



PARK & OPEN SPACE

- A. This Section defines the park and open space requirements for the Development District planned development.
- B. The majority of the parks and open spaces require turf and trees as the minimum standard unless specified otherwise. The tree species must be selected from the City's approved list of tree species.
- C. Furnishings and equipment are specified herein or shall meet or exceed City standards.
- D. The City trail easements shall be allocated in conformance with the City's Master Trail Plan.
- E. Required Landscaping.

1. Street trees shall be planted in tree wells or within landscape areas based on the type of street or open space. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk.
2. Tree spacing shall average approximately 30' on center, and may be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, pedestrian and vehicular break breaks and comparable features.
3. Street trees adjacent to streets or on-street parking or in medians shall be selected from the approved list of plantings. Street trees shall be installed in accordance with these criteria:
 - (a) a minimum of two feet (2'0") from the back of curb; and

- (b) in landscape areas that are not less than four feet (4') in width
- (c) Tree wells smaller than 4'x6' shall be permitted provided root protection techniques are employed.

4. **Furnishings and Fixtures.** Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and installed or constructed in a manner compatible with the City standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment

PARKS & OPEN SPACE

- CITY TRAILS
- TREE STANDARDS
- FURNISHINGS
- LANDSCAPING—PRIVATE LOTS
- LANDSCAPING—PARKING LOTS
- MITIGATION

ALL OPEN SPACE IMPROVEMENTS ARE SUBJECT TO EASEMENT RESTRICTIONS. THERE SHALL BE NO OBLIGATION TO COMPLETE IMPROVEMENTS THAT ARE NOT PERMITTED UNDER THE TERMS OF EXISTING EASEMENTS.

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11/13/2015

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shall be perpetually maintained by the applicable Owners' Association.

5. **Lot Landscaping Standards.** See Lot Standards for landscape requirements by Lot type. Plantings shall be located within required yards and may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.

6. **Landscape Requirements for Surface Parking Lots.** A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (2") caliper, for every ten (10) parking spaces provided in the lot.

- F. **Tree Mitigation:** Within the Development District, the proposed development will fall almost entirely within the exempted areas of

the site. As a consequence, *Section 6-125 Tree Survey and Mitigation* shall not apply to the Development District, but in lieu of providing mitigation for trees removed, the development will provide street trees on all new streets within the development in conformance with Frontage requirements herein.



PARK BENCHES

The EVCOR, LLC EBBR-30-P park bench, or equal, with customized logo. Available in 3, 4, 5, 6 foot lengths.



DRINKING FOUNTAIN:
MUDOCK OUTDOOR FOUNTAIN OR EQUAL



WASTE RECEPTACLES
Thirty two gallon, painted steel frame EVCOR ETR Series waste receptacles or equal

OPEN SPACE STANDARDS	R=REQUIRED; P=PERMITTED; N=PROHIBITED									
	OS-1	OS-2	OS-3	OS-4	OS-5	PARK 1	PARK 2	PARK 3	PARK 4	
ESTIMATED AREA (acres)	4.9	2.8	1.7	2.0	12.5					
MINIMUM AREA	+/- 20%	+/- 20%	+/- 20%	+/- 20%	+/- 20%	0.5	0.2	0.1	NA	
MINIMUM WIDTH	-	-	-	-	-	75'	20'	25'	10'	
LOT OR STREET FRONTAGE REQUIRED	NO	NO	YES	NO	NO	2 SIDES	2 SIDES	1 SIDE	2 SIDES	
SERVICE DRIVES (LIMITED ACCESS)	N	N	P	NOTE 2	P	P	N	N	N	
ACCESS DRIVES (PUBLIC)	N	N	P	NOTE 2	P	P	N	N	N	
PARKING	N	N	NOTE 1	N	P	N	N	N	N	
LANDSCAPE AND FURNISHINGS										
AREA PRUNED & MOWED	R	R	R	R	R	R	R	R	R	P
TRAILS	P	R	R	P	P	P	R	P	P	P
MINIMUM TREE DENSITY (TREES/ACRE)	NA	NA	10	NA	NA	20	1/35'	20	NA	
BENCHES	N	R	R	P	P	R	P	P	P	
DRINKING FOUNTAINS	N	N	R	P	P	R	N	P	P	
DECORATIVE FOUNTAIN	N	N	P	P	P	P	N	P	P	
TABLES & CHAIRS	N	N	P	P	P	P	P	P	P	
PICNIC TABLES	N	N	P	P	P	N	P	P	P	
PLAYGROUND	N	N	P	N	P	N	N	P	N	
SHADE STRUCTURE	N	N	P	P	P	P	P	P	P	
KIOSKS FOR VENDORS	N	N	P	N	N	P	N	N	P	
INFORMAL RECREATION (TURF/SAND)	N	N	P	N	P	N	P	P	N	
COMMUNITY GARDEN	N	N	N	N	P	N	N	N	N	

NOTE 1: ON-STREET ONLY

NOTE 2: ONLY TO CROSS THE OPEN SPACE

NOTE 3: ALL OPEN SPACE IMPROVEMENTS ARE SUBJECT TO EASEMENT RESTRICTIONS. THERE SHALL BE NO OBLIGATION TO COMPLETE IMPROVEMENTS THAT ARE NOT PERMITTED UNDER THE TERMS OF EXISTING EASEMENTS.

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OS-1: Open Space OS-1 is the pond portion of the central open space within the development. The pond shall be encircled by a pedestrian trail, subject to the restrictions imposed by the terms of the easement.

OS-2: Open Space OS-2 is the area within the same easement as OS-1, but excludes the pond amenity. The area shall be designed and maintained to allow for periodic flooding, and the area shall consist of trees and turf subject to the restrictions imposed by the terms of the easement.

OS-3: Open Space OS-3 is the area fronting on Summit Avenue and encompasses the easements for drainage and gas transmission. The area is to be landscaped to create a "Front Yard" for the development east of Summit Avenue.

OS-4: Open Space OS-4 consists of the protected area including the drainage easement and floodplain bordering zones Z-4 and Z-5. It is intended to provide a natural open space boundary to the zones.

OS-5: Open Space OS-5 consists of the Texas Power and Light easement. It is intended to provide open views and also may be used for recreation or parking as needed.

PARK 1: NEIGHBORHOOD PARK: The neighborhood park is intended as a place for passive recreation with benches and walkways. The park is not a required feature of any zone.

PARK 2: LINEAR PARK: The purpose of the Linear Park is to provide a landscaped promenade and streetscape enhancement.

PARK 3: POCKET PARK: The Pocket Park provides more informal amenity that may include a playground or picnic venue.

PARK 4: PLAZA: The Plaza is an area directly connected to commercial or restaurant spaces to activate the urban environment.

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