

Planning & Zoning Commission



September 23, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

(or immediately following the Capital Improvements Advisory Committee meeting)

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL TO ORDER

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

C. COORDINATION OF CALENDARS

1. Monday, October 14, 2024
2. Monday, October 28, 2024

D. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

E. STAFF/DIRECTOR REPORT

1. Planning Excellence Award
2. APA Texas Conference

F. CONSENT ITEM(S)

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 September 9, 2024 - Consider approval of the minutes from September 9, 2024.

G. REGULAR ITEM(S)

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.

1. RC23-0002 – Dakota - Consider a request for a Record Plat (RC23-0002 – Dakota) to develop a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Meadow Lark and east of Deer Path.

H. ADJOURN

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 do hereby certify that the Notice of Meeting was posted on the bulletin board at the 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: September 19, 2024, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



September 9, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7 (*arrived at 6:50 p.m.*)
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
None

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
John Chapman, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	

* Indicates person did not wish to speak

E. COORDINATION OF CALENDARS

1. Monday, September 23, 2024
2. Monday, October 14, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. Quarterly Development Report
2. Town Estimated Population Dashboard

H. CONSENT ITEM(S)

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 August 26, 2024 - Consider approval of the minutes from August 26, 2024.

ACTION: Commissioner Schultz moved to approve H.1. as presented in the agenda caption. Commissioner Geddie seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jackson

NAYS: None

RESULT: 6 : 0

I. ADJOURN

Chair Gilmore adjourned the regular meeting at 6:48 p.m.

J. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
- Times may be adjusted by the Chair depending on the number of speakers.
- Donated time will not be recognized.
- Please state your name and address when speaking, and direct comments to the Commission.

Chair Gilmore called the work session to order at 6:48 p.m.

1. MPA23-0005 & ZPD23-0012 - Monarch - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA23-0005 - Monarch) from Campus Commercial uses to High Density Residential uses and rezoning (ZPD23-0012 – Monarch) from Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses and Interim Holding to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Randi Rivera, McAdams

Marisa Brewer, McAdams

Jay Reissig, McAdams

Eric Schmitz, 85 and 71 Avalon Holdings, LLC

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

Chair Gilmore adjourned the work session at 8:22 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA G.1. REGULAR ITEM(S)

DATE: September 23, 2024

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Record Plat (RC23-0002 – Dakota) to develop a residential subdivision with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Meadow Lark and east of Deer Path.**

BACKGROUND:

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 exception requests to the Town's regulations, which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to obtain design approval to construct a residential subdivision with 26 buildable, single-family lots with a minimum lot size of 1-acre. On November 18, 2002, the Town Council approved a request on the subject property for rezoning (Z05-02 Preston Oaks) from Agricultural District (A) to Single-Family Estate. The proposed record plat complies with the existing zoning as well as the Town's Master Plan designation for Estate Residential uses.

The site contains an approximately 39.54-acre parcel of land. The proposed development would be a gated, private subdivision. Internal road maintenance would be provided by the homeowner's association.

On November 15, 2021, the Town Council approved a development plan for Estuary Pointe (now known as Dakota) consisting of 27 residential lots. A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. Due to construction plans being preliminary at this stage, there were no exception requests associated with the development plan application. Upon completing the necessary engineering design for the record plat, Terry Holmes (the applicant for Dakota), determined that exceptions would be required. These are explained in further detail in Section III below.

The proposed plat depicts one point of ingress/egress along Deer Path Road via a private road. There are no lots with direct access from Deer Path, which was one of the points of contention raised during the review of the development plan. The development would utilize the Town's sanitary sewer

system, facilitated by the installation of a lift station as depicted on Lot 28X. If approved, a condition of approval is that the applicant would be required to supply complete construction plans for the lift station design.

III. EXCEPTIONS

A. Lot grading and drainage

1. The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires residential lots to be graded and benched prior to the acceptance of the subdivision. The applicant is requesting an exception to delay lot grading and benching of pads for lots 14, 15, 16, 17, 18, and 19, to allow individual lots to be graded at the time of building permit application for each lot. The applicant has requested this exception to create custom homes based on the topography of the land to prevent overuse of retaining walls. If P&Z were to recommend approval of this exception, staff recommends including the conditions listed below in the motion.

House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with the Engineering Design Criteria and Construction Standards. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of the subdivision. Developer agrees that for each pad site that is not being benched, prior to final acceptance of the lot improvements, the following will occur:

- a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;
- b. Erosion control measures shall be maintained in compliance with an approved Stormwater Pollution Prevention Plan (SWPPP) including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;
- c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulates or is otherwise stockpiled within the development;
- d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.
- e. A tree survey stamped by a certified arborist or landscape architect is required to be submitted with the application for single family development building permits on lots that have not been benched.

2. The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances do not permit lot-to-lot drainage without the approval of an exception. Typically, lots are designed to drain to the right-of-way located in front of the lots or to a drainage easement

contained in an x-lot/HOA lot eventually making its way to the Town's stormwater system through a curb inlet or similar. The applicant is requesting to allow drainage easements to be located on buildable lots as depicted on the proposed plat instead of in an x-lot in order to keep the acreage within buildable lots. If P&Z were to recommend approval of this exception, staff recommends including the conditions listed below in the motion.

- a. The developer shall install a private drainage system that is located within a drainage easement dedicated to the HOA. The system must meet the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria Manual.

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 or equal to 5% and slopes less than 12% and for slopes that are greater than 12%. Per the approved Environmental Protection Plan (EPP), approximately 13.25 acres on the project site have naturally occurring topographic slopes greater than 5%. Of the 13.25 acres, 3.90 acres of the impacted slopes are not located within 5 ft. of the footprint of the proposed structures and are proposed to be directly impacted (graded) by the development. An additional 4.49 acres of slopes greater than 5% are not proposed to be impacted by the development; however, since this acreage is located within residential lots, the additional 4.49 acres is also considered impacted. The approximate acreage considered impacted (including direct slope impacts and slopes remaining in residential lots) is 8.39 acres. Of the 8.39 acres of impacted slopes, 7.46 acres consist of slopes between 5% and 12%, and 0.93 acres consist of slopes greater than 12%. An exception for the 7.46 acres of impacted topographic slopes between 5% and 12% and the 0.93 acres of impacted topographic slopes greater than 12% is being requested. The remaining 4.86 acres of topographic slopes on site will be preserved in an HOA-maintained open space within Lot 27X.

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.

C. Exception to Section 90-272, Lot depth, lines, and frontage

The Town Code requires approval of an exception from the Town Council to allow the depth of the lot to exceed two and one-half times (2.5) the lot width. The applicant is requesting this exception for the following lots: 14, 15, 18, and 26. Staff does not have objections to the proposed lot shapes, as they are not considered flag lots, which the Town regulation was written to guard against.

BOARD REVIEW/CITIZEN FEEDBACK:

PARKS BOARD: On September 2, 2021, the Parks Board voted to recommend acceptance of cash, in the amount of \$70,560, in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$28,864. The September 2, 2021, Parks Board meeting can be viewed here: <https://flowermoundtx.swagit.com/play/09022021-695>

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

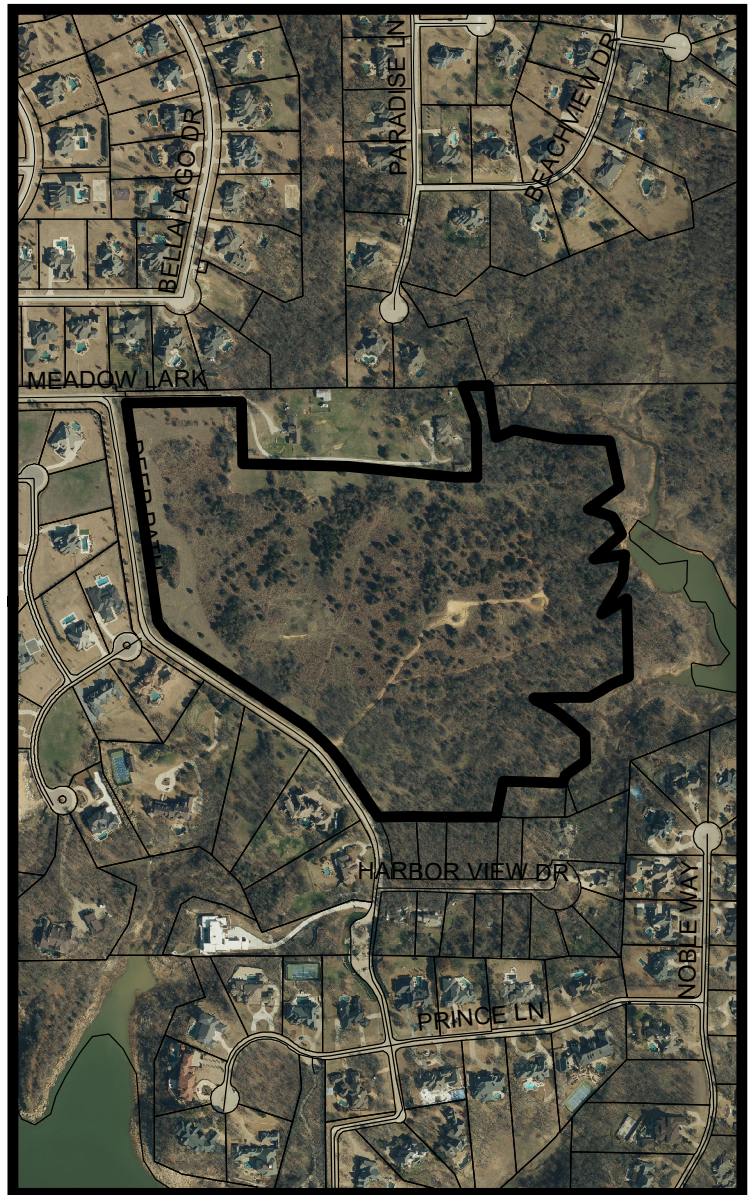
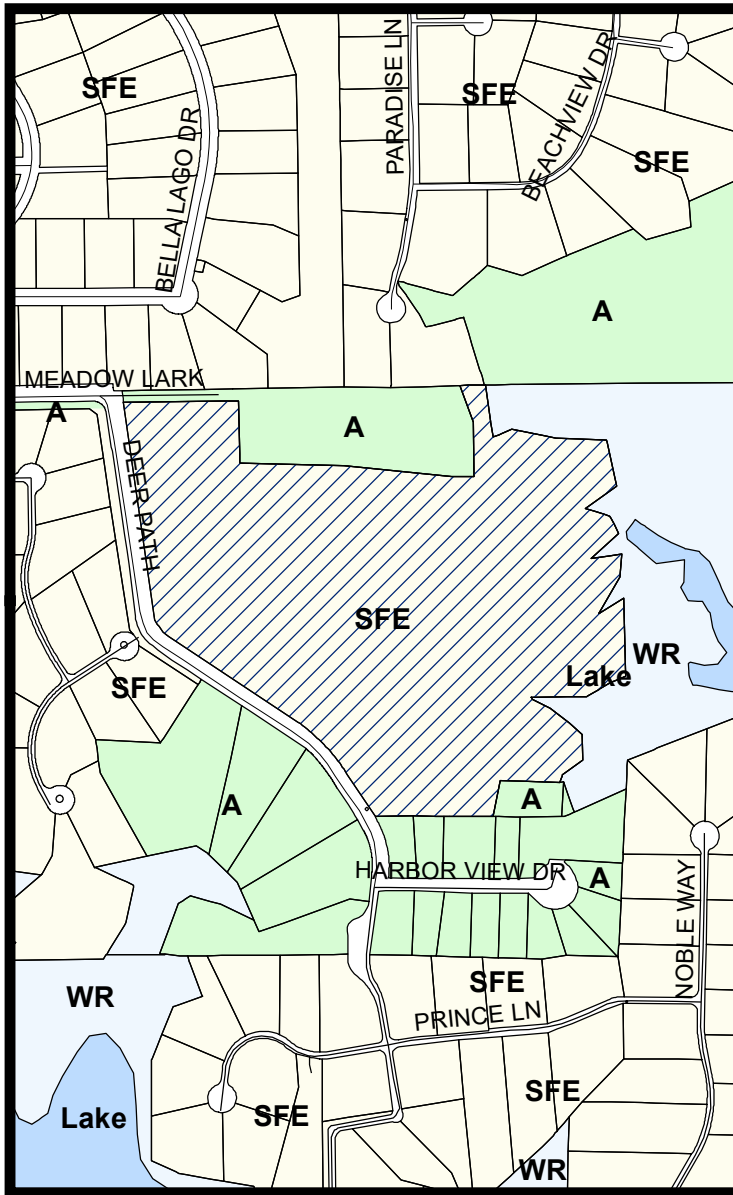
ATTACHMENTS:

1. Zoning & Aerial Map
2. Letter of Intent
3. Record Plat Package

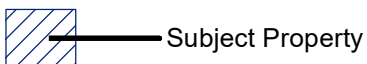
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

RC23-0002 - Dakota

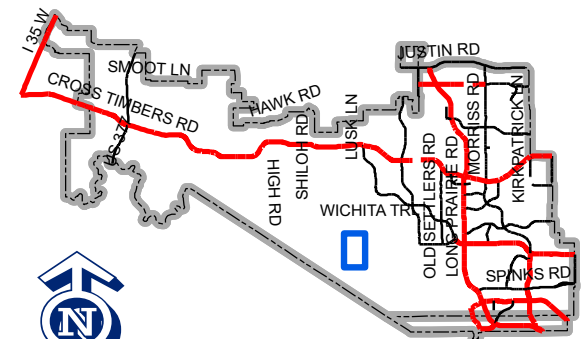


LEGEND

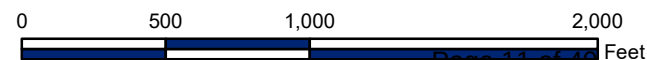


Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flowermound.gov/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





September 10, 2024

Ms. Claire Barnes
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**Re: Letter of Intent for Record Plat Submittal no. 7
Dakota residential subdivision
Flower Mound, TX
Town Project #RC-23-0002**

Dear Ms. Barnes:

This letter of intent describes the Dakota residential subdivision proposed by the landowner and developer for the project; Terry Holmes with Holmes Builders, Crestone Group, Ltd., 225 E. State Highway 121, Suite 120, Coppell, Texas, 75019 (phone 214-488-5200).

Dakota specifics:

- Zoning District: SFE
- Acreage: 39.54
- Lot Summary: 26 residential lots, 5 X-Lots
- Conceptual Site Plan: Estuary Pointe Development Plan
- Construction of 100% of improvements shown; no phasing.
- Gated Community with private roadways (local residential estate)

Exception requests:

1. Lot to Lot Drainage

Why: Lot to Lot Drainage is proposed for this development to allow for the use of storm sewers, channels, and berms to collect and transport storm water along back of lots within private drainage easements in lieu of X lots or R.O.W.s. Surface runoff from each lot is contained within each lot. The drainage design for Dakota reduces flows at two design points to the adjacent properties (north) to near nil in 100-year storm events and is more effective with both grading and storm sewer pipe and inlets. As such, an exception to the Town standards is requested to allow for better land use in keeping the drainage easement as part of the lots instead of an X lot which would be unused.

2. Steep Slopes

Why: To work with the available land at lots 14, 17, 18, and 19 primarily and to create houses that will be integrated with the land and provide an efficient layout of lots for this site.

3. Lots with length greater than 2.5 times width for lot numbers 14, 15, 18, and 26 (reference Table included with this submittal showing lot lengths and widths).

Why: The unique geometry of property required some lots with this condition. An exception is requested to provide an efficient layout of lots for this site.

4. Request to defer the lot benching of lots until the time of building permit on Lot numbers 14, 15, 16, 17, 18, 19 (Block A)

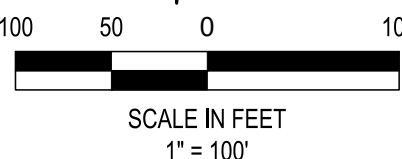
Why: Builders will create custom home plans during the building permit process to work with the topography of the land to prevent overuse of retaining walls and create houses that will be integrated with the existing land.

Thank you for reviewing this project.

Sincerely,

Terry Holmes
Holmes Builders

tnp



- LEGEND**
- (C.M.) - CONTROL MONUMENT
CIRF - CAPPED IRON ROD FOUND
IRF - IRON ROD FOUND
U.S.A.C.E. - UNITED STATES ARMY CORPS OF ENGINEERS
VOL. - VOLUME
CAB. - CABINET
DOC. - DOCUMENT
INST. - INSTRUMENT
PG. - PAGE
NO. - NUMBER
SB - SET BACK
D.E. - DRAINAGE EASEMENT
D.U.E. - PRIVATE DRAINAGE EASEMENT
D.U.E. - DRAINAGE & UTILITY EASEMENT
P.D.U.E. - PAVING, DRAINAGE, & UTILITY EASEMENT
L.D.U.E. - LANDSCAPE, DRAINAGE & ACCESS EASEMENT
W.M.E. - WALL MAINTENANCE EASEMENT
V.E. - VISIBILITY EASEMENT
D.R.C.D.T. - DEED RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- ◆ - POINT OF STREET NAME CHANGE

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202, NAD83/2011) EPOCH 2011) AS DERIVED FROM THE TOWN OF FLOWER MOUND MONUMENT NETWORK MON. 2. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000150630, DENTON COUNTY TXDOT SCALE FACTOR).
- BY GRAPHIC SCALE ONLY THE SUBJECT PROPERTY APPEARS TO LIE WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "Y" AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT ANNUAL CHANCE FLOOD EVENT GENERALLY DETERMINED USING APPROXIMATE METHODOLOGIES, BECAUSE DETAILED HYDRAULIC ANALYSES HAVE NOT BEEN PERFORMED, NO BASE FLOOD ELEVATIONS (BFES) OR FLOOD DEPTHS ARE SHOWN) ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) NO. 4812100540S DATED APRIL 18, 2011 OF THE NATIONAL INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL CORNERS ARE 4.5 INCH IRON ROD FOUND OR SET WITH CAP STAMPED "TNP" UNLESS OTHERWISE NOTED.
- THE SURVEYOR, AS REQUIRED BY STATE LAW, IS RESPONSIBLE FOR SURVEYING INFORMATION ONLY AND BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE ENGINEERING DATA ON THIS PLAT.
- THE SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE AND NOT LOCATED ON THE GROUND.
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUND IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- PURSUANT TO ORDINANCE NO. 35-92 OF THE TOWN OF FLOWER MOUND, TEXAS, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR OTHER PHYSICAL FACILITIES OF GROUND-HELD COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAYS, COMMON AREAS, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS. SAID HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS, PERIMETER SCREENING WALLS AND ASSOCIATED LANDSCAPING.
- THE LIMITS OF GRADING LINE, THE 572' CONTOUR, SHOWN ON THIS PLAT IS AN APPROXIMATE GRAPHIC REPRESENTATION. NO GRADING IS ALLOWED TO OCCUR ON SLOPES GREATER THAN 12%, ACCORDING TO THE TOWN OF FLOWER MOUND ORDINANCES. THE 572' CONTOUR MUST BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- ALL RETAINING WALLS, TURN DOWN CURBS & TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- LOTS MAY NOT HAVE INDIVIDUAL ACCESS ONTO DEER PATH, NO PRIVATE DRIVEWAYS PERMITTED.
- THE OWNERS OF LOTS SERVED BY PRIVATE STREETS AND PRIVATE ALLEYS AGREE TO RELEASE, INDEMNIFY, DEFEND AND HOLD HARMLESS ANY GOVERNMENT ENTITY FOR DAMAGES TO THE PRIVATE STREET OR PRIVATE ALLEY OCCASIONED BY THE REASONABLE USE OF THE PRIVATE STREET OR PRIVATE ALLEY BY THE GOVERNMENT ENTITY FOR GOVERNMENTAL PURPOSES, AND FOR DAMAGES ARISING FROM THE CONDITION OF THE PRIVATE STREET OR PRIVATE ALLEY.
- LOT 28X SHALL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR OPERATION OF SANITARY LIFT STATION. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLING THE LIFT STATION, FENCE AROUND THE LIFT STATION, AND ANY PROPOSED LANDSCAPING. UPON ACCEPTANCE OF THE SUBDIVISION, THE TOWN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LIFT STATION AND FENCE. HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF LANDSCAPING WITHIN LOT 28X.

PRIVATE DRAINAGE EASEMENT NOTES:

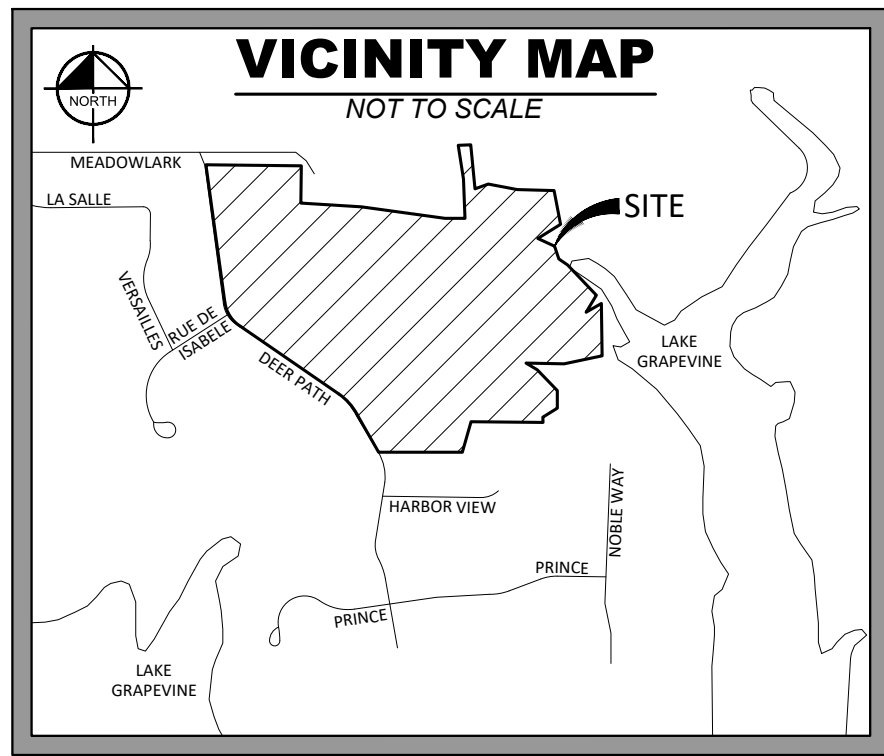
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - ANY DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THESE EASEMENT AREAS.
- DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.

ENGINEERING NOTES:

- ENVIRONMENTAL PROTECTION PLAN - REQUIRED

LANDSCAPE EASEMENT / WALL EASEMENT NOTES:

- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- LOTS 29X AND 31X, BLOCK A ARE DEDICATED AS LANDSCAPE AND SCREENING EASEMENTS, UTILITY EASEMENTS, DRAINAGE AND GRADING EASEMENTS AND PEDESTRIAN ACCESS EASEMENTS.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- THIS DEVELOPMENT IS SUBJECT TO THE APPROVED ENVIRONMENTAL PROTECTION PLAN.
- LOTS 19, 20, 1, 4, 5 AND 6, LOCATED ALONG DEER PATH, FEATURE A L.D.U.E. MAINTENANCE OF LANDSCAPING AND SCREEN WALLS SHALL BE BY THE HOA.



BENCHMARKS:

TOFM #2: 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET AT THE INTERSECTION OF DEER SPRINGS DRIVE AND CREEK VIEW DRIVE.
ELEV. = 643.11

TOFM #30: 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHWEST CORNER OF A CONCRETE HEADWALL AT THE WEST END OF A 16" RCP ON THE NORTHEAST SIDE OF THE INTERSECTION OF BREAKER DRIVE AND SEAWAY DRIVE.
ELEV. = 641.88

LOT CURVE TABLE					LOT LINE TABLE		
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	LINE	BEARING
C1	43.00'	26°10'35"	19.65'	N 46°36'54" E	19.47'	L1	N 33°31'36" E
C2	120.00'	17°05'28"	35.80'	N 51°09'28" E	35.86'	L2	N 42°36'44" E
C3	80.00'	43°17'27"	60.45'	N 20°58'01" E	59.02'	L3	N 84°54'12" W
C4	25.00'	84°13'30"	36.75'	N 42°47'28" W	33.53'	L4	N 31°00'22" W
C5	213.00'	53°53'51"	200.37'	N 57°57'17" W	193.06'	L5	S 31°00'22" E
C6	50.00'	16°17'38"	14.22'	N 39°09'11" W	14.17'	L6	S 84°54'13" E
C7	50.00'	282°27'31"	246.49'	S 86°04'14" E	62.62'	L7	S 56°45'03" W
C8	25.00'	86°09'54"	37.80'	S 12°04'35" W	34.15'	L8	N 56°45'03" E
C9	187.00'	53°53'51"	175.91'	S 57°57'17" E	166.49'	L9	S 98°23'02" E
C10	107.00'	5°46'30"	10.76'	S 87°47'28" E	10.78'	L10	S 24°26'29" W
C11	25.00'	53°02'17"	23.14'	N 62°48'09" E	22.32'	L11	S 33°31'36" W
C12	50.00'	195°39'49"	170.75'	S 45°53'05" E	99.07'	L12	S 27°37'22" W
C13	25.00'	53°02'17"	23.14'	S 25°29'42" W	22.32'	L13	S 55°27'20" E
C14	288.00'	57°05'22"	280.74'	S 27°49'48" W	278.56'	L14	S 27°19'21" W
C15	25.00'	59°33'29"	25.99'	S 26°58'19" W	24.83'	L15	S 33°36'02" W
C16	50.00'	299°06'57"	261.03'	N 33°14'57" W	50.67'	L16	S 56°26'58" E
C17	25.00'	59°33'29"	25.99'	N 86°31'47" E	24.83'	L17	S 33°16'22" W
C18	262.00'	57°50'29"	264.50'	N 27°49'48" E	253.41'	L18	N 24°35'20" E
C19	25.00'	89°36'16"	39.39'	N 45°53'05" W	35.23'	L19	N 63°02'22" E
C20	25.00'	80°09'00"	39.27'	S 44°19'17" W	35.36'	L20	N 80°21'29" E
C21	120.00'	8°42'28"	18.24'	S 05°01'56" E	18.22'	L21	N 74°54'39" E
C22	200.00'	33°49'38"	118.08'	S 07°31'40" W	116.37'	L22	S 84°44'16" E
C23	120.00'	22°49'13"	47.79'	S 13°01'52" W	47.48'	L23	N 86°17'47" E
C24	49.00'	31°34'20"	27.39'	S 17°34'26" W	26.39'	L24	N 86°02'03" E
C25	70.00'	25°19'55"	30.94'	S 45°26'38" W	30.69'	L25	N 41°23'42" E
C26	100.00'	15°48'22"	27.59'	N 50°12'15" E	27.50'	L26	N 53°16'17" E
						L27	N 71°54'20" E
						L28	N 00°38'47" W
						L29	S 37°46'50" W
						L30	N 56°06'28" E
						L31	N 42°18'04" E
						L32	N 47°41'56" W

LOT SUMMARY TABLE AND LOT / BLOCK ANALYSIS					
LOT NUMBER	BLOCK	SQUARE FEET	ACRES	LOT WIDTH AT BUILDING LINE (FT)	STREET NAMES
1	A	49,172	1.129	205.3	BLACK HAWK LANE
2	A	44,448	1.02	150.1	BLACK HAWK LANE
3	A	44,201	1.015	163.4	BLACK HAWK LANE
4	A	78,959	1.813	157.7	DAKOTA WAY
5	A	52,336	1.201	188	DAKOTA WAY
6	A	59,241	1.36	175.2	DAKOTA WAY
7	A	44,445	1.02	190.2	DAKOTA WAY
8	A	46,136	1.059	259.3	DAKOTA WAY
9	A	43,773	1.005	150.4	DAKOTA WAY
10	A	45,946	1.055	150	DAKOTA WAY
11	A	45,155	1.014	150	DAKOTA WAY
12	A	43,843	1.007	157.9	DAKOTA WAY
13	A	58,020	1.332	162.6	DAKOTA WAY
14	A	99,529	2.286	121.4	DAKOTA WAY
15	A	48,503	1.113	151.6	CANYON COVE COURT
16	A	53,200	1.221	151.8	CANYON COVE COURT
17	A	59,092	1.357	182.7	CANYON COVE COURT
18	A	98,922	2.271	156.34	CANYON COVE COURT
19	A	69,964	1.4	165.4	CANYON COVE COURT
20	A	48,047	1.103	144.6	CANYON COVE COURT
21	A	44,126	1.013	150	CANYON COVE COURT
22	A	43,616	1.001	158.2	CANYON COVE COURT
23	A	43,641	1.002	217.5	CANYON COVE COURT
24	A	44,208	1.015	186.8	CANYON COVE COURT
25	A	44,091	1.012	150	DAKOTA WAY
26	A	51,612	1.185	150	DAKOTA WAY

