



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

APRIL 25, 2016

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

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

E. REGULAR ITEMS

1. *Minutes of April 11, 2016*

Consider approval of the minutes of the April 11, 2016, Planning and Zoning Commission Regular Session.

2. *RC14-0018 – Canyon Falls, Village 8*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located west of Canyon Falls Drive.

3. *RC15-0018 – Oakbridge at Flower Mound, Phase I*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located west of Lake Forest Boulevard, east of Long Prairie Road, and north of Aberdeen Drive.

4. *RP16-0010 – Lakeside DFW, Lots 1A & 1B, Block A* *Public Hearing*

Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located west of Northwood Drive and south of Lakeside Parkway.

5. *SP16-0004 – Victory at FM 3040, Lot 2*

Consider a request for a Site Plan to develop a medical office building. The property is generally located north of Flower Mound Road and east of Morriss Road.

6. *MISC16-0002 – 900 Oak Drive* *Public Hearing*

Public Hearing to consider a request for a waiver to Section 82-275 of the Town's Code of Ordinances to allow outdoor lighting for a private recreational facility. The property is located at 900 Oak Drive.

7. *SUP16-0002 – West Accessory Dwelling* *Public Hearing*

Public Hearing to consider a request for a Specific Use Permit No. 444 to permit an accessory dwelling. The property is generally located west of Post Oak Road and south of Cross Timbers Road.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: April 21, 2016, at 2:50 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF APRIL, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Claudio Forest	Chair
Don McDaniel	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Mike McCall	Commissioner, Place 3
Vacant	Commissioner, Place 8

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

Paul Stone, 709 Lake Bluff Drive, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the March 28, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McDaniel moved to approve the March 28, 2016, minutes as presented.
Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Ruthrauff, Sharma

NAYS: None

ABSTAIN: Strittmatter

ABSENT: McCall

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC15-0019 – Canyon Falls, Village 5) to create a residential subdivision. The property is generally located west of Denton Creek Boulevard.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve RC15-0019 – Canyon Falls, Village 5.
Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, Ruthrauff, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP16-0004 – Franklin Hills Addition, Lot 3R, Block D1) to create one residential lot. The property is generally located west of Sunnyview Lane and south of Shady Trail.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to approve RP16-0004 – Franklin Hills Addition, Lot 3R, Block D1. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Ruthrauff, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

4. Consider a request for a Development Plan (DP15-0011 - Southgate) to develop a residential subdivision. The property is generally located west and east of Gerault Road and north of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Traci Shannon Kilmer, Dowdey, Anderson & Associates, Inc.

Commission Deliberation

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 7:02 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 7:08 p.m.

Vice Chair McDaniel moved to recommend approval of DP15-0011 – Southgate. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Ruthrauff, McDaniel, Smiley, Solis

NAYS: None

ABSTAIN: Sharma

ABSENT: McCall

The motion passed with a vote of 5-0-1.

5. Consider a request for a Site Plan (SP15-0030 - Wells Fargo) to develop a banking facility, with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Craig Carden, Core States Group
Adam Deal, Wells Fargo

Commission Deliberation

Commissioner Sharma moved to recommend approval of SP15-0030 – Wells Fargo, and the requested exception. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Smiley, McDaniel, Ruthrauff, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: McCall

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 7:44 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: April 25, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC14-0018 - Canyon Falls, Village 8) to create a residential subdivision. The property is generally located west of Canyon Falls Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 25 buildable, single-family residential lots with a minimum lot size of 6,500 square feet. The proposed single-family residential lots are located in the third phase of the Canyon Falls development and are in conformance with the underlying Single-Family District-5 (SF-5) standards within Planned Development District-98 (PD-98). Village 8 contains approximately 10.38 acres.

Access to the development is provided from Canyon Falls Drive. The current project includes the establishment of all required easements, landscaping, fencing, and associated open space (x-lots) for this phase (Attachment B(1)).

The proposed record plat is consistent with the development plan (DP13-0003) approved by the Town Council on March 17, 2014, for Phase III containing 303 buildable lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

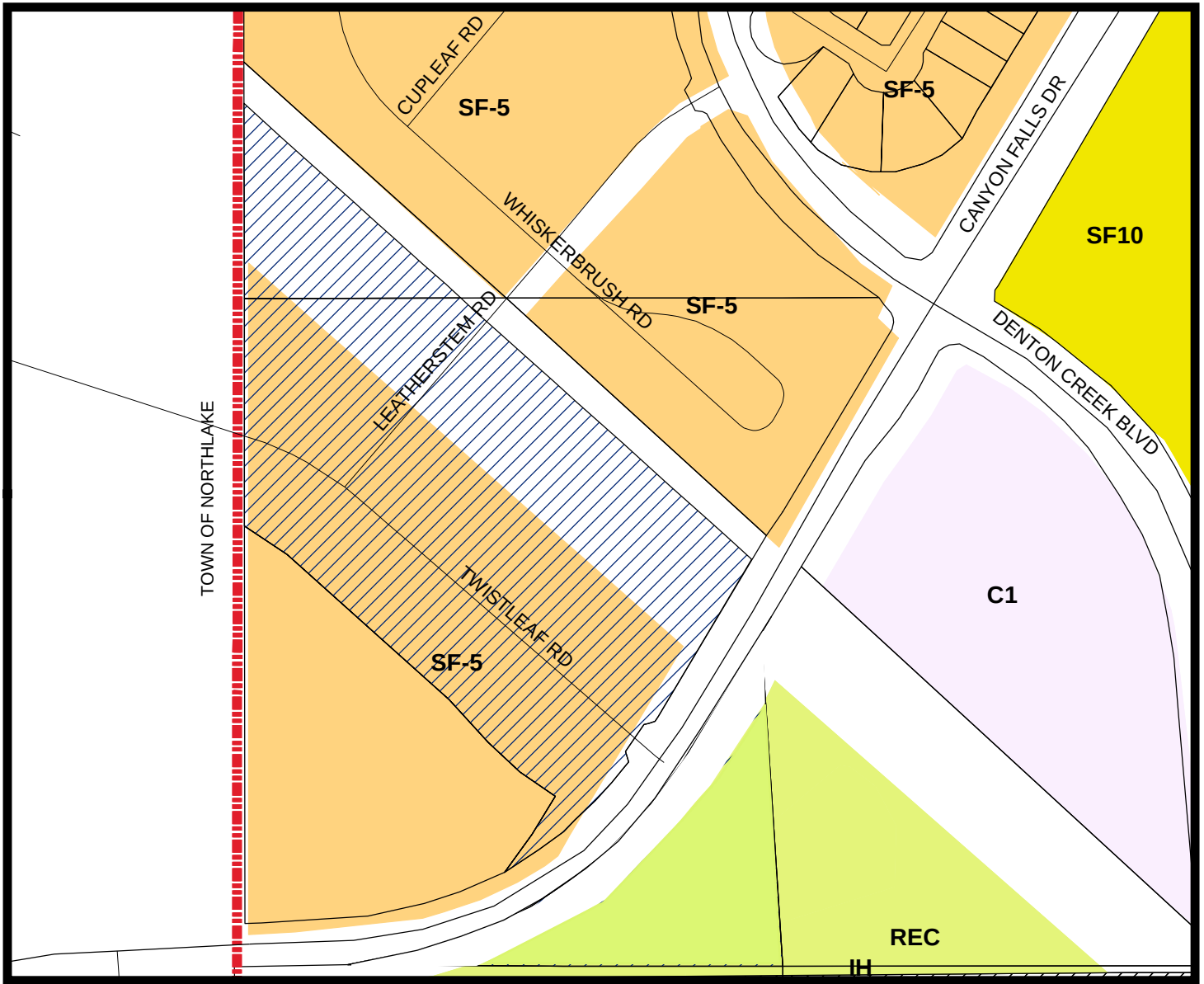
B. Application Details

1. Record Plat Package



Vicinity Map

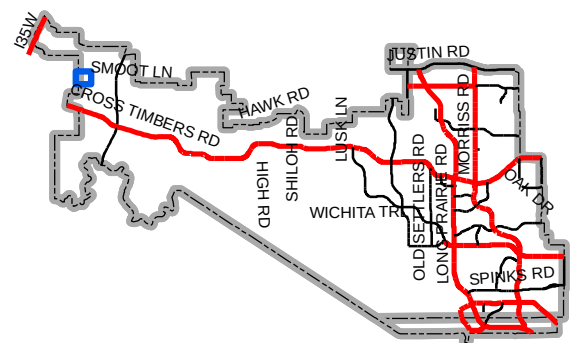
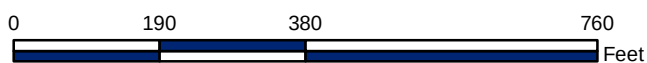
Reference Project: RC14-0018



LEGEND

- Single Family 5
- Commercial 1
- Recreation
- Single Family 10

..... Subject Property



Map Location

April 19, 2016

Ms. Poornima Srinarasi
 Planning Services
 Town of Flower Mound
 1001 Cross Timbers, Ste. 2330
 Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Record Plat – Village 8

Dear Poornima,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality new community. This master planned community is intended to provide increased recreation amenities, high quality homes and shopping alternatives that will be designed in a comprehensive fashion, which will enhance the quality of life for future residents and the Town of Flower Mound. We believe that Canyon Falls will be a great addition for the Town of Flower Mound and the rooftops generated within the development will support the future plans and growth of Flower Mound for commercial and retail development along the western side of its Town Limits. Additionally, the proximity of the development to I-35W and U.S. 377 provide a great transition between the commercial and more intense zoning districts that exist along the I-35W and U.S. 377 corridors.

Record Plat - Village 8 Site Data:

Existing Zoning District: Planned Development with SF-5

Record Plat – Village 8 Acreage: 10.386 Acres

Lot breakdown: 25 single family lots & 3 open space lot.

VILLAGE TABLE			
VILLAGE	Zoning	Max. No. of Lots per PD 98	Proposed No. of Lots (buildable)
8(PROPOSED)	SF-5		25
6A(PROPOSED)	SF-5		72
9 (EXISTING)	SF-5		101
16A (EXISTING)	SF-5		76
6B (FUTURE)	SF-5		50
16B(PROPOSED)	SF-5		26
Total Lots	SF-5	350	350

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

Sincerely,

J. VOLK CONSULTING, INC.

A handwritten signature in blue ink that reads "Tom Dayton". The signature is written in a cursive, flowing style.

Tom Dayton, P.E.
Vice President

LEGAL DESCRIPTION:

BEING a 10.386 acre tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 922, Town of Flower Mound, Denton County, Texas, and being part of that tract of land described in Deed to NASH Canyon Falls, LLC, as recorded in Document No. 2015-34494, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at Flower Mound Town Monument #38;

THENCE North 76 degrees 02 minutes 37 seconds West, a distance of 6683.19 feet to the POINT OF BEGINNING of the tract of land herein described;

THENCE South 31 degrees 21 minutes 28 seconds West, a distance of 293.12 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 92 degrees 41 minutes 19 seconds, a radius of 19.50 feet and a chord bearing and distance of South 77 degrees 42 minutes 08 seconds West, 28.22 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 31.55 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 55 degrees 57 minutes 13 seconds West, a distance of 29.62 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 31 degrees 21 minutes 28 seconds West, a distance of 60.07 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 55 degrees 57 minutes 13 seconds East, a distance of 14.84 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 95 degrees 59 minutes 23 seconds, a radius of 30.00 feet and a chord bearing and distance of South 07 degrees 57 minutes 32 seconds East, 44.59 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 50.26 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 22 degrees 03 minutes 40 seconds, a radius of 605.00 feet and a chord bearing and distance of South 51 degrees 03 minutes 59 seconds West, 231.51 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 232.95 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 31 degrees 21 minutes 28 seconds East, a distance of 129.65 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 55 degrees 57 minutes 13 seconds West, a distance of 1.65 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 17 degrees 10 minutes 13 seconds, a radius of 455.00 feet and a chord bearing and distance of North 47 degrees 22 minutes 07 seconds West, 135.84 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 136.35 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 09 degrees 35 minutes 38 seconds, a radius of 345.00 feet and a chord bearing and distance of North 43 degrees 34 minutes 49 seconds West, 57.70 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 57.77 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 48 degrees 22 minutes 38 seconds West, a distance of 343.63 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 16 degrees 35 minutes 53 seconds, a radius of 345.00 feet and a chord bearing and distance of North 56 degrees 40 minutes 35 seconds West, 99.59 feet;

THENCE Northwesterly, with said curve to the left, an arc distance of 99.94 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 11 minutes 32 seconds West, a distance of 455.35 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 00 degrees 11 minutes 26 seconds West, a distance of 228.09 feet to a 1/2 iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 48 degrees 22 minutes 38 seconds East, a distance of 1088.28 feet to the POINT OF BEGINNING and containing 10.386 acres of land, more or less.

OWNER’S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – VILLAGE 8, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
IT’S AGENT

BY: _____
BRIAN CRAMER, ASSISTANT VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Flower Mound, Denton County, Texas.

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

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

My Commission Expires: _____

MASTER PLAN FEATURES			
Land Use Plan	Denton Creek District		
Specific Plans	Not within a Specific Area Plan		
Urban Design Plan	Denton Creek District		
Parks & Trails	Denton Creek District		
Open Space Plan	N/A		
	FM 1171 & US 377-Major Arterials, Canyon Falls		
	Dr. & Denton Creek Blvd.-Urban Minor		
	Arterials w/Bike Lane, Prairie Ridge Rd.-Urban		
Thoroughfare Plan	Collector		
Water Plan	Denton Creek District Service Area		
Wastewater Plan	Denton Creek District Service Area		

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest,
Chairman Planning and Zoning Commission

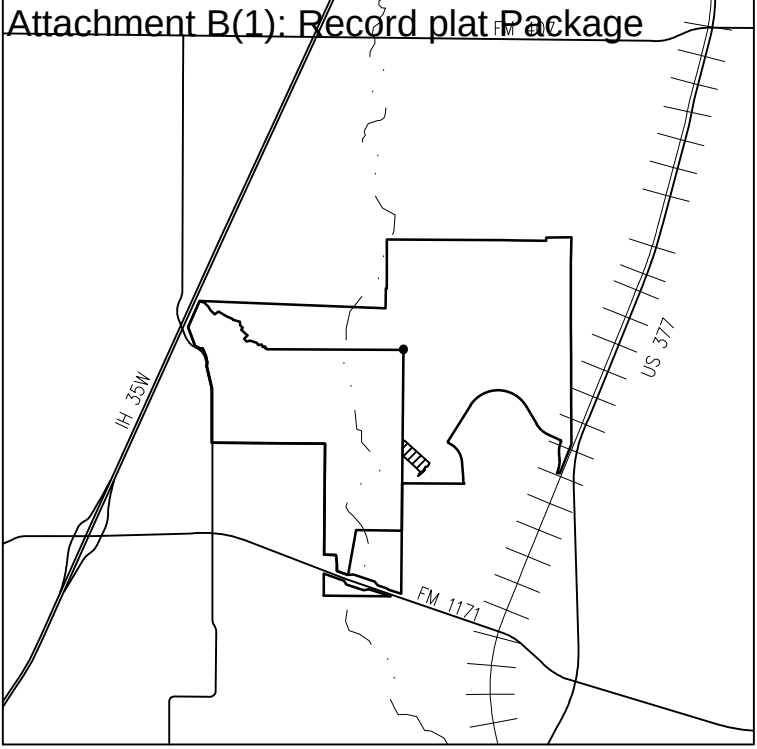
Doug Powell,
Executive Director of Development Services

_____, 2016
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



NOTES:

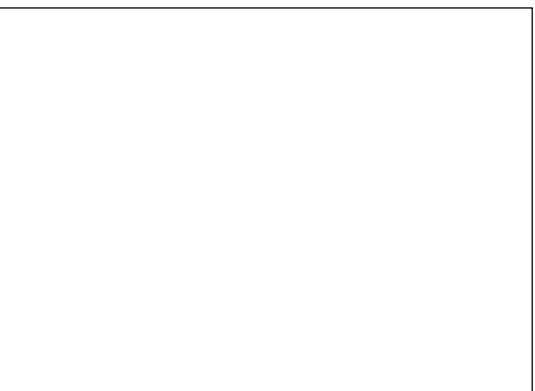
- THE BEARINGS CONTAINED HEREIN ARE BASED UPON THE DEED TO NASH CANYON FALLS, LLC, RECORDED IN INSTRUMENT NO. 2015-34494 OF THE DEED RECORDS OF DENTON COUNTY, TX (DRDCT).
- UNLESS OTHERWISE NOTED ALL CORNERS WILL HAVE A 1/2" IRON ROD SET.
- TOWN MONUMENT USED IS #38.
- PURSUANT TO THE ORDINANCE NO. 36-92 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 THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X-LOTS SHALL ALSO BE DEDICATED AS WATER, SEWER, DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
- WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.

RECORD PLAT
CANYON FALLS
VILLAGE 8

25 SINGLE FAMILY LOTS
3 OPEN SPACE LOTS
10.386 ACRES LOCATED IN THE
M.E.P. & P.R.R. SURVEY, ABSTRACT 922
AN ADDITION IN
THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

March 15, 2016

SHEET 2 OF 2



RECORDING INFORMATION

LOT AREA TABLE		
LOT #	BLOCK	AREA
1X	BLOCK FM-A	3940.34
2	BLOCK FM-A	18249.41
3	BLOCK FM-A	10091.17
4	BLOCK FM-A	12834.98

LOT AREA TABLE		
LOT #	BLOCK	AREA
1	BLOCK FM-B	10186.04
2	BLOCK FM-B	7378.35
3	BLOCK FM-B	7875.60
4	BLOCK FM-B	6500.00
5	BLOCK FM-B	6500.00
6	BLOCK FM-B	6500.00
7	BLOCK FM-B	6500.00
8	BLOCK FM-B	6500.00
9	BLOCK FM-B	6500.02
10	BLOCK FM-B	6573.26
11	BLOCK FM-B	6880.60
12	BLOCK FM-B	7027.79
13X	BLOCK FM-B	17279.88

LOT AREA TABLE		
LOT #	BLOCK	AREA
1	BLOCK FM-C	9440.25
2	BLOCK FM-C	7249.92
3	BLOCK FM-C	7249.88
4	BLOCK FM-C	7249.83
5	BLOCK FM-C	7249.79
6	BLOCK FM-C	7249.75
7	BLOCK FM-C	7249.70
8	BLOCK FM-C	7249.66
9	BLOCK FM-C	7249.61
10	BLOCK FM-C	7227.86
11X	BLOCK FM-C	9829.56

LOT AREA TABLE		
LOT #	BLOCK	AREA

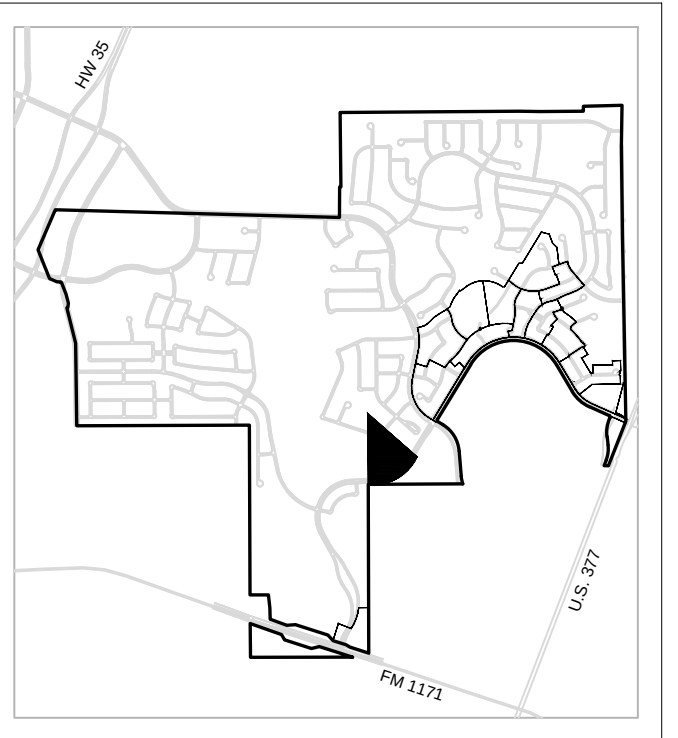
LOT AREA TABLE		
LOT #	BLOCK	AREA

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TEXAS 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

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

Key Map



VILLAGE 8

IFC SET

Flower Mound, Texas

Project No: 12094

Issue Title

ISSUE FOR
CONSTRUCTION SET

Issue Date: 03.21.2016

Seal



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Issue / Addenda / Revisions

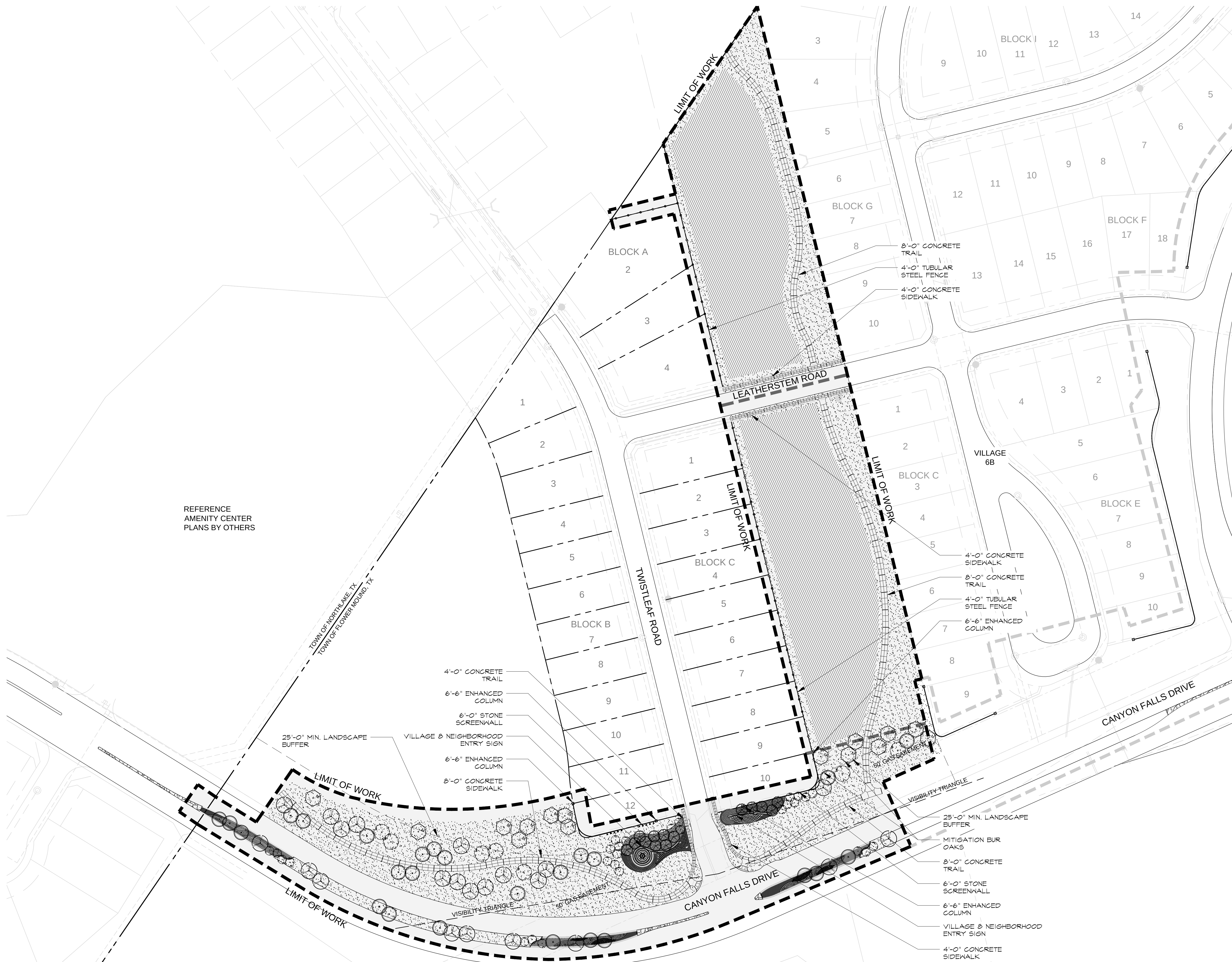
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Drawing Title

Village 8: Sheet Layout Plan

Sheet No.

L1.01



Village 8: Sheet Layout Plan

A

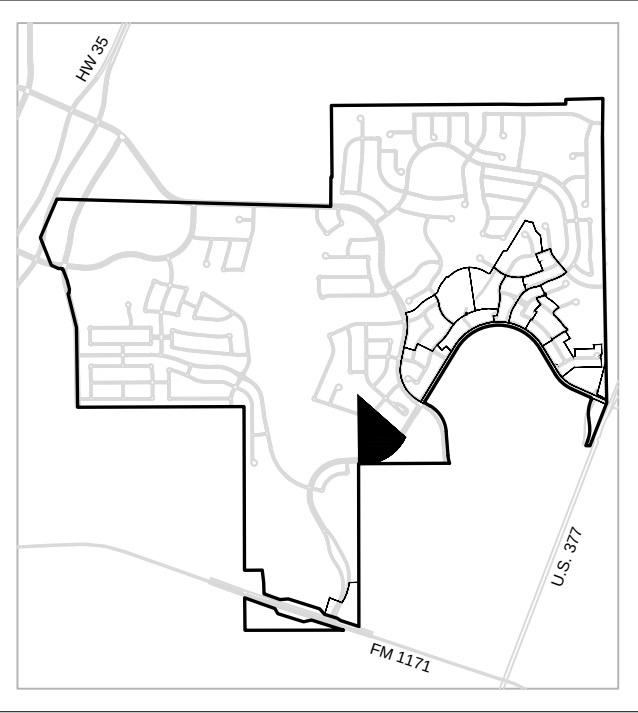
Scale: 1" = 60'-0"

L1.01

2001 N. Lamar Street
Suite 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com



Key Map



VILLAGE 8
IFC SET
Flower Mound, Texas
Project No: 12094

Issue Title
ISSUE FOR
CONSTRUCTION SET
Issue Date: 03.21.2016



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Issue / Addenda / Revisions

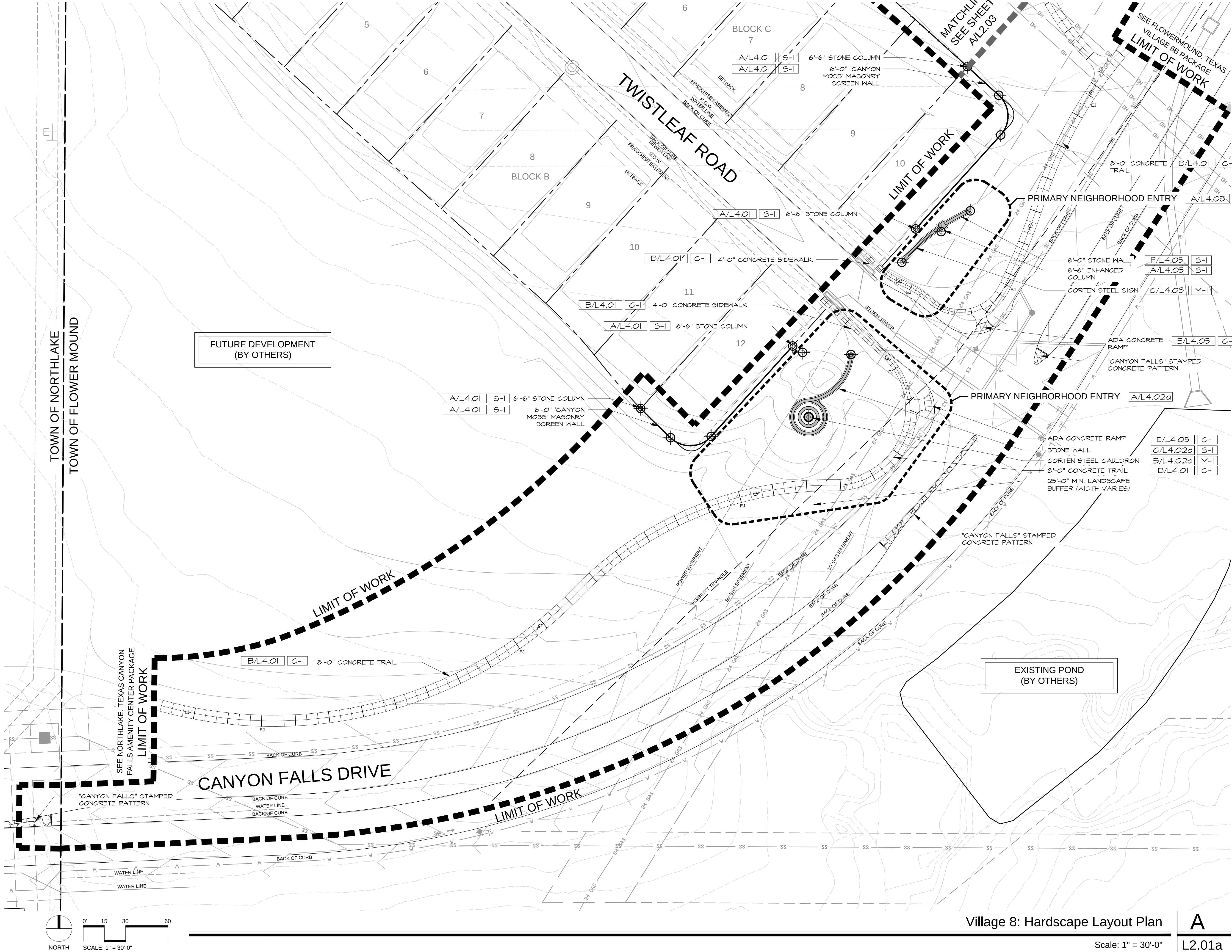
Date	Description
12.31.2014	City Submittal # 1
02.02.2015	City Submittal # 2
10.09.2015	City Submittal # 3
03.18.2016	City Submittal # 4
03.21.2016	Issue for Construction Set

Drawing Title

Village 8:
Hardscape Layout
Plan

Sheet No.

L2.01a



Village 8: Hardscape Layout Plan

A

Scale: 1" = 30'-0"

L2.01a

E

L4.01



PIER REINFORCING SCHEDULE		
PIER DIAMETER	VERTICAL REINF.	TIE SIZE & SPACING
12"	(3) #5 AT CENTER	#3 @ 12" O.C.
18"	(6) #5 AT CENTER	#3 @ 12" O.C.

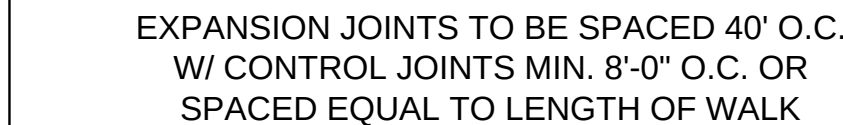
D

L4.01



C

L4.01



DOWELED EXPANSION JOINTS

- GENERAL NOTES:
1. LOCATE DOWELED EXPANSION JOINTS ON"
 - A) 30' CENTERS (MAX) FOR 4' TRAIL
 - B) 40' CENTERS (MAX) FOR 8' TRAIL
 2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ON END.
 - A) 1 PER JOINT FOR 4' TRAIL @ 1'-6" O.C. WITH CAP.
 - A) 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
 3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISH GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

B

L4.01



REFER TO MOCK-UP ON SITE

A

L4.01

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Sheet No.

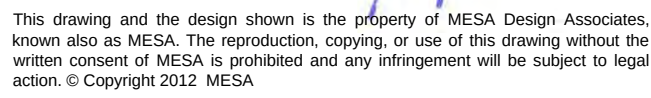
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Issue Title

**ISSUE FOR
CONSTRUCTION SET**

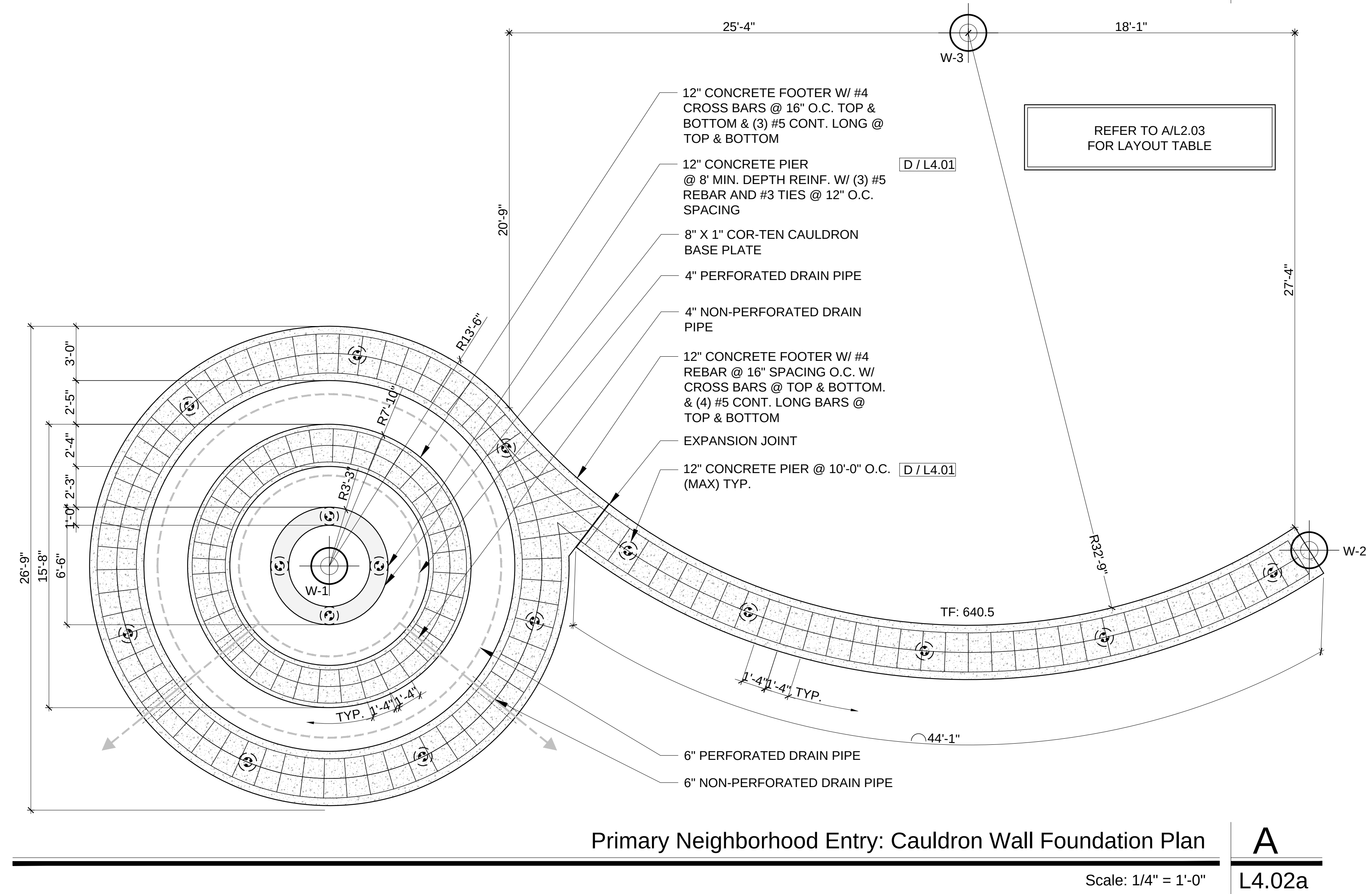
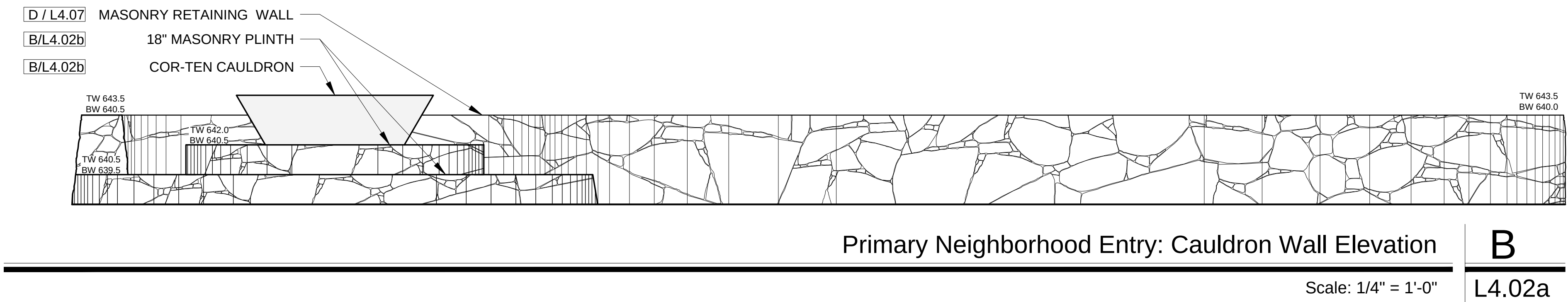
Issue Date: 03.21.2016

Seal

[illegible]

Primary Neighborhood
Entry: Cauldron Wall

L4.02a



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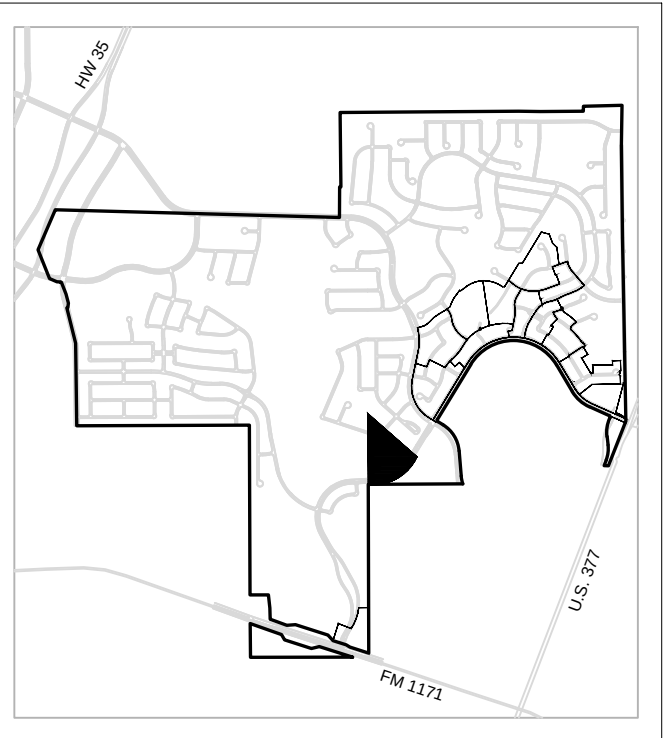
L4.02b

L4.02b

NOTE: CAULDRON CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY MASONRY CONSTRUCTION PRIOR TO FABRICATION AND INSTALLATION.

L4.02b

Scale: $\frac{3}{8}'' = 1'-0''$



IFC SET

Project No: 12094

ISSUE FOR
CONSTRUCTION SET

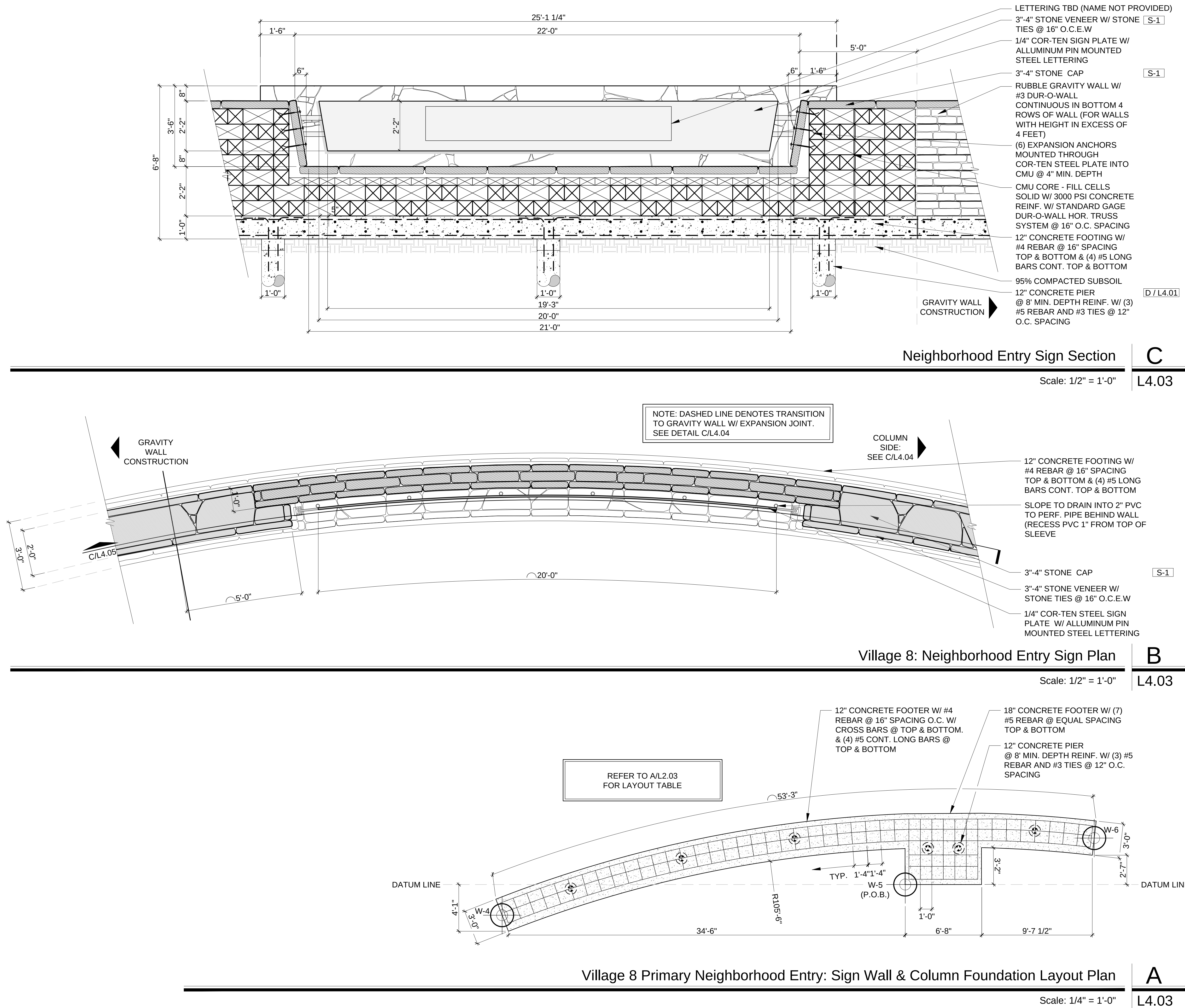
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Village 8 Primary Neighborhood Foundation Plan and Sign Details

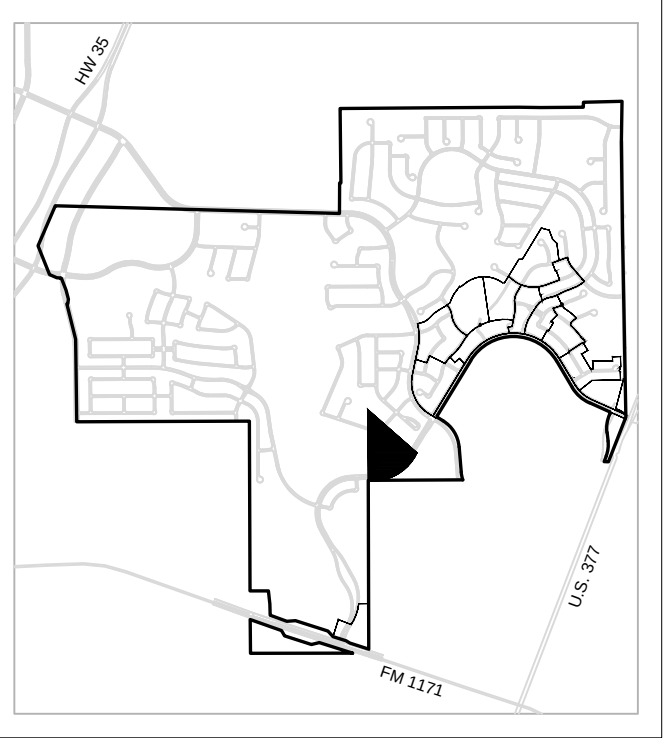
L4.03



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Key Map



VILLAGE 8
IFC SET
Flower Mound, Texas
Project No: 12094

Issue Title

ISSUE FOR
CONSTRUCTION SET

Issue Date: 03.21.2016

Seal



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Issue / Addenda / Revisions

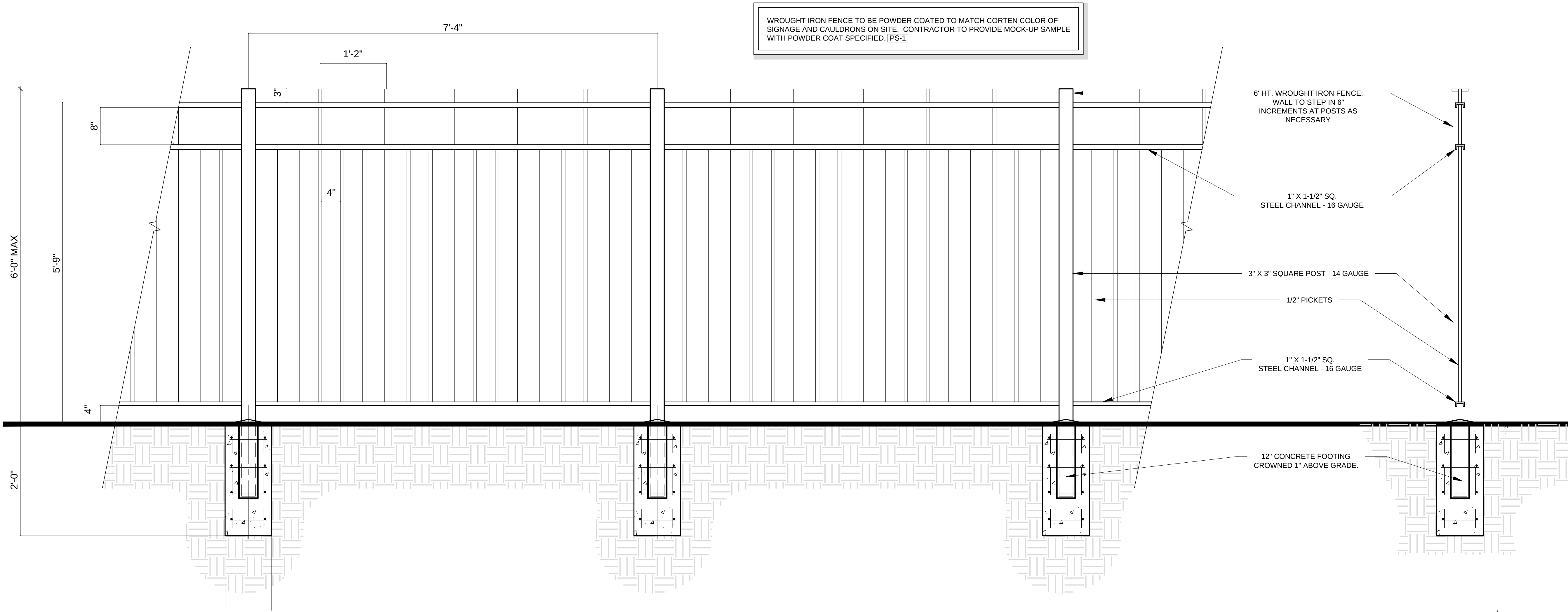
Date	Description
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02.02.2015	City Submittal # 2
10.09.2015	City Submittal # 3
03.18.2016	City Submittal # 4
03.21.2016	Issue for Construction Set

Drawing Title

Wrought Iron Fence
Details

Sheet No.

L4.06



Tubular Steel Fence Details

A

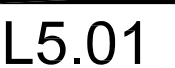
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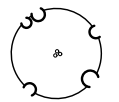
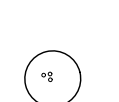
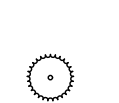
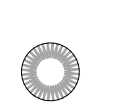
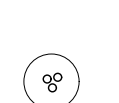
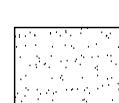
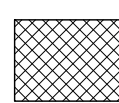
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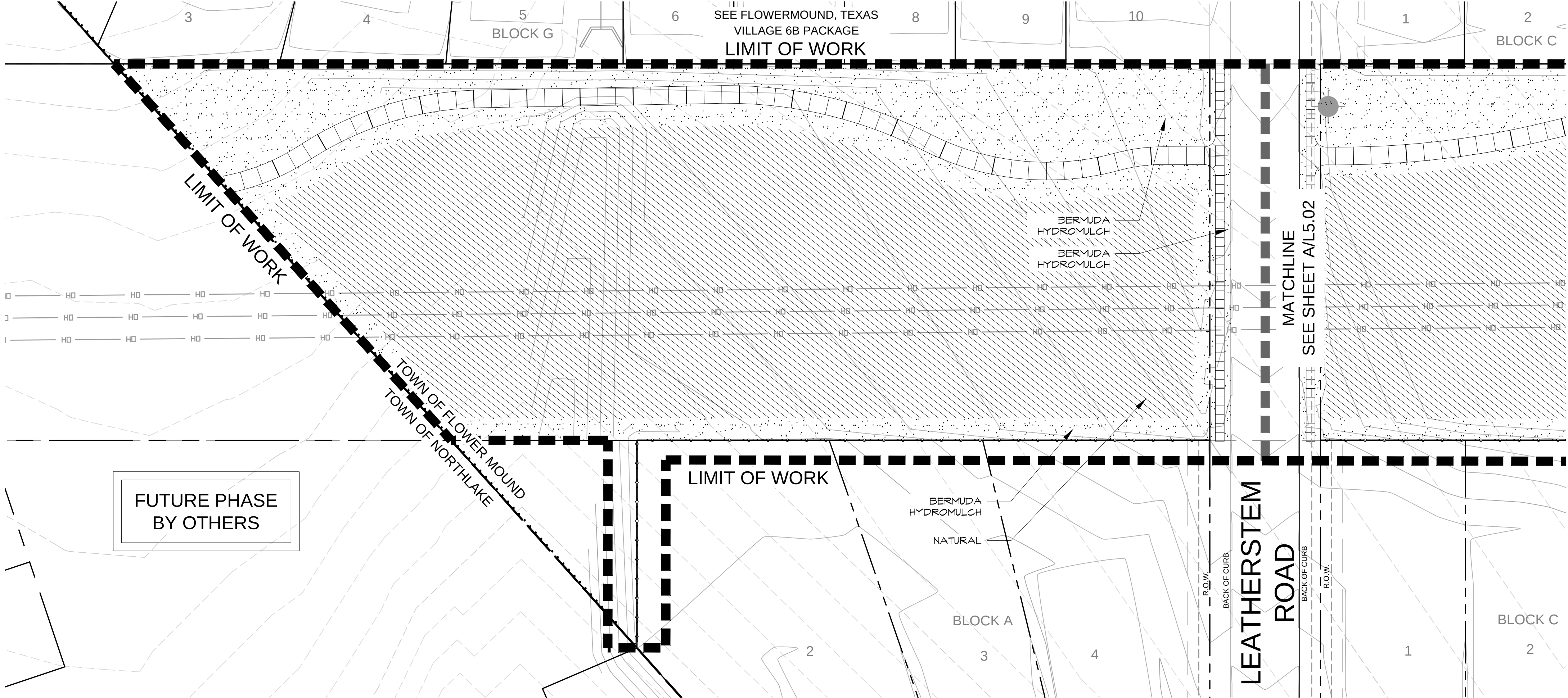
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10.09.2015	City Submittal # 3
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03.21.2016	Issue for Construction Set

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L5.01

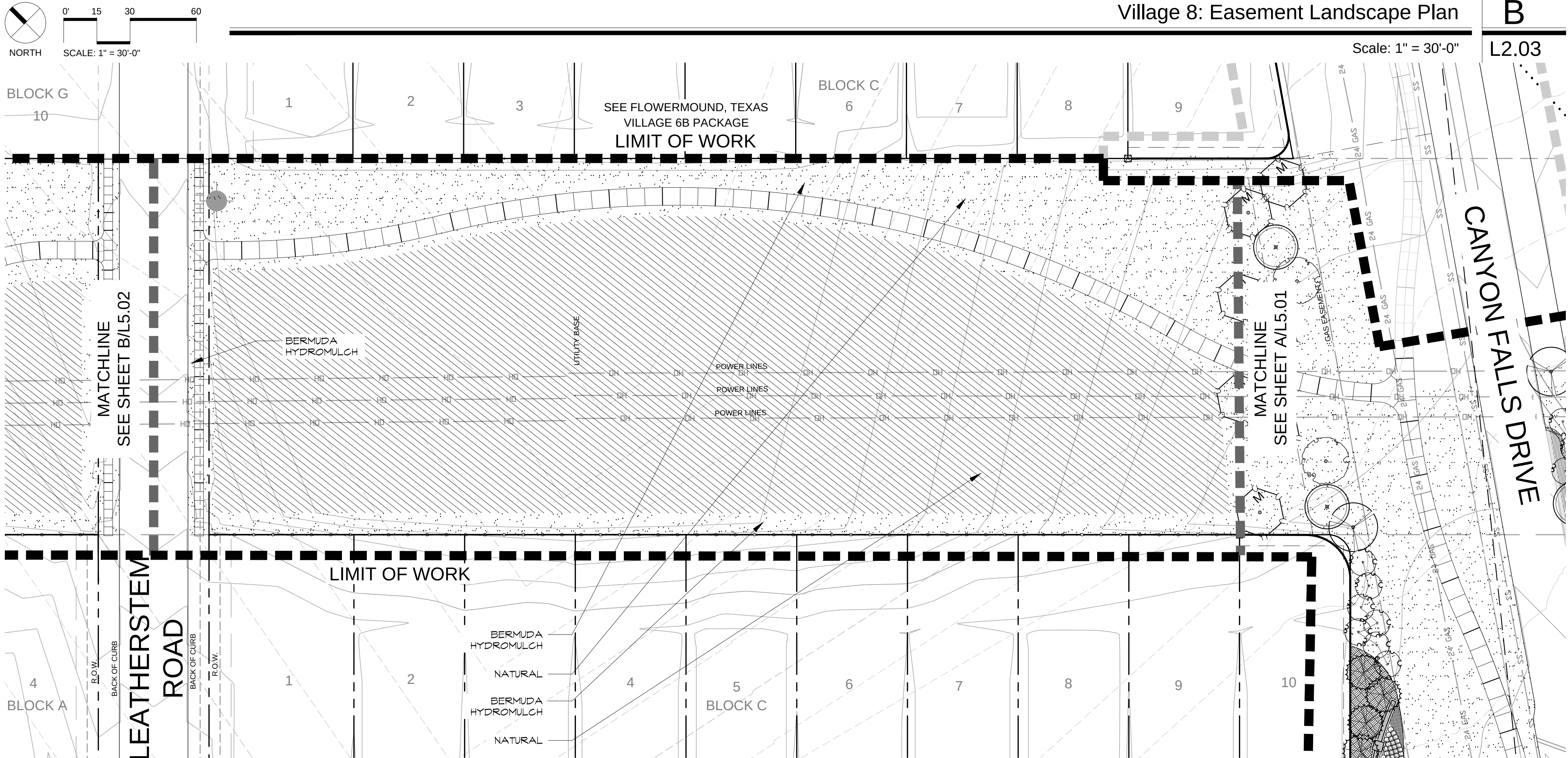


LANDSCAPE LEGEND	
	EASTERN RED CEDAR <i>Juniperus virginiana</i>
	POSSUM HAW <i>Ilex decidua</i>
	WEBER AGAVE <i>Agave weberi</i>
	NEW GOLD LANTANA <i>Lantana sp. 'New Gold'</i>
	MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
	LITTLE BLUESTEM <i>Schizachyrium scoparium</i>
	AUTUMN SAGE 'Hot Lips' <i>Salvia microphylla 'Hot Lips'</i>
	CROSSVINES <i>Bignonia capreolata</i>
	LADY BANKS ROSE <i>Rosa banksiae 'Lutea'</i>
	BERMUDA HYDROMULCH <i>Cynodon dactylon</i>
	PURPLE WINTERCREEPER <i>Euonymus coloratus</i>



Village 8: Easement Landscape Plan

B



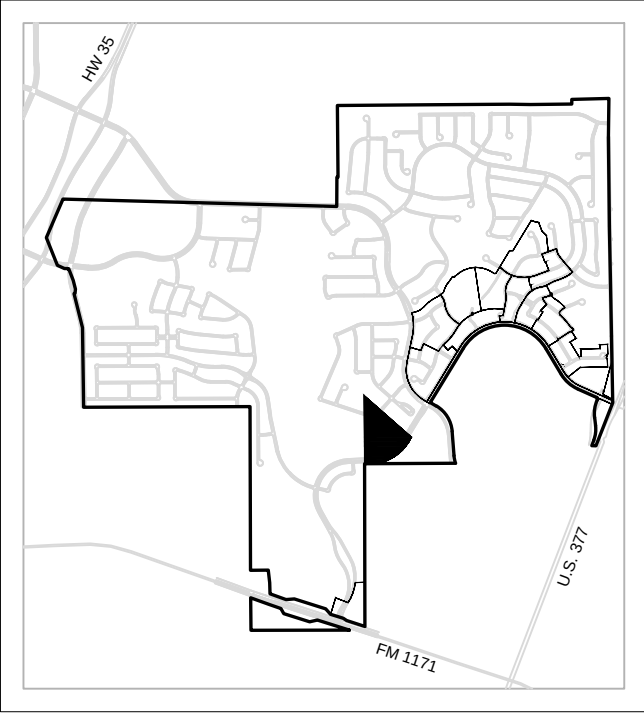
Village 8: Easement Landscape Plan

A

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Key Map



VILLAGE 8
IFC SET
Flower Mound, Texas
Project No: 12094

Issue Title
ISSUE FOR CONSTRUCTION SET
Issue Date: 03.21.2016
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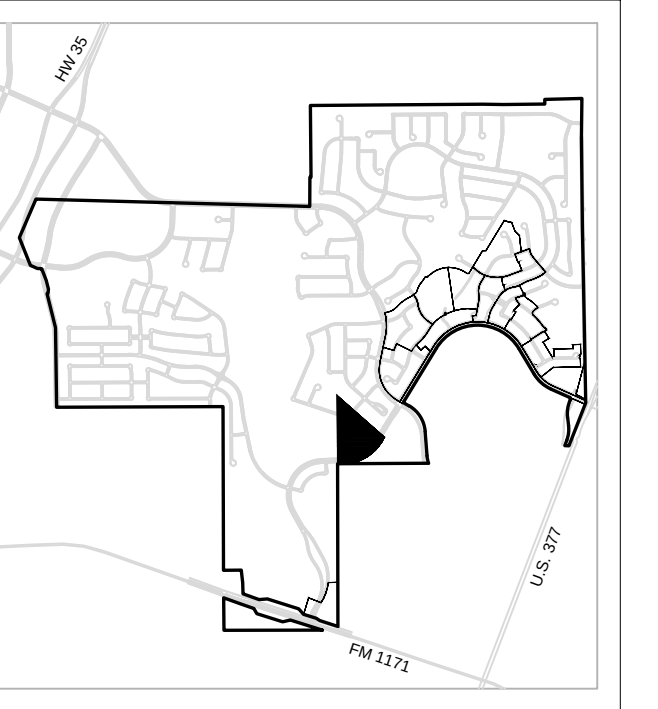
Issue / Addenda / Revisions	
Date	Description
12.31.2014	City Submittal # 1
02.02.2015	City Submittal # 2
10.09.2015	City Submittal # 3
03.18.2016	City Submittal # 4
03.21.2016	Issue for Construction Set

Drawing Title

Village 8:
Easement
Landscape Plan

Sheet No.

