

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

JUNE 22, 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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**There will be limited seating in Jody Smith Hall to allow for social distancing
Meeting participants may be asked to wait in the lobby until their name is called
Comments regarding any item on this agenda can be sent to the Planning & Zoning
Commission by emailing pz@flower-mound.com or by calling 972-874-6005**

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 Update

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or “housekeeping” items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of June 8, 2020: Consider approval of the minutes of the June 8, 2020, Planning and Zoning Commission Regular Session.
2. RP20-0002 – Lakeside Village, Phase 1A: Consider a request for a replat (RP20-0002 – Lakeside Village, Phase 1A) to develop a residential, non-residential, and mixed-use subdivision. The property is generally located south of Edgemere Road and west of Lakeside Parkway.
3. RC19-0014 – Lakeside Village, Phase 1B: Consider a request for a record plat (RC19-0014 – Lakeside Village, Phase 1B) to develop a mixed-use subdivision. The property is generally located east of Lakeside Parkway and north of Lakeside Village Boulevard.

G. REGULAR ITEMS

4. *SP20-0004 – Texas Health Presbyterian Hospital*

Consider a request for a Site Plan (SP20-0004 - Texas Health Presbyterian Hospital) to expand an existing hospital. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

H. 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: June 18, 2020, at 4:00 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

CONSENT ITEM

DATE: June 22, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the June 8, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on June 8, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF JUNE 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
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

Laura Dillon	Commissioner, Place 6
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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
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. None

E. DIRECTOR'S REPORT

1. Administrative Updates

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the May 11, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of May 11, 2020. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 2. Consider a request for a Site Plan (SP19-0012 – DFW North Distribution Center (Lisanti)) to approve aggregate or inorganic materials in accordance with Section 82-247 of the Land Development Regulations. The property is generally located south of Spinks Road and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Maegan Morgan, Lisanti Food Services; Present for questions, no presentation
Victor Sanchez, Lisanti Food Services; Present for questions, no presentation

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of SP19-0012 – DFW North Distribution Center (Lisanti), as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 3. Consider a request for a Replat (RP20-0020 – Lakeside Tower, Lot 1R, Block A) to abandon a lot line and to add and abandon certain easements. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Cox moved to approve RP20-0020 – Lakeside Tower, Lot 1R, Block A, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 4. Consider a request for a Site Plan (SP19-0028 – Lakeside Villas) to develop attached and detached Townhomes. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation

Commissioner Cox moved to approve SP19-0028 – Lakeside Villas, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 5. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0005 – Grace Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium Density Residential uses. The property is generally located south of Cross Timbers Road and east of Regency Park Court.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert Jr., Rembert Enterprises, Inc.
Dale Ridinger, Ridinger Associates

Spoke in Favor:

Kent Johnson, 3808 Regency Park Court

Spoke in Opposition:

Bill Duba, 3808 Abron Lane
Arthur Alonzo, 3912 Regency Park Court
James Green, 3812 Regency Park Court
Ray White, 3900 Regency Park Court
Theresa Ragan, 3908 Regency Park Court
Diane Bosworth, 4001 Regency Park Court
Ray Harris, 3808 Nan Lane
Paul O'Leary, 3701 Alberta Lane
Srinivas Kaso, 3805 Nan Lane

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

Dave Herring, 4000 Regency Park Court
Mark Bosworth, 4001 Regency Park Court
Jason Ragan, 3908 Regency Park Court
Janet Alonzo, 3912 Regency Park Court
Venkat Kondala, 3809 Nan Lane
Sateesh Dendukuri, 3625 Pearl Lane

Commission Deliberation

Commissioner Del Vecchio moved to recommend denial of MPA19-0005 – Grace Park, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

6. Public Hearing to consider a request for rezoning (ZPD19-0013 – Grace Park) from Agricultural District (A) to Planned Development District No. 177 (PD-177) with Single-Family District-10 (SF-10) uses, with certain exceptions, waivers and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Reginald Rembert Jr., Rembert Enterprises, Inc.
Dale Ridinger, Ridinger Associates

Spoke in Favor:

Kent Johnson, 3808 Regency Park Court

Spoke in Opposition:

Bill Duba, 3808 Abron Lane
Arthur Alonzo, 3912 Regency Park Court
James Green, 3812 Regency Park Court
Ray White, 3900 Regency Park Court
Theresa Ragan, 3908 Regency Park Court
Diane Bosworth, 4001 Regency Park Court
Ray Harris, 3808 Nan Lane
Paul O'Leary, 3701 Alberta Lane
Srinivas Kaso, 3805 Nan Lane

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

Dave Herring, 4000 Regency Park Court
Mark Bosworth, 4001 Regency Park Court
Jason Ragan, 3908 Regency Park Court
Janet Alonzo, 3912 Regency Park Court
Venkat Kondala, 3809 Nan Lane
Sateesh Dendukuri, 3625 Pearl Lane

Commission Deliberation

Commissioner Del Vecchio moved to recommend denial of ZPD19-0013 – Grace Park (PD-177), as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 7. Public Hearing to consider an ordinance granting Specific Use Permit No. 462 (SUP20-0004 – Mueller Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Bay Park Court and east of Bayshore Drive.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Michelle Mueller, 6005 Bay Park Court; Present for questions; no presentation

Spoke in Favor:

None

Spoke in Opposition:

None

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of SUP20-0004 – Mueller Accessory Dwelling SUP-462, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

8. Public Hearing to consider an ordinance for rezoning (Z20-0002 – The River Walk at Central Park) to amend the River Walk at Central Park Zoning Ordinance No. 05-15, by adding a new concept plan depicting Presbyterian Hospital's proposed expansion. The property is generally located north of Central Park Avenue and east of Long Prairie Road.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Spencer Turner, President of Texas Health Presbyterian Flower Mound

Spoke in Favor:

None

Spoke in Opposition:

None

In Favor, Did Not Wish To Speak:

None

In Opposition, Did Not Wish To Speak:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of Z20-0002 – The River Walk at Central Park, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

G. ADJOURNMENT – REGULAR SESSION 8:43 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

CONSENT ITEM

DATE: June 22, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a replat (RP20-0002 - Lakeside Village, Phase 1A) to develop a residential, non-residential, and mixed-use subdivision. The property is generally located south of Edgemere Road and west of Lakeside 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 is a companion Record Plat application (RC19-0014 - Lakeside Village, Phase 1B), a 6.3 acre tract on the east of Lakeside Parkway, 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 replat application is to create 36 detached residential lots, three mixed-use/non-residential lots, and five open space lots. The plat also depicts right-of-way dedications, alleys, easements, and setback lines. The subject property is approximately 17.338 acres. Access to this part of the development will be from Lakeside Parkway and the newly created streets.

The area of consideration for the replat application is the MU-TEN (Mixed Use-Transition to Environmental Area) subzone that was incorporated into the Lakeside DFW Mixed Use District (MU) on April 16, 2018, by the Town Council. The MU-TEN subzone is further divided into six micro zones, each of which encompass specific standards for development. The proposed replat is in compliance with all applicable standards for subzones and micro zones within the [Lakeside DFW ordinance](#).

The development of this property is also subject to the stipulations within the approved [Development Agreements](#) (DA). The required infrastructure improvements consist of: construction of Entrance Road, which is a portion of Sunset Boulevard as shown on the plat and Lakeside Village Parkway; reconstruction of the southern roundabout along Lakeside Parkway; and reconstruction of a portion of Fairway Drive from the southern roundabout to the southern limits of the Town. In addition to infrastructure improvements, there are requirements in the DA for public amenities consisting of an Amphitheater to accommodate seating for at least 125 people and extension of a

Boardwalk from the existing Sunset Point to the proposed Amphitheater. The landscape plan depicts the required open spaces, buffer trees, amphitheater improvements, and trails that comply with design guidelines within the Lakeside DFW Ordinance.

The detention for the proposed and future developments within Phase 1A, Phase 1B, and Phase 2 is planned to be located on Phase 1B lot, which is a 6.3 acre tract. The construction plans, landscape plans, and tree survey for both Phase 1A and Phase 1B were reviewed as a part of this replat application. Staff is currently reviewing a record plat application for Phase 2, which will be brought forward for consideration in the future.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

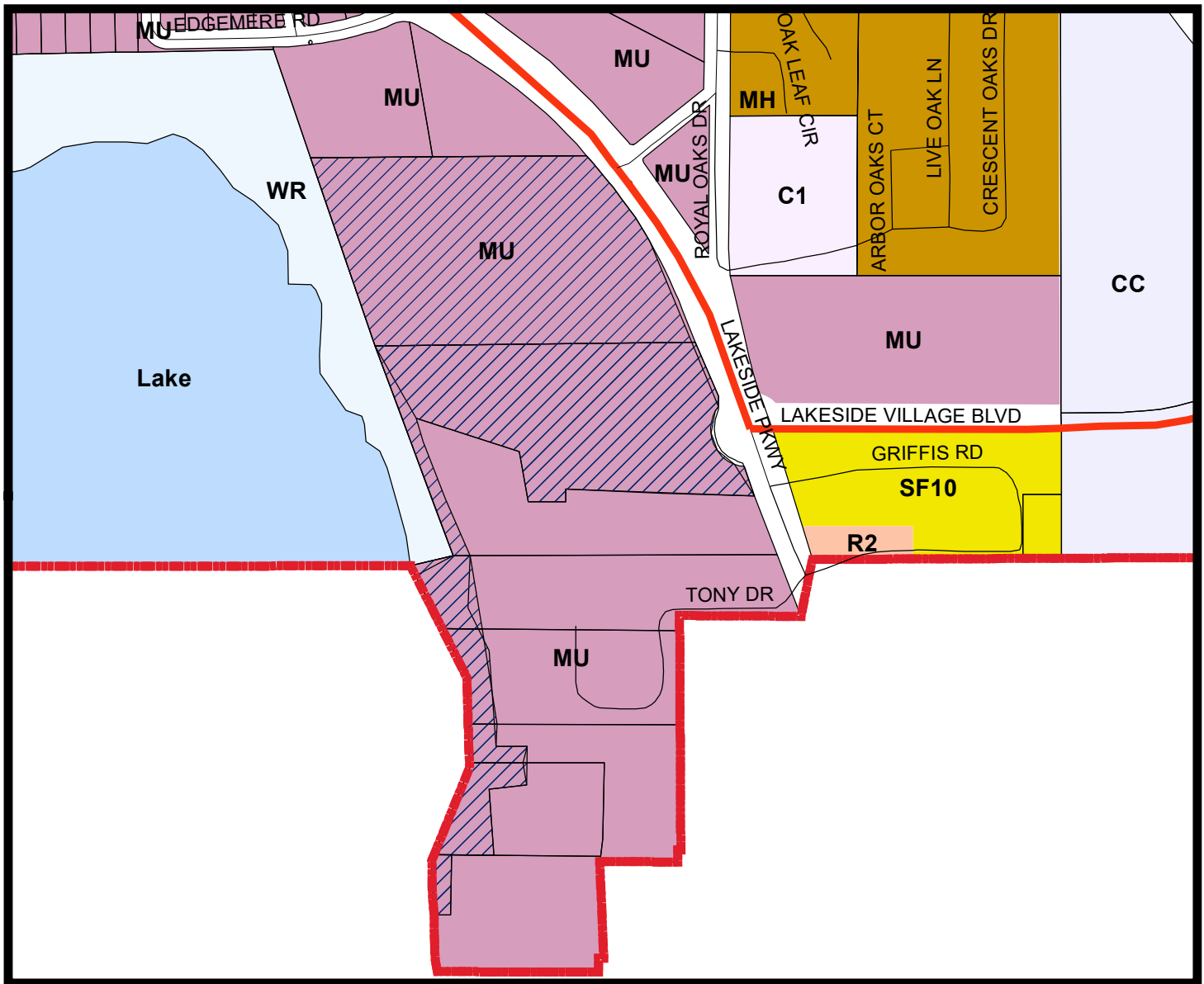
B. Application Details

1. Replat Package

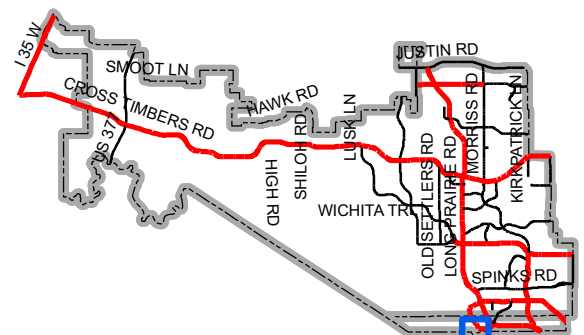
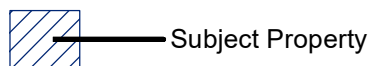
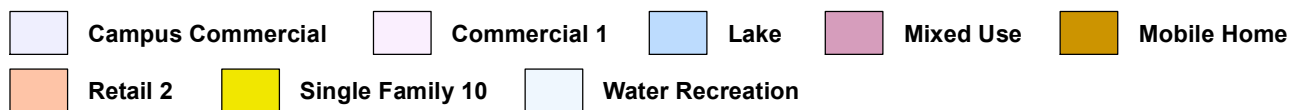


Vicinity Map

Reference Project: RP20-0002



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE VILLAGE PHASE 1

April 16, 2020

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

RE: Lakeside Village Infrastructure – Record Plat Application
McAdams Job # 18217

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 record application for the Lakeside Village. The record plat will create 36 single family residential lots, three mixed use lots for future development, and five 'x' lots for park requirements, open space and the required amphitheater, and one remainder lot. The plat also creates the location of and dedicates the rights-of-way for the public roadways, alleys and access throughout the property, in accordance with the Lakeside Ordinance. Construction plans accompany the application for the public infrastructure. The property is intended to be developed in 2 phases. The first phase encompasses the northern half of the property as described above, the second phase will subdivide the remainder lot into other buildable properties. Phase one, will include the necessary improvements to Lakeside Parkway and Fairway drive.

This application also includes a record plat for a ~6.3 Acre tract of land located at the northeast corner of Lakeside Parkway and Lakeside Village Boulevard. This tract will house a small detention pond for Lakeside Village, as well as some additional developable property.

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

Sincerely,

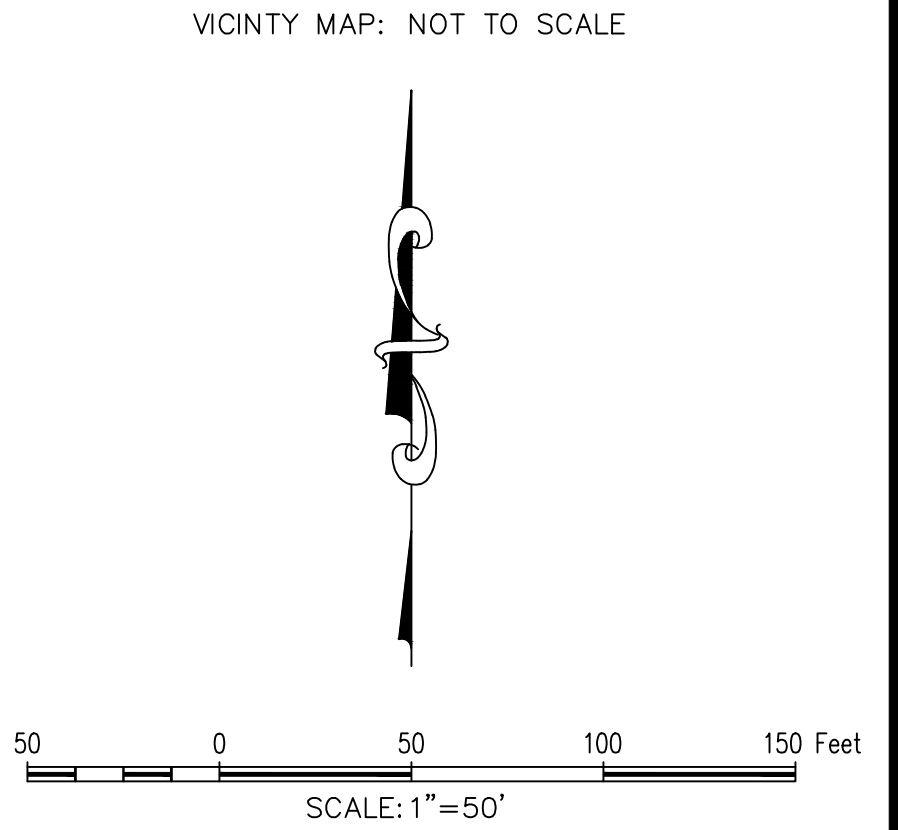
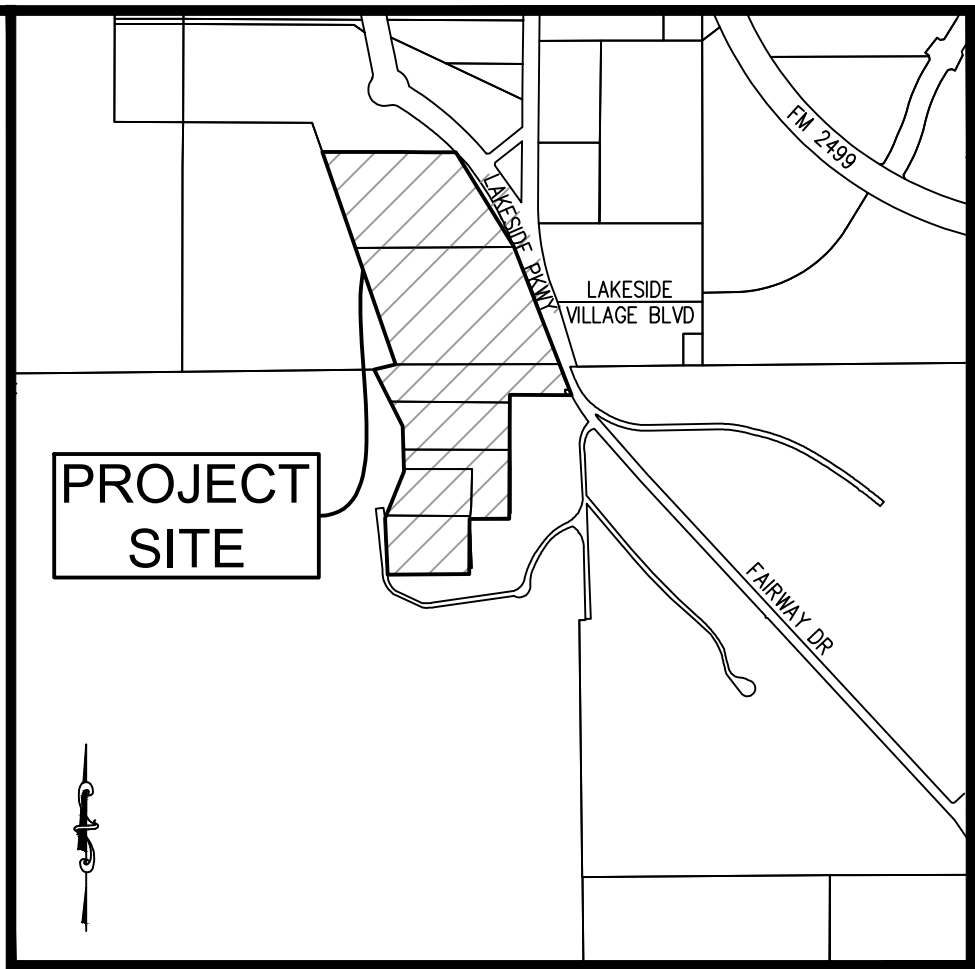
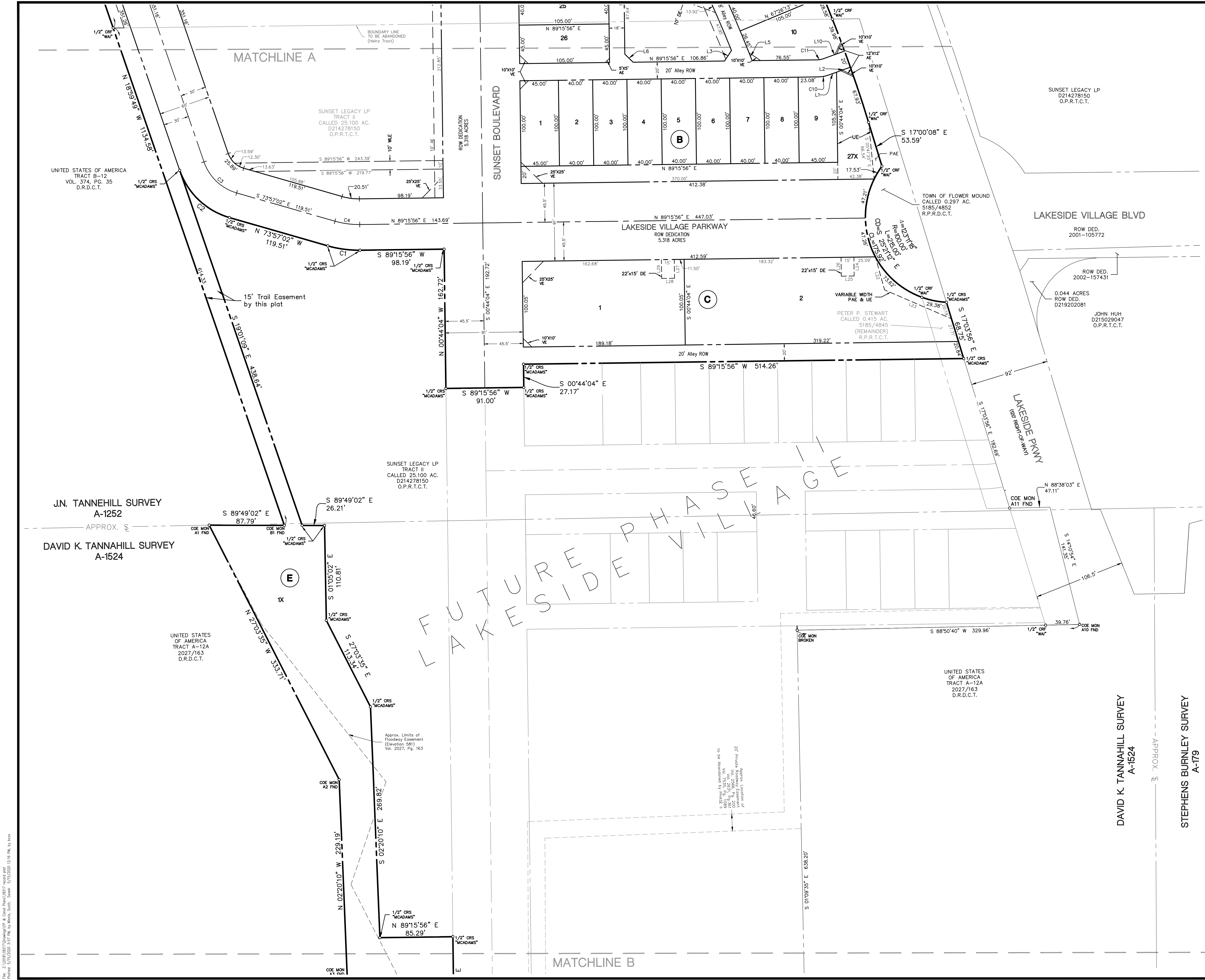
A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over a horizontal blue line.

Scott Minnis

Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.





REPLAT

A Record plat of Lots 1-10, 11X, Block A
Lots 1-26, 27X, 28X, & 29X, Block B,
Lots 1 & 2, Block C, Lot 1, Block D,
Lot 1X, Block E,
Lakeside Village, Phase I,
an addition to the Town of Flower Mound, Tarrant
County, Texas, Being a Replat of
Lot 1, Block 1, Lakeside Hotel,
an addition to the Town of Flower Mound, Tarrant
County, Texas, according to the Plat recorded in
Instrument Number D207064437 P.R.T.C.T
17.338 Acres
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

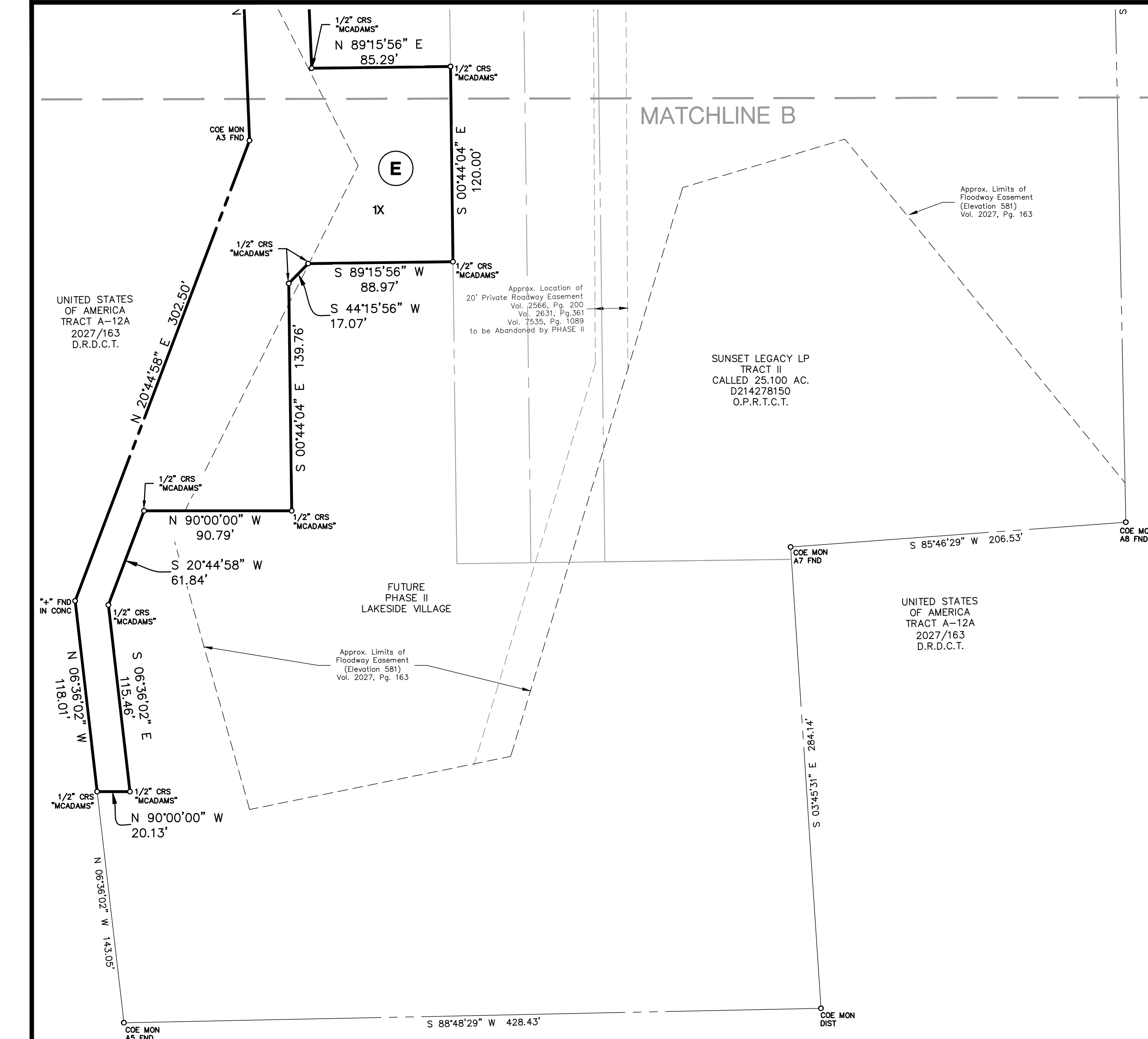
PAGE 2 OF 3



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
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/7/19 SCALE: 1" = 50' JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 150
IRVING, TX 75039
Ph. 469-633-4131
Contact: JIMMY ARCHIE



LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	A	4,868	0.112	
2	A	4,200	0.096	
3	A	4,200	0.096	
4	A	4,200	0.096	
5	A	4,200	0.096	
6	A	4,200	0.096	
7	A	4,200	0.096	
8	A	4,200	0.096	
9	A	4,200	0.096	
10	A	5,553	0.127	
11X	A	21,804	0.501	
1	B	4,500	0.103	
2	B	4,000	0.092	
3	B	4,000	0.092	
4	B	4,000	0.092	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
5	B	4,000	0.092	
6	B	4,000	0.092	
7	B	4,000	0.092	
8	B	4,000	0.092	
9	B	4,725	0.108	
10	B	5,954	0.137	
11	B	4,344	0.100	
12	B	4,344	0.100	
13	B	4,344	0.100	
14	B	4,344	0.100	
15	B	4,344	0.100	
16	B	4,344	0.100	
17	B	4,344	0.100	
18	B	4,344	0.100	
19	B	4,905	0.113	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
20	B	4,200	0.096	
21	B	4,200	0.096	
22	B	4,200	0.096	
23	B	4,200	0.096	
24	B	4,200	0.096	
25	B	4,200	0.096	
26	B	4,725	0.108	
27X	B	12,043	0.276	
29X	B	8,460	0.194	
28X	B	17,400	0.399	
1	C	18,927	0.435	
2	C	27,810	0.638	
1	D	145,021	3.329	
1X	E	115,485	2.651	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, SUNSET LEGACY LP, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as LAKESIDE VILLAGE PHASE I, an addition to the Town of Flower Mound, Tarrant County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys 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, 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 _____ day of _____, 2020.

JIMMY ARCHIE
Authorized Representative

SURVEYOR'S STATEMENT

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 6802 6/8/20

W. Thad Murley III, RPLS
Texas Registration No. 5802

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :

LEGAL DESCRIPTION
17.338 ACRES

BEING all that certain lot, tract, or parcel 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 a portion of that called 25.100 acre 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 Cabinet A, Slide 11756, Plat Records, Tarrant County, Texas, and being a portion of that called 0.415 acre tract, described in deed to Peter P. Stewart, recorded in Volume 5185, Page 4845, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar, stamped "WAI", found at the northwest corner of said Lot 1, Block 1, and being the southwest corner of Lot 1, Block A, Lakeside Tower, according to the plat thereof, recorded in Instrument Number D216126564, Official Public Records, Tarrant County, Texas, and being in the east line of Tract B-12, United States of America Core of Engineer's, called Lake Grapevine, recorded in Volume 374, Page 35, County Clerk, Denton County, Texas;

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, passing at a distance of 336.05 the southeast corner thereof, some being the southwest corner of Lot 2R, Block A, Lakeside Tower, according to the plat thereof, recorded in Document Number 2019-381, Plat Records, Tarrant County, Texas, continuing a total distance of 706.51 feet to a 1/2" capped rebar, stamped "WAI", found at the northeast corner of said Lot 1, Block 1, some being the southeast corner of said Lot 2R, Block A, and being in the west line of Lakeside Parkway, a called 120' Right-of-Way;

THENCE Southeasterly, with the east line of said Lot 1, Block 1, and the west line of said Lakeside Parkway, with the arc of a curve to the right, having a radius of 1,640 feet, and a central angle of 24°43'09", passing at an arc length of 579.64 feet, a 1/2" capped rebar, stamped "WAI", found at the southeast corner of said Lot 1, Block 1, being the northwest corner of a certain 0.297 acre tract of land described in deed to the Town of Flower Mound, recorded in Volume 5185, Page 4852, Real Property Records, Denton County, Texas, and being the northeast corner of said Tract II, continuing a total arc length of 707.55 feet, whose chord bears S 29°27'20" E, a distance of 702.08 feet, to a 1/2" capped rebar, stamped "WAI", found in the east line of said Tract II, being in the west line of said 0.297 acre tract, and being in the west line of said Lakeside Parkway;

THENCE S 17°00'08" E, with the east line of said Tract II, the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway, a distance of 53.59 feet, to a 1/2" capped rebar, stamped "WAI", found in the east line of said Tract II, the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway;

THENCE Southeasterly, with the east line of said Tract II, the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway, with the arc of a curve to the left, having a radius of 100 feet, a central angle of 123°11'18", passing at an arc length of 185.82 feet a 1/2" capped rebar, stamped "WAI", found in the east line of said Lakeside Village, Phase I, the west line of said 0.297 acre tract, the west line of said Lakeside Parkway, and being the northwest corner of said 0.415 acre tract, continuing a total arc length of 215.00 feet, whose chord bears S 25°21'12" E, a distance of 175.92 feet, to a 1/2" capped rebar, stamped "MCADAMS", set in the east line of said Tract II, being in the east line of said 0.415 acre tract, and being in the west line of Lakeside Parkway;

THENCE S 17°03'56" E, with the east line of said Tract II, the east line of said 0.415 acre tract, and the west line of Lakeside Parkway, a distance of 68.75 feet, to the most northerly southeast corner of said Tract II, being in the east line of said 0.415 acre tract, and being in the west line of Lakeside Parkway;

THENCE S 89°15'56" W, a distance of 514.26 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 00°44'04" E, a distance of 27.17 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 89°15'56" W, a distance of 91.00 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 00°44'04" W, a distance of 162.72 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 89°15'56" W, a distance of 98.19 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE Northwesterly, with the arc of a curve to the right, having a radius of 130.00 feet, a central angle of 16°47'01", and an arc length of 38.08 feet, whose chord bears S 82°20'33" E, a distance of 37.95 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 73°57'02" W, a distance of 119.51 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE Northwesterly, with the arc of a curve to the right, having a radius of 87.00 feet, a central angle of 54°51'57", and an arc length of 83.31 feet, whose chord bears S 46°31'05" E, a distance of 80.16 feet; to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 19°01'09" E, a distance of 438.64 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 89°49'02" E, a distance of 26.21 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 01°05'02" E, a distance of 110.81 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 27°03'35" E, a distance of 113.34 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 02°20'10" E, a distance of 269.82 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE N 89°15'56" E, a distance of 85.29 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 00°44'04" E, a distance of 120.00 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 89°15'56" W, a distance of 88.97 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 44°15'56" W, a distance of 17.07 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 00°44'04" E, a distance of 139.76 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE West, a distance of 90.79 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 20°44'58" W, a distance of 61.84 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE S 06°36'02" E, a distance of 115.46 feet, to a 1/2" capped rebar set, stamped "MCADAMS";

THENCE West, a distance of 20.13 feet, to a 1/2" capped rebar, stamped "MCADAMS", set in the west line of said Tract II, and being in the east line of Tract A-12A, United States of America Core of Engineer's, called Lake Grapevine, recorded in Volume 2027, Page 163, Deed Records, Denton County, Texas, and being in the east line of said Tract II, and being in the east line of said Lake Grapevine, a distance of 118.01 feet to a "X" found in concrete in the west line of said Tract II, and the east line of said Lake Grapevine;

THENCE N 20°44'58" E, with the west line of said Tract II, and the east line of said Lake Grapevine, a distance of 302.50 feet, to a core of engineer's monument found (stamped A-3);

THENCE N 02°20'10" W, with the west line of said Tract II, and the east line of said Lake Grapevine, a distance of 229.19 feet to a Core of Engineer's monument found (stamped A-2);

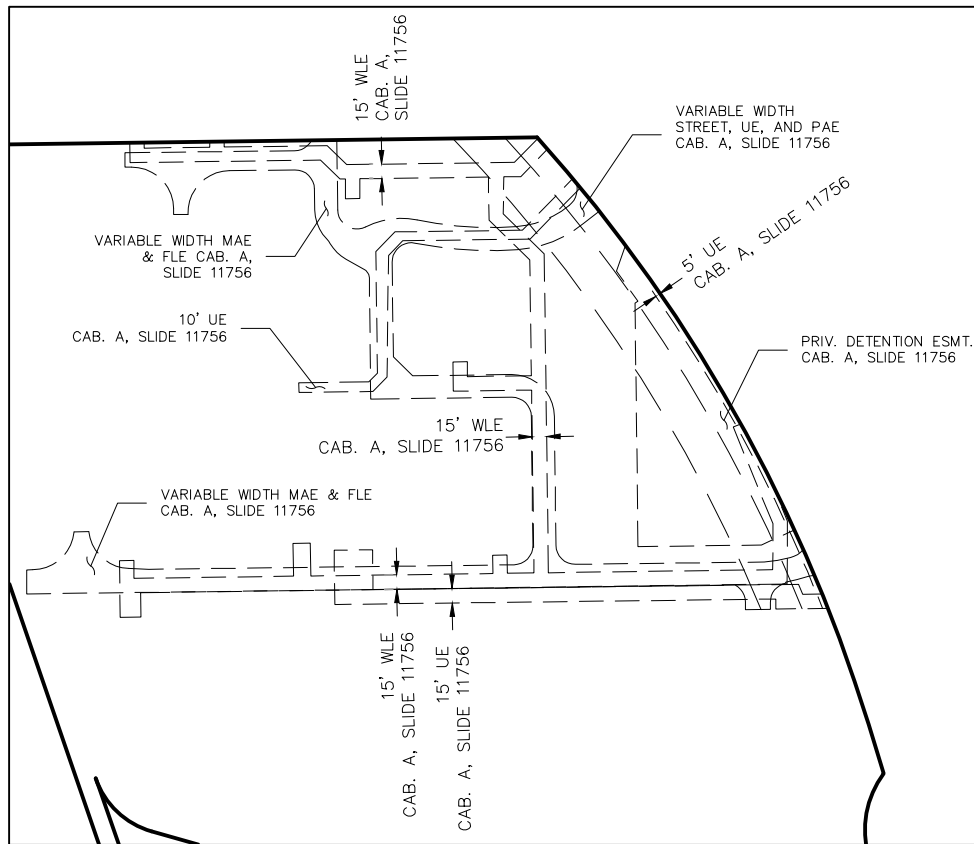
THENCE N 27°03'35" W, with the west line of said Tract II, and the east line of said Lake Grapevine, a distance of 333.71 feet to a Core of Engineer's monument found (stamped A-1);

THENCE S 89°49'02" E, with the west line of said Tract II, and the east line of said Lake Grapevine, a distance of 87.79 feet to a Core of Engineer's monument found (stamped B-1)

THENCE N 18°59'49" W, with the west line of said Tract II, and the east line of said Lake Grapevine, passing a capped rebar found (stamped WAI), at a distance of 614.33 feet, being the northwest corner of said Tract II, and the southwest corner of said Lot 1 Block 1, continuing a total distance of 1134.58 feet to the POINT OF BEGINNING, containing approximately 17.338 Acres of land.

BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
A	65,846	1.512
B	234,665	3.456
C	46,737	1.073
D	145,021	3.329
E	115,485	2.651
ROW	248,977	5.318
GROSS	755,224	17.338
NET	506,247	12.020

LOT / BLOCK ANALYSIS	
RESIDENTIAL	36
MIXED-USE/NON-RESIDENTIAL	3
OPEN SPACE	5
SMALLEST RESIDENTIAL LOT	0.092
LARGEST RESIDENTIAL LOT	0.127
AVERAGE RESIDENTIAL LOT	0.096



EASEMENTS TO BE ABANDONED BY THIS PLAT

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JIMMY ARCHIE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

Whereas, _____ acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative

Date: _____

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public

My commission expires the _____ day of _____, _____.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

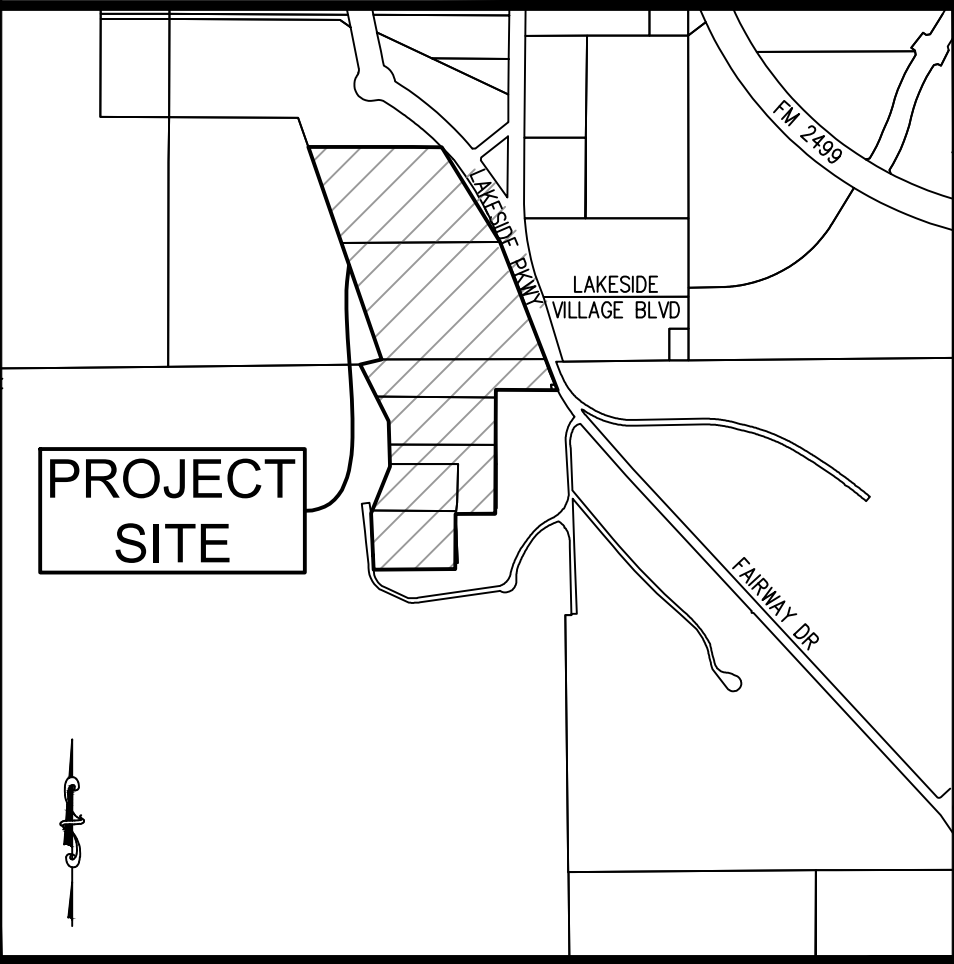
Lexin Murphy, Director of Planning Services
Town of Flower Mound

_____, 2020.

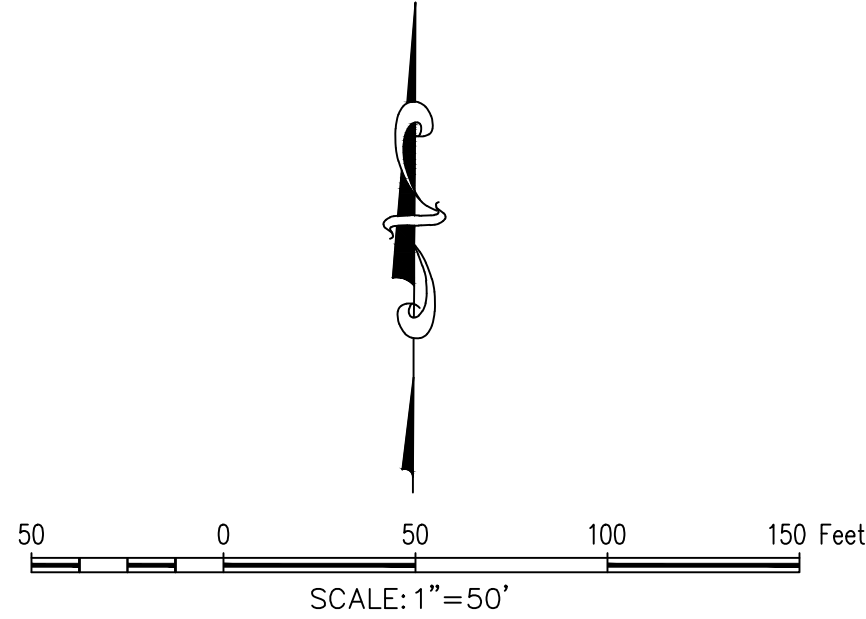
SIGNED AND SEALED:
TOWN OF FLOWER MOUND

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Lakeside Village 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 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- 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.
- No flood zone area analysis has been performed by McAdams on the subject property.
- Lots 11X, BLOCK A, 27X-29X, BLOCK B, and 1X, BLOCK E, to be dedicated to Lakeside Village HOA.
- All easements shown hereon and being part of the Lakeside Hotel, Lot 1, Block 1, Record Plat, recorded in Cabinet A, Slide 11756, Plat Records, Tarrant County, Texas, are to be abandoned by this plat.
- Pursuant to Ordinance No. 36-92 of the Town of Flower Mound, Texas, a mandatory Homeowner's 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.



VICINITY MAP: NOT TO SCALE



REPLAT

A Record plat of Lots 1-10, 11X, Block A
Lots 1-26, 27X, 28X, & 29X, Block B,
Lots 1 & 2, Block C, Lot 1, Block D,
Lot 1X, Block E,
Lakeside Village, Phase I,
an addition to the Town of Flower Mound, Tarrant
County, Texas, Being a Replat of
Lot 1, Block 1, Lakeside Hotel,
an addition to the Town of Flower Mound, Tarrant
County, Texas, according to the Plat recorded in
Instrument Number D207064437 P.R.T.C.T

17.338 Acres
in the

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
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/7/19 SCALE: NOT TO SCALE JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 160
IRVING, TX 75039
Ph. 469-633-4131
Contact JIMMY ARCHIE

KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

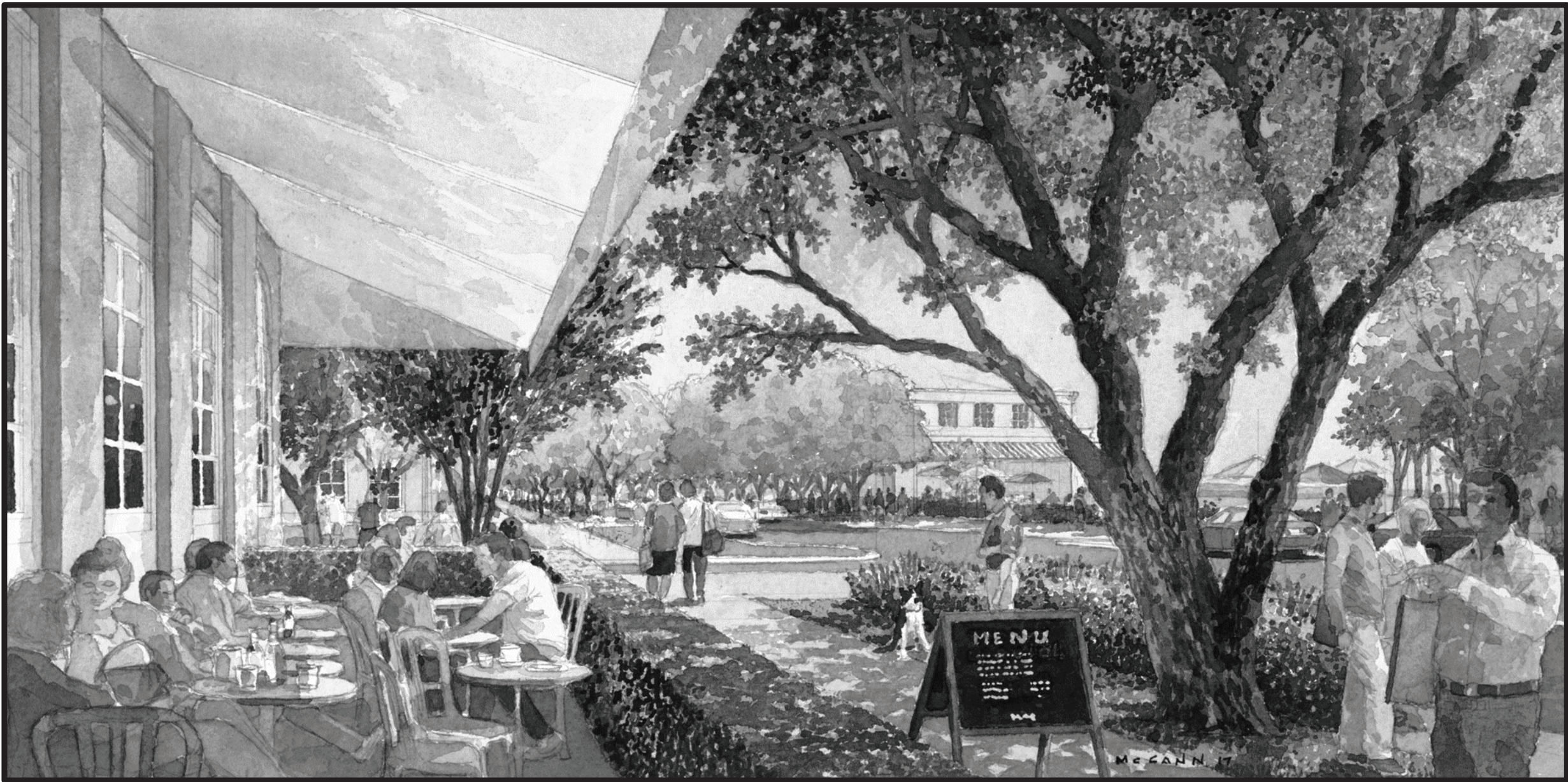
FLOWER MOUND, TX

DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM OR FORMAT WITHOUT PRIOR WRITTEN CONSENT OF KEVIN SLOAN STUDIO, LLC. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

[illegible]

COVER SHEET

LO-00



SHEET	TITLE	DATE
L0-00	COVER SHEET	MAY 15, 2020
L0-01	GENERAL NOTES	MAY 15, 2020
L0-02	DESIGN SELECTION SUMMARY	MAY 15, 2020
L0-03	OVERALL PHASING DIAGRAM	MAY 15, 2020
L0-04	OVERALL OPEN SPACE PLAN	MAY 15, 2020
L0-05	PHASE 1 - PLAN DIAGRAM	MAY 15, 2020
L1-00	OVERALL STREETScape LAYOUT PLAN	MAY 15, 2020
L1-01	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-02	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-03	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-04	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-05	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-06	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-07	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-08	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-09	DETENTION POND LAYOUT AND MATERIALS PLAN	MAY 15, 2020
L1-10	STREETScAPE LAYOUT AND MATERIALS PLAN	MAY 15, 2020

KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



05.15.2020

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DRAWINGS, WRITTEN MATERIAL, AND DESIGN CONCEPTS SHALL NOT BE USED OR REPRODUCED IN WHOLE OR PART IN ANY FORM OR FORMAT WITHOUT PRIOR WRITTEN CONSENT OF KEVIN SLOAN STUDIO, LLC. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN, VERIFY CORRECT DIMENSIONS WITH THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

[illegible]

SHEET NAME

GENERAL NOTES

SHEET NUMBER

LO-01

GENERAL NOTES

- CONTRACTOR TO PROVIDE OWNER AND/OR OWNER'S REPRESENTATIVE WITH PROJECT SCHEDULE.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS REQUIRED FOR THE COMPLETION OF THE PROJECT.
- CONTRACTOR TO VERIFY ALL BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY AND ALL CONFLICTS WITH THESE OR ANY OTHER LEGAL INSTRUMENT. CONFLICTS ARE TO BROUGHT TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- EXISTING UTILITIES / CONDITIONS ARE SHOWN IN AN APPROXIMATION AND ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY AND ALL EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS AND/OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. ALL FEES INCURRED IN OBTAINING THESE SHALL BE PAID BY THE GENERAL CONTRACTOR UNLESS NOTED.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES. IN CASES WHERE CODES CONFLICT, THE MORE STRINGENT INTERPRETATION SHALL GOVERN.
- CONTRACTOR TO COMPLY WITH CONSTRUCTION PERMIT INCLUDING (IF REQUIRED) PREPARATION OF A SWPPP AND TO PROVIDE A COPY OF THE NOTICE OF INTENT (NOI) AND MAINTENANCE CHECKLIST TO THE CITY IN THE CITY PROSCRIBED NECESSARY AMOUNT OF TIME PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY TO CITY ENGINEER OR BUILDING OFFICIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE THE EXTENT OF WORK TO BE DONE. NO ADDITIONAL CLAIMS FOR PAYMENT SHALL BE ALLOWED FOR WORK THAT SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL INSPECTION.
- IF ANY SCOPE OF WORK INDICATED ON THE DRAWINGS IS DETERMINED TO CONFLICT WITH CONDITIONS IN FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION OF WORK PRIOR TO INITIATING THE WORK.
- DO NOT SCALE DRAWINGS, DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE.
- ALL WASTE MATERIAL AND/OR EXCESS EXCAVATION NOT USED AS PART OF THE WORK SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF AT ACCEPTABLE LOCATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE REQUIRED, AT ALL TIMES, DURING THE CONSTRUCTION TO PROVIDE WARNING SIGNS, BARRICADES, AND OTHER SAFETY DEVICES (INCLUDING TEMPORARY SAFETY FENCING AROUND THE JOB SITE) IN ORDER TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL ALL OF THE WORK HAS BEEN COMPLETED AND ACCEPTED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING FACILITIES IN AND AROUND THE PROJECT AREA. THESE INCLUDE TREES, PLANTINGS, CONCRETE PAVING, BENCHES, SIGNS AND OTHER FACILITIES FOUND ON SITE. THE CONTRACTOR SHALL REPAIR OR REPLACE, ANY FACILITIES DAMAGED DURING CONSTRUCTION OF THESE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL WATER DURING CONSTRUCTION. ALL PERMANENT WORK SHALL BE CONSTRUCTED IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL DITCHES, LEVEES, COFFER DAMS, DIVERSIONS, PUMPS, ETC. AS NECESSARY TO KEEP THE WORK AREAS FREE FROM WATER.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL PERMITS THAT ARE REQUIRED FOR SITE DEMOLITION.

