

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

JANUARY 27, 2020

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

E. DIRECTOR'S REPORT

1. Development Process Review Website

F. REGULAR ITEMS

1. *Minutes of January 13, 2020*

Consider approval of the minutes of the January 13, 2020, Planning and Zoning Commission Regular Session.

2. *SP19-0019 – RockPointe Church Parking Expansion*

Consider a request for a Site Plan (SP19-0019 – RockPointe Church Parking Expansion) to develop a parking lot addition, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located east of Trotter Lane and south of Cross Timbers Road.

3. *DP19-0004 – Lakeside Village*

Consider a request for a Development Plan (DP19-0004 - Lakeside Village) to develop residential, non-residential, and mixed use subdivision, with an exception to the retention pond design requirements, contained in Chapter 4 of the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway and south of Edgemere Drive.

G. ADJOURNMENT – REGULAR SESSION

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: January 23, 2020, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, 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 Jody Smith Hall 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.
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PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: January 27, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the January 13, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on January 13, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF JANUARY, 2020, 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 with the following members present:

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Robert Cox	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:

Bryn Meredith	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Forrest Williams	Planner
Christa Crowe	Property Standards Manager
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Documenting Development Review Process
2. Status of Upcoming Ordinance Amendments

F. CONSENT ITEMS

1. Consider approval of the minutes of the December 9, 2019, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC19-0010 – Canyon Falls – Village 12) to create a residential subdivision. The property is generally located north of Smoky Oak Court and west of Falling Leaf Trail.

Commissioner Rawson moved to approve Consent Items 1 and 2 as presented in the agenda caption as identified above. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

The motion to approve passed with a vote of 6-0.

G. REGULAR ITEMS

3. Public Hearing to consider a request for a Replat (RP19-0007 – Twin Coves Estates Lot 24R, Block A) to create a residential lot. The property is generally located west of Shoreline Drive and south of Wichita Trail.

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

None

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to approve RP19-0007 – Twin Coves Estates Lot 24R, Block A, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

The motion to approve passed with a vote of 6-0.

4. **Public Hearing to consider an ordinance for rezoning (MU19-0001 – Lakeside Village) to amend Mixed Use District 1 (MU-1) to allow for phasing of the necessary parking infrastructure in Lakeside Village. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway and south of its intersection with Northwood Drive.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Jimmie Archie, Realty Capital Management

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

[ORIGINAL MOTION] Vice-Chair Ruthrauff moved to recommend approval of MU19-0001 – Lakeside Village, as presented with the recommendation to add a Sunset/Renewal Clause of 3 years. Commissioner Dillon seconded the motion.

[AMENDED MOTION] Commissioner Schiestel moved to amend the original motion to recommend approval of MU19-0001 – Lakeside Village, as presented and with the contingency of the completion of the restaurant garage prior to or concurrently with the permitting of an interim surface parking lot, along with the Sunset/Renewal Clause. Commissioner Del Vecchio seconded the motion.

VOTE ON THE AMENDED MOTION

AYES: Schiestel, Del Vecchio, Pickering

NAYS: Rawson, Ruthrauff, Dillon

The motion to approve the amended motion tied with a vote of 3-3. Chair Johnson broke the tie with a NAY vote. The amended motion failed.

VOTE ON THE ORIGINAL MOTION

AYES: Dillon, Ruthrauff, Rawson

NAYS: Pickering, Del Vecchio, Schiestel

The motion to approve the original motion tied with a vote of 3-3. Chair Johnson broke the tie with an AYE vote. The original motion passed.

5. **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0006 – Short-Term Rentals) by amending Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to create a definition and**

define the standards and review process for Short-Term Rentals, and consider adopting an ordinance providing for said amendment.

At 7:44 P.M., the Planning and Zoning Commission convened into closed session pursuant to Section 551.071 of the Texas Government Code, the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on the January 13, 2020 agenda.

At 8:28 P.M., the Planning and Zoning Commission reconvened into regular session.

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke in Favor:

None

Spoke in Opposition:

Steve Noble, 6408 Lakeside Drive, Flower Mound

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of LDR19-0006 – Short Term Rentals, as presented with the additional recommendations of incorporating a minimum stay of 48 hours for tenants; a restriction on the use of properties for the purpose of housing sex offenders, operating a sober house, selling illegal drugs, selling alcohol, or operating as a sexually oriented business, using the standard language from other cities' short-term rental ordinances; requiring that the Town be endorsed as an "additional insured" to the subject properties' insurance policy and that the policy be endorsed to provide the Town a minimum 30-day notice of cancellation, non-renewal and/or material change in policy terms or coverage; limiting SUP applications to primary residences; and stepping up enforcement to include the issuance of citations for first-time offenses. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

The motion to recommend approval passed with a vote of 6-0.

H. ADJOURNMENT – REGULAR SESSION 9:18 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: January 27, 2019

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Site Plan (SP19-0019 – RockPointe Church Parking Expansion) to develop a parking lot addition, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located east of Trotter Lane and south of Cross Timbers Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval for parking lot expansion for RockPointe Church. The property is zoned Agricultural and is approximately 17.23 acres. As a part of the site plan expansion, the applicant is requesting a deviation to permit an increase in off-street parking that exceeds 20 percent of required parking for the Church use. See Section A for details.

A. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

Parking study. A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when

required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.

On October 17, 2005, the Town Council approved a site plan for an approximately 17,950-square-foot Church building. Since then various development applications have been considered and approved for the subject property that included Sunday school class room building, Church building expansion, parking expansions, and landscape and elevation amendments.

The required parking for the Church is calculated at the ratio of one space per three seats in the auditorium. Per the town's code, where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code or maximum. The maximum seating capacity of the main sanctuary is 1,242. Based on this number, the required parking is 414 spaces. With the allowable 20 percent deviation, the maximum number of parking spaces permitted on the site would be 497 spaces. Parking amendments approved to date have been within this allowable limit. The applicant is now proposing to add 64 net spaces with this site plan application for a total of 525 cumulative spaces, which is 28 spaces over the allowable 20 percent deviation. As required by the Town's parking standards, the applicant has provided a parking study to demonstrate the need for excess parking (see Attachment A(3)).

The landscape plan depicts existing and proposed landscape buffer and parking lot trees. For institutional uses such as churches and schools, parking lot trees are calculated at the ratio of one tree per 20 parking spaces. For any other non-residential uses, parking lot trees are calculated at the ratio of one tree per 10 spaces. In order to reduce the impact of the increased parking, the applicant is proposing increased landscaping as a means of mitigation. Since there is no specific standard for increased landscaping, staff suggested using one tree per 10 parking spaces for the number of parking spaces that is over the allowable 20 percent deviation. The applicant has provided three additional trees to satisfy the mitigation requirements for excess parking.

Required	Existing	Allowable 20% Deviation	Proposed Total	# over Allowable 20%	# of Additional Trees Required
414	461	497	525	525-497 = 28	28/10 = 2.8

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

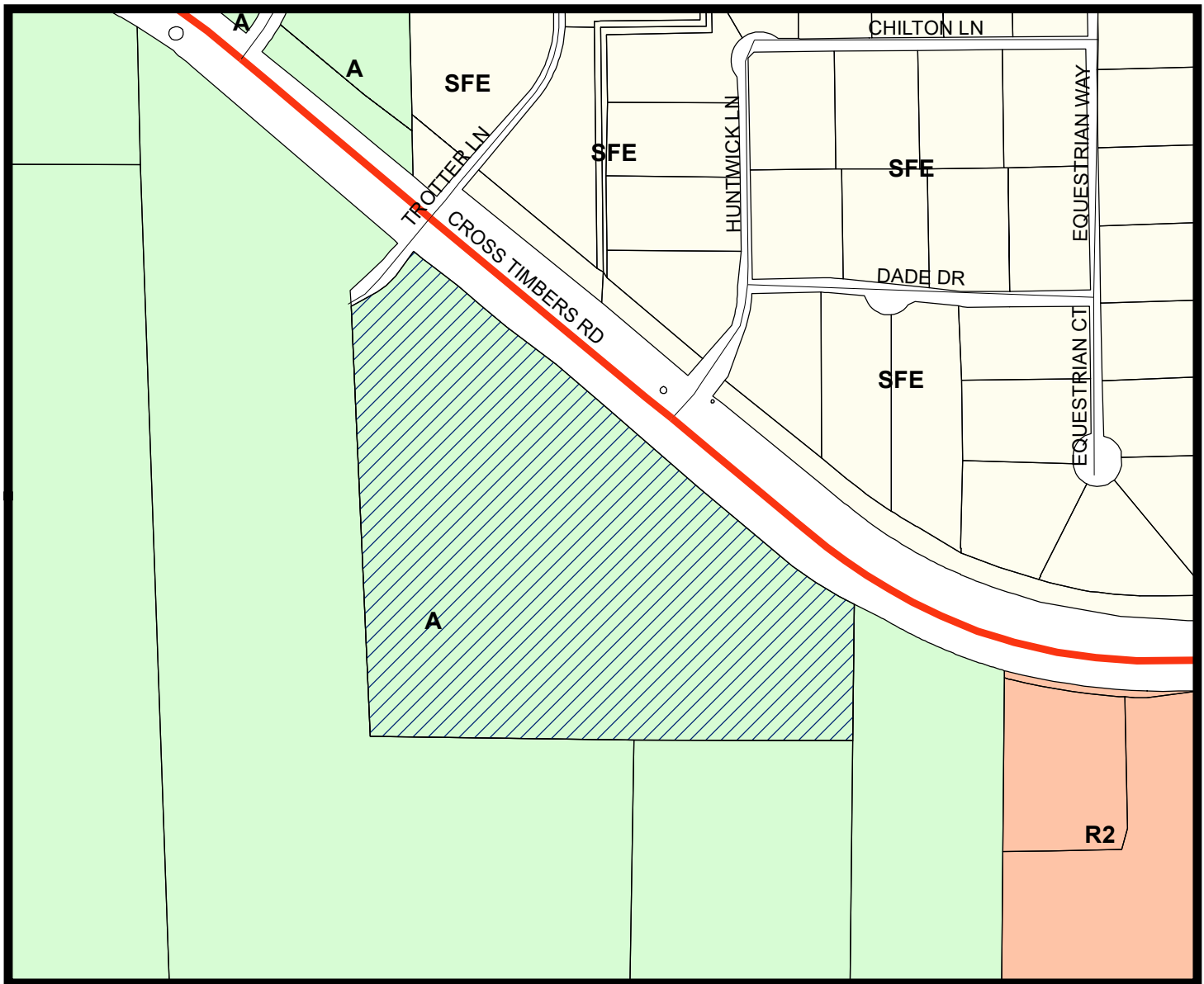
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP19-0019



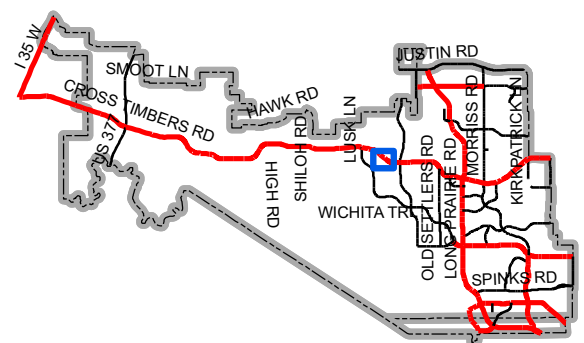
LEGEND

Agriculture
 Retail 2
 Single Family Estate

Subject Property



0 250 500 1,000 Feet



Map Location



LETTER OF INTENT > ROCKPOINTE CHURCH

December 18, 2019

Mrs. Poornima Kashyap
 Planning Services
 2121 Cross Timbers Road
 Flower Mound, TX 75028

RE: RockPointe Church Site Plan - Letter of Intent
 G&A | McAdams Job #: RPC-19000

Dear Mrs. Kashyap:

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 RockPointe Church.

Previously, a site plan application (SP07-12) was approved on September 10, 2012 to allow RockPointe Church to build their main sanctuary building. The remainder of the property has typical uses associated with most church properties, a teen building, office space, a secondary sanctuary, etc. At the same time the main sanctuary was built the parking was reconfigured to account for the new seating within the sanctuary and provided a total of 423 spaces. However, after reviewing and recounting the parking provided in 2012, there were 410 parking spaces provided. Furthermore, in 2017 an amended site plan application (ASP17-0046) was approved to add an additional 51 parking spaces bringing the current total parking count from 410 to 461 spaces.

With the church's continual growth, parking continues to be a challenge, almost to the point where the church will need to limit future members. The church is requesting to add new parking spaces, at various locations around the campus to meet their growing membership and parking needs. RockPointe Church currently has 461 parking spaces. These proposed improvements will remove 3 existing spaces while adding 67 spaces, netting 64 new parking spaces. The new total amount of parking spaces will be 525. With this new parking expansion, the Church will be approximately 27% over the required 414 spaces.

Additional landscape trees are proposed to be added and a large open space remains to help offset the impact of the additional parking.

We are requesting site plan approval and a deviation to computing parking and loading requirements pursuant to section 82-73. Please refer to parking study for more information.



LETTER OF INTENT> ROCKPOINTE CHURCH

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

Sincerely,

MCADAMS

A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over the printed name.

Scott Minnis

Project Manager



RockPointe Church

Parking Study

Prepared By: Robert J. Dollak, Jr. P.E. #86898

Summary:

RockPointe Church is a 17.229 acre site located along FM 1171. The site is currently zoned as Agriculture.

RockPointe Church Parking History		
	Proposed Parking (Net)	Total Overall Parking
Phase 1, Initial Building	239	239
Phase 2, Teen Out Building	0	239
Phase 3, Parking Expansion	76	315
Phase 4, New Sanctuary Building	95	410
Phase 5, Parking Expansion	51	461
Phase 6, parking Expansion	64	525

Base Code Parking Requirements:

The Town of Flower Mound requires 1 space per ever 3 seats in the main sanctuary. Per the table below, the existing building has sanctuary fixed seating for 1,242 people, therefore the required amount of parking spaces is 414. There are three Sunday services held every Sunday, 8:15 am, 9:30 am and one at 11:15 am. Refer to the attached PDF showing actual data gathered by the church showing number of attendances in the main worship area and other services provided by the church on Sunday morning.

After reviewing and recounting the number of existing parking spaces for RockPointe Church, they currently have 461 parking spaces. The proposed improvements will remove 3 existing parking spaces while adding 67 spaces, netting an additional 64 parking spaces. The new total amount of parking spaces will be 525, and 13 of those spaces are to be designated as accessible parking spaces.

The table below represents a breakdown of the parking requirements based on Town code for RockPointe Church:

Table 1			
Church Services	Parking Requirements	Total Seats/SF	# of Spaces
Main Sanctuary	1:3 Seats in Main Sanctuary	1,242 Fixed Seats	414



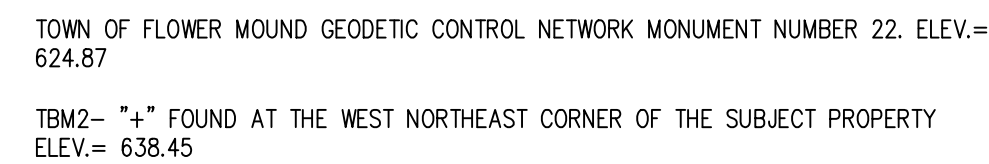
Mitigation:

Per Town of Flower Mound ordinance, Sec. 82-73, any approved parking in excess of the 20% allowed must be mitigated. The Mitigated requirements of (1) 3-inch caliper tree per 10 parking spaces in excess of the 20% has been adopted by the Town. In order to meet this requirement and mitigate the excess parking, (3) 3-inch caliper mitigation trees are proposed on the Landscape Plan, please refer to sheet L1.0 for calculations.

Conclusion:

With the churches continual growth parking continues to be a challenge, almost to the point where the church will need to limit future members. The Church is requesting to add new parking spaces at various locations around the campus to meet their parking needs during normal and peak use. We are requesting site plan approval and exemption from the 20% deviation to the parking and loading requirements. Town of Flower Mound ordinance, Sec. 82-73, states that 1 parking space is required per 3 seats in the main sanctuary.

As mentioned above, this equates to 414 parking spaces. With the new parking expansion, we are approximately 27% over the required amount of parking spaces. If all associated uses were able to be counted such as Sunday school, the secondary sanctuary, office space, etc. the requested parking would be within allowable tolerances. Thus, we are requesting site plan approval and exemption from the 20% deviation to computing parking and loading requirements.



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 PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
3. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
4. REFER TO SHEET C6 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
5. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
6. THE ABBREVIATION CL= CENTER LINE.
7. THE ABBREVIATION EP=EDGE OF PAVEMENT.
8. REFER TO SHEET C4 FOR ADDITIONAL INFORMATION ON THE PROPOSED PARKING SPACES.
9. THE CLOUDED AREAS ON THIS SHEET INDICATE THE AREAS OF THE PROPOSED PARKING SPACES.
10. THE RECORD PLAT FOR ROCKPOINTE CHURCH WAS RECORDED BACK IN 2006, THEREFORE THERE IS NO TREE MITIGATION REQUIRED FOR THE REMOVAL OF PROTECTED TREES WITHIN THE BUILDING AREA.