Total Number of Lots = 26

	SQUARE FEET	ACRES
Smallest Lot Size =	43,616	1.001
Largest Lot Size =	99,529	2.286
Average Lot Size =	53,747	1.233

**A RECORD PLAT OF
LOTS 1-26 & 27X-31X
BLOCK A
(26 RESIDENTIAL LOTS & 5 COMMON AREA LOTS)
DAKOTA**

BEING 39.537 ACRES OF LAND
LOCATED IN THE
JOSE M. RUIZ SURVEY, ABSTRACT NO. 1064
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER
HERMAN SMITH & CO., LTD.
3700 CHEEK SPRING ROAD
SUITE 180
BEDFORD, TX 76021

PROJECT INFORMATION
Project No.: HOB 23113
Date: July 30, 2024
Drawn By: V/S
Scale: 1"=100'
Sheet: 1 of 2

SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnpsc.com



OWNERS CERTIFICATE

STATE OF TEXAS }
COUNTY OF DENTON }

WHEREAS Herman Smith & Co., Ltd., acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the J.M. Ruiz Survey, Abstract Number 1064, in the Town of Flower Mound, Denton County, Texas, according to the deed (Parcel 2) recorded in Volume 4757, Page 501 of the Deed Records of Denton County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod found lying on the north line of Lot 1, Block A of Harbor View Estates, an addition to the Town of Flower Mound as recorded in Cabinet A, Page 9 of the Plat Records of Denton County, same point also lying on the east right-of-way line of Deer Path, (a called 60' right-of-way) and for the southwest corner of said Parcel 2;

THENCE departing the north line of said Harbor View Estates and along the west line of said Parcel 2, same being the east right-of-way of said Deer Path the following courses and distances;

North 32 degrees 56 minutes 04 seconds West, a distance of 148.68 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the left;
With said curve to the left having a radius of 803.87 feet, a central angle of 24 degrees 17 minutes 06 seconds, an arc length of 340.72 feet, a chord bearing of North 45 degrees 04 minutes 37 seconds West, a distance of 338.18 feet to a 1/2 inch iron rod found for corner;
North 57 degrees 13 minutes 10 seconds West, a distance of 501.65 feet to a 1/2 inch iron rod found for corner at the beginning of a curve to the right;
With said curve to the right having a radius of 76.07 feet, a central angle of 48 degrees 37 minutes 00 seconds, an arc length of 64.55 feet, a chord bearing of North 32 degrees 54 minutes 40 seconds West, a distance of 62.63 feet to a 1/2 inch iron rod found for corner;
North 08 degrees 36 minutes 10 seconds West, a distance of 764.68 feet to a 1/2 inch iron rod found lying on the south line of a tract of land to The Turner Living Trust as recorded in Document Number 2014-88420 of the Deed Records of Denton County, Texas for the northwest corner of said Parcel 2;

THENCE departing the east right-of-way of said Deer Path and along the common line of said Parcel 2 and said Turner tract the following courses and distances;

North 89 degrees 03 minutes 45 seconds East, a distance of 399.19 feet to a 1/2 inch iron rod found for corner;
South 01 degrees 55 minutes 11 seconds East, a distance of 216.62 feet to a 1/2 inch iron rod found for corner;
South 89 degrees 11 minutes 19 seconds East, a distance of 360.44 feet to a 1/2 inch iron rod found for corner;
South 84 degrees 29 minutes 32 seconds East, a distance of 376.47 feet to a "X" cut in concrete found for corner;
North 88 degrees 20 minutes 01 seconds East, a distance of 78.27 feet to a 1/2 inch iron rod found for corner;
North 01 degrees 29 minutes 21 seconds West, a distance of 187.54 feet to a 1/2 inch iron rod found for corner;
North 19 degrees 52 minutes 39 seconds West, a distance of 121.62 feet to a 1/2 inch iron rod found for corner lying on the south line of Lot 14, Block 1 of Emerald Bay, an addition to the Town of Flower Mound as recorded in Cabinet R, Page 173 of the Plat Records of Denton County, Texas for the northeast corner of said Turner tract and a north corner of said Parcel 2;

THENCE North 89 degrees 08 minutes 13 seconds East along the north line of said Parcel 2, same being the south line of said Lot 14, Block 1, a distance of 86.32 feet to a U.S. Army Corps of Engineers Monument stamped "B-1" found lying on the occupied west line of a tract of land to the United States of America Tract B-135-B as recorded in Volume 368, Page 520 of the Deed Records of Denton County, Texas, same being the west line of Grapevine Reservoir for the northeast corner of said Parcel 2 and the southeast corner of said Lot 14, Block 1;

THENCE along the east line of said Parcel 2, same being the west line of said Grapevine Reservoir Tract B-135-B the following courses and distances;

South 08 degrees 05 minutes 49 seconds East, a distance of 115.28 feet to a U.S. Army Corps of Engineers Monument stamped "B-2" found for corner;
South 10 degrees 55 minutes 47 seconds East, a distance of 52.47 feet to a U.S. Army Corps of Engineers Monument stamped "B-3" found for corner;
North 67 degrees 38 minutes 39 seconds East, a distance of 68.95 feet to a U.S. Army Corps of Engineers Monument stamped "B-4" found for corner;
South 79 degrees 24 minutes 17 seconds East, a distance of 157.44 feet to a U.S. Army Corps of Engineers Monument stamped "B-5" found for corner;
South 87 degrees 46 minutes 55 seconds East, a distance of 175.31 feet to a U.S. Army Corps of Engineers Monument stamped "B-6" found for corner;
South 12 degrees 27 minutes 10 seconds East, a distance of 164.34 feet to a U.S. Army Corps of Engineers Monument stamped "B-7" found for corner;
South 54 degrees 28 minutes 03 seconds West, a distance of 132.52 feet to a U.S. Army Corps of Engineers Monument stamped "B-8" found for corner;
South 73 degrees 08 minutes 08 seconds East, a distance of 88.70 feet to a U.S. Army Corps of Engineers Monument stamped "B-9" found for corner;
South 27 degrees 39 minutes 09 seconds East, a distance of 68.62 feet to a U.S. Army Corps of Engineers Monument stamped "B-10" found for corner;
South 47 degrees 48 minutes 33 seconds West, a distance of 129.77 feet to a U.S. Army Corps of Engineers Monument stamped "B-11" found for corner;
North 81 degrees 29 minutes 40 seconds East, a distance of 107.04 feet to a U.S. Army Corps of Engineers Monument stamped "B-12" found for corner;
South 04 degrees 25 minutes 53 seconds West, a distance of 79.97 feet to a U.S. Army Corps of Engineers Monument stamped "B-13" found for corner;
South 29 degrees 44 minutes 12 seconds West, a distance of 146.15 feet to a U.S. Army Corps of Engineers Monument stamped "B-14" found for corner;
North 57 degrees 59 minutes 55 seconds East, a distance of 102.34 feet to a U.S. Army Corps of Engineers Monument stamped "B-15" found for corner;
South 01 degrees 35 minutes 19 seconds East, a distance of 271.08 feet to a U.S. Army Corps of Engineers Monument stamped "B-16" found for corner;
South 66 degrees 29 minutes 12 seconds West, a distance of 57.68 feet to a U.S. Army Corps of Engineers Monument stamped "B-17" found for corner;
South 58 degrees 30 minutes 27 seconds West, a distance of 95.20 feet to a U.S. Army Corps of Engineers Monument stamped "B-18" found for corner;
South 89 degrees 31 minutes 48 seconds West, a distance of 192.33 feet to a U.S. Army Corps of Engineers Monument stamped "B-19" found for corner;
South 22 degrees 53 minutes 54 seconds East, a distance of 8.04 feet to a U.S. Army Corps of Engineers Monument stamped "B-20" found for corner;
South 63 degrees 57 minutes 31 seconds East, a distance of 71.29 feet to a U.S. Army Corps of Engineers Monument stamped "B-21" found for corner;
South 52 degrees 00 minutes 14 seconds East, a distance of 82.89 feet to a U.S. Army Corps of Engineers Monument stamped "B-22" found for corner;
South 49 degrees 17 minutes 22 seconds East, a distance of 59.06 feet to a U.S. Army Corps of Engineers Monument stamped "B-23" found for corner;
South 02 degrees 18 minutes 06 seconds East, a distance of 90.00 feet to a U.S. Army Corps of Engineers Monument stamped "B-24" found for corner;
South 53 degrees 53 minutes 54 seconds West, a distance of 86.90 feet to a U.S. Army Corps of Engineers Monument stamped "B-25" found for corner;
South 22 degrees 32 minutes 56 seconds East, a distance of 27.01 feet to a 1/2 inch iron rod found for the northeast corner of a tract of land to Lois Elaine Barry as recorded in Volume 1185, Page 134 of the Deed Records of Denton County, Texas same being the most easterly southeast corner of said Parcel 2;

THENCE North 88 degrees 56 minutes 51 seconds West along the common line of said Parcel 2 and said Barry tract, a distance of 206.39 feet to a 1/2 inch iron rod found for the northwest corner of said Barry tract and an inner ell corner of said Parcel 2;

THENCE South 10 degrees 49 minutes 36 seconds West continuing along the common line of said Parcel 2 and said Barry tract, a distance of 148.84 feet to a 1/2 inch iron rod found lying on the north line of Lot 5, Block A of the aforementioned Harbor View Estates for the most southerly southeast corner of said Parcel 2;

THENCE North 89 degrees 03 minutes 56 seconds West along the south line of said Parcel 2, same being the north line of said Harbor View Estates, a distance of 419.32 feet to the POINT OF BEGINNING containing 1,722,219 square feet, or 39.537 acres of land.

SURVEYOR'S CERTIFICATE

That I, Brian J. Maddox, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the Town of Flower Mound, Texas.

Dated this the _____ day of _____, 2024.

Brian J. Maddox
Texas Registered Professional
Land Surveyor No. 5430

STATE OF TEXAS }
COUNTY OF COLLIN }

BEFORE ME, the undersigned authority, on this day personally appeared Brian J. Maddox, of Teague Nall & Perkins, Inc., known to me to be the person whose name is described to the foregoing instrument and acknowledges to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

OWNERS DEDICATION

STATE OF TEXAS }
COUNTY OF DENTON }

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, HERMAN SMITH & CO., LTD., acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **DAKOTA** an Addition to the Town of Flower Mound, Denton County Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot 28X, Block A, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. Lot 27X to be under the ownership and maintenance responsibility of the Home Owner's Association. 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 for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times shall 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 purpose 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, Texas.

HERMAN SMITH & CO., LTD.

By: _____

Title: _____

STATE OF TEXAS }
COUNTY OF DENTON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person's name that is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Donald Gilmore, 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

A RECORD PLAT OF
LOTS 1-26 & 27X-31X
BLOCK A
(26 RESIDENTIAL LOTS & 5 COMMON AREA LOTS)
DAKOTA
BEING 39.537 ACRES OF LAND
LOCATED IN THE
JOSE M. RUIZ SURVEY, ABSTRACT NO. 1064
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER
HERMAN SMITH & CO., LTD.
3700 CHEEK SPARGER ROAD
SUITE 180
BEDFORD, TX 76021

PROJECT INFORMATION
Project No.: HOB 23113
Date: July 30, 2024
Drawn By: WJS
Scale: 1"=100'
SHEET 2 of 2



SURVEYOR
TEAGUE NALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S. Registration No. 10194381
www.tnplnc.com



NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM LOTS, BUILDING, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDINGS OR POOLING IN LAWN AND BED AREAS.

VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS, REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

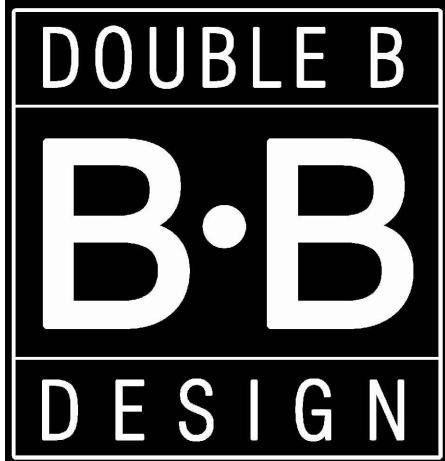
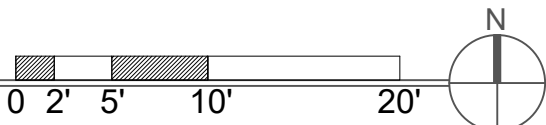
VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERNS.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. INSTALL ALL WORK AND FENCE PER CODE AS REQUIRED, VERIFY ON SITE.

THIS DOCUMENT IS ISSUED FOR THE TOWN OF FLOWER MOUND PLANNING AND ZONING APPROVAL AND FOR CITY COUNCIL REGULATORY APPROVAL ONLY. DOCUMENTS ARE NOT FOR CONSTRUCTION DOCUMENTS OR FOR LANDSCAPE PERMIT. FINAL CONSTRUCTION DOCUMENTS FOR BIDDING AND CONSTRUCTION WILL BE ISSUED AT A FUTURE DATE AFTER RECEIVING TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION AND CITY COUNCIL REGULATORY AUTHORITY. NO ATTEMPT TO BID OR CONSTRUCT ANY INFORMATION ON THESE DOCUMENTS CAN BE MADE BY ANYONE BEFORE RECEIVING WRITTEN PERMISSION BY THE LANDSCAPE ARCHITECT AT DOUBLE B DESIGN, LLC FOR FINAL CONSTRUCTION DRAWING DOCUMENTS.

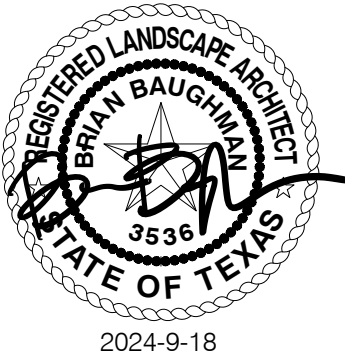


1 FENCE LAYOUT
SCALE: 1" = 100'



DOUBLE B
DESIGN, LLC
P.O. BOX 340443
Austin, TX 78734 | 512.740.9323
WWW.DOUBLEBLANDDESIGN.COM

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DAKOTA SUBDIVISION
FLOWER MOUND | DENTON COUNTY

DRAWING INFO.

DATE: 2024-9-18
FILE NAME: 23306

REVISIONS

1)	
2)	
3)	
4)	
5)	

SHEET TITLE

LANDSCAPE
FENCING LAYOUT

LF 1.1



NOTES:

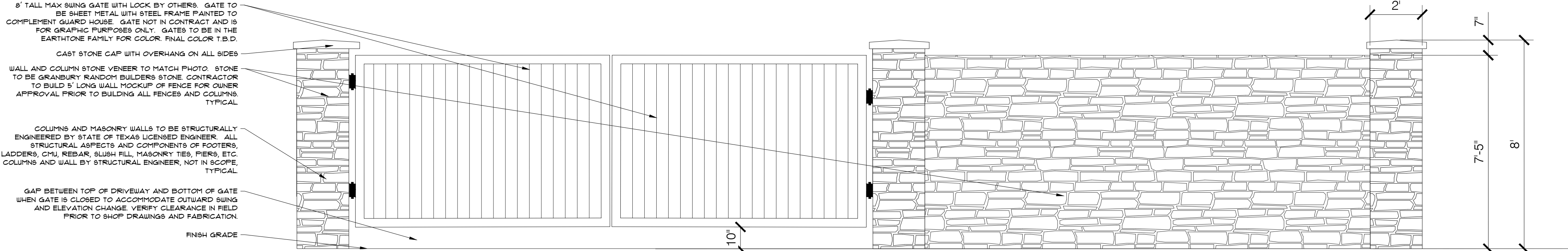
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VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS, REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

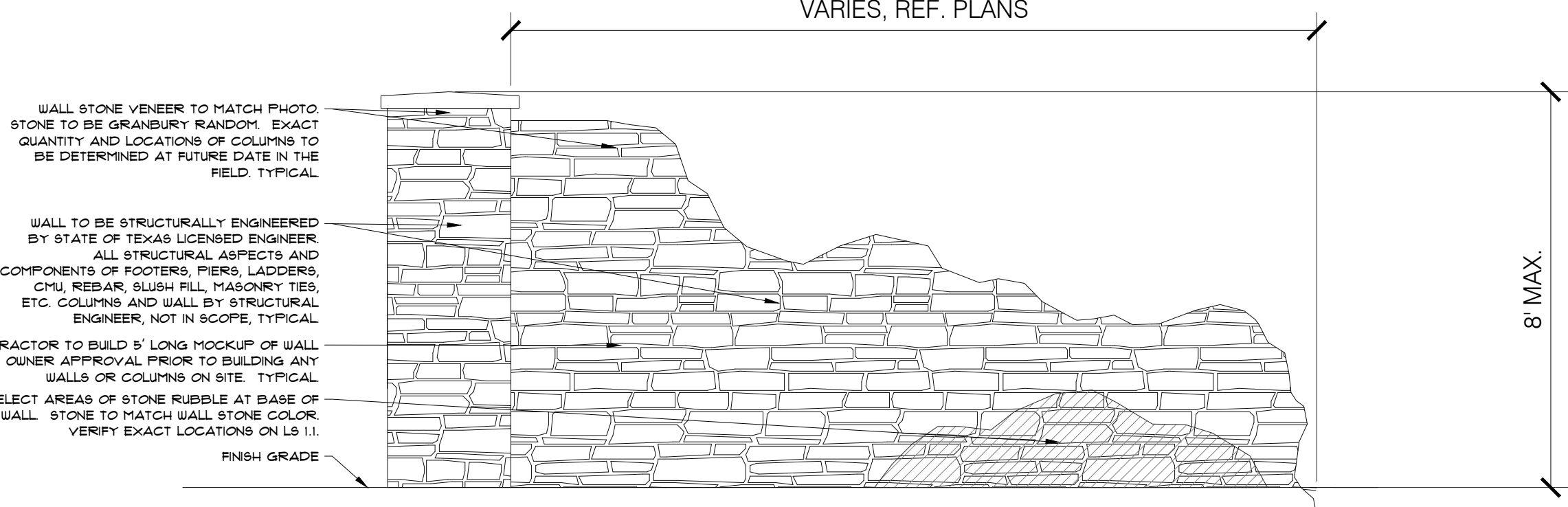
VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERNS.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. INSTALL ALL WORK AND FENCE PER CODE AS REQUIRED, VERIFY ON SITE.

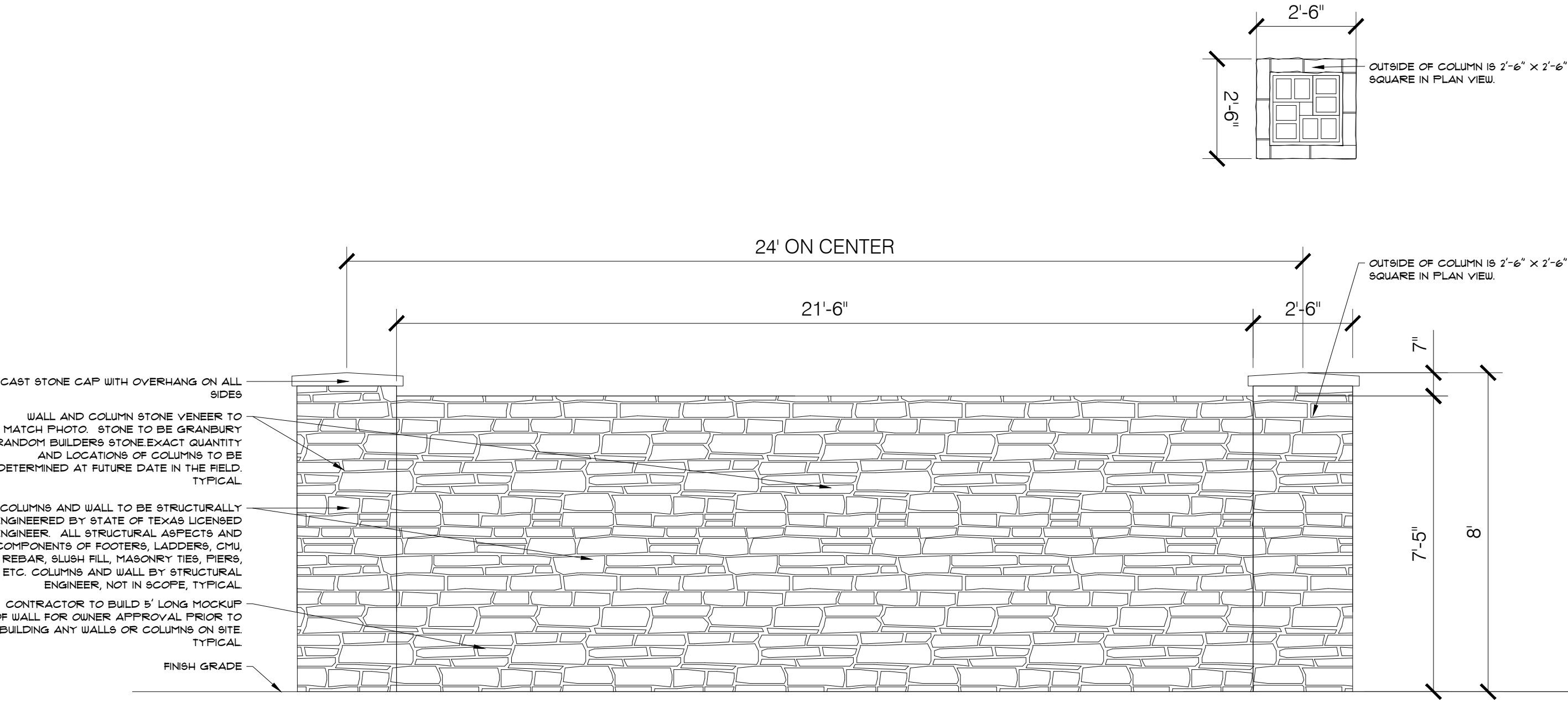
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3 LIFT STATION GATE
SCALE: 3/8" = 1'



2 RUBBLE WALL ELEVATION
SCALE: 3/8" = 1'



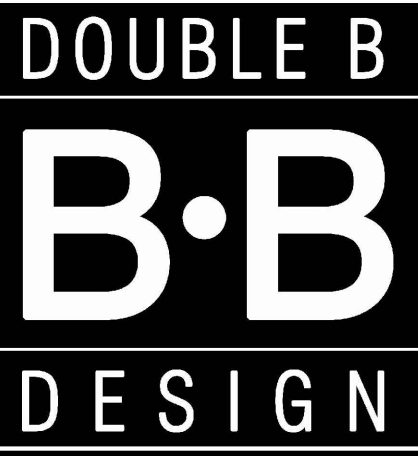
EXAMPLE REFERENCE PHOTO BELOW OF DESIRED FINISHED MASONRY AESTHETIC
ALL FENCING TO BE ENGINEERED BY A LICENSED STATE OF TEXAS ENGINEER IN GOOD STANDING WITH T.B.A.E.

1 MASONRY WALL ELEVATION
SCALE: 3/8" = 1'



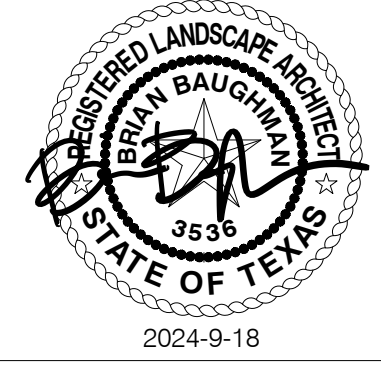
EXAMPLE REFERENCE PHOTO OF DESIRED FINISHED MASONRY AESTHETIC ON HOUSE IS THE DESIRED FINISHED MASONRY AESTHETIC FOR THE STONE FENCING WALLS AND STONE FENCE WALL COLUMNS
ALL FENCING AND COLUMNS TO BE ENGINEERED BY A LICENSED STATE OF TEXAS ENGINEER IN GOOD STANDING WITH T.B.A.E.

