

NOTE:
OPEN SPACE IS SHOWN FOR DESIGN INTENT ONLY AND SUBJECT TO CHANGE.
ALL PLANTING AND TURF AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

LEGEND:

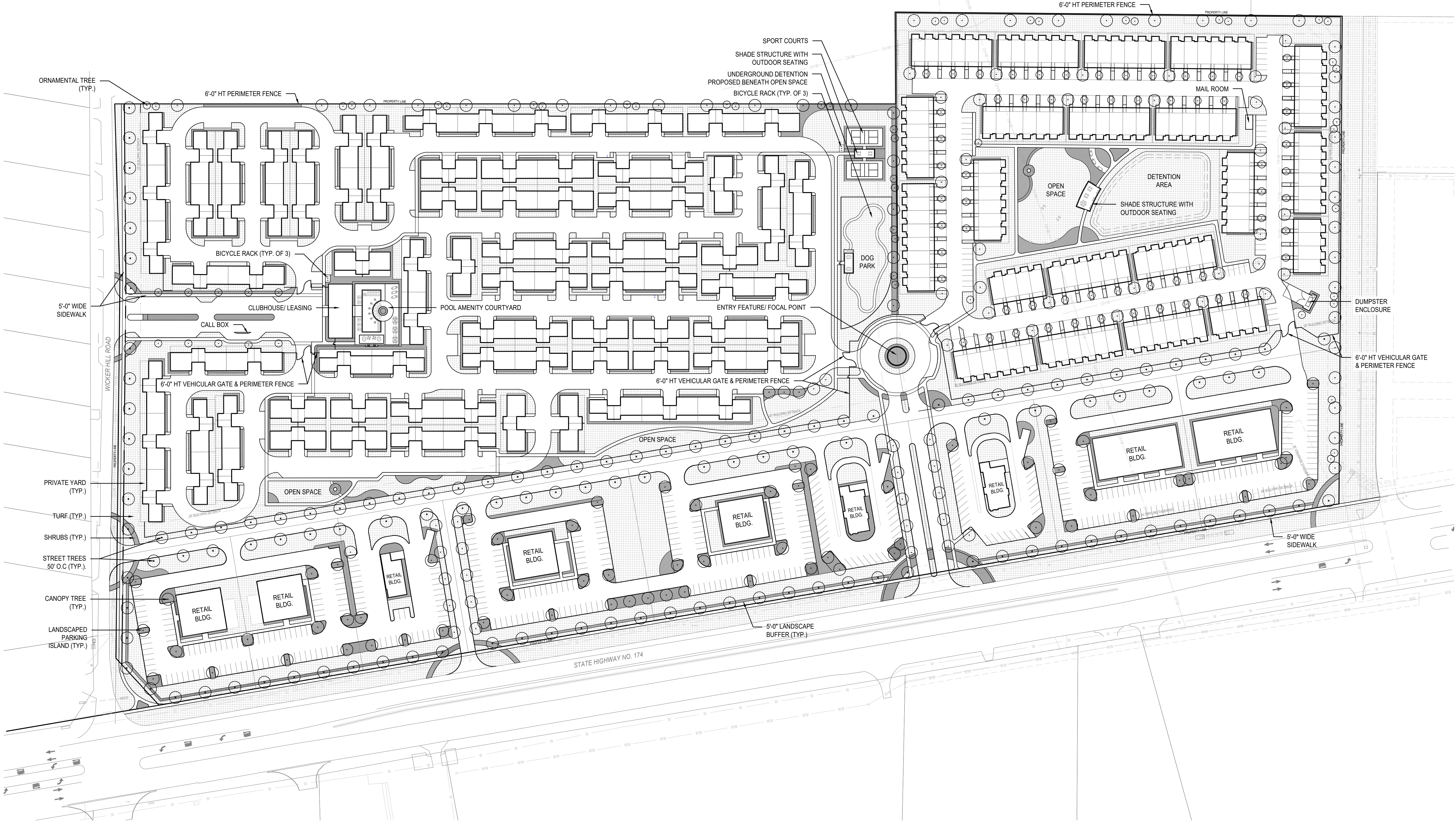
- CANOPY TREE
- STREET TREE
- ORNAMENTAL TREE
- SHRUBS
- GROUND COVER
- TURF

LANDSCAPE REQUIREMENTS		
GENERAL RETAIL DISTRICT REQUIREMENTS		
STREET TREES		
The spacing of street trees will be in accordance with the tree species size classes listed in section 86-81, and no trees may be planted closer together than the following without the approval of the tree board: small trees—30 feet; medium trees—40 feet; and large trees—50 feet.		
Street Trees	Provided at 50' O.C.	
LANDSCAPE AREA	REQUIRED	PROVIDED
Landscaping of 20 percent of the total lot shall be required. Total Lot Area: 475,082 SF		
Landscape Area	95,016 SF (20%)	95,016 SF MIN. (20%)
FRONT YARD LANDSCAPE	REQUIRED	PROVIDED
Not less than 40 percent of the total landscaping shall be located in the designated front yard.		
Front Yard Landscape	60,812 (40%)	60,812 SF MIN. (40%)

LANDSCAPING ADJACENT TO PUBLIC R.O.W.	REQUIRED	PROVIDED
A ten-foot landscaped strip shall be provided adjacent to all public and private rights-of-way on lots with an area greater than five acres. Within landscaped strips adjacent to rights-of-way, landscaping shall be required as follows:		
a. One canopy street tree or two ornamental trees, for each 60 linear feet of frontage, at a minimum three-inch caliper.		
b. An average density of one, five-gallon evergreen shrub for each five linear feet of frontage provided however, that any landscaping materials that will be located within ten feet of any public right-of-way shall not, at ultimate growth, exceed 30 inches in height above street grade unless otherwise permitted by the city. Shrubs may be grouped to provide variety in design.		
Street Frontage: 2,156 LF		
Canopy Tree	36	43
Evergreen Shrub (5 Gal)	431	431 MIN.

