

Proposed Development Narrative (Oakbend Park)

The proposed project is for the development of a 3.695 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 147 & J. Armendaris Survey, Abstract No. 28, in the City of Lewisville, Texas, and being Lot 1, Block C, Final Plat of Highpoint at Timber Creek, an addition as recorded in Cabinet M, Page 173 of the plat records of Denton County, Texas on June 10, 1996. The property has never been improved upon and has remained vacant despite road improvements on three of its four sides, substantial development having occurred on all adjacent and surrounding properties with few exceptions, and having been actively marketed for sale by the current ownership from their acquisition of the property on May 28, 1998 (*Denton County Property Tax Records Property ID #186542*), nearly 20 years ago.

The property has been zoned (LI) Light Industrial for as long as zoning has been in place upon this parcel, which is one of the least restrictive commercial zoning categories that exists in the City. Currently, the property is assessed at only \$140,000 (*Denton County Property Tax Records Property ID #186542*), which I believe is a reflection of it's location, current zoning, as well as difficult site topography.

While the extraordinarily difficult site topography presents challenges to the site's development, I believe that the heavily treed natural setting can become a tranquil, unique residential park like amenity unlike anything available in the market. Architecturally speaking, I believe this site can become like the cornerstone which freemasons came to utilize in buildings out of the stone the head mason rejected, symbolizing that the strongest and most beautiful was often that which was rejected.

The site's natural character being the driving force behind this development, I am seeking to establish sort of a conservation district, where the dwellings are situated best to preserve trees, but to open up into a forest like natural setting as well. It is my intention that each cluster of homes will be set in pockets preserving the trees and facing natural open space. Fire and access will be provided off of existing public streets and rear internal private driveways.

In an effort to preserve trees and the existing dramatic topography transition from the fronts of the homes will be accomplished with a combination of both rock retaining wall steps & multi-level cantilevered decks which compliment the site's existing natural features as well. A testament to this is the total lot coverage of 19.5%, below half of the 40% currently allowed under most zoning categories (Reference Sheet CP Concept Plan).

Trash service will be accomplished by a well concealed internally screened dumpster. The HOA will provide individual unit trash collection service as well. Common grounds will be controlled and maintained by an HOA as well as Architectural Standards for deck and façade improvements.

Architecturally, I intend to use natural materials which compliment the natural setting. Homes will be 80% masonry veneer which I intend to use a

white clay acme king size brick broken up with natural cypress wood elements which match screen wall and deck materials as well. The exterior Architectural style is best described as modern with natural material elements (Reference Architectural Plans).

Currently, the site is assessed at \$140,000, surrounded on three sides by public streets and public utilities. By merely adding one public manhole and three public approaches I estimate that the taxable value of the project as currently proposed will be 27 dwellings x \$300,000 = \$8,100,000, an increase of 5,786%.

Though more difficult to define, significant additional value would be attributed to the increased business benefits of those commercial developments within the vicinity.

I seek to create a unique, atypical residential project that turns the difficult topography from a detriment to an amenity. Most new residential developments do not have the luxury of saving trees as new roads and drainage facilities dramatically change the grade resulting in almost complete tree loss. This proposed development seeks to preserve as much of the natural setting as possible and turn it into a unique advantage not typically found in new housing. The end result would be a unique natural setting offering.

I have spent a great deal of time studying how best to approach this development navigating City Ordinances and adhering to them as best I can, worked with staff diligently to arrive at the current concept, and setting the stage for a unique, tranquil, highly marketable living option. After a great deal of study, I have decided to propose it as a detached single-family product utilizing the flexibility of MU zoning to best achieve the realization of this unique and exciting project. Given the topographic and access constraints the site presents, MU zoning backed with detailed concept plans best accommodates the successful development of the proposed for sale project as envisioned. Due to mortgage underwriting standards detached condominium for sale properties are treated the same as single-family residences by Freddie Mac, Fannie May, and FHA. Treating the site as common area will allow for uniform maintenance and adherence to architectural design standards.

The for sale residences are designed to front either Rockbrook Drive or open natural spaces internal to the development. The open space will also contain a guest parking court for the residents guests and usage.

I hope you will see the potential in this approach to the site as much as I do. Thank you for your consideration.

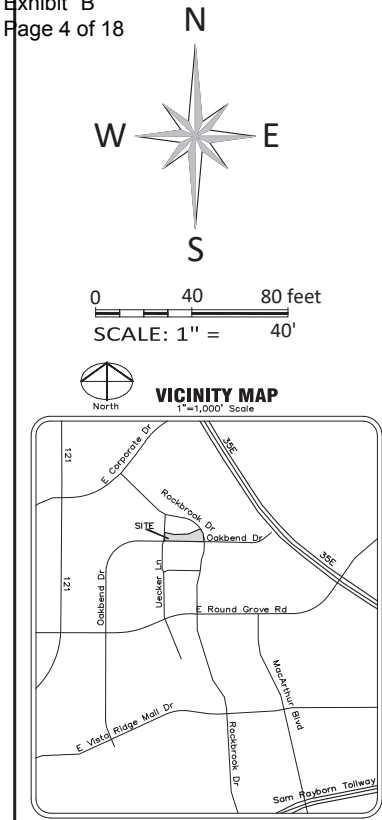
I have provided copies of architectural inspiration that I have relied upon in the conceptualization of this development.

Respectfully,

Jason Rose

Sloped Site Housing Concepts





STATE OF TEXAS
COUNTY OF _____

LIST: ALL VARIANCES REQUESTED

- Waive the requirement to construct a right turn-lane at the intersection of Rockbrook and Oakbend.
- Waive the requirement to convey the existing drainage ditches with less than 200 cfs in a closed system.
- No screening walls to be provided. Screening fence to be provided per sheet AF-Screening Fence Detail.
- Requesting variance for 10ft street landscape buffer due to existing utility easements. Trees will be planted internally to meet the street landscape buffer requirement.

Recommended for Approval

Chairman, Planning & Zoning Commission
City of Lewisville, Texas

Approved for Preparation of Final Plat

Mayor, City of Lewisville, Texas

SURVEYOR'S AFFIRMATION:

I, Dustin D. Davison, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of land, and the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the platting rules and regulations of the City Plan Commission of the City of Lewisville, Texas.

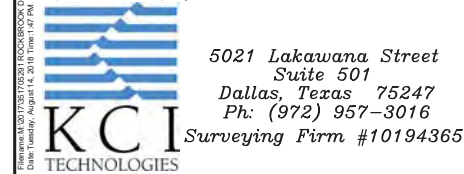
"PRELIMINARY, THIS DOCUMENT SHALL
NOT BE RECORDED FOR ANY PURPOSE."

Dustin D. Davison
Registered Professional Land Surveyor No. 6451

Basis of Bearings: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 (TXNG 4202), NORTH AMERICAN DATUM 1983 (NAD83). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000150630 TO THE STATE PLANE COORDINATES.

Park fees to be paid at time of building permit.

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48121C0565 G, dated April 18, 2011. Property is in zone X.



OWNER'S CERTIFICATION OF DEDICATION:

Now therefore, know all men by these presents:

That PAUL C. GUZIK, the undersigned authority, does hereby adopt this plat designating the herein above described property as OAKBEND ESTATES ADDITION, Lot 1, Block A, an addition to the City of Lewisville, Denton County, Texas and does hereby dedicate to the public use forever the street and easement strips shown on the plat for mutual use and accommodation of the City of Lewisville and all Public Utilities desiring to use, or using the same. No buildings, fences, shrubs, trees, signs, or other improvements shall be constructed or placed upon, over, or across the street and easement strips on said plat. The City of Lewisville and any Public Utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growth which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easement strips, and the City of Lewisville and any Public Utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of five (5) foot radius from the center point of all fire hydrants and five (5) foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes, street lights) is hereby granted to the City of Lewisville for the purpose of constructing, reconstructing, inspecting and maintaining the above name appurtenances.

We do further dedicate, subject to the exceptions and reservation set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

STATE OF TEXAS §
COUNTY OF _____ §

Before me, the undersigned authority, on this day personally appeared _____ known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this the _____ day of _____ 2018.

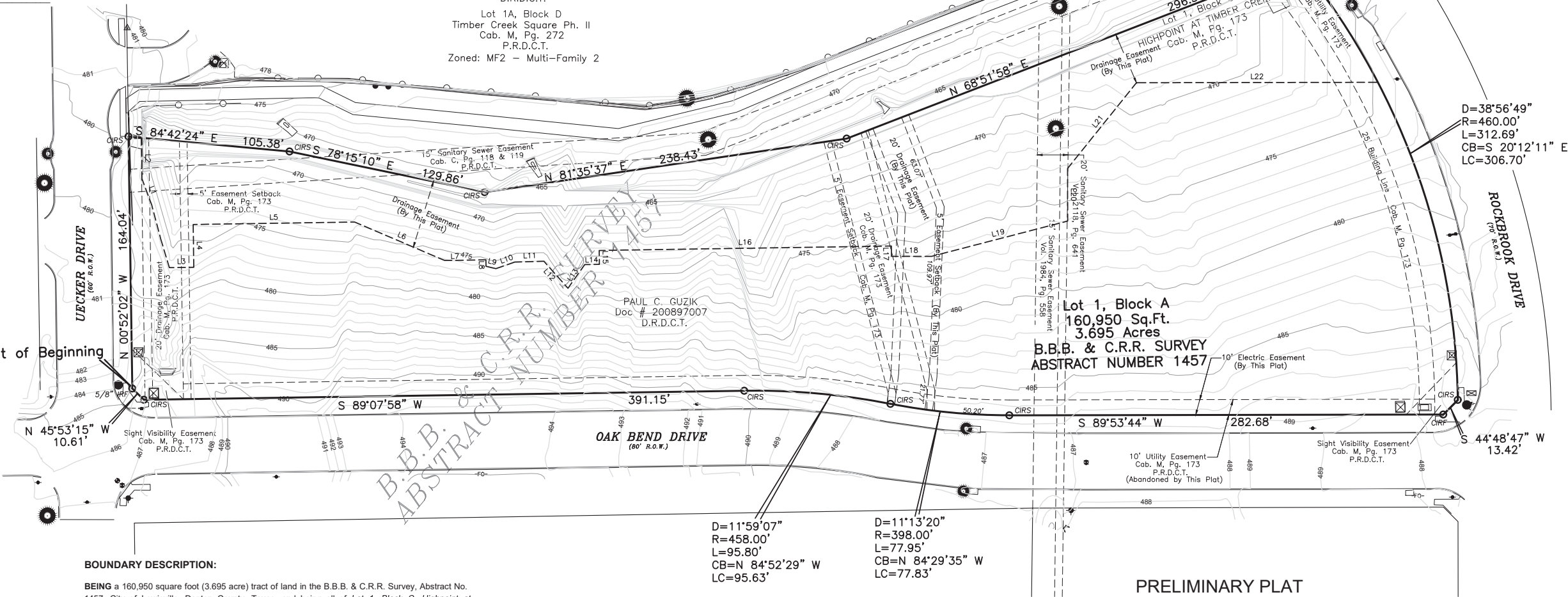
Notary Public in and for the State of Texas

ARAGON 2011/ROCKBROOK CREEK, LLC
Doc # 2011119812
D.R.D.C.T.

Lot 1A, Block D
Timber Creek Square Ph. II
Cab. M, Pg. 272
P.R.D.C.T.

