

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

07/12/2021

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

6:30 P.M.

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

Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

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.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair 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).

F. DIRECTOR'S REPORT

1. Development Update
2. Coordination of Calendars

G. 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 14, 2021: Consider approval of the minutes of the June 14, 2021, Planning and Zoning Commission Regular Session.
2. RC20-0010 – Waketon Road / Rippy Road ROW: Consider a request for a Record Plat (RC20-0010 – Waketon Road / Rippy Road ROW) to dedicate right-of-way. The property is generally located west of Long Prairie Road and south of Dixon Lane along Waketon Road and Rippy Road.
3. RC21-0001 – Bella Strada Addition, Phase III: Consider a request for a Record Plat (RC21-0001 – Bella Strada Addition, Phase III) to create a non-residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.
4. RP21-0002 – Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A: Consider a request for a Replat (RP21-0002- Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

H. NON-DISCRETIONARY ITEMS

This part of the agenda consists of items are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

5. RC20-0013 – Niagara Conservation, Deus LLC Addition: Consider a request for a Record Plat (RC20-0013 – Niagara Conservation, Deus LLC Addition) to create a non-residential subdivision. The property is generally located north of Enterprise Road and east of Old Gerault Road.
6. SP20-0024 – Niagara Conservation: Consider a request for a Site Plan (SP20-0024 – Niagara Conservation) to develop an office, warehouse and distribution facility. The property is generally located north of Enterprise Road and east of Old Gerault Road.

I. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

7. SUP21-0004 – Prairie Plaza Vet SUP-471: Public Hearing to consider an ordinance granting a Specific Use Permit No. 471 (SUP21-0004– Prairie Plaza Vet) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.

8. MPA21-0005 – Silveron Flower Mound Duke: Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard.
9. ZPD21-0003 – Silveron Flower Mound Duke PD-181: Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection," and an exception to Section 82-302, "Compatibility buffer." The property is generally located north of International Parkway and east of Silveron Boulevard.

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.

J. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: July 8, 2021, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: July 12, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the June 14, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on June 14, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF MAY 2021, 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:

Brad Ruthrauff	Chair
Robert Rawson	Vice-Chair
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

James Naylor	Commissioner, Place 4
Tim Fink	Commissioner, Place 7

(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:31 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

Beth Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD opposition
Cindy Waters, 3030 Wager Road; regarding Emerald Place MPA & ZPD opposition

E. FUTURE AGENDA ITEMS

None

F. DIRECTOR'S REPORT

1. New Version of the Development Map

G. CONSENT ITEMS

- 1. Consider approval of the minutes of the May 24, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Item 1. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Del Vecchio, Gilmore, Rawson, Cox, Werner

NAYS: None

The motion to approve passed by a vote of 5 to 0.

H. NON-DISCRETIONARY ITEMS

- 2. Consider a request for a Record Plat (RC20-0011 – Mustang Creek Flower Mound Addition) to create a non-residential subdivision. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Brock Corbett, Kimley-Horn (present for questions, no presentation)

Joseph Helmberger, Kimley-Horn (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve RC20-0011 – Mustang Creek Flower Mound Addition as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Del Vecchio

NAYS: None

The motion to approve passed by a vote of 5 to 0.

- 3. Consider a request for a Site Plan (SP20-0021 – Mustang Creek Estates) to develop a nursing or congregate care facility. The property is generally located north of College Parkway, east of Timberland Parkway, and south of Locke Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Brock Corbett, Kimley-Horn (present for questions, no presentation)
Joseph Helmberger, Kimley-Horn (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve SP20-0021 – Mustang Creek Estates as presented. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Del Vecchio, Gilmore, Rawson, Cox, Werner

NAYS: None

The motion to approve passed by a vote of 5 to 0.

I. REGULAR ITEMS

4. **Public Hearing to consider an ordinance granting Specific Use Permit No. 467 (SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit)) to permit a health club or athletic club use. The property is generally located south of Lakeside Parkway along and between International Parkway and Northwood Drive.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Jesse Leyva, (owner) Jesse James Fit (present for questions, no presentation)
Tiffany Leyva, (owner) Jesse James Fit (present for questions, no presentation)

Spoke In Favor:

Kay Simms; 724 Red Oak Drive, Lewisville

In Favor, Did Not Wish To Speak:

Andrew Simms; 724 Red Oak Drive, Lewisville

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP21-0001 – Lakeside Crossing Building 4 (Jesse James Fit) SUP No. 467 as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Cox, Rawson, Gilmore, Del Vecchio

NAYS: None

The motion to recommend approval passed by a vote of 5 to 0.

J. ADJOURNMENT – REGULAR SESSION 7:23 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: July 12, 2021

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Record Plat (RC20-0010 – Waketon Road/Rippy Road ROW) to dedicate right-of-way. The property is generally located west of Long Prairie Road and south of Dixon Lane along Waketon Road and Rippy Road.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to dedicate right-of-way (ROW) for Waketon Road and Rippy Road, located adjacent to the Bradford Park residential subdivision. As part of the Bradford Park project, the ROW for Waketon Road needed to be realigned to allow for a smooth and safe transition from north-south alignment to east-west alignment. Though the ROW for both roads were indicated on the Bradford Park plat, the ROW was not officially dedicated as a part of the plat. Prior to development, it was determined that the ROW dedication could be platted separately from the Bradford Park development so that the road construction would not be tied to the subdivision. This record plat captures the required ROW realignment and dedication. The dedication contains approximately 2.583 acres.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

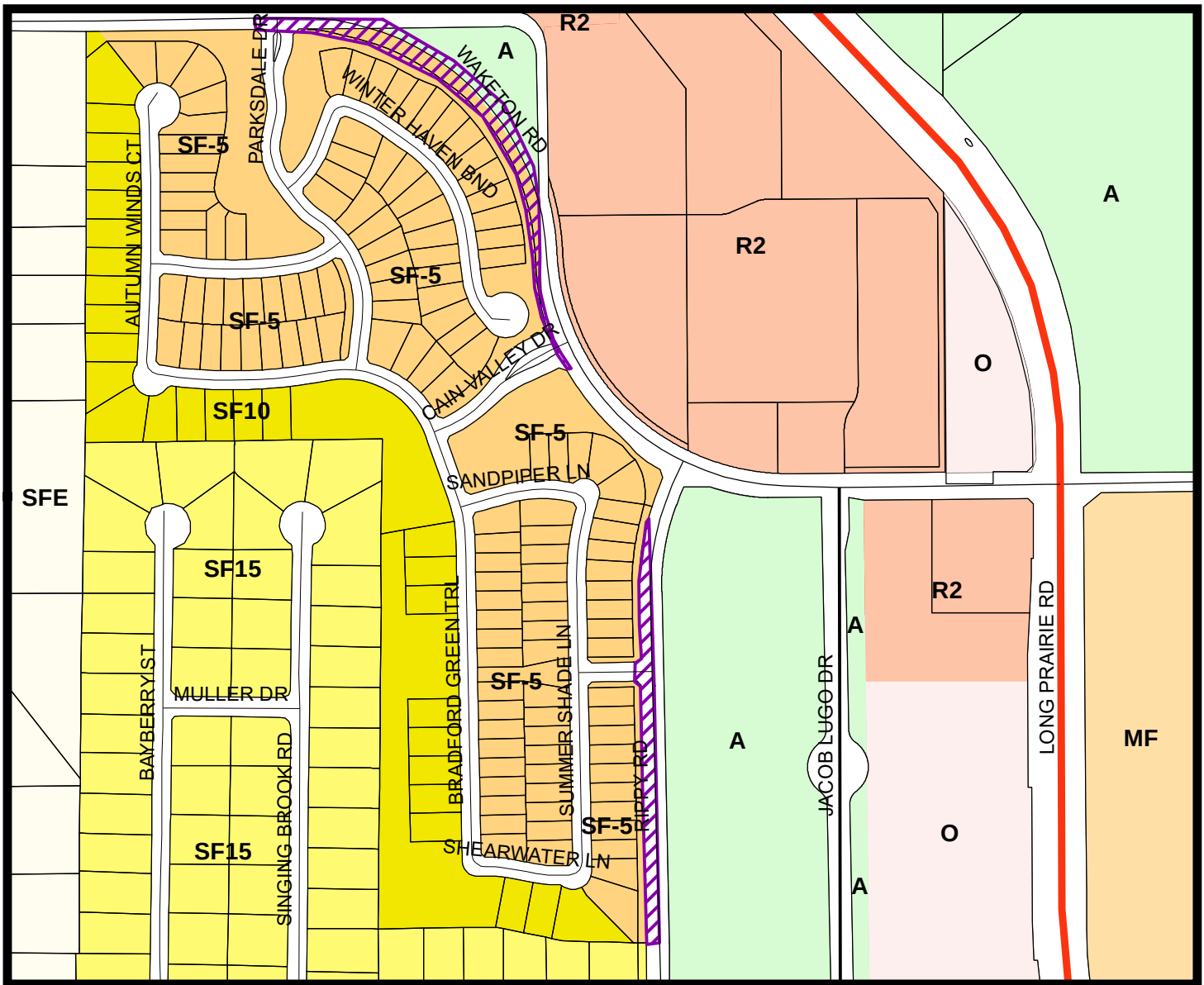
B. Application Details

1. Record Plat Package

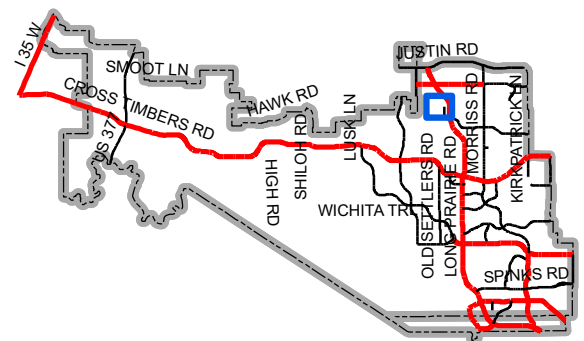
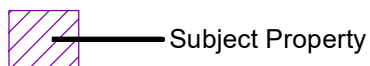
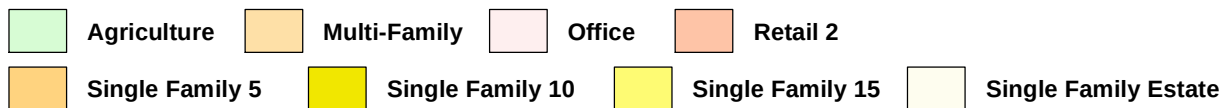


Vicinity Map

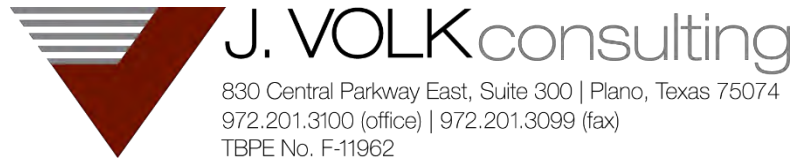
Reference Project: RC20-0010



LEGEND



Map Location



June 17, 2021

Claire Barnes, Planner
Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent - Waketon and Rippy Dedication - Record Plat

Dear Claire,

We are submitting the Record Plat package for the referenced project. In development of Bradford Park Phases 1 and 2, which are now approved and complete, Waketon Road and Rippy Road were realigned. Dedication of ROW is required for this realignment. In coordinating with the Town, the ROW dedication of the remaining land owned by the Bradford Park developer is to be made by Record Plat.

Record Plat – Waketon Road and Rippy Road:

Existing Zoning District: Planned Development with SF-10 and SF-5

Record Plat Acreage: 2.583 Acres

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on this dedication.

Sincerely,
J. VOLK CONSULTING, INC.

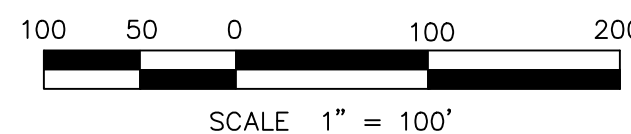

Claudio Segovia, PE
Project Manager

NOT TO SCALE

•	Point of Curvature or Tangency on Center Line
●	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
⊙	1/2" IRF with a yellow plastic cap stamped "JVC" (unless otherwise noted)
C1	Curve No.
Esmt	Easement
IRF	Iron Rod Found
L1	Line No.
SF	Square Feet

D.R.D.C.T. = Deed Records of Denton County, Texas
P.R.D.C.T. = Official Public Records of Denton
County, Texas

PURPOSE:
TO ESTABLISH R.O.W. ALONG WAKETON ROAD
AND RIPPY ROAD



RECORD PLAT
OF
WAKETON ROAD / RIPPY ROAD
RIGHT-OF-WAY

BEING 2.583 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Owner/Applicant:
Atlantic Homes of Texas, Inc.
10000 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS No. 10194033

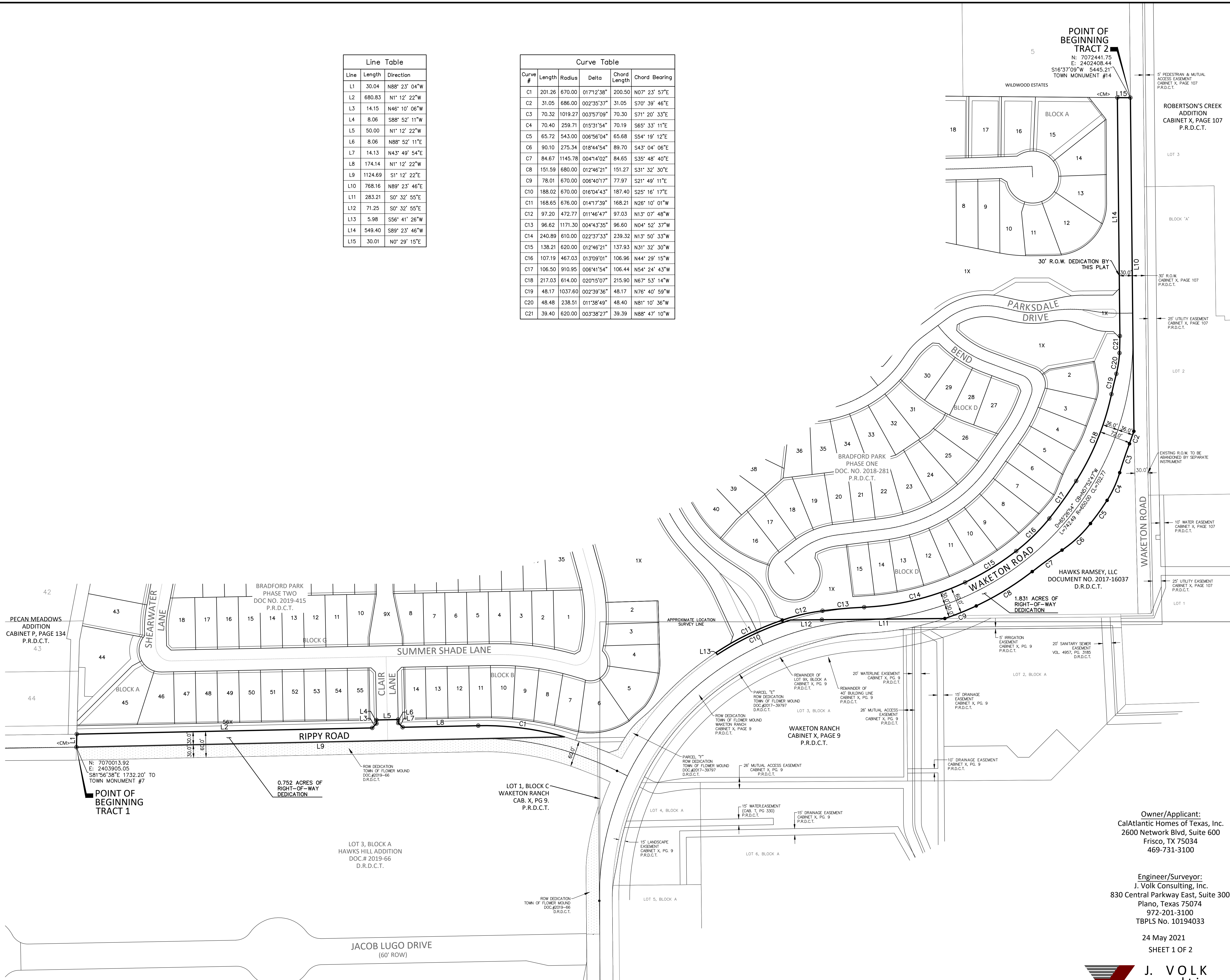
24 May 2021
SHEET 1 OF 2



830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Line Table		
Line	Length	Direction
L1	30.04	N88° 23' 04"W
L2	680.83	N1° 12' 22"E
L3	14.15	N46° 10' 06"W
L4	8.06	S88° 52' 11"W
L5	50.00	N1° 12' 22"W
L6	8.06	N88° 52' 11"E
L7	14.13	N43° 49' 54"E
L8	174.14	N1° 12' 22"W
L9	1124.69	S1° 12' 22"E
L10	768.16	N89° 23' 46"E
L11	283.21	S0° 32' 55"E
L12	71.25	S0° 32' 55"E
L13	5.98	S56° 41' 26"W
L14	549.40	S89° 23' 46"W
L15	30.01	N0° 29' 15"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	
C1	201.26	670.00	017°12'38"	200.50	N07° 23' 57"E	
C2	31.05	686.00	02°35'37"	31.05	S70° 39' 46"E	
C3	70.32	1019.27	03°53'09"	70.30	S71° 20' 33"E	
C4	70.40	259.71	01°31'54"	70.19	S65° 33' 11"E	
C5	65.72	543.00	00°56'04"	65.68	S54° 19' 12"E	
C6	90.10	275.34	08°44'54"	89.70	S43° 04' 06"E	
C7	84.67	1145.78	04°41'02"	84.65	S35° 48' 40"E	
C8	151.59	680.00	01°24'62"	151.27	S31° 32' 30"E	
C9	78.01	670.00	00°46'01"7"	77.97	S25° 49' 11"E	
C10	188.02	670.00	01°04'43"	187.40	S25° 16' 17"E	
C11	168.65	676.00	01°47'39"	168.21	N26° 10' 01"W	
C12	97.20	472.77	01°16'47"	97.03	N13° 07' 48"W	
C13	96.62	1171.30	02°43'35"	96.60	N04° 52' 33"W	
C14	240.89	610.00	02°27'33"	239.32	N10° 50' 33"W	
C15	138.21	620.00	01°24'61"	137.93	N31° 32' 30"W	
C16	107.19	467.03	01°30'09"	107.96	N44° 29' 15"W	
C17	106.50	910.95	03°09'41"54"	106.44	N54° 24' 43"W	
C18	217.03	614.00	02°01'50"07"	215.90	N67° 53' 14"W	
C19	48.17	1037.60	02°23'36"	48.17	N76° 40' 59"W	
C20	48.48	238.51	01°38'49"	48.40	N10° 10' 36"W	
C21	39.40	620.00	03°38'27"	39.39	N88° 47' 10"W	



RECORDING INFORMATION

LEGAL DESCRIPTION – TRACT 1
WAKETON ROAD / RIPPY ROAD RIGHT-OF-WAY
0.752 ACRES

BEING a tract of land situated in the JESSE WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being part of that tract of land described in Deed to Calatlantic Homes of Texas, Inc., as recorded in Document No. 2016-139441, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Calatlantic Homes of Texas, Inc. tract;

THENCE North 88 degrees 23 minutes 04 seconds West, with the south line of said Calatlantic Homes of Texas, Inc. tract, a distance of 30.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the southeast corner of BRADFORD PARK PHASE 2, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 20190930000342, Plat Records, Denton County, Texas;

THENCE Northerly, with the east line of said Addition, the following eight (8) courses and distances:

North 01 degrees 12 minutes 22 seconds West, leaving said north line, a distance of 680.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 46 degrees 10 minutes 06 seconds West, a distance of 14.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 88 degrees 52 minutes 11 seconds West, a distance of 8.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 12 minutes 22 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 88 degrees 52 minutes 11 seconds East, a distance of 8.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 43 degrees 49 minutes 54 seconds East, a distance of 14.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 01 degrees 12 minutes 22 seconds West, a distance of 174.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a curve to the right having a central angle of 17 degrees 12 minutes 38 seconds, a radius of 670.00 feet and a chord bearing and distance of North 07 degrees 23 minutes 57 seconds East, 200.50 feet;

Northerly, with said curve to the right, an arc distance of 201.26 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the east line of said Calatlantic Homes of Texas, Inc. tract;

THENCE South 01 degrees 12 minutes 22 seconds East, with said east line, a distance of 1,124.69 feet to the POINT OF BEGINNING and containing 0.752 acres of land, more or less.

LEGAL DESCRIPTION – TRACT 2
WAKETON ROAD / RIPPY ROAD RIGHT-OF-WAY
1.831 ACRES

BEING a tract of land situated in the JESSE WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being part of those tracts of land described in Deed to Calatlantic Homes of Texas, Inc., as recorded in Document Nos. 2016-139414, 2016-139461 and 2016-139483, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Waketon Road, a variable width right-of-way, for the northwest corner of said Calatlantic Homes of Texas, Inc. tract recorded in Document No. 2016-139461;

THENCE North 89 degrees 23 minutes 46 seconds East, with said south line, a distance of 768.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 35 minutes 37 seconds, a radius of 686.00 feet and a chord bearing and distance of South 70 degrees 39 minutes 46 seconds East, 31.05 feet;

THENCE Southeasterly, leaving said south line and with said curve to the right, an arc distance of 31.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 57 minutes 09 seconds, a radius of 1,019.27 feet and a chord bearing and distance of South 71 degrees 20 minutes 33 seconds East, 70.30 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 70.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 15 degrees 31 minutes 54 seconds, a radius of 259.71 feet and a chord bearing and distance of South 65 degrees 33 minutes 11 seconds East, 70.19 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 70.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 56 minutes 04 seconds, a radius of 543.00 feet and a chord bearing and distance of South 54 degrees 19 minutes 12 seconds East, 65.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 65.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 18 degrees 44 minutes 54 seconds, a radius of 275.34 feet and a chord bearing and distance of South 43 degrees 04 minutes 06 seconds East, 89.70 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 90.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the left having a central angle of 04 degrees 14 minutes 02 seconds, a radius of 1,145.78 feet and a chord bearing and distance of South 35 degrees 48 minutes 40 seconds East, 84.65 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 84.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 680.00 feet and a chord bearing and distance of South 31 degrees 32 minutes 30 seconds East, 151.27 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 151.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non-tangent curve to the right having a central angle of 06 degrees 40 minutes 17 seconds, a radius of 670.00 feet and a chord bearing and distance of South 21 degrees 49 minutes 11 seconds East, 77.97 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 78.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the west line of VILLAGE AT WAKETON, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas;

THENCE South 00 degrees 32 minutes 55 seconds East, with said west line, a distance of 283.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for the northeast corner of the above mentioned Calatlantic Homes of Texas, Inc. tract recorded in Document No. 2016-139414;

THENCE South 00 degrees 32 minutes 55 seconds East, continuing with said west line, a distance of 71.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner in the south line of Waketon Road, a variable width right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 16 degrees 04 minutes 43 seconds, a radius of 670.00 feet and a chord bearing and distance of South 25 degrees 16 minutes 17 seconds East, 187.40 feet;

THENCE Southerly, with said south line and said curve to the left, an arc distance of 188.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 56 degrees 41 minutes 26 seconds West, continuing with said south line, a distance of 5.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner in the north line of BRADFORD PARK PHASE I, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 20180625000305, Plat Records, Denton County, Texas at the beginning of a non-tangent curve to the right having a central angle of 14 degrees 17 minutes 39 seconds, a radius of 676.00 feet and a chord bearing and distance of North 26 degrees 10 minutes 01 seconds West, 168.21 feet;

THENCE Northwesterly, with said north line, the following twelve (12) courses and distances:

Northerly, with said curve to the right, an arc distance of 168.65 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 11 degrees 46 minutes 47 seconds, a radius of 472.77 feet and a chord bearing and distance of North 13 degrees 07 minutes 48 seconds West, 97.03 feet;

Northerly, with said curve to the right, an arc distance of 97.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 04 degrees 43 minutes 35 seconds, a radius of 1,171.30 feet and a chord bearing and distance of North 04 degrees 52 minutes 37 seconds West, 96.60 feet;

Northerly, with said curve to the right, an arc distance of 96.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 22 degrees 37 minutes 33 seconds, a radius of 610.00 feet and a chord bearing and distance of North 13 degrees 50 minutes 33 seconds West, 239.32 feet;

Northerly, with said curve to the left, an arc distance of 240.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 620.00 feet and a chord bearing and distance of North 31 degrees 32 minutes 30 seconds West, 137.93 feet;

Northwesterly, with said curve to the left, an arc distance of 138.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a

non-tangent curve to the left having a central angle of 13 degrees 09 minutes 01 seconds, a radius of 467.03 feet and a chord bearing and distance of North 44 degrees 29 minutes 15 seconds West, 106.96 feet;

Northwesterly, with said curve to the left, an arc distance of 107.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 06 degrees 41 minutes 54 seconds, a radius of 910.95 feet and a chord bearing and distance of North 54 degrees 24 minutes 43 seconds West, 106.44 feet;

Northwesterly, with said curve to the left, an arc distance of 106.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 15 minutes 07 seconds, a radius of 614.00 feet and a chord bearing and distance of North 67 degrees 53 minutes 14 seconds West, 215.90 feet;

Northwesterly, with said curve to the left, an arc distance of 217.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the right having a central angle of 02 degrees 39 minutes 36 seconds, a radius of 1,037.60 feet and a chord bearing and distance of North 76 degrees 40 minutes 59 seconds West, 48.17 feet;

Westerly, with said curve to the right, an arc distance of 48.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 11 degrees 38 minutes 49 seconds, a radius of 238.51 feet and a chord bearing and distance of North 81 degrees 10 minutes 36 seconds West, 48.40 feet;

Westerly, with said curve to the left, an arc distance of 48.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner at the beginning of a non-tangent curve to the left having a central angle of 03 degrees 38 minutes 27 seconds, a radius of 620.00 feet and a chord bearing and distance of North 88 degrees 47 minutes 10 seconds West, 39.39 feet;

Westerly, with said curve to the left, an arc distance of 39.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 89 degrees 23 minutes 46 seconds West, a distance of 549.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the west line of the above mentioned Calatlantic Homes of Texas, Inc. tract recorded in Document No. 2016-139461 for the northwest corner of said BRADFORD PARK PHASE 1 Addition;

THENCE North 00 degrees 29 minutes 15 seconds East, with said west line, a distance of 30.01 feet to the POINT OF BEGINNING and containing 1.831 acres of land, more or less.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CalAtlantic Homes of Texas, Inc., acting herein by and through it's duly authorized officers, does hereby adopt this plat designated herein as WAKETON ROAD / RIPPY ROAD RIGHT-OF-WAY, in the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, and rights-of-ways 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 being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

CALATLANTIC HOMES OF TEXAS, INC.

(Owner's Agent)

(Title)

STATE OF TEXAS §
COUNTY OF _____ §

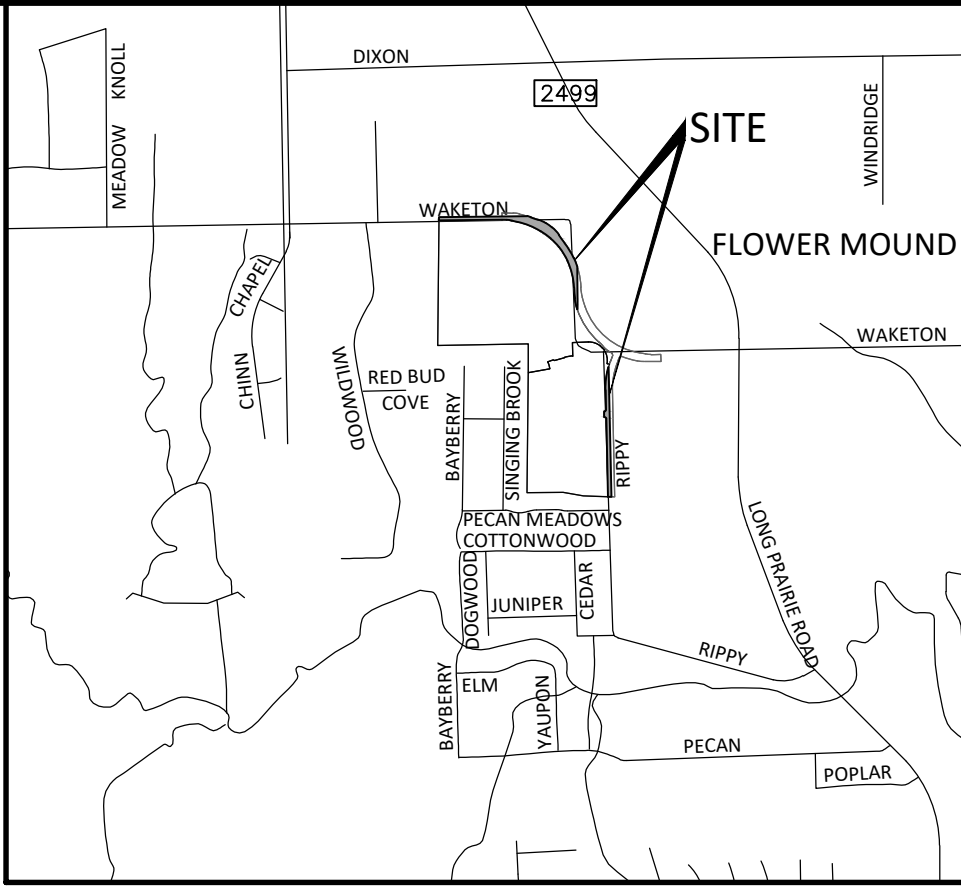
BEFORE ME, the undersigned authority, on this day personally appeared _____ (of CalAtlantic Homes of Texas, Inc.) known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20 ____.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, do hereby certify that the plot shown herein accurately represents the property as determined by an on the ground survey made under my direct supervision and that all corners are as shown.

RYAN S. REYNOLDS, R.P.L.S.
Texas Registered Professional Land Surveyor No. 6385.

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ryan S. Reynolds known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20 ____.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning & Zoning Commission

Lexin Murphy
Director of Planning Services

_____, 20 ____
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT
OF

WAKETON ROAD / RIPPY ROAD
RIGHT-OF-WAY

Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

BEING 2.583 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100
TBPLS No. 10194033

24 May 2021
SHEET 2 OF 2

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

RECORDING INFORMATION



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

CONSENT ITEM

DATE: July 12, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Record Plat (RC21-0001 – Bella Strada Addition, Phase III) to create a non-residential subdivision. The property is generally located north of Spinks Road and west of Gerault Road.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create one non-residential lot and to dedicate a 12-foot trail easement in order to accommodate an eight-foot Town trail that connects to the trail that is under construction as a part of the Heritage West subdivision to the west and future Town trail to the east.

The property is zoned for Industrial-1 (I-1) uses. The subject property is currently developed with an office/warehouse building and the net site acreage is approximately 5.371 acres. At this time, no improvements to the site (other than construction of the trail) or to the building are proposed. The access to this lot is provided from Spinks Road. The plat depicts existing and proposed easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

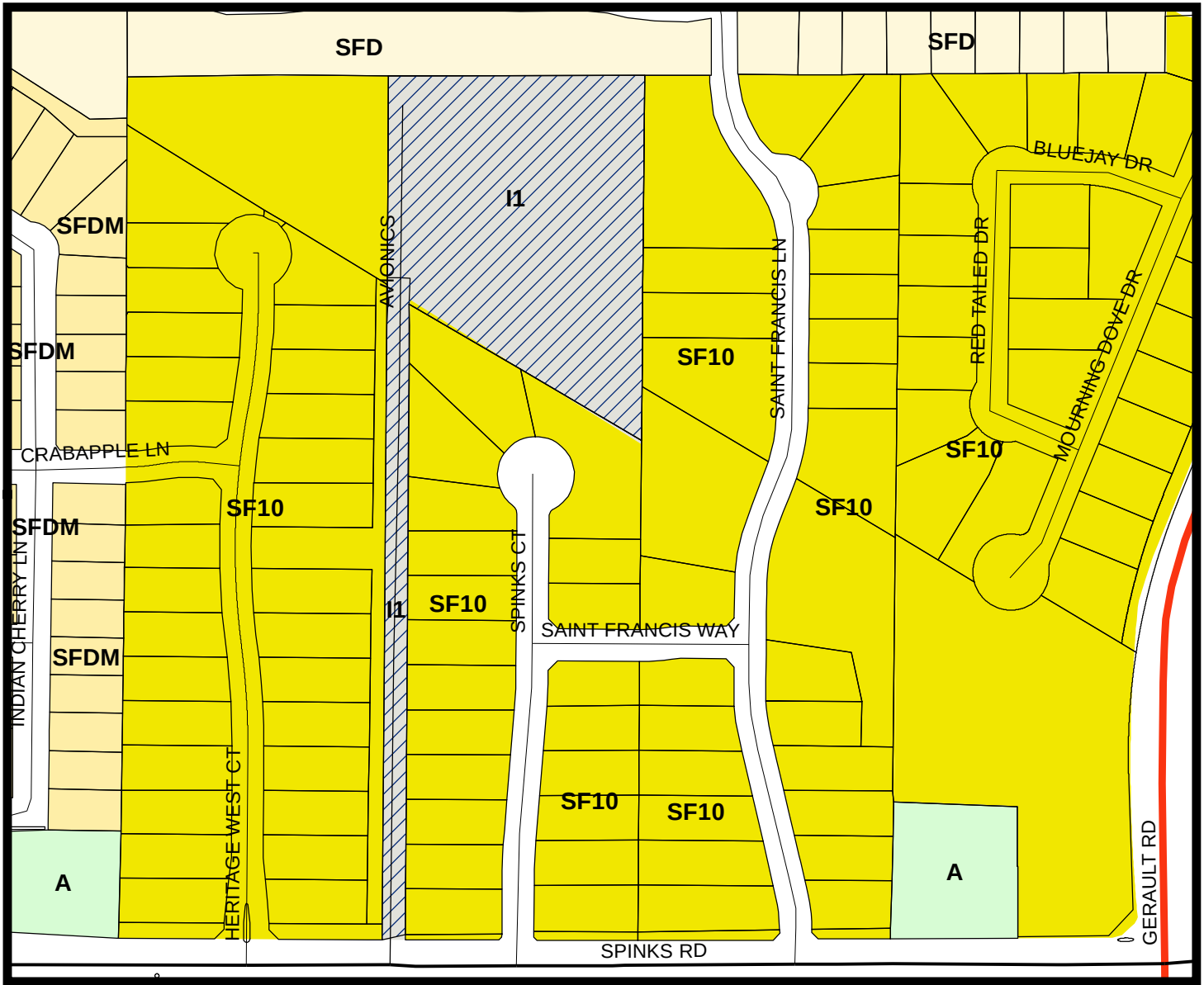
B. Application Details

1. Record Plat Package



Vicinity Map

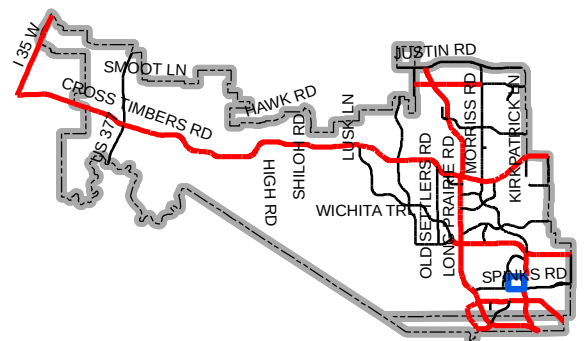
Reference Project: RP21-0001



LEGEND

- Agriculture
- Industrial 1
- Single Family 10
- Single Family Density
- Single Family Density Medium

Subject Property



Map Location



April 26, 2021

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

RE: Bella Strada Addition Phase III (Lot 17, Block A)
Record Plat
Letter of Intent

Ms. Kashyap:

On behalf of RBI Concepts, please accept our Record Plat application. The existing use on the property is an office/warehouse as per an existing Site Plan (SP02-87) and Development Plan (DP06-12). This project is approximately 5.371 acres and will consist of one lot. The purpose of the record plat is to create a public trail easement and an 8-foot-wide multi-use trail for the benefit of the Town and the public. There are no proposed improvements to the property nor the existing building, other than said mentioned trail, at this time.

Please let me know if you have any questions or comments on the submittal.

Sincerely,

A handwritten signature in black ink that reads "J. Casey Ross".

J. Casey Ross, P.E., CFM



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

CONSENT ITEM

DATE: July 12, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: Consider a request for a Replat (RP21-0002 - Stone Hill Farms Retail Addition No. 2, Lots 2R & 3, Block A) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to replat Lot 2, Block A of the Stone Hill Farms Retail Addition into two lots to allow for future development on the newly created Lot 2R. Staff is currently reviewing a site plan (SP21-0004) application at this location for Dutch Brother's Coffee, a drive thru restaurant, that will be placed on a future Planning and Zoning Commission meeting agenda upon completion of staff review. The property is located within Planned Development 43 (PD-43) with Commercial District-2 (C-2) uses. The subject property is approximately 3.381 acres and is vacant.

Primary access to the lots will be from Stone Hill Farms Parkway, with secondary access to Justin Road through mutual access easements. The attached replat provides for all required setbacks and easements. The plat also abandons certain easements that were established by previous plats. Lot 3, Block A of the proposed replat will be subject to the Town's residential compatibility standards at the time of site plan application for this lot.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

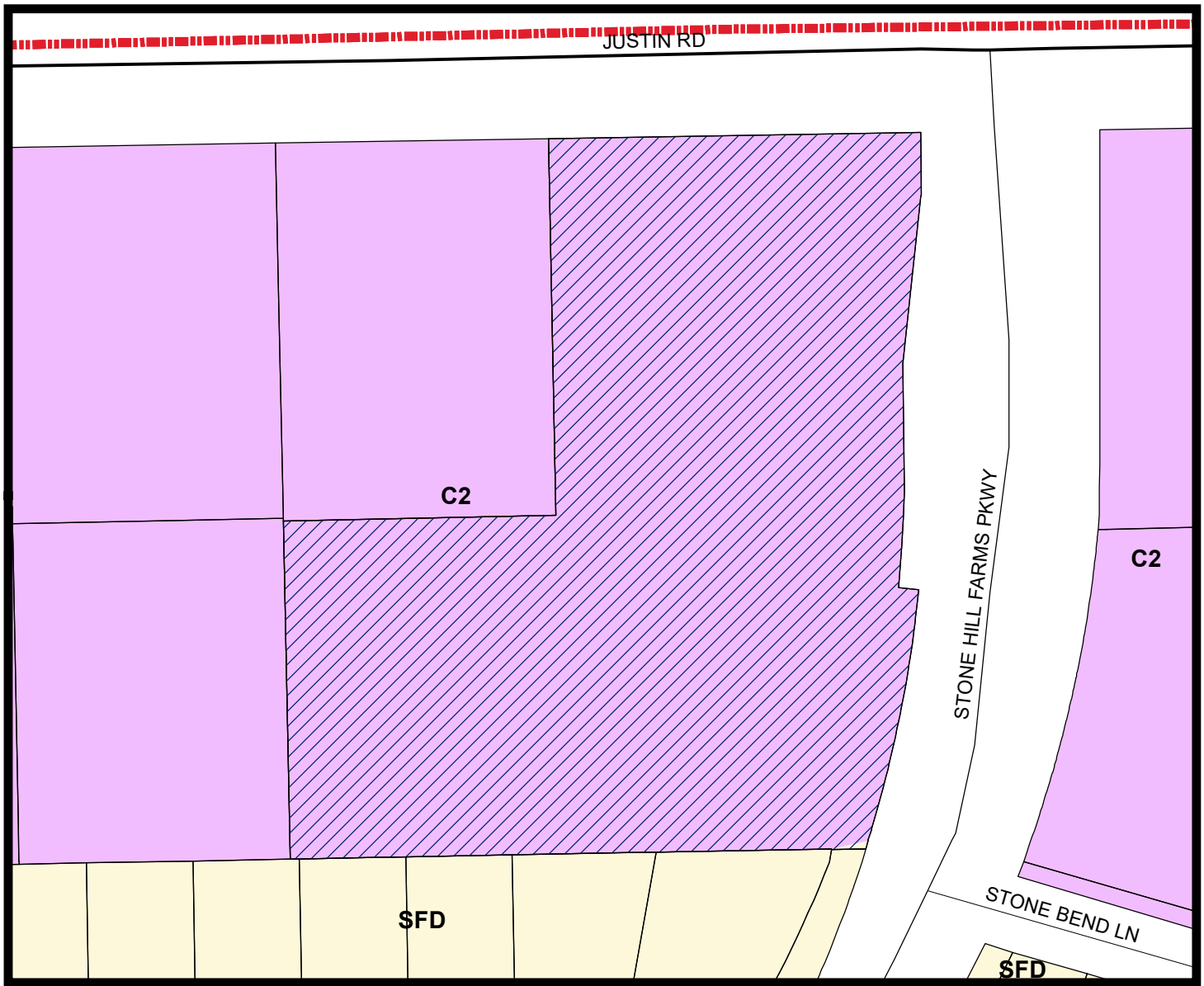
B. Application Details

1. Replat Package



Vicinity Map

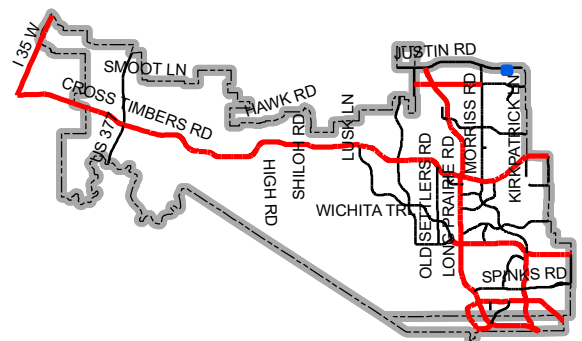
Reference Project: RP21-0002



LEGEND

 Commercial 2  Single Family Density

 — Subject Property



Map Location



March 29, 2021

Development Services
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

RE: Replat for Lot 2 of the Stone Hill Farms Retail Addition No. 2

To Whom It May Concern,

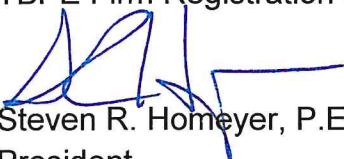
Homeyer Engineering, Inc. is submitting this replat and construction plans for the proposed subdivision of Lot 2, Block A, of the Stone Hill Farms Retail Addition No.2 (3.38 Acres), into Lots 2R and 3. The property is identified with Property Tax ID# 775526, the site is currently zoned PD-43 with Commercial 2 (C-2) uses. The proposed replat will also provide pavement and utility improvements for the immediate development of Lot 2R, Block A, of the Stone Hill Farms Retail Addition No.2

Should you have any questions regarding this submittal, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com

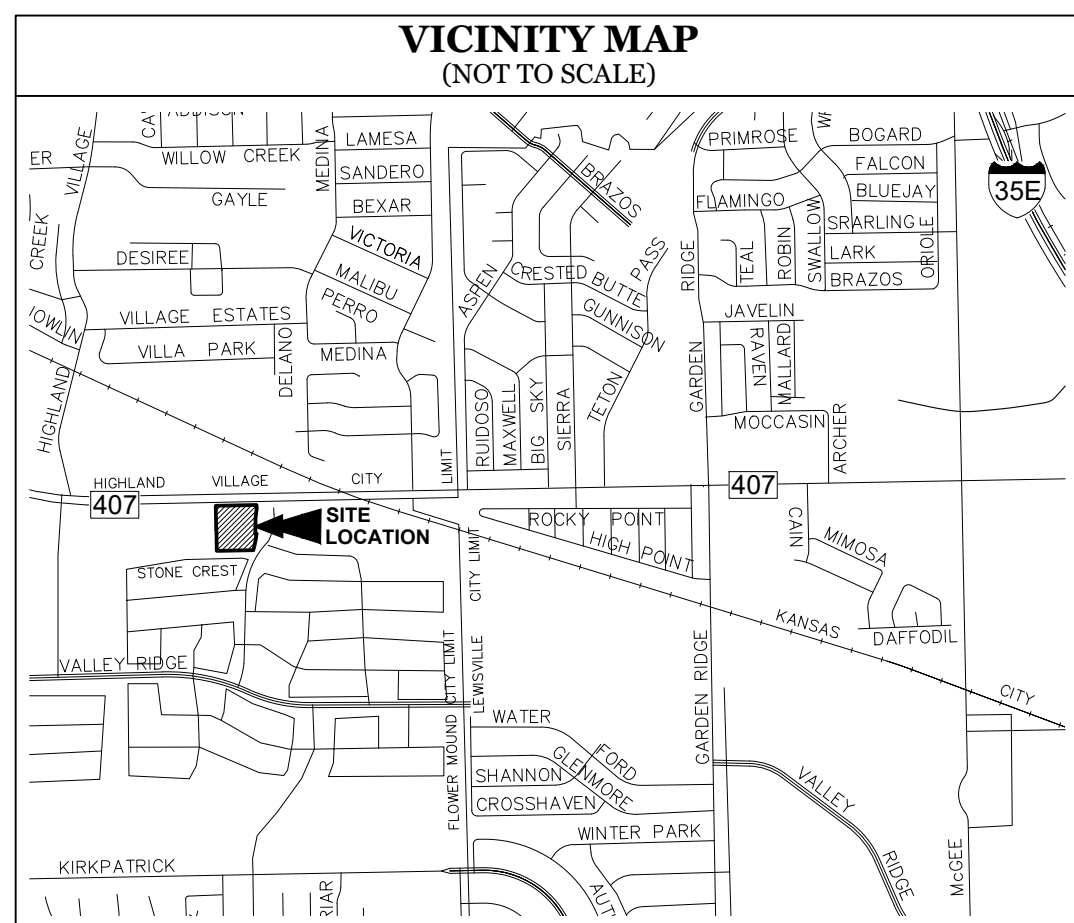
Sincerely,

HOMEYER ENGINEERING, INC.

