

ORDINANCE NO. 2024-813

AN ORDINANCE OF THE CITY OF CEDAR HILL, TEXAS, AMENDING THE ZONING ORDINANCE, ORDINANCE NO. 2001-64, AS AMENDED; CHANGING THE ZONING MAP DISTRICT CLASSIFICATION OF CERTAIN PROPERTY GENERALLY LOCATED SOUTH OF LAKE RIDGE PARKWAY AND WEST OF SOUTH HIGHWAY 67 AND LEGALLY DESCRIBED AS 299.013-ACRES OF LAND IN THE FRANCIS JONES SURVEY, ABSTRACT NO. 676, AND THE J. BOYDSTON SURVEY, ABSTRACT NO. 108, CEDAR HILL, DALLAS COUNTY, TEXAS, AND THE FRANCIS JONES SURVEY, ABSTRACT NO. 1351, THE J. BOYDSTON SURVEY, ABSTRACT NO. 1339, H.H. BRADFORD SURVEY, ABSTRACT NO. 93, THE J.H. MCKNIGHT SURVEY, ABSTRACT NO. 734, A. MILNE SURVEY, ABSTRACT NO. 1225, AND THE G.W. SHEARER SURVEY, ABSTRACT NO. 1064, CEDAR HILL, ELLIS COUNTY TEXAS, FROM SINGLE FAMILY ESTATE (SF-E) DISTRICT TO THE “PD” (PLANNED DEVELOPMENT) DISTRICT; INCORPORATING A DEVELOPMENT SITE PLAN, RIGHT OF WAY SECTIONS, LANDSCAPE PLAN, AMENITY PLAN, TRAIL AND SIDEWALK PLAN, FENCE AND MASONRY WALL PLAN, OPEN SPACE PLAN, TREE MITIGATION PLAN, ENTRANCE FEATURES, PHASING PLAN, BLOCK VARIETY PLAN; ESTABLISHING SPECIFIC DEVELOPMENT AND DESIGN STANDARDS; ADOPTING DEVELOPMENT STANDARDS; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR PENALTIES; AND PROVIDING FOR PUBLICATION.

WHEREAS, the owner of the Property, as defined in Section 1 below, duly filed a request with the City of Cedar Hill, Texas (the “City”), for a change in zoning classification from the “SF-E” (Single Family Estate) District to the “PD” (Planned Development) District, and was assigned case no. PD-620-2024; and

WHEREAS, the City Council of the City (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, on July 24, 2001, the City Council adopted Ordinance No. 2001-71, amending ordinance No. 2001-64, being Chapter 23, entitled “Zoning Ordinance” of the Code of Ordinances of the City (the “City’s Zoning Ordinance”) to incorporate land use and building

materials standards that are differentially applicable to residential and non-residential structures; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the City; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the City's Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and fully enhance feasible design and building materials standards that are integral to the City's character and zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the owner and/or developer who applied for and requested the planned development district established by this Ordinance stated in the application that the development of the Property warrants the architectural and building material standards contained in this Ordinance; and

WHEREAS, the owner and/or developer of the Property has consented in the Development Agreement between the City of Cedar Hill and Walton Texas, LP and Meritage Homes of Texas, LLC, which was approved by the City Council on July 9, 2024 (herein "Development Agreement"), to the enforcement of the design and building materials standards within the planned development district; and

WHEREAS, the zoning classification of the Property and the surrounding area are shown on **Exhibit "A,"** attached hereto and incorporated as if fully set forth herein; and

WHEREAS, the proposed Planned Development District (herein "PD District") is accompanied by a Development Site Plan that depicts the proposed development, which is shown on **Exhibit "C;"** and

WHEREAS, the requested “PD” District is in conformance with the City's adopted Comprehensive Plan, as amended; and

WHEREAS, the City caused notice of the required public hearings regarding the zoning change to this Ordinance to be published in the Focus Daily News on May 19, 2024, and mailed notice to property owners within 200 feet of the Property; and

WHEREAS, the City's Planning and Zoning Commission held a public hearing and accepted comments regarding the zoning change of this Ordinance on June 4, 2024; and

WHEREAS, following its public hearing, the Planning and Zoning Commission forwarded its report and recommendation regarding this zoning change to the City Council; and

WHEREAS, the City Council, after conducting a public hearing on July 9, 2024, found the proposed amendment to be in the best interests of the City of Cedar Hill.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILL, TEXAS, THAT:

SECTION 1 – PROPERTY DESCRIPTION. This ordinance applies solely to approximately 299.013-acres legally described as a part of the Francis Jones Survey, Abstract No. 676, and the J. Boydston Survey, Abstract No. 108, Cedar Hill, Dallas County, Texas, the Francis Jones Survey, Abstract No. 1351, the J. Boydston Survey, Abstract No. 1339 H.H. Bradford Survey, Abstract No. 93, the J.H. McKnight Survey, Abstract No. 734 A. Milne Survey, Abstract No. 1225, and the G.W. Shearer Survey, Abstract No. 1064, Cedar Hill, Ellis County, Texas, as more particularly described in **Exhibit “B”** – Property Legal Description and shown on **Exhibit “C”** – Development Site Plan, which is attached hereto and incorporated by reference herein as if fully set forth (referred to throughout this Ordinance as the “Property”).

SECTION 2 – CHANGE IN ZONING DISTRICT CLASSIFICATION. The zoning district classification for the Property is hereby changed from “SF-E” (Single Family Estate) District to “PD” (Planned Development) District. The official zoning map for the City shall be changed to reflect this change in zoning district classification.

SECTION 3 – APPLICABILITY OF STANDARDS. The Property shall be subject to the regulations set forth in this Ordinance plus all applicable City Ordinances and regulations including, but not limited to, the City’s Zoning Ordinance, as the above may subsequently be amended.

SECTION 4 – PURPOSE AND INTENT. The purpose and intent of this Planned Development District is to provide for a master planned community with detached, single-family residential dwellings in accordance with: (a) the development standards as herein provided; and (b) Development Site Plan – **Exhibit “C”**; (c) Right-of-way sections – **Exhibit “C1-C4”**; (d) Landscape Plan – **Exhibit “E”**; (e) Lake Ridge Parkway Median Enlargement – **Exhibit “E1”**; (f) Amenity Plan – **Exhibit “F-F3”**; (g) Trail and Sidewalk Plan – **Exhibit “G”**; (h) Fence and Masonry Wall Plan – **Exhibit “H”**; (i) Open Space Plan – **Exhibit “I”**; (j) Tree Mitigation – **Exhibit “J1-J3”**; (k) Architectural Renderings – **Exhibit “K”**; (l) Entrance Features – **Exhibit “L”**; (m) Phasing Plan – **Exhibit “M”**; (n) Block Variety Exhibit – **Exhibit “N”**; and (o) the design and construction standards that uphold the architectural integrity of the development and the Property as consented to by the owner(s)/developer(s) in the by the owner(s)/developer(s) in the Development Agreement..

SECTION 5 – DEVELOPMENT SITE PLAN. Development of this property shall be consistent with the Development Site Plan – **Exhibit “C”** and the following accompanying documents: (a) Right-of-way sections – **Exhibit “C1-C4”**; (b) Landscape Plan – **Exhibit “E”**; (c) Lake Ridge Parkway Median Enlargement – **Exhibit “E1”**; (d) Amenity Plan – **Exhibit “F-F3”**; (e) Trail and Sidewalk Plan – **Exhibit “G”**; (f) Fence and Masonry Wall Plan – **Exhibit “H”**; (g) Open Space Plan – **Exhibit “I”**; (h) Tree Mitigation – **Exhibit “J1-J3”**; (i) Architectural Renderings – **Exhibit “K”**; (j) Entrance Features – **Exhibit “L”**; (k) Phasing Plan – **Exhibit “M”**; (l) Block Variety Exhibit – **Exhibit “N”**; and “Development Agreement”. Any significant change in the information provided on those exhibits shall require an amendment to the “PD” District in the same manner that it was created.

SECTION 6 – DEVELOPMENT NARRATIVE

- Purpose
 - The purpose of the Balcones Ranch development aims to establish a diverse and vibrant neighborhood, offering a mix of single-family homes at a density not currently present in Cedar Hill. This density is crucial for the site plan to harmonize with its natural topography, preserving a scenic escarpment feature for Balcones Ranch residents and the wider community. The varied housing options target housing attainability and cater to residents at different life stages. The project ensures easy access to amenities and site features through tree-lined parkways that enhance walkability, sidewalk connections, and external trails throughout the site. The strategic proximity to future retail to the east further positions the neighborhood for convenient shopping and dining experiences.
- Design Intent

- The design intent is to create a robust framework for a neighborhood community, with diverse housing types seamlessly integrated into the natural environment. Balcones Ranch distinguishes itself through a more varied and denser layout compared to other Cedar Hill neighborhoods. A well-thought-out road network, designated parallel parking, and tree-lined streets draw inspiration from established communities, ensuring long-term value retention. The central amenity center and open space play area form the heart of the community, with streets and homes radiating in density from this hub. Higher density cottage homes near the amenity center establish the community's character, while larger homes back on to the escarpment, seamlessly blending with the natural surroundings. Internal and external walks and trails offer connectivity and diverse recreational experiences, enhancing community engagement.

- Comprehensive Plan Alignment

- *The development caters to a range of demographics through an array of lot sizes.*
- *A modified street grid with small blocks promotes walkability to neighborhood-serving recreation activities and services.*
- *The cottage homes at the core are designed with build-to-lines next to the sidewalk and parking behind homes.*
- *Housing diversity includes both 1 and 2-story structures, with larger homes visually engaging the escarpment buffer.*
- *The development embraces the escarpment buffer, showcasing it at entries off Lake Ridge Parkway.*
- *Trails and sidewalks are strategically located for visual and physical engagement with the escarpment buffer.*
- *Unique features distinguish Balcones Ranch, including thematic entry structures, tree-lined streets, an overlook, central hub amenity center and park, and designated parallel parking.*
- *The maximum anticipated gross dwelling units per acre for the overall development is 4.5.*

SECTION 7 – ADMINISTRATION

A. Applicability; Conflicts. In the event of a conflict between this PD Ordinance, the City of Cedar Hill Zoning Ordinance (the “Zoning Ordinance”), and any other City ordinance imposing zoning regulations, this PD Ordinance shall control. In the event of a conflict between the Concept/Development Plan, the Zoning Ordinance, and any other City Ordinance imposing zoning regulations, the Concept/Development Plan shall control. In the event of a conflict between

this PD Ordinance and the Concept/Development Plan, this PD Ordinance shall control.

B. Concept/Development Plan. Development of the Property shall generally comply with the Concept/Development Plan attached as **Exhibit C** (the “Concept/Development Plan”), as it may be amended in accordance with this section and Section 10. Any change to the Concept/Development Plan must be submitted to the Zoning Administrator to ensure it is in compliance with this section and/or Section 10, and the amended Concept/Development Plan will become a part of the permanent file maintained by the Zoning Administrator for this PD. No further PD development plan is required to be submitted and the Concept/Development Plan shall satisfy all requirements for a PD development plan under the Zoning Ordinance.

- a. **Phasing** – The Property is planned to be developed in 5 phases, with varying lot sizes per phase, as more particularly indicated on the Concept/Development Plan. The phases are not required to exactly conform to the boundaries as shown on the Concept/ Development Plan and the phase boundaries may be adjusted by up to 100 feet in any direction without requiring an amendment to the Concept/Development Plan.
- b. **Substantial Conformance**; Staff approval of amendments to the Concept/Development Plan; Open Space Plan, Landscape Concept Plan, Exhibit F, Exhibit G, Exhibit H, Exhibit I, Exhibit J, and Exhibit M (collectively, the (“PD Plans”)); PD Site Plan; and permits.
 - i. The Zoning Administrator may approve amendments to the Concept/Development Plan, PD Plans, PD Site Plan, building permits and other permits subsequent to approval of the Concept/Development Plan if they substantially comply with the Concept/Development Plan and the Development Standards herein.
 - ii. An amendment or change to the Concept/Development Plan, PD Plans, PD Site Plan, and/or a permit “substantially complies” with the Concept/Development Plan and these Development Standards if it does not:
 1. Significantly alter the basic relationship of the proposed uses to adjacent uses;
 2. Change the uses approved;
 3. Increase the total number of dwelling units developed on the Property to above 870;
 4. Increase the height allowed pursuant to Section 10.F(3), increase the lot coverage allowed pursuant to Section

- 10.F(1); or decrease the minimum Living Area required by Section 10.F(2);
- 5. Decrease on-site parking requirements below two (2) garage spaces per house;
- 6. Reduce minimum setbacks required pursuant to Section 10.E.; or
- 7. Significantly change traffic patterns for perimeter streets along the boundaries of the Property.
- iii. The Zoning Administrator will only approve an amendment to the Concept/Development Plan, PD Plans, PD Site Plan, or a permit that substantially complies with the Concept/Development Plan and these Development Standards. The applicant may appeal the decision to deny an amendment to the Concept/Development Plan or PD Site Plan to the City's Planning and Zoning Commission and may appeal the decision of the City's Planning and Zoning Commission to the City Council.
- iv. For any amendments that do not substantially comply with the Concept/ Development Plan and/or these Development Standards, the applicant may apply for a revision to the PD Ordinance, Concept/Development Plan, and/or PD Plans in the same manner as the original approval.

SECTION 8 — DEFINITIONS. The definitions in Section 5.8 of the City's Zoning Ordinance shall be applicable to the Property in this Planned Development District except for those terms defined in this Section.

- A. 30 ft lot – means a lot with a width of at least 30 feet, but less than 40 feet.
- B. 40 ft lot – means a lot with a width of at least 40 feet, but less than 50 feet.
- C. 50 ft lot – means a lot with a width of at least 50 feet, but less than 60 feet.
- D. 60 ft lot – means a lot with a width of at least 60 feet.
- E. Cottage Homes – Cottage Homes shall refer to dwelling units developed on a 30 ft lot and may be placed in a zero-lot line fashion on one side, with a stipulated side yard setback on the other side. These

homes shall be served with alleys in the rear, with garages connected to the alley, and sit closer to the ROW along the front yard than a typical detached single-family home.

- F. HOA Lot — Lot areas that are owned and maintained by the Homeowner's Association (HOA) that include, open space areas owned by the HOA, amenity areas, and all lot areas that are not designated as a residential lot and are not part of the public right-of-way or private property and as designed by an "X" during the platting process. For the avoidance of doubt, HOA Lot excludes any open space or amenity areas owned by or dedicated to the City.
- G. Living Area — means the gross square footage of single-family detached homes and/or cottage homes, excluding the garage square footage.
- H. Masonry — shall be defined as exterior construction materials consisting of one or a combination of the following: brick material, fiber cementitious material (e.g., Hardie Plank/Board), stucco, stone, concrete and other built up/tilt panels. The Zoning Administrator or Building Official may approve other materials such as masonry materials in addition to those materials listed herein.
- I. Open Space — means an area accessible to all residents within the Property that may include without limitation landscaping, sidewalks, trails, recreational facilities (e.g., playground equipment or other recreational facilities), seating areas, a pavilion or other shade structure(s), community gathering places, benches, trees, amenities, natural features, and/or water features.
- J. Single Family Detached — A dwelling unit designed and constructed as a freestanding structure for occupancy by one family on a single lot and having no physical connection to a building located on any other lot.
- K. Temporary Uses shall include construction office, model homes, sales offices, and construction facilities necessary for completion of development work (construction office, batch plant, etc.).
- L. Zoning Administrator means the Director of Planning or his/her designee.

SECTION 9 — AUTHORIZED LAND USES. “Single-family detached” and all other uses allowed in the SF-7 Single-Family Residential District of the City’s Zoning Ordinance, as it exists on the Effective Date of this PD Ordinance (“SF-7 District”) shall be permitted on the Property, in addition to the following uses which shall be expressly permitted:

- A. “cottage homes”;
- B. “amenities”; and
- C. “open space”.

Conditional uses allowed in the SF-7 District are allowed in this district, subject to the procedures in Section 3.20 of the Zoning Ordinance.

SECTION 10 — DEVELOPMENT STANDARDS. The primary development and land use standards for this project will be based upon the standards outlined in this document. The Property shall be developed in accordance with the standards applicable to the SF-7 District, except as amended or otherwise set forth in this PD Ordinance.

A. Maximum Density

- 1. The maximum number of dwelling units in the aggregate on the Property shall be 870. There is no maximum floor area and no maximum number of dwelling units per acre.
- 2. There shall be no more than one dwelling unit per lot.
- 3. 30 ft lots shall be rear loaded; 40 ft lots, 50 ft lots, and 60 ft lots may be front entry.

B. Lot Area

- 1. The minimum lot area for the following lot widths shall be as follows:
 - i. 30 ft lot: 3,090 square feet
 - ii. 40 ft lot: 4,600 square feet
 - iii. 50 ft lot: 5,750 square feet
 - iv. 60 ft lot: 6,900 square feet
- 2. A maximum of 10% of each lot type (i.e., 30 ft lots, 40 ft lots, 50 ft lots, and 60 ft lots) will be allowed to have a reduced area of no more than 5% of the minimum area due to layout constraints (e.g., along curvilinear streets, etc.).

C. Minimum Lot Width

- 1. Minimum lot width shall be as follows:
 - i. 30 ft lots: 30 feet
 - ii. 40 ft lots: 40 feet
 - iii. 50 ft lots: 50 feet

- iv. 60 ft lots: 60 feet
- 2. 30 ft lots are designated by a circle in **Exhibit C**. 40 ft lots are designated by a triangle in **Exhibit C**. 50 ft lots are designated by a rectangle in **Exhibit C**, and 60 ft lots are designated by an asterisk in **Exhibit C**. The developer is not strictly bound by the locations of lot types as shown on **Exhibit C**. Notwithstanding the proposed locations of lot types as shown on **Exhibit C**, the developer may change the location of lot types (i.e., 30 ft lots, 40 ft lots, 50 ft lots, and 60 ft lots) and relocate lot types so long as: (i) the total number of 30 ft lots within the overall Property (not by phase) does not increase by more than 10% of the total number of 30 ft lots shown on **Exhibit C**, (ii) the total number of 40 ft lots within the overall Property (not by phase) does not increase by more than 15% of the total number of 40 ft lots shown on **Exhibit C**, (iii) the total number of 50 ft lots within the overall Property (not by phase) does not decrease by more than 15% of the total number of 50 ft lots shown on **Exhibit C**; and (iv) the total number of 60 ft lots as shown within the total Property (not by phase) does not decrease by more than 10% of the total number of 60 ft lots shown on **Exhibit C**.

D. Minimum Lot Depth — The minimum lot depth shall be:

- 1. 30 ft lots: 103 feet.
- 2. 40 ft lots, 50 ft lots, 60 ft lots: 115 feet.

E. Yard Requirements

1. Minimum Front Yard Setback

- i. The minimum front yard setback shall be:
 - 1. 30 ft lots: 5 feet
 - 2. 40 ft lots, 50 ft lots, 60 ft lots: 20 feet.
- ii. Porches on 40 ft lots, 50 ft lots, and 60 ft lots may encroach into the required front yard by a maximum of 5 feet. Porches on cottage home lots (i.e., 30 ft lots) may not encroach into the minimum front yard setback.

2. Minimum Interior Side Yard

- i. 30 ft lots: minimum of 0 ft side yard on one side (Zero Lot Line) and a 6 ft side yard on the opposite side. OR minimum 6 feet separation between structures (3-foot setback from property line with 3-foot access easement on adjacent lot)
- ii. 40 ft lots, 50 ft lots, and 60 ft lots: 5 feet.

3. Corner Side Yard (street side)

- i. 30 ft lots: minimum 10 ft side yard on the street side
- ii. 40 ft lots, 50 ft lots, and 60 ft lots: 15 feet

4. Rear Yards

- i. 30 ft lots: minimum 20 feet

- ii. 40 ft lots, 50 ft lots, 60 ft lots: minimum 15 feet.

F. Structure Standards

1. Maximum Lot Coverage — 70 percent for main and accessory buildings. Lot coverage means the lot area covered by all buildings located thereon, including the area covered by all overhanging roofs, except that lot coverage calculations shall exclude the driveway regardless of whether a roof overhang is located over the driveway.
2. Minimum Living Area shall be:
 - i. 30 ft lots: 1,600 square feet
 - ii. 40 ft lots: 1,600 square feet
 - iii. 50 ft lots: 1,800 square feet, except up to 10% of the total number of 50 ft lots within the overall Property can be less than 1,800 square feet, but must be at least 1,650 square feet
 - iv. 60 ft lots: 2,000 square feet, except up to 10% of the total number of 60 ft lots within the overall Property may be less than 2,000 square feet, but must be at least 1,800 square feet
3. Maximum height of 2-stories, up to 35 feet

- G. The tables below illustrate the above development standards for ease of reference. In the event of a conflict between Section 10.A. – F. and the tables below, Sections 10.A. – F. shall control.

Area Regulations for 30-foot lots. Area regulations for 30-foot lots shall be as follows:

Minimum Lot Area*	3,090 square feet
Misc.	Must be rear loaded
Min. Lot Width	30 feet
Min. Lot Depth	103 feet
Min. Front Yard	5 feet
Min. Interior Side Yard	minimum 6 feet separation between structures: 0 feet on one side; 6 feet on the other side OR (3-foot setback from property line with 3-foot access easement on adjacent lot)
Min. Corner Side Yard	10 feet on the street side and 0 feet on the other side
Min. Rear Yard	20 feet
Max. Lot Coverage	70%

Min. Living Area	1,600 square feet
Max. Height	2 stories, up to 35'

* A maximum of 10% of the total number of 30 ft lots within the Property will be allowed to have a reduced area of no more than 5% of the minimum area due to layout constraints (e.g., along curvilinear streets, etc.).

Area Regulations for 40-foot lots. Area regulations for 40-foot lots shall be as follows:

Minimum Lot Area*	4,600 square feet
Misc.	May be rear loaded or front entry
Min. Lot Width	40 feet
Min. Lot Depth	115 feet
Min. Front Yard	20 feet
Min. Interior Side Yard	5 feet
Min. Corner Side Yard	15 feet
Min. Rear Yard	15 feet
Max. Lot Coverage	70%
Min. Living Area	1,600 square feet
Max. Height	2 stories, up to 35'

* A maximum of 10% of the total number of 40 ft lots within the Property will be allowed to have a reduced area of no more than 5% of the minimum area due to layout constraints (e.g., along curvilinear streets, etc.).

Area Regulations for 50-foot lots. Area regulations for 50-foot lots shall be as follows:

Minimum Lot Area*	5,750 square feet
Misc.	May be rear loaded or front entry
Min. Lot Width	50 feet
Min. Lot Depth	115 feet
Min. Front Yard	20 feet
Min. Interior Side Yard	5 feet
Min. Corner Side Yard	15 feet
Min. Rear Yard	15 feet
Max. Lot Coverage	70%

Min. Living Area	1,800 square feet, except up to 10% of the homes can be less than 1,800 square feet, but must be at least 1,650 square feet
Max. Height	2 stories, up to 35'

* A maximum of 10% of the total number of 50 ft lots within the Property will be allowed to have a reduced area of no more than 5% of the minimum area due to layout constraints (e.g., along curvilinear streets, etc.).

Area Regulations for 60-foot lots. Area regulations for 60-foot lots shall be as follows:

Minimum Lot Area*	6,900 square feet
Misc.	May be rear loaded or front entry
Min. Lot Width	60 feet
Min. Lot Depth	115 feet
Min. Front Yard	20 feet
Min. Interior Side Yard	5 feet
Min. Corner Side Yard	15 feet
Min. Rear Yard	15 feet
Max. Lot Coverage	70%
Min. Living Area	2,000 square feet, except up to 10% of the homes may be less than 2,000 square feet, but must be at least 1,800 square feet
Max. Height	2 stories, up to 35'

* A maximum of 10% of the total number of 60 ft lots within the Property will be allowed to have a reduced area of no more than 5% of the minimum area due to layout constraints (e.g., along curvilinear streets, etc.).

- H. Minimum off-street parking; Garage Requirements — Each dwelling unit shall have no less than two enclosed parking spaces that shall be located in a garage which shall be attached and integrated into the design of the dwelling structure. Garages shall provide a minimum of 16ft garage door opening and a minimum inside clear width from wall to wall of 18ft and a minimum inside depth of 18ft.
- I. Driveway Requirements - Each dwelling unit shall have a minimum of 2 parking spaces outside of the garage door. Each parking space outside of the garage door shall have a minimum depth of 18' (eighteen feet) and a minimum width of 18' (eighteen feet). The

overall width of the driveway (which may include the area of the two parking spaces outside of the garage) shall have a minimum depth of at least 20 feet and a minimum width of at least 19 feet.

- J. Construction and Design Standards — The following minimum design and construction standards shall apply within the Property in this Planned Development District, as volunteered by the applicant, and as reflected in the Development Agreement. The requirements in this section shall apply in lieu of any exterior construction, building materials or design requirements in the Zoning Ordinance (including but not limited to Section 3.8 (SF-7 District) and Section 5.7 (Building Design Standards) of the Zoning Ordinance) and shall be the exclusive exterior construction, building materials, and design requirements that apply to the development of the Property. At minimum, the development shall incorporate the following standards:

1. Building Elevations

- i. The building elevations shall be submitted to the Zoning Administrator or his/her designee for approval prior to the issuance of a building permit. The Zoning Administrator will approve the building elevations if they substantially conform to the requirements of Section 10.J(2)-(8) below.
- ii. All required elevations shall include sufficient detail to allow the Zoning Administrator to evaluate whether the general style and architecture of the development within the development plan area meet the requirements of Section 10.J(2)-(8), and shall include, but not be limited to, identification of predominant exterior building materials and the proposed color palette. The Single-Family Residential building elevations depicted on **Exhibit K** are an example of building elevations illustrating compliance with the requirements of Section 10.J(2)-(8) below and a sample of the level detail that should be provided in elevations.
- iii. The applicant may submit alternate materials, design or different elevations that differ from **Exhibit K** and the Zoning Administrator will approve such elevations if the elevations meet the requirements of Section 10.J(2)-(8) below. The different/alternative building elevations are not required to be the same architectural style or color palette as what is shown on **Exhibit K**. Elevations that do not comply with the requirements of Section 10.J(2)-(8) below require approval of the Zoning Administrator.

2. Masonry Requirements –

- i. Front Elevation Wall Surface Area — A minimum of 80% Masonry on front surface area (calculation shall exclude area covered by windows and doors). No more than 50% of the total dwelling units developed within the Property shall have cementitious fiber material or stucco on more than 50% of the front façade surface area. More than 50% of the total dwelling units within a phase may have cementitious fiber material or stucco on more than 50% of the front façade surface area so long as the total overall within the development as a whole (all phases combined) is 50% or less.

A minimum of two (2) building materials, one of which must be brick or stone, or two distinctive pattern types of brick material shall be utilized on

- the front wall surface, excluding windows and doors. By way of example, the same brick with two different patterns counts as two building materials. No single home shall have more than 80% of cementitious fiber material comprising the front façade surface area.
- ii. Side and Rear Wall Elevation Surface Areas — A minimum of 25% Masonry on Side and Rear Elevations (calculation shall exclude area covered by windows and doors). The primary material on the front façade of the house shall be wrapped on both sides of the house for a minimum distance of five feet (5').
 - iii. Front and Side Elevation Wall Surface Areas that front a public street (excluding alley frontage) – A minimum of two distinctive masonry materials is required on front and side elevations adjacent to a public street. One brick pattern and/or brick color counts as one masonry material. By way of example, the same brick with two different patterns counts as two building materials.
3. Front-facing garage doors are permitted provided they do not protrude beyond the front facade. For homes with front porches, the front facade is considered to be the portion of the front porch closest to the front property line. Front facing garage doors shall be enhanced carriage style, wood with metal detail, enhanced with windows and/or provide other enhancements as approved by the Zoning Administrator.
4. Transparency
- i. Except as provided herein, a minimum of 1 (one) window is required on front, rear, and side elevations as allowed by adopted building and fire codes. A window is not required on side elevations for 30 ft lots.
 - ii. For 30 ft lots, 40 ft lots, 50 ft lots, and 60 ft lots on public facing façades (streets or open space lots), windows and doors shall cover a minimum of 15% (fifteen percent) of the elevation. The calculation shall not include the garage door or roof cave line.
5. Window and door openings shall be articulated on all elevations of the building through the use of:
- i. Shutters,
 - ii. Enhanced flat or arched lintels and sills (projecting or recessed, or constructed of materials other than the primary building material),
 - iii. Overhangs,
 - iv. Surrounds and trims, or
 - v. Other methods or materials as approved by the Planning Director.
6. Block Variety — In order to avoid monotonous block patterns, the same combination (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on opposite sides of a street, as illustrated in **Exhibit N**. Homes are considered to have a differing appearance/elevation if at least two of the following items deviate: (1) number of stories; (2) material color; (3) roof type and layout; (4) articulation of the front façade; (5) brick pattern; or (6) at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c)

Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall (alley adjacent lot only). This list is not exhaustive and other items may differentiate building elevations.

7. Building Mass and Form — The front elevations shall incorporate at least three of the following design features to provide visual relief:
 - i. Dormers
 - ii. Shutters
 - iii. Gable roof
 - iv. Enhanced roof line
 - v. Enhanced Garage Door — wood or metal detail, or windows
 - vi. Recessed entries — that are a minimum of two feet (2') deep
 - vii. Recessed Windows (2" minimum)
 - viii. Masonry defined window lintel/header
 - ix. Multiple brick patterns utilized on building facades with frontage along streets.
 - x. Mix of Stone and Brick on elevation
 - xi. Covered porches minimum 10 square feet in area
 - xii. Additional design features may be approved by the Planning Director or Building Official at the time of building permit
8. Entry Feature —
 - i. The height of the main entry feature shall be scaled appropriately for the individual dwelling. On two-story homes, the roof eave of the entry feature shall not extend up to or above the highest roof eave of the structure. The roof ridge of the entry feature shall not extend up to or above the highest roof ridge of the structure.
 - ii. In order to increase the entry's prominence, the entry shall have at least one of the following: sidelights; a glass transom; decorative detailing on the front door such as raised/recessed panels, arches, glazing, or wrought iron details; or similar features.
9. Enhancements on Corner Lots - Each single family detached home located on a corner lot shall include a minimum of two architectural enhancements on the side of the building facing the intersecting street. Examples of architectural enhancements include, but are not limited to: gables, columns, windows, window trim, vents, porches, and shutters.
10. Minimum Roof Pitch.
 - i. In general (except as provided in (ii) below): minimum roof pitch of 6:12 with minimum of 20-year rating.
 - ii. Other structures attached to or separate from the main home (such as porches, covered porches, etc.) and roof over garages: minimum 4:12 pitch.
11. Each single-family detached home shall have HVAC condensing unit located behind the rear/side yard fence to create a more appealing streetscape.
12. Section 5.7.11 (Temporary Construction and Storage) and Section 5.7.12 (Alternative Exterior Building Materials and Design) apply to the development of the Property. The remainder of Section 5.7 of the Zoning Ordinance does not

apply to development of the Property.

K. Landscape Enhancement (residential lots):

1. Street yard shade tree — in lieu of the street tree requirements for the street yard in Section 5.2 of the Zoning Ordinance, a Minimum of one (1) 3" caliper shade tree shall be provided for each residential lot, installed within the street yard, except for cottage homes (i.e., 30 ft lots). No shade tree is required in the street yard for cottage homes (i.e., 30 ft lots).
2. A mixture of evergreen shrubs, deciduous shrubs and ornamental grasses shall be installed around the building's exposed foundation area that fronts the street that contains the primary entrance. The planting bed shall be the length of the building except for pedestrian and vehicular entrances. Shrubs shall be a minimum of 5 gallon and ornamental grasses a minimum of 1 gallon at the time of planting.
3. Landscape Enhancements in Street Parkways - Each residential lot with a single-family detached home (excluding cottage homes/ 30 ft lots) shall have landscape enhancements in the street ROW to include turf and trees, with placement to be coordinated with driveway locations as determined by final landscape plans. Street trees will occur at each residential lot except for parkways at cottage homes (i.e., 30 ft lots) and corner side yard lots, where trees will be planted at 50 feet on center average in the parkways as defined and approved on the final landscape plan.
4. Residential lots shall be irrigated with an automatic underground irrigation system, owned, and maintained by the respective lot owner or HOA.

