

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
TREES					SHRUBS			
	51	EXISTING TREE, TO REMAIN REF. TREE MITIGATION PLAN	EXISTING			220	ABELIA X 'EDWARD GOUCHER' EDWARD GOUCHER ABELIA	3 GAL
						19	AUCUBA JAPONICA 'GOLD DUST' GOLD DUST JAPANESE LAUREL	3 GAL
						127	ILEX CORNUTA 'BURFORDII NANA' BURFORD HOLLY	3 GAL
	9	BETULA NIGRA RIVER BIRCH MULTI-TRUNK	20 GAL	2"		221	LAGERSTROEMIA INDICA 'DWARF PINK' DWARF PINK CRAPE MYRTLE	3 GAL
	3	ILEX VOMITORIA YAUPON HOLLY	20 GAL	2"		125	MALVAVISCUS DRUMMONDII TURK'S CAP	3 GAL
	5	LAGERSTROEMIA INDICA CRAPE MYRTLE	20 GAL	2"		82	MYRTICA PUSILLA 'DON'S DWARF' DON'S DWARF WAX MYRTLE	3 GAL
	27	LAGERSTROEMIA INDICA 'WHIT II' DYNAMITE CRAPE MYRTLE	20 GAL	2"	ANNUALS/PERENNIALS			
	58	MAGNOLIA GRANDIFLORA 'LITTLE GEM' DWARF SOUTHERN MAGNOLIA	20 GAL	2"		199	ASPIDISTRA ELATOR CAST IRON PLANT	3 GAL
						243	LIRIOPE GIGANTEA GIANT LIRIOPE	1 GAL
						284	SALVIA 'FARNACEA' 'HENRY DUELBERG' BLUE MEALY SAGE	1 GAL
						210	VERBENA BIPINNATIFIDA PLAIN VERBENA	1 GAL
SHADE TREES					ORNAMENTAL GRASSES			
	20	PISTACIA CHINENSIS CHINESE PISTACHE	65 GAL	3"		166	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS	1 GAL
	7	QUERCUS SHUMARDII SHUMARD OAK	65 GAL	3"		55	CORTADERIA SELLOANA PAMPAS GRASS	3 GAL
	4	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	65 GAL	3"		247	MUHLENBERGIA CAPILLARIS 'LENCA' REGAL MIST PINK MUHLY GRASS	1 GAL
	9	TAXODIUM DISTICHUM BALD CYPRESS	65 GAL	3"		292	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL
	15	ULMUS CRASSIFOLIA CEDAR ELM	65 GAL	3"	GROUND COVERS			
	25	ULMUS PARVIFOLIA 'BSNUPF' EVERCLEAR LACEBARK ELM	65 GAL	3"		4,535 SF	SHADE FRIENDLY GRASS MIX (PART SHADE - SHADE)	SEED
						34,107 SF	SHADE FRIENDLY WILDFLOWER MIX (PART SHADE - SHADE)	SEED
						22,117 SF	THUNDER TURF MIX (SUN - PART SUN)	SEED
						50,138 SF	ZOYSIA X 'PALISADES' PALISADES ZOYSIA	SOD

