

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF ADDISON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT (PD) DISTRICT ORDINANCE O07-034 (AS AMENDED) TO APPROVE A REVISED CONCEPT PLAN AND PROVIDE FOR APPROVAL OF A DEVELOPMENT PLAN AND WAIVERS TO THE DEVELOPMENT STANDARDS, INCLUDING BUT NOT LIMITED TO, STREET BUILD-TO LINES, EXTERIOR BUILDING MATERIAL AND COLOR STANDARDS FOR A MULTIFAMILY DEVELOPMENT COMPRISED OF 85 DWELLING UNITS AND ASSOCIATED AMENITY SPACE ON A 5.1 ACRE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF SPRING VALLEY ROAD AND VITRUVIAN WAY; PROVIDING A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SAVINGS CLAUSE, SEVERABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, on October 9, 2007, the City Council for the Town of Addison, Texas adopted Planned Development (PD) District Ordinance O07-034 (“PD O07-034”) for the Vitruvian Park development on a 99.176-acre tract of land bounded on the north by Spring Valley Road, to the south and east by the City of Farmers Branch, and to the west by Marsh Lane; and

WHEREAS, on July 9, 2013, the City Council for the Town of Addison, Texas adopted PD Ordinance O13-026 amending PD O07-034 to revise certain use and development standards, and to adopt a revised Concept Plan, expanding the Vitruvian Park development (“Vitruvian Park”) to 120.91 acres, as described therein; and

WHEREAS, at its regular meeting held on November 16, 2021, the Planning & Zoning Commission considered and made recommendations on a request to further amend PD O07-034 (as amended) to approve a revised Concept Plan and provide for approval of a Development Plan and waivers to the Development Standards, including but not limited to, street build-to lines and exterior building material and color standards for a multifamily development comprised of 85 dwelling units and associated amenity space on a 5.1 acre property located at the southeast corner of Spring Valley Road and Vitruvian Way (the “Property”) (Case No.1839-Z); and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the Town of Addison, as amended; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council of the Town of Addison, Texas finds that this amendment promotes the general welfare and safety of this community.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TOWN OF ADDISON, TEXAS:

SECTION 1. That the recitals and findings set forth above are hereby found to be true and correct and incorporated as if fully set forth herein.

SECTION 2. The Zoning Ordinance and official zoning map shall be amended so as to amend PD 007-034 (as amended) by approving a revised Concept Plan for Vitruvian Park, which is attached hereto as **Exhibit A** and made a part hereof for all purposes.

SECTION 3. Prior to the issuance of a Certificate of Occupancy, the Property, as described and depicted in **Exhibit B** attached hereto and incorporated herein, shall be improved in accordance with the site plan, landscape plan, floor plan, and building elevations, which are attached hereto as **Exhibit C** and made a part hereof for all purposes.

SECTION 4. The following Development Standard waivers are hereby granted for the Property as depicted in **Exhibit C**:

- A. The street build-to-line for Vitruvian Way may exceed 9 feet;
- B. The maximum number of façade materials may be four instead of three;
- C. Stucco façade materials shall be categorized as masonry construction;
- D. White shall be permitted and categorized as a primary façade color; and
- E. Masonry shall be a permitted alternative to wrought iron or metal fencing for patio enclosure construction.

SECTION 5. Any person, firm, or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the city, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-7 of the Code of Ordinances for the Town of Addison.

SECTION 6. The provisions of this Ordinance are severable, and should any section, subsection, paragraph, sentence, phrase or word of this Ordinance, or application thereof to any person, firm, corporation or other business entity or any circumstance, be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of the remaining or other parts or portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining parts or portions of this Ordinance despite such unconstitutionality, illegality, or invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. All ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 8. This Ordinance shall become effective from and after its passage and approval and after publication as may be required by law or by the City Charter or ordinance.

PASSED AND APPROVED by the City Council of the Town of Addison, Texas, on this the **14TH** day of **DECEMBER** 2021.

TOWN OF ADDISON, TEXAS

Joe Chow, Mayor

ATTEST:

APPROVED AS TO FORM:

Irma Parker, City Secretary

Whitt Wyatt, City Attorney

EXHIBIT B

LEGAL DESCRIPTION OF THE PROPERTY

WHEREAS, DCO Addison at Brookhaven and DCO Realty, Inc., are the owners of a tract of land situated in the Noah Good Survey, Abstract No. 520, Town of Addison, Dallas County, Texas, said tract being all of a tract of land conveyed to DCO Addison at Brookhaven by deed recorded in County Clerk Instrument Number 200600407616, Official Public Records of Dallas County, Texas, being all of a tract of land conveyed to DCO Realty Inc. by deed recorded in County Clerk Instrument Number 201100337076, Official Public Records of Dallas County, Texas, and all of a 0.433 acre tract of land conveyed from Town of Addison to VPDEV I LLC by deed recorded in the Official Public Records, Dallas County, Texas; and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for the northwest corner of Lot 1, Block A, of the Villas at Parkside Phase I addition, an addition to the City of Addison as recorded in Volume 2003220, Page 5062, Official Public Records, Dallas County, Texas and being in the south right-of-way line of Spring Valley Road (variable width right-of-way);

THENCE South 00 degrees 07 minutes 24 seconds East, along the west line of said Lot 1, Block A, a distance of 857.37 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and being the northeast corner of Bella Lane, as shown on the plat of Vitruvian Park Addition, an addition to the City of Addison as recorded in Instrument Number 201100123703, Official Public Records, Dallas County, Texas;