PARKING LOT INTERIOR	REQUIRED	PROVIDED
Developments with an area five acres or greater shall provide a 162-square-foot landscaped island for each 12 parking spaces. Within parking lot interiors, landscaping shall be provided as follows:		
a. One canopy tree or one ornamental tree at a minimum three inches in caliper.		
b. Evergreen ground cover or shrubs to a maximum ultimate height of 30 inches from parking lot grade, of a type that will provide full coverage of the landscape island shall be provided. Planted area shall be exclusive of the area within 18-inch radius from each required tree.		
c. Areas that are not covered with live plant materials shall be permanently maintained with natural mulch materials such as hard wood, pine bark, or other typical mulch materials.		
Total Parking Spaces: 469		
Landscape Island (162SF)	6,332 SF	19,411 SF
Canopy Tree		PROVIDED
Evergreen Groundcover & Shrubs		PROVIDED

BTR REQUIREMENTS		
OPEN SPACE	REQUIRED	PROVIDED
Not less than 10 percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways, and internal streets.		
Total Lot Area: 822,413 SF		
Open Space	82,242 SF (10%)	82,242 SF MIN. (10%)
BIKE PARKING	REQUIRED	PROVIDED
A total of (12) parking spaces shall be provided.		
Bike Spaces (2 spaces per bike rack)	6 (2 SPACES/RACK)	6 (2 SPACES/RACK)
SFA REQUIREMENTS		
LANDSCAPING	REQUIRED	PROVIDED
An ornamental tree (30 gallon) will be provided at a minimum of one (1) per cluster of units (2 attached dwelling units) and 1 canopy tree per six (6) dwelling units.		
Total Units: 124		
Ornamental Tree	62	62 MIN.
Canopy Tree	21	21 MIN.



OWNER
Matrix Equities
30000 Chagrin Road
Suite 200
Cleveland, OH, 44124

CIVIL ENGINEER
Stanley
6080 Tennyson Parkway, Suite 200
Plano, TX 75024

WILSHIRE URBAN VILLAGE
BURLESON, TEXAS

Rev.	Date	Description

Project Number: 24015
Date: OCTOBER 18, 2024
Issue: ZONING

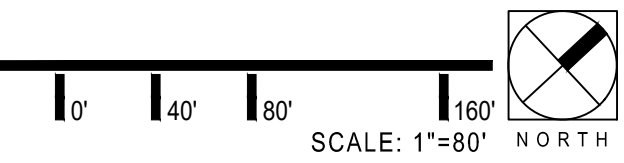
Sheet Title:
LANDSCAPE PLAN

ZONING FOR REVIEW ONLY, NOT FOR CONSTRUCTION OR PERMIT PURPOSES.	Sheet Number: L-1
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bvd CREATIVE
Michael Lewkush 3528
OCTOBER 18, 2024

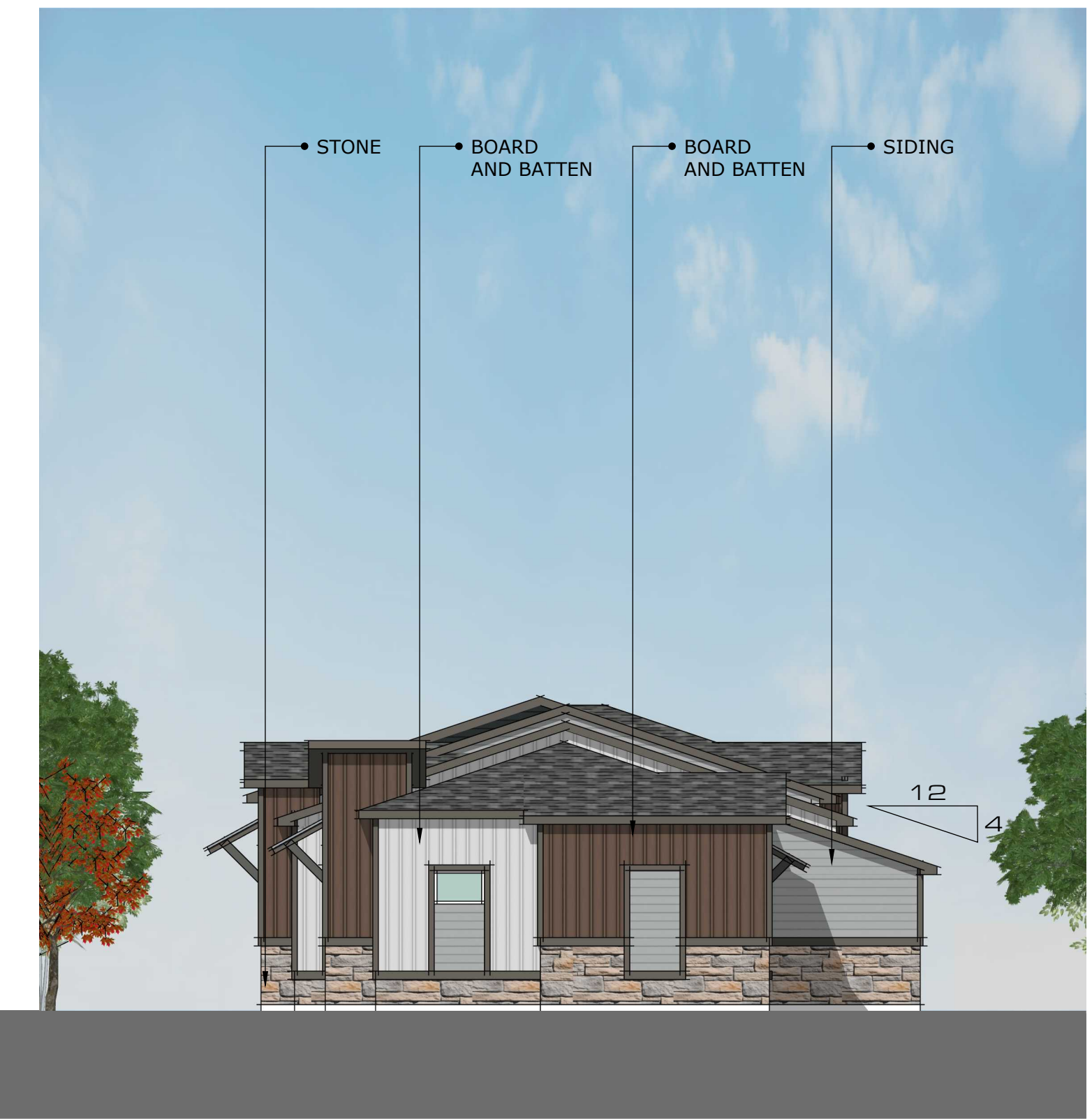
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1 LANDSCAPE PLAN