L5.02



FC SET

Project No: 12094

ISSUE FOR
CONSTRUCTION SET

Issue Date: 03.21.2016

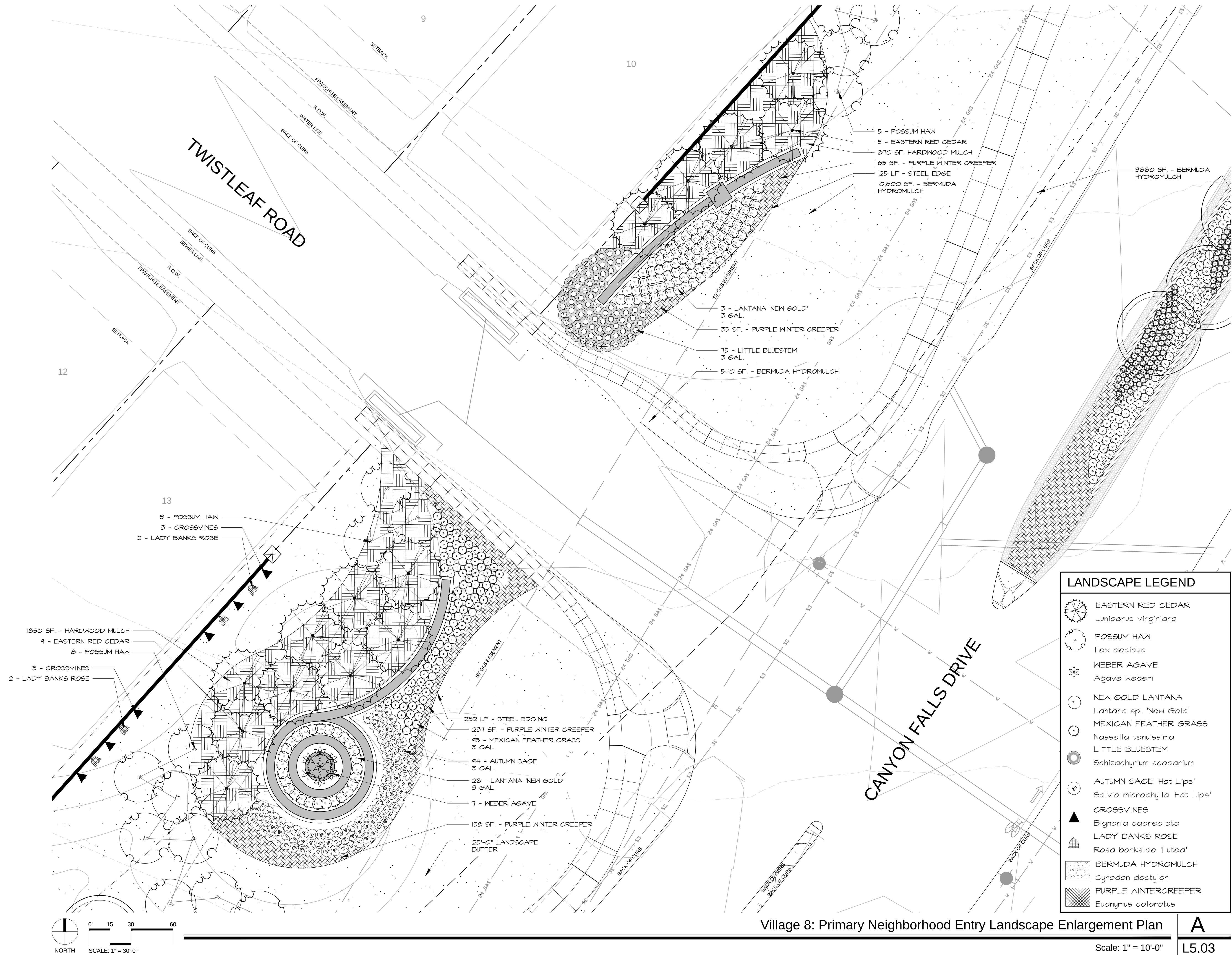
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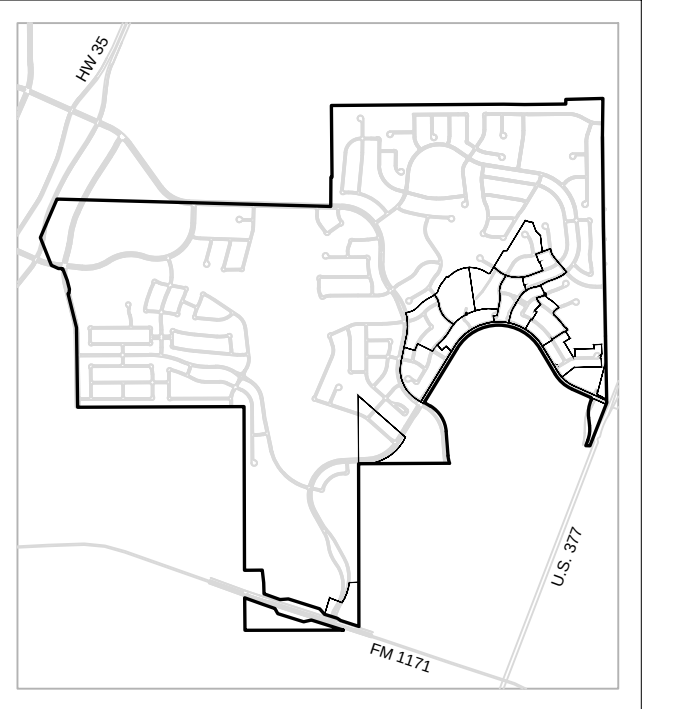
Village 8:

Primary Neighborhood Entry Landscape Enlargement Plan

L5.03



Key Map



VILLAGE 8

IFC SET

Flower Mound, Texas

Project No: 12094

Issue Title

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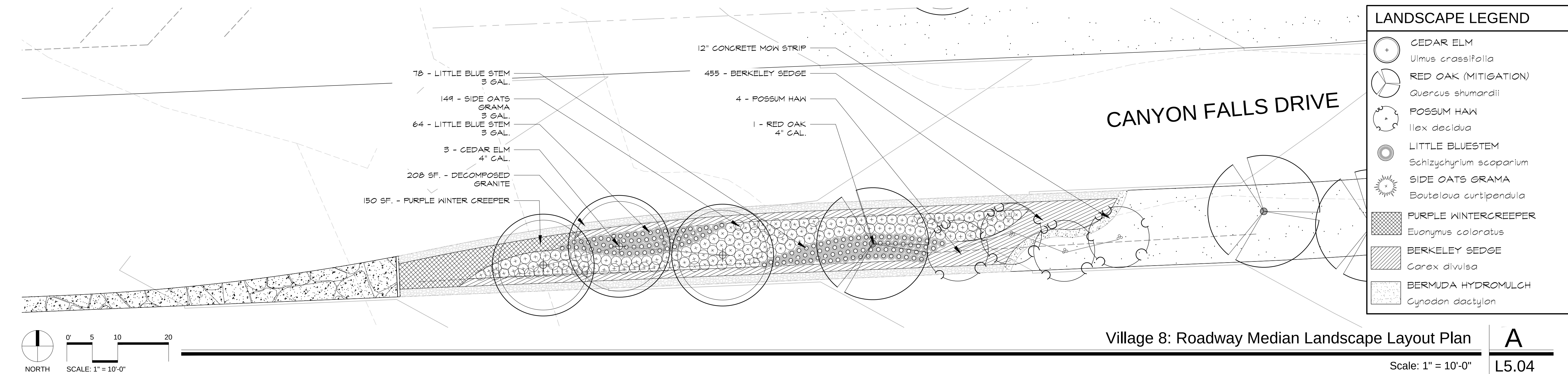
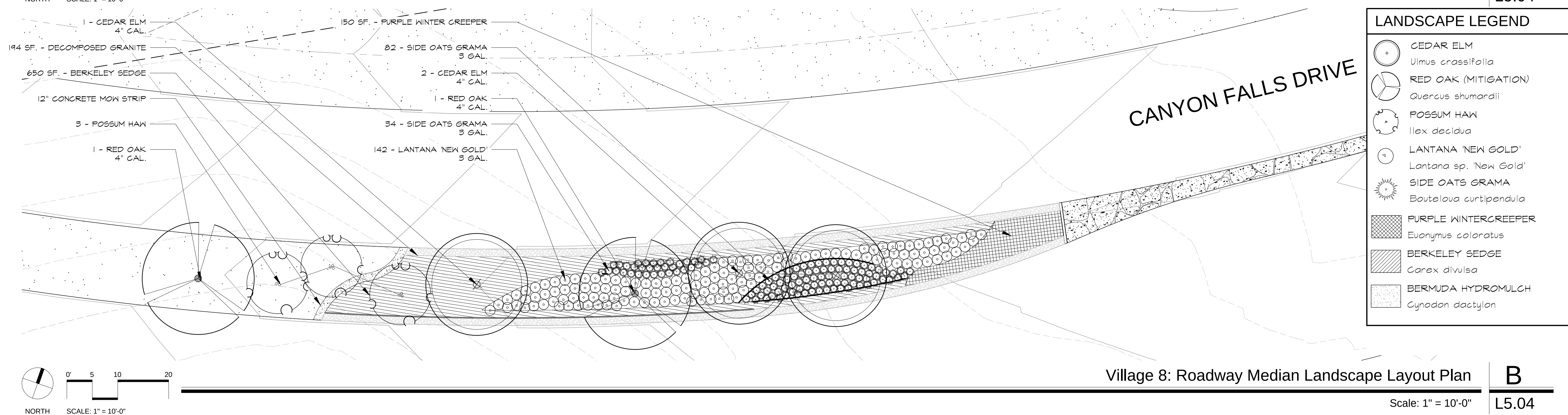
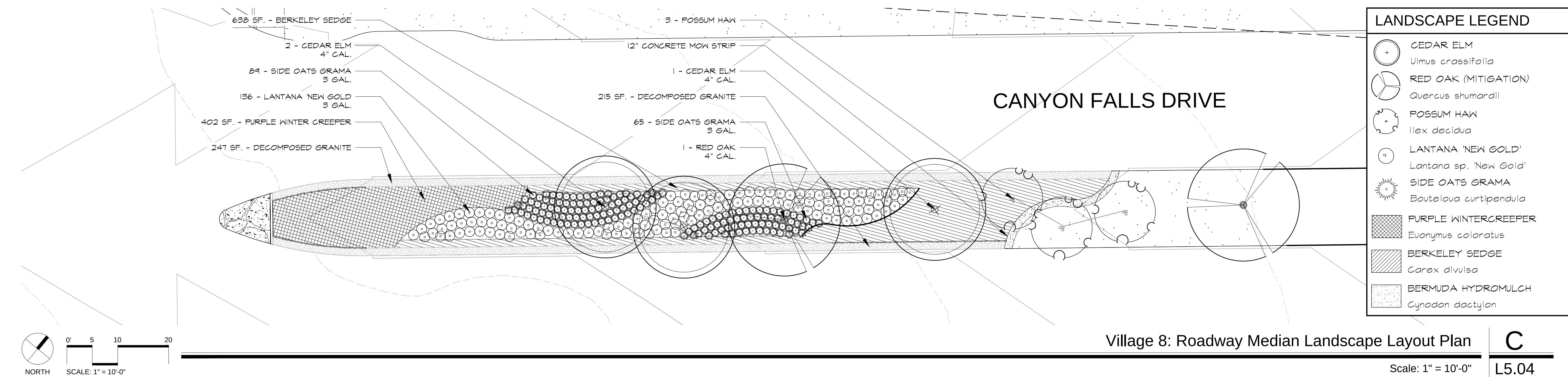
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Drawing Title

Village 8: Roadway Median Landscape Layout Plan

Sheet No.

L5.04

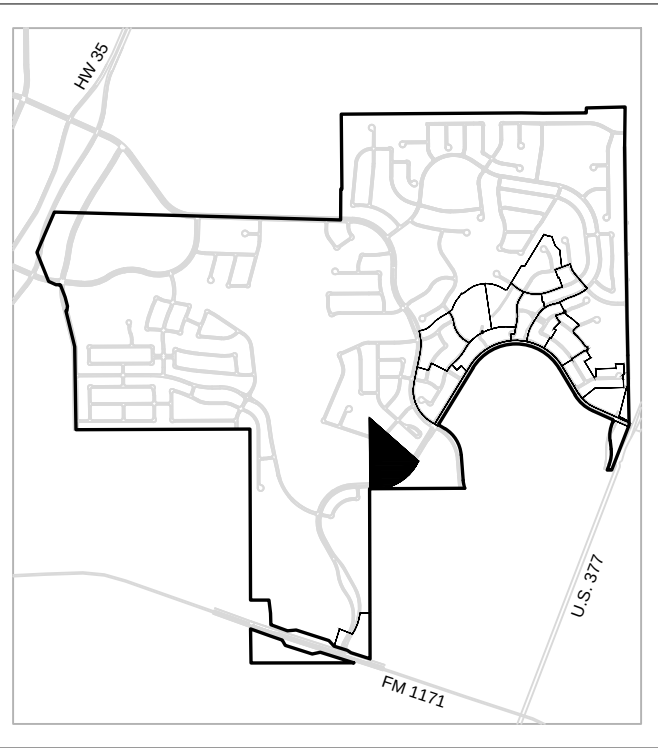


Scale: 1/2" = 1'-0"

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VILLAGE 8

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Flower Mound, Texas

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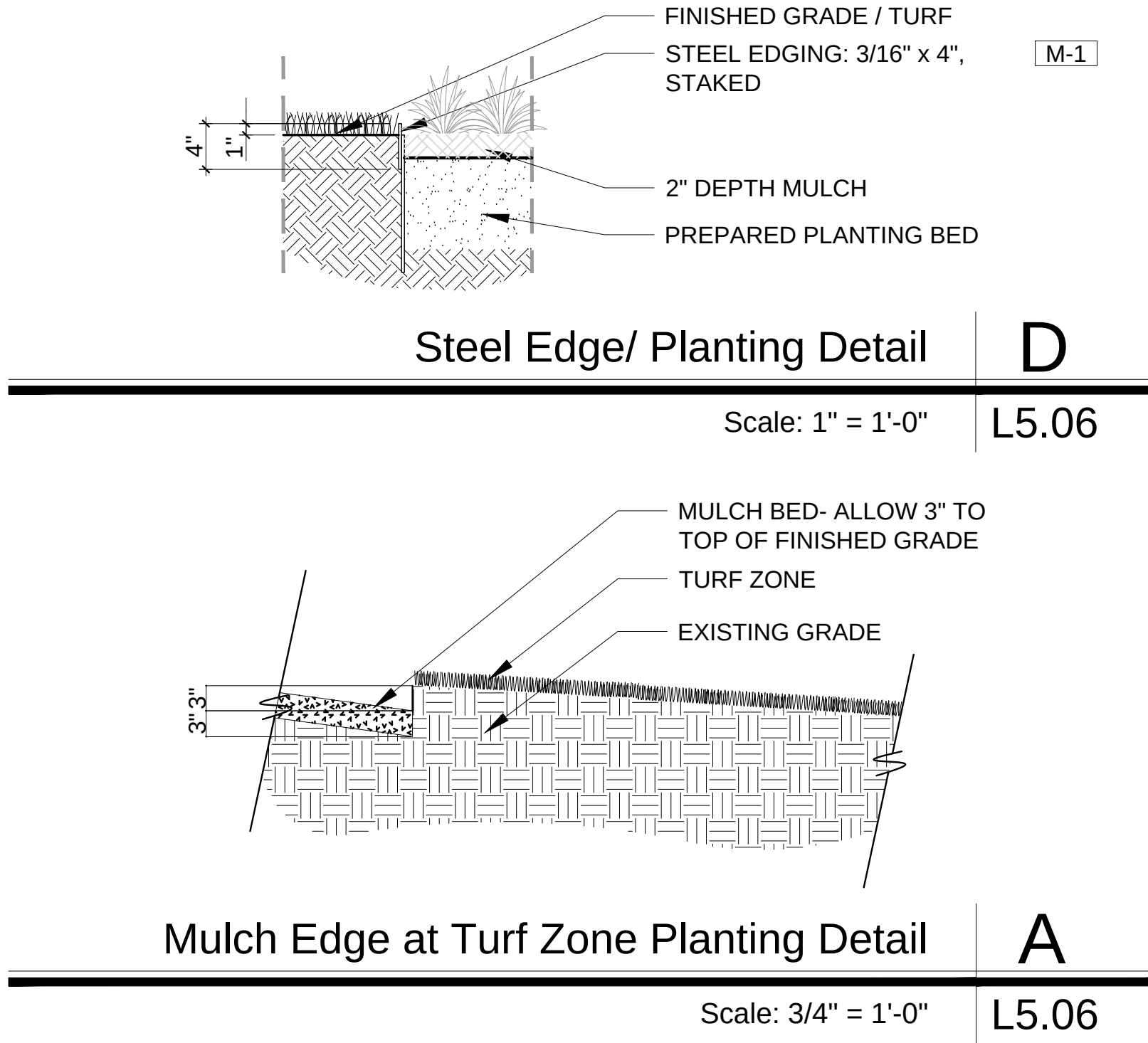
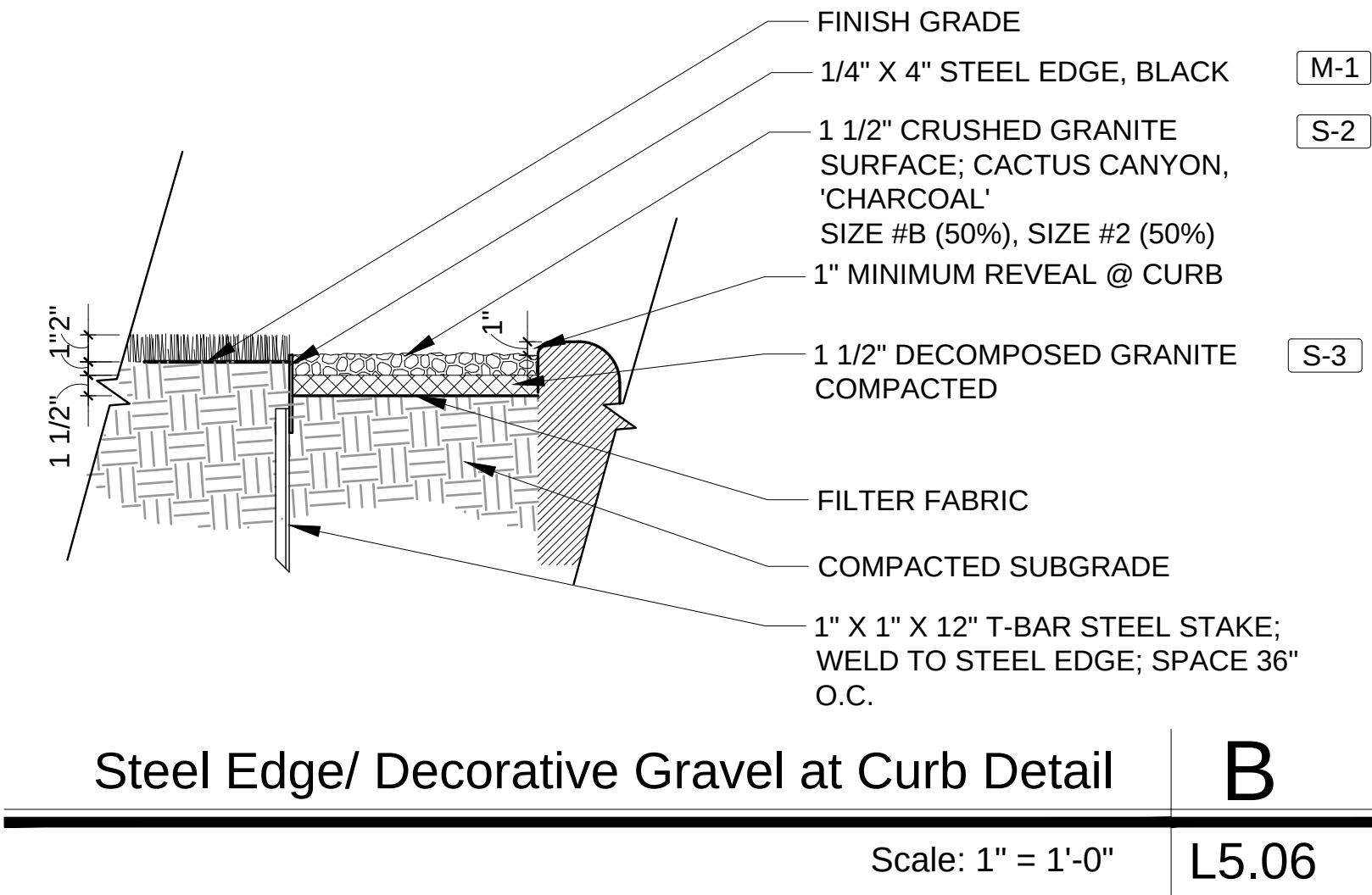
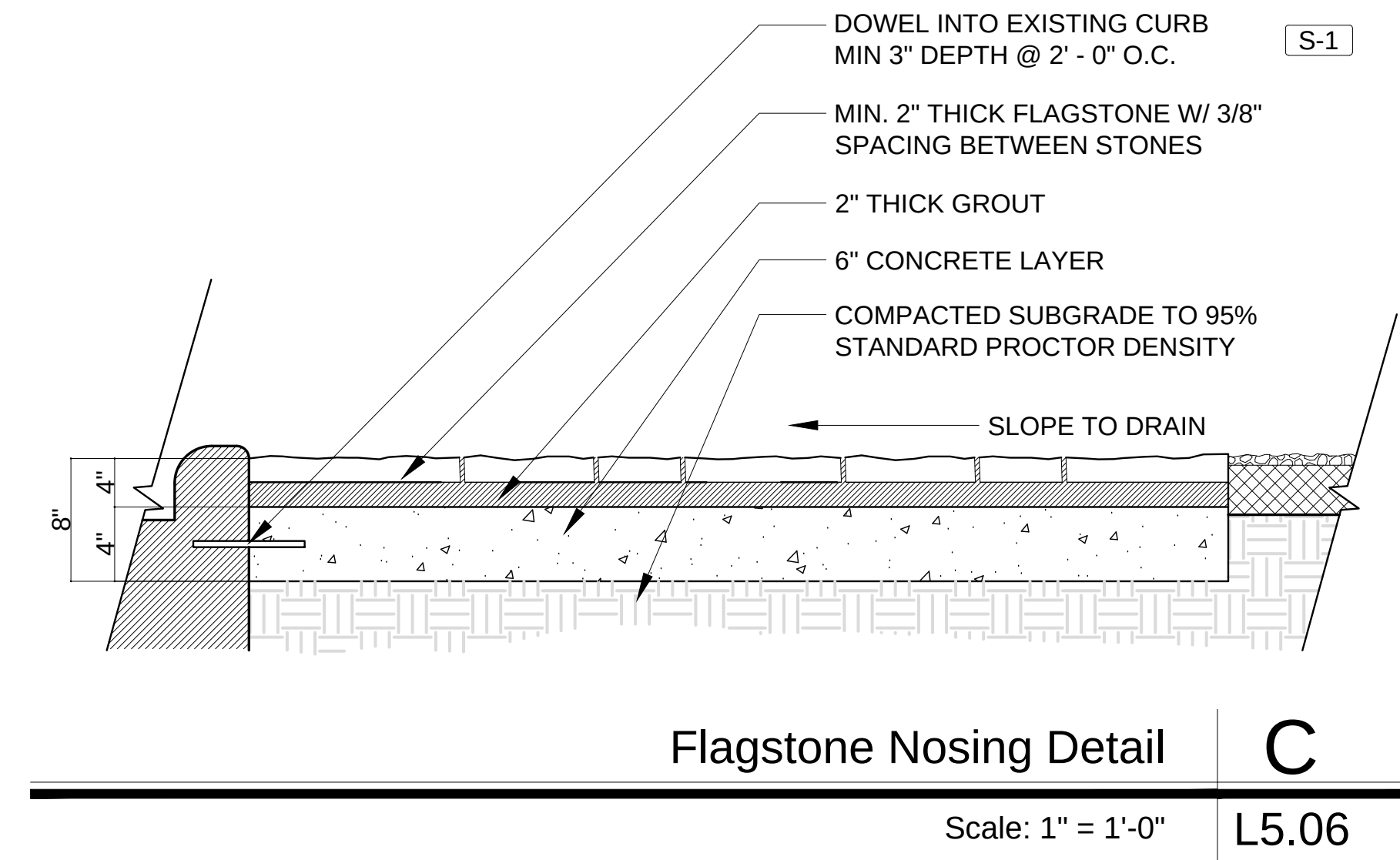
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Drawing Title

Landscape Planting Details

Sheet No.

L5.06



PLANT LIST

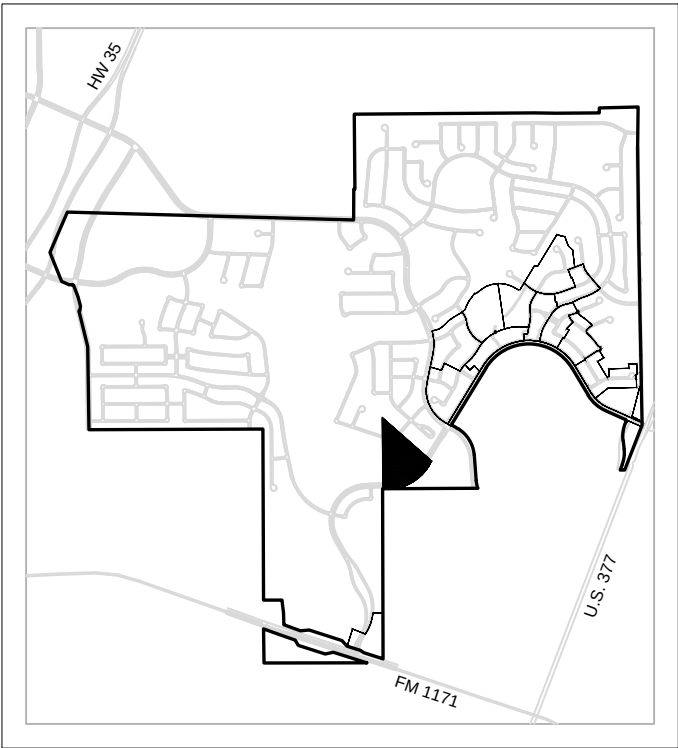
PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES						
7		PISTACHE <i>Pistacia chinensis</i>	4" CAL 100 GAL.	14'-16'	5'-6'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
15		BUR OAK <i>Quercus macrocarpa</i>	4" CAL 100 GAL.	14'-16'	5'-6'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
26		CEDAR ELM <i>Ulmus crassifolia</i>	4" CAL 100 GAL.	15'-16'	6'-7'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
22		RED OAK <i>Quercus shumardii</i>	4" CAL 100 GAL.	15'-16'	6'-7'	CONTAINER GROWN, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
ORNAMENTAL TREES						
14		EASTERN RED CEDAR <i>Juniperus virginiana</i>	45 GAL.	9'-10'	3'-4'	CONTAINER GROWN, WELL BRANCHED, STRONG CENTRAL LEADER, FULL TO THE GROUND
28		POSSUM HAW <i>Ilex decidua</i>	45 GAL.	9'-10'	4'-5'	CONTAINER GROWN, WELL BRANCHED
SHRUBS						
6		CROSSVINES <i>Bignonia capreolata</i>	5 GAL.	32"-36"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; STAKED FOR SUPPORT; PLANT AT 15' O.C.
4		LADY BANKS ROSE <i>Rosa banksiae 'Lutea'</i>	5 GAL.	32"-36"	12"-16"	CONTAINER GROWN; FULL AND WELL ROOTED; STAKED FOR SUPPORT; PLANT AT 15' O.C.
149		BLUE SAGE <i>Salvia farinacea</i>	3 GAL.	18"-22"	18"-22"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2.5' O.C.
95		MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>	3 GAL.	12"-14"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 3' O.C.
219		LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	3 GAL.	12"-18"	8"-10"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2.5' O.C.
94		AUTUMN SAGE <i>Salvia gregii</i>	3 GAL.	12"-18"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
399		NEW GOLD LANTANA <i>Lantana sp. 'New Gold'</i>	3 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
270		SIDE OATS GRAMA <i>Bouteloua curtipendula</i>	3 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
7		WEBER AGAVE <i>Agave weberi</i>	3 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
GROUNDCOVERS & PERENNIALS						
1,200 SF		PURPLE WINTERCREEPER <i>Euonymus coloratus</i>	1 GAL.	6"-8"	6"-8"	CONTAINER GROWN; FULL AND WELL ROOTED, MINIMUM 4 RUNNERS; PLANT AT 18" O.C. WITH TRIANGULAR SPACING
1,750 SF		BERKELEY SEDGE <i>Carex divulsa</i>	1 GAL.	8"-10"	8"-12"	CONTAINER GROWN; FULL AND WELL ROOTED, MINIMUM 4 RUNNERS; PLANT AT 24" O.C. WITH TRIANGULAR SPACING
102,100		BERMUDA (IRRIGATED) <i>Cynodon dactylon</i>	HYDRO-MULCH	N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS

Canyon Falls: Landscape Tabulation Chart (Village 8)			
Street Buffer Landscaping			
Street Name	Required Buffer Width	Provided	
Canyon Falls Dr.	Varies (25 ft. min)	25 ft. min.	
Street Buffer Trees			
Street buffer trees shall be provided in a ratio of one (1) tree for every thirty (30') of lineal frontage			
Street Name	Street Frontage (Linear Feet)	Required	Provided
Canyon Falls Dr.	1,020 lf	34	34
Street Buffer Shrubs			
A minimum of 10 additional shrubs that are a minimum of 3 gallons per every fifty (50') linear feet of frontage			
Street Name	Street Frontage (Linear Feet)	Required	Provided
Canyon Falls Dr.	1,020 lf	204	204

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Key Map



VILLAGE 8

IFC SET

Flower Mound, Texas

Project No: 12094

Issue Title

ISSUE FOR CONSTRUCTION SET

Issue Date: 03.21.2016

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Drawing Title

Mitigation Schedule

Sheet No.

L5.07

TREE AND UPLAND HABITAT MITIGATION NOTES

1. PER THE APPROVED ENVIRONMENTAL PROTECTION PLAN DATED JANUARY 23, 2013, THE DESCRIPTION OF THE UPLAND HABITAT IS AS FOLLOWS:
THE TOWN DEFINES UPLAND HABITAT AS: "AREAS, A MAXIMUM OF 10 ACRES IN SIZE, EQUAL TO OR EXCEEDING 50 TREES PER ACRE, WHICH CONTAIN A PREDOMINANT MATRIX OF TREE SPECIES IDENTIFIED ON THE TOWN'S PROTECTED TREE LIST. ANY TREE SPECIES THAT MAKES UP OVER 30 PERCENT OF THE POPULATION WITHIN A COMPLEX IS CONSIDERED TO BE THE PREDOMINANT SPECIES.

THE TOWN IDENTIFIED THREE UPLAND AREAS OF VARYING SIZES LOCATED IN THE NORTHEASTERN PORTION OF THE SITE. THESE UPLAND AREAS TOTAL APPROXIMATELY 76 ACRES IN SIZE AND ARE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN. THE NORTHERNMOST AREA IS THE LARGEST AND EXTENDS TO THE NORTH AND OUTSIDE THE TOWN'S BOUNDARY. THE MOST COMMON SPECIES OBSERVED BY THE TOWN INCLUDE POST OAK (QUERCUS STELLATA) AND CEDAR ELM (ULMUS CRASSIFOLIA) BOTH ON THE TOWN'S PROTECTED TREE SPECIES LIST. THE TOWN BELIEVES THE ONSITE UPLAND HABITAT IS INDICATIVE OF THE CROSS TIMBERS ECOREGION.

WOODY SPECIES OBSERVED IN THE UPLAND AREA DURING THE SITE VISIT INCLUDED POST OAK (QUERCUS STELLATA), BLACKJACK OAK (QUERCUS MARILANDICA), CEDAR ELM (ULMUS CRASSIFOLIA), PECAN (CARYA ILLINOENSIS), AMERICAN ELM (ULMUS AMERICANA), MESQUITE (PROSOPIS JULIFLORA), EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), BLACK WILLOW (SALIX NIGRA), AND SUGARBERRY (CELTIS LAEVIGATA). KBA IDENTIFIED POST OAK (QUERCUS STELLATA) AND CEDAR ELM (ULMUS CRASSIFOLIA) AS THE PREDOMINANT SPECIES ONSITE. ALL TREE SPECIES OBSERVED ONSITE APPEARED TO BE IN GOOD CONDITION.

COMMON UPLAND HABITAT ALSO INCLUDED JAPANESE BROME (*BROMUS JAPONICUS*), ANNUAL RYEGRASS (*LOLIUM PERENNE*), SILVER BLUESTEM (*BOTHRIOCHLOA SACCHAROIDES*), WESTERN RAGWEED (*AMBROSIA PSILOSTACHYA*), SWITCHGRASS (*PANICUM VERGATUM*), COMMON GREENBRIER (*SMILAX BONA-NOX*), COMMON SUNFLOWER (*HELIANTHUS ANNUUS*), AND PRICKLY-PEAR CACTUS (*OPUNTIA PHAEACANTHA*). THE TOWN IDENTIFIED AN AREA OF MID- TO LATE-SUCCESSIONAL NATIVE GRASSES IN THE NORTHEASTERN PORTION OF THE NORTHERN TRACT THAT INCLUDED LITTLE BLUESTEM (*SCHIZACHYRIUM SCOPARIUM*), CANADA WILD RYE (*ELYMUS CANADENSIS*), CAROLINA JOINT-TAIL (*COELORACHIS CYLINDRICA*), PURPLE TOP (*TRIDENS FLAVUS*), SWITCH GRASS (*PANICUM VERGATUM*), AND KNOT-ROOT BRISTLE GRASS (*SETARIA GENICULATA*). THE VEGETATION OBSERVED ONSITE APPEARED TO BE IN GOOD HEALTH. BASED ON THE SITE'S LOCATION WITHIN UPLAND HABITAT GREATER THAN 10-ACRES IN SIZE AND THE MATRIX OF TREE SPECIES FOUND ON THE TOWN'S PROTECTED TREE LIST ONSITE, THESE AREAS ARE CONSIDERED AN ESA BY THE TOWN'S DEFINITION OF UPLAND HABITAT.

EVERY EFFORT HAS BEEN MADE TO SAVE AS MANY TREES AS POSSIBLE WITH THE UPLAND HABITAT AREAS, HOWEVER, THERE ARE STILL SOME TREES THAT WILL NEED TO BE REMOVED AS A RESULT OF THE PROPOSED DEVELOPMENT. USING THE TREE SURVEY DATA TO REFINE THE LIMITS OF THE UPLAND HABITAT AREA, WE ARE EXPECTING TO REMOVE 17.24 ACRES OF ESA OR UPLAND HABITAT AREA WITH THIS DEVELOPMENT PLAN (SEE ATTACHED EXHIBIT). MITIGATION OF THE REMOVED UPLAND HABITAT AREA WILL BE IN THE FORM OF TREE OR NATIVE GRASS PLANTINGS ON SITE. WE WILL WORK WITH THE TOWN ON THE SPECIFIC LOCATIONS OF THESE PLANTINGS AT THE TIME OF RECORD PLAT/PLANS OF OUR FIRST PHASE OF LOTS.

2. THE UPLAND AREA HABITAT FOR FOR PHASE 3 IS 17.24 ACRES. PER THE TOWN OF FLOWER MOUND'S REQUIREMENTS, A FEE OF \$15,00.00 PER ACRE SHALL BE OWED TO THE TOWN'S TREE PRESERVATION FUND. IT IS THE INTENT OF THIS UPLAND HABITAT MITIGATION PLAN TO PROVIDE PLANTING IN THE AMOUNT THAT WILL BE OWED TO THE TREE PRESERVATION FUND IN LIEU OF STANDARD PAYMENT.
3. A TOTAL OF \$15,412.50 OF NATIVE LANDSCAPE MATERIAL SHALL BE PLANTED ON SITE AS SHOWN ON THE UPLAND HABITAT MITIGATION PLAN TO SATISFY THE REQUIRED FEE OF \$258,600.00 TO THE TREE PRESERVATION FUND ANY REMAINING UPLAND HABITAT FEE WILL BE PLANTED IN FUTURE PHASES.
4. AT SUBMISSION OF THE PLAT FOR THE FINAL PHASE OF THE PROJECT, IF ANY PROTECTED TREE, HABITAT TREE OR UPLAND HABITAT MITIGATION IS NOT FULLY SATISFIED BY THE FINAL PLAT'S PROPOSED LANDSCAPE MITIGATION PLAN, PAYMENT WILL BE PAID FOR ANY REMAINING OUTSTANDING MITIGATION CREDITS OF SPECIMEN TREES, HABITAT TREES AND/OR UPLAND HABITAT MITIGATION.

PLANTING NOTES

1. THE UPLAND HABITAT AREA THAT IS IMPACTED BY PHASE 3 IS 17.24 ACRES
2. PERMANENT TREE BUBBLERS SHALL BE PLACED ON ALL PROPOSED TREES.
3. ALL HABITAT MITIGATION SHRUBS TO BE INSTALLED ON PERMANENT IRRIGATION SYSTEM.
4. ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH ALL PARTICULARS ESTABLISHED WITHIN THE TOWN/DEVELOPER AGREEMENT
5. ALL HABITAT MITIGATION NATIVE GRASSES/SHRUBS DENOTED BY THE HATCHING SHALL BE NATIVE GRASSES, ONE GALLON IN SIZE AT THE TIME OF PLANTING. NATIVE GRASSES/SHRUBS SHALL BE PLANTED EQUALLY DIVIDED WITHIN EACH AREA AND WILL CONSIST OF:

MEXICAN FEATHER GRASS (Nassella tenuissima), AUTUMN SAGE (Salvia gregii,) NEW GOLD LANTANA (Lantana sp. 'New Gold'), PURPLE WINTERCREEPER (Euonymus coloratus), LITTLE BLUESTEM (Schizachyrium scoparium)
6. ALL TREE PLANTING AND RE-VEGETATION SHALL BE FIELD LOCATED AROUND EXISTING TREES

PROTECTED TREE & SPECIMEN TREE MITIGATION PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES						
15		MITIGATION BUR OAK <i>Quercus macrocarpa</i>	4" CAL 100 GAL.	14'-16'	5'-6'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE

CANYON FALLS: TREE MITIGATION SURVEY	
Tree Mitigation Survey	Required
WSC001 (dated Feb. 6, 2013)	1180.7 "
WSC002 (dated Sept. 20, 2013)	958.2 "
WSC003 (dated March 19, 2015)	0 "
Total Mitigation Tree Required:	2138.90 "

CANYON FALLS: TREE MITIGATION CHART		
Total Mitigation Tree Required (Inches):		2138.90
Village	Provided	Status
Village 9	460.00 "	Approved
Village 15A	0.00 "	Approved
Village 16A	52.00 "	Approved
CF Gateway Entries	0.00 "	Approved
CF Drive Phase 1 (Medians)	0.00 "	Approved
Village 13	0.00 "	Approved
Village 15B	0.00 "	Approved
Village 16B	0.00 "	Approved
Village 10A	76.00 "	Approved
Village 6A	64.00 "	Approved
Village 6B	56.00 "	Approved
Village 8*	60.00 "	Pending Approval
Village 14	52.00 "	Pending Approval
Stoncrest Road Widening	40.00 "	Pending Approval
Village 5	348.00 "	Pending Approval
Silt Pond at Canyon Falls Drive	40.00 "	Pending Approval

Total Outstanding Required:	890.9 "
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* Spreadsheet Updated: April 8, 2016

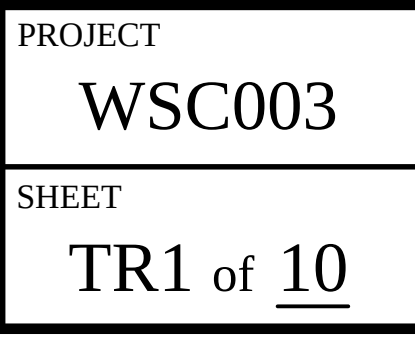
UPLAND HABITAT MITIGATION PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
SHRUBS						
405 SF		MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>	3 GAL.	12"-14"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 3' O.C.
25 SF		LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	3 GAL.	12"-18"	8"-10" O.C.	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2.5' O.C.
340 SF		AUTUMN SAGE <i>Salvia gregii</i>	3 GAL.	12"-18"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
410 SF		NEW GOLD LANTANA <i>Lantana sp. 'New Gold'</i>	3 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
500 SF		PURPLE WINTERCREEPER <i>Euonymus coloratus</i>	1 GAL.	6"-8"	6"-8"	CONTAINER GROWN; FULL AND WELL ROOTED; MINIMUM 4 RUNNERS; PLANT AT 18" O.C. WITH TRIANGULAR SPACING

UPLAND HABITAT MITIGATION SUMMARY

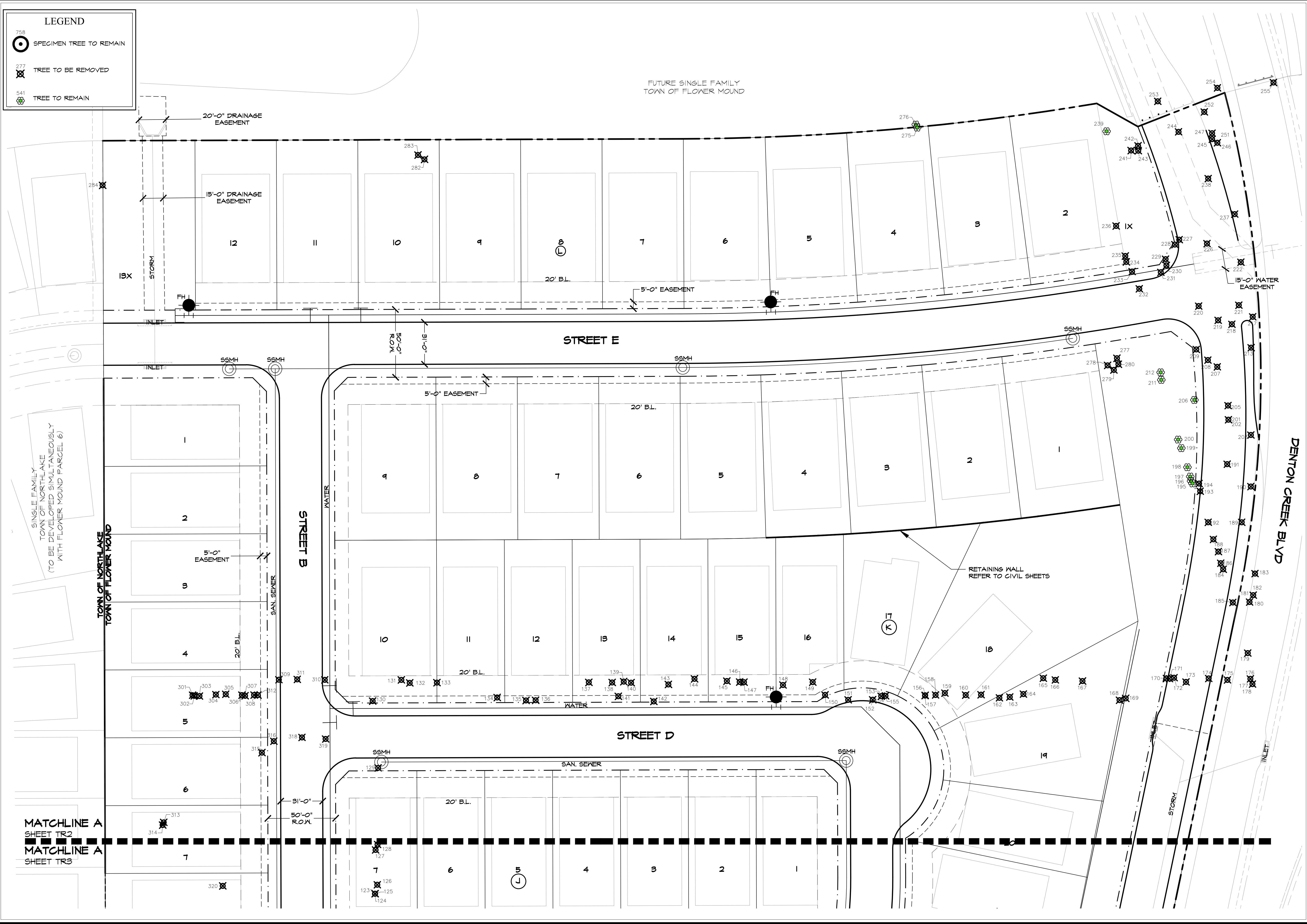
UPLAND HABITAT MITIGATION REQUIRED: \$258,600.00
(17.24 ACRES OF HABITAT TO BE MITIGATED x \$15,000 PER ACRE = \$258,600.00)

HABITAT TREE COST: 0 TREES @ \$500.00 PER TREE: \$0
HABITAT GRASSES/SHRUBS: 2,055 S.F. AT \$7.50 PER S.F. = \$15,412.50
TOTAL HABITAT MITIGATION PROVIDED PER PLAN: \$15,412.50
TOTAL HABITAT FROM PREVIOUS PHASE 6A & 6B: \$109,200.00
TOTAL HABITAT FROM PREVIOUS PHASE 10A & 13: \$52,597.50
TOTAL HABITAT FROM PREVIOUS PHASE 14: \$21,855.00
TOTAL HABITAT MITIGATION REMAINING TO BE PLANTED IN FUTURE PHASES: \$59,535.00



Plotted by: Leonard Plot Date: 3/19/2015 2:44 PM

Drawing: S:\Projects\WSC003\DWG\WSC003-TR.dwg Saved By: Leonard Save Time: 3/16/2015 8:27 AM



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

LEONARD W. REES
LANDSCAPE ARCHITECT
STATE OF TEXAS
1977

March 19, 2015

NORTH

30 15 0 30

1" = 30' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

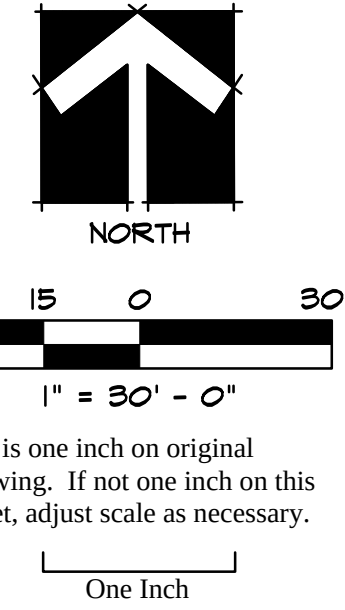
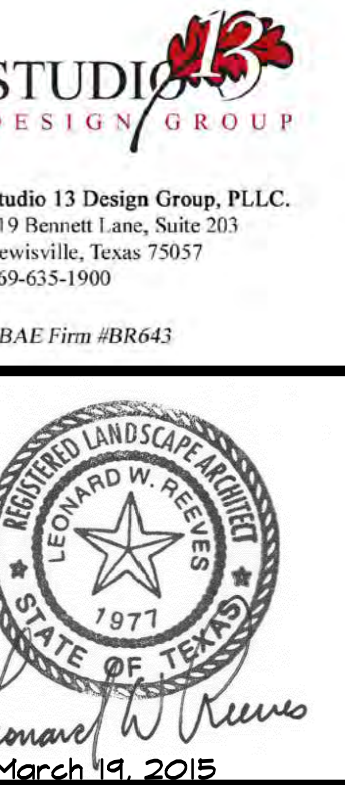
LANDSCAPE AND SCREENING

Tree Survey Layout

Canyon Falls, Ph. 6A, 6B & 8

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
#	1	Revised per Town Comments	LWR 2-17-2015
	2	Revised per Town Comments	LWR 3-15-2015
	3	Revised per Town Comments	LWR 3-19-2015
PROJECT			
WSC003			
SHEET			
TR2 of 10			



LANDSCAPE AND SCREENING

Free Survey Layout

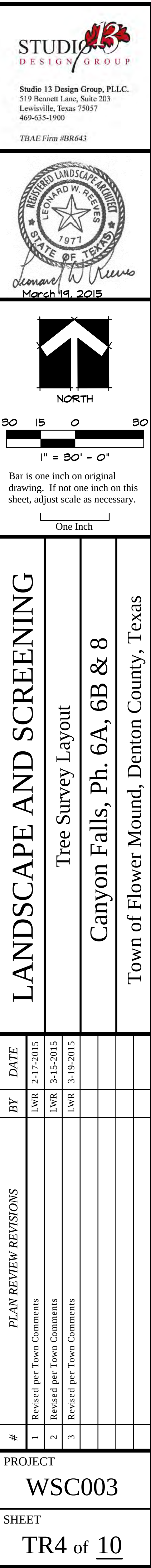
Canyon Falls, Ph. 6A, 6B & 8

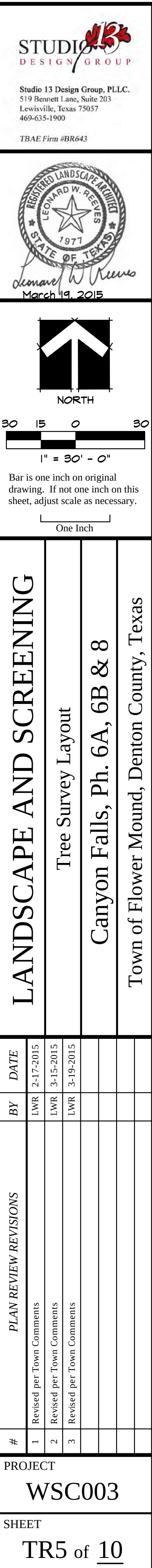
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per Town Comments	LWR	2-17-2015
2	Revised per Town Comments	LWR	3-15-2015
3	Revised per Town Comments	LWR	3-19-2015

PROJECT
WSC003

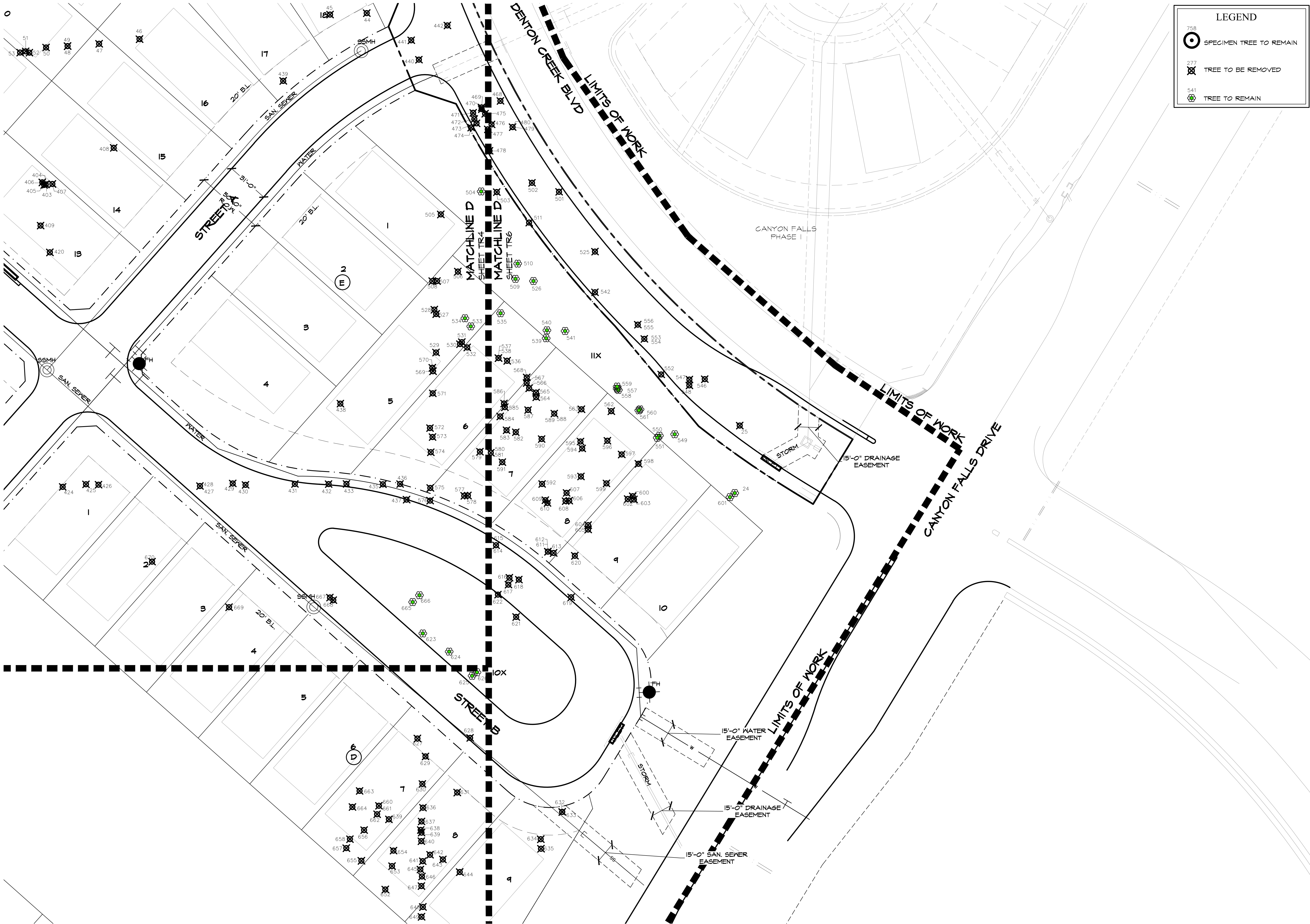
SHEET
TR3 of 10





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LEGEND

758
 SPECIMEN TREE TO REMAIN

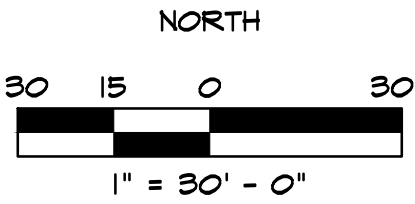
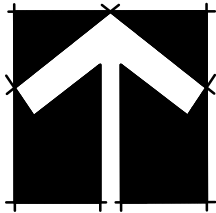
277
 TREE TO BE REMOVED

541
 TREE TO REMAIN



Studio 13 Design Group, PLLC.
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Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Tree Survey Layout

Canyon Falls, Ph. 6A, 6B & 8

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per Town Comments	LWR	2-17-2015
2	Revised per Town Comments	LWR	3-15-2015
3	Revised per Town Comments	LWR	3-19-2015

PROJECT
WSC003

SHEET
TR6 of 10

Plotted by: Leonard Plot Date: 3/19/2015 2:44 PM

Drawing: S:\Projects\WSC003\DWG\WSC003--TR.dwg Saved By: Leonard Save Time: 3/19/2015 2:44 PM

Canyon Falls, Ph. 6A, 6B & 8													
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. in.)	Mitigation not in BLDG Area (cal. in.)	Positive Credits for Preservation (cal. in.)	
24	13	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
25	23	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Right-of-Way	Remove	0	0	0	0
43	10.5	HACKBERRY	Celtis Occidentalis	UL	1	No	No	Right-of-Way	Remove	0	0	0	0
44	27.25	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0	0
45	21.75	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
46	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
47	20.25	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Lot Area	Remove	0	0	0	0
48	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
49	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
50	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
51	10.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
52	13.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
53	11.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
54	9.5	BOIS D' ARC	Maclura Pomifera	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
55	10.5	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0	0
56	8.75	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
57	9.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
58	9.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
59	6	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
60	6	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
61	14	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0	0
62	23	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
63	23.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
64	7	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Right-of-Way	Remove	0	0	0	0
65	11.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
66	21	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Easement	Remove	0	0	0	0
67	7	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Easement	Remove	0	0	0	0
68	21.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
69	17.75	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Easement	Remove	0	0	0	0
70	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
71	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
72	6.5	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
73	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
74	8.25	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
75	6.75	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Buildable Area	Remove	0	0	0	0
76	6.75	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Lot Area	Remove	0	0	0	0
77	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
78	21.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
79	15.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
80	14.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
81	9.7	HONEY LOCUST	Gleditsia Tricanthos	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
82	24	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
83	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
84	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
85	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
86	10	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
87	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
88	8.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
89	10	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
90	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
91	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
92	9.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
93	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
94	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
95	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
96	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
97	10.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
98	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
99	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
100	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
101	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
102	12.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
103	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
104	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
105	30	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
106	30	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
107	13.25	CHITTAMWOOD	Bumelia Sp.	UNDERSTORY	1	Yes	No	Buildable Area	Remove	0	0	0	0
108	18.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
109	21	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
110	8.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
111	16.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
112	14.25,9.9	HACKBERRY	Celtis Occidentalis	SPUT TRUNK	3	No	No	Lot Area	Remove	0	0	0	0
113	13.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
114	11.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
115	13	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
116	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
117	9.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
118	10.5	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0	0
119	11.25	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0	0
120	8.5	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0	0
121	8.25	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Lot Area	Remove	0	0	0	0
122	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
123	8.5	HACKBERRY	Celtis Occidentalis	SPUT TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
124	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
125	7.5	HACKBERRY	Celtis Occidentalis	SPUT TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
126	7.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
127	14.25	HACKBERRY	Celtis Occidentalis	SPUT TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
128	18	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
129	15.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
130	14.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
131	11.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
132	9.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
133	7.5	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Lot Area	Remove	0	0	0	0
134	12.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
135	20.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
136	22.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
137	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
138	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
139	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
140	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
141	7.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
142	10	HACKBERRY	Celtis Occidentalis	CROOKED TRUNK	1	No	No	Easement	Remove	0	0	0	0
143	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
144	18.25	HACKBERRY	Celtis Occidentalis	SPUT TRUNK	1	No	No	Lot Area	Remove	0	0	0	0
145	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
146	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
147	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
148	22.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
149	9.5	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0	0
150	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0

Canyon Falls, Ph. 6A, 6B & 8													
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. In.)	Mitigation not in BLDG Area (cal. In.)	Positive Credits for Preservation (cal. In.)	
151	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
152	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
153	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
154	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
155	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
156	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
157	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
158	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
159	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	
160	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	
161	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
162	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
163	11.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
164	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
165	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
166	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
167	27.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	
168	24	HACKBERRY	Celtis Occidentalis	UL	1	No	No	Lot Area	Remove	0	0	0	
169	22.25	HACKBERRY	Celtis Occidentalis	LEANING TRUNK	1	No	No	Lot Area	Remove	0	0	0	
170	9.5	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Right-of-Way	Remove	0	0	0	
171	20.25	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
172	7.5	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Right-of-Way	Remove	0	0	0	
173	15.5, 17	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0	
174	22.25	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
175	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
176	6.75	HACKBERRY	Celtis Occidentalis	SPLIT TRUNK	1	No	No	Right-of-Way	Remove	0	0	0	
177	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
178	7.25	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Right-of-Way	Remove	0	0	0	
179	13	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
180	7	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Right-of-Way	Remove	0	0	0	
181	23	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
182	11,10	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0	
183	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
184	10.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
185	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
186	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
187	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
188	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
189	9	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Right-of-Way	Remove	0	0	0	
190	10.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
191	10	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Right-of-Way	Remove	0	0	0	
192	7.5,9.25	HACKBERRY	Celtis Occidentalis	SPLIT TRUNK	2	No	No	Right-of-Way	Remove	0	0	0	
193	10.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
194	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
195	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	
196	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
197	9.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
198	8.75	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
199	10.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	
200	9.25	HACKBERRY	Celtis Occidentalis	SPLIT TRUNK	1	No	No	Open Space	Remain	0	0	0	
201	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
202	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
203	12.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
205	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
206	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	
207	6.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
208	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
209	7	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
211	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
212	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	
213	33	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
217	8.8.5	CHITTAMWOOD	Bumelia Sp.	GOOD	2	Yes	No	Right-of-Way	Remove	0	0	0	
218	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
219	9.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
220	11.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
221	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
222	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	
226	12.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
227	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
228	10.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
229	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
230	7.5,7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0	
231	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
232	12.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
233	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
234	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
235	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	
236	11.25,10	HACKBERRY	Celtis Occidentalis	GOOD	2	No	No	Lot Area	Remove	0	0	0	
237	14	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
238	18.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
239	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	
241	10.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remove	0	0	0	
242	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remove	0	0	0	
243	10	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remove	0	0	0	
244	13.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
245	9	HACKBERRY	Celtis Occidentalis	SPLIT TRUNK	1	No	No	Right-of-Way	Remove	0	0	0	
246	12.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
247	6.5,5	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0	
251	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
252	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
253	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
254	13.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	
255	11.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	
258	14.5,14.5	HACKBERRY	Celtis Occidentalis	GOOD	2	No	No	Open Space	Remain	0	0	0	
275	9.75	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
276	7.5	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	
277	6.25	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
278	8.5	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
279	10	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
280	10.75	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
282	9.75	CHITTAMWOOD	Bumelia Sp.	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0	
283	6.75	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Lot Area	Remove	0	0	0	
284	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	
301	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	
302	7.25,7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Buildable Area	Remove	0	0	0	
303	11.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	
304	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	
305	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	
306	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	
307	5.75,5.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Lot Area	Remove	0	0	0	

Plotted by: Leonard Plot Date: 3/19/2015 2:45 PM

Drawing: S:\Projects\WSC003\DWG\WSC003--TR.dwg Saved By: Leonard Save Time: 3/19/2015 2:44 PM

Canyon Falls, Ph. 6A, 6B & 8													
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. in.)	Mitigation not in BLDG Area (cal. in.)	Positive Credits for Preservation (cal. in.)	
308	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
309	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
310	9.25,5,25	HACKBERRY	Celtis Occidentalis	GOOD	2	No	No	Right-of-Way	Remove	0	0	0	0
311	15.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
312	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
313	10.75,10.5	HACKBERRY	Celtis Occidentalis	GOOD	2	No	No	Buildable Area	Remove	0	0	0	0
314	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
315	12	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Easement	Remove	0	0	0	0
316	11.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
318	9.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
319	13.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
320	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
322	13.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
323	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
324	6.5	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
325	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
326	6.5	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
328	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
329	7.5	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
330	8.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
331	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
332	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
333	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
334	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
335	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
336	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
337	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
338	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
339	11.25	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
340	9.75	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
341	10	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
342	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
343	19.75	MESQUITE	Prosopis Gladiosa	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
344	11.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
345	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
346	7	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
347	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
348	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
349	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
350	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
351	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
352	9.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
353	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
354	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
355	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
356	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
357	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
358	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
359	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
360	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
361	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
362	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
363	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
364	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
365	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
366	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
368	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
369	7.75	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Right-of-Way	Remove	0	0	0	0
370	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
371	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
372	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
373	6	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Easement	Remove	0	0	0	0
374	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Easement	Remove	0	0	0	0
375	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
376	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
377	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
378	7.25	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0	0
379	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
380	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
381	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
382	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
383	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
384	17.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
385	11	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
386	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
387	6	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0	0
388	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
389	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Easement	Remove	0	0	0	0
390	7	HONEY LOCUST	Gleditsia Tricanthos	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
391	9.75	BOIS D'ARC	Maclura Pomifera	CANOPY DIEBACK	1	No	No	Right-of-Way	Remove	0	0	0	0
392	9.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
393	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
394	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
395	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
396	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
397	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
398	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
399	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
400	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
401	8.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
402	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
403	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
404	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
405	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
406	11.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
407	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
408	11.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
409	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
410	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
411	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
412	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
413	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
414	9.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
415	13	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
416	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
417	7	BOIS D'ARC	Maclura Pomifera	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0	0
418	7	BOIS D'ARC	Maclura Pomifera	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0	0
420	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0

