

Summary Chart Bufferyards

Location	Length	Bufferyard Width - Type	Canopy Trees	Accent Trees	Shrubs	Fence/Screening Height & Material
West (Randol Mill)	Required 489'	15' - Q	10	15	50	-
	Provided 489'	15' - Q	10	15	50	8' Masonry

NOTES:

All common areas (open space) are to be private areas dedicated to and maintained by the Homeowner's Association.

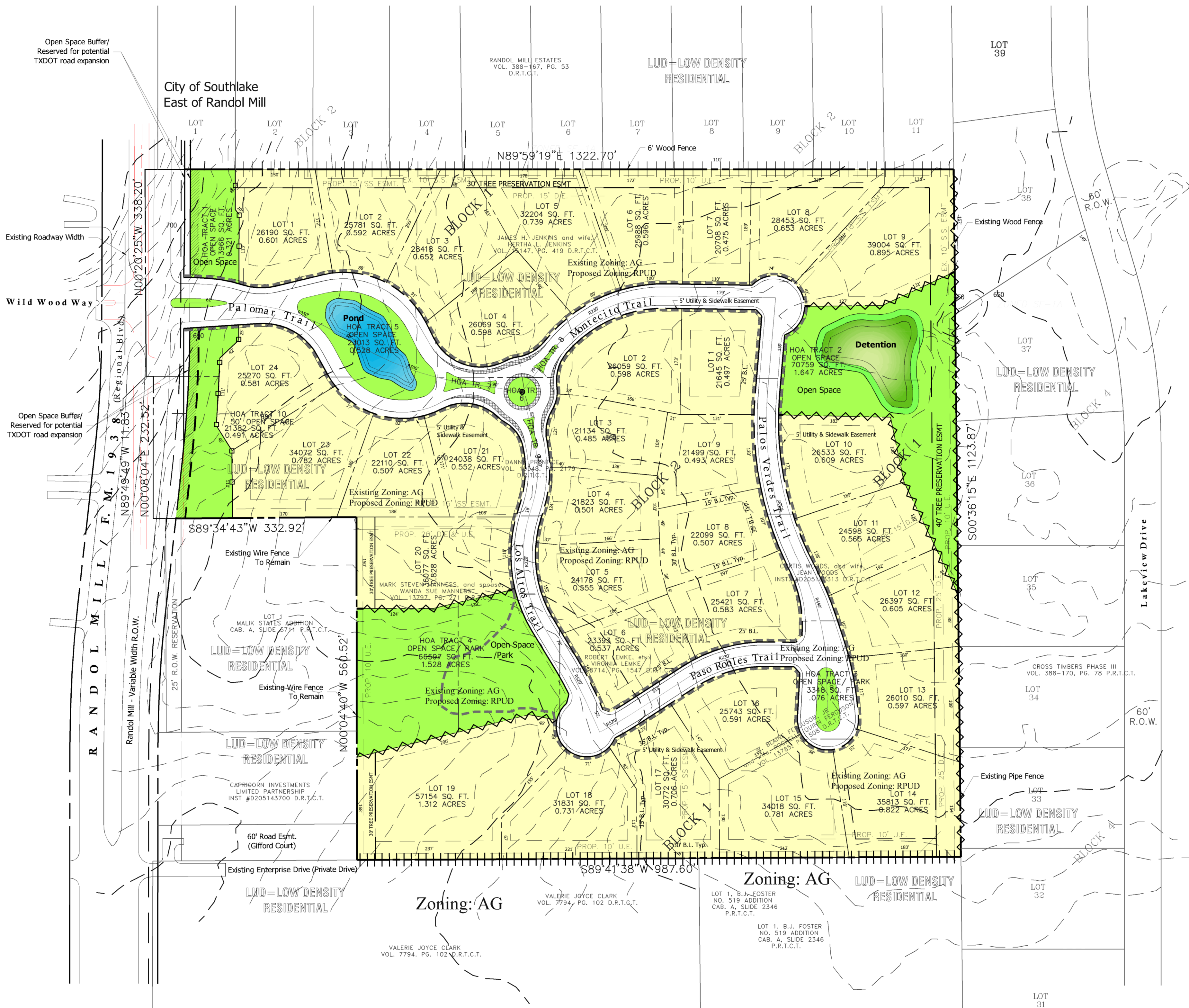
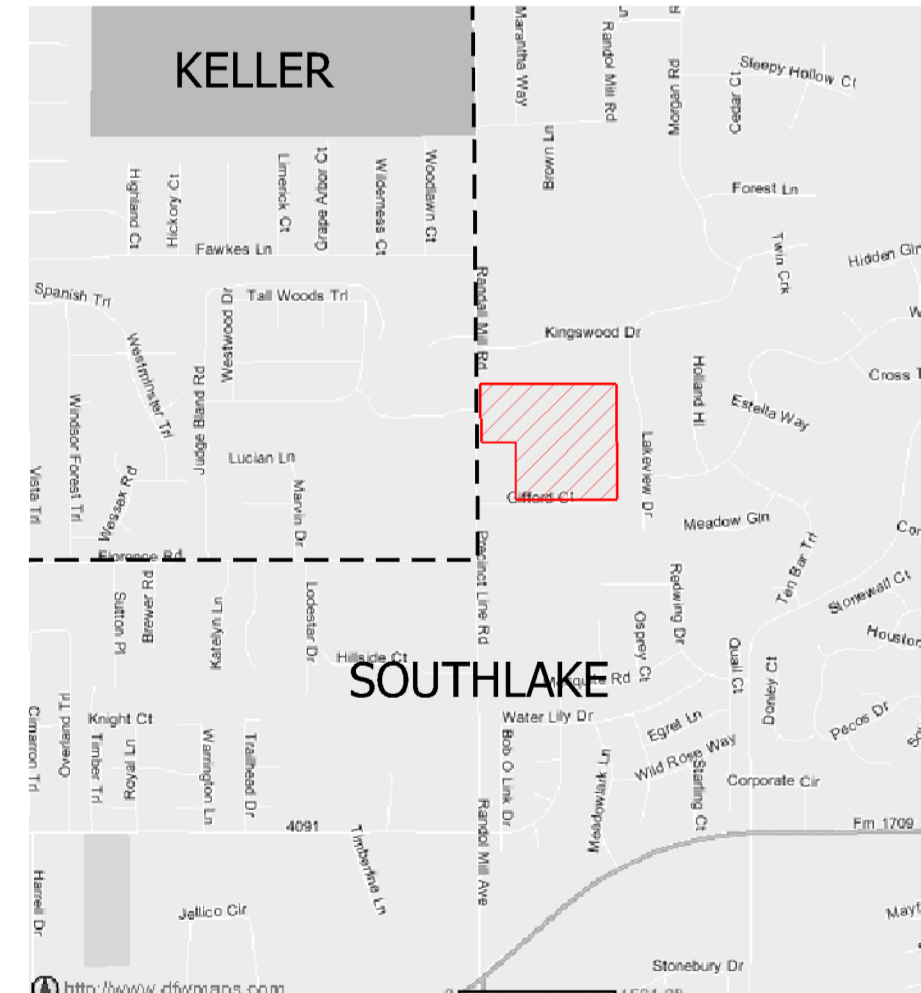
No driveway access shall be permitted onto Randol Mill Avenue.

