

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

07/26/2021

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. Flower Mound Ranch

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 July 12, 2021: Consider approval of the minutes of the July 12, 2021, Planning and Zoning Commission Regular Session.
2. RP21-0004 – Smith Addition Lot 2R1 & 2R2, Block A: Consider a request for a Replat (RP21-0004 – Smith Addition Lot 2R1 & 2R2, Block A) to create a non-residential subdivision. The property is generally located east of Morriss Road and north of Eaton Street.

H. 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.

3. CSP21-0001 – My Garage Self Storage: Public Hearing to consider a request for a Comprehensive Sign Package (CSP21-0001 – My Garage Self Storage) for My Garage Self Storage. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.
4. 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. *(This item was tabled at the July 12, 2021 Planning & Zoning Meeting by a vote of 6 to 0.)*
5. 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. *(This item was tabled at the July 12, 2021 Planning & Zoning Meeting by a vote of 6 to 0.)*

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.

I. ADJOURNMENT – REGULAR SESSION

i. **WORK SESSION**

- a. Discussion of Emerald Place: MPA21-0007 and ZPD21-0005
- b. Discussion of Spinks Road Tract: MPA21-0006 and ZPD21-0004

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 22, 2021, at 3:00 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 26, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the July 12, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on July 12, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF JULY 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
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

James Naylor	Commissioner, Place 4
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

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: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
- Randy Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD
Beth Soderberg, 3100 Wager Road; regarding Emerald Place MPA & ZPD
- E. **FUTURE AGENDA ITEMS**
- None

F. DIRECTOR'S REPORT

1. Development Update
 - a. The Planning and Zoning Commission agreed to have a Work Session on July 26, 2021 for the following projects:
 - Emerald Place - MPA21-0007 and ZPD21-0005
 - Spinks Road Tract – MPA21-0006 and ZPD21-0004
2. Coordination of Calendars
 - a. The Planning and Zoning Commission agreed to, if needed, have a meeting on August 30, 2021 due to only having one meeting in August (August 9, 2021)

G. CONSENT ITEMS

1. Consider approval of the minutes of the June 14, 2021, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC20-0010 – Waketon Road / Rippy Road ROW) to dedicate right-of-way. The property is located west of Long Prairie Road and south of Dixon Lane along Waketon Road and Rippy Road.
3. 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. 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.

Commission Deliberation

Vice-Chair Rawson moved to approve Consent Items 1 through 4. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

5. 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.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Alexander Camunez, Pacheco Koch; (present for questions, no presentation)
Trina Burris, Meinhardt & Associates Architects (present for questions, no presentation)
Alex Flores, TIG Real Estate (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve RC20-0013 – Niagara Conservation, Deus LLC Addition as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 6. 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.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Alexander Camunez, Pacheco Koch; (present for questions, no presentation)
Trina Burris, Meinhardt & Associates Architects (present for questions, no presentation)
Alex Flores, TIG Real Estate (present for questions, no presentation)

Commission Deliberation

Vice-Chair Rawson moved to approve SP20-0024 – Niagara Conservation as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

- 7. 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.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kendra Stephenson, Portmanteau Consulting

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP21-0004 – Prairie Plaza Vet as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

8. 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.

Commission Deliberation

Vice-Chair Rawson moved to table MPA21-0005 – Silveron Flower Mound Duke to the July 26, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to July 26, 2021 passed by a vote of 6 to 0.

9. 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.

Commission Deliberation

Vice-Chair Rawson moved to table ZPD21-00003 – Silveron Flower Mound Duke PD-181 to the July 26, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to July 26, 2021 passed by a vote of 6 to 0.

J. ADJOURNMENT – REGULAR SESSION 7:12 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 26, 2021

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Replat (RP21-0004 – Smith Addition Lot 2R1 & 2R2, Block A) to create a non-residential subdivision. The property is generally located east of Morriss Road and north of Eaton Street.

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 Smith Addition into two lots to allow for future development on the newly created Lot 2R1. The property is located within Planned Development 11 (PD-11) with Retail District-2 (R-2) uses. The subject property is approximately 3.3983 acres. A site plan, SP23-94 Timber Creek Centre was approved by the Planning and Zoning Commission on February 27, 1995. The site plan depicted four buildings to be constructed in four phases. At this time, only the first building located on the new Lot 2R2 has been developed. Lot 2R1 is currently vacant and will be subject to all applicable Town ordinances and standards at time of development.

Primary access to the lots is currently from Eaton Street, and Timber Creek Road. The approved site plan also shows future access from Morriss Road. The attached replat provides for all required setbacks and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

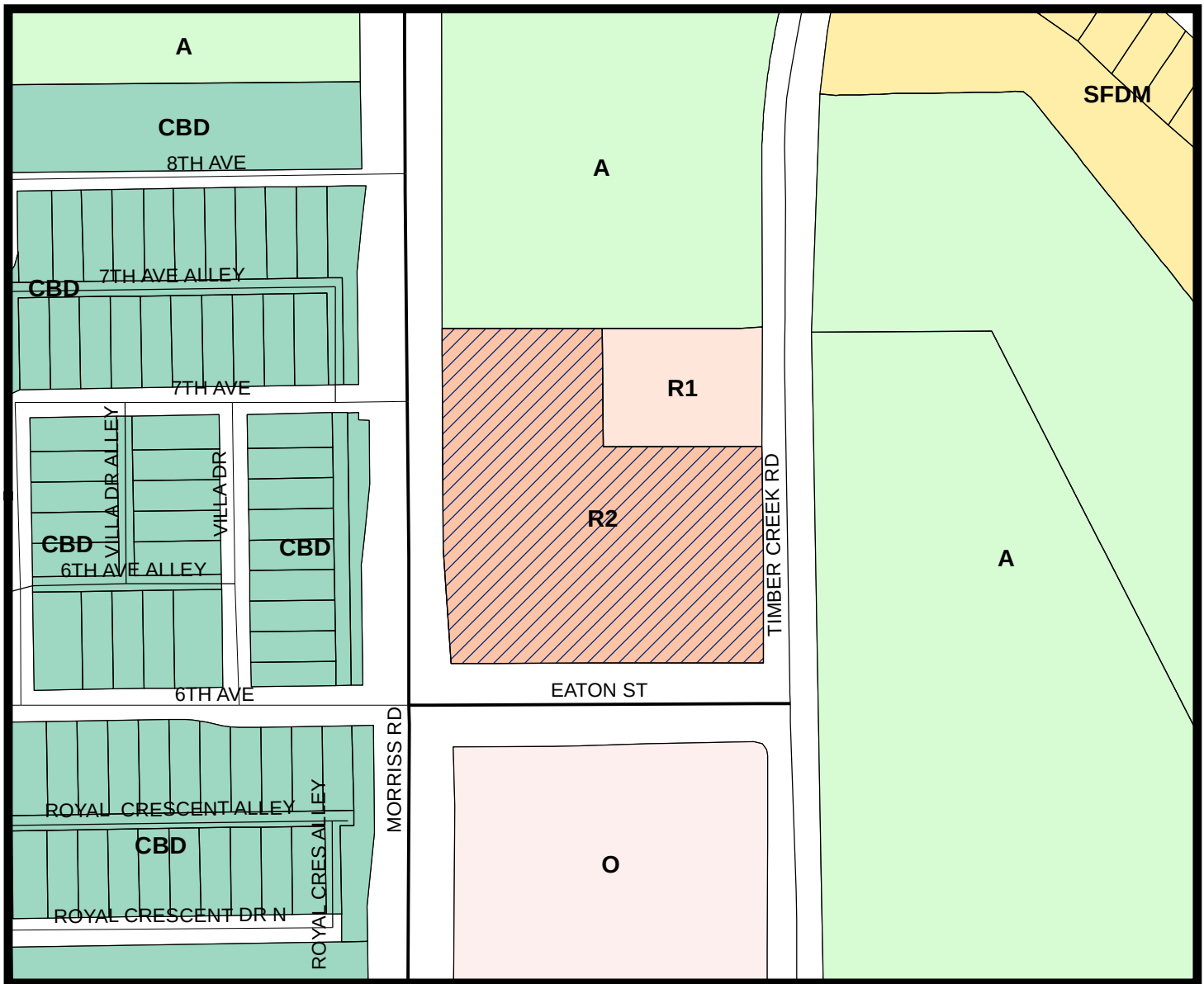
B. Application Details

1. Replat Package

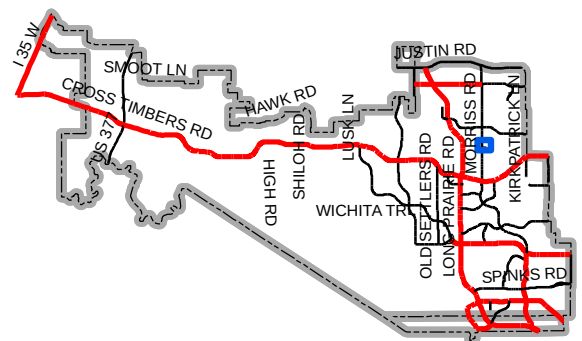
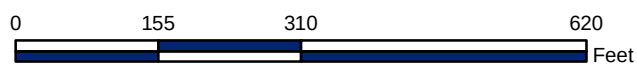
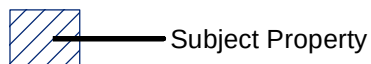


Vicinity Map

Reference Project: RP21-0004



LEGEND



Map Location

Page 1 of 1 | Monday, March 22, 2021

2001 Timber Creek Road
Lot 2R1 and Lot 2R2, Block A
Smith Addition
Town of Flower Mound



Planning Department
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Proposed Lot 2R1 and Lot 2R2, Block A, Smith Addition

To whom it may concern,

Please accept this as our formal letter of intent to describe the requested replat application.

Ryan Millard contacted Barton Chapa Surveying on behalf of 2001 Timber Creek, Ltd., the owner of all of Lot 2 in Block A of Smith Addition, an addition in the Town of Flower Mound, Denton County, Texas, according to the plat recorded under Cabinet E, Slide 87, Plat Records, Denton County, Texas, with the desire to replat said Lot 2. Existing Lot 2 is located at 2001 Timber Creek, Road, Flower Mound, Texas. It is the intent of the owner to replat existing Lot 2 into two lots, creating one lot with an existing building, building facilities, and parking improvements, and one vacant lot.

Existing Lot 2 is currently zoned PD-11 with underlying Retail 2 (R2) and contains a total of 3.398 acres of land. There are a total of two lots proposed to be subdivided and no proposed common areas. There is currently an existing conceptual site plan for the site.

After discussions with the Town of Flower Mound Environmental Review Analyst, we respectfully ask that the Town waive the requirement for a Tree Survey as a part of the plat submittal due to the fact that the existing plat was filed in April of 1985, which precedes the current 1993 tree ordinance requiring said Tree Survey.

We appreciate your consideration of our project and should you have any questions, please feel free to contact us.

Sincerely,

Greg Chapa | greg@bcsdw.com
Barton Chapa Surveying
817.864.1957

Barton Chapa Surveying, LLC
5200 State Highway 121 | TBPLS FIRM# 10194474
Colleyville, TX 76034 | 817.864.1957

BCS

BARTON CHAPA

SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

JOB NO.	2021.900.066
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY
05-10-2021	STAFF COMMENTS

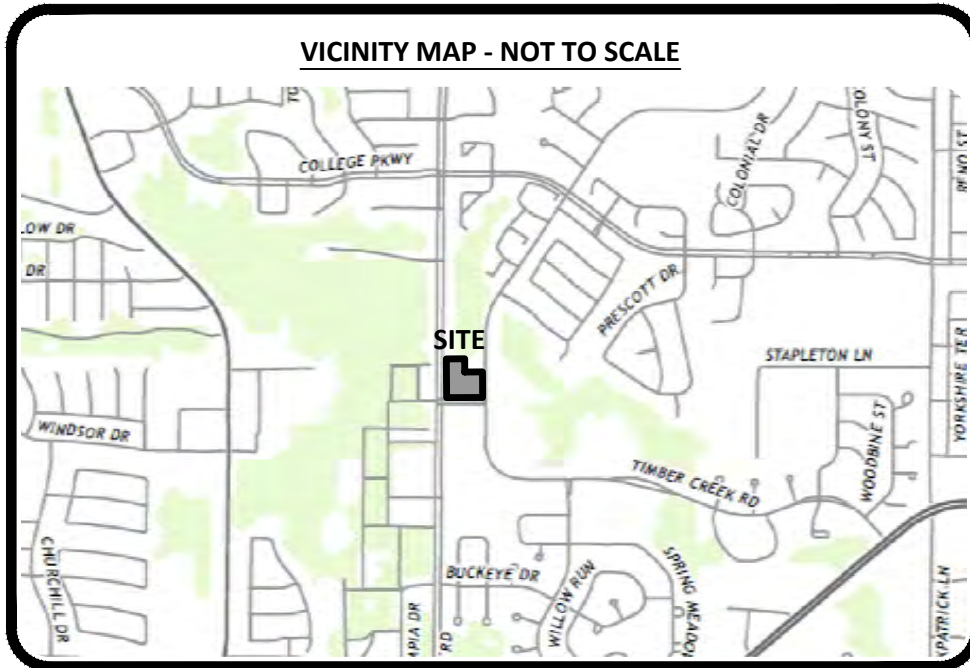
2001 TIMBER CREEK

FLOWER MOUND, TEXAS

SHEET:

VO1

RECORD PLAT



- LEGEND OF ABBREVIATIONS**
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

- SURVEYOR'S NOTES:**
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
 - This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0545G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
 - Monuments are found unless specifically designated as set.
 - Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- PLAT NOTES:**
- This property is subject to PD#11.
 - The purpose of this replat is to subdivide existing Lot 2 into two separate lots.
 - The purpose of the the sites shown hereon are for non-residential use. See Land Use Table hereon.

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS 2001 TIMBER CREEK, LTD. acting by and through the undersigned, its duly authorized agent, is the sole owner of all of Lot 2 in Block A of Smith Addition, an addition in the Town of Flower Mound, Denton County, Texas, according to the plat recorded under Cabinet E, Slide 87, Plat Records, Denton County, Texas, (P.R.D.C.T.), and being the same tract of land conveyed by deed to 2001 Timber Creek, LTD. as recorded under Document Number 2005-39314, Official Public Records, Denton County, Texas, (O.P.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northwest corner of said Lot 2 and the herein described tract;

THENCE with the perimeter of said Lot 2, the following calls:

- North 89 degrees 33 minutes 42 seconds East, a distance of 206.90 feet to a 1/2 inch rebar found;
- South 00 degrees 26 minutes 18 seconds East, a distance of 150.00 feet to a 1/2 inch rebar found;
- North 89 degrees 33 minutes 42 seconds East, a distance of 200.00 feet to a 1/2 inch rebar found;
- South 00 degrees 26 minutes 18 seconds East, a distance of 288.16 feet to an "X" cut set in concrete;
- South 89 degrees 33 minutes 42 seconds West, a distance of 405.71 feet to an "X" cut set in concrete;
- North 00 degrees 35 minutes 38 seconds West, a distance of 438.16 feet to the **POINT OF BEGINNING** and enclosing 3.3983 acres (148,017 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT, **2001 TIMBER CREEK, LTD.**, acting herein by and through its duly authorized officers, does hereby adopt this final plat designating the above described property as **LOT 2R-1 AND LOT 2R-2, BLOCK A, SMITH ADDITION**, a 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, 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 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 _____ 20__

Owner's Agent Title

STATE OF TEXAS §
COUNTY OF DENTON §

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS

That I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monument shown thereon were property placed under my supervision

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT UNTIL JUNE 25, 2021

STATE OF TEXAS §
COUNTY OF DENTON §

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

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, DIRECTOR OF
PLANNING SERVICES
TOWN OF FLOWER MOUND

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

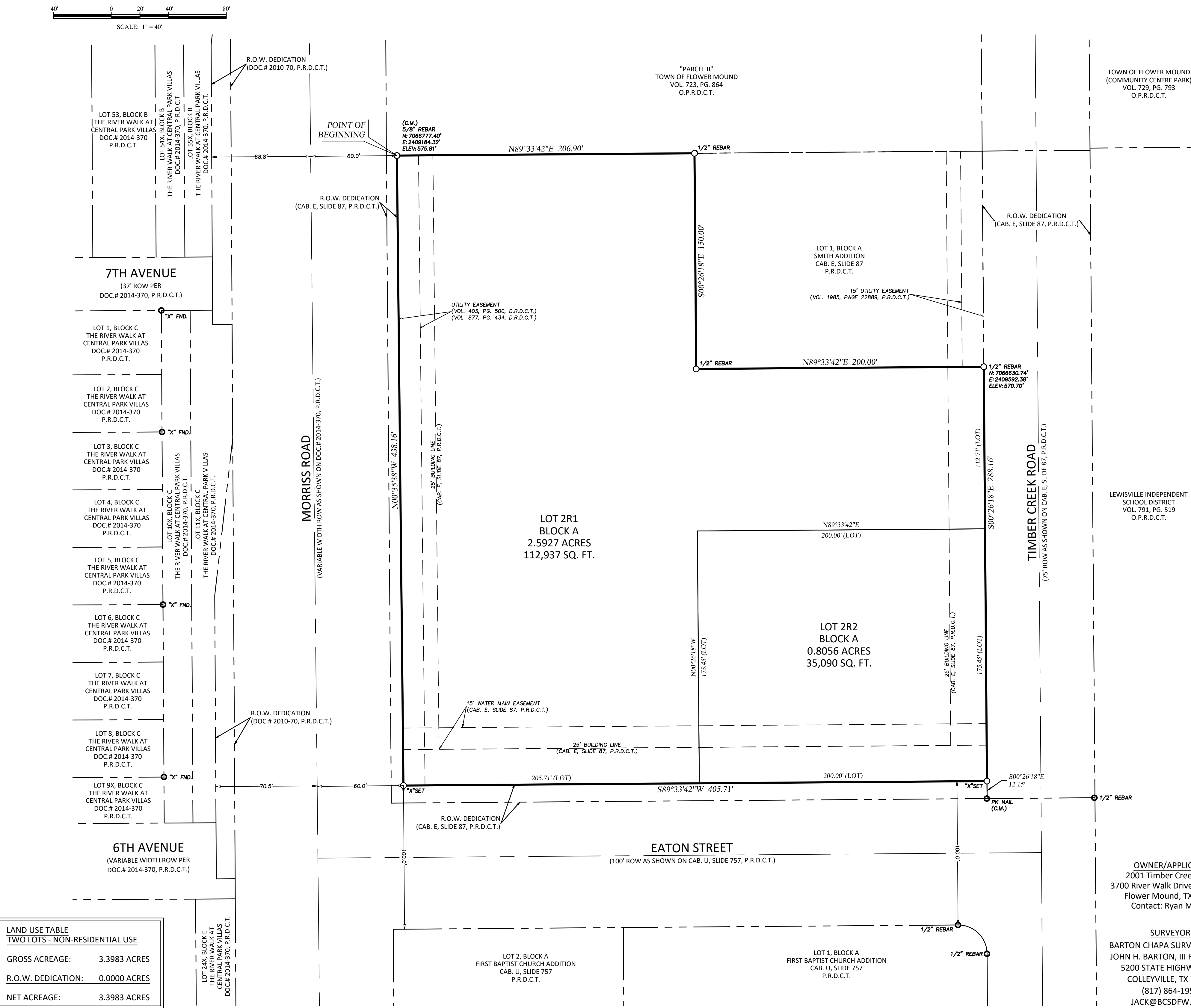
THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

REPLAT
A RECORD PLAT OF
LOT 2R1 AND 2R2, BLOCK A
SMITH ADDITION

AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOT 2, BLOCK A, SMITH ADDITION
RECORDED IN CABINET E, SLIDE 87, OF THE PLAT
RECORDS OF DENTON COUNTY, TEXAS.
PREPARED MARCH 25, 2021

OWNER/APPLICANT
2001 Timber Creek, Ltd.
3700 River Walk Drive, Suite 104
Flower Mound, TX 75028
Contact: Ryan Millard

SURVEYOR
BARTON CHAPA SURVEYING, LLC
JOHN H. BARTON, III RPLS# 6737
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
(817) 864-1957
JACK@BCSDFW.COM



LAND USE TABLE TWO LOTS - NON-RESIDENTIAL USE	
GROSS ACREAGE:	3.3983 ACRES
R.O.W. DEDICATION:	0.0000 ACRES
NET ACREAGE:	3.3983 ACRES



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: July 26, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP21-0001 - My Garage Self Storage) for My Garage Self Storage. The property is generally located north of Canyon Falls Drive and east of Stonecrest 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 request is to obtain approval of a Comprehensive Sign Package (CSP) in order to allow one additional wall sign for My Garage Self Storage. The property is zoned Planned Development District-155 (PD-155) for Commercial District-1 with a Specific Use Permit (SUP-450) for a mini-warehouse facility.

Per the Town's sign ordinance, the building is allowed to have one primary and two secondary wall signs not to exceed 300 square feet, to be placed on the building storefront. The building has one primary wall sign measuring approximately 81 square feet approved and installed on the south façade over the main entrance (storefront). As the lot does not have direct frontage along Stonecrest Road (existing lots between the building and road) or U.S. 377 (railroad parcel between the building and the road), the Town's sign ordinance does not permit wall signs to be placed on the west (Stonecrest Road side) or the east (U.S. 377 side) facades.

The applicant is requesting a second sign measuring approximately 153 square feet to be placed on the east facade that would be visible from U.S. 377. If approved, the combined area of the two wall signs will measure approximately 234 square feet, 66 square feet under the allowable sign area.

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration.

On June 10, 2019, the Planning and Zoning Commission approved a site plan (SP18-0022) to develop a mini-warehouse facility at this location.

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. CSP21-0001 had a total of 8 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

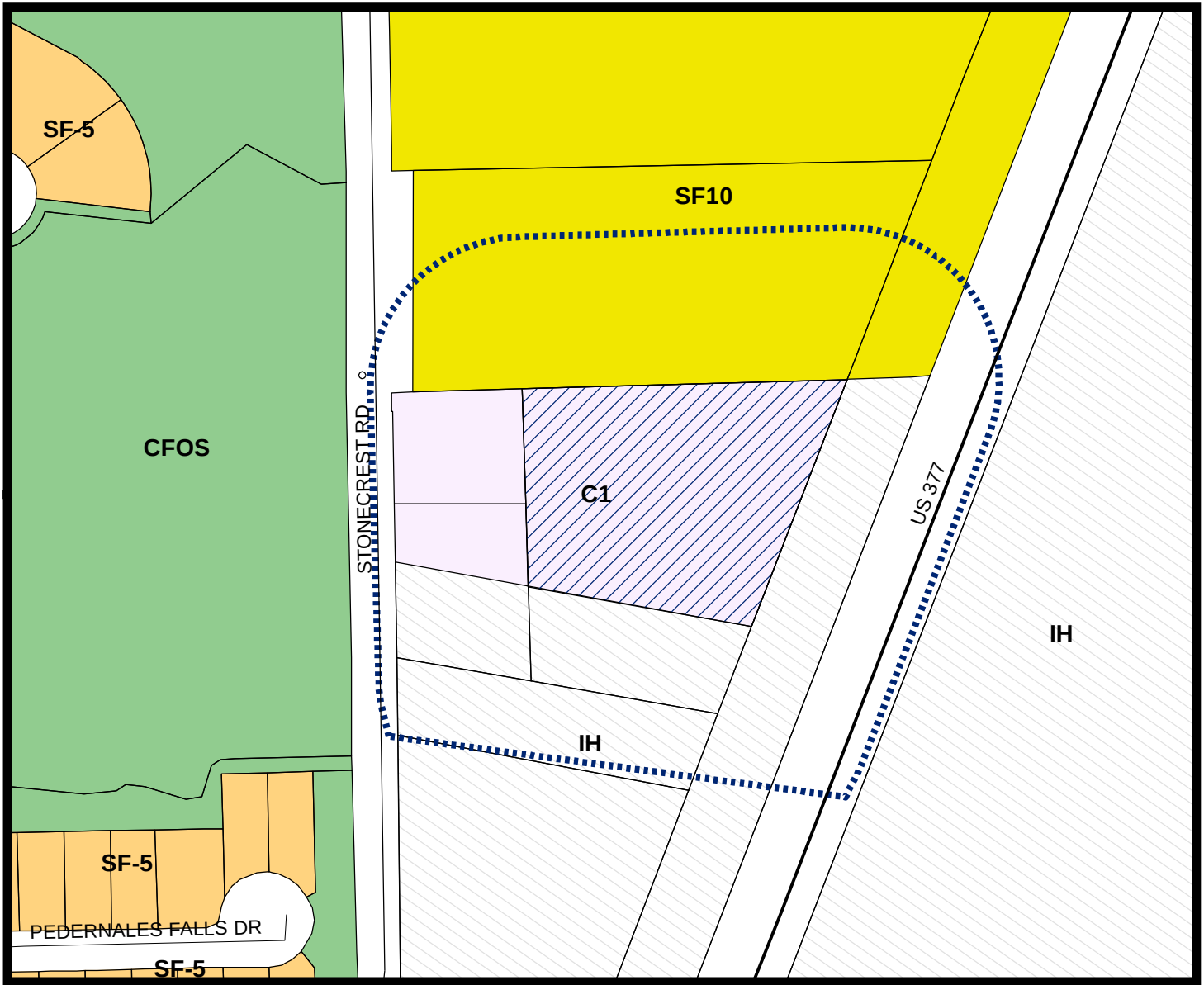
B. Application Details

1. Comprehensive Sign Package

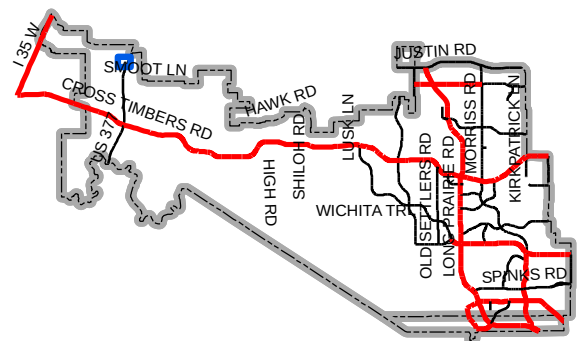
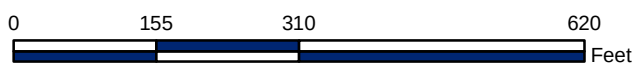
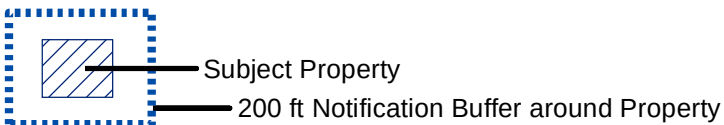
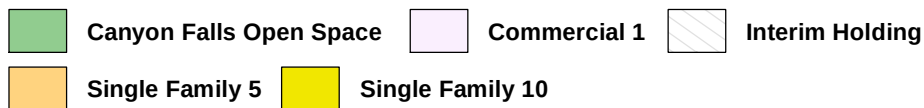


Vicinity Map

Reference Project: CSP21-0001



LEGEND



Map Location



TO: Planning Services, Town of Flower Mound

FROM: Will S. Harvey

DATE: June 1, 2021

RE: Letter of Intent – Signage: My Garage Self Storage, 6404 Stonecrest Rd, Flower Mound, TX 76226

This letter is to request your consideration and approval of a comprehensive sign package for My Garage Self Storage. It is a Class A self-storage development located in commercial zoning off of highway 377 at 6404 Stonecrest Road.

To be successful we request permission to mount a sign on the East facing façade of the building (facing 377) where the majority of our traffic will be coming from.

Under normal circumstances this request would be allowed via the regular permitting process, however the railroad lies between our project and the highway. The railroad is technically a parcel and signs are not allowed to face other parcels. Clearly our sign is not the type or location that was meant to be disallowed when the ordinance was written as it only technically faces a parcel, the intent is to get our business visibility along 377; which is critical for us as the building is not readily identifiable as a storage facility but an office building.

The proposed additional sign would add a total of 153 square feet of signage to the project. We currently have an 81 square foot sign facing South. As you can see from the attached photos the South facing sign is not visible from 377 (especially in the summer) and the East sign will help. With 81 square feet already permitted on the South side total building signage will be 234 square feet, 66 square feet under the limit.

We respectfully request that the Town of Flower Mound approve this Comprehensive Sign Package. We believe the style, class and quality of our construction and facility are appropriate for the town and the addition of this sign will help ensure customers can find our facility. Thank you for your consideration of our application, please feel free to reach out to me with any additional questions.

Sincerely,

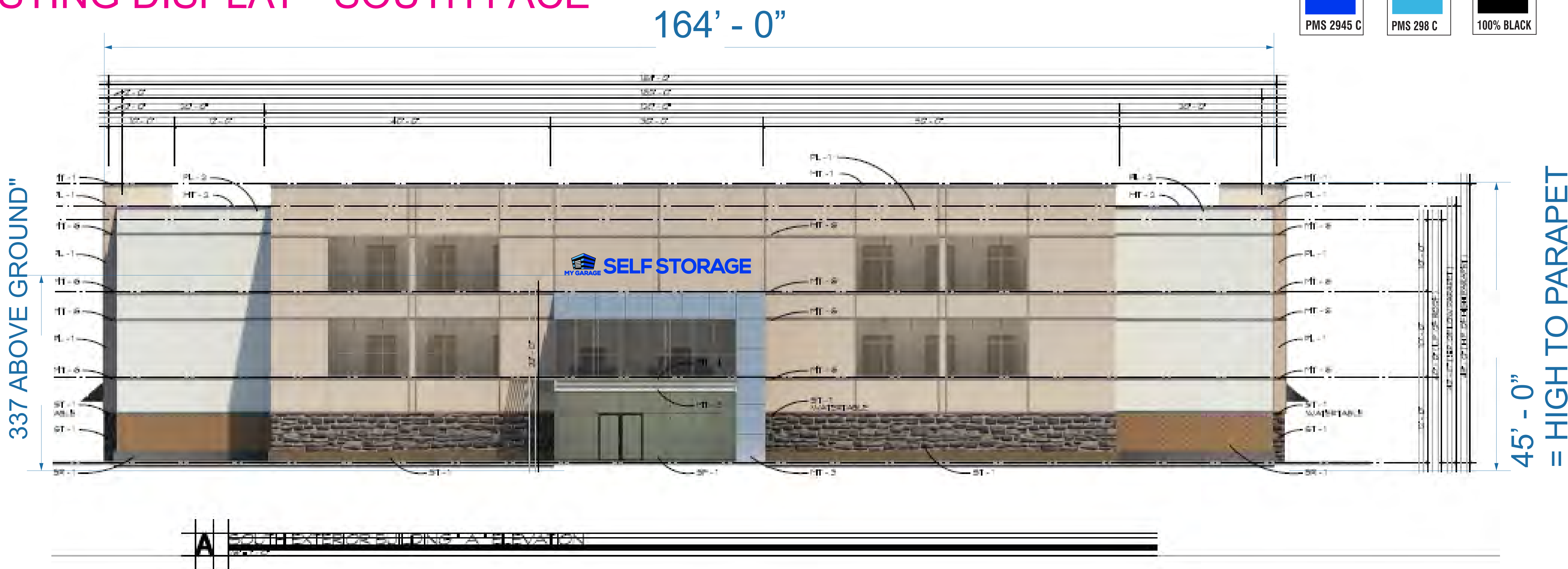


Will S. Harvey



Office: 915.584.8242 | Cell: 915.929.9154
4798 Doniphan | El Paso, TX | 79922
www.rbdevco.com
DEVELOPMENT WITH PURPOSE

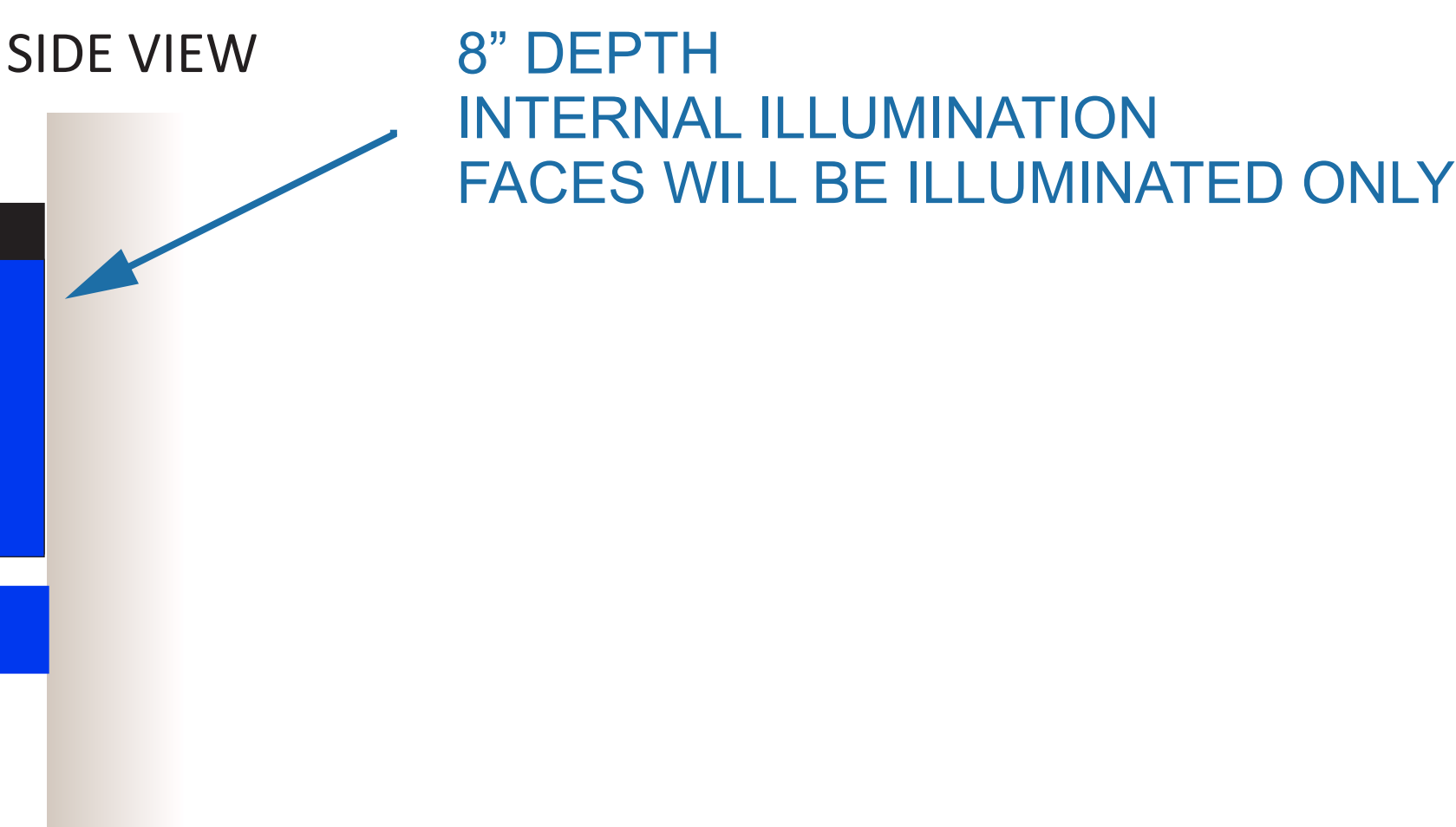
EXISTING DISPLAY - SOUTH FACE



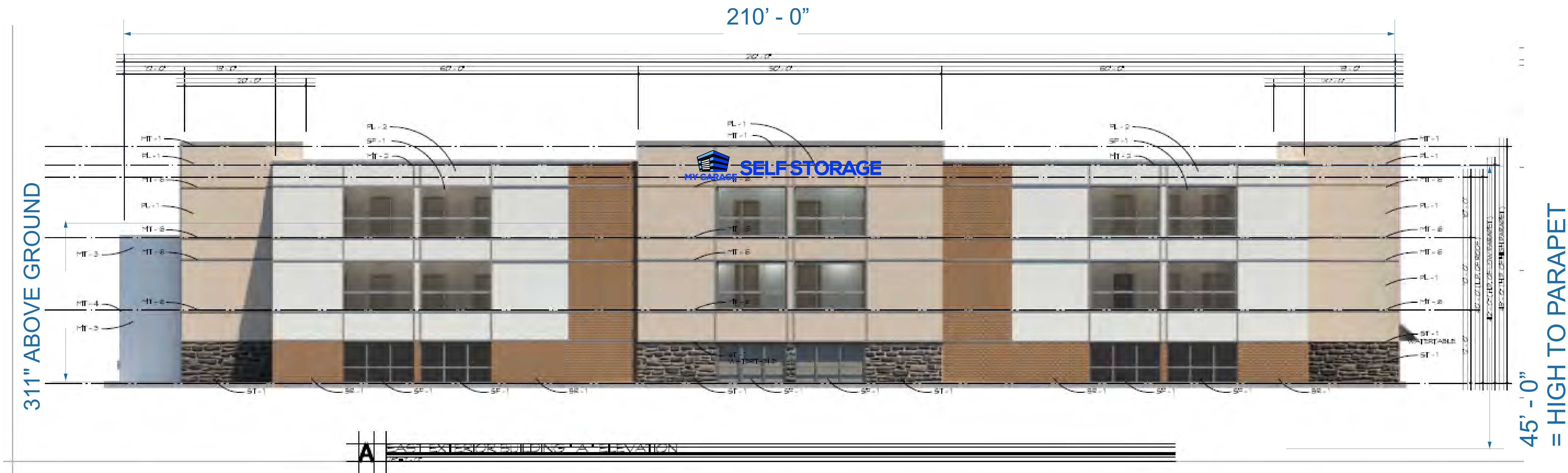
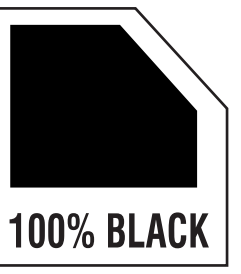
Quantity: 1
3M Vinyl (around border) / UPGRADE: 3/16" Impact Modified Acrylic (WHITE #2447 or #7328)
1" Jewelite® Trimcap / 12" .063 Returns / UPGRADE: .063 White Aluminum Backs

Project Address : 6404 Stonecrest
Flower Mound, TX

Single Stroke Led / Logo Boxes Grid Stroke
FRONT-LIT CHANNEL LOGO
MOUNTING: Direct to Wall --- Paper Pattern --- 1/4" Threaded Rod & Riv Nuts --- Power Supplies and UL Labels included on Illuminated Projects.
FRONT-LIT CHANNEL LOG



EAST FACE (150 sq. ft.)



