



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 26, 2018

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. **CALL TO ORDER: 6:30 P.M.**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **CITIZEN'S COMMENTS**

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. **REGULAR ITEMS**

1. *Minutes of February 12, 2018*

Consider approval of the minutes of the February 12, 2018, Planning and Zoning Commission Regular Session and Work Session.

2. *RC16-0021 – Oakbridge at Flower Mound, Phase Two*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located west of Lake Forest Boulevard, east of Long Prairie Road, and north of Aberdeen Drive.

3. *RC17-0012 – Lakeside Crossing*

Consider a request for a Record Plat to create one residential lot and one non-residential lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

4. *SP17-0020 – Lakeside Crossing, Phase 1*

Consider a request for a Site Plan to develop a hotel and two retail / office buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

5. *RP17-0010 – Stone Hill Farms Retail East II Addition*

Public Hearing

Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

6. *SP17-0016 – Stone Hill FM, LLC*

Consider a request for a Site Plan to develop a car sales dealership. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion regarding the Flower Mound Board and Commission Input Process, to include an exchange of ideas and discussion on planning and zoning related initiatives for the Town Council to consider for the next fiscal year strategic plan. Discussion may include land use, land development regulations, architectural standards, landscape standards, Town infrastructure (transportation, water, and wastewater master plans), SMARTGrowth, development processes, growth, and housing.

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Feb. 22, 2018, at 2:45 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF FEBRUARY, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session and work session with the following members present:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Heth Kendrick	Commissioner, Place 8
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

A. CALL TO ORDER: 7:50 P.M. *(after the SMARTGrowth Commission meeting)*

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

Paul Stone, 4100 Broadway, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the January 22, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the January 22, 2018, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. Public Hearing to consider a request for a Replat (RP17-0016 – Timbercreek Community #10B) to create one residential lot. The property is generally located north of Cross Timbers Road and east of Morriss Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Tim Moehlman, 1915 Wisteria Court, Flower Mound

Questions of an Informational Nature

Wanda Miller, 3819 Magnolia Court, Flower Mound
Paul Stone, 4100 Broadway, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to approve RP17-0016 – Timbercreek Community #10B.
Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD17-0019 – Lakeside Crossing) to amend Planned Development District No. 153 (PD-153) by modifying the minimum building setback for the Hotel and by adding conceptual elevations and development standards for the townhomes. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Randi Rivera, G & A Consultants

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0019 – Lakeside Crossing. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION

i. CALL TO ORDER – WORK SESSION: 8:32 P.M.

a. Update on the Southgate development.

Presenter(s)

Chuck Russell, Town Planner
Stephen Williamson, FLSC, Ltd., Dallas

The work session was closed at 8:51 p.m.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: February 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0021 - Oakbridge at Flower Mound, Phase Two) to create a residential subdivision. The property is generally located west of Lake Forest Boulevard, east of Long Prairie Road, and north of Aberdeen Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

This application represents the second and final phase of development for the Oakbridge development [Planned Development District-129 (PD-129) for Single-Family District-10 (SF-10) uses] in order to create 41 single-family residential lots and two x-lots. The Phase Two portion of PD-129 contains approximately 19.441 acres. The minimum required lot size is 10,000 square feet. The smallest lot on the proposed record plat is 13,500 square feet and the average lot size is 18,727 square feet. The residential lots are in conformance with the underlying development standards within PD-129. Aggregate land area of the two x-lots is approximately 2.47 acres. It should be noted that one of the x-lots (4X, northeast corner) will be dedicated to the Town for public park purposes. It was originally denoted on the Phase 1 record plat, but due to commitments to an outside entity to utilize this area, the dedication of the land has been moved to this phase of development. Attachment B(2) is correspondence from the entity confirming an understanding of the termination of their use of the property.

On April 25, 2016, the Planning and Zoning Commission approved a record plat (RC15-0018) for the Phase 1 portion of property, providing for 54 buildable lots and five x-lots (approximately 6.657 acres) on approximately 39.77 acres of the 58.435 acres within PD-129. An active gas well is sited on property adjacent to the southwest corner of this phase of development. The record plat denotes the upper limits of the required 500-foot setback from certain proposed residential lots to the gas well equipment. It should be noted the Phase 1 record plat designated the area as an x-lot that will be maintained by the Homeowners' Association.

The plat depicts necessary setbacks, buffers, open space areas and easements. The proposed development has two primary access points from Lake Forest Boulevard and Aberdeen Drive. Emergency access will be provided at the terminus of Sherri Lane, at the northwest corner of this phase of development. The proposed record plat is consistent with the development plan (DP14-0012) approved by the Town Council on November 16, 2015, which provides for a total of 95 buildable lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Development Plan

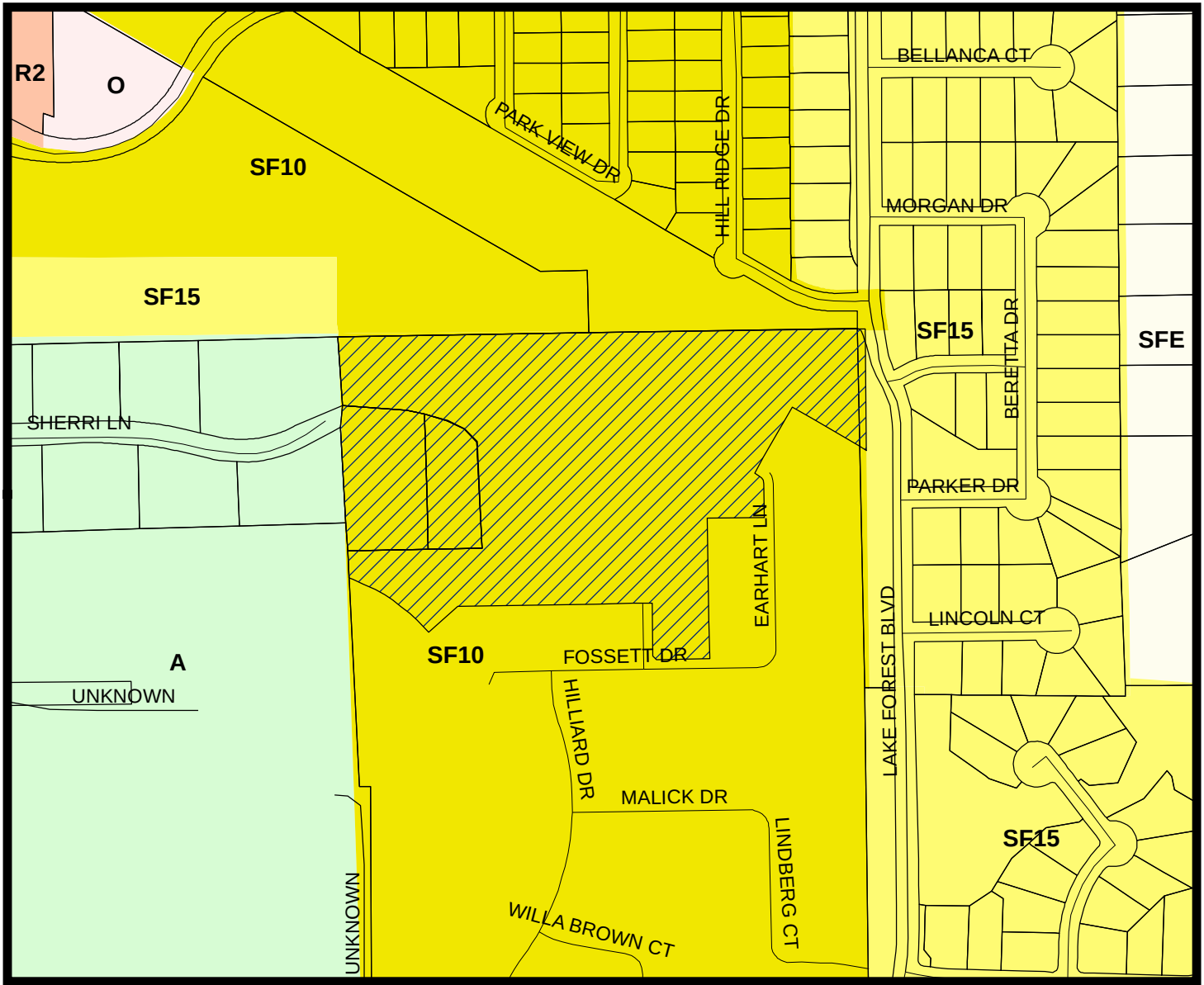
B. Application Details

1. Record Plat Package
2. Correspondence of termination of land use



Vicinity Map

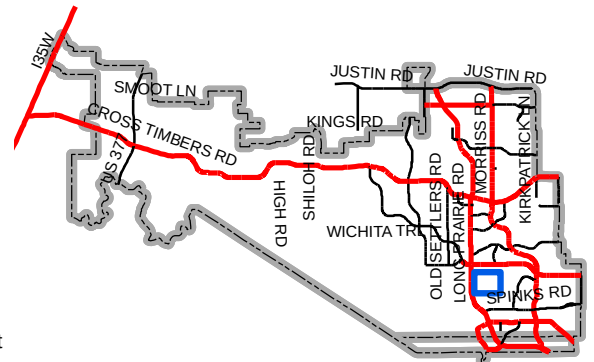
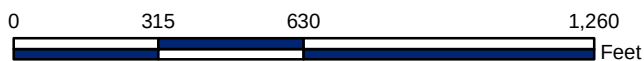
Reference Project: RC16-0021



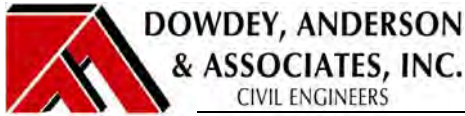
LEGEND

- Agriculture
- Office
- Retail 2
- Single Family 10
- Single Family 15
- Single Family Estate

Subject Property



Map Location



5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

October 13, 2017

Mr. Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Oak Bridge at Flower Mound Phase Two
Flower Mound, Texas
City Project Number: RC16-0021

Dear Mr. Powell

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat for Oak Bridge at Flower Mound Phase Two.

On January 16, 2014, the Flower Mound Town Council approved a Master Plan Amendment and zoning change for PD-129. The zoning amendment combined the overall tract into one Medium Density Residential land use with Single Family District 10 (SF-10) zoning.

On November 9, 2015, the Flower Mound Planning and Zoning Commission and on November 16, 2015, the Town Council approved a Development Plan for the overall project.

This included Record Plat consists of 41 residential lots and 2 common area lots and 1 Park lot on 19.441 acres. The plan conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

This site has creeks, identified as Waters of the U.S., and specimen trees. It is our intention to protect the natural features as much as possible during the development and construction process.

Lot 4X, Block A is to be dedicated as a Town Park land. This lot was previously to be platted in Phase One, but commitments to the field user led to revising that dedication to Phase Two.

Please contact me should you have any questions regarding our request. Thank you.

Sincerely,

Michael S. Dowdey, PE

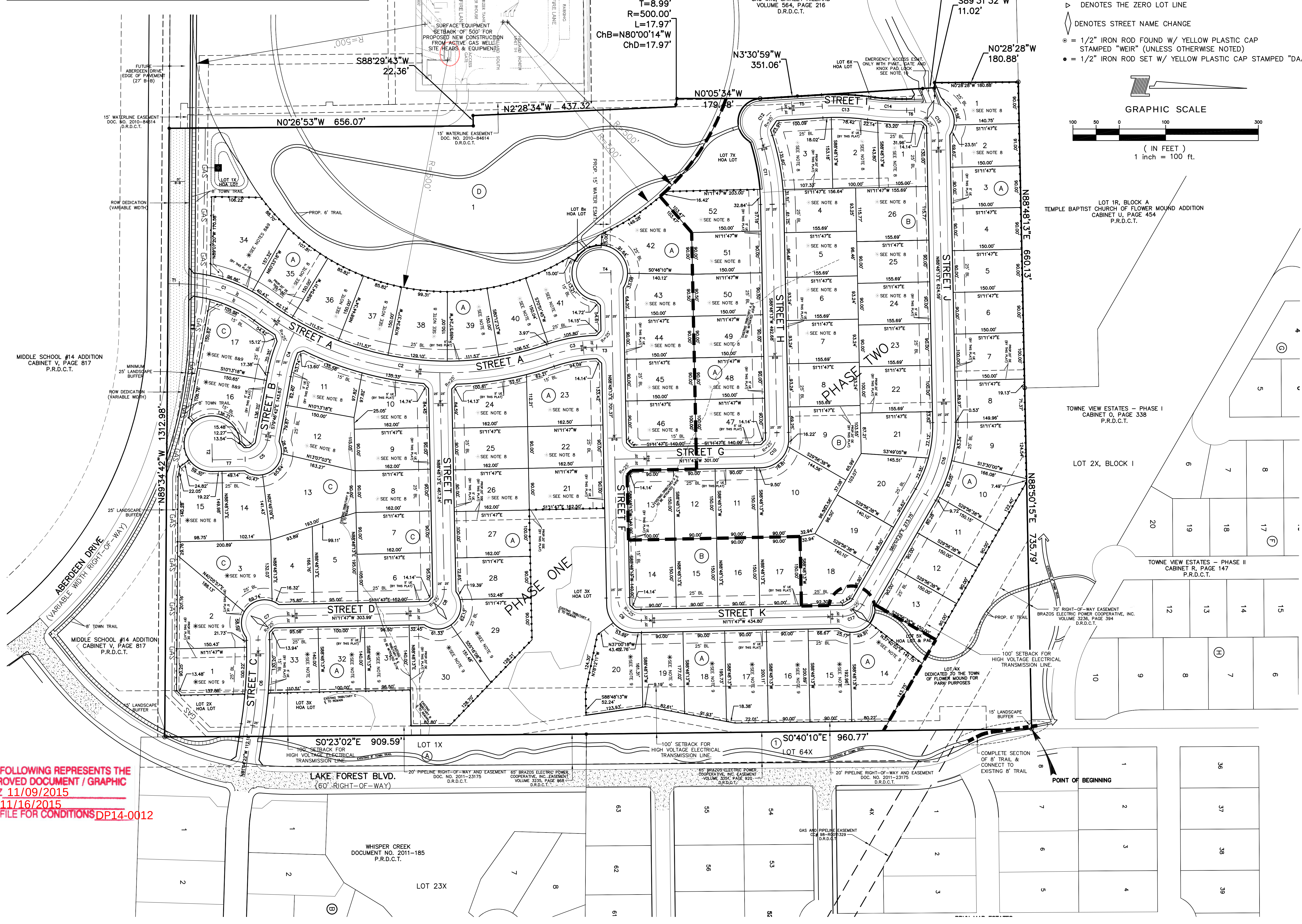
Cc: Mike Boswell – Toll Brothers, File



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

MASTER PLAN FEATURES	
LAND USE PLAN	MEDIUM DENSITY RESIDENTIAL
SPECIFIC PLANS	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	BLUEBONNET PARK IS LOCATED NORTH OF THE PROPERTY; AN 8-FOOT MULTI-PURPOSE TRAIL RUNS ALONG THE NORTH AND EAST EDGES OF THE PROPERTY.
OPEN SPACE PLAN	LAKEFOREST DRIVE (URBAN COLLECTOR - UNDIVIDED)
THOROUGHFARE PLAN	ABERDEEN (URBAN MINOR ARTERIAL - DIVIDED)
WATER PLAN	12' WITHIN LAKEFOREST AND 12' WITHIN ABERDEEN.
WASTEWATER	LONG PRAIRIE DISTRICT



LEGEND

FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

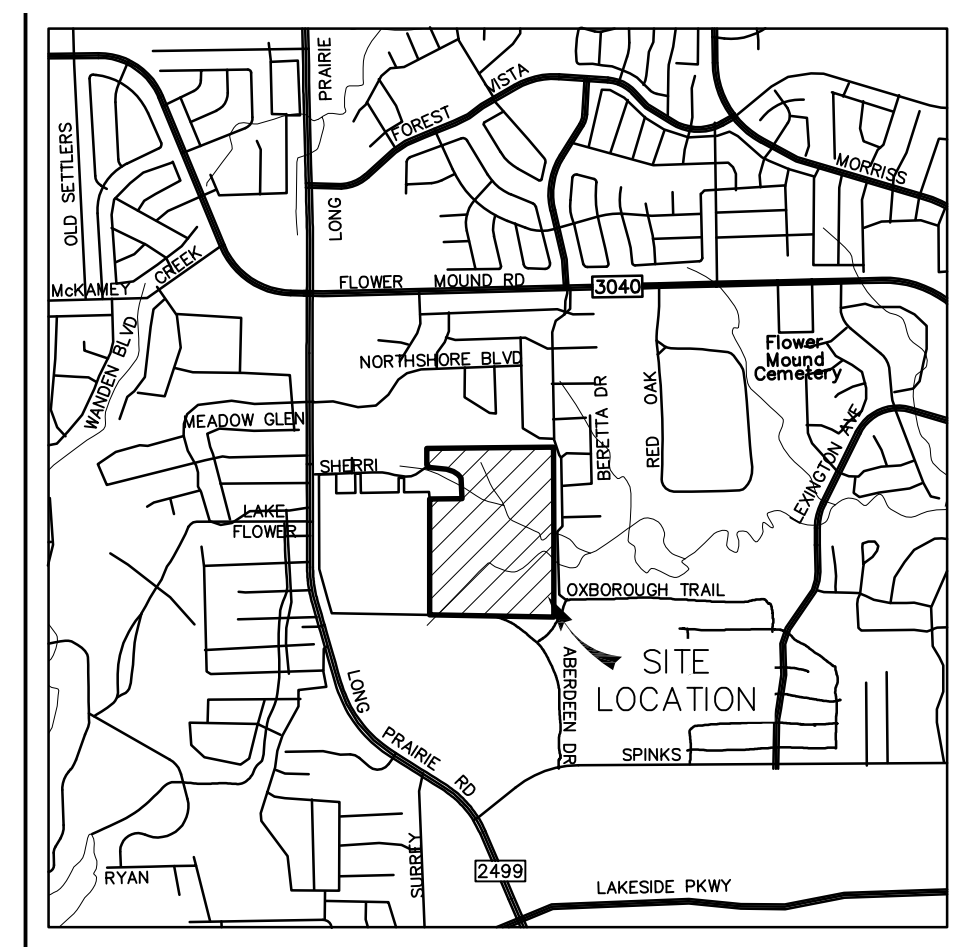
▷ DENOTES THE ZERO LOT LINE

◇ DENOTES STREET NAME CHANGE

⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "WEIR" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



- NOTES:**
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
 - ALL X LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - FLOOD ZONE ANALYSIS INFORMATION SHALL BE PROVIDED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION.
 - ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - ENVIRONMENTAL PROTECTION PLAN IS REQUIRED WITH THIS PLAT.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 - PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL BROTHERS, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE FOREMENTIONED REASONS, TOLL BROTHERS, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
 - THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 6X SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS. SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND KNOX PAD LOCK.

95 RESIDENTIAL LOTS ~ 57.258 ACRES
DEVELOPMENT PLAN
THE HILLIARD TRACT
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. WHITE SURVEY ~ ABSTRACT NO. 134

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
CASE NO. **DP14-0012**
DECEMBER 2014
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 11/09/2015
T.C. 11/16/2015
SEE FILE FOR CONDITIONS DP14-0012

LEGAL DESCRIPTION
57.258 ACRES

BEING a tract of land situated in the J. WHITE SURVEY, ABSTRACT NO. 1341, Town of Flower Mound, Denton County, Texas and all of that tract of land described in Deed to Toll Brothers TX, LLC, as recorded in Document No. 2014–22359, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap found in the west line of BRYN MAR ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 84, Plat Records, Denton County, Texas for the northeast corner of said Toll Brothers TX, LLC tract;

THENCE South 00 degrees 40 minutes 10 seconds East, with the common east line of said Toll Brothers TX, LLC tract and said west line, a distance of 960.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common southwest corner of Lot 64X, Block 1 of said Addition and northwest corner of Lot 1X, Block C of WHISPER CREEK, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 2011–185, Plat Records, Denton County, Texas;

THENCE South 00 degrees 23 minutes 02 seconds East, with the common east line of said Toll Brothers TX, LLC tract and west line of said Lot 1X, a distance of 909.59 feet to a 1/2 inch iron rod with an orange plastic cap found in the north line of MIDDLE SCHOOL #14 ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet V, Page 817, Plat Records, Denton County, Texas for the common southeast corner of said Toll Brothers TX, LLC tract and south corner of said Lot 1X;

THENCE North 89 degrees 34 minutes 42 seconds West, leaving said common line and with the common south line of said Toll Brothers TX, LLC tract and north line of said MIDDLE SCHOOL #14 ADDITION, a distance of 1,312.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common southwest corner of said Toll Brother TX, LLC tract and a tract of land described in Deed to Ronnie Franklin Hilliard, as recorded in Document Number 20047–31036, Deed Records, Denton County, Texas;

THENCE Northerly, leaving said common line and with the common west line of said Toll Brother TX, LLC tract and east line of said Ronnie Franklin Hilliard tract, the following seven (7) courses and distances:

North 00 degrees 26 minutes 53 seconds West, a distance of 656.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 88 degrees 29 minutes 43 seconds West, a distance of 22.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 02 degrees 28 minutes 34 seconds West, a distance of 437.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non–tangent curve to the left having a central angle of 02 degrees 03 minutes 33 seconds, a radius of 500.00 feet and a chord bearing and distance of North 80 degrees 00 minutes 14 seconds West, 17.97 feet;

With said curve to the left, an arc distance of 17.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00 degrees 05 minutes 34 seconds West, a distance of 179.48 feet to a 1 inch iron pipe found for corner;

North 03 degrees 29 minutes 07 seconds West, a distance of 80.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common northeast corner of the above mentioned Ronie Franklin Hilliard tract and southeast corner of a tract of land described in Deed to Ronnie Franklin Hilliard and Shirley Hilliard, as recorded in Volume 564, Page 216, Deed Records, Denton County, Texas;

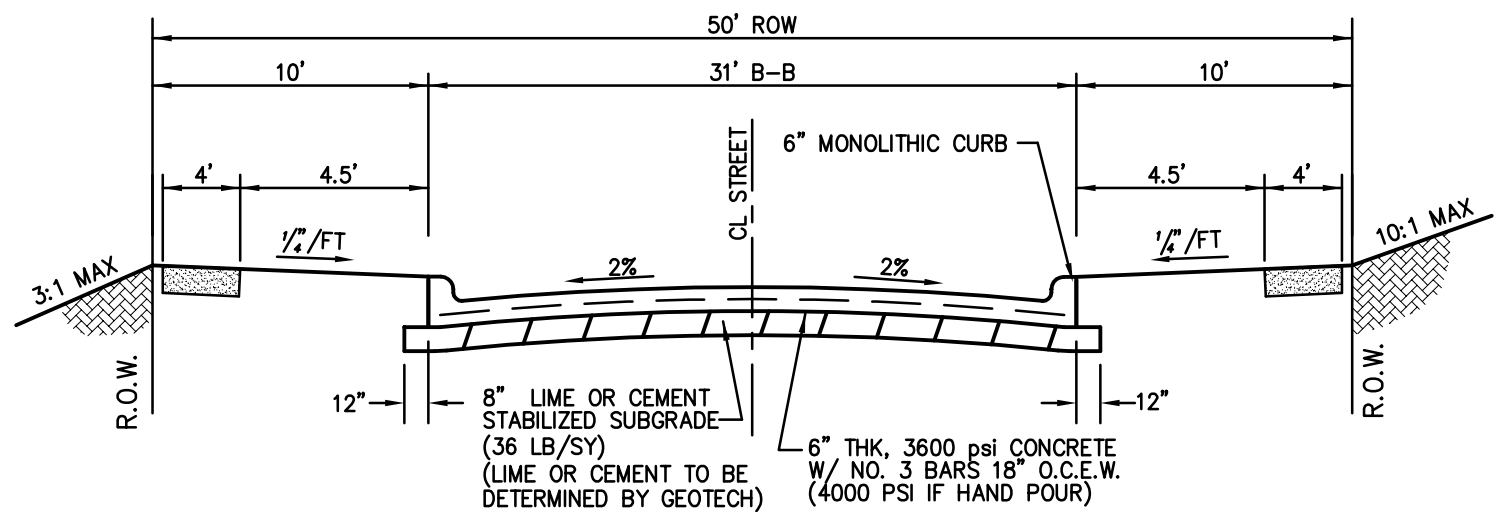
North 03 degrees 31 minutes 32 seconds West, with the common west line of said Toll Brothers TX, LLC tract and east line of said Ronnie Franklin Hilliard and Shirley Hilliard tract, a distance of 296.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the north line of Sherri Lane, a 60.00 foot right–of–way;

THENCE South 89 degrees 31 minutes 32 seconds West, with said north line, a distance of 11.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the west line of the above mentioned Toll Brothers TX, LLC tract for the southeast corner of that tract of land described in Deed to Temple Baptist Church, as recorded in Document No. 2001–R0100678, Deed Records, Denton County, Texas;

THENCE North 00 degrees 28 minutes 28 seconds West, leaving said north line and with the common west line of said Toll Brothers TX, LLC tract and east line of said Temple Baptist Church tract, a distance of 180.88 feet to a 1/2 inch iron rod with a red plastic cap found in the south line of Lot 1R, Block A of TEMPLE BAPTIST CHURCH OF FLOWER MOUND ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet U, Page 454, Plat Records, Denton County, Texas for the common northwest corner of said Toll Brothers TX, LLC tract and northeast corner of said Temple Baptist Church tract;

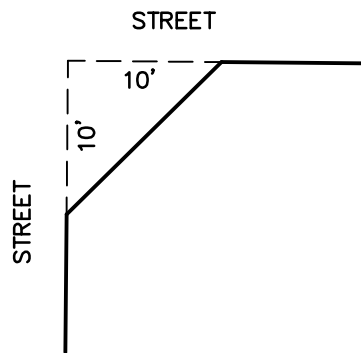
THENCE North 88 degrees 48 minutes 13 seconds East, leaving said common line and with the common north line of said Toll Brothers TX, LLC tract and said south line, a distance of 660.13 feet to a 1/2 inch iron rod found for the common southeast corner of said Lot 1R and most southerly southwest corner of Lot 2X, Block 1 of TOWNE VIEW ESTATES – PHASE I, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet O, Page 338, Plat Records, Denton County, Texas;

THENCE North 88 degrees 50 minutes 15 seconds East, with the common north line of said Toll Brothers TX, LLC tract and south line of said Lot 2X, a distance of 735.79 feet to the POINT OF BEGINNING and containing 57.258 acres of land, more or less.



LOCAL RESIDENTIAL URBAN

N.T.S.



TYPICAL R.O.W. CLIP

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	13,500 SF
MINIMUM LOT WIDTH	70' AT BLDG LINE
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD BL	25'
MINIMUM REAR YARD BL	25'
MINIMUM SIDE YARD BL	10'
MAXIMUM LOT COVERAGE	35%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST	13,500 SF	0.31 AC
LARGEST	27,370 SF	0.63 AC
AVERAGE	16,217 SF	0.37 AC
TOTAL LOTS (INCLUDING X LOTS)	103 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	95 RESIDENTIAL LOTS	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	A	14315	0.33	
2	A	13529	0.31	
3	A	13500	0.31	
4	A	13500	0.31	
5	A	13500	0.31	
6	A	13500	0.31	
7	A	15000	0.34	
8	A	13573	0.31	
9	A	16036	0.37	
10	A	16581	0.38	
11	A	13500	0.31	
12	A	13500	0.31	
13	A	13500	0.31	
14	A	22654	0.52	
15	A	17988	0.41	
16	A	18045	0.41	
17	A	17942	0.41	
18	A	16774	0.39	
19	A	15103	0.35	
20	A	19660	0.45	
21	A	14625	0.34	
22	A	14625	0.34	
23	A	21405	0.49	
24	A	16184	0.37	
25	A	14580	0.33	
26	A	14580	0.33	
27	A	16200	0.37	
28	A	14495	0.33	
29	A	21169	0.49	
30	A	28042	0.64	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
31	A	13510	0.31	
32	A	14000	0.32	
33	A	14852	0.34	
34	A	24785	0.57	
35	A	15857	0.36	
36	A	14804	0.34	
37	A	14804	0.34	
38	A	17130	0.39	
39	A	14804	0.34	
40	A	14740	0.34	
41	A	18029	0.41	
42	A	21507	0.49	
43	A	13755	0.32	
44	A	13500	0.31	
45	A	13500	0.31	
46	A	14950	0.34	
47	A	14950	0.34	
48	A	13500	0.31	
49	A	13500	0.31	
50	A	13575	0.31	
51	A	13500	0.31	
52	A	16772	0.39	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	B	14730	0.34	
2	B	14985	0.34	
3	B	17789	0.41	
4	B	14528	0.33	
5	B	15019	0.34	
6	B	14517	0.33	
7	B	14517	0.33	
8	B	14516	0.33	
9	B	19500	0.45	
10	B	25883	0.59	
11	B	13500	0.31	
12	B	13500	0.31	
13	B	14950	0.34	
14	B	14950	0.34	
15	B	13500	0.31	
16	B	13500	0.31	
17	B	13500	0.31	
18	B	17130	0.39	
19	B	13520	0.31	
20	B	19008	0.44	
21	B	14367	0.33	
22	B	15569	0.36	
23	B	14012	0.32	
24	B	14012	0.32	
25	B	14012	0.32	
26	B	18024	0.41	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	C	14931	0.34	
2	C	20072	0.46	
3	C	21087	0.48	
4	C	13740	0.32	
5	C	17183	0.39	
6	C	16960	0.39	
7	C	14580	0.33	
8	C	14580	0.33	
9	C	14580	0.33	
10	C	16360	0.38	
11	C	16286	0.37	
12	C	17297	0.40	
13	C	26347	0.60	
14	C	13859	0.32	
15	C	15266	0.35	
17	C	19944	0.46	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	D	285907	6.56	

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 11/092015
T C 11/16/2015
SEE FILE FOR CONDITIONS DP14-0012

95 RESIDENTIAL LOTS ~ 57.258 ACRES
DEVELOPMENT PLAN
THE HILLIARD TRACT

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. WHITE SURVEY ~ ABSTRACT NO. 134

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CASE NO. DP14–0012

DECEMBER 2014

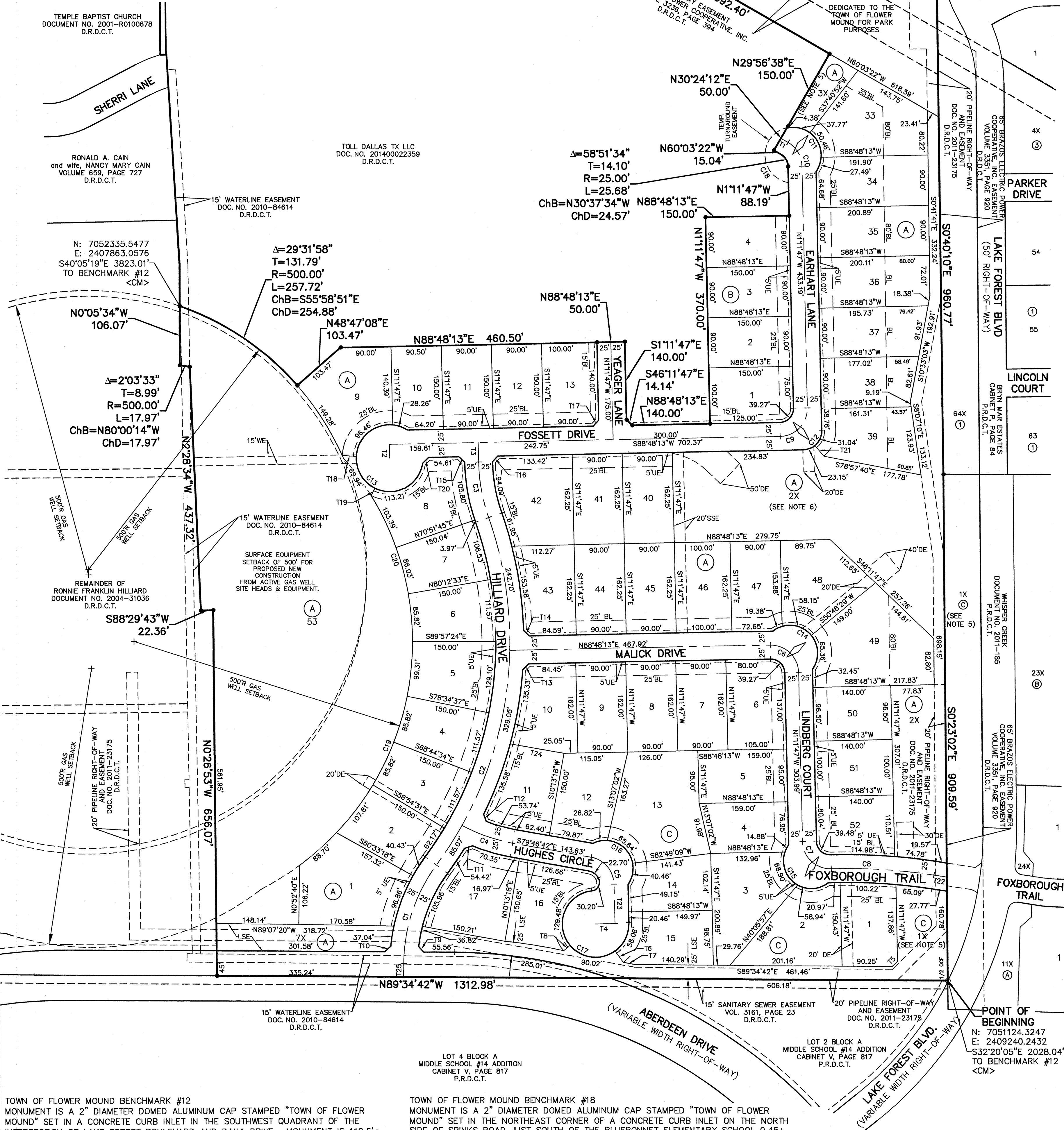
SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817–329–8770 GRAPEVINE, TEXAS 76051



PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Attachment B(1): Record Plat Package



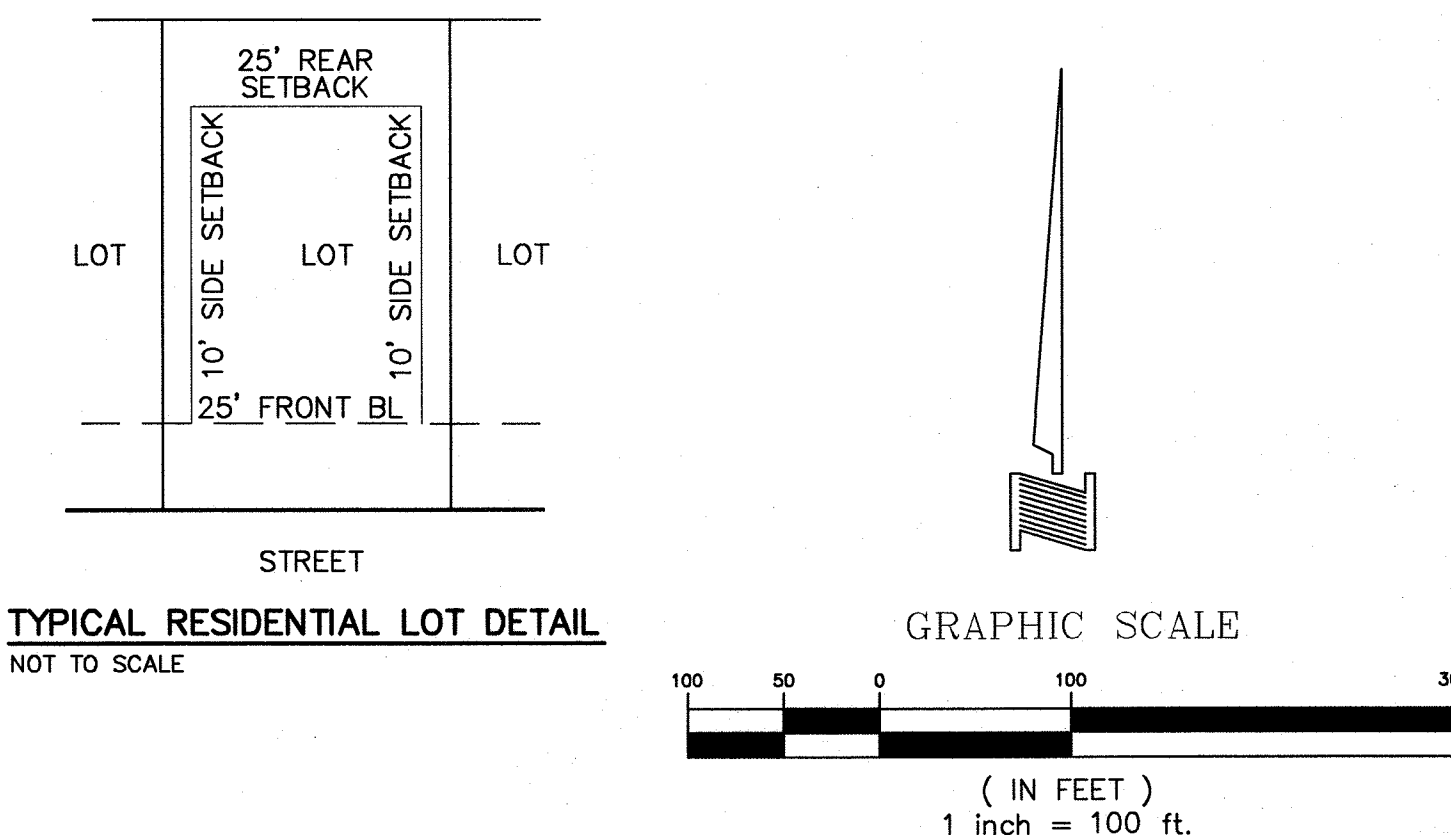
LEGEND

LSE = LANDSCAPE EASEMENT
FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

▷ DENOTES THE ZERO LOT LINE

◇ DENOTES STREET NAME CHANGE

● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "WEIR" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"



- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 5. LOTS 3X & 7X OF BLOCK A AND LOT 1X OF BLOCK C ARE FOR LANDSCAPE AND SCREENING PURPOSES, SHALL BE MAINTAINED BY THE HOA AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA.
 6. LOT 2X OF BLOCK A IS FOR DRAINAGE PURPOSES, IS DEDICATED BY THIS PLAT AS A DRAINAGE EASEMENT, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA.
 7. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 245,397 SF.
 8. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE ENVIRONMENTAL PROTECTION PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 9. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 10. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT, SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 11. ALL X-LOTS ARE UNBUILDABLE.
 12. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 13. PER SEC. 34-422(O)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; LOTS 1-13, 40-46 AND 53 OF BLOCK A & LOTS 7-14, 16 AND 17 OF BLOCK B ARE LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND ARE SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 14. PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL BROTHERS, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE FOREMENTIONED REASONS, TOLL BROTHERS, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N60°03'22"W	15.04'
T2	S01°11'47"E	25.00'
T3	N01°11'47"W	34.93'
T4	S88°48'13"W	35.00'
T22	N81°04'22"W	23.67'
T23	S01°11'47"E	70.97'
T25	N00°25'18"E	24.29'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	36°09'00"	300.00'	97.91'	189.28'	N18°29'48"E 186.16'
C2	55°45'11"	675.00'	357.04'	656.82'	N08°41'43"E 631.22'
C3	17°59'05"	325.00'	51.43'	102.02'	N01°12'00"W 101.60'
C4	18°27'22"	300.00'	48.74'	96.64'	S70°33'01"E 96.22'
C5	78°34'54"	50.00'	40.91'	68.58'	S40°29'14"E 63.33'
C6	90°00'00"	50.00'	50.00'	78.54'	S48°11'47"E 70.71'
C7	90°29'01"	50.00'	50.42'	78.98'	N48°26'17"W 71.01'
C8	10°38'28"	1000.00'	92.83'	185.13'	N86°22'35"W 184.87'
C9	90°00'00"	50.00'	50.00'	78.54'	N43°48'13"E 70.71'
C10	58°51'34"	50.00'	28.21'	51.38'	N30°37'34"W 49.14'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T5	N45°23'09"E	13.48'
T6	S35°45'03"E	25.00'
T7	S79°50'54"E	21.96'
T8	N50°12'56"E	15.00'
T9	N41°53'54"W	13.47'
T10	S47°41'20"W	14.69'
T11	N72°36'26"E	15.12'
T12	N20°22'50"W	13.60'
T13	N48°17'41"E	14.74'
T14	N46°09'48"W	14.13'
T15	S46°09'41"E	14.15'
T16	N34°48'13"E	14.14'
T17	S43°48'13"W	14.14'
T18	N86°44'10"W	25.00'
T19	N26°28'35"E	15.00'
T20	N46°11'37"E	14.72'
T21	S39°39'02"E	25.00'
T24	N79°46'42"W	97.82'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	132°35'58"	50.00'	113.90'	115.71'	N30°37'34"W 91.57'
C12	90°00'00"	34.50'	34.50'	54.19'	N43°48'13"E 48.79'
C13	293°59'49"	60.00'	38.97'	307.87'	S24°38'15"E 65.36'
C14	163°44'23"	50.00'	350.00'	142.89'	N46°11'47"W 98.99'
C15	163°32'51"	50.00'	345.85'	142.72'	N46°06'01"E 98.97'
C17	266°41'40"	60.00'	64.07'	278.81'	S49°15'35"E 87.59'
C19	53°33'58"	500.00'	252.38'	467.45'	N26°49'35"E 760.37'
C20	31°32'25"	500.00'	141.20'	275.24'	N15°43'37"W 271.78'

**A RECORD PLAT OF
LOTS 1-13 AND 33-53, BLOCK A,
LOTS 1-4, BLOCK B AND
LOTS 1-17, BLOCK C
OAKBRIDGE AT FLOWER MOUND
PHASE ONE**

BEING 39.770 ACRES OF LAND LOCATED IN THE
ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, is the owner of a tract of land situated in the J. WHITE SURVEY, ABSTRACT NO. 1341, Town of Flower Mound, Denton County, Texas and being part of a tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 201400022359, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with an orange plastic cap found in the northwest line of Lake Forest Boulevard, a 60.00 foot right-of-way, for the southeast corner of said Toll Dallas TX, LLC tract, being common with the south corner of Lot 1X, Block A of WHISPER CREEK, an Addition to the Town of Flower Mound, Texas, according to the Plat filed of record in Document Number 2011-185, Plat Records, Denton County, Texas, said iron rod being the most northerly northeast corner of Lot 2, Block A of Middle School #14 Addition, an Addition to the Town of Flower Mound, Texas, according to the Plat filed of record in Cabinet V, Page 817, Plat Records, Denton County, Texas;

THENCE North 89° 34’ 42” West, leaving said common corner and with the south line of said Toll Dallas TX, LLC tract, a distance of 1,312.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the southwest corner of said Toll Dallas TX, LLC tract, being common with the southeast corner of a tract of land conveyed to Hilliard Family Trust, Etal, according to the document filed of record in Document Number 2004-31036, 37, 38, Deed Records, Denton County, Texas;

THENCE Leaving said common corner and with the west line of said Toll Dallas TX, LLC tract, being common with the east line of said Hillard Family Trust tract, the following five (5) courses and distances:

North 00° 26’ 53” West, a distance of 656.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 88° 29’ 43” West, a distance of 22.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 02° 28’ 34” West, a distance of 437.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non-tangent curve to the left having a central angle of 02° 03’ 33”, a radius of 500.00 feet and a chord bearing and distance of North 80° 00’ 14” West, 17.97 feet;

With said curve to the left, an arc distance of 17.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 00° 05’ 34” West, a distance of 106.07 feet to the beginning of a non-tangent curve to the right having a central angle of 29° 31’ 58”, a radius of 500.00 feet and a chord bearing and distance of South 55° 58’ 51” East, 254.88;

THENCE Leaving the above mentioned common line, over and across the above mentioned Toll Dallas TX, LLC, the following fifteen (15) courses and distances:

With said curve to the right, an arc distance of 257.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 48° 47’ 08” East, a distance of 103.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 510.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 01° 11’ 47” East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 46° 11’ 47” East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 01° 11’ 47” West, a distance of 370.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 01° 11’ 47” West, a distance of 88.19 feet to the beginning of a curve to the left having a central angle of 58° 51’ 34”, a radius of 25.00 feet and a chord bearing and distance of North 30° 37’ 34” West, 24.57 feet;
With said curve to the left, an arc distance of 25.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 60° 03’ 22” West, a distance of 15.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 30° 24’ 12” East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 29° 56’ 38” East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 60° 03’ 22” East, a distance of 226.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the east line of the above mentioned Toll Dallas TX, LLC tract, being common with the west line of Lot 64X, Block 1 of Bryn Mar Estates, an Addition to the Town of Flower Mound, according to the Plat filed of record in Cabinet P, Page 84, Plat Records, Denton County, Texas;

THENCE South 00° 40’ 10” East, with said common line, a distance of 641.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the southwest corner of said Lot 64X, being common with the northwest corner of the above mentioned Lot 1X;

THENCE South 00° 23’ 02” East, leaving said common corner and with said east line, a distance of 909.59 feet to the POINT OF BEGINNING and containing 39.770 acres of land, more or less.

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	13,400 SF
MINIMUM LOT WIDTH	90’ AT BLDG LINE
MINIMUM LOT DEPTH	120’
MINIMUM FRONT YARD BL	25’
MINIMUM REAR YARD BL	25’
MINIMUM SIDE YARD BL	10’
MAXIMUM LOT COVERAGE	45%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35’

LOT AND BLOCK SUMMARY		
SMALLEST	13,404 SF	0.19 AC
LARGEST	29,510 SF	0.48 AC
AVERAGE	16,702 SF	0.38 AC
TOTAL LOTS (INCLUDING X LOTS)	59 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	54 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as OAKBRIDGE AT FLOWER MOUND, PHASE ONE, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS my hand this the _____ day of _____, 2015.

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Vice President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	24785	0.57
2	A	15857	0.36
3	A	14804	0.34
4	A	14804	0.34
5	A	17130	0.39
6	A	14804	0.34
7	A	14740	0.34
8	A	18029	0.41
9	A	21844	0.50
10	A	13418	0.31
11	A	13500	0.31
12	A	13500	0.31
13	A	14950	0.34
33	A	22621	0.52
34	A	17958	0.41
35	A	18045	0.41
36	A	17942	0.41
37	A	16774	0.39
38	A	15103	0.35
39	A	17607	0.40

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
40	A	14603	0.34
41	A	14603	0.34
42	A	21377	0.49
43	A	16212	0.37
44	A	14602	0.34
45	A	14602	0.34
46	A	16225	0.37
47	A	14518	0.33
48	A	19722	0.45
49	A	29510	0.68
50	A	13510	0.31
51	A	14000	0.32
52	A	14762	0.34
53	A	295135	6.78

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	14931	0.34
2	C	20079	0.46
3	C	21151	0.49
4	C	13404	0.31
5	C	15105	0.35
6	C	16876	0.39
7	C	14580	0.33
8	C	14580	0.33
9	C	14580	0.33
10	C	16360	0.38
11	C	16286	0.37
12	C	17297	0.40
13	C	28775	0.66
14	C	13858	0.32
15	C	15269	0.35
16	C	17045	0.39
17	C	19881	0.46

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	39090	0.90
2X	A	143748	3.30
3X	A	7073	0.16
4X	A	85072	1.95
7X	A	15003	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	14866	0.34
2	B	13500	0.31
3	B	13500	0.31
4	B	13500	0.31

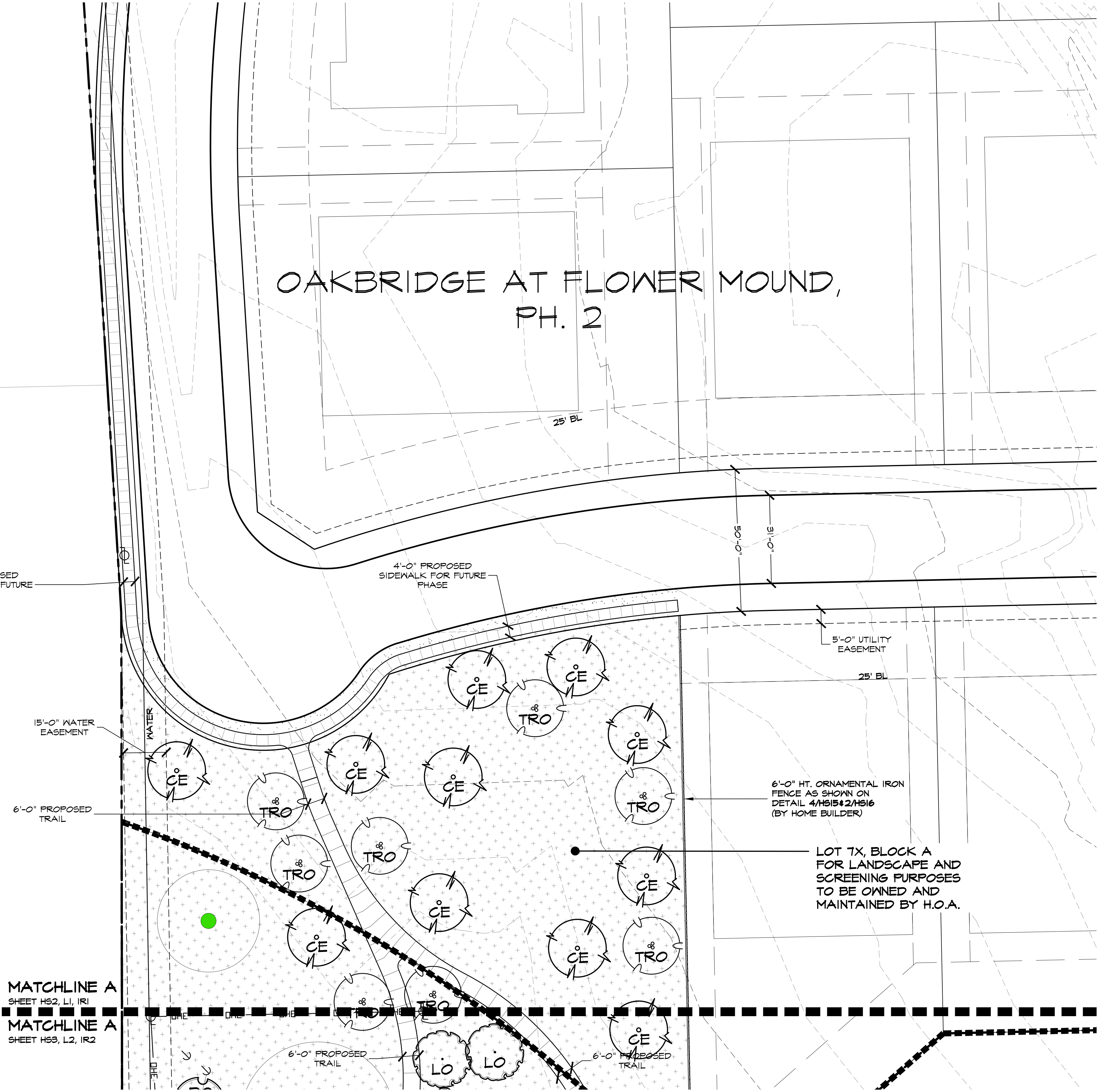
A RECORD PLAT OF
LOTS 1-13 AND 33-53, BLOCK A,
LOTS 1-4, BLOCK B AND
LOTS 1-17, BLOCK C
OAKBRIDGE AT FLOWER MOUND
PHASE ONE

BEING 39.770 ACRES OF LAND LOCATED IN THE
ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

RONNIE FRANKLIN HILLIARD
and wife, SHIRLEY HILLIARD
VOLUME 564, PAGE 216
D.R.D.C.T.



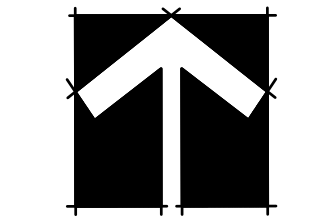
LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 10% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
- * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE TO REMAIN

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

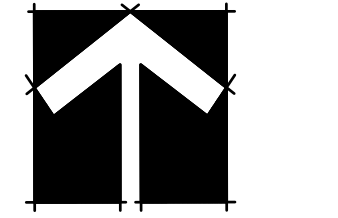
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET
L1 of 13



April 14, 2016



$I'' = 20^4 - 10^4$

Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

ne Inch

LANDSCAPE AND SCREENING

Landscape Plans
at Elbow Mts

Oakknuge at Flower Mound, Fil. I

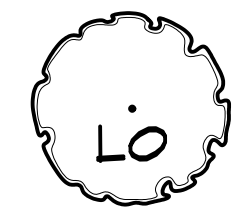
TOWN OF FLOWEL MOUND, DENSON COUNTY, TEXAS

#	F L A N REVIEW REVISIONS	DI	DATE
0			

PROJECT
TBI005

L2 of 13

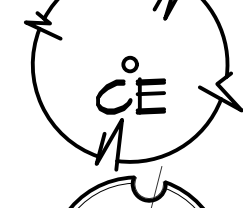
LANDSCAPE LEGEND



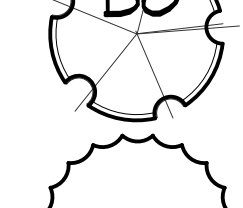
LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



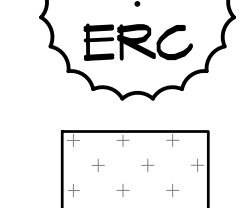
TEXAS RED OAK / QUERCUS TEXANA
(3" CALIPER)



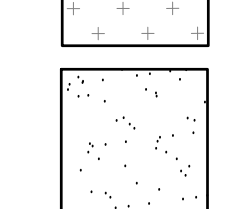
CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIPER)



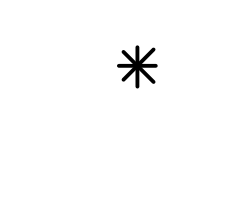
BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)



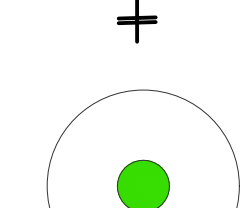
EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



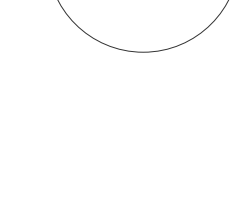
COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 70% DENSITY)



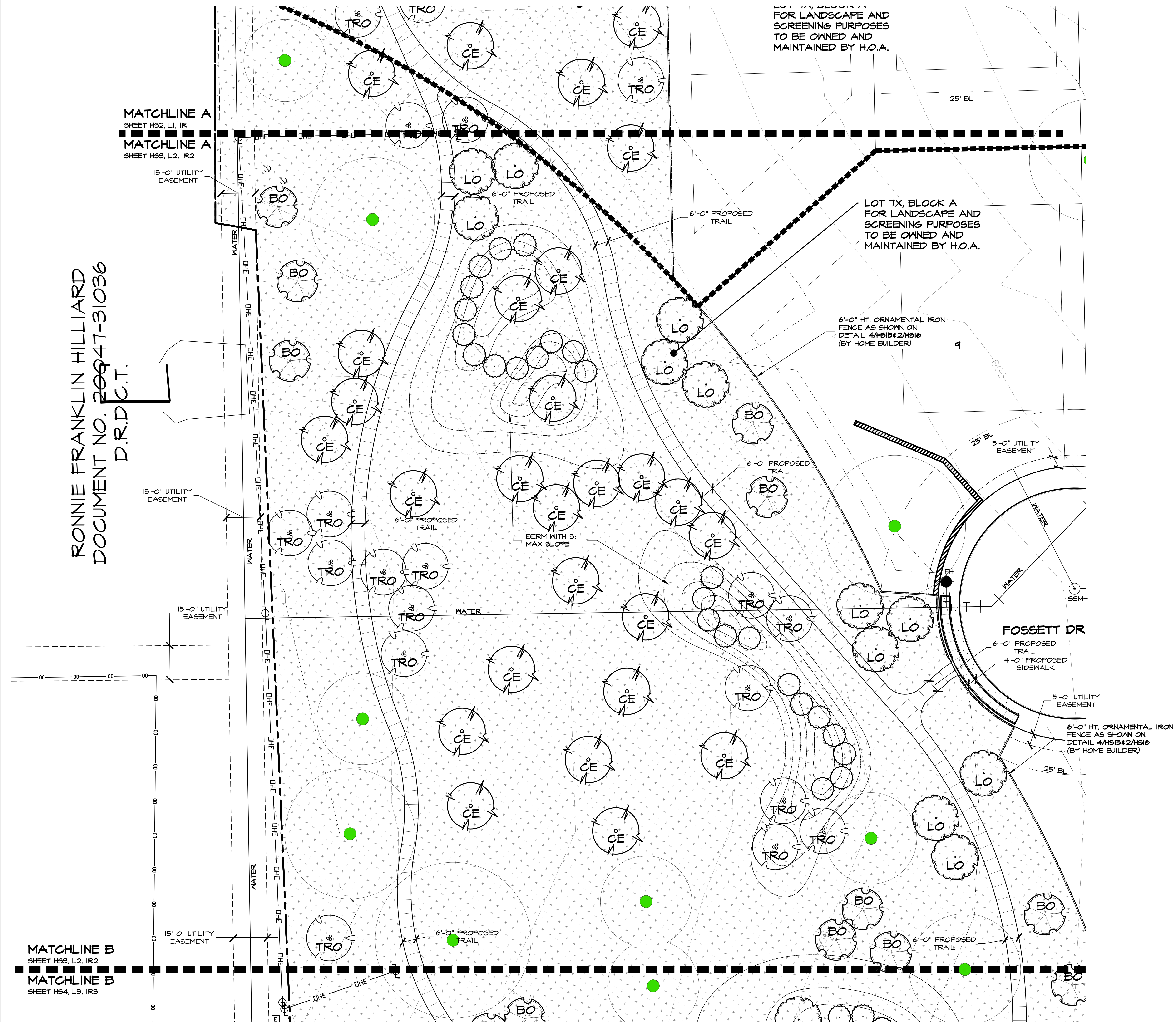
INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

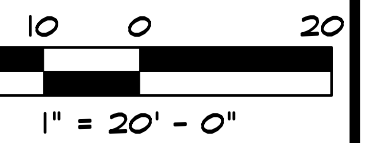
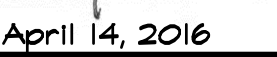


INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)



EXISTING TREE TO REMAIN





is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

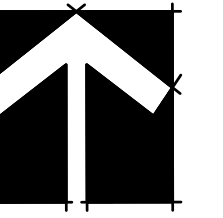
Town of Flower Mound, Denton County, Texas

PROJECT
TBI005
SET
L3 of 13

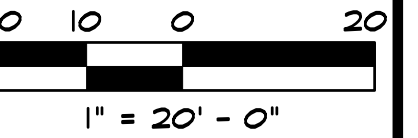
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April 14, 2016



NORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

e Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. I

Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT

BI005

HEET

4 of 13

MATCHLINE C

SHEET HS4, L3, IR3

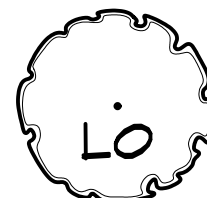
MATCHLINE C

MATCHLINE
SHEET HS5, L4 IR4

15'-0" WATER
EASEMENT

LOT 7X, BLOCK A
FOR LANDSCAPE AND
SCREENING PURPOSES
TO BE OWNED AND
MAINTAINED BY H.O.A.

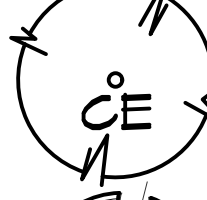
LANDSCAPE LEGEND



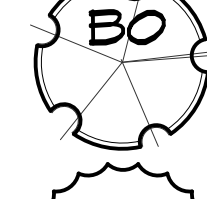
LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



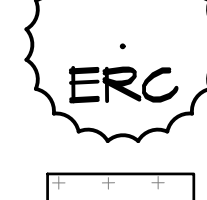
TEXAS RED OAK / QUERCUS TEXANA
(3" CALIPER)



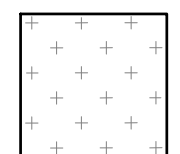
CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIPER)



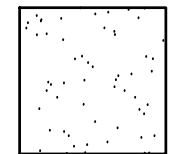
BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)



EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 70% DENSITY)



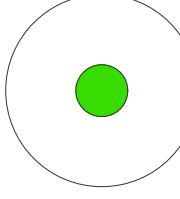
COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

*

INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

$$+$$

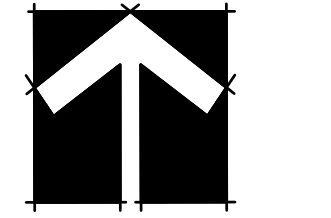
INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)



EXISTING TREE TO REMAIN



April 14, 2016



NORTH

10 0 20

$$I'' = 2O' - O''$$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

ne Inch

LANDSCAPE AND SCULPTURE
Landscape PlansLandscape Plans
at Elbow Mts

Flower Mound, Fl. 1

TOWNSHIP OF FLOWER MOUND, DENTON COUNTY, TEXAS

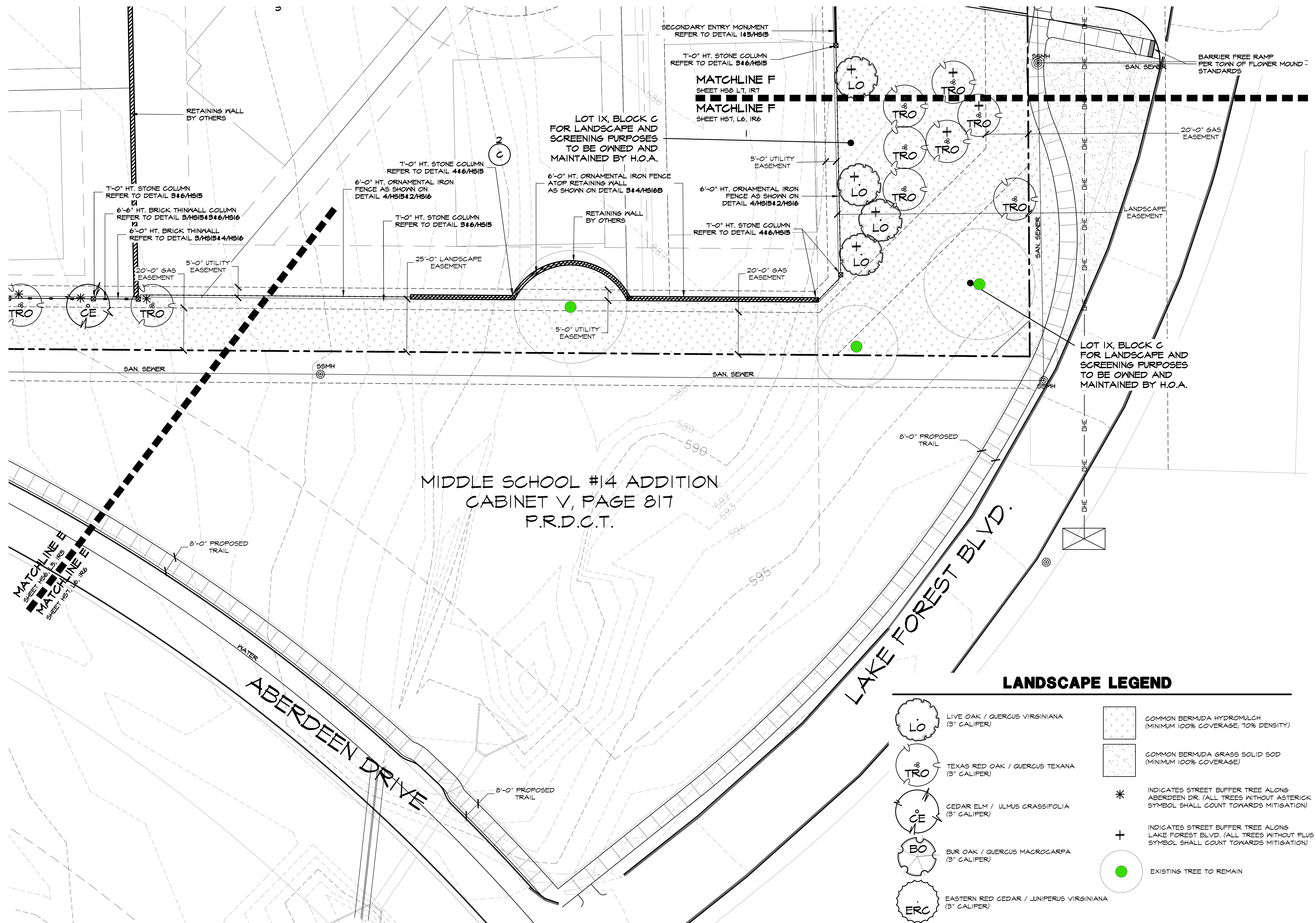
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PROJECT

BI005

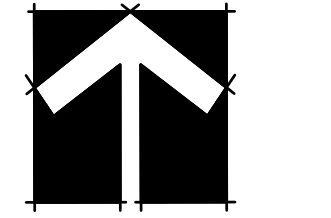
ET

6 of 13

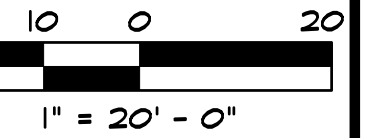




April 14, 2016



NORTH



is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

1/2 Inch

LANDSCAPE AND SCULPTURE
Landscape PlansLandscape Plans
at Elbow Mts

Oakknuge at Flower Mound, Fl. I

TOWNSHIP OF FLOWER MOUND, DEKALB COUNTY, TEXAS

[illegible]

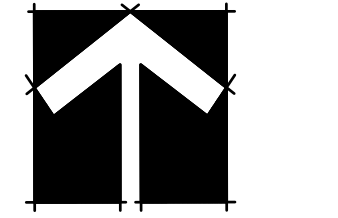
PROJECT
TBI005

ET

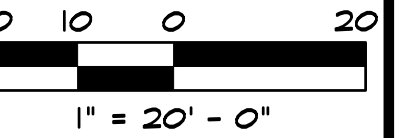
L7 of 13



April 14, 2016



NORTH



Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans
at El Dorado Mall

Oakknige at Flower Mound, Fl. I

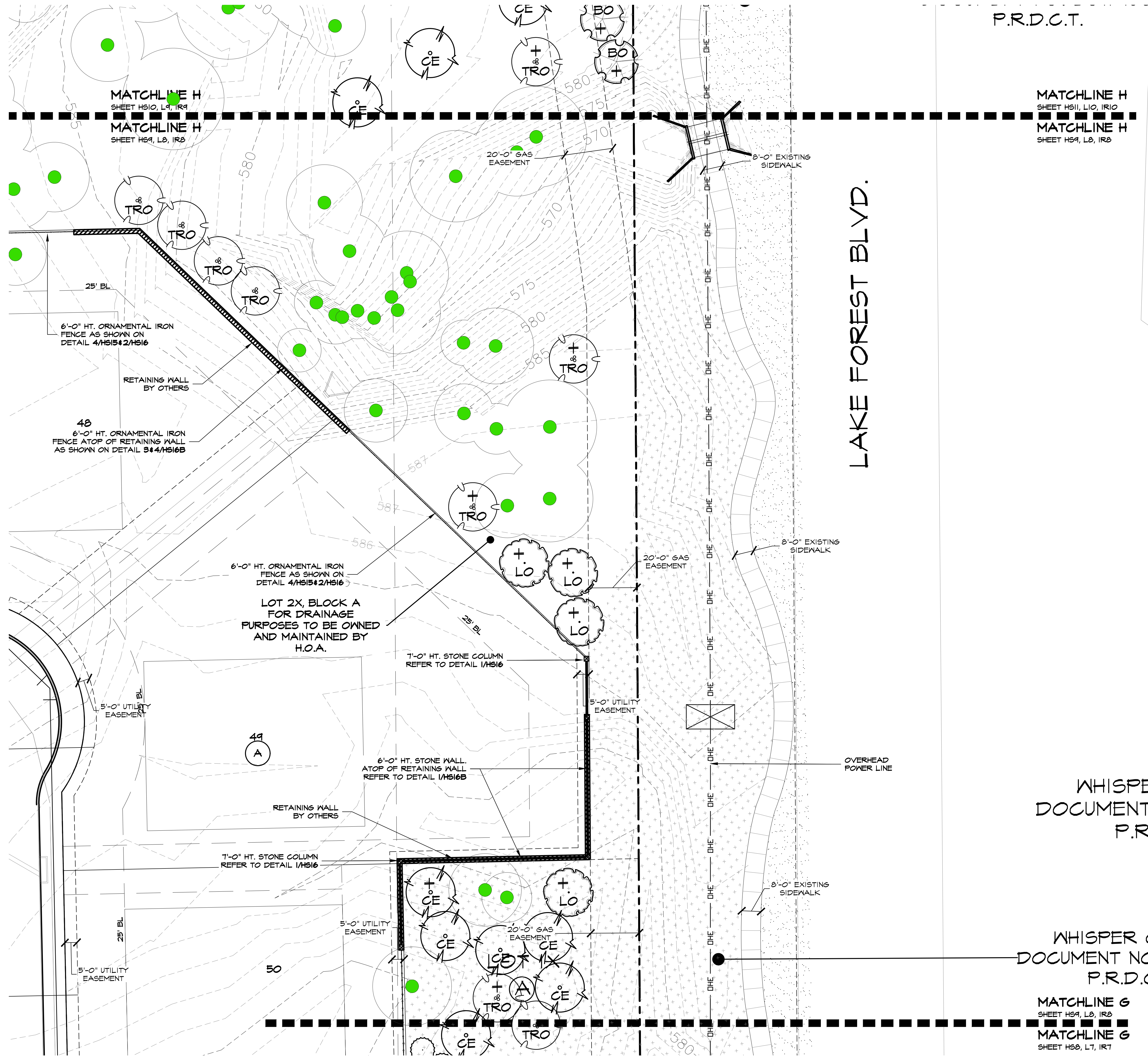
TOWNSHIP OF FLOWER MOUND, DENTON COUNTY, TEXAS

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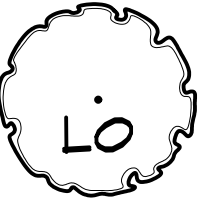
PROJECT

TBI005

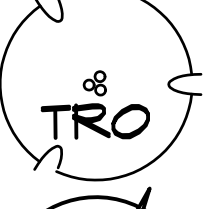
SHEET

8 of 13

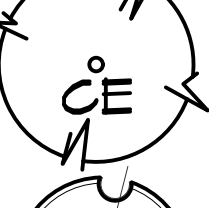
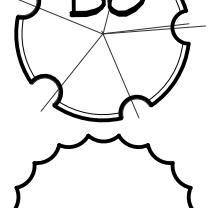
LANDSCAPE LEGEND



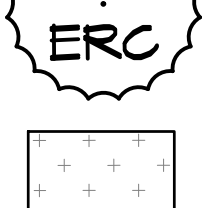
LIVE OAK / QUERCUS VIRGINIANA
3" CALIPER)



TEXAS RED OAK / QUERCUS TEXANA
3" CALIPER)

CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIPER)

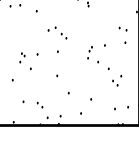
OUR OAK / QUERCUS MACROCARPA
3" CALIPER)



EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 70% DENSITY)



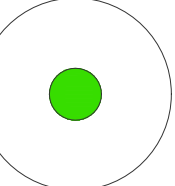
COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

✱

INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

—

LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)



EXISTING TREE TO REMAIN

LO LIVE OAK / QUERCUS VIRGINIANA
(3" CALIFER)

TRO TEXAS RED OAK / QUERCUS TEXANA
(3" CALIFER)

CE CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIFER)

BO BUR OAK / QUERCUS MACROCARPA
(3" CALIFER)

ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIFER)

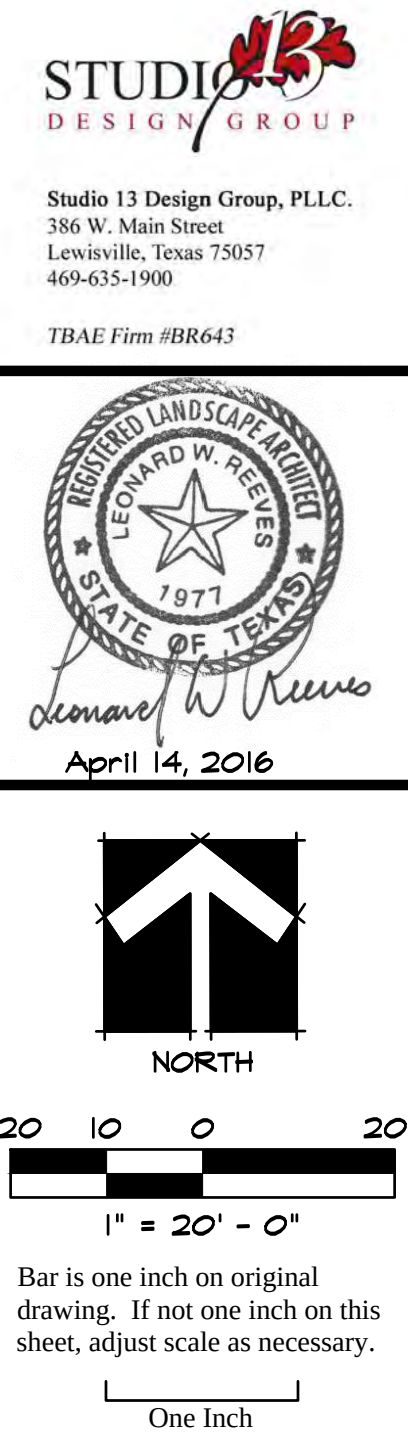
COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 10% DENSITY)

COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

***** INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERISK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

+ INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)

EXISTING TREE TO REMAIN

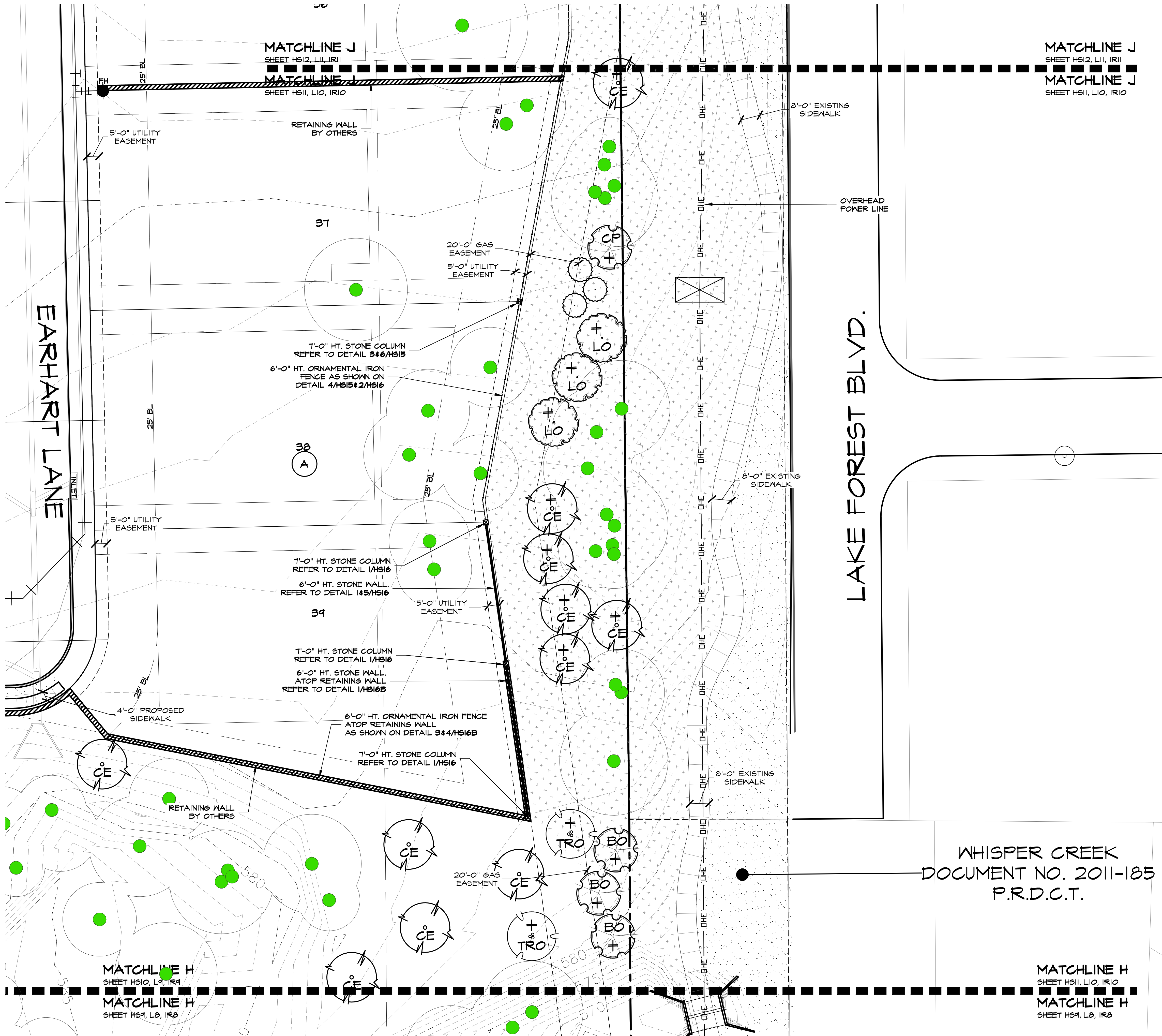


Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT TBI005

SHEET L9 of 13

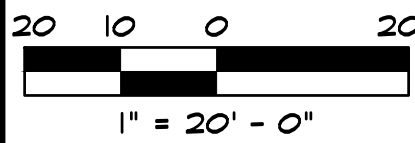
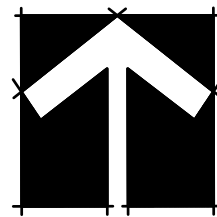


LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 70% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
- * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE TO REMAIN



April 14, 2016



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

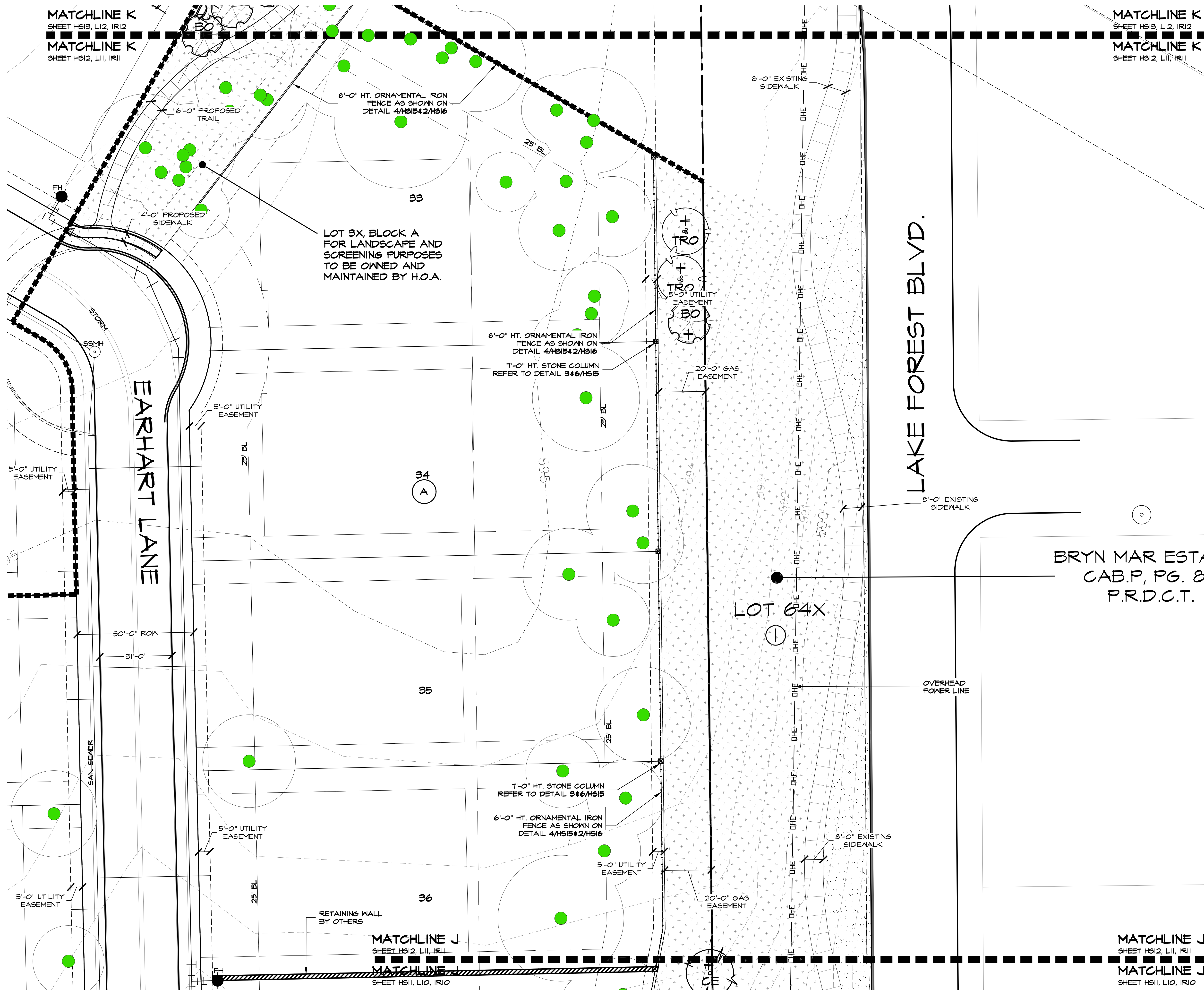
Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

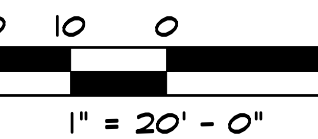
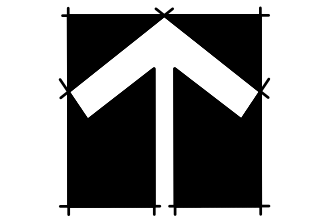
PROJECT
TBI005

SHEET
L10 of 13



LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- T&O TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 70% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
- * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE TO REMAIN



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

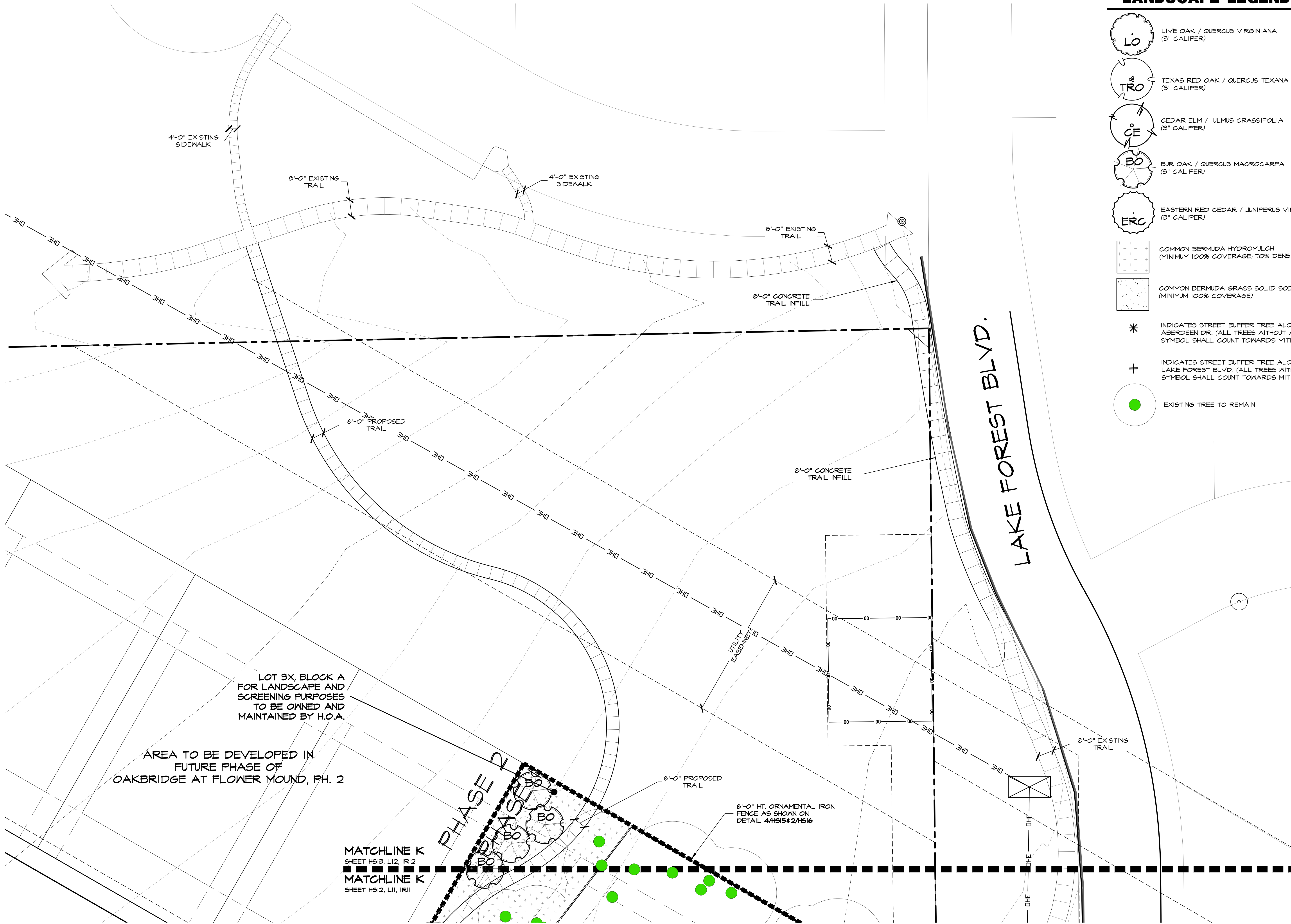
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TB005

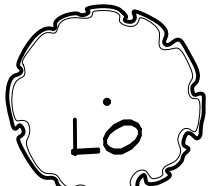
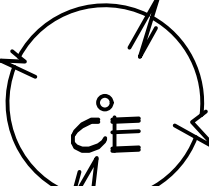
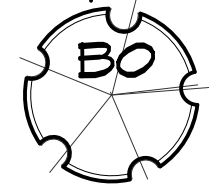
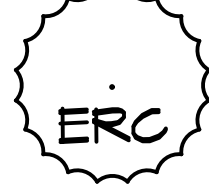
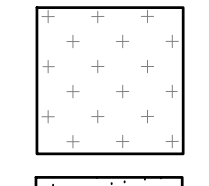
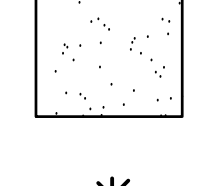
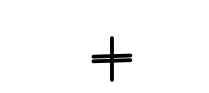
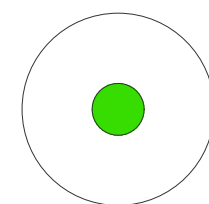
SHEET
L11 of 13

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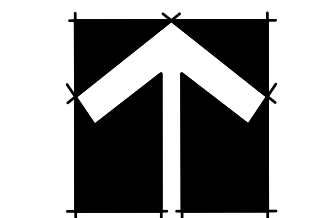
LANDSCAPE LEGEND

-  LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
-  TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
-  CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
-  BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
-  EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
-  COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE, 70% DENSITY)
-  COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
-  * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION)
-  + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
-  EXISTING TREE TO REMAIN

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET
L12 of 13

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWERMOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWERMOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE TOWN LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURIED WIRE BACKS BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 3"-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ADJACENT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 4 FEET.
18. TREES PLANTED ON SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOYING, EDGING, PRUNING, FERTILIZING, WATERING AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWERMOUND.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPERD.
25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. CONTACT TOWN OF FLOWERMOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FIRM ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWERMOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
30. PRIOR TO CALLING FOR LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QTY.	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	58	7' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RO	TEXAS RED OAK / QUERCUS TEXANA	3" CALIPER	AS SHOWN	82	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	88	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	67	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
ERC	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	82	5' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 5' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	COMMON BERMUDA HYDROMULCH	HYDROMULCH	SQUARE FEET	469,000	MINIMUM 100% COVERAGE @ 70% DENSITY
	COMMON BERMUDA GRASS SOD	SOLID SOD	SQUARE FEET	40,200	MINIMUM 100% COVERAGE

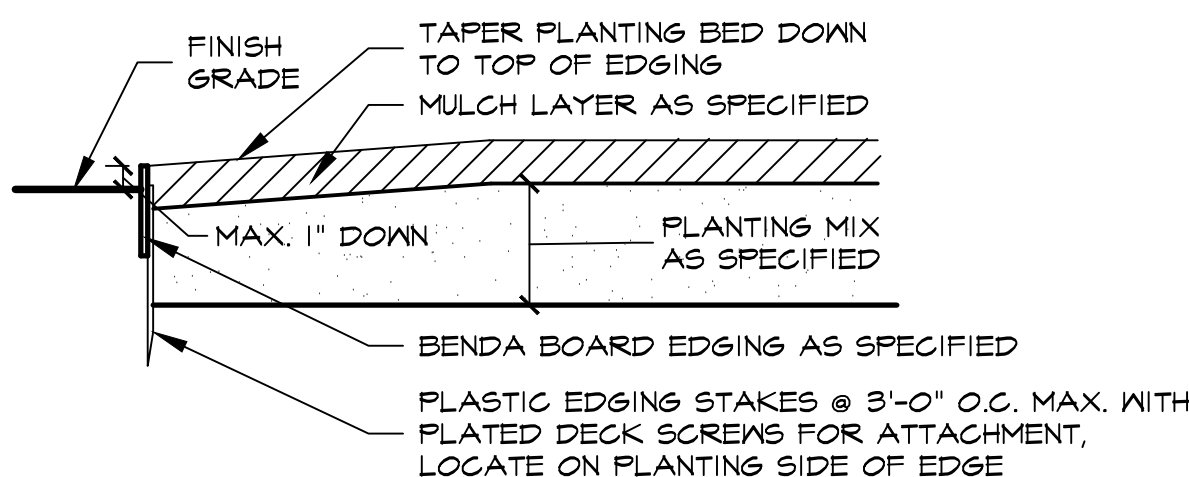
STREET TREES (ABERDEEN DRIVE SOUTH SIDE)
REQUIRED:
 1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO
 RESIDENTIAL SCREENING.
 760 LINEAR FEET / 30 = 25.33 - 3 " CALIPER TREES REQUIRED
PROVIDED:
 27 - 3" CALIPER TREES

REQUIRED:
1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO
RESIDENTIAL SCREENING.
 $1,535 \text{ LINEAR FEET} / 30 = 51.16 - 3 \text{ " CALIPER TREES REQUIRED}$

PROVIDED:
56 - 3" CALIPER TREES (INCLUDING EASTERN RED CEDAR)

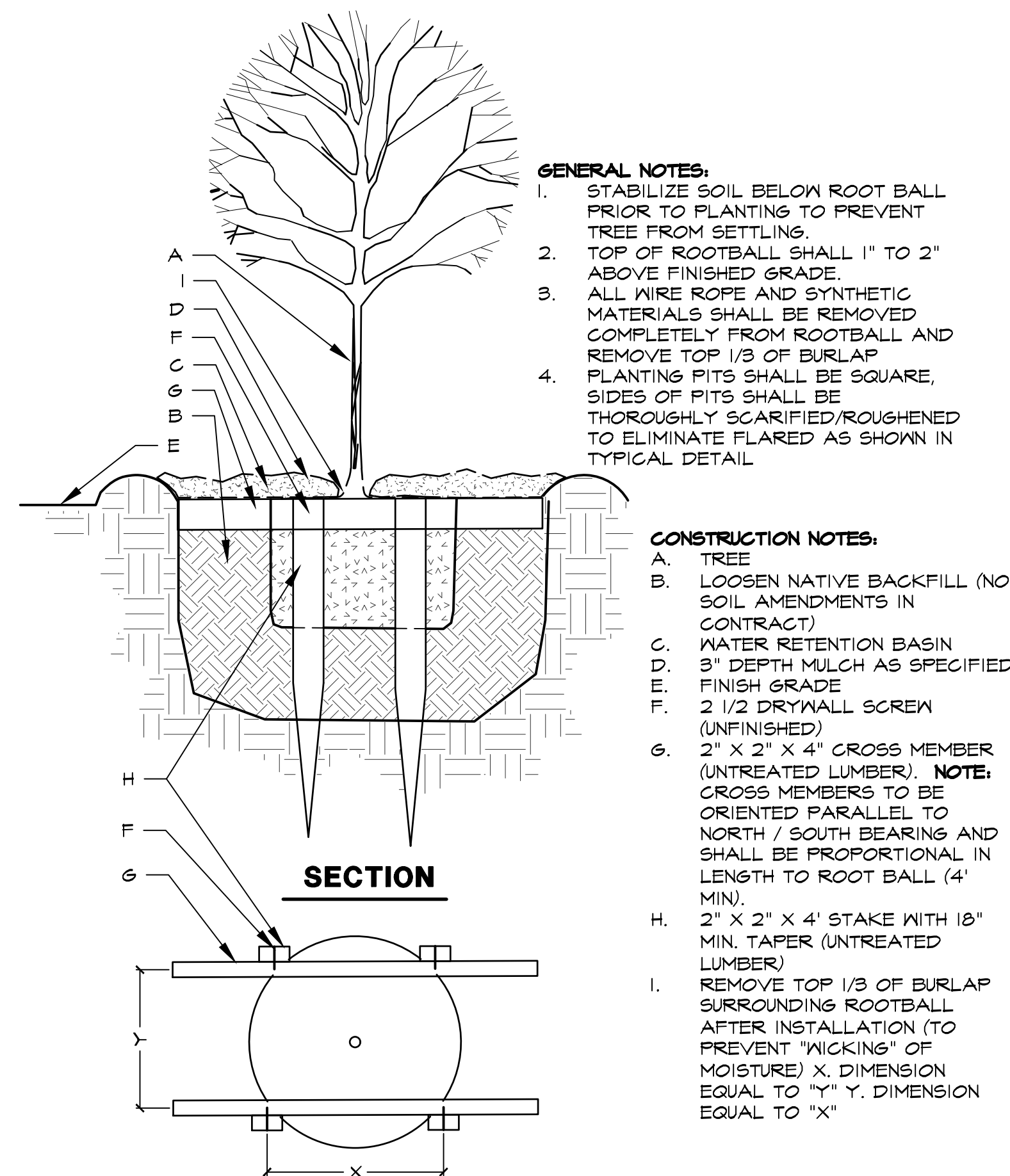
- TOTAL MITIGATION = 1208.80 CAL. INCHES (402 - 3" CAL. TREES)
- TOTAL CAL INCHES PLANTED TOWARDS MITIGATION = 666 CAL. INCHES (222 - 3" CAL. TREES)
- REMAINING BALANCE = 538 CAL. INCHES.
- NOTE: THE REMAINING BALANCE WILL BE PAID TO THE TOWN OF FLOWER MOUND PER TOWN RATES AND STANDARDS
- LANDSCAPE CREDITS AVAILABLE: SEE TREE SURVEY PLANS FOR CREDIT DETAILS

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	ABERDEEN DR. = 160 L.F.	25.33 - 3" CAL. TREES	27 - 3" CAL. TREES
1 PER 30 L.F.	LAKE FOREST BLVD. = 535 L.F.	51.16 - 3" CAL. TREES	56 - 3" CAL. TREES

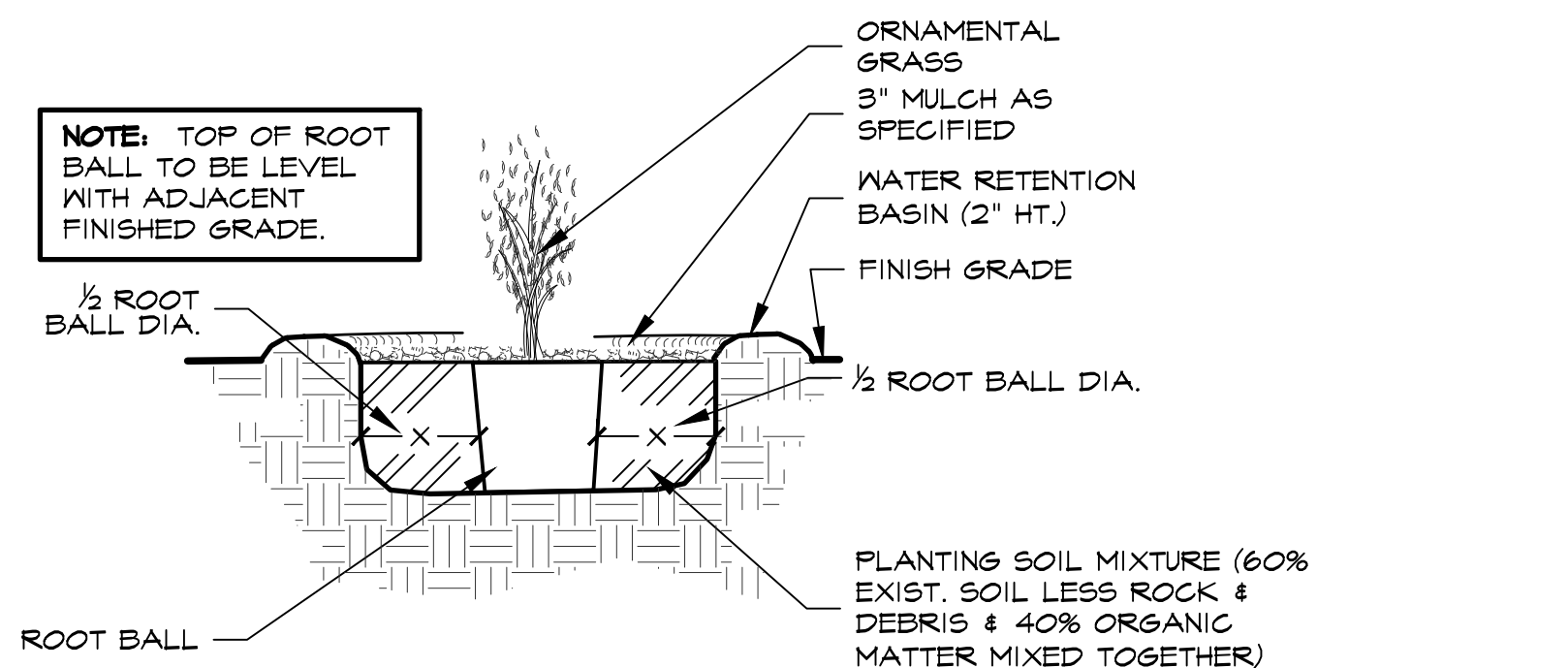


1 TYPICAL BED EDGING DETAIL

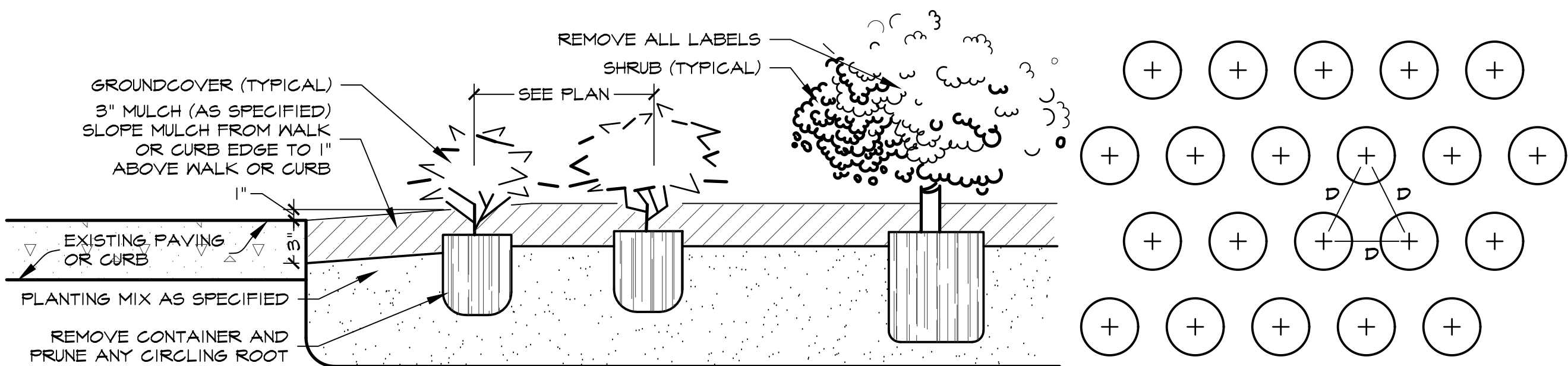
L13 NOT TO SCALE



PLAN VIEW
4 TREE PLANTING
NOT TO SCALE



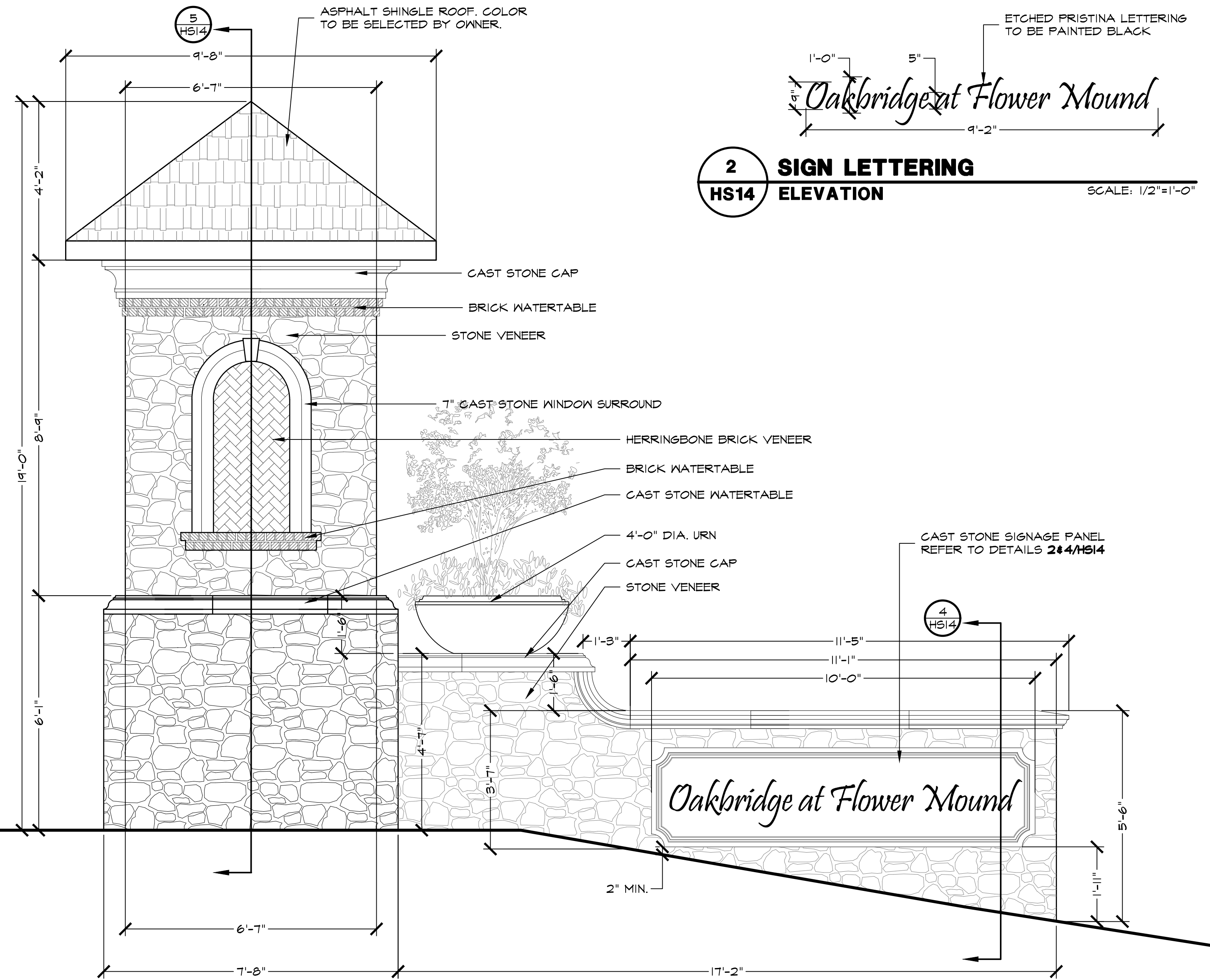
3 POCKET PLANTING ORNAMENTAL GRASS DETAIL
L13 NOT TO SCALE



2 L13 **SHRUB AND GROUND COVER PLANTING DETAIL** SPACING AS NOTED. NOT TO SCALE

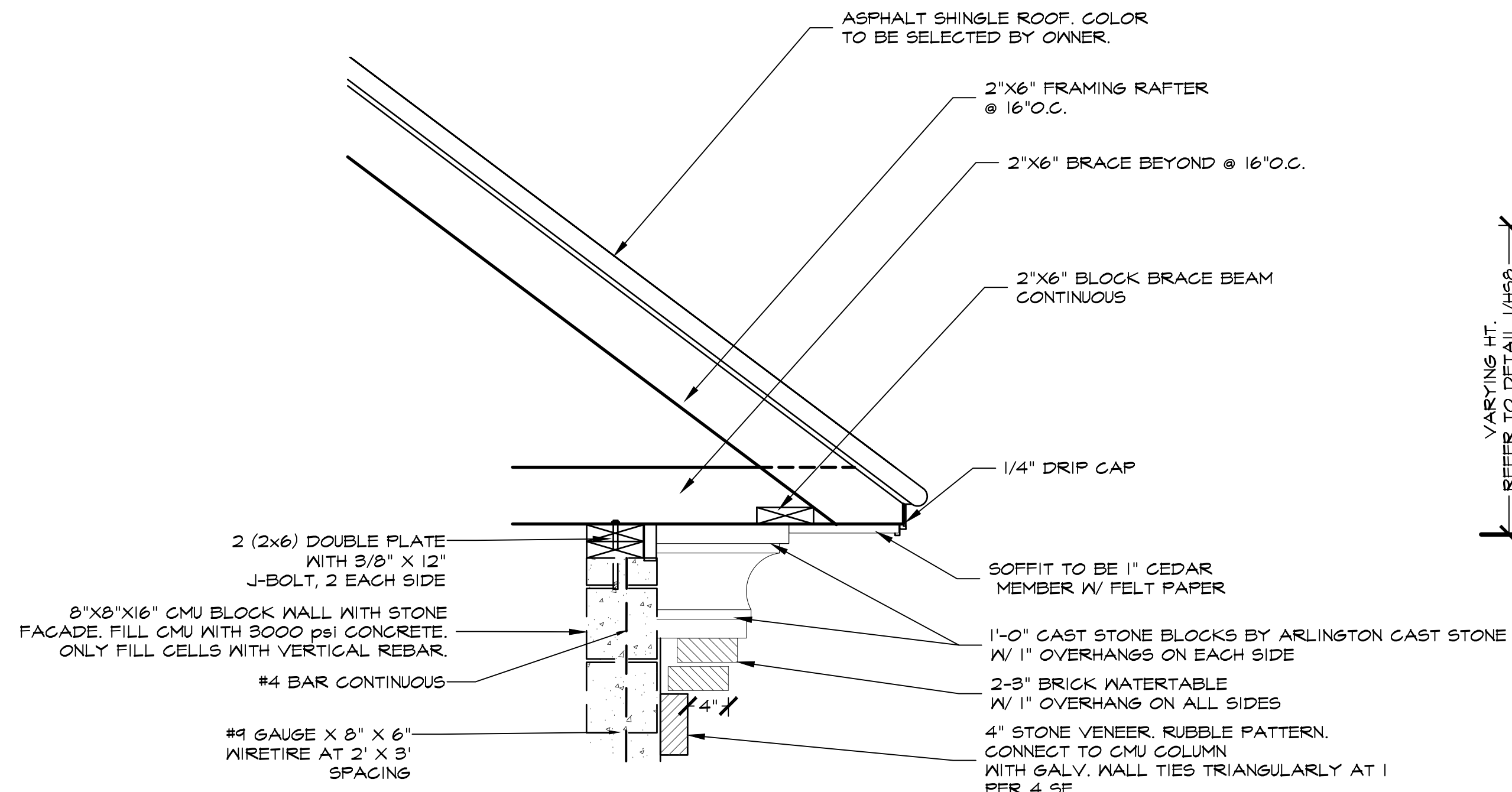
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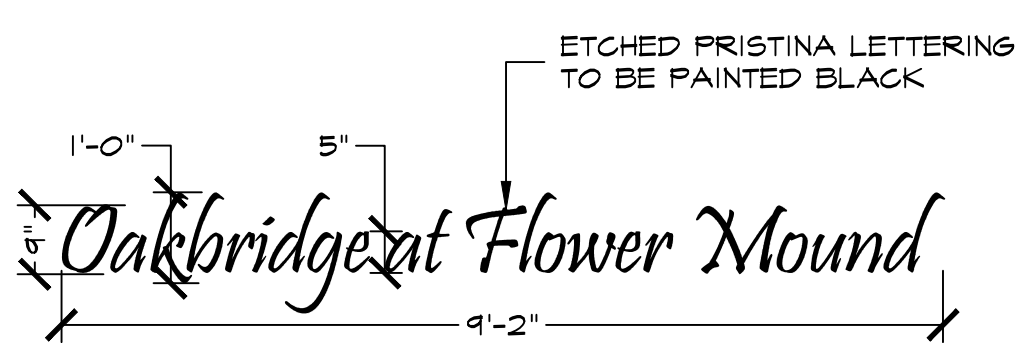
1 PRIMARY ENTRY MONUMENT
HS14 ELEVATION

SCALE: 1/2"=1'-0"



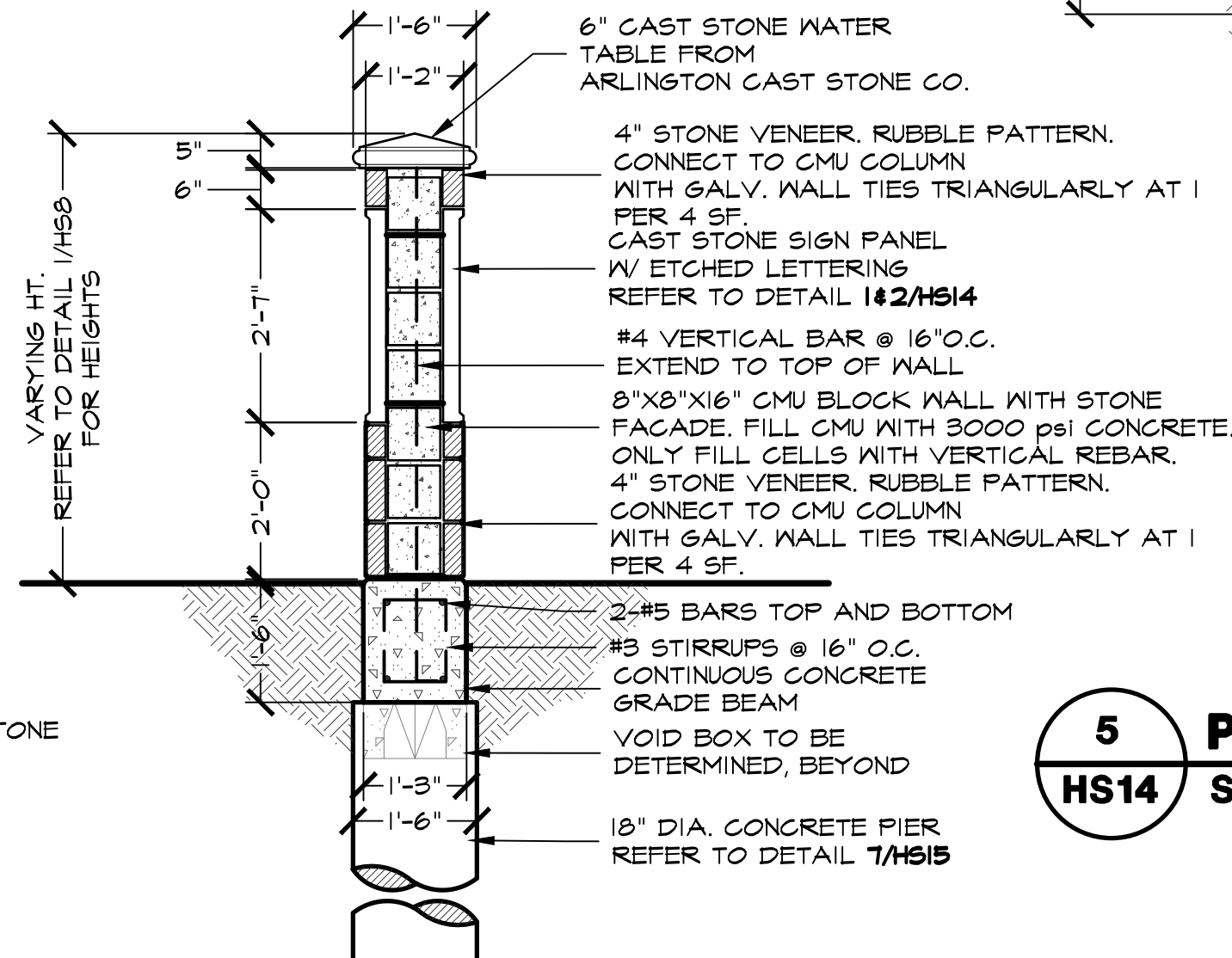
3 ENLARGEMENT
HS14 SECTION

SCALE: 3/4"=1'-0"



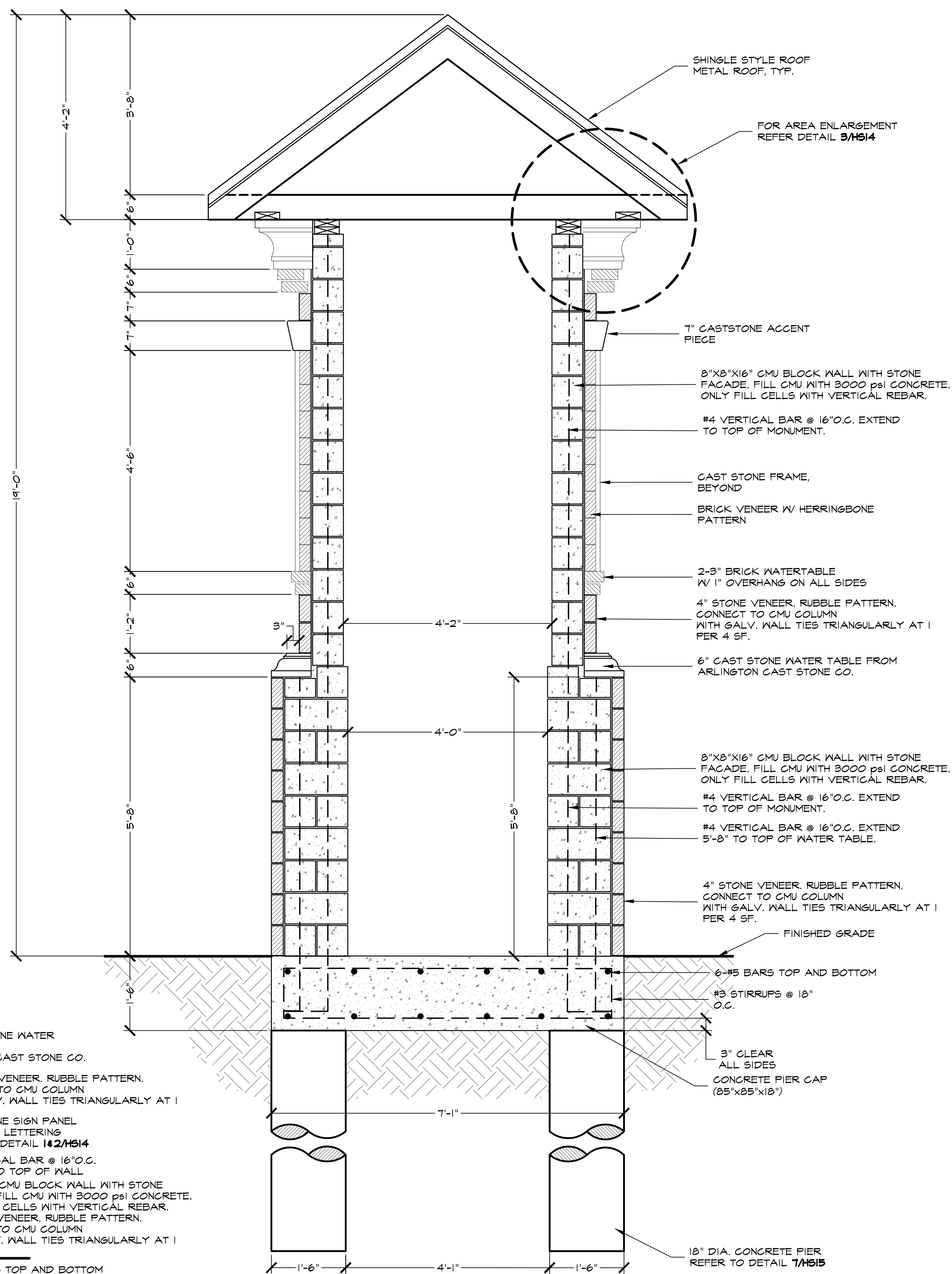
2 SIGN LETTERING
HS14 ELEVATION

SCALE: 1/2"=1'-0"



4 STONE SIGN PANEL
HS14 SECTION

SCALE: 3/4"=1'-0"



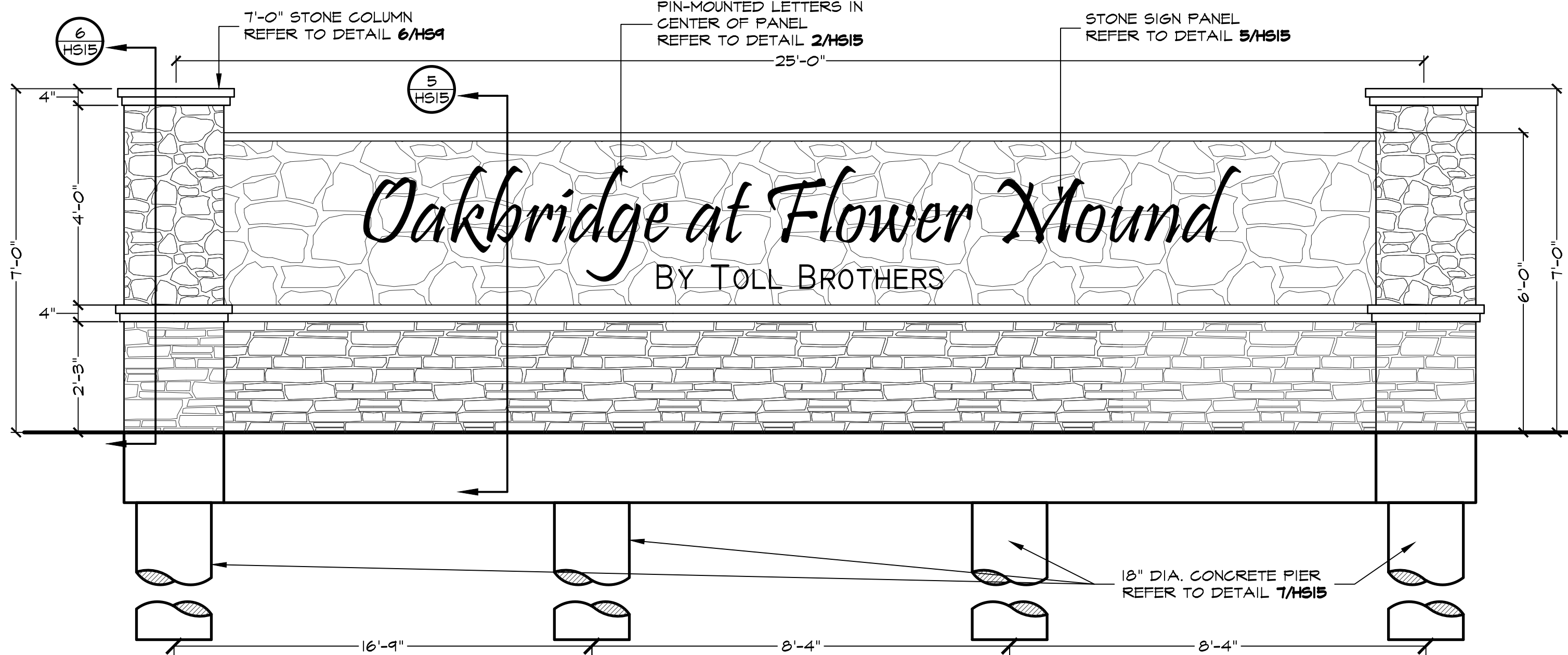
5 PRIMARY ENTRY MONUMENT
HS14 SECTION

SCALE: 3/4"=1'-0"

PLAN REVIEW REVISIONS	BY	DATE

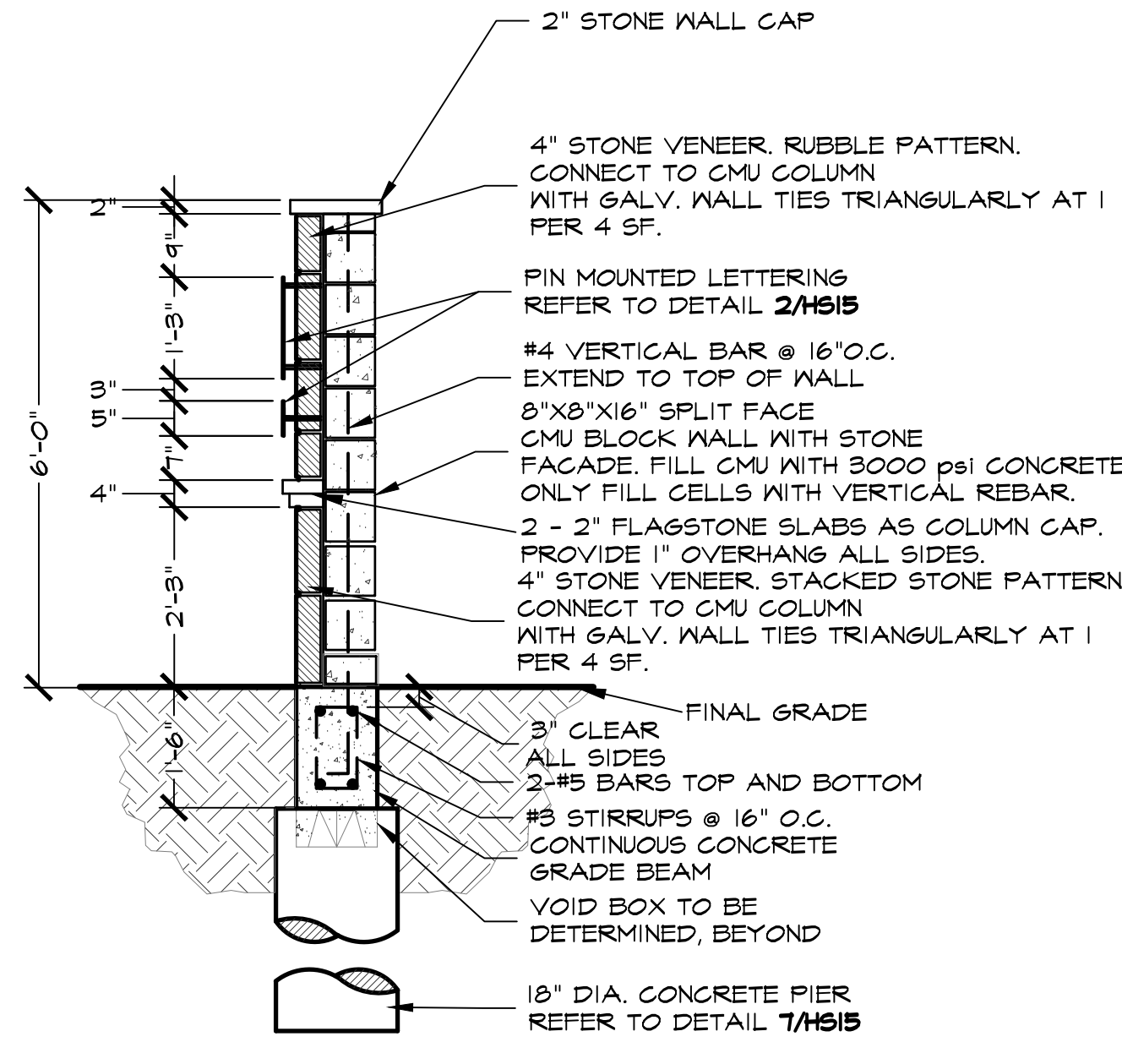
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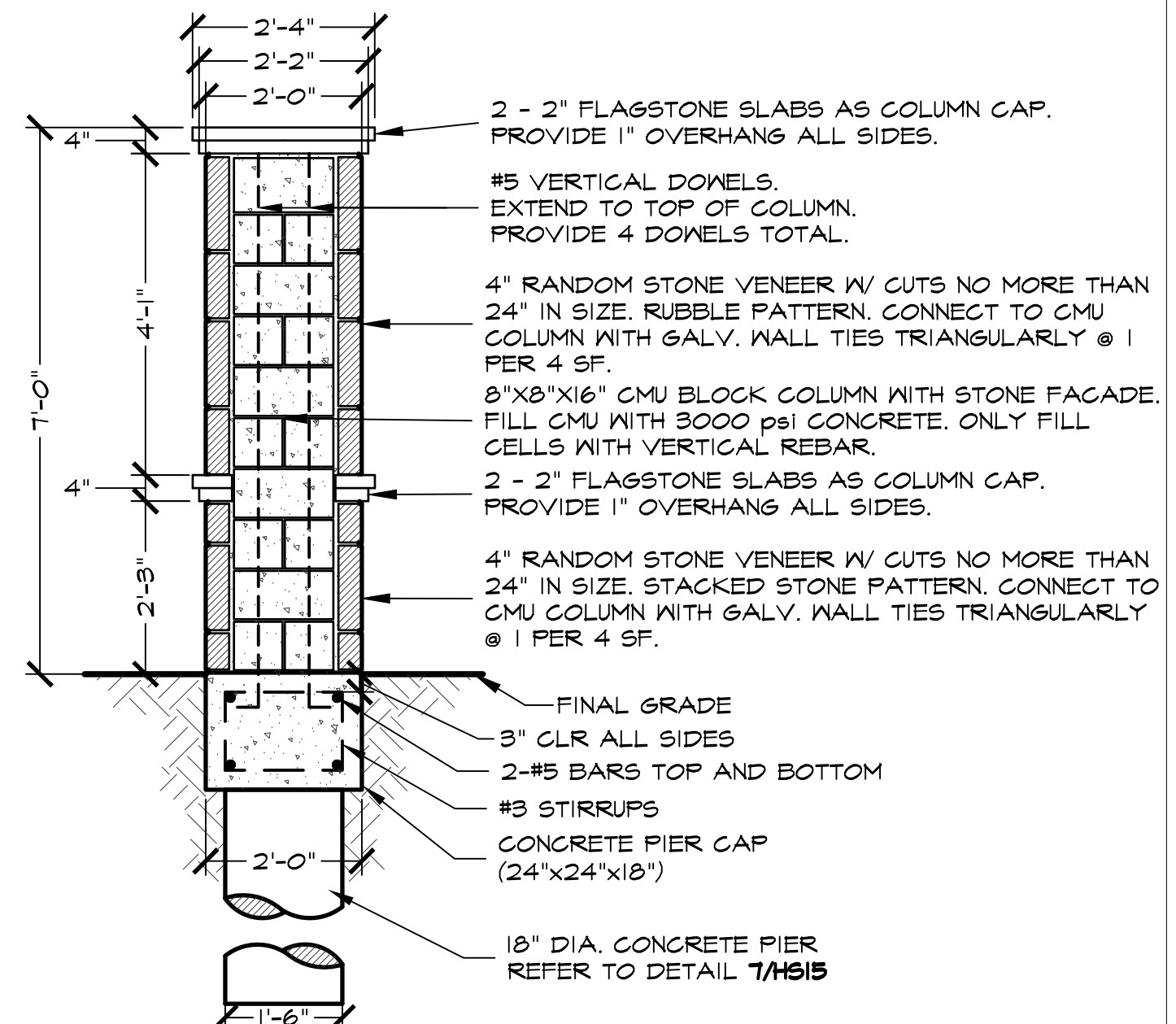
1 SECONDARY ENTRY MONUMENT
HS15 ELEVATION

SCALE: 1/2"=1'-0"



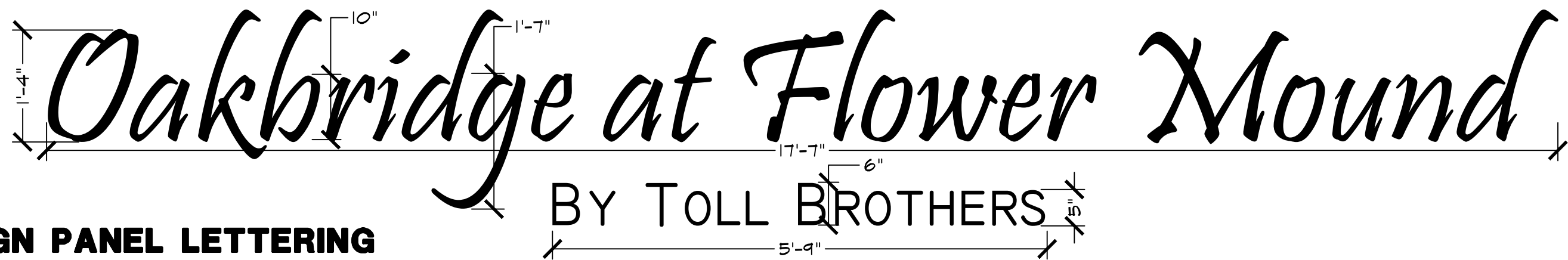
5 6'-0" HT. STONE SIGN PANEL
HS15 SECTION

SCALE: 1/2"=1'-0"



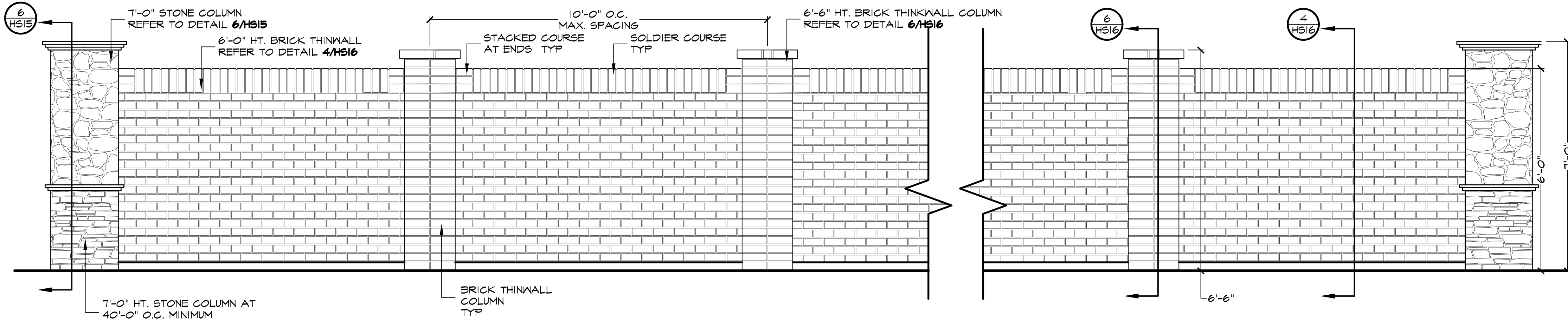
6 7'-0" HT. STONE COLUMN
HS15 SECTION

SCALE: 1/2"=1'-0"



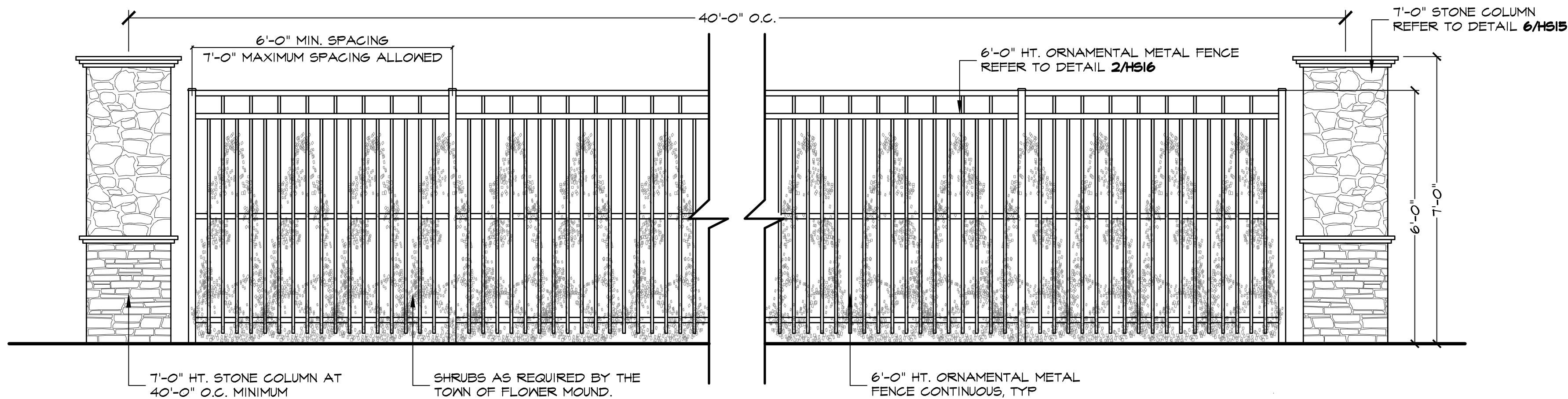
2 SIGN PANEL LETTERING
HS15 ELEVATION

SCALE: 3/4"=1'-0"



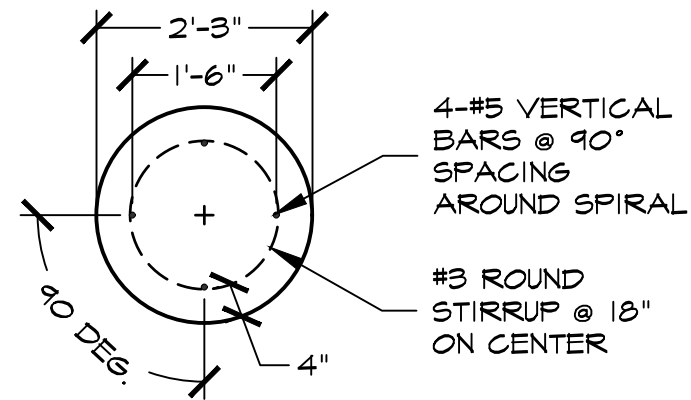
3 PERIMETER PARTIAL BRICK THINWALL AND COLUMNS
HS15 ELEVATION

SCALE: 1/2"=1'-0"



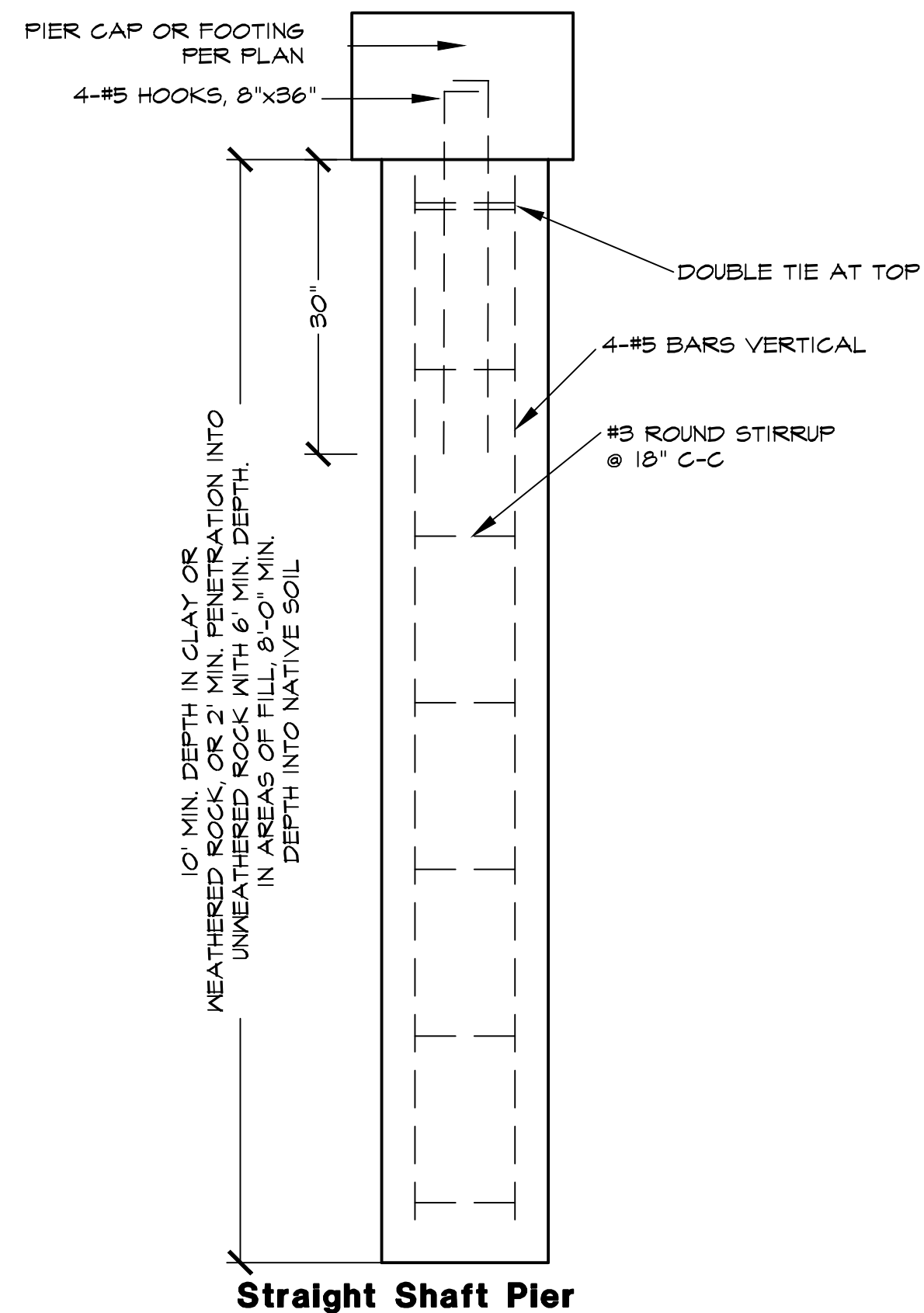
4 PERIMETER PARTIAL ELEVATION ORNAMENTAL FENCE AND COLUMNS
HS15 ELEVATION

SCALE: 1/2"=1'-0"



PIER (18' DIA.)
SECTION

SCALE: 3/4"=1'-0"



7 PIER (18' DIA.)
HS15 SECTION

SCALE: 3/4"=1'-0"

Submittal 12-18-2015

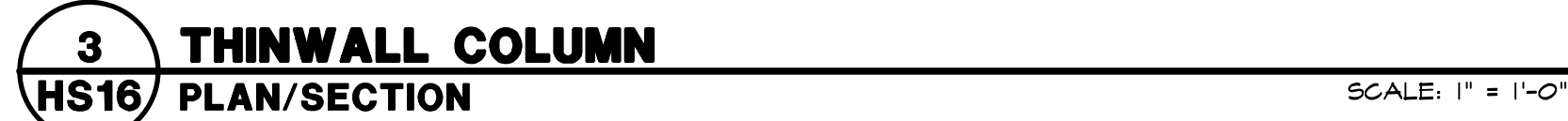
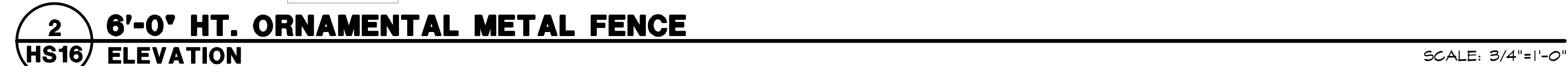
One Inch

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

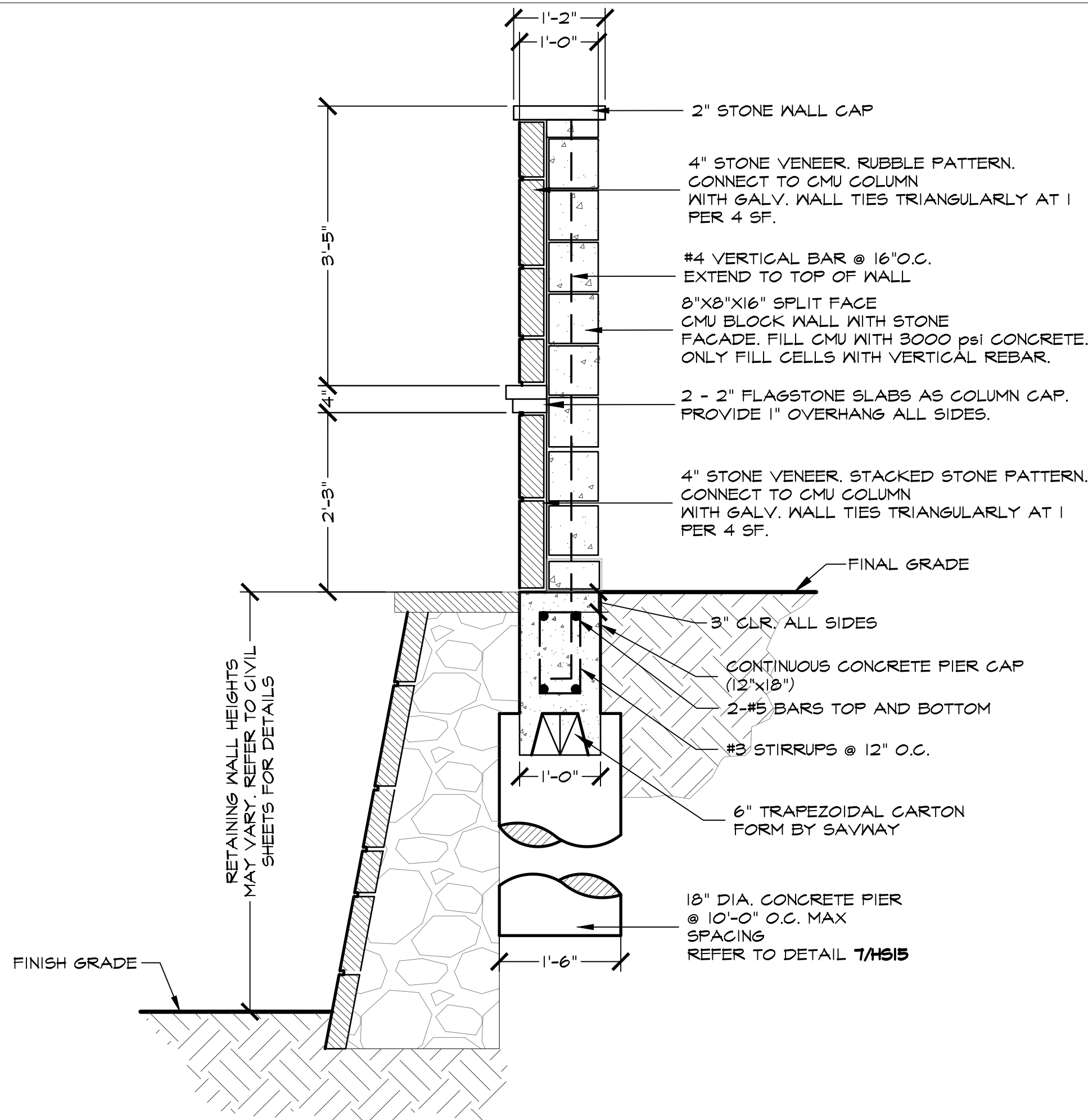
SHEET

HS15 of 17

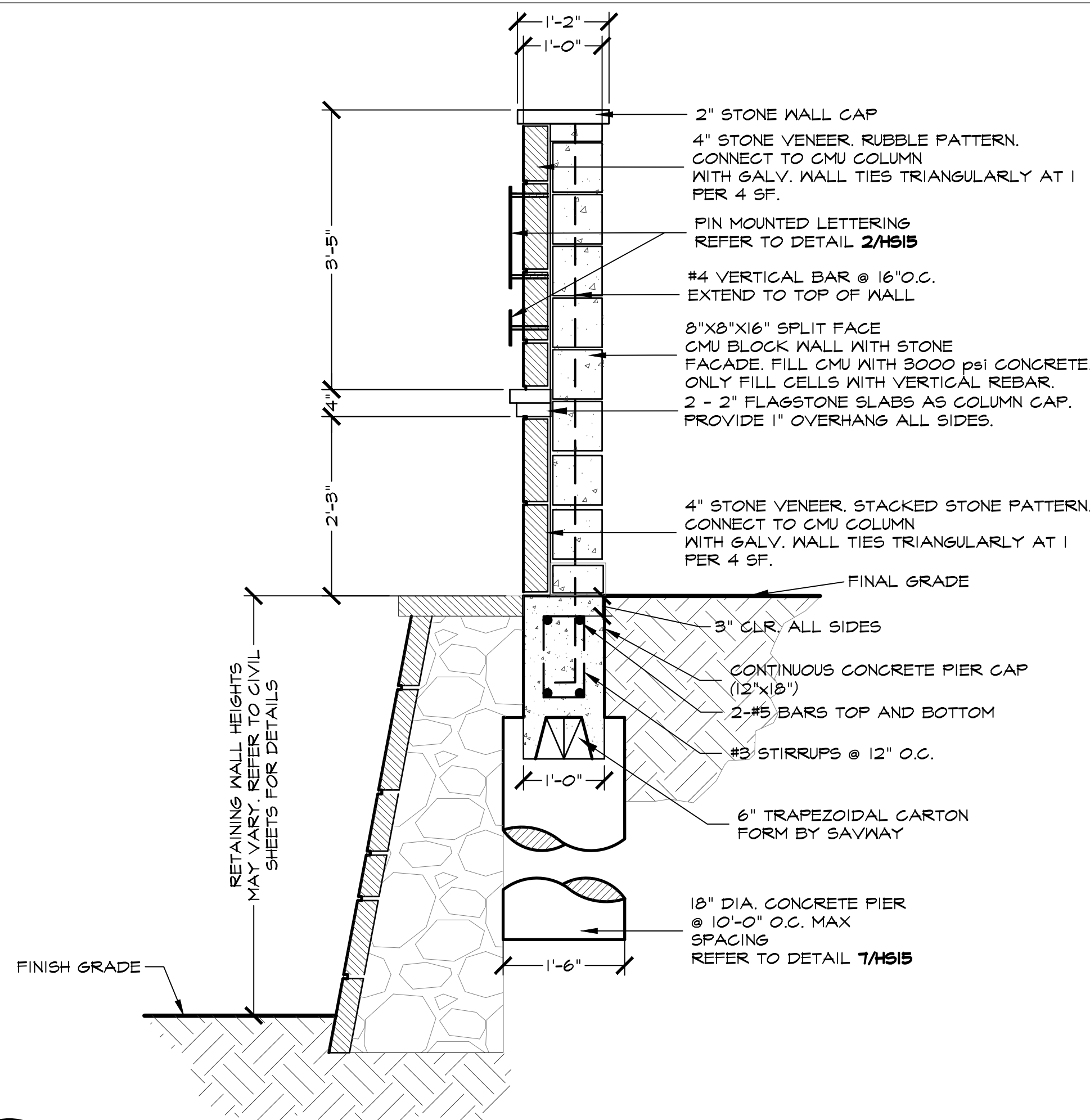


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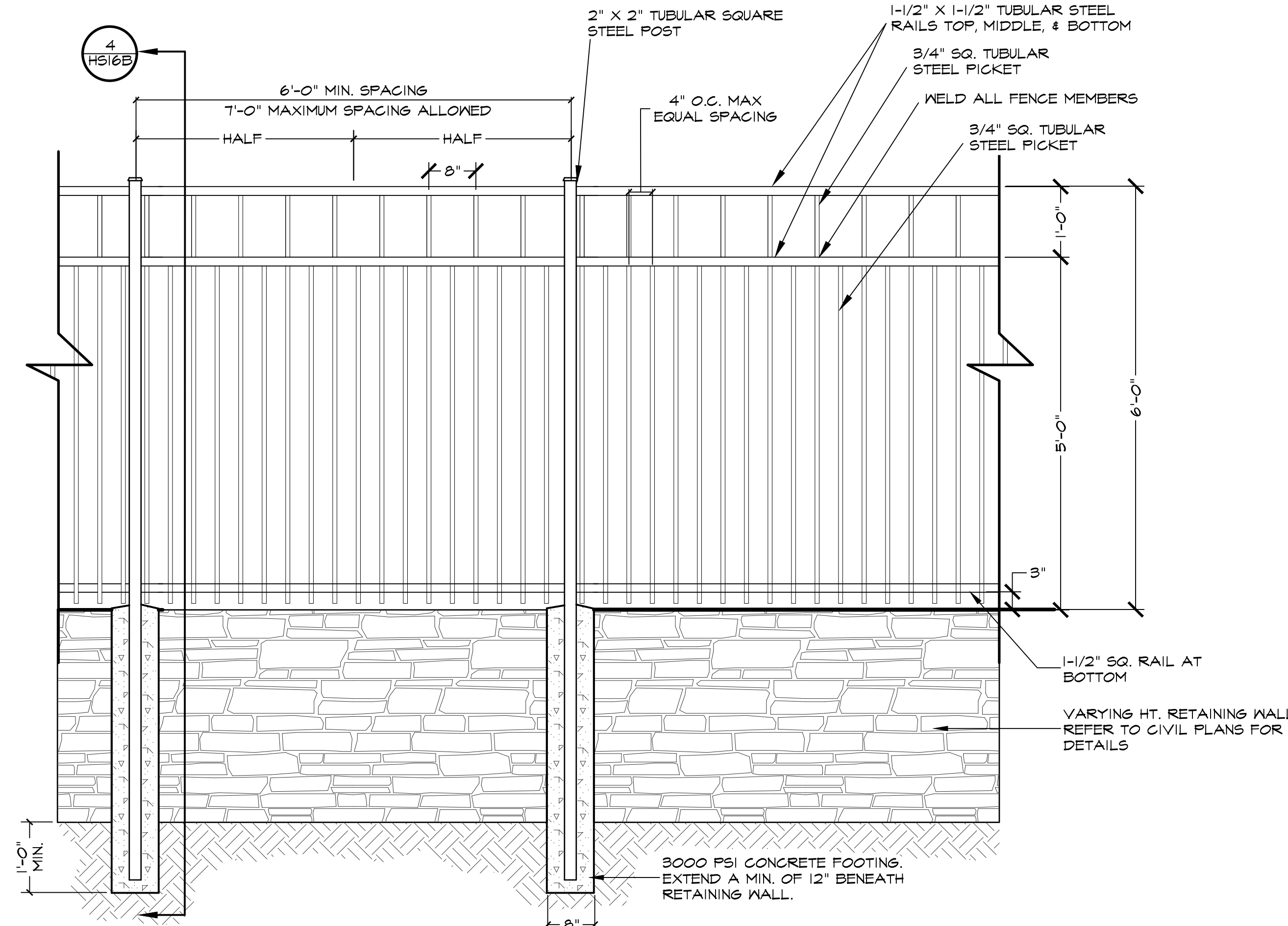
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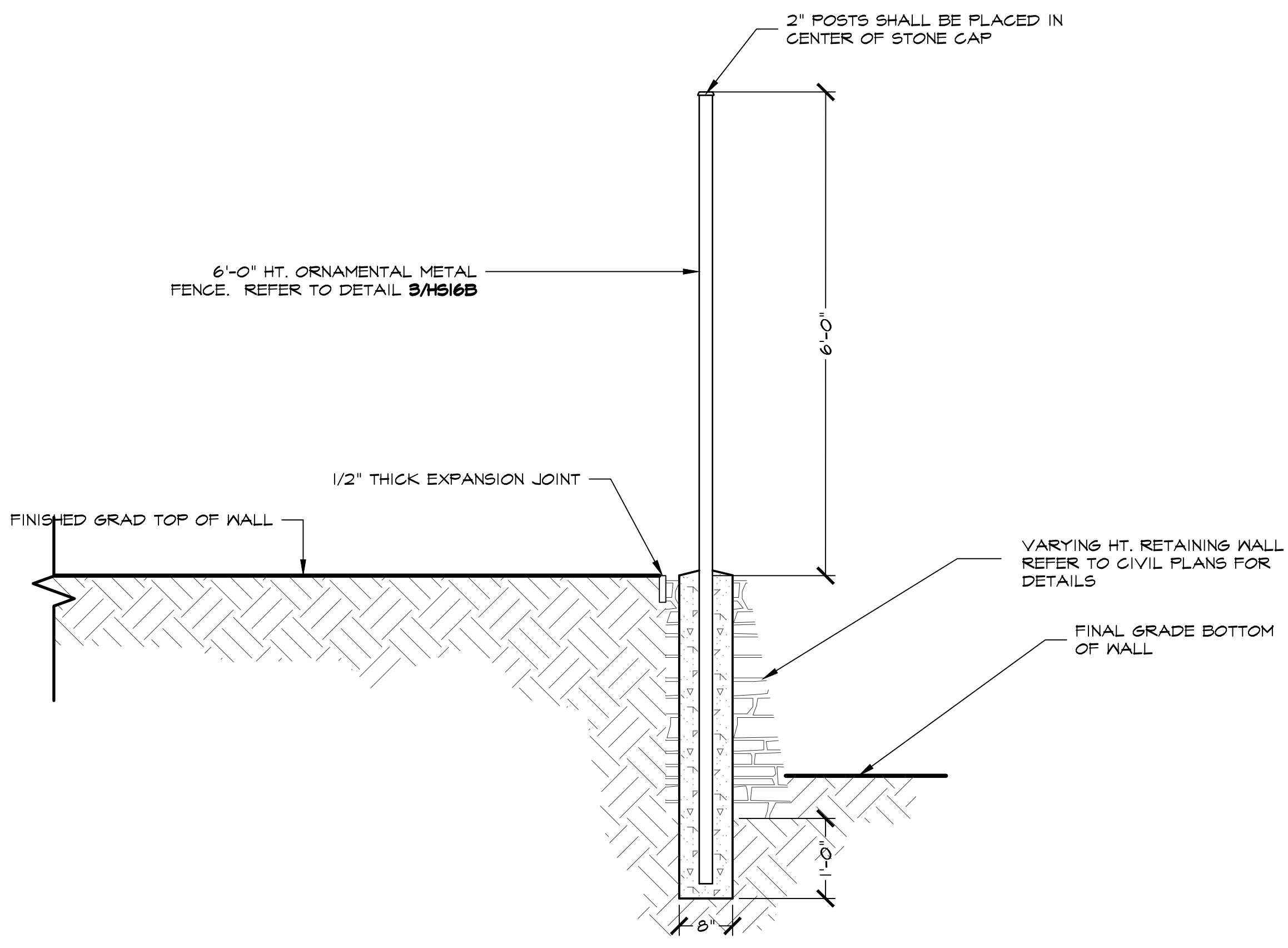
1 **STONE WALL ATOP RETAINING WALL**
HS16B SECTION SCALE: 3/4" = 1'-0"



2 **STONE SIGN WALL ATOP RETAINING WALL**
HS16B SECTION SCALE: 3/4" = 1'-0"



3 **6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL**
HS16B ELEVATION SCALE: 3/4" = 1'-0"



4 **6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL**
HS16B SECTION SCALE: 3/4" = 1'-0"

STUDIO 13 DESIGN GROUP
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TBAE Firm #4430

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Submittal 12-18-2015

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One Inch

LANDSCAPE AND SCREENING	
Hardscape Details	
Oakbridge at Flower Mound, Ph. 1	
Town of Flower Mound, Denton County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
#	0	
PROJECT		
TBI005		
SHEET		
HS16B of 17		

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR4.