SITE GRADING NOTES

1. ALL WALKWAYS SHALL MEET T.A.S. REQUIREMENTS.
2. NO WALK OR RAMP CROSS SLOPES SHALL EXCEED 2.0%.
3. NO WALK LONGITUDINAL SLOPE SHALL EXCEED 5.0%.
4. NO RAMP LONGITUDINAL SLOPE SHALL EXCEED 8.33%.
5. CURB RAMPS SHALL BE CONSTRUCTED AT A MAXIMUM LONGITUDINAL SLOPE OF 8.33% AND A MAXIMUM CROSS SLOPES OF 2.0%. LENGTH TO BE DETERMINED IN FIELD.
6. REFER TO CIVIL ENGINEER DRAWINGS FOR GRADING WHEN APPLICABLE.
7. THE OWNER HAS A CONTINUED OBLIGATION TO BRING ANY NON-COMPLIANT ACCESSIBILITY ISSUES INTO FULL COMPLIANCE.
8. JOINTS BETWEEN MATERIALS SHALL NOT EXCEED $\frac{1}{4}$ " LEVEL CHANGE. A MAXIMUM OF $\frac{1}{2}$ " LEVEL CHANGE ACCEPTABLE ONLY IF BEVELED UP TO A MAXIMUM OF 1:2 SLOPE.
9. SPACE BETWEEN DECKING TO BE 1/8" MAX.

GENERAL LAYOUT NOTES

1. ALL SITE FURNISHINGS AND LIGHTING SHALL AVOID DISTURBANCE OF PROPOSED OR EXISTING UTILITIES. NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN FIELD.
2. REFER TO PLANS AND PLAN ENLARGEMENTS FOR EXPANSION AND CONTROL JOINT LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS PER APPROVED DETAIL WHEREVER CONCRETE PAVEMENT (INCL. SUB-SLABS) MEETS BUILDINGS, STRUCTURES, CURBING, WALLS, OTHER CONCRETE OR STONE SURFACES, ETC. SEE ALSO HARDCAPE DETAILS, CIVIL DRAWINGS AND SPECIFICATIONS.
4. DIMENSIONS ON PLAN REPRESENT LOCATIONS OF KEY FEATURES AND ALIGNMENTS; REFER TO DETAILS FOR SPECIFIC DIMENSIONS AND MATERIALS.
5. ALL DIMENSIONS ORIGINATE FROM ROADWAY STATION POINT WHEN APPLICABLE.
6. ALL CONCRETE FORM WORK SHALL BE STRAIGHT AND FREE OF BULGES AND/OR CHANGES IN ANGLE THAT ARE NOT SHOWN IN THE DRAWINGS.
7. SIDEWALK PAVING PATTERN, LANDSCAPING, AND STREET FURNITURE SPECIFICATIONS MAY BE REVISED BASED ON CITY'S COMMENTS OR DESIGN PLANS

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES, AND STANDARDS OR APPLICABLE STATE THE PROJECT IS LOCATED IN.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND MUST BE APPROVED IN ADVANCE OF SELECTION.
3. DEPTH OF PLANTING HOLE DETERMINED BY DEPTH AND FIRMNESS OF ROOT BALL AND OTHER CHARACTERISTICS OF SITE (E.G., GRADE, SURROUND) UNLESS OTHERWISE NOTED IN DETAILS.
4. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE"; BOTTOM OF FLARE SHALL BE AT OR ABOVE FINISHED GRADE, PREFERABLY TWO TO THREE INCHES (2-3") ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED IN THE DETAILS.
5. TREES MUST BE PLANTED THREE FEET (3') MINIMUM FROM BACK OF CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES UNLESS OTHERWISE SPECIFICALLY NOTED.
6. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATER SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
7. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO DEATH OF THE TREE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER. THIS SHALL INCLUDE, BUT NOT LIMITED TO, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES FOR THE MAINTENANCE OF LANDSCAPE AREAS.
9. 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 LANDSCAPE ARCHITECT. REPLACEMENT PLANT MATERIAL SHALL BE NOTIFIED TO THE OWNER'S APPOINTED REPRESENTATIVE BEFORE TIME OF REPLACEMENT.
10. IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED TO IRRIGATE LANDSCAPED AREAS, OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
11. IF INFORMATION IN THE "GENERAL LANDSCAPE NOTES" CONFLICTS WITH THE SPECIFICATIONS, THE SPECIFICATIONS WILL PREVAIL.
12. LANDSCAPE ARCHITECT SHALL REVIEW ALL SHOP DRAWINGS REQUESTED IN THE LANDSCAPE DOCUMENTS, IN A TIMELY MANNER.
13. ALL PLANTS SHOULD BE HANDLED AND INSTALLED PER AMERICAN NURSERY ASSOCIATION STANDARDS OF GOOD PRACTICE.
14. THE CONDITIONS OF THE LANDSCAPE GUARANTEE TO BE BETWEEN LANDSCAPE CONTRACTOR AND OWNER. ONE YEAR MINIMUM SUGGESTED.
15. FOR THE GUARANTEE PERIOD, ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION IN ACCORDANCE WITH THE RESPECTIVE GROWING SEASON.
16. THE LANDSCAPE SHOULD BE KEPT FREE OF WEEDS DURING THE ESTABLISHED GUARANTEE AND MAINTENANCE PERIOD.
17. ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED, BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN/FREEZE SENSOR SET AT 38F.
18. PROVIDE SLEEVEING TO ALL PLANTING AREAS

CONSTRUCTION TOLERANCES

1. CONSTRUCTION TOLERANCES ARE TO BE PROCURED BY THE LATEST VERSION N.R.C.S. NATIONAL ENGINEERING HANDBOOK.

GENERAL MATERIALS NOTES

1. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL IMPROVEMENTS UNTIL REVIEWED AND APPROVED BY THE ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
2. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID ANY DISTURBANCE TO EXISTING CONDITIONS TO REMAIN AND/OR COMPLETED 'FINISH WORK' BY OTHERS. ANY DISTURBANCE AND/OR DAMAGE SHALL BE RESTORED (REPAIRED) TO A CONDITION THAT MEETS AND/OR EXCEEDS THE PREVIOUS NON-DISTURBED STATE AT THE CONTRACTOR'S EXPENSE. ALL DISTURBANCES AND/OR DAMAGES, AT THE VERY LEAST, WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL PROVIDE PAVING SURFACES THAT ARE FLUSH, HAVE POSITIVE DRAINAGE (1% MINIMUM), PARTICULARLY AWAY FROM ALL BUILDINGS/STRUCTURES, ARE SLIP-RESISTANT, AND MEET SMOOTHLY AND EVENLY WITH ADJACENT SURFACES. SEE ALSO CIVIL DRAWINGS.
4. CONTRACTOR SHALL SUBMIT SAMPLES, CUT SHEETS, AND/OR SHOP DRAWINGS, AS REQUIRED, FOR ALL HARDSCAPE IMPROVEMENTS AS INDICATED ON THE DRAWINGS, THE MATERIALS SCHEDULE, SITE FURNISHINGS SCHEDULE AND/OR SPECIFICATIONS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL CONSTRUCT MOCK-UPS, AS REQUIRED, IN THE SIZE IDENTIFIED IN THE SPECIFICATIONS AND THE LOCATION INDICATED BY THE OWNER'S REPRESENTATIVE, PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. MOCK-UPS SHALL SERVE AS THE 'FINISHES' QUALITY CONTROL FOR THE INSTALLATION OF THE HARDSCAPE IMPROVEMENT.
6. CONTRACTOR SHALL REFER TO AND COORDINATE WITH CIVIL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL, LIGHTING AND ELECTRICAL, LANDSCAPING AND IRRIGATION SYSTEM DRAWINGS, WHICH MAY NOT BE INCLUDED WITHIN THIS SET OF DOCUMENTS, AS REQUIRED.
7. REFER TO ELECTRICAL ENGINEER SERIES, WHEN APPLICABLE FOR FIXTURE REQUIREMENTS, CONDUIT, WIRING AND ALL OTHER ELECTRICAL DESIGN. FIXTURE DETAILS IN THIS SET ARE FOR REFERENCE ONLY.
8. REFER TO DETAILS FOR DESIGN INTENT RELATED TO FIXTURE PLACEMENT IN SPECIFIC FEATURES.
9. LOCATE PEDESTRIAN FIXTURES AS SHOWN IN PLANS; REFER TO ALL APPLICABLE DETAILS BEFORE STARTING WORK.
10. ALL LIGHTS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKEVIEW VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



05.15.2020

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REVISIONS

[illegible]

SHEET NAME

DESIGN SELECTION SUMMARY

SHEET NUMBER

LO-02

ABBREVIATION GLOSSARY

ABV.	- ABOVE	L.P.	- LOW POINT
A.D.	- AREA DRAIN	LT.	- LIGHT
A.D.A.	- AMERICANS WITH DISABILITIES ACT	MANUF.	- MANUFACTURER
ALUM.	- ALUMINUM	MAS.	- MASONRY
ANCH.	- ANCHOR	MATL.	- MATERIAL
ARCH.	- ARCHITECT	MAX.	- MAXIMUM
ASPH.	- ASPHALT	MECH.	- MECHANICAL
@	- AT	M.H.	- MANHOLE
		MIN.	- MINIMUM
		MISC.	- MISCELLANEOUS
BC	- BOTTOM OF CURB		
BD.	- BOARD	N.I.C	- NOT IN CONTRACT
BLDG.	- BUILDING	NO.	- NUMBER
BLK.	- BLOCK	NOM.	- NOMINAL
BM.	- BEAM	N.T.S.	- NOT TO SCALE
BO	- BY OTHERS		
BOT.	- BOTTOM	O.A.	- OVER ALL
BRKT.	- BRACKET	O.C.	- ON CENTER
B.S.	- BOTTOM STEP	O.C.E.W.	- ON CENTER EACH WAY
B.W.	- BOTTOM OF WALL	O.D.	- OUTSIDE DIAMETER
		OPP.	- OPPOSITE
CEM.	- CEMENT		
C.J.	- CONSTRUCTION JOINT	PIP.	- POURED IN PLACE
C OR C.L.	- CENTER LINE	PL.	- PLATE
CLG.	- CEILING	P.L.	- PROPERTY LINE
CLKG.	- CAULKING	PNL.	- PANEL
CLOS.	- CLOSET	POB.	- POINT OF BEGINNING
C.M.U.	- CONCRETE MASONRY UNIT	POL.	- POLISHED
C.O.	- CLEAN OUT	PROP.	- PROPERTY
COL.	- COLUMN	PT.	- POINT
CONC.	- CONCRETE		
CONT.	- CONTINUOUS	QTY.	- QUANTITY
CONTR.	- CONTRACTOR		
CTR.	- CENTER	RAD.	- RADIUS
		RE	- REFERENCE
DET.	- DETAIL	REINF.	- REINFORCE
D.F.	- DRINKING FOUNTAIN	REQD.	- REQUIRED
DIA.	- DIAMETER	REF.	- REFERENCE
DIM.	- DIMENSION	REV.	- REVISED
DN.	- DOWN	R.O.W.	- RIGHT OF WAY
DR.	- DOOR		
D.S.	- DOWNSPOUT	SCH.	- SCHEDULE
DWG.	- DRAWING	S.D.	- STORM DRAIN
		SECT.	- SECTION
EA.	- EACH	SHT.	- SHEET
E.J.	- EXPANSION JOINT	SIM.	- SIMILAR
EL.	- ELEVATION (HEIGHT)	SPEC.	- SPECIFIED
ELEC.	- ELECTRICAL	SQ.	- SQUARE
ELEV.	- ELEVATION (DRAWING)	S.S.	- STAINLESS STEEL
EQ.	- EQUAL	STD.	- STANDARD
EQUIP.	- EQUIPMENT	STL.	- STEEL
E.W.	- EACH WAY	STRUCT.	- STRUCTURAL
EXIST.	- EXISTING	SURF.	- SURFACE
EXT.	- EXTERIOR		
		TC	- TOP OF CURB
F.F.	- FINISH FLOOR	TEL.	- TELEPHONE
F.G.	- FINISHED GRADE	THK.	- THICK
FIN.	- FINISH	THRES.	- THRESHOLD
F.S.	- FINISHED SURFACE	T.O.	- TOP OF
FWC	- FABRIC WALL COVERING	T.O.C.	- TOP OF CURB
		T.O.G.	- TOP OF GUTTER
GA.	- GAUGE	T.O.S.	- TOP OF STEEL
GALV.	- GALVANIZED	TP	- TOP OF CONCRETE CURB
GEN.	- GENERAL	T.PI.	- TOP PLATE
		TR.	- TREAD
HDW.	- HARDWARE	T.S.	- TOP OF STEP
HORIZ.	- HORIZONTAL	T.T.D.	- TOILET TISSUE DISPENSER
H.P.	- HIGH POINT	T.W.	- TOP OF WALL
HT.	- HEIGHT	TYP.	- TYPICAL
I.D.	- INSIDE DIAMETER	U.N.O.	- UNLESS OTHERWISE NOTED
IN.	- INCH		
INSUL.	- INSULATION	VAR.	- VARIES
INT.	- INTERIOR	VER.	- VERIFY
		VERT.	- VERTICAL
JST.	- JOIST	V.I.F.	- VERIFY IN FIELD
JT.	- JOINT		
		WD.	- WOOD
LAM.	- LAMINATE	WDW.	- WINDOW
LBL.	- LABEL	WT.	- WEIGHT
L.F.	- LINEAR FOOT		
LNTL.	- LINTEL	YD.	- YARD
LOC.	- LOCATION		

STREETSCAPE DESIGN SELECTION SUMMARY

HARDSCAPE & MISC.
REFERENCE SPECIFICATIONS FOR ADDITIONAL INFO
REFERENCE MANUFACTURER FOR INSTALLATION
UNLESS OTHERWISE NOTED.

HARDSCAPE TYPE 1:

CONCRETE
FINISH - LIGHT SANDBLAST WITH SAWCUT JOINTS
COLOR - NATURAL GRAY COLOR
CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR
REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO
SITE POURS.

HARDSCAPE TYPE 2:

INTEGRAL COLOR CONCRETE
FINISH - LIGHT SANDBLAST WITH SAWCUT JOINTS
COLOR - CHROMIX INTEGRATED COLOR - TBD
CONTRACTOR TO PROVIDE 6'X6' SAMPLE FOR
REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO
SITE POURS.

SITE FURNITURE

**REFERENCE SPECIFICATIONS FOR ADDITIONAL INFO.
REFERENCE MANUFACTURER FOR INSTALLATION UNLESS
OTHERWISE NOTED.**

TO BE DETERMINED:

SITE LIGHTING

REFERENCE MANUFACTURER FOR INSTALLATION UNLESS OTHERWISE NOTED. REFER TO PLANS FOR LOCATIONS.

REFERENCE ELECTRICAL:

STREET LIGHTING:
TBD BY OWNER

PEDESTRIAN LIGHTING
TBD BY OWNER



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKEVIEW VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

OVERALL
PHASING DIAGRAM

SHEET NUMBER

L0-03

PHASE 1

PHASE 2

1

L0-03

OVERALL PHASING DIAGRAM

0 50' 100' 200' 300'
SCALE 1" = 100'-0"



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LAKEVIEW VILLAGE
PHASE 1

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

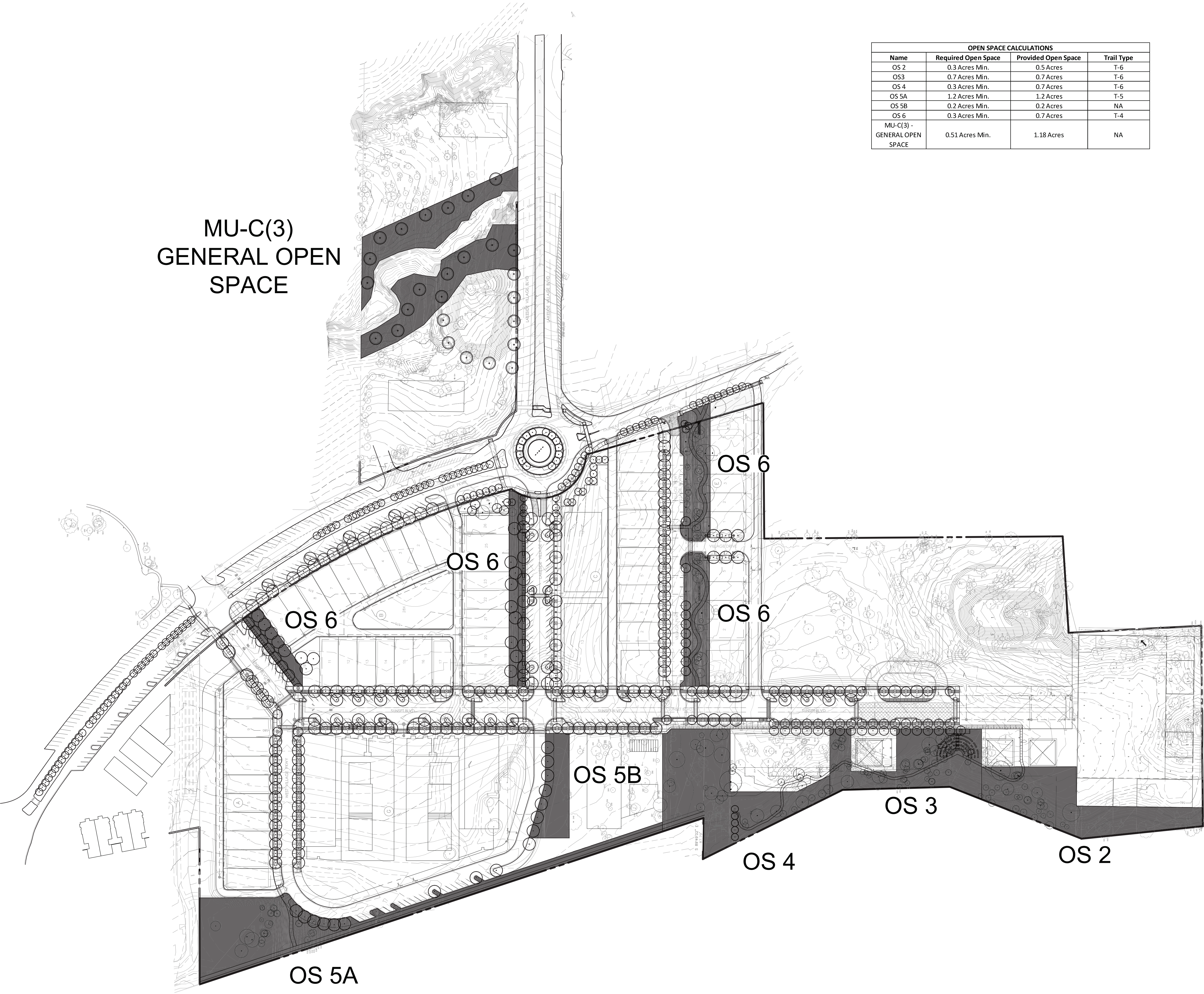
OVERALL
OPEN SPACE PLAN

SHEET NUMBER

L0-04

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
MU-C(3) - GENERAL OPEN SPACE	0.51 Acres Min.	1.18 Acres	NA

MU-C(3)
GENERAL OPEN
SPACE



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218 WEST DAVIS STREET
DALLAS, TEXAS 75208
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LOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

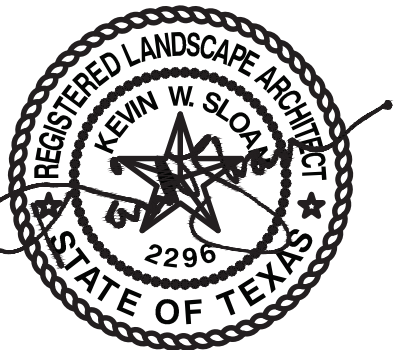
DATE: MAY 15, 2020

DESIGN BY: KS

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JOB NUMBER:

SEAL



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REVISIONS

[illegible]

SHEET NAME

PHASE 1 PLAN DIAGRAM

SHEET NUMBER

L0-05

PHASE 1

1
L0-05

PHASE 1 PLAN LAYOUT

SCALE 1" = 100'-0"



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LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

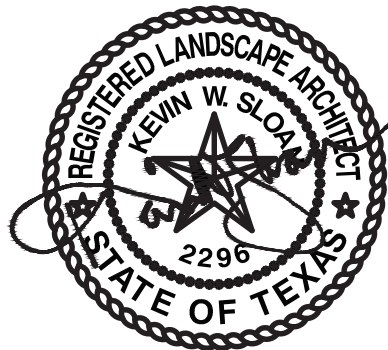
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DESIGN BY: KS

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SEAL



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REVISIONS

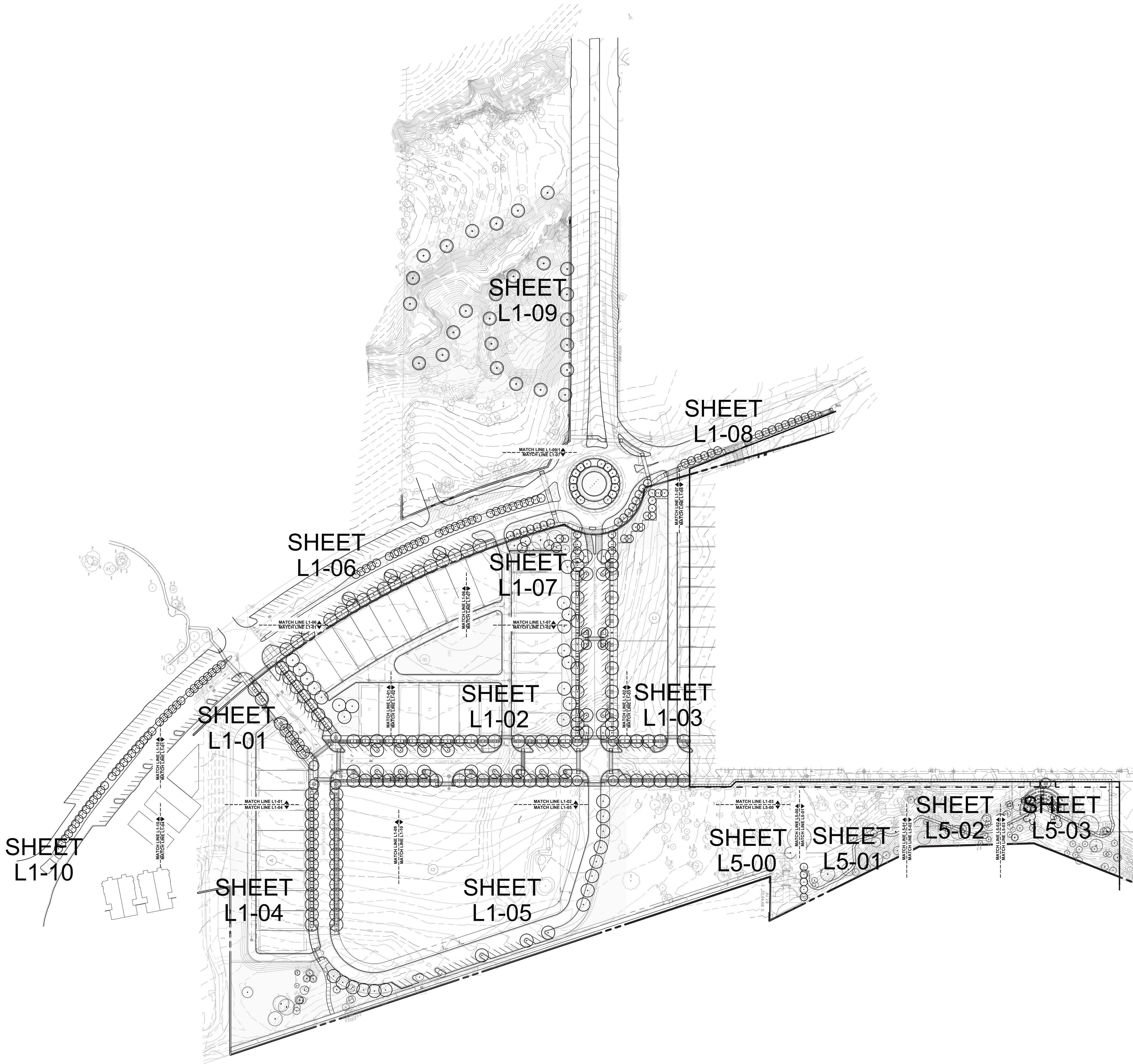
#	DATE ISSUED	DESCRIPTION

SHEET NAME

OVERALL
STREETSCAPE AND
MATERIAL LAYOUT

SHEET NUMBER

L1-00



1
L1-00

OVERALL STREETSCAPE AND MATERIAL LAYOUT

0 50' 100' 200' 300'
SCALE 1" = 100'-0"



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214.269.7650

LAKEVIEW VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

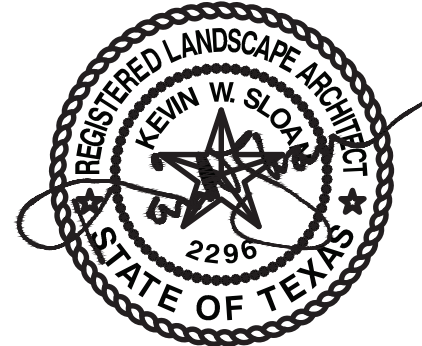
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DESIGN BY: KS

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

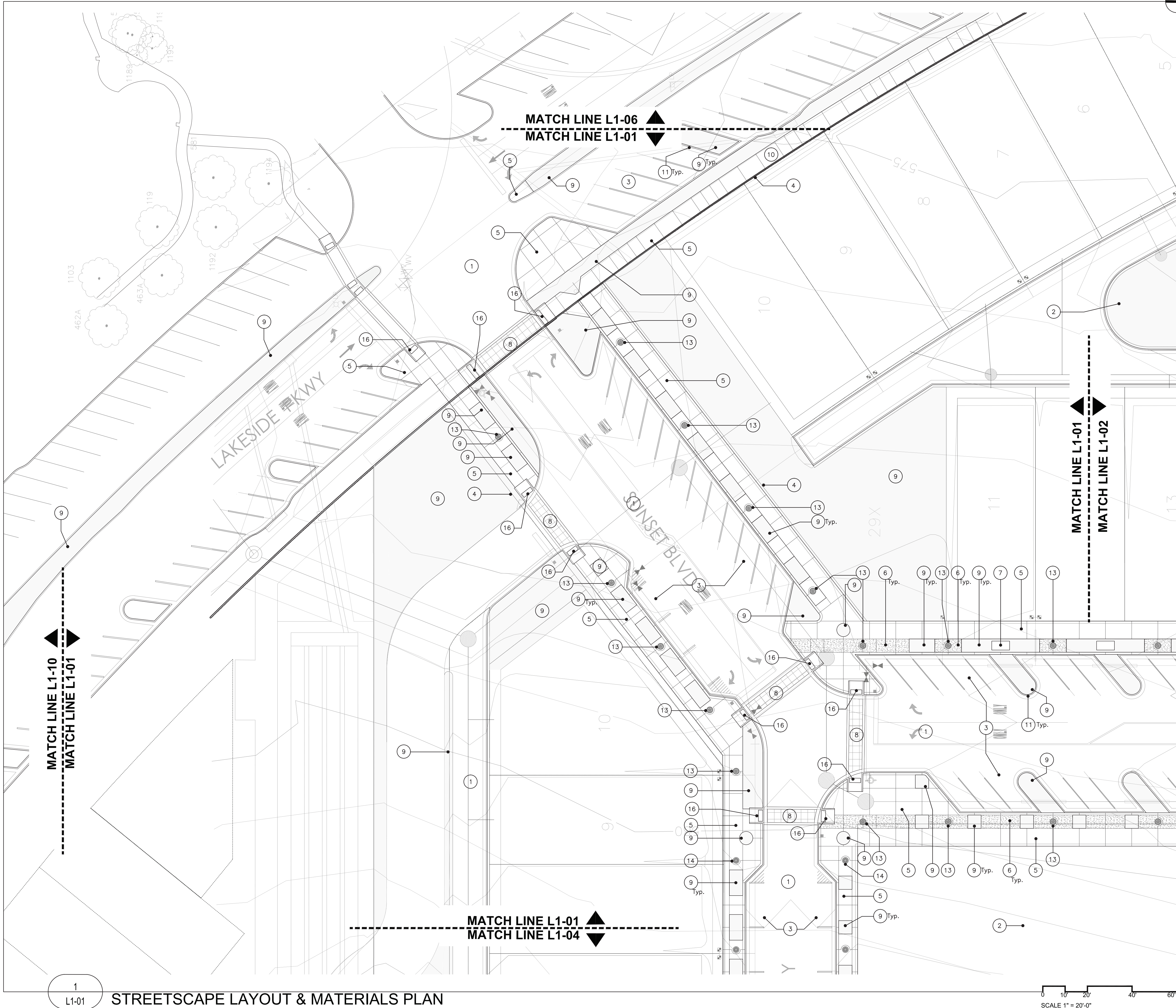
SHEET NUMBER

L1-01

LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR CONCRETE PAVING WITH SAW CUT JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 AMPHITHEATER LIGHT POLE
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO REMAIN
- 25 ~~NATURE TRAIL BRIDGE - DESIGN BUILD BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL



0 10 20 40 60
SCALE 1" = 20'-0"

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LAKEVIEW VILLAGE PHASE 1

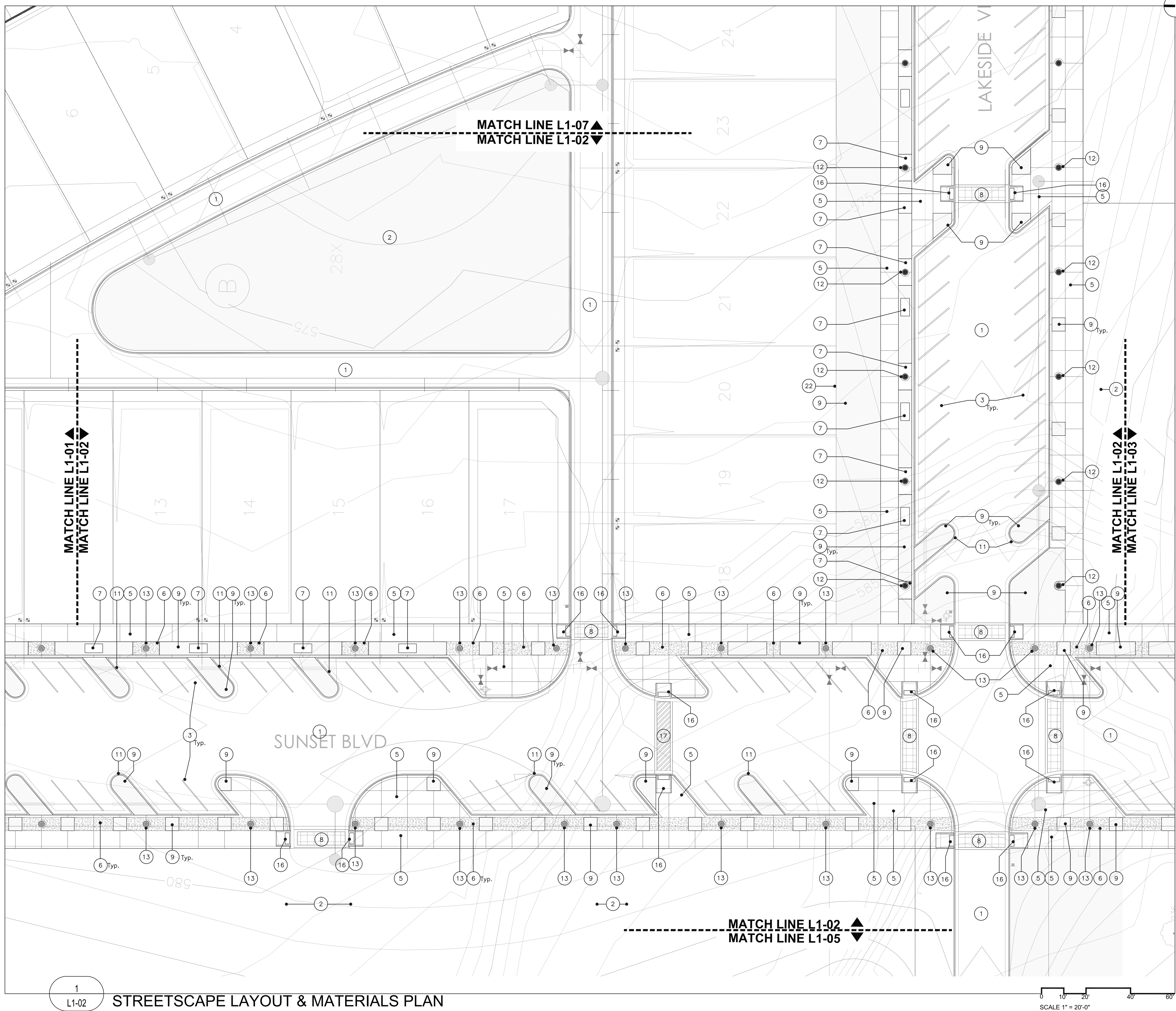
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[illegible]

STREETSCAPE LAYOUT & MATERIALS PLAN

L1-02





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214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

SHEET NUMBER

L1-03

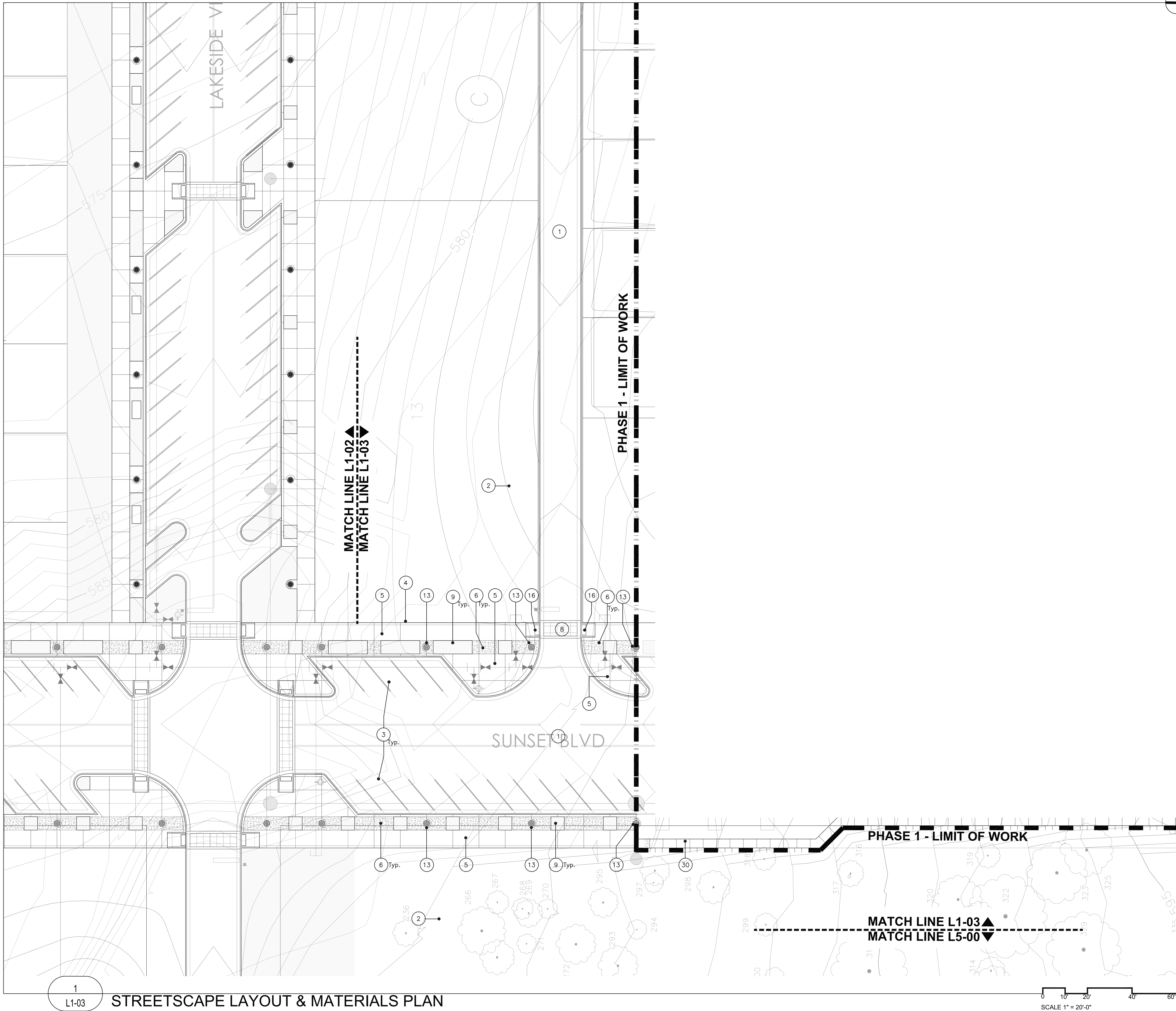
LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE PEDESTRIAN PAVING
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- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
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- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 AMPHITHEATER LIGHT POLE
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO REMAIN
- 25 ~~NATURE TRAIL BRIDGE - DESIGN BUILD BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL

NOTE:

TRAIL PATH TO BE FIELD VERIFIED AND STAKED WITH BUILDING PERMIT.



