

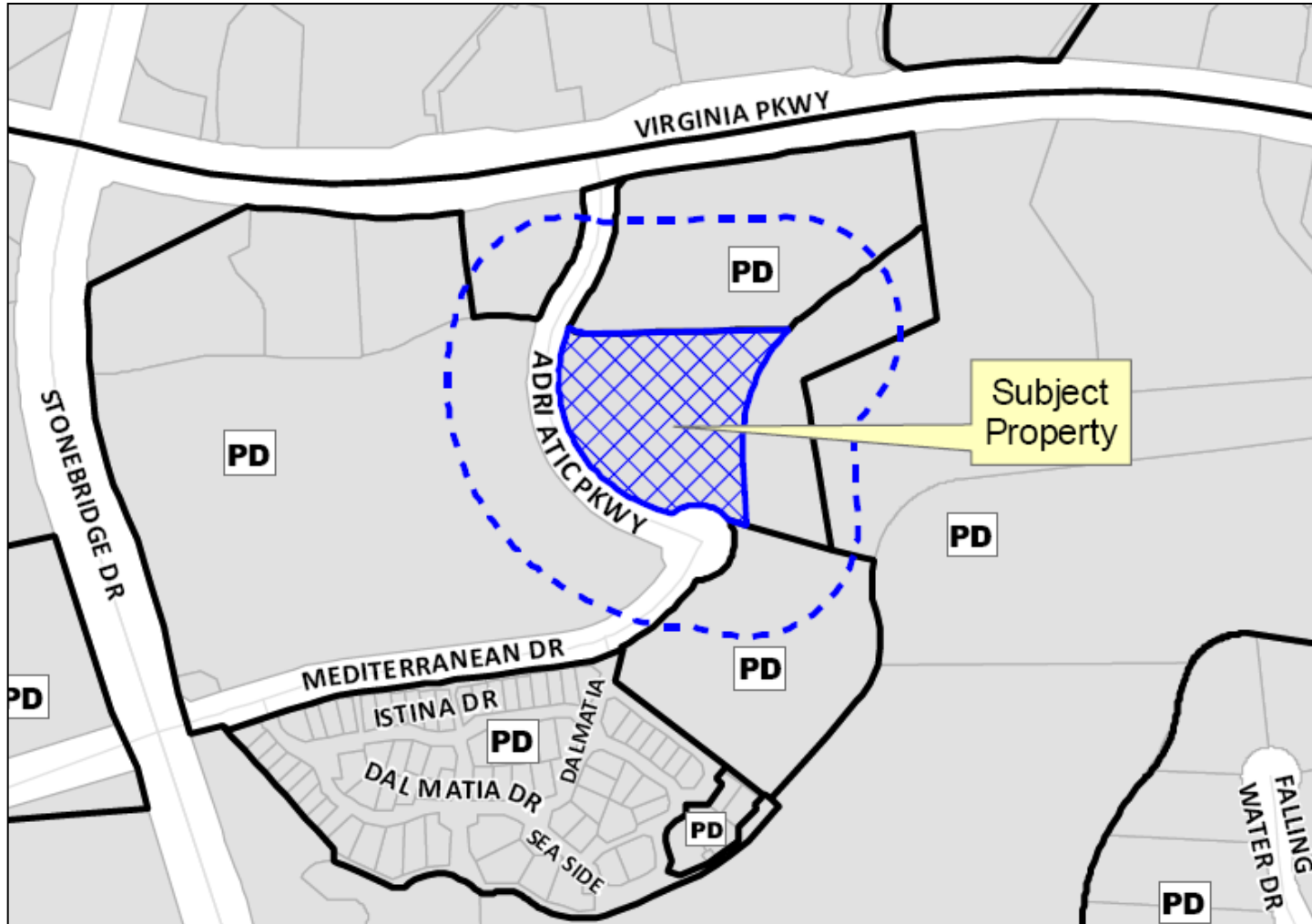
# Case No. 11-041SP

## Camwest Traditions at Adriatica

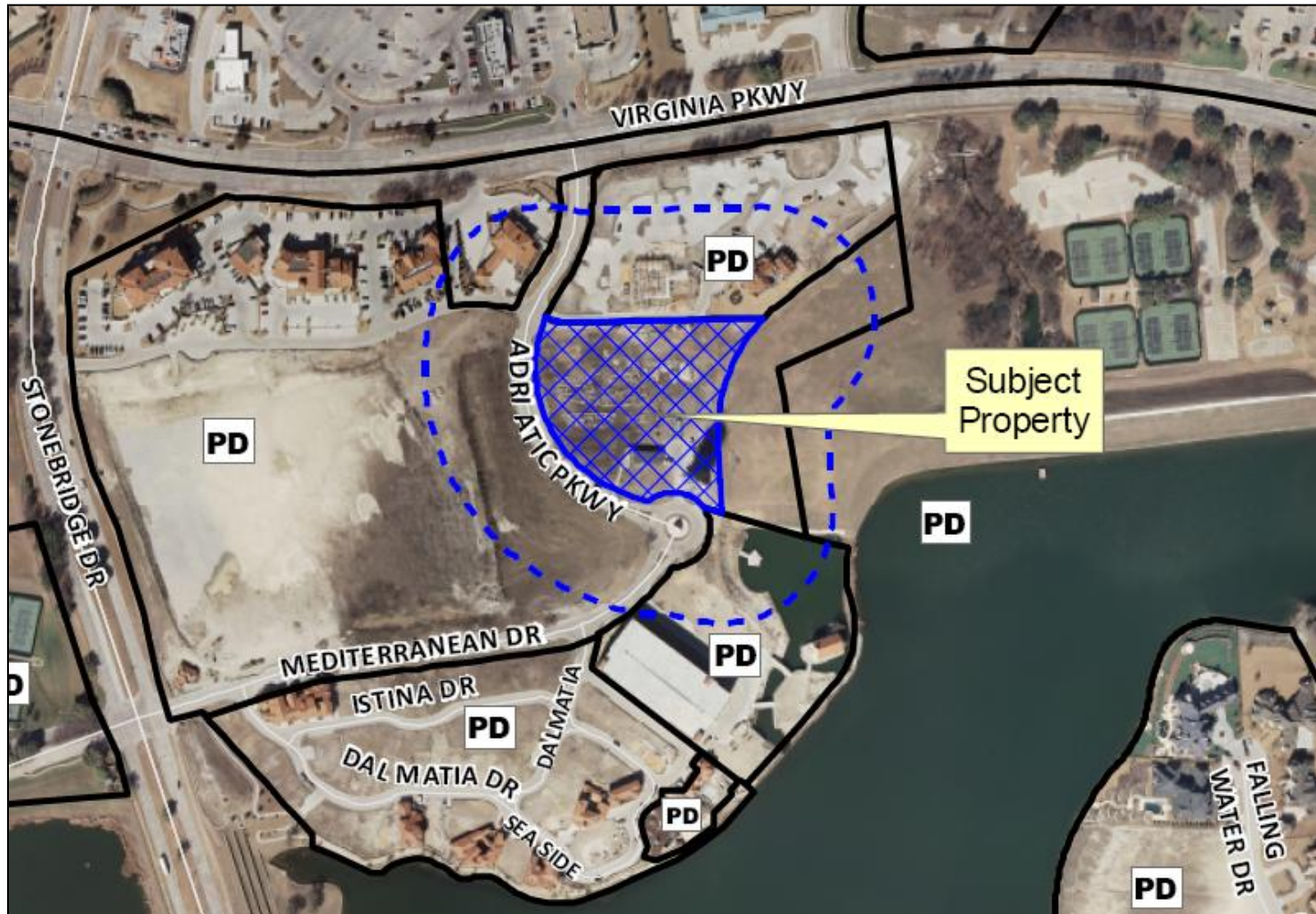
*Located on the East Side of  
Adriatic Parkway and  
Approximately 350 Feet South of  
Virginia Parkway*