2 EXAMPLE MASONRY AESTHETIC



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SHEET TITLE

FENCING
ELEVATIONS

LF 2.1

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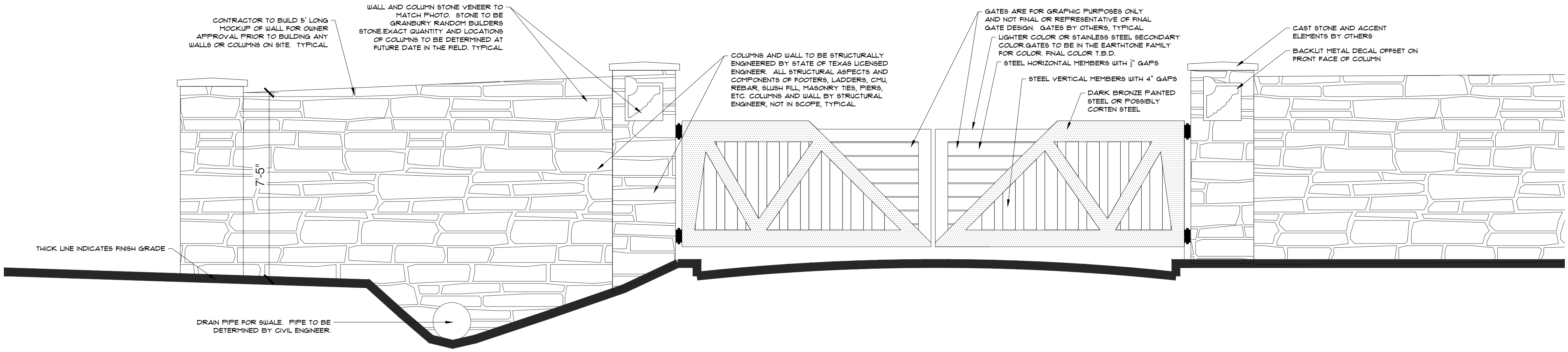
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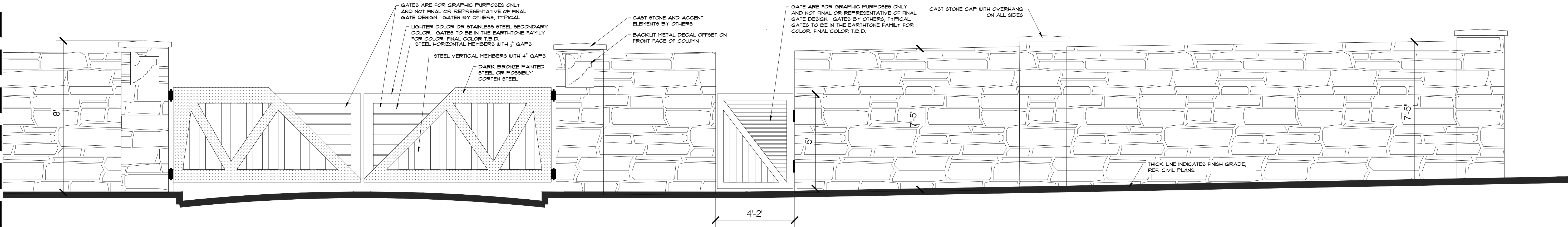
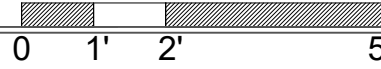
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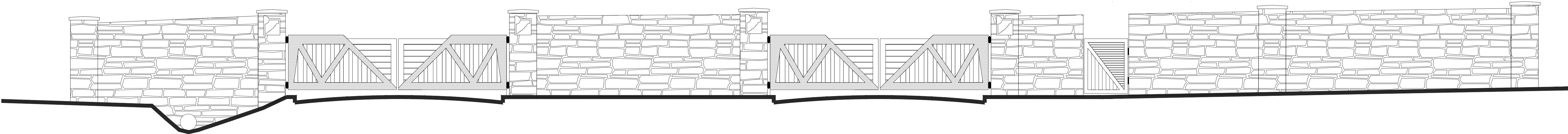
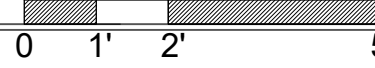
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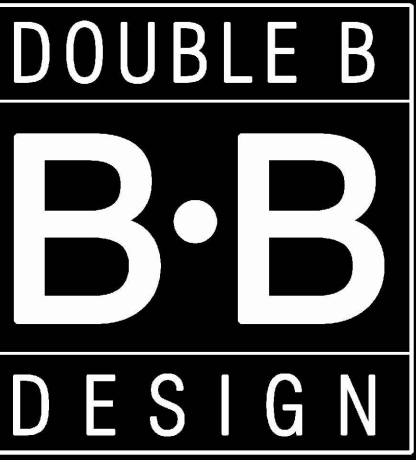
3 ENTRY GATE ELEVATION
SCALE: 3/8" = 1'



2 ENTRY GATE ELEVATION
SCALE: 3/8" = 1'

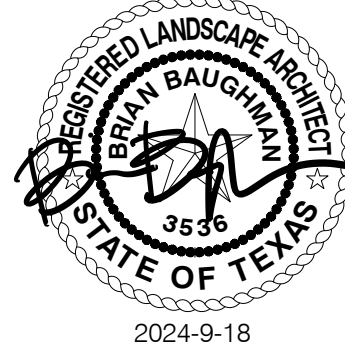


1 OVERALL ELEVATION FOR REFERENCE ONLY
SCALE: NOT TO SCALE



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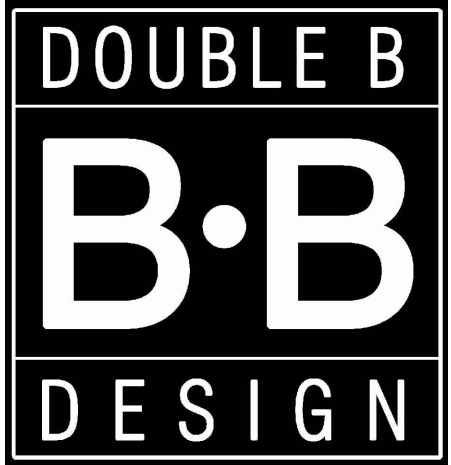
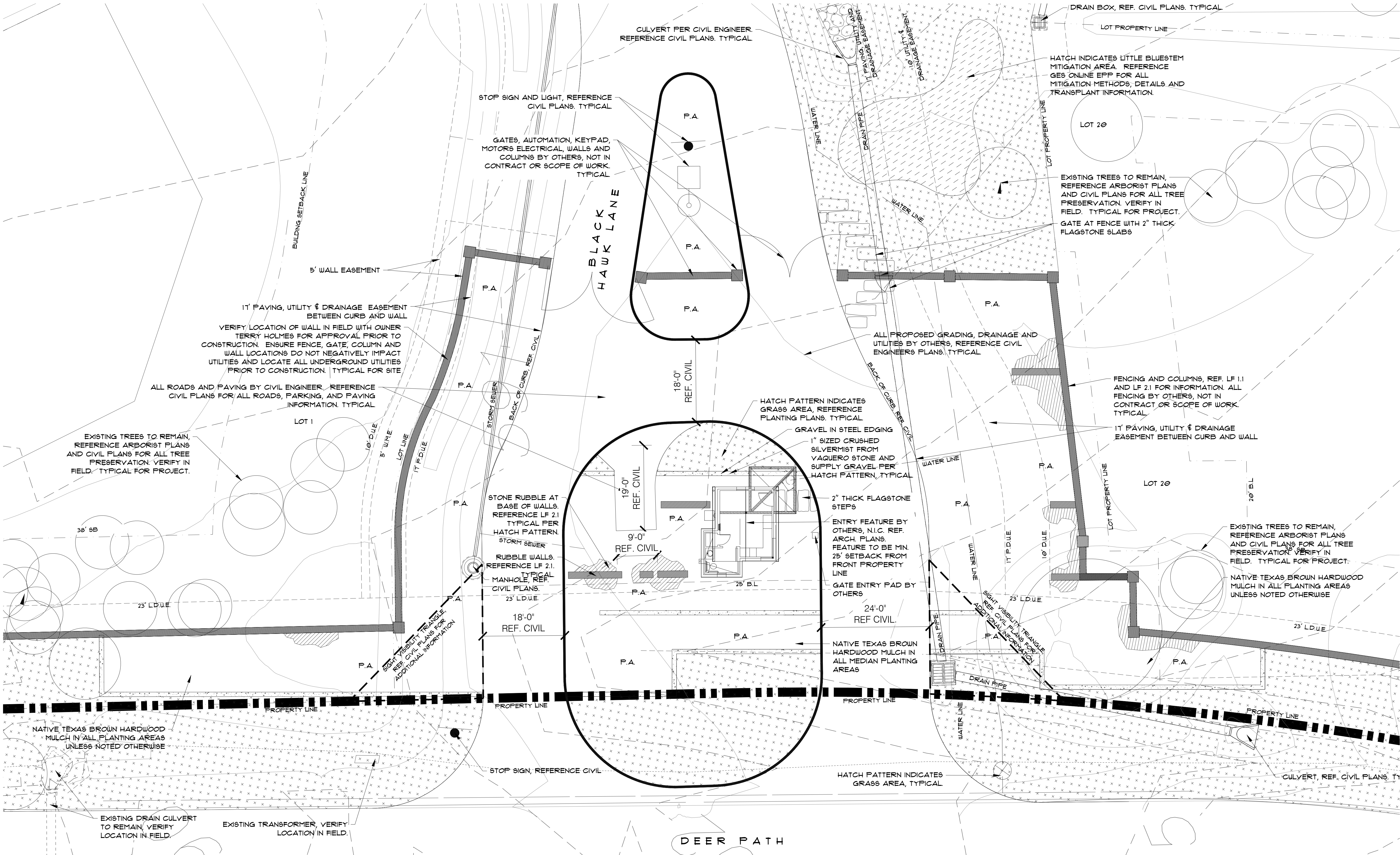
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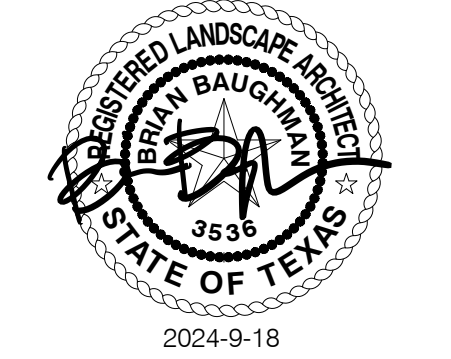
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SHEET TITLE
SITEWORK PLAN

LS 1.1
Page 20 of 40



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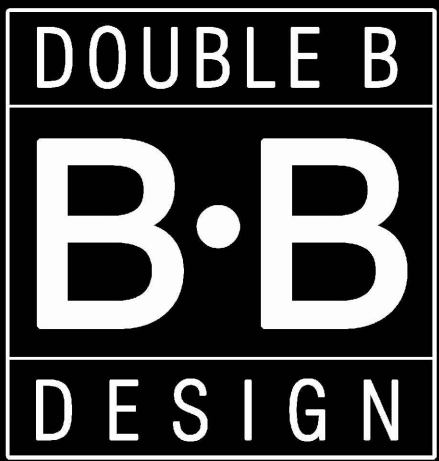
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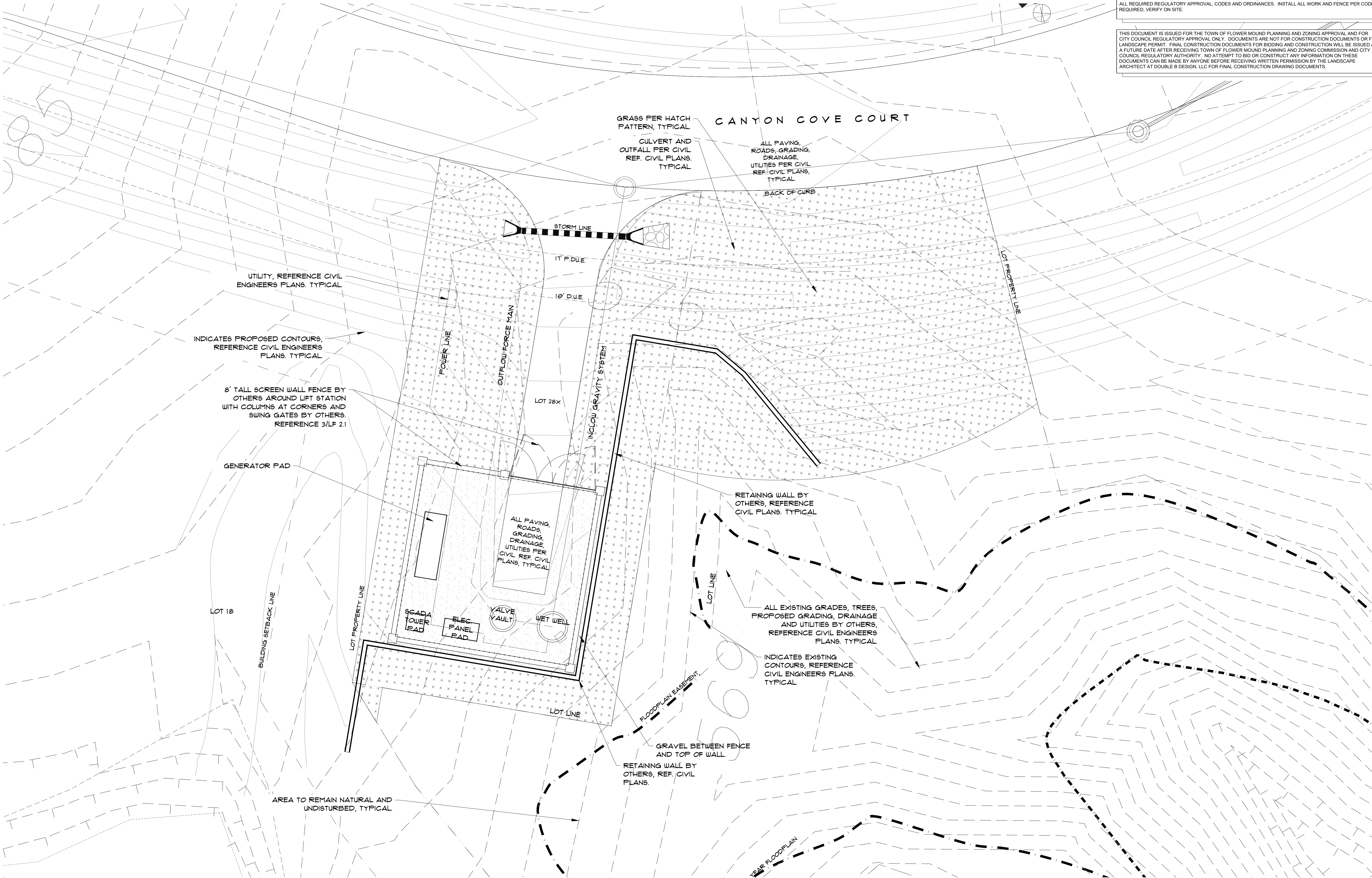
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SHEET TITLE
SITEWORK PLAN

LS 1.2
Page 21 of 40



LANDSCAPE TABULATION CHART				
STREET BUFFER LANDSCAPE				
STREET	REQUIRED	PROVIDED		
DEER PATH	15'	15'		
STREET BUFFER TREES				
STREET	LINEAR FOOTAGE	STANDARD	REQUIRED	PROVIDED
DEER PATH	1,820 LF	1 PER 30 LF	61 CANOPY TREES	61-3" CALIPER CANOPY TREES

BIO DIVERSITY CHART					
COMMON NAME	# OF TREES	SPECIES	% OF SPECIES	GENUS	% OF GENUS
SWEET GUM	27	STYRACIFLUA	20%	LIQUIDAMBAR	20%
LIVE OAK	28	VIRGINIANA	20%	QUERCUS	40%
TEXAS RED OAK	27	BUCKLEYI	20%	QUERCUS	
LACEBARK ELM	27	PARVIFOLIA	20%	ULMUS	40%
CEDAR ELM	28	CRASSIFOLIA	20%	ULMUS	

PRAIRIE HABITAT MITIGATION REQUIREMENT CALCULATIONS	
4,125 SF OF LITTLE BLUESTEM GRASS AREAS PROPOSED. ALL TRANSPLANTING TO BE BY OTHERS, REFERENCE ENVIRONMENTAL PROTECTION PLANS BY GES FOR ALL INFORMATION ABOUT PRAIRIE HABITAT MITIGATION AND TRANSPLANTING.	

PARKING LOT LANDSCAPING	
N/A	

PARKING AREA TREES	
N/A	

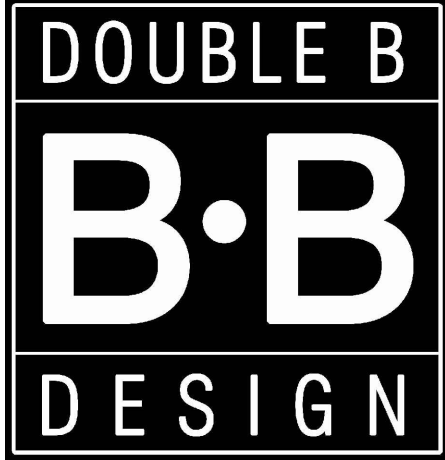


THE HOA WILL MAINTAIN THE LANDSCAPE EASEMENT AND HAVE THE AUTHORITY TO REPLACE TREES WITHIN THE EASEMENT IN ORDER TO MAINTAIN COMPLIANCE WITH THE LANDSCAPE PLAN FOR THE DEVELOPMENT

NOTE:
REFER TO ARBORIST AND CIVIL ENGINEER'S DRAWINGS FOR ALL TREE LIST, TREE REMOVAL & PRESERVATION, AND TREE MITIGATION.

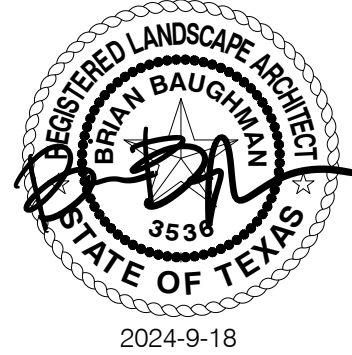
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SHEET TITLE

LANDSCAPE
PLANTING

LP 1.1



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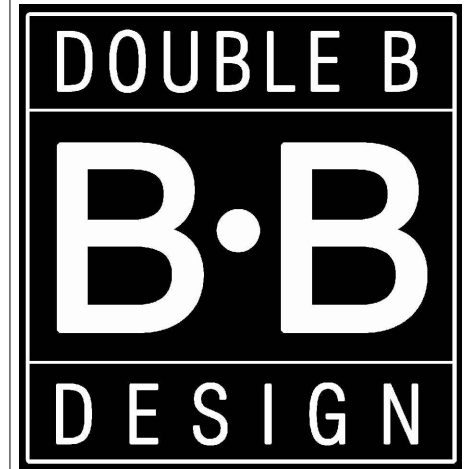
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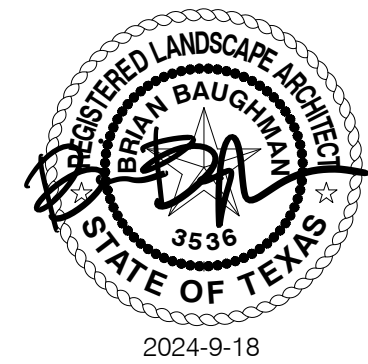
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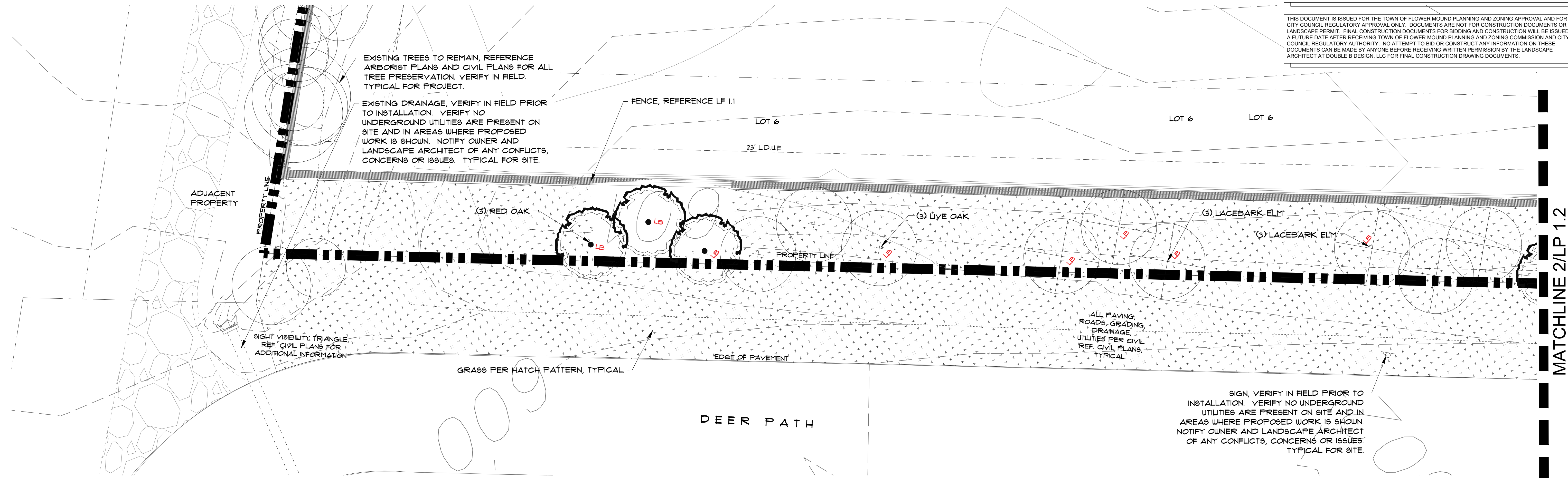
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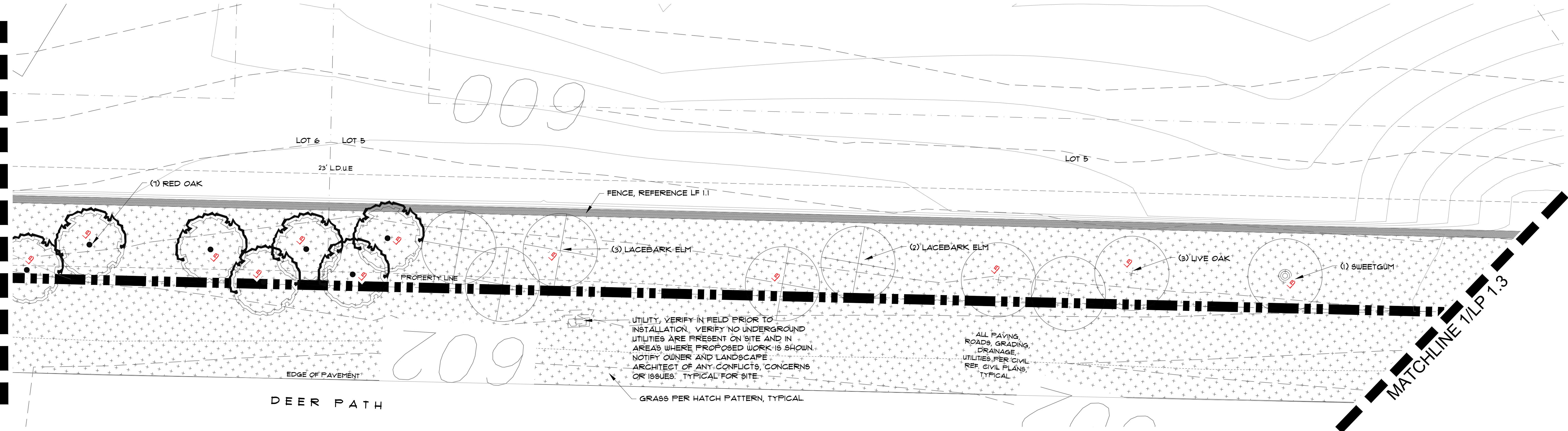
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LANDSCAPE
PLANTING

LP 1.2



1 LANDSCAPE PLANTING
SCALE: 1" = 10'



2 LANDSCAPE PLANTING
SCALE: 1" = 10'

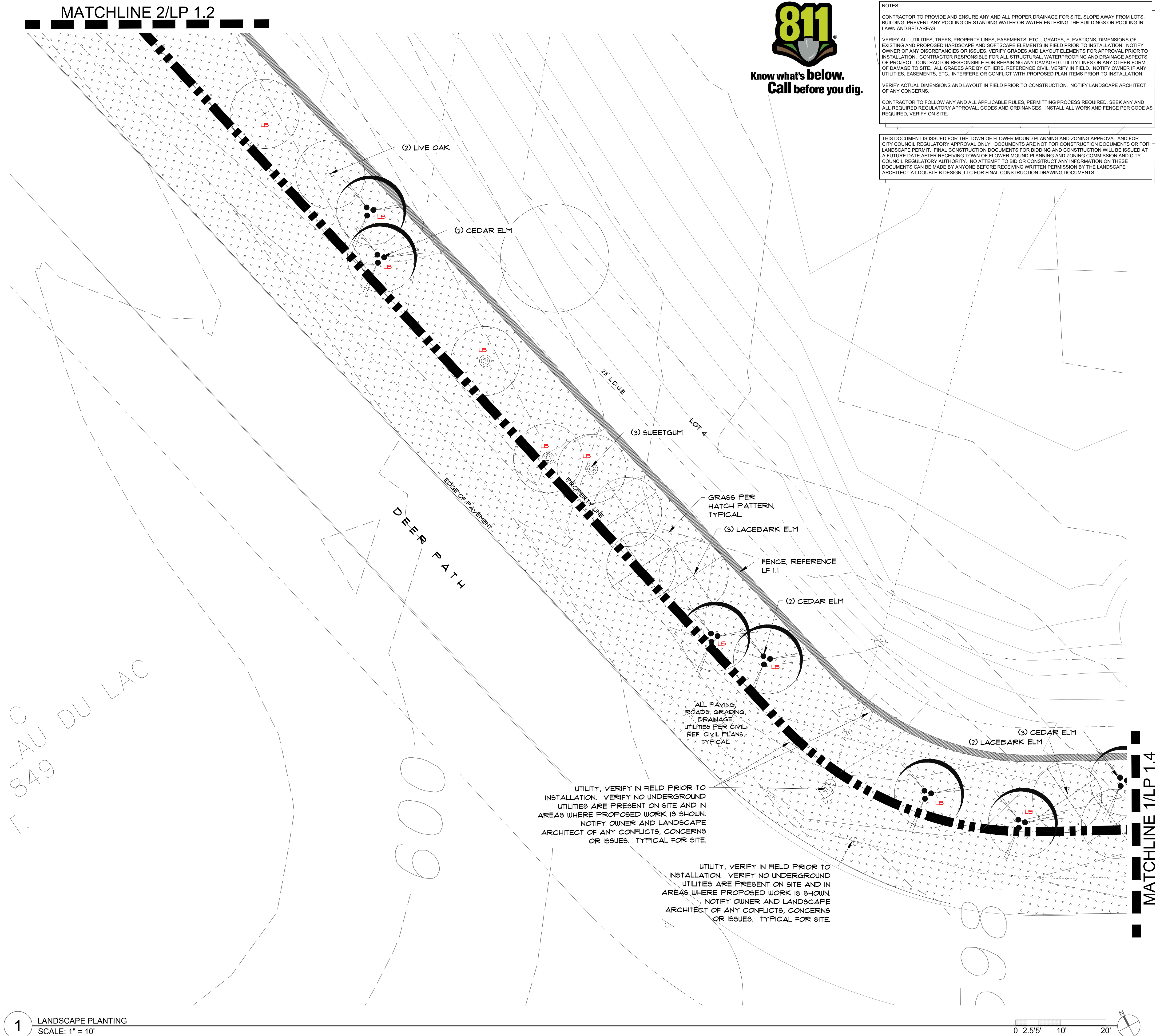


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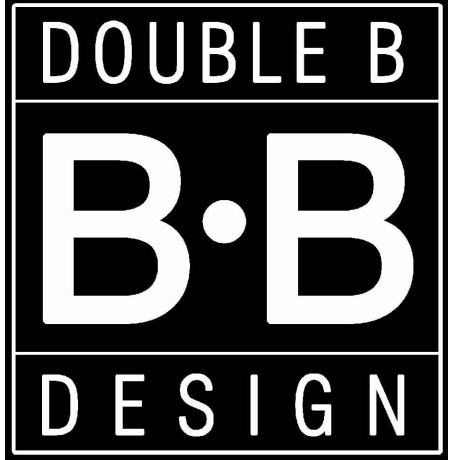
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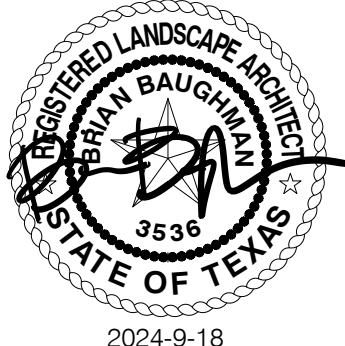
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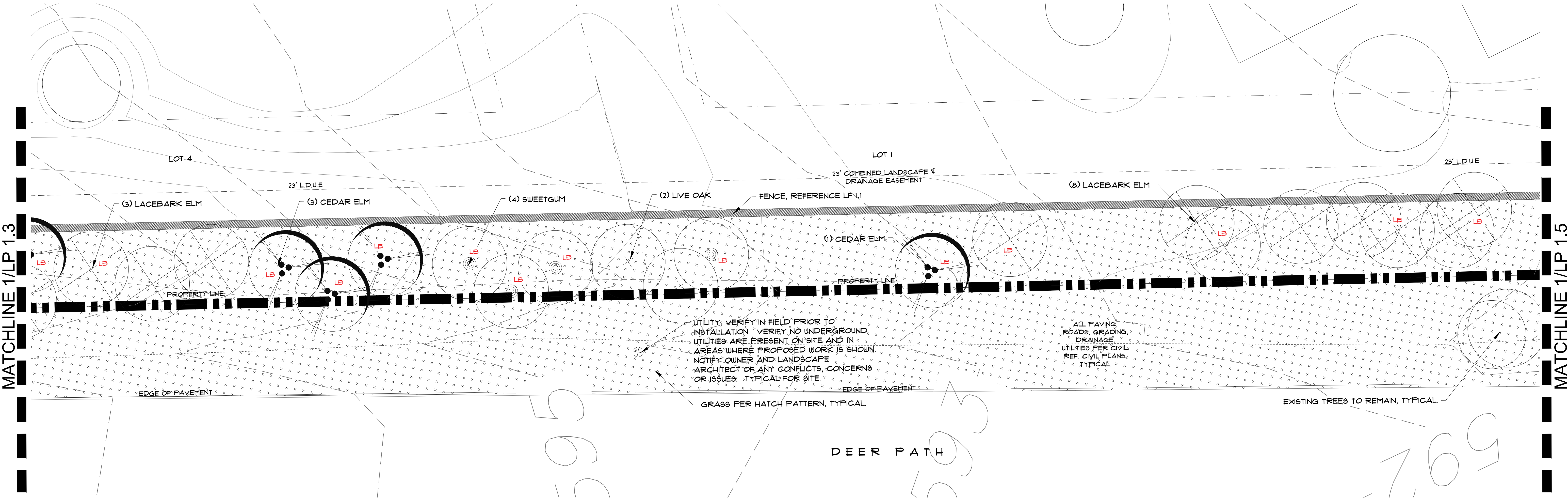
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NOTES:

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VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL, WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS, REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERNS.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. INSTALL ALL WORK AND FENCE PER CODE AS REQUIRED, VERIFY ON SITE.

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2024-9-18

DAKOTA SUBDIVISION
FLOWER MOUND | DENTON COUNTY

DRAWING INFO.

