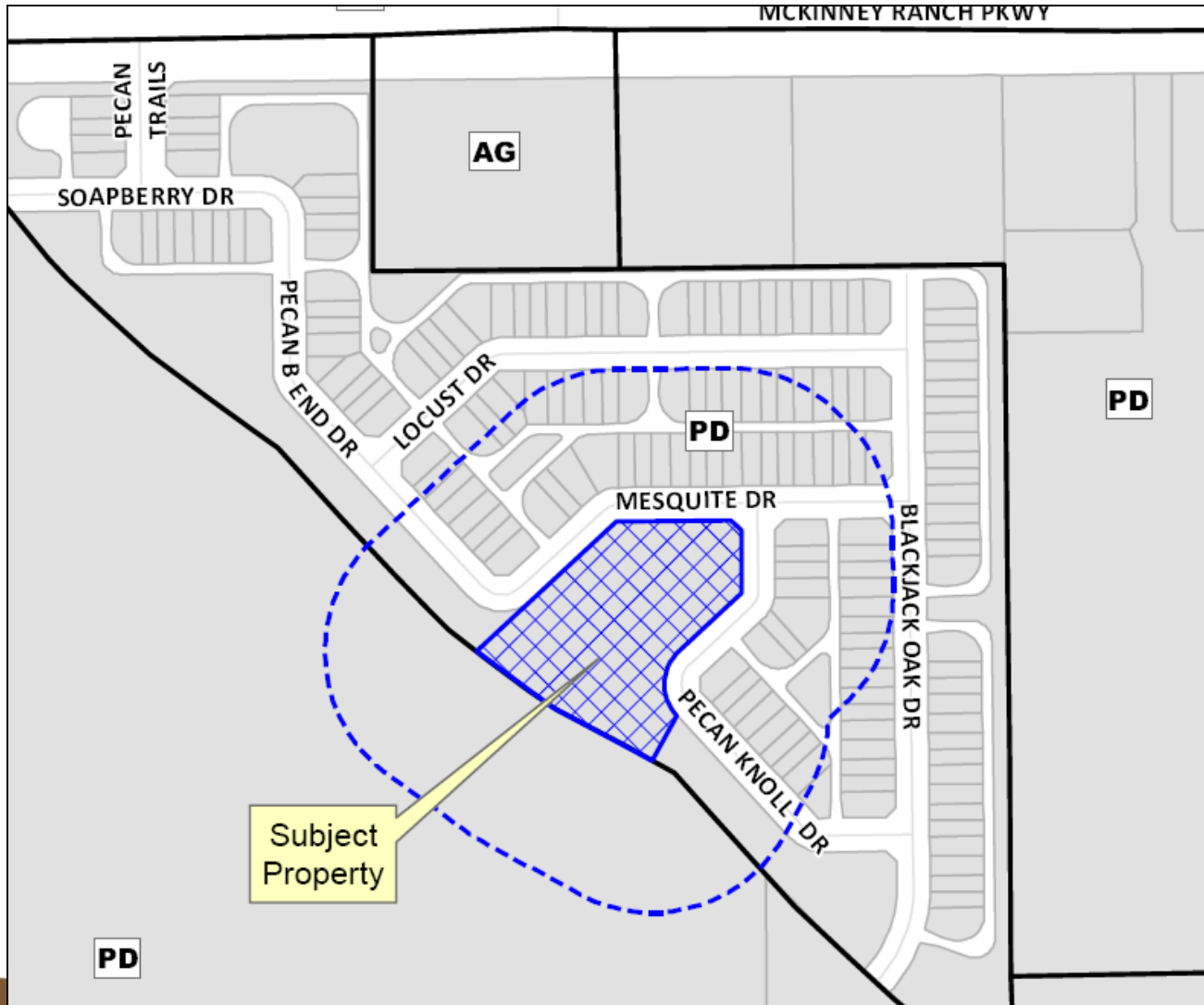


Case No. 11-086SP

Pecan Park Amenity Center

*Located on the Southwest Corner
of Mesquite Drive and Pecan
Knoll Drive*

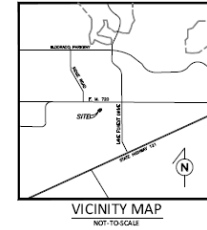
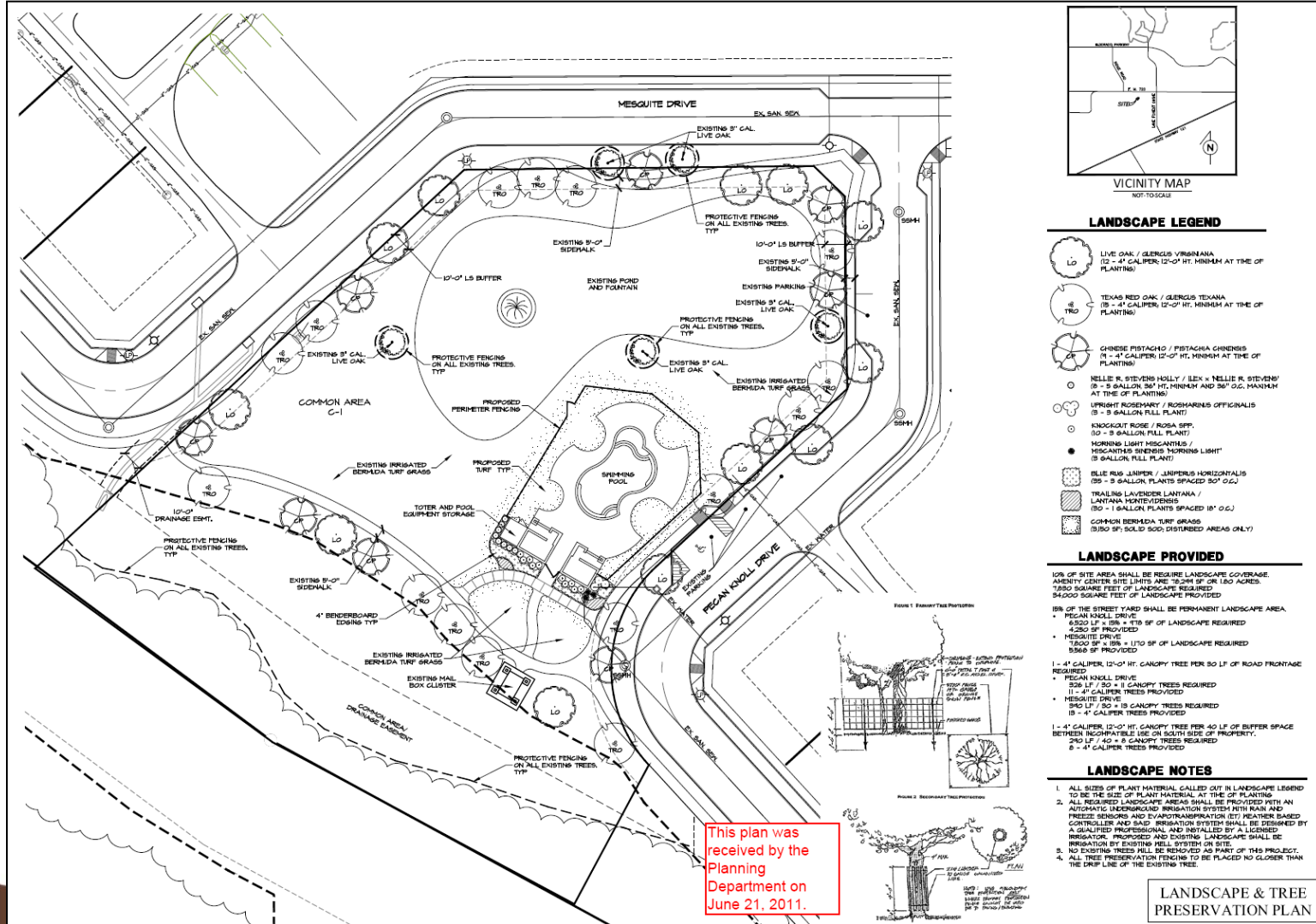
Location Map