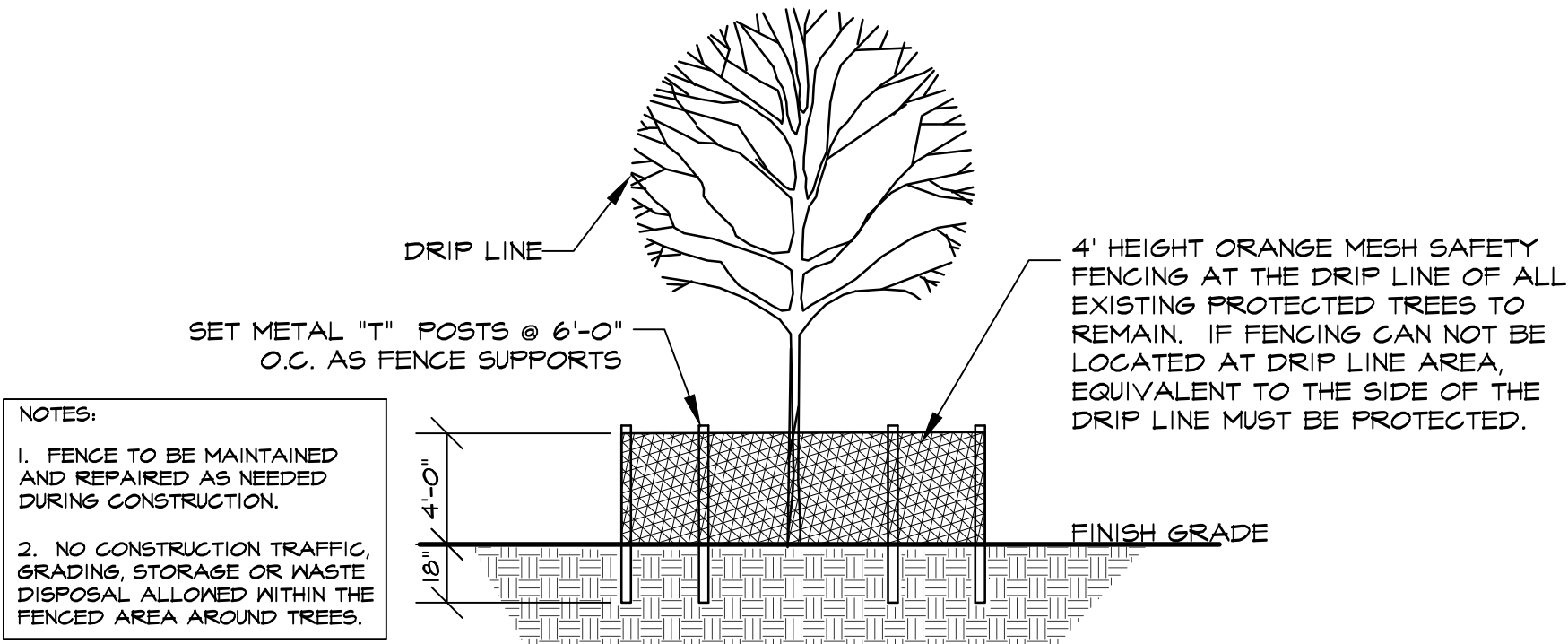
Canyon Falls, Ph. 6A, 6B & 8													
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. in.)	Mitigation not in BLDG Area (cal. in.)	Positive Credits for Preservation (cal. in.)	
421	13.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
422	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
423	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
424	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
425	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
426	10.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
427	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
428	9.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
429	9.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
430	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
431	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
432	11.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
433	14	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
435	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
436	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
437	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
438	8.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
439	11.25	MESQUITE	Prosopis Gladuosa	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0	0
440	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
441	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
442	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
468	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
469	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
470	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
471	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
472	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
473	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
474	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
475	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
476	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
477	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
478	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
479	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
480	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
501	13.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
502	9.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
503	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
504	12.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
505	12.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
506	14	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
507	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
508	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
509	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
510	12.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
511	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
525	11.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
526	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
527	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
528	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
529	11.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
530	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
531	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
532	12.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
533	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
534	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
535	10.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
536	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
537	10.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
538	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
539	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
540	14.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
541	10.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
542	8.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
546	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
547	7.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
548	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
549	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
550	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
551	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
552	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
553	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
554	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0	0
555	8.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
556	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
557	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
558	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
559	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0	0
560	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
561	7	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0	0
562	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
563	10.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
564	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
565	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
566	8.75	MESQUITE	Prosopis Gladuosa	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
567	7	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0	0
568	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
569	9.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
570	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
571	10	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
572	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
573	6.75	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
574	8.25	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
575	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
576	7	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0	0
577	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
578	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0	0
579	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
580	8.5	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0	0
581	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
582	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
583	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
584	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0
585	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
586	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0	0
587	6.75	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
588	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0	0
589	7.75	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Buildable Area	Remove	0	0	0	0
590	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0	0

Plotted by: Leonard Plot Date: 3/19/2015 2:45 PM

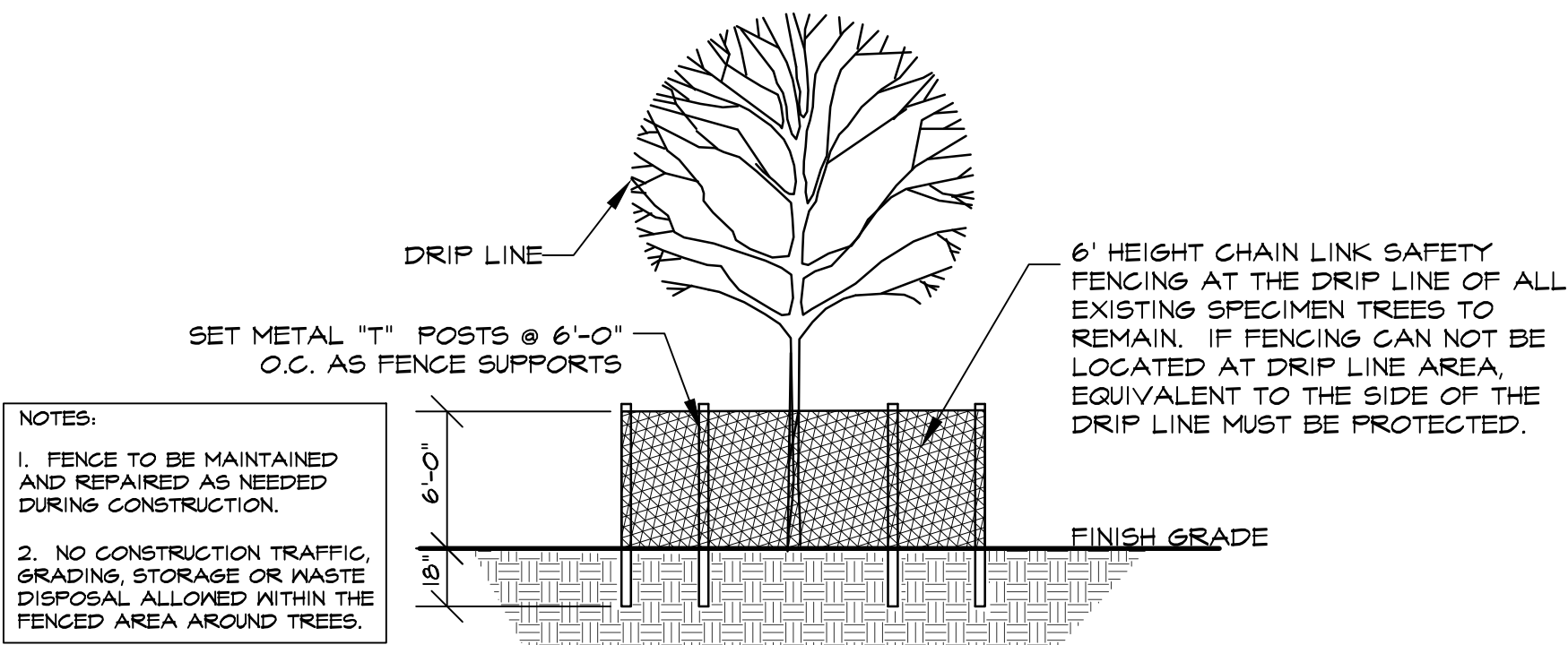
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Canyon Falls, Ph. 6A, 6B & 8												
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. in.)	Mitigation not in BLDG Area (cal. in.)	Positive Credits for Preservation (cal. in.)
591	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
592	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
593	7.5	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
594	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
595	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
596	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
597	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
598	6	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0
599	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
600	11	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	1	No	No	Buildable Area	Remove	0	0	0
601	13.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
602	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
603	12.75,6	HACKBERRY	Celtis Occidentalis	ROT IN TRUNK	2	No	No	Buildable Area	Remove	0	0	0
604	7.75	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
605	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
606	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
607	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
608	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
609	7.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
610	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
611	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
612	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
613	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
614	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
615	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
616	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
617	7.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
618	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
619	7.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
620	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
621	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
622	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
623	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
624	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
625	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
626	9.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
627	14	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
628	12	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
629	12	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0
630	11.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
631	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
632	8	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Easement	Remove	0	0	0
633	6	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Easement	Remove	0	0	0
634	6	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0
635	6.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
636	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
637	12	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
638	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
639	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
640	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
641	6	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0
642	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
643	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
644	9.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
645	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
646	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
647	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
648	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
649	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
650	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
651	7.25	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Lot Area	Remove	0	0	0
652	8	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
653	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
654	6.5	HACKBERRY	Celtis Occidentalis	CANOPY DIEBACK	1	No	No	Buildable Area	Remove	0	0	0
655	9	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
656	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
657	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
658	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
660	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
661	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
662	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
663	14.75	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
664	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
665	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
666	16	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
667	11,8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
668	13.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
669	8.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
670	11.25,10.8	HACKBERRY	Celtis Occidentalis	GOOD	3	No	No	Buildable Area	Remove	0	0	0
671	6.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
672	12	HACKBERRY	Celtis Occidentalis	SPLIT TRUNK	1	No	No	Buildable Area	Remove	0	0	0
673	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
674	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
675	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
676	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
677	6.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
678	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
679	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
680	6	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
681	7.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
682	11	HONEY LOCUST	Gleditsia Tricanthos	GOOD	1	No	No	Buildable Area	Remove	0	0	0
683	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
684	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
685	11.25	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
686	8.25	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
687	8.7	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0
688	15.8	HACKBERRY	Celtis Occidentalis	GOOD	2	No	No	Lot Area	Remove	0	0	0
689	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
690	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
691	10	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
692	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
693	6.5,5.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Lot Area	Remove	0	0	0
694	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
695	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
696	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
697	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
698	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
699	7,6.75,6	CEDAR ELM	Ulmus Crassifolia	GOOD	3	Yes	No	Buildable Area	Remove	0	0	0
700	7.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0

Canyon Falls, Ph. 6A, 6B & 8												
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Mitigation in BLDG Area (cal. In.)	Mitigation not in BLDG Area (cal. In.)	Positive Credits for Preservation (cal. In.)
701	8.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
702	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
703	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
704	8.75	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Lot Area	Remove	0	0	0
705	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
706	7.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
707	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
708	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
709	10	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
710	17	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
711	9	HONEY LOCUST	Gleditsia Tricanthos	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
712	7.75,5.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Right-of-Way	Remove	0	0	0
713	10.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
714	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
715	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
716	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
717	8	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Right-of-Way	Remove	0	0	0
718	11	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Right-of-Way	Remove	0	0	0
719	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
720	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
721	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
722	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
723	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
724	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Buildable Area	Remove	0	0	0
725	9	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0
726	9	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
727	8	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
728	9	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
729	9	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
730	8.6,5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Buildable Area	Remove	0	0	0
731	8.5	HACKBERRY	Celtis Occidentalis	SLIGHTLY UNILATERAL	1	No	No	Open Space	Remain	0	0	0
732	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
733	8.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
734	7.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
735	7	CEDAR ELM	Ulmus Crassifolia	SLIGHTLY UNILATERAL	1	Yes	No	Open Space	Remain	0	0	6
737	6	CEDAR ELM	Ulmus Crassifolia	SLIGHTLY UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0
738	6	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
739	5.75,3.75	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	2	Yes	No	Buildable Area	Remove	0	0	0
740	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
741	8.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
742	6.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
743	6	HACKBERRY	Celtis Occidentalis	UNDERSTORY	1	No	No	Lot Area	Remove	0	0	0
744	7.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
745	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
746	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
747	8	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
748	6.25	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
749	5.5,4.5	HACKBERRY	Celtis Occidentalis	UNILATERAL	2	No	No	Lot Area	Remove	0	0	0
750	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
751	9	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
752	6	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
753	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
754	6	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Open Space	Remain	0	0	0
755	14.5	HACKBERRY	Celtis Occidentalis	GOOD	1	No	No	Open Space	Remain	0	0	0
756	7.75	BOIS D'ARC	Maclura Pomifera	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
758	28	American Elm	Ulmus Americana	SLIGHTLY UNILATERAL	1	Yes	Yes	Open Space	Remain	0	0	18
783	6.75	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
784	7	HACKBERRY	Celtis Occidentalis	UNILATERAL	1	No	No	Lot Area	Remove	0	0	0
788	13	MESQUITE	Prosopis Gladulosa	UNILATERAL	1	No	No	Open Space	Remain	0	0	0
911	6.25	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Easement	Remove	0	0	0
912	10.75	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0
913	9.75	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Buildable Area	Remove	0	0	0
914	10.25	ASH	Fraxinus Pennsylvanica	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
915	7	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
916	6	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
917	9.25	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
918	6.25	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
919	7	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Right-of-Way	Remove	0	0	0
920	7.25	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
921	8.5	HAWTHORNE	Crataegus spp	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
922	7	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Right-of-Way	Remove	0	0	0
923	9.5	HAWTHORNE	Crataegus spp	UNILATERAL	1	No	No	Easement	Remove	0	0	0
924	9.25	CEDAR ELM	Ulmus Crassifolia	CANOPY DIEBACK	1	Yes	No	Right-of-Way	Remove	0	0	0
925	8	CEDAR ELM	Ulmus Crassifolia	CANOPY DIEBACK	1	Yes	No	Right-of-Way	Remove	0	0	0
926	9.75	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Right-of-Way	Remove	0	0	0
927	13	HAWTHORNE	Crataegus spp	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
928	9	HAWTHORNE	Crataegus spp	UNILATERAL	1	No	No	Right-of-Way	Remove	0	0	0
929	7	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Right-of-Way	Remove	0	0	0
930	9.5,7	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	2	Yes	No	Right-of-Way	Remove	0	0	0
931	7.25	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Lot Area	Remove	0	0	0
932	13.75	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Right-of-Way	Remove	0	0	0
933	6	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Right-of-Way	Remove	0	0	0
934	7.5	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Right-of-Way	Remove	0	0	0
935	6.5	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Right-of-Way	Remove	0	0	0
936	7	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
937	6.75	HAWTHORNE	Crataegus spp	GOOD	1	No	No	Easement	Remove	0	0	0
938	11	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Lot Area	Remove	0	0	0
939	6.25	CHITTAMWOOD	Bumelia Sp.	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
940	7.25	CHITTAMWOOD	Bumelia Sp.	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
941	6	CHITTAMWOOD	Bumelia Sp.	UNILATERAL	1	Yes	No	Right-of-Way	Remove	0	0	0
942	6	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
943	8.25	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Open Space	Remain	0	0	6
944	7.5	CEDAR ELM	Ulmus Crassifolia	UNILATERAL	1	Yes	No	Open Space	Remain	0	0	6
945	7.5	CEDAR ELM	Ulmus Crassifolia	GOOD	1	Yes	No	Buildable Area	Remove	0	0	0
5608.75										0.00	0.00	36.00
Total Tree Population		Total Mitigation in BLDG Area (cal. in.)										
		Total Mitigation not in BLDG Area (cal. in.)										
		Total Positive Credits for Preservation (cal. in.)										



1 PROTECTED TREES - TREE PROTECTION DETAIL
TR10 NOT TO SCALE



2 SPECIMEN TREE - TREE PROTECTION DETAIL
TR10 NOT TO SCALE

TREE PROTECTION NOTES

- EXISTING SPECIMEN AND PROTECTED TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE MESH SAFETY FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL PROTECTED TREES OR TREE GROUPS TO REMAIN. CHAIN LINK SAFETY FENCING (MIN. 6'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL SPECIMEN TREES ON SITE. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Tree Survey Details

Canyon Falls, Ph. 6A, 6B & 8

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per Town Comments	LWR	2-17-2015
2	Revised per Town Comments	LWR	3-15-2015
3	Revised per Town Comments	LWR	3-19-2015

PROJECT
WSC003
SHEET
TR10 of 10



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: April 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC15-0018 - Oakbridge at Flower Mound, Phase I) to create a residential subdivision. The property is generally located west of Lake Forest Boulevard, east of Long Prairie Road, and north of Aberdeen Drive.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 54 buildable, single-family residential lots within the first phase of the Oakbridge development (formerly known as the Hilliard Tract). The site contains approximately 39.77 acres of land and is undeveloped. The minimum required lot size is 10,000 square feet. The smallest lot on the proposed record plat is 13,404 square feet and the average lot size is 16,702 square feet. The lots are in conformance with the underlying development standards within Planned Development District-129 (PD-129).

There is an active gas well located west of and directly adjacent to the subject site. The record plat includes the required 500-foot setback from the proposed residential lots to the gas well equipment. The area within the setback is designated as a private X-lot that will be dedicated to the Homeowners' Association for maintenance.

The plat depicts necessary setbacks, buffers, open space areas and easements. The proposed development has two primary access points from Lake Forest Boulevard and Aberdeen Drive. The proposed record plat is consistent with the development plan (DP14-0012) approved by the Town Council on November 16, 2015, for a total of 95 buildable lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Development Plan

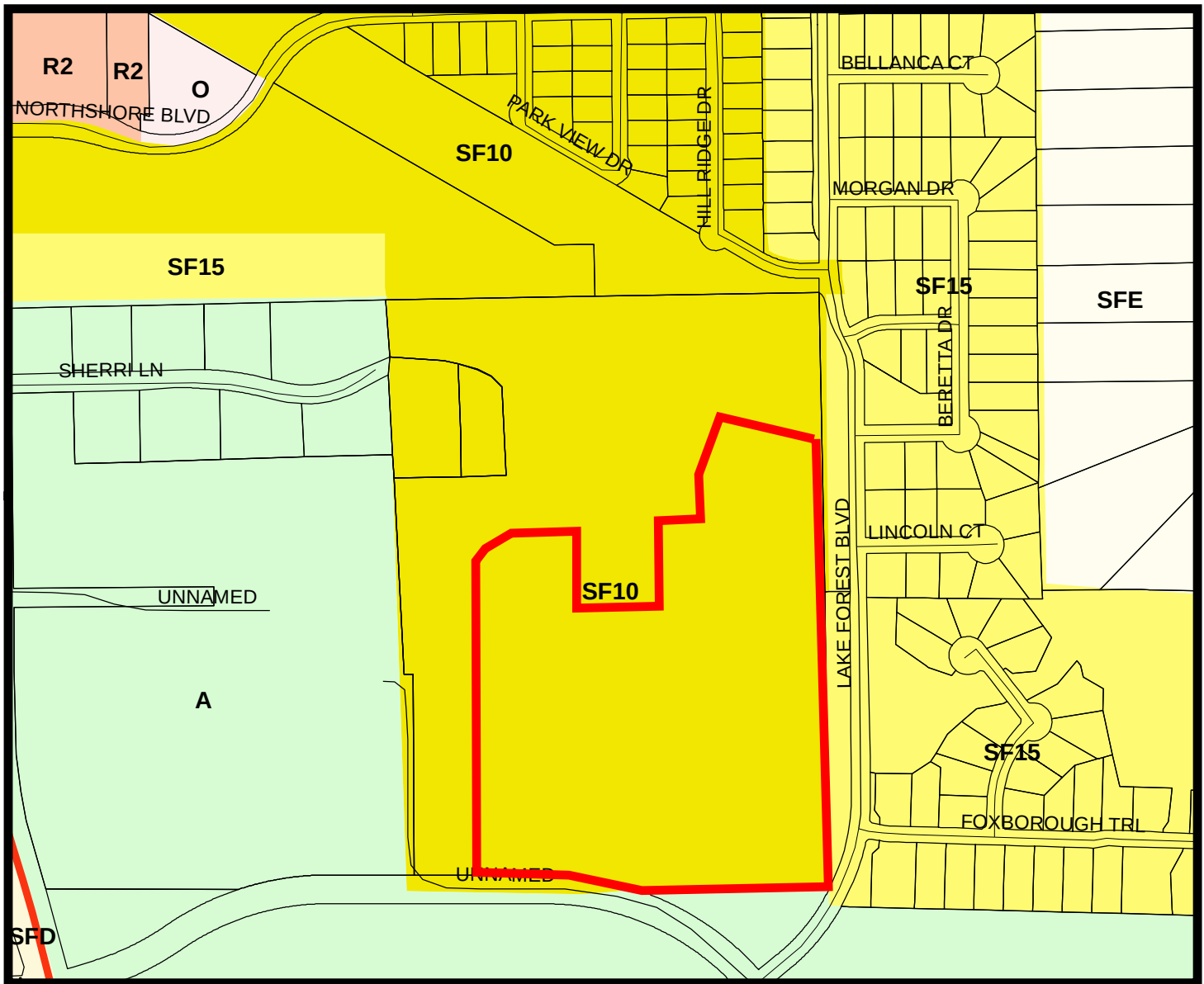
B. Application Details

1. Record Plat Package

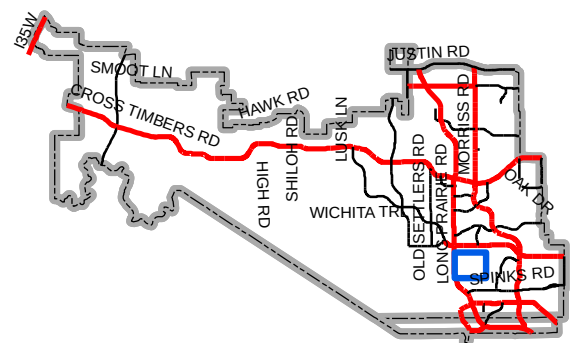
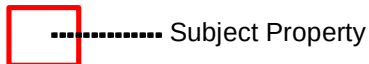


Vicinity Map

Reference Project: RC15-0018



LEGEND



Map Location



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

November 10, 2015

Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: **Shadow Ridge Estates Phase 1**
Flower Mound, Texas
City Project Number: RC15-0018
DAA Job No.: 08073-01

Dear Mr. Powell

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat for Shadow Ridge Estates Phase 1.

On January 16, 2014, the Flower Mound Town Council approved a Master Plan Amendment and zoning change for PD-129. The zoning amendment combined the overall tract into one Medium Density Residential land use with Single Family District 10 (SF-10) zoning.

On November 9, 2015, the Flower Mound Planning and Zoning Commission approved a Development Plan for the overall project. The Town Council will vote on the Development Plan on November 16, 2015.

This attached Record Plat proposes 54 residential lots and 4 common area lots on 37.817 acres. The plan conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

This site has creeks, identified as Waters of the U.S., and specimen trees. It is our intention to protect the natural features as much as possible during the development and construction process.

Please contact me should you have any questions regarding our request. Thank you.

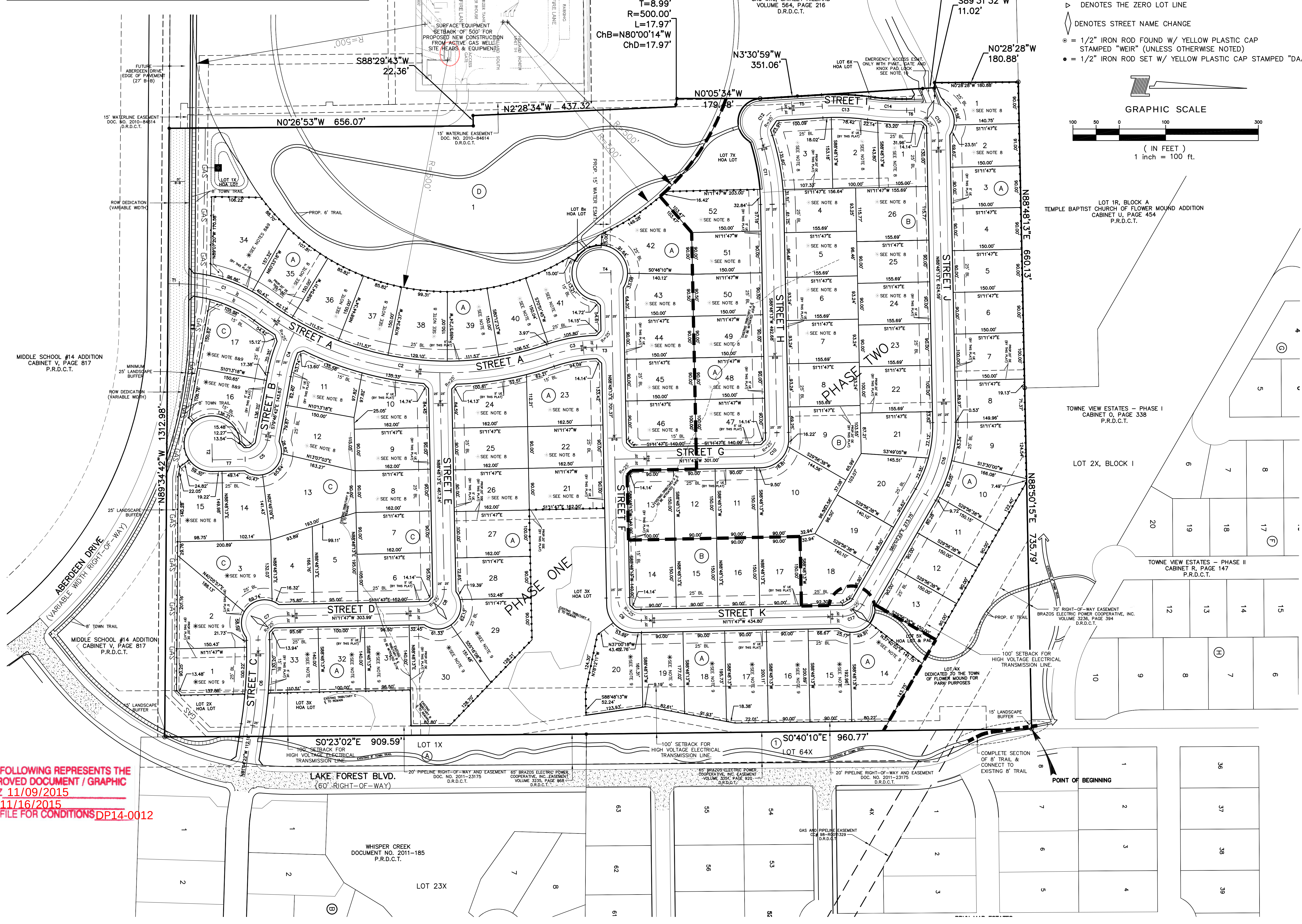
Sincerely,

A handwritten signature in blue ink, appearing to read "J. Casey Ross".

J. Casey Ross, PE

Cc: Mike Boswell – Toll Brothers, File

MASTER PLAN FEATURES	
LAND USE PLAN	MEDIUM DENSITY RESIDENTIAL
SPECIFIC PLANS	N/A
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	BLUEBONNET PARK IS LOCATED NORTH OF THE PROPERTY; AN 8-FOOT MULTI-PURPOSE TRAIL RUNS ALONG THE NORTH AND EAST EDGES OF THE PROPERTY.
OPEN SPACE PLAN	LAKEFOREST DRIVE (URBAN COLLECTOR - UNDIVIDED)
THOROUGHFARE PLAN	ABERDEEN (URBAN MINOR ARTERIAL - DIVIDED)
WATER PLAN	12' WITHIN LAKEFOREST AND 12' WITHIN ABERDEEN.
WASTEWATER	LONG PRAIRIE DISTRICT



LEGEND

FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

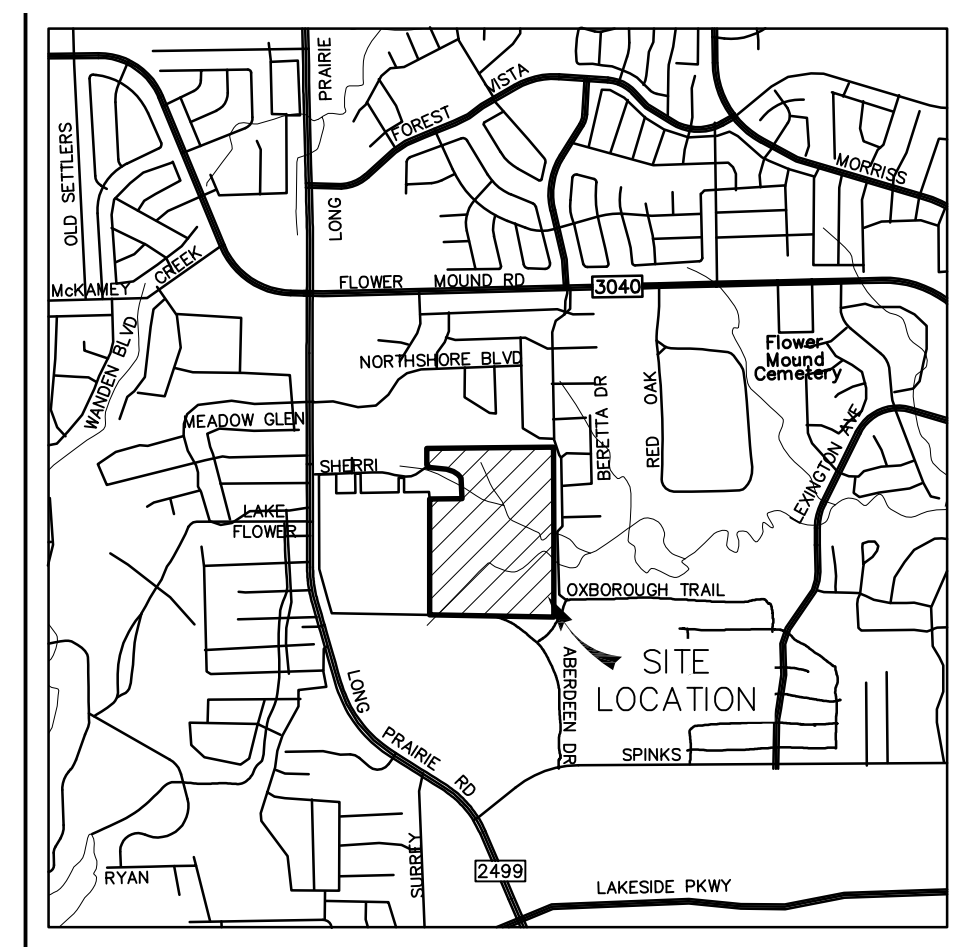
▷ DENOTES THE ZERO LOT LINE

◇ DENOTES STREET NAME CHANGE

⊙ = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "WEIR" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



- NOTES:**
- PURSUANT TO THE ORDINANCE NO. 36-92 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 THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
 - ALL X LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - FLOOD ZONE ANALYSIS INFORMATION SHALL BE PROVIDED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION.
 - ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
 - ENVIRONMENTAL PROTECTION PLAN IS REQUIRED WITH THIS PLAT.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 - PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL BROTHERS, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE FOREMENTIONED REASONS, TOLL BROTHERS, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
 - THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 6X SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS. SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND KNOX PAD LOCK.

95 RESIDENTIAL LOTS ~ 57.258 ACRES
DEVELOPMENT PLAN
THE HILLIARD TRACT
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. WHITE SURVEY ~ ABSTRACT NO. 134

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
CASE NO. DP14-0012
DECEMBER 2014 SCALE: 1"=100'
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 11/09/2015
T C 11/16/2015
SEE FILE FOR CONDITIONS DP14-0012

LEGAL DESCRIPTION
57.258 ACRES

BEING a tract of land situated in the J. WHITE SURVEY, ABSTRACT NO. 1341, Town of Flower Mound, Denton County, Texas and all of that tract of land described in Deed to Toll Brothers TX, LLC, as recorded in Document No. 2014–22359, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with a yellow plastic cap found in the west line of BRYN MAR ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 84, Plat Records, Denton County, Texas for the northeast corner of said Toll Brothers TX, LLC tract;

THENCE South 00 degrees 40 minutes 10 seconds East, with the common east line of said Toll Brothers TX, LLC tract and said west line, a distance of 960.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common southwest corner of Lot 64X, Block 1 of said Addition and northwest corner of Lot 1X, Block C of WHISPER CREEK, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 2011–185, Plat Records, Denton County, Texas;

THENCE South 00 degrees 23 minutes 02 seconds East, with the common east line of said Toll Brothers TX, LLC tract and west line of said Lot 1X, a distance of 909.59 feet to a 1/2 inch iron rod with an orange plastic cap found in the north line of MIDDLE SCHOOL #14 ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet V, Page 817, Plat Records, Denton County, Texas for the common southeast corner of said Toll Brothers TX, LLC tract and south corner of said Lot 1X;

THENCE North 89 degrees 34 minutes 42 seconds West, leaving said common line and with the common south line of said Toll Brothers TX, LLC tract and north line of said MIDDLE SCHOOL #14 ADDITION, a distance of 1,312.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common southwest corner of said Toll Brother TX, LLC tract and a tract of land described in Deed to Ronnie Franklin Hilliard, as recorded in Document Number 20047–31036, Deed Records, Denton County, Texas;

THENCE Northerly, leaving said common line and with the common west line of said Toll Brother TX, LLC tract and east line of said Ronnie Franklin Hilliard tract, the following seven (7) courses and distances:

North 00 degrees 26 minutes 53 seconds West, a distance of 656.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 88 degrees 29 minutes 43 seconds West, a distance of 22.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 02 degrees 28 minutes 34 seconds West, a distance of 437.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a non–tangent curve to the left having a central angle of 02 degrees 03 minutes 33 seconds, a radius of 500.00 feet and a chord bearing and distance of North 80 degrees 00 minutes 14 seconds West, 17.97 feet;

With said curve to the left, an arc distance of 17.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 00 degrees 05 minutes 34 seconds West, a distance of 179.48 feet to a 1 inch iron pipe found for corner;

North 03 degrees 29 minutes 07 seconds West, a distance of 80.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the common northeast corner of the above mentioned Ronie Franklin Hilliard tract and southeast corner of a tract of land described in Deed to Ronnie Franklin Hilliard and Shirley Hilliard, as recorded in Volume 564, Page 216, Deed Records, Denton County, Texas;

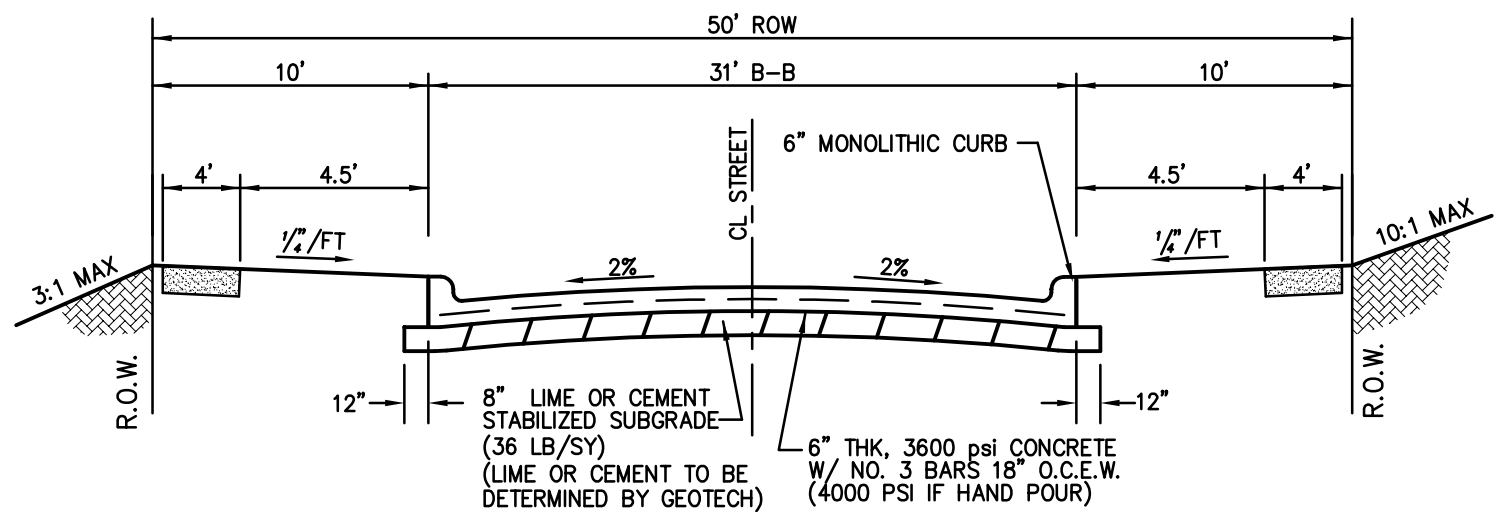
North 03 degrees 31 minutes 32 seconds West, with the common west line of said Toll Brothers TX, LLC tract and east line of said Ronnie Franklin Hilliard and Shirley Hilliard tract, a distance of 296.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the north line of Sherri Lane, a 60.00 foot right–of–way;

THENCE South 89 degrees 31 minutes 32 seconds West, with said north line, a distance of 11.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner in the west line of the above mentioned Toll Brothers TX, LLC tract for the southeast corner of that tract of land described in Deed to Temple Baptist Church, as recorded in Document No. 2001–R0100678, Deed Records, Denton County, Texas;

THENCE North 00 degrees 28 minutes 28 seconds West, leaving said north line and with the common west line of said Toll Brothers TX, LLC tract and east line of said Temple Baptist Church tract, a distance of 180.88 feet to a 1/2 inch iron rod with a red plastic cap found in the south line of Lot 1R, Block A of TEMPLE BAPTIST CHURCH OF FLOWER MOUND ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet U, Page 454, Plat Records, Denton County, Texas for the common northwest corner of said Toll Brothers TX, LLC tract and northeast corner of said Temple Baptist Church tract;

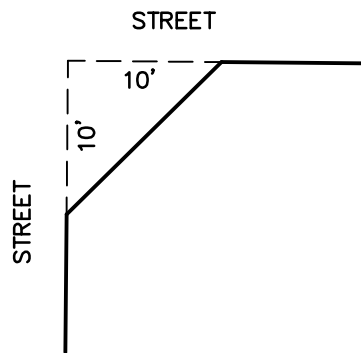
THENCE North 88 degrees 48 minutes 13 seconds East, leaving said common line and with the common north line of said Toll Brothers TX, LLC tract and said south line, a distance of 660.13 feet to a 1/2 inch iron rod found for the common southeast corner of said Lot 1R and most southerly southwest corner of Lot 2X, Block 1 of TOWNE VIEW ESTATES – PHASE I, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet O, Page 338, Plat Records, Denton County, Texas;

THENCE North 88 degrees 50 minutes 15 seconds East, with the common north line of said Toll Brothers TX, LLC tract and south line of said Lot 2X, a distance of 735.79 feet to the POINT OF BEGINNING and containing 57.258 acres of land, more or less.



LOCAL RESIDENTIAL URBAN

N.T.S.



TYPICAL R.O.W. CLIP

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	13,500 SF
MINIMUM LOT WIDTH	70' AT BLDG LINE
MINIMUM LOT DEPTH	90'
MINIMUM FRONT YARD BL	25'
MINIMUM REAR YARD BL	25'
MINIMUM SIDE YARD BL	10'
MAXIMUM LOT COVERAGE	35%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST	13,500 SF	0.31 AC
LARGEST	27,370 SF	0.63 AC
AVERAGE	16,217 SF	0.37 AC
TOTAL LOTS (INCLUDING X LOTS)	103 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	95 RESIDENTIAL LOTS	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	A	14315	0.33	
2	A	13529	0.31	
3	A	13500	0.31	
4	A	13500	0.31	
5	A	13500	0.31	
6	A	13500	0.31	
7	A	15000	0.34	
8	A	13573	0.31	
9	A	16036	0.37	
10	A	16581	0.38	
11	A	13500	0.31	
12	A	13500	0.31	
13	A	13500	0.31	
14	A	22654	0.52	
15	A	17988	0.41	
16	A	18045	0.41	
17	A	17942	0.41	
18	A	16774	0.39	
19	A	15103	0.35	
20	A	19660	0.45	
21	A	14625	0.34	
22	A	14625	0.34	
23	A	21405	0.49	
24	A	16184	0.37	
25	A	14580	0.33	
26	A	14580	0.33	
27	A	16200	0.37	
28	A	14495	0.33	
29	A	21169	0.49	
30	A	28042	0.64	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
31	A	13510	0.31	
32	A	14000	0.32	
33	A	14852	0.34	
34	A	24785	0.57	
35	A	15857	0.36	
36	A	14804	0.34	
37	A	14804	0.34	
38	A	17130	0.39	
39	A	14804	0.34	
40	A	14740	0.34	
41	A	18029	0.41	
42	A	21507	0.49	
43	A	13755	0.32	
44	A	13500	0.31	
45	A	13500	0.31	
46	A	14950	0.34	
47	A	14950	0.34	
48	A	13500	0.31	
49	A	13500	0.31	
50	A	13575	0.31	
51	A	13500	0.31	
52	A	16772	0.39	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	B	14730	0.34	
2	B	14985	0.34	
3	B	17789	0.41	
4	B	14528	0.33	
5	B	15019	0.34	
6	B	14517	0.33	
7	B	14517	0.33	
8	B	14516	0.33	
9	B	19500	0.45	
10	B	25883	0.59	
11	B	13500	0.31	
12	B	13500	0.31	
13	B	14950	0.34	
14	B	14950	0.34	
15	B	13500	0.31	
16	B	13500	0.31	
17	B	13500	0.31	
18	B	17130	0.39	
19	B	13520	0.31	
20	B	19008	0.44	
21	B	14367	0.33	
22	B	15569	0.36	
23	B	14012	0.32	
24	B	14012	0.32	
25	B	14012	0.32	
26	B	18024	0.41	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	C	14931	0.34	
2	C	20072	0.46	
3	C	21087	0.48	
4	C	13740	0.32	
5	C	17183	0.39	
6	C	16960	0.39	
7	C	14580	0.33	
8	C	14580	0.33	
9	C	14580	0.33	
10	C	16360	0.38	
11	C	16286	0.37	
12	C	17297	0.40	
13	C	26347	0.60	
14	C	13859	0.32	
15	C	15266	0.35	
17	C	19944	0.46	

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1	D	285907	6.56	

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 11/092015
T C 11/16/2015
SEE FILE FOR CONDITIONS DP14-0012

95 RESIDENTIAL LOTS ~ 57.258 ACRES
DEVELOPMENT PLAN
THE HILLIARD TRACT

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. WHITE SURVEY ~ ABSTRACT NO. 134

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CASE NO. DP14–0012

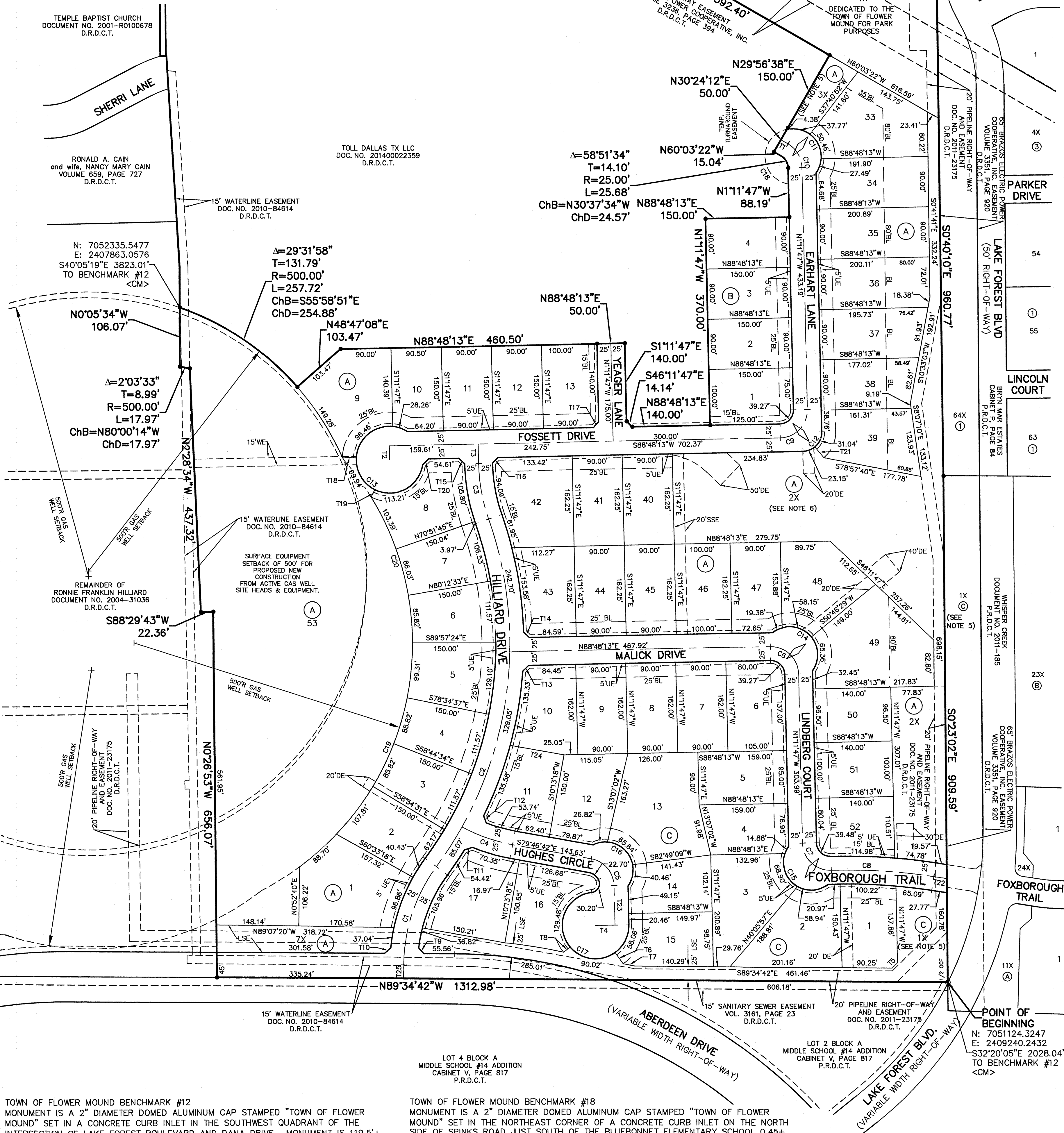
DECEMBER 2014

SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817–329–8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

Attachment B(1): Record Plat Package



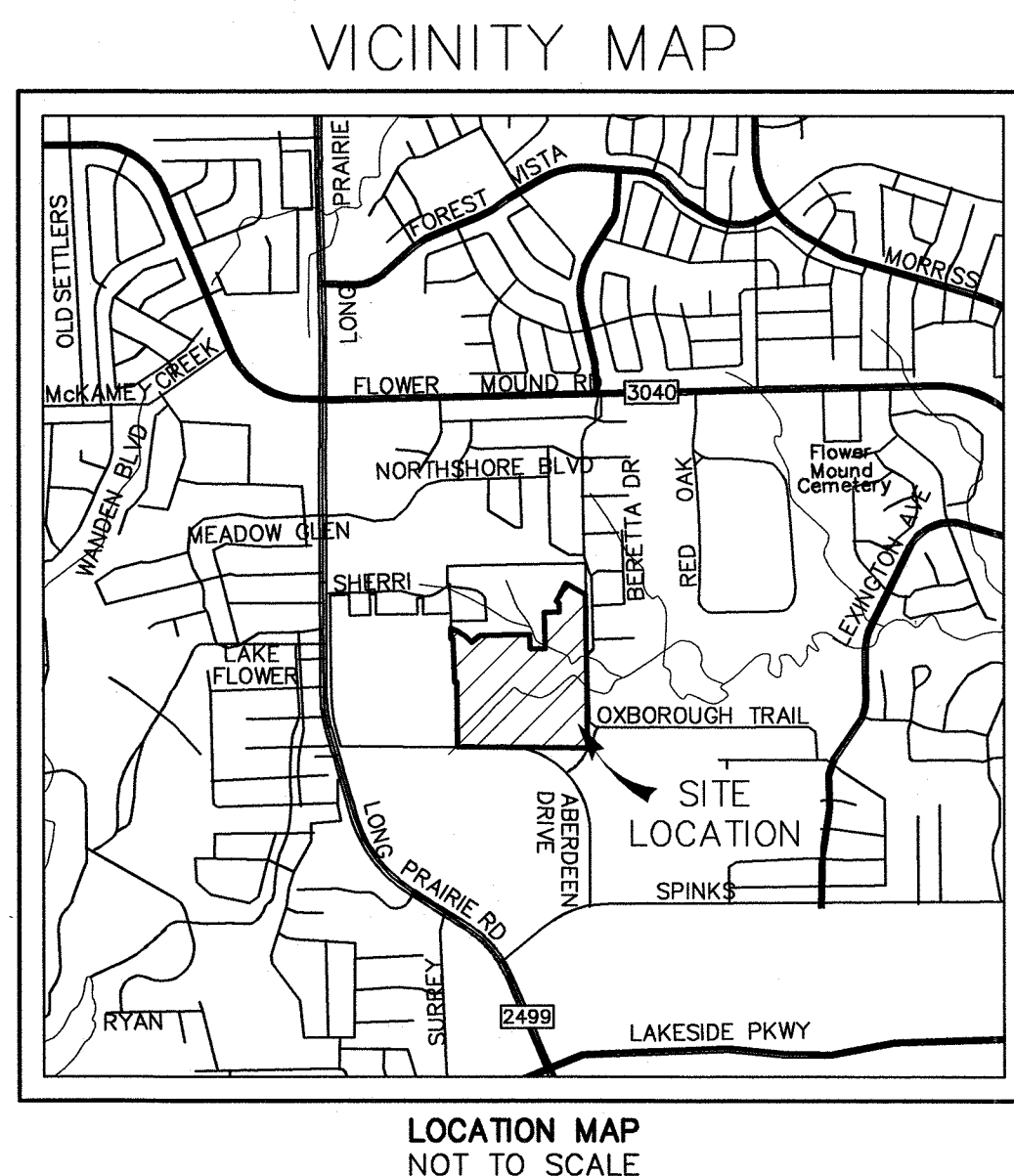
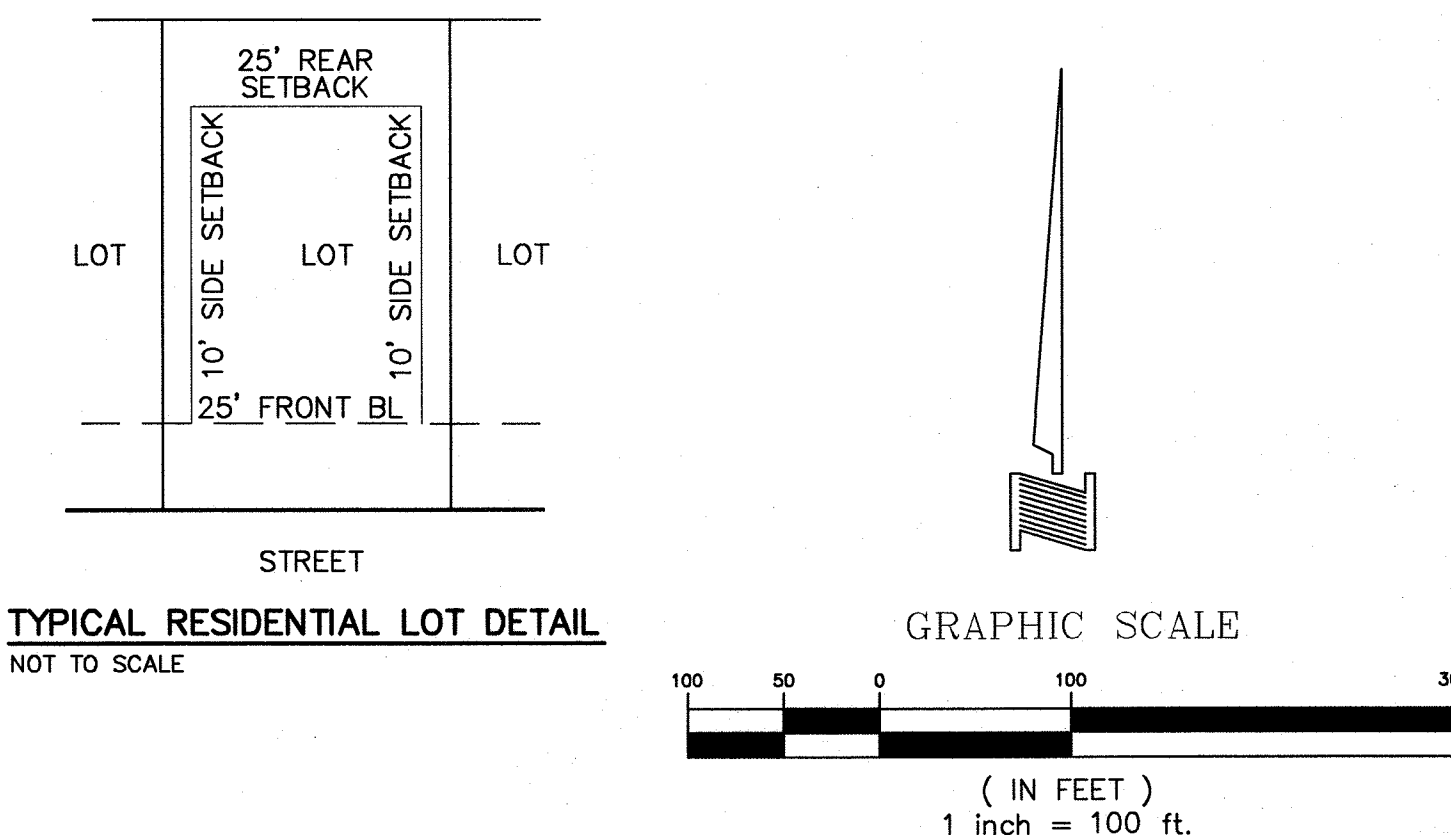
LEGEND

LSE = LANDSCAPE EASEMENT
FADUE = FIRE ACCESS DRAINAGE & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
BL = BUILDING LINE
PAE = PUBLIC ACCESS EASEMENT
WME = WALL MAINTENANCE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

▷ DENOTES THE ZERO LOT LINE

◇ DENOTES STREET NAME CHANGE

● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "WEIR" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/ YELLOW PLASTIC CAP STAMPED "DAA"



- NOTES:**
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. NO PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 5. LOTS 3X & 7X OF BLOCK A AND LOT 1X OF BLOCK C ARE FOR LANDSCAPE AND SCREENING PURPOSES, SHALL BE MAINTAINED BY THE HOA AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA.
 6. LOT 2X OF BLOCK A IS FOR DRAINAGE PURPOSES, IS DEDICATED BY THIS PLAT AS A DRAINAGE EASEMENT, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA.
 7. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 245,397 SF.
 8. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROJECT SHALL BE SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 9. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 10. PURSUANT TO THE ORDINANCE NO. 36-92 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 THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT, SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 11. ALL X-LOTS ARE UNBUILDABLE.
 12. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 13. PER SEC. 34-422(O)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; LOTS 1-13, 40-46 AND 53 OF BLOCK A & LOTS 7-14, 16 AND 17 OF BLOCK B ARE LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND ARE SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 14. PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL BROTHERS, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE FOREMENTIONED REASONS, TOLL BROTHERS, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N60°03'22"W	15.04'
T2	S01°11'47"E	25.00'
T3	N01°11'47"W	34.93'
T4	S88°48'13"W	35.00'
T22	N81°04'22"W	23.67'
T23	S01°11'47"E	70.97'
T25	N00°25'18"E	24.29'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	36°09'00"	300.00'	97.91'	189.28'	N18°29'48"E 186.16'
C2	55°45'11"	675.00'	357.04'	656.82'	N08°41'43"E 631.22'
C3	17°59'05"	325.00'	51.43'	102.02'	N10°11'20"W 101.60'
C4	18°27'22"	300.00'	48.74'	96.64'	S70°33'01"E 96.22'
C5	78°34'54"	50.00'	40.91'	68.58'	S40°29'14"E 63.33'
C6	90°00'00"	50.00'	50.00'	78.54'	S48°11'47"E 70.71'
C7	90°29'01"	50.00'	50.42'	78.98'	N48°26'17"W 71.01'
C8	10°38'28"	1000.00'	92.83'	185.13'	N86°22'35"W 184.87'
C9	90°00'00"	50.00'	50.00'	78.54'	N43°48'13"E 70.71'
C10	58°51'34"	50.00'	28.21'	51.38'	N30°37'34"W 49.14'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T5	N45°23'09"E	13.48'
T6	S35°45'03"E	25.00'
T7	S79°50'54"E	21.96'
T8	N50°12'56"E	15.00'
T9	N41°53'54"W	13.47'
T10	S47°41'20"W	14.69'
T11	N72°36'26"E	15.12'
T12	N20°22'50"W	13.60'
T13	N48°17'41"E	14.74'
T14	N46°09'48"W	14.13'
T15	S46°09'41"E	14.15'
T16	N43°48'13"E	14.14'
T17	S43°48'13"W	14.14'
T18	N86°44'10"W	25.00'
T19	N26°28'35"E	15.00'
T20	N46°11'37"E	14.72'
T21	S39°39'02"E	25.00'
T24	N79°46'42"W	97.82'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	132°35'58"	50.00'	113.90'	115.71'	N30°37'34"W 91.57'
C12	90°00'00"	34.50'	34.50'	54.19'	N43°48'13"E 48.79'
C13	293°59'49"	60.00'	38.97'	307.87'	S24°38'15"E 65.36'
C14	163°44'23"	50.00'	350.00'	142.89'	N46°11'47"W 98.99'
C15	163°32'51"	50.00'	345.85'	142.72'	N46°06'01"E 98.97'
C17	266°41'40"	60.00'	64.07'	278.81'	S49°15'35"E 87.59'
C19	53°33'58"	500.00'	252.38'	467.45'	N26°49'35"E 760.37'
C20	31°32'25"	500.00'	141.20'	275.24'	N15°43'37"W 271.78'

- DRAINAGE EASEMENT NOTES:**
1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - B. THE POND SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE POND SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

A RECORD PLAT OF LOTS 1-13 AND 33-53, BLOCK A, LOTS 1-4, BLOCK B AND LOTS 1-17, BLOCK C OAKBRIDGE AT FLOWER MOUND PHASE ONE

BEING 39.770 ACRES OF LAND LOCATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49 AN ADDITION IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

TOWN OF FLOWER MOUND BENCHMARK #12
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE CURB INLET IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF LAKE FOREST BOULEVARD AND DANA DRIVE. MONUMENT IS 119.5'± SOUTHWEST OF A FIRE HYDRANT IN THE NORTHEAST QUADRANT OF THE INTERSECTION, 71'± WEST OF THE CENTERLINE OF LAKE FOREST BOULEVARD AND 35.5'± SOUTH OF A STORM SEWER MANHOLE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION.
ELEVATION = 600.86' (PLAN)

TOWN OF FLOWER MOUND BENCHMARK #18
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL, 0.45± MILES EAST OF FM 2499. MONUMENT IS 90'± EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL, 22.5'± EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND 167.5'± WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.
ELEVATION = 598.67' (PLAN)

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, is the owner of a tract of land situated in the J. WHITE SURVEY, ABSTRACT NO. 1341, Town of Flower Mound, Denton County, Texas and being part of a tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 201400022359, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with an orange plastic cap found in the northwest line of Lake Forest Boulevard, a 60.00 foot right-of-way, for the southeast corner of said Toll Dallas TX, LLC tract, being common with the south corner of Lot 1X, Block A of WHISPER CREEK, an Addition to the Town of Flower Mound, Texas, according to the Plat filed of record in Document Number 2011-185, Plat Records, Denton County, Texas, said iron rod being the most northerly northeast corner of Lot 2, Block A of Middle School #14 Addition, an Addition to the Town of Flower Mound, Texas, according to the Plat filed of record in Cabinet V, Page 817, Plat Records, Denton County, Texas;

THENCE North 89° 34’ 42” West, leaving said common corner and with the south line of said Toll Dallas TX, LLC tract, a distance of 1,312.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the southwest corner of said Toll Dallas TX, LLC tract, being common with the southeast corner of a tract of land conveyed to Hilliard Family Trust, Etal, according to the document filed of record in Document Number 2004-31036, 37, 38, Deed Records, Denton County, Texas;

THENCE Leaving said common corner and with the west line of said Toll Dallas TX, LLC tract, being common with the east line of said Hillard Family Trust tract, the following five (5) courses and distances:

North 00° 26’ 53” West, a distance of 656.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 88° 29’ 43” West, a distance of 22.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 02° 28’ 34” West, a distance of 437.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non-tangent curve to the left having a central angle of 02° 03’ 33”, a radius of 500.00 feet and a chord bearing and distance of North 80° 00’ 14” West, 17.97 feet;

With said curve to the left, an arc distance of 17.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 00° 05’ 34” West, a distance of 106.07 feet to the beginning of a non-tangent curve to the right having a central angle of 29° 31’ 58”, a radius of 500.00 feet and a chord bearing and distance of South 55° 58’ 51” East, 254.88;

THENCE Leaving the above mentioned common line, over and across the above mentioned Toll Dallas TX, LLC, the following fifteen (15) courses and distances:

With said curve to the right, an arc distance of 257.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 48° 47’ 08” East, a distance of 103.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 510.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 01° 11’ 47” East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 46° 11’ 47” East, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 140.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 01° 11’ 47” West, a distance of 370.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 88° 48’ 13” East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 01° 11’ 47” West, a distance of 88.19 feet to the beginning of a curve to the left having a central angle of 58° 51’ 34”, a radius of 25.00 feet and a chord bearing and distance of North 30° 37’ 34” West, 24.57 feet;
With said curve to the left, an arc distance of 25.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 60° 03’ 22” West, a distance of 15.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 30° 24’ 12” East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 29° 56’ 38” East, a distance of 150.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

South 60° 03’ 22” East, a distance of 226.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the east line of the above mentioned Toll Dallas TX, LLC tract, being common with the west line of Lot 64X, Block 1 of Bryn Mar Estates, an Addition to the Town of Flower Mound, according to the Plat filed of record in Cabinet P, Page 84, Plat Records, Denton County, Texas;

THENCE South 00° 40’ 10” East, with said common line, a distance of 641.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the southwest corner of said Lot 64X, being common with the northwest corner of the above mentioned Lot 1X;

THENCE South 00° 23’ 02” East, leaving said common corner and with said east line, a distance of 909.59 feet to the POINT OF BEGINNING and containing 39.770 acres of land, more or less.