L. Landscape (open space lots)- Open space areas shall be landscaped in general conformance with the Landscape Concept Plan — **Exhibit E** ("Landscape Concept Plan"). In the event of a conflict between the Zoning Ordinance and the Landscape Concept Plan, the Landscape Concept Plan shall control. Trees may be planted in clusters to create a natural appearance.

M. Landscaping in Common Areas (HOA lots, excluding open space lots (which are regulated by Section 10.L. above), and/or Parkways) — landscape requirements as described in Section 5.2 of the Zoning Ordinance shall apply except as described in this section or as shown on the Landscape Concept Plan. In the event of a conflict between the Zoning Ordinance and the Landscape Concept Plan, the Landscape Concept Plan shall control.

1. Lake Ridge Parkway Landscape Buffer

- i. A 15-foot minimum landscape buffer, provided within an HOA Lot or within City right-of-way, shall be provided along the entire frontage of Lake Ridge Parkway adjacent to residential lots with the below, except at the entry points into the development where right-of-way is required to be dedicated as shown on **Exhibit E**. The 15-foot landscape buffer is not required adjacent to the open space area along Lake Ridge Parkway or at the entry points into the development where right-of-way is required to be dedicated or has been dedicated.

1. Shade trees — One (1) shade tree per 60 linear feet of street

- frontage. Trees will be spaced for street tree appearance.
2. Ornamental trees — Three (3) trees per 60 linear feet of street frontage. Trees may be placed in natural groupings.
 3. Shrubs — A mixture of evergreen shrubs, deciduous shrubs and ornamental grass groupings that are approximately 100 linear feet long shall be installed along the perimeter of the masonry screen wall (for the side of the screen wall facing Lake Ridge Parkway) approximately every 100 linear feet apart.
 4. All trees and shrubs must clear the required visibility triangles at all intersections.
2. HOA lots with a minimum depth of 20 feet that front a street shall provide 1 (one) shade tree per 40 linear feet of street frontage.
 3. HOA lots with a minimum depth of 20 feet that front a street shall provide the following:
 - i. Shade and Ornamental trees —for HOA lots containing more than 2,000 square feet of impervious area, which will not contain existing trees to be preserved, planting design for shade and ornamental trees shall be approved per the landscape construction documents review submittal.
 - ii. Shrubs along tubular steel fence — A mixture of turf, evergreen shrubs, deciduous shrubs, and ornamental grass groupings may be planted at the perimeter of tubular steel fence conditions, except at escarpment edges.
 4. Landscaping in Median of Lake Ridge Parkway. Landscaping in the median of the portion of Lake Ridge Parkway that is adjacent to the Property shall be provided as generally shown on **Exhibit E**.
- N. Sidewalks and Trails — Sidewalks and trails shall be required in accordance with the below specifications and the Trail and Sidewalk Concept Plan attached as **Exhibit G**. In the event of a conflict between the Zoning Ordinance and **Exhibit G**, **Exhibit G** controls. The trails and sidewalks are not strictly bound to the locations shown on **Exhibit G** and may be modified with the final design submitted with the detail plans per subparagraph 1(viii) below so long as the trails and sidewalks comply with the requirements herein. In the event of a conflict between the text of these PD development standards and **Exhibit G**, the text of these PD development standards controls.
1. The following sidewalks and trails shall be required to be installed by the homebuilder/developer:
 - i. A 5-foot-wide sidewalk is required along residential lots that adjoin a dedicated street and shall be installed within the right-of-way by the homebuilder at the time of building permit for each residential lot.
 - ii. On corner lots, not adjacent to an HOA lot, a 5-foot-wide sidewalk shall be installed within the right-of-way along the entire side fronting the street and shall be installed by the homebuilder at the time of building permit for each residential lot.
 - iii. Where an HOA lot fronts a public street, a 5-foot-wide sidewalk shall be constructed within the HOA lots at the time of construction of the streets and infrastructure for each such lot; provided that the 5-foot sidewalk is not required when the 8-foot-wide trail is provided within the HOA lot per

subparagraph 1(iv) below.

- iv. An 8-foot-wide trail shall be constructed within the HOA lots and may be constructed within or adjacent to utility easements (subject to final design and subject to approval of/ as approved by utility companies), except where noted to be 10-feet, as indicated on **Exhibit G** at a time substantially concurrent with construction of the streets and infrastructure for each respective phase that the trail is located within.
- v. A 10-foot-wide trail section shall be constructed along the eastern (escarpment edge) of the spine road from the entrance past the amenity center at a time substantially concurrent with construction of the streets and infrastructure for the respective phase(s) that the trail is located within.
- vi. A 10-foot-wide (nature-decomposed granite) trail section shall be constructed within the escarpment area per **Exhibit G** at a time substantially concurrent with construction of the streets and infrastructure for the respective phase(s) that the trail is located within.
- vii. All concrete paved trails not within right-of-way shall have a 2-foot shoulder or “clear area” on both sides along the entire length of the trail.
- viii. Detailed plans for the sidewalks and trails within each phase shall be submitted with the infrastructure construction documents review submittal for each phase, as applicable.

O. Screening Walls and Fences — Screening walls and fence requirements shall be as described in this section and in accordance with the Fence and Masonry Wall Concept Plan — **Exhibit H**. The screening walls and fence requirements in this section and **Exhibit H** shall apply in lieu of any fencing or screening requirements in the Zoning Ordinance (including but not limited to Section 5.3 of the Zoning Ordinance) and shall be the exclusive screening and fencing requirements that apply to the development of the Property. The Homeowners’ Association shall be responsible for maintenance of all screening walls and fences that adjoin a street or are located on an HOA lot and are not located within a residential lot. Homeowners shall be responsible for maintenance of all screening walls and fences located on each respective homeowner’s residential lot.

1. 6-foot masonry screening wall.

- i. A 6-foot-tall masonry wall shall be installed by the developer at the following locations:
 - 1. The masonry wall shall be installed along the perimeter of platted lots with homes abutting Lake Ridge Parkway substantially concurrent with construction of the homes adjacent to the frontage.
 - 2. A masonry wall shall be installed along the perimeter of the proposed lift station site and shall be installed substantially concurrent with construction of the Lift Station.
- ii. Masonry columns shall be incorporated into the masonry wall design approximately every 3 lots and at corner lots.
- iii. A continuous concrete footing/mow strip shall be required along the entire length of the screening wall for the side of the screening wall facing Lake Ridge Parkway.

- iv. All masonry screen walls required to be installed in this section that are located wholly on an HOA lot shall be owned and maintained by the Homeowners' Association. All masonry screen walls required to be installed in this section that are located on the property line of a residential lot and an HOA lot shall be maintained by both the Homeowners' Association and the homeowner in accordance with the Homeowners' Association documents.
2. A 6-foot-tall board on board cedar fence or tubular steel fence shall be installed by the developer on the adjoining property line when a residential lot is adjacent to an HOA lot as illustrated on **Exhibit H**. The aforementioned fence will be installed substantially concurrent with the construction of the home on such a residential lot. All screen walls or fences required to be installed in this section that are located wholly on an HOA lot shall be owned and maintained by the Homeowners' Association. All screen walls or fences required to be installed in this section that are located on the property line of a residential lot and an HOA lot shall be maintained by both the Homeowners' Association and the homeowner in accordance with the Homeowners' Association documents.
3. A 6-foot-tall tubular steel fence may be (but is not required to be) installed by the home builder along the rear property line of a lot when backing to the escarpment as illustrated on the Fence and Masonry Wall Concept Plan — **Exhibit H**.
4. Except for 30 ft lots, a 6-foot-tall board-on-board cedar fence shall be installed by the home builder on the property line between residential lots and shall be maintained by the property owners of common lot lines. The aforementioned fence shall be installed substantially concurrent with the construction of the homes on such residential lots. For 30 ft lots, a fence is not required between residential lots.
5. A 6-foot-tall board-on-board cedar fence shall be installed by the home builder along the rear property line of residential lots backing to other residential lots. The fence shall be installed substantially concurrent with the construction of the home on such residential lot.
6. Fences or walls shall not be installed beyond the front yard, an adjacent lot's front yard and/or intersecting side yards.
7. Detailed plans for the walls, fences and monument entrance signage shall be submitted with the infrastructure construction documents review submittal.
8. All wood fences shall be supported by steel posts and/or masonry columns.
9. Section 5.3 of the Zoning Ordinance does not apply to development of the Property.
10. The Planning and Zoning Commission and City Council may approve alternative screening during consideration of the PD site plan application or as part of a separate approval if it finds that the alternative proposes an adequate buffer.

P. Private Residential Retaining Walls

1. Retaining walls required by this development between lots may be placed with the center of the wall on the common lot line, so the fence line is as close to the actual property line as is reasonably practicable.
2. Retaining walls between lots shall provide sleeves to allow for installation of

resident privacy fences to be integral with the retaining wall.

3. Retaining walls placed with the center of the wall on the common lot line shall include a 5ft maintenance easement to be dedicated by plat to allow for maintenance by the lot that is responsible for maintenance of the applicable retaining wall.
4. The lot that is being retained is responsible for the maintenance of the applicable retaining wall. Maintenance responsibility shall be noted on the plat and within the Covenants, Conditions and Restrictions filed by the developer or the property owner.
5. All retaining walls shall be stone.

Q. Accessory Buildings

1. Accessory structures shall be allowed within this development per the Covenants, Conditions and Restrictions filed by the developer or property owner, to be provided to the City for review.

R. Additional Items for Consideration

1. Lighting – In addition to streetlights, discussed in Section 10.V. below, pedestrian lighting may be installed within open space areas, along trails and/or within amenity areas, as appropriate as determined by the developer. Lighting shall be scaled appropriately to not interfere with adjacent residential lots.
2. Enhanced pavement (crosswalks)
 - i. Crosswalks along the main divided collector road entering the Property shall provide to a stamped concrete pattern to give appearance of a wood structure to enhance the presentation of the development. Additional locations for stamped/stained concrete to denote trail crossing are identified on the Landscape Concept Plan.

S. Open Space and Amenities — A minimum of 50 acres (which may include the Escarpment Area, defined below) shall be set aside and used for the conservation of land and for active and passive recreational activities in accordance with the Open Space Plan — **Exhibit I**. The open space will be developed in phases when the adjacent phase of development (i.e., phase adjacent to a respective open space area) is final platted. Otherwise stated, the portion of open space adjacent to a phase of development will be developed prior to recordation of the final plat for such adjacent phase of development. The open space may be one or more larger lots that are part of multiple different phases. The open space requirements in this section and **Exhibit I** shall apply in lieu of any open space requirements in the Zoning Ordinance (including but not limited to Section 3.19.2(B) of the Zoning Ordinance) and shall be the exclusive open space requirements that apply to the development of the Property.

1. All open space areas interior to the development (that are not open for use by the general public) shall be owned and maintained by the Homeowners Association (unless the City selects to maintain an area with consent of the Homeowners Association), with the exception of the escarpment and public nature trail system areas identified on **Exhibit I** (the “Escarpment Area”).
2. The (i) existing escarpment identified on **Exhibit E**, (ii) Escarpment Area, and

(iii) native open space at the perimeter of the project to the west, south and southeast are to be owned and maintained by the City. This includes the 10-foot nature trail and the existing pond on the northwest side of the Property (the “Existing Pond”). The Existing Pond will be designed as a retention structure to be maintained by the City. Access to the Existing Pond will be provided, as required, for maintenance purposes to any structures, utilities, etc. within and through the escarpment zone. New ponds may be designed as retention or detention areas.

3. The developer shall install landscaping as indicated in Section 10.L.
4. The developer shall install the amenities listed in (a)-(h) below (the “Required Amenities”), which are intended to be developed in phases as set forth below. By way of clarification, the Required Amenities are not required to be developed by the time the open space the amenities are located within is developed as referenced above – the timing for construction of these amenities is set forth below. The approximate location of some or all of the Required Amenities is shown on the Amenity Concept Plan — **Exhibit F**. The Required Amenities may be modified at the request of the developer or property owner by the written approval of the City Manager, or his/her designee. The Required Amenities are not required to be in the exact location shown on **Exhibit F**, so long as the Required Amenities meet the requirements stated in this paragraph 4. If there is a conflict between the requirements herein and **Exhibit F**, the requirements herein shall control.
 - (a) A minimum of 5,000 square feet community building heated and cooled, under roof, with a workout facility and a community meeting room and at least two (2) parallel parking spaces with electric vehicle chargers to be owned and maintained by the HOA.
 - (b) An outdoor swimming pool of at least 1,800 square feet of surface area.
 - (c) A splash pad.
 - (d) Great lawn.
 - (e) Fire pit.
 - (f) A least two pickleball courts, with at least one pickleball court with one or more shade structures, each to be complete prior to the issuance of the last certificate of occupancy in the phase in which the respective court is located. The developer or property owner may designate which phase the respective court(s) are located within in the detail drawings of the open space areas referenced in paragraph 6 below.
 - (g) Playground equipment for at least one playground in at least one open space area within the Property, to be completed prior to the issuance of the last certificate of occupancy in the phase in which the respective playground is located. The developer or property owner may designate which phase the playground(s) are located within in the detail drawings of the open space areas referenced in paragraph 6 below.

(h) Community garden with outdoor picnic area, to be complete prior to the issuance of the last certificate of occupancy in the phase in which the respective community garden is located. The developer or property owner may designate which phase the community garden is located within in the detail drawings of the open space areas referenced in paragraph 6 below.

5. Timing for construction of the Required Amenities:

- i. Construction of the amenity center, consisting of amenities (a) and (b) above, shall commence prior to the issuance of the 50th building permit for a single-family home within the Property.
- ii. Amenity items (a) through (c) above are to be completed prior to the issuance of the last certificate of occupancy in the first phase of development for the Property. The developer or property owner may designate what constitutes the first phase.
- iii. Amenity items (f) through (h) above are to be completed as noted with each amenity.

6. Detail drawings of all the open space areas and amenities shall be submitted with the infrastructure construction documents review submittal. The Zoning Administrator may approve modifications to **Exhibit F** as part of the review and approval of the detail drawings.

T. All Interior Streets

1. Trees planted within the parkways shall be provided at a ratio of one (1) tree for every 50 linear feet of street frontage.
2. Tree placement may vary based on street type, conflicts with utility easements and adjacent lot driveway placement as determined in the construction documents.
3. Trees provided within the street medians shall be placed such that visibility is maintained and no trees will be placed within the narrowed portion of turning lanes.
4. All landscaped HOA lots and street trees along the spine road and interior streets shall be irrigated with an automatic underground irrigation system, owned, and maintained by the Homeowner's Association.
5. A detailed Landscape Plan shall be submitted with the infrastructure construction documents review submittal.

U. Tree Preservation — Existing tree canopy areas shown on **Exhibits J, J-1, and J-2** — Tree Preservation Plan, shall be protected and preserved, except for areas needed for/construction of utilities or infrastructure improvements. A detailed Tree Mitigation and Preservation Plan shall be submitted with the infrastructure construction documents review submittal.

V. Streetlights.

1. Spacing.
 - i. Streetlights along internal roadways (other than the main roadway) to be provided, spaced, and located in accordance with the City's Subdivision

- Ordinance minimum requirements.
- ii. Streetlights along the main roadway (as indicated by ROW section C1 and C1P1 as notated in Section 6 of this PD Ordinance) shall be installed at a spacing of 200-300 ft along the roadway. Streetlights to be provided in the center median, but flexibility will be warranted for placement (i.e., intersection parkway, other areas as deemed appropriate by the developer's engineer) in locations where a reduced median is required due to left turn lane installation.
 2. Decorative streetlights – Subject to approval from/ if approved by the electrical provider for the Property, streetlights shall be decorative in nature and black powder coated. Final locations will be determined by the developer and shown on construction documents.

W. Mailboxes.

1. If required by USPS, cluster mailbox units (CMUs) will be provided within this development as required by the USPS. Mailboxes will be spaced evenly throughout phases as they develop to best accommodate residents and reduce inconvenience as much as possible. Where possible, mailboxes will be located adjacent to side street open space lots, or other low traffic areas. CMUs will be placed within the ROW between the sidewalk and back of curb or as otherwise required by USPS. The final location of mailboxes will be determined during construction and indicated on the final plat prior to recordation.

SECTION 11 — ROAD DESIGN. The following Right-of-Way and Roadway sections shall be utilized throughout the project as referenced and depicted in **Exhibit C** “Development Plan” and the roadway sections included with **Exhibits C-1, C-2, and C-3**

- A. “A1” - 26’ Alley ROW (alley for alley entry homes)
 1. 26ft ROW total width
 2. 20’ pavement width with 6” “rolled” curb on one side (curb included in width provided as it is traversable)– or no curb with a center line carry gutter as determined by the Engineer
 3. Min. 3ft LS buffer provided on side without Curb
 4. Min. 2.5ft LS buffer provided on side with Curb
 5. Alley to be straight sloped to accommodate stormwater runoff to the proposed gutter or inverted crown, as determined by developer’s engineer at time of permitting
 6. No sidewalk provided
- B. “A1W” - 28’ Alley ROW (alley for alley entry homes that front on open space lot or spine road – reference on exhibit)
 1. 28ft ROW total width
 2. 22’ pavement width with 6” “rolled” curb on one side (curb included

in total width as it is traversable)— Or no curb with a center line carry gutter as determined by the Engineer

3. Min. 3ft LS buffer provided on side without Curb
 4. Min. 2.5ft LS buffer provided on side with Curb
 5. Alley to be straight sloped to accommodate stormwater runoff to the proposed gutter or inverted crown, as determined by developer's engineer at time of permitting
 6. No sidewalk provided
- C. "R1" - 50' ROW (standard residential street)
1. 50ft ROW total width
 2. 31' Pavement width B-B (2-15' clear space travel lanes)
 3. Min. 5ft Sidewalk with outer edge set on the ROW line
 4. Min. 4' 6" parkway between back of curb (BOC) and Sidewalk
- D. "R2" - 60' ROW (high volume traffic)
1. 60ft ROW total width
 2. 39' Pavement width B-B (2-19' clear space travel lanes)
 3. Min. 5ft Sidewalk with outer edge set on the ROW line
 4. Min. 5' 6" parkway between BOC and Sidewalk
- E. "R2P1" - 60' ROW (residential street with parking accommodations)
1. 60' ROW total width
 2. 24' Travel Lane Gutter to Gutter (25' B-B where islands present)
 3. 8' Parallel Parking stalls provided on one side of Pavement (where not adjacent to front loaded homes) conceptually located as shown on the Concept Development Plan (**Exhibit C**). Location is subject to change pending any site visibility constraints.
 4. 33' Pavement width B-B where parallel parking provided, 25' B-B where island provided
 5. Island bump-outs strategically placed to provide 24ft Pavement with enhanced parkway and providing a break in parallel parking bays
 6. Curb adjacent sidewalks provided where parallel parking is provided, 8' parkway provided where island present and 8'-6" parkway on side of front loaded homes where parallel parking is not provided
 7. Min. 5ft sidewalk provided on both sides of road with sidewalk at curb edge on parallel parking side and at ROW edge on front loaded side
- F. "R2P2" - 60' Residential ROW (residential street with parking accommodations)
1. 60' ROW total width
 2. 24' Travel Lane Gutter to Gutter (25' B-B where islands present)
 3. 8' Parallel Parking stalls provided on both sides of Pavement

conceptually located as shown on the Concept Development Plan (**Exhibit C**). Location is subject to change pending any site visibility constraints.

4. 41' Pavement width B-B where parallel parking provided, 25' B-B where island provided (2-12' clear space travel lanes)
 5. Island bump-outs strategically placed to provide 24ft Pavement with enhanced parkway and providing a break in parallel parking bays
 6. No parkway provided where parallel parking is provided, 8' parkway provided where islands present
 7. Min. 5ft sidewalk provided at back of curb on both sides of ROW curb adjacent
 8. 4'-6" landscape area between sidewalk and ROW
- G. "C1" - 80' Residential Divided ROW (main entrance and travel lane feeding into development to the central amenity center)
1. 80' ROW total width. Section will widen to 100ft ROW for +/- 200 ft between main entrance and first internal intersection as indicated on the Concept Development Plan (**Exhibit C**) to accommodate for wider lanes at the entrance.
 2. 14' B-B center median with tree plantings.
 3. 30' Pavement (broken into 2-15' B-B lanes) width B-B (2-14' clear space travel lanes provided). Section will be widened to 2-25' B-B sections within the widened 100ft ROW section (referenced above) for +/- 200ft between the main entrance and the first internal intersection as indicated on the Concept Development Plan (**Exhibit C**) to accommodate additional emergency ingress/egress.
 4. N/NW side of ROW to provide for a varying width parkway between ROW and BOC to accommodate meandering trail. Total parkway width including trail will be 23', parkway to be provided will vary between 8'-13' excluding pavement as trail meanders through parkway
 5. S/SE side of ROW to provide a consistent 8' parkway
 6. N/NW side of ROW to provide a meandering 10' concrete trail. Placement will range from edge of ROW to as close as 8' to edge of pavement
 7. S/SE side of ROW to provide a 5' sidewalk set on the edge of ROW
 8. Median openings provided at street intersections for left turn movements as determined to be required by developer's civil engineer and City engineering staff
 9. Minimum 50-foot left turn stacking and 50ft taper at each median opening
 10. Left turn lane to provide for a 10' travel lane width as measured from gutter line to gutter line
- H. "C1P1" - 80' Residential Divided ROW (section through the central amenity center)

1. 80' ROW total width
 2. 14' B-B center median with tree plantings
 3. 46' Pavement (broken into 2-23' B-B sections where parallel parking is present) width B-B (2-14' clear space travel lanes provided). 30' pavement section provided where island bump-outs are provided.
 4. 8' Parallel parking provided on outer edge of both pavement sections
 5. N/NW side of ROW to provide for no parkway between ROW and BOC where parallel parking is present to accommodate 10' trail.
 6. S/SE side of ROW to provide a consistent 5' parkway
 7. N/NW side of ROW to provide a meandering 10' concrete trail placed curb adjacent and on edge of ROW where parallel parking is provided, and on the edge of ROW with an 8' parkway where island bump-outs are present. Trees to be planted in island bump-outs
 8. S/SE side of ROW to provide a 5' sidewalk set on the edge of ROW
 9. Median openings provided at street intersections for left turn movements as determined to be required by developer's civil engineer and City engineering staff
 10. Minimum 50-foot left turn stacking lane and 50ft taper at each median opening
 11. Left turn lane to provide for 10' travel lane width as measured from gutter line to gutter line.
- I. Secondary Western Entrance
1. 70ft ROW total width
 2. Offset roadway/ROW section
 3. 38' divided roadway section with 10' B-B off-set center median. 25' B-B exit lanes for dedicated right and left turn exits and a single 14' B-B section for entrance into subdivision.
 4. Section to be maintained for +/- 160' from Lake Ridge Parkway to the first internal intersection.
 5. Min. 8-foot trail to be provided on the west side of ROW, placed on the edge of the ROW as indicated on **Exhibit C**. Trail placement may be modified slightly (and may be placed outside of the ROW), and if it is ultimately placed outside of the ROW, a Public Access Easement will be dedicated and provided at time of platting.
 6. Typical 5' builder sidewalk on east side of ROW section (to be provided by home builder at time of home construction).

SECTION 12 – CONFLICTS. This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances for the City of Cedar Hill, Texas, as amended, except where

the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event, conflicting provisions of such ordinances and Code are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance.

SECTION 13 – SEVERABILITY. The terms and provisions of this Ordinance shall be deemed to be severable and if the validity of any section, subsection, sentence, clause or phrase of this Ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this Ordinance.

SECTION 14 – EFFECTIVE DATE. Because of the nature of the interests sought to be protected and of the safeguards sought to be provided by this Ordinance, and in the interest of the health, safety, and welfare of the citizens of Cedar Hill, Texas, this Ordinance shall take effect immediately after its passage, approval, and publication as required by law.

SECTION 15 – PENALTY. Any person, firm, entity, or corporation who violates any provision of this Ordinance or the City's Zoning Ordinance, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, therefore shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

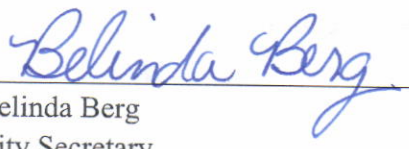
SECTION 16 – PUBLICATION. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

PASSED AND APPROVED by the City Council, the City of Cedar Hill, on this the 9th day of July 2024.



Stephen Mason, Mayor

ATTEST:



Belinda Berg
City Secretary

APPROVED AS TO FORM:



Ron G. MacFarlane, Jr.
City Attorney

EXHIBIT B
LEGAL DESCRIPTION OF PROPERTY

299.013 Acres

Francis Jones Survey, Abstract No. 676, and the J. Boydston Survey, Abstract No. 108
Cedar Hill, Dallas County Texas

Francis Jones Survey, Abstract No. 1351, the J. Boydston Survey, Abstract No. 1339
H.H. Bradford Survey, Abstract No. 93, the J.H. McKnight Survey, Abstract No. 734
A. Milne Survey, Abstract No. 1225, and the G.W. Shearer Survey, Abstract No. 1064
Cedar Hill, Ellis County Texas

BEING a 299.013- acre parcel of land located in Cedar Hill, Texas, located in the Francis Jones Survey, Abstract No. 676, and the J. Boydston Survey, Abstract No. 108, Dallas County Texas and the Francis Jones Survey, Abstract No. 1351, the J. Boydston Survey, Abstract No. 1339, the H.H. Bradford Survey, Abstract No. 93, the J.H. McKnight Survey, Abstract No. 734, the A. Milne Survey, Abstract No. 1225, and the G.W. Shearer Survey, Abstract No. 1064, Ellis County Texas, being part of that tract described in Special Warranty Deed to Walton, Texas, LP., as recorded in Instrument Number 202000259668, Official Public Record Dallas County, Texas (O.P.R.D.C.T.), and being more particularly described by meets and bounds as follows:

BEGINNING at a found 5/8-inch iron rod with cap stamped "Maddox Surveying" on the southerly right-of-way line of Lakeridge Parkway (a 120-foot right-of-way), for the northeast corner of said Walton Texas parcel and the northwesterly corner of that certain tract of land described in General Warranty Deed to A&M Comm. Holdings, LP as recorded in Instrument Number 200600120690 of the O.P.R.D.C.T.;

THENCE South 01°43'27" East leaving the southerly right-of-way line of Lakeridge Parkway and along the easterly line of said Walton Texas parcel and the westerly line of said A&M Comm. Holdings tract, a distance of 3,809.82 feet to a found 5/8-inch iron rod with yellow cap stamped "ADAMS SURVEY COMPANY" (FASC) in the north line of Skyline Acres, an Addition to the City of Midlothian as recorded in Cabinet A, Slide 308, Deed Records Ellis County, Texas (D.R.E.C.T.), said point being the most easterly southeast corner of said Walton Texas parcel;

THENCE South 89°07'29" West along a northerly line of said Skyline Acres, a distance of 191.28 feet to a found 3" metal fence post for an interior ell corner of Walton Texas parcel and a northwesterly corner of said Addition;

THENCE South 55°30'01" West, a distance of 815.55 feet to a set 5/8-inch iron rod with yellow plastic cap, marked "MANHARD CONSULTING" (set iron rod);

THENCE South 89°54'30" West, a distance of 1399.80 feet to a set iron rod on a westerly line of said Walton Texas parcel;

THENCE northerly with the west line of said Walton Texas parcel as follows:

North 01°02'03" East, a distance of 1615.45 feet for a found 1-inch iron pipe;

North 03°41'37" West, a distance of 159.03 feet to a found 1-inch iron pipe;

North 88°26'06" West, a distance of 298.57 feet to a found 5/8-inch iron rod;

North 88°48'18" West, a distance of 179.85 feet to a found axle;

North 01°01'55" West, a distance of 186.20 feet to a found axle;

South 60°26'35" West, a distance of 456.70 feet to a found 5/8-inch iron rod with yellow cap (unreadable) for the westerly southwesterly corner of said Walton Texas parcel and the southeast corner of Lake Ridge Section 17 Phase 1, an Addition to the City of Cedar Hill as recorded in Cabinet E, Slide 306, Official Public Records, Ellis County, Texas (O.P.R.E.C.T.);

North 01°43'56" West, a distance of 1,642.57 feet to a found 2-inch aluminum cap stamped "KSC - 4019" for the northeast corner of said Lake Ridge Section 17, Phase 1, and the southeast corner of Lake Ridge, Section 16, an Addition to the City of Cedar Hill as recorded in Volume 2000188, Page 2944, Plat Records, Dallas County, Texas (P.R.D.C.T.);

North 01°42'40" West, a distance of 1,821.18 to a point for a corner on the southerly right of way line for the aforesaid Lake Ridge Parkway, being the northeast corner of said Lake Ridge, Section 16, from which a FASC bears South 61°32' West, 0.5 feet;

THENCE easterly with said southerly right of way line and the northerly line of said Walton Texas parcel the following:

Along the arc of a non-tangent curve to the left, having a central angle of 30°11'23", a radius of 2,311.83 feet, an arc length of 1,218.12 feet, and a chord of South 73°20'04" East, 1,204.08 feet, to a FASC;

South 88°25'45" East, a distance of 464.45 feet to a FASC for the beginning of a curve;

Along the arc of said curve to the right, having a central angle of 30°53'18", a radius of 2,231.83 feet, an arc length of 1,203.19 feet, and a chord of South 72°59'06" East, 1,188.67 feet, to a FASC;

South 57°32'27" East, a distance of 424.45 feet to the POINT OF BEGINNING and CONTAINING 299.013 acres of land, more or less.