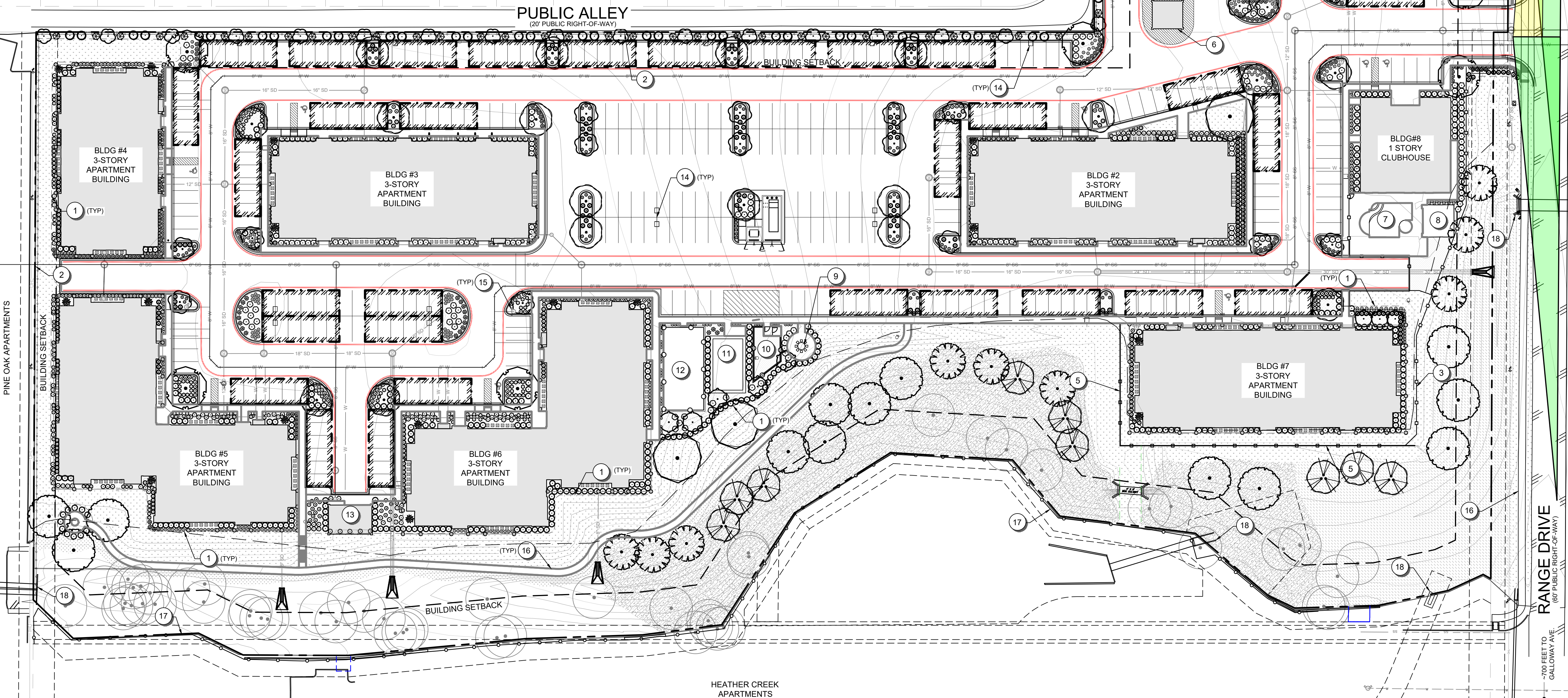
LANDSCAPE SITE PLAN REQUIREMENTS			
ZONING: PLANNED DEVELOPMENT MULTI-FAMILY (PD-MF) 2023-02291			
SECTION 1A - LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
400 SQ. FT. REQUIRED LANDSCAPED OPEN SPACE FOR EACH UNIT		MIN. 96,000 SQ. FT.	174,571 SQ. FT.
240 (TOTAL UNITS) x 400 SQ. FT. = 96,000 SQ. FT.			
SITE TREES			38 PROTECTED TREES (76 TREE CREDITS)
ONE SHADE TREE OR 3 ORNAMENTAL TREES FOR EACH 500 SQ. FT. OF REQUIRED LANDSCAPE AREA (96,000 SQ. FT. / 500 SQ. FT. = 192)		192 TOTAL TREES	80 SHADE TREES, 102 ORN. TREES (34 TREE CREDITS)
EACH PRESERVED, PROTECTED TREE QUALIFIES AS 2 TREES			192 TOTAL TREES
SCREENING AND BUFFERING			
NORTHEAST PROPERTY LINE - HILLCREST PARK (SINGLE FAMILY TOWNHOMES)		8-FT. HT. MASONRY WALL, 85 ORN. TREES	8-FT. HT. MASONRY WALL, 85 ORN. TREES
1 ORNAMENTAL TREE / 15 LINEAL FT. @ 1,272 LINEAL FT.			
NORTHWEST PROPERTY LINE - PINE OAKS APARTMENTS		N/A	8-FT. HT. MASONRY WALL
SOUTHWEST PROPERTY LINE - HEATHER CREEK APARTMENTS		N/A	76 SHADE TREES
SOUTHEAST PROPERTY LINE - RANGE DR. (RIGHT-OF-WAY)		N/A	8 TREES
PARKING LOT INTERIOR LANDSCAPING			
SCREEN PARKING LOT FROM RIGHT-OF-WAY W/ 4 FT. HT. SCREEN		273 LINEAR FT.	273 LINEAR FT.
1 PARKING ISLAND (WITH TREE) FOR EVERY 15 PARKING SPACES		32 PARKING LOT TREES	53 PARKING LOT TREES
480 PARKING SPACES / 15 = 28			
SECTION 2-501 - MULTIFAMILY RESIDENTIAL DEVELOPMENT STANDARDS		REQUIRED	PROVIDED
PROVIDE 400 SQ. FT. OF OPEN SPACE PER DWELLING UNIT			
240 UNITS x 400 SQ. FT. = 96,000 SQ. FT. (2.2 ACRES)		2.2 ACRES	2.2 ACRES
OUTDOOR AMENITIES			
GROUP A - POOL, PLAYGROUND, DOG PARK, PICKLEBALL, TRAIL			
GROUP B - FIRE PIT, OUTDOOR BBQ, HOT TUB/SPA, PICNIC AREA, YARD GAME AREA		5 GROUP A AMENITIES 5 GROUP B AMENITIES	5 GROUP A AMENITIES 5 GROUP B AMENITIES
240 UNITS = FIVE "GROUP A" AND FIVE "GROUP B" AMENITIES REQUIRED			

PARKLAND DEDICATION FEE-IN-LIEU:

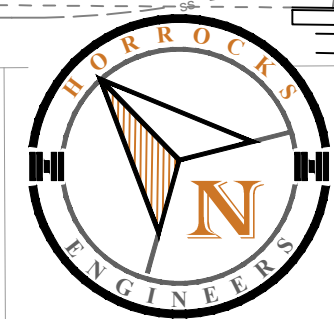
240 (TOTAL UNITS) x \$3,065.56 (PARK SERVICE AREA AVERAGE LAND VALUE / UNIT) = \$735,734.40

\$735,734.40 (TOTAL FEE) x 50% (CREDIT FOR PRIVATE RECREATIONAL FACILITIES) = \$367,867.20

TOTAL PARKLAND DEDICATION FEE-IN-LIEU PAYMENT: \$367,867.20



HEATHER CREEK APARTMENTS



0 40'

SCALE: 1" = 40'

1. ANY REVISION TO THIS PLAN WILL REQUIRE CITY APPROVAL AND MAY REQUIRE REVISIONS TO ANY CORRESPONDING PLANS TO AVOID CONFLICTS BETWEEN PLANS.
2. DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND EXISTING CITY DESIGN MANUAL.
3. OUTDOOR LIGHTING SHALL COMPLY WITH THE LIGHTING AND GLARE STANDARDS CONTAINED WITHIN THE MESQUITE ZONING ORDINANCE.
4. FENCES SHALL BE AS DESIGNED AND CONSTRUCTED PER CITY STANDARDS OR AS DIRECTED BY THE FIRE MARSHAL.
5. SPEED BUMPS/HUMPS ARE NOT PERMITTED WITHIN A FIRE LANE.
6. HANDICAPPED PARKING AREAS AND BUILDING ACCESSIBILITY SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT (ADA). THESE ACCESSIBILITY REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT, ADOPTED BUILDING CODE.
7. ANY SIGNAGE IS SUBJECT TO FINAL APPROVAL. ANY SEPARATE APPLICATION/PERMIT BY THE BUILDING OFFICIAL OR DESIGNER.
8. ALL FENCES AND RETAINING WALLS SHALL BE SHOWN ON THE SITE PLAN AND ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
9. ALL EXTERIOR BUILDING MATERIALS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL AND SHALL CONFORM TO THE APPROVED FACADE/BUILDING ELEVATION PLAN.
10. ALL UTILITY LINES SHALL BE INSTALLED AND/OR RELOCATED UNDERGROUND.
11. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE MESQUITE ZONING ORDINANCE AND COMMUNITY APPEARANCE MANUAL.

SYMBOL	DESCRIPTION
1	STEEL EDGING
2	8' HT. SCREENING FENCE/WALL
3	6' HT. WROUGHT IRON FENCE
4	REFUSE W/SCREEN WALL
5	RETAINING WALL
6	MAILBOX KIOSK
7	POOL AND SPA AMENITY
8	PAVILION W/BBQ
9	OUTDOOR FIREPIT
10	DOG PARK
11	PLAYGROUND
12	PICKLEBALL COURT
13	MAINTENANCE BUILDING
14	LIGHT POLE /FINAL LIGHTING DESIGN, INCORPORATING A MIX OF CANOPY AND LIGHTING WILL BE DOCUMENTED IN THE UPDATED PHOTOMETRICS PLAN WITHIN THE ENGINEERING DRAWINGS.
15	FIRE HYDRANT
16	5' WIDE CONCRETE SIDEWALK
17	EXISTING 6' HT. DECORATIVE STEEL FENCE
18	EXISTING ORNAMENTAL STRUCTURE

8' HT. SCREENING FENCE / WALL
 6" HT. WROUGHT IRON FENCE
 EXISTING WROUGHT IRON FENCE
 PROPERTY BOUNDARY
 BUILDING SETBACK LINE
 PROPERTY LOT LINES
 EXISTING UTILITY EASEMENT
 PROPOSED ACCESS, UTILITY & DRAINAGE EASEMENT
 PROPOSED BUILDING FOOTPRINT
 VISIBILITY TRIANGLES
 FIRE LANE
 CANOPY COVERED PARKING

HELU DEVELOPMENT
P.O. BOX 190
DRAPER, UT
(916) 878-1147
CONTACT: TYSON BOWDEN

HORROCKS ENGINEERS
12777 JONES ROAD, SUITE 210
HOUSTON, TX 77070
(346) 395-6565
CONTACT: CADEN FUHRMAN.

HORROCKS ENGINEERS
12777 JONES ROAD, SUITE 210
HOUSTON, TX 77070
(346) 395-6565
CONTACT: KENDALL HANCEY, P.E.



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WARNING

IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

REVISIONS

REV #	DATE
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— 5/21/24

DATE
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REG
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TEXAS

HIDDEN RANGE WILLOWS

4600 RANGE DR., MESQUITE, TX

SITE | LANDSCAPE PLAN

SITE PLAN APPLICATION

Year	Percentage
2020	20%
2021	55%

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