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LAKESIDE VILLAGE PHASE 1

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

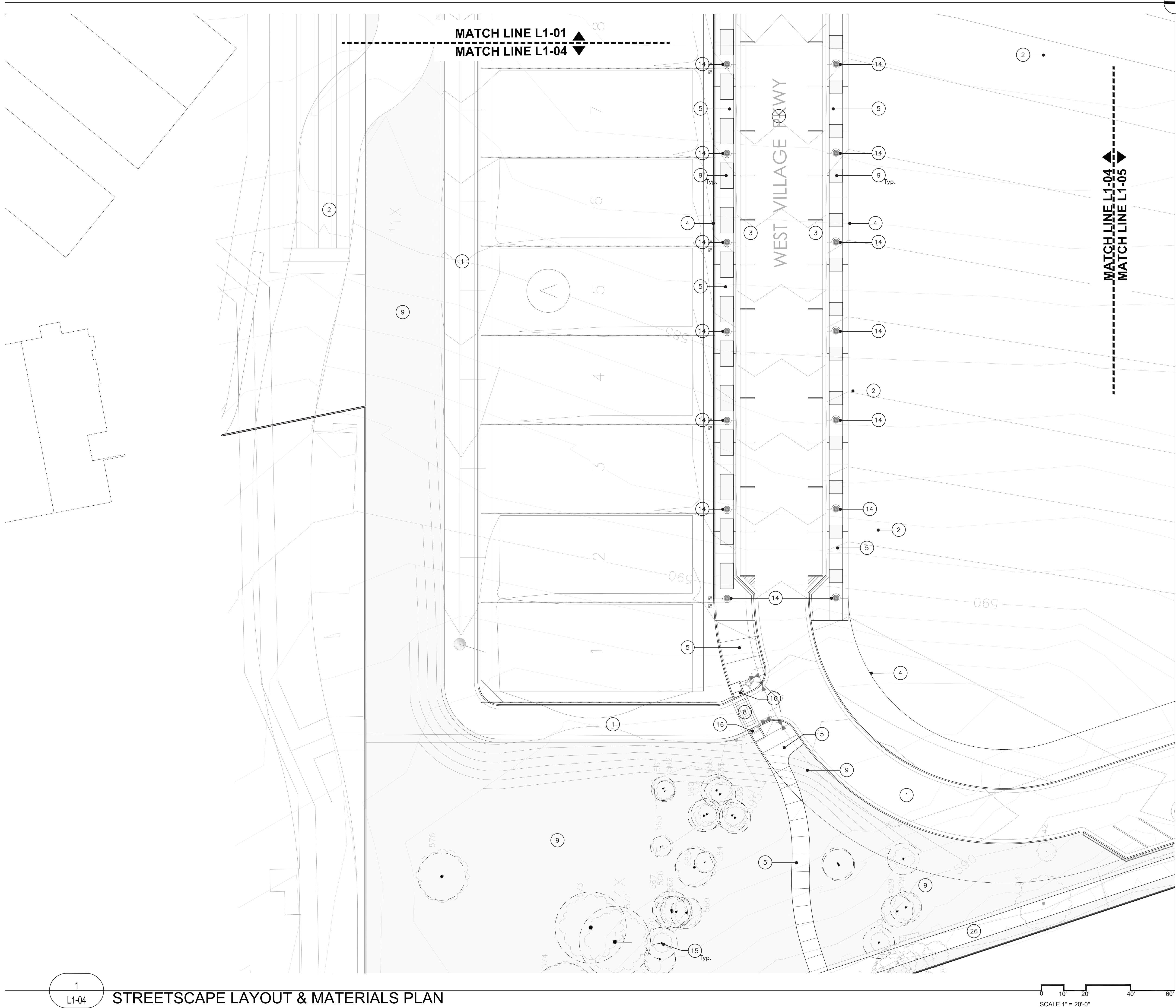
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SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

SHEET NUMBER

L1-04





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LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

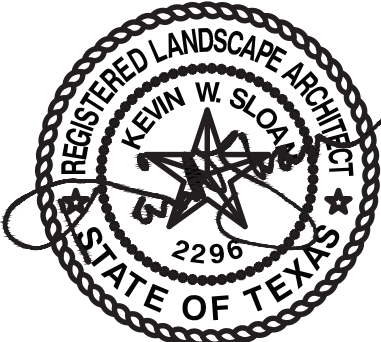
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SEAL



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VERIFY CORRECT DIMENSIONS WITH THE LANDSCAPE
ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

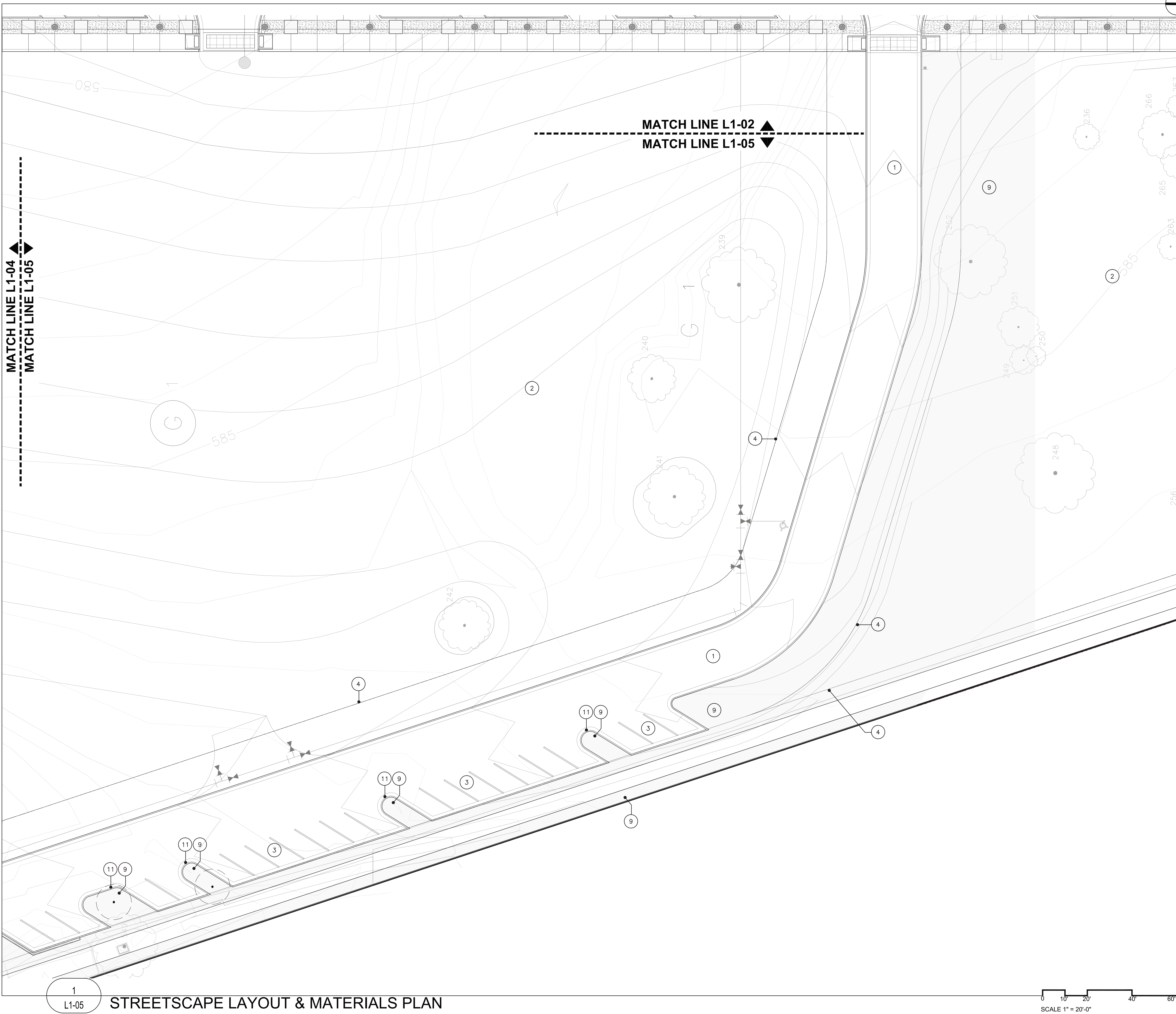
#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

SHEET NUMBER

L1-05



KEVIN
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LAKESIDE VILLAGE PHASE 1

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REVISIONS

[illegible]

SHEET NAME

STREETSCAPE LAYOUT & MATERIALS PLAN

SHEET NUMBER

L1-06

LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE
PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR
CONCRETE PAVING WITH SAW CUT
JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT
CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 AMPHITHEATER LIGHT POLE
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO
REMAIN
- 25 ~~NATURE TRAIL BRIDGE - DESIGN BUILD
BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL

MATCH LINE L1-06 ▲
MATCH LINE L1-07 ▼

MATCH LINE L1-06 ▲
MATCH LINE L1-07 ▼

MATCH LINE L1-06 ▲
MATCH LINE L1-01 ▼

MATCH LINE L1-01 ▼

0 10' 20' 40' 60'

SCALE 1" = 20'-0"

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



05.15.2020

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REVISIONS

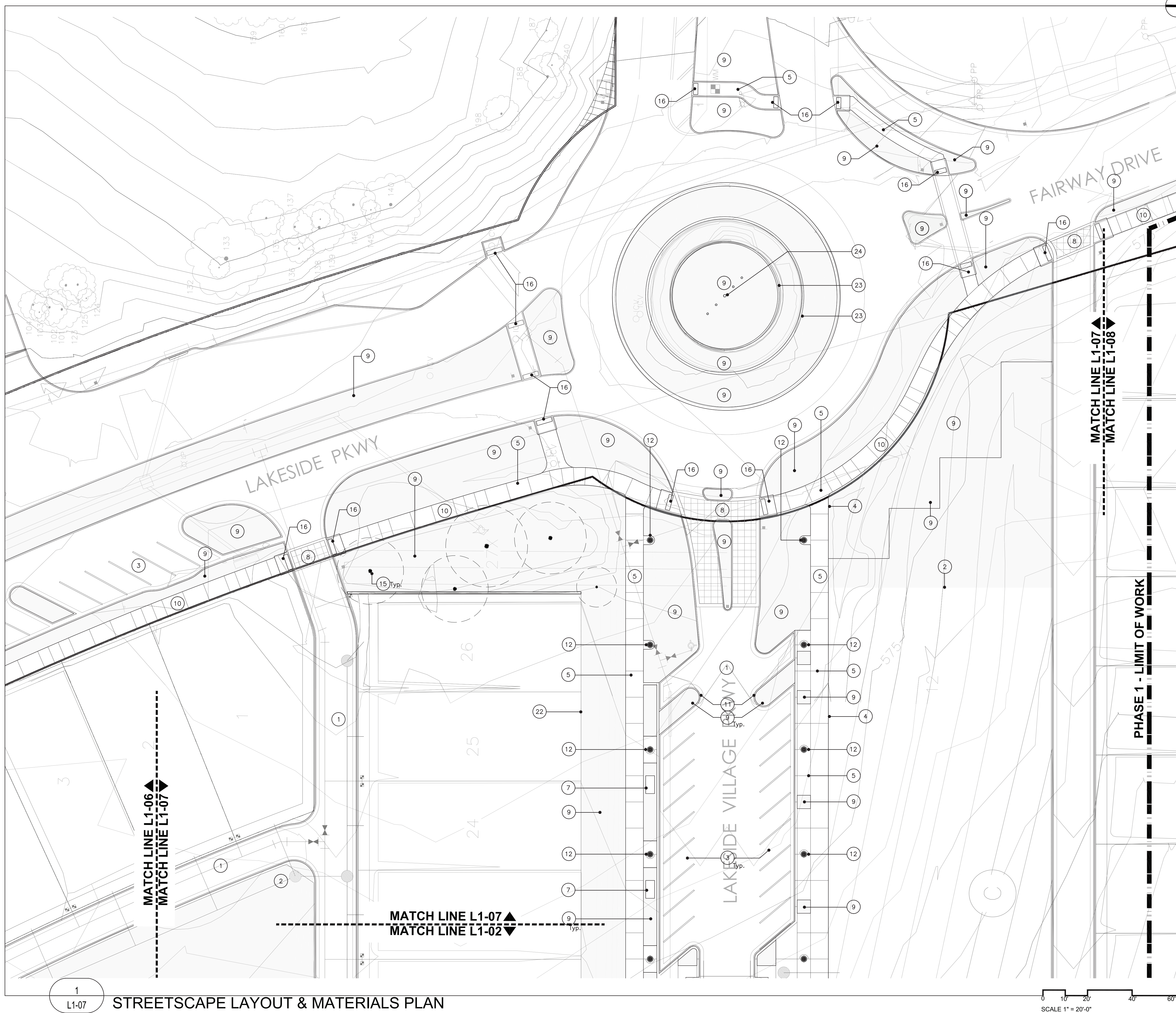
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SHEET NAME

STREETSCAPE LAYOUT & MATERIALS PLAN

SHEET NUMBER

L1 -07





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:



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REVISIONS

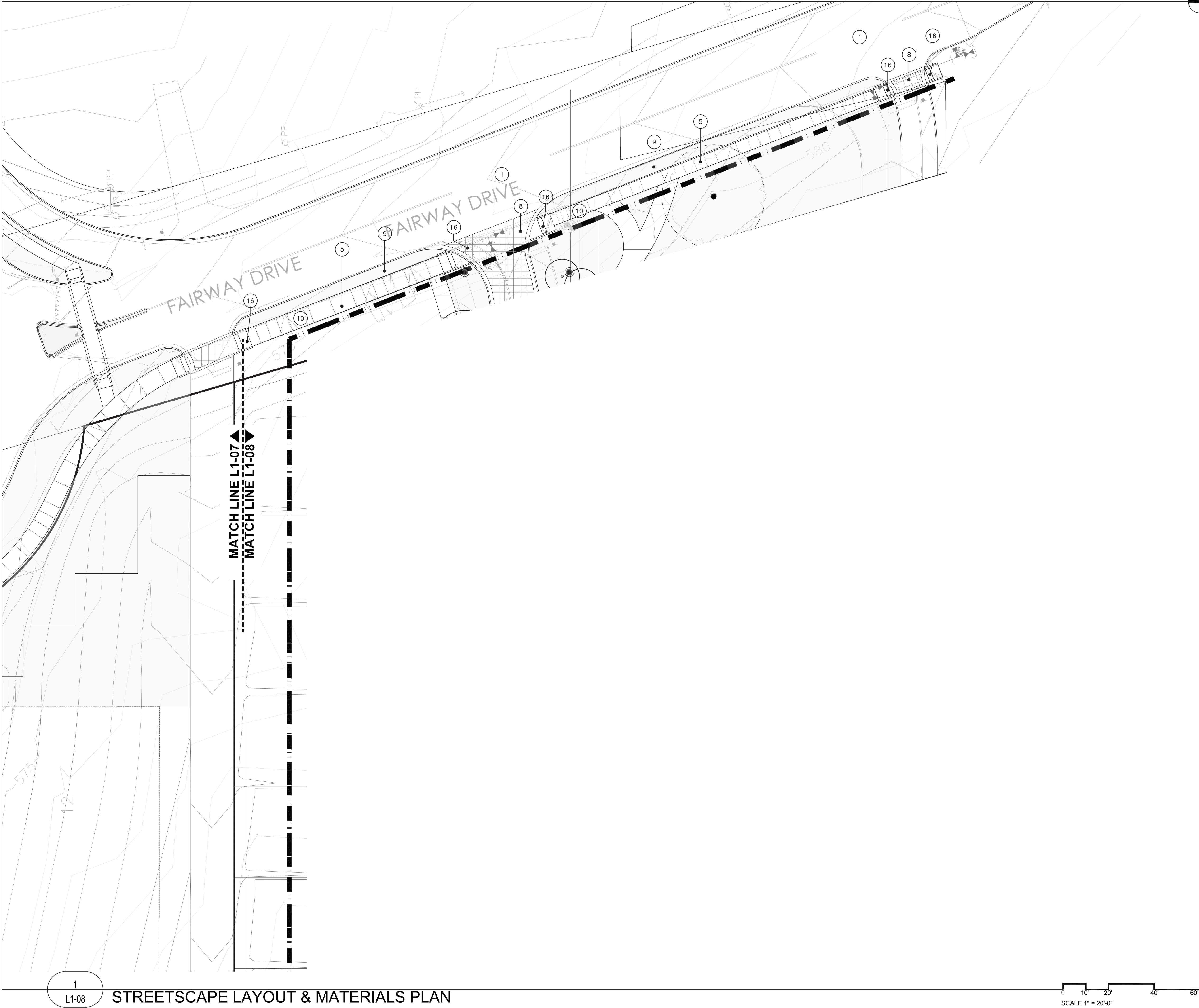
#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

SHEET NUMBER

L1-08



STREETSCAPE LAYOUT & MATERIALS PLAN

KEVIN
SLOAN
STUDIO

LAKESIDE VILLAGE PHASE 1

JOB NUMBER

The seal is circular with a rope-like border. Inside the border, the text "REGISTERED LANDSCAPE ARCHITECT" is at the top and "STATE OF TEXAS" is at the bottom. In the center, the name "KEVIN W. SLOAN" is written above a five-pointed star. Below the star is the license number "2296".

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[illegible]

DETENTION POND LAYOUT & MATERIALS PLAN

L1 -09

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR CONCRETE PAVING WITH SAW CUT JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 AMPHITHEATER LIGHT POLE
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO REMAIN
- 25 ~~NATURE TRAIL BRIDGE — DESIGN BUILD BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL



11-09

DETENTION POND AND MU-C(3) OPEN SPACE LAYOUT & MATERIALS PLAN

0 20' 40' 80' 120'

SCALE 1" = 40'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

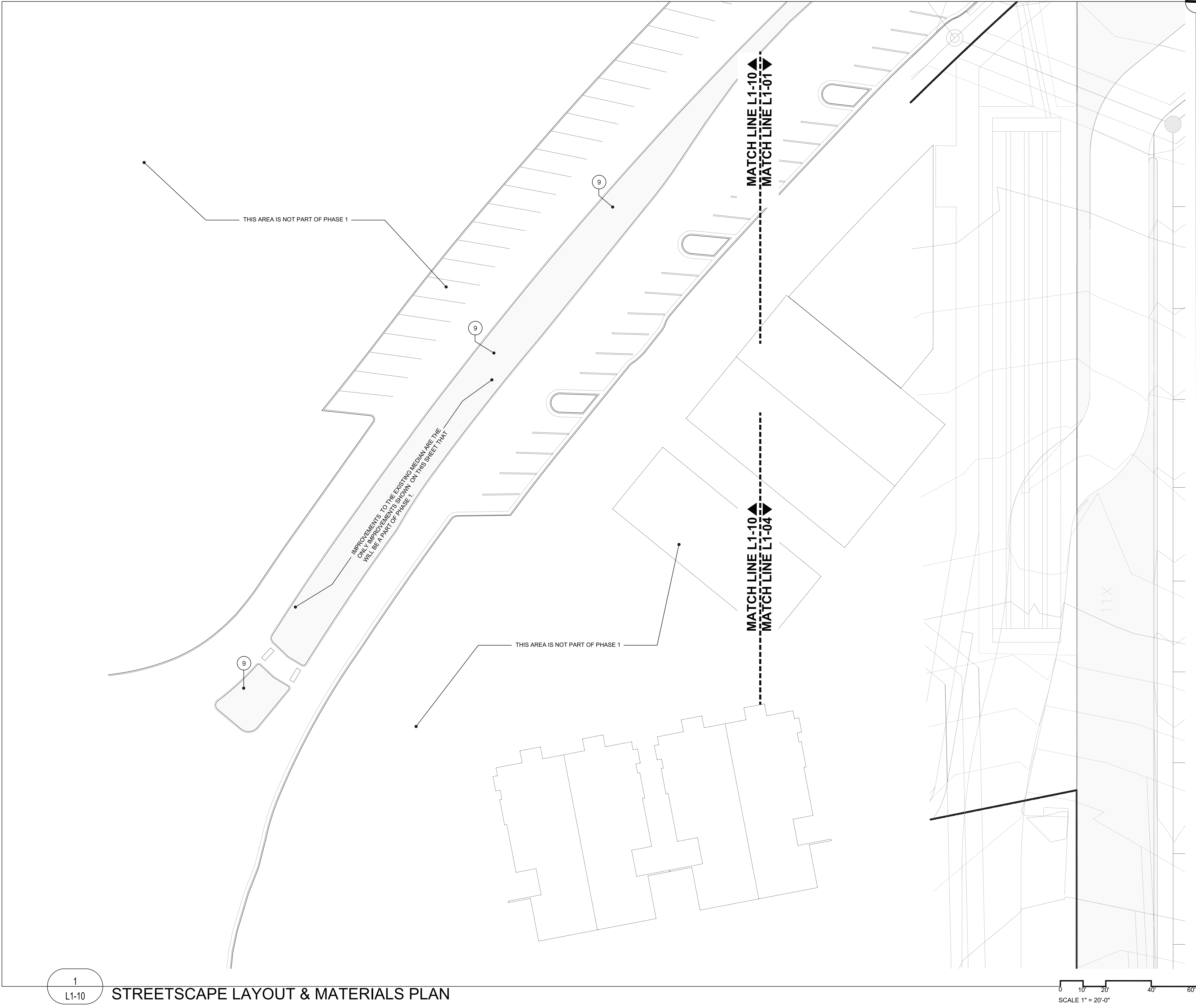
SHEET NUMBER

L1-10

LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR CONCRETE PAVING WITH SAW CUT JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
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- 21 AMPHITHEATER LIGHT POLE
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- 24 EXISTING ART SCULPTURES, TO REMAIN
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- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL



218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

FLOWER MOUND, TX

DATE: MAY 15, 2020

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

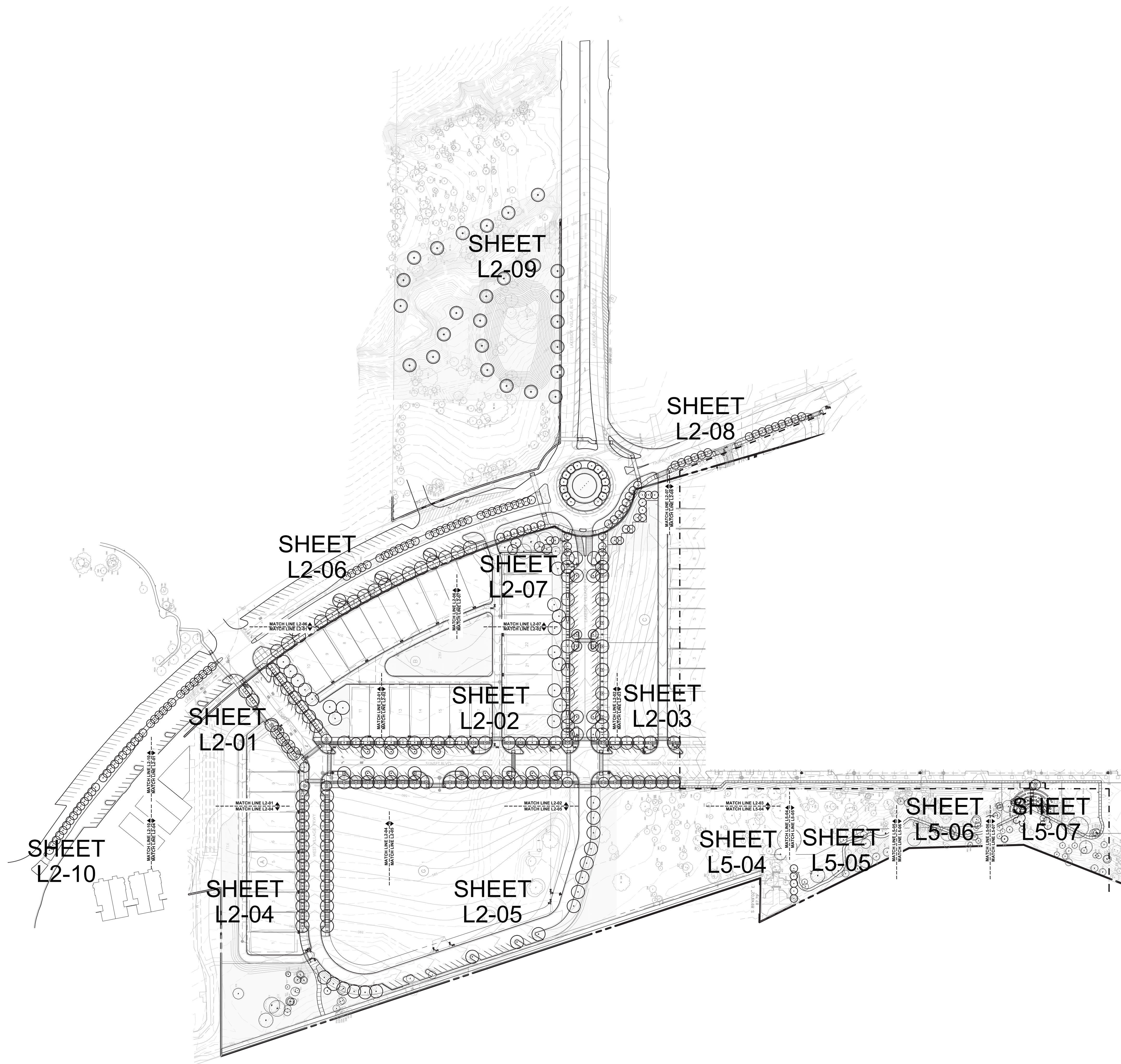
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SHEET NAME

OVERALL
DIMENSION CONTROL
LAYOUT

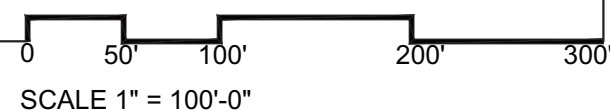
SHEET NUMBER

L2-00



1
L2-00

OVERALL DIMENSION CONTROL LAYOUT



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT S

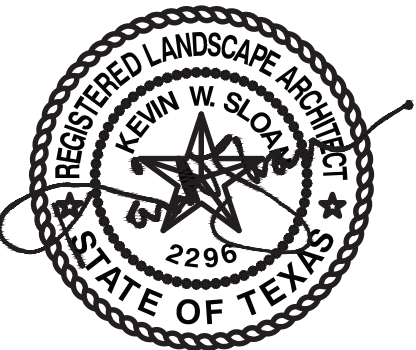
DATE: MAY 15, 2015

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

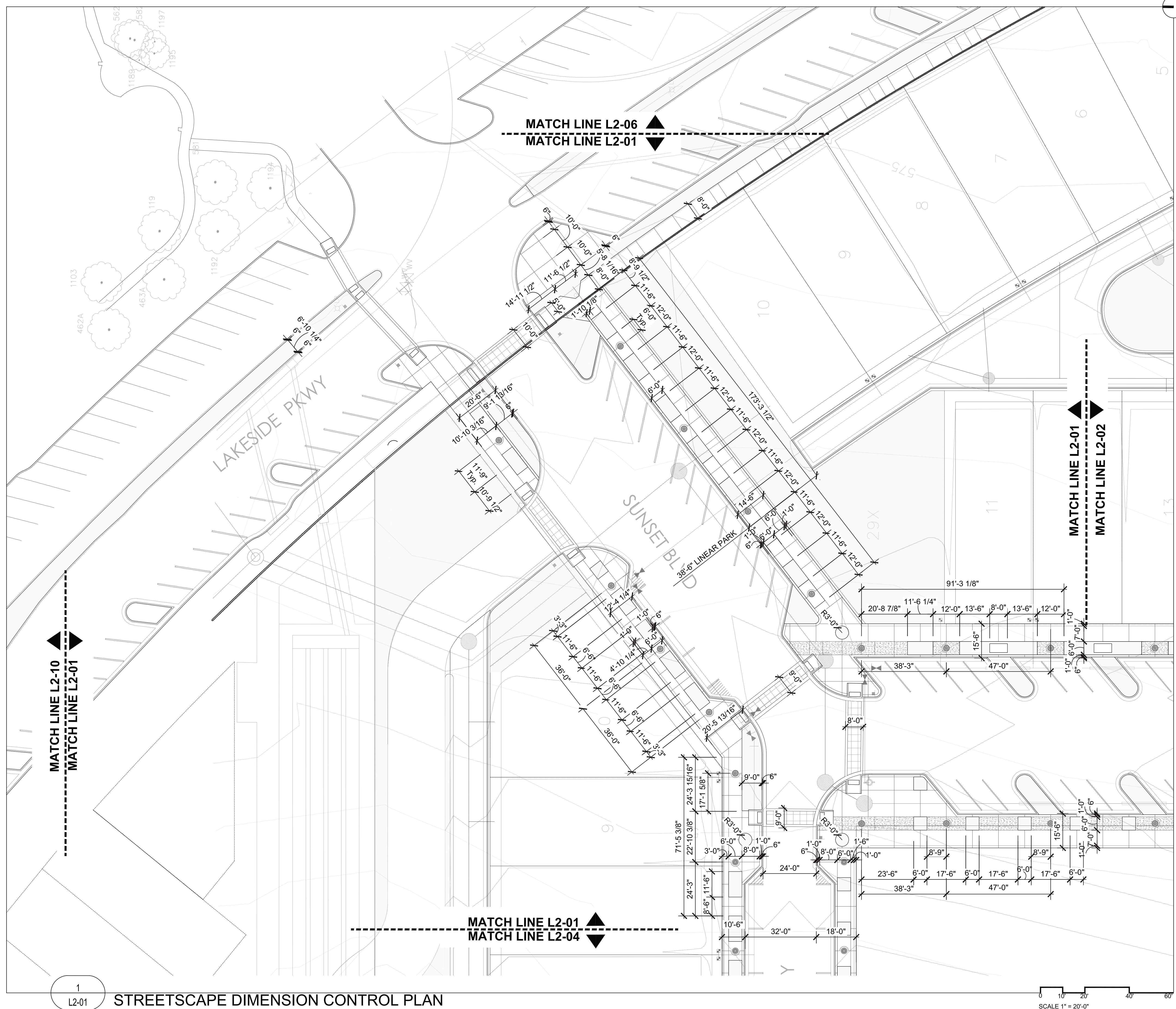
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SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-01





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

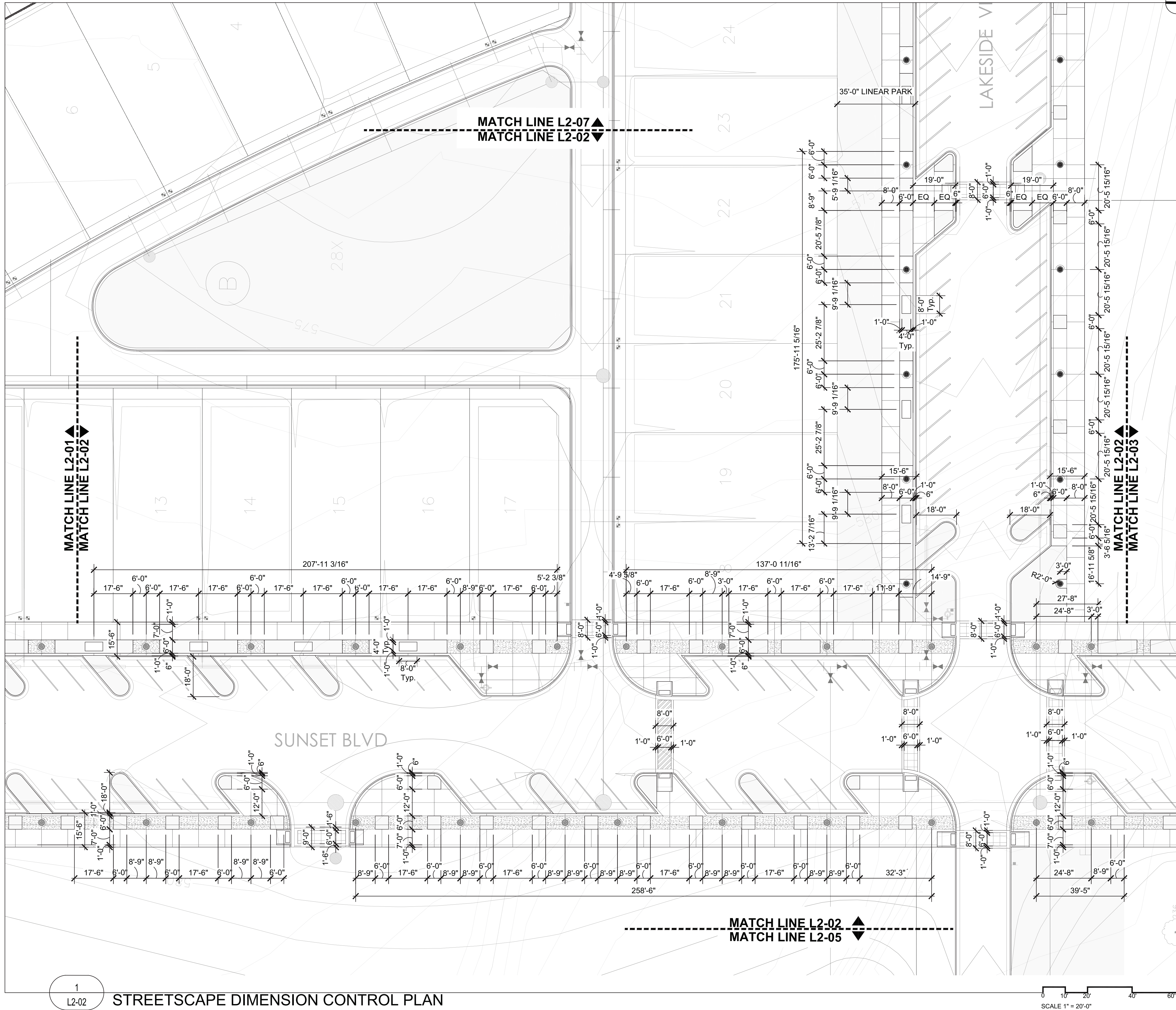
#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-02



1
L2-02

STREETSCAPE DIMENSION CONTROL PLAN

KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKEVIEW VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

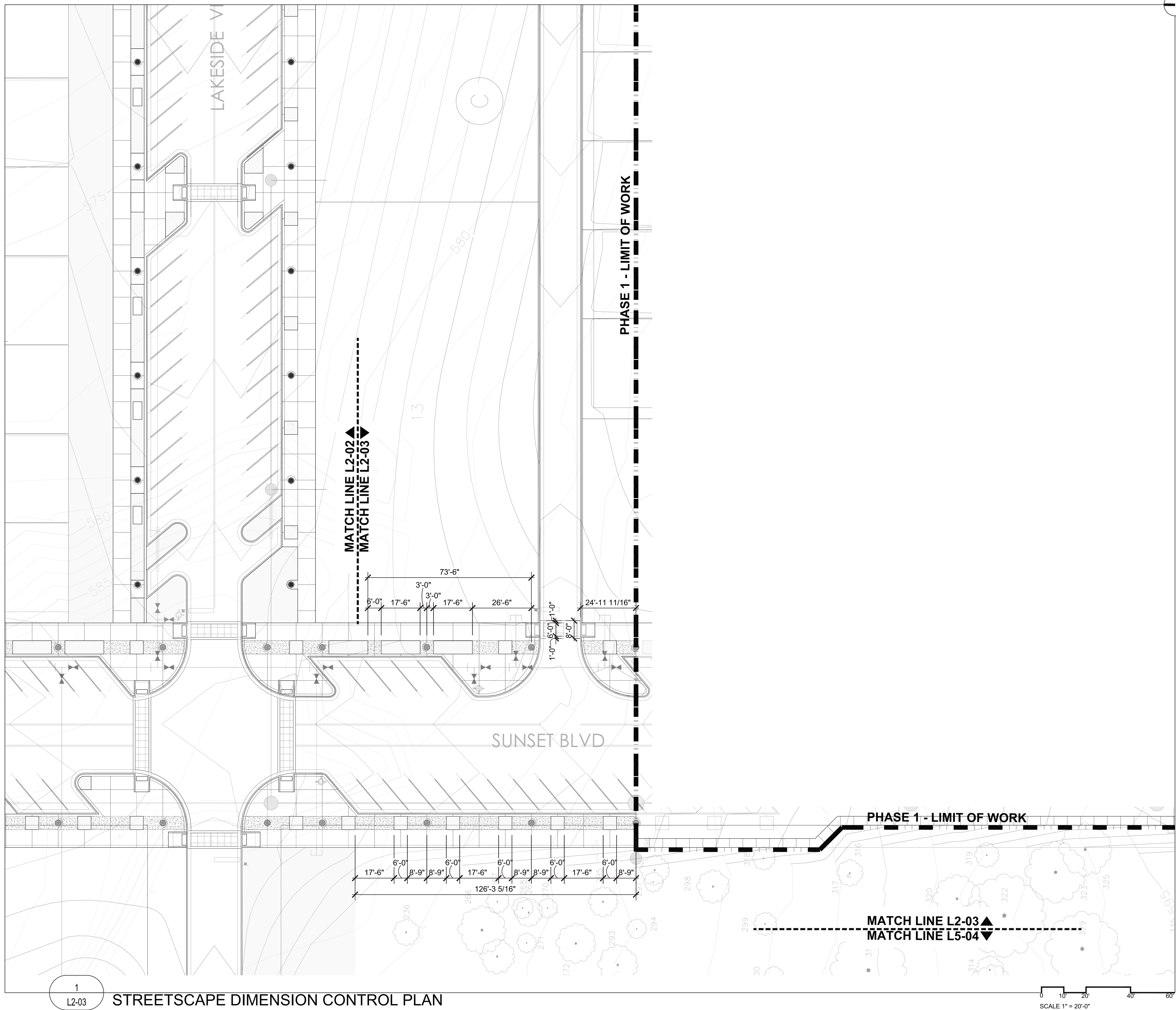
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SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-03



KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT S

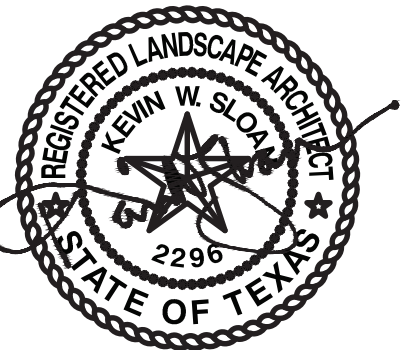
DATE: MAY 15, 2015

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

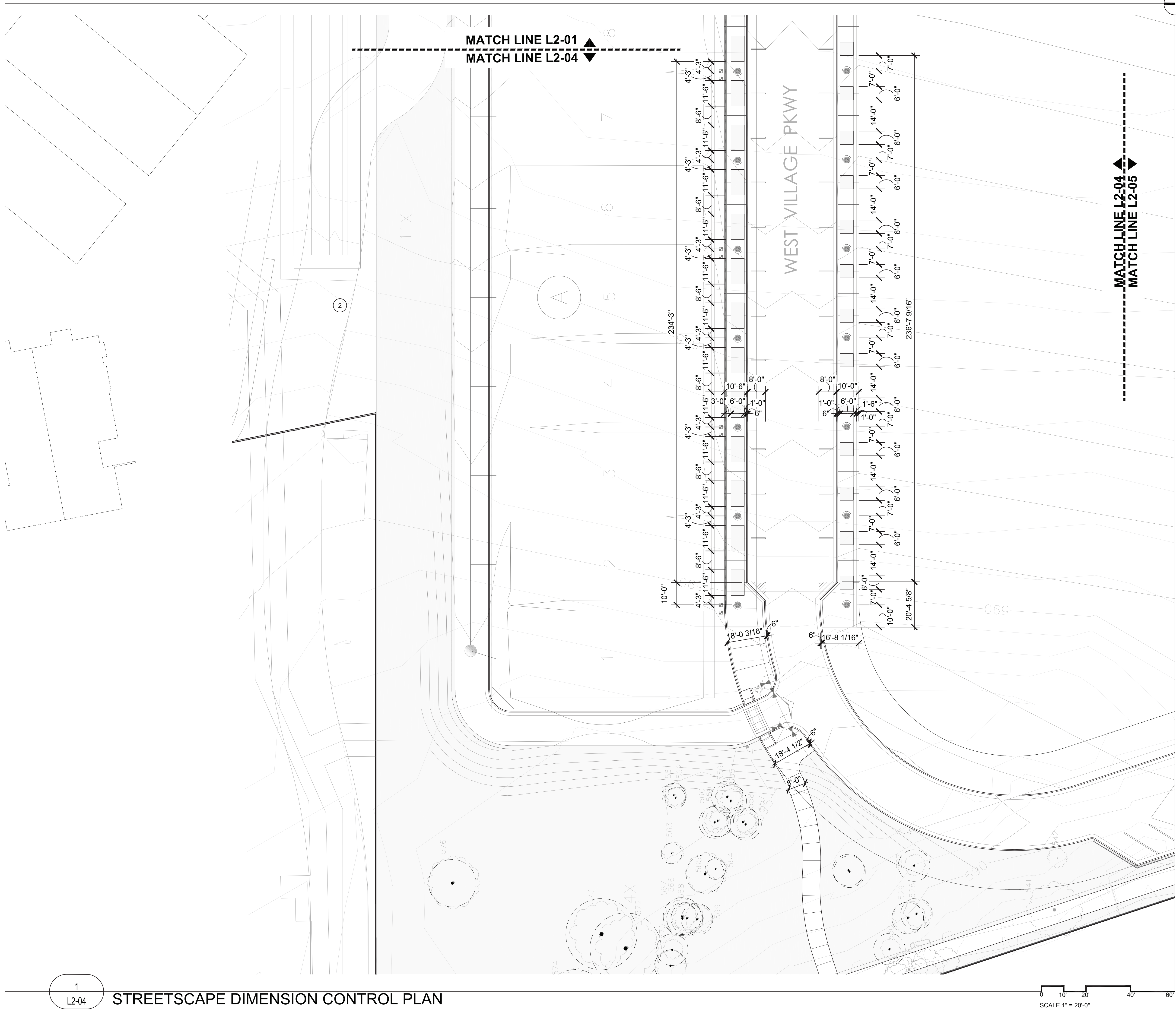
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SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-04



KEVIN
SLOAN
STUDIO

LAKESIDE VILLAGE PHASE 1

JOB NUMBER:

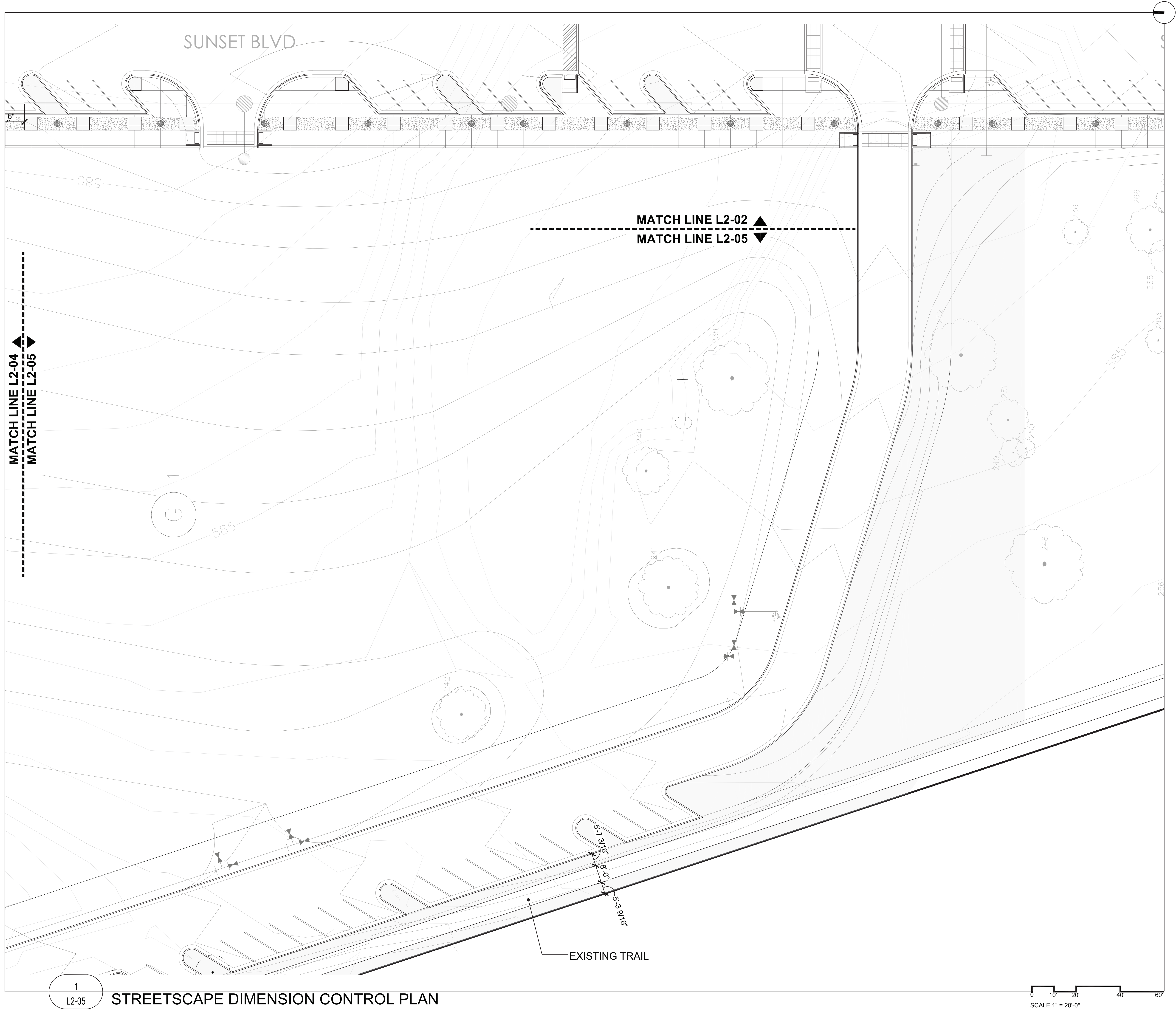
The seal is circular with a rope-like border. The outer ring contains the text "REGISTERED LANDSCAPE ARCHITECT" at the top and "STATE OF TEXAS" at the bottom, separated by two stars. The center features a five-pointed star with the name "KEVIN W. SLOAN" arched above it and the license number "2296" below it.

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[illegible]

STREETSCAPE
DIMENSION CONTROL
PLAN

L2-05





1
L2-06

STREETSCAPE DIMENSION CONTROL PLAN

0 10 20 40 60
SCALE 1" = 20'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKE SIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

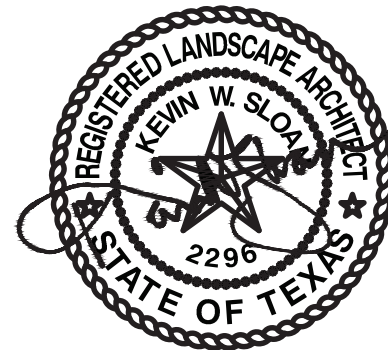
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-06

KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT S

DATE: MAY 15, 2015

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

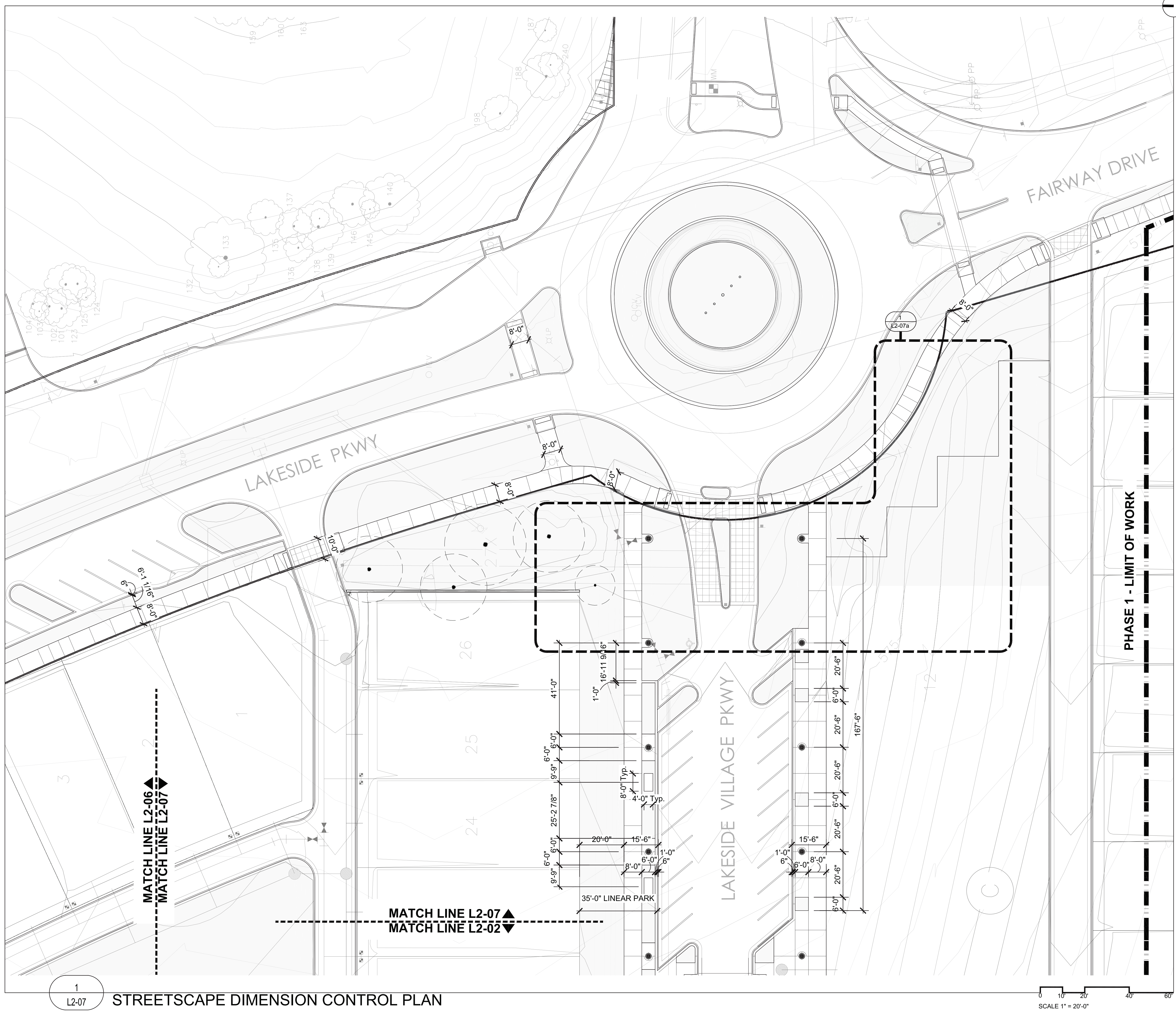
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SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-07



KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

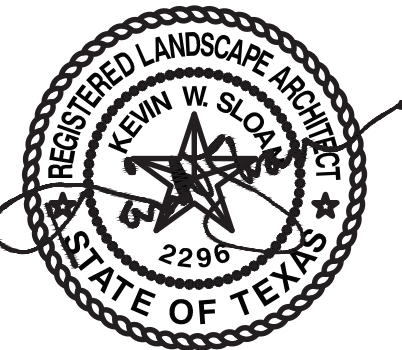
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



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REVISIONS

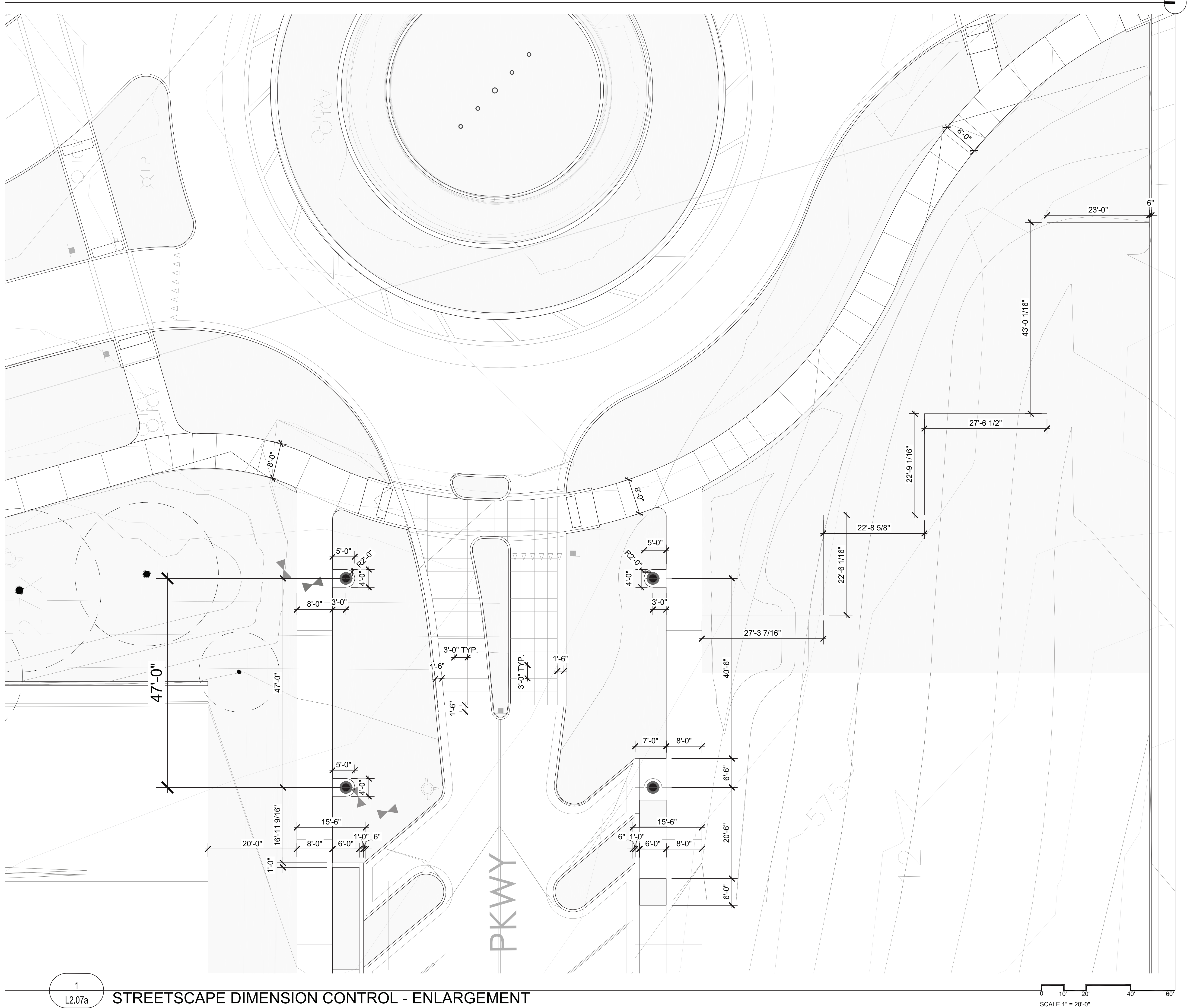
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SHEET NAME

STREETSCAPE ENLARGEMENT
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-07a





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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IN ANY FORM OR FORMAT WITHOUT PRIOR WRITTEN
CONSENT OF KEVIN SLOAN STUDIO, LLC. DO NOT SCALE
DRAWINGS. USE GIVEN DIMENSIONS ONLY. IF NOT SHOWN,
VERIFY CORRECT DIMENSIONS WITH THE LANDSCAPE
ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-08

KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

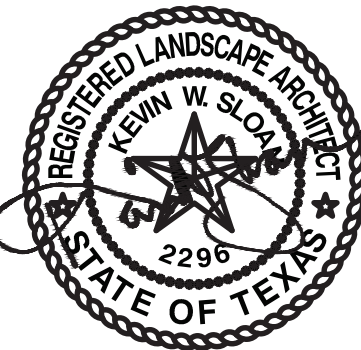
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