THENCE departing said west line of Lot 1, Block A and along the north right-of-way line of said Bella Lane, the following three (3) calls and distances:

North 89 degrees 50 minutes 23 seconds West, a distance of 20.78 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for corner and the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 37 degrees 22 minutes 25 seconds, a radius of 77.50 feet, and an arc length of 50.55 feet (chord bears North 45 degrees 00 minutes 48 seconds West, a distance of 49.66 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" at the end of said curve;

North 63 degrees 42 minutes 00 seconds West, a distance of 397.91 feet to a set "X" in concrete for corner at the intersection of said north right-of-way line of Bella Lane and the southeast right-of-way line of Vitruvian Way (variable width right-of-way);

THENCE North 26 degrees 22 minutes 15 seconds East departing said north line right-of-way line of Bella Lane and along said southeast right-of-way line of Vitruvian Way, a distance of 290.48 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the left, and being the south corner of said 0.433 acre tract of land;

THENCE with the southeast right-of-way line of Vitruvian Way and said 0.433 acre tract, the following six (6) calls and distances:

Along said tangent curve to the left having a central angle of 13 degrees 21 minutes 54 seconds, a radius of 434.00 feet, and an arc length of 101.24 feet (chord bears North 19 degrees 41 minutes 18 seconds East, a distance of 101.01 feet to a set "X" in concrete for the end of said curve and the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 04 degrees 19 minutes 47 seconds, a radius of 971.08 feet, and an arc length of 73.88 feet (chord bears North 10 degrees 50 minutes 28 seconds East, 73.36 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve and the beginning of a compound curve to the left;

Along said compound curve to the left having a central angle of 08 degrees 29 minutes 14 seconds, a radius of 160.00 feet, and an arc length of 23.70 feet (chord bears North 04 degrees 25 minutes 58 seconds East, 23.68 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said curve;

North 00 degrees 15 minutes 46 seconds East, a distance of 104.90 feet to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the beginning of a tangent curve to the right;

Along said tangent curve to the right having a central angle of 14 degrees 07 minutes 20 seconds, a radius of 90.00 feet, and an arc length of 22.18 feet (chord bears North 07 degrees 19 minutes 26 seconds East, 22.13 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said tangent curve to the right, and the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left having a central angle of 13 degrees 43 minutes 01 second, a radius of 233.48 feet, and an arc length of 55.90 feet (chord bears North 73 degrees 26 minutes 28 seconds East, 55.76 feet) to a set "X" in concrete for the end of said non-tangent curve to the left, and the beginning of a non-tangent curve to the left; said corner being at the said southeast right-of-way line of Vitruvian Way and the south right-of-way line of said Spring Valley Road;

THENCE along said south right-of-way line of Spring Valley Road, the following three (3) calls and distances:

Along said non-tangent curve to the left have a central angle of 07 degrees 56 minutes 56 seconds, a radius of 332.30 feet, and an arc length of 46.10 feet (chord bears North 02 degrees 38 minutes 16 seconds East, 46.06 feet) to a set 1/2-inch capped iron rod stamped "WESTWOOD PS" for the end of said non-tangent curve to the left and the beginning of non-tangent curve to the right;

Along said non-tangent curve to the right having a central angle of 20 degrees 23 minutes 52 seconds, a radius of 90.00 feet, and an arc length of 32.04 feet (chord bears North 79 degrees 38 minutes 19 seconds East, 31.87 feet) to a set "X" in concrete for the end of said non-tangent curve to the right;

North 89 degrees 50 minutes 16 seconds East, a distance of 141.87 feet to the POINT-OF-BEGINNING, containing 222,304 square feet or 5.103 acres of land.

