

CONCEPT PLANT SCHEDULE

MA Y INCLUDE BUT NOT LIMITED TO

	STREET/SITE TREE Acer grandidentatum / Bigtooth Maple Ginkgo biloba / Maidenhair Tree Quercus muhlenbergii / Chinkapin Oak Quercus virginiana 'Cathedral' / Cathedral Live Oak Taxodium distichum / Bald Cypress Ulmus crassifolia / Cedar Elm Ulmus parvifolia 'Emer II' TM / Allee Elm	216
	SMALL TREE Cercis canadensis texensis / Texas Redbud Ilex decidua / Possumhaw Holly Koeleria paniculata / Golden Rain Tree Lagerstroemia indica / Crape Myrtle Magnolia x 'Jane' / Jane Magnolia Prunus caroliniana / Carolina Laurel Cherry Vibex agnus-castus / Chaste Tree	167
	EVERGREEN TREE Ilex x attenuata 'Savannah' / Savannah Holly Magnolia grandiflora 'Bracken Brown Beauty' / Bracken's Southern Magnolia Pinus edulis / Afghan Pine Pinus thunbergii / Japanese Black Pine Taxodium distichum / Bald Cypress	29
	SCREENING SHRUBS Abelia x grandiflora / Glossy Abelia Elaeagnus x ebbingei / Ebbing Silverberry Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Leucophyllum frutescens / Texas Sage Photinia x fraseri / Red Tip Photinia	405
	BUILDING FOUNDATION SHRUBS Abelia x 'Rose Creek' / Rose Creek Abelia Hesperaloe parviflora / Red Yucca Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly Leucophyllum frutescens / Texas Sage Ligustrum sinense 'Variegatum' / Variegated Chinese Privet Loropetalum chinense 'Purple Diamond' / Fringe Flower	2,885
	PLANTING AREA	51,182 sf
	TURF Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass	76,609 sf

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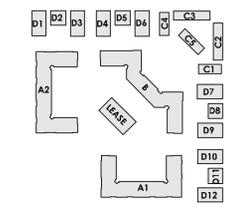
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No	Description	Date
1	ZONING RESUBMITTAL	07.02.2020



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Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS
Registration Number: 2946
07.16.2020

WDG Architecture Project No:
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LANDSCAPE PLAN
RZL1-01

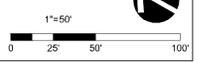
Zoning Case Number:
ZC#20-008
Exhibit: D
Page 1 of 6

$\Delta=21^{\circ}49'49''$
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 $CB=S41^{\circ}37'42''E$
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 $CB=S14^{\circ}17'09''W$
 $C=186.7'$



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SUMMARY CHART - SITE DATA	
CURRENT ZONING CLASSIFICATION:	C-2
PROPOSED ZONING CLASSIFICATION:	PD * MF-2 ZONING APPLIED FOR LANDSCAPE REQUIREMENTS
TOTAL SITE AREA:	17,802 ACRES / 775,452 SF MULTI-FAMILY: 13,087 ACRES / 570,078 SF TOWNHOMES: 4,715 ACRES / 205,374 SF
PROPOSED USE:	MULTI-FAMILY APARTMENT FOR SALE TOWNHOMES
# UNITS (REFER TO CIVIL)	424 UNITS (MF) 52 UNITS (TOWNHOMES)
# PARKING SPACES REQUIRED (REFER TO CIVIL)	635 SPACES (MF) 104 SPACES (TOWNHOMES)