05.15.2020

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REVISIONS

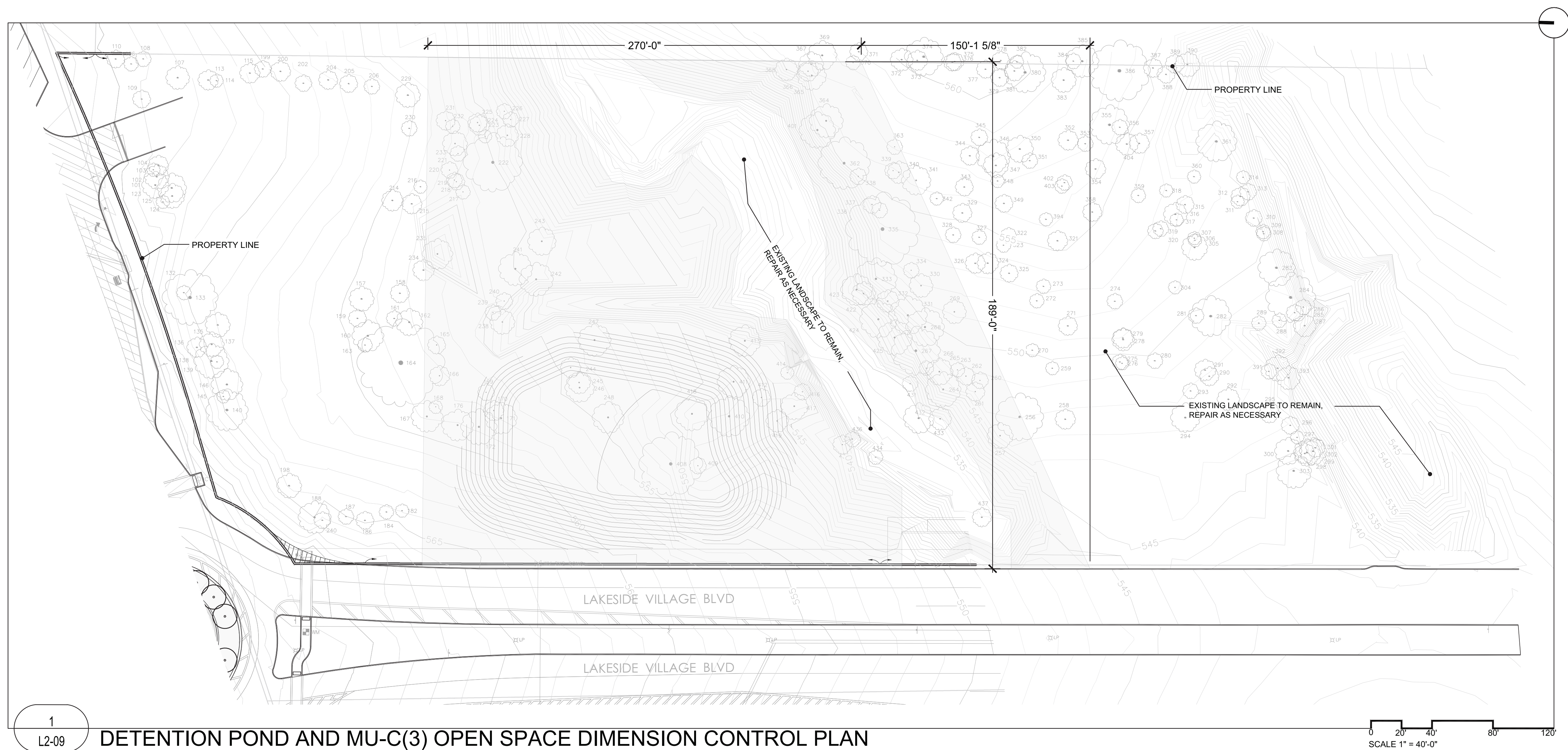
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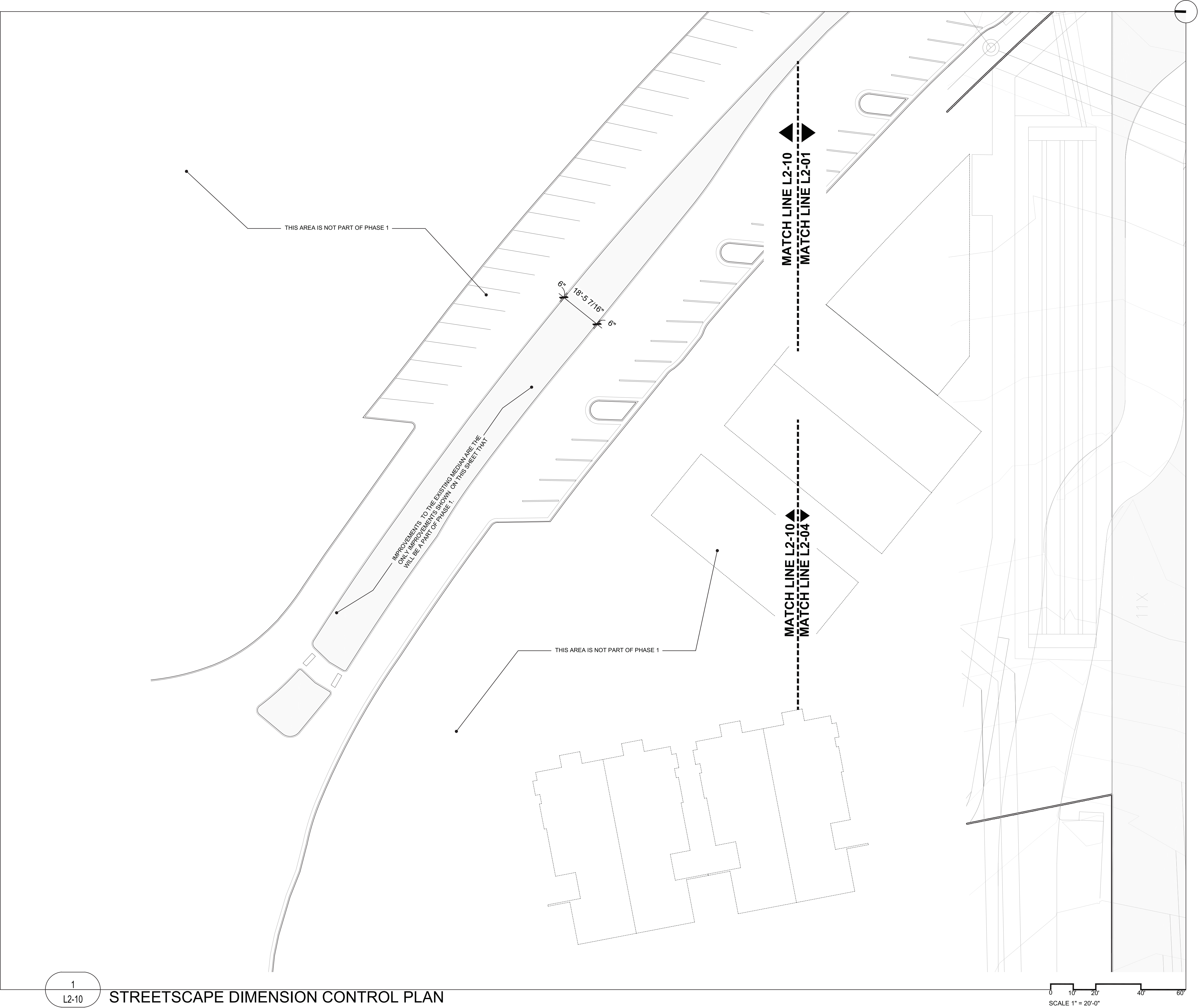
SHEET NAME

DETENTION POND
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-09





1
L2-10

STREETSCAPE DIMENSION CONTROL PLAN

0 10 20 40 60
SCALE 1" = 20'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-10



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

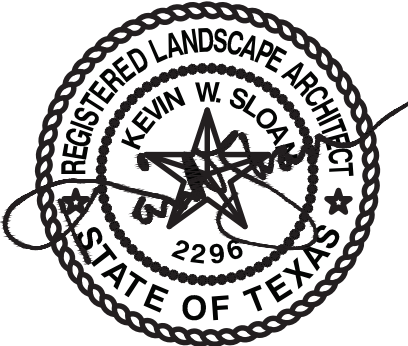
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

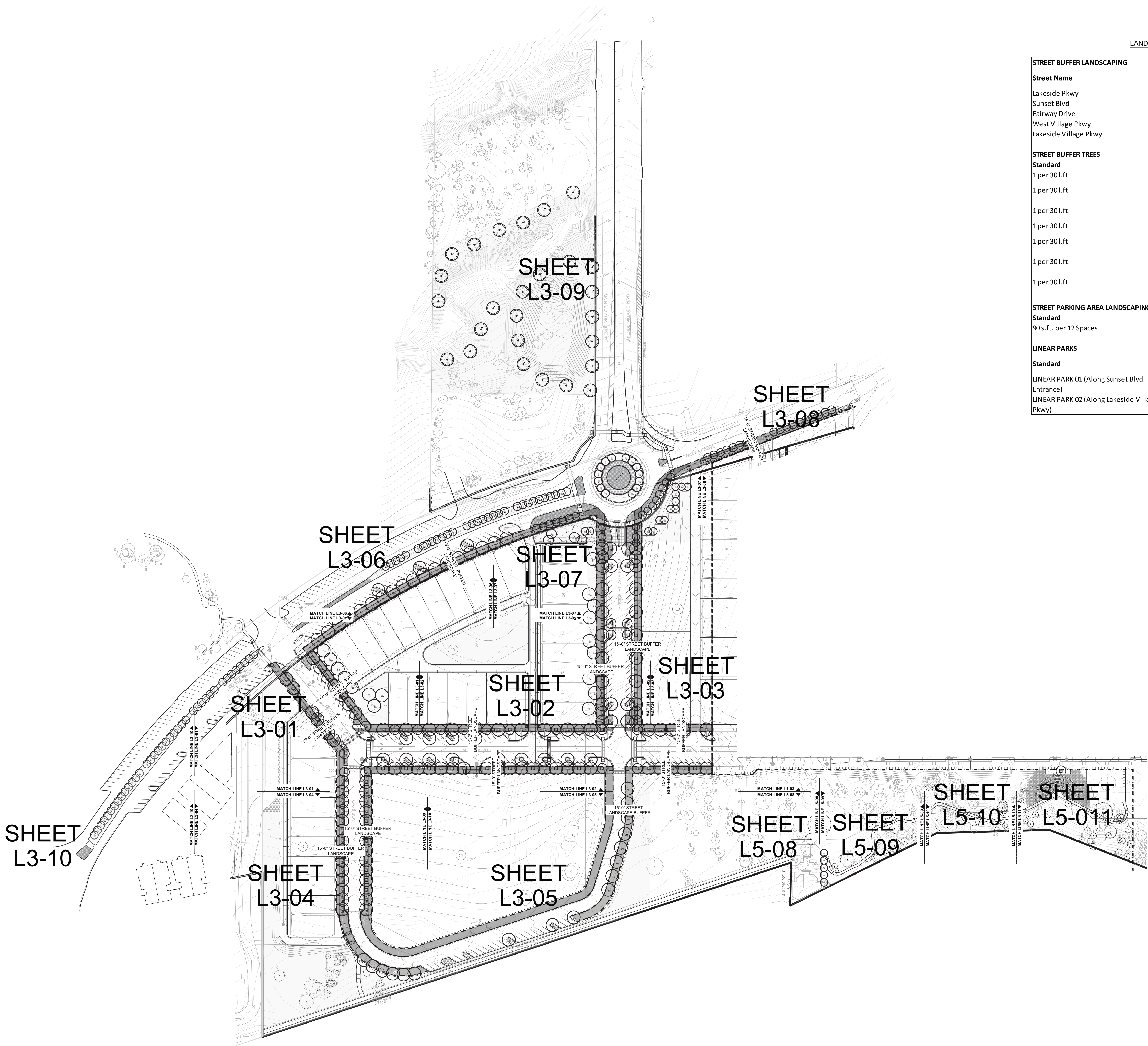
OVERALL
PLANTING
PLAN

SHEET NUMBER

L3-00

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND

STREET BUFFER LANDSCAPING			
Street Name		Required Buffer Width	Provided
Lakeside Pkwy		15'	15'
Sunset Blvd		15'	15'
Fairway Drive		15'	15'
West Village Pkwy		15'	15'
Lakeside Village Pkwy		15'	15'
STREET BUFFER TREES			
Standard	Street Frontage (Linear Ft)	Required	Provided
1 per 30 l.ft.	Lakeside Pkwy= 645 l.ft.	22 trees	24
1 per 30 l.ft.	Sunset Blvd, West Side = 947 l.ft.	32 trees	33
1 per 30 l.ft.	Sunset Blvd, East Side = 947 l.ft.	32 trees	33
1 per 30 l.ft.	Fairway Drive = 473 l.ft.	16 trees	16
1 per 30 l.ft.	West Village Pkwy = 1125 l.ft.	38 trees	44
1 per 30 l.ft.	Lakeside Village Pkwy, North Side = 425 l.ft.	14 trees	14
1 per 30 l.ft.	Lakeside Village Pkwy, South Side = 425 l.ft.	14 trees	14
STREET PARKING AREA LANDSCAPING			
Standard	No. of Parking Spaces	Required Area	Provided
90 s.ft. per 12 Spaces	165	1260 s.ft.	16647 s.ft.
LINEAR PARKS			
Standard		Required Width	Provided
LINEAR PARK 01 (Along Sunset Blvd Entrance)		Min 20'	25'
LINEAR PARK 02 (Along Lakeside Village Pkwy)		Min 20'	20'



KEVIN
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STUDIO

LAKESIDE VILLAGE PHASE 1

JOB NUMBER:

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AG	TEXAS BUCKEYE <i>AESCULUS GLABRA</i> VAR. <i>ANGUSTA</i>
AR	ACER RUBRUM GLORY MAPLE <i>ACER RUBRUM</i> OCTOBER GLORY
CA	EASTERN WHITEBUD <i>GERCUS CANADENSIS</i> ALBA
CO	CHINKAPIN OAK <i>QUERCUS MUEhlenBERGII</i>
ID	WARREN'S RED POSSUMHAW HOLLY <i>ILEX DECIDUA</i> WARREN'S RED
LN	NATCHEZ CRAPE MYRTLE <i>LAGERSTROEMIA X "NATCHEZ"</i>
MC	LITTLE GEM MAGNOLIA <i>MAGNOLIA GRANDIFLORA</i> LITTLE GEM
PM	MEXICAN PLUM <i>PRUNUS MEXICANA</i>
PO	MEXICAN SYCAMORE <i>PLATANUS OCCIDENTALIS</i>
QB	TEXAS RED OAK <i>QUERCUS BUCKLEYI</i>
QM	BUR OAK <i>QUERCUS MACROCARPA</i>
TD	BALD CYPRESS <i>TAXODIUM DISTICHUM</i>
UP	LACEBARK ELM <i>ULMUS PARVIFOLIA</i>
WR	WATERMELON RED CRAPE MYRTLE <i>LAGERSTROEMIA INDICA</i> WATERMELON RED
CI	PECAN TREE <i>CARYA ILLINOENSIS</i>

LIRIOPE
LIRIOPE MUSCARI
PURPLE WINTERCREEPER
EUONYMUS FORTUNEI
FROGFRUIT
PHYLLOCLADUS
MEXICAN FEATHER GRASS
NEELERMANNIA
SEA GREEN JUNIPER
JUNIPERUS × PFIUTZERIANA 'SEA GREEN'

BUFFALOGRASS
BOUTELOUA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

'MARDI GRAS' ABELIA
 ABELIA X GRANDIFLORA 'MARDI GRAS'
 PINK ABELIA
 ABELIA EDWARD GOUCHER'
 DWARF WAX MYRTLE
 MYRTICA FUSILLA
 AMERICAN BEAUTYBERRY
 CALLICARPA AMERICANA
 INDIAN HAWTHORN
 RHYTHIDOPSIS INDICA
 TEXAS SAGE
 LEUCOPHYLLUM FRUTESCENS
 CAROLINA BUCKTHORN
 FRANGULA CAROLINIANA
 SPIREA
 SPIRÆEA SP.
 GULF MUHLY
 MUHLENBERGIA CAPILLARIS
 AUTUMN SAGE
 SALVIA GREGGII

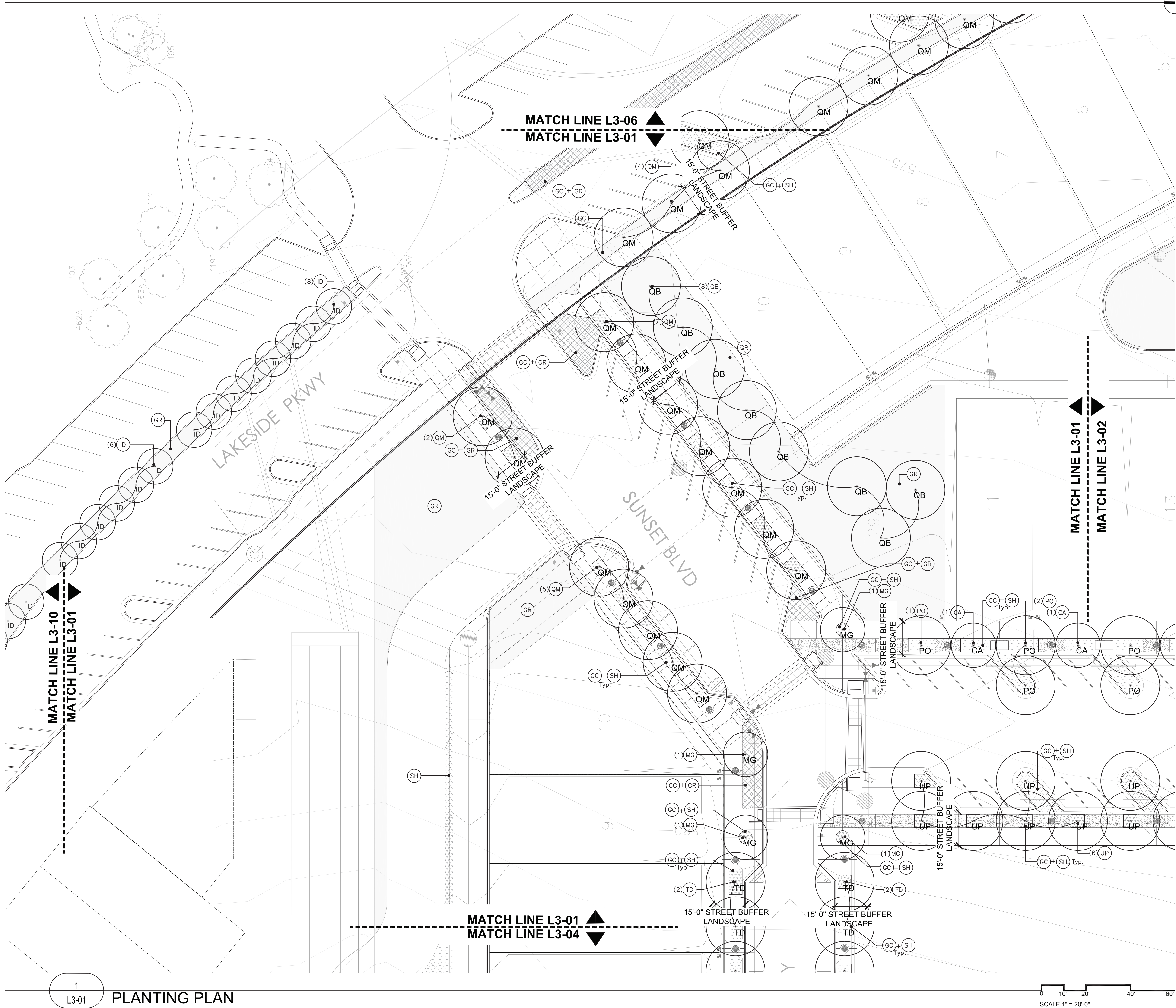
ST. AUGUSTINE GRASS
STENOTAPHYRUM SECUNDATUM

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3. CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES

[illegible]

PLANTING PLAN

L3-01





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING
PLAN

SHEET NUMBER

L3-02

PLANTING LEGEND

- AG TEXAS BUCKEYE
ARGENTAEOLIA BUCKEYI
- AR OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- CA EASTERN WHITEBUD
CERES CANADENSIS ALBA
- CO CHINKAPIN OAK
QUERCUS MOBILEMBERGI
- ID WARREN'S RED POSSUMHAW HOLLY
ALBIS DECIDUA WARREN'S RED
- LN NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- MG LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- FM MEXICAN PLUM
PRUNUS MEXICANA
- PO MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- QB TEXAS RED OAK
QUERCUS BUCKLEYI
- QM BUR OAK
QUERCUS MACROCARPA
- TD BALD CYPRESS
TAXODIUM DISTICHUM
- UP LACEBARK ELM
ULMUS PARVIFOLIA
- WR WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- CI PECAN TREE
CARYA ILLINOENSIS

- GC GROUND COVER

LIRIOPE
LIRIOPE MUSCARI
PURPLE WINTERCREEPER
EDONIVIVUS FORTUNEI
FROGFRUIT
PHYLLA NODIFLORA
MEXICAN FEATHER GRASS
IMBESSELA TENUISOMA
SEA GREEN JUNIPER
JUNIPERUS X PITTERRIANA 'SEA GREEN'

- GR GRASS

BUFFALOGRASS
BOUTELOURA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

- SH SHRUBS

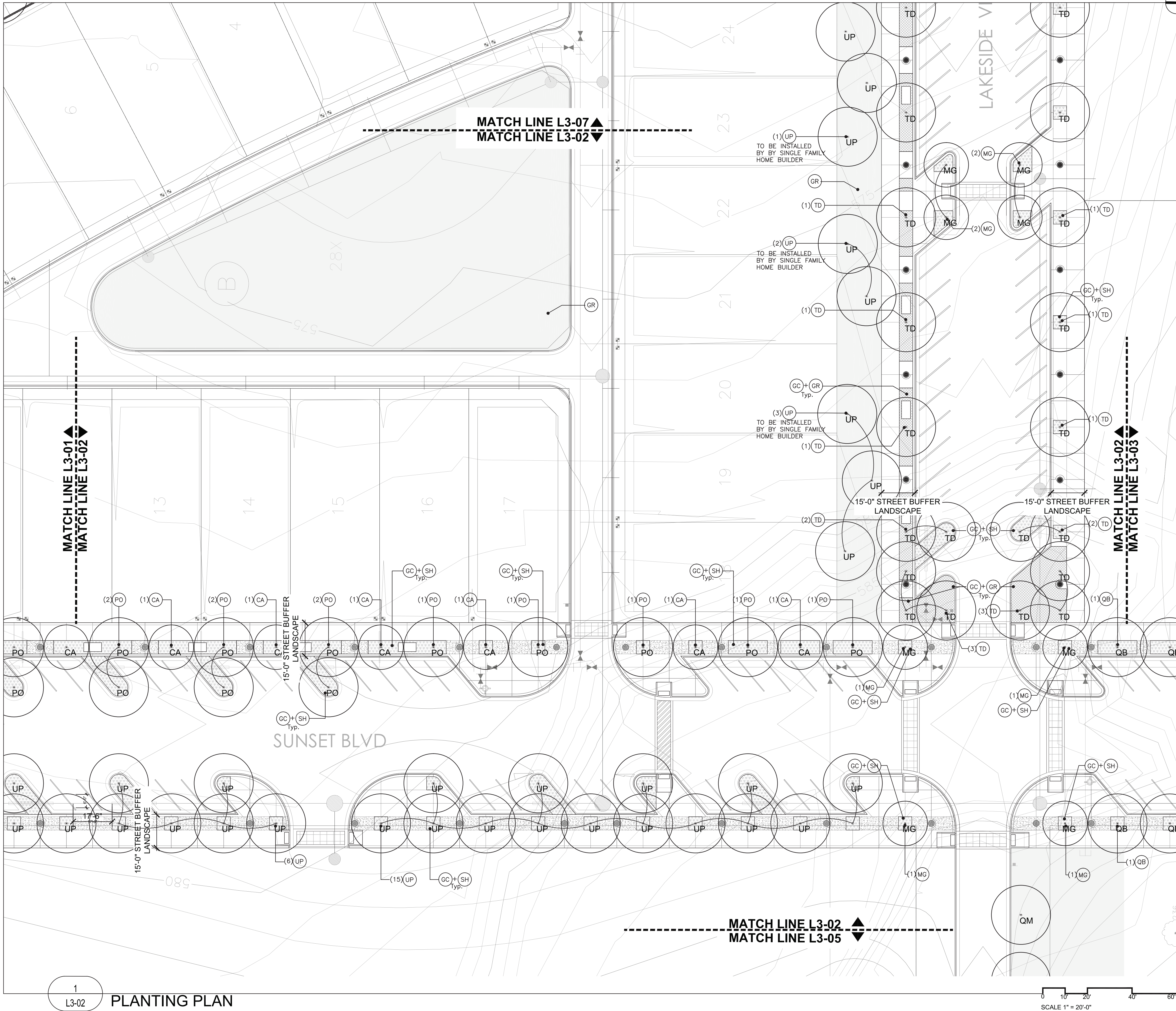
'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
PINK ABELIA
ABELIA EDWARD DOUGHERTY
DWARF WAX MYRTLE
MYRTICA PUSILLA
AMERICAN BEAUTYBERRY
CALYCAEPHA AMERICANA
INDIAN HAWTHORN
PRANHOPEPS INDICA
TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
SPIREA
SPIREAE SP.
GULF MUHLY
MUEHLBERGIA CAPILLARIS
AUTUMN SAGE
SALVIA GREGGII

- TU TURF GRASS

ST. AUGUSTINE GRASS
STENOCHAPRUM SECUNDARIUM

NOTE:

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- CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES



1

L3-02

PLANTING PLAN

0 10 20 40 60
SCALE 1" = 20'-0"



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING
PLAN

SHEET NUMBER

L3-04

PLANTING LEGEND

- (AG) TEXAS BUCKEYE
ASERUCUS GLABRA VARI. ARABUTA
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- (CA) EASTERN WHITEBUD
CERIS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILENBERGII
- (ID) WARREN'S RED POSSUMHAW HOLLY
ALIBI DECIDUA 'WARREN'S RED'
- (LN) NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- (MG) LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (FM) MEXICAN PLUM
PRUNUS MEXICANA
- (PO) MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- (QB) TEXAS RED OAK
QUERCUS BUCKLEYI
- (QM) BUR OAK
QUERCUS MACROCARPA
- (TD) BALD CYPRESS
TAXODIUM DISTICHUM
- (UP) LACEBARK ELM
ULMUS PARVIFOLIA
- (WR) WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- (CI) PECAN TREE
CARYA ILLINOENSIS

- (GC) GROUND COVER
 - LIRIOPE
LIRIOPE MUSCARI
 - PURPLE WINTERCREEPER
EDONTRIFUS FORTYONII
 - FROGFRUIT
PHYLLA NODIFLORA
 - MEXICAN FEATHER GRASS
HAESSELA TRIANGULARIS
 - SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- (GR) GRASS
 - BUFFALOGRASS
BOUTELOUA DACTYLOIDES
 - OR
 - BERMUDA GRASS
CYNODON DACTYLON

- (SH) SHRUBS
 - 'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
 - PINK ABELIA
ABELIA EDWARD GOUCHERII
 - DWARF WAX MYRTLE
MYRTICA PUSILLA
 - AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
 - INDIAN HAWTHORN
PRANHOPEPS INDICA
 - TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
 - CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
 - SPIREA
SPIREA SP.
 - GULF MUHLY
MUELENBERGIA CAPILLARIS
 - AUTUMN SAGE
Salvia Greggii

- (TU) TURF GRASS
 - ST. AUGUSTINE GRASS
STENOCHAPRUM SECUNDATUM

NOTE:

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0 10' 20' 40' 60'
SCALE 1" = 20'-0"

1

L3-04

PLANTING PLAN

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

FLOWER MOUND, TX

DATE: MAY 15, 2020

DRAWN BY: LD, MS

SEAL



05.15.2020

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REVISIONS

[illegible]

SHEET NAME

PLANTING PLAN

SHEET NUMBER

L3-05

AG	TEXAS BUCKEYE AESCLUS GLABRA VAR. ARGUTA
AR	OCTOBER GLORY MAPLE ACER RUBRUM 'OCTOBER GLORY'
CA	EASTERN WHITEBUD CERCIS CANADENSIS ALBA
CO	CHINKAPIN OAK QUERCUS MUhlenBERGII
ID	WARREN'S RED POSSUMHAW HOLLY ILEX DECIDUA 'WARREN'S RED'
LN	NATCHEZ CRAPE MYRTLE LAGERSTROEMIA X 'NATCHEZ'
MG	LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'
PM	MEXICAN PLUM PRUNUS MEXICANA
PO	MEXICAN SYCAMORE PLATANUS OCCIDENTALIS
QB	TEXAS RED OAK QUERCUS BUCKLEYI
QM	BUR OAK QUERCUS MACROCARPA
TD	BALD CYPRESS TAXODIUM DISTICHUM
UP	LABEARBARK ELM ULMUS PARVIFOLIA
WR	WATERMELON RED CRAPE MYRTLE LAGERSTROEMIA INDICA 'WATERMELON RED'
CI	PECAN TREE CARYA ILLINOENSIS

LIRIOPE
LIRIOPE MUSCARI

PURPLE WINTERCREEPER
EUONYMUS FORTUNEI

FROGFRUIT
PHYLLOCLADUS

MEXICAN FEATHER GRASS
NEOLASSIA TENUICOMA

SEA GREEN JUNIPER
JUNIPERUS × PFITZERIANA 'SEA GREEN'

BUFFALOGRASS
BOUTELOUA DACTYLOIDES

OR

BERMUDA GRASS
CYNODON DACTYLON

MARDI GRAS' ABELIA
ABELIA X GRANDIFOLIA 'MARDI GRAS'

PINK ABELIA
ABELIA 'EDWARD GOUCHER'

DWARF WAX MYRTLE
MYRTICA PUSILLA

AMERICAN BEAUTYBERRY
CALLICARPA AMERICANA

INDIAN HAWTHORN
CHAMPEDENS INDICA

TEXAS SAGE
LEUCOPHYLLUM FRUTESCENTS

CAROLINA BUCKTHORN
FRAXELLA CAROLINIANA

SPIREA
SPIRAEA SP.

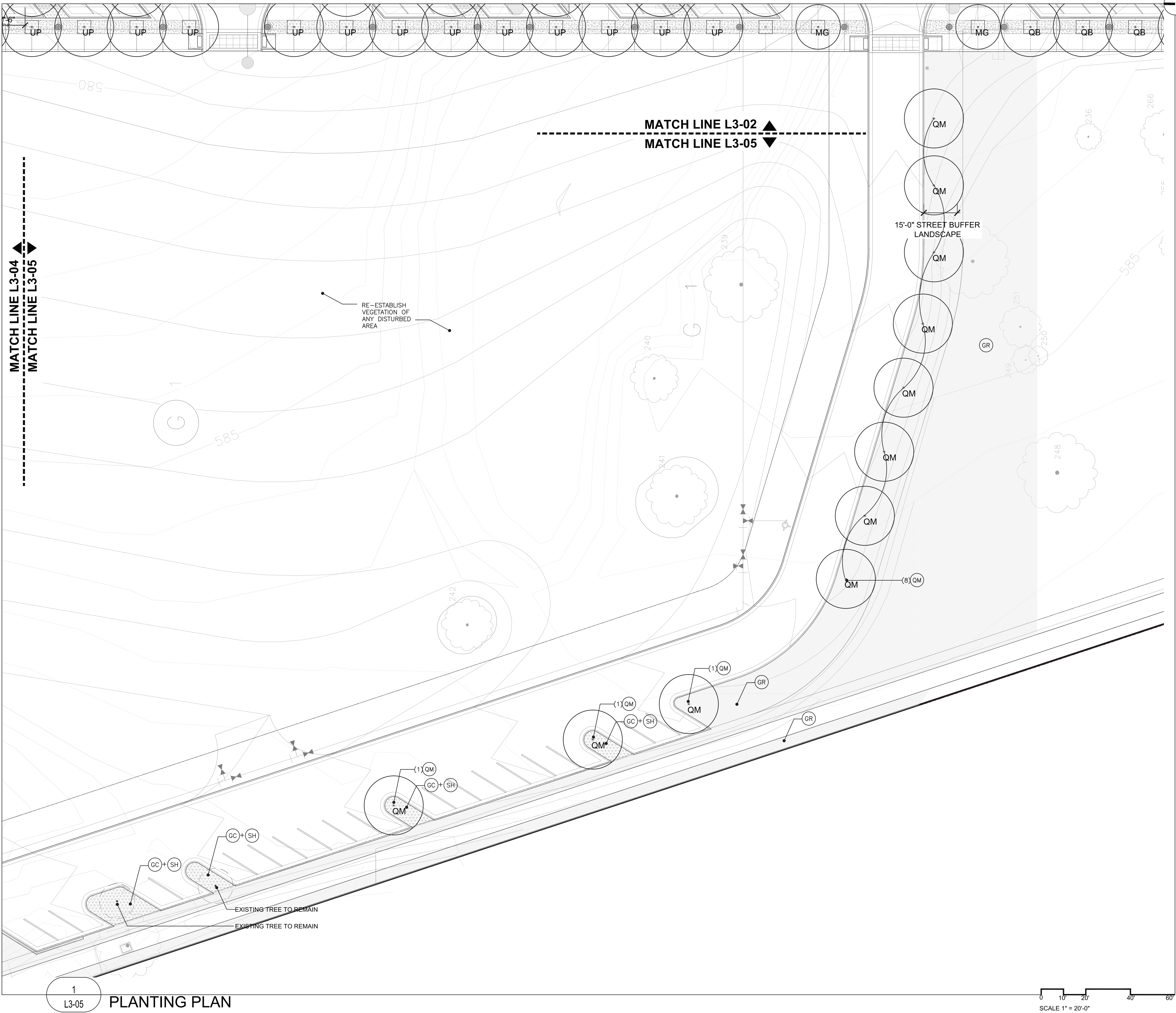
GULF MUHLY
MUNDTRENGERIA CAPILLARIS

AUTUMN SAGE
SALVIA GREGGII

ST. AUGUSTINE GRASS
STENOTAPHYRUM SECUNDATUM

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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

FLOWER MOUND, TX

DATE: MAY 15, 2020

DRAWN BY: LD, MS

SEAL



05.15.2020

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REVISIONS

[illegible]

PLANTING PLAN

L3-06

AG	TEXAS BUCKEYE <i>AESCULUS GLABRA</i> VAR. <i>ARGUTA</i>
AR	OCTOBER GLORY OCTOBER GLORY MAPLE <i>ACER RUBRUM</i> 'OCTOBER GLORY'
CA	EASTERN WHITEBUD <i>CERCIS CANADENSIS</i> ALBA
CO	CHINKAPIN OAK <i>QUERCUS MUhlenBERGII</i>
ID	WARREN'S RED POSSUMHAW HOLLY <i>ILEX DECIDUA</i> 'WARREN'S RED'
LN	NATCHEZ CRAPE MYRTLE <i>LAGERSTROEMIA X 'NATCHEZ'</i>
MG	LITTLE GEM MAGNOLIA <i>MAGNOLIA GRANDIFLORA</i> 'LITTLE GEM'
FM	MEXICAN PLUM <i>PRUNUS MEXICANA</i>
PO	MEXICAN SYCAMORE <i>PLATANUS OCCIDENTALIS</i>
QB	TEXAS RED OAK <i>QUERCUS BUCKLEYI</i>
QM	BUR OAK <i>QUERCUS MACROCARPA</i>
TD	BALD CYPRESS <i>TAXODIUM DISTICHUM</i>
UP	LACEBARK ELM <i>ULMUS PARVIFLORA</i>
WR	WATERMELON RED CRAPE MYRTLE <i>LAGERSTROEMIA INDICA</i> 'WATERMELON RED'
CI	PECAN TREE <i>CARYA ILLINOENSIS</i>

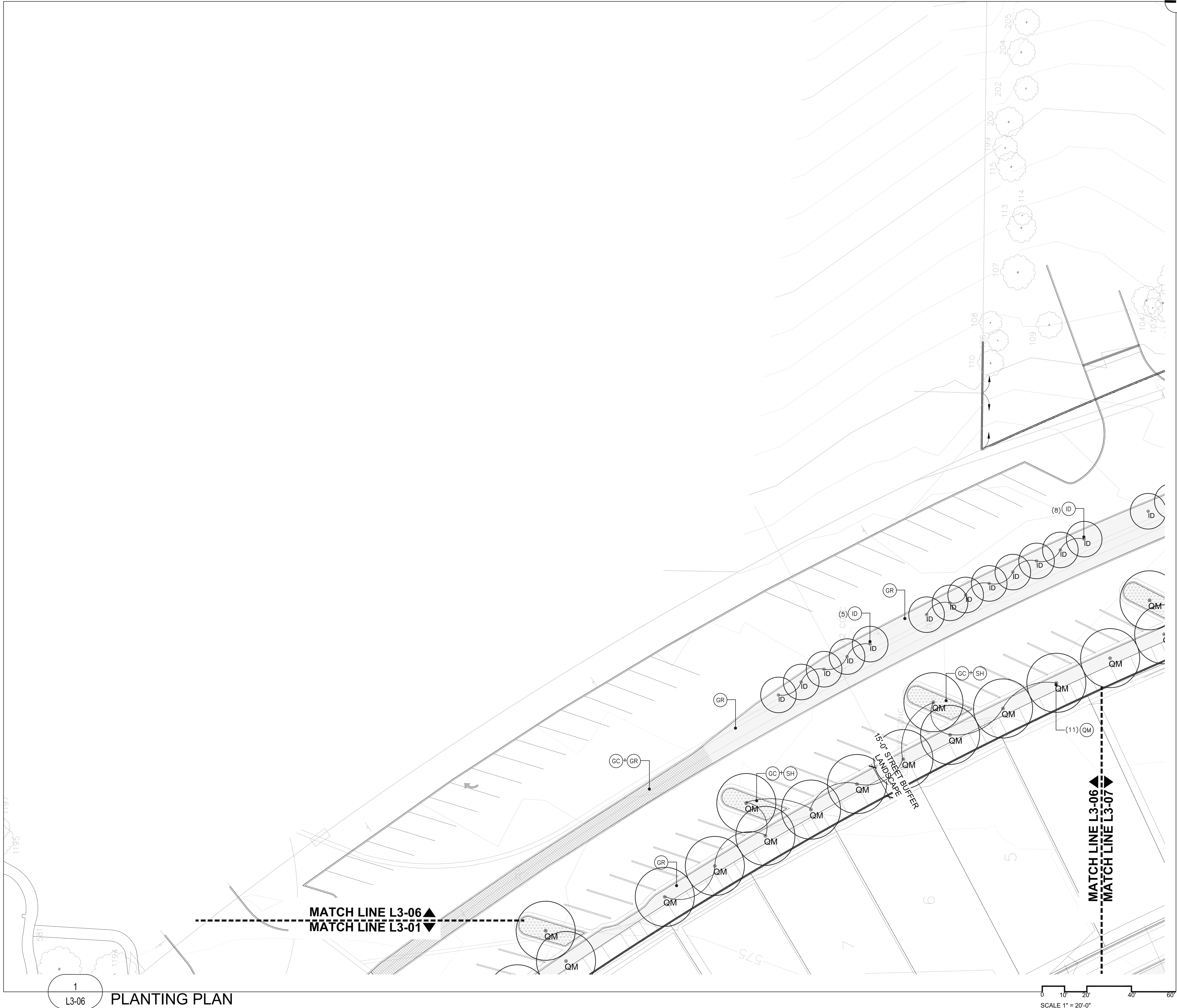
LIRIOPE
LIRIOPE MUSCARI
PURPLE WINTERCREEPER
EUONYMUS FORTUNEI
FROGFRUIT
PHYLLODENDRON
MEXICAN FEATHER GRASS
NEELAPARVATA
SEA GREEN JUNIPER
SPARTANUM x FRUTICOSUM 'SEA GREEN'

BUFFALOGRASS
BOUTELOUA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

'MARDI GRAS' ABELIA
 ABELIA X GRANDIFOLIA 'MARDI GRAS'
 PINK ABELIA
 ABELIA EDWARD GOUCHER
 DWARF WAX MYRTLE
 MYRTICA FUSILLA
 AMERICAN BEAUTYBERRY
 CALLICARPA AMERICANA
 INDIAN HAWTHORN
 VIBURNUM PLICATUM
 TEXAS SAGE
 LEUCOPHYLLUM FRUTESCENS
 CAROLINA BUCKTHORN
 FRAXINELLA CAROLINIANA
 SPIREA
 SPIRAEA SP.
 GULF MUHLY
 MUMS DORSETIA CAPILLARIS
 AUTUMN SAGE
 SALVIA GREGGII

ST. AUGUSTINE GRASS
STENOTAPHRUM SECUNDATUM

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KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING
PLAN

SHEET NUMBER

L3-07

PLANTING LEGEND

- (AG) TEXAS BUCKEYE
AEGLICUS QUINQUE LAM. ANGUSTA
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- (CA) EASTERN WHITEBUD
CEPHEUS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILENBERGII
- (ID) WARREN'S RED POSSUMHAW HOLLY
ALBIS DECIDUA 'WARREN'S RED'
- (LN) NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- (MG) LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (FM) MEXICAN PLUM
PRUNUS MEXICANA
- (PO) MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- (QB) TEXAS RED OAK
QUERCUS BUCKLEYI
- (QM) BUR OAK
QUERCUS MACROCARPA
- (TD) BALD CYPRESS
TAXODIUM DISTICHUM
- (UP) LACEBARK ELM
ULMUS PARVIFOLIA
- (WR) WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- (CI) PECAN TREE
CARYA ILLINOINENSIS

- (GC) GROUND COVER

- LIRIOPE
LIRIOPE MUSCARI
- PURPLE WINTERCREEPER
EDONTYRUS FORTYONII
- FROGFRUIT
PHYLLA NODIFLORA
- MEXICAN FEATHER GRASS
HAUSMANNIA TENUESCENS
- SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

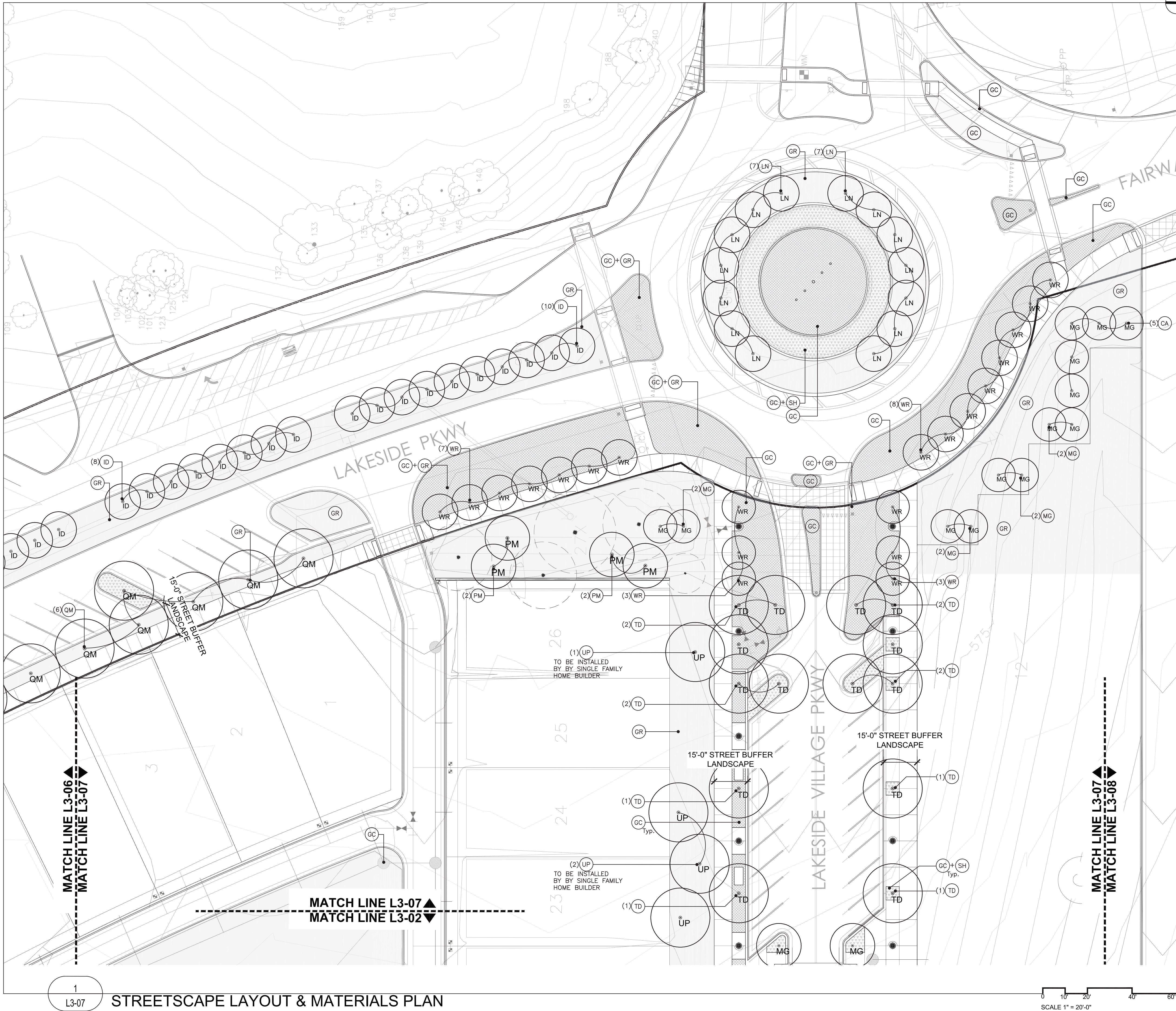
- (GR) GRASS
- BUFFALOGRASS
BOUTELOURA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

- (SH) SHRUBS
- 'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
- PINK ABELIA
ABELIA EDWARD DODDNEY
- DWARF WAX MYRTLE
MYRTICA PUSILLA
- AMERICAN BEAUTYBERRY
CALYCAEPHA AMERICANA
- INDIAN HAWTHORN
FRAXINOLEPIS INDICA
- TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
- CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
- SPIREA
SPIREA SP.
- GULF MUHLY
MUEhlenBERGIA CAPILLARIS
- AUTUMN SAGE
SELVIA GREGGII

- (TU) TURF GRASS
- ST. AUGUSTINE GRASS
STENOPOREUM SECUNDA TUM

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1

L3-07

STREETSCAPE LAYOUT & MATERIALS PLAN

0 10 20 40 60
SCALE 1" = 20'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

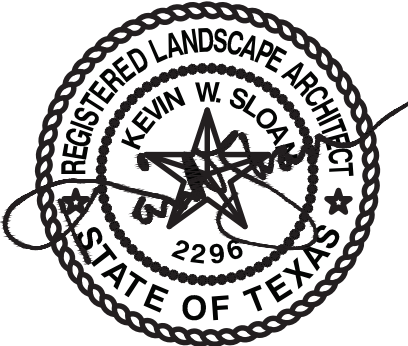
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

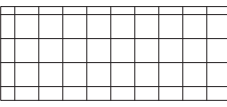
PLANTING PLAN

SHEET NUMBER

L3-08

PLANTING LEGEND

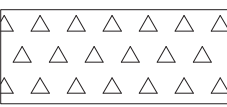
- AG TEXAS BUCKEYE
ASERODUS GLABRA VARI. ANGUSTA
- AR OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- CA EASTERN WHITEBUD
CERES CANADENSIS ALBA
- CO CHINKAPIN OAK
QUERCUS MOBILENBERGII
- ID WARREN'S RED POSSUMHAW HOLLY
ALIX DECIDUA 'WARREN'S RED'
- LN NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- MG LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- FM MEXICAN PLUM
PRUNUS MEXICANA
- PO MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- QB TEXAS RED OAK
QUERCUS BUCKLEYI
- QM BUR OAK
QUERCUS MACROCARPA
- TD BALD CYPRESS
TAXODIUM DISTICHUM
- UP LACEBARK ELM
ULMUS PARVIFOLIA
- WR WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- CI PECAN TREE
CARYA ILLINOENSIS

- GC GROUND COVER


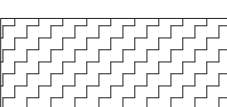
LIRIOPE
LIRIOPE MOUSCARI
PURPLE WINTERCREEPER
EDONTRIS FORTYONII
FROGFRUIT
PHYLLA NODIFLORA
MEXICAN FEATHER GRASS
HAESSELA TRILOBATA
SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- GR GRASS