Project Address : 6404 Stonecrest
Flower Mound, TX



SIDE VIEW



Quantity: 1
3M Vinyl (around border) / UPGRADE: 3/16" Impact Modified Acrylic (WHITE #2447 or #7328)
1" Jewelite® Trimcap / 12" .063 Returns / UPGRADE: .063 White Aluminum Backs

Single Stroke Led / Logo Boxes Grid Stroke
FRONT-LIT CHANNEL LOGO
MOUNTING: Direct to Wall --- Paper Pattern --- 1/4" Threaded Rod & Riv Nuts --- Power Supplies and UL Labels included on Illuminated Projects.
FRONT-LIT CHANNEL LOG

Requested Signage via
Comprehensive Sign
Review FM



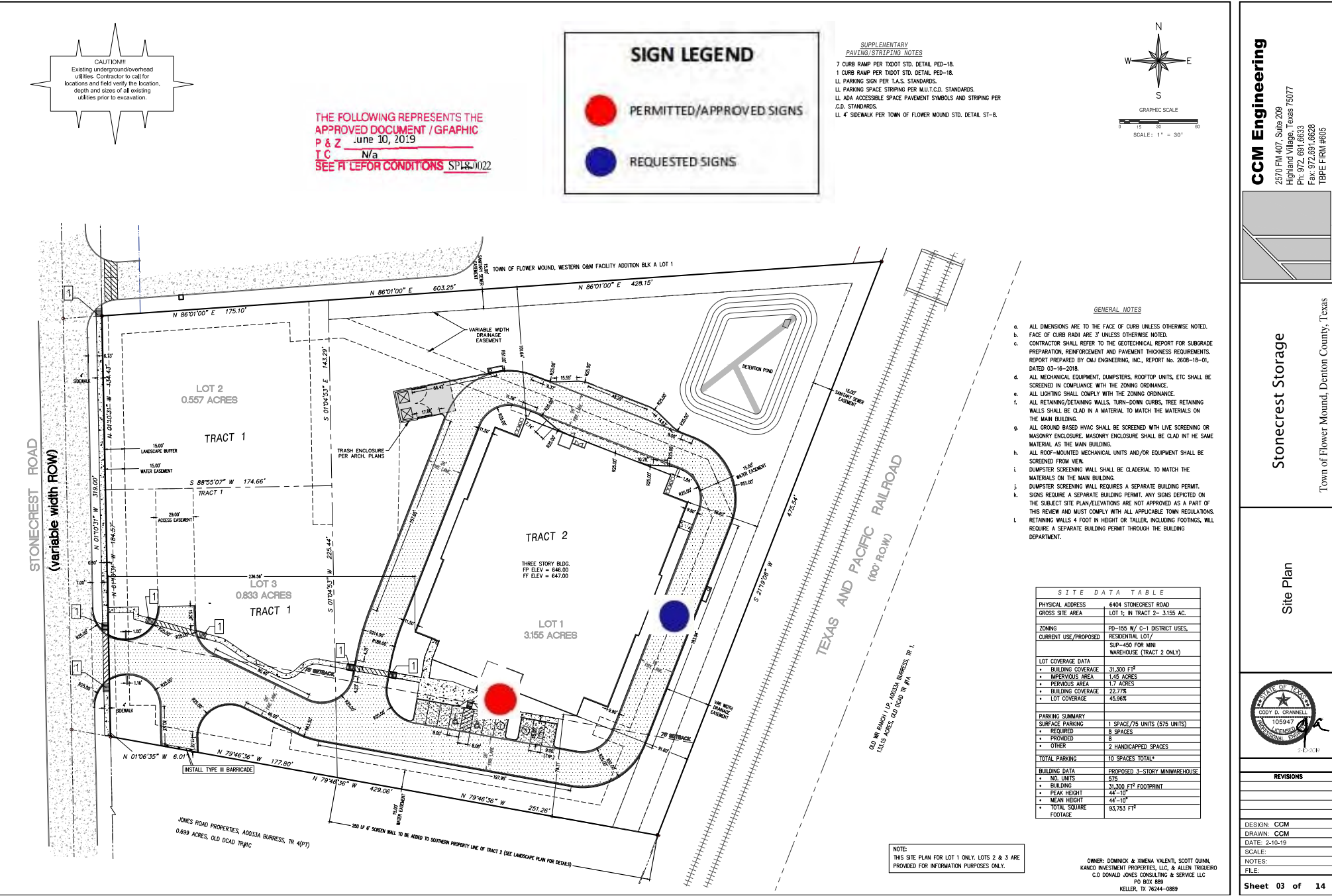
LOT ON EAST FACE



TREE LINE OBSCURES
SOUTH FACE DISPLAY FROM HIGHWAY



Current Conditions





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: July 26, 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. *(This item was tabled at the July 12, 2021 Planning & Zoning Meeting by a vote of 6 to 0.)***

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 65 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

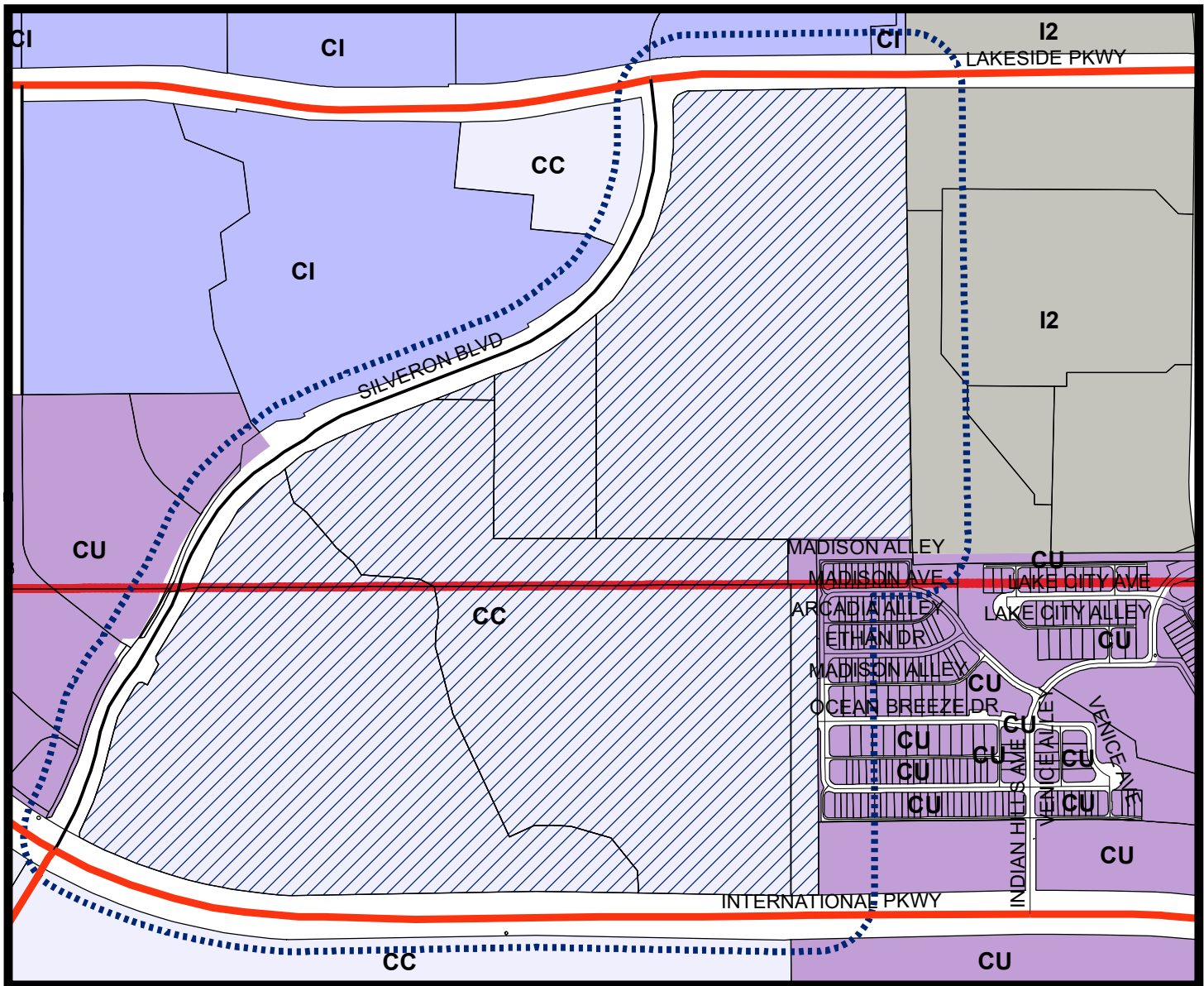
B. Application Details

1. Master Plan Exhibit Package

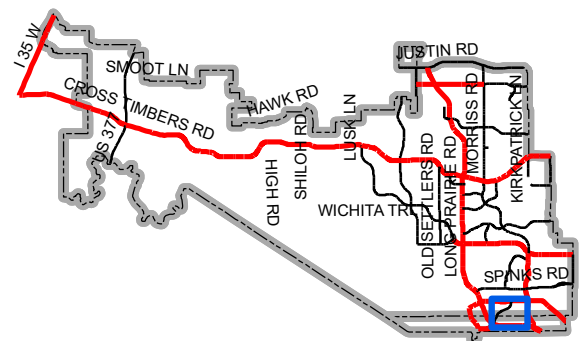
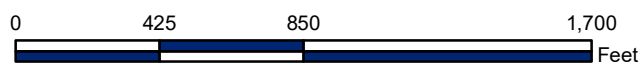
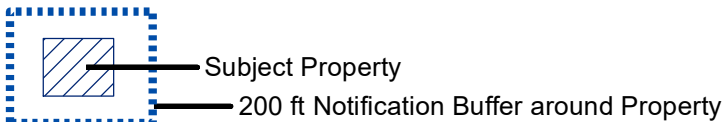


Vicinity Map

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

Scale: AS SHOWN

Date: 04/21/2021

Checked By: JPG

Drawn By: MVZ

Duke Realty Job #: Duke Realty Job #:

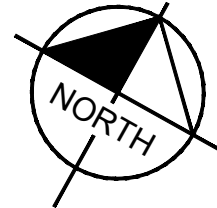
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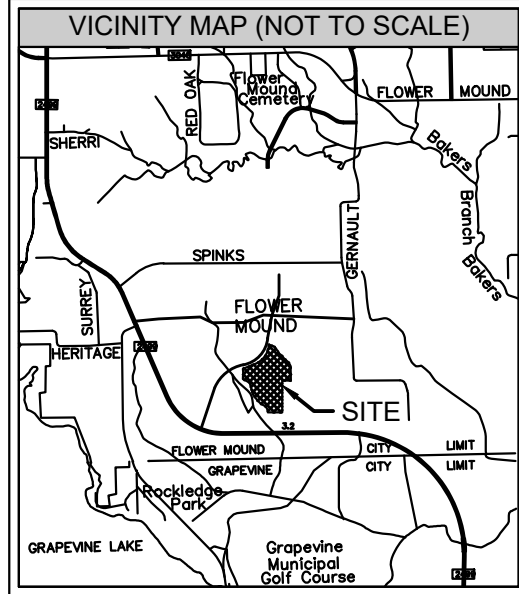
MASTER PLAN
EXHIBIT

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

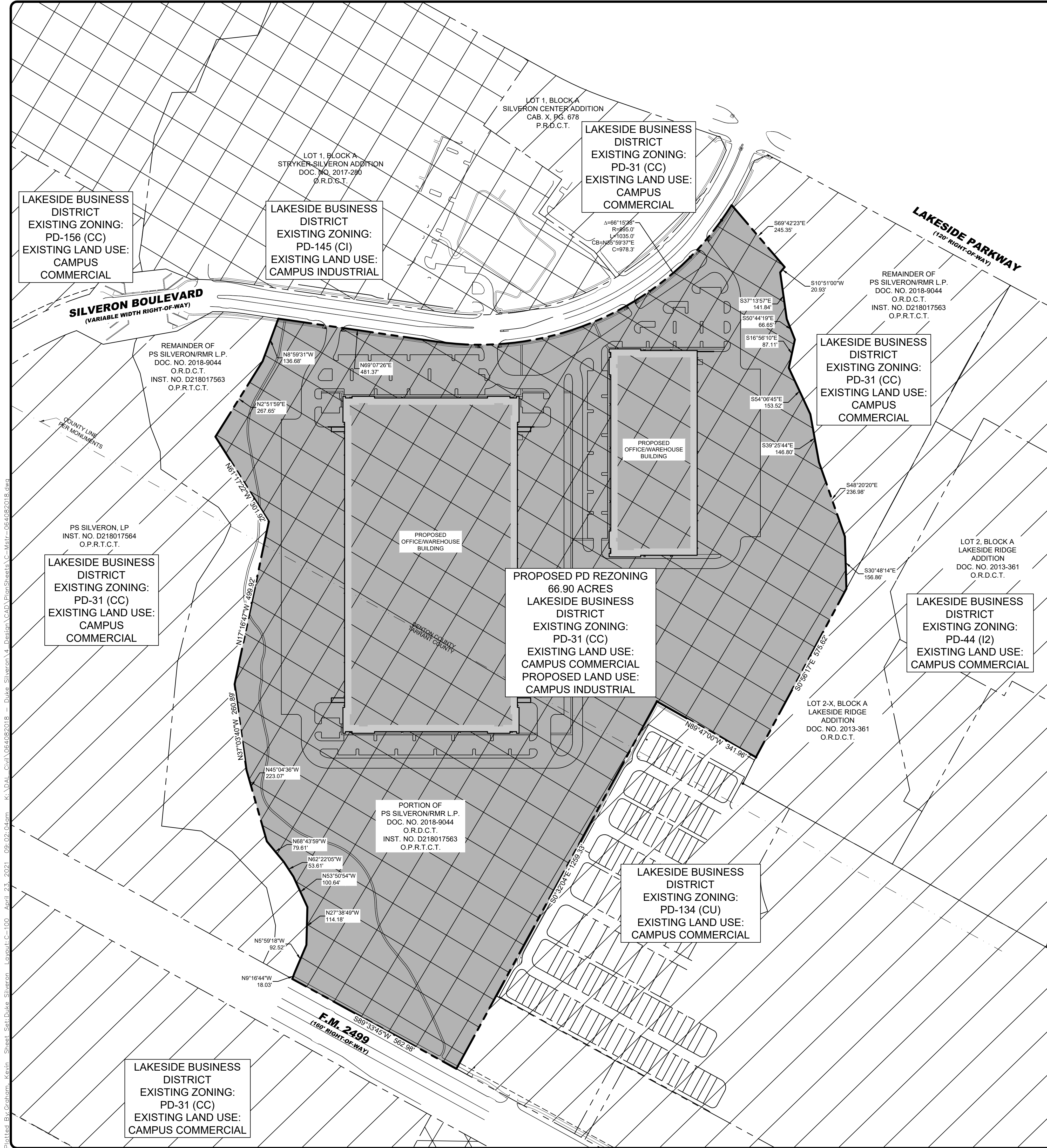
DEVELOPER

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: 5

REGULAR ITEM

DATE: July 26, 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. *(This item was tabled at the July 12, 2021 Planning & Zoning Meeting by a vote of 6 to 0.)***

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 65

Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

V. ATTACHMENTS

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1. Vicinity Map
2. Letter of Intent

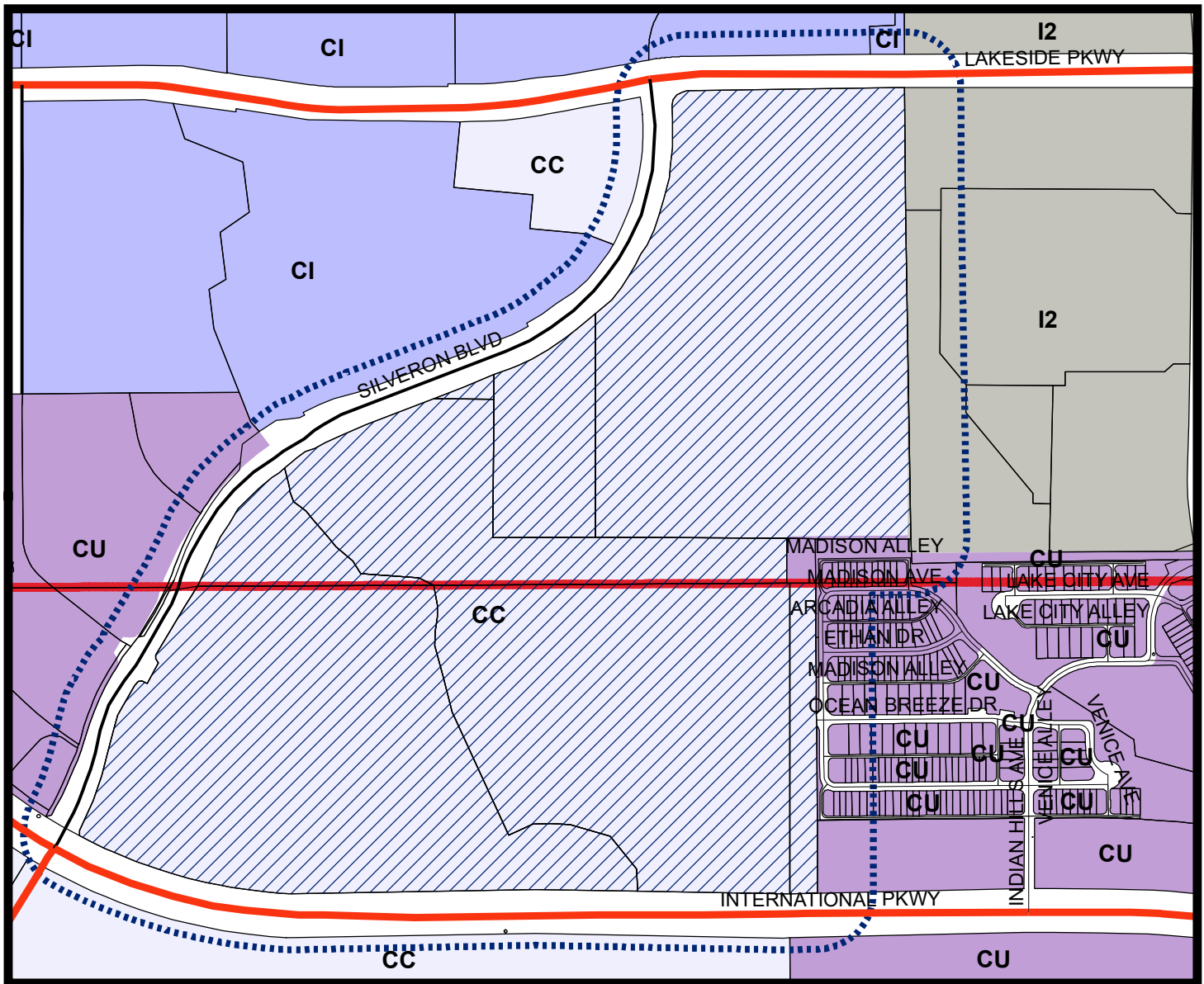
B. Application Details

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

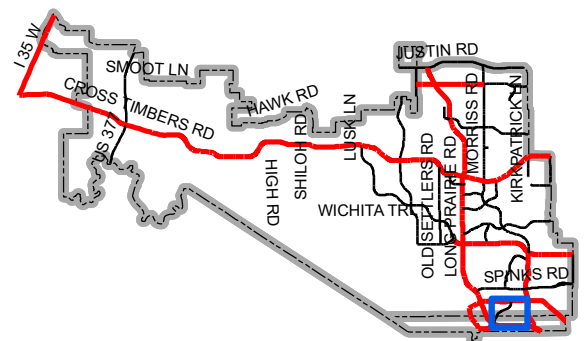
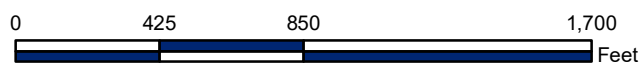
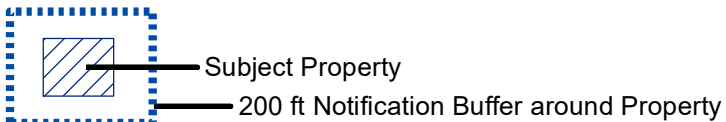


Vicinity Map

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

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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

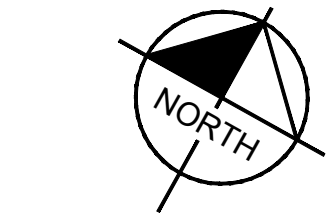
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Date: 06/22/2021
Checked By: JWD
Drawn By: MVZ
Duke Realty Job #: Duke Realty Job #:
A/E Job #: 064082018

DRAWING / SHEET TITLE

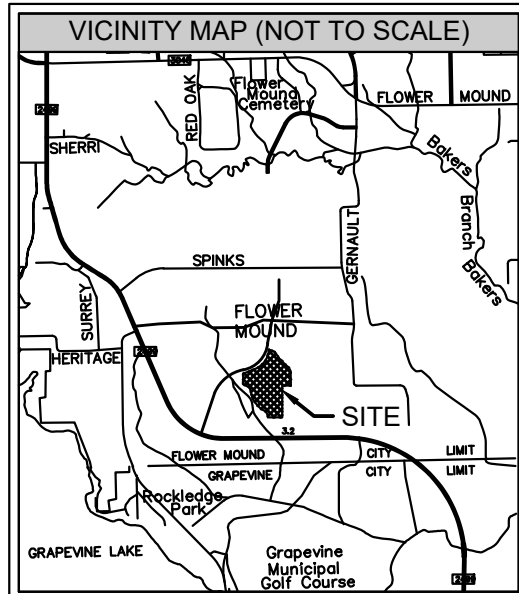
CONCEPTUAL
SITE PLAN

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 WAIVERS, 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

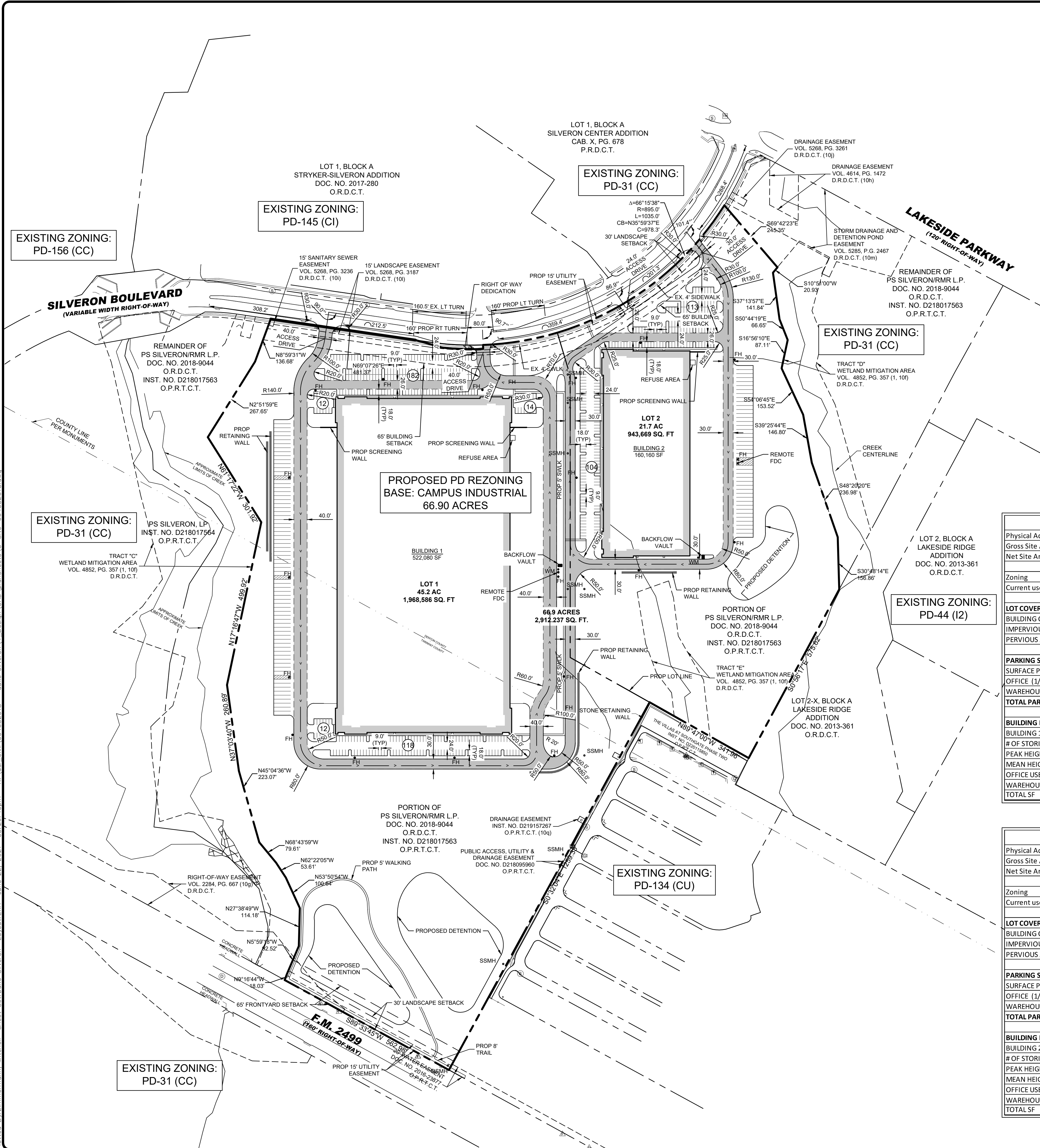
ENGINEER

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

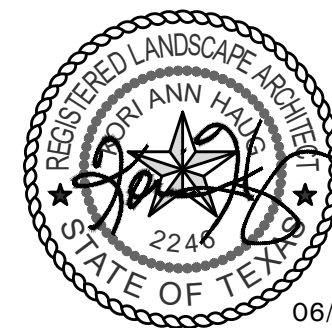
SITE DATA TABLE	
Physical Address	LOT 1
Gross Site Area	45.2 AC (1,968,568 SF)
Net Site Area	45.2 AC (1,968,568 SF)
Zoning	PD-31 (CC)
Current use	CAMPUS COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	26.5% (522,080 SF)
IMPERVIOUS AREA	51.8% (1,019,659 SF)
PERVIOUS AREA	48.2% (948,909 SF)
PARKING SUMMARY	
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





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OVERALL LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

Scale: 1"=150'-0"
Date: 03/22/21
Checked By: KAH
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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.)

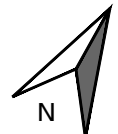
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LIST

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
AP	<i>Pinus edulis</i>	Afgan Pine	102	6' ht.	B&B or container grown, full to base, 3' spread
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	41	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	22	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
BO	<i>Quercus macrocarpa</i>	Bur Oak	42	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	79	3" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	94	6' ht.	B&B or container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	61	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
WO	<i>Quercus nigra</i>	Water Oak	80	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	33	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	49	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
DHG	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Hameln Grass	657	3 gal.	container full, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	428	36" ht.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'	851	3 gal.	container full, 18" spread, 24" o.c.
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	141	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	16	7 gal.	container full to base, 36" ht., 36" o.c.
SY	<i>Yucca recurvifolia</i>	Softleaf Yucca	92	5 gal.	container full, 36" o.c.
BS	<i>Carex divulsa</i>	Berkeley Sedge	514	1 gal.	container full, 30" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	1,434	1 gal.	container full, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes
	<i>Cynodon dactylon</i>	Common Bermudagrass			hydromulch, refer to Hydromulch Notes

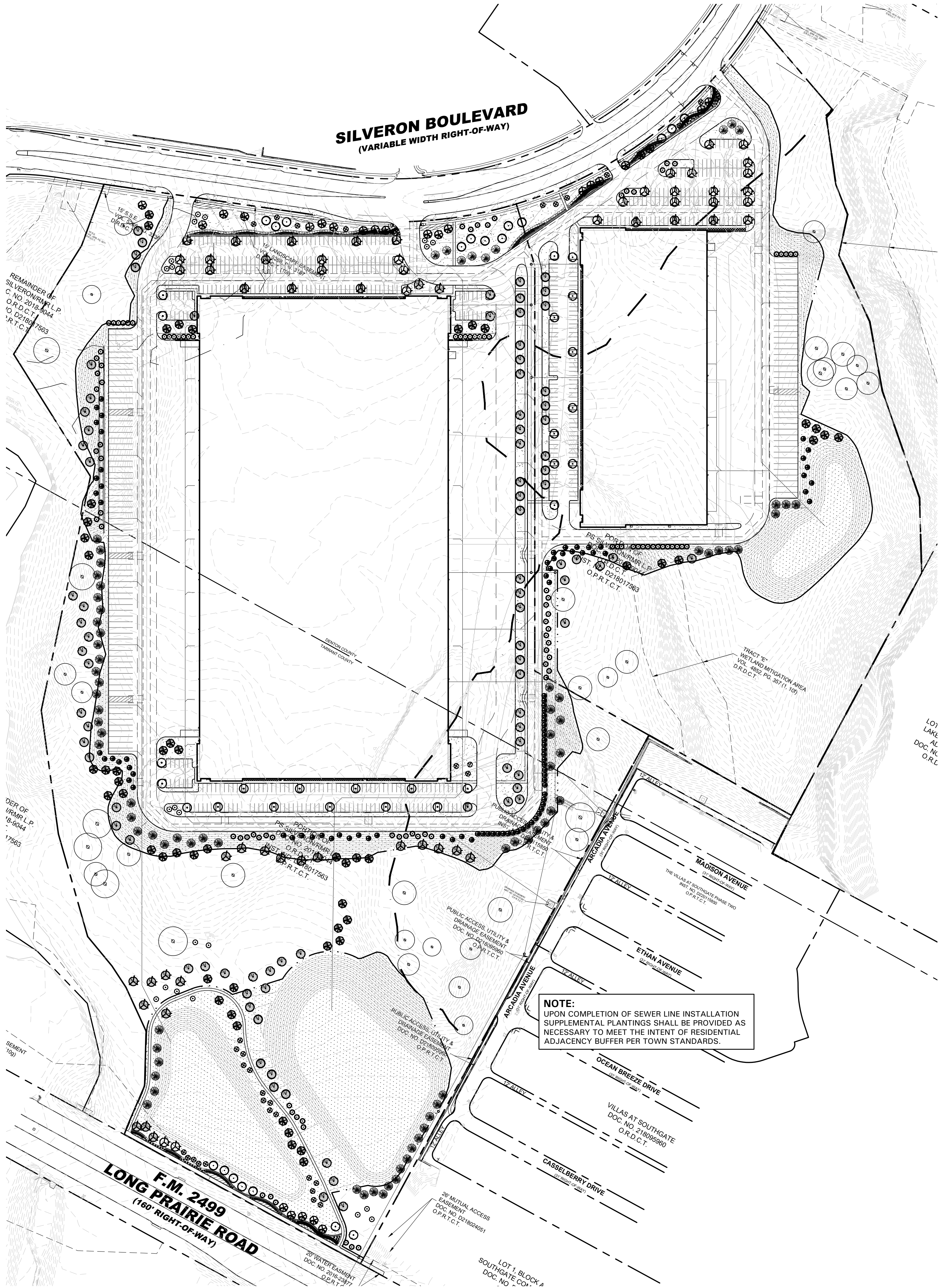
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

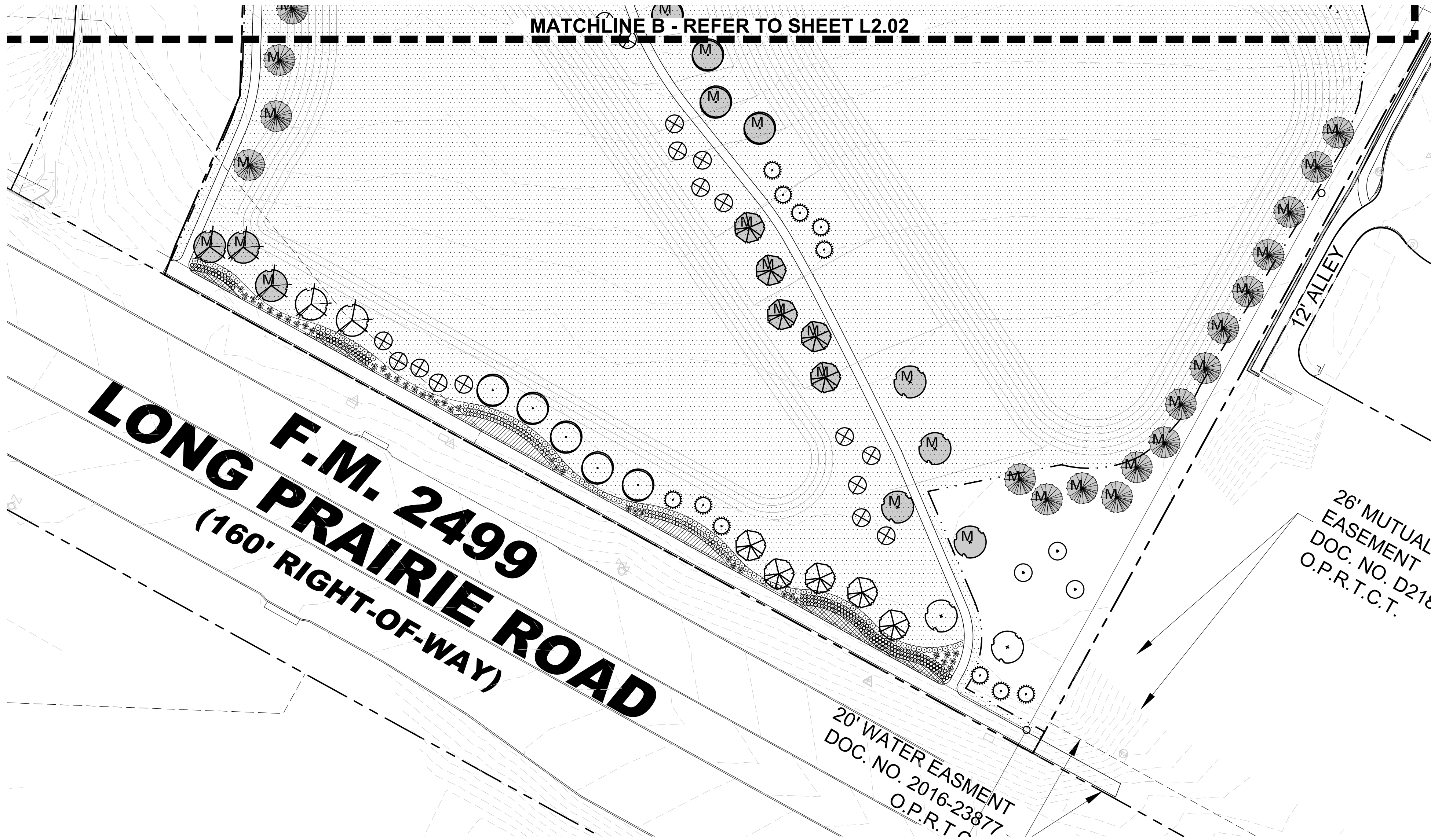


SCALE: 1" = 40000"
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LANDSCAPE NOTES

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

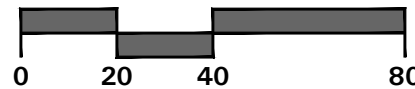
1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES 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.

PLANT LEGEND

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

REFER TO PLANT LIST L2.00

SCALE: 1" = 40'-0"



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.

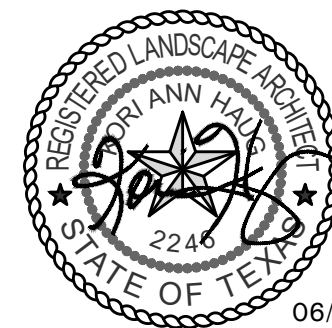
HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. 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.
3. 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.
4. 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.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. 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.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

MITIGATION TREE LEGEND



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LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

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DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

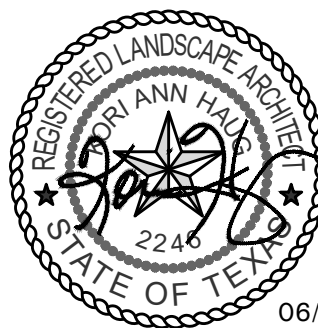
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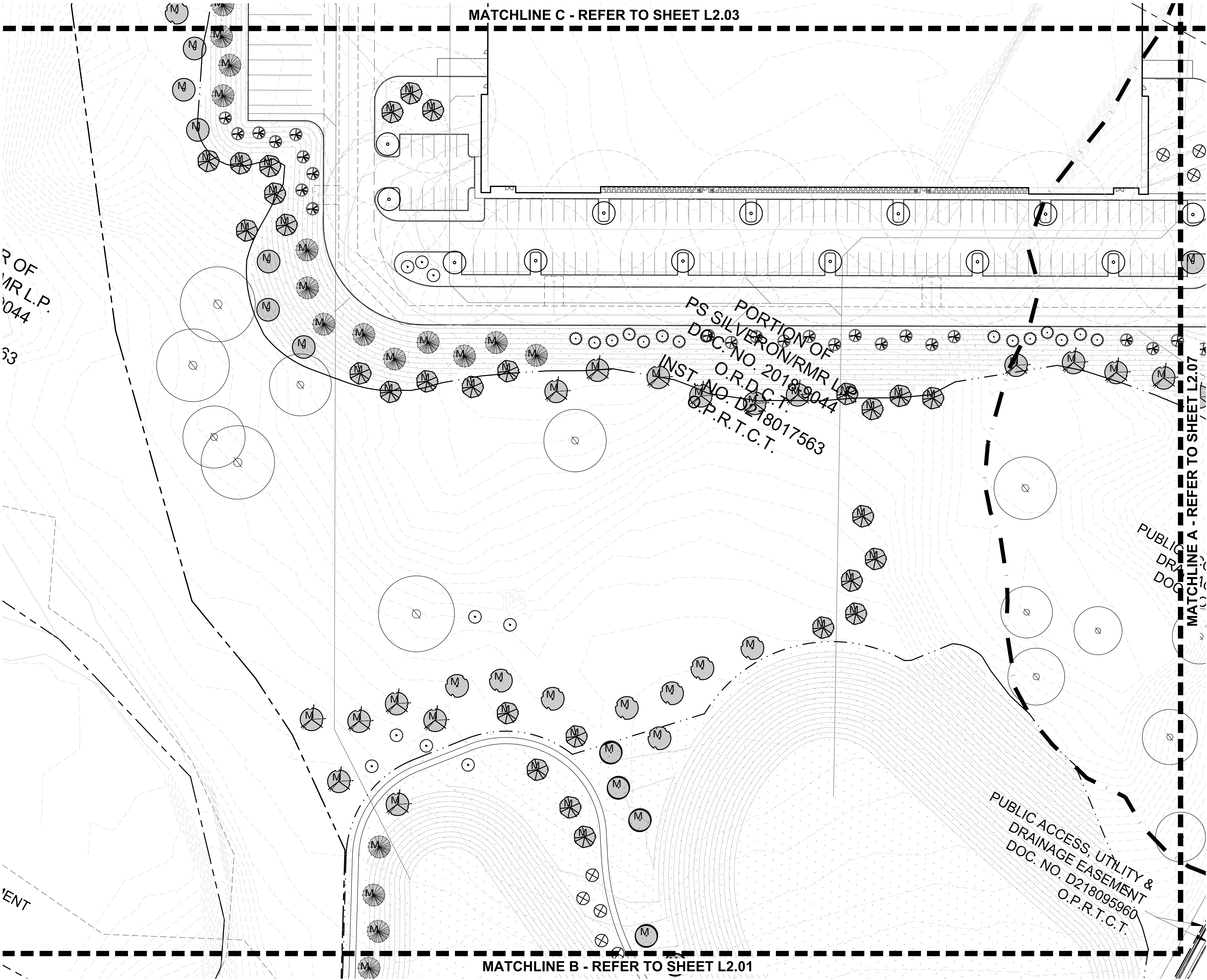
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PLAN

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L2.02



MITIGATION TREE LEGEND

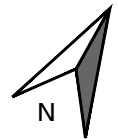
M. MITIGATION TREE
(233) TOTAL

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



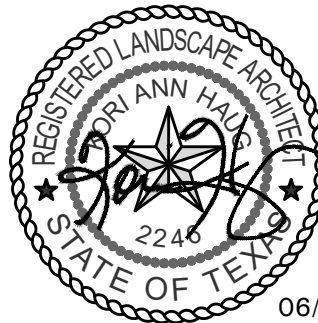
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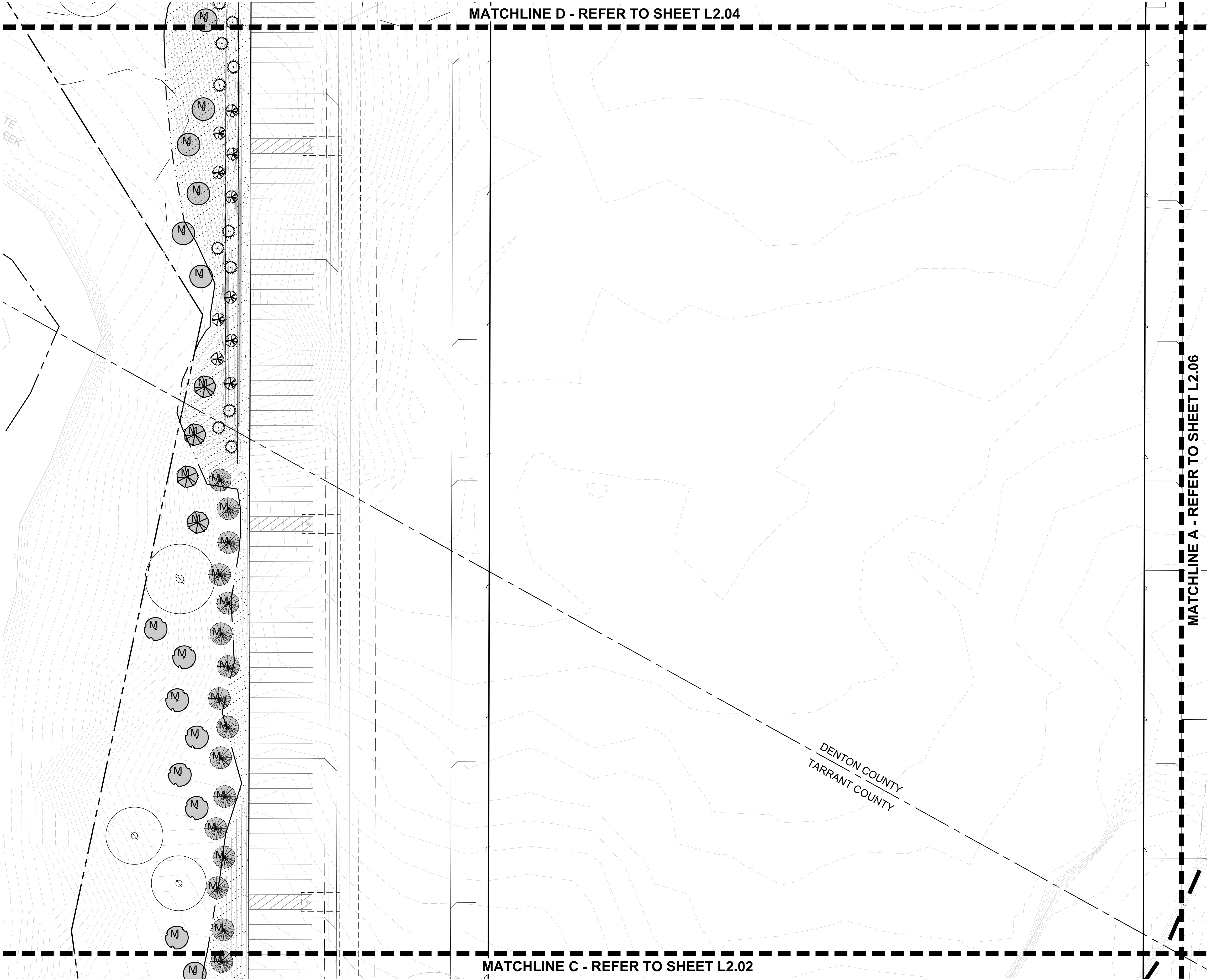
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PLAN

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L2.03



MITIGATION TREE LEGEND

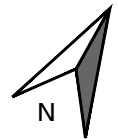
M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

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

REFER TO PLANT LIST L2.00



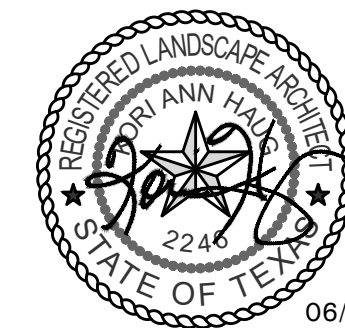
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LANDSCAPE PLAN