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	13,400 SF
MINIMUM LOT WIDTH	90’ AT BLDG LINE
MINIMUM LOT DEPTH	120’
MINIMUM FRONT YARD BL	25’
MINIMUM REAR YARD BL	25’
MINIMUM SIDE YARD BL	10’
MAXIMUM LOT COVERAGE	45%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35’

LOT AND BLOCK SUMMARY		
SMALLEST	13,404 SF	0.19 AC
LARGEST	29,510 SF	0.48 AC
AVERAGE	16,702 SF	0.38 AC
TOTAL LOTS (INCLUDING X LOTS)	59 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	54 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability company, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as OAKBRIDGE AT FLOWER MOUND, PHASE ONE, 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 and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this the _____ day of _____, 2015.

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Vice President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2015

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	24785	0.57
2	A	15857	0.36
3	A	14804	0.34
4	A	14804	0.34
5	A	17130	0.39
6	A	14804	0.34
7	A	14740	0.34
8	A	18029	0.41
9	A	21844	0.50
10	A	13418	0.31
11	A	13500	0.31
12	A	13500	0.31
13	A	14950	0.34
33	A	22621	0.52
34	A	17958	0.41
35	A	18045	0.41
36	A	17942	0.41
37	A	16774	0.39
38	A	15103	0.35
39	A	17607	0.40

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
40	A	14603	0.34
41	A	14603	0.34
42	A	21377	0.49
43	A	16212	0.37
44	A	14602	0.34
45	A	14602	0.34
46	A	16225	0.37
47	A	14518	0.33
48	A	19722	0.45
49	A	29510	0.68
50	A	13510	0.31
51	A	14000	0.32
52	A	14762	0.34
53	A	295135	6.78

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	14931	0.34
2	C	20079	0.46
3	C	21151	0.49
4	C	13404	0.31
5	C	15105	0.35
6	C	16876	0.39
7	C	14580	0.33
8	C	14580	0.33
9	C	14580	0.33
10	C	16360	0.38
11	C	16286	0.37
12	C	17297	0.40
13	C	28775	0.66
14	C	13858	0.32
15	C	15269	0.35
16	C	17045	0.39
17	C	19881	0.46

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	39090	0.90
2X	A	143748	3.30
3X	A	7073	0.16
4X	A	85072	1.95
7X	A	15003	0.34

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	14866	0.34
2	B	13500	0.31
3	B	13500	0.31
4	B	13500	0.31

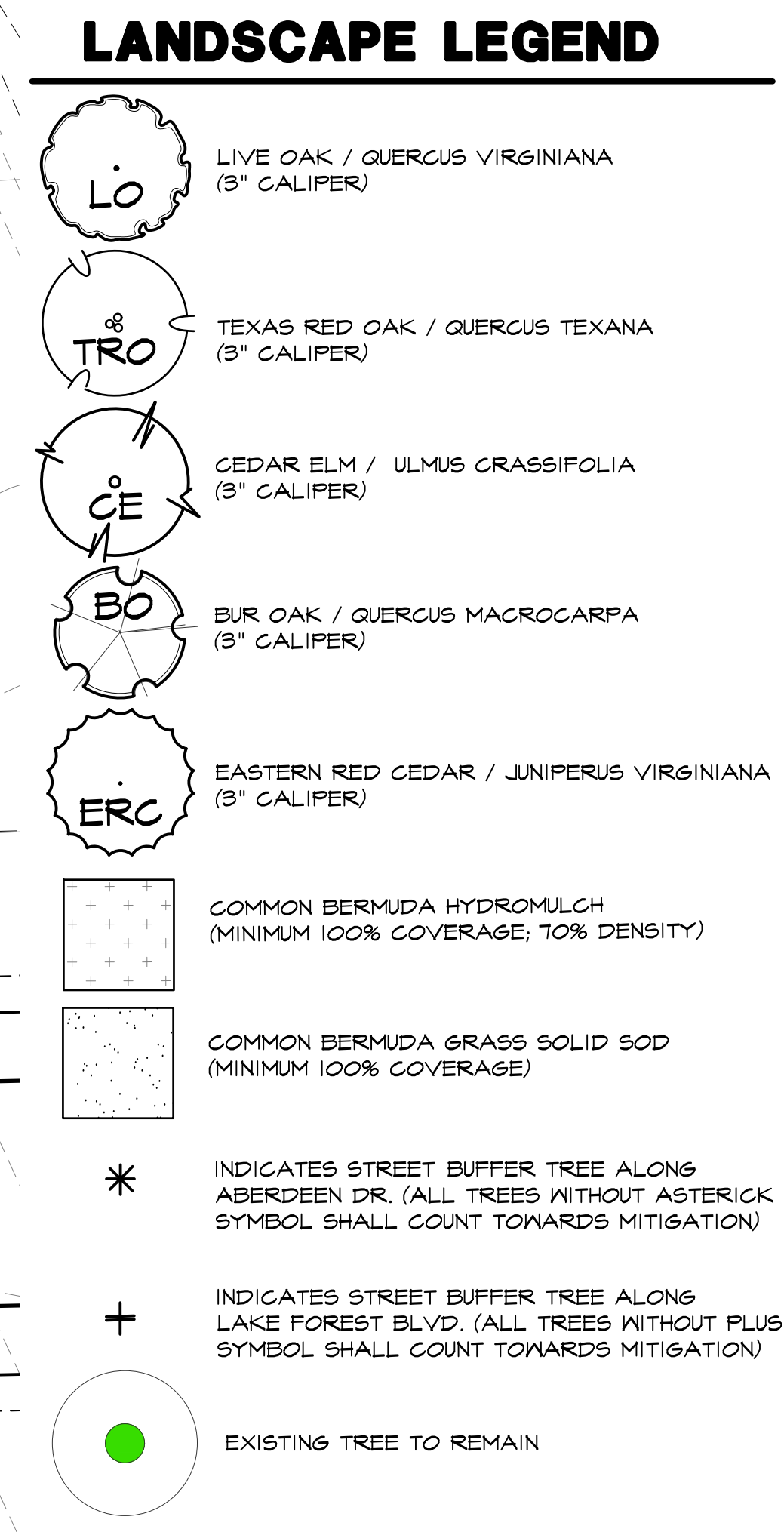
A RECORD PLAT OF
LOTS 1-13 AND 33-53, BLOCK A,
LOTS 1-4, BLOCK B AND
LOTS 1-17, BLOCK C
OAKBRIDGE AT FLOWER MOUND
PHASE ONE

BEING 39.770 ACRES OF LAND LOCATED IN THE
ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

Drawing: S:\Projects\TBI005\DWG\TBI005-LS.dwg Saved By: Station11 Save Time: 4/18/2016 1:22 PM



LANDSCAPE AND SCREENING
Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

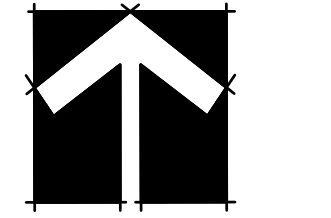
#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI005

SHEET
L1 of 13



April 14, 2016



$1'' = 20' - 0''$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

1/2 Inch

LANDSCAPE AND SCREENING

Landscape Plans
at Elbow Mts

Oakbridge at Flower Mound, Ph. I

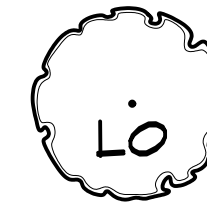
TOWNE OF FLOWER MOUND, DENTON COUNTY, TEXAS

π	FLAN REVIEW REVISIONS	BI	DATE
0			

PROJECT
TBI005

L2 of 13

LANDSCAPE LEGEND



LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



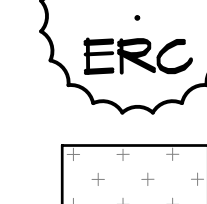
TEXAS RED OAK / QUERCUS TEXANA
(3" CALIPER)



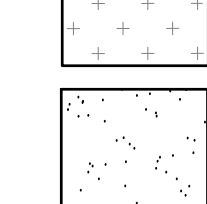
(3" CALIPER)



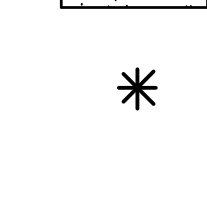
BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)



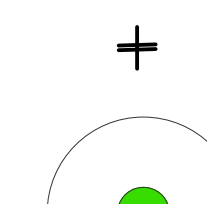
EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



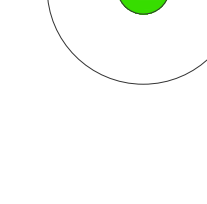
COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 70% DENSITY)



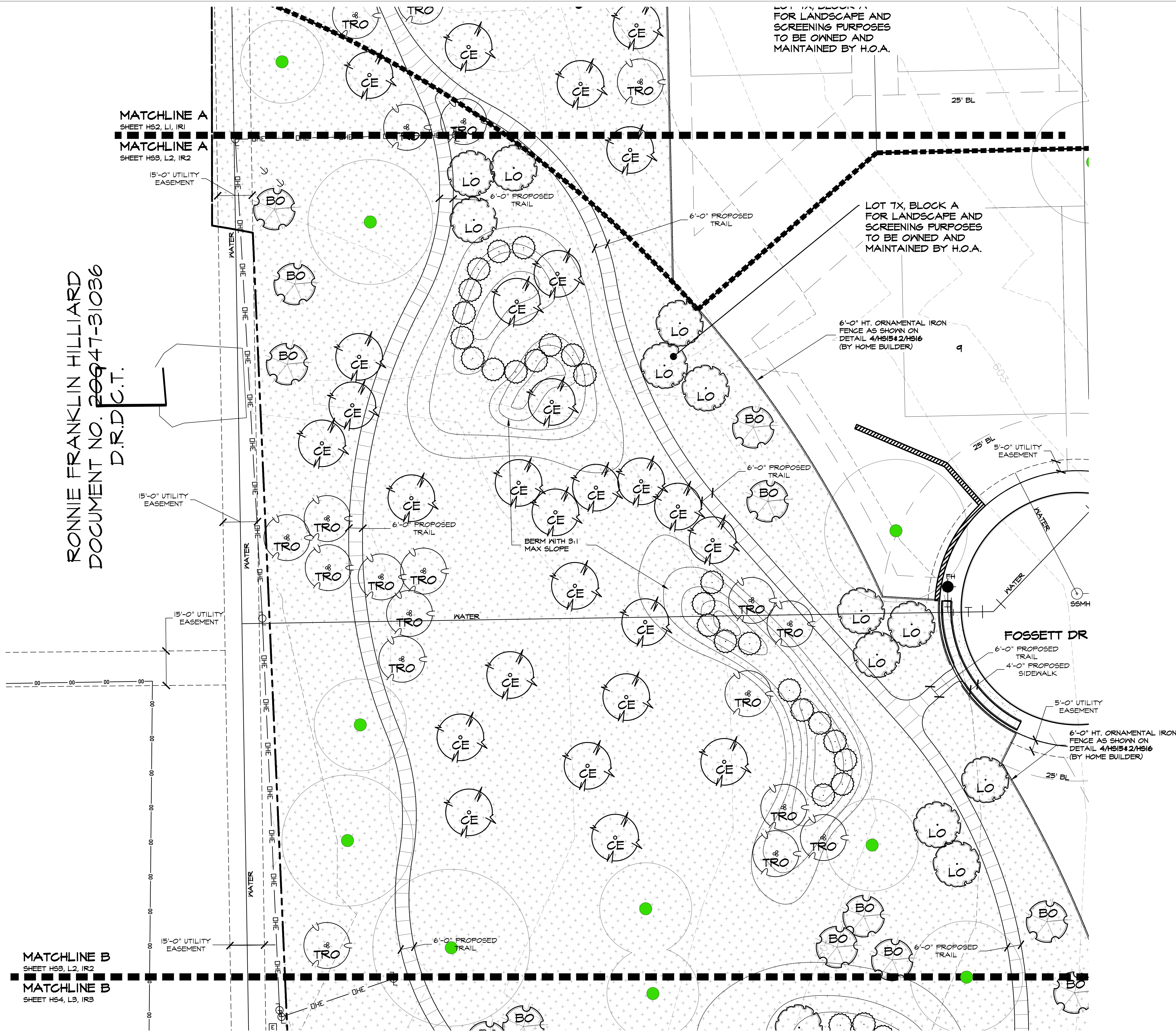
INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)



INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)

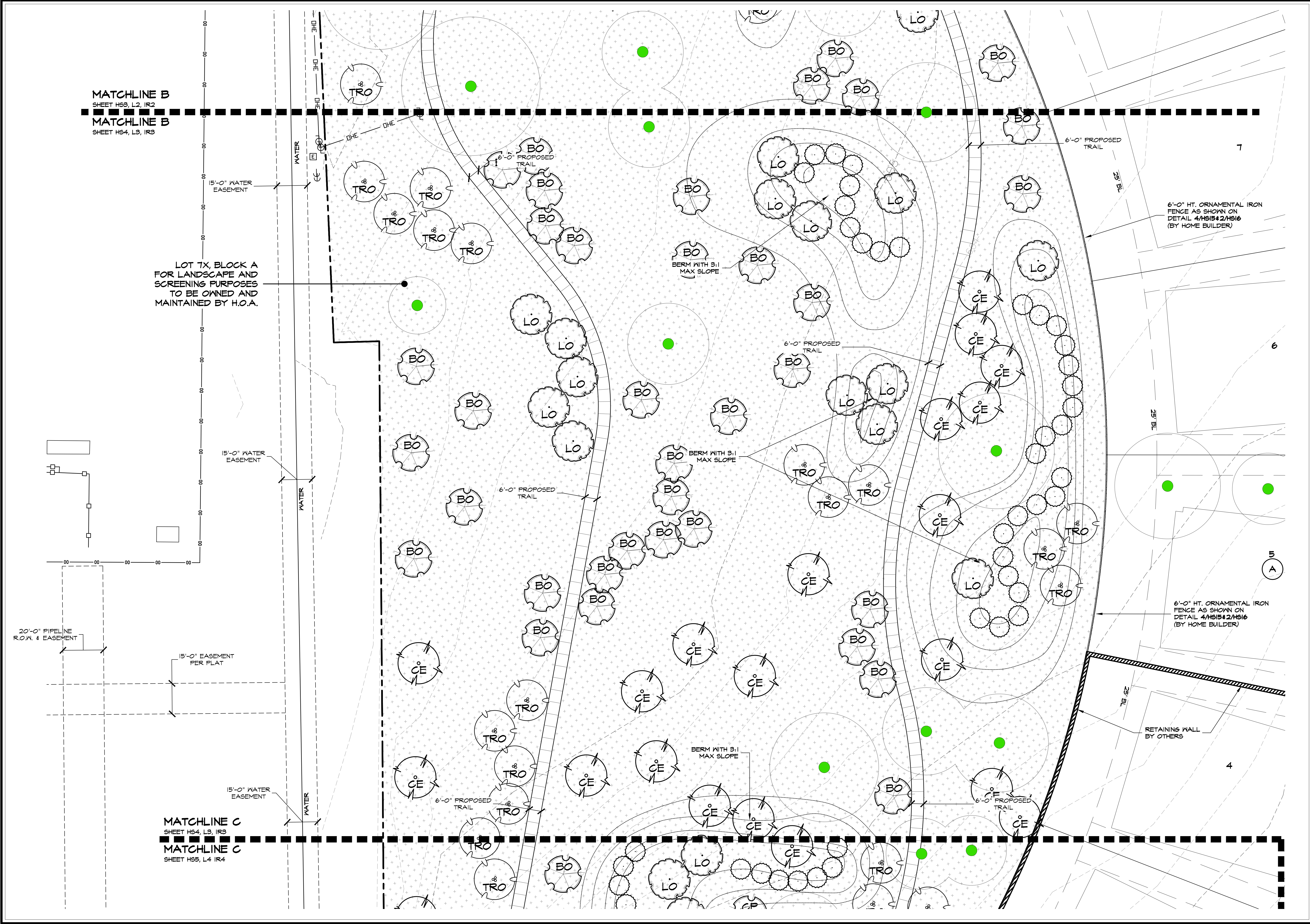


EXISTING TREE TO REMAIN



Plotted by: ##### Plot Date: 4/18/2016 1:23 PM

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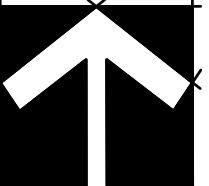




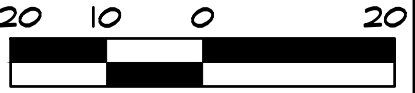
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643



April 14, 2016



NORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

TBI005

SHEET

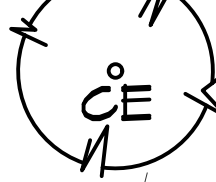
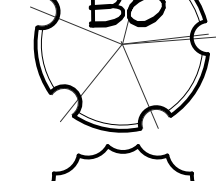
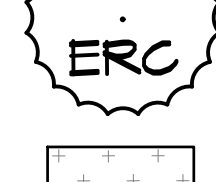
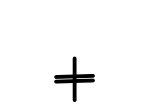
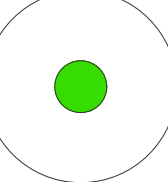
L3 of 13

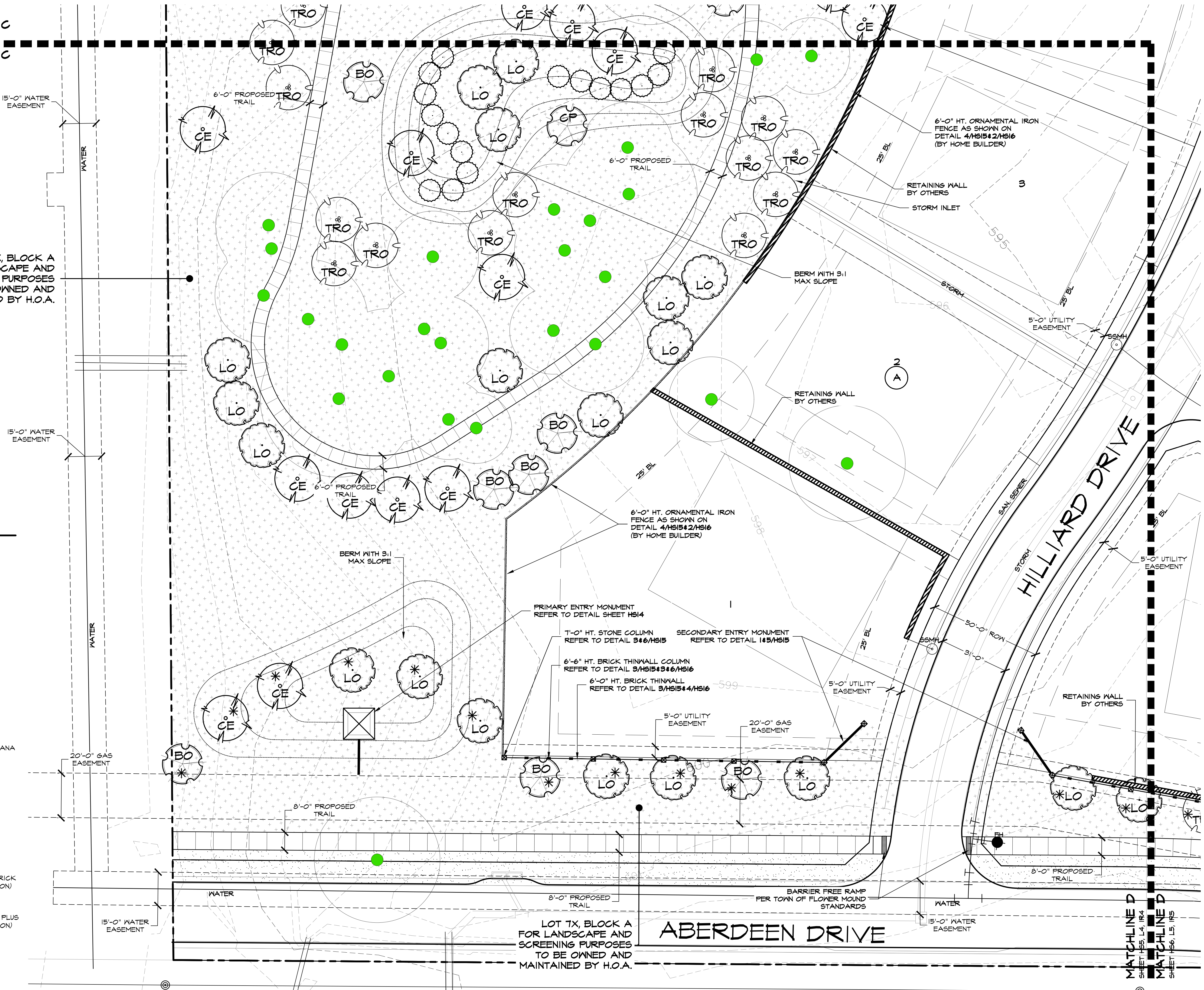
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MATCHLINE C
SHEET H54, L3, IR3
MATCHLINE C
SHEET H55, L4, IR4

LOT 7X, BLOCK A
FOR LANDSCAPE AND
SCREENING PURPOSES
TO BE OWNED AND
MAINTAINED BY H.O.A.

LANDSCAPE LEGEND

-  LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
-  TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
-  CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
-  BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
-  EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
-  COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE, 10% DENSITY)
-  COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
-  * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERISK SYMBOL SHALL COUNT TOWARDS MITIGATION)
-  + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
-  ● EXISTING TREE TO REMAIN



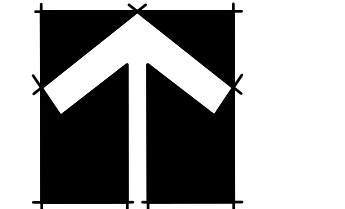
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DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



April 14, 2016



NORTH

20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING
Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

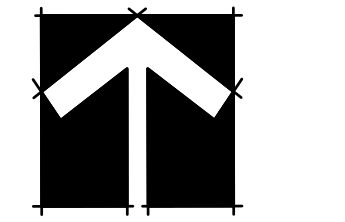
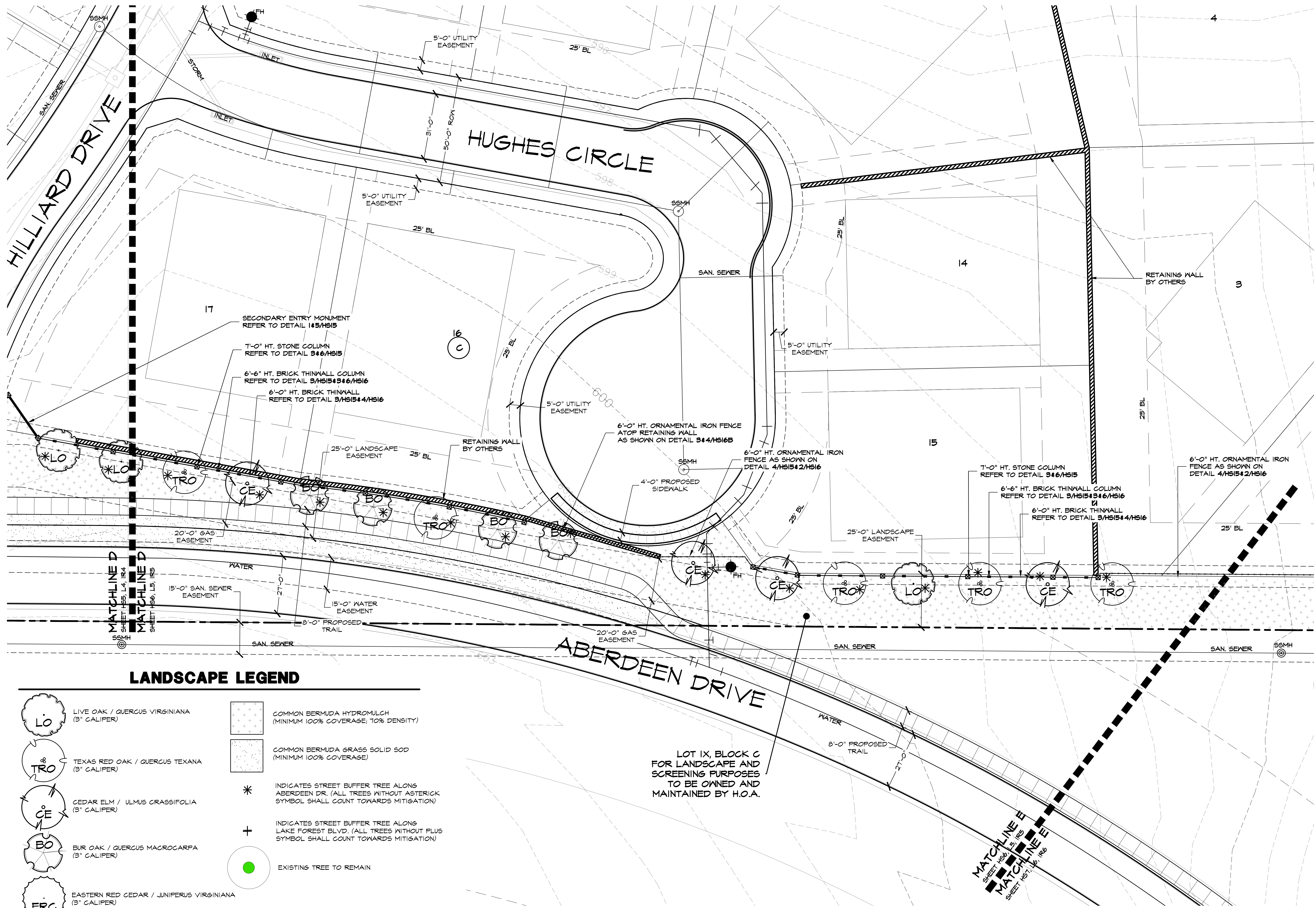
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET
L4 of 13

Plotted by: ##### Plot Date: 4/18/2016 1:23 PM

Drawing: S:\Projects\TBI005\DWG\TBI005-L5.dwg Saved By: Station11 Save Time: 4/18/2016 1:22 PM



20 10 0 20
1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

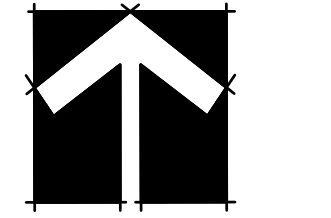
TBI005

SHEET

L5 of 13



April 14, 2016



NORTH

10 0 20

$$I'' = 2O' - O''$$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

ne Inch

LANDSCAPE AND SCULPTURE
Landscape PlansLandscape Plans
at Elbow Mts

Flower Mound, Fl. 1

TOWNSHIP OF FLOWER MOUND, DENTON COUNTY, TEXAS

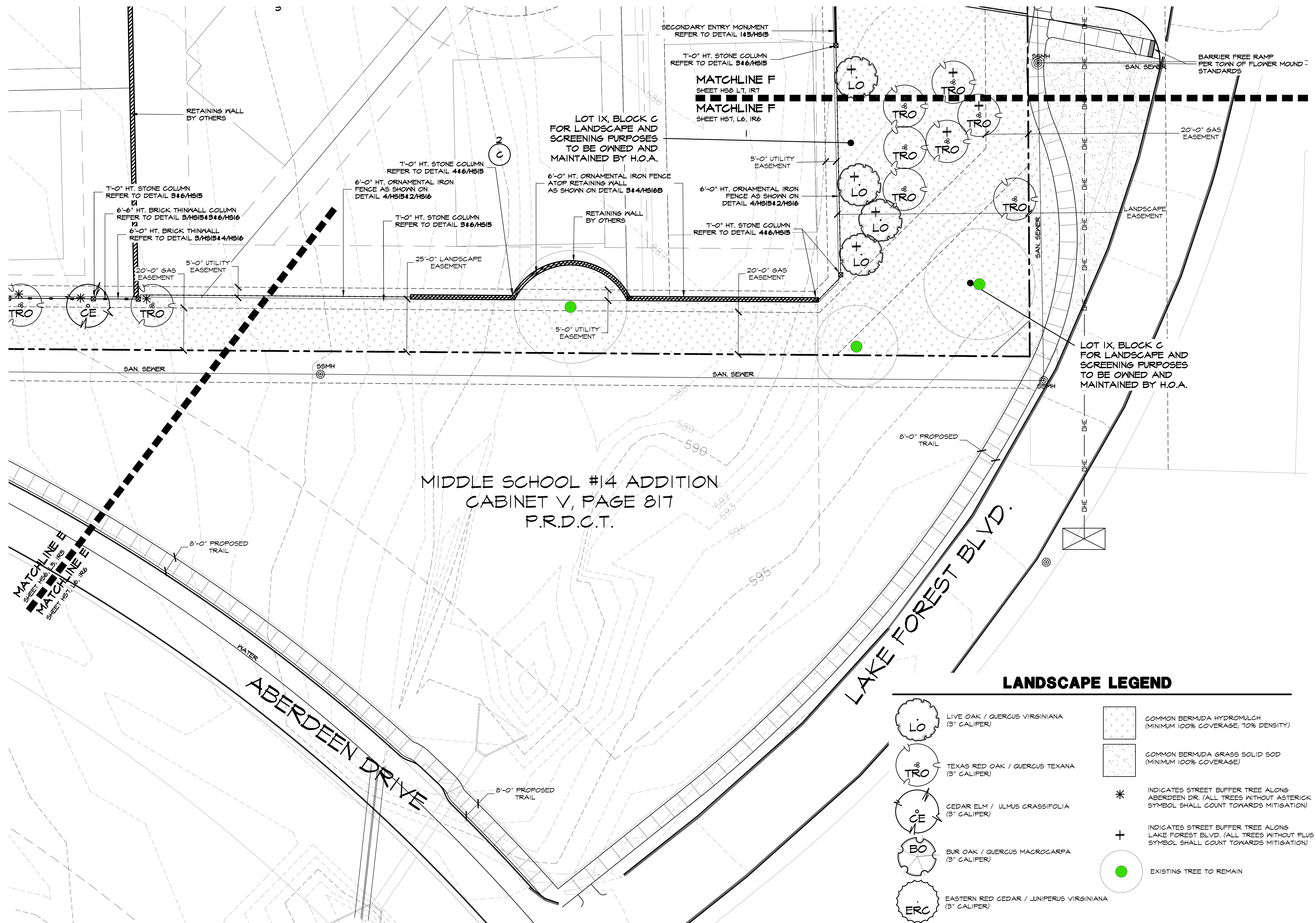
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PROJECT

BI005

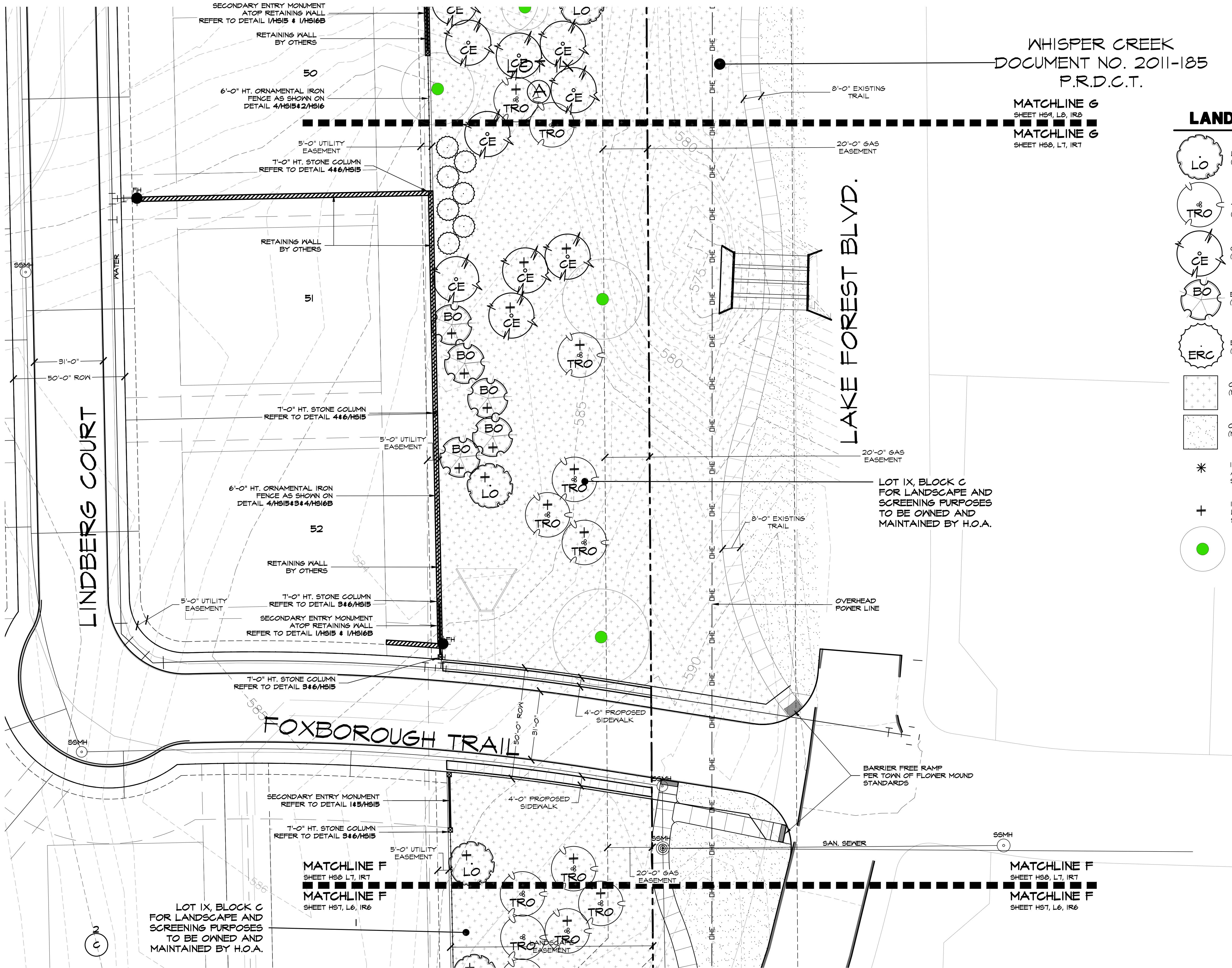
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6 of 13



Plotted by: ##### Plot Date: 4/18/2016 1:23 PM

Drawing: S:\Projects\TBI005\DWG\TBI005-LS.dwg Saved By: Station11 Save Time: 4/18/2016 1:22 PM



WHISPER CREEK
DOCUMENT NO. 2011-185
P.R.D.C.T.

MATCHLINE G
SHEET H59, L8, IR8
MATCHLINE G
SHEET H58, L7, IR7

LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 70% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
- * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERISK SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE TO REMAIN

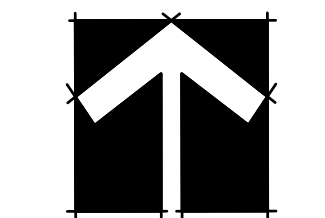
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DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



April 14, 2016



NORTH



1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

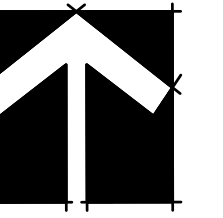
TBI005

SHEET

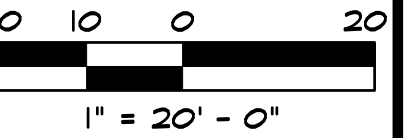
L7 of 13



April 14, 2016



ORTH



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

1/2 Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. I

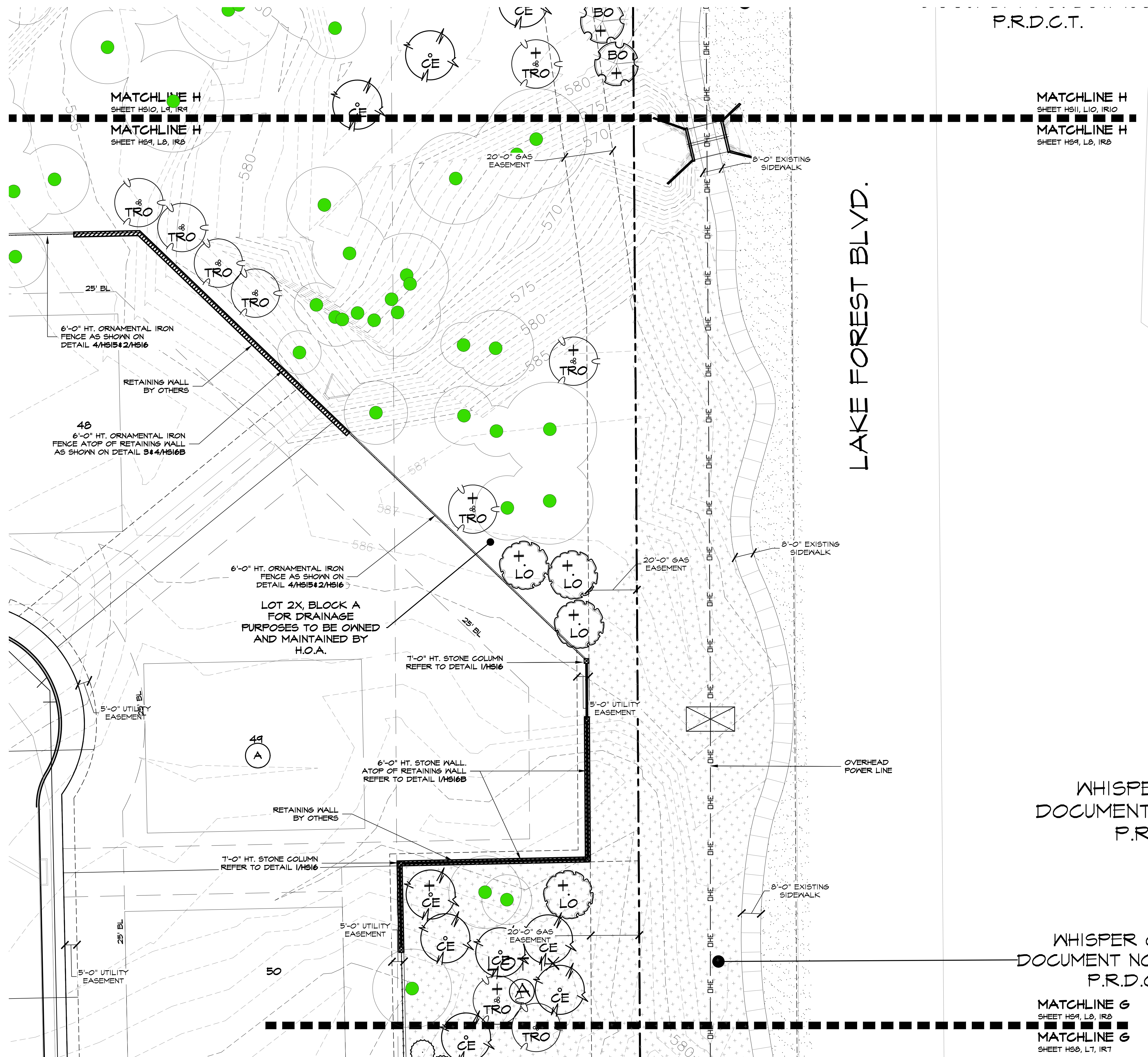
TOWII OF FLOWER MOUND, DALLAS COUNTY, TEXAS

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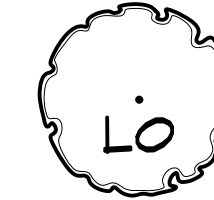
PROJECT
TBI005

HEET

L8 of 13



LANDSCAPE LEGEND



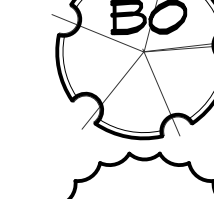
LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



TEXAS RED OAK / QUERCUS TEXANA
(3" CALIPER)



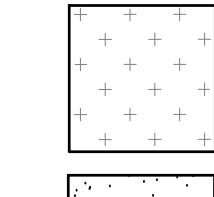
CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIPER)



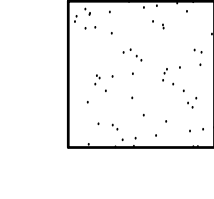
BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)



EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 70% DENSITY)

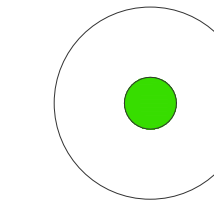


COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

 $\Rightarrow$

INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)



EXISTING TREE TO REMAIN

LO LIVE OAK / QUERCUS VIRGINIANA
(3" CALIFER)

TRO TEXAS RED OAK / QUERCUS TEXANA
(3" CALIFER)

CE CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIFER)

BO BUR OAK / QUERCUS MACROCARPA
(3" CALIFER)

ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIFER)

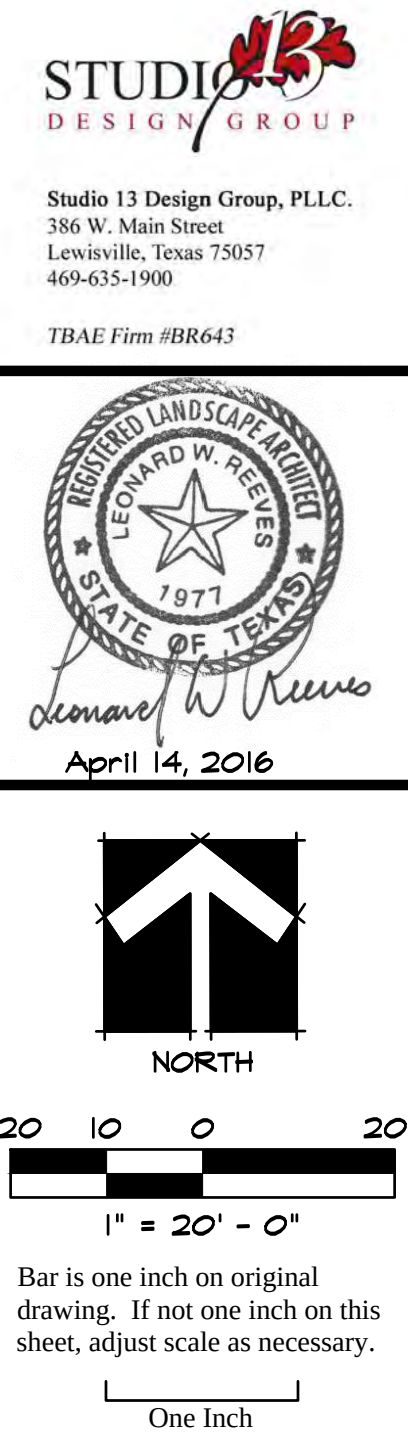
COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE; 10% DENSITY)

COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

***** INDICATES STREET BUFFER TREE ALONG
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+ INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)

EXISTING TREE TO REMAIN



Landscape Plans

Town of Flower Mound, Denton County, Texas

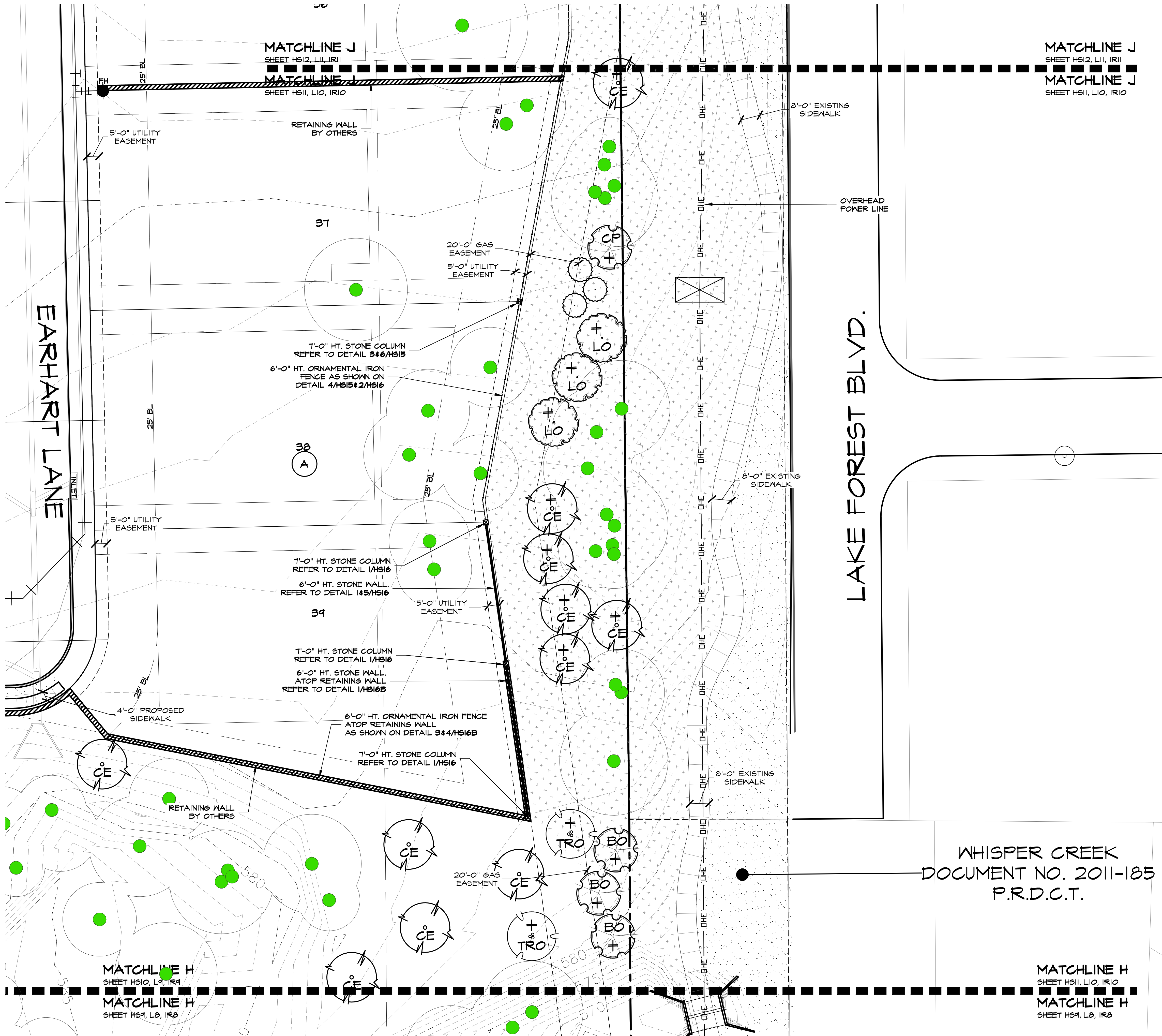
#	PLAN REVIEW REVISIONS	BY	DATE
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PROJECT

TBI005

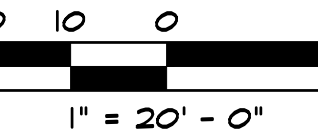
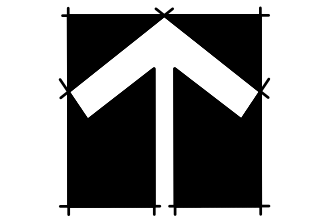
SHEET

L9 of 13



LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" GALIPER)
- TRO TEXAS RED OAK / QUERCUS TEXANA (3" GALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" GALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" GALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" GALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 70% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
- * INDICATES STREET BUFFER TREE ALONG ABERDEEN DR. (ALL TREES WITHOUT ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + INDICATES STREET BUFFER TREE ALONG LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE TO REMAIN



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

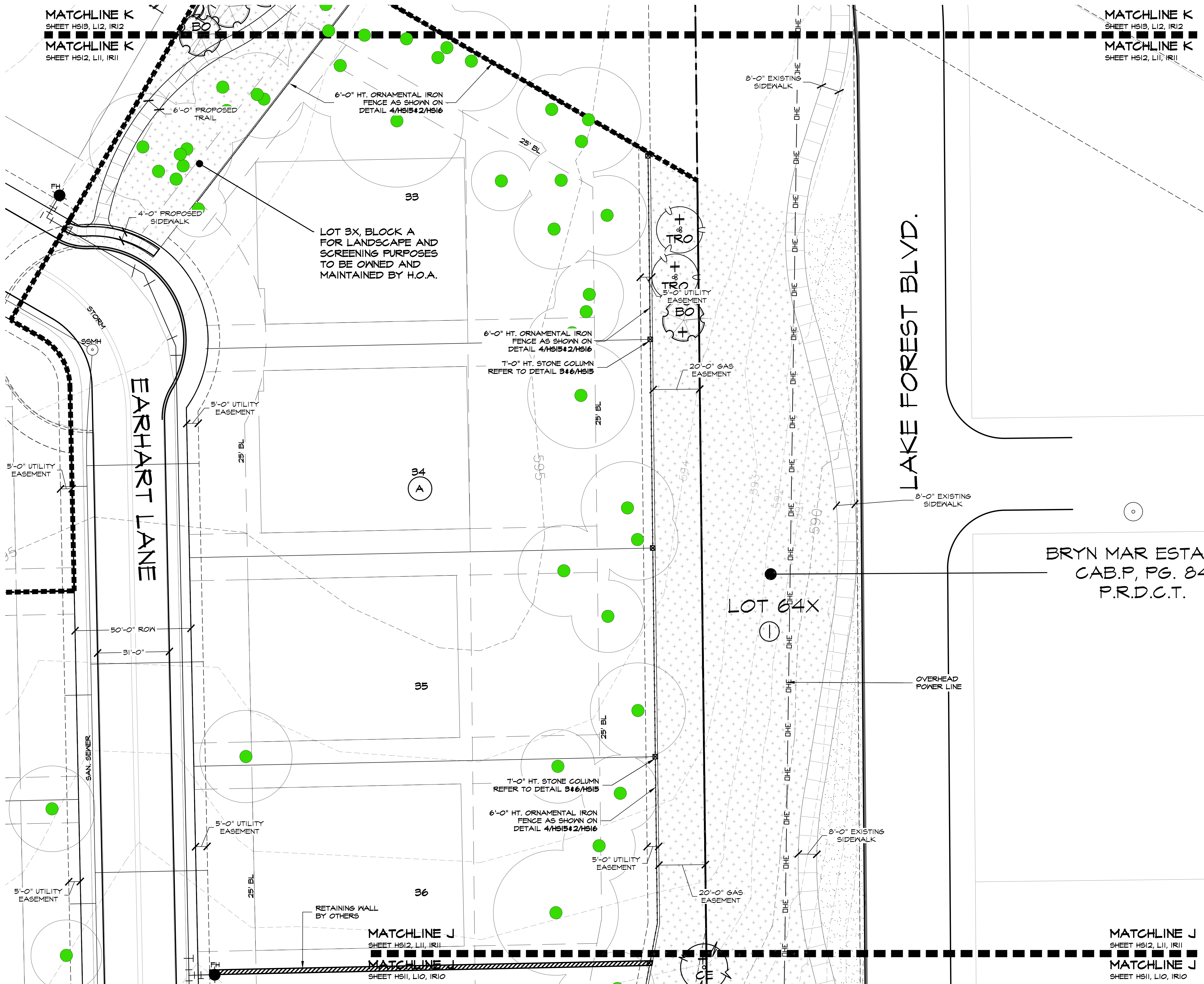
LANDSCAPE AND SCREENING

Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

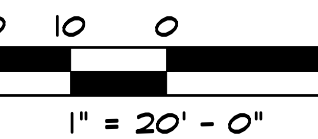
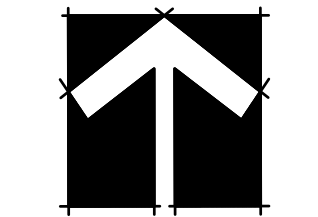
PROJECT
TBI005

SHEET
L10 of 13



LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- T&O TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)
- COMMON BERMUDA HYDROMULCH (MINIMUM 100% COVERAGE; 70% DENSITY)
- COMMON BERMUDA GRASS SOLID SOD (MINIMUM 100% COVERAGE)
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- EXISTING TREE TO REMAIN



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LANDSCAPE AND SCREENING

Landscape Plans
Oakbridge at Flower Mound, Ph. 1
Town of Flower Mound, Denton County, Texas

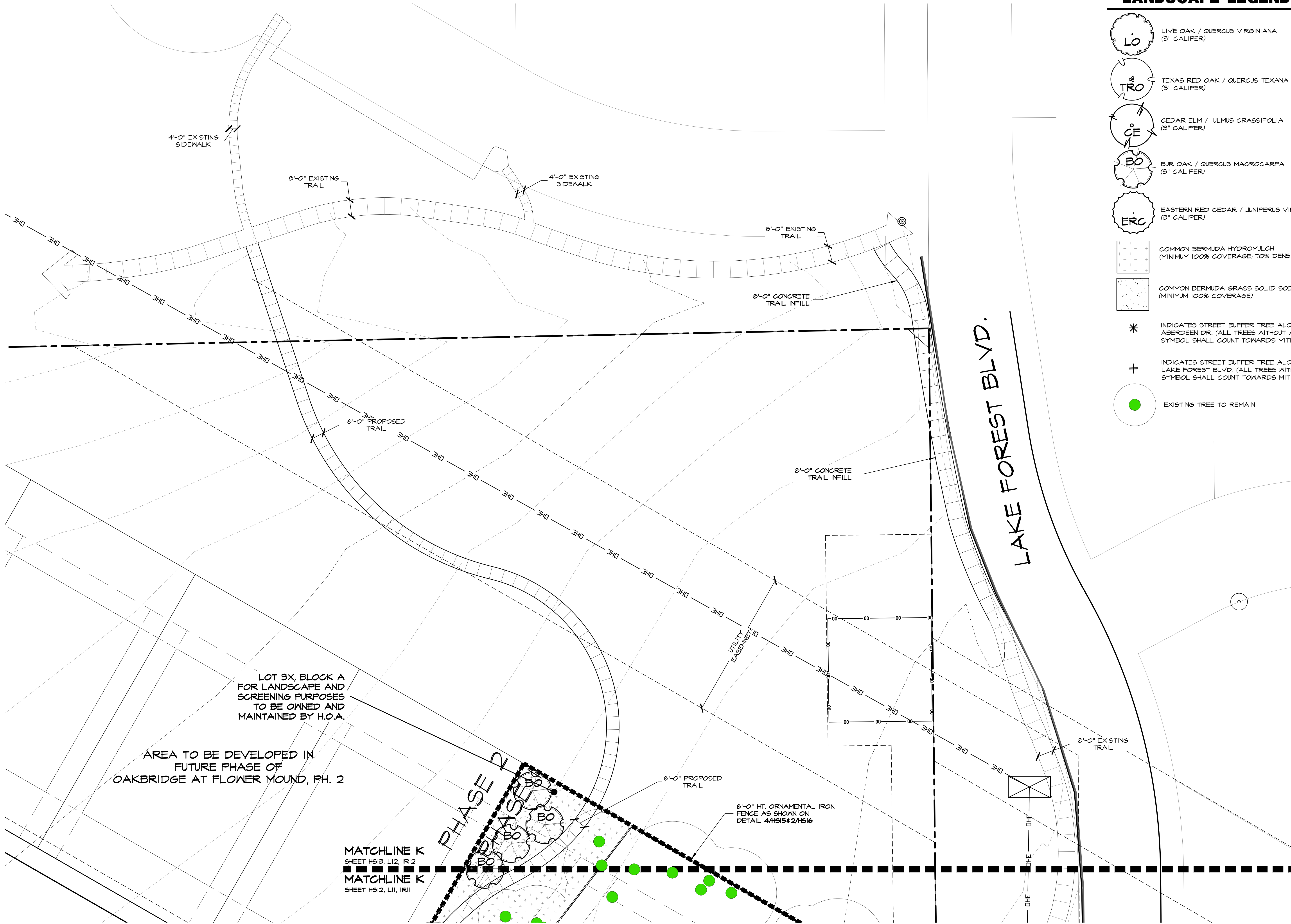
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TB005

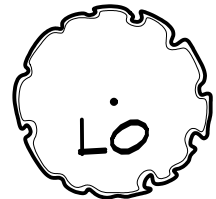
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L11 of 13

Plotted by: ##### Plot Date: 4/18/2016 1:23 PM

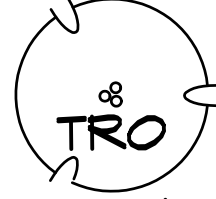
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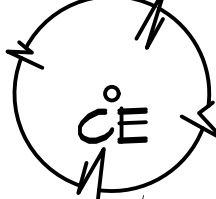
LANDSCAPE LEGEND



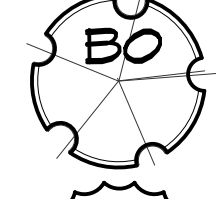
LIVE OAK / QUERCUS VIRGINIANA
(3" CALIPER)



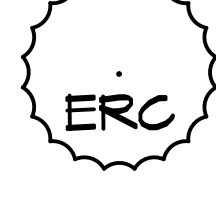
TEXAS RED OAK / QUERCUS TEXANA
(3" CALIPER)



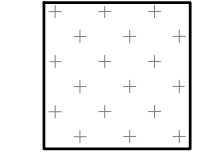
CEDAR ELM / ULMUS CRASSIFOLIA
(3" CALIPER)



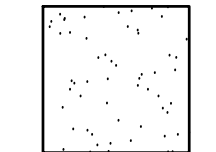
BUR OAK / QUERCUS MACROCARPA
(3" CALIPER)



EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
(3" CALIPER)



COMMON BERMUDA HYDROMULCH
(MINIMUM 100% COVERAGE, 10% DENSITY)



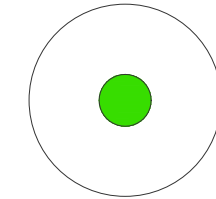
COMMON BERMUDA GRASS SOLID SOD
(MINIMUM 100% COVERAGE)

*

INDICATES STREET BUFFER TREE ALONG
ABERDEEN DR. (ALL TREES WITHOUT ASTERICK
SYMBOL SHALL COUNT TOWARDS MITIGATION)

+

INDICATES STREET BUFFER TREE ALONG
LAKE FOREST BLVD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)

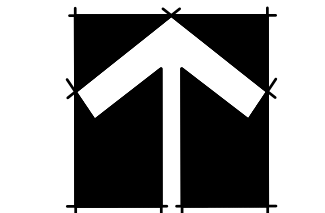


EXISTING TREE TO REMAIN

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET
L12 of 13

Drawing: S:\Projects\TB1005\DWG\TB1005-LS.dwg Saved By: Station11 Save Time: 4/18/2016 1:22 PM Plotted by: ##### Plot Date: 4/18/2016 1:23 PM

LANDSCAPE NOTES

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE DRAINAGE PRACTICES, AND CONTACT THE TOWN LANDSCAPE ARCHITECT PRIOR TO PLANTING.
8. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
9. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 3'-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
13. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
14. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
15. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
16. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRoACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
25. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
30. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QTY.	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	58	7' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
TRO	TEXAS RED OAK / QUERCUS TEXANA	3" CALIPER	AS SHOWN	82	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	88	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	67	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
ERC	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	82	5' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 5' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	COMMON BERMUDA HYDROMULCH	HYDROMULCH	SQUARE FEET	469,000	MINIMUM 100% COVERAGE @ 10% DENSITY
	COMMON BERMUDA GRASS SOD	SOLID SOD	SQUARE FEET	40,200	MINIMUM 100% COVERAGE

LANDSCAPE PROVIDED

STREET TREES (ABERDEEN DRIVE SOUTH SIDE)

REQUIRED:
1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
760 LINEAR FEET / 30 = 25.33 - 3 " CALIPER TREES REQUIRED

PROVIDED:
27 - 3" CALIPER TREES

STREET TREES (LAKE FOREST BLVD. EAST SIDE)

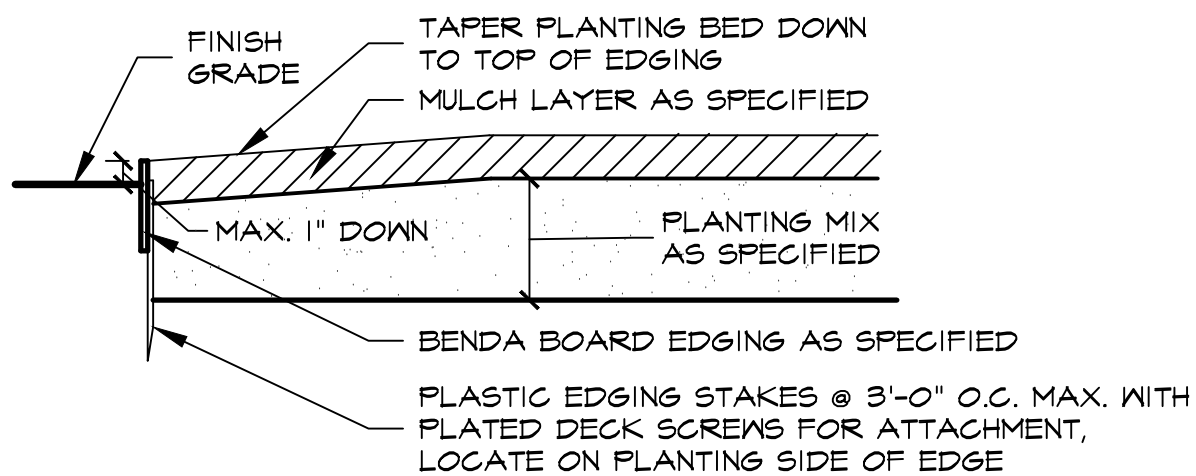
REQUIRED:
1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
1,595 LINEAR FEET / 30 = 53.16 - 3 " CALIPER TREES REQUIRED

PROVIDED:
56 - 3" CALIPER TREES (INCLUDING EASTERN RED CEDAR)

MITIGATION REQUIRED:

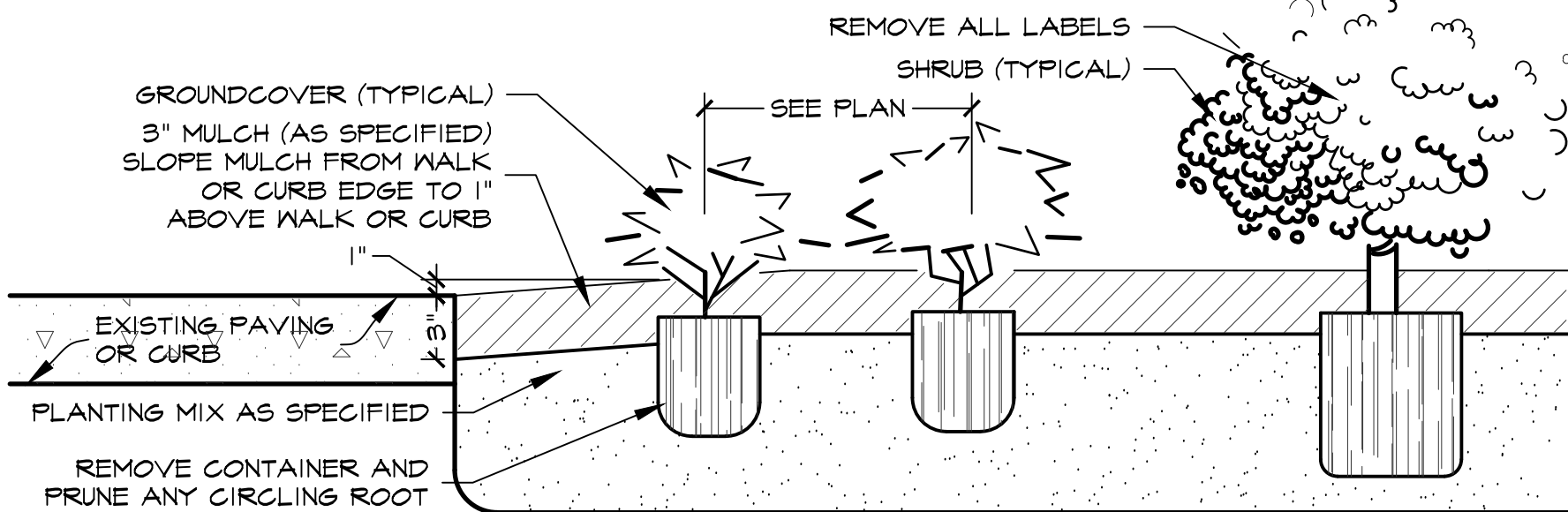
- TOTAL MITIGATION = 1,208.80 CAL. INCHES (402 - 3" CAL. TREES)
- TOTAL CAL INCHES PLANTED TOWARDS MITIGATION = 666 CAL. INCHES (222 - 3" CAL. TREES)
- REMAINING BALANCE = 538 CAL. INCHES.
NOTE: THE REMAINING BALANCE WILL BE PAID TO THE TOWN OF FLOWER MOUND PER TOWN RATES AND STANDARDS
- LANDSCAPE CREDITS AVAILABLE: SEE TREE SURVEY PLANS FOR CREDIT DETAILS

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	ABERDEEN DR. = 760 L.F.	25.33 - 3" CAL. TREES	27 - 3" CAL. TREES
1 PER 30 L.F.	LAKE FOREST BLVD. = 1,595 L.F.	53.16 - 3" CAL. TREES	56 - 3" CAL. TREES



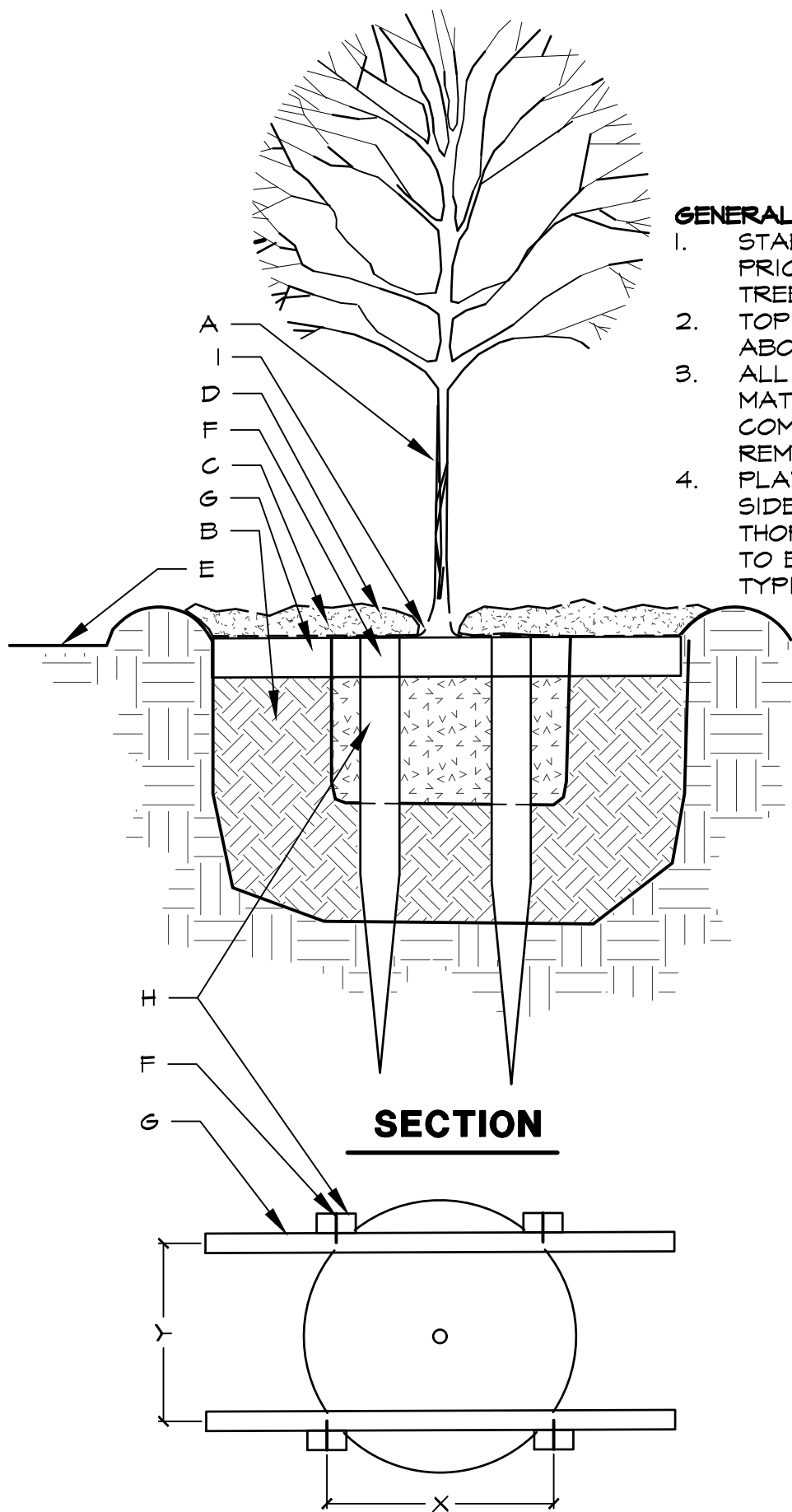
1 TYPICAL BED EDGING DETAIL

NOT TO SCALE



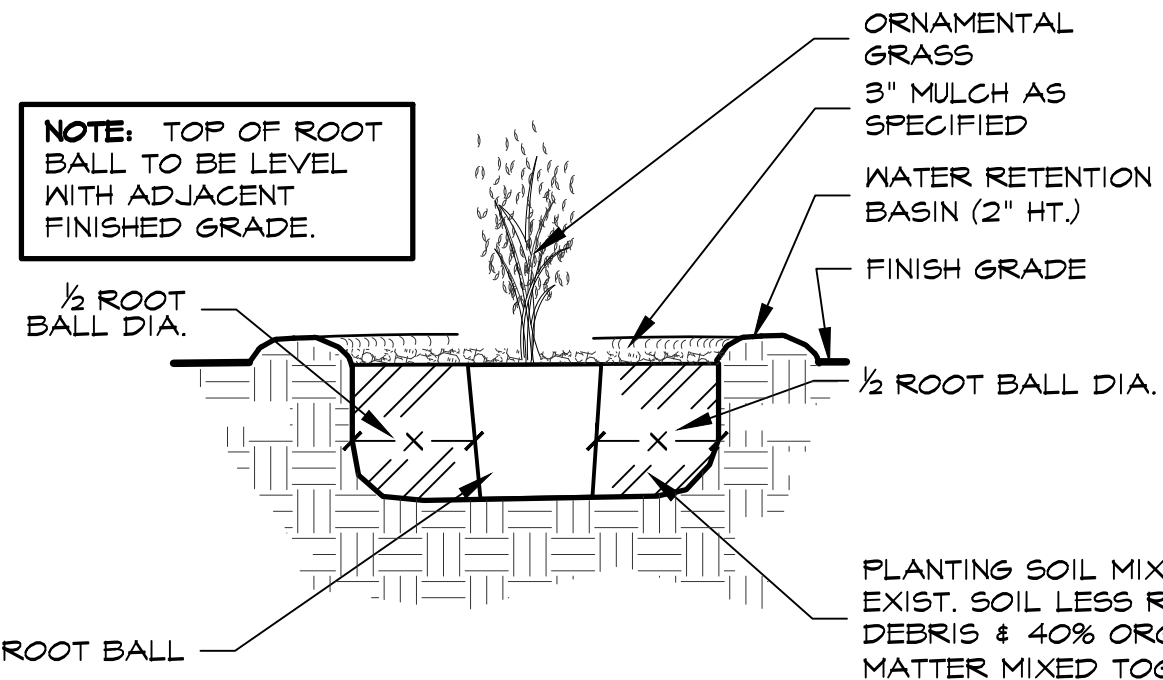
2 SHRUB AND GROUND COVER PLANTING DETAIL

NOT TO SCALE



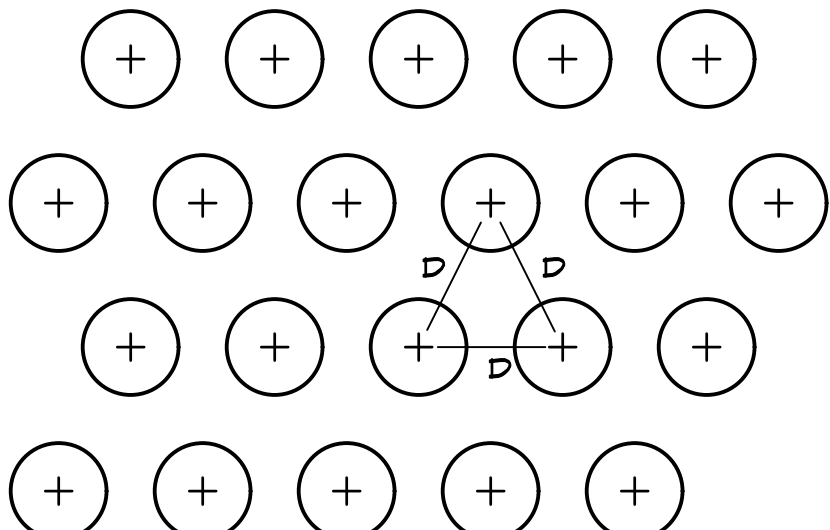
4 TREE PLANTING

NOT TO SCALE



3 POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE

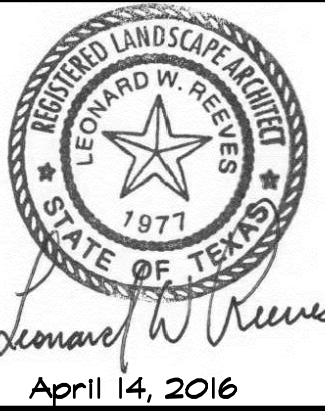


GENERAL NOTES:

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH MULCH AS SPECIFIED
- E. FINISH GRADE
- F. 2 1/2 DRYWALL SCREW (UNFINISHED)
- G. 2' X 2' X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
- H. 2' X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Details

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

DATE									
BY									
PLAN REVIEW REVISIONS									
#	0								

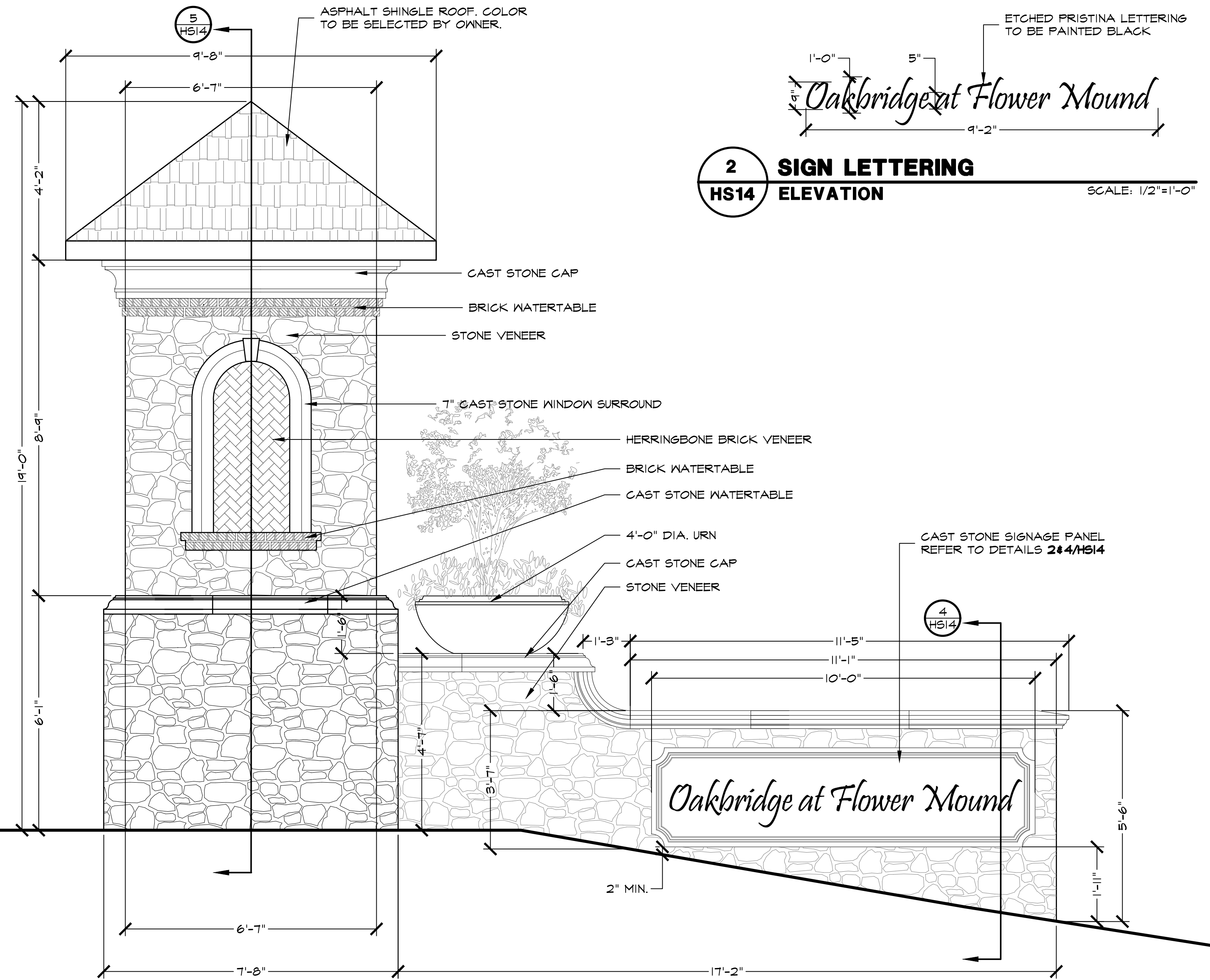
PROJECT
TB1005

SHEET

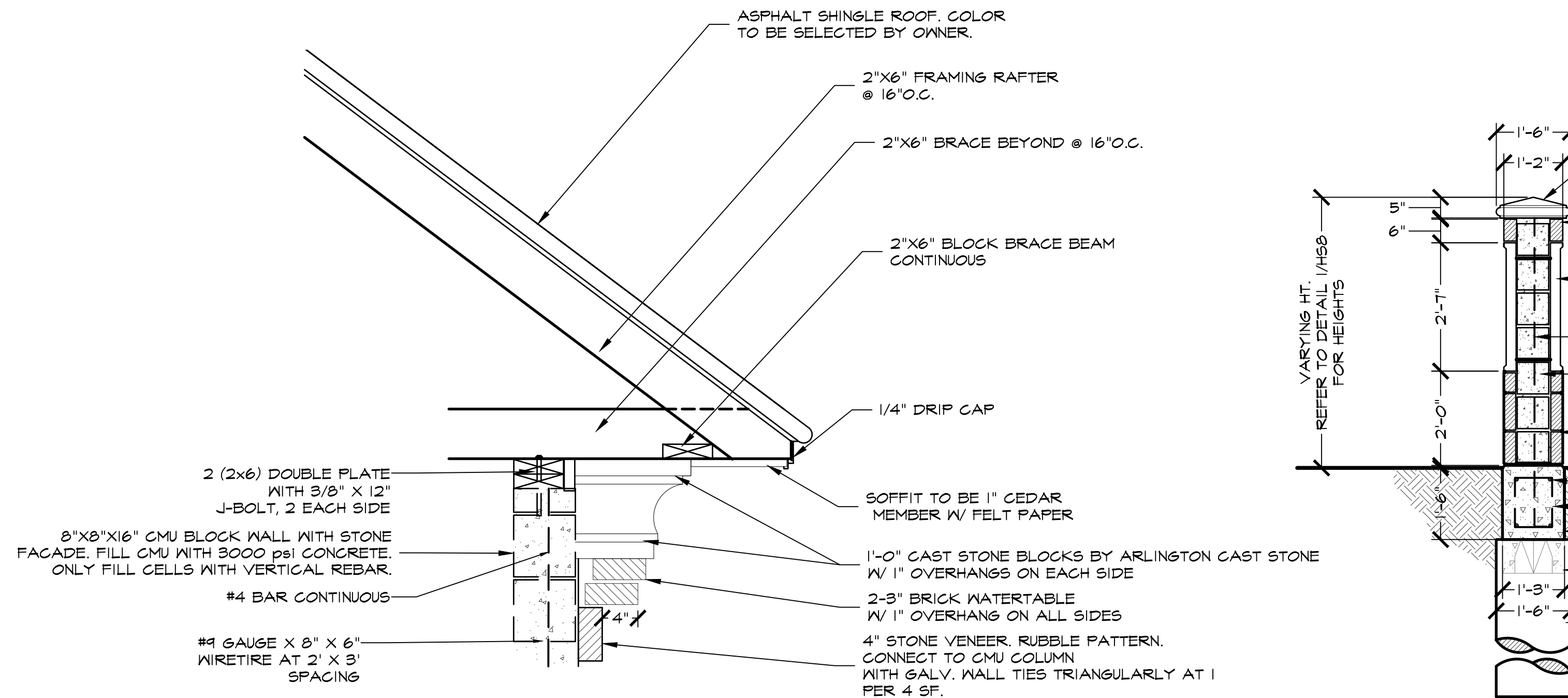
L13 of 13

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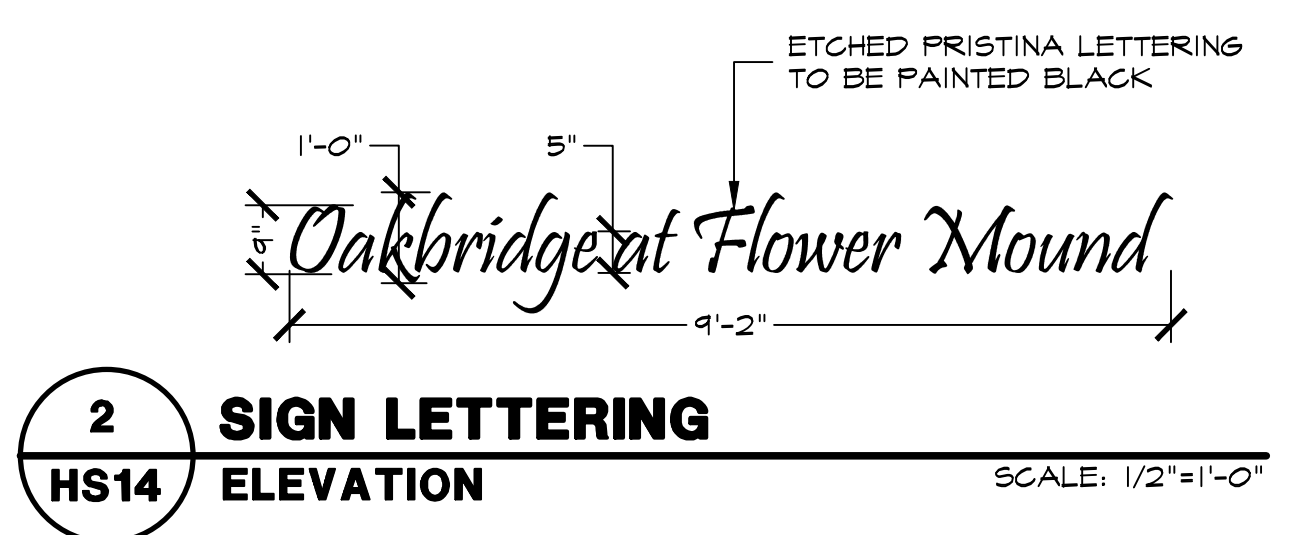
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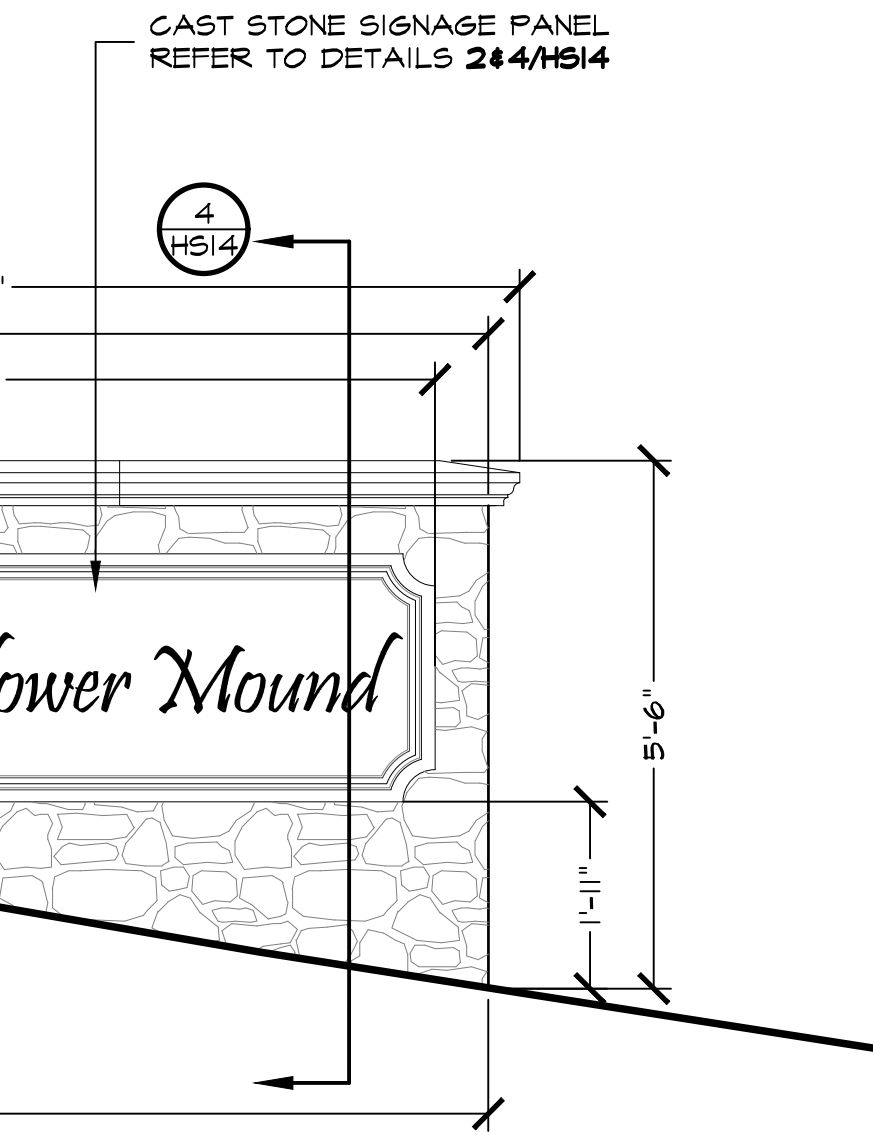
1 PRIMARY ENTRY MONUMENT
HS14 ELEVATION SCALE: 1/2"=1'-0"



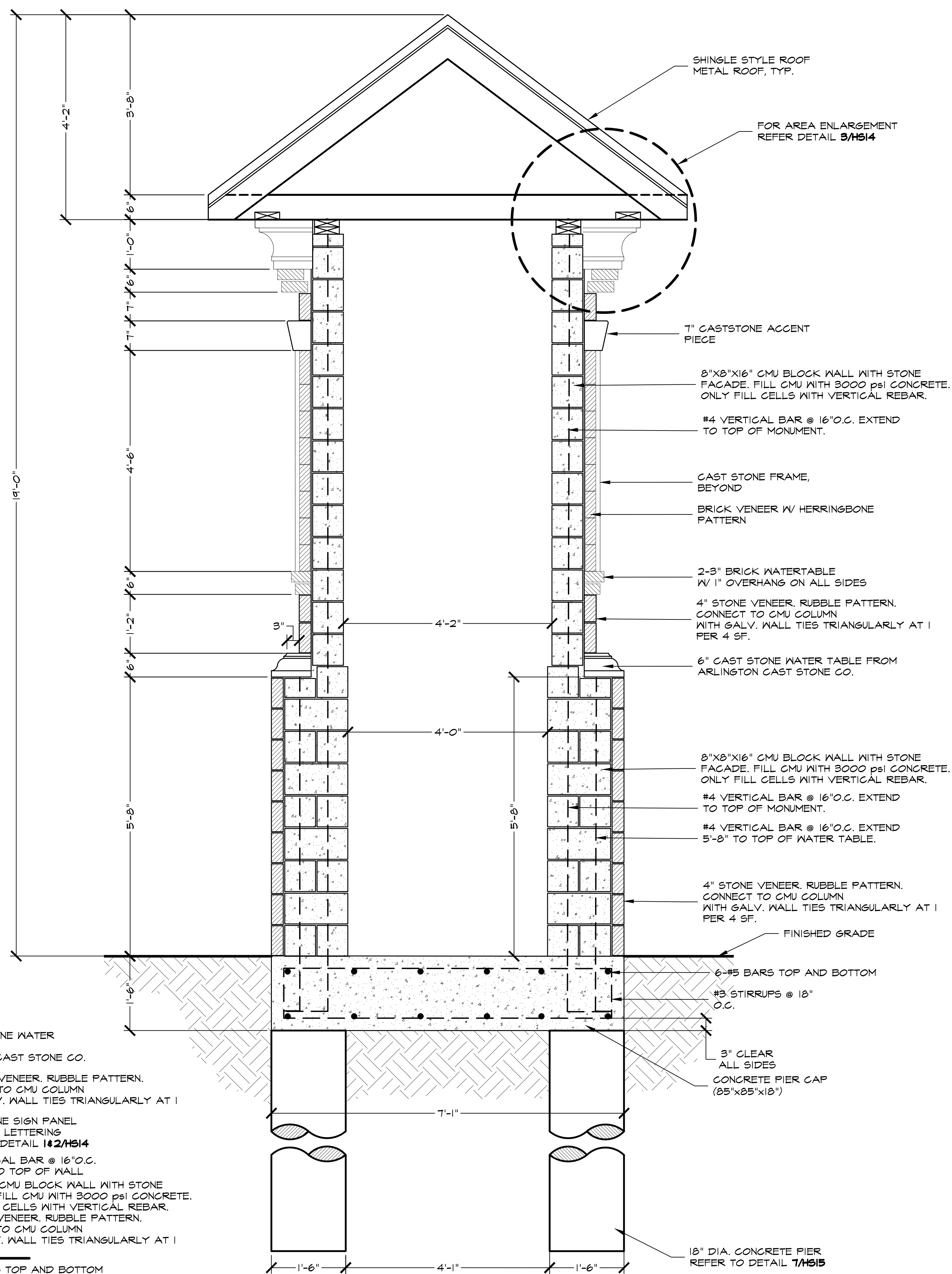
3 ENLARGEMENT
HS14 SECTION SCALE: 3/4"=1'-0"



2 SIGN LETTERING
HS14 ELEVATION SCALE: 1/2"=1'-0"



4 STONE SIGN PANEL
HS14 SECTION SCALE: 3/4"=1'-0"

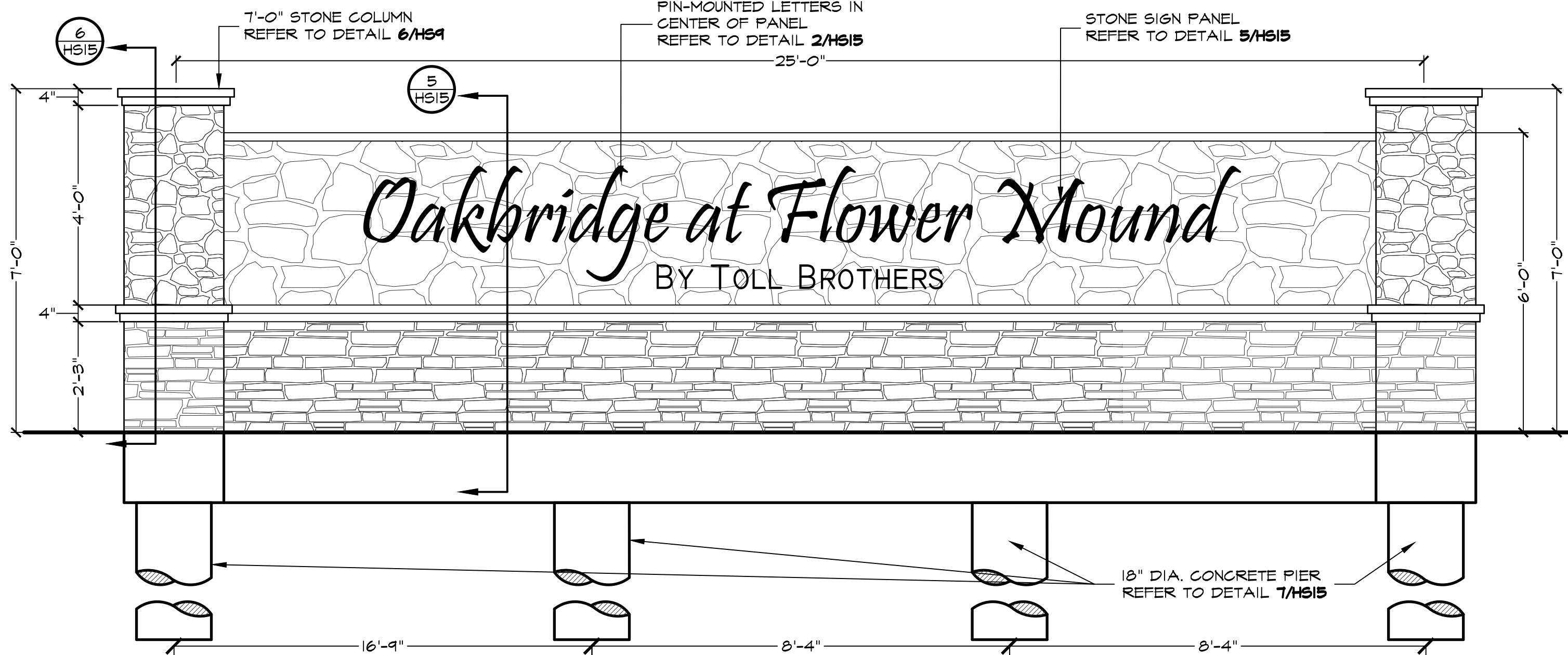


5 PRIMARY ENTRY MONUMENT
HS14 SECTION SCALE: 3/4"=1'-0"

PLAN REVIEW REVISIONS	BY	DATE

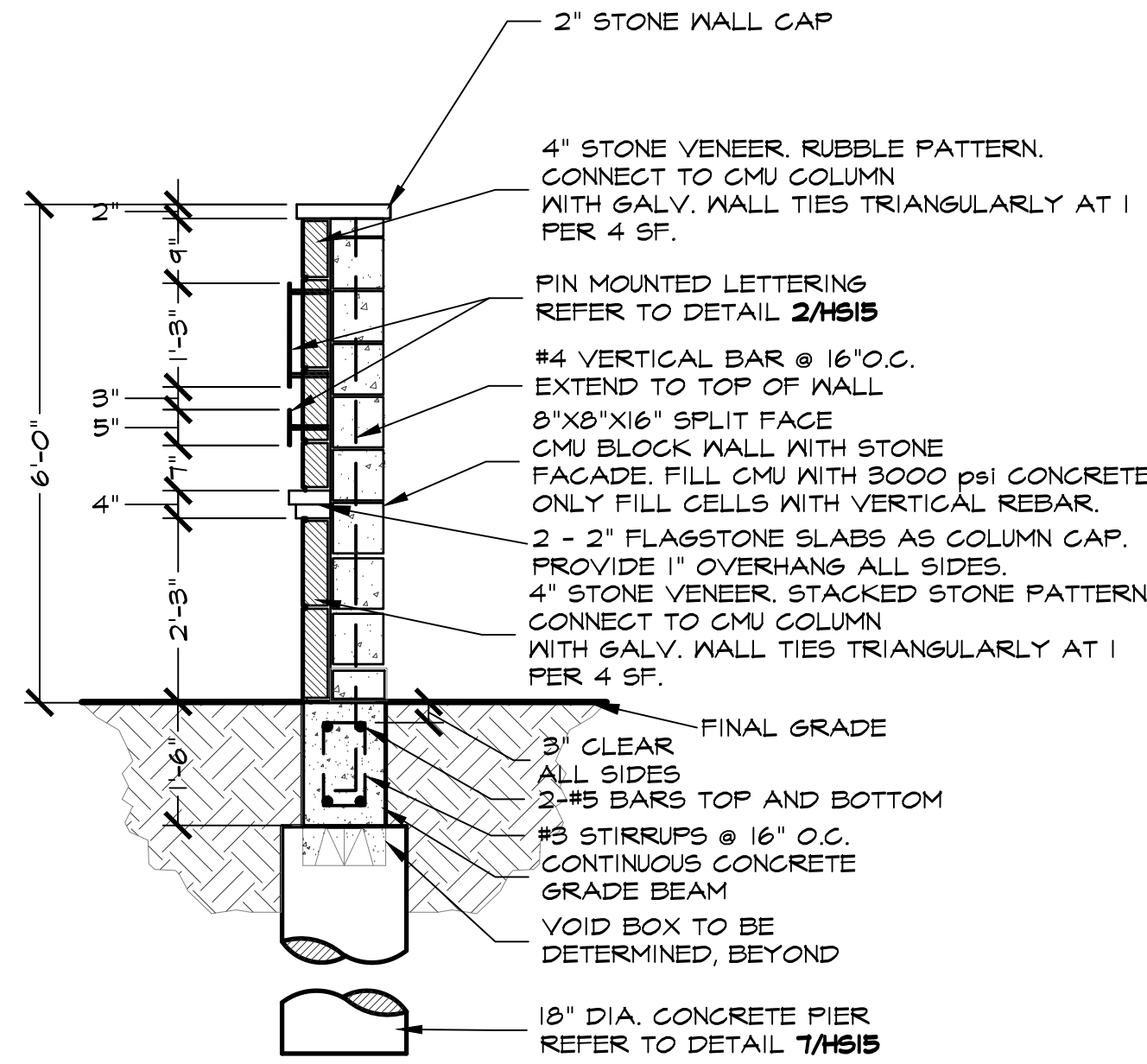
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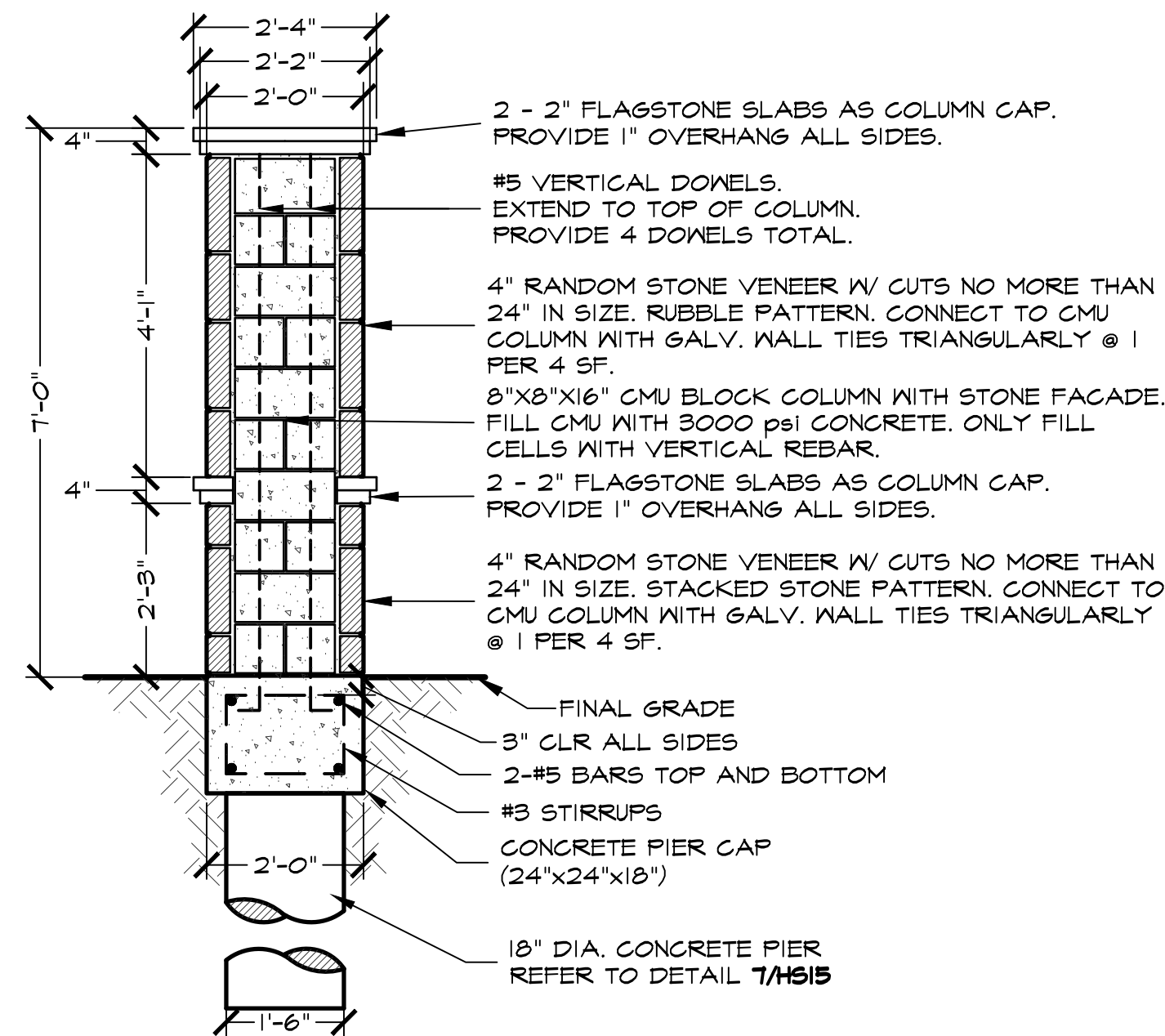
1 SECONDARY ENTRY MONUMENT
HS15 ELEVATION

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



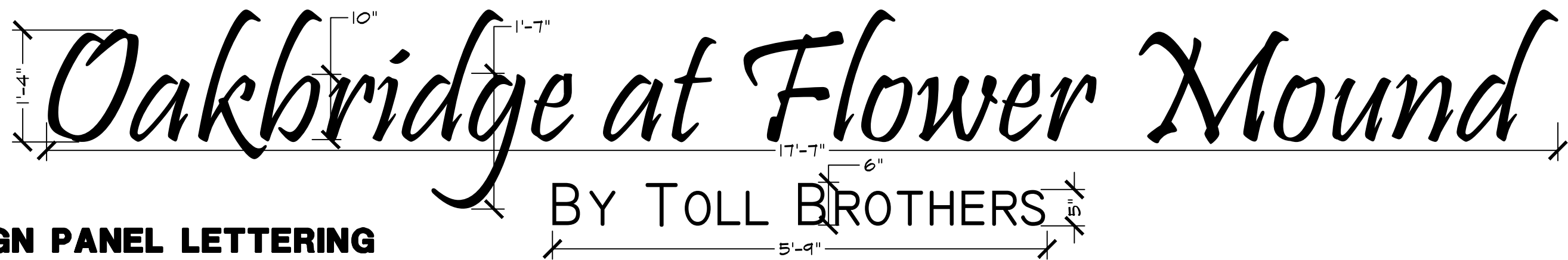
5 6'-0" HT. STONE SIGN PANEL
HS15 SECTION

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



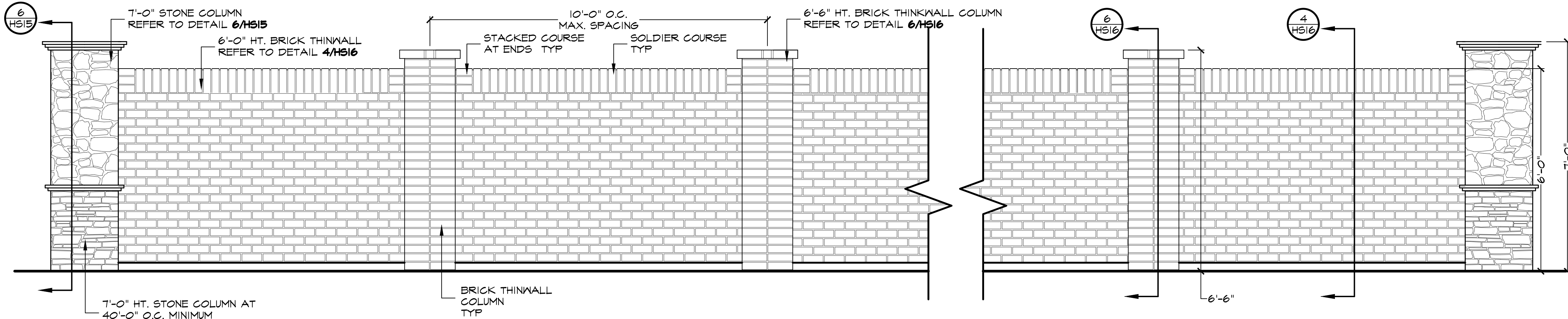
6 7'-0" HT. STONE COLUMN
HS15 SECTION

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



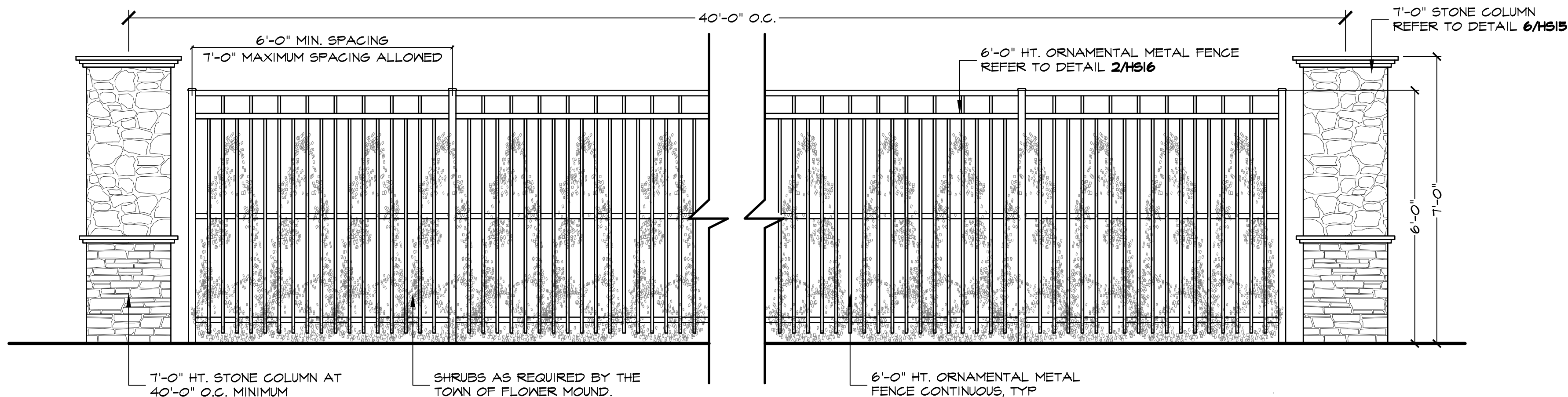
2 SIGN PANEL LETTERING
HS15 ELEVATION

SCALE: 3/4"=1'-0"



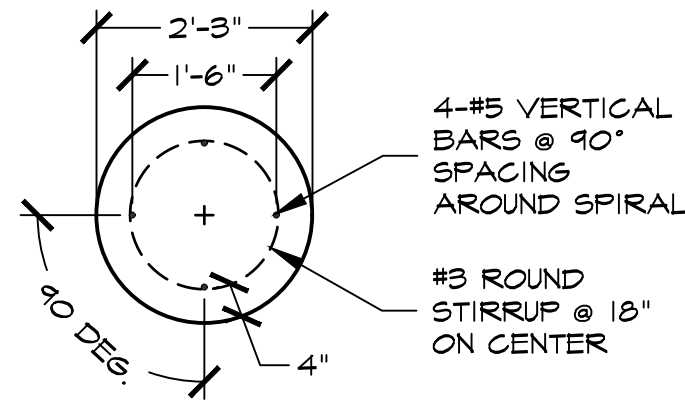
3 PERIMETER PARTIAL BRICK THINWALL AND COLUMNS
HS15 ELEVATION

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



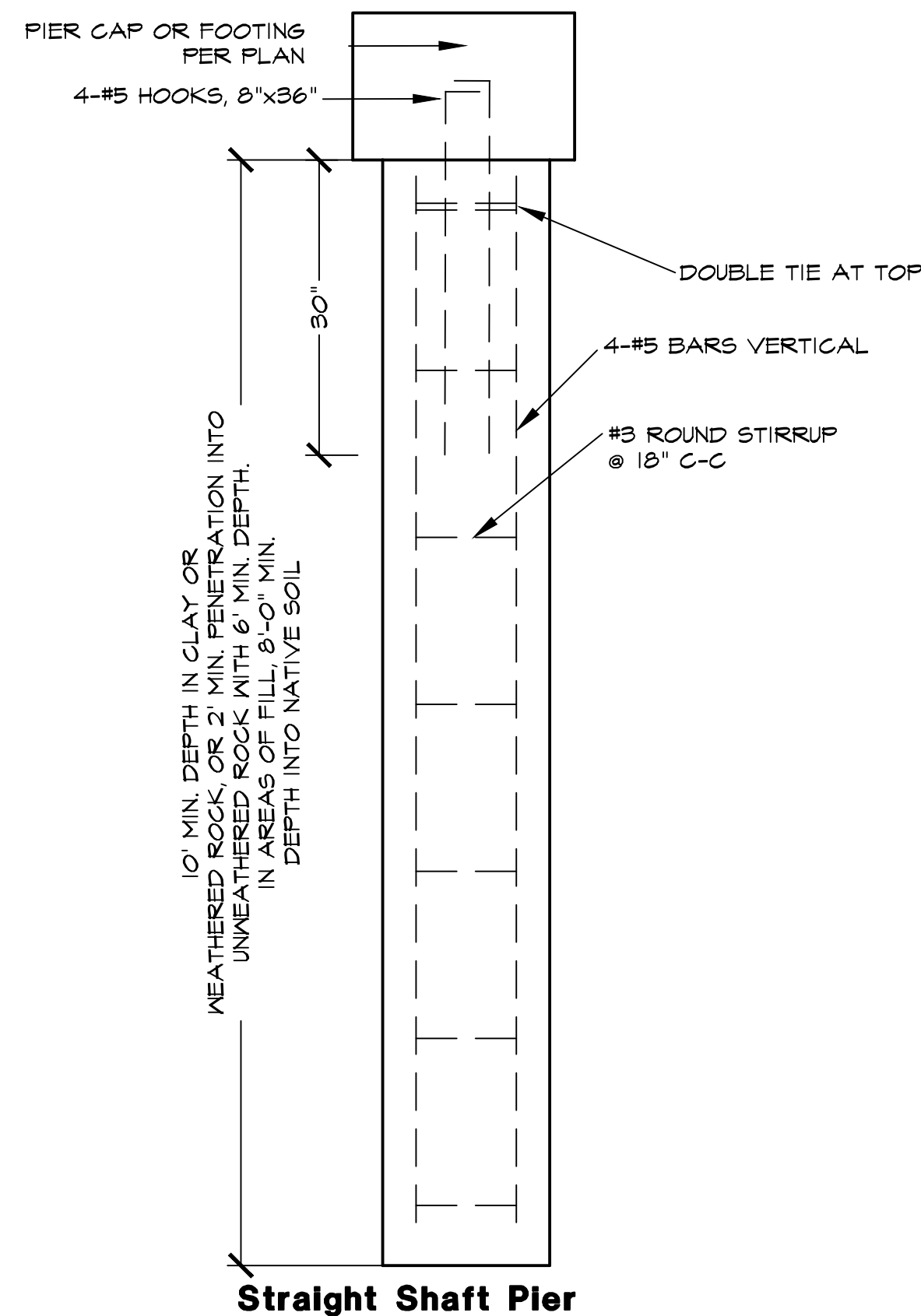
4 PERIMETER PARTIAL ELEVATION ORNAMENTAL FENCE AND COLUMNS
HS15 ELEVATION

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



PIER (18' DIA.)
SECTION

SCALE: 3/4"=1'-0"



7 PIER (18' DIA.)
HS15 SECTION

SCALE: 3/4"=1'-0"

STUDIO
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Submital 12-18-2015

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One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

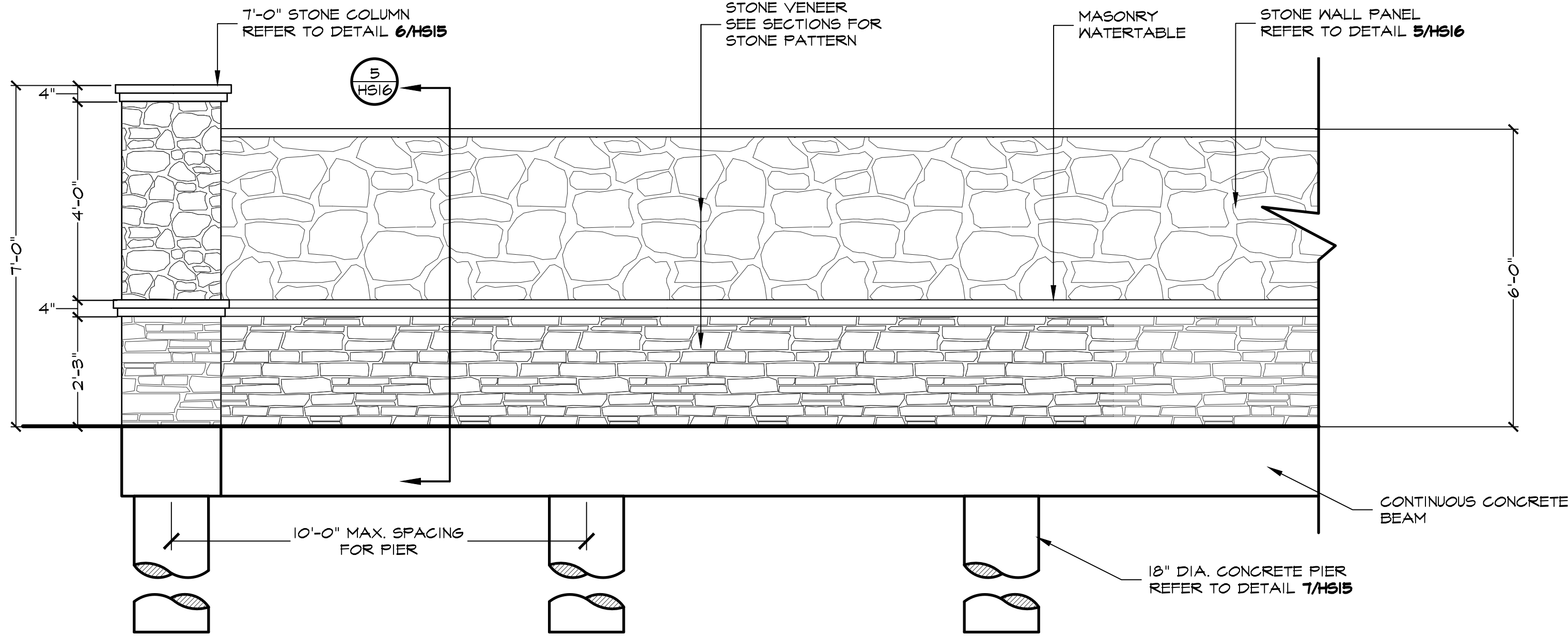
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET

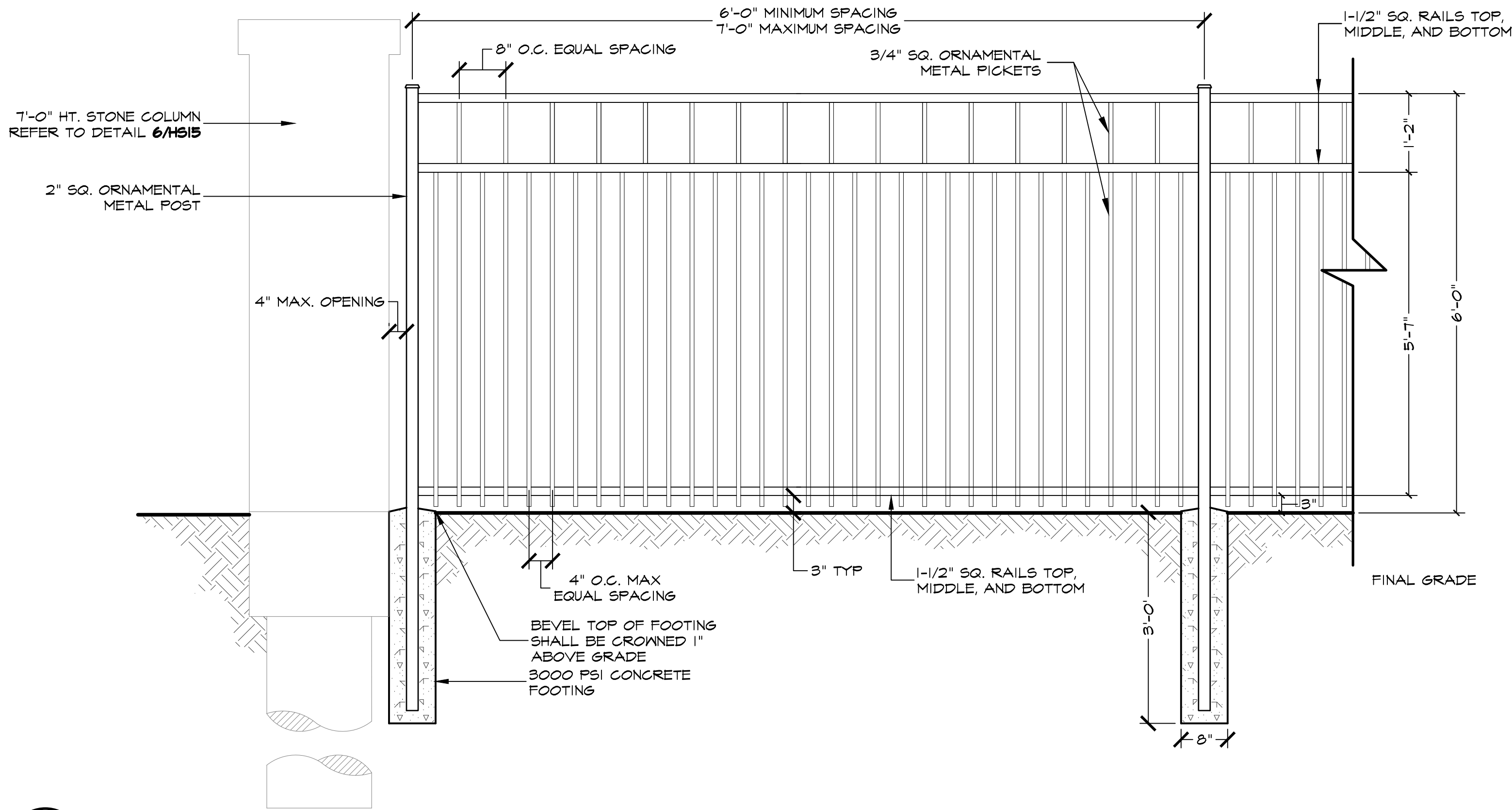
HS15 of 17

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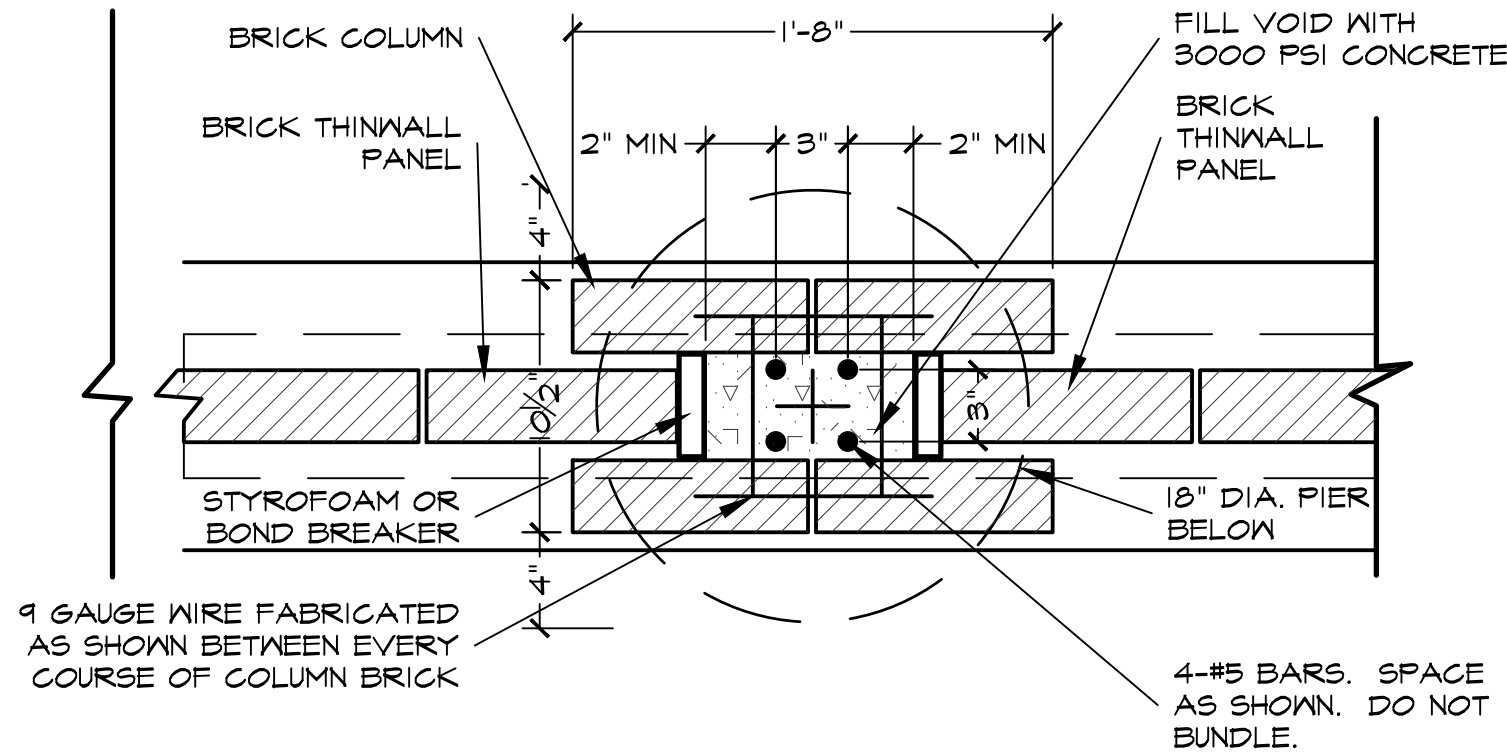
1 6'-0" HT. STONE WALL
HS16 ELEVATION

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



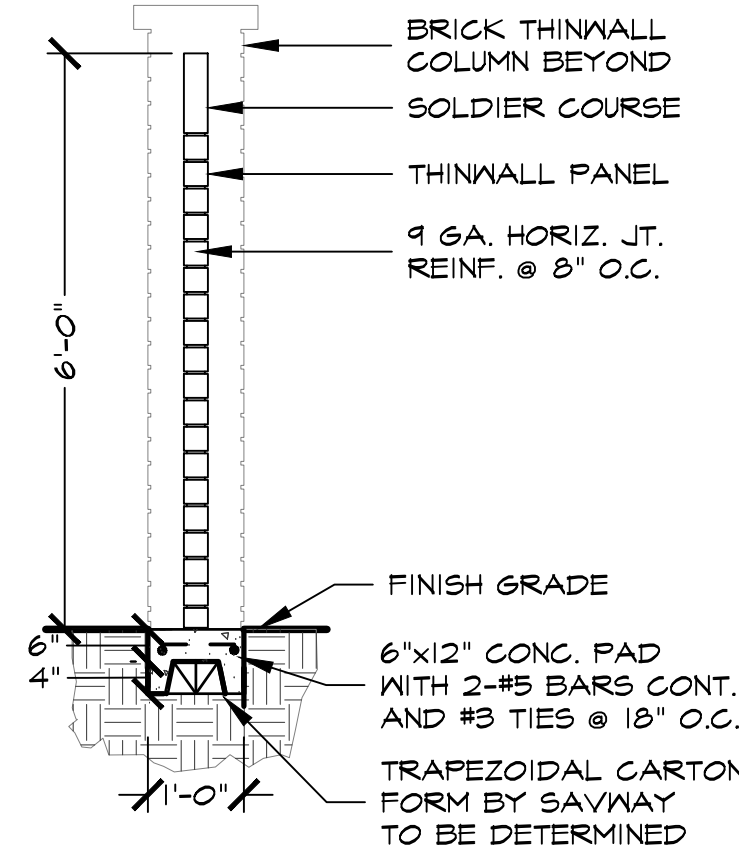
2 6'-0" HT. ORNAMENTAL METAL FENCE
HS16 ELEVATION