LANDSCAPE REQUIREMENTS	
SECTION 7300 - LANDSCAPING AND SCREENING REQUIREMENTS	
P. STREET LANDSCAPE SETBACK: (2) WHEN ANY APARTMENT OR MULTIPLE FAMILY DWELLING OTHER THAN TOWNHOUSE IS CONSTRUCTED ON A LOT IN A MF-1 OR MF-2 DISTRICT, A FIFTY (50) FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE ENTIRE BOUNDARY OF THE LOT THAT ABUTS A PUBLIC STREET. THE SETBACK SHALL NOT INCLUDE ANY PAVED AREA, EXCEPT FOR PEDESTRIAN WALKWAYS OR PATHS OR VEHICULAR DRIVES THAT MAY INTERSECT THE LANDSCAPE SETBACK AND WHICH SHALL BE THE MINIMUM WIDTH NECESSARY TO PROVIDE PEDESTRIAN OR VEHICULAR ACCESS. OTHER BUILDING SETBACKS MAY ALSO APPLY; REFER TO TABLE 4500B.	N/A
Q. PARKING LOT PERIMETER LANDSCAPING: (1) IN THE MF-1, MF-2, OP, C-1, C-2, C-3, I-1, AND I-2 ZONING DISTRICTS AND ALL NONRESIDENTIAL DEVELOPMENT SUCH AS CHURCHES, SCHOOLS, AND PUBLIC FACILITIES IN ANY ZONING DISTRICT, ALL PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS THAT ARE NOT SCREENING BY ONSITE BUILDINGS SHALL BE SCREENING FROM VIEW OF PUBLIC STREETS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS: (a) THE SCREENING SHALL BE A MINIMUM HEIGHT OF THREE (3) FEET AT MATURITY (IN THE CASE OF PLANTS) ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANEUVERING AREAS. (b) THE SCREENING SHALL CONSIST OF ONE OF A COMBINATION OF THE FOLLOWING. 1) SCREENING SHRUBS, AND/OR 2) SODDED BERMS (c) THE SCREENING MAY OCCUR WITHIN THE STREET LANDSCAPE SETBACK. (d) WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACES ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLANTING AREA.	SHRUBS
R. PARKING LOT INTERNAL LANDSCAPING: ANY PARKING LOT THAT CONTAINS TEN (10) OR MORE PARKING SPACES SHALL PROVIDE INTERNAL LANDSCAPING EXCEPT AS PRESCRIBED HEREIN BELOW. (1) A RATIO OF ONE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE PROVIDED THROUGHOUT ANY SURFACE PARKING LOT. (2) PLANTING AREAS FOR THE TREES WITHIN THE PARKING ROWS OF A SURFACE PARKING LOT SHALL BE ACHIEVED BY ONE OR BOTH OF THE FOLLOWING: (a) A CONTIGUOUS LANDSCAPE MEDIAN STRIP, AT LEAST SIX (6) FEET WIDE (BACK-OF-CURB TO BACK-OF-CURB) BETWEEN ROWS OF PARKING SPACES. TREES SHALL BE PLACED AT INTERVALS NO GREATER THAN FORTY (40) FEET APART OF FRACTION THEREOF. (b) LANDSCAPE ISLANDS, AT LEAST THE MINIMUM SIZE OF A REGULAR PARKING SPACE OF NINE BY EIGHTEEN FEET (9' X 18' OR ONE HUNDRED SIXTY-TWO (162) SQUARE FEET. NO MORE THAN FIFTEEN (15) CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND. (3) PARKING LOTS THAT ARE DESIGNED WITH PLANTED OR RAISED LANDSCAPE ISLANDS SHALL DESIGN THE ISLANDS SO AS NOT TO INTERFERE WITH THE OPENING OF CAR DOORS IN ADJACENT SPACES. (4) EVERY REQUIRED LANDSCAPE ISLAND MUST INCLUDE ONE (1) CANOPY TREE.	PROVIDED
S. PARKING END CAPS: ONE (1) LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH ROW OF PARKING AND SHALL CONTAIN ONE (1) TREE. ROWS WITH HEAD-TO HEAD PARKING ARRANGEMENT SHALL HAVE TWO (2) ISLANDS AND TWO (2) TREES.	PROVIDED
AA. RESIDENTIAL FOUNDATION PLANTINGS: 2. IN THE MF-1 AND MF-2 ZONING DISTRICTS, A SINGLE ROW OF SHRUBS IS REQUIRED ALONG THE ENTIRE FAÇADE OF EACH MULTI-FAMILY RESIDENTIAL OR ACCESSORY BUILDING, EXCLUDING ACCESS DRIVEWAYS OR PEDESTRIAN WAYS. 3. IN MF-1 AND MF-2 ZONING DISTRICTS, EVERGREEN SHRUBS SHALL BE PLANTED AROUND HVAC UNITS, METERS, TRANSFORMERS, AND OTHER UTILITY UNITS; TRASH CONTAINERS, REFUSE OR RECYCLING STORAGE FACILITIES, POOL EQUIPMENT, OR SERVICE AREAS, AS WELL AS AROUND AND ADJACENT TO THE SCREENING WALLS REQUIRED BY SECTION 7301. OPENINGS OR ACCESS TO THE EQUIPMENT SHALL NOT BE OBSTRUCTED. THE HEIGHT OF THE SHRUBS REQUIRED HEREIN SHALL NOT BE LESS THAN THE HEIGHT OF THE METERS BEING SCREENED.	PROVIDED