DATE: 2024-9-18
FILE NAME: 23306

REVISIONS

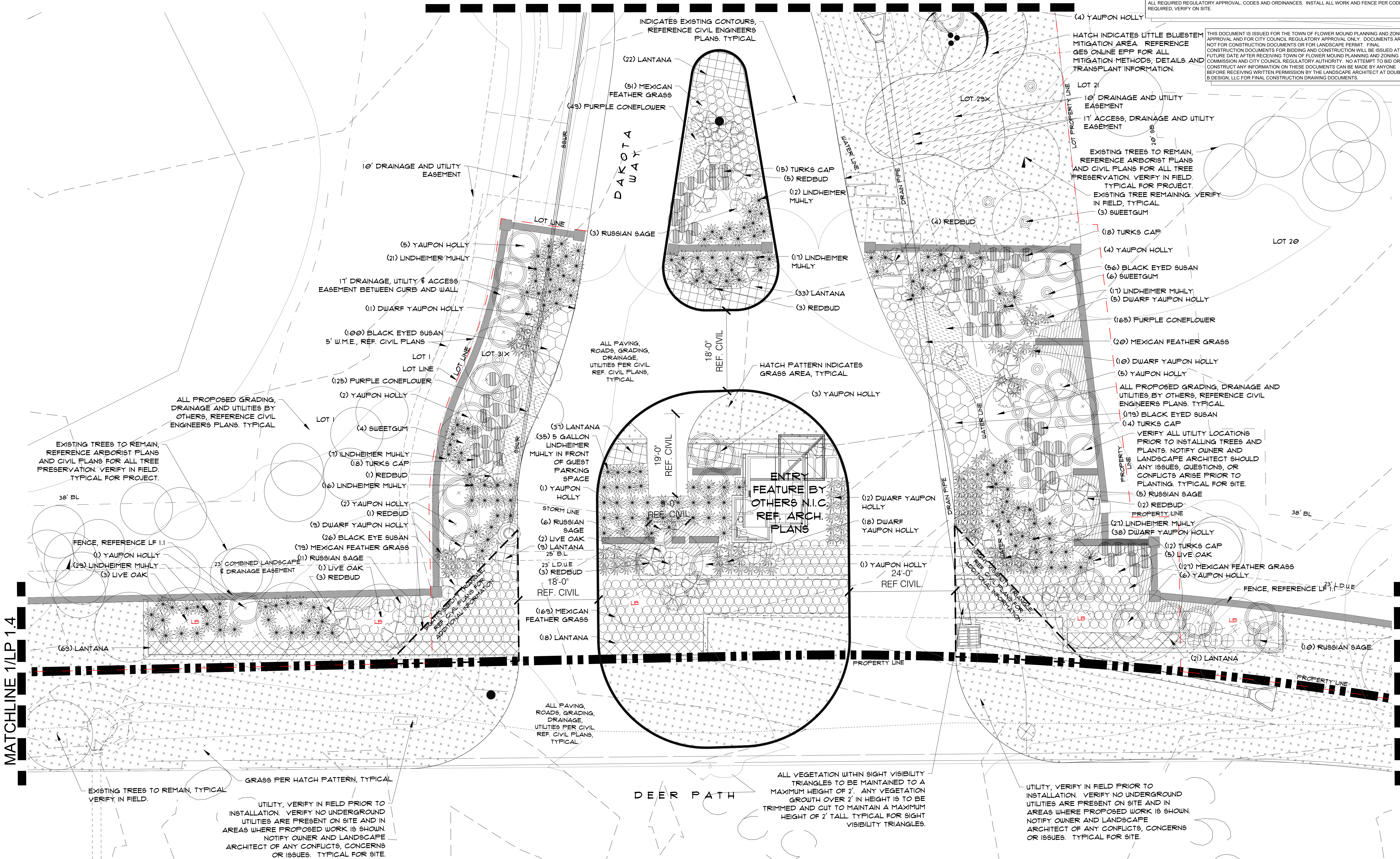
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SHEET TITLE

LANDSCAPE
PLANTING

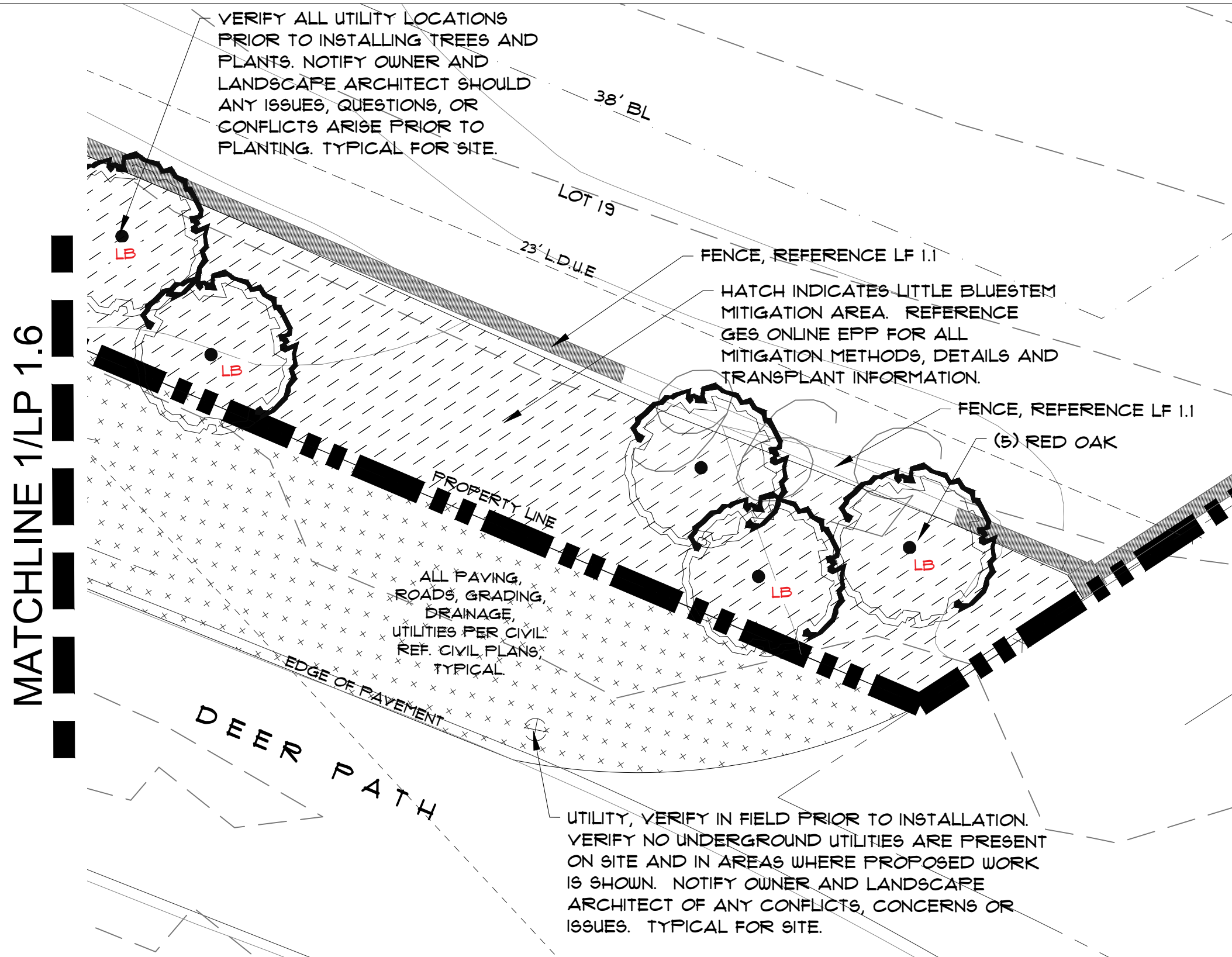
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MATCHLINE. 1/LP 1.7

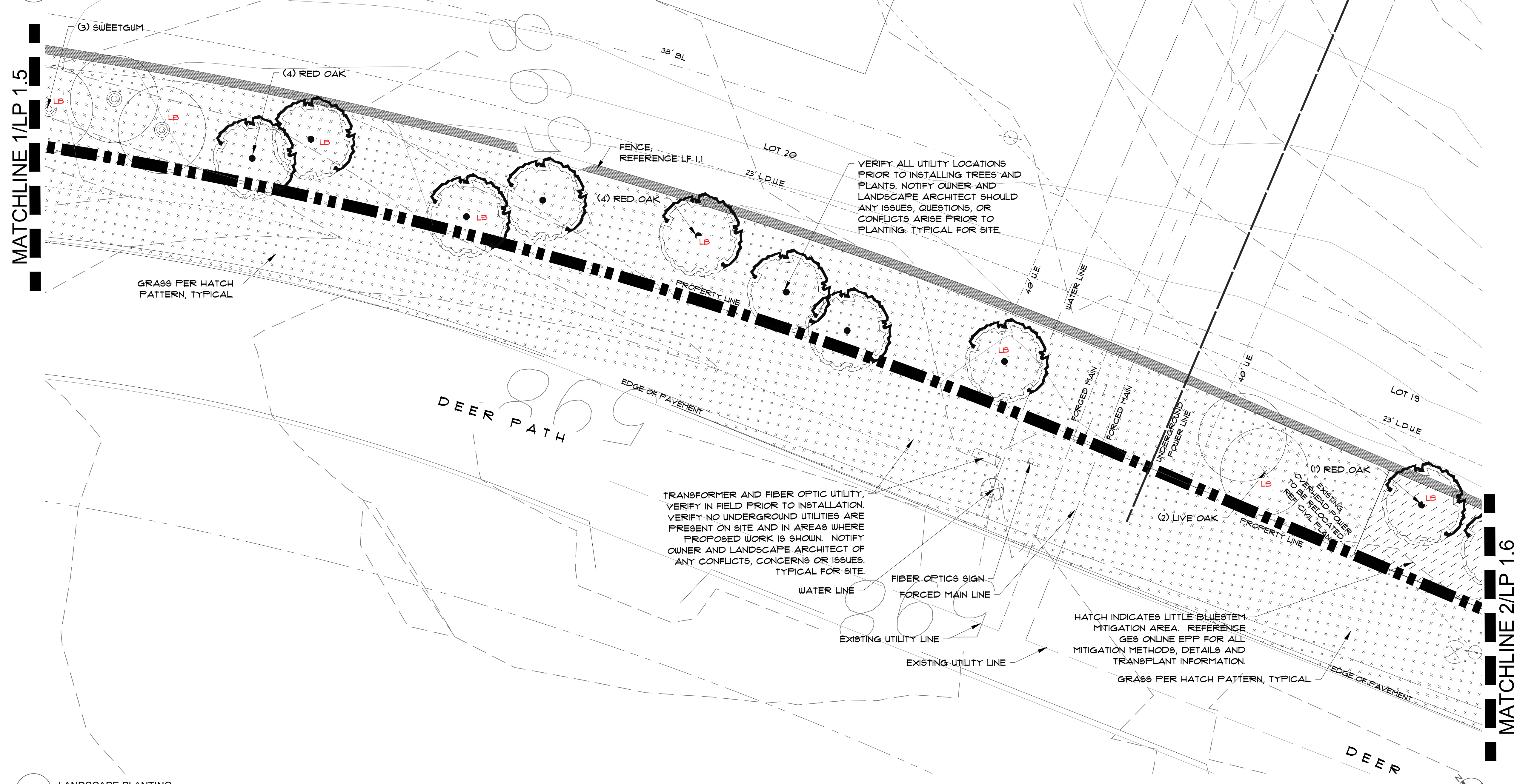
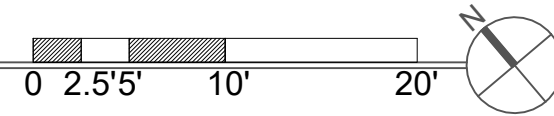


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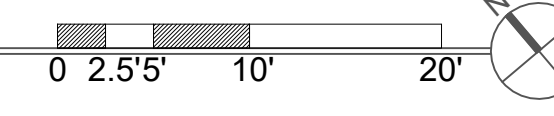
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2 LANDSCAPE PLANTING
SCALE: 1" = 10'



1 LANDSCAPE PLANTING
SCALE: 1" = 10'



NOTES:

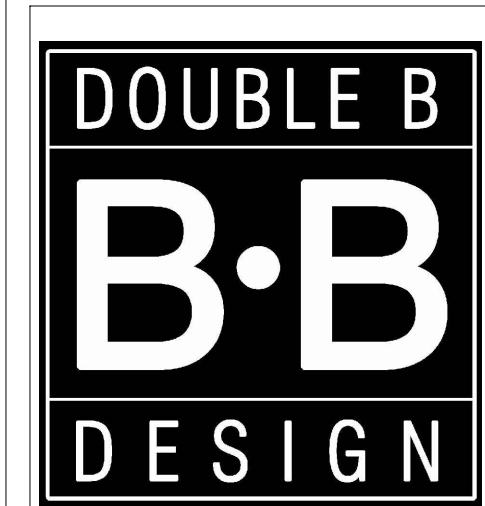
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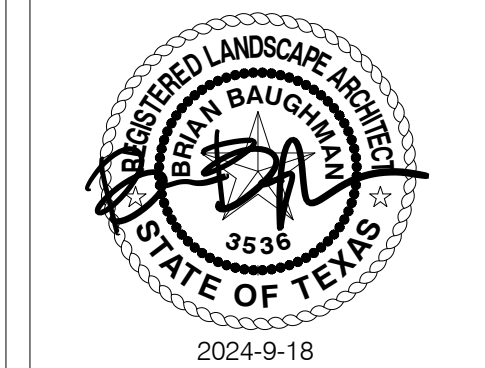
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DAKOTA SUBDIVISION
FLOWER MOUND | DENTON COUNTY

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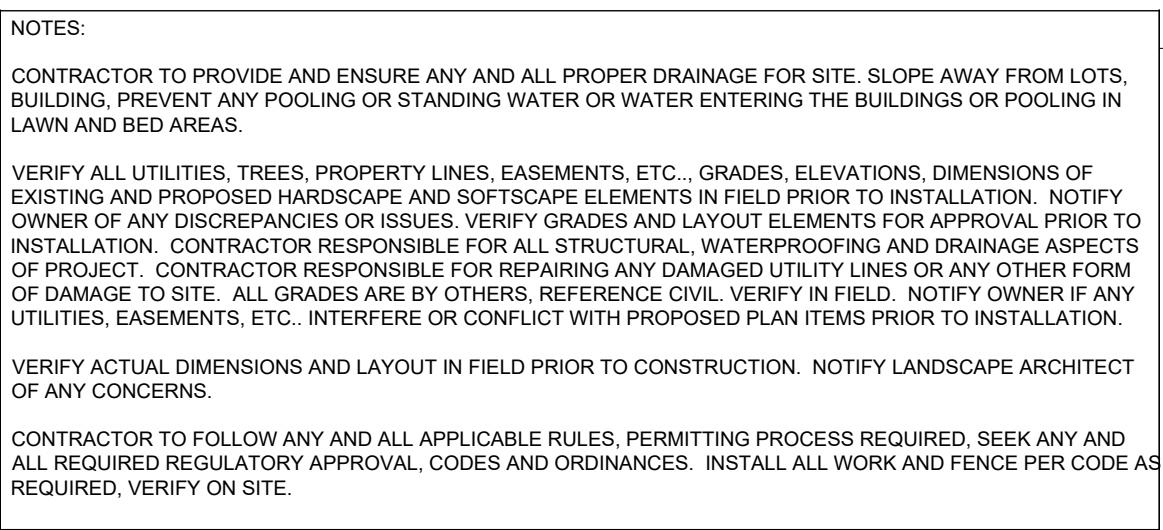
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SHEET TITLE

LANDSCAPE
PLANTING

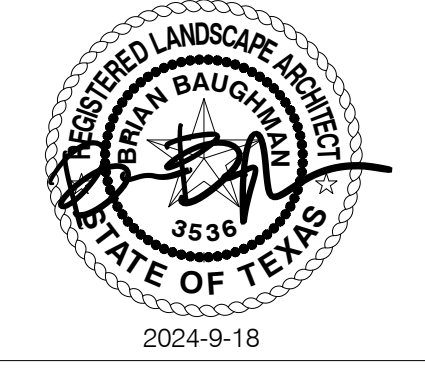
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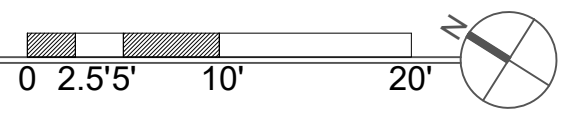
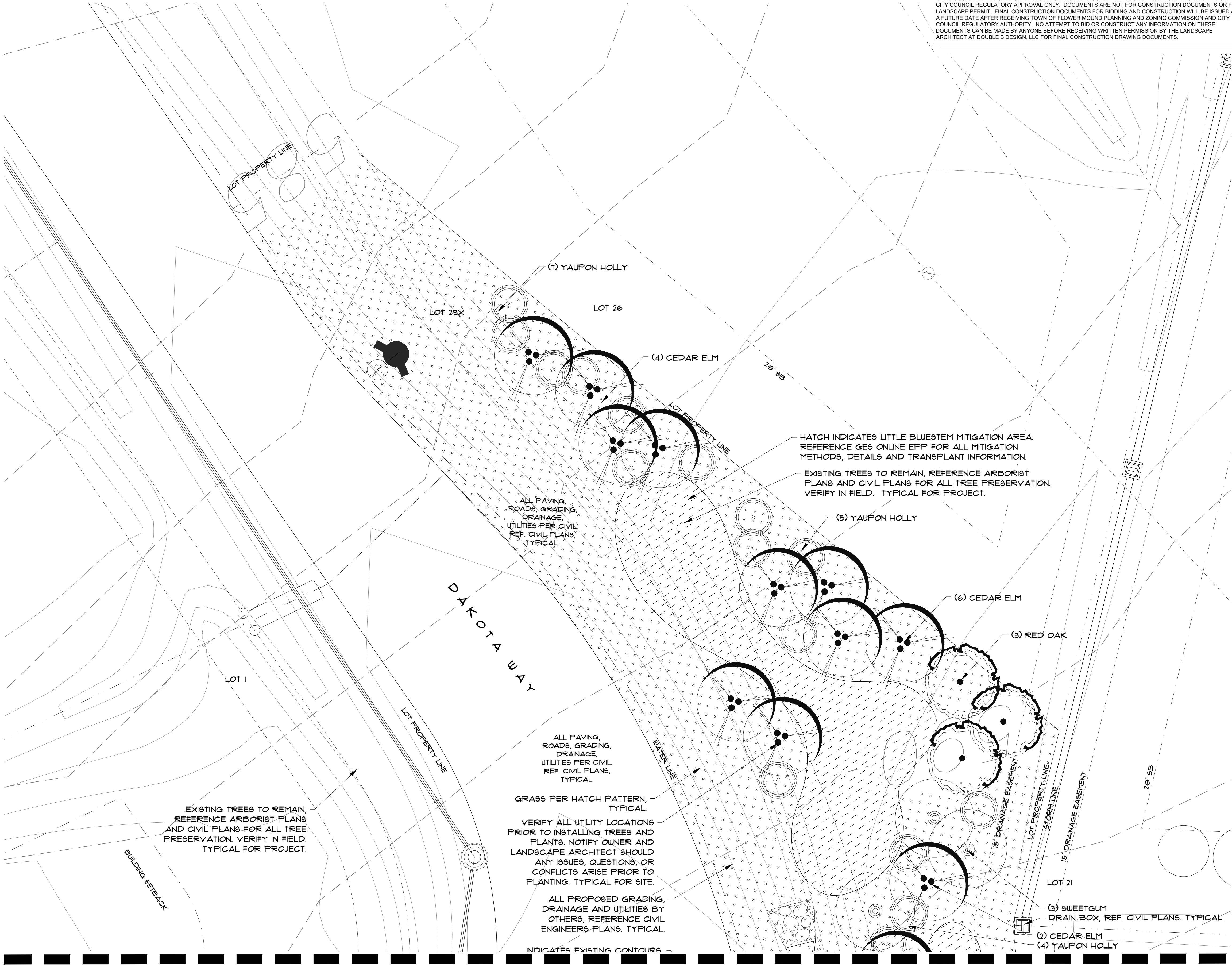
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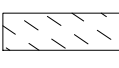
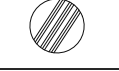
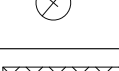
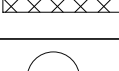
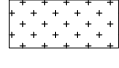
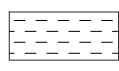
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SHEET TITLE

LANDSCAPE
PLANTING

LP 1.7



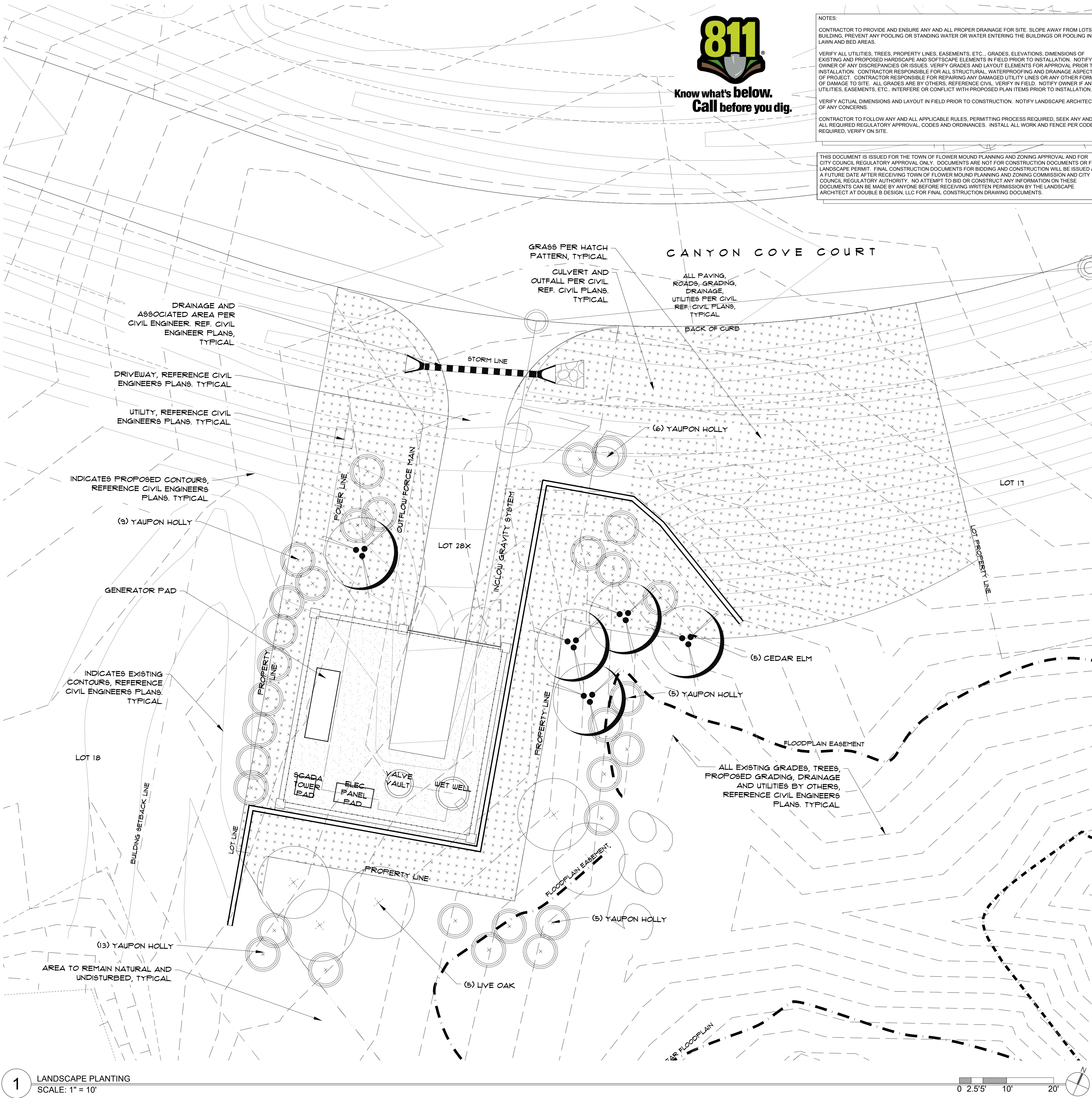
PLANT LIST				
TREES				
SYMBOL	QTY.	PLANT NAME	SIZE	NOTES
	21	SWEETGUM <i>LIQUIDAMBAR STYRACIFLUA</i>	3" CAL	NATIVE LOOKING, STRONG CENTRAL LEADER. SUBMIT PHOTOS FOR APPROVAL PRIOR TO PURCHASING.
	28	LIVE OAK <i>QUERCUS VIRGINIANA</i>	3" CAL	NATIVE LOOKING, STRONG CENTRAL LEADER. SUBMIT PHOTOS FOR APPROVAL PRIOR TO PURCHASING.
	21	LACEBARK ELM <i>ULMUS PARVIFOLIA</i>	3" CAL MIN.	TRANSPLANT OR T.B.D. SUBMIT PHOTOS AND STAKE LOCATION FOR APPROVAL PRIOR TO TRANSPLANTING OR PURCHASING.
	21	TEXAS RED OAK <i>QUERCUS BUCKLEYI</i>	3" CAL	NATIVE LOOKING, STRONG CENTRAL LEADER. SUBMIT PHOTOS FOR APPROVAL PRIOR TO PURCHASING.
	28	CEDAR ELM <i>ULMUS CRASSIFOLIA</i>	3" CAL	NATIVE LOOKING, STRONG CENTRAL LEADER. SUBMIT PHOTOS FOR APPROVAL PRIOR TO PURCHASING.
ORNAMENTAL TREES				
SYMBOL	QTY.	PLANT NAME	SIZE	NOTES
	11	YAUPON HOLLY <i>ILEX VOMITORIA</i>	MIN. 6' HT.	CONTAINER GROWN; MULTI-TRUNK.
	32	OKLAHOMA REDBUD <i>CERCIS CANADENSIS</i> VAR. <i>TEXENSIS</i> 'OKLAHOMA'	MIN. 6' HT.	CONTAINER GROWN; MULTI-TRUNK.
SHRUBS				
SYMBOL	QTY.	PLANT NAME	SIZE	NOTES
	182	DWARF YAUPON HOLLY <i>ILEX VOMITORIA</i>	5 GAL	CONTAINER GROWN;
	339	PURPLE CONEFLOWER <i>ECHINACEA PURPUREA</i>	1 GAL	CONTAINER GROWN;
	11	TURKS CAP <i>MALVAYISCUS ARBOREUS</i> VAR. <i>DRUMMONDII</i>	3 GAL	CONTAINER GROWN;
	114	LINDHEIMER MUHLY GRASS <i>MUHLENBERGIA LINDHEIMERI</i>	3 GAL 5 GAL IN FRONT OF PARKING SPOT	CONTAINER GROWN;
	35	RUSSIAN SAGE <i>PEROVSKIA ATRIPLICIFOLIA</i>	1 GAL	CONTAINER GROWN;
	283	LANTANA <i>LANTANA SPP.</i>	1 GAL	CONTAINER GROWN;
	446	MEXICAN FEATHER GRASS <i>NASSELLA TENNISIMA</i>	1 GAL	CONTAINER GROWN;
	361	BLACK EYED SUSAN <i>RUDBECKIA</i>	1 GAL	CONTAINER GROWN;
TURF				
SYMBOL	QTY.	PLANT NAME	SIZE	NOTES
	76,522 SF	COMMON BERMUDA <i>Cynodon dactylon</i>	SOD	SOLID SOD; NO BROKEN PIECES
MITIGATION				
SYMBOL	QTY.	PLANT NAME	SIZE	NOTES
	4,125 SF	LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	TRANSPLANT ON SITE	APPROXIMATELY 1,200 BUNCHES. REFERENCE ENVIRONMENTAL PROTECTION PLAN BY GES ONLINE FOR ALL INSTALLATION METHODS AND DETAILS.

2

PLANT LIST

1

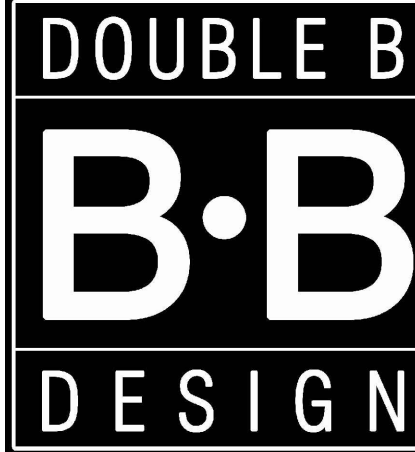
LANDSCAPE PLANTING
SCALE: 1" = 10'



Know what's below.
Call before you dig.