Paul Hubert, RPLS # 1942
Manhard Consulting
TBPELS Firm No, 10194754

BALCONES RANCH

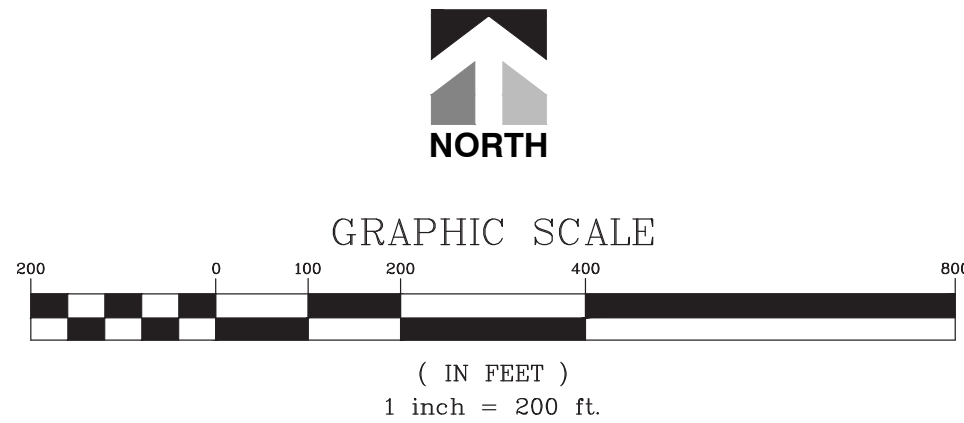
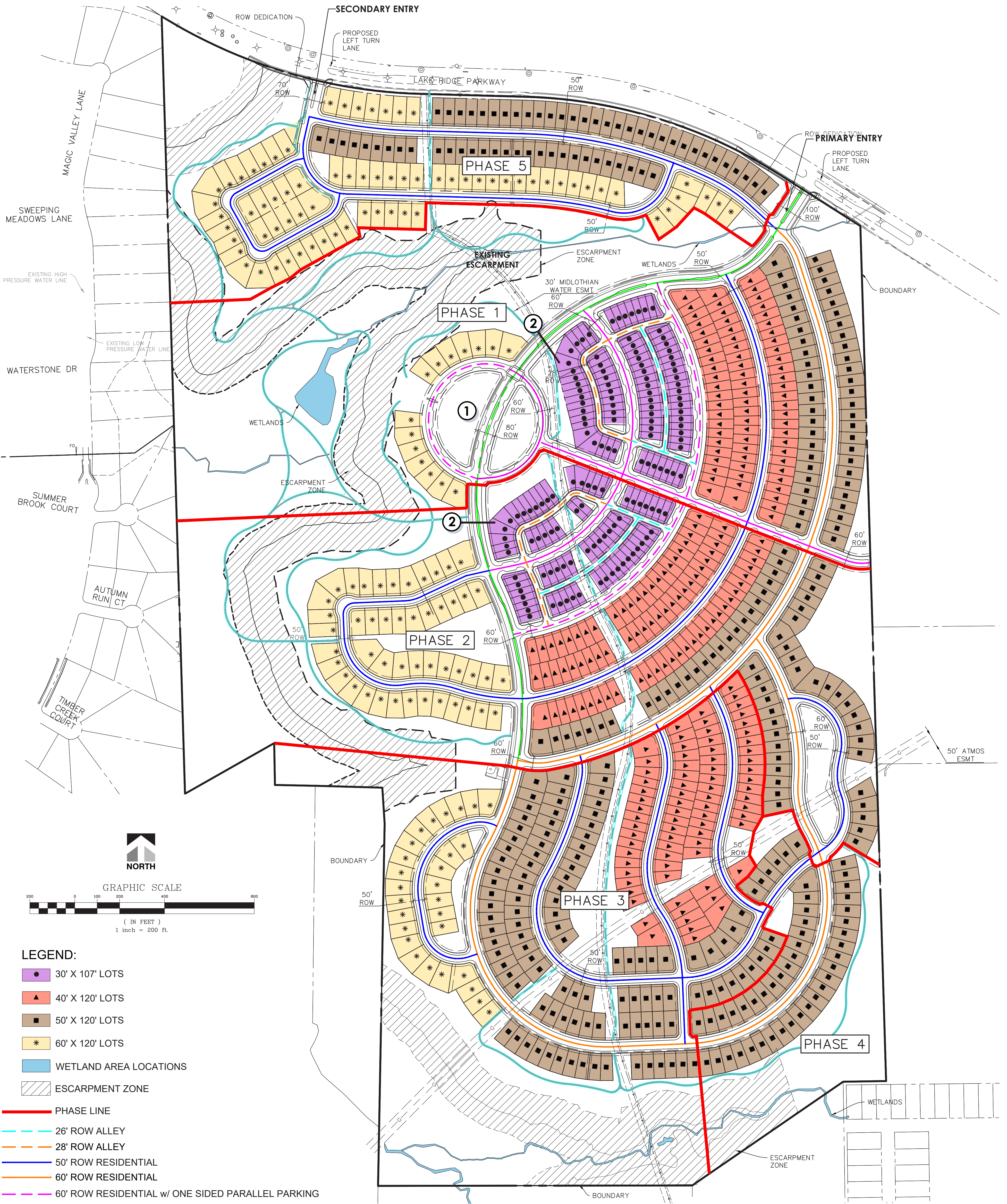
PLANNED DEVELOPMENT

CONTACT INFO:
FRANK SU
FRANK.SU@MERITAGEHOMES.COM
P: 972.580.6375



TABLE OF CONTENTS

- EXHIBIT C - DEVELOPMENT PLAN
- EXHIBIT C1- R.O.W SECTIONS
- EXHIBIT C2- R.O.W SECTIONS
- EXHIBIT C3- R.O.W SECTIONS
- EXHIBIT C4- ENHANCE CROSSWALK PAVING AT AMENITY CENTER (ENLARGEMENTS)
- EXHIBIT E - LANDSCAPE PLAN
- EXHIBIT E1 - LAKE RIDGE PARKWAY MEDIAN ENLARGEMENT
- EXHIBIT F - AMENITY PLAN
- EXHIBIT F1 - AMENITY PLAN (ENLARGEMENTS)
- EXHIBIT F2 - AMENITY PLAN (ENLARGEMENTS)
- EXHIBIT F3 - AMENITY PLAN (ARCHITECTURE)
- EXHIBIT G - TRAIL AND SIDEWALK PLAN
- EXHIBIT H - FENCE & MASONRY WALL PLAN
- EXHIBIT I - OPEN SPACE PLAN
- EXHIBIT J1 - TREE MITIGATION
- EXHIBIT J2- TREE MITIGATION
- EXHIBIT J3- TREE MITIGATION
- EXHIBIT K - ARCHITECTURAL RENDERINGS
- EXHIBIT L - ENTRANCE FEATURES
- EXHIBIT M - PHASING PLAN
- EXHIBIT N - BLOCK VARIETY EXHIBIT

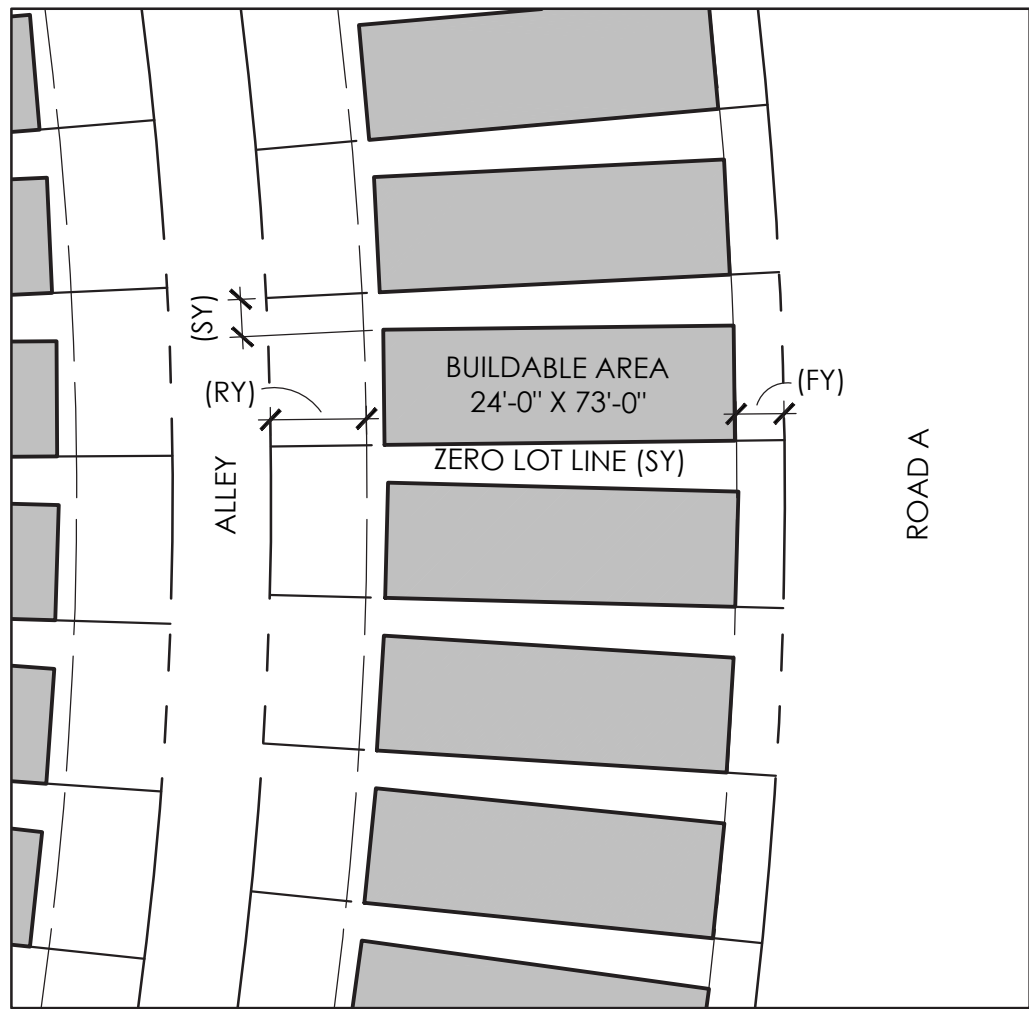


- LEGEND:**
- 30' X 107' LOTS
 - 40' X 120' LOTS
 - 50' X 120' LOTS
 - 60' X 120' LOTS
 - WETLAND AREA LOCATIONS
 - ESCARPMENT ZONE
 - PHASE LINE
 - 26' ROW ALLEY
 - 28' ROW ALLEY
 - 50' ROW RESIDENTIAL
 - 60' ROW RESIDENTIAL
 - 60' ROW RESIDENTIAL w/ ONE SIDED PARALLEL PARKING
 - 60' ROW RESIDENTIAL w/ TWO SIDED PARALLEL PARKING
 - 80' ROW DIVIDED COLLECTOR
 - 80' ROW DIVIDED COLLECTOR w/ TWO SIDED PARALLEL PARKING

- NOTE:**
- 1 REFER TO EXHIBIT C4 CROSSWALK PAVING ENHANCEMENTS
 - 2 REFER TO EXHIBIT C4 FOR HOUSE FRONT DOOR ACCESS TO MEWS

ACREAGE SUMMARY	
GROSS SITE AREA	291.7 AC
TOTAL DEVELOPED AREA	245.5 AC
TOTAL OPEN SPACE	133.1 AC
ESCARPMENT TO BE UNDEVELOPED	46.2 AC
GROSS DENSITY	2.93 DU/AC
NET DENSITY	3.49 DU/AC

Lots	PH 1		PH 2		PH 3		PH 4		PH 5		Total	
30'x107'	76	36%	66	26%	0		0		0		142	17%
40'x120'	72	34%	79	31%	77	36%	0		0		228	27%
50'x120'	50	24%	62	24%	107	50%	47	100%	60	46%	326	38%
60'x120'	14	7%	47	19%	28	13%	0		71	54%	160	19%
Total	212		254		212		47		131		856	
Park Fees	\$106,000		\$127,000		\$106,000		\$23,500		\$65,500		\$428,000	



30' X 107' TYP. LOT

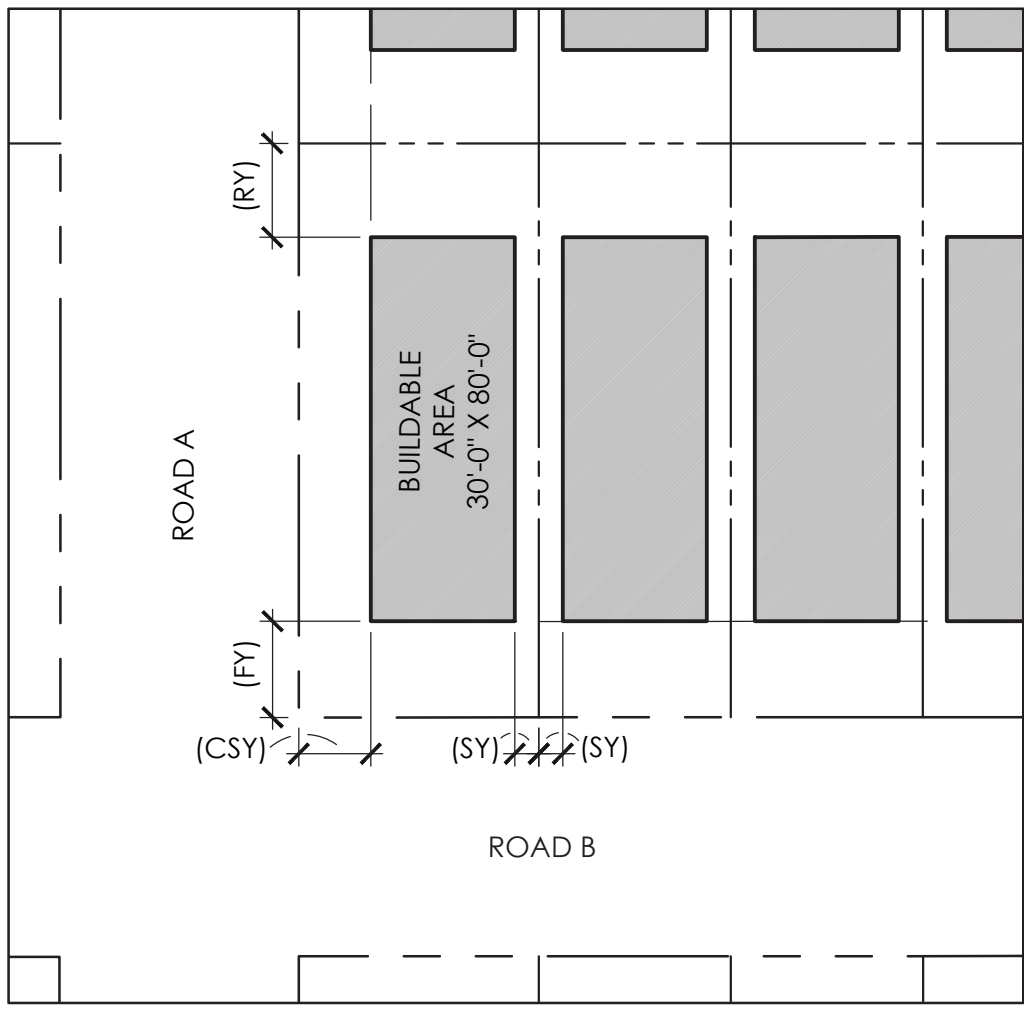
TYPICAL STEBACKS

FY - 10'
RY - 20'
SY - 0'/6'
CSY - 15'

ABBREVIATIONS

FY - FRONT YARD SY - SIDE YARD
RY - REAR YARD CSY - CORNER SIDE YARD

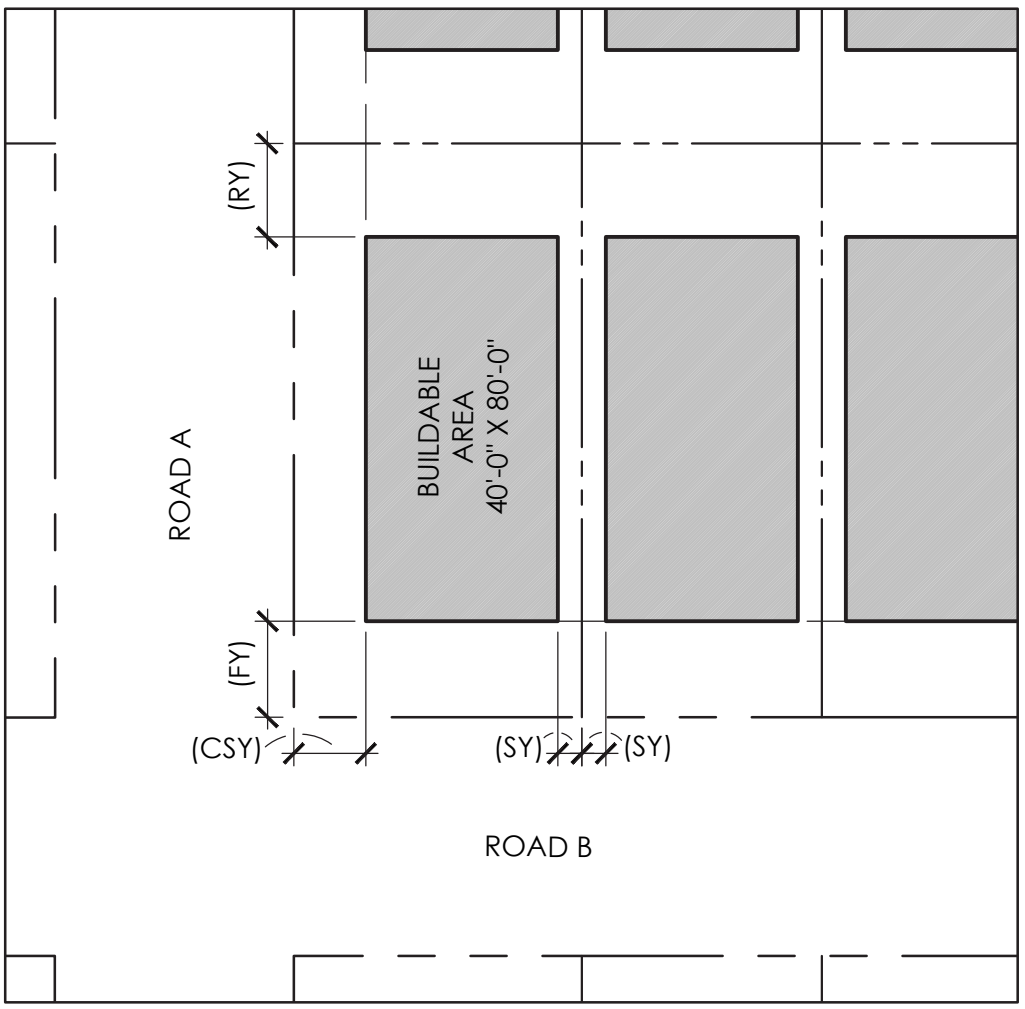
TYPICAL LOT LAYOUTS



40' X 120' TYP. LOT

TYPICAL SETBACKS

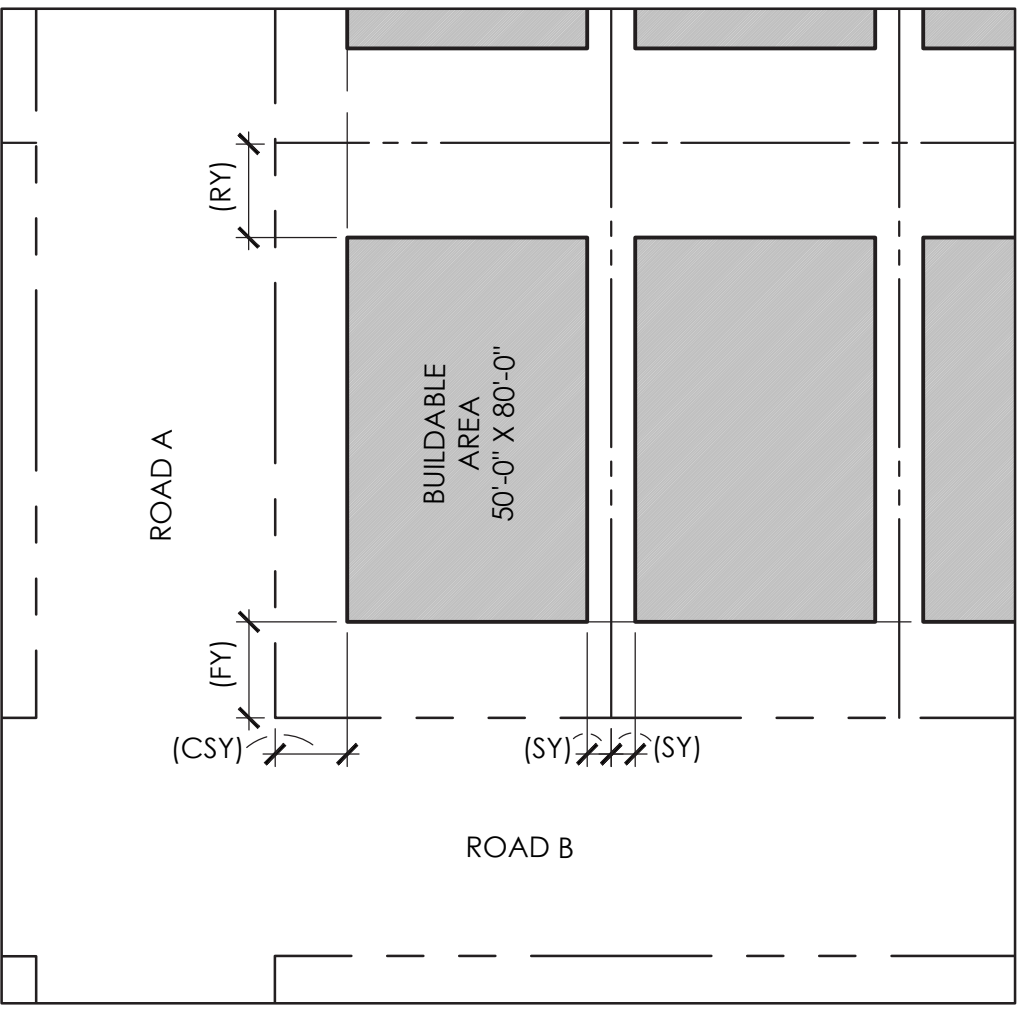
FY - 20'
RY - 20'
SY - 5'
CSY - 15'



50' X 120' TYP. LOT

TYPICAL SETBACKS

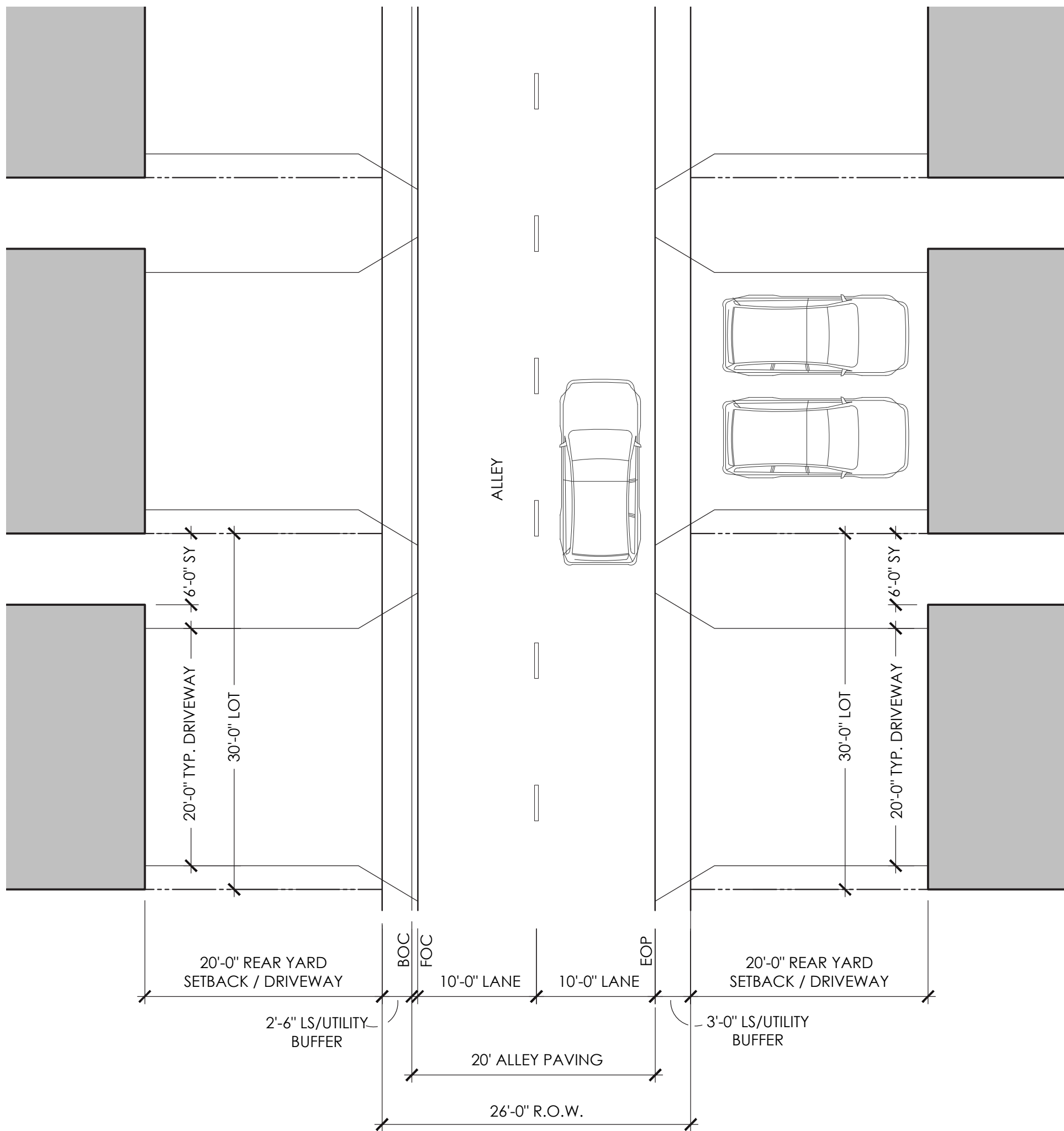
FY - 20'
RY - 20'
SY - 5'
CSY - 15'



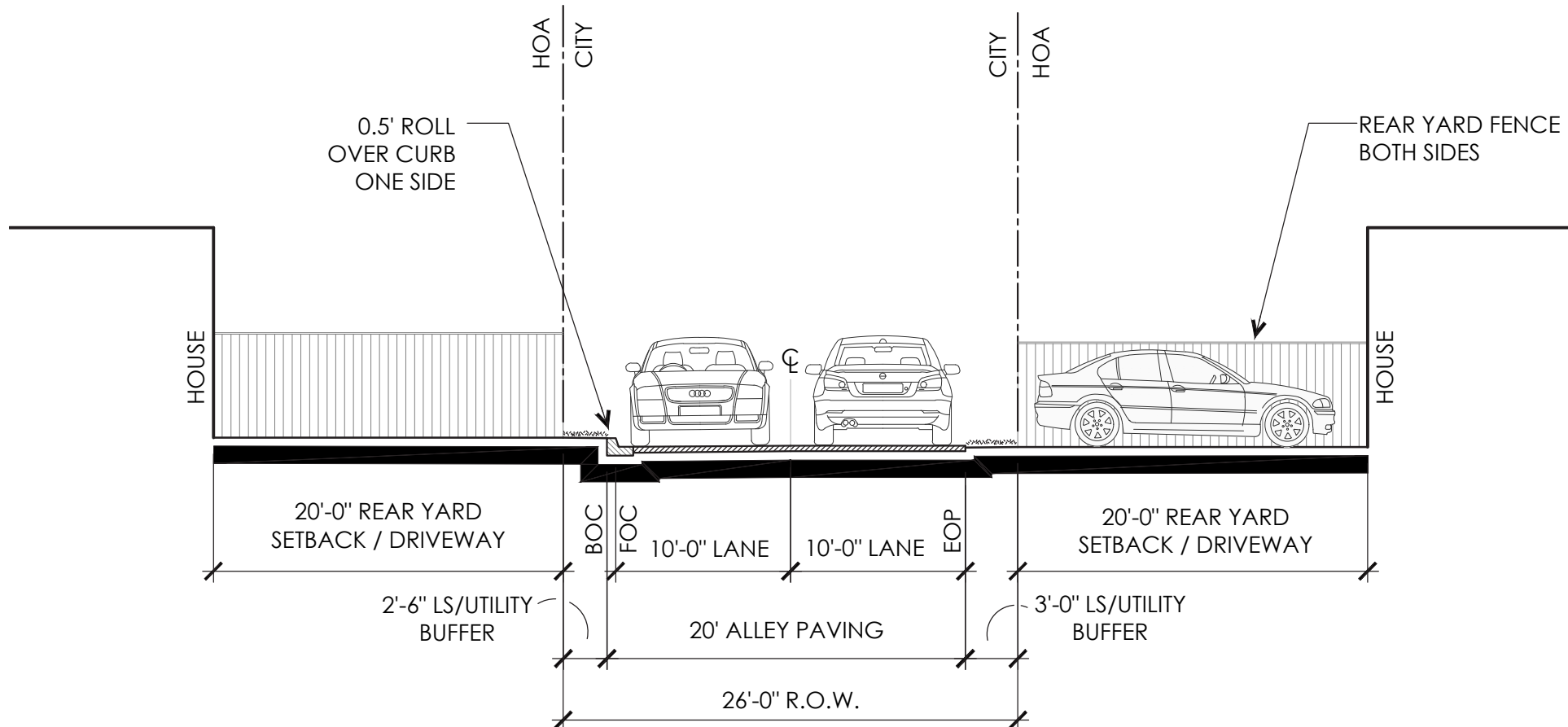
60' X 120' TYP. LOT

TYPICAL SETBACKS

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RY - 20'
SY - 5'
CSY - 15'

