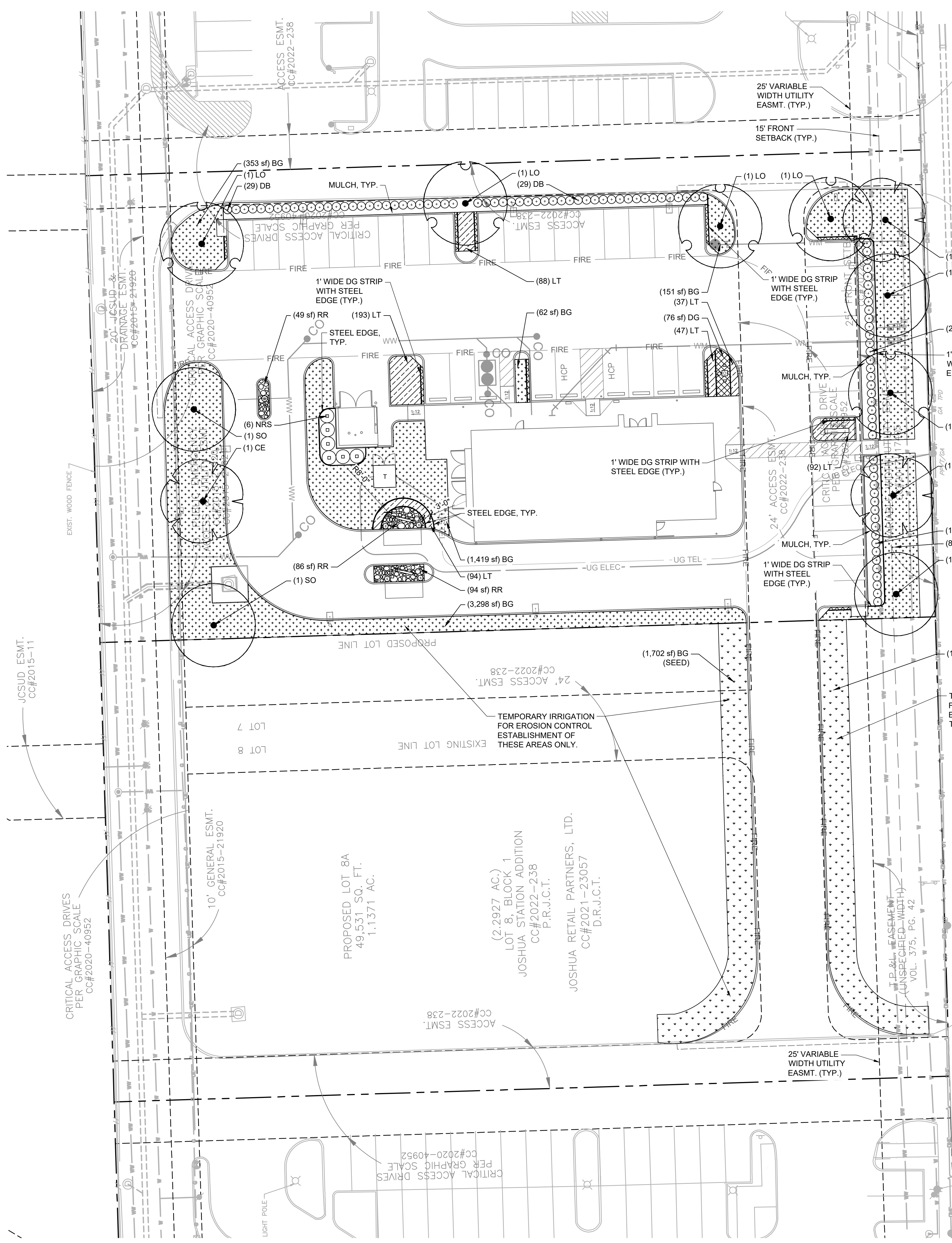


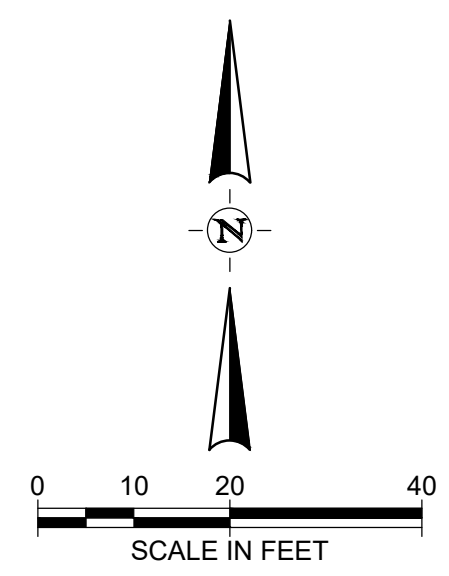
Plot Date/Time: Sep. 09. 24 - 14:45:23

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REQUIREMENTS	Required	Provided	Comments
Required Landscape Areas:	20% Minimum Landscape Area: (50,338 x .20 = 10,068 SF)	10,068 S.F (20%)	10,584 S.F. (21.00 %)
SITE LANDSCAPE TREE REQUIREMENTS	One (1) Shade Tree every 500' SF of Front Yard Set-back 2,325 SF / 500 = 5 Trees	5 Shade Trees	5 Shade Trees
PARKING LANDSCAPE TREE REQUIREMENTS	One (1) Shade Tree for every (15) Parking Spaces: 40 Spaces / 15 = 3 Trees	3 Shade Trees	3 Shade Trees
PARKING AREAS	5% of Parking Area must be Landscaped: (6,480 x .05 = 324 SF)	324 SF 5%	1,557 SF (24.02 %)

(STATE HIGHWAY 174)
SOUTH BROADWAY STREET



LANDSCAPE REQUIREMENTS for the City of Joshua, TX

ARTICLE 8
Landscape, Open Space And Tree Preservation

8.6 Nonresidential Uses and Residential Common Areas.

8.6.2 NONRESIDENTIAL AND RESIDENTIAL COMMON AREAS LANDSCAPING CRITERIA.

A. Twenty (20) percent of the total land area in any lot upon which development or construction occurs for any use after the effective date of this ordinance shall be landscaped in accordance with this Section.