TBPE Firm Registration No. F-8440



Steven R. Homeyer, P.E.
President

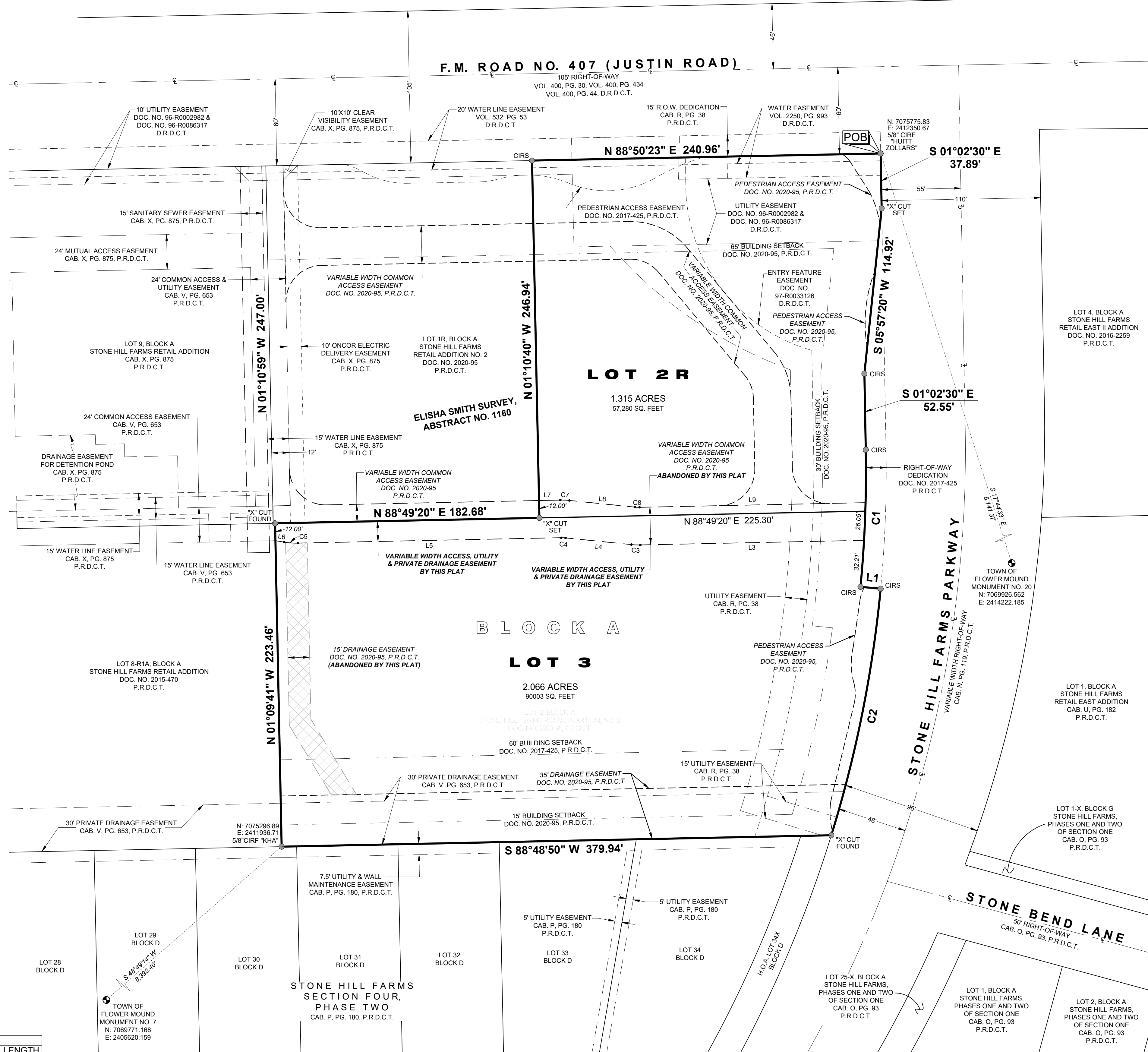


GENERAL NOTES

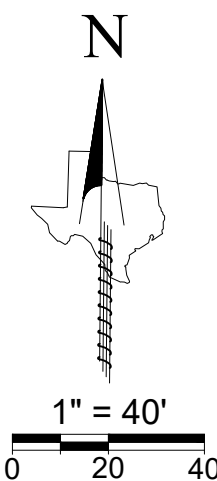
- The purpose of this plat is to create two (2) lots of record from one (1) existing lot and to abandon and dedicate easements.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0535G.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).

DRAINAGE EASEMENT NOTES

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



LINE	BEARING	DISTANCE
L1	S 84°32'37" E	14.00'
L2	S 88°50'23" W	1.29'
L3	S 88°49'20" W	154.62'
L4	N 84°10'40" W	45.68'
L5	S 88°49'20" W	182.07'
L6	N 80°30'39" W	6.04'
L7	N 88°49'20" E	14.76'
L8	S 84°10'40" E	45.68'
L9	N 88°49'20" E	156.23'



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.81'	836.00'	6°29'53"	S 02°12'26" W	94.76'
C2	174.01'	850.00'	11°43'47"	S 11°19'17" W	173.71'
C3	6.23'	51.00'	7°00'00"	N 87°40'40" W	6.23'
C4	3.05'	25.00'	7°00'00"	N 87°40'40" W	3.05'
C5	9.49'	51.00'	10°40'01"	N 85°50'39" W	9.48'
C6	39.27'	25.00'	89°59'40"	S 48°10'49" E	35.35'
C7	6.23'	51.00'	7°00'00"	S 87°40'40" E	6.23'
C8	3.05'	25.00'	7°00'00"	S 87°40'40" E	3.05'

LEGEND

PG. = PAGE
VOL. = VOLUME
CAB. = CABINET
POB = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
CIRF = CAPPED IRON ROD FOUND
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **STONE HILL WEST, LLC**, is the owner of a 3.381 acre tract of land out of the **ELISHA SMITH SURVEY, ABSTRACT NUMBER 1160** situated in the Town of Flower Mound, Denton County, Texas, being all of Lots 1 and 2, Block A of Stone Hill Farms Retail Addition, No. 2, a subdivision of record in Document Number 2020-95 of the Plat Records of Denton County, Texas, also being a tract of land conveyed to Stone Hill West, LLC by Special Warranty Deed with Vendor's Lien of record in Document Number 2018-120533 of the Official Records of Denton County, Texas, and also being a tract of land conveyed to Marvel CW Flower Mound, LLC by Special Warranty Deed of record in Document Number 2020-72687, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with plastic cap stamped "HUITT ZOLLARS" found at the intersection of the South right-of-way line of Farm to Market Road 407 (105' right-of-way - known locally as Justin Road) and the West right-of-way line of Stone Hill Farms Parkway (right-of-way varies), being the Northeast corner of Lot 2 of said Block A;

THENCE, with the West right-of-way line of Stone Hill Farms Parkway, the following five (5) courses and distances:

- South 01°02'30" East, a distance of 37.89 feet to an "X" cut set;
- South 05°57'20" West, a distance of 114.92 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- South 01°02'30" East, a distance of 52.55 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the left, with a radius of 836.00 feet, delta angle of 06°29'53", chord bearing and distance of South 02°12'26" West, 94.76 feet;
- Along said curve, an arc distance of 94.81 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- South 84°32'37" East, a distance of 14.00 feet to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set at the beginning of a curve to the left, with a radius of 850.00 feet, delta angle of 11°43'47", chord bearing and distance of South 11°19'17" West, 173.71 feet to an "X" cut found in concrete, being the Southeast corner of said Lot 2, Block A, also being the Northeast corner of H.O.A. Lot 34X, Block D of Stone Hill Farms, Section Four, Phase Two, a subdivision of record in Cabinet P, Page 180 of said Plat Records;

THENCE, South 88°48'50", departing the West right-of-way line of said Stone Hill Farms Parkway, with the South line of said Lot 2, Block A and the common North line of Block D of said Stone Hill Farms, Section Four, Phase Two, a distance of 379.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the Southwest corner of said Lot 2, Block A, being in the North line of Lot 30, Block D of said Stone Hill Farms, Section Four, Phase Two, also being the Southeast corner of Lot 8-R1A, Block A of Stone Hill Farms Retail Addition, a subdivision of record in Document Number 2015-470 of said Plat Records;

THENCE, North 01°09'41" West, departing the North line of said Block D of Stone Hill Farms, Section Four, Phase Two, with the West line of said Lot 2, Block A and the common East line of said Lot 8-R1A, Block A, a distance of 223.46 feet to an "X" cut found in concrete at the Northeast corner of said Lot 2, Block A, being the Northwest corner of said Lot 2, Block A, also being in the South line of Lot 1 of said Block A;

THENCE, North 88°49'20" East, with the South line of said Lot 1, Block A, a distance of 182.68 feet to an "X" cut set in concrete at the Southeast corner of said Lot 1, Block A, also being an inner ell corner of said Lot 2, Block A;

THENCE, North 01°10'04" West, along the East line of said Lot 1, Block A, a distance of 246.94 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of said Lot 1, Block A, being the Northeast corner of said Lot 2, Block A, also being in the South right-of-way line of Farm to Market Road 407;

THENCE, North 88°50'23" East, with the North Line of said Lot 2, Block A, and with the South right-of-way line of said Farm to Market Road 407, a distance of 240.96 feet to the **POINT OF BEGINNING** and containing 3.381 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **STONE HILL WEST, LLC**, acting herein by and through its duly authorized officer, does hereby adopt this plat designated herein as **STONE HILL FARMS RETAIL ADDITION, NO. 2, LOTS 2R & 3**, an addition to the Town of Flower, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot(s)/Block(s) of **STONE HILL FARMS RETAIL ADDITION, NO. 2, LOTS 2R & 3**, 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 being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

I, **STONE HILL WEST, LLC**, hereby certify that deed restrictions do not exist upon the property included within this Replat that limit said property to residential use for not more than two residential units per lot.

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

OWNER: **STONE HILL WEST, LLC**, a Texas limited liability company

By: _____
Paul A. Bosco, Jr.
Sole Member
Date _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL A. BOSCO, JR.**, as Sole Member of **STONE HILL WEST, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Flower Mound, Denton County, Texas.

Matthew Raabe, R.P.L.S. # 6402
Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2021.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy
Director of Planning Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

REPLAT STONE HILL FARMS RETAIL ADDITION, NO. 2 LOTS 2R & 3, BLOCK A 3.381 ACRES

A REPLAT OF LOT 2, BLOCK A OF
STONE HILL FARMS RETAIL ADDITION, NO. 2,
RECORDED IN DOCUMENT NO. 2020-95, P.R.D.C.T.,
ELISHA SMITH SURVEY, ABSTRACT NO. 1160,
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Project	1908.066-09		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	02/18/2021		
Drafter	CHM		

SURVEYOR
Eagle Surveying, LLC
Contact: Tyler Rank
210 S. Elm Street, Suite: 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Homeyer Engineering, Inc.
Contact: Steve Homeyer
P.O. Box 294527
Lewisville, TX 75029
(972) 906-9985

OWNER
Stone Hill West, LLC
Contact: Paul A. Bosco, Jr.
2541 Jacobson Drive
Lewisville, TX 75067
(469) 610-3630



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

NON-DISCRETIONARY ITEM

DATE: July 12, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Record Plat (RC20-0013 – Niagara Conservation, Deus LLC Addition) to create a non-residential subdivision. The property is generally located north of Enterprise Road and east of Old Gerault Road.**

I. ITEM SUMMARY

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

A companion Site Plan application (SP20-0024) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create one non-residential lot in order to develop a 127,810 square foot office, warehouse and distribution facility. The property is located within Planned Development District-179 (PD-179) with Campus Industrial (CI) District uses. The subject property is currently developed with a single-family dwelling and contains approximately 7.59 acres.

The plat depicts all required setbacks and easements necessary for the construction of the subject use. At this time, the applicant plans to relocate overhead utilities underground within the Old Gerault Road right-of-way. Language has been added to the plat that requires an easement be created via the platting process to encompass the future underground utilities should they not be located within the Old Gerault Road right-of-way. The property will be accessed from Old Gerault Road at two driveways.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

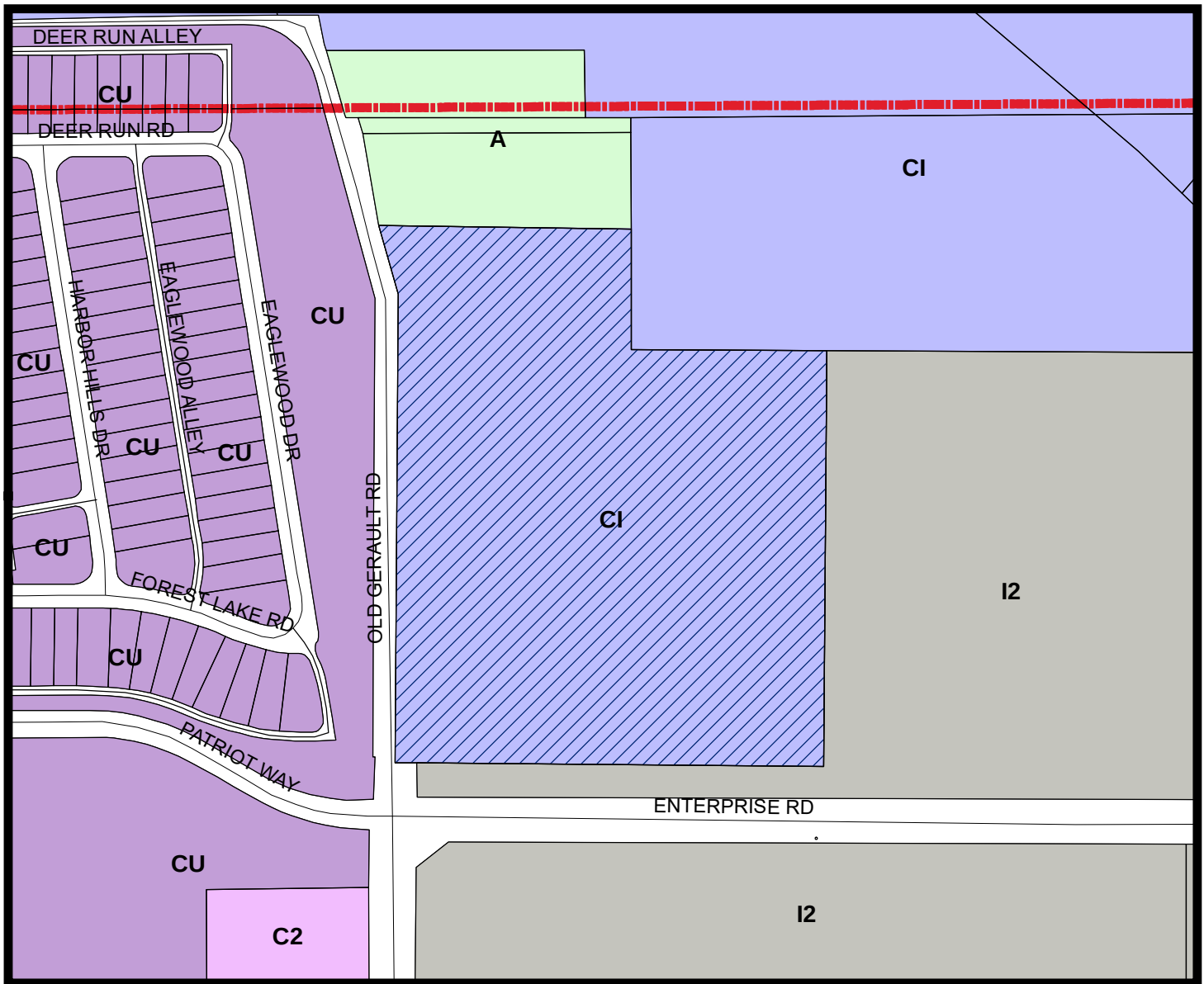
B. Application Details

1. Record Plat Package

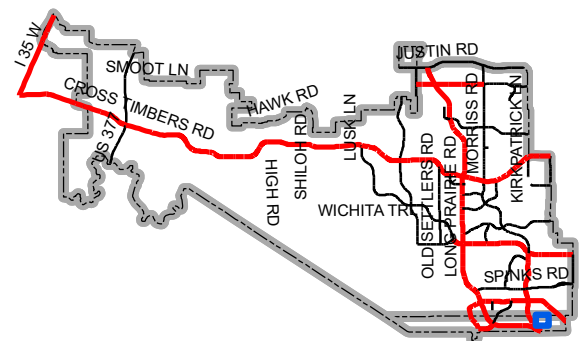
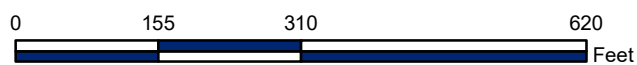
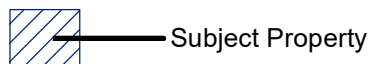
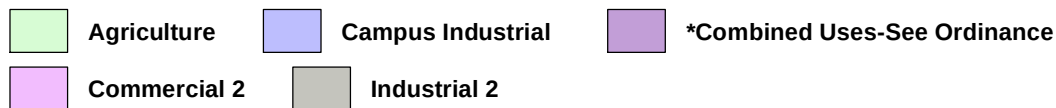


Vicinity Map

Reference Project: RC20-0013 & SP20-0024



LEGEND



Map Location



November 30, 2020

VIA Email Only

**Mr. Chuck Russell
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028**

**Re: 300 Old Gerault Road
Flower Mound, TX**

Dear Mr. Russell,

The intent of this letter is to begin the approval process as it pertains to Site Plan and Record Plat approval. A Site Plan and Record Plat application are submitted with this letter along with all required documentation as specified in the respective application checklists provided earlier by the Town.

Specifically, TIG Real Estate Services, Inc. is requesting (1) a Site Plan Approval, and (2) a Record Plat Approval. Per conversations with Town staff, at this time we are submitting civil engineering plans, site plan, building elevations, a landscape plan and a tree survey. Site specifics are as follows:

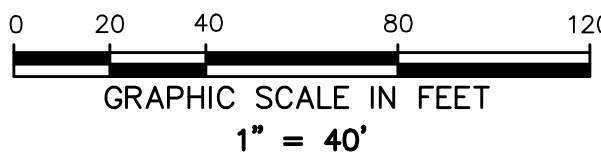
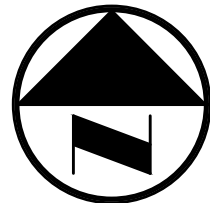
- o Existing Zoning: PD, CI Campus Industrial
- o Note: TIG Real Estate Services, Inc. submits that our proposed project is in substantial conformity with the current PD and the related Lakeside Business District Campus Industrial Zoning
- o Site Acreage: 7.6 Acres
- o Proposed Use: Office/Warehouse Building
- o Building Area: 127,810 Square Feet

Thank you for your attention to this matter.

Very Truly Yours,

TIG Real Estate Services
Tom C. Smolik, SIOR

Tom Smolik



LEGEND

- (C.M.) CONTROLLING MONUMENT
IRS 5/8-INCH IRON ROD
W/"PACHECO KOCH" CAP SET
--- PROPERTY LINE
--- EXISTING EASEMENT LINE
--- SETBACK LINE
--- CENTERLINE

LOT 1X, BLOCK I
THE VILLAGES AT SOUTHGATE
PHASE THREE
(INST. NO. D218165547)

AREA TABLE		
GROSS: TOTAL PLAT AREA	7.594 Acres	330,798 SF
STREET R.O.W. DEDICATION	0.480 Acres	20,888 SF
NET: Lot 1A, BLOCK 12/7145	7.115 Acres	309,910 SF

PATRIOT WAY
(40' WIDE RIGHT-OF-WAY)

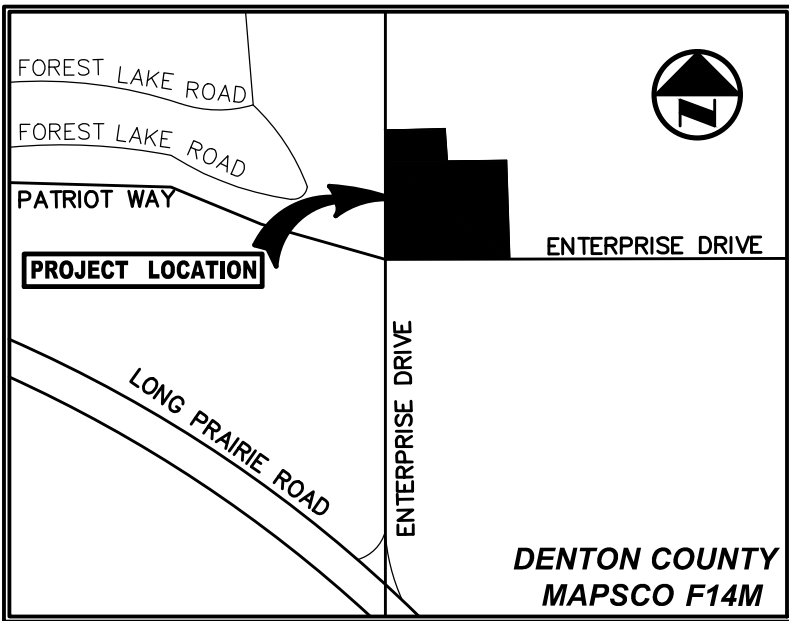
LOT 2, BLOCK I
SOUTHGATE PHASE 1
(INST. NO. D216294866)

YO-KO, LLC
(INST. NO. D215290774)
S 89°44'44" E 293.99'
262.72

POINT OF BEGINNING

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	19°36'43"	25.14'	8.60'	4.34'	S 6°49'37" W	8.56'
C2	91°09'02"	15.00'	23.86'	15.30'	S 44°17'35" E	21.43'
C3	57°25'09"	15.71'	15.74'	8.60'	N 61°29'54" E	15.09'
C4	95°35'39"	15.00'	25.03'	16.54'	N 43°01'02" W	22.22'
C5	36°48'04"	25.14'	16.14'	8.36'	S 70°38'42" W	15.87'
C6	45°10'14"	72.63'	57.26'	30.21'	S 19°41'35" W	55.78'
C7	45°03'21"	87.63'	68.91'	36.35'	N 19°45'02" E	67.14'

LOT 7X, BLOCK A,
LAKESIDE RANCH BUSINESS
PARK ADDITION
(CAB X, PG. 78)



VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°36'35" E	8.21'
L2	S 88°23'25" W	15.00'
L3	N 01°36'35" W	8.21'
L4	S 88°23'25" W	8.82'
L5	S 88°24'31" W	8.00'
L6	N 01°36'35" W	15.00'
L7	N 88°23'25" E	8.00'
L8	S 46°36'35" E	22.02'
L9	N 88°23'25" E	26.93'
L10	N 01°36'35" W	24.00'
L11	N 88°23'25" E	15.00'
L12	S 01°36'35" E	24.00'
L13	N 46°36'35" W	34.45'
L14	S 46°36'57" E	29.69'
L15	N 46°36'57" W	29.69'
L16	N 01°26'52" W	34.48'
L17	S 88°33'08" W	15.00'
L18	S 01°26'52" E	34.52'
L19	N 00°50'12" W	12.67'
L20	N 89°08'25" E	15.00'
L21	S 00°57'16" E	27.48'
L22	N 42°17'45" E	34.88'
L23	N 68°12'13" W	45.69'
L24	N 01°14'44" W	16.30'
L25	S 68°12'13" E	35.95'
L26	N 32°30'10" E	34.35'
L27	N 04°46'48" E	22.47'
L28	S 42°17'45" W	81.25'
L29	N 77°42'15" W	67.81'
L30	N 00°51'35" W	15.40'

LOT 1, BLOCK A

DEUS LLC
(INST. NO. D220258684)

7.594 TOTAL ACRES
(330,798 SF)
(SEE AREA TABLE)

LOT 1R, BLOCK A,
LAKESIDE TRADE CENTER
(CAB V, PG. 843)

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48439C100K, Community-Panel No. 480777 0110 K, Map Revised: September 25, 2009. All of the subject property appears to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:
"Zone X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.
- Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- Oncor's existing OHL within the Old Gerault Right of Way will be relocated underground prior to final subdivision acceptance by the Town per Section 82-376 of the Town Code. The new location of the underground line is planned to be installed within the Right of Way of Old Gerault Road. If the utilities are relocated within the subject property, an easement shall be dedicated per plat to encompass the improvements. When new easements are needed or required, or existing easements need to be relocated, after a record plat, replat or amended plat has been filed with the county, regardless of whether construction has been completed at the site, the owner or developer of the property burdened by such easements shall apply for an amended plat or replat, as applicable, noting the new or revised location of the subject easement.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

FINAL PLAT

**LOT 1, BLOCK A
DEUS LLC**

AN ADDITION TO THE TOWN OF FLOWER MOUND,
TEXAS AND BEING OUT OF THE
J. TURNER SURVEY, ABSTRACT NO. 1251
TARRANT COUNTY, TEXAS
SHEET 1 OF 2

Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000
DRAWN BY JMC	CHECKED BY MWW/JEC	SCALE 1"=40'
		DATE JUNE 2021
		JOB NUMBER 4695-20.361

OWNER/MANAGER:

DEUS LLC
1200 LAKESIDE PARKWAY #450,
FLOWER MOUND, TEXAS 75028
(972) 661-0232
CONTACT: KYLE CUTLER

ENGINEERS/SURVEYOR:

PACHECO KOCH CONSULTING
ENGINEERS 7557 RAMBLER ROAD,
SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031
CONTACT: JONATHAN E. COOPER

ENTERPRISE DRIVE
(60' WIDE RIGHT-OF-WAY)

LOT 2A, BLOCK A,
LAKESIDE TRADE CENTER
(CAB U, PG. 484)

BLANKET EASEMENT TO SINCLAIR REFINING COMPANY, VOLUME 341, PAGE 479, D.R.D.C.T. AND LATER ASSIGNED TO SINCLAIR PIPELINE COMPANY, VOLUME 367, PAGE 242, D.R.D.C.T., DEFINED AS A 50.0' EASEMENT BY LETTER FROM CLYDE M. STONE OF CITGO PRODUCTS PIPELINE COMPANY, DATED NOV. 17 1998. THE LOCATION OF SAID 50.0' EASEMENT AS SHOWN HEREON BEING DEFINED BY AMENDMENT TO RIGHT OF WAY AGREEMENT, DATED FEB. 5, 2001, BETWEEN CITGO PRODUCTS PIPELINE COMPANY AND D-F FUND VI, LTD., D-F FUND 18, LTD., D-F SOUTHWEST FUND, LTD. AND D-F FUNDS, GP, LLC. (THIS DOCUMENT IS NOT FILED OF RECORD AS OF DATE.)

10' UTILITY EASEMENT
(CAB. U, PG. 554)
15' UTILITY EASEMENT
(CAB. U, PG. 554)

OWNERSHIP CERTIFICATE

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, DEUS LLC, acting through the undersigned, it's duly authorized agent, is the sole owner of a 7.594 acre tract of land situated in the J. Turner Survey, Abstract No. 1251, Flower Mound County, Texas; said tract being all of that certain tract of land described in Special Warranty Deed to Deus LLC recorded in Instrument No. D220258684 of the Official Public Records of Tarrant County, Texas; said 7.594 acre tract being more particularly described as follows:

BEGINNING, at a 1/2–inch iron rod found for corner, point being the northern most northeast corner of said Deus LLC tract; said point being in the northwestern most west line of Lot 7X, Block A, Lakeside Ranch Business Park Addition an addition to the Town of Flower Mound, Texas according to the plat recorded in Cabinet X, Page 78 of said Official Public Records;

THENCE, South 01 degrees, 14 minutes, 44 seconds East, along the northern most east line of said Deus LLC tract and the west line of said Lot 7X, a distance of 172.65 feet to a 1/2–inch iron prod found for corner; said point being the southwest corner of said Lot 7X;

THENCE, North 88 degrees, 23 minutes, 25 seconds East, along the northeastern most north line of said Deus LLC tract and the south line of said Lot 7X, a distance of 276.97 feet to a 5/8–inch iron pipe found for corner; said point being in the southeast most northeast corner of said Deus LLC tract and the northwest corner of Lot 1R, Block A, Lakeside Trade Center an addition to the Town of Flower Mound, Texas according to the plat recorded in Cabinet V, Page 843 of said Official Public Records;

THENCE, South 01 degrees, 36 minutes, 35 seconds East, along the east line of said Deus LLC tract and the northwestern most west line of said Lot 1X, a distance of 511.64 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the southeast corner of said Deus LLC tract and the southeastern most northwest corner of said Lot 1R;

THENCE, South 88 degrees, 23 minutes, 25 seconds West, along the said south line of Deus LLC tract and the north line of said Lot 1R, a distance of 554.32 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being in the east line of Old Gerault Road (a variable width right-of–way), said point being the southwest corner of said Deus LLC tract;

THENCE, along the east line of said Old Gerault Road and the west line of said Deus LLC tract, the following two (2) calls;

North 00 degrees, 51 minutes, 35 seconds West, a distance of 607.46 feet to a 1/2–inch iron rod found for corner;

North 16 degrees, 06 minutes, 35 seconds West, a distance of 93.03 feet to a 5/8–inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northwest corner of said Deus LLC tract and the southwest corner tract of land described in Warranty Deed with vendors lien to Yo–Ko, LLC recorded in Instrument No. D215290774 of said Official Public Records;

THENCE, South 89 degrees, 44 minutes, 44 seconds East, along the northern most north line of Deus LLC tract and the south line of said Yo–Ko, LLC tract, a distance of 293.99 feet to the POINT OF BEGINNING;

CONTAINING: 330,798 square feet or 7.594 acres of land, more or less.

OWNERSHIP DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DEUS LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designated as, LOT 1 , BLOCK A DEWS LLC, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights–of–way and Lot 4R4, Block A, 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 being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

Witness my hand this the _____ day of _____ , 2021.

Deus LLC

By: _____
Kyle Cutler

STATE OF TEXAS §

COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ , 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S STATEMENT

That I, Jonathan E. Cooper, do here by certify that i prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon were properly placed under my supervision.



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASED 6/17/21.

Jonathan E. Cooper Date
Texas Registered Professional Land Surveyor,
No. 5369
jcooper@pkce.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ , 2021.

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman Planning
and Zoning Commission

Lexin Murphy, Executive Director
of Development Services

_____, 2021
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

DRAINAGE EASEMENT NOTES

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

OWNER/MANAGER:

DEUS LLC
1200 LAKESIDE PARKWAY #450,
FLOWER MOUND, TEXAS 75028
(972) 661–0232
CONTACT: KYLE CUTLER

ENGINEERS/SURVEYOR:

PACHECO KOCH CONSULTING
ENGINEERS 7557 RAMBLER ROAD,
SUITE 1400
DALLAS, TEXAS 75231
(972) 235–3031
CONTACT: JONATHAN E. COOPER

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F–469
TX REG. SURVEYING FIRM LS–10008000

DRAWN BY JMC	CHECKED BY MWW/JEC	SCALE NONE	DATE JUNE 2021	JOB NUMBER 4695–20.361
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FINAL PLAT
LOT 1, BLOCK A
DEUS LLC
AN ADDITION TO THE TOWN OF FLOWER MOUND,
TEXAS AND BEING OUT OF THE
J. TURNER SURVEY, ABSTRACT NO. 1251
TARRANT COUNTY, TEXAS
SHEET 2 OF 2

FINAL PLAT - LOT 1, BLOCK A, DEUS LLC



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

NON-DISCRETIONARY ITEM

DATE: July 12, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP20-0024 – Niagara Conservation) to develop an office, warehouse and distribution facility. The property is generally located north of Enterprise Road and east of Old Gerault Road.**

I. ITEM SUMMARY

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

A companion Record Plat application (RC20-0013) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an office, warehouse and distribution facility. The property is located within Planned Development District-179 (PD-179) with Campus Industrial (CI) District uses. The subject property is currently developed with a single-family dwelling and contains approximately 7.59 acres.

The site plan provides for one building that contains 123,727 square feet on the ground level and a future mezzanine containing 4,083 square feet (127,810 total square feet). Two points of access are being provided from Old Gerault Road and the applicant is providing 80 of the required 100 parking spaces which is within the Town's allowable 20% deviation.

On March 1, 2021, the Town Council approved PD-179 with Campus Industrial (CI) District uses. The proposed site plan is in compliance with the approved ordinance for PD-179, including the conceptual site plan, landscape plan and elevations.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-179 Ordinance

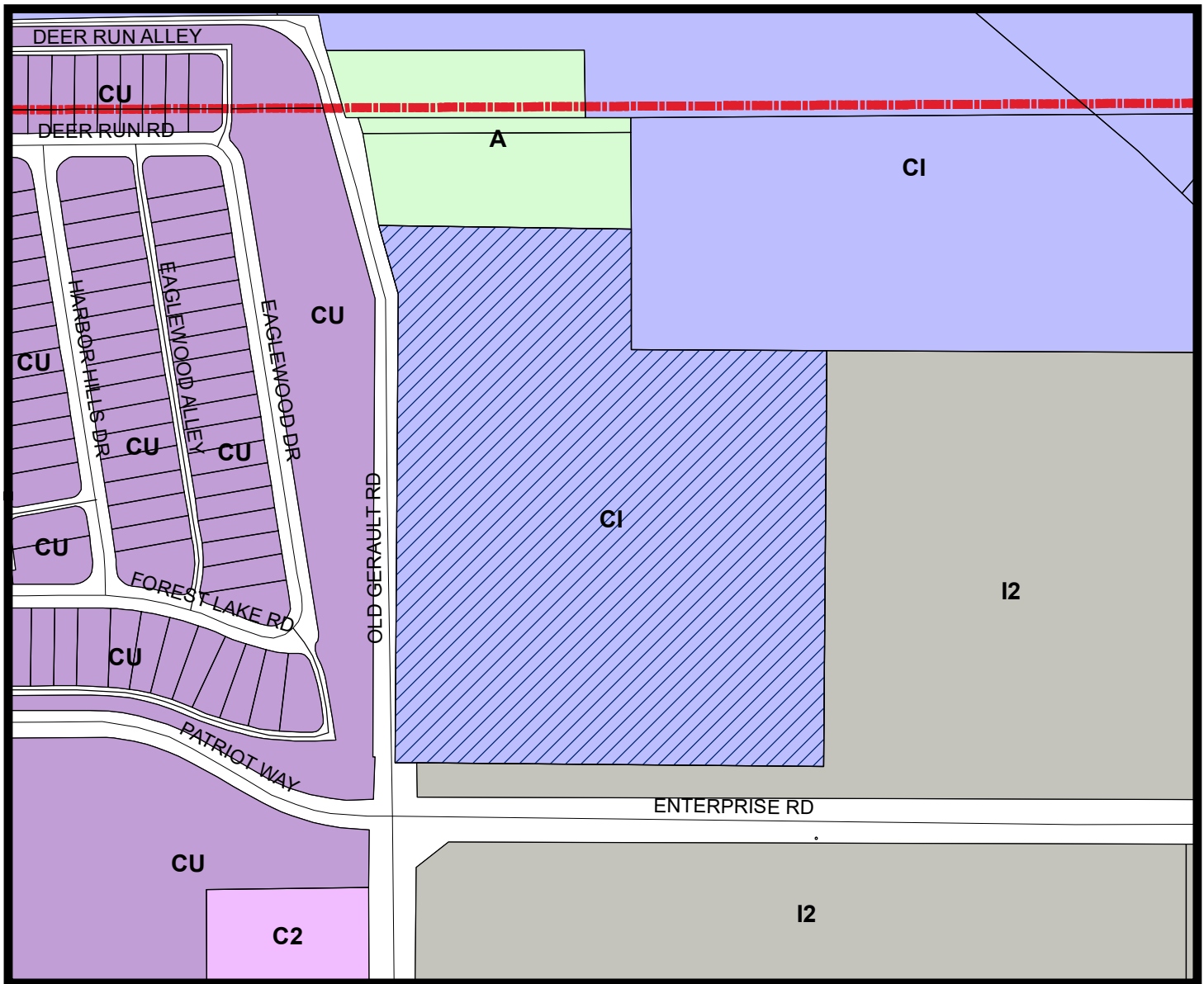
B. Application Details

1. Site Plan Package

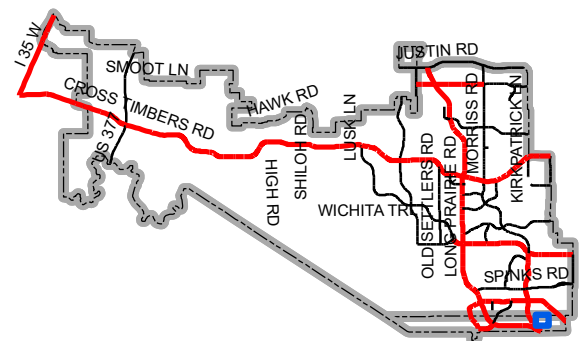
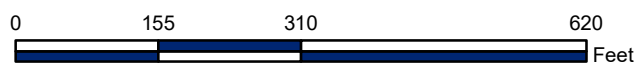
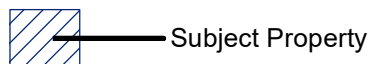
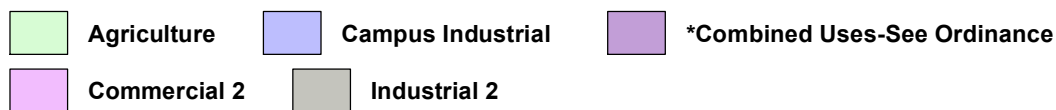


Vicinity Map

Reference Project: RC20-0013 & SP20-0024



LEGEND



Map Location



November 30, 2020

VIA Email Only

**Mr. Chuck Russell
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028**

**Re: 300 Old Gerault Road
Flower Mound, TX**

Dear Mr. Russell,

The intent of this letter is to begin the approval process as it pertains to Site Plan and Record Plat approval. A Site Plan and Record Plat application are submitted with this letter along with all required documentation as specified in the respective application checklists provided earlier by the Town.

Specifically, TIG Real Estate Services, Inc. is requesting (1) a Site Plan Approval, and (2) a Record Plat Approval. Per conversations with Town staff, at this time we are submitting civil engineering plans, site plan, building elevations, a landscape plan and a tree survey. Site specifics are as follows:

- o Existing Zoning: PD, CI Campus Industrial
- o Note: TIG Real Estate Services, Inc. submits that our proposed project is in substantial conformity with the current PD and the related Lakeside Business District Campus Industrial Zoning
- o Site Acreage: 7.6 Acres
- o Proposed Use: Office/Warehouse Building
- o Building Area: 127,810 Square Feet

Thank you for your attention to this matter.

Very Truly Yours,

TIG Real Estate Services
Tom C. Smolik, SIOR

Tom Smolik

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 13-21**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 7.594 ACRES OF LAND SITUATED IN THE J. TURNER SURVEY, ABSTRACT NO. 1251, FROM AGRICULTURAL DISTRICT (A) USES TO PLANNED DEVELOPMENT DISTRICT-179 (PD-179) WITH CAMPUS INDUSTRIAL (CI) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 7.594 acres of land situated in the J. Turner Survey, Abstract No. 1251, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) uses to Planned Development District-179 (PD-179) with Campus Industrial (CI) uses; and

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on November 9, 2020, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on February 1, 2021, with respect to the proposed rezoning as described herein; and

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a rezoning on the property; and

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety, and general welfare of the citizens of the Town of Flower Mound and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

Approximately 7.594 acres of land situated in the J. Turner Survey, Abstract No. 1251, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District-179 (PD-179) with Campus Industrial (CI) uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed Planned Development District No. 179 (PD-179), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 179 (PD-179).

SECTION 3

The official map of the Town of Flower Mound is hereby amended and the Director of Planning Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 179 (PD-179), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 3 TO 2, ON THIS THE 1ST DAY OF MARCH, 2021.

APPROVED:

Steve Dixon

Steve Dixon, MAYOR

ATTEST:

Theresa Scott

Theresa Scott, TOWN SECRETARY

Exhibit A
DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 7.594 acre tract of land situated in the J. Turner Survey, Abstract No. 1251, Denton County, Texas; said tract being all of that certain tract of land described in Warranty Deed to Robert C. Douglas & Patricia Ann Douglas recorded in Volume 456, Page 343 of the Deed Records of Denton County, Texas; said 7.594 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "A.R.S." cap set for corner in Old Gerault Road (a variable width right-of-way); said point being the northwest corner of said Old Gerault Road as dedicated by plat recorded in Cabinet U, Page 484 of the Plat Records of Denton County, Texas;

THENCE, North 00 degrees, 51 minutes, 35 seconds West, along the approximate centerline of said Old Gerault Road, a distance of 603.83 feet to a 5/8-inch iron rod with "A.R.S." cap set for corner;

THENCE, North 16 degrees, 06 minutes, 35 seconds West, continuing along the said approximate centerline of said Old Gerault Road a distance of 93.03 feet to a 5/8-inch iron rod with "A.R.S." cap set for corner; said point being the southwest corner of that certain tract of land described in Warranty Deed to YO-KO LLC recorded in Instrument No. D215290774 of the Official Public Records of Tarrant County, Texas;

THENCE, South 89 degrees, 44 minutes, 44 seconds East, departing the said centerline of Old Gerault Road and along the south line of said YO-KO LLC tract, a distance of 293.99 feet to a 1/2-inch iron rod found for corner; said point being the southeast corner of said YO-KO LLC tract and being in the west line of Lot 7X, Block A of the lakeside Ranch Business Park Addition, an addition to the Town of Flower Mound, Texas recorded in Cabinet X, Page 78 of said Plat Records;

THENCE, South 01 degrees, 14 minutes, 44 seconds East, along the said west line of Lot 7X, a distance of 172.65 feet to a 5/8-inch iron rod found for corner at the southwest corner of said Lot 7X;

THENCE, North 88 degrees, 23 minutes, 25 seconds East, along the south line of said Lot 7X, a distance of 276.97 feet to a 1-inch pipe found for corner at the northernmost northwesterly corner of Lot 1R, Block A of Lakeside Trade Center, an addition to the Town of Flower Mound, Texas recorded in Cabinet V, Page 843 of said Plat Records;

THENCE, South 01 degrees, 36 minutes, 35 seconds East, departing the said south line of Lot 7X and along the west line of said Lot 1R, a distance of 511.64 feet to a 5/8-inch iron rod with "A.R.S." cap set for corner; said point being an ell corner of said Lot 1R;

THENCE, South 88 degrees, 23 minutes, 25 seconds West, a north line of said Lot 1R, passing at a distance of 520.67 feet, the westernmost northwest corner of said Lot 1R, continuing for a total distance of 554.32 feet to the POINT OF BEGINNING;

CONTAINING: 330,798 square feet or 7.594 acres of land, more or less.

Exhibit B Development Standards

Planned Development District - 179 (PD-179) Niagara Conversation

The development on the property comprising approximately 7.594 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

- a. Exhibit "C": Conceptual Site Plan.
- b. Exhibit "D": Conceptual Landscape Plan.
- c. Exhibit "E": Conceptual Elevations.

B. PERMITTED USES. The uses listed as Permitted Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C".

C. SPECIFIC USES. The uses listed as Specific Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" as only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be required for this Planned Development.



1. ALL EXPOSED CONCRETE, INCLUDING BUT NOT LIMITED TO RETAINING/DETAINING WALLS, TURN-DOWN CURBS, AND TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING ON THE SITE.
2. ALL EXPOSED RETAINING/DETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. ALL EXPOSED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
4. ALL EXPOSED MECHANICAL ENCLOSURES AND EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 82-273 OF THE LAND DEVELOPMENT REGULATIONS.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT, ANY SIGNS PLACED IN THE SUBDIVISION OR ON THE ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

FLORIDA
FLOWER MOUND, TEXAS



NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

DATE: 01.08.2021

SITE PLAN

SHEET:

A1.00

Attachment 2: Draft Ordinance



-

GENERAL LAWN NOTES

- MAINTENANCE NOT

- MAINTENANCE NOTES**
1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A HEALTHY AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE WEEDING, EDGING, MOWING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF WEEDS, GRASS AND OTHER SUCH MATERIALS OR PLANTS NOT PART OF THIS PLAN.
 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS NECESSARY FOR THE PROPER FUNCTION OF THE LANDSCAPE.
 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGINS AFTER FINAL ACCEPTANCE.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TUCK JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMOUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4)

PLANT LIST

[illegible]

NOTE: ALL TREES SHALL HAVE SUFFICIENT THICKNESS AND BE LOCATED WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

**BELLE
FIRMA**

- 4245 Northbrook Drive
- Skokie, IL 60077
- Skokie, IL 60077
- 214.388.7102

 **NIAGARA CONSERVATION ON OLD GERAULT**
BUILD TO SUIT For
LOWER MOUND,
TEXAS



EINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.

DATE: 01.12.2021
 DIS # 20-204
LANDSCAPE PLAN
 SHEET:
L2.01

SECTION 32.9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCE DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work includes: Forest of aspen, labor, materials, services, equipment and supplies required to complete the work covered by the drawings and specifications. The Contractor shall be responsible for obtaining all necessary permits, licenses, and approvals for the work.

1. Planting (trees, shrubs and grasses)

2. Bed preparation and fertilization

3. Notification of sources

4. Water and maintenance until final acceptance

5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen, April 14, 2014 Edition, by American National Standards Institute, Inc. (ANSI) - plant material

- B. American Joint Committee on Horticultural Nomenclature, 1942 Edition of Standardized Plant Names

- C. Texas Association of Nurserymen, Grades and Standards

- D. Harris, Neal, 1976, Coastal University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed material, gravel, crushed stone, soil edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. Contractor to complete the following punch list: Prior to Landscape Contractor installing any plants in landscape installation, General Contractor shall leave planting bed areas (12" inches below final finish grade of sidewalk, driveway and curb as shown on the drawings). All loose areas to remain shall be removed prior to Landscape Contractor beginning any work.

- B. Storage of materials and equipment at all job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, clearing up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

- B. Guarantee

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead material, as soon as it is determined to be dead, with a replacement of the same size and species. The replacement shall be installed within 120 days of discovery. Any delay, including rain or other factors, shall be the responsibility of the Contractor. In such cases, the option of the Owner shall be final.

2. Plants used for replacement shall be of the same size and species as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacement, shall carry a minimum 120 month guarantee. Any delay, including rain or other factors, shall be the responsibility of the Contractor. In such cases, the option of the Owner shall be final.

3. At the direction of the Owner, plants may be replaced at the site of the new planting station. In such cases, dead plants shall be removed from the premises immediately.

4. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be added as originally specified in the drawings. The Contractor shall be responsible for obtaining all necessary permits, licenses, and approvals for the work.

5. The Owner agrees that for the guarantee to be effective, the well water plants in base must be watered during dry periods and water must be added to the plants as needed.

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do not measure from branch or root tip to tip.

5. Owner's Authorized Representative shall inspect all plant material with replacement for general, specific, culture / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habits, stems, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Storage and handling in transit or at job site shall be the responsibility of the Contractor.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare balled and burlapped plants that will not damage roots, branches, stems and foliage.

2. Container Plants: Deliver plants in rigid container to hold ball shape and protect root system.

- B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day, unless adequate storage and watering facilities are available on job site.

3. Protect root balls by burlapping with sandpaper or other approved material retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or discoloration of leaves. Keep plants moist at all times. Cover all materials during transport.

5. Notify Owner's Authorized Representative of delivery and delivery time.

6. Remove rejected plant material immediately from job site.

7. To avoid spread of stress, do not lift, move, adjust or otherwise manipulate plants by trunk or stems.

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Exhibit D

specified at an additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Allow five (5) inches in the ball diameter (10") inches in diameter for each one (1") inch of trunk diameter, measured on 8" (2") inches above ball. (Groundcover conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- G. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- H. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- I. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

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- R. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

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- U. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- V. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- W. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- X. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- Y. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- Z. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- AA. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- AB. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- AC. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

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- AX. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed granite base.