BUFFALOGRASS
BOUTELOUA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

- SH SHRUBS


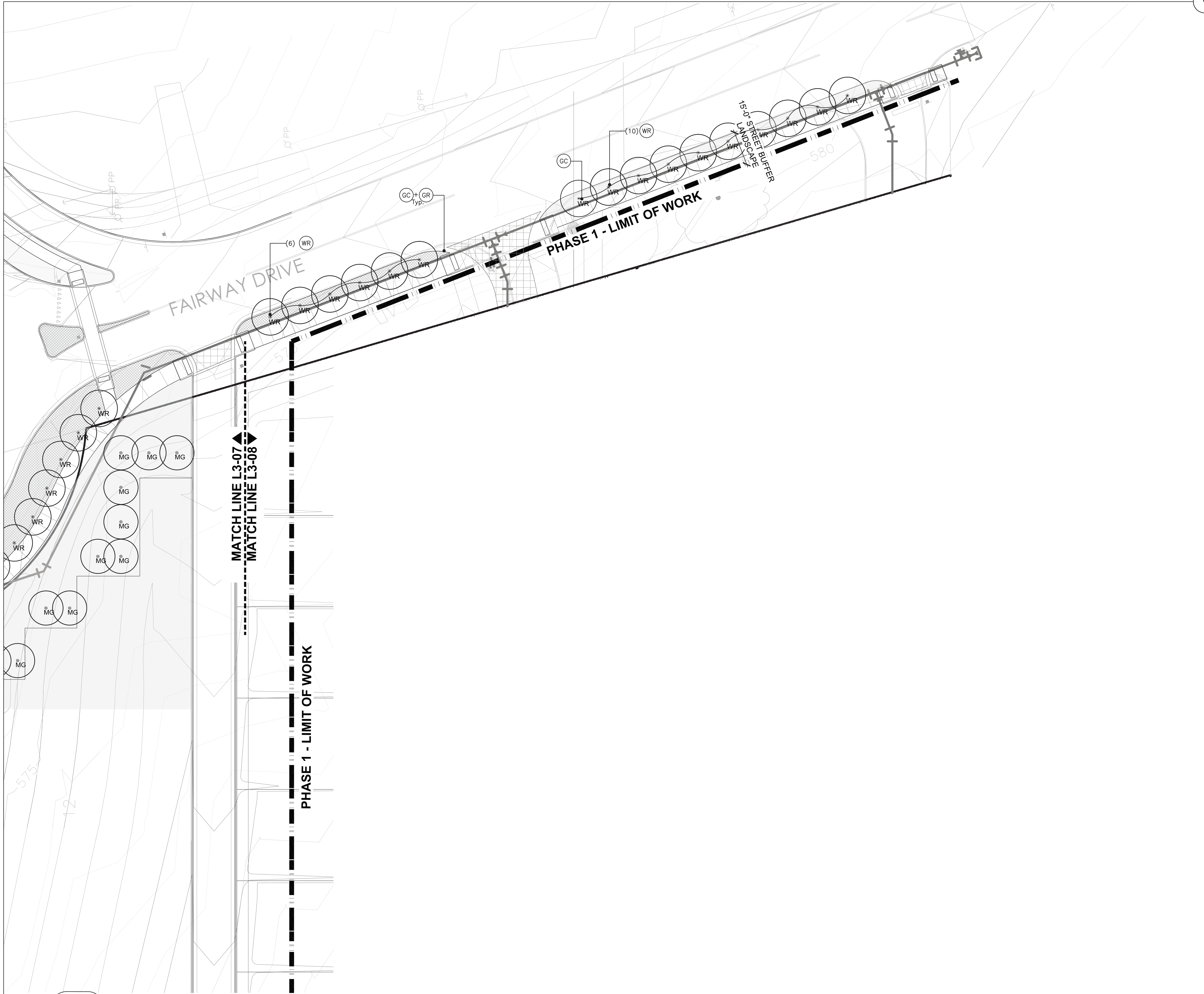
'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
PINK ABELIA
ABELIA EDWARD GOUCHERII
DWARF WAX MYRTLE
MYRTICA PUSILLA
AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANA
INDIAN HAWTHORN
PRANHOLESIS INDICA
TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
SPIREA
SPIREA SP.
GULF MUHLY
MUEHLENBERGIA CAPILLARIS
AUTUMN SAGE
SALVIA GREGGII

- TU TURF GRASS


ST. AUGUSTINE GRASS
STENOCHAPRUM SECUNDATUM

NOTE:

- LANDSCAPE IMPROVEMENTS THAT ARE IN CONFLICT WITH BUILDING CONSTRUCTION WILL BE INSTALLED BY THE BUILDER.
- SHRUB AND GROUND COVER LISTED ARE OPTIONS FOR EACH AREA. EVERY AREA SHOWN TO CONTAIN THEM WILL HAVE SOME COMBINATION OF THOSE PLANTS BUT NOT ALL OF THE PLANTS LISTED WILL OCCUR IN EVERY AREA SHOWN.
- CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES



1
L3-08

STREETSCAPE LAYOUT & MATERIALS PLAN

0 10' 20' 40' 60'
SCALE 1" = 20'-0"



KEVIN
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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKE SIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETENTION POND
PLANTING PLAN

SHEET NUMBER

L3-09

PLANTING LEGEND

- AG TEXAS BUCKEYE
ARGENTAEUS QUERCUS VARI. ARGENTAEUS
- AR OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- CA EASTERN WHITEBUD
CERES CANADENSIS ALBA
- CO CHINKAPIN OAK
QUERCUS MOBILENENSIS
- ID WARREN'S RED POSSUMHAW HOLLY
ALIX DECIDUA 'WARREN'S RED'
- LN NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- MG LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- FM MEXICAN PLUM
PRUNUS MEXICANA
- PO MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- QB TEXAS RED OAK
QUERCUS BUCKLEYI
- QM BUR OAK
QUERCUS MACROCARPA
- TD BALD CYPRESS
TAXODIUM DISTICHUM
- UP LACEBARK ELM
ULMUS PARVIFOLIA
- WR WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- CI PECAN TREE
CARYA ILLINOENSIS

- GC GROUND COVER

LIRIOPE
LIRIOPE MOUSCARI
PURPLE WINTERCREEPER
EDONTRIS FORTUNEI
FROGFRUIT
PHYLLA NODIFLORA
MEXICAN FEATHER GRASS
HAUSSEA TENUOLIMA
SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- GR GRASS

BUFFALOGRASS
BOUTELOUA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

- SH SHRUBS

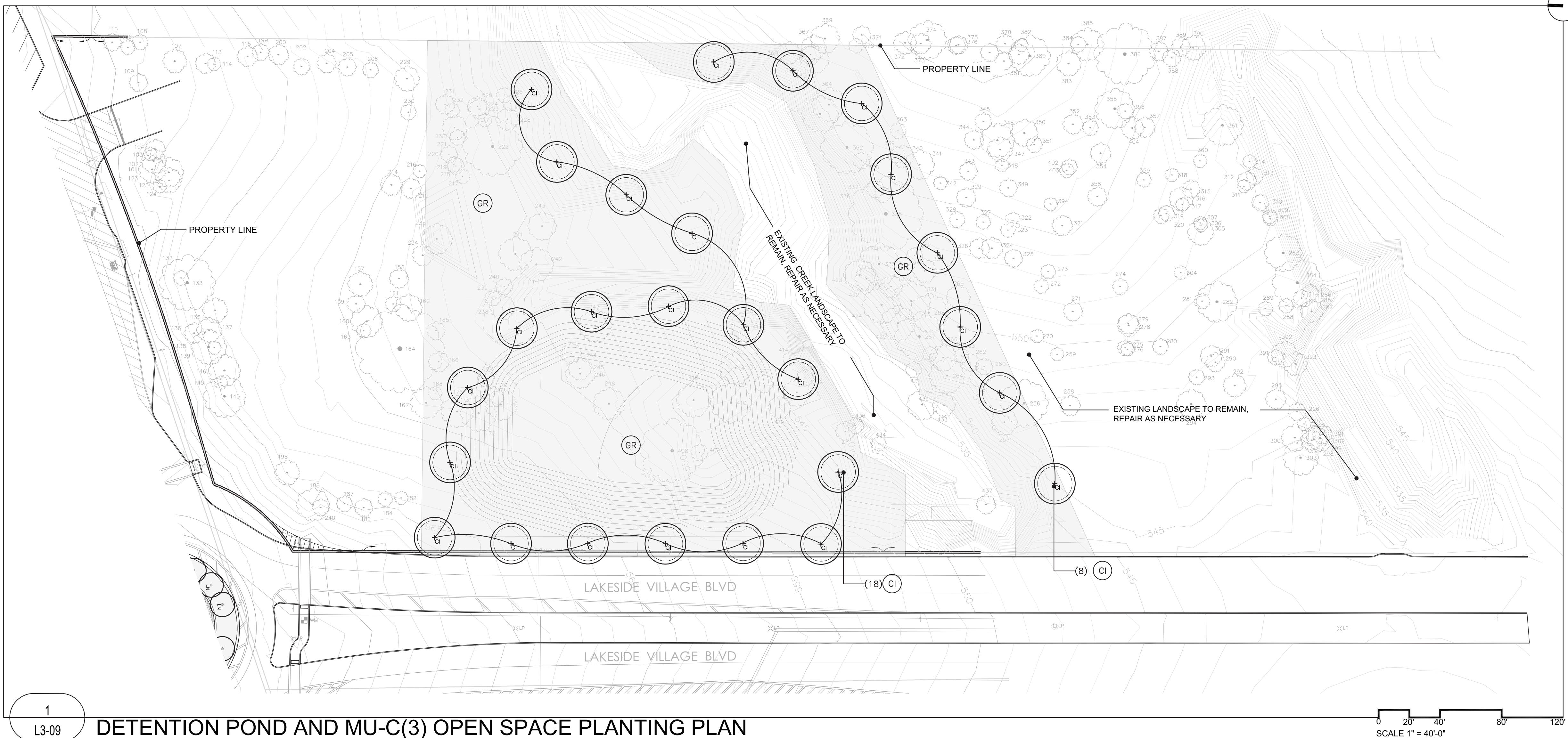
'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
PINK ABELIA
ABELIA EDWARD DOUGHERTY
DWARF WAX MYRTLE
MYRTICA PUSILLA
AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
INDIAN HAWTHORN
PRANHOPEUS INDICA
TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
SPIREA
SPINOSA SP.
GULF MUHLY
MUHLENBERGIA CAPILLARIS
AUTUMN SAGE
SELVIA GREGGII

- TU TURF GRASS

ST. AUGUSTINE GRASS
STENOCHLOA SECUNDA

NOTE:

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- CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES



1

L3-09

DETENTION POND AND MU-C(3) OPEN SPACE PLANTING PLAN

0 20 40 80 120
SCALE 1" = 40'-0"

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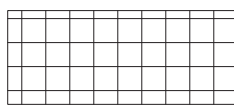
LAKESIDE VILLAGE PHASE 1

JOB NUMBER:



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AG	TEXAS BUCKEYE <i>AESCULUS GLABRA</i> VAR. <i>ARGUTA</i>
AR	OCTOBER GLORY MAPLE <i>ALER RUBRUM</i> 'OCTOBER GLORY'
CA	EASTERN WHITEBUD <i>CERCIS CANADENSIS</i> ALBA
CO	CHINKAPIN OAK <i>QUERCUS MUEhlenBERGII</i>
ID	WARREN'S RED POSSUMHAW HOLLY <i>ILEX DECIDUA</i> 'WARREN'S RED'
LN	NATCHEZ CRAPE MYRTLE <i>LAGERSTROEMIA</i> X <i>NATCHEZ</i>
MG	LITTLE GEM MAGNOLIA <i>MAGNOLIA GRANDIFLORA</i> 'LITTLE GEM'
PM	MEXICAN PLUM <i>PRUNUS MEXICANA</i>
PO	MEXICAN SYCAMORE <i>PLATANUS OCCIDENTALIS</i>
QB	TEXAS RED OAK <i>QUERCUS BUCKLEYI</i>
QM	BUR OAK <i>QUERCUS MACROCARPA</i>
TD	BALD CYPRESS <i>TAXODIUM DISTICHUM</i>
UP	LACEBARK ELM <i>ULMUS PARVOFOLIA</i>
WR	WATERMELON RED CRAPE MYRTLE <i>LAGERSTROEMIA</i> 'NOLDA WATERMELON RED'
CI	PECAN TREE <i>CARYA ILLINOENSIS</i>



LIRIOPE
LIRIOPE MUSCARI

PURPLE WINTERCREEPER
EUONYMUS FORTUNEI

FROGFRUIT
PHYLLOCLADUS DIPILOLOBA

MEXICAN FEATHER GRASS
NEELAPARVATA TENUESSIMA

SEA GREEN JUNIPER
JUNIPERUS × PFIFFERIANA 'SEA GREEN'

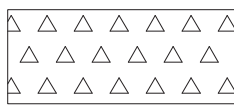


ASS

BUFFALOGRASS
BOULETELOUA DACTYLOIDES

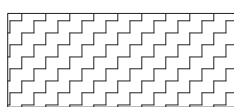
OR

BERMUDA GRASS
CYNODON DACTYLON



SHRUBS

- 'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
- PINK ABELIA
ABELIA 'EDWARD GOUCHER'
- DWARF WAX MYRTLE
MYRTICA PUSILLA
- AMERICAN BEAUTYBERRY
CALICAPARRA AMERICANA
- INDIAN HAWTHORN
DIAPHANOLEPIS INDICA
- TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
- CAROLINA BUCKTHORN
FRANGULA CAROLINIANA
- SPIREA
SPIRÆA sp.
- GULF MUHLY
MUHLENBERGIA CAPILLARIS
- AUTUMN SAGE
SALVIA GREGGII



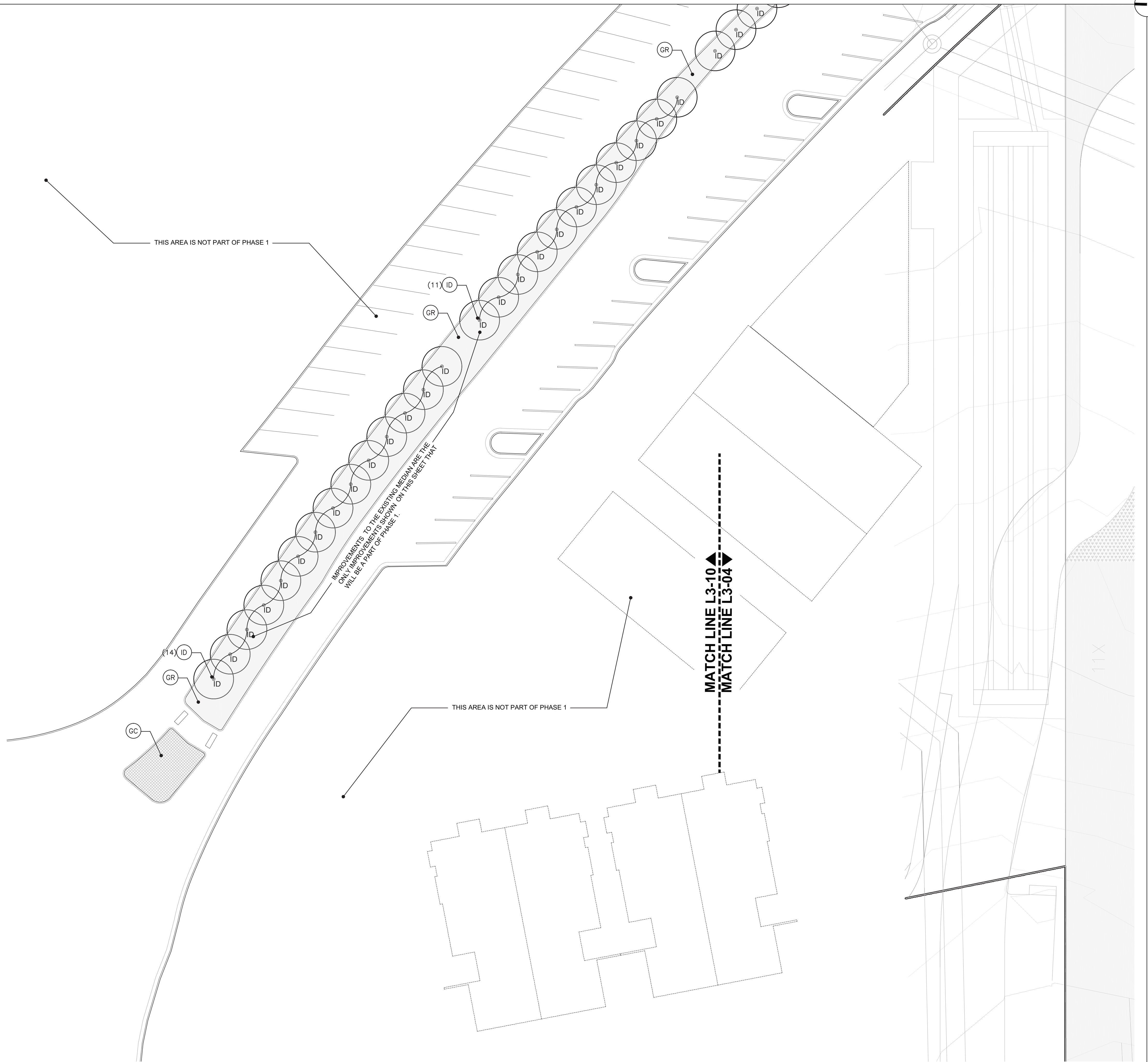
TU TURF GRASS
ST. AUGUSTINE GRASS
STENOTAPHRUM SECUNDATUM

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3. CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES

[illegible]

SHEET NUMBER

L3-10



SCALE 1" = 20'-0"



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING SCHEDULE

SHEET NUMBER

L4-00

LEGEND	QUANTITY	COMMON NAME/BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
TREES:						
CA	8	EASTERN WHITEBUD	Container Grown, 3" Caliper	10'-12'	4'-5'	Single straight trunk, Strong central leader, Full crown, Matched
		CERCIS CANADENSIS ALBA				
CO	5	CHINKAPIN OAK	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		QUERCUS MUEHLENBERGII				
ID	118	WARREN'S RED POSSUMHAW HOLLY	Container Grown, 3" Caliper	10'-12'	4'-5'	Single straight trunk, Strong central leader, Full crown, Matched
		ILEX DECIDUA 'WARREN'S RED'				
LN	14	NATCHEZ CRAPE MYRTLE	Container Grown, 65 Gal., 3" Caliper	14'	6'	Multi-trunk, 3 Canes max, Full crown, Matched
		LAGERSTROEMIA X 'NATCHEZ'				
MG	25	MAGNOLIA	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		MAGNOLIA GRANDIFLORA				These trees will be shaped per Landscape Architect's instructions
PM	4	MEXICAN PLUM	Container Grown, 3" Caliper	10'-12'	4'-5'	Single straight trunk, Strong central leader, Full crown, Matched
		PRUNUS MEXICANA				
PO	14	MEXICAN SYCAMORE	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		PLATANUS OCCIDENTALIS				
QB	19	TEXAS RED OAK	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		QUERCUS BUCKLEYI				
QM	74	BUR OAK	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		QUERCUS MACROCARPA				
TD	58	BALD CYPRESS	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		TAXODIUM DISTICHUM				
UP	36	LACEBARK ELM	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		ULMUS PARVIFOLIA				
WR	37	WATERMELON RED CRAPE MYRTLE	Container Grown, 65 Gal., 7'-0 clear trunk	14'	6'	Multi-trunk, 3 Canes max, Full crown, Matched
		LAGERSTROEMIA INDICA 'WATERMELON RED'				
CI	26	PECAN TREE	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		CARYA ILLINOINENSIS				
SHRUBS:						
SH		'MARDI GRAS' ABELIA	3 Gallon			As shown, Triangular spacing
		ABELIA X GRANDIFLORA 'MARDI GRAS'				
		PINK ABELIA	3 Gallon			As shown, Triangular spacing
		ABELIA 'EDWARD GOUCHER'				
		DWARF WAX MYRTLE	3 Gallon			As shown, Triangular spacing
		MYRICA PUSILLA				
		AMERICAN BEAUTYBERRY	3 Gallon			As shown, Triangular spacing
		CALLICARPA AMERICANA				
		INDIAN HAWTHORN	3 Gallon			As shown, Triangular spacing
		RHAPHIOLEPIS INDICA				
		TEXAS SAGE	3 Gallon			As shown, Triangular spacing
		LEUCOPHYLLUM FRUTESCENS				
		CAROLINA BUCKTHORN	3 Gallon			As shown, Triangular spacing
		FRANGULA CAROLINIANA				
		SPIREA	3 Gallon			As shown, Triangular spacing
		SPIREA SP.				
		GULF MUHLY	3 Gallon			As shown, Triangular spacing
	MUHLENBERGIA CAPILLARIS					
	AUTUMN SAGE	3 Gallon			As shown, Triangular spacing	
	SALVIA GREGGII					
GROUND COVER:						
GC		LIRIOPE				4" Pots
		LIRIOPE MUSCARI				
		PURPLE WINTERCREEPER				
		EUONYMUS FORTUNEI				
		FROGFRUIT				
		PHYLA NODIFLORA				
		MEXICAN FEATHERGRASS				
		NASSELLA TENUISSIMA				
		SEA GREEN JUNIPER				
		JUNIPERUS x PFITZERIANA 'SEA GREEN'				
GRASS:						
GR		BUFFALOGRASS				Solid Sod or Hydromulch
		BOUTELOUA DACTYLOIDES				
		BERMUDA GRASS				
		CYNODON DACTYLON				
TURF GRASS:						
TU	AS SHOWN	ST. AUGUSTINE GRASS				Solid Sod
		STENOTAPHRUM SECUNDATUM				



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

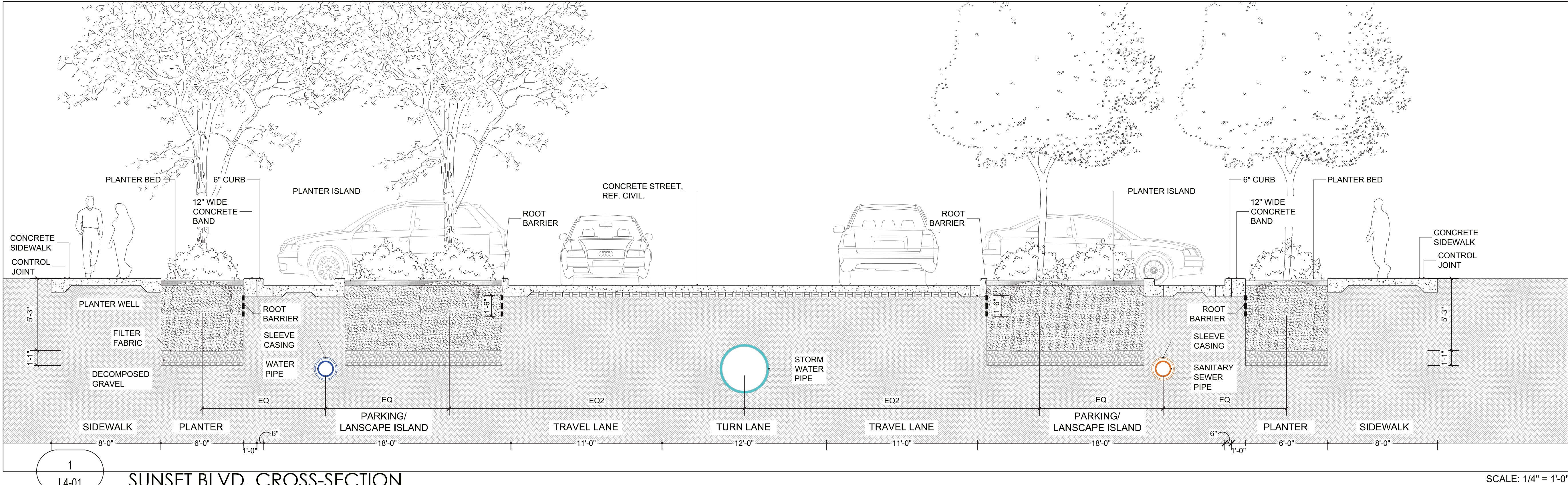
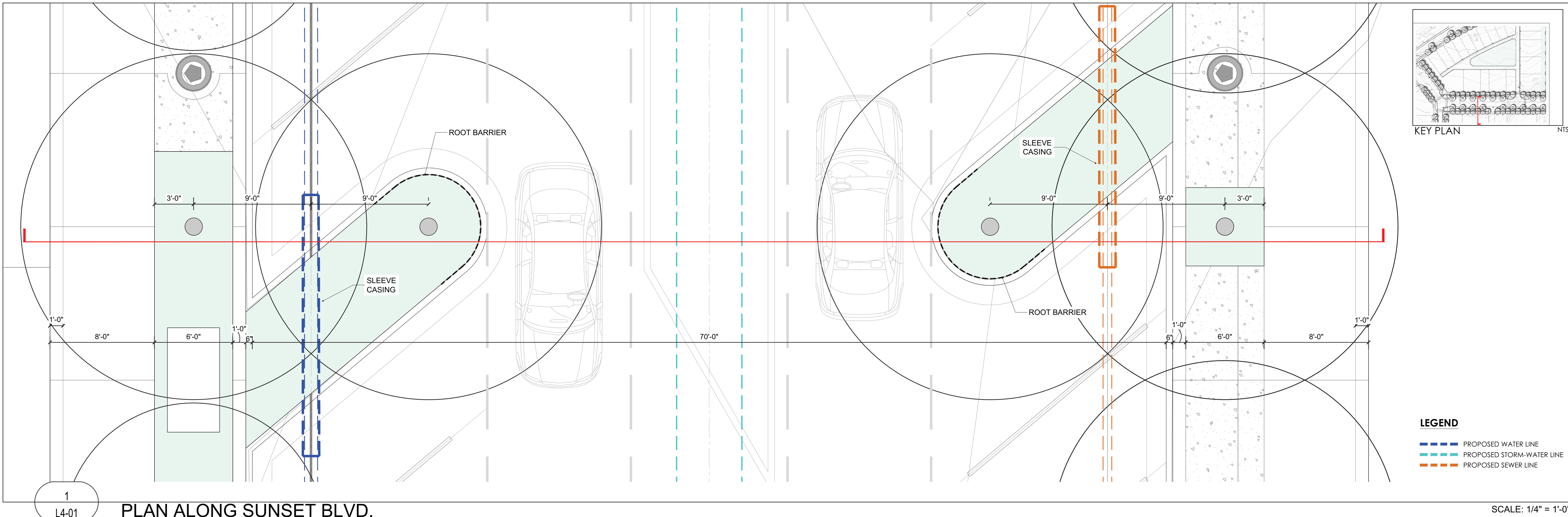
#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

L4-01





KEVIN
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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

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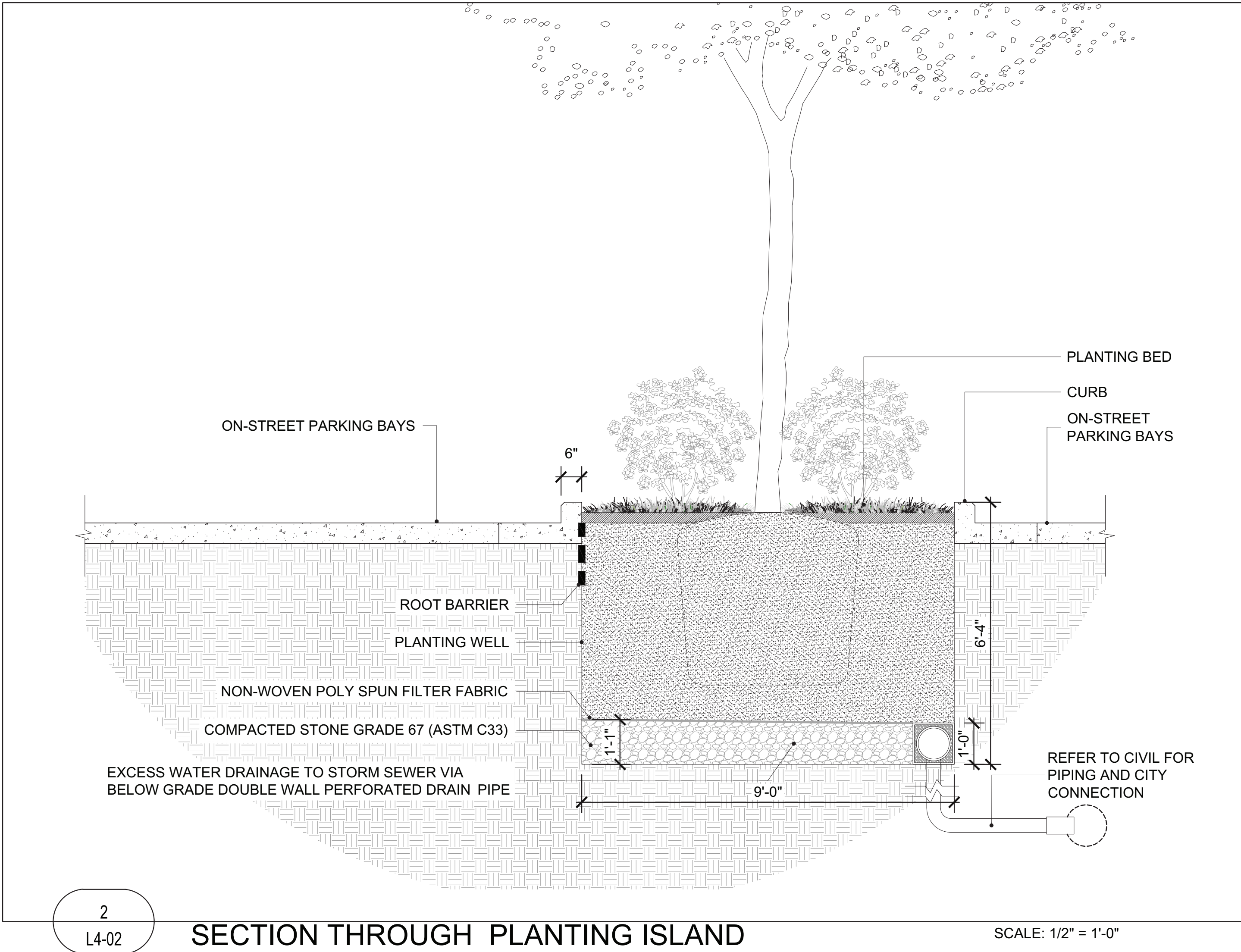
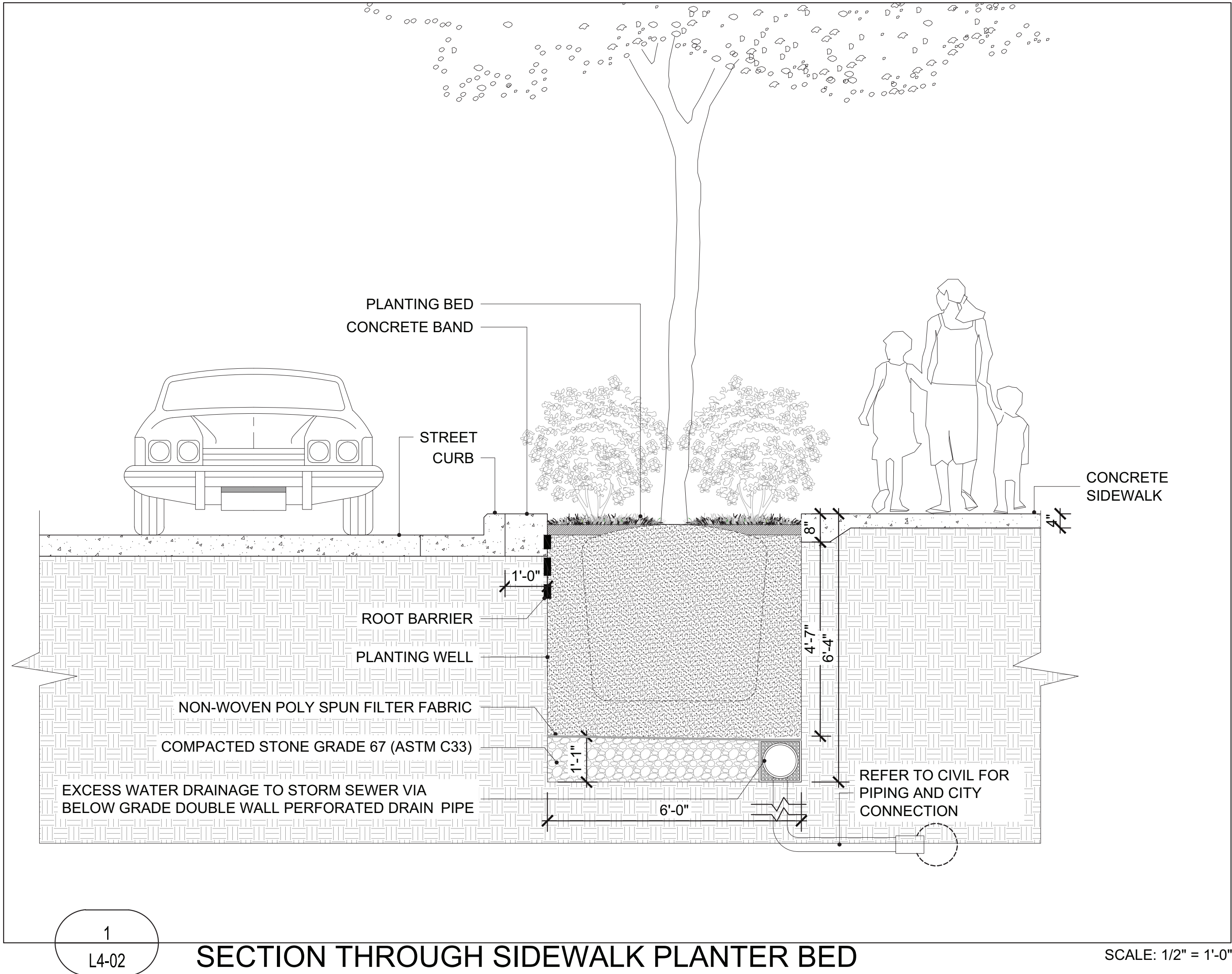
#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

L4-02





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SLOAN
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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

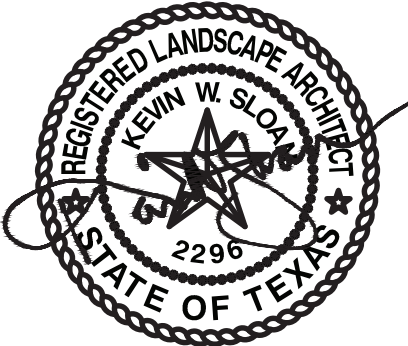
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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

L4-03

1. SET TREE IN PLANTING PIT, PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOTBALL, CENTER INNER RING(S) OF ROOT ANCHOR AROUND TRUNK OF TREE, ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

2. DRIVE ANCHOR STRAIGHT INTO UNDISTURBED SUBBASE SOIL TO RECOMMENDED DEPTH PER TREE SIZING CHART

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	3 - V68 ANCHORS
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	3 - V88 ANCHORS

3. REMOVE DRIVE ROD, REPEAT STEPS 1 AND 2 FOR ALL THREE (3) ANCHOR LOCATIONS, PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION (FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING ANCHOR), LACE "S" HOOK OVER END OF U-BRACKET PULL STRAP(S) UP VERTICALLY UNTIL ROOT BALL AND U-BRACKETS ARE FLUSH ON TOP OF ROOT BALL, TIE EXCESS STRAPS OFF U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE IF NECESSARY

1
L4-03

TREE SAFETY STAKE DETAIL

NOT TO SCALE

NOTE: TREE PROTECTION FENCING NEEDS TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS

2
L4-03

TREE PROTECTION FENCING

SCALE 1/4" = 1'-0"

NOTE: IN AREAS WHERE CONSTRUCTION ENCLOSES INTO THE DRIP LINE OF THE TREE AND TYPICAL TREE PROTECTION FENCING CANNOT BE USED, TREE BOARDS AND WITH A 6" MULCH BED SHALL BE USED

3
L4-03

TREE PROTECTION BOARD

SCALE 1/4" = 1'-0"

4
L4-03

TREE PLANTING DETAIL

NOT TO SCALE

NOTE:
A. REFER TO PLANTING PLAN FOR SPACING "X"
B. LANDSCAPE SOILS THAT HAVE COMPACTED DURING CONSTRUCTION ACTIVITIES SHALL BE LOOSENEED AND ALTERED TO A DEPTH OF AT LEAST 6" BEFORE PLANTING.

5
L4-03

PLANT SPACING - ROWS

SCALE 1/2" = 1'-0"

NOTE:
A. REFER TO PLANTING PLAN FOR SPACING "X"
B. LANDSCAPE SOILS THAT HAVE COMPACTED DURING CONSTRUCTION ACTIVITIES SHALL BE LOOSENEED AND ALTERED TO A DEPTH OF AT LEAST 6" BEFORE PLANTING.

6
L4-03

PLANT SPACING - TRIANGULAR

SCALE 1/2" = 1'-0"

NOTE:
1. STEEL EDGING TO BE CUT AT A 45° ANGLE WHENEVER IT BUTTS AGAINST HARDSCAPE AT A PERPENDICULAR ANGLE.
2. ALL CURVED EDGES TO BE CONTINUOUS CURVES, NO FACETED STRAIGHT SECTIONS TO FORM THE CURVE.

7
L4-03

STEEL EDGING DETAIL

SCALE 3/4" = 1'-0"

KEVIN
SLOAN
STUDIO

LAKESIDE VILLAGE PHASE 1

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS , KC

JOB NUMBER:

SEAL



15.2020

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REVISIONS

[illegible]

SHEET NAME

OPEN SPACE PARK, TRAIL LAYOUT & MATERIALS PLAN

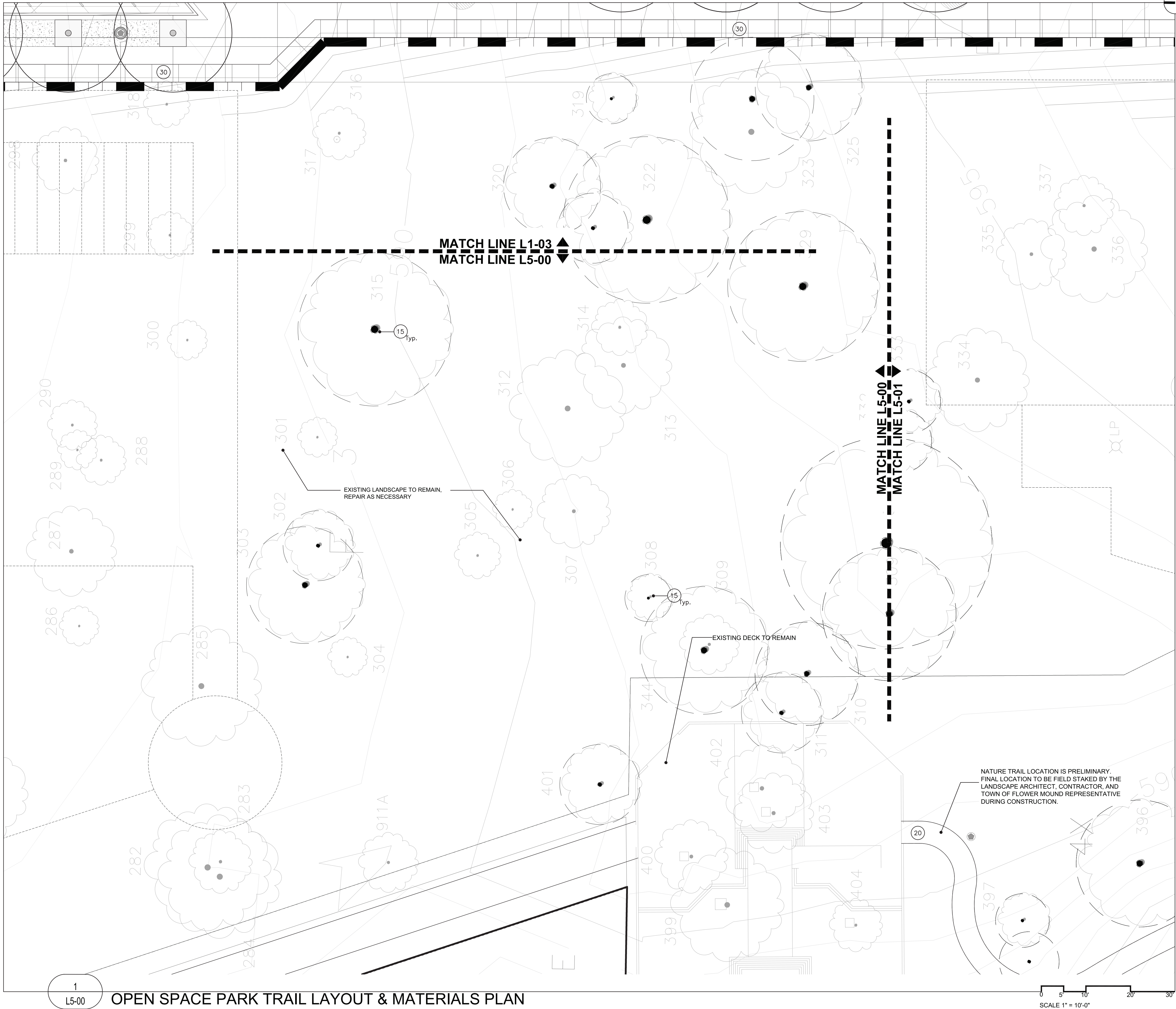
SHEET NUMBER

L5-00

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE
PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR
CONCRETE PAVING WITH SAW CUT
JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT
CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 AMPHITHEATER LIGHT POLE
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO
REMAIN
- 25 ~~NATURE TRAIL BRIDGE - DESIGN BUILD
BY CONTRACTOR -~~
- 26 EXISTING TRAIL
- 27 NATURE TRAIL BOLLARD LIGHTING
- 28 NATURE TRAIL TRASH RECEPTACLE
- 29 PROPOSED DETENTION POND, REF. CIVIL
- 30 TEMP. ACCESSIBLE SIDEWALK, REF. CIVIL

NATURE TRAIL LOCATION IS PRELIMINARY. FINAL LOCATION TO BE FIELD STAKED BY THE LANDSCAPE ARCHITECT, CONTRACTOR, AND TOWN OF FLOWER MOUND REPRESENTATIVE DURING CONSTRUCTION.



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LAKESIDE VILLAGE PHASE 1

JOB NUMBER:

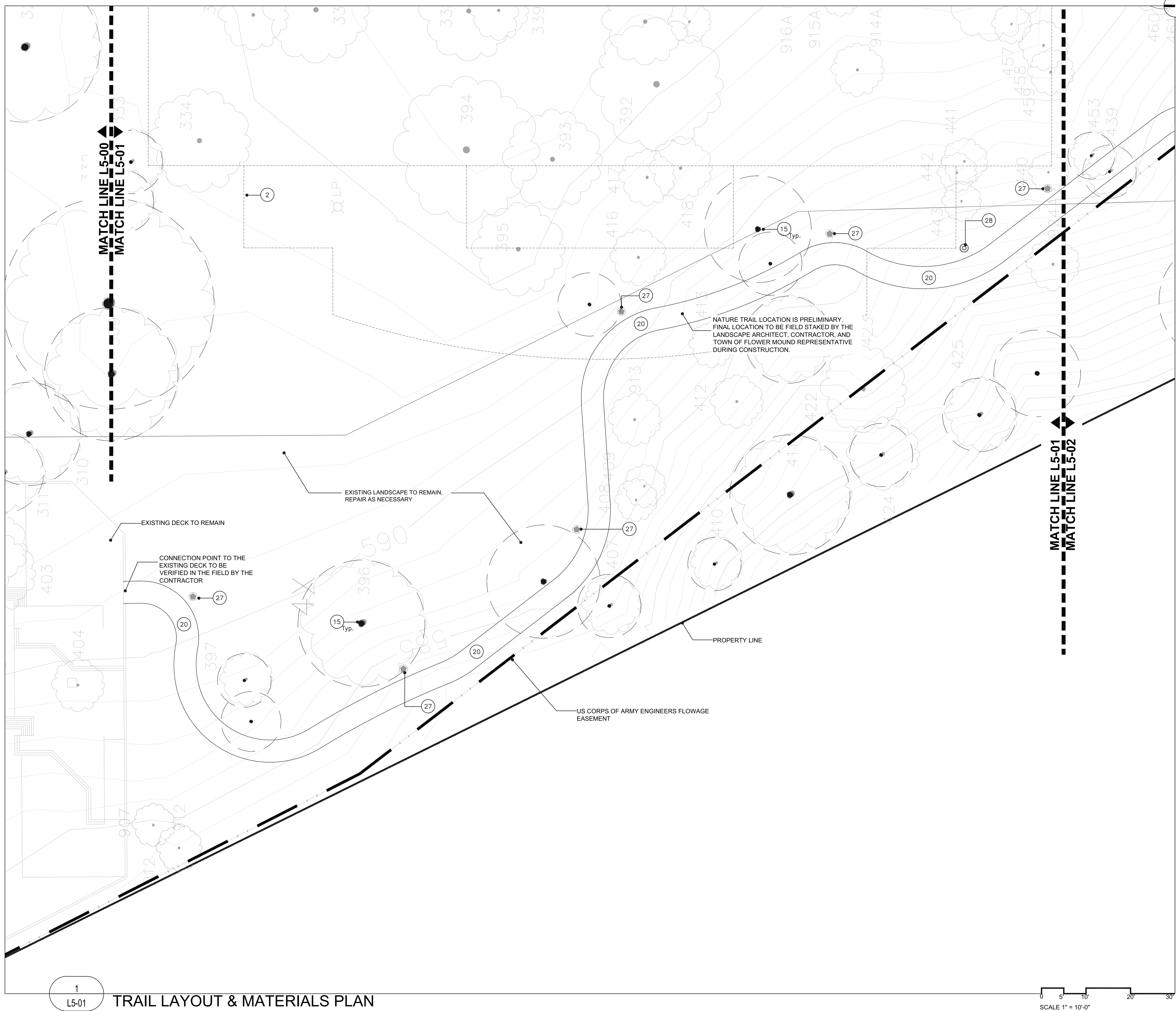
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[illegible]

SHEET NUMBER

L5-01



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LAKESIDE VILLAGE PHASE 1

SUBMITTAL STATUS: PERMIT SET

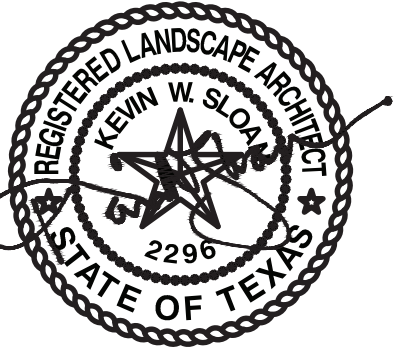
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS , KC

JOB NUMBER:

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REVISIONS

[illegible]

SHEET NAME

TRAIL LAYOUT & MATERIALS PLAN

SHEET NUMBER

L5-02

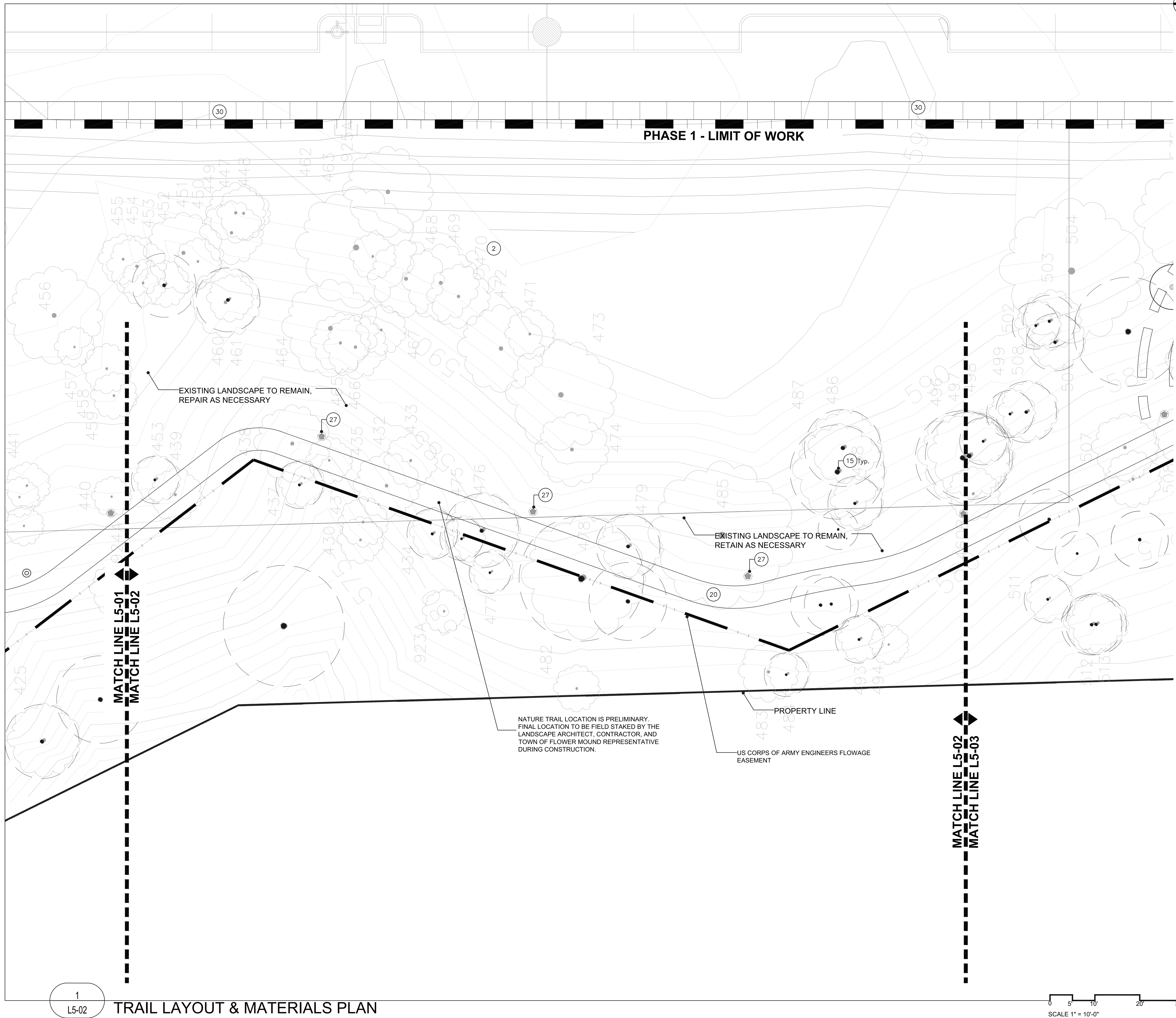
LEGEND

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NOTE:

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STUDIO

LAKEVIEW VILLAGE PHASE 1

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS , KC

JOB NUMBER

SEAL



05.15.2020

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REVISIONS

[illegible]

SHEET NAME

AMPHITHEATER LAYOUT & MATERIALS PLAN

SHEET NUMBER

L5-03

PARK AND OPEN SPACE STANDARDS: PROPOSED PARK TYPOLOGY OS3: SUNSET GREEN AMPHITHEATER				
	ITEM	STANDARD	REQUIRED	PROVIDED
#1	Character	this is an open air venue for public or private gatherings, events or performances		
#2	Minimum size	0.7 acres	yes	yes
#3	Maximum size	No max		
#4	Perimeter conditions	Views of the lakes are to be preserved to the west. Accessible from Street I sidewalk.	yes	yes
#5	Planting pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier trends should be primarily turf, tier risers may be stone or concrete. The seating tiers shall be hard edged, concrete or stone, with concrete or stone stems between tiers. The stage shall be concrete.	yes	yes
#6	Sidewalks / Hardscape		yes	yes
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microcosm M-3.	yes	yes
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west.	yes	yes
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.		
#10	Water Feature	None		
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.	yes	yes
#12	Furnishings			
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination.	yes	yes
#14	Other considerations	Sound system is not required.		
	Required in Sub Zones:	ML-TEN		
	Permitted in Sub Zones:			
	Prohibited in Sub Zones:			

PHASE 1 - LIMIT OF WORK

AMPHITHEATER ACCESSIBLE
ROUTE TO BE CONNECTED
TO PHASE 1 SIDEWALKS BY
PHASE 2 SIDEWALKS. IF
PHASE 2 SIDEWALKS HAVE
NOT BEEN INSTALLED BY
SUBSTANTIAL COMPLETION
OF PHASE 1, A TEMPORARY
ACCESSIBLE PATH WILL BE
CONSTRUCTED TO CONNECT
TO PHASE 1 SIDEWALKS

BEGIN ACCESSIBLE ROUTE
TO AMPHITHEATER

40 SEATS THIS ROW

30 SEATS THIS ROW

20 SEATS THIS ROW

20 SEATS THIS ROW

15 SEATS THIS ROW

AMPHITHEATER TO HAVE
125 SEATS TOTAL

END ACCESSIBLE ROUTE TO
AMPHITHEATER

AMPHITHEATER LOCATION IS APPROXIMATE. FINAL LOCATION TO BE FIELD
VERIFIED BY CONTRACTOR AND LANDSCAPE ARCHITECT.
AMPHITHEATER STAGE TO BE CONCRETE PAD, ENGINEERED BY
STRUCTURAL ENGINEER.