SCALE: 3/4"=1'-0"



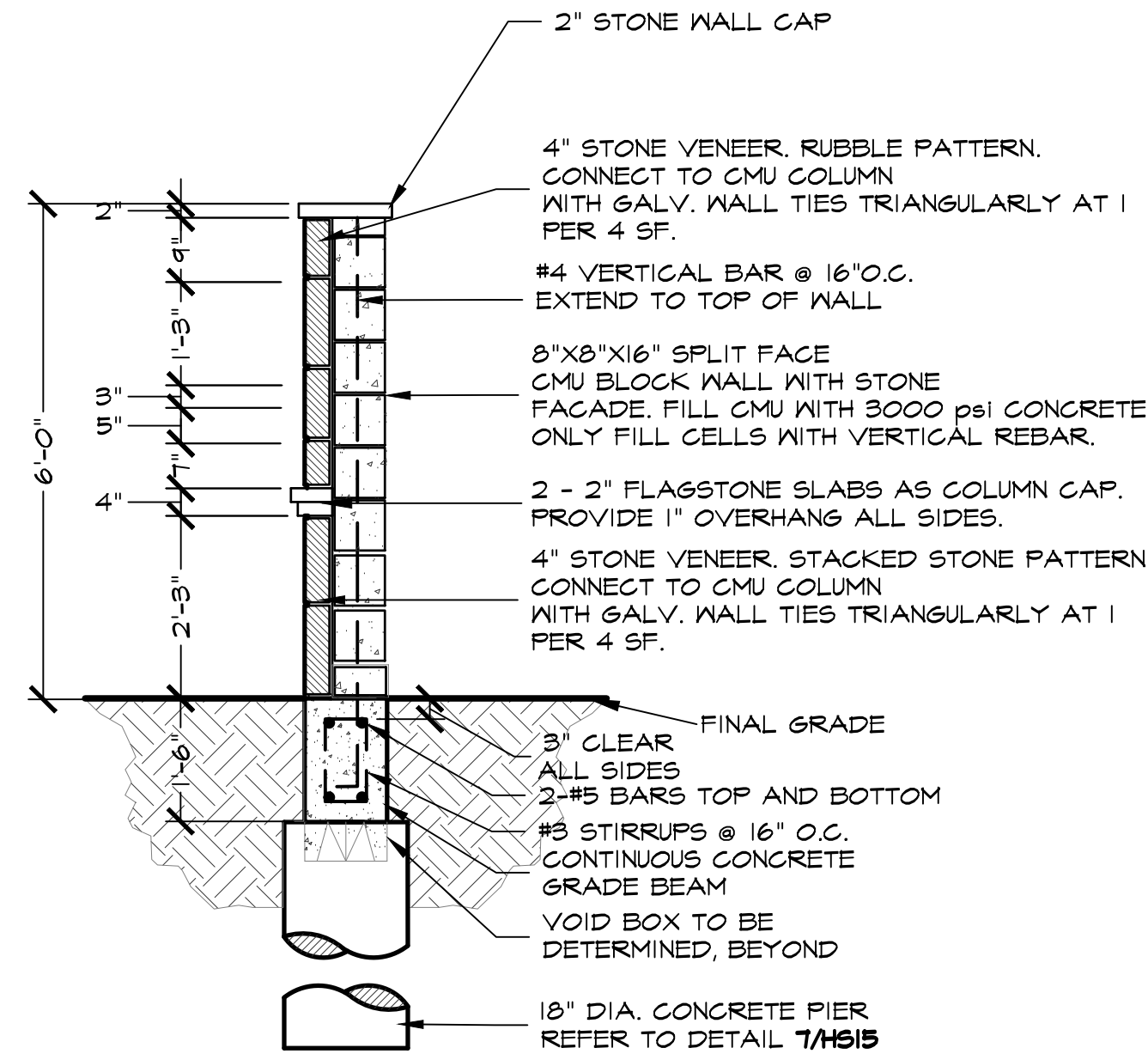
3 THINWALL COLUMN
HS16 PLAN/SECTION

SCALE: 1"=1'-0"



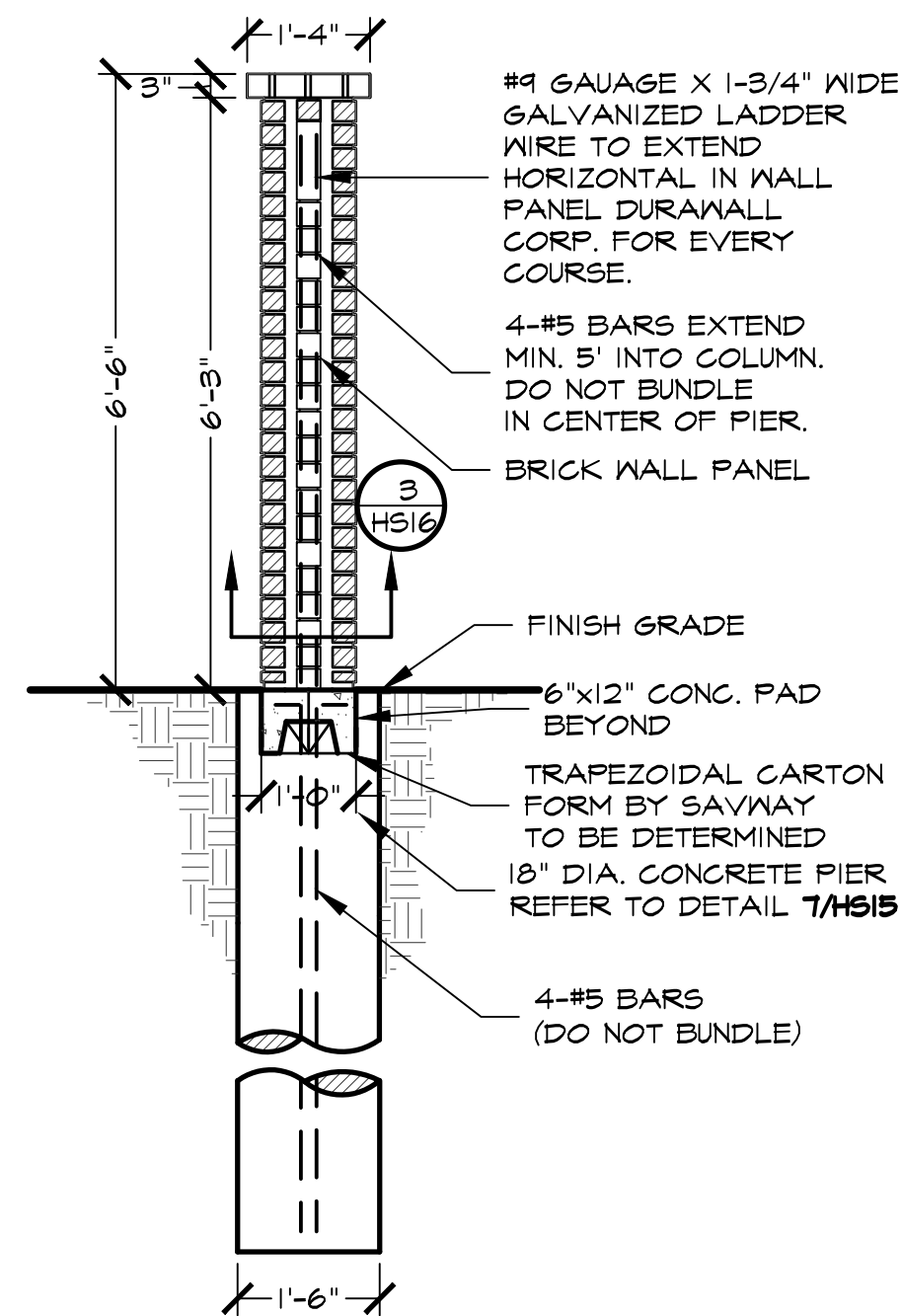
4 THINWALL PANEL
HS16 SECTION

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



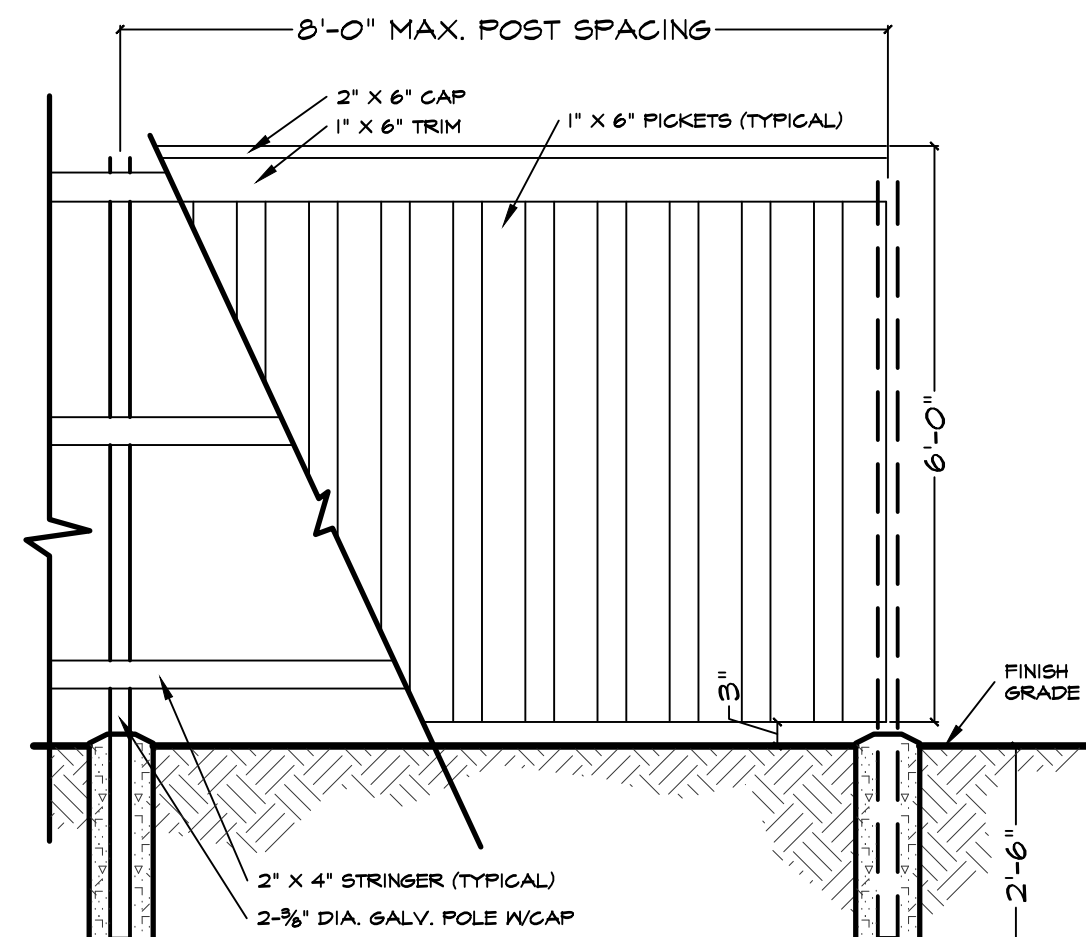
5 6'-0" HT. STONE WALL
HS16 SECTION

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



6 THINWALL COLUMN
HS16 SECTION

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



7 PRIVATE LOT (LOTS NOT FACING PUBLIC R.O.W.)
PARTIAL ELEVATION WOOD FENCE
HS16 ELEVATION

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

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One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI005

SHEET

HS16 of 17

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mittal 12-18-2015

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

1/2 Inch

LANDSCAPE AND SCULPTURE

	Y	X
I		

Wakliuge at Flower Mound, Fl. 1

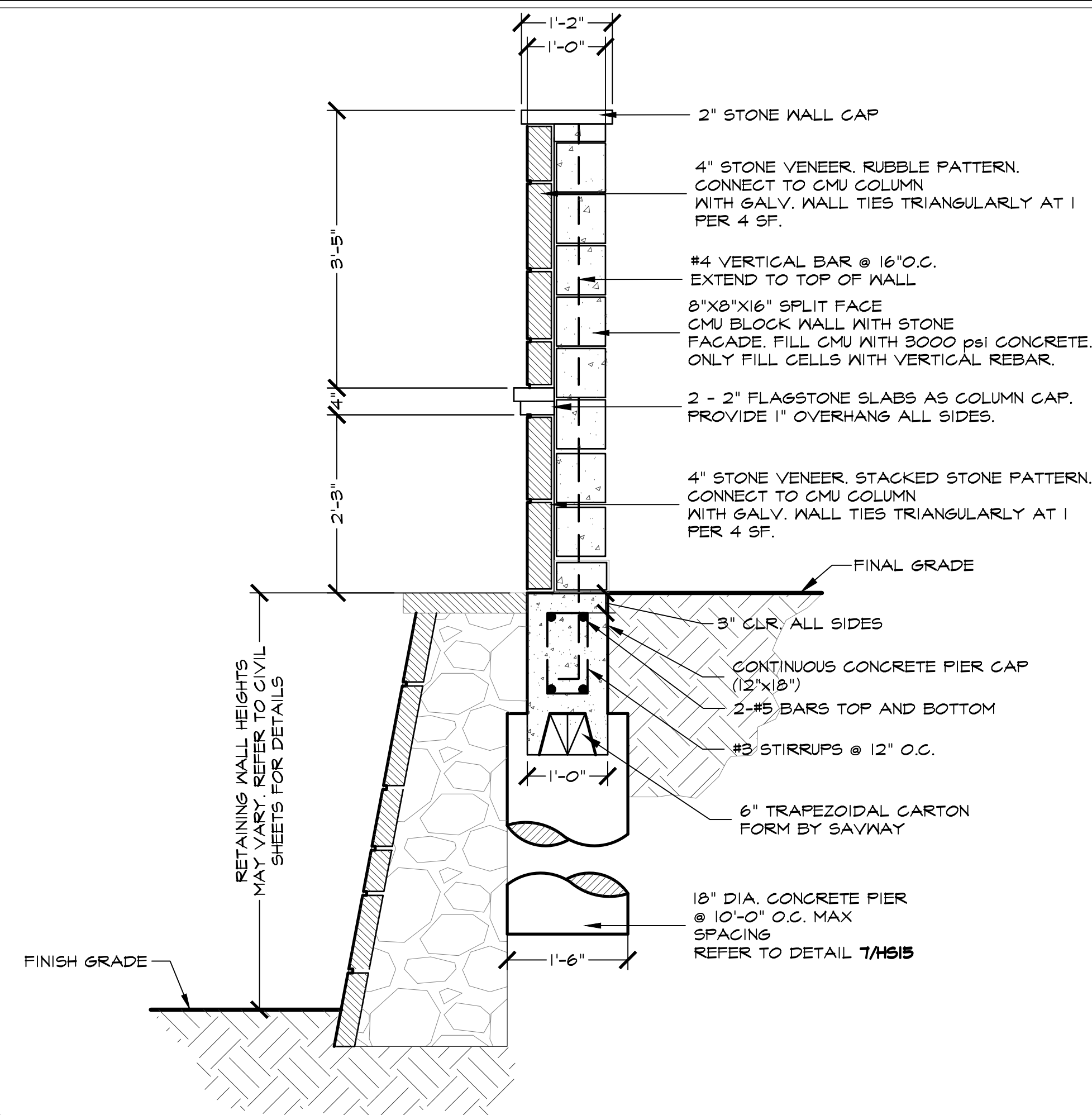
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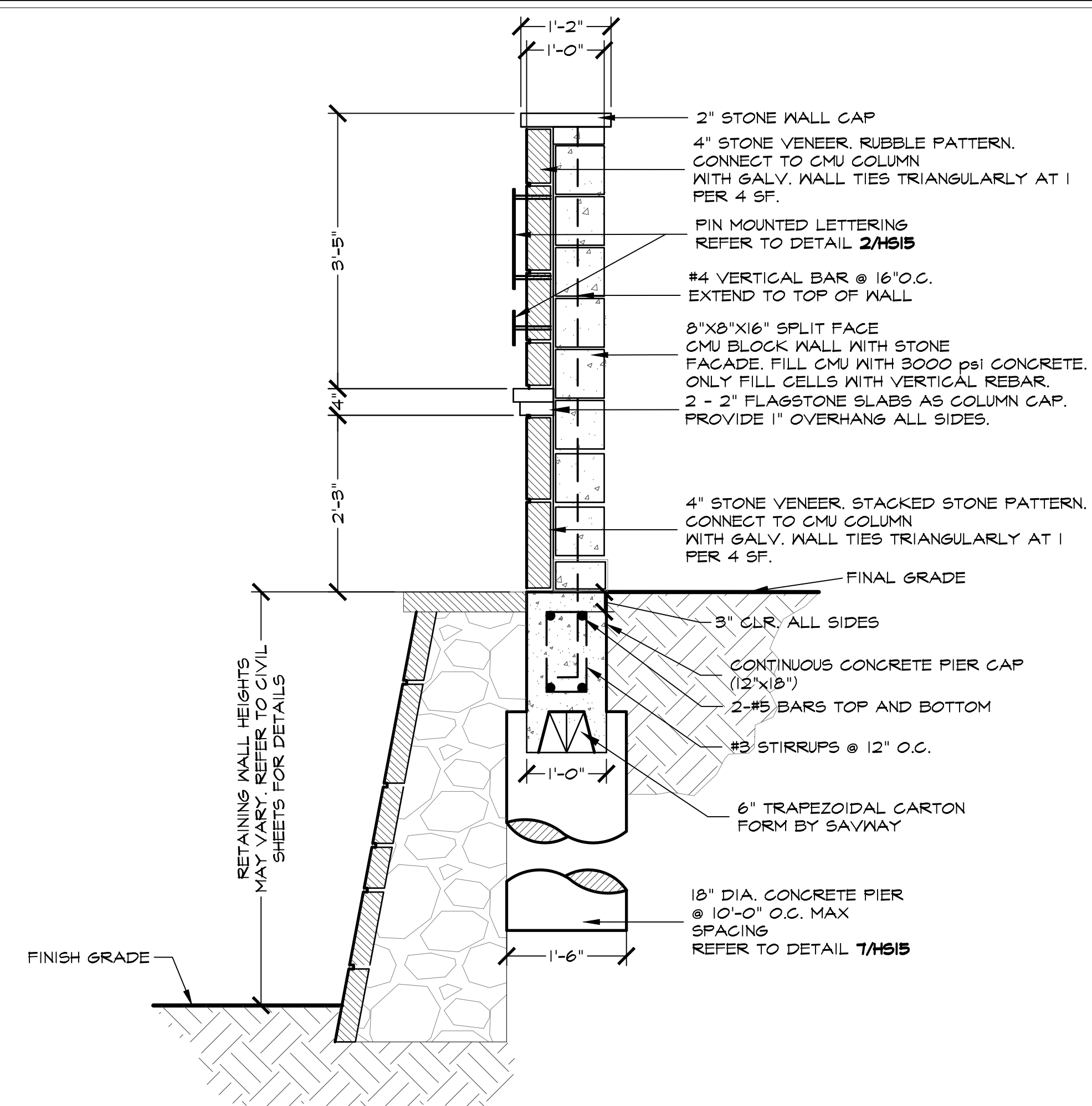
PROJECT
TBI005

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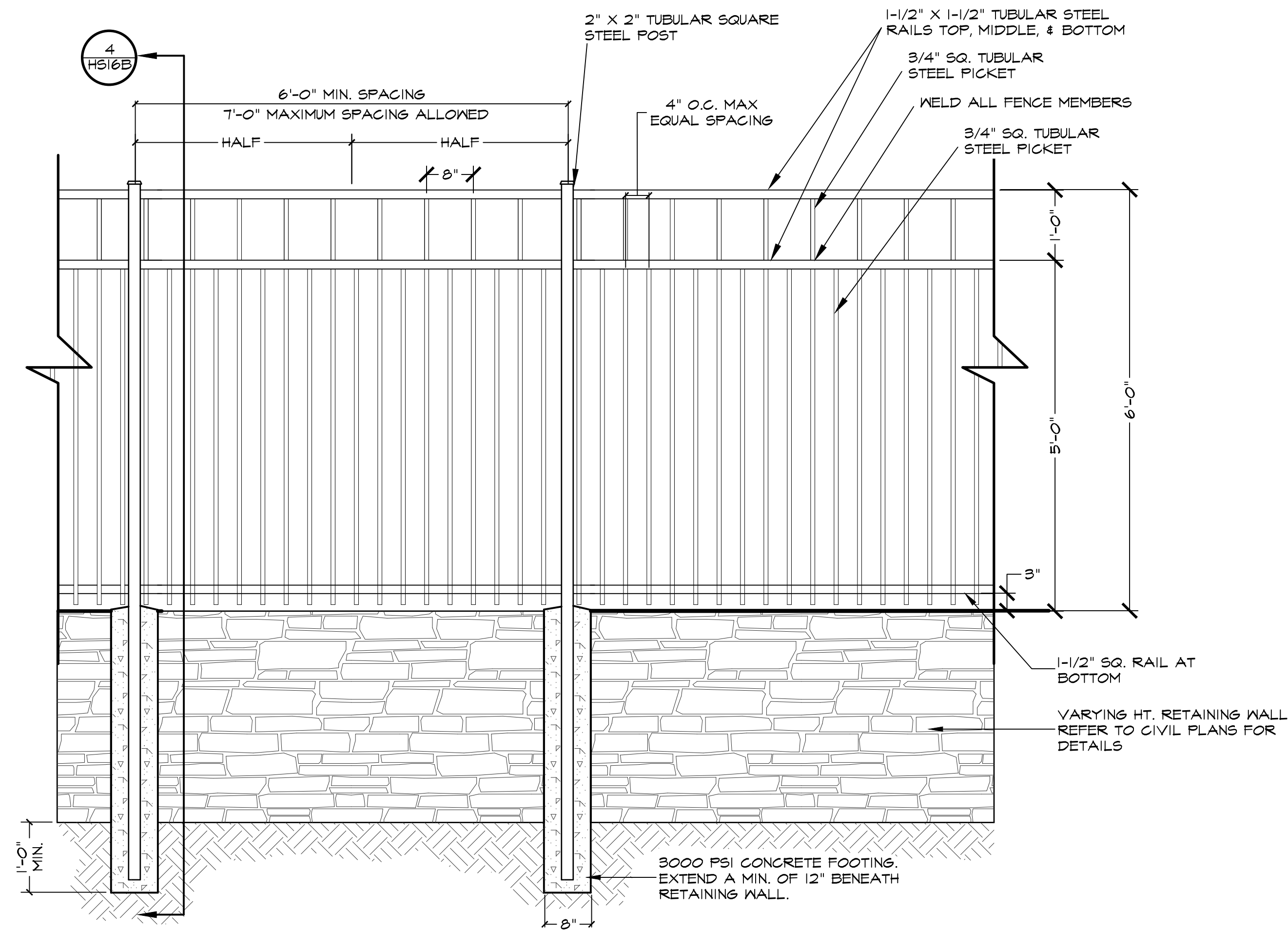
S16B of 17



1 **STONE WALL ATOP RETAINING WALL** HS16B SECTION

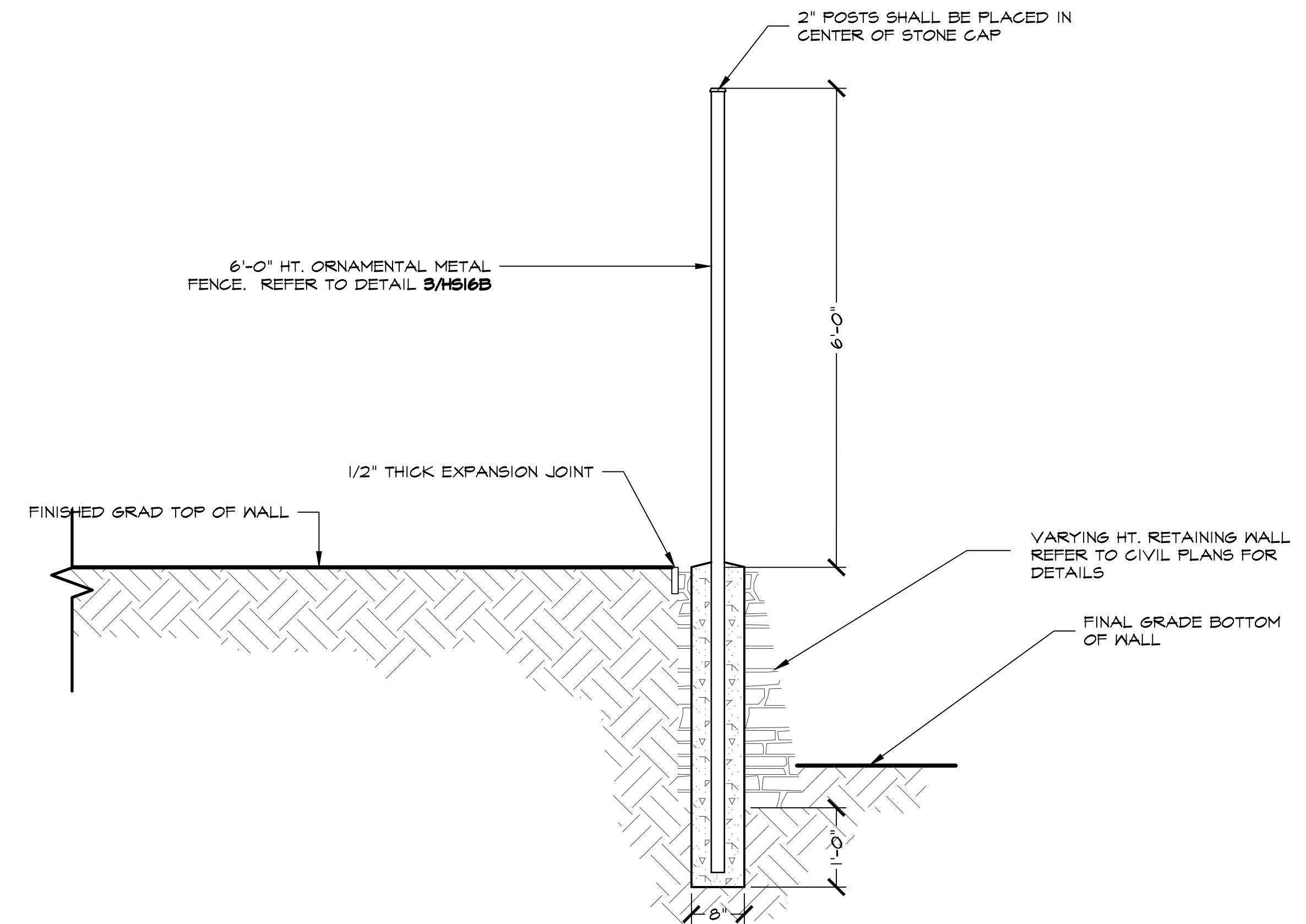


2 STONE SIGN WALL ATOP RETAINING WALL
HS16B SECTION SCALE: 3/4" = 1'-0"



3 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL
HS16B ELEVATION

SCALE: 3/4" = 1'-0"



4 6'-0" HT. ORNAMENTAL METAL FENCE ATOP RETAINING WALL
HS16B SECTION

SCALE: 3/4" = 1'-0"

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR4.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR3.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR2.

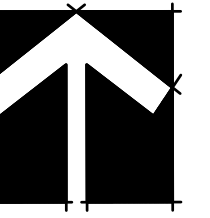
FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR7.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR6.

FOR TREE SURVEY DETAILS OF THIS AREA
REFER TO SHEET TR5.



April 14, 2016



NORTH

100 50 0 100

1" = 100' - 0"

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drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

Tree Survey Plan

Overall Tree Survey Plan

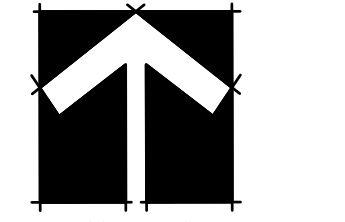
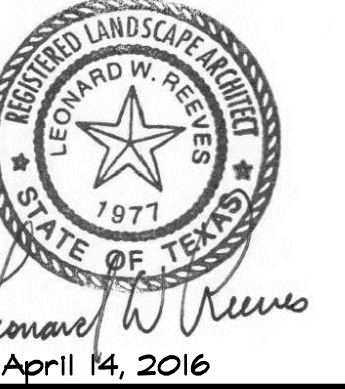
Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TB1005

SHEET
TR1



NORTH

Diagram illustrating the addition of two intervals:

Interval 1: 20' (represented by a black bar)

Interval 2: 40' (represented by a black bar)

Result: 60' (represented by a black bar)

Equation: $1'' = 40' - 0''$

is one inch on original
wing. If not one inch on this
it, adjust scale as necessary.

One Inch

Tree Survey Plan

Free Survey Plan

Oakknige at Flower Mound, Fl. 1

[illegible]

PROJECT
TBI005

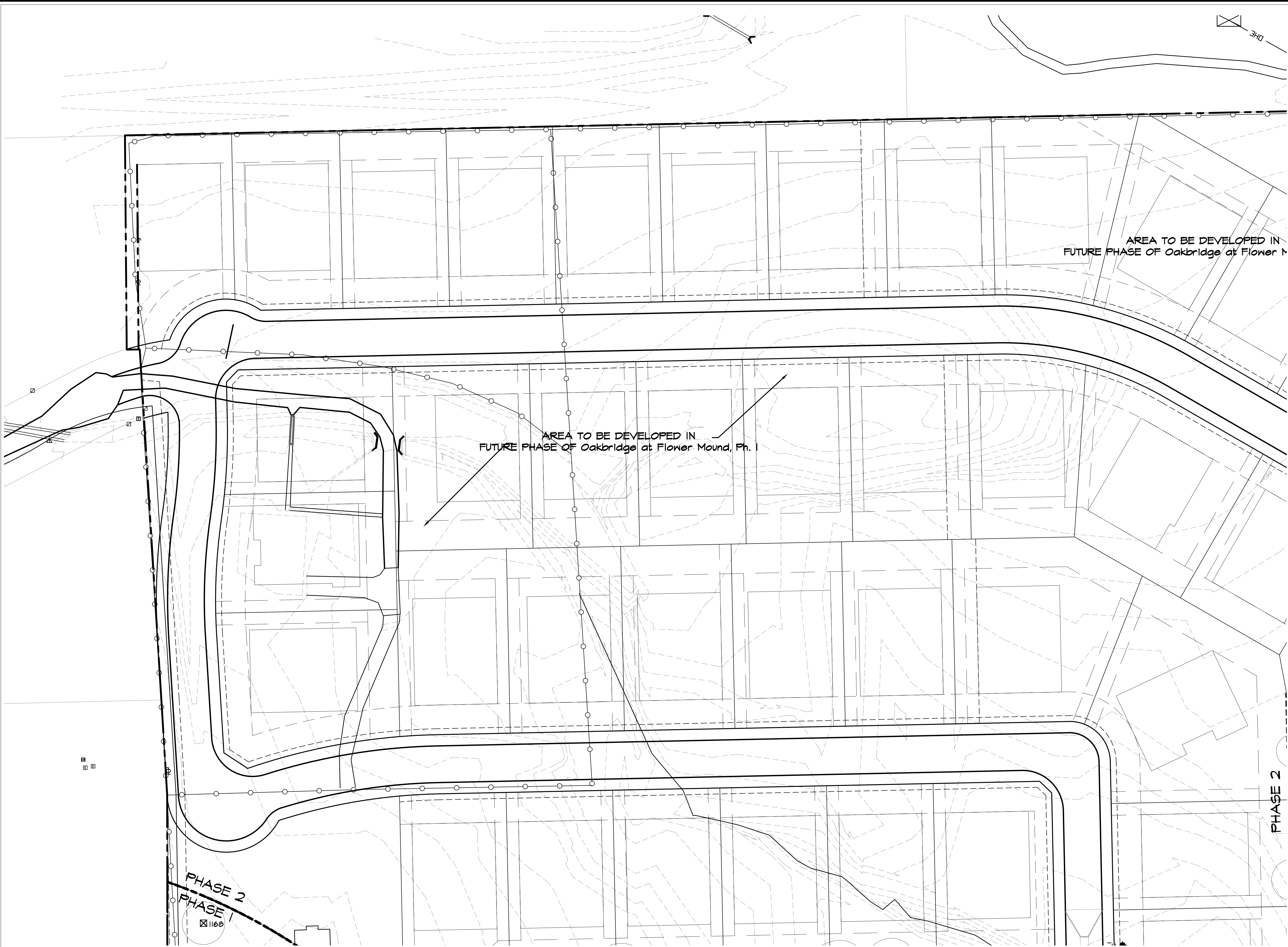
ET

TR2



Plotted by: ##### Plot Date: 4/16/2016 1:14 PM

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- TREE SURVEY LEGEND**
- 1008 SPECIMEN TREE TO REMAIN
 - ⊗ 1023 SPECIMEN TREE TO REMOVE
 - ⊠ 1623 PROTECTED TREE TO REMAIN
 - + 1144 PROTECTED TREE TO REMOVE
 - 1173 NON-PROTECTED TREE TO REMAIN

STUDIO 13 DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
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LEONARD W. REYES
LANDSCAPE ARCHITECT
STATE OF TEXAS
1977
April 14, 2016

NORTH

40 20 0 20 40

1" = 40' - 0"

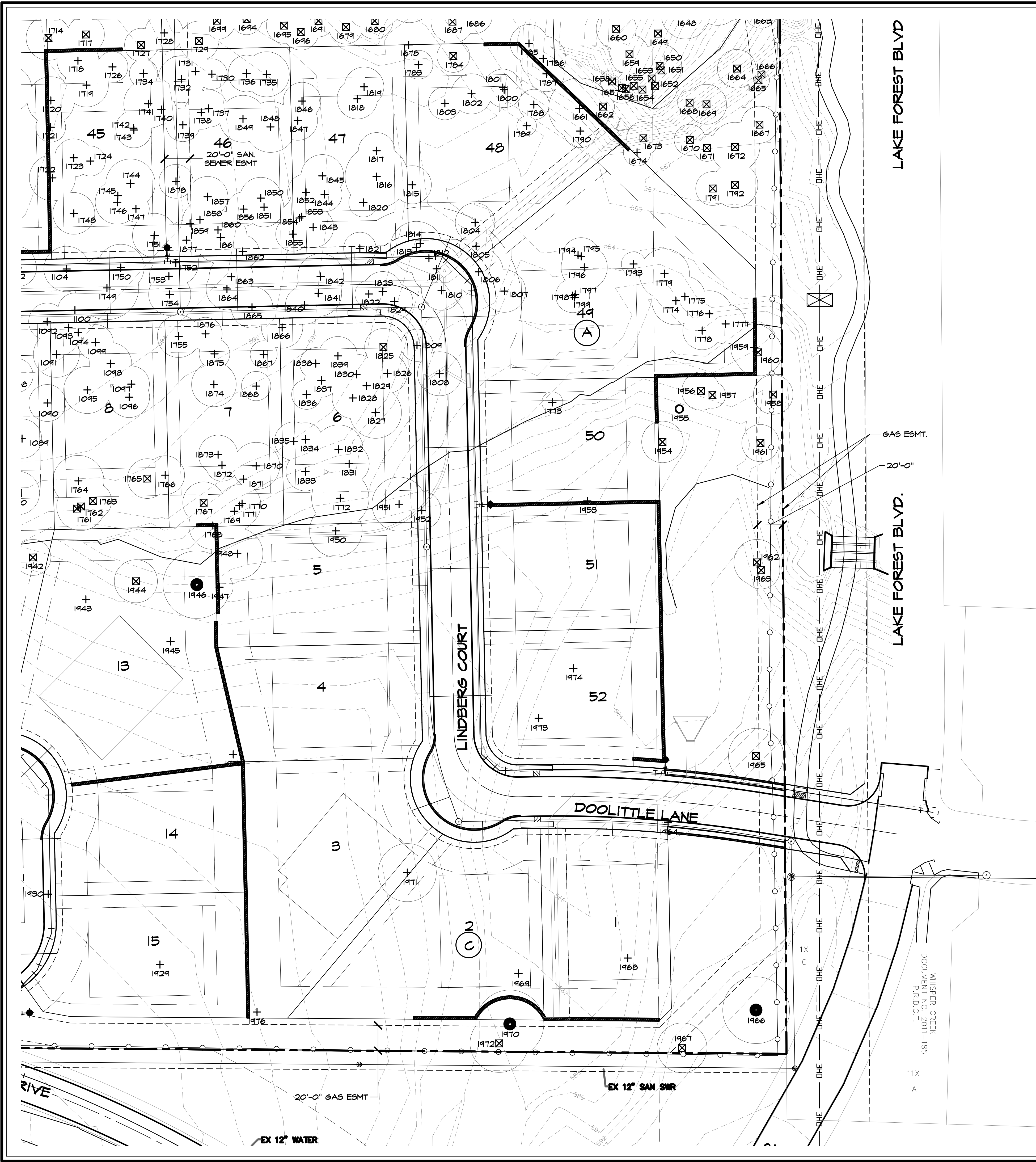
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

PROJECT		TBI005	
SHEET		TR4	
PLAN REVIEW REVISIONS		BY	DATE
#			

Plotted by: ##### Plot Date: 4/18/2016 1:14 PM

Drawing: S:\Projects\TB1005\DWG\TB1005-TR.dwg Saved By: Station11 Save Time: 4/15/2016 3:15 PM



- TREE SURVEY LEGEND**
- SPECIMEN TREE TO REMAIN
 - ⊗ SPECIMEN TREE TO REMOVE
 - ⊠ PROTECTED TREE TO REMAIN
 - + PROTECTED TREE TO REMOVE
 - NON-PROTECTED TREE TO REMAIN

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

LEONARD W. REEDS
STATE OF TEXAS
April 14, 2016

NORTH

40 20 0 20 40

1" = 40' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Tree Survey Plan

Tree Survey Plan

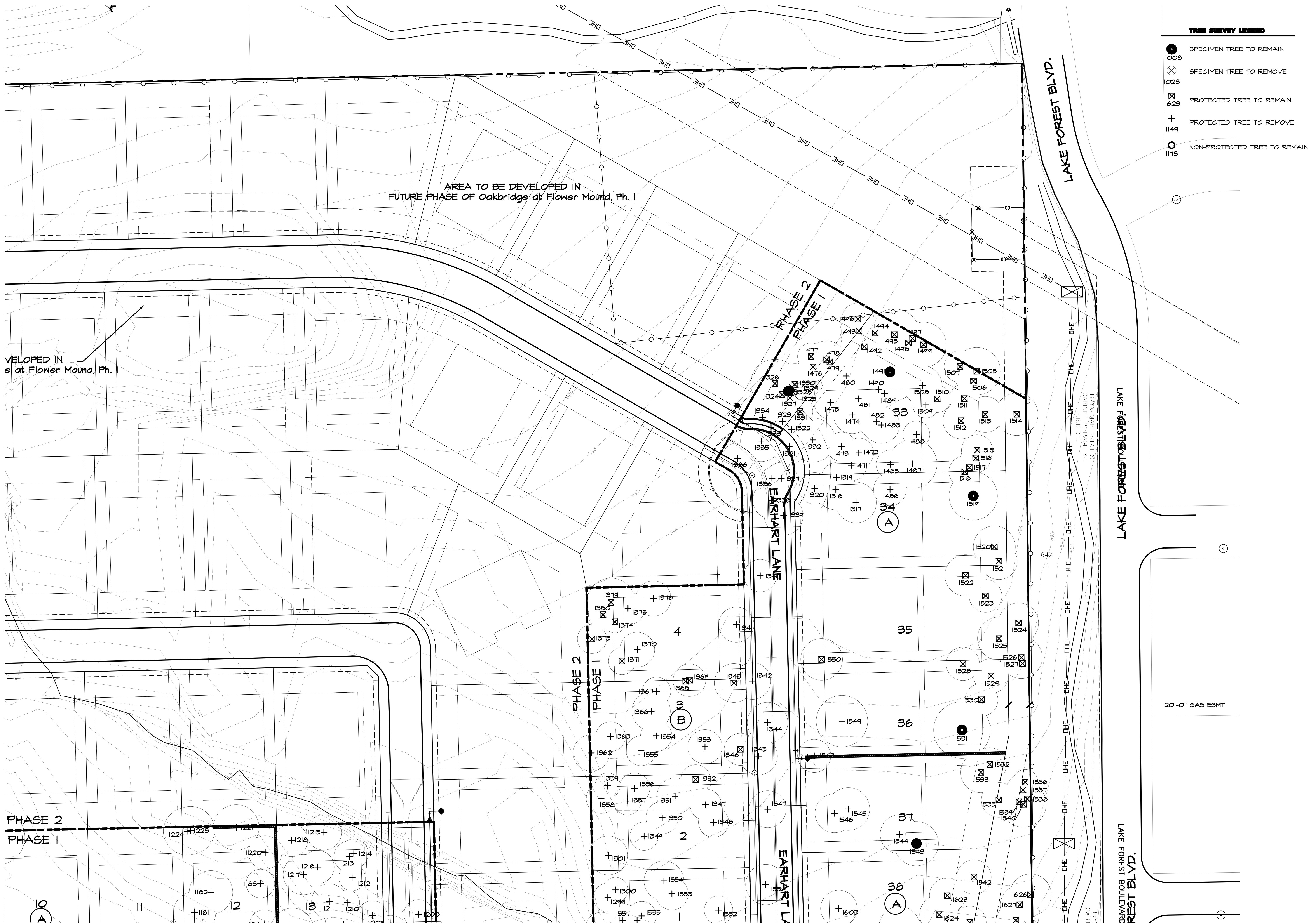
Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#		
PROJECT	TB1005	
SHEET	TR5	

Plotted by: ##### Plot Date: 4/15/2016 1:15 PM

Drawing: S:\Projects\TB1005\DWG\TB1005-TR.dwg Saved By: Station11 Save Time: 4/15/2016 3:15 PM



STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643

LEONARD W. REEDS
LANDSCAPE ARCHITECT
STATE OF TEXAS
1977

April 14, 2016

NORTH

40 20 0 20 40

1" = 40' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

Tree Survey Plan

Tree Survey Plan

Oakbridge at Flower Mound, Ph. 1

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#		
PROJECT	TB1005	
SHEET	TR7	

Oakbridge at Flower Mound, Ph. 1 - Tree Mitigation															
Town of Flower Mound, Denton County, Texas															
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1000		Hackberry	Celtis occidentalis			No		OBA	Remove						
1004		Hackberry	Celtis occidentalis			No		OBA	Remove						
1005	25.8	Post Oak	Quercus stellata			Yes		OBA	Remove						
1006	26.7	Post Oak	Quercus stellata			Yes		OBA	Remove						
1007	21.8	Post Oak	Quercus stellata			Yes		OBA	Remove						
1008	26.8	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1009	15.4	Post Oak	Quercus stellata			Yes		OBA	Remove						
1010	30.2	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1011	30.3	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1012	18.6	Post Oak	Quercus stellata			Yes		OBA	Remove						
1013	18.0	Post Oak	Quercus stellata			Yes		OBA	Remove						
1014	15.9	Post Oak	Quercus stellata			Yes		OBA	Remove						
1015	20.5	Post Oak	Quercus stellata			Yes	OBA	Remove							
1016	20.4	Post Oak	Quercus stellata			Yes		OBA	Remove						
1017	22.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1018	19.1	Post Oak	Quercus stellata			Yes		OBA	Remove						
1019	23.8	Post Oak	Quercus stellata			Yes		OBA	Remove						
1020	19.6	Post Oak	Quercus stellata			Yes		OBA	Remove						
1021	21.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1022	28.2	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove	51					
1023	26.5	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove	51		3			
1024	18.6	Post Oak	Quercus stellata			Yes		ROW	Remove						
1025	29.3	Post Oak	Quercus stellata			Yes	Yes	ROW	Remove	58.5					
1026	18.5	Post Oak	Quercus stellata			Yes		ROW	Remove				3		
1028	29.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1029	23.4	Post Oak	Quercus stellata			Yes		BA	Remove				3		
1030	14.7	Post Oak	Quercus stellata			Yes		BA	Remove						3
1031	19.1	Post Oak	Quercus stellata			Yes		BA	Remove						
1032	19.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1033	26.1	Post Oak	Quercus stellata			Yes	Yes	BA	Remove					15	
1034	21.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1035	17.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1037	18.7	Post Oak	Quercus stellata			Yes		OBA	Remove					26.05	
1039	19.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1040	30.7	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1041	22.4	Post Oak	Quercus stellata			Yes		OBA	Remove						
1042	28.8	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1043	21.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1044	24.1	Post Oak	Quercus stellata			Yes		OBA	Remove						
1045	17.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1046	17.2	Post Oak	Quercus stellata			Yes		OBA	Remove						
1047	23.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1048	17.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1049	17.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1050	16.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1051	19.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1052	19.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1053	19.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1054	18.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1055	18.3	Hackberry	Celtis occidentalis			No		OBA	Remove						
1059	28.5	Post Oak	Quercus stellata			Yes	Yes	OBA	Remove						
1060	26.0	Post Oak	Quercus stellata			Yes	Yes	BA	Remove					15	
1061	17.6	Post Oak	Quercus stellata			Yes		BA	Remove						3
1062	16.0	Post Oak	Quercus stellata			Yes		BA	Remove						3
1063	14.7	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						3
1064	27.3	Post Oak	Quercus stellata			Yes	Yes	BA	Remove					15	
1065	16.3	Cedar Elm	Ulmus crassifolia			Yes		ROW	Remove						
1067	14.1	Cedar Elm	Ulmus crassifolia			Yes		ROW	Remove						
1068	16.4	Post Oak	Quercus stellata			Yes		BA	Remove					3	
1069	15.7	Green Burm	Bursera latifolia			Yes		OBA	Remove					3	
1070	12.3	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1071	24.8	Post Oak	Quercus stellata			Yes	Yes	BA	Remove					12	3
1072	20.6	Post Oak	Quercus stellata			Yes		OBA	Remove						
1073	19.5	Post Oak	Quercus stellata			Yes		OBA	Remove						
1074	18.0	Post Oak	Quercus stellata			Yes		OBA	Remove						
1075	20.6	Post Oak	Quercus stellata			Yes		OBA	Remove						
1076	22.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1077	14.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1078	13.8	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1079	12.5	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1080	13.8	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1081	12.1	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1082	14.3	Post Oak	Quercus stellata			Yes		ROW	Remove					3	
1083	14.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1084	14.5	Post Oak	Ulmus crassifolia			Yes		BA	Remove						
1085	14.5	Post Oak	Ulmus crassifolia			Yes		BA	Remove						
1090	13.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1091	12.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1093	13.4	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1098	15.4	Post Oak	Quercus stellata			Yes		BA	Remove						
1099	14.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1101	16.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1102	14.5	Post Oak	Quercus stellata			Yes		BA	Remove					3	
1103	16.2	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1104	11.6	Post Oak	Quercus stellata			Yes		BA	Remove						
1105	18.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1109	16.0	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1110	14.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1116	16.5	Texas Ash	Fraxinus texensis			Yes		BA	Remove						
1120	13.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1130	13.4	Post Oak	Quercus stellata			Yes		ROW	Remove					3	
1132	14.5	Post Oak	Quercus stellata			Yes		ROW	Remove						
1133	16.1	Post Oak	Quercus stellata			Yes		ROW	Remove						
1134	15.2	Post Oak	Quercus stellata			Yes		ROW	Remove						
1135	17.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1136	13.8	Post Oak	Quercus stellata			Yes		BA	Remove					3	
1137	14.2	Post Oak	Ulmus crassifolia			Yes		ROW	Remove						
1137	14.1	Cedar Elm	Ulmus crassifolia			Yes		ROW	Remove						
1137A	12.3	Cedar Elm	Ulmus crassifolia			Yes		ROW	Remove						
1138	14.7	Post Oak	Quercus stellata			Yes		BA	Remove					3	
1139	14.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1140	13.5	Post Oak	Ulmus crassifolia			Yes		BA	Remove						
1141	24.9	Post Oak	Quercus stellata			Yes		BA	Remove						
1142	18.5	Post Oak	Ulmus crassifolia			Yes		BA	Remove						
1143	17.9	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1143	18.1	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1144	18.2	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1145	16.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1146	17.1	Post Oak	Quercus stellata			Yes		BA	Remove						
1147	14.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1148	14.2	Post Oak	Quercus stellata			Yes		BA	Remove						3
1149	17.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1150	17.0	Post Oak	Quercus stellata			Yes		BA	Remove						
1151	18.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1152	17.2	Post Oak	Quercus stellata			Yes		BA	Remove						3
1153	16.7	Post Oak	Quercus stellata			Yes		BA	Remove						
1154	23.2	Post Oak	Quercus stellata			Yes		BA	Remove						
1155	18.8	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1156	11.8	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1157	16.8	Post Oak	Quercus stellata			Yes		BA	Remove						
1159	22.7	Post Oak	Quercus stellata			Yes		ROW	Remove					3	
1159	15.5	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1159	23.0	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1159	11.3	Post Oak	Ulmus crassifolia			Yes		BA	Remove						
1159	18.0	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1153	16.3	Cedar Elm	Ulmus crassifolia			Yes		BA	Remove						
1134	17.3	Post Oak	Quercus stellata			Yes		BA	Remove						
1135	16.6	Post Oak	Quercus stellata			Yes		BA	Remove						
1136	14.5	Post Oak	Quercus stellata			Yes		BA	Remove						
1137	12.5	Cedar Elm	Ulmus crassifolia	</											

Oakbridge at Flower Mound, Ph. 1 - Tree Mitigation															
Town of Flower Mound, Denton County, Texas															
Tree #	Size	Species	Scientific Name	Condition	No. Trunks	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1009	8.6	Post Oak	Quercus stellata	Yes				ROW	Remove				3		
1009A	10.0	Post Oak	Quercus stellata	Yes				ROW	Remove				3		
1010	10.1	Post Oak	Quercus stellata	Yes				ROW	Remove				3		
1016	18.1	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1017	17.9	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1018	20.5	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1019	18.6	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1020	10.8	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1021	20.1	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1022	19.5	Post Oak	Quercus stellata	Yes				BA	Remove		3				
1023	17.0	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1024	18.6	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1025	15.7	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1026	19.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1027	18.4	Post Oak	Quercus stellata	Yes				OBA	Remove						
1028	18.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1029	21.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1030	14.10.14	Post Oak	Quercus stellata	Yes				OBA	Remove						
1031	10.7	Post Oak	Quercus stellata	Yes				OBA	Remove						
1032	14.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1033	15.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1034	14.9	Post Oak	Quercus stellata	Yes				OBA	Remove						
1035	14.9	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1036	18.7	Post Oak	Quercus stellata	Yes				OBA	Remove						
1037	16.8	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1038	16.6	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1039	15.4	Post Oak	Quercus stellata	Yes				BA	Remove					3	
1040	13.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1041	11.0	Post Oak	Quercus stellata	Yes				OBA	Remove						
1042	17.7	Post Oak	Quercus stellata	Yes				OBA	Remove						
1043	22.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1044	20.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1045	24.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1046	20.9	Post Oak	Quercus stellata	Yes				OBA	Remove						
1047	18.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1048	18.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1049	10.3.9.4	Post Oak	Quercus stellata	Yes				OBA	Remove						
1050	17.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1051	12.9	Post Oak	Quercus stellata	Yes				OBA	Remove						
1052	17.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1053	12.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1054	8.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1055	11.6	Post Oak	Quercus stellata	Yes				OBA	Remove						
1056	9.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1057	12.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1058	9.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1059	15.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1060	15.7	Post Oak	Quercus stellata	Yes				OBA	Remove						
1061	24.1	American Elm	Ulmus americana	Yes				BA	Remove			3			
1062	9.0	American Elm	Ulmus americana	Yes				OBA	Remove						
1063	11.7	Pecan	Carya illinoensis	Yes				OBA	Remove						
1064	12.5	Blackjack Oak	Quercus marilandica	Yes				OBA	Remove						
1065	15.1	Post Oak	Quercus stellata	Yes				OBA	Remove						
1066	8.6	Center Elm	Ulmus crassifolia	Yes				OBA	Remove						
1067	14.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1068	9.4	Post Oak	Quercus stellata	Yes				OBA	Remove						
1069	15.7	Post Oak	Quercus stellata	Yes				OBA	Remove						
1070	12.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1071	13.9	Post Oak	Quercus stellata	Yes				OBA	Remove						
1072	19.4	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1073	15.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1074	10.7	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1075	19.3	Post Oak	Quercus stellata	Yes				BA	Remove			3			
1076	13.3	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1077	14.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1078	11.6	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1079	8.8	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1080	10.5	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1081	12.7	Iron Ash	Fraxinus latifolia	Yes				OBA	Remove						
1082	14.4	Post Oak	Quercus stellata	Yes				OBA	Remove						
1083	18.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1084	18.8	Green Ash	Fraxinus pennsylvanica	Yes				OBA	Remove						
1085	15.6	Post Oak	Quercus stellata	Yes				OBA	Remove						
1086A	11.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1087	12.6	Post Oak	Quercus stellata	Yes				OBA	Remove						
1088	20.3	Green Ash	Fraxinus pennsylvanica	Yes				OBA	Remove						
1089	16.5	Post Oak	Quercus stellata	Yes				OBA	Remove						
1090	12.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1091	13.9	Post Oak	Quercus stellata	Yes				OBA	Remove						
1092	14.2	Post Oak	Quercus stellata	Yes				OBA	Remove						
1093	14.6	Post Oak	Quercus stellata	Yes				BA	Remove			3			
1094	13.4	Post Oak	Quercus stellata	Yes				BA	Remove			3			
1095	14.8	Post Oak	Quercus stellata	Yes				OBA	Remove						
1096A	17.3	Post Oak	Quercus stellata	Yes				OBA	Remove						
1097	16.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1098	13.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1099	15.0	Post Oak	Quercus stellata	Yes				ROW	Remove			3			
1100	15.7	Center Elm	Ulmus crassifolia	Yes				ROW	Remove						
1101	16.1	Post Oak	Quercus stellata	Yes				ROW	Remove				3		
1102	13.6	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1103	14.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1104	16.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1105	16.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1106	17.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1107	16.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1108	12.3	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1109	9.9	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1110	15.4	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1111	17.5	Post Oak	Quercus stellata	Yes				BA	Remove						
1112	18.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1113	13.8	Center Elm	Ulmus crassifolia	Yes				BA	Remove						
1114	14.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1115	16.4	Post Oak	Quercus stellata	Yes				BA	Remove						
1116	17.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1117	17.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1118	16.6	Post Oak	Quercus stellata	Yes				BA	Remove						
1119	12.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1120	18.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1121	14.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1122	16.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1123	14.9	Post Oak	Quercus stellata	Yes				BA	Remove						
1124	11.8	Post Oak	Quercus stellata	Yes				BA	Remove						
1125	19.2	Post Oak	Quercus stellata	Yes				BA	Remove						
1126	12.1	Post Oak	Quercus stellata	Yes				BA	Remove						
1127	13.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1128	15.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1129	15.0	Post Oak	Quercus stellata	Yes				BA	Remove						
1130	15.0	Post Oak													



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: April 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0010 - Lakeside DFW - Lots 1A & 1B, Block A) to create a non-residential subdivision. The property is generally located west of Northwood Drive and south of Lakeside Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of this replat application is to subdivide Lot 1, Block A, of the Lakeside DFW Addition in order to create two lots. The existing lot contains approximately 6.46 acres. The replat creates Lot 1A with approximately 6.22 acres and Lot 1B with approximately 0.23 acres. Lot 1A is developed with mixed use, multifamily buildings and surface parking. Proposed Lot 1B is currently undeveloped and depicted as a "Future Pad Site" on the approved site plan (SP01-13).

The applicant has indicated the reason for creating the proposed Lot 1B is the new lot is under separate ownership from the remainder of the lot and thus needs to be platted separately. Also, Realty Capital plans on developing a commercial building on the lot and hopes to have a site plan application submitted later this year.

On November 19, 2012, the Town Council approved a Master Plan Amendment and rezoning amendment on approximately 155 acres of land to Mixed Use and to allow residential uses to be included within a Mixed Use development project located in the Lakeside Business District. The proposed replat application is consistent with the approved mixed use standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

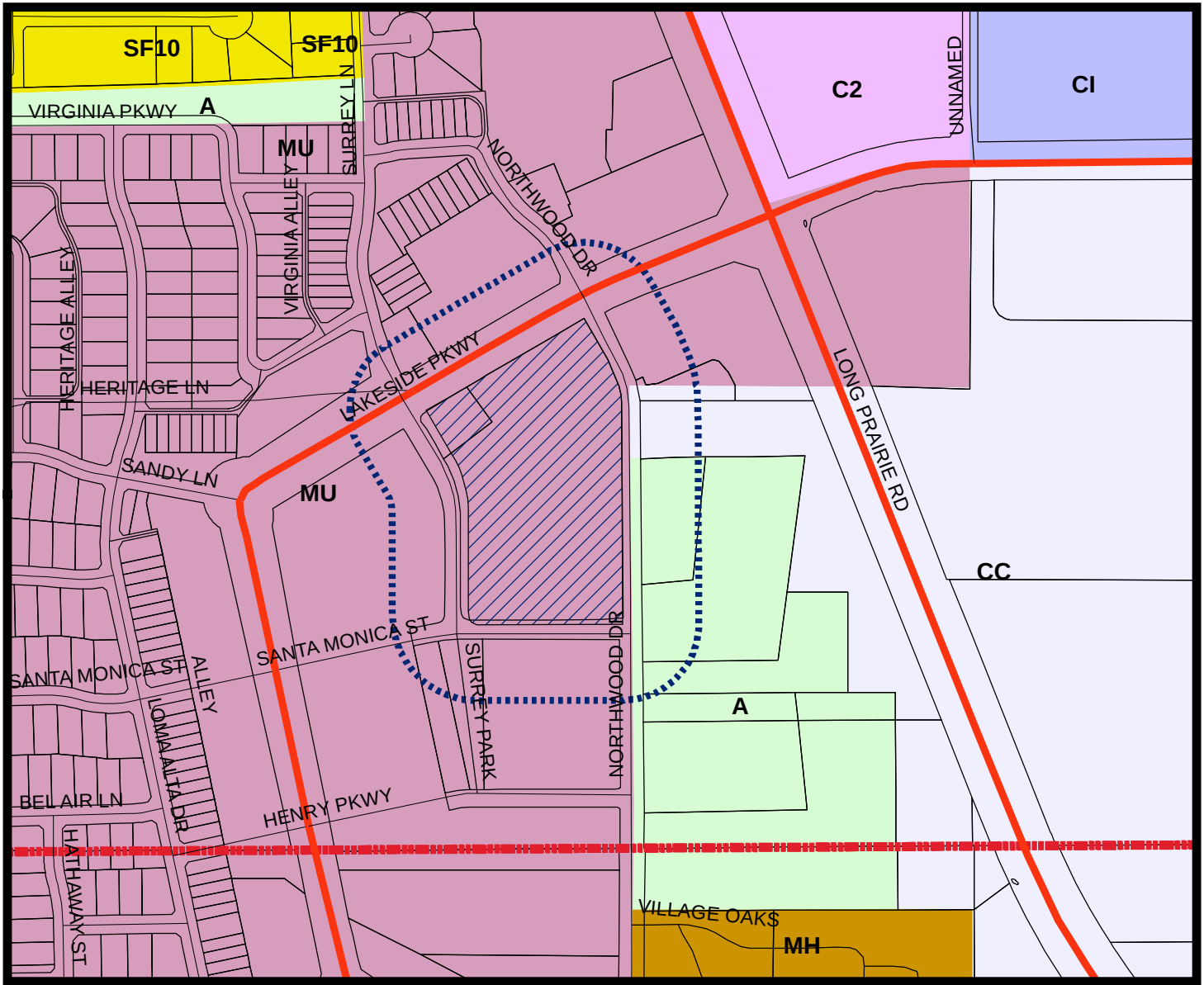
B. Application Details

1. Replat Package

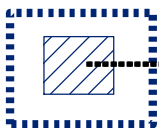
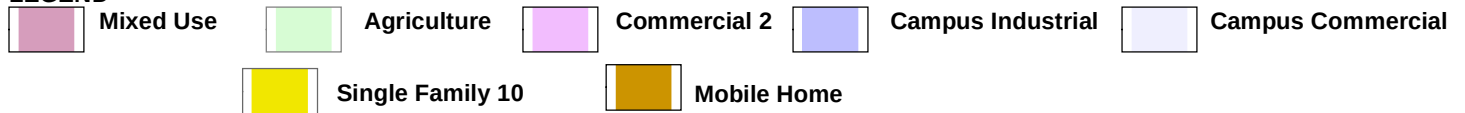


Vicinity Map

Reference Project: RP16-0010

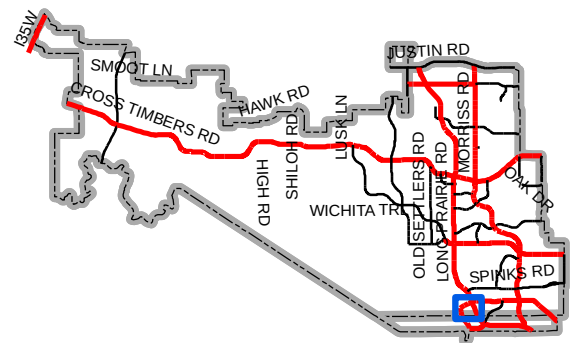
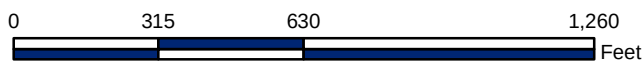


LEGEND



Subject Property

200 ft Notification Buffer around Property



Map Location



WIER & ASSOCIATES, INC.

