

CONCEPT PLANT SCHEDULE

	STREET/SITE TREE	216
	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 / Albio Elm	
	SMALL TREE	167
	Cercis canadensis texensis / Texas Redbud	
	Ilex coccinea / Possumhaw Holly	
	Koeleruteria paniculata / Golden Rain Tree	
	Lagerstroemia indica / Crape Myrtle	
	Magnolia x 'Jane' / Jane Magnolia	
	Prunus caroliniana / Carolina Laurel Cherry	
	Vitex agnus-castus / Chaste Tree	
	EVERGREEN TREE	29
	Ilex x attenuata 'Savannah' / Savannah Holly	
	Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Southern Magnolia	
	Pinus edulis / Afghan Pine	
	Pinus thunbergii / Japanese Black Pine	
	Taxodium distichum / Bald Cypress	
	SCREENING SHRUBS	405
	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	
	BUILDING FOUNDATION SHRUBS	2,885
	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	
	PLANTING AREA	51,182 sf
	TURF	76,609 sf
	Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass	

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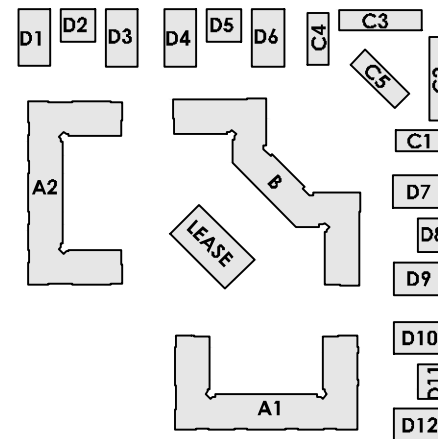
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No	Description	Date
1	ZONING RESUBMITTAL	07.02.2020



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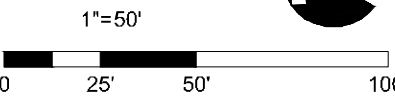
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LANDSCAPE PLAN

RZL1-01

Zoning Case Number:
ZC#20-008

Exhibit: D
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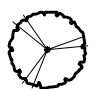





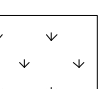
SUMMARY CHART - SITE DATA	
CURRENT ZONING CLASSIFICATION:	C-2
PROPOSED ZONING CLASSIFICATION:	PD * MF-2 ZONING APPLIED FOR LANDSCAPE REQUIREMENTS
TOTAL SITE AREA:	17.802 ACRES / 775,452 SF MULTI-FAMILY: 13.087 ACRES / 570,078 SF TOWNHOMES: 4.715 ACRES / 205,374 SF
PROPOSED USE:	MULTI-FAMILY APARTMENT 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	SHRUBS
(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.	
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:	PROVIDED
(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.	PROVIDED
(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.	PROVIDED
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
SOUTH-WEST 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	

CONCEPT PLANT SCHEDULE MAY INCLUDE BUT NOT LIMITED TO

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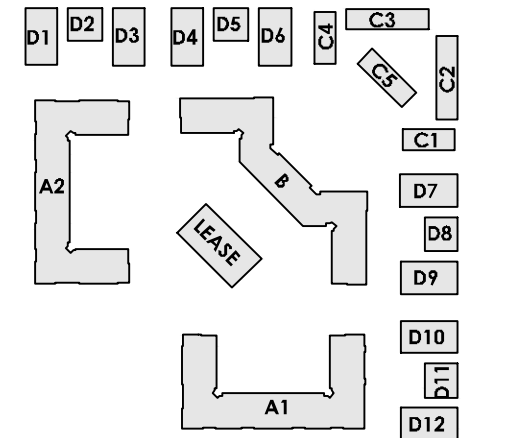
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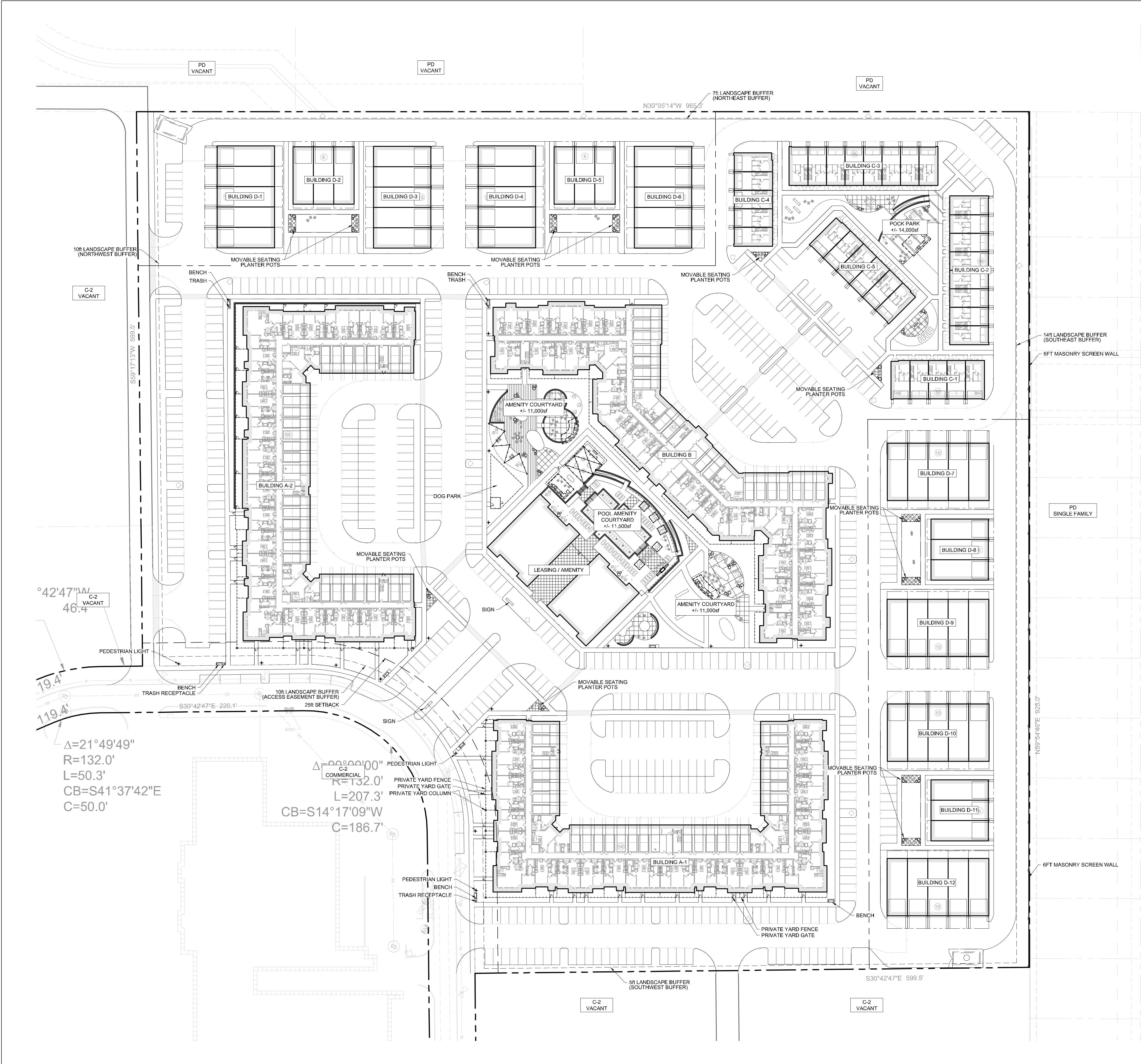
LANDSCAPE REQUIREMENTS AND CALCULATION