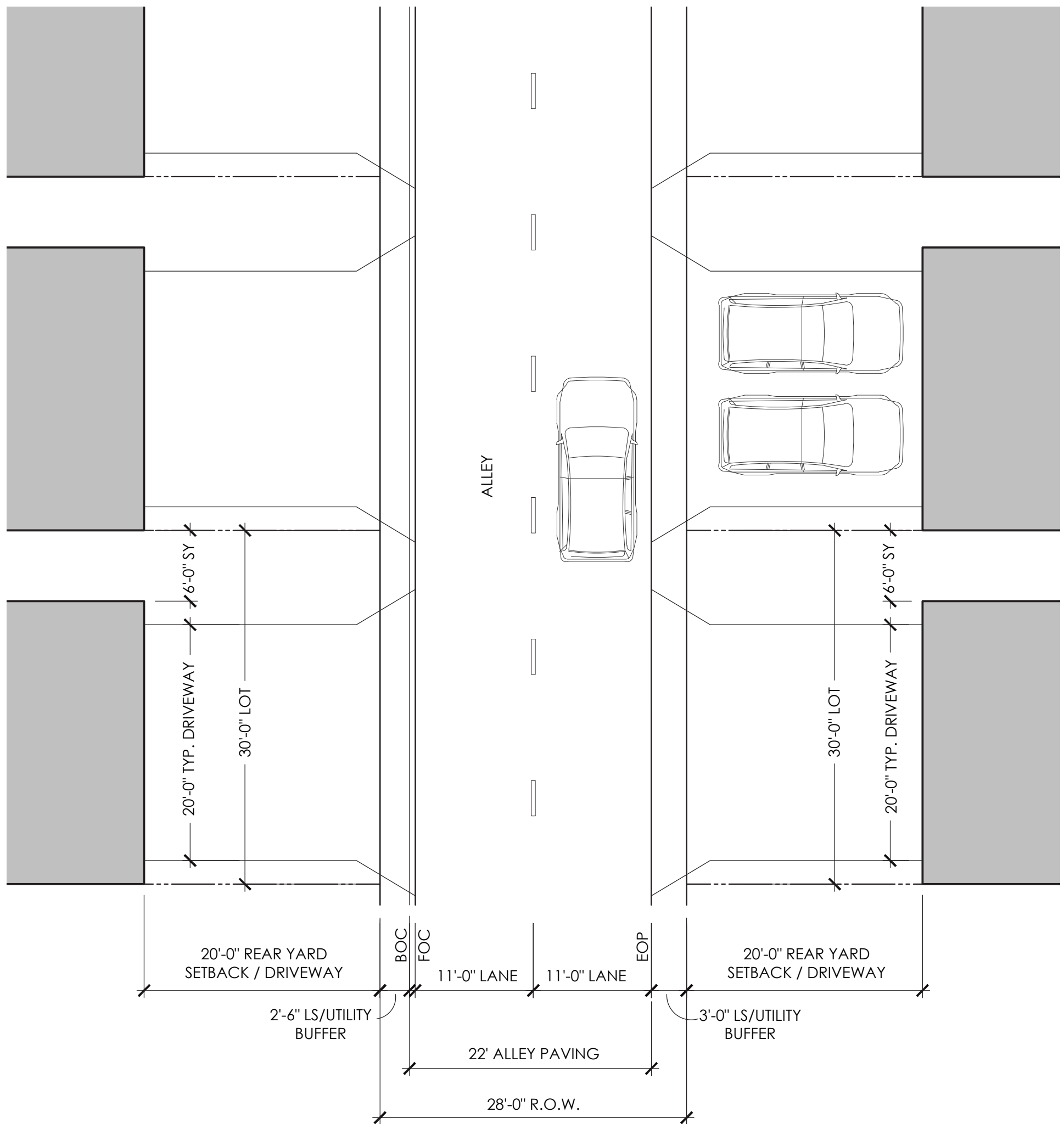


PLAN

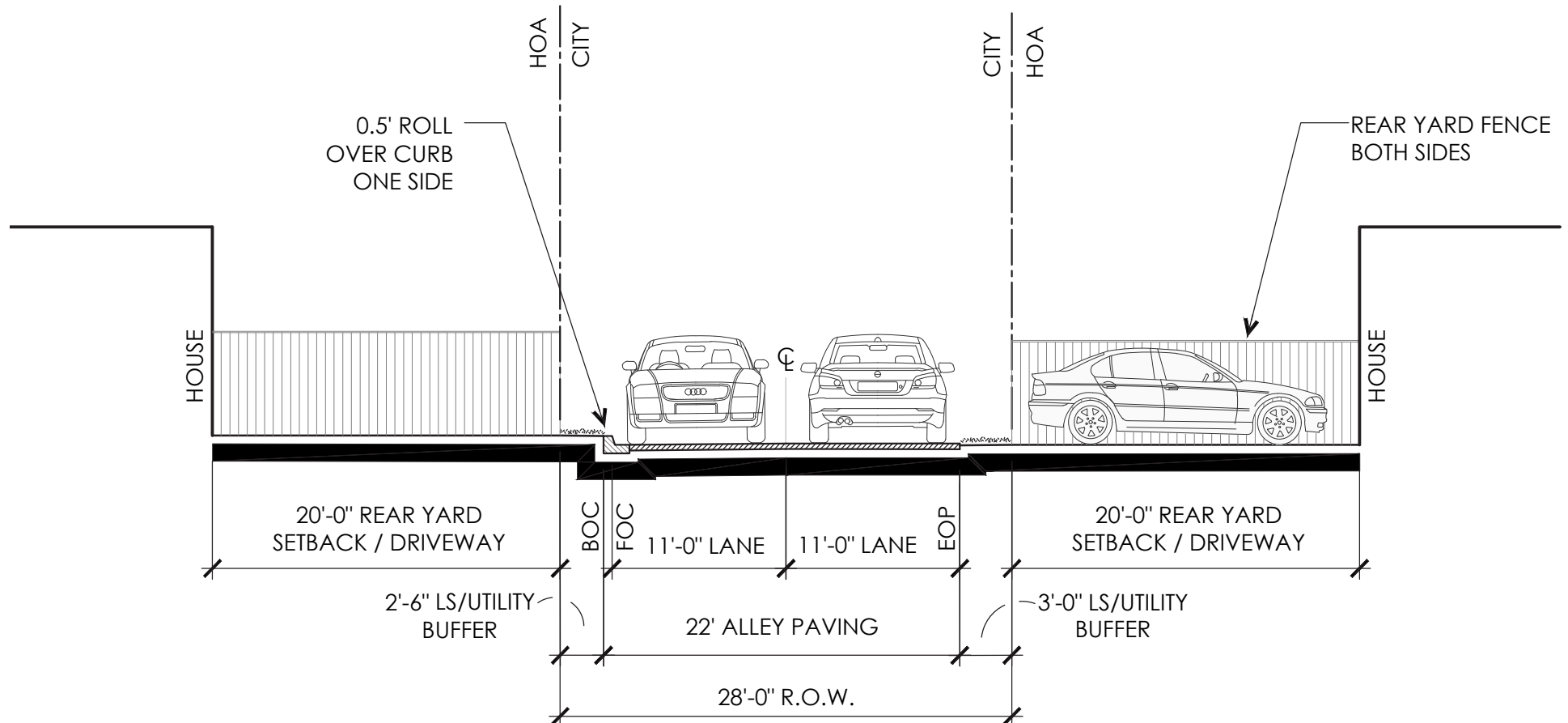


SECTION

26' R.O.W - ALLEY CONDITION W/ 20' PAVING

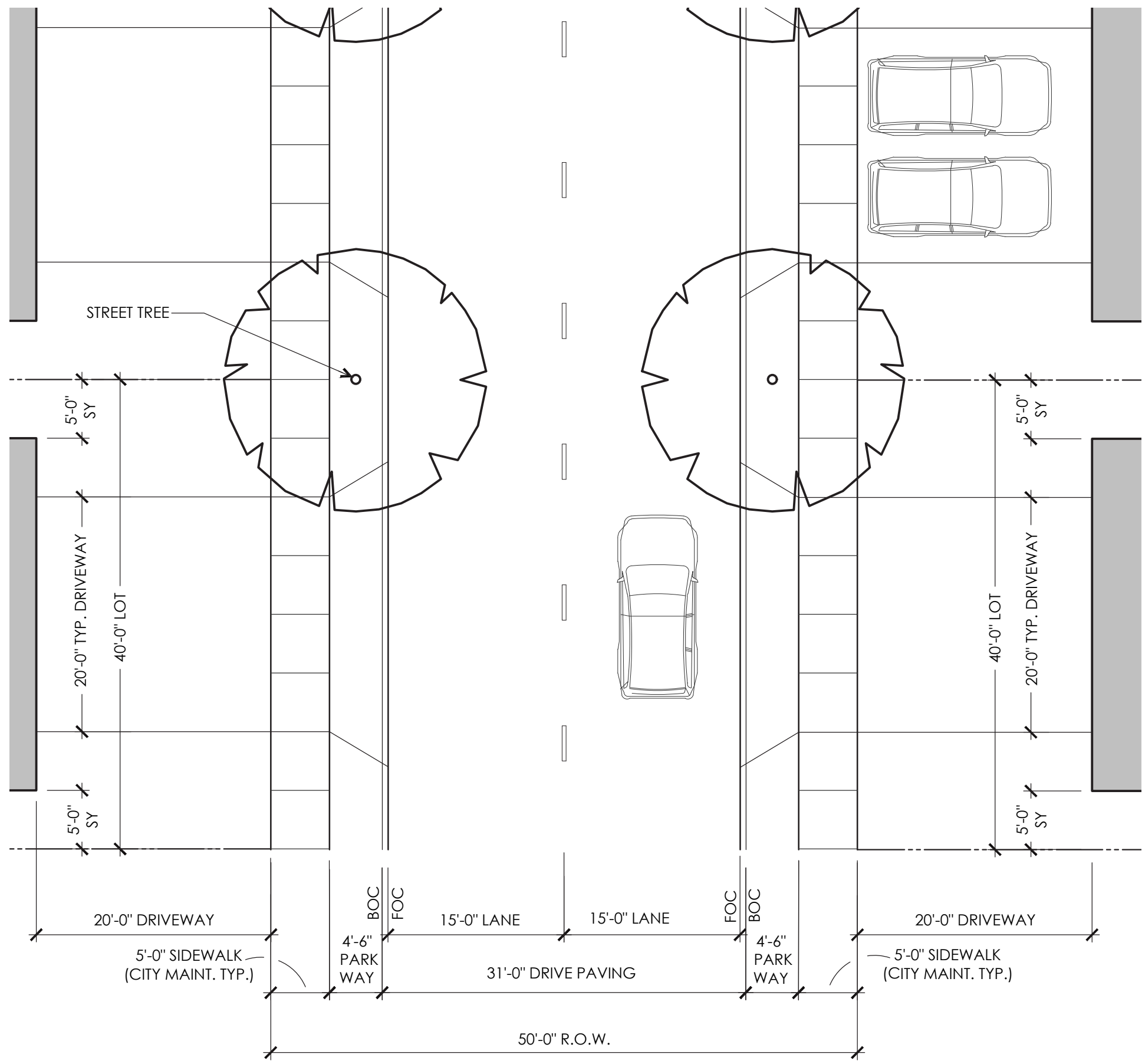


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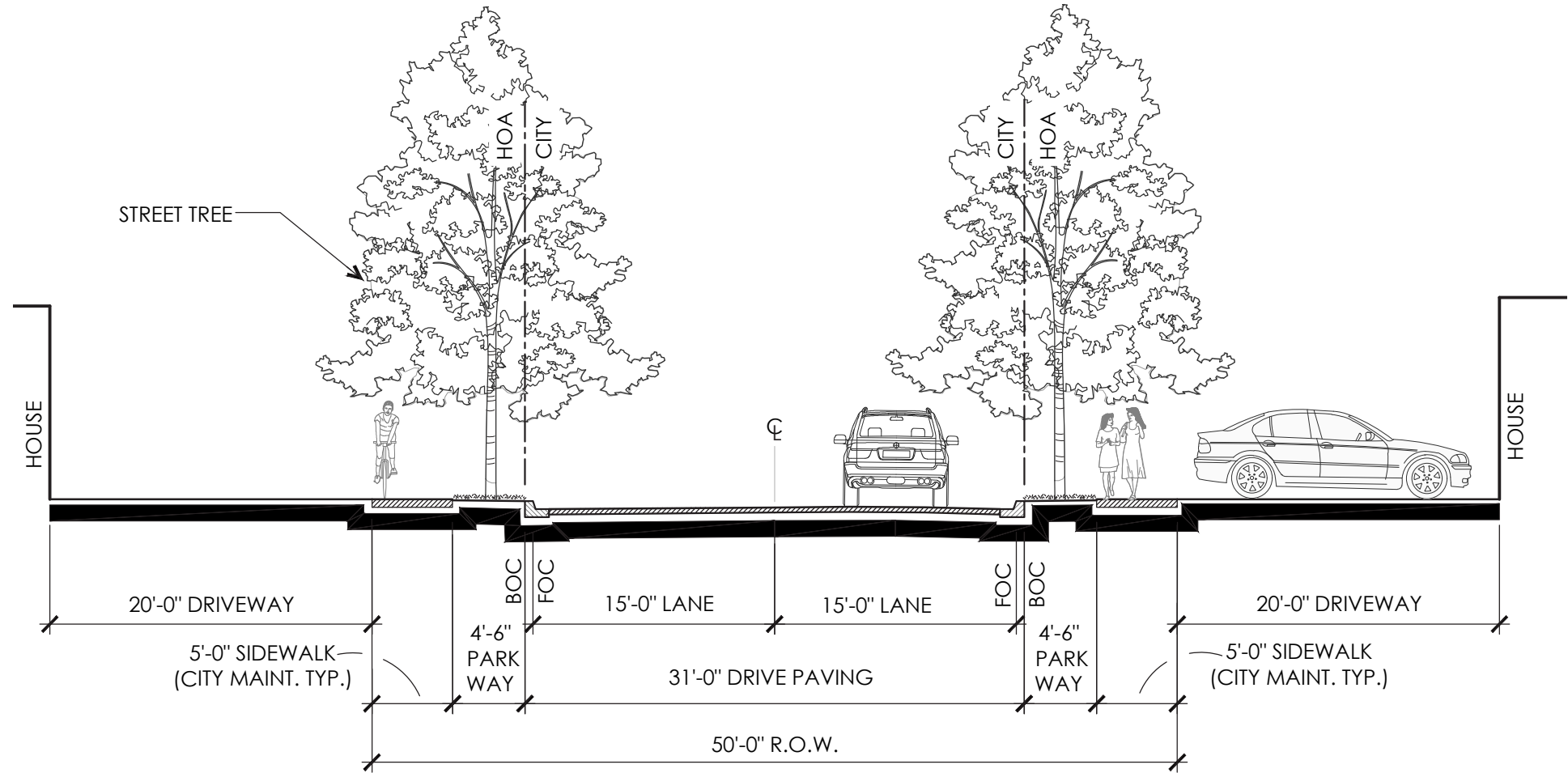


SECTION

28' R.O.W ALLEY CONDITION W/ 22' PAVING
FOR LOTS FACING OPEN SPACE

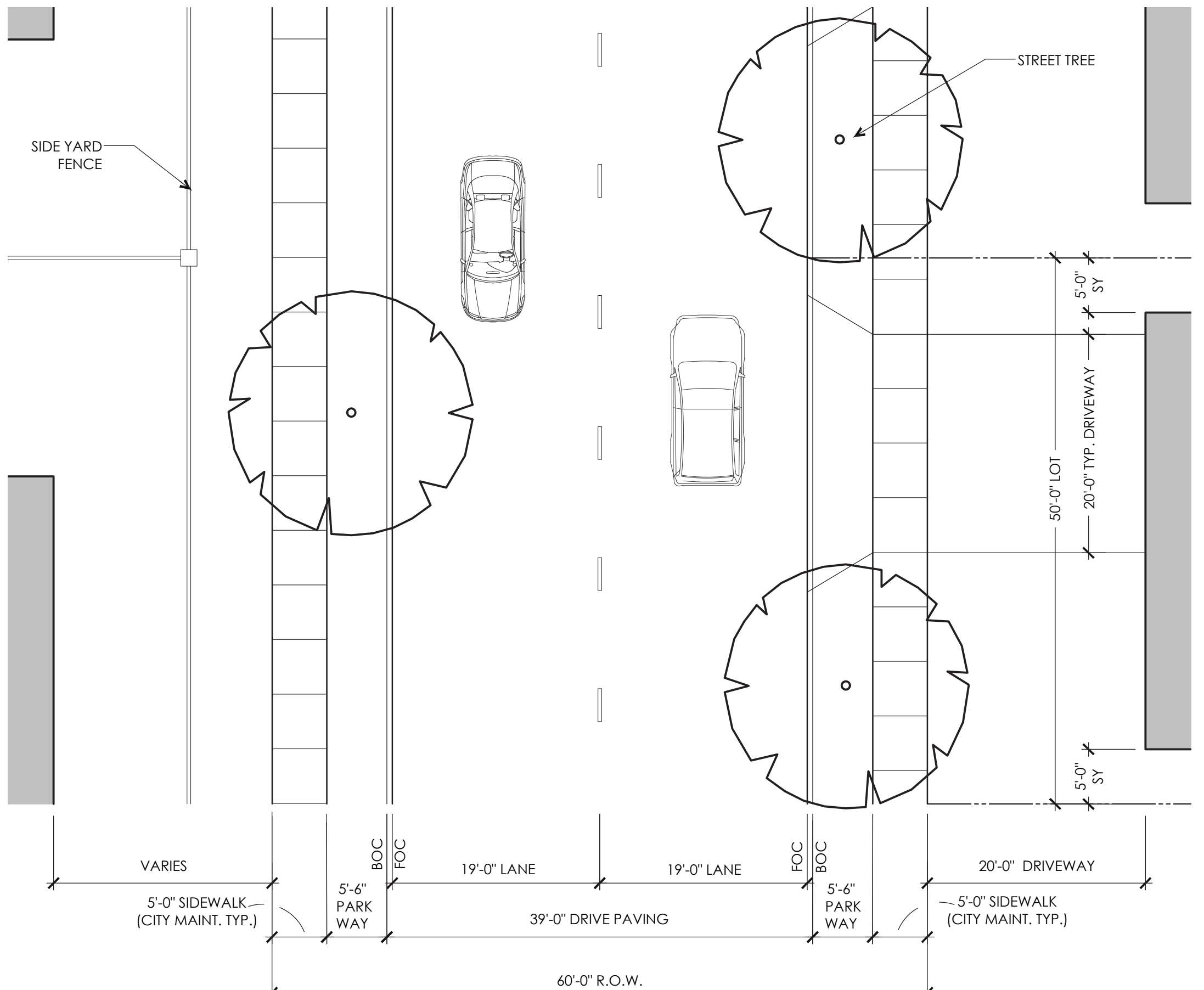


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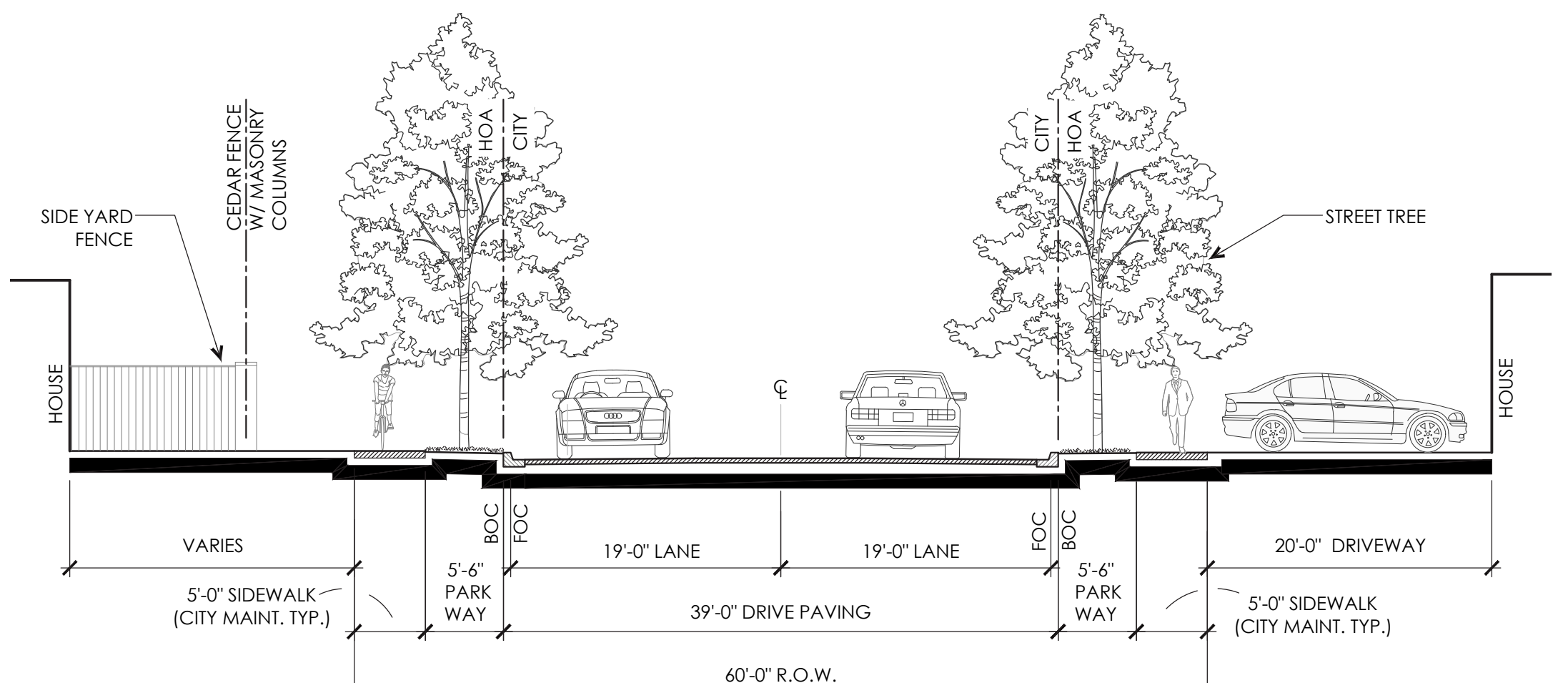


SECTION

50' R.O.W - WITH 15' LANES - FRONT CONDITION

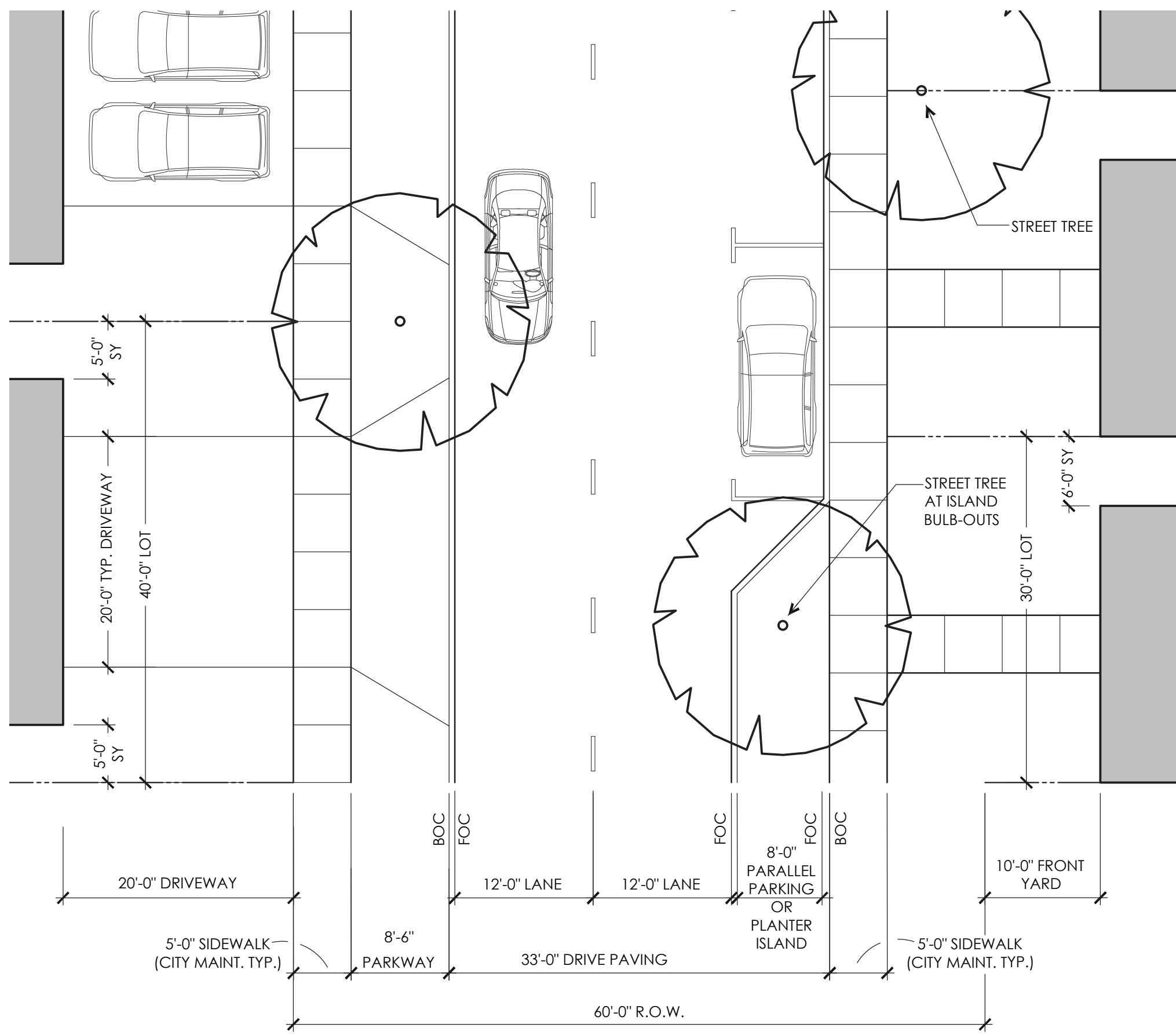


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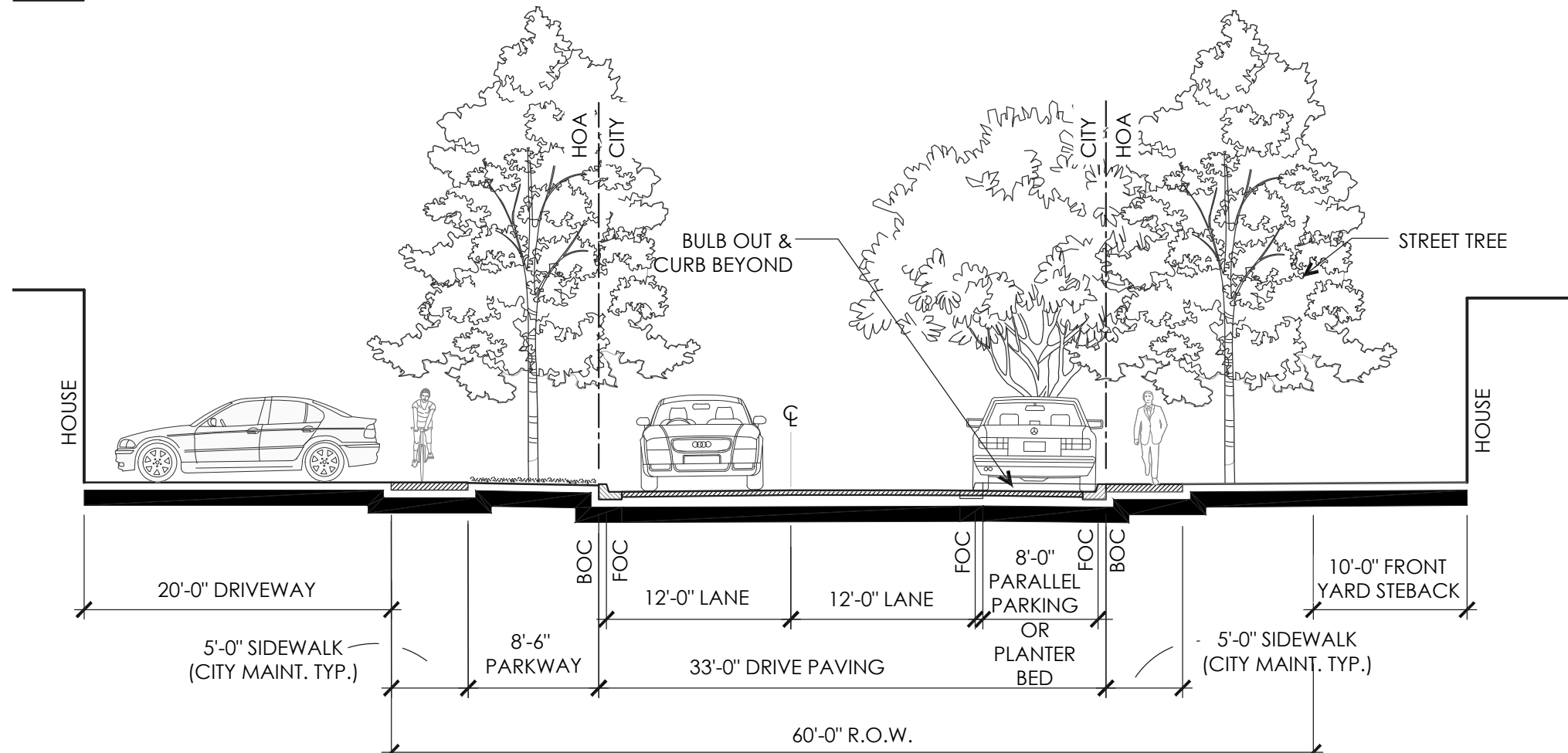


SECTION

60' R.O.W - WITH 19' LANES - FRONT AND SIDE YARD CONDITION

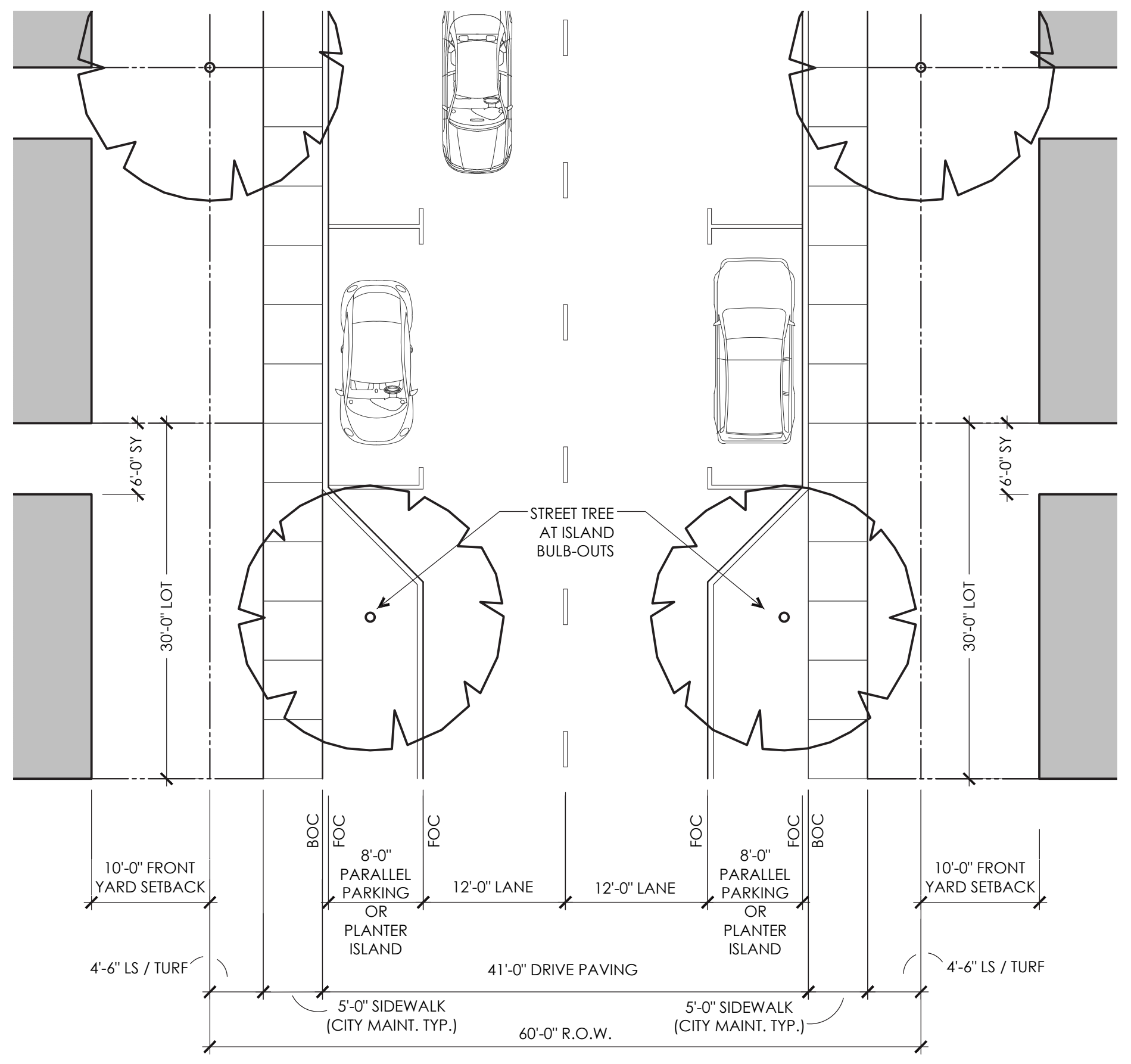


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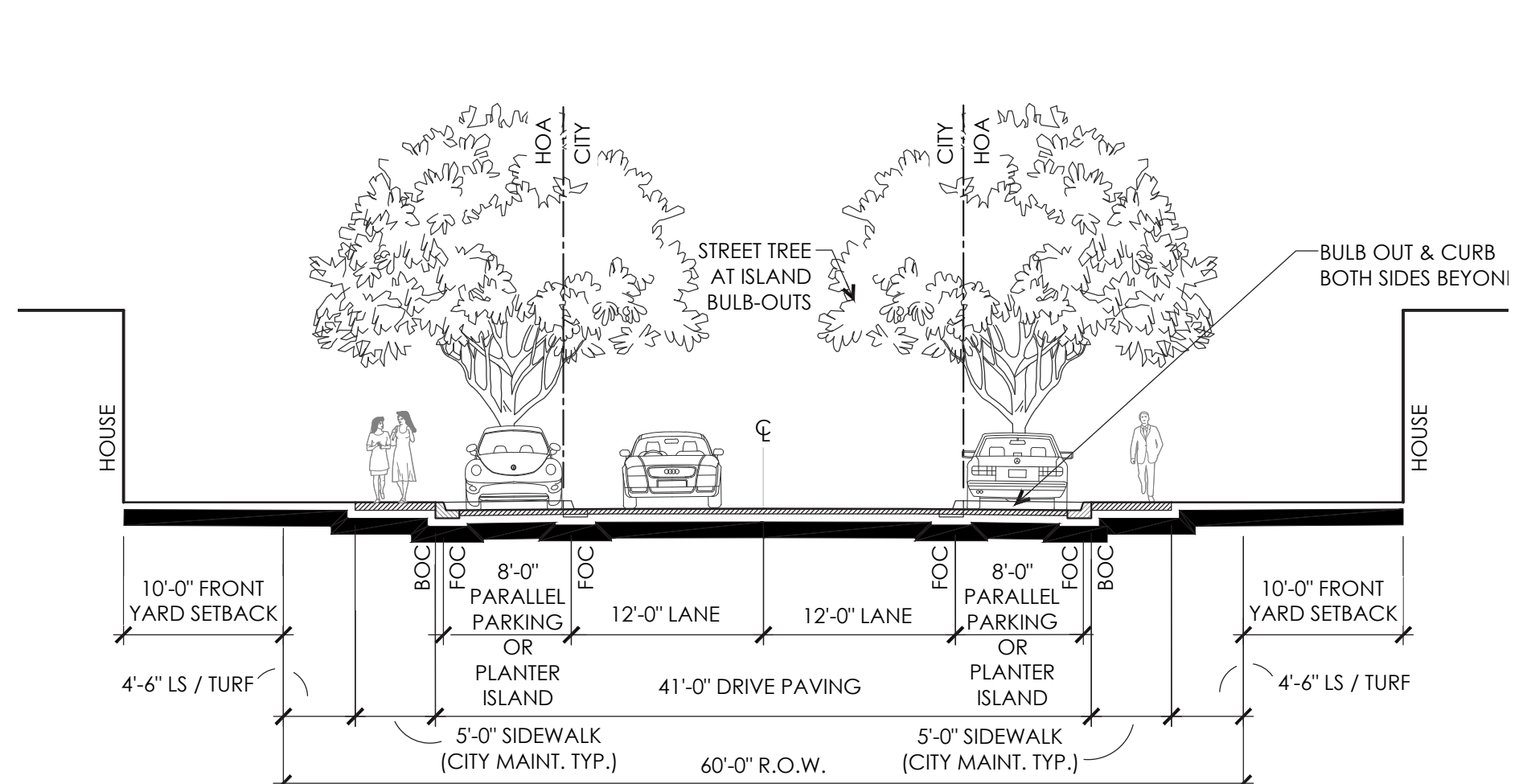