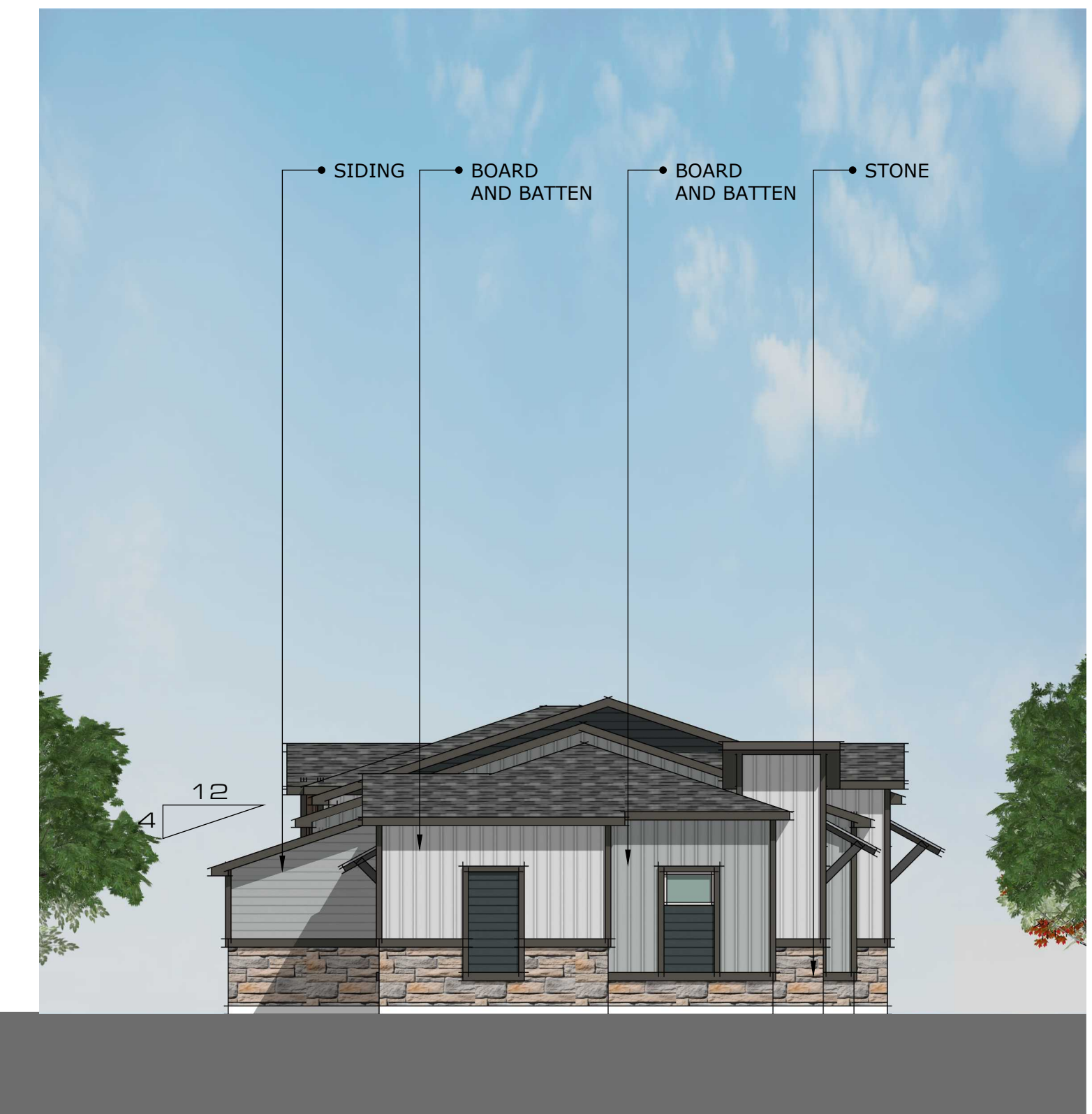
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SIDE ELEVATION SCALE: 1/8" = 1'-0"



REAR ELEVATION SCALE: 1/8" = 1'-0"