RZL1-02

Zoning Case Number:
ZC#20-008

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AMENITY AREAS:

DESIGN ELEMENTS WITHIN EACH AMENITY AREA

POOL AMENITY COURTYARD

- LEASING/CLUB/FITNESS BUILDING AS EXTENSION OF THE POOL COURTYARD
- RESORT STYLE POOL
 - SUNSHEL
 - UNDERWATER BENCHES
 - BUBBLERS
- POOL CABANAS
- GRILL AREAS
- SHADE ELEMENTS
- DINING BISTRO STYLE TABLE AND CHAIRS
- OUTDOOR FIRE PIT / FIREPLACE
- PEDESTRIAN SCALE LIGHTING, PATIO STRING LIGHTS AND LANDSCAPE LIGHTING
- SUN DECK AREAS WITH LOUNGE CHAIRS AND OUTDOOR FURNITURE
- COMFORTABLE LOUNGE STYLE SEATING AREAS
- LANDSCAPING
 - SHADE TREES
 - ORNAMENTAL TREES
 - LUSH LANDSCAPE AREAS
 - PLANTER POTS

AMENITY COURTYARDS

- GRILL AREAS
- COMFORTABLE LOUNGE SEATING
- SOCIAL GATHERING AREAS WITH BENCH SEATING
- SMALL SHADE ELEMENTS
- OPEN SPACE AREAS FOR INFORMAL EVENTS AND PLAY
- PEDESTRIAN SCALE LIGHTING, PATIO STRING LIGHTS AND LANDSCAPE LIGHTING
- OUTDOOR FIRE PIT OR FIREPLACE
- INFORMAL GATHERING AREAS
- LANDSCAPING
 - SHADE TREES
 - ORNAMENTAL TREES
 - LUSH LANDSCAPE AREAS
 - PLANTER POTS

POCKET PARK

- SEATING AREAS
- SMALL GRILL AREA
- SMALL SHADE ELEMENT
- LANDSCAPE LIGHTING
- LANDSCAPING
 - SHADE TREES
 - ORNAMENTAL TREES
 - LUSH LANDSCAPE AREAS
 - PLANTER POTS

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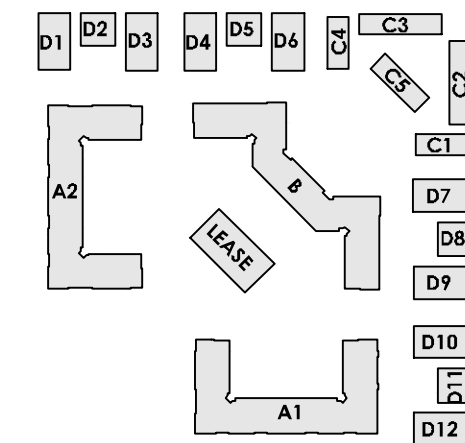
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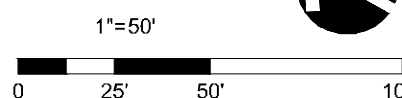
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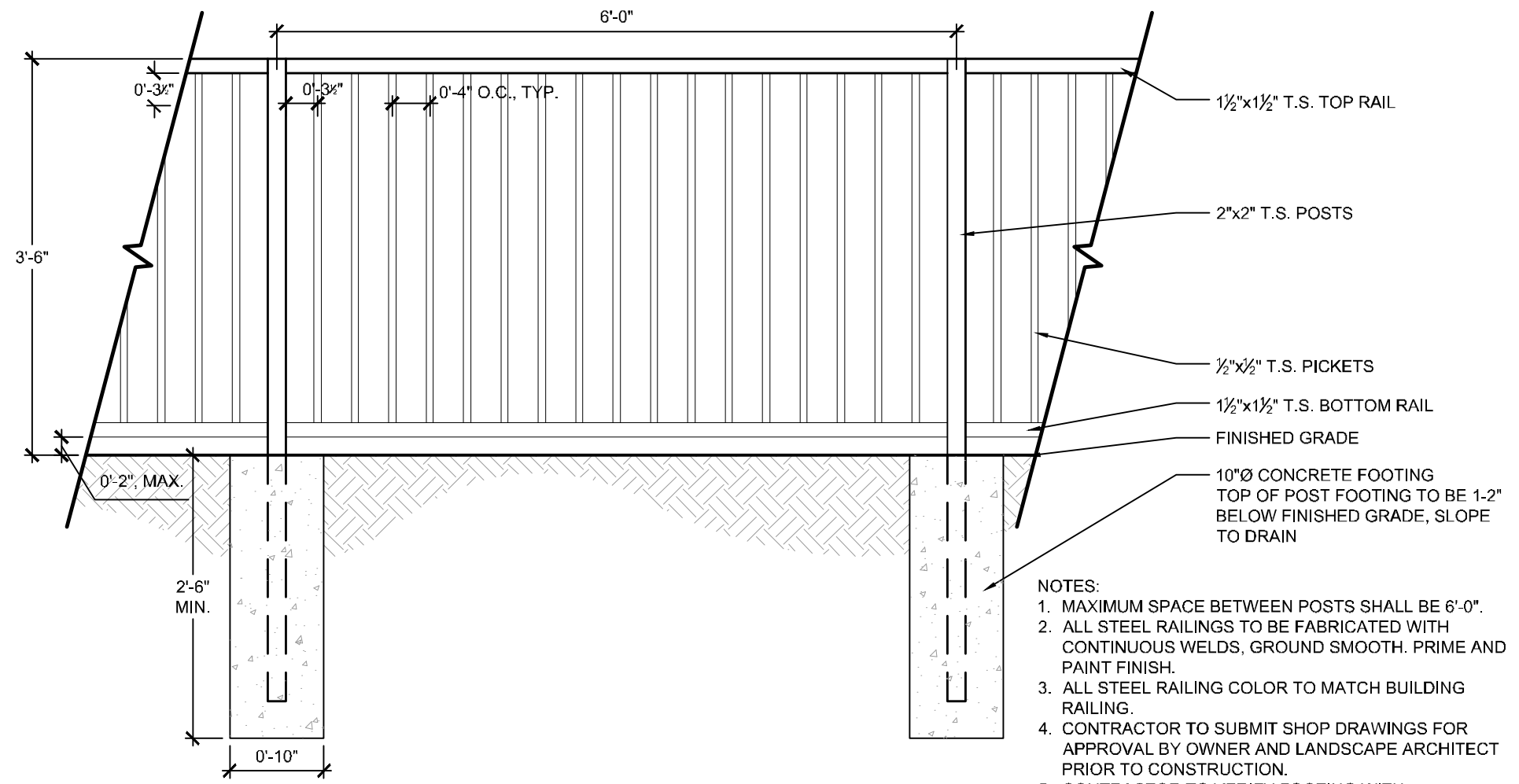
MATERIALS PLAN

