



AGENDA

**REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
HIGHLAND VILLAGE MUNICIPAL COMPELX
1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS
TUESDAY, MAY 19, 2020, AT 6:00 P.M.**

Pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act and in an effort to protect the health and safety of the public, Members of the public may view the Planning and Zoning meeting live at no cost via the following Internet link: <https://www.highlandvillage.org/HVTV>.

Any person wishing to provide comments on any matter to be considered on this agenda should email such comments to aaman@highlandvillage.org by 1:00 p.m. on Tuesday, May 19, 2020.

**OPEN SESSION
(City Council Chambers – 6:00 P.M.)**

- 1. Call to Order/ Roll Call.**
- 2. Consider Approval of the Minutes from the Regular meeting held on April 21, 2020.**
- 3. Review and Consider an application for a Final Plat for 23.471 ± Acre Tract out of the J. Edmonson Survey, Abstract No. 398, generally located at the Northeast corner of Harlington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision).**
- 4. Receive Status Report on Various Projects.**
 - **Future P&Z Meetings**
- 5. Adjournment.**

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.

I HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE PUBLIC BULLETIN BOARD AT THE MUNICIPAL COMPLEX, 1000 HIGHLAND VILLAGE ROAD, HIGHLAND VILLAGE, TEXAS IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551, ON MAY 15, 2020 NOT LATER THAN 5:00 P.M.

Autumn Aman
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 899-5132 or Fax (972) 317-0237 for additional information.

Removed from posting on the _____ day of _____, 2020 at _____ by
_____ at _____.

DRAFT MINUTES
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION CITY OF HIGHLAND VILLAGE, TEXAS
CONDUCTED VIA VIDEOCONFERENCE
TUESDAY, APRIL 21, 2020, AT 3:00 P.M.

1. Call to Order/Roll Call.

Vice Chairman Dee Leggett called the meeting to order at 3:11 p.m.

Roll Call

Present:	Dee Leggett	Vice Chairman
	Angelina Robinson	Commissioner
	Denver Kemery	Commissioner
	Guy Skinner	Commissioner
	Dale Butler	Alternate Commissioner
	Kevin McMahan	Alternate Commissioner
Staff Members:	Autumn Aman	Community Development Coordinator
	Scott Kriston	Director of Public Works
	Kevin Laughlin	City Attorney
	Kimberlee Huntley	Community Services Assistant

Chairman Stan Lemko did watch the video conference however he was not able to participate in the meeting due to having technical audio issues, therefore Vice Chairman Leggett chaired the meeting.

2. Consider Approval of the Minutes from the Regular meeting of the Planning and Zoning Commission held on January 21, 2020.

Commissioner Angel Robinson made a motion to approve the minutes as written. Commissioner Guy Skinner seconded the motion.

Motion Passed (5-0)

3. Review and Consider an application for a Preliminary Plat for 23.471 ± Acre Tract out of the J. Edmonson Survey, Abstract No. 398, generally located at the Northeast corner of Harington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision).

Community Development Coordinator Autumn Aman stated the Commission would be considering the Preliminary Plat for the "The Reserve at Chapel Hill". She continued it was just the first stage, the Preliminary Plat being the overall expression of the property, the graphic information showing the property boundaries, easements, layout of streets, utilities, and lot sizes and the Commissioners would see it again at Final Plat.

Ms. Aman continued that the piece of property may seem familiar to some since it was brought forward for a Planned Development (PD) amendment in August of 2019 amending the (PD) in order to establish the proposed subdivision layout. It was recommended at that meeting by the Planning and Zoning Commission to send forward to City Council for approval as presented. City Council did approve the (PD) amendment in September 2019.

Ms. Aman went over some of the features of the Preliminary Plat.

- The property is currently zoned PD-8, SF-8 and would remain PD-8, SF-8. It was the same zoning as Chapel Hill I and II. Chapel Hill II being to the north and east of the said property.
- There are seventy-three (73) Residential lots and one (1) Common area.
- There would be trail connection with the existing Inland trail system to the east and south.
- There would be sidewalks within the development on both sides of the street.
- All trees proposed to be removed are either within the right-of-way, easements, building pad, close proximity to the building foundation, and along with grading and retaining walls that would need to be built, trees would have to be removed in order to develop the property.
- The builder would be responsible for planting two (2) four inch (4") caliper trees in the front yard of each house prior to certificate of occupancy.

City Staff and the City Engineer had reviewed the application thoroughly with respect to drainage, utilities, and the tree plan. Based on staff review, staff was in the opinion the application did comply with the City's subdivision regulations and was therefore considered administratively complete.

Ms. Aman introduced the additional people present online joining in on the meeting.

Dr. Rogers – Superintendent – Lewisville Independent School District (L.I.S.D.), 1565 W. Main St., Lewisville, TX.

Larry Jackson – David Weekley Homes, 3301 N I-35E, Carrollton, TX.

TJ Moore and Login Hostin - ECM Development, 4010-7 North Collins Street, Arlington, TX.

Fred Thaete – Cage Civil Engineering, 4849 Greenville Avenue, #1460, Dallas, TX.

Kevin Laughlin – City Attorney for the City of Highland Village.

Director of Public Works, Scott Kriston addressed the Commission advising why there could not be a connection between Deerhurst Drive and Chinn Chapel Road. He stated Chinn Chapel Road is outside the city right-of-way and all work would have to be coordinated with the Town of Copper Canyon along with constructing a culvert or bridge over the existing channel.

Mr. Kriston continued that the current creek channel is in a Zone "X" according to the current Flood Insurance Rate Map (FIRM) panel. The Federal Emergency Management Agency (FEMA) had deemed the creek channel in a preliminary study to redraw the flood plain into a Zone "A", however, that had not taken place yet and there was no known time to when that might occur. City Ordinance does regulate, therefore the developer had to study and supply a creek channel model to the City. The City had hired an outside consultant firm to review the study and the study would be on file with the City if needed in the future.

Mr. Kriston stated there would be a stop sign placed at Harlington Drive and Chapel Springs Drive. He also requested the developer do a traffic impact analysis to see if a traffic light was needed at FM 2499. With the developers study along with the study that was

performed at the time the property was going to be used for a proposed elementary and middle school, the development would produce less traffic than the schools would have produced, therefore no signal would be warranted at this time.

