

**Article X Compliance - Cambridge PD**

Site = 173,434 SF / 3.9815 Acres

<b>Article X Mandatory Requirement</b>	<b>Required</b>	<b>Existing Conditions: Compliant / Non-Compliant</b>	<b>Needed For Compliance</b>	<b>Proposed To Meet Compliance</b>
<b>Site Trees</b> (1:4,000 sf Site Area)	44 Site Trees	<b>Compliant</b> - Existing Trees = 56 Site Tree Credits (Existing Trees to Remain) + new trees	Compliant	Compliant
<b>Parking Lot / Interior Trees</b> (Tree within 70 ft of Parking Space)	Every parking space must be within 70 ft of a large canopy tree	<b>Non-Compliant</b>	To comply, a minimum of 2 proposed trees are required to be added in the playfield area or parking islands added.	Exception to be made to count non-canopy trees proposed for buffer as adequate tree coverage of parking lot.
<b>Street Trees</b> (1 per 40 ft Frontage)	Royal Lane – 14 Required (543 LF / 40 = 14)	<b>Compliant</b> , 14 proposed trees and 1 existing tree	Compliant	Compliant
	Regent Drive – 7 Required (247 LF / 40 = 7)	<b>Compliant</b> , 7 proposed trees	Compliant	Compliant
	Webb Chapel Road – 10 Required (370 LF / 40 = 10)	<b>Non-Compliant</b> , 10 Required, 3 Existing Canopy Trees and 6 Proposed Shade Trees	To comply, 7 proposed large canopy / shade trees are required to be planted within 30 ft of curb.	Exception asked to be made to plant 6 new trees instead of 7 in order to preserve 3 large mature trees, which reduce space available to plant.
<b>Residential Buffer Planting where Residential Adjacency Occurs:</b> (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along West Property Line, 230 LF	<b>Non-Compliant</b>	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
<b>Residential Buffer Planting where Residential Adjacency Occurs:</b> (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along South Property Line, 245 LF	<b>Non-Compliant</b>	10-Foot Buffer along property line with buffer planting from list.	Exception to be made in PD Amendment to allow for medium / non-canopy trees from list provided on PD to be used for screening with fence due to overhead utilities.
<b>Residential Buffer Planting where Residential Adjacency Occurs:</b> (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Southwest Property Line / Service Drive	<b>Non-Compliant</b>	10-Foot Buffer along property line with buffer planting	Exception to be made in PD Amendment to allow for 2.5-foot buffer and no planting due to limited space. Phil Erwin recommends hardscape or aggregate. I agree. Min. width for reg. spray irrigatoin is 5' in Texas.
<b>Residential Buffer Planting where Residential Adjacency Occurs:</b> (Buffer Planting within 10' Landscape Buffer)	Buffer Planting Along Regent Drive	<b>Compliant</b>	Compliant	Compliant
	Canopy / Shade Trees = 7	<b>Compliant</b> - 7 proposed trees	Compliant	Compliant
	Large Evergreen Shrubs = 21	<b>Compliant</b> - 21 min. proposed shrubs	Compliant	Compliant