RZL2-01

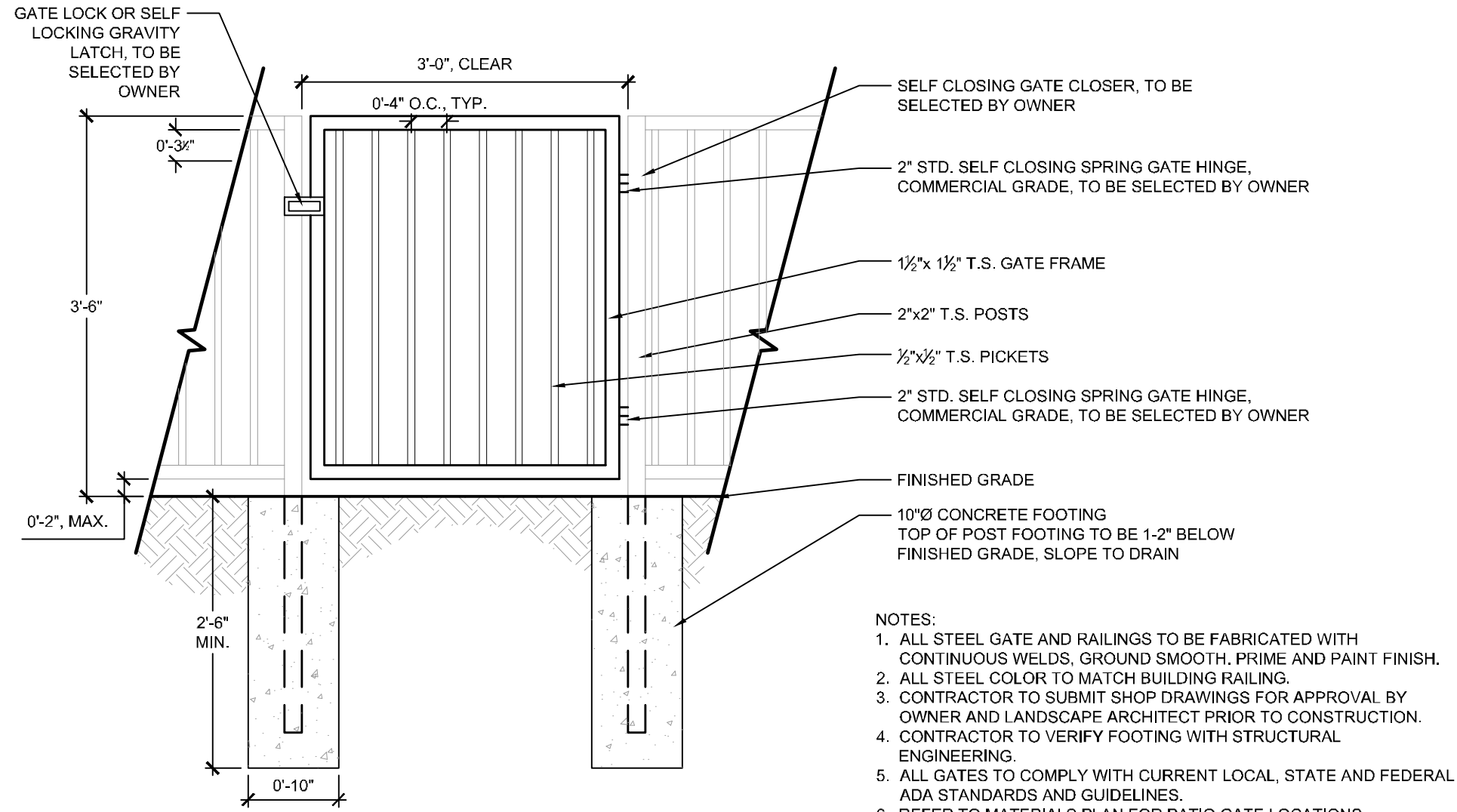
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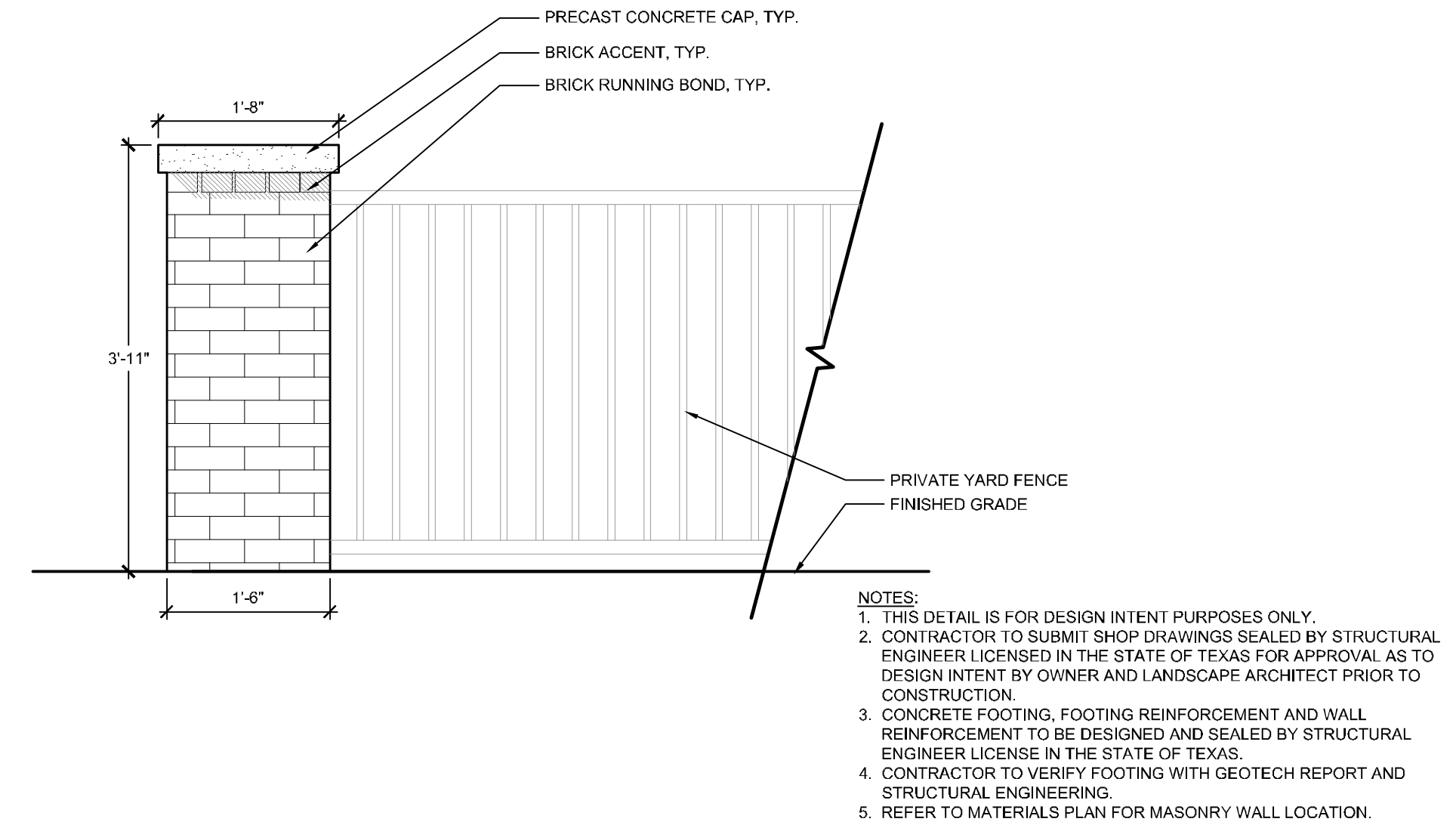