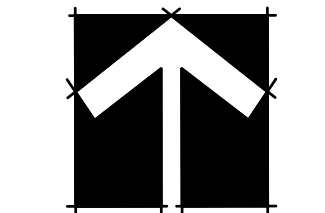
FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR3.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR2.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR7.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR6.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR5.



100 50 0 100

1" = 100' - 0"

Bar is one inch on original
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sheet, adjust scale as necessary.

One Inch

Tree Survey Plan

Overall Tree Survey Plan

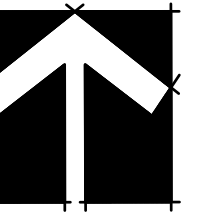
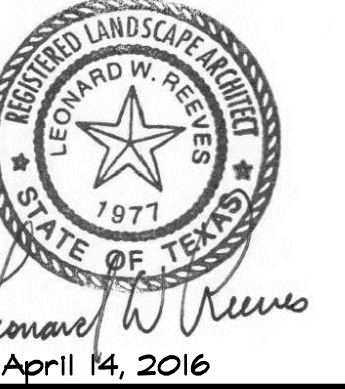
Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

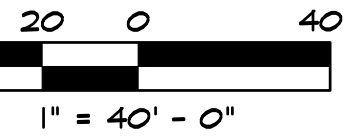
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TB1005

SHEET
TR1



NORTH



is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

Inch

Tree Survey Plan

Free Survey Plan

Oakknige at Flower Mound, Fl. 1

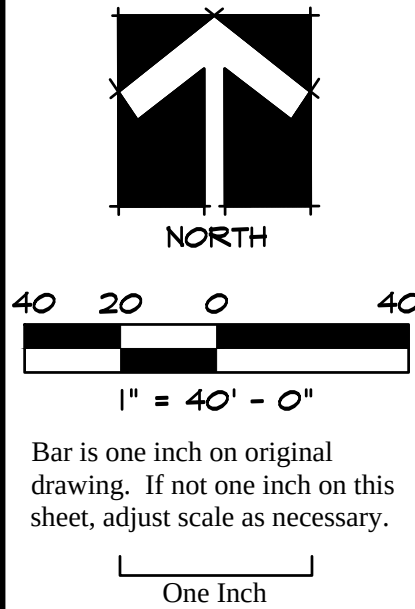
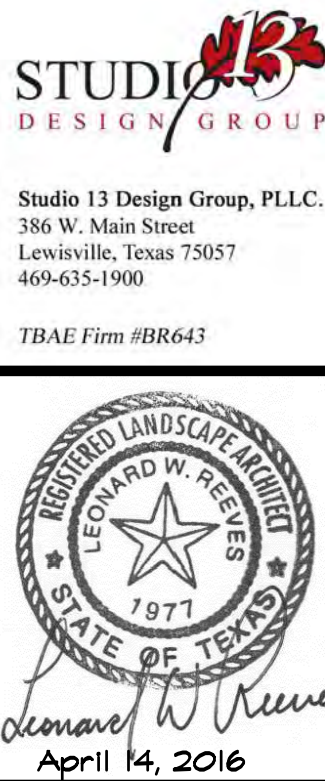
PROJECT
TBI005

ET
TR2



TREE SURVEY LEGEND

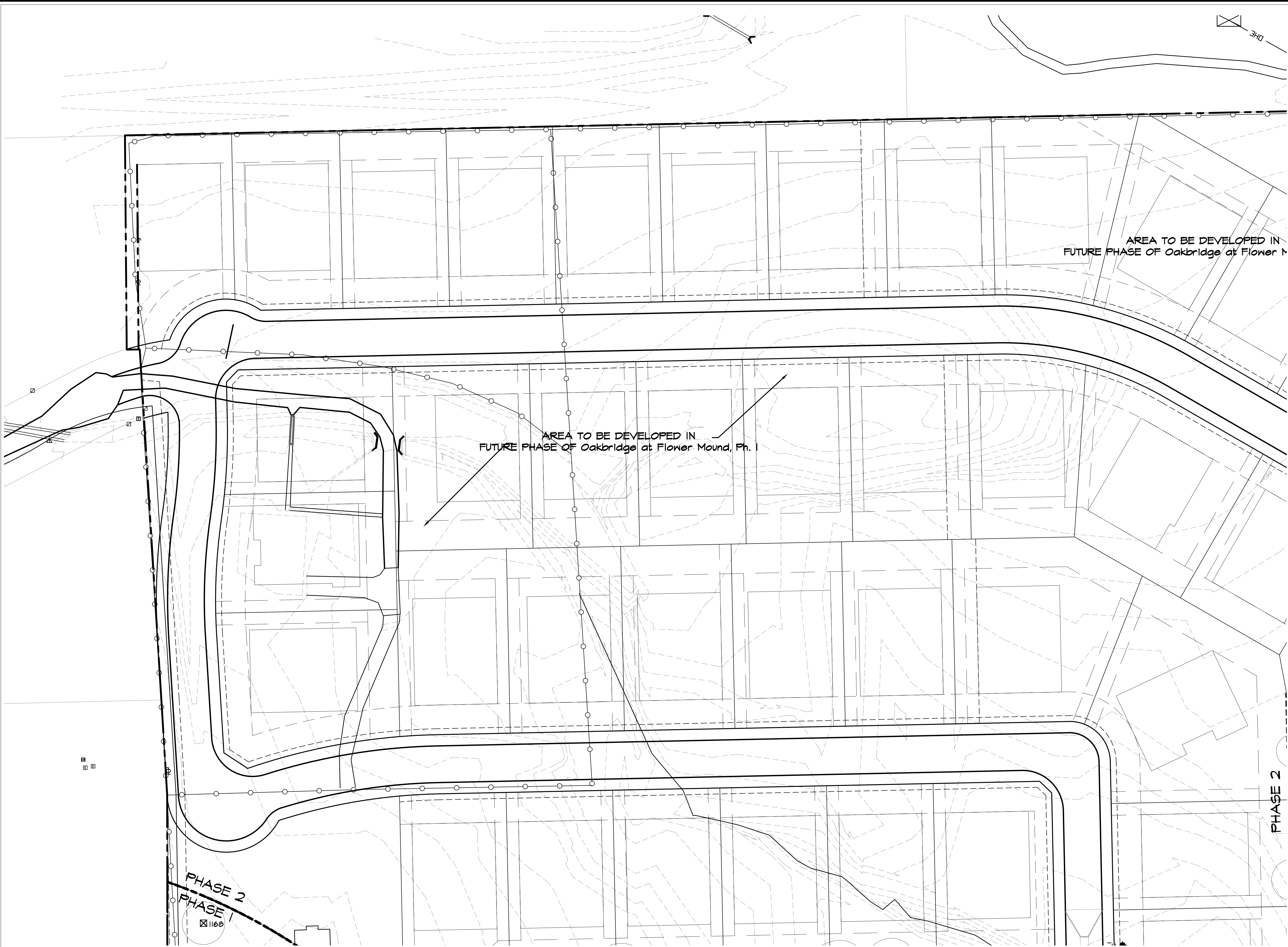
- | | |
|---|------------------------------|
|  | SPECIMEN TREE TO REMAIN |
| 1008 | |
|  | SPECIMEN TREE TO REMOVE |
| 1023 | |
|  | PROTECTED TREE TO REMAIN |
| 1623 | |
| + | PROTECTED TREE TO REMOVE |
| 1144 | |
|  | NON-PROTECTED TREE TO REMAIN |
| 1173 | |



PROJECT	#	PLAN REVIEW REVISIONS	BY	DATE	Tree Survey Plan
SHEET	#	PLAN REVIEW REVISIONS	BY	DATE	Tree Survey Plan
PROJECT	#	PLAN REVIEW REVISIONS	BY	DATE	Oakbridge at Flower Mound, Ph. 1
SHEET	#	PLAN REVIEW REVISIONS	BY	DATE	Town of Flower Mound, Denton County, Texas

Plotted by: ##### Plot Date: 4/18/2016 1:14 PM

Drawing: S:\Projects\TB1005\DWG\TB1005-TR.dwg Saved By: Station11 Save Time: 4/15/2016 3:15 PM



- TREE SURVEY LEGEND**
- 1008 SPECIMEN TREE TO REMAIN
 - ⊗ 1023 SPECIMEN TREE TO REMOVE
 - ⊠ 1623 PROTECTED TREE TO REMAIN
 - + 1144 PROTECTED TREE TO REMOVE
 - 1173 NON-PROTECTED TREE TO REMAIN

STUDIO 13 DESIGN GROUP

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469-635-1900
TBAE Firm #BR643

LEONARD W. REYES
LANDSCAPE ARCHITECT
STATE OF TEXAS
1977
April 14, 2016

NORTH

40 20 0 20 40

1" = 40' - 0"

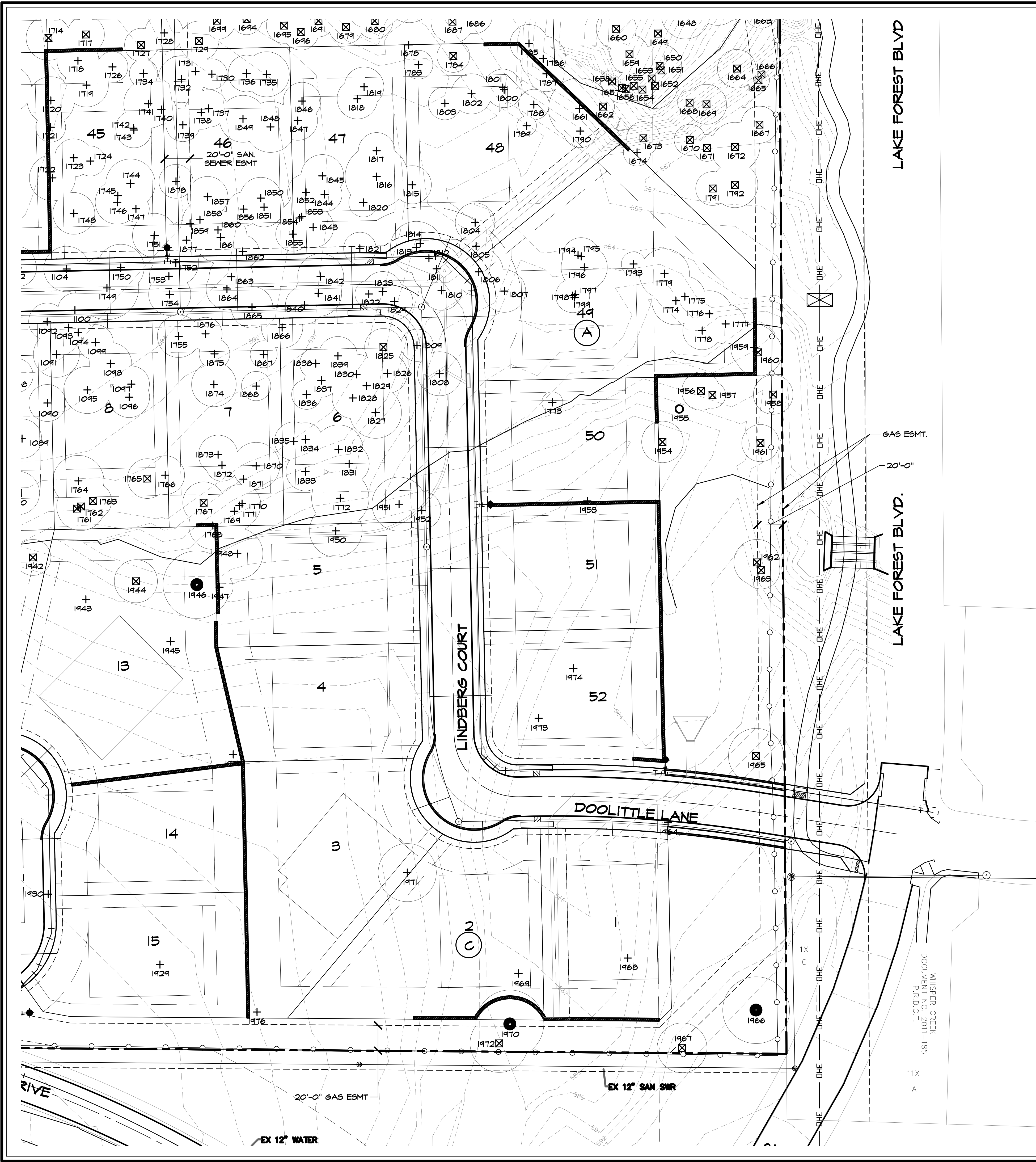
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One Inch

PROJECT TBI005		SHEET TR4		Tree Survey Plan			
				Tree Survey Plan			
PLAN REVIEW REVISIONS		BY		DATE		Tree Survey Plan	
						Oakbridge at Flower Mound, Ph. 1	
						Town of Flower Mound, Denton County, Texas	
#							

Plotted by: ##### Plot Date: 4/18/2016 1:14 PM

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- TREE SURVEY LEGEND**
- SPECIMEN TREE TO REMAIN
 - ⊗ SPECIMEN TREE TO REMOVE
 - ⊠ PROTECTED TREE TO REMAIN
 - + PROTECTED TREE TO REMOVE
 - NON-PROTECTED TREE TO REMAIN

STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

LEONARD W. REEDS
LANDSCAPE ARCHITECT
STATE OF TEXAS
April 14, 2016

NORTH

40 20 0 20 40

1" = 40' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Tree Survey Plan

Tree Survey Plan

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#		
PROJECT	TB1005	
SHEET	TR5	



One Inch

PLAN REVIEW REVISIONS		BY	DATE
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TR8

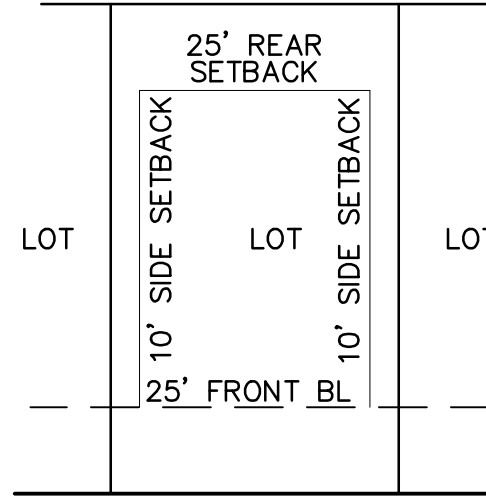
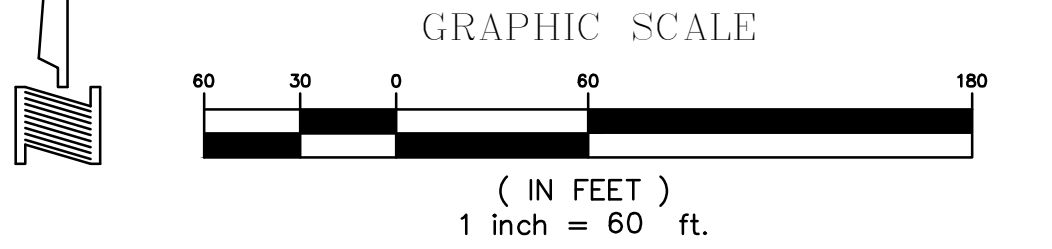
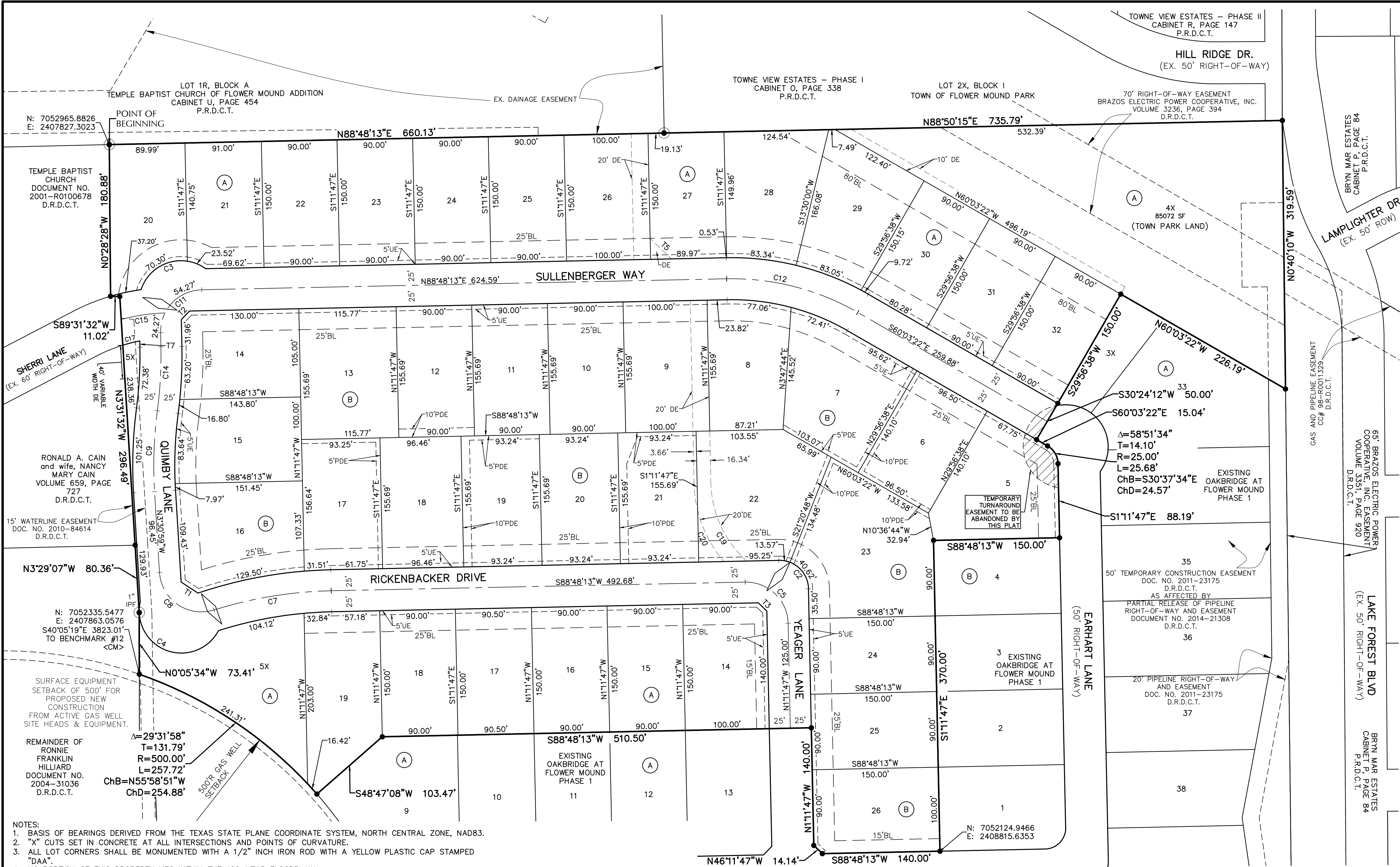
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen (col. in.)	Mitigation in BLDO Area (col. in.)	Mitigation in ROW Area (col. in.)	Mitigation OBA (col. in.)	Positive Credits for Specimen Preservation (col. in.)	Positive Credits for Protected Preservation (col. in.)
1004	20.0	Hackberry	Celtis occidentalis	Yes		No	Yes	OBA	Remove						
1005	20.0	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1006	20.7	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1007	21.8	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1008	20.0	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1009	15.4	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1010	30.2	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1011	10.3	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1012	16.6	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1013	18.0	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1014	15.9	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1015	20.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1016	20.4	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1017	12.8	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1018	10.1	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1019	21.8	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1020	16.6	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1021	21.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1022	20.2	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove	51					
1023	26.5	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove			3			
1024	14.6	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1025	20.3	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove	54.5					
1027	16.5	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1028	20.8	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove			3			
1029	23.4	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1030	14.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1031	10.1	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						3
1032	22.5	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove			3			
1033	26.1	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove					15	
1034	21.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove			3			
1035	21.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1037	16.7	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove				26.65		
1039	21.9	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1040	30.7	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1041	16.4	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1042	26.8	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1043	17.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1044	24.1	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1045	17.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1046	17.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1047	25.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove			3			
1048	19.2	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1049	17.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1050	16.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1051	19.5	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1052	16.5	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1053	20.9	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1054	16.3	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove				3		
1056	20.0	Hackberry	Celtis occidentalis	Yes		No	Yes	OBA	Remove						
1059	26.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1060	20.0	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1061	17.6	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove					15	
1062	16.0	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						3
1063	14.7	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						3
1064	27.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove					15	
1065	17.7	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove			3			
1066	19.3	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove						
1067	14.1	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove						
1068	23.4	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove			3			
1069	15.7	Order Elm	Bumelia laurifolia	Yes		Yes	Yes	OBA	Remove						
1070	12.3	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						3
1071	24.8	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove					12	
1072	26.6	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1073	16.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1074	16.0	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1075	26.6	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remove						
1076	22.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1077	14.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1078	13.8	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1079	12.5	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1080	13.8	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1081	12.1	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1082	14.3	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove				3		
1083	14.8	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1084	14.5	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1085	13.2	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1087	12.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1088	14.4	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1089	15.4	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1090	14.5	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1091	14.0	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1092	14.5	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1093	19.2	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove				3		
1094	11.0	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1095	14.5	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1096	16.0	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1097	14.2	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1098	16.5	Order Elm	Fraxinus texensis	Yes		Yes	Yes	BA	Remove						
1099	13.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1100	13.4	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1102	14.5	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1103	15.1	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1104	15.2	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1105	17.8	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1106	13.8	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1108	14.2	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove						
1107	14.1	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove						
1107A	12.3	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	ROW	Remove						
1108	14.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1109	14.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1110	13.5	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1111	24.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1112	16.5	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1113	17.6	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1113	16.1	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1114	18.2	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1115	16.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1116	17.1	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1117	14.8	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1118	14.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1119	17.5	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1120	17.0	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1121	16.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1122	17.7	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1123	17.2	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1124	23.2	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1125	14.8	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1126	13.8	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1127	16.9	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1128	20.7	Post Oak	Quercus stellata	Yes		Yes	Yes	ROW	Remove						
1129	15.5	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1130	20.0	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1131	11.3	Post Oak	Quercus stellata	Yes		Yes	Yes	BA	Remove						
1132	16.0	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove						
1133	16.3	Order Elm	Ulmus crassifolia	Yes		Yes	Yes	BA	Remove					</	

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1140	11.8	Post Oak	Quercus stellata			Yes		BA	Remove		3				
1141	14.4	Order Elm	Ulmus crassifolia			Yes		BA	Remove						
1142	11.0	Order Elm	Ulmus crassifolia			Yes		ROW	Remove			3			
1143	13.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1144	10.2	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1145	13.5	Order Elm	Ulmus crassifolia			Yes		ROW	Remove						
1146	17.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1147	14.7	Post Oak	Quercus stellata			Yes		BA	Remove		3				
1148	17.4	Post Oak	Quercus stellata			Yes		ROW	Remove						
1149	19.3	Post Oak	Quercus stellata			Yes		ROW	Remove						
1150	15.1	Post Oak	Quercus stellata			Yes		ROW	Remove						
1151	17.6	Post Oak	Quercus stellata			Yes		BA	Remove						
1152	19.2	Post Oak	Quercus stellata			Yes		BA	Remove		3				
1157	24.4	Post Oak	Quercus stellata			Yes		OBA	Remain						
1158	14.2	Hackberry	Celtis occidentalis			No		BA	Remove						
1159		Hackberry	Celtis occidentalis			No		OBA	Remain						
1161		Hackberry	Celtis occidentalis			No		OBA	Remain						
1162	14.1	Pecan	Carya floridensis			Yes		OBA	Remain						
1163	14.1	Post Oak	Quercus stellata			Yes	Yes	OBA	Remain						
1164	28.5	Post Oak	Quercus stellata			Yes		BA	Remain						
1165		Hackberry	Celtis occidentalis			No		OBA	Remain						
1167	27.1	Post Oak	Quercus stellata			Yes	Yes	OBA	Remain						
1168	14.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1171	31.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remain					18	
1172	26.6	Post Oak	Quercus stellata			Yes	Yes	OBA	Remain						
1173	16.9	Post Oak	Quercus stellata			Yes		BA	Remove				3		
1178	16.2	Post Oak	Quercus stellata			Yes		ROW	Remove						
1179	21.7	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1180	19.0	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1181	19.1	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1182	20.7	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1183	14.6	Post Oak	Quercus stellata			Yes		BA	Remove						
1184	14.3	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1185	10.5	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1186	20.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1187	17.6	Post Oak	Quercus stellata			Yes		BA	Remove						
1188	13.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1189	16.2	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1190	9.5	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1191	14.5	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1192	13.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1193	16.8	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1194	10.4	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1196	13.4	Order Elm	Ulmus crassifolia			Yes		ROW	Remove			3			
1197	12.2	Post Oak	Quercus stellata			Yes		ROW	Remove						
1198	15.4	Post Oak	Quercus stellata			Yes		ROW	Remove			3			
1199	17.5	Post Oak	Quercus stellata			Yes		ROW	Remove						
1200	14.0	Post Oak	Quercus stellata			Yes		ROW	Remove						
1201	14.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1210	11.9	Texas Ash	Fraxinus texensis			Yes		BA	Remove			3			
1211	16.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1212	22.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1213	14.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1214	11.8	Order Elm	Ulmus crassifolia			Yes		BA	Remove			3			
1215	16.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1216	18.8	Order Elm	Ulmus crassifolia			Yes		BA	Remove						
1217	19.3	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1218	16.6	Order Elm	Ulmus crassifolia			Yes		BA	Remove			3			
1219	16.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1221	21.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1223	22.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1224	22.5	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1265	12.5	Green Ash	Fraxinus pennsylvanica			Yes		ROW	Remove				3		
1266	9.5	Green Ash	Fraxinus pennsylvanica			Yes		ROW	Remove						
1267	14.6	Post Oak	Quercus stellata			Yes		OBA	Remain						
1268	10.6	Post Oak	Quercus stellata			Yes		OBA	Remain						
1269	16.9	Post Oak	Quercus stellata			Yes		OBA	Remain						
1290	16.0	Post Oak	Quercus stellata			Yes		BA	Remain						
1291	18.8	Post Oak	Quercus stellata			Yes		OBA	Remain						
1292	22.6	Post Oak	Quercus stellata			Yes		OBA	Remain						
1293	18.3	Post Oak	Quercus stellata			Yes		ROW	Remove			3			
1294	15.5	Post Oak	Quercus stellata			Yes		ROW	Remove						
1296	14.9	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1297	16.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1299	13.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1300	12.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1301	18.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1317	19.4	Post Oak	Quercus stellata			Yes		BA	Remove						
1318	19.4	Post Oak	Quercus stellata			Yes		BA	Remove						
1319	13.9	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1320	16.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1321	10.8	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1322	14.9	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1323	14.5	Post Oak	Quercus stellata			Yes		OBA	Remove					21.75	
1324	13.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remain						
1325	10.0	Post Oak	Quercus stellata			Yes		OBA	Remain						
1326	21.1	Post Oak	Quercus stellata			Yes		OBA	Remain						
1327	16.7	Post Oak	Quercus stellata			Yes		OBA	Remain						
1328	14.0	Post Oak	Quercus stellata			Yes		OBA	Remain						
1329	10.6	Post Oak	Quercus stellata			Yes		OBA	Remain						
1330	19.8	Post Oak	Quercus stellata			Yes		OBA	Remain						
1331	17.1	Post Oak	Quercus stellata			Yes		OBA	Remain						
1332	21.1	Post Oak	Quercus stellata			Yes		BA	Remove						
1333	19.2	Post Oak	Quercus stellata			Yes		Remove				3			
1334	23.6	Post Oak	Quercus stellata			Yes		OBA	Remove					35.4	
1335	16.6	Post Oak	Quercus stellata			Yes		BA	Remove				3		
1336	10.5	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1337	14.4	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1338	17.5	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1339	16.5	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1340	15.5	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1341	16.8	Order Elm	Ulmus crassifolia			Yes		BA	Remove			3			
1342	17.5	Post Oak	Quercus stellata			Yes		ROW	Remove						
1343	18.5	Post Oak	Quercus stellata			Yes		BA	Remove						3
1344	19.3	Post Oak	Quercus stellata			Yes		BA	Remove				3		
1345	17.9	Post Oak	Quercus stellata			Yes		ROW	Remove			3			
1346	14.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1347	14.9	Post Oak	Quercus stellata			Yes		BA	Remove			3			3
1348	14.4	Post Oak	Quercus stellata			Yes		BA	Remove						
1349	13.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1350	19.4	Texas Ash	Fraxinus texensis			Yes		BA	Remove			3			
1351	17.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1352	14.1	Post Oak	Quercus stellata			Yes		BA	Remove						3
1353	16.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1354	14.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1355	14.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1356	14.0	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1357	13.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1358	14.1	Post Oak	Quercus stellata			Yes		BA	Remove						
1362	17.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1363	14.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1368	18.3	Post Oak	Quercus stellata			Yes		BA	Remove			3			
1369	13.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1369	17.0	Post Oak	Quercus stellata			Yes		BA	Remain						3
1369	16.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1370	16.0	Post Oak	Quercus stellata			Yes		BA	Remove			3			

Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1371	12.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1372	13.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1374	16.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1375	12.7	Texas Ash	Fraxinus texensis			Yes	Yes	BA	Remove						3
1376	16.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1379	23.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1380	13.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1385	14.9	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove			3			3
1471	14.8	Post Oak	Quercus stellata			Yes	Yes		Remove				3		3
1472	14.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1473	13.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1474	17.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1475	15.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1476	14.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1476A	23.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1477	12.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1478	18.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1479	17.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1480	24.3	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1481	19.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1481A	16.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1482	16.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1483	17.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1485	13.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1486	16.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1487	23.2	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1488	12.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1489	12.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1490	17.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1491	26.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove					15	3
1492	22.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1493	16.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1493A	14.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1494	14.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1495	24.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1496	15.3	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1497	16.7	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1498	21.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1499	11.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1500	22.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1501	13.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1501	15.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1508	18.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1509	12.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1510	12.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1511	14.2	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1512	17.3	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1513	17.2	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1514	20.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1515	14.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1516	14.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1517	11.2	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1518	16.0	Post Oak	Malus paniculata			No	No	BA	Remove						3
1519	23.0	Cedar Elm	Ulmus crassifolia			Yes	Yes	BA	Remove					12	3
1520	20.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1521	17.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1522	19.7	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1523	15.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1524	19.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1525	13.7	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1526	20.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1527	13.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1528	15.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1529	16.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1530	15.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1531	27.0	Texas Ash	Fraxinus texensis			Yes	Yes	BA	Remove					15	3
1532	15.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1533	19.3	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1535	16.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1536	12.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1537	15.8	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1538	14.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1539	14.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1542	16.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1543	21.1	Cedar Elm	Ulmus crassifolia	Poor		Yes	Yes	BA	Remove					12	3
1544	16.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1547	20.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1548	18.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1547	17.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1548	15.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1549	24.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1550	19.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1551	19.2	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove						3
1552	13.6	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1553	15.5	Texas Ash	Fraxinus texensis			Yes	Yes	BA	Remove						3
1564	18.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1565	13.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1567	13.7	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1567	15.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1568	16.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1569	16.5	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1569	11.4	Green Ash	Fraxinus pennsylvanica			Yes	Yes	ROW	Remove						3
1569	15.5	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove			3		20.25	3
1569	17.3	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove						3
1569	13.7	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1564	12.2	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1565	13.4	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1569	14.9	Post Oak	Quercus stellata			Yes	Yes	BA	Remove						3
1569	14.9	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove			3			3
1567	16.2	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove						3
1568	14.6	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove				3		3
1569	16.8	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1569	12.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1571	11.1	Lexus Ash	Fraxinus texensis			Yes	Yes	OBA	Remove						3
1571A	12.0	Texas Ash	Fraxinus texensis			Yes	Yes	OBA	Remove						3
1571B	8.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1572	13.3	Green Ash	Fraxinus pennsylvanica			Yes	Yes	OBA	Remove						3
1574	11.4	Texas Ash	Fraxinus texensis			Yes	Yes	OBA	Remove						3
1575	17.3	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1575	11.4	Texas Ash	Fraxinus texensis			Yes	Yes	OBA	Remove						3
1576	17.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1577	13.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1578	17.4	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1579	13.8	16.4	Post Oak	Quercus stellata		Yes	Yes	OBA	Remove						3
1580	11.5	Green Ash	Fraxinus pennsylvanica			Yes	Yes	OBA	Remove						3
1581	21.0	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1582	15.6	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1583		Eastern Red Cedar	Juniperus virginiana			No	No	OBA	Remove						3
1584	11.1	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1585	15.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1586	14.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1587	15.1	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1588	26.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1589	13.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1590	12.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						3
1591	21.3	Post Oak	Quercus stellata			Yes									

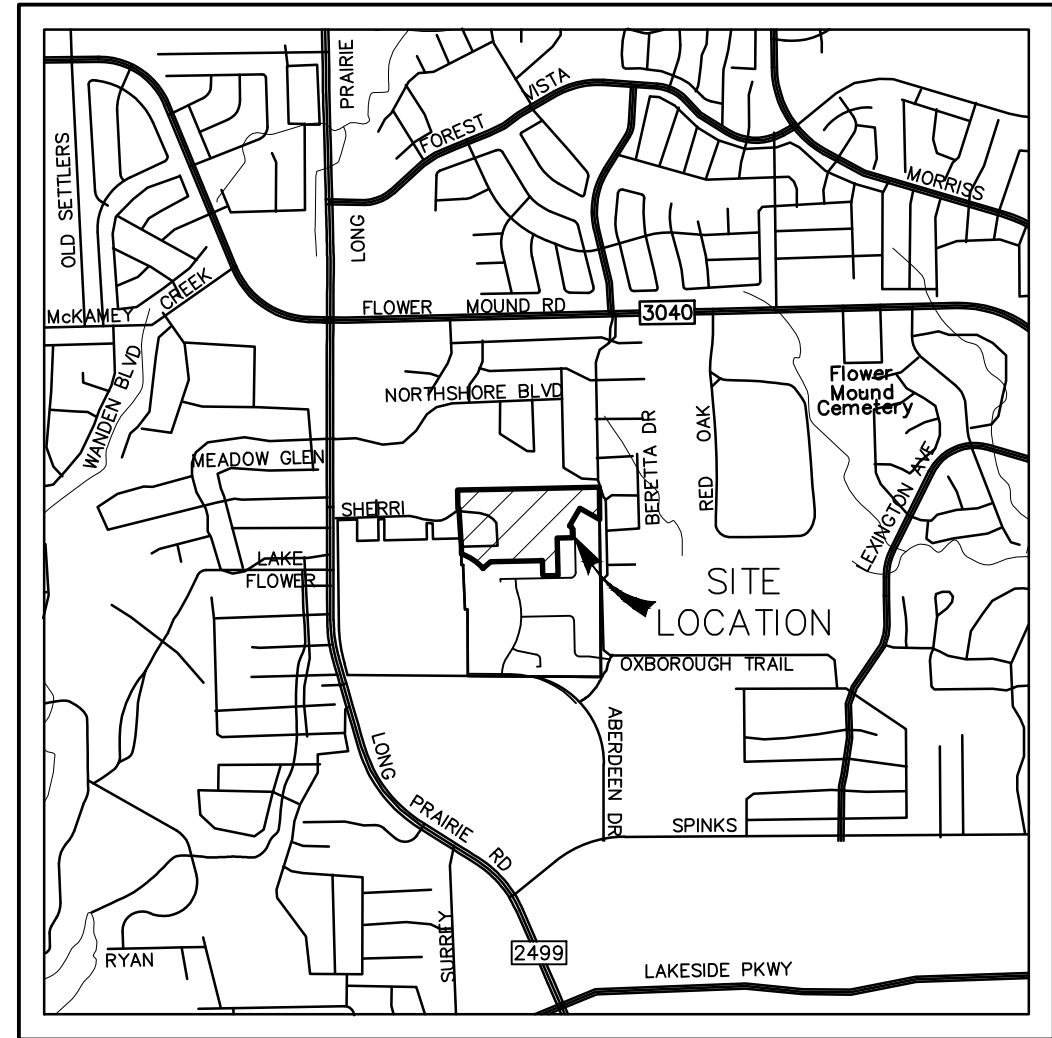
Oakbridge at Flower Mound, Ph. 1 - Tree Mitigation											
Town of Flower Mound, Denton County, Texas											
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in ROW Area (cal. in.)
1009	8.6	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1009A	10.0	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1010	10.1	Post Oak	Quercus stellata	Yes				BA	Remove		3
1017	17.9	Post Oak	Quercus stellata	Yes				BA	Remove		3
1018	20.5	Post Oak	Quercus stellata	Yes				BA	Remove		3
1019	18.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1020	10.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1021	20.1	Post Oak	Quercus stellata	Yes				BA	Remove		3
1022	19.5	Post Oak	Quercus stellata	Yes				BA	Remove		3
1023	17.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1024	18.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1025	15.7	Post Oak	Quercus stellata	Yes				BA	Remove		3
1026	19.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1027	18.4	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1028	18.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1029	21.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1030	14.15.14	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1031	10.7	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1032	14.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1033	10.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1034	14.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1035	14.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1036	18.7	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1037	16.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1038	16.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1039	15.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1040	13.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1041	11.0	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1042	17.7	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1043	22.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1044	20.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1045	24.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1046	20.9	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1047	18.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1048	18.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1049	10.3.9.4	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1050	17.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1051	12.9	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1052	17.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1053	12.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1054	8.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1055	11.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1056	9.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1057	12.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1058	9.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1059	15.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1060	15.7	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1061	24.1	American Elm	Ulmus americana	Yes				BA	Remove		3
1062	9.0	American Elm	Ulmus americana	Yes				OBA	Remove		3
1063	11.7	Peach	Prunus pennsylvanica	Yes				OBA	Remove		3
1064	12.5	Blackjack Oak	Quercus marilandica	Yes				OBA	Remove		3
1065	15.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1066	8.6	Center Elm	Ulmus crassifolia	Yes				OBA	Remove		3
1067	14.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1068	9.4	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1069	15.7	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1070	12.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1071	13.9	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1072	19.4	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1073A	15.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1074	13.1	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1075	10.7	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1076	19.3	Post Oak	Quercus stellata	Yes				BA	Remove		3
1077	13.3	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1078	14.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1079	11.8	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1080	11.3	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1081	8.8	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1082	10.5	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1083	12.7	Tea as Ash	Fraxinus texensis	Yes				OBA	Remove		3
1084	14.4	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1085	16.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1086	18.8	Green Ash	Fraxinus pennsylvanica	Yes				OBA	Remove		3
1087	10.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1088A	11.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1089	12.6	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1090A	11.3	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1091	12.6	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1092	20.3	Green Ash	Fraxinus pennsylvanica	Yes				OBA	Remove		3
1093	16.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1094	13.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1095	13.9	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1096	14.6	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1097	14.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1098	13.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1099	14.8	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1099A	17.3	Post Oak	Quercus stellata	Yes				BA	Remove		3
1100	16.5	Post Oak	Quercus stellata	Yes				BA	Remove		3
1101	13.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1102	15.2	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1103	15.7	Center Elm	Ulmus crassifolia	Yes				ROW	Remove		3
1104	17.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1105	13.6	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1106	14.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1107	10.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1108	10.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1109	17.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1110	16.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1111	12.3	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1112	9.9	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1113	15.4	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1114	17.5	Post Oak	Quercus stellata	Yes				BA	Remove		3
1115	18.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1116	13.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove		3
1117	14.1	Post Oak	Quercus stellata	Yes				BA	Remove		3
1118	10.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1119	17.2	Post Oak	Quercus stellata	Yes				BA	Remove		3
1120	18.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1121	11.7	Post Oak	Quercus stellata	Yes				BA	Remove		3
1122	18.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1123	14.9	Post Oak	Quercus stellata	Yes				BA	Remove		3
1124	11.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1125	19.2	Post Oak	Quercus stellata	Yes				BA	Remove		3
1126	12.1	Post Oak	Quercus stellata	Yes				BA	Remove		3
1127	13.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1128	15.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1129	14.2	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1130	15.5	Post Oak	Quercus stellata	Yes				OBA	Remove		3
1131	13.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1132	12.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1133	22.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1134	11.1	Post Oak	Quercus stellata	Yes				BA	Remove		3
1135	17.7	Post Oak	Quercus stellata	Yes				BA	Remove		3
1136	14.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1137	14.7	Post Oak	Quercus stellata	Yes				BA	Remove		3
1138	13.3	Post Oak	Quercus stellata	Yes				BA	Remove		3
1139	13.2	Post Oak	Quercus stellata	Yes				BA	Remove		3
1140	11.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1141	19.2	Post Oak	Quercus stellata	Yes				BA	Remove		3
1142	13.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1143	14.0	Tea as Ash	Fraxinus texensis	Yes				BA	Remove		3
1144	18.3	Post Oak	Quercus stellata	Yes				BA	Remove		3
1145	13.8	Post Oak	Quercus stellata	Yes				BA	Remove		3
1146	17.9	Post Oak	Quercus stellata	Yes				BA	Remove		3
1147	10.5	Post Oak	Quercus stellata	Yes				BA	Remove		3
1148	18.4	Post Oak	Quercus stellata	Yes				BA	Remove		3
1149	24.9	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1150	18.3	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1151	17.3	Post Oak	Quercus stellata	Yes				BA	Remove		3
1152	17.9	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1153	15.3	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1154	10.5	Post Oak	Quercus stellata	Yes				ROW	Remove		3
1155	10.9	Post Oak	Quercus stellata	Yes				BA	Remove		3
1156	17.0	Post Oak	Quercus stellata	Yes				BA	Remove		3
1157	16.6	Post Oak	Quercus stellata	Yes				BA	Remove		3
1158	13.9	Post Oak	Quercus stellata	Yes				BA	Remove		3
1159	14.7	Post Oak	Quercus stellata	Yes				BA	Remove		3

Oakbridge at Flower Mound, Ph. 1 - Tree Mitigation															
Town of Flower Mound, Denton County, Texas															
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	BLDG Area Mitigation (cal. in.)	Mitigation ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1764	20.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1765	15.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remain						3
1766	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1767	10.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remain						3
1768	18.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1769	10.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1770	14.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1771	16.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1772	22.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1773	8.2	Cedar Elm	Ulmus crassifolia	Yes		Yes		BIA	Remove	3					
1774	18.9	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1775	15.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1776	18.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1777	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1778	15.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1779	19.6	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1780	11.3	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1784	12.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remain				22.2		3
1785	14.8	Post Oak	Fraxinus texensis	Yes		Yes		OBA	Remove				20.7		
1786	17.0	Post Oak	Quercus stellata	Yes		Yes		OBA	Remove						
1787	14.0	Post Oak	Quercus stellata	Yes		Yes		OBA	Remove						
1788	12.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1789	13.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1791	13.3	Post Oak	Quercus stellata	Yes		Yes		OBA	Remain						
1792	17.0	Texas Ash	Fraxinus texensis	Yes		Yes		OBA	Remain						
1793	9.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1794	11.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1795	14.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1796	18.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1797	4.9	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1798	13.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1798	11.5	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1799	11.0	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1800	14.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1801	14.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1802	15.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1803	12.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1804	15.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1805	12.9	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1806	19.1	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1807	18.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1808	17.3	Cedar Elm	Ulmus crassifolia	Yes		Yes		ROW	Remove	3					
1809	12.7	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1810	15.8	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1811	19.4	Texas Ash	Fraxinus texensis	Yes		Yes		ROW	Remove	3					
1812	10.2	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1813	10.2	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1814	16.2	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1815	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1816	24.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1817	14.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1818	15.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1819	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1820	11.4	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1821	12.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1822	10.8	Texas Ash	Fraxinus texensis	Yes		Yes		ROW	Remove	3					
1823	15.7	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1824	14.0	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1825	14.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remain						3
1826	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1827	20.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1828	16.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1829	18.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1830	15.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1831	15.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1832	19.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1833	15.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1834	13.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1835	15.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1836	11.1	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1837	13.2	Post Oak	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1838	12.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1839	15.2	Texas Ash	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1840	15.0	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1841	18.1	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1842	18.0	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1843	16.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1844	13.6	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1845	10.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1846	14.7	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1847	15.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1848	20.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1849	18.4	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1850	16.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1851	15.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1852	14.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1853	8.4	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1854	14.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1855	13.4	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1856	18.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1857	15.9	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1858	13.4	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1859	10.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1860	13.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1861	20.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1862	12.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1863	17.2	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1864	16.3	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1865	16.3	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1866	16.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1867		Eastern Red cedar	Juncupus virginiana	No		No		BIA	Remove						
1868	11.5	Cedar Elm	Ulmus crassifolia	No		No		BIA	Remove						
1869	18.5	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1872	12.8	Post Oak	Fraxinus texensis	Yes		Yes		BIA	Remove	3					
1873	15.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1874	17.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1875	12.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1876	13.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1877	15.8	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1878	13.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1879	18.2	Post Oak	Quercus stellata	Yes		Yes		ROW	Remove	3					
1883		Muscadine	Phosopoe glaucofolia	No		No		ROW	Remove						
1884	26.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1909	15.2	Texas Ash	Fraxinus texensis	Dead		No		BIA	Remove	3					
1940	21.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remain						3
1942	14.1	Cedar Elm	Ulmus crassifolia	Yes		Yes		BIA	Remain						
1943	22.3	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1944	16.0	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1948	26.5	Post Oak	Quercus stellata	Yes		Yes	Yes	OBA	Remain						
1947	15.5	Cedar Elm	Ulmus crassifolia	Yes		Yes		BIA	Remove	3					
1948	20.1	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1950	26.6	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1951	21.2	Post Oak	Quercus stellata	Yes		Yes		BIA	Remove	3					
1952	15.0	Cedar Elm	Ulmus crassifolia	Yes		Yes		ROW	Remove	3					
1968		Muscadine	Phosopoe glaucofolia	No		No		BIA	Remove						
1954	16.3	Post Oak	Quercus stellata	Yes		Yes									



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

VICINITY MAP



LOCATION MAP
NOT TO SCALE

- DRAINAGE EASEMENT NOTES:
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - THE POND SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE POND SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

LEGEND

LSE = LANDSCAPE EASEMENT
FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

- ◇ DENOTES STREET NAME CHANGE
- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "WEIR" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"

A RECORD PLAT OF
BLOCK A, LOTS 14-32, 4X & 5X;
BLOCK B, LOTS 5-26
OAKBRIDGE AT FLOWER MOUND
PHASE TWO

BEING 19.441 ACRES OF LAND LOCATED IN THE
J. WHITE SURVEY, ABSTRACT NO. 1341
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

- NOTES:
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 - "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 - NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 - LOT 5X OF BLOCK A IS FOR LANDSCAPE AND SCREENING PURPOSES, SHALL BE MAINTAINED BY THE HOA AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA.
 - LOT 4X BLOCK A SHALL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR PARK PURPOSES.
 - AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 123,060 SF.
 - THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 - THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 - PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 - ALL X-LOTS ARE UNBUILDABLE.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL BROTHERS, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TOLL BROTHERS, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.

TOWN OF FLOWER MOUND BENCHMARK #12
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE CURB INLET IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LAKE FOREST BOULEVARD AND DANA DRIVE. MONUMENT IS 119.5'± SOUTHWEST OF A FIRE HYDRANT IN THE NORTHEAST QUADRANT OF THE INTERSECTION, 71'± WEST OF THE CENTERLINE OF LAKE FOREST BOULEVARD AND 35.5'± SOUTH OF A STORM SEWER MANHOLE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION.

ELEVATION = 600.86' (PLAN)

TOWN OF FLOWER MOUND BENCHMARK #18
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL 0.45± MILES EAST OF FM 2499. MONUMENT IS 90'± EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL, 22.5'± EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND 167.5'± WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.

ELEVATION = 598.67' (PLAN)

STATE OF TEXAS §
COUNTY OF DENTON §

BEING a tract of land situated in the J. WHITE SURVEY, ABSTRACT NO. 1341, Town of Flower Mound, Denton County, Texas and being part of that tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 201400022359, Deed Records, Denton County, Texas, and being all of that tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 201400023777, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a red plastic cap stamped WEIR found in the south line of Lot 1R, Block A of TEMPLE BAPTIST CHURCH OF FLOWER MOUND ADDITION, an Addition to the Town of Flower Mound, Collin County, Texas, according to the Plat filed of record in Cabinet U, Page 454, Plat Records, Denton County, Texas, for the northwest corner of said Toll Dallas TX, LLC tract, being common with the northeast corner of that tract of land conveyed to Temple Baptist Church, according to the document filed of record in Document Number 2001–R0100678, Deed Records of Denton County, Texas;

THENCE North 88° 48’ 13” East, leaving said common corner and with said south line, being common with the north line of said Toll Dallas TX, LLC tract, a distance of 660.13 feet to a 1/2 inch iron rod found for the southeast corner of said Temple Baptist Church tract, being common with the most southerly, southwest corner of Lot 2X, Block I of TOWNE VIEW ESTATES, PHASE 1, an Addition to the Town of Flower Mound, according to the Plat filed of record in Cabinet O, Page 338, Plat Records, Denton County, Texas;

THENCE North 88° 50’ 15” East, leaving said common corner, and continuing with said north line, being common with the south line of said Lot 2X, a distance of 735.79 feet to a 5/8 inch iron rod with a yellow plastic cap found for the northeast corner of said Toll Dallas TX, LLC tract, being common with the north corner of Lot 64X, Block 1 of BRYN MAR ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet P, Page 84, Plat Records, Denton County, Texas;

THENCE South 00° 40’ 10” East, leaving said common corner and with the east line of said Toll Dallas TX, LLC tract, being common with the west line of said Lot 64X, a distance of 319.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

THENCE Leaving said common line, over and across said Toll Dallas TX, LLC tract, the following seventeen (17) courses and distances:

North 60° 03’ 22” West, a distance of 226.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 29° 56’ 38” West, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 30° 24’ 12” West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 60° 03’ 22” East, a distance of 15.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner at the beginning of a curve to the right having a central angle of 58° 51’ 34”, a radius of 25.00 feet and a chord bearing and distance of South 30° 37’ 34” East, 24.57 feet;

With said curve to the right, an arc distance of 25.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 01° 11’ 47” East, a distance of 88.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 88° 48’ 13” West, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 01° 11’ 47” East, a distance of 370.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 88° 48’ 13” West, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

North 46° 11’ 47” West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

North 01° 11’ 47” West, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 88° 48’ 13” West, a distance of 510.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner;

South 48° 47’ 08” West, a distance of 103.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner at the beginning of a curve to the left having a central angle of 29° 31’ 58”, a radius of 500.00 feet and a chord bearing and distance of North 55° 58’ 51” West, 254.88 feet;

With said curve to the left, an arc distance of 257.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner in the west line of the above mentioned Toll Dallas TX, LLC tract, being common with the east line of a tract of land conveyed to Ronnie Franklin Hilliard Trust, Hilliard Family Trust, Etal, according to the document filed of record in Document Number 2004–31036, Deed Records, Denton County, Texas;

THENCE North 00° 05’ 34” West, with said west line, a distance of 73.41 feet to a 1–inch iron pipe found for corner;

THENCE North 03° 29’ 07” West, a distance of 80.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for the northeast corner of said Hilliard tract, being common with the southeast corner of a tract of land conveyed to Ronald A. Cain and wife, Nancy Mary Cain, according to the document filed of record in Volume 659, Page 727, Deed Records, Denton County, Texas;

THENCE North 03° 31 32 West, leaving said common corner and with the east line of said Cain tract, being common with the west line of the above mentioned Toll Dallas TX, LLC tract, a distance of 296.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner

THENCE South 89° 31 32 West, a distance of 11.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for an interior corner of said Toll Dallas TX, LLC tract, being common with the southeast corner of that tract of land conveyed to Temple Baptist Church, according to the document filed of record in Document Number 2001–R0100678, Deed Records, Denton County, Texas;

THENCE North 00° 28’ 28” West, leaving said common corner and with the west line of said Toll Dallas TX, LLC tract, being common with the east line of said Temple Baptist Church tract, a distance of 180.88 feet, to the POINT OF BEGINNING and containing 19.441 acres of land, more or less.

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	13,400 SF
MINIMUM LOT WIDTH	90’ AT BLDG LINE
MINIMUM LOT DEPTH	120’
MINIMUM FRONT YARD BL	25’
MINIMUM REAR YARD BL	25’
MINIMUM SIDE YARD BL	10’
MAXIMUM LOT COVERAGE	45%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35’

LOT AND BLOCK SUMMARY		
SMALLEST	13,500 SF	0.31 AC
LARGEST	23,955 SF	0.55 AC
AVERAGE	18,727 SF	0.43 AC
TOTAL LOTS (INCLUDING X LOTS)	43 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	41 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as OAKBRIDGE AT FLOWER MOUND, PHASE ONE, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets and rights–of–way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS my hand this the _____ day of _____, 2018.

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Division President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Division President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared John L. Melton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
5	B	17141	0.39
6	B	13520	0.31
7	B	19012	0.44
8	B	14363	0.33
9	B	15569	0.36
10	B	14012	0.32
11	B	14012	0.32
12	B	14012	0.32
13	B	18024	0.41
14	A	14950	0.34
14	B	14730	0.34
15	A	13500	0.31
15	B	14915	0.34
16	B	17515	0.40
16	A	13500	0.31
17	B	14528	0.33
17	A	13575	0.31
18	A	13500	0.31
18	B	15019	0.34
19	B	14517	0.33

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
19	A	16772	0.39
20	A	14473	0.33
20	B	14517	0.33
21	A	13530	0.31
21	B	14516	0.33
22	A	13500	0.31
22	B	20898	0.48
23	A	13500	0.31
23	B	23955	0.55
24	A	13500	0.31
24	B	13500	0.31
25	A	13500	0.31
25	B	13500	0.31
26	A	15000	0.34
26	B	14950	0.34
27	A	13573	0.31
28	A	16036	0.37
29	A	16581	0.38
30	A	13500	0.31
31	A	13500	0.31

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
32	A	13500	0.31

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
5X	A	22514	0.52

TOWN PARK LAND TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
4X	A	85072	1.95

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N56°41'18"W	23.98'
T2	N43°48'13"E	14.14'
T3	S46°11'47"E	14.14'
T5	N46°11'47"W	35.31'
T7	S1°11'47"E	7.51'

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Chuck Russell, Town Planner
of Development Services

_____, 2018

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C2	90°00'00"	34.50'	34.50'	54.19'	N46°11'47"W 48.79'
C3	107°30'14"	50.00'	68.20'	93.81'	S71°55'02"W 80.65'
C4	165°04'28"	50.00'	381.70'	144.05'	S69°47'36"E 99.15'
C17	6°13'09"	191.75'	10.42'	20.81'	N75°55'08"E 20.80'
C19	46°29'12"	130.00'	55.83'	105.47'	N24°26'23"W 102.61'
C20	38°56'27"	150.00'	53.03'	101.95'	N20°40'01"W 100.00'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C5	90°00'00"	50.00'	50.00'	78.54'	N46°11'47"W 70.71'
C7	16°14'22"	500.00'	71.34'	141.72'	S80°41'02"W 141.24'
C8	103°55'11"	50.00'	63.90'	90.69'	N55°28'34"W 78.76'
C9	1°103'01"	500.00'	48.37'	96.43'	N02°00'32"E 96.28'
C11	90°00'00"	50.00'	50.00'	78.54'	N43°48'13"E 70.71'
C12	31°08'26"	300.00'	83.59'	163.05'	S75°37'34"E 161.05'
C14	8°43'50"	500.00'	38.17'	76.19'	N03°10'08"E 76.11'
C15	13°39'25"	221.75'	26.55'	52.86'	S81°30'55"W 52.73'

A RECORD PLAT OF
BLOCK A, LOTS 14–32, 4X & 5X;
BLOCK B, LOTS 5–26

OAKBRIDGE AT FLOWER MOUND PHASE TWO

BEING 19.441 ACRES OF LAND LOCATED IN THE
J. WHITE SURVEY, ABSTRACT NO. 1341
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817–329–8770 GRAPEVINE, TEXAS 76051



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Mike Boswell

From: Mark Yates
Sent: Wednesday, June 14, 2017 10:15 AM
To: Mike Boswell
Cc: Rob Paul; Ron Robbins; gary.sims@flower-mound.com; John Habern (John.habern@flower-mound.com)
Subject: Re: Update

Greetings Mike. Just want to confirm that the Warriors will vacate the property effective last day of June. I share this with you in an effort to allow the boys to finish their season as well as avoid any issues. Yesterday a team showed up for Practice and there were stakes in the field of play.

We greatly appreciate Toll Bros for working with us and allowing the boys the season.

Mark

Sent from my iPhone

On May 12, 2017, at 7:33 PM, Mike Boswell wrote:

Mark:

Toll has completed paving operations and plan to complete lot grading and franchise utilities over the next several weeks. NO CHANGE IN TIMELINE.

Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, Inc. – Dallas / Fort Worth
2555 SW Grapevine Parkway, Suite 100
Grapevine, Texas 76051

From: Mark Yates
Sent: Thursday, January 12, 2017 9:24 AM
To: Mike Boswell
Cc: Rob Paul; Ron Robbins
Subject: Update

Happy New Year!

Just wanted to follow up with you guys regarding the baseball fields located on the Hilliard Property and see if there are any changes to the timeline.

Thanks!



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: February 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Record Plat (RC17-0012 - Lakeside Crossing) to create one residential lot and one non-residential lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion site plan application (SP17-0020) for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the replat is to create two lots as a part of the Lakeside Crossing development. The subject property is undeveloped and contains approximately 12 acres of land. Lot 1, Block A, is approximately 11 acres and will contain non-residential buildings. Lot 2, Block A, is approximately 1 acre and will contain future townhomes. A separate replat application will be required to further subdivide Lot 2 in order to develop the townhomes. The property is currently zoned Planned Development District-153 (PD-153) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The plat depicts required setbacks, buffers, and easements to facilitate the construction of the Hotel and two other non-residential buildings as a part of Phase 1 construction. Access to the lots will be from Long Prairie Road and Northwood Drive. Mutual access easements have been provided within the lots to promote internal vehicular circulation.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

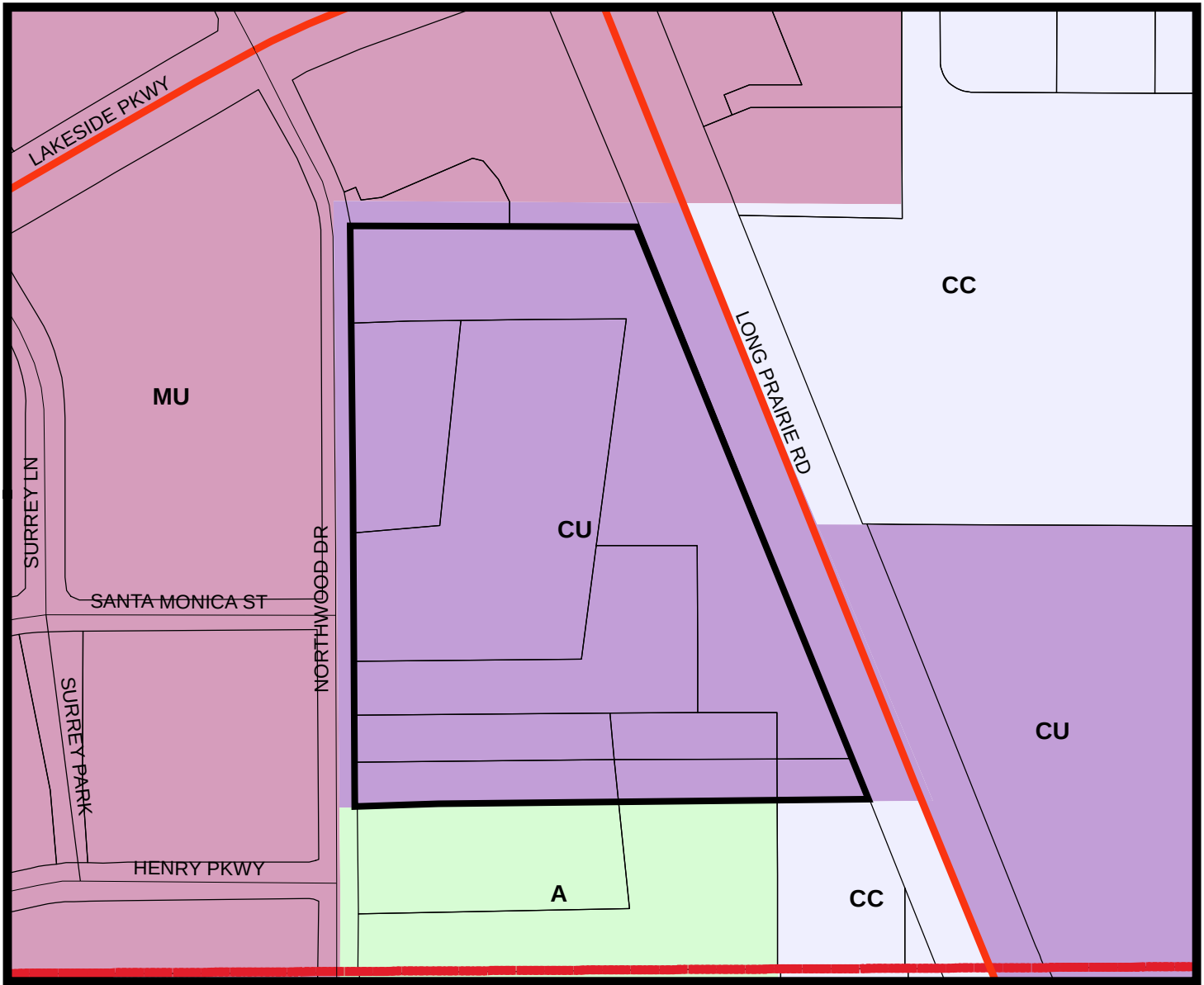
B. Application Details

1. Record Plat



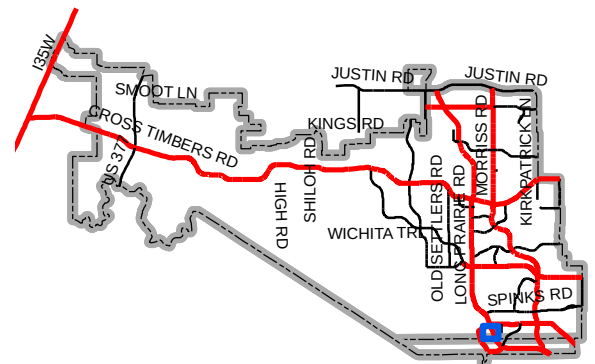
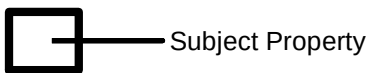
Vicinity Map

Reference Project: RC17-0012



LEGEND

- Agriculture
- Campus Commercial
- *Combined Uses-See Ordinance
- Mixed Use



Map Location



October 30, 2017

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing – Record Plat Application
G&A Job Number 16326

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat application for Lakeside Crossing.

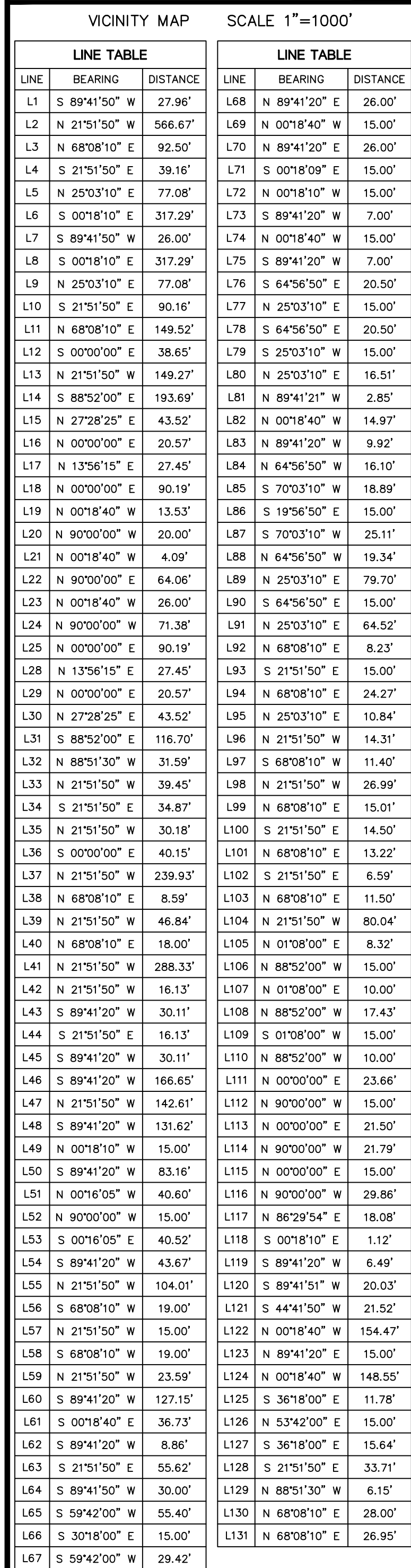
Lakeside Crossing will consist of 2 lots, one for the residential portion of the property and the other for the non-residential portion of the property. The residential portion, Lot 2, will need a future re-plat to create the lots, alleys and utility areas. The non-residential portion, Lot 1, contains the necessary access easements, as well as easements for the public infrastructure.

Please feel free to contact me if you have any questions or comments regarding this submittal.

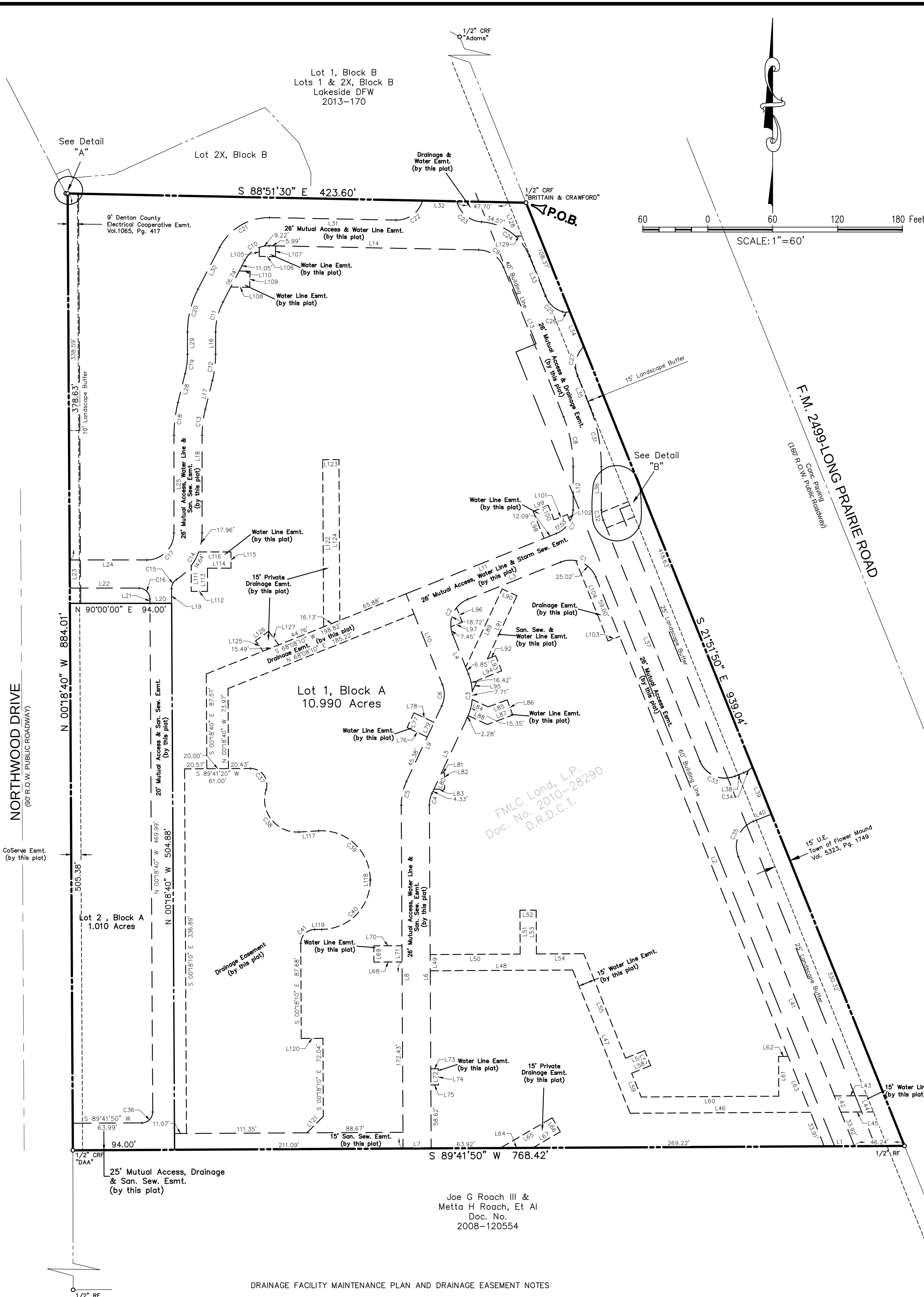
Sincerely,

Scott Minnis, E.I.T.