SUMMARY CHART - BUFFER YARDS/ SETBACKS							
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED/ PROVIDED	LENGTH	BUFFER YARD OR SETBACK WIDTH/ TYPE	CANOPY TREES	EVERGREEN TREES	ORNAMENTAL TREES	SCREENING WALL/ DEVICE HEIGHT AND MATERIAL
NORTHEAST BUFFER	REQUIRED (1 TREE / 25 LF)	953 LF	7' BUFFER YARD	39	N/A	N/A	N/A
	PROVIDED		7' BUFFER YARD	39	N/A	N/A	N/A
SOUTHEAST BUFFER	REQUIRED (1 CANOPY TREE / 50 LF) (1 EVERGREEN TREE / 50 LF)	925 LF	14' BUFFER YARD	19	19	N/A	6FT SCREEN WALL
	PROVIDED		14' BUFFER YARD	19	19	N/A	6FT SCREEN WALL
SOUTHWEST BUFFER	REQUIRED (1 TREE / 25 LF)	599.5 LF	5' BUFFER YARD	N/A	N/A	24	N/A
	PROVIDED		5' BUFFER YARD	N/A	N/A	24	N/A
NORTHWEST BUFFER	REQUIRED (1 TREE / 25 LF)	599.3 LF	10' BUFFER YARD	24	N/A	N/A	N/A
	PROVIDED		10' BUFFER YARD	24	N/A	N/A	N/A
SHARED ACCESS EASEMENT	REQUIRED (1 TREE / 50 LF)	601.5 LF	10' BUFFER YARD	12	N/A	N/A	N/A
	PROVIDED		10' BUFFER YARD	12	N/A	N/A	N/A

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING	
# OF REQUIRED PARKING SPACES	739
# OF PROVIDED PARKING SPACES	860
# OF TREES PROVIDED (1 TREE/ 10 SPACES)	86

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

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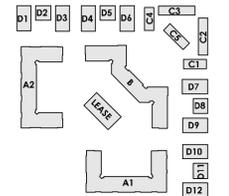
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LANDSCAPE REQUIREMENTS AND CALCULATION