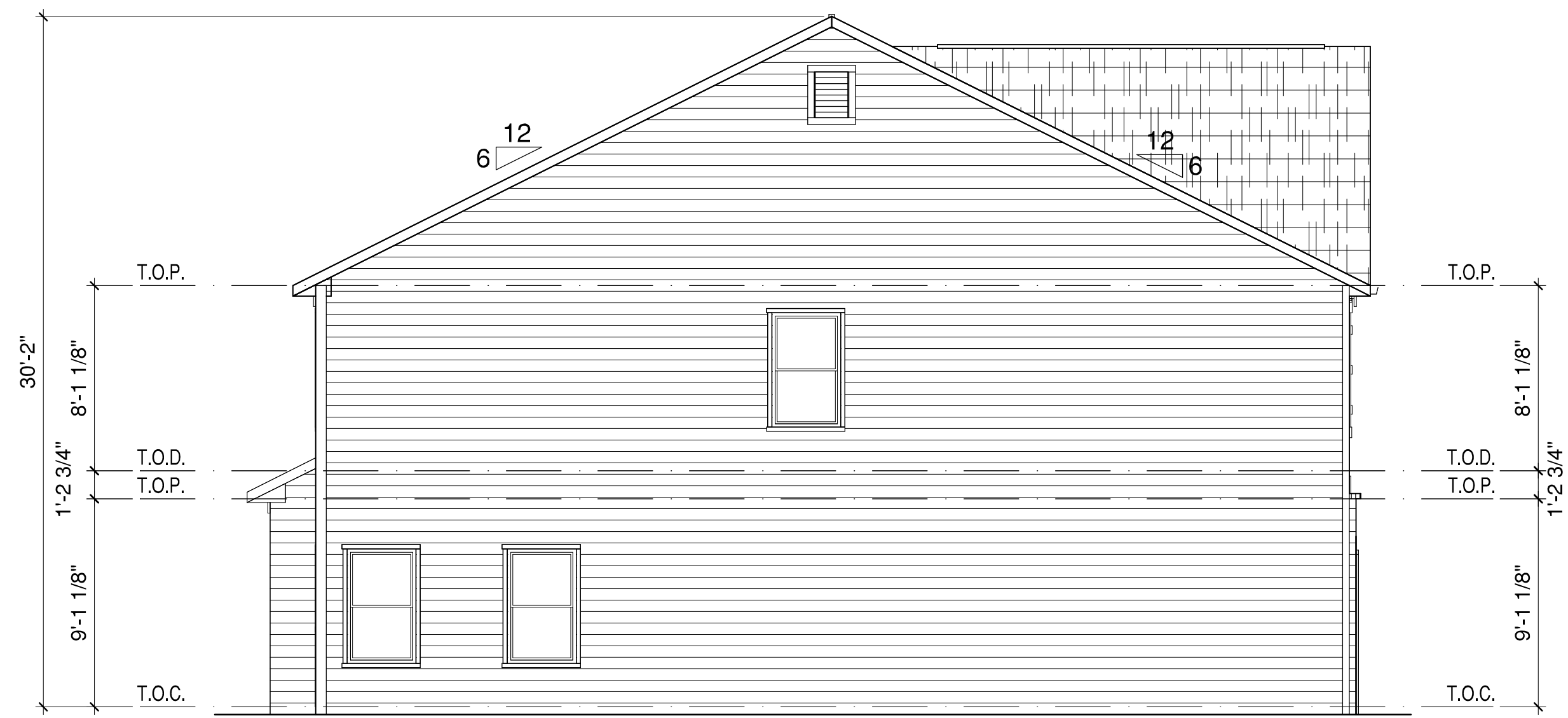
SIDE ELEVATION SCALE: 1/8" = 1'-0"



1 BUILDING A - FRONT ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



3 BUILDING A - BACK ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

REVISIONS

WHILSHIRE TOWNHOMES

LOCATED IN BURLESON TEXAS



4895 EXCEL PARKWAY ADDISON, TX 75001
214-520-8878
hedk.com

DATE

10-22-2024

PROJECT

23219

SHEET NUMBER

A4-00

BUILDING A ELEVATION

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1 BUILDING A - FRONT ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



3 BUILDING A - BACK ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"

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DATE
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PROJECT
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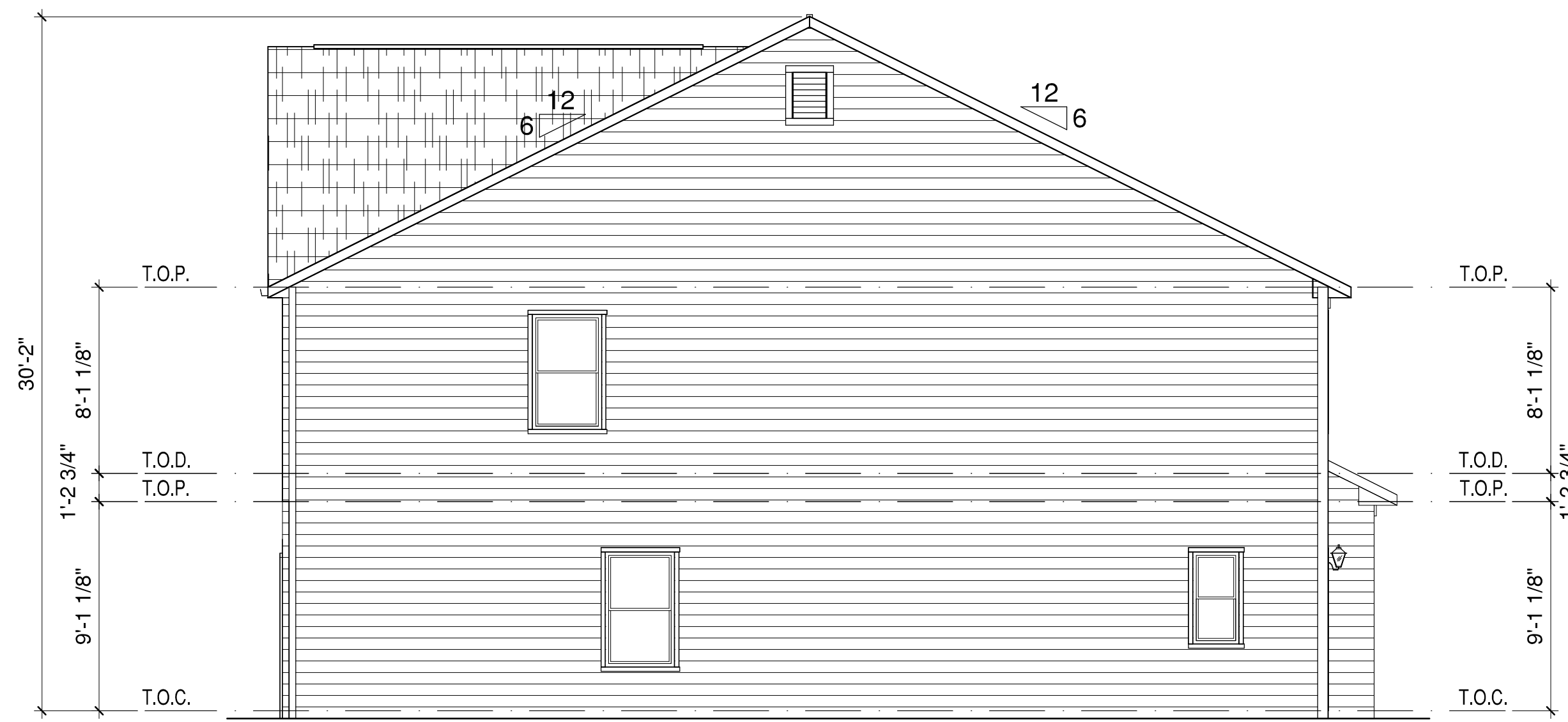
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A4-01
BUILDING A
ELEVATION