ENGINEERS
SURVEYORS
LAND PLANNERS

PRINCIPALS

JOHN P. WIER, P.E., R.P.L.S.
ULYS LANE III, P.E., R.P.L.S., CFM
CARLO SILVESTRI, P.E.
GREGG MADSEN, R.P.L.S.

SENIOR ASSOCIATES

PHILIP L. GRAHAM, P.E.
JAKE H. FEARS, P.E., LEED AP

ASSOCIATES

TOBY W. RODGERS
CASEY D. YORK
RANDALL S. EARDLEY, P.E.

February 26, 2016

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75208

RE: Intent to Re-plat of Lot 1, Block A Lakeside DFW

To Whom It May Concern,

Please accept this letter of intent to apply for a re-plat of Lot 1, Block A, Lakeside DFW, in order to subdivide it into two lots. One of the lots designated as Lot 1A contains 6.224 Acres and the other lot designated as Lot 1B contains 0.232 Acre. The current zoning of Lot 1, Block A is MU-C and MU-N being a part of Zoning Ordinance No. 63-12. The re-plat will have no common areas, however, the overall development includes many common areas. There is no approved conceptual site plan at this time other the master site plan shown in the master planned development as part of Zoning Ordinance No. 63-12.

The re-plat package will not include any Landscaping/Screening Plans, Tree Surveys or Construction Plans since the Record Drawings plans for Lot 1, Block A were submitted and approved on Friday, February 26, 2016. We are not aware of any other special considerations at this time. Thank you for your acceptance of this letter of intent.

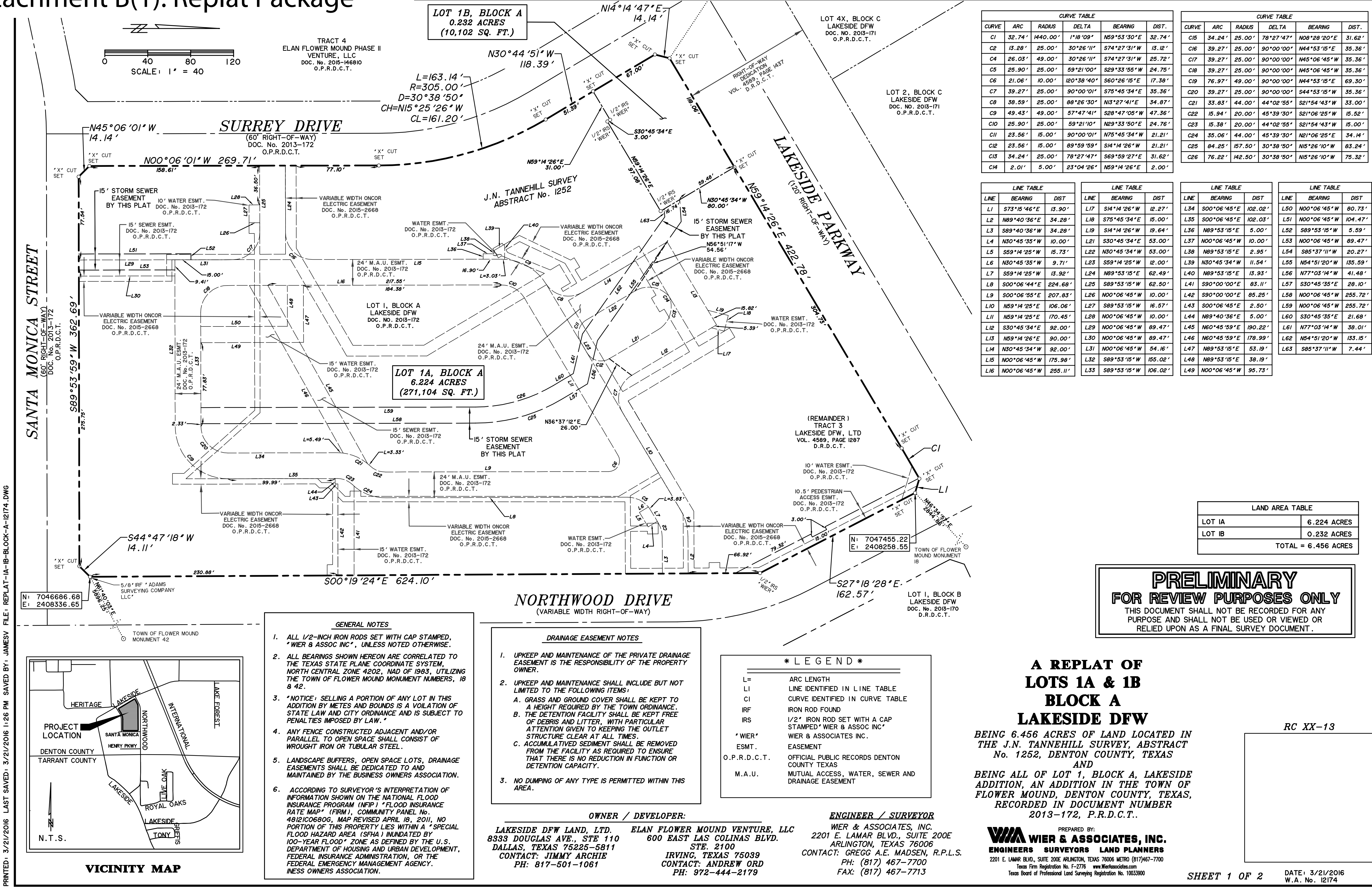
Sincerely,

Gregg Madsen, R.P.L.S.
Wier & Associates, Inc.

✓
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006-7440
(817) 467-7700
FAX (817) 467-7713

121 S. MAIN ST.
HENDERSON, TEXAS 75654-3559
(903) 722-9030
FAX (817) 549-5410

Attachment B(1): Replat Package



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	32.74'	1440.00'	1°18'09"	N59°53'30"E	32.74'
C2	13.28'	25.00'	30°26'11"	S74°27'31"W	13.12'
C4	26.03'	49.00'	30°26'11"	S74°27'31"W	25.72'
C5	25.90'	25.00'	59°21'00"	S29°33'55"W	24.75'
C6	21.06'	10.00'	120°38'40"	S60°26'15"E	17.38'
C7	39.27'	25.00'	90°00'01"	S75°45'34"E	35.36'
C8	38.59'	25.00'	88°26'30"	N13°27'41"E	34.87'
C9	49.43'	49.00'	57°47'41"	S28°47'05"W	47.36'
C10	25.90'	25.00'	59°21'10"	N29°33'50"E	24.76'
C11	23.56'	15.00'	90°00'01"	N75°45'34"W	21.21'
C12	23.56'	15.00'	89°59'59"	S14°14'26"W	21.21'
C13	34.24'	25.00'	78°27'47"	S69°59'27"E	31.62'
C14	2.01'	5.00'	23°04'26"	N59°14'26"E	2.00'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C15	34.24'	25.00'	78°27'47"	N08°28'20"E	31.62'
C16	39.27'	25.00'	90°00'00"	N44°53'15"E	35.36'
C17	39.27'	25.00'	90°00'00"	N45°06'45"W	35.36'
C18	39.27'	25.00'	90°00'00"	N45°06'45"W	35.36'
C19	76.97'	49.00'	90°00'00"	N44°53'15"E	69.30'
C20	39.27'	25.00'	90°00'00"	S44°53'15"W	35.36'
C21	33.83'	44.00'	44°02'55"	S21°54'43"W	33.00'
C22	15.94'	20.00'	45°39'30"	S21°06'25"W	15.52'
C23	15.38'	20.00'	44°02'55"	S21°54'43"W	15.00'
C24	35.06'	44.00'	45°39'30"	N21°06'25"E	34.14'
C25	84.25'	157.50'	30°38'50"	N15°26'10"W	83.24'
C26	76.22'	142.50'	30°38'50"	N15°26'10"W	75.32'

LINE TABLE			
LINE	BEARING	DIST	
L1	S73°15'46"E	13.90'	
L2	N89°40'36"E	34.28'	
L3	S89°40'36"W	34.28'	
L4	N30°45'35"W	10.00'	
L5	S59°14'25"W	15.73'	
L6	N30°45'35"W	9.71'	
L7	S59°14'25"W	13.92'	
L8	S00°06'44"E	224.68'	
L9	S00°06'55"E	207.83'	
L10	N59°14'25"E	106.06'	
L11	N59°14'25"E	170.45'	
L12	S30°45'34"E	92.00'	
L13	N59°14'26"E	90.00'	
L14	N30°45'34"W	92.00'	
L15	N00°06'45"W	175.98'	
L16	N00°06'45"W	255.11'	

LINE TABLE			
LINE	BEARING	DIST	
L17	S14°14'26"W	12.27'	
L18	S75°45'34"E	15.00'	
L19	S14°14'26"W	19.64'	
L21	S30°45'34"E	53.00'	
L22	N30°45'34"W	53.00'	
L23	S59°14'25"W	12.00'	
L24	N89°53'15"E	62.49'	
L25	S89°53'15"W	62.50'	
L26	N00°06'45"W	10.00'	
L27	S89°53'15"W	16.57'	
L28	N00°06'45"W	10.00'	
L29	N00°06'45"W	89.47'	
L30	N00°06'45"W	89.47'	
L31	N00°06'45"W	54.16'	
L32	S89°53'15"E	155.02'	
L33	S89°53'15"W	106.02'	

LINE TABLE			
LINE	BEARING	DIST	
L34	S00°06'45"E	102.02'	
L35	S00°06'45"E	102.03'	
L36	N89°53'15"E	5.00'	
L37	N00°06'45"W	10.00'	
L38	N89°53'15"E	2.95'	
L39	N30°45'34"W	11.54'	
L40	N89°53'15"E	13.93'	
L41	S90°00'00"E	83.11'	
L42	S90°00'00"E	85.25'	
L43	S00°06'45"E	2.50'	
L44	N89°40'36"E	5.00'	
L45	N60°45'59"E	190.22'	
L46	N60°45'59"E	178.99'	
L47	N89°53'15"E	53.19'	
L48	N89°53'15"E	38.19'	
L49	N00°06'45"W	95.73'	

LINE TABLE			
LINE	BEARING	DIST	
L50	N00°06'45"W	80.73'	
L51	N00°06'45"W	104.47'	
L52	S89°53'15"W	5.59'	
L53	N00°06'45"W	89.47'	
L54	S85°37'11"W	20.27'	
L55	N54°51'20"W	135.59'	
L56	N77°03'14"W	41.48'	
L57	S30°45'35"E	28.10'	
L58	N00°06'45"W	255.72'	
L59	N00°06'45"W	255.72'	
L60	S30°45'35"E	21.68'	
L61	N77°03'14"W	38.01'	
L62	N54°51'20"W	133.15'	
L63	S85°37'11"W	7.44'	

LAND AREA TABLE	
LOT 1A	6.224 ACRES
LOT 1B	0.232 ACRES
TOTAL = 6.456 ACRES	

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**A REPLAT OF
LOTS 1A & 1B
BLOCK A
LAKESIDE DFW**

BEING 6.456 ACRES OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ABSTRACT No. 1252, DENTON COUNTY, TEXAS AND BEING ALL OF LOT 1, BLOCK A, LAKESIDE ADDITION, AN ADDITION IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2013-172, P.R.D.C.T..

WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

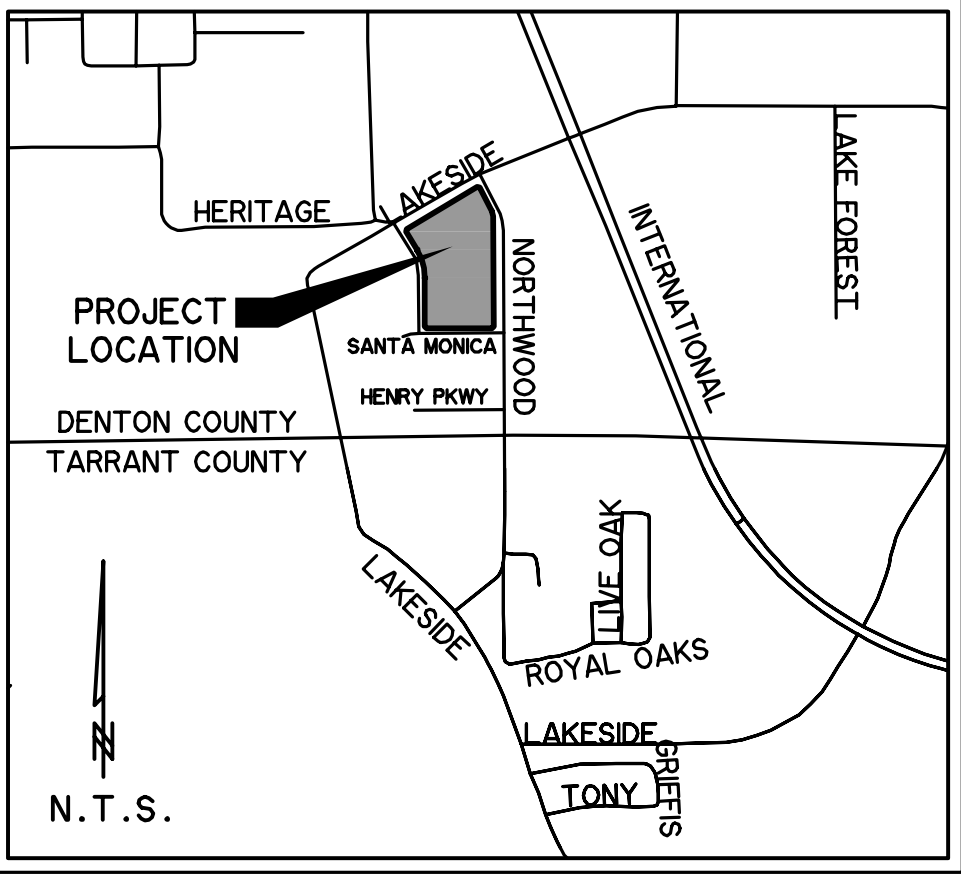
- GENERAL NOTES**
- ALL 1/2-INCH IRON RODS SET WITH CAP STAMPED, "WIER & ASSOC INC", UNLESS NOTED OTHERWISE.
 - ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, UTILIZING THE TOWN OF FLOWER MOUND MONUMENT NUMBERS, 18 & 42.
 - "NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW."
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - LANDSCAPE BUFFERS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE BUSINESS OWNERS ASSOCIATION.
 - ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL No. 4812IC0680G, MAP REVISED APRIL 18, 2011, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA)" INUNDAED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY. INESS OWNERS ASSOCIATION.

- DRAINAGE EASEMENT NOTES**
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS AREA.

OWNER / DEVELOPER:
LAKESIDE DFW LAND, LTD.
8333 DOUGLAS AVE., STE 110
DALLAS, TEXAS 75225-5811
CONTACT: JIMMY ARCHIE
PH: 817-501-1061
ELAN FLOWER MOUND VENTURE, LLC
600 EAST LAS COLINAS BLVD.
STE. 2100
IRVING, TEXAS 75039
CONTACT: ANDREW ORD
PH: 972-444-2179

- * LEGEND ***
- L= ARC LENGTH
 - L1 LINE IDENTIFIED IN LINE TABLE
 - C1 CURVE IDENTIFIED IN CURVE TABLE
 - IRF IRON ROD FOUND
 - IRS 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC"
 - "WIER" WIER & ASSOCIATES INC.
 - ESMT. EASEMENT
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY TEXAS
 - M.A.U. MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713



VICINITY MAP

PRINTED: 3/21/2016 LAST SAVED: 3/21/2016 11:26 PM FILE: REPLAT-1A-1B-BLOCK-A-12174.DWG

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

CERTIFICATE OF APPROVAL	
APPROVED:	
TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION	
CLAUDIO FOREST, CHAIRMAN PLANNING AND ZONING COMMISSION	DOUG POWELL, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES
_____, 2016 DATE	
SIGNED AND SEALED TOWN OF FLOWER MOUND	
THERESA SCOTT, TOWN SECRETARY TOWN OF FLOWER MOUND	

DEDICATION STATEMENT:
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT ELAN FLOWER MOUND VENTURE, LLC, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1A AND LOT 1B, BLOCK A, LAKESIDE DFW, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED.

ALL STREETS, ALLEYS, AND RIGHTS-OF-WAY ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF FLOWER MOUND FOR MUNICIPAL PURPOSES. THE UTILITY AND FIRE LANE EASEMENTS (STREET, ALLEYS, AND COMMON AREAS) SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. NO BUILDINGS, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE UTILITY EASEMENTS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME.

ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF FLOWER MOUND.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016
FOR: ELAN FLOWER MOUND VENTURE, LLC
BY: GREYSTAR

OWNER / AGENT _____ 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 _____ OF GREYSTAR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS THE _____ DAY OF _____, 2016
FOR: LAKESIDE DFW LAND, LTD.
(A TEXAS LIMITED PARTNERSHIP)
BY: LAKESIDE DFW, INC.
(A TEXAS CORPORATION, ITS GENERAL PARTNER)

OWNER / AGENT _____ 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 _____ OF LAKESIDE DFW, INC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE ____ DAY OF _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

OWNER / DEVELOPER:
LAKESIDE DFW LAND, LTD. ELAN FLOWER MOUND VENTURE, LLC
8333 DOUGLAS AVE., STE 110 600 EAST LAS COLINAS BLVD.
DALLAS, TEXAS 75225-5811 STE. 2100
CONTACT: JIMMY ARCHIE IRVING, TEXAS 75039
PH: 817-501-1061 CONTACT: ANDREW ORD
PH: 972-444-2179

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, ELAN FLOWER MOUND VENTURE, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ABSTRACT No. 1252, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT NUMBER 2013-76126, (O.P.R.D.C.T.),

FIELD NOTES:

BEING A TRACT OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, LAKESIDE DFW, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, RECORDED IN DOCUMENT NUMBER 2013-172, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.).

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

* THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF GREGG A.E. MADSEN, RPLS. NO. 5798 ON March 21, 2016. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.*

GREGG A.E. MADSEN
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 5798

**A REPLAT OF
LOTS 1A & 1B
BLOCK A
LAKESIDE DFW**
BEING 6.456 ACRES OF LAND LOCATED IN
THE J.N. TANNEHILL SURVEY, ABSTRACT
No. 1252, DENTON COUNTY, TEXAS
AND
BEING ALL OF LOT 1, BLOCK A, LAKESIDE
ADDITION, AN ADDITION IN THE TOWN OF
FLOWER MOUND, DENTON COUNTY, TEXAS,
RECORDED IN DOCUMENT NUMBER
2013-172, P.R.D.C.T..

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: April 25, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP16-0004 - Victory at FM 3040- Lot 2) to develop a medical office building. The property is generally located north of Flower Mound Road and east of Morriss Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 5,900-square-foot, single-story medical office building to be located on Lot 2 of the Victory Retail at FM 3040 & Morris Addition. The subject property is vacant and contains approximately 0.87 acres. The property is currently zoned Planned Development District-51 (PD-51) with Retail District-2 (R-2) uses and master-planned Specific Plan Area 9 (SPA 9) for neighborhood retail uses.

Primary access to the lot will be from Flower Mound Road and a mutual access easement that connects to Lots 1 and 3 of this subdivision. The required parking for the proposed medical office is 24 spaces and the site plan depicts 26 parking spaces, which is within the allowed 20% deviation. The site plan depicts necessary setbacks, landscape buffer and easements. The proposed building architecture, materials, and colors complement the approved retail building on Lot 1 and comply with the Urban Design component of the Master Plan. The proposed site plan is consistent with the development guidelines for SPA 9 and development standards for PD-51.

On December 15, 2014, the Town Council approved a site plan (SP14-0023) to develop a 37,600-square-foot retail building on Lot 1 and a companion record plat (RC14-0022) to create three lots. The first phase of development is under construction which includes the retail building, the required infrastructure and landscaping for the entire development, and the amenity at the north end of the site which includes a gazebo, seating, and additional landscaping.

III. ATTACHMENTS

A. Background Information

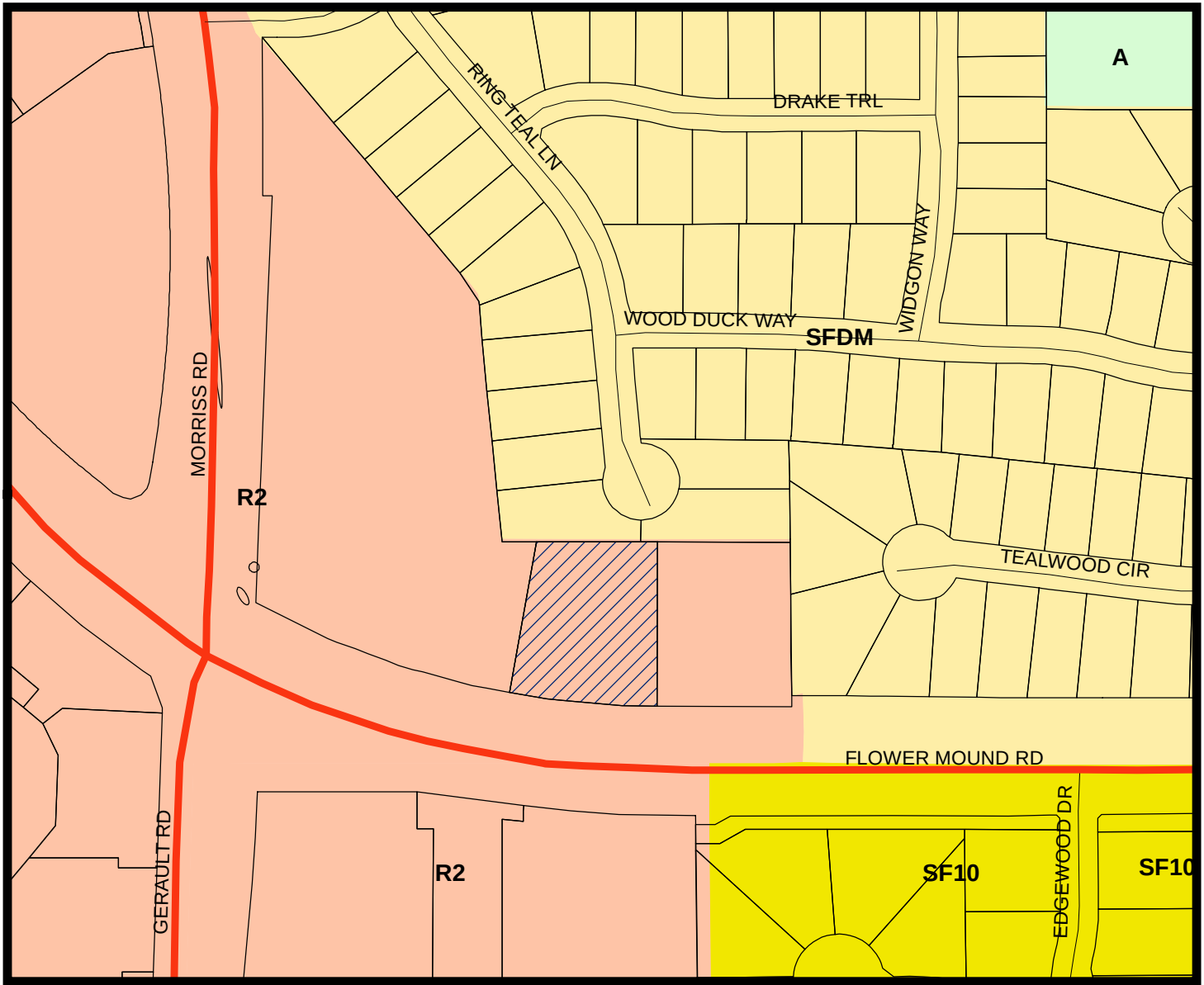
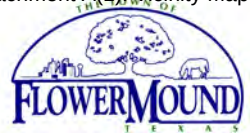
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package

Vicinity Map

Reference Project: SP16-0004



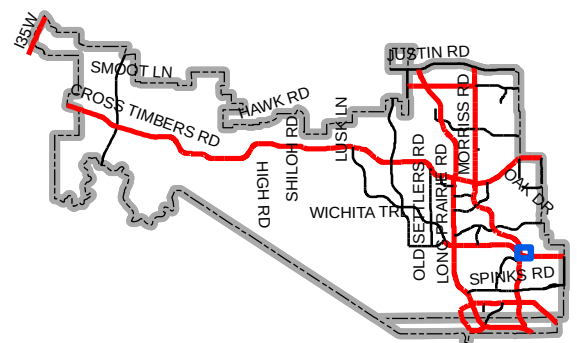
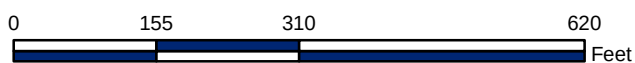
LEGEND

- Retail 2
- Single Family 10
- Single Family Density Medium
- Agriculture



..... Subject Property

200 ft Notification Buffer around Property



Map Location

February 29, 2016

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

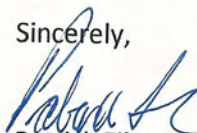
**RE: Victory @ FM 3040 Site Plan Application Letter of Intent
Lot 2, Block 1, Victory Retail at FM 3040 & Morriss Addition**

Dear Ms. Srinarasi:

On behalf of the owner and developer of 0.87 acres along FM 3040 in Flower Mound, Texas, I would like to submit a site plan that is consistent with the current Planned Development 51 with Retail 2 Use zoning. The proposed use of the 5,900 square foot building will be a medical office throughout the entire building. This building will be constructed in one phase and will not require any variances from the current ordinances.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,


Patrick Filson, P.E.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



Victory Real Estate Group
825 W. Royal Lane, Suite 250
Irving, Texas 75039



JOB NUMBER: VIC_15003_FM3040

DESIGNED BY: DIMENSION

DRAWN BY: CEN

CHECKED BY: PCF

ISSUE DATE: 02-08-2016

REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
BIDDING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:

PATRICK C. FILSON
P.E.# 108577
DATE: February 26, 2016

Texas Firm No: 15874

VICTORY AT
FM 3040 - LOT 2

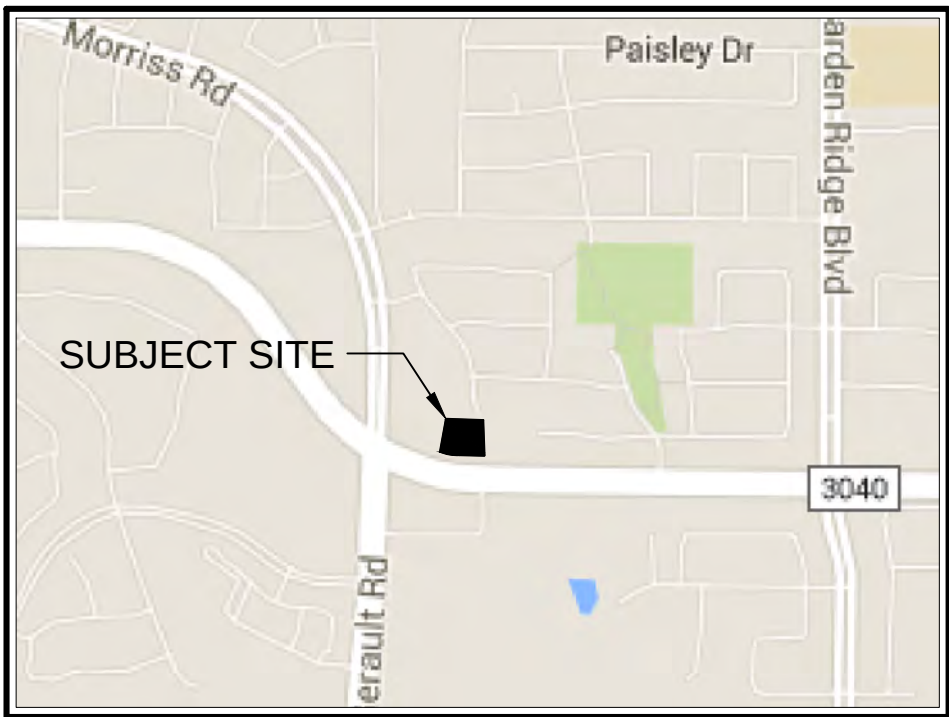
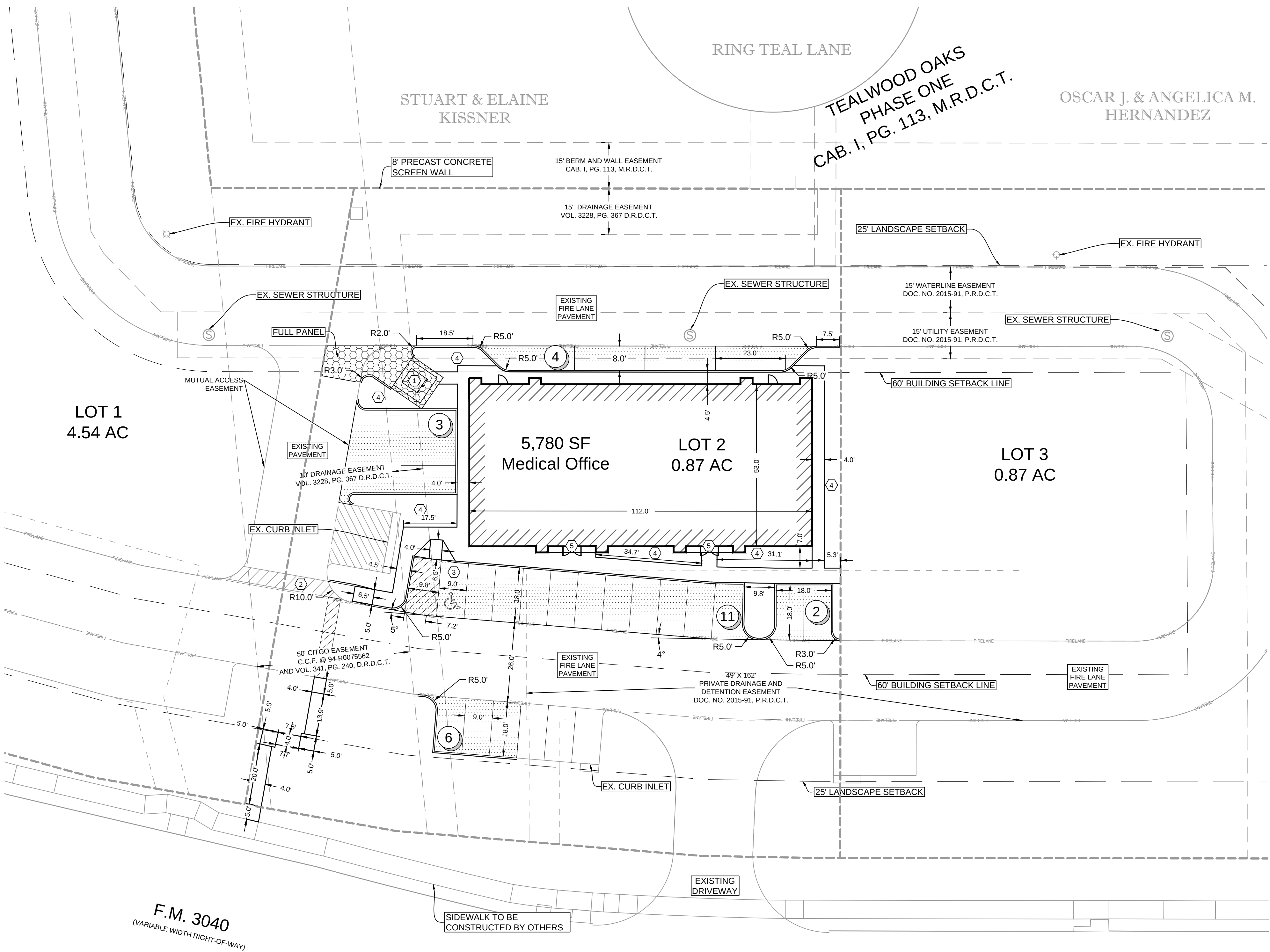
FLOWER MOUND,
TEXAS

VICTORY RETAIL AT FM
3040 & MORRIS
ADDITION BLK 1 LOT 2

SITE PLAN

SHEET:

C0.0



VICINITY MAP
N.T.S.

OWNER/DEVELOPER:

VICTORY @ FM 3040, LLC
825 W. ROYAL LANE
SUITE 250
IRVING, TEXAS 75039
CONTACT: KRIS RAMJI
PHONE: 972-707-9555

ENGINEER:

KIRKMAN ENGINEERING
4821 MERLOT AVENUE
SUITE 210
GRAPEVINE, TEXAS 76051
CONTACT: SHEA KIRKMAN, P.E.
PHONE: 817-488-4960

SITE DATA TABLE

PHYSICAL ADDRESS	NORTHEAST CORNER OF MORRIS ROAD AND F.M. 3040: 1020 FLOWER MOUND ROAD	
GROSS SITE AREA	0.85 AC. / 37,861.36 S.F.	
NET SITE AREA	SAME AS ABOVE	
ZONING	PLANNED DEVELOPMENT 51 (PD-51) WITH RETAIL 2 USES	
CURRENT USE	VACANT	
LOT COVERAGE DATA		
BUILDING COVERAGE	5,900 S.F.	
IMPERVIOUS AREA (EXISTING)	35.6% / 13,557.05 SF	
IMPERVIOUS AREA (PROPOSED)	70.1% / 26,372.77 SF	
PERVIOUS AREA (EXISTING)	64.4% / 24,304.31 SF	
PERVIOUS AREA (PROPOSED)	29.9 % / 11,488.59 SF	
		PROVIDED
PARKING SUMMARY	REQUIRED	
SURFACE PARKING		26 (1 ADA)
MEDICAL OFFICE (1 PER 250 SF)	24 (1 ADA)	26 (1 ADA)
TOTAL PARKING	24 (1 ADA)	
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	26' 11"	
MEAN HEIGHT	26' 11"	
TOTAL SQUARE FOOTAGE	5,900 SF	

GENERAL NOTES

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

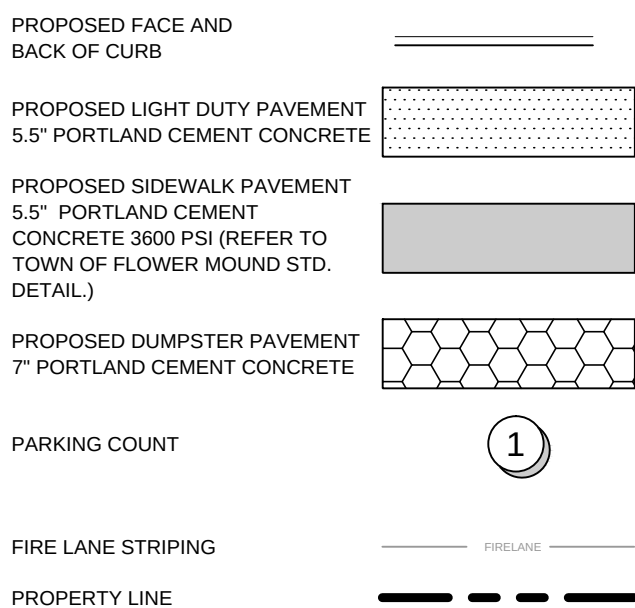
SYMBOL KEY

- DUMPSTER AREA PER TOWN OF FLOWER MOUND SPECIFICATIONS
- CROSSWALK / PED. CROSSING TYPICAL
- TYPICAL ACCESSIBLE PARKING SPACE AND SIGNAGE (TYP)
- LANDSCAPE AREA

DIMENSION NOTE

ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE.

LEGEND



Know what's below.
Call before you dig.

KEYED NOTES

- DS

DOWN SPOUT FROM GUTTER; SW6077 EVERYDAY WHITE
- RF

CERTAINTED PATRIOT –SHADOW BLACK– COMPOSITION SHINGLE (INSTALL PER MANUFACTURER DIRECTIONS)
- GU

6" K–STYLE PAINT GRIP METAL GUTTER; SW6077 EVERYDAY WHITE
- WT

BRICK ROW LOCK WATER TABLE; CLOUD CERAMICS COLOR: EBONY IRONSPOT SMOOTH WITH BLACK TINTED MORTAR
- FR

E.I.F.S. TRIM (WINDOW FRAME, DOOR FRAME, ARCH FRAMES) TO BE COLOR SW6077 EVERYDAY WHITE
- CV

4" CMU VENEER PAINTED SW6077 EVERYDAY WHITE
- BR

BRICK VENEER; CLOUD CERAMICS COLOR: CRIMSON IRONSPOT VELOUR WITH BLACK TINTED MORTAR
- SC

SOLDIER COURSE; CLOUD CERAMICS COLOR: EBONY IRONSPOT SMOOTH WITH BLACK TINTED MORTAR
- SL

BRICK ROW LOCK SILL; CLOUD CERAMICS COLOR: EBONY IRONSPOT SMOOT WITH BLACK TINTED MORTAR
- LI

WALL MOUNTED LIGHTING SCONCE

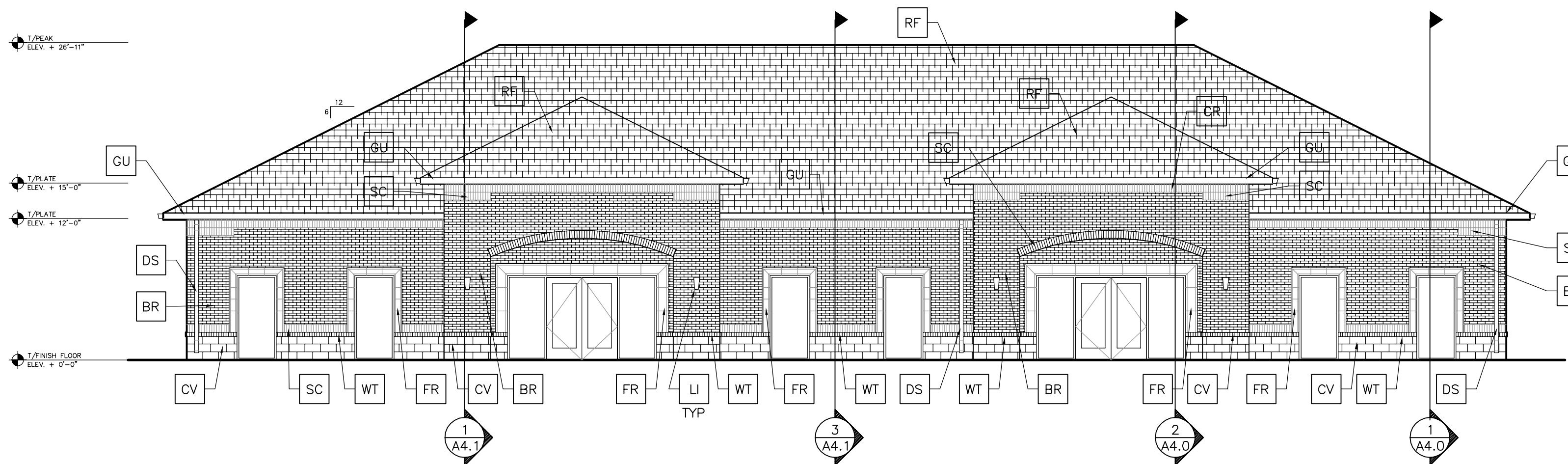
GENERAL NOTES

SEE SHEET A3.0 FOR DOOR & WINDOW SCHEDULES.

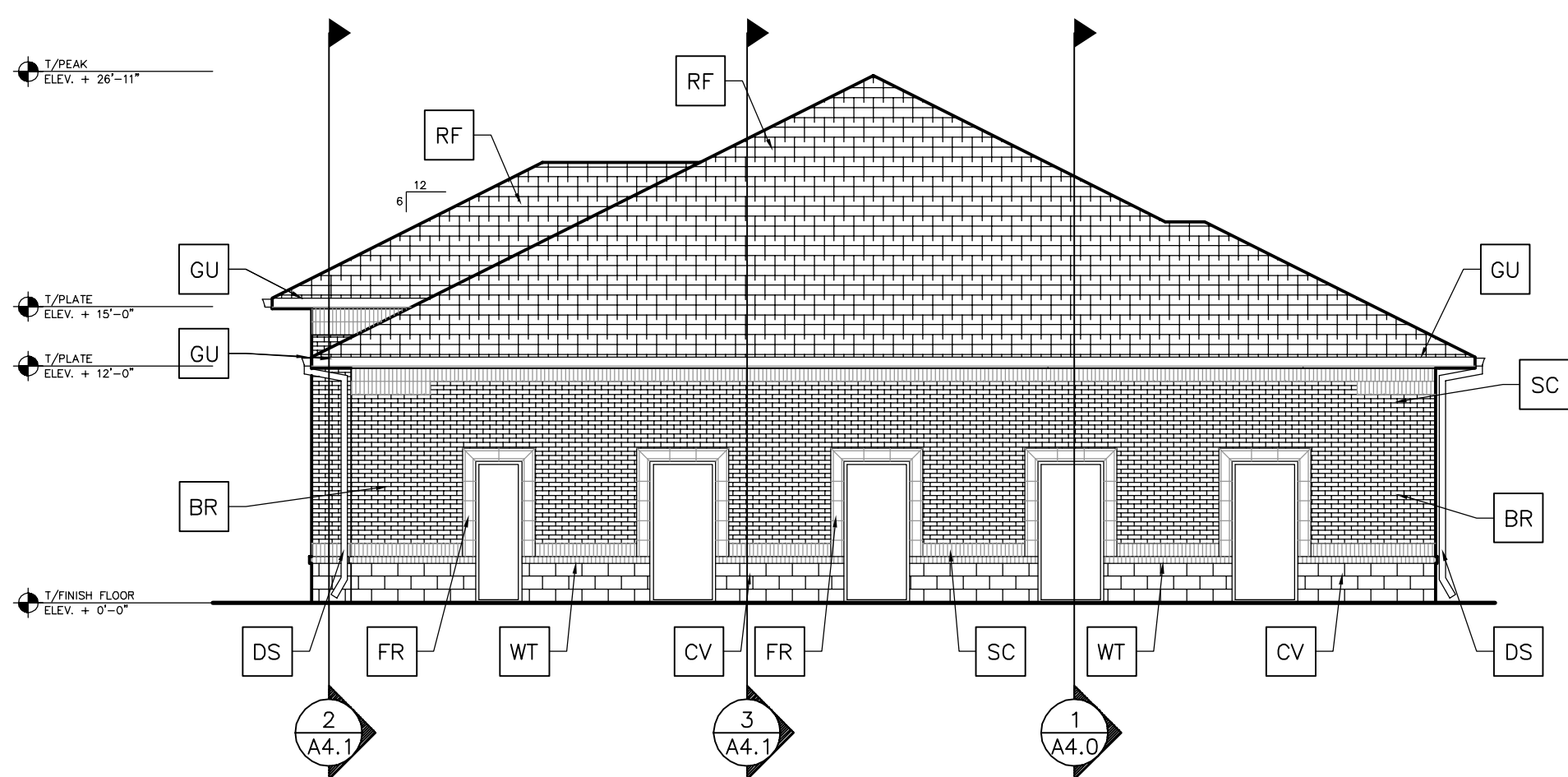
LANDLORD TO PROVIDE EXTERIOR ADA SIGNAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS AS INDICATED ON THE EXTERIOR ELVATIONS OR AS REQUIRED BY LOCAL CODES.

INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND PER THE DETAILS ON THE ROOF PLAN.

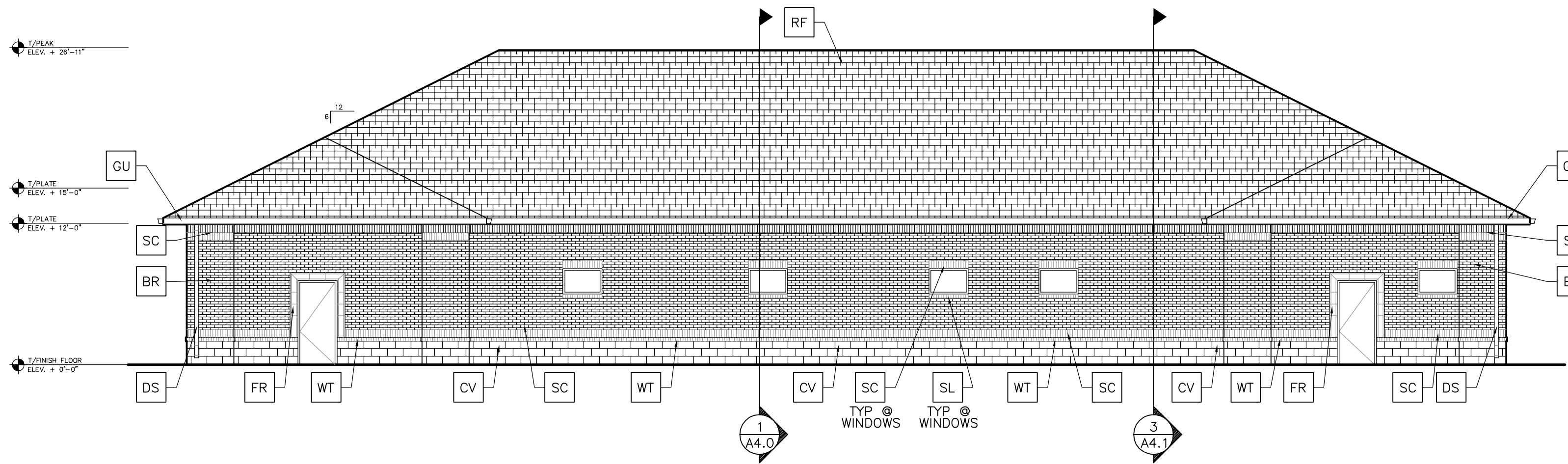
NOTE:
ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



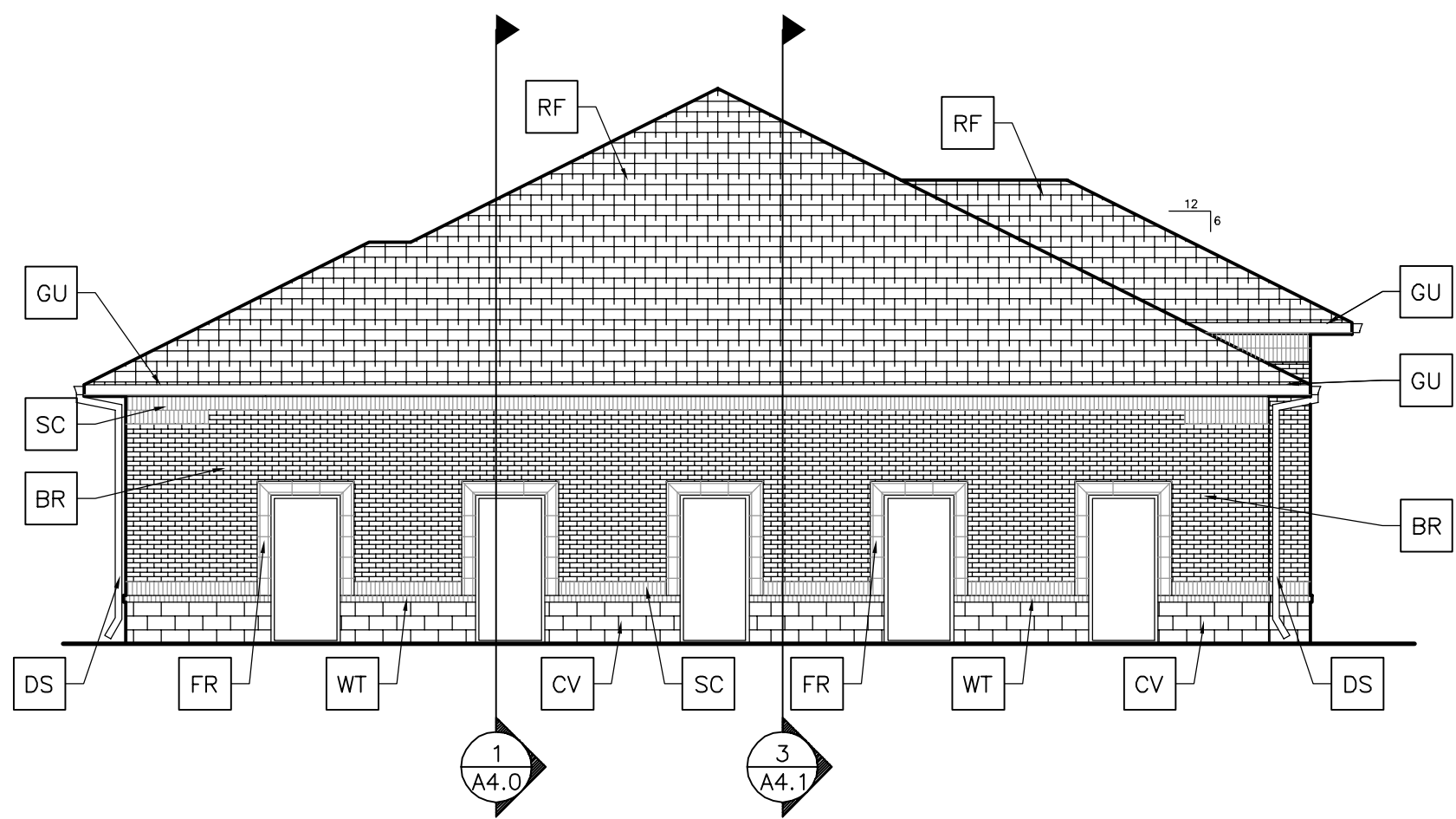
2 - SOUTH ELEVATION SCALE 1/8" = 1'-0"



1 - EAST ELEVATION SCALE 1/8" = 1'-0"



4 - NORTH ELEVATION SCALE 1/8" = 1'-0"



3 - WEST ELEVATION SCALE 1/8" = 1'-0"



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

VICTORY | GROUP

PROJECT NAME VICTORY @ F.M. 3040	ROGUE ARCHITECTS
DESCRIPTION 5,900 SF MOB SHELL BUILDING	PROTOTYPE ISSUE DATE 2016
JOB NAME VICTORY	REVIEWED GCL
SITE ADDRESS F.M. 3040 AND MORRIS RD. FLOWER MOUND, TX	FIRST ISSUE DATE 03/18/2016

A2.0

BUILDING #1 MATERIAL CALCULATIONS								
	SOUTH	PERCENT	WEST	PERCENT	NORTH	PERCENT	EAST	PERCENT
TOTAL	1473 SF	-	808 SF	-	1332 SF	-	808 SF	-
STOREFRONT/DOORS	325 SF	-	119 SF	-	84 SF	-	112 SF	-
FACADE TOTAL	1148 SF	-	689 SF	-	1248 SF	-	696 SF	-
PRIMARY MASONRY TOTAL (≈>80%)	912 SF	80%	560 SF	81%	1018 SF	81%	562 SF	81%
BRICK	912 SF	80%	560 SF	81%	1018 SF	81%	562 SF	81%
SECONDARY MASONRY TOTAL (≈<20%)	236 SF	20%	129 SF	19%	230 SF	19%	127 SF	19%
CMU MAINSCOT	133 SF	11%	81 SF	12%	211 SF	17%	79 SF	12%
EIFS ACCENTS	103 SF	9%	48 SF	7%	19 SF	2%	47 SF	7%

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

T/PEAK
ELEV. + 26'-11"

T/PLATE
ELEV. + 15'-0"

T/PLATE
ELEV. + 12'-0"

T/FINISH FLOOR
ELEV. + 0'-0"

T/PEAK
ELEV. + 26'-11"

T/PLATE
ELEV. + 15'-0"

T/PLATE
ELEV. + 12'-0"

T/FINISH FLOOR
ELEV. + 0'-0"

T/PEAK
ELEV. + 26'-11"

T/PLATE
ELEV. + 15'-0"

T/PLATE
ELEV. + 12'-0"

T/FINISH FLOOR
ELEV. + 0'-0"

T/ENCLOSURE
ELEV. + 7'-7"

T/SLAB
ELEV. + 0'-0"

4 - NORTH ELEVATION SCALE 3/16" = 1'-0"

4 - NORTH ELEVATION SCALE 3/16" = 1'-0"

3 - SOUTH ELEVATION SCALE 3/16" = 1'-0"

2- EAST ELEVATION SCALE 3/16" = 1'-0"

1 - WEST ELEVATION SCALE 3/16" = 1'-0"



513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

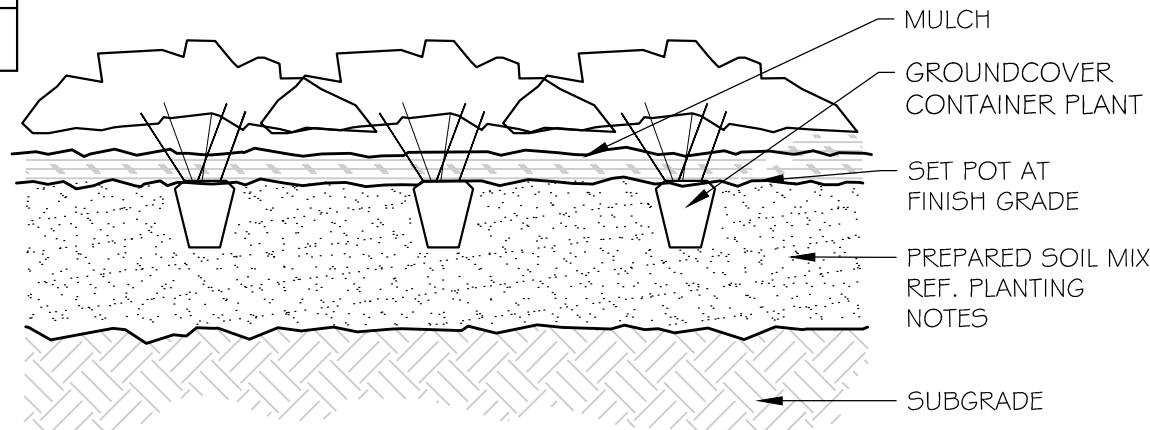
VICTORY | GROUP

PROJECT NAME VICTORY @ F.M. 3040	ROGUE ARCHITECTS PROTOTYPE ISSUE DATE 2018
DESCRIPTION 5,900 SF MOB SHELL BUILDING	REVIEWED GCL
JOB NAME VICTORY	FIRST ISSUE DATE 02/19/2016
SITE ADDRESS F.M. 3040 AND MORRESS RD. FLOWER MOUND, TX	

LANDSCAPE TABULATION TABLE			
Street Yard Landscaping			
Standard	Total Street Yard	Required	Provided
Min. 20% of street yard	17,959 SF	3,592 SF	6,874 SF
Street Yard Trees			
Standard	Total Street Yard	Required	Provided
10 trees for first 10,000 sf of street yard, 1 per 2,500 sf thereafter	17,959 SF	13 TREES	13 TREES
*Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Flower Mound Road (FM 3040)	25 ft.	25 ft.	
Street Buffer Trees			
Standard	Street Frontage	Required	Provided
1 per 30 l.f.	Flower Mound Road = 196'	7 TREES	8 TREES
Parking Area Landscaping			
Standard	No. of Spaces	Required	Provided
90 sf per 12 parking spaces	24	180 sf	1,712 sf
Parking Area Trees			
Standard	No. of Spaces	Required	Provided
1 tree per 10 parking spaces	24	2 TREES	2 TREES**
**All parking spaces are located within 50 ft. of a tree			
Compatibility Buffer			
Standard	Buffer Square Footage	Required	Provided
1 tree per 400 sf of buffer area	4,034 sf	10 TREES	10 TREES

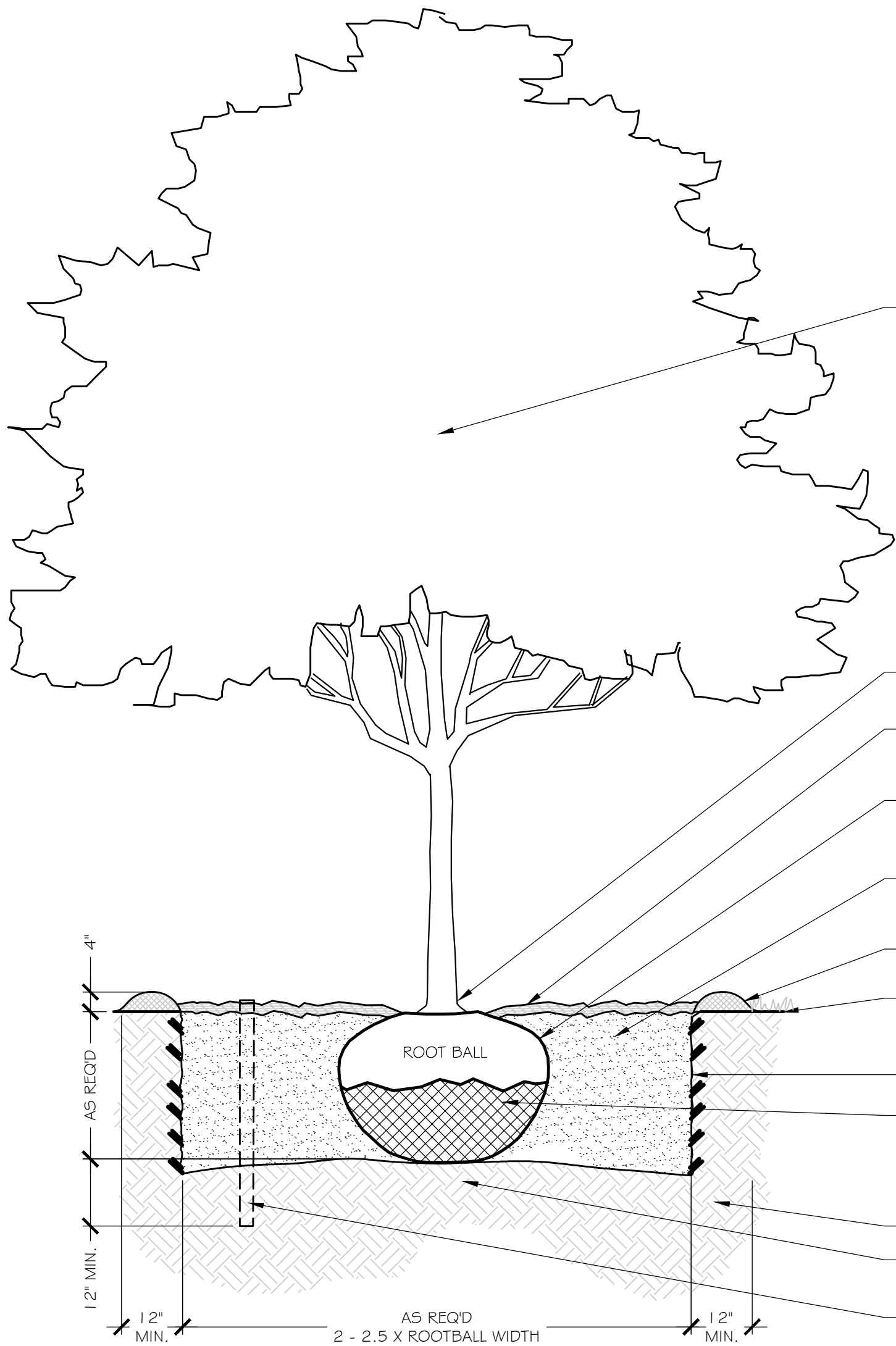
PLANT MATERIAL SCHEDULE							
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
TREES							
6	AUSTRIAN BLACK PINE	PINUS NIGRA	3"	12' MIN.	10'-12'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
3	BALD CYPRESS	QUERCUS MACROCARPA	3"	12' MIN.	10'-12'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
2	LACEBARK ELM	ULMUS PARVIFOLIA	3"	12' MIN.	10'-12'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
3	LIVE OAK	QUERCUS VIRGINIANA	3"	12' MIN.	10'-12'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
2	RED OAK	QUERCUS SHUMARDI	3"	12' MIN.	10'-12'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
2	YAUPOH HOLLY	ILEX VOMITORIA	3"	6' MIN.	5'-7'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
6	EASTERN REDBUD	CERCIS CANADENSIS	3"	6' MIN.	5'-7'	B4B / CONT.	FULL # MATCHED, STRAIGHT TRUNK
SHRUBS / PERENNIALS							
34	BURFORD CHINESE HOLLY	ILEX CORNUTA BURFORDII	-	4'-5' MIN.	3'-4'	7 GAL.	PER PLANS
60	DWARF INDIAN HAWTHORN	RHAPHIOLEPSIS INDICA 'SNOW WHITE'	-	18"-24"	18"-24"	5 GAL.	36" O.C. SPACING, PER PLANS
200	NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	-	6'-9"	18"	1 GAL.	24" O.C. SPACING, PER PLANS
GROUND COVER							
277	GIANT LIRIOPE	LIRIOPE MUSCARI 'EVERGREEN GIANT'	-	-	-	4" POT	12" O.C. TRIANGULAR SPACING
ORNAMENTAL GRASSES							
585	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	-	12"-18"	12"-18"	2 GAL.	18" O.C. TRIANGULAR SPACING
TURF GRASS							
10,678 SF	BERMUDA GRASS SOD	CYNODON DACTYLON / TIFF 419			HAND-LAID SOD PANELS		
OTHER							
340 LF	BED EDGING	RECYCLED WOOD / HDPE	3 1/2" CHESTNUT COLOR W/ 10" STAKES			INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES	

PROJECT DATA	
ZONING	RETAIL-2
LAND USE	SPA-9
LOT AREA	.87 ACRES
BUILDING	Approx. 5,936 SF



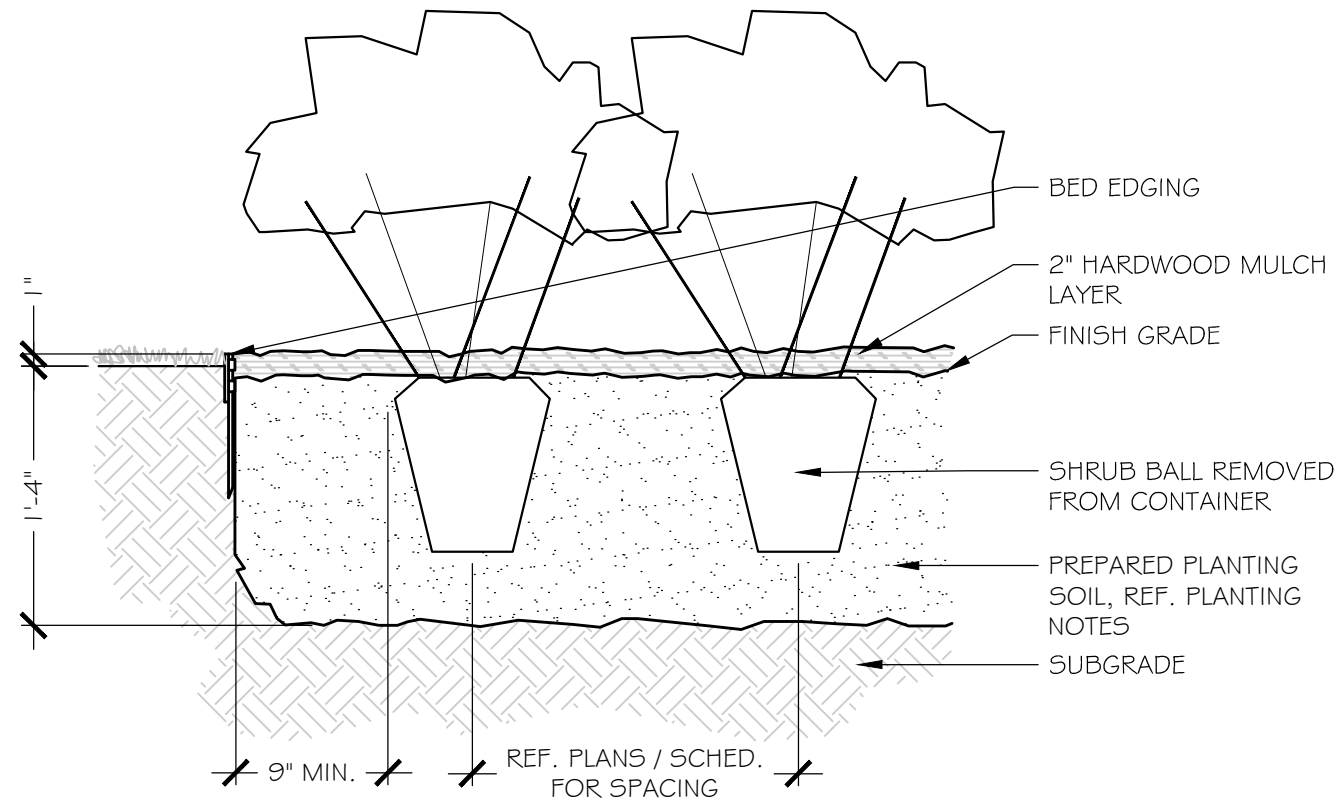
1 GROUNDCOVER PLANTING

NTS



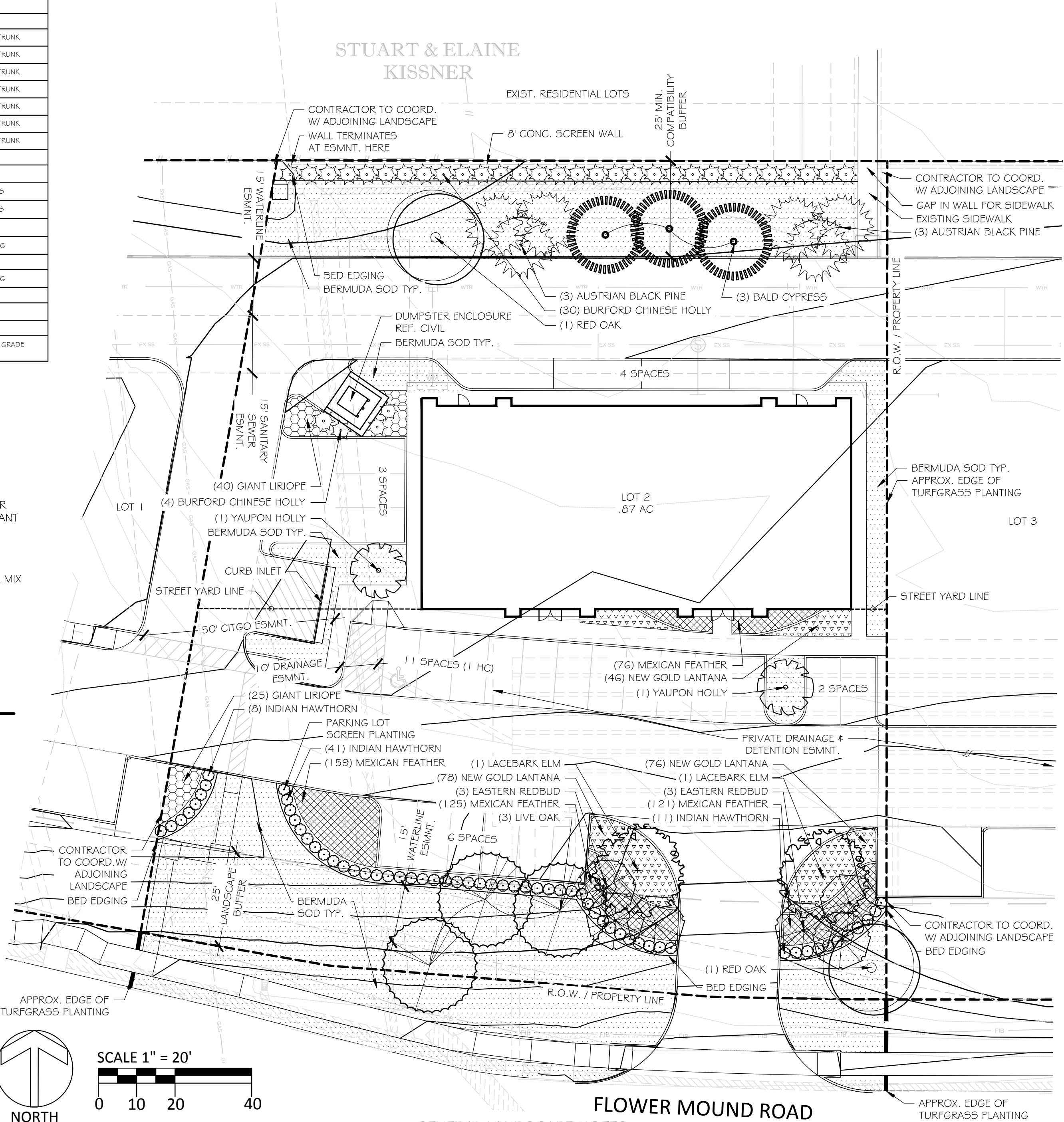
2 TREE PLANTING

NTS



3 SHRUB PLANTING

NTS



GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES.
- THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR VARIETIES AND SIZES IF DAMAGED, DESTROYED, OR LOST.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL BE AMENDED BY REMOVING 2" OF EXISTING TOPSOIL, PLACING 2" OF COMPOST AND MIXING TO A TOTAL DEPTH OF 8".
- ALL SHRUB, GROUND COVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A 2" THICK SHREDDED HARDWOOD MULCH LAYER, UNLESS OTHERWISE NOTED. FINISHED LEVEL OF MULCH TO SIT 1" BELOW ADJOINING FINISHED HARDSCAPE AND LAWN LEVEL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF UNHEALTHY, DAMAGED, DESTROYED, OR OTHERWISE REMOVED.
- STRUCTURAL AND HARDSCAPE WORKS SHALL BE INSTALLED PRIOR TO PLANTING INSTALLATION.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- PLANT SPACING IS AS INDICATED ON THE 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AN INDEPENDENT 'TAKE-OFF' TO VERIFY SIZES AND QUANTITIES OF PLANT MATERIALS SHOWN.
- REFER TO PLANTING SCHEDULES FOR ALL PLANTING TYPES, SIZES AND SPACING.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL TURF AND LANDSCAPE BED AREAS AND SHALL BE OPERATIONAL AT THE TIME OF PLANT MATERIAL INSTALLATION. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.