EXHIBIT B

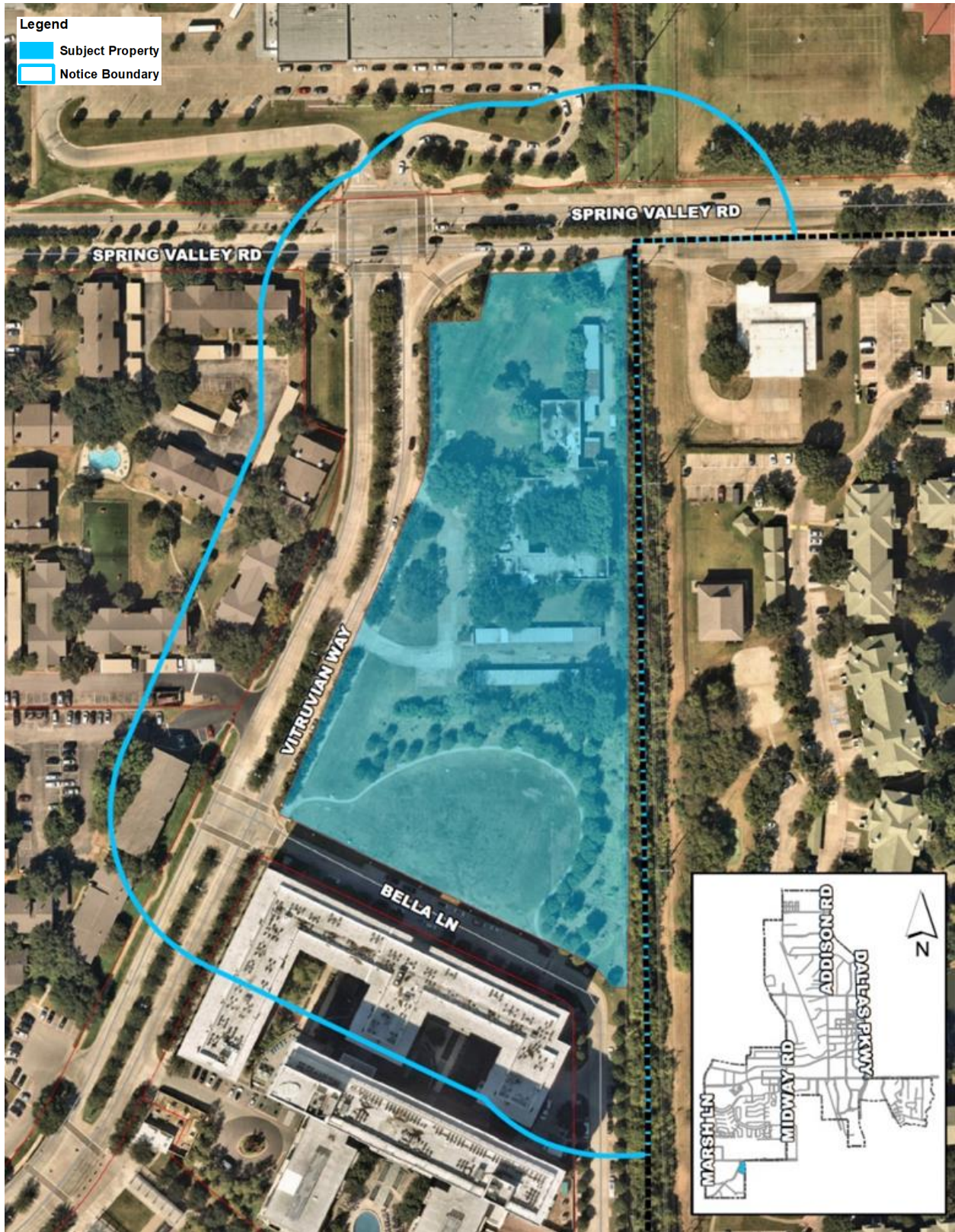


EXHIBIT C DEVELOPMENT PLAN

Wilder Belshaw Architects
Dallas, Austin



Wilder Belshaw Architects Inc.
2800 West Loop West, Suite 3000, Dallas, TX 75201
The Arnold in East Austin 1921 E. 6th Street
Suite 1101 Dallas Texas 75202
214.960.6500 phone www.wilderbelslow.com

Project Owner:
UDR
3875 Fort Ave, Suite 400
Addicks, TX 75001
Contact Information:
Robert P. Johnson
850rbj@udr.com

Icon Consulting Engineers, Inc.
2945 W. Southwest Blvd #110
Southlake, TX 76092
(817) 532-6210

Issues and Revisions:

No.	Date	Issue
01	09/03/21	Issue 3, Landmark
02	10/11/21	City Comments
03	11/01/21	City Comments
04	11/09/21	City Comments



Address, Texas
Wilder Belshaw Project Number: 1901

Drawing Name:
DEVELOPMENT PLAN

Sheet Number:
A101

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STAFF	DATE	REVISION
APPROVED		DENIED
COUNCIL		

DATE: _____



- ADDITION SITE PLAN NOTES**
- Any revision to this plan will require a Town Council meeting and corresponding plans to avoid conflicts between plans.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - All buildings on a lot shall have automatic fire sprinklers installed throughout all structures. Fire sprinklers shall be installed in accordance with the Fire Department.
 - All signage is subject to Town approval.
 - All fences and retaining walls shall be shown in accordance with the subject to Building Inspection Division approval.

All mechanical equipment shall be screened per Ordinance NO. 016-017, #13. Refer to Landscapes for screening materials and dimensions.
The development meets the sustainability requirements per Ordinance NO. 016-017, Exhibit F.
This project complies with Town of Addison Ordinance No. 1839-Z including 2016 ICC-codes and 2017 NEC

ZONING: PD
Addicks, TX
Town Project #: 1839-Z
BLOCK: 217
VP 217: 5.112 acres

Unit Mix
Wilder Belshaw Architects Inc.
11/16/2021

Site area: 222,706 SQ FT
Density: 18.83

Unit Type	Count	Area (SQ FT)	Count	Area (SQ FT)
A1	11	11,000	11	11,000
B1	11	11,000	11	11,000
B2	11	11,000	11	11,000
C1	11	11,000	11	11,000
Total Units	44	44,000	44	44,000

65 UNITS
1,800 SF - 2-BED UNIT
2,200 SF - 3-BED UNIT
1,327 SF - Average

65 UNITS
1,800 UNITS 19 28.4%
2,200 UNITS 34 49.0%
3,000 UNITS 46 67.4%

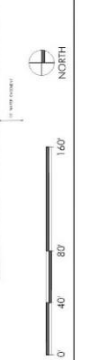
AMENITY SPACE
2,735 SF - AMENITY SPACE
143,700 SF - NET RENTABLE (RESIDENTIAL)
222,425 SF - GROSS

AMENITY SPACE
170 Private Garage Spaces
2 Common Rooms
2100 Shared Surface Bikes
4 Storage Parking spaces
2.93 Spaces per unit

Notes: Includes parking as shown on site plan. ADA compliant.