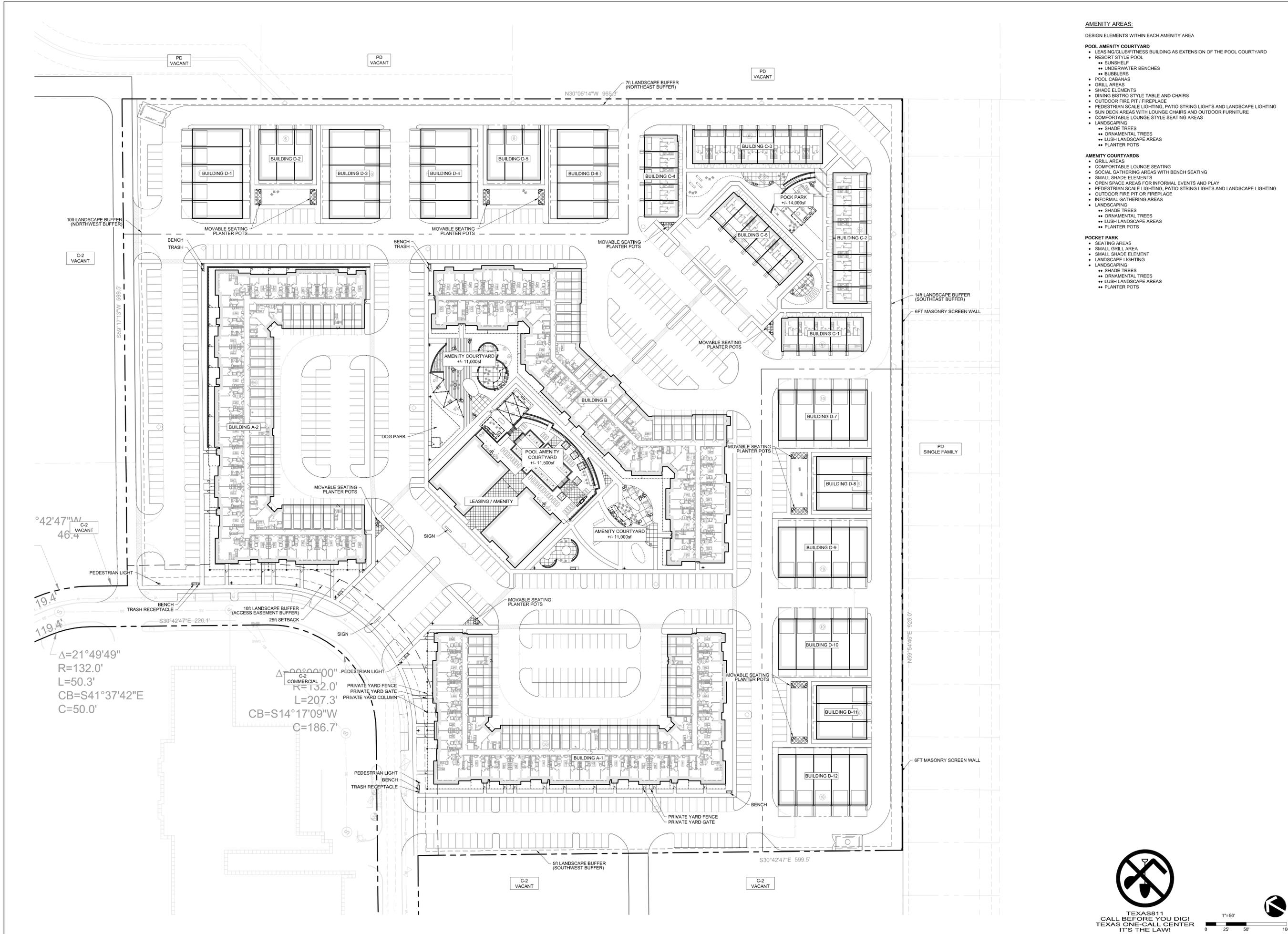
RZL1-02

Zoning Case Number:
ZC#20-008

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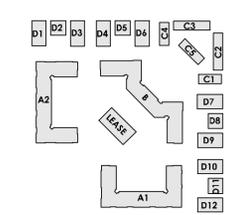
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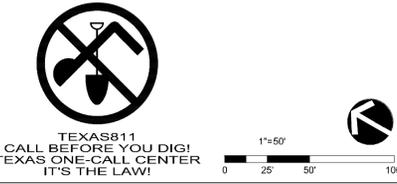
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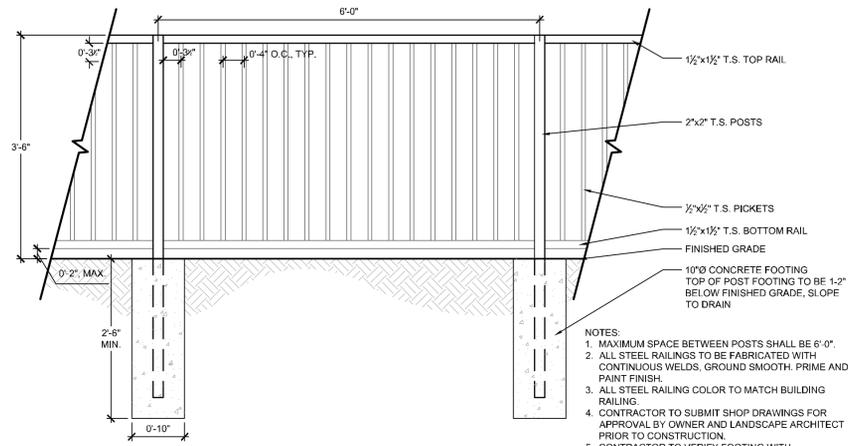
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MATERIALS PLAN
RZL2-01