US CORPS OF ARMY ENGINEERS FLOWAGE
EASEMENT

MATCH LINE L5-02
MATCH LINE L5-03

1

L5-03

AMPHITHEATER LAYOUT & MATERIALS PLAN

LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
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NOTE:

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AMPHITHEATER STRUCTURAL TO BE
FINALIZED BY AMPHITHEATER
ENGINEER

NO RETAINING WALLS SHALL EXCEED 4' IN HEIGHT ABOVE NATURAL GRADE.



KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS , KC

JOB NUMBER

SEAL



05.15.2020

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REVISIONS

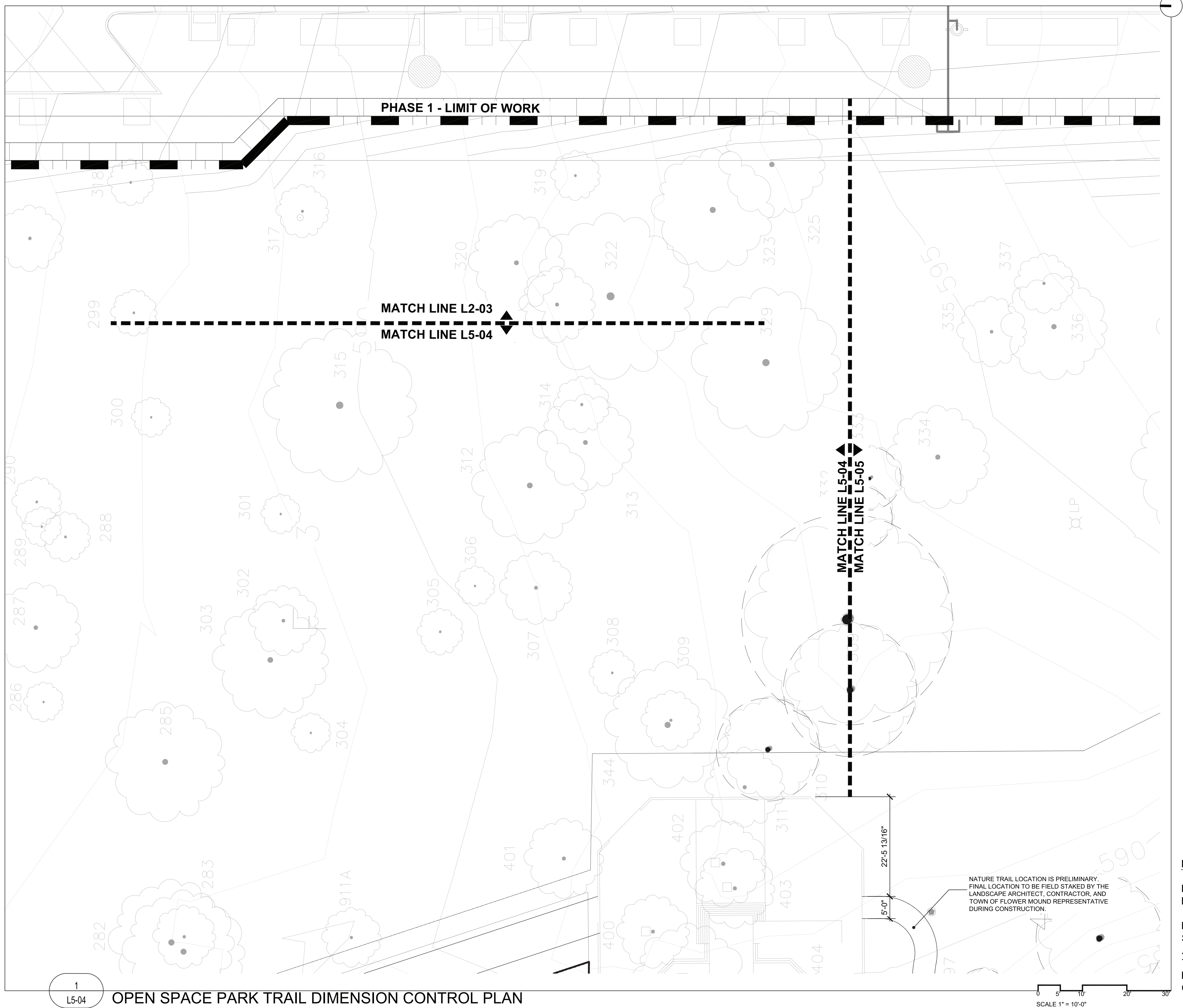
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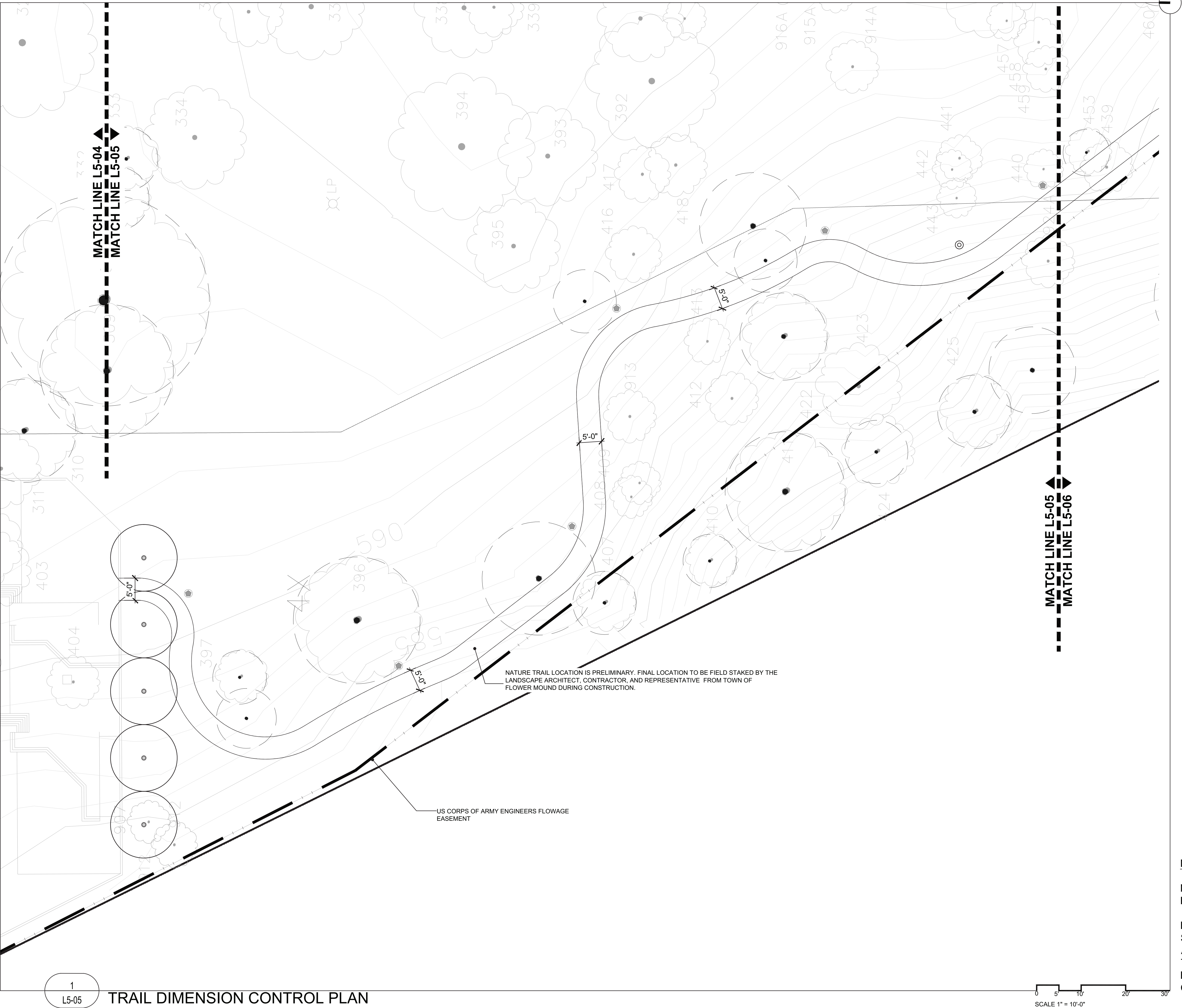
SHEET NAME

OPEN SPACE PARK TRAIL DIMENSION CONTROL PLAN

SHEET NUMBER

L5-04





1
L5-05

TRAIL DIMENSION CONTROL PLAN

NOTE:

NATURE TRAIL LOCATION IS PRELIMINARY.

FINAL LOCATION TO BE FIELD STAKED BY THE LANDSCAPE ARCHITECT, CONTRACTOR, AND TOWN OF FLOWER MOUND REPRESENTATIVE DURING CONSTRUCTION.



**KEVIN
SLOAN
STUDIO**

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

**LAKESIDE VILLAGE
PHASE 1**

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS , KC

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME
TRAIL DIMENSION
CONTROL PLAN

SHEET NUMBER

L5-05



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

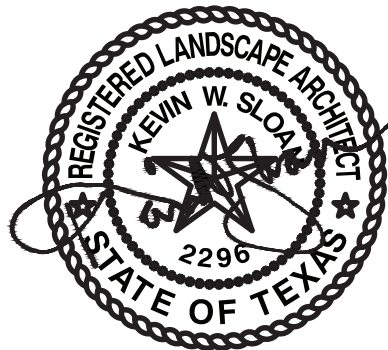
DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS, KC

JOB NUMBER:

SEAL



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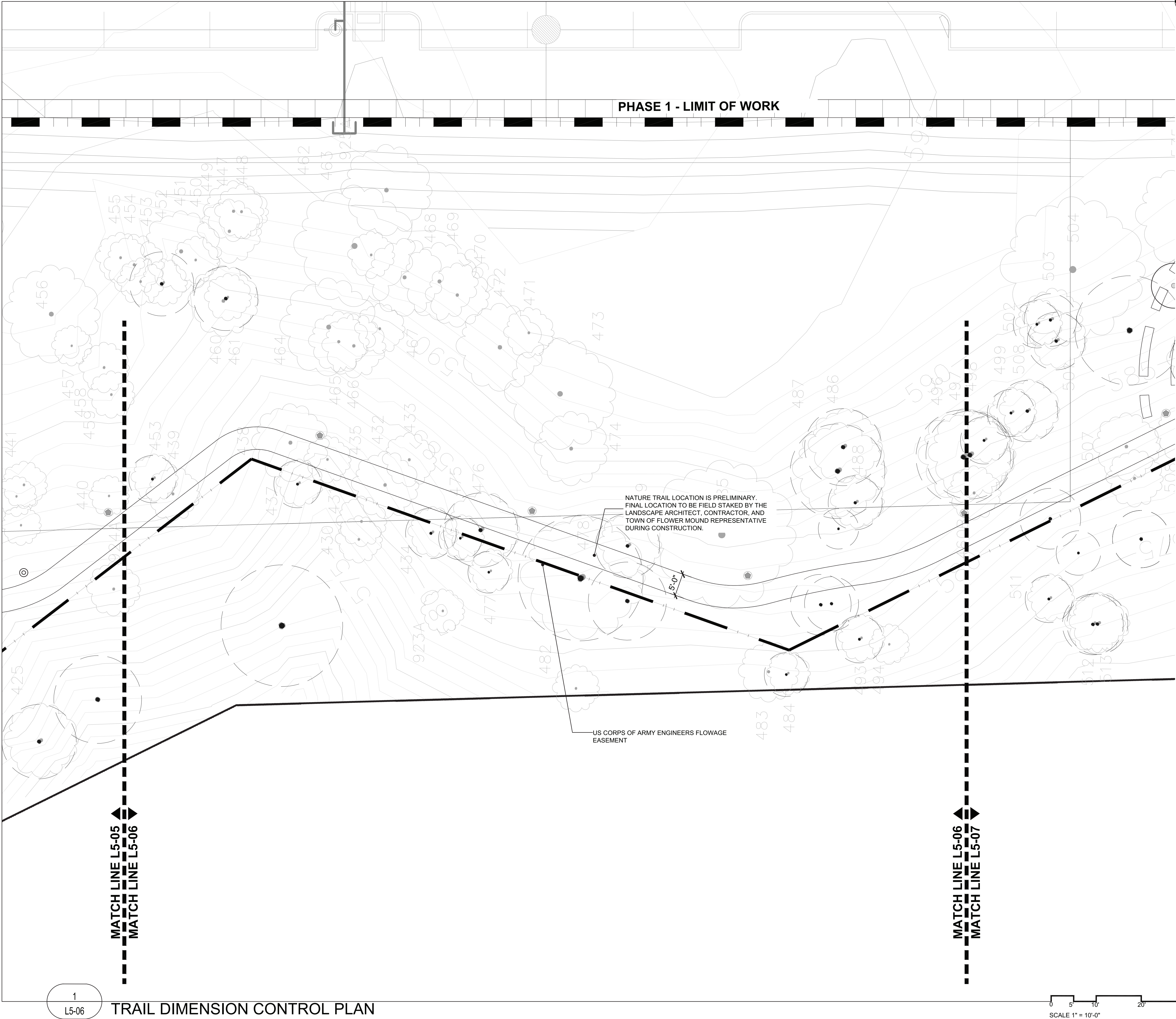
REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME
TRAIL DIMENSION
CONTROL PLAN

SHEET NUMBER

L5-06



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STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT S

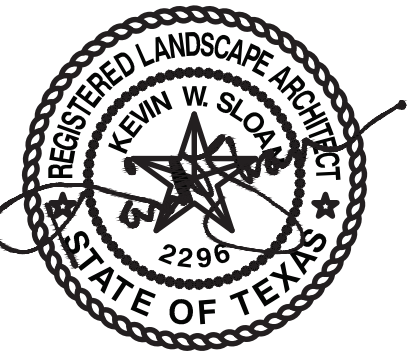
DATE: MAY 15, 2015

DESIGN BY: KS

DRAWN BY: LD, MS, I

JOB NUMBER:

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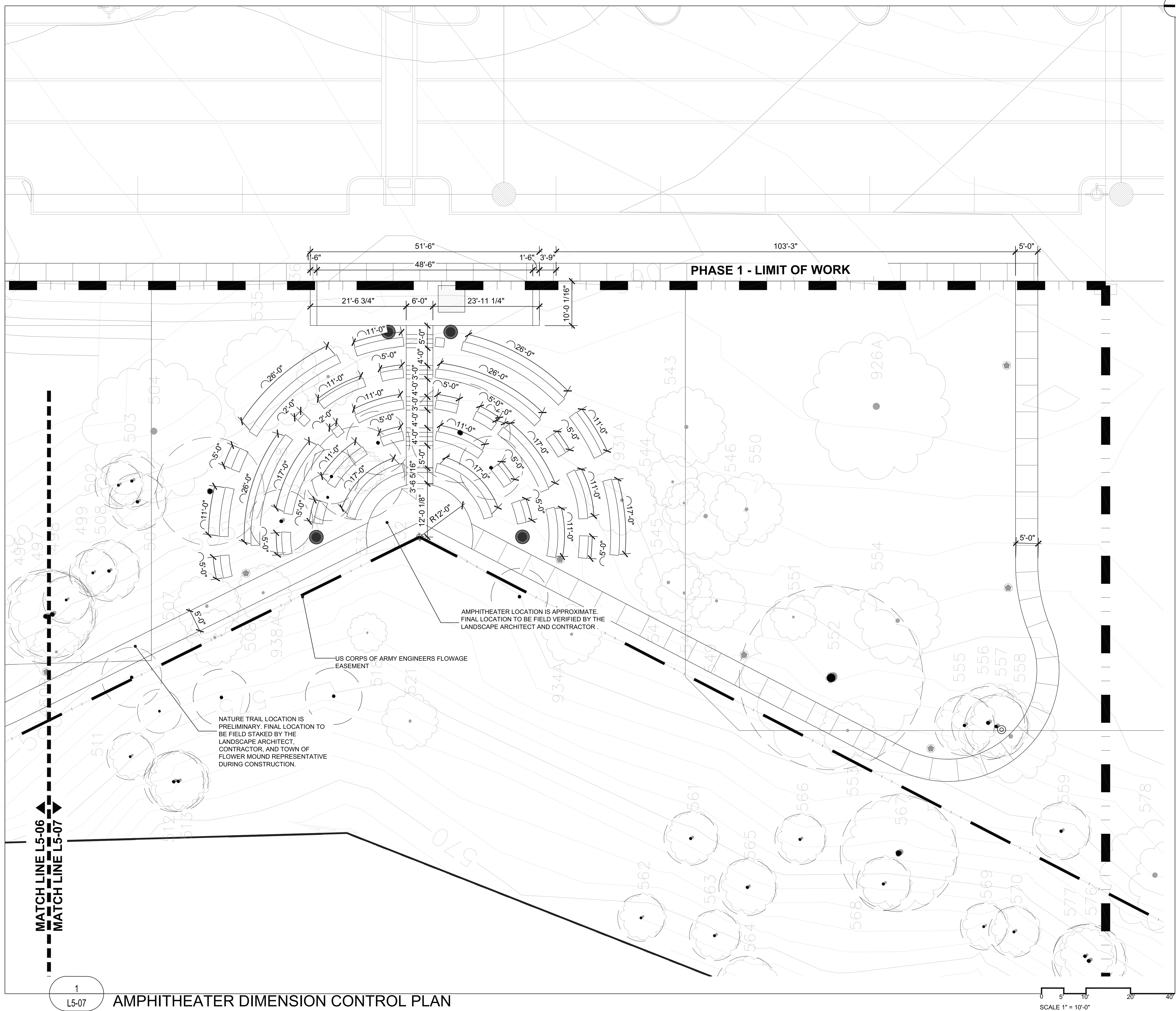
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SHEET NAME

NAME
AMPHITHEATER
DIMENSION CONTROL
PLAN

SHEET NUMBER

L5-07





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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS, KC

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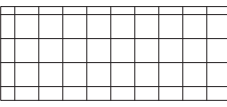
OPEN SPACE PARK
TRAIL PLANTING PLAN

SHEET NUMBER

L5-08

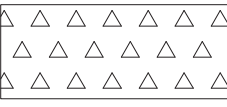
PLANTING LEGEND

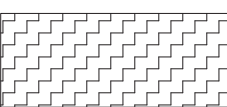
- AG TEXAS BUCKEYE
ASERODUS GLABRA VAR. *ANGUSTA*
- AR OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- CA EASTERN WHITEBUD
CERES CANADENSIS ALBA
- CO CHINKAPIN OAK
QUERCUS MOBILE ENERGETIC
- ID WARREN'S RED POSSUMHAW HOLLY
ALIX DECIDUA 'WARREN'S RED'
- LN NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X 'NATCHEZ'
- MG LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- FM MEXICAN PLUM
PRUNUS MEXICANA
- PO MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- QB TEXAS RED OAK
QUERCUS BUCKLEYI
- QM BUR OAK
QUERCUS MACROCARPA
- TD BALD CYPRESS
TAXODIUM DISTICHUM
- UP LACEBARK ELM
ULMUS PARVIFLORA
- WR WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- CI PECAN TREE
CARYA ILLINOENSIS

- GC GROUND COVER

 - LIRIOPE
LIRIOPE MOUSCARI
 - PURPLE WINTERCREEPER
ECONYNUS FORTYONII
 - FROGFRUIT
PHYLLA NODIFLORA
 - MEXICAN FEATHER GRASS
HAUSMANNIA TENUESCENS
 - SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- GR GRASS

 - BUFFALOGRASS
BOUTELOURA DACTYLOIDES
 - OR
 - BERMUDA GRASS
CYNODON DACTYLON

- SH SHRUBS

 - 'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
 - PINK ABELIA
ABELIA EDWARD DOUGHERTY
 - DWARF WAX MYRTLE
MYRTICA PUSILLA
 - AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
 - INDIAN HAWTHORN
PRANHOPEPS INDICA
 - TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
 - CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
 - SPIREA
SPIREA SP.
 - GULF MUHLY
MUHLENBERGIA CAPILLARIS
 - AUTUMN SAGE
SELVIA GREGGII

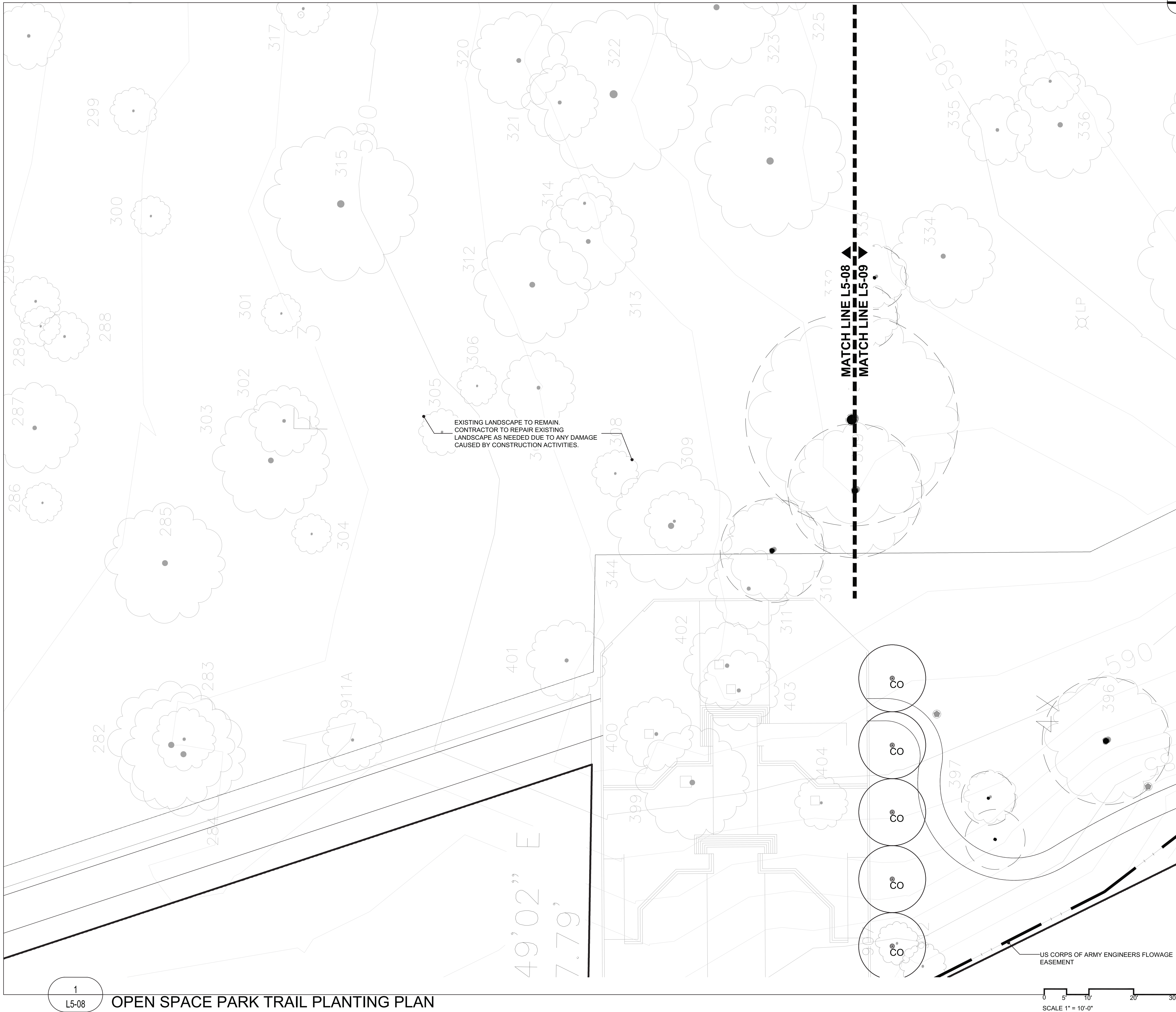
- TU TURF GRASS

 - ST. AUGUSTINE GRASS
STENOCHAPRUM SECUNDATUM

NOTE:

- LANDSCAPE IMPROVEMENTS THAT ARE IN CONFLICT WITH BUILDING CONSTRUCTION WILL BE INSTALLED BY THE BUILDER.
- SHRUB AND GROUND COVER LISTED ARE OPTIONS FOR EACH AREA. EVERY AREA SHOWN TO CONTAIN THEM WILL HAVE SOME COMBINATION OF THOSE PLANTS BUT NOT ALL OF THE PLANTS LISTED WILL OCCUR IN EVERY AREA SHOWN.
- CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES

NOTE:

NATURE TRAIL LOCATION IS PRELIMINARY. FINAL LOCATION TO BE FIELD STAKED BY THE LANDSCAPE ARCHITECT, CONTRACTOR, AND TOWN OF FLOWER MOUND REPRESENTATIVE DURING CONSTRUCTION.



1
L5-08

OPEN SPACE PARK TRAIL PLANTING PLAN

0 5 10 20 30
SCALE 1" = 10'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS, KC

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME
TRAIL PLANTING PLAN

SHEET NUMBER

L5-09

PLANTING LEGEND

- (AG) TEXAS BUCKEYE
ASERULUS GLABRA VARI. ANGSTRI
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- (CA) EASTERN WHITEBUD
CERCIS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILENBERGII
- (ID) WARREN'S RED POSSUMHAW HOLLY
ALIX GREGGII 'WARREN'S RED'
- (LN) NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- (MG) LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (FM) MEXICAN PLUM
PRUNUS MEXICANA
- (PO) MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- (QB) TEXAS RED OAK
QUERCUS BUCKLEYI
- (QM) BUR OAK
QUERCUS MACROCARPA
- (TD) BALD CYPRESS
TAXODIUM DISTICHUM
- (UP) LACEBARK ELM
ULMUS PARVIFOLIA
- (WR) WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- (CI) PECAN TREE
CARYA LUNGINENSIS

- (GC) GROUND COVER
 - LIRIOPE
LIRIOPE MUSCARI
 - PURPLE WINTERCREEPER
EDONTRIS FORTUNEI
 - FROGFRUIT
PHYLLA NODIFLORA
 - MEXICAN FEATHER GRASS
HAUSSEA TENUICOMA
 - SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- (GR) GRASS
 - BUFFALOGRASS
BOUTELDOUA DACTYLODES
 - OR
 - BERMUDA GRASS
CYNODON DACTYLON

- (SH) SHRUBS
 - 'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
 - PINK ABELIA
ABELIA EDWARD DOUGHERTY
 - DWARF WAX MYRTLE
MYRTICA PUSILLA
 - AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
 - INDIAN HAWTHORN
PRANHOPEPS INDICA
 - TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
 - CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
 - SPIREA
SPIREA SP.
 - GULF MUHLY
MULLENBERGIA CAPILLARIS
 - AUTUMN SAGE
SELVIA GREGGII

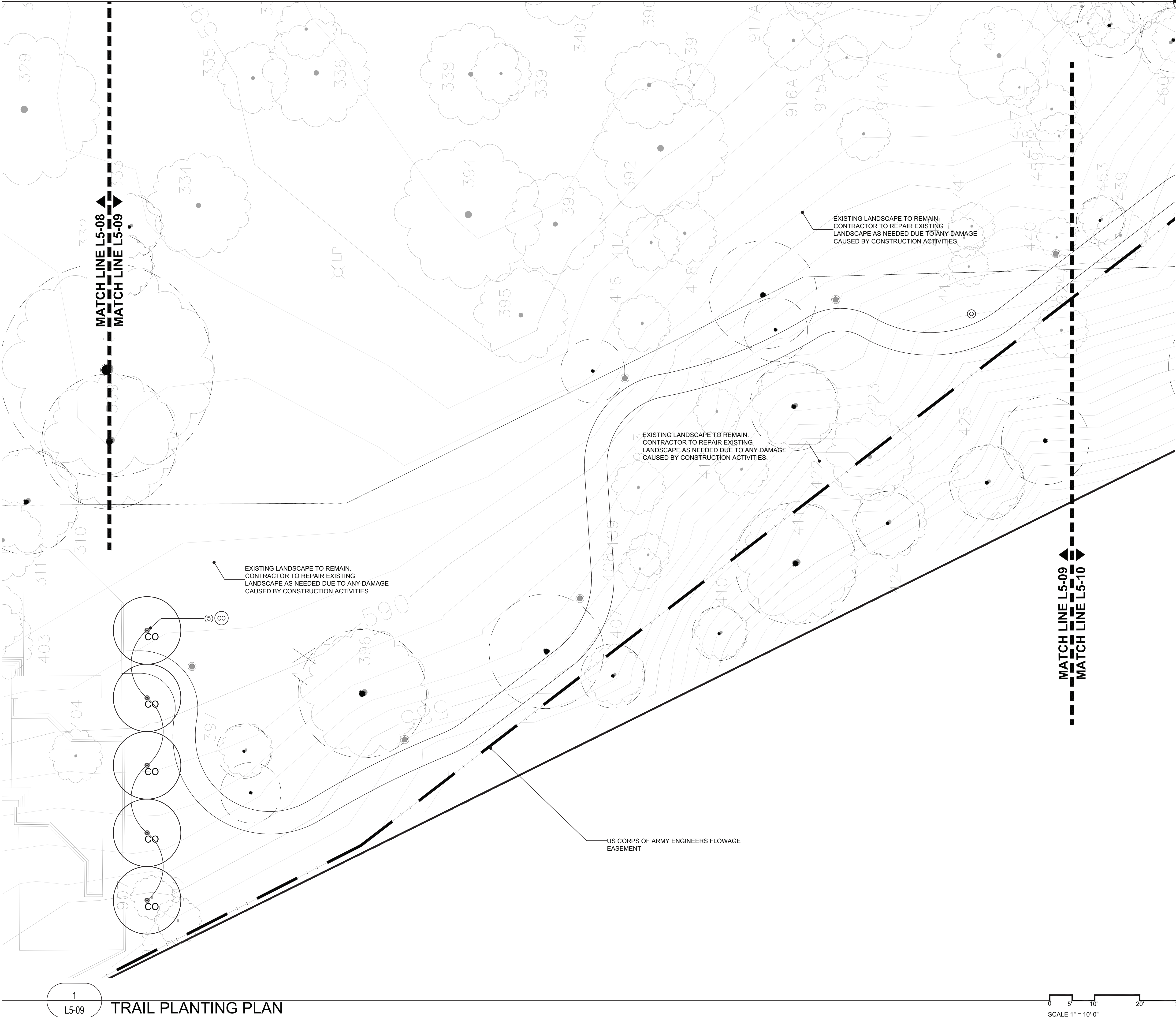
- (TU) TURF GRASS
 - ST. AUGUSTINE GRASS
STENOPORYNUM SECUNDATUM

NOTE:

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1
L5-09
TRAIL PLANTING PLAN

0 5 10 20 30
SCALE 1" = 10'-0"



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS, KC

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

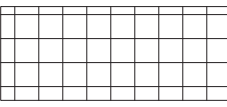
TRAIL PLANTING PLAN

SHEET NUMBER

L5-10

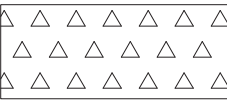
PLANTING LEGEND

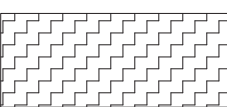
- (AG) TEXAS BUCKEYE
ASERULUS QUINCY VARI. ANGUSTIFOLIA
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- (CA) EASTERN WHITEBUD
CERIS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILE/EMERSONI
- (ID) WARREN'S RED POSSUMHAW HOLLY
ALIBI DECIDUA 'WARREN'S RED'
- (LN) NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- (MG) LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (FM) MEXICAN PLUM
PRUNUS MEXICANA
- (PO) MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- (QB) TEXAS RED OAK
QUERCUS BUCKLEYI
- (QM) BUR OAK
QUERCUS MACROCARPA
- (TD) BALD CYPRESS
TAXODIUM DISTICHUM
- (UP) LACEBARK ELM
ULMUS PARVIFOLIA
- (WR) WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- (CI) PECAN TREE
CARYA ILLINOENSIS

- (GC) GROUND COVER

 - LIRIOPE
LIRIOPE MUSCARI
 - PURPLE WINTERCREEPER
EDONTYRUS FORTYNAE
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JUNIPERUS X PRITZERIANA 'SEA GREEN'

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 - AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
 - INDIAN HAWTHORN
PRONANDEPS INDICA
 - TEXAS SAGE
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 - CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
 - SPIREA
SPIREA SP.
 - GULF MUHLY
MUEhlenBERGIA CAPILLARIS
 - AUTUMN SAGE
Salvia GREGGII

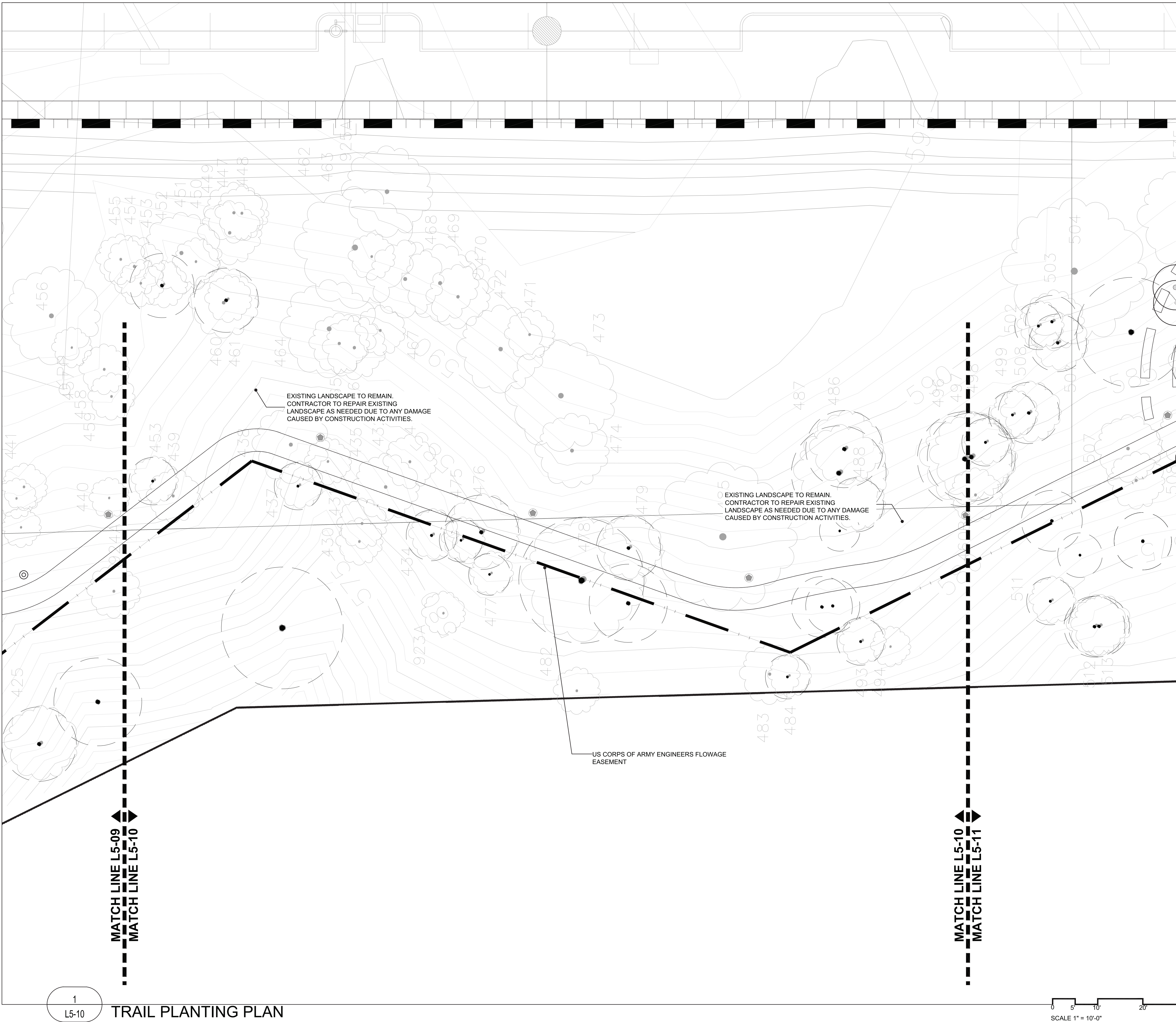
- (TU) TURF GRASS

 - ST. AUGUSTINE GRASS
STENOCHAPRUM SECUNDATUM

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0 5 10 20 30
SCALE 1" = 10'-0"



KEVIN
SLOAN
STUDIO

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DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS, KC

JOB NUMBER:

SEAL



05.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

AMPHITHEATER
PLANTING PLAN

SHEET NUMBER

L5-11

PLANTING LEGEND

- (AG) TEXAS BUCKEYE
ASERUCUS GLABRA VARI. ANGUSTA
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM OCTOBER GLORY
- (CA) EASTERN WHITEBUD
CERCIS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILENBERGERI
- (ID) WARREN'S RED POSSUMHAW HOLLY
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FROGFRUIT
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SEA GREEN JUNIPER
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SPIREA SP.
GULF MUHLY
MULLENBERGIA CAPILLARIS
AUTUMN SAGE
SALVIA GREGGII

- (TU) TURF GRASS

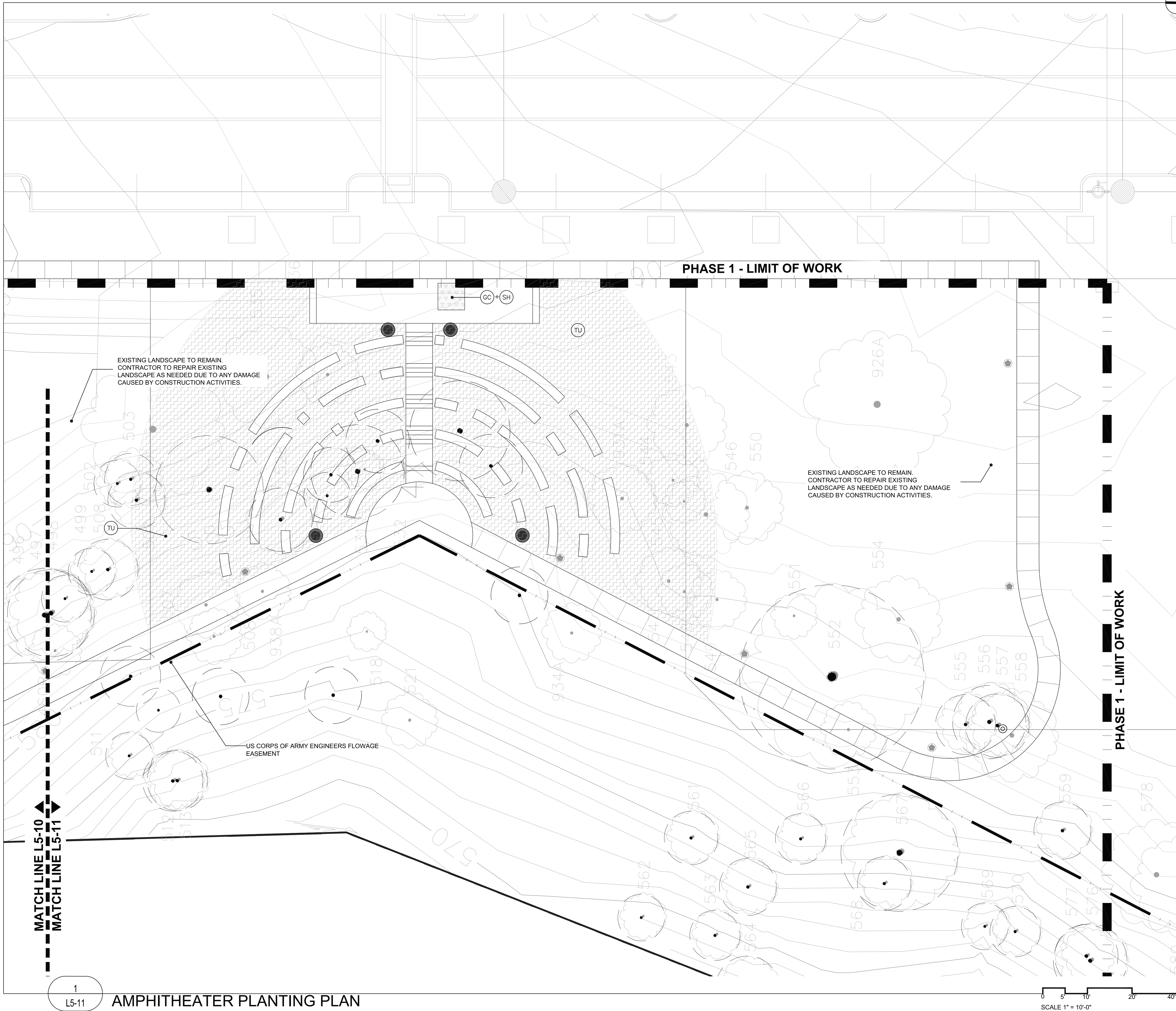
ST. AUGUSTINE GRASS
STENOPORYUM SECUNDATUM