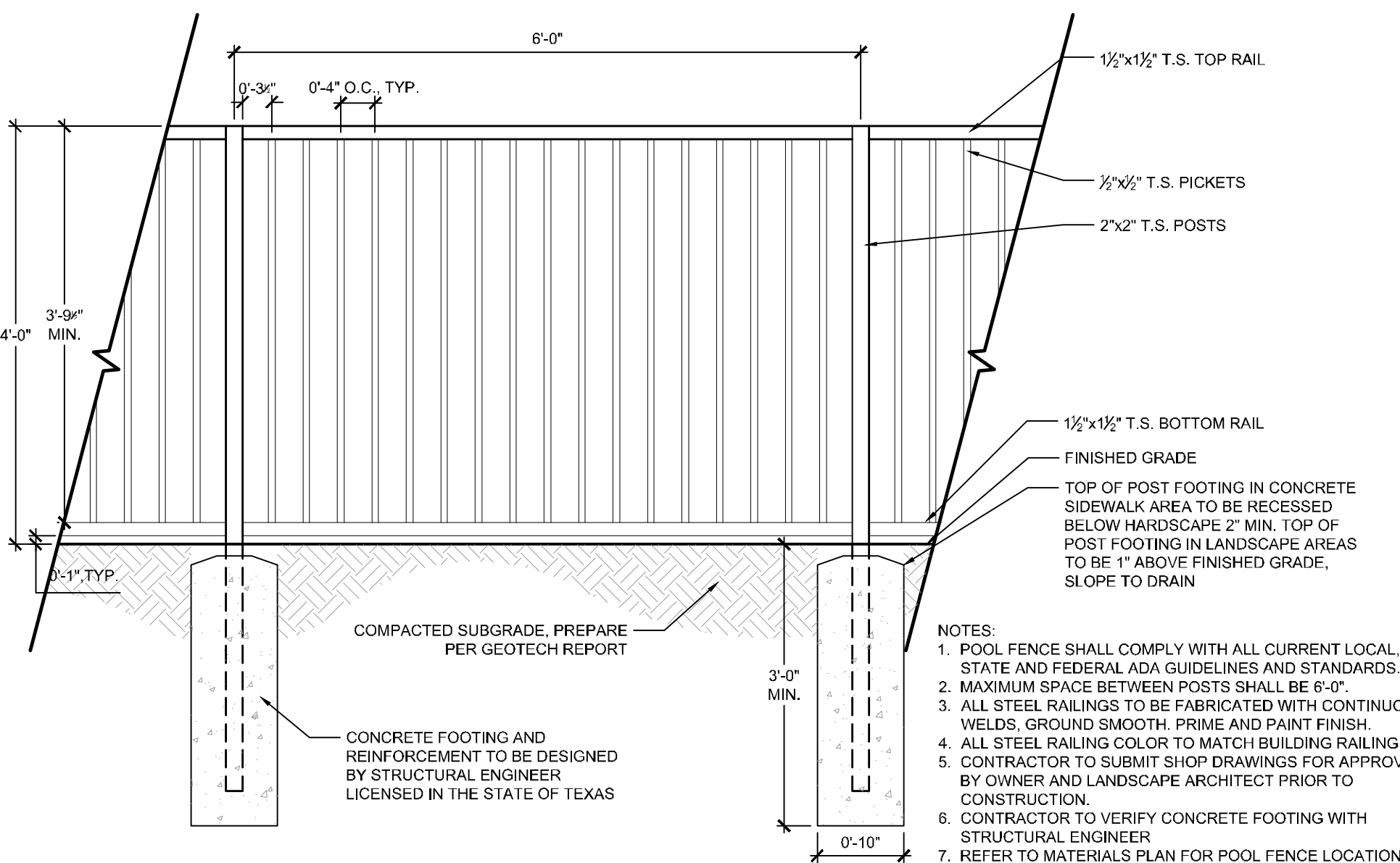
PRIVATE YARD FENCE
ELEVATION / SECTION
SCALE: 3/4" = 1'-0"