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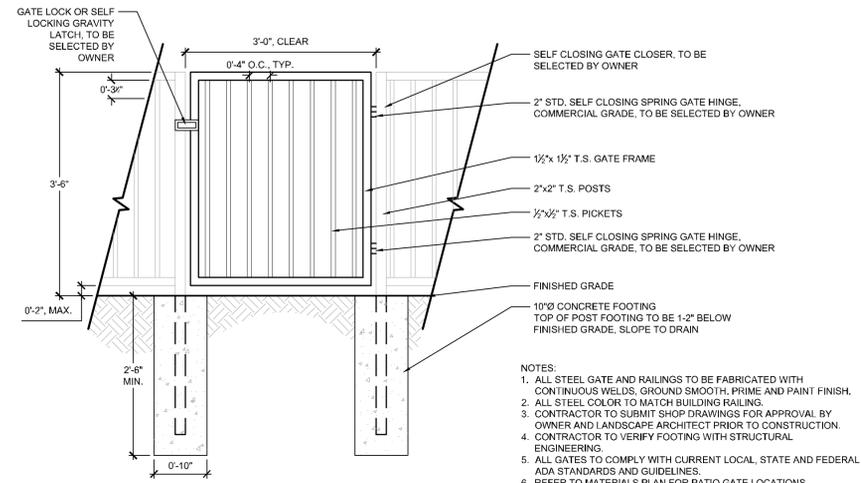




PRIVATE YARD FENCE

ELEVATION / SECTION

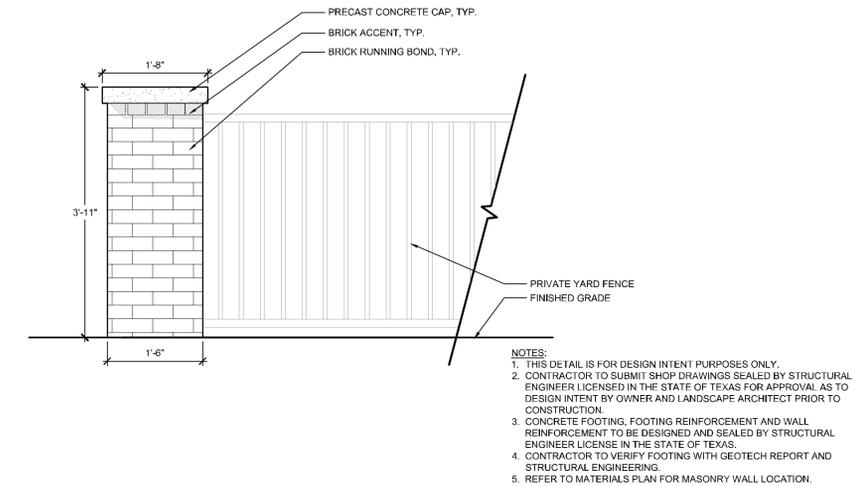
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PRIVATE YARD GATE

ELEVATION / SECTION

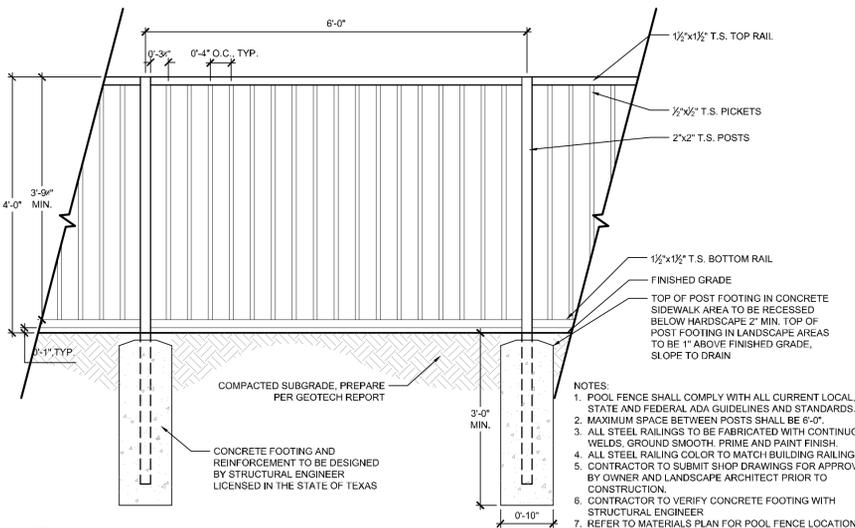
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PRIVATE YARD COLUMN

