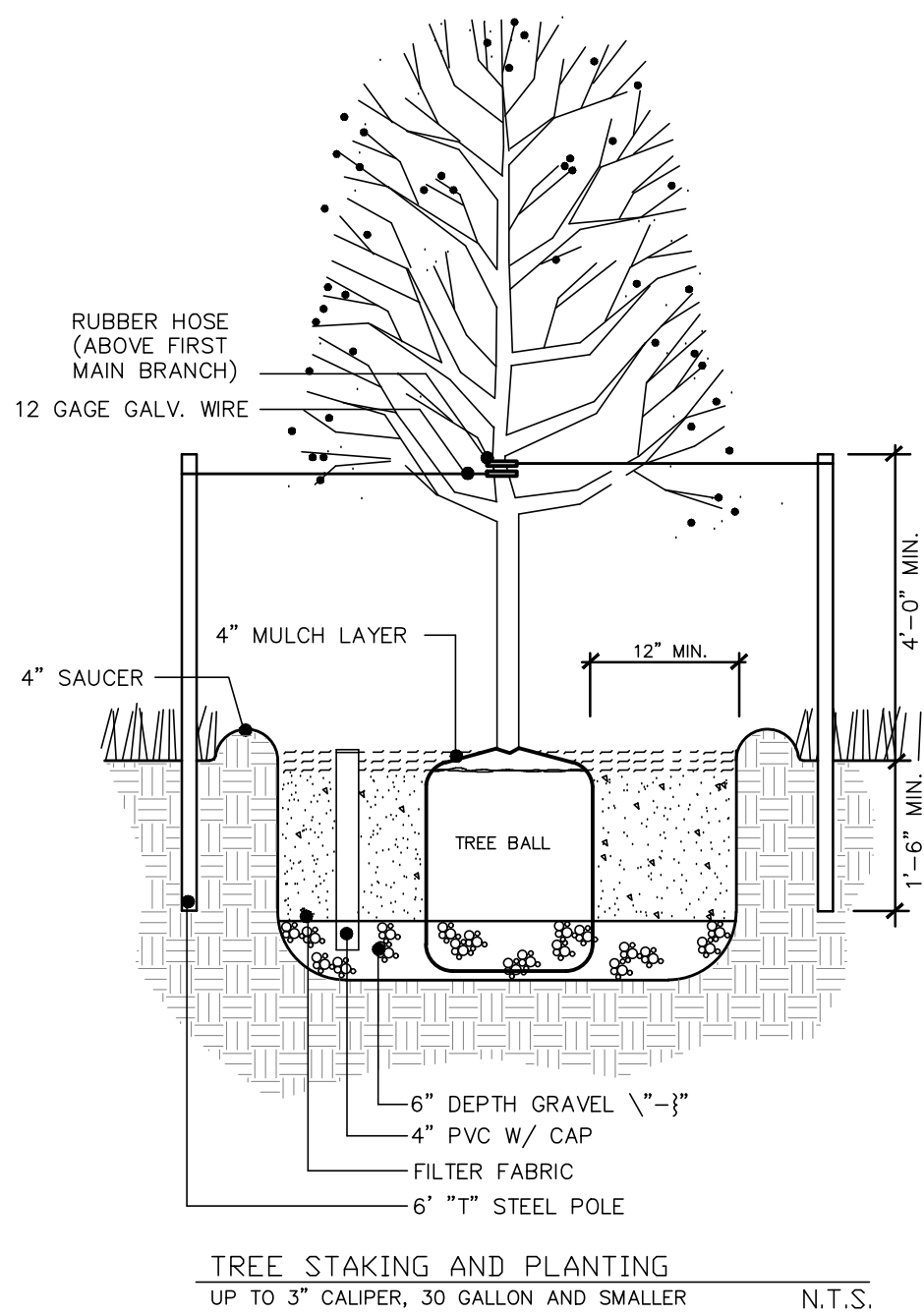
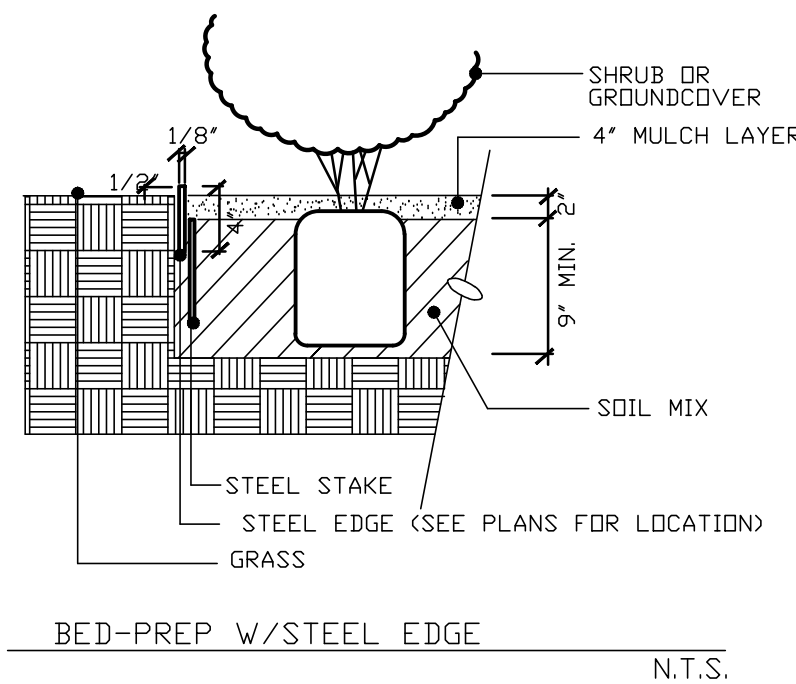