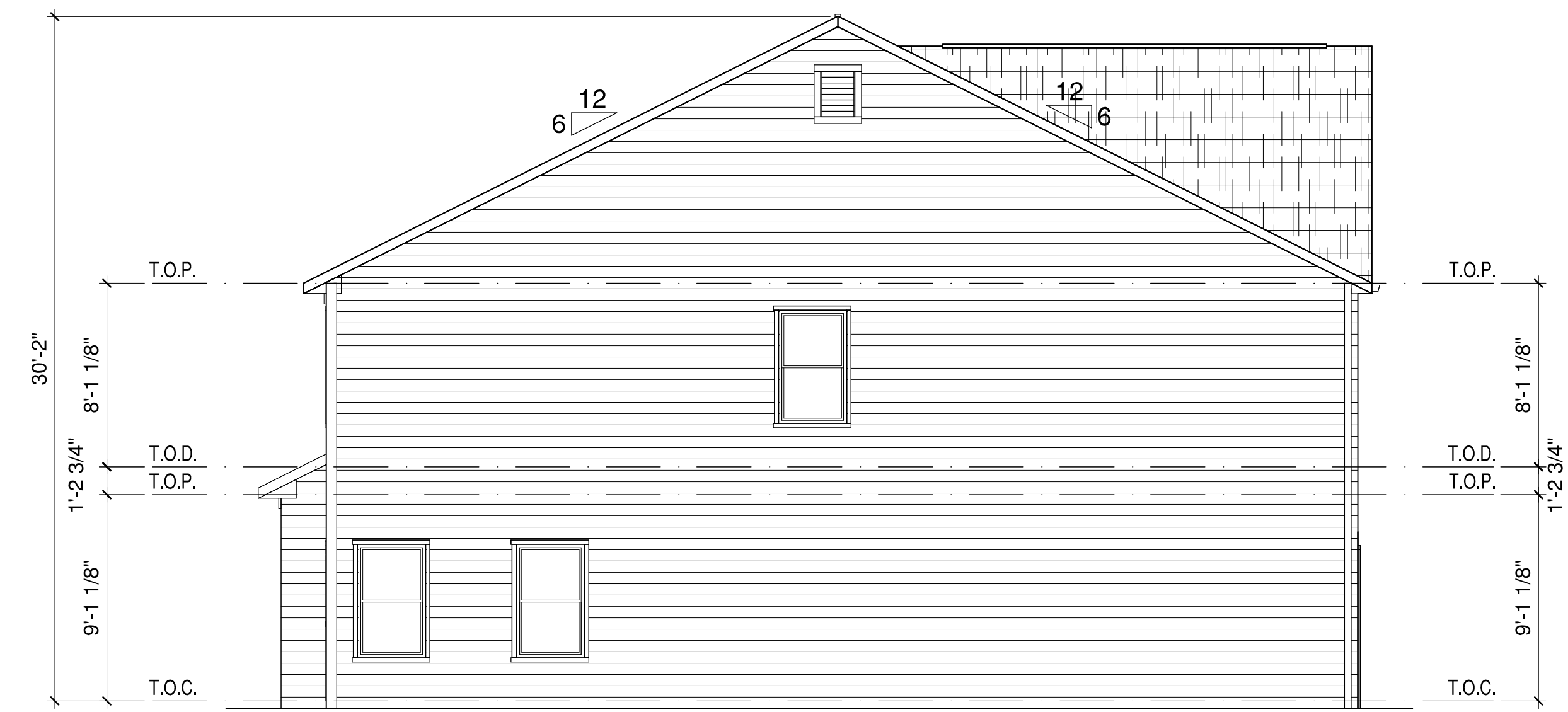
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SCALE: 1/8"=1'-0"



2 BUILDING A - END ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"



2a BUILDING A - END ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"

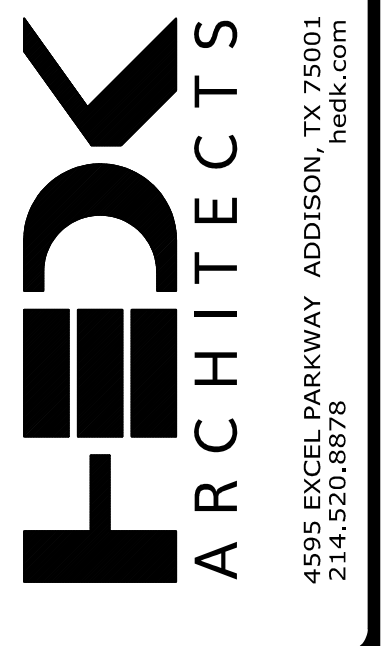


3 BUILDING A - BACK ELEVATION - "STYLE D"
SCALE: 1/8"=1'-0"

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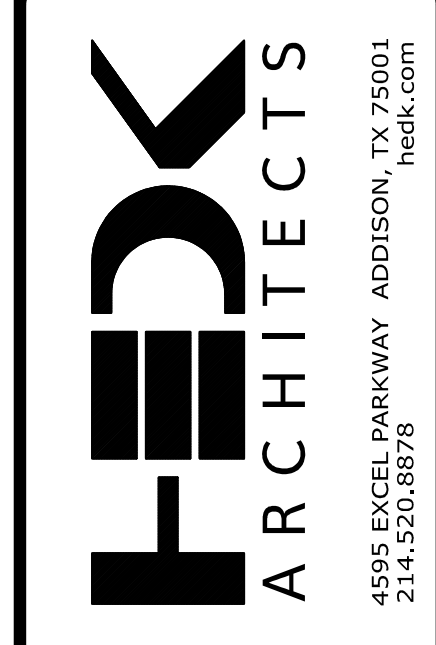
A4-02
BUILDING A
ELEVATION

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DATE	10-22-2024
PROJECT	23219
SHEET NUMBER	A4-10
BUILDING B ELEVATION	