Max. Building Height 15' 0" Top of Roof / 147' 0"
Zoning PD 007-034 as amended by 016-017
Open Space SF 37,684

Lot Coverage	Lot Area	222,706.00
Building Footprint Total	61,783.0	
Parking Lot SF Total	66,210.1	
% of building lot coverage	37%	
% of parking lot coverage	30%	
% of total lot coverage	66%	



06 DEVELOPMENT PLAN
SCALE: 1"=40'

EXHIBIT C

Wildier Bablow Architects
Dallas, Texas



3875 Forks Ave, Suite 400
Addison, TX 75001
Contact Information:
Robert F. St. John
(972) 388-7722
rob@wbablow.com

Project Owner:
LUD
3875 Forks Ave, Suite 400
Addison, TX 75001

3875 Forks Ave, Suite 400
Addison, TX 75001
Contact Information:
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Landscape Architect:

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studiooutside.com

Issues and Revisions:

No.	Date	Issue
01	04.30.21	Site Submitted
02	07.30.21	Site Submitted
03	09.03.21	Site Submitted
04	10.19.21	Site Submitted
05	11.09.21	Site Submitted



Vitruvian Town Homes
11/10/2021

Address, Texas
Wildier Bablow Project Number: 1901

Drawing Name:

**GENERAL NOTES
PLANTING LEGEND &
LANDSCAPE
CALCULATIONS**

Sheet Number:
L 100

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PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADOPT THE LANDSCAPE ARCHITECT'S ANY CONDITION PLANTING NOTES FOR LOCAL PLANTING.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWN CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR IRRIGATED.
- PLANTING IN ALL AREAS SHALL BE RESPONSIBLE FOR THE CHANGING AND REMOVAL OF DEBRIS PRIOR TO PLANTING.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL CONDITIONS.
- PLANTING BEGINS AND LAYS OUT SHALL BE RESPONSIBLE TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL PLANTING BEGINS AND LAYS OUT SHALL BE RESPONSIBLE TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL PLANTING BEGINS AND LAYS OUT SHALL BE RESPONSIBLE TO THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL PLANTING BEGINS AND LAYS OUT SHALL BE RESPONSIBLE TO THE ARCHITECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN TWENTY (20) DAYS.
- ANY PLANTING MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN TWENTY (20) DAYS.
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IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVERSPRAY ON STREET AND SIDEWALKS IS PROHIBITED. THE TOWN ENGINEER AND UTILITY DEPARTMENT.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING IRRIGATION SYSTEMS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

STREET TREE REQUIREMENTS:

STREET	REQUIREMENTS	PROVIDED
VITRUVIAN WAY	18 TREES 50' PL STREET FOOTAGE ALONG PROPERTY LINE	23 TREES
SPRING VALLEY CIRCLE	1 TREE PER 30' OF PER TOWN LANDSCAPE REGULATIONS	1 TREE (0 EXISTING, 1 PROPOSED)
50' PL STREET FOOTAGE ALONG PROPERTY LINE	1 TREE PER 30' OF PER TOWN LANDSCAPE REGULATIONS	4 TREES (0 EXISTING, 4 PROPOSED)
50' PL STREET FOOTAGE ALONG PROPERTY LINE	1 TREE PER 30' OF PER TOWN LANDSCAPE REGULATIONS	14 TREES (0 EXISTING, 14 PROPOSED)

- STREET/LANDSCAPE BUFFER IN ALL DISTRICTS. A 50-FOOT WIDE LANDSCAPE BUFFER (SB) SHALL BE PROVIDED ALONG THE PORTION OF THE FRONTIER OF THE LOT WHERE A PUBLIC RIGHT-OF-WAY EXISTS. THE BUFFER SHALL BE MAINTAINED AND REPLACED AS NECESSARY. THE BUFFER SHALL BE MAINTAINED AND REPLACED AS NECESSARY. THE BUFFER SHALL BE MAINTAINED AND REPLACED AS NECESSARY.

TOWN GENERAL NOTES:

- ANY PLANTING WITHIN THE PUBLIC ROW MUST BE COORDINATED WITH THE TOWN OF ADDISON.
- MECHANICAL EQUIPMENT IS SCREENED FROM PUBLIC ROADWAYS WITH PERMEABLE LANDSCAPE MATERIAL. SCREENING NO. 10 MESH PLANT MATERIAL TO BE MINIMUM HEIGHT OF 6' AT TIME OF INSTALLATION.

TOWN PLANTING NOTES:

- ANY CHANGES TO PLANTING WITHIN THE PUBLIC ROW MUST ALSO BE REPORTED TO THE TOWN ENGINEER AND UTILITY DEPARTMENT.
- FINAL FINISH GRADING OF PLANTING AREAS IN THE PUBLIC ROW MUST BE REVIEWED AND APPROVED BY THE TOWN OF ADDISON PARKS DEPARTMENT.
- THE PARKS DEPARTMENT MUST REVIEW AND APPROVE ANY PLANT MATERIAL. PROVIDED WITHIN THE PUBLIC ROW MUST BE MAINTAINED AND REPLACED AS NECESSARY. THE TOWN ENGINEER AND UTILITY DEPARTMENT MUST REVIEW AND APPROVE ANY PLANT MATERIAL. PROVIDED WITHIN THE PUBLIC ROW MUST BE MAINTAINED AND REPLACED AS NECESSARY. THE TOWN ENGINEER AND UTILITY DEPARTMENT MUST REVIEW AND APPROVE ANY PLANT MATERIAL. PROVIDED WITHIN THE PUBLIC ROW MUST BE MAINTAINED AND REPLACED AS NECESSARY.
- PLANTING WITHIN THE PUBLIC ROW MUST BE PLANTED WITH THE FOLLOWING SOIL SPECIFICATIONS:
 1. SOIL MUST BE A MINIMUM OF 18" DEEP AND 100% COMPOST AND PEAT EXISTING SOIL.
 2. STRESSLESS LANDSCAPE TREE PLANTING SEEDS - DEEP TREE PLANTING FROM SOIL.
 3. LAWN - GEMBO BUFFER FROM SOIL BUILDING SYSTEMS OR APPROVED EQUAL. TULIN 4 PART SOIL AND CONSTRUCTION DEBRIS MAY NOT QUALIFY AS NATIVE SOIL AND IMPORTED TOPSOIL MAY BE REQUIRED.

TOWN IRRIGATION NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM THAT COMPLETES WITH THE TOWN'S IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVERSPRAY ON STREET AND SIDEWALKS IS PROHIBITED. THE TOWN ENGINEER AND UTILITY DEPARTMENT.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
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- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING IRRIGATION SYSTEMS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADOPT THE LANDSCAPE ARCHITECT'S ANY CONDITION PLANTING NOTES FOR LOCAL PLANTING.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWN CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR IRRIGATED.
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EXHIBIT C

Wilder Belshaw Architects
Dallas • Austin



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The Architects: Wilder Belshaw Architects, 1157 Elm Street
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Project Owner:

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KSlower@udr.com

Landscape Architect:

studioOutside

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Dallas, TX 75218
214.854.2128

Revisions and Revisions:

No.	Date	Issues
01	04/30/21	Site Submitted
02	07/30/21	Site Submitted
03	09/02/21	Site Submitted
04	10/12/21	Site Submitted
05	11/09/21	Site Submitted



**Vitruvian
Town
Homes**

Addison, Texas
Wilder Belshaw Project Number: 1901

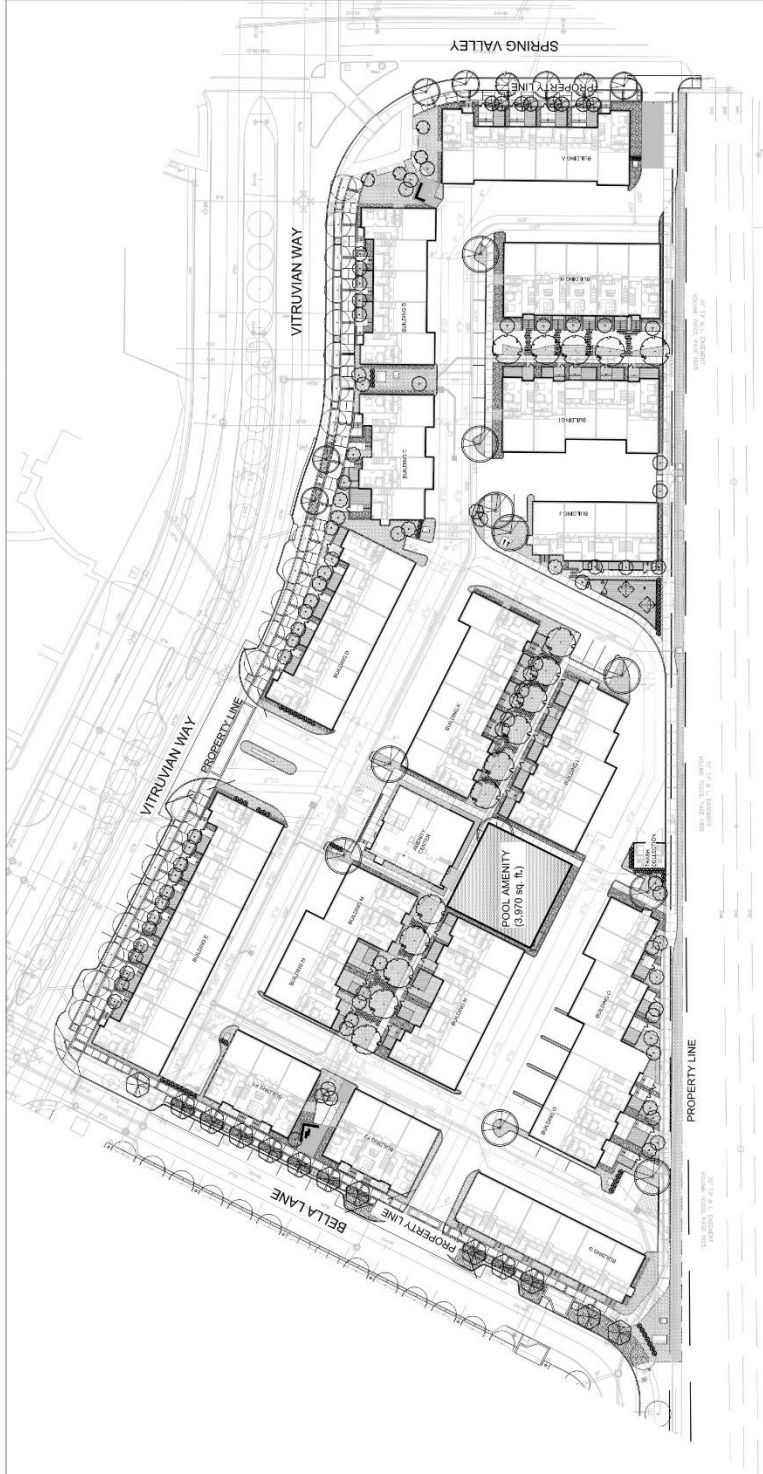
Drawing Name:

LANDSCAPE PLAN

Sheet Number:

L103

DATE: 11/09/21



Overall Landscape Plan
Scale: 1"=40'

EXHIBIT C

Wilder Belshaw Architects
Dallas - Austin



Servicing at Vitruvian Park, 38775 Scenic Ave
Suite 400, Addison, TX 75001
The Atrium in East Austin, 1821 E. 6th Street
Suite 1151 Austin, Texas 78702
214.989.0500 phone www.wilderbelsaw.com

Project Owner:

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3875 Points Ave, Suite 400
Addison, TX 75001

Contract Administrator:
Robert P. St. John
(720) 348-7722
RStJohn@wjr.com

Landscape Architect:

studioOutside

624 Exposition Avenue, Ste. 2
Austin, TX 78703
512.452.7152

Issues and Revisions:

No.	Date	Issues
01	04.30.21	Site Submittal
02	09.03.21	Site Submittal
03	09.03.21	Site Submittal
04	10.12.21	Site Submittal
05	11.09.21	Site Submittal



**Vitruvian
Town
Homes**

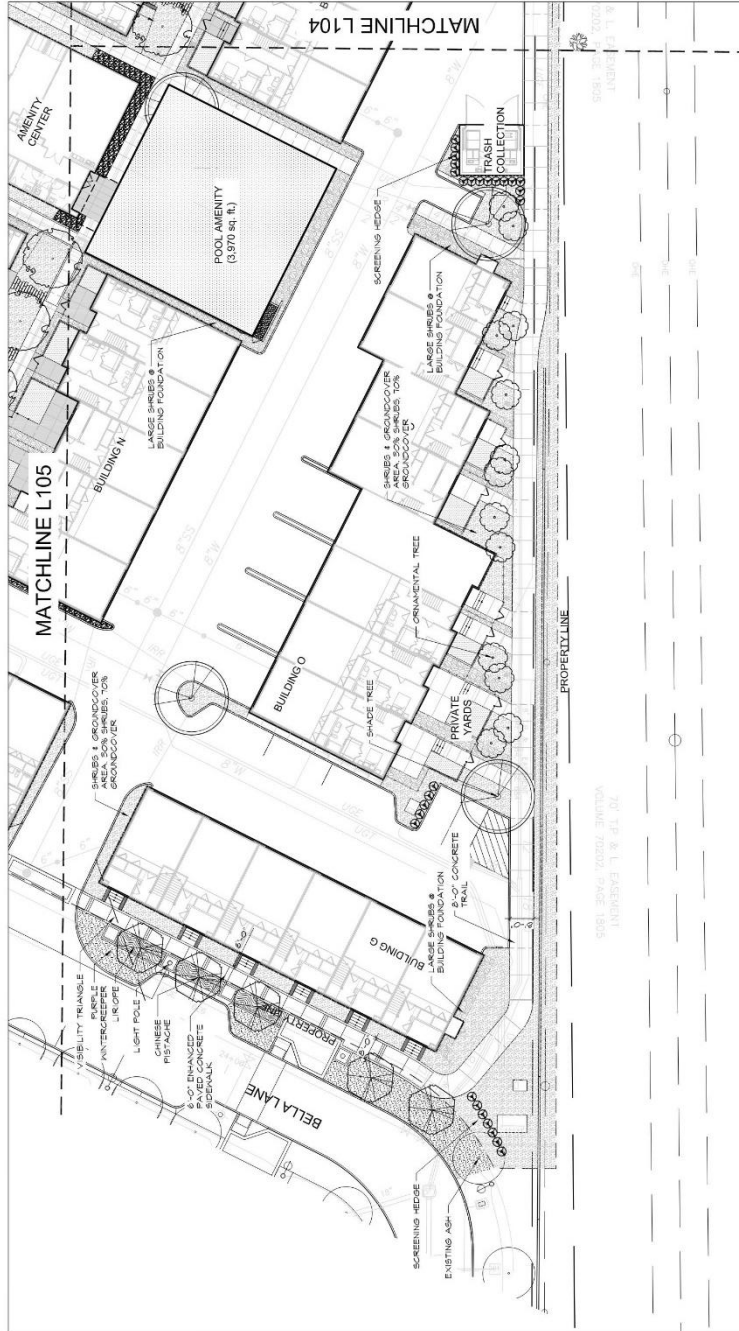
Addison, Texas
Wilder Belshaw Project Number: 1901

Drawing Name:

LANDSCAPE PLAN

Sheet Number:
L106

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North
Landscape Plan
A

EXHIBIT C

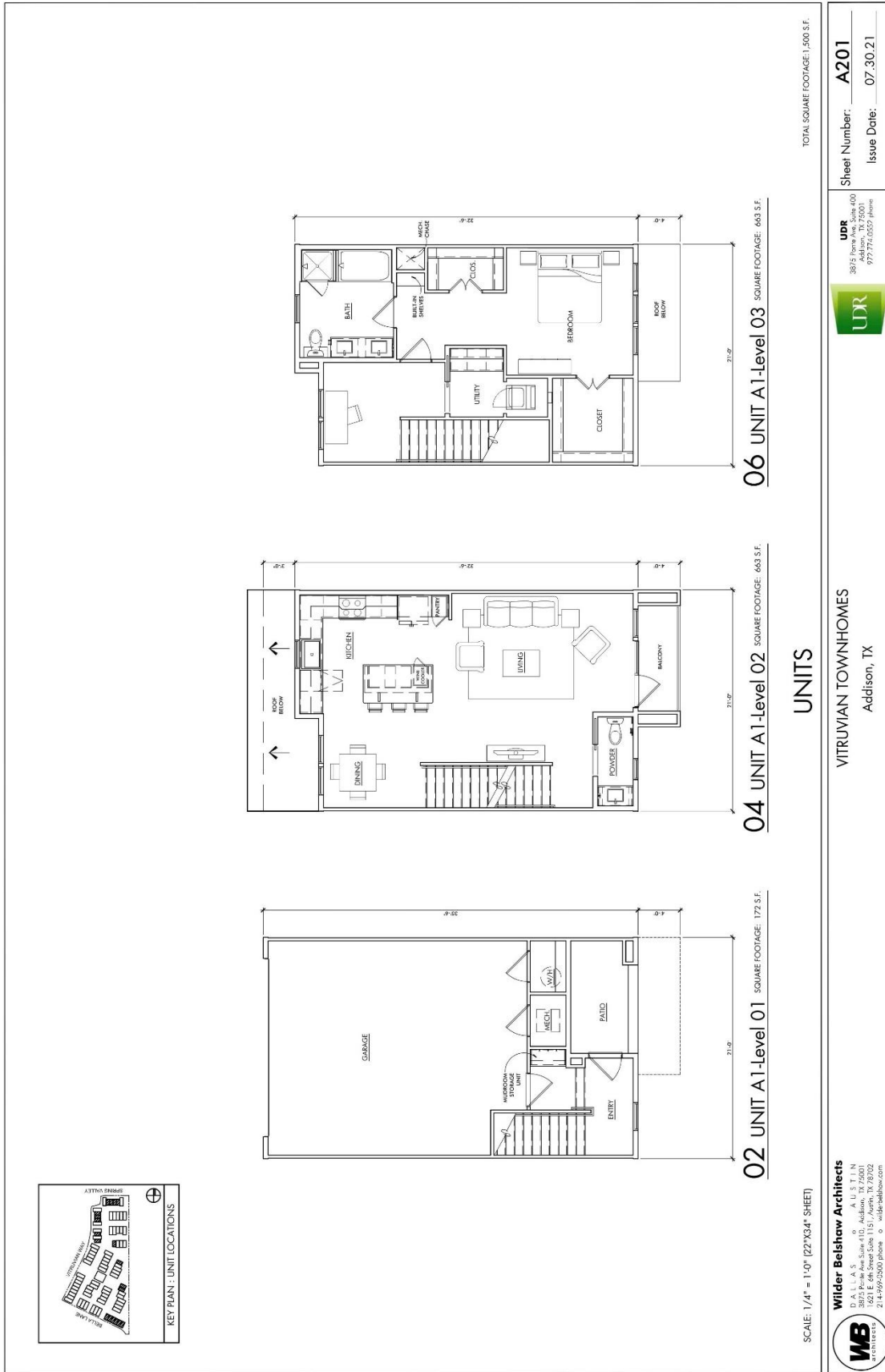


EXHIBIT C

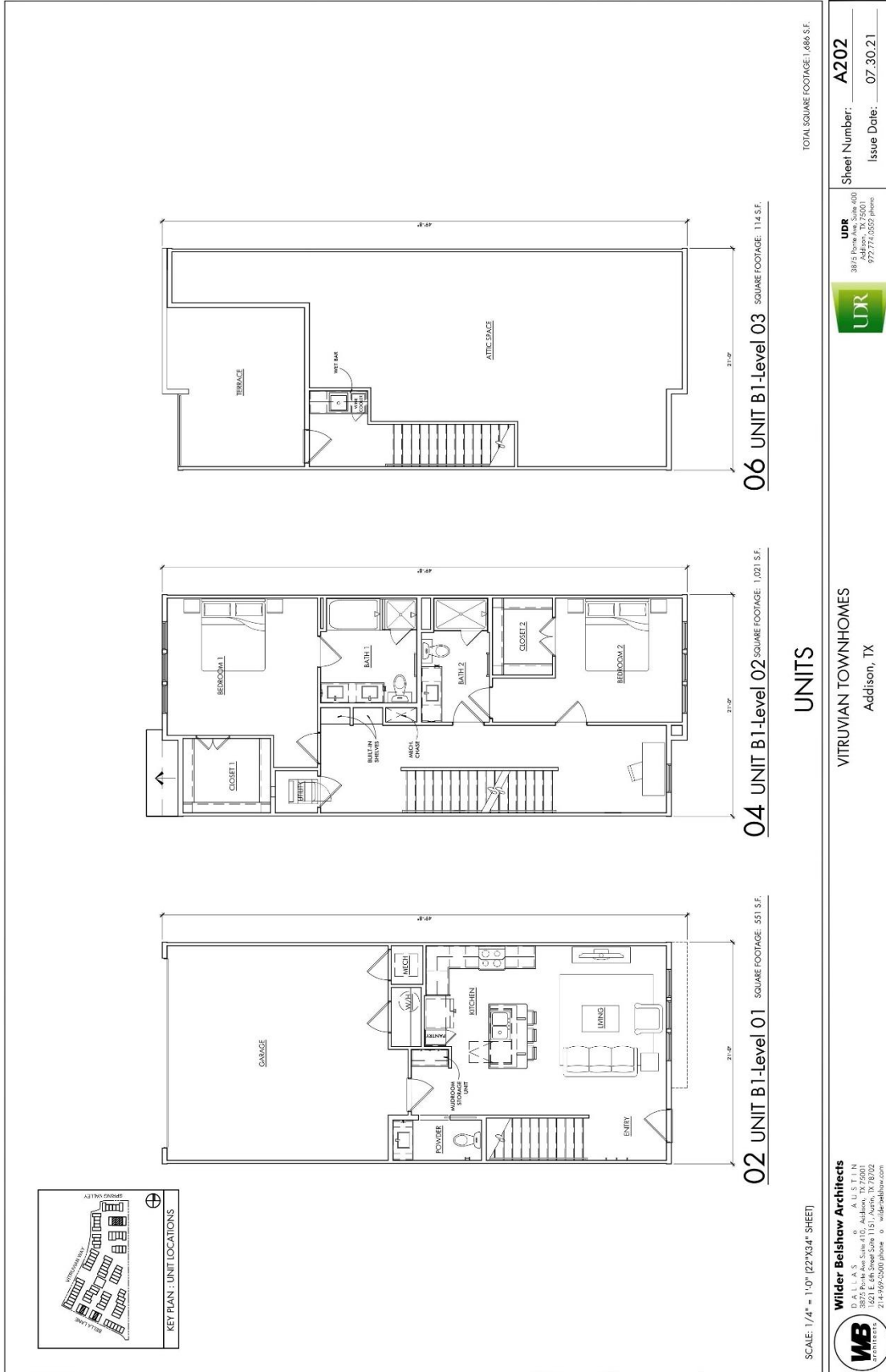


EXHIBIT C



EXHIBIT C



EXHIBIT C

FAÇADE PLAN NOTES:
 THIS FAÇADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.
 ALL ROOF MECHANICAL UNITS SHALL BE SCREENED FROM DEVELOPMENT SERVICES.
 WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING EXTERIOR FINISHES. ALL ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

TOTAL SURFACE AREA	
GLAZING	1444
WALLS	2785
ROOF	1374
CEILING	304
FLOOR	304
TOTAL	5811

EAST ELEVATION
SCALE: 3/32" = 1'-0"

TOTAL SURFACE AREA	
GLAZING	1548
WALLS	2944
ROOF	1474
CEILING	304
FLOOR	304
TOTAL	6574

NORTH ELEVATION (SPRING VALLEY ROAD)
SCALE: 3/32" = 1'-0"

TOTAL SURFACE AREA	
GLAZING	1444
WALLS	2785
ROOF	1374
CEILING	304
FLOOR	304
TOTAL	5811

WEST ELEVATION (VITRUVIAN WAY)
SCALE: 3/32" = 1'-0"

TOTAL SURFACE AREA	
GLAZING	1548
WALLS	2944
ROOF	1474
CEILING	304
FLOOR	304
TOTAL	6574

0' 10' 20' 40'

DL-01 Sherwin Williams 7000 Extra White	PL-02 Sherwin Williams 390 Paper Grey	BR-03 Acme Brick Weathered	AW-01-02 Benjamin Moore Charcoal Grey	PL-04 Patio Wall Limestone Antique Blended
CS-01 Acme Brick August Ridge	AW-02-03-04 Sherwin Williams 7000 Rock Bottom	CS-02 Acme Brick Weathered	AW-03 Benjamin Moore Sprockelshaus Bronze	PL-05 Patio Wall Limestone Blushhammer Finish