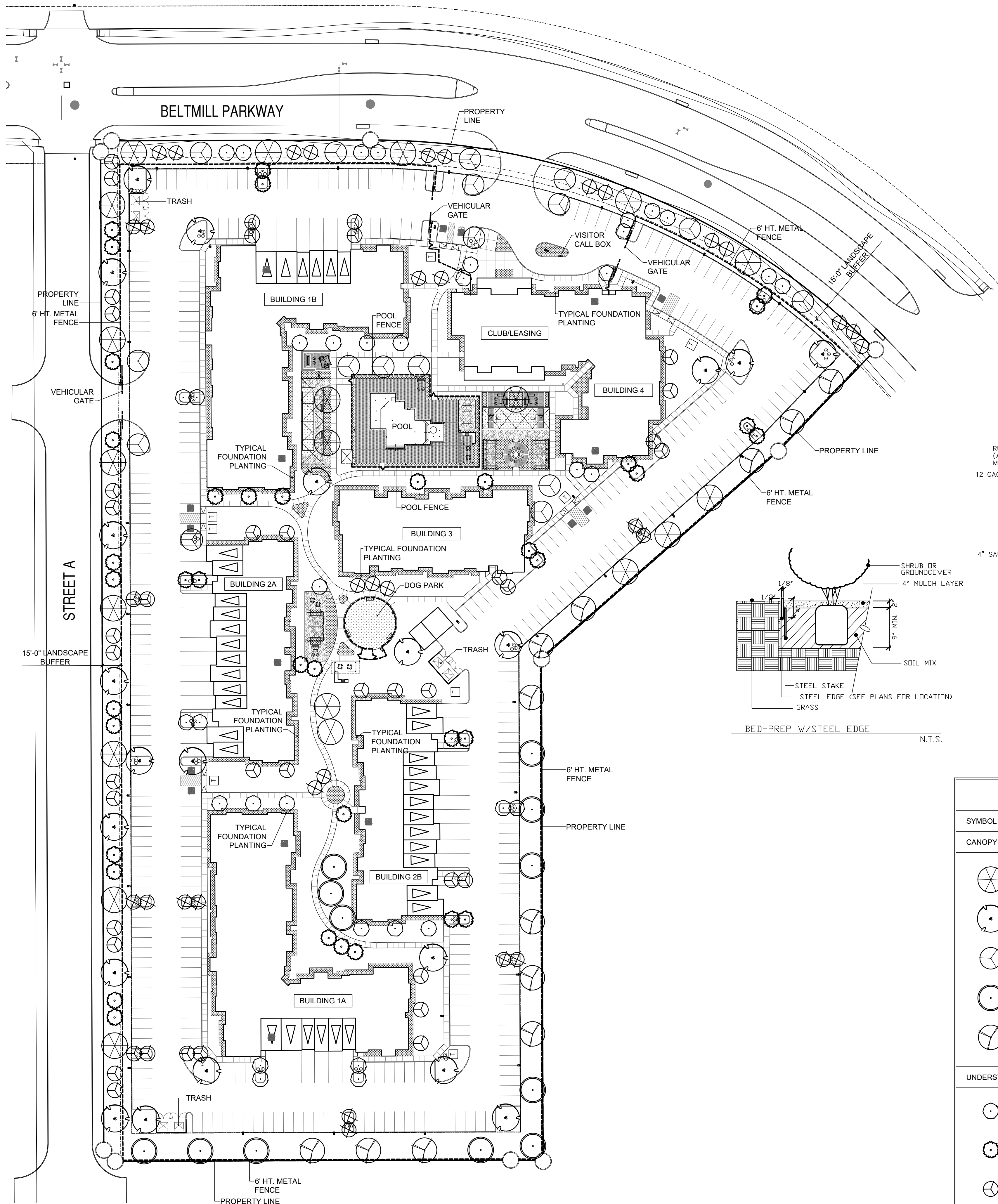