4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER



JOB NUMBER: VIC_15003_FM3040

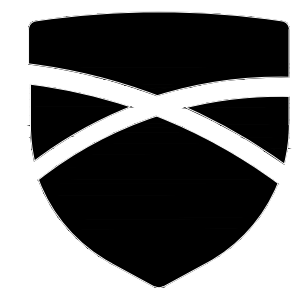
DESIGNED BY: AC

DRAWN BY: JH

CHECKED BY: AC

ISSUE DATE: 03-15-2016

REV:



620 East Southlake Blvd
Southlake, TX 76092

VICTORY AT
FM 3040 - LOT 2

FLOWER MOUND,
TEXAS



03.15.16

SHEET:

LP1

LANDSCAPE PLAN & DETAILS



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: April 25, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a waiver to Section 82-275 of the Town's Code of Ordinances to allow outdoor lighting for a private recreational facility (MISC16-0002 – 900 Oak Drive). The property is located at 900 Oak Drive.**

I. ITEM SUMMARY

This application has been reviewed by Town staff and, aside from the requested waiver, is in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request a waiver to Section 82-275, Outdoor lighting, to allow a light pole to be located closer than 40 feet from the west property line. The subject property is approximately 4.25 acres in size and developed with a residence. A basketball court with two light poles to illuminate the court is located behind the residence. One of the light poles is located approximately 15 feet from the west property line and hence requires approval of a waiver. An electrical permit application is under review by Town staff. All other standards listed in Section 82-275 shall be met before issuance of a permit.

The light poles are located approximately 440 feet from the front property line and approximately 260 feet from the rear property line. The letter of intent includes pictures of the basketball court as seen from Oak Drive and from the neighbor's backyard (Attachment A(2)). The applicant has also provided a letter of support from the adjacent property owner (Attachment C(1)).

Section 82-275 of the Code of Ordinances contains additional provisions for outdoor lighting (see below). The light poles meet all other requirements in this section except for the distance from the west property line.

Sec. 82-275. - Outdoor lighting.

- a) All outdoor lighting shall not produce a disability glare or a nuisance or create light intrusion as defined in section 74-3.
- b) Luminaires or lighting standards installed for the purpose of illuminating a private outdoor recreational activity shall be subject to the following standards:
 - 1) No building permit shall be issued for the installation of lighting standards for the purpose of illuminating private outdoor recreational activities until outdoor lighting plans have been submitted, as required in section 78-125(a), "Procedures," and have been approved by the town.
 - 2) Permanent or temporary luminaries [luminaires] or lighting standards installed for the purpose of illuminating private outdoor recreational activities shall:
 - i. Use full cutoff fixtures, as defined in section 74-3;
 - ii. Not exceed a height of 30 feet;
 - iii. Not be closer than 40 feet from a property line; and
 - iv. The maximum measurable foot-candle illumination in the horizontal plane shall not exceed 20 foot-candles.
 - 3) When permanent or temporary luminaires or lighting standards are installed for the purpose of illuminating private outdoor recreational activities and do not comply with subsection (b)(2), a waiver will be required, as set forth herein, prior to installation.
 - i. A waiver as to the requirements set forth in subsection (b)(2) may be permitted by the town council after recommendation by the planning and zoning commission.
 - ii. A waiver is permissible as to the requirements set forth in subsection (b)(2) only where application by the property owner or his designee has been submitted to the town. Upon recommendation by the planning and zoning commission, the town council may grant a waiver if the town council determines that the permanent or temporary luminaires or lighting standards would not:
 - a. Create a nuisance as defined in section 74-3;
 - b. Create disability glare as defined in section 74-3;
 - c. Create a light intrusion as defined in section 74-3;
 - d. Be aesthetically inconsistent with the surrounding development, considering the following factors:
 1. The location of the permanent or temporary luminaire or lighting standard;
 2. The type of construction material used for the permanent or temporary luminaire or lighting standard;
 3. The location of the subject property; and
 4. The outdoor lighting used on adjacent or surrounding property.

- iii. Any applicant requesting an outdoor lighting waiver shall place an informational sign on such lot or tract of land or property in accordance with section 78-152 of this Code.
- iv. The procedures set forth in section 78-153 and section 78-154 of this Code must be followed before any action is taken on a request for an outdoor lighting waiver.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for a waiver to Section 82-275 of the Town's Code of Ordinances. At the time this report was written, staff had received no correspondence regarding this project.

IV. ATTACHMENTS

A. Background Information

- 1. Vicinity Map
- 2. Letter of Intent
- 3. Section 74-3 - Definitions referenced in Section 82-275

B. Application Details

- 1. MISC Packet

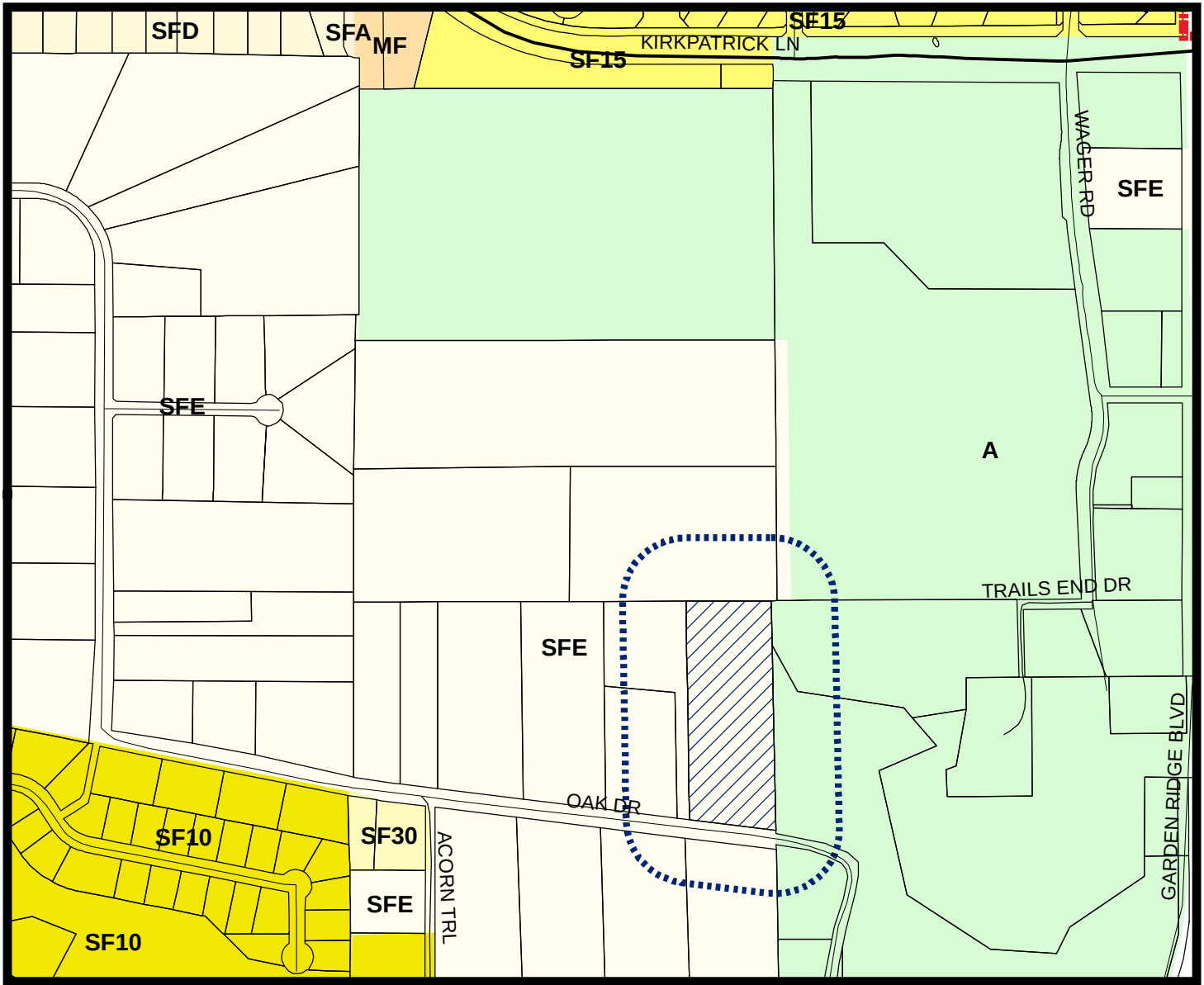
C. Correspondence

- 1. Correspondence in Support



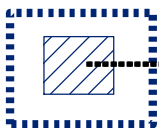
Vicinity Map

Reference Project: MISC 16-0002



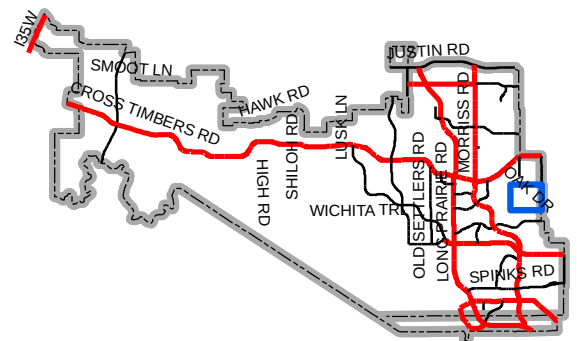
LEGEND

	Agriculture		Single Family Estate		Single Family 10		Single Family 15		Multi-Family
	Single Family 30 & 1 (obsolete)		Single Family Attached		Single Family Density				

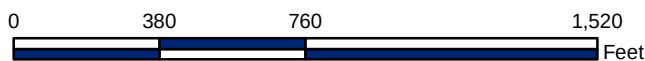


Subject Property

200 ft Notification Buffer around Property



Map Location



Bruce & Muriel McFarling
900 Oak Drive
Flower Mound, Texas 75028

March 31, 2016

Planning & Zoning Committee
1001 Cross Timbers Road
Flower Mound, TX 75028

Re: 900 Oak Drive Lighting Waiver

Dear Planning & Zoning Committee:

Our family lives at 900 Oak Drive. We would like lights for the half-court basketball court that we have on our property. The lights are full cutoff LED lights and meet the Town's requirements. However, one of the lights does not meet the forty foot setback from the property line. We are requesting a waiver of that single requirement for one light.

Our home is located on four and a half acres in one of the last rural sections on the east side of town. Additionally, we are the last house on a dead end street. On the east and north sides of our property, there are only wooded areas along the creek. There are no houses on these properties. My brother lives across the street and he has no objection to the lights. Our neighbors to the west, the FitzPatricks, are the property owners that the light is the closest. They have absolutely no objections to the light and we have included a letter from them stating that they have no objection to the waiver.

The lights are over 440 feet from the road and they are about 260 feet from the back of the property. The light pole in question is about 15 feet from the property line. The pole is about 150 feet from the back porch of the FitzPatricks. Please look at the pictures I have included. The basketball court is surrounded by trees. We even painted the court green to blend into the area. You cannot even see it from the street. The lights will not be a nuisance nor cause any disability glare.

We would like to have the lights so that our teenage boys will have a place to play basketball with their friends. During the summer, it is so hot during the day and the boys have to spend a lot of the days indoors. Adding lights will give them and their friends in the neighborhood a safe place to play.

Please contact me on my cell phone at (972) 365-5159 or at work at (940) 349-2340 if you have any questions or need any additional information.

We believe we meet the requirements and therefore ask that you please grant us a waiver.

Sincerely,


Bruce McFarling

View from the street (Oak Drive)



View from neighbor's back porch:





Product Description

Overview

This Access Fixtures LED half basketball court lighting system sets the industry standard achieving optimal playing conditions, minimizing energy use, and virtually eliminating maintenance, the perfect marriage of performance, functionality and sustainability.

- Maintains 15.02 foot candles over the entire court area
- Achieves extremely low lighting variance with a 2.44 max/min
- Reduces energy use by 65 percent as compared to pulse start-metal halide systems
- Emits 140 lumens per watt
- Rated for 100,000 hours (LM70)
- Full Cutoff to be Dark Sky Compliant
- **Access Fixtures Recommended Layout:**
- 2 poles placed on either side of the court
- 1 luminaire per pole
- Light fixtures do not interfere with player's line of vision
- Provides balanced, even, superior illumination

LED Basketball Court Lighting System Components:

Two 4" Square Steel 20' high poles

- Finished in a Dupont Chromate Conversion Coating
- Dark bronze finish standard
- 11 Gauge thickness
- Four 30" anchor bolts
- 10.5" square base plate

Two 378w LED Luminaires

- Emits 53,172 lumens per luminaire
- Operates on 120v-277v
- Rated for 100,000 hours (LM70)
- Color Temperature of 5700K
- Color rendering index of 70
- 5 year limited warranty
- ETL Certified, meets UL and CSA standards, RoHS compliant

Sec. 74-3. - Definitions

Disability glare means the effect of stray light in the eye whereby visibility and visual performance are reduced. A direct glare source that produces discomfort can also produce disability glare by introducing a measurable amount of stray light in the eye.

Light intrusion means a light flow that spills outside the location boundary causing a disturbance to adjacent areas.

Outdoor lighting nuisance means light:

- 1) Which if measured at the property line adjacent to a residentially zoned property or adjacent to a property used for residential purposes, is in excess of four-tenths of one footcandle;
- 2) Which if measured at the property line adjacent to an arterial street, is in excess of 1½ footcandles; or
- 3) Which if measured at the property line adjacent to a collector or residential street, is in excess of four-tenths of one footcandle.

PREPARED BY: **CROSS
TIMBERS
ARCHITECTS**

3605 YUCCA DRIVE SUITE 102
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754 FAX: (972) 355-7761

MCFARLING RESIDENCE

SHEET # :

S

Light pole is located less than 40-feet from the west property line.



LIGHTPOLE
LOCATED LESS
THAN 40'
FROM
PROPERTY LINE

PROPERTY
TO THE WEST

WESTERN
PROPERTY LINE

**Larry and Tami FitzPatrick
906 Oak Drive
Flower Mound, TX 75028**

March 17, 2016

Town of Flower Mound
Flower Mound, Texas

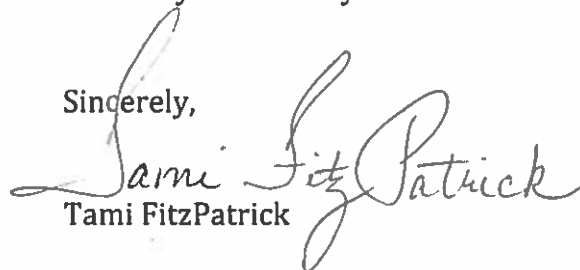
To Whom it May Concern:

My husband and I live at 906 Oak Drive, Flower Mound, Texas, and our neighbors Bruce and Muriel McFarling are putting up lights on a basketball court in their backyard. I understand that they may require a waiver from the zoning regulations to allow one of the lights to be placed closer to our property line than the 40 feet permitted by Town zoning regulations.

We have absolutely no objection to the proposed lights, their location or to the Town granting this waiver, if required. Our property is the only property impacted by the lighting (other than the McFarling's property). Our house is approximately 150 feet away from the location of the proposed lighting, and it will not cause any distraction to us at all. The proposed lighting will not produce any light intrusion or excessive glare for us, and we do not consider it any type of nuisance.

Please feel free to contact me at (214) 215-8202 if you need any further information from me.

Sincerely,


Tami FitzPatrick



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: April 25, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 444 (SUP16-0002 – West Accessory Dwelling) to permit an accessory dwelling. The property is generally located west of Post Oak Road and south of Cross Timbers Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC, and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-444) to allow for an 839-square-foot accessory dwelling on a 2.53-acre lot currently zoned Single-Family Estate District (SF-E) and located within the Cross Timbers Conservation Development District. Section 98-303 of the Land Development Regulations requires Town Council approval of a Specific Use Permit for an accessory dwelling within the SF-E zoning district.

The existing lot is currently developed with a 2,970-square-foot main dwelling. The accessory dwelling will be roughly 839 square feet, which is approximately 28 percent of the main structure. Overall, the proposed site plan meets the minimum requirements of the existing zoning district.

Section 98-983 of the Code of Ordinances contains additional provisions for the construction and occupancy of accessory dwellings (see below). Seven of the nine regulations are addressed with this proposal. The remaining two provisions prohibit the accessory dwelling from being used as a rental property and require the accessory building to be served by the same utility meters as the existing primary dwelling; these will be addressed during the building permit review phase.

Sec. 98-983. - Accessory dwelling.

The issuance of permits for construction and occupancy of an accessory dwelling shall be subject to compliance with the following conditions:

- (1) The accessory dwelling shall be located on the same lot/tract as the existing primary dwelling and located in a separate structure.
- (2) An accessory dwelling shall not be located on any lot/tract of less than two acres.
- (3) No more than one accessory dwelling per tract or lot shall be allowed.
- (4) Accessory dwellings shall not be used as rental units.
- (5) The accessory dwelling shall be serviced by the same utility meter as the primary dwelling, and the building materials and architecture will be similar to or in concert with the primary dwelling.
- (6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.
- (7) An accessory dwelling shall conform to the same side and rear yard setbacks as provided for the primary dwelling in the zoning district in which it is located.
- (8) The front building line for an accessory dwelling shall be behind the primary structure at a point not closer than ten feet from the rear wall line of the primary dwelling.
- (9) In no case shall the combined area of the primary dwelling, accessory dwelling and/or other accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, staff had received one correspondence requesting more information.

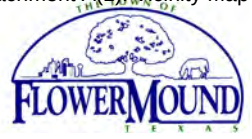
IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

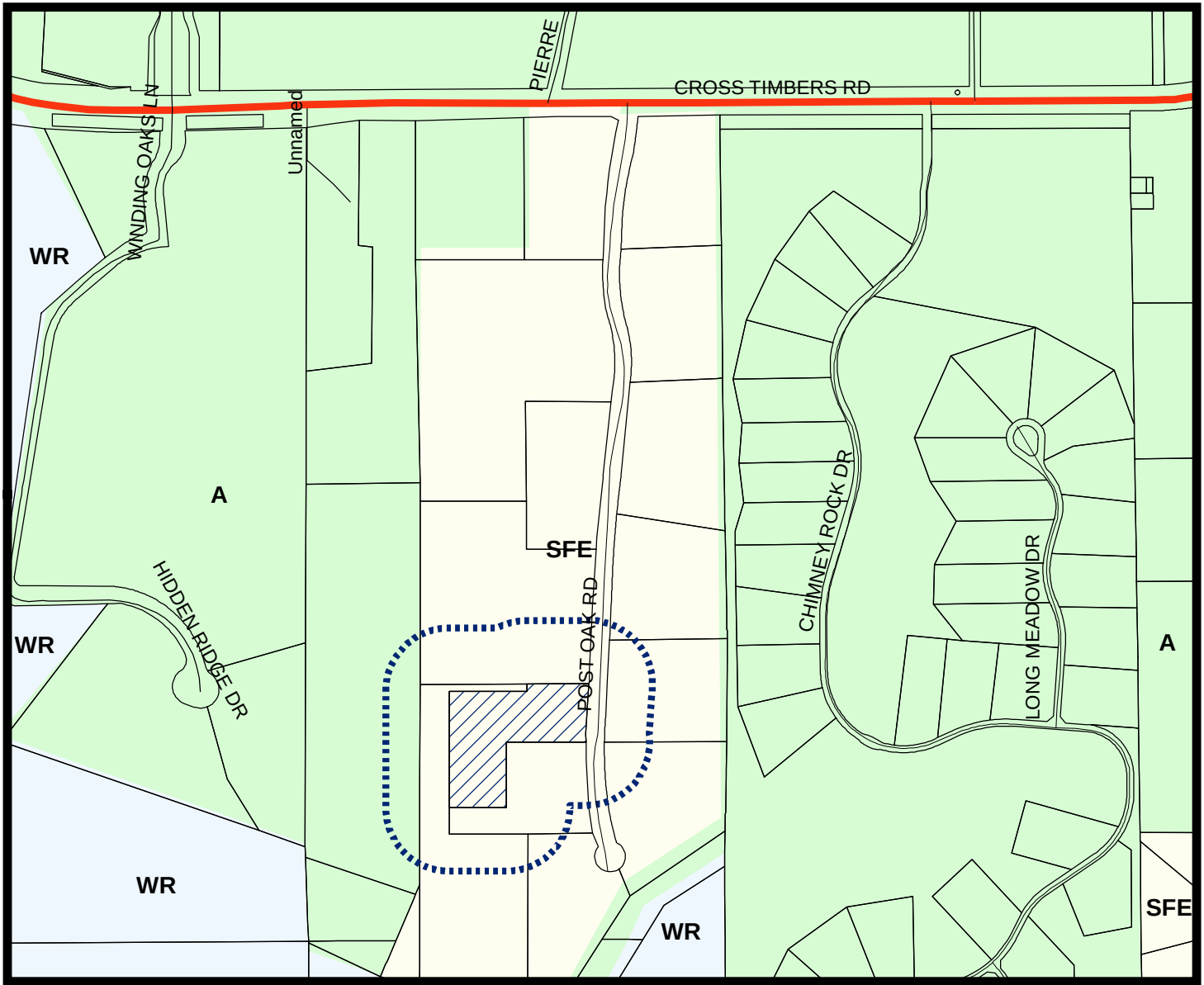
B. Application Details

1. SUP Packet



Vicinity Map

Reference Project: SUP16-0002



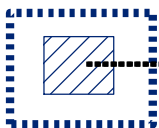
LEGEND



Agriculture

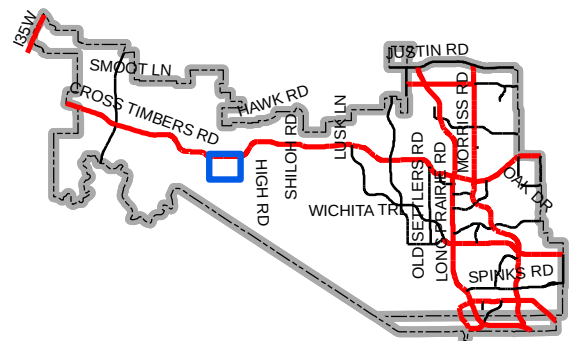


Single Family Estate

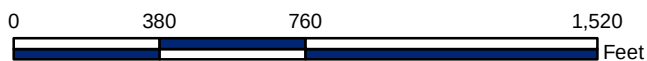


Subject Property

200 ft Notification Buffer around Property



Map Location



4/6/16

Town of Flower Mound
Planning Services Division
1001 Cross Timbers Road, Suite 2330
Flower Mound, TX 75028

Regarding: Application for Specific Use Permit
3803 Post Oak Road
Flower Mound, TX 75033

My wife and I are applying for a specific use permit to build an accessory dwelling on our property. The purpose of this 839 square foot building is to provide a place to live for my in-laws.

Our lot in West Flower Mound is 2.53 acres and is zoned Single Family Estate. The nearest major intersection is Post Oak Road and 1171. Accessory dwellings are allowed under the zoning ordinances for this property type, as well as under the by-laws of the Diamond 36 HOA. Plans have already been submitted to the HOA and reviewed by the ACC. We understand that the accessory dwelling needs to be tied to the electric, water and septic system for our main house.

Our plan is to build an accessory dwelling for my in-laws who currently live in Central Texas and would very much like to live closer to us, their grandchildren and great-grandchild. My in-laws are still in relatively good health for their age and would like to have some privacy instead of living in the main house with us.

Our lot is heavily wooded and the accessory dwelling will be located mid-way to the back of our lot and will be surrounded by trees. The building will not be visible from the street nor will it be visible by any neighbors.

We understand that this building can't be a rental property, which is against city ordinances as well as the HOA by-laws. The style of construction of the accessory dwelling will complement the style of the main house and is within the construction requirements of the HOA.

We ask that you approve a Specific Use Permit for this project and appreciate your consideration in helping us to achieve this goal of providing a new home for my in-laws.

Sincerely,



Dave West
817-457-7045
davewest14@gmail.com

Accessory Dwelling to be located on 3803 Post Oak Road, Flower Mound, Denton County, TX 75022

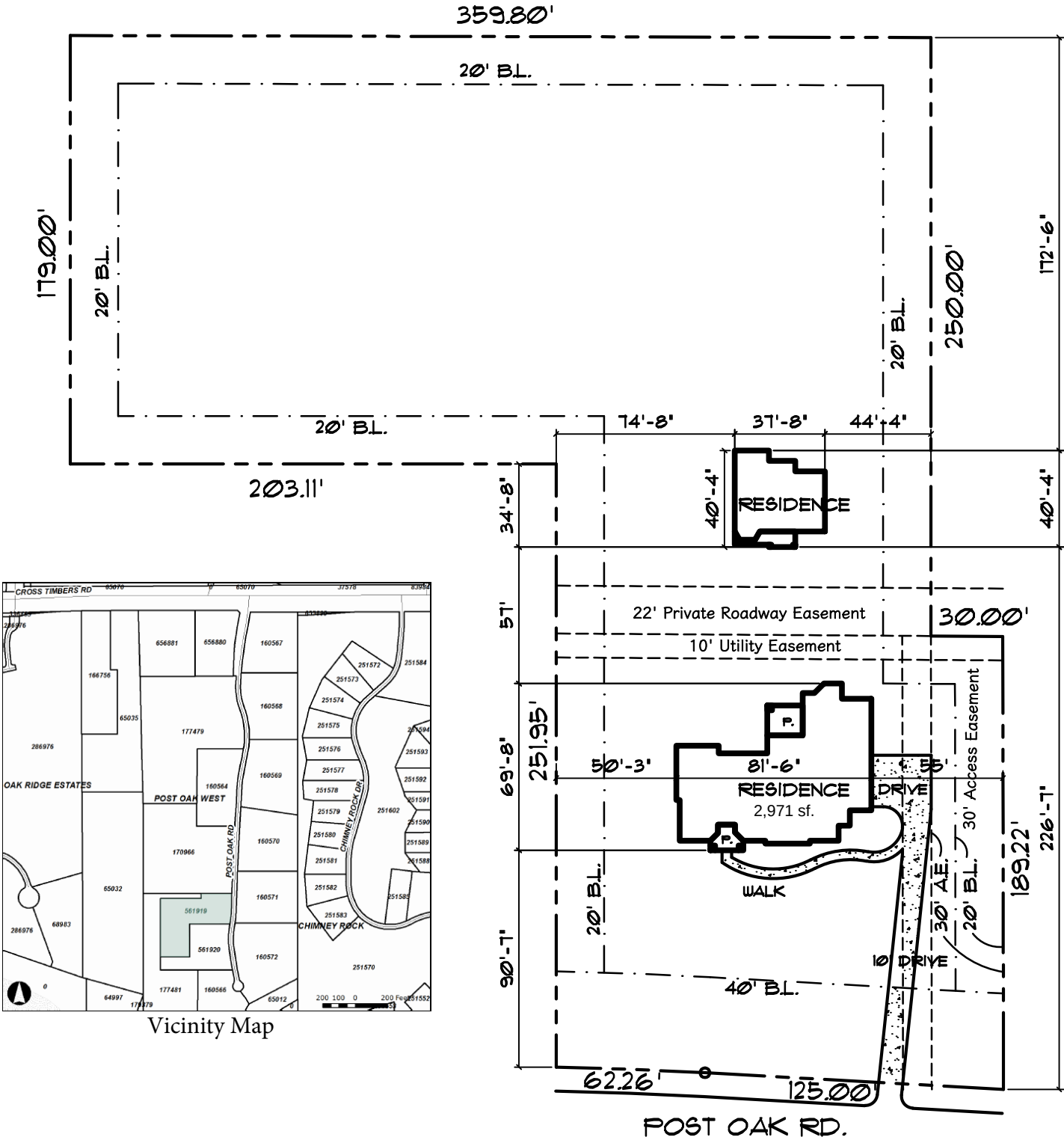
Total acreage: 2.53 acres

Owners: David and Lori West, 2001 Holley Pkwy #600, Roanoke, TX 76262 (817) 457-7045

Construction Lender: First United Bank, 2730 West University Dr., Denton, TX 76201 (940) 387-4417

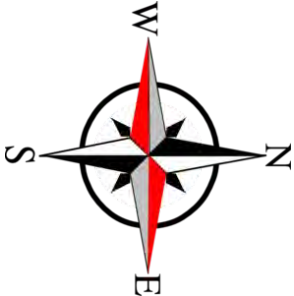
Adjacent Properties: Estate Residential

- 3801 Post Oak Rd., Flower Mound, TX 75022, Tony and Dee Harris
- 3805 Post Oak Rd., Flower Mound, TX 75022, Carl and Janice Schmidt, Craig and Gina Schmidt
- 3800 Post Oak Rd., Flower Mound, TX 75022, Bobby and Wanda Dalby



Vicinity Map

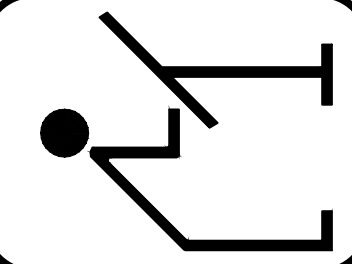
PLOT PLAN SCALE: 1"=60' LOT 3A1 POST OAK RD. JOB: 5317 PLAN: 2970 DATE: NOV. 6, 2015	  THE PLAN FACTORY
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THE PLAN FACTORY

4303 SOUTH BOWEN RD. - SUITE 117 - ARLINGTON, TX 76016
METRO (817) 654-9012



DESCRIPTION

SQUARE FOOTAGE:	
LOWER:	2910
UPPER:	0
TOTAL A/C:	2910
GARAGE: 698	
PORCH: 114	
PATIO: 186	
TTL AUR: 3968	

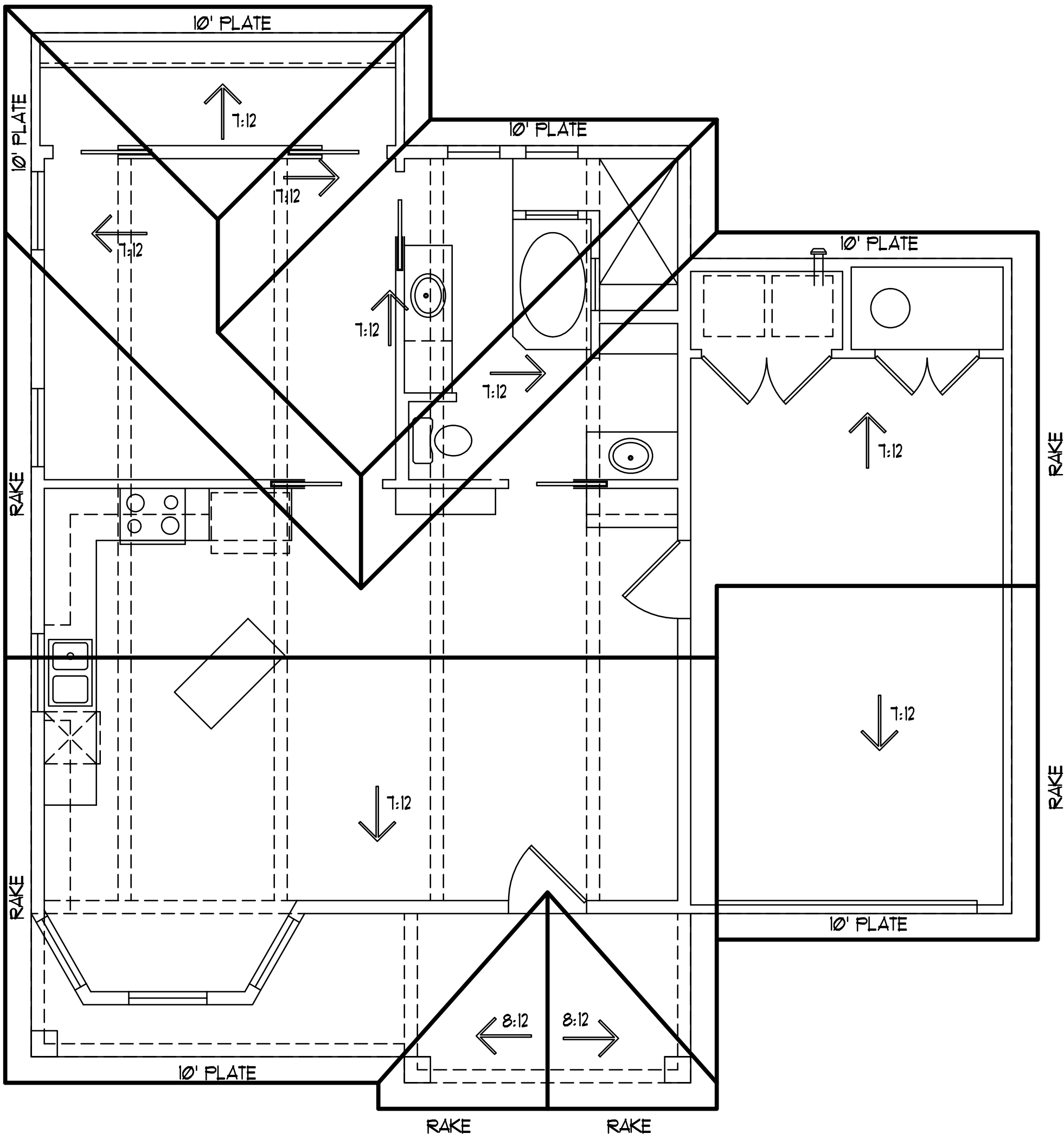
2-24-16-LOWERED
PITCH TO 7:12

Drawn GD
Job 5317
Date 9/3/15

PLAN NO.

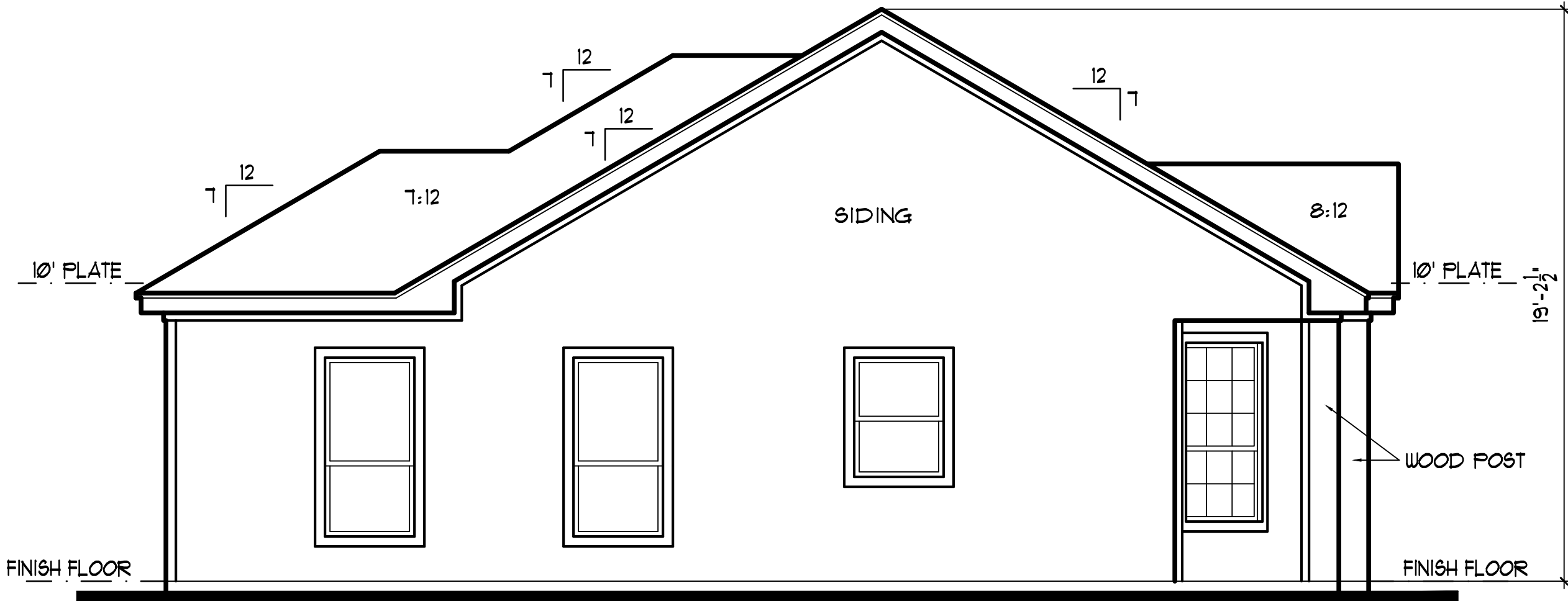
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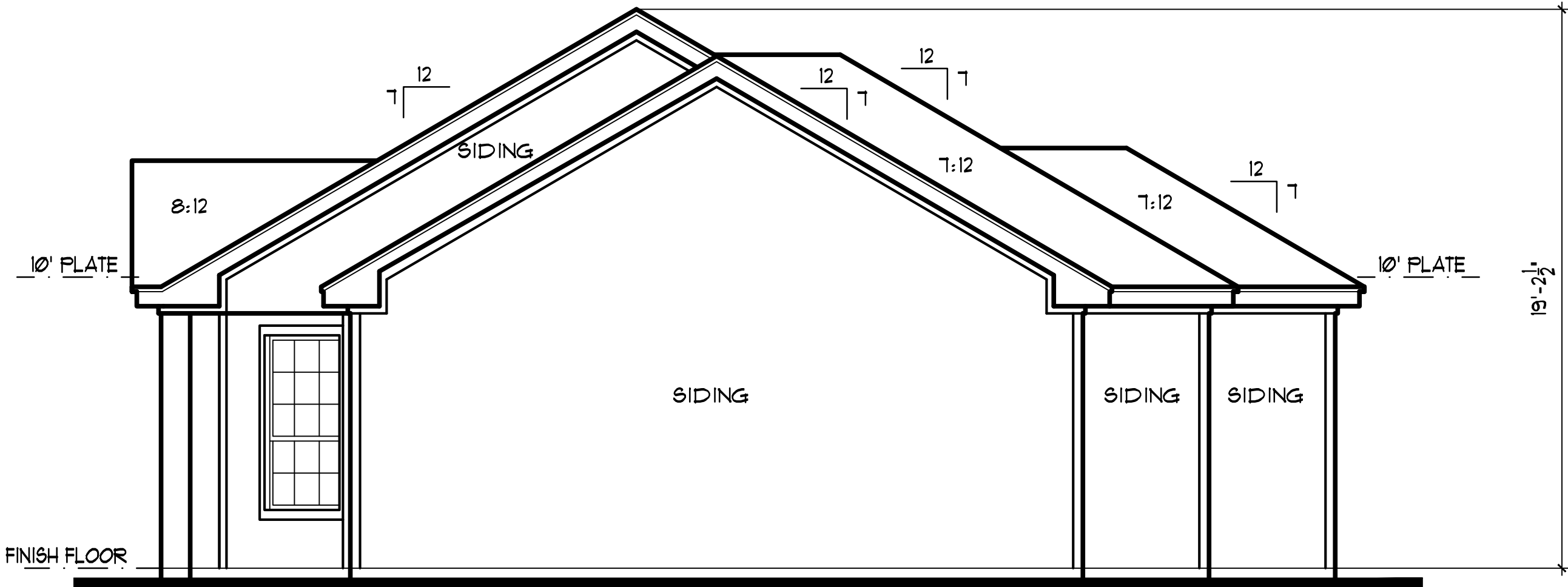


ROOF PLAN
1/4"=1'-0"

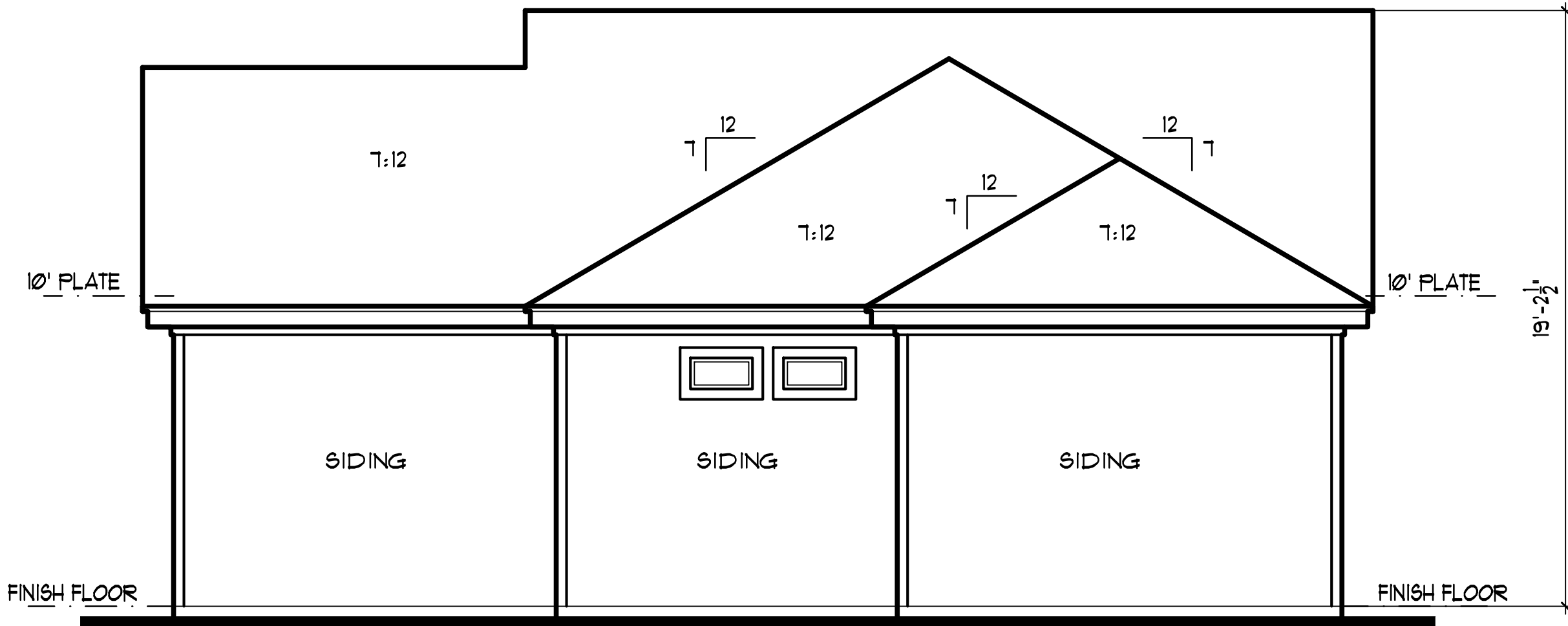
- NOTES
1. ROOF PITCH AS NOTED
 2. OVERHANG @ 12" FROM EXT. FACE OF FRAME
 3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF



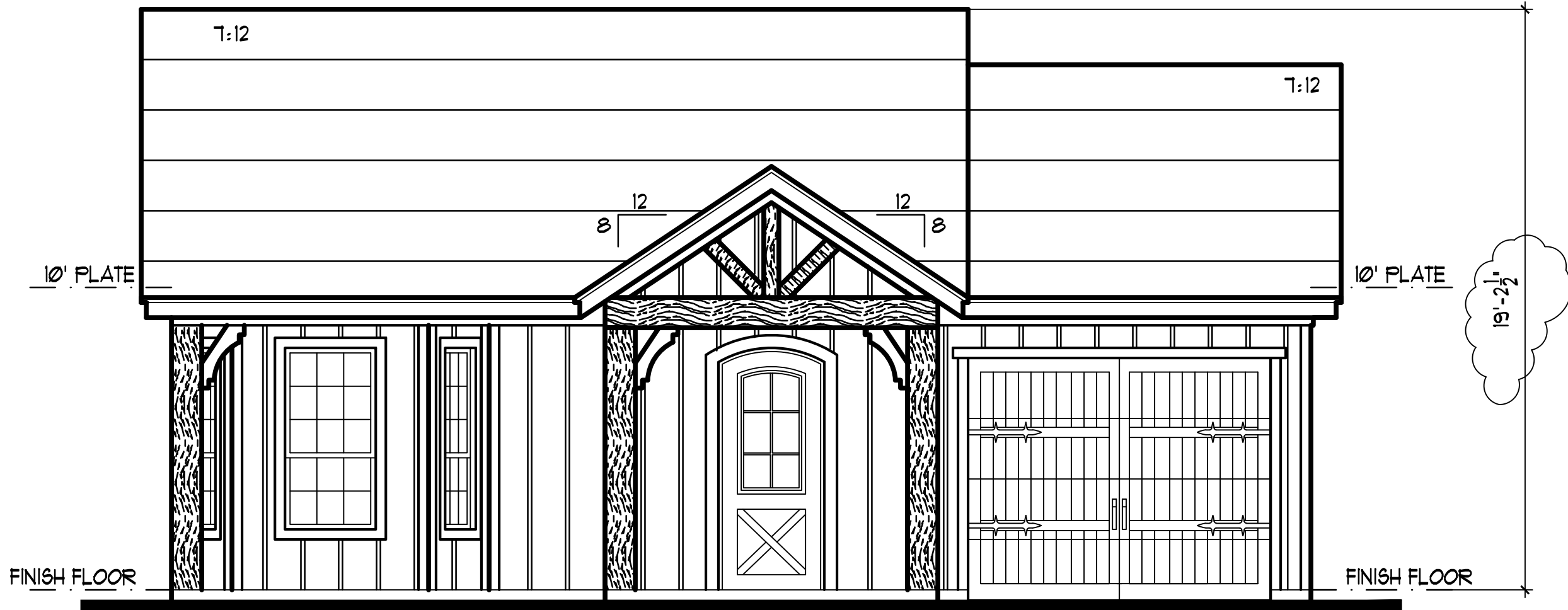
LEFT SIDE ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



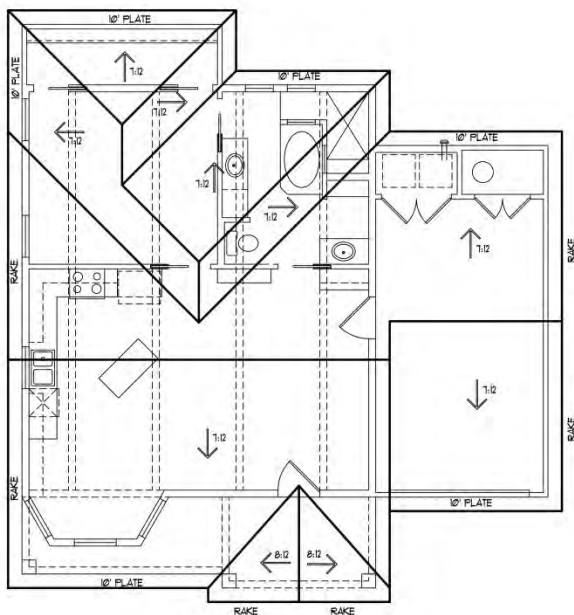
FRONT ELEVATION
1/4"=1'-0"

WEST RESIDENCE

NOTE: IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL ASPECTS OF THIS PLAN AND TO ENSURE THAT THIS PLAN MEETS ALL GOVERNING CODES & REQUIREMENTS.

FUTURE PLANS
SLAB AND ROUGH PLUMBING ONLY

WWW.PLANFACTORY.COM

**ROOF PLAN**

1/4"=1'-0"

- NOTES
 1. ROOF PITCH AS NOTED
 2. OVERHANG @ 12" FROM EXT. FACE OF FRAME
 3. ARROWS INDICATE DOWNWARD SLOPE OF ROOF

**RIGHT SIDE ELEVATION**

1/4"=1'-0"

**REAR ELEVATION**

1/4"=1'-0"

**LEFT SIDE ELEVATION**

1/4"=1'-0"

**FRONT ELEVATION**

1/4"=1'-0"

FUTURE PLANS
 SLAB AND ROUGH PLUMBING ONLY

WEST RESIDENCE

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 construction to building codes.
 Dimensions prior to any
 construction.

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 METRO (817) 654-9012

**DESCRIPTION****SQUARE FOOTAGE:**

LOWERS: 2810

UPPER: 0

TOTAL A/C: 2810

GARAGE: 638

PORCH: 114

PATIO: 186

TTL A/C: 3548

2-24-16-LOWERED

PITCH TO 12/12

Drawn: GD

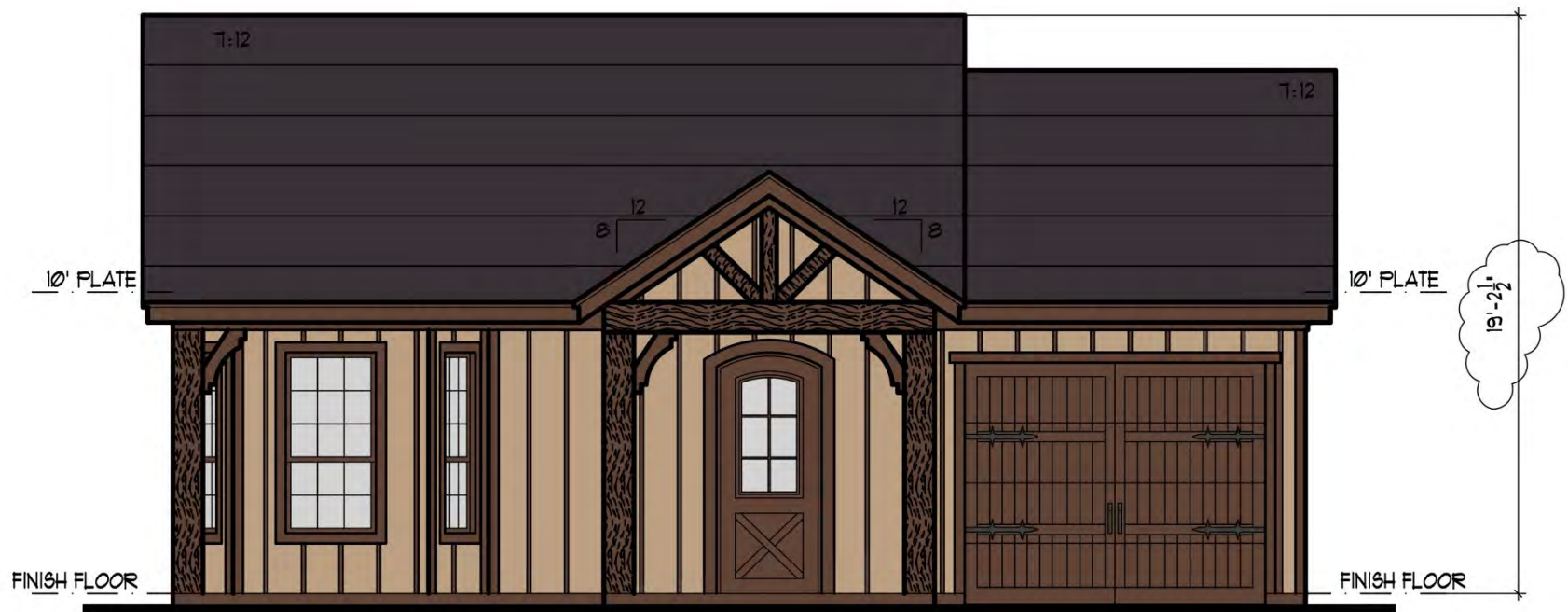
Job: 5371

Date: 5/3/16

PLAN NO.

550952970

PG. 1 OF 1



FRONT ELEVATION

1/4" = 1'-0"



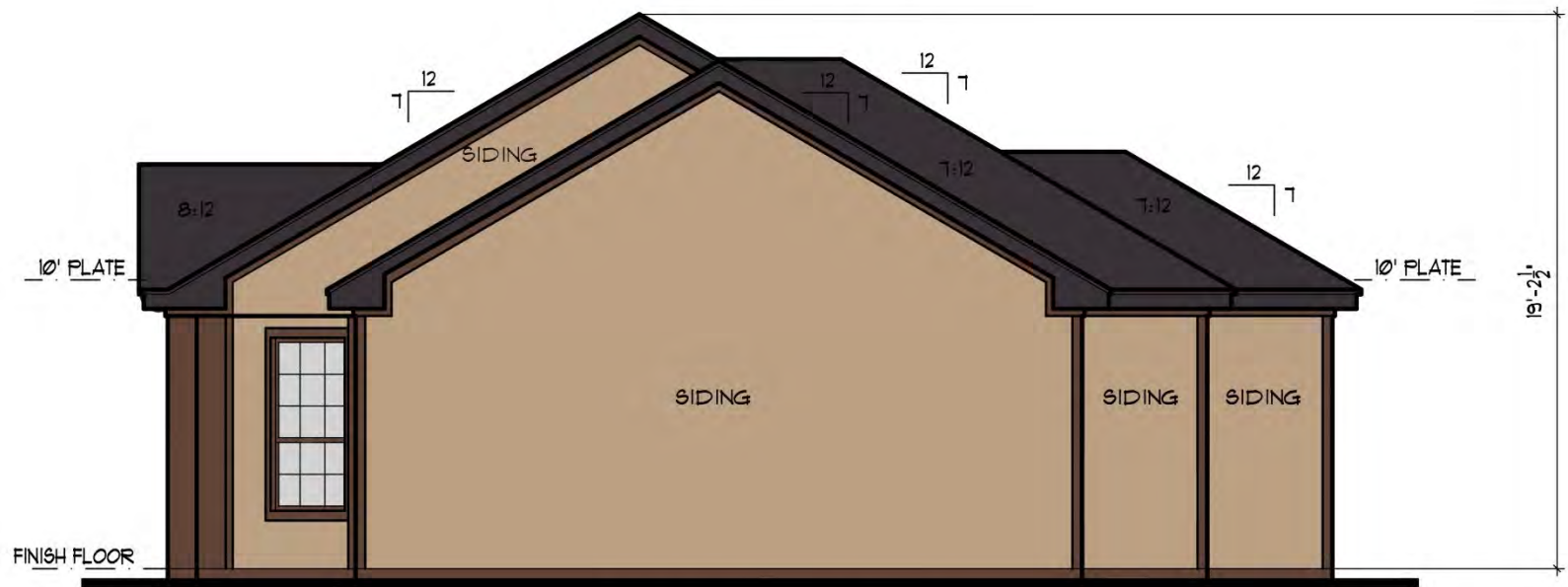
LEFT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"