Zoned: MF2 - Multi-Family 2

LINE	BEARING	DISTANCE
L1	N 20°28'48" W	18.29'
L2	N 00°00'00" W	26.62'
L3	S 89°09'52" W	15.93'
L4	S 00°50'08" E	27.87'
L5	N 89°07'59" E	105.24'
L6	N 66°52'15" W	63.73'
L7	S 89°07'59" W	26.88'
L8	N 01°21'24" W	4.16'
L9	S 76°22'19" E	6.63'
L10	N 70°39'23" E	13.01'
L11	S 88°31'55" W	19.01'
L12	N 41°37'25" W	23.53'
L13	S 35°19'00" W	18.93'
L14	N 89°09'52" E	9.58'
L15	N 00°50'08" W	9.04'
L16	S 89°07'59" W	190.36'
L17	N 00°53'24" W	6.69'
L18	N 90°00'00" E	26.18'
L19	S 75°28'27" W	91.52'
L20	N 00°06'14" W	34.24'
L21	S 38°48'21" W	71.63'
L22	N 89°53'46" E	157.28'



BOUNDARY DESCRIPTION:

BEING a 160,950 square foot (3.695 acre) tract of land in the B.B.B. & C.R.R. Survey, Abstract No. 1457, City of Lewisville, Denton County, Texas, and being all of Lot 1, Block C, Highpoint at Timber Creek Addition, an Addition to the City of Lewisville, recorded in Cabinet M, Page 173, Plat Records, Denton County, Texas, same being all of that certain tract of land described in deed to Paul C. Guzik, recorded in Instrument No. 200897007, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found at the northerly end of a corner clip at the intersection of the north line of Oak Bend Drive (80' R.O.W.) with the east line of Uecker Drive (60' R.O.W.);

THENCE N 00°52'02" W, along said east line, for a distance of 164.04 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for the southwest corner of Lot 1A, Block D, Timber Creek Square Ph. II, an addition to the City of Lewisville, recorded in Cabinet M, Page 272, Plat Records, Denton County, Texas;

THENCE along the south line of said addition, same being the north line of the aforementioned Lot 1, Block C, Highpoint at Timber Creek Addition, the following courses and distances:

S 84°42'24" E, for a distance of 105.38 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

S 78°15'10" E, for a distance of 129.86 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

N 81°35'37" E, for a distance of 238.43 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

N 68°51'58" E, for a distance of 296.32 feet to an "X" cut in concrete set for corner;

N 55°35'39" E, for a distance of 19.17 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner in the westerly line of Rockbrook Drive (70' R.O.W.), same being the southeast corner of said Lot 1A, Block D, same further being the beginning of a curve to the right, having a radius of 460.00 feet and a chord which bears S 20°12'11" E, for 306.70 feet;

THENCE southeasterly, along said curve to the right, through a central angle of 38°56'49", for an arc distance of 312.69 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the north end of a corner clip at the intersection of said westerly line with the aforementioned north line of Oak Bend Drive;

THENCE S 44°48'47" W, along said corner clip, for a distance of 13.42 feet to a capped iron rod found for corner in the north line of said Oak Bend Drive;

THENCE along said north line the following courses and distances:

S 89°53'44" W, for a distance of 282.68 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the beginning of a curve to the right, having a radius of 398.00 feet and a chord which bears N 84°29'35" W, for 77.83 feet;

Along said curve to the right, through a central angle of 11°13'20", for an arc distance of 77.95 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the beginning of a reverse curve to the left, having a radius of 458.00 feet and a chord which bears N 84°52'29" W, for 95.63 feet;

Along said curve to the left, through a central angle of 11°59'07", for an arc distance of 95.80 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner;

S 89°07'58" W, for a distance of 391.15 feet to a 1/2" iron rod with blue plastic cap stamped, "KCI 10194365" set for corner at the southeasterly end of the aforementioned corner clip at the intersection of the north line of Oak Bend Drive with the east line of Uecker Drive;

THENCE N 45°53'15" W, along said corner clip, for a distance of 10.61 feet to the POINT OF BEGINING and containing 160,950 square feet or 3.695 acres of land, more or less.

SURVEYOR:

KCI Technologies Inc.
5021 Lakawana Street, Suite 501
Dallas, Texas 75247
Contact: Dustin D. Davison, RPLS
214-317-0685
dustin.davison@kci.com

Site Summary:

- # of Condo Units: 27
- Minimum Unit Size: 1,800 Sq. Ft.
- Density Per Acre: 7.31 Units/Acre
- Acreage: 3.695

PRELIMINARY PLAT

OAKBEND ESTATES ADDITION

LOT 1, BLOCK A

3.695 ACRE

MIXED USE (Pending Zoning Approval)

BEING A REPLAT OF

HIGHPOINT AT TIMBER CREEK ADDITION

LOT 1, BLOCK C

CABINET M, PAGE 173

OUT OF THE BUFFALO BAYOU BRAZOS & COLORADO RAILWAY SURVEY,

ABSTRACT NO. 1457

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DEVELOPER:

ROCKBROOK DEVELOPMENT LLC
410 Spinnaker
Lewisville, TX 75028
Contact: Jason Rose
214-454-7895
jason@jrosearchitect.com

ENGINEER:

ORACLE ENGINEERING
2204 Green Hill Dr
McKinney TX 75070
Contact: Matt Kostial, PE
214-226-5325
mattkostial@sbcglobal.net

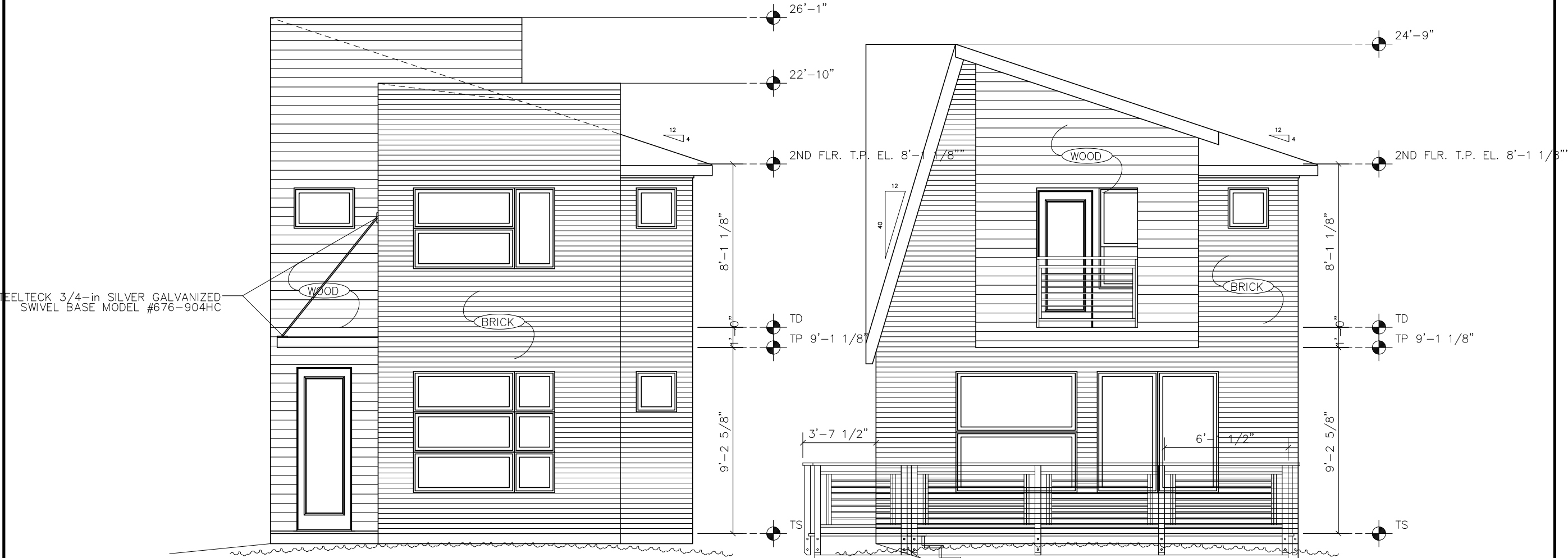
OWNER:

PAUL C. GUZIK
826 Office Park Circle, Suite 101
Lewisville, TX 75057
Denton County

SHEET 1 OF 1

FILED _____ DOC.# _____ P.R.D.C.T.

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01 FRONT ELEVATION (FACING ROCKBROOK)

SCALE 3/8"=1'-0"

MASONRY CALCS.	
BRICK	249 SQFT
WOOD	132 SQFT

01 FRONT ELEVATION (FACING OPEN AREAS)

SCALE 3/8"=1'-0"

MASONRY CALCS.	
BRICK	197 SQFT
WOOD	100 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

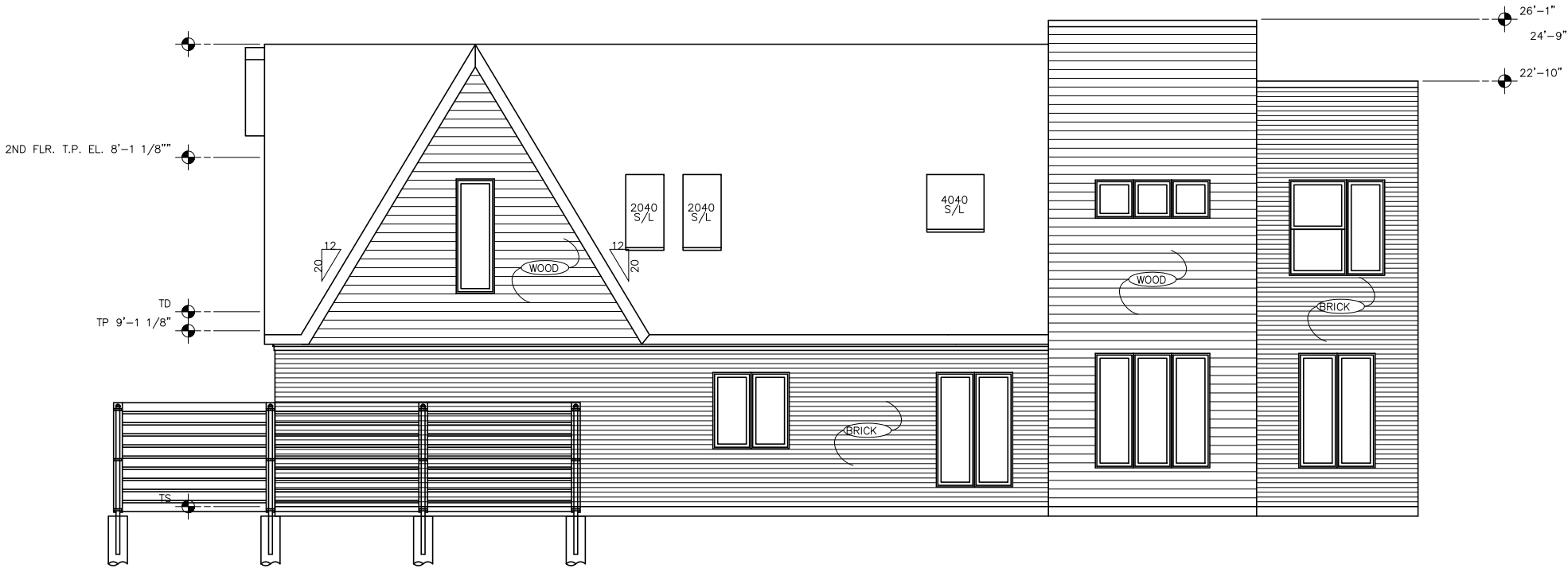
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APPROVAL

JR ROSE
ARCHITECTURE
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SHEET
A1