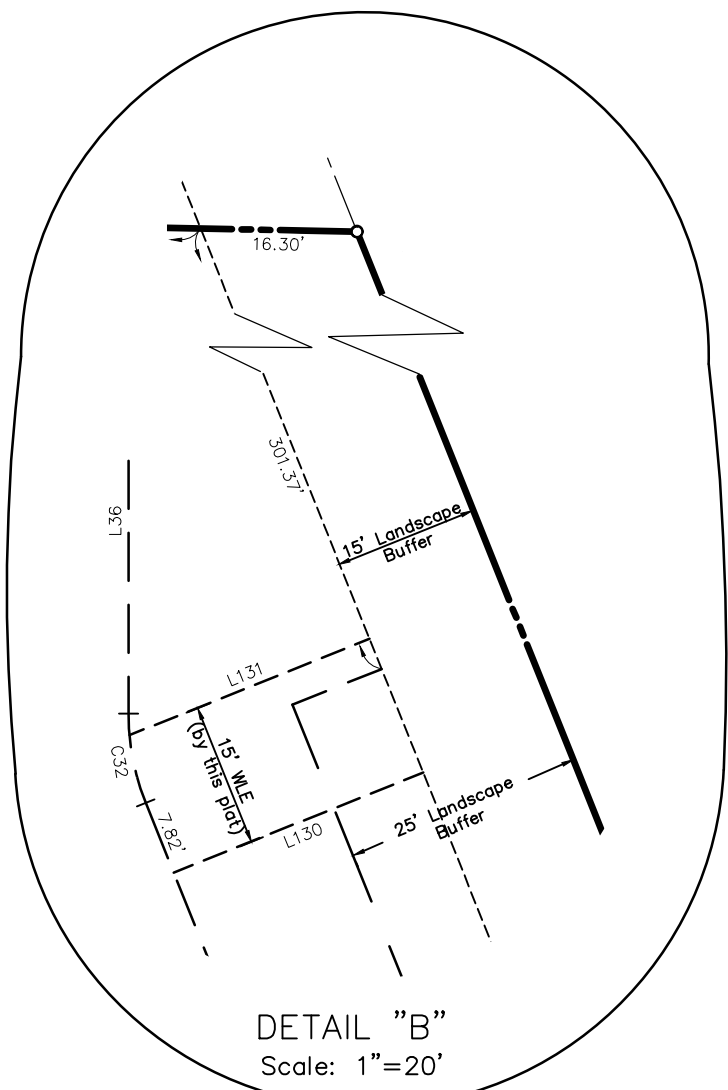
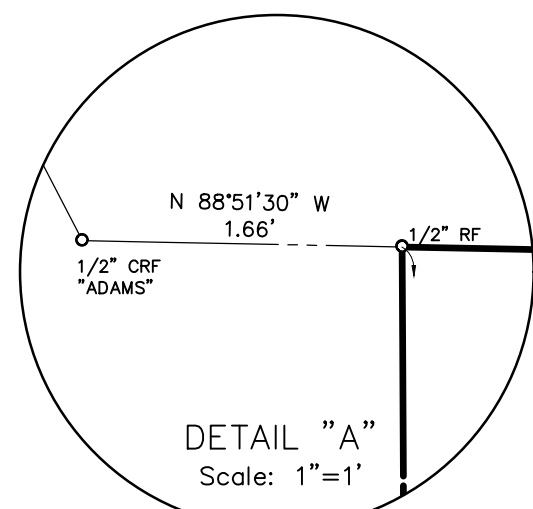
cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Troy Lewis, Newstream Commercial
Mr. Scott Tarwater, Newstream Commercial



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD	
C1	25.00'	89°59'59"	39.27'	N 66°51'50" W,	35.35'
C2	25.00'	90°00'00"	39.27'	S 23°08'10" W,	35.35'
C3	51.00'	46°55'00"	41.76'	N 01°35'40" E,	40.60'
C4	25.00'	25°21'20"	11.06'	S 12°22'30" W,	10.97'
C5	51.00'	25°21'21"	22.57'	S 12°22'30" W,	22.39'
C6	25.00'	46°55'00"	20.47'	N 01°35'40" E,	19.80'
C7	25.00'	68°00'10"	29.73'	N 34°04'05" E,	28.01'
C8	123.50'	21°51'50"	47.13'	N 05°55'55" W,	47.84'
C9	25.00'	67°00'09"	29.14'	N 55°21'55" W,	26.60'
C10	25.00'	67°39'35"	27.78'	S 59°18'13" W,	26.37'
C11	60.00'	72°28'25"	28.77'	S 13°44'13" W,	28.20'
C12	100.00'	13°56'15"	24.33'	N 06°58'07" E,	24.57'
C13	100.00'	13°56'15"	24.33'	S 06°58'07" E,	24.27'
C14	51.00'	57°30'59"	51.20'	N 48°25'29" E,	49.00'
C15	10.00'	57°49'39"	10.09'	S 28°36'09" W,	9.67'
C16	10.00'	89°41'20"	15.65'	N 45°09'20" E,	15.10'
C17	25.00'	90°00'00"	39.27'	N 45°00'00" E,	34.36'
C18	126.00'	13°56'15"	30.65'	S 06°58'07" W,	30.57'
C19	74.00'	13°56'15"	18.00'	N 06°58'07" E,	17.98'
C20	86.00'	27°28'25"	41.24'	S 13°44'13" W,	40.84'
C21	51.00'	63°39'35"	56.66'	N 59°18'13" E,	53.79'
C22	25.00'	74°57'44"	32.71'	S 53°39'09" E,	30.42'
C23	25.00'	72°53'40"	31.81'	S 50°13'52" E,	29.67'
C24	51.00'	64°48'52"	57.89'	N 54°16'16" W,	54.70'
C25	25.00'	50°56'49"	22.23'	S 47°22'00" E,	21.50'
C26	10.00'	38°45'57"	6.75'	N 87°49'08" E,	6.62'
C27	25.00'	67°39'59"	29.53'	S 11°58'09" E,	27.84'
C31	149.50'	21°51'50"	57.05'	N 10°55'55" W,	56.70'
C32	25.00'	21°51'50"	9.54'	N 10°55'55" E,	9.48'
C33	25.00'	90°00'00"	39.27'	S 66°51'50" E,	35.36'
C34	25.00'	22°07'39"	9.65'	N 57°04'21" E,	9.59'
C35	25.00'	90°00'00"	39.27'	S 23°08'10" W,	35.35'
C36	10.00'	90°00'31"	15.71'	N 44°41'35" E,	14.14'
C37	15.00'	10°07'52"	28.31'	N 36°14'45" W,	24.29'
C38	30.00'	11°19'17"	58.29"	S 37°20'27" E,	49.54"
C39	45.00'	93°11'56"	73.20'	N 46°54'08" W,	65.39'
C40	45.00'	89°59'29"	70.68'	N 44°41'35" E,	63.63'
C41	13.00'	89°59'29"	20.42'	S 44°41'35" W,	18.88'



Date _____, 2018



J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



111 Hill de Dr e Le lle, TX 505 P: 2.436. 12 F: 2.436. 15
144 Old T Bl d N r , S e 2 Ar le, TX 6226 P: 40.240.1012 F: 40.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: SW DATE: 10/11/2017 SCALE: 1"=60' JOB. No. 16326

OWNER/DEVELOPER
Newstream Commercial
311 S. Oak Street, Suite 250
Roanoke, Texas
Ph. 817.602.0587
Contact: Troy Lewis

I, W. Thad Murley III a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
W. THAD MURLEY III, RPLS 5802 2/20/18
W. Thad Murley III, RPLS
Texas Registration No. 5802

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
 - A. Grass and ground cover shall be kept to a height required by Town ordinance.
 - B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone, (4202), NAD '83.

2. Coordinates for the Northeast corner of Lakeside Crossing (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 8 & 14 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northeast Corner (POB): N 7047283; E 2408847

Bearing and distance from the POB to Geo Point 18: N 34°47'34" E, 2590.4'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants, LLC

LEGEND

RF = REBAR FOUND
CRS = CAPPED REBAR SET
BL = BUILDING LINE
UE = UTILITY EASEMENT
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
G&A = G&A CONSULTANTS, INC.
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: February 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP17-0020 - Lakeside Crossing, Phase 1) to develop a hotel and two retail / office buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion record plat application (RC17-0012) for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 74,422-square-foot, five-story hotel, an 11,340-square-foot, two-story office building, and a 10,854-square-foot, two-story retail and office building to be located on proposed Lot 1 of Lakeside Crossing. The hotel occupies the northeast portion of the site and includes 134 rooms, a restaurant with outdoor seating area, outdoor pool, and a rooftop terrace. The property is currently zoned Planned Development District-153 (PD-153) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Access to this development will be from Long Prairie Road and Northwood Drive. Mutual access easements are being dedicated with the record plat to provide internal circulation. As a part of Phase 1 development, the detention pond, fire lanes, median cuts/turn lanes, curb cuts, utilities, landscape buffer and Town trail along Long Prairie Road, landscape buffer and sidewalks along non-residential portion of Northwood Drive, all on-site parking spaces, 18 on-street parking spaces, and dumpsters will be installed/constructed.

Due to the nature of this project, shared parking is encouraged and the applicant has used the parking schedule previously utilized by the Town for mixed use developments. Per the mixed use schedule, the maximum required parking for all non-

residential uses is 484 spaces. Required parking for the proposed hotel and retail/office buildings is 296 spaces. However, the site plan depicts 473 on-site parking spaces and additional 18 on-street angled parking spaces along Northwood Drive.

The landscape plan depicts required number of buffer trees, parking lot trees and street yard trees. As required by the PD regulations, the pedestrian bridge that connects the non-residential and the residential areas and trails within open space areas have been provided. The proposed development complies with the Town's landscape requirements and PD-153.

The proposed architecture for the buildings is a more modern approach that incorporates natural wood products, fiber cement panels, painted aluminum panels, and metal wall panels. As a part of PD-153 approval, the applicant received an exception to certain architectural standards of the Town's Urban Design Plan including the use of above mentioned building materials. The PD requires covered patio, enhanced landscape and hardscape features along the building façades that front the creek/open space area. The plans for Building numbers 2 and 3 depicts covered patios, seating area, and landscaping. The proposed elevations and building materials are consistent with the development guidelines in PD-153.

On February 19, 2018, the Town Council approved an amendment to PD-153 to include a reduced front setback for the hotel building only and to add written standards and elevations for the townhomes. A separate replat application will be required to subdivide the residential portion of PD-153 in order to develop approximately 15 townhomes.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

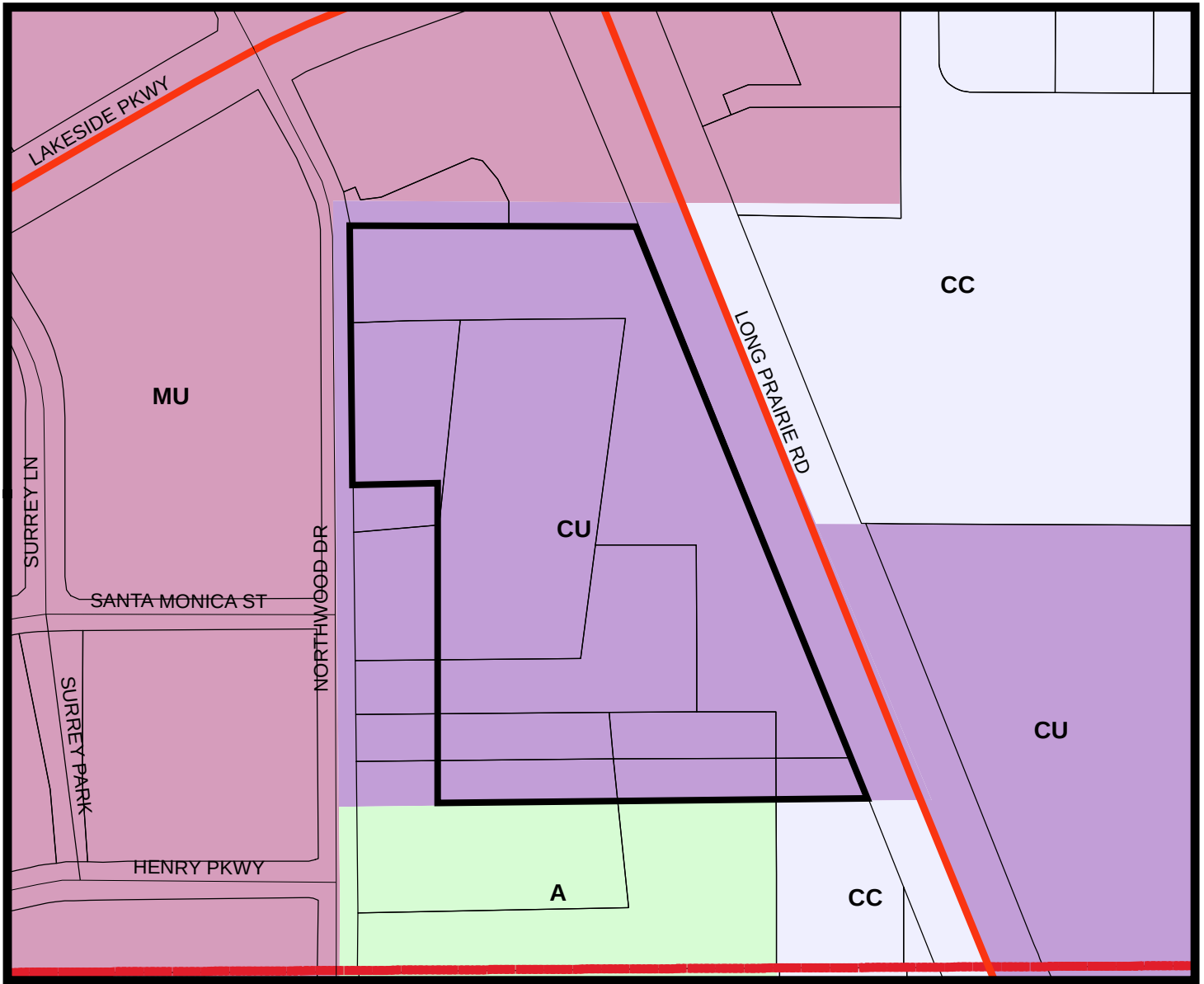
B. Application Details

1. Site Plan Package



Vicinity Map

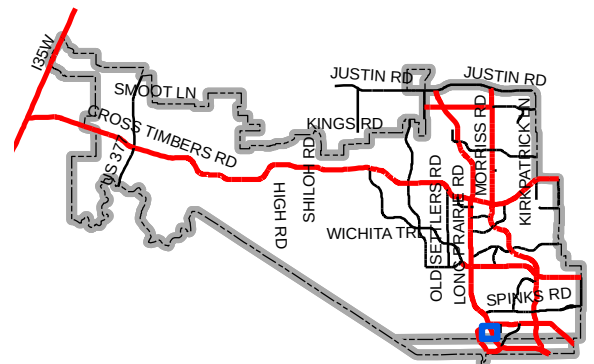
Reference Project: SP17-0020



LEGEND

- Agriculture
- Campus Commercial
- *Combined Uses-See Ordinance
- Mixed Use

Subject Property



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

February 22, 2018

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing – Site Plan Application
G&A Job Number 16326

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Site Plan application for Lakeside Crossing.

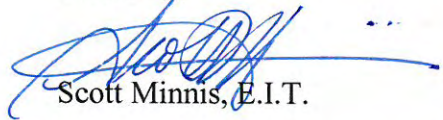
Lakeside crossing will be developed in multiple phases. This first phase consists of buildings 1, 2 and 3, as shown on the approved concept plan. The remaining four mix-use buildings, along with the residential area, will be developed in future phases.

The current application will install all of the utilities, to serve these three buildings while planning for the future phases. The parking, access drives and fire lanes will be installed for all of the non-residential areas, including the angled parking on Northwood Drive. The parallel parking spaces along Northwood Drive for the residential area, will be constructed with the residential development in the future, as will the alley behind the residences. The detention area, for the entire property, is included within the first phase construction, as are the three turn lanes on FM 2499, the sidewalk connection to the north, and the vehicular access stub out to the north of the Hotel. This vehicular access will be extended to the north property line and will be available for the property to the north to connect to if desired.

Building 1 is the Unscripted Hotel, the first of its kind, as approved with the PD zoning. The Hotel will contain 134 guest rooms, a restaurant with outdoor seating and a roof top bar. All of this fits within a 5 story, ~76' tall structure containing ~74,400 square feet. Building 2 is approximately 10,850 square feet of combined retail and office space, the first floor is proposed as the retail area with offices above. Building 3, approximately 11,340 square feet, will be all office space.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over a horizontal line.

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Troy Lewis, Newstream Commercial
Mr. Scott Tarwater, Newstream Commercial



1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
4. ALL RADIi ARE 3.0 FEET UNLESS OTHERWISE NOTED.
5. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
6. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
7. REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE. WHETHER SHOWN IN THESE PLANS OR NOT, SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
12. THE DUMPSTER LOCATED AGAINST THE WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
13. A TxDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TxDOT RIGHT-OF-WAY.
14. REFER TO THE PAVING PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED TURN LANES.

* 491 Parking Spaces Provided

* 491 Parking Spaces Provided

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS

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TX #24416

LAKE SIDE — CROSSING —

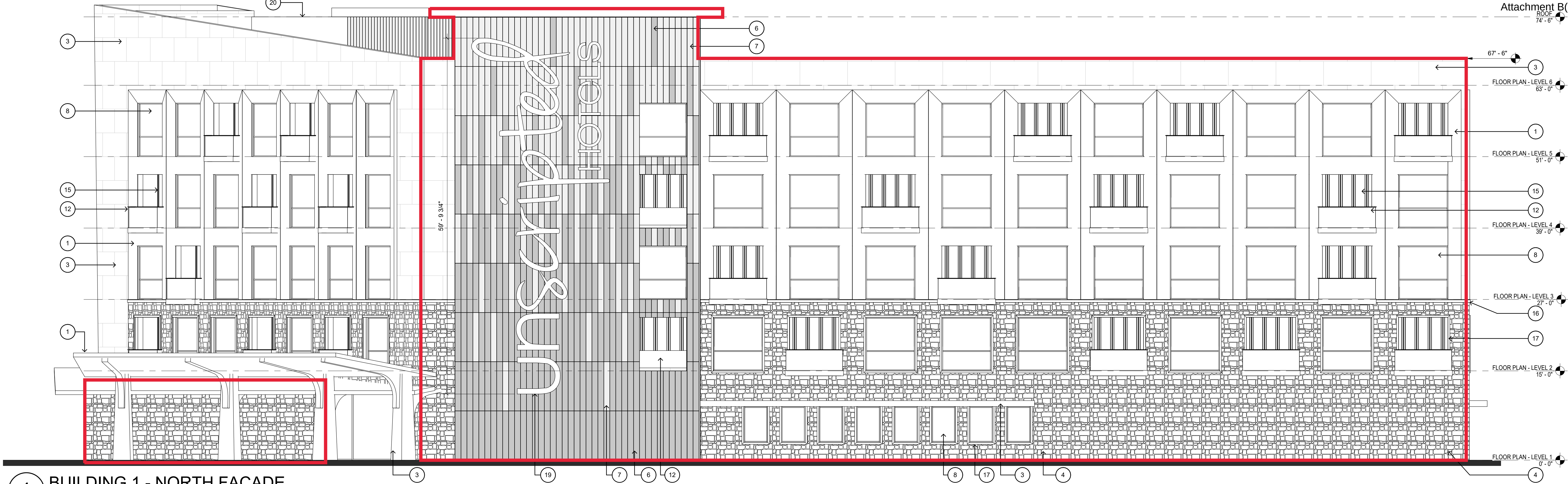
unscripted
HOTELS

NEWSTREAM
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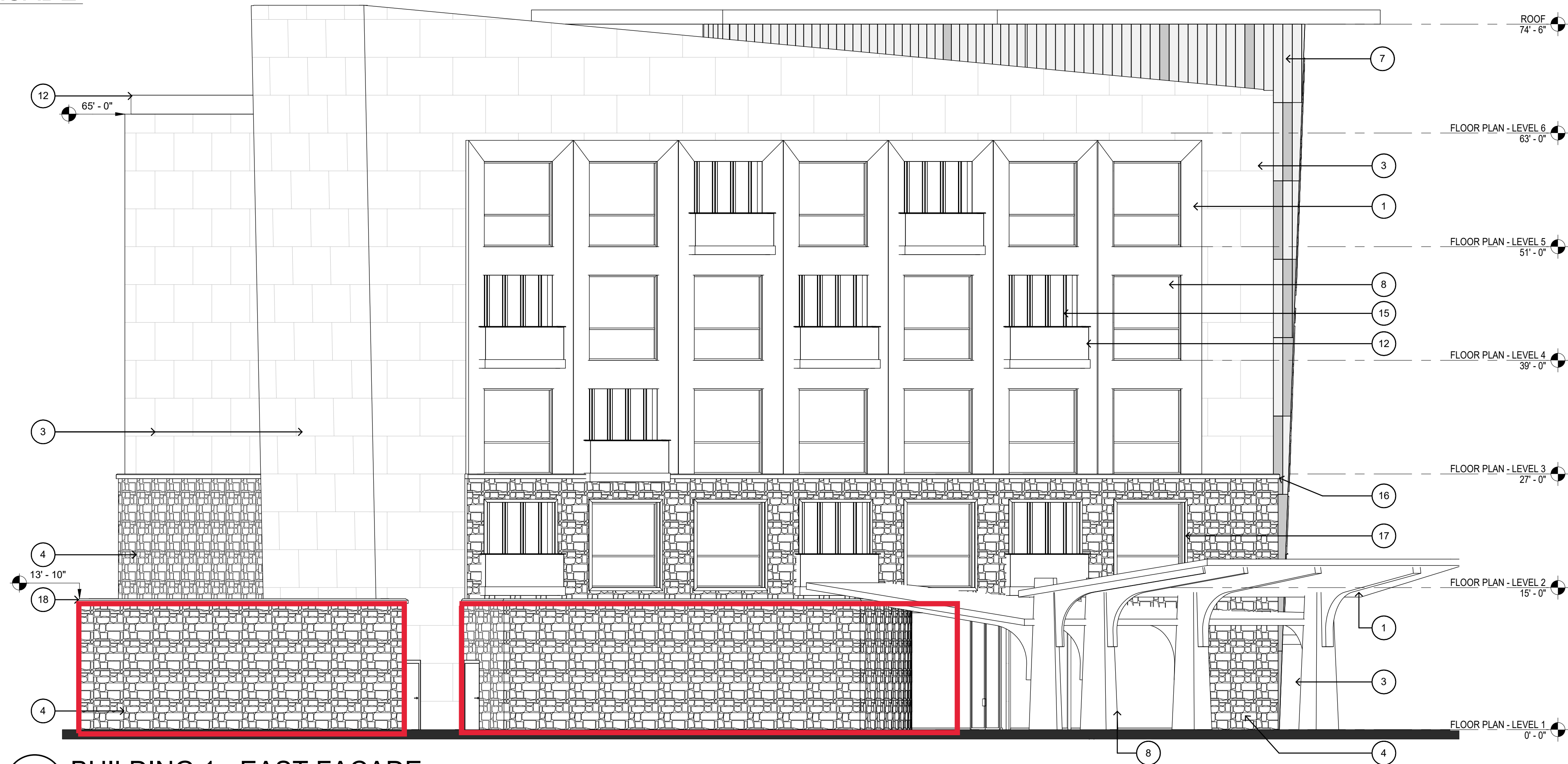
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A3.1A
BUILDING 1
ELEVATIONS



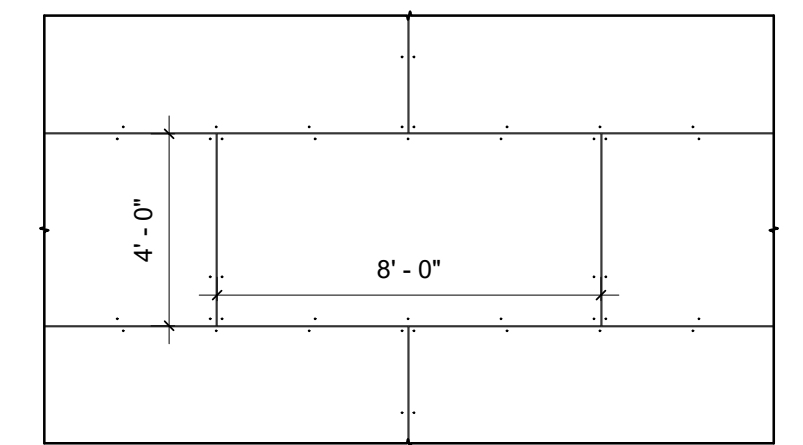
1 BUILDING 1 - NORTH FACADE
SCALE: 1/8" = 1'-0"



2 BUILDING 1 - EAST FACADE
SCALE: 1/8" = 1'-0"

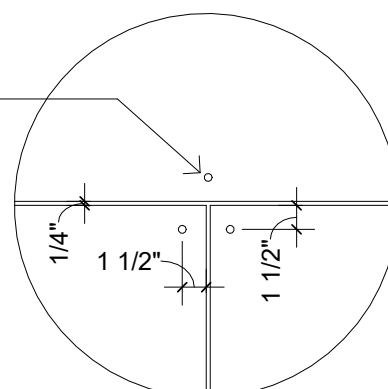
KEYED NOTES - ELEVATIONS

- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: NUX.
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- BRICK (OLD TEXAS BRICK); COLOR: PURPLE OAK.
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- STUCCO/EIFS (PAREX USA); COLOR: CAVERN.
- EXPOSED STRUCTURE; GALVANIZED STEEL.
- DECORATIVE HORIZONTAL METAL RAILING.
- GLASS RAILING.
- WOOD SLAT PERGOLA.
- SCIENCE LIGHTING.
- SLIDING DOOR SYSTEM.
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- MANUFACTURED STONE; PROFILE 2 (AT WINDOWS).
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- STANDING SEAM SUPERLOK PANEL (MIN. 2:12), (MBCI, BONE WHITE).



PRODEMA PANEL LAYOUT
SCALE: 1/4" = 1'-0"

EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL



PRODEMA JOINT DETAIL
SCALE: 1" = 1'-0"

BUILDING 1 - HOTEL	NORTH	EAST	SOUTH	WEST	NORTHEAST	SOUTHEAST	SOUTHWEST
TOTAL FACADE S.F.	12650	1056	11057	5284	7291	3509	4288
FACADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	9141	1045	6832	4612	4923	3294	2260
DOORS AND WINDOWS SQ. FT.	3509	11	4225	672	2368	215	2028
PRIMARY MATERIAL TOTALS	97.06%	100.00%	97.94%	96.64%	96.45%	94.69%	94.03%
STONE SQ. FT.	2883	1045	3204	1956	699	404	556
BRICK SQ. FT.	0	0	0	0	0	0	0
STUCCO/EIFS SQ. FT.	0	0	0	0	0	0	0
COMPOSITE WOOD PANELS SQ. FT.	3205	0	3487	2014	3908	2666	1569
ALUMINUM PANELS SQ. FT.	2784	0	0	487	141	49	0
SECONDARY MATERIAL TOTALS	2.94%	0.00%	2.06%	3.36%	3.55%	5.31%	5.97%
PREFINISHED METAL (COPING, FASCIA, & TRIM)	269	0	141	155	175	175	135

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LAKE SIDE — CROSSING —

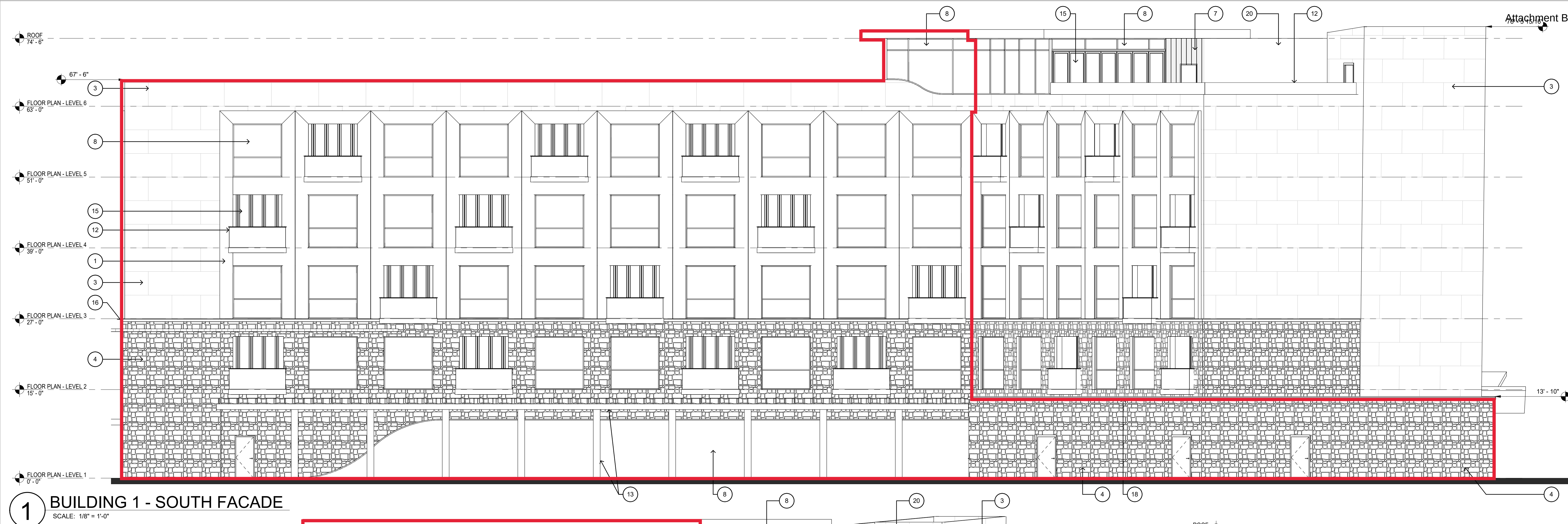
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HOTELS

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A3.1B
BUILDING 1
ELEVATIONS



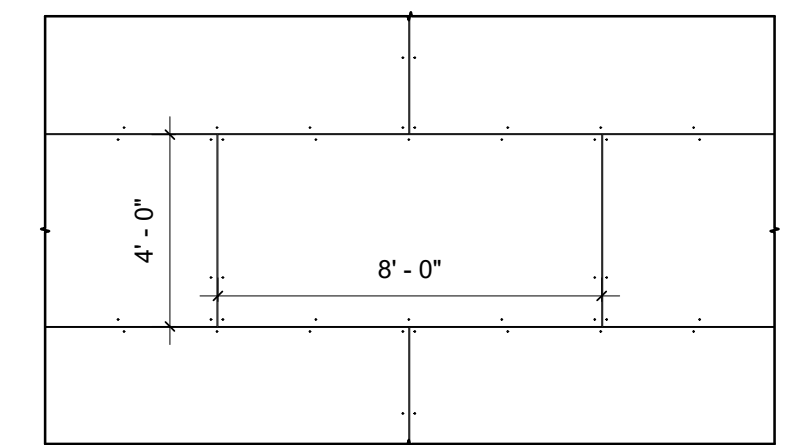
BUILDING 1 - SOUTH FACADE

SCALE: 1/8" = 1'-0"



BUILDING 1 - WEST FACADE

SCALE: 1/8" = 1'-0"

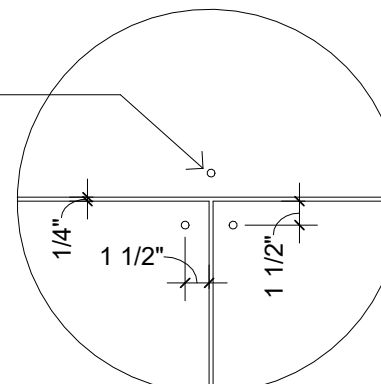


HORIZONTAL RUNNING BOND PATTERN, 4'-0" x 8'-0" PANEL SIZE

PRODEMA PANEL LAYOUT

SCALE: 1/4" = 1'-0"

EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL



PRODEMA JOINT DETAIL

SCALE: 1" = 1'-0"

KEYED NOTES - ELEVATIONS

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TOTAL FAÇADE S.F.	12650	1056	11057	5284	7291	3509	4288
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STONE SQ. FT.	2883	1045	3204	1956	699	404	556
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LAKE SIDE — CROSSING —

unscripted
HOTELS

NEWSTREAM
COMMERCIAL

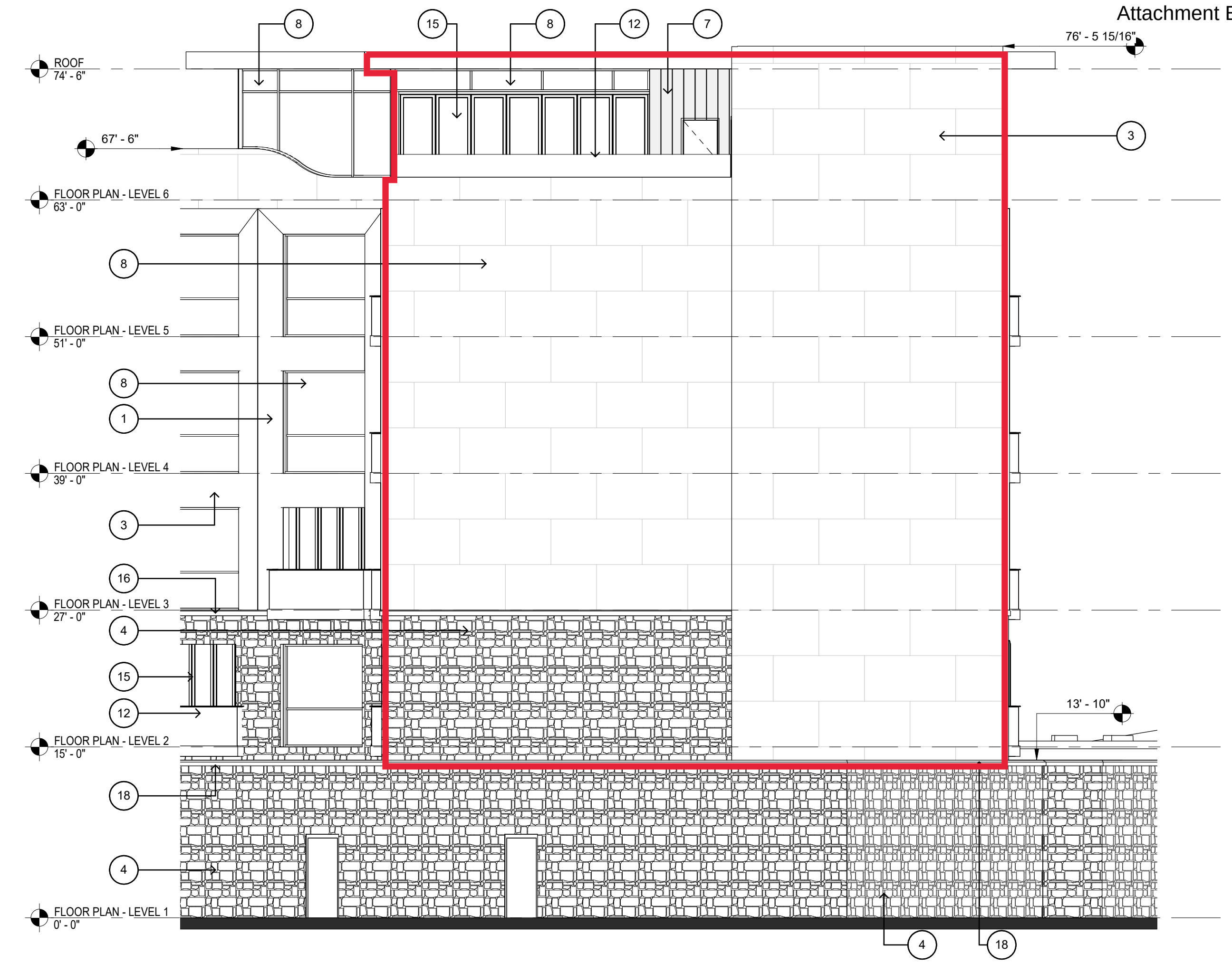
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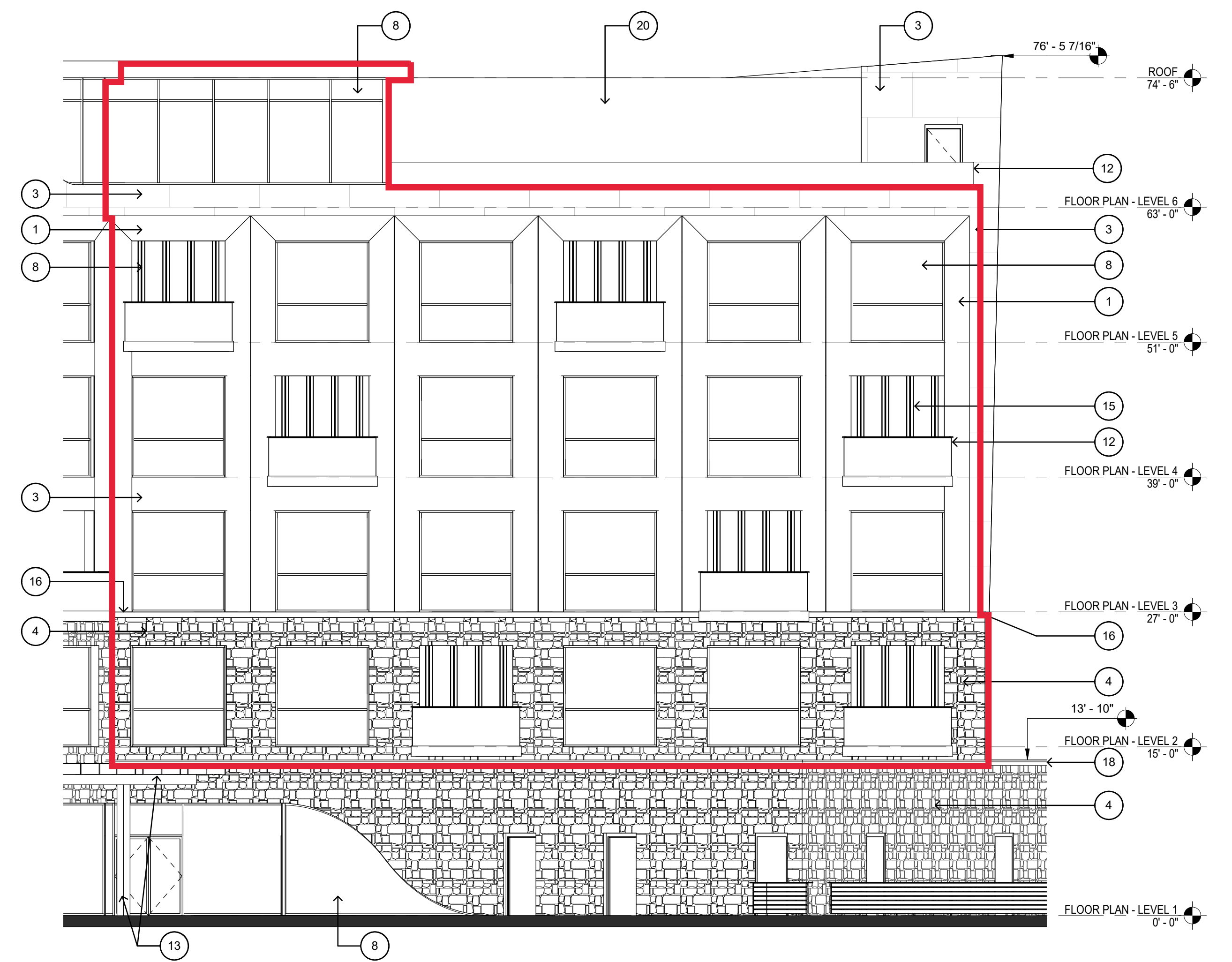
A3.1C
BUILDING 1
ELEVATIONS



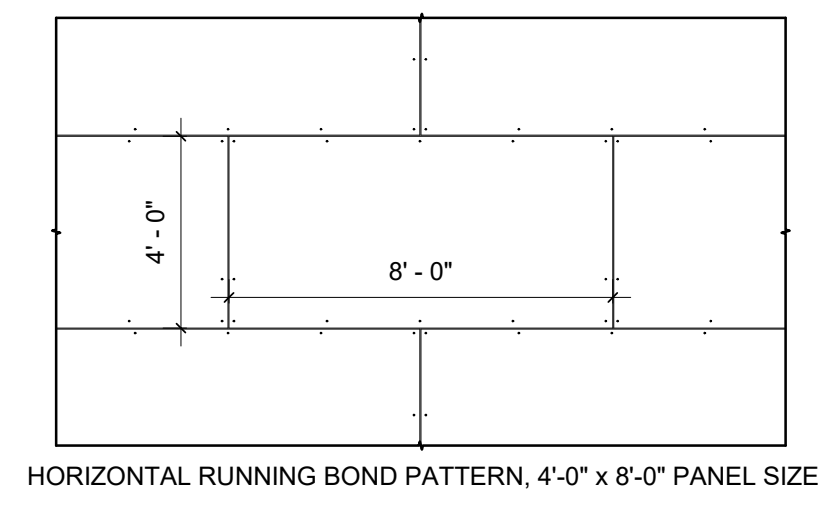
1 BUILDING 1 - NORTHEAST FACADE
SCALE: 1/8" = 1'-0"



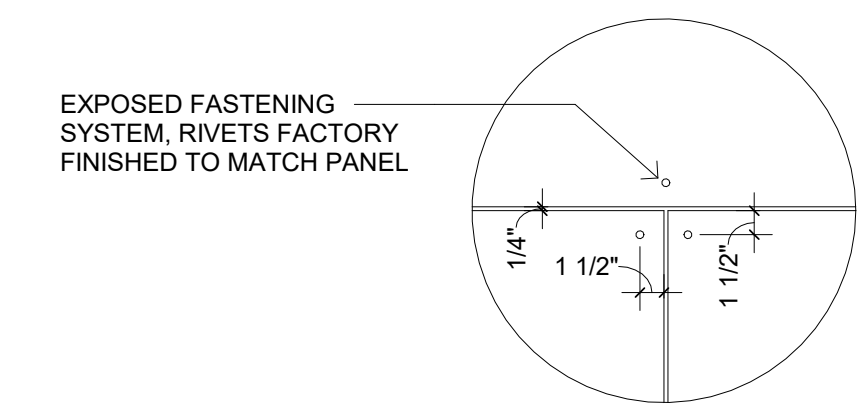
2 BUILDING 1 - SOUTHEAST FACADE
SCALE: 1/8" = 1'-0"



3 BUILDING 1 - SOUTHWEST FACADE
SCALE: 1/8" = 1'-0"



PRODEMA PANEL LAYOUT
SCALE: 1/4" = 1'-0"



PRODEMA JOINT DETAIL
SCALE: 1" = 1'-0"

KEYED NOTES - ELEVATIONS

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LAKE SIDE — CROSSING —

unscripted
HOTELS

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A3.1D
BUILDING 1
ELEVATIONS -
COLOR



1 BUILDING 1 - NORTH FACADE
SCALE: 1/8" = 1'-0"



2 BUILDING 1 - EAST FACADE
SCALE: 1/8" = 1'-0"

KEYED NOTES - ELEVATIONS

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A3.1E
BUILDING 1 -
ELEVATIONS -
COLOR

ROOF
74'-0"

FLOOR PLAN - LEVEL 6
63'-0"

FLOOR PLAN - LEVEL 5
51'-0"

FLOOR PLAN - LEVEL 4
39'-0"

FLOOR PLAN - LEVEL 3
27'-0"

FLOOR PLAN - LEVEL 2
15'-0"

FLOOR PLAN - LEVEL 1
0'-0"

1 BUILDING 1 - SOUTH FACADE

SCALE: 1/8" = 1'-0"



KEYED NOTES - ELEVATIONS

- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
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- EXPOSED STRUCTURE; GALVANIZED STEEL.
- DECORATIVE HORIZONTAL METAL RAILING.
- GLASS RAILING.
- WOOD SLAT PERGOLA.
- SCOOGE LIGHTING.
- SLIDING DOOR SYSTEM.
- MANUFACTURED STONE; PROFILE 1 (AT WAINSCOT LEDGES).
- MANUFACTURED STONE; PROFILE 2 (AT WINDOWS).
- PREFINISHED METAL COPING CAP (MBCI, BONE WHITE).
- HOTEL SIGNAGE; COORDINATE WITH OWNER.
- GREEN WALL (GREEN SCREEN MODULAR PANELS).
- FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 24" W. x 120" H.
- MESH METAL SCREEN WALL (PREFINISHED METAL ARTISAN 12" FLAT PANEL), (MBCI, BONE WHITE).
- STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: BORDEAUX.
- PREFINISHED METAL FASCIA (MBCI, BONE WHITE).
- STANDING SEAM SUPERLOK PANEL (MIN. 2:12), (MBCI, BONE WHITE).

2 BUILDING 1- WEST FACADE

SCALE: 1/8" = 1'-0"

BUILDING 1 - HOTEL	NORTH	EAST	SOUTH	WEST	NORTHEAST	SOUTHEAST	SOUTHWEST
TOTAL FAÇADE S.F.	12650	1056	11057	5284	7291	3509	4288
FAÇADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	9141	1045	6832	4612	4923	3294	2260
DOORS AND WINDOWS SQ. FT.	3509	11	4225	672	2368	215	2028
PRIMARY MATERIAL TOTALS	97.06%	100.00%	97.94%	96.64%	96.45%	94.69%	94.03%
STONE SQ. FT.	2883	1045	3204	1956	699	404	556
BRICK SQ. FT.	0	0	0	0	0	0	0
STUCCO/EIFS SQ. FT.	0	0	0	0	0	0	0
COMPOSITE WOOD PANELS SQ. FT.	3205	0	3487	2014	3908	2666	1569
ALUMINUM PANELS SQ. FT.	2784	0	0	487	141	49	0
SECONDARY MATERIAL TOTALS	2.94%	0.00%	2.06%	3.36%	3.55%	5.31%	5.97%
PREFINISHED METAL (COPING, FASCIA, & TRIM)	269	0	141	155	175	175	135

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TX #24416

LAKE SIDE — CROSSING —

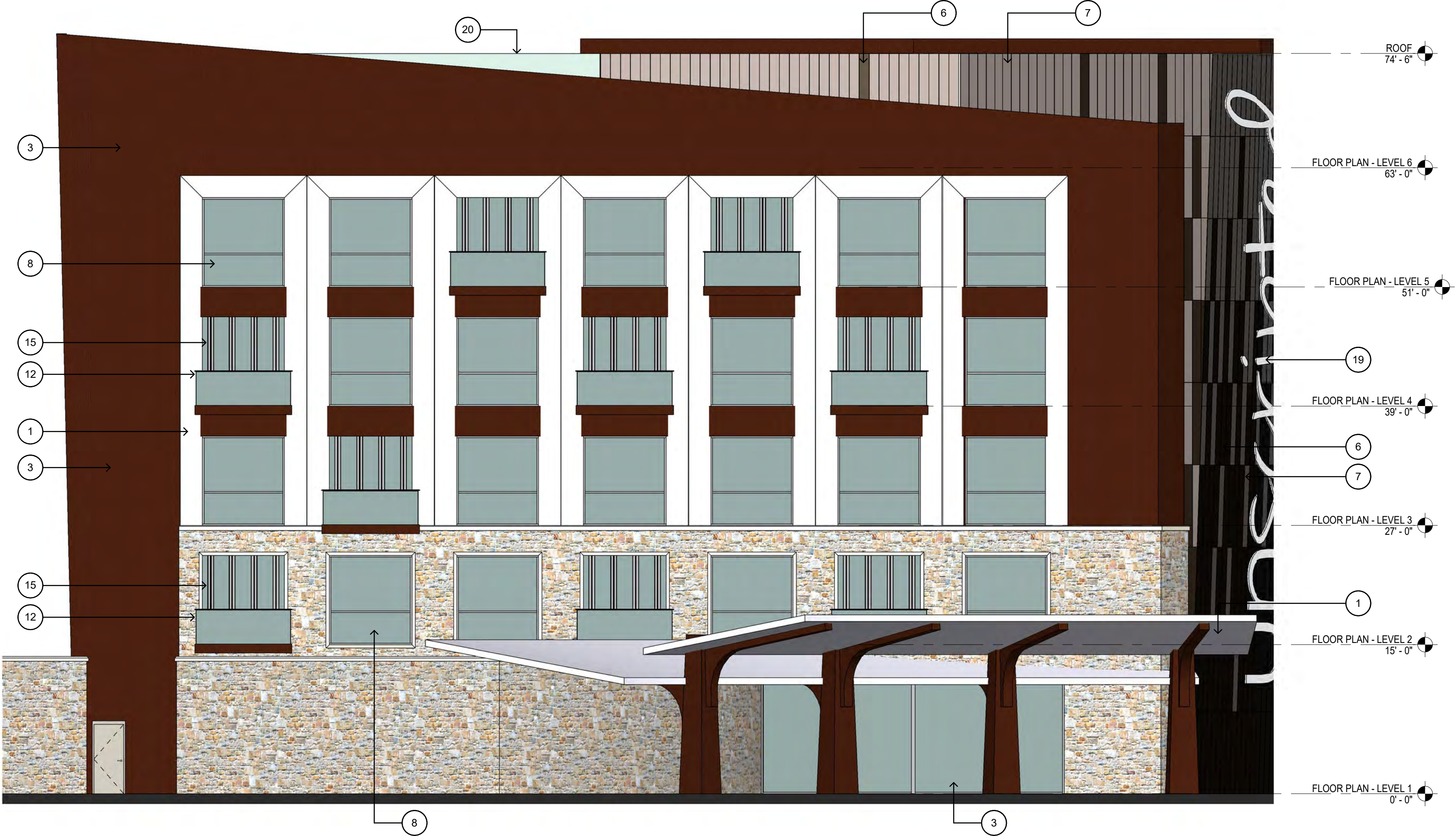
unscripted
HOTELS

NEWSTREAM
COMMERCIAL

NO.	REVISION	DATE
1	REVISION 1	11.20.17
2	REVISION 2	12.13.17
3	REVISION 3	01.08.18

Project #: 14001
Date: NOVEMBER 2017
Drawn by: MRT
Checked by: MRT

A3.1F
BUILDING 1
ELEVATIONS -
COLOR



1 BUILDING 1 - NORTHEAST FACADE
SCALE: 1/8" = 1'-0"



2 BUILDING 1 - SOUTHEAST FACADE
SCALE: 1/8" = 1'-0"



3 BUILDING 1- SOUTHWEST FACADE
SCALE: 1/8" = 1'-0"

KEYED NOTES - ELEVATIONS

- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: NUX.
- STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
- BRICK (OLD TEXAS BRICK); COLOR: PURPLE OAK.
- FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: COPPER WIRE. 12" W. x 96" H.
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- STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).
- STUCCO/EIFS (PAREX USA); COLOR:CAVERN.
- EXPOSED STRUCTURE; GALVANIZED STEEL.
- DECORATIVE HORIZONTAL METAL RAILING.
- GLASS RAILING.
- WOOD SLAT PERGOLA.
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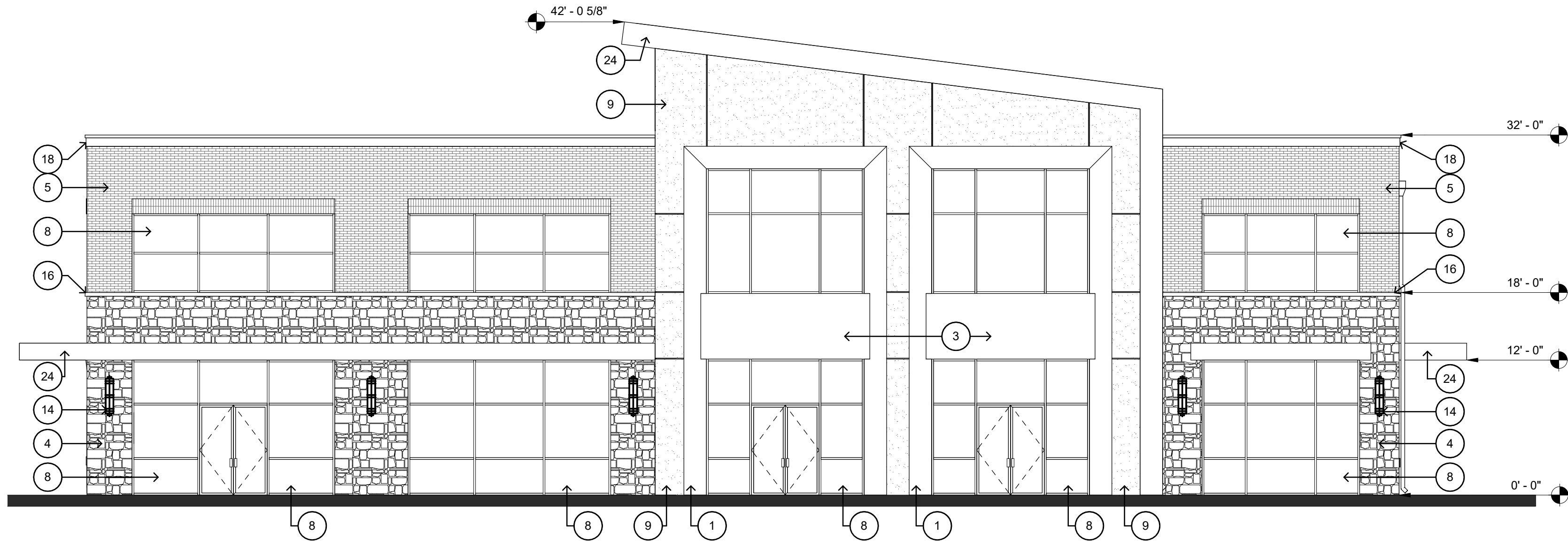
LAKE SIDE
— CROSSING —

NEWSTREAM
COMMERCIAL

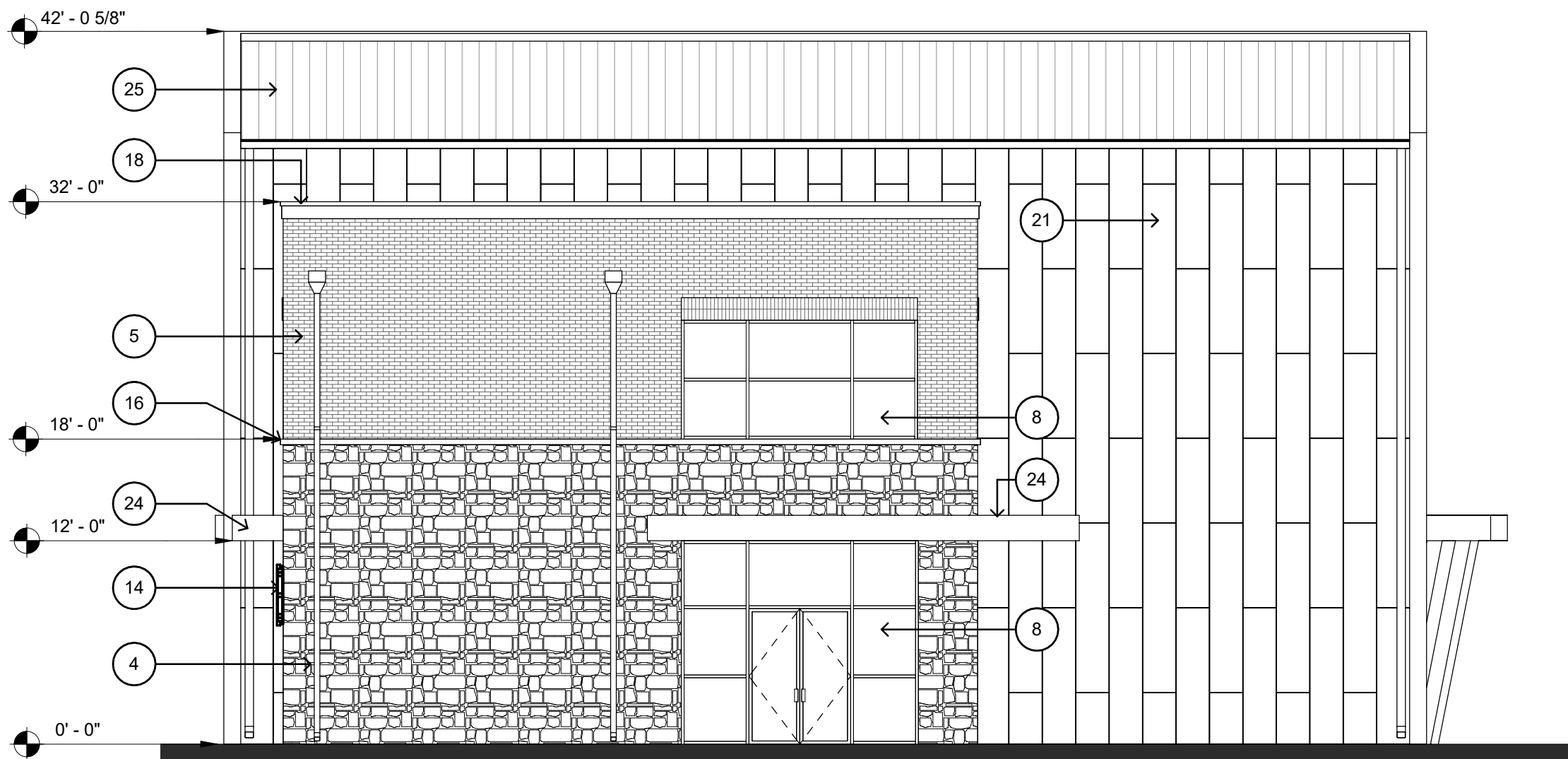
NO.	REVISION	DATE
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3	REVISION 3	01.08.18

Project #: 14001
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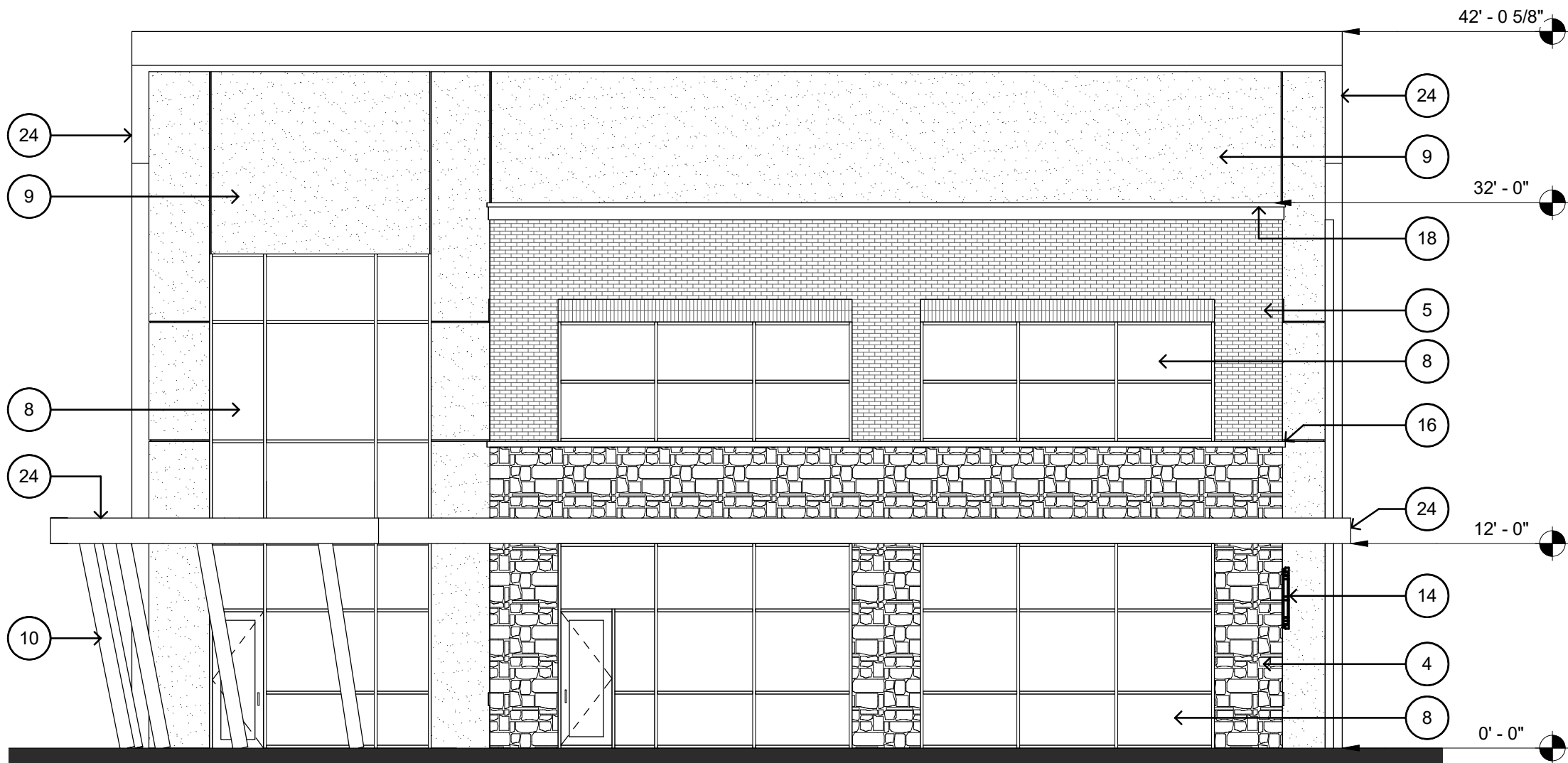
A3.2
BUILDING 2
ELEVATIONS



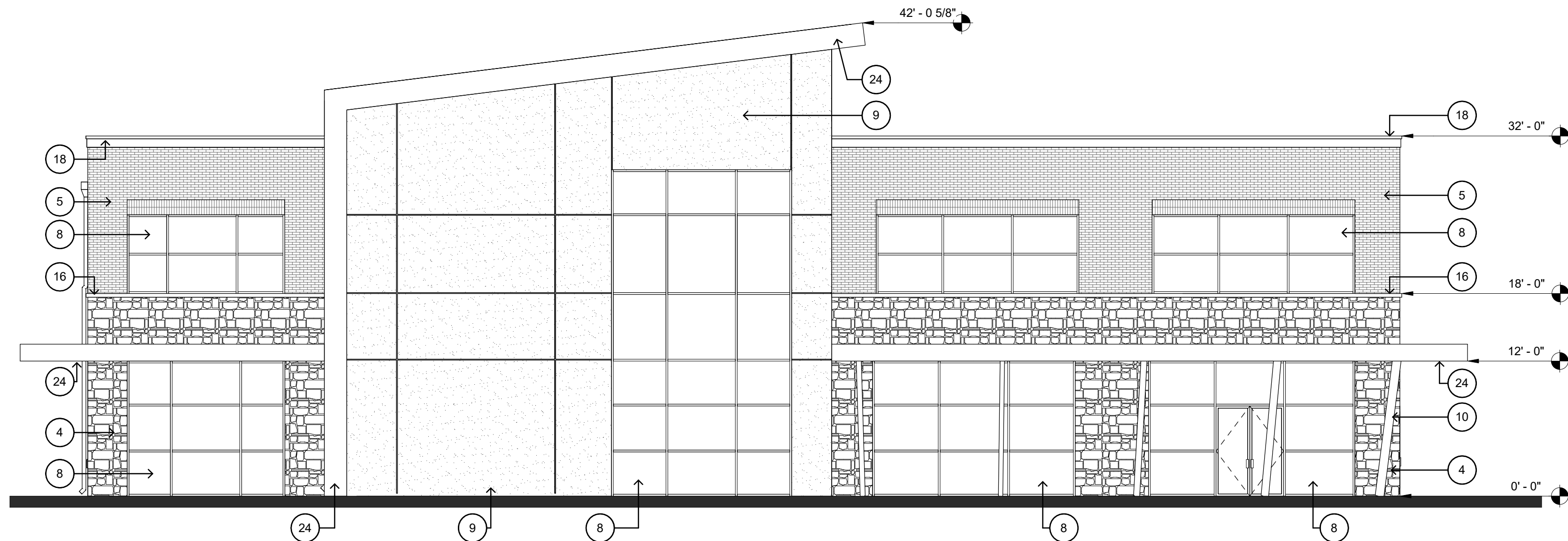
1 BUILDING 2 - SOUTH FACADE
SCALE: 1/8" = 1'-0"



2 BUILDING 2 - EAST FACADE
SCALE: 1/8" = 1'-0"



3 BUILDING 2 - WEST FACADE
SCALE: 1/8" = 1'-0"



4 BUILDING 2 - NORTH FACADE
SCALE: 1/8" = 1'-0"

KEYED NOTES - ELEVATIONS

- 1 COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- 2 COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- 3 COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: NUX.
- 4 STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
- 5 BRICK (OLD TEXAS BRICK); COLOR: PURPLE OAK.
- 6 FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: COPPER WIRE. 12" W. x 96" H.
- 7 FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: CHAMPAGNE. 12" W. x 96" H.
- 8 STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).
- 9 STUCCO/EIFS (PAREX USA); COLOR:CAVERN.
- 10 EXPOSED STRUCTURE; GALVANIZED STEEL.
- 11 DECORATIVE HORIZONTAL METAL RAILING.
- 12 GLASS RAILING.
- 13 WOOD SLAT PERGOLA.
- 14 SCOOGE LIGHTING.
- 15 SLIDING DOOR SYSTEM.
- 16 MANUFACTURED STONE; PROFILE 1 (AT WAINSCOT LEDGES).
- 17 MANUFACTURED STONE; PROFILE 2 (AT WINDOWS).
- 18 PREFINISHED METAL COPING CAP (MBCI, BONE WHITE).
- 19 HOTEL SIGNAGE; COORDINATE WITH OWNER.
- 20 GREEN WALL (GREEN SCREEN MODULAR PANELS).
- 21 FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 24" W. x 120" H.
- 22 MECHANICAL SCREEN WALL (PREFINISHED METAL ARTISAN 12" FLAT PANEL), (MBCI, BONE WHITE).
- 23 STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: BORDEAUX.
- 24 PREFINISHED METAL FASCIA (MBCI, BONE WHITE).
- 25 STANDING SEAM SUPERLOK PANEL (MIN. 2:12), (MBCI, BONE WHITE).

BUILDING 2 - OFFICE/RETAIL	NORTH	EAST	SOUTH	WEST
TOTAL FAÇADE S.F.	4062	2580	4062	3011
FAÇADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	2658	2314	2463	2018
DOORS AND WINDOWS SQ. FT.	1404	266	1599	993
PRIMARY MATERIAL TOTALS	85.06%	95.76%	85.63%	77.80%
STONE SQ. FT.	553	541	586	353
BRICK SQ. FT.	579	435	579	363
STUCCO/EIFS SQ. FT.	1129	0	477	854
COMPOSITE WOOD PANELS SQ. FT.	0	0	467	0
ALUMINUM PANELS SQ. FT.	0	1240	0	0
SECONDARY MATERIAL TOTALS	14.94%	4.24%	14.37%	22.20%
PREFINISHED METAL (COPING, FASCIA, & TRIM)	397	98	354	448

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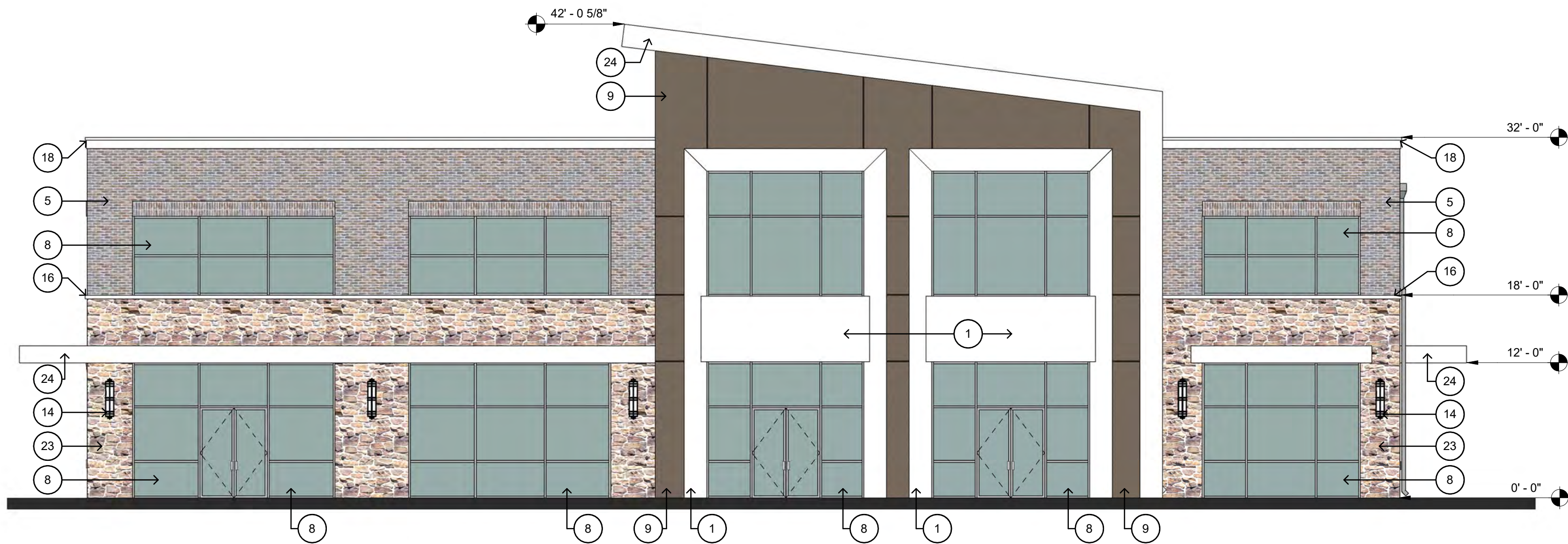
LAKE SIDE
— CROSSING —

NEWSTREAM
COMMERCIAL

NO.	REVISION	DATE
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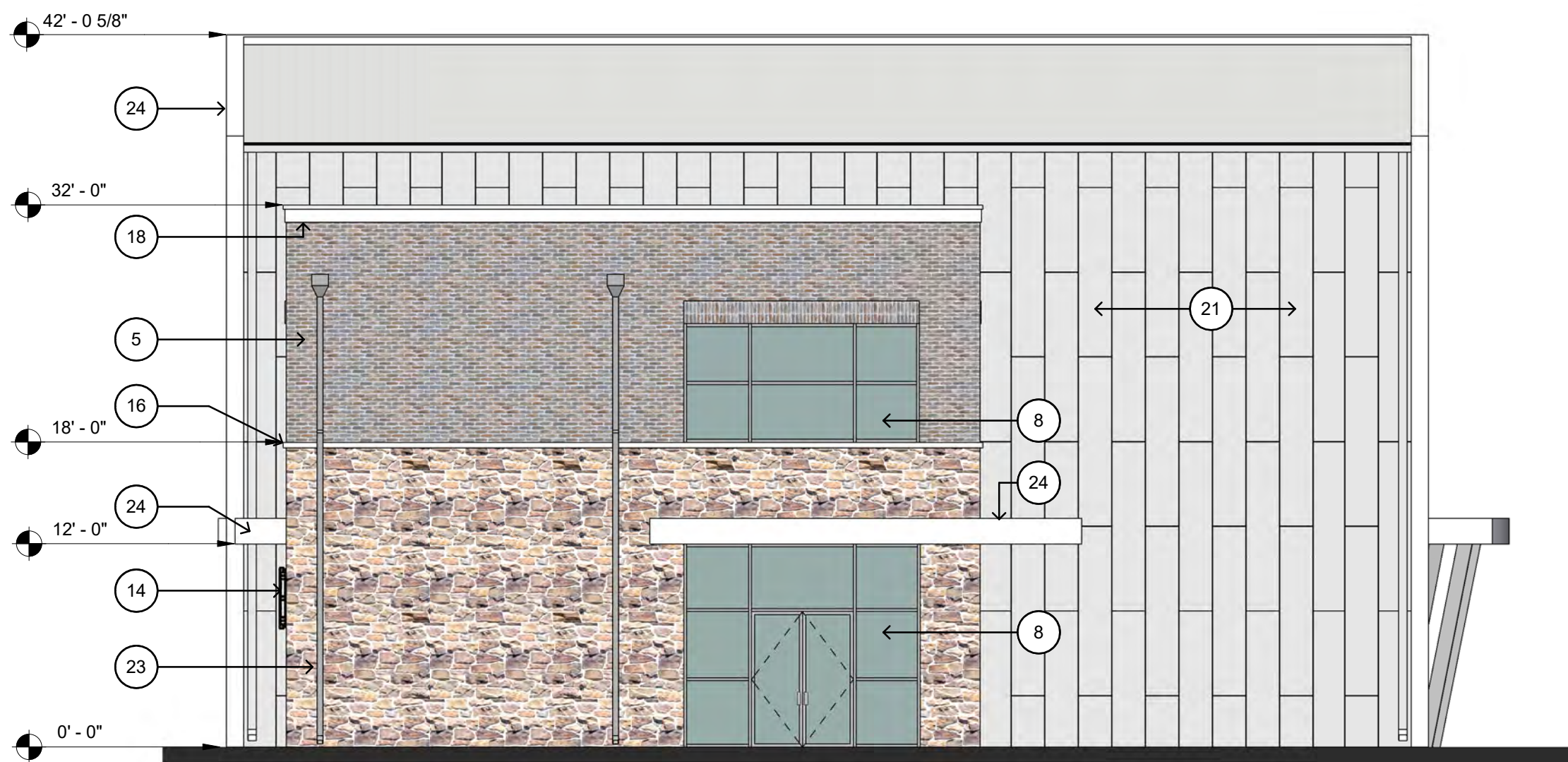
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Date: NOVEMBER 2017
Drawn by: MRT
Checked by: MRT

A3.2B
BUILDING 2
ELEVATIONS -
COLOR



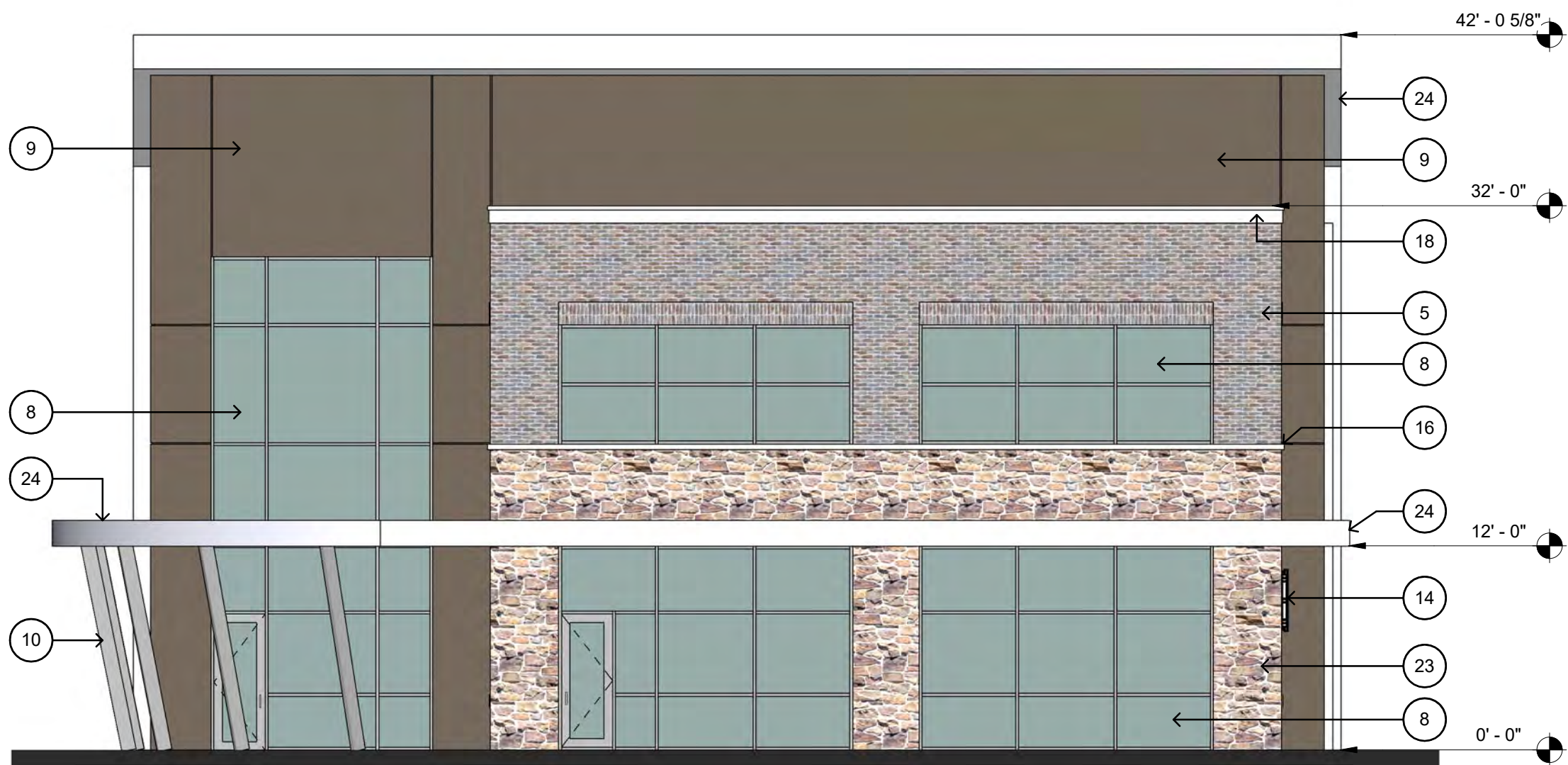
1 BUILDING 2 - SOUTH FACADE

SCALE: 1/8" = 1'-0"



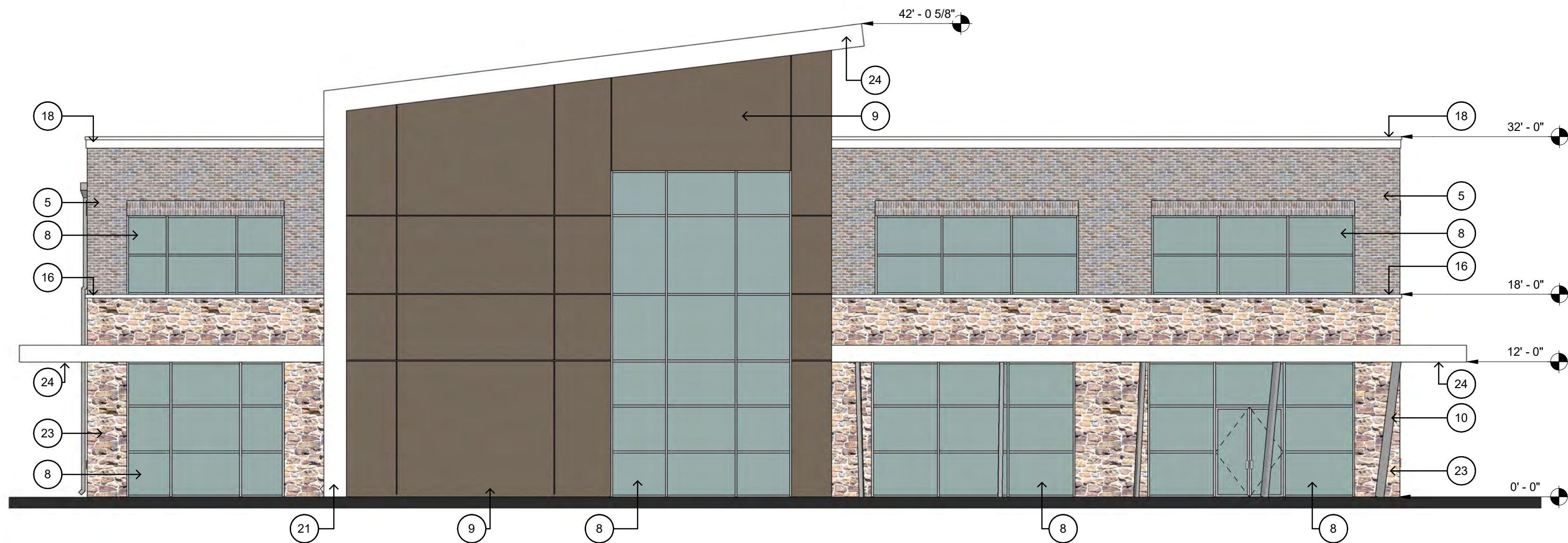
2 BUILDING 2 - EAST FACADE

SCALE: 1/8" = 1'-0"



3 BUILDING 2 - WEST FACADE

SCALE: 1/8" = 1'-0"



4 BUILDING 2 - NORTH FACADE

SCALE: 1/8" = 1'-0"

KEYED NOTES - ELEVATIONS

- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: NUX.
- STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
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- PREFINISHED METAL FASCIA (MBCI, BONE WHITE).
- STANDING SEAM SUPERLOK PANEL (MIN. 2:12), (MBCI, BONE WHITE).