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DRAWING INFORMATION

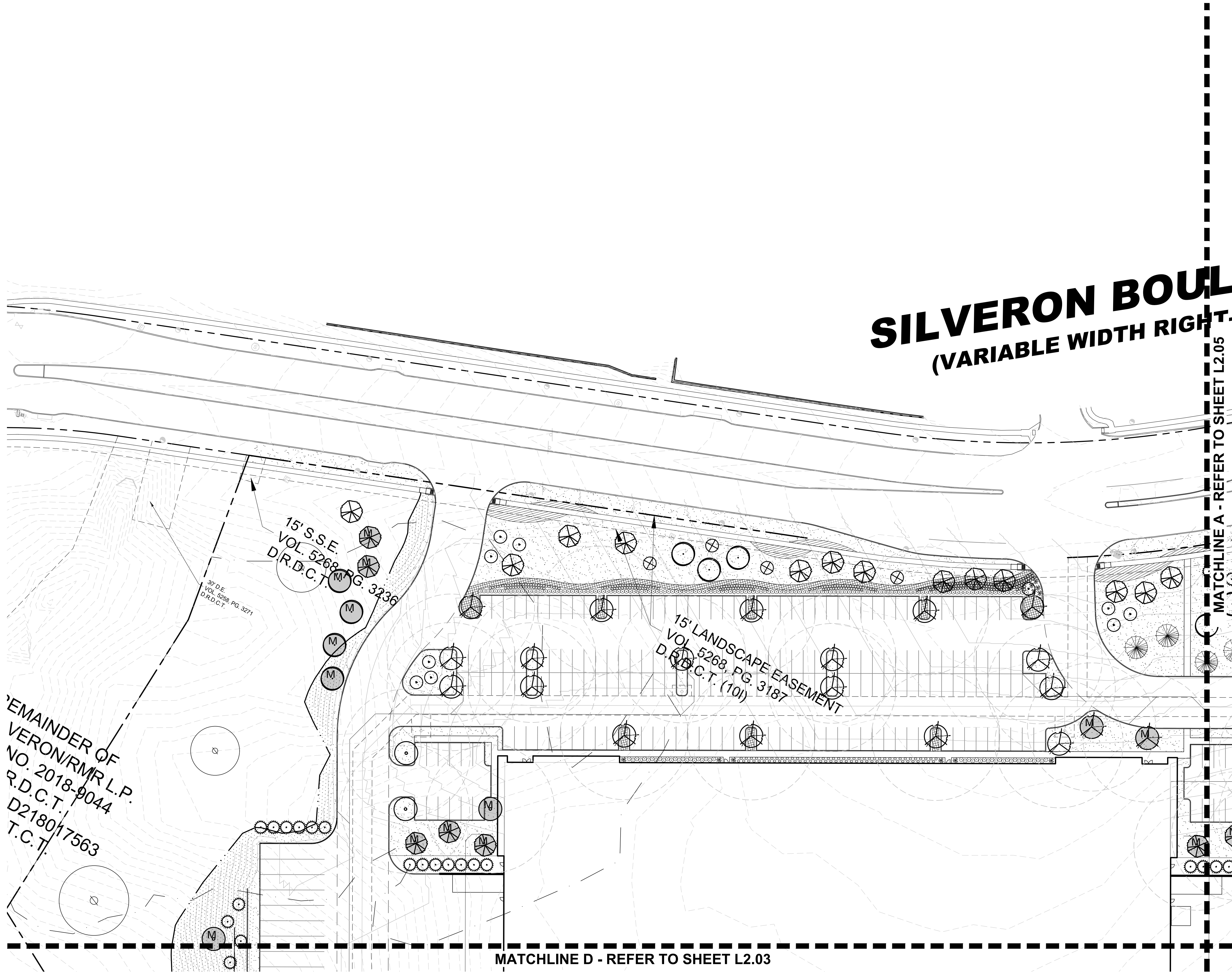
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DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.04



MITIGATION TREE LEGEND

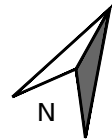
M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL COMMON NAME

- AP Chinkapin Oak
- CO Vitex
- BO Bur Oak
- LO Live Oak
- ERC Eastern Redcedar
- LE Lacebark Elm
- WO Water Oak
- RB Forest Pansy Redbud
- SO Shumard Red Oak
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- MFG Mexican Feathergrass
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- Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



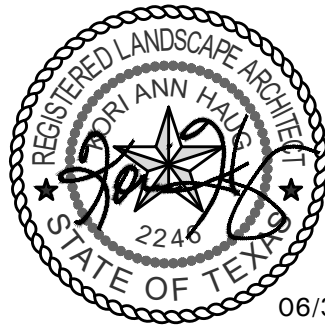
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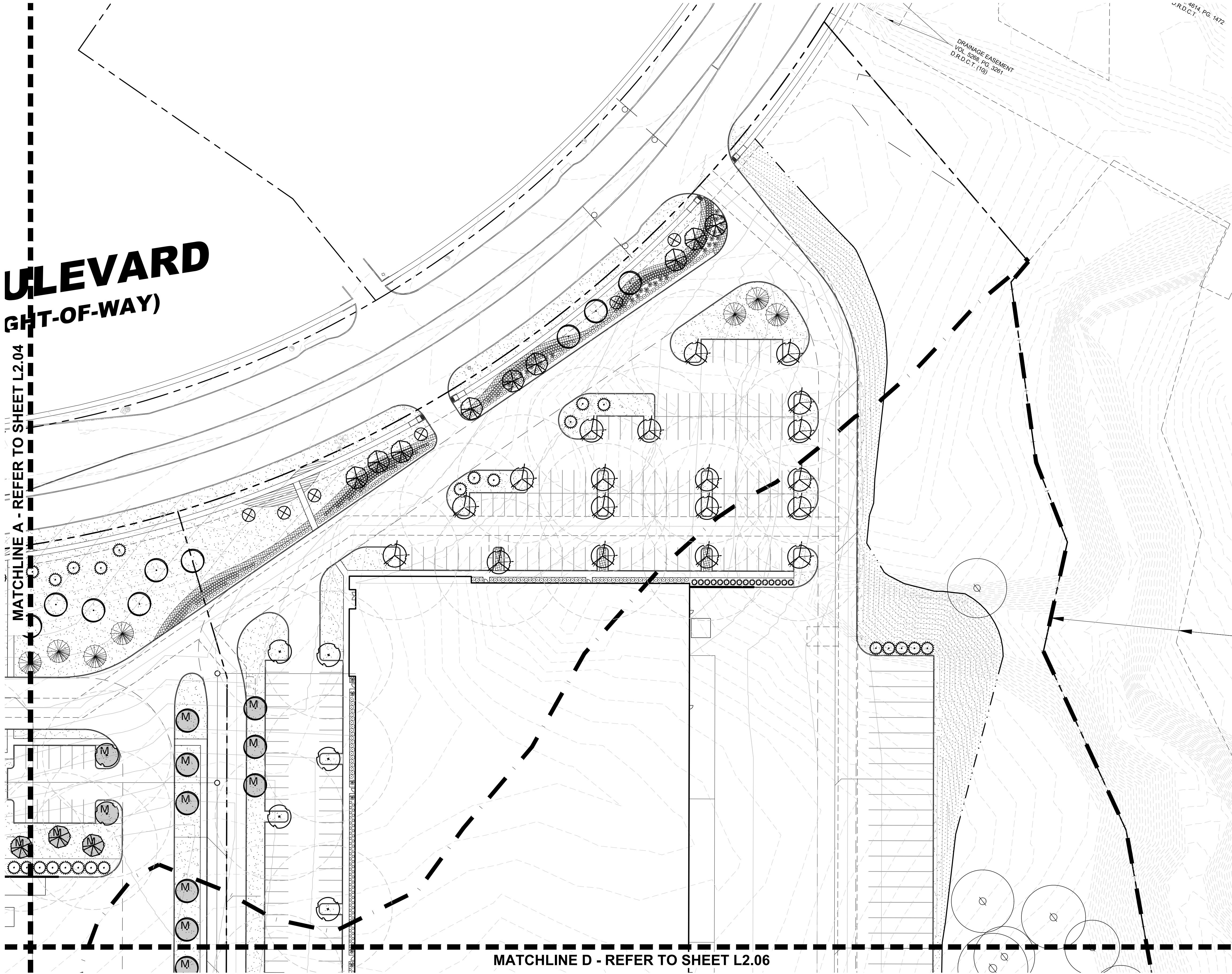
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L2.05



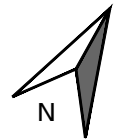
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
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	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



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Dallas, Texas 75205
214.865.7192 office

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

[illegible]

DRAWING INFORMATION

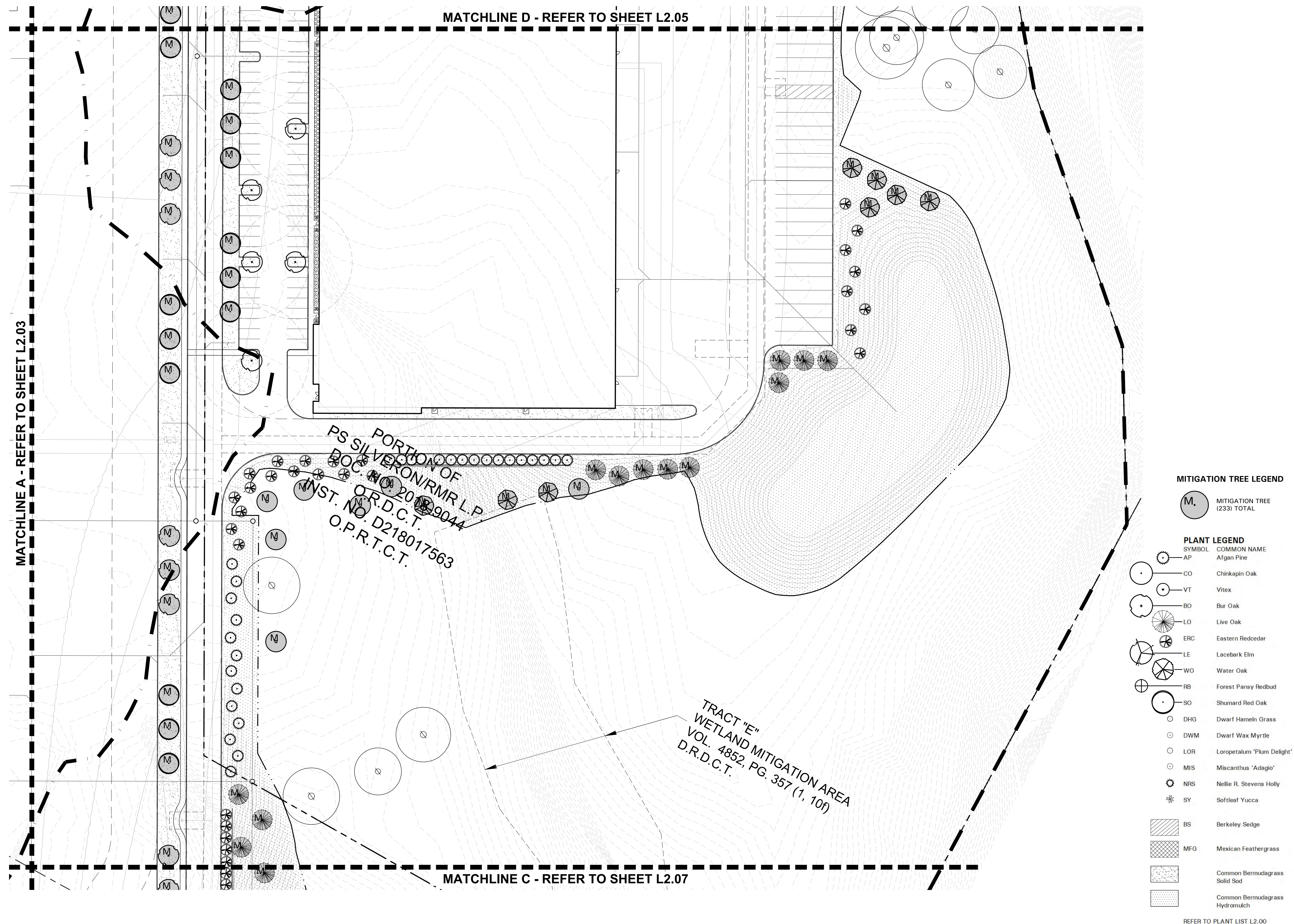
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Date: 03/22/21
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Duke Realty Job #:
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DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.06



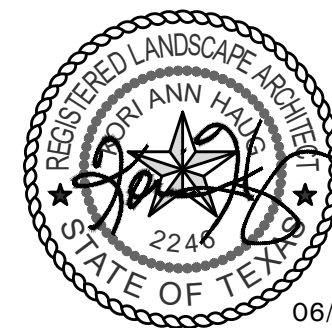
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FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

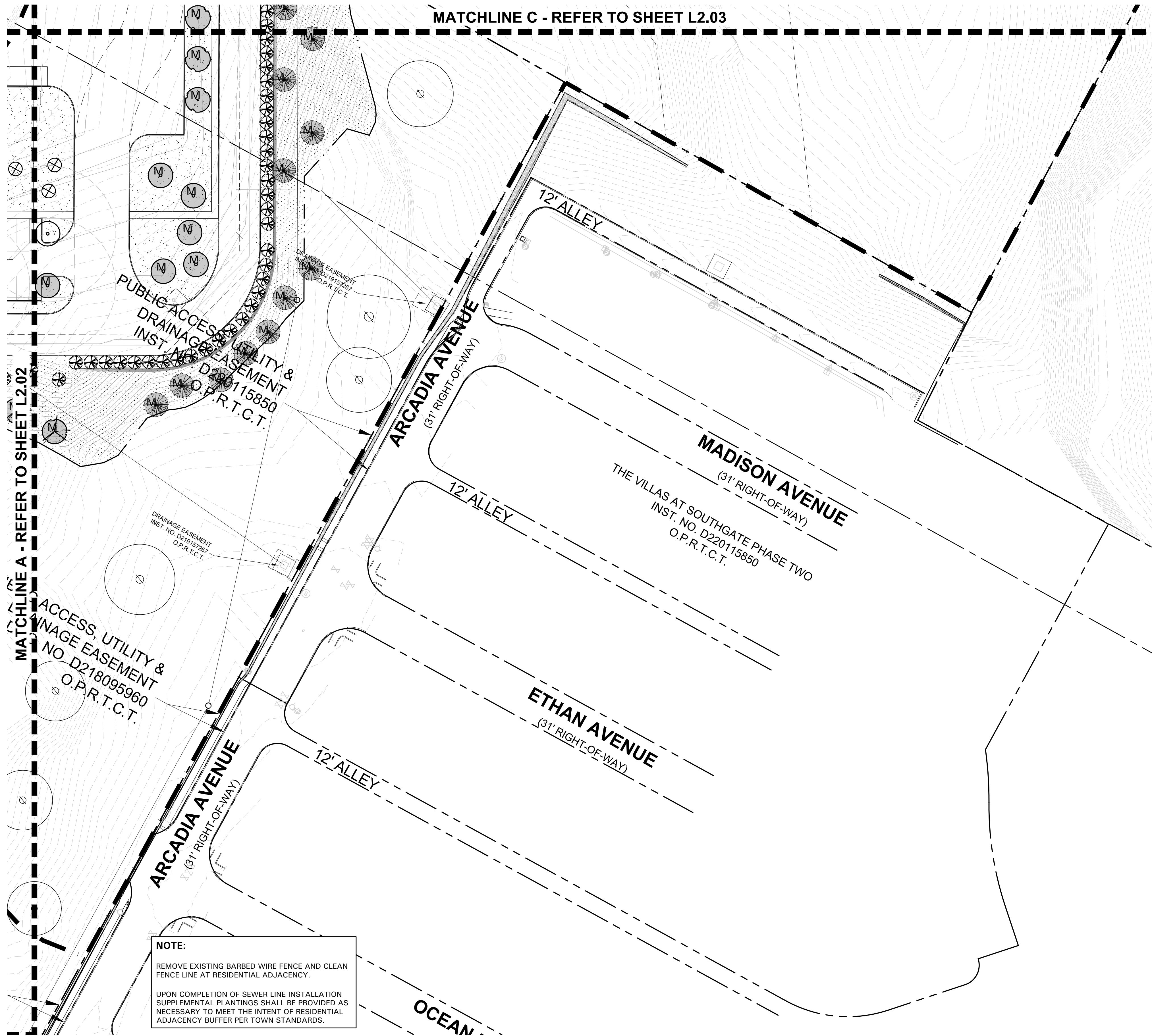
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Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.07



MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

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

REFER TO PLANT LIST L2.00



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



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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

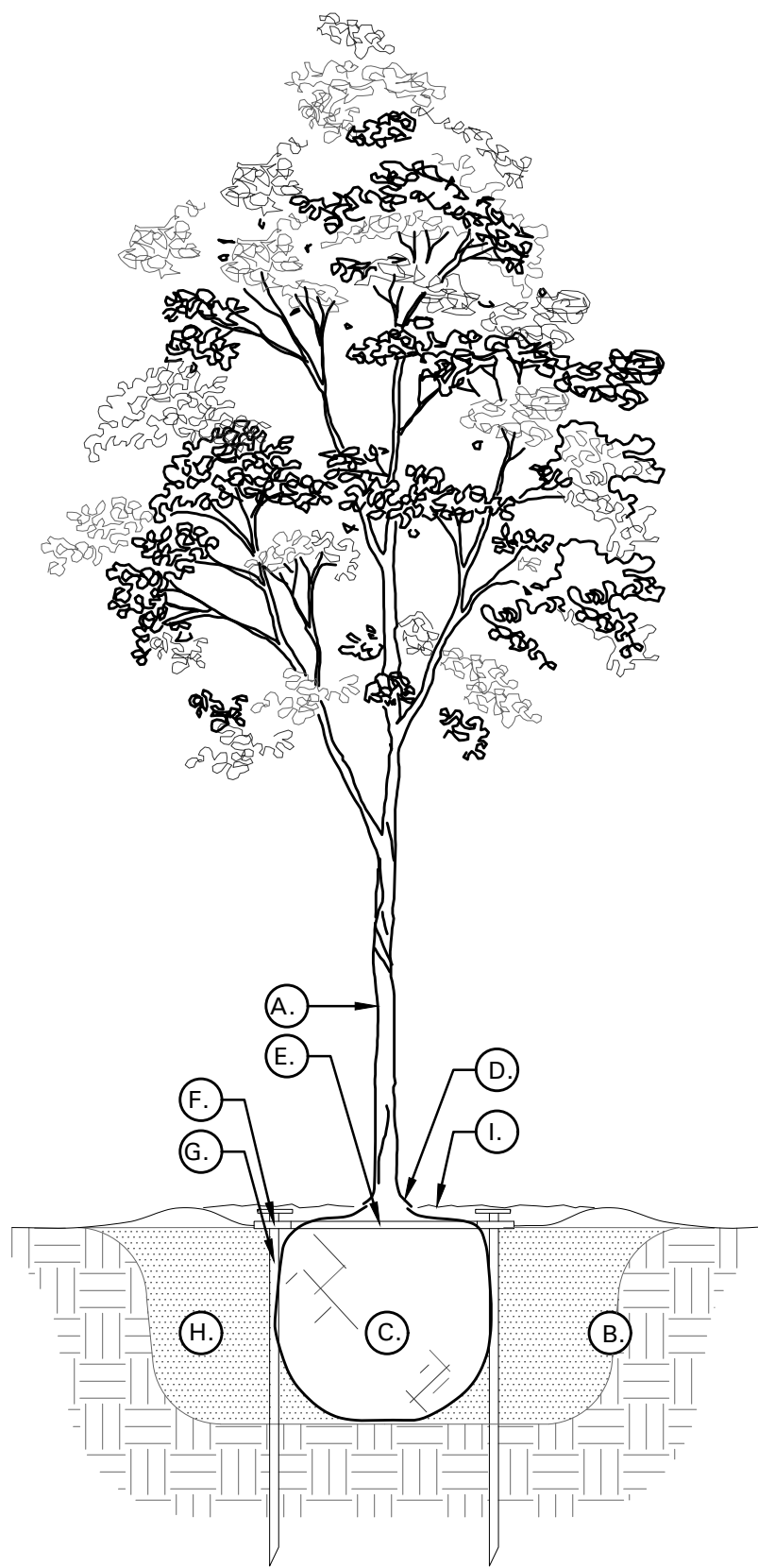
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.

- 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.



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

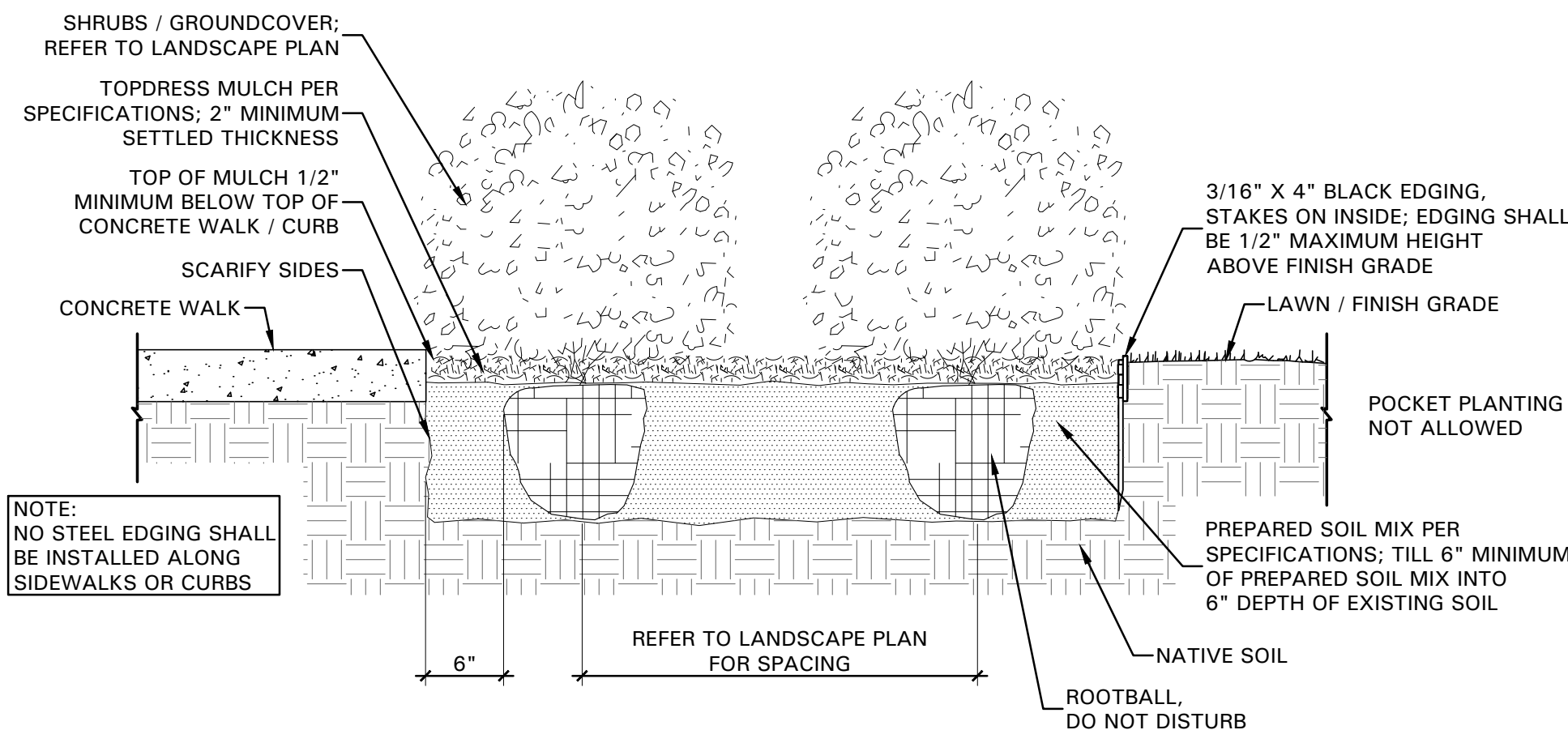
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; 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.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

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'.

- Do not wrap trees.

- Do not over prune.

- 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.

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

- 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.

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

- 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.

- 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.

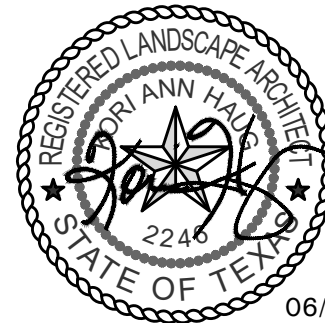
3.3 CLEANUP AND ACCEPTANCE

- 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

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FLOWER MOUND, TEXAS

LANDSCAPE SPECIFICATIONS

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.08



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• 214.865.7192 office

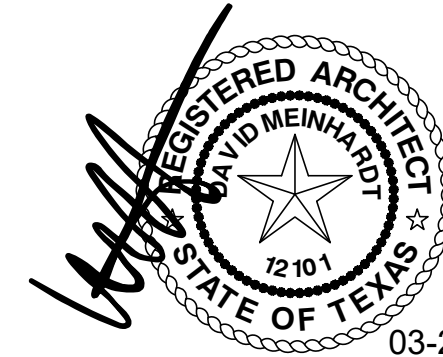


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Client / Consultant 1

Client / Consultant 2

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SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

DRAWING INFORMATION

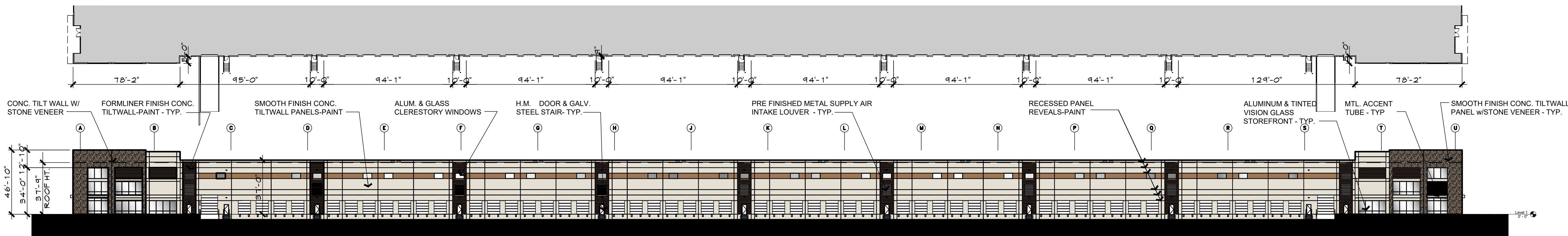
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A/E Job #:

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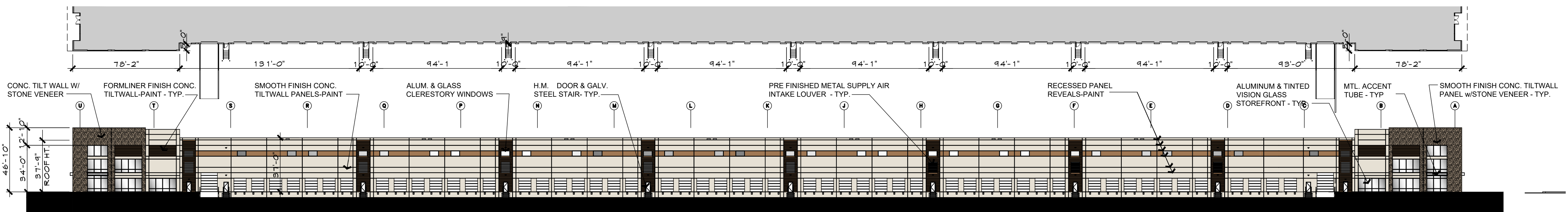
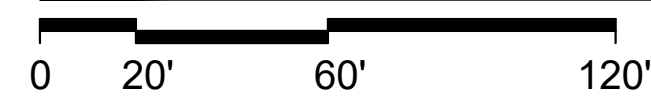
Town Approval

SHEET NUMBER

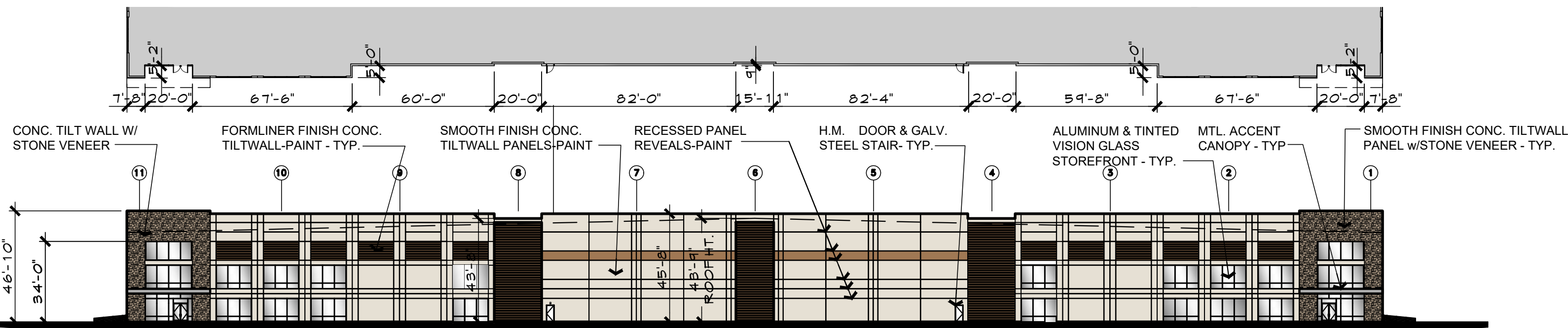
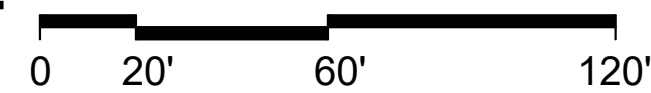
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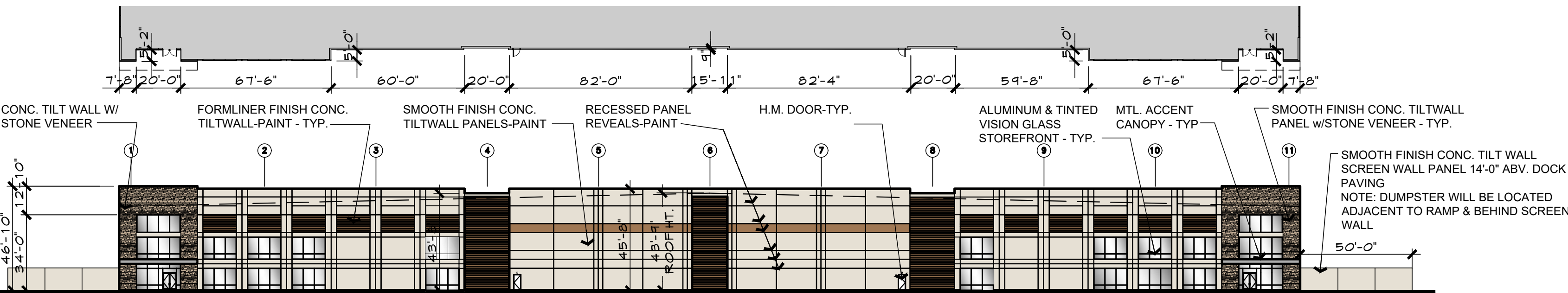
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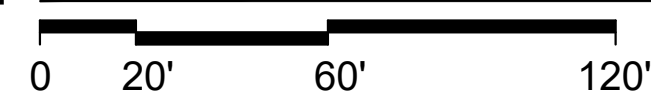
02 EAST ELEVATION-BUILDING 1



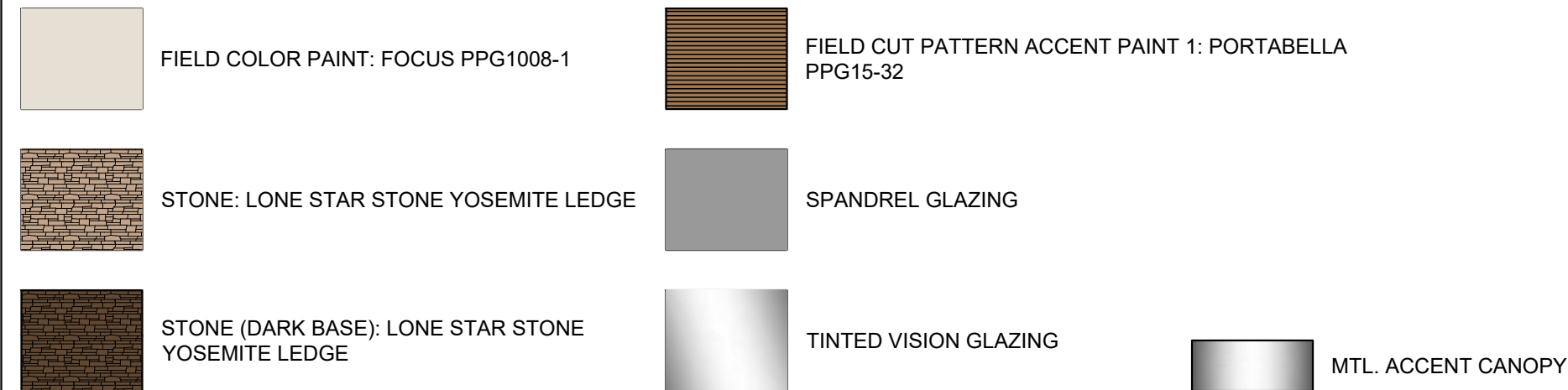
03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1



COLOR SELECTION KEY



MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	24,176 S.F.	24,176 S.F.	44,475 S.F.	44,475 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	20,454 S.F.	20,454 S.F.	36,602 S.F.	36,602 S.F.
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%
*CONC. WALL S.F.	15,334 S.F. / 73%	15,344 S.F. / 73%	30,762 S.F. / 84%	30,762 S.F. / 84%
*TEXTURED STONE S.F.	1,934 S.F. / 9%	1,934 S.F. / 9%	2,596 S.F. / 7%	2,596 S.F. / 7%
*RECESSED FORM LINER S.F.	3,786 S.F. and 18%	3,786 S.F. / 18%	3,244 S.F. / 8%	3,244 S.F. / 8%
5. SECONDARY - METAL ACCENT S.F.	220 SF / 1%	220 S.F. / 1%	120 S.F. / 0.3%	120 S.F. / 0.3%

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

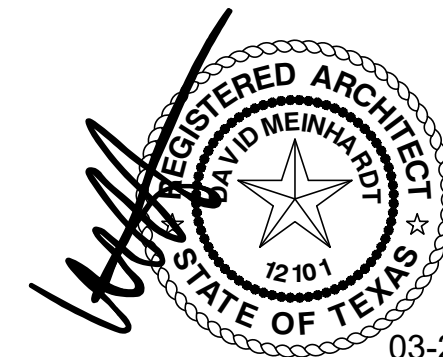


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Client / Consultant 1

Client / Consultant 2

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03-22-21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

ZPD SUBMITTAL	03-22-21
# Description	Date

DRAWING INFORMATION

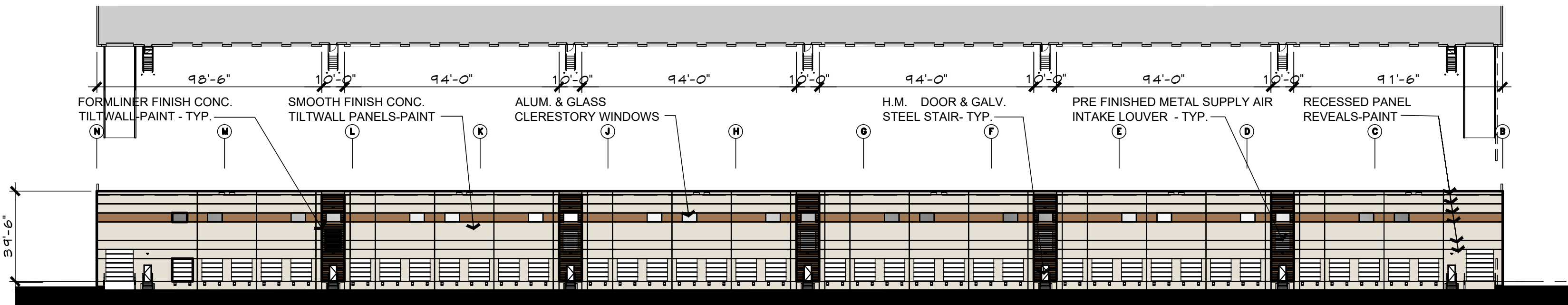
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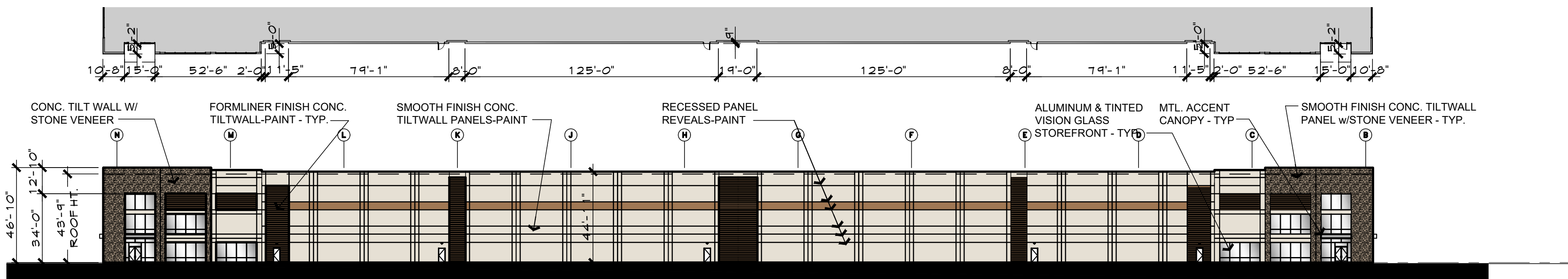
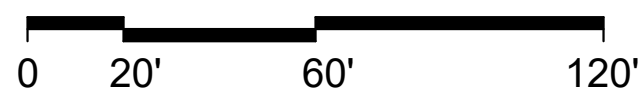
Town Approval

SHEET NUMBER

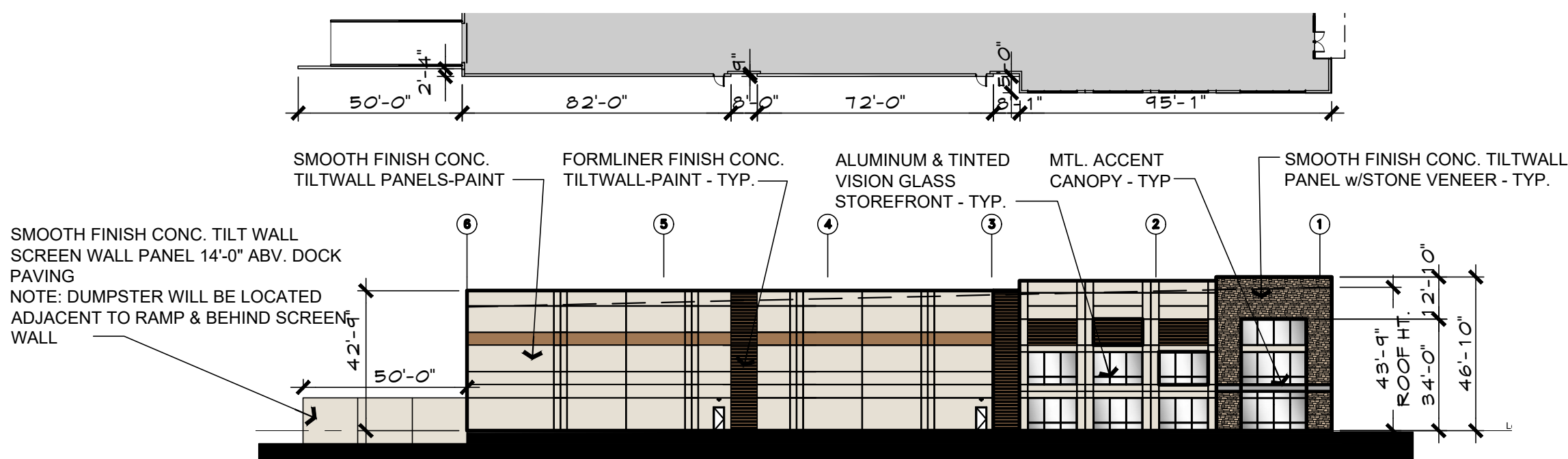
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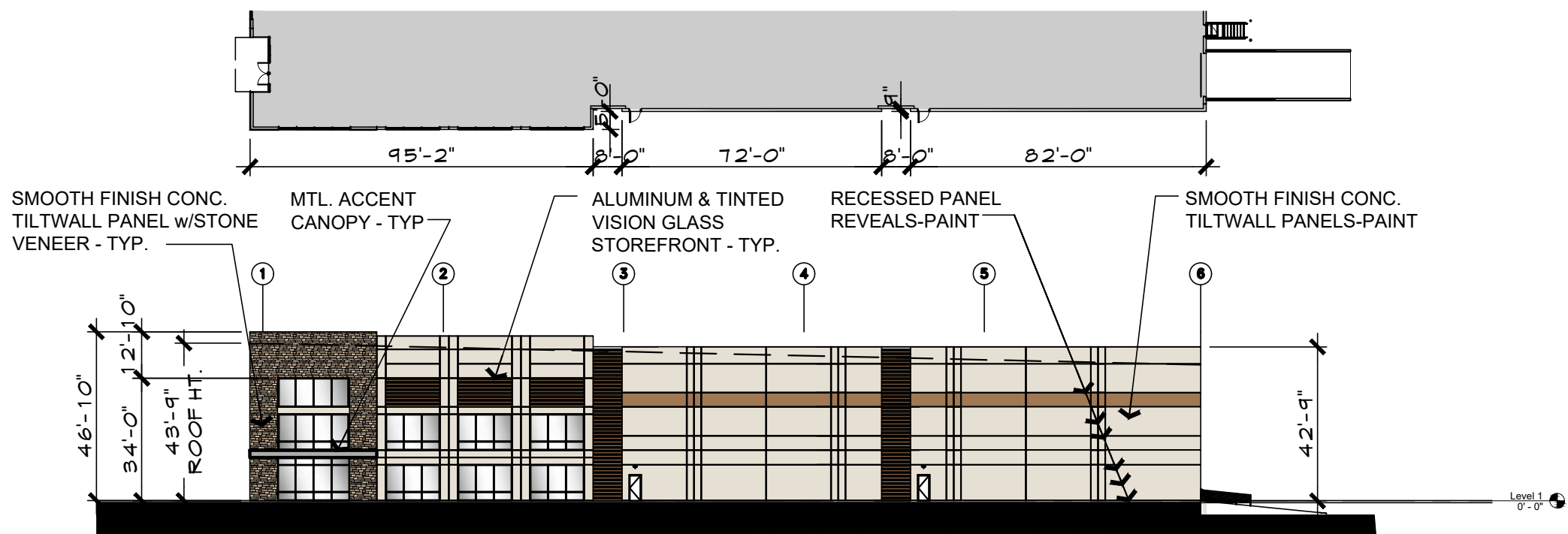
01 EAST ELEVATION-BUILDING 2



