLEAF ELM	3.0" BB*
EVERGREEN SHRUBS			
38	JH	Y. ANDORA JUNIPER	24" BB
DECIDUOUS SHRUBS			
123	EA	DWARF BURNING BUSH	36" BB
10	RM	RED SHRUB ROSE	2' 0"
15	SM	DWARF KOREAN LILAC	36" BB
GROUND COVER			
4,800	EP	PURPLELEAF WINTERCREEPER	2" POT

NOTE: PLANT LIST TO BE USED AS A GUIDE.
VERIFY ALL QUANTITIES ON PLAN.


APPLICANT: 39TH & ARCHER, L.L.C.
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 ADDRESS: 2601-2645 WEST 38TH STREET
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 INTRODUCED: JANUARY 15, 2014 (REVISED JUNE 19, 2014)
 PLAN COMMISSION: TBD

LANDSCAPE PLAN





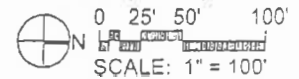
LEGEND

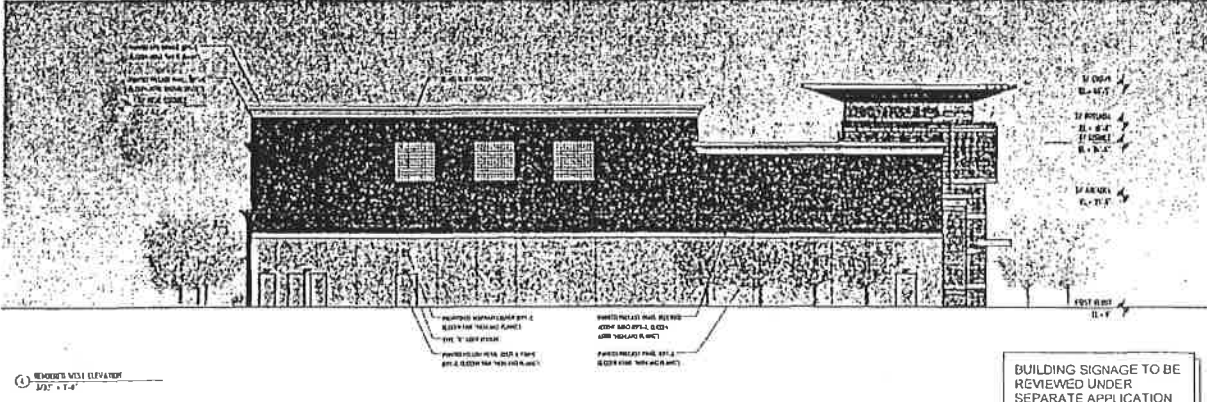
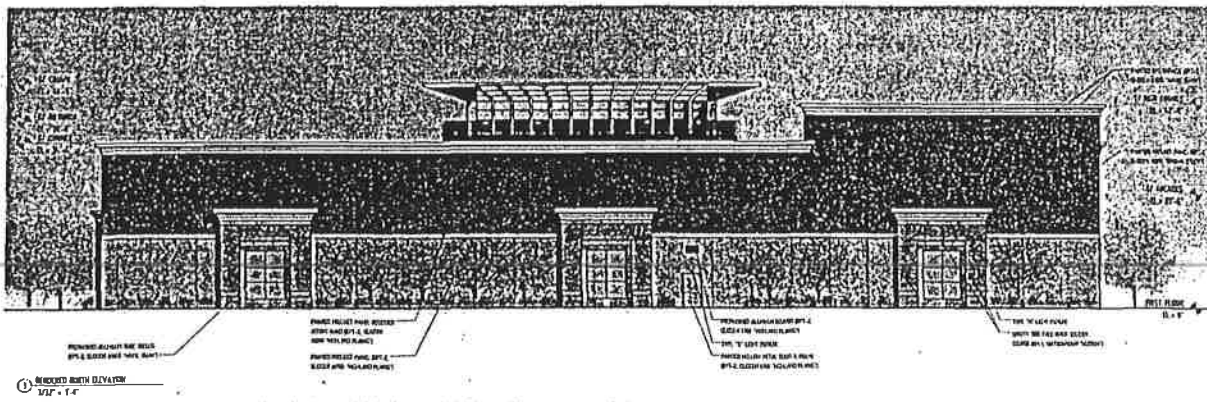
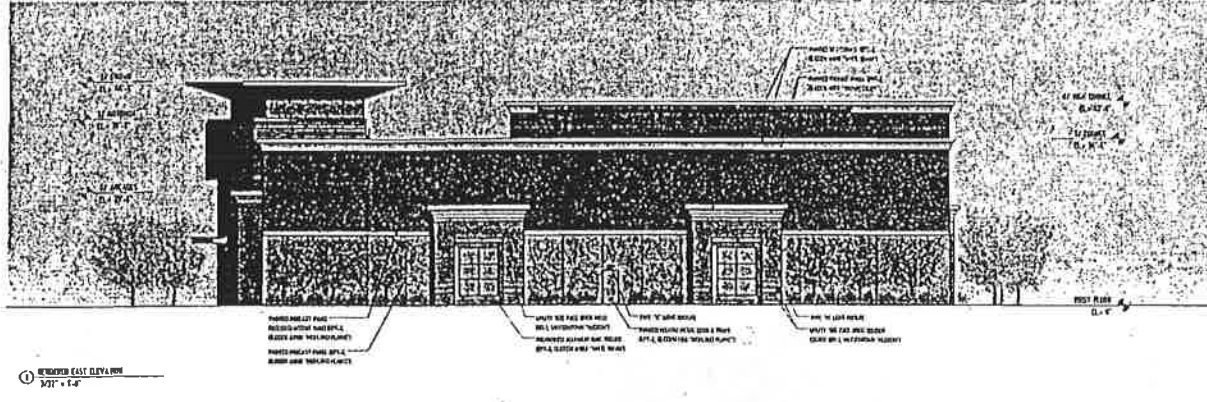
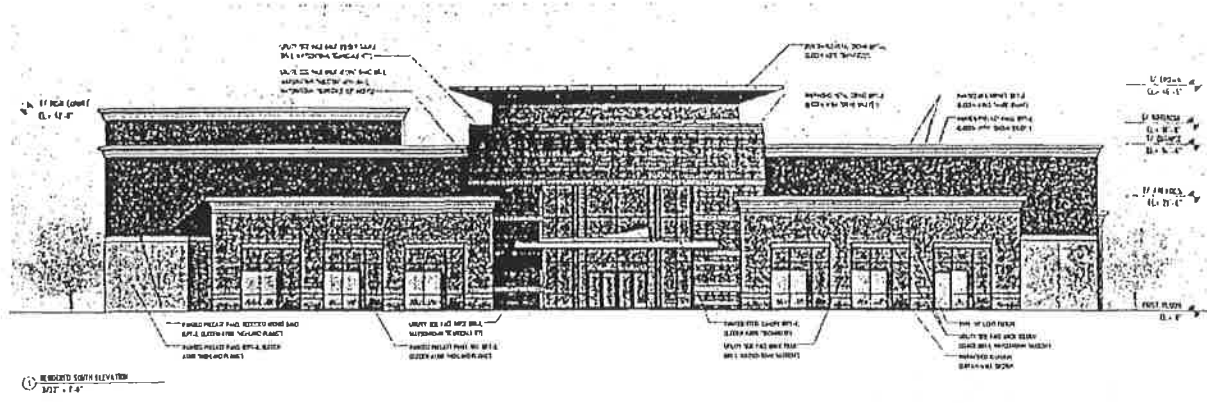
 PERMEABLE PAVERS
(60,677 S.F.)

NOTE: ALL BUILDINGS TO BE
DESIGNED TO MEET AND
EXCEED ASHRAE
STANDARDS BY 14%

APPLICANT: 39TH & ARCHER, L.L.C.
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WATER MANAGEMENT PLAN





BUILDING SIGNAGE TO BE REVIEWED UNDER SEPARATE APPLICATION