1 BUILDING B - FRONT ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



2a BUILDING B - END ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"



3 BUILDING B - BACK ELEVATION - "STYLE A"
SCALE: 3/16"=1'-0"

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HEDK
ARCHITECTS
4695 EXCEL PARKWAY ADDISON, TX 75001
214.520.8878

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SHEET NUMBER
A4-11
BUILDING B
ELEVATION

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1 BUILDING B - FRONT ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



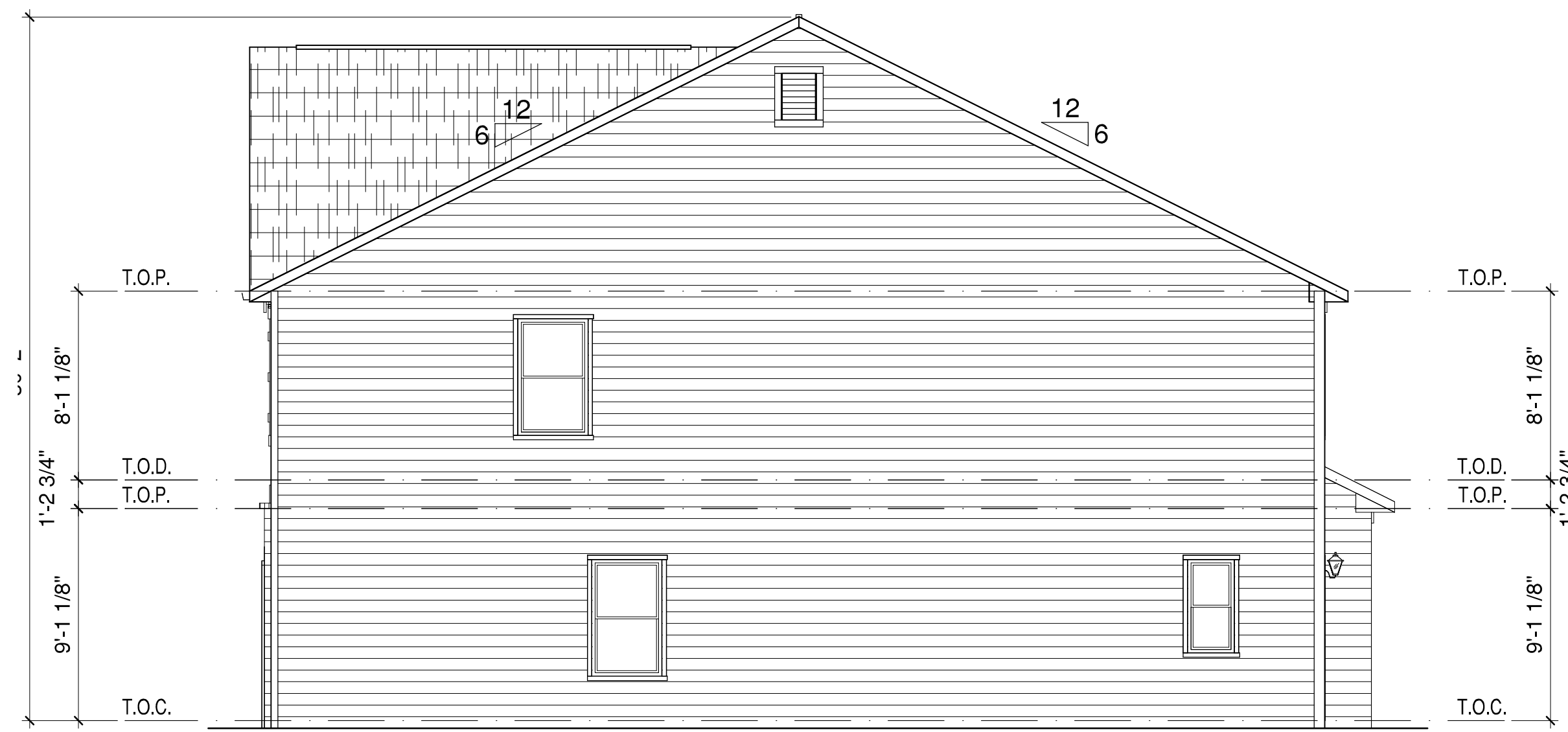
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3 BUILDING B - BACK ELEVATION - "STYLE B"
SCALE: 3/16"=1'-0"



1 BUILDING B - FRONT ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



2a BUILDING B - END ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"



