



Expanded Commercial Retail SF on Ground Level of Mixed Use Building

Additional Open Space and Park Amenities for Residents

Addition of parking structure provides additional covered car spaces for residents

Private Street Connection to adjacent Property

Added retail convenient parking spaces

Parking Structure Concealed by Residential Units

Main Entry Drive Lined up with Curb Cut

Additional Open Space and Park Amenities for Residents

Private Street Connection to adjacent Property

Additional Open Space and Park Amenities for Residents

**LANDSCAPE TABULATIONS: CL5**  
 SITE LANDSCAPE: Total site area: 515,750.40 sf +/- (11.84 acres)  
 Requirements: 15% of the site to be landscape  
 one tree and four shrubs per 300 s.f. of required landscape  
 Max. 33% allowed turf grass

Required  
 77,362.56 s.f. (15%)  
 1258 trees  
 1032 shrubs  
 25,530 max turf grass  
 includes: planting beds, detention pond, dog park

**STREETSCAPE YARD TREES**  
 Requirements: (1) Type A or B tree per 40 l.f. or (1) Type C tree per 20 l.f. if overhead power lines exist.

FM 685: 620.00 l.f.  
 Required (16) Type A / B trees or (31) Type C trees  
 Provided (54) Type C trees due to overhead power lines

**BUILDING FACADE:**  
 Requirements: (1) shrub per four l.f. of primary facade in 5' wide bed

**PUD REQUEST:** Minimum 3' wide bed unless retaining walls are present  
 Retail Facade not required to provide shrubs or 5' wide bed

**SURFACE PARKING:**  
 Requirements: One landscape island every 10 parking spaces / end islands to be 180 s.f. / parking space max. of 50' from landscape area

**PUD REQUEST:** End islands where carports exist are allowed to be smaller than 360 sf.  
 Allow maximum spacing of landscape islands to 12 spaces

**GRAPHIC PLANT LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TYPE 'A' LARGE TREES
- TYPE 'A' MEDIUM TREES
- TYPE 'B' MEDIUM TREES
- TYPE 'B' MEDIUM EVERGREEN TREES
- TYPE 'C' SMALL TREES
- EVERGREEN SCREEN
- SHRUBS AND GROUNDCOVER
- DROUGHT TOLERANT TURF

**ANNOTATED CONCEPTUAL PLAN**

**01 CONCEPT LANDSCAPE PLAN**  
 SCALE: 1" = 40'-0"