Aerial Exhibit



Proposed Landscape Plan



LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA
(2" - 4" CALIPER, 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- TEXAS RED OAK / QUERCUS TEXANA
(2" - 4" CALIPER, 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- CHINESE PISTACHIO / PISTACHIA CHINENSIS
(2" - 4" CALIPER, 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- NELLIE R. STEVENS HOLLY / ILEX x NELLIE R. STEVENS
(2" - 3" GALLON, 30" HT. MINIMUM AND 36" O.C. MAXIMUM AT TIME OF PLANTING)
- UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS
(2" - 3" GALLON FULL PLANT)
- KNOCKOUT ROSE / ROSA SPP.
(2" - 3" GALLON FULL PLANT)
- MORNING LIGHT MISCANTANTHUS / MISCANTANTHUS MORNING LIGHT
(2" GALLON FULL PLANT)
- BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS
(2" - 3" GALLON PLANTS SPACED 30" O.C.)
- TRAILING LAVENDER LANTANA / LANTANA MONTEVIDENSIS
(2" - 3" GALLON PLANTS SPACED 18" O.C.)
- COMMON BERMUDA TURF GRASS
(3/80 SF, SOLID 500; DISTURBED AREAS ONLY)

LANDSCAPE PROVIDED

- 10% OF SITE AREA SHALL BE PERMANENT LANDSCAPE COVERAGE. AMENITY CENTER SITE LIMITS ARE 78,294 SF OR 1.80 ACRES. 7820 SQUARE FEET OF LANDSCAPE REQUIRED. 84,000 SQUARE FEET OF LANDSCAPE PROVIDED.
- 10% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.
 - PECAN KNOLL DRIVE: 6520 LF x 10% = 652 SF OF LANDSCAPE REQUIRED. 4250 SF PROVIDED.
 - MESQUITE DRIVE: 7850 SF x 10% = 785 SF OF LANDSCAPE REQUIRED. 5568 SF PROVIDED.
- 1" - 4" CALIPER, 12'-0" HT. CANOPY TREE PER 50 LF OF ROAD FRONTAGE REQUIRED.
 - PECAN KNOLL DRIVE: 328 LF / 50 = 6 CANOPY TREES REQUIRED
 - 11" - 4" CALIPER TREES PROVIDED
 - MESQUITE DRIVE: 390 LF / 50 = 8 CANOPY TREES REQUIRED
 - 15" - 4" CALIPER TREES PROVIDED
- 1" - 4" CALIPER, 12'-0" HT. CANOPY TREE PER 40 LF OF BUFFER SPACE BETWEEN INCOMPATIBLE USE ON SOUTH SIDE OF PROPERTY.
 - 290 LF / 40 = 7 CANOPY TREES REQUIRED
 - 8" - 4" CALIPER TREES PROVIDED

LANDSCAPE NOTES

1. ALL SIZES OF PLANT MATERIAL CALLED OUT IN LANDSCAPE LEGEND TO BE THE SIZE OF PLANT MATERIAL AT TIME OF PLANTING.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGRAD IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND SCHED IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. PROPOSED AND EXISTING LANDSCAPE SHALL BE IRRIGATED BY EXISTING WELL SYSTEM ON SITE.
3. NO EXISTING TREES WILL BE REMOVED AS PART OF THIS PROJECT.
4. ALL TREE PRESERVATION FENCING TO BE PLACED NO CLOSER THAN THE DRIP LINE OF THE EXISTING TREE.

LANDSCAPE & TREE PRESERVATION PLAN



Unique by nature.™

Staff Recommendation

Staff recommends approval of the proposed site plan with the following conditions:

1. The applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached.
2. The applicant receive approval of an alternate screening device consisting of the existing tree line along the creek on the south side of the subject property.