3 BUILDING B - BACK ELEVATION - "STYLE C"
SCALE: 3/16"=1'-0"

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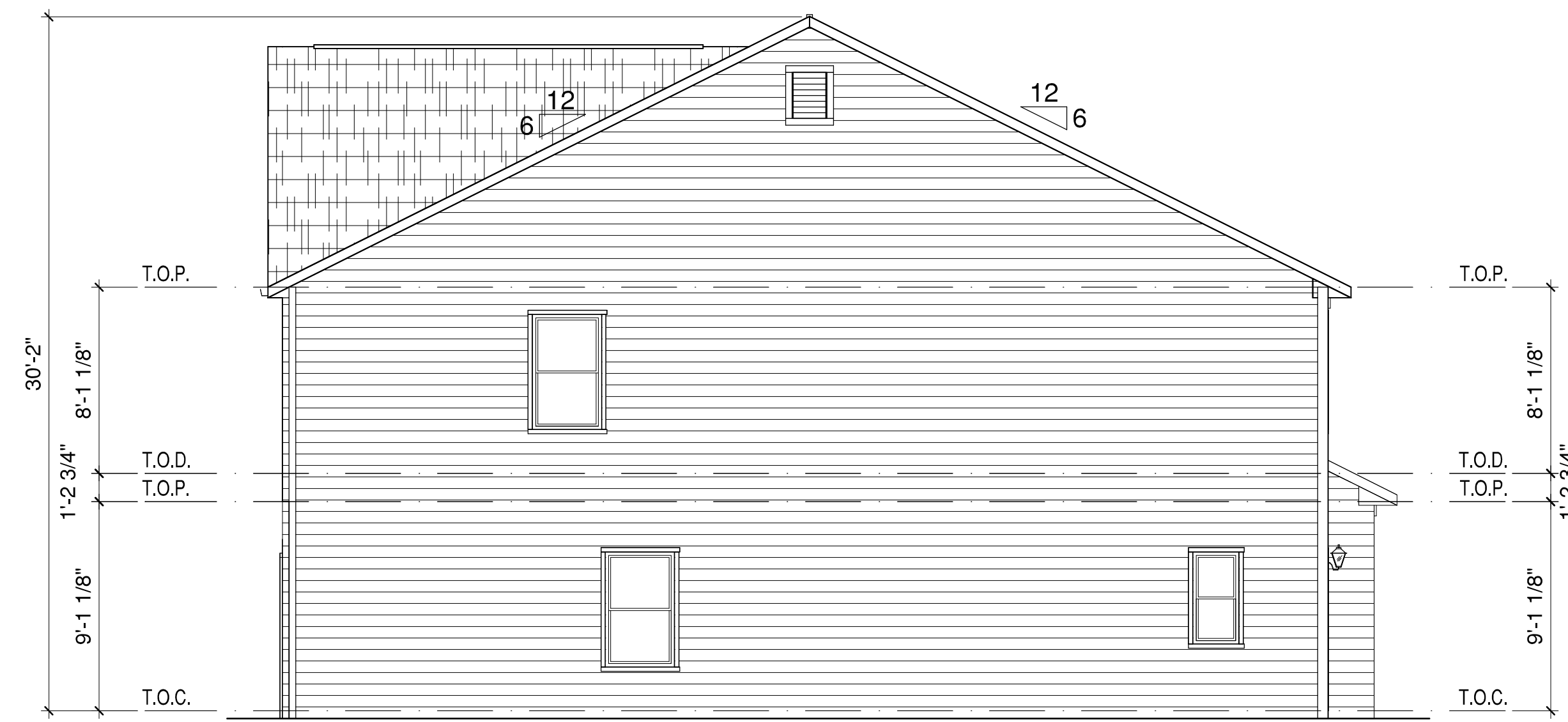
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BUILDING B ELEVATION

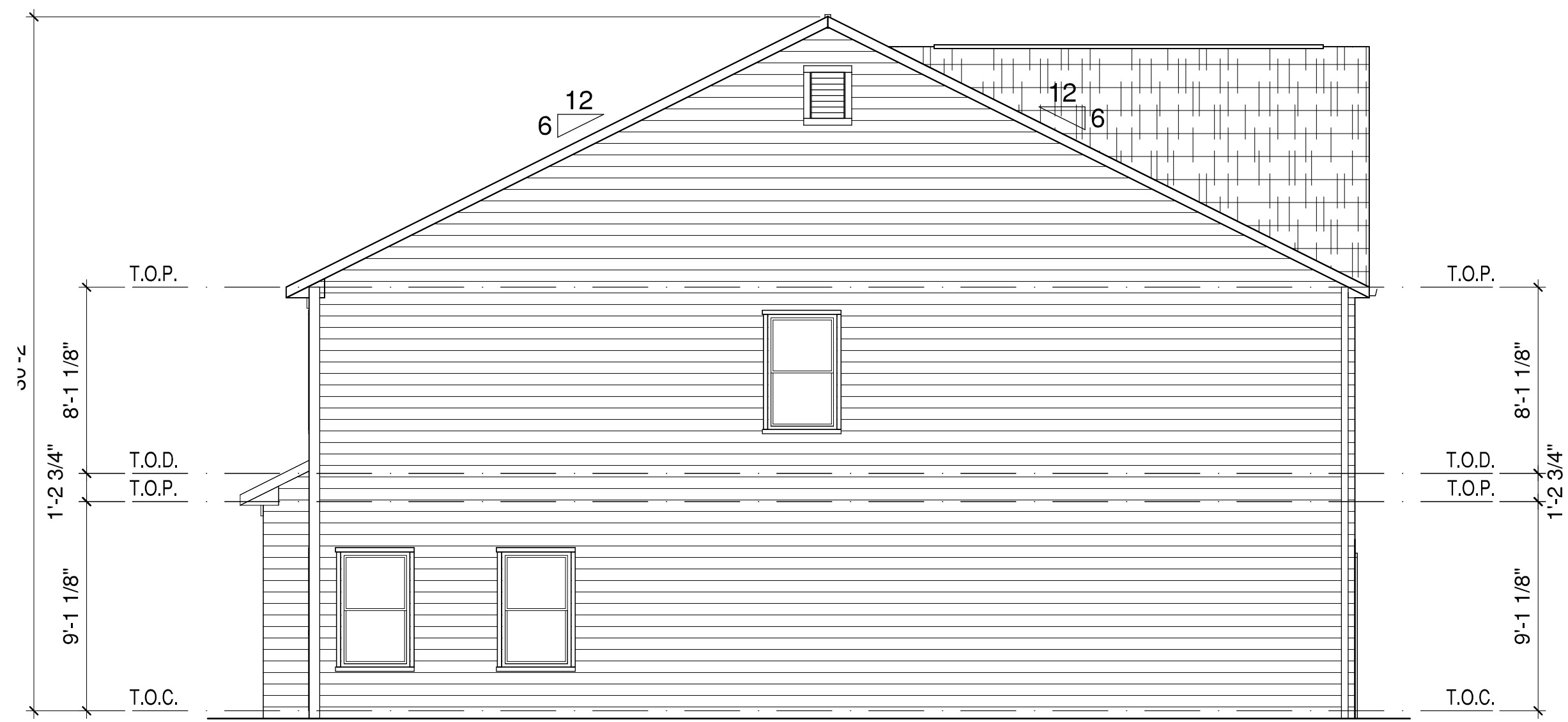
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1 BUILDING B - FRONT ELEVATION - "STYLE D"
SCALE: 3/16"=1'-0"



2 BUILDING B - END ELEVATION - "STYLE D"
SCALE: 3/16"=1'-0"



2a BUILDING B - END ELEVATION - "STYLE D"
SCALE: 3/16"=1'-0"