- G. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

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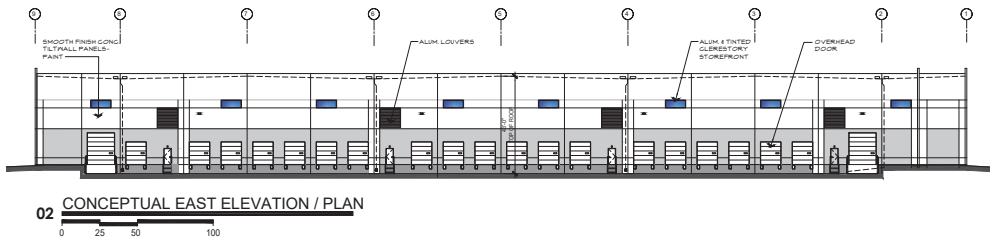
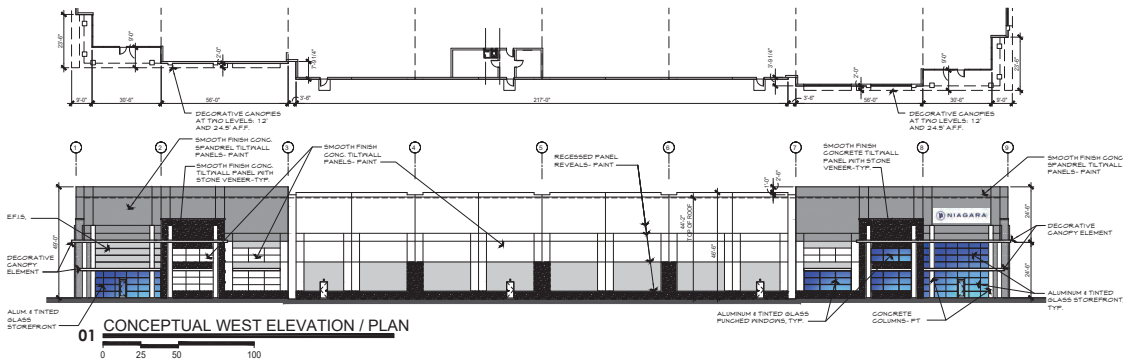
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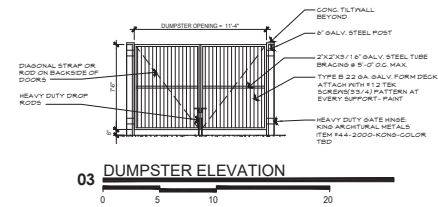
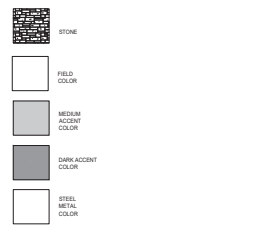
- W. Planting: All planting of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost

Exhibit E

Attachment 2: Draft Ordinance



COLOR SELECTION KEY



MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	14,339 S.F.	14,269 S.F.	16,925 S.F.	15,798 S.F.
2. FACADE EXCLUSIVE OF DOOR AND WINDOWS	13,875 S.F.	13,467 S.F.	15,137 S.F.	14,161 S.F.
3. DOORS AND WINDOWS S.F.	324 S.F.	792 S.F.	2,388 S.F.	1,595 S.F.
4. PRIMARY MASONRY TOTALS (SQ. FT.)				
"FLY WALL" S.F.	13,614 S.F. and 98%	13,379 S.F. and 98.5%	13,137 S.F. and 100%	12,566 S.F. and 98.7%
"TEXTURED STONE" S.F.	13,004 S.F. and 94%	11,851 S.F. and 11.5%	1,879 S.F. and 10.3%	1,879 S.F. and 10.3%
5. SECONDARY TOTALS - (SQ. FT.)				
"METAL ACCENT" S.F.	281 S.F. and 2%	79 S.F. and 0%	509 S.F. and 3.3%	509 S.F. and 3.3%
"SPRINT" S.F.	94 S.F. and 1%	79 S.F. and 0%	250 S.F. and 1.4%	250 S.F. and 1.4%
"SPRINT" S.F.	187 S.F. and 1%			345 S.F. and 1.9%

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



BUILD TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND.



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APPROVAL, PERMITTING,
OR CONSTRUCTION

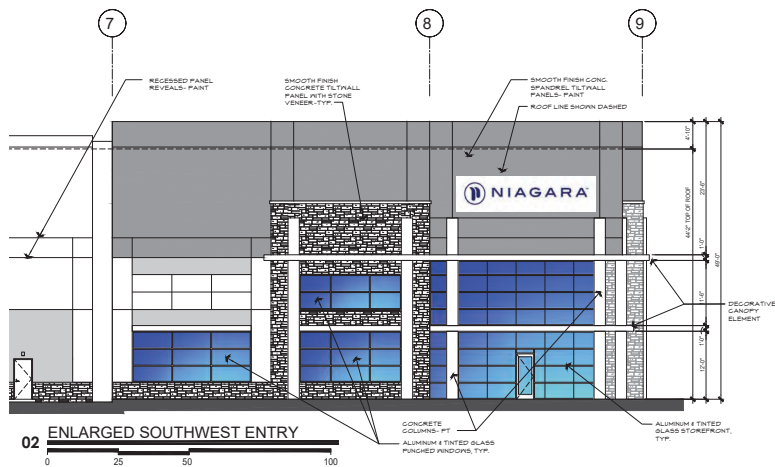
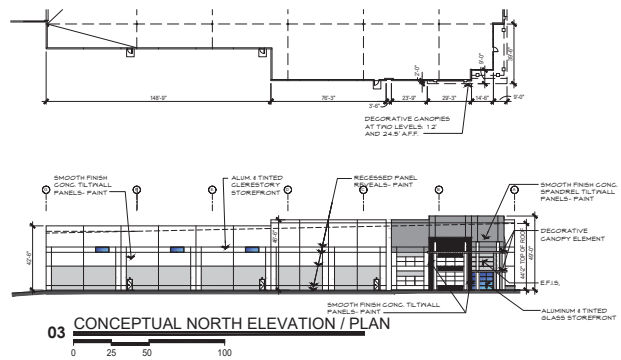
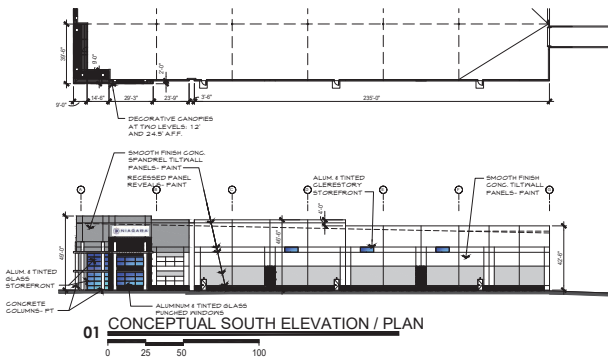
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JOB #: 20-204

SHEET:

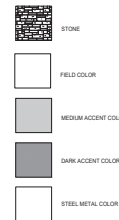
A6.00

Exhibit E

Attachment 2: Draft Ordinance



COLOR SELECTION KEY



MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	14,209 S.F.	14,209 S.F.	16,503 S.F.	16,796 S.F.
2. FACADE (EXCLUDING OF DOOR AND WINDOWS)	13,875 S.F.	13,407 S.F.	15,137 S.F.	16,181 S.F.
3. DOORS AND WINDOWS S.F.	334 S.F.	792 S.F.	2,366 S.F.	1,566 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 90%)	13,614 S.F. and 94%	13,379 S.F. and 95.5%	15,137 S.F. and 100%	17,568 S.F. and 96.7%
- TILT WALL S.F.	13,008 S.F. and 94%	12,820 S.F. and 96%	15,137 S.F. and 100%	15,937 S.F. and 90.4%
- TEXTURED STONE S.F.	520 S.F. and 4%	1,551 S.F. and 11.6%		1,579 S.F. and 10.3%
5. SECONDARY TOTALS - (MAX. 10%)	295 S.F. and 2%	78 S.F. and 0.5%		95 S.F. and 0.3%
- METAL ACCENT S.F.	54 S.F. and 1%	78 S.F. and 0.5%		50 S.F. and 0.4%
- TUFF (STUCCO) S.F.	141 S.F. and 1%			45 S.F. and 0.3%

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



BUILD TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND



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APPROVAL, PERMITTING
OR CONSTRUCTION

DATE: 01.08.2021
JOB #: 20-204

SHEET:

A6.01

BUILT TO SUIT FOR

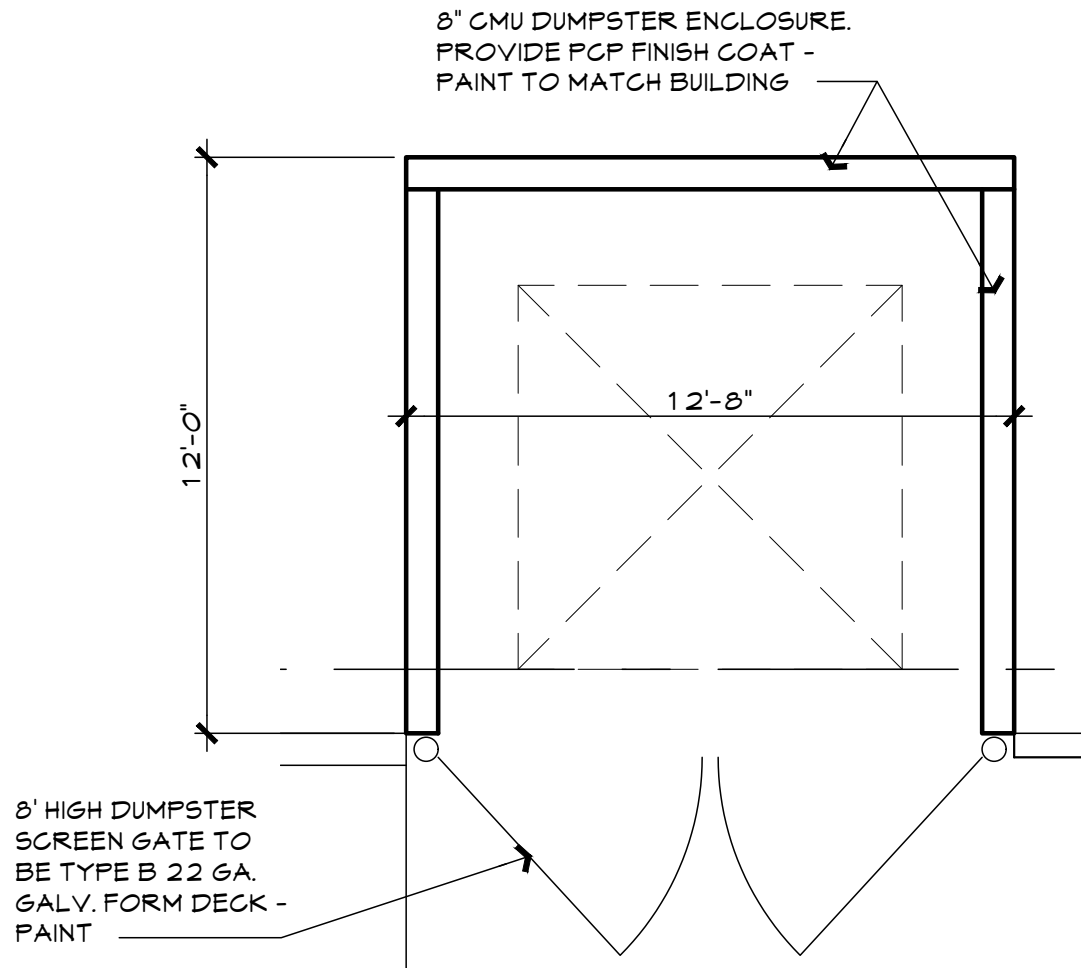
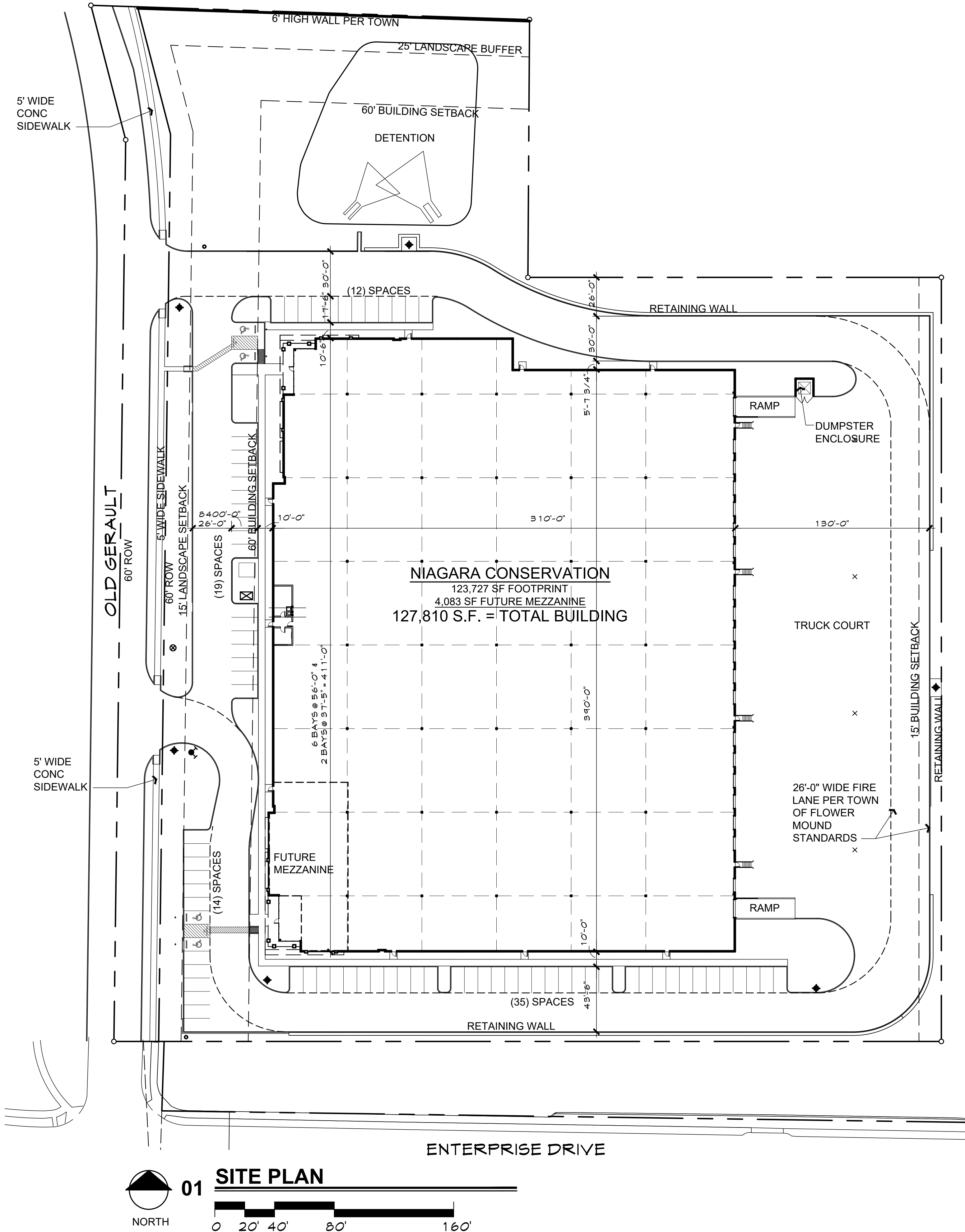


This architectural section drawing shows a long, low building with a flat roof. The interior is divided into several bays by vertical structural elements. Each bay contains a series of horizontal, rectangular elements, likely representing seating or shelving units. The building has a light-colored exterior wall and a dark base. The drawing is presented in a minimalist, line-art style with a light blue background.

Architectural elevation drawing of the proposed building. The drawing shows a long, single-story structure with a flat roof. The left end features a multi-story section with a blue arrow pointing left and a sign that reads "BANK OF AMERICA". The main body of the building is composed of large glass panels and solid wall sections. The drawing is set against a light blue sky and a dark ground line.

Architectural elevation drawing of the proposed building. The structure is a long, single-story building with a flat roof. It features large glass windows and doors. On the left side, there are two sets of double glass doors, each with a small sign above it. The central part of the building has a large glass wall. On the right side, there is a multi-story section with a glass facade and a small entrance area. The building is set against a clear blue sky.

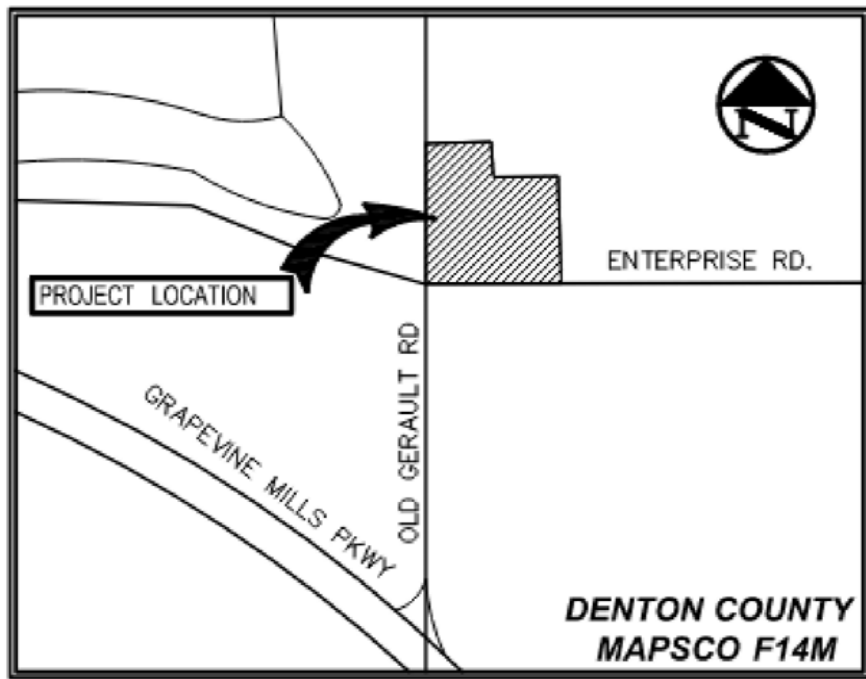
05 ENLARGED SOUTHWEST ENTRY



02 DUMPSTER ENCLOSURE PLAN

LEGEND

- FH- FIRE HYDRANT
- FDC- FIRE DEPARTMENT CONNECTION
- DETECTOR CHECK
- DOMESTIC WATER
- TRANSFORMER



OWNER INFO

DUES, LLC
KYLE CUTLER
1200 LAKESIDE PKWY #450
FLOWER MOUND, TEXAS 75028
(862) 812-5100

GENERAL NOTES

- ALL EXPOSED CONCRETE, INCLUDING BUT NOT LIMITED TO RETAINING/DETAINING WALLS, TURN-DOWN CURBS, AND TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING ON THE SITE.
- OR ALL RETAINING/DETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH SECTION 82-273 OF THE LAND DEVELOPMENT REGULATIONS.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT, ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

SITE DATA TABLE

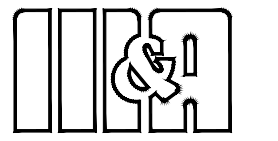
PHYSICAL ADDRESS	300 OLD GERAULT
GROSS SITE AREA	7.59 AC and 330,789 SF
NET SITE AREA	4.66 AC and 202,979 SF
ZONING	PLANNED DEVELOPMENT DISTRICT NO. 179 (PD-179) W/ CAMPUS INDUSTRIAL USES
LOT COVERAGE DATA	
BUILDING COVERAGE	41% / 127,810 S.F
IMPERVIOUS AREA	40% / 122,102 S.F.
PERVIOUS AREA	19% / 59,967 S.F.
PARKING SUMMARY	REQUIRED PROVIDED
SURFACE PARKING	
OFFICE	42.6 43
WAREHOUSE	57.5 57
SUB TOTAL PARKING	100.1 100
20% REDUCTION	-20 -20
TOTAL PARKING	80 80
BUILDING DATA	
BUILDING	1 STORY
PEAK HEIGHT	45 FEET and 0 INCHES
MEAN HEIGHT	40 FEET and 3 INCHES
TOTAL SQUARE FOOTAGE	127,810 SF

PARKING TABULATIONS

ALL PARKING DIMENSIONS = 9' x 17'6"

127,810 SF x 10% OFFICE =	12,781 SF
127,810 SF x 90% WAREHOUSE =	115,029 SF
OFFICE PARKING 1:300 (12,781/300) =	42.6 SPACES
WH PARKING 1:2000 (115,029/2000) =	57.5 SPACES
TOTAL PARKING	100.1 SPACES
20% REDUCTION	20 SPACES
TOTAL PARKING REQUIRED	80 SPACES
TOTAL PARKING PROVIDED	80 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED	4/4 SPACES

BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
FLOWER MOUND, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

14601 DALLAS PARKWAY
SUITE 500
DALLAS TEXAS 75244
(972) 980-0800

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION

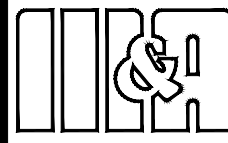
REV: 07.06.21
REV: 06.15.21
REV: 04.20.21

DATE: 01.08.21
JOB # 20-204
SITE PLAN
SHEET:

A1.00

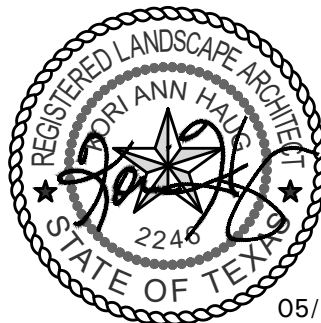


BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
FLOWER MOUND, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

1440 DALLAS PARKWAY
SUITE 501
DALLAS, TEXAS 75204
(214) 960-0880



05/19/21

DATE: 01.15.2021

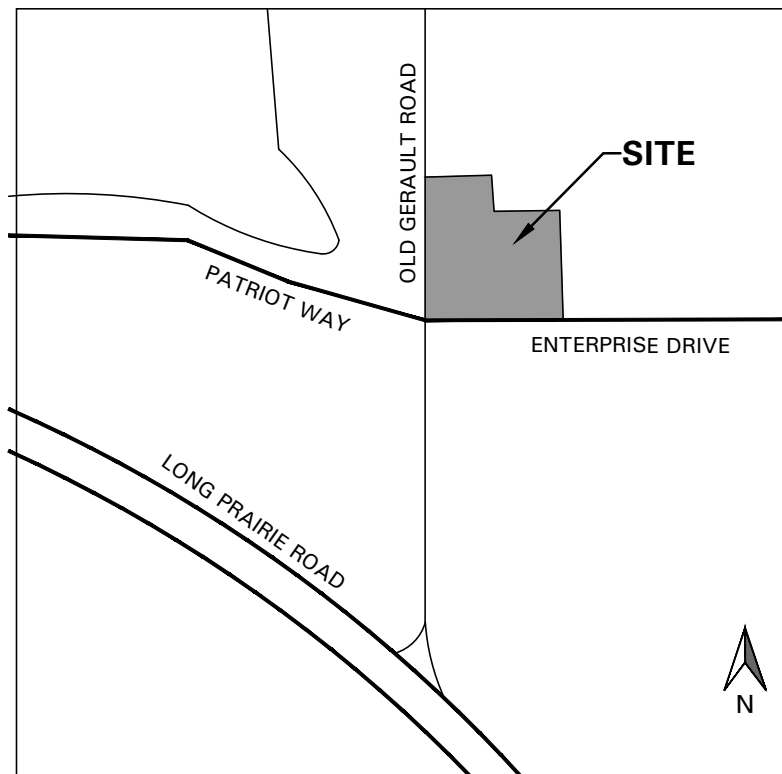
JOB # 20-204
LANDSCAPE PLAN

SHEET:

L2.01

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

VICINITY MAP
NOT TO SCALE



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS, 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
AP	<i>Pinus nigra</i>	Austrian Pine	7	6' ht.	B&B or container grown, full to base, 3' spread
BC	<i>Taxodium distichum</i>	Bald Cypress	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	4	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	7	3" cal.	B&B, 12' ht., 4' spread, 4' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	7	6' ht.	container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	10	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	23	6' ht.	container grown, 4' spread min.
TYH	<i>Ilex vomitoria</i>	Tree Yaupon Holly	22	6' ht.	container grown, tree form, 3-5 trunk, 3' clear trunk, no cross canes, 4' spread, matching
SHRUBS/GROUND COVER					
DBH	<i>Ilex cornuta</i> 'Dwarf Burford'	Dwarf Burford Holly	122	5 gal.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Jack Evans'	Indian Hawthorne 'Jack Evans'	85	5 gal.	container full, 20" spread, 36" o.c.
LOR	<i>Loropetalum chinensis</i> 'Plum Delight'	Loropetalum 'Plum Delight'	77	5 gal.	container full, 20" spread, 36" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus 'Adagio'	81	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	10	7 gal.	container full to base, 36" ht., 36" o.c.
NR-6	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	65	15 gal.	container full to base, 36" ht., 48" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii	115	5 gal.	container full, 20" spread 24" o.c.

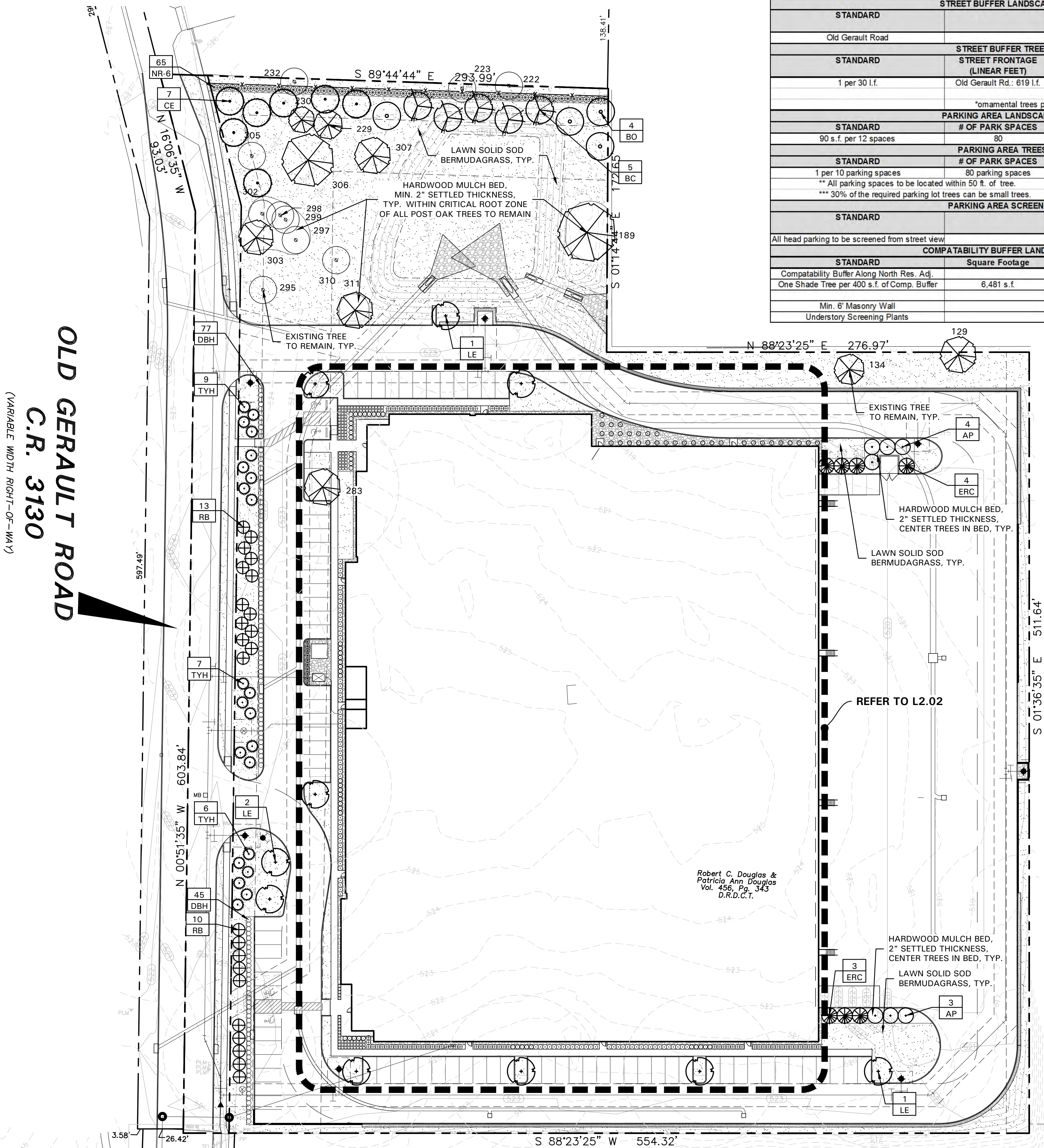
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



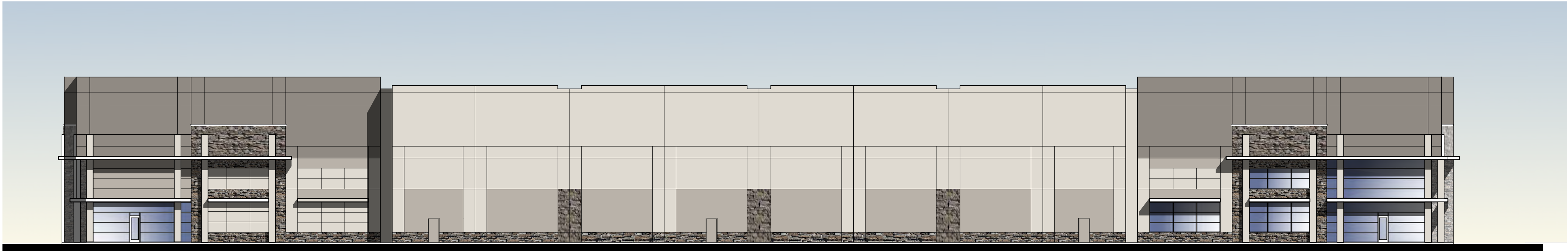
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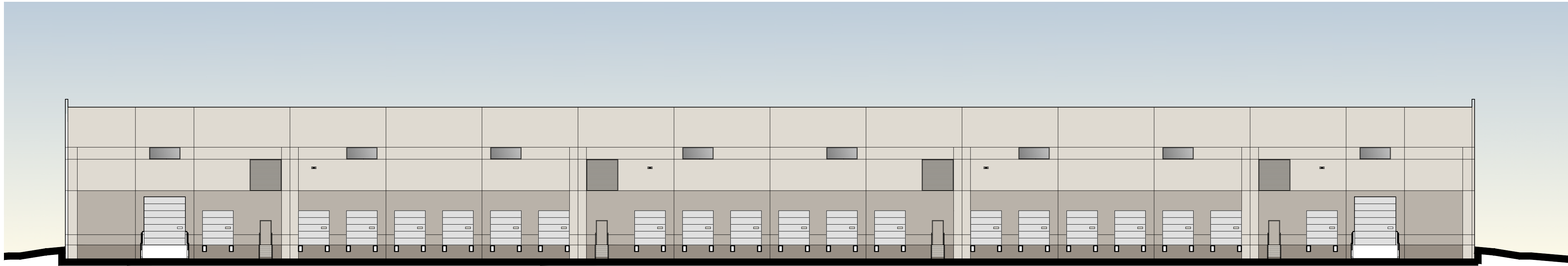
THE TOWN OF FLOWER MOUND - LANDSCAPE CONFORMANCE CHART			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	48,521 s.f.	9,704 s.f. 20%	23,572 s.f. 49%
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	48,521 s.f. of Street Yard *omamental trees provided at 3:1 ratio	26 Trees, 3" cal.	12 Existing Trees 7 Trees, 3" cal. 45 Ornamental Trees
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Old Gerault Road		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Old Gerault Rd.: 619 l.f.	21 Trees, 3" cal.	3 Existing Trees 3 Trees, 3" cal. 45 Ornamental Trees
*omamental trees provided at 3:1 ratio			
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	80	600 s.f.	2,478 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces ** All parking spaces to be located within 50 ft. of tree. *** 30% of the required parking lot trees can be small trees.	80 parking spaces	8 trees, 3" cal.	9 trees, 3" cal. 1 existing tree
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)
COMPATABILITY BUFFER LANDSCAPING			
STANDARD	Square Footage	REQUIRED	PROVIDED
Compatibility Buffer Along North Res. Adj. One Shade Tree per 400 s.f. of Comp. Buffer	6,481 s.f.	25 ft. 16 trees, 3" cal.	25 ft. 13 trees, 3" cal. 3 existing trees
Min. 6' Masonry Wall		6 ft. masonry wall	6 ft. masonry wall
Understory Screening Plants		6' Screening Shrubs	6' Screening Shrubs



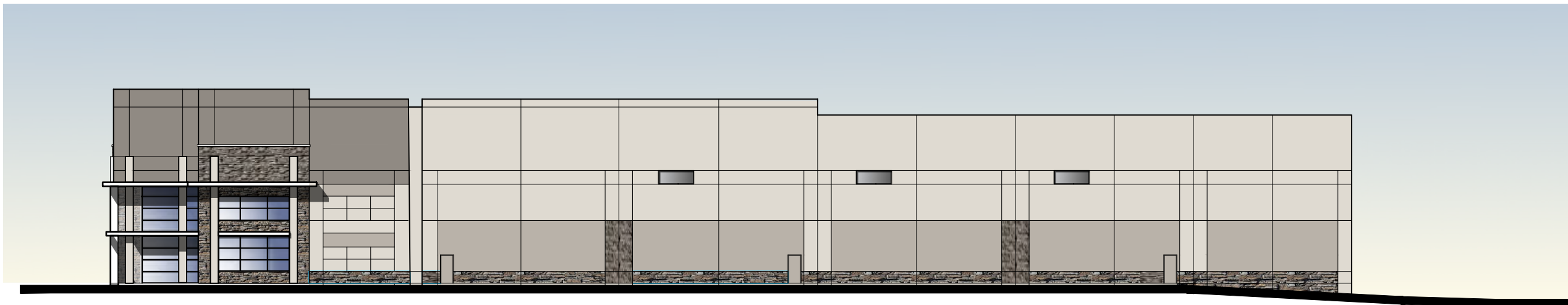
OLD GERAULT ROAD
C.R. 3130
(VARIABLE WIDTH RIGHT-OF-WAY)



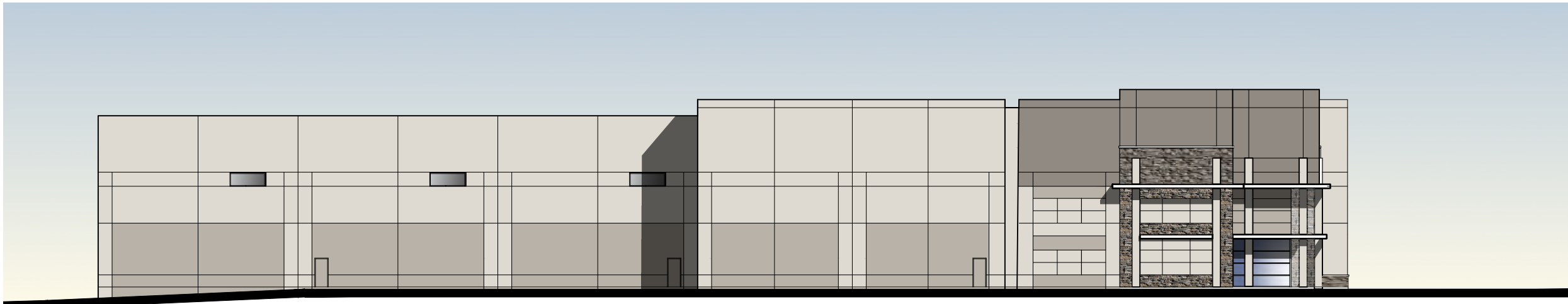
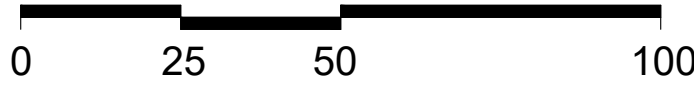
01 WEST ELEVATION



02 EAST ELEVATION



03 SOUTH ELEVATION



04 NORTH ELEVATION



COLOR SELECTION KEY



CORONADO STONE
ARTISAN LEDGE - FALMOUTH



SHERWIN WILLIAMS
7631 CITY LOFT

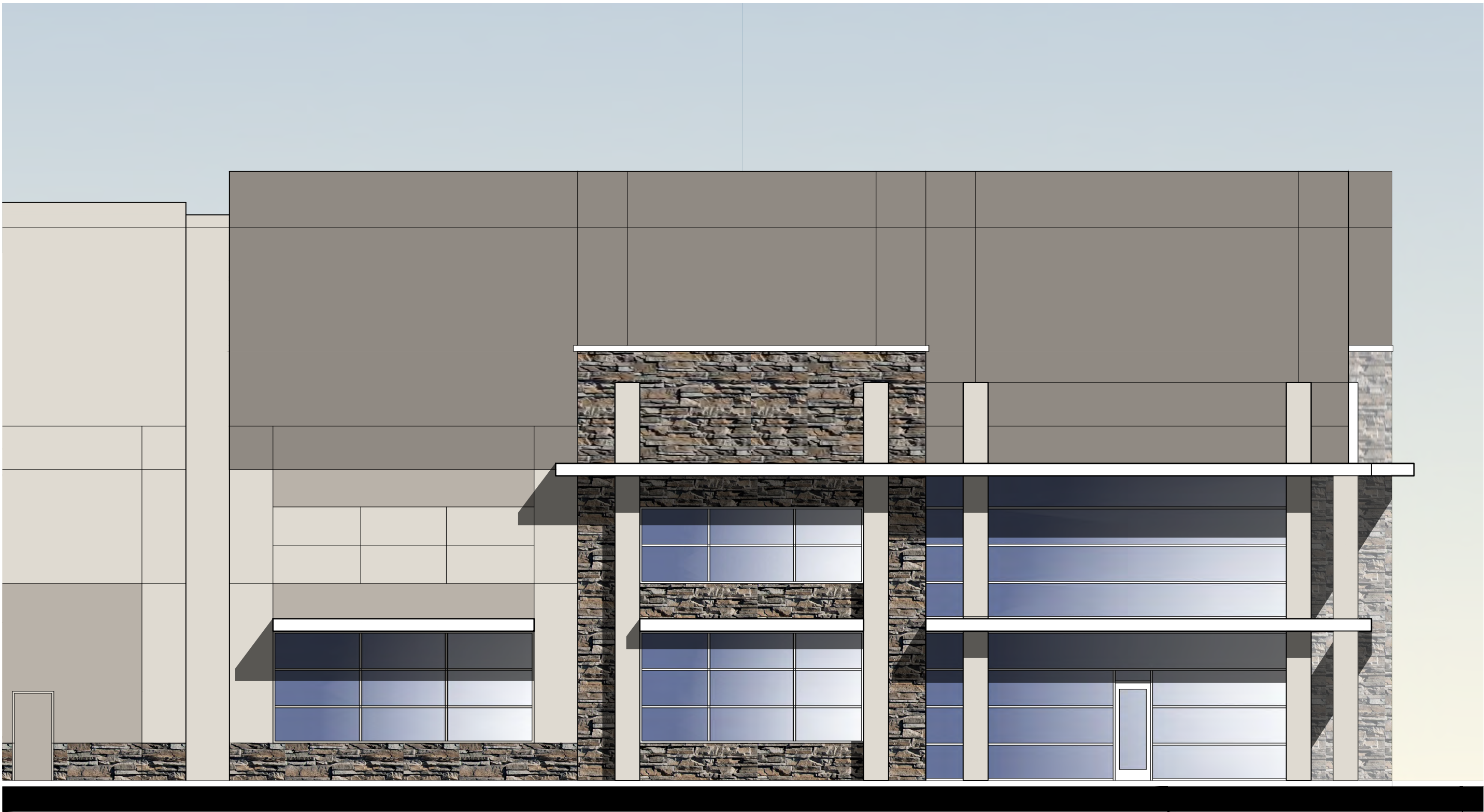


SHERWIN WILLIAMS
7023 REQUISITE GRAY



SHERWIN WILLIAMS
7018 DOVETAIL

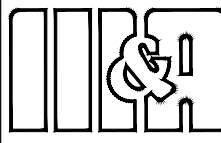
NOTE: SIGNS REQUIRE A SEPARATE BUILDING PERMIT, ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



05 ENLARGED SOUTHWEST ENTRY



BUILD TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
FLOWER MOUND, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

1445 DALLAS PARKWAY
SUITE 400
DALLAS, TEXAS 75244
(214) 444-4444

DATE: 04.20.2021

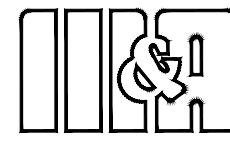
JOB # 20-204

P.O.D. ELEVATIONS

SHEET:



BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND,



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C

1440 DALLAS PARKWAY
SUITE 100
DALLAS TEXAS 75244
972.960.8999

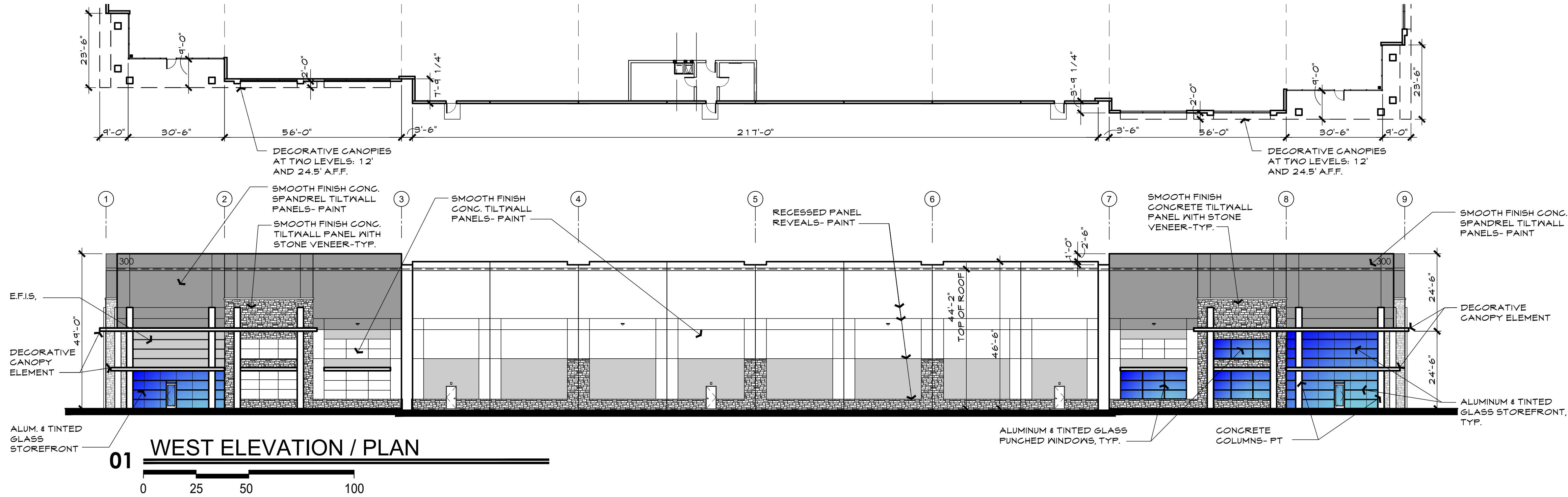


DATE: 04.23.21

JOB #: 20-204

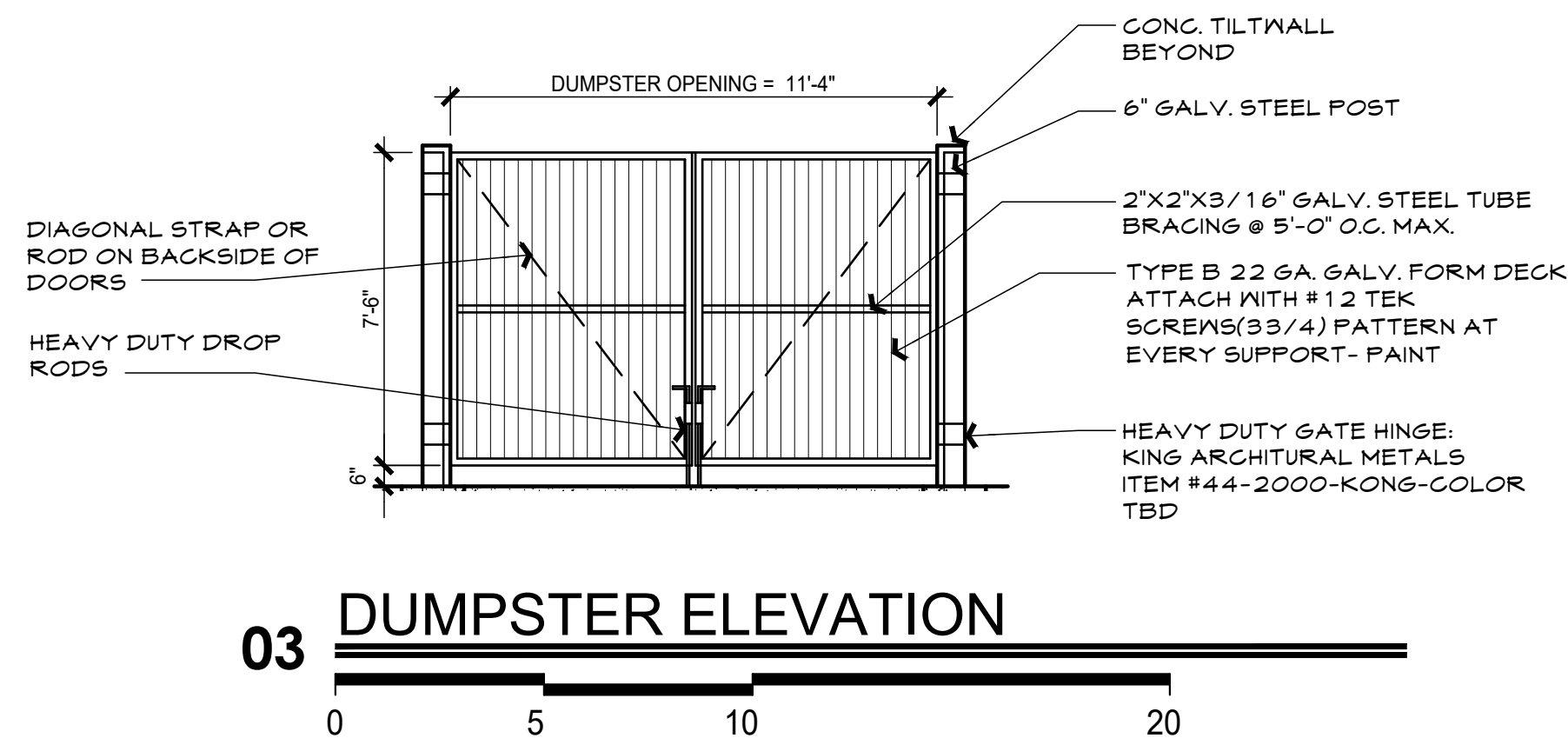
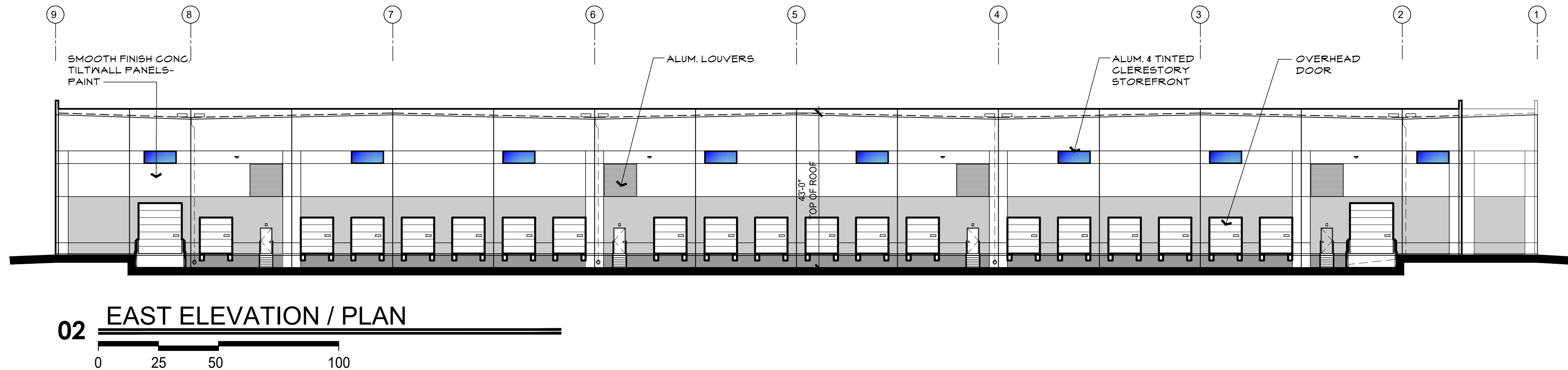
SHEET:

A6.00



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

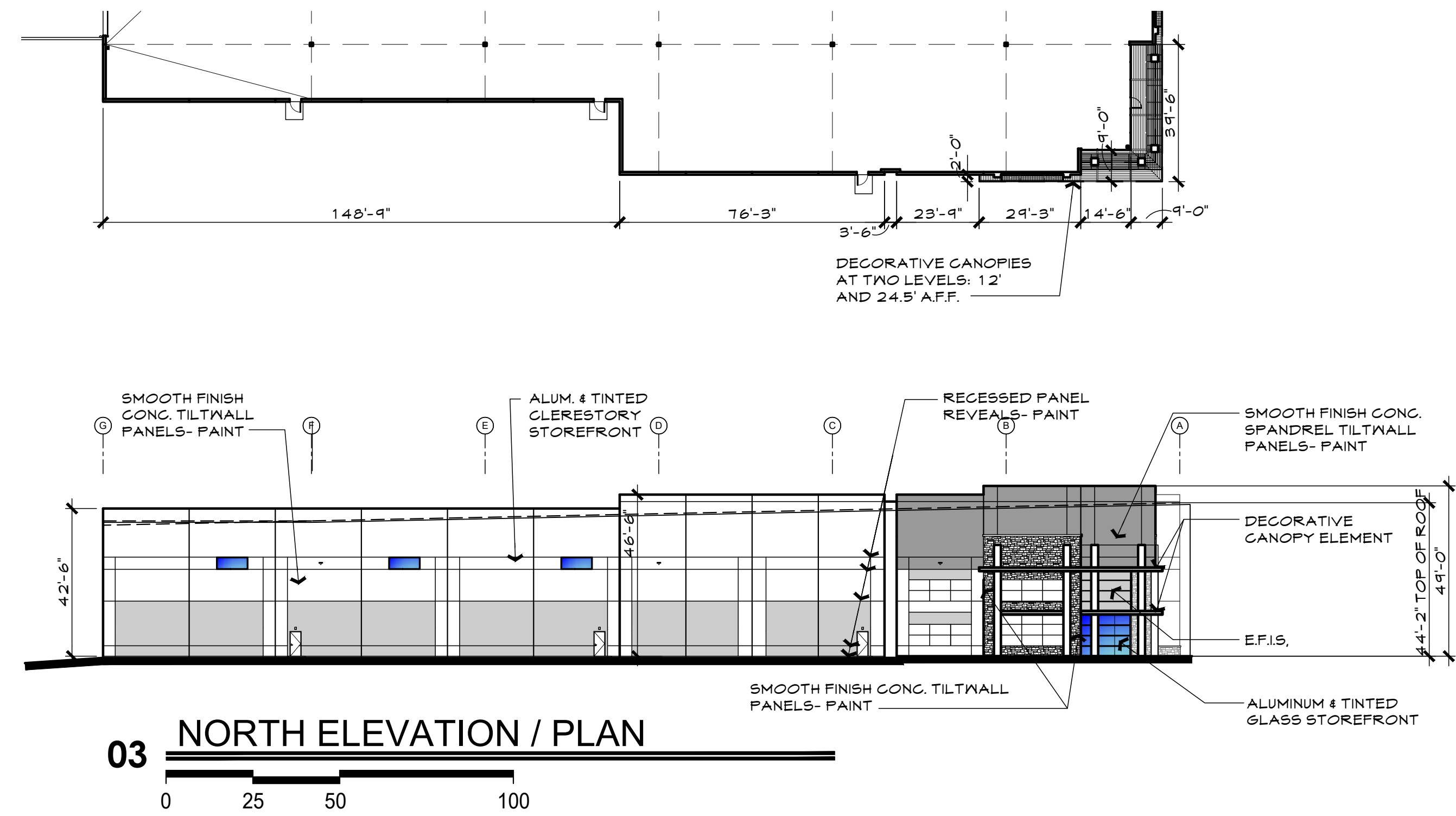
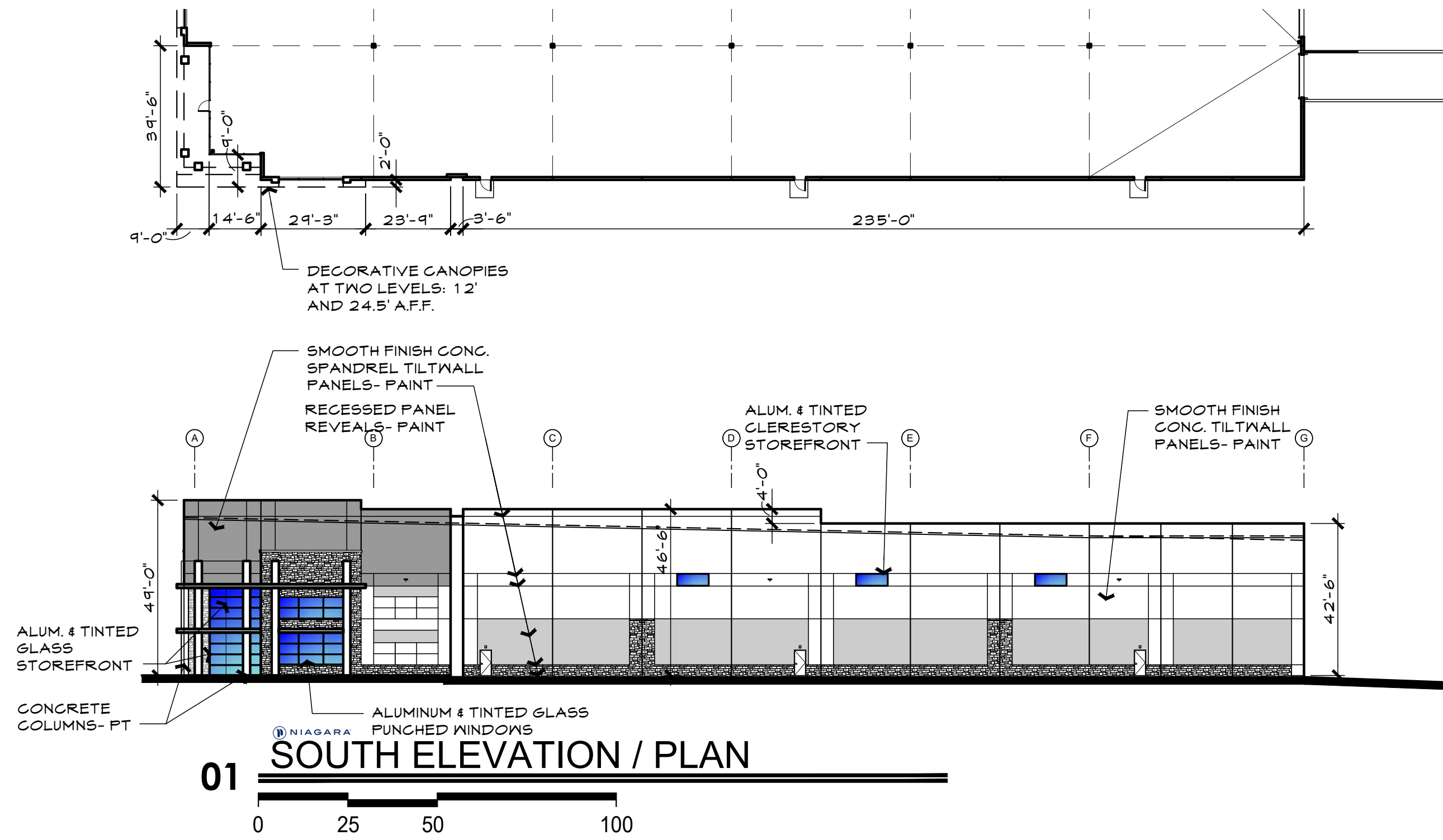
COLOR SELECTION KEY



MATERIAL USE TABLE

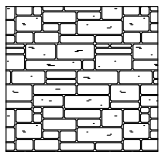
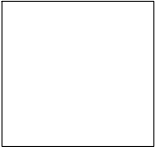
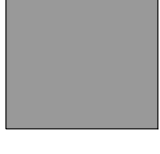
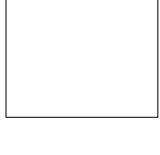
MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	14,209 S.F.	14,209 S.F.	15,523 S.F.	19,756 S.F.
2. FACADE (EXCLUSIVE OF DOOR AND WINDOWS)	13,875 S.F.	13,457 S.F.	13,137 S.F.	18,161 S.F.
3. DOORS AND WINDOWS S.F.	334 S.F.	752 S.F.	2,386 S.F.	1,595 S.F.
4. PRIMARY MASONRY TOTALS- (MIN. 80%)	13,614 S.F. and 98%	13,379 S.F. and 99.5%	13,137 S.F. and 100%	17,566 S.F. and 96.7%
*TILT WALL S.F.	13,094 S.F. and 94%	11,828 S.F. and 88%	13,137 S.F. and 100%	15,687 S.F. and 86.4%
*TEXTURED STONE S.F.	520 S.F. and 4%	1,551 S.F. and 11.5%		1,879 S.F. and 10.3%
5. SECONDARY TOTALS - (MAX. 20%)	261 S.F. and 2%	78 S.F. AND .5%		595 S.F. and 3.3%
*METAL ACCENT S.F.	94 S.F. and 1%	78 S.F. and .5%		250 S.F. and 1.4%
*EIFS (STUCCO)	167 S.F. and 1%			345 S.F. and 1.9%

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



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

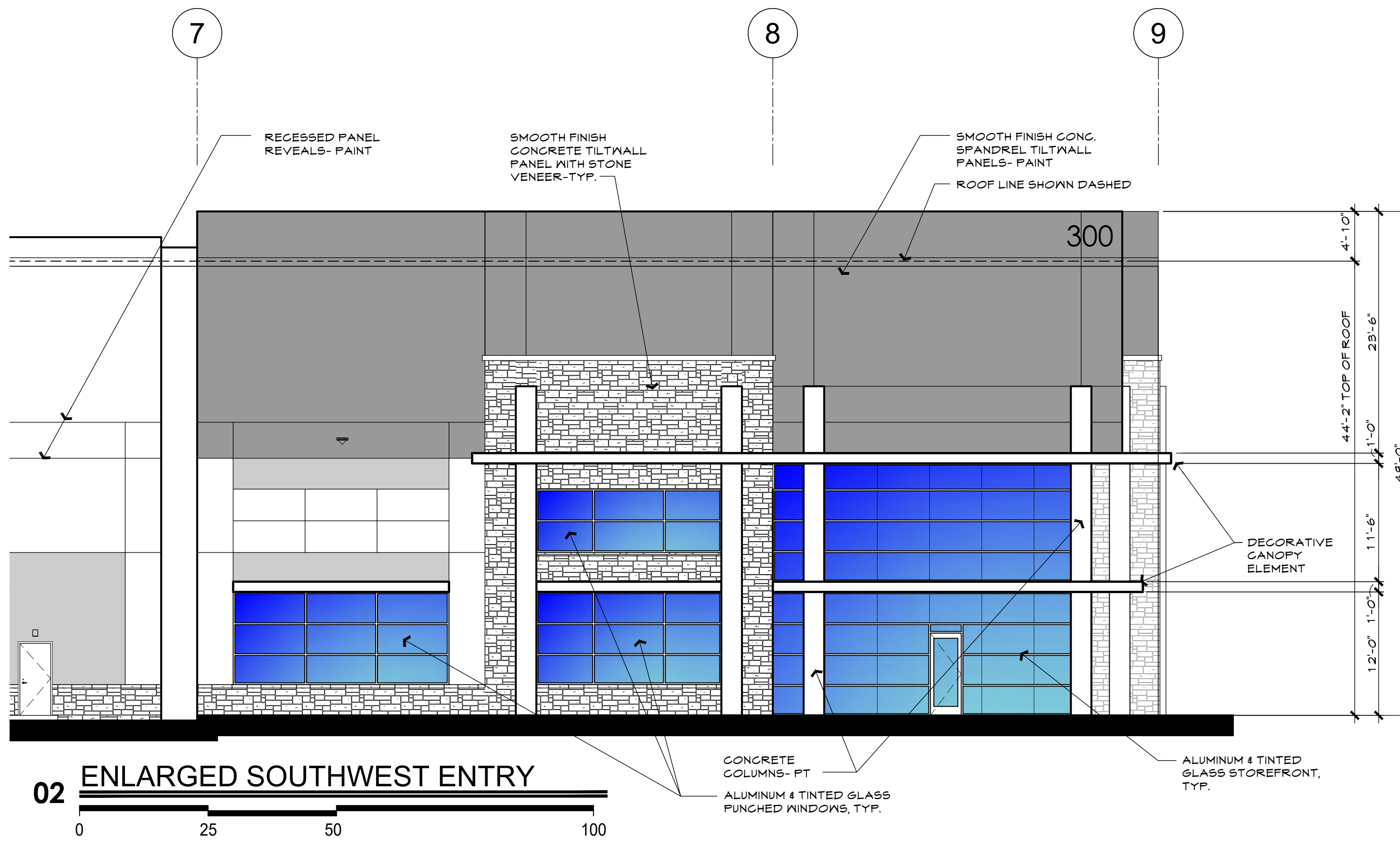
COLOR SELECTION KEY

-  CORONADO STONE
ARTISAN LEDGE - PALM MOUTH
-  FIELD COLOR
SN 1631 CITY LOFT
-  MEDIUM ACCENT COLOR
SN 1023 REQUISITE GRAY
-  DARK ACCENT COLOR
SN 1018 DOVETAIL
-  STEEL METAL
COLOR

MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	14,209 S.F.	14,209 S.F.	15,523 S.F.	19,756 S.F.
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*TILT WALL S.F.	13,094 S.F. and 94%	11,828 S.F. and 88%	13,137 S.F. and 100%	15,687 S.F. and 86.4%
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*METAL ACCENT S.F.	94 S.F. and 1%	78 S.F. and .5%		250 S.F. and 1.4%
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NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND,



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.



DATE: 04.23.21
JOB # 20-204

SHEET:

A6.01

Niagara Color Board

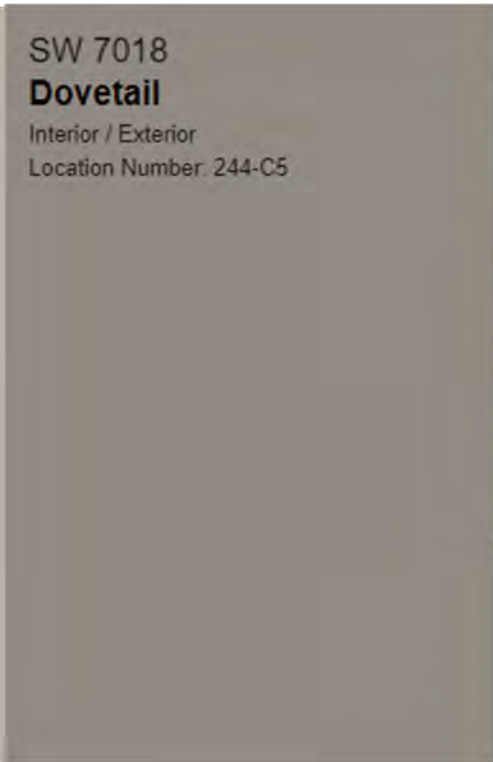
Light Paint



Medium Paint



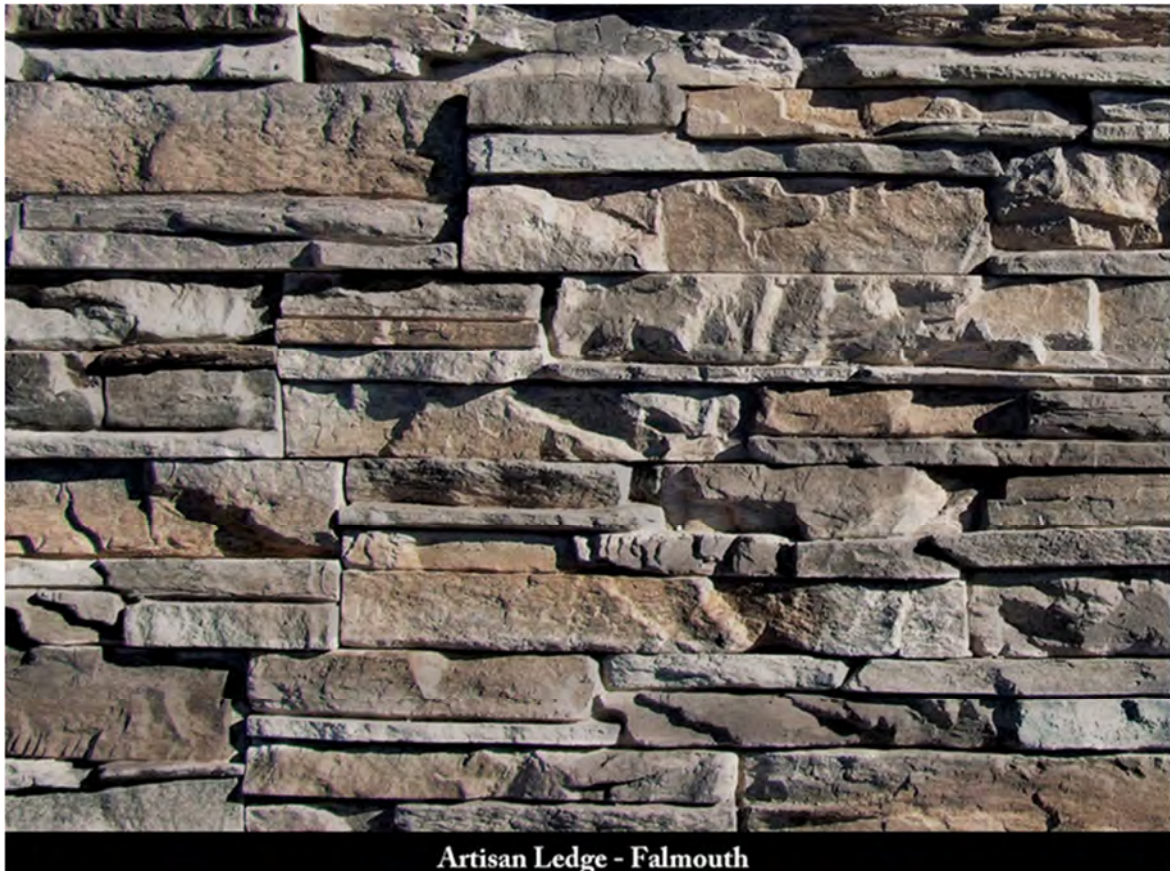
Dark Paint



Glazing



Solarban® 90 (2)
Optiblue® + Clear



Artisan Ledge - Falmouth

Stone

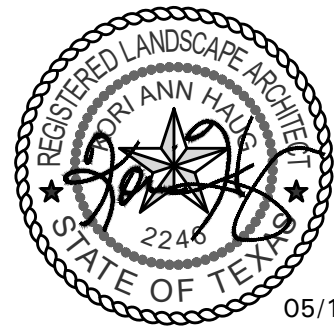


Storefront mullion and Canopies



BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND,

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.
14415 DALLAS PARKWAY
SUITE 400
DALLAS, TEXAS 75244
(972) 966-9880

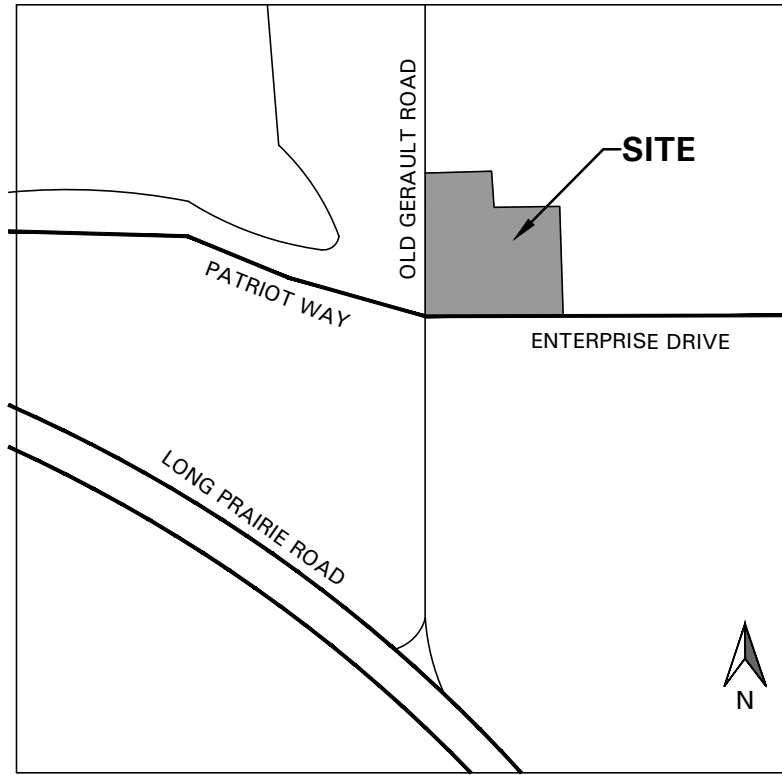


DATE: 01.15.2021
JOB # 20-204
SPECIMEN TREE PLAN
SHEET:

L1.00

• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

VICINITY MAP
NOT TO SCALE

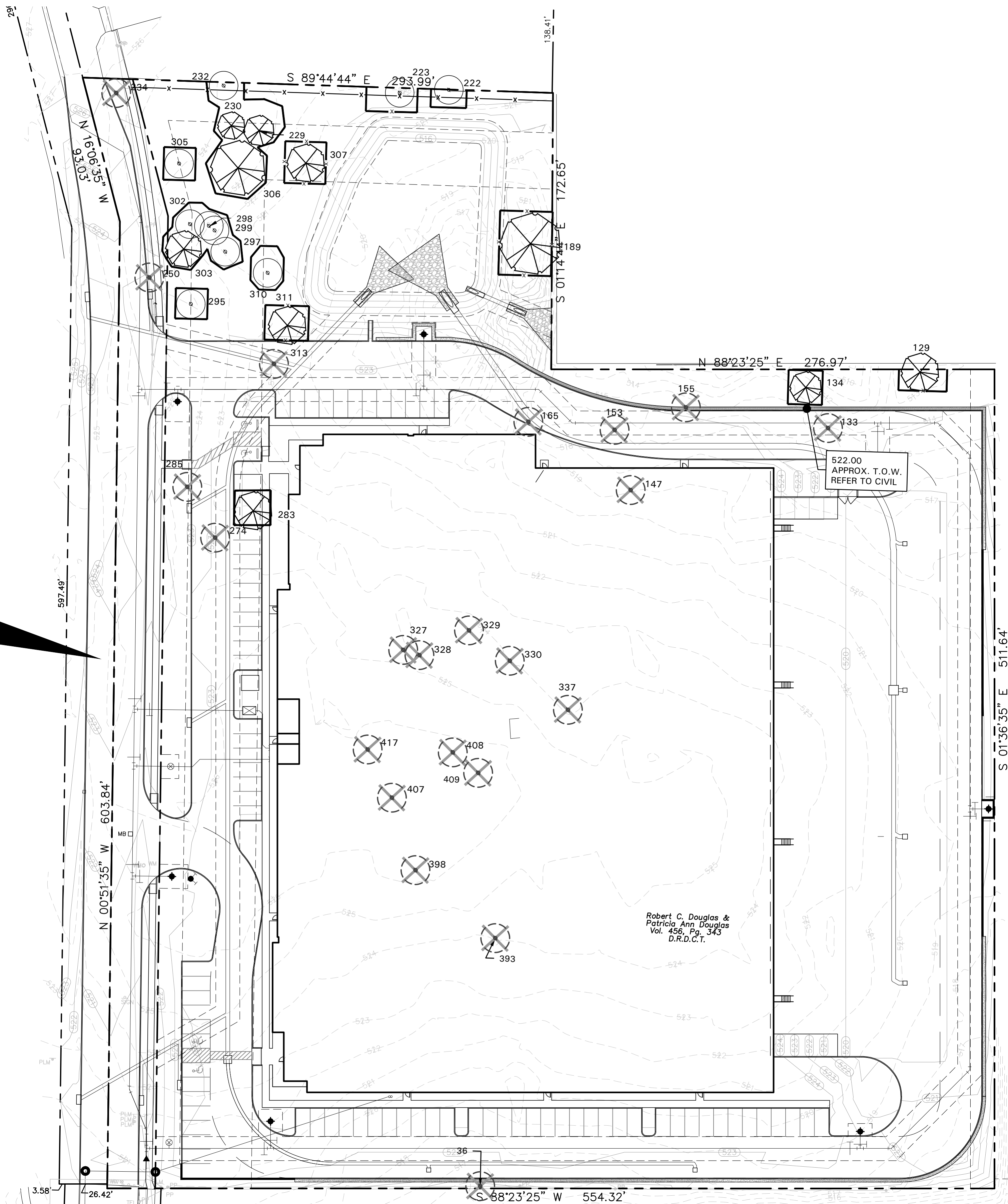


EXISTING TREE LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN



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



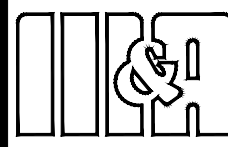
OLD GERAULT ROAD
C.R. 3130
(VARIABLE WIDTH RIGHT-OF-WAY)

TREE SURVEY FIELD DATA								
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
36	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
129	20	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
133	25	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
134	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
147	20	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
153	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
155	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
165	24	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
189	28	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
229	28	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	5	BUILDABLE AREA
230	23	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
234	30	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		
250	28	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	POOR		
274	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	FAIR		
283	31	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
285	31	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		
303	24	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	FAIR	1	BUILDABLE AREA
306	36	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
307	23	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
311	30	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
313	32	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
327	24	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
328	22	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
329	25	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
330	33	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
337	26	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
393	33	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	FAIR		BUILDABLE AREA
398	27	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
407	31	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
408	30	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
409	23	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
417	22	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	POOR		BUILDABLE AREA
Total Caliper Inches of Specimen Trees on Site (Total: 32 Specimen Trees)								822.0
Total Caliper Inches of Specimen Trees to be Removed								562.0
Total Mitigation Required for Specimen Trees Removed								1,124.0
Replacement Trees Required for Specimen Trees to be Removed								375.0
Total Tree Credits for Specimen Trees to Remain								46.0
Total Protected Trees on Site								164.0

Robert C. Douglas &
Patricia Ann Douglas
Vol. 456 Pg. 342
D.R.D.C.T.

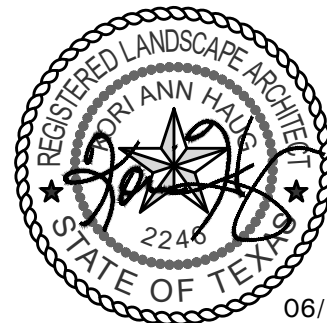


BUILT TO SUIT FOR
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND,



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

1440 DALLAS PARKWAY
SUITE 501
DALLAS, TEXAS 75205
409.986.0885



DATE: 01.15.2021

JOB # 20-204

**TREE PRESERVATION
PLAN**
SHEET:

L1.01

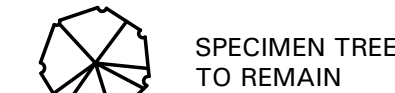
• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office



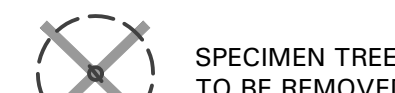
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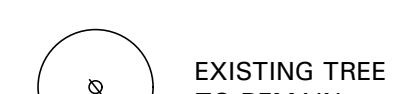
EXISTING TREE LEGEND



SPECIMEN TREE
TO REMAIN



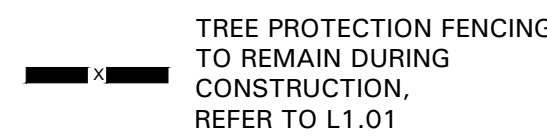
SPECIMEN TREE
TO BE REMOVED



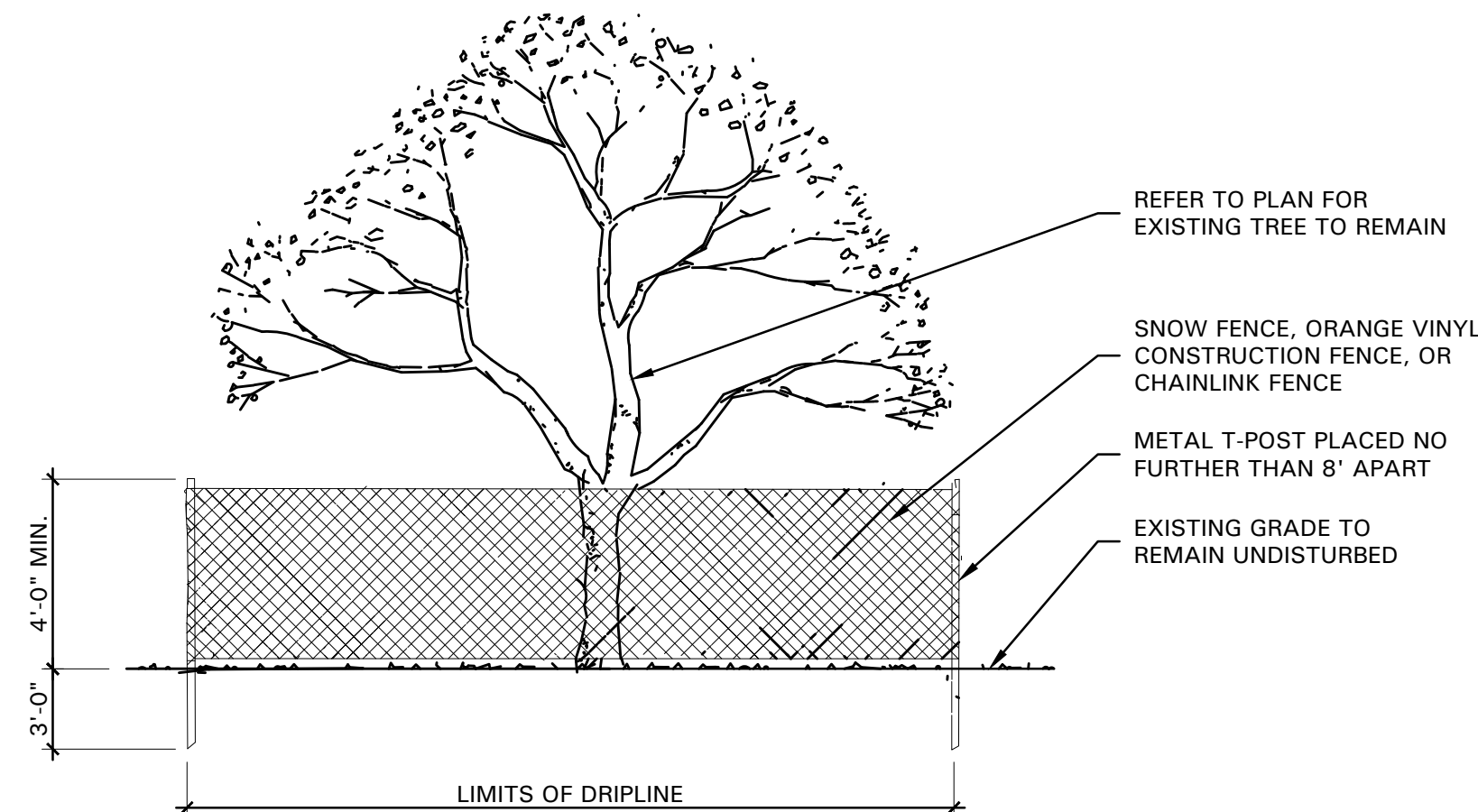
EXISTING TREE
TO REMAIN



EXISTING TREE
TO TO BE REMOVED

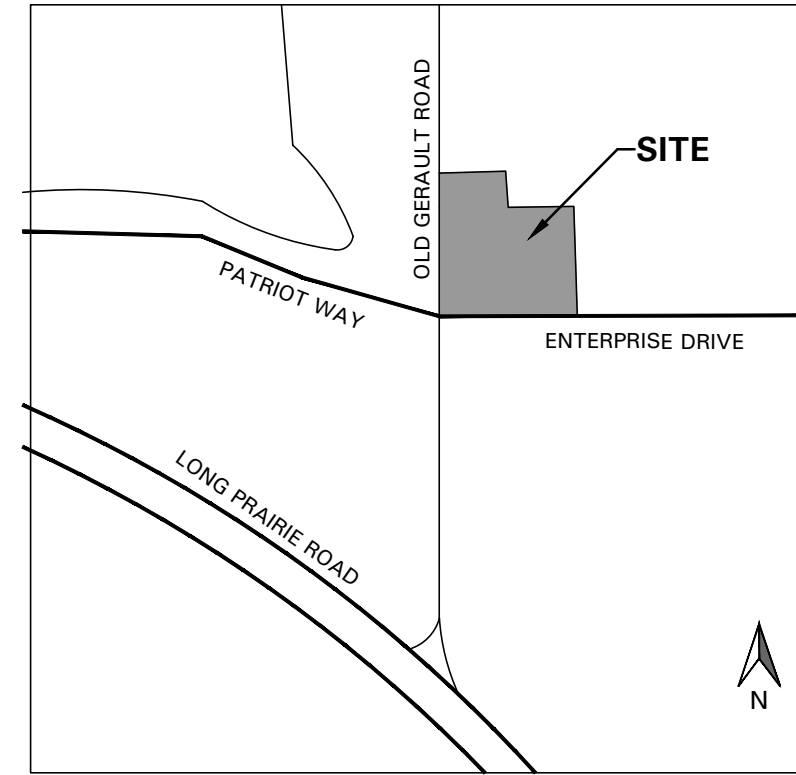


TREE PROTECTION FENCING
TO REMAIN DURING
CONSTRUCTION,
REFER TO L1.01



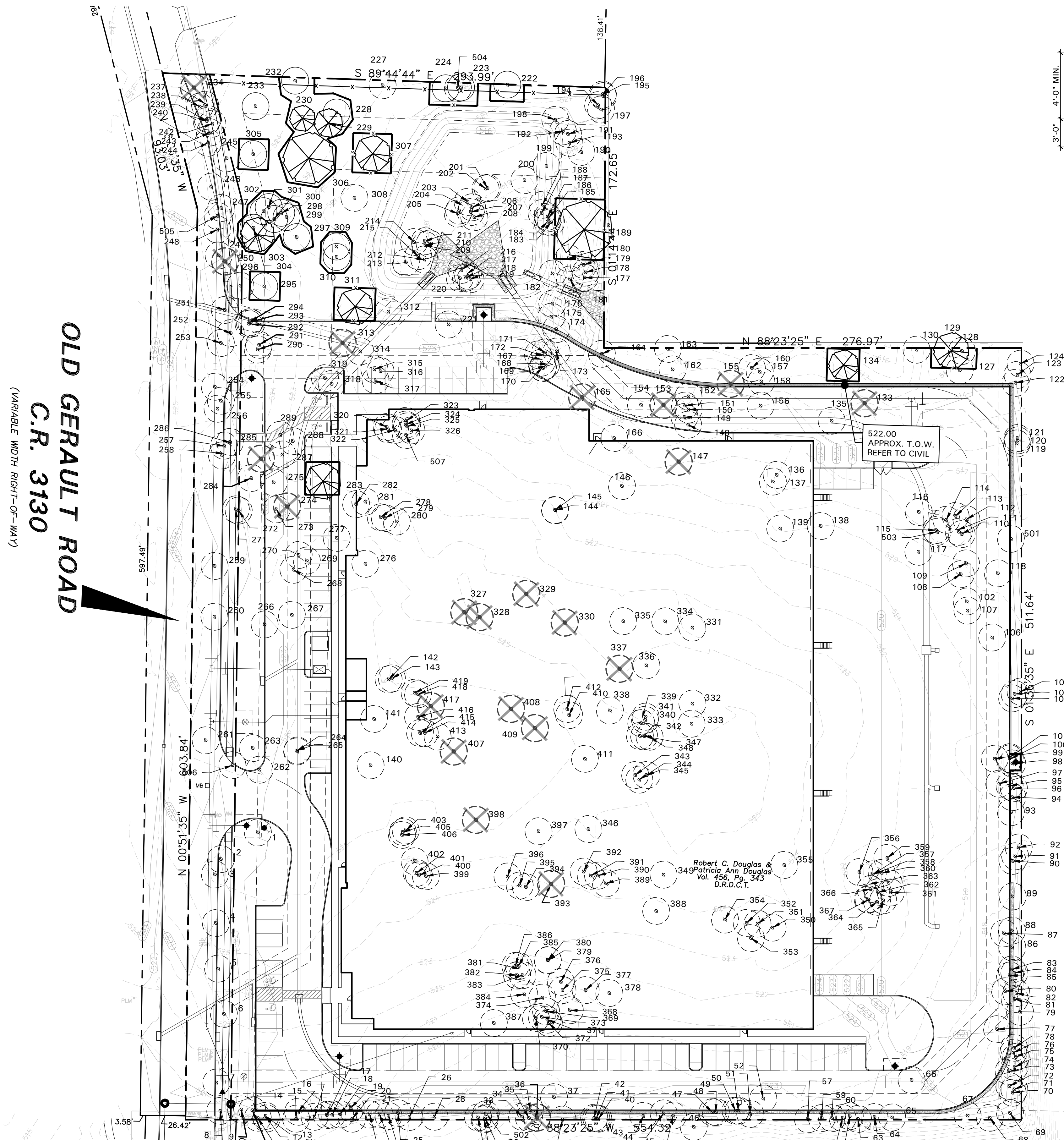
01 TREE PROTECTIVE FENCING
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



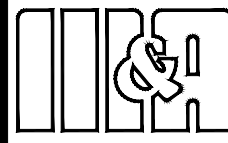
TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



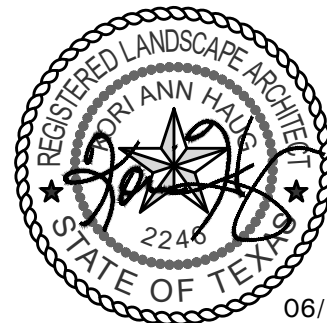


BUILD TO SUIT For
NIAGARA CONSERVATION ON OLD GERAULT
TEXAS
FLOWER MOUND,



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

1440 DALLAS FORTWORTH
SUITE 501
DALLAS TEXAS 75204
(972) 968-8888



06/10/21

DATE: 01.15.2021

JOB # 20-204
TREE SURVEY
DATA
SHEET:

L1.02

• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

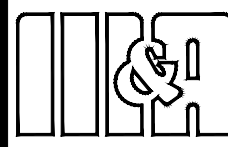
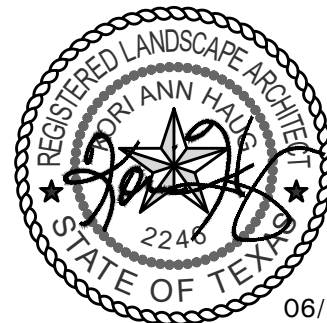


TREE SURVEY FIELD DATA								
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
1	19.5	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
2	13.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
3	16	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
4	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
5	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
6	13	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
7	11	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
8	21.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
9	11	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		OUTSIDE BUILDABLE AREA
10	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
11	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
12	14.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
13	11.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
14	17	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
15	6	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
16	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
17	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
18	13.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
19	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
20	10	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
21	9.5	EVE'S NECKLACE	SOPHORA AFFINIS	TO BE REMOVED	NON-PROTECTED	GOOD		
22	36.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
23	6	EVE'S NECKLACE	SOPHORA AFFINIS	TO BE REMOVED	NON-PROTECTED	GOOD		
24	10	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
25	9.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
26	7	EVE'S NECKLACE	SOPHORA AFFINIS	TO BE REMOVED	NON-PROTECTED	GOOD		
28	13	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
30	12.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
31	7.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
32	6	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
33	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
34	10.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
35	17	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
36	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
37	6.5	CHINESE ELM	ULMUS PARVIFOLIA	TO BE REMOVED	NON-PROTECTED	GOOD		
38	11.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
40	15.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
41	14	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
42	12.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
43	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
44	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
45	13.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
46	13	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
47	15	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
48	19	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
49	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
50	12	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
51	6.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
52	6.5	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
57	9	BOXELDER	ACER NEGUNDO	TO BE REMOVED	NON-PROTECTED	POOR		
59	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
60	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
61	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
62	13	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
63	15	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
64	12	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
65	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
66	7	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
67	18	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
68	17	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
69	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
70	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
71	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
72	25.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
73	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
74	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
75	6	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
76	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
77	7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
78	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
79	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
80	11	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
81	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
82	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
83	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
84	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
85	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
86	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
87	10	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
88	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
89	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
90	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
91	16.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
92	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
93	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
94	23	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
95	18	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
96	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
97	7	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
98	13.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
99	8.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
100	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
101	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
102	10	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
103	10	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
104	17	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
105	14	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
106	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
107	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
108	15.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
109	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
110	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
111	15	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
112	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
113	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
114	7.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
115	22.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		

TREE SURVEY FIELD DATA								
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
116	14.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
117	11.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
118	6.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
119	12	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
120	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
121	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
122	11.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
123	15.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
124	15.5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
127	7	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
128	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
129	20.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
130	9.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
133	25.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
134	19.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
135	7	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
136	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
137	7	CHINESE PISTACHE	PISTACIA CHINENSIS	TO BE REMOVED	NON-PROTECTED	GOOD		
138	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
139	16.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
140	20.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
141	22.5	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
142	13	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
143A	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
143B	13	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
146A	18	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
146B	13	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
144	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
145	10.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
147	20	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
148	10	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
149	8	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
150	8.5	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	POOR		BUILDABLE AREA
151	6.6	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
152	16.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
153	19	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
154	24.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	NON-PROTECTED	HAZARD		BUILDABLE AREA
155	19.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
156	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
157	18	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	POOR		BUILDABLE AREA
158	11.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
160	15.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
162	15	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
163	14	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
164	16	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
165	24	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
166	26	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
167	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
168	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
169	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
170	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
171	15	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
172	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
173	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
174	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
175	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
176	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
177	9.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
178	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
179	5.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
180	12.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
181	11.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
182	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
183	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
184	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
185	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
186	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
187	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
188	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
189	28	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
190	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
191	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
192	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
193	11.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
194	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
195	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
196	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
197	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
198	16.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
199	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
200	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
201	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
202	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
203	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
204	13	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
205	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
206	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
207	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
208	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
209	13	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
210	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
211	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
212	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
213	11.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
214	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
215	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
216	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
217	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
218	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
219	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
220	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
221	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
222	11.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
223	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
224	10	HACKBERRY	CELTIS LAEVIGATA	TO REMAIN	NON-PROTECTED	GOOD		
227	8.5	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
228	7	HACKBERRY	CELTIS LAEVIGATA	TO REMAIN	NON-PROTECTED	GOOD		



BUILD TO SUIT FOR NIAGARA CONSERVATION ON OLD GERAULT FLOWER MOUND, TEXAS


 MEINHARDT & ASSOCIATES
 ARCHITECTS, P.L.L.C.


06/10/21

DATE: 01.15.2021

JOB # 20-204

 TREE SURVEY
 DATA
 SHEET:

L1.03

• 4245 North Central Expy
 • Suite 501
 • Dallas, Texas 75205
 • 214.865.7192 office



TREE SURVEY FIELD DATA								
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
229	26	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	5	BUILDABLE AREA
230	23	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
232	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
233	10	HACKBERRY	CELTIS LAEVIGATA	TO REMAIN	NON-PROTECTED	GOOD		
234	30	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		
237	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
238	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
239	8.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
240	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
242	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
243	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
244	12	BLACKJACK OAK	QUERCUS MARILANDICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
245	17	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
246	10	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
247	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
248	9.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
249	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
250	28	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	POOR		
251	17.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
252	6	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
253	6.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
254	13.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		
255	6.5	BLACKJACK OAK	QUERCUS MARILANDICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
256	13	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
257	9	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
258	6	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	POOR		
259	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
260	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
261	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
262	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
263	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		OUTSIDE BUILDABLE AREA
264	9.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
265	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
266	8.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
267	10.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
268	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
269	14	CHINABERRY	MELIA AZEDARACH	TO BE REMOVED	NON-PROTECTED	GOOD		
270	7.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
271	8.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
272	9	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
273	8.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
274	19.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	FAIR		
275	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
276	7	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
277	7.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
278	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
279	6.5	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
280	10.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
281	8.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
282	15	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	POOR		
283	31.5	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
284	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
285	31	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
286	7	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	POOR		BUILDABLE AREA
287	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
288	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
289	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
290	14	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
291	8	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
292	6.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
293	6	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
294	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
295	11	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	
296	10.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
297	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
298	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
299	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
300	6.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO REMAIN	NON-PROTECTED	GOOD		
301	6.5	HACKBERRY	CELTIS LAEVIGATA	TO REMAIN	NON-PROTECTED	GOOD		
302	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
303	24	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	FAIR	1	BUILDABLE AREA
304	6	HACKBERRY	CELTIS LAEVIGATA	TO REMAIN	NON-PROTECTED	GOOD		
305	16	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
306	36	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
307	23.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	4	BUILDABLE AREA
308	33.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	NON-PROTECTED	DEAD		
309	8.5	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	TO BE REMOVED	NON-PROTECTED	GOOD		
310	13.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN	PROTECTED	GOOD	1	BUILDABLE AREA
311	30.5	POST OAK	QUERCUS STELLATA	TO REMAIN	PROTECTED-SPECIMEN	GOOD	6	BUILDABLE AREA
312	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
313	32.2	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
314	9	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
315	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
316	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
317	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
318	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
319	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
320	13	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
321	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
322	6.5	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
323	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
324	16	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
325	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
326	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
327	24.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
328	22.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
329	25.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
330	33.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
331	9	PECAN	CARYA ILLINOINENSIS	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
332	9.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
333	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
334	7	PECAN	CARYA ILLINOINENSIS	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
335	6	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
336	15	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
337	26	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
338	23	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
339	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		

TREE SURVEY FIELD DATA								
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
340	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
341	7	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
342	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
343	10.5	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
344	8	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
345	10.5	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
346	8.5	CHINESE PISTACHE	PISTACIA CHINENSIS	TO BE REMOVED	NON-PROTECTED	GOOD		
347	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
348	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
349	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
350	15	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
351	12.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
352	16.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
353	16	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
354	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
355	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
356	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
357	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
358	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
359	6	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
360	16.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
361	12	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
362	19	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
363	17	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
364	16	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
365	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
366	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
367	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
368	7.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
369	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
370	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	POOR		
371	17.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
372	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
373	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
374	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
375	8.5	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	POOR		
376	18	OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	GOOD		
377	7.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
378	8.5	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
379	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
380	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
381	10	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
382	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
383	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
384	12	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
385	8	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
386	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
387	6	HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	GOOD		
388	6	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
389	9	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
390	15.5	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
391	18	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
392	15	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
393	33	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	FAIR		BUILDABLE AREA
394	9	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
395	11	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
396	8.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
397	11	BRADFORD PEAR	PYRUS CALLERYANA	TO BE REMOVED	NON-PROTECTED	POOR		
398	27	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
399	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
400	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
401	10	GUM BUMELIA	SIDEROXYLON LANUGINOSUM	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
402	7	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
403	7	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
405	11	BLACKJACK OAK	QUERCUS MARILANDICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
406	6	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
407	31	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
408	30.5	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
409	23	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED-SPECIMEN	GOOD		BUILDABLE AREA
411	13	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
414	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
412	7	HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	GOOD		
413	16.5	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
414	7	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
415	14.5	JAPANESE PRIVET	LIGUSTRUM JAPONICUM	TO BE REMOVED	NON-PROTECTED	GOOD		
416	6	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
417	22	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED-SPECIMEN	POOR		BUILDABLE AREA
418	5	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
419	8	GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	PROTECTED	GOOD		BUILDABLE AREA
501				TO BE REMOVED	NON-PROTECTED	DEAD		
502		HACKBERRY	CELTIS LAEVIGATA	TO BE REMOVED	NON-PROTECTED	DEAD		
503		OSAGE ORANGE	MACLURA POMIFERA	TO BE REMOVED	NON-PROTECTED	DEAD		
504		HERCULES' CLUB	ZANTHOXYLUM CLAVA-HERCULIS	TO BE REMOVED	NON-PROTECTED	DEAD		
505		GREEN ASH	FRAXINUS PENNSYLVANICA	TO BE REMOVED	NON-PROTECTED	DEAD		
506		POST OAK	QUERCUS STELLATA	TO BE REMOVED	NON-PROTECTED	DEAD		
507				TO BE REMOVED	NON-PROTECTED	DEAD		
Total Caliper Inches of Specimen Trees on Site (Total: 32 Specimen Trees)							822	
Total Caliper Inches of Specimen Trees to be Removed							562	
Total Mitigation Required for Specimen Trees Removed							1,124	
Replacement Trees Required for Specimen Trees to be Removed (3" cal.)							375	
Total Protected Trees On Site							164	
Total Protected Trees to be Removed in Buildable Area / Mitigation Trees Required at 1:1							151	
Total Caliper of Protected Trees Removed Outside Buildable Area							17	
Total Mitigation Due for Protected Trees Removed Outside of Buildable Area (1.5 X cal. inches removed / 3)							9	
Credits for Post Oak trees preserved w/in the Buildable Area							24	
Credits for Specimen trees preserved w/in the Buildable Area (less Post Oaks)							27	
Credits for Protected Trees preserved w/in the Buildable Area (less Post Oaks)							10	
Total Mitigation Trees Required							474	
Cash in lieu of value (\$375/3" cal. mitigation tree)							\$177,750	



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: July 12, 2021

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 471 (SUP21-0004– Prairie Plaza Vet) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 471) to permit a veterinary hospital (inside pens) use to occupy an 8,925 square-foot building (Building 1) located on Lot 1, Block A of the Prairie Plaza Addition.