ELEVATION

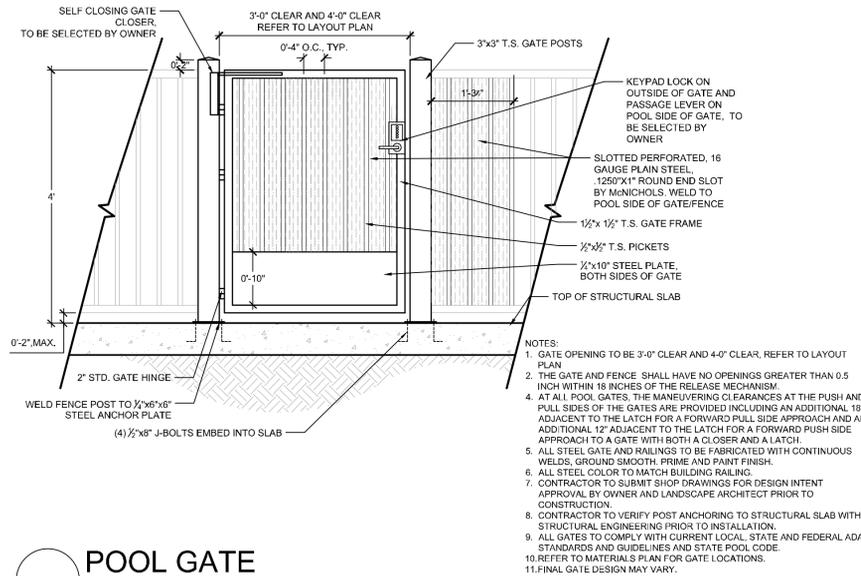
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POOL FENCE

ELEVATION / SECTION

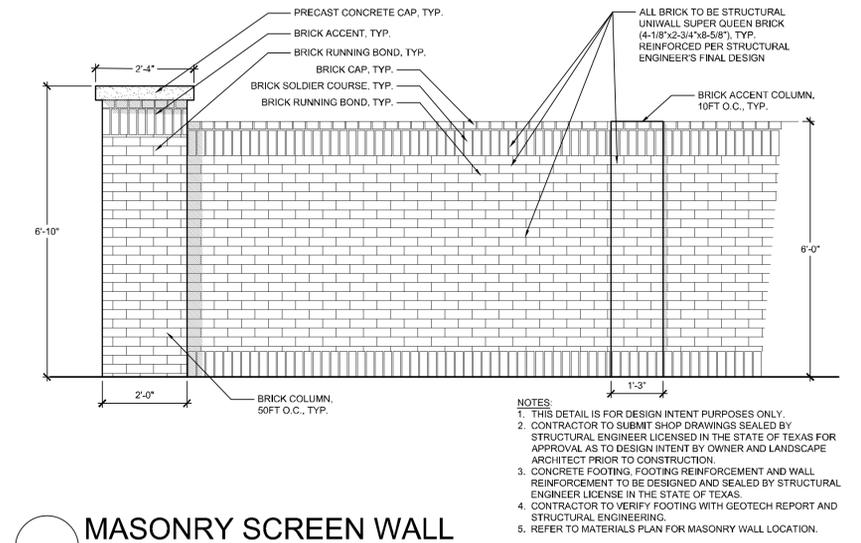
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POOL GATE