02 WEST ELEVATION-BUILDING 2



03 NORTH ELEVATION-BUILDING 2



04 SOUTH ELEVATION-BUILDING 2



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
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	11,580 S.F.	11,580 S.F.	26,802 S.F.	28,355 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	10,158 S.F.	10,158 S.F.	22,092 S.F.	26,090 S.F.
3. DOORS AND WINDOWS S.F.	1,422 S.F.	1,422 S.F.	4,710 S.F.	2,265 S.F.
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	10,158 S.F. / 87%	10,158 S.F. / 87%	22,092 S.F. / 82%	26,090 S.F. / 92%
*CONC. WALL S.F.	8,246 S.F. / 83%	8,246 S.F. / 83%	20,212 S.F. / 91%	21,894 S.F. / 84%
*TEXTURED STONE S.F.	967 S.F. / 9%	967 S.F. / 9%	-	2,600 S.F. / 10%
*CONC. FIELD CUT PATTERN S.F.	765 S.F. / 11%	765 S.F. / 11%	1,880 S.F. / 8%	1,596 S.F. / 6%
5. SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.4%

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

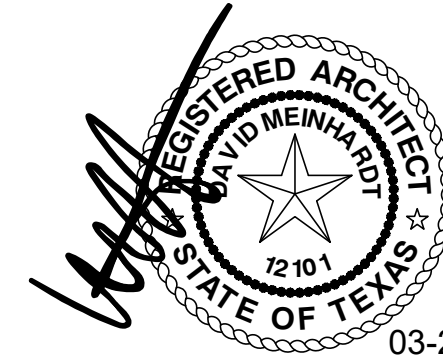


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972.361.6700 • 972.361.6800 (fx)

Client / Consultant 1

Client / Consultant 2

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

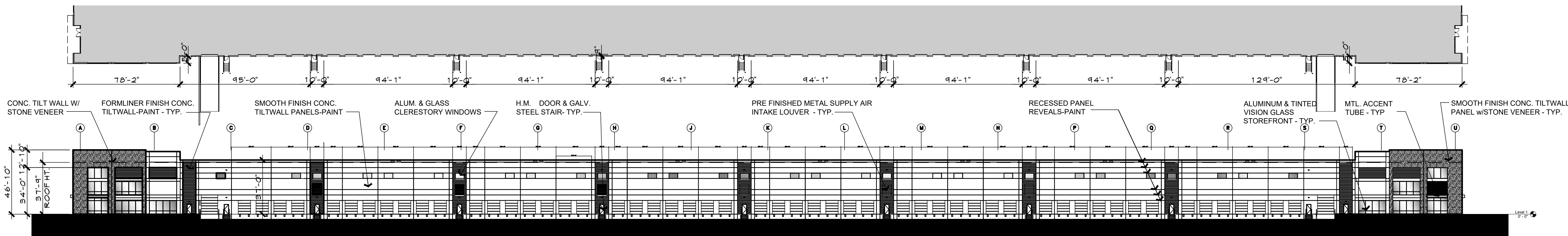
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Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

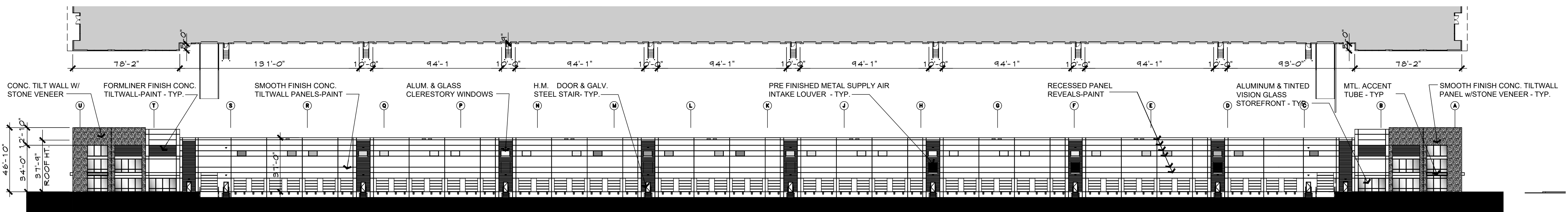
SHEET NUMBER

A6.01-b/w



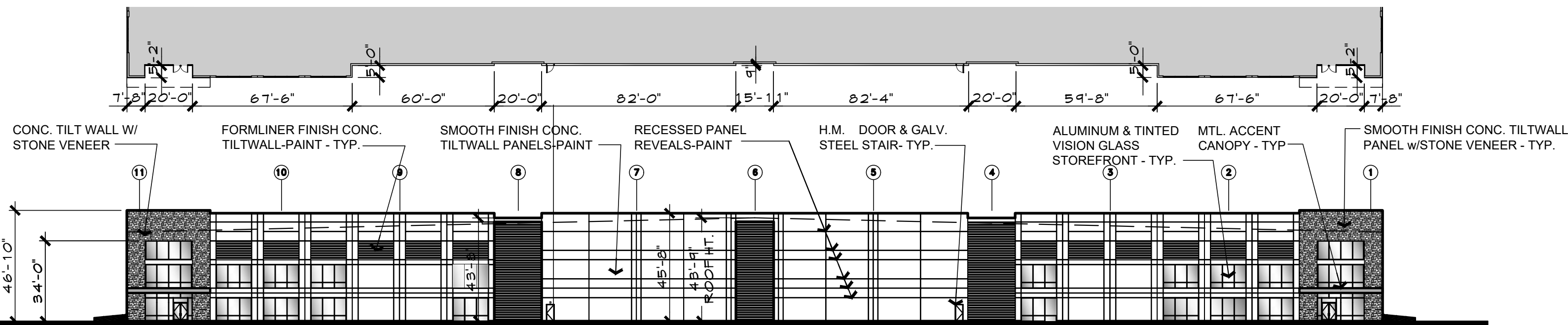
01 WEST ELEVATION-BUILDING 1

0 20' 60' 120'



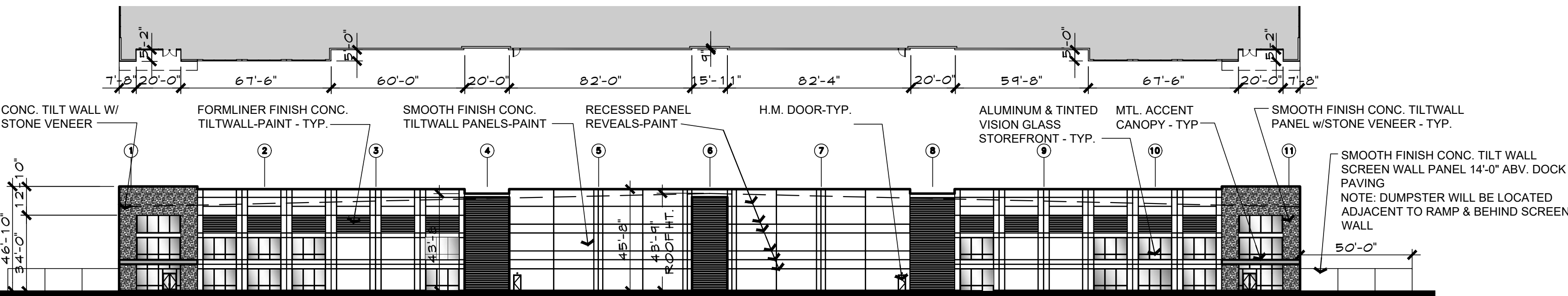
02 EAST ELEVATION-BUILDING 1

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
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	24,176 S.F.	24,176 S.F.	44,475 S.F.	44,475 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	20,454 S.F.	20,454 S.F.	36,602 S.F.	36,602 S.F.
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%
*CONC. WALL S.F.	15,334 S.F. / 73%	15,344 S.F. / 73%	30,762 S.F. / 84%	30,762 S.F. / 84%
*TEXTURED STONE S.F.	1,934 S.F. / 9%	1,934 S.F. / 9%	2,596 S.F. / 7%	2,596 S.F. / 7%
*RECESSED FORM LINER S.F.	3,786 S.F. and 18%	3,786 S.F. / 18%	3,244 S.F. / 8%	3,244 S.F. / 8%
5. SECONDARY - METAL ACCENT S.F.	220 SF / 1%	220 S.F. / 1%	120 S.F. / 0.3%	120 S.F. / 0.3%

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

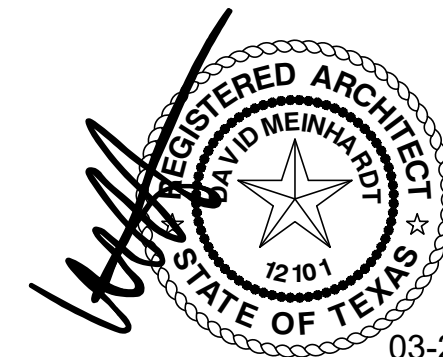


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Client / Consultant 2

MEINHARDT & ASSOCIATES ARCHITECTS P.L.L.C.
14043 DALLAS PARKWAY, SUITE 636
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

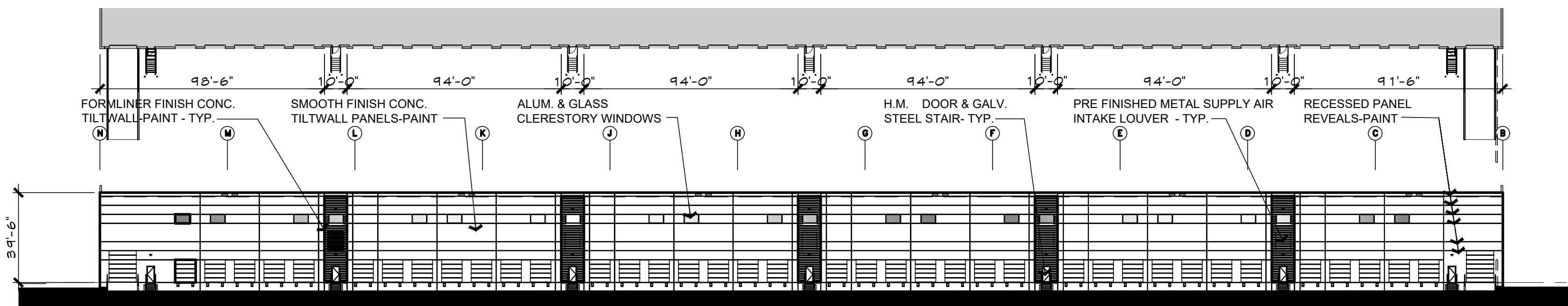
Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

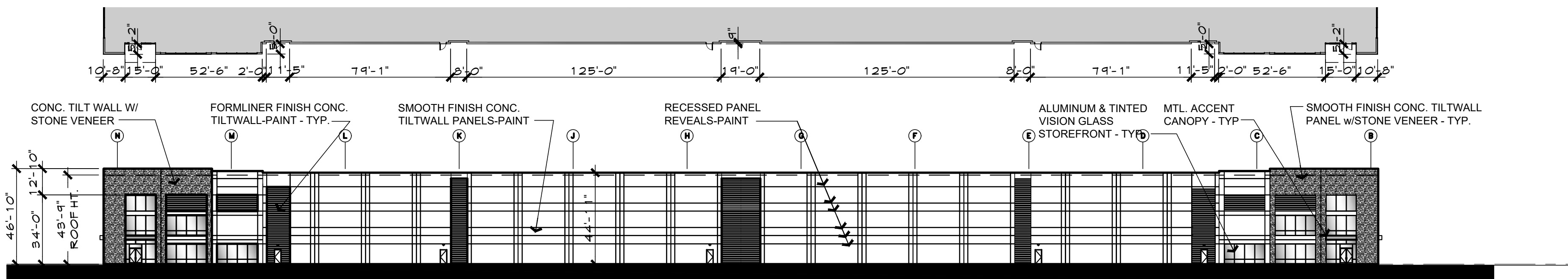
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A6.02-b/w



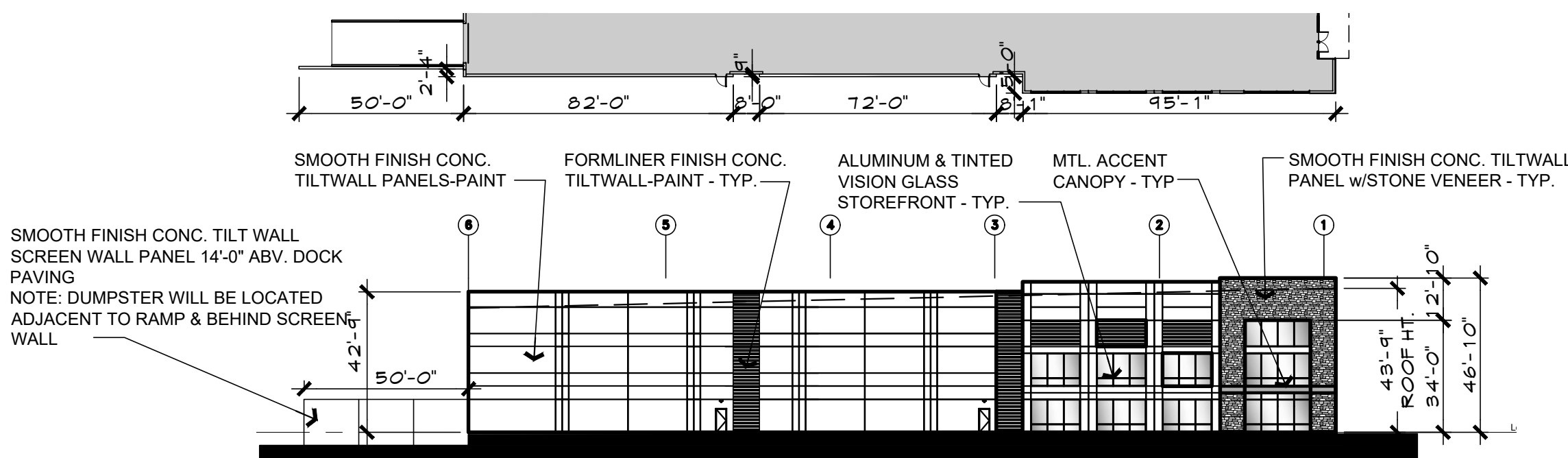
01 EAST ELEVATION-BUILDING 2

0 20' 60' 120'



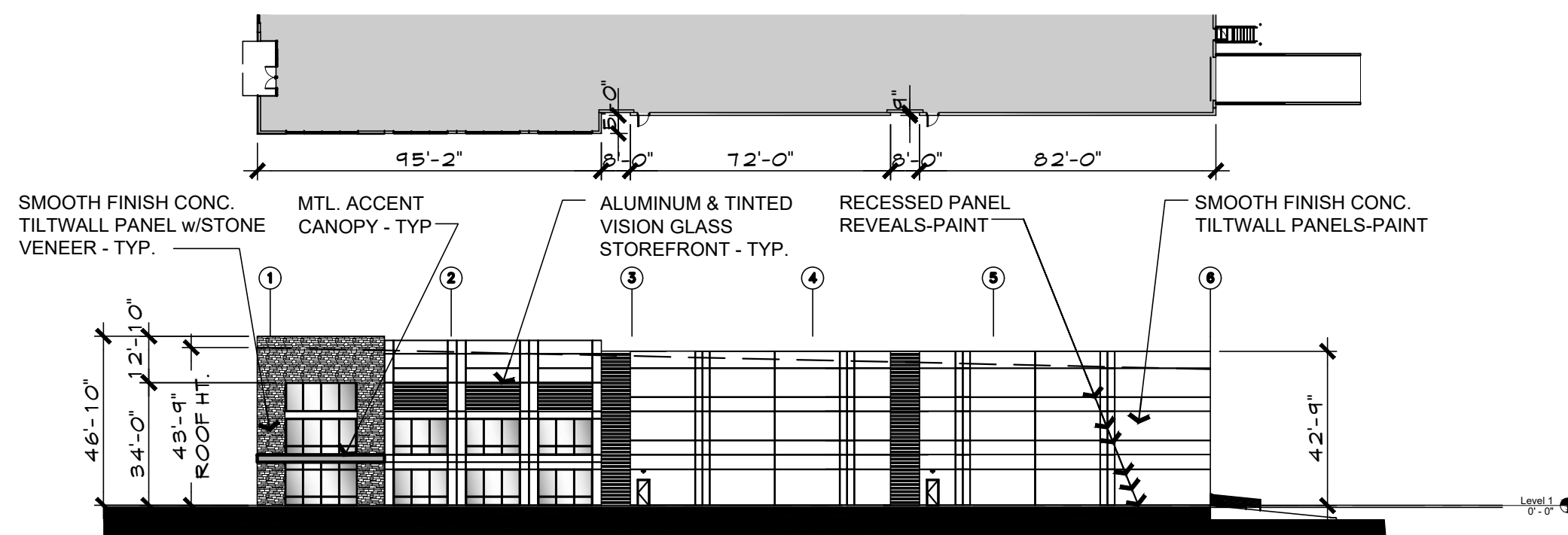
02 WEST ELEVATION-BUILDING 2

0 20' 60' 120'



03 NORTH ELEVATION-BUILDING 2

0 20' 60' 120'



04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

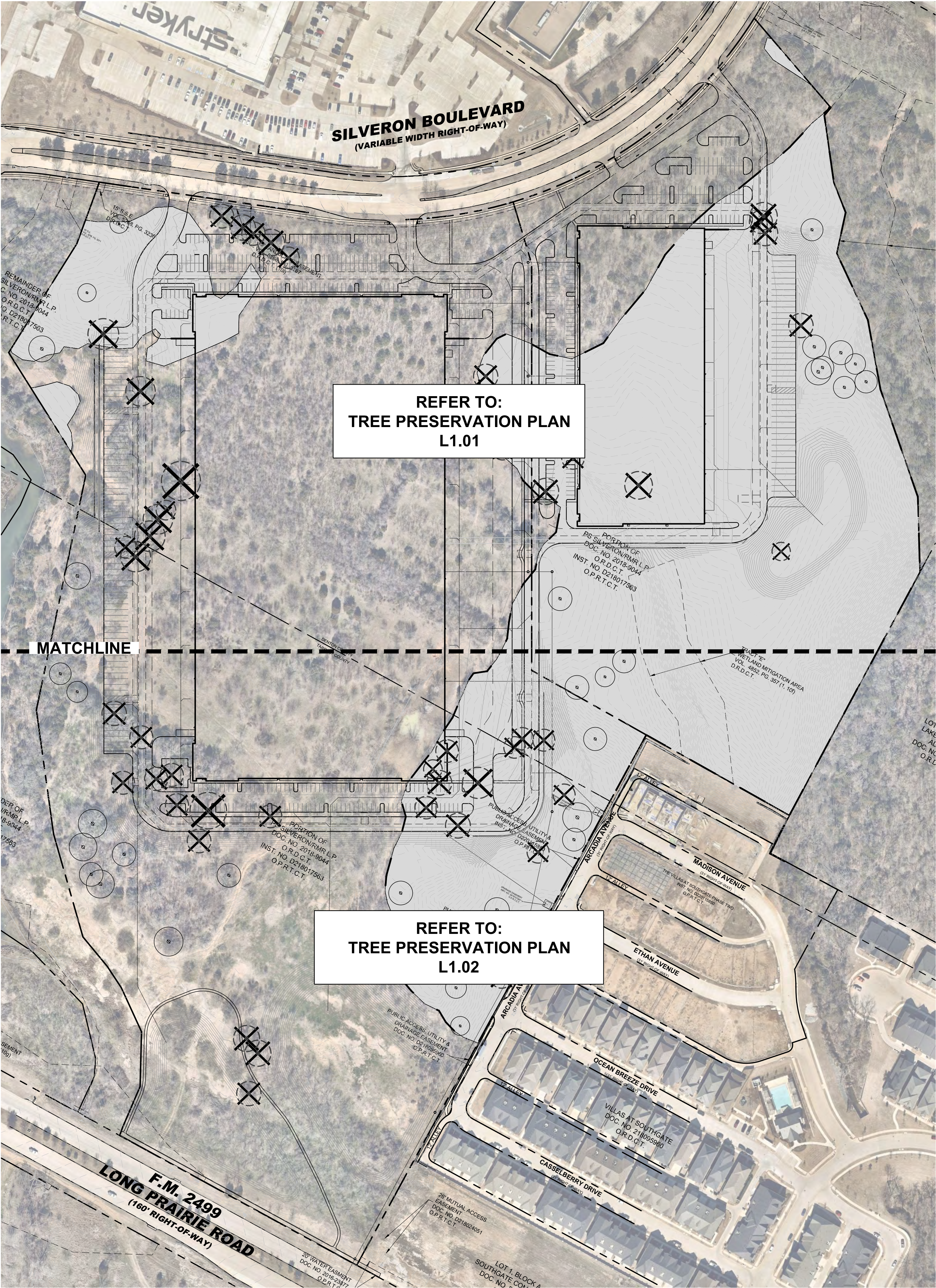
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*CONC. FIELD CUT PATTERN S.F.	765 S.F. / 11%	765 S.F. / 11%	1,880 S.F. / 8%	1,596 S.F. / 6%
5. SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.4%

NOTE:
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TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



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



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Dallas, TX 75254
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08/30/21
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

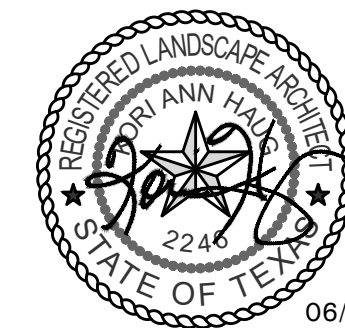
SPECIMEN TREE
PLAN

SHEET NUMBER

L1.00



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TREE PRESERVATION PLAN

ISSUANCES

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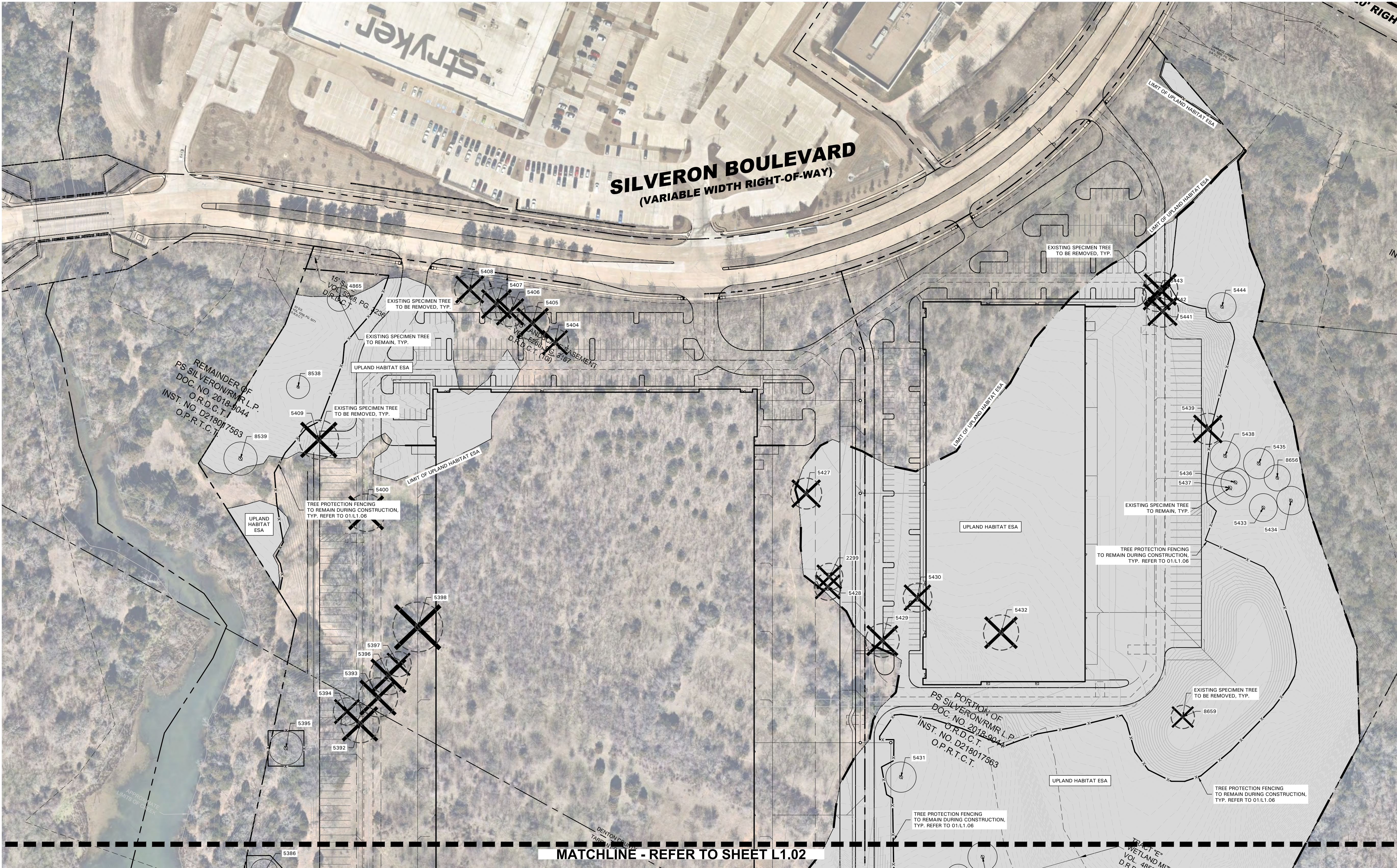
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Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

TREE PRESERVATION
PLAN

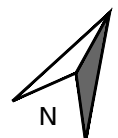
SHEET NUMBER

L1.01



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



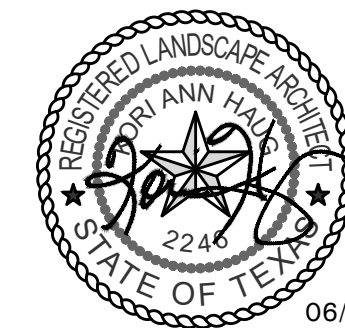
SCALE: 1" = 80'-0"
0 40 80 160



4245 North Central Expy
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)



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION PLAN

ISSUANCES

DRAWING INFORMATION

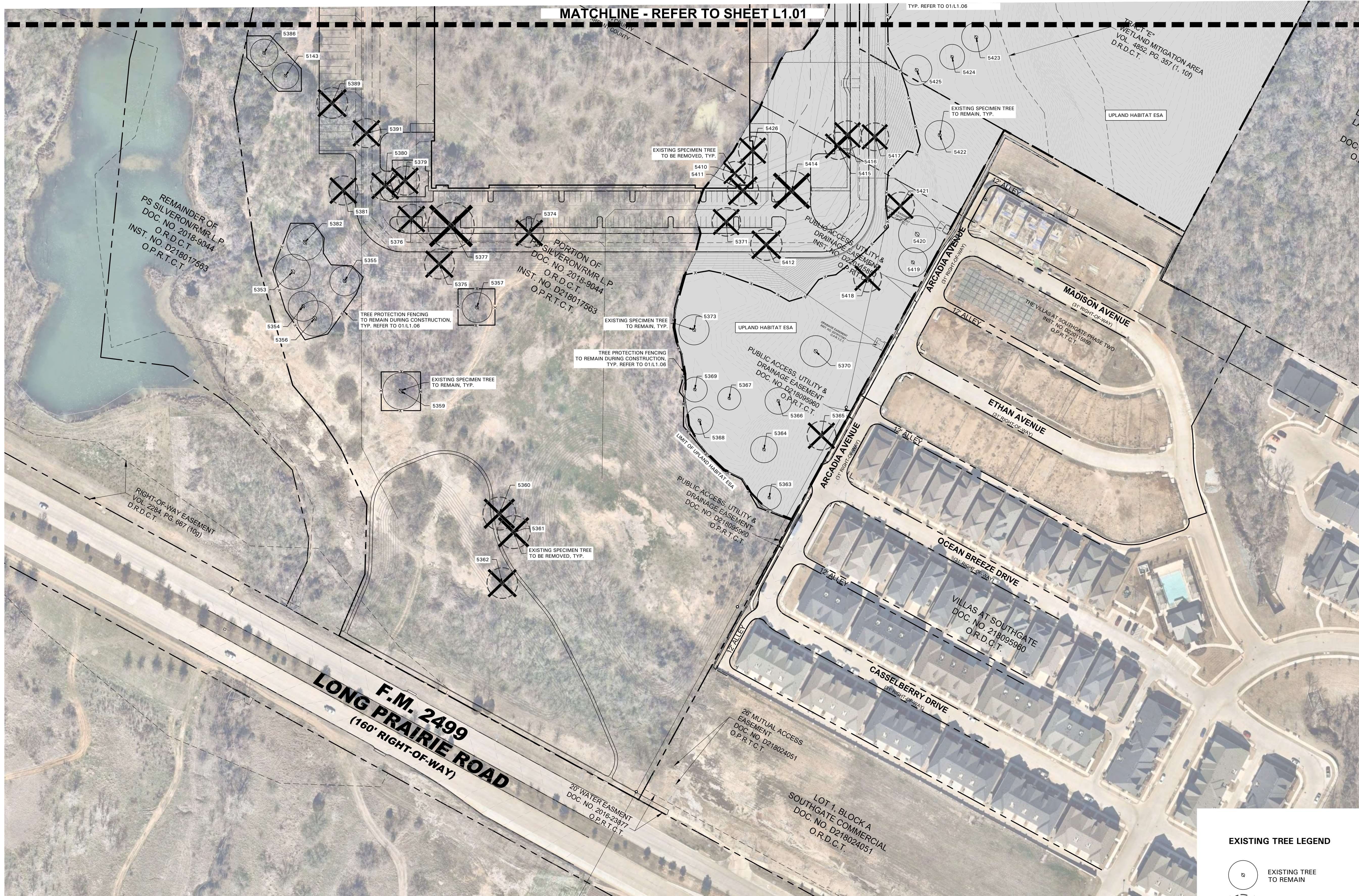
Scale: 1"=80'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

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"
0 40 80 160



4245 North Central Expy
Suite 501
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TREE PRESERVATION NOTES

DRAWING INFORMATION

DRAWING / SHEET TITLE

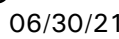
SHEET NUMBER

L1.03

- 4245 North Central Expy
- 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
5036	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	12.8	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
5054	9.9	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	1	BUILDABLE AREA
5067	18.9	post oak	Quercus stellata	TO BE REMOVED	Healthy	1	BUILDABLE AREA
5068	10.7	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy	1	BUILDABLE AREA
5069	7.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy	1	BUILDABLE AREA
5070	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy	1	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	16.0	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	15.8	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	Healthy	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



SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION NOTES

ISSUANCES

[illegible]

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

L1.04

TREE SURVEY FIELD DATA - PROTECTED TREES							
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health		
5127	9.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5128	9.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5129	10.3	blackjack oak	Quercus marilandica	TO REMAIN	Healthy	1	BUILDABLE AREA
5130	11.8	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
5131	15.2	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5132	19.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5133	15.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5134	13.9	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5135	14.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5136	10.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5137	20.3	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5138	19.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5139	20.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5140	14.6	cedar elm	Ulmus crassifolia	TO REMAIN	Declining		BUILDABLE AREA
5141	15.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5142	14.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5144	9.6	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5145	9.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5146	10.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5148	7.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5149	9.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5150	10.8	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5151	13.2	white ash	Fraxinus americana	TO REMAIN	Declining		BUILDABLE AREA
5152	15.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5153	15.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Declining		BUILDABLE AREA
5154	12.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5155	22.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5156	15.8	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5157	12.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5158	18.5	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5159	10.8	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5160	12.3	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5161	16.8	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5162	14.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5163	10.5	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5164	18.4	post oak	Quercus stellata	TO BE REMOVED	Healthy	1	BUILDABLE AREA
5165	22.6	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5166	18.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5167	20.6	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5168	15.2	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5169	14.8	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5170	18.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5171	15.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5172	15.2	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5173	20.7	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5174	22.2	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5175	14.8	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5176	13.4	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5177	22.1	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5178	24.3	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5179	16.3	post oak	Quercus stellata	TO BE REMOVED	Hazard		BUILDABLE AREA
5204	8.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5205	7.1	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5206	10.6	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5207	12.0	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5208	11.9	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
5210	4.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5211	10.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5212	13.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5213	13.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5216	13.7	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5217	15.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5218	22.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5219	20.6	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5220	20.9	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5222	15.4	post oak	Quercus stellata	TO BE REMOVED	Declining		BUILDABLE AREA
5223	20.4	post oak	Quercus stellata	TO BE REMOVED	Hazard		BUILDABLE AREA
5224	20.1	post oak	Quercus stellata	TO BE REMOVED	Hazard		BUILDABLE AREA
5225	15.3	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5226	18.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5227	21.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5228	15.0	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
5229	14.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5230	19.6	post oak	Quercus stellata	TO REMAIN	Declining		BUILDABLE AREA
5231	16.9	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5232	21.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5233	19.4	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
5234	21.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5235	18.6	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5236	15.3	blackjack oak	Quercus marilandica	TO REMAIN	Hazard		BUILDABLE AREA
5237	14.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5238	20.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5239	15.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5240	16.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5241	14.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5242	19.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5243	20.3	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5244	19.6	post oak	Quercus stellata	TO REMAIN	Hazard		BUILDABLE AREA
5245	22.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5246	18.5	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
5247	21.3	post oak	Quercus stellata	TO BE REMOVED	Healthy	1	BUILDABLE AREA
5248	23.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5249	7.6	American elm	Ulmus americana	TO BE REMOVED	Healthy		BUILDABLE AREA
5251	9.9	bur oak	Quercus macrocarpa	TO REMAIN	Healthy	1	BUILDABLE AREA
5252	7.1	bur oak	Quercus macrocarpa	TO REMAIN	Healthy	1	BUILDABLE AREA
5253	7.2	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5372	25.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
5381	24.0	post oak	Quercus stellata	TO BE REMOVED	Healthy		BUILDABLE AREA
5390	17.0	blackjack oak	Quercus marilandica	TO BE REMOVED	Hazard		BUILDABLE AREA
7761	14.8	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
7762	9.4	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
7763	10.3	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7764	9.2	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
7765	8.4	cedar elm	Ulmus crassifolia	TO REMAIN	Healthy	1	BUILDABLE AREA
7766	10.0	post oak	Quercus stellata	TO REMAIN	Healthy	1	BUILDABLE AREA
7767	6.4	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7768	11.5	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7769	11.9	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7770	8.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA
7771	9.6	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy		BUILDABLE AREA

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	8.0	cedar elm	Ulmus crassifolia	TO BE REMOVED	Healthy	BUILDABLE AREA
7784	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

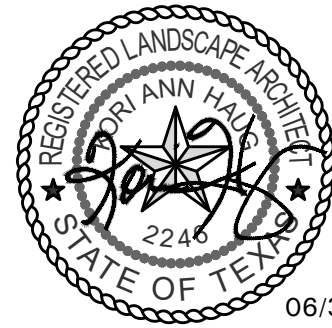


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06/30/21
Professional Seal

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

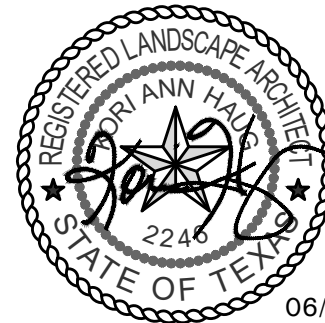
L1.05

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	6.8	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 REMAN	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 REMAN	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 REMAN	Healthy	1	BUILDABLE AREA
8547	6.3	post oak	Quercus stellata	TO REMAN	Healthy	1	BUILDABLE AREA
8548	6.9	cedar elm	Ulmus crassifolia	TO REMAN	Healthy	1	BUILDABLE AREA
8549	6.0	cedar elm	Ulmus crassifolia	TO REMAN	Healthy	1	BUILDABLE AREA
8550	6.2	cedar elm	Ulmus crassifolia	TO REMAN	Declining		BUILDABLE AREA
8551	13.5	post oak	Quercus stellata	TO REMAN	Healthy	1	BUILDABLE AREA
8552	9.5	cedar elm	Ulmus crassifolia	TO REMAN	Healthy	1	BUILDABLE AREA
8553	12.5	post oak	Quercus stellata	TO REMAN	Healthy	1	BUILDABLE AREA
8554	6.0	cedar elm	Ulmus crassifolia	TO REMAN	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 REMAN	Healthy	1	BUILDABLE AREA
8560	17.0	post oak	Quercus stellata	TO REMAN	Healthy	1	BUILD



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 #:

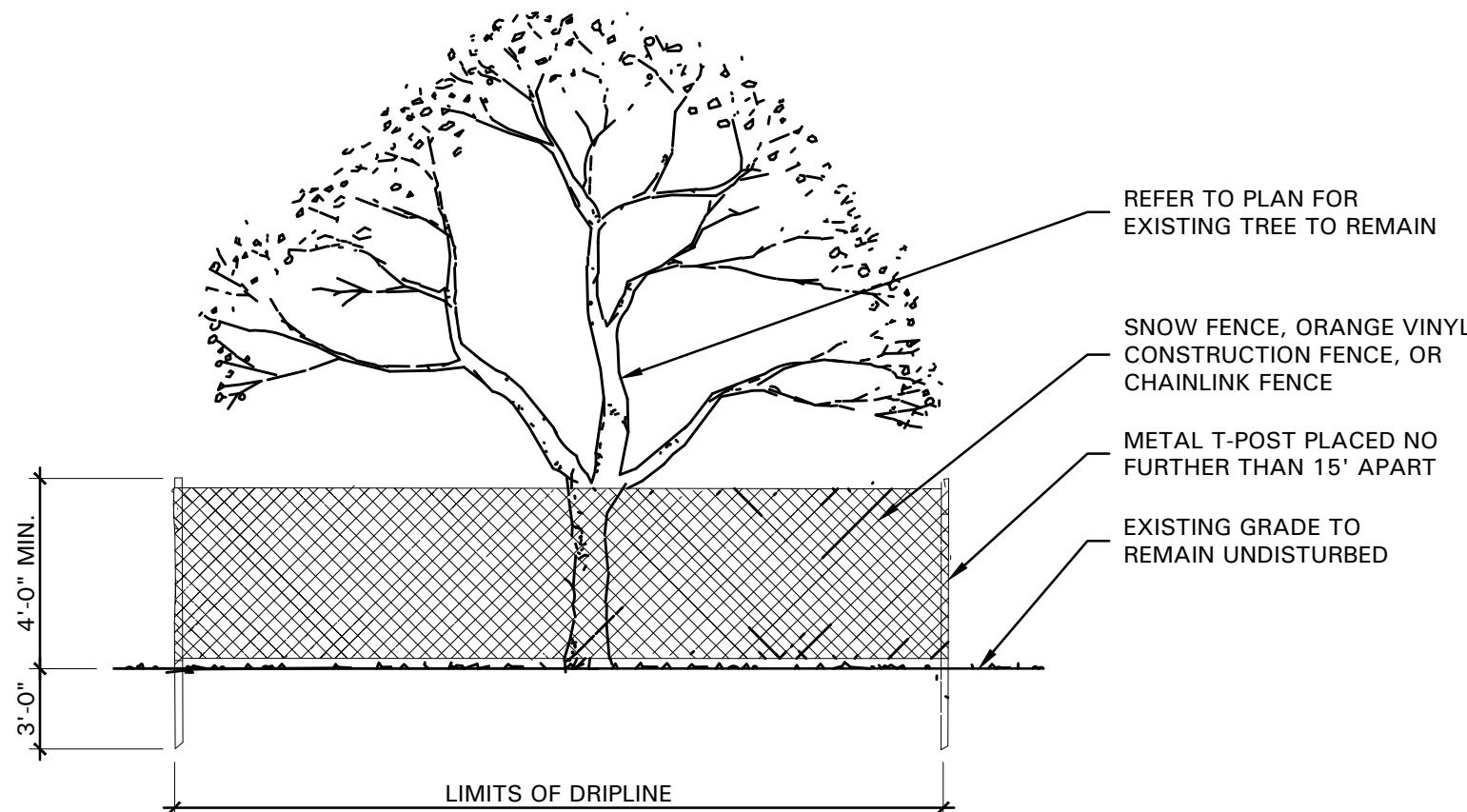
DRAWING / SHEET TITLE

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" 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.

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, a minimum of three-inch caliper and of species included in section 94-66 of this 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 the residentially zoned property east of the subject property (approximately 950 linear feet). Native shade tree requirement shall be satisfied by healthy existing trees, supplemented by three-inch caliper plantings as necessary to meet this standard. 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, 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 with the following requirements with subsequent record plat applications:
 - 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. The use of retaining walls taller than four foot (4') in height will be required to support the project. Any retaining wall four foot (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas.



PLANNING AND ZONING COMMISSION

AGENDA ITEM: A

WORK SESSION

DATE: July 26, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **A Work Session in conjunction with a future Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 22.15 acres of land in order to create a planned development district with Single Family District-10 residential uses.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires a master plan amendment

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change from Agricultural District to Single Family District-10 zoning in order to develop a medium-density residential subdivision. This project also has a companion Master Plan Amendment (MPA) request.

Currently, the majority of the property is master planned for Estate Residential land uses with a small portion master planned as Flood Plain. The applicant is proposing that the subject property be changed to Medium Density Residential uses.