Developer proposes to require all houses to have a residential sprinkler system or Developer will provide an acceptable 2nd point of access at the time of Final Platting.

Tree Preservation Easements: The intent is to preserve, within the Easement, all "Quality Trees," as defined in the Southlake Tree Preservation Ordinance, having a caliper size of at least 10". Necessary utilities, drainage, selective pruning, cleanup of underbrush and vines, and other improvements shall be allowed within the Easement, so long as every attempt is made to avoid loss of such trees. Should disturbance of such trees be unavoidable, a tree removal permit shall be required, and altered trees shall be replaced at a ratio of twice the diameter, in caliper inches, of such removed trees.

Legend

- 6' Wood Fence
- 8' Wood Fence
- 6' Wrought Iron Fence
- 8' Masonry Wall
- 15' Type "Q" Bufferyard
- Common Open Space
- 4' Sidewalk



Area Summary		
Residential Lots	70.82%	21.14 ac.
Right-of-Way		
Randol Mill Dedication	2.48%	0.74 ac.
Internal Streets	10.72%	3.20 ac.
Open Space	15.98%	4.77 ac.
Gross Acreage	100.00%	29.85 ac.

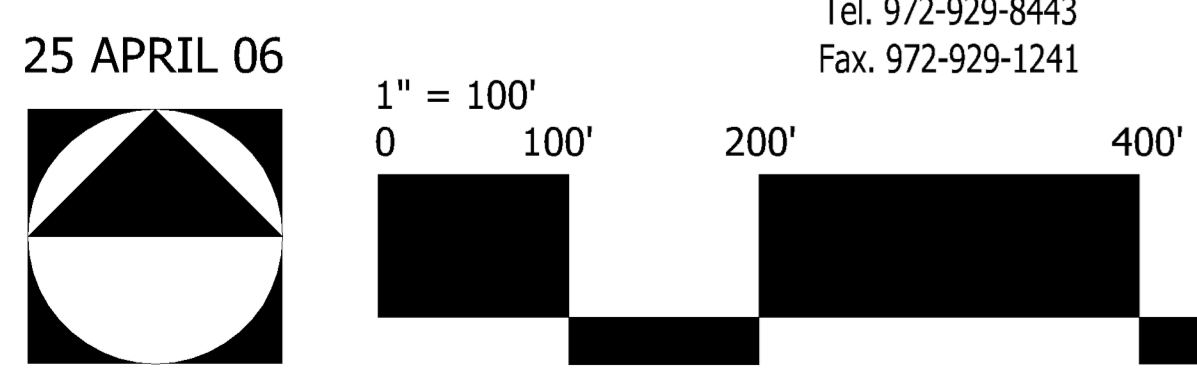
Site Data	
Gross Acreage	29.85 ac.
Net Acreage	25.91 ac.
Gross Density	1.11 du/ac.
Net Density	1.27 du/ac.

Lot Summary	
Residential Lots	33
Minimum Building Lot Area	20,708 s.f.
Average Building Lot Area	27,904 s.f.
Common Areas	11

L.U.D./Zoning	
Existing L.U.D.:	Low Density Residential
Existing Zoning:	AG
Proposed L.U.D.:	Medium Density Residential
Proposed Zoning:	RPUD

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Residential P.U.D. Development Plan & Pedestrian Access Plan

Zoning Case #ZA 06-027

Palomar Estates

Southlake, Tarrant County, Texas