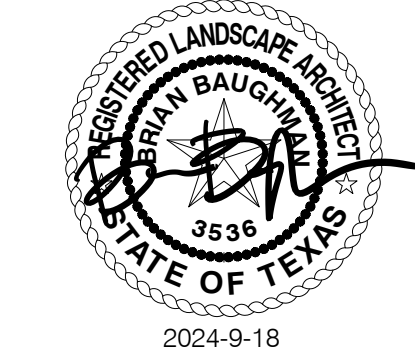
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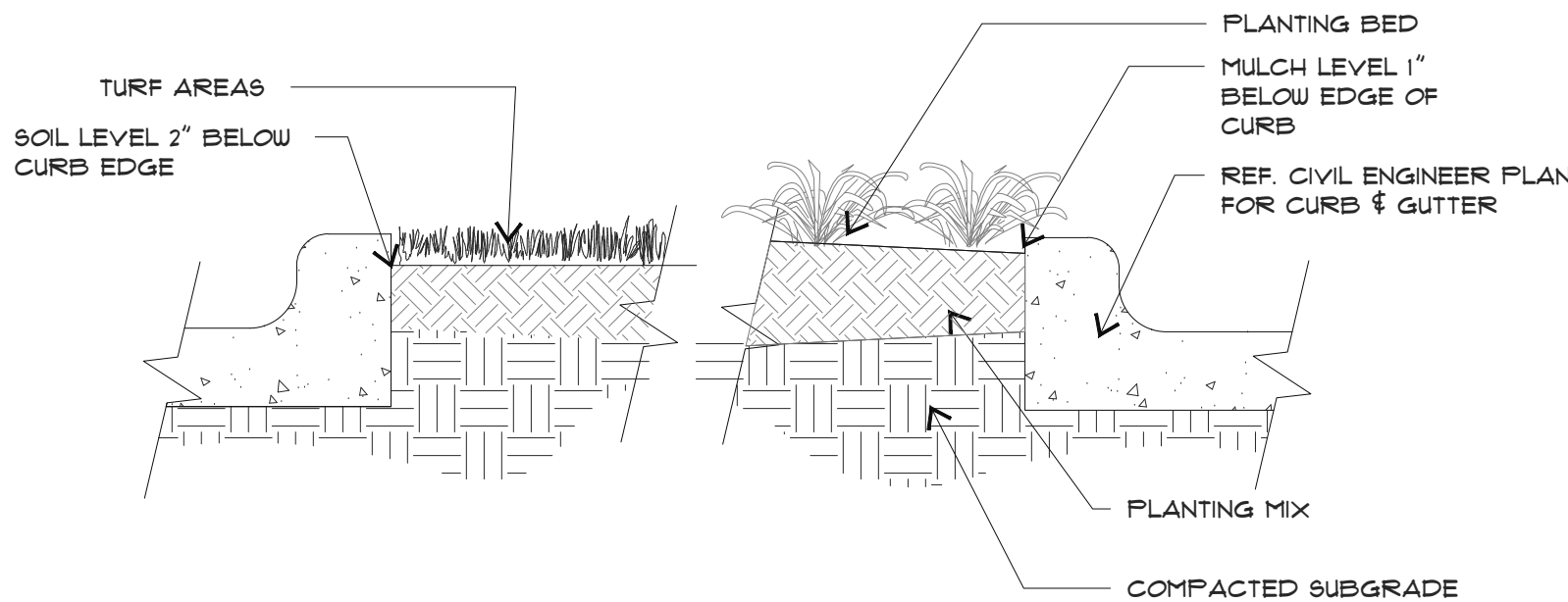
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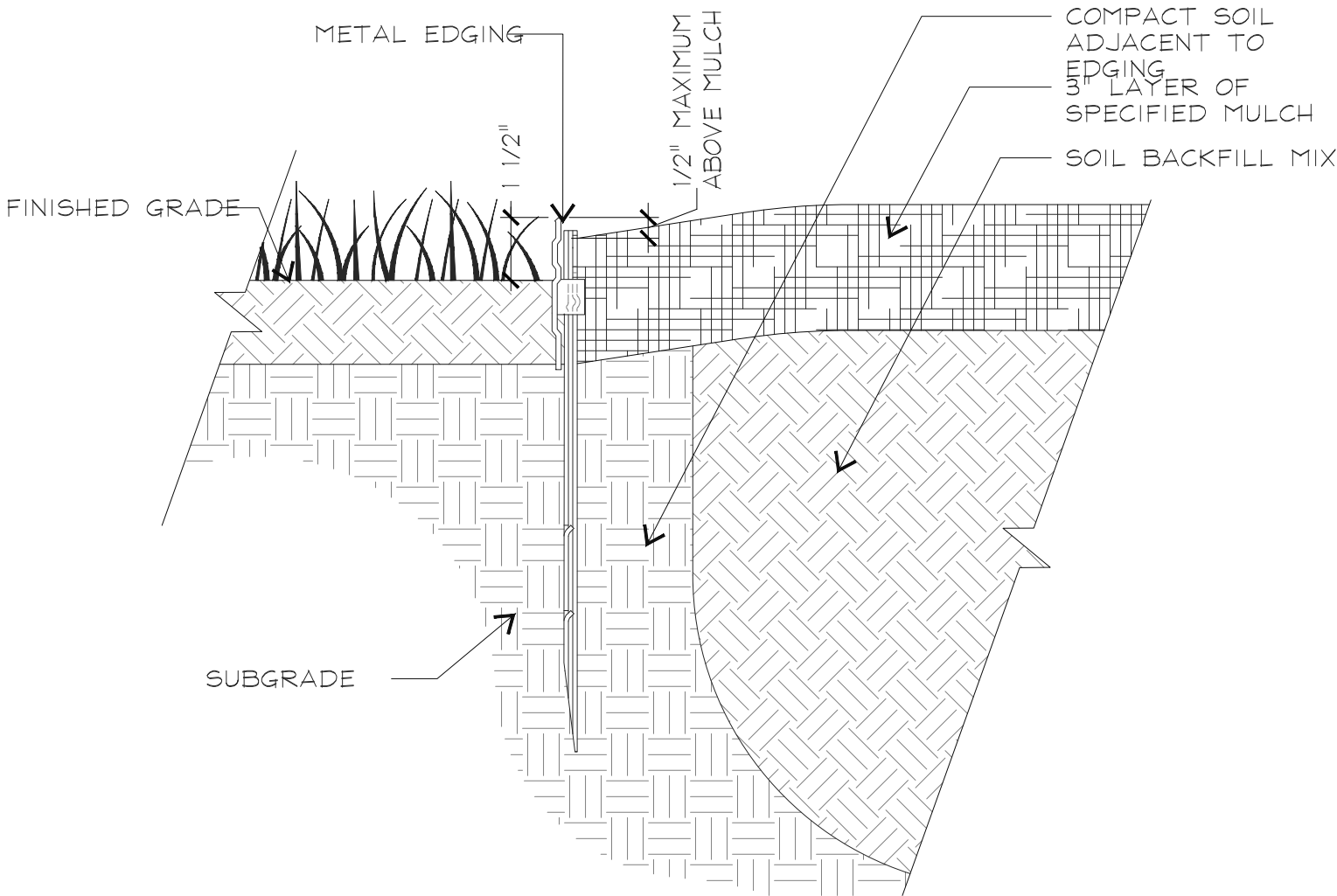
SHEET TITLE
LANDSCAPE
PLANTING

LP 1.8

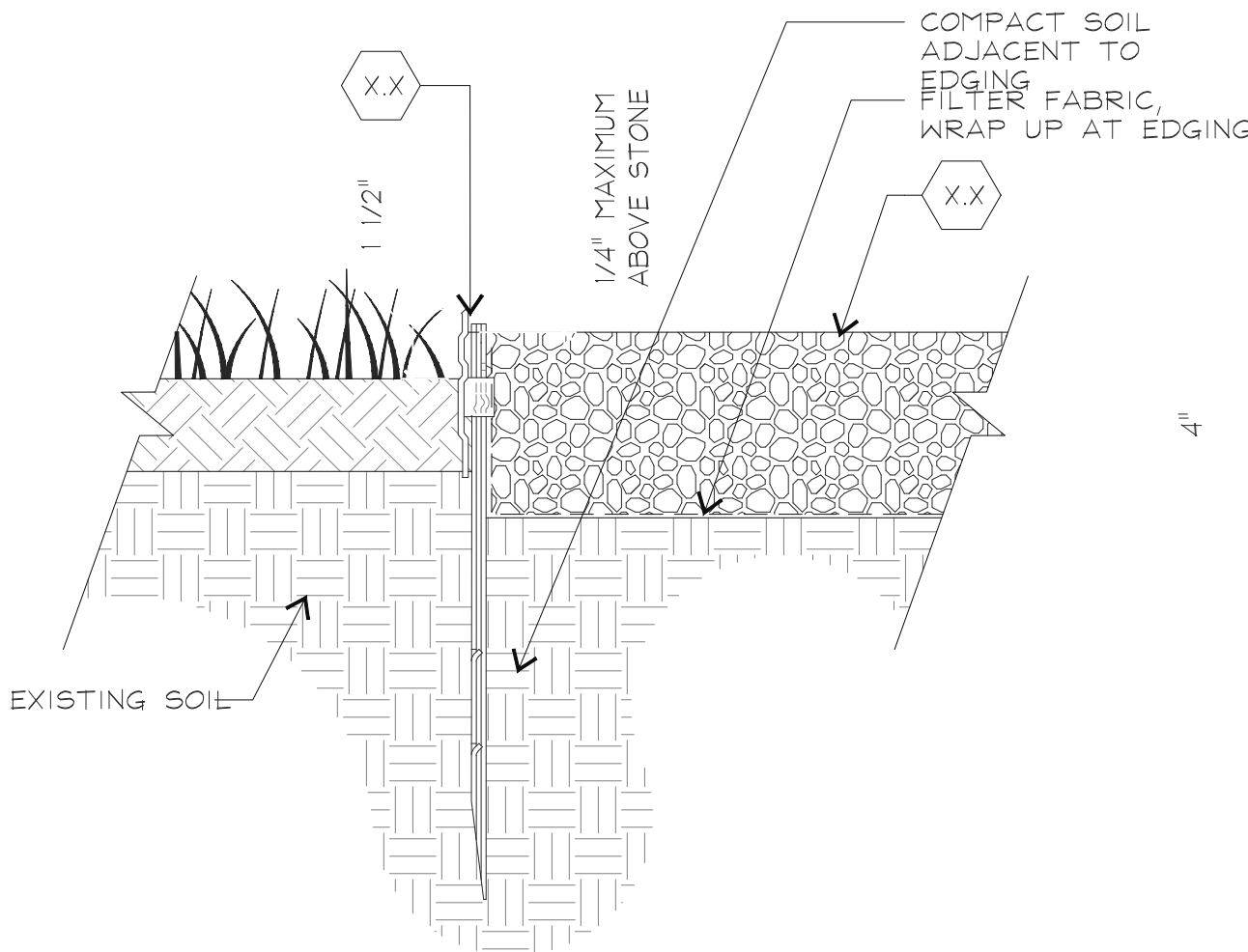
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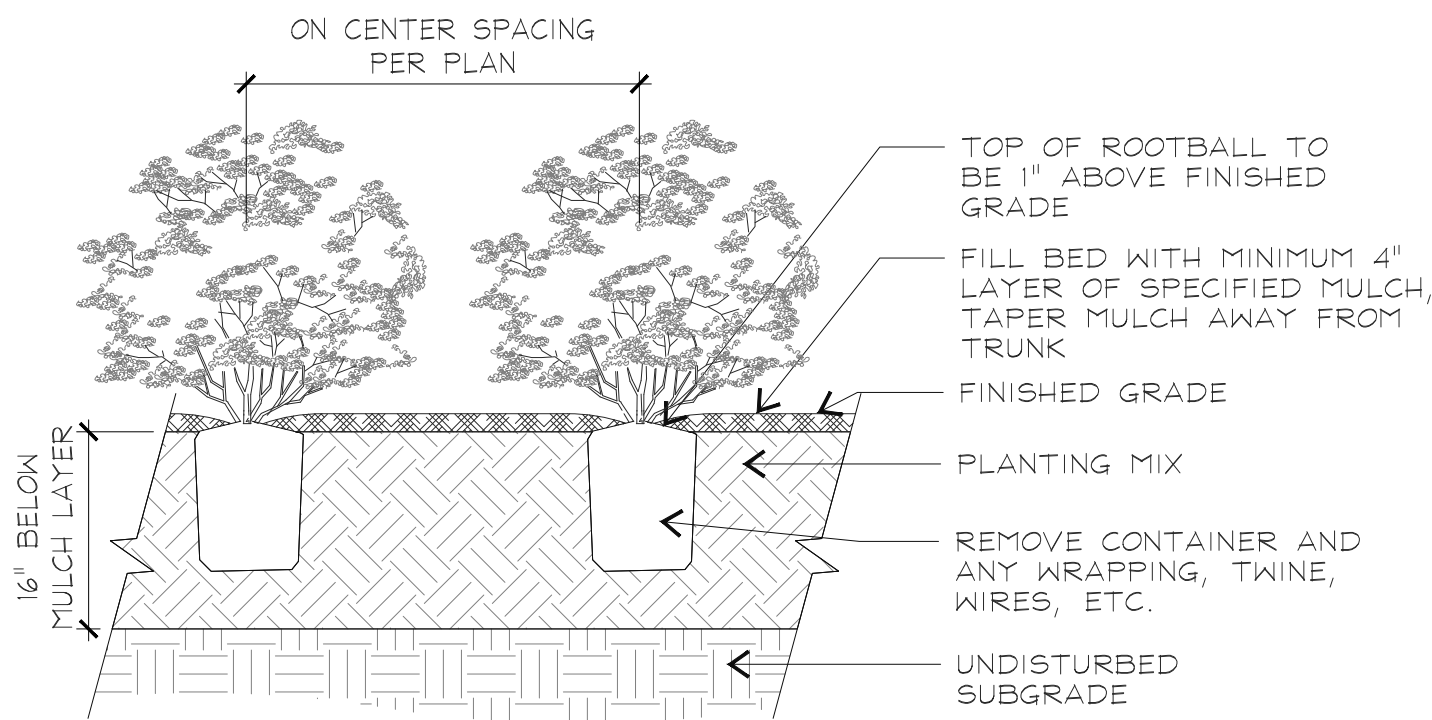
8 PLANTING AT CURB
SCALE: NTS



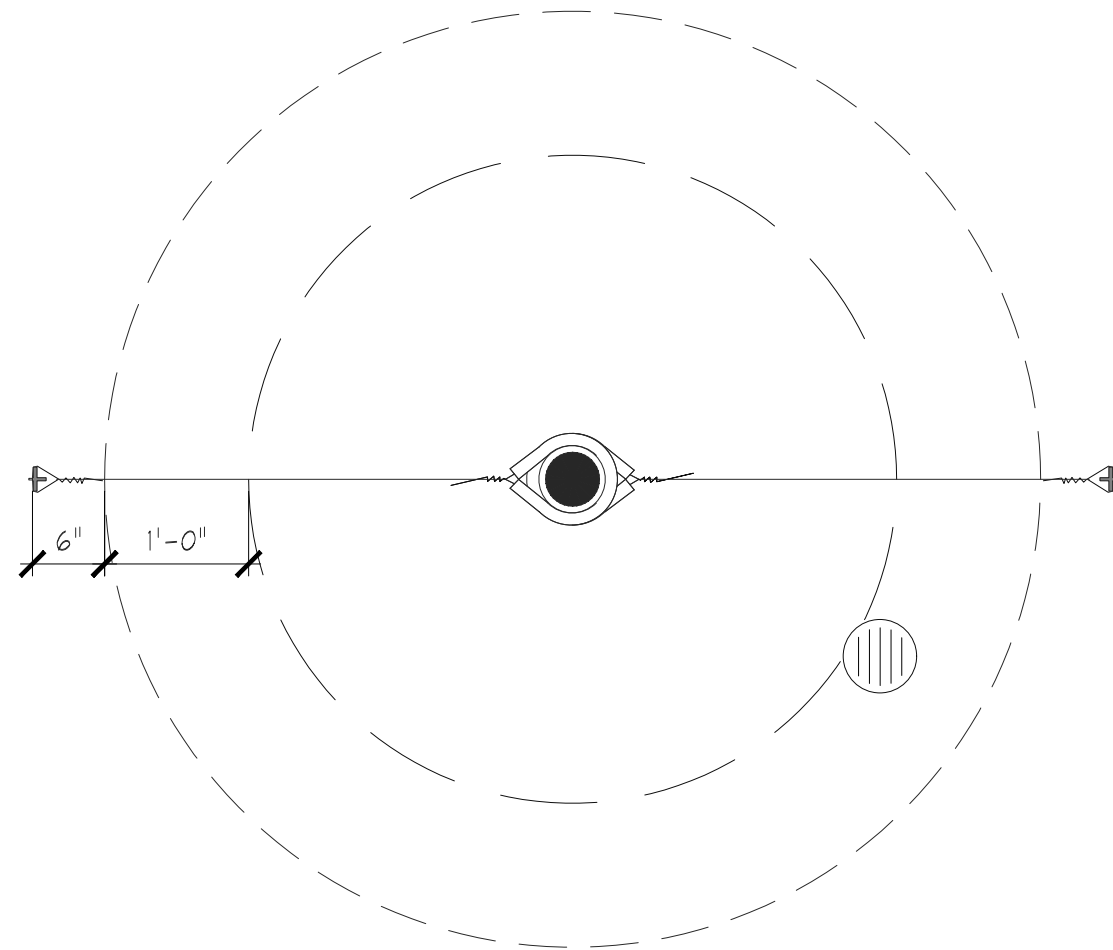
7 METAL EDGING AT SIDEWALK DETAIL
SCALE: NTS



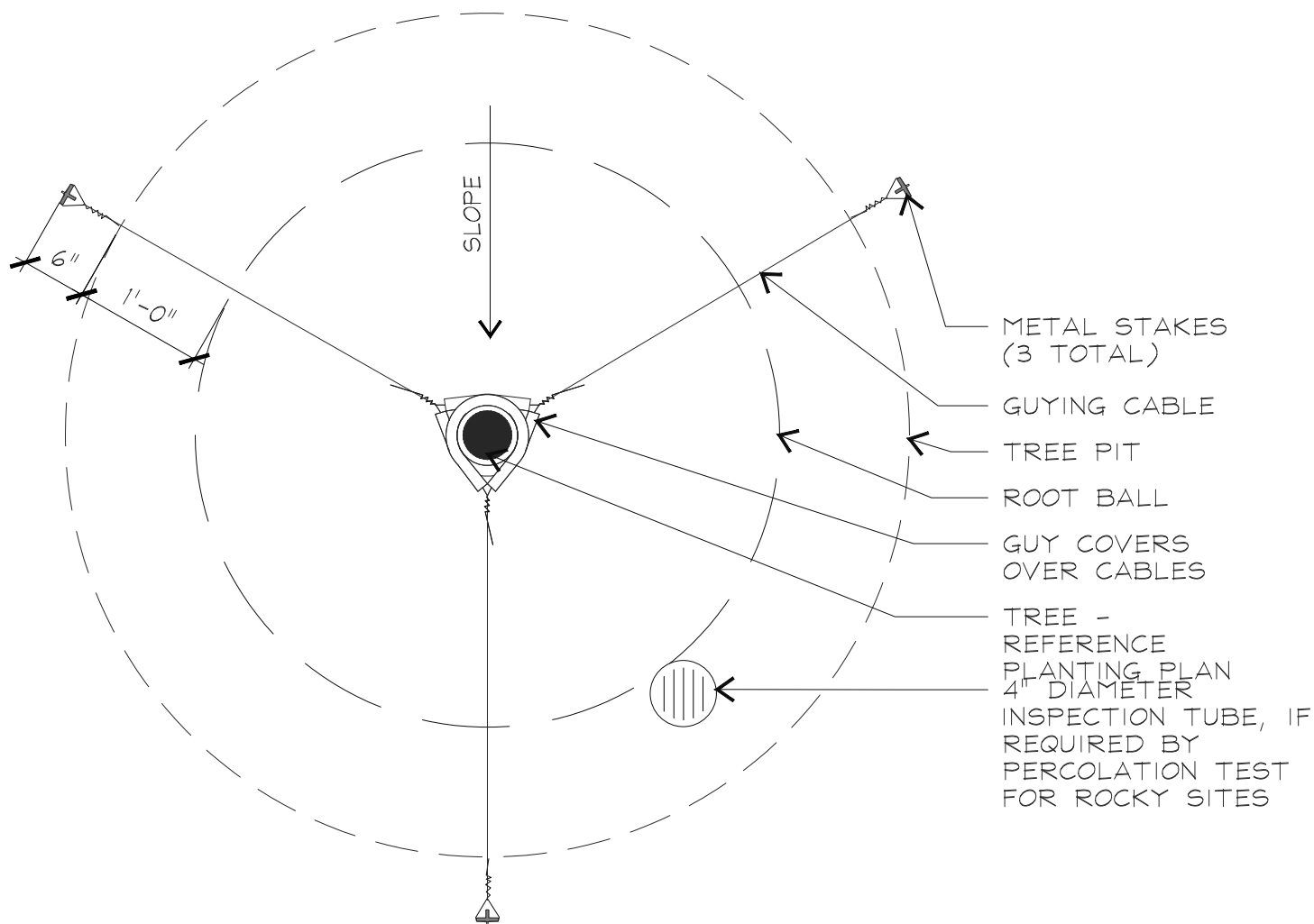
6 GRASS AT GRAVEL DETAIL
SCALE: NTS



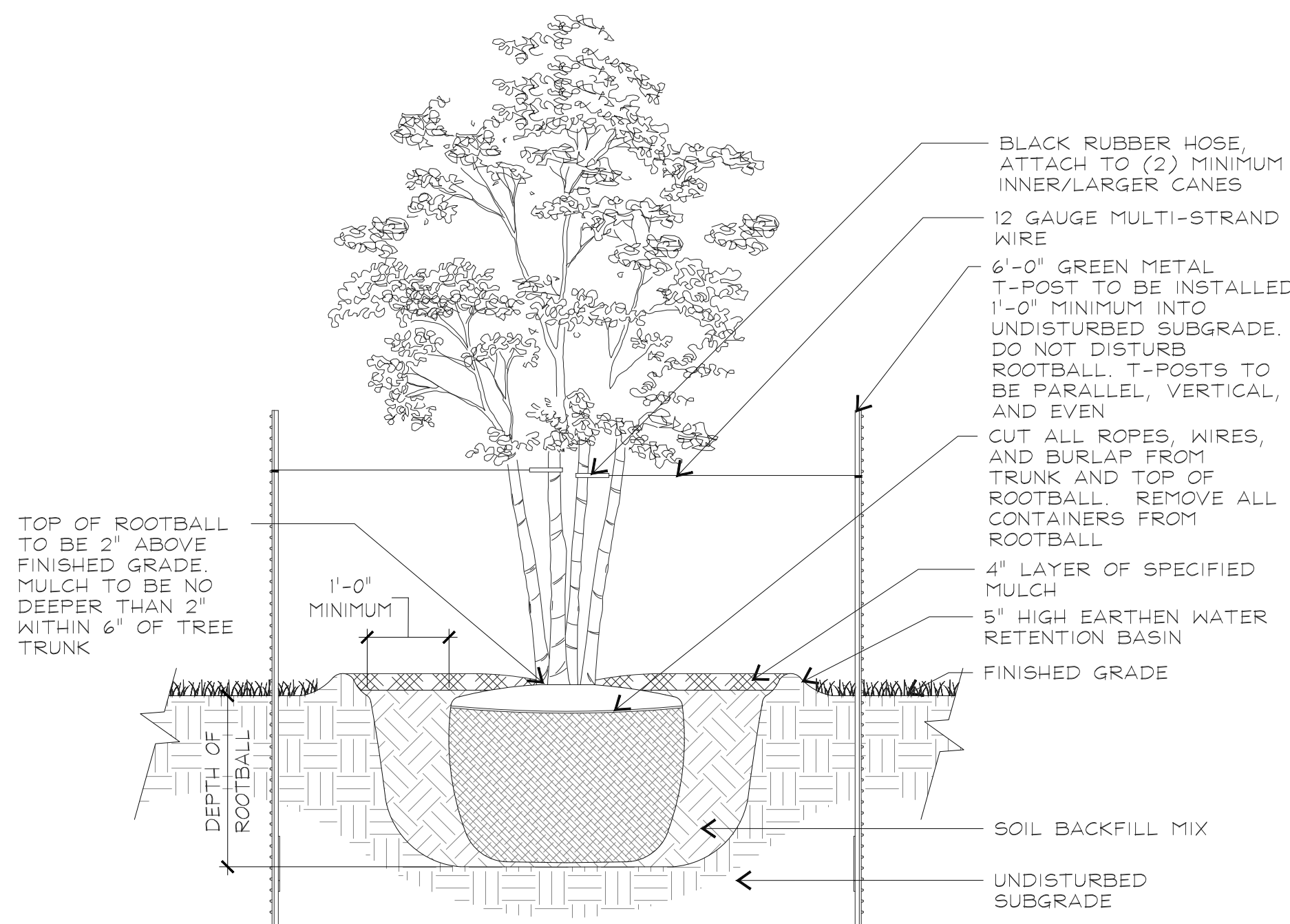
5 SHRUB PLANTING DETAIL
SCALE: NTS



4 TREE STAKING DETAIL FOR TREES LESS THAN 3" IN CALIPER
SCALE: NTS

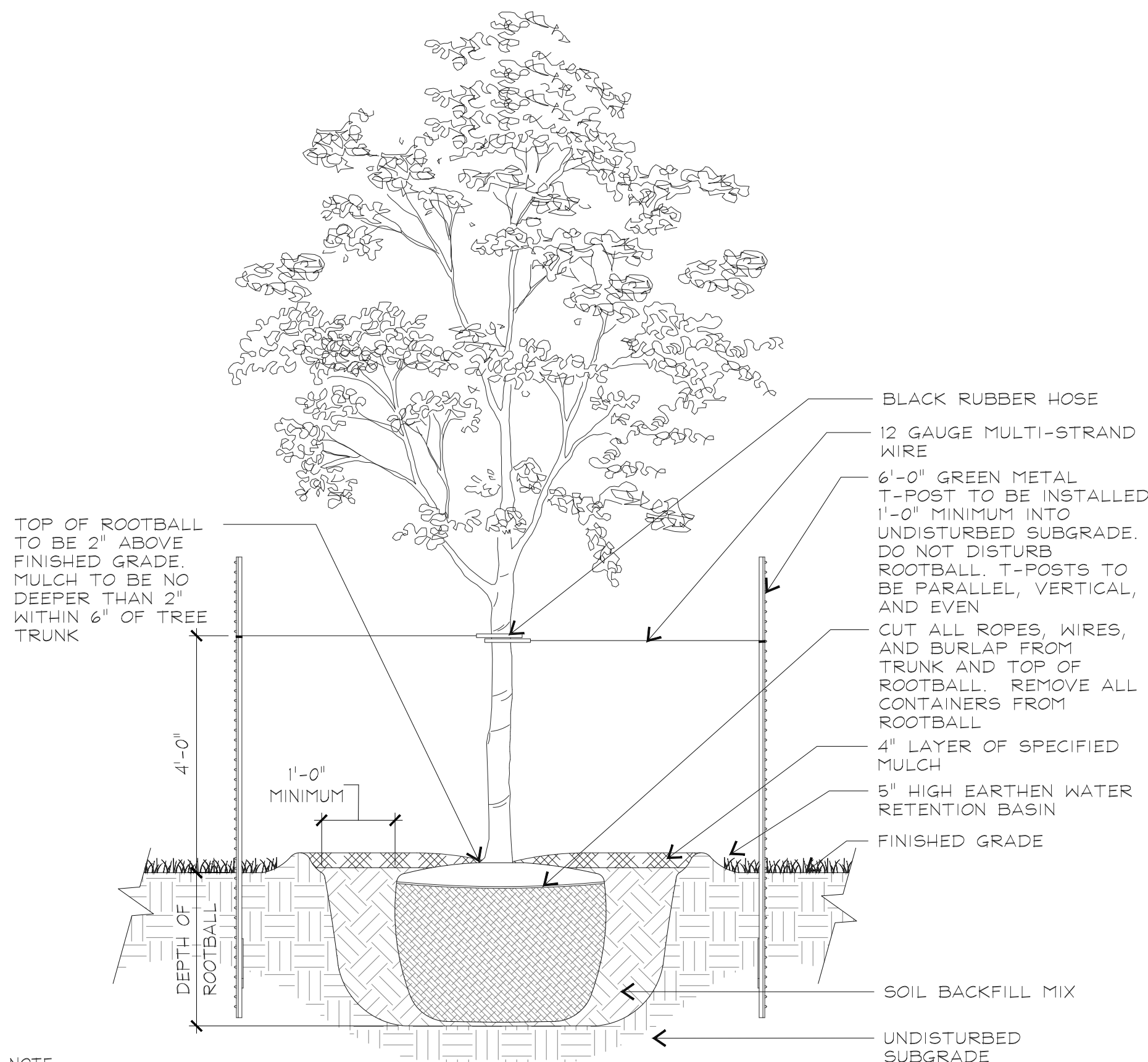


3 TREE STAKING DETAIL FOR TREES 3" IN CALIPER OR LARGER
SCALE: NTS



NOTE:
1. TREES LESS THAN 4" CALIPER = (2) T-POSTS
TREES 4" CALIPER AND GREATER = (3) T-POSTS

2 MULTI-TRUNK TREE PLANTING DETAIL
SCALE: NTS



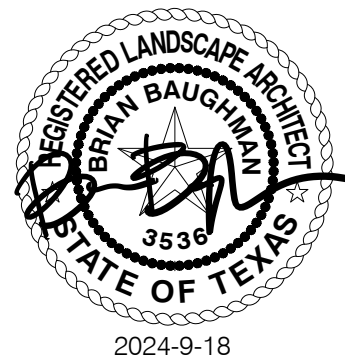
NOTE:
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TREES 4" CALIPER AND GREATER = (3) T-POSTS

1 SINGLE TRUNK TREE PLANTING DETAIL
SCALE: NTS

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SHEET TITLE

PLANTING
DETAILS

LP 2.1

1.4 APPLICABLE STANDARDS

- A. ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".