Dr. Kevin Rogers, 3415 Falken Ct., addressed the Commission stating he has been with L.I.S.D. for thirty-four (34) years and is currently a resident of Highland Village. He continued that he was in support of David Weekley homes with their application. He continued that L.I.S.D. was selling the property along with nine (9) other pieces of property that are no longer needed. L.I.S.D. would be using some of the funds to purchase their own bus fleet other than contracting out for the buses, saving taxpayers money. He concluded with thanking the Planning and Zoning Commission and the City of Highland Village.

Alternate Commissioner Dale Butler questioned the anticipated construction start date along with if they had any concerns if there would be buyers at their price point.

Mr. Jackson responded closing on the property would be in June 2019. It would take approximate nine to ten (9-10) month to develop and anticipated March or April of 2021 to start building homes. He continued that they did not have any concerns with the price point of the homes.

Commissioner Guy Skinner questioned if the price of the homes were going to be computable with the homes in the area.

Mr. Jackson stated the houses would be in the high four-hundred thousand (\$400,000) to mid-high five-hundred thousand (\$500,000), being one-hundred and sixty to two-hundred dollars a square foot.

Alternate Commissioner Kevin McMahan, while viewing a satellite imagery of the property, inquired about the existing structure that was north of the property, where access would be for the lot next to the existing structure, and the existing sidewalk already built on the said property along Millington Drive.

Mr. Kriston stated the existing structure was the City of Highland Village Lift Station, access to the lot south of the lift station would be off of Darlington Drive and the existing walk was currently trail connection that would be modified.

Vice Chairman Leggett questioned the required trees, stop signs and the lot size.

Ms. Aman stated the trees would come from the City of Highland Village Ordinance, recommended tree list, and the lot size would be a minimum of eighty-four hundred (8400) square feet same as Chapel Hill I and II.

Mr. Kriston clarified there would be a stop sign at on Chapel Springs Drive and Harlington Drive and commented that the intersection of Millington Drive and Harlington Drive would not be a 4-way stop.

Commissioner Robinson made a motion to send the preliminary plat and tree plan forward to City Council as presented for approval. Commissioner Skinner seconded the motion.

Motion Passed (5-0)

6. Receive Status Reports on Various Projects

- **Discuss Future P&Z Meeting dates**

Community Development Coordinator Aman stated the next regular meeting would be held

on May 19, 2020.

7. Adjournment.

Meeting adjourned at 3:38 p.m.

Autumn Aman
Community Development Coordinator

Chairman – Stan Lemko
Planning and Zoning

CITY OF HIGHLAND VILLAGE
PLANNING AND ZONING

AGENDA# 3

MEETING DATE: May 19, 2020

SUBJECT: Consider Approval of a Final Plat for a 23.471 ± Acre tract out of the J. Edmonson Survey, Abstract No. 398, generally located at the Northeast corner of Harlington Drive and Chinn Chapel Road (The Reserve at Chapel Hill Subdivision)

PREPARED BY: Autumn Aman, Community Development Coordinator

BACKGROUND

An application for review and consideration of the Final Plat and Tree Plan was submitted for The Reserve at Chapel Hill. The approximate total 23.471± acre tract is currently owned by the Lewisville Independent School District. The applicant, David Weekly Homes is under contract to purchase the property. David Weekly Homes desires to develop the property as a Residential Single Family Subdivision consisting of seventy-three (73) residential lots and (1) common area.

On September 10, 2019, the City Council approved Ordinance No. 2019-1264, amending the PD-8 Development/Concept Plan in order to establish the future proposed subdivision (lot layout).

The Final Plat features the following:

1. Seventy-three (73) lots for single family residential construction.
2. One (1) common area lot that will be maintained by the Homeowners Association.
3. Trail connection with the existing Inland trail system to the east and the south.
4. Sidewalks.
5. Any trees proposed to be removed on the property are located within the dedicated Public right-of-ways, easements, retaining wall location, buildable lot area, and within close proximity to the building foundations. The builder will be responsible for planting a minimum of two (2) 4" caliper trees in the front yard of each house prior to certificate of occupancy being issued.

Other than amending the Planned Development site plan to include the subject property, neither LISD nor the applicant requested any changes in the development regulations applicable to the subject property. Therefore, the setbacks, lots sizes, and other development regulations to the remainder of the Chapel Hill subdivision will be applicable to the subject property.

IDENTIFIED NEED/S:

N/A

OPTIONS & RESULTS:

Approve the Final Plat and tree plan as submitted, approve with conditions or disapprove with explanation. Because state law requires approval of subdivision plats that comply with all applicable state law and local ordinances, denial of a Final Plat would require a finding that the Final Plat failed to comply with state law or local ordinances.

PROGRESS TO DATE: (if appropriate)

City Staff and the City’s Engineer have reviewed the application as it relates to drainage, utilities, and the tree mitigation plan and submitted comments back to the applicant. All comments were addressed. Based on review of the application, City Staff is of the opinion the plat drawing itself is found to comply with the current provisions of the City’s subdivision regulations and is administratively complete.

Representatives from the engineer and developer will be available to answer any questions from the Commission.

At the April 21, 2020, Planning and Zoning Commission meeting, the Commission, a (5-0) vote in favor, moved the Preliminary Plat and Preliminary Tree Plan forward to City Council with a recommendation that they be approved

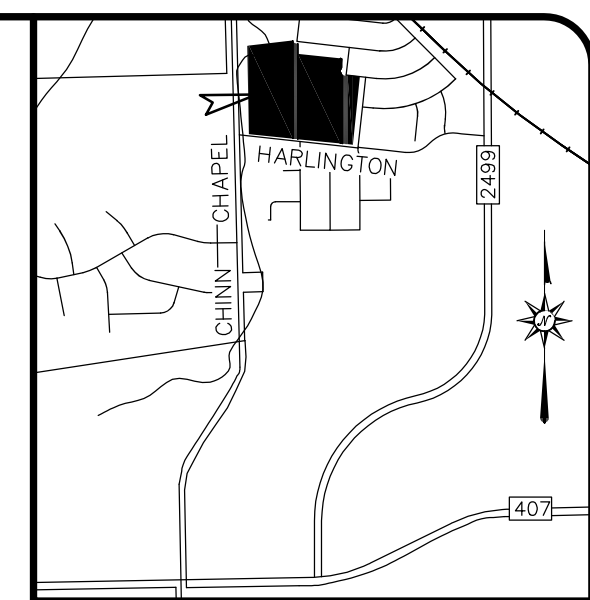
At the April 28, 2020, City Council meeting, the Council approved the Preliminary Plat with a vote of (7-0).

BUDGETARY IMPACT/ORDINANCE CHANGE: (if appropriate)

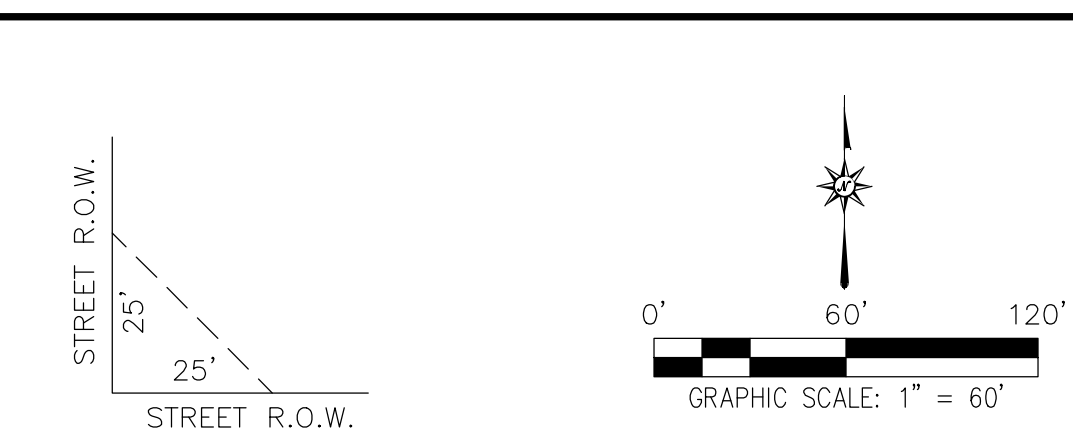
No ordinance change is required.

RECOMMENDATION:

City Staff recommends the Commission recommend approval of the final plat application to City Council.



VICINITY MAP
NOT TO SCALE



25'x25' VISIBILITY
& SIDEWALK EASEMENT
TYPICAL AT ALL INTERSECTION
(UNLESS OTHERWISE NOTED)

GENERAL NOTES

1. BASIS OF BEARING – City of Highland Village Subdivision Ordinance Section 2.3.H.19, State Plane Coordinate System, North Central Texas, Zone 5351, Datum NAD83.
2. All easements on lot lines are centered unless otherwise noted.
3. A 7.5-foot utility easement adjoining all right-of-ways is hereby dedicated, unless otherwise shown.
4. A 5-foot drainage easement is hereby dedicated to all side and rear lot lines that is maintained by the private property owner.
5. All lot corners are 5/8" CAPPED IRON ROD SET WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC" unless otherwise noted. Lot corners to be set upon completion of subdivision construction.
6. Existing Zoning: SF-8, PD-8
7. Drainage easement recorded in Volume 4815, Page 678, Deed Records, Denton County, Texas will be abandoned by separate instrument.
8. 20-foot slope and drainage easement recorded in Instrument Number 2012-105210, Deed Records, Denton County, Texas will be abandoned by separate instrument.
9. ** Area of Deerhurst Drive will be abandoned by separate instrument. See detail on Sheet 2 of 2.
10. Areas:
 - Residential – 650,655 square feet / 14.937 acres
 - Streets – 153,307 square feet / 3.519 acres
 - Open Space – 178,460 square feet / 4.097 acres
 - Apparent R.O.W. – 36,148 square feet / 0.830 acre
11. Per Sec 24.04.072 (1) Residential construction. New construction and substantial improvement of any residential structure shall have the lowest floor (including basement), elevated to two (2) feet above the base floor elevation. Lots 1 and 2, Block A and Lots 1 through 9, Block F may be subject to FF revisions based on a concurrent flood study establishing "pre" and "post" conditions to be reviewed and approved by the City of Highland Village.

FLOOD STATEMENT

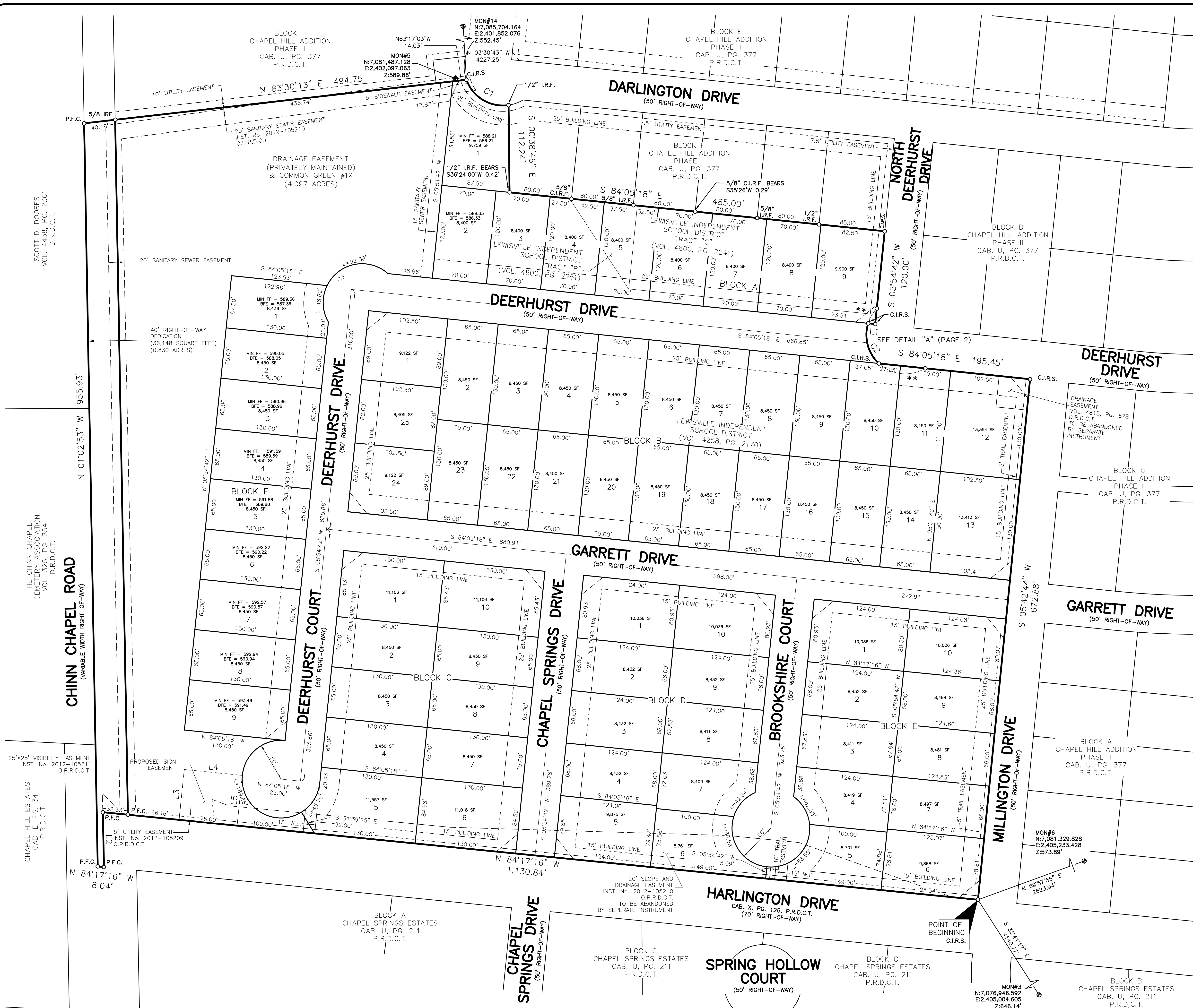
According to Map No. 48121C0530G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, the subject tract lies in an area designated as an unshaded Zone "X" and has been determined to be outside the 0.2% floodplain. This flood statement shall not create liability on the part of the surveyor.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	78°28'55"	50.00'	68.49'	S 58°56'53" E	63.26'
C2	64°40'02"	50.00'	56.43'	S 14°53'06" E	53.48'
C3	161°48'29"	50.00'	141.20'	S 50°54'42" W	98.74'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 84°05'18" W	8.99'
L2	S 01°07'19" E	70.50'
L3	N 05°54'42" E	65.00'
L4	S 84°17'16" E	75.00'
L5	S 05°54'42" W	65.00'

FINAL PLAT OF
RESERVE AT CHAPEL HILL
LOTS 1-9, BLOCK A, LOTS 1-25, BLOCK B,
LOTS 1-10, BLOCK C, LOTS 1-10, BLOCK D,
LOTS 1-10, BLOCK E, LOTS 1-9, BLOCK F & #1X
23.383 ACRES – 74 LOTS
JAMES EDMONSON SURVEY, ABSTRACT No. 398
CITY OF HIGHLAND VILLAGE, DENTON COUNTY, TEXAS

MAY 2020
SHEET 1 OF 2



OWNER
Lewisville Independent School District
1565 W Main Street
Lewisville, Texas 75067
Contact: Craig Martin
Phone: (972) 350-4743

ENGINEER
Cage Civil Engineering
4849 Greenville Avenue, Suite 1460
Dallas, Texas 75206
Contact: Fred Thøete
Phone: (630) 598-0007

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: Paul Hubert
Phone: (469) 317-0250



STATE OF TEXAS §
COUNTY OF DENTON §

OWNER'S CERTIFICATE

WHEREAS Lewisville Independent School District is the owner of a 23.383 acre tract of land situated in the Edmonson Survey, Abstract Number 398, City of Highland Village, Denton County, Texas, said tract being part of that certain tract of land described in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4258, Page 2170, all of that certain tract of land described as "Tract B" in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4800, Page 2251, and all of that certain tract of land described as "Tract C" in a Special Warranty Deed to Lewisville Independent School District as recorded in Volume 4800, Page 2241 of the Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRS) set at the intersection of the westerly right-of-way line of Millington Drive (a 50-foot right-of-way) and the northerly right-of-way line of Harlington Drive (a 70-foot right-of-way), same point being the northeast corner of Harlington Drive Right-of-Way, an addition to the City of Highland Village, Texas according to the plat recorded in Cabinet X, Page 126 of the Plat Records, Denton County, Texas;

THENCE North 84 degrees 17 minutes 16 seconds West, along the northerly right-of-way line of said Harlington Drive, a distance of 1,130.84 feet to a point for corner (PFC) at the northwest corner of said Harlington Drive;

THENCE South 01 degree 07 minutes 19 seconds East, along the westerly right-of-way line of said Harlington Drive, a distance of 70.50 feet to a PFC in the southerly line of said Lewisville Independent School District tract (Vol. 4258, Pg. 2170);

THENCE North 84 degrees 17 minutes 16 seconds West, a distance of 8.04 feet to a PFC at the southwest corner of said Lewisville Independent School District tract;

THENCE North 01 degree 02 minutes 53 seconds West, along the west line of said Lewisville Independent School District tract, a distance of 955.93 feet to a PFC at the northwest corner of said Lewisville Independent School District tract;

THENCE North 83 degrees 30 minutes 13 seconds East, south line of Block H of Chapel Hill Addition Phase II, an addition to the City of Highland Village, Texas as recorded in Cabinet U, Page 377 of the Plat Records, Denton County, Texas, passing a 5/8-inch iron rod found for the east corner of said Terminus and for the southwest corner of said Block H at a distance of 40.18 feet, continuing in all for a total distance of 494.75 feet to a CIRS in the southerly right-of-way line of Darlington Drive (a 50-foot right-of-way), same point also being the beginning of a non-tangent curve to the left;

THENCE southeasterly, along the southerly right-of-way line of said Darlington Drive and along said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 78 degrees 28 minutes 55 seconds, a chord bearing and distance of South 58 degrees 56 minutes 53 seconds East - 63.26 feet, and an arc length of 68.49 feet to a 1/2-inch iron rod found, same point being the northwest corner of Lot 5, Block F of said Chapel Hill Addition Phase II;

THENCE South 00 degrees 38 minutes 46 seconds East, departing the southerly right-of-way line of said Darlington Drive and along the westerly line of said Lot 5, a distance of 112.24 feet to a point for the southwest corner of said Lot 5, from which a 1/2-inch iron rod found bears South 36 degrees 24 minutes 00 seconds West, at a distance of 0.42 feet;

THENCE South 84 degrees 05 minutes 18 seconds East, along the southerly line of said Block F, a distance of 485.00 feet to a CIRS in the westerly line of Deerhurst Drive (a 50-foot right-of-way);

THENCE along the westerly and northerly right-of-way line of said Deerhurst Drive, the following four (4) calls:

- South 05 degrees 54 minutes 42 seconds West, a distance of 120.00 feet to a CIRS;
- North 84 degrees 05 minutes 18 seconds West, a distance of 8.99 feet to a CIRS, same point being the beginning of a non-tangent curve to the left;
- Southeasterly, along said non-tangent curve to the left, having a radius of 50.00 feet, a central angle of 64 degrees 40 minutes 02 seconds, a chord bearing and distance of South 14 degrees 53 minutes 06 seconds East - 53.49 feet, and an arc length of 56.43 feet to a CIRS;
- South 84 degrees 05 minutes 18 seconds East, a distance of 195.45 feet to a CIRS at the intersection of the southerly right-of-way line of said Deerhurst Drive and the westerly right-of-way line of said Millington Drive;

THENCE South 05 degrees 42 minutes 44 seconds West, along the westerly right-of-way line of said Millington Drive, a distance of 872.85 feet to the POINT OF BEGINNING, and containing 23.383 acres (or 1,018,570 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL BY THESE PRESENTS:

That LEWISVILLE INDEPENDENT SCHOOL DISTRICT, the owner of the property described in this plat, acting by and through its duly authorized agent, does hereby adopt this plat, designating the property as RESERVE AT CHAPEL HILL, an addition to the City of Highland Village, Denton County, Texas and do hereby dedicate in fee simple, to the public use forever, the streets and alleys shown thereon. The easements shown thereon are hereby reserved for the purposes as indicated. The utility and fire lane easements 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. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said 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 building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements and all public utilities shall at all times have the full right of ingress and egress to or from the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.)

The easements shown thereon are hereby dedicated to the Public for the purposes indicated.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Highland Village, Texas.

WITNESS, my hand, this the _____ day of _____, 2020.

BY: _____
Agent

STATE OF §
COUNTY OF §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.

GIVEN under my hand and seal of office this _____ day of _____, 2020.

Notary Public for and in the State of _____
My commission expires: _____

SURVEYOR'S STATEMENT

KNOW ALL MEN BY THESE PRESENTS

THAT I, John Truong, a Registered Professional Land Surveyor, in the State of Texas, do hereby declare that this plat was prepared from an actual and accurate survey made on the ground and that the corner markers shown hereon were found or placed under my direction and supervision in accordance with the Ordinances of the City of Highland Village, Texas.

Dated this the _____ day of _____, 2020.

John Truong, R.P.L.S. No. 6514

Adams Surveying Company, LLC.
TBPELS Firm No. 10177500

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Paul Hubert, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN under my hand and seal of office this _____ day of _____, 2020.

Notary Public for and in the State of Texas
My commission expires: _____

FINAL PLAT CERTIFICATE OF APPROVAL

Approved by the planning and zoning commission this _____ day of _____, 2020.

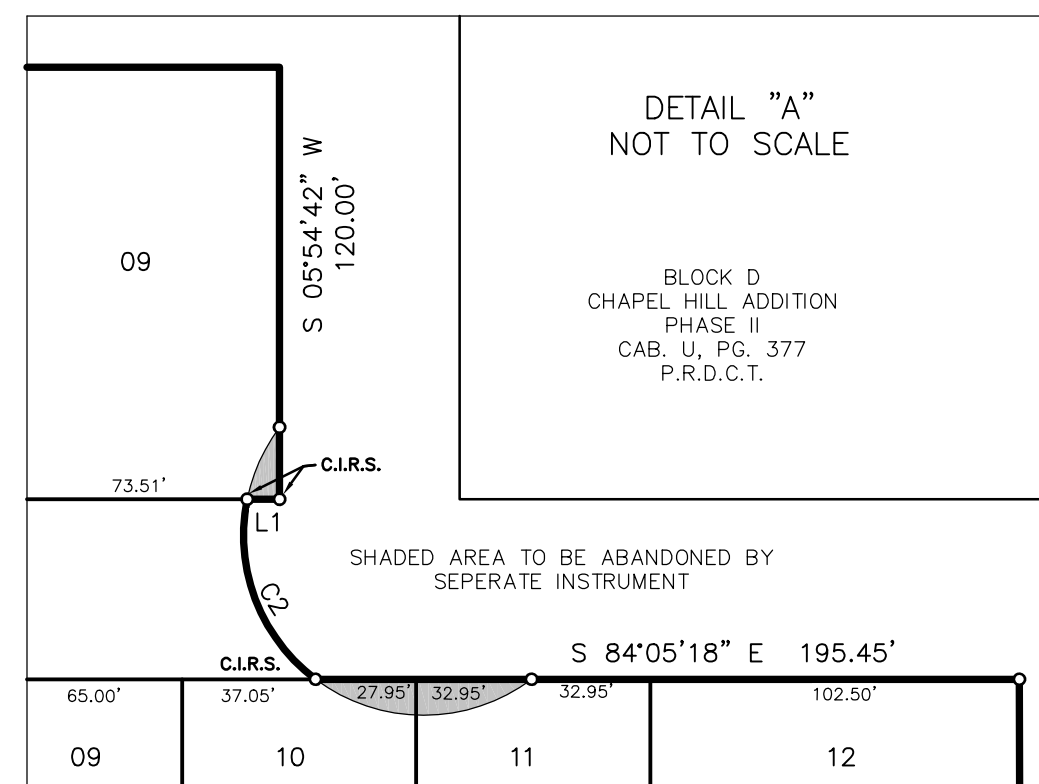
Name, Title _____

Approved by the city council this _____ day of _____, 2020.

Name, Title _____

Approved by the city secretary this _____ day of _____, 2020.

Name, Title _____



TBPELS Firm Registration No. 10177500

OWNER
Lewisville Independent School District
1565 W Main Street
Lewisville, Texas 75067
Contact: Craig Martin
Phone: (972) 350-4743

ENGINEER
Cage Civil Engineering
4849 Greenville Avenue, Suite 1460
Dallas, Texas 75206
Contact: Fred Thaele
Phone: (630) 598-0007

SURVEYOR
Adams Surveying Company, LLC
1475 Richardson Drive, Suite 255
Richardson, Texas 75080.
Contact: Paul Hubert
Phone: (469) 317-0250

MAY 2020

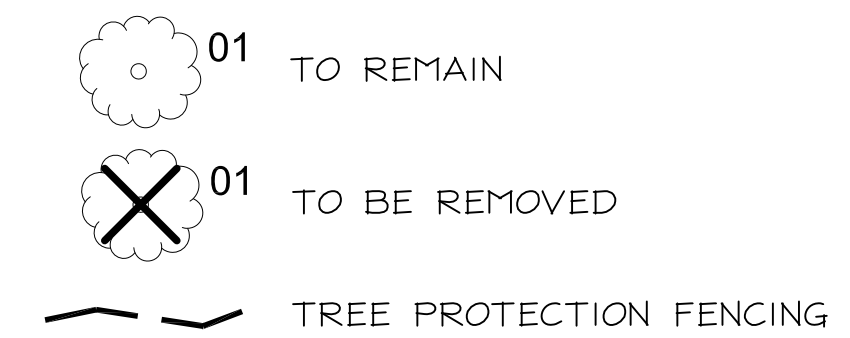
SHEET 2 OF 2

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C EXISTING TREE REMOVAL LEGEND

1.	POST OAK - SPECIMEN	23" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY EASEMENT
2.	POST OAK - SPECIMEN	30" CALIPER	TO BE REMOVED	36' HEIGHT	REMOVED BY ROADWAY
3.	LIVE OAK	7" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY BUILDING PAD
4.	POST OAK	16" CALIPER	TO BE REMOVED	14' HEIGHT	REMOVED BY BUILDING PAD
5.	POST OAK	16" CALIPER	TO BE REMOVED	14' HEIGHT	REMOVED BY BUILDING PAD
6.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
7.	HACKBERRY	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
8.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY BUILDING PAD
9.	LIVE OAK	6" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
10.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
11.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
12.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
13.	LIVE OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
14.	LIVE OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY BUILDING PAD
15.	LIVE OAK	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY BUILDING PAD
16.	LIVE OAK	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
17.	LIVE OAK	9" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY GRADING
18.	POST OAK	7" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
19.	LIVE OAK	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY ROADWAY
20.	LIVE OAK	9" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY ROADWAY
21.	LIVE OAK	18" CALIPER	TO BE REMOVED	16' HEIGHT	REMOVED BY GRADING
22.	LIVE OAK	24" CALIPER	TO BE REMOVED	24' HEIGHT	REMOVED BY BUILDING PAD
23.	LIVE OAK	18" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY ROADWAY
24.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
25.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
26.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
27.	LIVE OAK	9" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
28.	LIVE OAK	7" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
29.	LIVE OAK	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
30.	ELM	30" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY ROADWAY
31.	EASTERN RED CEDAR	8" CALIPER	TO BE REMOVED	8' HEIGHT	REMOVED BY ROADWAY
32.	ELM	32" CALIPER	TO BE REMOVED	35' HEIGHT	REMOVED BY ROADWAY
33.	ELM	27" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY ROADWAY
34.	PECAN	16" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY GRADING
35.	EASTERN RED CEDAR	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY GRADING
36.	EASTERN RED CEDAR	6" CALIPER	TO REMAIN AND PROTECT	6' HEIGHT	REMOVED BY GRADING
37.	EASTERN RED CEDAR	6" CALIPER	TO REMAIN AND PROTECT	6' HEIGHT	REMOVED BY GRADING
38.	ELM	18" CALIPER	TO BE REMOVED	30' HEIGHT	REMOVED BY GRADING
39.	EASTERN RED CEDAR	6" CALIPER	TO BE REMOVED	10' HEIGHT	REMOVED BY GRADING
40.	PECAN	12" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY BUILDING PAD
41.	PECAN	6" CALIPER	TO BE REMOVED	6' HEIGHT	REMOVED BY BUILDING PAD
42.	ELM	12" CALIPER	TO BE REMOVED	20' HEIGHT	REMOVED BY BUILDING PAD
43.	MESQUITE	10" CALIPER	TO BE REMOVED	12' HEIGHT	REMOVED BY GRADING
44.	ELM	10" CALIPER	TO REMAIN AND PROTECT	23' HEIGHT	REMOVED BY GRADING
45.	ELM	8" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
46.	ELM	14" CALIPER	TO REMAIN AND PROTECT	33' HEIGHT	REMOVED BY GRADING
47.	ELM	8" CALIPER	TO REMAIN AND PROTECT	23' HEIGHT	REMOVED BY GRADING
48.	ELM	16" CALIPER	TO REMAIN AND PROTECT	33' HEIGHT	REMOVED BY GRADING
49.	ELM	8" CALIPER	TO REMAIN AND PROTECT	32' HEIGHT	REMOVED BY GRADING
50.	ELM	10" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
51.	ELM	16" CALIPER	TO REMAIN AND PROTECT	31' HEIGHT	REMOVED BY GRADING
52.	OAK	30" CALIPER	TO REMAIN AND PROTECT	40' HEIGHT	REMOVED BY GRADING
53.	ELM	12" CALIPER	TO REMAIN AND PROTECT	42' HEIGHT	REMOVED BY GRADING
54.	OAK	6" CALIPER	TO REMAIN AND PROTECT	21' HEIGHT	REMOVED BY GRADING
55.	ELM	10" CALIPER	TO REMAIN AND PROTECT	36' HEIGHT	REMOVED BY GRADING
56.	ELM	12" CALIPER	TO REMAIN AND PROTECT	30' HEIGHT	REMOVED BY GRADING

C LEGEND

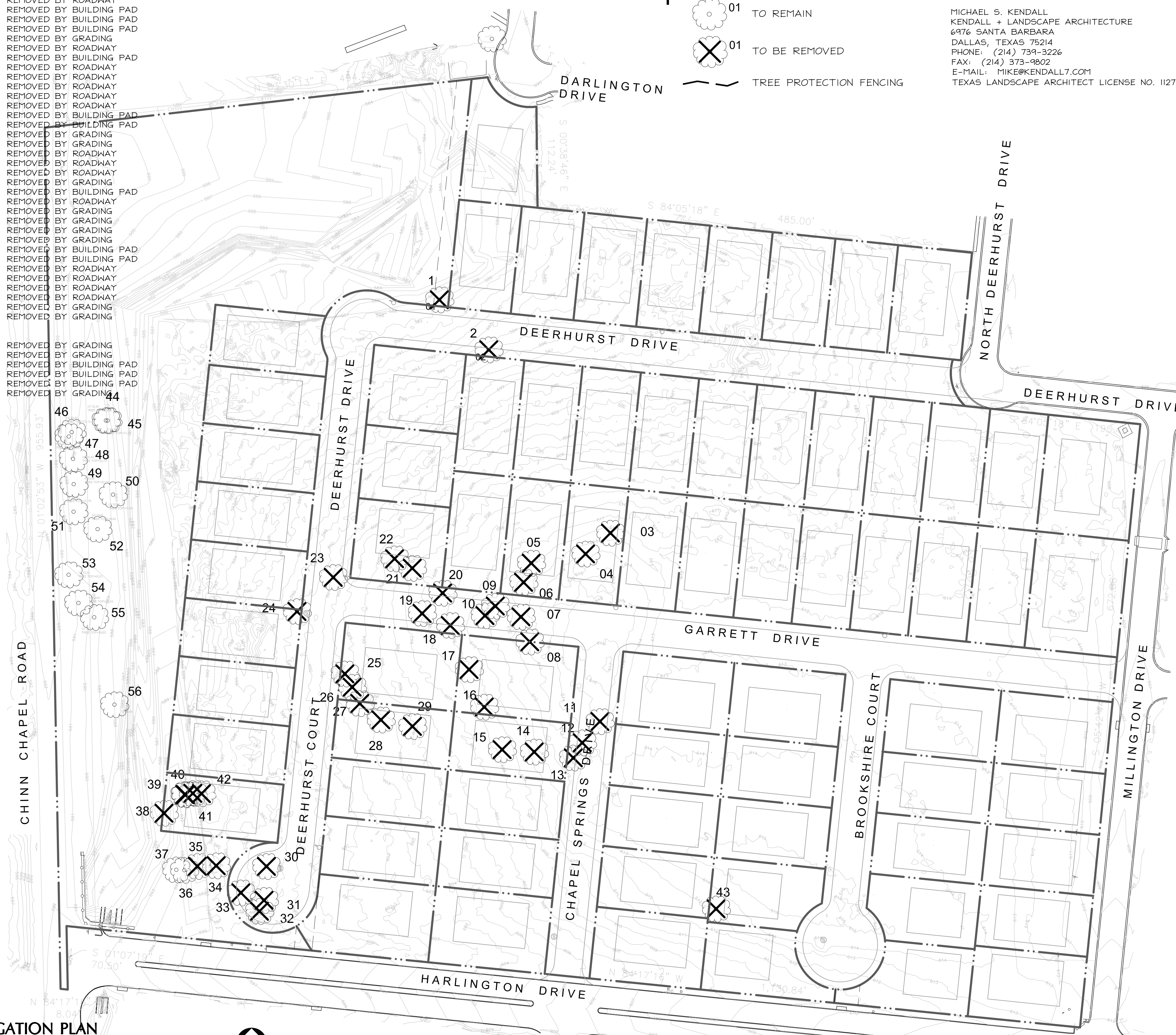


B PREPARATION GENERAL NOTES

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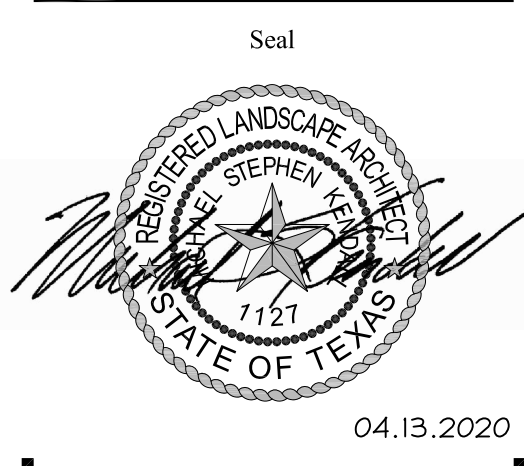


RESERVE AT
CHAPEL HILL
 2601 HARLINGTON DRIVE
 HIGHLAND VILLAGE, TEXAS



A FINAL TREE MITIGATION PLAN

scale: 1" = 60'-0"



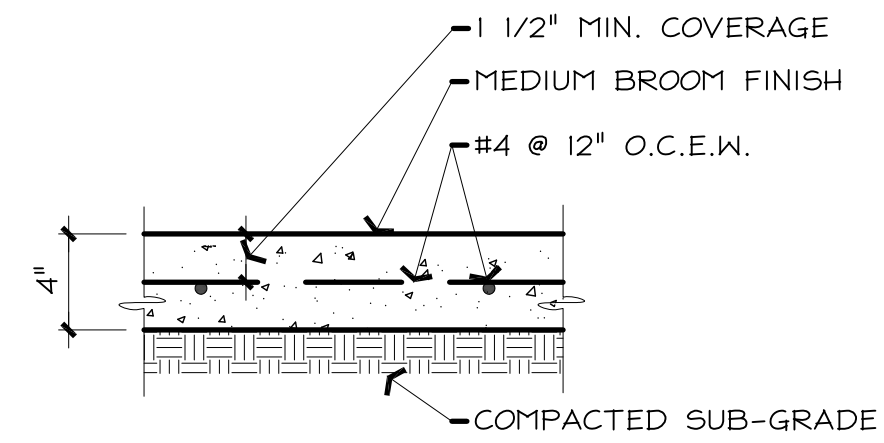
Revisions

REVISION. 1	03.11.2020
REVISION. 2	03.18.2020
REVISION. 3	04.13.2020

Issue Date
 21 January 2020

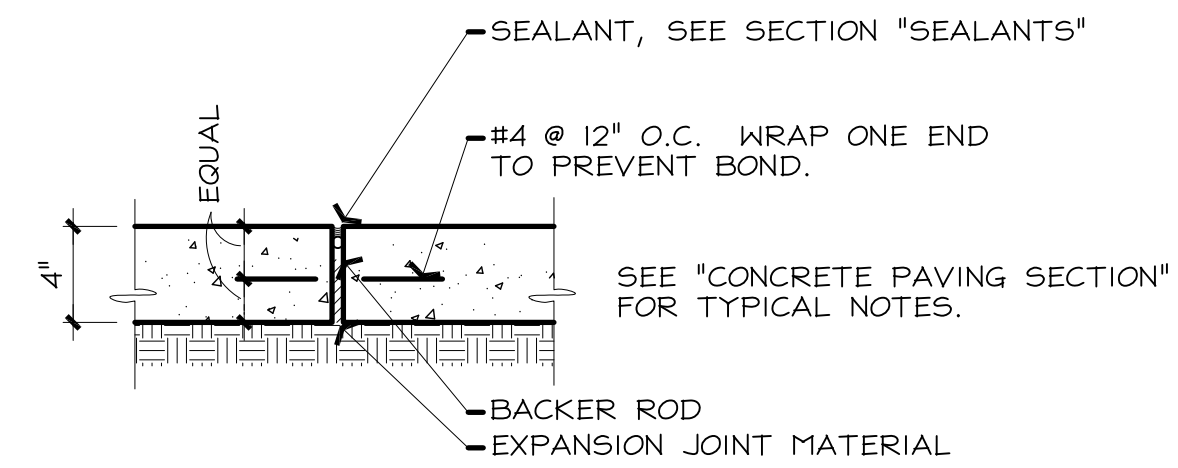
Sheet Name
 FINAL TREE MITIGATION PLAN

Sheet Number
 L11



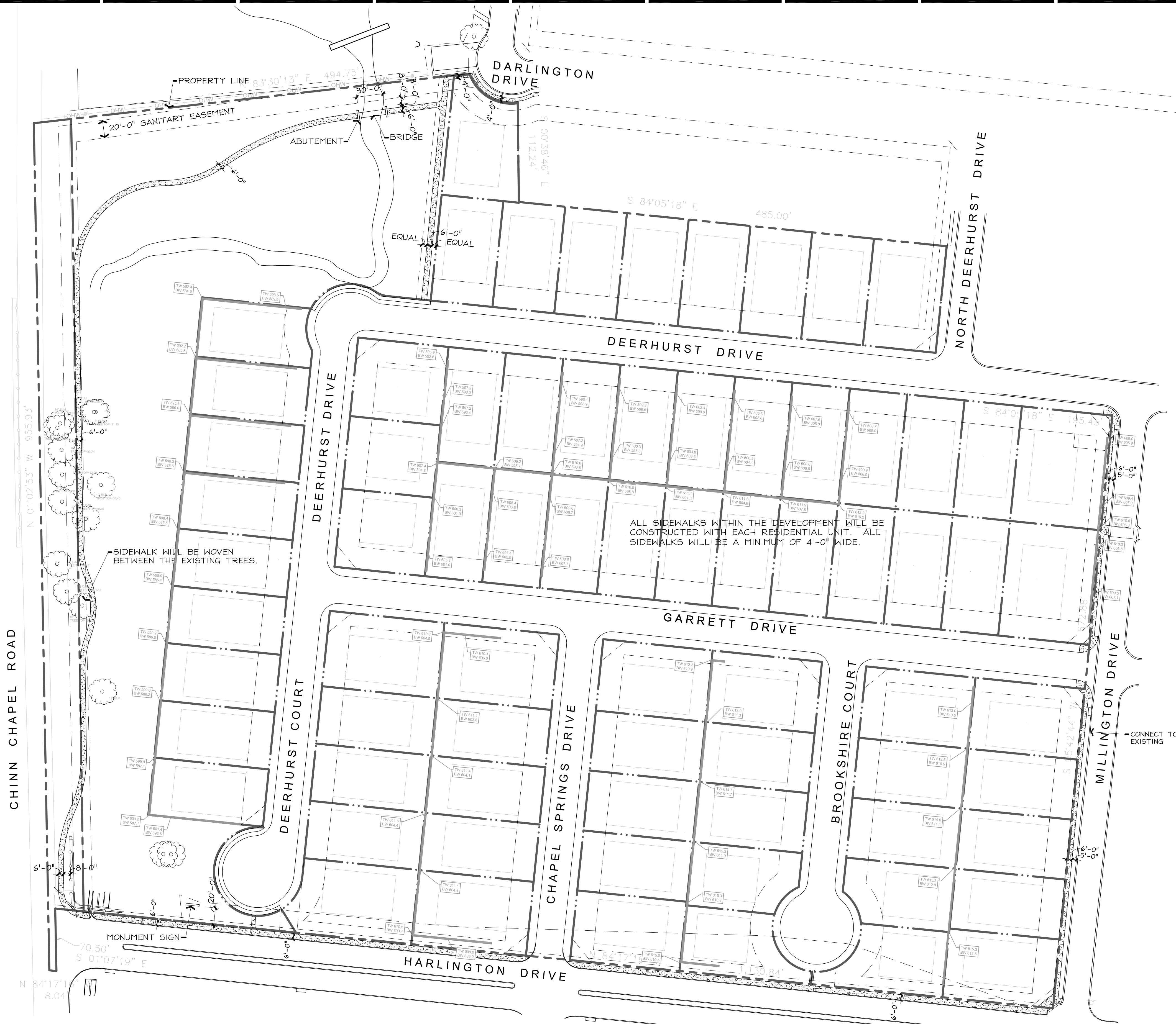
B CONCRETE SIDEWALK PAVING SECTION

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



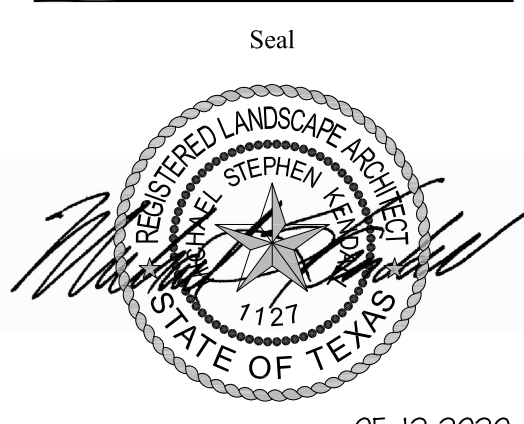
C SIDEWALK EXPANSION JOINT SECTION

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



A SITE PLAN

scale: 1" = 60'-0" 0 30' 60' 120'



05.12.2020

Revisions

REVISION 1	03.11.2020
REVISION 2	03.18.2020
REVISION 3	04.13.2020
REVISION 4	05.12.2020

Issue Date
21 January 2020

Sheet Name
SITE PLAN

Sheet Number
L2.1