3 BUILDING B - BACK ELEVATION - "STYLE D"
SCALE: 3/16"=1'-0"

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NO.	DESCRIPTION

WHILSHIRE TOWNHOMES
LOCATED IN BURLESON TEXAS



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10-22-2024

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SHEET NUMBER

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BUILDING B
ELEVATION

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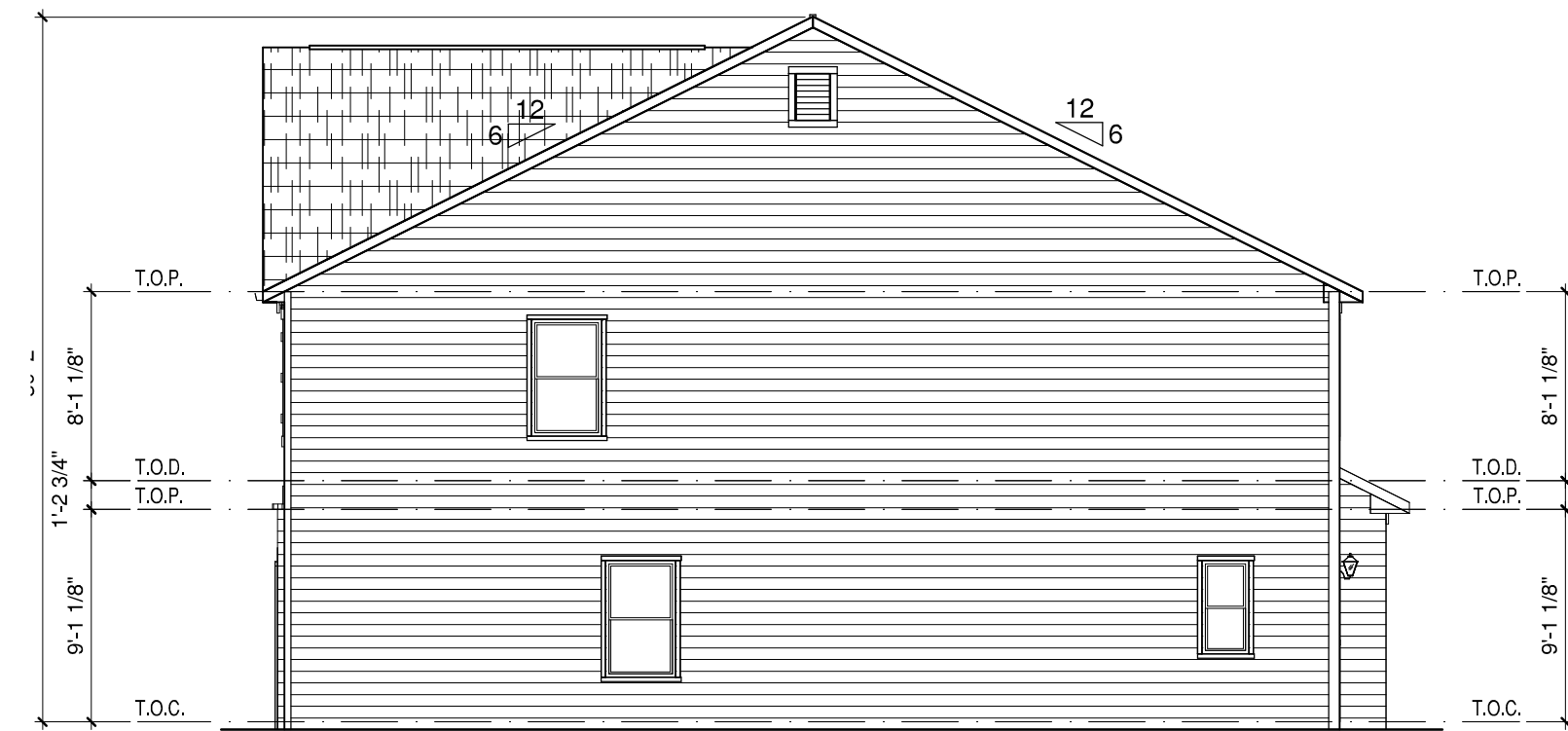
A4-20

BUILDING B
ELEVATION

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1 BUILDING C - FRONT ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



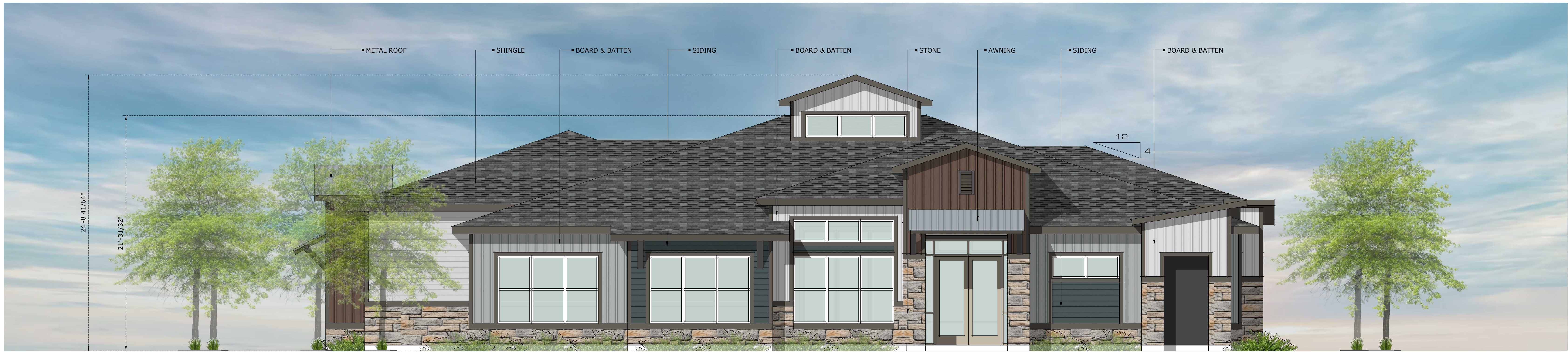
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SCALE: 1/8"=1'-0"



2a BUILDING C - END ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



3 BUILDING C - BACK ELEVATION - "STYLE C"
SCALE: 1/8"=1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"