The subject site is approximately 4.76 acres. The property is zoned Planned Development No. 150 with underlying Office zoning. The land use is also Office.

A veterinary hospital (inside pens) use requires approval of a Specific Use Permit (SUP) in Office zoning.

On June 12, 2017, P&Z approved a site plan, SP17-0003 Prairie Plaza, Phase I for Buildings 1-3 of the development. On September 28, 2020, P&Z approved a site plan, SP19-0015 Prairie Plaza Phase 2 for Buildings 4-6 of the development.

Veterinary hospitals (inside pens) use the parking ratio of one (1) space per 250 square feet of floor area. With 8,925 square feet of floor area, the use requires 36 parking spots. Phase 1 consists of 148 parking spots. Overall, 203 parking spots will be constructed on site. Parking will be reviewed with each tenant's certificate of occupancy to verify compliance with Town parking standards. The majority of building one was originally intended for restaurant use. Since restaurant uses have a higher parking demand (1 space per 75 square feet) than veterinary hospitals, Staff does not anticipate any parking compliance issues for building one.

As part of this application, the applicant is proposing to convert the deck area (originally intended for outdoor dining) into a fenced pet yard. This modification would require an amended site plan. Any outdoor lighting would be required to meet Town standards. Per Sec. 98-998, Town code requires that veterinary hospitals (inside pens) be wholly enclosed in a building that is treated acoustically to prevent noise from being perceptible at the property line. The proposed hours of operation are 24 hours a day, seven days a week.

The ordinance for the SUP will include the following conditions for the veterinary hospital (inside pens) use:

1. The Specific Use Permit is limited to Building 1 located on Lot 1 of the Prairie Plaza Addition.
2. An amended site plan application is required to show the removal of the deck and the addition of the pet yard and fencing. Fence details must be submitted with Amended Site Plan.
3. A maximum of 1,900 square feet of fenced yard as shown on the Concept Plan, Exhibit "A" shall be permitted and subject to following conditions.
 - a. Any use of the fenced yard would require a minimum of one employee be present to monitor the use of this area.
 - b. There shall be a limitation of at least 1 employee per 2 animals in the yard.
4. The building must be treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property boundary line as required by Sec. 98-998 of the Code of Ordinances.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0004 had a total of 29 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support or opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan, Landscape Plan, and Elevations

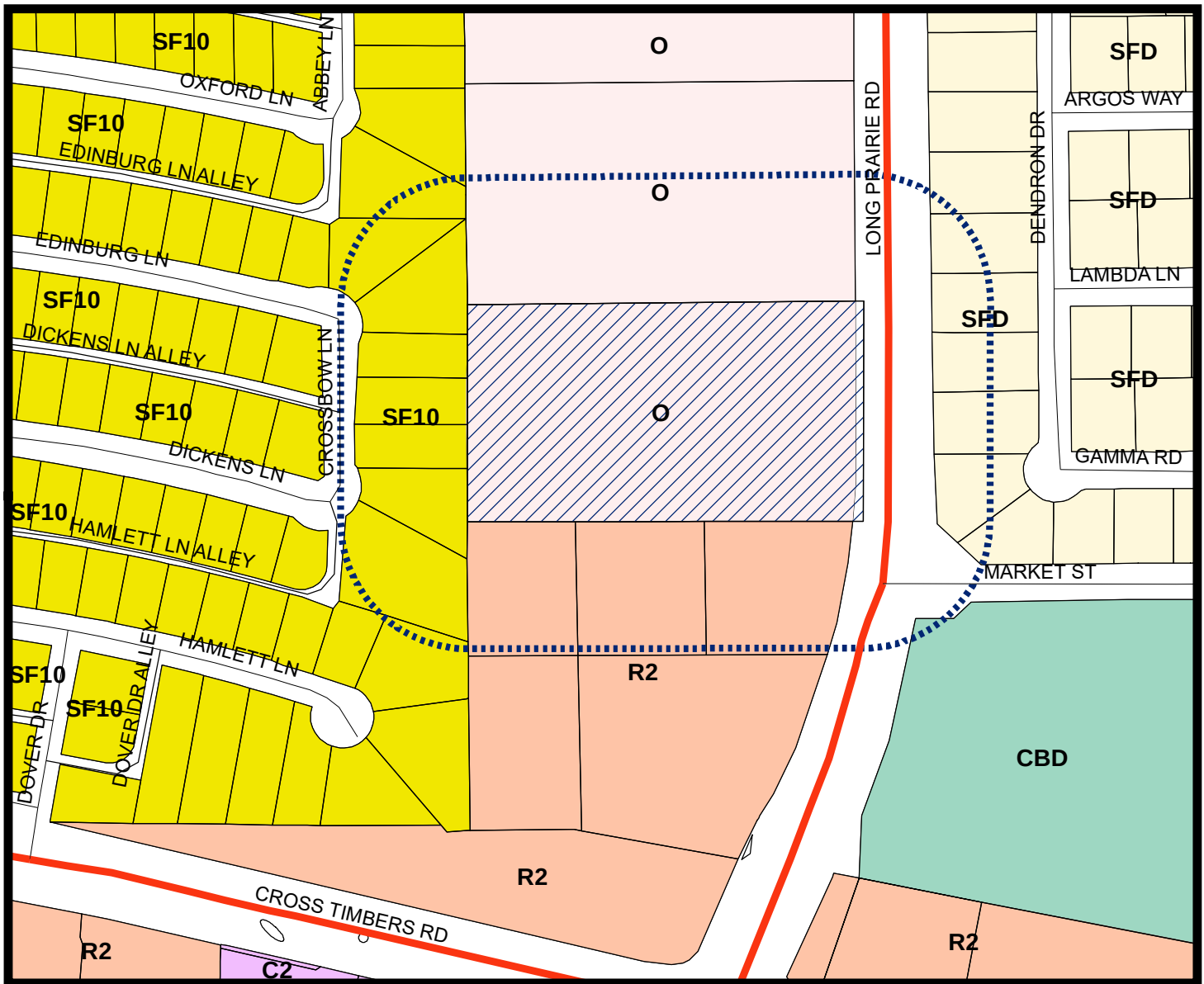
B. Application Details

1. Specific Use Permit Package

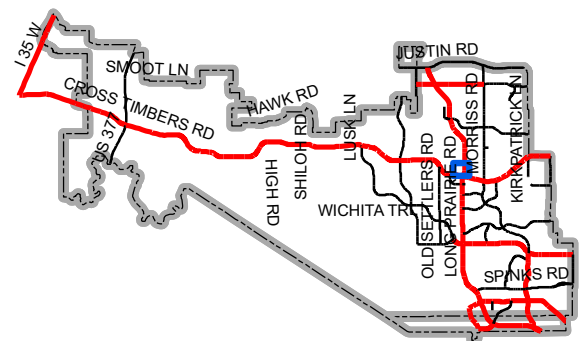
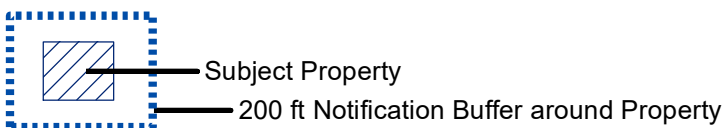


Vicinity Map

Reference Project: SUP21-0004



LEGEND



Map Location



June 22, 2021

Claire Barnes
Planner,
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Ms. Barnes,

On behalf of my clients Southern Veterinary Partners and FMPrarie Properties LLC, I am submitting an application for a Special Use Permit (SUP) to allow for a veterinary hospital with indoor pens.

The proposed veterinary hospital's location would be Building 1 of the development known as Prairie Plaza established by PD-150. Prairie Plaza is approximately 5 acres with the underlying zoning of Office. Building 1 is approximately 8,900 square feet.

More specifically, the project is a proposed specialty and emergency veterinary hospital for Southern Veterinary Partners. The hospital is designed for state-of-the-art veterinary care provided by board certified veterinary specialists, including advanced medical care, surgery, cancer care, dentistry, and critical care.

Animals receiving care at this facility are very ill and would not go to a regular veterinary hospital; thus, the outdoor uses at this facility are not for dog play but rather for walking pets following surgery. This will make this facility a quiet and respectful neighbor to the development. The hospital will provide services that no one else can provide, for pets and pet families, in a compassionate and loving environment. The facility will provide emergency care and will operate 24 hours a day 7 days per week.

The quiet nature of this facility is in substantial conformance with the intent for development established by PD-150. Additionally, the Town Council approved the use with a Special Use Permit on April 5, 2021.

If approved, the veterinary hospital will require slight modifications to the approved site plan. A site plan showing these modifications is included as part of this application for clarity. An application for amended site plan will be submitted once the SUP obtains approval. Modifications that would be needed are limited to Building 1 and include:

- Outdoor space on the northwest corner will be a pet yard separated from the building by a sidewalk. Including sidewalks, the pet yard is approximately 1,600 square feet;
- Lighting in the pet yard will be modified to be more suitable for a pet yard. Lighting is anticipated to be compliant with Flower Mound standards;
- Extension of the previously approved fencing to provide complete enclosure of the pet yard.

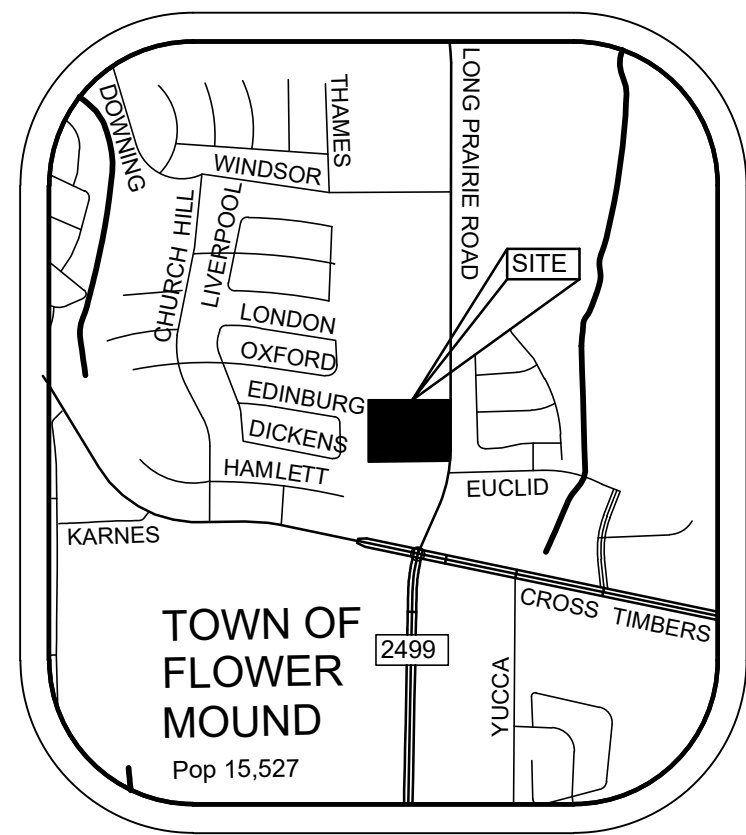
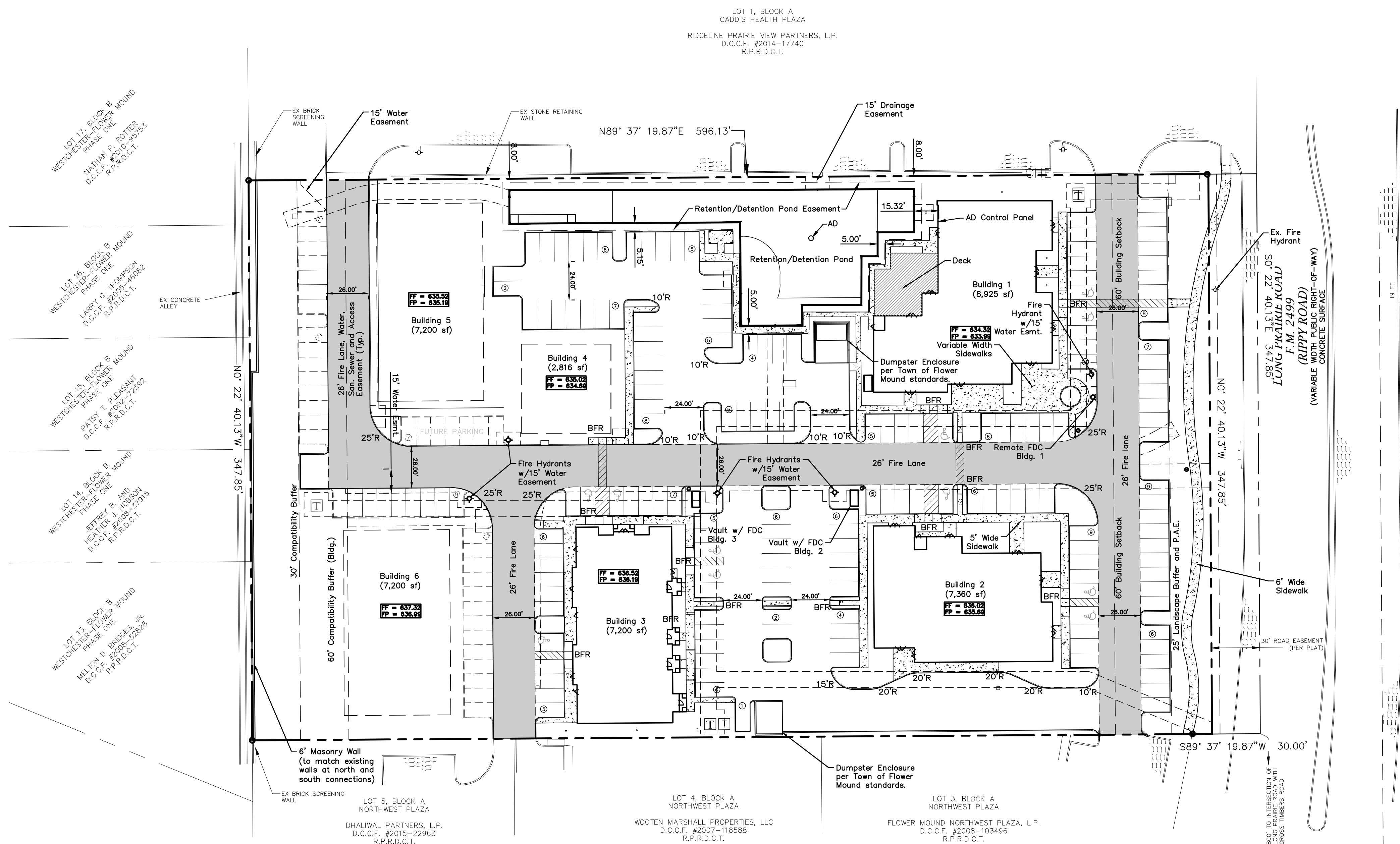
No changes are being proposed for the previously approved landscape plans or building elevations.

Please let me know if you have any questions.

Sincerely,

Kendra Stephenson

Kendra Stephenson,
Principal,
Portmanteau Consulting



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

SITE DATA — PHASE I and II

Address:	3901 Long Prairie Road Town of Flower Mound, Texas	
Gross Lot Area:	5.00 Acres (217,799 sf)	
Net Lot Area:	4.7604 Acres (207,364 sf)	
Zoning:	PD-150 with Office uses	
Proposed Use:	Office/Medical Office Uses	
Lot Coverage Data:	Building Coverage Impervious Area Pervious Area	23,485 sf <u>91,104 sf</u> <u>91,710 sf</u>
Site Parking Summary:	Required	Provided
Medical Office	29 Spaces	
App. Office Use (Retail)	27 Spaces	
App. Office Use (Rest.)	129 Spaces	
Building Parking Summary:	Required	Provided
Building 1 Restaurant 5500sf Retail 3425sf	73 14	58 11
Building 2 Restaurant 4200sf Retail 3160sf	56 13	45 10
Building 3 Medical Office 7200sf	29	24
Total Parking	185 Spaces	148 Spaces (20% deviation)

Building Data:

Building	All 1 Story
Peak Height	Building 1 31'-2" Building 2 33'-5" Buildings 3-6 31'-7"
Mean Height	Building 1 21'-10" Building 2 25'-7" Buildings 3 24'-3"
Building Sqaure Footage	Building 1 8,925 sf Building 2 7,360 sf Building 3 7,200 sf
Total Square Footage	23,485 sf

Note:
13 Parking spaces constructed with Phase I will be used to satisfy the parking requirements of Phase II development.

OWNER:

FM Prairie Properties, LLC
10325 Mateo Trail
Irving, TX 75063
Phone (214) 208-4160
Contact: Rajeshnani Desari

ENGINEER:

Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.M.

ARCHITECT:

DB Constructors, Inc.
2400 Great Southwest Pkwy.
Fort Worth, TX 76106
Phone (817) 626-7300
Fax (817) 626-9305
Contact: Matthew Peterson

SURVEYOR:

Votex Surveying
10440 N. Central Expressway, Ste. 800
Dallas, TX 75231
Phone (469) 333-8831
Contact: Candy Hone

STANDARD NOTES:

- All Parking Spaces are 9'x18' unless otherwise noted.
- Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator — Cluster Arch — 1 HP, or approved equal.
- Future phases shall contain Medical Office Buildings. Parking and sidewalks for each shall be constructed at the time of development.
- All infrastructure necessary for the full development of the property to be constructed with Phase I.
- The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

MASTER PLAN FEATURES

LAND USE PLAN	OFFICE USE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD — MAJOR ARTERIAL WITH 150' R.O.W. — CROSS ACCESS TO BE PROVIDED WITH LIMITED ACCESS TO LONG PRAIRIE ROAD
WATER PLAN	LONG PRAIRIE DISTRICT-12" WATER ALONG WEST SIDE OF F.M. 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT-8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF THIS TRACT

NOTES:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- 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.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

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

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

Issue Dates:	Revisions:	Date:
1 7-20-2017	1 Water	11/19/19
2	2 Grd, Stm	3/10/20
3	3 Bldg & FL	5/22/20
4		
5		
6		

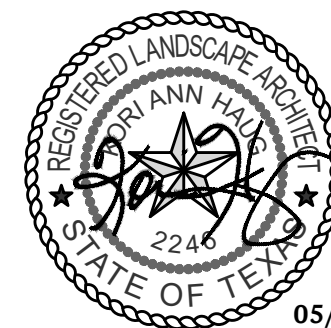
CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-5935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE PLAN		Sheet No. SP Project No. 16047
PRAIRIE PLAZA PHASE 1		
DB Constructors, Inc.		
Town of Flower Mound, Texas		



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



05/30/17

3901 Long Prairie Road

PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 03.15.17
Drawn By: APL
Checked By: KAH

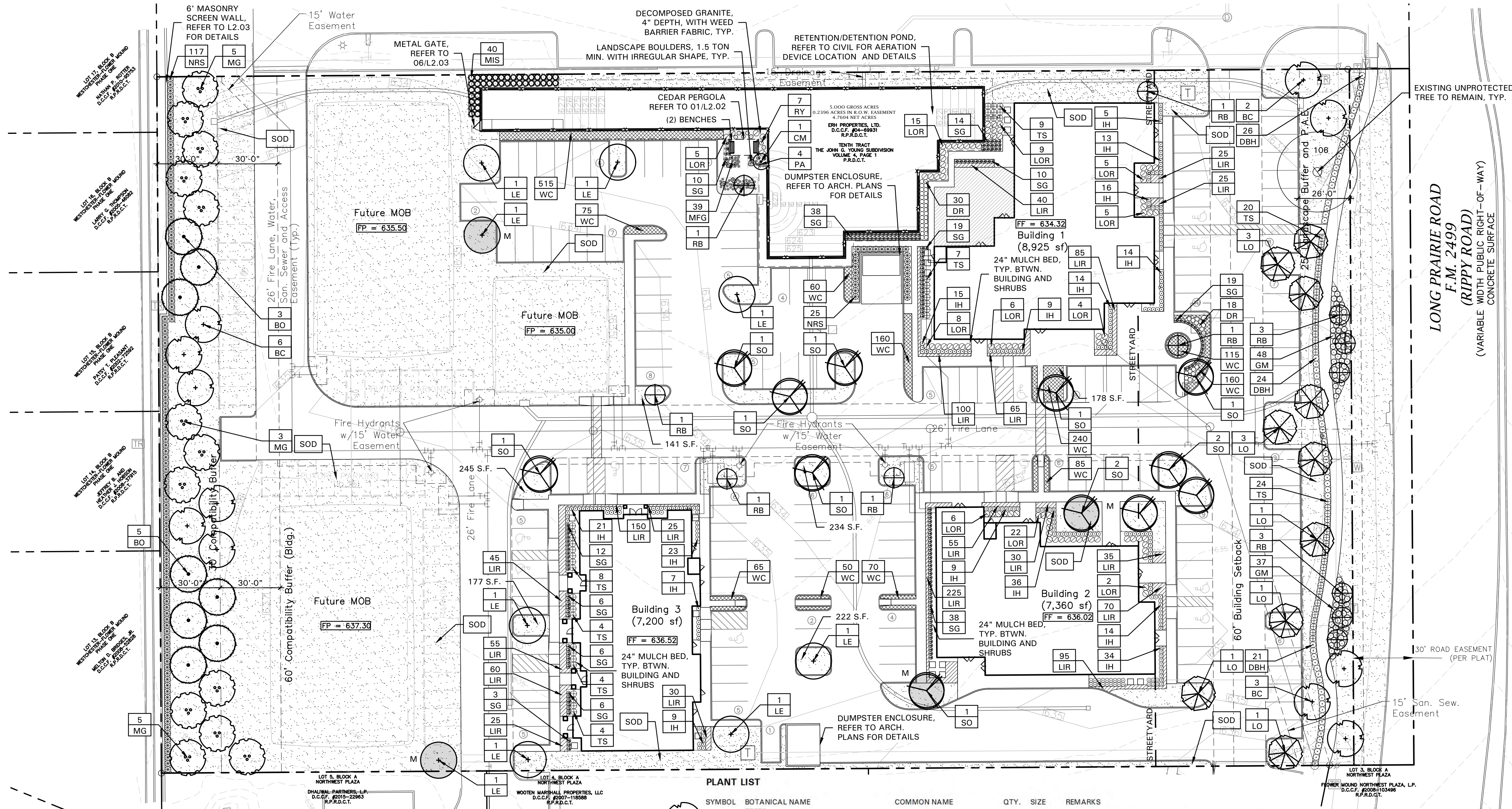
Revisions		
No.	Date	Detail
1	03.15.17	City Comments
2	04.19.17	City Comments
3	05.17.17	City Comments
4	05.30.17	City Comments

Sheet Title:

LANDSCAPE PLAN

Sheet Number:

L2.01

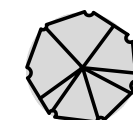


TREE MITIGATION

Required
4 trees, 3" cal.

Provided
(3) Shumard Oak, 3" cal.
(1) Lacebark Elm, 3" cal.

*4 MITIGATION TREES PROVIDED IN LIEU OF PAYING
INTO TREE FUND



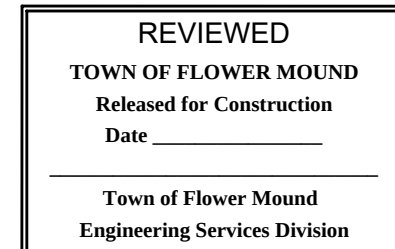
M = MITIGATION TREE

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
BC	<i>Taxodium distichum</i>	Bald Cypress	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	8	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	1	3" cal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	9	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	10	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
MG	<i>Magnolia grandiflora</i> 'DD Blanchard'	DD Blanchard Magnolia	13	3" cal.	container grown, full to base, 12' ht., 3' spread, matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	12	3" cal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	12	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
DBH	<i>Ilex cornuta</i> 'Burfordii Nana'	Dwarf Burford Holly	71	5 gal.	container full, 24" spread, 36" o.c.
DR	<i>Rosa</i> 'Red Drift'	Red Drift Rose	48	5 gal.	container full, 24" spread, 20" ht., 24" o.c.
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	85	5 gal.	container full, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	239	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	1,240	4" pots	container full top of container, 12" o.c.
LOR	<i>Loropetalum chinense</i> 'Purple Diamond'	Loropetalum 'Purple Diamond'	87	5 gal.	container full, 20" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	39	1 gal.	container full, 18" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus 'Adagio'	40	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	142	15 gal.	container full to base, 36" ht., 36" o.c.
PA	<i>Agave Parryi</i>	Parry's Agave	4	15 gal.	container full, 36" o.c.
RY	<i>Hesperaloe parvifolia</i>	Red Yucca	7	5 gal.	container full, 30" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	181	5 gal.	container full, 20" spread 24" o.c.
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	80	5 gal.	container full, 20" spread, 36" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	1,595	4" pots	container (3) 12" runners min., 12" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W.
THAT MAY BE DAMAGED DURING CONSTRUCTION
IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR
PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O



SCALE: 1" = 30'-0"



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	35,733 s.f. of Street Yard	7,147 s.f. of Street Yard	11,301 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	35,733 s.f. of Street Yard	20 Trees (3" cal.)	19 Trees (3" cal.) 7 Trees (30 gal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	FM 2499 = 348 l.f.	12 Trees (3" cal.)	10 Trees (3" cal.) 6 Trees (30 gal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	160 Parking Spaces	1,200 s.f.	8,076 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	160 parking spaces	16 trees (3" cal.)	20 trees (3" cal.) 4 trees (30 gal.)
** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)
COMPATABILITY BUFFER LANDSCAPING			
STANDARD	Square Footage	REQUIRED	PROVIDED
30 ft. Compatibility Buffer Along West Res. Adj.	Not Applicable	30 ft.	30 ft.
One Shade Tree per 400 s.f. of Comp. Buffer	10,435 s.f.	26 Trees (3" cal.)	26 Trees
Min. 6' Masonry Wall	Not Applicable	6 ft.	6 ft. masonry wall
Understory Screening Plants	Not Applicable	6' Screening Shrubs	6' Screening Shrubs
60 ft. Compatibility Buffer Setback	Not Applicable	60 ft.	60 ft.





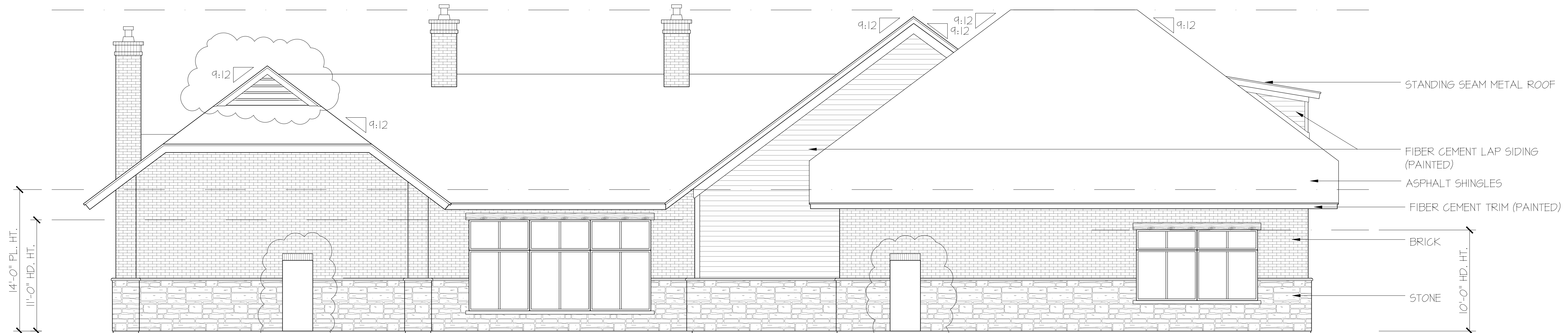
MATTHEW J. PETERSON, AIA

ARCHITECT / db constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1500

STATUS:
ISSUE FOR PERMIT ; 22 MAY 2020

The Following Plat/Graphic
Case Number **ASP20-0056**
Was Administratively Approved
On Date **August 10, 2020**

CHANGE FROM P&Z
APPROVED PLANS, GABLE
FEATURE ADDED
(AESTHETIC)



CHANGE FROM P&Z
APPROVED PLANS, (1) DOOR
FROM THE DOUBLE DOORS
PREVIOUSLY SHOWN

CHANGE FROM P&Z
APPROVED PLANS, ADDED
A DOOR FOR THE FIRE
RISER ROOM

2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

08-Jul-20

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION		NORTH*	SOUTH*	EAST*	WEST*
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles	TOTAL FAÇADE SQUARE FOOTAGE :	1406	1775	2051	1802
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs	FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1187	1022	1270	1275
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia	DOORS AND WINDOWS SQ. FT.	219	753	781	527
BRICK	ACME	Texas Heritage Modular	Brick	PRIMARY MASONRY TOTALS (%)	83.07%	97.26%	98.90%	81.96%
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone	BRICK SQ. FT.	600	717	1032	539
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)	STONE SQ. FT.	386	277	224	506
WINDOWS	YKK	Storefront Oil Rubbed Bronze	Storefront w/Low-E Tint	SECONDARY MASONRY TOTALS (%)	16.93%	2.74%	1.10%	18.04%
ENTRY DOORS	Adoor Designs	S-1021 Square	Iron Entry Doors	FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	201	28	14	230
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors					

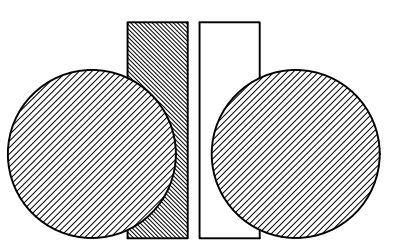
Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



d/b constructors inc.

DESIGN-BUILD CONTRACTOR

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500
817 626-4305 FAX

SHELL RETAIL & OFFICE

for

PRAIRIE PLAZA

3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

Drawing Number

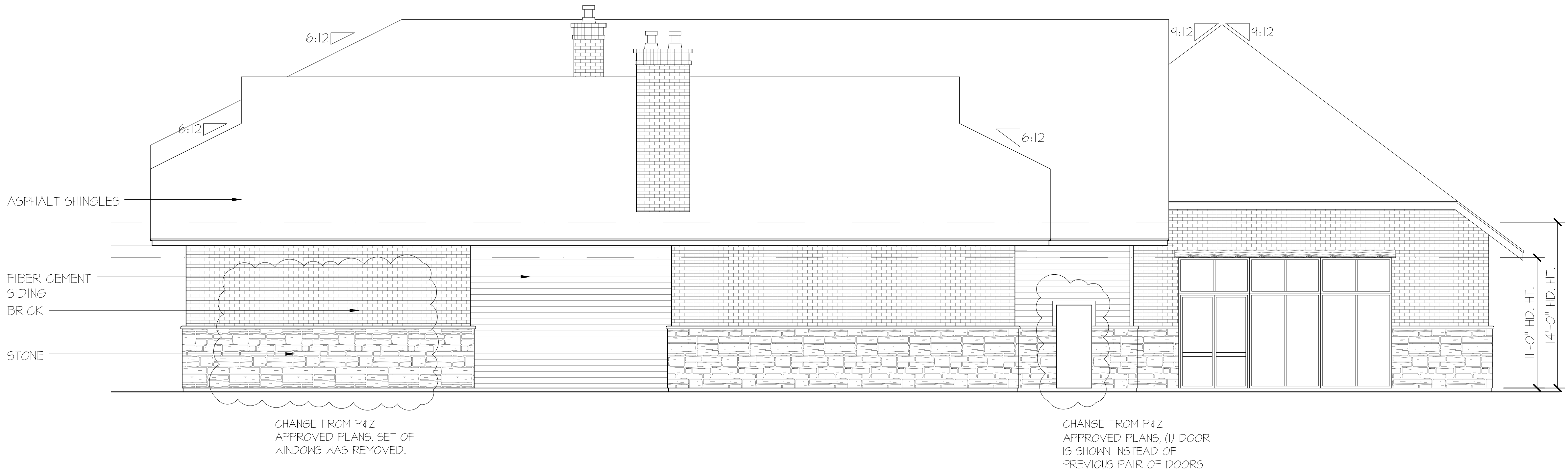
A-101



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1500

STATUS:
ISSUE FOR PERMIT ; 22 MAY 2020

The Following Plat/Graphic
Case Number ASP20-0056
Was Administratively Approved
On Date August 10, 2020



2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 1

08-Jul-20

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)
WINDOWS	YKK	Storefront Oil Rubbed Bronze	Storefront w/Low-E Tint
ENTRY DOORS	Adoorng Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

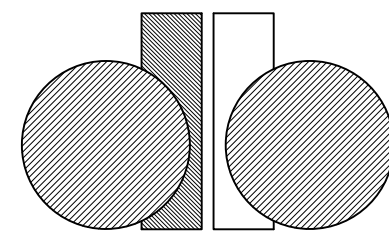
	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1406	1775	2051	1802
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1187	1022	1270	1275
DOORS AND WINDOWS SQ. FT.	219	753	781	527
PRIMARY MASONRY TOTALS (%)	83.07%	97.26%	98.90%	81.96%
BRICK SQ. FT.	600	717	1032	539
STONE SQ. FT.	386	277	224	506
SECONDARY MASONRY TOTALS (%)	16.93%	2.74%	1.10%	18.04%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	201	28	14	230

*All numbers with the column are in square feet (SQ. FT.), U.N.O.



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



d/b constructors inc.

DESIGN-BUILD CONTRACTOR

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1500
817 626-4305 FAX

SHELL RETAIL & OFFICE

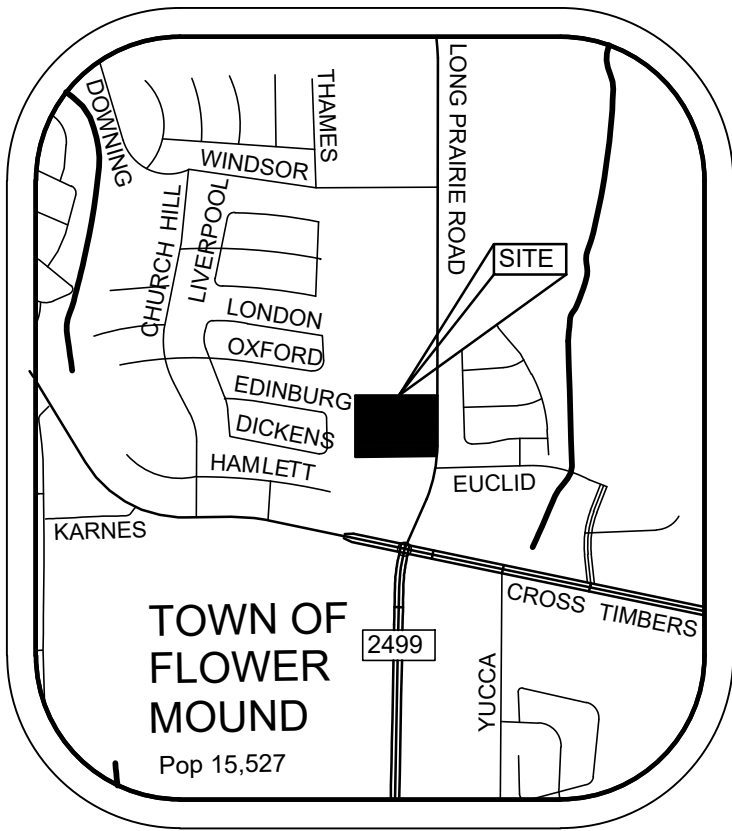
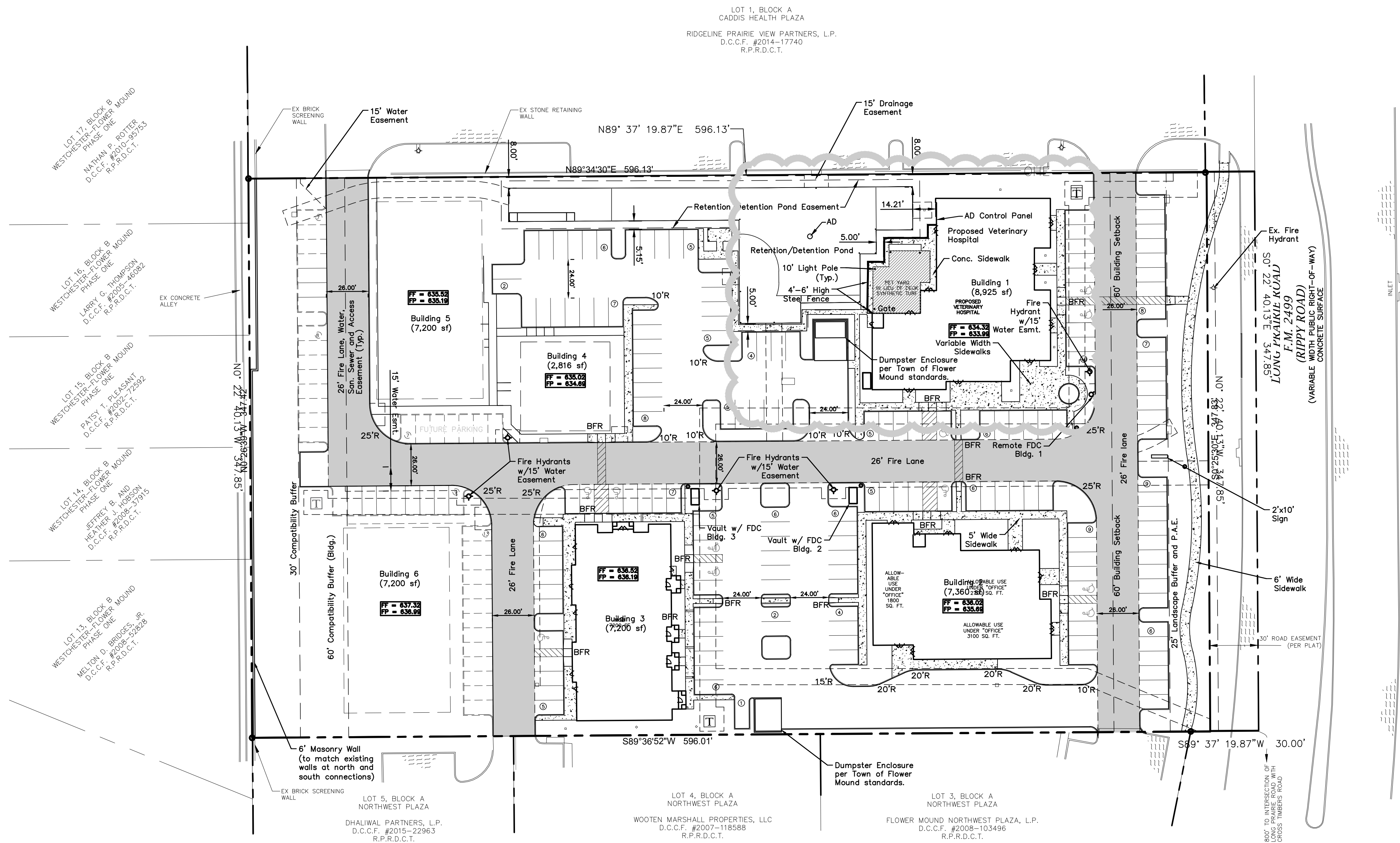
for

PRAIRIE PLAZA

3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

Drawing Number

A-102



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

STANDARD NOTES:

- All Parking Spaces are 9'x18' unless otherwise noted.
- Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
- Future phases shall contain Medical Office Buildings. Parking and sidewalks for each shall be constructed at the time of development.
- All infrastructure necessary for the full development of the property to be constructed with Phase I.
- The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

NOTES:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- 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.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR SUP PURPOSES FOR BUILDING 1 ONLY.

Issue Dates:	Revisions:	Date:	CROSS ENGINEERING CONSULTANTS		
1 7-20-2017	1 Water	11/19/19	131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-3935		
2	2 Grd, Stm	3/10/20			
3	3 Bldg & FL	5/22/20			
4	4				
5	5		Drawn By:	Checked By:	Scale:
6	6		C.E.C.I.	C.E.C.I.	1" = 40'

SUP EXHIBIT	
PRAIRIE PLAZA PHASE 1	
DB Constructors, Inc.	
Town of Flower Mound, Texas	

Sheet No.	SUP
Project No.	
16047	



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

3901 Long
Prairie Road
Phase 2
PRAIRIE PLAZA
Flower Mound, Texas

FOR SUP SUBMITTAL ONLY

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

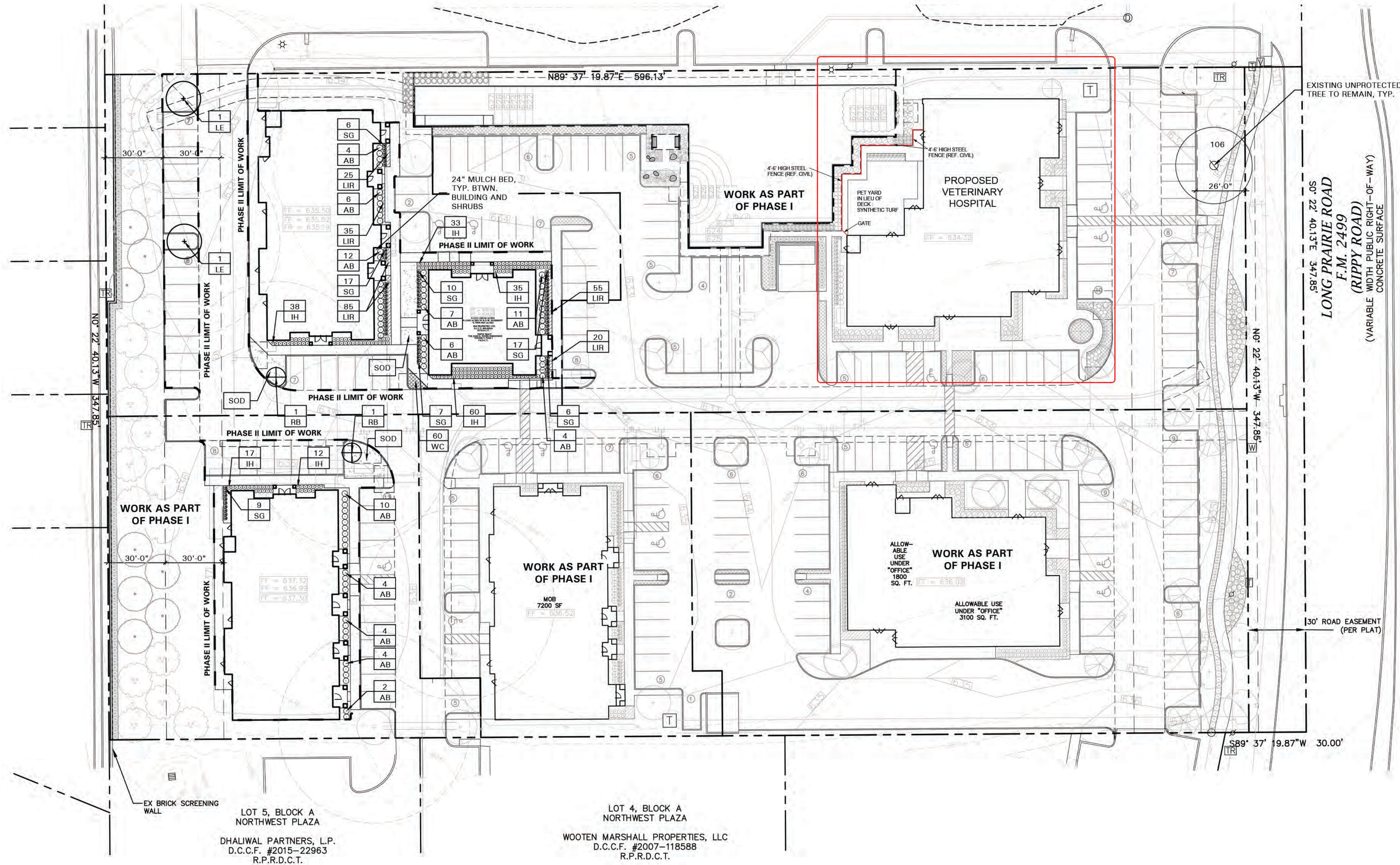
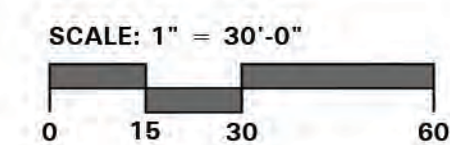
GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W. THAT MAY BE DAMAGED DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: July 12, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron 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 are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD21-0003), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses on approximately 66.90 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with two office, warehouse and distribution facilities. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Lakeside Business District Area Plan defines the existing Campus Commercial Land Use Category as a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

The Lakeside Business District Area Plan defines the proposed Campus Industrial Land Use Category as large scale developments such as corporate offices, office parks,

service/repair, light industry, clean assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan Amendment requests. MPA21-0005 had a total of 39 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support or opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

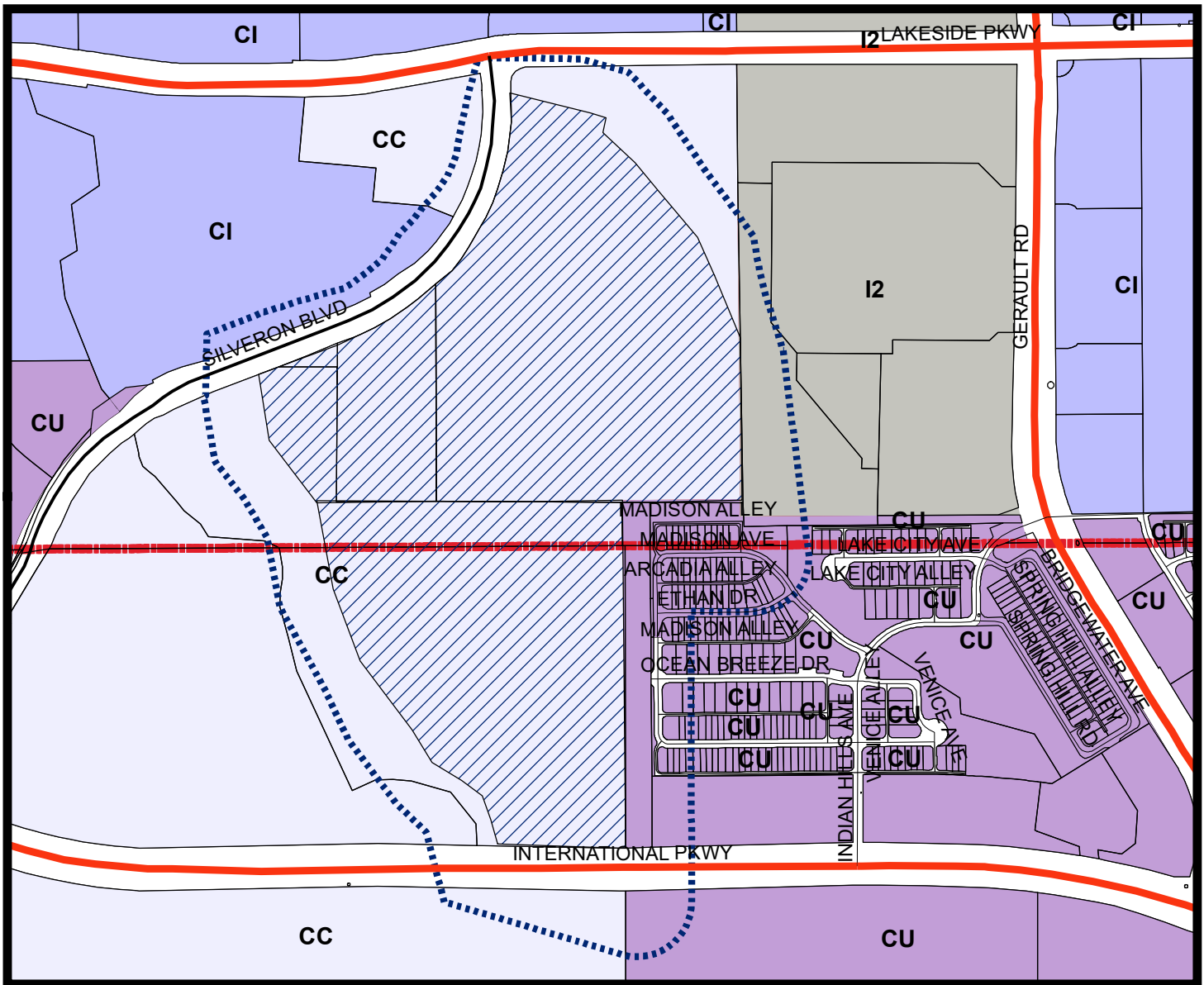
B. Application Details

1. Master Plan Exhibit Package

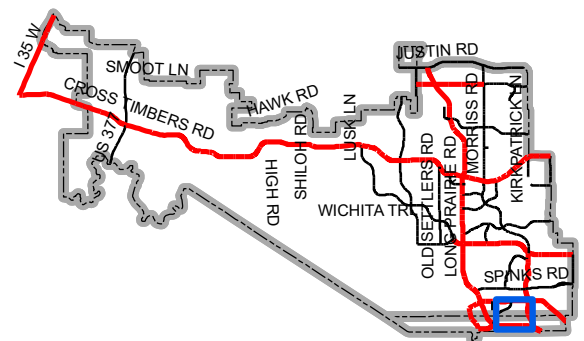
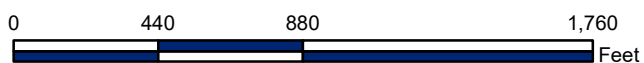
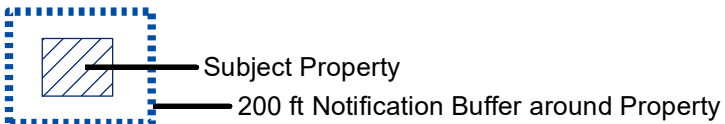


Vicinity Map

Reference Project: MPA21-0005 & ZPD21-0003



LEGEND



Map Location



14241 Dallas Parkway, Suite 1000
 Dallas, TX 75254
 972.361.6700
 dukerealty.com

March 22, 2021

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

Re: **LETTER OF INTENT**
Zoning Planned Development & Master Plan Amendment
Duke Silveron

To whom it may concern,

Duke Realty intends to develop an approximate 66.9-acre portion of the property generally located on Silveron Boulevard approximately 2000 feet north of the Silveron Boulevard and Lakeside Parkway intersection in the Town of Flower Mound (the "Subject Site"). The Subject Site is a portion of the property currently owned by PS Silveron/RMR L.P., as described in Doc. No. 2018-9044 (O.R.D.C.T.) and Inst. No. D218017563 (O.P.R.T.C.T.). The remainder of the overall tract that is not included in the Subject Site will be retained by the current landowner and is not a part of this zoning request.