DR-01 Acme Brick August Ridge	AW-04 Benjamin Moore Sprockelshaus Bronze	PL-06 Patio Wall Limestone Antique Blended
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0' 10' 20' 40'

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VITRUVIAN TOWNHOMES
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Sheet Number: **A303**
Issue Date: **11.01.21**

EXHIBIT C



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 Issue Date: **11.01.21**



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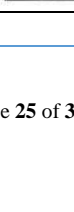


EXHIBIT C

WEST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS/FINISHES:
TOTAL SURFACE SF: 1320 SF
PAINT: 11.0%
BRICK: 4.0%
METAL: 4.0%
METAL CLIMATE: 27.0%
METAL CLIMATE: 27.0%

SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS/FINISHES:
TOTAL SURFACE SF: 1074 SF
PAINT: 11.0%
BRICK: 4.0%
METAL: 4.0%
METAL CLIMATE: 27.0%
METAL CLIMATE: 27.0%

EAST ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS/FINISHES:
TOTAL SURFACE SF: 1320 SF
PAINT: 11.0%
BRICK: 4.0%
METAL: 4.0%
METAL CLIMATE: 27.0%
METAL CLIMATE: 27.0%

NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS/FINISHES:
TOTAL SURFACE SF: 1074 SF
PAINT: 11.0%
BRICK: 4.0%
METAL: 4.0%
METAL CLIMATE: 27.0%
METAL CLIMATE: 27.0%

SCALE: 0 10 20 40'

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WB
WILDER BELSHAW ARCHITECTS