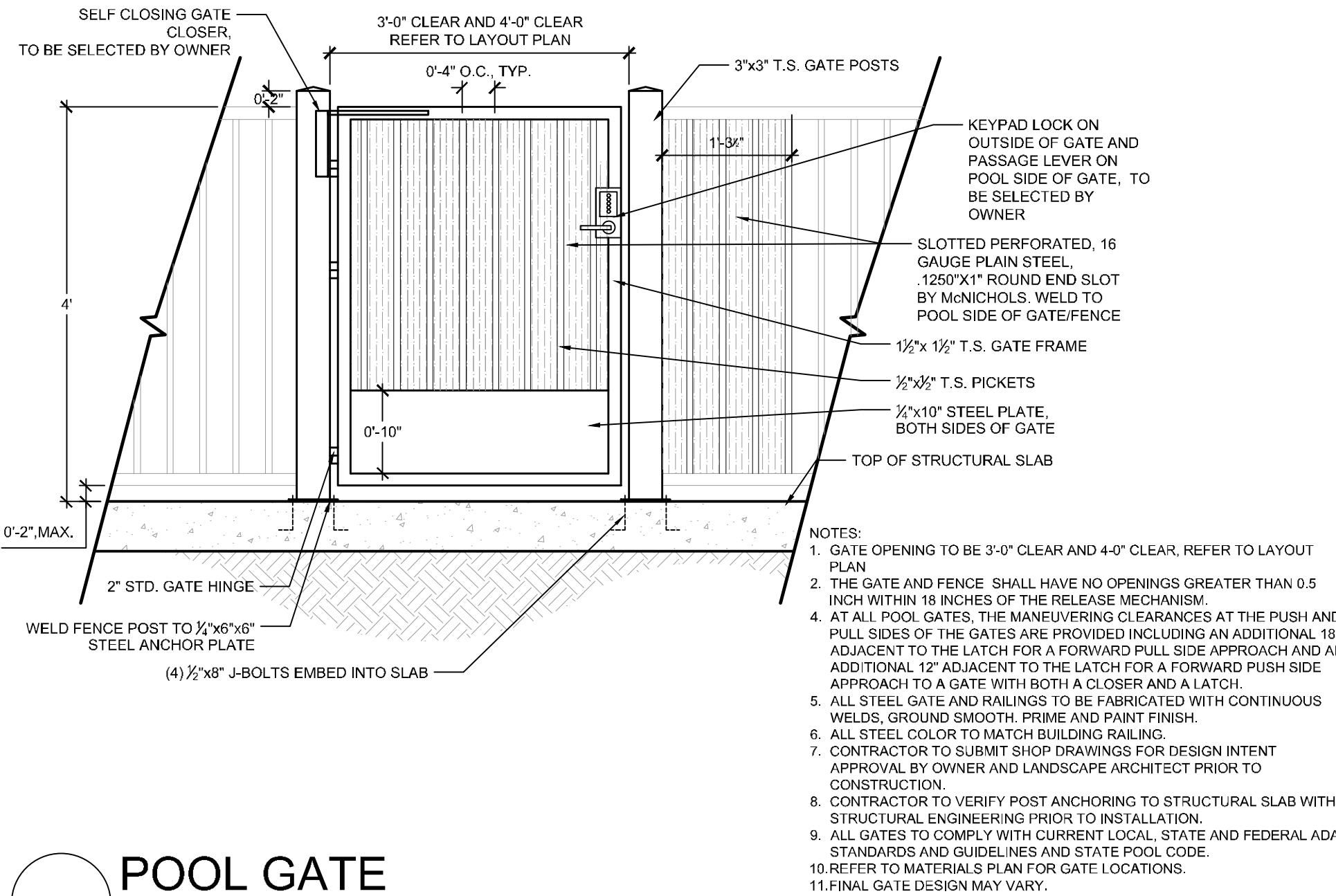
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ELEVATION / SECTION
SCALE: 3/4" = 1'-0"