The Subject Site is within the Lakeside Business District (Campus Commercial) on the Town of Flower Mound Master Plan. The Site is also currently zoned as part of Tract 4 within PD-31, with a base zoning of Campus Commercial (CC). The properties adjacent to the site are located within various PDs, which include CC, CI, CU, and I2.

Duke Realty intends to develop two speculative buildings on the Subject Site that will consist of warehouse and office uses. The two buildings will have a combined square footage of approximately 690,000 square feet and the site will be developed in a single phase. All site access will be from Silveron Boulevard. To support the proposed development, Duke Realty intends to rezone the Subject Site into a new Planned Development district with a base zoning of Campus Industrial (CI). This modification will require an update to the Town of Flower Lakeside Business District Area Plan to depict Campus Industrial (CI) on the Subject Site.

In addition to the provisions in the Town of Flower Mound Zoning Ordinance, a minimum 65 foot front building setback will be provided along Silveron Boulevard and FM 2499. A 25 foot landscape buffer will be provided along Silveron Boulevard.

Sincerely,
 DocuSigned by:

182AD0FC6DCB459...

Regional SVP
 Duke Realty Corporation



Duke Legal Entity
14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)

Civil Engineer

Kimley-Horn
13455 Noel Road Two Galleria Office Tower
Suite 700, Dallas, TX 75240
(469) 914-8612

Kimley»Horn

Landscape Architect

Belle Firma
4245 N Central Expy, Suite 501
Dallas, TX 75205
(214) 865-7192

PRELIMINARY

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley»Horn

Engineer KEVIN P. GRAHAM

P.E. No. 120229

Date 04/21/2021

Professional Seal

Silveron Flower Mound
Duke

MASTER PLAN EXHIBIT

ISSUANCES

Rev #1:

DRAWING INFORMATION

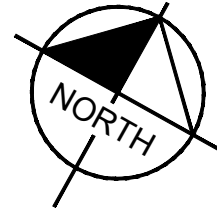
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Date: 04/21/2021
Checked By: JPG
Drawn By: MVZ
Duke Realty Job #: Duke Realty Job #:
A/E Job #: 064082018

DRAWING / SHEET TITLE

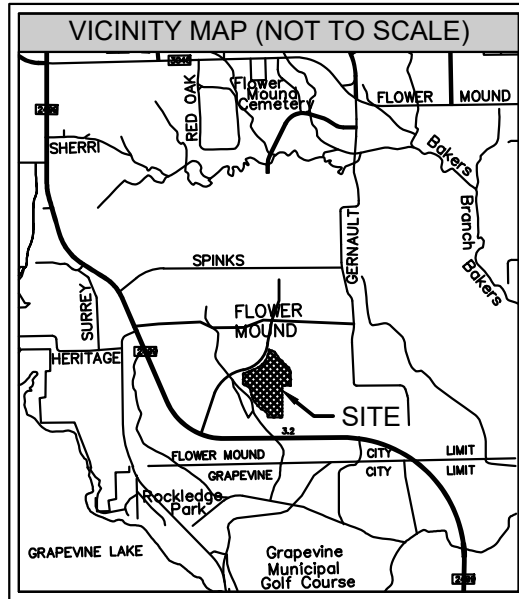
MASTER PLAN
EXHIBIT

SHEET NUMBER

C-100



GRAPHIC SCALE IN FEET
0 75 150 300



LEGEND	
PROPERTY LINE	---
EASEMENT LINE	- - - -
PROP. RET. WALL	=====
PROPOSED LANDUSE UPDATE	
CAMPUS COMMERCIAL LANDUSE	
CAMPUS INDUSTRIAL LANDUSE	
PROP. BUILDING	

COMPREHENSIVE PLAN FEATURES	
LAND USE PLAN	
EXISTING	LAKESIDE BUSINESS DISTRICT - CAMPUS COMMERCIAL
PROPOSED	LAKESIDE BUSINESS DISTRICT - CAMPUS INDUSTRIAL
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS PLAN	NONE
OPEN SPACE PLAN	SEE LANDSCAPE PLANS
THOROUGHFARE PLAN	FM2499 (MAJOR ARTERIAL) SILVERON BLVD (UBRAN MINOR ARTERIAL)
WATER PLAN	12" WATER ALONG FM2499 12" WATER ALONG SILVERON BLVD
WASTEWATER PLAN	8" GRAVITY MAIN FLOWING SOUTH ALONG SILVERON 12" GRAVITY MAIN FLOWING EAST ALONG LAKESIDE PKWY

OWNER

PS SILVERON / RMR LP
5054 DEVELOPMENT PACIFIC CENTER II
14160 NORTH DALLAS PARKWAY STE 750
DALLAS, TX 75254
PHONE: (214) 354-3931
CONTACT: JIM WILLS

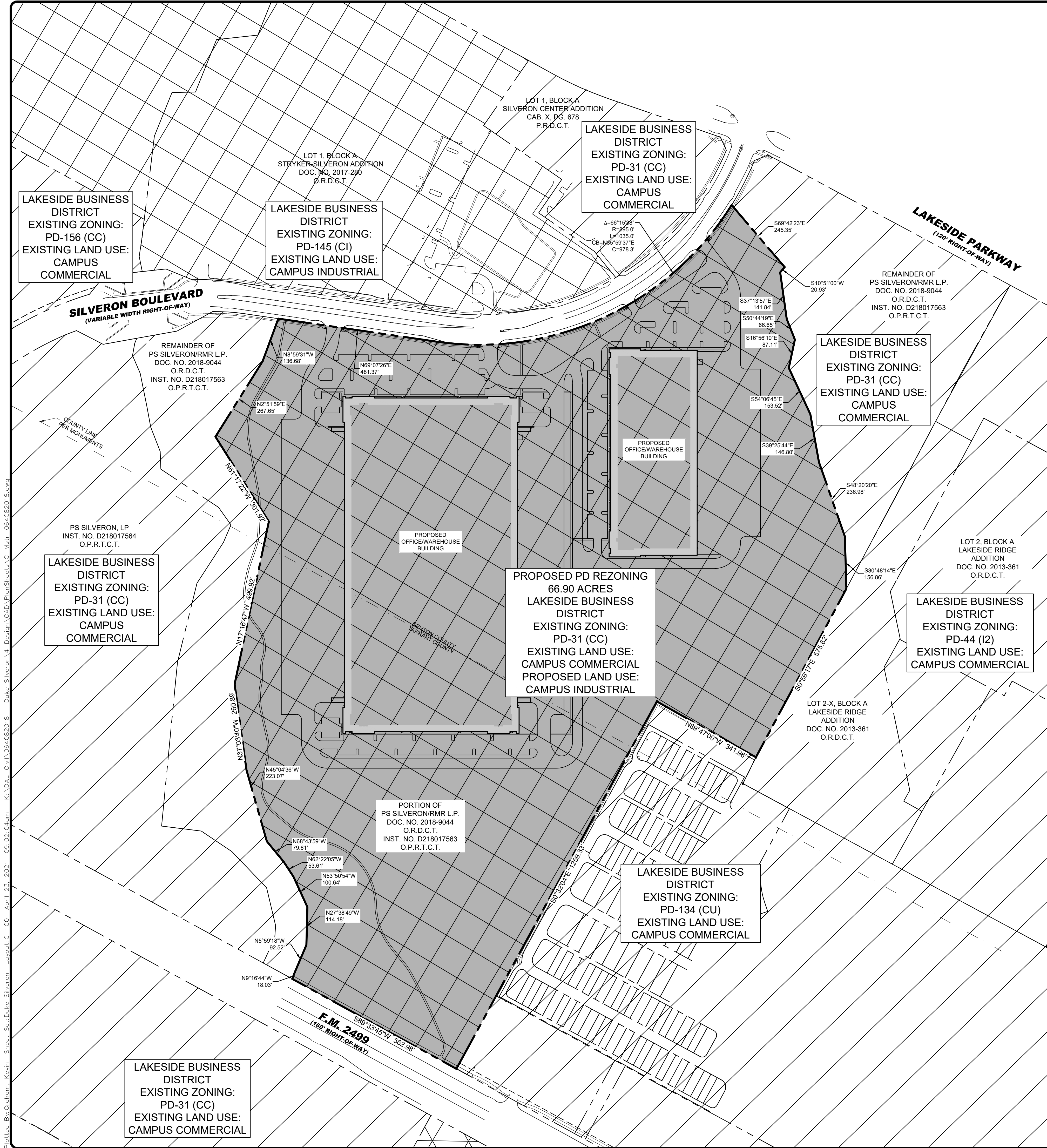
DEVELOPER

DUKE REALTY
14241 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
PHONE: (972) 361-6700
CONTACT: JEFF THORNTON

ENGINEER

Kimley»Horn

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TEXAS 75240
PHONE: 469-914-8612
CONTACT: KEVIN GRAHAM, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 9

REGULAR ITEM

DATE: July 12, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection," and an exception to Section 82-302, "Compatibility buffer." The property is generally located north of International Parkway and east of Silveron 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 are no outstanding issues.

The project has a companion application, Master Plan Amendment (MPA21-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Planned Development District (PD) to provide for the development of two office, warehouse and distribution facilities on a 66.90 acre unplatted parcel of land. The base zoning district for the proposed PD will be Campus Industrial (CI).

As part of the request, the applicant has asked for certain exceptions to the Code of Ordinances. In summary (see Section III, below, for detail):

Exceptions:

- Section 82-302, Compatibility Buffer in order to not construct the required six-foot-tall masonry wall and install understory plants along two sections of the eastern property line.
- Section 98-147, Topographical Slope Protection to impact portions of the property with slopes greater than 12% as depicted in the approved Environmental Protection Plan.

The conceptual site plan provides for two, one-story buildings that will contain 522,080 square feet and 160,160 square feet respectively. The property will also provide for open space, retention pond areas and a private trail that will be accessible to the public. Four points of access are being provided from Silveron Boulevard and the applicant is providing 403 of the required 399 parking spaces which is within the Town's allowable 20% deviation.

Exclusive of the requested exceptions, the conceptual plans [see Attachment B(1)] provide for a proposed development that complies with the development standards in the PD base zoning district (CI), as well as required landscaping, buffering and trails.

The proposed conceptual elevations are in compliance with the Urban Design Plan including the upgrading of the southern elevation for the proposed western building that will be partially visible from International Parkway. This southern elevation provides a more "office-like" façade with additional windows that will essentially match the northern (front elevation).

III. REQUESTED EXCEPTIONS

A. Exception to Section 82-302, Compatibility Buffer

The Town Code requires a landscape buffer to be located on the site of a nonresidential use along all property lines adjacent to or separated by an alley from existing residential uses or zoning or land designated for residential use on the comprehensive master plan. A compatibility buffer is required adjacent to two sections along the eastern property line that are separated from residential uses by an alley. Each section is approximately 125 linear feet (250 total feet):

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential and multi-family development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The applicant is requesting to not construct the required six-foot-tall masonry wall and to not install the required understory plants along the two property boundary sections described above. The applicant is instead proposing to either preserve or plant native shade trees at a ratio matching what is required within a compatibility buffer. This will include not only the aforementioned 250 linear feet, but the entire length of the common boundary line with residential uses (approximately 950 linear feet). The proposed buffer will preserve many of the existing trees, although some of these trees will be impacted by the installation of a proposed sanitary sewer line. Trees removed will be replaced to comply with the buffer requirements of this PD.

B. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than 12%. The approved Environmental Protection Plan (EPP) depicts a total of 7.4 acres of the site with slopes greater than 12%. The proposed conceptual site plan depicts approximately 1.6 acres of impacts to these slopes.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

Environmental Conservation Commission

On July 6, 2021, the Environmental Conservation Commission (ECC) recommended approval of a request by the applicant to remove 48 of the existing 84 specimen trees on the site. The item will be forwarded to the Town Council for consideration at the same time as the subject project. The ECC meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/07062021-1260/5/>

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. ZPD21-0003 had a total of 39 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support or opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

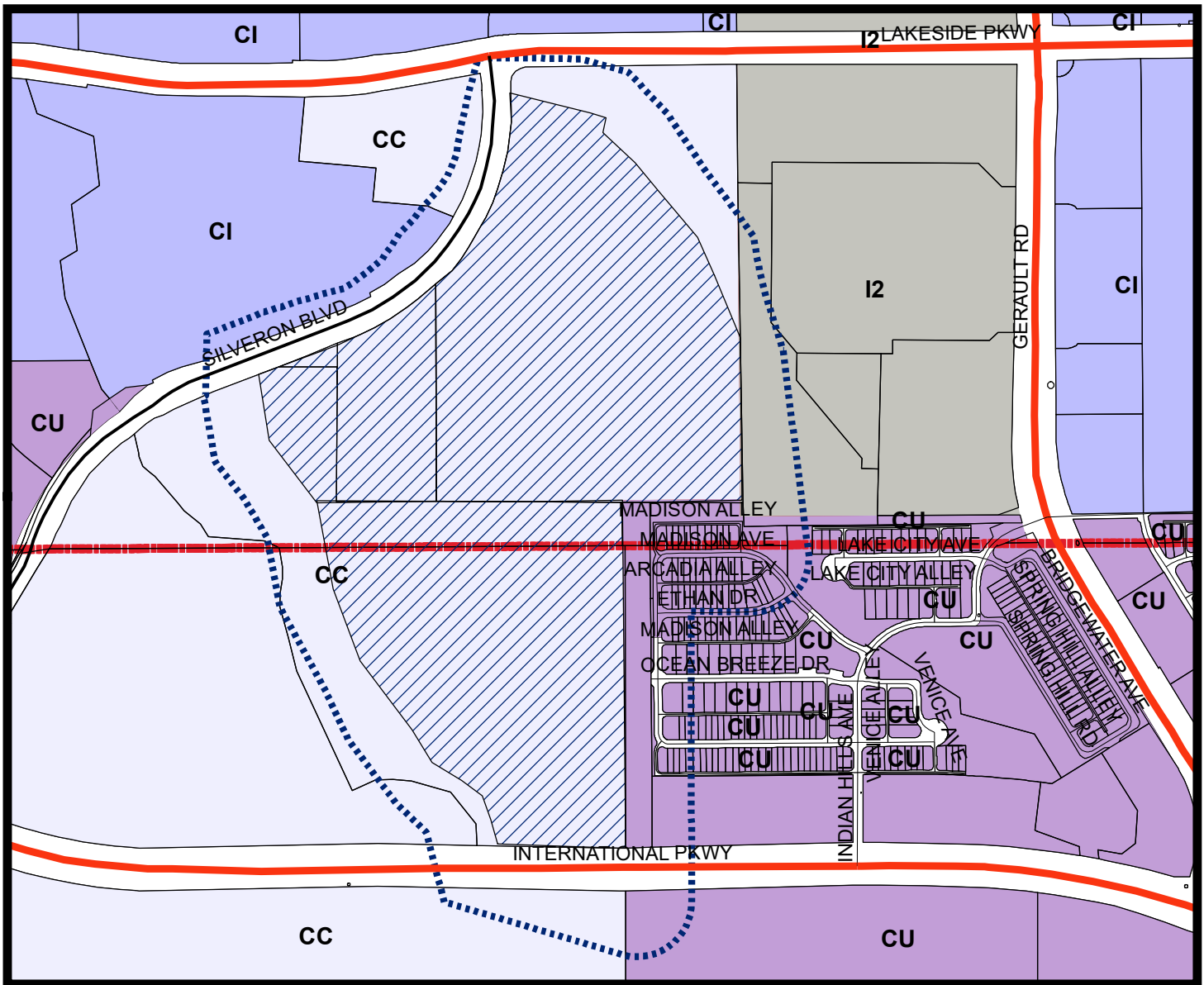
B. Application Details

1. Zoning Planned Development Package
2. Draft Planned Development (PD) Standards

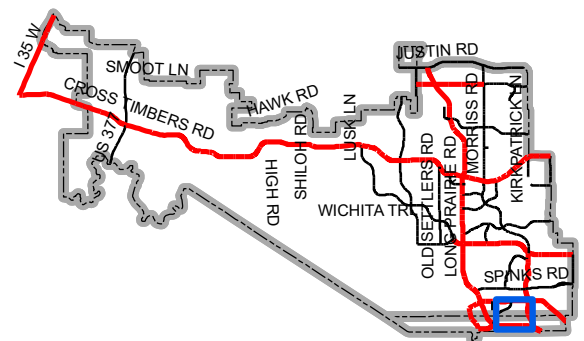
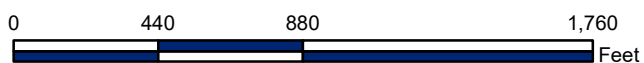
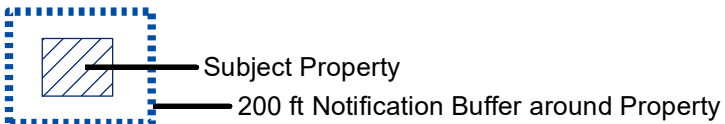


Vicinity Map

Reference Project: MPA21-0005 & ZPD21-0003



LEGEND



Map Location



14241 Dallas Parkway, Suite 1000
 Dallas, TX 75254
 972.361.6700
 dukerealty.com

March 22, 2021

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

Re: **LETTER OF INTENT**
Zoning Planned Development & Master Plan Amendment
Duke Silveron

To whom it may concern,

Duke Realty intends to develop an approximate 66.9-acre portion of the property generally located on Silveron Boulevard approximately 2000 feet north of the Silveron Boulevard and Lakeside Parkway intersection in the Town of Flower Mound (the "Subject Site"). The Subject Site is a portion of the property currently owned by PS Silveron/RMR L.P., as described in Doc. No. 2018-9044 (O.R.D.C.T.) and Inst. No. D218017563 (O.P.R.T.C.T.). The remainder of the overall tract that is not included in the Subject Site will be retained by the current landowner and is not a part of this zoning request.

The Subject Site is within the Lakeside Business District (Campus Commercial) on the Town of Flower Mound Master Plan. The Site is also currently zoned as part of Tract 4 within PD-31, with a base zoning of Campus Commercial (CC). The properties adjacent to the site are located within various PDs, which include CC, CI, CU, and I2.

Duke Realty intends to develop two speculative buildings on the Subject Site that will consist of warehouse and office uses. The two buildings will have a combined square footage of approximately 690,000 square feet and the site will be developed in a single phase. All site access will be from Silveron Boulevard. To support the proposed development, Duke Realty intends to rezone the Subject Site into a new Planned Development district with a base zoning of Campus Industrial (CI). This modification will require an update to the Town of Flower Lakeside Business District Area Plan to depict Campus Industrial (CI) on the Subject Site.

In addition to the provisions in the Town of Flower Mound Zoning Ordinance, a minimum 65 foot front building setback will be provided along Silveron Boulevard and FM 2499. A 25 foot landscape buffer will be provided along Silveron Boulevard.

Sincerely,
 DocuSigned by:

182AD0FC6DCB459...

Regional SVP
 Duke Realty Corporation



Duke Legal Entity
14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)

Civil Engineer

Kimley-Horn
13455 Noel Road Two Galleria Office Tower
Suite 700, Dallas, TX 75240
(469) 914-8612

Kimley»Horn

Landscape Architect

Belle Firma
4245 N Central Expy, Suite 501
Dallas, TX 75205
(214) 865-7192

PRELIMINARY

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley»Horn

Engineer: JEFFREY W. DOLAN

P.E. No. 114926

Date 06/22/2021

Professional Seal

Silveron Flower Mound
Duke

CONCEPTUAL SITE PLAN

ISSUANCES

Rev #1:

DRAWING INFORMATION

Scale: AS SHOWN

Date: 06/22/2021

Checked By: JWD

Drawn By: MVZ

Duke Realty Job #: Duke Realty Job #:

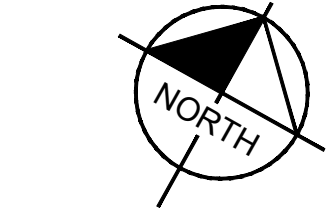
A/E Job #: 064082018

DRAWING / SHEET TITLE

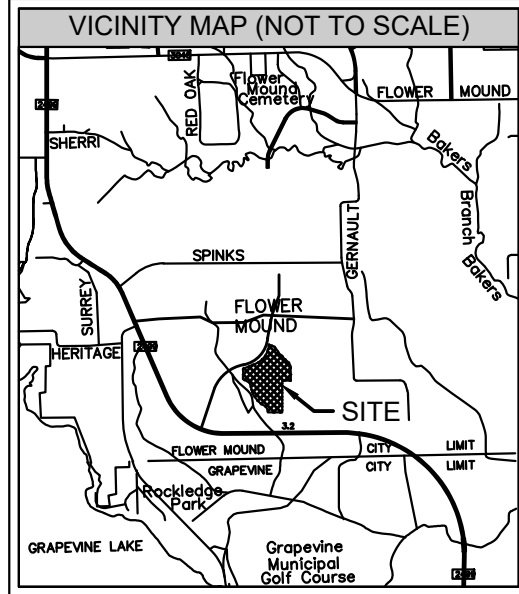
CONCEPTUAL
SITE PLAN

SHEET NUMBER

C-101



GRAPHIC SCALE IN FEET
0 75 150 300



COMPREHENSIVE PLAN FEATURES	
LAND USE PLAN	
EXISTING	LAKESIDE BUSINESS DISTRICT - CAMPUS COMMERCIAL
PROPOSED	LAKESIDE BUSINESS DISTRICT - CAMPUS INDUSTRIAL
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS PLAN	NONE
OPEN SPACE PLAN	SEE LANDSCAPE PLANS
THOROUGHFARE PLAN	FM2499 (MAJOR ARTERIAL) SILVERON BLVD (UBRAN MINOR ARTERIAL)
WATER PLAN	12" WATER ALONG FM2499 12" WATER ALONG SILVERON BLVD
WASTEWATER PLAN	8" GRAVITY MAIN FLOWING SOUTH ALONG SILVERON 12" GRAVITY MAIN FLOWING EAST ALONG LAKESIDE PKWY

NOTES

1. THIS DEVELOPMENT IS LOCATED IN TARRANT AND DENTON COUNTY.
2. AN AVIGATION EASEMENT BLANKETS THE ENTIRETY OF THE PROPERTY.
3. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
4. ALL GROUND-BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT WILL BE SCREENED FROM VIEW.
6. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
8. 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 TOWN REGULATIONS.
9. THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS COMPREHENSIVE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY WAVERS, EXCEPTIONS, OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.
10. ALL PARKING SPACES WILL BE A MINIMUM OF 9' BY 18'.

LEGEND	
PROPERTY LINE	---
EASEMENT LINE	---
PROP. RET. WALL	---
PROP. TRUCK CIRCULATION	---
PROP. FIRELANE	---
PROP. SANITARY MH	⊙ FH
PROP. FIRE HYDRANT	⊙ FDC
PROP. FIRE DEPT. CON.	⊙
PROP. BUILDING	---

OWNER

PS SILVERON / RMR LP
5054 DEVELOPMENT PACIFIC CENTER II
14160 NORTH DALLAS PARKWAY STE 750
DALLAS, TX 75254
PHONE: (214) 354-3931
CONTACT: JIM WILLS

DEVELOPER

DUKE REALTY
14241 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
PHONE: (972) 361-6700
CONTACT: JEFF THORNTON

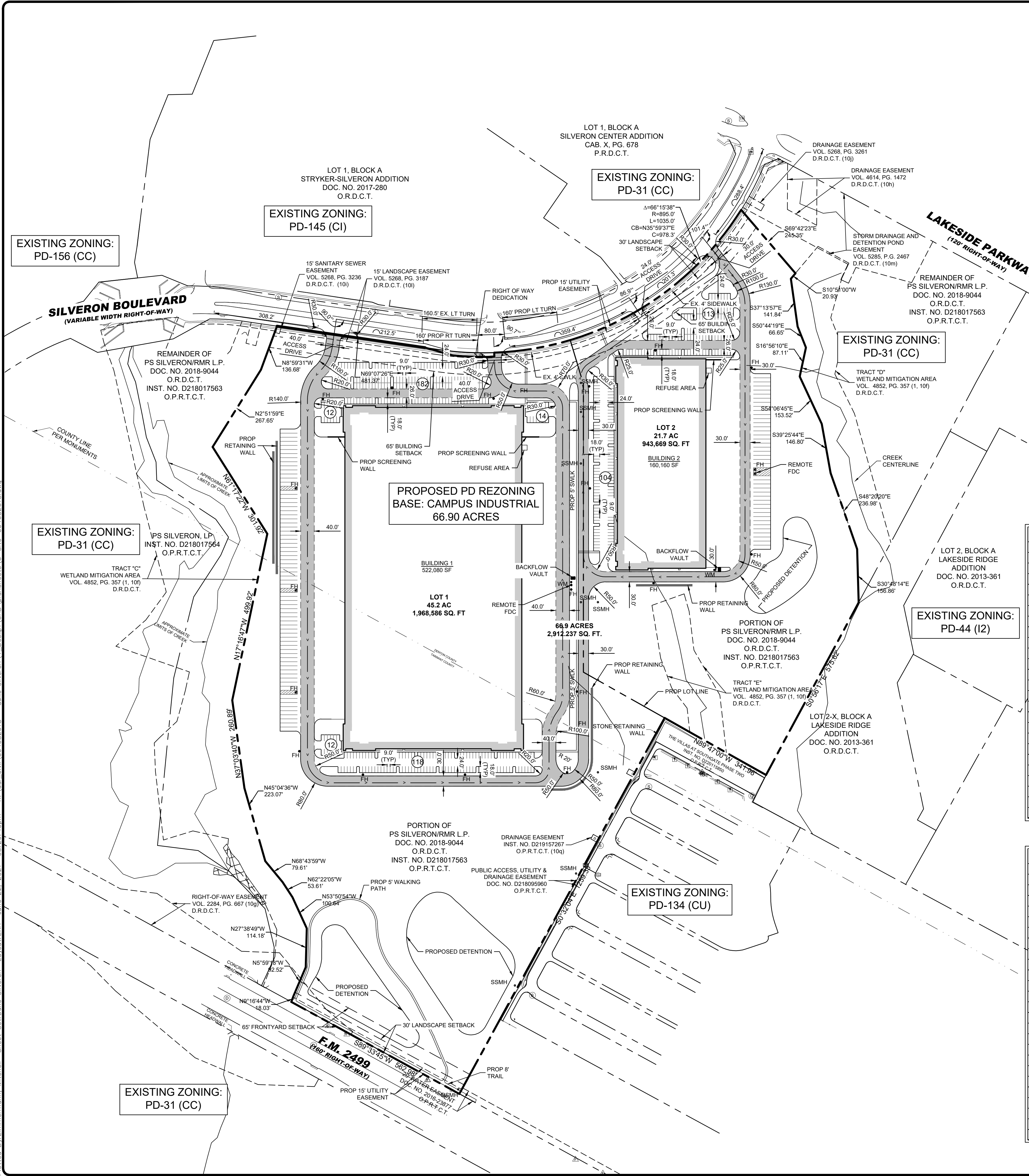
ENGINEER

Kimley»Horn

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1363
CONTACT: JEFFREY DOLAN, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

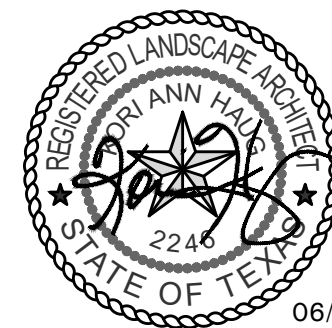
SITE DATA TABLE	
Physical Address	LOT 1
Gross Site Area	45.2 AC (1,968,568 SF)
Net Site Area	45.2 AC (1,968,568 SF)
Zoning	PD-31 (CC)
Current use	CAMPUS COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	26.5% (522,080 SF)
IMPERVIOUS AREA	51.8% (1,019,659 SF)
PERVIOUS AREA	48.2% (948,909 SF)
PARKING SUMMARY	
SURFACE PARKING	
OFFICE (1/250SF)	157 SPACES 161 SPACES
WAREHOUSE (1/2000SF)	242 SPACES 242 SPACES
TOTAL PARKING	399 SPACES 403 SPACES
BUILDING DATA	
BUILDING 1	
# OF STORIES	1 STORY
PEAK HEIGHT	46' - 10"
MEAN HEIGHT	45' - 0"
OFFICE USE	39,150 SF
WAREHOUSE USE	482,930 SF
TOTAL SF	522,080 SF

SITE DATA TABLE	
Physical Address	LOT 2
Gross Site Area	21.7 AC (943,669 SF)
Net Site Area	21.7 AC (943,669 SF)
Zoning	PD-31 (CC)
Current use	CAMPUS COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	17.0% (682,240 SF)
IMPERVIOUS AREA	41.5% (391,578 SF)
PERVIOUS AREA	58.5% (552,091 SF)
PARKING SUMMARY	
SURFACE PARKING	
OFFICE (1/250SF)	77 SPACES 80 SPACES
WAREHOUSE (1/2000SF)	71 SPACES 71 SPACES
TOTAL PARKING	148 SPACES 151 SPACES
BUILDING DATA	
BUILDING 2	
# OF STORIES	1 STORY
PEAK HEIGHT	46' - 10"
MEAN HEIGHT	45' - 0"
OFFICE USE	19,220 SF
WAREHOUSE USE	140,940 SF
TOTAL SF	160,160 SF





14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

OVERALL LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

Scale: 1"=150'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

L2.00

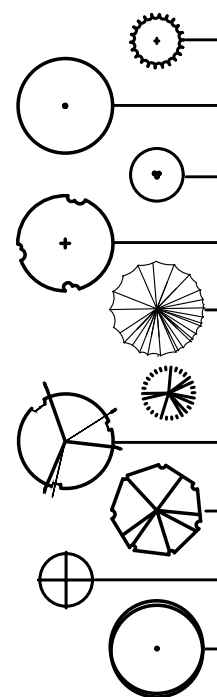
THE TOWN OF FLOWER MOUND - LAKESIDE BUSINESS DISTRICT (Campus Industrial)			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	268,152 s.f. of Street Yard	53,630 s.f. of Street Yard	58,651 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	268,152 s.f. of Street Yard	82 Trees (3" cal.)	88 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Silveron Blvd.		25 ft.	25 ft.
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	Silveron Blvd. = 1,516 l.f.	38 Trees (3" cal.)	46 Trees (3" cal.)
	FM 2499 = 563 l.f.	14 Trees (3" cal.)	17 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	555 Parking Spaces	4,163 s.f.	20,295 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	555 parking spaces	56 trees (3" cal.)	56 trees (3" cal.)
** All parking spaces to be located within 50 ft. of Parking lot tree.			
*** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)

MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LIST

SYMBOL BOTANICAL NAME TREES



Pinus eldarica
Afgan Pine
Quercus muehlenbergii
Chinkapin Oak
Vitex agnus-castus
Vitex
Quercus macrocarpa
Bur Oak
Quercus virginiana
Live Oak
Juniperus virginiana
Eastern Redcedar
Ulmus parvifolia 'Sempervirens'
Lacebark Elm
Quercus nigra
Water Oak
Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud
Quercus shumardii
Shumard Red Oak

COMMON NAME

QTY. SIZE REMARKS

102 6' ht. B&B or container grown, full to base, 3' spread
41 3" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching
22 2" cal. B&B or container grown, 8' ht., 4' spread, 3 trunk min.
42 3" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching
79 3" cal. container grown, 15' ht., 5' spread, 5' branching ht., matching
94 6' ht. B&B or container grown, full to base, 3' spread
61 3" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching
80 3" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching
33 30 gal. container grown, 8' ht., 4' spread min.
49 3" cal. container grown, 12' ht., 4' spread, 4' branching ht., matching

SHRUBS/GROUNDCOVER

DHG

Pennisetum alopecuroides 'Hameln'

Dwarf Hameln Grass

657 3 gal. container full, 24" o.c.

DWM

Myrica pusilla

Dwarf Wax Myrtle

428 36" ht. container full, 24" spread, 36" o.c.

LOR

Loropetalum chinensis 'Plum Delight'

Loropetalum 'Plum Delight'

851 3 gal. container full, 18" spread, 24" o.c.

MIS

Miscanthus sinensis 'Adagio'

Miscanthus 'Adagio'

141 5 gal. container full, 36" o.c.

NRS

Ilex spp. 'Nellie R. Stevens'

Nellie R. Stevens Holly

16 7 gal. container full to base, 36" ht., 36" o.c.

SY

Yucca recurvifolia

Softleaf Yucca

92 5 gal. container full, 36" o.c.

BS

Carex divulsa

Berkeley Sedge

514 1 gal. container full, 30" o.c.

MFG

Nassella tenuissima

Mexican Feathergrass

1,434 1 gal. container full, 24" o.c.

Cynodon dactylon

Common Bermudagrass

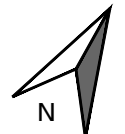
solid sod, refer to Solid Sod Notes

Cynodon dactylon

Common Bermudagrass

hydromulch, refer to Hydromulch Notes

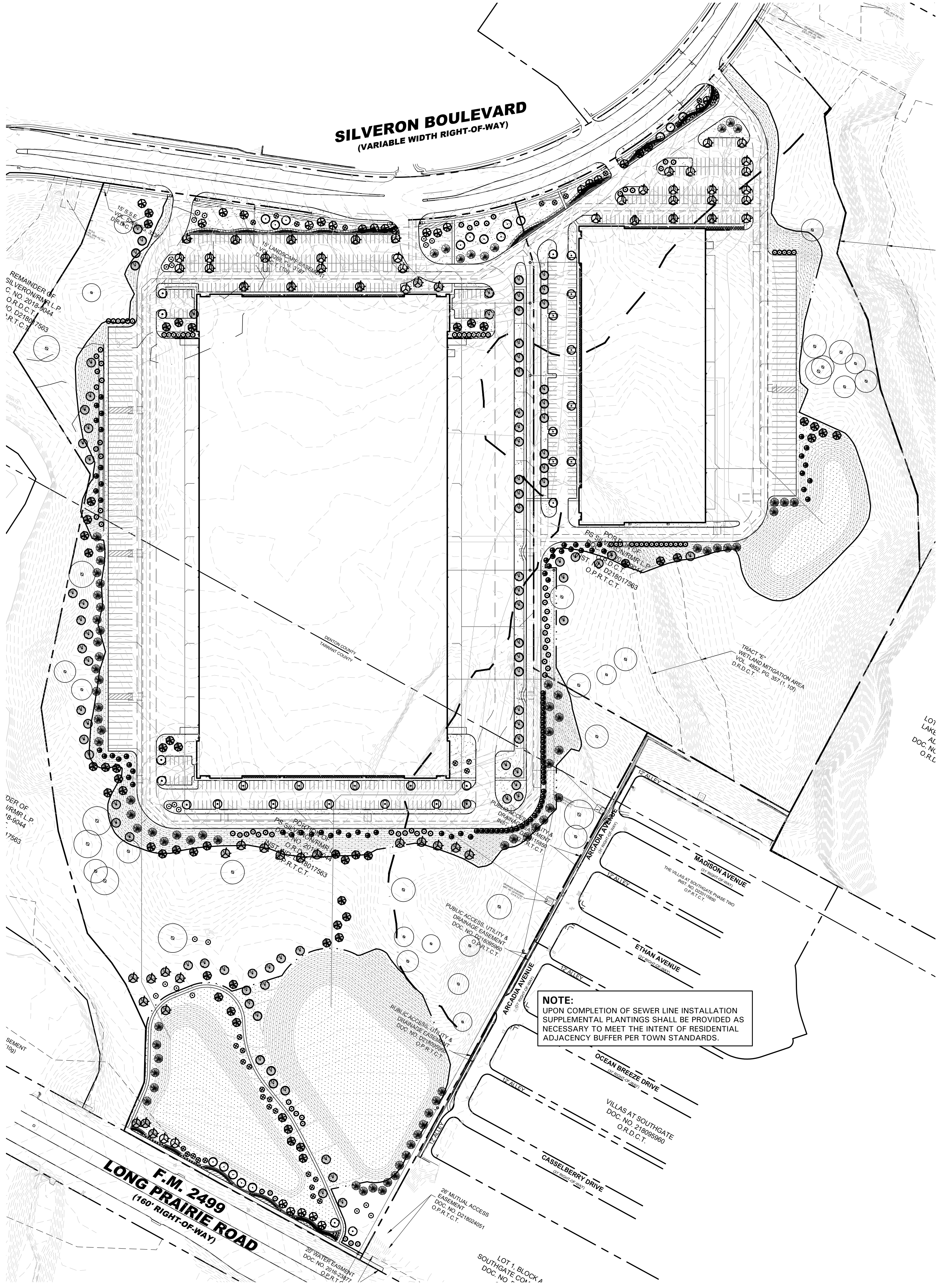
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

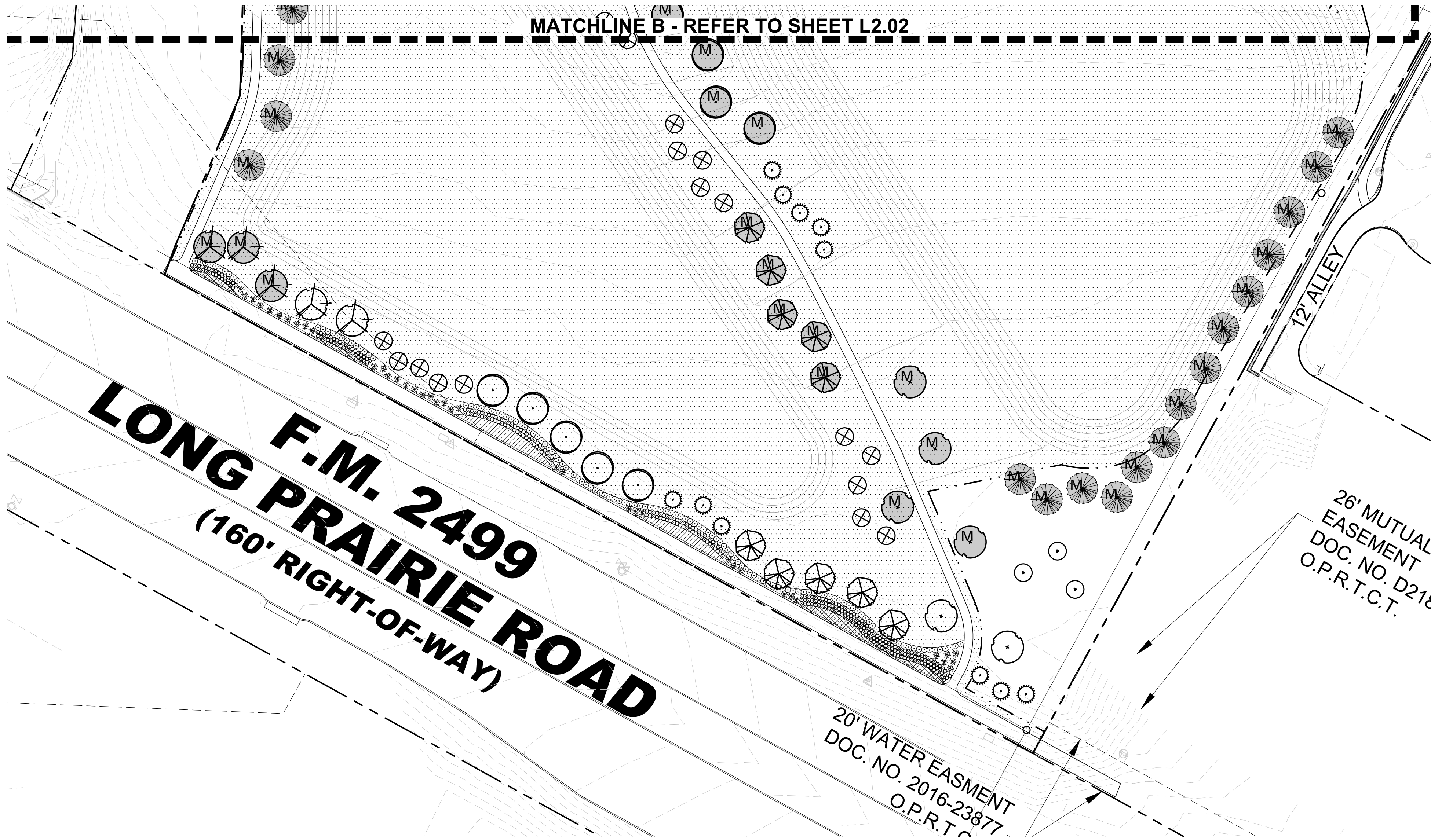


SCALE: 1" = 40000"
0 80 160 240



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office





NOTE:

REMOVE EXISTING BARBED WIRE FENCE AND CLEAN FENCE LINE AT RESIDENTIAL ADJACENCY.

UPON COMPLETION OF SEWER LINE INSTALLATION SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NECESSARY TO MEET THE INTENT OF RESIDENTIAL ADJACENCY BUFFER PER TOWN STANDARDS.