1.5 SUBMITTALS

- A. GENERAL: SUBMIT EACH ITEM IN THIS ARTICLE ACCORDING TO THE CONDITIONS OF THE CONTRACT AND DIVISION 1 SPECIFICATION SECTIONS.
- B. PRODUCT CERTIFICATES SIGNED BY MANUFACTURERS CERTIFYING THAT THEIR PRODUCTS COMPLY WITH SPECIFIED REQUIREMENTS.

1. MANUFACTURER'S CERTIFIED ANALYSIS FOR STANDARD PRODUCTS.
2. ANALYSIS FOR OTHER MATERIALS BY A RECOGNIZED LABORATORY MADE ACCORDING TO METHODS ESTABLISHED BY THE ASSOCIATION OF OFFICIAL ANALYTICAL CHEMISTS, WHERE APPLICABLE.
3. LABEL DATA SUBSTANTIATING THAT TREES, SHRUBS, AND PLANTING MATERIALS COMPLY WITH SPECIFIED REQUIREMENTS.
- C. PRIOR TO INITIATING ALL WORK, PROVIDE THE LANDSCAPE ARCHITECT WITH SAMPLES OF EACH OF THE FOLLOWING:
1. 1 LB. OF HARDWOOD MULCH, IN A LABELED PLASTIC BAG.
2. 1 LB. OF PREPARED PLANTING BED SOIL MIX, IN A LABELED PLASTIC BAG. LABEL NEEDS TO COME FROM THE SUPPLIER AND BE ATTACHED TO THE BAG.
3. 1 LB. OF PREPARED CONTAINER PLANTING MIX, IN A LABELED PLASTIC BAG. LABEL NEEDS TO COME FROM THE SUPPLIER AND BE ATTACHED TO THE BAG.

- D. TREE AND PLANT PHOTOS.
- E. PLANTING SCHEDULE INDICATING ANTICIPATED DATES AND LOCATIONS FOR EACH TYPE OF PLANTING.
- F. PERCOLATION TESTS ON THE SUBGRADE IN THE EXCAVATED PLANTING BED AREAS.

- G. FOR FIELD DUG LARGE TREES: PROVIDE ANTICIPATED ROOT PRUNING AND TREE MOVING SCHEDULE INCLUDING THE ANTICIPATED LENGTH OF TIME THAT THE TREE WILL REMAIN IN THE FIELD AFTER ROOT PRUNING AND ANTICIPATED TREE RELOCATION TIME. PROVIDE THE ANTICIPATED ROOT BALL SIZE FOR DESIGN COORDINATION. IT IS RECOMMENDED NOT TO ROOT PRUNE AND MOVE TREES IN THE SUMMER MONTHS AND TO ALLOW A MINIMUM OF 3 MONTHS AFTER ROOT PRUNING BEFORE RELOCATING TREE.

- H. QUALIFICATIONS OF CONTRACTOR AND CONTRACTOR'S FIELD SUPERVISION.

1.6 QUALITY ASSURANCE

- A. SOURCE QUALITY CONTROL:
1. SUBMIT DOCUMENTATION TO LANDSCAPE ARCHITECT WITHIN FIFTEEN (15) DAYS AFTER AWARD OF CONTRACT THAT ALL PLANT MATERIAL IS AVAILABLE AND HAS BEEN PURCHASED OR RESERVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIAL LISTED ON PLANT LIST. ANY AND ALL SUBSTITUTIONS DUE TO UNAVAILABILITY MUST BE REQUESTED IN WRITING PRIOR TO CONFIRMATION OF ORDERING. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION BY LANDSCAPE ARCHITECT AT ANY TIME AFTER CONFIRMATION OF ORDERING.
2. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL OF OWNER AND LANDSCAPE ARCHITECT AT PLACE OF GROWTH OR UPON DELIVERY FOR CONFORMANCE TO SPECIFICATIONS. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. INSPECTION AND TAGGING OF PLANT MATERIAL BY THE LANDSCAPE ARCHITECT IS FOR DESIGN INTENT ONLY AND DOES NOT CONSTITUTE THE LANDSCAPE ARCHITECT'S APPROVAL OF THE PLANT MATERIALS IN REGARD TO THEIR HEALTH AND VIGOR AS SPECIFIED IN SECTION 2. THE HEALTH AND VIGOR OF THE PLANT MATERIAL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SELECTED PLANT MATERIAL FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT. PHOTOS SHALL BE TAKEN WITH A MEASUREMENT STICK OR ROD TO THAT THE HEIGHT OF THE PLANT MATERIAL CAN BE REVIEWED. PHOTOS SHALL ALSO INCLUDE THE SPECIES, PLACE OF GROWTH AND QUANTITY OF PLANTS. AFTER THE PHOTO SUBMISSION AND APPROVAL, THE OWNER RESERVES THE RIGHT TO TAKE PLANT MATERIAL AT THE SELECTED NURSERY. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE INSPECTION AT THIS TIME. IF IN THEIR JUDGMENT, A SUFFICIENT QUANTITY OF PLANTS IS NOT AVAILABLE FOR INSPECTION.
4. THE CONTRACTOR SHALL SUBMIT SAMPLES AND/OR SPECIFICATIONS OF ANY ITEM BEING USED ON SITE UPON THE REQUEST OF THE LANDSCAPE ARCHITECT.
- B. INSTALLER QUALIFICATIONS: ENGAGE AN EXPERIENCED INSTALLER WITH FIVE YEARS OF EXPERIENCE WHO HAS COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
1. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON THE PROJECT SITE DURING TIMES THAT LANDSCAPING IS IN PROGRESS.
2. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF TREES AND SHRUBS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
3. MEASUREMENTS: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. DO NOT PRUNE TO OBTAIN REQUIRED SIZES. HEIGHT MEASUREMENT SHALL BE TAKEN FROM GROUND LEVEL FOR FIELD GROWN STOCK AND FROM THE SOIL LINE FOR CONTAINER GROWN STOCK, WHICH SHOULD BE AT OR NEAR THE TOP OF THE ROOT FLARE. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE GROUND FOR LARGER SIZES. MEASURE MAIN ROOT OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP-TO-TIP.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. PACKAGED MATERIALS: DELIVER PACKAGED MATERIALS IN ORIGINAL UNOPENED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETRIORATION DURING DELIVERY AND WHILE STORED AT SITE. THE CONTRACTOR SHALL FURNISH THE LANDSCAPE ARCHITECT WITH COPIES OF ALL RECEIPTS FOR ALL MATERIALS AND AMENDMENTS SPECIFIED IN THIS SECTION.
- B. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT SEVEN (7) DAYS IN ADVANCE OF DELIVERY OF ALL PLANT MATERIALS AND SHALL SUBMIT AN ITEMIZED LIST OF THE PLANTS IN EACH DELIVERY. DELIVER ALL PLANTS WITH LEGIBLE IDENTIFICATION LABELS STATING PROPER BOTANICAL NAMES AND SIZES INDICATED ON PLANT LIST. DELIVER TREES, SHRUBS, GROUND COVERS, AND PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET PLANTING MATERIALS IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST SO THAT PLANTS ARE MAINTAINED IN A HEALTHY, VIGOROUS CONDITION. PROTECT PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS OR BRANCHES OR DISLOCATION OF LEAVES.
1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
2. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
3. WATER ROOT SYSTEMS OF TREES AND SHRUBS STORED ON SITE WITH A FINE MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST CONDITION.
- C. TREES AND SHRUBS: DELIVER FRESHLY DUG TREES AND SHRUBS. DO NOT PRUNE BEFORE DELIVERY, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUNSCALD, DRYING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND THE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY NATURAL SHAPE. PROVIDE PROTECTIVE COVERING DURING DELIVERY. DO NOT DROP TREES AND SHRUBS DURING DELIVERY. PLANT MATERIALS THAT HAVE BEEN DAMAGED IN ANY WAY WILL BE DISCARDED AND NOT INSTALLED. SHALL BE REPLACED WITH UNDAIMAGED MATERIALS AT THE CONTRACTOR'S EXPENSE.
- D. TREE DELIVERY AND INSTALLATION SHALL BE COORDINATED SUCH THAT THEY ARE COMPLETED ON THE SAME DAY. SHOULD PLANTING BE UNAVOIDABLY DELAYED, CONTRACTOR SHALL HEAL TREES IN AN UPRIGHT MANNER, OR A MANNER ACCEPTABLE TO THE LANDSCAPE ARCHITECT.
- E. UNDER NO CIRCUMSTANCES IS PLANT MATERIAL TO BE HANDLED BY STEM OR TRUNK. ALL TREES ARE TO BE HANDLED WITH FLEXIBLE STRAPS SECURED AROUND ROOTBALL.

1.8 PROJECT CONDITIONS

INCLUDE THE FOLLOWING PARAGRAPH FOR AN EXTENDED WARRANTY COVERING THE PRODUCTS SPECIFIED IN THIS SECTION. A ONE YEAR "CORRECTION AFTER COMPLETION" PERIOD IS INCLUDED IN AIA DOCUMENT A201, HENCE A ONE YEAR WARRANTY IS NOT NECESSARY. NOTE ALSO THAT SPECIFYING EXTENDED WARRANTIES MAY LIMIT THE OWNERS ABILITY TO COLLECT UNDER STATE AND FEDERAL STATUTES INCLUDING THE UNIFORM COMMERCIAL CODE.

- A. UTILITIES: DETERMINE LOCATION OF ABOVE GRADE AND UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID DAMAGE. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND OWNER'S PROPERTY. COORDINATE WITH ALL OTHER SITE CONTRACTORS. HAND EXCAVATE AS REQUIRED. MAINTAIN GRADE STAKES UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
- B. EXCAVATION: WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY LANDSCAPE ARCHITECT BEFORE PLANTING.
- C. WORK CONTINUOUSLY ON THE SITE WITH EXCEPTION OF BAD WEATHER DELAYS UNTIL THE PROJECT IS COMPLETED. MAINTAIN RECORDS OF BAD WEATHER DAYS AND NOTIFY LANDSCAPE ARCHITECT AS THEY OCCUR.
- D. SCHEDULE: INSTALL TREES AND SHRUB PLANT MATERIAL BEFORE LAWN INSTALLATION HAS COMMENCED. CONTRACTOR TO COORDINATE WORK WITH ALL OTHER TRADES AS STATED IN GENERAL CONDITIONS.

1.9 WARRANTY

- A. GENERAL WARRANTY: THE SPECIAL WARRANTY SPECIFIED IN THIS ARTICLE SHALL NOT DEPRIVE THE OWNER OF OTHER RIGHTS THE OWNER MAY HAVE UNDER THE CONTRACT OPERATIONS. PROVIDE FOR INSPECTION OF ALL AMENDMENTS, SETTLING, ETC. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SHAPING AND FINE GRADING ALL PLANTING AREAS AS INDICATED ON PLANS OR AS DIRECTED BY LANDSCAPE ARCHITECT.
- B. SPECIAL WARRANTY: WARRANT THE FOLLOWING LIVE PLANTING MATERIALS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLIGENCE, OR ABUSE BY OWNER. ABNORMAL WEATHER CONDITIONS UNUSUAL FOR WARRANTY PERIOD, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
1. TREES.
2. SHRUBS.
- C. ALL PLANT MATERIAL INSTALLED UNDER THE CONTRACT SHALL BE GUARANTEED TO REMAIN ALIVE AND IN HEALTHY VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR AFTER DATE OF WRITTEN SUBSTANTIAL COMPLETION OF PRODUCTION LANDSCAPE INSTALLATION. THE COST OF REPLACEMENTS IS AT THE CONTRACTORS EXPENSE. MATERIAL TO BE REPLACED WITH FIFTEEN (15) DAYS OF WRITTEN NOTICE BY OWNER OR LANDSCAPE ARCHITECT.
- D. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANTS DUE TO ACTS OF GOD, ACTS OF VANDALISM, OR NEGLIGENCE ON THE PART OF THE OWNER, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
- E. REMOVE AND REPLACE DEAD PLANTING MATERIALS IMMEDIATELY UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON
- F. REPLACE PLANTING MATERIALS THAT ARE MORE THAN 25 PERCENT DEAD OR IN AN UNHEALTHY CONDITION AT END OF GUARANTEE PERIOD. REPLACEMENTS SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS AND SHALL BE GUARANTEED AS SET FORTH IN SECTIONS A AND B ABOVE.
- G. CONTRACTOR SHALL REMOVE ALL STAKING, GUYING AND WRAPPING MATERIALS AT THE END OF THE GUARANTEE PERIOD.

1.10 TREE AND SHRUB MAINTENANCE

- A. MAINTAIN TREES AND SHRUBS BY PRUNING, CULTIVATING, WATERING, WEEDING, RESTORING MUTILATED SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY ONLY WITH APPROVED TREATMENTS PER THE OWNERS IPM PLAN AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE AS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER. CONTRACTOR SHALL SUBMIT A LIST AND MANUFACTURER'S PRODUCT INFORMATION FOR ALL CHEMICALS TO BE USED ON SITE FOR OWNER APPROVE PRIOR TO ANY CHEMICAL APPLICATIONS. RESTORE OR REPLACE DAMAGED TREE WRAPPINGS. MAINTAIN TREE AND SHRUBS FOR THE FOLLOWING PERIOD.
1. MAINTENANCE PERIOD: MAINTAIN FOR 30 DAYS AFTER FINAL ACCEPTANCE FOR EACH PHASE OF WORK COMPLETED.

PART 2 - PRODUCTS

2.1 TREE AND SHRUB MATERIAL

- A. GENERAL: FURNISH NURSERY GROWN TREES AND SHRUBS CONFORMING TO ANSI Z60.1 WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. PLANTS SHALL BE IN ACCORDANCE WITH THE TEXAS STATE DEPARTMENT OF AGRICULTURES REGULATION FOR NURSERY INSPECTIONS, RULES AND RATING. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FULL, WELL BRANCHED AND SYMMETRICALLY SYMMETRICAL. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO EXAMINE THE ROOTS OF ANY PLANT MATERIAL HE DETERMINES QUESTIONABLE. SAMPLES TO BE CHOSEN RANDOMLY AND SHALL BE AT THE CONTRACTORS EXPENSE.
- B. GRADE: PROVIDE TREES AND SHRUBS OF SIZES AND GRADES CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS. THE MINIMUM ACCEPTABLE SIZE OF THE PLANTS WILL CORRESPOND WITH THAT OF NORMALLY EXPECTED FOR SPECIES AND VARIETIES OF COMMERCIALLY AVAILABLE NURSERY STOCK OR AS SPECIFIED IN THE PLANT LIST SHOWN ON THE DRAWINGS. PLANTS LARGER IN SIZE THAN SPECIFIED MAY BE USED WITH APPROVAL OF THE LANDSCAPE ARCHITECT, BUT THE USE OF LARGER PLANTS WILL MAKE NO CHANGE IN THE CONTRACT PRICE. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS FOR EACH PLANT WILL BE INCREASED PROPORTIONATELY. (MATERIALS PLANTED IN MASSES SHALL BE OF A UNIFORM SIZE).
- C. ALL PLANTS NOT CONFORMING TO THE REQUIREMENTS HEREIN SPECIFIED SHALL BE CONSIDERED DEFECTIVE AND SUCH PLANTS WHETHER IN PLACE OR NOT, SHALL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE AND REPLACED WITH NEW PLANTS AT THE CONTRACTORS EXPENSE. THE PLANTS SHALL BE OF THE SPECIES, VARIETY, SIZE AND CONDITIONS SPECIFIED HEREIN OR AS SHOWN ON THE DRAWINGS. UNDER NO CIRCUMSTANCES WILL THERE BE ANY SUBSTITUTIONS OF PLANTS OR SIZES LISTED ON THE ACCOMPANYING PLANS, TRIMMED WITH THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- D. PRUNING: AT NO TIME SHALL TREES OR PLANT MATERIALS BE PRUNED, TRUNKED OR TOPPED PRIOR TO DELIVERY AND ANY ALTERATION OF THEIR SHAPE SHALL BE CONDUCTED ONLY WITH THE APPROVAL AND WHEN IN THE PRESENCE OF THE LANDSCAPE ARCHITECT.
- E. PLANT MATERIAL SHALL BE TRUE TO BOTANICAL AND COMMON NAME AND VARIETY AS SPECIFIED ON THE DRAWINGS.

2.2 SHADE AND ORNAMENTAL TREES

- A. SHADE TREES: SINGLE STEM TREES (UNLESS OTHERWISE NOTED ON PLANS) WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF HEIGHT AND CALIPER INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED.
1. BRANCHING HEIGHT: 1/3 TO 1/2 OF TREE HEIGHT.
2. NURSERY GROWN AND COLLECTED STOCK:
- a. ALL MATERIAL SHALL HAVE BEEN GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT.
- b. CONTAINER-GROWN STOCK IN VIGOROUS, HEALTHY CONDITION, NOT ROOT-BOUND OR WITH ROOT SYSTEM HARDENED OFF SHALL HAVE GROWN IN CONTAINER FROM SEEDLING.
- c. CONTAINERIZED STOCK IN VIGOROUS, HEALTHY CONDITION, NOT ROOT-BOUND OR WITH ROOT SYSTEM HARDENED OFF SHALL HAVE GROWN IN CONTAINER FOR A MINIMUM OF 6 MONTHS.
- d. USE ONLY LINER STOCK PLANT MATERIAL WHICH IS WELL ESTABLISHED IN REMOVABLE CONTAINERS OR FORMED HOMOGENEOUS SOIL SECTIONS.
- e. ALL MATERIAL SHALL BE NURSERY GROWN UNLESS OTHERWISE CALLED OUT ON PLANS.
3. ALL BALLED AND BURLAPPED TREES SHALL HAVE FIRM, NATURAL ROOT BALLS OR SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY AND ESTABLISHMENT OF THE PLANT. CRACKED OR SPLIT ROOTBALLS WILL BE UNACCEPTABLE. BALL SIZE SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. B&B MATERIALS SHALL BE FIRMLY WRAPPED WITH 100% ORGANIC BURLAP.
4. SPECIMEN STOCK: WHEN SPECIFIED ON THE PLANT LIST, SPECIMEN SHALL MEAN EXCEPTIONALLY FULLY DEVELOPED, BUSHY, AND HEAVILY BRANCHED PLANT THAT HAVE BEEN GROWN INDIVIDUALLY IN THE NURSERY. THEY SHALL SURPASS THE NORMAL STANDARD FOR NURSERY STOCK IN THEIR DENSITY AND MATURITY, AND SHALL FORM A SYMMETRICAL, TIGHTLY KNIT PLANT OR PICTURESQUE CHARACTERISTIC IF INDICATED.
5. STANDARD GRADE: WHEN SPECIFIED ON THE PLANT LIST, STANDARD GRADE SHALL MEAN PLANTS WITH A STRAIGHT SINGLE LEADER, HEALTHY GREEN LEAVES, LIFT CANOPY AND CLEAR TRUNK TO 4'-6". TREES SHOULD BE WELL ROOTED, BUT NOT ROOT BOUND.
- B. ORNAMENTAL TREES: SMALL UPRIGHT OR SPREADING TYPE, BRANCHED OR PRUNED NATURALLY ACCORDING TO SPECIES AND TYPE, AND WITH RELATIONSHIP OF CALIPER, HEIGHT, AND BRANCHING RECOMMENDED BY ANSI Z60.1, AND STEM FORM AS FOLLOWS:
1. FORM: MULTITRUNK, WITH 3 - 5 CANES.
- C. PROVIDE BALLED AND BURLAPPED TREES AND/OR CONTAINER GROWN TREES AS REQUIRED ON PLANTING PLANS.

2.3 PLANTS

- A. PROVIDE PLANTS ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS OR INTEGRAL PEE POT SIZES WITH NOT LESS THAN THE MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60.1 FOR THE POT SIZE INDICATED.

2.4 IMPORT BACKFILL FOR BEDMS

- A. CONTRACTOR TO SUPPLY HIGH QUALITY, SELECT IMPORTED BACKFILL FROM LOCAL APPROVED SOURCE (UNLESS APPROVED FILL FROM OWNER'S STOCKPILE IS NOTED ON DRAWINGS). BACKFILL TO BE REASONABLY FREE FROM CLAY LUMPS, COARSE SANDS, STONES, ROOTS, AND OTHER FOREIGN MATTER. THERE SHALL BE NO TOXIC AMOUNTS OF ACID OR ALKALINE ELEMENTS. SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL.

2.5 PLANTING SOIL

- A. PREPARED PLANTING BED MIX: "BED MIX DARK" FROM ORGANICS BY GOSH. PHONE 512-276-1211. CONTRACTOR TO NOTIFY SUPPLIER OF THE PROJECT LOCATION, SO THAT THE MIX CAN BE ADJUSTED SLIGHTLY TO ACCOMMODATE EXISTING PROJECT SOIL TYPES.
- B. PREPARED CONTAINER PLANTING MIX: "BED MIX DARK" FROM ORGANICS BY GOSH. PHONE 512-276-1211

2.6 MULCHES

- A. ORGANIC MULCH: THE MULCH SHALL BE FREE FROM DETRIMENTOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF THE FOLLOWING.
1. TYPE: NATIVE HARDWOOD MULCH
- 2.7 STAKES AND GUYS
- A. STAKES: 6'-0" HEIGHT METAL "T" STAKES, DARK GREEN IN COLOR APPROVED BY LANDSCAPE ARCHITECT.
- B. THE CABLE: 12 GAUGE WIRE.
- C. HOSE CHAFING GUARD: REINFORCED RUBBER OR PLASTIC HOSE AT LEAST 1/2 INCH IN DIAMETER, BLACK CUT TO LENGTHS REQUIRED TO PROTECT TREE TRUNKS FROM DAMAGE.

2.8 TREE PAINT / SEALER

- A. SPECTRACIDE, PRUNING SEALER, OR APPROVED EQUAL.

2.10 WATER

- A. FURNISHED BY OWNER; TRANSPORT AS REQUIRED.

3.1 EXAMINATION

- A. OBTAIN OWNER'S CERTIFICATIONS THAT ROUGH GRADES TO PLUS OR MINUS 0.10' HAVE BEEN ESTABLISHED PRIOR TO COMMENCING PLANTING OPERATIONS. PROVIDE FOR INSPECTION OF ALL AMENDMENTS, SETTLING, ETC. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SHAPING AND FINE GRADING ALL PLANTING AREAS AS INDICATED ON PLANS OR AS DIRECTED BY LANDSCAPE ARCHITECT.
- B. VERIFY LOCATION OF ALL UTILITIES PRIOR TO PITY EXCAVATION AND GRADING. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND OWNERS PROPERTY. COORDINATE WITH ALL OTHER SITE CONTRACTORS.
- PERFORM A PERCOLATION TEST ON THE SUBGRADE AT THE BOTTOM OF THE EXCAVATED PLANTING BEDS. A ONE (1) INCH PERCOLATION RATE PER HOUR IS REQUIRED PRIOR TO INSTALLATION OF PLANTING BED MIX. FOR EXAMPLE, IF A PLANTING BED IS EXCAVATED AT A TWELVE (12) INCH DEPTH, THE BED SHOULD BE FILLED WITH WATER, AND AFTER TWELVE HOURS, ALL THE WATER SHOULD BE GONE. TESTING SHOULD BE PERFORMED IN MULTIPLE LOCATIONS ON THE SITE AND SUBMITTED ON A PLAN TO BE APPROVED BY THE LANDSCAPE ARCHITECT. CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO STARTING THE TEST. THE LANDSCAPE ARCHITECT MAY CHOOSE TO VISIT THE SITE AT THE BEGINNING AND AT THE CONCLUSION OF THE TESTING. CONTRACTOR TO SUBMIT A REPORT ON THE RESULTS OF THE TESTING. IF THE SPECIFIED PERCOLATION RATE IS NOT ACHIEVED, THE CONTRACTOR WILL NEED TO PERFORM SOIL RIPPING.
- C. INSPECT TREES AND SHRUBS FOR INQUIRY. INSECT INFESTATION AND TREES AND SHRUBS FOR IMPROPER PRUNING. DO NOT PRUNE PLANTING OF TREES UNTIL DEFICIENCIES ARE CORRECTED OR PLANTS REPLACED.
- D. QUANTITIES SHOWN ON PLANS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANS, THE PLANS SHALL GOVERN. THE CONTRACTOR IS ALSO RESPONSIBLE FOR DETERMINING THE QUANTITIES NEEDED TO COMPLETE THE INSTALLATION TO THE FULL EXTENT DIMENSIONED ON THE DRAWINGS.

3.2 PREPARATION

- A. LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, AND SECURE OWNER/LANDSCAPE ARCHITECT'S ACCEPTANCE BEFORE THE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE REQUIRED.
- B. PLANTING MIX FOR ALL SHRUB BEDS AS INDICATED ON THE PLANS AND TREE BACKFILLING TO CONSIST OF THE PREPARED PLANTING BED MIX.
- C. CONTRACTOR TO PROVIDE 48 HOURS NOTICE TO LANDSCAPE ARCHITECT PRIOR TO MIXING OF ANY SOIL ON SITE FOR APPROVAL OF MIXED SOIL.
- D. IF SOILS ARE MIXED OFF SITE, CONTRACTOR SHALL SUBMIT LOCATION OF PRE-MIX AND MIX ANALYSIS FOR LANDSCAPE ARCHITECT.

