

EXHIBIT "D"
DEVELOPMENT PARCEL 1-C
Commercial and Office

1. PROPERTY DESCRIPTION

This portion of the Plan area covers approximately 1.64 acres of land, located within the city limits of Round Rock, Texas, and more particularly described in **Exhibit "A-3"**.

2. PERMITTED USES

All uses permitted in the **C-2 (Local Commercial)** zoning district, except that fuel sales shall be prohibited.

3. DESIGN STANDARDS

All aspects not specifically covered by this Plan shall be regulated by the **C-2 (Local Commercial)** zoning district and other sections of the Code, as applicable, and as amended. If there is a conflict between this Plan and the Code, this Plan shall supersede the specific conflicting provisions of the Code.

4. LANDSCAPE EASEMENTS & STREET TREES

In addition to the landscaping requirements of the C-2 (Local Commercial) district, the following shall apply:

4.1. Landscape Easement

- (1) A thirty foot (30') wide landscape easement shall be provided adjacent to Gattis School Road, as identified on **Exhibit "C"**.
- (2) All areas located within the easement shall be used solely for the purpose of landscaping and sidewalks, except for driveways crossing the easement, lighting, monument signs, irrigation, entry features, underground utilities, meters, utility structures and equipment required to provide utilities to the Property.
- (3) Surface drainage swales may be placed within the easement provided they are approved as part of a comprehensive landscape plan.
- (4) Drainage detention and water quality structures are prohibited in the easement.

- (5) Landscaping within the easement shall be credited against street yard landscape requirements.

4.2. Street Trees

- (1) Street trees shall be planted within the landscape easement described above, in accordance with the following criteria:
 - (a) Large species trees with a minimum caliper size of 3.5 inches, planted no more than 40 feet apart.
- (2) Street trees shall comply with the following standards:
 - (a) Avoid interference with street lights, signage and other features;
 - (b) No plantings in street intersection triangles, a minimum of 35 feet by 35 feet, as measured from the face of the curb;
 - (c) Planted no less than five feet (5') from underground utilities and fifteen feet (15') from overhead lines;
 - (d) Planted no less than five feet (5') from fire hydrants;
 - (e) Planted no less than four feet (4') from the back of curb;
 - (f) Irrigated by a permanent automatic irrigation system;
 - (g) The Owner shall submit a street tree planting plan with the submittal of a site plan for development.
 - (h) Street trees and their associated irrigation system along Gattis School Road shall be installed to the satisfaction of the City prior to the issuance of a Certificate of Occupancy for any development on the Property.
 - (i) A fiscal maintenance guarantee shall be provided by the Owner for replacement of the street trees and repair of the irrigation systems for a period of two years. The City shall have the authority to identify all trees or other plant materials which require replacement. The fiscal guarantee shall be extended for one year for plants that are replaced.
 - (j) A Property Owners Association (POA) shall be established, funded and assigned the responsibility for ongoing maintenance, repair and replacement of both street trees and irrigation. Irrigation shall be paid for by the POA.

5. TRANSPORTATION

The requirement for a Traffic Impact Analysis (TIA), as required by Section 46-197 of the Code, for the 1.64-acre Parcel 1-C shall be determined by the City at the time of platting or site plan submittal.