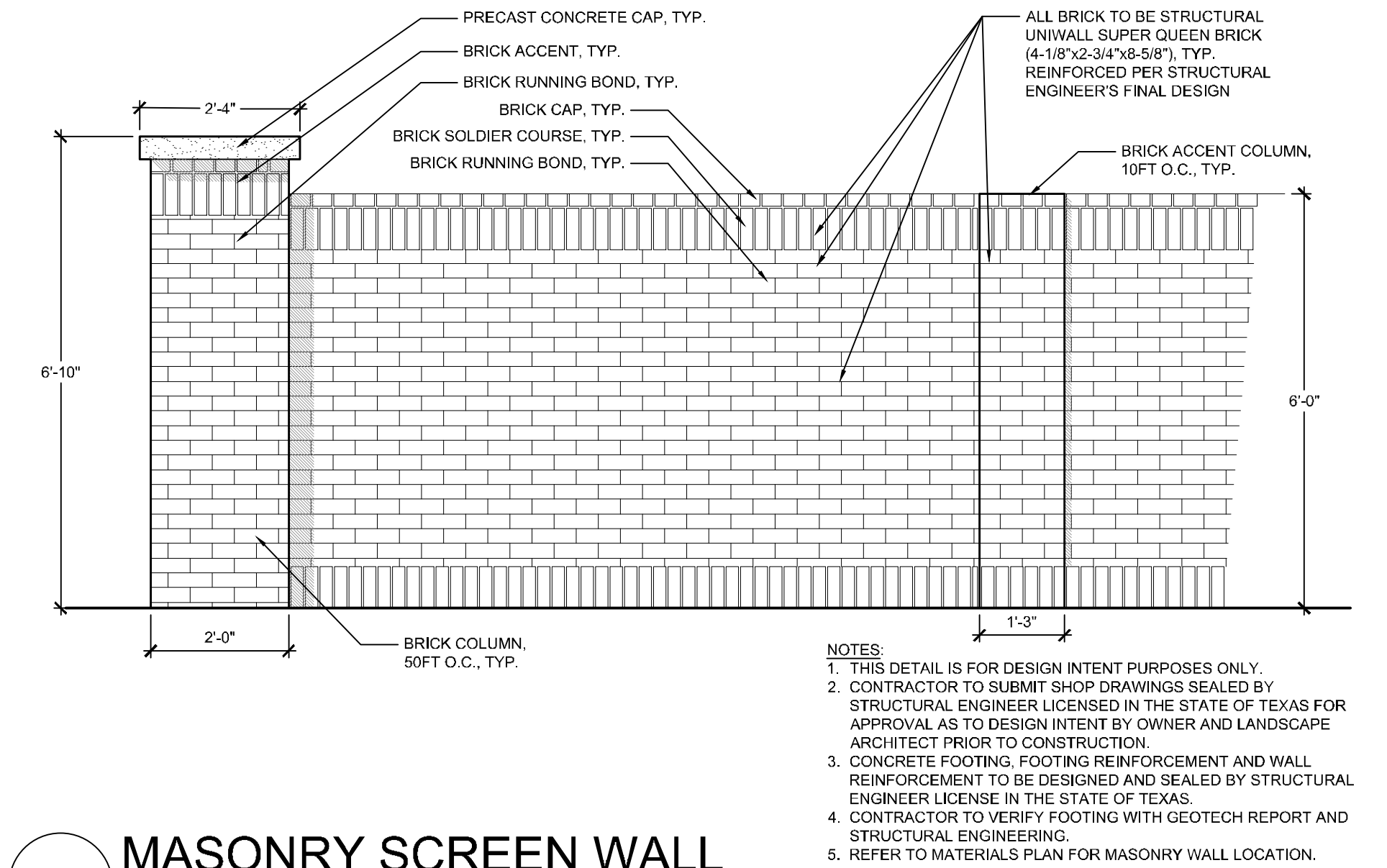
PRIVATE YARD COLUMN
ELEVATION
NOT TO SCALE



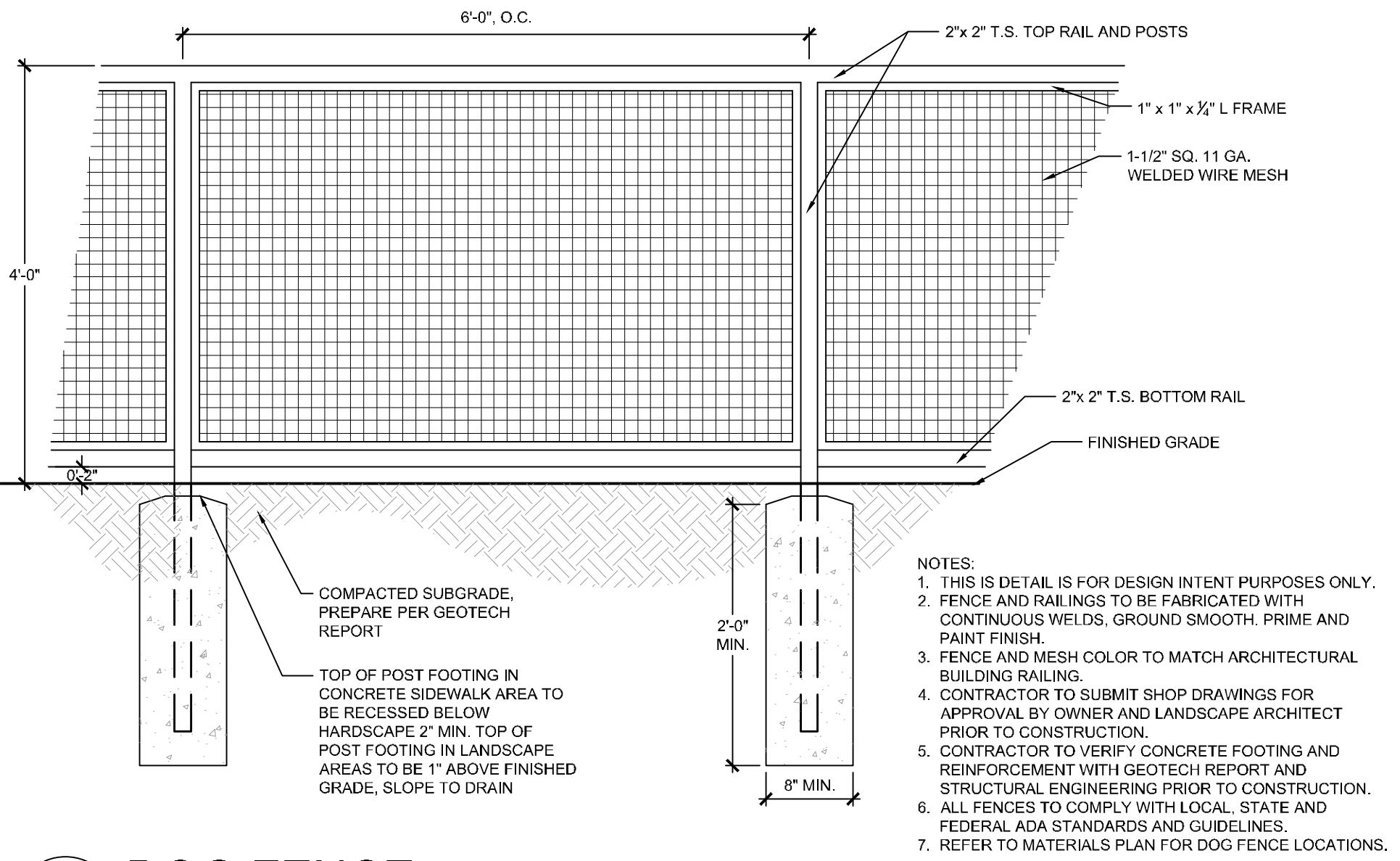
POOL FENCE
ELEVATION / SECTION
NOT TO SCALE