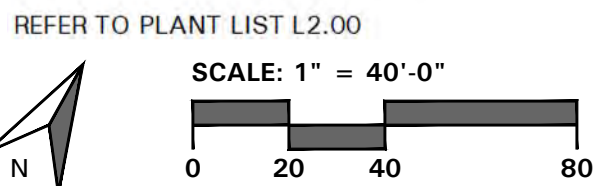
SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

- LANDSCAPE NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
 - TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
 - ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

- MAINTENANCE NOTES**
- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca

BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch



- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

- SOLID SOD NOTES**
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

- HYDROMULCH NOTES**
- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
 - FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
 - HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
 - USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

- MITIGATION TREE LEGEND**
- M. MITIGATION TREE (233) TOTAL

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FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

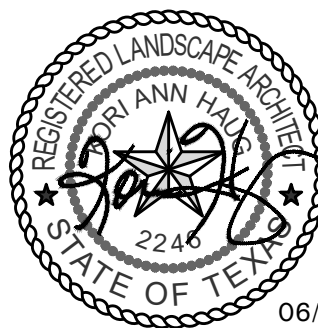
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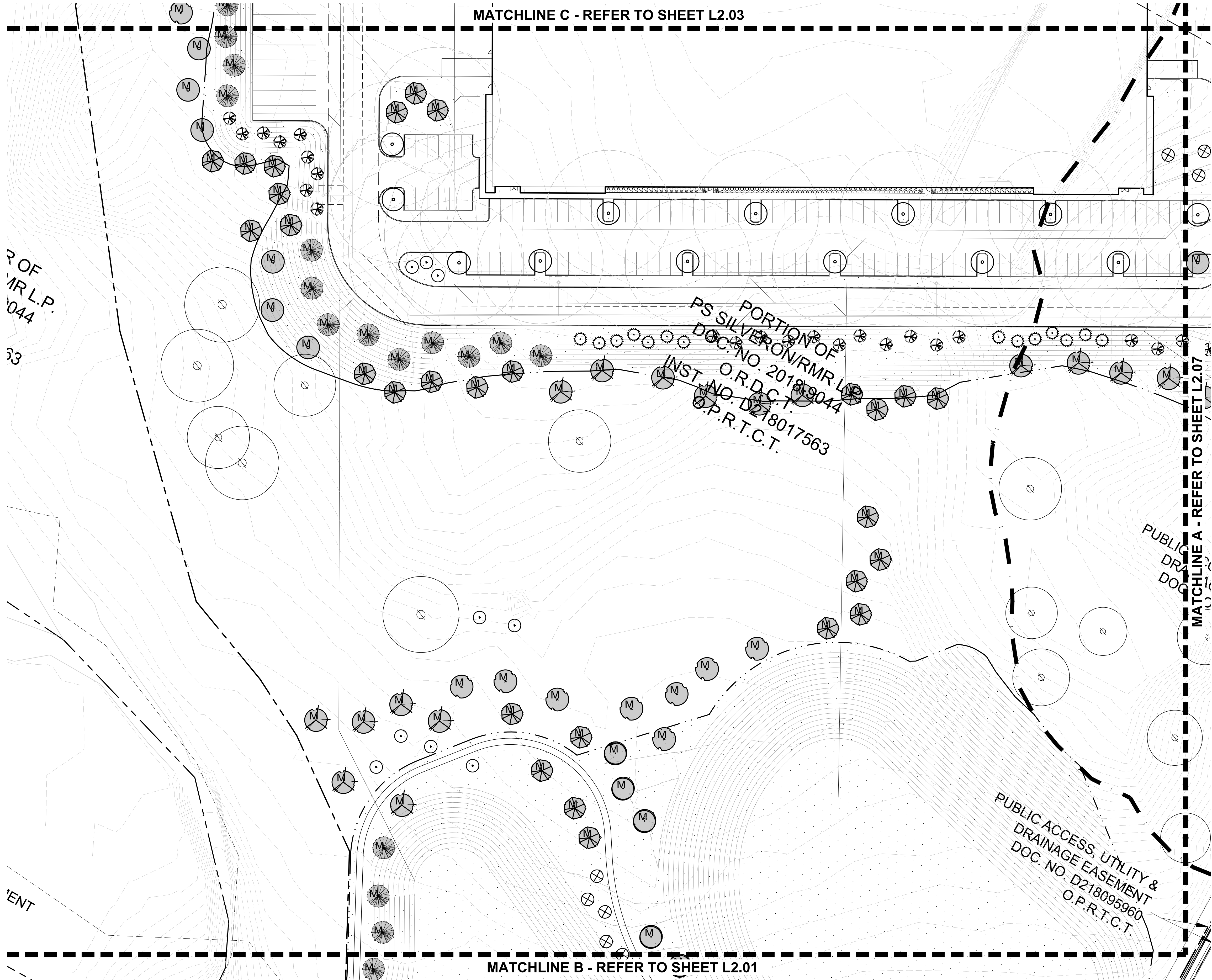
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MITIGATION TREE LEGEND

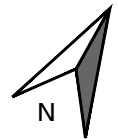
M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL COMMON NAME

AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

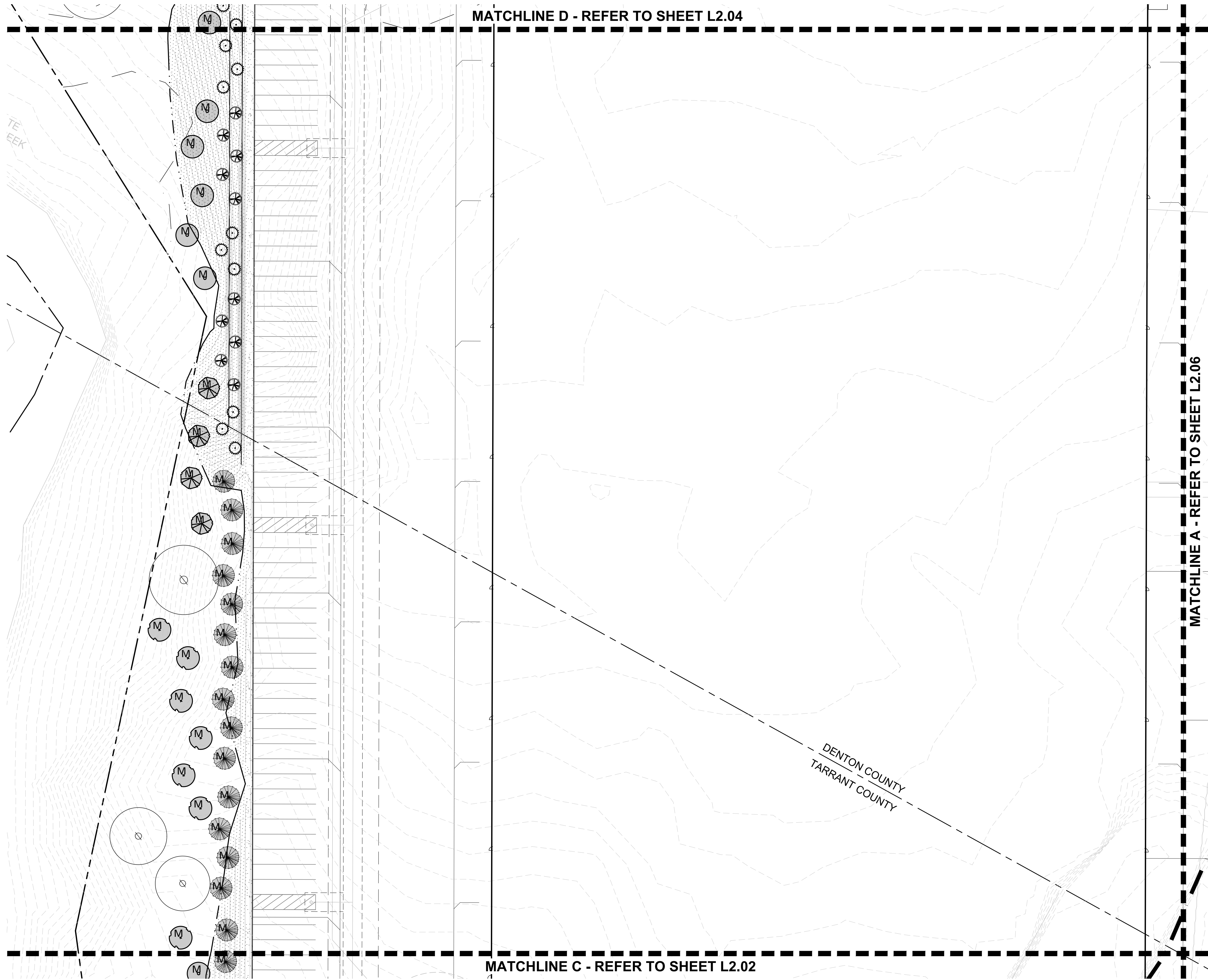
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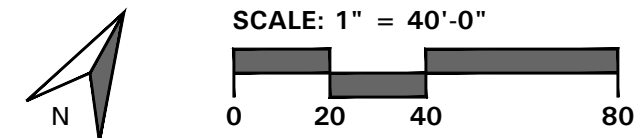
MITIGATION TREE LEGEND

M. MITIGATION TREE (233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
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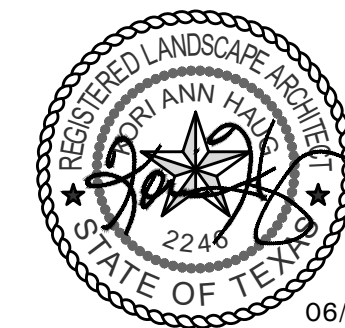
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PLAN

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LANDSCAPE PLAN

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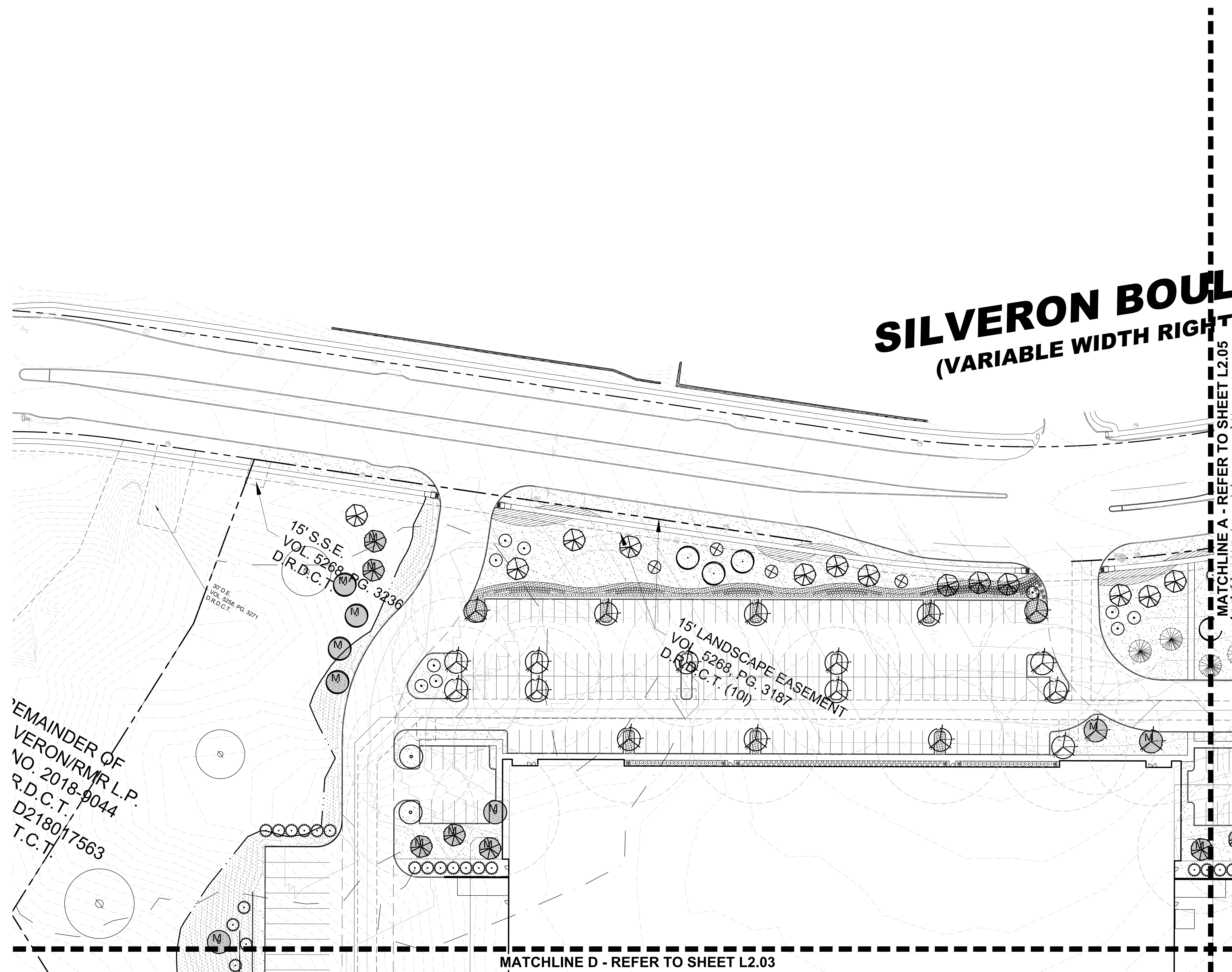
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LANDSCAPE
PLAN

SHEET NUMBER

L2.04



MITIGATION TREE LEGEND



MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
	AP Afghan Pine
	CO Chinkapin Oak
	VT Vitex
	BO Bur Oak
	LO Live Oak
	ERC Eastern Redcedar
	LE Lacebark Elm
	WO Water Oak
	RB Forest Pansy Redbud
	SO Shumard Red Oak
	DHG Dwarf Hameln Grass
	DWM Dwarf Wax Myrtle
	LOR Loropetalum 'Plum Delight'
	MIS Miscanthus 'Adagio'
	NRS Nellie R. Stevens Holly
	SY Softleaf Yucca
	BS Berkeley Sedge
	MFG Mexican Feathergrass
	 Common Bermudagrass Solid Sod
	 Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



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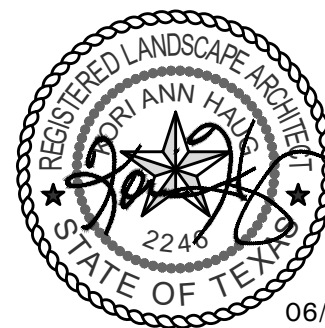


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DRAWING INFORMATION

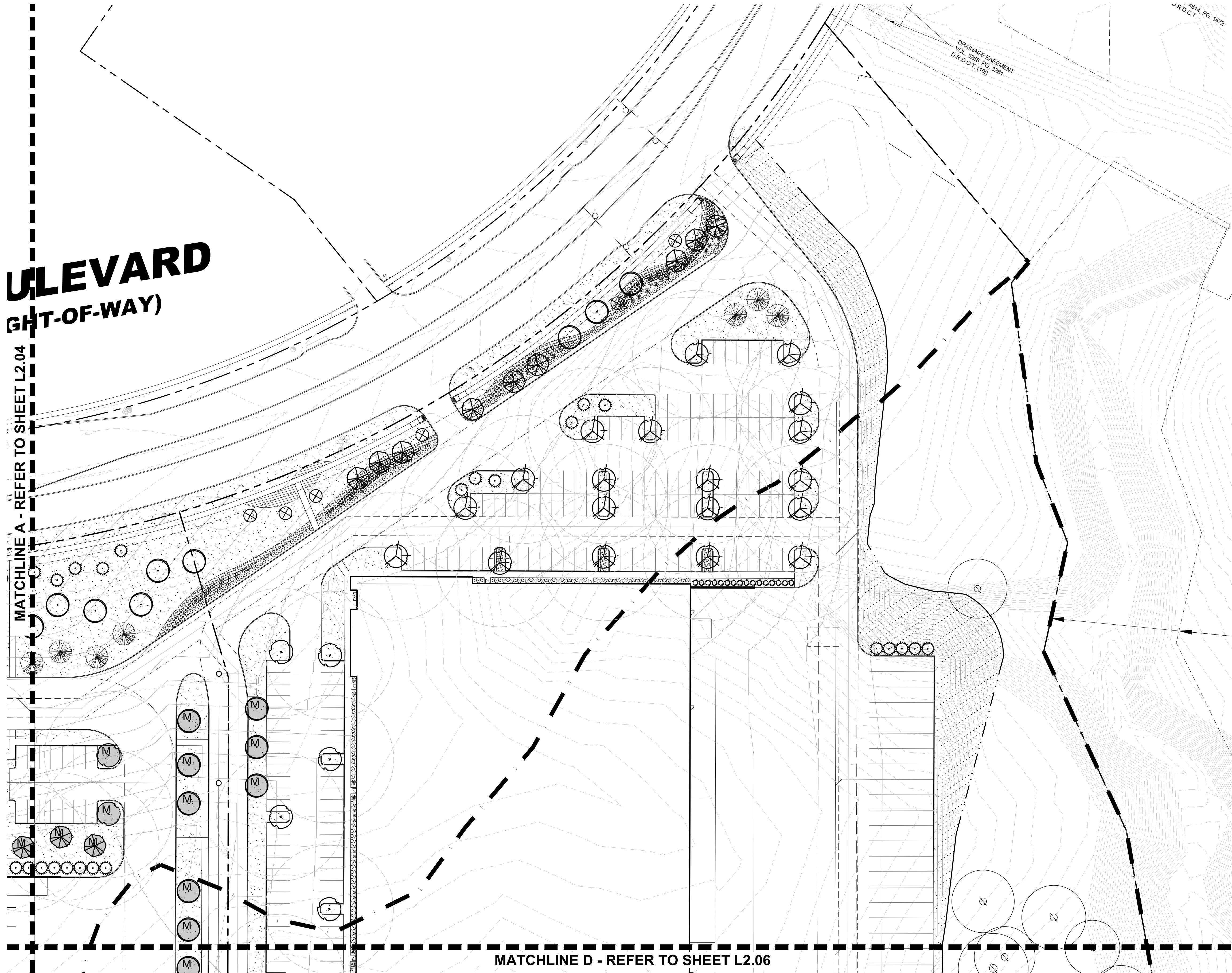
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PLAN

SHEET NUMBER

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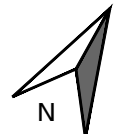
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



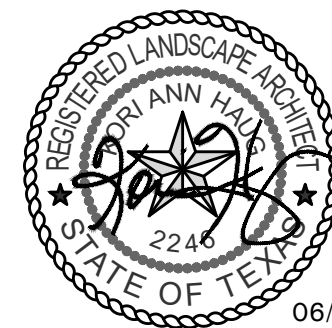
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DRAWING INFORMATION

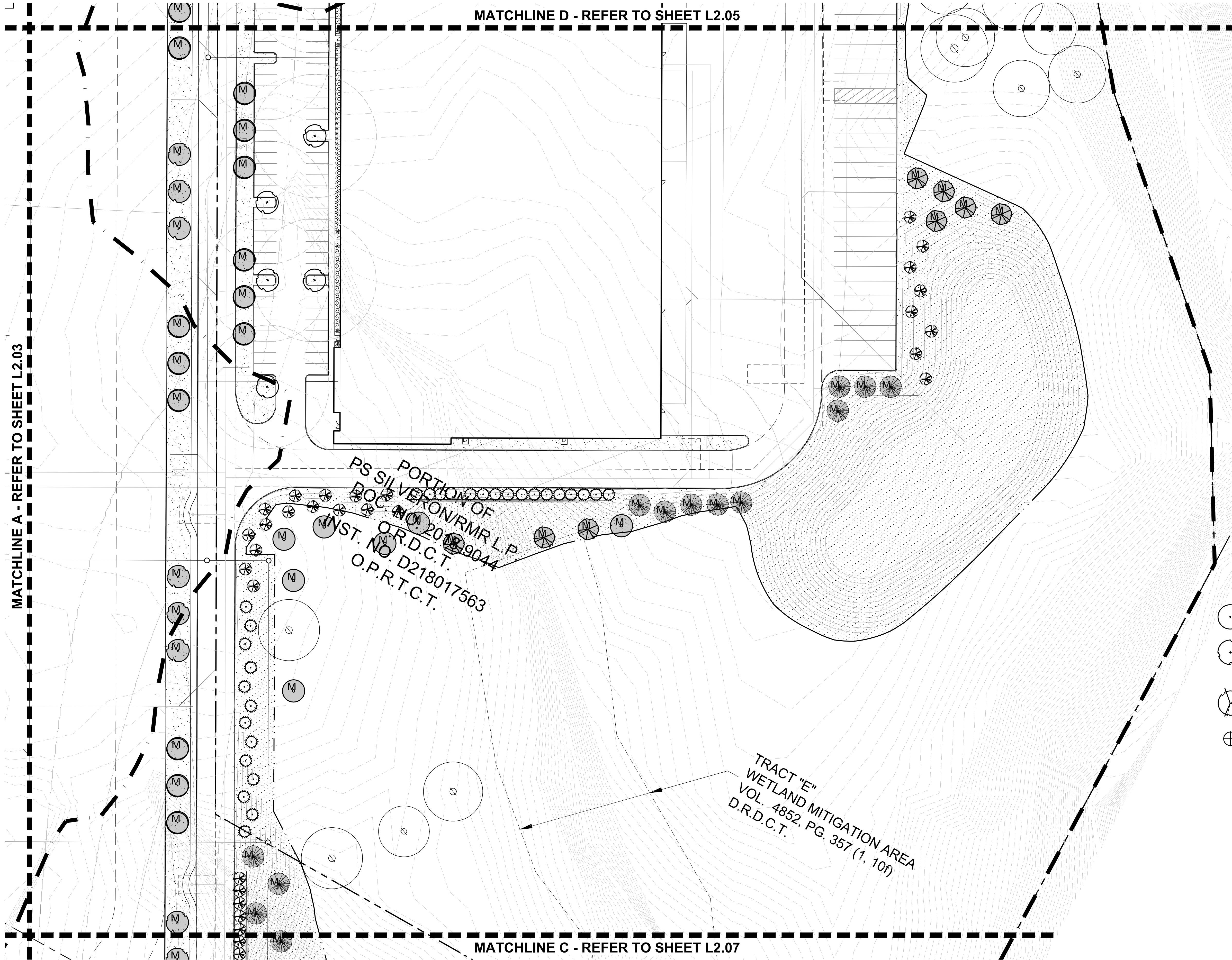
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LANDSCAPE
PLAN

SHEET NUMBER

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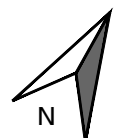
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



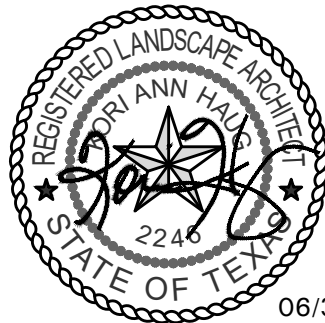
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DRAWING INFORMATION

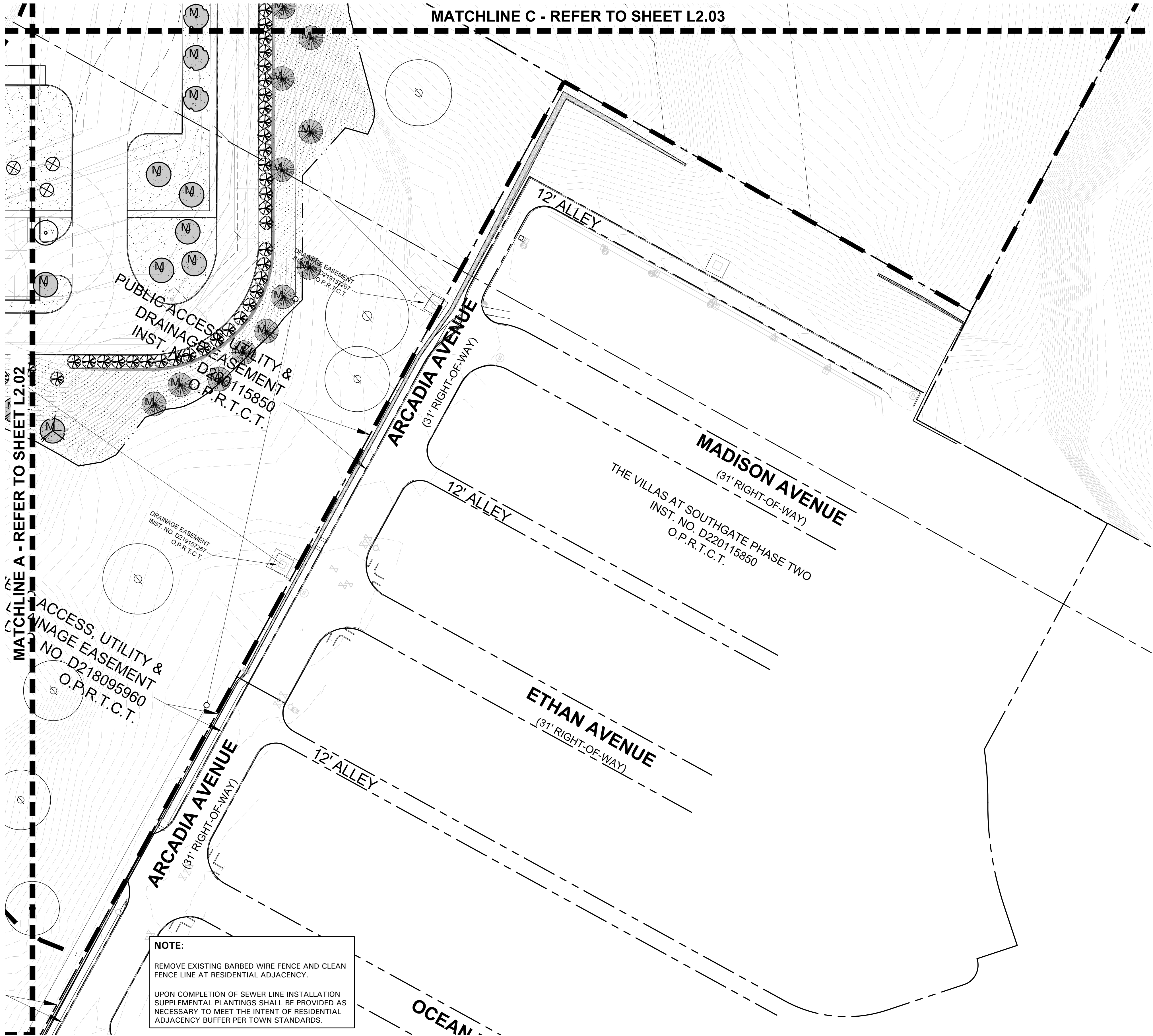
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LANDSCAPE
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SHEET NUMBER

L2.07



MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
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LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00

NOTE:
REMOVE EXISTING BARBED WIRE FENCE AND CLEAN
FENCE LINE AT RESIDENTIAL ADJACENCY.

UPON COMPLETION OF SEWER LINE INSTALLATION
SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS
NECESSARY TO MEET THE INTENT OF RESIDENTIAL
ADJACENCY BUFFER PER TOWN STANDARDS.



SCALE: 1" = 40'-0"
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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.

- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

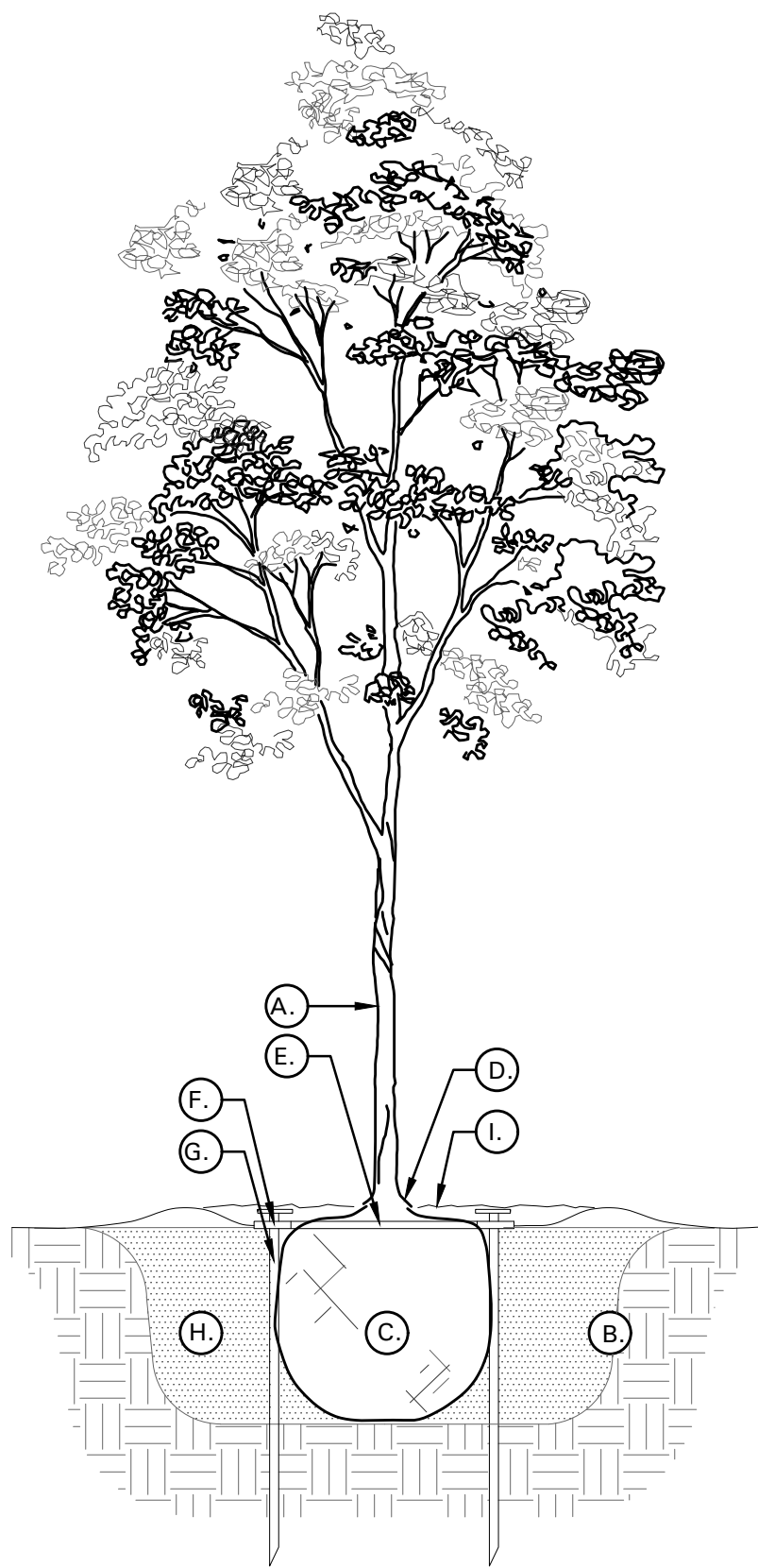
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

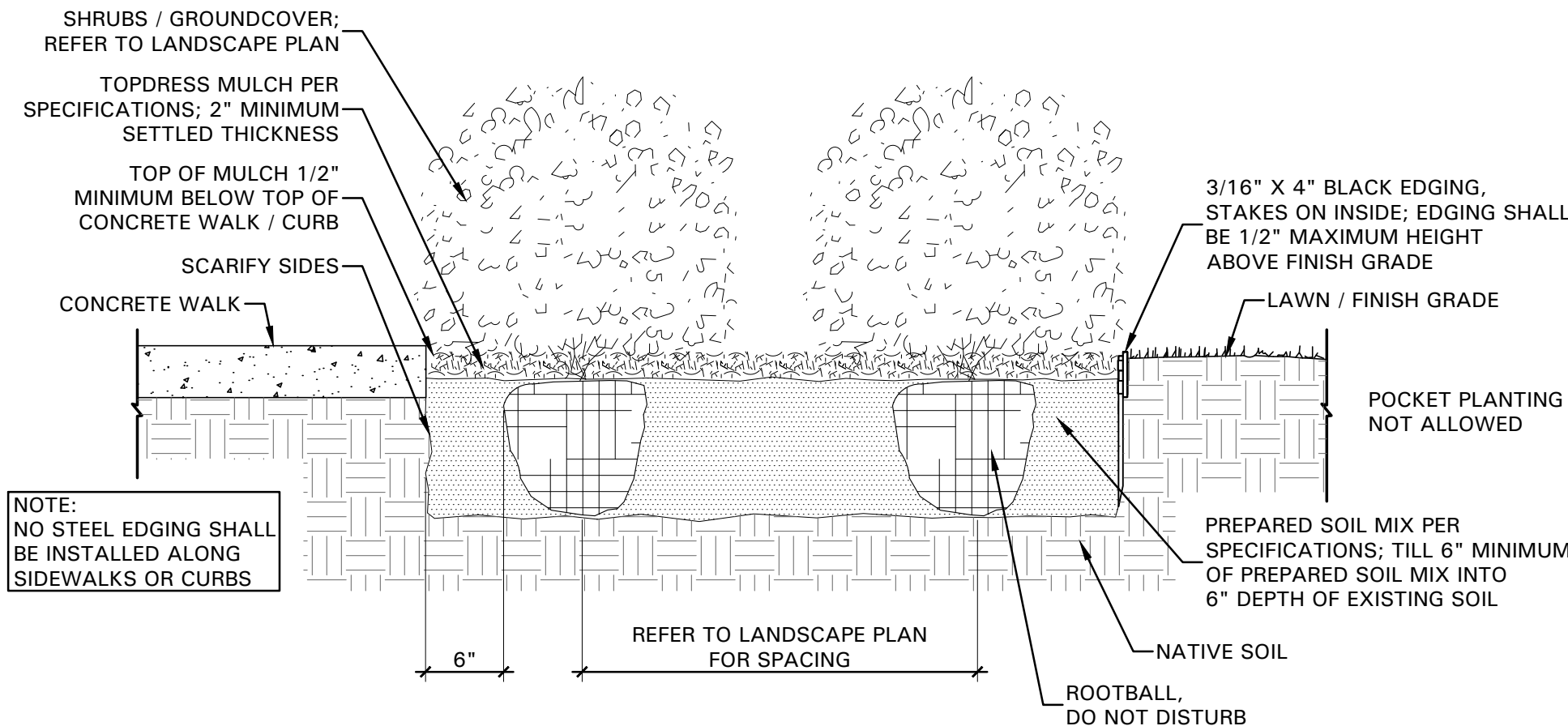
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



NOTE: NO STEEL EDGING SHALL BE INSTALLED ALONG SIDEWALKS OR CURBS

02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- J. Do not wrap trees.

- K. Do not over prune.

- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be 1/2" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

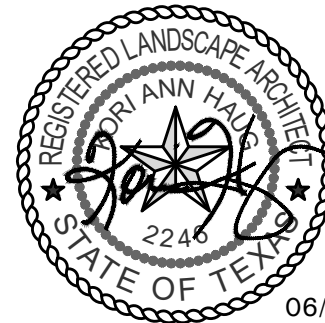
3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



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06/30/21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE SPECIFICATIONS

ISSUANCES

DRAWING INFORMATION

Scale: 1"= 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.08



• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

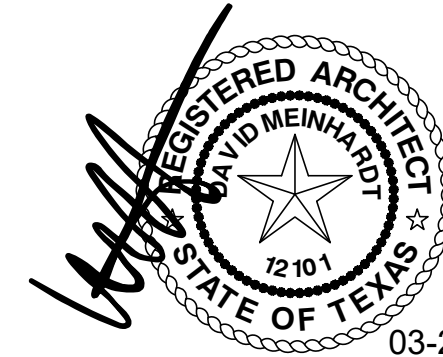


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14643 DALLAS PARKWAY, SUITE 636
DALLAS, TEXAS 75254
972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

DRAWING INFORMATION

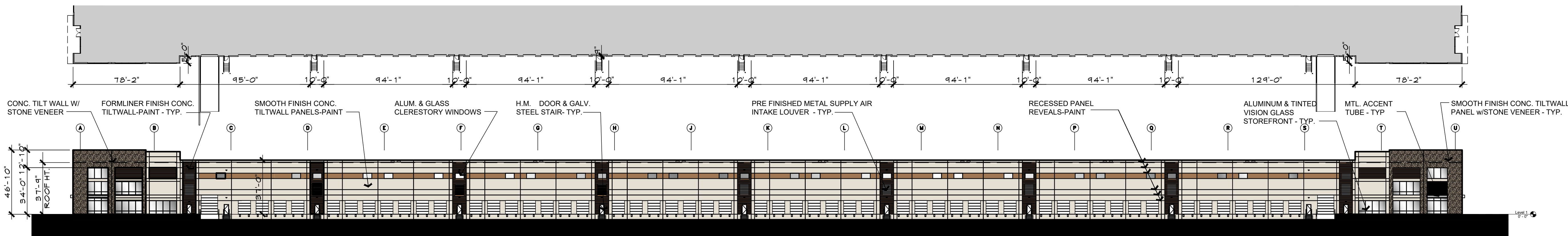
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Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

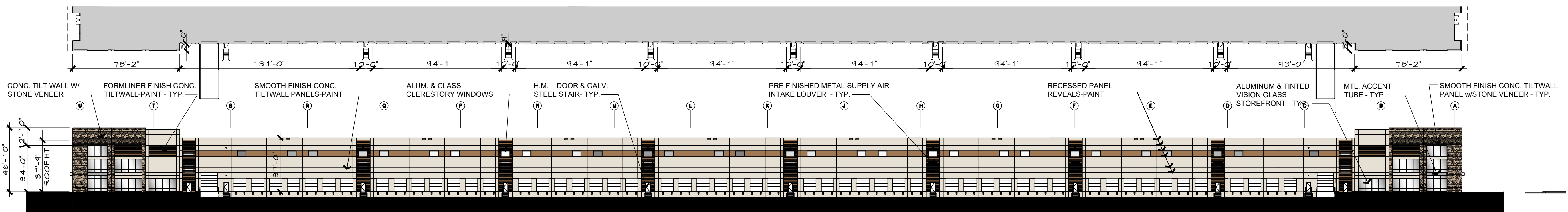
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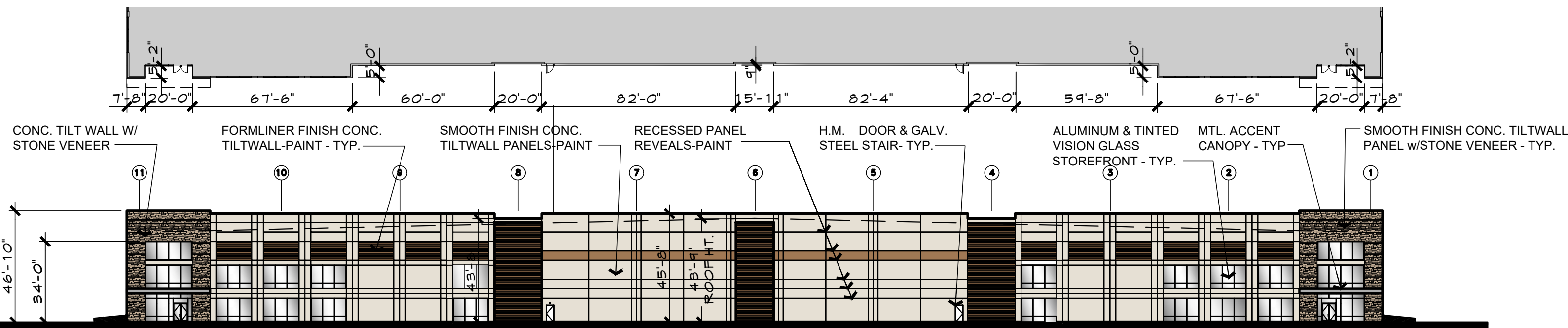
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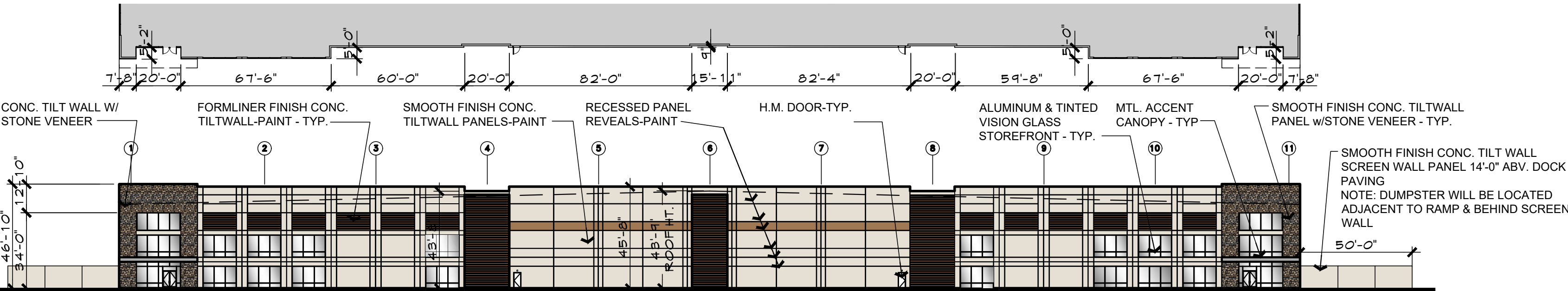
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0 20' 60' 120'



03 SOUTH ELEVATION-BUILDING 1

0 20' 60' 120'



04 NORTH ELEVATION-BUILDING 1

0 20' 60' 120'

COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDREL GLAZING
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			MTL. ACCENT CANOPY

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3. DOORS AND WINDOWS S.F.	3,722 S.F.	3,722 S.F.	7,873 S.F.	7,873 S.F.
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	20,454 S.F. / 84%	20,454 S.F. / 84%	36,602 S.F. / 82%	36,602 S.F. / 82%
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NOTE:
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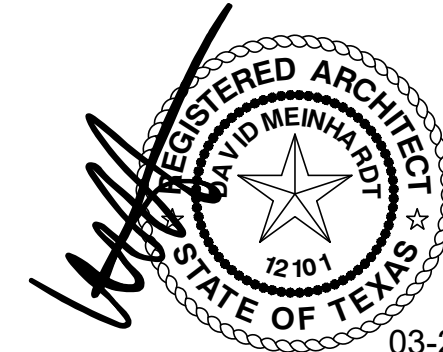


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Client / Consultant 1

Client / Consultant 2

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DALLAS, TEXAS 75254
972-980-8980



03-22-21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

DRAWING INFORMATION

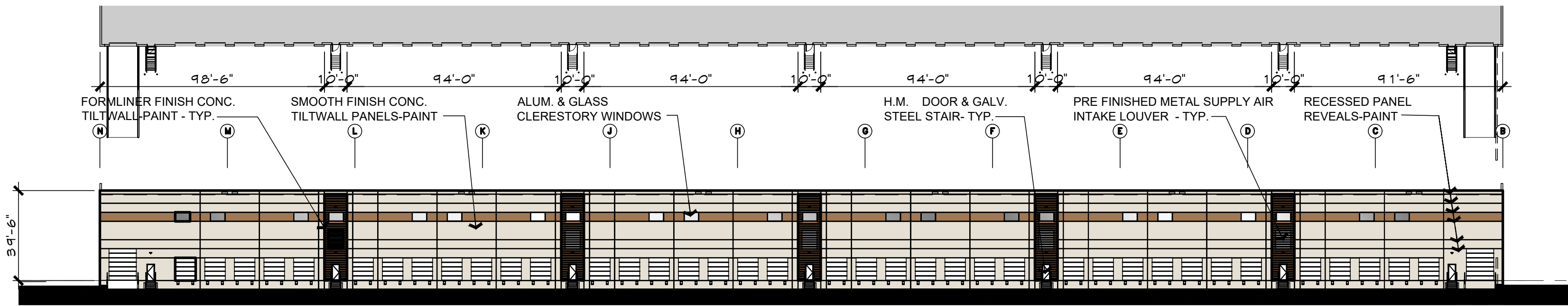
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A/E Job #:

DRAWING / SHEET TITLE

Town Approval

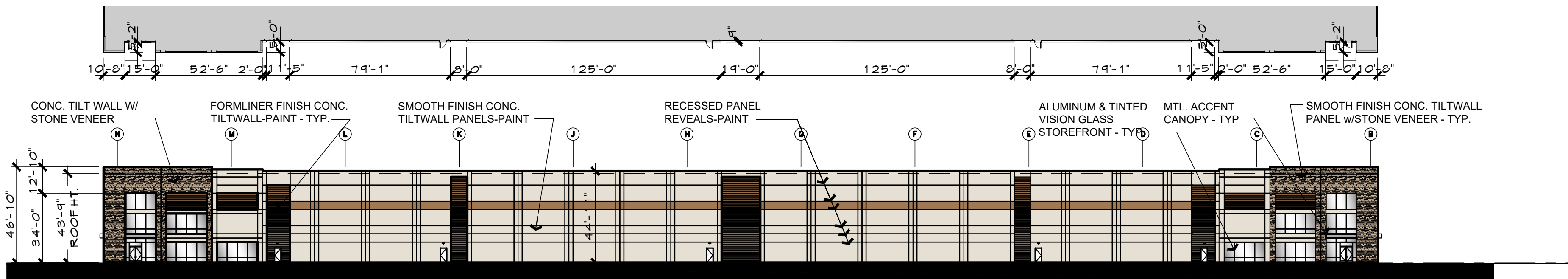
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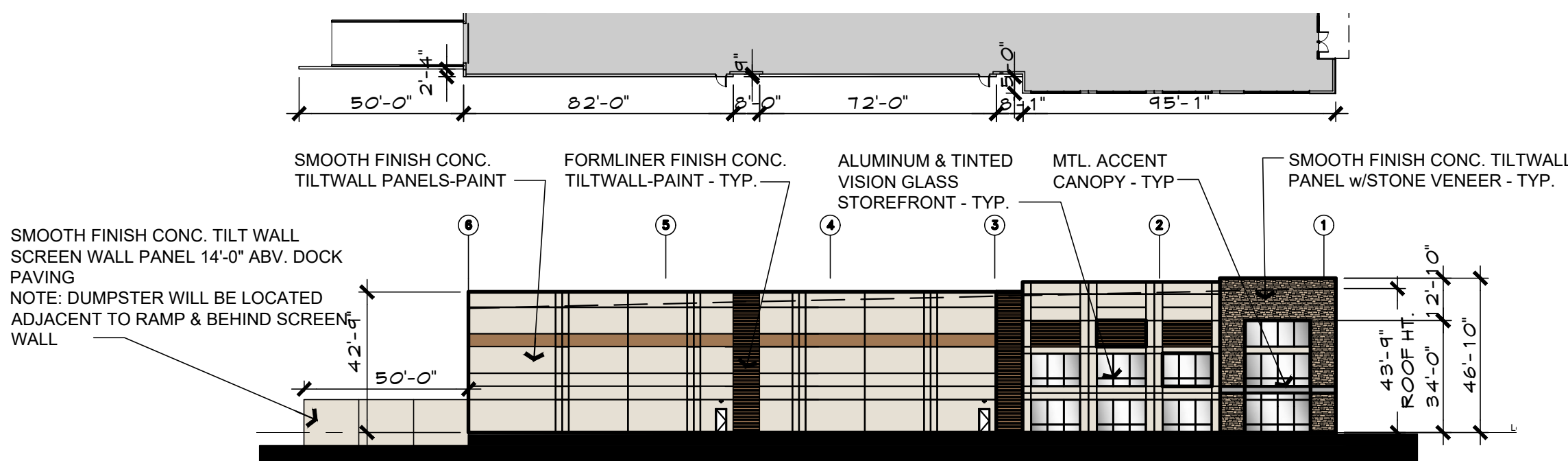
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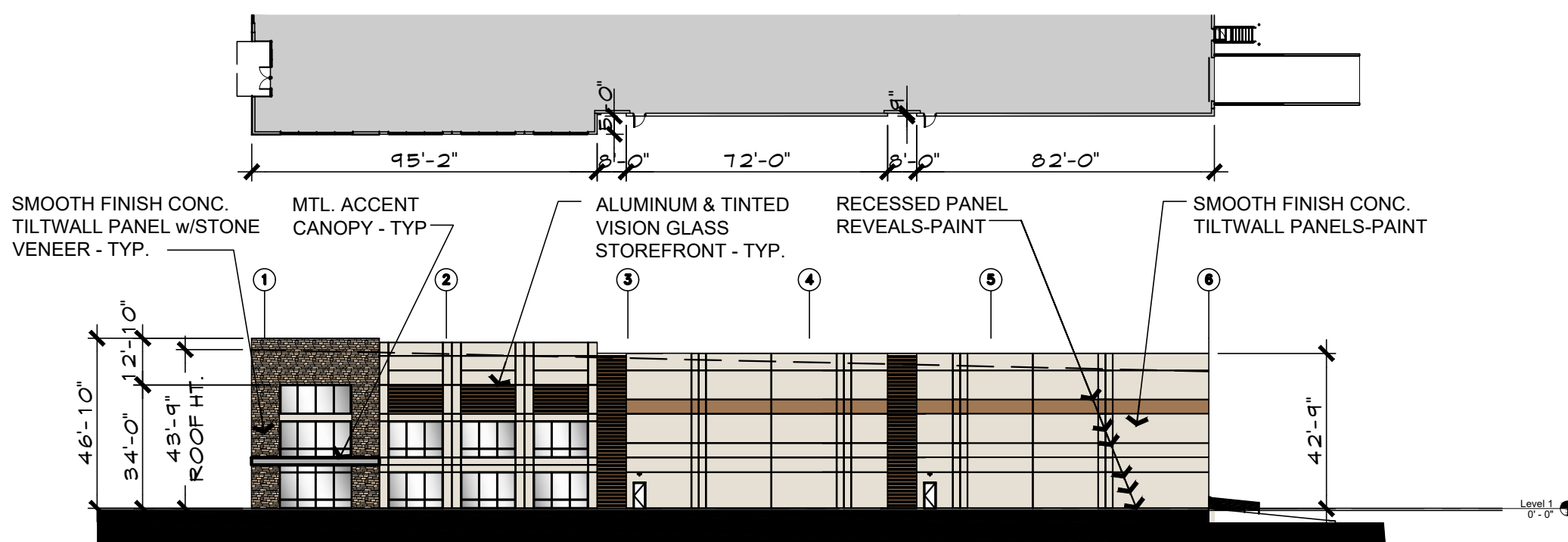
02 WEST ELEVATION-BUILDING 2

0 20' 60' 120'



03 NORTH ELEVATION-BUILDING 2

0 20' 60' 120'



04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

COLOR SELECTION KEY

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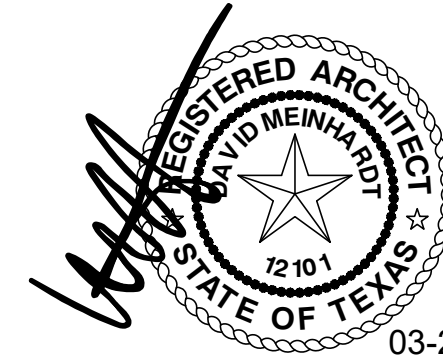


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972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