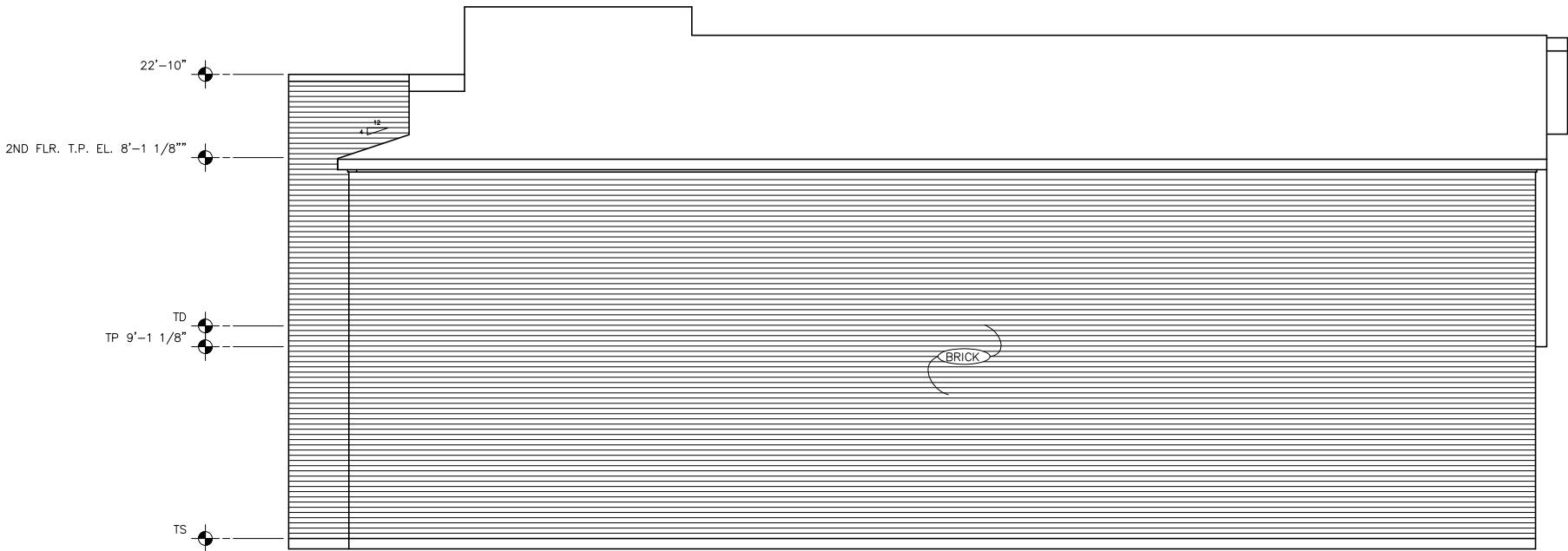
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01 SIDE ELEVATION (FACING OAKBEND)

SCALE 1/4"=1'-0"

MASONRY CALCS.	
BRICK	283 SQFT
WOOD	248 SQFT



02 RIGHT SIDE ELEVATION (HOMES FACING ROCKBROOK)

SCALE 1/8"=1'-0"

MASONRY CALCS.	
BRICK	1,077 SQFT
WOOD	0 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

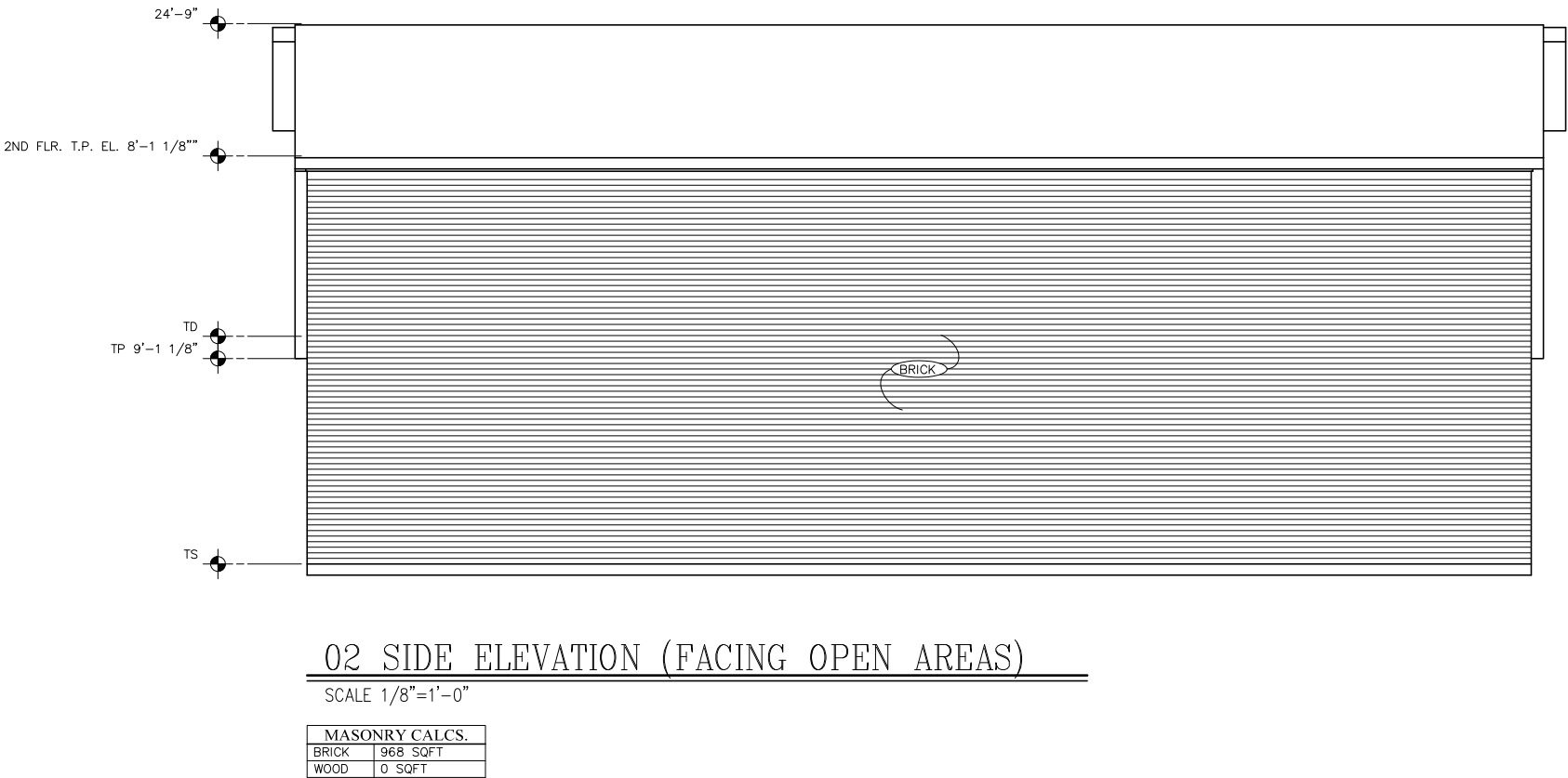
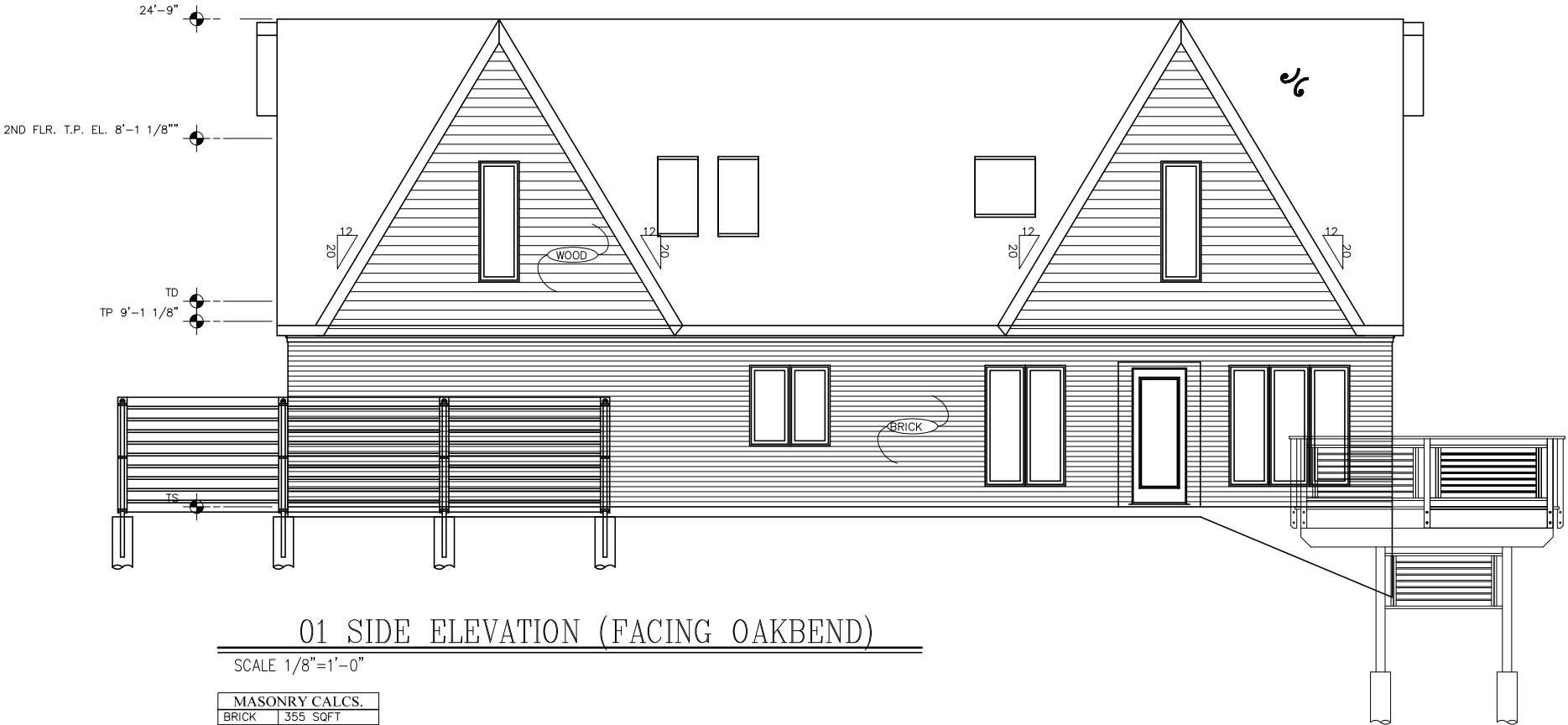
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Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Lewisville, Texas
Oakbend Park Addition

