

THE PARK AT ALBANY
A BROKEN ARROW
PLANNED UNIT DEVELOPMENT
Development Standards

Landscaping and Screening:

Landscaping:

As required and regulated by Chapter 5, Section 5.2.B except Section 5.2.B.1.a.iv. is modified to reduce the number of trees required per dwelling unit from two trees to one tree provided each tree shall have a caliper of 3 inches (Zoning Ordinance requires 2 inch caliper) and shrubs are increased as follows:

- (a) 7.5 – 3 gallon shrubs are installed per dwelling unit (Zoning Ordinance requires 5 – 3 gallon shrubs – 50% increase); and
- (b) 5 – 1 gallon groundcover or flowering shrubs are installed per dwelling unit (Zoning Ordinance does not require any groundcover or flowering shrubs).

Landscape edge tree requirements per Chapter 5, Section 5.2.B.1.a.ii shall apply along the arterial street.

The landscape islands required by Section 5.2.B.1.c.ii.A shall be replaced by striped access aisles located next to walkways that connect to breezeways. Landscape materials otherwise required at the islands shall be located throughout the project.

The other provisions of Section 5.2.B shall remain in full force and effect.

Screening:

As required and regulated by Chapter 5, Sections 5.2.D and 5.2.E. **An architectural open metal fence with masonry columns and/or walls shall be provided along the west boundary. The maximum continuous length of the architectural open metal fence shall be 50 feet.** Along all other property boundaries, an opaque fence of at least 6 feet in height shall be provided. All bracing and metal posts shall be installed on the inside part of the fence along the north, east, and south boundaries. The required screening fences shall be maintained by the owner of the lot on which located.