B. Not less than forty (40) percent of the total landscaping required shall be located in the front yard setback. The front yard setback will also be considered the landscape strip.

C. No parking shall be allowed within any front yard setback.

D. One Shade Tree (minimum three (3) inch caliper) from the approved Tree List shall be planted for every five hundred (500) square feet of front yard setback.

E. One Shade Tree (minimum three (3) inch caliper) from the approved Tree List shall be planted for every fifteen (15) parking spaces.

F. Of the required twenty (20) percent landscaping, interior parking lots shall be landscaped as follows:

Total Parking Area in Square Feet	Interior Landscape Area in Percentage
< 7,000	0
7,000-24,999	5
25,000-49,999	8
50,000 and larger	10

G. Parking lots less than seven thousand (7000) square feet shall not be required to provide interior landscaping.

H. A parking screen shall be provided on nonresidential properties where headlight glare from parking spaces, or the orientation of a drive through would cause the glare to be directly observed from the public right-of-way. A parking screen of five evergreen shrubs shall be installed in a planting strip adjacent to the parking area. The planting strip must be at least a minimum thirty-six (36) inches wide and protected from vehicle damage through distance and curbing. The screen shall be of sufficient height at planting, to adequately screen headlight glare. The front yard landscape buffer may also be utilized. Planted shrubs may not interfere with any established sight visibility triangles.

I. All landscaped areas, including permeable areas and driplines around trees and planting beds used for visual screening which abut any parking lot or vehicular travel area, shall be protected with curbs, parking blocks, or similar barriers sufficient to protect them from vehicular intrusion.

J. Where the construction is to be a single phase of a multi-phase development, only the area being constructed in the current phase shall be subject to the landscaping regulations. However, each phase will be required to meet the landscaping regulations as that phase is developed.

K. In the I Industrial zoning district only, the rear and side yard landscape requirements may be waived by the Administrative Official upon submittal of a landscape plan meeting the other requirements of this Section.

L. All landscape material shall comply with visibility requirements of the Subdivision Ordinance.

8.8 Tree Planting Requirements.

8.8.1 DISTANCE FROM CURB TO SIDEWALK. The distance that trees may be planted from the curb or curb lane will be in accordance with the tree species size classes listed in Section 8.7, and no trees may be planted closer to any curb or sidewalk than the following: small trees-two (2) feet; medium trees-three (3) feet; and large trees-four (4) feet.

8.8.2 TREE DISTANCE FROM STREET CORNERS AND FIRE HYDRANTS. No tree shall be planted within the visibility triangle. No tree shall be planted closer than ten (10) feet of any fire hydrant.

8.8.3 UTILITIES. No trees other than those species listed as small trees in Section 8.7 may be planted in any utility easement under or within ten (10) lateral feet of any overhead utility wire or over or within five (5) lateral feet of any underground waterline, sewer line, transmission line or other utility. If Utility providers prohibit the planting of trees within their respective easements, the developer shall relocate the required trees; however, they must obtain approval from the Administrative Official on where the trees are to be relocated on the site.

8.8.4 TREE TOPPING. It shall be unlawful as a normal practice for any person or firm to top any street tree, park tree or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three (3) inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where other pruning practices are impractical are exempt from this Section.

8.9. Installation, Irrigation and Maintenance.

A. All required landscaped area shall be permanently landscaped with living plant material, and shall have an irrigation system installed. Synthetic or artificial lawn or plant material shall not be used to satisfy the landscape requirements of this ordinance.

B. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping.

C. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Maintenance shall include mowing, watering, trimming, pruning, and other steps necessary to maintain the plants in healthy and growing condition. Plant materials which die shall be replaced with plant material of similar variety and size within ninety (90) days period, with a one-time extension not exceeding ninety (90) days being provided upon approval of the City Council.

D. In areas to be maintained by the City, if approved by the City Council, all landscape and irrigation materials to be used by the developer shall be designed to conserve water and be of low maintenance. All landscape and irrigation improvements shall conform to the requirements of the City governing sight distance for traffic safety and other ordinances of the City. All planting, if maintained by the City, must be approved by the City. Submittal of plant types will be submitted with irrigation plans for review and approval.

REVISIONS:	DATE	DESCRIPTION	BY

PROJECT: PT22M BUILDING TYPE
SH 174 & JOSHUA
STATION BLVD.
JOSHUA, TX

half
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TEL (214) 346-6200
FAX (214) 339-0095
TYPE: FRM# F-312

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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SHEET TITLE:
LANDSCAPE PLAN

UNIT NO. NEW UNIT
DATE: 09/10/2024
SCALE: AS SHOWN
DRAWN BY: JRK/PK

SHEET NO:
L1.0

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

JAMES R. KINDRED 2255
NAME R.L.A. NO.
DATE 09/10/2024

WHATABURGER