The applicant plans to develop 54 single-family residential lots and four non-buildable lots to be dedicated as HOA-maintained x-lots. The applicant is proposing to develop the low-density subdivision in one phase. Two points of access are proposed along Wager Road with a stub out connection for future development to the west.

On July 1, 2021, the Parks Board recommended approval to the Town Council that cash, in the amount of \$199,584.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$74,952.00 for the Emerald Place residential development. On August 3, 2021, the Environmental Conservation

Commission (ECC) will consider a request to remove four of the six specimen trees on the subject property. If, after public hearing, both the MPA and ZPD requests are approved, the project will still require Development Plan and Record Plat applications.

IV. REQUESTED MODIFICATION

The applicant's request for a Planned Development includes one modification to the development standards:

- Increase in maximum lot coverage from 40% to 50%.

V. ITEMS UNDER DISCUSSION

At this time, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Tree survey updates
- Final location of required trail
- Development standards
- Pending water and wastewater capacity reports
- Location of on-site detention
- Pending results of Traffic Analysis (TA)

VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package

No.	Date	Revisions	App.

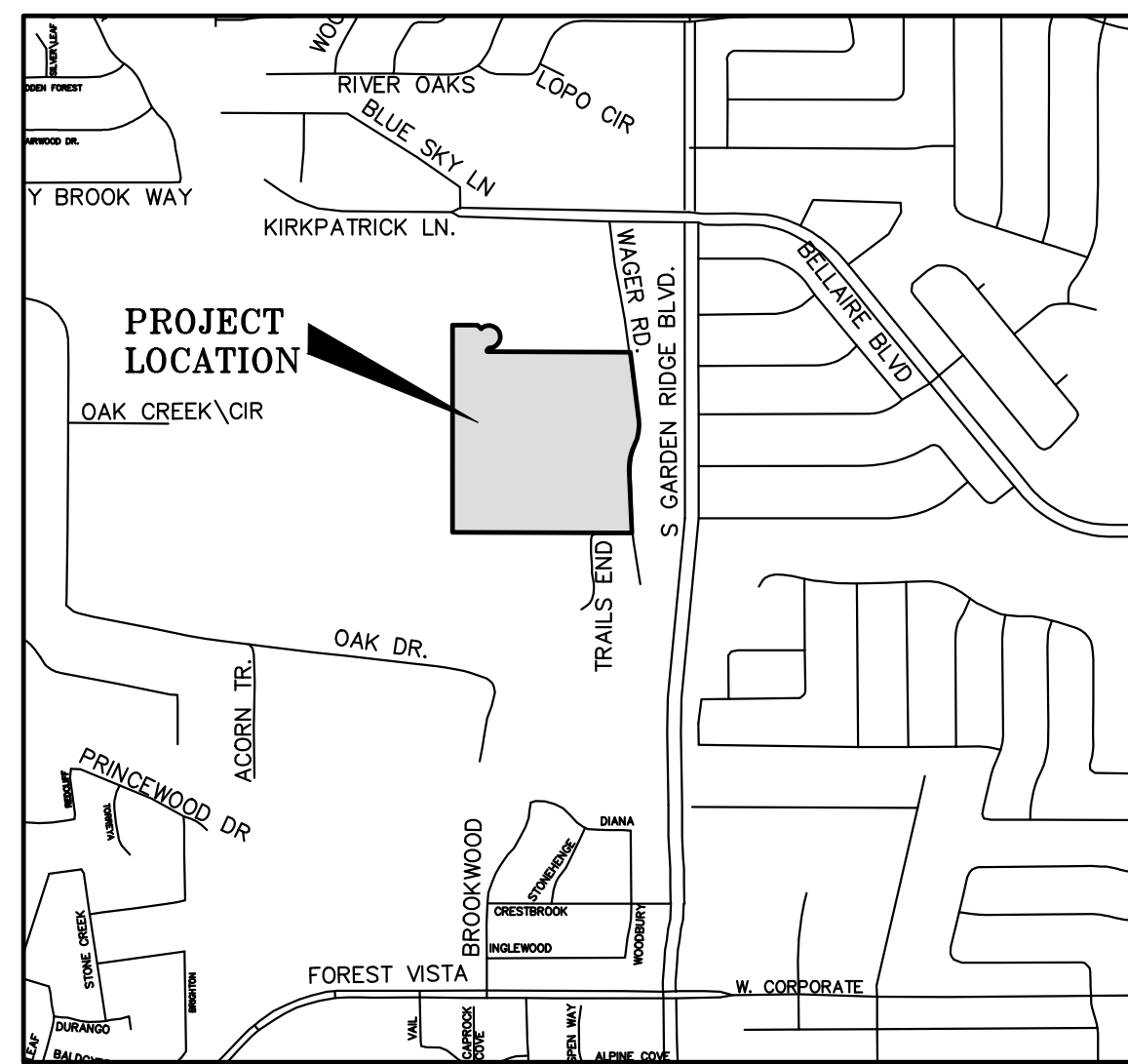
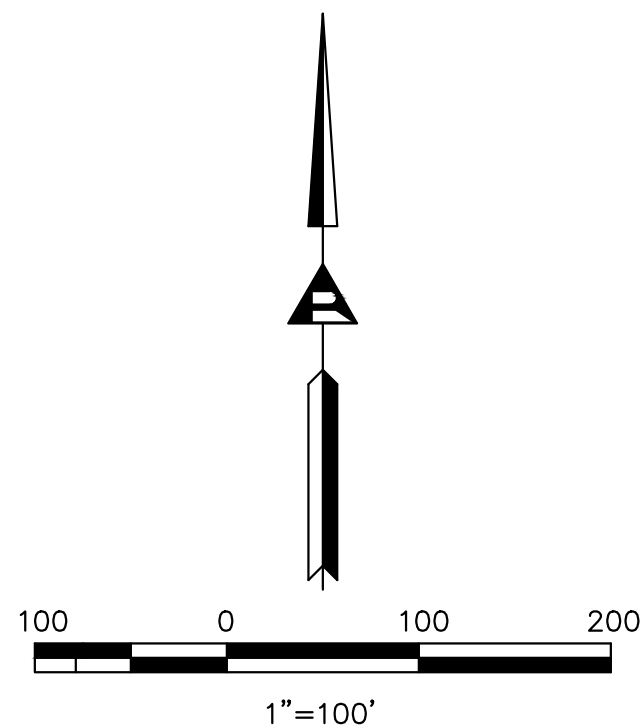
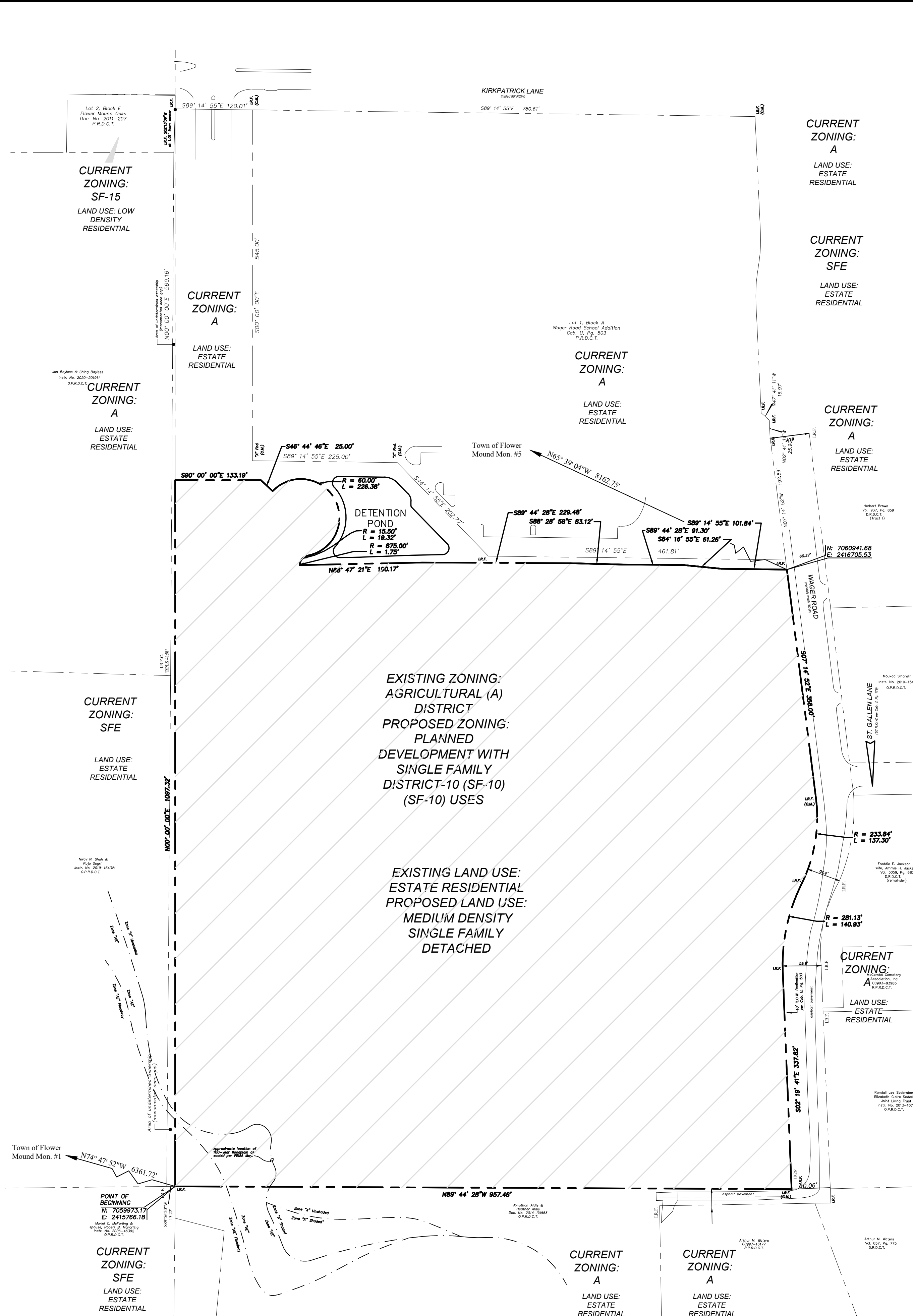
EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

**MASTER PLAN AMENDMENT
EXHIBIT**

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JWH
Checked by:	LDR
Date:	JUNE 7, 2021
Project No.	035-033

SHEET

1



VICINITY MAP
N.T.S.

LEGEND

D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
— — — — — PROPERTY BOUNDARY
— — — — — ADJACENT PROPERTY BOUNDARY

MASTER PLAN FEATURES

MASTER PLAN FEATURES	
Land Use Plan	Existing: Estate Residential, Proposed: PD Single Family
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail from Wager to West Boundary
Open Space Plan	N/A
Thoroughfare Plan	Wager Road – Collector & Residential
Water Plan	Existing 8" WM, E. Side of Wager Road
Wastewater Plan	Connect to existing SS manhole at SW Property Line.

PROPERTY DESCRIPTION

BEING a 22.148 acre portion of Lot 2, Block A of Wager Road School Addition, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet U, Page 503, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southwest corner of said Lot 2, same point being the northwest corner of a tract of land described by deed to Jonathan Aldis and Heather Aldis, recorded under Document Number 2014-30883, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same point being the northeast corner of a tract of land described by deed to Muriel C. McFarling and spouse, Robert B. McFarling, recorded under Instrument Number 2006-46392, O.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 00 seconds East, with the west line of said lot 2, a distance of 1097.32 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, over and across said Lot 2, a distance of 133.19 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 46 degrees 44 minutes 46 seconds East, over and across said Lot 2, a distance of 25.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a non-tangent curve to the right, having a radius of 60.00 feet;

THENCE over and across said Lot 2, with said curve to the right, through a central angle of 216 degrees 10 minutes 26 seconds, whose chord bears South 28 degrees 39 minutes 33 seconds East at 114.07 feet, an arc length of 226.38 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 15.50 feet;

THENCE over and across said Lot 2, with said curve to the left, through a central angle of 71 degrees 26 minutes 01 seconds, whose chord bears South 43 degrees 42 minutes 39 seconds West at 18.10 feet, an arc length of 19.33 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 875.00 feet;

THENCE over and across said Lot 2, with said curve to the left, through a central angle of 00 degrees 06 minutes 51 seconds, whose chord bears South 07 degrees 56 minutes 13 seconds West at 1.75 feet, an arc length of 1.75 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 88 degrees 47 minutes 21 seconds East, over and across said Lot 2, a distance of 190.17 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 44 minutes 28 seconds East, over and across said Lot 2, a distance of 229.48 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 88 degrees 28 minutes 58 seconds East, over and across said Lot 2, a distance of 83.12 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 44 minutes 28 seconds East, over and across said Lot 2, a distance of 91.30 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 84 degrees 16 minutes 36 seconds East, over and across said Lot 2, a distance of 61.26 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 14 minutes 55 seconds East, over and across said Lot 2, a distance of 101.84 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the west right-of-way line of Wager Road;

THENCE South 07 degrees 14 minutes 52 seconds East, a distance of 358.00 feet to a 1/2 inch iron rod found for corner being the beginning of a curve to the right, having a radius of 233.84 feet;

THENCE with said curve to the right, through a central angle of 33 degrees 38 minutes 31 seconds, whose chord bears South 09 degrees 34 minutes 23 seconds West at 135.34 feet, an arc length of 137.30 feet to a 1/2 inch iron rod found for corner being the beginning of a curve to the left, having a radius of 281.13 feet;

THENCE with said curve to the left, through a central angle of 28 degrees 43 minutes 20 seconds, whose chord bears South 12 degrees 01 minutes 59 seconds West at 139.46 feet, an arc length of 140.93 feet to a 1/2 inch iron rod found for corner;

THENCE South 02 degrees 19 minutes 41 seconds East, with the east line of said Lot 2, a distance of 337.82 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 44 minutes 28 seconds West, with the south line of said Lot 2, a distance of 957.46 feet to the **POINT OF BEGINNING** and containing 22.148 acres of land, more or less.

OWNER:

Lewisville Independent
School District
1565 W. Main Street
Lewisville, TX 75067

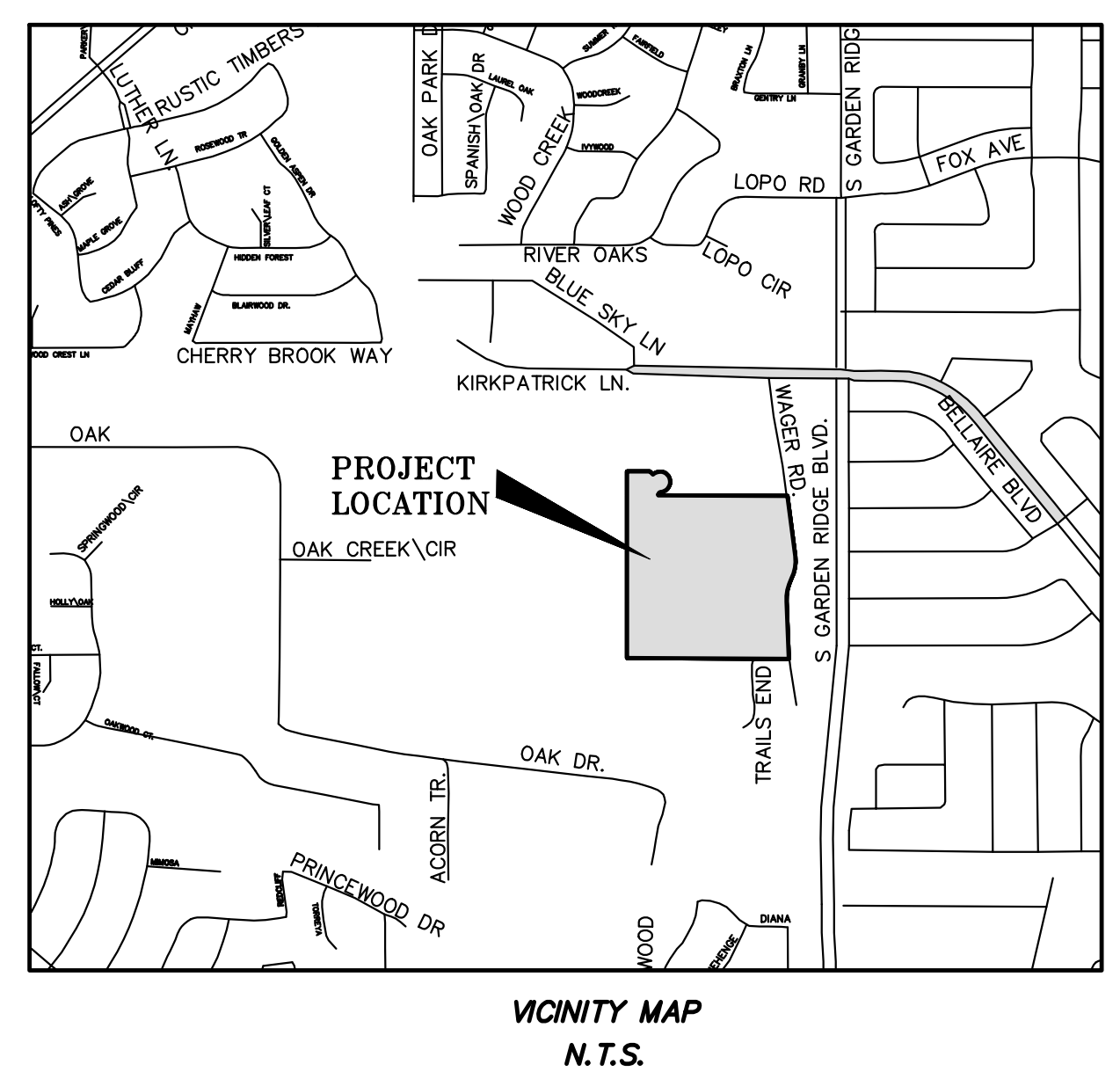
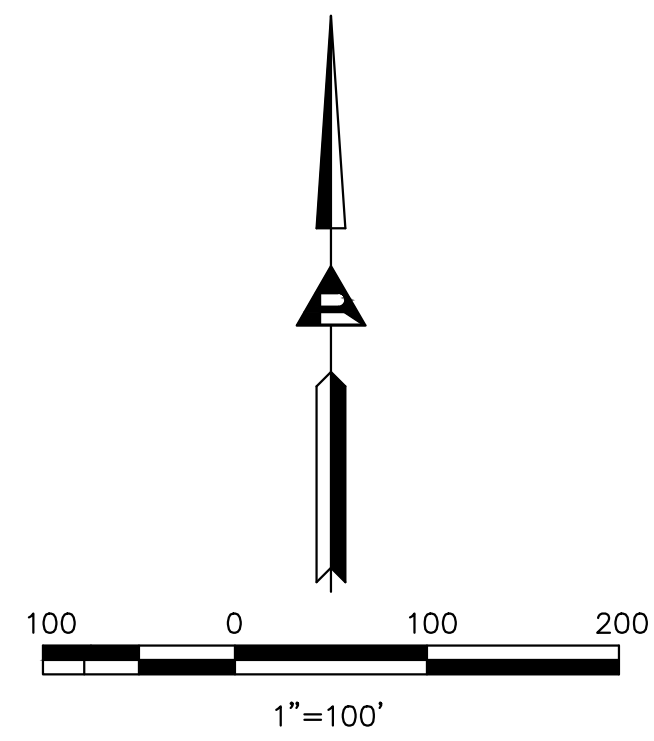
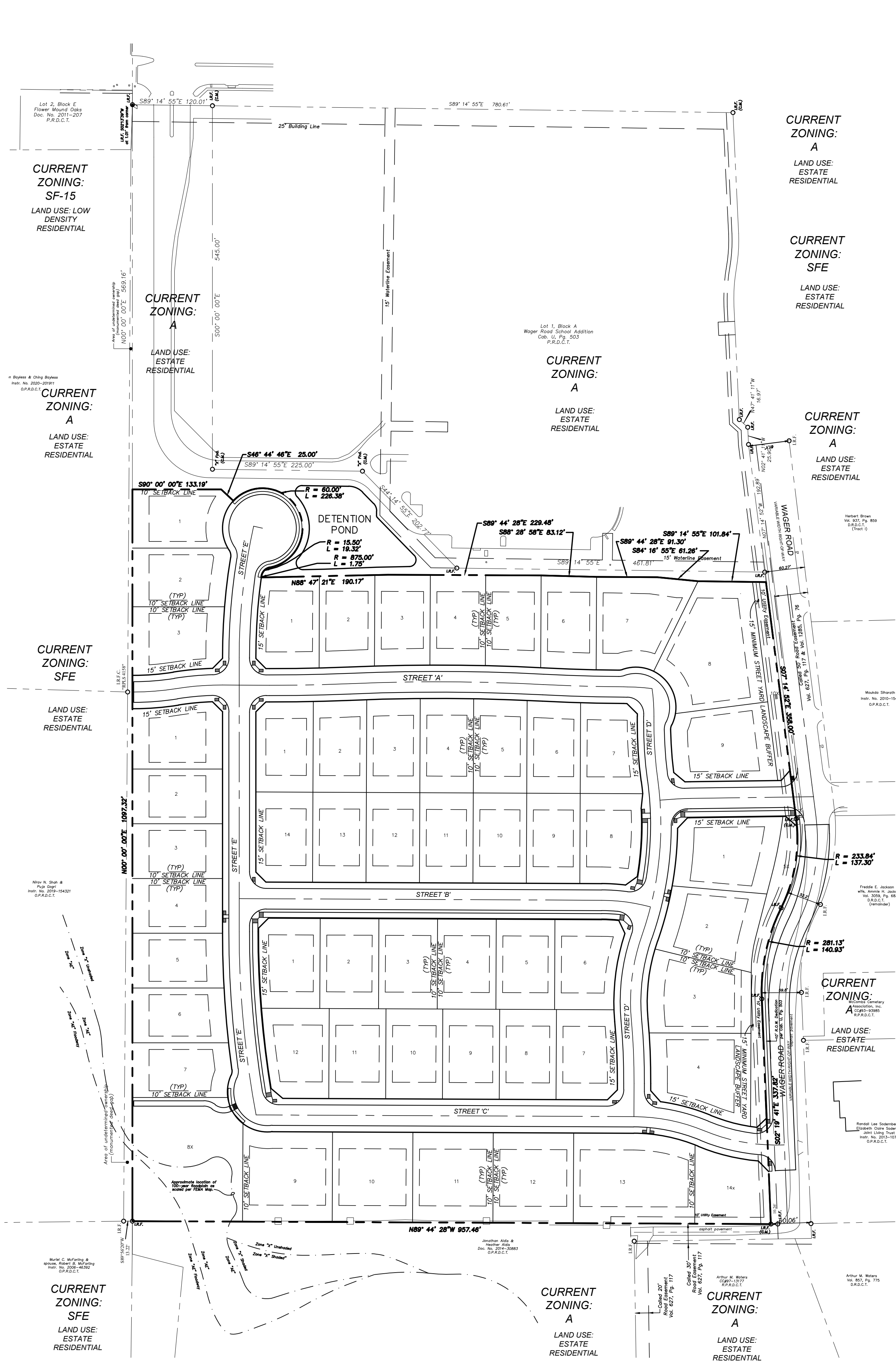
DEVELOPER/APPLICANT:

Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER:

Ridinger Associates, Inc.
550 S. Edmonds Ln. Suite 101
Lewisville, TX 75067
CONTACT: Dale Ridinger
972-353-8000 Office
972-353-8011 Fax

EMERALD PLACE
RESIDENTIAL SUBDIVISION
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 1
in the
Town of Flower Mound
Denton County, Texas



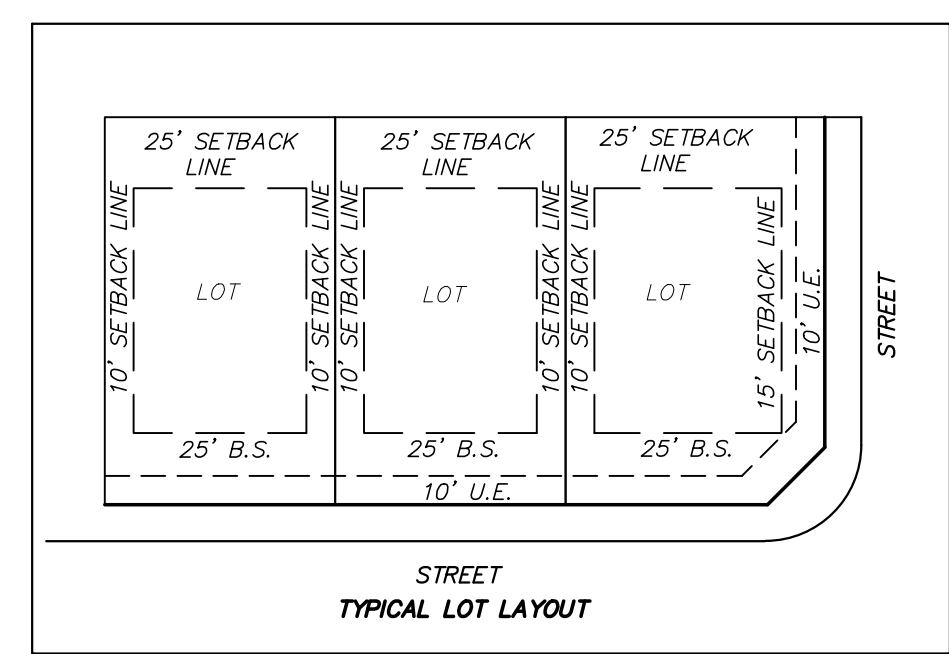
BLOCK	LOT	LOT SQ.FT.	LOT ACRES
B	1	12,628	0.290
B	2	11,401	0.262
B	3	11,291	0.259
B	4	11,238	0.258
B	5	11,371	0.261
B	6	11,559	0.265
B	7	16,575	0.381
B	8	24,524	0.563
B	9	16,535	0.380
B	10X	5,886	0.135
C	1	11,514	0.264
C	2	11,019	0.253
C	3	11,252	0.258
C	4	11,337	0.260
C	5	11,249	0.258
C	6	11,011	0.253
C	7	11,720	0.269
C	8	12,182	0.280
C	9	10,830	0.249
C	10	10,830	0.249
C	11	10,830	0.249
C	12	10,830	0.249
C	13	10,833	0.249
C	14	11,413	0.262
D	1	12,183	0.280
D	2	11,889	0.273
D	3	11,889	0.273
D	4	11,889	0.273
D	5	11,889	0.273
D	6	12,773	0.293
D	7	12,046	0.277
D	8	11,511	0.264
D	9	11,511	0.264
D	10	11,511	0.264
D	11	11,511	0.264
D	12	12,575	0.289
E	1	12,810	0.294
E	2	11,092	0.255
E	3	11,092	0.255
E	4	11,092	0.255
E	5	11,157	0.256
E	6	11,531	0.265
E	7	11,965	0.275
E	8X	30,170	0.693
E	9	18,283	0.420
E	10	16,280	0.374
E	11	16,280	0.374
E	12	16,282	0.374
E	13	24,082	0.553
E	14X	11,333	0.260
F	1	12,298	0.282
F	2	12,575	0.289
F	3	13,135	0.302
G	1	16,320	0.375
G	2	15,371	0.353
G	3	16,753	0.385
G	4	17,818	0.409
G	5X	10,318	0.237

LEGEND	
	LOT LINE
	D.E.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
	P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
	R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED R.O.W.
	PROPOSED EDGE OF PAVEMENT

PROJECT DATA TABLE	
GROSS SITE AREA	22.148 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	1.325 ACRES
TOTAL OPEN SPACE	1.325 ACRES
PROPOSED LOTS	
RESIDENTIAL	54 LOTS
RESIDENTIAL LOTS AREA	16,147 ACRES
MIN. RESIDENTIAL LOT SIZE	10,830 S.F.
MAX. RESIDENTIAL LOT SIZE	24,523 S.F.
AVG. RESIDENTIAL LOTS SIZE	13,025 S.F.
PRIVATE OPEN SPACE X-LOTS	4 LOTS
TOTAL ALL LOTS	58 LOTS

DEVELOPMENT DATA	
PROPOSED USE:	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING:	AGRICULTURAL
TOTAL GROSS LAND AREA: ±22.148 ACRES	
TOTAL AREA OF LOTS = 16,147 AC. 73.05%	
MINIMUM LOT AREA: 10,000 S.F. SEE PD-183	
MINIMUM LOT WIDTH: 80.0 FT. SEE PD-183	
MINIMUM FLOOR AREA: 2,400 S.F. SEE PD-183	
MINIMUM FRONT YARD: 25 FT.	
MINIMUM SIDE YARD: 10 FT.	
MINIMUM REAR YARD: 25 FT.	
MAXIMUM LOT COVERAGE: 50% SEE PD-183	
MAXIMUM HEIGHT: 3/35 FT.	

MASTER PLAN FEATURES	
Land Use Plan	Existing: Estate Residential Proposed: Medium Density Residential
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail from Wager to West Boundary
Open Space Plan	N/A
Thoroughfare Plan	Wager Road - Collector & Residential
Water Plan	Existing 8" WM, E. Side of Wager Road
Wastewater Plan	Connect to existing SS manhole at SW Property Line.



EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

OWNER:
Lewisville Independent
School District
1565 W. Main Street
Lewisville, TX 75067

DEVELOPER/APPLICANT:
Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER:
Ridinger Associates, Inc.
550 S. Edmonds Ln. Suite 101
Lewisville, TX 75067
CONTACT: Jason Kilpatrick
972-353-8000 Office
972-353-8011 Fax

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
350 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL PLAN

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: JUNE 12, 2021
Project No. 035-033



GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within 1" of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree trunk and deep enough to allow the roots to extend clearly all four tree sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer (available from the manufacturer) at recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch Bermudagrass seed at a rate of two (2) pounds per 1,000 square feet (1,000 sq. ft.) if installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
 8. All irrigation equipment is to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
 9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
 10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
 11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
 12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
- Quantity list are landscape architect's estimate. Quantities shall be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

MAINTENANCE NOTES:

1. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
2. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
3. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER:
15' Landscape Buffer Required
Varies 18' to 41' Landscape Buffer Provided

LANDSCAPE BUFFER TREES:

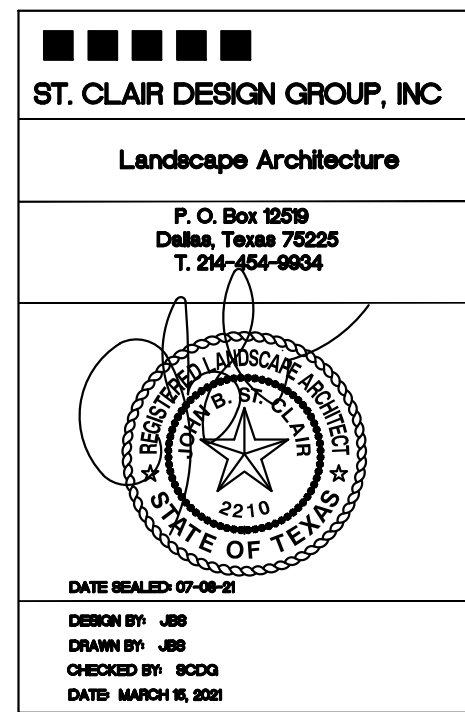
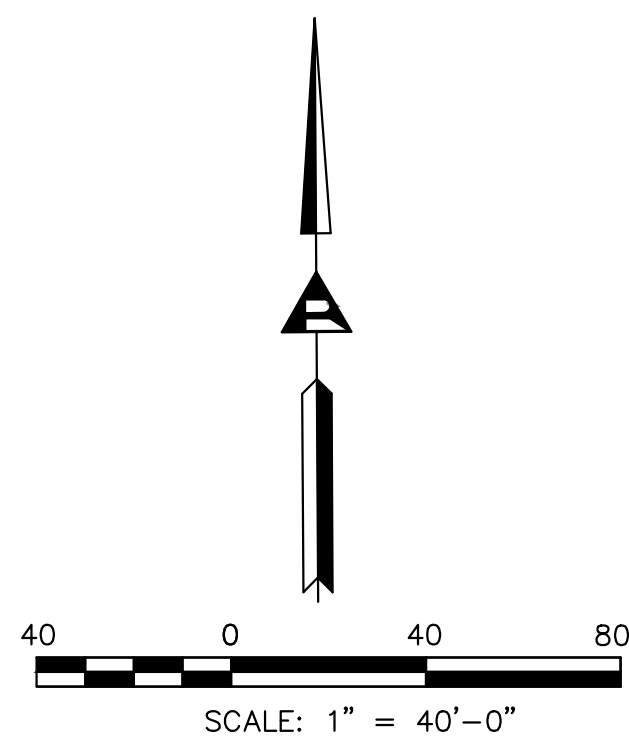
- 1 Tree per 30' linear feet of Frontage Required
976' Linear Feet Wager Road Frontage
 $976/30 = 36$ Buffer Trees Required 36 Buffer Trees Provided

EXISTING TREE MITIGATION

Refer to Tree Survey for Mitigation Requirements

PLANT LIST

- 6-LIVE OAK / Quercus virginiana / 3" Cal. / 8" Ht. / 6" Sp. / Container Grown
6- CEDAR ELM / Ulmus crassifolia / 3" Cal. / 8" Ht. / 6" Sp. / Container Grown
6-BALD CYPRESS / Taxodium distichum / 3" Cal. / 8" Ht. / 6" Sp. / Container Grown
6-AMERICAN ELM / Ulmus americana / 3" Cal. / 8" Ht. / 6" Sp. / Container Grown
6-TEXAS ASH / Fraxinus texensis / 3" Cal. / 8" Ht. / 6" Sp. / Container Grown
6-SHUMARD OAK / Quercus shumardi / 8" Ht. / 6" Sp. / Container Grown
BERMUDAGRASS / CYNODON DACTYLON / HYDRMULCH



**CONCEPTUAL
LANDSCAPE PLAN
EMERALD PLACE**
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

No.1	6/4/21	REVISED SITE PLAN	App.



***Ridinger
Associates, Inc.***
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds
Lane, Suite 101
Lewisville, Texas
75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

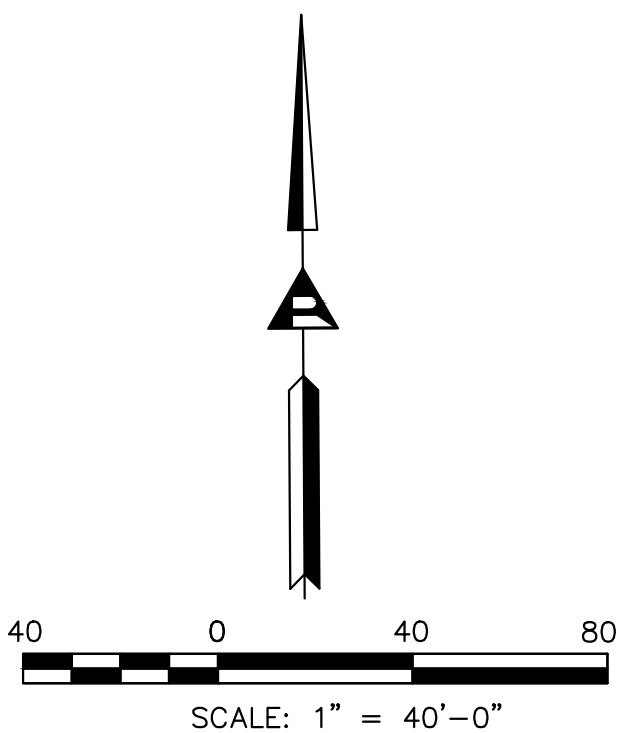
EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 40'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: MARCH 15, 2021
Project No. 035-033

SHEET

LP-1



ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 12510
Dallas, Texas 75225
T. 214-454-9934

DATE SEALED: 07-09-21

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDO
DATE: MARCH 15, 2021

**CONCEPTUAL
LANDSCAPE PLAN**
EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
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Denton County, Texas

Scale: 1" = 40'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCDO
Date: MARCH 15, 2021
Project No. 035-Q33

SHEET
LP-2

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL
LANDSCAPE PLAN

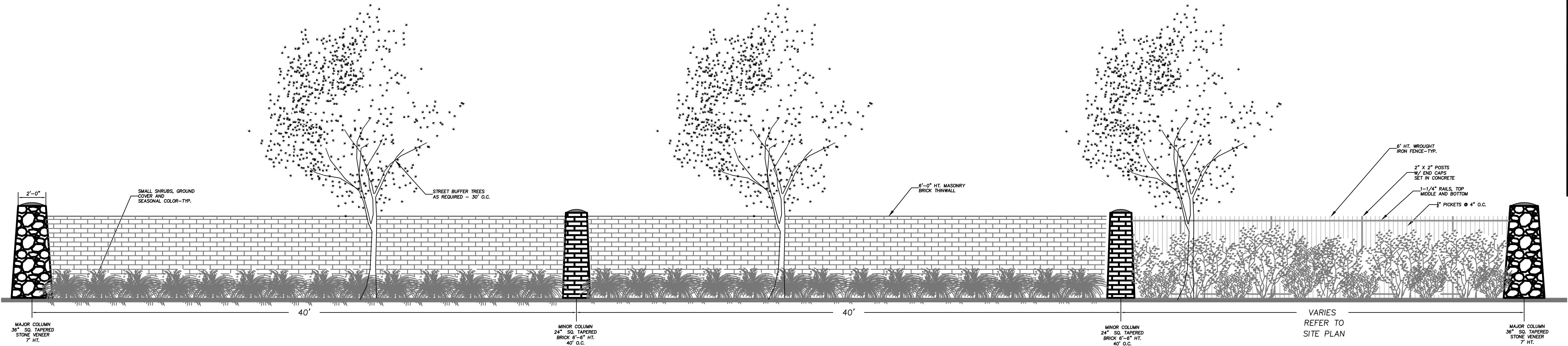
Ridinger
Associates, Inc.

Civil Engineers - Planners

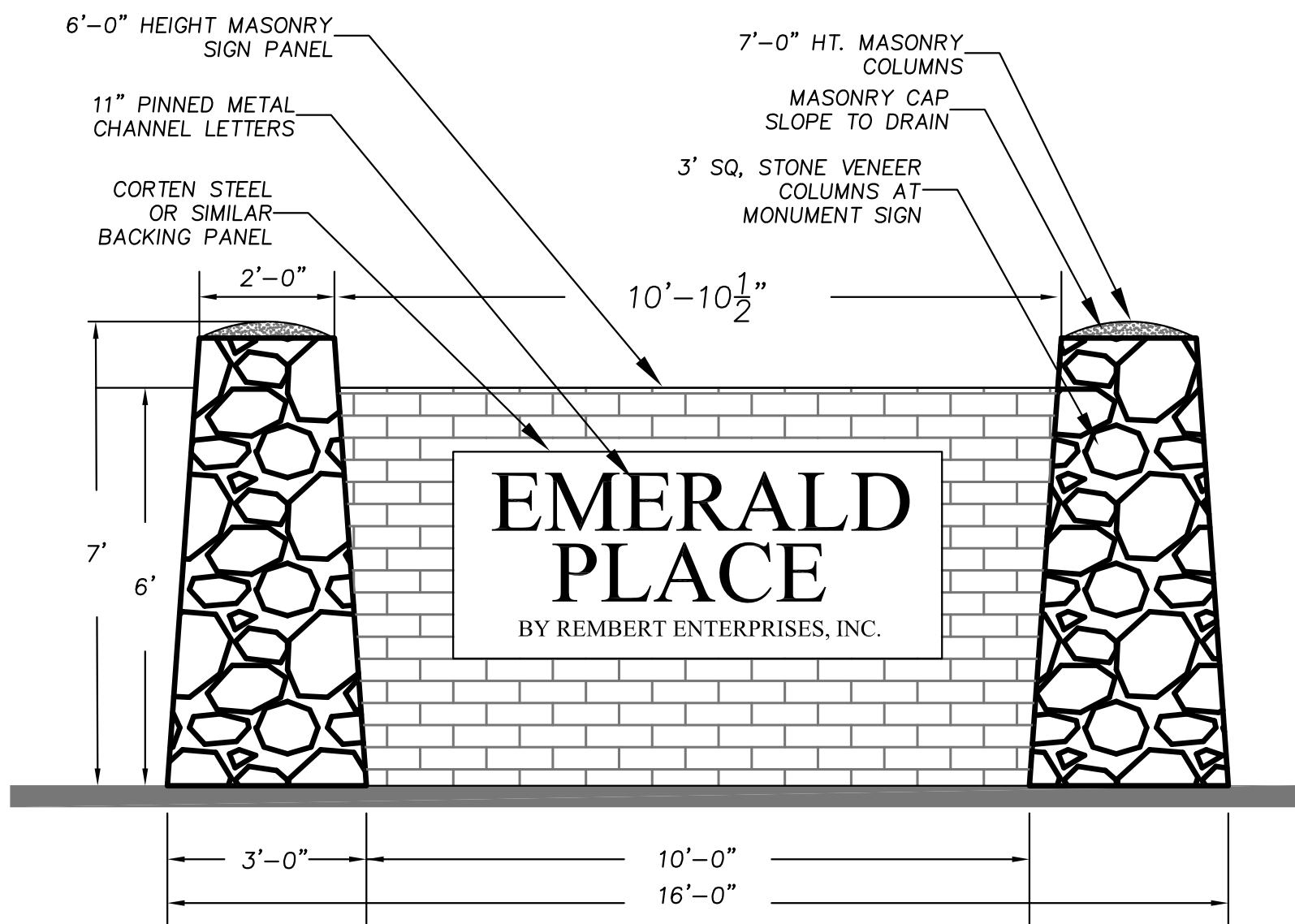
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 553-8000
Fax No. (972) 553-8011

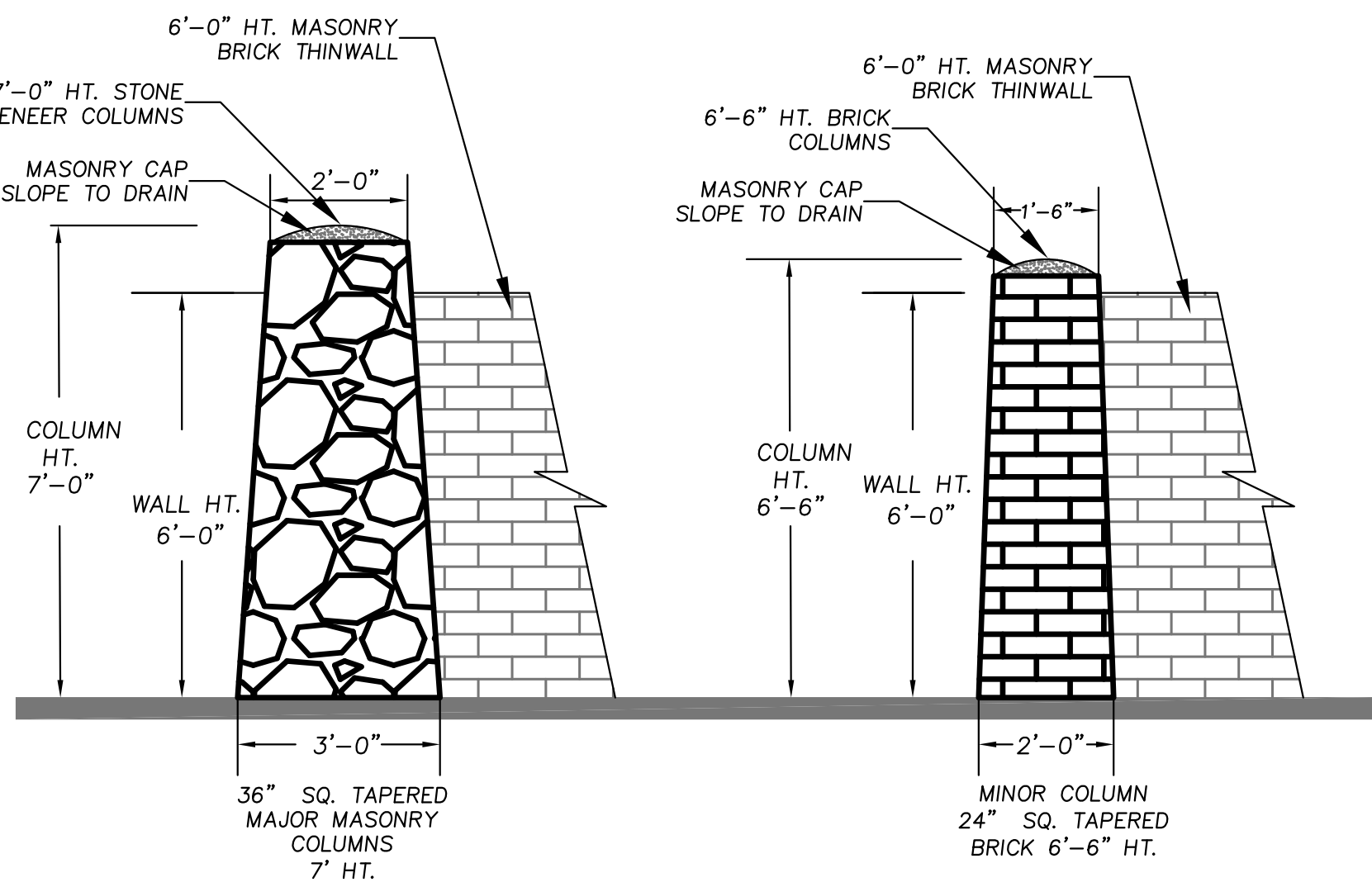
No. 1 6/4/21 REVISED SITE PLAN App.