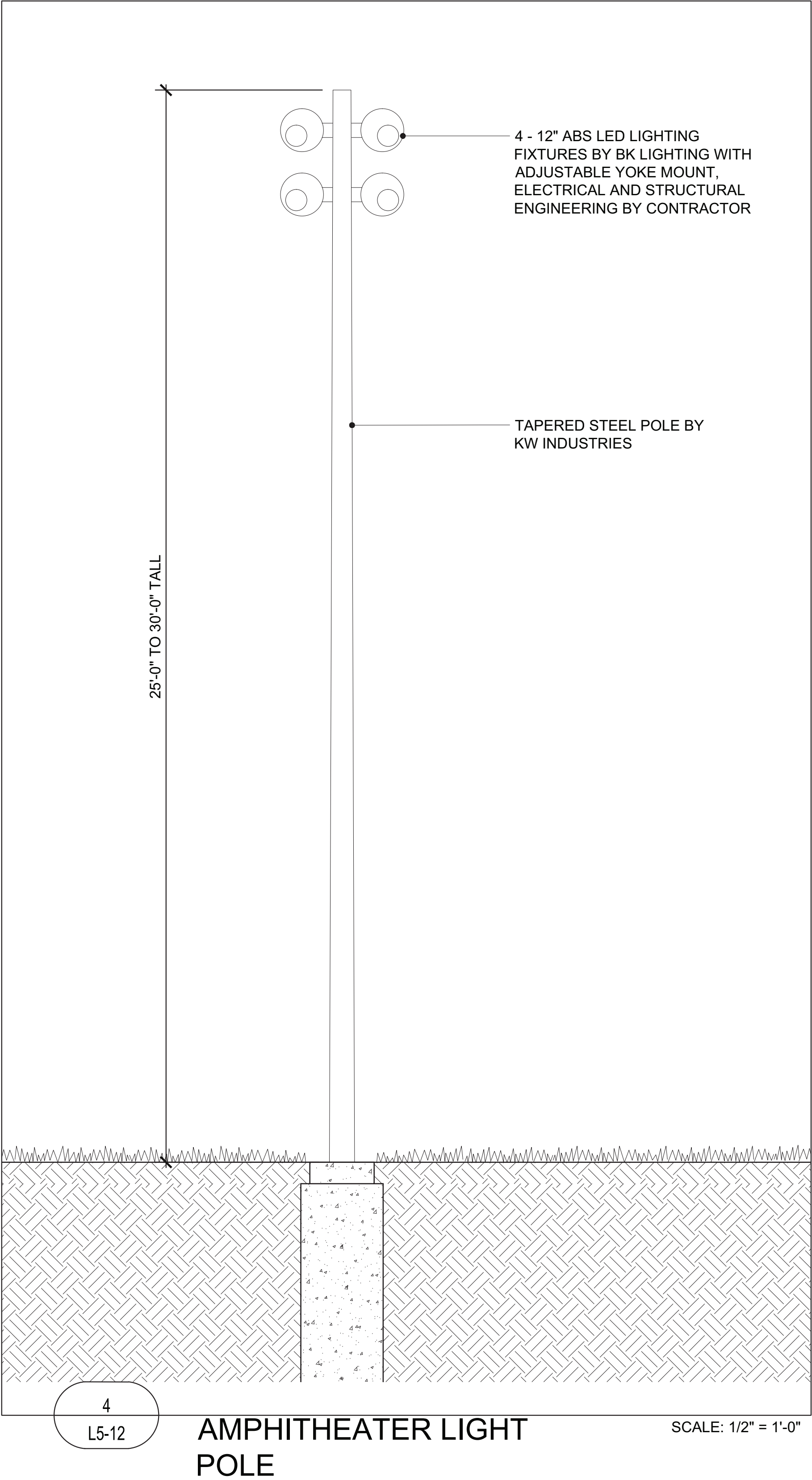
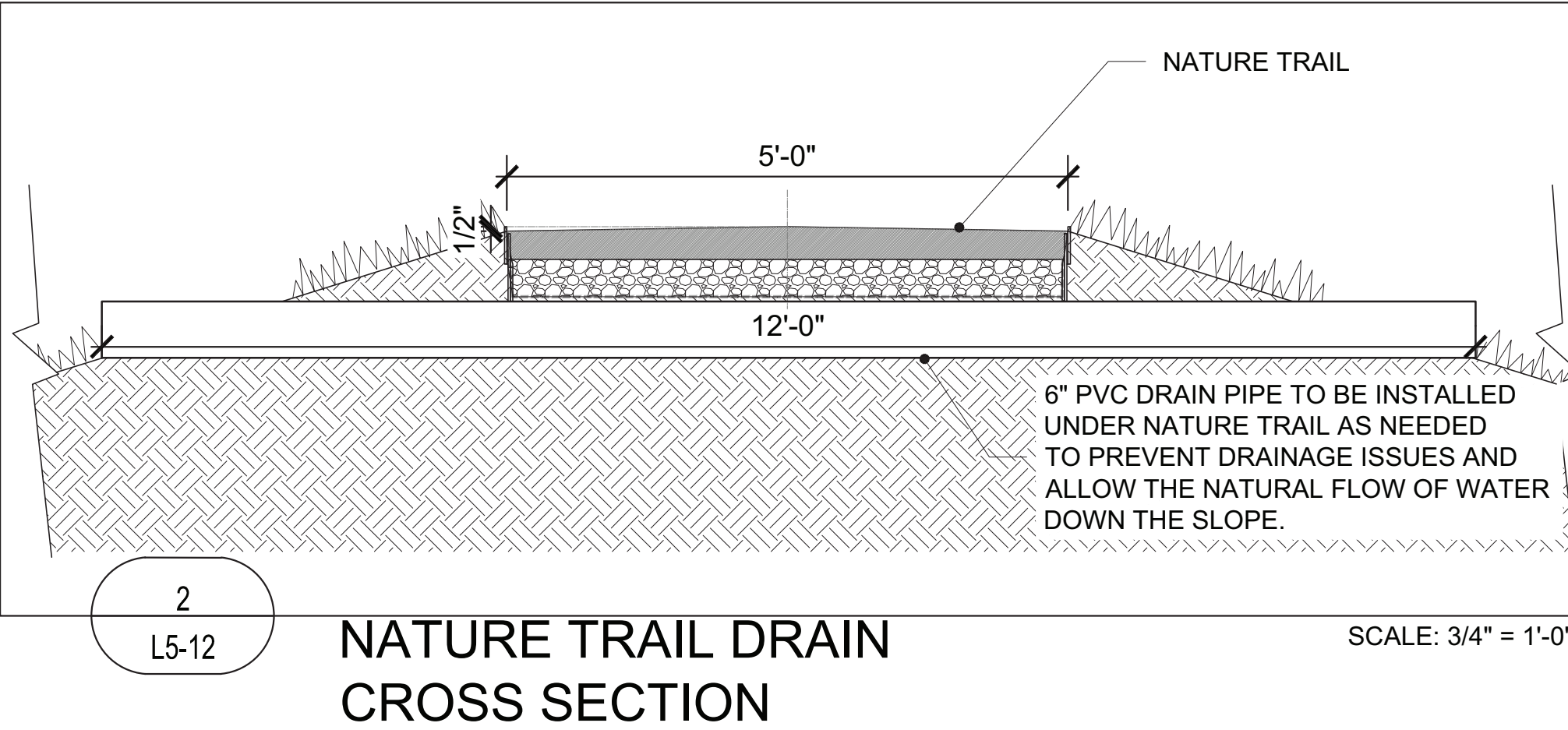
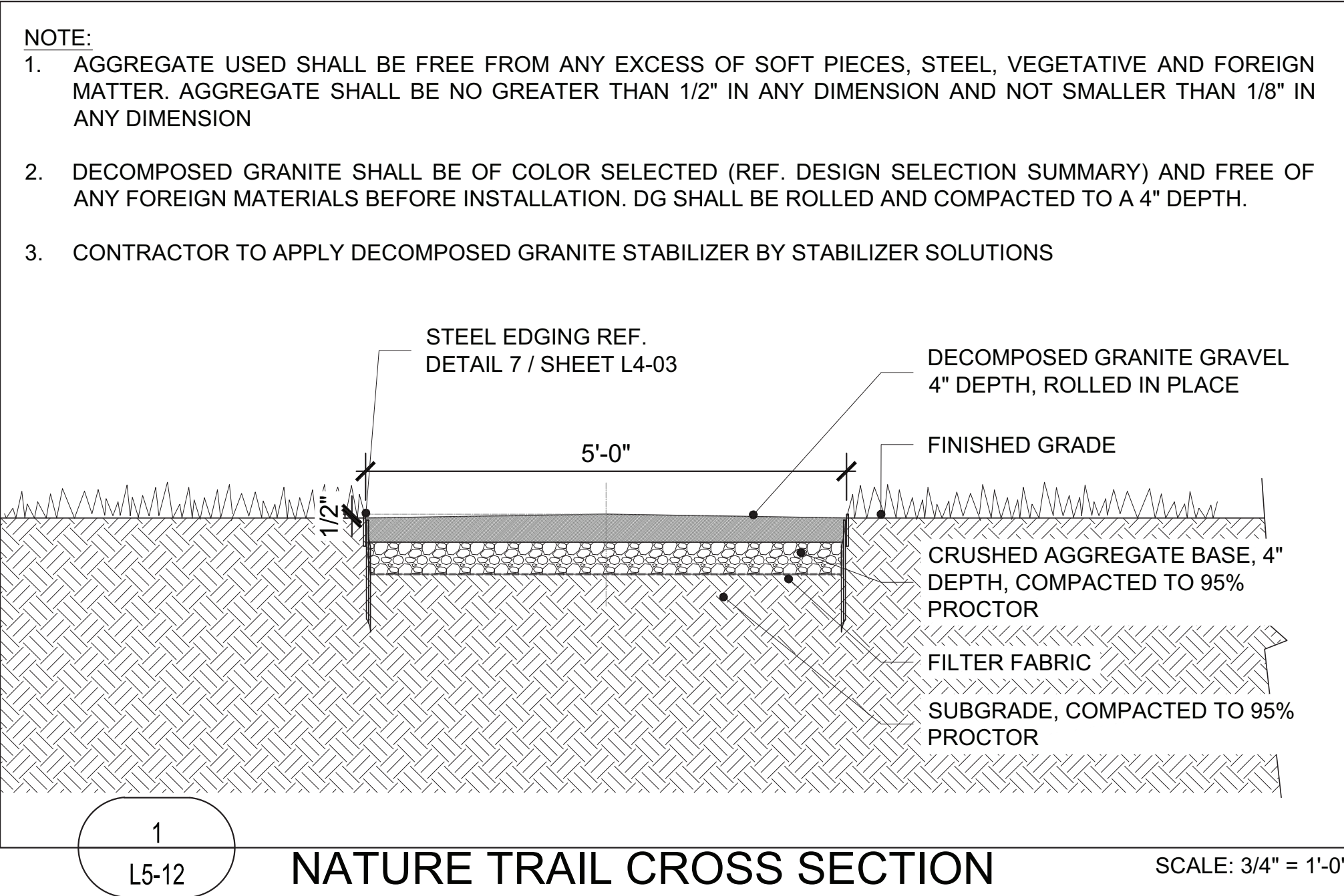
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NATURE TRAIL
DETAILS



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 1

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: MAY 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



05.15.2020

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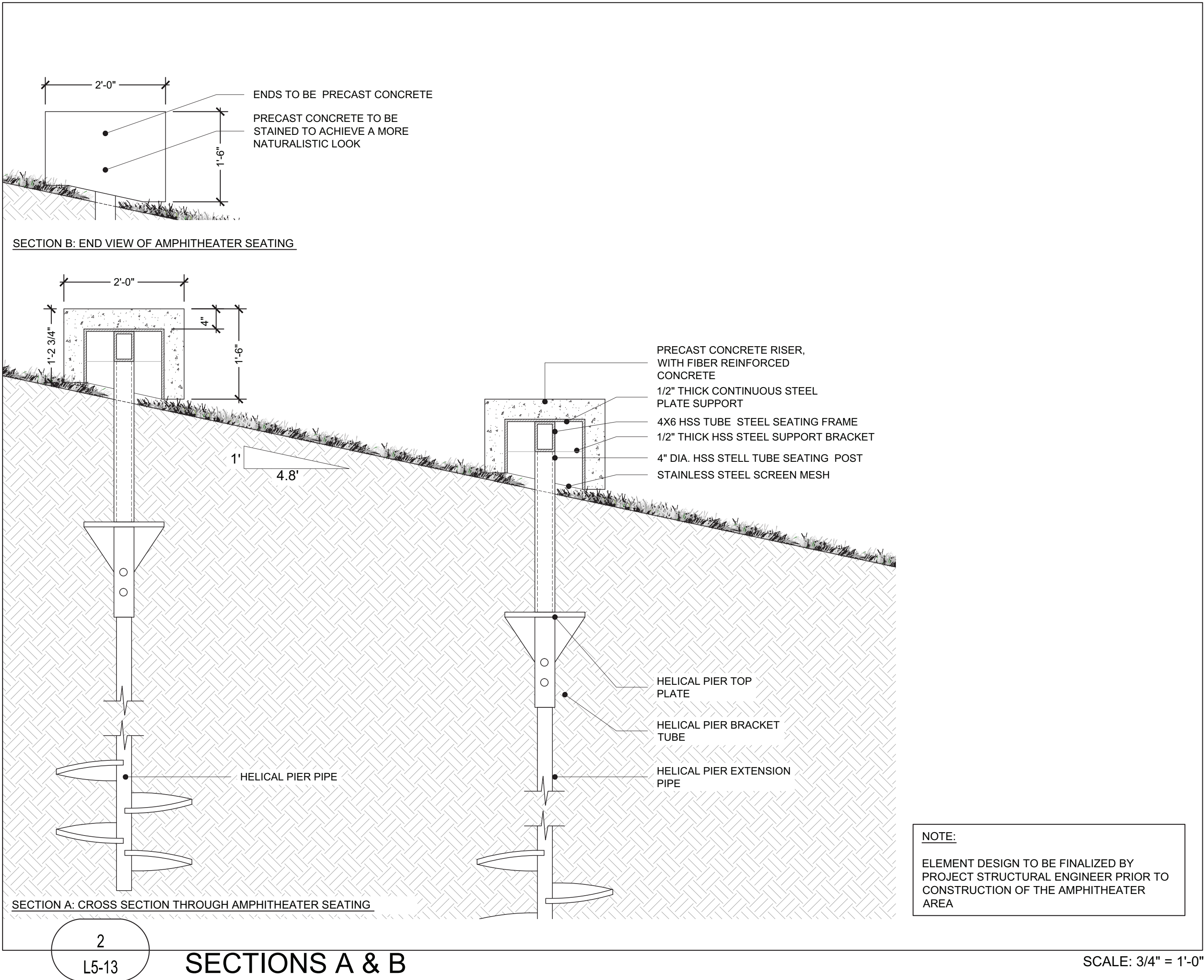
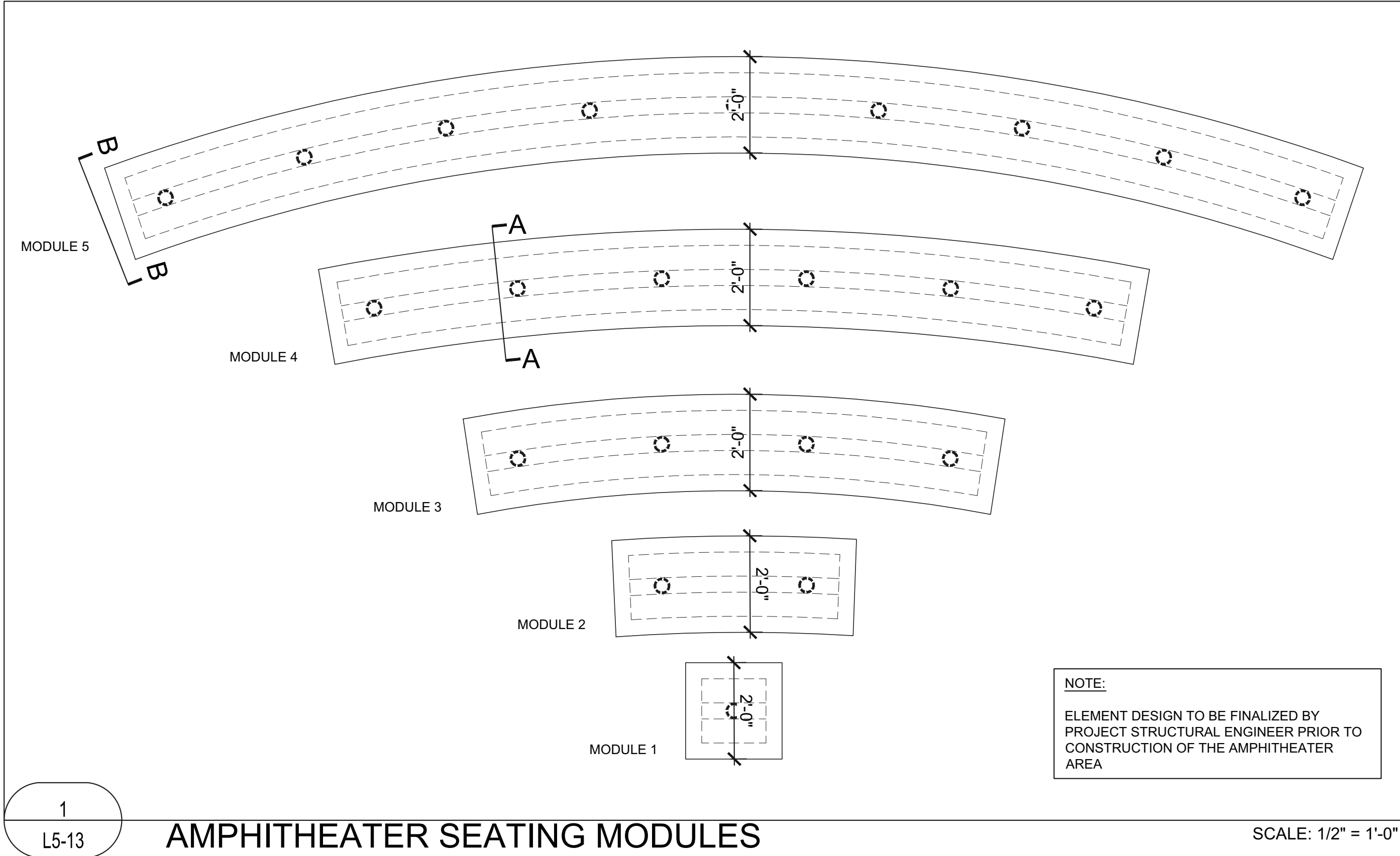
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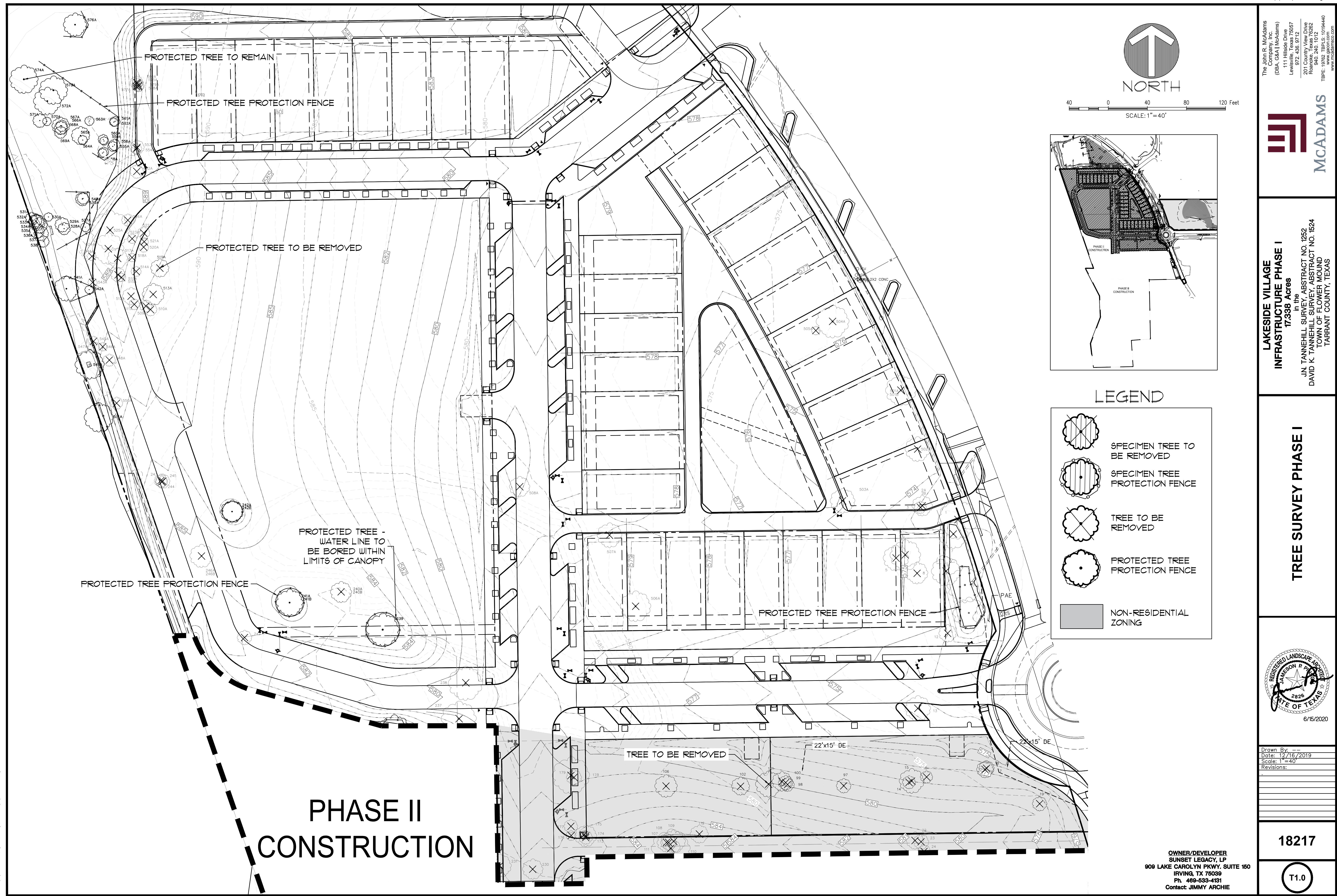
SHEET NAME

AMPHITHEATER DETAILS

SHEET NUMBER

L5-13





LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	CREDITS	DEBITS	EXEMPT
1	501A	22	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
2	501B	22	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
3	502A	17	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
4	503A	23.5	PECAN	Carya illinoensis	Yes	No	Yes	exempt; no mitigation	YES			YES
5	504A	24	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	exempt; no mitigation	YES			YES
6	505A	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
7	506A	21	AMERICAN ELM	Ulmus americana	Yes	No	Yes	exempt; no mitigation	YES			YES
8	507A	17	AMERICAN ELM	Ulmus americana	Yes	No	Yes	exempt; no mitigation	YES			YES
9	508A	14	PECAN	Carya illinoensis	Yes	No	Yes	exempt; no mitigation	YES			YES
10	509A	8.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
11	510A	9	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
12	511A	7.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
13	512A	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
14	513A	15	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes		YES		-1	
15	514A	7	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
16	515A	6	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			
17	516A	10	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
18	517A	9	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
19	518A	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
20	519A	12.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
21	520A	7	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
22	521A	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
23	522A	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
24	523A	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
25	524A	21.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
26	525A	27	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
27	526A	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
28	527A	6.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
29	528A	8.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
30	529A	10	POST OAK	Quercus stellata	Yes	No	No		YES		1	
31	530A	6	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
32	531A	8	POST OAK	Quercus stellata	Yes	No	No		YES		1	
33	532A	9	POST OAK	Quercus stellata	Yes	No	No		YES		1	
34	533A	10.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
35	534A	11	POST OAK	Quercus stellata	Yes	No	No		YES		1	
36	535A	11	POST OAK	Quercus stellata	Yes	No	No		YES		1	
37	536A	10.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
38	537A	10	POST OAK	Quercus stellata	Yes	No	No		YES		1	
39	538A	8	POST OAK	Quercus stellata	Yes	No	No		YES		1	
40	539A	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
41	540A	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
42	541A	17	POST OAK	Quercus stellata	Yes	No	No		YES		1	
43	542A	6	POST OAK	Quercus stellata	Yes	No	No		YES		1	
44	543A	6.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
45	544A	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
46	545A	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
47	546A	6	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
48	547A	8	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
49	548A	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
50	549A	20	POST OAK	Quercus stellata	Yes	No	No		YES		1	
51	550A	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
52	551A	25	POST OAK	Quercus stellata	Yes	No	Yes		YES		1	
53	552A	8.5	POST OAK	Quercus stellata	Yes	No	Yes		YES			YES
54	553A	10	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes		YES			YES
55	554A	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes		YES			YES
56	555A	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
57	556A	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
58	557A	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
59	558A	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
60	559A	6	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
61	560A	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
62	561A	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
63	562A	6	BLACKJACK OAK	Quercus marilandica	Yes	No	No		YES		1	
64	563A	6.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
65	564A	19	POST OAK	Quercus stellata	Yes	No	No		YES		1	
66	565A	12.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
67	566A	17	POST OAK	Quercus stellata	Yes	No	No		YES		1	
68	567A	12.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
69	568A	9	POST OAK	Quercus stellata	Yes	No	No		YES		1	
70	569A	8.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
71	570A	6	POST OAK	Quercus stellata	Yes	No	No		YES		1	
72	571A	9.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
73	572A	19	POST OAK	Quercus stellata	Yes	No	No		YES		1	
74	573A	19.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
75	574A	19.5, 18.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk	YES		1	
76	575A	7	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes		YES			YES
77	576A	16, 12.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	multitrunk	YES		1	
78	577A	6.5	TEXAS ASH	Fraxinus texensis	Yes	Yes	No	exempt; no mitigation	YES			YES
79	578A	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
80	579A	8	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
81	580A	9	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
82	1	27	PECAN	Carya illinoensis	Yes	No	Yes	fair condition; exempt; no mitigation	YES			YES
83	2A	9	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
84	2B	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
85	3	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
86	5	17.5	PECAN	Carya illinoensis	Yes	No	Yes	exempt; no mitigation	YES			YES
87	6	21	PECAN	Carya illinoensis	Yes	No	Yes	exempt; no mitigation	YES			YES
88	7	20	AMERICAN ELM	Ulmus americana	Yes	No	Yes	fair condition; exempt; no mitigation	YES			YES
89	8	15	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
90	9	20	AMERICAN ELM	Ulmus americana	Yes	No	Yes	exempt; no mitigation	YES			YES
91	10	24.5	AMERICAN ELM	Ulmus americana	Yes	No	No	exempt; no mitigation	YES			YES
92	11	21.5	PECAN	Carya illinoensis	Yes	No	No	exempt; no mitigation	YES			YES
93	12	12	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
94	13	17.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	no mitigation		YES		YES
95	14	9	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
96	15	17	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; no mitigation		YES		
97	16	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
98	17	11.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
99	18	10.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
100	19	10	PECAN	Carya illinoensis	Yes	No	Yes	no mitigation		YES		
101	22	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
102	23	10.5	LIVE OAK	Quercus virginiana	Yes	No	Yes	exempt; no mitigation		YES		YES
103	24	9	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
104	97	15	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
105	98	9.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
106	99	10	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
107	100	13.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
108	101	18	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
109	102	13.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
110	106	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
111	107	13	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
112	108	17.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
113	109	16	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
114	110	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
115	111	26.5	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
116	112	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
118	173	9.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
119	174	15	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
120	175	6.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
121	176	11.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
122	177	9.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
123	178	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
124	179	25.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
125	230	14	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
126	231	16	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes	multitrunk	YES		-1	
127	232	7.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes		YES		-1	
128	233	10.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes	multitrunk	YES		-1	
129	234	7.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No	Yes		YES		-1	
130	235	12.5	AMERICAN ELM	<i>Ulmus americana</i>	Yes	No	Yes	multitrunk	YES		-1	
131	236	8	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	No	No			YES	1	
132	237	24	AMERICAN ELM	<i>Ulmus americana</i>	Yes	No	Yes			YES		
133	238	23.5	PECAN	<i>Carya illinoensis</i>	Yes	No	Yes	multitrunk		YES		
134	239	22.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No			YES		
135	240A	9.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes	no mitigation		YES		
136	240B	10.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	Yes	no mitigation		YES		
137	241A	11.5	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No			YES		
138	241B	13	TEXAS ASH	<i>Fraxinus texensis</i>	Yes	No	No	multitrunk		YES		
139	242A	9	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes		YES			
140	242B	11	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	No		YES			
141	243	9	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes	no mitigation		YES		YES
142	244	8	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes	no mitigation		YES		YES
143	245	10	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes	no mitigation		YES		YES
144	246A	11	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes	no mitigation		YES		YES
145	246B	10	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	No	Yes	no mitigation		YES		YES
146	247	10	POST OAK	<i>Quercus stellata</i>	Yes	No	Yes	no mitigation		YES		YES



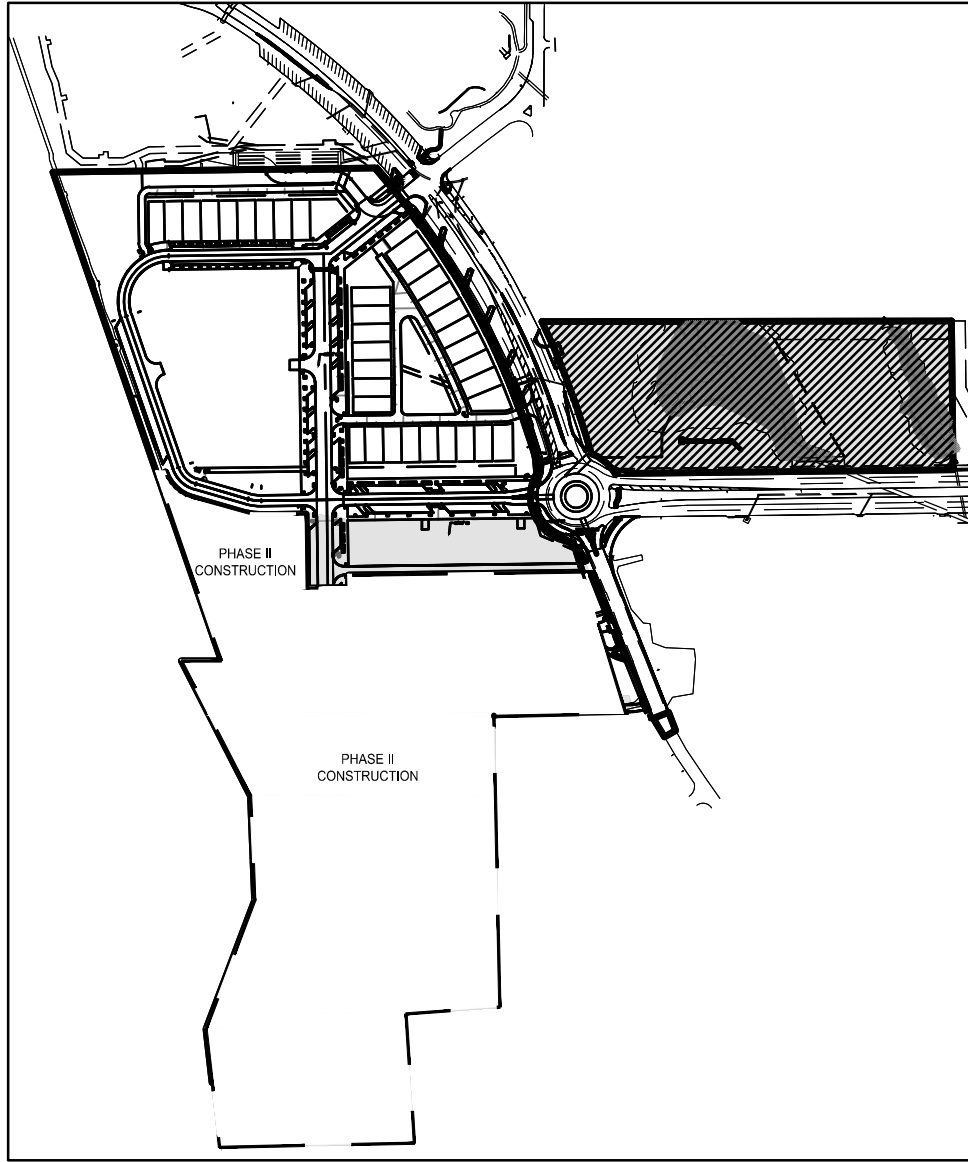
OWNER/DEVELOPER
SUNSET LEGACY, LP
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LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS
1	101	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation			
2	102	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
3	103	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
4	104	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
5	105	13, 9.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; no mitigation		YES	
6	106	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
7	107	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
8	108	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
9	109	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
10	110	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
11	111	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
12	112	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
13	113	9	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES	
14	114	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
15	115	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
16	116	7	RED OAK	Quercus rubra	Yes	No	No	no mitigation		YES	
17	117	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
18	118	10	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
19	119	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
20	120	12.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
21	121	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
22	122	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
23	123	13	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
24	124	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
25	125	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
26	126	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
27	127	7	MONTEREY OAK	Quercus polymorpha	Yes	No	No	no mitigation		YES	
28	128	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
29	130	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
30	131	8.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
31	132	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
32	133	24.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
33	134	7	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
34	135	11	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
35	136	9	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
36	137	11	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
37	138	15.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
38	139	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
39	140	18.5	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
40	141	15	AMERICAN ELM	Ulmus americana	Yes	No	No	multitrunk; no mitigation		YES	
42	142	17	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
43	143	6	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
44	144	13.5	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
45	145	6	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
46	146	14	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
47	147	10	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
48	148	21	POST OAK	Quercus stellata	Yes	No	No	multitrunk; no mitigation		YES	
49	149	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
50	150	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
51	151	9	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
52	152	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
53	153	16	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
54	154	11	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
55	155	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
56	156	7	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
57	157	11	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
58	158	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
59	159	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
60	160	14	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
61	161	7	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
62	162	12	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
63	163	6.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
64	164B	38.5	AMERICAN ELM	Ulmus americana	Yes	Yes	No	no mitigation		YES	
65	165	8	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
66	166	13.5	MULBERRY	Morus alba	Yes	No	No	multitrunk; no mitigation		YES	
67	167	14	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
68	168	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
69	169	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
70	170	9	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
71	171	14	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
72	172	16	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
73	173	15.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
74	174	15.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
75	175	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
76	176	14	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
77	177	9.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
78	178	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
79	179	8	AMERICAN ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS
80	180	11.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
81	181	11.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
82	182	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
83	183	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
84	184	6.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
85	185	14	AMERICAN ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
86	186	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; no mitigation		YES	
87	187	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
88	188	14.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	no mitigation		YES	
89	189	15.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	no mitigation		YES	
90	190	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
91	191	7	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
92	192	11	PECAN	Carya illinoensis	Yes	No	No	no mitigation		YES	
93	193	20	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
94	194	7	AMERICAN ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
95	195	7	AMERICAN ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
96	196	7	AMERICAN ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
97	197	8.5	PECAN	Carya illinoensis	Yes	No	Yes	no mitigation		YES	
98	198	16.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; no mitigation		YES	
99	199	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
100	200	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
101	201	19.5	RED OAK	Quercus rubra	Yes	No	No	no mitigation		YES	
102	202	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
103	203	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
104	204	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
105	205	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
106	206	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
107	207	15	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
108	208	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
109	209	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
110	210	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
111	211	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
112	212	10	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
113	213	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
114	214	9.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
115	215	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
116	216	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
117	217	6.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
118	218	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
119	219	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
120	220	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
121	221	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
122	222	26	POST OAK	Quercus stellata	Yes	Yes	No	no mitigation		YES	
123	223	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
124	224	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
125	225	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
126	226	7	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
127	227	7	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
128	228	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
129	229	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
130	230	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
131	231	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
132	232	6.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
133	233	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
134	234	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
135	235	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
136	238	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
137	239	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
138	240	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
139	241	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
140	242	15	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
141	243	11	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
142	244	9.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
143	245	13.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
144	238	11	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
145	239	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
146	240	7.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	no mitigation		YES	
147	241	15	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES	
148	242	15	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES	
149	243	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
150	244	9	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
151	245	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
152	246	13	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
153	247	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
154	248	14	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
155	250	6	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
156	256	32	POST OAK	Quercus stellata	Yes	No	No	multitrunk; no mitigation		YES	

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS
278	348	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
279	349	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
280	350	12	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
281	351	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
282	352	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
283	353	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
284	354	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
285	355	17.5, 17	POST OAK	Quercus stellata	Yes	No	No	exempt; multitrunk; no mitigation		YES	YES
286	356	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; No mitigation		YES	YES
287	357	9	POST OAK	Quercus stellata	Yes	No	No	No mitigation		YES	
288	358	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	No mitigation		YES	
289	359	6.5	POST OAK	Quercus stellata	Yes	No	No	No mitigation		YES	
290	360	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	No mitigation		YES	
291	361	18	POST OAK	Quercus stellata	Yes	No	No	No mitigation		YES	
292	362	23	POST OAK	Quercus stellata	Yes	Yes	No	No mitigation		YES	
293	363	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No	No mitigation		YES	
294	364	15	POST OAK	Quercus stellata	Yes	No	No	No mitigation		YES	
295	365	13	POST OAK	Quercus stellata	Yes	No	Yes	exempt; No mitigation		YES	YES
296	366	9	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; No mitigation		YES	YES
297	367	11	POST OAK	Quercus stellata	Yes	No	Yes	exempt; No mitigation		YES	YES
298	368	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	No mitigation		YES	
299	369	13	POST OAK	Quercus stellata	Yes	No	No	No mitigation		YES	
300	370	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	No mitigation		YES	
301	371	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	No mitigation		YES	
302	372	15	POST OAK	Quercus stellata	Yes	No	No	multitrunk; no mitigation		YES	
303	373	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	No mitigation		YES	
304	374	17	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
305	375	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
306	376	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
307	377	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES	YES
308	378	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; no mitigation		YES	
309	379	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; No mitigation		YES	YES
310	380	18	POST OAK	Quercus stellata	Yes	No	No	exempt; No mitigation		YES	YES
311	381	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; No mitigation		YES	YES
312	382	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
313	383	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; No mitigation		YES	YES
314	384	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
315	385	14.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
316	386	27	POST OAK	Quercus stellata	Yes	No	No	exempt; No mitigation		YES	YES
317	387	8.5	POST OAK	Quercus stellata	Yes	No	No	exempt; No mitigation		YES	YES
318	388	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; No mitigation		YES	YES
319	389	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
320	390	11	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
321	391	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
322	392	11.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
323	393	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
324	401	16	POST OAK	Quercus stellata	Yes	No	No	exempt; No mitigation		YES	YES
325	402	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
326	403	6.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
327	404	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
328	405	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
329	406	14.9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; no mitigation		YES	
330	407	10	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	no mitigation		YES	
331	408B	28	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	no mitigation		YES	
332	409	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
333	410	18	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
334	411	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
335	412	8	TEXAS ASH	fraxinus texensis	Yes	No	Yes	no mitigation		YES	
336	413	14	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
337	414	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
338	415	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
339	416	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES	
340	417	12	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES	
341	418	15	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES	
342	419	10	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	no mitigation		YES	
343	420	10	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
344	421	12	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES	
345	421	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
346	422	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
347	423	14	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
348	424	16.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
349	425	15.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES	
350	426	6.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
351	427	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
352	428	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
353	429	6	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
354	430	9.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
355	431	7	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
356	432	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
357	433	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
358	434	6.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	
359	435	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES	
360	436	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES	
361	437	8.5	AMERICAN ELM	Ulmus americana	Yes	No	No	no mitigation		YES	

TREE MITIGATION TABLE	
Total # of specimen trees:	2
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
Protected trees within a residential zone:	0
Protected tree mitigation:	0
Protected tree credits:	0
Total required tree mitigation:	0



THIS TREE CHART CORRELATES WITH THE ADDITIONAL 6 ACRES TO THE NORTHEAST OF MAIN SITE.

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79337
972.436.9712
201 County View Drive
Reno, NV 89502
940.240.1012
TBE: 1992 TBEPLS 10194440
www.mcadamsco.com



McADAMS

LAKESIDE VILLAGE
INFRASTRUCTURE PHASE I
17,338 Acres
in the
J.N. TANNERHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNERHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY PHASE I



6/15/2020

Drawn By: --
Date: 11/25/2019
Scale:
Revisions:
04/16/2019

18217

T.1.4

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 76039
Ph. 469-533-4131
Contact: JIMMY ARCHIE



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

CONSENT ITEM

DATE: June 22, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a record plat (RC19-0014 – Lakeside Village, Phase 1B) to develop a mixed-use subdivision. The property is generally located east of Lakeside Parkway and north of Lakeside Village Boulevard.

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 a companion Replat (RP20-0002 - Lakeside Village, Phase 1A) 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 record plat application is to create one mixed use lot for future development. However, this lot also contains a detention pond for the proposed and future developments within Phase 1A, Phase 1B, and Phase 2. Construction plans, landscape plans, and tree survey for this lot were reviewed with Phase 1A plans. The subject property is approximately 6.3 acres. Access to this lot will be from Lakeside Parkway and Lakeside Village Boulevard.

The area of consideration for this record plat application is the MU-C3 (Mixed Use-Commercial 3) subzone within the Lakeside DFW development. The proposed record plat is in compliance with all applicable standards within the [Lakeside DFW ordinance](#).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

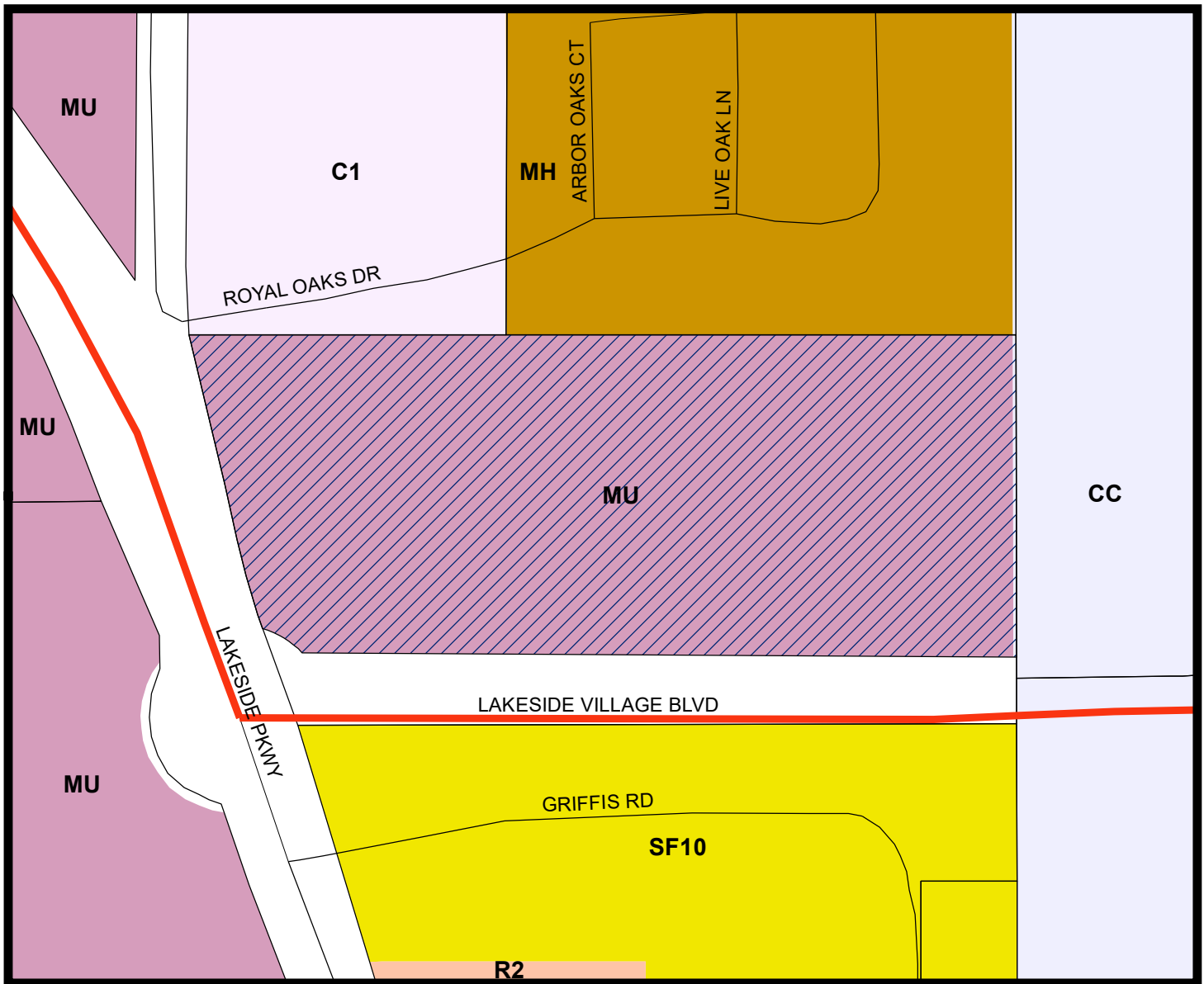
B. Application Details

1. Record Plat

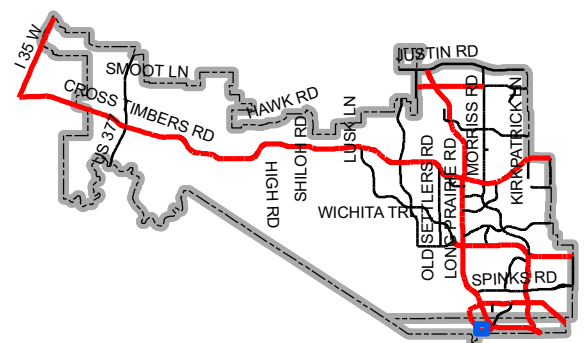
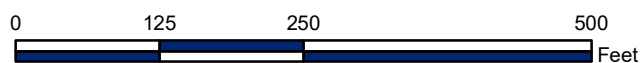
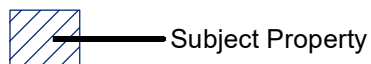
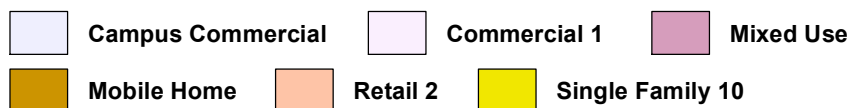


Vicinity Map

Reference Project: RC19-0014



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE VILLAGE PHASE 1B

February 13, 2020

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

RE: Lakeside Village Infrastructure – Record Plat 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 record application for the Lakeside Village, Phase 1B. This application is for a ~6.3 Acre tract of land located at the northeast corner of Lakeside Parkway and Lakeside Village Boulevard. This tract will house a small detention pond for Lakeside Village, as well as some additional developable property.

All proposed construction is indicated within the Phase 1A construction plans

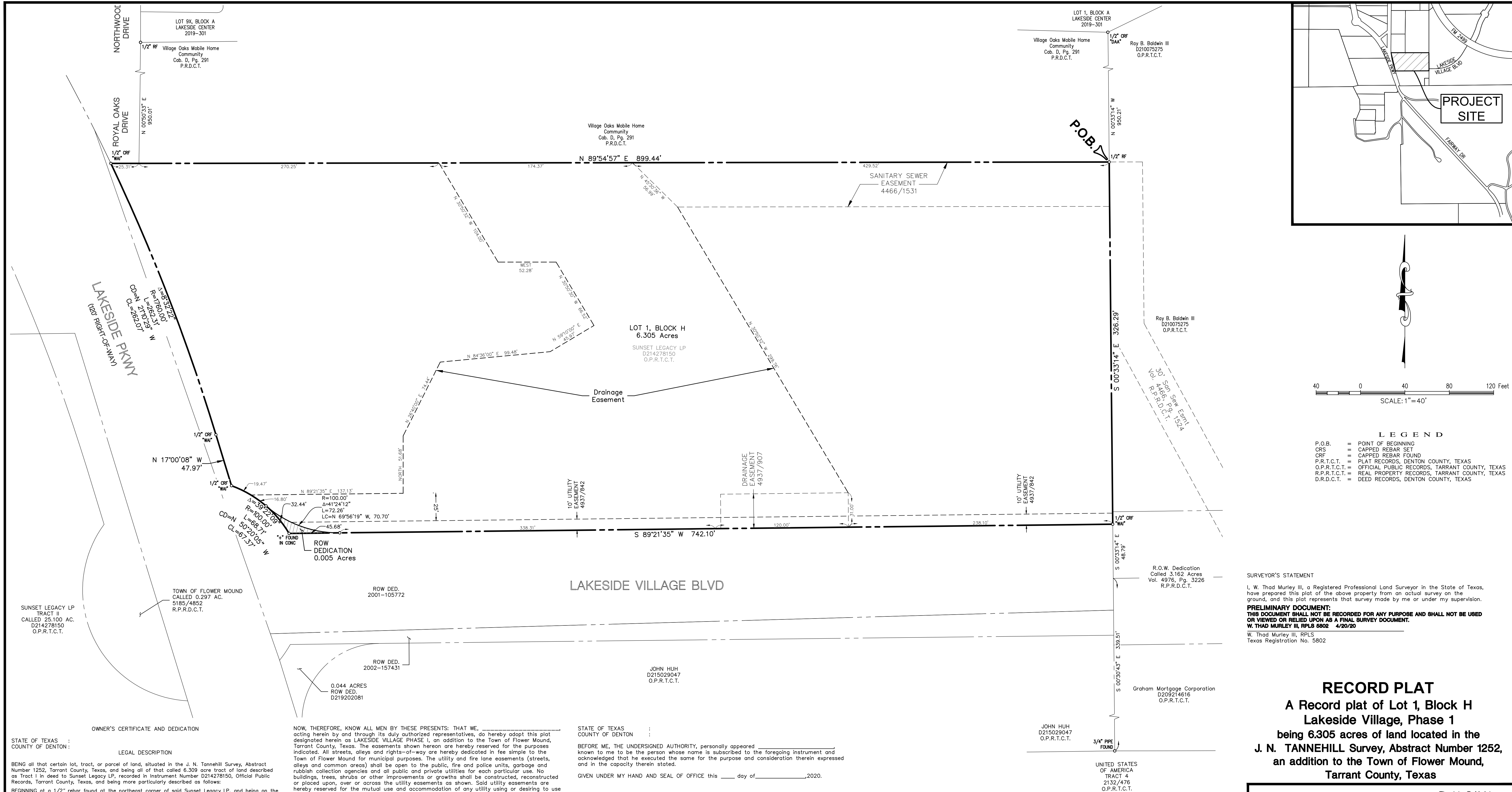
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

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

Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.



LEGEND

P.O.B. = POINT OF BEGINNING
 CRS = CAPPED REBAR SET
 CRF = CAPPED REBAR FOUND
 P.R.T.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
 O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 R.P.R.T.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
 D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS

SURVEYOR'S STATEMENT

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 8802 4/20/20

W. Thad Murley III, RPLS
 Texas Registration No. 5802

RECORD PLAT

**A Record plat of Lot 1, Block H
 Lakeside Village, Phase 1
 being 6.305 acres of land located in the
 J. N. TANNEHILL Survey, Abstract Number 1252,
 an addition to the Town of Flower Mound,
 Tarrant County, Texas**

The John R. McAdams
 Company, Inc.
 (DBA: G&A | McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 Country View Drive
 Roanoke, Texas 76262
 940.240.1012
 TBPE: 19762 TBPLS: 10194440
 www.gacan.com
 www.mcadamsco.com

DRAWN BY: BC DATE: Submit Date SCALE: 1"=40' JOB. No. **18217**

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 100
IRVING, TX 75039
Ph. 469-539-4191
Contact: JIMMY ARCHIE

STATE OF TEXAS :
 COUNTY OF DENTON :
 LEGAL DESCRIPTION

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 called 6.309 acre tract of land described as Tract I in 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" capped 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 Ray 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 to 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 742.10 feet to a "x" found in concrete, at the southwest corner of said Sunset Legacy tract, and being at the intersection of said Lakeside Village Boulevard, and Lakeside Parkway, a called 120-foot Right-of-Way;

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 39°22'09", an arc length of 68.71, and whose chord bears N 50°20'05" W, a distance of 67.37 feet, to a 1/2" capped rebar found, stamped "WAI";

N 17°00'08" W, a distance of 47.97 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 8°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°54'57" 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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, _____, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as LAKESIDE VILLAGE PHASE I, an addition to the Town of Flower Mound, Tarrant County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys 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, 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 _____ day of _____, 2020.

Authorized Representative _____

STATE OF TEXAS :
 COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public State of Texas _____

My commission expires the _____ day of _____, _____.

APPROVED:
 TOWN OF FLOWER MOUND
 PLANNING AND ZONING COMMISSION

David Johnson, Chairman
 Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
 Town of Flower Mound

Date _____, 2020

SIGNED AND SEALED:
 TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
 Town of Flower Mound

NOTES:

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

2. Coordinates for Lakeside Village 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 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northeast Corner (POB): N 7044950.85'; E 2409288.88';
 Bearing and distance from the Northeast corner to Geo Point 18: N 13°04'47" E, 4578.29'
 Southeast Corner: N 7044624.63'; E 2409292.03';
 Bearing and distance from the Southeast corner to Geo Point 19: N 42°54'03" E, 7428.43'

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 | MCADAMS.