# Location Map

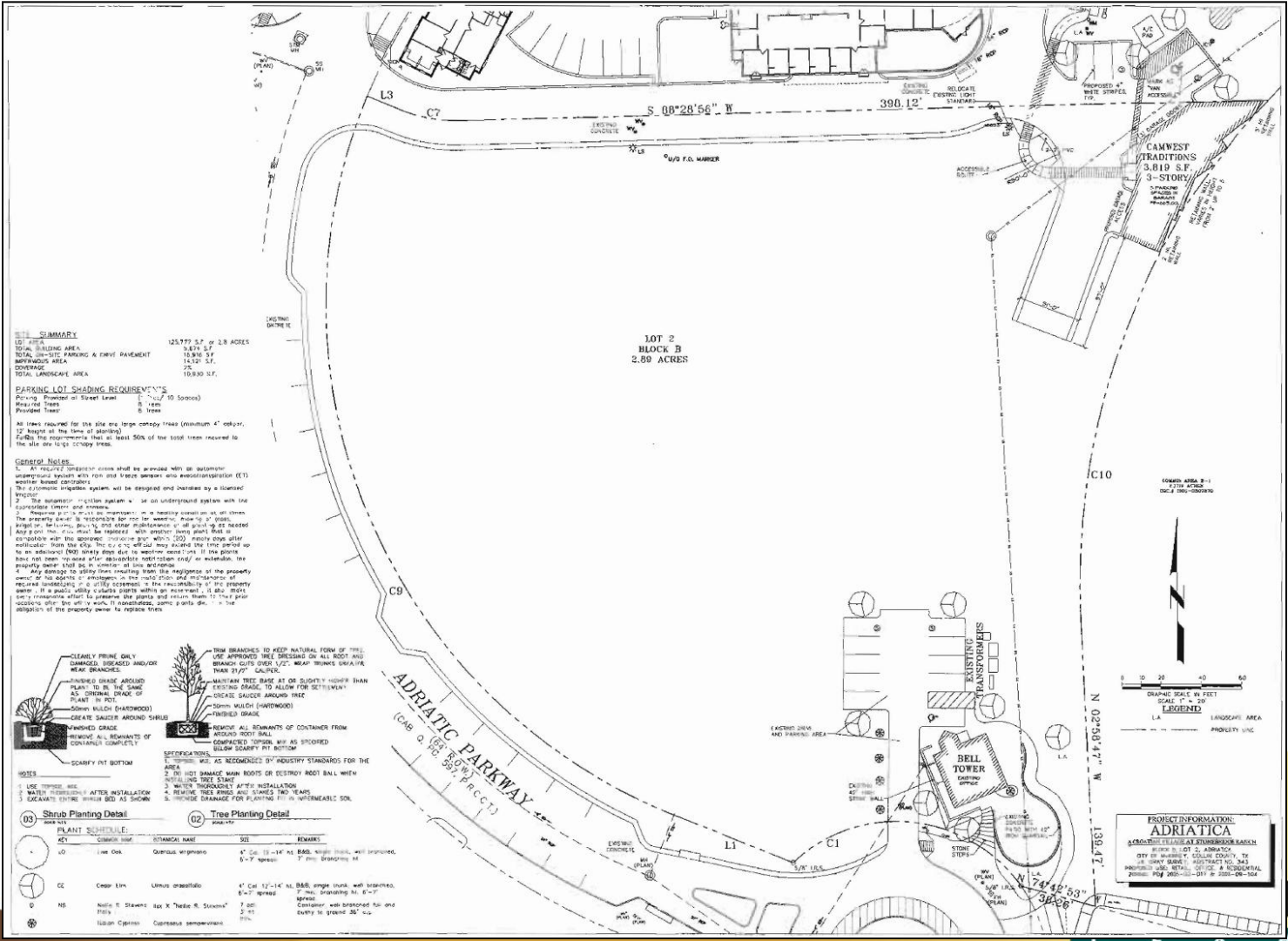


# Aerial Exhibit





# Proposed Landscape Plan



**SUMMARY**

LOT AREA	125,777.57 sq ft 2.89 ACRES
TOTAL BUILDING AREA	3,819 S.F.
TOTAL ON-SITE PARKING & DRIVE PAVEMENT	18,930 S.F.
NONPAVED AREA	21,712 S.F.
TOTAL LANDSCAPE AREA	109,530 S.F.

**PARKING LOT SHADING REQUIREMENTS**

Planting Provided at Street Level	7 trees
Measured Trees	8 trees

Tree lines required for the site are large canopy trees (minimum 4" caliper, 22' height at the time of planting).  
 1. All trees shall be installed at a minimum of 50% of the required tree height.  
 2. All trees shall be installed at a minimum of 10' from the edge of the parking area.

**General Notes:**

- All required landscape areas shall be planted with an established, non-invasive species with root and trunk spread area approximately (E.T.) weather based container.
- The irrigation system shall be designed and installed by a licensed professional.
- The irrigation system shall be an underground system with the appropriate emitter and valves.
- Proper watering is essential to the healthy growth of all plants. The grower shall be responsible for the watering of all plants at all times. Proper watering, pruning, and other maintenance of all plants as needed and proper tree removal shall be required. All plants shall be planted in accordance with the appropriate planting specifications. All plants shall be installed in the ground and shall be installed in the ground up to an additional (20) thirty days after the weather date. If the grower does not have any other available restrictions, the grower shall be responsible for any damage to the property owner or the adjacent property owner.
- Any damage to the property owner or the adjacent property owner shall be the responsibility of the grower. The grower shall be responsible for the maintenance of all plants at all times.
- It is the responsibility of the grower to ensure that the plants are installed in the ground and shall be installed in the ground up to an additional (20) thirty days after the weather date.
- It is the responsibility of the grower to ensure that the plants are installed in the ground and shall be installed in the ground up to an additional (20) thirty days after the weather date.



**NOTES:**

- USE PROPER CARE.
- WATER IMMEDIATELY AFTER INSTALLATION.
- MAINTAIN TREE WITHIN BED AS SHOWN.

**03 Shrub Planting Detail**

SYMBOL	COMMON NAME	SPECIFIC NAME	SIZE	REMARKS
LD	Live Oak	Quercus virginiana	4" Cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
CC	Cedar Elm	Ulmus crinitata	4" Cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
NS	Native E. Starbuck	See X 'Native E. Starbuck'	7 cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
OC	Italian Cypress	Cupressus sempervirens	7 cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.

**02 Tree Planting Detail**

SYMBOL	COMMON NAME	SPECIFIC NAME	SIZE	REMARKS
LD	Live Oak	Quercus virginiana	4" Cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
CC	Cedar Elm	Ulmus crinitata	4" Cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
NS	Native E. Starbuck	See X 'Native E. Starbuck'	7 cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.
OC	Italian Cypress	Cupressus sempervirens	7 cal. 12"-14" at B&B, single trunk, well proportioned, 5'-7' spread	7' min. branching ht.



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# Staff Recommendation

Staff recommends approval of the proposed site plan with the conditions listed in the staff report.

*The recommendation of the Planning and Zoning Commission will be forwarded to the City Council for final action at the May 17, 2011 meeting.*