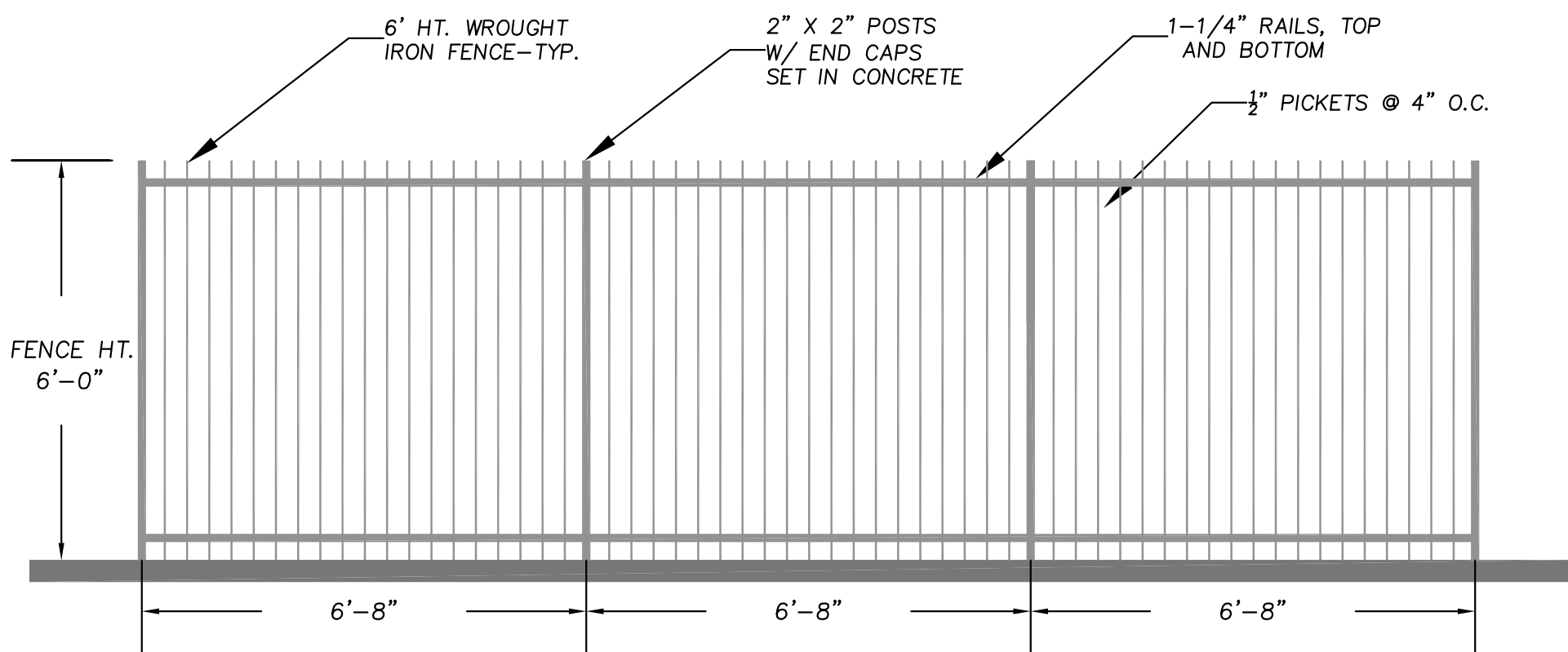
PARTIAL SCREENWALL AND FENCE ELEVATION - TYP.
NOT TO SCALE



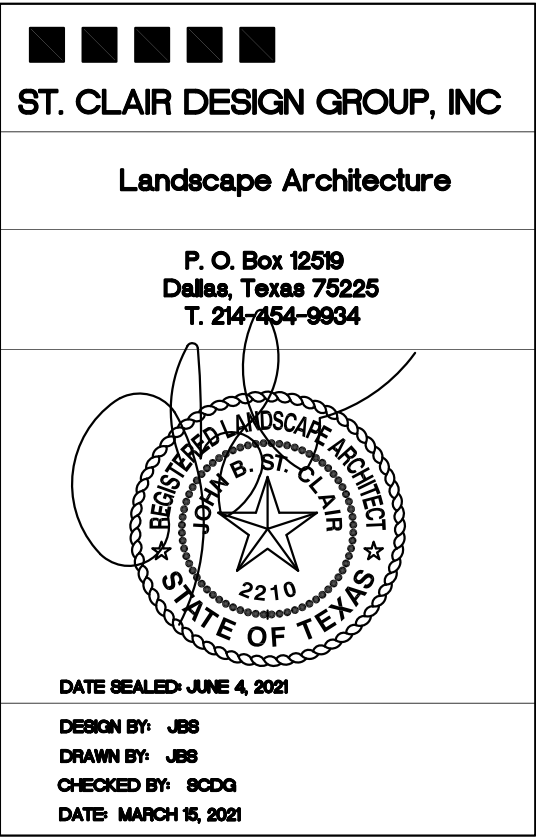
MONUMENT SIGN DETAIL
NOT TO SCALE



MASONRY COLUMN DETAIL
NOT TO SCALE



WROUGHT IRON FENCE DETIAL
NOT TO SCALE



CONCEPTUAL
LANDSCAPE PLAN DETAILS
EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: MARCH 15, 2021
Project No. 035-030

SHEET
LP-3

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL
LANDSCAPE PLAN
DETAILS

Ridinger
Associates, Inc.
Civil Engineers - Planners
P. O. Box 1989
Firm S. C. Long, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No. Date Revisions App.



PLANNING AND ZONING COMMISSION

AGENDA ITEM: B

WORK SESSION

DATE: July 26, 2021

FROM: Claire Barnes, Planner

ITEM: **A Work Session in conjunction with a future Public Hearing for a request for a rezoning (ZPD21-0004 – Spinks Road Tract) from Agricultural District uses to Planned Development District No. 182 (PD-182) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Spinks Road.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 76 acres of land in order to create a planned development district with Single Family District-15 residential uses.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers
- Requires a master plan amendment

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change from Agricultural District to Single Family District-15 zoning in order to develop a low-density residential subdivision. This project also has a companion Master Plan Amendment (MPA) request.

Currently, a portion of the property is master planned for Campus Commercial land uses within the Lakeside Business District Area Plan (LBD). The applicant is proposing that this portion of the property along Long Prairie Road (FM 2499) be removed from the LBD and changed to Low-Density residential. This amendment also requires certain portions of the Town's Master Plan that reference this location be amended as well, such as the Urban Design Plan.

The Master Plan for the remainder of Lot 4 and the entirety of Lot 2 designates Estate uses. The applicant has proposed amending the land use on these properties to low-density residential. Both lots, in their entirety, are currently zoned Agricultural.

The applicant plans to develop 132 single-family residential lots and one x-lot on Lot 4. Lot 2, located at the northwest quadrant of the Lake Forest Blvd and Aberdeen Drive intersection, is proposed to be dedicated as an HOA-maintained x-lot. The applicant is proposing to develop the low-density subdivision in 3 phases.

While a buffer is not required between the proposed residential subdivision and the retail property to the south, the applicant is proposing a 25-foot landscape buffer and masonry wall between the carwash and the southern residential lots. Two points of access are proposed along Aberdeen Drive.

At this time, the project does not require any Tree Removal Permits. The Parks Board tabled the project at the July 1, 2021, meeting, and the project will go back to Parks Board on August 5, 2021. If, after public hearing, both the MPA and ZPD requests are approved, the project will still require Development Plan and Record Plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

- Reduced side yard setback
- Increase in maximum lot coverage
- Topographical slope waiver
- Exception to underground utilities for overhead powerlines along Long Prairie
- Depth-to-width exception for two lots

V. ITEMS UNDER DISCUSSION

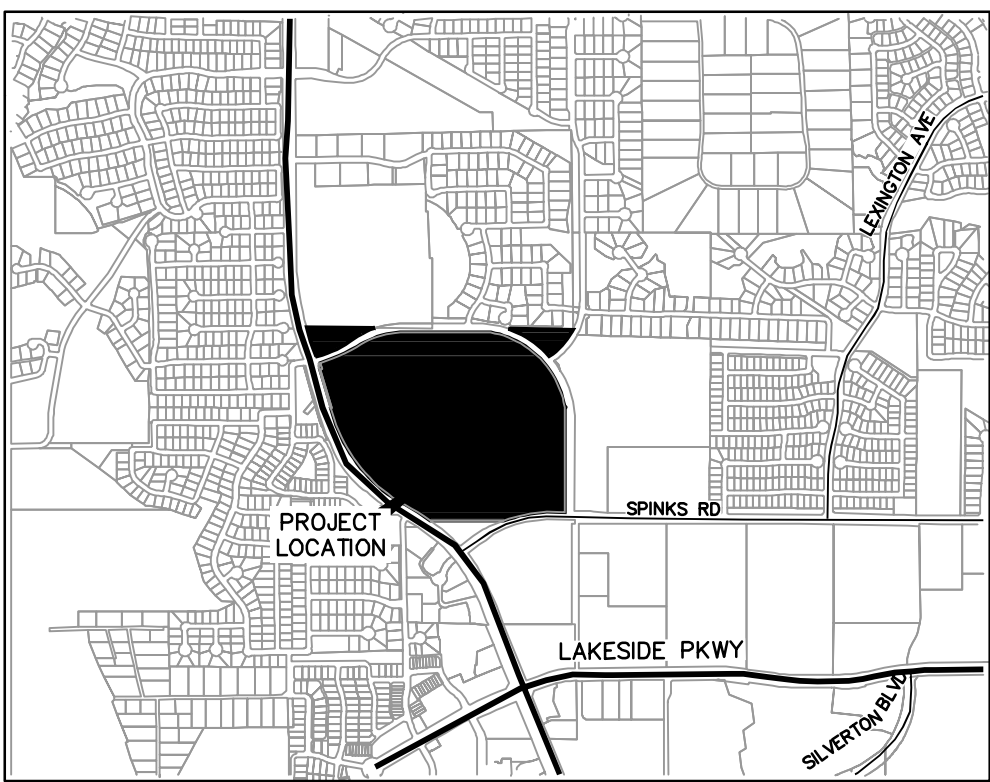
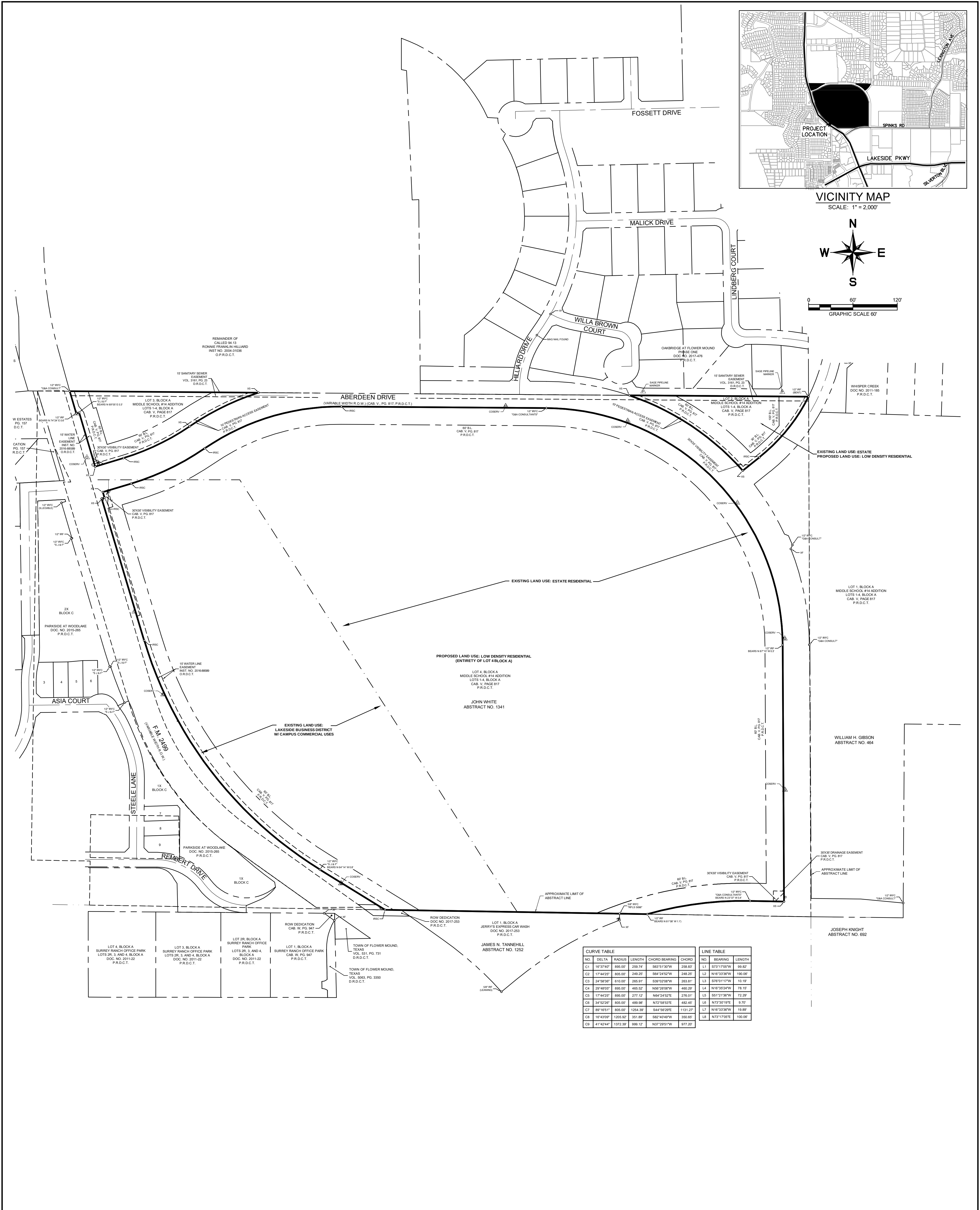
At this time, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Landscape and x-lot improvement phasing
- Overhead power line exception requirements
- Development standards
- Parkland dedication requirements
- Pending traffic impact analysis report
- Pending water and wastewater capacity reports

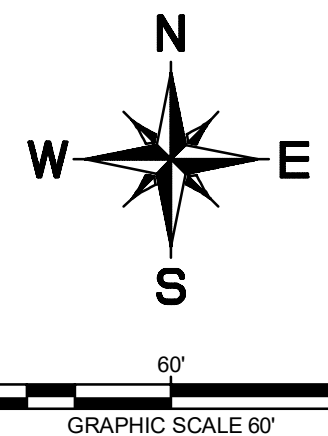
VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package



VICINITY MAP
SCALE: 1" = 2,000'



DESCRIPTION OF SURVEYED PROPERTY:

Being Lots 2 and 4, Block A, of Middle School #14 Addition, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Map or Plat thereof recorded in Cabinet V, Page 817, of the Map and/or Plat Records, Denton County, Texas.

SURVEYORS CERTIFICATION:

To: Toll Southwest LLC;
Lewisville Independent School District, a political subdivision of the state of Texas;
First American Title Guaranty Company;
Westminster Title Agency Inc.;

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1A Condition II Survey.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

CURVE TABLE					LINE TABLE		
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	BEARING
C1	16°37'42"	896.00	259.74	S63°5'30"W	258.83	L1	S73°1'02"W
C2	17°44'23"	805.00	249.20	S64°24'51"W	248.20	L2	N16°33'36"W
C3	24°59'32"	610.00	200.81	S29°02'36"W	200.81	L3	S26°01'17"W
C4	20°48'03"	695.00	455.50	N26°28'39"W	455.29	L4	N16°33'36"W
C5	17°44'23"	896.00	277.12	N64°24'52"E	276.01	L5	S51°2'13"W
C6	34°52'09"	805.00	489.98	N72°58'53"E	482.49	L6	N73°30'19"E
C7	89°16'51"	805.00	1264.39	S44°56'29"E	1131.27	L7	N16°33'36"W
C8	16°43'09"	1205.92	351.89	S82°40'49"W	350.65	L8	N73°1'03"E
C9	41°42'44"	1372.39	999.12	N37°29'51"W	977.20		

MASTER PLAN INFO:

LAND USE PLAN: ESTATE RESIDENTIAL AND LAKESIDE BUSINESS DISTRICT

URBAN DESIGN PLAN: LONG PRAIRIE DISTRICT

PARKS AND TRAILS PLAN: MULTI-USE TRAIL REQUIRED ALONG FM 2499

OPEN SPACE PLAN: N/A

THOROUGHFARE PLAN: SPINKS ROAD → URBAN MINOR ARTERIAL
F.M. 2499 → MAJOR ARTERIAL
ABERDEEN ROAD → URBAN MINOR ARTERIAL

WATER PLAN: EX. 12" IN SPINKS ROAD AND ABERDEEN ROAD

WASTEWATER PLAN: EX 12" IN ABERDEEN

ECONOMIC IMPACT: RESIDENTIAL PROPERTY TAXES

MASTER PLAN AMENDMENT EXHIBIT
FOR

LISD SPINKS ROAD

BEING 76.020 ACRES
OUT OF THE
JOHN WHITE SURVEY, ABSTRACT NO. 1341
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
Lewisville Independent School
District
1565 W. Main Street
Lewisville, TX 75067
Tel: (469) 713-5200

DEVELOPER:
Toll Brothers Inc.
2555 SW Grapevine Pkwy
Grapevine, TX 76051
Tel: (817) 329-7973
Contact: Mike Boswell

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Casey Ross, P.E., CFM

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	YAZ	TSK	03/21/2021	068625019	1 OF 1

LISD SPINKS TRACT

TOWN OF FLOWER MOUND

C O N C E P T U A L L A N D S C A P E / S C R E E N I N G P L A N

PROJECT TEAM

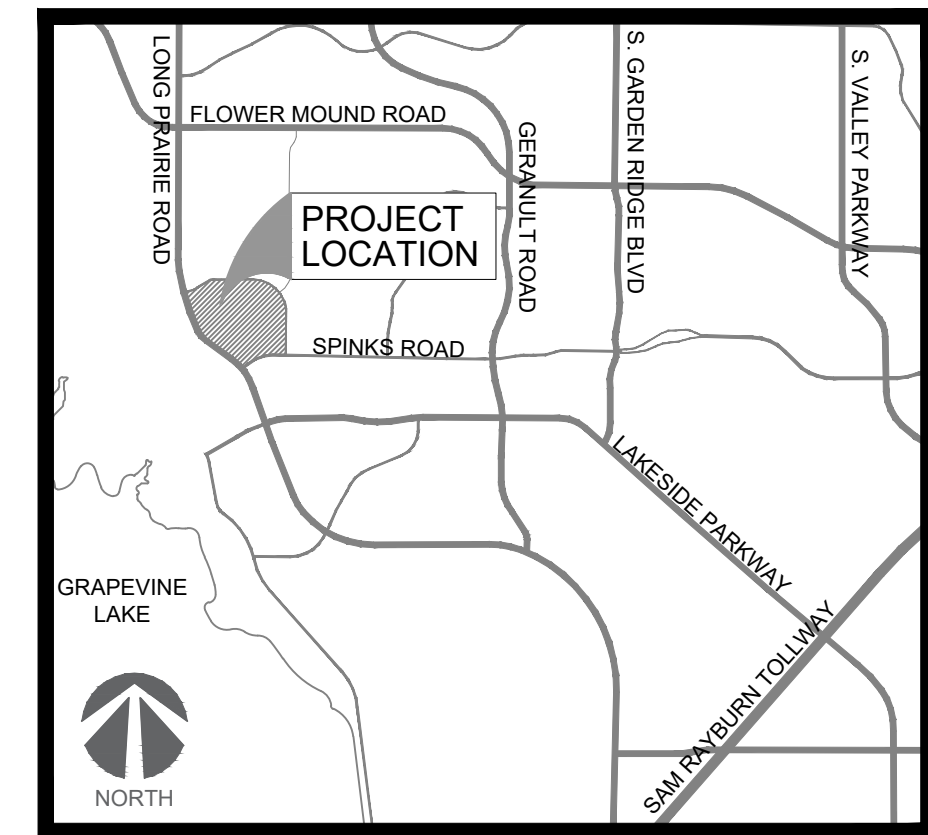
OWNER

Toll Brothers
Contact:
Mike Boswell
Demerius Seals
2555 SW Grapevine Parkway, Suite 100
Grapevine, TX 76051
832.470.2955

LANDSCAPE ARCHITECT

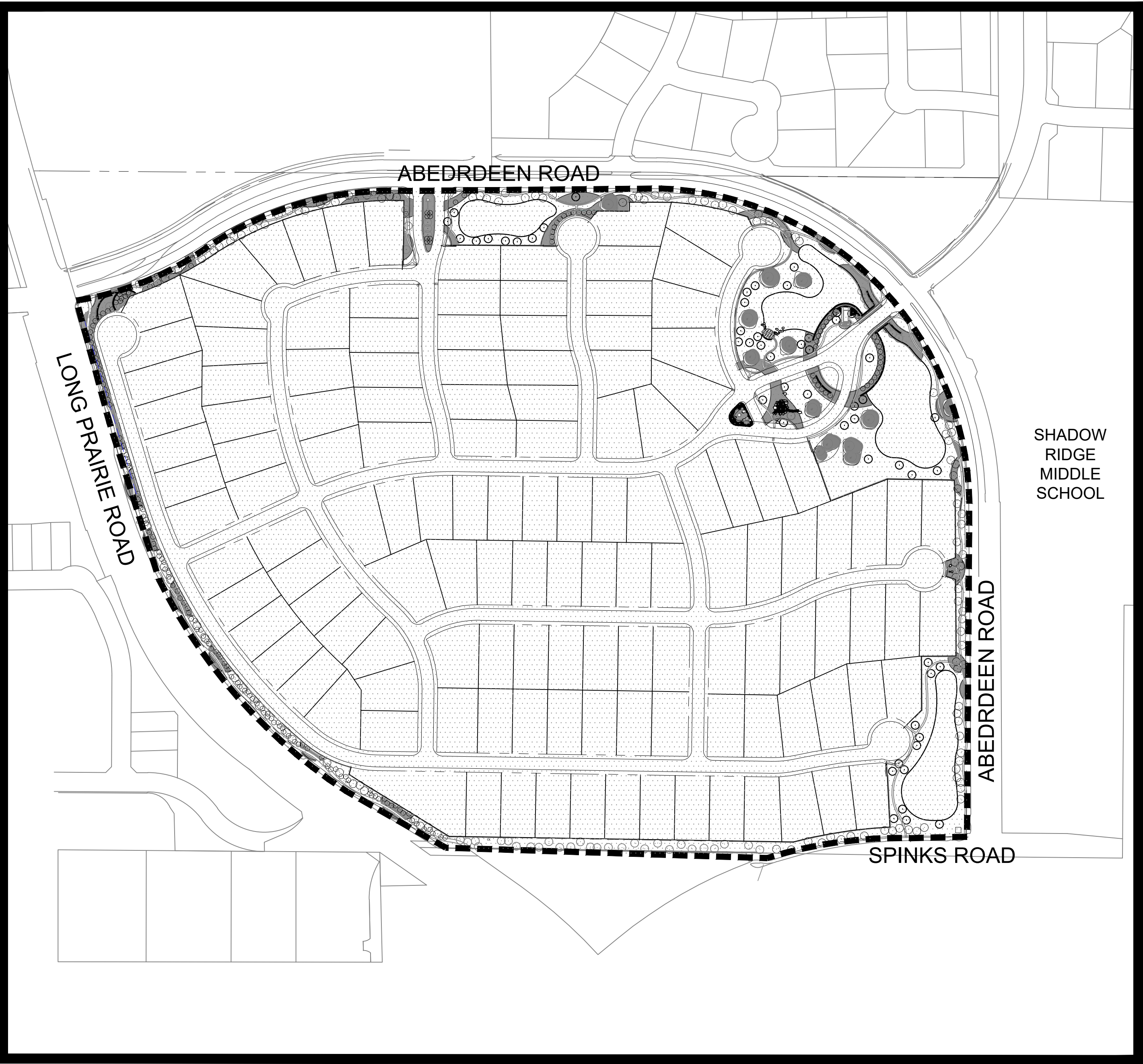


Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705



VICINITY MAP

N.T.S.



SITE MAP

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
06/14/2021

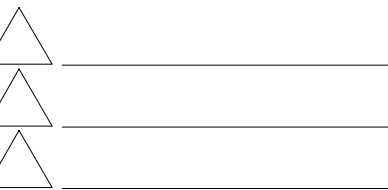
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Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Screening Plan
G-1.03	Overall Key Plan
LC-1.01	Conceptual Landscape and Screening
LC-1.02	Conceptual Landscape and Screening
LC-1.03	Conceptual Landscape and Screening
LC-1.04	Conceptual Landscape and Screening
LC-1.05	Conceptual Landscape and Screening
LC-1.06	Conceptual Landscape and Screening
L-3.01	Hardscape Details
L-3.02	Hardscape Details
L-3.03	Hardscape Details
L-4.01	Planting Details Schedule and Notes
L-4.02	Planting Details Schedule and Notes

ISSUED

03/22/2021 City Submittal
05/10/2021 City Submittal - Comment Response
06/14/2021 City Submittal - Comment Response

REVISIONS



PROJECT NO. : 210001
DRW: P.C., F.Y.
RVW: P.C.





landscape architecture
PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
06/14/2021

client
Toll Brothers
Demerius Seals
2555 SW Grapevine Parkway, Suite
100
Grapevine, TX 76051

LISD SPINKS TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX

CONCEPTUAL LANDSCAPE/SCREENING PLAN

issue
03/22/2021 City Submittal
05/10/2021 City Submittal -
Comment Response
06/14/2021 City Submittal -
Comment Response

revisions
△

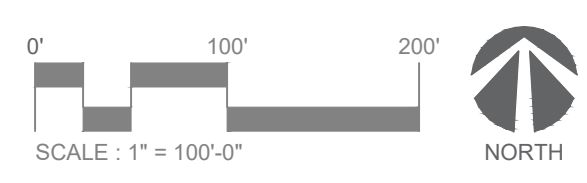
title
Overall Screening
Plan

project number 210001
date 06/14/2021
sheet

G-1.02



- LEGEND**
- 4'-0" HEIGHT ORNAMENTAL METAL FENCE, REF TO 03/L-3.01
 - 2'-6" HEIGHT KNEE WALL WITH 3'-6" HEIGHT ORNAMENTAL METAL FENCE, REF TO 02/L-3.01
 - 6'-0" HEIGHT ORNAMENTAL METAL FENCE BUILT BY HOMEBUILDER, REF TO 03/L-3.01
 - 6'-0" HEIGHT MASONRY WALL WITH ENHANCED COLUMNS AT LOT CORNERS AND ENDS OF WALL BY HOMEBUILDER, REF TO 01/L-3.01



NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
06/14/2021

client
Toll Brothers
Demerius Seals
2555 SW Grapevine Parkway, Suite
100
Grapevine, TX 76051

LISD SPINKS TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
CONCEPTUAL LANDSCAPE/SCREENING PLAN

issue

03/22/2021 City Submittal

05/10/2021 City Submittal -
Comment Response

06/14/2021 City Submittal -
Comment Response

revisions

title

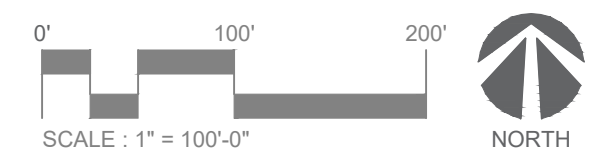
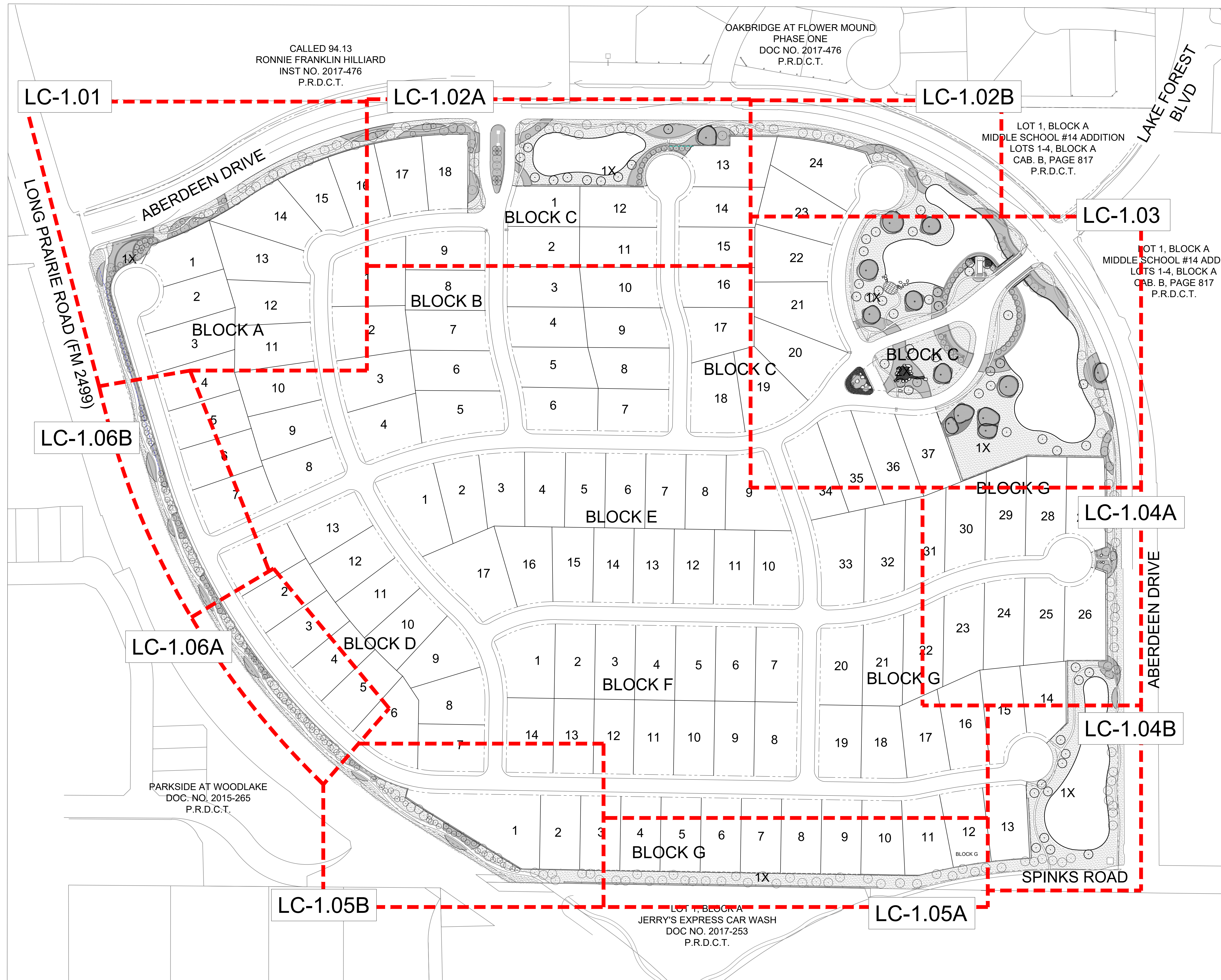
Overall Key Plan

project number 210001

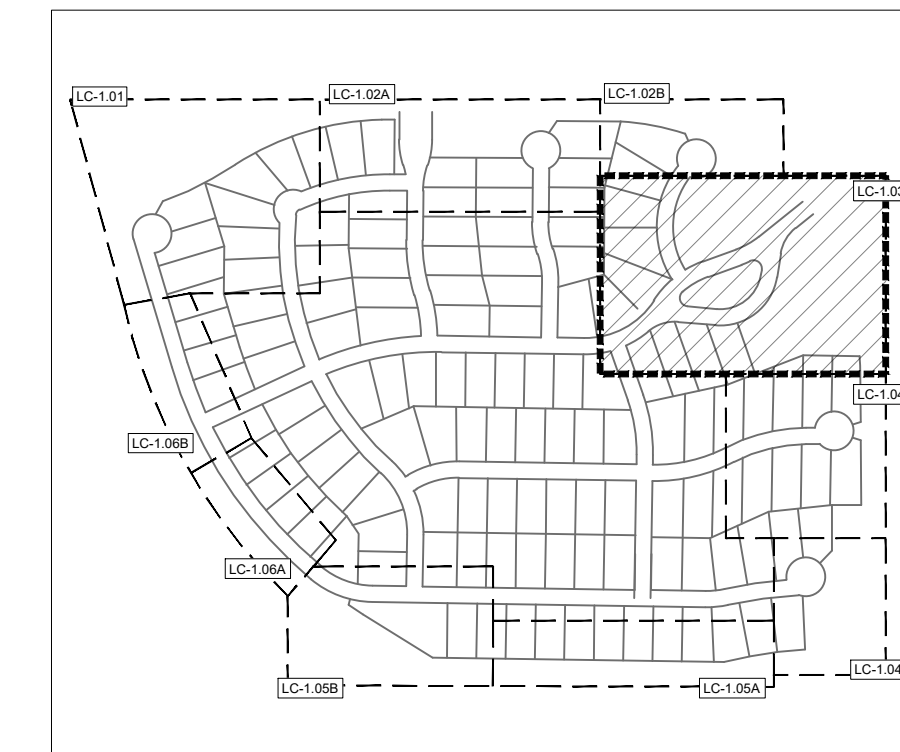
date 06/14/2021

sheet

G-1.03

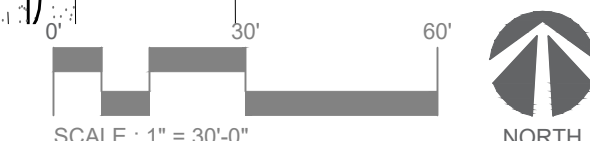
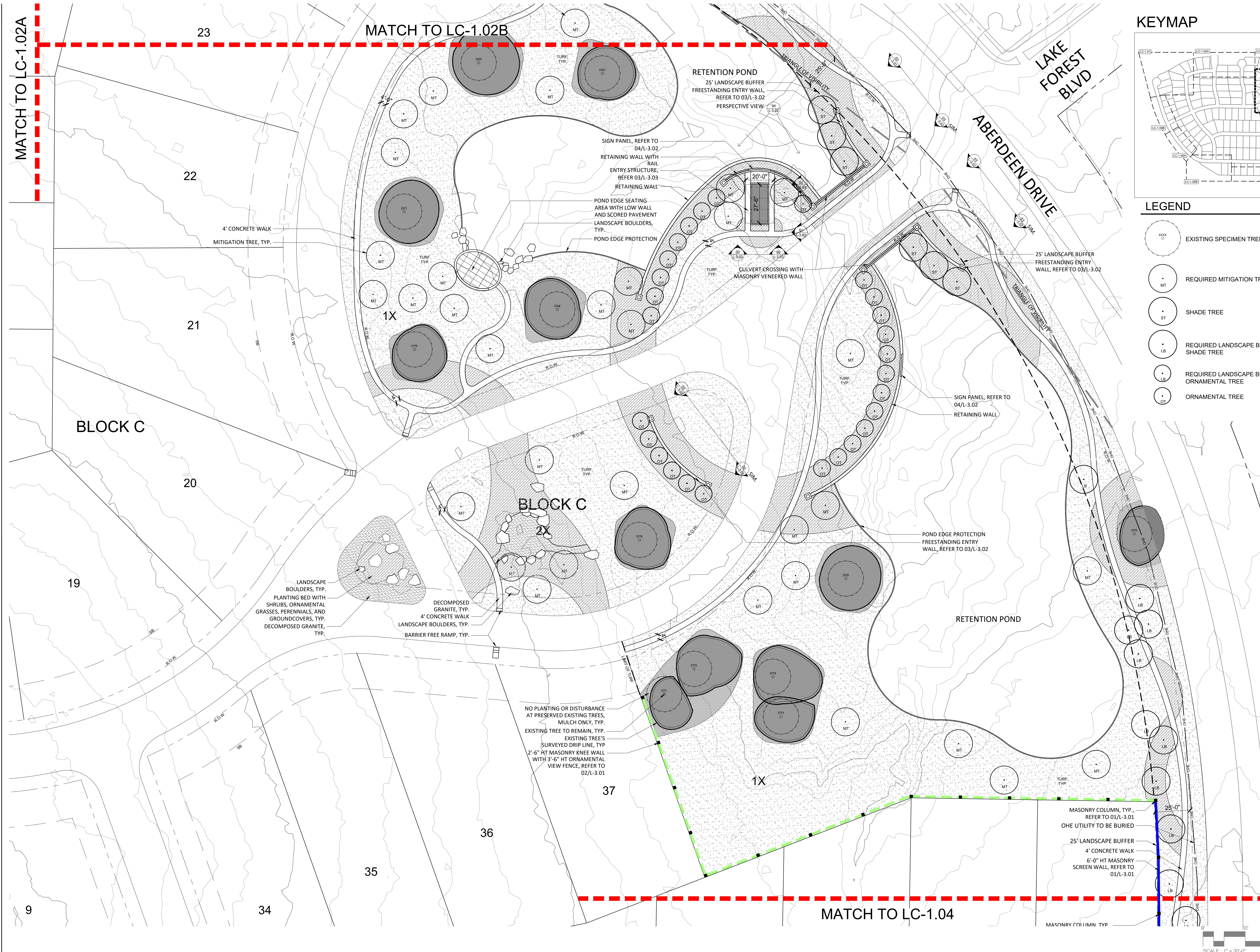


KEYMAP



LEGEND

- EXISTING SPECIMEN TREE
- REQUIRED MITIGATION TREE
- SHADE TREE
- REQUIRED LANDSCAPE BUFFER - SHADE TREE
- REQUIRED LANDSCAPE BUFFER - ORNAMENTAL TREE
- ORNAMENTAL TREE