5. Pursuant to Ordinance No. 36-92 of the Town of Flower Mound, Texas, a mandatory Homeowner's 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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: June 22, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Site Plan (SP20-0004 - Texas Health Presbyterian Hospital) to expand an existing hospital. The property is generally located east of Long Prairie Road and north of Central Park Avenue.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

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 for the expansion of an existing hospital facility. The total expansion area is approximately 14,500 square feet and will include an observation unit consisting of 18 beds. The expansion sits to the north of the existing hospital closer to the emergency entrance. The extent of this expansion, remodel and other details have been explained in the applicant's letter of intent (Attachment A(2)).

The development standards within Ordinance No. 05-15 for The River Walk at Central Park requires that the concept Land Use Plan be amended to show building expansions that propose an increase of more than 10 percent in ground coverage by any structure. The existing hospital has a footprint of 81,530 square feet, and the proposed expansion is a 17.5 percent increase in the ground coverage, which necessitated a zoning amendment. On June 15, 2020, the Town Council approved a zoning amendment application to supplement the existing concept Land Use Plan exhibit for The River Walk with an updated concept Land Use Plan depicting the proposed expansion for Presbyterian Hospital.

Parking for the hospital is calculated at the ratio of one space per day shift employee plus one space per bed. The hospital has 97 beds, 18 observation beds, and 270 day shift employees, requiring a total of 385 parking spaces. Upon approval of the expansion, the hospital will have 379 on-site parking spaces. On January 22, 2018, the Planning and Zoning Commission approved a commercial parking lot for the hospital consisting of 160 parking spaces to be located on a 3.96-acre adjacent lot owned by the hospital. This commercial parking lot is located to the north of the hospital site (and to the east of the Taco Bueno) within Planned Development District-114 (PD-114). Complying with the parking section of the River Walk ordinance (see excerpt below),

approximately 142 off-site parking spaces out of the 160 spaces are available within 500 feet from the north emergency entrance to the hospital.

7.5 Aggregation. It shall not be required in The River Walk CBD that required off-street parking is located on the same site or lot as the principal use or on a site or lot that is immediately adjacent to and contiguous with the site or lot on which is located the principal use. The amount of provided parking shall be considered in aggregate, provided that no considered parking space is located more than 500 feet from the entrance to the use to which the space is counted in each of the TC Town Center, CR Community Residential and CMU Community Mixed Use subdistricts or more than 300 feet from the entrance to the use to which the space is counted in the CRC Community Retail Center subdistrict.

Primary access to this development will continue to be from Long Prairie Road and Central Park Avenue, with secondary access available from the north through mutual access easements within PD-114.

The building materials and colors used on the facade for the proposed expansion will match the materials of the existing building. The elevations and landscape plan also comply with The River Walk at Central Park development standards and applicable Town standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

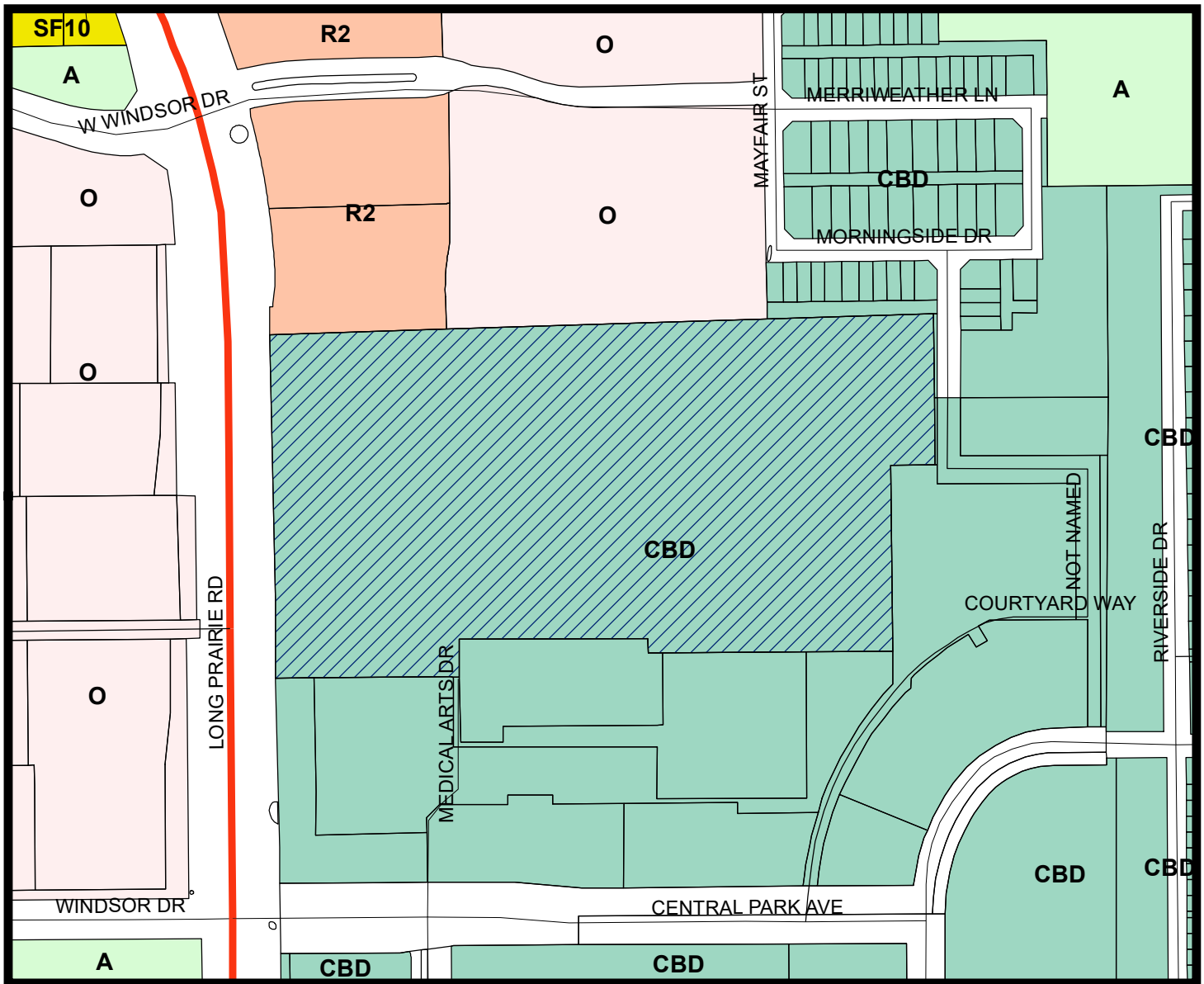
B. Application Details

1. Site Plan Exhibit

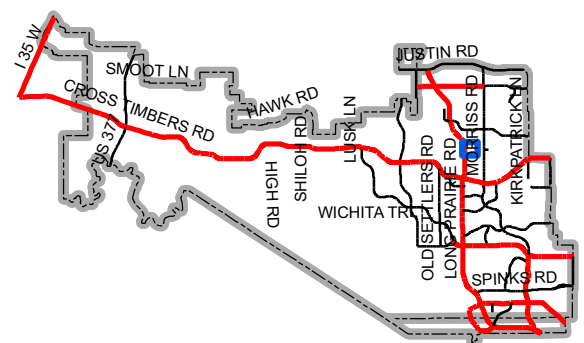
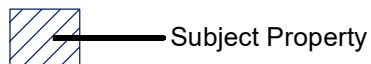
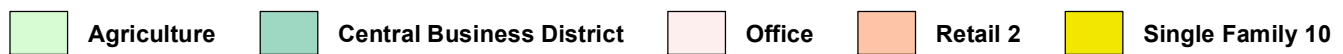


Vicinity Map

Reference Project: SP20-0004



LEGEND



Map Location



June 12, 2020

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: THPH Observation Expansion
Letter of Intent
HKS Project No. 22004.000

To whom it may concern:

This project planned for Flower Mound Hospital will expand the hospitals services in the River Walk at Central Park Zoning District. The primary purpose is to build an Observation Unit with 18 beds which will serve patients that require 24-48 hour observation but do not need to be admitted into a hospital inpatient unit. A new concept plan amendment is required because the addition is an increase of more than 10% in ground coverage by structures. The existing hospital (71,130sf) & central plant (10,400sf) area totals 81,530sf and the addition is 14,250sf, which is above the 10% required for an amendment.

The new observation unit expansion sits due north of the hospitals dining and kitchen area, and it will have a public access connection from that lobby space. A small addition to the dining area is also part of the project in that area. The observation unit will also be connected to the existing emergency department from the east side by a new corridor. This will serve as a staff-only access corridor and the means of transferring patients from emergency and to hospital inpatient units. Along that corridor, outside there will be a new drop-off canopy for the Emergency department, and the work in this area will require regrading and minor changes to parking along the drop-off drive.

In addition to the observation unit expansion, the emergency department entry will be slightly expanded to the north to increase the waiting room size and provide better visibility for staff to those waiting for treatment. Also, there are minor renovations to the entry area clinical support rooms of the emergency department including the addition of sub-wait bays which will help patients receive treatment in a timely fashion.

The total expansion area for this project is approximately 14,250sf. It will be constructed in one phase, maintaining access to the existing emergency department throughout.

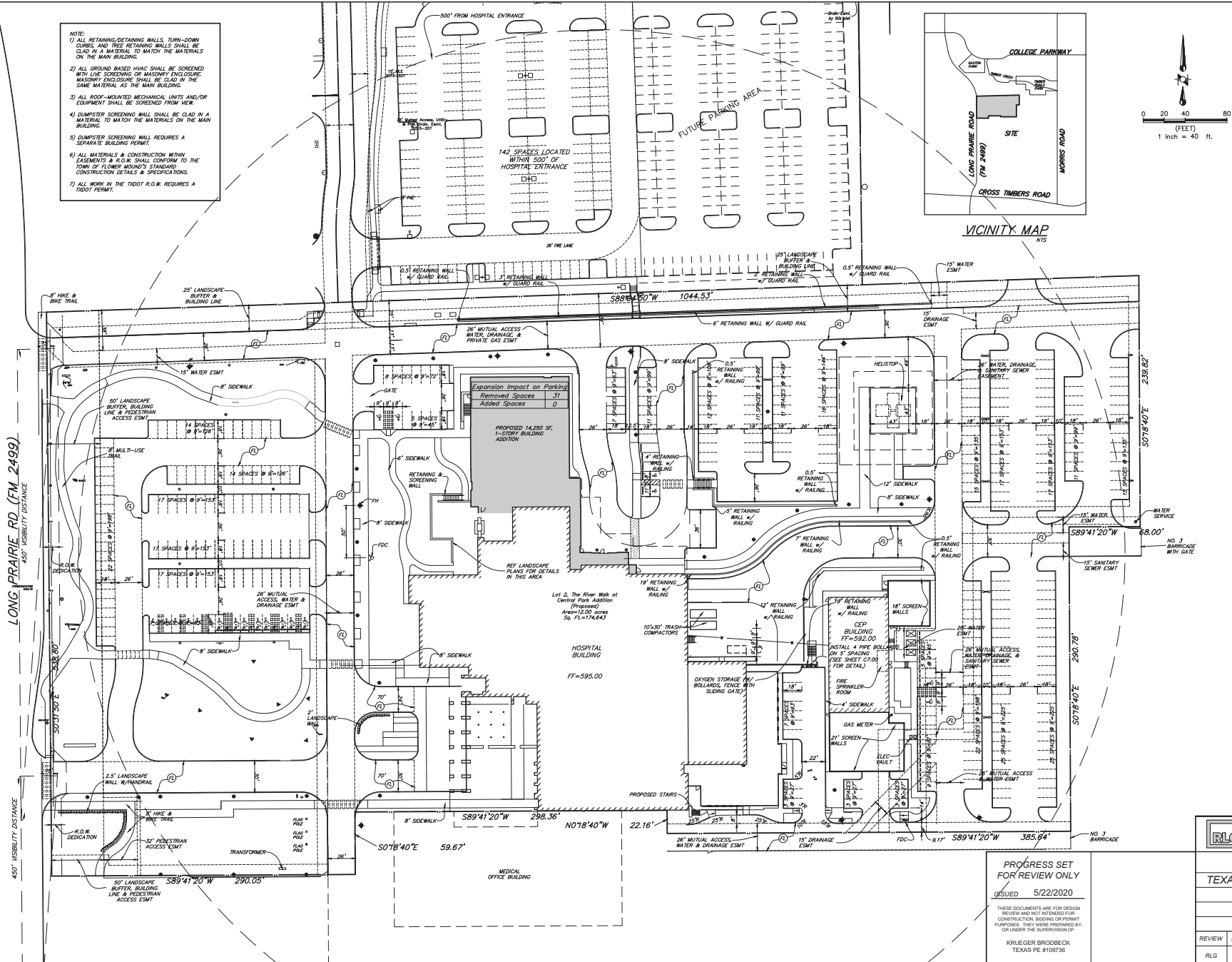
Sincerely,

Clint Pickett
AIA
Principal

- NOTE:
- 1) ALL RETAINING/RETAINING WALLS, TURN-DOWN CURBS, AND TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - 2) 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.
 - 3) ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - 4) DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - 5) DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - 6) ALL MATERIALS & CONSTRUCTION WITHIN EASEMENTS & R.O.W. SHALL CONFORM TO THE TOWN OF FLOWER MOUND'S STANDARD CONSTRUCTION DETAILS & SPECIFICATIONS.
 - 7) ALL WORK IN THE TDDOT R.O.W. REQUIRES A TDDOT PERMIT.

LONG PRAIRIE RD. (FM 2499)

450' VISIBILITY DISTANCE



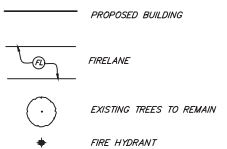
SITE DATA TABLE	
Physical Address	4400 Long Prairie Road Flower Mound, TX 75028
Gross Site Area	11.89 Acres or 517,862 Sq Ft.
Net Site Area	11.89 Acres or 517,862 Sq Ft.
Zoning	CBD
Use	Hospital
Lot Coverage Data	
Building Coverage	81,530 Sq Ft.
Imperious Area	355,791 Sq Ft. (68.7%)
Previous Area	162,071 Sq Ft. (31.3%)
Parking Summary	
Surface Parking	Required: 385, Provided: 379
Onsite Parking	379
Offsite Parking	142
Total Parking	385

Existing Building Data	
Building	4 Story w/ Basement
Peak Height	71'-8"
Mean Height	58'-4"
Total Square Footage	200,959
Proposed Building Add	
Building	1 Story
Peak Height	20'-6"
Mean Height	20'-6"
Total Square Footage	14,250

Number of Beds	97
Number of Observation Beds	18
Number of Day Shift Employees	270
Parking Required = 385 Spaces (1 space per bed + 1 space per day shift employee)	

CBD Zoning Standard (Town Center Sub-District)	Required	Provided
Min. Lot Area	N/A	N/A
Min. Lot Width	N/A	N/A
Min. Floor Area	N/A	N/A
Min. Front Yard	11	50
Min. Side Yard	N/A	N/A
Min. Rear Yard	N/A	N/A
Max. Lot Coverage	N/A	N/A
Max. Height (stories/ft)	4/60'	4/59'-4"

LEGEND



Owner:
TbHR, LLP Parragon Health
14131 Midway Road, Suite 1050
Addison, Texas 75001

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
WWW.RLGINC.COM TSP# FIRM REG. F-493

SITE PLAN					
TEXAS HEALTH PRESBYTERIAN HOSPITAL					
OBSERVATION EXPANSION					
FLOWER MOUND					
DENTON COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	02/26/2020	1913	049	C0.01

PROGRESS SET
FOR REVIEW ONLY
ISSUED 5/22/2020

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY
OR UNDER THE SUPERVISION OF:
KRIEGER BRODBECK
TEXAS PE #10730

HKS

ARCHITECT
HKS, INC.
300 N. SAINT PAUL ST., SUITE 100
DALLAS, TX 75201

STRUCTURAL / CIVIL ENGINEER
RLS
1000 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TEXAS 75203

MEP ENGINEER
BW ASSOCIATES
1100 PACIFIC AVE., SUITE 2100
DALLAS, TX 75201

INTERIOR DESIGNER
HKS, INC.
300 N. SAINT PAUL ST., SUITE 100
DALLAS, TX 75201

LANDSCAPE ARCHITECT
TALLEY ASSOCIATES
1000 SAN ANTONIO, SUITE 400
DALLAS, TX 75201

TELECOMM
SSR, INC.
3700 W. SAM HOUSTON PARKWAY, SOUTH, SUITE 200
HOUSTON, TX 77042

MEDICAL EQUIPMENT
ONED
1111 PACIFIC AVE.
DALLAS, TX 75201

Texas Health
Presbyterian Hospital
FLOWER MOUND
OBSERVATION EXPANSION

05/21/2020

KEY PLAN

REVISION	NO	DESCRIPTION	DATE

HKS PROJECT NUMBER
22004.000
DATE
05/21/2020
ISSUE
CITY SITE PLAN APPLICATION
SHEET TITLE
EXTERIOR ELEVATIONS - COLOR
SHEET NO.

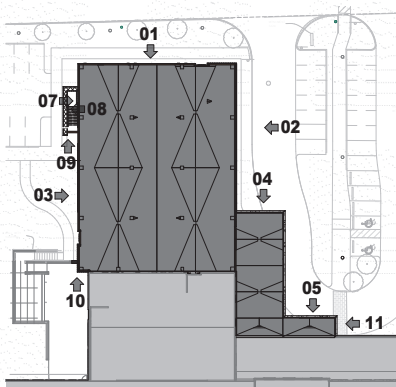
A5.12

MATERIAL TABULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	3,774 S.F.	138 S.F.	3,793 S.F.	3,585 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	3,358 S.F.	138 S.F.	3,581 S.F.	2,881 S.F.
DOORS AND WINDOWS S.F.	416 S.F.	0	212 S.F.	704 S.F.
PRIMARY MASONRY TOTALS (MIN. 80%)	3,328 S.F. AND 100% OF LINE 2	138 S.F. AND 100% OF LINE 2	3,581 S.F. AND 100% OF LINE 2	2,881 S.F. AND 100% OF LINE 2
* STONE S.F.	164 S.F. AND 22% OF 2	107 S.F. AND 78% OF 2	2,433 S.F. AND 68% OF 2	525 S.F. AND 32% OF 2
STUCCO S.F. (ON CONCRETE SUBSTRATE)	2,594 S.F. AND 75% OF 2	31 S.F. AND 22% OF 2	1,138 S.F. AND 32% OF 2	1,356 S.F. AND 88% OF 2
SECONDARY MASONRY TOTALS (MIN. 20%)	N/A	N/A	N/A	N/A
MAXIMUM STUCCO ALLOWED 80% STUCCO SF	99%	22%	32%	88%

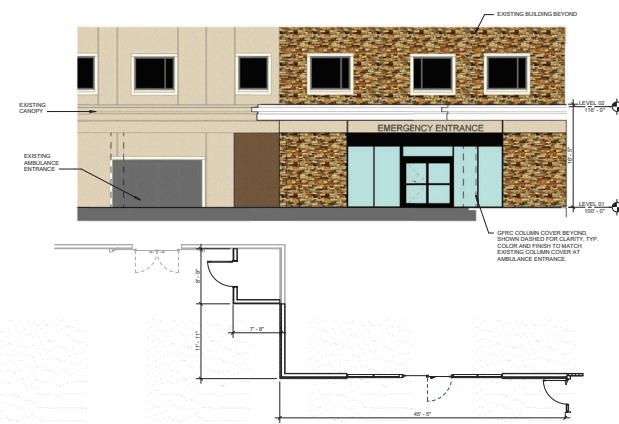
EXTERIOR MATERIALS LEGEND			

GENERAL NOTES:
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. 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 HOUSTON WALK SIGN REGULATIONS AND / OR TOWN REGULATIONS.

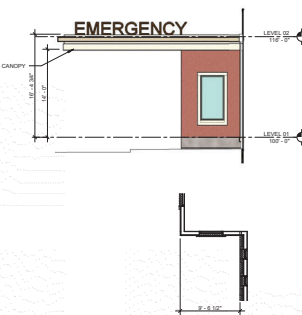
NOTES:
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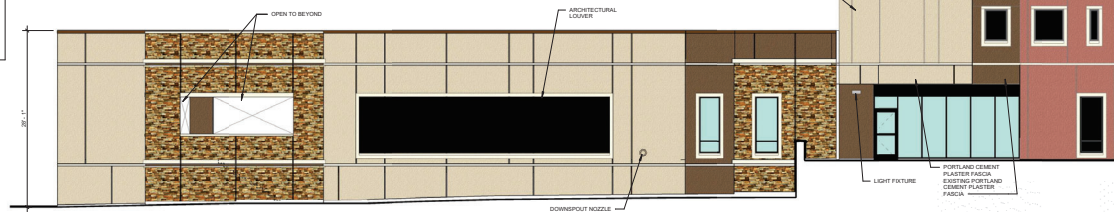
06 ELEVATION KEY PLAN
1" = 30'-0"



05 EXTERIOR ELEVATION - ED ENTRY
1/8" = 1'-0"



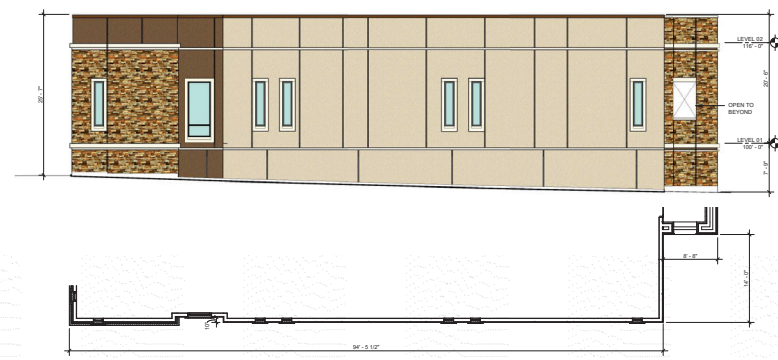
04 EXTERIOR ELEVATION - NORTH CORRIDOR
1/8" = 1'-0"



03 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



02 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



01 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"

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HKS

ARCHITECT

 HKS, INC.
 300 N. SAINT PAUL ST., SUITE 100
 DALLAS, TX 75201

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MEDICAL EQUIPMENT

 ONED
 1111 PACIFIC AVE.
 DALLAS, TX 75201

Texas Health
Presbyterian Hospital
FLOWER MOUND
OBSERVATION EXPANSION



05/21/2020

KEY PLAN

REVISION NO. DESCRIPTION DATE

HKS PROJECT NUMBER

22004.000

DATE

05/21/2020

ISSUE

CITY SITE PLAN**APPLICATION****SHEET TITLE****EXTERIOR****ELEVATIONS -****COLOR**

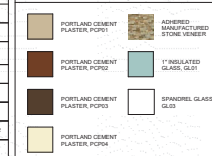
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A5.13

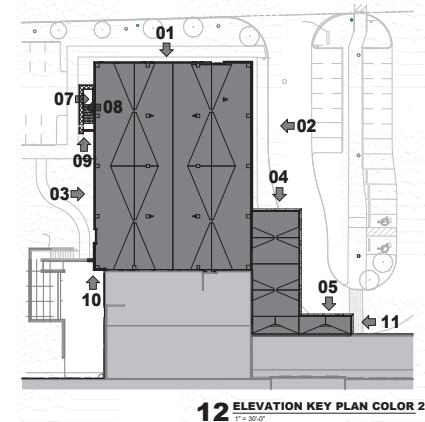
MATERIAL TABULATIONS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	3,774 S.F.	130 S.F.	3,793 S.F.	3,585 S.F.
FACADE S.F. EXCLUSIVE OF DOORS AND WINDOWS	3,358 S.F.	130 S.F.	3,381 S.F.	2,881 S.F.
DOORS AND WINDOWS S.F.	416 S.F.	0	412 S.F.	704 S.F.
PRIMARY MASONRY TOTALS (WALL S.F.)	3,358 S.F. AND 100% OF LINE 2	130 S.F. AND 100% OF LINE 2	3,381 S.F. AND 100% OF LINE 2	3,581 S.F. AND 100% OF LINE 2
1" STUCCO S.F.	754 S.F. AND 22% OF 2	107 S.F. AND 78% OF 2	2,433 S.F. AND 68% OF 2	323 S.F. AND 32% OF 2
STUCCO S.F. FOR CONCRETE SUBSTRATE	2,594 S.F. AND 78% OF 2	31 S.F. AND 22% OF 2	1,108 S.F. AND 32% OF 2	1,856 S.F. AND 60% OF 2
SECONDARY MASONRY TOTALS (WALL S.F.)	N/A	N/A	N/A	N/A
MAXIMUM STUCCO ALLOWED 8% STUCCO S.F.	76%	32%	32%	68%

NOTES:
 1. PORTLAND CEMENT PLASTER IS REFERRED TO AS STUCCO. THE STUCCO IS APPLIED ON A TEXTURED CONCRETE SUBSTRATE.
 2. ADHERED MANUFACTURED STONE VENEER IS REFERRED TO AS STONE.
 3. SQUARE FOOTAGES REFER TO NEW EXPANSION SQUARE FOOTAGES. EXISTING FACADE SQUARE FOOTAGES ARE NOT INCLUDED.

GENERAL NOTES:
 1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE ADJACENT BUILDING MATERIAL & COLOR.
 2. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE RIVER WALK SIGN REGULATIONS AND / OR TOWN REGULATIONS.

EXTERIOR MATERIALS LEGEND

GENERAL NOTES

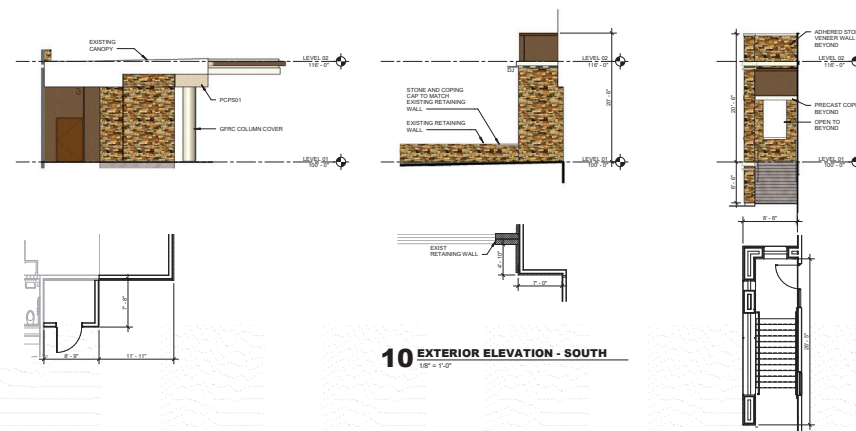
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 2. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE RIVER WALK SIGN REGULATIONS AND / OR TOWN REGULATIONS.


12 ELEVATION KEY PLAN COLOR 2
 1" = 30'-0"

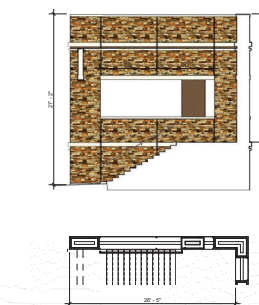
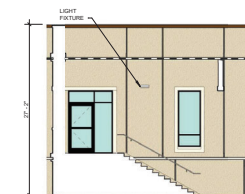

LOUVER WALL RENDERING



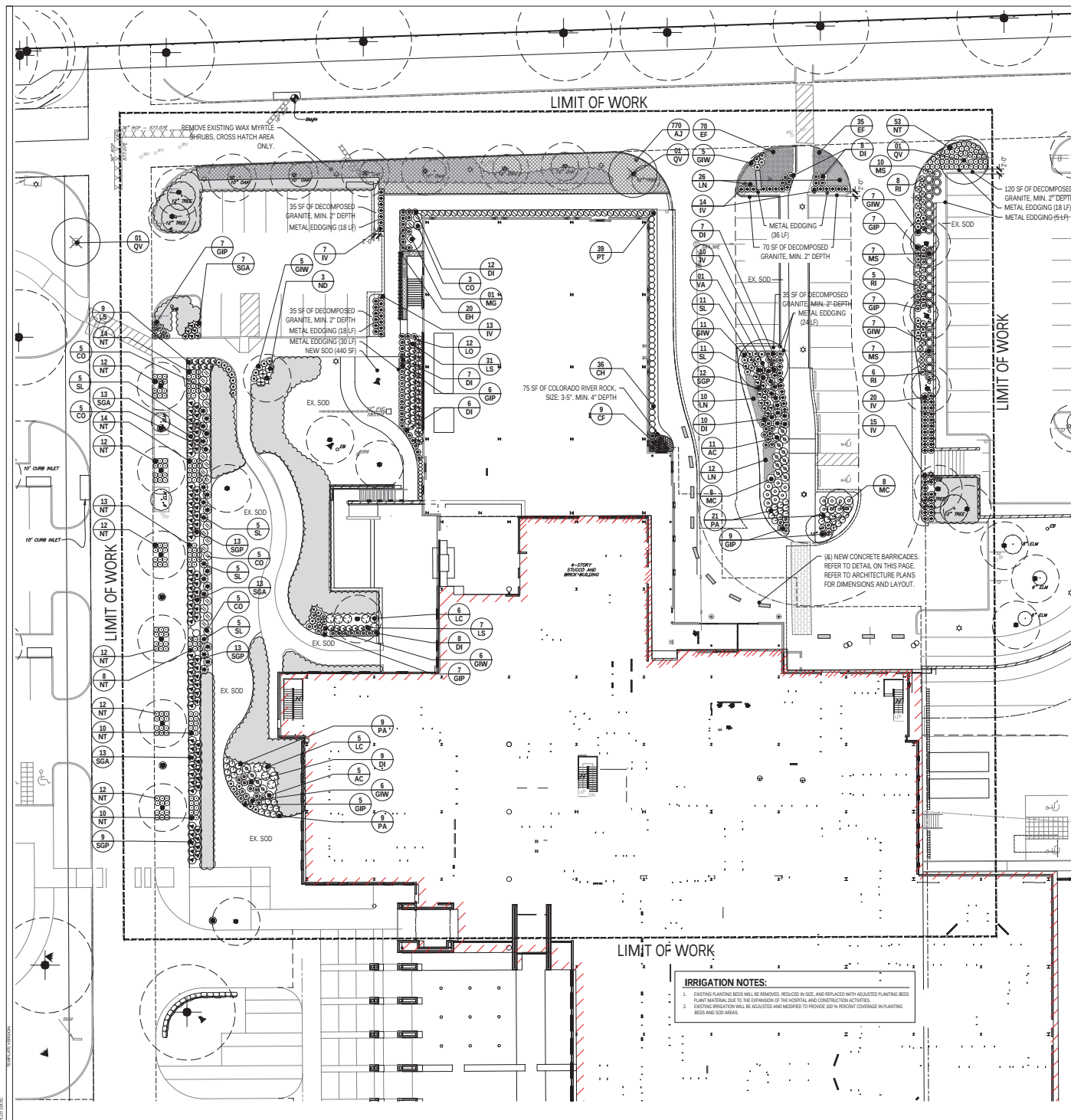
LOUVER RENDERING


10 EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"

11 EXTERIOR ELEVATION - SHWR ROOM COLOR
 1/8" = 1'-0"

09 EXTERIOR ELEVATION - STAIR
 1/8" = 1'-0"

08 EXTERIOR ELEVATION STAIR - EAST
 1/8" = 1'-0"

07 PARTIAL EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"

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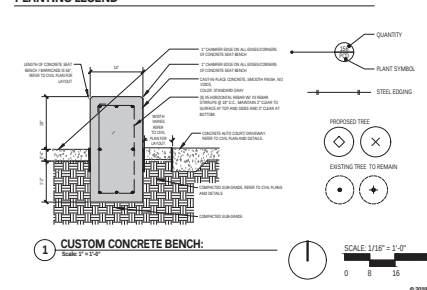


PLANT LEGEND					
SYMBOL	QUANTITY	CODE	COMMON NAME	BOTANICAL NAME	SIZE AND REMARKS
TREES					
01	CC	CC	Mexican Redbud	Cercis canadensis var. mexicana	30 gal., 7' cal., 8' ht., 4" sp., single trunk, specimen, matched
02	MS	MS	Little Green Magnolia	Magnolia grandifolia 'Little Green'	30 gal., 7' ht., full to bottom
03	QV	QV	Live Oak	Quercus virginiana	200 gal., 4" cal., 20' ht., 8" sp., single trunk, specimen, matched
04	TA	TA	Pond Cypress	Taxodium ascendens	4" cal., 34" ht., 5" sp., single trunk, specimen, matched
05	UC	UC	Cedar Elm	Ulmus crinitus	200 gal., 4" cal., 20' ht., 8" sp., single trunk, specimen, matched
06	VA	VA	Chinese Tree Vase	Wrightia indica	40 gal., 7" cal., 8' ht., 8" sp., multi-trunk, matched
SHRUBS / PERENNIALS					
16	AC	AC	Rose Creek Abelia	Abelia chinensis 'Rose Creek'	5 gal., 18", 42" O.C.
17	CF	CF	Japanese Holly Plant	Osmanthus alternatus	5 gal., 18", 30" O.C.
18	CH	CH	'Yanagibara' Yucca Plant	Yucca filamentosa 'Yanagibara'	5 gal., 18", 30" O.C.
19	CO	CO	Gray Cotoneaster	Cotoneaster horizontalis	5 gal., 18", 42" O.C.
20	DI	DI	African Iris	Iris sibirica	5 gal., 18", 30" O.C.
21	EH	EH	Horsetail Plant	Equisetum hyemale	5 gal., 18", 30" O.C.
22	GW	GW	Working Butterfly Grass	Gasia indica 'Working Butterfly'	5 gal., 18", 30" O.C.
23	GP	GP	Daystar Pine Grass	Gasia indica 'Daystar Pine'	5 gal., 18", 30" O.C.
24	HM	HM	Golden Summer Hydrangea	Hydrangea macrophylla 'Washing Water'	5 gal., 18", 30" O.C.
25	IV	IV	Dwarf Yucca Plant	Yucca filamentosa 'Dwarf Yucca'	5 gal., 18", 30" O.C.
26	LC	LC	Longspine Purple Dianthus	Dianthus barbatus	7 gal., 18", 42" O.C.
27	LS	LS	Texas Sage 'Dwarf'	Leucosiphon obovatus 'Dwarf Sage'	5 gal., 18", 30" O.C.
28	LS	LS	Sunshine Ligularia	Ligularia sibirica 'Sunshine'	5 gal., 18", 30" O.C.
29	MC	MC	Gulf Muhly Plant	Muhlenbergia capillaris	5 gal., 18", 30" O.C.
30	MP	MP	Wax Myrtle	Myrica aspera 'Wax'	5 gal., 18", 30" O.C.
31	MS	MS	Dwarf Maiden Grass	Miscanthus sinensis 'Dwarf Maiden'	5 gal., 18", 42" O.C.
32	ND	ND	Lemon Lime Nandina	Nandina domestica 'Lemon Lime'	5 gal., 18", 30" O.C.
33	NT	NT	Mexican Feather Grass	Nassella tenuifolia	5 gal., 18", 30" O.C.
34	PA	PA	Dwarf Fountain Grass	Fountainia gracilis 'Dwarf Fountain'	5 gal., 18", 30" O.C.
35	PA	PA	Variegated Fountain Grass	Fountainia gracilis 'Variegated Fountain'	5 gal., 18", 30" O.C.
36	SL	SL	Indian Hawthorn	Photinia indica 'Indian Hawthorn'	5 gal., 18", 30" O.C.
37	SL	SL	Mexican Bush Sage	Salvia leucantha	5 gal., 18", 30" O.C.
38	SGA	SGA	White Texas Star	Salvia greggii 'White Texas Star'	5 gal., 18", 30" O.C.
39	SOP	SOP	Red Pink Salvia	Salvia greggii 'Red Pink'	5 gal., 18", 30" O.C.
LANDSCAPE TREES					
170	AJ	AJ	Japanese Aralia	Aralia japonica	5 gal., 18", 30" O.C.
171	EF	EF	Paraguay Watercress	Euphorbia polifolia 'Paraguay Watercress'	5 gal., 18", 30" O.C.
172	LM	LM	Little Green Blue	Ulmus parviflorus 'Little Green Blue'	5 gal., 18", 30" O.C.
173	LN	LN	New Gold Lantana	Lantana 'New Gold'	5 gal., 18", 30" O.C.
LAWN & GRASSES					
400 SF	SOD	SOD	Thatch 419 Bermuda Grass	Cynodon dactylon	4000 sq. ft.

NOTES:

- WARNING! EXISTING UNDERGROUND UTILITIES MAY BE ENCOUNTERED THROUGHOUT THE ENTIRE PROJECT AREA. LOCATE UTILITIES PRIOR TO CONSTRUCTION.
- PROTECT EXISTING VEGETATION, EQUIPMENT, STRUCTURES, UTILITIES, AND OTHER IMPROVEMENTS AT PROJECT SITE AND ADJACENT PROPERTIES. EXCEPT THOSE INDICATED TO BE REMOVED OR ALTERED, ALL AREAS ARE TO REMAIN UNDISTURBED. CONSTRUCTION ACTIVITIES AND ACCESS TO THESE AREAS SHALL BE LIMITED TO THE MINIMUM NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE LANDSCAPE ARCHITECT.
- INSTALL TREE PROTECTION FENCING PRIOR TO CONSTRUCTION AND CONSTRUCTION. COMPLY WITH REQUIREMENTS IN SECTION 02050 TREE PROTECTION AND MAINTENANCE.
- PROTECT EXISTING UNDERGROUND UTILITIES WITH PROJECT FENCING.
- NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES THAT ARISE DURING THE CONSTRUCTION PERIOD. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN THE CONTRACTOR'S LIABILITY TO REDO WORK AS NECESSARY TO ACHIEVE THE DESIGN INTENT.
- ALL DIMENSION LINES SHALL BE CONSIDERED TO BE DIMENSIONS UNLESS OTHERWISE NOTED.
- ALL CONCRETE FORMWORK SHALL BE STRAIGHT AND FREE FROM BULGES AND OR CHANGES IN ANGLE THAT ARE NOT SHOWN ON THE DRAWINGS.
- LAYOUT OF SIDEWALKS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONCRETE POUR.
- PROVIDE POSITIVE DRAINAGE THROUGHOUT PROJECT AREA. NO POONDING OR STANDING WATER IS ACCEPTABLE.
- ALL WALKS SHALL NOT EXCEED 2% LONGITUDINAL SLOPE AND 2% CROSS SLOPE IN COMPLIANCE WITH ADA. ALL ACCESSIBLE PARKING SPACES, WALKS, AND DRIVEWAYS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION IN COMPLIANCE WITH ADA.
- ACCESSIBLE ROUTE SHALL BE CLEAR OF OBSTRUCTIVE OBJECTS, INCLUDING LOW TREE LIMBS AND SIGNS, LESS THAN 8' IN HEIGHT IN COMPLIANCE WITH ADA.
- PROVIDE SLOPING TO ALL PLANTING AREAS BE IRRIGATION PLANTS.
- ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED. EQUIPPED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- SEE DETAILS AND SPECIFICATIONS FOR DRINKING FOUNTAINS, PLANT PIT DIMENSIONS AND SLOPE, REQUIREMENTS.
- STAKE ALL TREES AND SHRUB LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- FINAL LOCATIONS OF PLANT MATERIALS SHALL BE SUBJECT FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT.
- STATE SITE LAYOUT, FUTURE LOCATIONS FOR APPROVAL BY LANDSCAPE ARCHITECT. COORDINATE FUTURE AND EXISTING LOCATIONS WITH ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, EXISTING AND PROPOSED MECHANICAL, ELECTRICAL, AND PLUMBING UTILITIES, DRAINAGE, PLANTING, AND IRRIGATION.

PLANTING LEGEND



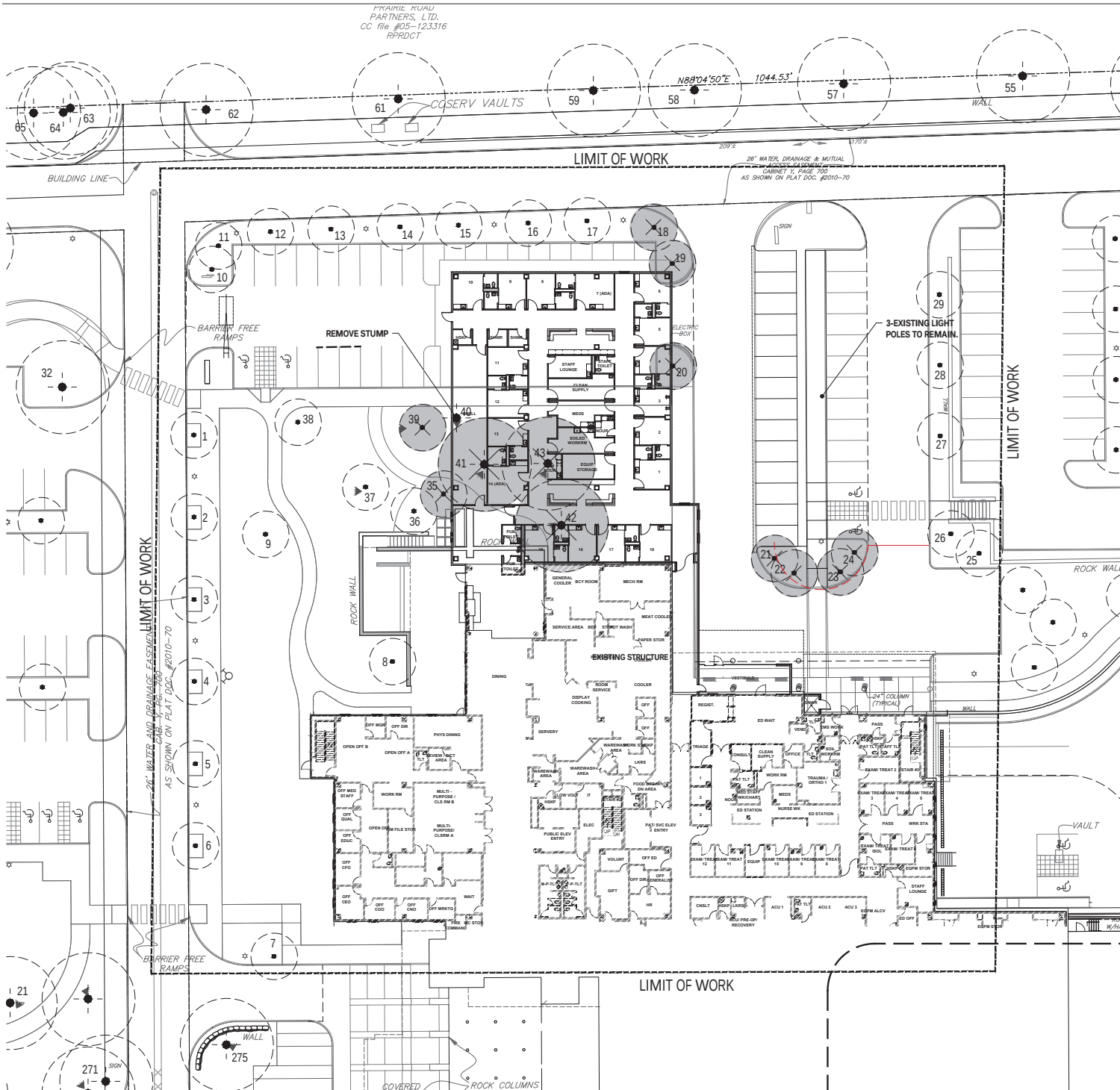
IRRIGATION NOTES:

- EXISTING IRRIGATION SHALL BE MAINTAINED IN PLACE AND REPAIRED WITH ADJUSTED PLANTING BEDS. PLANT MATERIALS DUE TO THE EXPANSION OF THE HOSPITAL AND CONSTRUCTION ACTIVITIES.
- EXISTING IRRIGATION WILL BE ADJUSTED AND MODIFIED TO PROVIDE 80% PERCENT COVERAGE IN PLANTING BEDS AND SOD AREAS.



9 TR
NTS





TEST #	CEM (kg)	COMMON NAME	REFERENCE
	Chemical Weight		
1	7.0 ²	CEAR ELM	Ulmus crassifolia
2	7.0 ²	CEAR ELM	Ulmus crassifolia
3	7.0 ²	CEAR ELM	Ulmus crassifolia
4	7.0 ²	CEAR ELM	Ulmus crassifolia
5	7.0 ²	CEAR ELM	Ulmus crassifolia
6	7.0 ²	CEAR ELM	Ulmus crassifolia
7	7.0 ²	CEAR ELM	Ulmus crassifolia
8	15 ²	RED OAK	Quercus rubra
9	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
10	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
11	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
12	10.5 ²	LVF OAK	Quercus virginiana
13	11 ²	LVF OAK	Quercus virginiana
14	11.5 ²	LVF OAK	Quercus virginiana
15	10.0 ²	LVF OAK	Quercus virginiana
16	11 ²	LVF OAK	Quercus virginiana
17	11 ²	LVF OAK	Quercus virginiana
18	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
19	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
20	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
21	Multi-Truck	HALPOD HOLLY	Ilex corniculata
22	Multi-Truck	HALPOD HOLLY	Ilex corniculata
23	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
24	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
25	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
26	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
27	11 ²	LVF OAK	Quercus virginiana
28	10 ²	LVF OAK	Quercus virginiana
29	11 ²	LVF OAK	Quercus virginiana
30	Multi-Truck	CHARTS TREE	Vitis aemula-cordata
36	10.5 ²	LVF OAK	Quercus virginiana
37	11 ²	RED OAK	Quercus rubra
39	4 ²	LVF OAK	Quercus virginiana
40	Stump	POT OAK	Quercus stellata
41	24 ²	POT OAK	Quercus stellata
42	27 ²	CEAR ELM	Ulmus crassifolia
43	27 ²	CEAR ELM	Ulmus crassifolia

TREE MITIGATION WORKSHEET:

THE RIVER WALK AT CENTRAL PARK, CENTRAL BUSINESS DISTRICT

- EXISTING TREES THAT REQUIRED MITIGATION ARE: TREE # 41, #42, AND #43
- THE OTHER TREES IMPACTED BY THE NEW BUILDING AND PARKING LOT CHANGES ARE LANDSCAPE TREES THAT DON'T REQUIRE MITIGATION.

Tree Mitigation Worksheet

The River Walk at Central Park
Central Business District
WORKSHEET SEQUENCE SUBMITTAL #18 (Reference TMW #1 and #17N)

Name of plan submittal: Parkmont Place
Type of submittal: Tree Mitigation Credits
Owner Contact: River Walk Association Inc., Ron Corcoran
Phone Number: (972) 534-2686 E-mail: ron@essexhoa.com
Legal Description: Lot 1, Block I, Parkmont Place

Applicability: Each plan submitted within the Central Business District shall submit this form at the time of first submittal.

1. Previous Current Business District Tree Mitigation Running Totals:
- a. Total non-specimen protected trees: 4,743
 - b. Total specimen trees: 27
 - c. Total non-specimen protected trees credits: 885
 - d. Total specimen trees credits: 1
 - e. Total non-specimen protected trees removed: 3,966
 - f. Total specimen trees removed: 273 (3 trees to mitigate)
 - g. Total Tree Mitigation: \$38,362.50
2. Current submitted Site Plan Tree Mitigation Totals:
- a. Total non-specimen protected trees: 0
 - b. Total specimen trees: 0
 - c. Total non-specimen protected trees credits: loss of 4 credits = -4
 - d. Total specimen trees credits: 0
 - e. Total non-specimen protected trees removed: 8
 - f. Total specimen trees removed: 0
 - g. Total newly planted tree credits per the CSD landscape ordinance: 5 tree credits
 - h. Total new trees to be planted: 5 trees
 - i. 5 Caliper trees: 5 (1) 1 credit = 5 credits
 - j. 5 1/2" Caliper trees: 5 (1) 1 credit = 5 credits
 - k. Total Tree Mitigation: $8 - 4 + 5 = 9$ credits @ \$15.00 = \$135.00
 - l. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - m. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - n. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - o. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - p. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - q. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - r. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - s. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - t. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - u. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - v. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - w. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - x. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - y. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
 - z. $8 - 0 + 5 = 13$ credits @ \$15.00 = \$195.00
3. Current Current Business District Tree Mitigation Running Totals:
- a. Total non-specimen protected trees: 1a = 2a + 4743
 - b. Total specimen trees: 1b = 2b + 27
 - c. Total non-specimen protected trees credits: 1c = 2c + 881
 - d. Total specimen trees credits: 1d = 2d + 11
 - e. Total non-specimen protected trees removed: 1e = 2e + 4000
 - f. Total specimen trees removed: 1f = 2f + 273 (3 trees to mitigate)
 - g. Total Tree Mitigation: 1g = 2g + \$38,362.50

Total to be paid into Tree Mitigation Bank with this submittal: (2h) \$3,375.00

Date: 5/21/20 by Matt Bukolt, ASLA

Accepted by River Walk Association, Inc.