BUILDING 2 - OFFICE/RETAIL	NORTH	EAST	SOUTH	WEST
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FAÇADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	2658	2314	2463	2018
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PREFINISHED METAL (COPING, FASCIA, & TRIM)	397	98	354	448

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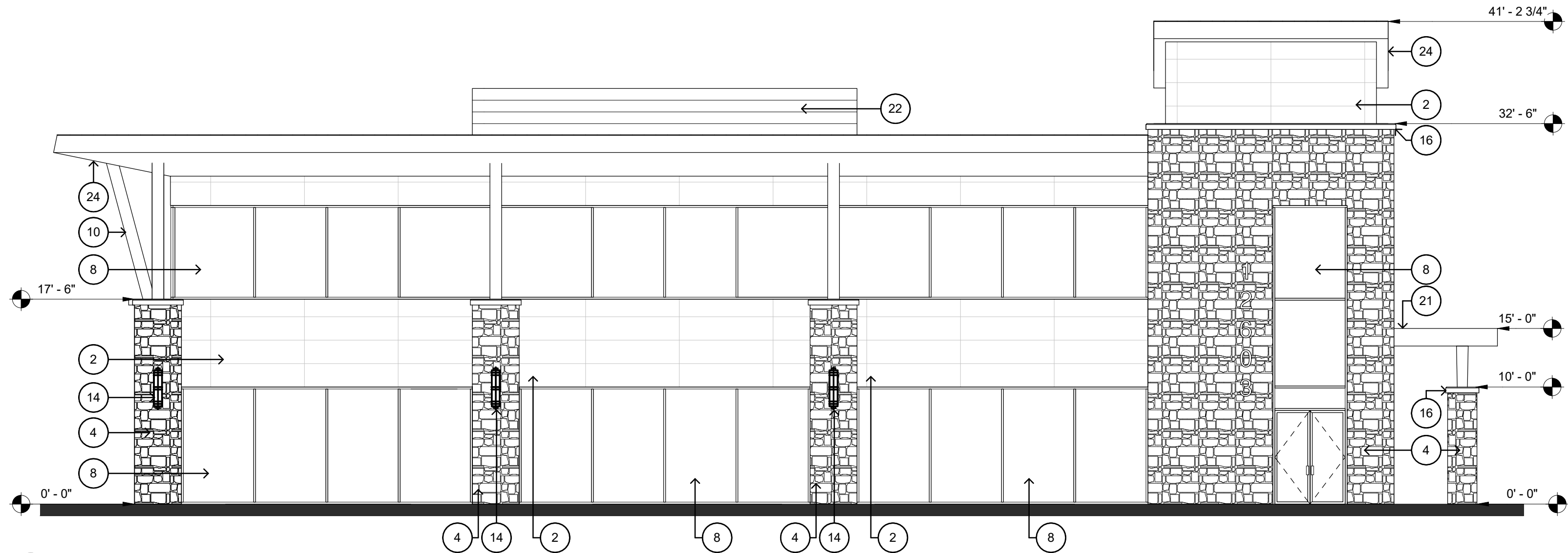
LAKE SIDE
— CROSSING —

NEWSTREAM
COMMERCIAL

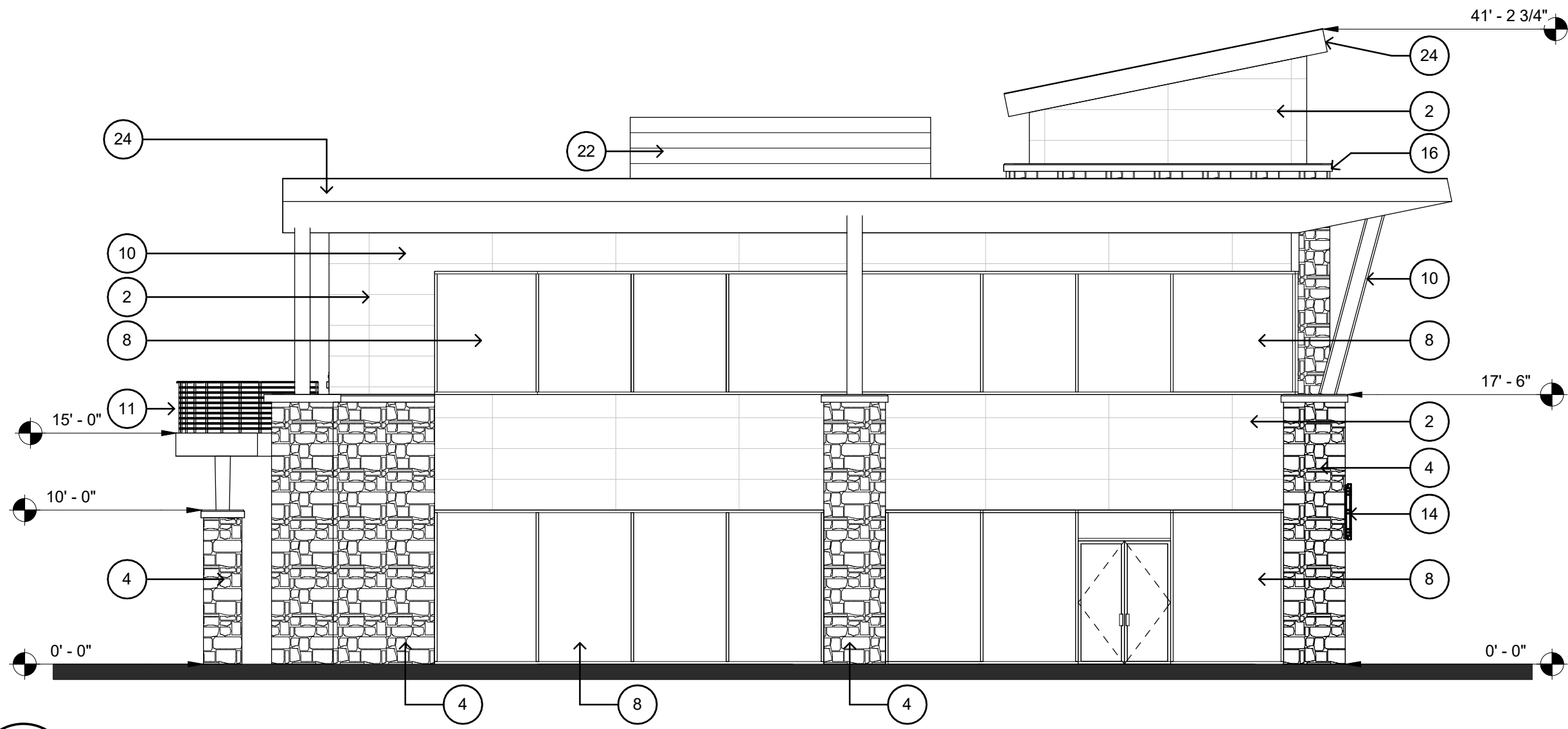
NO.	REVISION	DATE
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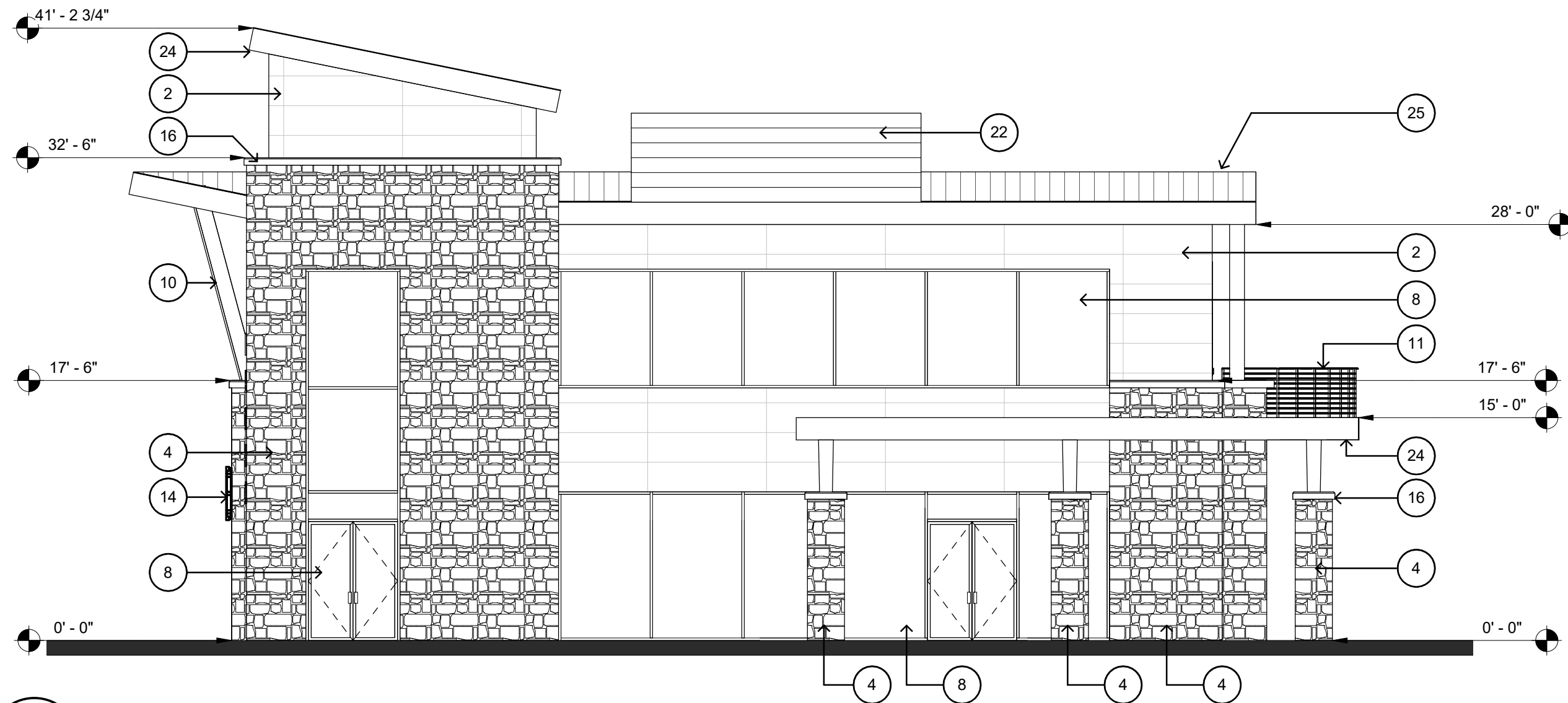
A3.3
BUILDING 3
ELEVATIONS



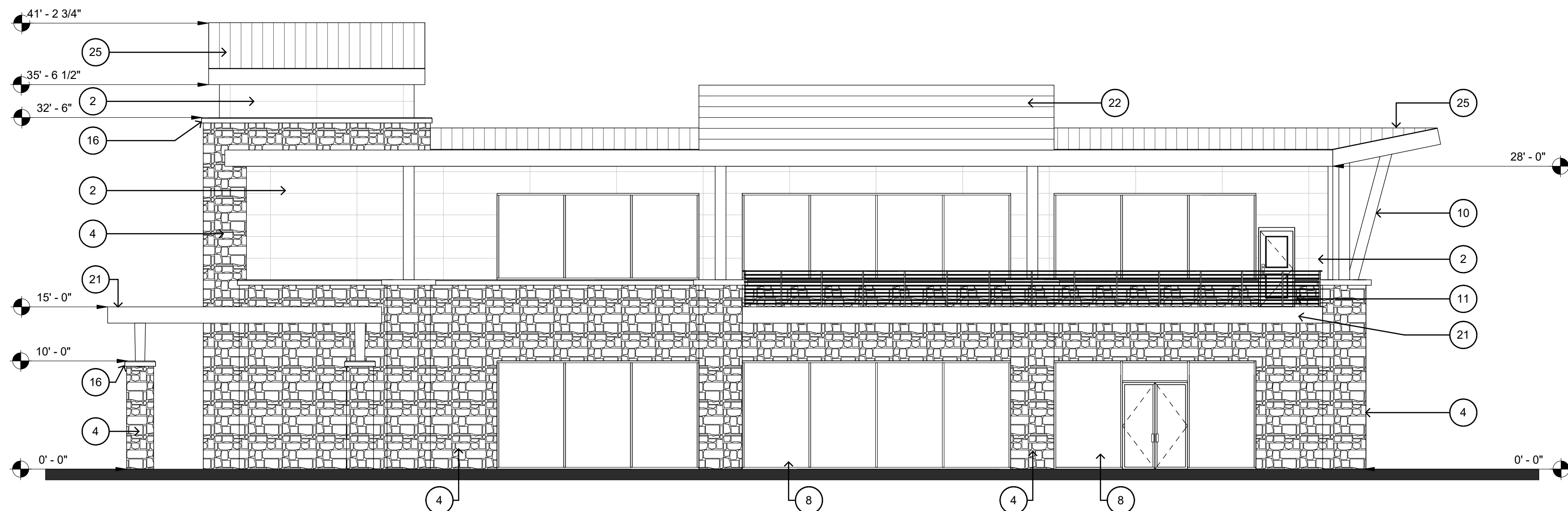
1 BUILDING 3 - WEST FACADE
SCALE: 1/8" = 1'-0"



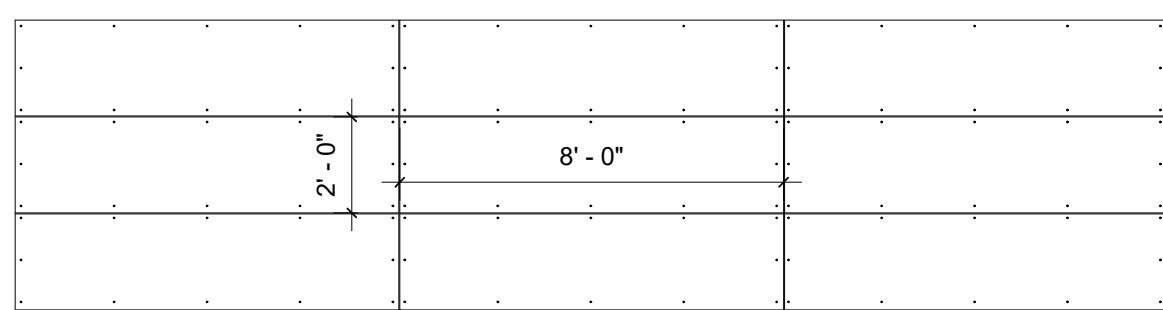
2 BUILDING 3 - NORTH FACADE
SCALE: 1/8" = 1'-0"



3 BUILDING 3 - SOUTH FACADE
SCALE: 1/8" = 1'-0"

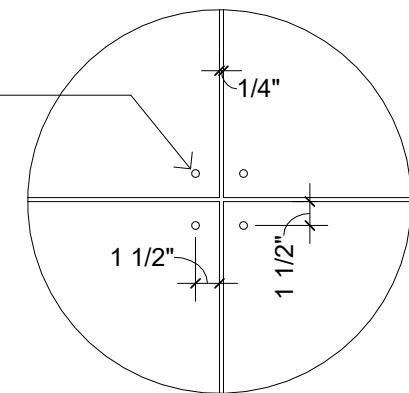


4 BUILDING 3 - EAST FACADE
SCALE: 1/8" = 1'-0"



5 PRODEMA PANEL LAYOUT
SCALE: 1/4" = 1'-0"

EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL



6 PRODEMA JOINT DETAIL
SCALE: 1" = 1'-0"

KEYED NOTES - ELEVATIONS

- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: CREAM.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: NUX.
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BUILDING 3 - OFFICE	NORTH	EAST	SOUTH	WEST
TOTAL FAÇADE S.F.	2443	3557	2380	3753
FAÇADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	1492	2414	1554	2195
DOORS AND WINDOWS SQ. FT.	951	1143	826	1558
PRIMARY MATERIAL TOTALS	72.39%	76.22%	79.41%	74.94%
STONE SQ. FT.	392	1276	736	756
BRICK SQ. FT.	0	0	0	0
STUCCO/EIFS SQ. FT.	0	0	0	0
COMPOSITE WOOD PANELS SQ. FT.	688	564	498	889
ALUMINUM PANELS SQ. FT.	0	0	0	0
SECONDARY MATERIAL TOTALS	27.61%	23.78%	20.59%	25.06%
PREFINISHED METAL (COPING, FASCIA, & TRIM)	412	574	320	550

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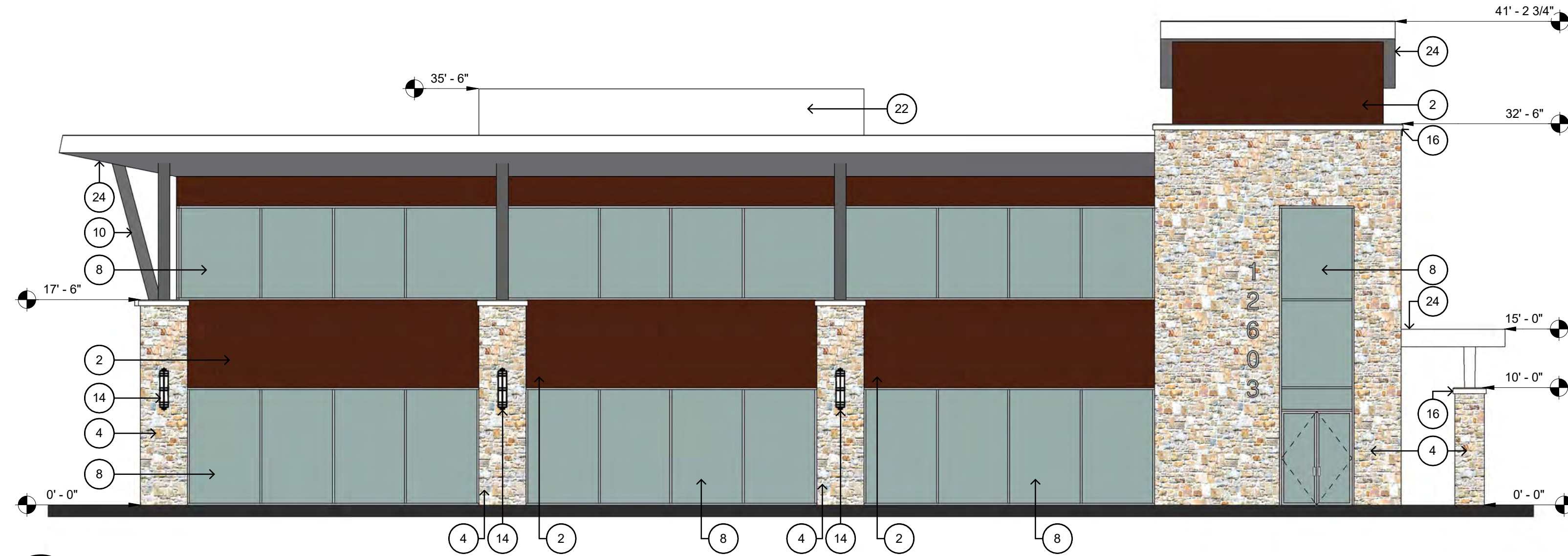
LAKE SIDE
— CROSSING —

NEWSTREAM
COMMERCIAL

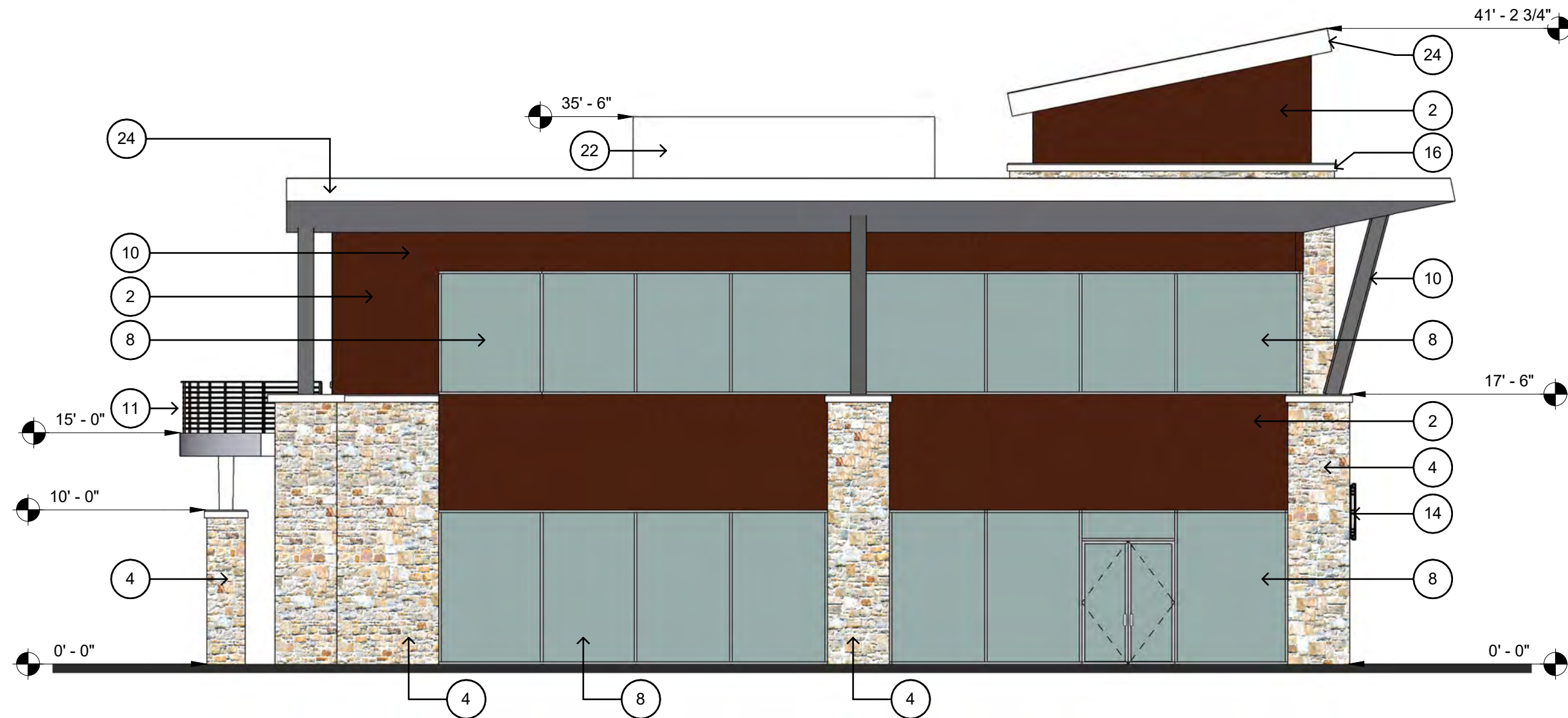
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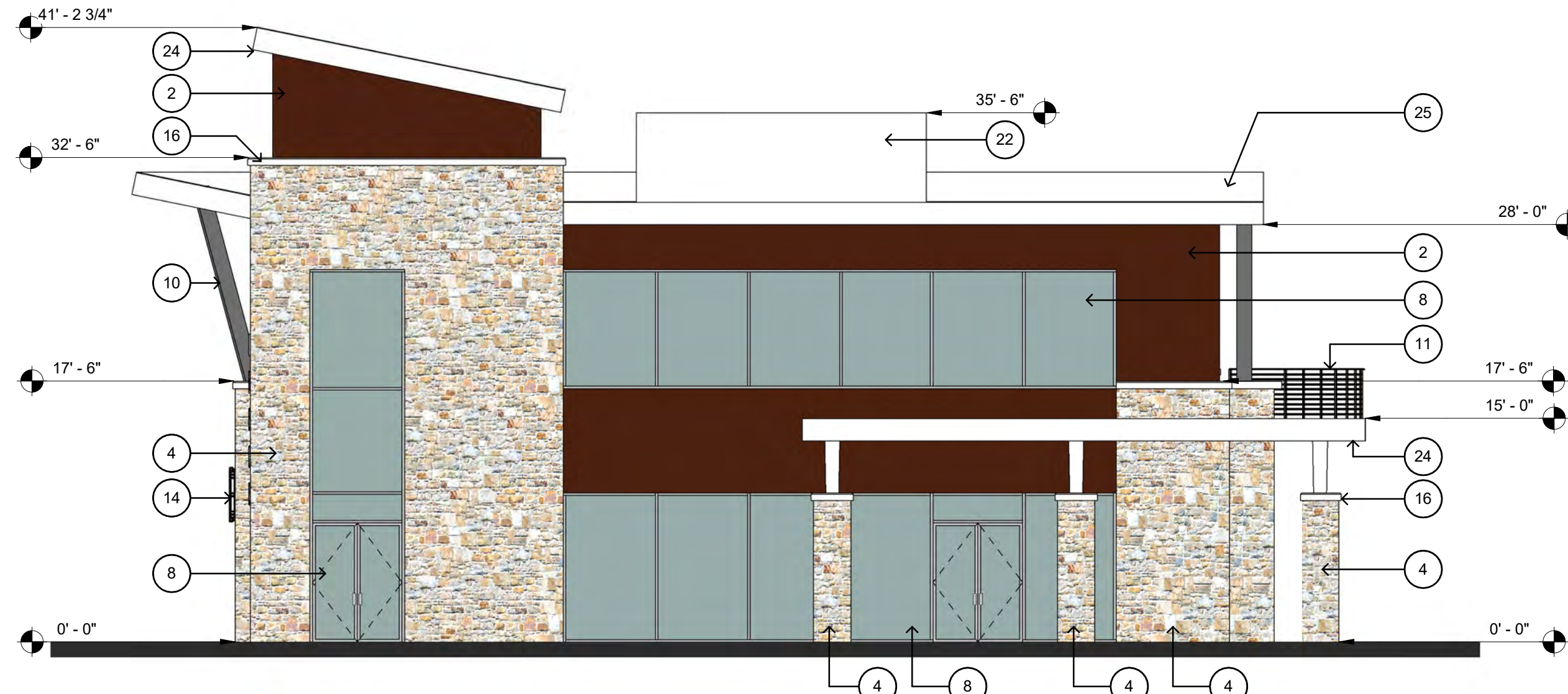
A3.3B
BUILDING 3
ELEVATIONS -
COLOR



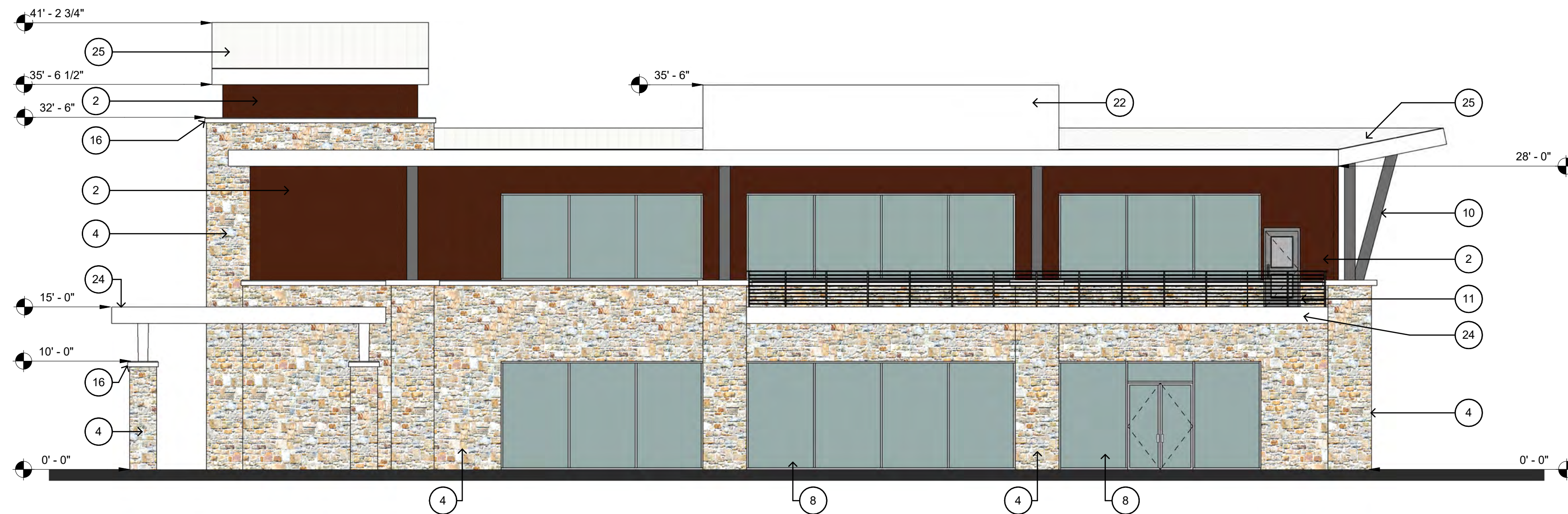
1 BUILDING 3 - WEST FACADE
SCALE: 1/8" = 1'-0"



2 BUILDING 3 - NORTH FACADE
SCALE: 1/8" = 1'-0"



3 BUILDING 3 - SOUTH FACADE
SCALE: 1/8" = 1'-0"



4 BUILDING 3 - EAST FACADE
SCALE: 1/8" = 1'-0"

KEYED NOTES - ELEVATIONS

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- PREFINISHED METAL COPING CAP (MBCI, BONE WHITE).
- HOTEL SIGNAGE; COORDINATE WITH OWNER.
- GREEN WALL (GREEN SCREEN MODULAR PANELS).
- FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 24" W. x 120" H.
- MECHANICAL SCREEN WALL (PREFINISHED METAL ARTISAN 12" FLAT PANEL), (MBCI, BONE WHITE).
- STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: BORDEAUX.
- PREFINISHED METAL FASCIA (MBCI, BONE WHITE).
- STANDING SEAM SUPERLOK PANEL (MIN. 2:12), (MBCI, BONE WHITE).

BUILDING 3 - OFFICE	NORTH	EAST	SOUTH	WEST
TOTAL FAÇADE S.F.	2443	3557	2380	3753
FAÇADE S.F. (EXCLUSIVE OF DOORS/WINDOWS)	1492	2414	1554	2195
DOORS AND WINDOWS SQ. FT.	951	1143	826	1558
PRIMARY MATERIAL TOTALS	72.39%	76.22%	79.41%	74.94%
STONE SQ. FT.	392	1276	736	756
BRICK SQ. FT.	0	0	0	0
STUCCO/EIFS SQ. FT.	0	0	0	0
COMPOSITE WOOD PANELS SQ. FT.	688	564	498	889
ALUMINUM PANELS SQ. FT.	0	0	0	0
SECONDARY MATERIAL TOTALS	27.61%	23.78%	20.59%	25.06%
PREFINISHED METAL (COPING, FASCIA, & TRIM)	412	574	320	550

DOCUMENTS ARE
INCOMPLETE AND MAY NOT
BE USED FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

LAKE SIDE
— CROSSING —

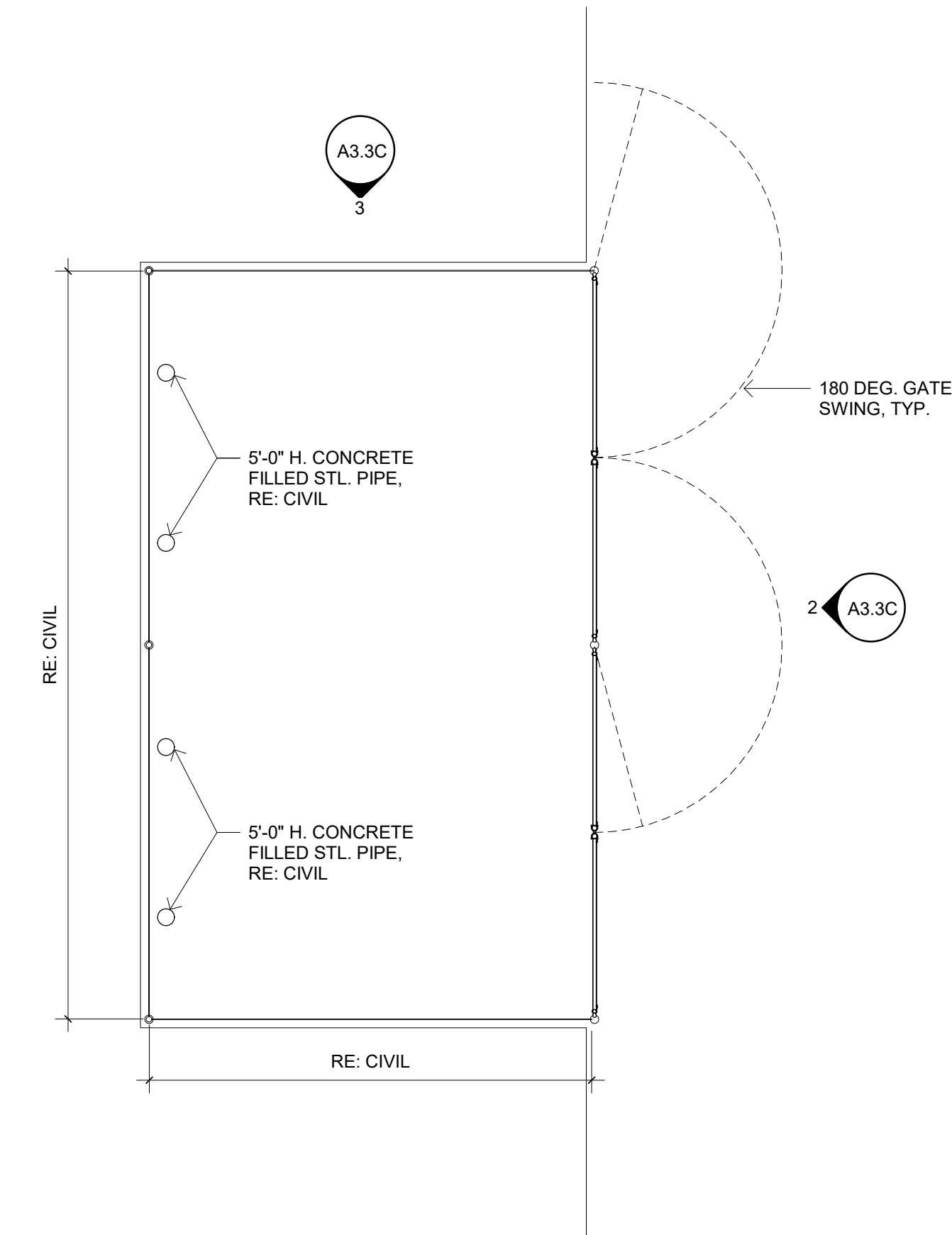
unscripted
HOTELS

NEWSTREAM
COMMERCIAL

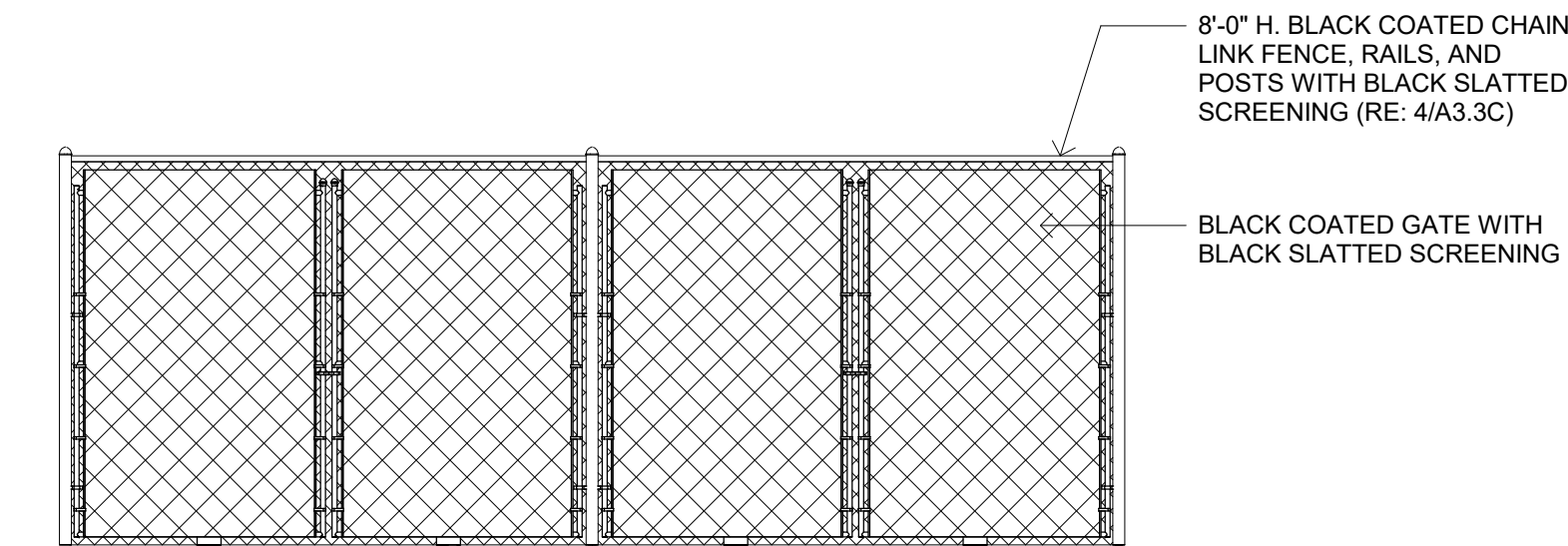
NO.	REVISION	DATE

Project #:	14001
Date	NOVEMBER 2017
Drawn by:	MRT
Checked by:	MRT

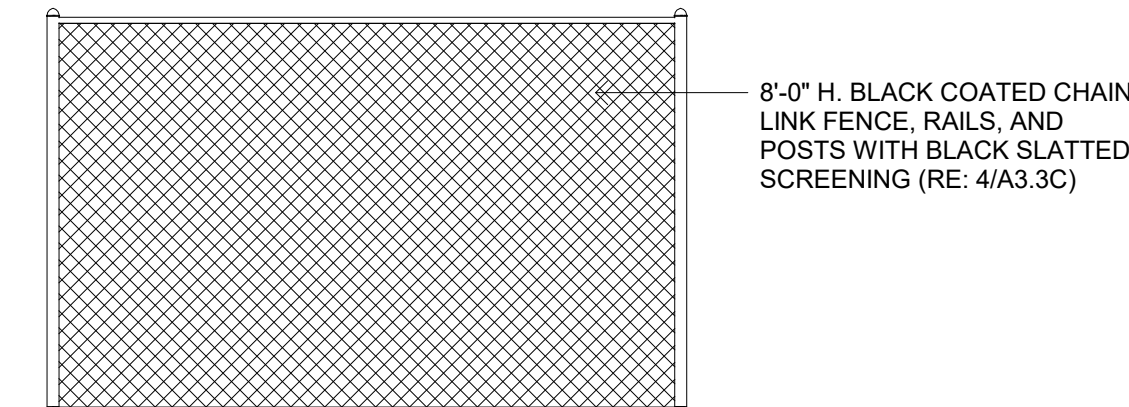
A3.3C
DUMPSTER
ENCLOSURE



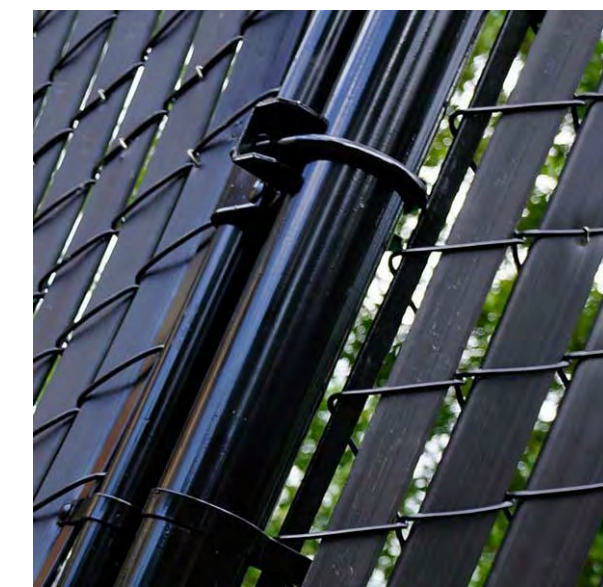
1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"



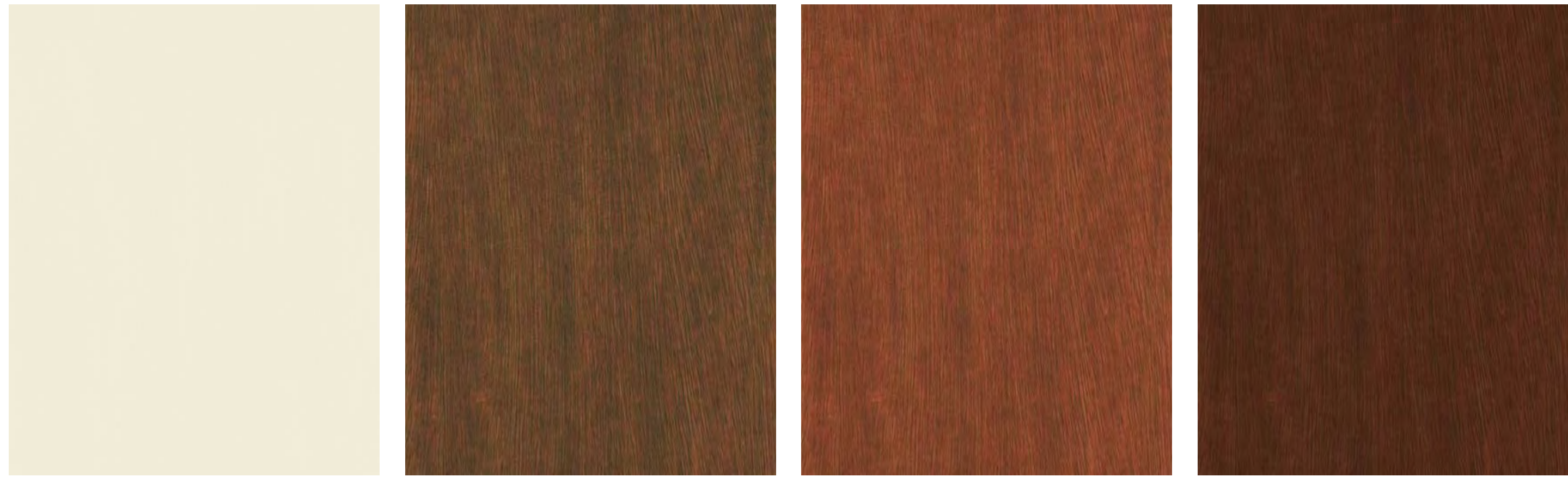
2 ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



3 ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



4 SLATTED SCREENING EXAMPLE
SCALE: 6" = 1'-0"



COMPOSITE WOOD PANEL

PRODEMA - PRODEX

MAINTENANCE FREE NATURAL WOOD
PANEL SYSTEM

- CREAM
- RUSTIK
- DEEP BROWN
- NUX

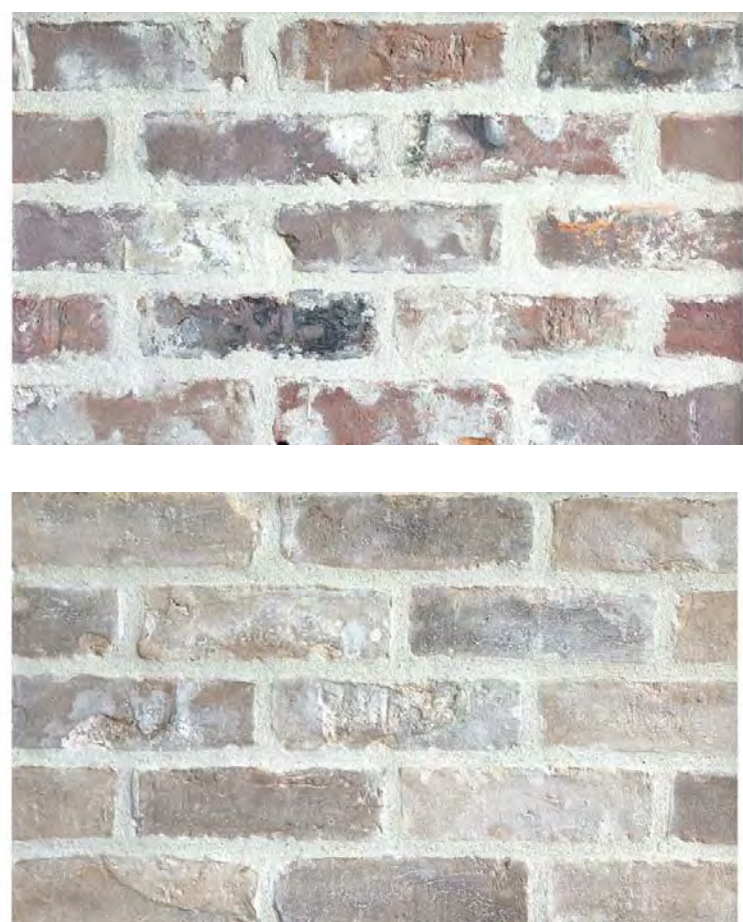


STONE

CORONADO STONE PRODUCTS

FRENCH COUNTRY VILLA SERIES

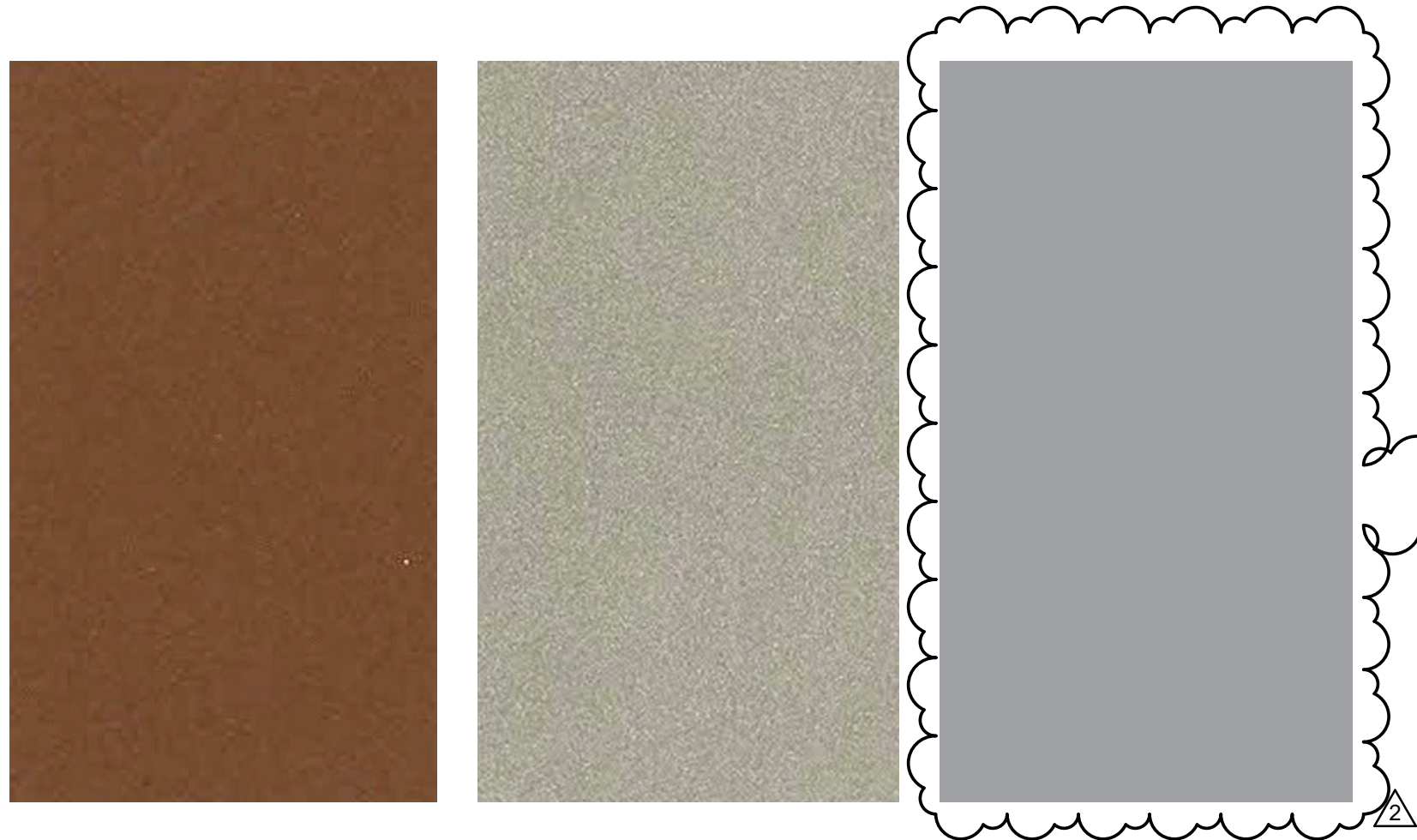
- CHAMPAGNE
- BORDEAUX



BRICK

TRIANGLE BRICK

- GRAYSON
- COTTONWOOD



DRI-DESIGN ALUMINUM PANEL SYSTEM

FACTORY PAINTED ALUMINUM PANELS

- COPPER WIRE
- CHAMPAGNE
- PEWTER

ALTERNATE

WOOD GRAIN FINISH



STOREFRONT SYSTEM

- CLEAR ANODIZED ALUMINUM
- CLEAR GLAZING
- LIGHT GRAY GLAZING



STUCCO / EIFS

PAREX USA

- IVORY
- MOONSTONE
- TUMBLEWEED
- MOUNTAIN
- SWEET GRASS
- CAVERN



GREEN WALL

- GREENSCREEN.COM
MODULAR PANELS

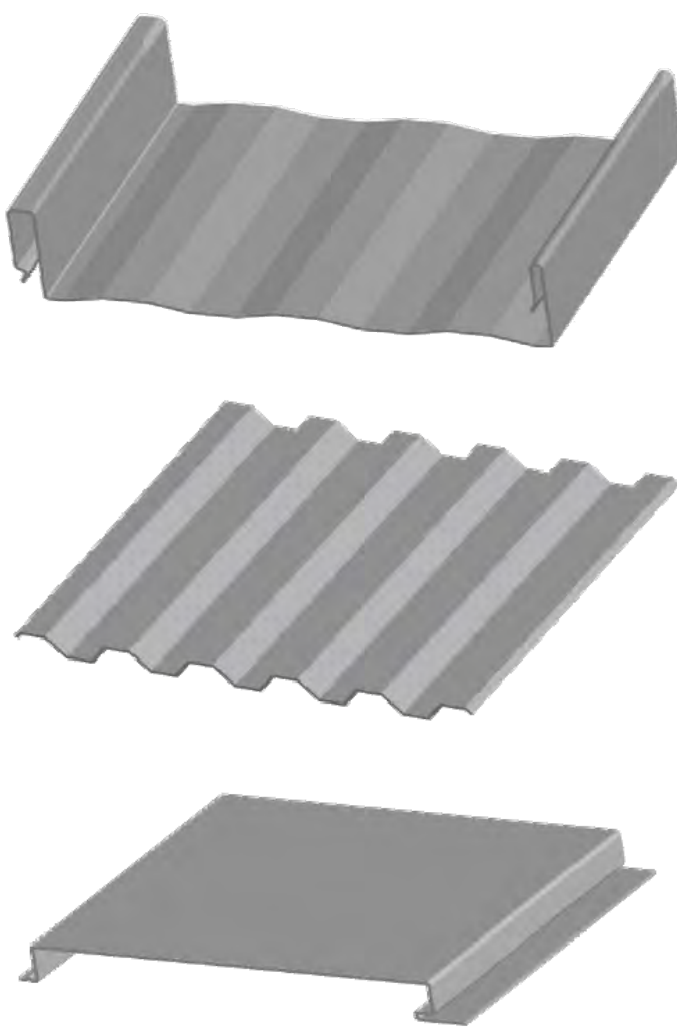


EXPOSED STRUCTURE

- GALVANIZED STEEL



MBCI STANDARD
COLORS FOR
STANDING SEAM
ROOF, SCREENING,
AND METAL TRIM

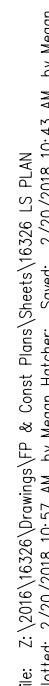


STANDING SEAM ROOF SYSTEM

- MBCI SUPERLOK WITH 2"
VERTICAL RIB

SCREENING

- MBCI 7.2 PANEL
- ARTISAN 12" FLAT PANEL



***Note #2: Tree #3762 (6 credits) + #2159 (6 credits) + #3762 (5 credits) + #2471 (4 credits) + #924 (5 credits) + 47 new trees = 73 parking trees

ADDITIONAL NOTES:

1. Specimen trees to be treated with a 12-12-12 fertilizer and IBE (0.25%)(Indole-3-Butyric acid) and Mycorrhizal inoculate (0.05%) and Aqua Sorb (5.0%) within (1) week of rough grading.
Follow up with the same treatment (6) months later. Rates and means of application per manufacturer.
Recommended manufacturer to be Tree Nutri, or approved equal.
2. Lime stabilization is NOT permitted within (20) feet of shown tree canopy.
3. If work is required within the limits of the tree protection fence, contact the Environmental Review Specialist, James Hoefert, with the Town of Flower Mound at 972-874-6352 for fence adjustment approval.
4. If roots 2" diameter or greater are damaged during construction, then root pruning is required.
5. NO heavy machinery is allowed under specimen tree canopies.
6. Trees 2" cal or larger within the tree protection fence, whether shown or not, shall be preserved.
7. The Natural Creek Area Zone understorey and within specimen tree protection fence to be selectively cleared - remove trees less than 2" caliper, vines, shrubs, saplings, and undergrowth. Understorey to be cleared with handheld equipment ONLY. NO heavy machinery permitted in this zone. Leaf litter should be removed for seeded areas for habitat re-establishment.

LANDSCAPE PLAN TREE LABELS:

(BT) = LANDSCAPE BUFFER TREE
(MIT) = MITIGATION TREE
(PT) = PARKING LOT TREE

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS



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CONSULTANTS, LLC
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144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBEA Firm No. 1798 TBEA Firm No. 0047700



LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

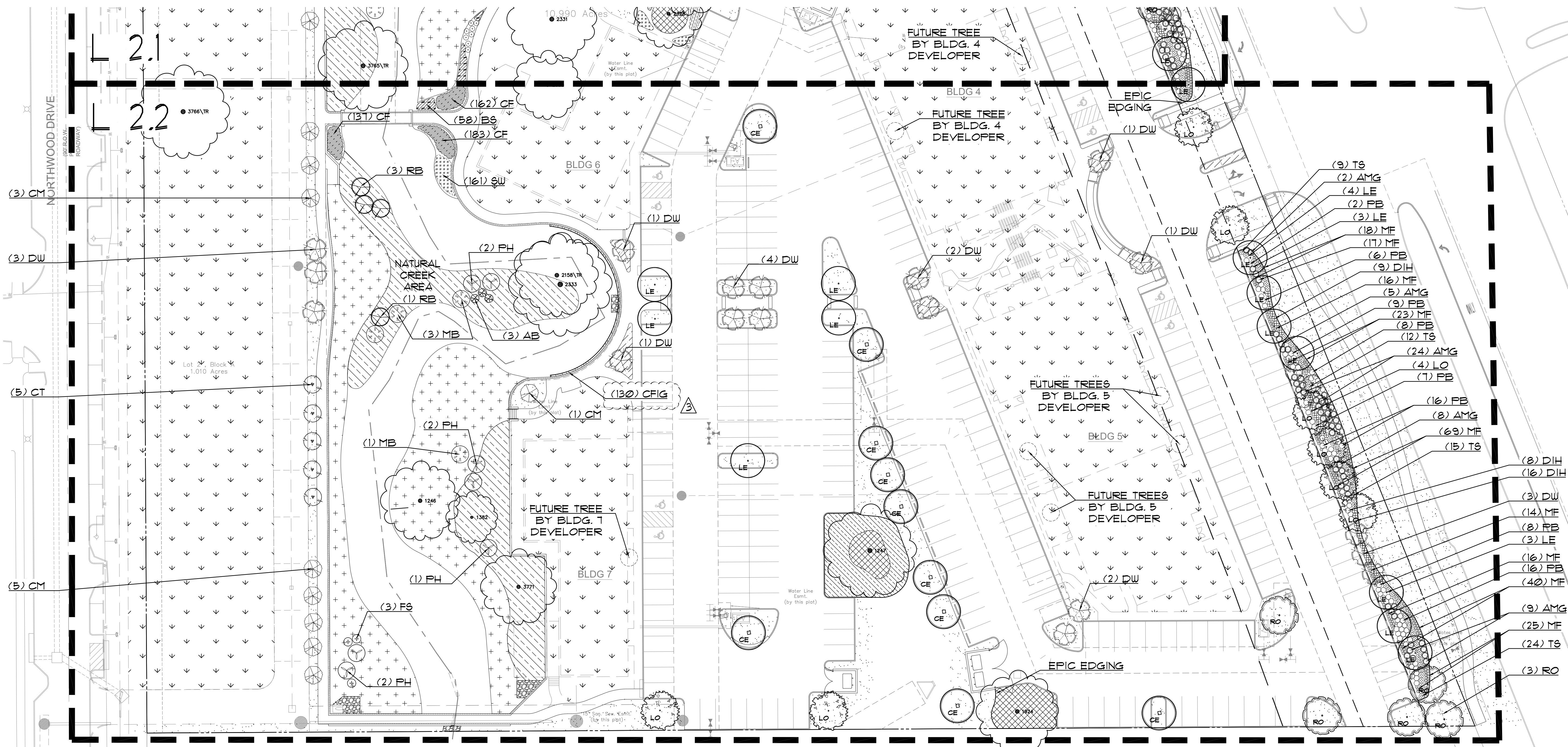
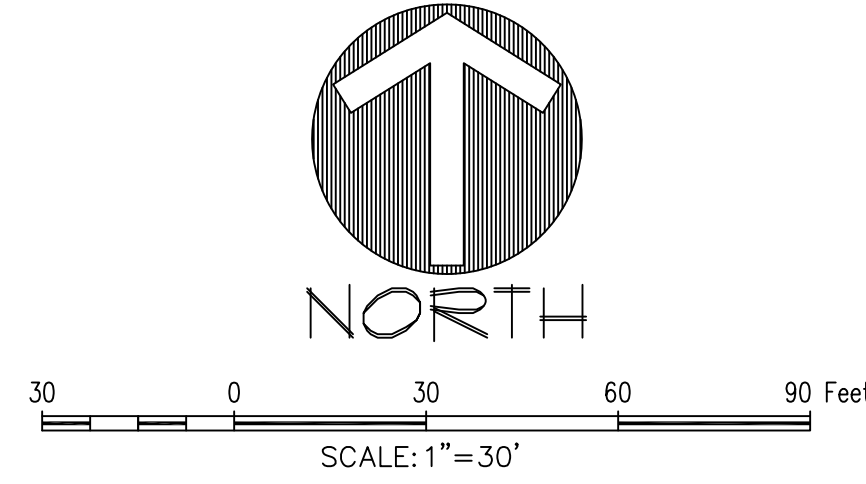


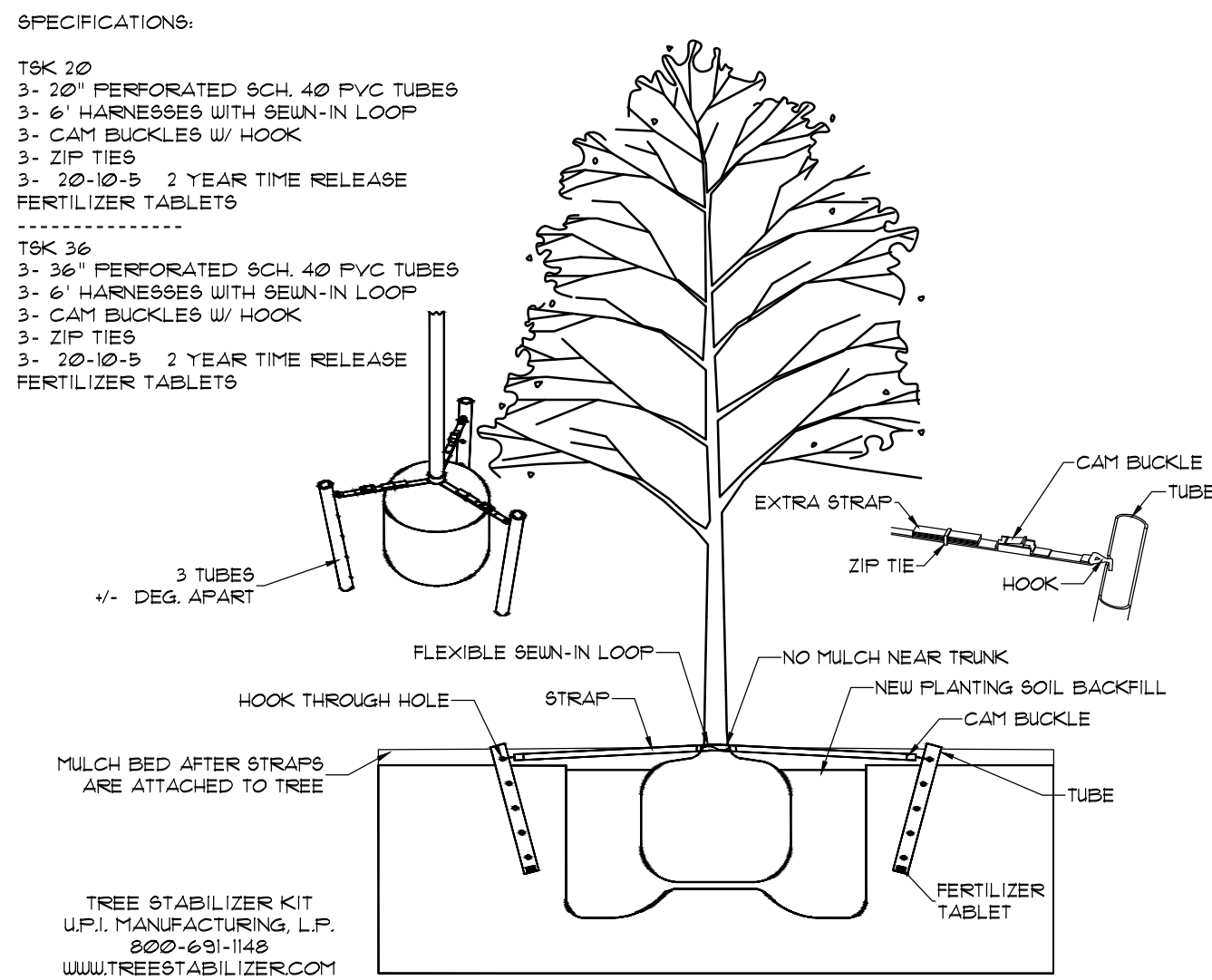
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01/17/2018
02/07/2018
02/20/2018

16326

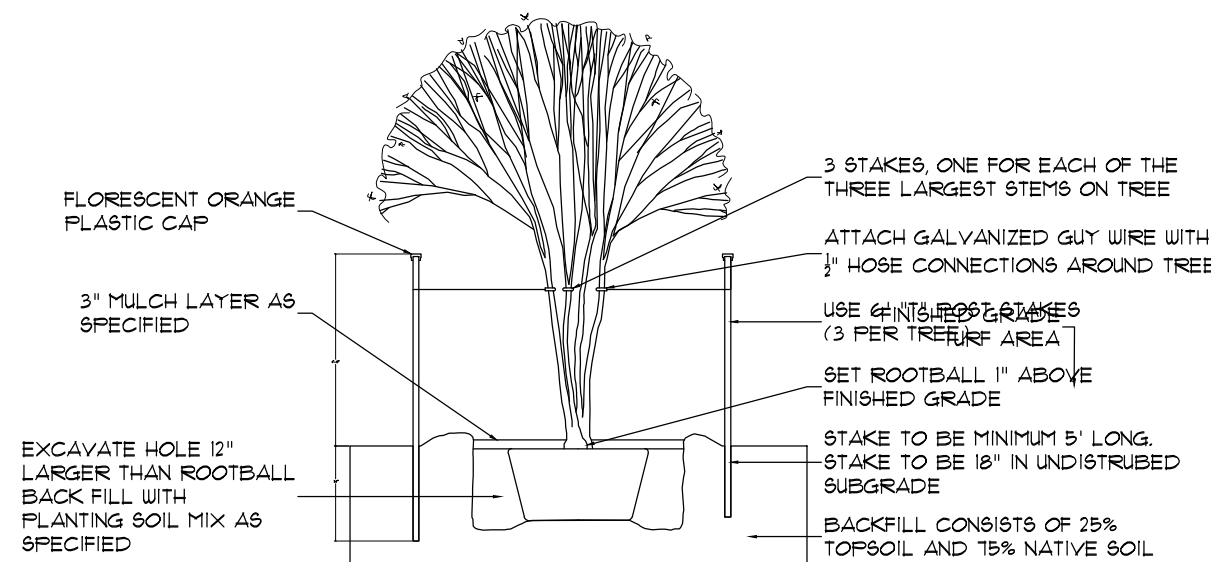
L2.2

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

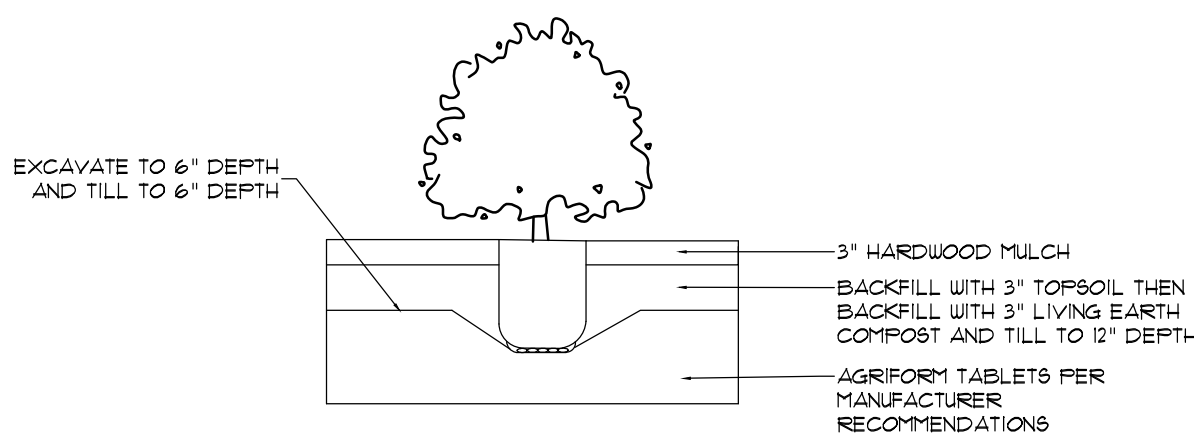




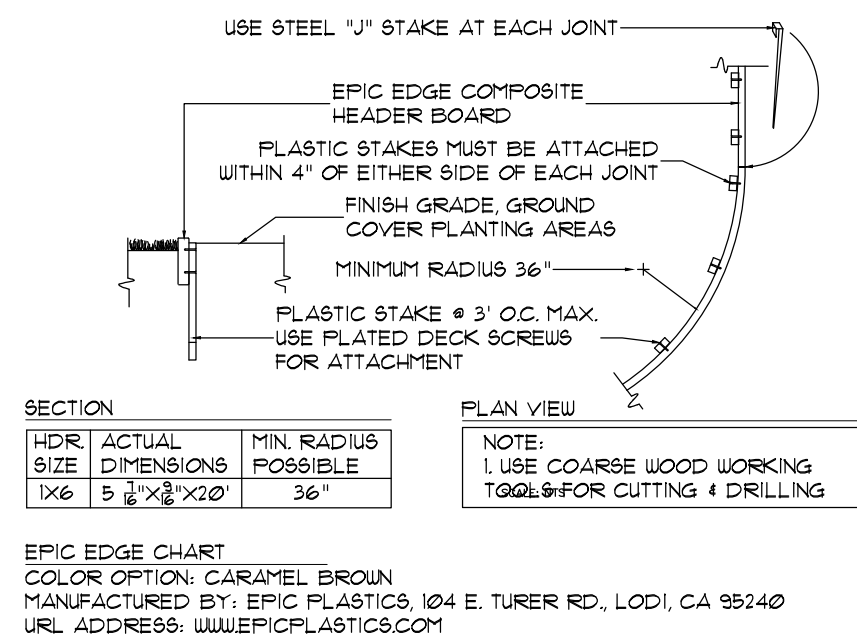
1. TREE STABILIZER KIT
1/4"=1'



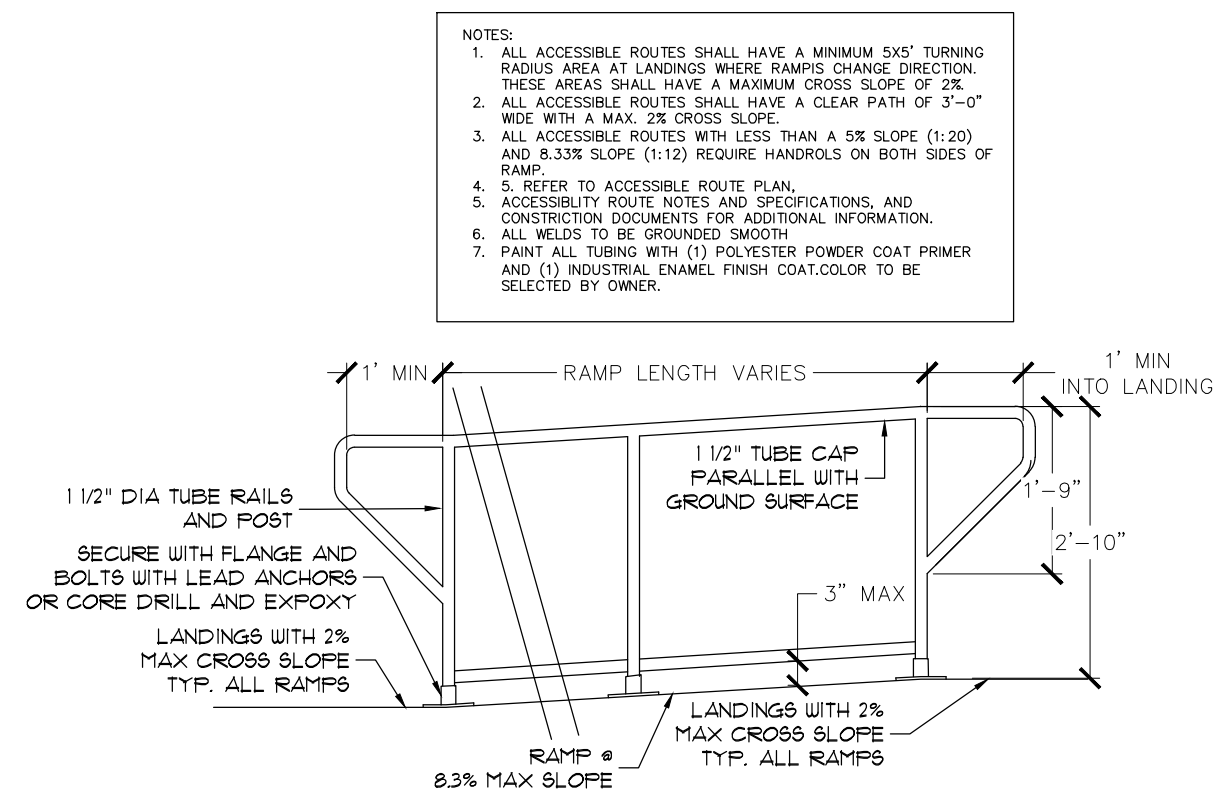
2. MULTI TRUNK TREE STAKING
1/4"=1'



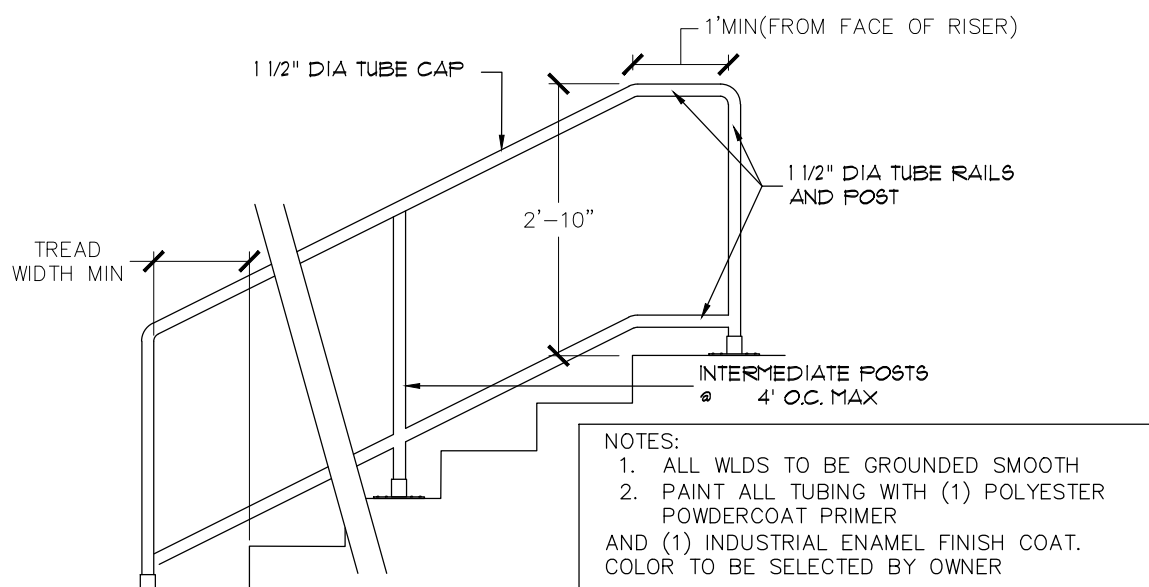
3. SHRUB PLANTING DETAIL
1/2"=1'



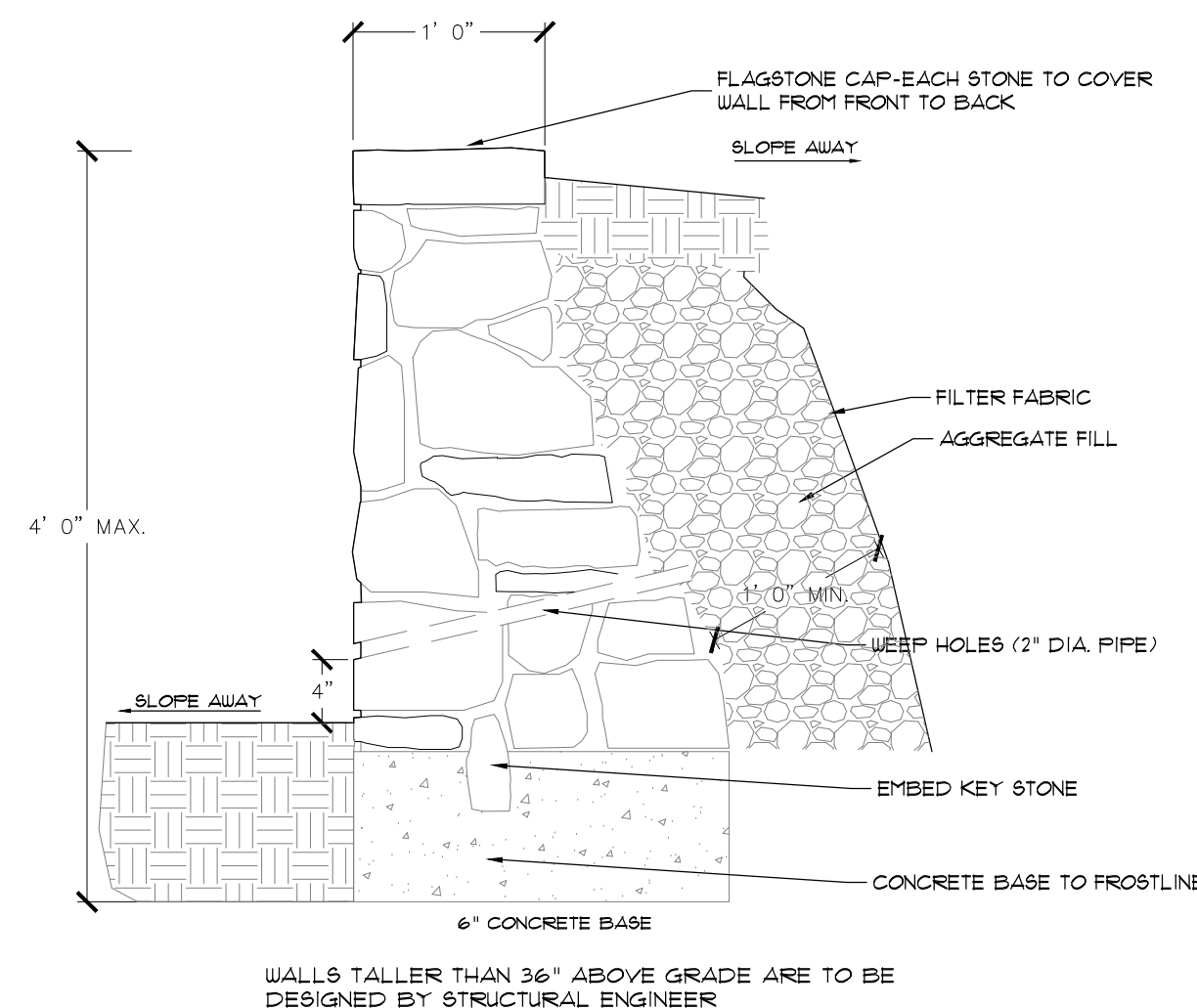
4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



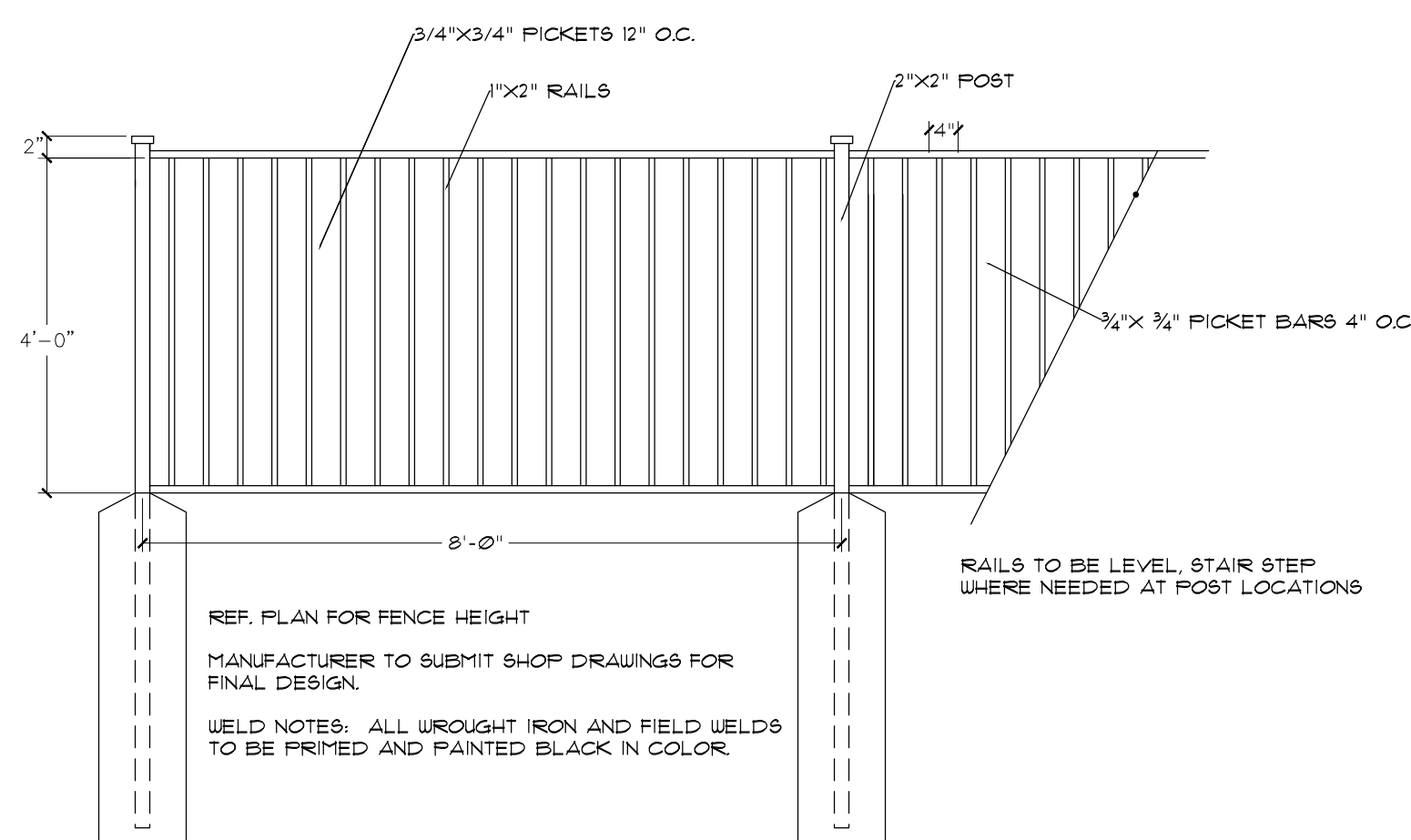
5. TUBE STEEL HANDRAIL AT RAMP
1/2"=1'



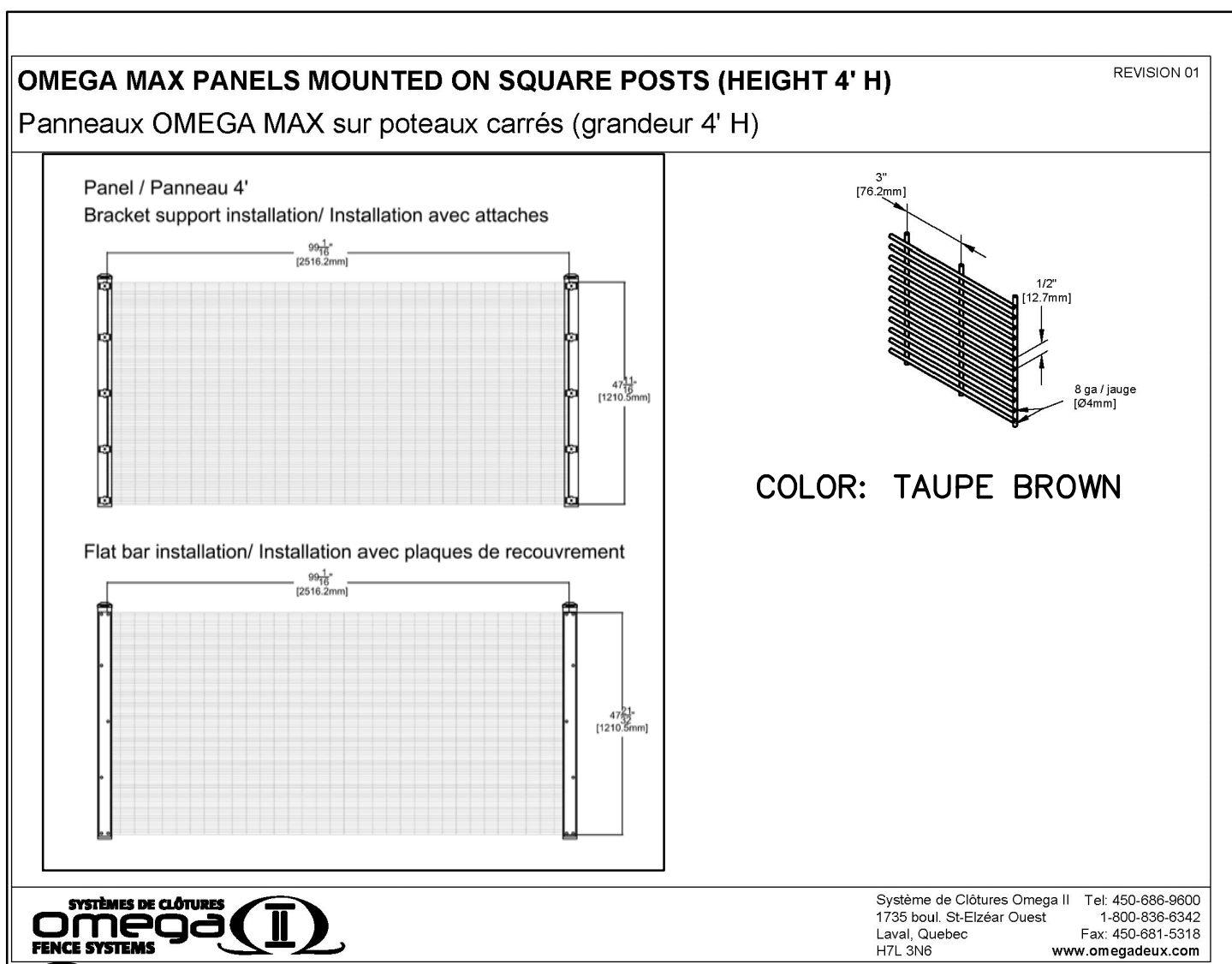
6. TUBE STEEL HANDRAIL AT STEPS
1/2"=1'



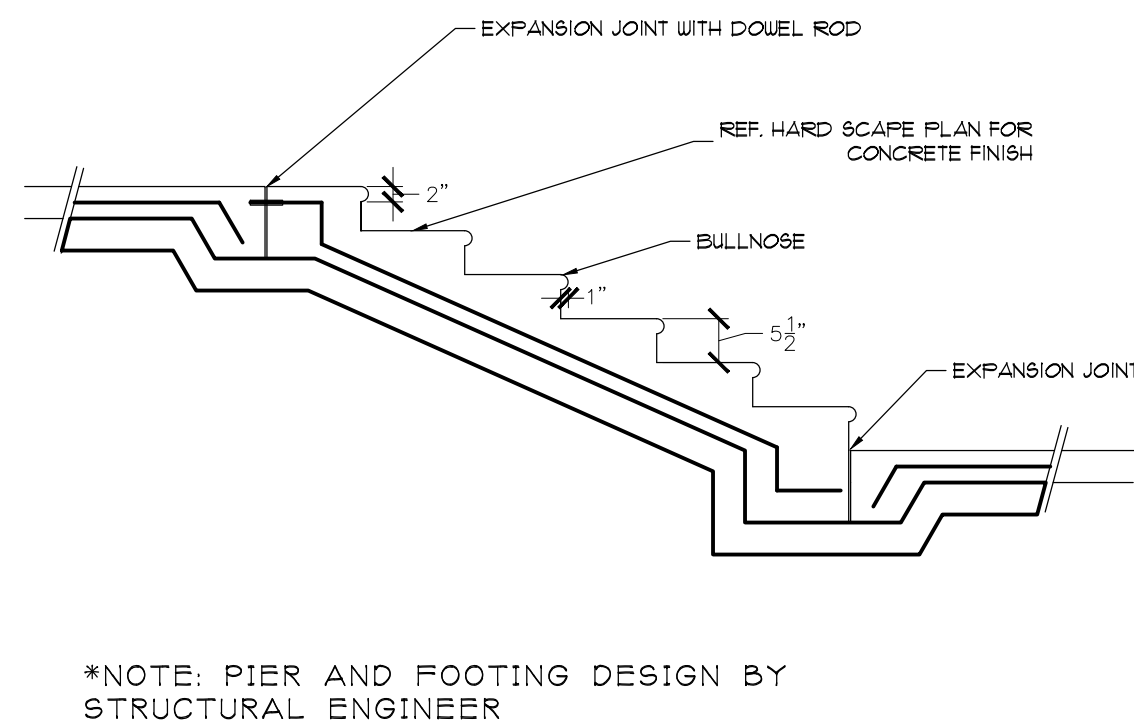
7. STONE RETAINING WALL
SCALE: NTS



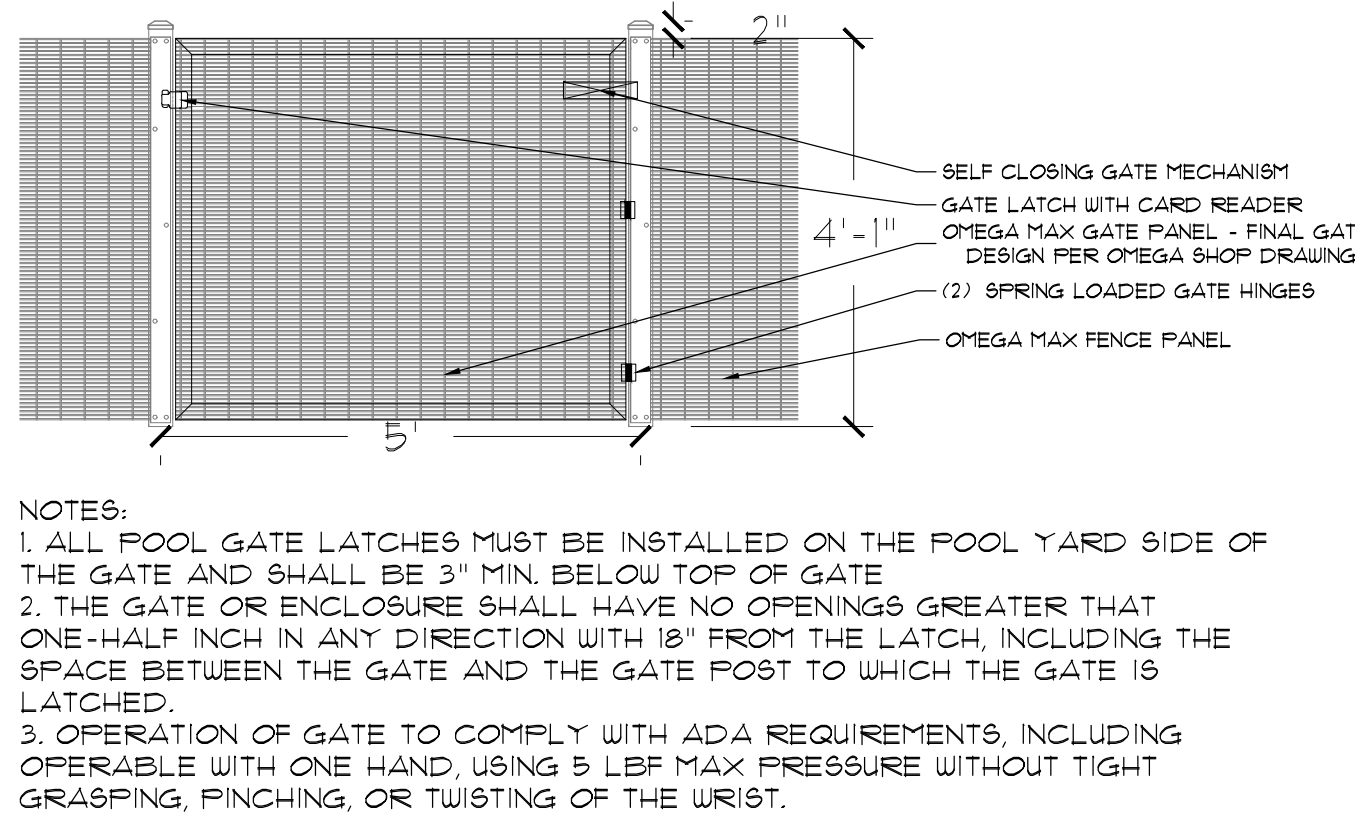
8. 4' ORNAMENTAL METAL FENCE
SCALE: NTS



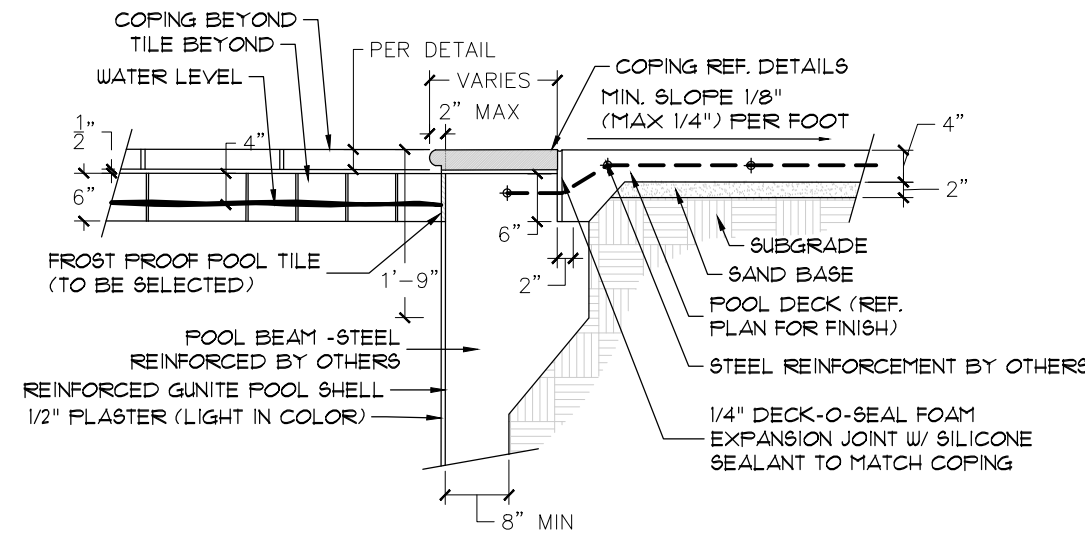
9. 4' OMEGA PANEL FENCE
SCALE: NTS



10. CONCRETE STEPS DETAIL
1/2"=1'



11. OMEGA POOL FENCE GATE
1/2"=1'



12. COPING AT POOL DECK
1/2"=1'

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144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBEIS Firm No. 1798 TBEIS Firm No. 10047700

GA

LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A

12.00 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE & HARDSCAPE
DETAILS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. DAVIS
2826
STATE OF TEXAS

2/20/2018

Drawn By: --
Date: 10/30/2017
Scale: #####
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

16326

L3.0

1. PEDESTRIAN BRIDGE DETAIL

PEDESTRIAN BENCH DETAIL
SCALE: NTS

3. TRASH RECEPTACLE DETAIL
SCALE: NTS

4. PLANTER DETAIL

SCALE: NTS

5. LIGHTED BOLLARD DETAIL

6. LIGHT POLE DETAIL

7. GAS FIRE PIT DETAIL
SCALE: NTS

8. STEP LIGHT DETAIL

SCALE: NTS

9. GAS FIRE PIT DETAIL



File: Z:\2016\16326\Drawings\FP & Const Plans\Sheets\16326 LS HS DETAILS
 Plotted: 2/20/2018 10:59 AM, by Megan Hatcher; Saved: 1/17/2018 3:19 PM, by Jameson

CONSULTANTS, LLC
LAND SURVEYING AND SCAPES ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715

144 Old Town Blvd. North, Ste 2 • Angia, TX 76226
P: 940.240.1012 • F: 940.240.1028

TBPE Firm No. 7798 TBPLUS Firm No. 10047700

GA

LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE & HARDSCAPE DETAILS



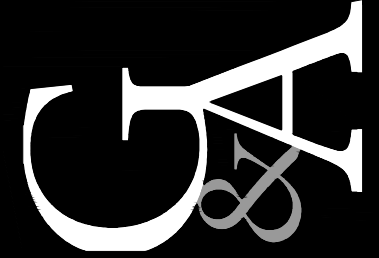
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Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

16326

(L3.2)

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

SITE PLANNING CIVIL ENGINEERING PLANNING
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P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700



LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

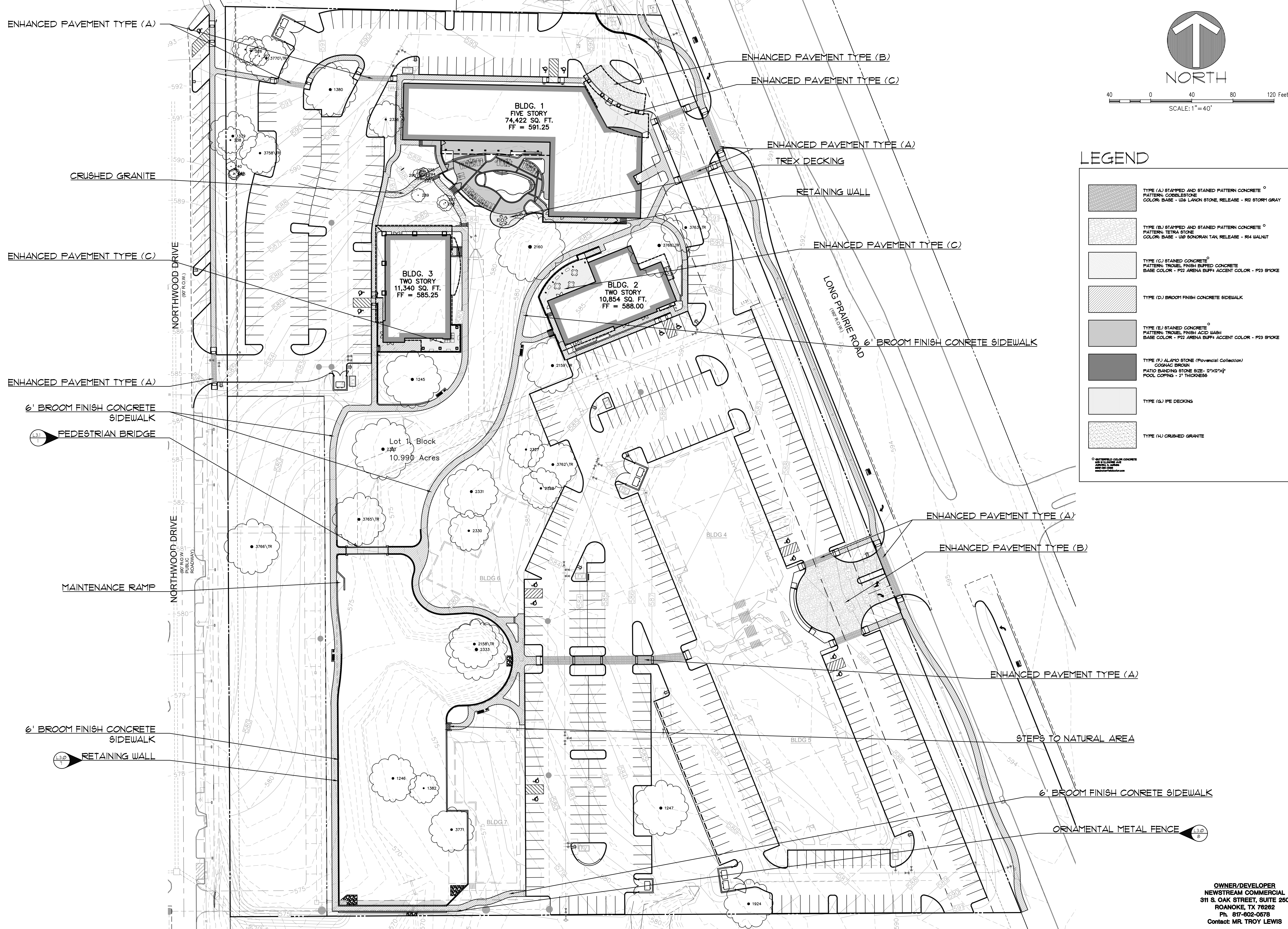


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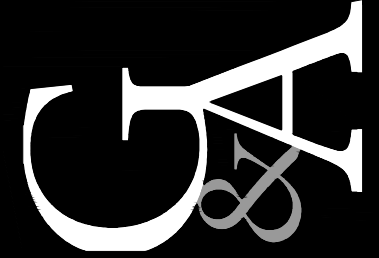
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TBPES Firm No. 1798 TBPES Firm No. 10047700



LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

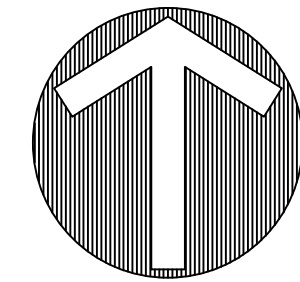


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Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

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NORTH

30 0 30 60 90 Feet

ENHANCED PAVEMENT TYPE (A)

BROOM FINISH CONCRETE
SIDEWALK

ENHANCED PAVEMENT TYPE

(3) ORNAMENTAL GATE

STONE RETAINING WALL

CRUSHED GRANITE WALK

TREX DECK

ORNAMENTAL METAL FENCE

BROOM FINISH CONCRETE
SIDEWALK

PATIO FURNITURE - FINAL
SELECTION PER OWNER

ENHANCED PAVEMENT TYPE (C)

CORTEN PLANTERS

STONE RETAINING WALL

ORNAMENTAL METAL
FENCE

TRASH RECEPTACLE

PEDESTRIAN BENCH

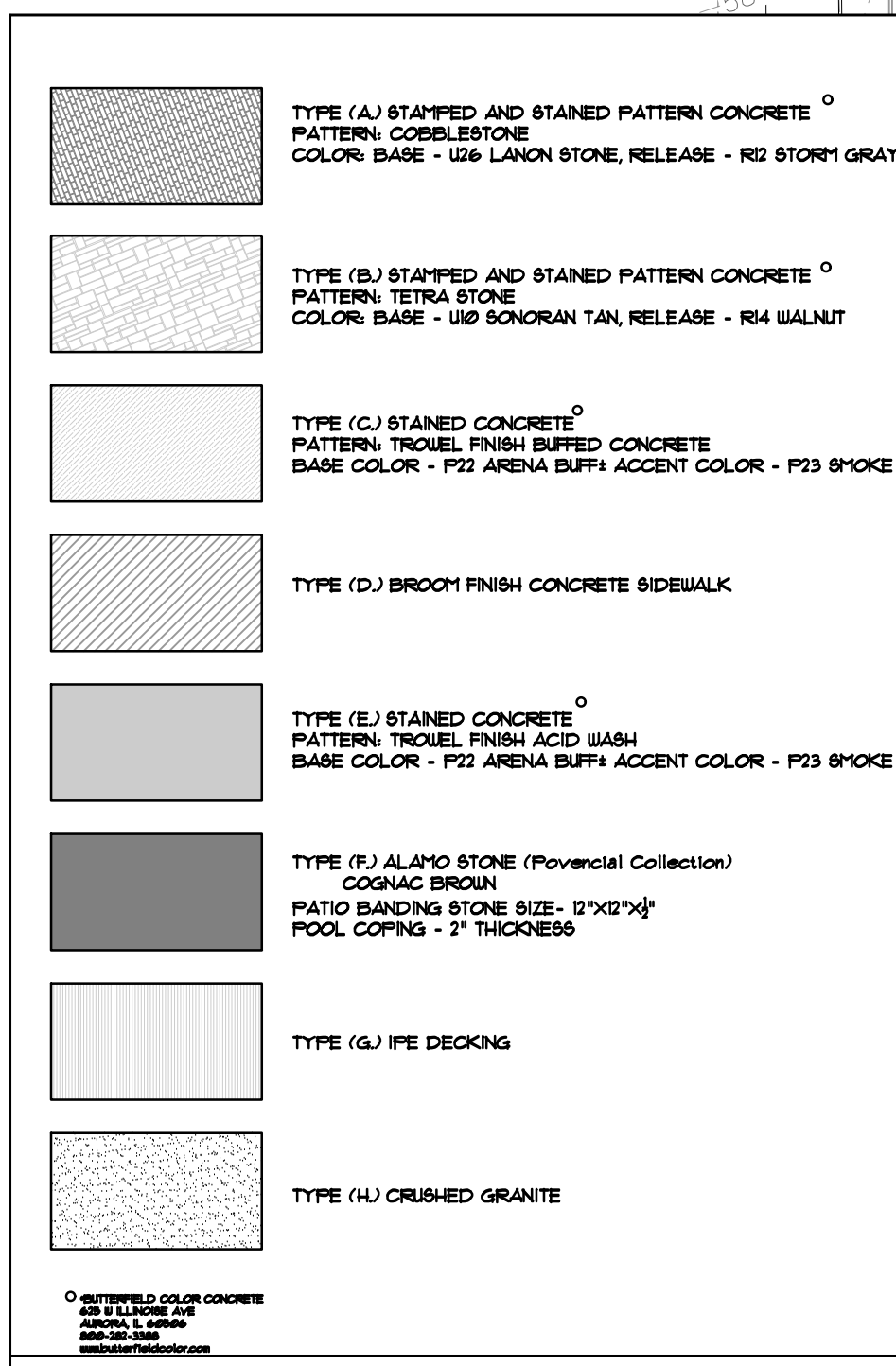
ENHANCED PAVEMENT TYPE (A)

STONE RETAINING WALL

BROOM FINISH CONCRETE
SIDEWALK

LEGEND

- TYPE (A) STAMPED AND STAINED PATTERN CONCRETE
PATTERN: COBBLESTONE
COLOR: BASE - U26 LAMON STONE, RELEASE - R22 STORM GRAY
- TYPE (B) STAMPED AND STAINED PATTERN CONCRETE
PATTERN: TETRA STONE
COLOR: BASE - U10 SONORAN TAN, RELEASE - R24 WALNUT
- TYPE (C) STAINED CONCRETE
PATTERN: TROUPEL FINISH BUFFED CONCRETE
BASE COLOR - P23 ARENA BUFF ACCENT COLOR - P23 SMOKE
- TYPE (D) BROOM FINISH CONCRETE SIDEWALK
- TYPE (E) STAINED CONCRETE
PATTERN: TROUPEL FINISH ACID WASH
BASE COLOR - P23 ARENA BUFF ACCENT COLOR - P23 SMOKE
- TYPE (F) ALAMO STONE (Provencal Collection)
COGNAC BROWN
PATIO BANDING STONE SIZE: 12"x12"x1"
POOL COPING - 2" THICKNESS
- TYPE (G) IPE DECKING
- TYPE (H) CRUSHED GRANITE



LOT 1, BLOCK A
10.990 Acres

BLDG. 1
FIVE STORY
74,422 SQ. FT.
FF = 591.25

BLDG. 2
TWO STORY
10,854 SQ. FT.
FF = 588.00

BLDG. 3
TWO STORY
11,340 SQ. FT.
FF = 585.25

BLDG. 4

BLDG. 5

BLDG. 6

BLDG. 7

BLDG. 8

BLDG. 9

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BLDG. 221

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BLDG. 259

BLDG. 260

BLDG. 261

BLDG. 262

BLDG. 263

BLDG. 264

BLDG. 265



LAKESIDE CROSSING
LAKESIDE CROSSING

Lot 1, Block A
12.00 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN



2/20/2018

Drawn By: JP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

16326

L1.2

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76282
Ph. 817-802-0578
Contact: MR. TROY LEWIS

 TYPE (A) STAMPED AND STAINED PATTERN CONCRETE^o
PATTERN: COBBLESTONE
COLOR: BASE - 126 LAMON STONE, RELEASE - R3 STORM GRAY

 TYPE (B) STAMPED AND STAINED PATTERN CONCRETE^o
PATTERN: TETRA STONE
COLOR: BASE - UO SONORAN TAN, RELEASE - R34 WALNUT

 TYPE (C) STAINED CONCRETE^o
PATTERN: TROWEL FINISH BUFFED CONCRETE
BASE COLOR - P32 ARENA BUFF+ ACCENT COLOR - P33 SMOKE

 TYPE (D) BROOM FINISH CONCRETE SIDEWALK

 TYPE (E) STAINED CONCRETE^o
PATTERN: TROWEL FINISH ACID WASH
BASE COLOR - P32 ARENA BUFF+ ACCENT COLOR - P33 SMOKE

 TYPE (F) ALAMO STONE (Povencia Collection)
COGNAC BROWN
PATIO (LANDING STONE SIZE - 16"x10"x1")
POOL COPING - 2" THICKNESS

 TYPE (G) IPE DECKING

 TYPE (H) CRUSHED GRANITE

File: Z:\2016\16326\Drawings\FP & Const Plans\Sheets\16326 HS PLAN
 Plotted: 2/20/2018 10:57 AM, by Megan Hatcher. Saved: 2/8/2018 1:04 PM, by Jameson

1/4,422 SQ. FT.
FF = 591.25



40 0 40 80 120 Feet

BROOM FINISH CONCRETE SIDEWALK

HANDRAILS
STEPS

ENHANCED PAVEMENT TYPE (E)

STONE RETAINING WALL

ORNAMENTAL GATE

ADA HANDRAILS

LANDSCAPE PLANTER BED

TROWEL FINISH CONCRETE STEPS

LANDSCAPE PLANTER BED

ORNAMENTAL GATE

ORNAMENTAL FENCE

CRUSHED GRANITE WALK

STONE RETAINING WALL

HANDRAILS

ORNAMENTAL GATE

RAISED POOL SPA

POOL PATIO FURNITURE

SELECTION PER OWNER

ENHANCED PAVEMENT COPING

TYPE (F)

ENHANCED PAVEMENT TYPE (E)

ENHANCED PAVEMENT

BANDING TYPE (F)

TREX DECK

FIRE PIT

COVERED ARBOR BY ARCHITECT

TROWEL FINISH CONCRETE STEPS

LANDSCAPE PLANTER

ADA HANDRAILS

LANDSCAPE PLANTER

STONE RETAINING WALL

POOL STEPS

POOL SEAT LEDGE

HANDRAIL

SPA OVER FLOW

POOL STEPS

HANDRAIL

TROWEL FINISH CONCRETE STEPS

POOL SEAT LEDGE

POOL SUN DECK

LANDSCAPE PLANTER

ADA HANDRAILS

LANDSCAPE PLANTER

STONE RETAINING WALL

ORNAMENTAL METAL FENCE

NOTE: OUTDOOR FURNITURE FOR POOL AREA SUPPLIED BY OWNER
ORNAMENTAL OMEGA METAL GATES FOR POOL ENCLOSURE TO MEET CODE

LEGEND

	TYPE (A) STAMPED AND STAINED PATTERN CONCRETE PATTERN: COBBLESTONE COLOR: BASE - U26 LARON STONE, RELEASE - R02 STORM GRAY
	TYPE (B) STAMPED AND STAINED PATTERN CONCRETE PATTERN: TETRA STONE COLOR: BASE - U10 SONORAN TAN, RELEASE - R04 WALNUT
	TYPE (C) STAINED CONCRETE PATTERN: TROWEL FINISH BUFFED CONCRETE BASE COLOR - P22 ARENA BUFF, ACCENT COLOR - P23 SMOKE
	TYPE (D) BROOM FINISH CONCRETE SIDEWALK
	TYPE (E) STAINED CONCRETE PATTERN: TROWEL FINISH ACID WASH BASE COLOR - P22 ARENA BUFF, ACCENT COLOR - P23 SMOKE
	TYPE (F) ALAMO STONE (Pavement Collection) COGNAC BROWN PATIO BANDING STONE SIZE: 12"x12"x1" POOL COPING - 2" THICKNESS
	TYPE (G) IPE DECKING
	TYPE (H) CRUSHED GRANITE

UPLAND WOODED HABITAT
SPECIMEN TREE PROTECTION FENCE
PROTECTED TREE PROTECTION FENCE



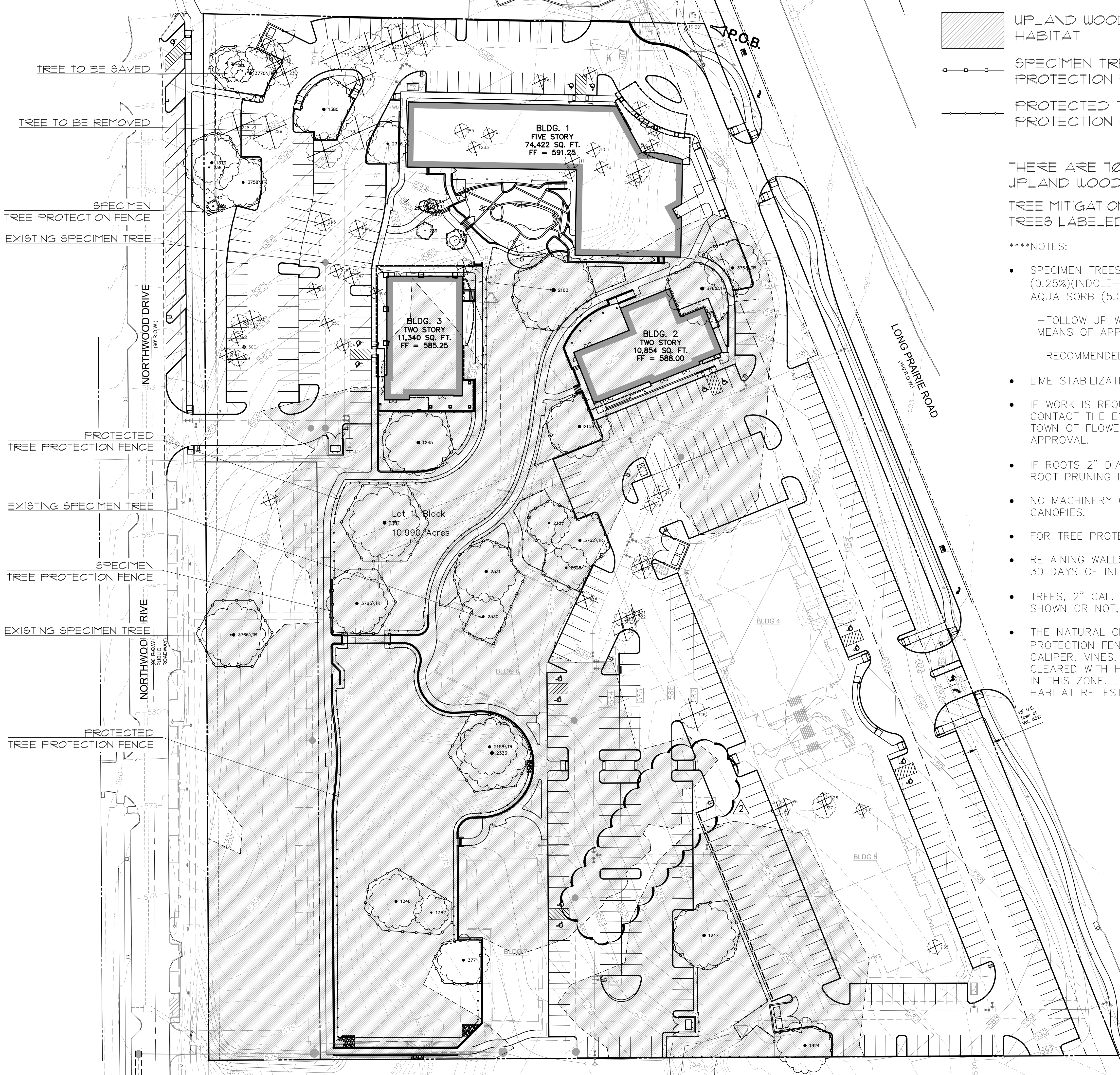
40 0 40 80 120 Feet
SCALE: 1"=40'

THERE ARE 10 PROTECTED TREES LOCATED OUTSIDE THE UPLAND WOODED HABITAT.

TREE MITIGATION WILL BE ADDRESSED BY PLANTING. MITIGATION TREES LABELED AS (MIT) ON LANDSCAPE PLAN.

***NOTES:

- SPECIMEN TREES TO BE TREATED WITH A 12-12-12 FERTILIZER AND IBE (0.25%)(INDOLE-3-BUTYRIC ACID) AND MYCORRHIZAL INOCULATE (0.05%) AND AQUA SORB (5.0%) WITHIN 1 WEEK OF ROUGH GRADING.
-FOLLOW UP WITH THE SAME TREATMENT 6 MONTHS LATER. RATES AND MEANS OF APPLICATION PER MANUFACTURER.
-RECOMMENDED MANUFACTURER TO BE TREE NUTRI, OR APPROVED EQUAL.
- LIME STABILIZATION IS NOT PERMITTED WITHIN 20' OF SHOWN TREE CANOPY.
- IF WORK IS REQUIRED WITHIN THE LIMITS OF THE TREE PROTECTION FENCE CONTACT THE ENVIRONMENTAL REVIEW SPECIALIST, JAMES HOEFERT, WITH THE TOWN OF FLOWER MOUND AT 972-874-6352 FOR FENCE ADJUSTMENT APPROVAL.
- IF ROOTS 2" DIAMETER OR GREATER ARE DAMAGED DURING CONSTRUCTION THEN ROOT PRUNING IS REQUIRED.
- NO MACHINERY OR HEAVY EQUIPMENT IS ALLOWED UNDER SPECIMEN TREE CANOPIES.
- FOR TREE PROTECTION FENCE STAKING CONTACT G&A CONSULTANTS.
- RETAINING WALLS ARE REQUIRED TO BE CONSTRUCTED AND BACKFILLED WITHIN 30 DAYS OF INITIAL GRADING.
- TREES, 2" CAL. OR LARGER, WITHIN THE TREE PROTECTION FENCE, WHETHER SHOWN OR NOT, SHALL BE PRESERVED.
- THE NATURAL CREEK ZONE UNDERSTORY AND WITHIN SPECIMEN TREE PROTECTION FENCE TO BE SELECTIVELY CLEARED-REMOVE TREES LESS THAN 2" CALIPER, VINES, SHRUBS, SAPLINGS, AND UNDERGROWTH. UNDERSTORY TO BE CLEARED WITH HAND HELD EQUIPMENT ONLY. NO HEAVY MACHINERY PERMITTED IN THIS ZONE. LEAF LITTER SHOULD BE REMOVED FOR SEEDING AREAS FOR HABITAT RE-ESTABLISHMENT.



TREE CHART											
LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
1	1	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
2	2	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
3	3	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
4	4	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
5	5	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
6	6	13	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
7	7	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
8	8	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
9	10	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
10	11	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
11	12	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
12	13	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
13	14	9.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
14	25	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
15	26	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
16	27	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
17	28	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
18	32	6	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
19	35	8	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
20	225	17.5	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
21	226	19	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
22	227	13	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
23	228	21	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
24	229	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
25	230	14	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
26	231	13.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
27	232	14.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
28	233	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
29	234	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
30	235	18	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
31	236	21.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
32	237	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
33	238	17.5	POST OAK	Quercus stellata	Yes	Yes	No	0	0	No	Street buffer
34	240	6.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
35	241	6	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
36	242	7	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
37	243	7.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
38	244	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
39	245	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
40	246	9.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
41	248	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
43	250	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
44	251	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
45	252	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
46	263	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
47	279	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
48	280	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
50	282	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
51	283	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
52	284	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
53	285	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
54	286	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk
55	287	11	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	

***UWH = UPLAND WOODED HABITAT

***UPLAND WOODED HABITAT MITIGATION FOR RESIDENTIAL PORTION OF THE DEVELOPMENT (0.882 OF AN ACRE) WILL BE PAID AT THE PRE-CON (\$13,250).

***TREE MITIGATION WILL BE ADDRESSED BY PLANTING. MITIGATION TREES LABELED AS (MIT) ON LANDSCAPE PLAN.

TREE MITIGATION CALCULATION:

Total # of specimen trees:	26
Specimen trees to be removed:	0
Specimen tree mitigation (2X cal. inches removed):	0

*All specimen trees preserved were Post Oaks.

Protected trees located outside UWH:	70
Protected tree mitigation:	62
Protected tree credits (less post oaks) w/in B.A.:	1
Credits for post oak trees preserved w/in B.A.:	42

Total required tree mitigation:	19
Total provided 3" cal. mitigation trees	19 (3" cal.) trees

LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
56	288	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	1	0	No	
57	289	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
58	290	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
59	291	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
60	292	5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
61	293	4	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
62	294	4.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
63	295	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
64	298	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
65	299	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
66	300	10.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Multi-trunk
67	301	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
68	302	10	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
69	303	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
70	304	7	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
71	311	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
72	314	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
73	315	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
74	316	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
75	317	7.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
76	321	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk
77	322	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
78	323	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
79	324	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
80	325	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
81	326	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
82	1245	26	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
83	1246	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
84	1247	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
85	1379	22.5	POST OAK	Quercus stellata	Yes	Yes	No	0	0	No	Street buffer
86	1380	22.5	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
87	1382	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
88	1924	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
89	2158	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	0	0	Yes	
90	2159	30	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Health Issue
91	2160	32	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
92	2326	25	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Cavity/Bee Hive
93	2327	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
94	2328	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
95	2330	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
96	2331	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
97	2332	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
98	2333	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
99	3758	27.5	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
100	3760	29	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
101	3762	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Cavity/ Storm Damage
102	3763	31	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
103	3765	31	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
104	3766	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
105	3770	29	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
106	3771	26	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Health Issue
								43	62		

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPES Firm No. 1798 TBPES Firm No. 10047700



LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



2/20/2018

Drawn By: --
Date: 10/30/2017
Scale: #####
Revisions:
11/20/2017
12/14/2017
01/17/2018
01/22/2018
02/08/2018

16326

T1.1

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.

2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.

2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).

3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.

4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.

2) All trees within the project area shall be pruned to:

(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter

(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.

(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.

(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.

3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning

4) No more than 20 percent of live foliage shall be removed from any tree.

5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.

2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.

3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,

4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.

5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump removed.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.

2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.

3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material

4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.

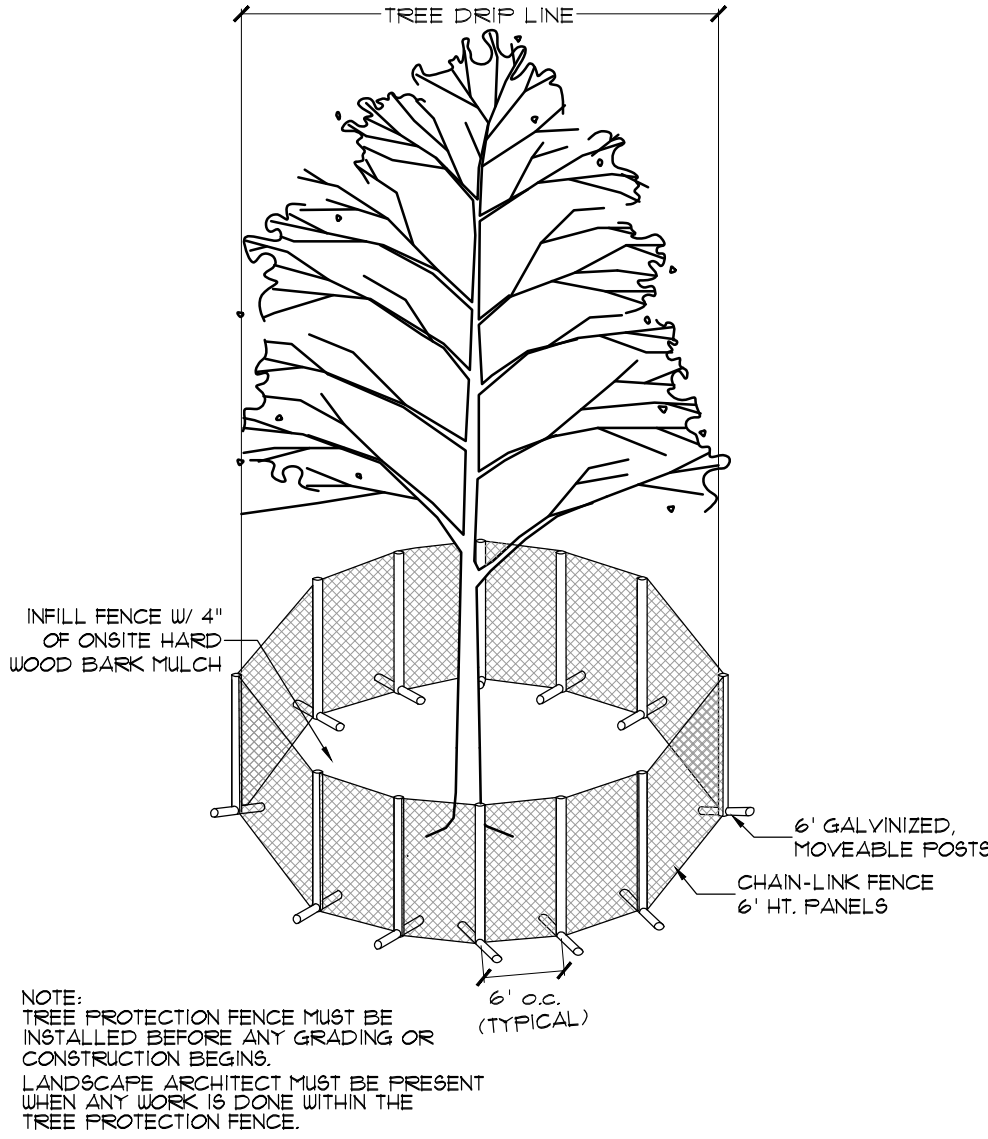
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).

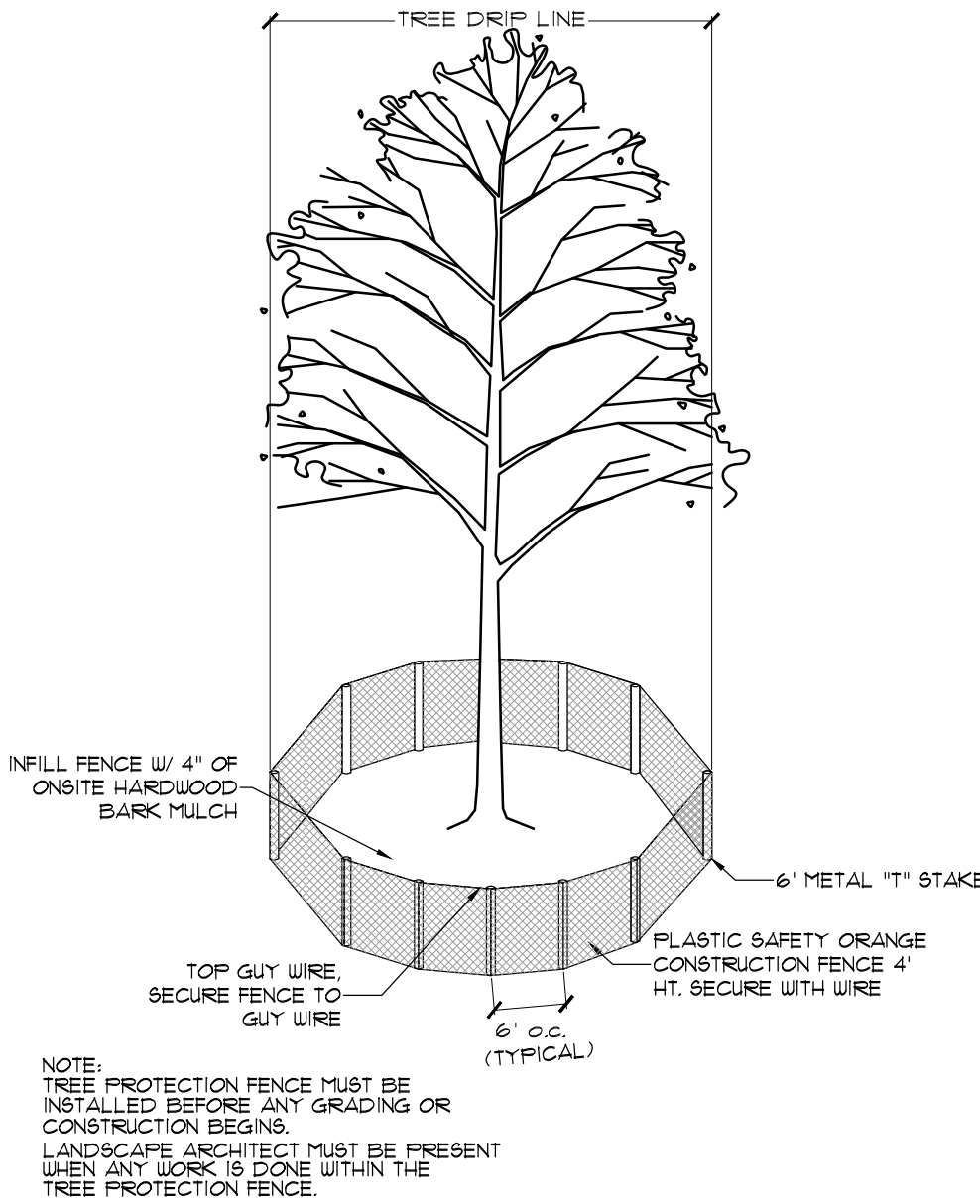
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.

8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.

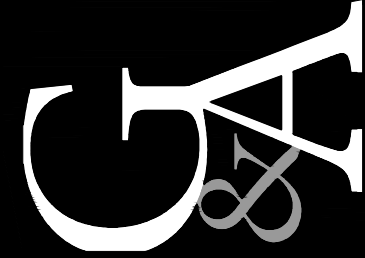
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCE
NTS



2. PROTECTED TREE PROTECTION FENCE
NTS



TREE SURVEY



2/20/2018

Drawn By: --
Date: 10/30/2017
Scale: #####
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

16326

T1.2

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

DOCUMENTS ARE
INCOMPLETE AND MAY NOT
BE USED FOR
REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

LAKE SIDE
— CROSSING —

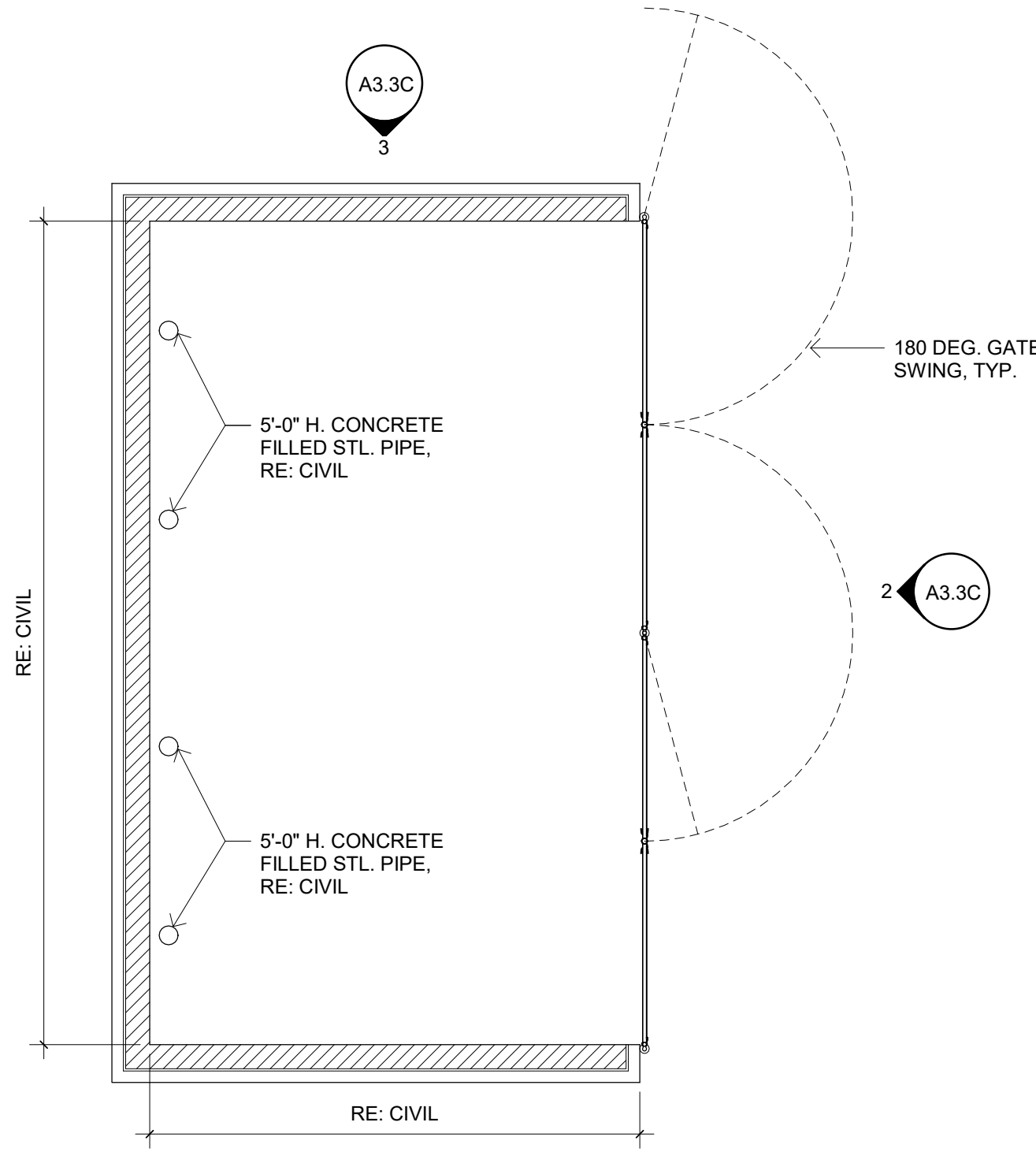
unscripted
HOTELS

NEWSTREAM
COMMERCIAL

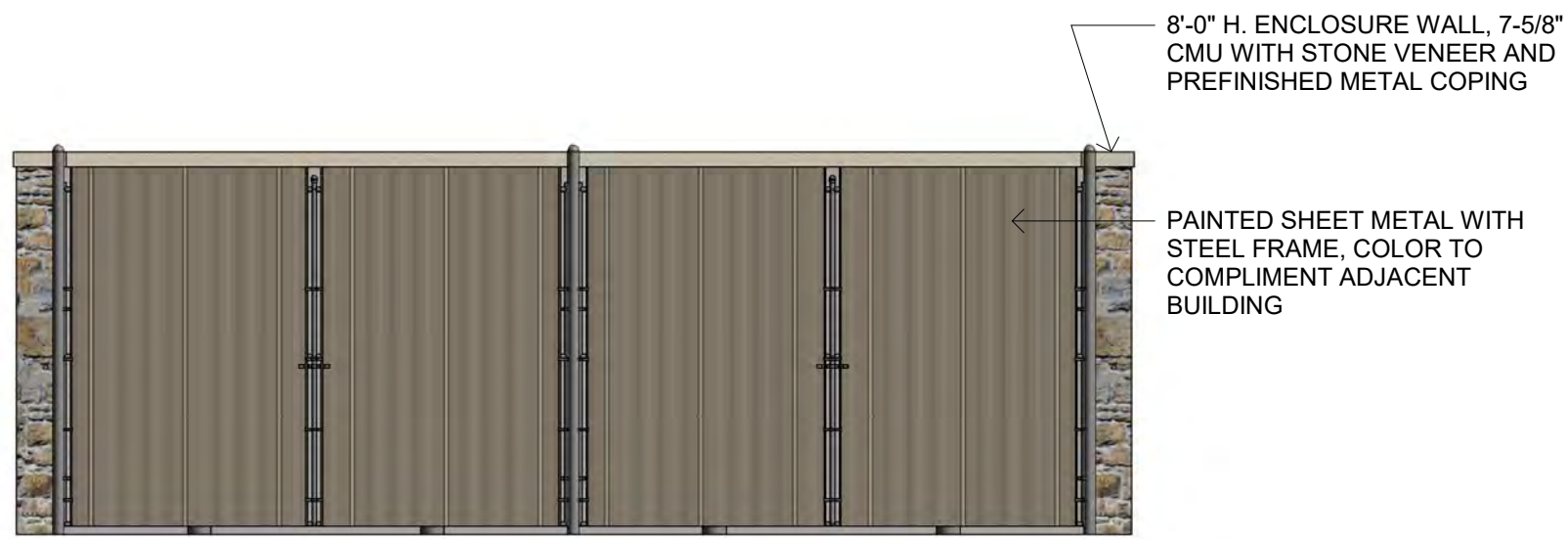
NO.	REVISION	DATE
4	REVISION 4	02.06.18
5	REVISION 5	02.20.18

Project #:	14001
Date	NOVEMBER 2017
Drawn by:	MRT
Checked by:	MRT

A3.3C
DUMPSTER
ENCLOSURE



1 DUMPSTER ENCLOSURE
SCALE: 1/4" = 1'-0"

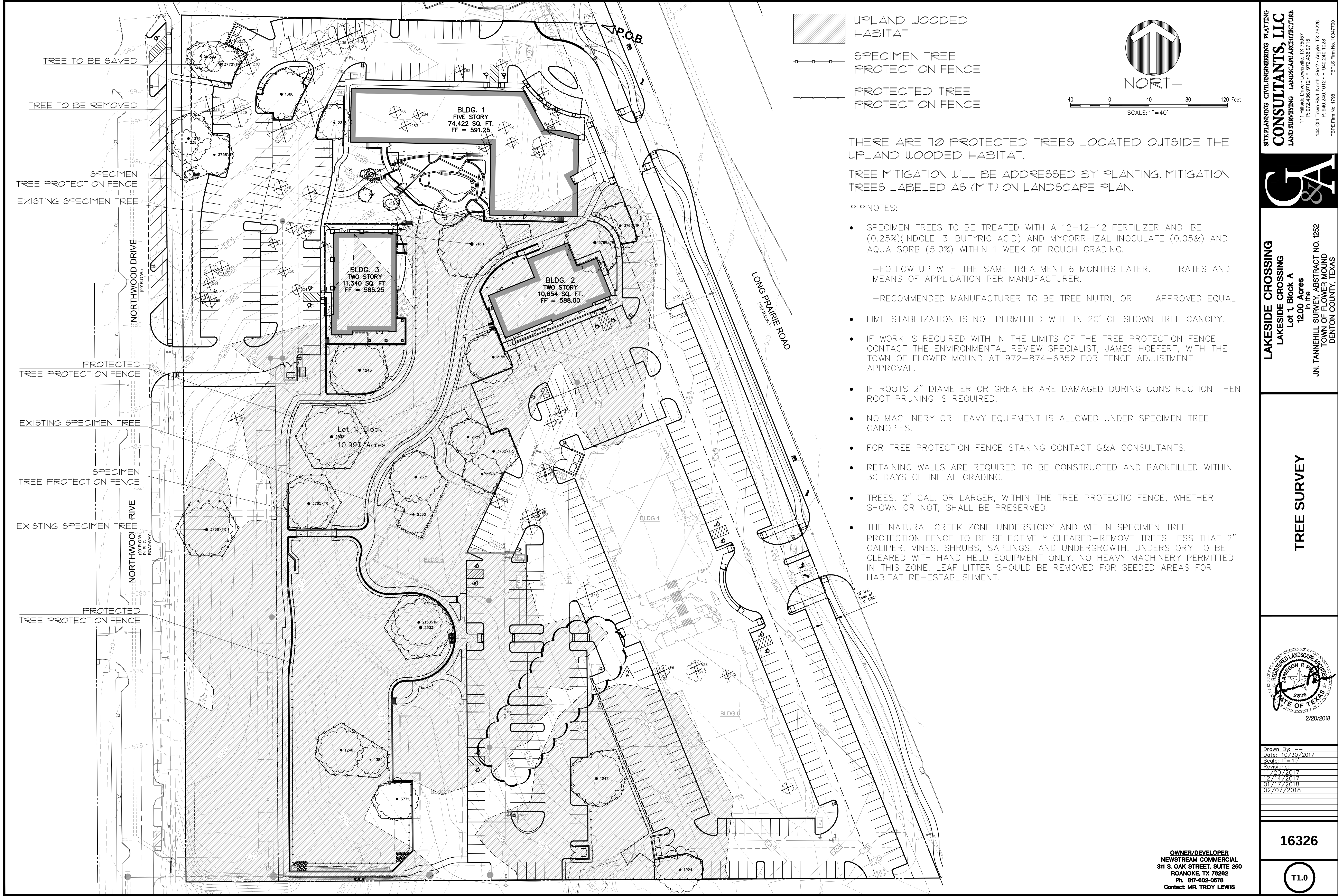


2 ELEVATION - FRONT
SCALE: 1/4" = 1'-0"

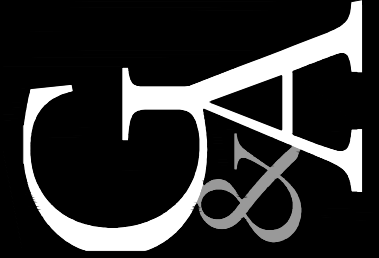


3 ELEVATION - SIDE
SCALE: 1/4" = 1'-0"





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LAKESIDE CROSSING
LAKESIDE CROSSING
Lot 1, Block A
12.00 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



Drawn By: ---
Date: 10/30/2017
Scale: 1" = 40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018

16326

T1.0

TREE CHART											
LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
1	1	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
2	2	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
3	3	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
4	4	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
5	5	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
6	6	13	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
7	7	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
8	8	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
9	10	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
10	11	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
11	12	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
12	13	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
13	14	9.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
14	25	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
15	26	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
16	27	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
17	28	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
18	32	6	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
19	35	8	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
20	225	17.5	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
21	226	19	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
22	227	13	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
23	228	21	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
24	229	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
25	230	14	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
26	231	13.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
27	232	14.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
28	233	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
29	234	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
30	235	18	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
31	236	21.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
32	237	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
33	238	17.5	POST OAK	Quercus stellata	Yes	Yes	No	0	0	No	Street buffer
34	240	6.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
35	241	6	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
36	242	7	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
37	243	7.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
38	244	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
39	245	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
40	246	9.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
41	248	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
43	250	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
44	251	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
45	252	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
46	263	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
47	279	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
48	280	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
50	282	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
51	283	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
52	284	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
53	285	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
54	286	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk
55	287	11	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	

***UWH = UPLAND WOODED HABITAT

***UPLAND WOODED HABITAT MITIGATION FOR RESIDENTIAL PORTION OF THE DEVELOPMENT (0.882 OF AN ACRE) WILL BE PAID AT THE PRE-CON (\$13,250).

***TREE MITIGATION WILL BE ADDRESSED BY PLANTING. MITIGATION TREES LABELED AS (MIT) ON LANDSCAPE PLAN.

TREE MITIGATION CALCULATION:

Total # of specimen trees:	26
Specimen trees to be removed:	0
Specimen tree mitigation (2X cal. inches removed):	0

*All specimen trees preserved were Post Oaks.

Protected trees located outside UWH:	70
Protected tree mitigation:	62
Protected tree credits (less post oaks) w/in B.A.:	1
Credits for post oak trees preserved w/in B.A.:	42

Total required tree mitigation:	19
Total provided 3" cal. mitigation trees	19 (3" cal.) trees

LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
56	288	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	1	0	No	
57	289	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
58	290	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
59	291	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
60	292	5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
61	293	4	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
62	294	4.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
63	295	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
64	298	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
65	299	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
66	300	10.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Multi-trunk
67	301	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
68	302	10	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
69	303	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
70	304	7	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
71	311	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
72	314	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
73	315	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
74	316	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
75	317	7.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
76	321	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk
77	322	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
78	323	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
79	324	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
80	325	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
81	326	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
82	1245	26	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
83	1246	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
84	1247	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
85	1379	22.5	POST OAK	Quercus stellata	Yes	Yes	No	0	0	No	Street buffer
86	1380	22.5	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
87	1382	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
88	1924	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
89	2158	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	0	0	Yes	
90	2159	30	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Health Issue
91	2160	32	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
92	2326	25	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Cavity/Bee Hive
93	2327	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
94	2328	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
95	2330	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
96	2331	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
97	2332	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
98	2333	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
99	3758	27.5	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
100	3760	29	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
101	3762	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Cavity/ Storm Damage
102	3763	31	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
103	3765	31	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
104	3766	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
105	3770	29	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
106	3771	26	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Health Issue
								43	62		

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LAKESIDE CROSSING
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Lot 1, Block A
12.00 Acres
in the
JUN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



2/20/2018

Drawn By: --
Date: 10/30/2017
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01/22/2018
02/08/2018

16326

T1.1

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.

2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.

2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).

3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.

4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.

2) All trees within the project area shall be pruned to:

(i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter

(ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.

(iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.

(iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.

3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning

4) No more than 20 percent of live foliage shall be removed from any tree.

5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.

2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.

3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,

4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.

5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.

2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.

3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material

4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.

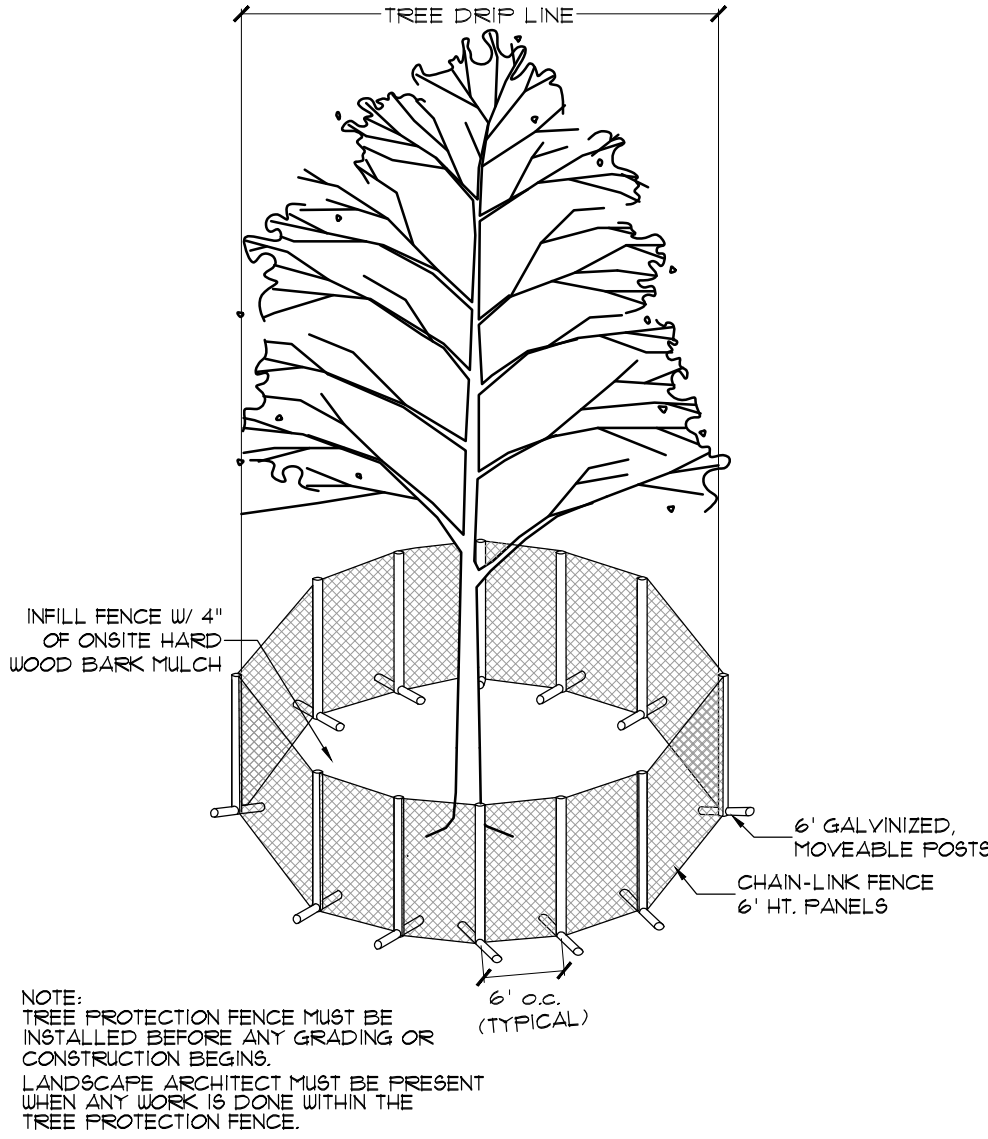
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).

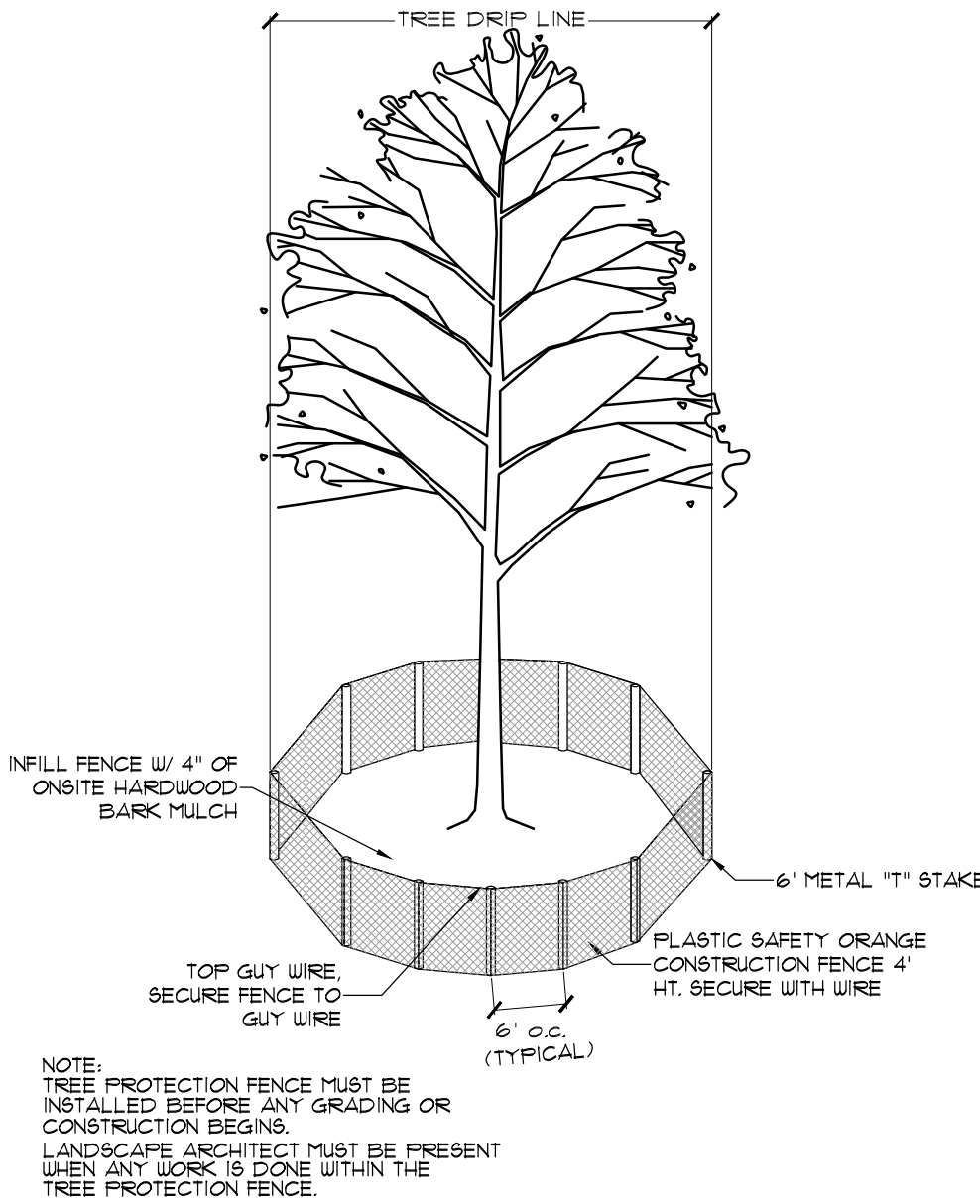
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.