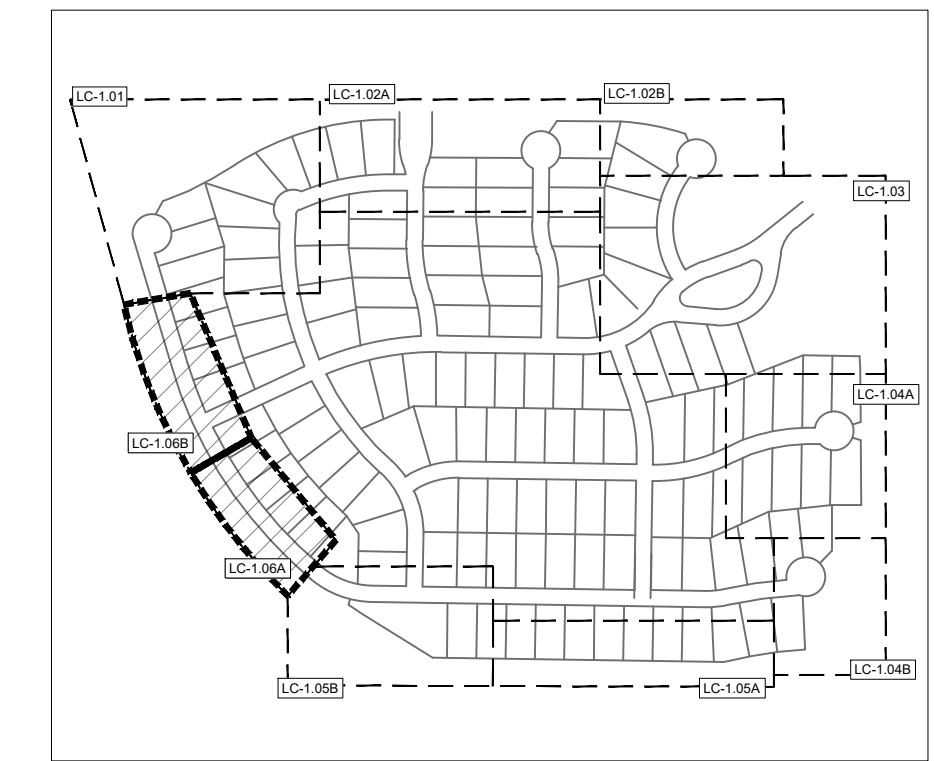


0' 30' 60'

SCALE: 1" = 30'-0"

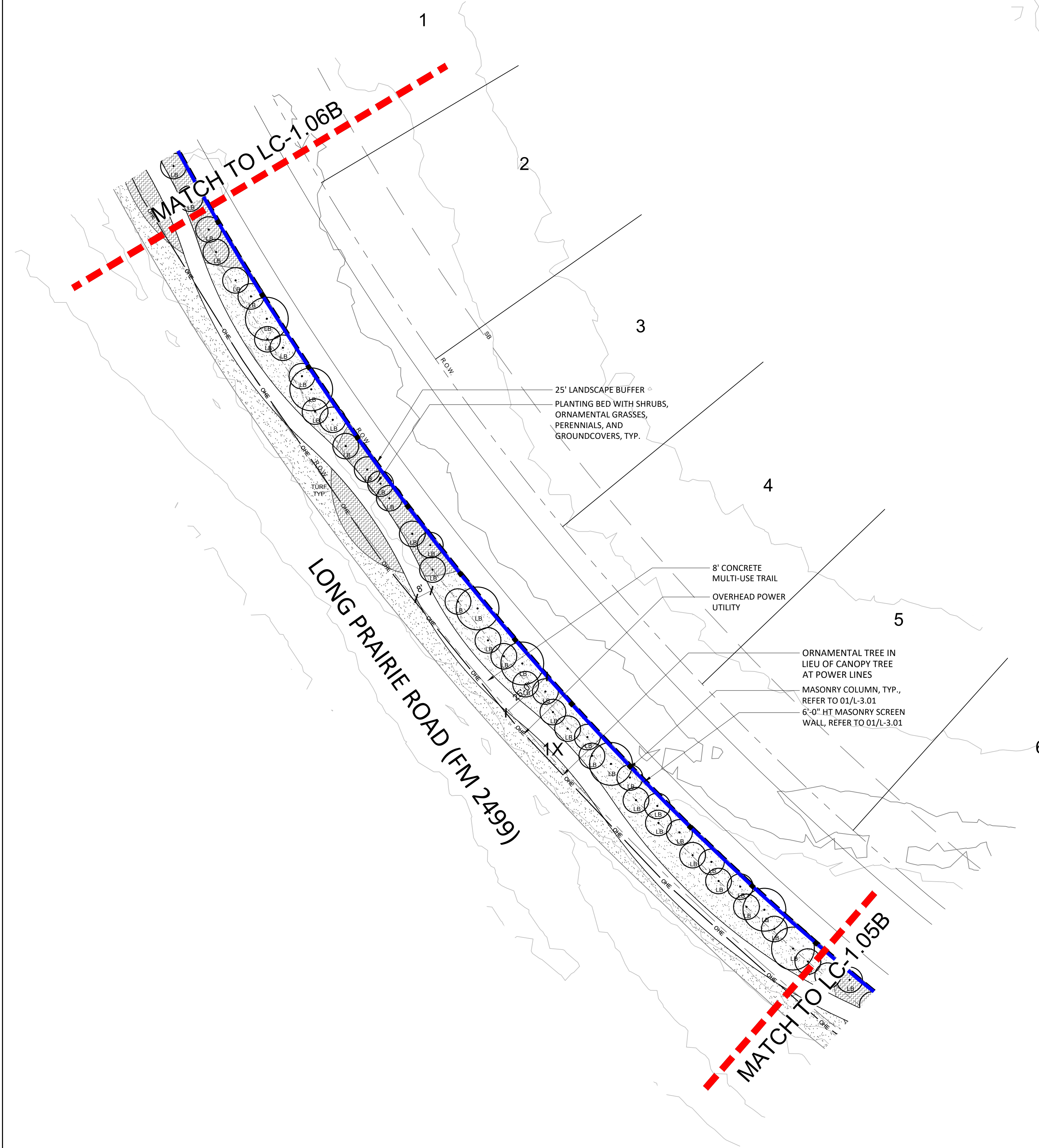
NORTH

KEYMAP

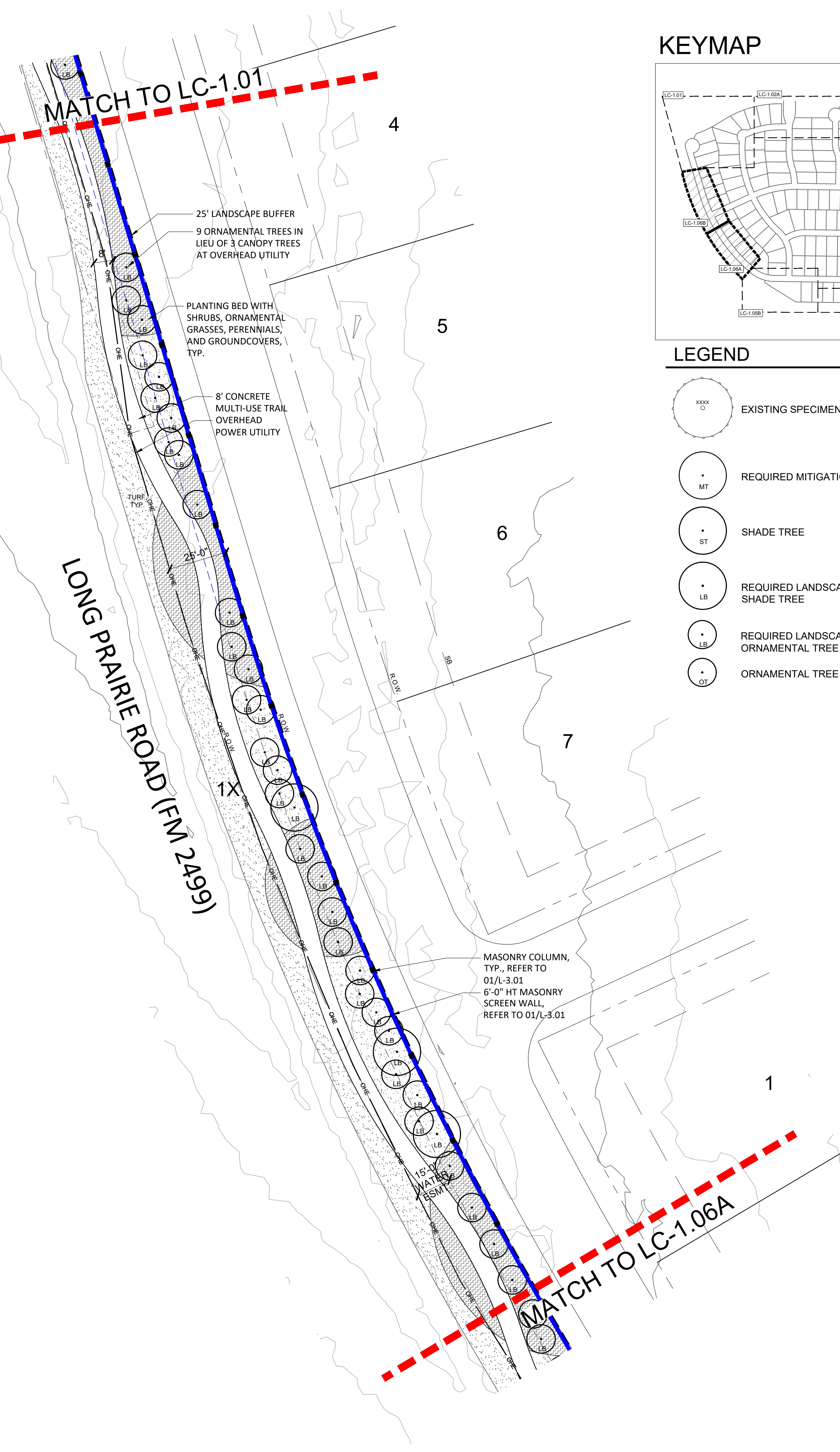
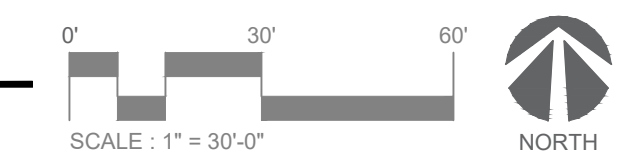


LEGEND

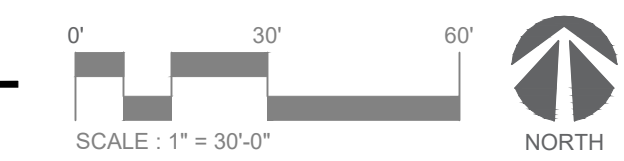
- EXISTING SPECIMEN TREE
- REQUIRED MITIGATION TREE
- SHADE TREE
- REQUIRED LANDSCAPE BUFFER - SHADE TREE
- REQUIRED LANDSCAPE BUFFER- ORNAMENTAL TREE
- ORNAMENTAL TREE



A CONCEPTUAL LANDSCAPE AND SCREENING



B CONCEPTUAL LANDSCAPE AND SCREENING



NOT FOR REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION

Paul Cozzolino
06/14/2021

client
Toll Brothers
Demerius Seals
2555 SW Grapevine Parkway, Suite
100
Grapevine, TX 76051

LISD SPINKS TRACT

TOWN OF FLOWER MOUND
DENTON COUNTY, TX

CONCEPTUAL LANDSCAPE/SCREENING PLAN

issue

03/22/2021 City Submittal

05/10/2021 City Submittal

Comment Response

06/14/2021 City Submittal

Comment Response

revisions

title

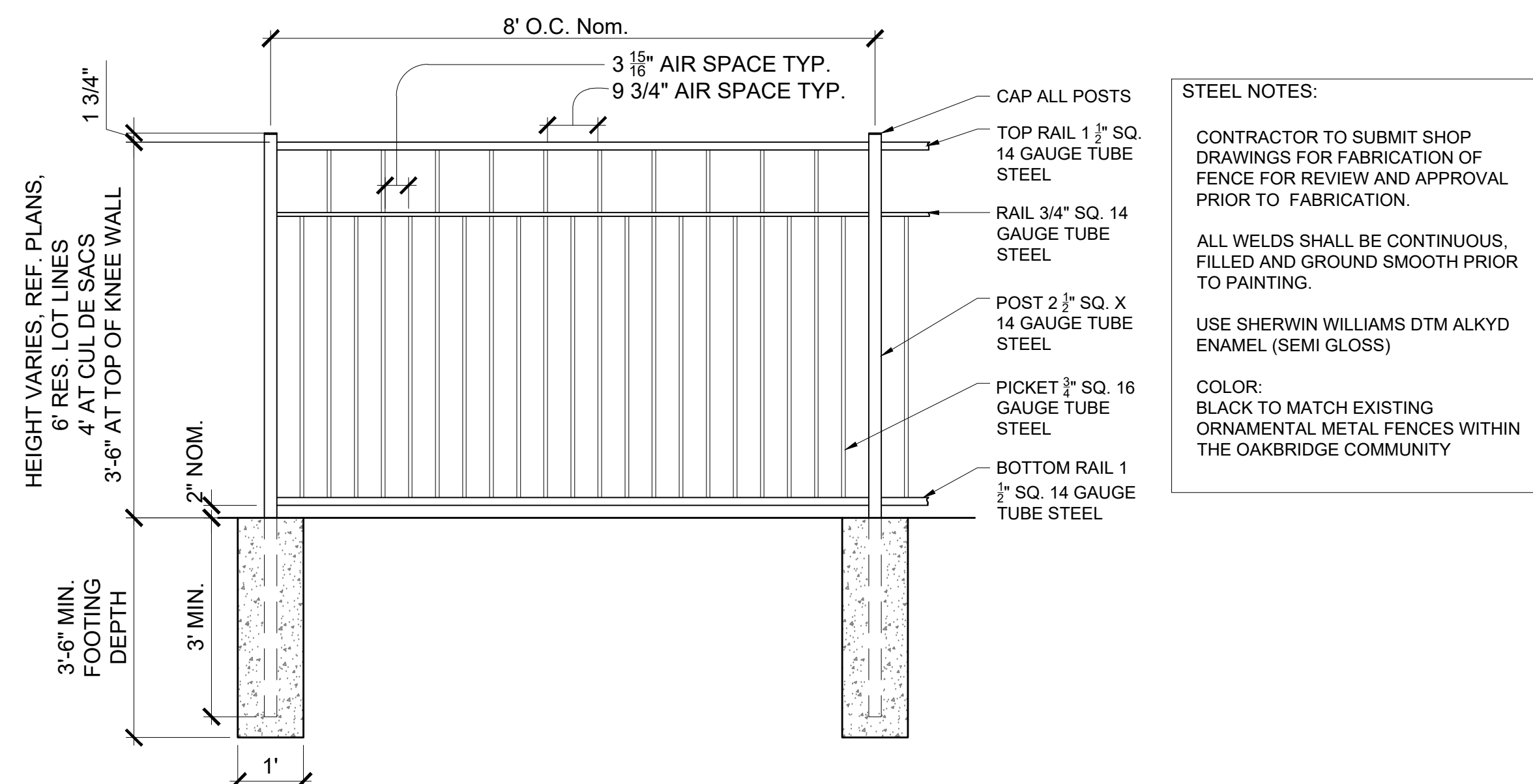
Hardscape Details

project number 210001

date 06/14/2021

sheet

L-3.01



STEEL NOTES:

CONTRACTOR TO SUBMIT SHOP
DRAWINGS FOR FABRICATION OF
FENCE FOR REVIEW AND APPROVAL
PRIOR TO FABRICATION.

ALL WELDS SHALL BE CONTINUOUS,
FILLED AND GROUND SMOOTH PRIOR
TO PAINTING.

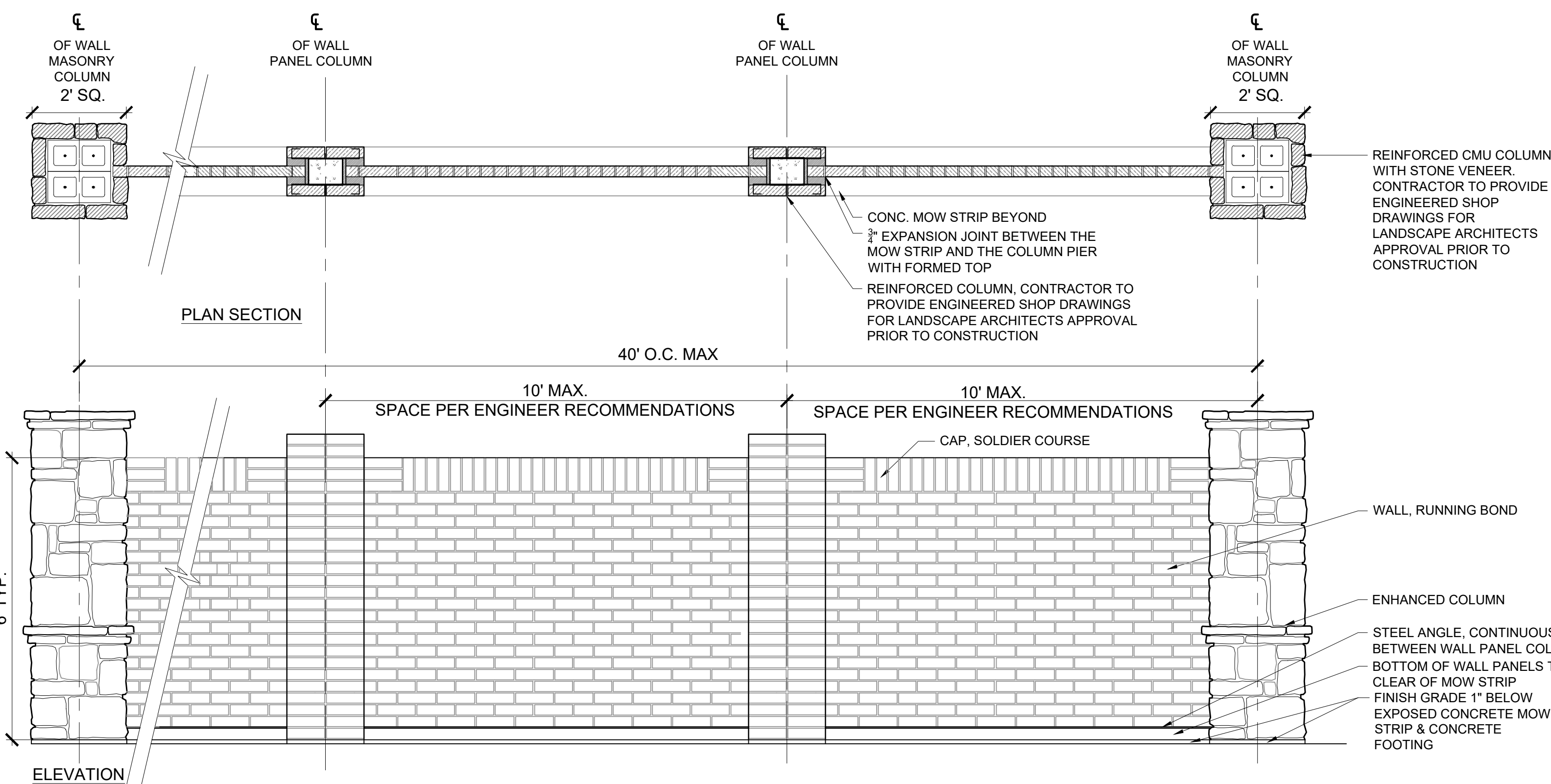
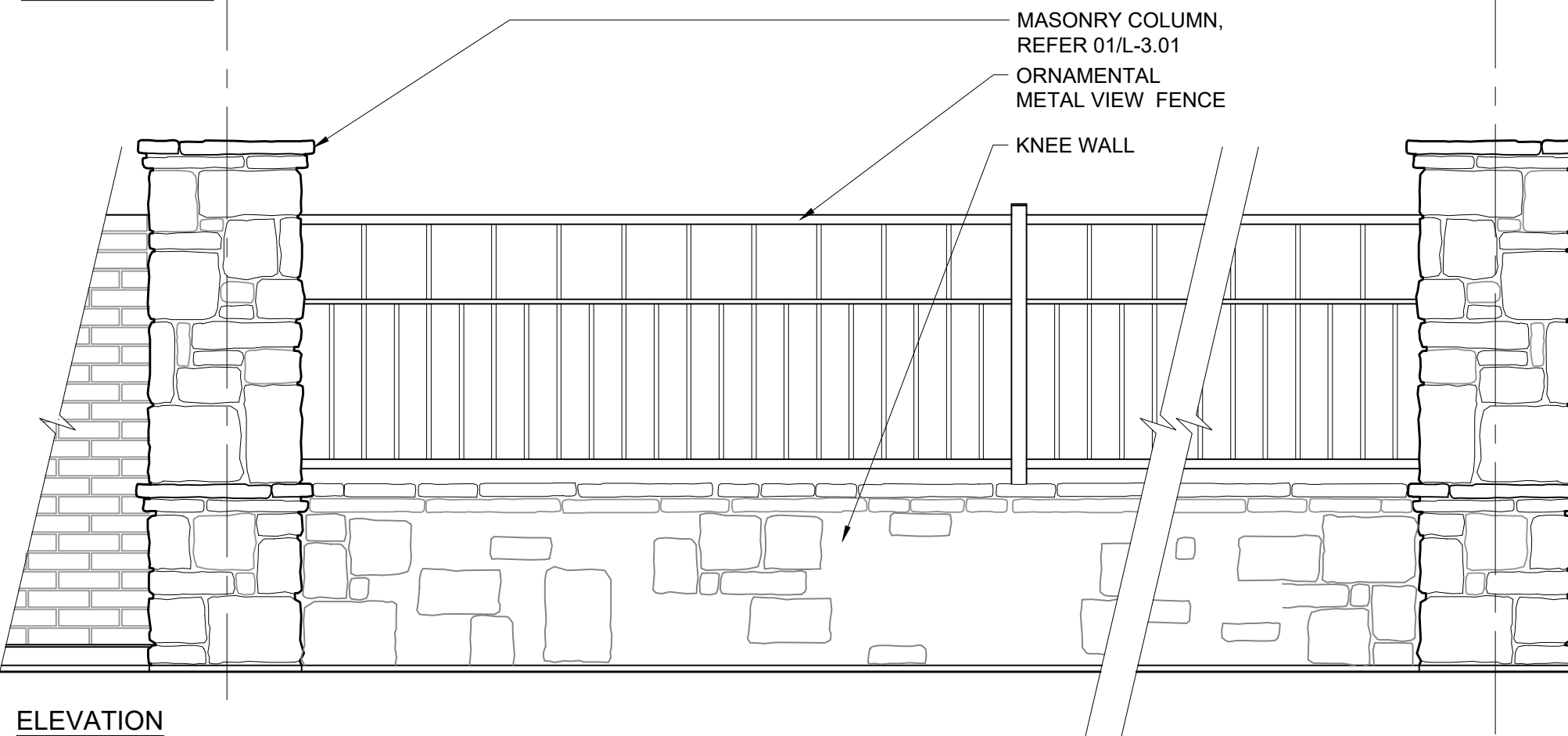
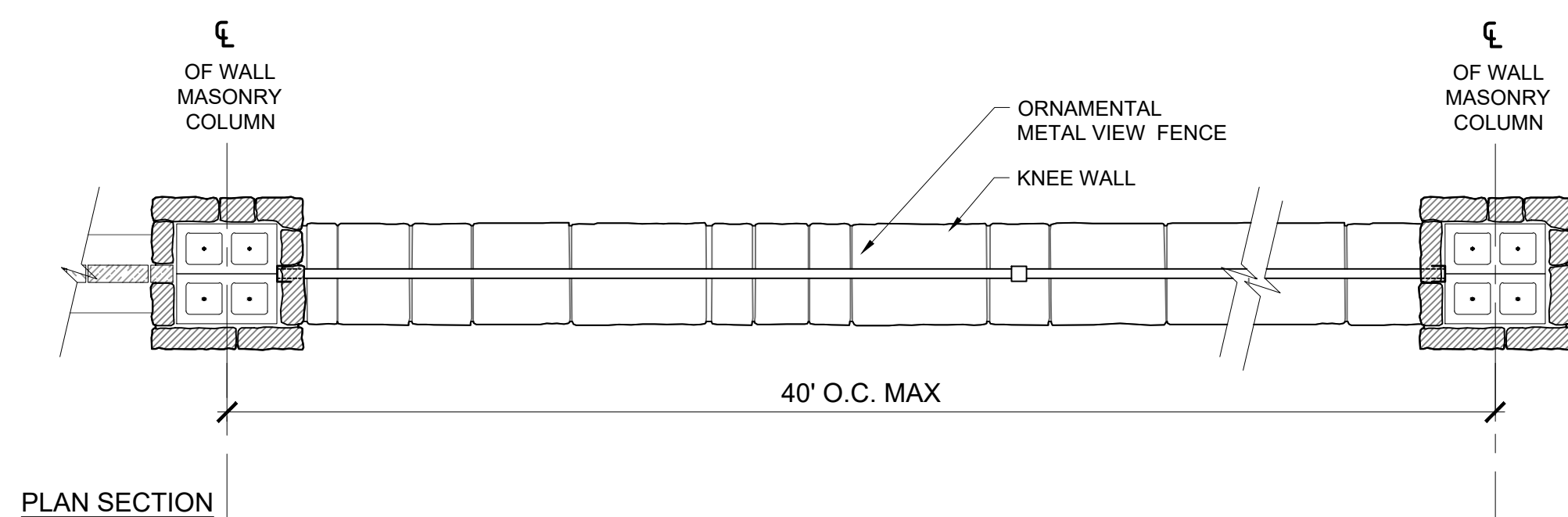
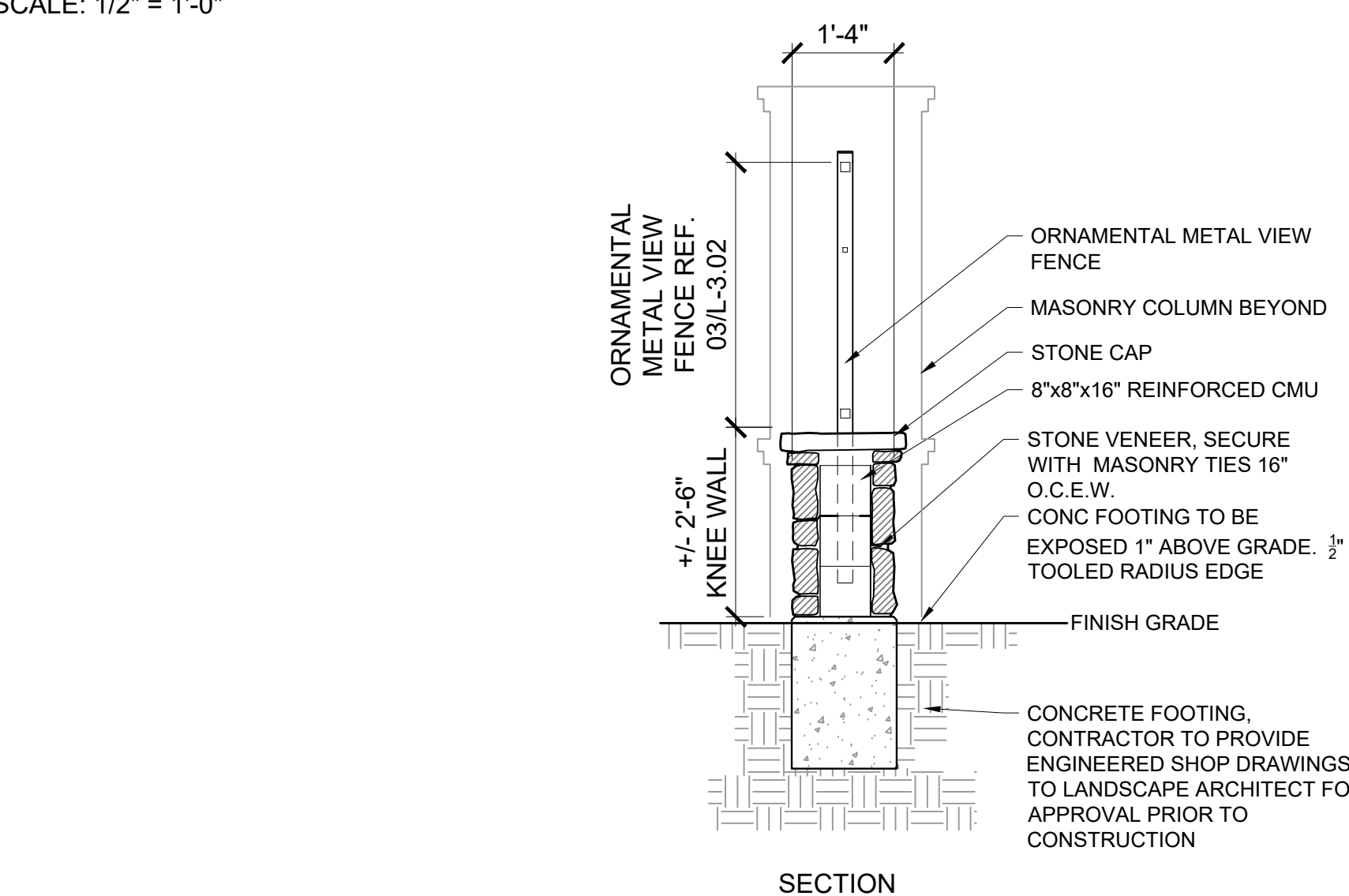
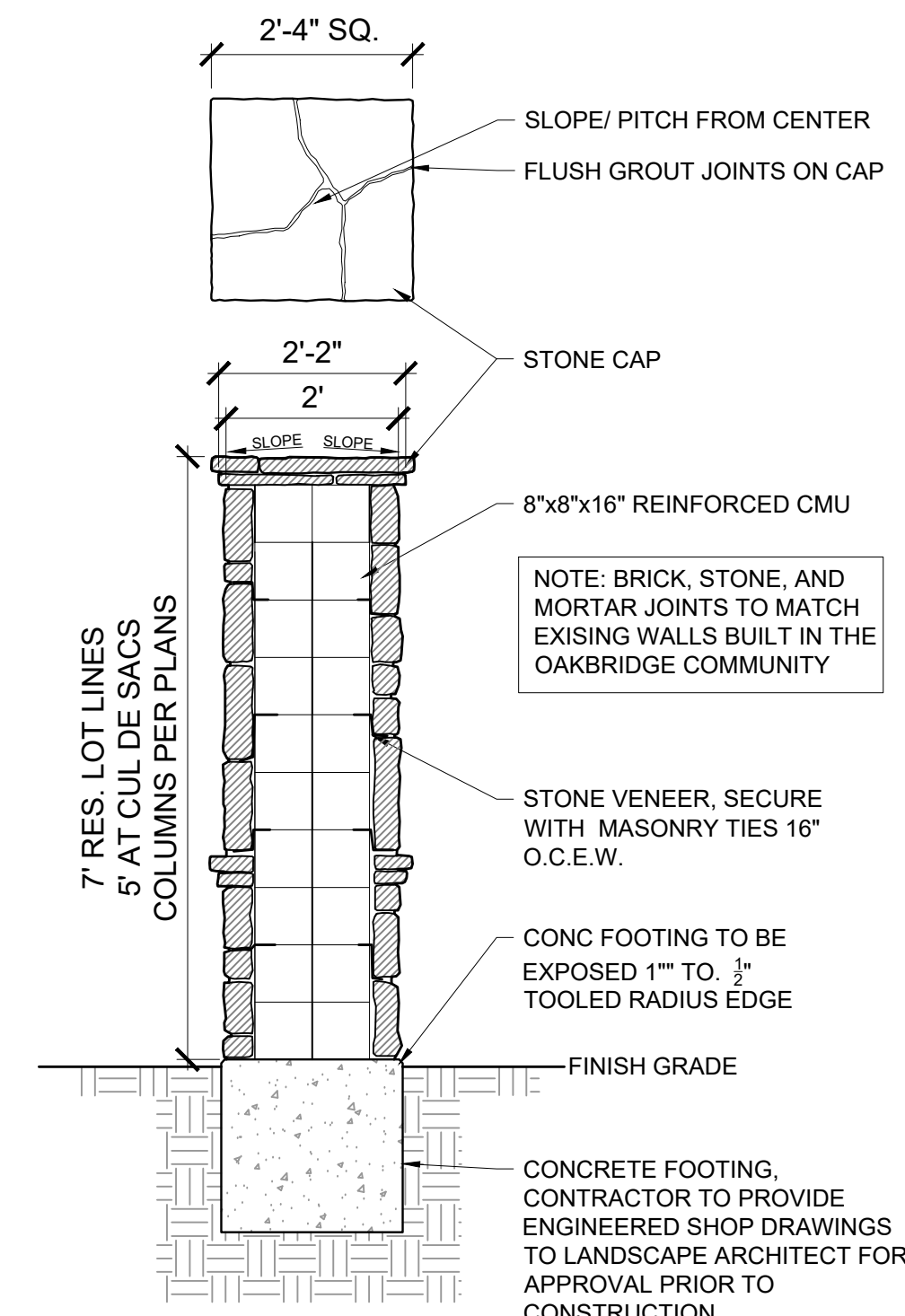
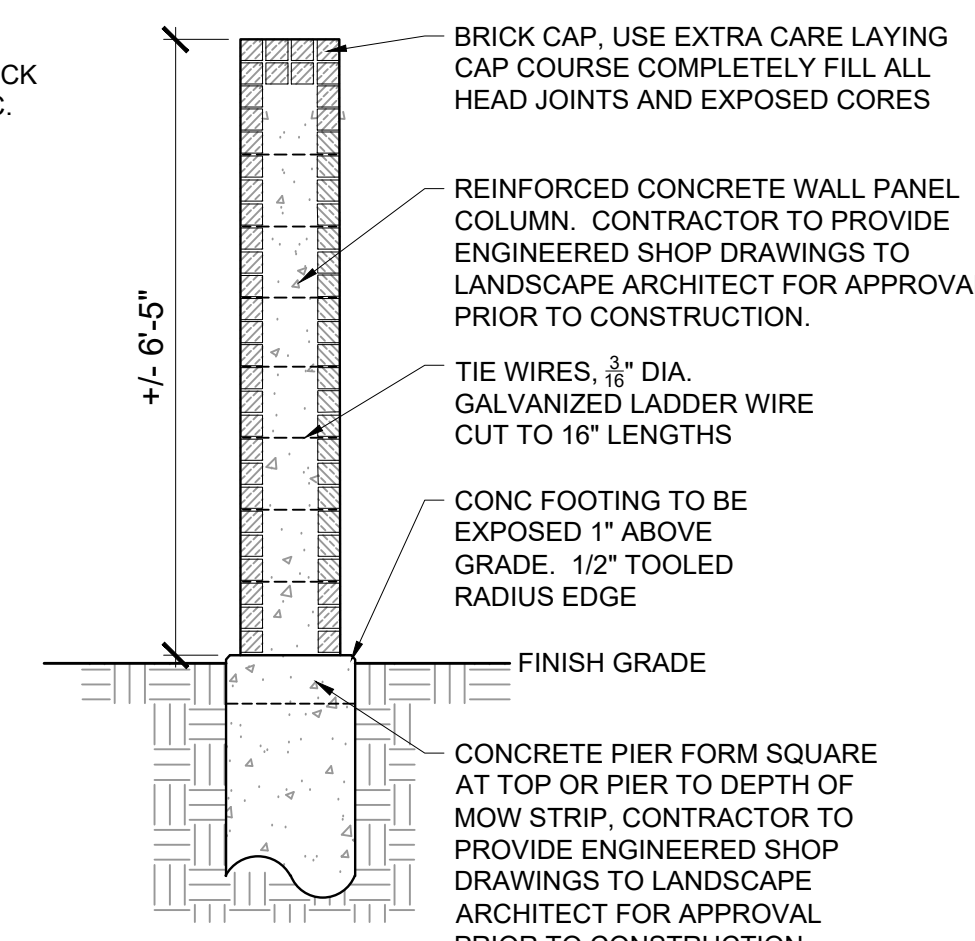
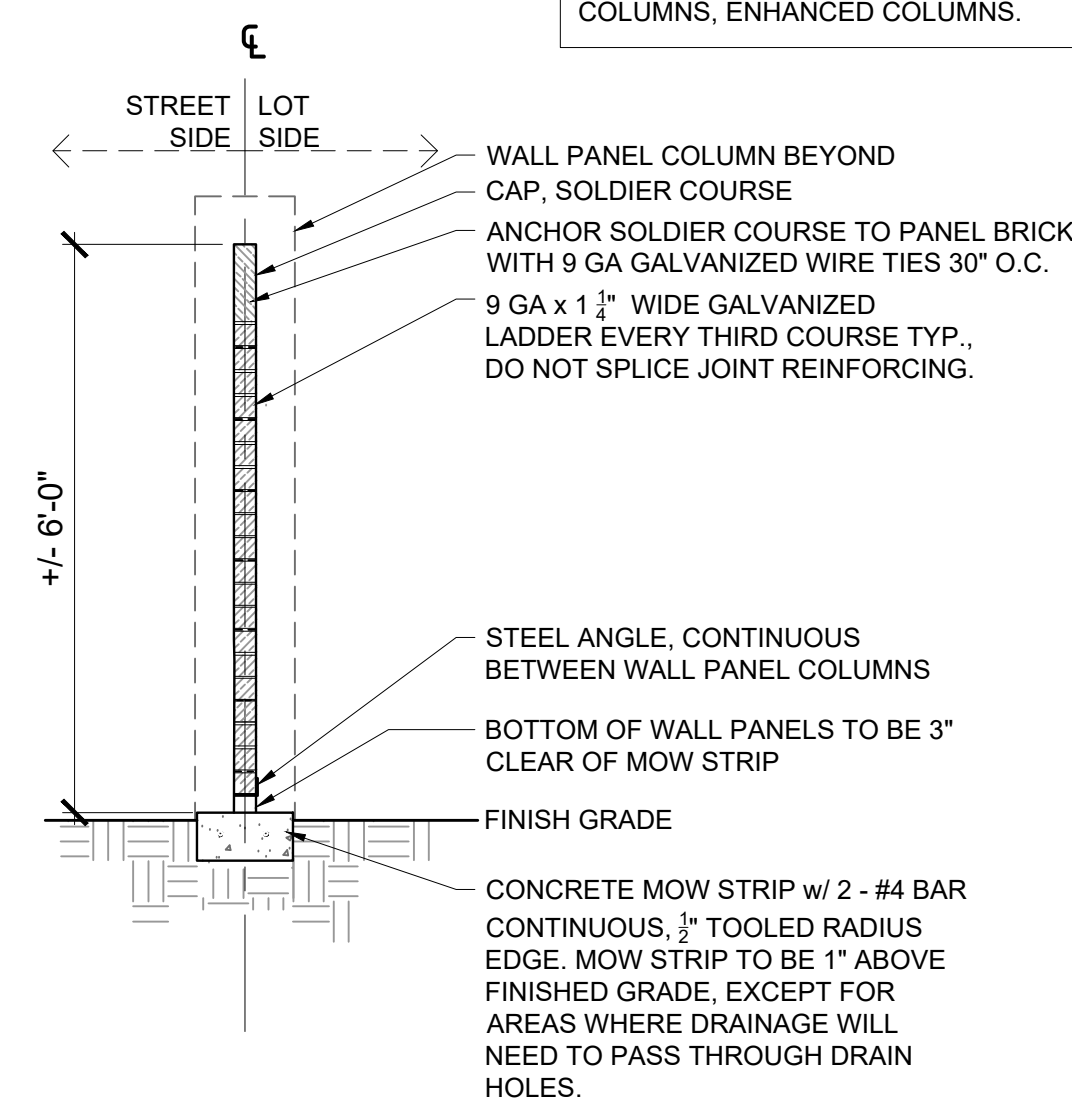
USE SHERWIN WILLIAMS DTM ALKYD
ENAMEL (SEMI GLOSS)

COLOR:
BLACK TO MATCH EXISTING
ORNAMENTAL METAL FENCES WITHIN
THE OAKBRIDGE COMMUNITY

NOTE:

1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.

2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.