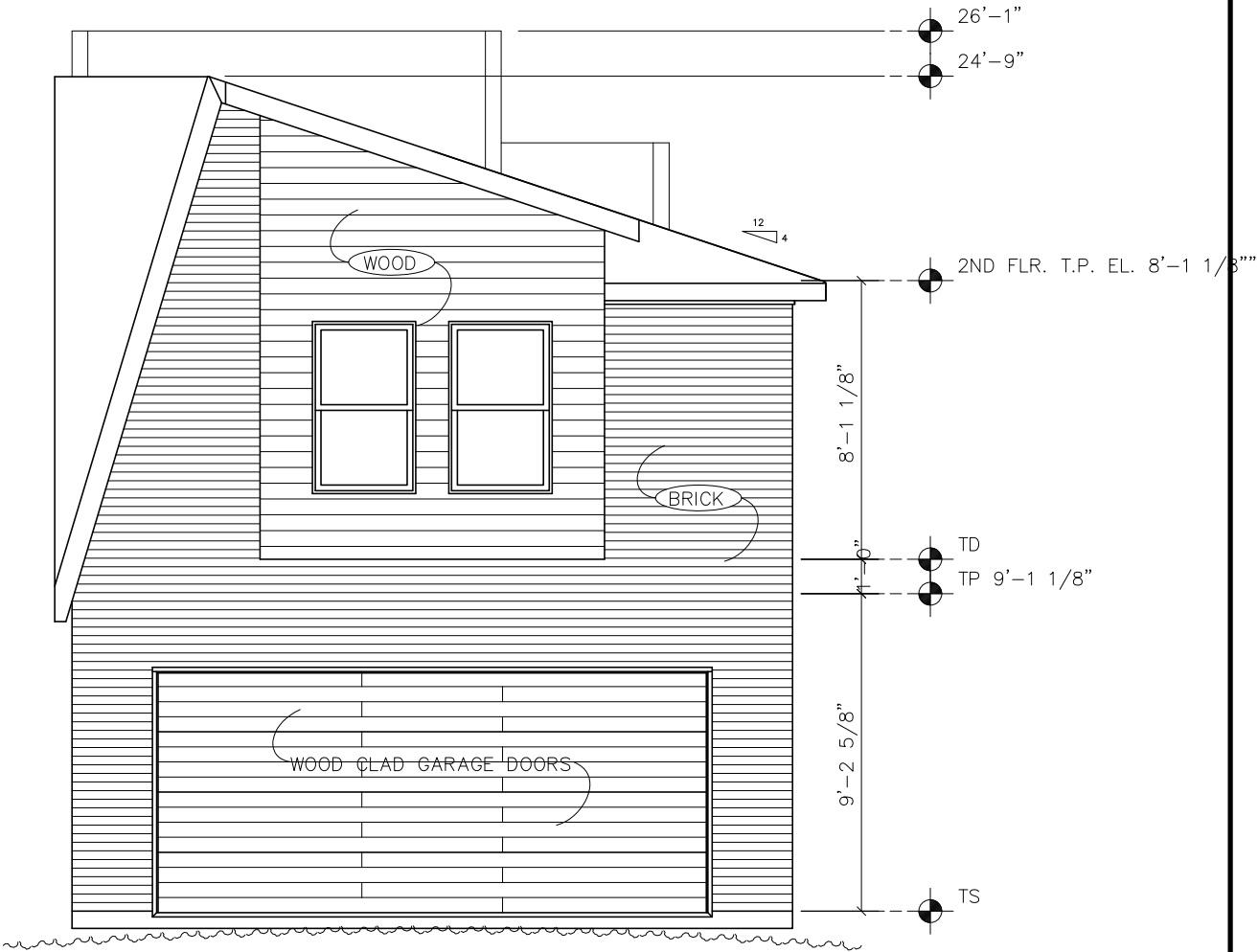
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RCHITECTURE A
OSER JR

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01 REAR ELEVATION (FACING COMMON DRIVES)

SCALE 3/8"=1'-0"

MASONRY CALCS.	
BRICK	183 SQFT
WOOD	82 SQFT

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:

Notes:

Oakbend Park Addition
Lewisville, Texas

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A4

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MASONRY CALCS. (FACING ROCKBROOK)		
FRONT ELEVATION		
BRICK	249 SQFT	65%
WOOD	132 SQFT	35%
LEFT SIDE ELEVATION		
BRICK	283 SQFT	53%
WOOD	248 SQFT	47%
RIGHT SIDE ELEVATION		
BRICK	1,077 SQFT	100%
WOOD	0 SQFT	0%
REAR ELEVATION		
BRICK	183 SQFT	69%
WOOD	82 SQFT	31%
OVERALL		
BRICK	1,792 SQFT	80%
WOOD	462 SQFT	20%

MASONRY CALCS. (FACING OAKBEND)		
FRONT ELEVATION		
BRICK	197 SQFT	66%
WOOD	100 SQFT	34%
LEFT SIDE ELEVATION		
BRICK	355 SQFT	71%
WOOD	243 SQFT	29%
RIGHT SIDE ELEVATION		
BRICK	968 SQFT	100%
WOOD	0 SQFT	0%
REAR ELEVATION		
BRICK	183 SQFT	69%
WOOD	82 SQFT	31%
OVERALL		
BRICK	1,703 SQFT	80%
WOOD	425 SQFT	20%

Drawn By:
Jason R. Rose
Preparation Date:
January 28, 2018
Revisions:
May 14, 2018

Notes:

Oakbend Park Addition
Lewisville, Texas

PRELIMINARY

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SHEET
A1



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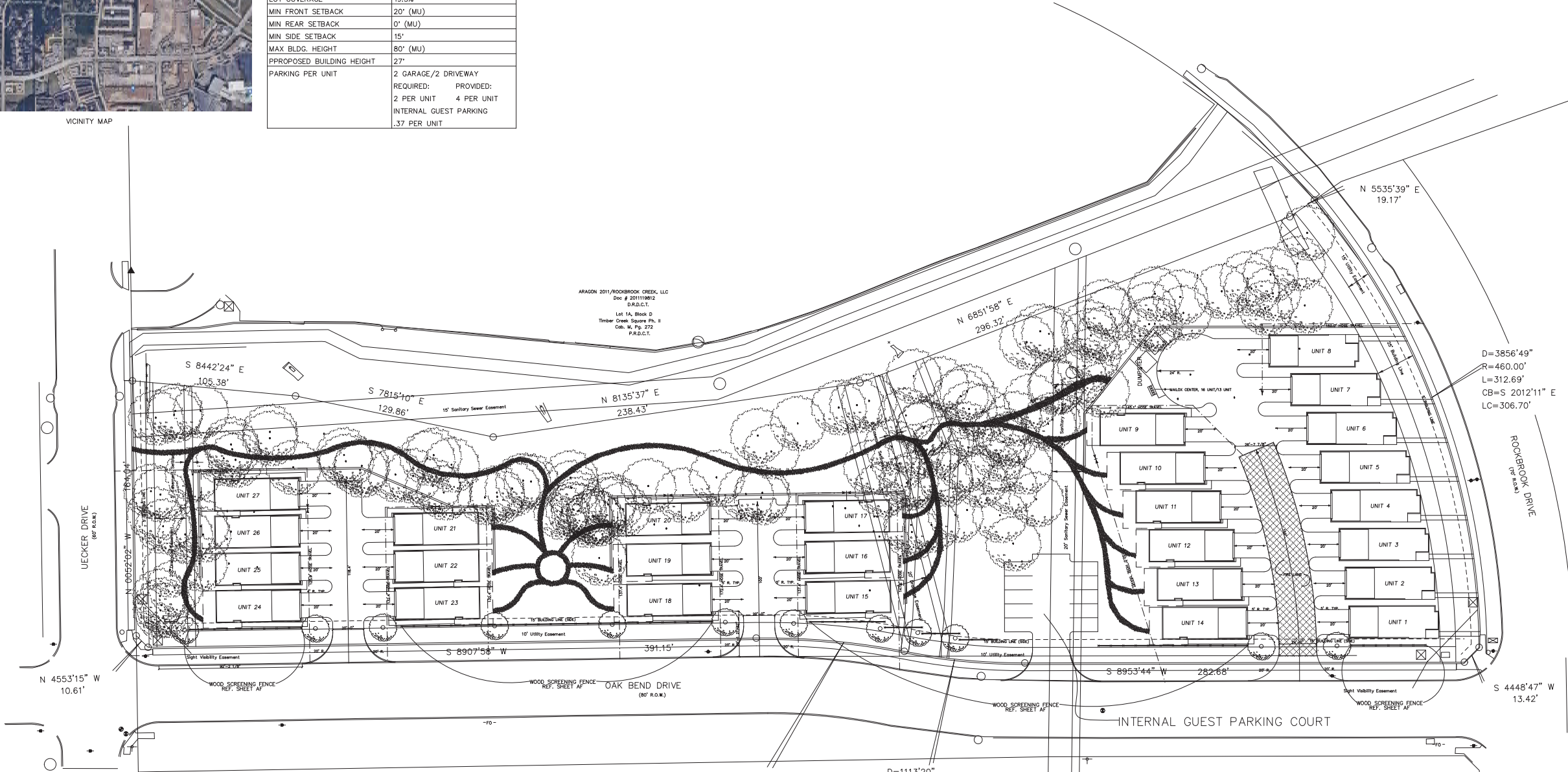


VICINITY MAP

SITE DATA TABLE		
SUMMARIES		
PROPOSED ZONING	MU	
PROPOSED USE	FOR SALE CONDOMINIUMS	
TOTAL SITE	160,950 SQFT	3.695 ACRES
TOTAL NUMBER OF UNITS	27	
MIN UNIT SIZE	1,800 SQFT	
UNITS FACING ROCKBROOK	1,800 AC SQFT MIN	
INTERIOR UNITS	1,800 AC SQFT MIN.	
PROPOSED DENSITY	7.3 Units/Acre	
GROSS BUILDING AREA	31,408 SQFT	
MASONRY PERCENTAGE	80% (BRICK VENEER)	
LOT COVERAGE	19.5%	
MIN FRONT SETBACK	20' (MU)	
MIN REAR SETBACK	0' (MU)	
MIN SIDE SETBACK	15'	
MAX BLDG. HEIGHT	80' (MU)	
PROPOSED BUILDING HEIGHT	27'	
PARKING PER UNIT	2 GARAGE/2 DRIVEWAY	
	REQUIRED:	PROVIDED:
	2 PER UNIT	4 PER UNIT
	INTERNAL GUEST PARKING	
	.37 PER UNIT	

NOTES

1. AN HOA SHALL BE ESTABLISHED TO PROVIDE FOR THE MAINTENANCE OF THE SITE.
2. HOA SHALL PROVIDE TRASH SERVICE PICK UP FOR THE RESIDENTS.
3. HOA SHALL BE RESPONSIBLE FOR RETAINING WALL MAINTENANCE.
4. SIDEWALK SHALL MEET ADA STANDARDS.
5. HOMES WILL TRANSITION TO THE COMMON AREA HOA MAINTAINED GREENSPACE VIA DECK/PATHS
6. THE HOA SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY PAVEMENT, PARKING AREA, OR AMENITY DAMAGED BY THE CITY OF LEWISVILLE OR THEIR CONTRACTOR DUE TO MAINTENANCE OR REPAIRS TO THE CITY MAINTAINED STORM, WATER, SANITARY SEWER, OR OTHER PUBLIC INFRASTRUCTURE IN HOA MAINTAINED LOTS.



01 CONCEPT PLAN

SCALE 1"=40'-0"

Drawn By:
Jason R. Rose
Preparation Date:
August 15, 2018
Revisions:

Notes:

OAKBEND DRIVE
LEWISVILLE TEXAS

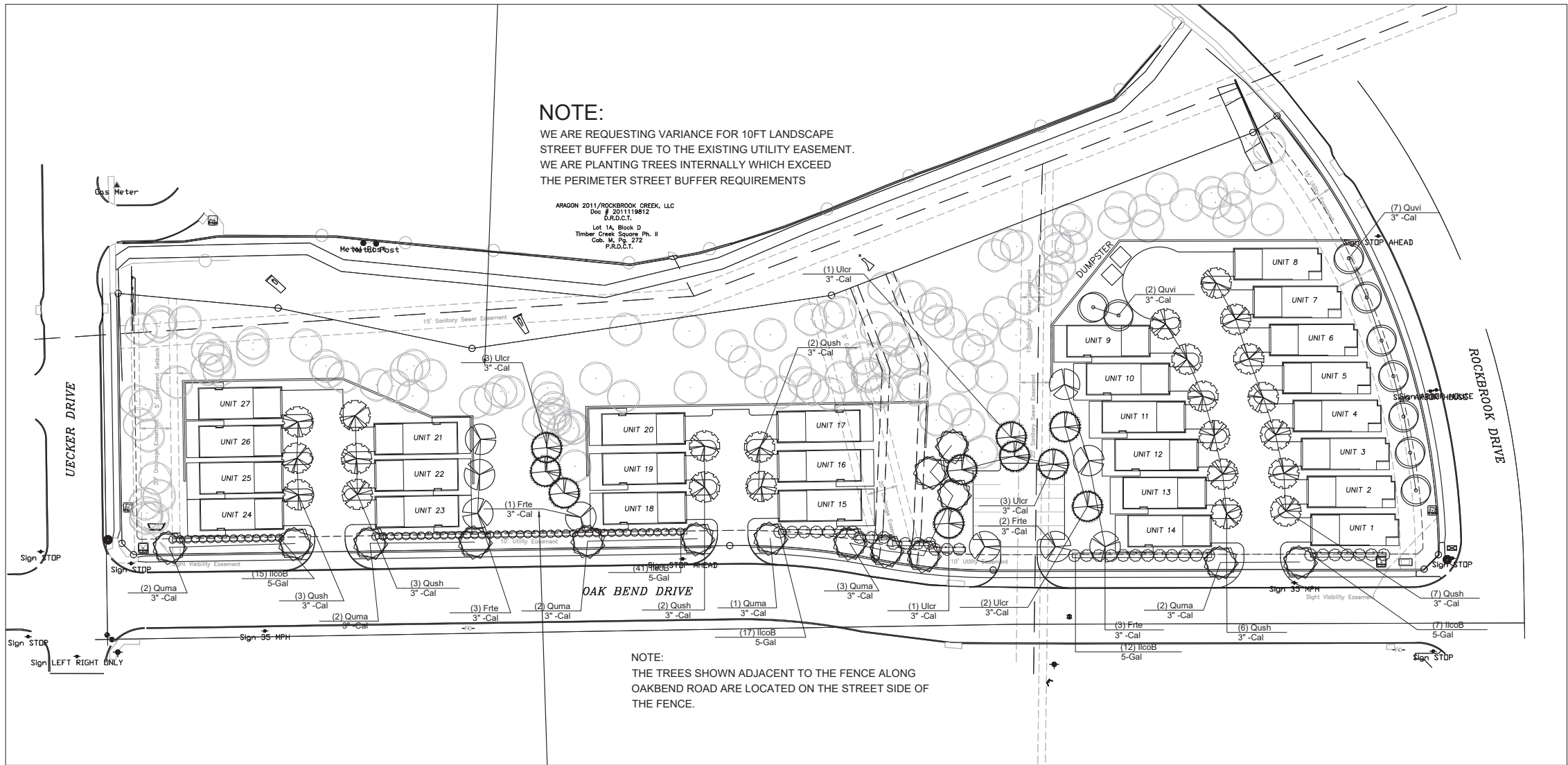


8/15/2018

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SHEET
CP

REF SHEET L-2 FOR TREE SURVEY CHART



PLANT LIST						
Symbol	Quantity	Code	Name	Scientific Name	Common Name	Planting Size
	9	Frte		Fraxinus texensis	Texas ash	3"—Cal
	15	Quma		Quercus macrocarpa	Bur oak	3"—Cal
	10	Ultr		Ulmus crassifolia	Cedar elm	3"—Cal
	9	Quvi		Quercus virginiana	Southern live oak	3"—Cal
	92	IlcoB		Ilex cornuta 'Burfordii'	Burford holly	5—Gal
	23	Qush		Quercus shumardii	Shumard oak	3"—Cal
				Existing Tree		

LEWISVILLE LANDSCAPE ORDINANCE

– MINIMUM 10 FT. LANDSCAPE STRIP PROVIDED ALONG ROW.
– REQUIRED LANDSCAPE STRIP ROW = 13,090 SF. 13,090/500 = 27 (2.5") SHADE TREES REQUIRED. 61 (3") TREES PROVIDED.

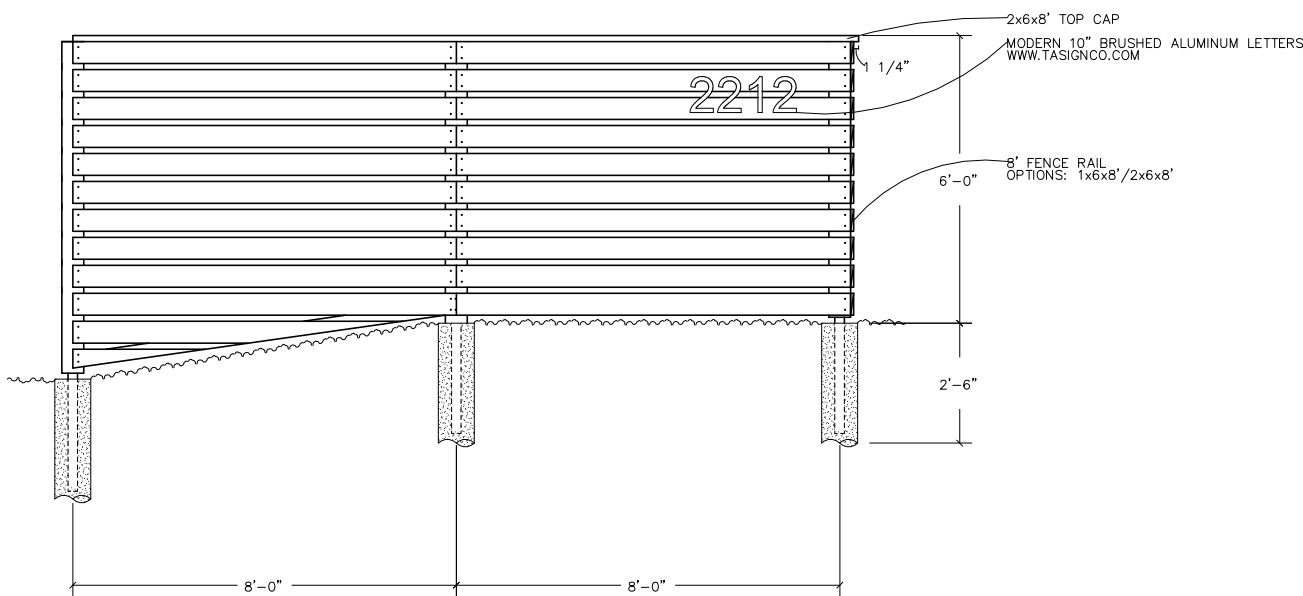


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REVISION		DESCRIPTION		DATE		
CONCEPT LANDSCAPE PLAN OAKBEND AND ROCKBROOK Oakbend Estates Addition Lot 1 3.69 Acres, Zoned Multi-Family City of Lewisville, Texas						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		02/18	1"=40' at 22x34	-	-	L3

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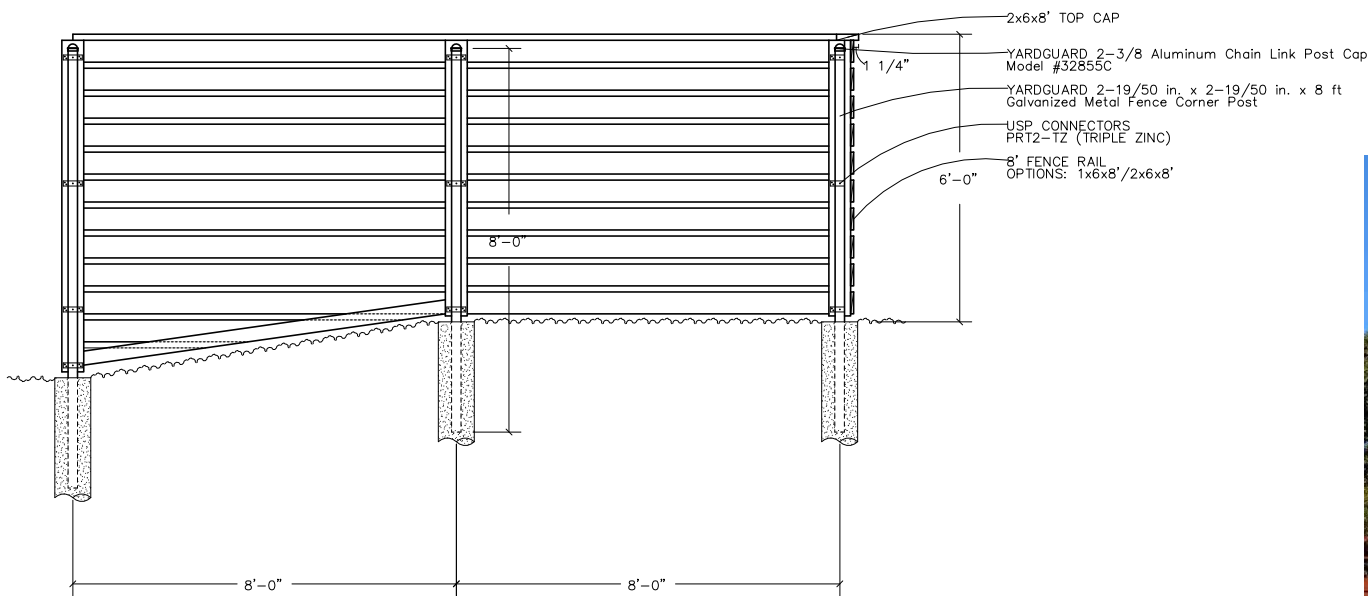
01 FENCE ELEVATION (RAIL SIDE)
SCALE: 1/2" = 1'-0"

REFERENCE ARCHITECTURAL SITE PLAN
FOR SCREENING FENCE LOCATIONS



02 FENCE PLAN
SCALE: 1/2" = 1'-0"

04 POST CONNECTION DETAIL
SCALE: 1" = 1'-0"



03 FENCE ELEVATION (POST SIDE)
SCALE: 1/2" = 1'-0"

REFERENCE ARCHITECTURAL SITE PLAN
FOR SCREENING FENCE LOCATIONS



Drawn By:
Jason R. Rose
Preparation Date:
February 3, 2018
Revisions:

Notes:

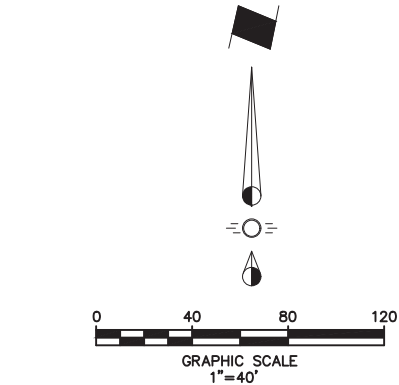
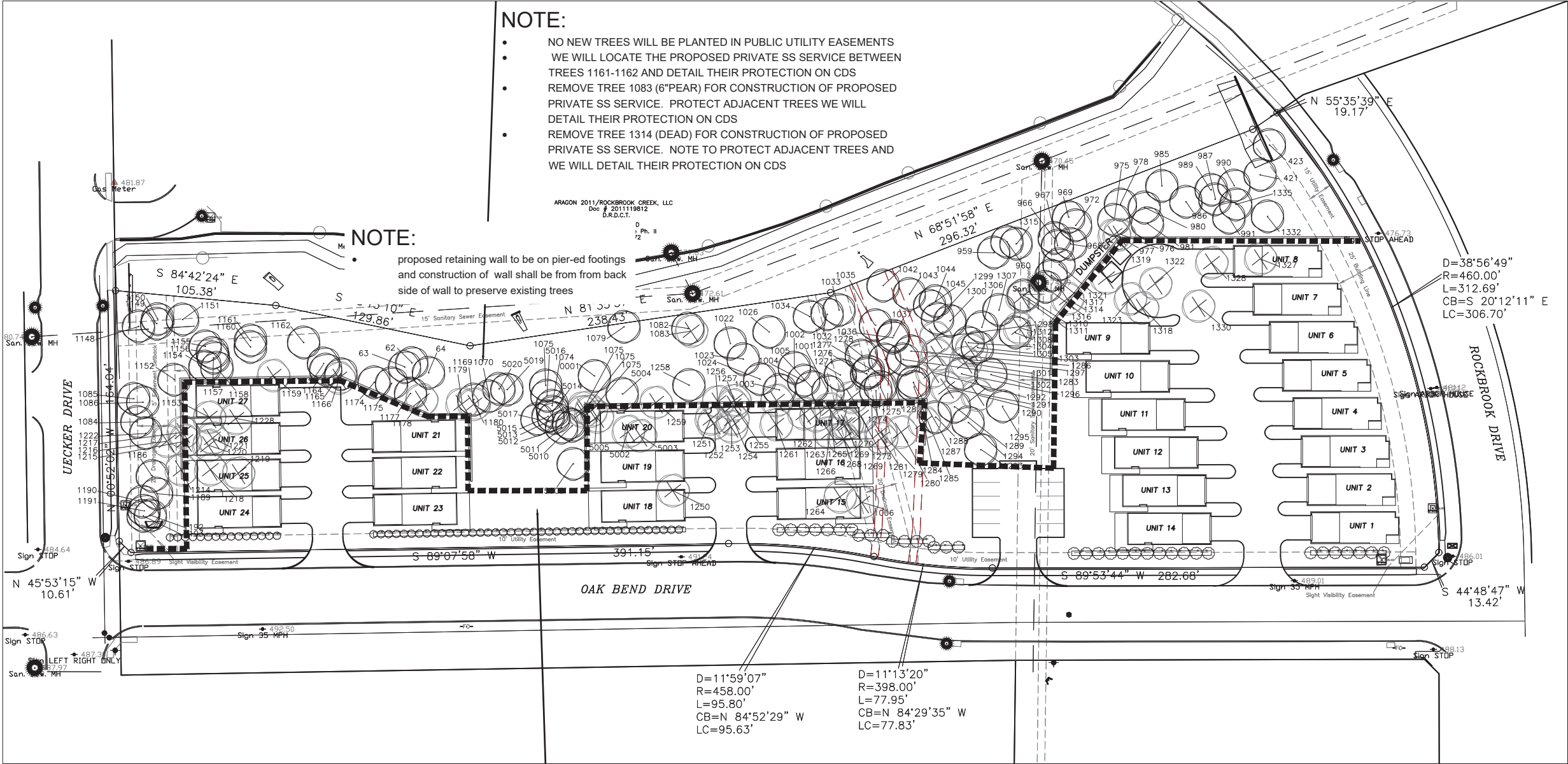
OAKBEND PARK
LEWISVILLE, TEXAS