PLANT SCHEDULE			
SYMBOL	PLANT NAME	SIZE	QUAN.
CANOPY TREES			
	LIVE OAK QUERCUS VIRGINIANA	3" CAL.	20
	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL.	21
	CHINESE PISTACHE PISTACIA CHINENSIS	3" CAL.	17
	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL.	12
	SHUMARD RED OAK QUERCUS SHUMARDII	3" CAL.	12
UNDERSTORY TREES			
	CREPE MYRTLE LAGERSTROEMIA INDICA	3" CAL.	36
	CHASE TREE VITEX ANGUS-CASTUS	3" CAL.	39
	YAUPON HOLLY ILEX VOMITORIA	3" CAL.	42
	TEXAS REDBUD CERCIS CANADENSIS	3" CAL.	32

LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING CRITERIA:

SITE AREA: 428,644 S.F. (9.8 ACRES)
ZONING USE: URBAN RESIDENTIAL

BUFFER YARDS:

REQUIRED: MINIMUM 15 FOOT WIDE BUFFER ADJACENT TO R.O.W. OF ANY STREET

PROVIDED: 15' BUFFER ALONG BELTMILL PARKWAY AND STREET A

INTERIOR LANDSCAPE:

REQUIRED: AMOUNT OF LANDSCAPE AREA REQUIRED SHALL BE 50% OF THE SQUARE FOOTAGE OF PROPOSED BUILDINGS
98,133 S.F. X 50% = 49,067 S.F. LANDSCAPE AREA

PLANTING REQUIREMENTS:
1. (1) CANOPY TREE PER 600 S.F.
49,067 S.F. / 600 = 82 CANOPY TREES
2. (1) UNDERSTORY TREE PER 330 S.F.
49,067 S.F. / 330 = 149 S.F. UNDERSTORY TREES
3. (1) SHRUB PER 60 S.F.
49,067 S.F. / 60 = 818 SHRUBS
4. 10% OF REQUIRED AREA TO BE GROUND COVER
49,067 S.F. X 10% = 4,907 S.F.

PROVIDED: 50,000+ S.F. LANDSCAPE AREA
(82) CANOPY TREES, (149) UNDERSTORY TREES, (850+) SHRUBS (PROVIDED AS FOUNDATION AND AMENITY AREA PLANTING), & 5,000+ S.F. GROUNDCOVER

PARKING LOT LANDSCAPE:

REQUIRED: 10 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE
385 PARKING SPACES X 10 = 3,850 S.F.

PLANTING REQUIREMENTS:
1. (1) CANOPY TREE PER 32 PARKING SPACES
385 / 32 = 12 CANOPY TREES
2. (1) UNDERSTORY TREE PER 16 PARKING SPACES
385 / 16 = 24 UNDERSTORY TREES
3. (1) SHRUB PER 4 PARKING SPACES
385 / 4 = 97 SHRUBS

PROVIDED: 5,000+ S.F. LANDSCAPE AREA
(12) CANOPY TREES, (24) UNDERSTORY TREES, (97) SHRUBS

IRRIGATION REQUIREMENTS

IRRIGATION REQUIREMENTS. ALL REQUIRED LANDSCAPE AREAS EXCEPT FOR SUBDIVISIONS AND MULTI-FAMILY MAY BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM, PROVIDED HOWEVER, THE SAME SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR, LANDSCAPE ARCHITECT OR OTHER PROFESSIONAL AUTHORIZED BY THE STATE TO DESIGN OR INSTALL SUCH SYSTEMS.

MAINTENANCE

1. GENERAL. THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION.
A. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAR AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS OR LINES, WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED WITHIN 48 HOURS AFTER NOTICE BY THE CITY OF SAGINAW, TO PREVENT THE WASTE OF WATER. IF NECESSARY REPAIRS ARE NOT MADE WITHIN 14 DAYS THE CITY IN ADDITION TO, ALL OTHER LEGAL REMEDIES MAY TERMINATE THE WATER SERVICE TO THE PROPERTY.
B. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS ADJACENT TO A PART OF THE PUBLIC STREET RIGHTS-OF-WAY THAT ARE A CONTINUOUS EXTENSION OF THEIR LOT(S) TO THE BACK OF CURB OF THE PAVEMENT. UNDER THIS RULE, PROPERTY OWNERS SHALL NOT BE RESPONSIBLE FOR MAINTAINING LANDSCAPED MATERIALS IN STREET MEDIANS.
2. PLANT REPLACEMENTS. THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL PLANT MATERIAL, WHICH SHOWS DEAD BRANCHING OVER 75 PERCENT OR MORE OF THE NORMAL BRANCHING PATTERN AND REPAIR OF IRRIGATION SYSTEMS. PLANT MATERIALS, WHICH DIE, SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. UPON NOTIFICATION BY THE CITY OF SUCH REPLACEMENTS, THE OWNER SHALL HAVE 90 DAYS TO COMPLY WITH THESE REQUIREMENTS.

ISSUES:

03-26-21	SITE PLAN SUBMITTAL

REVISIONS:

CLIENT:

CLX VENTURES
300 Crescent Court
Suite 1425
Dallas, TX 75201

THE GRAND AT SAGINAW

SAGINAW, TEXAS

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SITE PLAN
SUBMITTAL

THE GRAND AT SAGINAW

SAGINAW, TEXAS

JOB NUMBER: CLX-2102

LANDSCAPE PLAN

LP0.01