SECTION

60' R.O.W - WITH PARALLEL PARKING ONE SIDE AT 30' LOTS, SIDE YARD, FRONT YARD CONDITIONS (40' - 60')

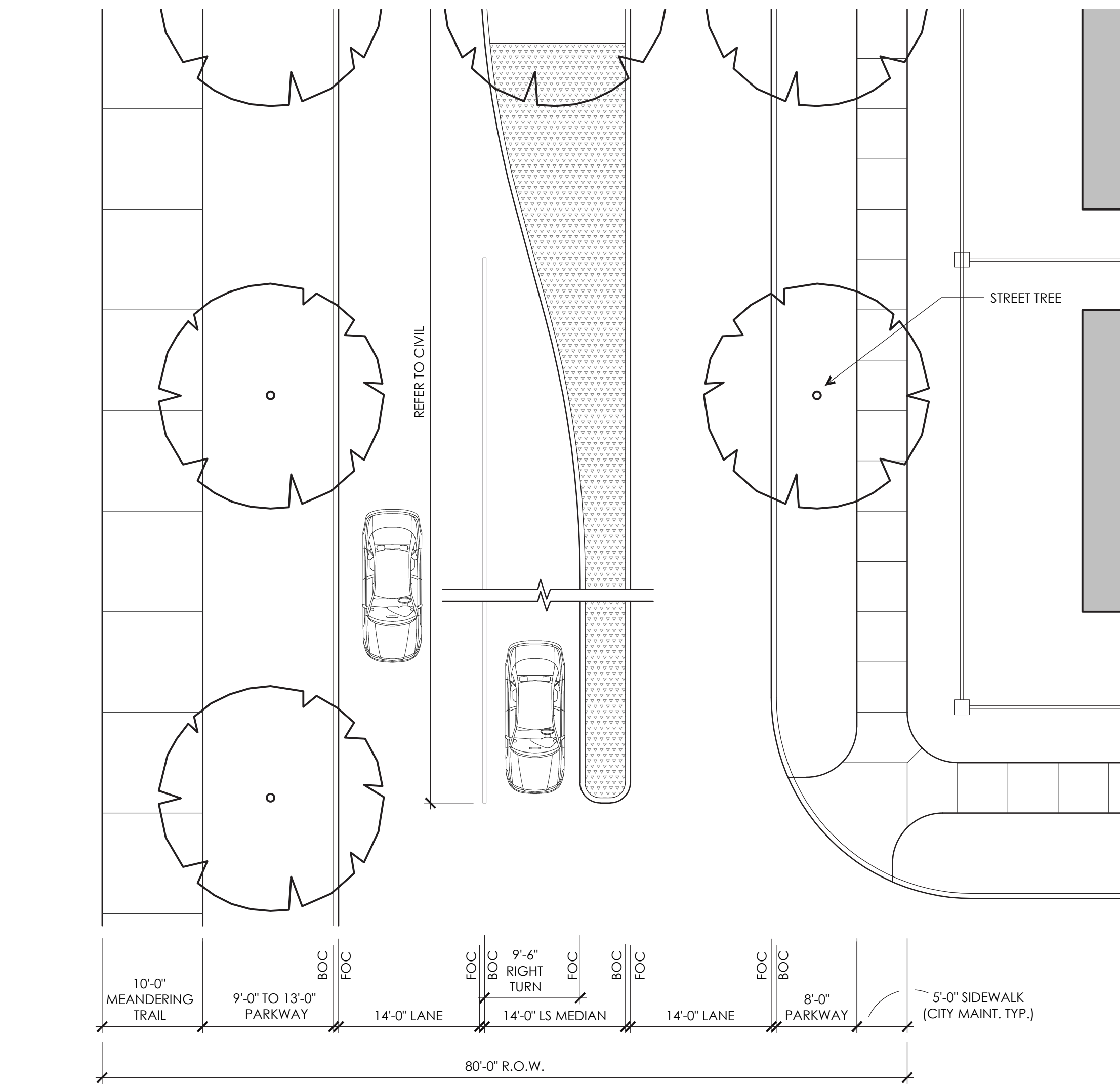


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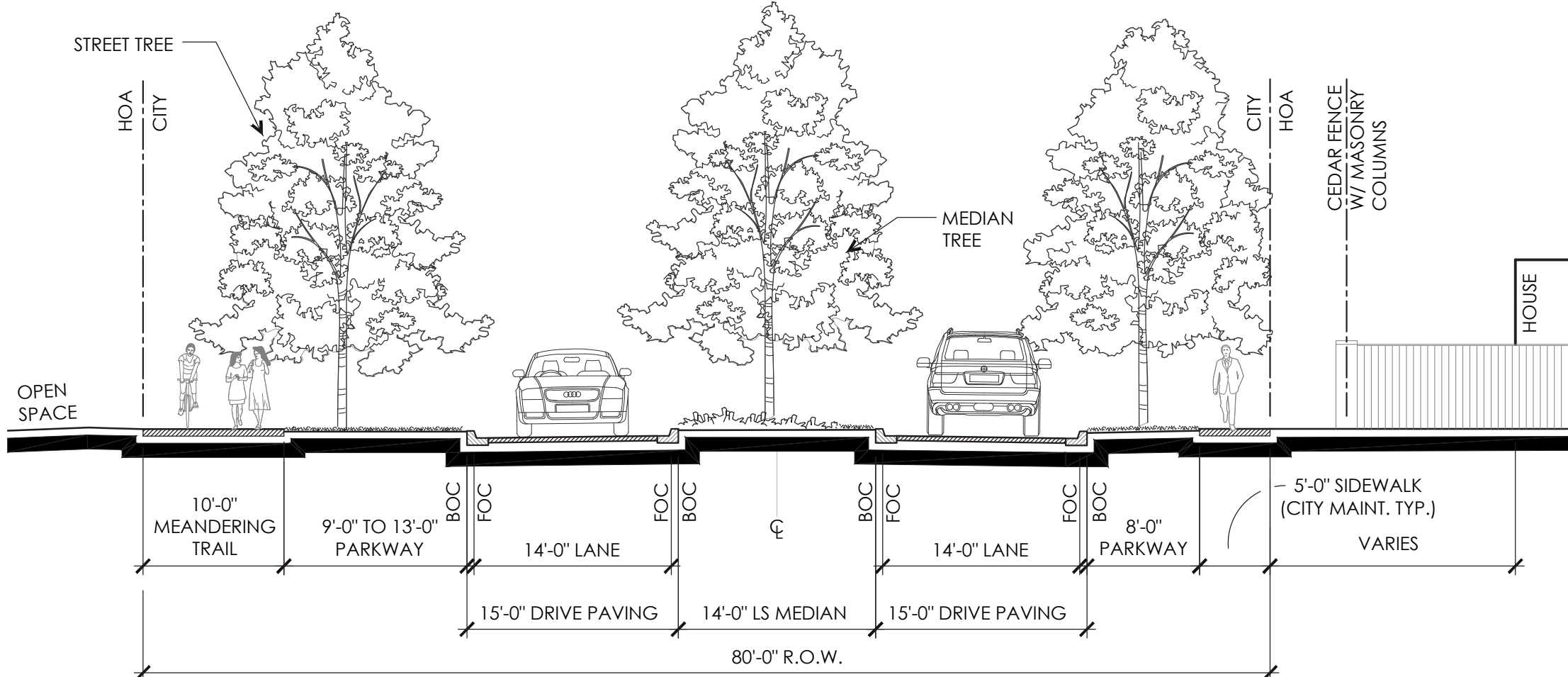


SECTION

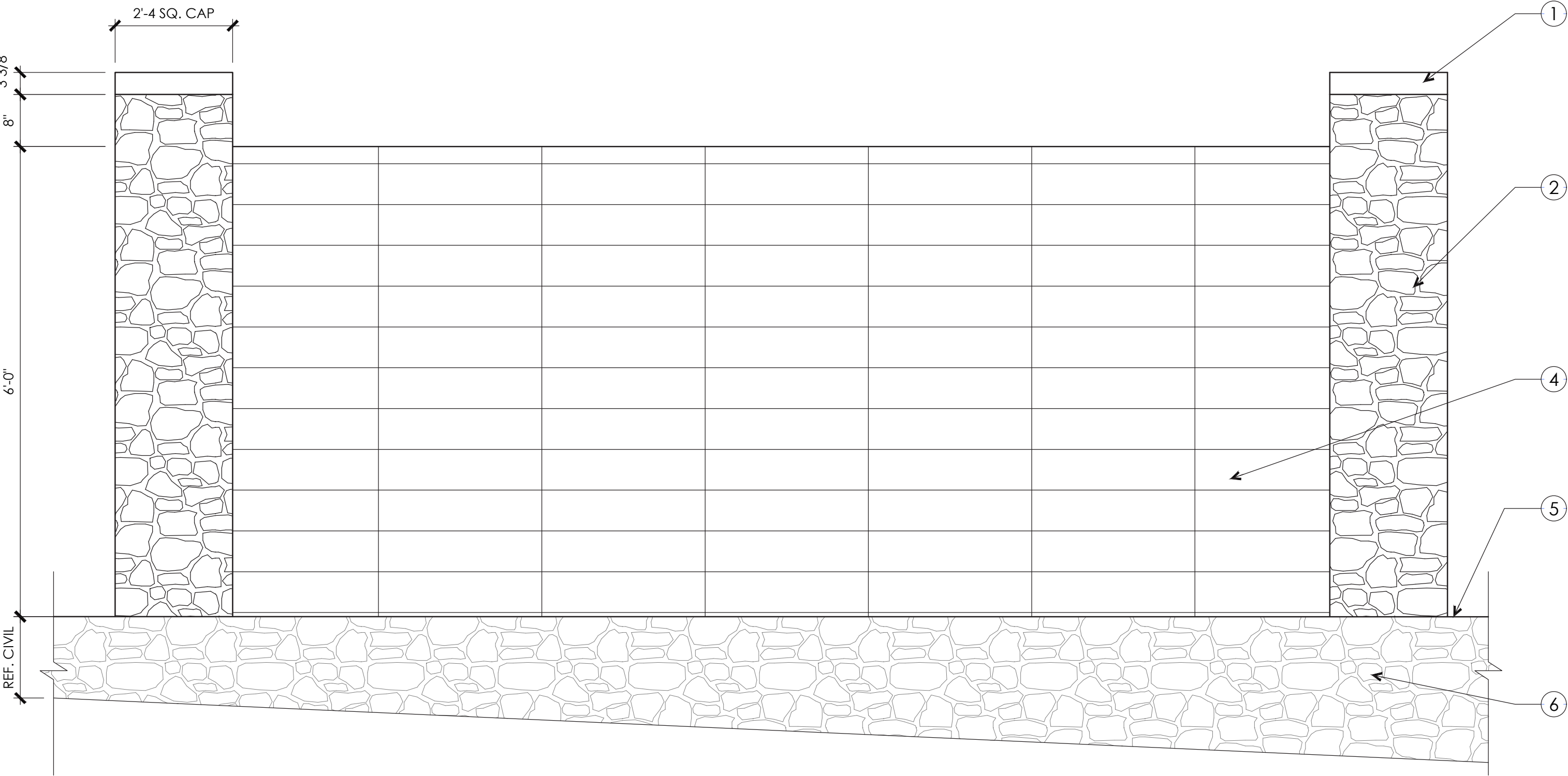
60' R.O.W - WITH PARALLEL PARKING BOTH SIDES AT 30' LOTS



PLAN



SECTION
80' R.O.W - DIVIDED W/ DOUBLE LANE & CENTER MEDIAN

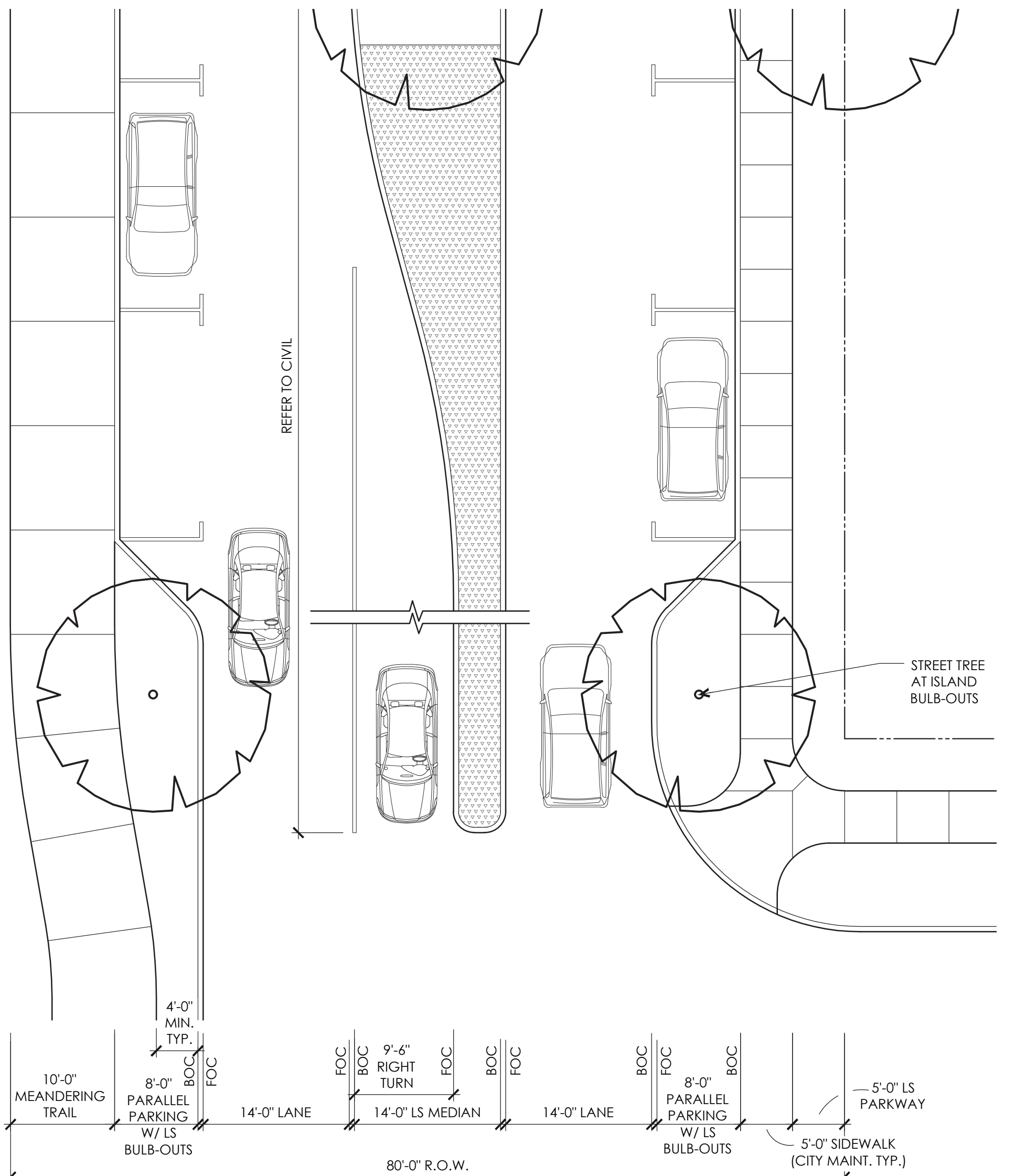


ELEVATION
N.T.S.
TYPICAL MASONRY SCREEN WALL - VERIFY LOCATIONS PER WALL/FENCE PLAN

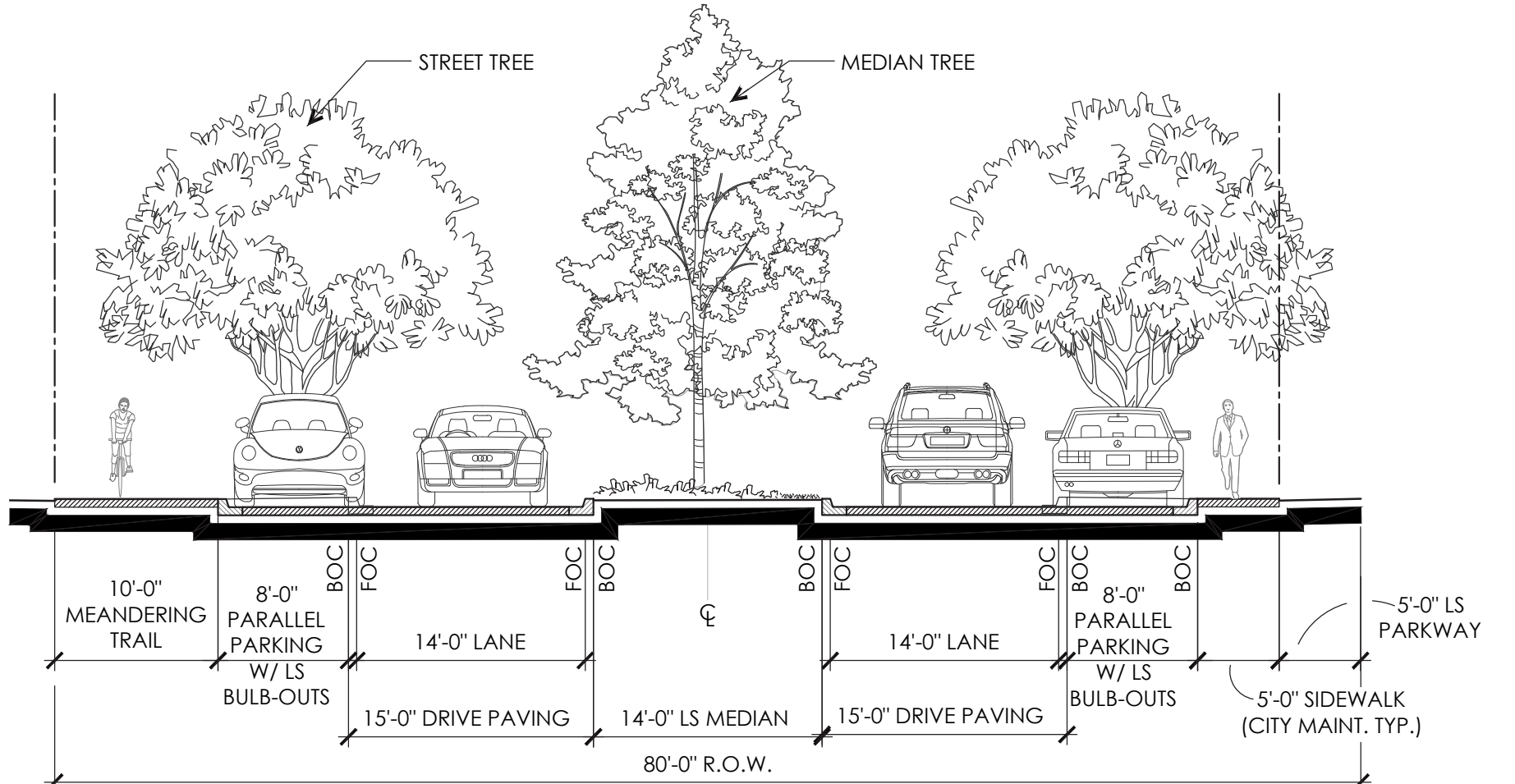
PROPOSED MATERIALS/FINISHES & AESTHETICS



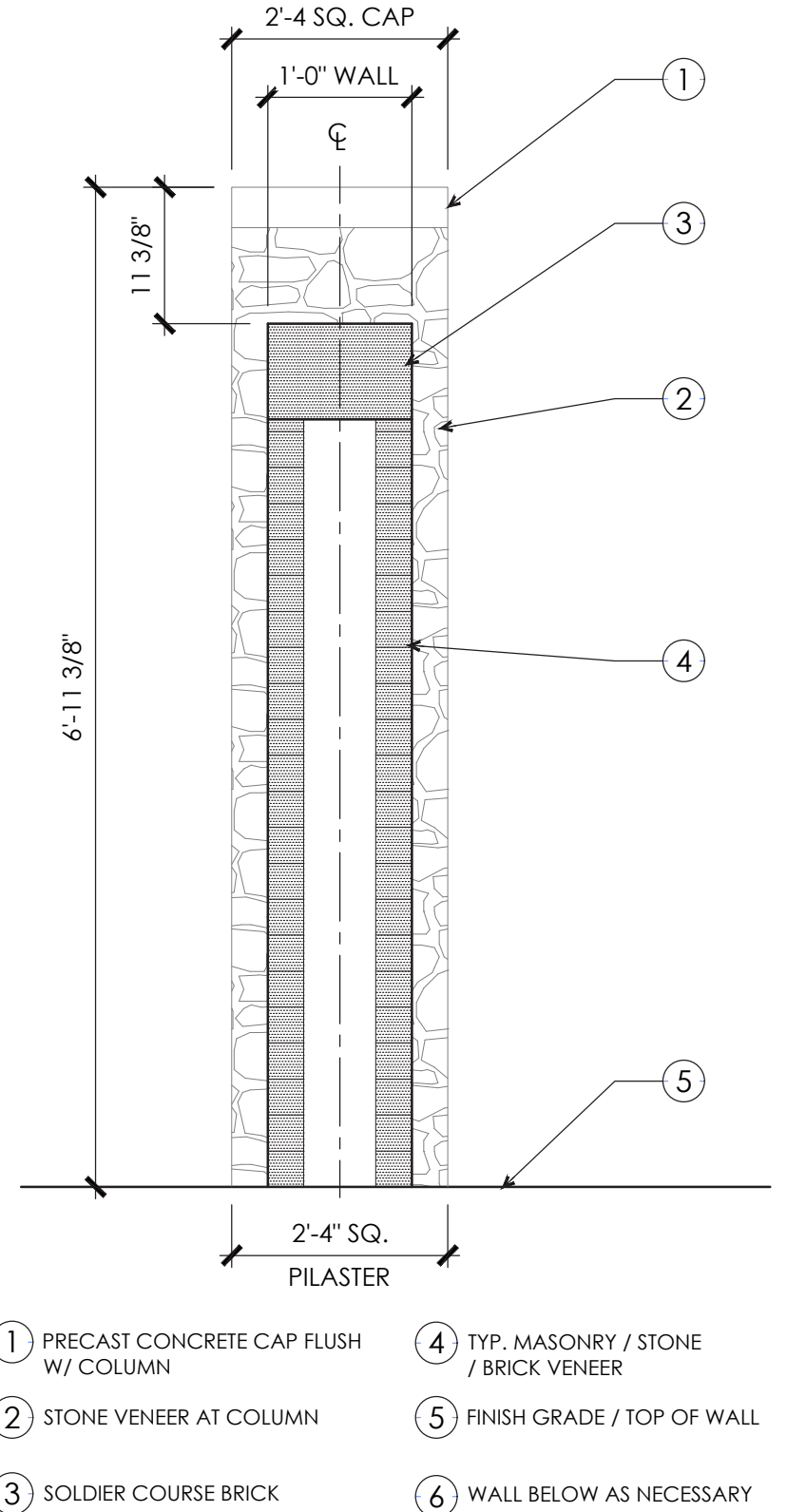
NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE BY OWNER AND SHALL BE APPROVED BY BUILDING INSPECTIONS



PLAN



SECTION
80' R.O.W - DIVIDED W/ DOUBLE LANE & CENTER MEDIAN W/ PARALLEL PARKING TWO SIDES



- 1 PRECAST CONCRETE CAP FLUSH W/ COLUMN
- 2 STONE VENEER AT COLUMN
- 3 SOLDIER COURSE BRICK
- 4 TYP. MASONRY / STONE / BRICK VENEER
- 5 FINISH GRADE / TOP OF WALL
- 6 WALL BELOW AS NECESSARY

SECTION
N.T.S.



PROPOSED DECORATIVE PAVING ENHANCEMENTS AT CROSSWALKS & HOUSE FRONT DOOR ACCESS TO MEWS



① TYPICAL DECORATIVE PAVING ENHANCEMENTS AT CROSSWALK.

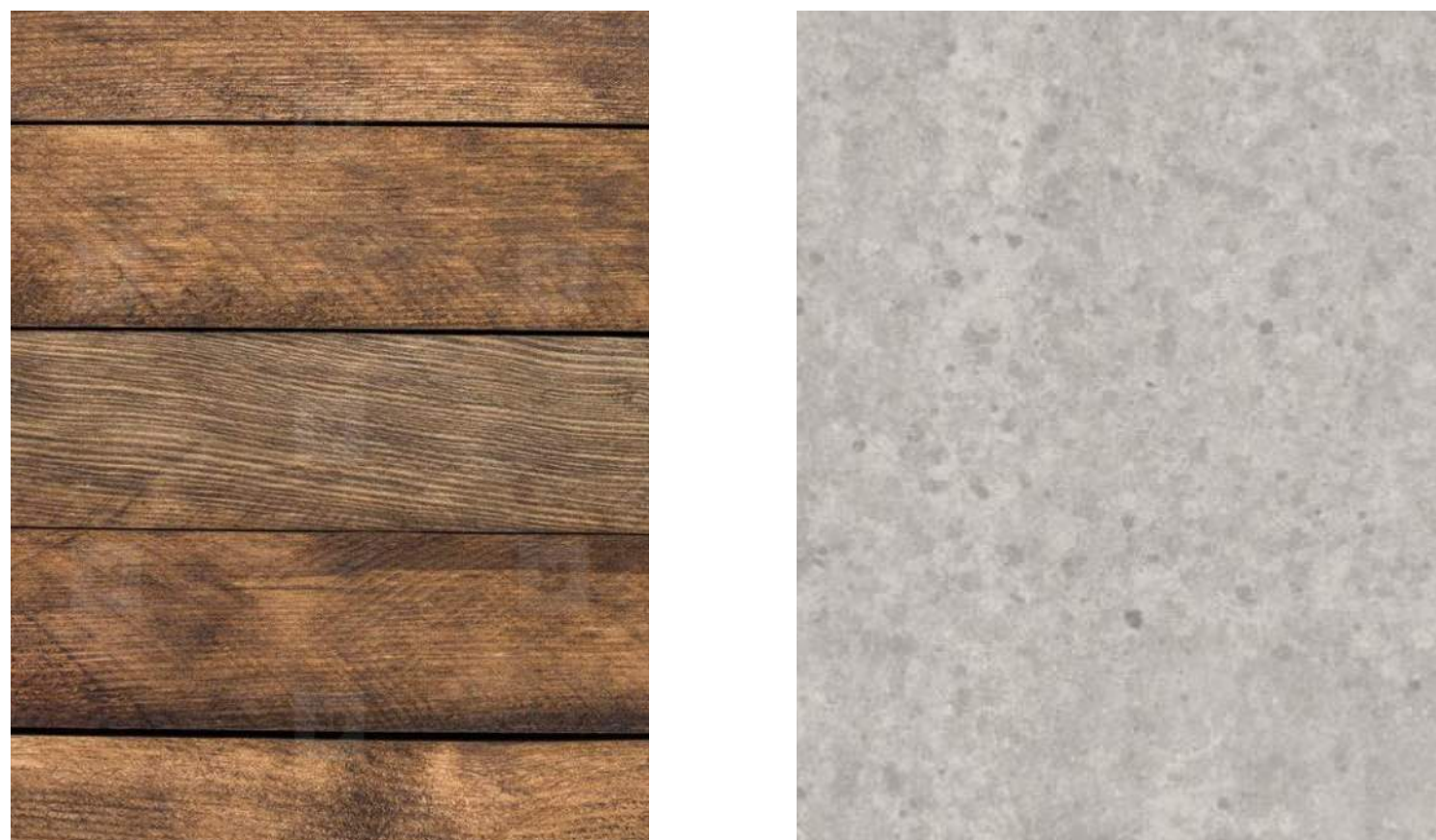


② TYPICAL DECORATIVE PAVING ENHANCEMENTS AT CROSSWALK.

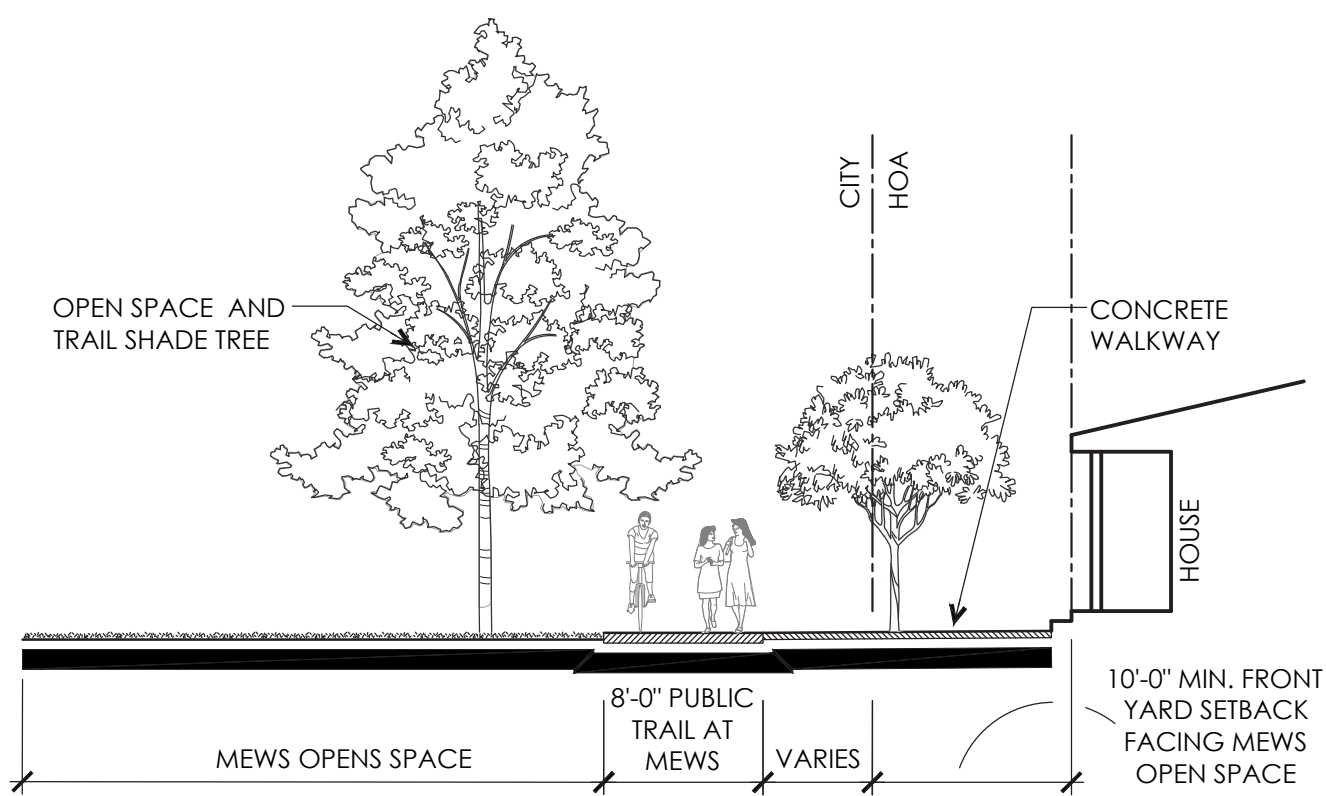


③ TYPICAL DECORATIVE PAVING ENHANCEMENTS AT CROSSWALK.

PROPOSED MATERIALS/FINISHES & AESTHETICS

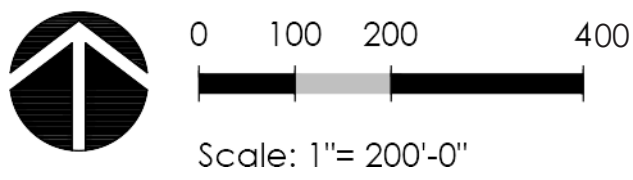
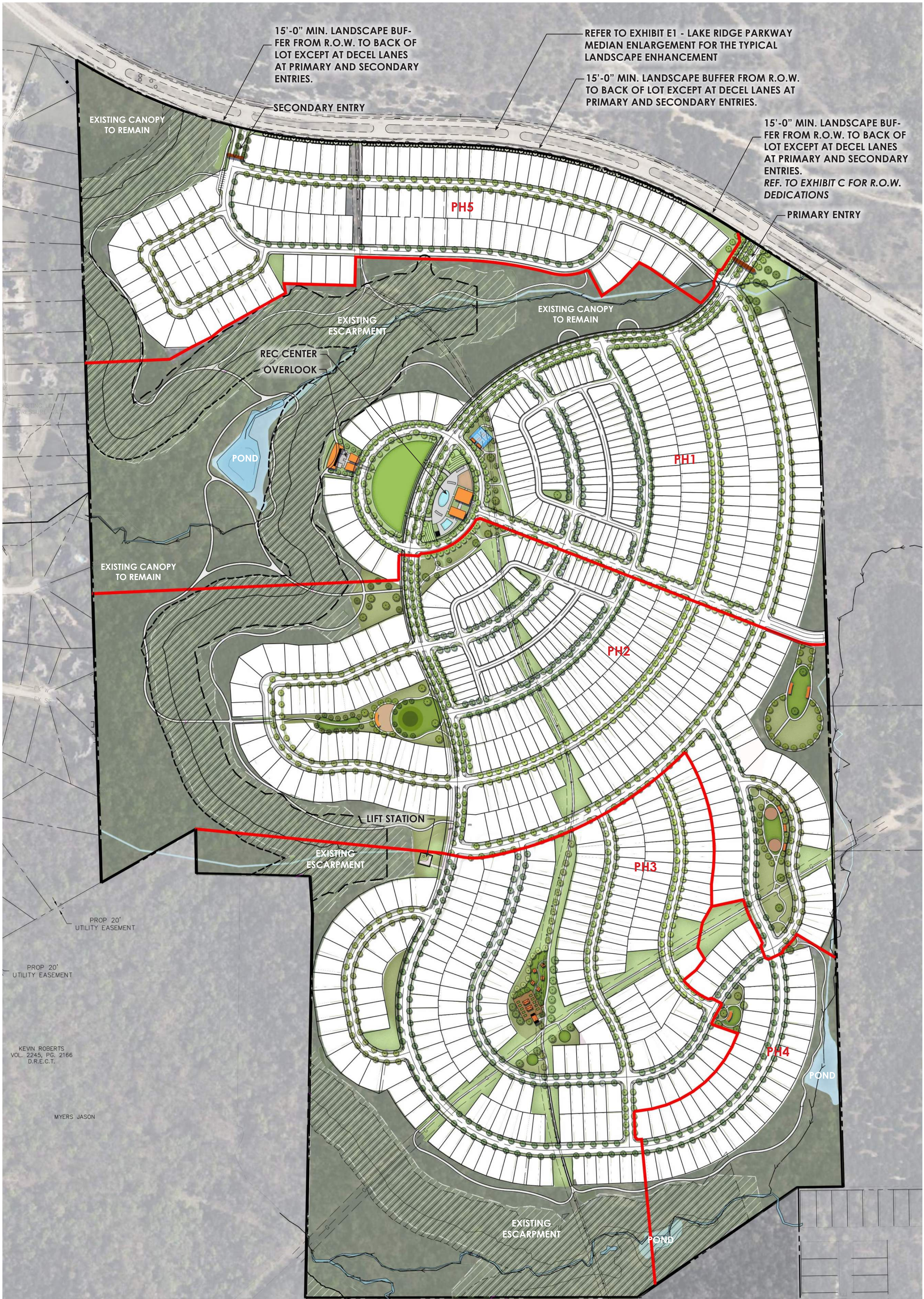


NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE BY OWNER AND SHALL BE APPROVED BY BUILDING INSPECTIONS. ONLY STAMPED OR INTEGRAL COLOR PAVING IS TO BE USED, NO PAVERS ARE ALLOWED.



SECTION A
N.T.S.

HOUSE FRONT DOOR ACCESS TO MEWS



TYPICAL LANDSCAPE



PLANT MATERIAL

ALL PLANT MATERIALS INDICATED ARE FROM APPROVED PLANT LIST APPENDIX E. ANY ADDITIONAL PLANTS WILL BE SELECTED FROM THE SAME APPENDIX.

PROPOSED CANOPY TREES

- BALD CYPRESS
- CEDAR ELM
- LACEBARK ELM
- TEXAS LIVE OAK
- SHANTUNG MAPLE
- SHUMARD OAK
- AUTUMN BLAZE MAPLE
- CHINESE PISTACHE
- NELLIE R. STEVENS HOLLY (TREE FORM)

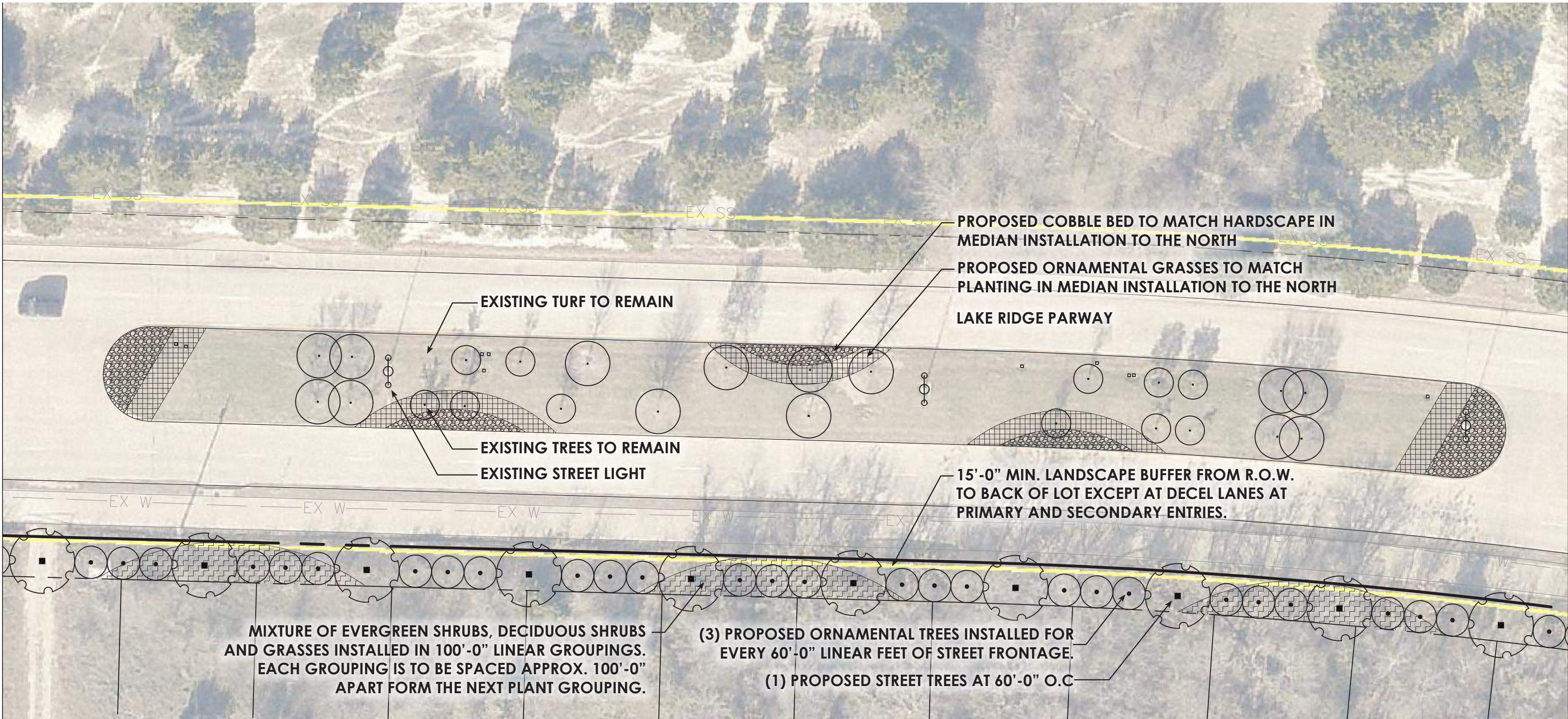
PROPOSED ORNAMENTAL TREES

- CRAPE MYRTLE
- DESERT WILLOW
- VITEX
- TEXAS REDBUD
- EVE'S NECKLACE
- YAUPON HOLLY
- LITTLE GEM MAGNOLIA

PROPOSED SHRUBS & GROUNDCOVERS

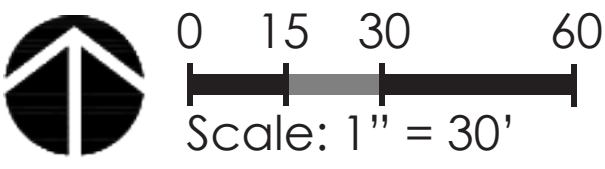
- ABELIA
- SPIREA
- LOROPETALUM
- BARBERRY
- TEXAS SAGE
- AUTUMN SAGE
- MEXICAN FEATHER GRASS
- GULF MUHLY
- HAMELN GRASS
- LINDHEIMER MUHLY
- LIRIOPE (MUSCARI & GIGANTEA)
- LITTLE BLUESTEM
- CREEPING THYME
- CREEPING ROSEMARY

NOTE:
ALL LANDSCAPE ON THIS PLAN TO MATCH PD STANDARDS FOR LOT LANDSCAPING INSTALLED BY THE DEVELOPER. HOME BUILDER WILL BE REQUIRED TO PROVIDE 1 SHADE TREE MINIMUM WITHIN THE STREET YARD OF EACH RESIDENTIAL LOT 40' AND LARGER AT THE TIME OF HOME CONSTRUCTION.



PROPOSED MEDIAN LANDSCAPE PLAN ALONG LAKE RIDGE PARKWAY

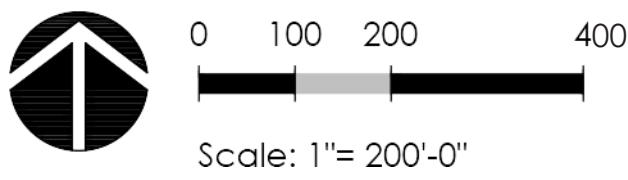
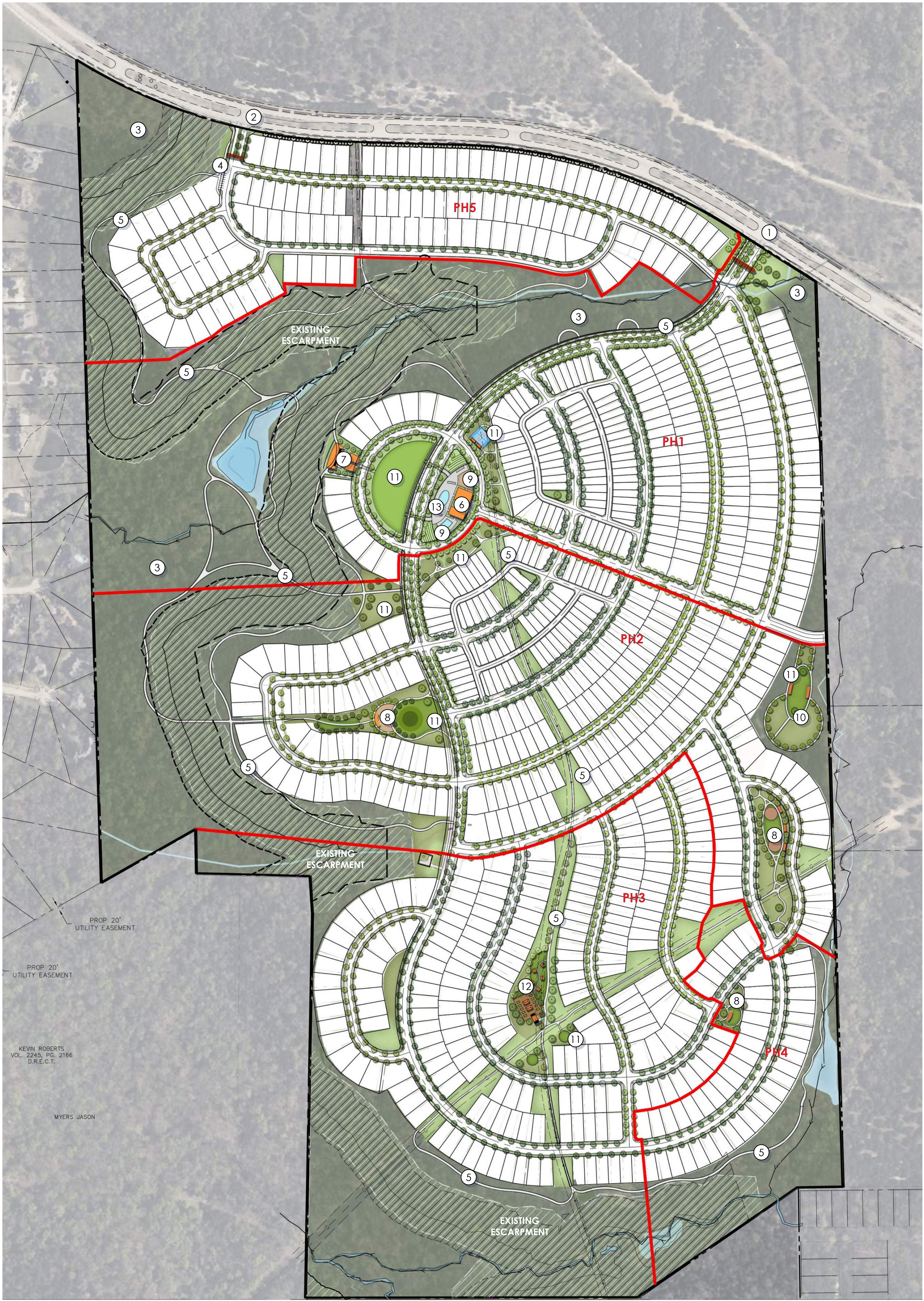
NOTE:
1. REFER TO EXHIBIT E FOR THE PROPOSE PLANT SPECIES SELECTION FOR THE 15'-0" MIN. LANDSCAPE BUFFER FORM R.O.W. TO BACK OF LOT ALONG LAKE RIDGE PARKWAY.
2. THE MEDIAN LANDSCAPE ENHANCEMENTS ARE TO REPLICATED IN THE (6) MEDIANS INFORNT OF THE PROPERTY ALONG LAKE RIDGE PARKWAY.



EXAMPLE PLAN VIEW OF EXISTING MEDIAN LANDSCAPE INSTALLATION ALONG LAKE RIDGE PARKWAY - GROUND PLANE TO BE MATCHED



EXAMPLE STREETScape VIEW OF EXISTING MEDIAN LANDSCAPE INSTALLATION ALONG LAKE RIDGE PARKWAY - GROUND PLANE TO BE MATCHED



AMENITY LEGEND

- ① **PRIMARY ENTRY MONUMENT** - THEMATIC LIT HEAVY TIMBER & STONE ENTRY STRUCTURE W/ ACCENT PAVING, SIGNAGE, ENHANCED LANDSCAPING AND ENTRY STONE WALLS.
- ② **SECONDARY ENTRY MONUMENT** - THEMATIC LIT HEAVY TIMBER & STONE ENTRY STRUCTURE W/ ACCENT PAVING, SIGNAGE, ENHANCED LANDSCAPING AND ENTRY STONE WALLS.
- ③ **EXISTING TREE CANOPY** - ESCARPMENT TREES TO BE PRESERVED.
- ④ **TRAILHEAD** - PUBLIC PARKING W/ WAY-FINDING SIGNAGE.
- ⑤ **TRAILS** - COMBINATION OF DECOMPOSED GRANITE AND CONCRETE PAVING COMPLYING WITH THE CITY DETAIL STANDARDS FOR TRAILS.
- ⑥ **AMENITY CENTER** - OUTDOOR GRILLING AND CASUAL ACCESSIBLE LANDSCAPE FURNITURE W/ TABLES AND CHAIRS.
- ⑦ **OVERLOOK** - PAVILION(S) W/ OUTDOOR GAS FIRE PITS AND CASUAL ACCESSIBLE LANDSCAPE FURNITURE W/ TABLES AND CHAIRS.
- ⑧ **COVERED PAVILION** - CASUAL ACCESSIBLE LANDSCAPE FURNITURE W/ TABLES AND CHAIRS.
- ⑨ **PLAYGROUND/SPLASH PAD AREA** - INCLUSIVE AGE DIVERSIFIED OUTDOOR PLAYGROUND EQUIPMENT, SLIP RESISTANT INTERACTIVE SPLASH PAD WATER FEATURE.
- ⑩ **SEATING AREA WITH ENHANCED PLANTING** - PASSIVE PARK SPACE W/ BENCH SEATING AND OPEN PLAY LAWN.
- ⑪ **PARKS & OPEN SPACE** - OPEN ACTIVE PLAY SPACE FOR A VARIETY OF ACTIVITIES INCLUDING PICKLE BALL, SOCCER, PUTTING ETC.
- ⑫ **COMMUNITY GATHERING SPACE** - RAISED PLANTER BEDS, POTTING SHED AND GREENHOUSE W/ PICNIC TABLES AND SHELTERS.
- ⑬ **SWIMMING POOL** - COMMUNITY POOL W/ CHAISE LOUNGE CHAIRS, UMBRELLAS AND CABANAS W/ POOL FURNITURE.



⑥ PROPOSED AMENITY CENTER CONCEPT

INSPIRATION IMAGERY



PROPOSED MATERIALS/ FINISHES & AESTHETICS



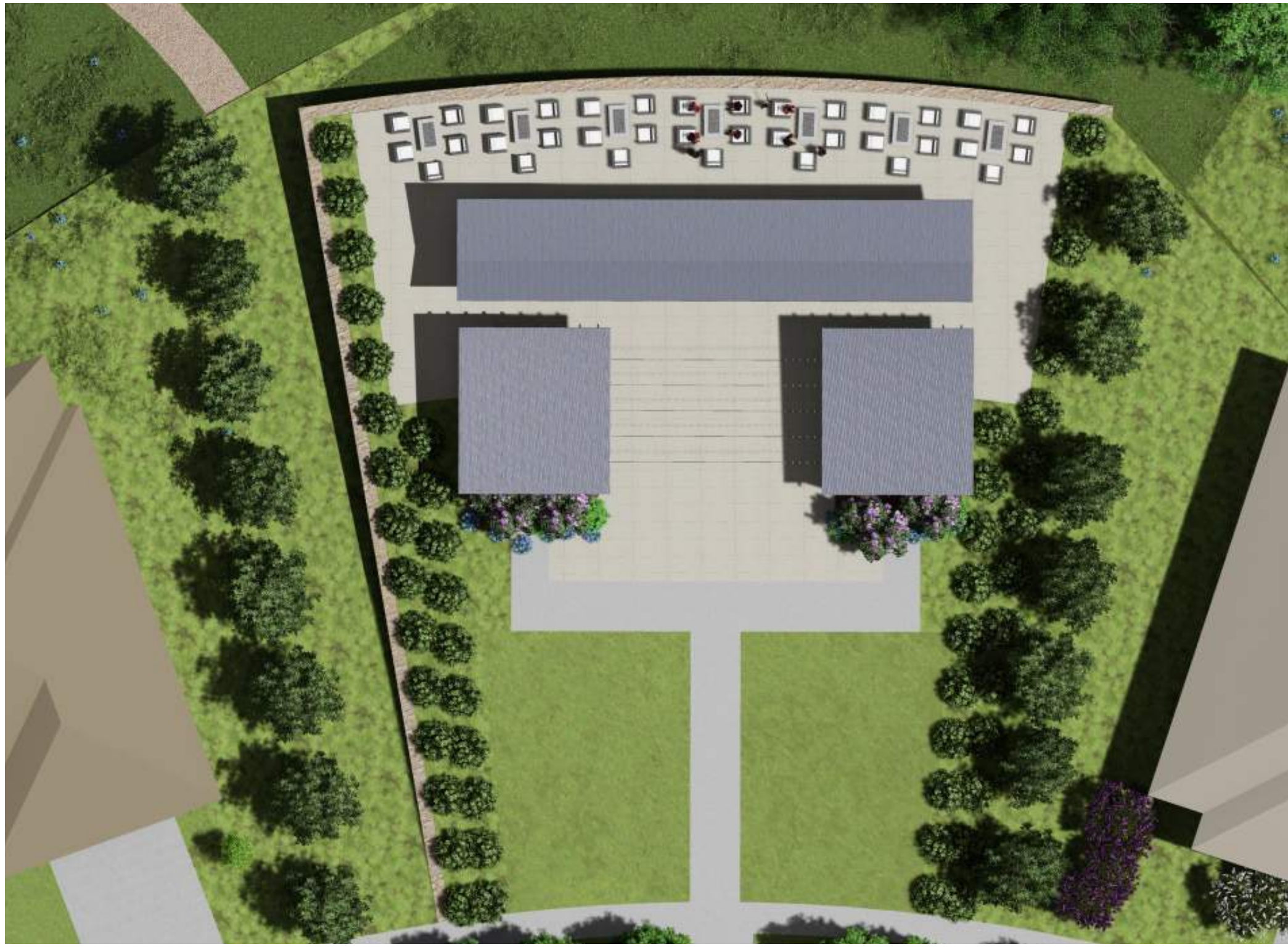
NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE AND SHALL BE APPROVED BY BUILDING INSPECTIONS



11 PROPOSED CHIPPING GREEN AND PUTTING CONCEPT



11 PROPOSED NEIGHBORHOOD PLAY CONCEPT



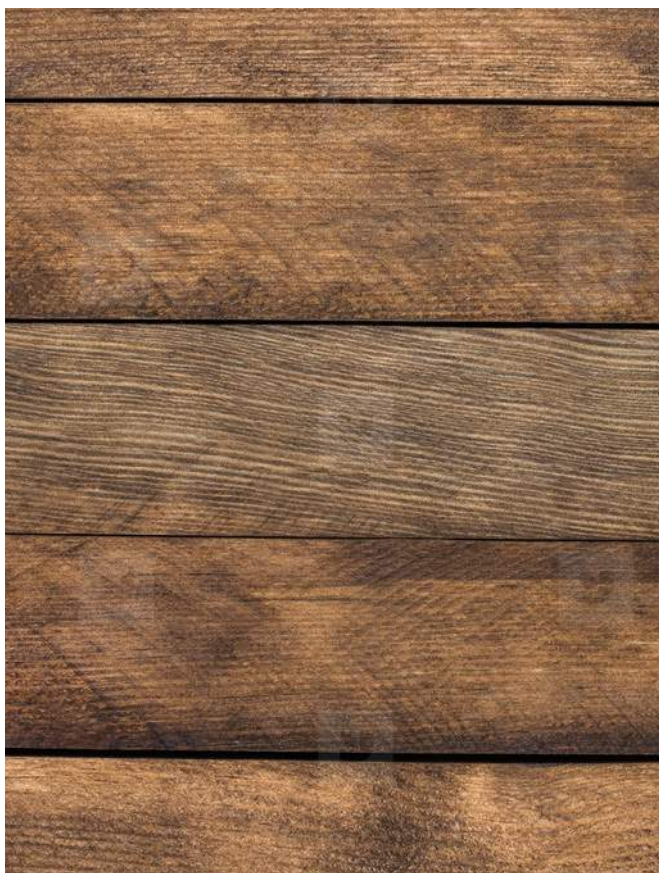
7 PROPOSED COMMUNITY CONCEPT W/FIRE PITS
INSPIRATION IMAGERY



12 PROPOSED COMMUNITY GARDENS & PICNIC CONCEPT

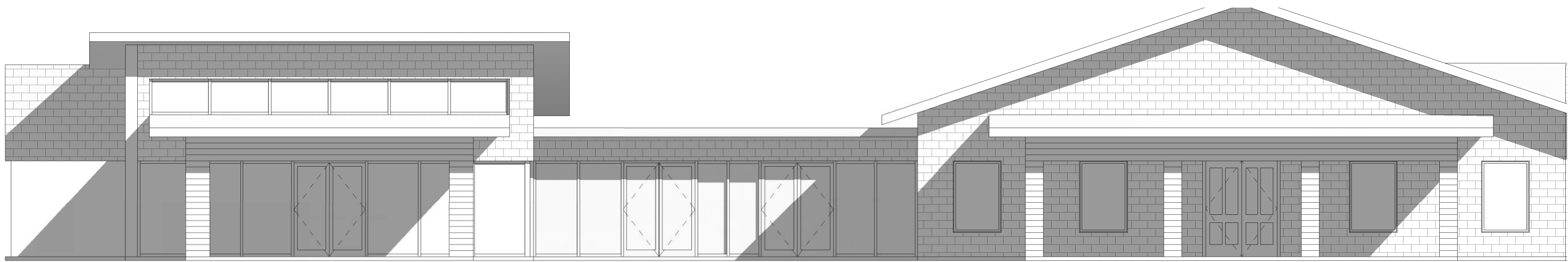
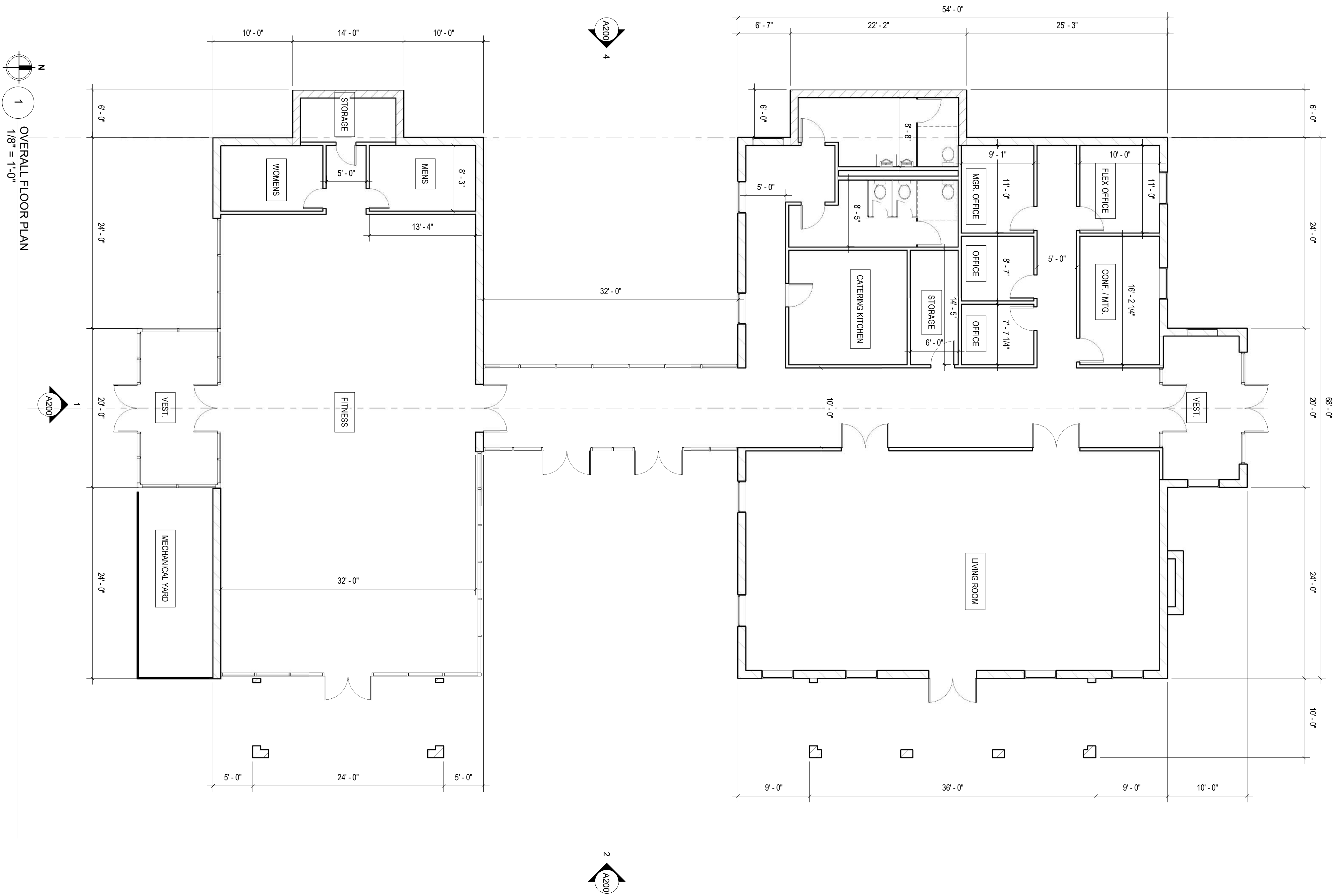


PROPOSED MATERIALS/ FINISHES & AESTHETICS



NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE AND SHALL BE APPROVED BY BUILDING INSPECTIONS

6 AMENITY CENTER - FLOORPLAN

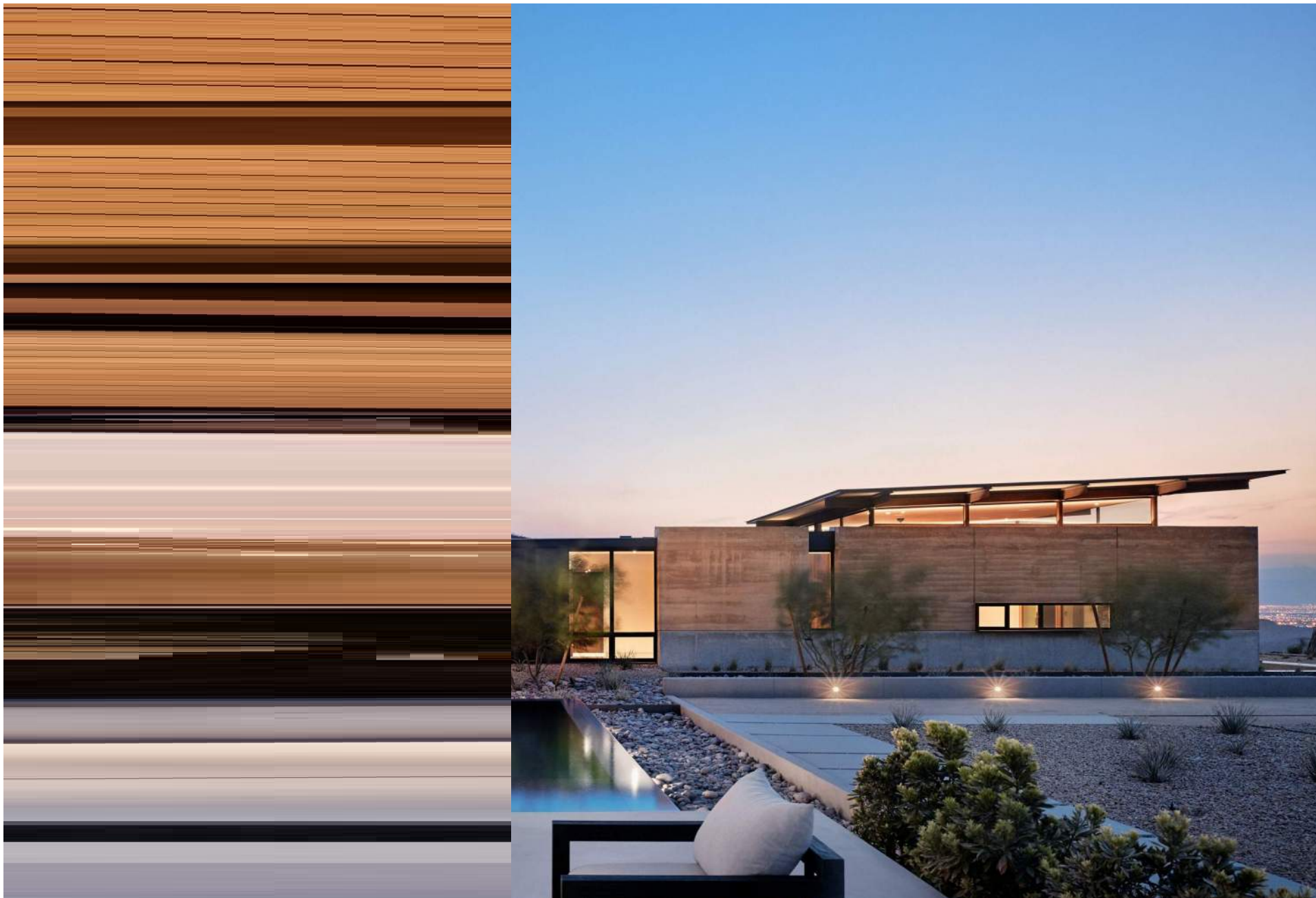
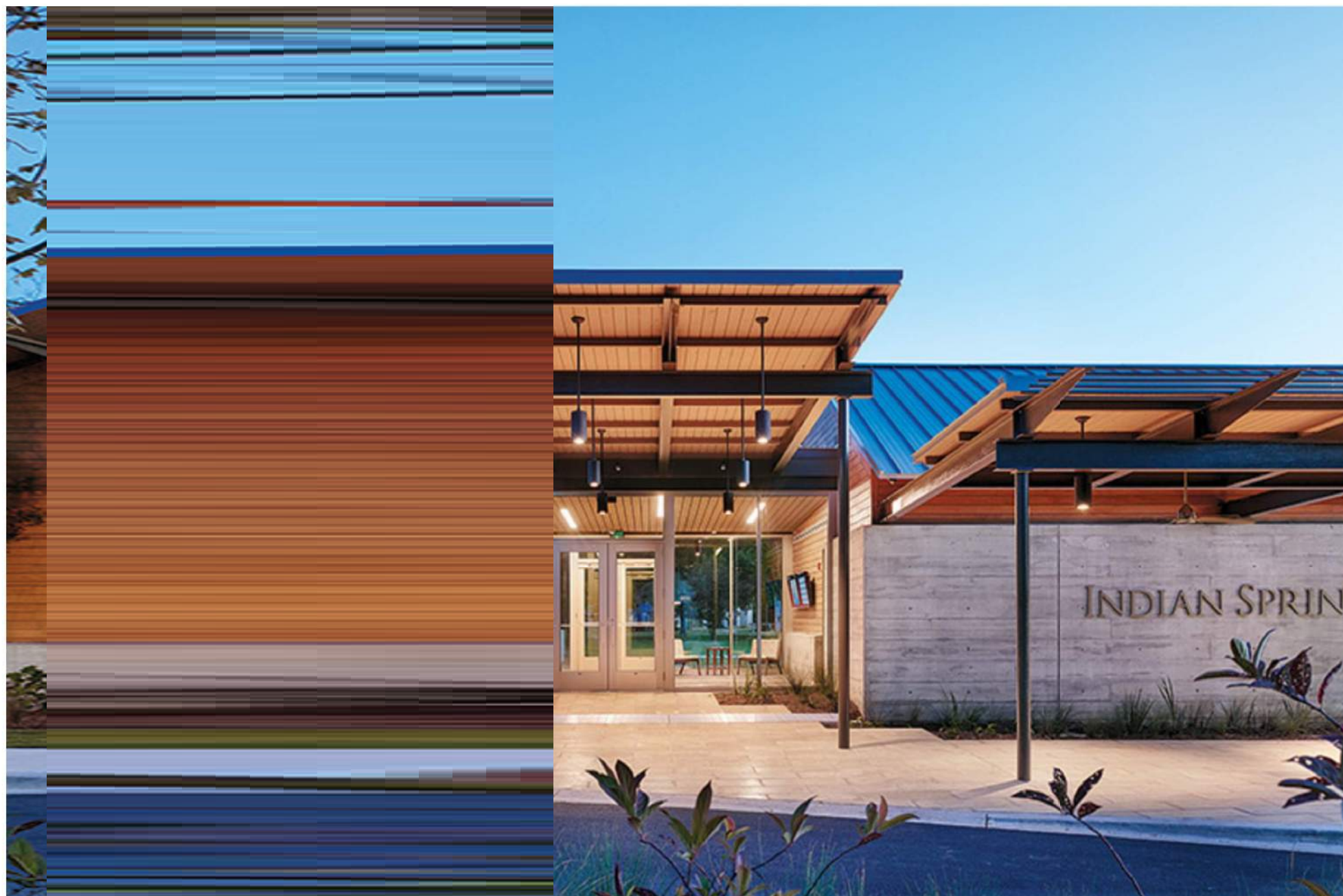


PROPOSED EAST ELEVATION

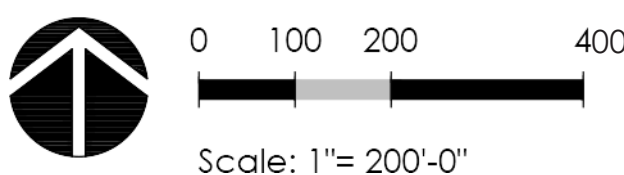
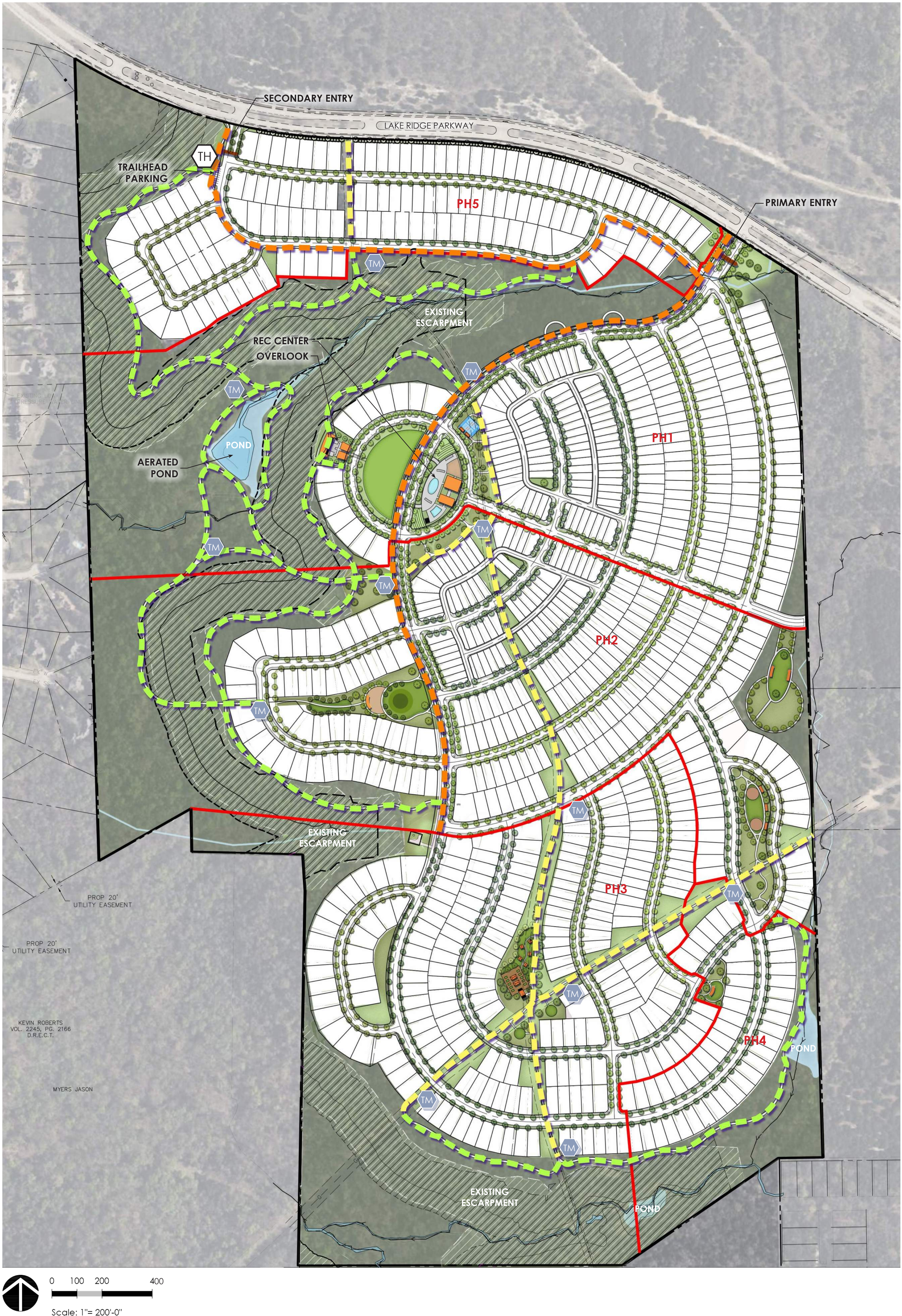


PROPOSED WEST ELEVATION

INSPIRATION IMAGERY



NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE AND SHALL BE APPROVED BY BUILDING INSPECTIONS

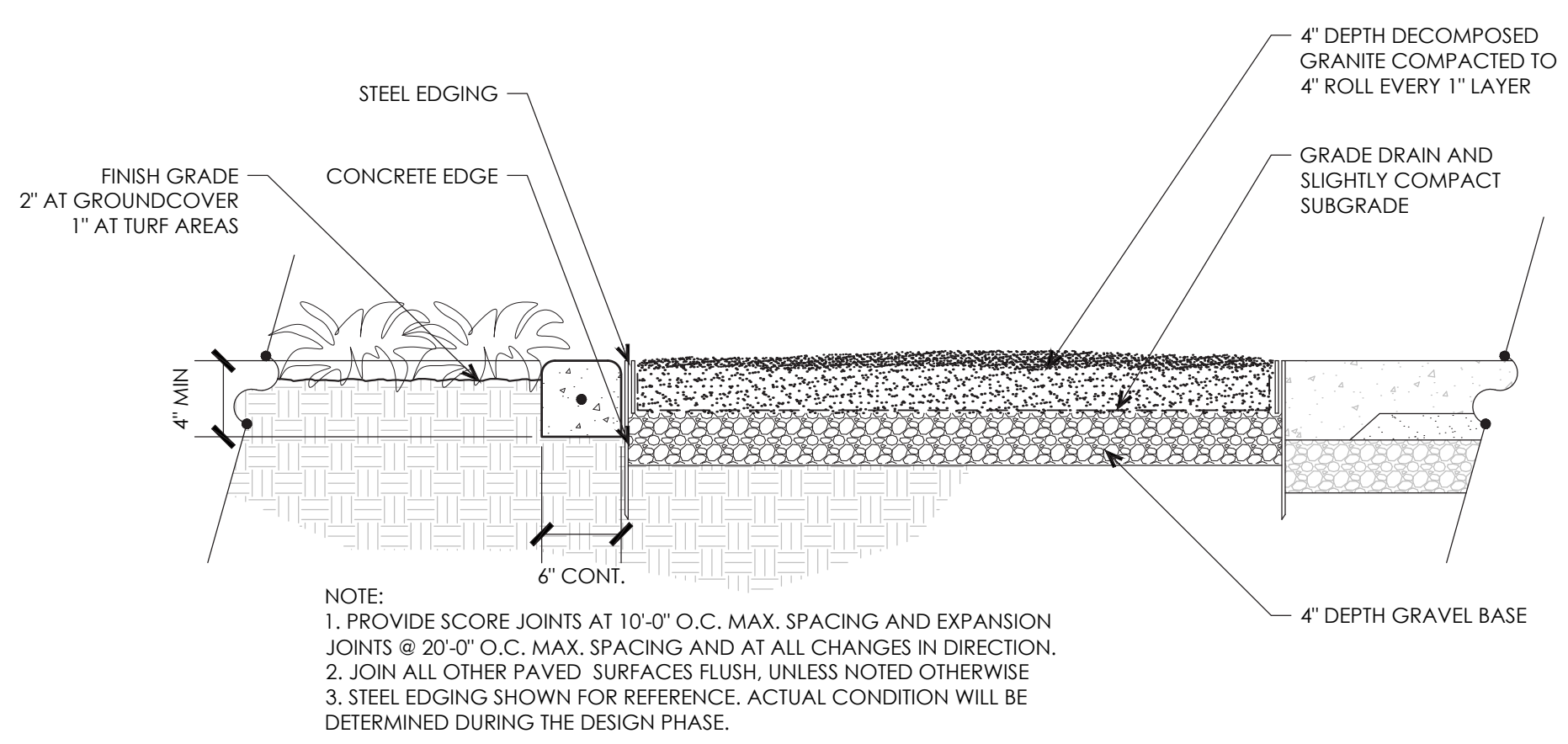


TRAIL AND SIDEWALK LEGEND

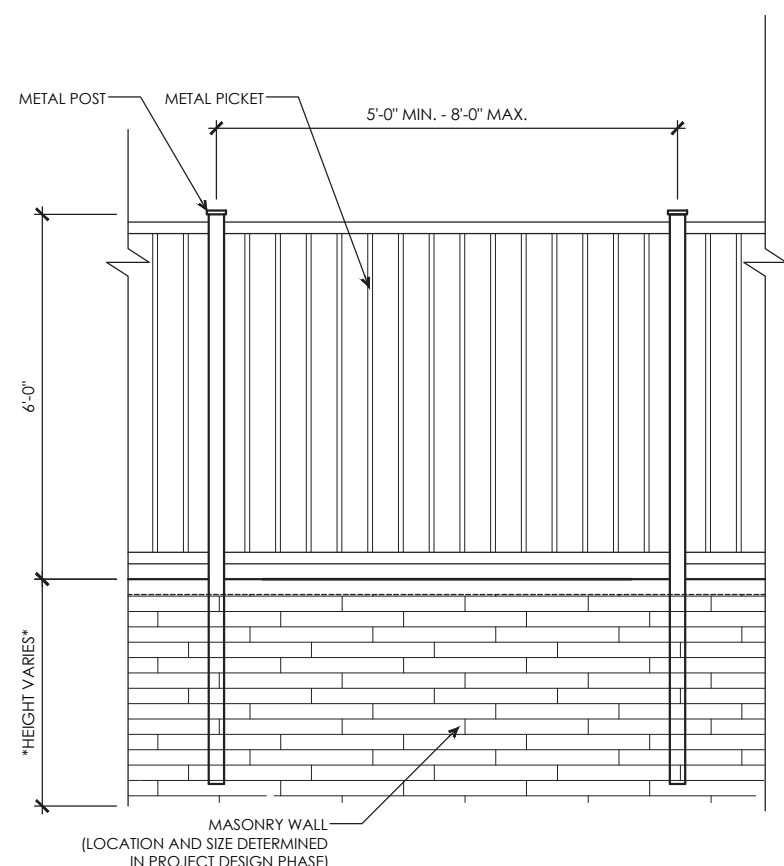
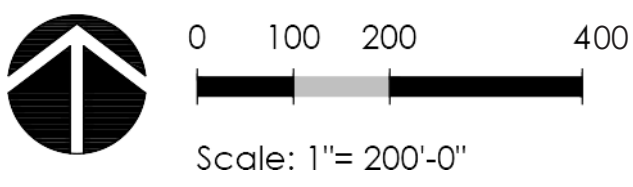
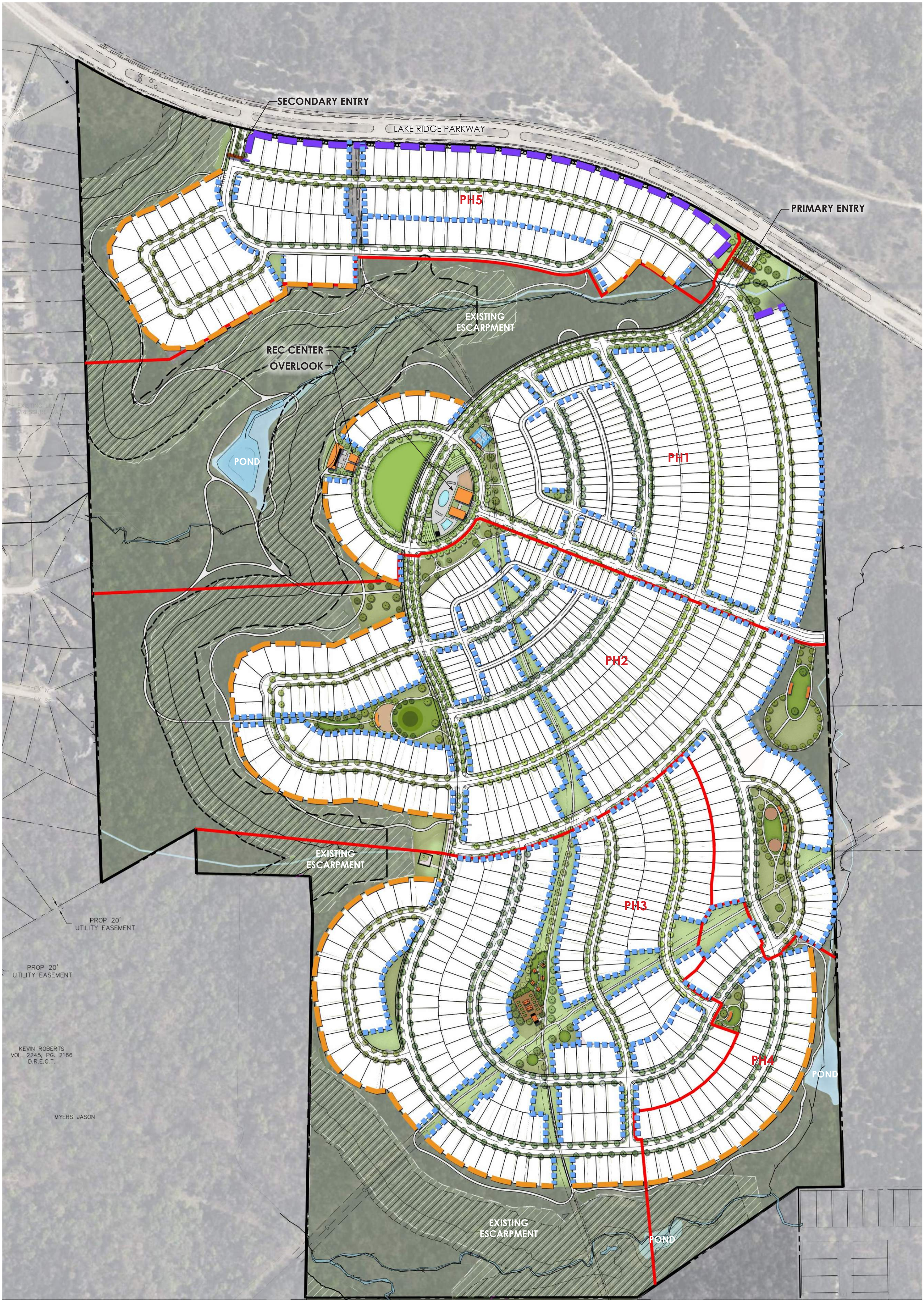
- PUBLIC - 10' DECOMPOSED GRANITE NATURE TRAIL
- PUBLIC 10' CONCRETE COMMUNITY TRAIL
- PUBLIC - 8' CONCRETE TRAIL @ EASEMENT*
- PUBLIC - 5' CONCRETE SIDEWALK
- TYPICAL TRAILHEAD
- TYPICAL TRAIL MARKER

*NOTE:
FINAL LOCATION & DETERMINATION BY
UTILITY COMPANY (OWNER OF EASE-
MENT)

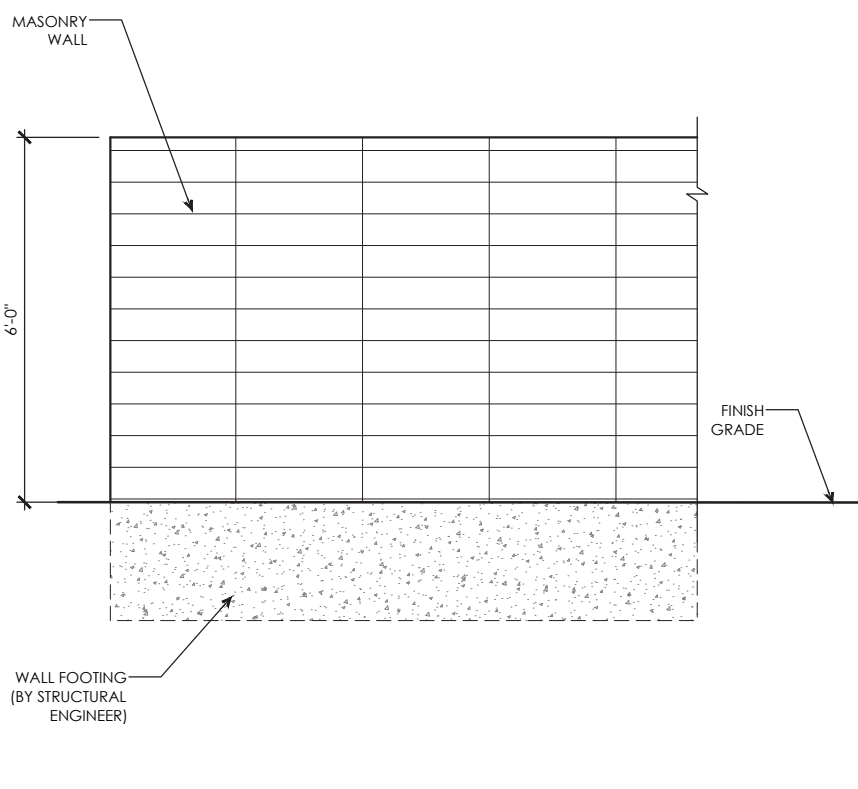
DECOMPOSED GRANITE DETAIL



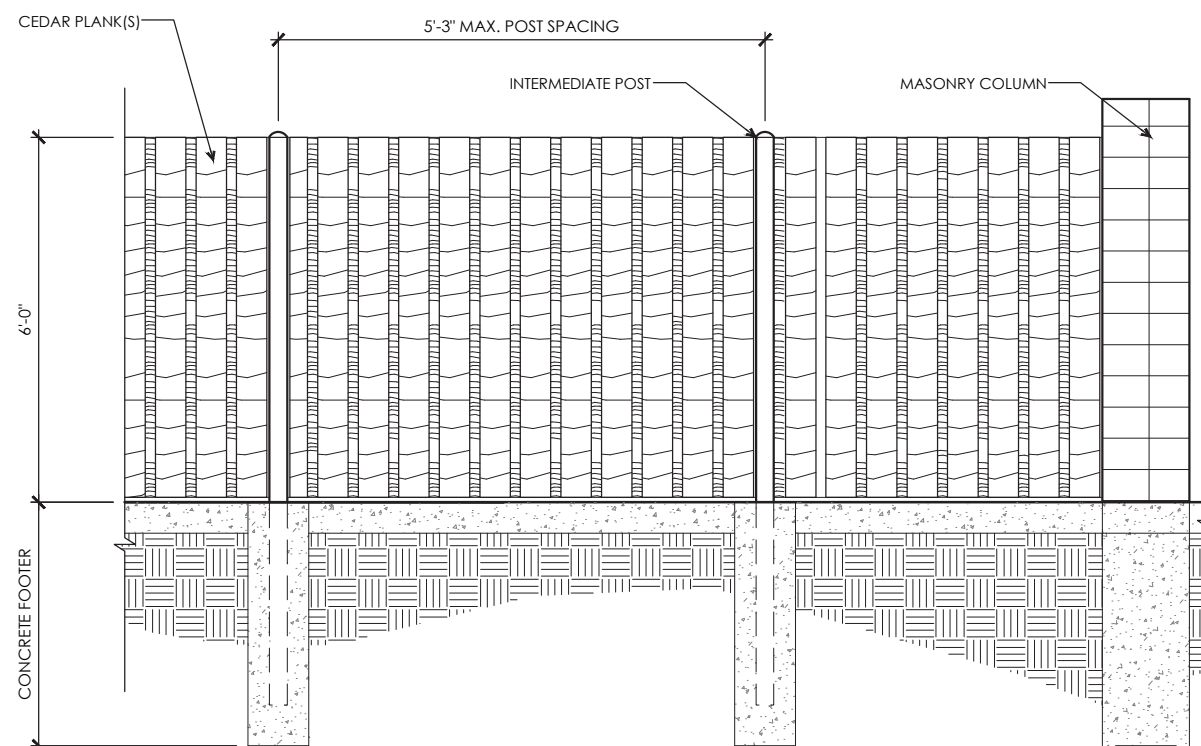
SECTION



(A) 6' TUBULAR STEEL FENCE



(B) 6' MASONRY WALL



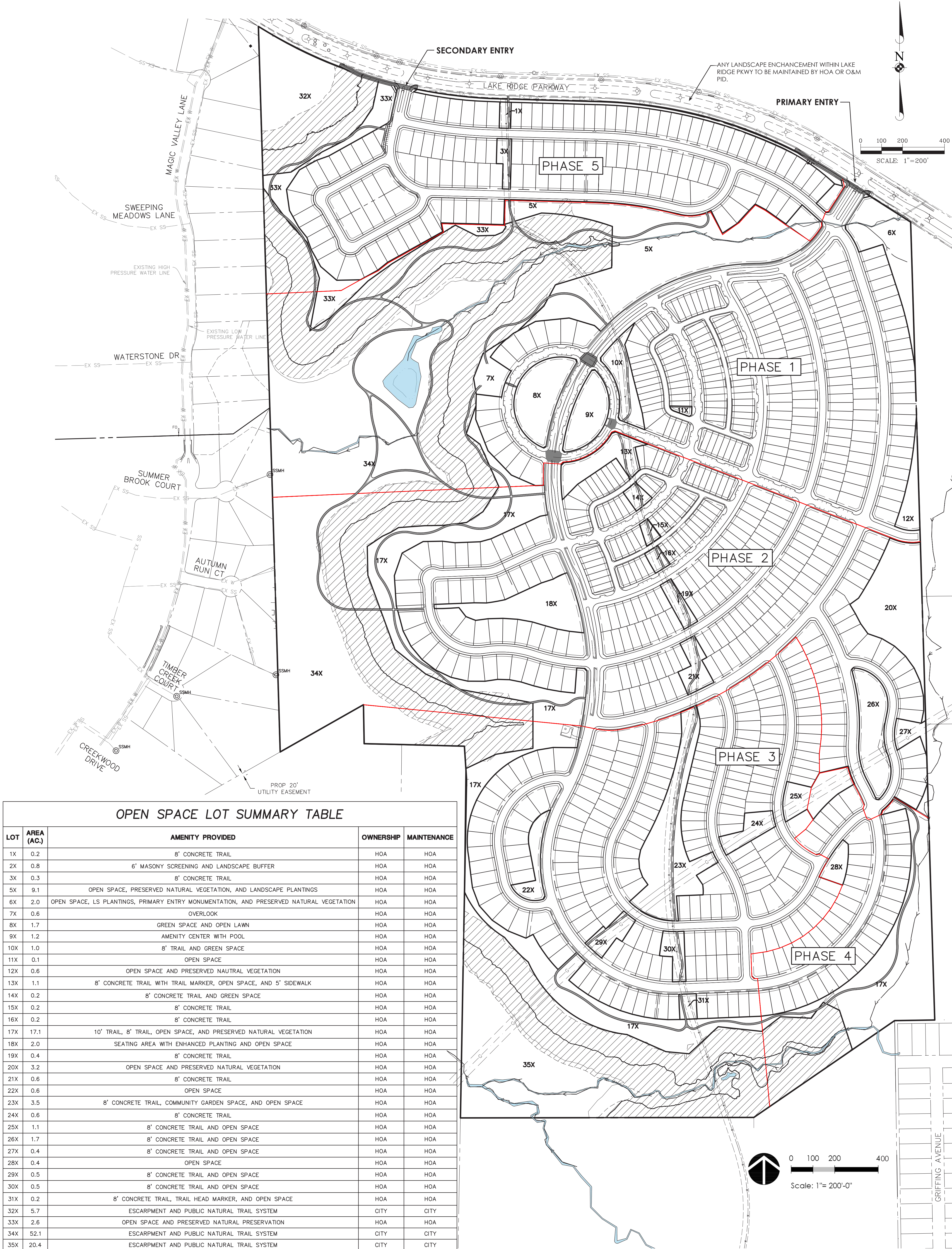
(C) 6' BOARD ON BOARD CEDAR FENCE W/
MASONRY COLUMNS

FENCE & MASONRY WALL LEGEND

- (A) 6' TUBULAR STEEL FENCE
- (B) 6' MASONRY WALL
- (C) 6' BOARD ON BOARD CEDAR FENCE W/ MASONRY COLUMNS

NOTES:
6' CEDAR BOARD ON BOARD FENCE WILL BE BETWEEN ALL RESIDENTIAL LOTS.