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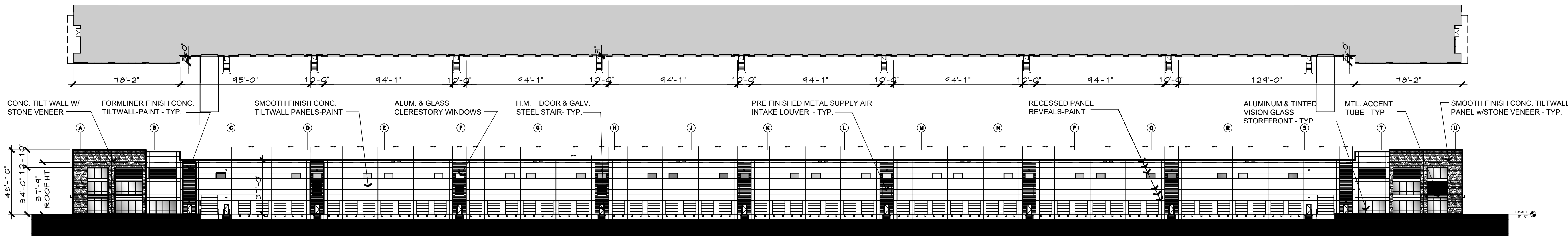
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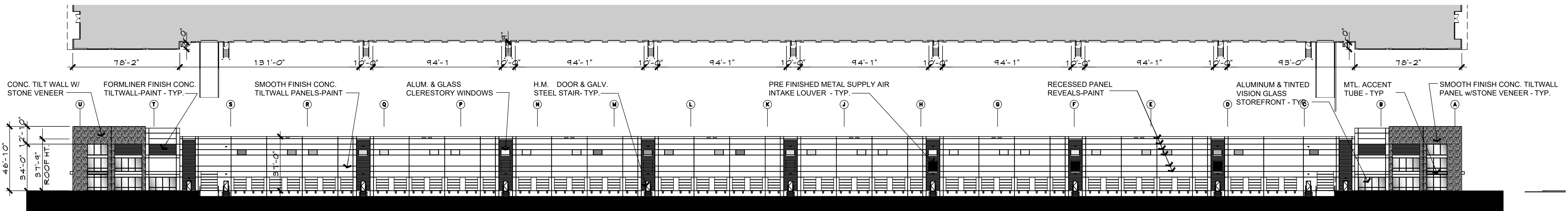
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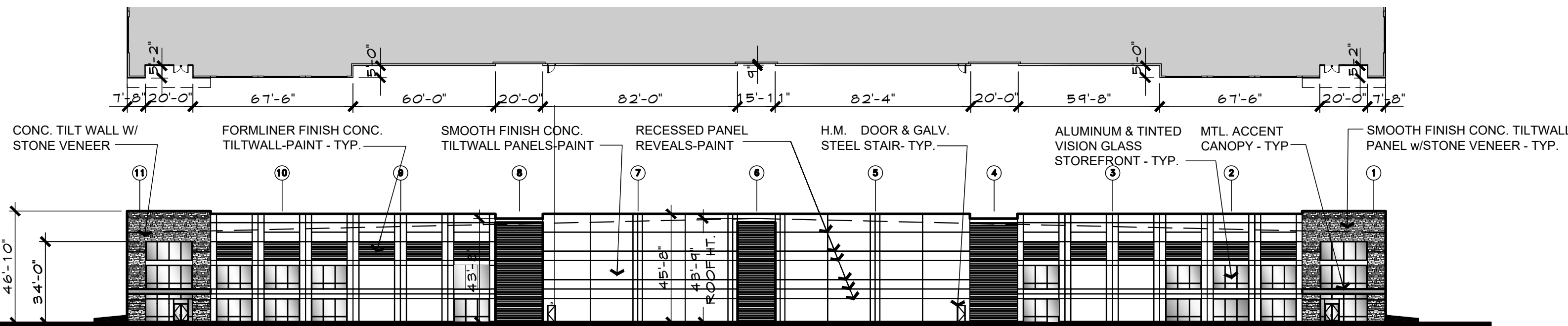
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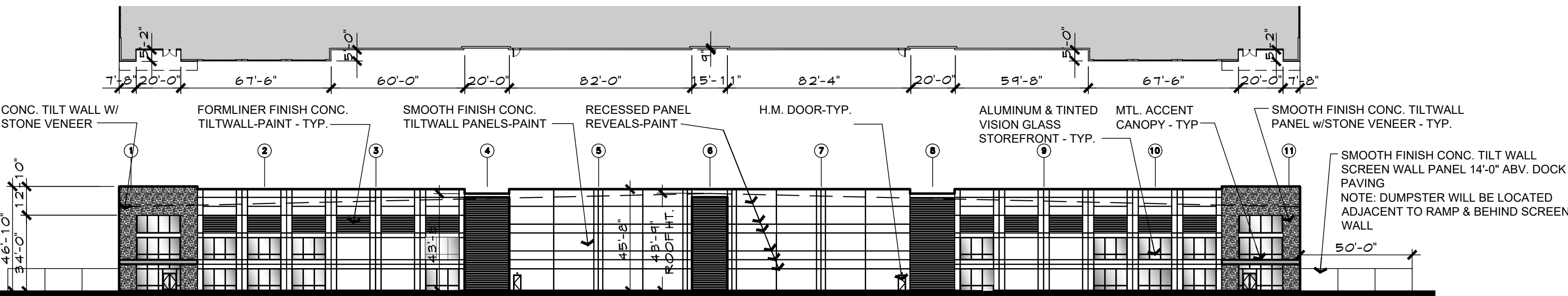
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02 EAST ELEVATION-BUILDING 1



03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1

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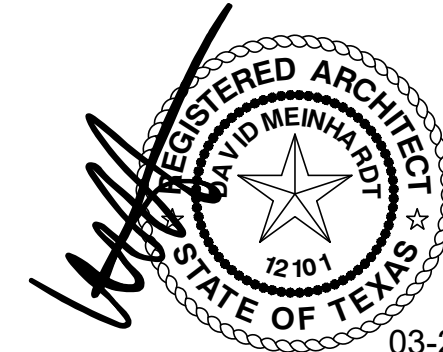


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03-22-21
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SILVERON
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PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

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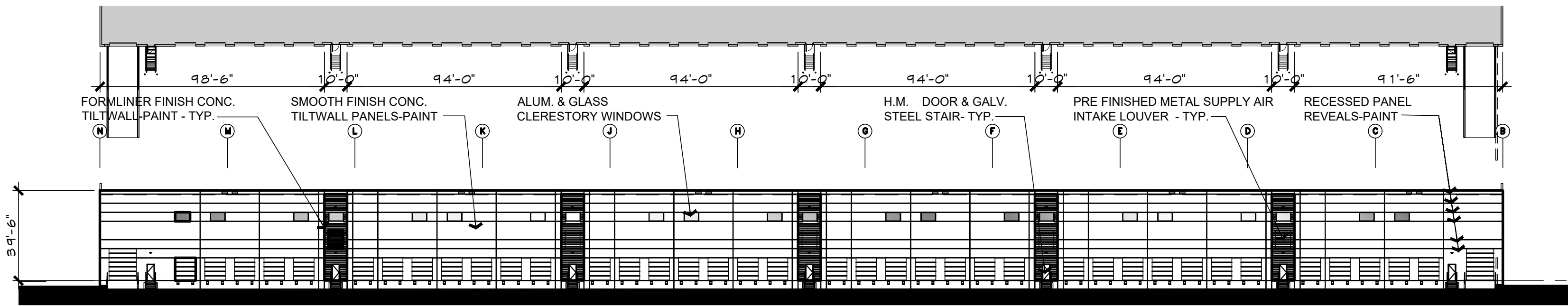
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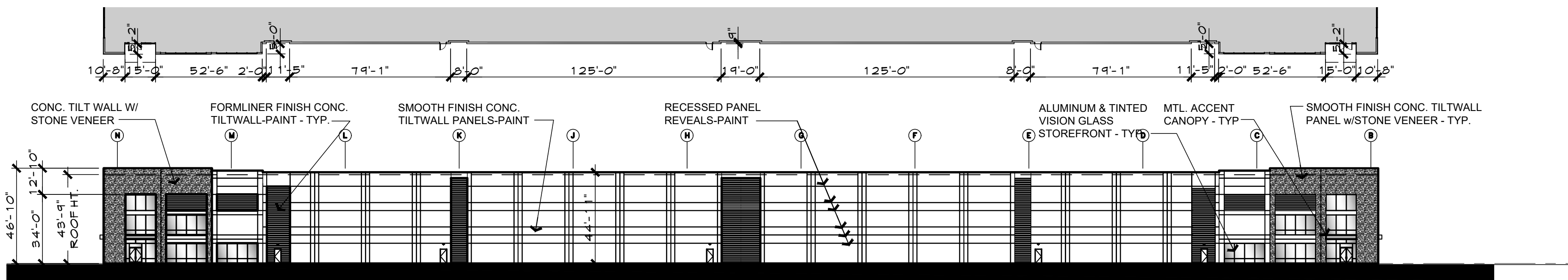
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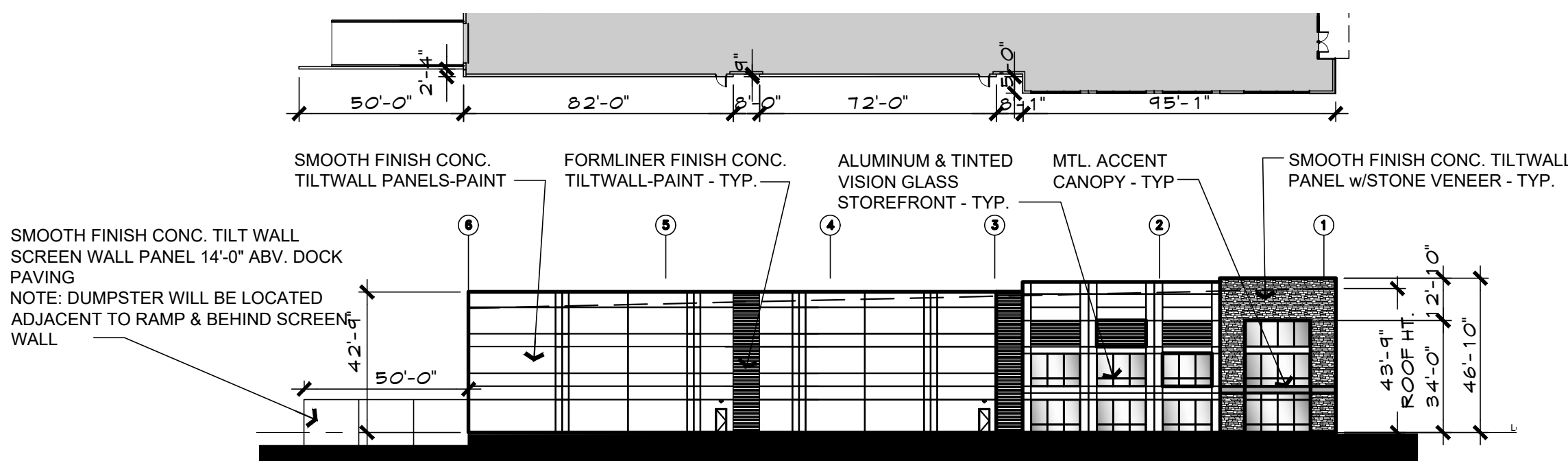
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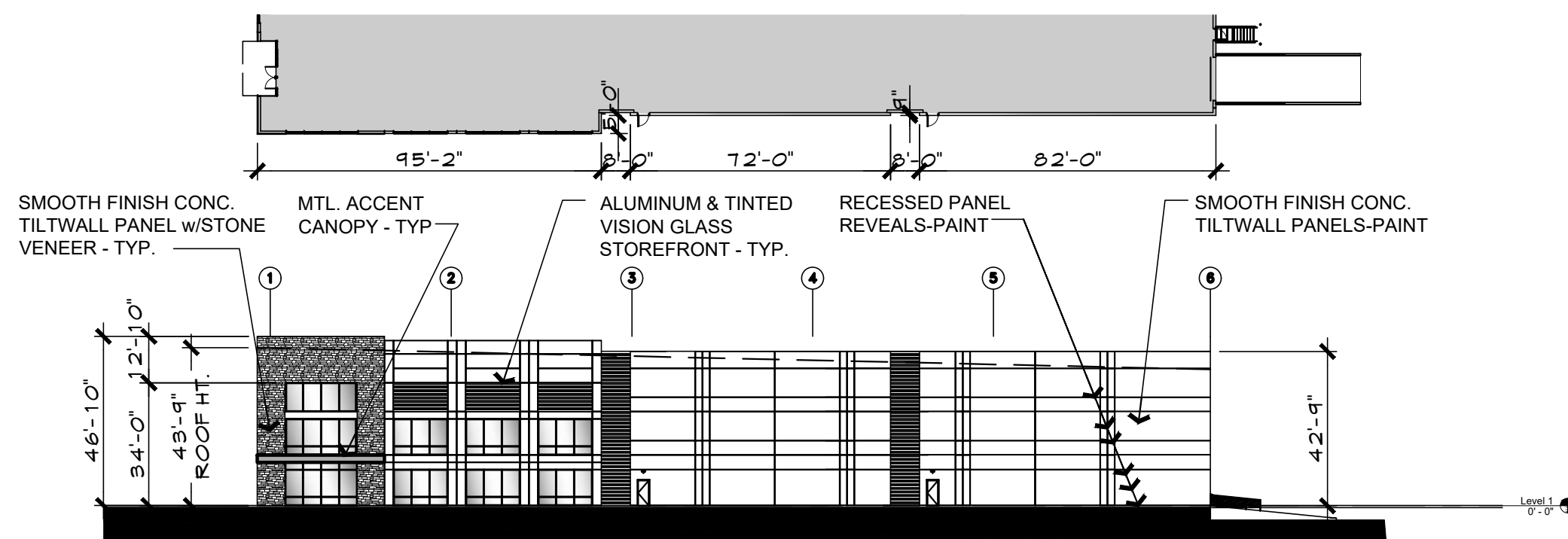
02 WEST ELEVATION-BUILDING 2

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03 NORTH ELEVATION-BUILDING 2

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04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

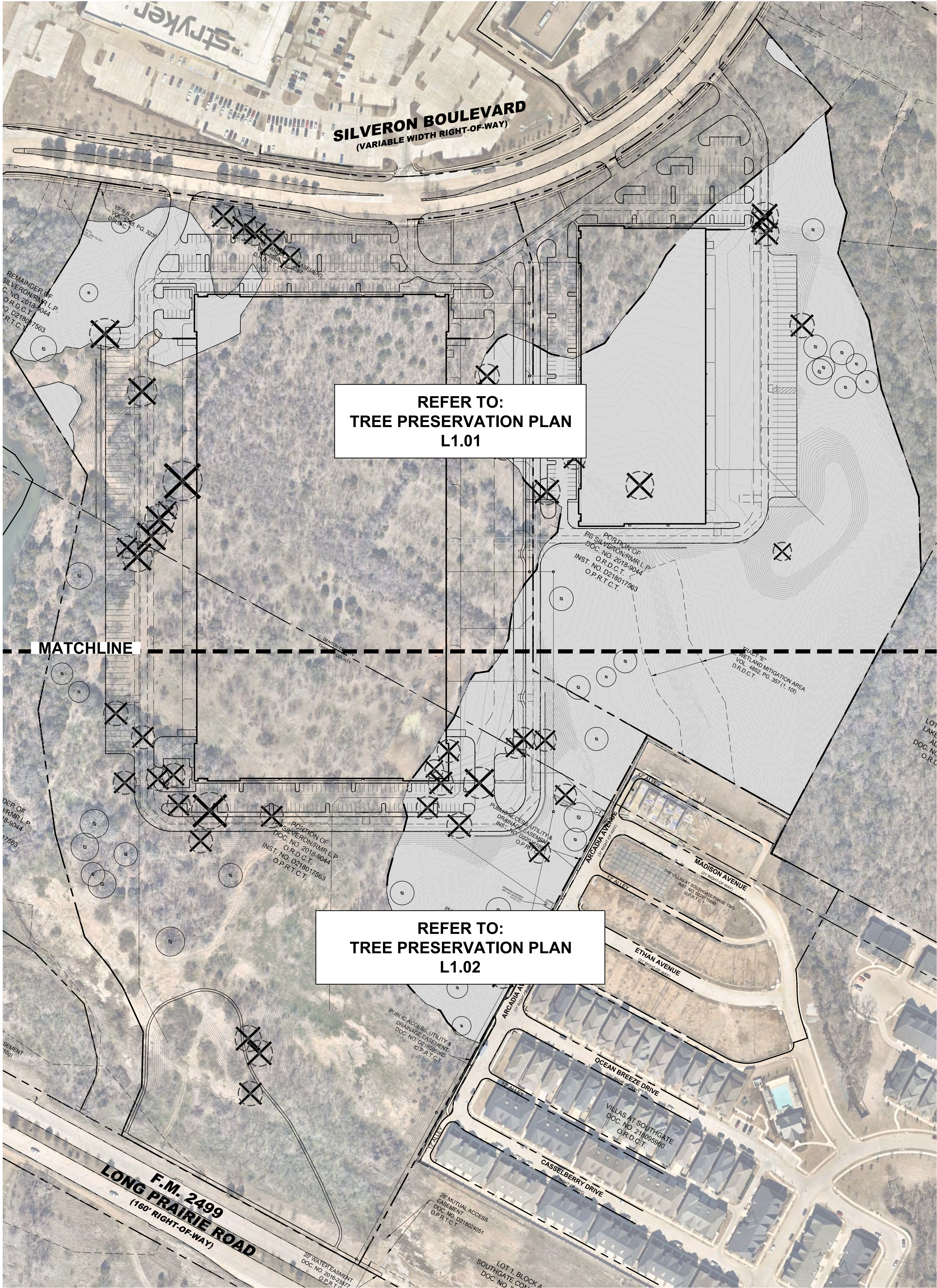
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REFER TO:
TREE PRESERVATION PLAN
L1.01

REFER TO:
TREE PRESERVATION PLAN
L1.02

TREE SURVEY FIELD DATA - SPECIMEN TREES (EXCLUDING ESA)						
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health	Tree Credits
5143	21.8	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	4
5353	28.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5354	24.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5355	24.6	POST OAK	Quercus stellata	TO REMAIN	Declining	
5356	29.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5357	24.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5358	30.2	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	6
5360	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5361	27.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5374	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5375	24.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5376	24.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5377	38.1	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5379	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5380	24.2	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5381	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5382	29.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5386	22.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5388	25.4	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5391	26.8	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5392	31.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5393	31.9	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5394	22.3	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5395	27.6	POST OAK	Quercus stellata	TO REMAIN	Declining	
5396	30.9	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Hazard	
5397	20.5	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5398	40.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5400	30.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5404	22.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5405	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5406	24.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5407	26.5	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Healthy	
5408	24.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
Total Caliper Inches of Specimen Trees (Total: 33 Specimen Trees Excluding ESA)						892
Total Caliper Inches of Specimen Trees to be Removed (Excluding HAZARD / DECLINING Trees)						503.0
Total Mitigation Required for Specimen Trees Removed						1,006
Replacement Trees Required for Specimen Trees to be Removed						335.3
Total Tree Credits for Specimen Trees to Remain						46
Total Specimen Mitigation Trees Required						289

TREE SURVEY FIELD DATA - SPECIMEN TREES WITHIN ESA						
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health	Tree Credits
2299	23.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
4865	19.3	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5363	19.8	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5364	21.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5365	23.8	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5366	22.0	POST OAK	Quercus stellata	TO REMAIN	Declining	
5367	19.1	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Hazard	
5368	22.6	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5369	20.5	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Declining	
5370	25.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5371	23.5	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5373	24.9	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5409	32.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5410	19.4	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Declining	
5411	25.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5412	25.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5414	32.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5415	22.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5416	23.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5417	22.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5418	22.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5419	23.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5420	30.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5421	22.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5422	24.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5423	24.0	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5424	20.6	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5425	24.5	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5426	23.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5427	25.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5428	22.3	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Declining	
5429	27.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5430	23.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5431	26.5	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5432	28.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5433	22.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5434	23.3	POST OAK	Quercus stellata	TO REMAIN	Hazard	
5435	25.0	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5436	23.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5437	27.3	POST OAK	Quercus stellata	TO REMAIN	Declining	
5438	24.4	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5439	25.4	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5441	25.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5442	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5443	28.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5444	23.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
8538	19.1	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
8539	27.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
8656	21.4	AMERICAN ELM	Ulmus americana	TO REMAIN	Healthy	
8659	19.1	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
Total Caliper Inches of Specimen Trees within ESA (Total: 53 Specimen Trees)						1,202
Total Acreage of Upland Habitat ESA						26.37
Total Monetary Value of ESA (\$15,000.00 / Acre)						\$395,550.00

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.06
- UPLAND HABITAT ESA

MITIGATION SUMMARY
MITIGATION TREES REQUIRED

(289) - Specimen Mitigation Trees
*refer to "Tree Survey Field Data - Specimen Trees (Excluding ESA)" L1.00
(348) - Protected Mitigation Trees
*refer to "Tree Survey Field Data - Protected Trees" L1.06
(637) - Total Mitigation Trees Required

MITIGATION TREES PROVIDED
*above and beyond minimum landscape requirements
(352) - Total Trees Provided
(119) - Required Landscape Trees
(233) - Total Mitigation Trees Provided

REMAINING TREE REPLACEMENT FEE
(404) - Mitigation Trees Remaining @ \$375 each
Tree Replacement Fee - \$151,500.00

Upland Habitat ESA Mitigation
*refer to "Tree Survey Field Data - Specimen Trees within ESA" L1.00
Total Monetary Value of ESA - \$395,550.00

TOTAL MITIGATION FEES - \$547,050.00

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)



06/30/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

SPECIMEN TREE PRESERVATION PLAN

ISSUANCES

DRAWING INFORMATION

Scale: 1"=120'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #: A/E Job #:

DRAWING / SHEET TITLE

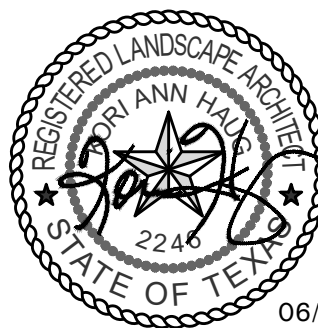
SPECIMEN TREE
PLAN

SHEET NUMBER

L1.00



14241 Dallas Parkway, Suite 1000
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972.361.6700 (p) • 972.361.6800 (f)



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION PLAN

ISSUANCES

DRAWING INFORMATION

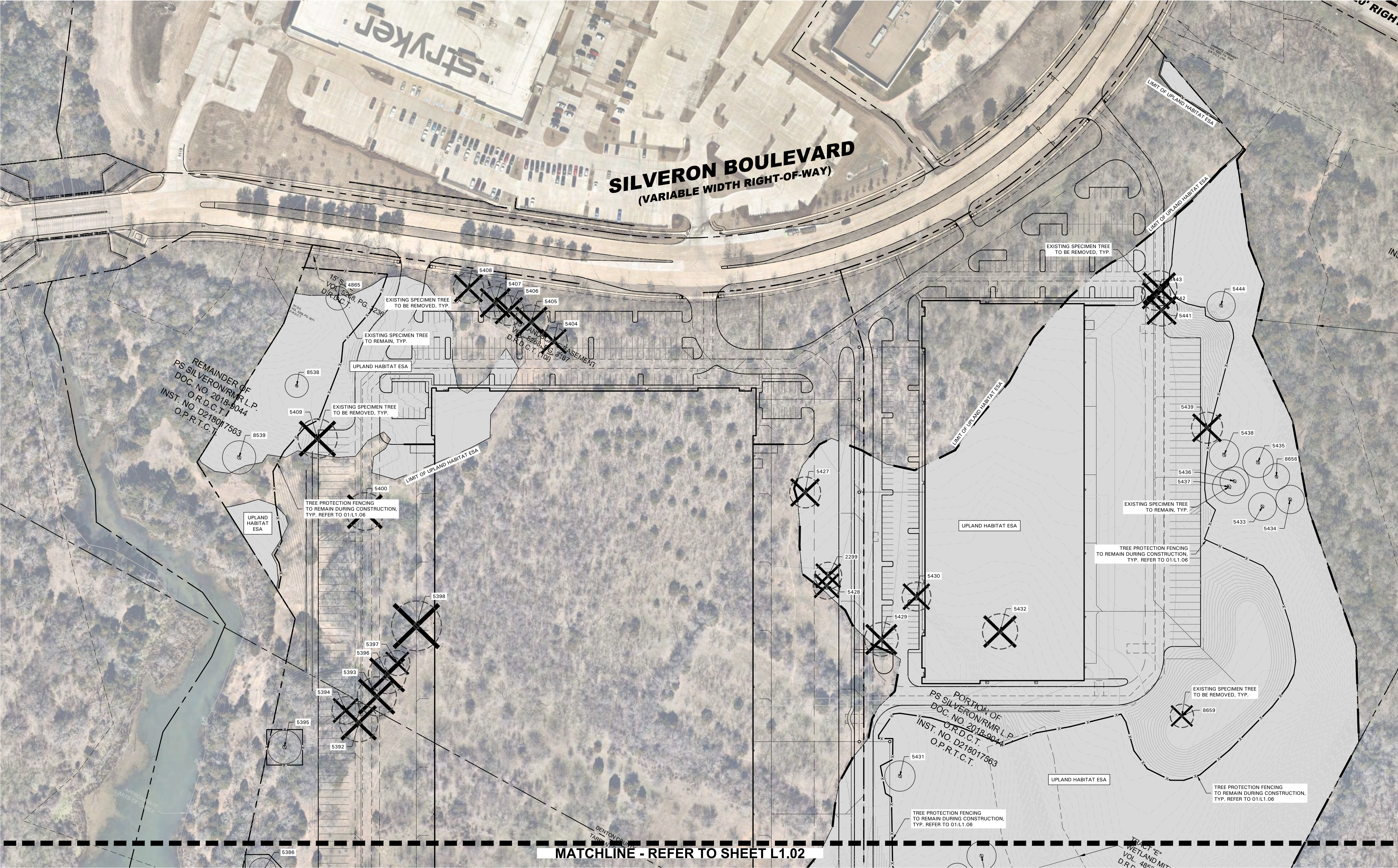
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Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

TREE PRESERVATION
PLAN

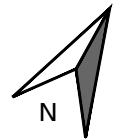
SHEET NUMBER

L1.01



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.06
- UPLAND HABITAT ESA



SCALE: 1" = 80'-0"
0 40 80 160



4245 North Central Expy
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Dallas, Texas 75205
214.865.7192 office



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FLOWER MOUND, TEXAS

TREE PRESERVATION PLAN

ISSUANCES

[illegible]

DRAWING INFORMATION

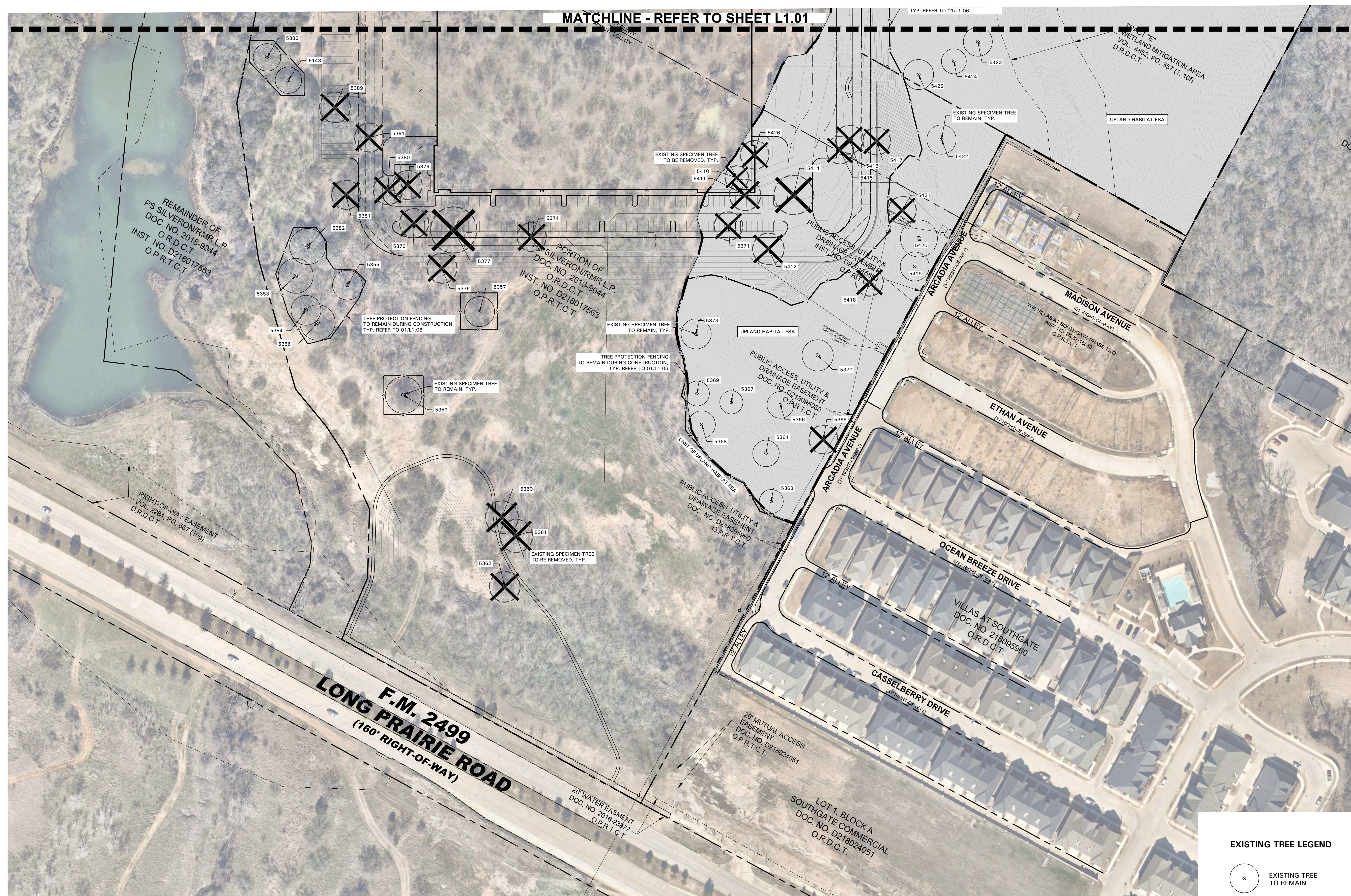
Scale: 1"=80'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

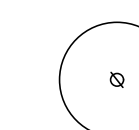
TREE PRESERVATION
PLAN

SHEET NUMBER

L1.02



EXISTING TREE LEGEND

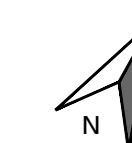


EXISTING TREE
TO REMAIN

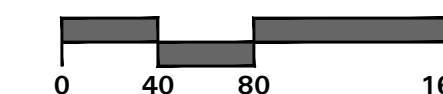


EXISTING TREE
TO BE REMOVED

TREE PROTECTION FENCING
 TO REMAIN DURING CONSTRUCTION
 REFER TO 01/L1.06

 UPLAND HABITAT ESA

SCALE: 1" = 80'-0"



**BELLE
FIRMA**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

TREE PRESERVATION NOTES

DRAWING INFORMATION

DRAWING / SHEET TITLE

SHEET NUMBER

L1.03

• 4245 North Central Exp
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office



TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
4991	10.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4992	10.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4993	9.0	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
4994	21.2	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4995	7.5	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4996	11.7	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4997	13.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
4998	9.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
4999	15.7	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5000	8.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5001	14.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5002	10.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5003	18.6	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5004	12.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5005	18.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5006	8.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5007	14.5	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
5008	15.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5009	15.4	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Healthy		BUILDABLE AREA
5010	18.3	blackjack oak	Quercus marilandica	TO BE REMOVED	Declining		BUILDABLE AREA
5011	18.1	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5012	12.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5013	15.3	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5014	16.2	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5015	14.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5016	14.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5017	12.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5018	7.2	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5019	9.2	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5020	14.4	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5021	9.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5022	13.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5023	10.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5024	13.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5025	13.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5026	19.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5028	12.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5037	21.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5038	10.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5039	14.8	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5040	8.9	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5041	12.3	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5042	10.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5043	8.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5044	12.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5045	10.1	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5046	12.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5047	9.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5048	8.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5049	17.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5050	12.7	post oak	Quercus stellata	TO REMAIN	Declining	1	BUILDABLE AREA
5051	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5052	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5053	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5056	9.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5057	13.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5058	9.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5059	20.1	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5060	8.0	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5061	7.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5062	9.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5063	12.5	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5064	20.2	post oak	Quercus stellata	TO BE REMOVED	Hazard		BUILDABLE AREA
5065	13.7	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5066	14.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5067	18.9	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5068	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5069	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5070	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5071	17.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5072	8.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5073	7.1	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5074	9.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5075	9.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5076	9.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5077	10.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5078	14.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5079	11.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5080	8.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5081	13.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5082	11.1	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5083	9.7	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5084	8.5	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5085	15.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5086	14.1	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5087	14.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5088	12.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5089	10.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5090	7.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5091	21.9	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5092	13.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5093	13.9	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5094	12.3	white ash	Fraxinus americana	TO REMAIN	Healthy	1	BUILDABLE AREA
5095	9.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5096	14.1	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5097	10.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5098	10.1	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5099	11.9	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5100	13.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5101	13.3	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5102	18.0	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
5103	15.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5119	7.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5120	16.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5121	7.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5122	8.6	blackjack oak	Quercus marilandica	TO REMAIN	Hazard	1	BUILDABLE AREA
5123	11.9	post oak	Quercus stellata	TO REMAIN	Hazard	1	BUILDABLE AREA
5124	10.2	white ash	Fraxinus americana	TO REMAIN	Healthy	1	BUILDABLE AREA
5125	6.9	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5126	11.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA

TREE PRESERVATION NOTES

DRAWING INFORMATION

DRAWING / SHEET TITLE

SHEET NUMBER

L1.04

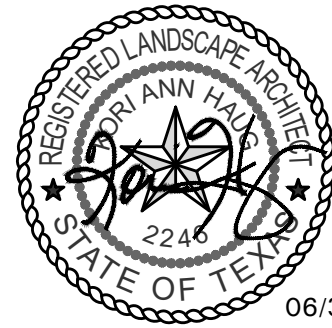
7772	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7773	14.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
7774	12.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7775	9.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7776	7.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7777	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7778	12.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7779	7.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7780	8.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7781	12.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7782	6.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7783	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7787	7.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7785	10.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7786	8.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7787	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7788	14.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7789	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7790	11.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7791	7.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7792	9.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7793	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7794	9.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7795	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7796	6.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7797	9.1	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7798	6.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7799	7.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7800	6.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7801	7.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7802	10.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7803	12.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7804	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7805	8.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7806	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7807	15.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7808	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7809	7.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7810	9.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7813	7.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7814	12.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7815	6.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7816	11.9	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7817	11.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7818	7.2	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
7819	7.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7820	7.5	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
7821	7.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7822	8.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7823	6.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7824	8.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7825	11.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7826	7.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7827	11.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7828	6.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7829	11.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7830	10.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7831	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7832	11.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7833	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7834	7.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7835	9.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7836	8.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7837	10.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7838	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7839	11.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7840	13.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7841	9.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7842	12.6	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Healthy		BUILDABLE AREA
7843	12.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7844	13.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7845	14.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7846	14.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7847	17.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7848	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7849	15.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7850	8.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7851	13.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7853	10.5	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Declining		BUILDABLE AREA
7854	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7855	9.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7856	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7857	8.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7858	6.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7859	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7860	11.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7861	8.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7862	8.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7863	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7864	8.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7865	8.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7866	9.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7867	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7868	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7869	7.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7870	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7871	8.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7872	7.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7873	9.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7874	13.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7875	12.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7876	10.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7877	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7878	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7879	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7880	10.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7881	14.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7882	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7883	10.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7884	13.1	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA



4245 North Central Expy
Suite 501
Dallas, Texas 75205
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06/30/21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION NOTES

ISSUANCES

DRAWING INFORMATION

Scale: NONE
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

TREE PRESERVATION
NOTES

SHEET NUMBER

L1.05



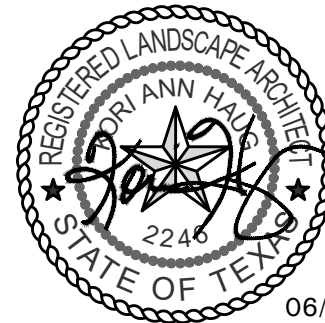
• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

7885	11.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7886	7.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
7887	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7888	12.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7889	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7890	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7891	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7892	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7893	8.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7894	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7895	11.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7896	11.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7897	11.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7898	14.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7899	13.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7900	7.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7901	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7902	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7903	11.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7904	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7905	7.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7906	10.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7907	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7908	10.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7909	13.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7910	7.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Hazard		BUILDABLE AREA
7911	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7912	6.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7913	11.1	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7914	10.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7915	8.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7916	13.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7917	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7918	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7919	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7920	7.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7921	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7922	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7923	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7924	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7925	9.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7926	7.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7927	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7928	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7929	11.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7930	13.7	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7931	10.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7932	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7933	10.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7934	9.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7935	6.9	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7936	11.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7937	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7938	8.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7939	12.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7940	16.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7941	9.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7942	9.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7943	14.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7944	12.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7945	17.9	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7946	10.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7947	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7948	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7949	8.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7950	9.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7951	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7952	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7953	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7954	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7955	18.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7957	10.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7958	11.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7959	17.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7960	9.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7961	12.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7962	9.8	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
7964	11.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7965	8.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7966	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7967	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7968	9.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7969	9.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7970	9.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7971	12.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7972	10.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7973	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7974	11.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7975	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7976	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7977	7.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7978	9.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7979	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7980	9.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7981	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7982	9.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7983	8.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7984	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
7985	9.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7986	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7987	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7988	11.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7989	10.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7990	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7991	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7992	6.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7993	9.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7994	11.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7995	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7996	9.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA

7997	7.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7998	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
7999	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8000	7.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8501	7.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8502	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8503	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8507	10.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8508	9.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8509	12.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8510	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8511	10.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8516	11.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8517	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8518	9.1	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Healthy		BUILDABLE AREA
8519	17.6	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Healthy		BUILDABLE AREA
8520	6.0	chittamwood	Sideroxylon lanuginosum	TO BE REMOVED	Healthy		BUILDABLE AREA
8521	11.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8522	13.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
8523	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8524	8.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8525	7.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8526	9.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8527	7.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8528	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8529	9.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8530	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8531	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8532	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8533	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8534	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8535	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8536	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8537	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8540	10.2	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8541	19.5	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
8542	13.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
8543	10.9	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
8544	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8545	7.2	white ash	Fraxinus americana	TO BE REMOVED	Declining		BUILDABLE AREA
8546	6.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8547	6.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8548	6.9	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8549	6.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8550	6.2	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
8551	13.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8552	9.5	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8553	12.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8554	6.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8555	9.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8556	6.3	blackjack oak	Quercus marilandica	TO BE REMOVED	Declining		BUILDABLE AREA
8557	6.2	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
8558	7.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8559	18.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8560	17.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8561	21.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8562	17.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8563	21.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8564	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8565	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8566	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8567	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8568	7.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8569	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8570	8.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8571	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8572	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8573	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8574	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8575	6.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8576	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8577	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8578	8.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8579	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8580	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8581	10.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8582	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8583	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8584	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8585	6.2	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
8586	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8587	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8588	17.2	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
8589	17.3	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
8590	18.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8591	14.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8592	9.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8593	6.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
8594	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8595	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8596	9.0	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
8597	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
8598	13.4	white ash	Fraxinus americana	TO BE REMOVED	Declining		BUILDABLE AREA
8599	9.7	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
8600	6.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8601	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8602	11.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8603	10.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8604	7.5	blackjack oak	Quercus marilandica	TO BE REMOVED	Declining		BUILDABLE AREA
8605	8.3	white ash	Fraxinus americana	TO BE REMOVED	Declining		BUILDABLE AREA
8606	9.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8607	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8608	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8609	8.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8610	12.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8611	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8612	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8613	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8614	6.4	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
8615	6.0	white ash	Fraxinus americana	TO BE REMOVED	Healthy		BUILDABLE AREA



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)



06/30/21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION NOTES

ISSUANCES

DRAWING INFORMATION

Scale: NONE
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

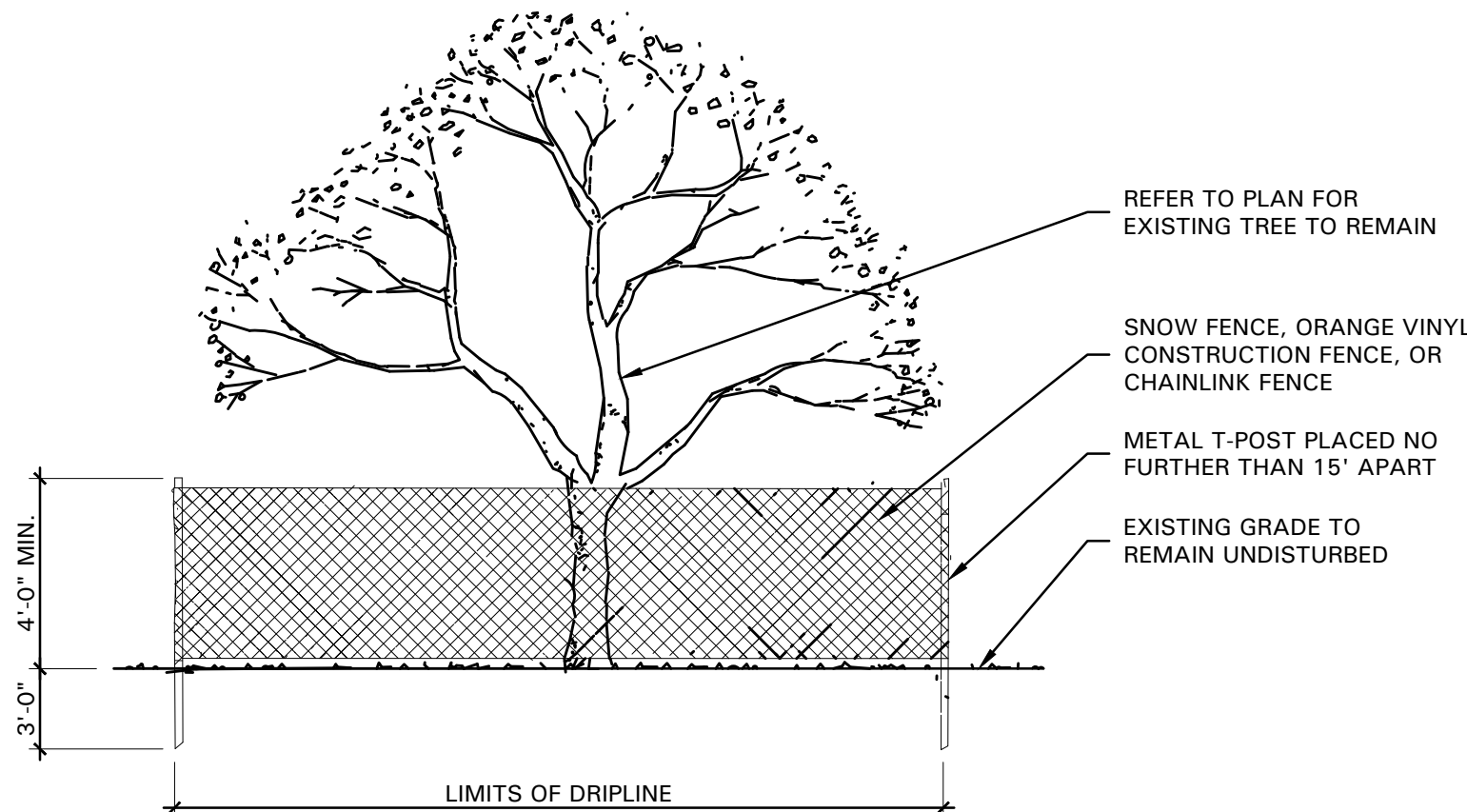
DRAWING / SHEET TITLE

TREE PRESERVATION
NOTES

SHEET NUMBER

L1.06

TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
8618	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8619	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8620	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8621	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8622	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8623	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8624	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8625	6.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8626	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8627	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8628	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8629	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8630	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8631	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8632	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8633	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8634	6.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8635	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8636	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8637	6.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8638	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8639	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8640	7.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8641	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8642	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8643	6.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8644	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8645	6.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8646	6.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8647	7.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8648	6.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8649	6.1	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8650	6.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8651	8.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8652	7.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8653	6.8	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
8655	24.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
8660	6.6	Shumard oak	Quercus shumardii	TO BE REMOVED	Hazard		OUTSIDE BULABLE AREA
8661	6.0	Shumard oak	Quercus shumardii	TO BE REMOVED	Declining		OUTSIDE BULABLE AREA
8662	6.2	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8663	7.3	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8664	6.0	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		OUTSIDE BULABLE AREA
8665	6.9	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		OUTSIDE BULABLE AREA
8666	7.7	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8667	7.9	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		OUTSIDE BULABLE AREA
8668	7.9	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8669	6.4	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		OUTSIDE BULABLE AREA
8670	10.7	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8671	7.8	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8672	6.3	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8673	8.5	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8674	8.9	bald cypress	Taxodium distichum	TO REMAIN	Healthy		DEDICATED R.O.W. BUILDABLE AREA
8675	6.4	bald cypress	Taxodium distichum	TO REMAIN	Healthy		OUTSIDE BULABLE AREA
8676	7.0	bald cypress	Taxodium distichum	TO BE REMOVED	Healthy		OUTSIDE BULABLE AREA
Total Protected Trees On Site						716	
Total Protected Trees to be Removed in Buildable Area / Mitigation Trees Required							460
Total Caliper Inches of Protected Trees Removed Outside Buildable Area						92	
Total Mitigation Inches Due for Protected Trees Removed Outside of Buildable Area							138
Buildable Area Tree Credits							158
Total Protected Mitigation Trees Required							348



01 TREE PROTECTIVE FENCING
NOT TO SCALE



• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

Exhibit B Development Standards

Planned Development District - 181 (PD-181) Silveron Flower Mound Duke

The development on the property comprising approximately 66.900 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

- a. Exhibit "C:" Conceptual Site Plan.
- b. Exhibit "D:" Conceptual Landscape Plan.
- c. Exhibit "E:" Conceptual Elevations.

B. PERMITTED USES. The uses listed as Permitted Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C."

C. SPECIFIC USES. The uses listed as Specific Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" only upon approval of a temporary use permit in accordance with the procedures and standards of Section 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be required for this Planned Development.

F. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to the approved Environmental Protection Plan.

G. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Compatibility Buffer-Section 82-302.

- a. Except as provided in this Section, the compatibility buffer does not apply to this Planned Development.
 - i. Prior to the acceptance of the subdivision for the subject property, native shade trees with a minimum of three-inch caliper and of species included in Section 94-66 of the Land Development Code shall be provided at a ratio of one tree

per 400 square feet of buffer area. For the purposes of this ordinance, the buffer area is defined as the area 25 feet in width adjacent to the entirety of residentially zoned property east of the subject property (approximately 950 linear feet). The buffer for this Planned Development District includes areas that are not subject to Section 82-302 of the Town Code.

2. Topographic Slope- Section 98-147.

- a. An exception to Section 98-147 of the Land Development Code, "Topographical Slope Protection" is granted for slopes that are greater than 12%, as depicted in the approved Environmental Protection Plan.
- b. The developer shall provide detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects, and maintains the overall integrity of the natural topography with subsequent record plat applications. In addition, the developer shall conform subsequent record plat applications with the following requirements:
 - i. The identification of those specific Best Management Practices ("BMPs") that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the Town's Engineering Design and Construction Standards.
 - ii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four feet (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas.