



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MAY 9, 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. REGULAR ITEMS

1. *Minutes of April 25, 2016*

Consider approval of the minutes of the April 25, 2016, Planning and Zoning Commission Regular Session.

2. *RP16-0009 – Franklin Hills Addition, Lot 9R, Block F-2* *Public Hearing*

Public Hearing to consider a request for a Replat to create one residential lot. The property is generally located east of Sunnyview Lane and north of Lakewood Lane.

3. *RC15-0012 – Lakeside Tower*

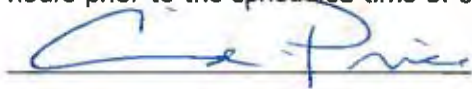
Consider a request for a Record Plat to create a mixed use subdivision. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

4. *SP15-0021 – Lakeside Tower*

Consider a request for a Site Plan to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

E. 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: May 5, 2016, at 1:45pm, 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 25TH 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
Mike McCall	Commissioner, Place 3
Perfecto Solis	Commissioner, Place 7
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Sandeep Sharma	Commissioner, Place 2
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6

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**

There were none.

- 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.

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

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

Commission Deliberation

Vice Chair McDaniel moved to approve the April 11, 2016, minutes as presented. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, McDaniel, Ruthrauff

NAYS: None

ABSTAIN: McCall, Linley

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 3-0-2.

2. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve RC14-0018 – Canyon Falls, Village 8. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, McCall, McDaniel, Solis

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

3. 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.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation

Vice Chair McDaniel moved to approve RC15-0018 – Oakbridge at Flower Mound, Phase I. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, McDaniel, McCall, Linley, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

4. 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.

Staff Presentation

Chuck Russell, Town Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to approve RP16-0010 - Lakeside DFW - Lots 1A & 1B, Block A. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, McCall, McDaniel, Solis

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

5. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve SP16-0004 – Victory at FM 3040 - Lot 2. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Solis, McDaniel, McCall, Linley, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

6. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Bruce McFarling, 900 Oak Drive, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of MISC16-0002 – 900 Oak Drive. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Linley, McCall, McDaniel, Solis

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

7. 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.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

David West, 2001 Holley Parkway, Roanoke

Question of an Informational Nature

Al Picardi, 1525 Lindby, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to recommend approval of SUP16-0002 – West Accessory Dwelling. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, McDaniel, McCall, Linley, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter, Sharma, Smiley

The motion passed with a vote of 5-0.

F. ADJOURNMENT: 7:21 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: May 9, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Public Hearing to consider a request for a Replat (RP16-0009 – Franklin Hills Addition, Lot 9R, Block F-2) to create one residential lot. The property is generally located east of Sunnyview Lane and north of Lakewood Lane.

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 is to combine five lots into one residential lot, containing a total of 1.36 acres. The property is zoned Single-Family District-10 (SF-10). The plat depicts necessary setbacks, and the access to the newly created lot continues to be from Lakewood Lane. There is an existing residence on the subject property.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

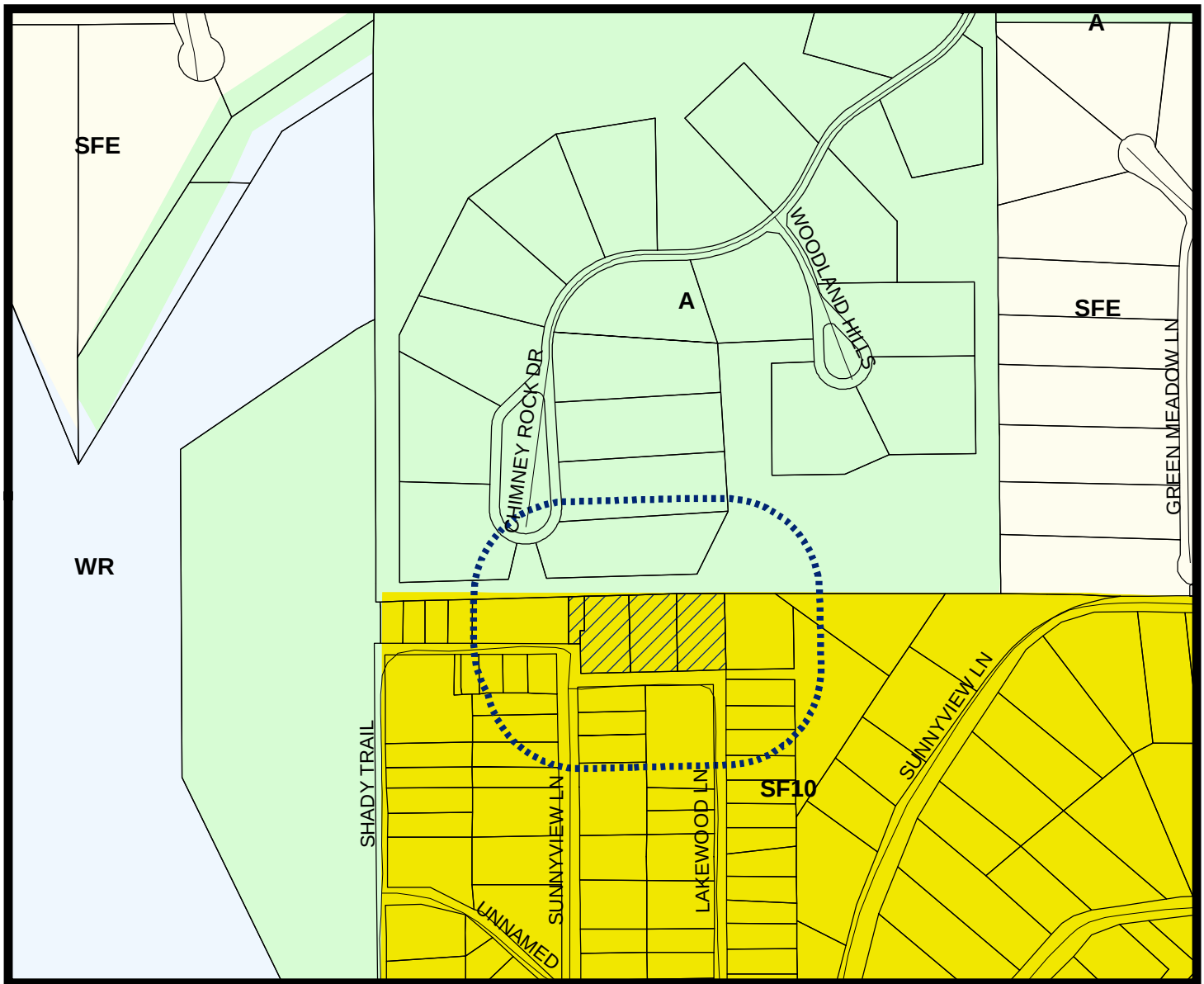
B. Application Details

1. Replat Package



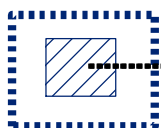
Vicinity Map

Reference Project: RP16-0009



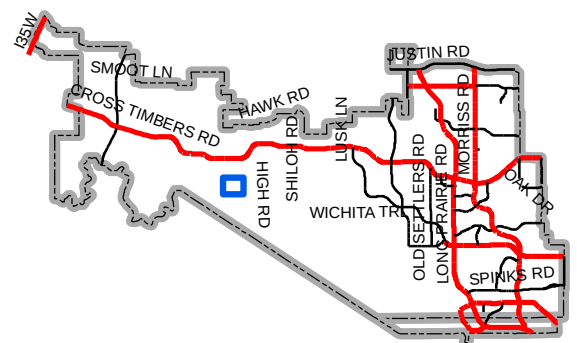
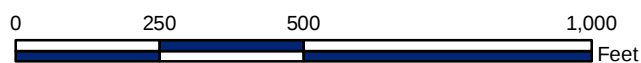
LEGEND

- Agriculture
- Single Family Estate
- Single Family 10

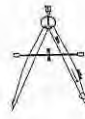


Subject Property

200 ft Notification Buffer around Property



Map Location



Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

Attachment A(2): Letter of Intent

April 13, 2016

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

RE: Replat – Lot 9R, Franklin Hills Addition

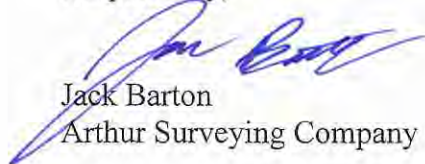
Mr. Powell:

Please accept this letter, on behalf of our clients, as an explanation of the Replat application attached hereto. We are submitting for approval an Replat of Lots 9, 10, 11, 12 and a portion of 13, in Block F-2, of Franklin Hills Addition, an addition to the Town of Flower Mound, Texas according to the plat thereof, as recorded in Volume 2, Page 114, of the Plat Records of Denton County, Texas. The purpose of this Replat is to combine existing lots into a single lot. The existing residence is to remain, and will be in conformance with SF-10 zoning. The replat is to allow for a small, prefabricated greenhouse on Lot 12 to be in conformance. Additionally the owner indicated that he is considering building a pool in the future.

The subject property is currently zoned SF-10. Total acreage for the current site is 1.360 acres.

If you have any other questions or concerns regarding this application please feel free to contact me.

Respectfully,


Jack Barton
Arthur Surveying Company



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: May 9, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC15-0012 - Lakeside Tower) to create a mixed use subdivision. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

I. ITEM SUMMARY

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

A companion site plan application (SP15-0021) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create two mixed use lots for future development, including the proposed condo tower. The site is undeveloped and contains approximately 4.36 acres. The proposed plat abandons certain easements and dedicates easements required for the new mixed use construction. The plat also dedicates the required rights-of-way. Access to the development is provided by Edgemere Road and through an access easement that connects to Lakeside Parkway.

On November 19, 2012, the Town Council approved a Master Plan Amendment and zoning amendment on approximately 155 acres of land to Mixed Use. The proposed record plat application is consistent with the approved mixed use standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

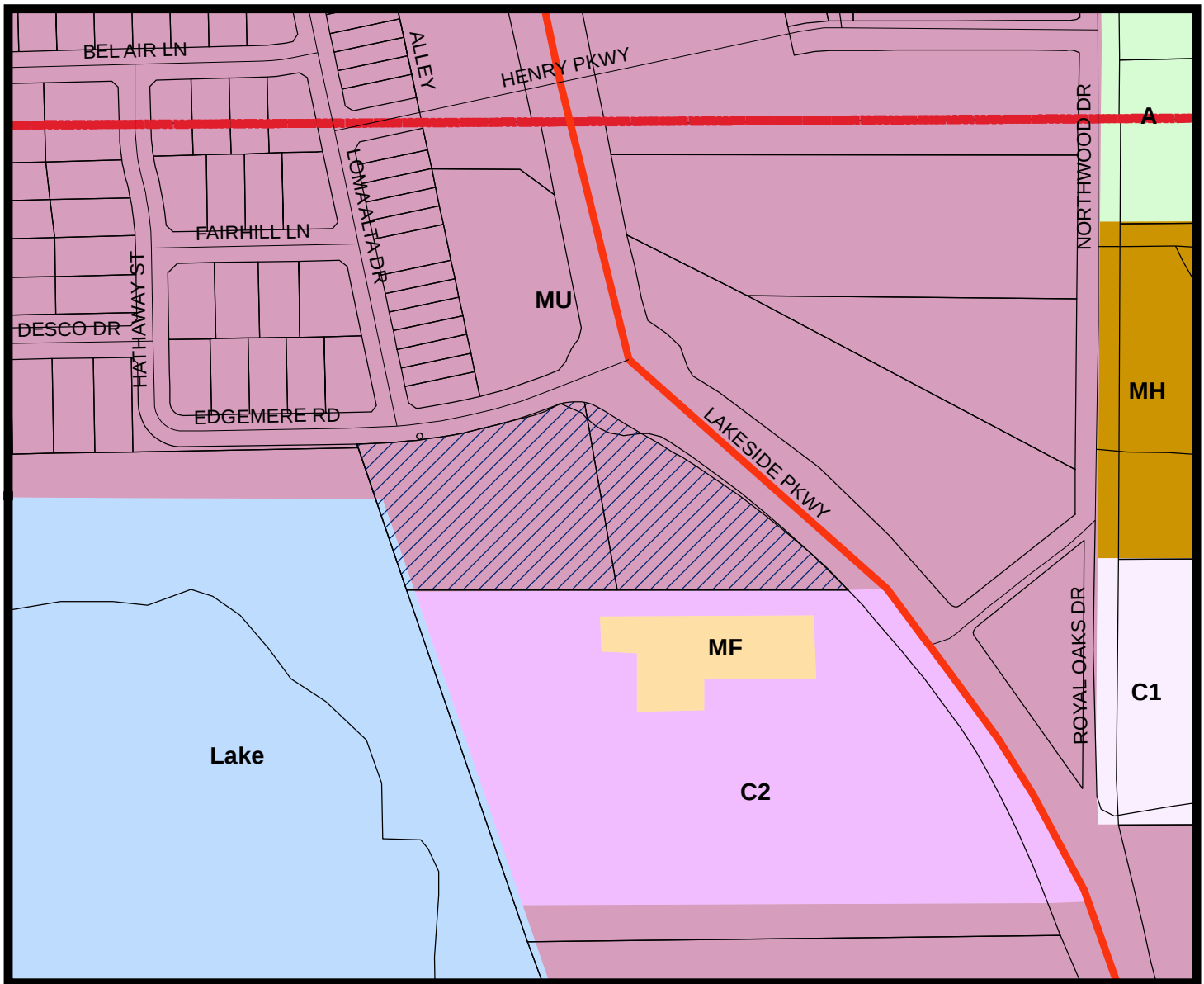
B. Application Details

1. Record Plat Package



Vicinity Map

Reference Project: RC15-0012



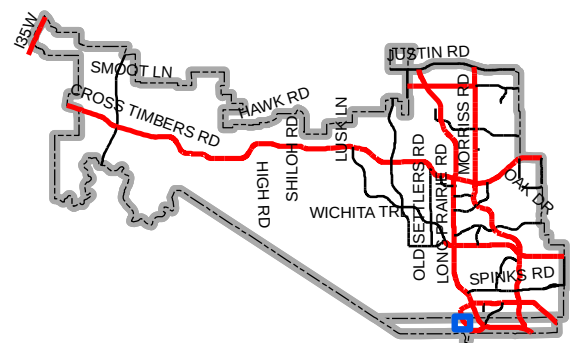
LEGEND

- | | | |
|-------------|--------------|--------------|
| Mixed Use | Commercial 2 | Multi-Family |
| Mobile Home | Agriculture | Commercial 1 |

Subject Property



0 190 380 760 Feet



Map Location



April 22, 2016

Poornima Srinarasi
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028
972.874.6349
poornima.srinarasi@flower-mound.com

RE: Revised Letter of Intent for Site Plan and Plat Application for The Lakeside Tower

Dear Ms. Srinarasi,

Realty Capital Management has submitted a site plan and record plat application (SP15-0021, RC15-0012), with subsequent revisions, for the Town's review process for The Lakeside Tower. Located along the northern shore of Lake Grapevine, The Lakeside Tower will be a Mediterranean-style 15-story luxury high-rise condominium tower that will consist of 48 condominium residences ranging in size from 1,345-5726 square feet, along with four bungalows of approximately 3,100 square feet each.

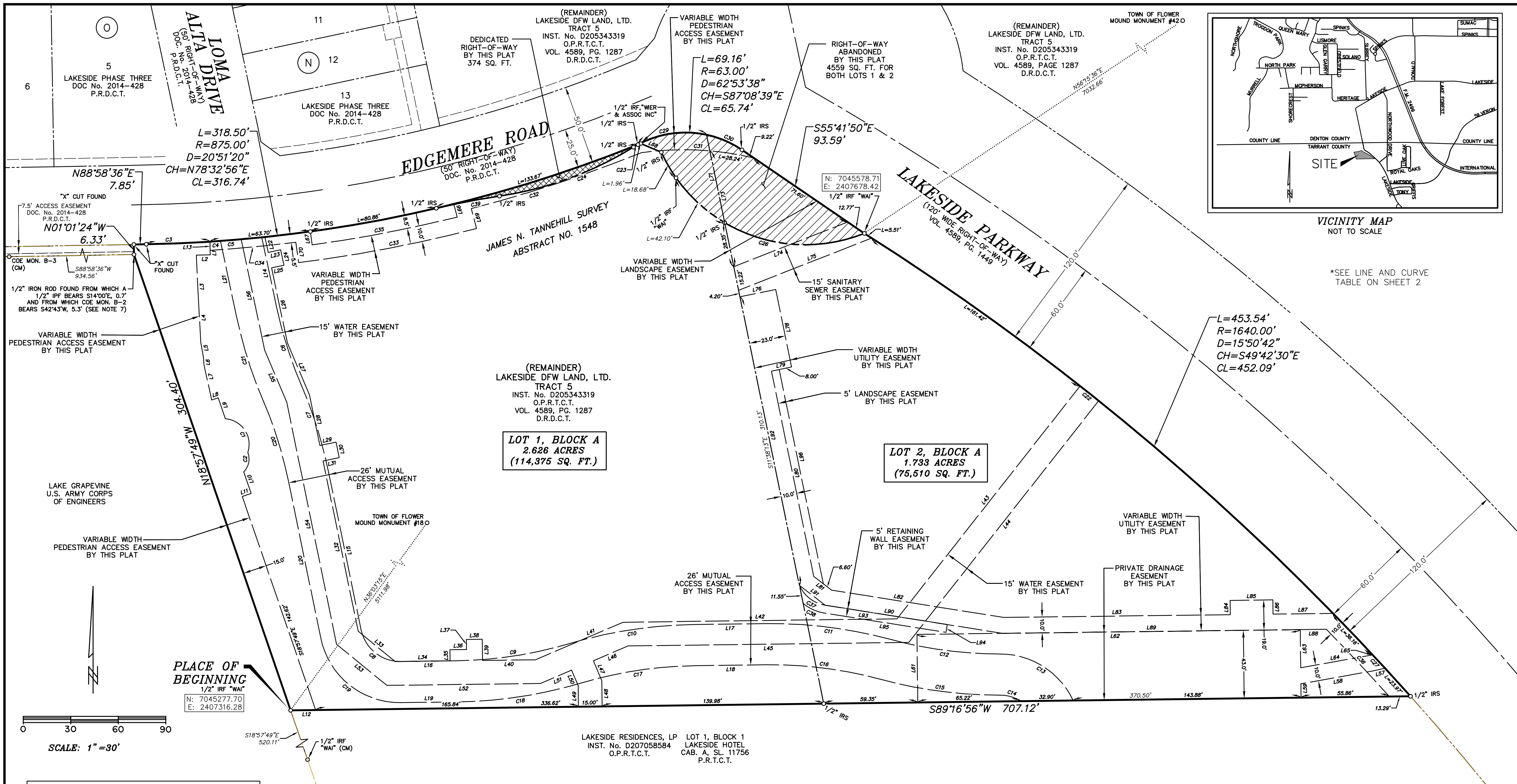
The site will be legally known as Lots 1 and 2, Block A, Lakeside Tower. Lot 1, which The Lakeside Tower will be developed on, is 2.62 acres in size. A parking structure containing 159 parking spaces will be built to serve both the condominiums and villas. Included in the approximately 54,000 square feet of ground floor building area will be a 4,576 square foot spa and salon. 41 additional surface parking spaces will be built to serve guest and salon patron parking. To meet the open space requirement per the Lakeside DFW development standards, 19,778 square feet of general open space is being provided, which is 4,584 square feet above the required open space for the entire subzone.

Please do not hesitate to contact me if you have any questions.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "RM", with a checkmark at the end.

Richard Myers
Managing Director
Realty Capital Management, LLC
817.313.5000 (c)
Myers@RealtyCapital.com



A RECORD PLAT OF LOTS 1 AND 2, BLOCK A LAKESIDE TOWER

BEING 4.368 ACRES OF LAND LOCATED IN THE
JAMES N. TANNEHILL SURVEY, ABSTRACT No. 1548
AN ADDITION IN THE TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS.

RC 15-0012

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, LAKESIDE DFW LAND, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1548, TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN INSTRUMENT NO. D205343319, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND RECORDED IN VOLUME 4589, PAGE 1287, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT No. 1548, TARRANT COUNTY, TEXAS, BEING A PORTION OF LAKESIDE PARKWAY (A 120' WIDE RIGHT-OF-WAY) AND A TRACT OF LAND DESCRIBED AS TRACT 5 IN A DEED TO LAKESIDE DFW LAND, LTD., RECORDED IN INSTRUMENT No. D205343319, O.P.R.T.C.T., AND VOLUME 4589, PAGE 1287, D.R.D.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WAI", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT 5, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LAKESIDE HOTEL ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, TEXAS, RECORDED IN CABINET A, SLIDE 11756, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND IN THE EAST LINE OF LAKE GRAPEVINE;

THENCE NORTH 18°57'49" WEST, ALONG THE EAST LINE OF SAID LAKE GRAPEVINE, A DISTANCE OF 304.40 FEET TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2" IRON PIPE FOUND BEARS SOUTH 14°00' EAST, 0.7 FEET, AND FROM WHICH A CORPS OF ENGINEERS MONUMENT B-2 BEARS SOUTH 42°43' WEST, A DISTANCE OF 5.3 FEET;

THENCE NORTH 01°01'24" WEST, A DISTANCE OF 6.33 FEET TO AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EDMERE ROAD (A 50' WIDE RIGHT-OF-WAY);

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EDMERE ROAD AS FOLLOWS:

- 1) NORTH 88°58'36" EAST, A DISTANCE OF 7.85 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) NORTHEASTERLY, AN ARC LENGTH OF 318.50 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 20°51'20", AND A CHORD BEARING OF NORTH 78°32'56" EAST, A DISTANCE OF 316.74 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 3) EASTERLY, AN ARC LENGTH OF 69.16 FEET DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID EDMERE ROAD AND ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 62°53'38", AND A CHORD BEARING OF SOUTH 87°08'39" EAST, A DISTANCE OF 65.74 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC";

THENCE SOUTH 55°41'50" EAST, A DISTANCE OF 93.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WAI", SAID IRON ROD BEING IN THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKESIDE PARKWAY AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE SOUTHEASTERLY, AN ARC LENGTH OF 453.54 FEET ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKESIDE PARKWAY AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1640.00 FEET, A DELTA ANGLE OF 15°50'42", AND A CHORD BEARING OF SOUTH 49°42'30" EAST, A DISTANCE OF 452.09 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°16'56" WEST, DEPARTING THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID LAKESIDE PARKWAY AND ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 707.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.368 ACRES (190,259 SQUARE FEET) OF LAND, MORE OR LESS.

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L1	S01°03'02"E	2.85'
L2	S88°56'58"W	8.75'
L3	S02°34'04"E	25.83'
L4	S03°15'54"E	29.48'
L5	S10°16'39"E	9.57'
L6	S03°00'54"E	4.55'
L7	S12°31'11"E	22.86'
L8	N71°02'11"E	4.31'
L9	S18°57'49"E	13.92'
L10	S18°57'49"E	14.42'
L11	S71°02'11"W	5.89'
L12	S89°16'56"W	15.79'
L13	N01°03'02"W	5.51'
L14	S11°59'01"E	45.29'
L15	S11°38'13"E	101.57'
L16	N89°16'56"E	35.33'
L17	N89°16'56"E	45.14'
L18	S89°16'56"W	45.14'
L19	S89°16'56"W	35.33'
L20	N11°38'13"W	101.57'
L21	N11°59'01"W	48.50'
L22	S11°59'01"E	9.91'
L23	N78°00'59"E	8.00'
L24	S11°59'01"E	10.00'
L25	S78°00'59"W	8.00'
L26	S11°59'01"E	48.43'
L27	S22°53'13"E	35.88'
L28	S11°38'13"E	32.42'
L29	N78°21'47"E	10.36'
L30	S11°38'13"E	10.00'
L31	S78°21'47"W	10.36'
L32	S11°38'13"E	109.76'
L33	S50°43'04"E	30.21'
L34	N89°16'58"E	34.64'
L35	N00°43'04"W	7.00'
L36	N89°16'56"E	10.50'
L37	N00°43'04"W	6.41'
L38	N89°16'56"E	10.00'
L39	S00°43'04"E	13.41'
L40	N89°16'55"E	33.46'
L41	N66°46'56"E	60.10'
L42	N89°16'56"E	173.04'
L43	N38°10'07"E	187.02'
L44	S38°10'07"W	194.11'
L45	S89°16'56"W	177.22'
L46	S66°46'56"W	23.83'
L47	S23°13'04"E	13.68'
L48	S00°25'41"E	16.25'
L49	N00°25'41"W	13.30'
L50	N23°13'04"W	10.65'

EASEMENT LINE TABLE		
LINE	BEARING	DIST
L51	S66°46'56"W	21.27'
L52	S89°16'56"W	97.04'
L53	N50°43'04"W	41.00'
L54	N11°38'13"W	156.03'
L55	N22°53'13"W	35.84'
L56	N11°59'01"W	71.48'
L57	S77°15'01"W	7.31'
L58	S79°50'32"W	46.75'
L59	S00°43'04"E	8.76'
L61	N00°43'04"W	43.00'
L62	N89°16'56"E	242.00'
L63	S00°43'04"E	24.10'
L64	N79°50'32"E	44.86'
L65	N77°15'01"E	1.30'
L66	S14°41'26"E	8.30'
L67	N07°52'55"W	8.50'
L68	N67°00'32"W	14.06'
L69	S14°41'26"E	13.00'
L70	N07°52'55"W	13.00'
L71	S11°38'13"E	56.72'
L73	N11°38'13"W	74.67'
L74	S68°35'16"W	77.26'
L75	S68°35'16"W	90.28'
L76	N78°21'47"E	23.00'
L78	S11°38'13"E	50.00'
L79	S78°21'47"W	13.00'
L80	S11°38'13"E	132.36'
L81	S52°29'41"E	14.24'
L82	S80°58'24"E	110.06'
L83	N89°16'56"E	142.99'
L84	N00°43'04"W	9.00'
L85	N89°16'56"E	27.00'
L86	S00°43'04"E	9.00'
L87	N89°16'56"E	37.92'
L88	S89°16'56"W	16.59'
L89	S89°16'56"W	187.88'
L90	N80°58'24"W	113.45'
L91	N52°29'41"W	20.50'
L92	N11°38'13"W	186.09'
L93	S80°58'24"E	78.01'
L94	S09°01'36"W	5.00'
L95	N80°58'24"W	78.01'
L96	S11°38'13"E	138.14'

EASEMENT CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	29.43'	16.17"	104°18'21"	S33°34'01"E	25.53'
C2	13.38'	10.98"	69°47'03"	S11°51'25"W	12.56'
C3	40.28'	875.00'	2°38'14"	N87°39'29"E	40.27'
C4	6.64'	875.00'	0°26'05"	N86°07'19"E	6.64'
C5	13.11'	875.00'	0°51'31"	N85°28'31"E	13.11'
C6	51.25'	262.00'	11°12'29"	S17°35'15"E	51.17'
C7	58.08'	288.00'	11°33'17"	S17°24'52"E	57.98'
C8	34.51'	25.00'	79°04'50"	S51°10'38"E	31.63'
C9	72.63'	262.00'	15°53'03"	N81°20'25"E	72.40'
C10	79.84'	288.00'	15°53'03"	N81°20'25"E	79.59'
C11	79.84'	288.00'	15°53'03"	S82°46'32"E	79.59'
C12	69.62'	262.00'	15°13'27"	S82°26'45"E	69.41'
C13	57.90'	51.01'	65°01'57"	S57°32'05"E	54.84'
C14	14.08'	25.03'	32°14'52"	N73°52'34"W	13.90'
C15	76.52'	288.00'	15°13'27"	N82°26'45"W	76.30'
C16	72.63'	262.00'	15°53'03"	N82°46'32"W	72.40'
C17	72.63'	262.00'	15°53'03"	S81°20'25"W	72.40'
C18	79.84'	288.00'	15°53'03"	S81°20'25"W	79.59'
C19	70.39'	51.00'	79°04'50"	N51°10'38"W	64.94'
C20	52.84'	262.00'	11°33'17"	N17°24'52"W	52.75'
C21	56.34'	288.00'	11°12'29"	N17°35'15"W	56.25'
C22	15.00'	1640.00'	0°31'27"	S51°32'13"E	15.00'
C23	3.23'	63.00'	2°55'59"	S59°56'32"W	3.22'
C24	90.71'	226.50'	22°56'50"	S69°56'57"W	90.11'
C26	152.40'	100.00'	8°71'05"	N68°12'28"W	138.07'
C27	11.56'	1640.00'	0°24'13"	N42°49'30"W	11.56'
C29	44.72'	63.00'	40°40'15"	N81°44'39"E	43.79'
C30	24.44'	63.00'	22°13'23"	S66°48'32"E	24.28'
C31	71.61'	188.57'	21°45'31"	N87°15'02"W	71.18'
C32	113.07'	880.50'	7°21'28"	S71°47'30"W	112.99'
C33	114.47'	893.50'	7°20'26"	S79°08'17"W	114.39'
C34	54.35'	880.50'	3°32'13"	S84°35'14"W	54.34'
C35	93.28'	883.50'	6°02'58"	S79°08'34"W	93.24'
C36	58.23'	1630.00'	2°02'49"	N43°06'59"W	58.23'
C37	21.37'	21.50'	56°57'25"	S52°29'41"E	20.50'
C38	14.69'	26.50'	31°45'07"	N65°05'50"W	14.50'
C39	40.65'	512.00'	4°32'57"	S79°08'54"W	40.64'

GENERAL NOTES

- ALL 1/2-INCH IRON RODS SET WITH CAP STAMPED "WER & 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 MONUMENTS NUMBER 18 AND NUMBER 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, RETAINING WALLS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE CONDO OWNERS ASSOCIATION.
- ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. No. FM48439C0105K, MAP REVISED SEPTEMBER 25, 2009, NO PART OF THE SUBJECT TRACT LIES WITHIN ZONE "AE" DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THE VARIABLE WIDTH LANDSCAPE EASEMENT SHOWN ON THE NORTH END OF LOT 2 SHALL BE MAINTAINED BY THE OWNER OF LOT 1.

OWNER / DEVELOPER

LAKESIDE DFW LAND, LTD.
8333 DOUGLAS AVE., SUITE 110
DALLAS, TEXAS 75225-5811
CONTACT: JIMMY ARCHIE
PH: (817) 501-1061

ENGINEER / SURVEYOR

WER & 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

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

LAKESIDE DFW LAND, LTD. HEREBY ADOPTS THIS PLAT DESIGNATED HEREIN AS LOTS 1 AND 2, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED.

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

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

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

WITNESS MY HAND THIS THE _____ DAY OF _____, 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 TARRANT

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: _____

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, R.P.L.S. NO. 5798 ON April 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, R.P.L.S.
STATE OF TEXAS No. 5798
E-MAIL: GreggM@WerAssociates.com

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 RECORD PLAT OF
LOTS 1 AND 2, BLOCK A
LAKESIDE TOWER

BEING 4.368 ACRES OF LAND LOCATED IN THE
JAMES N. TANNEHILL SURVEY, ABSTRACT No. 1548
AN ADDITION IN THE TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS.



PREPARED BY:
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

SHEET 2 OF 2

DATE: 4/21/2016
W.A. No. 12174.01

RC 15-0012



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: May 9, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0021 - Lakeside Tower) to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

I. ITEM SUMMARY

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

There is a companion Record Plat application on the same agenda for consideration (RC15-0012).

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 247,690-square-foot, 15-story condominium tower consisting of 48 condominium residences, four bungalows, and associated surface and structured parking. The subject property consists of 2.62 acres and is currently undeveloped. The tower and the bungalows can be accessed from Edgemere Road and Lakeside Parkway through a mutual access easement from the property located to the south of this site. The companion record plat application creates two lots, Lot 1 for the construction of the proposed condo tower and Lot 2 for future development.

The applicant has indicated that the size of the residential units in the condominium will range from 1,345 square feet to 5,726 square feet in size. The four bungalows facing Edgemere Road will be approximately 3,100 square feet each. The tower includes approximately 54,000 square feet of ground floor area within which is a 4,576-square-foot spa and salon. Remaining area is covered by service areas and a two-story parking structure consisting of 159 parking spaces that serves the residential units within the condo tower as well as the bungalows. Additionally, the site plan depicts 41 surface parking spaces around the building.

The Mixed Use zoning for Lakeside DFW (LDFW) was approved by the Town Council on November 19, 2012, along with a companion Master Plan Amendment. The LDFW project contains approximately 155 total acres of land and additional information regarding the project can be viewed at <http://www.flower-mound.com/index.aspx?NID=1035>.

The subject site is located within the MU-TEN(2) subzone of the Lakeside DFW Mixed Use District. The development standards for Lakeside DFW contain specific standards related to architecture, open space, parks and trails, and other design elements for each of the subzones. Contained in this staff report is an overview of the MU-TEN (2) subzone standards which apply to the condo tower.

Lakefront Microzone:

A minimum 0.15-acre and 30-foot-wide trailhead park, containing a section of trail system, is required in the MU-TEN(2) subzone. The site plan and landscape plan depict the trailhead park meeting the minimum standards. The Parks department has reviewed the landscape plan and has raised concerns on the number of required mitigation trees planted within this 0.15-acre park. There are several existing large canopy trees in this area and adding another 22 mitigation trees would potentially cause overcrowding.

Building Area Microzone:

Under this microzone, buildings greater than four stories should be designed as a terminus to the view corridor. The approved concept plan depicted three towers, with one tower serving as a visual anchor to the view corridor. The proposal now is for a single tower with parking structure and bungalows that are located away from the view corridor. Staff has continually expressed concerns over not meeting the intent of the concept plan. In lieu of the tower serving as a terminus, the developer has provided a small landscaped area at the intersection of Lakeside Parkway and Edgemere Road, the view of which may be blocked or hidden entirely by the proposed roundabout at that intersection. Driving south on Lakeside Parkway, the view now includes the rear of the parking structure.



The maximum building and parking coverage in this subzone is limited to 50 percent. The building and parking occupy approximately 47 percent of this subzone leaving approximately three percent of land (or 5,500 square feet) for future development on Lot 1. The building is in compliance with all other standards in this microzone.

Streetscape Microzone:

The landscape plan depicts required landscape buffers within this microzone. In addition to the subzone standards, the Lakeside DFW district also has certain open space and landscape standards. The minimum open space requirement in this subzone is five percent. But, due to the bonus height requested, an additional three percent open space shall be required. The landscape plan depicts required eight percent open space. A minimum 0.15-acre trailhead park with amenities such as benches, trash receptacles, directory map, and bike rack is required and provided.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

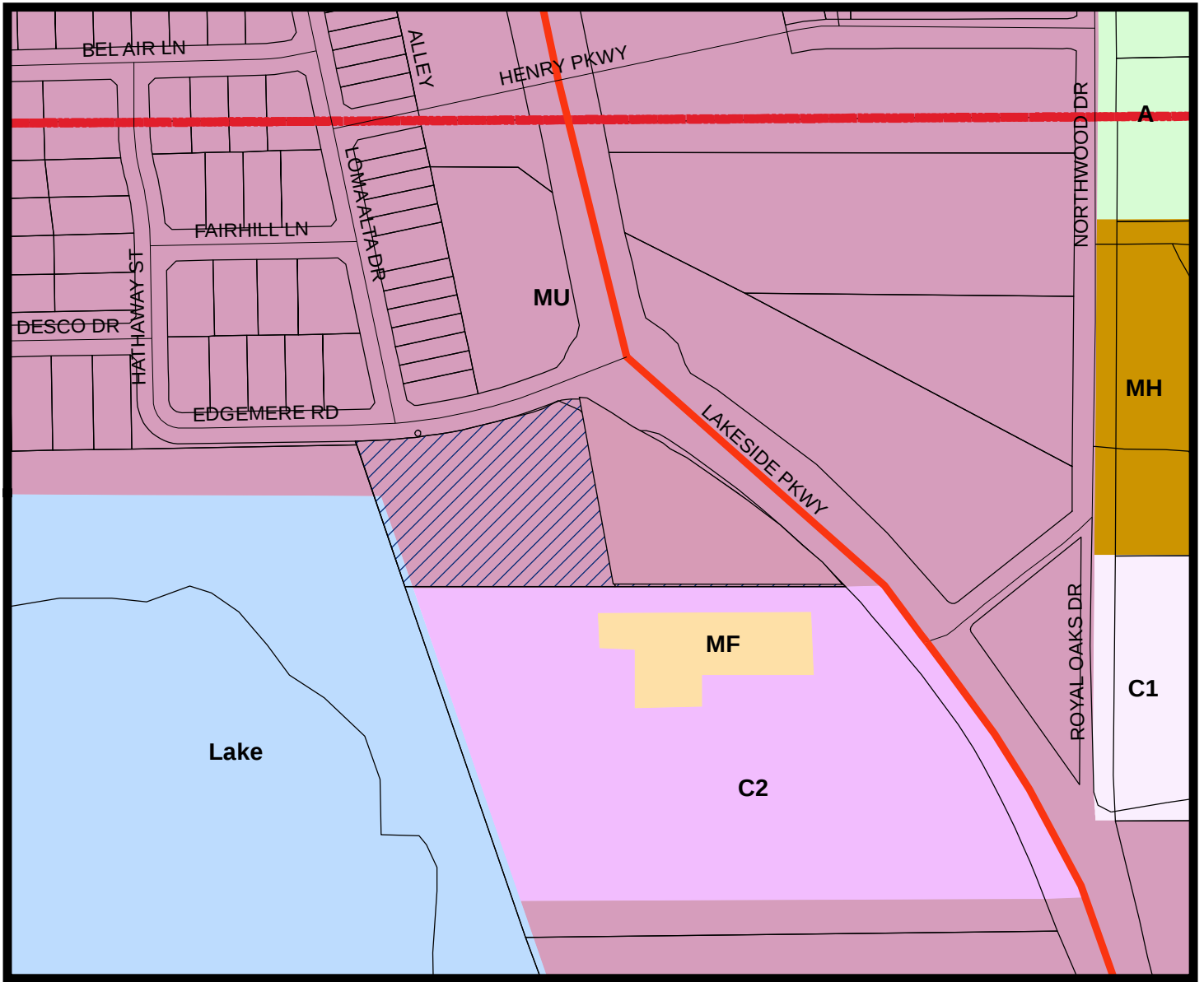
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP15-0021



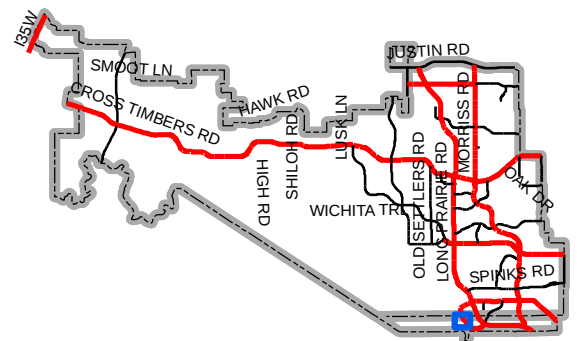
LEGEND

- | | | |
|--|--|--|
|  Mixed Use |  Multi-Family |  Commercial 2 |
|  Agriculture |  Mobile Home |  Commercial 1 |

 Subject Property



0 190 380 760 Feet



Map Location



April 22, 2016

Poornima Srinarasi
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028
972.874.6349
poornima.srinarasi@flower-mound.com

RE: Revised Letter of Intent for Site Plan and Plat Application for The Lakeside Tower

Dear Ms. Srinarasi,

Realty Capital Management has submitted a site plan and record plat application (SP15-0021, RC15-0012), with subsequent revisions, for the Town's review process for The Lakeside Tower. Located along the northern shore of Lake Grapevine, The Lakeside Tower will be a Mediterranean-style 15-story luxury high-rise condominium tower that will consist of 48 condominium residences ranging in size from 1,345-5726 square feet, along with four bungalows of approximately 3,100 square feet each.

The site will be legally known as Lots 1 and 2, Block A, Lakeside Tower. Lot 1, which The Lakeside Tower will be developed on, is 2.62 acres in size. A parking structure containing 159 parking spaces will be built to serve both the condominiums and villas. Included in the approximately 54,000 square feet of ground floor building area will be a 4,576 square foot spa and salon. 41 additional surface parking spaces will be built to serve guest and salon patron parking. To meet the open space requirement per the Lakeside DFW development standards, 19,778 square feet of general open space is being provided, which is 4,584 square feet above the required open space for the entire subzone.

Please do not hesitate to contact me if you have any questions.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "RM", with a checkmark at the end.

Richard Myers
Managing Director
Realty Capital Management, LLC
817.313.5000 (c)
Myers@RealtyCapital.com

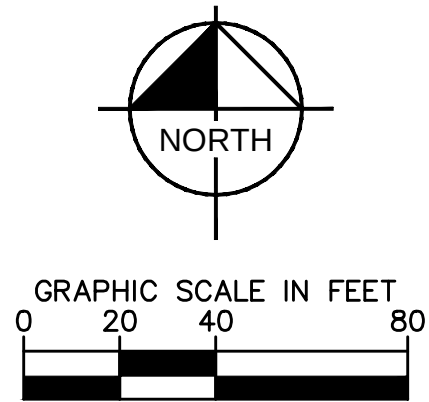
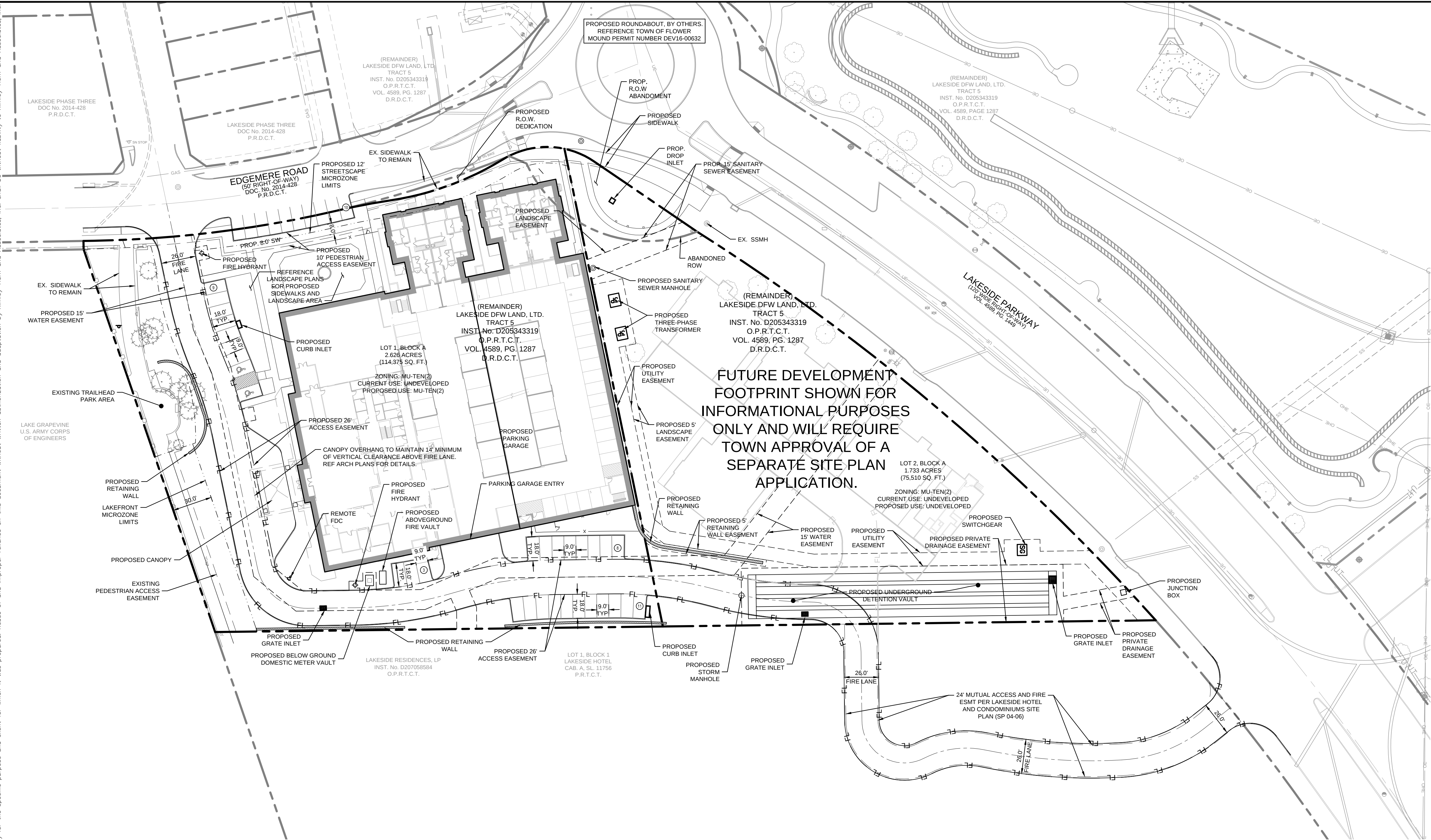
Lakeside Tower Parking Calculations

<u>Use Type</u>	<u>Number of Units</u>	<u>Parking Requirements</u>	<u>Required Parking</u>
2 Bedroom	12	1.8 spaces per unit	22
3 Bedroom	30	2 spaces per unit	60
4 Bedroom	10	2 spaces per unit	20
Spa	4,750 sf	1 per 250 sf	19
Total Parking Required:			121
Total Parking Provided:			200

Parking Summary

<u>Parking Type</u>	<u>Spaces Provided</u>
Surface Parking	39
ADA Surface Parking	2
Garage Parking	153
ADA Garage Parking	6
Total Parking:	200

Plotted By:Phillips, Tessa Sheet Set:LAKESIDE TOWER Layout:G-101 SITE PLAN April 21, 2016 04:11:09pm K:\Gdd-civil\064479901 - Lakeside Tower\DWG\Plan Set\G-101 Site.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FUTURE DEVELOPMENT
FOOTPRINT SHOWN FOR
INFORMATIONAL PURPOSES
ONLY AND WILL REQUIRE
TOWN APPROVAL OF A
SEPARATE SITE PLAN
APPLICATION.

OWNER

CAPITAL MANAGEMENT, LLC
900 LAKE CAROLYN PARKWAY, STE 150
IRVING, TEXAS 75039
PHONE: 469-533-4131
CONTACT: JIMMIE ARCHIE
JWARCHIE@REALTYCAPITAL.COM

ARCHITECT

EDI INTERNATIONAL
10550 RICHMOND AVENUE #160
HOUSTON, TEXAS 77042
PHONE: 713-375-1410
CONTACT: BRIT PERKINS
BRIT@EDI-INTERNATIONAL.COM

ENGINEER

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: JAMIE L. PLOETZNER, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

- NOTES
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. 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.
 5. REFERENCE LANDSCAPE PLANS FOR OPEN SPACE CALCULATIONS.

LEGEND	
PROPERTY LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
FIRE LANE	FL FL

PROPOSED ROUNDABOUT DESIGN SHOWN ON THIS PLAN IS BY OTHERS. LAKESIDE TOWER PLANS HAVE BEEN PREPARED UNDER THE ASSUMPTION THAT CONSTRUCTION OF THE ROUNDABOUT HAS COMMENCED PRIOR TO BEGINNING CONSTRUCTION ON SITE. REFERENCE TOWN OF FLOWER MOUND PERMIT NUMBERS DEV16-00632 AND DEV16-00633 FOR ROUNDABOUT CONSTRUCTION PLANS AND ADJACENT DEVELOPMENT PLANS.

SITE DATA TABLE		
SITE DATA TABLE		
Physical Address	TBD	
Existing Site Area Data		
Gross Site Area	4.26 AC	185,566
Lot One Site Area	2.60 AC	113,256
Lot Two Site Area	1.66 AC	72,310
Proposed Site Area Data with R.O.W Adjustments		
Gross Site Area	4.36 AC	189,922
Lot One Site Area	2.62 AC	114,127
Lot Two Site Area	1.74 AC	75,795
Zoning		
Current Use	MU-TEN(2)	
Proposed Use	UNDEVELOPED	
SubZone MU-TEN(2) Coverage Data		
	%	SF
Building Coverage Area	29%	54,500
Impervious Area	18%	35,000
Pervious Area	53%	100,400
Lakefront MicroZone Data		
Total Acreage on Lot 1	0.25 AC	
Trail Data		
Trail Head Park	0.15 AC	
Trail Linear Feet	300 LF	
Streetscape MicroZone		
Total Acreage on Lot 1	0.08 AC	
Linear Park		
To be provided with Lot 2 development (min 0.05 AC)		

SITE DATA TABLE		
Parking Summary		
	Required	Provided
Surface Parking		39
ADA Surface Parking		2
Garage Parking		153
ADA Garage Parking		6
Total Parking	102	200
Building Data		
Building	15 STORIES	
Peak Height	195' 6"	
Mean Height	101' 0"	
Total Square Footage	247,690 SF	

SITE PLAN

LOT 1 AND 2, BLOCK A
LAKESIDE TOWER

BEING 4.368 ACRES OF LAND LOCATED IN THE
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1548 AN
ADDITION IN THE TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS.



CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

Kimley»Horn

E 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM NO. F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: JAMIE L. PLOETZNER
P.E. No. 110199 Date 04/20/2016

KHA PROJECT
064479901

DATE
04/20/2016

SCALE AS SHOWN

DESIGNED BY JLP

DRAWN BY TCP

CHECKED BY DEM

SITE PLAN

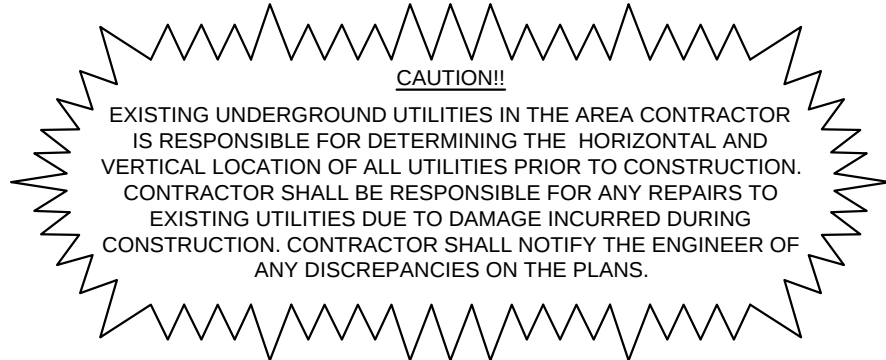
LAKESIDE TOWER
PREPARED FOR
REALTY CAPITAL

TEXAS
FLOWER MOUND

SHEET NUMBER
C-101

REVISIONS

BY
DATE



GEOTECHNICAL REPORT
PROJ. NO. 94155222
 TERRACON CONSULTANTS, INC.
 DALLAS, TEXAS
 SEPTEMBER 2, 2015

SHEET NUMBER
C-201

MITIGATION

1. To Mitigate the unauthorized removal of six (6) protected trees, penalty options of either paying \$9,000.00 or planting twenty four (24) 3" cal. trees were provided. The developer will plant Thirty two Mitigation trees as part of the development which completely covers the tree mitigation balance.

Lakeside DFW Development Code

	Required	Provided
3.2 - Section 4 Lakeside Pkwy	Yes	Yes
Trees at 40' O.C., 4.5' min. width continuous planting area		
5.1 8% of gross area to be open space. (Only for Lot 1) Residential pocket park Gross site area: 189,922 sf Open Space: (189,922) * 8% = 15,193.8 sf	15,194 sf	39,475 sf
Lot 1 Open space Residential Pocket Park (dog park and garden) Trail Head Esplanade Streetfront B-2 Buffer General Open Space		4,724 sf 6,624 sf (0.15 ac) LOT 2 4,114 sf 4,235 sf 19,778 sf
Lot 2 Open space Residential Pocket Park (sculpture) Unlabeled Esplanade B-2 Buffer General Open Space	0 0 928 sf 0 0	6,420 sf TBD 928 sf TBD 74,658 sf
5.3.A.1 Required Landscaping - Street trees (Lot 1) 1 Tree per 30' along Edgemere Rd. 2031F / 30 = 10 Trees	10 Trees	13 Trees
5.3.A.2 Required Landscaping - Median Trees 1 Tree per 30' Edgemere Rd: 1451F / 30 = 5 Trees	5 Trees	Submitted by Groystar for the rebuilding of the roundabout
5.3.A.3 Required Landscaping - Shrubs and Groundcover Required along streets 5.3.A.5 Required Landscaping (Lot 1)	Yes	Yes
15 trees per acre 39,475 sf .91 acres .(31) *15 Trees = 14 Trees	14 trees	22 trees
5.3.A.5 Tree Preservation - Buffers Borders of property in accordance with varying buffer types specified in the code: 0 1: Edgemere Road Visual screening with hedge, Higher tree canopy B-2: South of property line Solid hedges, small trees placed close together Trail Head Buffer: West of property line Existing trees to remain, natural tree placement 5.3.B. Required Landscaping - Surface Parking Lot trees Parking lots shall have, within the lot area, a minimum of one (1) tree, three inch (3") tree (10) parking spaces provided in the lot.	B-1: Yes B-2: Yes Trail Head: Yes	B-1: Yes B-2: Yes Trail Head: Yes
Total Parking Spaces: 42 41 Spaces / 10 = 5 Trees 5.3.C. Tree Preservation - Mitigation 8 Trees per acre shall be planted over the gross area of disturbed land as a consequence of the development. Total Acres = 2.8 AC 2.8ac * 8 = 23 Trees	5 trees	7 trees
NOTES: 1. LINEAR TRAIL BUFFER SHOWN ALONG LAKESIDE PKWY FOR FUTURE TOWN HOME DEVELOPMENT 2. 0 2 BUFFER SHOWN ALONG SOUTH PROPERTY LINE FOR FUTURE TOWN HOME DEVELOPMENT	21 Trees	32 Trees

Lakeside Plant List

Quantity	SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
Trees						
12	T1	Acer saccharum 'Caddo'	Caddo Maple	14'	3"	
2	T2	Pistacia chinensis	Chinese Pistachio	16'	3"	
13	T3	Quercus virginiana	Live Oak	16'	3"	
21	T4	Quercus shumardii	Shumard Red Oak	16'	3"	Mitigation trees
11	T5	Ulmus crassifolia	Cedar Elm	16'	3"	Mitigation trees
6	T6	Cercis canadensis texana	Texas Redbud	8'	15gal	Multi Trunk
9	T7	Ilex Nellie R Stevens	Nellie R Stevens Holly	8'	15gal	
19	T8	Lagerstroemia Indica	Crepe Myrtle	8'	15gal	Multi trunk, deep red
Shrubs & Grasses						
54	S1	Leucophyllum frutescens	Texas Sage	36"	5gal	
21	S2	Abelia x grandiflora 'Rose Creek'	Abelia	42"	5gal	
39	S3	Berberis thunbergii Atropurpurea nana	Dw Redleaf Japanese Barberry	36"	5gal	
25	S4	Callicarpa americana	American Beautyberry	36"	5gal	
18	S5	Hesperaloe parviflora 'Brakeleights'	Brakeleights' Red Yucca	36"	5gal	
50	S6	Raphiolepis indica	Indian Hawthorn	36"	5gal	
8	S7	Yucca recurvifolia	Soft-leaf Yucca	36"	5gal	
30	S8	Loropetalum chinensis 'Purple Pixie'	Purple Pixie' Loropetalum	36"	5gal	
24	S9	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	36"	5gal	
16	S10	Miscanthus sinensis 'gracillimus'	Maiden Grass		1gal	
530	S11	Muhlenbergia Capillaris	Pink Muhly		1gal	
Groundcovers						
241	G1	Liriope muscari	Liriope		1gal	
120sf	G2	Verbena bipinnatifida	Prairie Verbena		1gal	
5041sf	G3		Native trail mix		SEED	
225 sf	G4		annuals		1gal	Seasonal To Be Determined
20330sf	G5	Cynodon dactylon	Tifway 419 Bermuda		SOD	
73673sf	G6	Bouteloua dactyloides	Buffalo Grass		Seed	Lot 2 low maintenance lawn seed



10550 Richmond Avenue
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www.EDI-international.com
TEXAS CALIFORNIA NEW YORK

OWNER:

CIVIL:

STRUCTURAL:

MEP:

LANDSCAPE:

INTERIOR DESIGNER:

The Lakeside Tower

THE LAKESIDE TOWER
FLOWER MOUND, TEXAS
REALTY CAPITAL MANAGEMENT

REALTY CAPITAL



ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12130
COMPANY: EDI INTERNATIONAL, INC.
FIRM ID #: 445226-00

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NO. DATE ISSUE
1/04/20/16 CITY COMMENTS

Project Number: 16109.000
Issued: SCHEMATIC DESIGN
Issue Date: APRIL 20, 2016

DRAWING TITLE

PLANTING PLAN

DRAWING NUMBER

LS311
PLANTING PLAN

GROUND FLOOR PLANTING PLAN

SCALE: 1"=30'

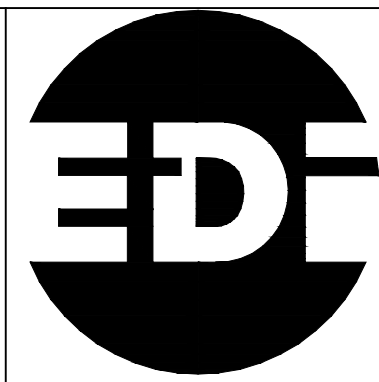
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The Lakeside
Tower

THE LAKESIDE TOWER
FLOWER MOUND, TEXAS
REALTY CAPITAL MANAGEMENT



NOT FOR
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NO.	DATE	ISSUE
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1	04/20/16	QTY COMMENTS
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Project Number: 16109.000
Issued: SCHEMATIC DESIGN
Issue Date: APRIL 22, 2016

DRAWING TITLE

EXTERIOR VIEWS
SCALE: NO SCALE

DRAWING NUMBER

G016
EXTERIOR VIEWS



EAST PARTIAL ELEVATION

2



NORTH PARTIAL ELEVATION

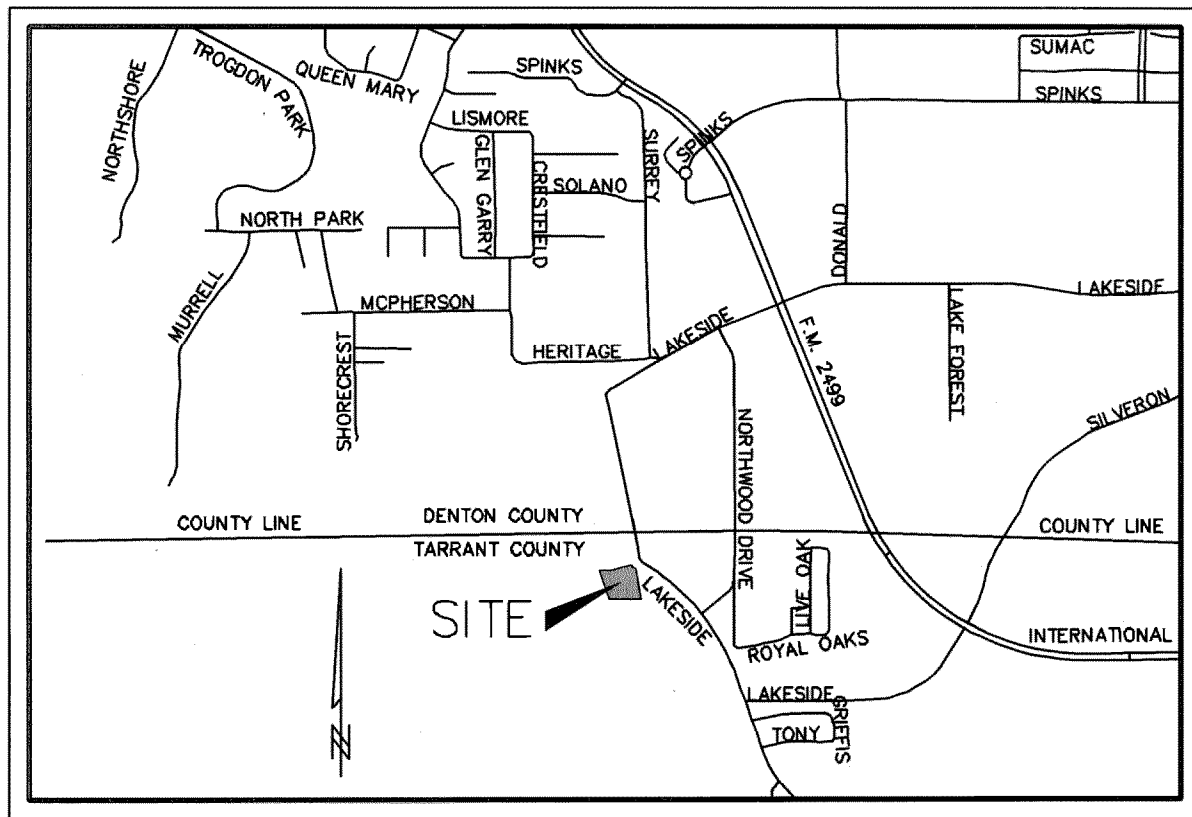
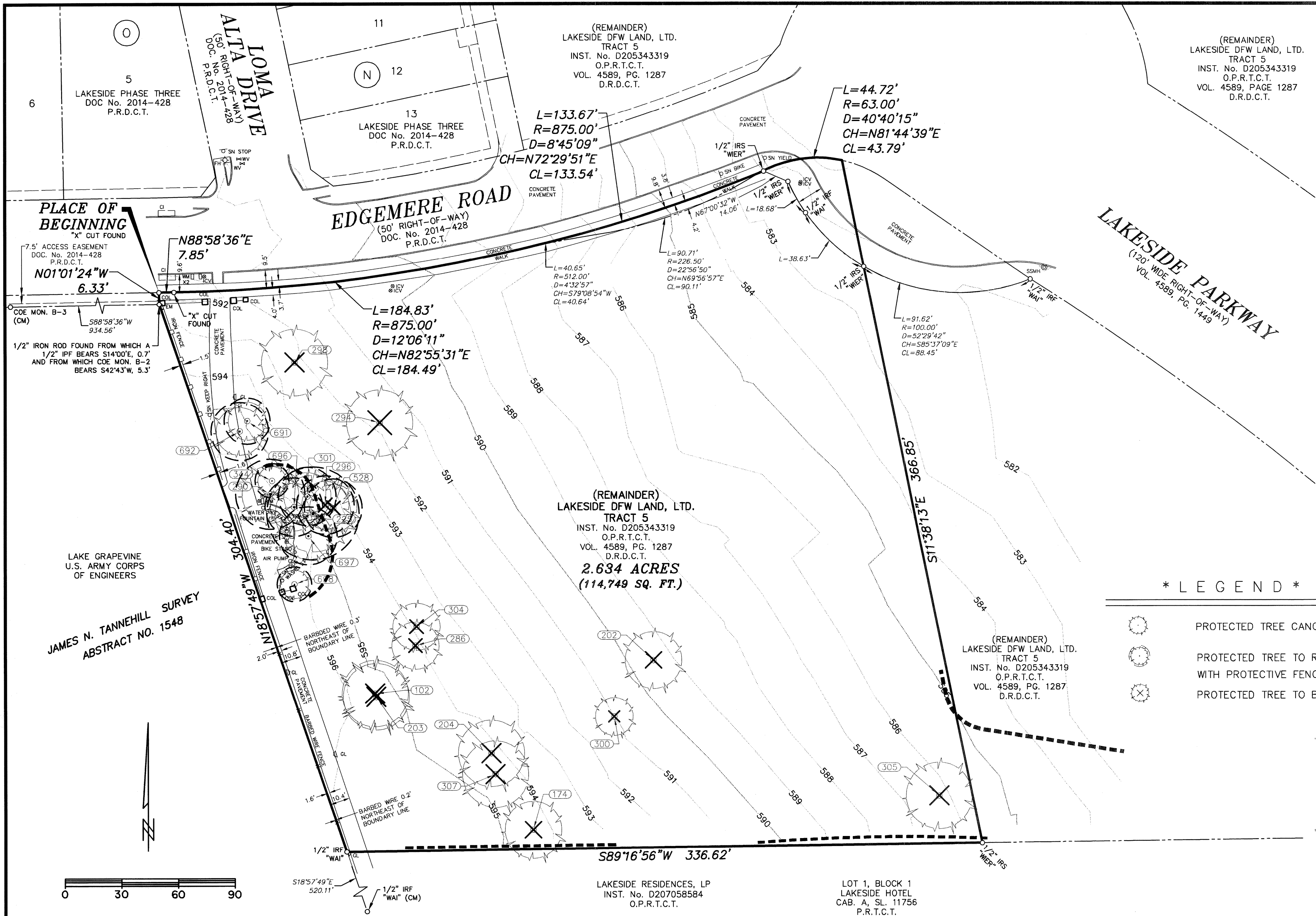
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PERSPECTIVE LOOKING SOUTHWEST

1

PRINTED: 4/20/2016 5:17 PM FILE: WER-SURVEY.STB LAST SAVED: 4/20/2016 11:02 PM SAVED BY: JAMESV FILE: TREE SURVEY 12174.01-REV1.DWG



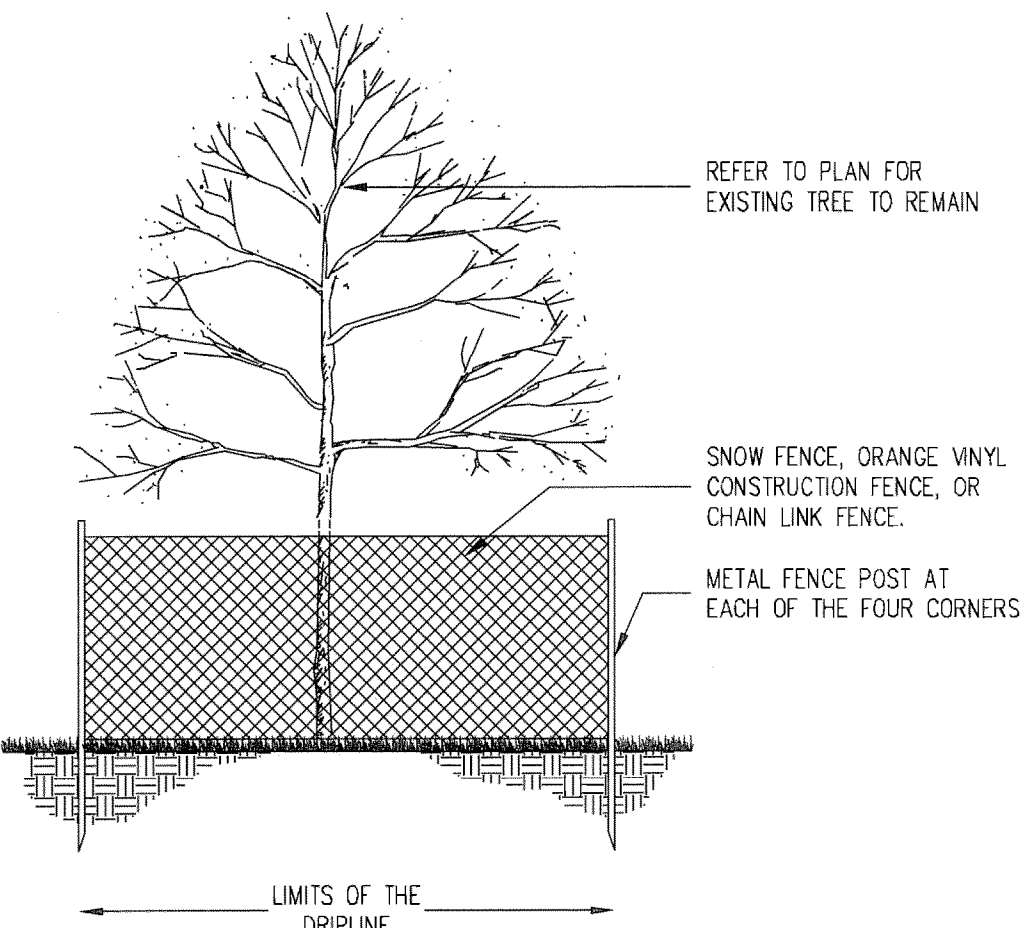
VICINITY MAP
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EXISTING TREE PROTECTION NOTES

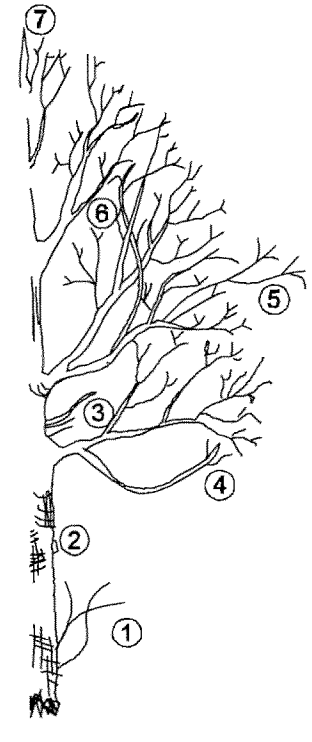
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* LEGEND *

- PROTECTED TREE CANOPY
- PROTECTED TREE TO REMAIN WITH PROTECTIVE FENCE
- PROTECTED TREE TO BE REMOVED



- REMOVE SUCKER SHOOTS AT BASE OF TREE.
- MAKE CLEAN CUTS ON OLD STUDS IF PRESENT.
- REMOVE ENTIRE SUPPLY OF TWIGGS AND BUDS ON TRUNK.
- REMOVE LOWER BRANCH WHERE AN OVERHANGING BRANCH OCCUPIES APPROX. SAME AREA.
- SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.
- REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.
- DO NOT REMOVE LEADER.



1 TREE PROTECTION NTS

2 TREE PRUNING NTS

Tree #	Northing	Easting	Name	Scientific Name	Size (inches)	Canopy (feet)	Condition	Status	Save
102	7045360.806	2407331.376	Black Jack Oak	(Quercus marilandica)	8	35	Good	Protected	
174	7045288.904	2407414.999	Post Oak	(Quercus stellata)	9	30	Good	Protected	
202	7045378.15	2407478.753	Post Oak	(Quercus stellata)	13	30	Good	Protected	
203	7045359.1	2407331.976	Black Jack Oak	(Quercus marilandica)	9	35	Good	Protected	
204	7045329.211	2407392.85	Black Jack Oak	(Quercus marilandica)	11	35	Good	Protected	
225	7045455.608	2407298.551	Black Jack Oak	(Quercus marilandica)	12	40	Good	Protected	x
286	7045385.983	2407352.739	Post Oak	(Quercus stellata)	7	25	Good	Protected	
290	7045465.743	2407275.944	Post Oak	(Quercus stellata)	8	30	Good	Protected	x
294	7045503.033	2407333.853	Texas Ash	(Fraxinus texensis)	8	35	Good	Protected	
296	7045460.06	2407305.065	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	
298	7045534.856	2407288.834	Post Oak	(Quercus stellata)	10	35	Good	Protected	
300	7045348.447	2407457.967	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	
301	7045464.535	2407295.57	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
304	7045395.979	2407353.295	Post Oak	(Quercus stellata)	8	25	Good	Protected	
305	7045306.609	2407630.034	Pecan	(Carya illinoensis)	9	35	Good	Protected	
307	7045318.245	2407395.004	Post Oak	(Quercus stellata)	10	35	Good	Protected	
344	7045472.732	2407276.851	Post Oak	(Quercus stellata)	7	15	Good	Protected	x
528	7045458.438	2407309.284	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	
691	7045504.042	2407263.686	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	x
692	7045498.59	2407259.764	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
696	7045459.006	2407288.443	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	x
697	7045443.893	2407296.063	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
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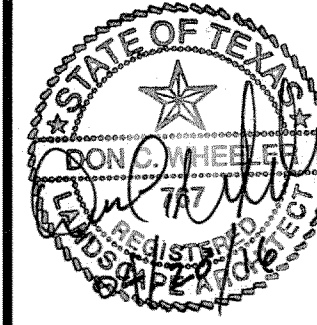
TOTAL NUMBER OF PROTECTED TREES IS 23, OF WHICH 14 ARE TO BE REMOVED FROM BUILDABLE AREA

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WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAKE BLVD., SUITE 200E ARLINGTON, TEXAS 76010 METRO (817) 467-7700
www.wierassociates.com
Texas Firm Registration No. F-2776
Texas Board of Professional Land Surveying Registration No. 10033900

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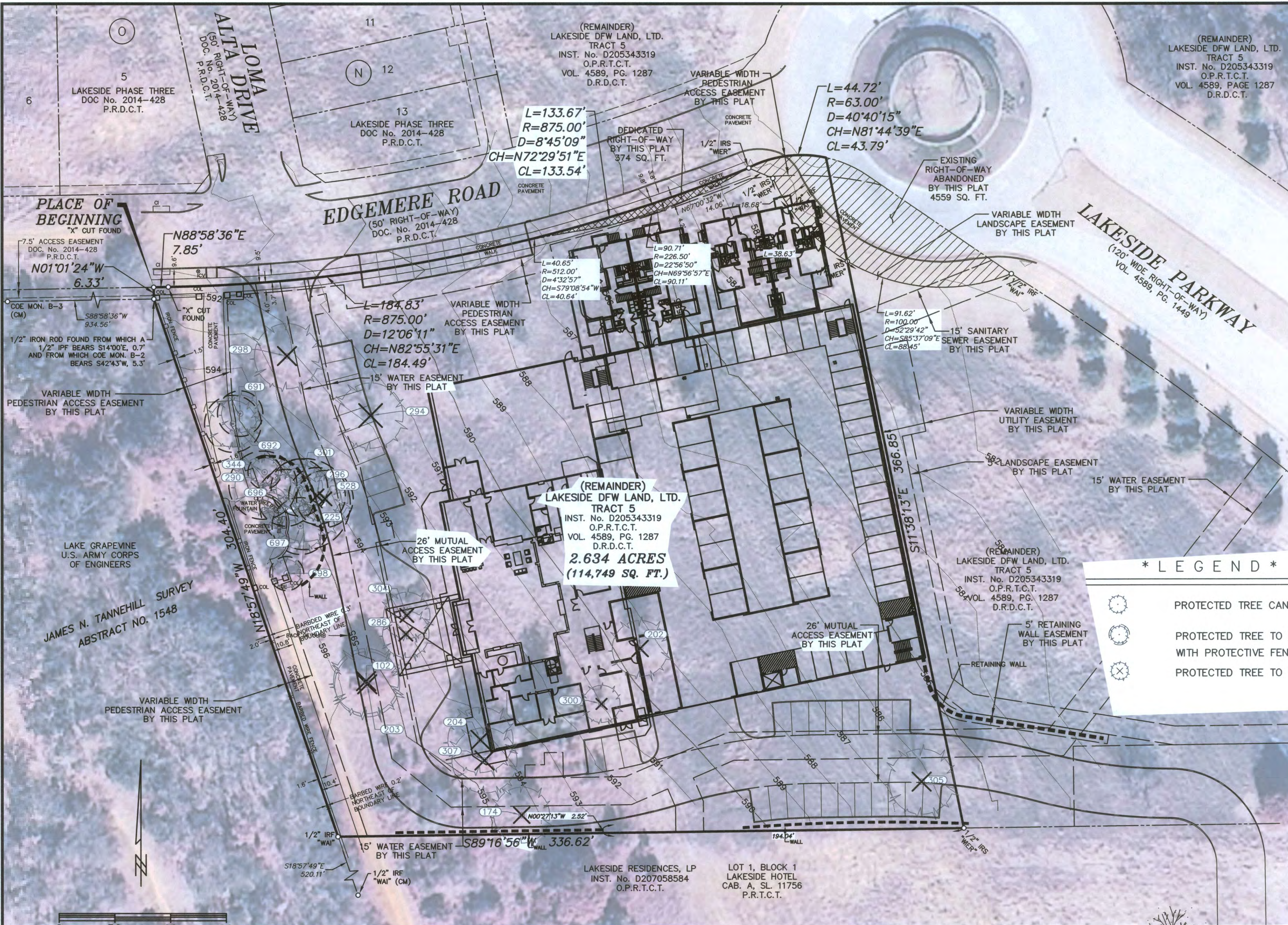
2634 ACRES OF LAND
LOCATED IN THE JAMES N. TANNEHILL SURVEY,
ABSTRACT NO. 1548 TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS

TREE SURVEY
LAKESIDE DFW
TOWN OF
FLOWER MOUND



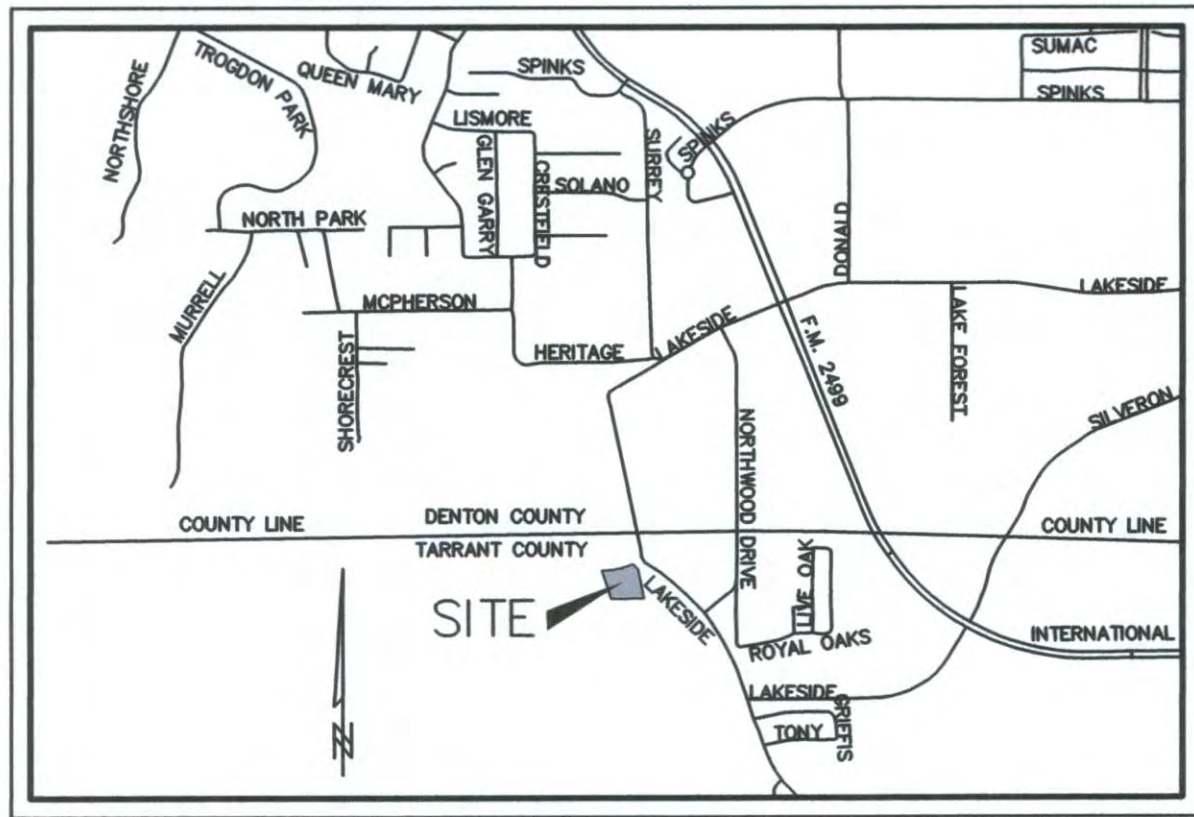
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1 OF 1

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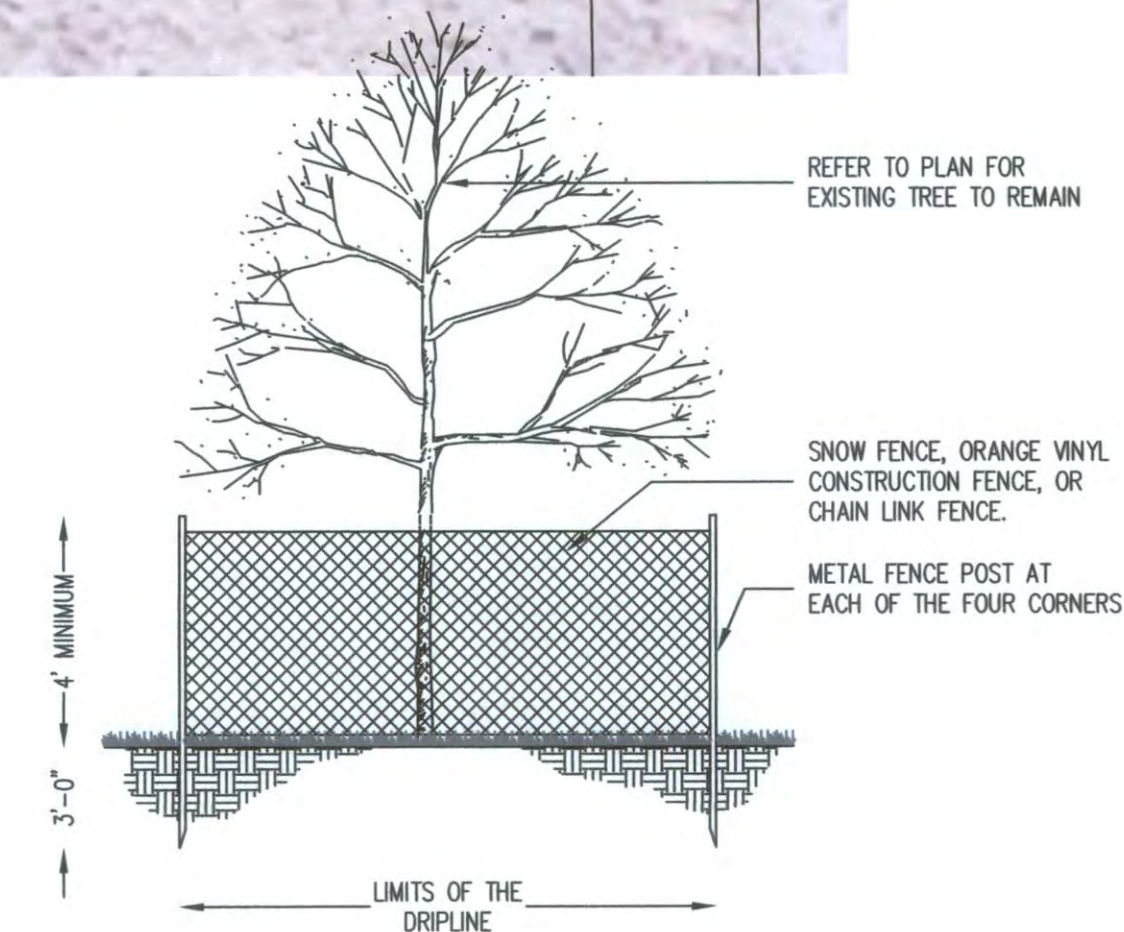
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VICINITY MAP
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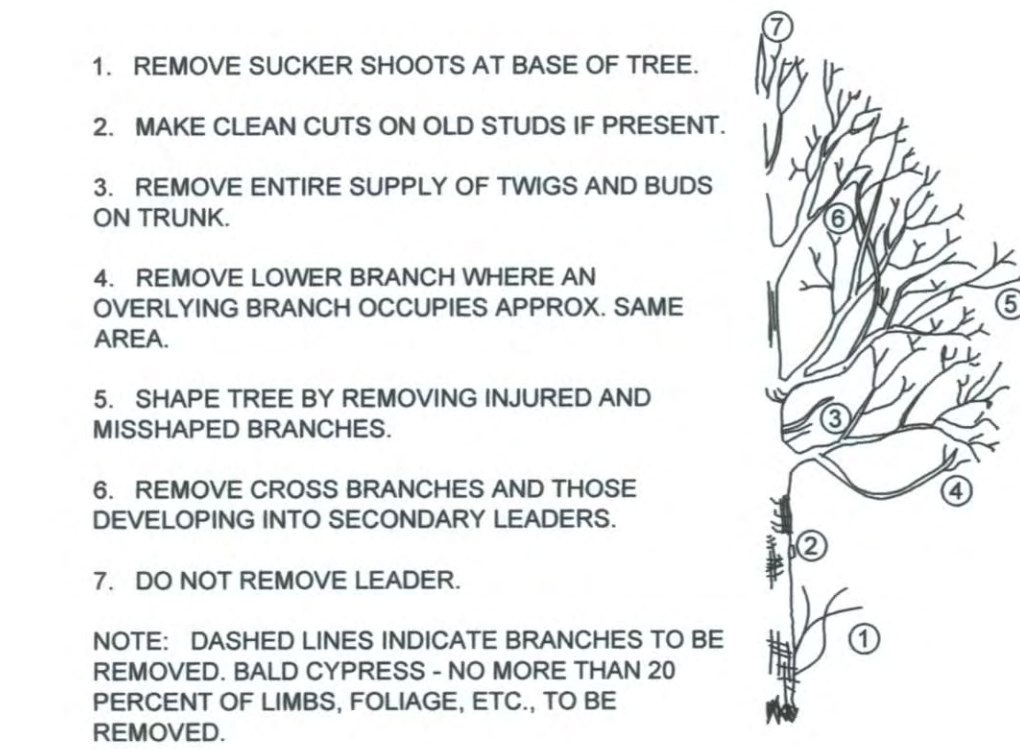
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1 TREE PROTECTION

NTS



2 TREE PRUNING

NTS

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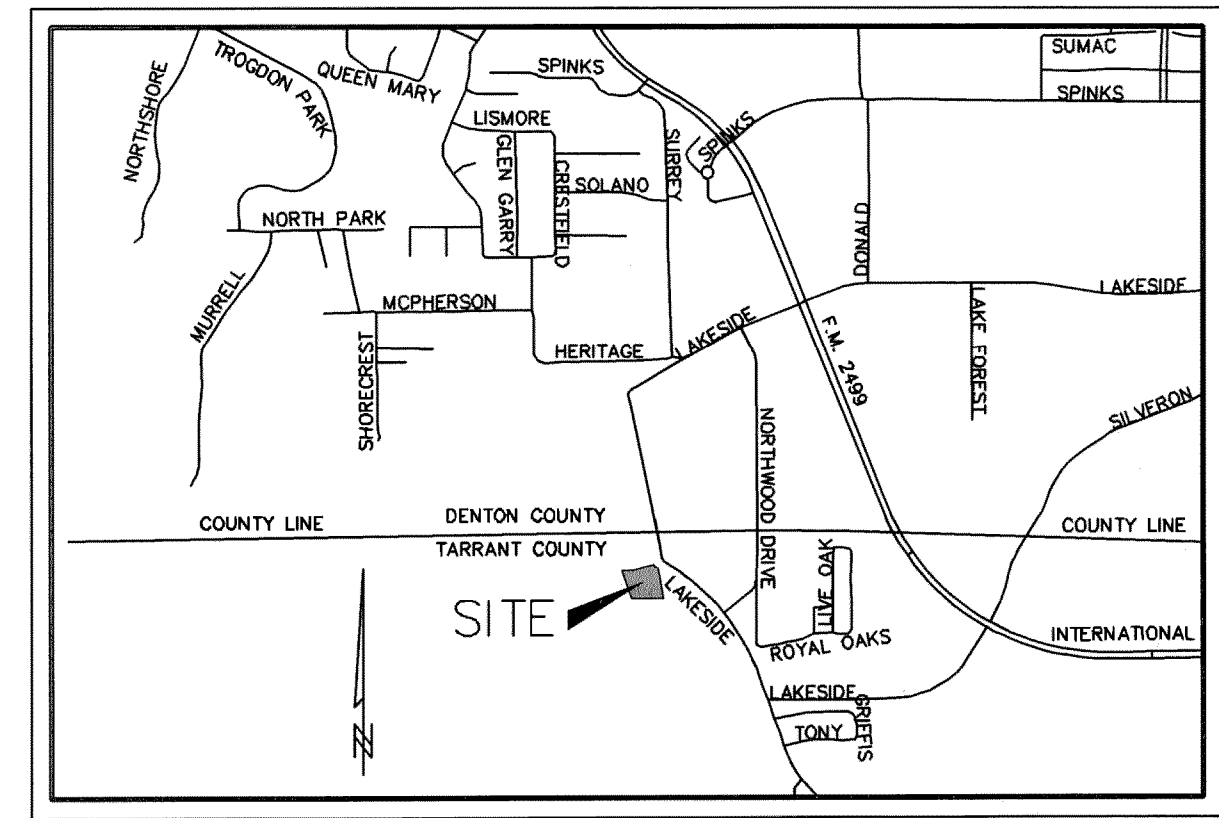
REVISIONS	DATE	BY

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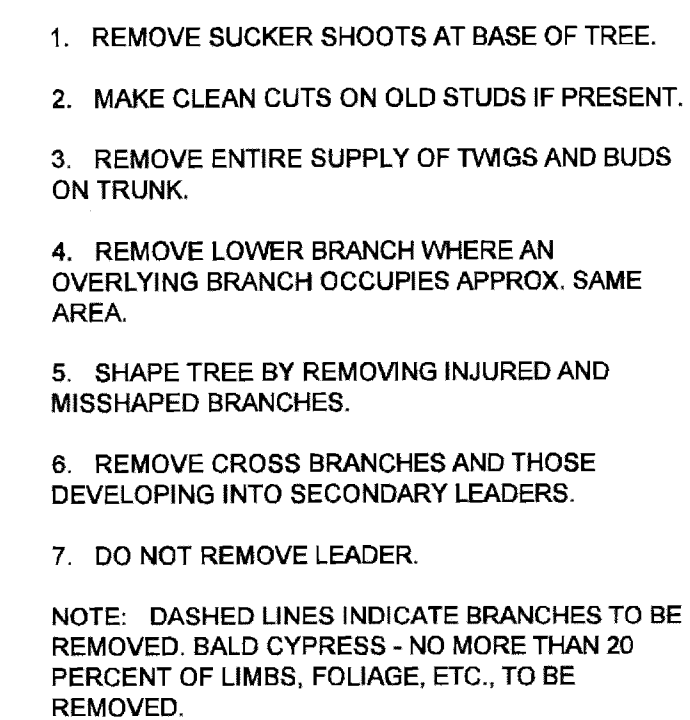


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* L E G E N D *

	PROTECTED TREE CANOPY
	PROTECTED TREE TO REMAIN WITH PROTECTIVE FENCE
	PROTECTED TREE TO BE REMOVED



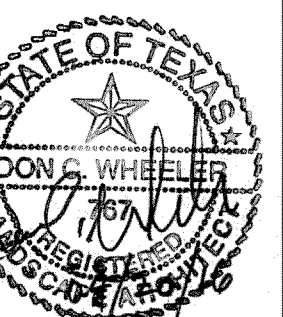
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Tree #	Northing	Easting	Name	Scientific Name	Size (Inches)	Canopy (feet)	Condition	Status	Save
102	2405360.806	2407331.376	Black Jack Oak	(Quercus marilandica)	8	35	Good	Protected	
174	2405288.904	2407414.999	Post Oak	(Quercus stellata)	9	30	Good	Protected	
202	2405378.15	2407478.753	Post Oak	(Quercus stellata)	13	30	Good	Protected	
203	2405359.1	2407331.976	Black Jack Oak	(Quercus marilandica)	9	35	Good	Protected	
204	2405329.211	2407392.85	Black Jack Oak	(Quercus marilandica)	11	35	Good	Protected	
225	2405455.608	2407298.551	Black Jack Oak	(Quercus marilandica)	12	40	Good	Protected	x
286	2405385.983	2407352.739	Post Oak	(Quercus stellata)	7	25	Good	Protected	
290	2405465.743	2407275.944	Post Oak	(Quercus stellata)	8	30	Good	Protected	x
294	2405503.033	2407333.853	Texas Ash	(Fraxinus texensis)	8	35	Good	Protected	
296	2405460.06	2407305.065	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	
298	2405534.856	2407288.834	Post Oak	(Quercus stellata)	10	35	Good	Protected	
300	2405348.447	2407457.967	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	
301	2404644.535	2407295.57	Cedar Elm	(Ulmus crassifolia)	6	25	Good	Protected	x
304	2405395.979	2407353.295	Post Oak	(Quercus stellata)	8	25	Good	Protected	
305	2405306.609	2407630.034	Pecan	(Carya illinoensis)	9	35	Good	Protected	
307	2405318.245	2407395.004	Post Oak	(Quercus stellata)	10	35	Good	Protected	
344	2405472.732	2407276.851	Post Oak	(Quercus stellata)	7	15	Good	Protected	x
528	2405458.438	2407309.284	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	
691	2405504.042	2407263.686	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	x
692	2405498.59	2407259.764	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
696	2405459.006	2407288.443	Cedar Elm	(Ulmus crassifolia)	7	25	Good	Protected	x
697	2405443.893	2407296.063	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
698	2405418.416	2407288.699	Black Jack Oak	(Quercus marilandica)	9	15	Good	Protected	x

[illegible]

2.634 ACRES OF LAND
LOCATED IN THE JAMES N. TANNER HILL SURVEY,
ABSTRACT No. 1548 TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS

FREE SURVEY LAKESIDE DFW TOWN OF FLOWER MOUND



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