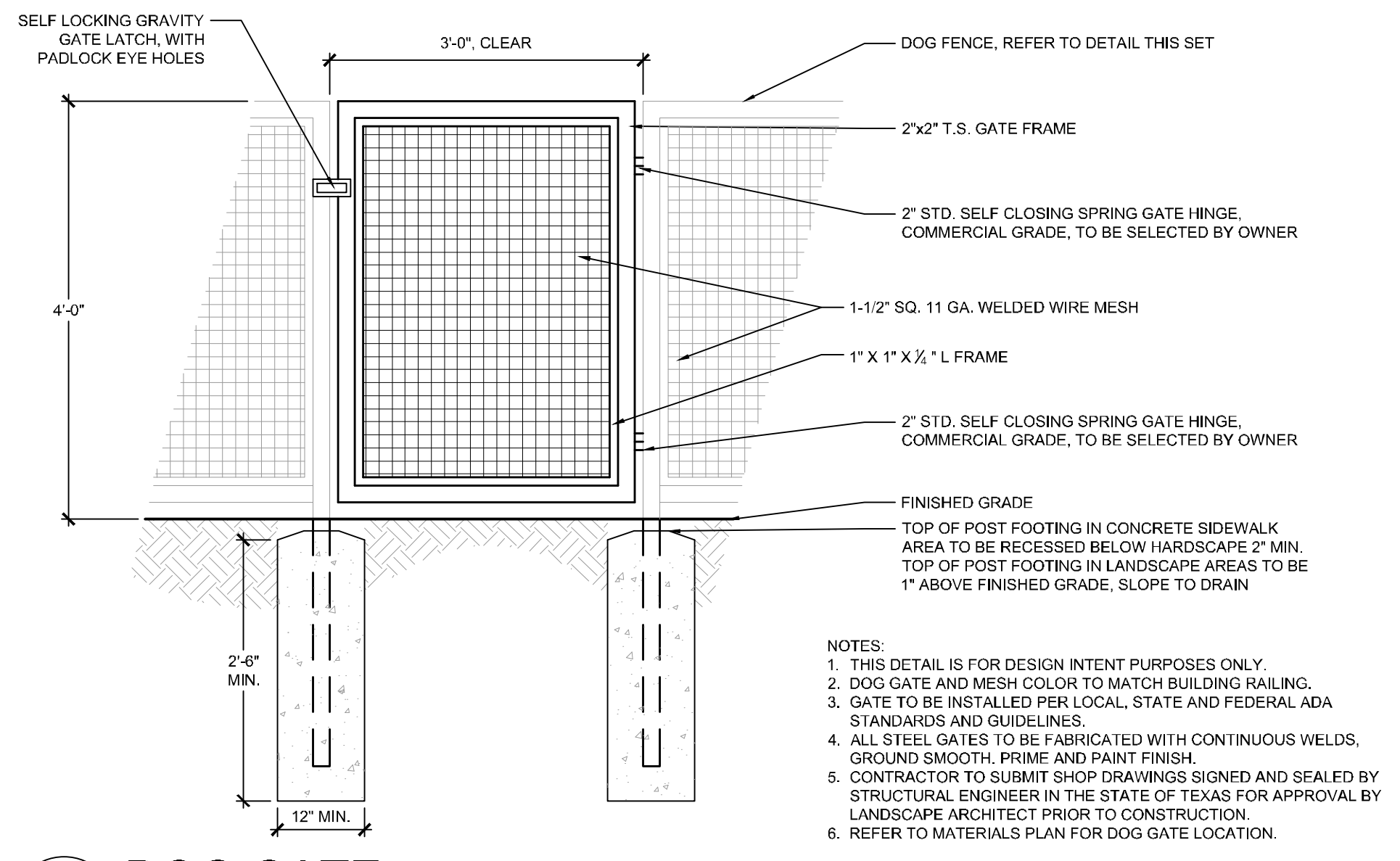
POOL GATE
ELEVATION / SECTION
NOT TO SCALE



MASONRY SCREEN WALL
ELEVATION
NOT TO SCALE



DOG FENCE
ELEVATION / SECTION
NOT TO SCALE



DOG GATE
ELEVATION / SECTION
NOT TO SCALE

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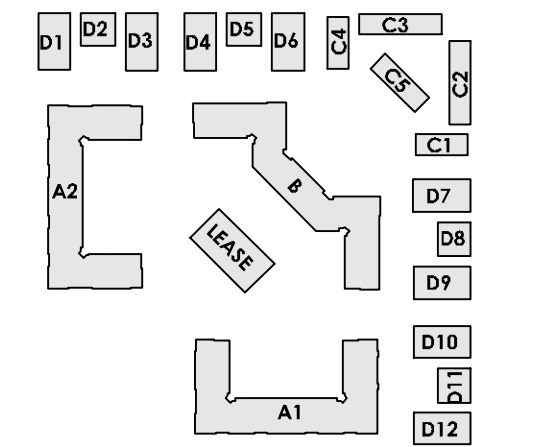
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SITE DETAILS
RZL2-02