3.3 EXCAVATION FOR TREES AND SHRUBS

- A. LAYOUT OF MAJOR PLANTINGS: TREE LOCATIONS AND OUTLINES OF PLANTING BEDS SHALL BE MARKED ON THE GROUND BY THE CONTRACTOR BEFORE ANY PLANT PITS ARE DUG. ALL SUCH LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. IF UNDERGROUND CONSTRUCTION OR UTILITY LINE IS ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, OTHER LOCATION FOR PLANTING MAY BE SELECTED BY THE LANDSCAPE ARCHITECT.
- B. PITS AND TRENCHES: EXCAVATE WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO ASSIST DRAINAGE. FOR ALL TREE EXCAVATION, ROUGHEN GLAZED SURFACE ON SIDES AND BOTTOM OF THE EXCAVATION HOLES BY USE OF HAND TOOLS.
1. CONTINUOUS PLANTING BEDS FOR SHRUBS AND GROUNDCOVERS, DEPTH OF EXCAVATION:
- a. 4" POTS - 8 INCHES BELOW MULCH LAYER
- b. ONE GALLON SHRUBS - 12 INCHES BELOW MULCH LAYER
- c. FIVE GALLON SHRUBS - 16 INCHES BELOW MULCH LAYER
- IF THE MAJORITY OF THE PLANTING BEDS IS FIVE GALLON SHRUBS, THE ENTIRE BED SHOULD BE EXCAVATED 16 INCHES BELOW MULCH LAYER.
2. TREES AND SHRUB PIT DIMENSIONS
- a. DEPTH: HEIGHT OF THE ROOTBALL (VERTICAL SIDES)
- b. WIDTH: 3 TIMES THE WIDTH (DIAMETER) OF THE ROOTBALL
3. ALL EXCESS SOIL EXCAVATED FROM BEDS TO BE HAULED OFF AND DISPOSED OF IN A LAWFUL MANNER OFFSITE UNLESS BY WRITTEN CONSENT, THE LANDSCAPE ARCHITECT DIRECTS THE CONTRACTOR TO SUPPLEMENT LAWN AREA WITH APPROVED EXCAVATED SOIL.
4. CONTRACTOR SHALL FRACTURE AND BREAK ROCK OR CLAY IF ENCOUNTERED IN EXCAVATION AND PERFORM A DRAINAGE TEST. THE TREE, SHRUB OR PLANTING PITS SHALL BE FILLED WITH WATER AND SHALL DRAIN COMPLETELY WITHIN A 24 HOURS PERIOD TO BE ACCEPTABLE FOR PLANTING. NOTIFY LANDSCAPE ARCHITECT UPON SUCH OCCURRENCES.
5. CONTRACTOR TO SCARIFY AND ROUGHEN BOTTOM AND SIDES OF PIT TO ENSURE THAT GLAZING OF CLAY PIT DOES NOT OCCUR. CONTRACTOR TO BE RESPONSIBLE TO PROVIDE ADEQUATE DRAINAGE THROUGH SHRUB BEDS TO PREVENT WATERLOGGING OF PLANTS.
- 3.4 PLANTING TREES AND SHRUBS
- A. PLANTING OF TREES AND SHRUBS:
1. PROTECT ALL AREAS FROM EXCESSIVE COMPACTION WHEN TRUCKING PLANTS OR OTHER MATERIAL TO THE PLANTING SITE. PROTECT EXISTING SITE AMENITIES DURING LANDSCAPE OPERATIONS.
2. REMOVAL OF CONTAINERS:
- a. REMOVE BOTTOM OF PLANT BOXES BEFORE PLANTING. REMOVE SIDES OF BOX WITHOUT DAMAGE TO ROOT BALL AFTER POSITIONING PLANT AND PARTIALLY BACKFILLING.
- b. REMOVE TOP 1/2 OF BURLAP FROM BALLED AND BURLAPPED MATERIALS AFTER SETTING PLANT.
- c. REMOVE EXCESS PLASTIC FABRICS, CONTAINERS, ROPES, AND WIKES FROM SHRUBS AND TREE CANOPIES.
- d. ALL PLANTS SHALL BE SET UPRIGHT AND PLUMBS IN CENTER OF HOLE. PLANTS OR TREES IN FORMAL PLANTINGS SHALL BE LAID OUT ACCORDING TO THE DIMENSIONS ON PLANS. PLANTS SHALL BE SET TO GIVE BEST APPEARANCE. ALL PLANTS MUST BE LEVEL WITH FINISHED GRADE UPON COMPLETION OF PLANTING OPERATIONS. ADJUST TREE AND SHRUB ELEVATIONS SHOULD SETTLING OCCUR.
- C. SET BALLED AND BURLAPPED STOCK PLUMBS AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL BASED ABOVE ADJACENT FINISH GRADES AS INDICATED.
1. PLACE STOCK ON SETTING LAYER OF COMPACTED PLANTING SOIL.
2. REMOVE BURLAP AND WIRE BASKETS FROM TOPS OF BALLS AND PARTIALLY FROM SIDES, BUT DO NOT REMOVE FROM UNDER BALLS. REMOVE PALLETS, IF ANY BEFORE SEEDING. DO NOT USE PLANTING STOCK IF BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
3. BACKFILL WITH PLANTING MIX AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING MIX.
- D. SET CONTAINER-GROWN STOCK PLUMBS AND IN CENTER OF PIT OR TRENCH WITH TOP OF BALL BASED ABOVE ADJACENT FINISH GRADES AS INDICATED.
1. CAREFULLY REMOVE CONTAINERS SO AS NOT TO DAMAGE ROOT BALLS.
2. PLACE STOCK ON SETTING LAYER OF COMPACTED PLANTING SOIL.
3. BACKFILL WITH PLANTING MIX AROUND BALL IN LAYERS, TAMPING TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PIT IS APPROXIMATELY 1/2 BACKFILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF PLANTING MIX. REPEAT WATERING UNTIL NO MORE IS ABSORBED. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF PLANTING MIX.
- E. PLANTS SHALL BE INSTALLED IN STRAIGHT ROWS AND EVENLY SPACED TO FILL BED, UNLESS OTHERWISE NOTED, AND AT INTERVALS CALLED OUT IN THE DRAWING. TRIANGULAR SPACING SHALL BE USED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- F. DISH AND TAMP TOP OF BACKFILL TO FORM A 4-INCH HIGH MOUND AROUND THE RIM OF THE PIT. DO NOT COVER TOP OF ROOT BALL WITH PLANTING MIX.
- G. AFTER INSTALLATION OF ALL SHRUBS, GROUNDCOVER AND ANNUALS, PLANTINGS SHALL BE WATERED THOROUGHLY. ANY SETTLING OF PLANTS OR FINISHED GRADE THAT OCCURS SHALL BE REPAIRED PRIOR TO INSTALLATION OF MULCH. FINISHED GRADE OF PLANTING BEDS TO BE 1/4" BELOW FINISHED GRADE OF ADJACENT PAVEMENT OR CURB.

3.5 TREE AND SHRUB PRUNING

- A. PRUNE, THIN, AND SHAPE TREES AND SHRUBS ONLY AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT. APPLY TREE PAINT AS DIRECT BY OWNER/LANDSCAPE ARCHITECT.
- 3.6 TREE STAKING
- A. STAKING: STAKE ALL TREES ACCORDING TO DETAIL. USE 2 STAKES FOR TREES LESS THAN 4 INCH CALIPER. USE 3 STAKES FOR TREES 4" CALIPER OR GREATER. USE STAKES OF LENGTH REQUIRED TO PENETRATE AT LEAST 24 INCHES BELOW BOTTOM OF BACKFILLED EXCAVATION AND TO EXTEND AT LEAST 60 INCHES ABOVE GRADE. SET VERTICAL STAKES AND SPACE TO AVOID PENETRATING BALLS OR ROOT MASSES. SUPPORT TREES WITH 2 STRANDS OF THE WIRE ENCASED IN HOSE SECTIONS AT CONTACT POINTS WITH TREE TRUNK. ALLOW ENOUGH SLACK TO AVOID RIGID RESTRAINT OF TREE.
- 3.7 MULCHING
- A. MULCH BACKFILLED SURFACES OF TREE PITS AND ALL SHRUB AND OTHER PLANT AREAS AT A THREE (3) INCH DEPTH.

3.8 INSTALLATION OF EDGINGS

- A. STEEL EDGING: ALL PLANTING BED AREAS TO BE SEPARATED FROM ADJACENT GRASS AREAS WITH STEEL EDGING.

3.9 CLEANUP AND PROTECTION

- A. DURING INSTALLATION, KEEP PAVEMENTS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- B. PROTECT LANDSCAPING FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED.
- 3.10 DISPOSAL OF SURPLUS AND WASTE MATERIALS
- A. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF THE OWNERS PROPERTY.
- 3.11ACCEPTANCE
- A. THE LANDSCAPE WILL BE REVIEWED PROVIDED ALL WORK IS IN COMPLIANCE WITH THE SPECIFICATIONS AND DRAWINGS AND ALL PLANTS ARE IN HEALTHY, VIGOROUS CONDITION. INSPECTION TO DETERMINE SUBSTANTIAL COMPLETION OF PLANTED AREAS WILL BE MADE BY LANDSCAPE ARCHITECT UPON CONTRACTORS REQUEST.
- B. SUBSTANTIAL COMPLETION WILL BE GRANTED WHEN ALL PLANT MATERIAL HAS BEEN INSTALLED AND COMPLETED AND FINAL CLEAN UP ON SITE HAS OCCURRED.
- C. FINAL ACCEPTANCE WILL BE GRANTED WHEN:
1. ALL TREES PLANTED ON SITE THAT ARE DEEMED UNACCEPTABLE HAVE BEEN REPLACED AND A FRESH LAYER OF MULCH HAS BEEN INSTALLED IN ALL TREE RINGS.
2. ALL SHRUBS AND GROUNDCOVERS PLANTED ON SITE THAT ARE DEEMED UNACCEPTABLE HAVE BEEN REPLACED AND A FRESH LAYER OF MULCH HAS BEEN INSTALLED IN ALL BED AREAS.
3. ALL ITEMS LISTED ON PUNCH LISTS AND FIELD REPORTS HAVE BEEN COMPLETED.

TOPSOIL NOTE:

- A. THE PREFERRED TOPSOIL IS A BLEND OF THE ON-SITE EXISTING TOPSOIL THAT HAS BEEN REMOVED AND STOCKPILED AND COMPOST (SEE 1 BELOW). IF THE QUANTITY OF EXISTING TOPSOIL IS NOT SUFFICIENT OR IF THERE IS NONE AVAILABLE, THEN IMPORT TOPSOIL MIX: 80% ON-SITE EXISTING STOCKPILED TOPSOIL AND 20% COMPOST EXISTING STOCKPILED TOPSOIL. THE FIRST SIX (6) INCHES OF TOPSOIL THAT IS REMOVED DURING EXCAVATION IS TO BE STOCKPILED, CLEANED AND USED FOR TOPSOIL IN SPECIFIED PLANTING AREAS.
- a. REMOVE ALL FOREIGN DEBRIS FROM SOIL WHICH INCLUDES, BUT IS NOT LIMITED TO, TREE STUMPS, BRANCHES, TRUNKS, ROCKS, BOLLERS AND TRASH. REMOVE ALL ROCKS LARGER THAN SIX (6) INCHES IN LENGTH OR WIDTH.
- b. TOPSOIL IS TO BE STOCKPILED IN A LOCATION ON SITE.
- c. CONTRACTOR IS TO PROVIDE SOIL ANALYSIS OF STOCKPILED SOIL FOR LANDSCAPE ARCHITECT'S REVIEW AND APPROVAL PRIOR TO USE. ADDITIONAL AMENDMENTS MAY BE REQUIRED TO ADD INTO THE TOPSOIL UPON REVIEW OF THE SOIL ANALYSIS.
- d. FAILURE TO REMOVE, CLEAN AND STOCKPILE TOPSOIL PER SPECIFICATIONS WILL RESULT IN THE CONTRACTOR HAULING OFF THE STOCKPILE AND PROVIDING IMPORT TOPSOIL AT THEIR EXPENSE.
- 2) COMPOST: "COMPOST" FROM ORGANICS BY GOSH. PHONE 512-276-1211.
2. CONTRACTOR TO PROVIDE ALTERNATE PRICING DURING BIDDING PROCESS FOR INSTALLING "BED MIX LITE" FROM ORGANICS BY GOSH (PHONE 512-276-1211), IF ONSITE TOPSOIL IS NOT AVAILABLE.

- B. A MINIMUM OF SIX (6) INCHES OF SUITABLE, PERMEABLE, PLANTING SOIL, NATIVE OR IMPORTED, IS REQUIRED FOR TURF AREAS. CONTRACTOR TO EXCAVATE EXISTING ROAD BASE, CALICHE OR UNSUITABLE SOIL TO A SIX (6) INCH DEPTH, UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT TO ALLOW FOR PLACEMENT OF SPECIFIED TOPSOIL.

- C. SPECIFIED PREPARED TOPSOIL OR MIX (IN SPECIFIED LOCATIONS ON THE PLANS) TO A MINIMUM 6" DEPTH REQUIRED TO MEET THICKNESS, GRADES, AND ELEVATIONS SHOWN, AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF ROOT OR SUBGRADE IS FROZEN. TOPSOIL ADDED TO THE SITE SHALL BE INCORPORATED IN A 2 TO 3 INCH SCARIFIED TRANSITION LAYER.

NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM POOL AND BUILDING. PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDING OR POOLING IN GRAVEL, LAWN AND BED AREAS.

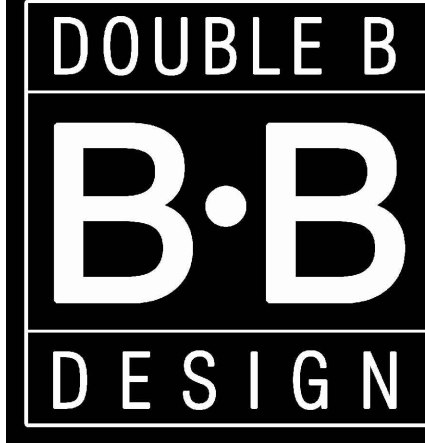
VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFT SCAPAE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. GRADES AND ELEVATIONS TO BE VERIFIED IN FIELD. NOTIFY LANDSCAPE ARCHITECT IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONCERNS.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED, SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES.

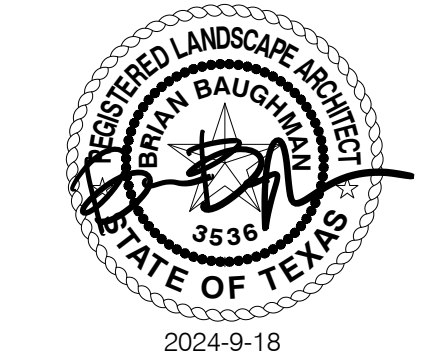
ALL BEDS TO RECEIVED 3" DEPTH OF TEXAS NATIVE HARDWOOD MULCH.

THIS DOCUMENT IS ISSUED FOR THE TOWN OF FLOWER MOUND PLANNING AND ZONING APPROVAL AND FOR CITY COUNCIL REGULATORY APPROVAL ONLY. DOCUMENTS ARE NOT FOR CONSTRUCTION DOCUMENTS OR FOR LANDSCAPE PERMIT. FINAL CONSTRUCTION DOCUMENTS FOR BIDDING AND CONSTRUCTION WILL BE ISSUED AT A FUTURE DATE AFTER RECEIVING TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION AND CITY COUNCIL REGULATORY AUTHORITY. NO ATTEMPT TO BID OR CONSTRUCT ANY INFORMATION ON THESE DOCUMENTS CAN BE MADE BY ANYONE BEFORE RECEIVING WRITTEN PERMISSION BY THE LANDSCAPE ARCHITECT AT DOUBLE B DESIGN, LLC FOR FINAL CONSTRUCTION DRAWING DOCUMENTS.



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DESIGN, LLC
P.O. BOX 340443
Austin, TX 78734 | 512.740.9323
WWW.DOUBLEBLANDDESIGN.COM

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DAKOTA SUBDIVISION
FLOWER MOUND | DENTON COUNTY

DRAWING INFO.

DATE: 2024-9-18
FILE NAME: 23306

REVISIONS

- 1) _____
2) _____
3) _____
4) _____
5) _____

SHEET TITLE
LANDSCAPE
NOTES

LP 2.2



225 East Highway 121
Suite 120
Coppell, Texas 75019
214.448.5200 TEL.
214 448-5255 FAX

USE OF THESE DOCUMENTS

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Dakota Guard House

Flower Mound, Texas

DRAWN BY
JEFFERY DING

CHECKED BY
TERRY HOLMES

DATE _____

11-28-2023

REVISIONS

- 1.
- 2.
- 3.
- 4.
- 5.

SHEET NUMBER

A2-

PROJECT NUMBER

23008


$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$


$$1/2'' = 1'-0''$$

$$1/4^{\text{th}} = 1'-0''$$

$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

AREAS IN SQUARE FEET	
TOTAL A.C.	279
COVERED	74
TOTAL	353

NOTES:

- * FOAM INSULATION @ WALLS & ROOF DECK
- * 2-2X8 RAFTERS @ 16" O.C.
- * 2-12" LVL RIDGE
- * ROOF TO BE FLAGSTONE
- * COMMERCIAL ALUMINUM WINDOWS
- * NO BRICK MOULD
- * ALL EXTERIOR WALLS FRAMED 2X6





NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE, SLOPE AWAY FROM LOTS, BUILDINGS, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDINGS OR POOLING IN LAWN AND BED AREAS.

VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS. REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

CONTRACTOR TO CALL 811 AND HAVE ALL EXISTING UTILITIES ON SITE LOCATED AND MARKED PRIOR TO COMMENCING ANY WORK OR CONSTRUCTION.

VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY AGENCIES OF ANY DISCREPANCIES OR CONCERNS.

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I, SCOTT GREER, ATTEST THAT ALL TREES OVER 6" DBH THAT ARE PROTECTED ACCORDING TO THE TOWN OF FLOWER MOUND TREE PROTECTION ORDINANCE, HAVE BEEN VERIFIED AND RECORDED FOR LOCATION, SIZE AND HEALTH CONDITION.

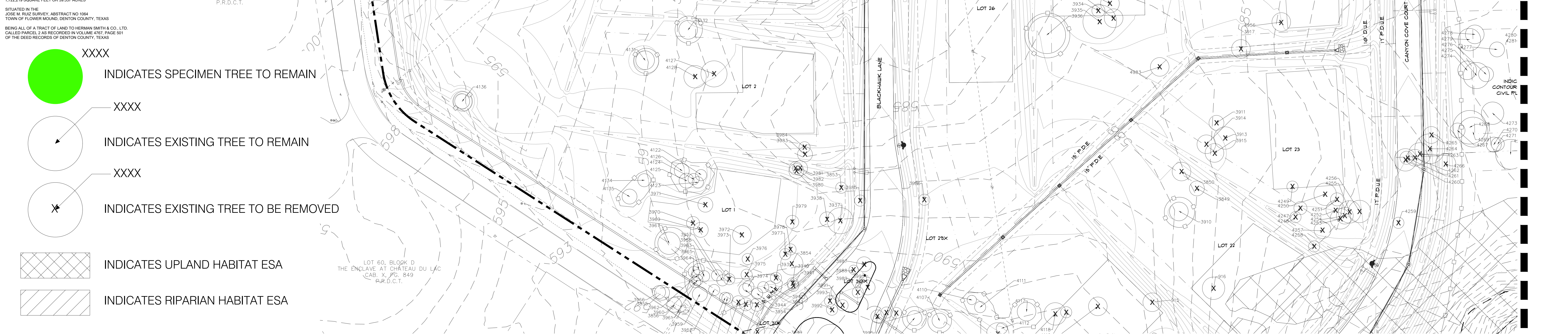
Scott Greer
SCOTT GREER
ISA BOARD CERTIFIED ARBORIST TX-35408

DAKOTA SUBDIVISION TREE SURVEY
LOTS 1-27 BLOCK A AND LOTS 28X, 29X & 30X, BLOCK A
(27 RESIDENTIAL LOTS & 3 COMMON AREA LOTS)
1,722,219 SQUARE FEET OR 39.537 ACRES

SITUATED IN THE
JOSE M. RUIZ SURVEY, ABSTRACT NO 1064
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO HERMAN SMITH & CO., LTD.
CALLED PARCEL 2 AS RECORDED IN VOLUME 4787, PAGE 501
OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

LOT 50, BLOCK C
THE ENCLAVE AT CHATEAU DU LAC
CAB. X, PG. 849
P.R.D.C.T.



NOTES:

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VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED Hardscape AND Softscape ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS. REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

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Scott Greer

SCOTT GREER
ISA BOARD CERTIFIED ARBORIST TX-35406

DAKOTA SUBDIVISION TREE SURVEY
LOTS 1-27 BLOCK 20X & 30X, BLOCK A
(27 RESIDENTIAL LOTS & 3 COMMON AREA LOTS)
1,722,219 SQUARE FEET OR 39.537 ACRES

SITUATED IN THE
JOSE M. RUIZ SURVEY, ABSTRACT NO 1064
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO HERMAN SMITH & CO., LTD.,
CALLED PARCEL 2 AS RECORDED IN VOLUME 4787 PAGE 801
OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

XXXX
INDICATES SPECIMEN TREE TO REMAIN

XXXX
INDICATES EXISTING TREE TO REMAIN

XXXX
INDICATES EXISTING TREE TO BE REMOVED

INDICATES UPLAND HABITAT ESA

INDICATES RIPARIAN HABITAT ESA

TREE PROTECTION NOTES:

(1) PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.

(2) PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVEWAYS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCE AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED, SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.

(3) DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC. UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.

(4) NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).

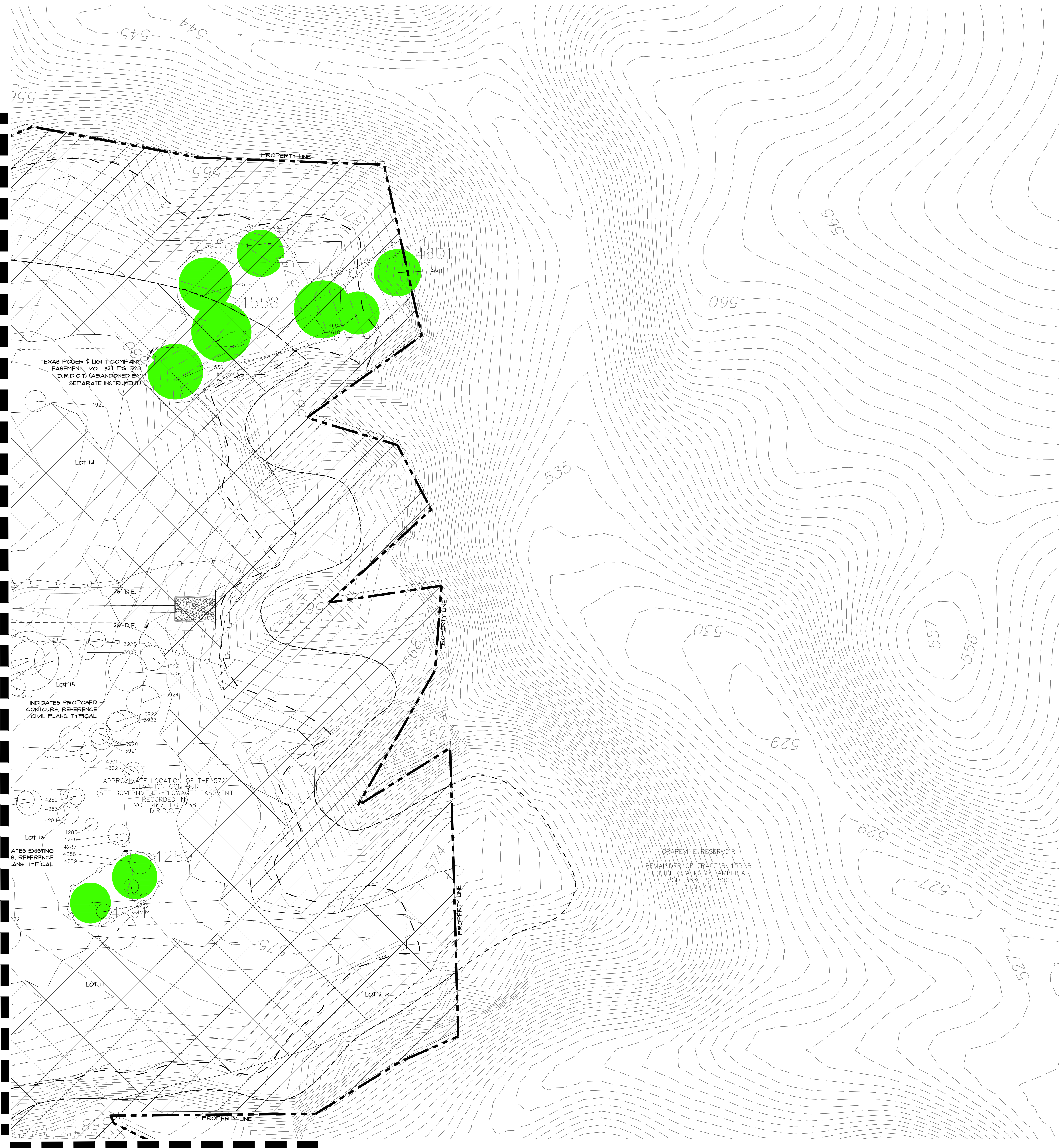
(5) WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.

(6) UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.

(7) ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFF SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWNS FIRE MARSHAL.

(8) THE TREE PRESERVATION AND ENFORCEMENT OFFICE OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, HISTORIC TREES, OR TREES REQUIRED AS PART OF AN APPROVED LANDSCAPE PLAN.

MATCHLINE SHEET 2



MATCHLINE SHEET 4

NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM LOTS, BUILDINGS, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDINGS OR POOLING IN LAWN AND BED AREAS.

VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS. REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

CONTRACTOR TO CALL 811 AND HAVE ALL EXISTING UTILITIES ON SITE LOCATED AND MARKED PRIOR TO COMMENCING ANY WORK OR CONSTRUCTION.

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I, SCOTT GREER, ATTEST THAT ALL TREES OVER 6" DBH THAT ARE PROTECTED ACCORDING TO THE TOWN OF FLOWER MOUND TREE PROTECTION ORDINANCE, HAVE BEEN VERIFIED AND RECORDED FOR LOCATION, SIZE AND HEALTH CONDITION.