03 ORNAMENTAL METAL VIEW FENCE

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

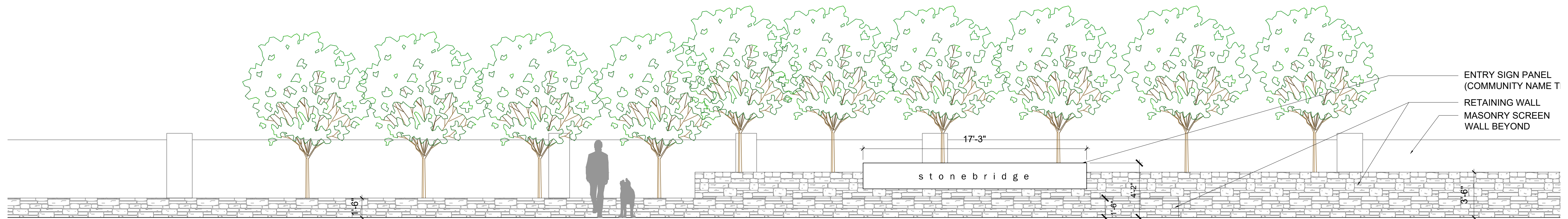
02 MASONRY KNEE WALL WITH ORNAMENTAL METAL VIEW FENCE

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

01 MASONRY SCREEN WALL WITH MASONRY COLUMNS

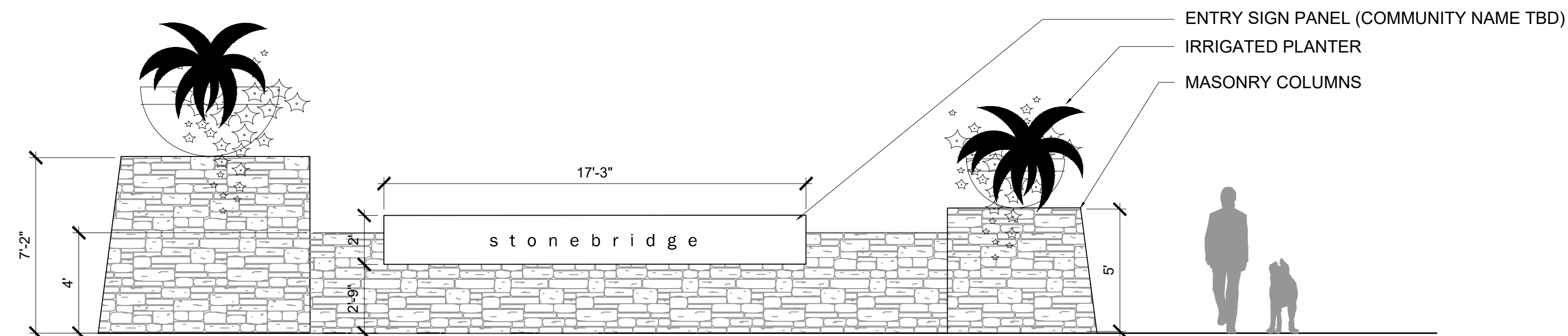
SCALE: 1/2" = 1'-0"

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



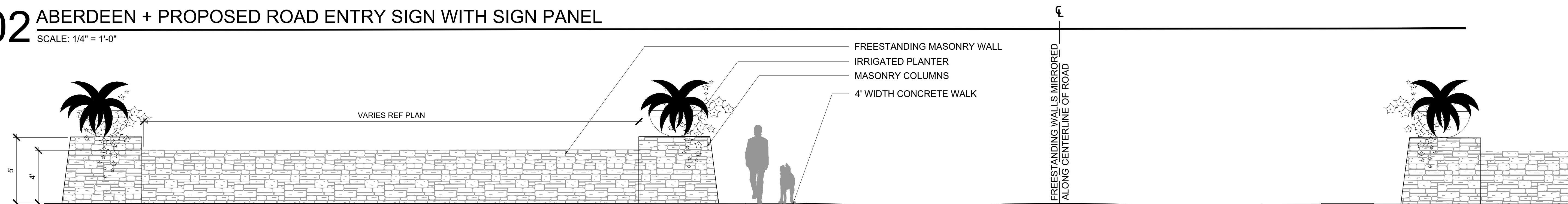
01 ABERDEEN + 2499 RETAINING WALLS AND ENTRY SIGN PANEL
SCALE: 1/4" = 1'-0"

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



02 ABERDEEN + PROPOSED ROAD ENTRY SIGN WITH SIGN PANEL

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



03 ABERDEEN + LAKE FOREST FREESTANDING WALLS

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

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

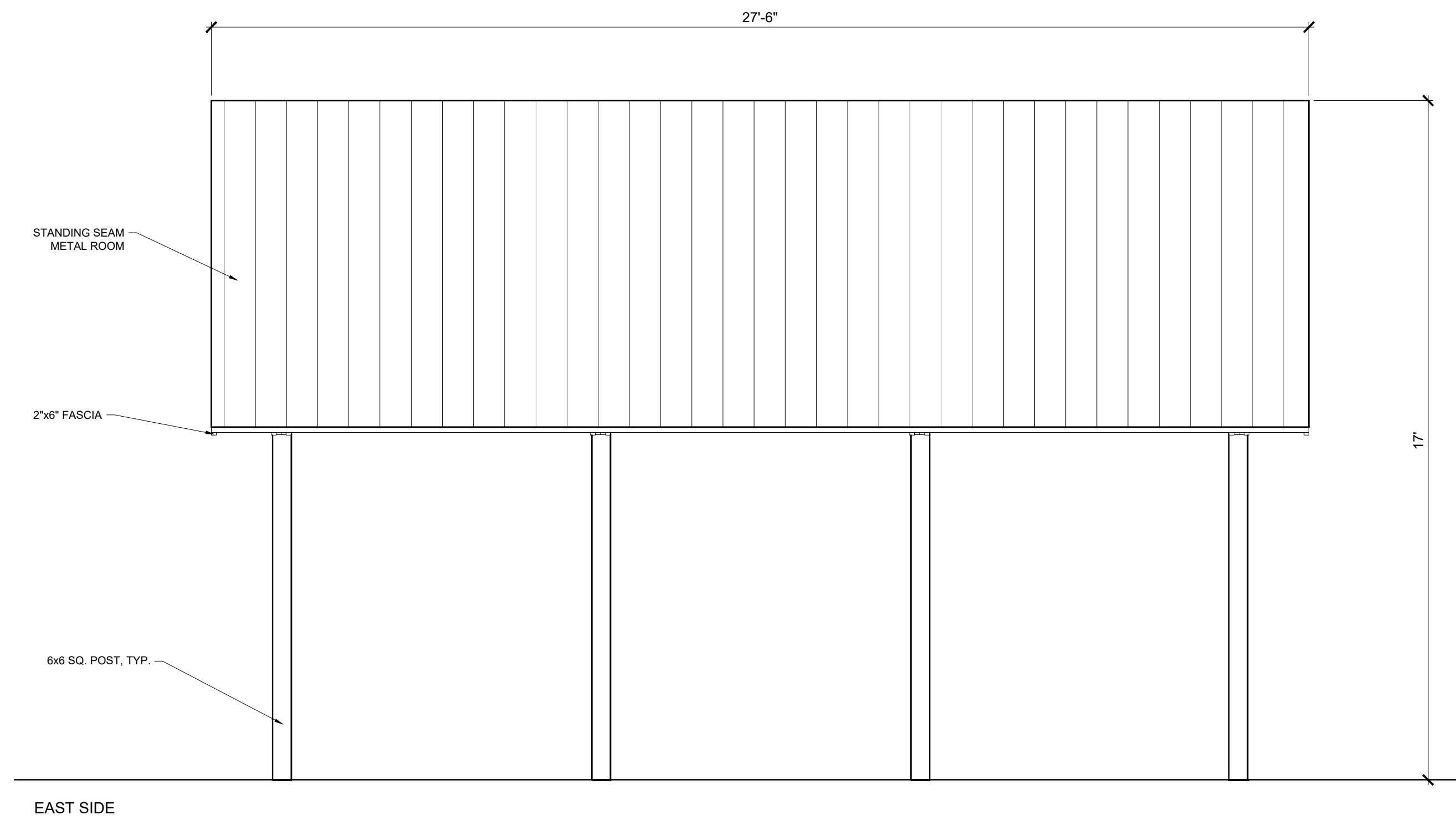


04 ABERDEEN + LAKE FOREST ENTRY STRUCTURE

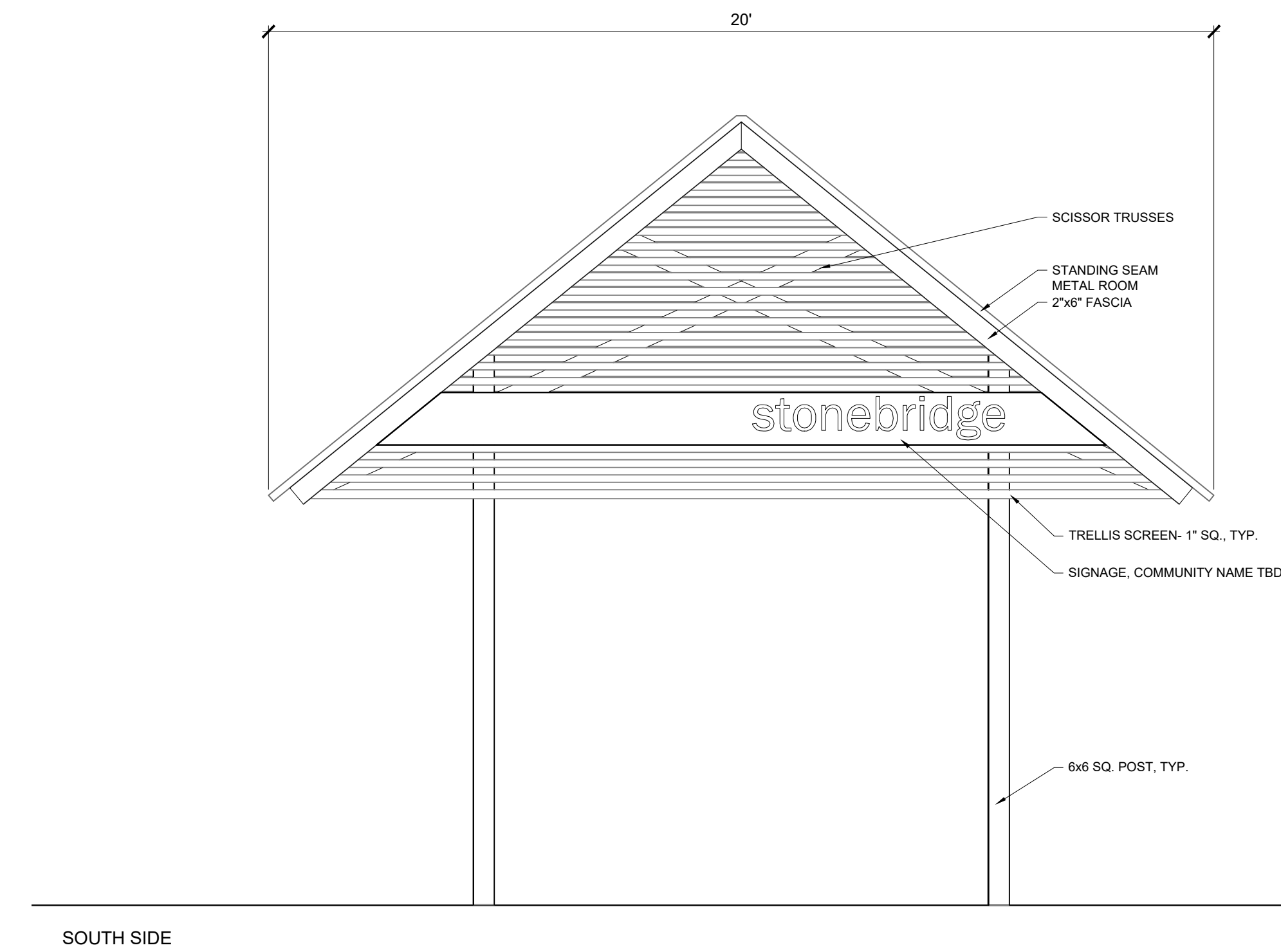
SCALE: NTS

SCALE: NTS

NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT, AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.



01 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: EAST SIDE ELEVATION
SCALE: 3/8" = 1'-0"

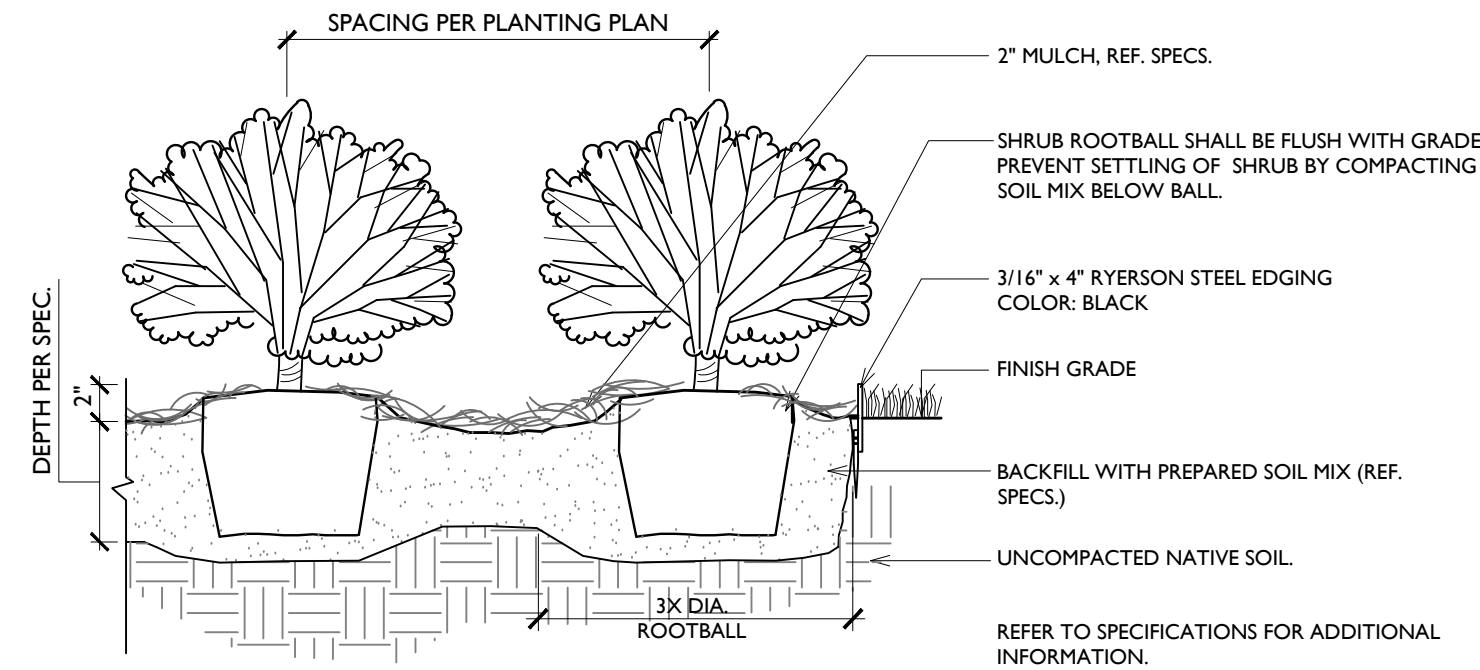


02 ABERDEEN + LAKE FOREST ENTRY STRUCTURE: SOUTH VIEW ELEVATION
SCALE: 3/8" = 1'-0"



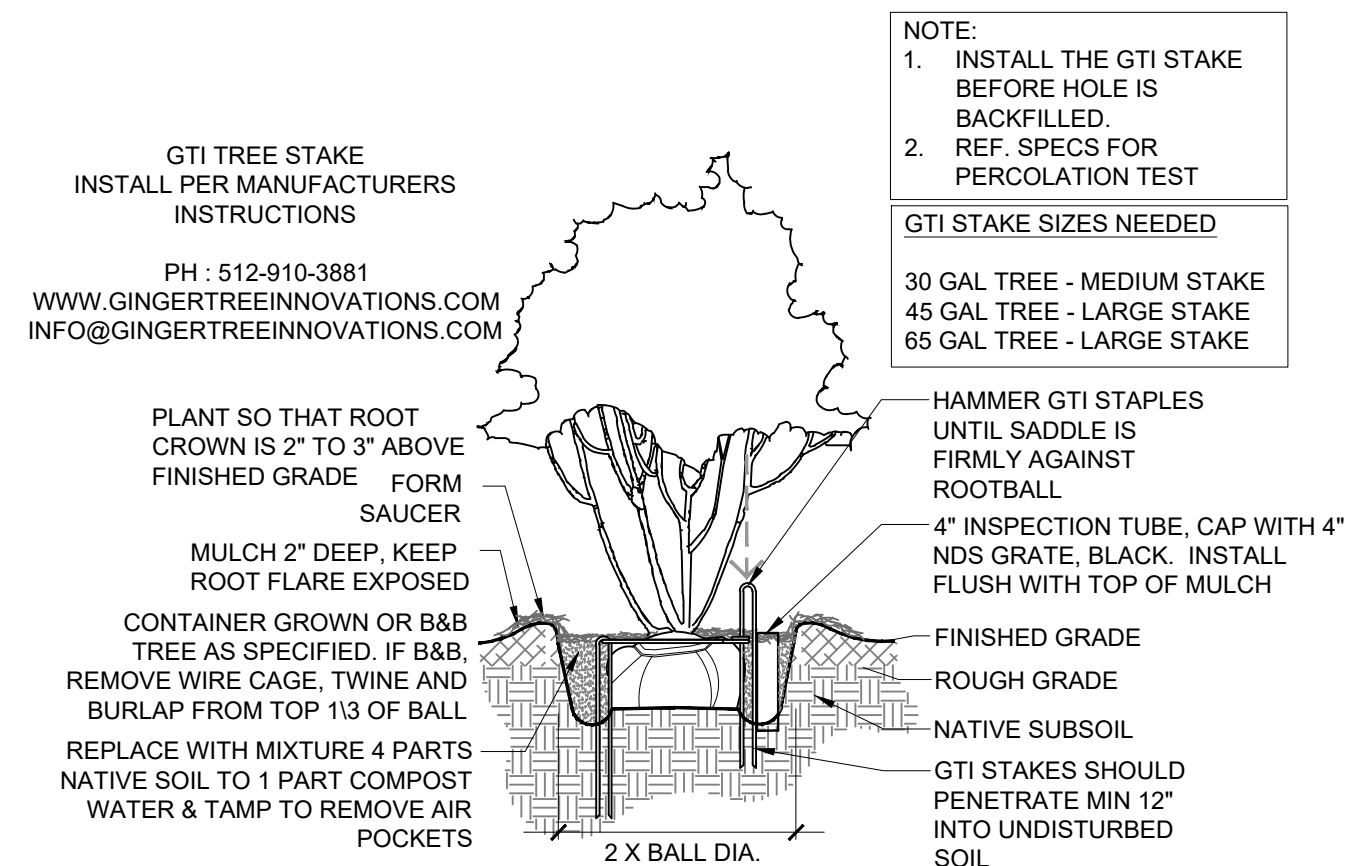
03 ABERDEEN + LAKE FOREST ENTRY STRUCTURE
SCALE: NTS

NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT,
AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS
FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL
COLUMNS, ENHANCED COLUMNS.



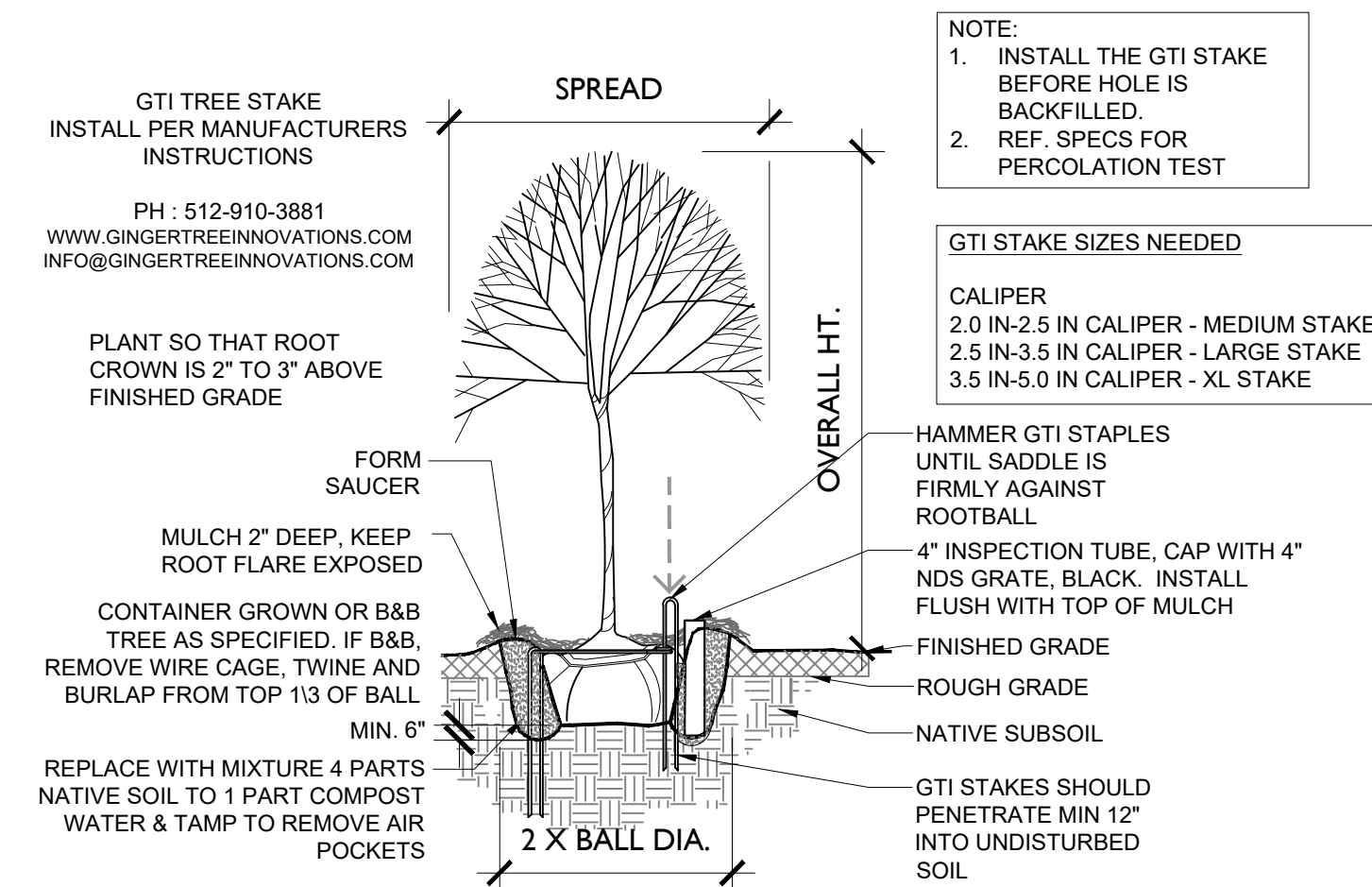
04 SHRUB & PERENNIAL BED PLANTING

N.T.S.



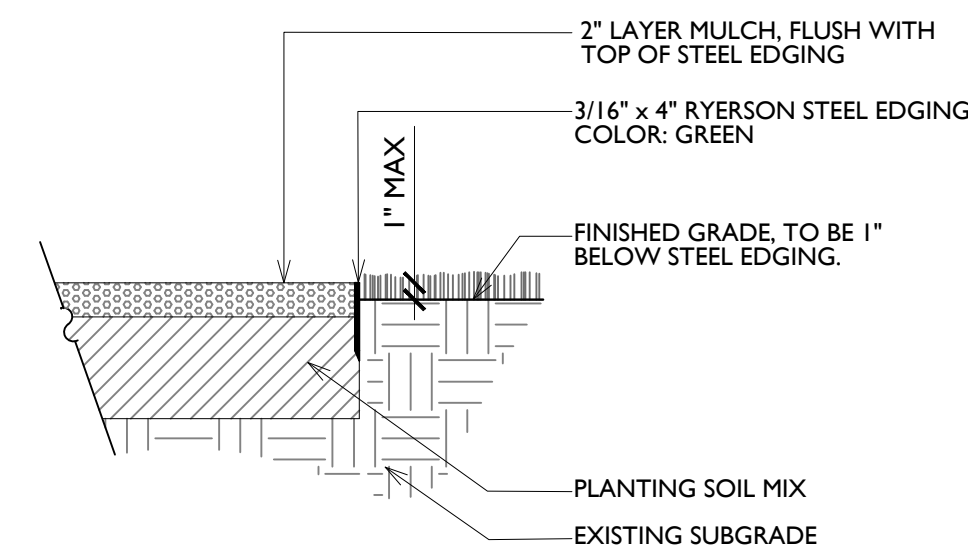
03 ORNAMENTAL TREE PLANTING

N.T.S.



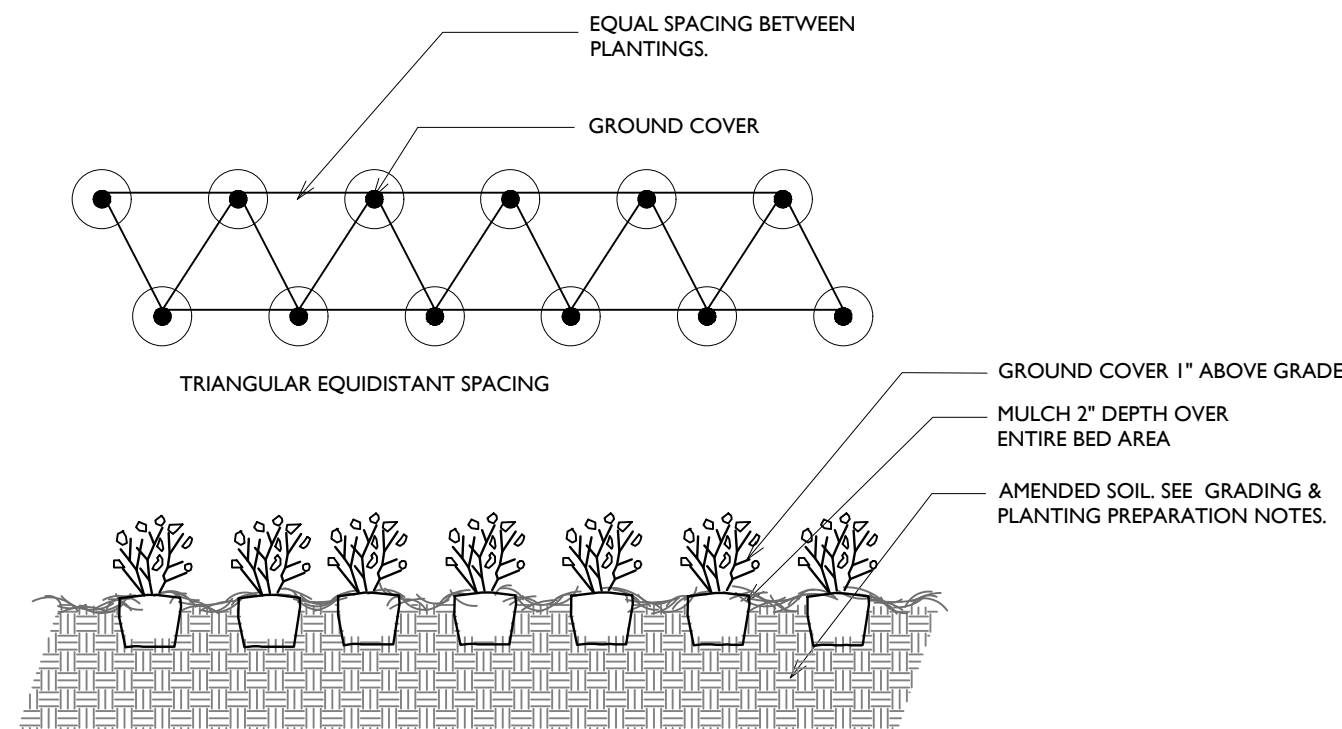
02 CANOPY TREE PLANTING

N.T.S.



01 STEEL EDGE

N.T.S.



05 GROUNDCOVER PLANTING

N.T.S.



landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

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△

title

Planting Details
Schedule and Notes

project number 210001

date 06/14/2021

sheet

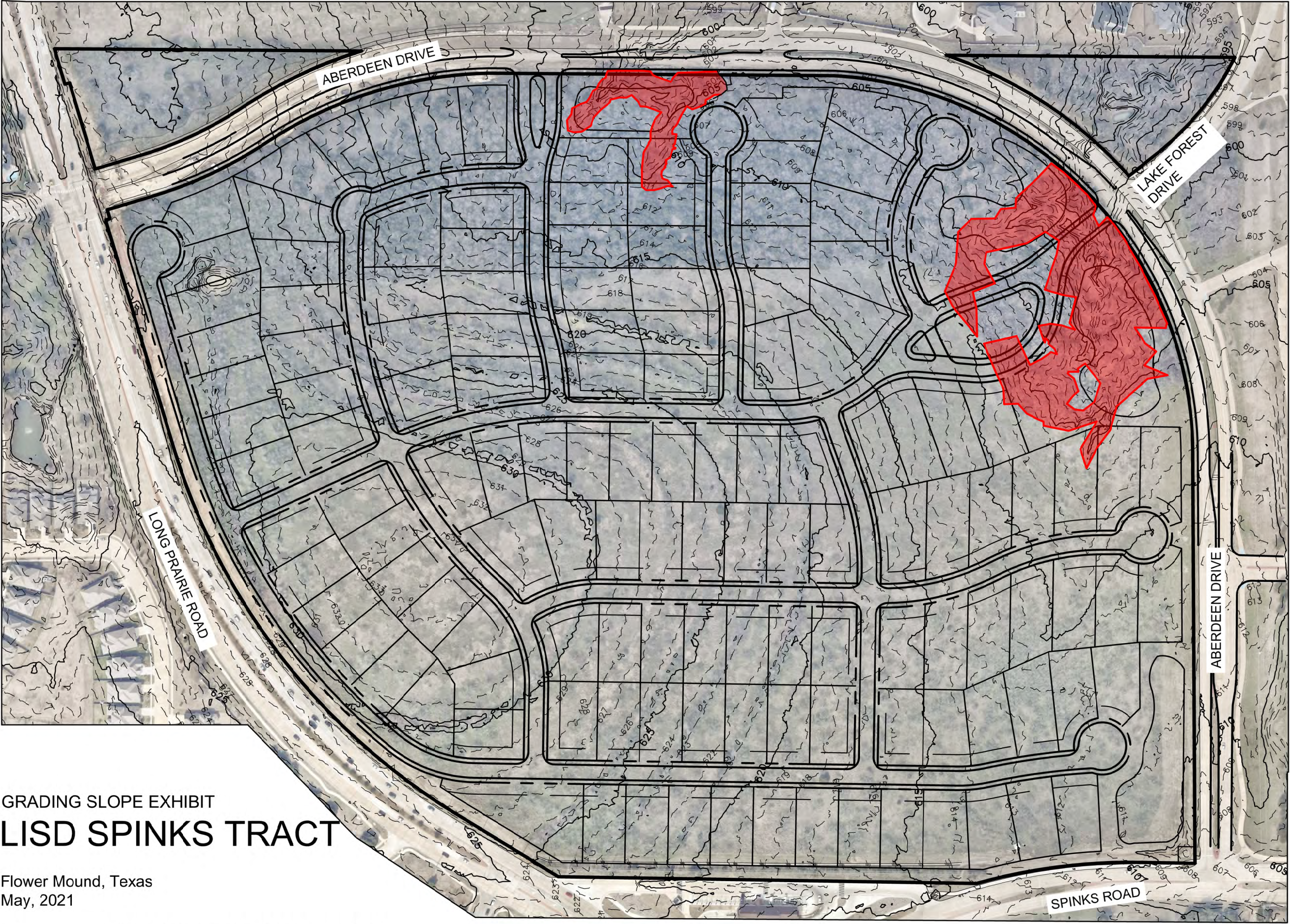
L-4.02

PLANTING SHEDULE

	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments
MITIGATION TREES								
PE		Carya illinoensis/ Native Pecan		3"				Full & Matched, Straight Central Leader
BO		Quercus marcoparpa / Bur Oak		3"				Full & Matched, Straight Central Leader
WO		Quercus nigra / Water Oak		3"				Full & Matched, Straight Central Leader
SO		Quercus shumardi / Shumard Oak		3"				Full & Matched, Straight Central Leader
PO		Quercus stellata / Post Oak		3"				Full & Matched, Straight Central Leader
TRO		Quercus texana / Texas Red Oak		3"				Full & Matched, Straight Central Leader
WE		Ulmus alata / Winged Elm		3"				Full & Matched, Straight Central Leader
CE		Ulmus crassifolia / Cedar Elm		3"				Full & Matched, Straight Central Leader
SE		Ulmus rubra / Slippery Elm		3"				Full & Matched, Straight Central Leader
TOTAL:	56							
LANDSCAPE BUFFER TREES								
PEC		Carya illinoensis/ Native Pecan		3"				Full & Matched, Straight Central Leader
BC		Taxodium distichum / Bald Cypress		3"				Full & Matched, Straight Central Leader
JE		Juniperus virginiana/ Eastern Red Cedar		3"				Full & Matched, Straight Central Leader
EO		Quercus fusiformis / Escarpment Live Oak		3"				Full & Matched, Straight Central Leader
BO		Quercus marcoparpa / Bur Oak		3"				Full & Matched, Straight Central Leader
CO		Quercus muehlenbergii/ Chinquapin Oak		3"				Full & Matched, Straight Central Leader
WO		Quercus nigra / Water Oak		3"				Full & Matched, Straight Central Leader
MO		Quercus polymorpha/ Monterrey Oak		3"				Full & Matched, Straight Central Leader
SO		Quercus shumardi / Shumard Oak		3"				Full & Matched, Straight Central Leader
TRO		Quercus texana / Texas Red Oak		3"				Full & Matched, Straight Central Leader
LO		Quercus Virginiana/ Live Oak		3"				Full & Matched, Straight Central Leader
WI		Ulmus alata / Winged Elm		3"				Full & Matched, Straight Central Leader
AE		Ulmus americana / American Elm		3"				Full & Matched, Straight Central Leader
CE		Ulmus crassifolia / Cedar Elm		3"				Full & Matched, Straight Central Leader
LE		Ulmus paviolia / Lacebark Elm		3"				Full & Matched, Straight Central Leader
RB-TX		Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal		8'	5'-6'		MULTI, 5 CANES MIN. .5" CAL MIN. PER CANE
ID		Ilex decidua / Possum Haw	45 gal					
TH		Ilex vomitoria / Yaupon Holly	45 gal					
CM		Lagerstroemia indica / Crepe Myrtle	45 gal	see comments	10'	6'-7'		Multi-trunk, 3-5 canes min., 1.75"-2" cal. Ea, cane min., Matched
WM		Myrica cerifera / Wax Myrtle	45 gal					
PL		Prunus spp. / Plum	45 gal					
TOTAL:	237							
SHADE TREES								
PEC		Carya illinoensis/ Native Pecan		3"				Full & Matched, Straight Central Leader
BC		Taxodium distichum / Bald Cypress		3"				Full & Matched, Straight Central Leader
JE		Juniperus virginiana/ Eastern Red Cedar		3"				Full & Matched, Straight Central Leader
SYC		Platanus x acerifolia 'Morton Circle'/ Sycamore 'Exclamation Planetree'		3"				Full & Matched, Straight Central Leader
CW		Populus deltoides 'Siouxland'/ Cottonless Cottonwood		3"				Full & Matched, Straight Central Leader
CAN		Quercus canbyi/ Canby Oak		3"				Full & Matched, Straight Central Leader
EO		Quercus fusiformis / Escarpment Live Oak		3"				Full & Matched, Straight Central Leader
LAO		Quercus laceyi/ Lacey Oak		3"				Full & Matched, Straight Central Leader
BO		Quercus marcoparpa / Bur Oak		3"				Full & Matched, Straight Central Leader
CO		Quercus muehlenbergii/ Chinquapin Oak		3"				Full & Matched, Straight Central Leader
WO		Quercus nigra / Water Oak		3"				Full & Matched, Straight Central Leader
MO		Quercus polymorpha/ Monterrey Oak		3"				Full & Matched, Straight Central Leader
SO		Quercus shumardi / Shumard Oak		3"				Full & Matched, Straight Central Leader
TRO		Quercus texana / Texas Red Oak		3"				Full & Matched, Straight Central Leader
LO		Quercus Virginiana/ Live Oak		3"				Full & Matched, Straight Central Leader
MC		Taxodium mucronatum / Montezuma Cypress		3"				Full & Matched, Straight Central Leader
WI		Ulmus alata / Winged Elm		3"				Full & Matched, Straight Central Leader
AE		Ulmus americana / American Elm		3"				Full & Matched, Straight Central Leader
CE		Ulmus crassifolia / Cedar Elm		3"				Full & Matched, Straight Central Leader
LE		Ulmus paviolia / Lacebark Elm		3"				Full & Matched, Straight Central Leader
TOTAL:	45							
ORNAMENTAL TREES								
RB-TX		Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal		8'	5'-6'		MULTI, 5 CANES MIN. .5" CAL MIN. PER CANE
EH		Ilex x attenuata 'Eagleston'/ Eagleston Holly	45 gal	3"	9'	5'		full to ground, full, matched
ID		Ilex decidua / Possum Haw	45 gal					
CM-N		Lagerstroemia fauriei 'Natchez' / Natchez Crape Myrtle	45 gal	see comments	10'	6'-7'		Multi-trunk, 3-5 canes min., 1.75"-2" cal. Ea, cane min., Matched
WM		Myrica cerifera / Wax Myrtle	45 gal					
PL		Prunus spp. / Plum	45 gal					
CB		Rhamnus caroliniana / Carolina Buckthorn	45 gal					
VC		Vitex agnus castus 'Abeville Blue'/ VITEX	45 gal					Full, Multi-trunk, 4-5 canes min., .75"-1" cal Ea. Cane min, matched
TOTAL:	73							
GROUNDCOVERS								
		Native Grass/Shrub/Groundcover						
SOD/SEED								
		Cynodon dactylon 'Tif 419' / Tif 419 Bermuda Grass	Sod		N/A	N/A		
Notes								
1. NO MORE THAN 50% OF ANY TREE SPECIES AND NO MORE THAN 75% OF ANY TREEE GENUS								
2. ALL PROPOSED LANDSCAPE AREAS TO BE FULLY IRRIGATED								

NOTE: All landscape buffer trees, and mitigation trees to be selected from the approved Town of Flower Mound tree list.

All proposed landscape areas to be fully irrigated

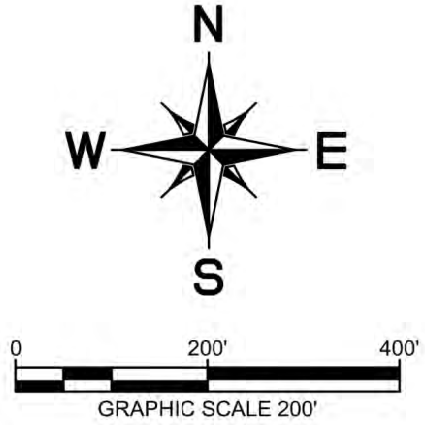


GRADING SLOPE EXHIBIT
LISD SPINKS TRACT

Flower Mound, Texas
May, 2021

DWG NAME
LAST SAVED

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5/7/2021 2:51 PM



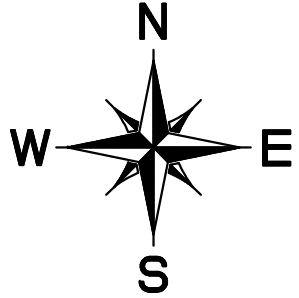
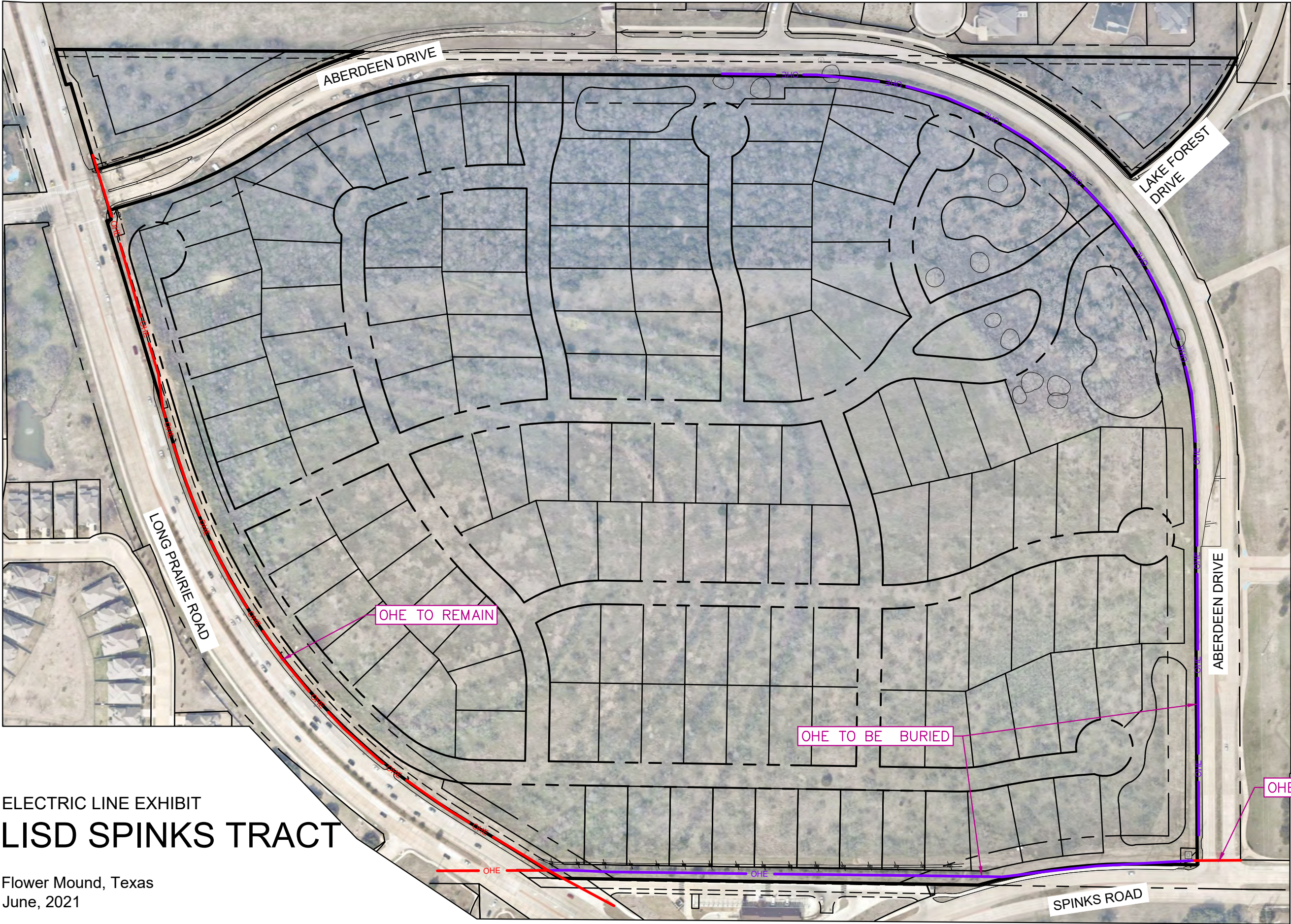
LEGEND

SLOPES BETWEEN
5% – 12%

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928
Contact: Casey Ross

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



LEGEND

-  OHE TO BE BURIED
-  OHE TO REMAIN

ELECTRIC LINE EXHIBIT
LISD SPINKS TRACT

Flower Mound, Texas
June, 2021

Kimley»Horn

6160 Warren Parkway
Suite 210
Frisco, Texas 75034
972-335-3580
State of Texas Registration No. F-928
Contact: Casey Ross
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