ROCKPOINTE CHURCH PARKING

EXPANSION

Lot 1R, Block A
17.229 Acres
in the
J.W. MALONE SURVEY, ABSTRACT NO. 857
FLOWER MOUND
DENTON COUNTY, TEXAS

OVERALL SITE PLAN

PRELIMINARY PLANS

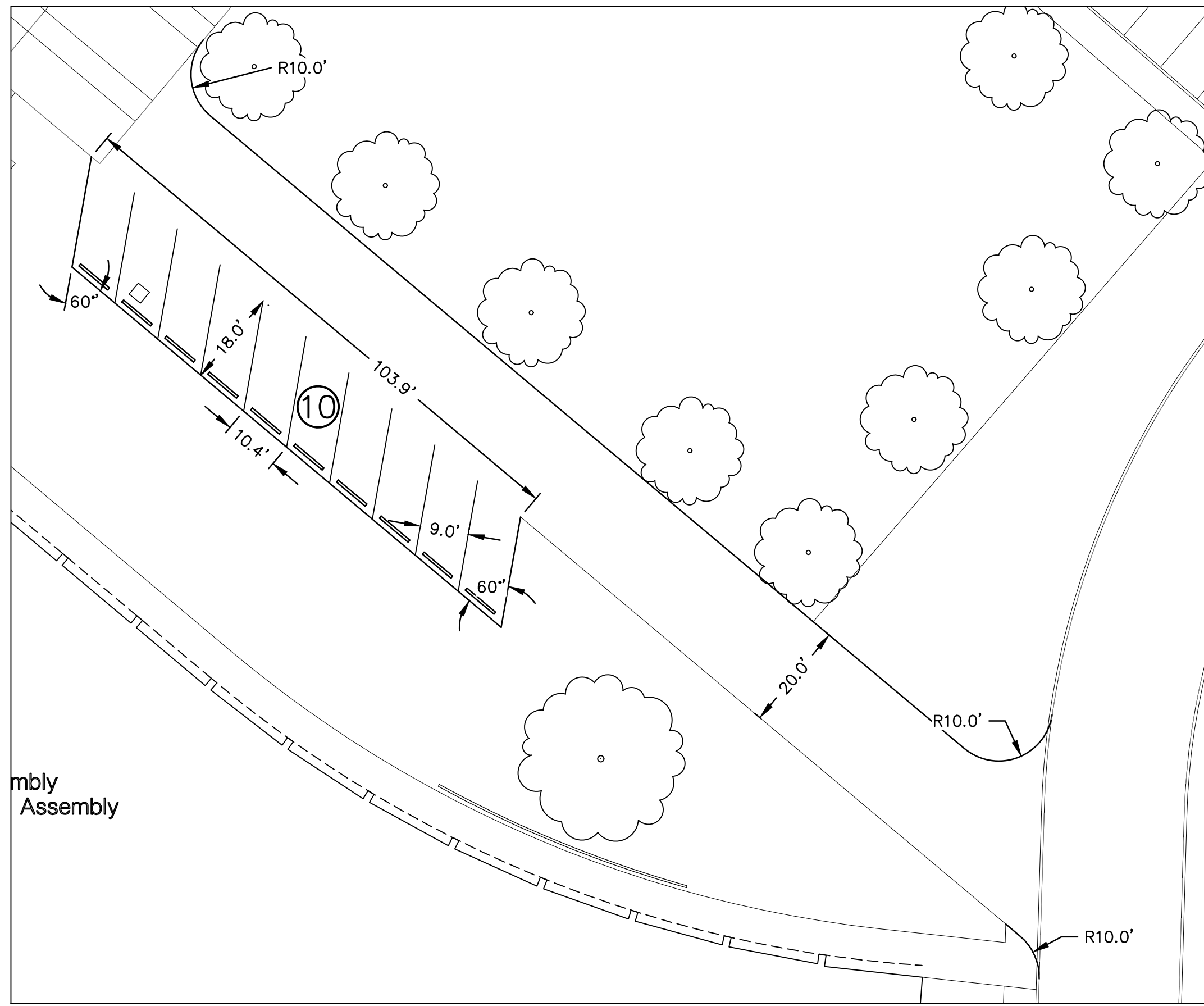
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 10/15/2019

Drawn By: HH
Date: 08/19/2019
Scale: 1"=50'
Revisions:
09/27/2019
10/15/2019

RPC-19000

OWNER/DEVELOPER
ROCKPOINTE CHURCH
4503 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
Ph. 215-954-0430
Contact: MR. ALAN MICHAEL

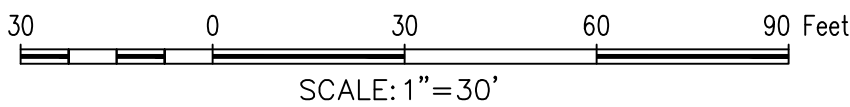
C:



The drawing shows a decorative finial, which is a vertical, symmetrical ornament. It features a central stem with a bulbous middle section and two curved, scroll-like elements on either side. Below the finial is a scale bar with markings at 20, 0, 20, 40, and 60 feet. The text "SCALE: 1" = 20'" is written below the scale bar.

NOTES:

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' UNLESS OTHERWISE NOTED.
5. ALL PARKING SPOTS ARE 9.0' WIDE AND 18' LONG UNLESS OTHERWISE NOTED.
6. AT THE LOCATION THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE EXISTING RETAINING WALLS.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS AND SPECIFICATIONS, SIGNAGE PLANS OR NOT.
9. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGN DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S SIGNAGE REGULATIONS.



ROCKPOINTE CHURCH PARKING

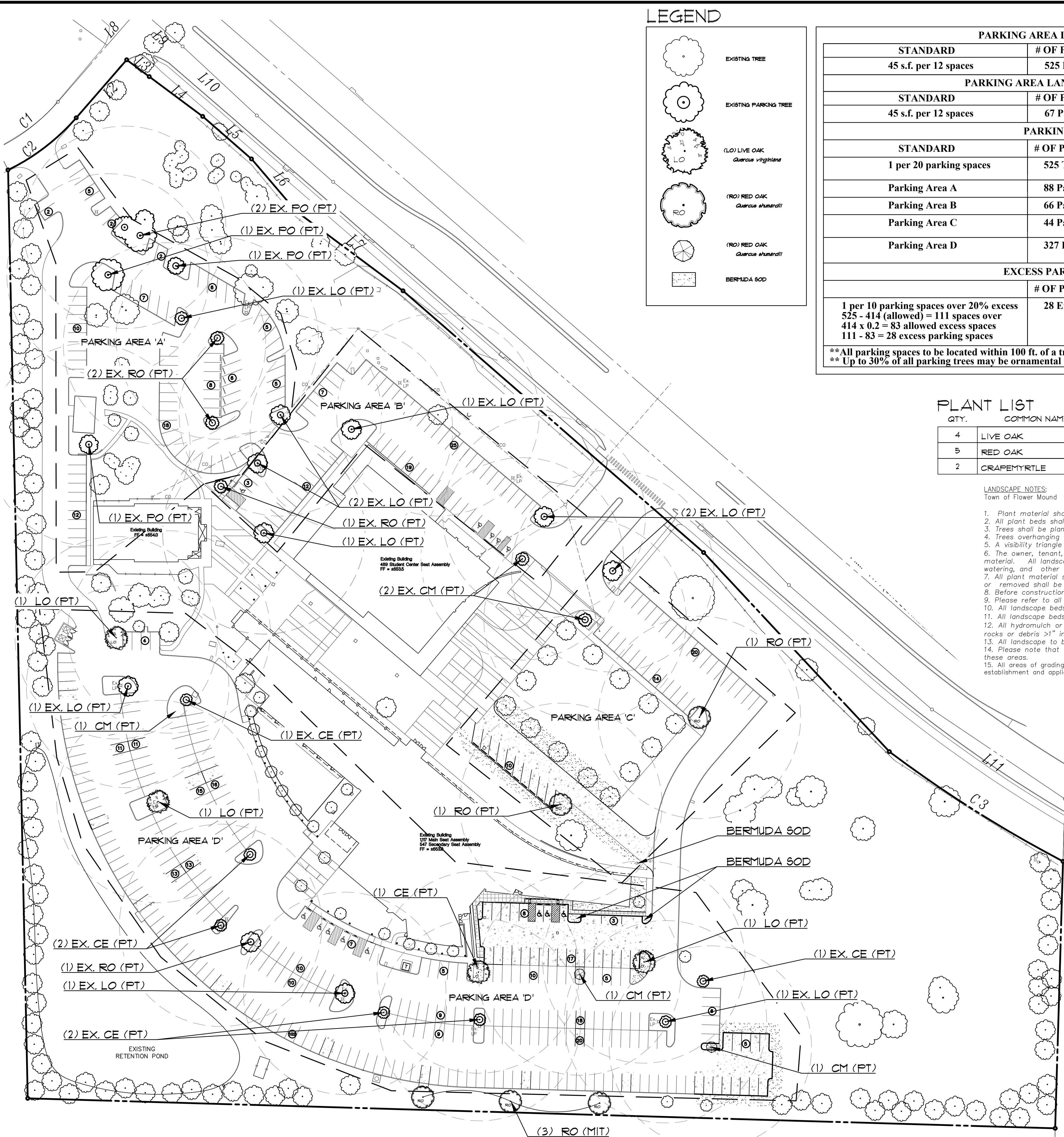
SITE PLAN & DIMENSIONAL CONTROL PLAN

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, J.
P.E. #86898
DATE 10/15/2019

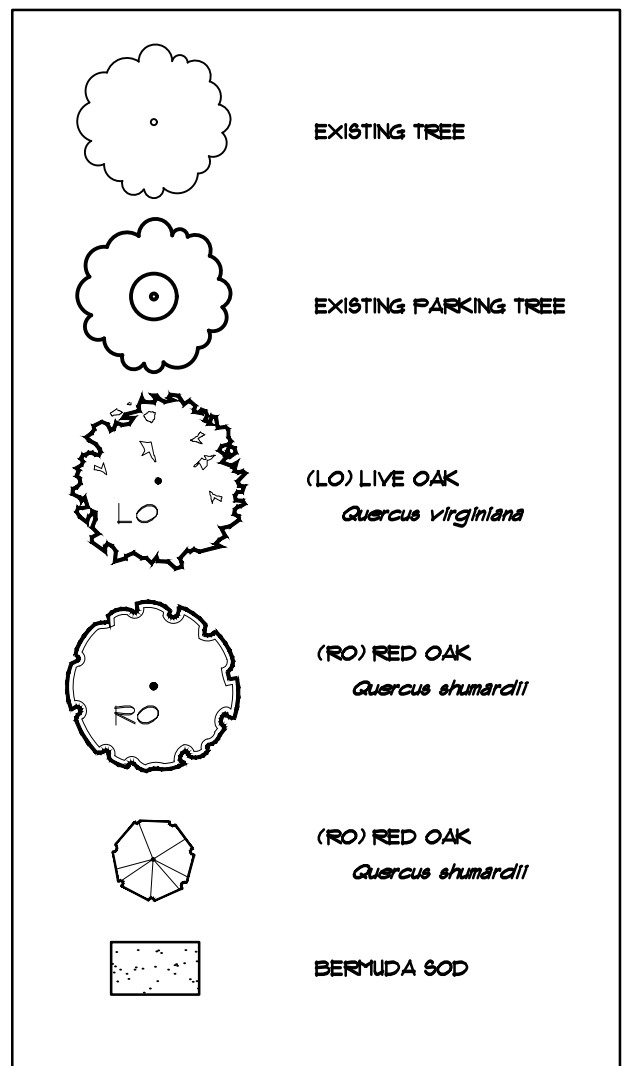
Drawn By: HH
Date: 08/19/2019
Scale: 1"=20'
Revisions:
09/27/2019
10/15/2019

RPC-19000

File: Z:\Projects\RPC-19000\Drawings\RP_19000_Landscaping.dwg, P. 6, Date: 08/15/2019, 2:08PM, 19000.LS
Plotted: 1/23/2020 3:27 PM, by: Melissa, Mages, Sheet: 1/23/2020 3:28 PM, by: mslawlor



LEGEND



PARKING AREA LANDSCAPING (TOTAL)			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	525 Parking Spaces	1,970 s.f.	11,173 s.f.
PARKING AREA LANDSCAPING (PROPOSED)			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
45 s.f. per 12 spaces	67 Parking Spaces	251 s.f.	2,005 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 20 parking spaces	525 Total Spaces	27 total trees (3" cal.)	27 existing trees 8 new trees
Parking Area A	88 Parking Spaces	5 trees (3" cal.)	9 existing trees
Parking Area B	66 Parking Spaces	4 trees (3" cal.)	6 existing trees
Parking Area C	44 Parking Spaces	3 trees (3" cal.)	2 existing trees 2 new trees
Parking Area D	327 Parking Spaces	16 trees (3" cal.)	10 existing trees + 6 new trees
EXCESS PARKING MITIGATION			
	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces over 20% excess 525 - 414 (allowed) = 111 spaces over 414 x 0.2 = 83 allowed excess spaces 111 - 83 = 28 excess parking spaces	28 Excess Spaces	3 mit. trees (3" cal.)	3 new trees (3" cal.)
**All parking spaces to be located within 100 ft. of a tree. ** Up to 30% of all parking trees may be ornamental trees.			

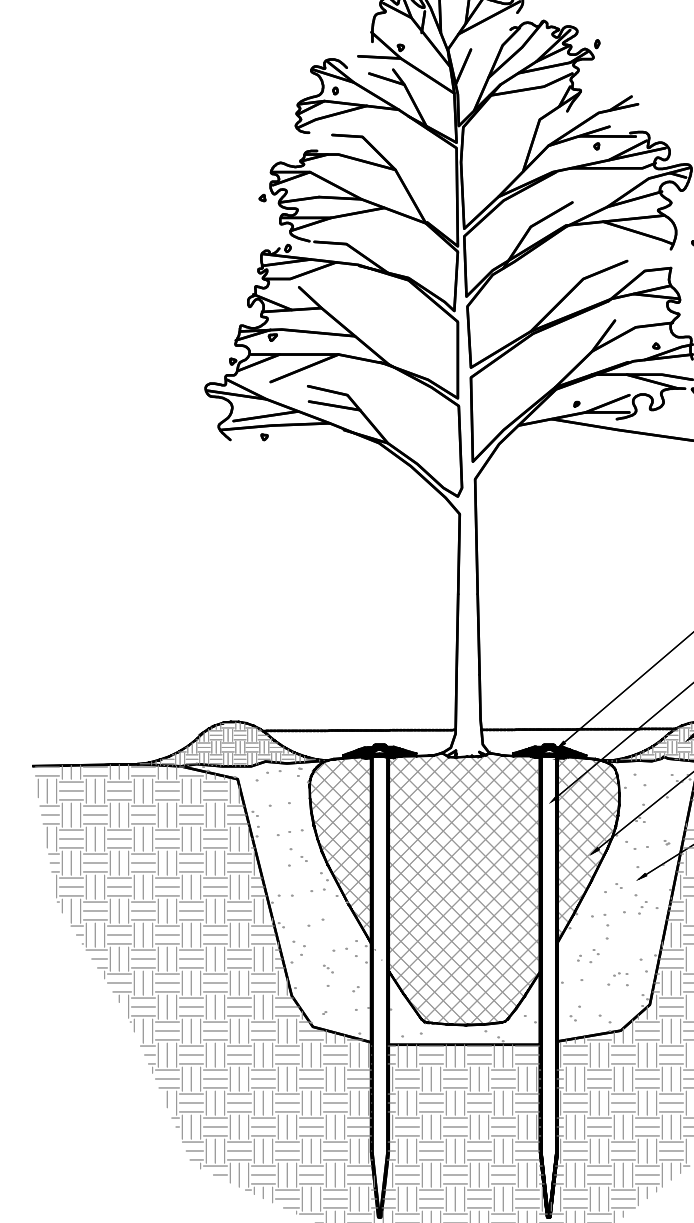
PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
5	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
2	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	20gal.	7'-8'	Per Plan	Full

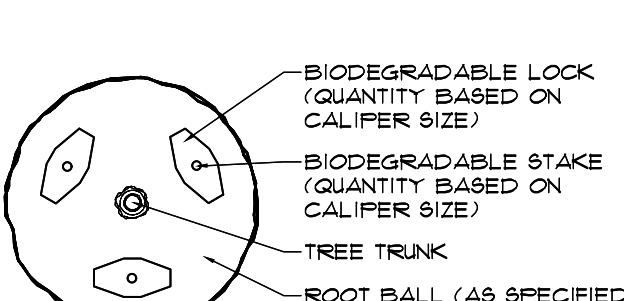
LANDSCAPE NOTES:

- Town of Flower Mound
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
 - All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
 - Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
 - Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
 - 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 9 feet.
 - 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 neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
 - 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 Flower Mound.
 - Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
 - Please refer to all landscape and irrigation specifications.
 - All landscape beds and turf areas to be separated with edging.
 - All landscape beds to be 6" below finished floor.
 - All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
 - All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
 - Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

SECTION VIEW:



PLAN VIEW:



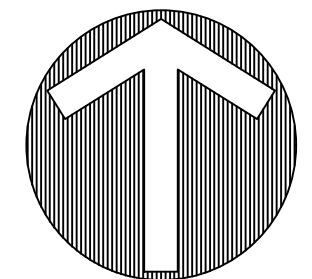
- BIODEGRADABLE LOCK (QUANTITY BASED ON CALIFER SIZE)
- BIODEGRADABLE STAKE (QUANTITY BASED ON CALIFER SIZE)
- WATER-WELL / SAUCER (USE TOPSOIL)
- ROOT BALL (AS SPECIFIED)
- BACKFILL CONSISTS OF 25% TOPSOIL AND 75% NATIVE SOIL
- UNDISTURBED SUBGRADE

NOTES:
MINIMUM STAKE QUANTITY IS THREE (3) THEN ADD ONE (1) STAKE PER CALIFER INCH GREATER THAN THREE INCHES (3").
STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AND INTO THE EXISTING GRADE AS SHOWN.
BARK MULCH OR WOOD CHIPS USED WITHIN TREE PLANTING AREA MUST STAY 12" AWAY FROM TRUNK IN ORDER TO LEAVE ROOT FLARE EXPOSED.

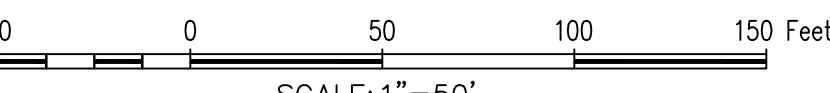
CONTACT:
ARBOR STAKES, LLC.
214-910-6678

1. BELOWGROUND TREE STAKING DETAIL 1/4"=1'

OWNER/DEVELOPER
ROCKPOINTE CHURCH
4503 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
Ph. 214-954-0430
Contact: MR. ALAN MICHAEL



NORTH

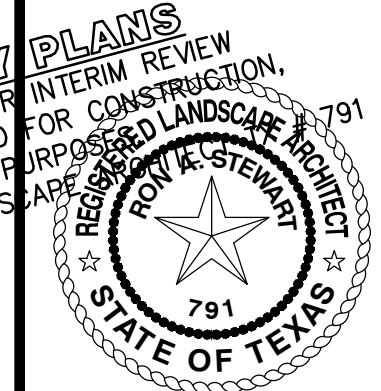


NOTES:

- TREES WITH THE DENOTATION "(PT)" REPRESENT DESIGNATED PARKING TREES TREES WITH THE DENOTATION "(MT)" REPRESENT DESIGNATED MITIGATION TREES FOR EXCESS PARKING
- EXISTING TREE ABBREVIATIONS:
PO = POST OAK
LO = LIVE OAK
RO = RED OAK
CE = CEDAR ELM
CM = CRAPEMYRTLE

RockPointe Church Parking Expansion
Lot 1R, Block A
17,229 Acres
J.W. MALONE SURVEY, 1976
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



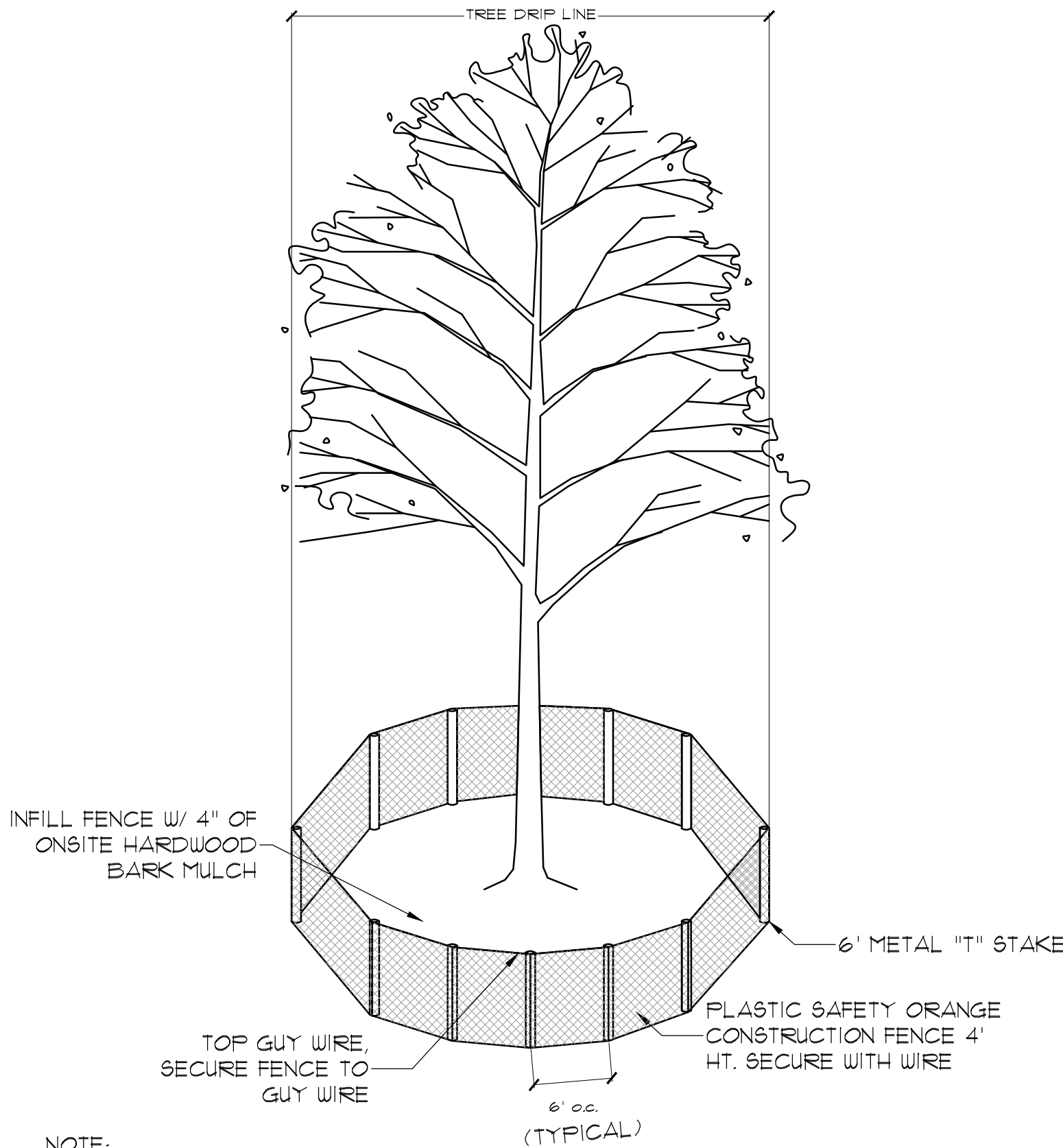
Drawn By: J.R.
Date: 08/15/2019
Scale: 1"=50'
Revisions:
09/27/2019
10/15/2019

RPC-19000

L1.0

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 drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 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 wound-wood 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 ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or 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) If the site required construction within the dripline of a specimen tree, Town of Flower Mound will require a letter from a certified arborist about measures to mitigate the impact of construction.
 - 3) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 4) 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 permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 5) 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.
 - 6) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 7) 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 "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the drip-line of retained trees. Irrigation lines inside the drip-line 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).
 - 8) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 9) 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.
 - 10) 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



NOTE:
TREE PROTECTION FENCE MUST BE
INSTALLED BEFORE ANY GRADING OR
CONSTRUCTION BEGINS.
LANDSCAPE ARCHITECT MUST BE PRESENT
WHEN ANY WORK IS DONE WITHIN THE
TREE PROTECTION FENCE.

1. TREE PROTECTION FENCING
NTS

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED
1	523	7	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
2	524	<6	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
3	525	<6	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
4	526	<6	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
5	527	<6	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
6	528	<6	LACEBARK ELM	<i>Ulmus parvifolia</i>	No		Yes
7	529	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
8	530	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
9	531	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
10	532	9	LIVE OAK	<i>Quercus virginiana</i>	Yes		No
11	533	<6	LIVE OAK	<i>Quercus virginiana</i>	Yes		No
12	534	6	CHINESE PISTACHE	<i>Pistachia chinensis</i>	No		Yes
13	535	<6	RED OAK	<i>Quercus shumardii</i>	Yes		Yes
14	536	<6	CHINESE PISTACHE	<i>Pistachia chinensis</i>	No	Dead	Yes
15	537	9	CHINESE PISTACHE	<i>Pistachia chinensis</i>	No		No
16	538	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
17	539	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
18	540	<6	RED OAK	<i>Quercus shumardii</i>	Yes		No
19	541	<6	RED OAK	<i>Quercus shumardii</i>	Yes		Yes
20	542	10	LIVE OAK	<i>Quercus virginiana</i>	Yes		No
21	543	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
22	544	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
23	545	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
24	546	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
25	547	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
26	548	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Poor Health	Yes
27	549	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
28	550	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
29	551	<6	LIVE OAK	<i>Ulmus crassifolia</i>	Yes		No
30	552	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
31	553	7	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes
32	554	<6	LIVE OAK	<i>Quercus virginiana</i>	Yes		No
33	555	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		No
34	556	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Poor Health	No
35	557	<6	LIVE OAK	<i>Quercus virginiana</i>	Yes		Yes
36	558	<6	LIVE OAK	<i>Quercus virginiana</i>	Yes		Yes
37	559	<6	LIVE OAK	<i>Quercus virginiana</i>	Yes		Yes
38	560	<6	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes		Yes

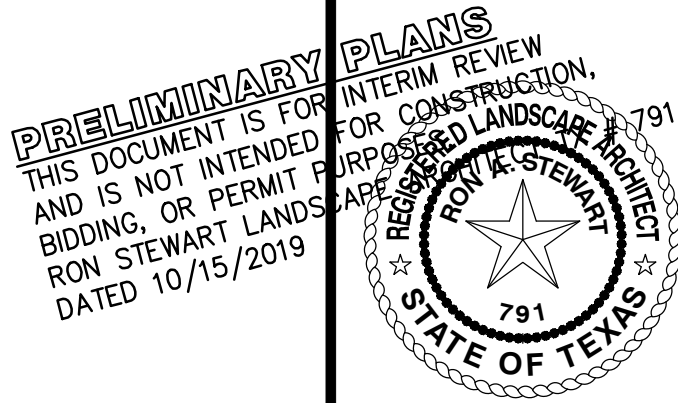
The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
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817-436-8771
201 Oakmont Road
Rockwall, Texas 75082
940-240-1012
TBP#: 19762 TBPIS: 10194440
www.mcadamsco.com



ROCKPOINTE CHURCH PARKING
EXPANSION

RockPointe Church Addition
Lot 1R, Block A
In the
17,229 Acres
J.W. MALONE SURVEY, ABSTRACT NO. 857
FLOWER MOUND
DENTON COUNTY, TEXAS

TREE NOTES



Drawn By: JLR
Date: 08/19/2019
Scale:
Revisions:
09/27/2019
10/15/2019

RPC-19000

OWNER/DEVELOPER
ROCKPOINTE CHURCH
4503 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS
Ph. 216-954-0430
Contact: MR. ALAN MICHAEL

T1.1



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: January 27, 2019

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Development Plan (DP19-0004 - Lakeside Village) to develop residential, non-residential, and mixed use subdivision, with an exception to the retention pond design requirements, contained in Chapter 4 of the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway and south of Edgemere 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 is an exception request to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The area of consideration for this development plan application is the MU-TEN (Mixed Use-Transition to Environmental Area) and MU-C3 (Mixed Used-Commercial 3) subzones that was incorporated into the Lakeside DFW Mixed Use District (MU) on April 16, 2018, by the Town Council. MU-TEN subzone is further divided into six micro zones, each of which encompass specific standards for development. The proposed development plan is in compliance with all applicable standards for subzones and micro zones within the Lakeside DFW ordinance. The subject property is approximately 40.555 acres.

A development plan is an intermediate step between the zoning entitlements phase, which requires conceptual level information, and the record plat phase in which the engineering factor of dimensional precision is the predominant objective. A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan.

The areas located within the subject property are projected for future commercial and residential development, as well as open space. The development depicts 55 single family detached residential lots; nine lots for future non-residential, mixed use, or

multi-family development; and eight open space lots. The development plan also depicts phase lines, preliminary locations of streets, alleys and easements, and setback lines. Access to this part of the development will be from Lakeside Parkway and the newly created streets.

The approved Development Agreement has stipulations for the construction of infrastructure and amenity areas with Phase I plans. Construction plans for infrastructure and landscape details will be required along with the record plat for Phase I construction. Parks fees and tree preservation for properties within Lakeside DFW were addressed at the time of the original zoning application, as well as through subsequent zoning amendment applications.

A. Detention Pond:

The Town's Engineering Design Criteria requires retention (wet) ponds for office and retail developments. The applicant is requesting an exception to this standard to allow for a detention (dry) pond.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

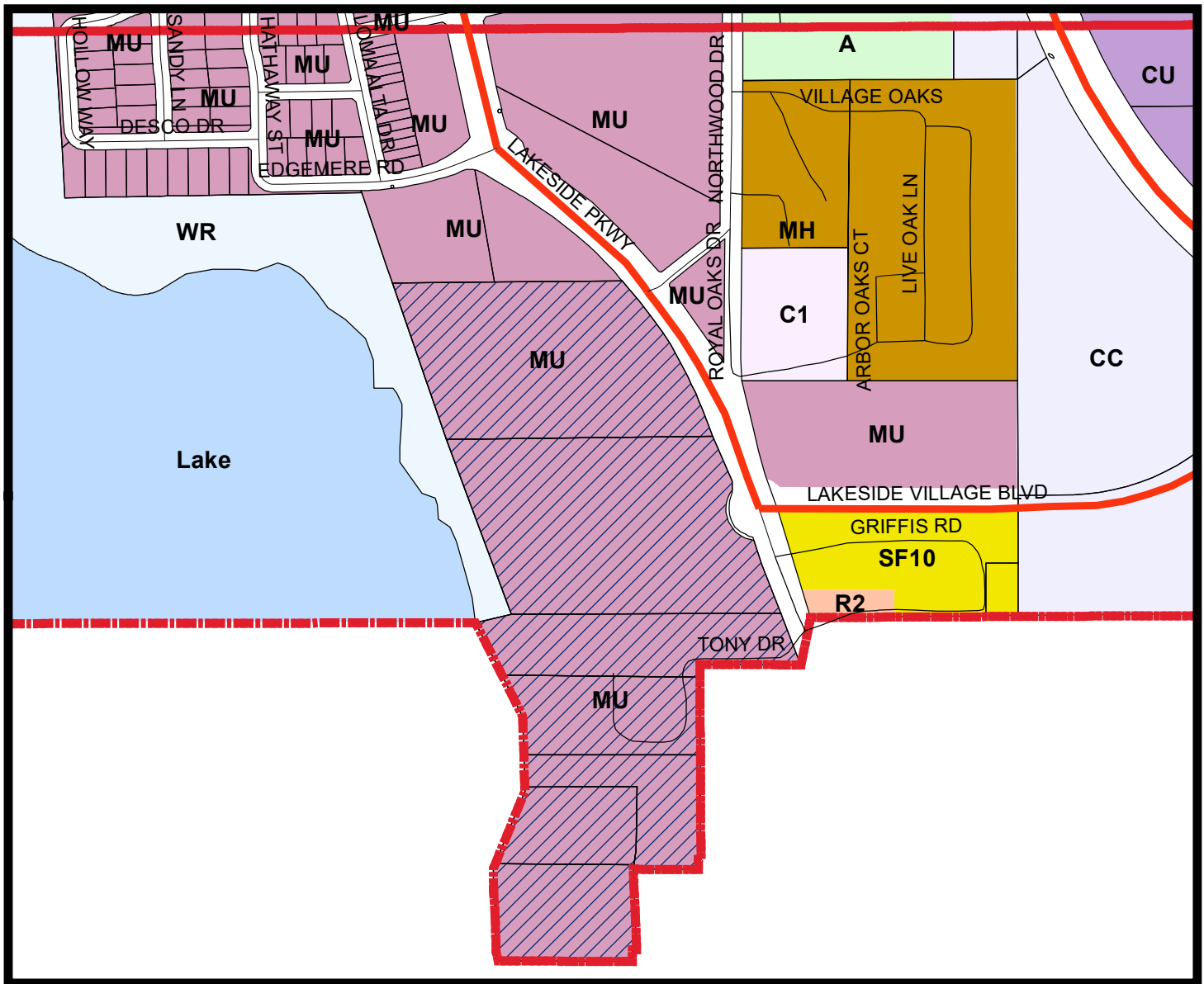
B. Application Details

1. Development Plan Package



Vicinity Map

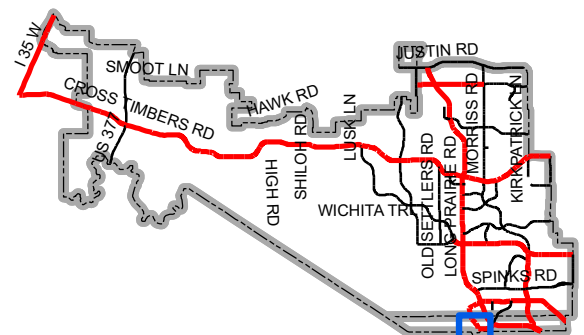
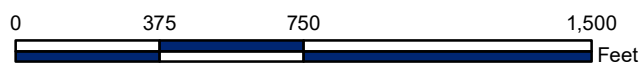
Reference Project: DP19-0004



LEGEND

	Agriculture		Campus Commercial		*Combined Uses-See Ordinance		Commercial 1
	Lake		Mixed Use		Mobile Home		Retail 2
			Single Family 10		Water Recreation		

Subject Property



Map Location



LETTER OF INTENT > LAKESIDE VILLAGE

August 5, 2018

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

RE: Lakeside Village Infrastructure – Development Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a development plan application for the Lakeside Village. A record plat has already been submitted with complete construction plans. The development plan is to show that the property can be developed in accordance with the approved zoning. The location of the proposed streets, water lines, sanitary sewer line, storm sewer lines and potential detention areas are indicated.

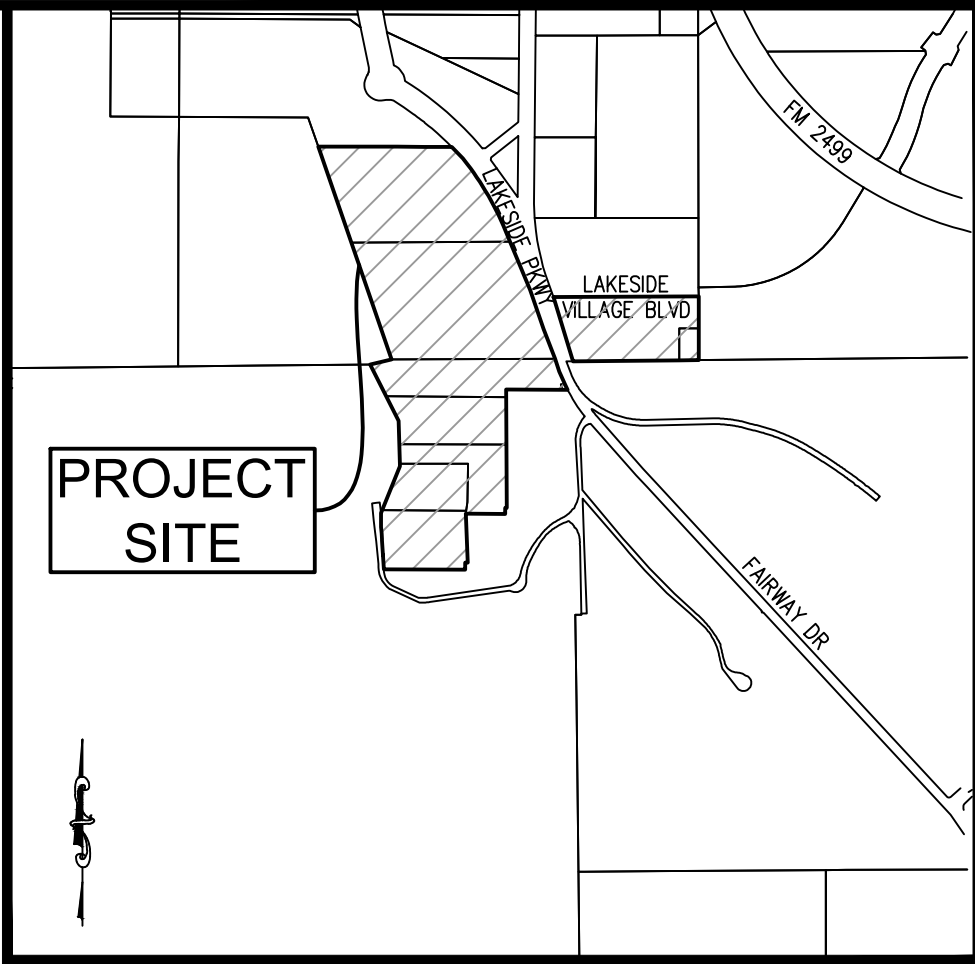
The property is approximately 40.6 acres of mixed between two tracts of land. The main portion between Lakeside Parkway and Lake Grapevine is ~34.3 acres and there is an ~6.3-acre tract at the northeast corner of the round-about at the intersection of Lakeside Parkway and Lakeside Village Boulevard. Upon ultimate development the property will contain 55 single family residential lots, and a mix of multi-family residential towers, retail, office and restaurant buildings, parking structures, parking lots, and 8 lots for parks and open space.

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

Sincerely,

Scott Minnis,
Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.
Ms. Rebecca Everitt, Realty Capital
Mr. Jimmy Archie, Realty Capital



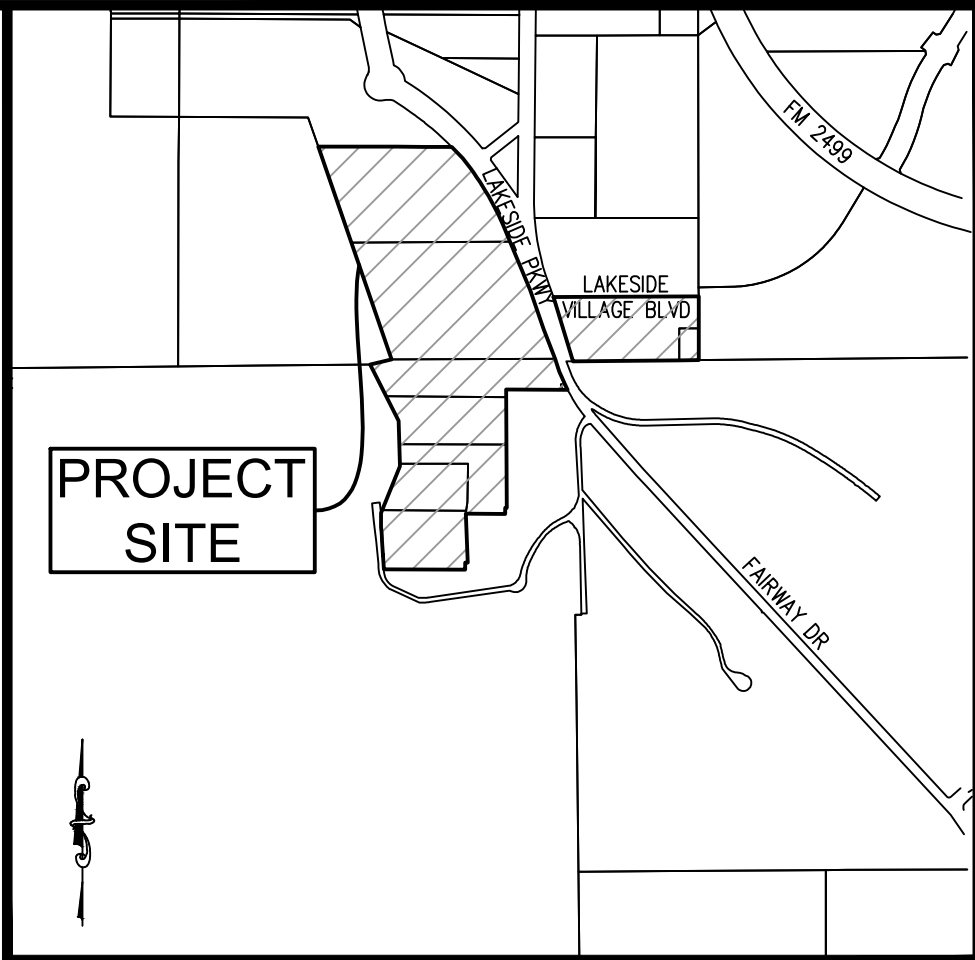
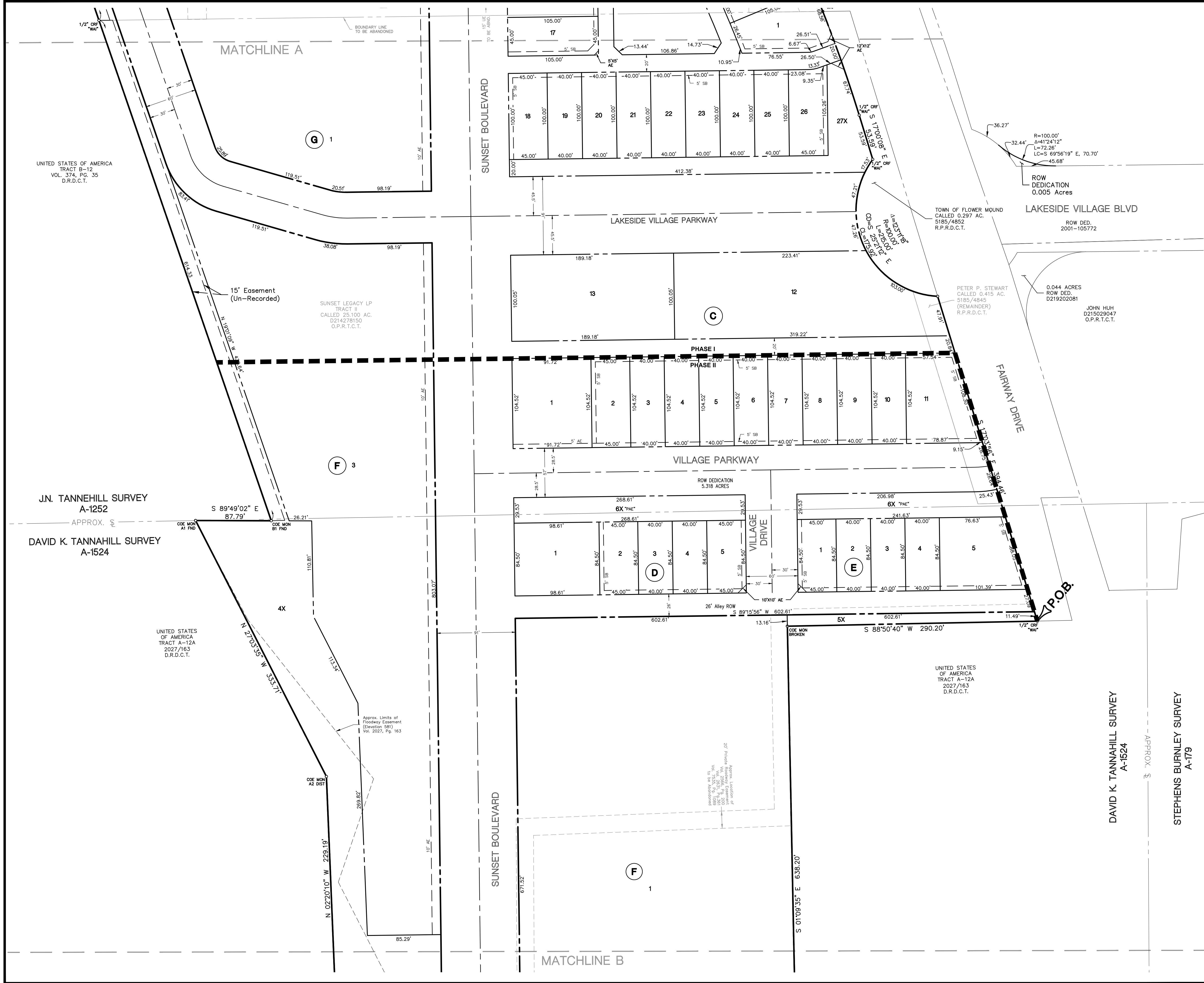
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

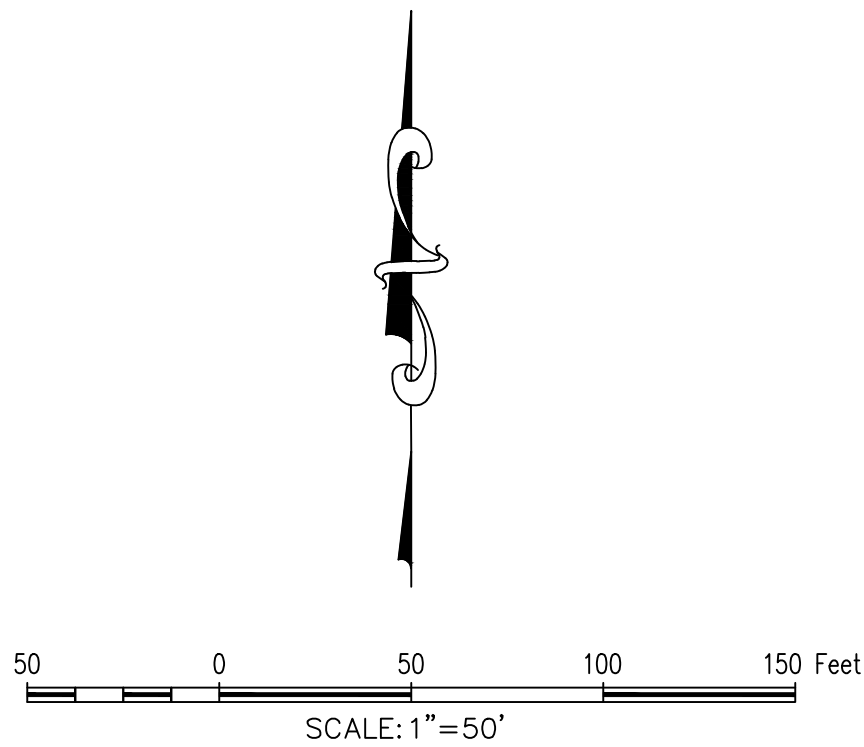
BPE: 19762 TBPLS: 101944
www.gacon.com
www.mcadamsco.com

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY
SUITE 150
IRVING, TX 75039
Ph. 469.533.4131
Contact: JIMMY ARCHIE

TOWN OF P
CALLED 0.2
5185/4852
R.P.R.D.C.T.

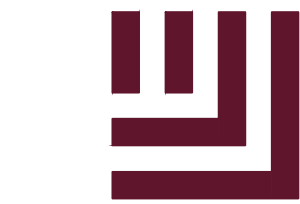


VICINTY MAP: NOT TO SCALE



DEVELOPMENT PLAN
LOTS 1-10, 11X, Block A
LOTS 1-26, 27X, 28X, & 29X, BLOCK B
LOTS 1-13, BLOCK C
LOTS 1-5, 6X, BLOCK D
LOTS 1-5, 6X, BLOCK E
LOT 1-3, 4X & 5X, BLOCK F
LOT 1, BLOCK G
LOT 1, BLOCK H
LAKE SIDE VILLAGE
40.555 Acres
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

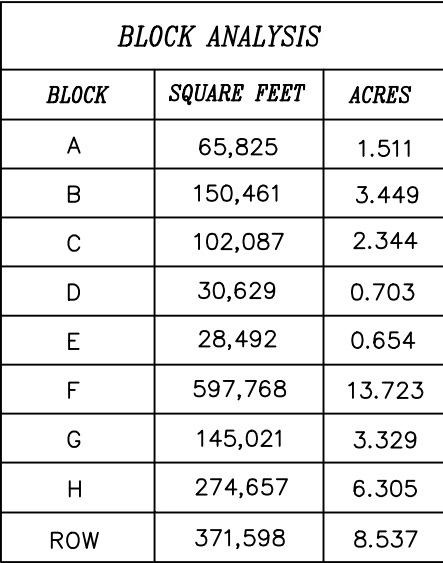
PAGE 2 OF 3



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www.mcadamsco.com

DRAWN BY: BC DATE: 6/12/19 SCALE: 1" = 50' JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 160
IRVING, TX 75039
Ph. 469.533.4131
Contact: JIMMY ARCHIE



Typical Lot Setback Table Microzones: MZ5 & MZ6	
Front Setback	5' Min.
Min. Side Setback	5' one side, 0' other side
Min. Side Setback Corner Lot	Match front setback
Min. Rear Setback	15' from house to property line, 5' from garage to alley

LEGAL DESCRIPTION
34.250 ACRES

BEING all that certain lot, tract, or porce of land, situated in the J. N. Tannehill survey, Abstract Number 1548, and the David K. Tannehill survey, Abstract Number 1524, Town of Flower Mound, Tarrant County, Texas, and being all of that certain tract of land described in deed to Sunset Legacy LP, as Tract II, recorded in Instrument Number D214278150, Official Public Records, Tarrant County, Texas, and being all of Lakeside Hotel, Lot 1, Block 1, recorded in Instrument Number D207064437, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found stamped WAI", and being the most easterly southeast corner of said Tract II, and being on the west line of Fairway Dr, and being on the most northerly north line of United States of America Tract A-12A, described in Deed recorded in Volume 2027, Page 163, Deed Records, Dallas County, Texas;

THENCE S 88°50'40" W, with the most northerly south line of said Tract II, and the most northerly north line of said Tract A-12A, a distance of 290.20 feet to a core of engineer's monument found "disturbed";

THENCE S 01°09'35" E, with the second most easterly line of said Tract II, and with the most easterly west line of said Tract A-12A, a distance of 638.20 feet to a corner of engineer's monument found "stamped A-8";

THENCE S 85°46'29" W, with the second most southerly line of Tract II, and with the second most northerly north line of said Tract A-12A, a distance of 206.53 feet to a core of engineer's monument found "stamped A-7";

THENCE S 03°45'31" E, with the most westerly east line of said Tract II, and with the most westerly west line of said Tract A-12A, a distance of 284.14 feet to a core of engineer's monument found "broken";

THENCE S 88°48'29" W, with the most southerly line of said Tract II, and with the most southerly north line of said Tract A-12A, a distance of 428.43 feet to a core of engineer's monument found "stamped A-5";

THENCE with the west line of said Tract II, and the most westerly east line of said Tract A-12A, the following four (4) courses and distances

N 06°36'02" W, a distance of 261.06 feet to a "+" found in concrete

N 20°44'58" E, a distance of 302.50 feet to a core of engineer's monument found "stamped A-3";

N 02°20'10" W, a distance of 229.19 feet to a Core of Engineer's monument found "stamped A-2";

N 27°03'35" W, a distance of 333.71 feet to a Core of Engineer's monument found "stamped A-1", being on the south line of United States of America, Tract B-12, described in Deed recorded in Volume 374, Page 35, Deed Records, Dallas County, Texas,

THENCE S 89°49'02" E, with the south line of said Tract B-12, a distance of 87.79 feet to a Core of Engineer's monument found "stamped B-1", being on the west line of said Tract II, and being the southeast corner of said Tract B-12;

THENCE N 18°59'49" W, with the west line of said Tract II, and the east line of said Tract B-12, passing a capped rebar found "stamped WA", at a distance of 614.33 feet, being the northwest corner of said Tract II, and being the southwest corner of said Lot 1 Block 1, a total distance of 1134.58 feet to a 1/2" capped rebar found "stamped WA" being the northwest corner of said Lot 1, Block 1, and being the southwest corner of Lot 1, Block A, of said Lakeside Tower;

THENCE N 89°15'32" E, with the north line of said Lot 1, Block 1, and the south line of said Lot 1, Block A, and the south line of Lot 1, Block 1, Lakeside Tower, recorded in Instrument Number D216126564, Plat Records, Tarrant County, Texas, a distance of 706.55 feet to the northeast corner of said Lot 1, Block 1, and the southeast corner of said Lot 2, Block A, and being in the west line of Lakeside Parkway, a 120' Right-of-Way;

THENCE southeasterly, with the east line of said Lot 1, Block 1, and Tract II, and the west line of Lakeside Parkway, with a curve to the right, having a radius of 1640.00 feet, passing at arc length 579.63 feet a 1/2" capped rebar found "stamped WAI" and being the southeast corner of Lot 1, Block 1, a central angle of 24°42'45", an arc length of 707.35 feet, and whose chord bears S 29°27'32" E, a distance of 701.88 feet to a 1/2" capped rebar found "stamped WAI";

THENCE S 17°00'08" E, with the east line of said Tract II, and the west line of Lakeside Parkway, a distance of 53.59 feet, to a 1/2" capped rebar found "stamped WAI"

THENCE southeasterly, with the east line of said Tract II, and the west line of Lakeside Parkway, with a curve to the left, having a radius of 100.00 feet, a central angle of 123°11'18", an arc length of 215.00 feet, and whose chord bears S 25°21'12" E, a distance of 175.92 feet;

THENCE S 17°03'56" E, with the east line of said Tract II, and the west line of Fairway Drive, a distance of 394.46 feet to the POINT OF BEGINNING and containing approximately 34.250 acres of land.

LEGAL DESCRIPTION
6.305 Acres

LEGAL DESCRIPTION
6.305 Acres

BEING all that certain lot, tract, or parcel of land, situated in the J. N. Tannehill Survey, Abstract Number 1252, Tarrant County, Texas, and being all of that certain tract of land described deed to Sunset Legacy LP, recorded in Instrument Number D214278150, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

beginning at a 1/2" rebar found at the northeast corner of said Sunset Legacy LP, and being on the west line of that certain tract of land described in deed to Roy B. Baldwin III, recorded in Instrument Number D210075275, Official Public Records, Tarrant County, Texas, and being the southeast corner of Village Oaks Mobile Home Community, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet D, Page 291, Plat Records, Denton County, Texas;

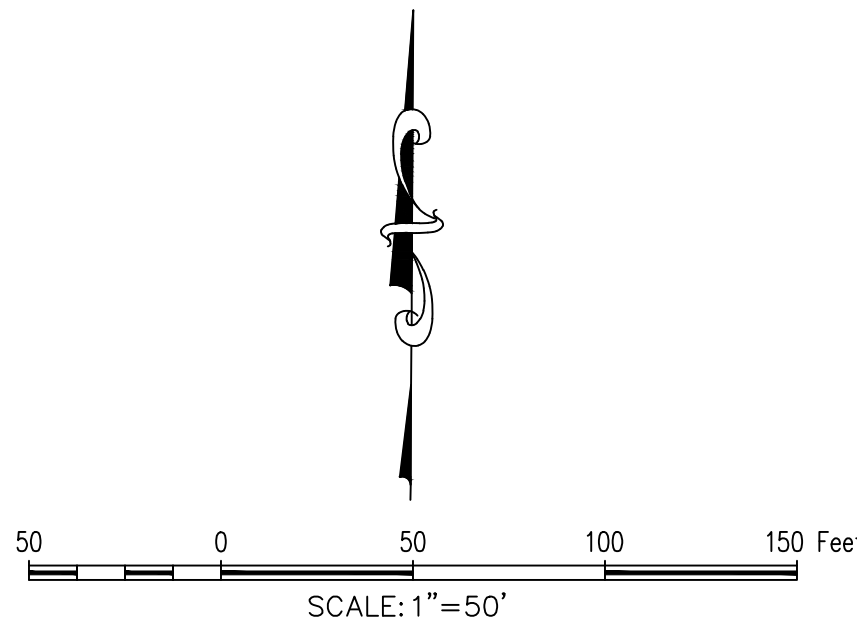
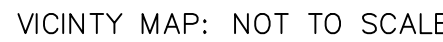
THENCE S 00°33'14" E, with the east line of said Sunset Legacy tract, and the west line of said Baldwin tract, passing at a distance of 315.08 feet the southwest corner thereof, and being the northwest corner of a certain called 3.162 acre Right-of-Way dedication recorded in Volume 4976, Page 3226, Real Property Records, Denton County, Texas, continuing a total distance of 326.29 feet, to a 1/2" capped rebar, stamped "WAI", found at the south east corner of said Sunset Legacy tract, and being in the west line of said 3.162 acres Right-of-Way, and being in the north line of Lakeside Village Boulevard;

THENCE S 89°21'35" W, with the south line of said Sunset Legacy tract, and the north line of said Lakeside Village Boulevard, a distance of 742.11 feet to the southwest corner of said Sunset Legacy tract, and being at the intersection of said Lakeside Village Boulevard, and Lakeside Parkway, a called 12th Avenue, THENCE with the west line of said Sunset Legacy tract, and the east line of said Lakeside Parkway, the following three (3) courses and distances:

Northwesterly, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 33.22 05', an arc length of 60.71, and whose chord bears N 55.25 00' W, a distance of 67.37 feet, to a 1/2" capped rebar found, stamped "WAI";

Northwesterly, with the arc of a curve to the left, having a radius of 1760.00 feet, a central angle of 83°32'22", an arc length of 262.31 feet, and whose chord bears N 21°10'29" W, a distance of 262.07 feet, to a 1/2" capped rebar, stamped "WAI", found at the northwest corner of said Sunset Legacy tract, and being in the south line of Royal Oaks Drive;

THENCE N 89.54 5/8° E, with the north line of said Sunset Legacy tract, and the south line of said Royal Oaks drive, passing at a distance of 25.31 feet, the southwest corner of said Village Oaks, continuing a total distance of 899.44 feet to the POINT OF BEGINNING and containing approximately 6.305 acres of land.



LOTS 1-10, 11X, Block A
 LOTS 1-26, 27X, 28X, & 29X, BLOCK B
 LOTS 1-13, BLOCK C
 LOTS 1-5, 6X, BLOCK D
 LOTS 1-5, 6X, BLOCK E
 LOT 1-3, 4X & 5X, BLOCK F
 LOT 1, BLOCK G
 LOT 1, BLOCK H
 LAKESIDE VILLAGE

J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS



**The John R. McAdams
Company, Inc.**
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

BPE: 19762 TBPLS: 101944
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 6/12/19 SCALE: NOT TO SCALE JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY
SUITE 150
IRVING, TX 75039
Ph. 469.533.4131
Contact: JIMMY ARCHIE

KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE

FLOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL

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CONSTRUCTION**

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REVISIONS

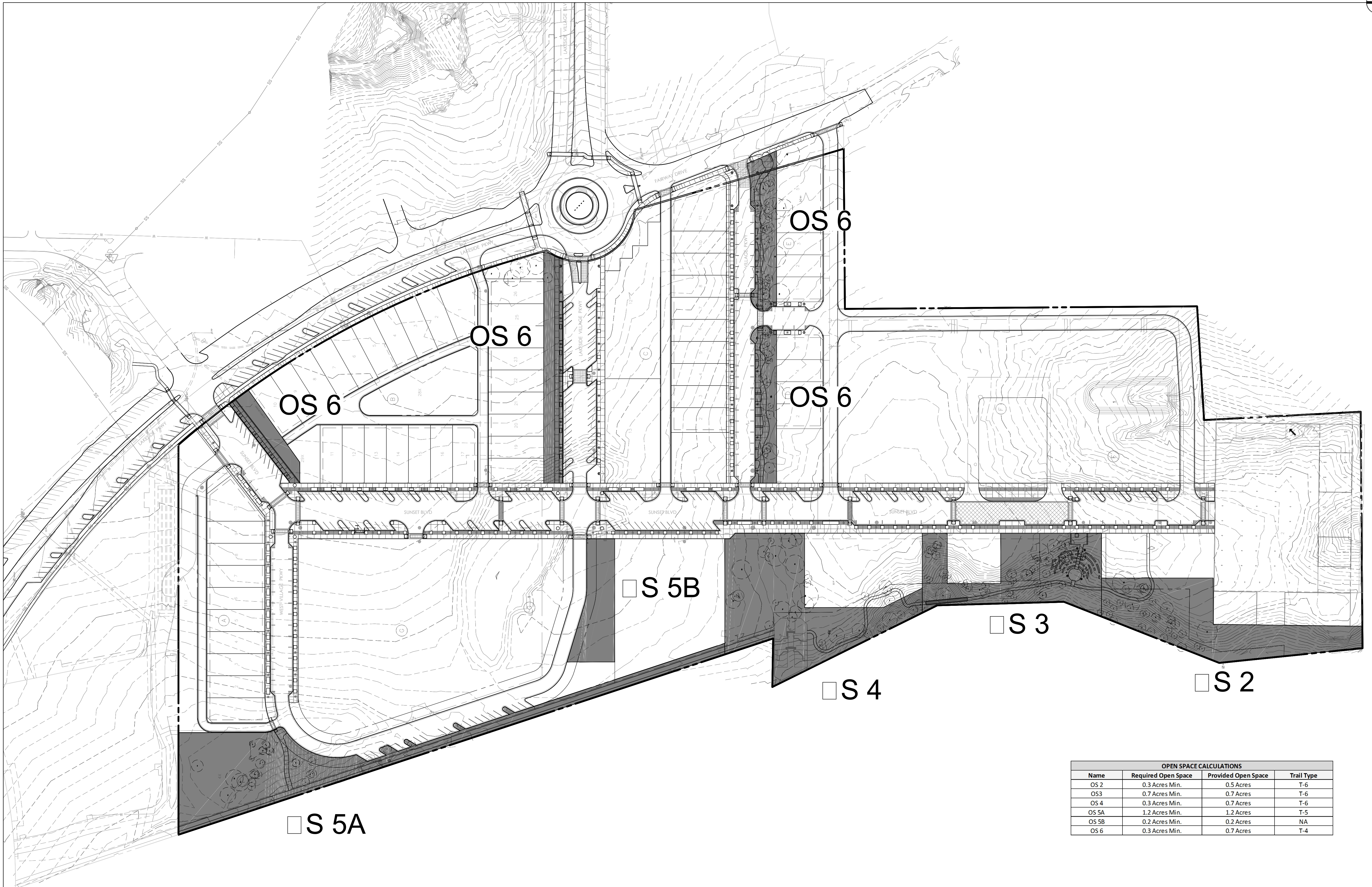
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SHEET NAME

OVERALL OPEN SPACE PLAN

SHEET NUMBER

LO-00



OPEN SPACE CALCULATIONS			
Name	Required Open Space	Provided Open Space	Trail Type
OS 2	0.3 Acres Min.	0.5 Acres	T-6
OS3	0.7 Acres Min.	0.7 Acres	T-6
OS 4	0.3 Acres Min.	0.7 Acres	T-6
OS 5A	1.2 Acres Min.	1.2 Acres	T-5
OS 5B	0.2 Acres Min.	0.2 Acres	NA
OS 6	0.3 Acres Min.	0.7 Acres	T-4

KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKE SIDE VILLAGE

LOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

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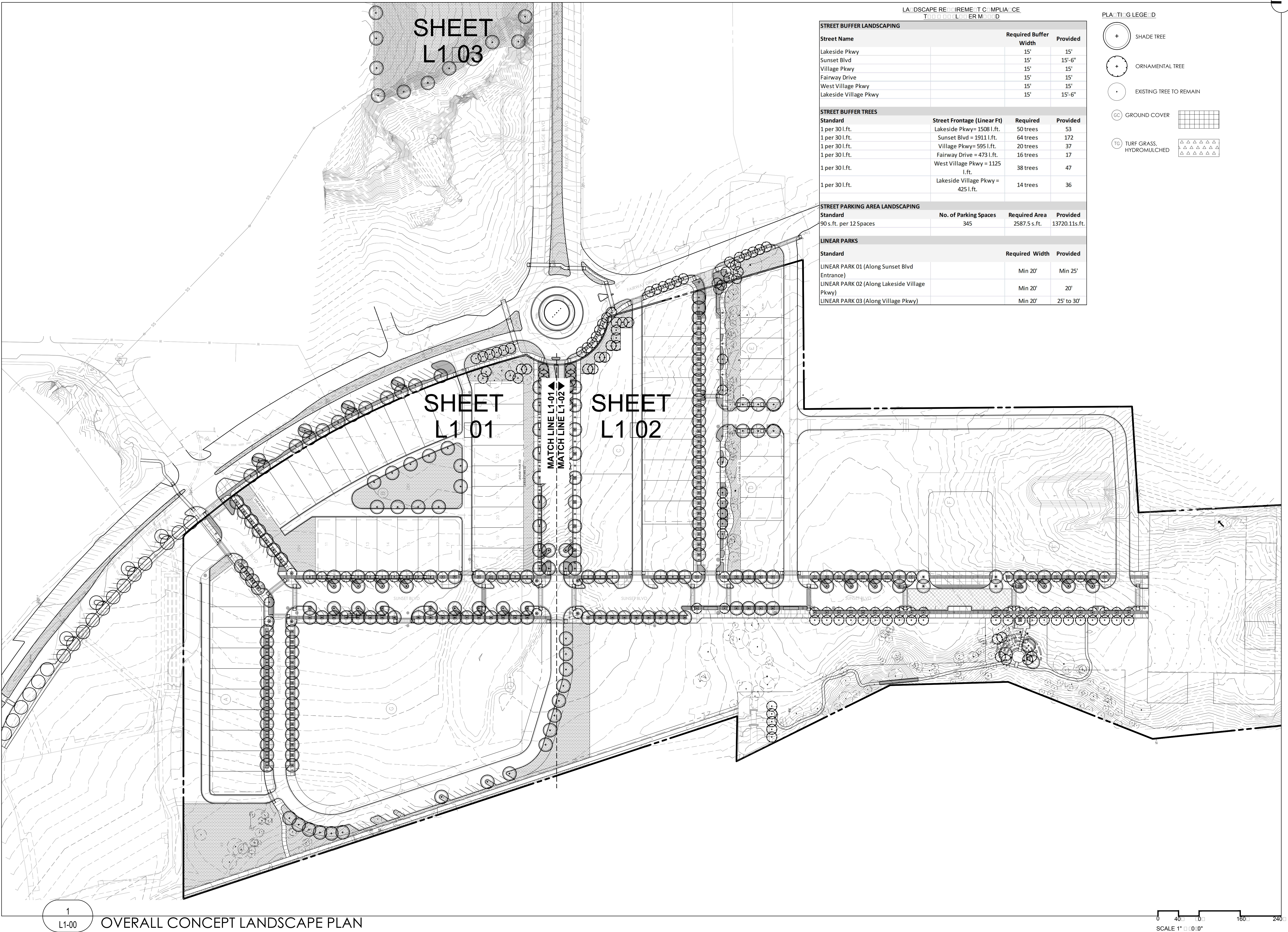
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SHEET NAME

OVERALL CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-00



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE

FLOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL

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REVISIONS

[illegible]

SHEET NAME

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-01



KEVIN
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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE

FLOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

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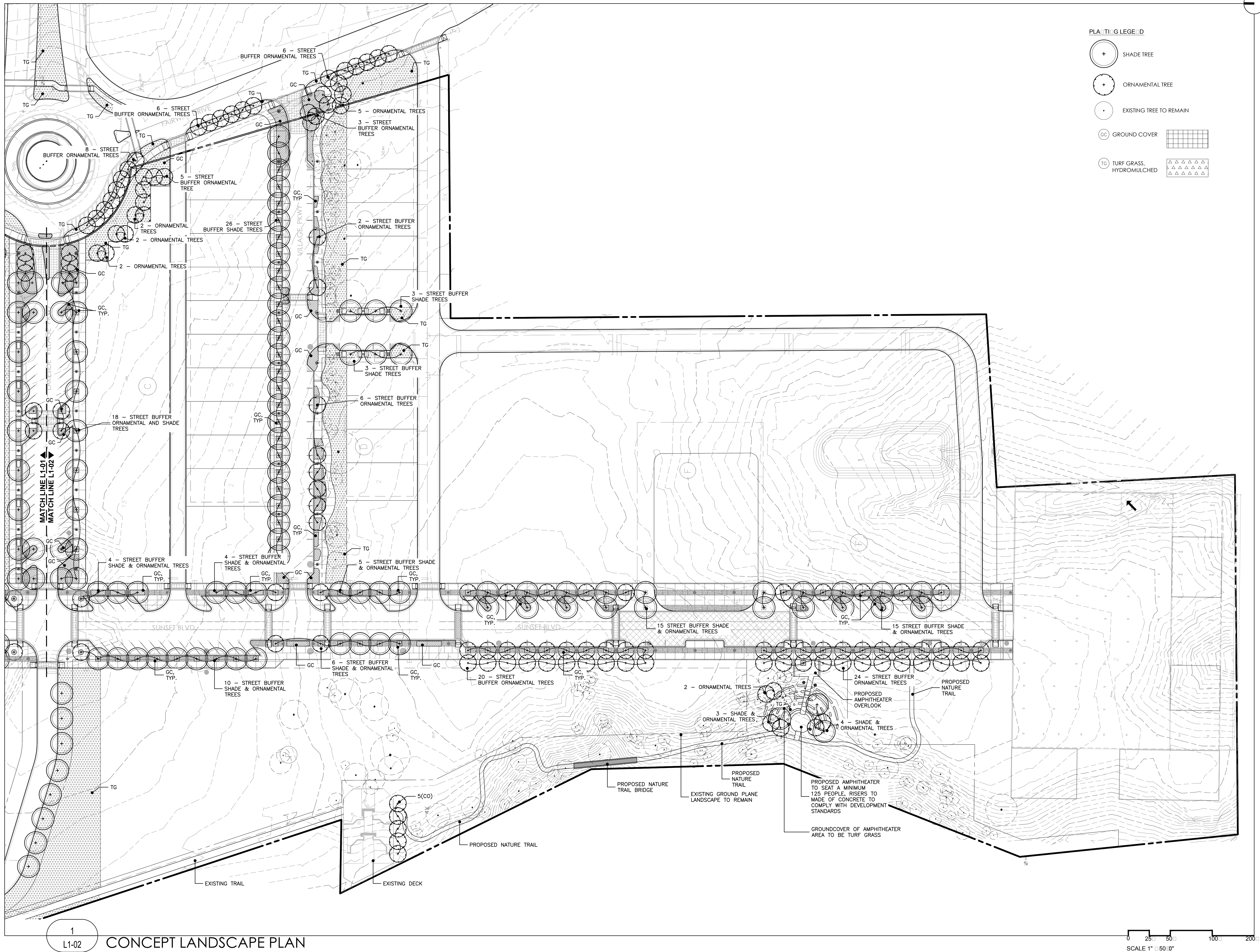
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SHEET NAME

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-02



KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKE SIDE VILLAGE

LOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

OB NUMBER:

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REVISIONS

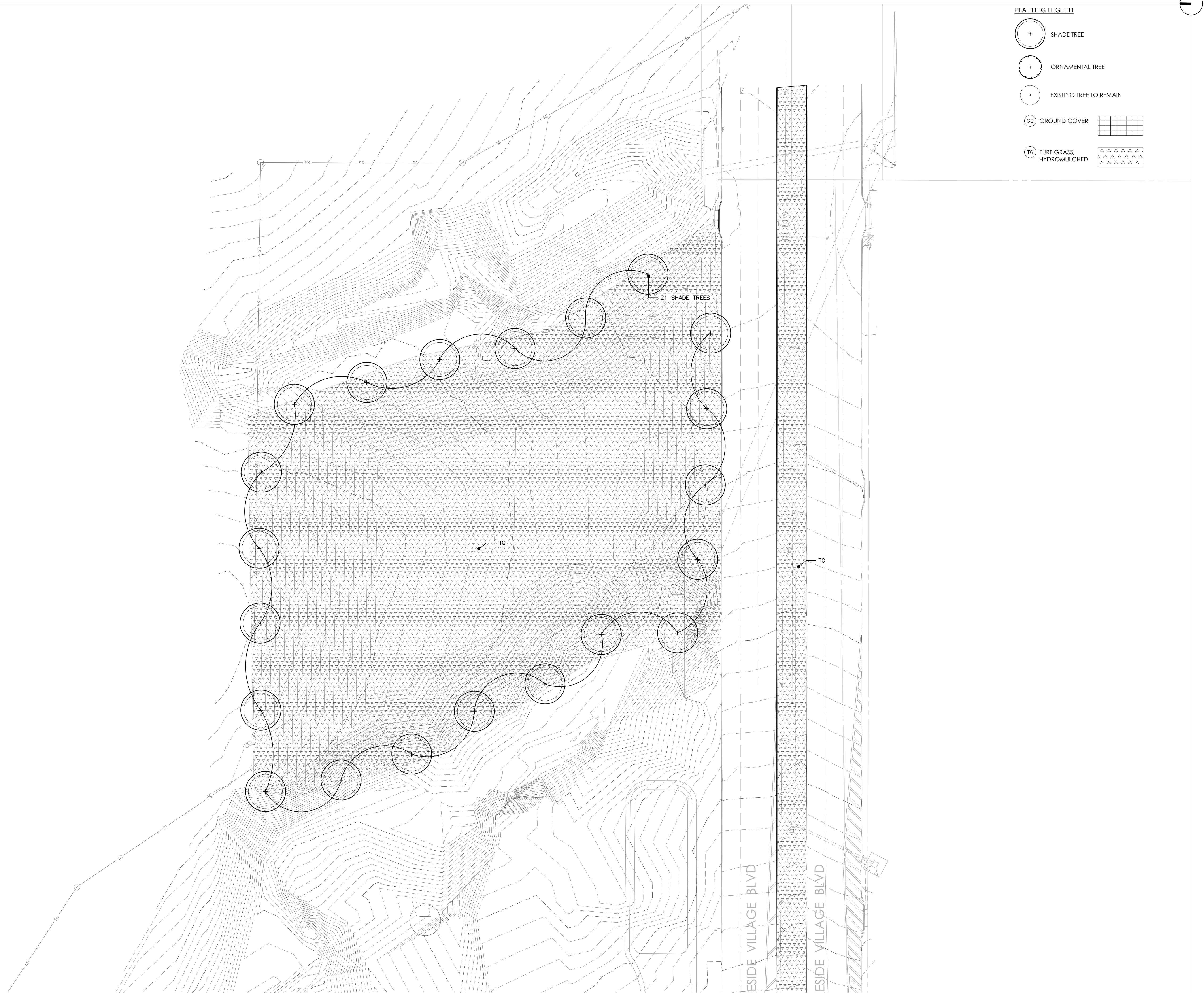
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SHEET NAME

CONCEPT LANDSCAPE PLAN

SHEET NUMBER

L1-03



1

L1-03

CONCEPT LANDSCAPE PLAN

0 15 30 60 90
SCALE 1" = 30'



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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE

FLOWER MOUND, TX

SUBMITTAL STATUS: DEVELOPMENT PLAN

DATE: JANUARY 17, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL

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ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

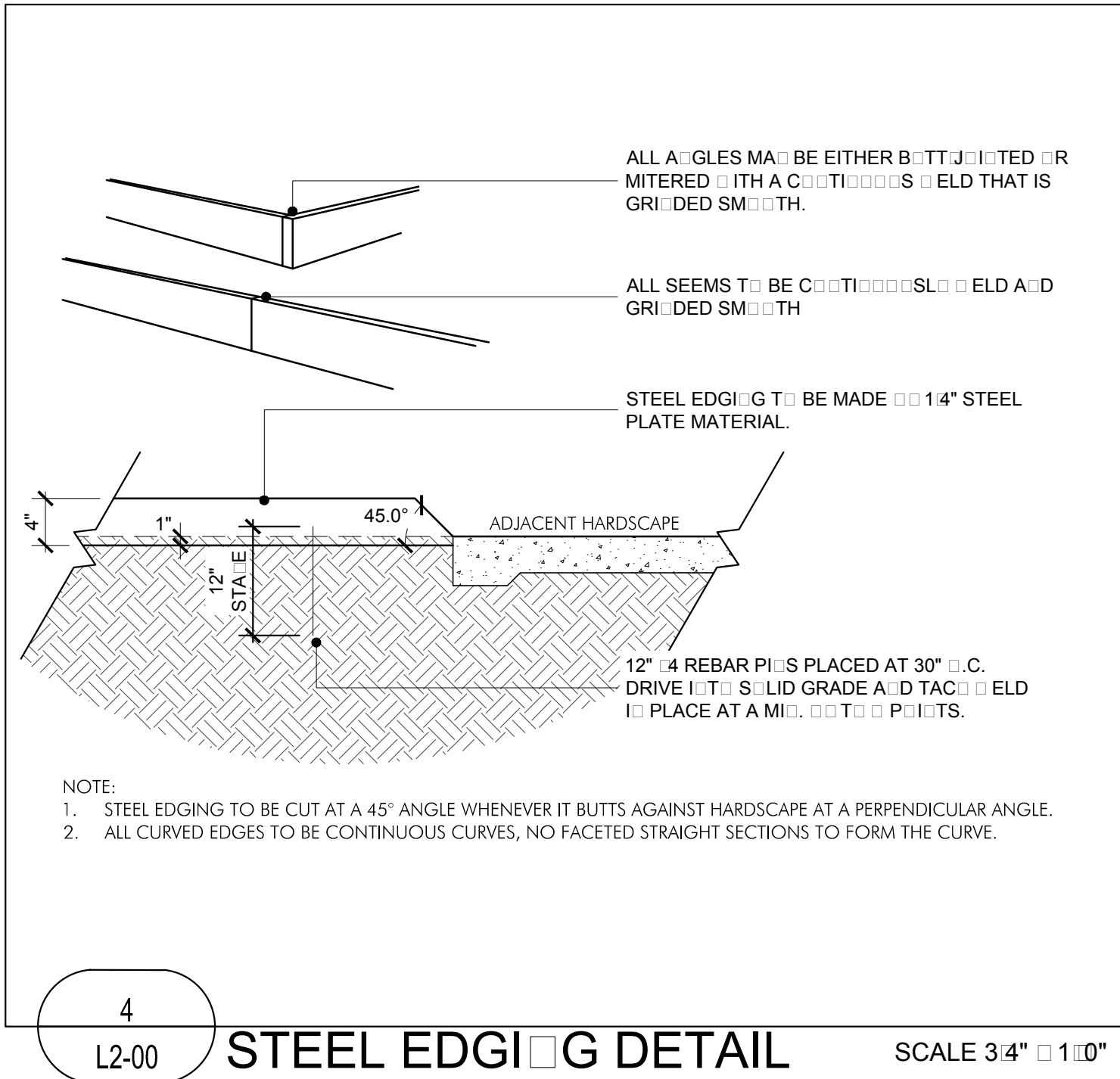
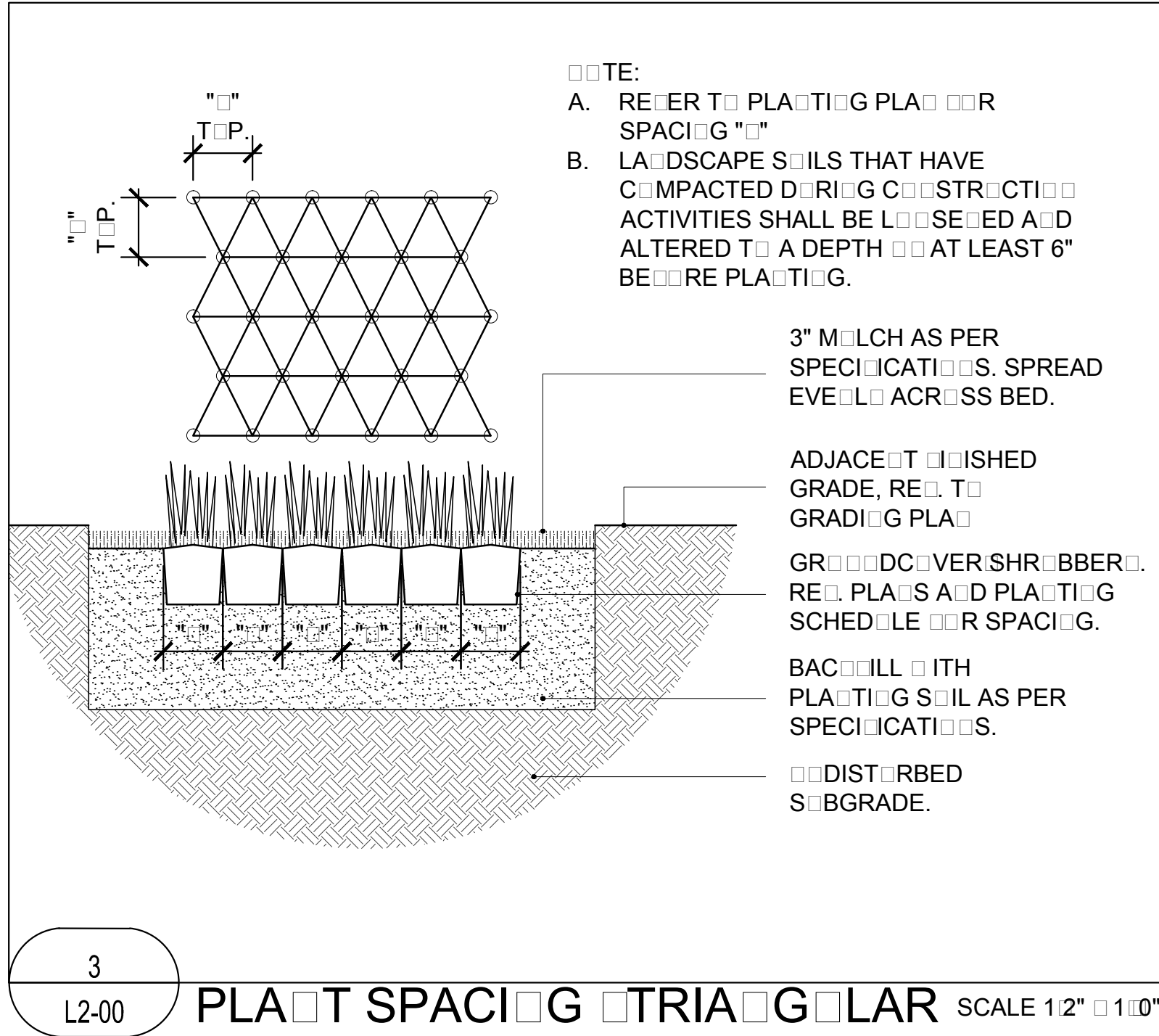
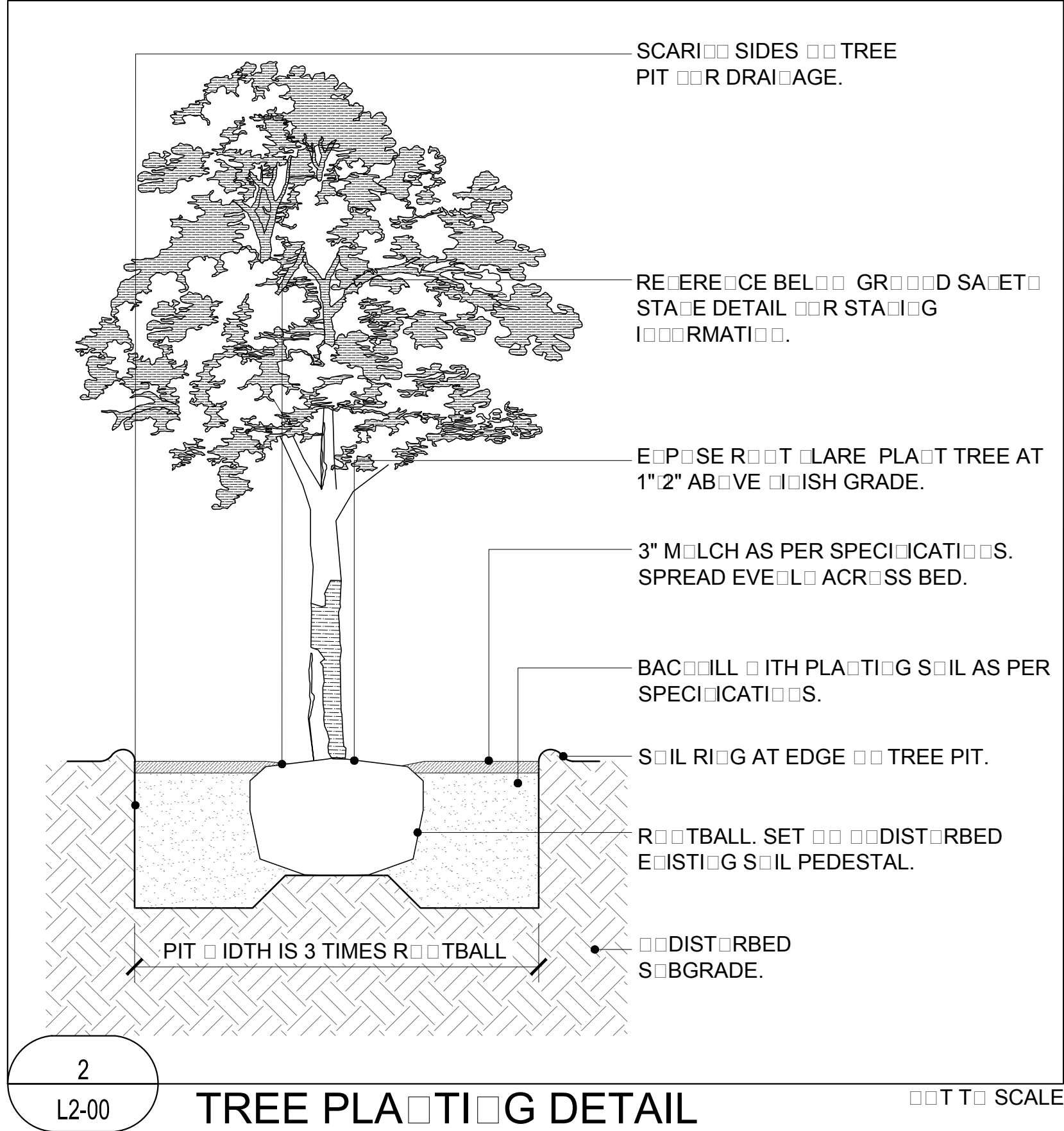
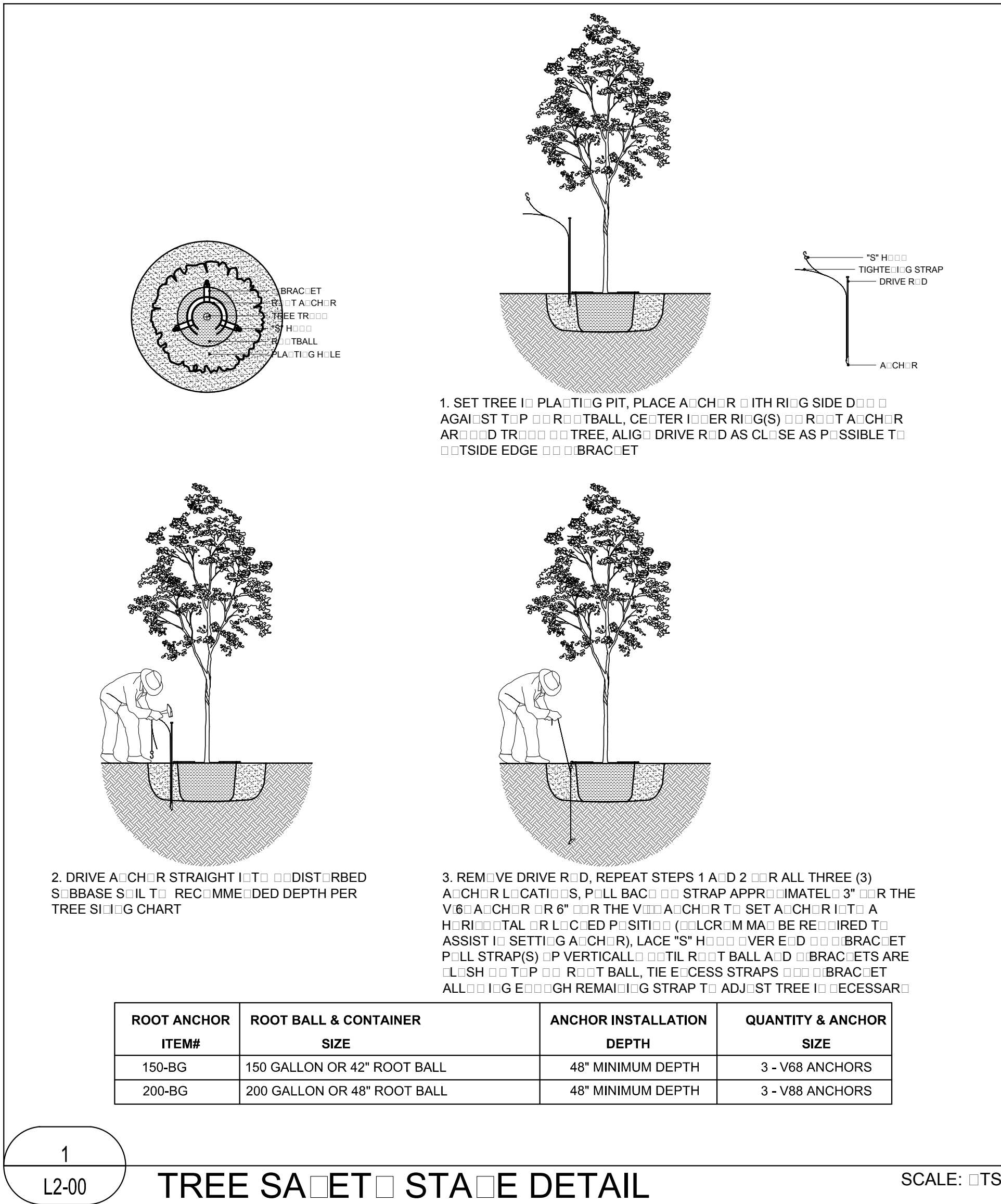
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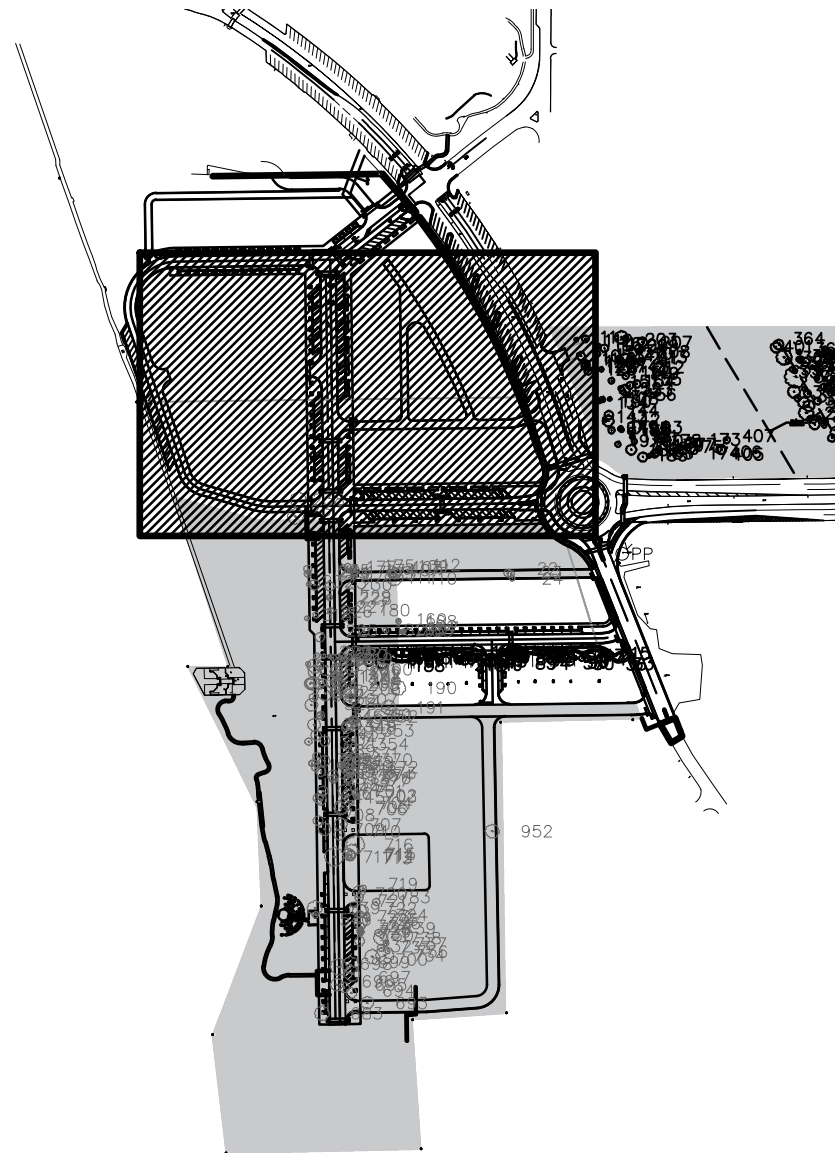
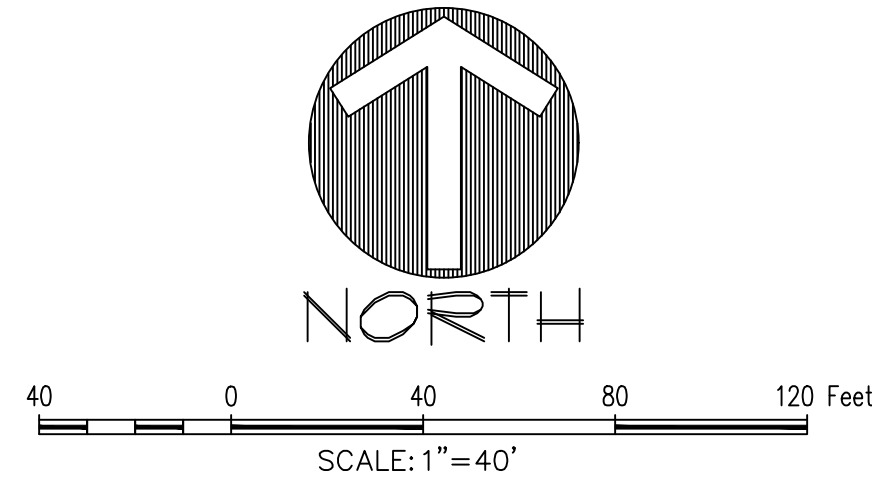
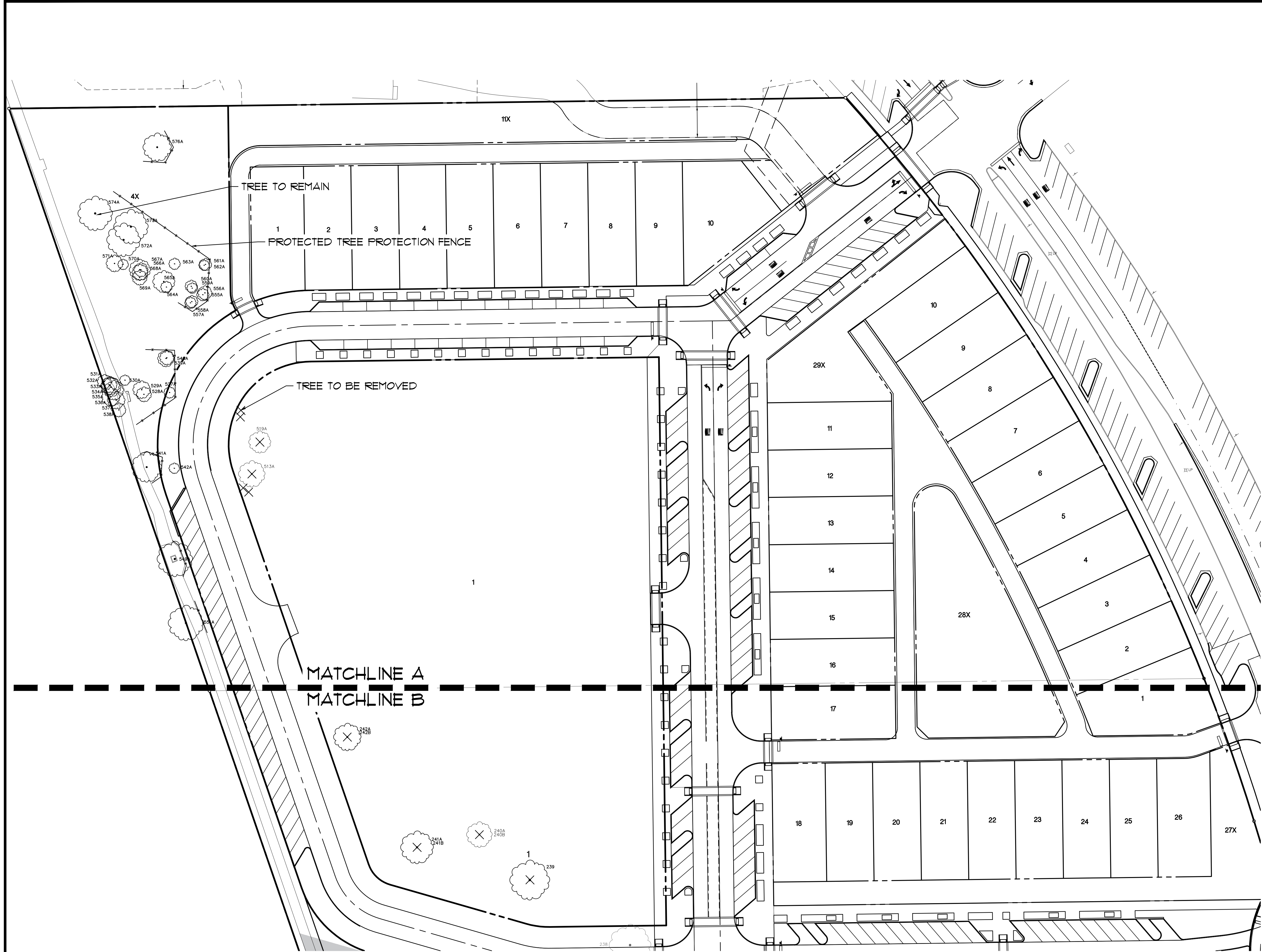
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DETAILS

SHEET NUMBER

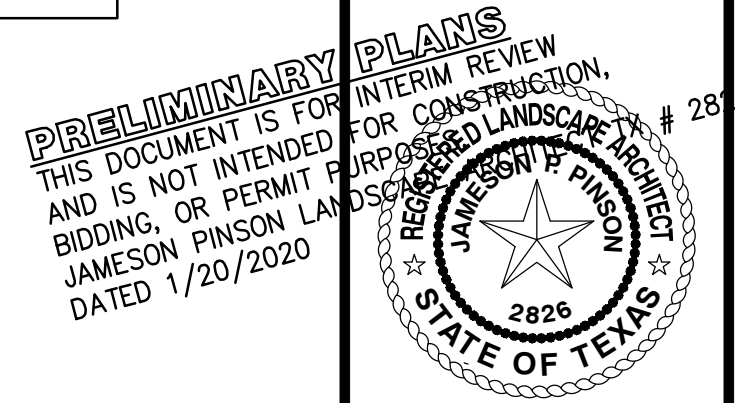
L2-00





LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCE
- TREE TO BE REMOVED
- PROTECTED TREE PROTECTION FENCE
- NON-RESIDENTIAL ZONING



OWNER/DEVELOPER
SUNSET LEGACY, LP
809 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 76039
Ph. 469.633.4131
Contact: JIMMY ARCHIE

The John R. McAdams
Surveying & Mapping, Inc.
111 Hillside Drive
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972.436.9712
201 County View Drive
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940.350.1313
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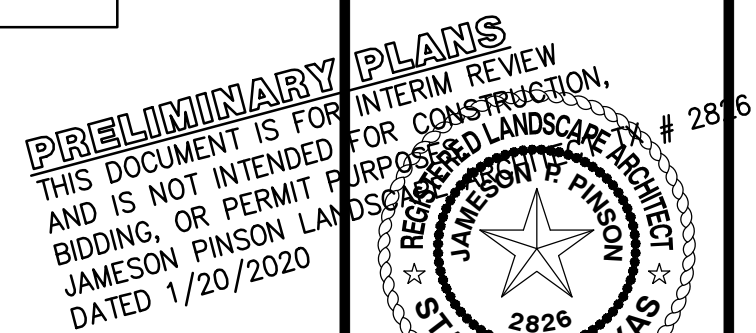
LAKESIDE VILLAGE
35.989 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1548
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY

Drawn By: ---
Date: 06/24/2019
Scale: 1" = 40'
Revisions:
08/02/2019
11/01/2019
11/25/2019

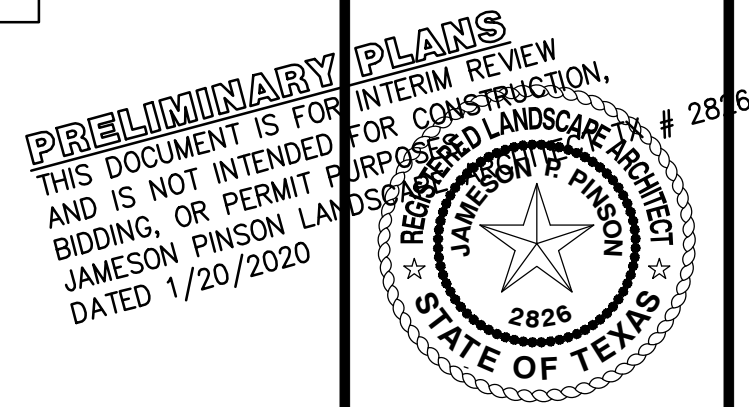
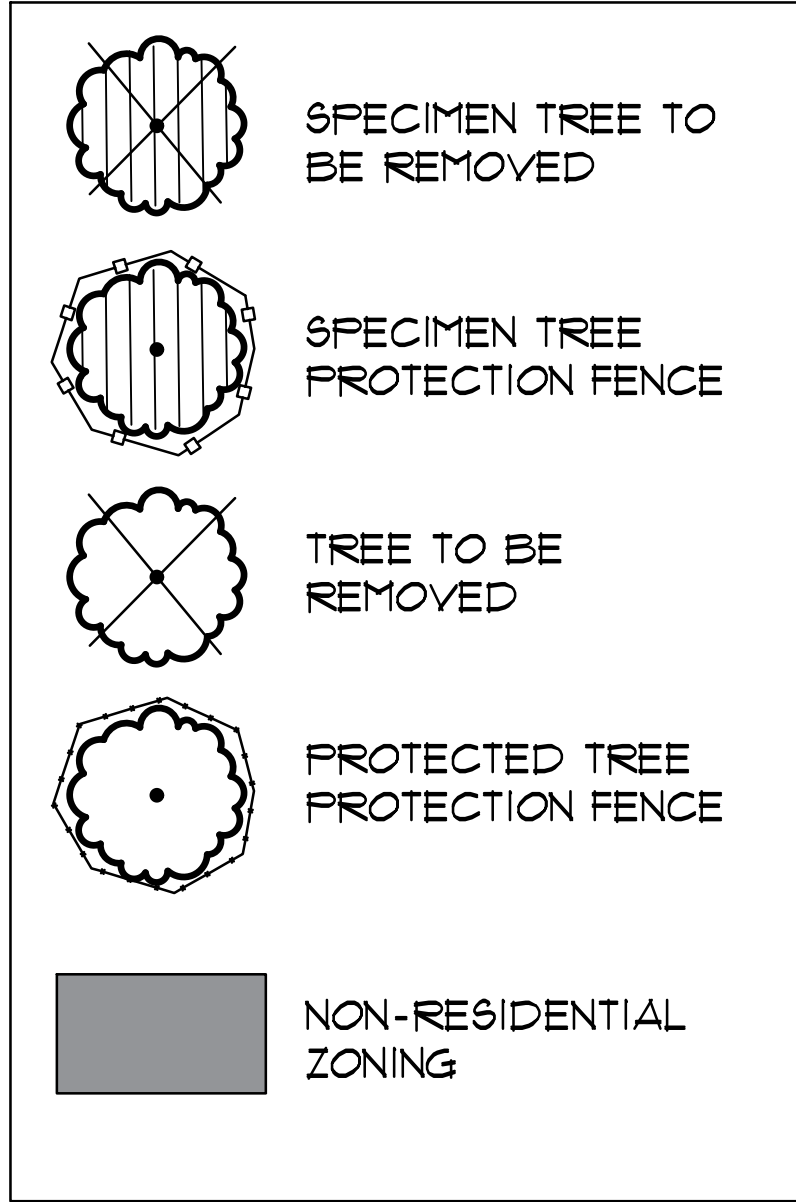
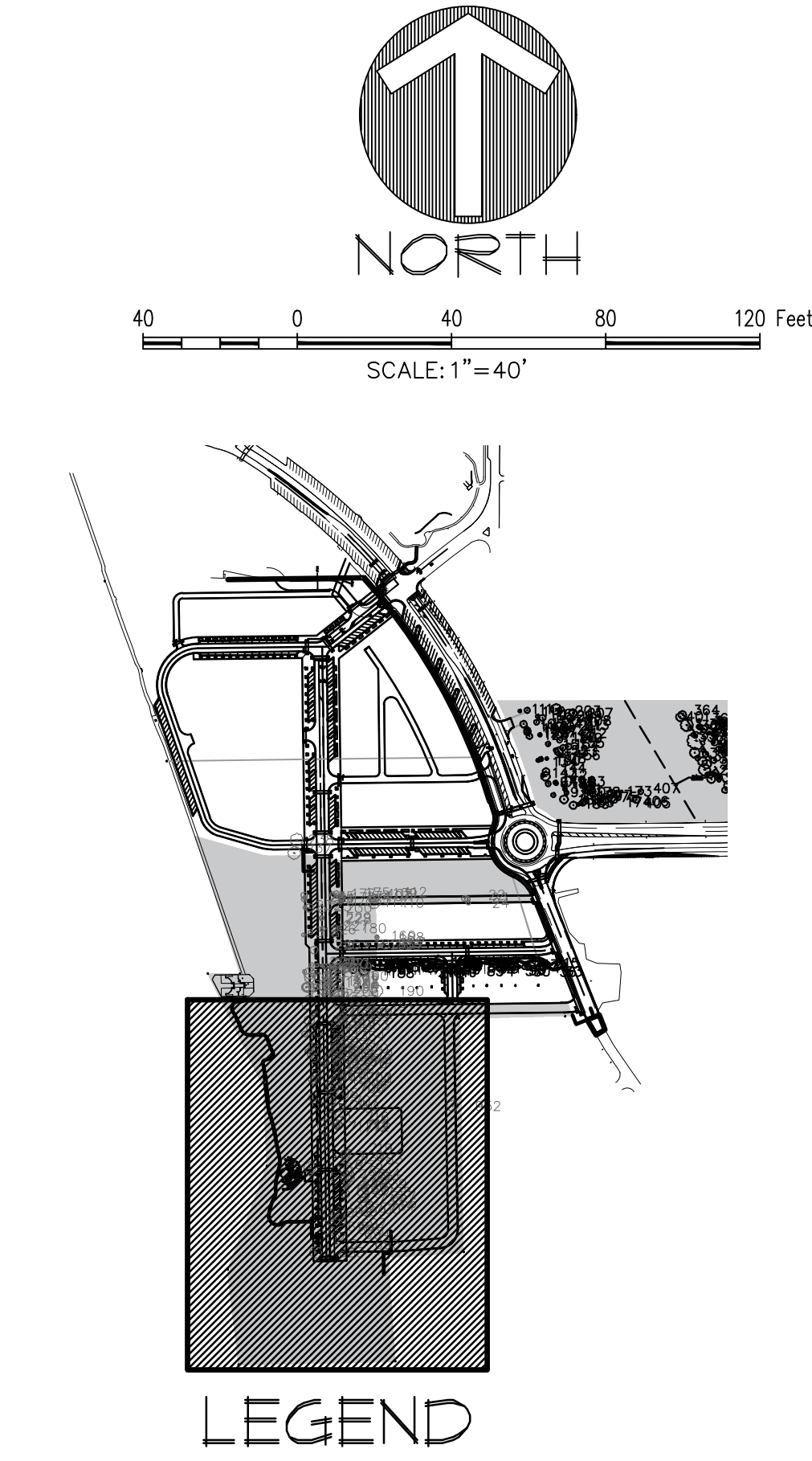
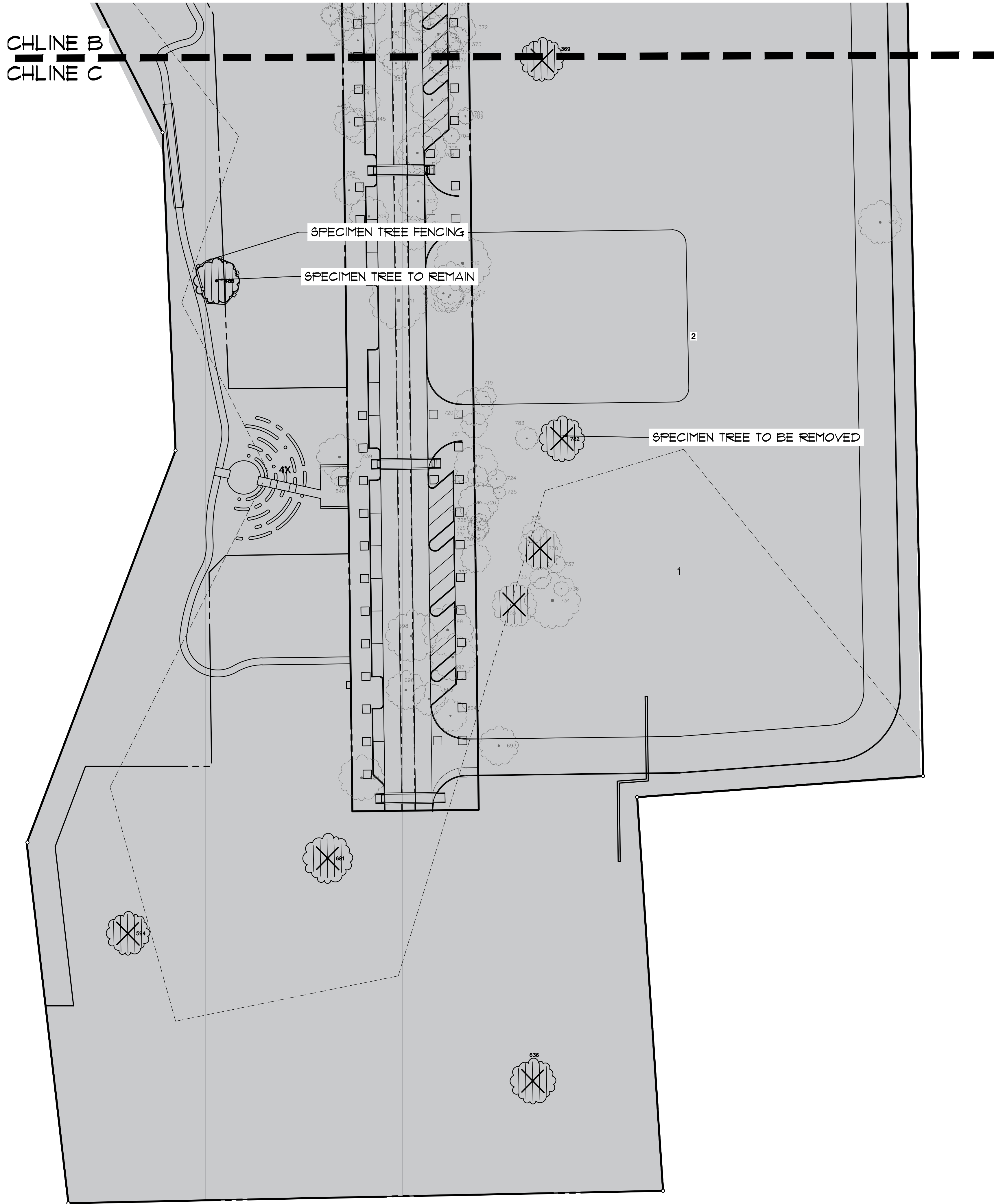
18217

T1.0



T1.1

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1/20/2020 8:50 AM, by: JRM



OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 76039
Ph. 469.633.4131
Contact: JIMMY ARCHIE

Drawn By: ---
Date: 06/24/2019
Scale: 1"=40'
Revisions:
08/02/2019
11/01/2019
11/25/2019

18217

T1.2

LAKESIDE VILLAGE
35.989 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1548
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY

The John R. McAdams
Company
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
TBE: 19762 TBR: S 10194440
www.mcadamsco.com

MCADAMS

LAKESIDE VILLAGE

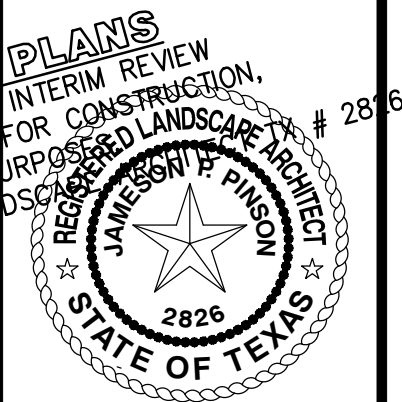
The John R. McAdams
Landscape Architects
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Roanoke, Texas 76262
TX 76262
TSP# 19762 TSP# S 10194440
www.mcadamsco.com



LAKESIDE VILLAGE

LAKESIDE VILLAGE
35.989 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1548
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY

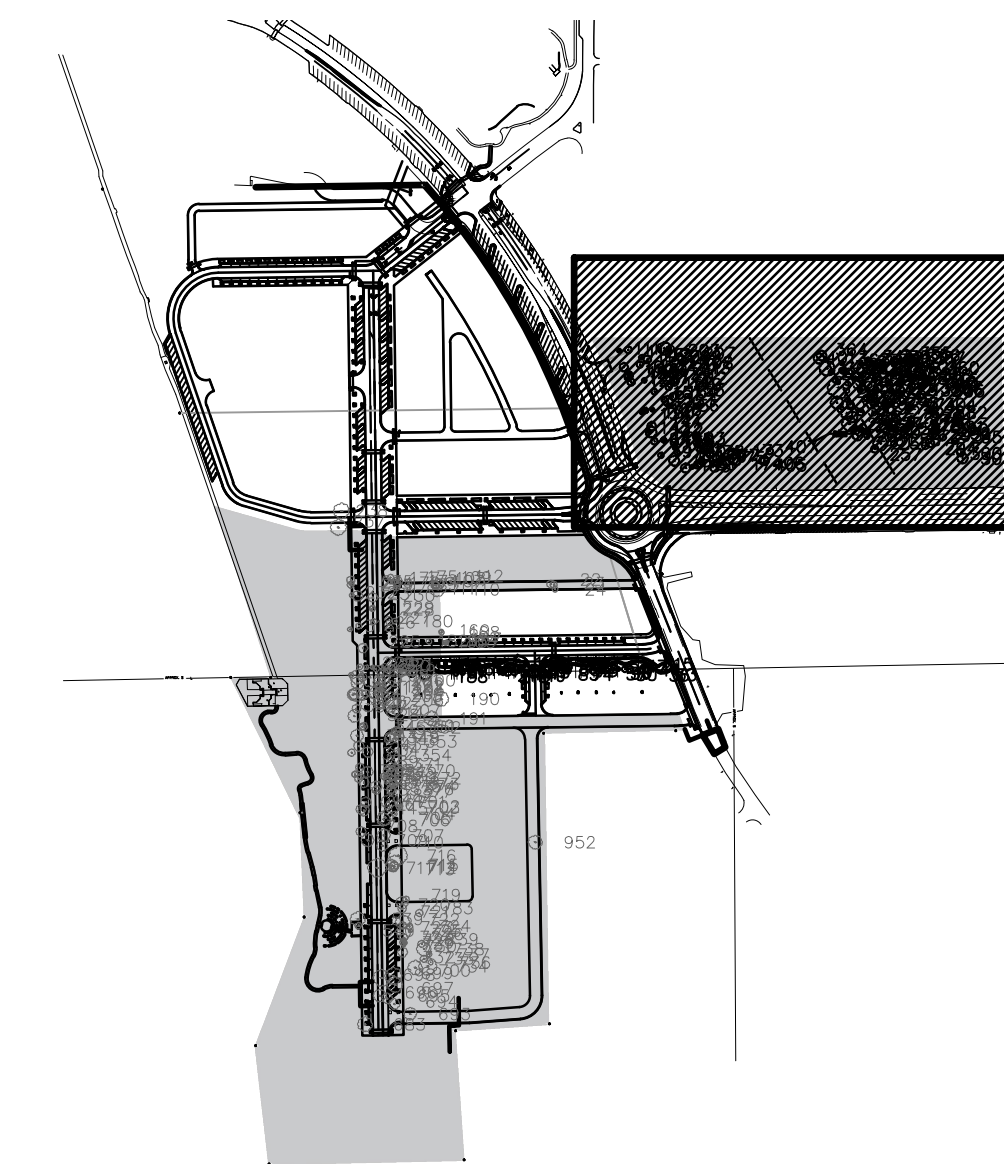


Drawn By: ---
Date: 06/24/2019
Scale:
Revisions:
08/02/2019
11/01/2019
11/25/2019

18217

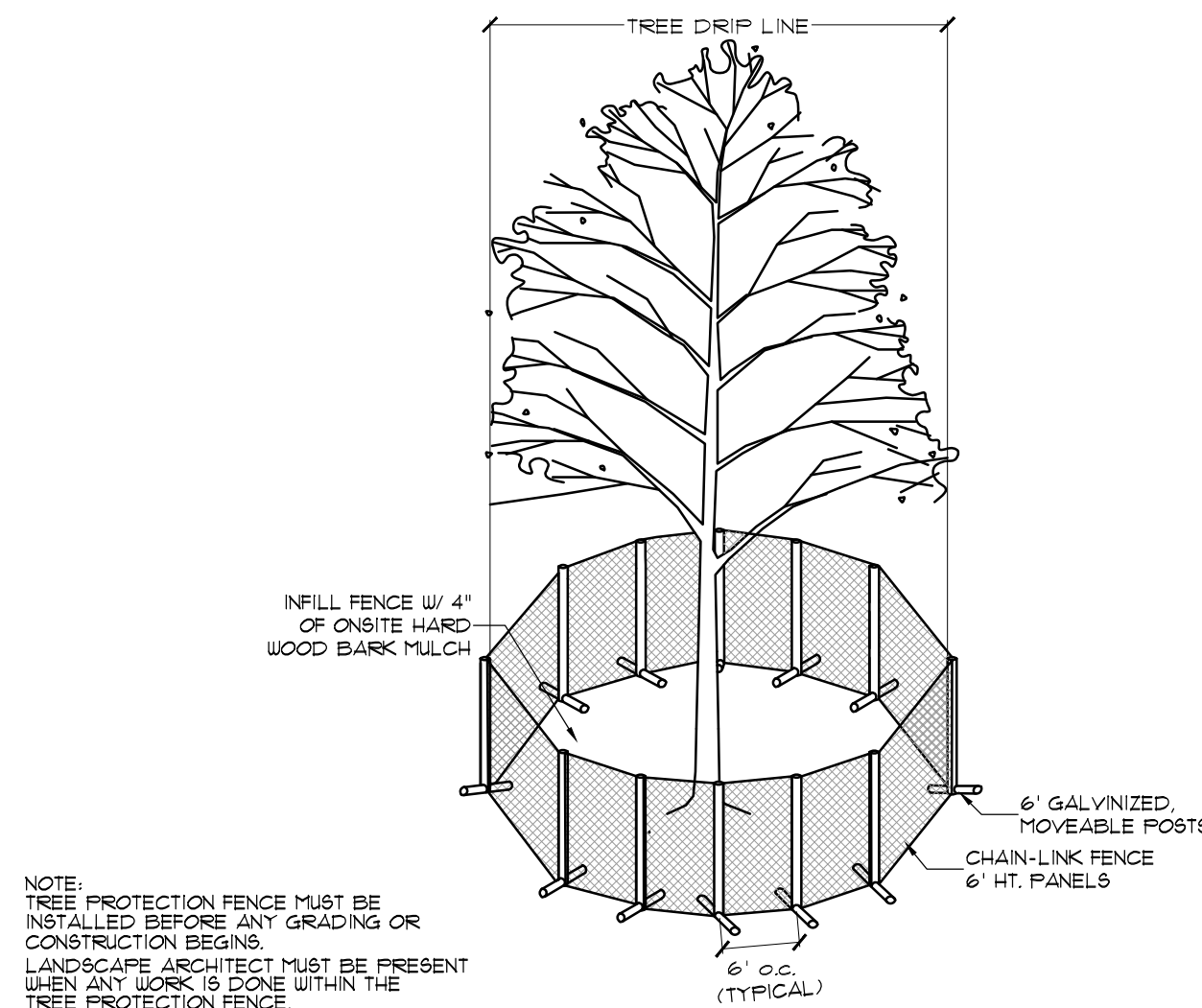
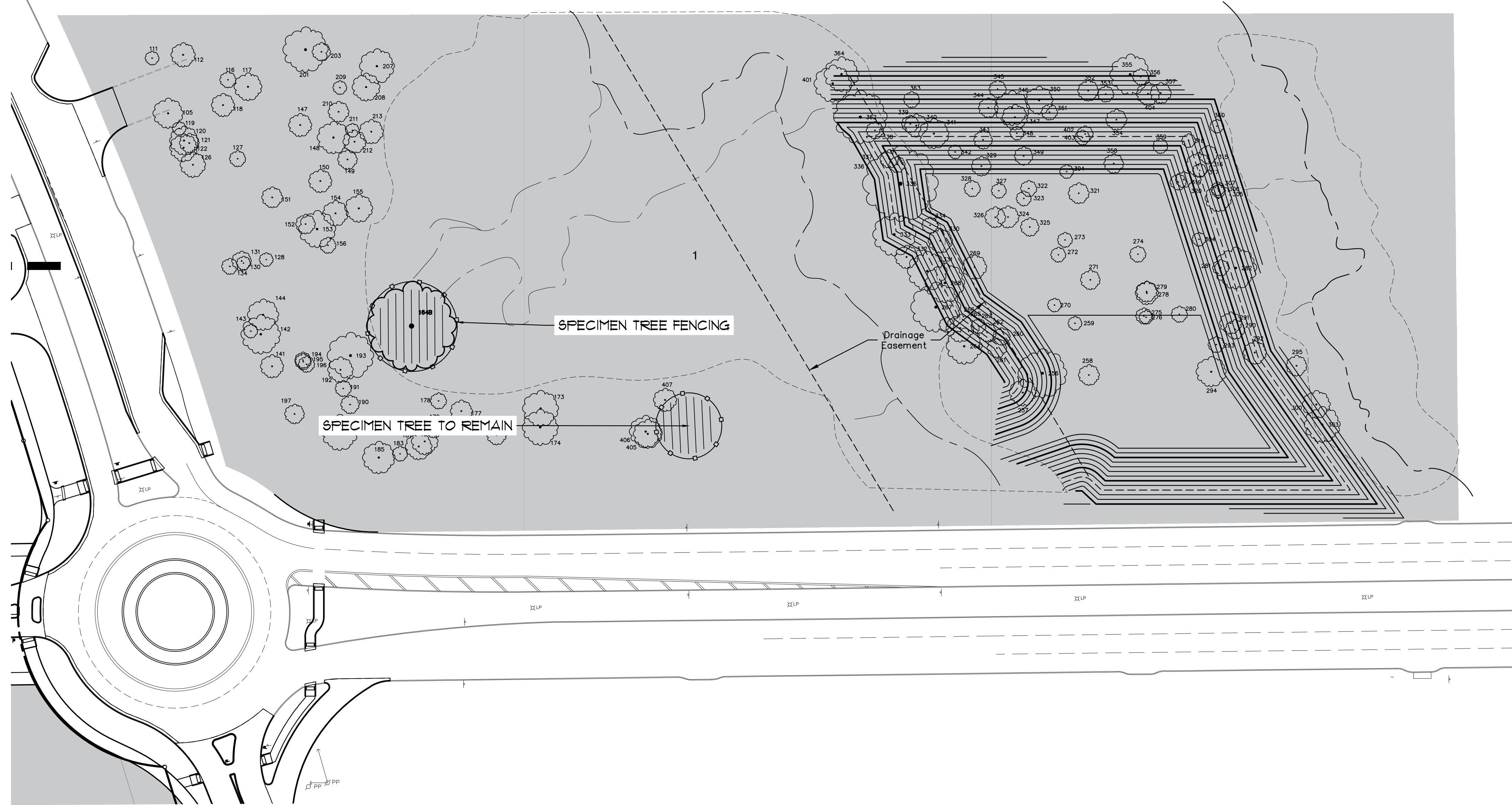
T1.3

OWNER/DEVELOPER
SUNSET LEGACY, LP
809 LAKE CAROLYN PKWY, SUITE 150
IRVING, TX 76039
Ph. 469.633.4131
Contact: JIMMY ARCHIE

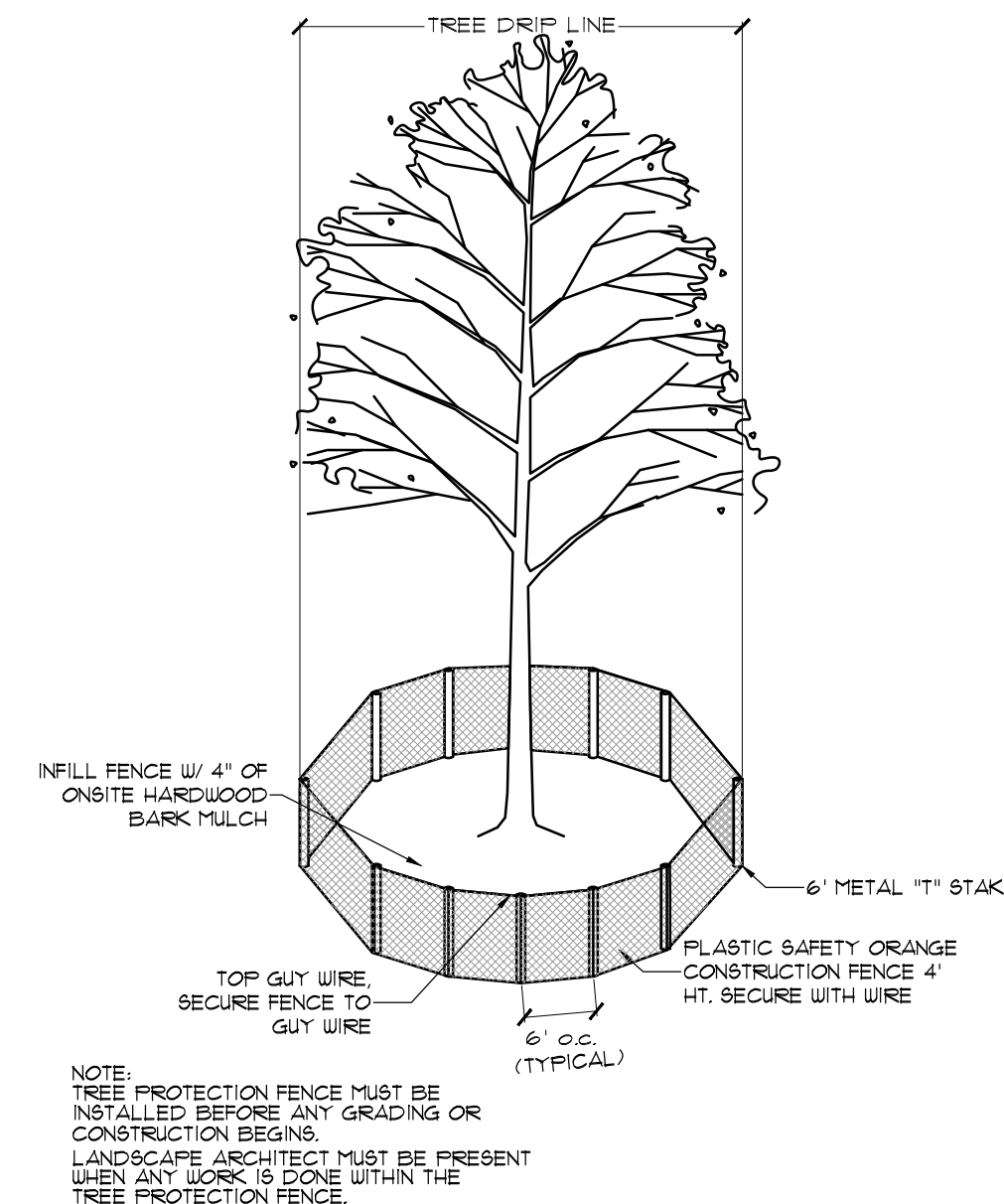


LEGEND

- SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCE
- TREE TO BE REMOVED
- PROTECTED TREE PROTECTION FENCE
- NON-RESIDENTIAL ZONING



1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'



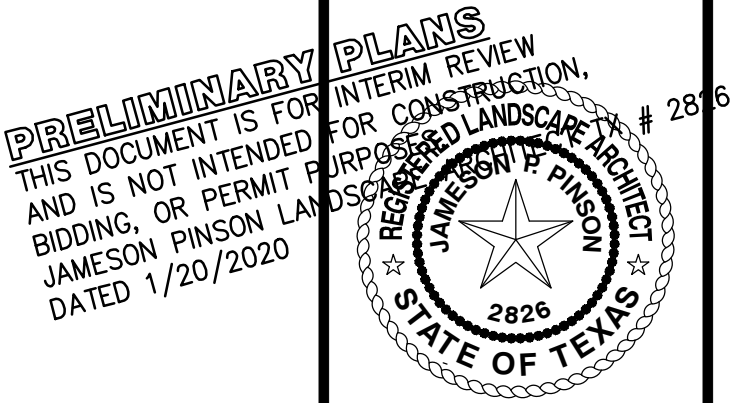
2. TREE PROTECTION FENCING
NTS

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	CREDITS	DEBITS
1	509A	8.5	POST OAK	<i>Quercus stellata</i>	Yes	No	Yes		Yes		1
2	510A	9	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes		Yes		1
3	513A	15	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes		Yes		1
4	519A	12.5	POST OAK	<i>Quercus stellata</i>	Yes	No	Yes		Yes		1
5	520A	7	POST OAK	<i>Quercus stellata</i>	Yes	No	Yes		Yes		1
6	521A	6	POST OAK	<i>Quercus stellata</i>	Yes	No	Yes		Yes		1
7	528A	8.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
8	529A	10	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
9	530A	6	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
10	531A	8	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
11	532A	9	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
12	533A	10.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
13	534A	11	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
14	535A	11	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
15	536A	10.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
16	537A	10	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
17	538A	8	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
18	539A	9.5	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
19	540A	8	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
20	541A	17	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
21	549A	20	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
22	551A	25	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
23	555A	7	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
24	556A	8	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
25	557A	6.5	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
26	558A	7	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
27	559A	6	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
28	560A	7	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
29	561A	7	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
30	562A	6	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
31	563A	6.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
32	564A	19	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
33	565A	12.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
34	566A	17	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
35	567A	12.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
36	568A	9	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
37	569A	8.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
38	570A	6	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
39	571A	9.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
40	572A	19	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
41	573A	19.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
42	574A	28.5	POST OAK	<i>Quercus stellata</i>	Yes	No	No	multitrunk	Yes	1	
43	576A	18	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No	multitrunk	Yes	1	
44	20	12	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
45	21	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No	No		Yes	1	
46	34	30	POST OAK	<i>Quercus stellata</i>	Yes	No	No		Yes	1	
47	239	22.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No		Yes	1	
48	240A	9.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes		Yes		1
49	240B	10.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes		Yes		1
50	241A	11.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No		Yes	1	
51	241B	13	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No		Yes	1	
52	242A	9	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
53	242B	11	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		Yes	1	
54	369	21	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	No	no mitigation	No		
55	485	22	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	No	fair condition, no mitigation	No		
56	594	21	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	Yes	no mitigation	No		
57	636	22	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	Yes	no mitigation	No		
58	681	24	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	Yes	no mitigation	No		
59	700	21.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	Yes	no mitigation	No		
60	738	21	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	Yes	no mitigation	No		
61	782	22	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	Yes	no mitigation	No		
62	164B	38.5	AMERICAN ELM	<i>Ulmus americana</i>	Yes	Yes	No	no mitigation	No		
63	408B	28	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	No	no mitigation	No		

TREE MITIGATION TABLE	
Total # of specimen trees:	10
Specimen trees to be removed within a residential zone:	0
Specimen tree credits (less PO):	0
Specimen tree mitigation (2X cal. Inches removed)/3":	0
	53
Protected trees within a residential zone:	
Protected tree mitigation:	8
Protected tree credits:	45
Total required tree mitigation:	-37

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 ground out.
- 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 "t" 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 "air dug" 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



Drawn By: --
Date: 06/24/2019
Scale:
Revisions:
06/02/2019

18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
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