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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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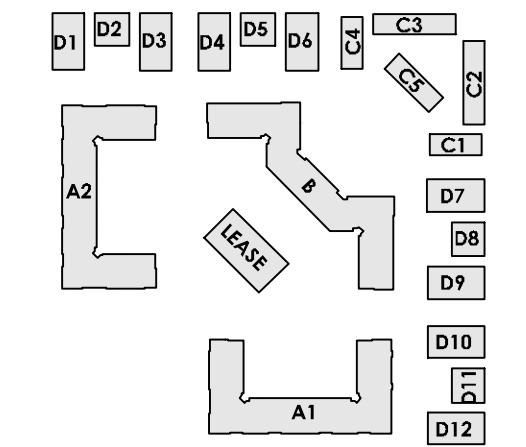
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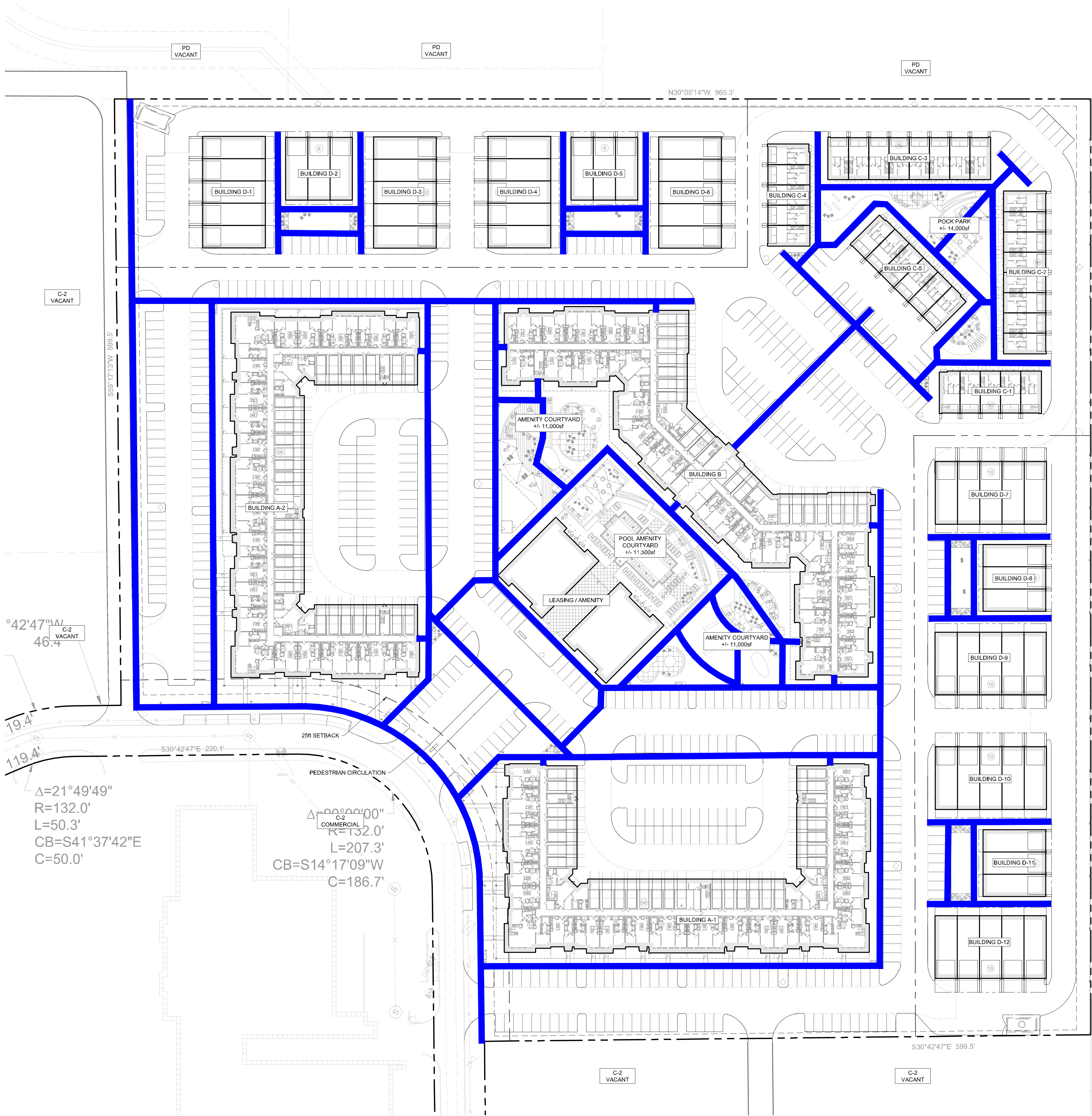
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CONCEPTUAL SITE
RENDERING

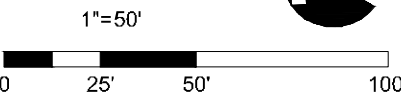
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LEGEND:
PEDESTRIAN CIRCULATION



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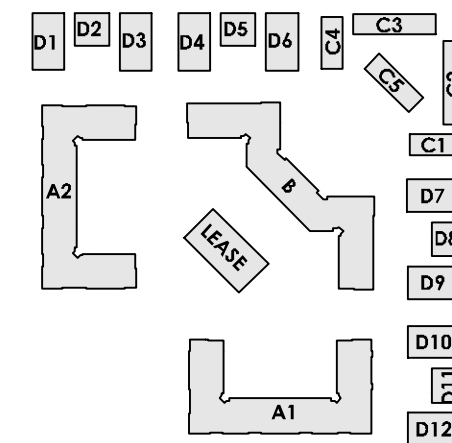
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No	Description	Date
1	ZONING RESUBMITTAL	07.02.2020



KEYPLAN

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND
SHALL NOT BE USED FOR BIDDING,
PERMITTING, OR CONSTRUCTION.

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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PEDESTRIAN
CIRCULATION

RZL3-02

Zoning Case Number:
ZC#20-008

Exhibit: D
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