2-3-2018

JR ROSE
ARCHITECTURE
(214) 454-7895 Tel. (972) 420-0324 Fax

SHEET
AF



REF SHEET L-2 FOR TREE SURVEY CHART



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REVISION						
DESCRIPTION						
DATE						
TREE PRESERVATION PLAN						
OAKBEND AND ROCKBROOK						
Oakbend Estates Addition						
Lot 1						
3.69 Acres, Zoned Multi-Family						
City of Lewisville, Texas						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		02/18	1"=40' at 22x34	-	-	L1

TREE SURVEY				
	DBH	Species	Status	Comment
1	10	Post Oak	Preserve	
2	12	Ash	Remove	Mitigate
3	14	Ash	Preserve	
4			Preserve	
62	16	Elm	Preserve	
63	16	Elm	Preserve	
64	20	Elm	Preserve	
421	8	Bois D Arc	Preserve	Exempt
423	8	Bois D Arc	Preserve	Exempt
924	12	Pear	Off Site	Exempt
925	6	Pear	Off Site	Exempt
926	6	Pear	Off Site	Exempt
959	8	Bois D Arc	Preserve	Exempt
960	6	Cedar	Preserve	Exempt
966	6	Cedar	Preserve	Exempt
967	6	Cedar	Preserve	Exempt
968	6	Cedar	Preserve	Exempt
969	6	Cedar	Preserve	Exempt
972	6	Cedar	Preserve	Exempt
975	6	Elm	Remove	Mitigate
976	6	Elm	Remove	Mitigate
977	6	Elm	Preserve	
978	6	Cedar	Preserve	Exempt
979	16	Cottonwood	Off Site	Exempt
980	8	Cedar	Preserve	Exempt
981	8	Elm	Preserve	
985	6	Cedar	Preserve	Exempt
986	16	Elm	Preserve	

Tree Survey				
	DBH	Species	Condition	Comment
987	29	Elm	Preserve	1335
989	6	Cedar	Preserve	Exempt
990	6	Cedar	Preserve	Exempt
991	10	Elm	Preserve	
1001	14	Post Oak	Preserve	
1002	18	Post Oak	Remove	Mitigate
1003	12	Post Oak	Preserve	
1004	10	Post Oak	Preserve	
1005	6	Ash	Preserve	
1006	13	Elm	Remove	Exempt
1022	6	Cedar	Preserve	Exempt
1023	6	Cedar	Preserve	Exempt
1024	20	Red oak	Preserve	
1026	10	Cedar	Preserve	Exempt
1032	6	Cedar	Preserve	Exempt
1033	6	Cedar	Preserve	Exempt
1034	6	Cedar	Preserve	Exempt
1035	6	Cedar	Preserve	Exempt
1036	10	Elm	Preserve	
1037	15	Elm	Preserve	
1042	6	Cottonwood	Preserve	Exempt
1043	6	Cedar	Preserve	Exempt
1044	10	Cottonwood	Preserve	Exempt
1045	12	Cottonwood	Preserve	Exempt
1082	44	Cottonwood	Preserve	Exempt
1083	6	Pear	Remove	Exempt
1084	24	Cottonwood	Preserve	Exempt
1085	8	Cedar	Preserve	Exempt

Tree Survey				
	DBH	Species	Condition	Comment
86	8	Cottonwood	Preserve	Exempt
87	20	Cottonwood	Preserve	Exempt
88	36	Cottonwood	Preserve	Exempt
89	6	Bois D Arc	Preserve	Exempt
90	6	Bois D Arc	Preserve	Exempt
91	9	Box elder	Preserve	Exempt
92	10	Box elder	Preserve	Exempt
93	14	Elm	Remove	Exempt
94	20	Bois D Arc	Preserve	Exempt
95	12	Bois D Arc	Preserve	Exempt
96	12	Hickory	Preserve	
97	18	Hickory	Preserve	
98	16	Hickory	Preserve	
99	16	Hickory	Remove	Mitigate
100	30	Red oak	Preserve	
101	24	Elm	Preserve	
102	14	Elm	Preserve	
103	14	Elm	Preserve	
104	36	Elm	Preserve	
105	10	Elm	Preserve	
106	6	Elm	Remove	Mitigate
107	8	Elm	Preserve	
108	6	Bois D Arc	Preserve	Exempt
109	6	Bois D Arc	Preserve	Exempt
110	8	Bois D Arc	Preserve	Exempt
111	14	Ash	Remove	Dead
112	20	Red oak	Remove	Dead
113	10	Red oak	Remove	Dead

Tree Survey				
	DBH	Species	Condition	Comment
86	18	Elm	Preserve	
89	10	Elm	Preserve	
90	6	Elm	Preserve	
91	13	Willow	Preserve	Exempt
92	14	Willow	Preserve	Exempt
93	36	Willow	Preserve	Exempt
14	12	Chinaberry	Remove	Exempt
15	16	Red oak	Remove	Dead
16	16	Red oak	Remove	Dead
17	7	Hackberry	Remove	Exempt
18	10	Hickory	Remove	Exempt
19	8	Hickory	Remove	Exempt
20	10	Hackberry	Remove	Exempt
21	10	Elm	Remove	Exempt
22	18	Cottonwood	Preserve	Exempt
28	7	Catalpa	Preserve	Exempt
50	8	Tree	Remove	Exempt
51	8	Tree	Remove	Exempt
52	12	Red oak	Remove	Dead
53	10	Red oak	Remove	Dead
54	8	Red oak	Remove	Dead
55	8	Ash	Remove	Mitigate
56	6	Cedar	Remove	Exempt
57	6	Cedar	Remove	Exempt
58	6	Cedar	Preserve	Exempt
59	26	Post oak	Remove	Mitigate
61	12	Ash	Remove	Exempt
62	9	Ash	Remove	Exempt


Tree Survey				
	DBH	Species	Condition	Comment
63	18	Post oak	Remove	Exempt
64	13	Chinaberry	Remove	Exempt
65	13	Post oak	Remove	Exempt
66	6	Cedar	Remove	Exempt
67	7	Ash	Remove	Exempt
68	6	Ash	Remove	Exempt
69	6	Ash	Remove	Mitigate
70	14	Elm	Remove	Mitigate
71	24	Post oak	Preserve	
1A	20	Post oak	Preserve	
72	6	Elm	Remove	Dead
73	8	Ash	Remove	Exempt
74	6	Cedar	Preserve	
75	14	Ash	Preserve	
76	12	Ash	Preserve	
77	6	Cedar	Preserve	Exempt
78	6	Cedar	Preserve	Exempt
79	10	Ash	Remove	Mitigate
80	8	Ash	Remove	Mitigate
81	8	Ash	Remove	Mitigate
82	12	Hickory	Preserve	
83	12	Hickory	Preserve	
84	10	Hickory	Remove	Mitigate
85	10	Hickory	Preserve	
86	10	Hickory	Preserve	
87	15	Hickory	Preserve	
88	7	Elm	Preserve	
89	16	Elm	Preserve	

Tree Survey				
	DBH	Species	Condition	Comment
90	8	Hickory	Remove	Dead
91	10	Hickory	Remove	Dead
92	8	Hickory	Remove	Dead
93	20	Elm	Preserve	
94	20	Red oak	Preserve	
95	8	Cedar	Preserve	Exempt
96	16	Hickory	Preserve	
97	8	Hickory	Remove	Dead
98	8	Hickory	Remove	Dead
99	10	Hickory	Preserve	
00	10	Hickory	Preserve	
01	8	Hickory	Remove	Dead
02	14	Red oak	Preserve	
03	12	Hickory	Remove	Dead
04	7	Hickory	Preserve	
05	7	Cedar	Preserve	Exempt
06	8	Hickory	Preserve	
07	8	Hickory	Preserve	
08	8	Hickory	Preserve	
10	6	Hickory	Preserve	
11	6	Hickory	Remove	Dead
12	8	Hickory	Remove	Dead
14	16	Hickory	Remove	Dead
15	16	Elm	Preserve	
18	10	Elm	Remove	Exempt
19	16	Hickory	Remove	Mitigate
22	6	Elm	Remove	Exempt
23	6	Elm	Remove	Exempt

Tree Survey				
	DBH	Species	Condition	Comment
27	11	Hickory	Remove	Exempt
28	10	Hickory	Remove	Mitigate
30	10	Hickory	Remove	Exempt
32	14	Elm	Preserve	
35	30	Elm	Preserve	
02	30	Post oak	Remove	Exempt
03	6	Elm	Remove	Exempt
04	24	Post oak	Preserve	
05	12	Cedar	Remove	Exempt
06	8	Elm	Remove	Mitigate
07	6	Elm	Remove	Exempt
08	6	Elm	Remove	Mitigate
09	6	Cedar	Preserve	Exempt
10	6	Elm	Preserve	
11	6	Cedar	Preserve	Exempt
12	12	Elm	Preserve	
13	16	Red oak	Preserve	
14	6	Red oak	Preserve	
15	8	Elm	Preserve	
16	12	Red oak	Preserve	
17	8	Elm	Preserve	
19	6	Cedar	Preserve	Exempt
20	6	Cedar	Preserve	Exempt


TREE PRESERVATION LEGEND

499




EXISTING TREE TO BE PRESERVED/PROTECTED

499



EXISTING TREE TO BE REMOVED BY PERMIT



TREE PROTECTION FENCE

EXISTING TREE REMOVAL

- TREES TO BE REMOVED BY PERMIT:
194" PROTECTED INCHES TO BE REMOVED.
(65) ADD. 3" TREES = 195" ADDED FOR MITIGATION.

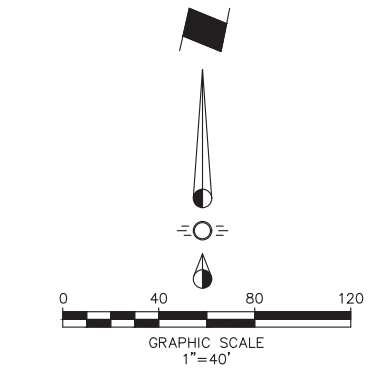
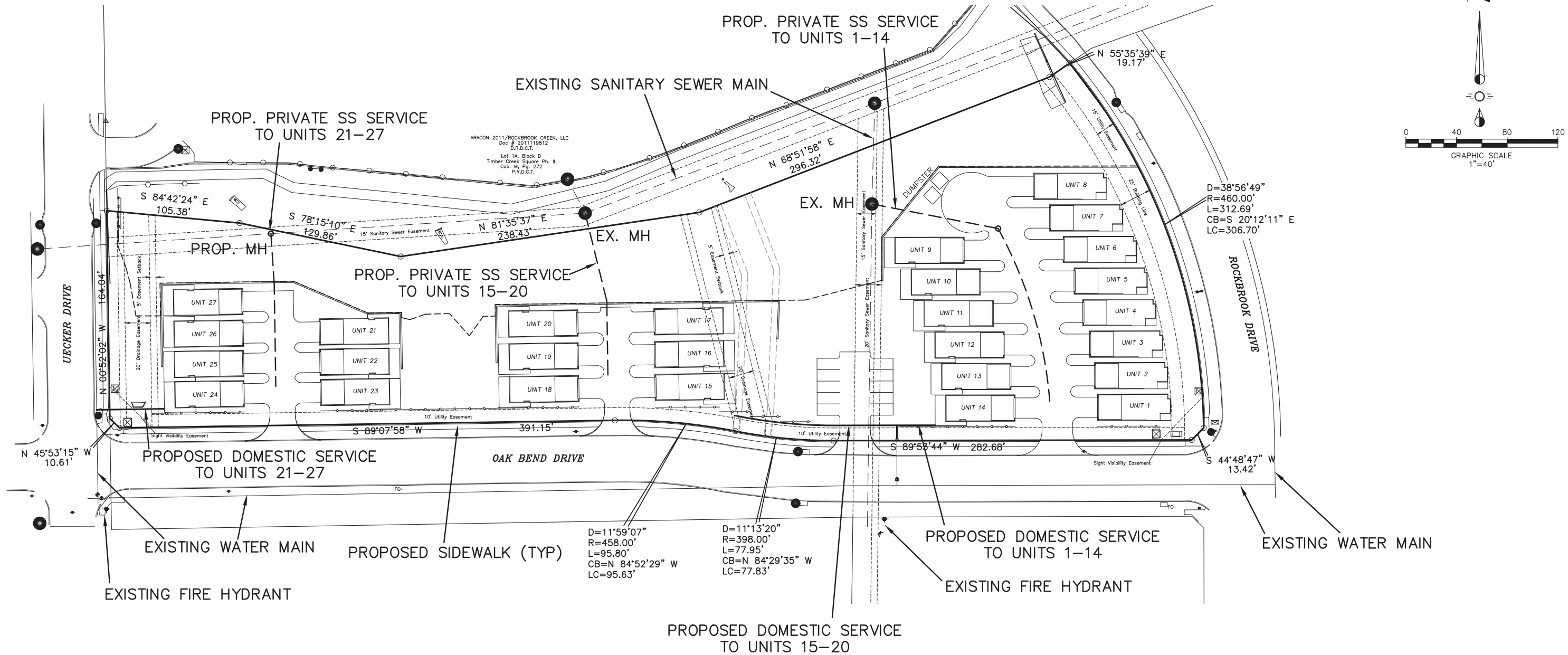


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LANDSCAPE ARCHITECTS, LLC
4239 Mid Cities Blvd., Suite B
North Richland Hills, TX 76182-4794
817-478-0730
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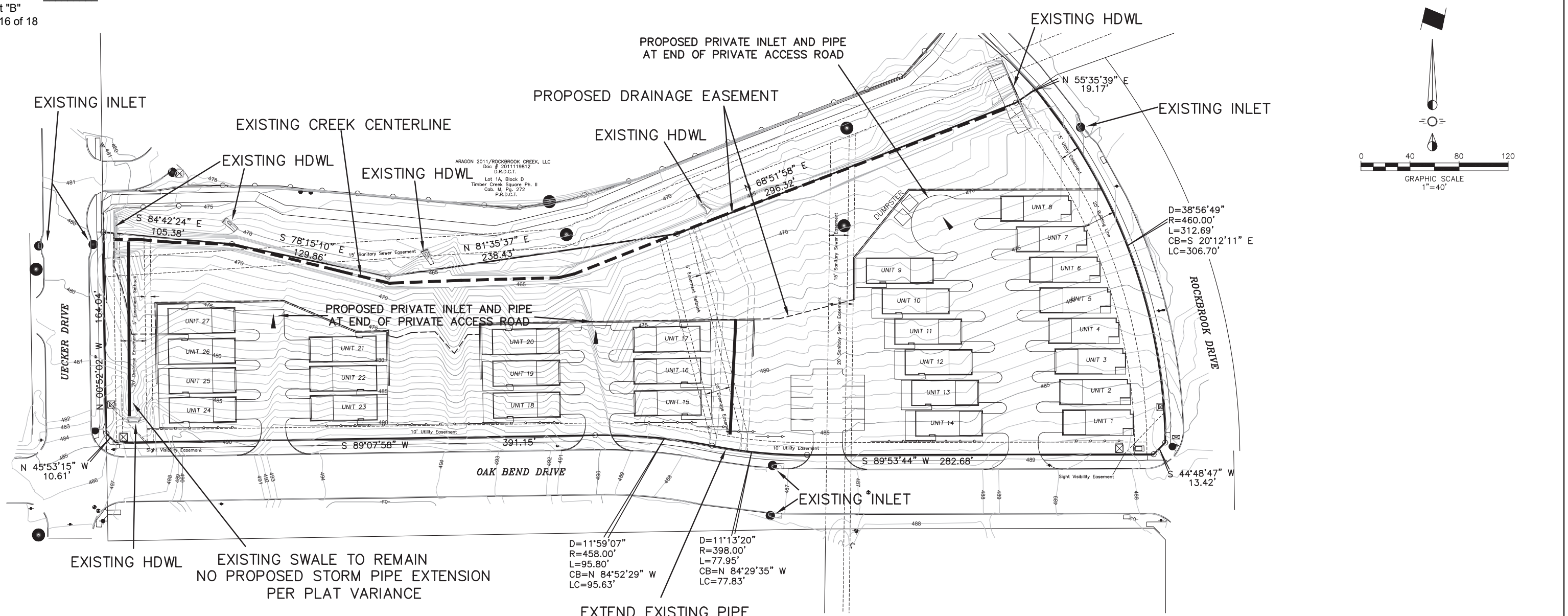
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REVISION		DESCRIPTION			DATE	
EXISTING TREE TABLE						
OAKBEND AND ROCKBROOK						
Oakbend Estates Addition						
Lot 1						
3.69 Acres, Zoned Multi-Family						
City of Lewisville, Texas						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
		02/18	1"=40' at 22x34	-	-	L2



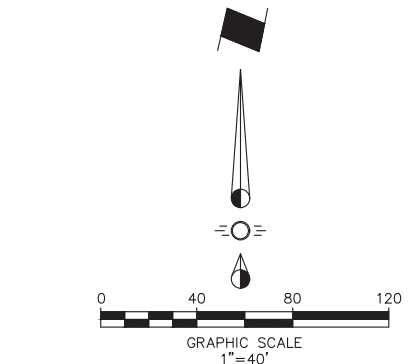
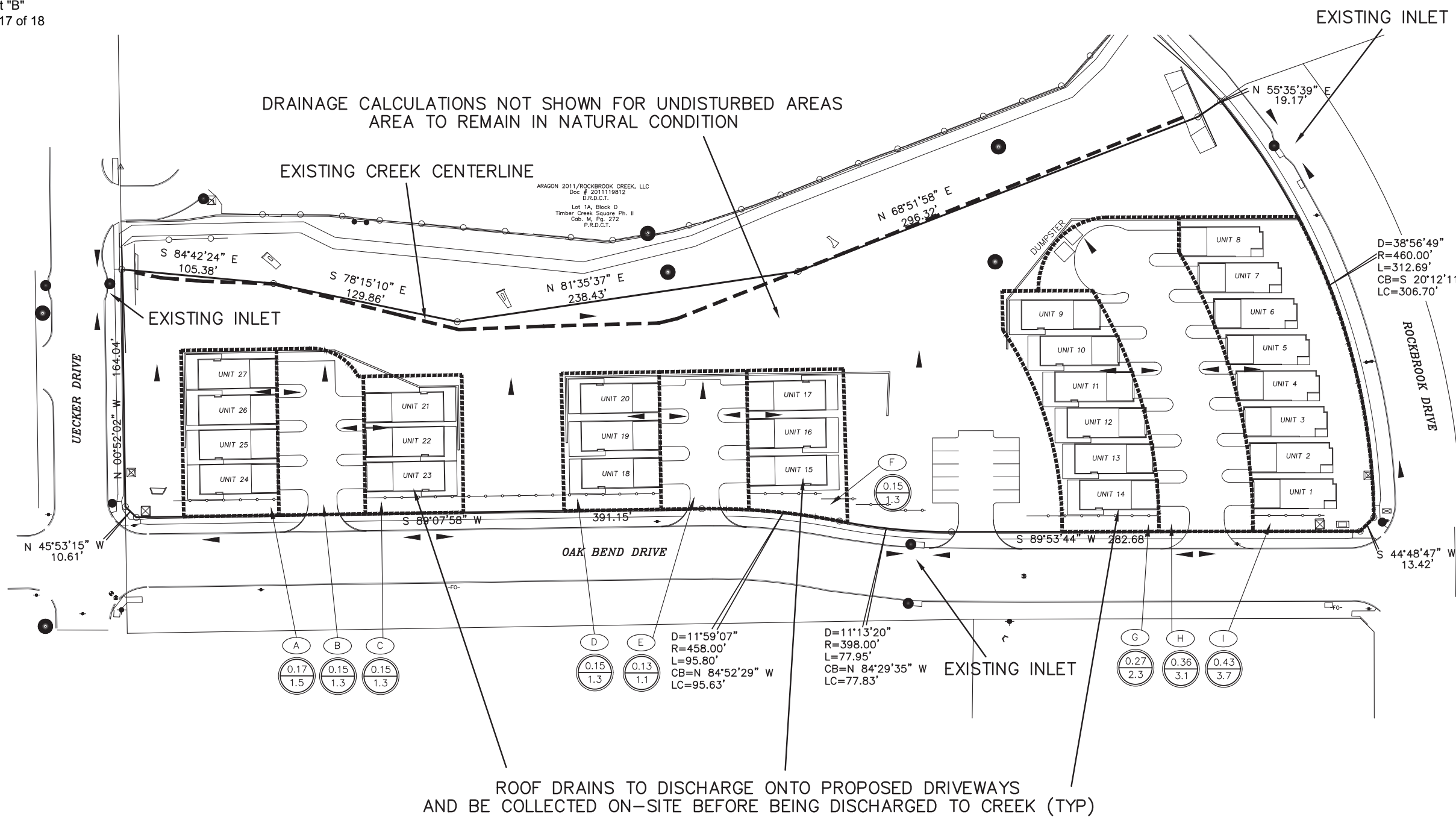
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REVISION		DESCRIPTION		DATE		
PRELIMINARY WATER & SS PLAN						
OAKBEND AND ROCKBROOK						
Oakbend Estates Addition						
Lot 1, Block A						
3.69 Acres, Zoned=						
City of Lewisville, Texas						
ORACLE ENGINEERING						
2204 Green Hill Drive						
McKinney TX 75070						
TELE (214) 226-5325						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MPK	MPK	08/18	1"=40' at 22x34	-	-	EX1



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REVISION	DESCRIPTION				DATE
<p align="center">PRELIMINARY DRAINAGE PLAN</p> <p align="center">OAKBEND AND ROCKBROOK</p> <p align="center">Oakbend Estates Addition</p> <p align="center">Lot 1, Block A</p> <p align="center">3.69 Acres, Zoned=</p> <p align="center">City of Lewisville, Texas</p>					
<p align="center">ORACLE ENGINEERING</p> <p align="center">2204 Green Hill Drive McKinney TX 75070 TELE (214) 226-5325</p>					
DRAWN	DATE	SCALE	NOTES	FILE	NO.
MPK	MPK	08/18 1"=40' at 22x34	-	-	EX2



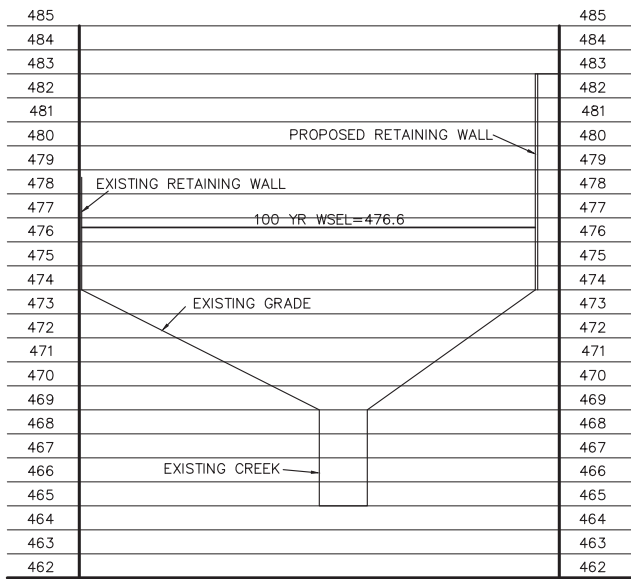
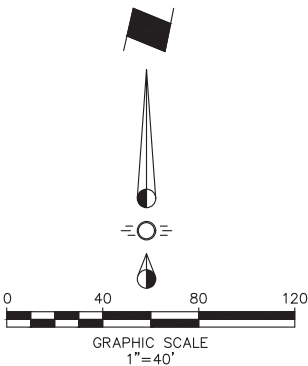
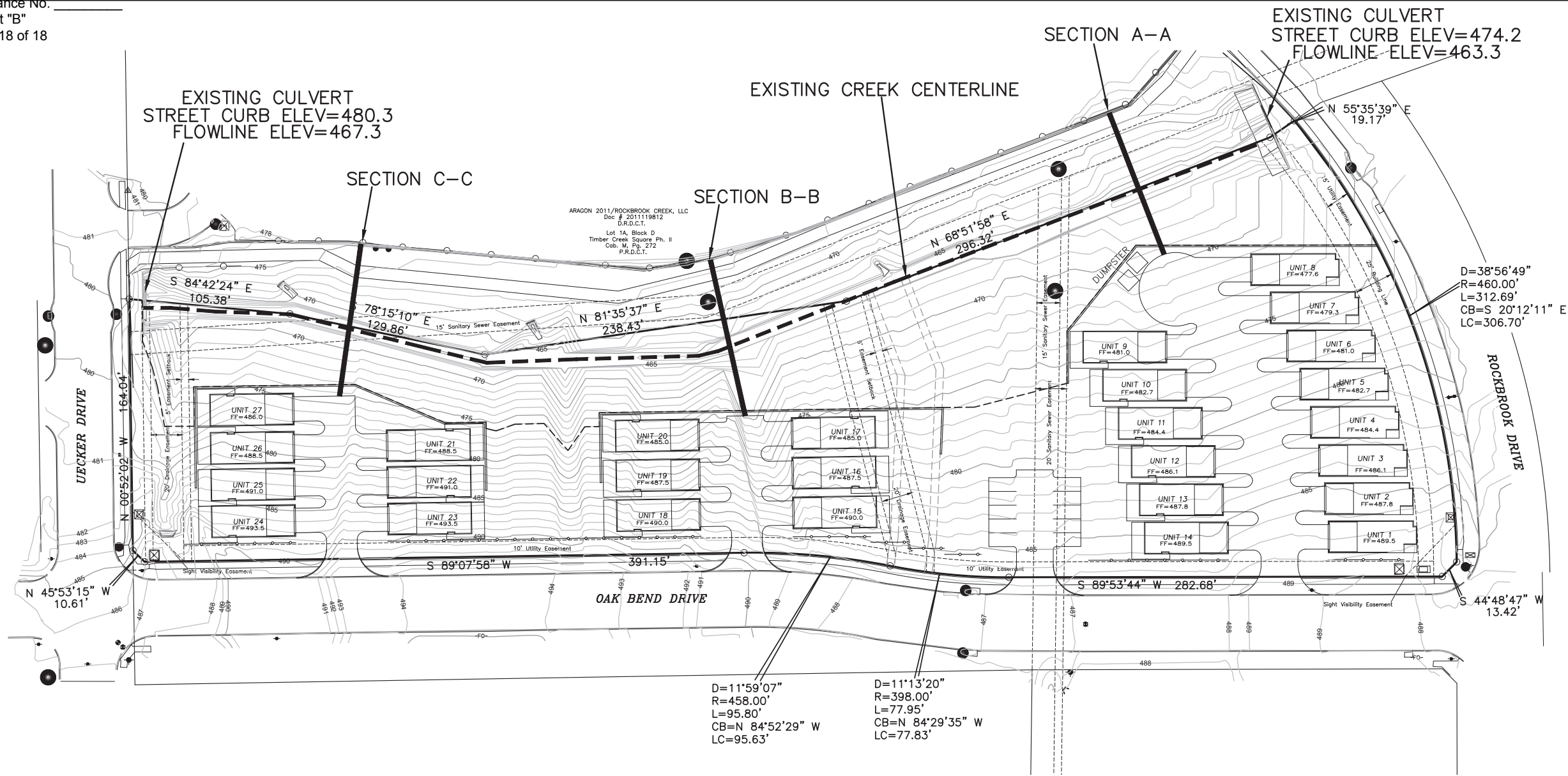
— Drainage Divide Line

DRAINAGE AREA CHART

D.A.	t _c (min)	CXC _f	I ₁₀₀ (in/hr)	A (acres)	Q ₁₀₀ (c.f.s.)	COMMENTS —
A	10	1.0	8.7	0.17	1.5	
B	10	1.0	8.7	0.15	1.3	
C	10	1.0	8.7	0.15	1.3	
D	10	1.0	8.7	0.15	1.3	
E	10	1.0	8.7	0.13	1.1	
F	10	1.0	8.7	0.15	1.3	
G	10	1.0	8.7	0.27	2.3	
H	10	1.0	8.7	0.36	3.1	
I	10	1.0	8.7	0.43	3.7	

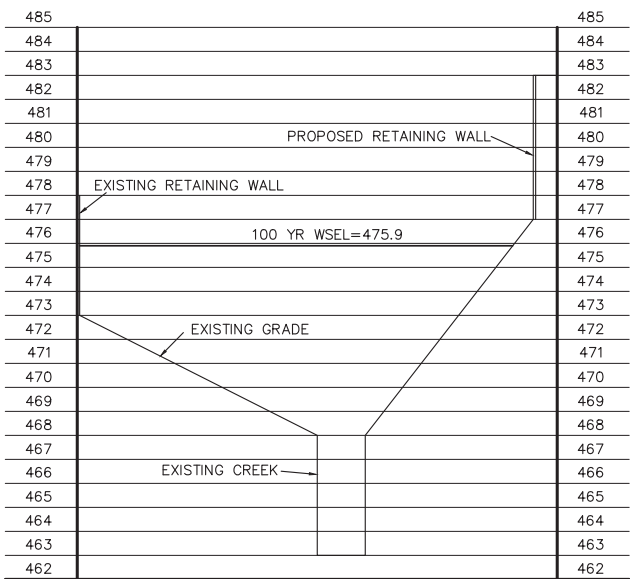
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REVISION		DESCRIPTION		DATE	
<p align="center">PRELIMINARY DRAINAGE CALCULATIONS</p> <p align="center">OAKBEND AND ROCKBROOK Oakbend Estates Addition Lot 1, Block A 3.69 Acres, Zoned= City of Lewisville, Texas</p>					
<p align="center">ORACLE ENGINEERING 2204 Green Hill Drive McKinney TX 75070 TELE (214) 226-5325</p>					
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE
MPK	MPK	08/18	1"=40' at 22x34	-	-
					EX3



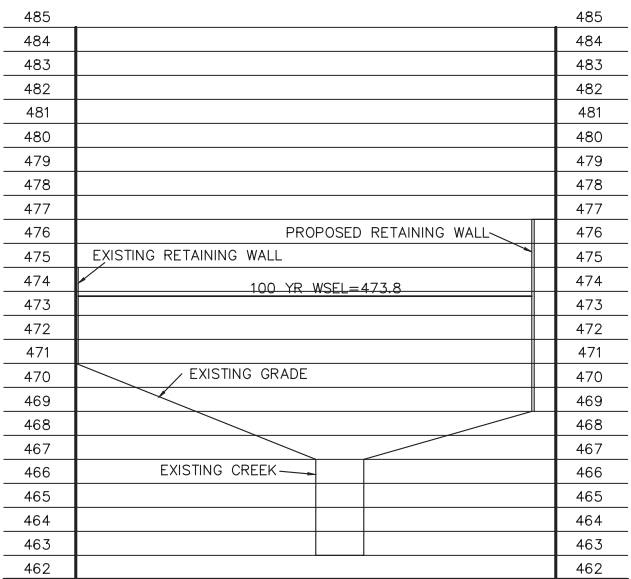
SECTION C-C
1"=20'H
1"=2'V

PRELIMINARY CALCULATIONS PREPARED FOR ZONING PURPOSES
HYDRAULIC CALCULATIONS TO BE CONFIRMED WITH FINAL DESIGN



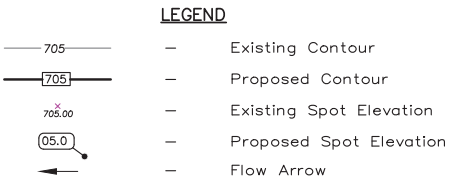
SECTION B-B
1"=20'H
1"=2'V

PRELIMINARY CALCULATIONS PREPARED FOR ZONING PURPOSES
HYDRAULIC CALCULATIONS TO BE CONFIRMED WITH FINAL DESIGN



SECTION A-A
1"=20'H
1"=2'V

PRELIMINARY CALCULATIONS PREPARED FOR ZONING PURPOSES
HYDRAULIC CALCULATIONS TO BE CONFIRMED WITH FINAL DESIGN



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REVISION		DESCRIPTION			DATE	
<p align="center">PRELIMINARY GRADING PLAN</p> <p align="center">OAKBEND AND ROCKBROOK</p> <p align="center">Oakbend Estates Addition</p> <p align="center">Lot 1, Block A</p> <p align="center">3.69 Acres, Zoned=</p> <p align="center">City of Lewisville, Texas</p>						
<p align="center">ORACLE ENGINEERING</p> <p align="center">2204 Green Hill Drive</p> <p align="center">McKinney TX 75070</p> <p align="center">TELE (214) 226-5325</p>						
DESIGNED	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MPK	MPK	08/18	1"=40' at 22x34	-	-	EX4