ELEVATION / SECTION

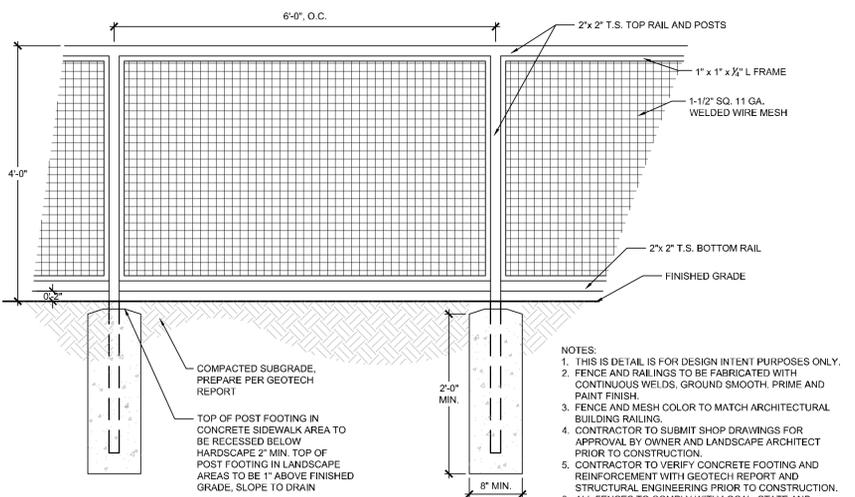
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MASONRY SCREEN WALL

ELEVATION

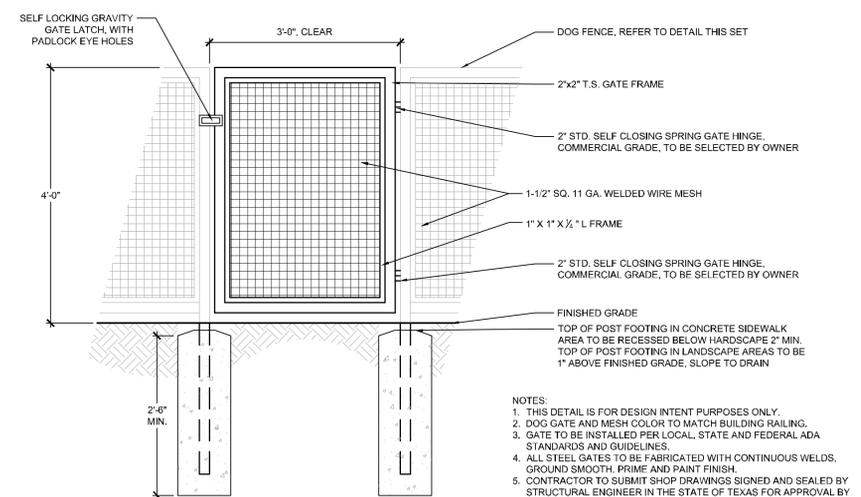
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DOG FENCE

ELEVATION / SECTION

NOT TO SCALE



DOG GATE

ELEVATION / SECTION

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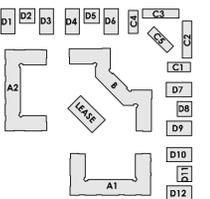
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SITE DETAILS

RZL2-02

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[KEY]

- 1. BUILDING TYPE A
- 2. BUILDING TYPE B
- 3. BUILDING TYPE C
- 4. BUILDING TYPE D
- 5. LEASING AND AMENITY BUILDING
- 6. MAIN ENTRY
- 7. POOL AMENITY COURTYARD
- 8. AMENITY COURTYARDS
- 9. POCKET PARK
- 10. DOG PARK