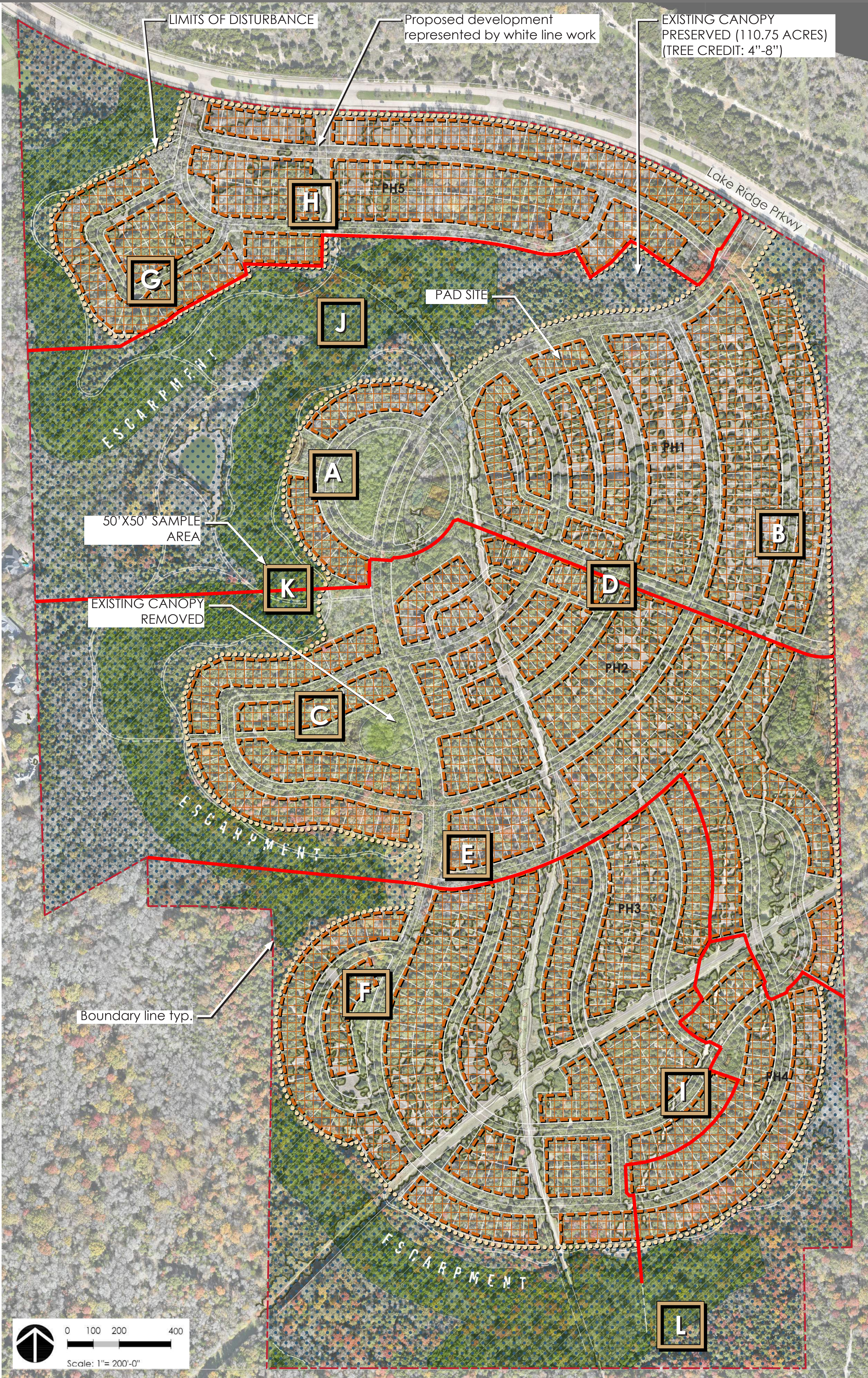
CONSTRUCTION DETAILS SHOWN HERE SUBJECT TO CHANGE IN THE DESIGN DEVELOP-



OPEN SPACE LOT SUMMARY TABLE

LOT	AREA (AC.)	AMENITY PROVIDED	OWNERSHIP	MAINTENANCE
1X	0.2	8' CONCRETE TRAIL	HOA	HOA
2X	0.8	6' MASONY SCREENING AND LANDSCAPE BUFFER	HOA	HOA
3X	0.3	8' CONCRETE TRAIL	HOA	HOA
5X	9.1	OPEN SPACE, PRESERVED NATURAL VEGETATION, AND LANDSCAPE PLANTINGS	HOA	HOA
6X	2.0	OPEN SPACE, LS PLANTINGS, PRIMARY ENTRY MONUMENTATION, AND PRESERVED NATURAL VEGETATION	HOA	HOA
7X	0.6	OVERLOOK	HOA	HOA
8X	1.7	GREEN SPACE AND OPEN LAWN	HOA	HOA
9X	1.2	AMENITY CENTER WITH POOL	HOA	HOA
10X	1.0	8' TRAIL AND GREEN SPACE	HOA	HOA
11X	0.1	OPEN SPACE	HOA	HOA
12X	0.6	OPEN SPACE AND PRESERVED NAUTRAL VEGETATION	HOA	HOA
13X	1.1	8' CONCRETE TRAIL WITH TRAIL MARKER, OPEN SPACE, AND 5' SIDEWALK	HOA	HOA
14X	0.2	8' CONCRETE TRAIL AND GREEN SPACE	HOA	HOA
15X	0.2	8' CONCRETE TRAIL	HOA	HOA
16X	0.2	8' CONCRETE TRAIL	HOA	HOA
17X	17.1	10' TRAIL, 8' TRAIL, OPEN SPACE, AND PRESERVED NATURAL VEGETATION	HOA	HOA
18X	2.0	SEATING AREA WITH ENHANCED PLANTING AND OPEN SPACE	HOA	HOA
19X	0.4	8' CONCRETE TRAIL	HOA	HOA
20X	3.2	OPEN SPACE AND PRESERVED NATURAL VEGETATION	HOA	HOA
21X	0.6	8' CONCRETE TRAIL	HOA	HOA
22X	0.6	OPEN SPACE	HOA	HOA
23X	3.5	8' CONCRETE TRAIL, COMMUNITY GARDEN SPACE, AND OPEN SPACE	HOA	HOA
24X	0.6	8' CONCRETE TRAIL	HOA	HOA
25X	1.1	8' CONCRETE TRAIL AND OPEN SPACE	HOA	HOA
26X	1.7	8' CONCRETE TRAIL AND OPEN SPACE	HOA	HOA
27X	0.4	8' CONCRETE TRAIL AND OPEN SPACE	HOA	HOA
28X	0.4	OPEN SPACE	HOA	HOA
29X	0.5	8' CONCRETE TRAIL AND OPEN SPACE	HOA	HOA
30X	0.5	8' CONCRETE TRAIL AND OPEN SPACE	HOA	HOA
31X	0.2	8' CONCRETE TRAIL, TRAIL HEAD MARKER, AND OPEN SPACE	HOA	HOA
32X	5.7	ESCAPMENT AND PUBLIC NATURAL TRAIL SYSTEM	CITY	CITY
33X	2.6	OPEN SPACE AND PRESERVED NATURAL PRESERVATION	HOA	HOA
34X	52.1	ESCAPMENT AND PUBLIC NATURAL TRAIL SYSTEM	CITY	CITY
35X	20.4	ESCAPMENT AND PUBLIC NATURAL TRAIL SYSTEM	CITY	CITY

Lots	PH 1		PH 2		PH 3		PH 4		PH 5		Total
30'x107'	76	36%	66	26%	0		0		0		142
40'x120'	72	34%	79	31%	77	36%	0		0		228
50'x120'	50	24%	62	24%	107	50%	47	100%	60	46%	326
60'x120'	14	7%	47	19%	28	13%	0		71	54%	160
Total	212		254		212		47		131		856



Extent Map



Map Legend	
	BOUNDARY OF 50' X 50' SURVEY SAMPLE AREA
	EXISTING CANOPY REMOVED, LOCATED WITHIN EACH LOT (EXEMPT FROM MITIGATION)
	EXISTING CANOPY PRESERVED
	LIMITS OF DISTURBANCE

MITIGATION CALCULATIONS	TOTALS	UNITS
DATA		
A. Caliper inches of protected trees in twelve (12) sample areas	648.5	Caliper Inches
B. Average caliper inches of protected trees per sample areas (648.5 / 12 = 54.02)	54.05	Caliper Inches
C. Total (min. 4" and less than 8") per sample areas (per tree survey sample areas)	221.0	Caliper Inches
D. Average caliper inches of (min. 4" and less than 8") protected trees per sample areas (221.0 / 12 = 18.42)	18.42	Square Feet
E. Sample Area provided: 2,500 sf	2,500	Square Feet
F. Total existing tree canopy area to be removed (all developable areas)	9,086,616	Square Feet
G. Total canopy area within proposed 10' building footprint buffer area (mitigation exempt)	4,658,200	Square Feet
H. Total canopy area to be protected and preserved	4,428,396	Square Feet

NOTE:

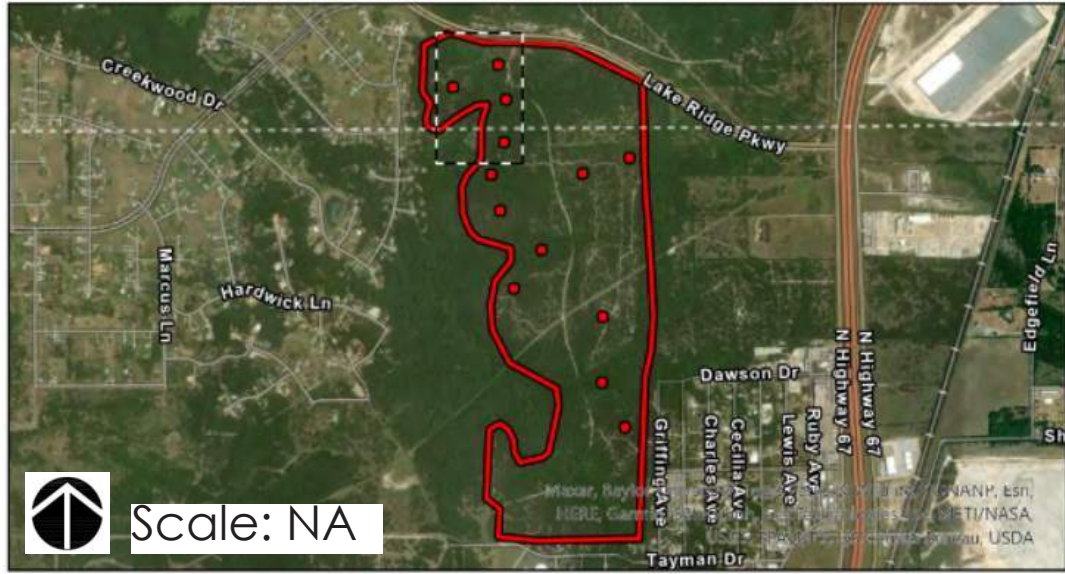
1. BASED ON THE TREE SURVEY AND MITIGATION PLAN, CITY COUNCIL AUTHORIZES A REVISED RATE OF MITIGATION EQUAL TO APROX. 25% OF THE LAND VALUE TO THE EQUIVALENT OF \$750,000. THIS SATISFIES THE TREE MITIGATION REQUIREMENT BASED ON THESE SUBMITTED / APPROVED PLANS.

MITIGATION CALCULATIONS	TOTALS	UNITS
CALCULATIONS		
I. Total canopy area to be mitigated (9,086,616 - 4,658,200 = 4,428,396)	4,428,396	Square Feet
J. Total number of sampling areas in canopy area to be mitigated (10 sampling areas x 2,500) (4,428,396 / 2,500 = 1,771)	1,771	Each
K. Total number of sampling areas in protected and preserved areas (3 sampling areas x 2,500) (3,619,836 / 2,500 = 1,448)	1,448	Each
L. Total caliper inches to be removed (54.05 x 1,771 = 95,722.55)	95,722.55	Caliper Inches
M. Total caliper inches of new tree plantings per landscape plan (use 50 ft o.c. spacing for street & median trees + 10% trees in open space / parks + entries)	7,041	Caliper Inches
N. Total caliper inches of (min. 4" and less than 8") trees to be protected and preserved (1,448 x 18.42 = 26,672)	26,672	Caliper Inches
O. Total credits (new planting & min. 4" and less than 8") trees to be protected and preserved (7,041 + 26,672 = 33,713)	33,713	Caliper Inches
P. Total caliper inches to be mitigated (95,722.55 - 33,713 = 62,009.39) (62,009.39 x 150 = 9,301,408.50)	9,301,408.50	Caliper Inches

SAMPLE AREA NOTES

1. SAMPLE AREAS (A-L) REFLECT THE SURVEYED AREAS PROVIDED BY THE IES SURVEY. (SEE EXTENT MAP BELOW)
2. EACH SAMPLE AREAS ARE 50'X50' SQUARES: 2,500 SQ FT EACH.
3. ONLY PROTECTED TREE SPECIES THAT ARE 8" INCHES IN CALIPER OR GREATER NEED TO BE MITIGATED.
4. A PROTECTED TREE SPECIES THAT IS BETWEEN 4"-8" IN CALIPER, IF PRESERVED, WILL COUNT TOWARDS MITIGATION.
5. CALIPER INCHES TO MEET MITIGATION REQUIREMENTS WILL BE SHOWN ON FUTURE LANDSCAPE ARCHITECTURE PLANTING PLANS.
6. SEE SHEET J1 & J2 FOR DETAILED TREE CALIPER CALCULATIONS & INVENTORY METHODOLOGY.

Extent Map



Map Legend

	BOUNDARY OF 50' X 50' SURVEY SAMPLE AREA
	LIMITS OF PHASING

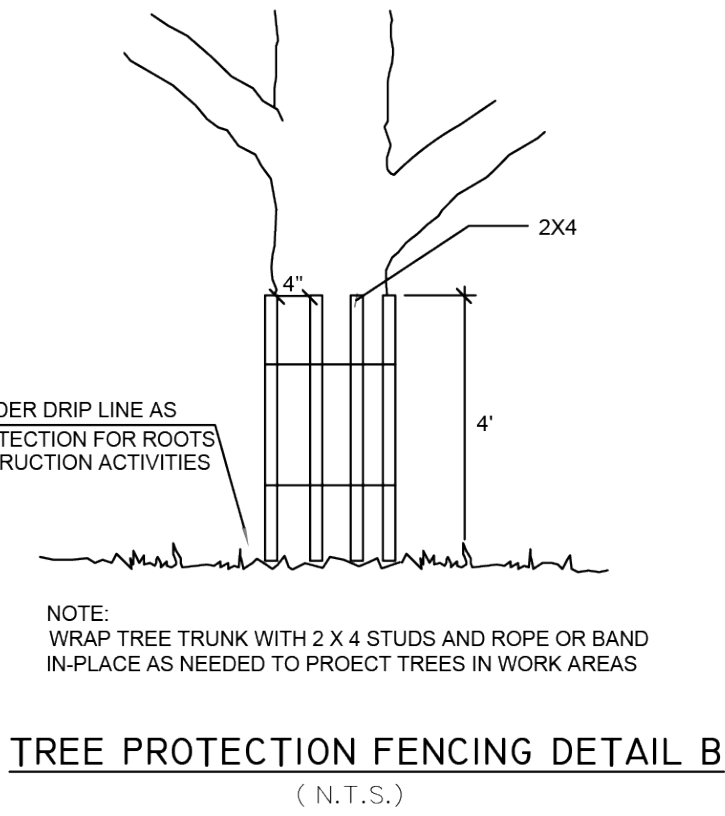
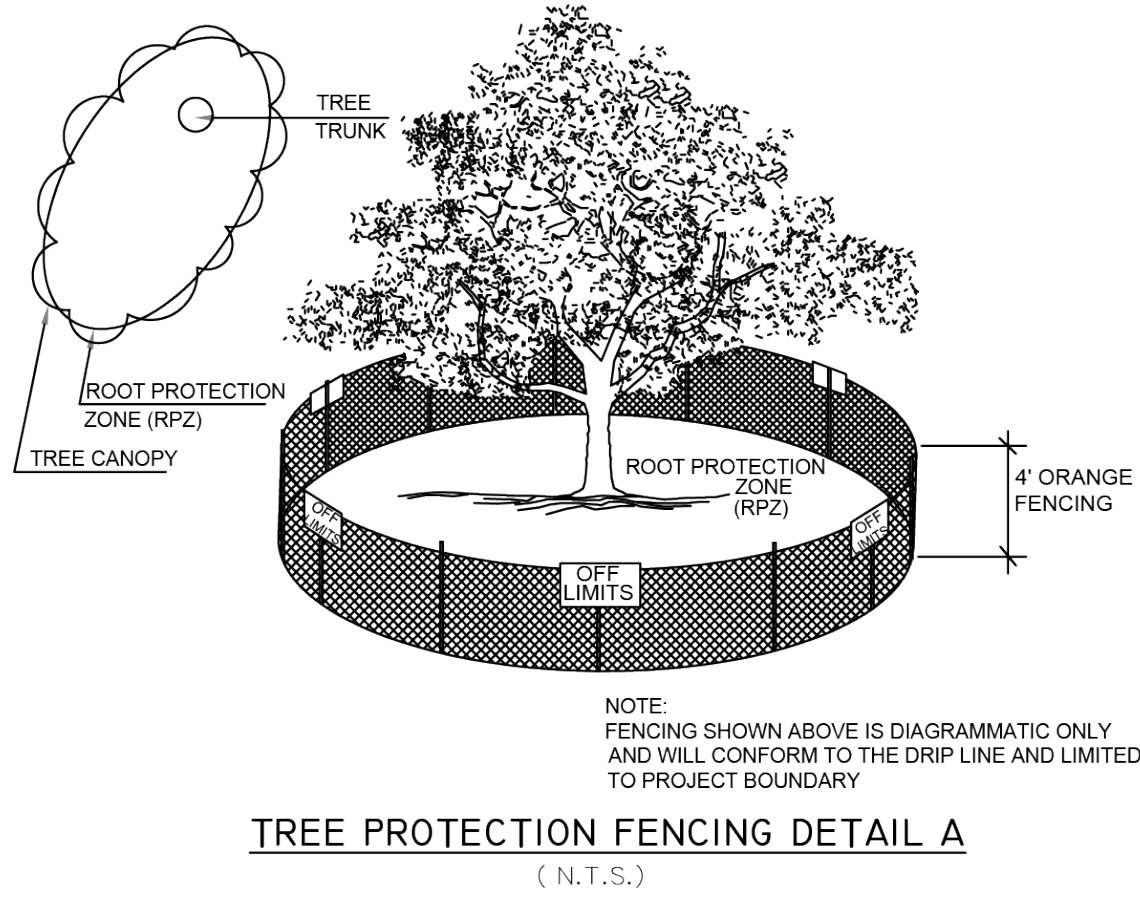
NOTE:
LETTERS CORRESPOND TO EACH PHASING
TABLE LOCATED ON PAGES J1 & J2

CITY ACCEPTANCE FOR CONSTRUCTION

These plans have been reviewed and accepted by _____ on _____ Date _____

The acceptance of the construction will become void after one year of the indicated approval date. Exceptions as follows:

By approving these plans, the Public Works Department does not assume any liability for engineering design nor does approval release the design engineer from liability for correction errors or omissions in the design both during and after construction.



CONSTRUCTION NOTES:

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. ANY TREES REMOVED SHALL BE CHIPPED AND USED FOR MULCH ON-SITE OR HAULED OFF-SITE AND LEGALLY DISPOSED.
6. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE
7. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
8. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
9. VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
10. BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
11. TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
12. TREE FLAGGING: ALL TREES OUTSIDE OF THE DESIGNATED PROTECTIVE FENCING AREAS ARE TO BE REMOVED. NO ADDITIONAL FLAGGING WILL BE PROVIDED.
13. PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
14. BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
15. CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE ENGINEER OR LANDSCAPE ARCHITECT.



CITY PLAN REVIEW TREE MITIGATION CALCULATIONS

Balcones Ranch
Based on Tree Mitigation Plan received on 2/7/2024

SAMPLE AREAS A				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
28	8	Eastern Red Cedar	8	
29	7	Eastern Red Cedar		7
30	4.5	Eastern Red Cedar		4.5
31	13	Eastern Red Cedar	13	
32	8	Eastern Red Cedar	8	
33	6	Eastern Red Cedar		6
34	12.5	Eastern Red Cedar	12.5	
524	5.5	Eastern Red Cedar		5.5
525	6.5	Eastern Red Cedar		6.5
526	6	Eastern Red Cedar		6
527	9	Eastern Red Cedar	9	
528	6	Eastern Red Cedar		6
529	11	Eastern Red Cedar	11	
530	5	Eastern Red Cedar		5
531	5	Eastern Red Cedar		5
532	4	Eastern Red Cedar		4
533	26	Eastern Red Cedar	26	
Protected Trees 8" plus Total Caliper			87.5	
Protected Specie 4"-7.99" Total Caliper				55.5

SAMPLE AREAS B				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
519	7	Eastern Red Cedar	0	7
523	7	Chinaberry	0	7
Protected Trees 8" plus Total Caliper			0	
Protected Specie 4"-7.99" Total Caliper				14

87.569.5

SAMPLE AREAS C				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
40	6.5	Eastern Red Cedar		6.5
41	25.5	Eastern Red Cedar	25.5	
42	8	Eastern Red Cedar	8	
43	7.5	Eastern Red Cedar		7.5
539	9	Eastern Red Cedar	9	
540	10.5	Eastern Red Cedar	10.5	
541	11.5	Eastern Red Cedar	11.5	
Protected Trees 8" plus Total Caliper			64.5	
Protected Specie 4"-7.99" Total Caliper				14

SAMPLE AREAS D				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
25	36	Eastern Red Cedar	36	0
517	8	Eastern Red Cedar	8	0
518	41.5	Eastern Red Cedar	41.5	0
Protected Trees 8" plus Total Caliper			85.5	
Protected Specie 4"-7.99" Total Caliper				0

SAMPLE AREAS E				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
23	4.5	Eastern Red Cedar		4.5
24	7	Eastern Red Cedar		7
513	4.5	Cedar Elm		4.5
514	20	Bur Oak	20	
515	14.5	Bur Oak	14.5	
516	26	Bur Oak	26	
Protected Trees 8" plus Total Caliper			60.5	
Protected Specie 4"-7.99" Total Caliper				16

210.530

SAMPLE AREAS F - 47.44 ACRES (2,066,486 SQ FT)				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
21	8	Eastern Red Cedar	8	
22	10	Eastern Red Cedar	10	
512	11	Eastern Red Cedar	11	
Protected Trees 8" plus Total Caliper			29	
Protected Specie 4"-7.99" Total Caliper				0

290

SAMPLE AREAS G, H, I - 43.82 ACRES (1908,800 SQ FT)				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
53	16.5	Eastern Red Cedar	16.5	
54	7.5	Eastern Red Cedar		7.5
55	16.5	Eastern Red Cedar	16.5	
56	8.5	Eastern Red Cedar	8.5	
Protected Trees 8" plus Total Caliper			41.5	
Protected Specie 4"-7.99" Total Caliper				7.5

SAMPLE AREAS H				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
49	23	Eastern Red Cedar	23	
50	10.5	Eastern Red Cedar	10.5	
51	9	Eastern Red Cedar	9	
Protected Trees 8" plus Total Caliper			42.5	
Protected Specie 4"-7.99" Total Caliper				0

SAMPLE AREAS I				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
17	29	Eastern Red Cedar	29	
18	4.5	Eastern Red Cedar		4.5
19	4	Eastern Red Cedar		4
20	6.5	Eastern Red Cedar		6.5
510	9.5	Eastern Red Cedar	9.5	
511	5.5	Eastern Red Cedar		5.5
Protected Trees 8" plus Total Caliper			38.5	
Protected Specie 4"-7.99" Total Caliper				20.5

122.528

SAMPLE AREAS J				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
44	13.5	Cedar Elm	13.5	
45	17.5	Cedar Elm	17.5	
46	29.5	Cedar Elm	29.5	
47	13	Chinaberry	13	
48	11	Cedar Elm	11	
35	7	Cedar Elm		7
36	5	Pecan		5
37	5	Eastern Red Cedar		5
38	7	Eastern Red Cedar		7
39	7	American Elm		7
Protected Trees 8" plus Total Caliper			84.5	
Protected Specie 4"-7.99" Total Caliper				31

SAMPLE AREAS K				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
534	9	Eastern Red Cedar	9	
535	5.5	Eastern Red Cedar		5.5
536	9	Pecan	9	
537	13	Eastern Red Cedar	13	
538	5	Pecan		5
Protected Trees 8" plus Total Caliper			31	
Protected Specie 4"-7.99" Total Caliper				10.5

SAMPLE AREAS L				
TAG #	SIZE	SPECIE	Protected Tree 8" plus	Protected Specie 4"-7.99"
4	14.5	American Elm	14.5	
6	8.5	American Elm	8.5	
8	8.5	American Elm	8.5	
15	11.5	American Elm	11.5	
502	9	American Elm	9	
507	4.5	American Elm		4.5
10	31.5	Bur Oak	31.5	
508	4	Cedar Elm		4
11	4.5	Common Persimmon		4.5
12	5.5	Common Persimmon		5.5
505	4.5	Common Persimmon		4.5
9	4.5	Eastern Red Cedar		4.5
13	4.5	Eastern Red Cedar		4.5
16	5.5	Eastern Red Cedar		5.5
506	4.5	Eastern Red Cedar		4.5
509	4.5	Eastern Red Cedar		4.5
503	5.5	Pecan		5.5
Protected Trees 8" plus Total Caliper			83.5	
Protected Specie 4"-7.99" Total Caliper				52

19993.5

Grand Totals Per 12 Sampling Areas	
TOTAL PROTECTED TREE CALIPER INCHES (8" PLUS)	648.5
TOTAL PROTECTED SPECIE CALIPER INCHES (4"-7.99")	221

EXAMPLE 30' LOT PRODUCT



EXAMPLE 40' LOT PRODUCT



EXAMPLE 50' LOT PRODUCT



EXAMPLE 60' LOT PRODUCT



PROPOSED PRIMARY ENTRY PERSEPCTIVE



PROPOSED SECONDARY ENTRY PERSPECTIVE



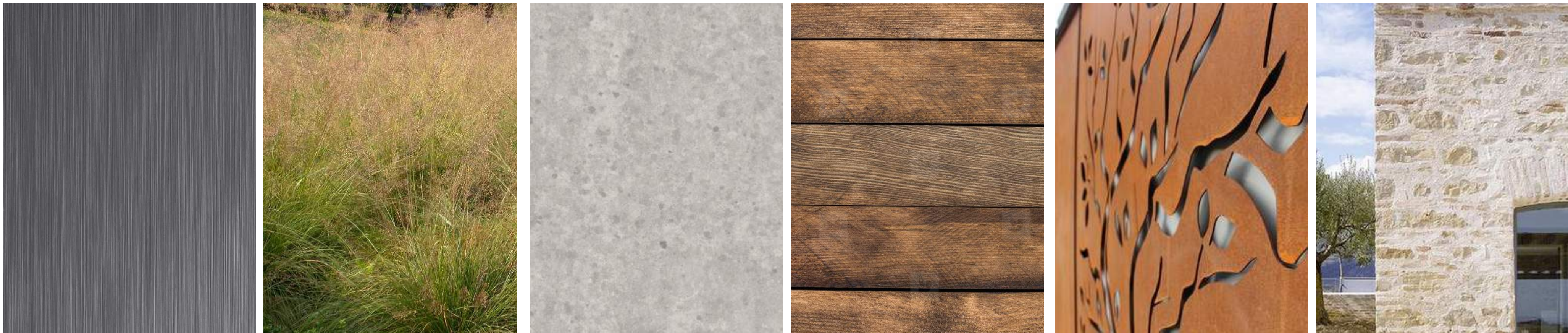
PROPOSED PRIMARY ENTRY AERIAL



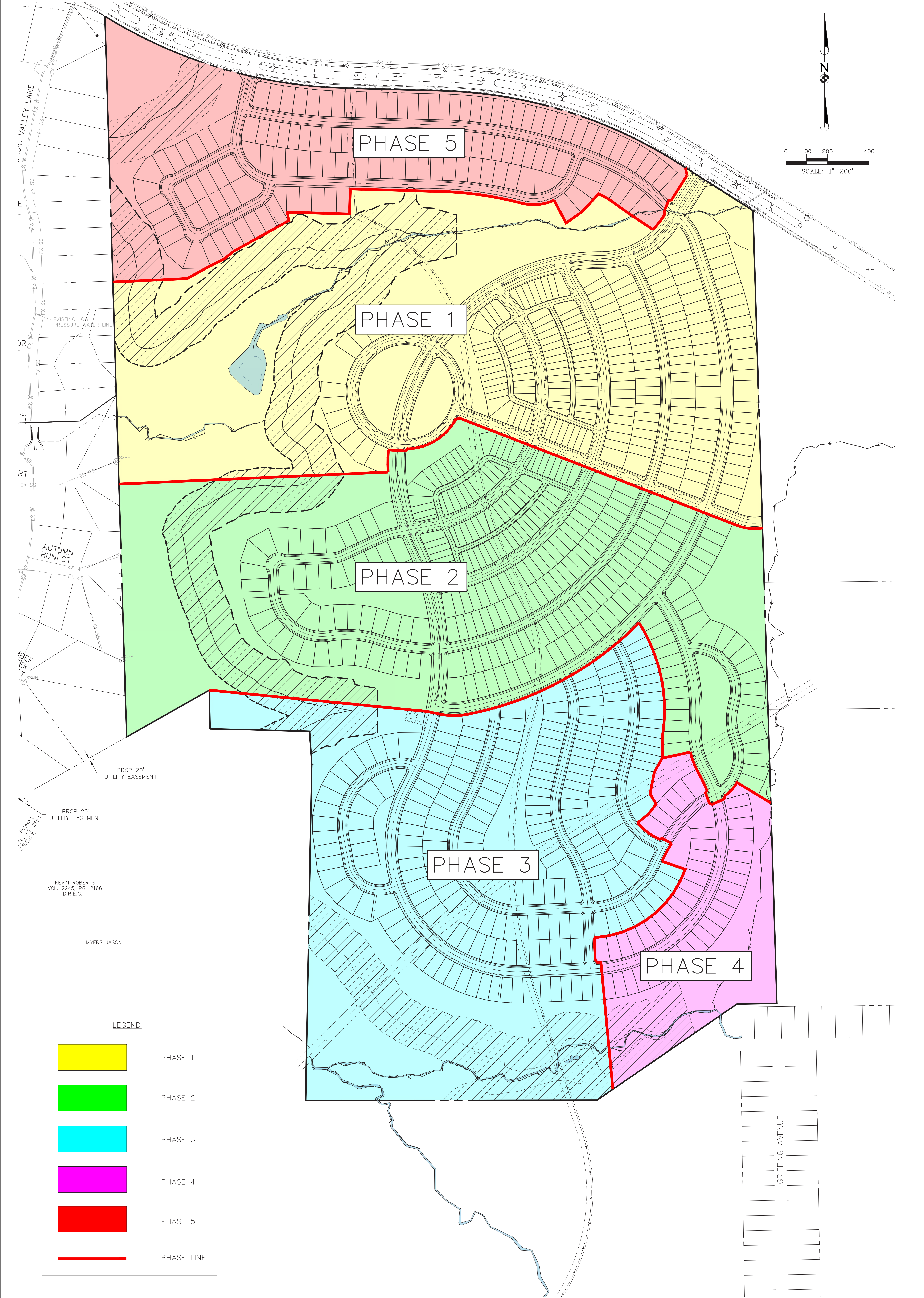
PROPOSED SECONDARY ENTRY AERIAL



PROPOSED MATERIALS FINISHES & AESTHETICS



NOTE: ALL IMAGERY IS REPRESENTATIVE, ACTUAL DESIGNS ARE SUBJECT TO CHANGE AND SHALL BE APPROVED BY BUILDING INSPECTIONS



NOTES

1. PLAN TYPES: 1, 2, 3, 4, 5

2. ELEVATION STYLES: A, B, C, D, E

3. SAME COMBINATION OF PLAN AND ELEVATION MAY NOT BE REPEATED WITHIN 3 LOTS DIRECTLY ADJACENT AS SHOWN.
-
- TOTAL COMBINATIONS = 25 (MIN)

EXHIBIT “N”

STREET BLOCK