8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.

9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

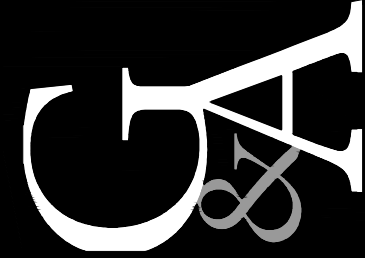


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NTS



2. PROTECTED TREE PROTECTION FENCE
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Contact: MR. TROY LEWIS



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: February 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0010 - Stone Hill Farms Retail East II Addition) to create a non-residential subdivision. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion site plan application (SP17-0016) for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the replat is to realign lot lines between Lots 2R, 3R, and 4R of the Stone Hill Farms Retail East II Addition. The site is undeveloped and contains approximately 8.93 acres. The proposed car dealership facility will be located on proposed Lot 2R1 and will contain approximately 5.48 acres. Lot 3R will contain approximately 1.78 acres and Lot 4R will contain approximately 1.67 acres. The property is currently zoned Planned Development District-43 (PD-43) with Commercial District-2 (C-2) uses.

The replat abandons several easements and creates new easements to facilitate the construction of a car dealership facility, as well as non-residential buildings on the remaining two lots. A 26-foot access easement providing access to the joint Upper Trinity and the Town's pump station facility located to the east of the subject site. The easement has been slightly realigned from the previous approved and recorded plat, but will continue to provide access to the facility. The Town will be responsible for construction and maintenance of the 26-foot access driveway. Specifics of this easement agreement are being worked out by the Town and the developer.

Access to the lots will be from Justin Road and Stone Hill Farms Parkway. All lots will connect through mutual access easements. The replat depicts required setbacks, buffers, existing and proposed easements on all three lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved and Recorded Plat

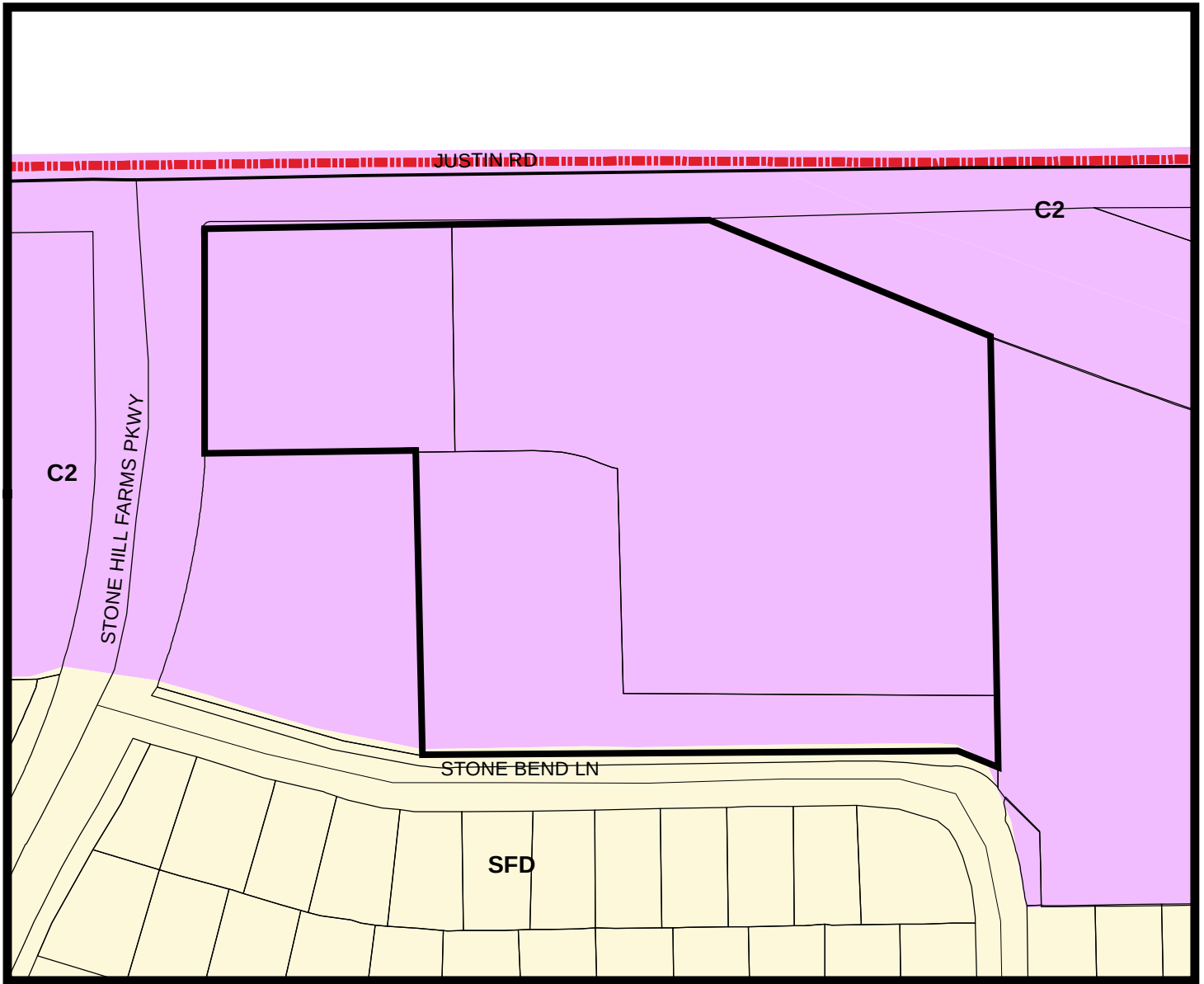
B. Application Details

1. Replat

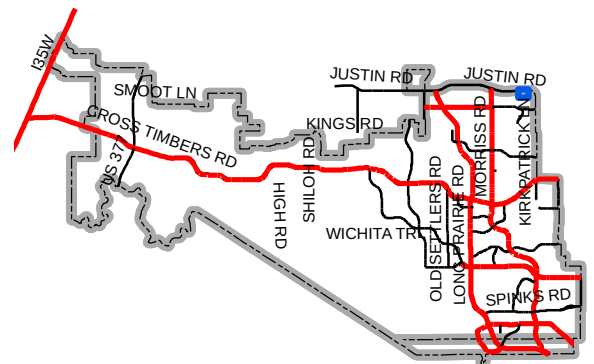
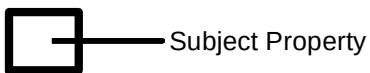


Vicinity Map

Reference Project: RP17-0010



LEGEND



Map Location



January 30, 2018

Ms. Poornima Kashyap
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: Letter of Intent for the Re-Plat (Stone Hill Farms RP17-0010)

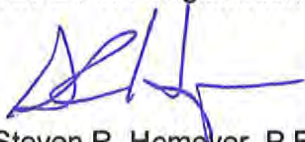
Dear Ms. Kashyap,

Homeyer Engineering, Inc. on behalf of our client Stone Hill FM, LLC, is submitting a re-plat for Lots 2R, 3R & 4R, Block-A of the Stone Hill Farms Retail East II Addition. The existing zoning for the plat is PD-43 with C-2 uses. We are proposing to re-plat the subject property into three (3) lots. Zoning for the new lots will remain the same.

I would like to thank you in advance for your consideration of this request and would respectfully ask that you support our application for this re-plat. If you have any questions regarding the plat, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com.

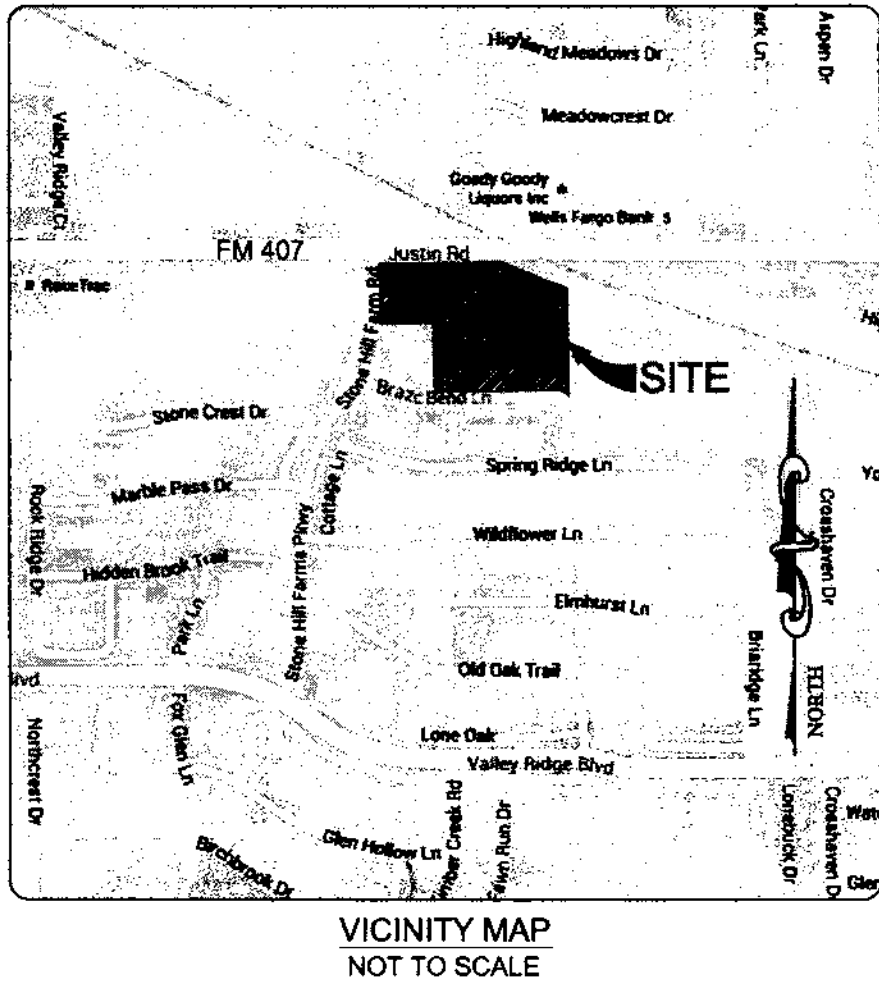
Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440



Steven R. Homeyer, P.E.
President

Doc-2259

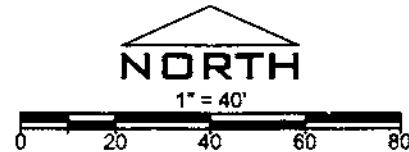
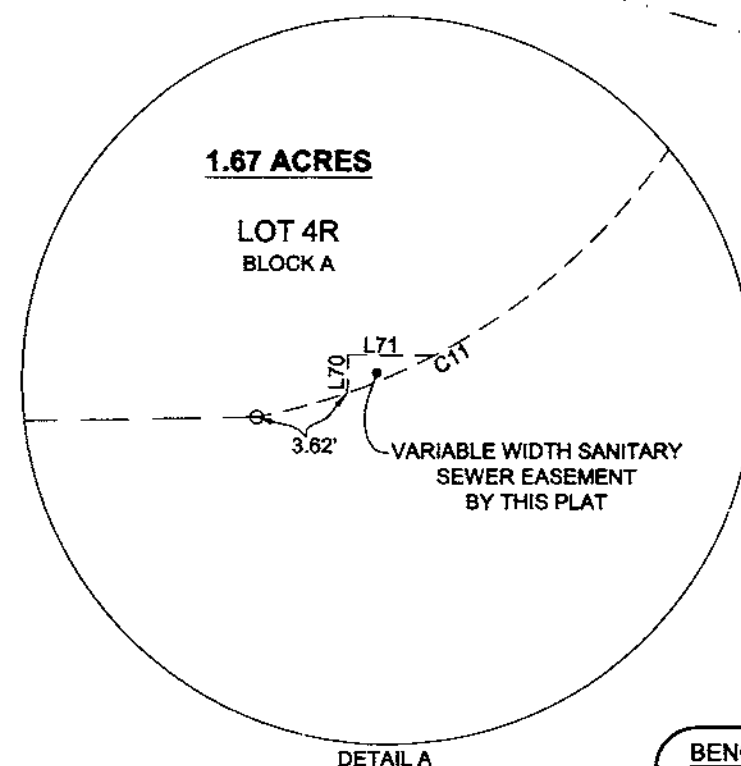


GENERAL NOTES:

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 535 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED PD-43 FOR COMMERCIAL 2 (C-2) USES.
- THE PURPOSE OF THIS REPLAT IS TO CREATE 3 COMMERCIAL LOTS.
- ALL DRAINAGE EASEMENTS AND DETENTION PONDS ARE PRIVATE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- THERE IS A 35'X35' VISIBILITY & UTILITY EASEMENT AT ALL RIGHT OF WAY INTERSECTIONS.

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 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.



LEGEND

R.O.W. = RIGHT OF WAY
B.L. = BUILDING LINE
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CAP/IRF = CAPPED IRON ROD FOUND
CAP/IRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORD DENTON COUNTY TEXAS
D.C. = DOCUMENT
INST. = INSTRUMENT
U.E. = UTILITY EASEMENT
PED.E. = PEDESTRIAN EASEMENT
C = ROAD CENTERLINE
S = SURVEY LINE

SURVEYOR:
KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
F.M. 407 PARTNERS, LTD.
3001 KNOX STREET, SUITE 207
DALLAS, TX 75205
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER:
HOMER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9985
TBPE FIRM #F-8440

BENCHMARKS:

TOWN OF FLOWER MOUND BM #52: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHEAST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF THE INTERSECTION OF CALISTO WAY AND YEDDO PATH, ± 700' NORTH OF KIRKPATRICK LANE TRAIL DRIVE JUST NORTH OF KINGS DRIVE.

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E 2,410,850.890
ELEV=611.71

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N 7,071,869.584
E 2,412,597.679
ELEV=58.19

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

CLAUDIO FOREST, CHAIRMAN
PLANNING AND ZONING COMMISSION

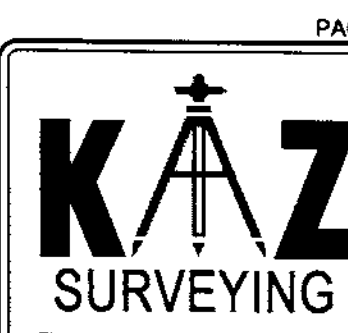
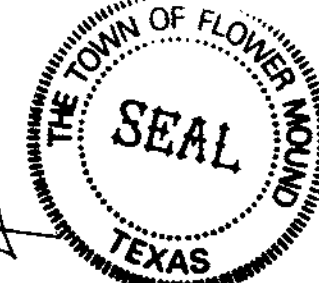
DOUG POWELL, EXECUTIVE DIRECTOR
OF DEVELOPMENT SERVICES

DATE: 12/16/16, 2016

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND



PAGE 1 OF 2

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150954-RP

DRAWN BY: TK

DATE: 11-21-2016

R.P.L.S.

KENNETH A. ZOLLINGER

REPLAT
A RECORD PLAT OF LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

BEING A REPLAT OF LOTS 1 & 2, BLOCK A,
STONE HILL FARMS RETAIL EAST ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN CAB. U, PG. 182,
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND CASE NO. RP15-0010

Filed for Record
in the Official Records Of:
Denton County
On: 12/16/2016 2:44:24 PM
In the PLAT Records
STONE HILL FARMS RETAIL EAST
Doc Number: 2016 - 2259
Number of Pages: 2
Amount: 100.00
Order: 20161216000474
By: BF

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°42'02" W	3.75
L2	S 00°24'42" E	65.50
L3	N 89°35'18" E	274.05
L4	S 68°13'09" E	55.13
L5	S 00°24'42" E	72.19
L6	S 89°38'43" W	171.10
L7	N 67°29'11" W	18.10
L8	S 88°42'54" W	64.29
L9	N 00°24'42" W	212.62
L10	N 89°35'18" E	274.05
L11	S 68°13'09" E	55.13
L12	S 00°24'42" E	72.61
L13	S 89°47'07" W	170.91
L14	N 67°29'11" W	18.10
L15	S 89°13'54" W	63.39
L16	N 00°24'42" W	70.79
L17	NORTH	33.58
L18	SOUTH	50.58
L19	S 89°35'18" W	185.60
L20	N 00°24'42" W	32.00
L21	N 89°35'18" E	107.05
L22	N 00°24'09" W	332.70
L23	N 89°54'03" E	44.35
L24	N 89°54'03" W	175.78
L25	NORTH	232.92
L26	N 67°29'11" W	18.10
L27	S 88°42'54" W	30.00
L28	S 89°35'18" W	11.01
L29	N 00°24'42" W	15.00
L30	N 89°35'18" E	15.00
L31	S 00°24'42" E	15.00
L32	S 89°35'18" W	15.00
L33	N 00°24'42" W	15.00
L34	S 89°35'18" W	18.59
L35	S 88°36'19" W	38.31
L36	SOUTH	218.06
L37	S 89°54'03" E	175.78
L38	N 89°47'07" E	80.56
L39	S 89°47'07" W	98.92
L40	N 01°03'44" W	62.43

LINE TABLE		
LINE	BEARING	DISTANCE
L41	WEST	13.17
L42	NORTH	41.00
L43	EAST	13.17
L44	S 89°35'18" W	15.00
L45	N 00°24'42" W	15.00
L46	N 89°35'18" E	15.00
L47	NORTH	15.07
L48	S 89°47'07" W	15.00
L49	S 89°56'28" W	19.95
L50	SOUTH	15.11
L51	S 86°44'28" W	75.61
L52	N 87°15'03" W	44.93
L53	S 88°55'00" W	486.93
L54	N 01°05'00" W	212.86
L55	S 01°05'00" E	212.55
L56	N 88°55'00" E	486.93
L57	S 86°13'45" E	45.00
L58	S 01°17'06" E	15.00
L59	N 01°17'06" W	15.00
L60	S 81°05'50" E	7.62
L61	N 89°34'30" E	31.79
L62	N 88°06'06" E	6.10
L63	N 88°27'42" E	15.70
L64	N 89°58'05" E	16.24
L65	N 89°34'30" E	74.81
L66	N 88°05'52" E	21.23
L67	S 88°25'01" W	17.86
L68	N 81°09'50" W	6.57
L69	S 89°13'13" E	29.58
L70	S 88°37'31" E	143.22
L71	N 00°46'47" E	1.45
L72	S 89°13'13" E	3.29
L73	N 90°00'00" W	21.37

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, F.M. 407 PARTNERS, LTD., is the sole owner of a tract of land located in the Elisha Smith Survey, Abstract Number 1160, in the Town of Flower Mound, Denton County, Texas, according to Deed to F.M. 407 Partners, LTD., as recorded in instrument No. 95-R0067191, Denton County, Texas, and being Lot 2, Block A of Stone Hill Farms Retail East Addition, an addition in the Town of Flower Mound, Denton County, Texas, according to the Plat Records of said County, recorded in Cabinet U, Page 182 of the Plat Records of Denton County, Texas, the subject tract being more particularly described as follows;

BEGINNING at an "X" cut found at the most Westerly Southwest corner of said Lot 2, Block A, same being the Northwest corner of Lot 1, Block A of said Stone Hill Farms Retail East Addition and also being in the in the East line of Stone Hill Farms Parkway;

THENCE along said East line and along a curve to the left whose radius is 850.00 feet and whose long chord bears, North 01 degrees 27 minutes 48 seconds East, 76.64 feet and an arc length of 76.66 feet to the P.T. of said curve;

THENCE continuing along said East line, North 00 degrees 59 minutes 44 seconds West, 191.59 feet to a ½ inch iron rod found at the Northwest corner of said Lot 2, Block A and also being in the South line of F.M. Highway 407, also known as Justin Road;

THENCE along said South line, North 88 degrees 34 minutes 30 seconds East, 548.98 feet to a ½ inch iron rod found at the most Northerly Northeast corner of said Lot 2, Block A and also being in the Southwesterly line of the Gulf, Colorado and Santa Fe Railroad;

THENCE along said Southwesterly line, and along a curve to the left whose radius is 9242.00 feet and whose long chord bears, South 68 degrees 29 minutes 07 seconds East, 309.42 feet and an arc length of 309.43 feet to a capped iron rod found stamped #1816 at the Northeast corner of said Lot 2, Block A and also being the Northwest corner of Lot 1-X, Block M, Stone Hill Farms Phases one and two of Section One according to the plat recorded in Cabinet O, Page 93, Plat Records, Denton County, Texas;

THENCE along the common line of said Lot 2, Block A and Lot 1-X, Block M, South 01 degrees 03 minutes 44 seconds East, 479.11 feet to a yellow capped iron rod found at the Southeast corner of said Lot 2, Block A, and also being in the North line of Stone Bend Lane;

THENCE along said North line and along a curve to the left whose radius is 70.00 feet and whose long chord bears North 64 degrees 26 minutes 49 seconds West, 62.69 feet and an arc length of 65.01 feet to a yellow capped iron rod found at the P.T. of said curve;

THENCE continuing along said North line, South 88 degrees 55 minutes 00 seconds West, 542.10 feet to a ½ inch iron rod found;

THENCE continuing along said North line, North 82 degrees 42 minutes 02 seconds West, 3.75 feet to a ½ inch iron rod found at the most Southerly Southwest corner of said Lot 2, Block A and also being the Southeast corner of the aforementioned Lot 1, Block A;

THENCE along the common line of said Lots 1 and 2, North 01 degrees 01 minutes 46 seconds West, 307.24 feet to an "X" cut found at an ell corner of said Lot 2 and the Northeast corner of said Lot 1;

THENCE continuing along the common line of said Lots 1 and 2, South 88 degrees 58 minutes 55 seconds West, 236.57 feet to the PLACE OF BEGINNING and containing 8.93 acres of land;

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, F.M. 407 PARTNERS, LTD., does hereby adopt this Replat designating the herein above described property as **Stone Hill Farms Retail East II Addition**, an Addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot 2R, Block A, is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

BY: F.M. 407 PARTNERS, LTD.

Paul Bosco, Jr.
SIGNATURE

PAUL BOSCO, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared PAUL BOSCO, JR., of Flower Mound, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8 day of NOVEMBER, 2016.

Jordan D. Huneycutt
Notary Public in and for
State of Texas
My Commission Expires: MAY 07, 2018



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, DENTON COUNTY, TEXAS.

Kenneth A. Zollinger
KENNETH A. ZOLLINGER R.P.L.S. #5312 DATE 9-29-16

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS 29 DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.



REPLAT

A RECORD PLAT OF LOT 2R, BLOCK A

STONE HILL FARMS RETAIL EAST II ADDITION

AN ADDITION TO THE TOWN OF FLOWER MOUND,

DENTON COUNTY, TEXAS

BEING A REPLAT OF LOTS 1 & 2, BLOCK A,

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TOWN OF FLOWER MOUND CASE NO. RP15-0010

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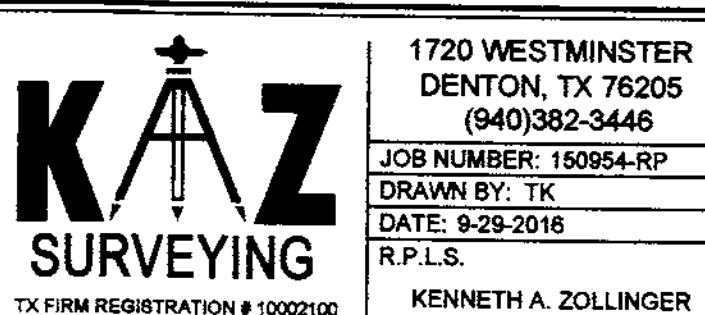
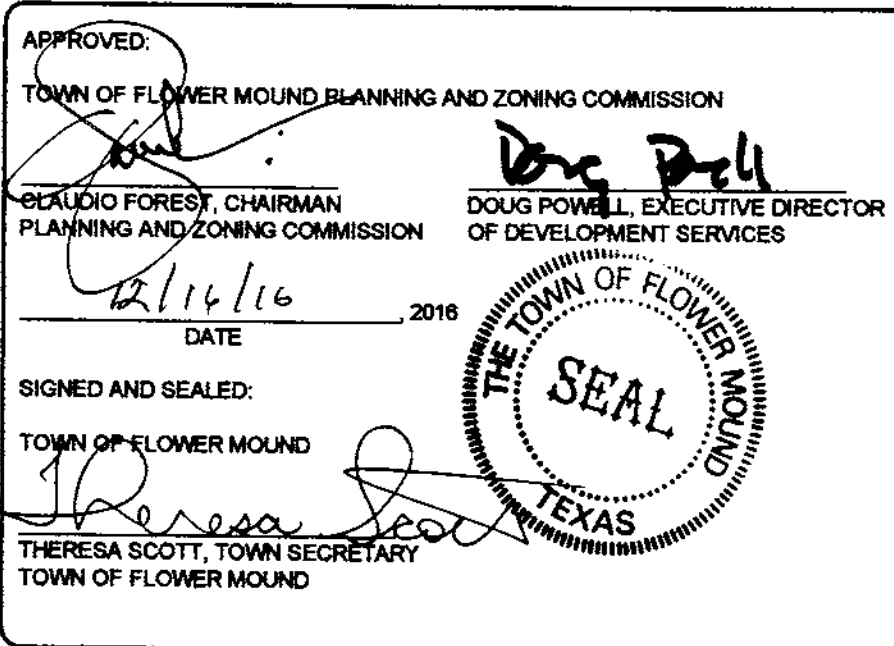
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2541 JACOBSON DR.
LEWISVILLE, TX 75067
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER:

HOMER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
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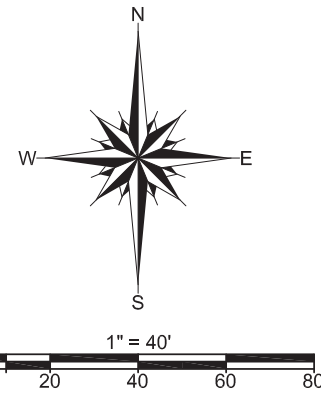
VICINITY MAP
NOT TO SCALE

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L.E. = LANDSCAPE EASEMENT
S.E. = SIGN EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
PED.E. = PEDESTRIAN EASEMENT
NAD 83 = NORTH AMERICAN DATUM 1983

— = ROAD CENTERLINE
— = SURVEY LINE

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

STONE HILL FM, LLC
2541 JACOBSON DRIVE
LEWISVILLE, TX 75067-8200
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER:

HOMER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75057
PHONE: (972) 906-9985
TBPE FIRM #F-8440

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APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

PERFECTO SOLIS, CHAIRMAN
PLANNING AND ZONING COMMISSION

CHUCK RUSSELL, TOWN PLANNER

DATE: _____, 2018

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND



www.kazsurveying.com

PAGE 1 OF 2

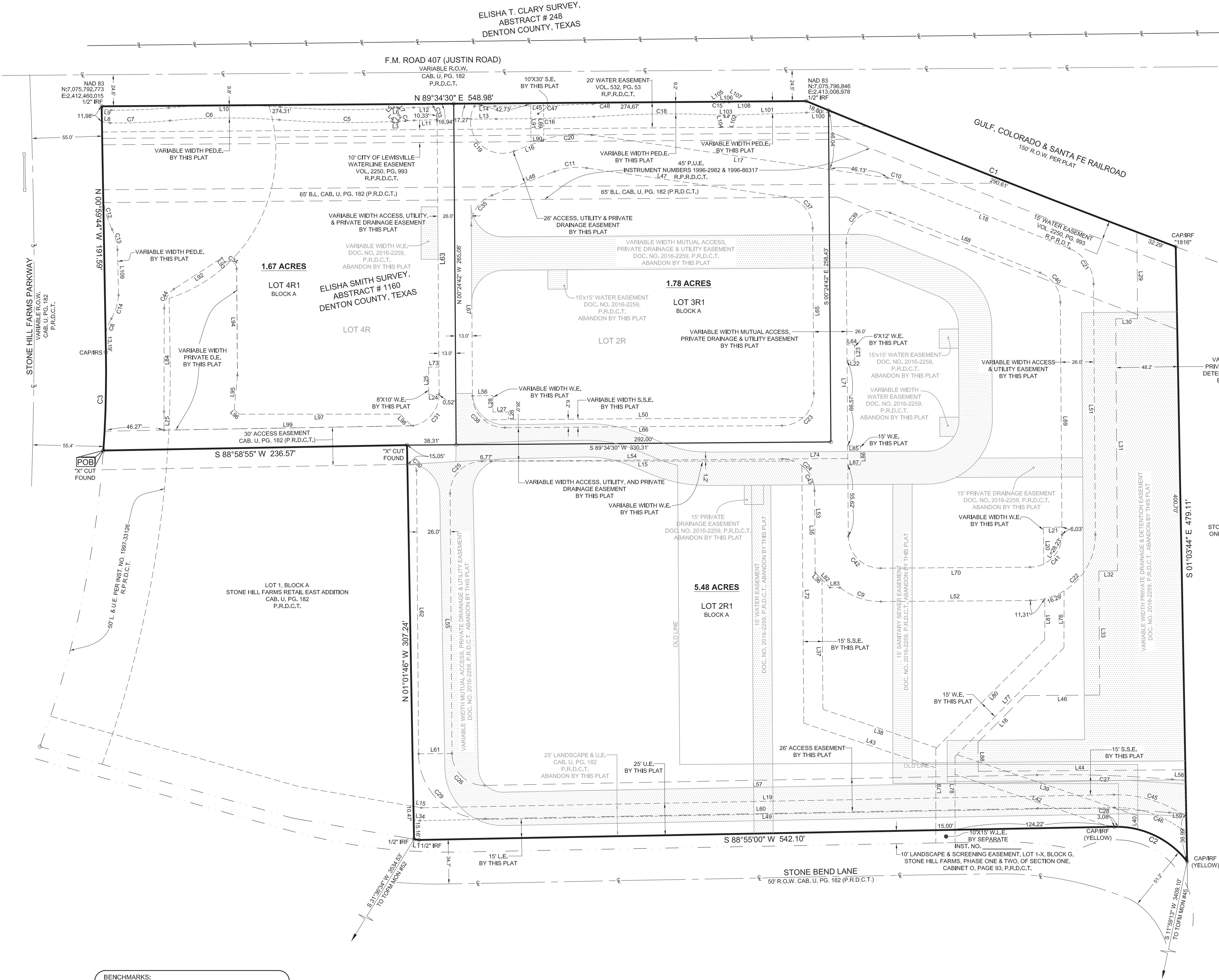
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JOB NUMBER: 150954-RP
DRAWN BY: TK
DATE: 2-19-2018
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT

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TOWN OF FLOWER MOUND CASE NO. RP17-0010



LOT 1-X, BLOCK M
STONE HILL FARMS, PHASE
ONE & TWO, SECTION ONE
CAB. O, PG. 93
P.R.D.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, STONE HILL FM, LLC, is the sole owner of a tract of land located in the Elisha Smith Survey, Abstract Number 1160, in the Town of Flower Mound, Denton County, Texas, according to Deed to Stone Hill FM LLC, as recorded in Instrument No. 2016-141999, Denton County, Texas, and being Lot 2R, Block A of Stone Hill Farms Retail East II Addition, an addition in the Town of Flower Mound, Denton County, Texas, according to the Plat Records of said County, recorded in Document Number 2016-2259 of the Plat Records of Denton County, Texas, the subject tract being more particularly described as follows; BEGINNING at an "X" cut found at the most Westerly Southwest corner of said Lot 2, Block A, same being the Northwest corner of Lot 1, Block A of said Stone Hill Farms Retail East Addition and also being in the in the East line of Stone Hill Farms Parkway; THENCE along said East line and along a curve to the left whose radius is 850.00 feet and whose long chord bears, North 01 degrees 27 minutes 48 seconds East, 76.64 feet and an arc length of 76.66 feet to the P.T. of said curve; THENCE continuing along said East line, North 00 degrees 59 minutes 44 seconds West, 191.59 feet to a ½ inch iron rod found at the Northwest corner of said Lot 2, Block A and also being in the South line of F.M. Highway 407, also known as Justin Road; THENCE along said South line, North 89 degrees 34 minutes 30 seconds East, 548.98 feet to a ½ inch iron rod found at the most Northerly Northeast corner of said Lot 2, Block A and also being in the Southwesterly line of the Gulf, Colorado and Santa Fe Railroad; THENCE along said Southwesterly line, and along a curve to the left whose radius is 9242.00 feet and whose long chord bears, South 68 degrees 29 minutes 07 seconds East, 309.42 feet and an arc length of 309.43 feet to a capped iron rod found stamped #1816 at the Northeast corner of said Lot 2, Block A and also being the Northwest corner of Lot 1-X, Block M, Stone Hill Farms Phases one and two of Section One according to the plat recorded in Cabinet O, Page 93, Plat Records, Denton County, Texas; THENCE along the common line of said Lot 2, Block A and Lot 1-X, Block M, South 01 degrees 03 minutes 44 seconds East, 479.11 feet to a yellow capped iron rod found at the Southeast corner of said Lot 2, Block A, and also being in the North line of Stone Bend Lane; THENCE along said North line and along a curve to the left whose radius is 70.00 feet and whose long chord bears North 64 degrees 26 minutes 49 seconds West, 62.69 feet and an arc length of 65.01 feet to a yellow capped iron rod found at the P.T. of said curve; THENCE continuing along said North line, South 88 degrees 55 minutes 00 seconds West, 542.10 feet to a ½ inch iron rod found; THENCE continuing along said North line, North 82 degrees 42 minutes 02 seconds West, 3.75 feet to a ½ inch iron rod found at the most Southerly Southwest corner of said Lot 2, Block A and also being the Southeast corner of the aforementioned Lot 1, Block A; THENCE along the common line of said Lots 1 and 2, North 01 degrees 01 minutes 46 seconds West, 307.24 feet to an "X" cut found at an ell corner of said Lot 2 and the Northeast corner of said Lot 1; THENCE continuing along the common line of said Lots 1 and 2, South 88 degrees 58 minutes 55 seconds West, 236.57 feet to the PLACE OF BEGINNING and containing 8.93 acres of land;

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT, STONE HILL FM, LLC, does hereby adopt this Replat designating the herein above described property as **Stone Hill Farms Retail East II Addition**, an Addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

BY: STONE HILL FM, LLC

SIGNATURE

PAUL BOSCO, JR., PRESIDENT

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared PAUL BOSCO, JR., of Lewisville, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for
State of Texas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. # 5312 DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 82°42'02" W	3.75'
L2	S 47°39'15" W	1.67'
L3	N 89°25'32" W	2.66'
L4	N 50°26'32" W	1.35'
L5	N 38°47'21" E	1.43'
L6	S 89°25'32" E	2.66'
L7	S 30°05'14" E	1.03'
L8	N 81°05'50" W	6.57'
L9	S 81°05'50" E	7.62'
L10	N 89°34'30" E	31.79'
L11	S 88°25'01" W	17.86'
L12	N 88°27'42" E	15.70'
L13	S 89°56'28" W	19.92'
L14	N 89°58'05" E	16.01'
L15	N 90°00'00" E	236.42'
L16	N 69°11'26" E	24.00'
L17	S 81°45'23" E	233.00'
L18	S 68°14'49" E	139.92'
L19	N 88°55'00" E	539.68'
L20	N 00°38'39" W	17.86'
L21	N 89°21'21" E	14.44'
L22	N 89°35'18" E	6.00'
L23	N 00°24'42" W	12.00'
L24	S 89°35'19" W	8.00'
L25	N 00°23'51" W	21.50'
L26	N 00°00'00" W	6.00'
L27	S 89°34'30" W	12.00'
L28	N 00°00'00" E	12.80'
L29	S 00°24'09" E	67.42'
L30	S 89°35'51" W	17.01'
L31	S 00°24'09" E	196.46'
L32	S 89°35'18" W	14.51'
L33	N 00°24'09" W	96.65'
L34	S 89°40'10" W	95.09'
L35	S 00°24'42" E	63.90'
L36	S 45°06'59" E	7.49'
L37	N 00°24'45" W	101.02'
L38	N 71°17'46" W	93.54'
L39	N 71°17'46" W	148.66'
L40	S 00°06'05" W	10.56'
L42	S 71°17'46" E	127.64'
L43	S 71°17'46" E	108.63'
L44	S 89°34'35" W	161.54'
L45	N 89°35'18" E	10.00'
L46	N 89°35'44" E	58.45'
L47	S 81°45'23" E	156.32'
L48	N 69°11'26" E	52.18'
L49	N 88°55'00" E	541.00'
L50	S 89°34'30" W	249.00'
L51	S 00°24'42" E	195.34'
L52	S 89°35'18" W	116.51'
L53	N 00°24'42" W	35.66'
L54	N 89°34'38" E	234.01'
L55	N 00°24'42" W	202.63'

LINE TABLE		
LINE	BEARING	DISTANCE
L56	S 89°34'30" W	16.00'
L57	N 88°55'00" E	430.51'
L58	S 85°11'57" E	10.45'
L59	N 85°11'57" W	13.18'
L60	S 88°55'00" W	430.51'
L61	S 89°35'18" W	25.98'
L62	S 00°24'42" E	220.64'
L63	N 00°24'42" W	212.62'
L64	S 89°35'18" W	6.00'
L65	S 00°24'42" E	128.59'
L66	S 89°34'20" W	216.00'
L67	N 00°24'42" W	132.67'
L68	S 68°14'49" E	125.80'
L69	S 00°24'09" E	181.22'
L70	S 89°35'18" W	116.48'
L71	N 00°24'42" W	228.69'
L72	S 00°24'45" E	200.71'
L73	N 89°35'19" E	8.00'
L74	N 89°34'30" E	51.05'
L75	N 00°07'54" E	14.37'
L76	S 00°03'58" W	44.22'
L77	S 45°00'00" W	119.99'
L78	S 00°00'00" E	57.08'
L79	N 00°00'00" W	63.57'
L80	N 45°00'00" E	120.01'
L81	N 00°03'58" E	31.85'
L82	N 45°06'59" W	16.27'
L83	S 89°46'03" W	7.69'
L84	N 00°07'30" E	80.54'
L85	N 89°35'18" E	9.92'
L86	S 00°24'42" E	15.00'
L87	S 89°35'18" W	9.92'
L88	N 00°32'25" W	22.62'
L89	S 00°24'42" E	30.00'
L90	S 89°34'30" W	10.00'
L91	N 00°24'42" W	30.00'
L92	N 57°00'36" E	44.68'
L93	S 32°59'24" E	4.07'
L94	S 00°24'42" E	83.09'
L95	S 05°29'28" W	26.66'
L96	S 45°00'00" E	5.24'
L97	N 90°00'00" E	125.53'
L98	S 45°00'00" E	12.83'
L99	S 88°59'26" W	193.04'
L100	N 90°00'00" W	21.69'
L101	S 88°05'52" W	60.63'
L102	S 17°17'24" W	1.53'
L103	N 89°25'32" W	2.66'
L104	N 12°00'03" W	1.50'
L105	N 58°10'16" E	0.92'
L106	S 89°55'36" E	2.66'
L107	S 56°05'35" E	0.93'
L108	N 88°05'52" E	21.23'
L109	N 01°19'24" W	35.43'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	9242.00'	309.43'	309.42'	S 68°29'07" E	1°55'06"
C2	70.00'	65.01'	62.69'	N 64°26'49" W	53°12'27"
C3	850.00'	76.66'	76.64'	N 01°27'48" E	5°10'03"
C4	24.98'	12.63'	12.50'	S 18°31'38" E	28°58'33"
C5	727.98'	105.15'	105.05'	N 89°46'16" W	8°16'32"
C6	509.95'	85.39'	85.29'	S 89°34'10" W	9°35'40"
C7	451.08'	41.62'	41.61'	S 87°24'56" W	5°17'12"
C8	30.91'	13.77'	13.66'	S 19°12'05" W	25°31'58"
C9	51.00'	34.41'	33.77'	N 71°04'49" W	38°39'47"
C10	51.00'	12.10'	12.07'	S 75°02'39" E	13°35'41"
C11	50.00'	25.35'	25.08'	N 83°43'01" E	29°03'11"
C12	64.86'	28.04'	27.82'	S 14°29'04" E	24°46'02"
C13	42.36'	16.51'	16.40'	S 14°49'16" E	22°19'45"
C14	43.52'	19.26'	19.10'	S 17°00'03" W	25°21'28"
C15	822.56'	9.41'	9.41'	S 87°29'27" E	0°39'20"
C16	1981.64'	76.20'	76.19'	N 88°40'57" E	2°12'11"
C17	450.48'	46.55'	46.53'	S 87°43'45" W	5°55'13"
C18	25.04'	2.43'	2.43'	S 01°26'49" W	5°33'43"
C19	25.00'	62.99'	47.60'	N 38°37'32" W	144°22'03"
C20	76.00'	38.65'	38.24'	N 83°45'41" E	29°08'30"
C21	30.00'	35.52'	33.48'	S 34°19'45" E	67°50'07"
C22	51.00'	80.11'	72.12'	S 44°35'18" W	90°00'00"
C23	25.01'	39.28'	35.37'	S 44°34'54" W	89°59'12"
C24	25.00'	39.28'	35.36'	N 45°25'06" W	90°00'48"
C25	25.02'	39.26'	35.35'	N 44°33'25" E	89°54'17"
C26	25.00'	39.56'	35.56'	S 45°44'51" E	90°40'18"
C27	1026.00'	105.37'	105.33'	S 88°08'28" E	5°53'04"
C28	1000.00'	102.70'	102.66'	N 88°08'28" W	5°53'04"
C29	51.00'	80.71'	72.55'	S 45°44'51" W	90°40'18"
C30	5.01'	7.92'	7.12'	N 45°42'53" W	90°36'23"
C31	25.00'	34.74'	32.01'	S 39°23'56" W	79°37'17"
C32	25.00'	39.02'	35.18'	N 44°17'54" E	89°25'12"
C33	25.00'	14.22'	14.03'	N 16°42'24" W	32°35'25"
C34	6.00'	12.84'	10.52'	S 61°42'02" E	122°34'40"
C35	25.00'	30.45'	28.60'	N 34°28'59" E	69°47'21"
C36	174.00'	43.48'	43.36'	S 83°16'01" E	14°18'58"
C37	25.00'	35.49'	32.59'	S 41°05'03" E	81°20'42"
C38	25.00'	39.28'	35.36'	N 45°25'06" W	90°00'48"
C39	25.00'	48.94'	41.49'	N 55°40'15" E	112°09'53"
C40	25.00'	29.60'	27.90'	S 34°19'29" E	67°50'39"
C41	25.00'	39.27'	35.35'	S 44°35'34" W	89°59'28"
C42	25.00'	39.27'	35.36'	N 45°24'42" W	90°00'00"
C43	25.00'	22.85'	22.06'	S 26°35'35" E	52°21'46"
C44	18.77'	17.34'	16.73'	N 26°35'47" E	52°56'35"
C45	95.00'	59.95'	58.96'	S 72°58'20" E	36°09'24"
C46	85.00'	61.21'	59.90'	S 70°25'25" E	41°15'36"
C47	1971.64'	76.50'	76.49'	N 88°42'05" E	2°13'23"
C48	822.56'	17.74'	17.74'	N 86°21'03" E	1°14'08"

APPROVED:
TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

PERFECTO SOLIS, CHAIRMAN
PLANNING AND ZONING COMMISSION

CHUCK RUSSELL, TOWN PLANNER

_____, 2018
DATE

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND



PAGE 2 OF 2

1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446

JOB NUMBER: 150954-RP
DRAWN BY: TK
DATE: 2-19-2018
R.P.L.S.
KENNETH A. ZOLLINGER

REPLAT
A RECORD PLAT OF LOTS 2R1, 3R1 & 4R1, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

BEING A REPLAT OF LOT 2R, 3R & 4R, BLOCK A,
STONE HILL FARMS RETAIL EAST II ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS, ACCORDING TO THE
PLAT RECORDED IN DOC. NO. 2016-2259,
OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND CASE NO. RP17-0010

SURVEYOR:

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

STONE HILL FM, LLC
2541 JACOBSON DRIVE
LEWISVILLE, TX 75067-8200
CONTACT: PAUL BOSCO, JR.
PHONE: (972) 741-7206

ENGINEER:

HOMMEYER ENGINEERING, INC.
P.O. BOX 294527
LEWISVILLE, TX 75067
PHONE: (972) 906-9985
TBPE FIRM #F-8440



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: February 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0016 - Stone Hill FM, LLC) to develop a car sales dealership. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion replat application (RP17-0010) for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 22,086-square-foot, two-story car dealership facility to be located on Lot 2R1 of the Stone Hill Farms Retail East II Addition. The property is currently zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses. The existing zoning on the site has allowed the proposed use by right since 1993.

On September 12, 2016, the Planning and Zoning Commission approved a site plan to develop a 20,160-square-foot, single-story car dealership facility to be located on Lot 2R of the Stone Hill Farms Retail East II Addition. On the same agenda a replat to create three lots was approved to accommodate the construction of the car dealership facility. Since then, the lot configuration, lot area, orientation and size of the building has significantly changed requiring a new site plan review and approval.

Access to the lot will continue to be from a mutual access easement that connects the site to Justin Road and Stone Hill Farms Parkway. The subject site no longer has direct frontage along Justin Road and continues to have no access to the single family subdivision to the south.

The site plan depicts all of the 88 required parking spaces for the car sales and service use calculated at the ratio of one space for every 250 square feet of the facility. In addition, the site plan depicts 201 display parking spaces located to the south of the proposed building.

PD-43 encompasses both residential and commercial uses. Landscaping standards within this PD provide specific screening requirements at the property line between dissimilar uses. The subject site is adjacent to Stone Hill Farms residential subdivision. However, the uses are separated by 50-foot right-of way for Stone Bend Lane. At the property line, the PD requires 10-foot landscape buffer to be owned and maintained by the residential homeowners association and a 15-foot landscape buffer to be owned and maintained by the commercial property owner.

The landscape plan depicts 20 live oak trees to be planted within the 15-foot landscape buffer on subject site. In addition to the existing plantings within the Stone Hill Farms Homeowner's Association (HOA) owned and maintained 10-foot landscape buffer, the applicant has entered into a private agreement with the association to plant additional trees and shrubs within this area. The screening requirements of the PD will be met with a combination of the proposed evergreen live oaks and the existing smaller trees and shrubs. The landscape plan also depicts required number of parking area trees. Display of cars is treated differently from the regular parking spaces and hence does not require every display parking space to be located within 50 feet of a tree. The proposed development complies with the Town's landscape requirements.

The site plan depicts necessary setbacks, landscape buffer and easements. The proposed site plan is consistent with the development guidelines in PD-43. The building materials, color and architecture meet the architectural standards of the Town's Master Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan Package

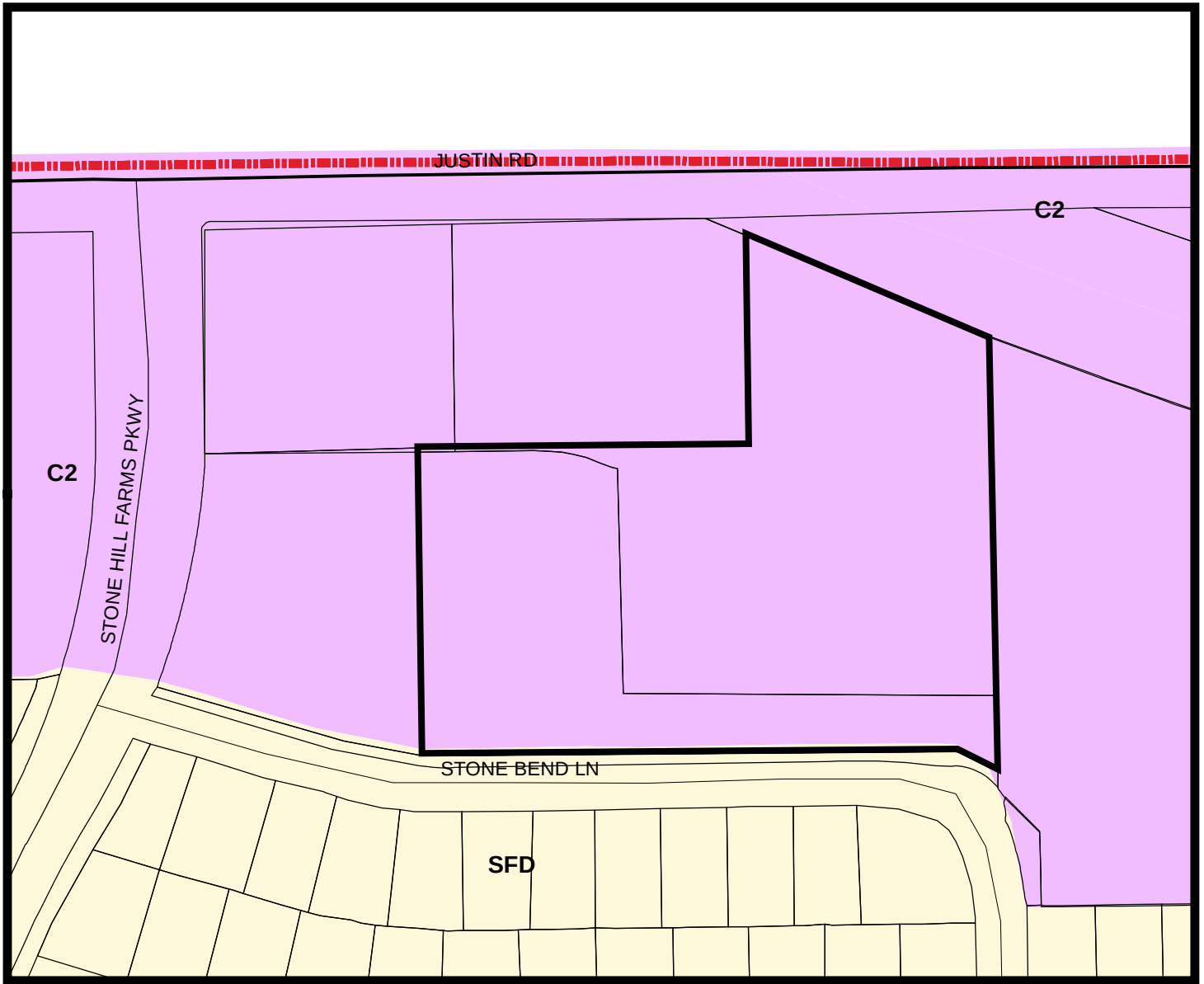
B. Application Details

1. Site Plan Package



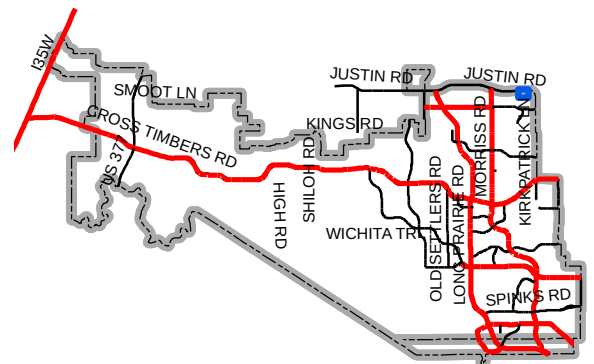
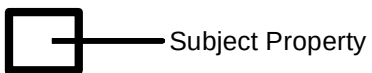
Vicinity Map

Reference Project: SP17-0016



LEGEND

- Commercial 2
- Single Family Density



Map Location



January 30, 2018

Ms. Poornima Kashyap
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: Letter of Intent for the Site Plan (Stone Hill FM, LLC SP17-0016)

Dear Ms. Kashyap,

Homeyer Engineering, Inc. on behalf of our client Stone Hill FM, LLC, is submitting a site plan for a proposed car dealership within Lot 2R1 of the "Stone Hill Farms Retail East II Addition" Plat. The car dealership will include activities such as sales, service and automobile displays. The site is currently zoned PD-43 with C-2 uses. We are not asking for any variances, exceptions or special considerations to the current zoning.

The site consists of the following:

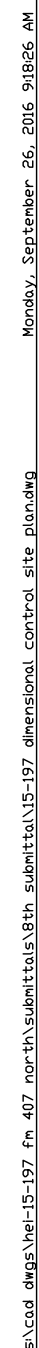
- Lot 2R1 is 5.48 acres or 238,608 SF (square feet).
- A proposed 2-story building, with 22,086 SF and a maximum height of 35-feet.
- Parking includes 88-customer spaces which includes 4-handicap spaces.
- 201-parking spots are provided for display purposes.
- A detention pond will be provided to reduce flows from the "Stone Hill Farms Retail East II Addition" Plat except for lot 4R (AutoZone). Lot 4R will provide its own detention.
- The pond area on the subject property is 18,340 SF (0.42 acres).
- A proposed 8-foot multi-purpose trail will be provided along the south side of FM 407.
- The site is not in a Specific Plan Area.
- No additional phases of development are proposed.
- Hours of operation are 6am to 10pm Monday through Saturday.

I would like to thank you in advance for your consideration of this request and would respectfully ask that you support our application for this site plan. If you have any questions regarding the plans, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com.

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer, P.E.
President



**DIMENSION
CONTROL SITE**

DRAWN: JDH

DATE: 01/06/2016

HEI #: 15-197

SHEET NO: C2

DIMENSIONAL CONTROL SITE PLAN

DRAWN: JDH

DATE: 01/06/2016

HEI #: 15-197

SHEET NO:
C2

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

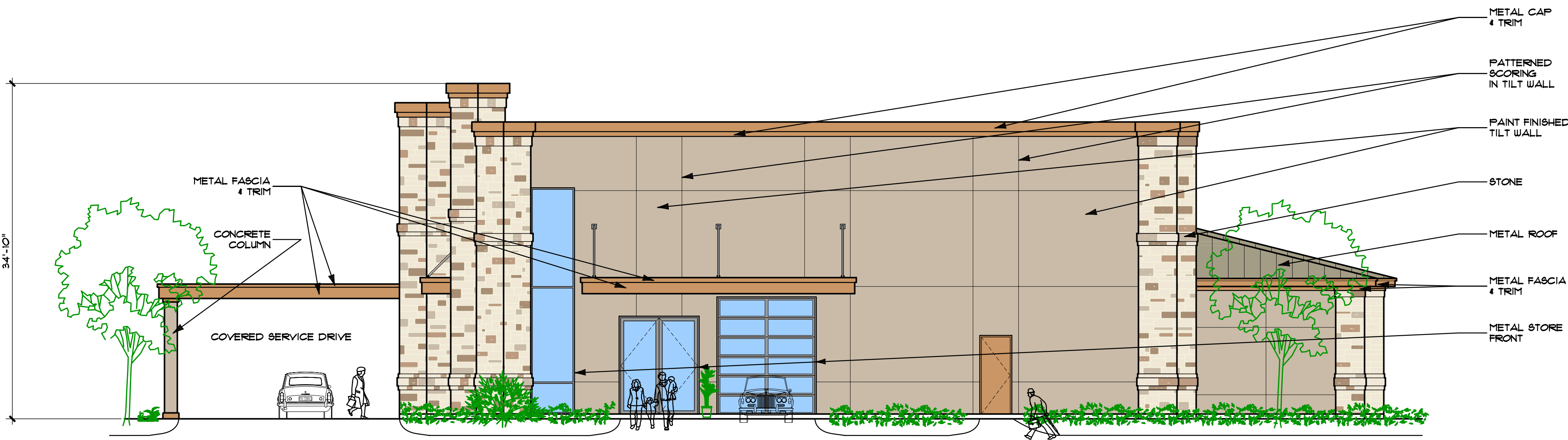
PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.

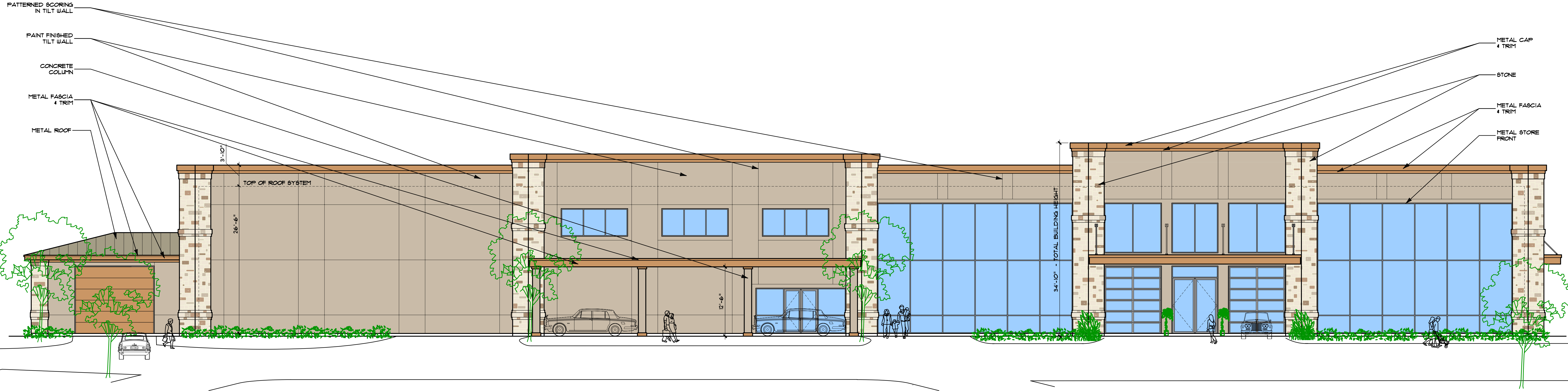
EVEN R. HOMEYER, PE # 86942
DATE: 09/23/2016

		North	South	East	West
1.	Total Facade S.F.	7133 s.f.	6792 s.f.	2602 s.f.	2667 s.f.
2.	Facade S.F. (exclusive of doors and windows)	4497 s.f. and 65% of 1.	5644 s.f. and 84% of 1.	2170 s.f. and 83% of 1.	2336 s.f. and 88% of 1.
3.	Doors and Windows S.F.	2736 s.f. and 35% of 1.	1098 s.f. and 16% of 1.	432 s.f. and 17% of 1.	331 s.f. and 12% of 1.
	• Glass Doors & Windows	2568 s.f. and 94% of 3.	678 s.f. and 62% of 3.	240 s.f. and 56% of 3.	307 s.f. and 93% of 3.
	• Metal Doors (no glass)	168 s.f. and 6% of 3.	420 s.f. and 38% of 3.	192 s.f. and 44% of 3.	24 s.f. and 7% of 3.
4.	Primary Masonry totals (Min. 80%)	4497 s.f. and 100% of 2.	5644 s.f. and 100% of 2.	2170 s.f. and 100% of 2.	2336 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	1085 s.f. and 22% of 2.	612 s.f. and 11% of 2.	326 s.f. and 15% of 2.	660 s.f. and 28% of 2.
	• Tilt Wall s.f. (as applicable)	3412 s.f. and 76% of 2.	5032 s.f. and 89% of 2.	1844 s.f. and 85% of 2.	1676 s.f. and 72% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Stucco s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• EIFS s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Hardiplank s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Split-Face Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING



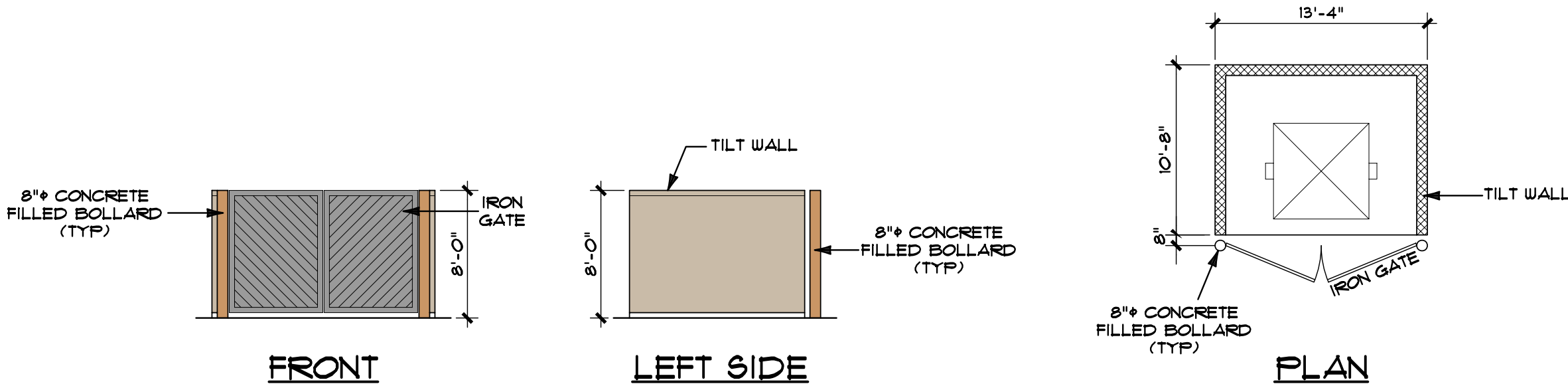
WEST ELEVATION



NORTH ELEVATION

THE FOLLOWING REPRESENTS THE
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SEE FILE FOR CONDITIONS SP16-0002

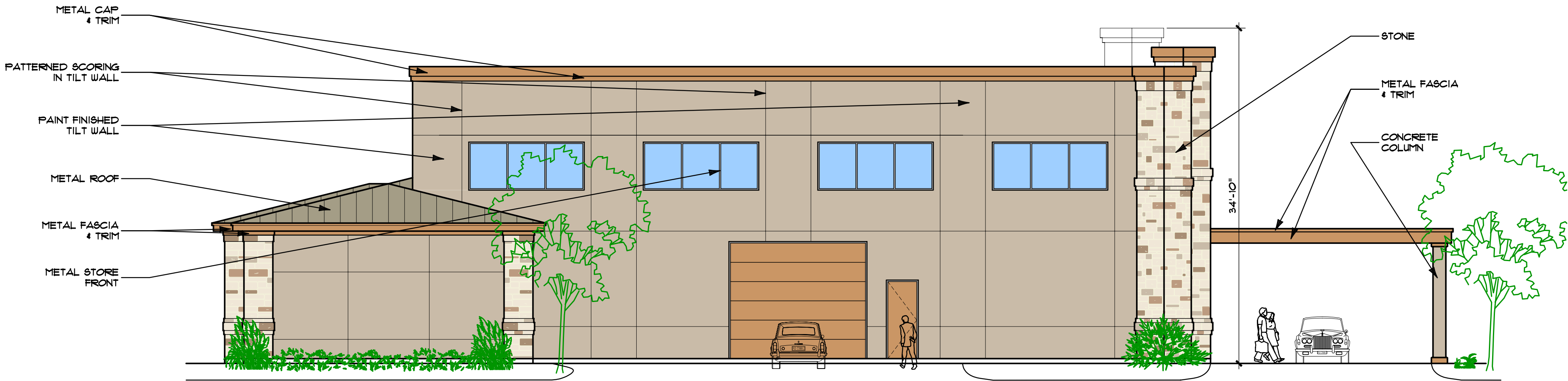
FRANCIS COMMERCIAL



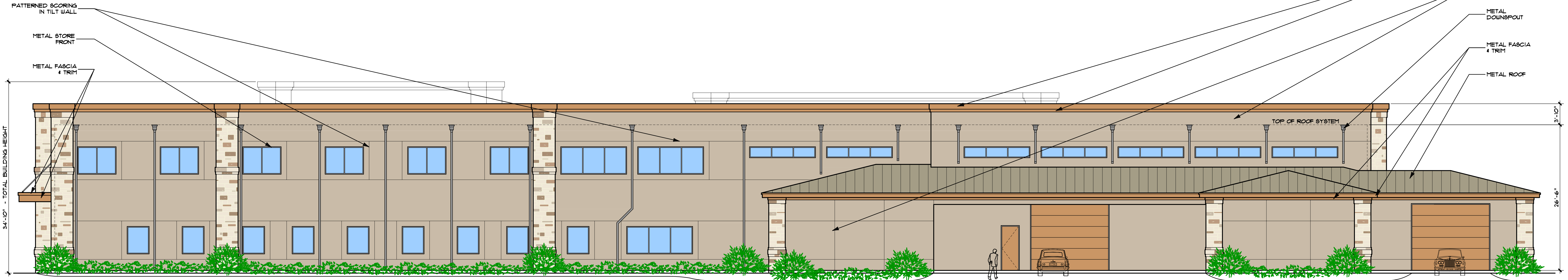
DUMPSTER ENCLOSURE

		North	South	East	West
1.	Total Facade S.F.	7733 s.f.	6742 s.f.	2602 s.f.	2667 s.f.
2.	Facade S.F. (exclusive of doors and windows)	4497 s.f. and 65% of 1.	5644 s.f. and 84% of 1.	2170 s.f. and 83% of 1.	2336 s.f. and 88% of 1.
3.	Doors and Windows S.F.	2736 s.f. and 35% of 1.	1098 s.f. and 16% of 1.	432 s.f. and 17% of 1.	331 s.f. and 12% of 1.
	• Glass Doors & Windows	2568 s.f. and 94% of 3.	678 s.f. and 62% of 3.	240 s.f. and 56% of 3.	307 s.f. and 93% of 3.
	• Metal Doors (no glass)	168 s.f. and 6% of 3.	420 s.f. and 38% of 3.	192 s.f. and 44% of 3.	24 s.f. and 7% of 3.
4.	Primary Masonry totals (Min. 80%)	4497 s.f. and 100% of 2.	5644 s.f. and 100% of 2.	2170 s.f. and 100% of 2.	2336 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	1085 s.f. and 22% of 2.	612 s.f. and 11% of 2.	326 s.f. and 15% of 2.	660 s.f. and 28% of 2.
	• Tilt Wall s.f. (as applicable)	3412 s.f. and 78% of 2.	5032 s.f. and 89% of 2.	1844 s.f. and 85% of 2.	1676 s.f. and 72% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
5.	Secondary Masonry totals (max. 20%)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Stucco s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• EIFS s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Hardiplank s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.
	• Split-Face Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
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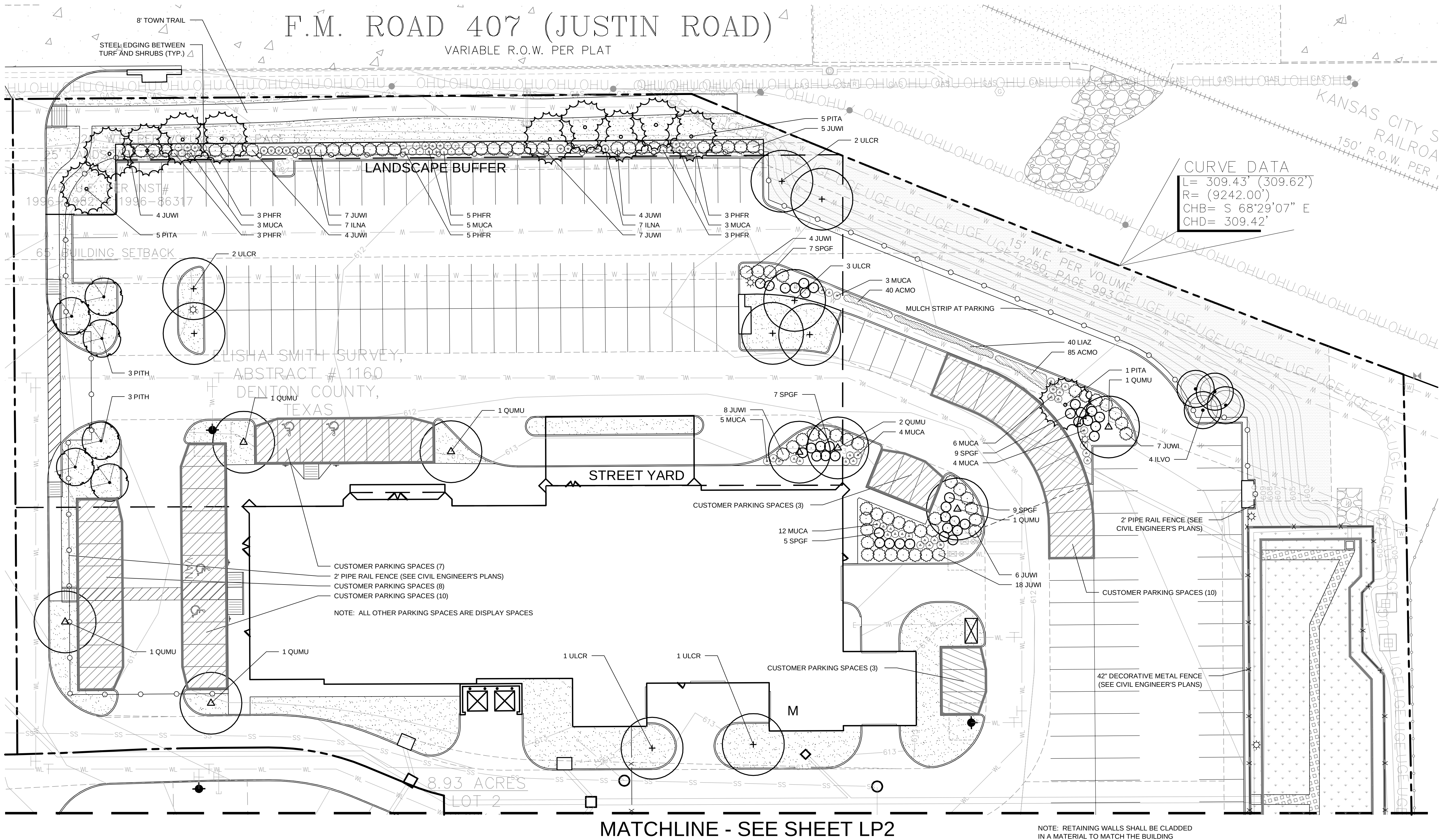
EAST ELEVATION



SOUTH ELEVATION

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ROOT BARRIERS

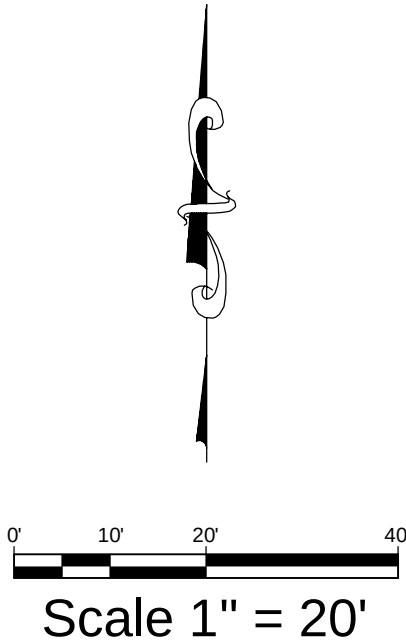
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

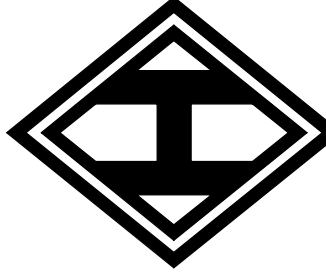
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**SEE SHEET LP2 FOR
LANDSCAPE CALCULATIONS**

**THE FOLLOWING REPRESENTS THE
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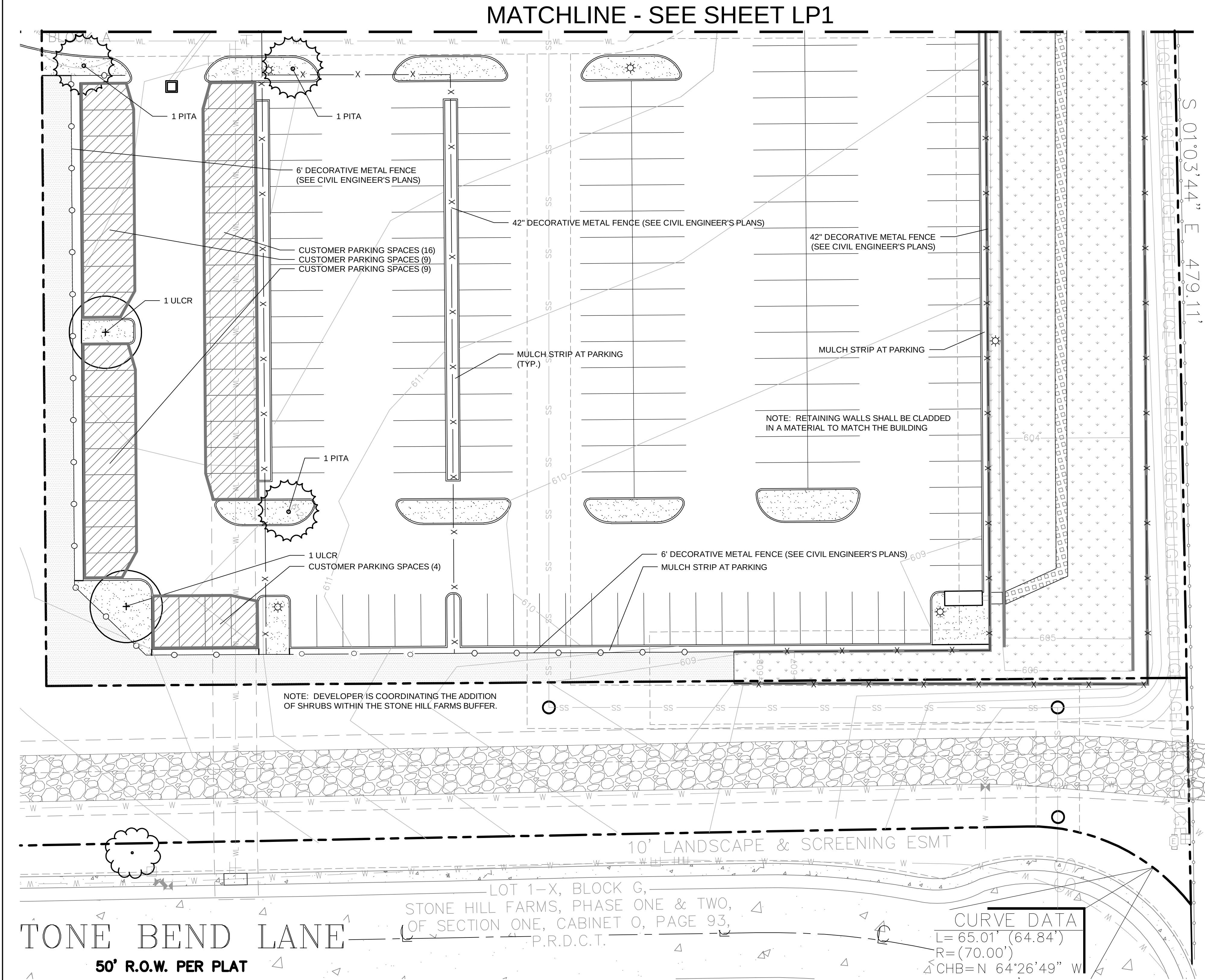


FM 407 NORTH
LOT 2, BLOCK A
STONE HILL FARMS RETAIL EAST ADDITION
8.93 ACRES
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



9/6/2016
DRAWN: LML
DATE: 01/06/2016
HEI #: 15-197
**SHEET NO:
LP1**



LANDSCAPE CALCULATIONS

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	53,599 SF	10,720 SF	10,843 SF (20.2%)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
10,000 TO 110,000 SF = 1 PER 2,500 SF + 10 TREES	53,599 SF	27 TREES	28 TREES
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
FM 407	25 FT	25 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 30 LF	FM 407 = 275 LF	9 TREES	9 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	370 SPACES	2,775 SF	12,160 SF
PARKING AREA TREES			
STANDARD	NO. OF CUSTOMER PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	79 SPACES	8 TREES	13 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOO AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOO).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
ILVO	Ilex vomitoria	Yaupon Holly	3" cal., 12'-14' high	Per plan	4	
PITA	Pinus taeda	Loblolly Pine	3" cal., 12'-14' high	Per plan	14	
PITH	Pinus thunbergii	Japanese Black Pine	3" cal., 12'-14' high	Per plan	6	
QUMU	Quercus muhlenbergii	Chinquapin Oak	3" cal., 12'-14' high	Per plan	8	
ULCR	Ulmus crassifolia	Cedar Elm	3" cal., 12'-14' high	Per plan	11	M = Mitigation tree
SHRUBS						
ILNA	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#5 cont.	3' o.c.	14	
JUWI	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	#5 cont.	5' o.c.	74	
MYPU	Myrica pusilla	Dwarf Wax Myrtle	#5 cont.	5' o.c.	51	
SPGF	Spiraea japonica 'Goldflame'	Goldflame Spiraea	#5 cont.	4' o.c.	37	

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
PERENNIALS						
ACMO	Achillea 'Moonshine'	Moonshine Yarrow	#1 cont.	12" o.c.	125	
LIAZ	Liriope 'Aztec'	Aztec Grass	#1 cont.	18" o.c.	40	
MUCA	Muhlenbergia capillaris	Gulf Muhly	#3 cont.	36" o.c.	46	
PHFL	Phlomis fruticosa	Jerusalem Sage	#3 cont.	36" o.c.	22	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	
	---	Detention basin seed mix (TBD)	Hydromulch	---	---	
	---	Native grass seed mix (TBD)	Hydromulch	---	---	

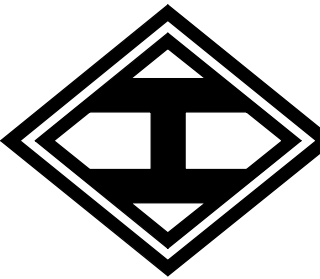
NOTES: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY. TREES USED FOR MITIGATION OF REMOVAL OF PROTECTED TREE ARE DENOTED WITH AN "M", AND ARE NOT USED IN REQUIRED TREE CALCULATIONS.

THE FOLLOWING REPRESENTS THE
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Scale 1" = 20'

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FM 407 NORTH
LOT 2, BLOCK A
STONE HILL FARMS RETAIL EAST ADDITION
8.93 ACRES
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



10/05/2016

DRAWN: LML

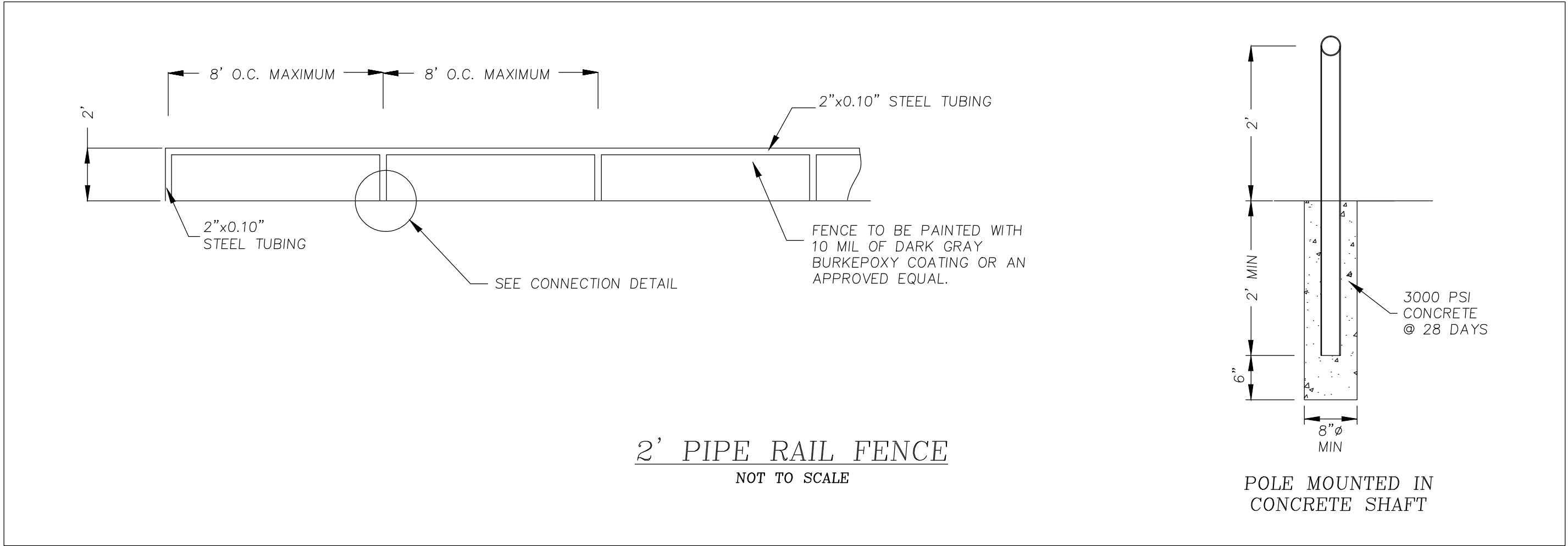
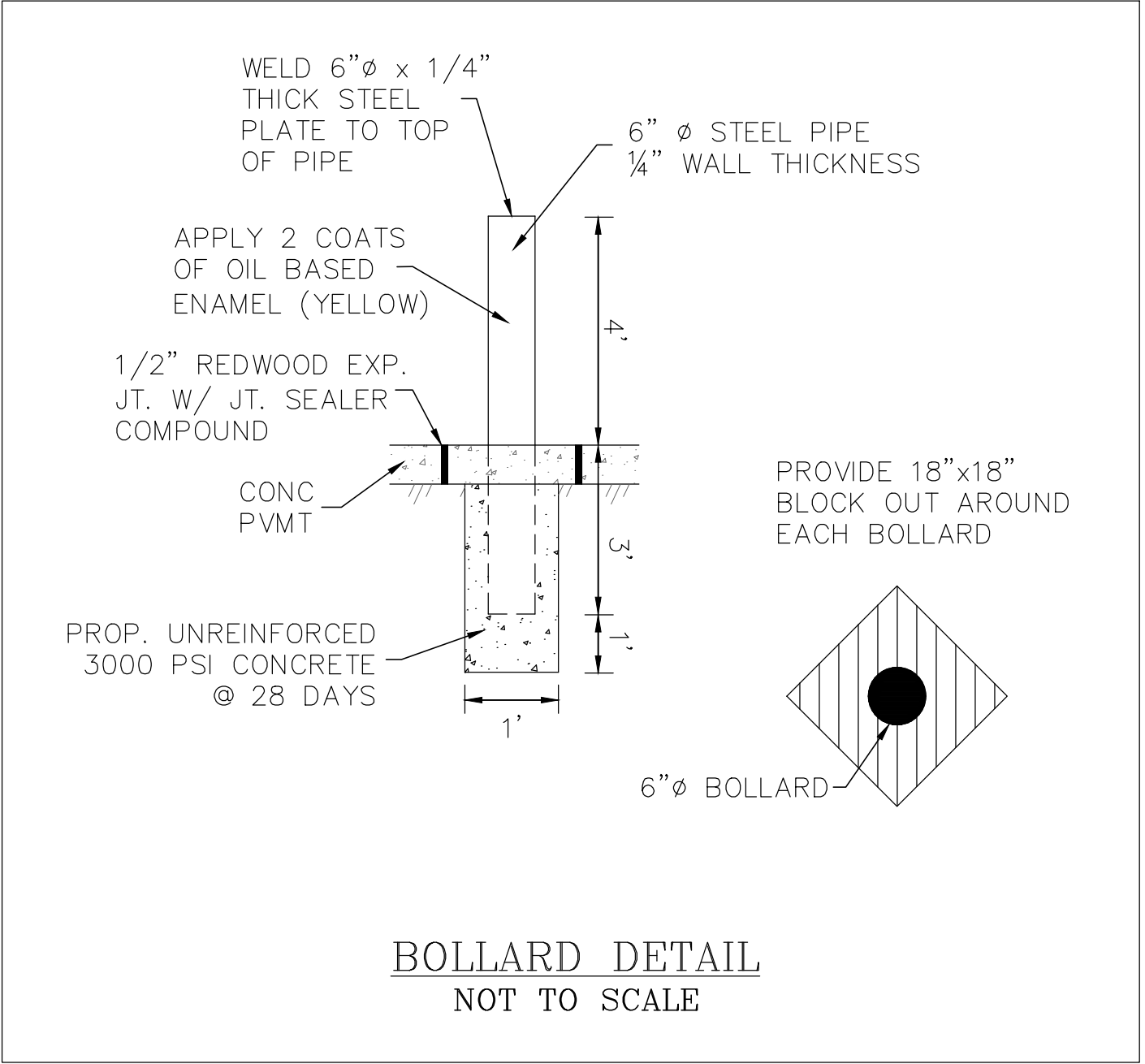
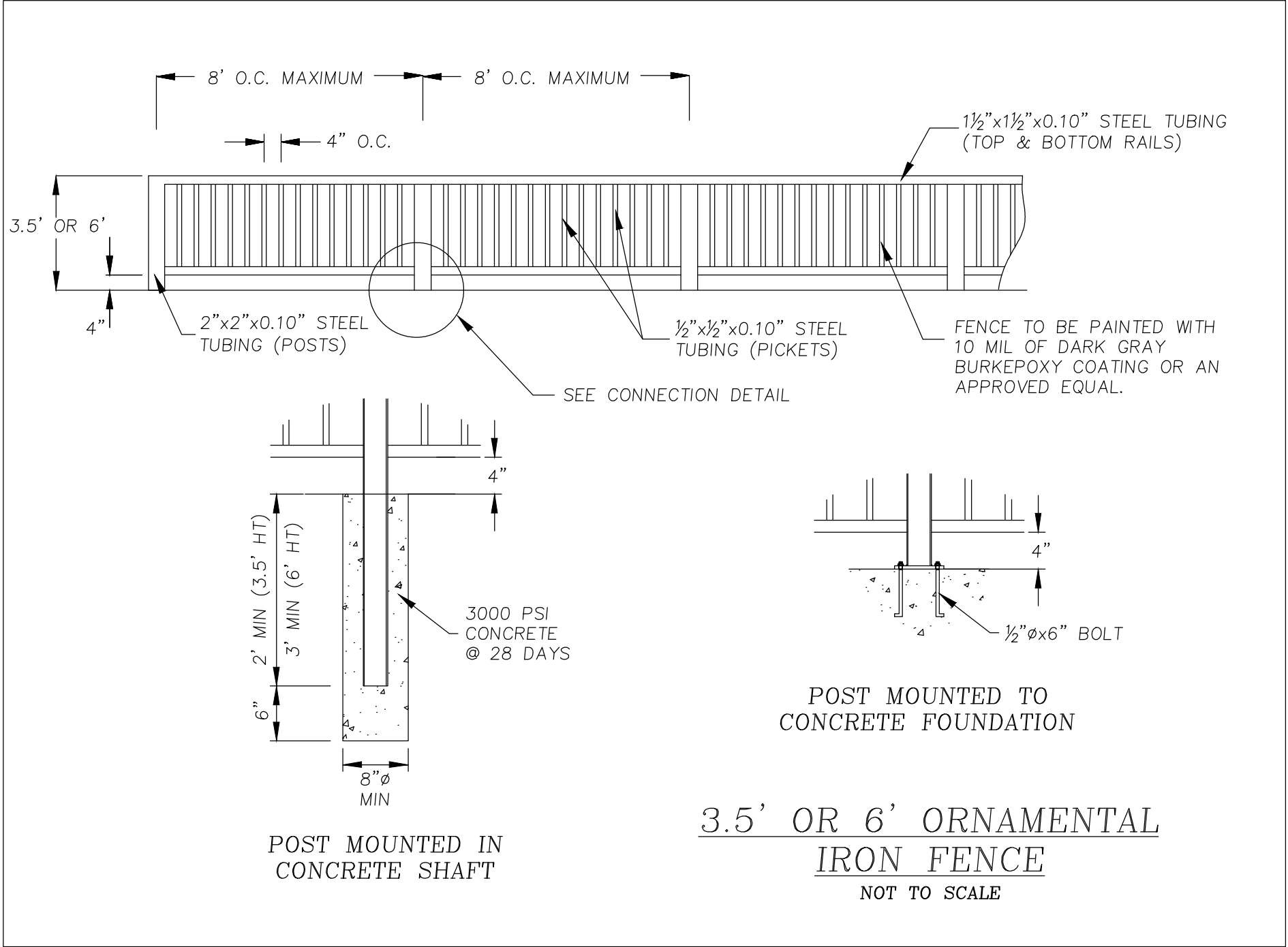
DATE: 01/06/2016

HEI #: 15-197

SHEET NO:
LP2







THE FOLLOWING REPRESENTS THE
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THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS
APPLY, WHETHER INDICATED
ON THESE PLANS OR NOT.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

**Town of Flower Mound
Engineering Services Division**

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 09/06/2016

FM 407 NORTH
LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
8.93 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

FENCE & BOLLARD DETAILS

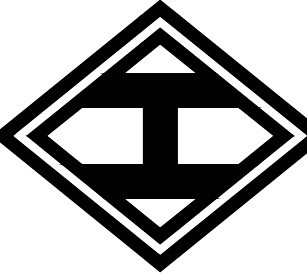
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HEI #: 15-197

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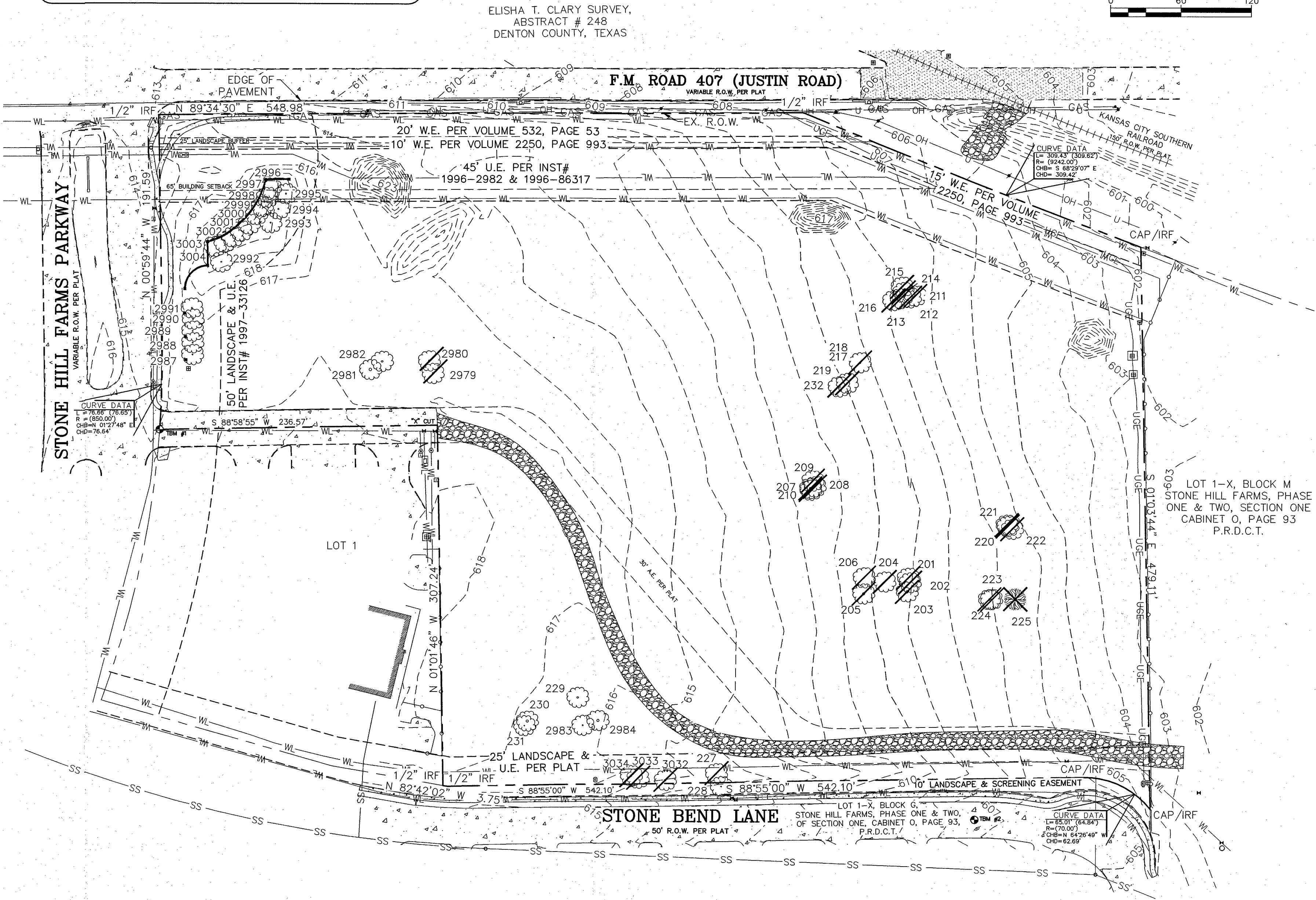
TREE INVENTORY					
TREE NUMBER	TREE DIA. (IN)	SCIENTIFIC NAME	COMMON NAME	EXISTING PROTECTED TO BE REMOVED	REMAIN/REMOVE
201	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
202	11"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
203	26"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
204	6"	JUNIPERUS ASHEI	EASTERN RED CEDAR	NO	REMOVE
205	25"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
206	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
207	25"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
208	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
209	13"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
210	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
211	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
212	6"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
213	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
214	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
215	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
216	28"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
217	16"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
218	12"	MACLURA POMIFERA	BOIS D'ARC	NO	REMOVE
219	10"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
220	10"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
221	10"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
222	10"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
223	11"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
224	19"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
225	10"	BUMELIA LINGUINOSA	CHITTAMWOOD	YES	REMOVE
227	12"	MACLURA POMIFERA	BOIS D'ARC	NO	REMOVE
228	9"	SALIX NIGRA	BLACK WILLOW	NO	REMAIN
229	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
230	24"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
231	8"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMAIN
232	27"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMAIN
2979	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
2980	18"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
2981	28"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2982	18"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2983	12"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMAIN
2984	24"	MACLURA POMIFERA	BOIS D'ARC	NO	REMAIN
2987	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2988	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2989	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2990	12"	PINUS ELДАРICA	PINE	NO	REMAIN
2991	14"	PINUS ELДАРICA	PINE	NO	REMAIN
2992	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2993	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2994	12"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2995	13"	QUERCUS VIRGINIANA	LIVE OAK	NO	REMAIN
2996		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2997		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2998		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
2999		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3000		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3001		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3002		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3003		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3004		LAGERSTROMEIA	CREPE MYRTLE	NO	REMAIN
3032	18"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE
3033	12"	CELTIS LAEVIGATA	SUGARBERRY	NO	REMOVE
3034	17"	PROSOPIS GLANDULOSA	MESQUITE	NO	REMOVE

LEGEND

EXISTING NON-PROTECTED TREE TO REMAIN

EXISTING NON-PROTECTED TREE TO BE REMOVED

EXISTING PROTECTED TREE TO BE REMOVED



NOTE:
TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS
APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

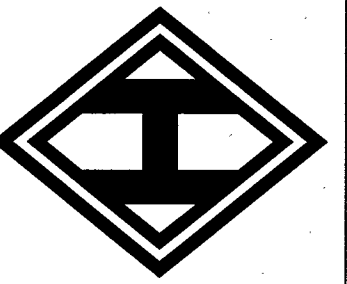
MITIGATION:
ONE 3" CALIPER TREE IS NEEDED FOR THE REMOVAL
OF THE 10" CHITTAMWOOD WITHIN THE BUILDABLE AREA.

THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z SEPT 12, 2106
T C NA
SEE FILE FOR CONDITIONS SP16-0002

Current Tree Maintenance
Addresses Other Coates
Certificate # 12-8796A

HOMEYER
ENGINEERING, INC.
TYPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

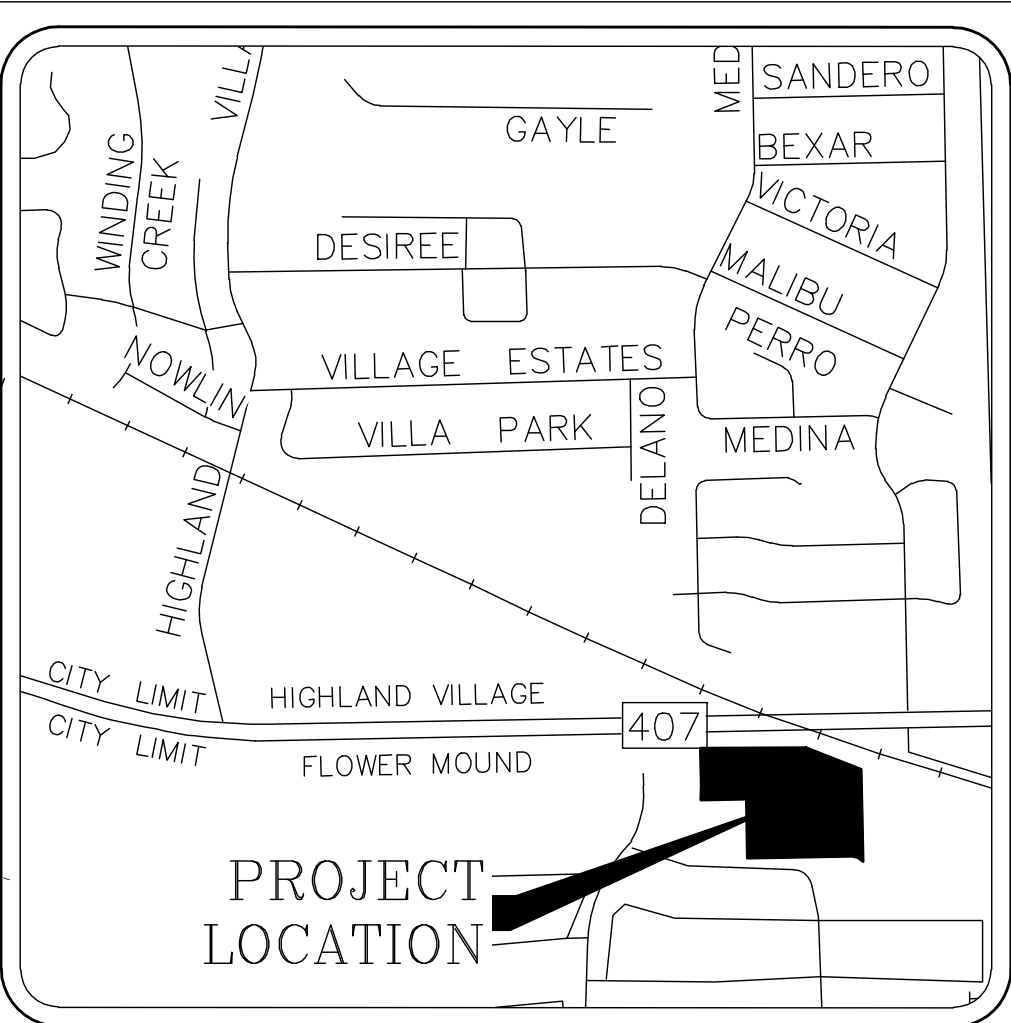
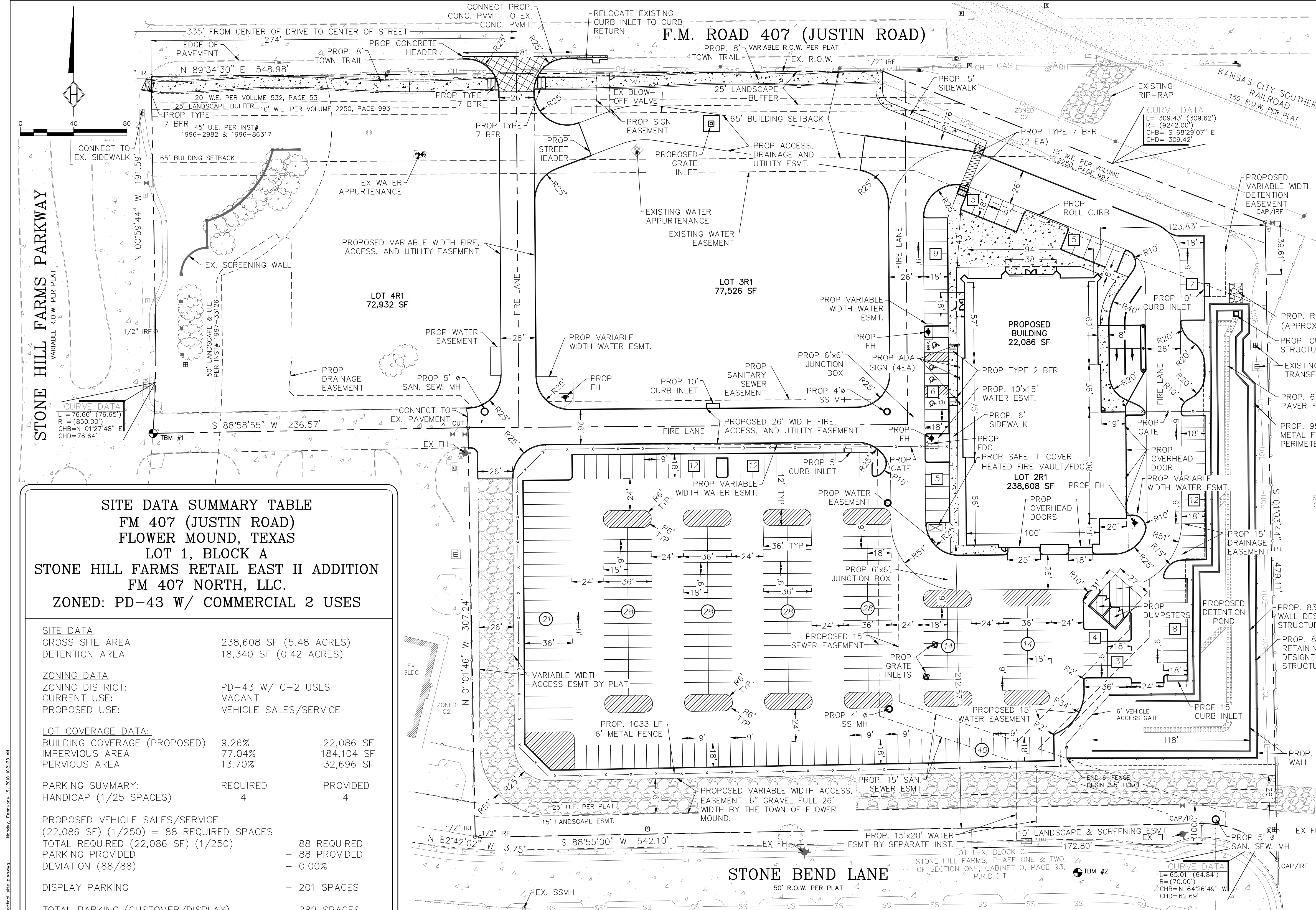


FM 407 NORTH
LOT 2R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADDITION
8.93 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

DRAWN: JDH
DATE: 01/06/2016
HEI #: 15-197

SHEET NO:
TS1



VICINITY MAP

SCALE: 1"=1,000'

DEVELOPER
Stone Hill FM, LLC.
2541 Jacobson Dr.
Lewisville, Texas 75067
Contact: Paul Bosco, Jr.
Phone: 972-741-7206
Fax: 972-420-0267

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985
Fax: 972-906-9987

THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS
APPLY, WHETHER INDICATED
ON THESE PLANS OR NOT.

SITE DATA SUMMARY TABLE		
FM 407 (JUSTIN ROAD)		
FLOWER MOUND, TEXAS		
LOT 1, BLOCK A		
STONE HILL FARMS RETAIL EAST II ADDITION		
FM 407 NORTH, LLC.		
ZONED: PD-43 W/ COMMERCIAL 2 USES		

SITE DATA		
GROSS SITE AREA	238,608 SF (5.48 ACRES)	
DETENTION AREA	18,340 SF (0.42 ACRES)	
ZONING DATA		
ZONING DISTRICT:	PD-43 W/ C-2 USES	
CURRENT USE:	VACANT	
PROPOSED USE:	VEHICLE SALES/SERVICE	
LOT COVERAGE DATA:		
BUILDING COVERAGE (PROPOSED)	9.26%	22,086 SF
IMPERVIOUS AREA	77.04%	184,104 SF
PERVIOUS AREA	13.70%	32,696 SF
PARKING SUMMARY:		
HANDICAP (1/25 SPACES)	REQUIRED 4	PROVIDED 4
PROPOSED VEHICLE SALES/SERVICE (22,086 SF) (1/250) = 88 REQUIRED SPACES		
TOTAL REQUIRED (22,086 SF) (1/250)	- 88 REQUIRED	- 88 PROVIDED
PARKING PROVIDED	- 88 PROVIDED	- 0.00%
DEVIATION (88/88)	- 88 REQUIRED	- 88 PROVIDED
DISPLAY PARKING	- 201 SPACES	
TOTAL PARKING (CUSTOMER/DISPLAY)	- 289 SPACES	

LEGEND			
I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊕	FIRE HYDRANT
①	TELEPHONE MANHOLE	⊗ WM	WATER METER
⑤	DISPLAY PARKING	16	CUSTOMER PARKING

- NOTES:
1. ALL CONCRETE PAVEMENT THAT IS TO BE INSTALLED ABUTTING EXISTING CONCRETE PAVEMENT SHALL REQUIRE HEADERS.
 2. ANY WORK WITHIN THE TXDOT ROW REQUIRES A PERMIT PRIOR TO CONSTRUCTION.
 3. GATES SHALL HAVE BI-DIRECTIONAL OPTI-COM AUTOMATIC OPENING DEVICES.
 4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 5. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 6. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 7. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 8. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 9. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 10. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 11. ALL GATES THAT CROSS A FIRE LANE WILL HAVE TO BE AN APPROVED BI-DIRECTIONAL OPTI-COM OPENER INSTALLED.

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
SPECIFIC PLAN AREA	NOT IN A SPECIFIC PLAN AREA
PARKS AND TRAILS	PROPOSED 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE SOUTH SIDE OF FM 407 (JUSTIN ROAD)
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 407 (JUSTIN ROAD) - MAJOR ARTERIAL WITH VARIABLE WIDTH ROW MUTUAL ACCESS - CROSS ACCESS BETWEEN LOTS IS PROVIDED
WATER PLAN	8 INCH WATER LINE IN STONE BEND LANE ROW AND IN DAYCARE ACCESS EASEMENT
WASTEWATER PLAN	8 INCH SANITARY SEWER LINE IN STONE BEND LANE ROW

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 02/19/2018

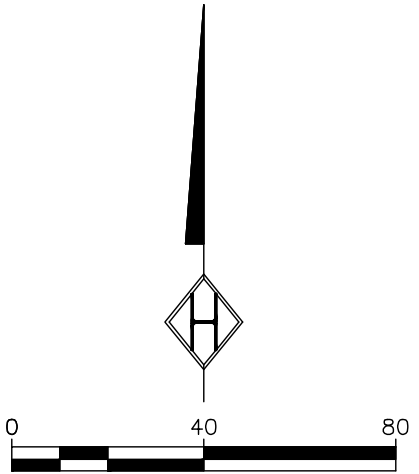
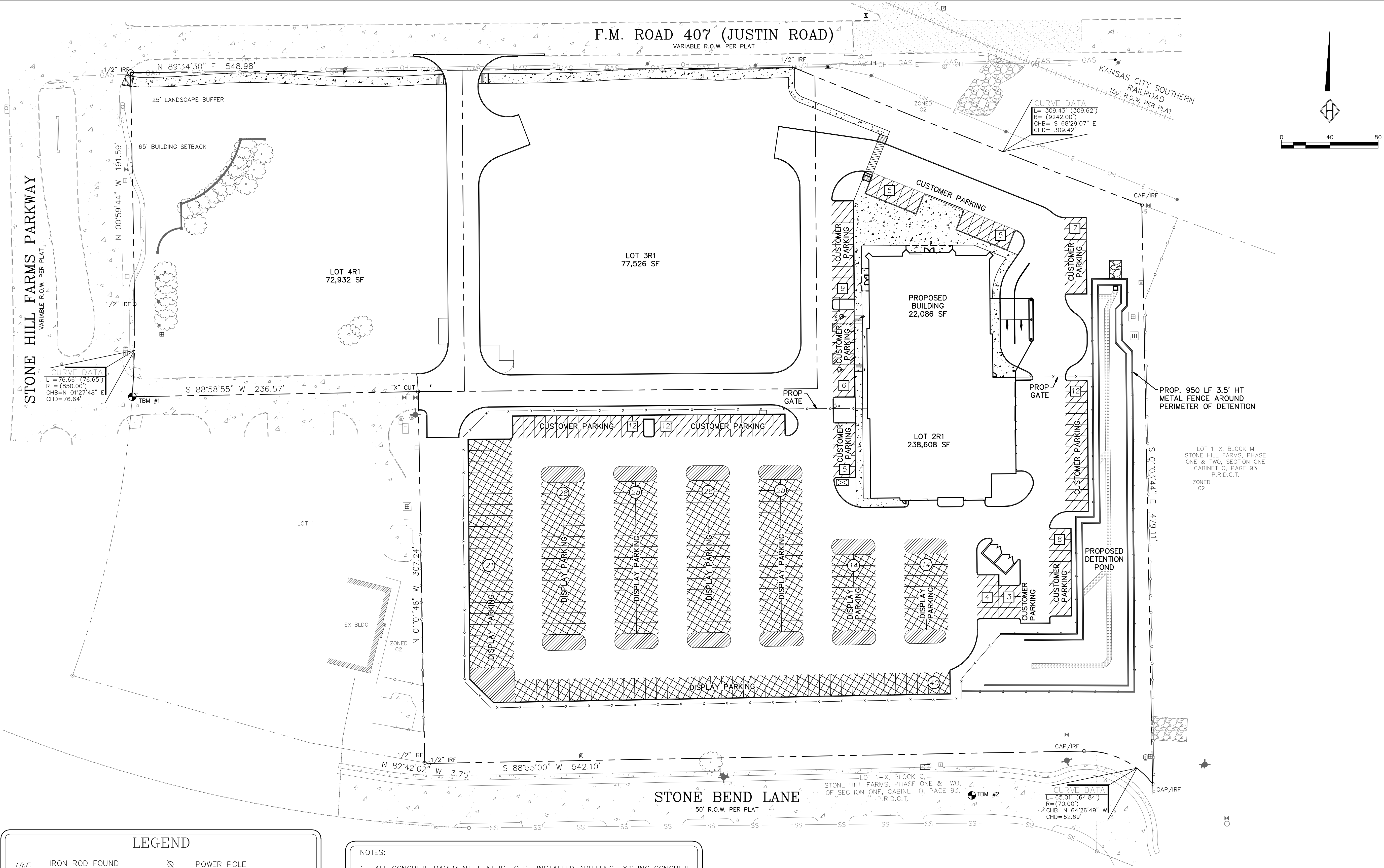
STONE HILL FM, LLC.
LOT 2R1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

DIMENSIONAL
CONTROL SITE PLAN

DRAWN: JAD
DATE: 05/10/2017
HEI #: 15-197
SHEET NO:
C2

HOMEYER
ENGINEERING, INC.
TPE FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.GOM

Plotted: 04/10/2018 15:19:17 Pm 407 aspx\\cityofstonehill.com\admittals\15-197_C202_Parking_Plan.dwg Monday, February 19, 2018 3:04:12 PM



LEGEND			
I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
"X"	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST		SANITARY SEWER MANHOLE
///	ASPHALT		FIRE HYDRANT
①	TELEPHONE MANHOLE		WATER METER
	DISPLAY PARKING		CUSTOMER PARKING

- NOTES:
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REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

PRELIMINARY PLANS

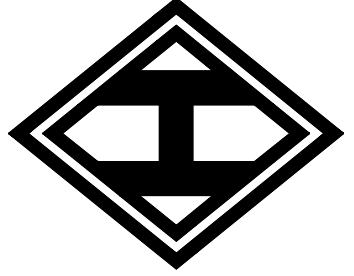
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 02/19/2018

STONE HILL FM, LLC.
LOT 2R1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PARKING PLAN

DRAWN: JAD
DATE: 05/10/2017
HEI #: 15-197

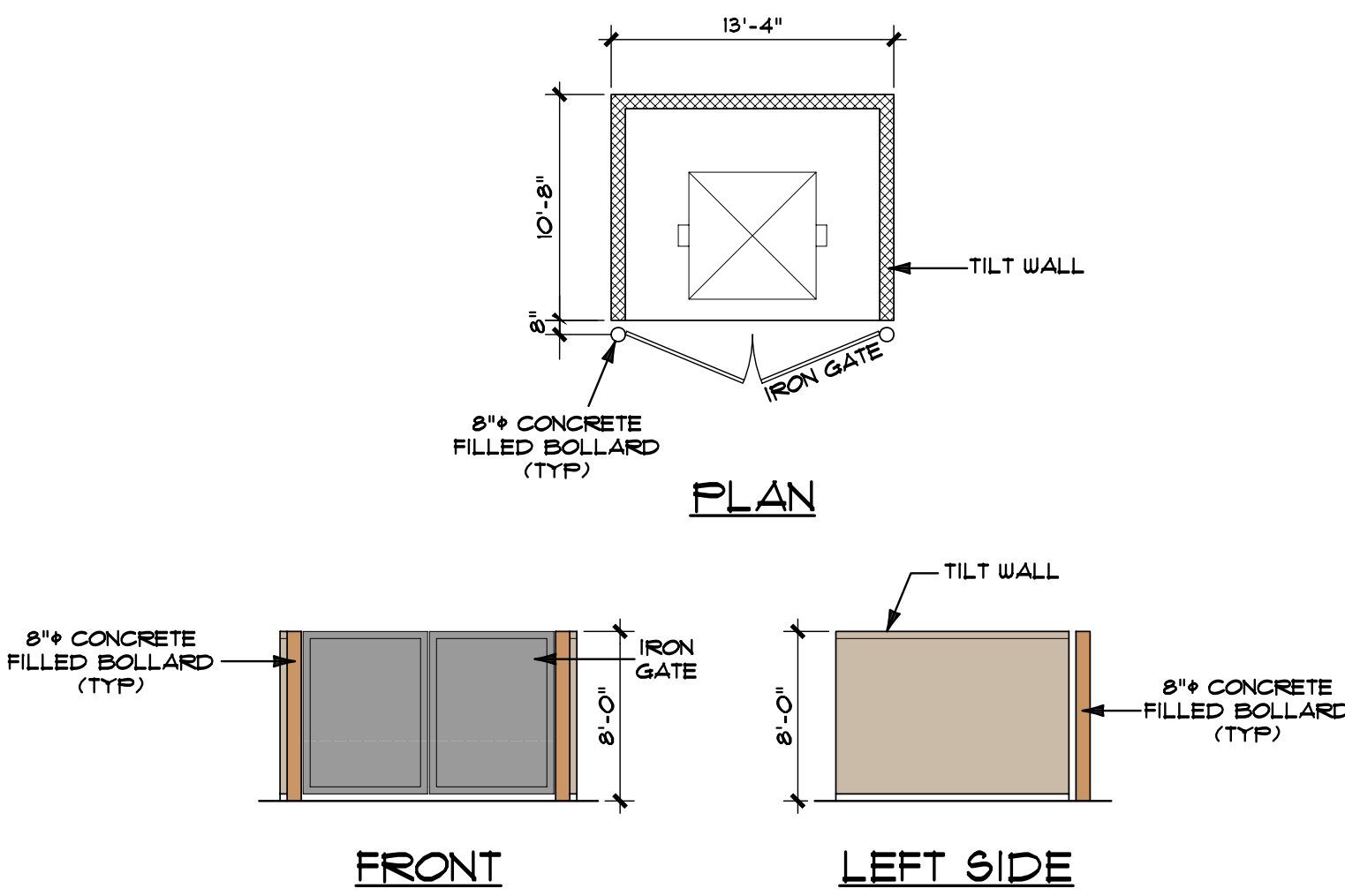
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C2.2



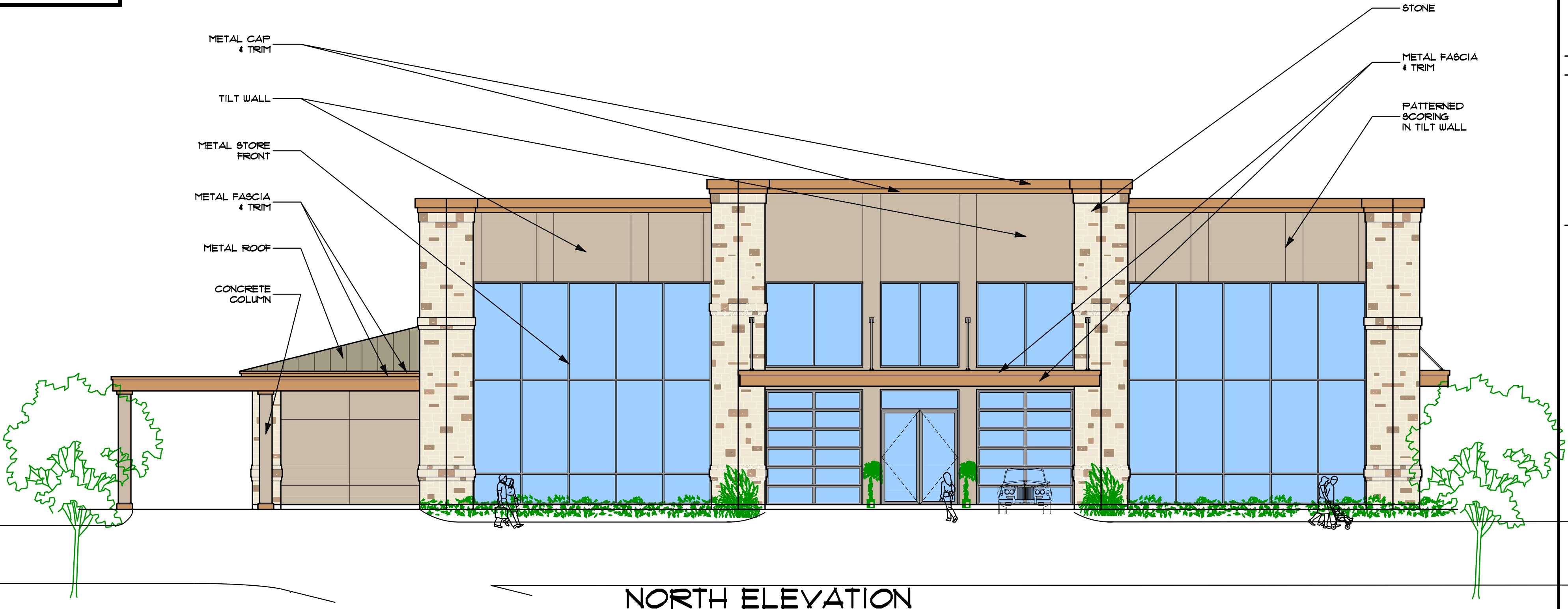
HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

		North	South	East	West
1.	Total Facade S.F.	3558 s.f.	3090 s.f.	5523 s.f.	6227 s.f.
2.	Facade S.F. (exclusive of doors and windows)	2353 s.f. and 66% of 1.	2519 s.f. and 82% of 1.	4314 s.f. and 78% of 1.	5497 s.f. and 88% of 1.
3.	Doors and Windows S.F.	1205 s.f. and 34% of 1.	571 s.f. and 18% of 1.	1209 s.f. and 22% of 1.	730 s.f. and 12% of 1.
	• Glass Doors & Windows	1205 s.f. and 100% of 3.	219 s.f. and 38% of 3.	609 s.f. and 50% of 3.	730 s.f. and 100% of 3.
	• Metal Doors (no glass)	0 s.f. and 0% of 3.	352 s.f. and 62% of 3.	600 s.f. and 50% of 3.	0 s.f. and 0% of 3.
4.	Primary Masonry totals (Min. 80%)	2353 s.f. and 100% of 2.	2519 s.f. and 100% of 2.	4314 s.f. and 100% of 2.	5497 s.f. and 100% of 2.
	• Stone s.f. (as applicable)	546 s.f. and 23% of 2.	640 s.f. and 25% of 2.	918 s.f. and 21% of 2.	819 s.f. and 15% of 2.
	• Tilt Wall s.f. (as applicable)	1807 s.f. and 77% of 2.	1879 s.f. and 75% of 2.	3396 s.f. and 79% of 2.	4678 s.f. and 85% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
CONCRETE TILT WALL	PAINTED TILT WALL	BAMBOO REED - CI 156	VALSPAR PAINT
STONE	LONE STAR STONE	APACH CHALK	STONE
METAL CAP, FASCIA & TRIM	PAINT GRIP METAL PANELS	GOLDEN SUNSET - CI 16	VALSPAR PAINT
METAL ROOF	PAINT GRIP METAL PANELS	HOT STONE - CI 165	VALSPAR PAINT
METAL STORE FRONT	ALUMAX	BRONZE	METAL / GLASS STOREFRONT
METAL GUTTER	ALUMINUM	BRONZE	VALSPAR PAINT



DUMPSTER ENCLOSURE



NORTH ELEVATION



EAST ELEVATION

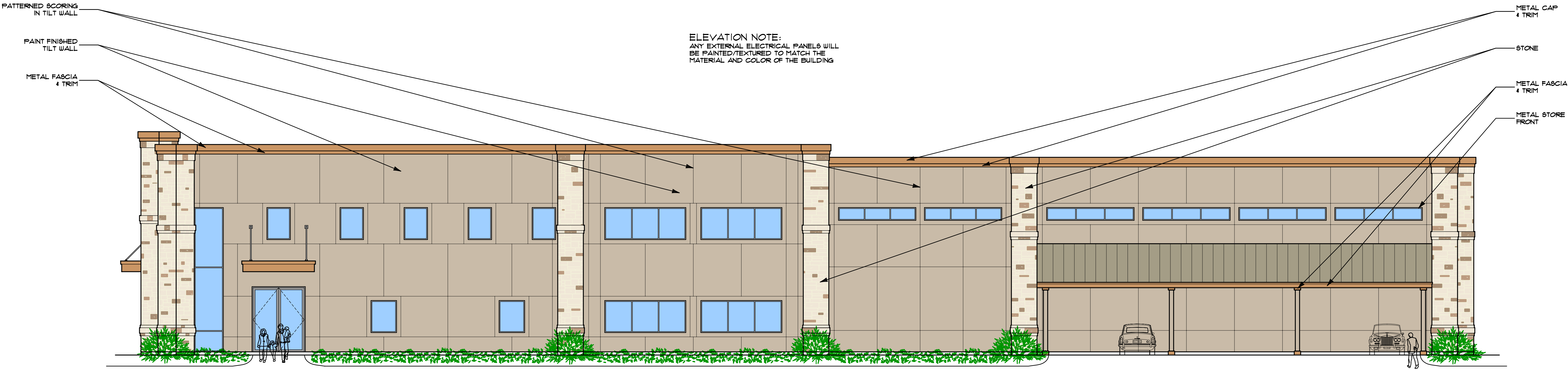
ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

		North	South	East	West
1.	Total Facade S.F.	3558 s.f.	3090 s.f.	5523 s.f.	6227 s.f.
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	• Tilt Wall s.f. (as applicable)	1807 s.f. and 77% of 2.	1879 s.f. and 75% of 2.	3396 s.f. and 79% of 2.	4678 s.f. and 85% of 2.
	• Brick s.f. (as applicable)	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.	0 s.f. and 0% of 2.

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
CONCRETE TILT WALL	PAINTED TILT WALL	BAMBOO REED - CI 156	VALSPAR PAINT
STONE	LONE STAR STONE	APACH CHALK	STONE
METAL CAP, FASCIA & TRIM	PAINT GRIP METAL PANELS	GOLDEN SUNSET - CI 16	VALSPAR PAINT
METAL ROOF	PAINT GRIP METAL PANELS	HOT STONE - CI 165	VALSPAR PAINT
METAL STORE FRONT	ALUMAX	BRONZE	METAL / GLASS STOREFRONT
METAL GUTTER	ALUMINUM	BRONZE	VALSPAR PAINT



SOUTH ELEVATION



WEST ELEVATION

ELEVATION NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

OWNER:

STONE HILL FM, LLC

STONE HILL FARMS RETAIL EAST II

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

DATE: 1/03/18

REV. DATE:

SHEET: A4

BUILDER:

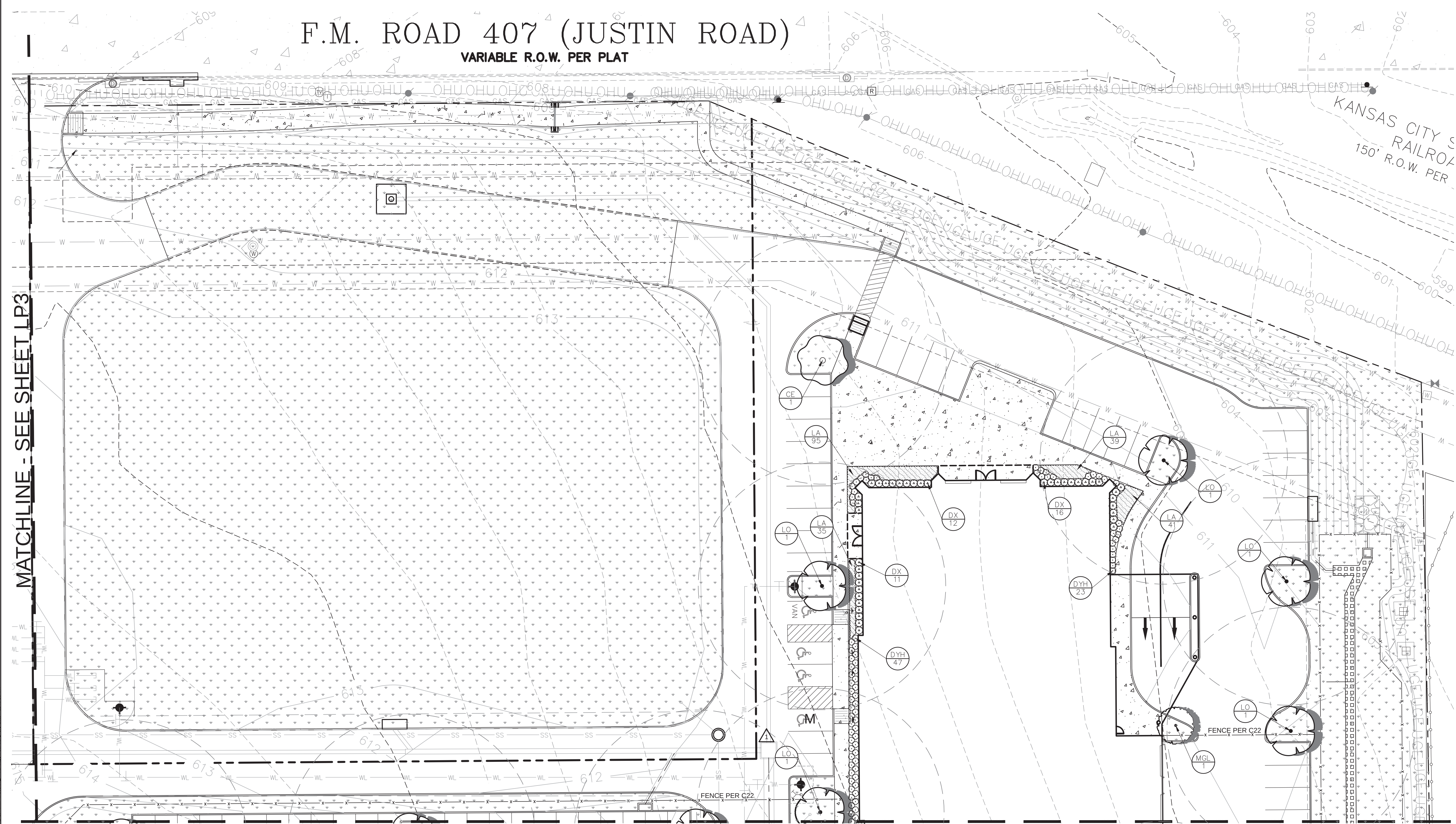
FRANCIS COMMERCIAL

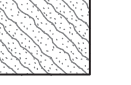
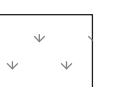
P.O. BOX 270067

FLOWER MOUND, TX 76027

214-729-7151

keith@franciscommercial.com



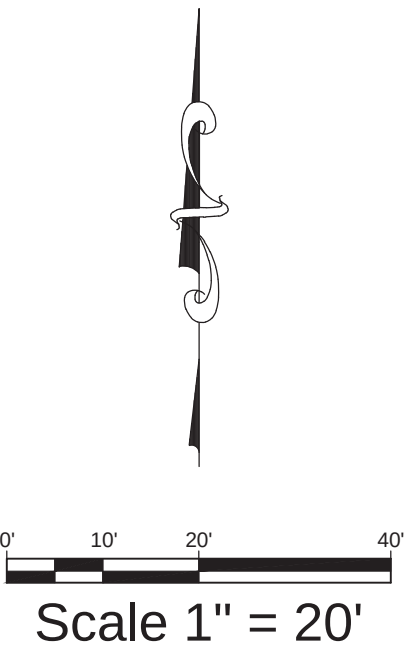
PLANT SCHEDULE													
TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL	SIZE	QTY	SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	QTY		
	MGL	Southern Magnolia / Magnolia grandiflora parking lot tree	CONT.	3"Gal	10-12' ht.	2		DYH	Dwarf Yaupon / Ilex vomitoria 'Nana' 24" o.c.	5 gal	80		
	LO	Live Oak / Quercus virginiana parking lot tree / mitigation/street buffer tree	CONT.	3"Gal	10-12' ht.	32		DX	Southern Wax Myrtle / Myrica cerifera 36" o.c.	5 gal	61		
	CE	Cedar Elm / Ulmus crassifolia parking lot tree	CONT.	3"Gal	10-12' ht.	1	SHRUB AREAS		CODE	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	QTY
								LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	18" o.c.	284	
							GROUND COVERS		CODE	COMMON NAME / BOTANICAL NAME	CONT.		QTY
								CD	Bermuda Grass / Cynodon dactylon	hydro			180,811 sf

ROOT BARRIERS

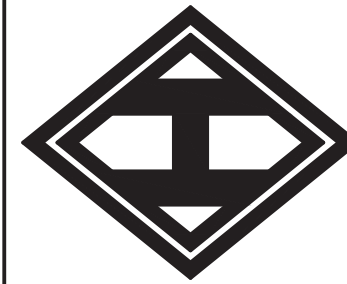
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

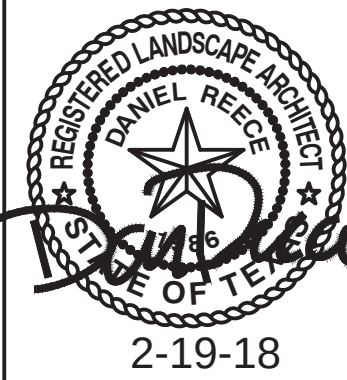


HOMEYER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 ALEWISVILLE, TEXAS 75029
972-906-9985 PHONE 972-906-9987 FAX
WWW.HEI.US.COM



STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

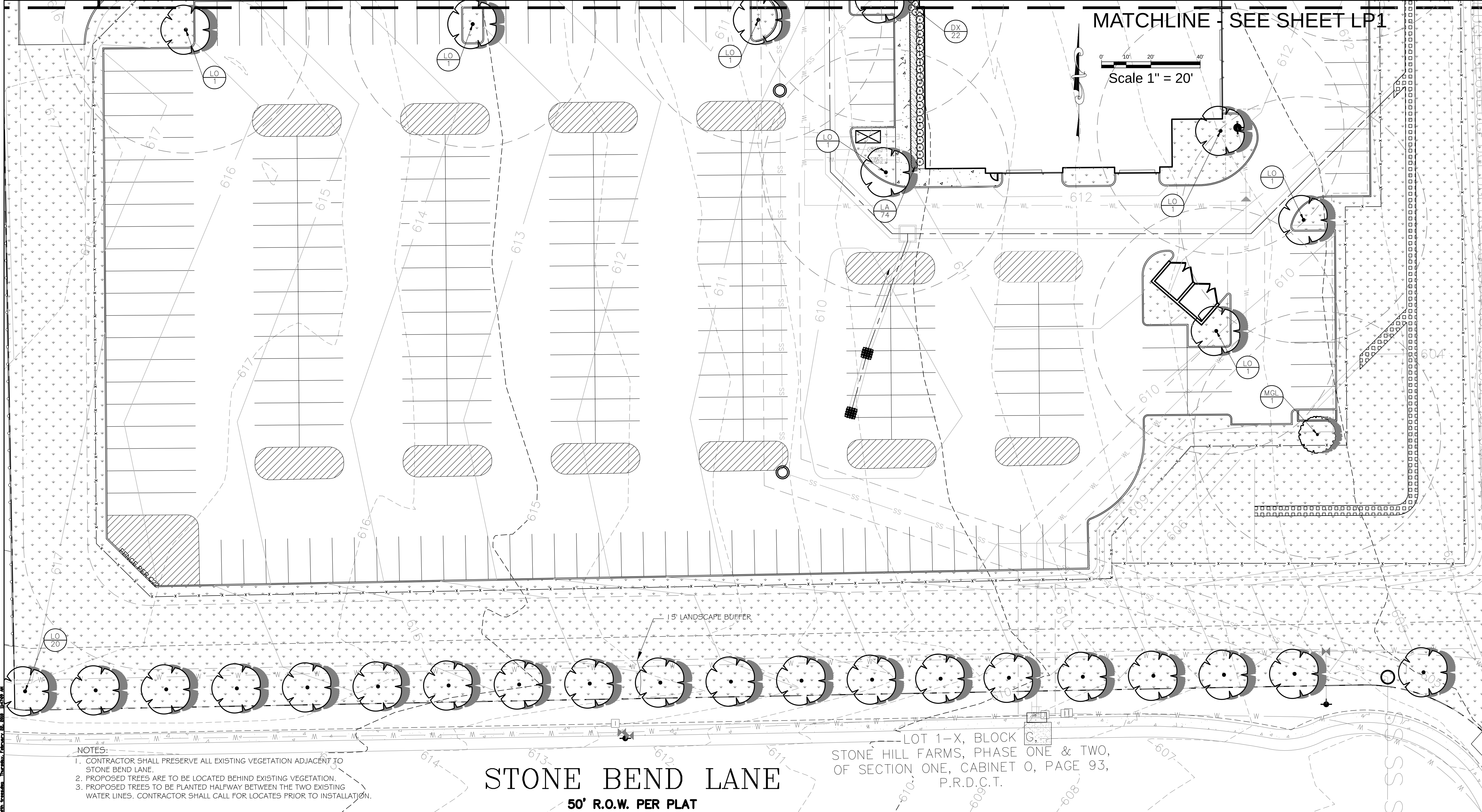
PLANTING PLAN



DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197

SHEET NO:
LP-1





- NOTES:
1. CONTRACTOR SHALL PRESERVE ALL EXISTING VEGETATION ADJACENT TO STONE BEND LANE.
 2. PROPOSED TREES ARE TO BE LOCATED BEHIND EXISTING VEGETATION.
 3. PROPOSED TREES TO BE PLANTED HALFWAY BETWEEN THE TWO EXISTING WATER LINES. CONTRACTOR SHALL CALL FOR LOCATES PRIOR TO INSTALLATION.

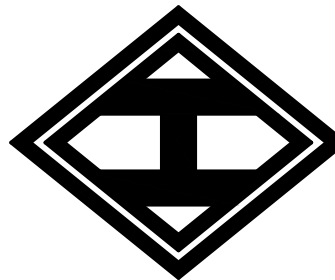
STONE BEND LANE
50' R.O.W. PER PLAT

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
4. INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
5. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
6. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
9. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
11. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

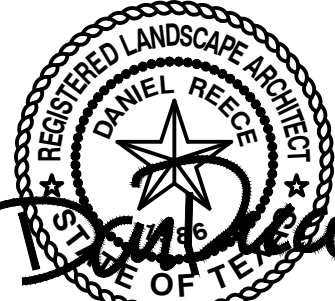
STREET YARD LANDSCAPING				STREET BUFFER TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	N/A	N/A	N/A	1 PER 30 LF	STONE BEND LN. = 600 LF	20 TREES	20 TREES
STREET YARD TREES				PARKING AREA LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
>110,000 SF = 1/5,000 SF ^ 110,000 + 50	N/A	N/A	N/A	90 SF PER 12 SPACES	88 SPACES (CUSTOMER)	660 SF	3,415 SF
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.				PARKING AREA TREES			
STREET BUFFER LANDSCAPING				STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED		1 PER 10 PARKING SPACES	88 SPACES (CUSTOMER)	9 TREES	15 TREES
FM 407	N/A	N/A		ALL CUSTOMER PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			
STONE BEND LN.	15 FT	15 FT					

HOMER
ENGINEERING, INC.
TBP# FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • ALEWISVILLE • TEXAS • 75029
972-906-9985 • PHONE • 972-906-9987 • FAX
WWW.HEI.US.COM



STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



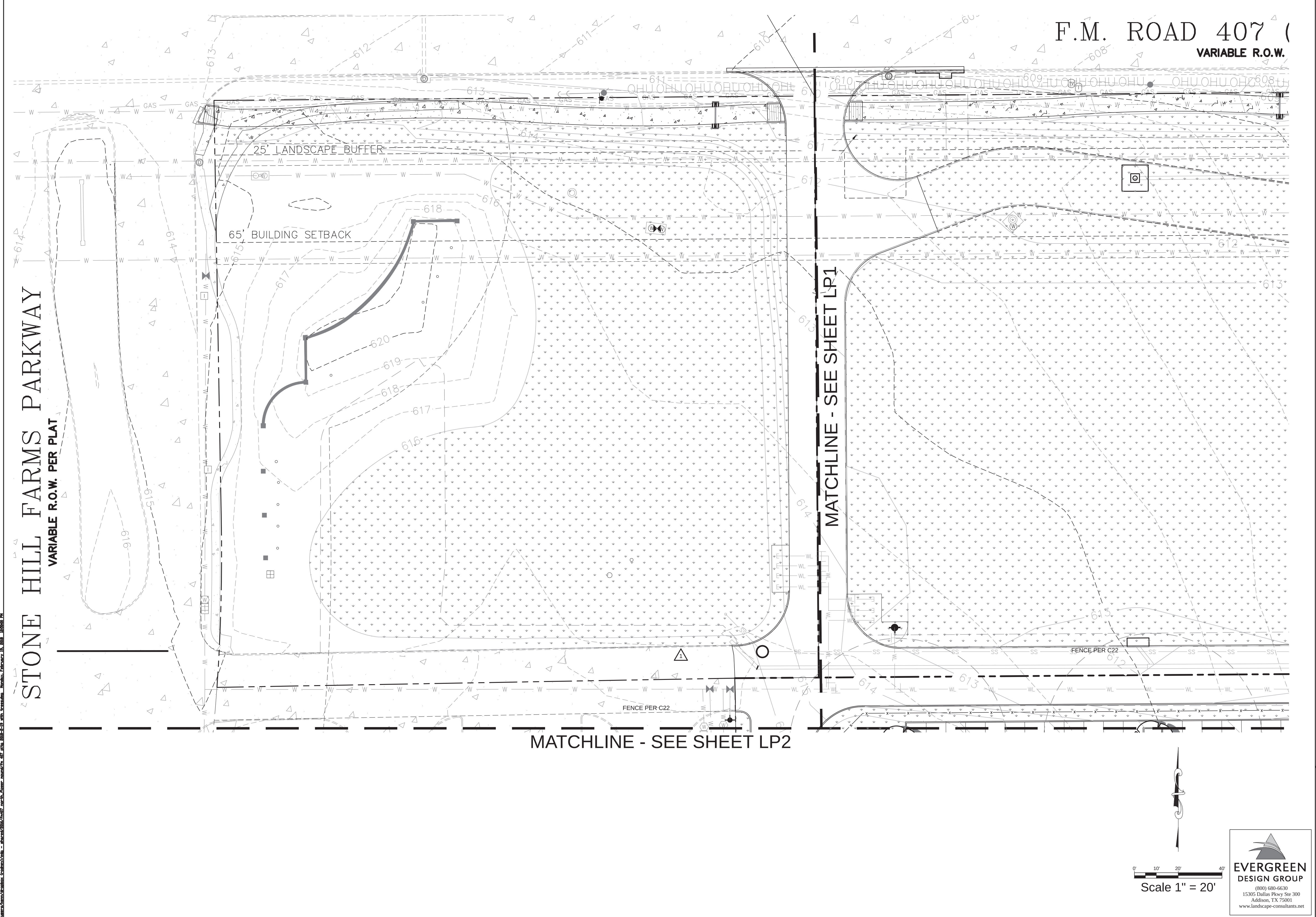
DRAWN: DFR

DATE: 05/10/2017

HEI #: 15-197

SHEET NO:
LP-2





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PLANTING PLAN



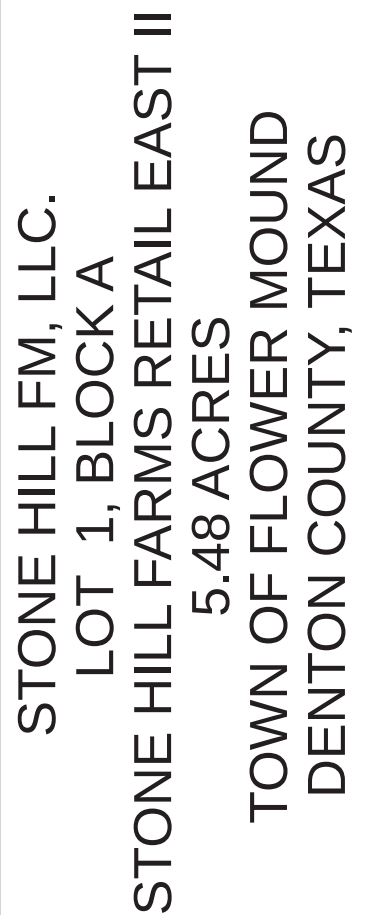
2-19-18

DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197

SHEET NO:
LP-3



EVERGREEN
DESIGN GROUP
(800) 680-6630
15305 Dallas Pkwy Ste 300
Addison, TX 75001
www.landscape-consultants.net



SHEET NO:
LP-4

- ① SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- ② MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- ③ FINISH GRADE.
- ④ ROOT BALL.
- ⑤ BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- ⑥ UNDISTURBED NATIVE SOIL.
- ⑦ 3" HIGH EARTHEN WATERING BASIN.
- ⑧ WEED FABRIC UNDER MULCH.

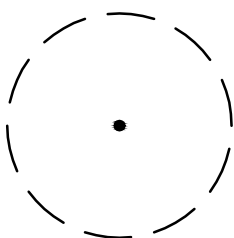
ELISHA SMITH SURVEY,
ABSTRACT # 1160
DENTON COUNTY,
TEXAS

KANSAS CITY SOUT.
RAILROAD
150' R.O.W. PER PLAT

W.E. PER VOLUME
250. PAGE 9930

Tree ID #	Diameter (DBH)	Botanic Name	PROTECTED	REMOVED
201	8"	HACKBERRY		Y
202	11"	HACKBERRY		Y
203	26"	ME SQUTE		Y
204	6"	CEGAR	Y	
205	25"	ME SQUTE		Y
206	8"	HACKBERRY		Y
207	25"	ME SQUTE		Y
208	8"	HACKBERRY		Y
209	13"	HACKBERRY	Y	
210	6"	HACKBERRY		Y
211	6"	HACKBERRY		Y
212	6"	HACKBERRY		Y
213	8"	HACKBERRY		Y
214	8"	HACKBERRY		Y
215	8"	HACKBERRY		Y
216	28"	ME SQUTE		Y
217	16"	ME SQUTE		Y
218	12"	BOIS D'ARC		Y
219	10"	HACKBERRY		Y
220	10"	ME SQUTE		Y
221	10"	ME SQUTE		Y
222	10"	HACKBERRY		Y
224	19"	ME SQUTE		Y
225	10"	ELM		Y
227	12"	BOIS D'ARC		Y
228	9"	BLACK WILLOW		Y
229	18"	ME SQUTE		Y
230	24"	ME SQUTE		Y
231	8"	HACKBERRY		Y
237	18"	ME SQUTE		Y
2980	18"	HACKBERRY		Y
2981	28"	BOIS D'ARC		Y
2982	18"	BOIS D'ARC		Y
2983	12"	HACKBERRY		Y
2984	24"	BOIS D'ARC		Y
2987	12"	PINE		Y
2988	12"	PINE		Y
2989	12"	PINE		Y
2990	12"	PINE		Y
2991	14"	PINE		Y
2992	12"	LIVE OAK		Y
2993	12"	LIVE OAK		Y
2994	12"	LIVE OAK		Y
2995	13"	LIVE OAK		Y
2996		CREPE MYRTLE		Y
2997		CREPE MYRTLE		Y
2998		CREPE MYRTLE		Y
2999		CREPE MYRTLE		Y
3000		CREPE MYRTLE		Y
3001		CREPE MYRTLE		Y
3002		CREPE MYRTLE		Y
3003		CREPE MYRTLE		Y
3004		CREPE MYRTLE		Y
3032	18"	ME SQUTE		Y
3033	12"	HACKBERRY		Y
3034	17"	ME SQUTE		Y

NOTE: ALL TREE INFORMATION PROVIDED BY HOMEYER ENGINEERING, INC



EXISTING TREE TO BE REMOVED

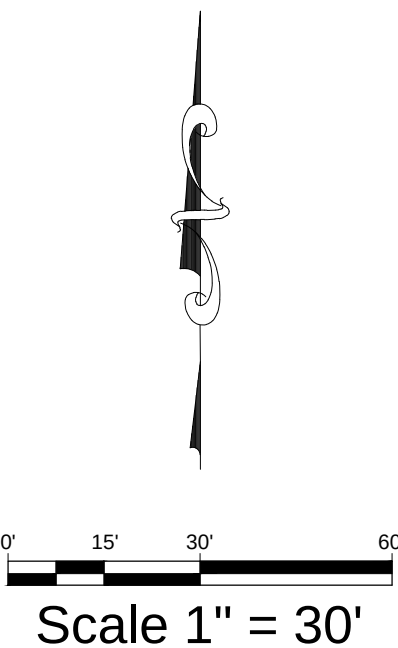


INDICATES TREE NUMBER

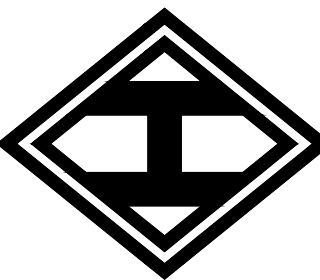
MITIGATION FOR REMOVAL OF EXISTING TREES

MITIGATION FOR REMOVAL OF ONE 10" CHITTAMWOOD (PROTECTED TREE, WITHIN THE BUILDABLE AREA) SHALL BE ACHIEVED AS FOLLOWS:

- 1) 1, 3" ULMUS CRASSIFOLIA



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5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



1-28-18

DRAWN: DFR

DATE: 05/10/2017

HEI #: 15-197

SHEET NO:
TP-1





MEMORANDUM – February 26, 2018

DATE: February 26, 2018

TO: Planning and Zoning Commission

FROM: JP Walton, Assistant to the Town Manager

RE: Work Session Regarding the Flower Mound Board and Commission Input Process

Chairman Solis and Commissioners,

The next Council Strategic Planning Session (SPS) is anticipated to occur this July, therefore, the process of soliciting input from the various boards and commissions has begun in accordance with the Flower Mound Board and Commission Input Process, implemented by the Town in October of 2014 (attached).

The purpose of this work session is to refresh the Planning and Zoning Commission (Commission) on the input process, and to narrow down and clarify any planning and zoning related initiatives for the Town Council to review and consider during its SPS. The caption for the work session has been written to allow a variety of topics to be discussed, but does not require the Commission to discuss each topic listed.

Due to the range of possible topics under the purview of the Commission, staff may not have information readily available at the work session to supplement every discussion or to immediately respond to every question. Certain topics may require further research before being forwarded to the Council for consideration.

Additionally, some topics may be introduced which are beyond the purview of the Commission. Those topics will be forwarded to the appropriate department/board for comment prior to being forwarded to the Council. The Commission will be provided the response in a summary document.

Please let me know if you have any questions.



It is vital to the Town's strategic planning and communication efforts to solicit Board and Commission ("Board") input on various programs and initiatives. It is equally important that the various programs and initiatives created, reviewed, recommended, and acted on by the Town's Boards are consistent with Town Council goals and strategic planning efforts. Ensuring consistency provides for the most effective use of the Boards' and Town's collective resources. Communication of this input over the past several years has occurred numerous ways. The purpose of this document is to facilitate an input communication plan, providing guidelines to collect input in a consistent manner from the Town's various Boards.

The focus of this document is the timing by which Boards should provide input to the Town Council in order for the Council to provide feedback or direction on any given topic. Generally, the timing should occur prior to the Council's late winter/early spring Strategic Planning Session (SPS). However, timing may change depending on the circumstance.

Unique circumstances are inevitable. This document cannot account for every situation that may necessitate board input or action. However, it does cover four different scenarios. The first is providing typical feedback prior to the SPS, the second is providing input on a special project, the third is providing input during a joint work session with the Town Council, and the fourth is providing feedback on an initiative that does not fall under the three stated above.

Scenario 1 – Typical Feedback

Some Boards are accustomed to providing input during a work session discussion each winter. These work sessions are broadcasted live and available for online streaming which is recommended for transparency. These are akin to "brainstorming" sessions where ideas are exchanged and forwarded to the Town Manager by the Board liaison. The information is then provided to the Town Council during the following SPS.

In this scenario, the staff liaisons are informed of the SPS date ahead of time in order to prepare the Board for a work session discussion on any initiatives it would like direction or feedback.

Scenario 2 – Special Project

A few Boards have been part of this scenario, and an example is a development project. If the project is large and unique, several work sessions have been conducted to gain board feedback and comments on the project. The Boards typically involved include the Planning and Zoning Commission (P&Z), the Parks, Arts, and Library Services Board (PALS), the Transportation Commission (TRC), and the Environmental Conservation Commission (ECC).

In this scenario, the large project, or initiative is handled on a case-by-case basis, and the appropriate Boards are requested to conduct a work session to provide feedback during or shortly following the work session.



Scenario 3 – Joint Work Session

Several Boards (P&Z, PALS, ECC, and TRC) have conducted a joint work session with the Town Council to discuss ongoing or potential major projects. These work sessions are typically called by the Town Council on an as needed basis.

In this scenario, the appropriate Board is invited to a joint work session with the Town Council and help set the agenda. Typically, the Board liaison works with the Town Secretary to draft the agenda.

Scenario 4 – Other

A Board may wish to pursue an initiative during a given year. It is important the Board has clear direction from the Town Council, the initiative's goals are agreed on, and the initiative is in line with the Town Council's goals and strategic plan.

In this scenario, the Board would discuss the initiative during a regular meeting or work session. The Board liaison would provide details to the Town Manager who then forwards to the Town Council. The Council may also discuss the initiative during a regular meeting or work session where the staff liaison and/or Board members are invited to attend. The Council may also choose to conduct a joint work session with the Board.

Below are the Town Boards this process would impact:

1. Animal Services Board
2. Environmental Conservation Commission
3. Parks, Arts, and Library Services Board
4. Planning and Zoning Commission
5. SMARTGrowth Commission
6. Transportation Commission