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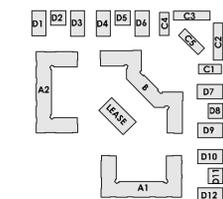
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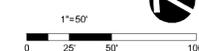
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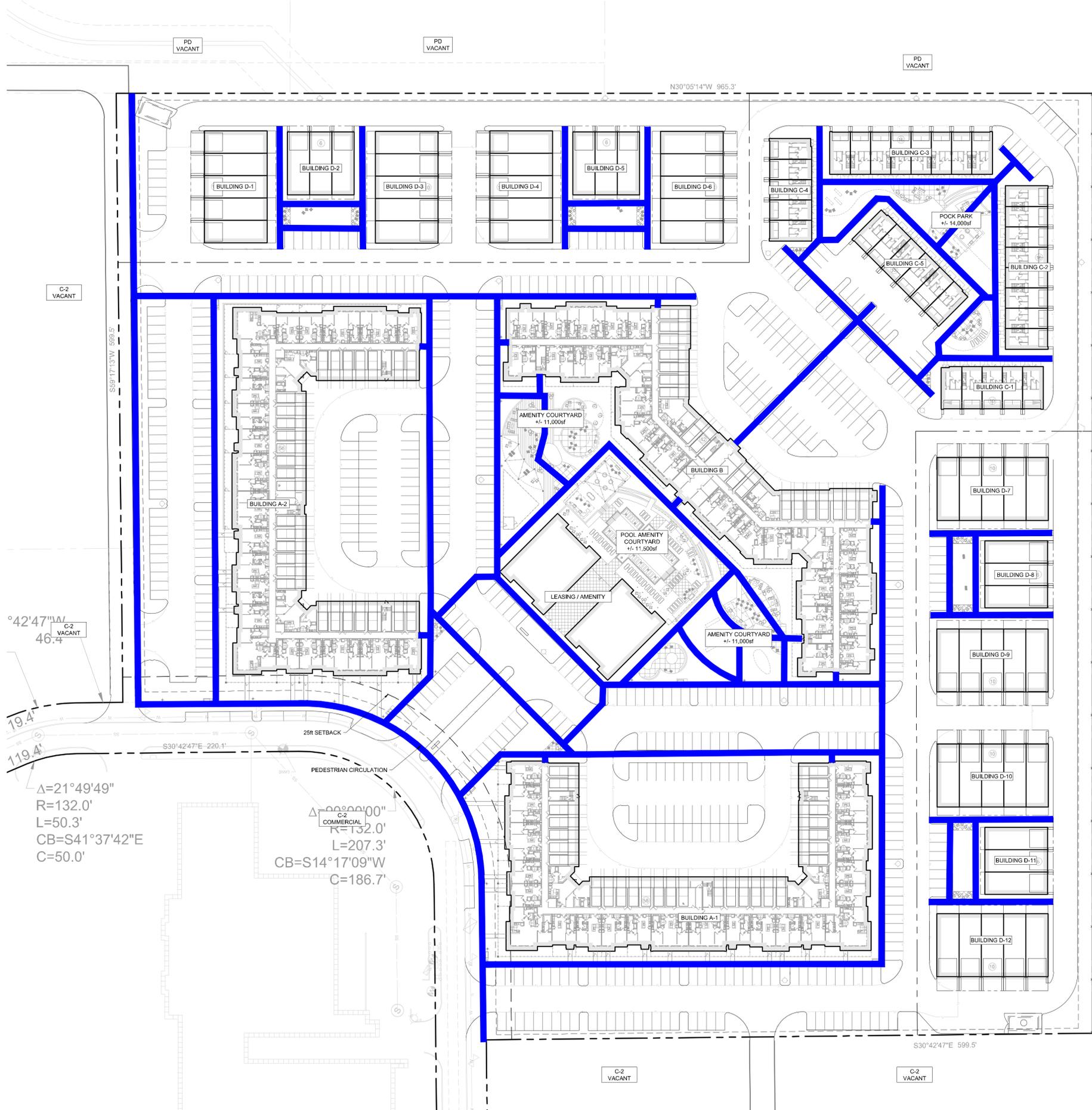
CONCEPTUAL SITE RENDERING

RZL3-01

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 Page 5 of 6





LEGEND:
 PEDESTRIAN CIRCULATION

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 $L=50.3'$
 $CB=S41^{\circ}37'42''E$
 $C=50.0'$

$\Delta=132.0'$
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 $CB=S14^{\circ}17'09''W$
 $C=186.7'$



1"=50'

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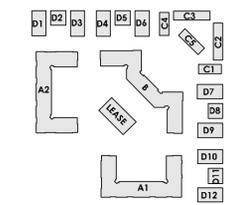
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PEDESTRIAN CIRCULATION

RZL3-02

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