Scott Greer

SCOTT GREER
ISA BOARD CERTIFIED ARBORIST TX-35406

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OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

XXXX

INDICATES SPECIMEN TREE TO REMAIN

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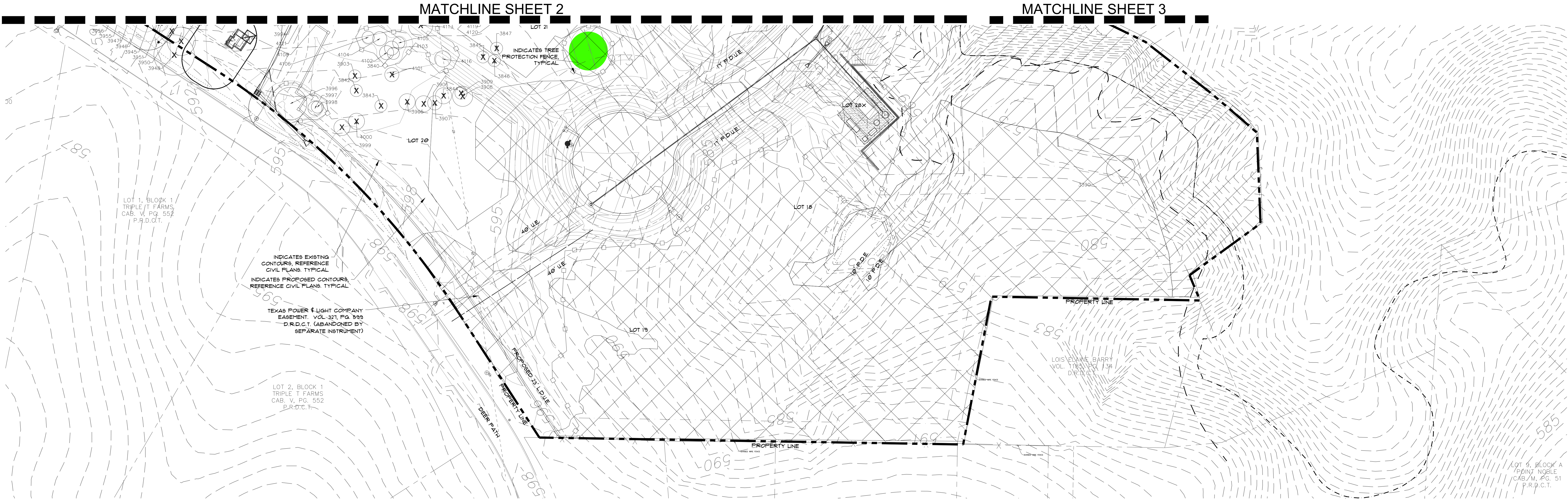
INDICATES EXISTING TREE TO REMAIN

XXXX

INDICATES EXISTING TREE TO BE REMOVED

INDICATES UPLAND HABITAT ESA

INDICATES RIPARIAN HABITAT ESA



Dakota Tree Table

LIST	TAG NO.	Common Name	Scientific Name	DBH	Remove / Preserve	Protected	Specimen	Location BA = Building Area UP = Upland ESA RIP = Riparian ESA	Specimen Tree Mitigation (2X cal. inches removed)	Mitigation for Protected Trees Removed in B.A.	Positive Credits for Specimen Preservation (less P.O.)	Positive Credits for Preserved P.O. Trees	Positive Credits for Protected Preservation
1	824	Blackjack Oak	Quercus Marilandica	21	Preserve		Yes	BA		0	4		0
2	913	Cedar Elm	Ulmus Crassifolia	19	Preserve		Yes	BA		0	4		0
3	915	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
4	916	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
5	3390A	Blackjack Oak	Quercus Marilandica	14	Preserve			UP/RIP		0	0		0
6	3390B	Blackjack Oak	Quercus Marilandica	13	Preserve			UP/RIP		0	0		0
7	3840	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
8	3842	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
9	3843	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
10	3844	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
11	3845	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
12	3846	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
13	3847	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
14	3849	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
15	3850	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
16	3852	Blackjack Oak	Quercus Marilandica	8	Preserve	YES		BA		0	0		1
17	3853	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
18	3854	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
19	3855	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
20	3856	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
21	3859	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
22	3860	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
23	3861	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
24	3862	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
25	3863	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
26	3864	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
27	3903	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
28	3905	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
29	3906	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
30	3907	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
31	3908	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
32	3909	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
33	3910	Blackjack Oak	Quercus Marilandica	10	Preserve	YES		BA		0	0		1
34	3911	Texas Ash	Fraxinus Species	8	Remove	YES		BA		1	0		0
35	3913	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
36	3914	Blackjack Oak	Quercus Marilandica	10	Remove	YES		BA		1	0		0
37	3915	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
38	3917	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
39	3918	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
40	3919	Blackjack Oak	Quercus Marilandica	8	Preserve	YES		BA		0	0		1
41	3920	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0		2
42	3921	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0		2
43	3922	Blackjack Oak	Quercus Marilandica	9	Preserve	YES		BA		0	0		1
44	3923	Blackjack Oak	Quercus Marilandica	16	Preserve	YES		BA		0	0		1
45	3924	Post Oak	Quercus Stellata	16	Preserve	YES		BA		0	0	4	0
46	3925	Blackjack Oak	Quercus Marilandica	18	Preserve	YES		BA		0	0		1
47	3926	Blackjack Oak	Quercus Marilandica	15	Preserve	YES		BA		0	0		1
48	3927	Blackjack Oak	Quercus Marilandica	15	Preserve	YES		BA		0	0		1
49	3928	Post Oak	Quercus Stellata	18	Preserve	YES		BA		0	0	4	0
50	3929	Blackjack Oak	Quercus Marilandica	16	Preserve	YES		BA		0	0		1
51	3930	Blackjack Oak	Quercus Marilandica	14	Preserve	YES		BA		0	0		1
52	3931	Texas Ash	Fraxinus Species	14	Remove	YES		BA		1	0		0
53	3932	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
54	3933	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
55	3934	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
56	3935	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
57	3936	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0	2	0
58	3937	American Elm	Ulmus Americana	14	Remove	YES		BA		1	0		0
59	3938	American Elm	Ulmus Americana	8	Remove	YES		BA		1	0		0
60	3939	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
61	3940	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
62	3941	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
63	3942	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
64	3943	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
65	3944	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
66	3945	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
67	3946	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
68	3947	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
69	3948	Post Oak	Quercus Stellata	20	Remove	YES		BA		1	0		0
70	3949	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
71	3950	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
72	3951	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
73	3952	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
74	3954	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
75	3955	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
76	3956	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
77	3957	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
78	3958	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
79	3959	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
80	3960	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
81	3961	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
82	3962	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
83	3963	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
84	3964	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
85	3965	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
86	3966	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
87	3967	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
88	3969	Texas Ash	Fraxinus Species	8	Remove	YES		BA		1	0		0
89	3970	Texas Ash	Fraxinus Species	7	Remove	YES		BA		1	0		0
90	3971	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
91	3972	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
92	3973	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
93	3974	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
94	3975	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
95	3976	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
96	3977	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
97	3978	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
98	3979	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
99	3980	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
100	3981	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
101	3982	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
102	3983	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
103	3984	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
104	3985	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
105	3986	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
106	3987	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
107	3988	Cedar Elm	Ulmus Crassifolia	5	Remove	YES		BA		1	0		0
108	3989	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
109	3990	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
110	3991	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
111	3992	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
112	3993	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
113	3994	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
114	3995	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
115	3996	Cedar Elm	Ulmus Crassifolia	16	Preserve	YES		BA		0	0		1
116	3997	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
117	3998	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
118	3999	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
119	4000	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0

Dakota Tree Table

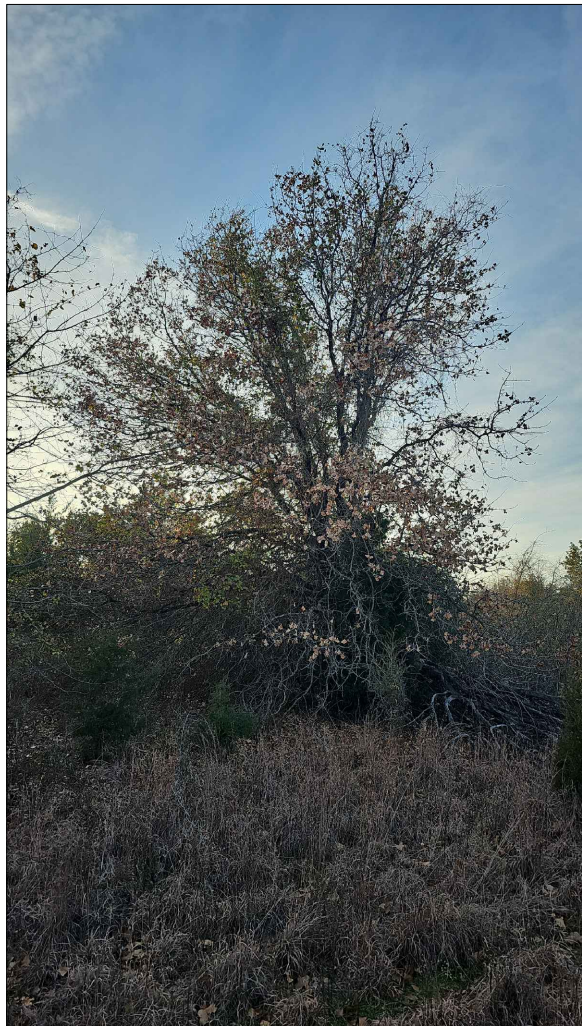
LIST	TAG NO.	Common Name	Scientific Name	DBH	Remove / Preserve	Protected	Specimen	Location BA = Building Area UP = Upland ESA RIP = Riparian ESA	Specimen Tree Mitigation (2X cal. inches removed)	Mitigation for Protected Trees Removed in B.A.	Positive Credits for Specimen Preservation (less P.O.)	Positive Credits for Preserved P.O. Trees	Positive Credits for Protected Preservation
120	4101	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
121	4102	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
122	4103	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
123	4104	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
124	4105	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
125	4106	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
126	4107	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
127	4108	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
128	4110	Cedar Elm	Ulmus Crassifolia	5	Preserve	YES		BA		0	0		1
129	4111	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
130	4112	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
131	4113	Cedar Elm	Ulmus Crassifolia	12	Remove	YES		BA		1	0		0
132	4116	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
133	4117	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
134	4118	Cedar Elm	Ulmus Crassifolia	12	Remove	YES		BA		1	0		0
135	4119	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
136	4120	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
137	4121	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
138	4122	Texas Ash	Fraxinus Species	6	Preserve	YES		BA		0	0		1
139	4123	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
140	4124	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
141	4125	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
142	4126	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
143	4127	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
144	4128	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
145	4131	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
146	4132	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
147	4133	Post Oak	Quercus Stellata	20	Remove	YES		BA		1	0		0
148	4134	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
149	4135	Texas Ash	Fraxinus Species	8	Preserve	YES		BA		0	0		1
150	4136	Texas Ash	Fraxinus Species	8	Preserve	YES		BA		0	0		1
151	4138	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
152	4139	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
153	4140	Texas Ash	Fraxinus Species	10	Preserve	YES		BA		0	0		1
154	4141	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
155	4142	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
156	4143A	Post Oak	Quercus Stellata	18	Remove	YES		BA		1	0		0
157	4143B	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
158	4144	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
159	4145	Chittamwood	Bumelia Languinosa	8	Remove	YES		BA		1	0		0
160	4146	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
161	4147	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
162	4148	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
163	4149	Texas Ash	Fraxinus Species	10	Remove	YES		BA		1	0		0
164	4150	Texas Ash	Fraxinus Species	8	Remove	YES		BA		1	0		0
165	4151	Texas Ash	Fraxinus Species	8	Remove	YES		BA		1	0		0
166	4152	Texas Ash	Fraxinus Species	6	Remove	YES		BA		1	0		0
167	4153	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
168	4154	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
169	4155	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
170	4156	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
171	4157	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
172	4158	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
173	4159	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
174	4160A	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
175	4160B	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
176	4160C	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
177	4161	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
178	4162	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
179	4163	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
180	4164	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
181	4165	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
182	4166	Texas Ash	Fraxinus Species	12	Remove	YES		BA		1	0		0
183	4167	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
184	4168	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
185	4169	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0	2	0
186	4170	Blackjack Oak	Quercus Marilandica	21	Preserve		Yes	BA		0	4		0
187	4171	Cedar Elm	Ulmus Crassifolia	14	Remove	YES		BA		1	0		0
188	4172	Cedar Elm	Ulmus Crassifolia	14	Remove	YES		BA		1	0		0
189	4173	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
190	4175	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
191	4176	Post Oak	Quercus Stellata	6	Preserve	YES		BA		0	0	2	0
192	4177	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
193	4178	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
194	4179	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
195	4180	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
196	4181	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
197	4182	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
198	4183	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
199	4184	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
200	4185	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
201	4186	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
202	4187	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
203	4188	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
204	4189	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
205	4190	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
206	4191	Cedar Elm	Ulmus Crassifolia	14	Preserve	YES		BA		0	0		1
207	4192	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
208	4193	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
209	4194	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
210	4195	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
211	4196	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
212	4197	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
213	4198	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
214	4199	Post Oak	Quercus Stellata	16	Preserve	YES		BA		0	0	4	0
215	4200	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
216	4247	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
217	4248	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
218	4249	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
219	4250	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
220	4251	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
221	4252	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
222	4253	Post Oak	Quercus Stellata	11	Remove	YES		BA		1	0		0
223	4254	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
224	4255	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
225	4256	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
226	4257	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
227	4258	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
228	4259	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
229	4260	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
230	4261	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
231	4262	Cedar Elm	Ulmus Crassifolia	9	Remove	YES		BA		1	0		0
232	4263	Cedar Elm	Ulmus Crassifolia	12	Remove	YES		BA		1	0		0
233	4264	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
234	4265	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
235	4266	Post Oak	Quercus Stellata	11	Remove	YES		BA		1	0		0
236	4267	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
237	4268	Post Oak	Quercus Stellata	18	Preserve	YES		BA		0	0	4	0
238	4269	Post Oak	Quercus Stellata	16	Preserve	YES		BA		0	0	4	0

Dakota Tree Table

LIST	TAG NO.	Common Name	Scientific Name	DBH	Remove / Preserve	Protected	Specimen	Location BA = Building Area UP = Upland ESA RIP = Riparian ESA	Specimen Tree Mitigation (2X cal. inches removed)	Mitigation for Protected Trees Removed in B.A.	Positive Credits for Specimen Preservation (less P.O.)	Positive Credits for Preserved P.O. Trees	Positive Credits for Protected Preservation
239	4270	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
240	4271	Post Oak	Quercus Stellata	7	Preserve	YES		BA		0	0	2	0
241	4272	Blackjack Oak	Quercus Marilandica	16	Preserve	YES		BA		0	0		1
242	4273	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
243	4274	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
244	4275	Blackjack Oak	Quercus Marilandica	14	Preserve	YES		BA		0	0		1
245	4276	Chittamwood	Bumelia Languinosa	8	Preserve	YES		BA		0	0		1
246	4277	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
247	4278	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
248	4279	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
249	4280	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
250	4281	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
251	4282	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
252	4283	Post Oak	Quercus Stellata	9	Preserve	YES		BA		0	0	2	0
253	4284	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
254	4285	Post Oak	Quercus Stellata	6	Preserve	YES		BA		0	0	2	0
255	4286	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
256	4287	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
257	4288	Blackjack Oak	Quercus Marilandica	10	Preserve	YES		BA		0	0		1
258	4289	Blackjack Oak	Quercus Marilandica	19	Preserve		Yes	BA		0	4		0
259	4290	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
260	4291	Blackjack Oak	Quercus Marilandica	20	Preserve		Yes	BA		0	4		1
261	4292	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
262	4293	Post Oak	Quercus Stellata	18	Preserve	YES		BA		0	0	4	0
263	4301	Post Oak	Quercus Stellata	9	Preserve	YES		BA		0	0	2	0
264	4302	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
265	4525	Blackjack Oak	Quercus Marilandica	12	Preserve	YES		BA		0	0		1
266	4556	Post Oak	Quercus Stellata	25	Preserve		Yes	UP/RIP		0	0		0
267	4558	Post Oak	Quercus Stellata	28	Preserve		Yes	UP/RIP		0	0		0
268	4559	American Elm	Ulmus Americana	26	Preserve		Yes	UP/RIP		0	0		0
269	4601	Blackjack Oak	Quercus Marilandica	22	Preserve		Yes	UP/RIP		0	0		0
270	4607	Blackjack Oak	Quercus Marilandica	20	Preserve		Yes	UP/RIP		0	0		0
271	4610	Post Oak	Quercus Stellata	27	Preserve		Yes	UP/RIP		0	0		0
272	4614	Blackjack Oak	Quercus Marilandica	22	Preserve		Yes	UP/RIP		0	0		0
273	4810	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
274	4821	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
275	4822	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
276	4823	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
277	4824	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
278	4825	Cedar Elm	Ulmus Crassifolia	7	Preserve	YES		BA		0	0		1
279	4826	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
280	4827	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
281	4828	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
282	4829	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
283	4830	Cedar Elm	Ulmus Crassifolia	14	Preserve	YES		BA		0	0		1
284	4831	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
285	4832	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
286	4833	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
287	4834	Blackjack Oak	Quercus Marilandica	8	Preserve	YES		BA		0	0		1
288	4835	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
289	4836	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
290	4837	Post Oak	Quercus Stellata	16	Preserve	YES		BA		0	0	4	0
291	4838	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
292	4839	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
293	4840	Cedar Elm	Ulmus Crassifolia	18	Remove	YES		BA		1	0		0
294	4841	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
295	4843	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
296	4844A	Pecan	Cayra Species	18	Preserve	YES		BA		0	0		1
297	4844B	Pecan	Cayra Species	18	Preserve	YES		BA		0	0		1
298	4845	Cedar Elm	Ulmus Crassifolia	14	Preserve	YES		BA		0	0		1
299	4846	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
300	4847	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
301	4848	Blackjack Oak	Quercus Marilandica	16	Remove	YES		BA		1	0		0
302	4849	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
303	4850	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
304	4851	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
305	4855	Post Oak	Quercus Stellata	16	Preserve	YES		BA		0	0	4	0
306	4856	Post Oak	Quercus Stellata	7	Preserve	YES		BA		0	0	2	0
307	4857	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0	2	0
308	4858	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
309	4859	Texas Ash	Fraxinus Species	8	Preserve	YES		BA		0	0		1
310	4860	Cedar Elm	Ulmus Crassifolia	18	Preserve	YES		BA		0	0		1
311	4861	Texas Ash	Fraxinus Species	12	Preserve	YES		BA		0	0		1
312	4862	Post Oak	Quercus Stellata	8	Preserve	YES		BA		0	0	2	0
313	4863	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
314	4864	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
315	4865	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
316	4866	Pecan	Cayra Species	18	Remove	YES		BA		1	0		0
317	4867	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
318	4868	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
319	4869	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
320	4870	Texas Ash	Fraxinus Species	10	Remove	YES		BA		1	0		0
321	4871	Post Oak	Quercus Stellata	9	Remove	YES		BA		1	0		0
322	4872	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
323	4873	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
324	4874	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
325	4875	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
326	4876	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
327	4877	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
328	4878	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
329	4879	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
330	4880	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
331	4881	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
332	4882	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
333	4883	Texas Ash	Fraxinus Species	6	Remove	YES		BA		1	0		0
334	4884	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
335	4885A	Post Oak	Quercus Stellata	16	Remove	Yes		BA		1	0		0
336	4885B	Post Oak	Quercus Stellata	14	Remove	Yes		BA		1	0		0
337	4886	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
338	4887	Post Oak	Quercus Stellata	14	Preserve	YES		BA		0	0	4	0
339	4888A	Post Oak	Quercus Stellata	20	Preserve	Yes		BA		0	0	4	0
340	4888B	Post Oak	Quercus Stellata	17	Preserve	Yes		BA		0	0	4	0
341	4889A	Post Oak	Quercus Stellata	19	Preserve	Yes		BA		0	0	4	0
342	4889B	Post Oak	Quercus Stellata	13	Preserve	Yes		BA		0	0	4	0
343	4890	Post Oak	Quercus Stellata	19	Preserve	YES		BA		0	0	4	0
344	4891	Post Oak	Quercus Stellata	20	Preserve	YES		BA		0	0	4	0
345	4892	Post Oak	Quercus Stellata	14	Preserve	YES		BA		0	0	4	0
346	4893	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0	2	0
347	4894	Texas Ash	Fraxinus Species	18	Preserve	YES		BA		0	0		1
348	4895	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0
349	4896	Post Oak	Quercus Stellata	20	Remove	YES		BA		1	0		0
350	4897	Cedar Elm	Ulmus Crassifolia	6	Remove	YES		BA		1	0		0
351	4898	Post Oak	Quercus Stellata	14	Preserve	YES		BA		0	0	4	0
352	4899	Post Oak	Quercus Stellata	12	Preserve	YES		BA		0	0	2	0
353	4900A	Post Oak	Quercus Stellata	19	Preserve	Yes		BA		0	0	4	0
354	4900B	Post Oak	Quercus Stellata	18	Preserve	Yes		BA		0	0	4	0
355	4902	Cedar Elm	Ulmus Crassifolia	12	Preserve	YES		BA		0	0		1
356	4903	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1

Dakota Tree Table

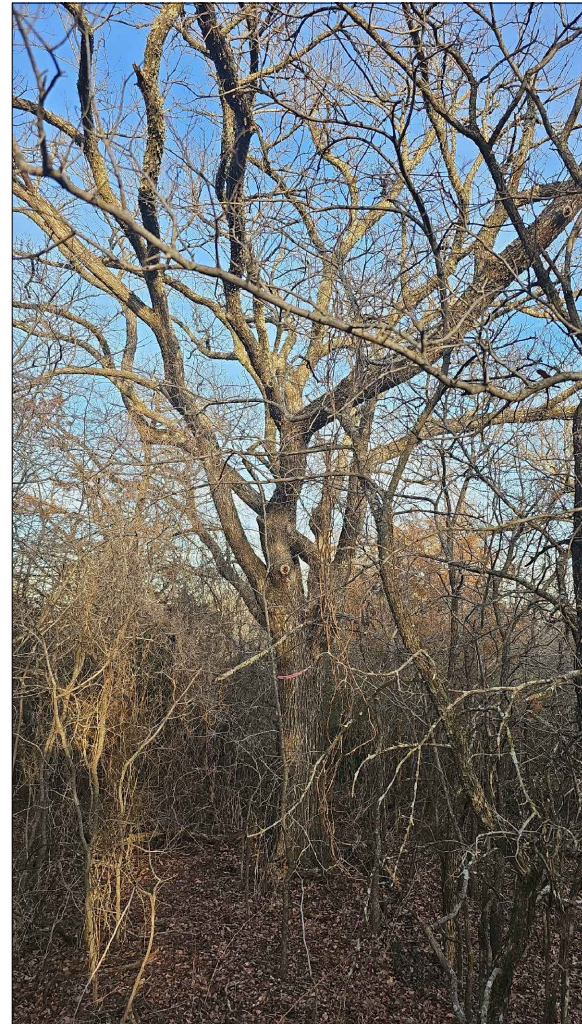
LIST	TAG NO.	Common Name	Scientific Name	DBH	Remove / Preserve	Protected	Specimen	Location BA = Building Area UP = Upland ESA RIP = Riparian ESA	Specimen Tree Mitigation (2X cal. inches removed)	Mitigation for Protected Trees Removed in B.A.	Positive Credits for Specimen Preservation (less P.O.)	Positive Credits for Preserved P.O. Trees	Positive Credits for Protected Preservation
357	4904	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
358	4905	Post Oak	Quercus Stellata	10	Preserve	YES		BA		0	0	2	0
359	4906	Post Oak	Quercus Stellata	14	Preserve	YES		BA		0	0	4	0
360	4907	Cedar Elm	Ulmus Crassifolia	6	Preserve	YES		BA		0	0		1
361	4911	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
362	4912	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
363	4913	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
364	4914	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
365	4915	Post Oak	Quercus Stellata	8	Remove	YES		BA		1	0		0
366	4916	Post Oak	Quercus Stellata	18	Remove	YES		BA		1	0		0
367	4917	Post Oak	Quercus Stellata	10	Remove	YES		BA		1	0		0
368	4922	Cedar Elm	Ulmus Crassifolia	10	Preserve	YES		BA		0	0		1
369	4949	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
370	4950	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
371	4951	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
372	4952	Cedar Elm	Ulmus Crassifolia	8	Remove	YES		BA		1	0		0
373	4953	Cedar Elm	Ulmus Crassifolia	16	Remove	YES		BA		1	0		0
374	4954	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
375	4955	Post Oak	Quercus Stellata	12	Remove	YES		BA		1	0		0
376	4956	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
377	4958	Texas Ash	Fraxinus Species	18	Remove	YES		BA		1	0		0
378	4959	Post Oak	Quercus Stellata	15	Remove	YES		BA		1	0		0
379	4960	Cedar Elm	Ulmus Crassifolia	7	Remove	YES		BA		1	0		0
380	4971	Cedar Elm	Ulmus Crassifolia	16	Remove	YES		BA		1	0		0
381	4972	Cedar Elm	Ulmus Crassifolia	10	Remove	YES		BA		1	0		0
382	4973	Post Oak	Quercus Stellata	16	Remove	YES		BA		1	0		0
383	4974	Cedar Elm	Ulmus Crassifolia	11	Remove	YES		BA		1	0		0
384	4975	Cedar Elm	Ulmus Crassifolia	9	Remove	YES		BA		1	0		0
385	4981A	Post Oak	Quercus Stellata	14	Remove	YES		BA		1	0		0
386	4981B	Post Oak	Quercus Stellata	13	Remove	YES		BA		1	0		0
387	4983	Texas Ash	Fraxinus Species	10	Remove	YES		BA		1	0		0
388	4985	Texas Ash	Fraxinus Species	6	Preserve	YES		BA		0	0		1
389	4986	Post Oak	Quercus Stellata	7	Preserve	YES		BA		0	0	2	0
390	4987	Post Oak	Quercus Stellata	6	Preserve	YES		BA		0	0	2	0
391	4988	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
392	4989	Cedar Elm	Ulmus Crassifolia	8	Preserve	YES		BA		0	0		1
393	4990	Texas Ash	Fraxinus Species	6	Preserve	YES		BA		0	0		1
394	4991	Post Oak	Quercus Stellata	7	Remove	YES		BA		1	0		0
395	4992	Post Oak	Quercus Stellata	6	Remove	YES		BA		1	0		0



TREE 824



TREE 824



TREE 913



TREE 4170



TREE 4170

NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM LOTS, BUILDINGS, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDINGS OR POOLING IN LAWN AND BED AREAS.

VERIFY ALL UTILITIES, TREES, PROPERTY LINES, BASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS. REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, BASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

CONTRACTOR TO CALL 811 AND HAVE ALL EXISTING UTILITIES ON SITE LOCATED AND MARKED PRIOR TO COMMENCING ANY WORK OR CONSTRUCTION.

VERIFY ACTUAL DIMENSIONS AND LAYOUT IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ARBORIST OF ANY DISCREPANCIES OR CONCERNS.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, PERMITTING PROCESS REQUIRED. SEEK ANY AND ALL REQUIRED REGULATORY APPROVAL, CODES AND ORDINANCES. INSTALL ALL WORK AND FENCE PER CODE AS REQUIRED. VERIFY ON SITE.

I, SCOTT GREER, ATTEST THAT ALL TREES OVER 6" DBH THAT ARE PROTECTED ACCORDING TO THE TOWN OF FLOWER MOUND TREE PROTECTION ORDINANCE, HAVE BEEN VERIFIED AND RECORDED FOR LOCATION, SIZE AND HEALTH CONDITION.

Scott Greer

SCOTT GREER
ISA BOARD CERTIFIED ARBORIST TX-35408

DAKOTA SUBDIVISION TREE SURVEY
LOTS 1-27 BLOCK A AND LOTS 28K, 29K & 30K, BLOCK A
(27 RESIDENTIAL LOTS & 3 COMMON AREA LOTS)
1,722,219 SQUARE FEET OR 39.537 ACRES

SITUATED IN THE
JOSE M. RUIZ SURVEY, ABSTRACT NO. 1064
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING ALL OF A TRACT OF LAND TO HERMAN SMITH & CO., LTD.
CALLED PARCEL 2 AS RECORDED IN VOLUME 4767, PAGE 501
OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

ANY CASH IN LIEU VALUE FOR THE TREE MITIGATION MUST BE PAID AT OR PRIOR TO THE PRE-CON MEETING
REFERENCE CIVIL SHEETS FOR ALL TREE PROTECTION DETAILS AND NOTES PRIOR TO BIDDING, CONSTRUCTION AND ANY EQUIPMENT SHOWING UP ON SITE. TYPICAL.

W. PG. 221
R.D.C.T.

NOTES:

CONTRACTOR TO PROVIDE AND ENSURE ANY AND ALL PROPER DRAINAGE FOR SITE. SLOPE AWAY FROM LOTS, BUILDINGS, PREVENT ANY POOLING OR STANDING WATER OR WATER ENTERING THE BUILDINGS OR POOLING IN LAWN AND BED AREAS.

VERIFY ALL UTILITIES, TREES, PROPERTY LINES, EASEMENTS, ETC., GRADES, ELEVATIONS, DIMENSIONS OF EXISTING AND PROPOSED HARDSCAPE AND SOFTSCAPE ELEMENTS IN FIELD PRIOR TO INSTALLATION. NOTIFY OWNER OF ANY DISCREPANCIES OR ISSUES. VERIFY GRADES AND LAYOUT ELEMENTS FOR APPROVAL PRIOR TO INSTALLATION. CONTRACTOR RESPONSIBLE FOR ALL STRUCTURAL WATERPROOFING AND DRAINAGE ASPECTS OF PROJECT. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGED UTILITY LINES OR ANY OTHER FORM OF DAMAGE TO SITE. ALL GRADES ARE BY OTHERS. REFERENCE CIVIL. VERIFY IN FIELD. NOTIFY OWNER IF ANY UTILITIES, EASEMENTS, ETC., INTERFERE OR CONFLICT WITH PROPOSED PLAN ITEMS PRIOR TO INSTALLATION.

CONTRACTOR TO CALL 811 AND HAVE ALL EXISTING UTILITIES ON SITE LOCATED AND MARKED PRIOR TO COMMENCING ANY WORK OR CONSTRUCTION.

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I, SCOTT GREER, ATTEST THAT ALL TREES OVER 6" DBH THAT ARE PROTECTED ACCORDING TO THE TOWN OF FLOWER MOUND TREE PROTECTION ORDINANCE, HAVE BEEN VERIFIED AND RECORDED FOR LOCATION, SIZE AND HEALTH CONDITION.

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BEING ALL OF A TRACT OF LAND TO HERMAN SMITH & CO., LTD.
CALLED PARCEL 2 AS RECORDED IN VOLUME 4787 PAGE 301
OF THE DEED RECORDS OF DENTON COUNTY, TEXAS

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INDICATES SPECIMEN TREE TO REMAIN

XXXX

INDICATES EXISTING TREE TO REMAIN

XXXX

INDICATES EXISTING TREE TO BE REMOVED

INDICATES UPLAND HABITAT ESA

INDICATES RIPARIAN HABITAT ESA

