

HEIGHT VARIANCE  
NORTHWOOD CLUB

BOA-25-000103

6524 Alpha Road

## WHAT WE ARE REQUESTING

- 9' height variance to allow a 45' tall structure where the maximum height is 36'
- No other variances to the base zoning

## WHY WE ARE REQUESTING INCREASED BUILDING HEIGHT

- Original Clubhouse was built in 1965; Current ceiling heights are less than modern standards
- Current Clubhouse has non-conforming building height
- Wanting to preserve heritage trees that surround the Clubhouse
- Moving golf pro shop into first floor of new Clubhouse (currently a separate structure)
- Moving ballroom and meeting space to third floor, segmented from member areas
- Because the use (country club with private membership) requires a golf course, outward expansion of the Clubhouse is not feasible without materially redesigning the golf course

# WHAT WE ARE DOING TO PRESERVE THE NEIGHBORHOOD EXPERIENCE

- ✓ Preserving heritage trees, which mitigate views of clubhouse
- ✓ Not increasing club membership
- ✓ Not materially increasing size of clubhouse (55,830 SF to 60,966 SF)
- ✓ Adding mechanical screening
- ✓ Using a flat roof (instead of pitched) to minimize view impact
- ✓ Designing a clubhouse that responds to the site's dramatic slope with “stepped” roof lines



January 15, 2026

Northwood Club – Height Variance

Dear Neighbor,

Northwood Club will soon be requesting a height variance from the City of Dallas Board of Adjustment. Because your property is nearby, we wanted to reach out personally to share our plans before the public hearing, scheduled for February 2026.

We are planning to rebuild the clubhouse at 6524 Alpha Road, as the existing clubhouse was constructed in 1953. The new building will remain in the same location and approximately the same size as today. Due to the site's natural slope toward the creek and our efforts to preserve the heritage oak trees surrounding the clubhouse, the City's technical method of measuring height results in a maximum building height of 45 feet, which requires a variance from the 36-foot standard. From the front entrance and neighboring viewpoints, the clubhouse will appear as a two-story building.

The project has been carefully designed with our neighbors in mind. The clubhouse will not move closer to nearby homes, mature trees will be preserved, and the overall footprint and relationship to the neighborhood will remain consistent with what has long existed.

The Board of Adjustment greatly values receiving written correspondence from neighbors on these types of cases, but they cannot be contacted directly since they act as a jury. We would greatly appreciate it if you could email a note of support. To make it easy, you can use the QR code below that will open a pre-addressed email for you to complete and send.

Thank you for taking the time to consider our plans and for being a valued neighbor.



Please feel free to contact us at [northwoodbuilding@northwoodclub.org](mailto:northwoodbuilding@northwoodclub.org) if you have any questions or concerns. Thank you for your time and consideration. We hope you will support this request.

Sincerely,

**Beth Greeson**  
Chief Financial Officer  
Northwood Club

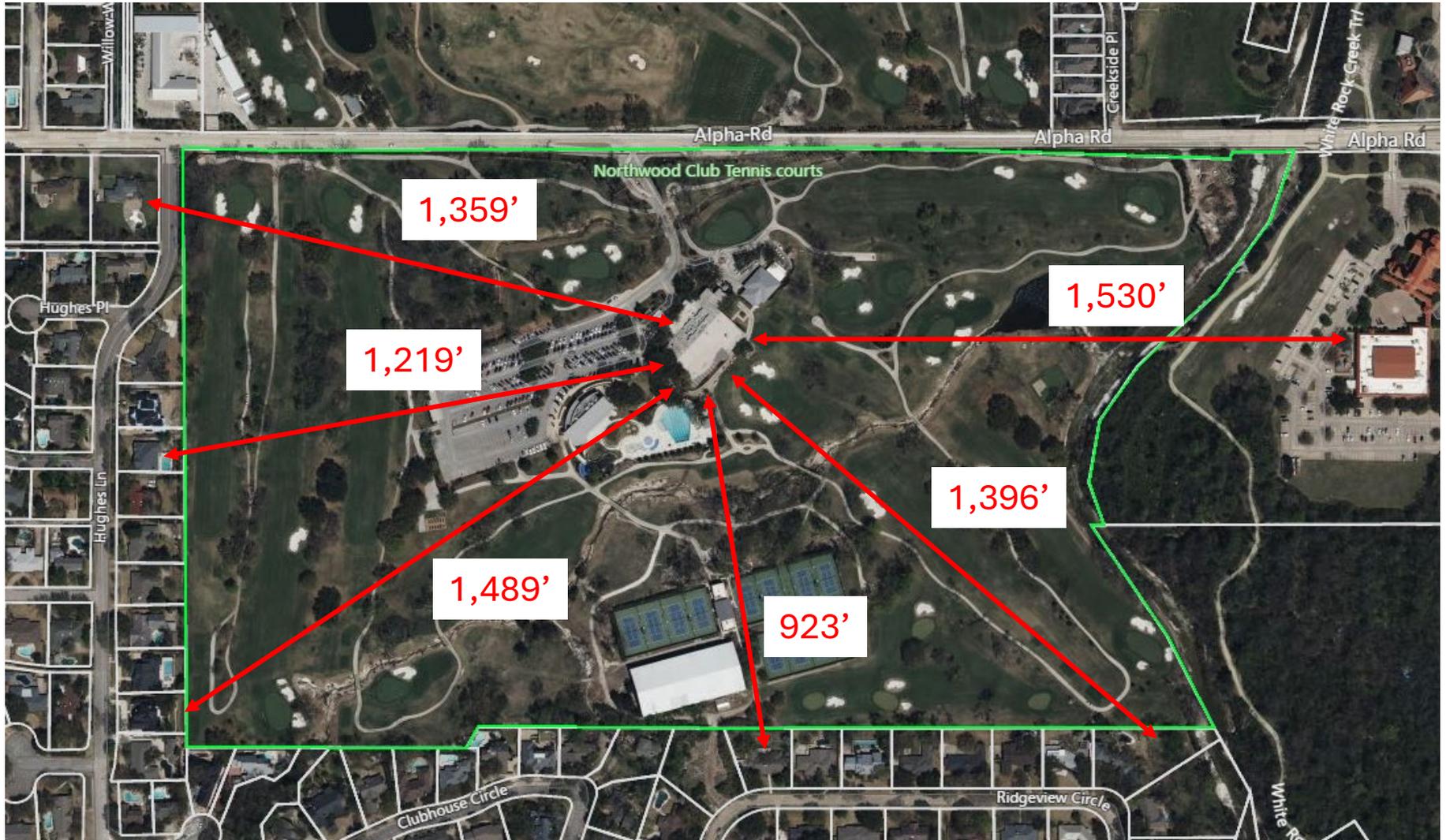
**Kevin Carpenter**  
Director of Agronomy  
Northwood Club

## NEIGHBORHOOD ENGAGEMENT & SUPPORT

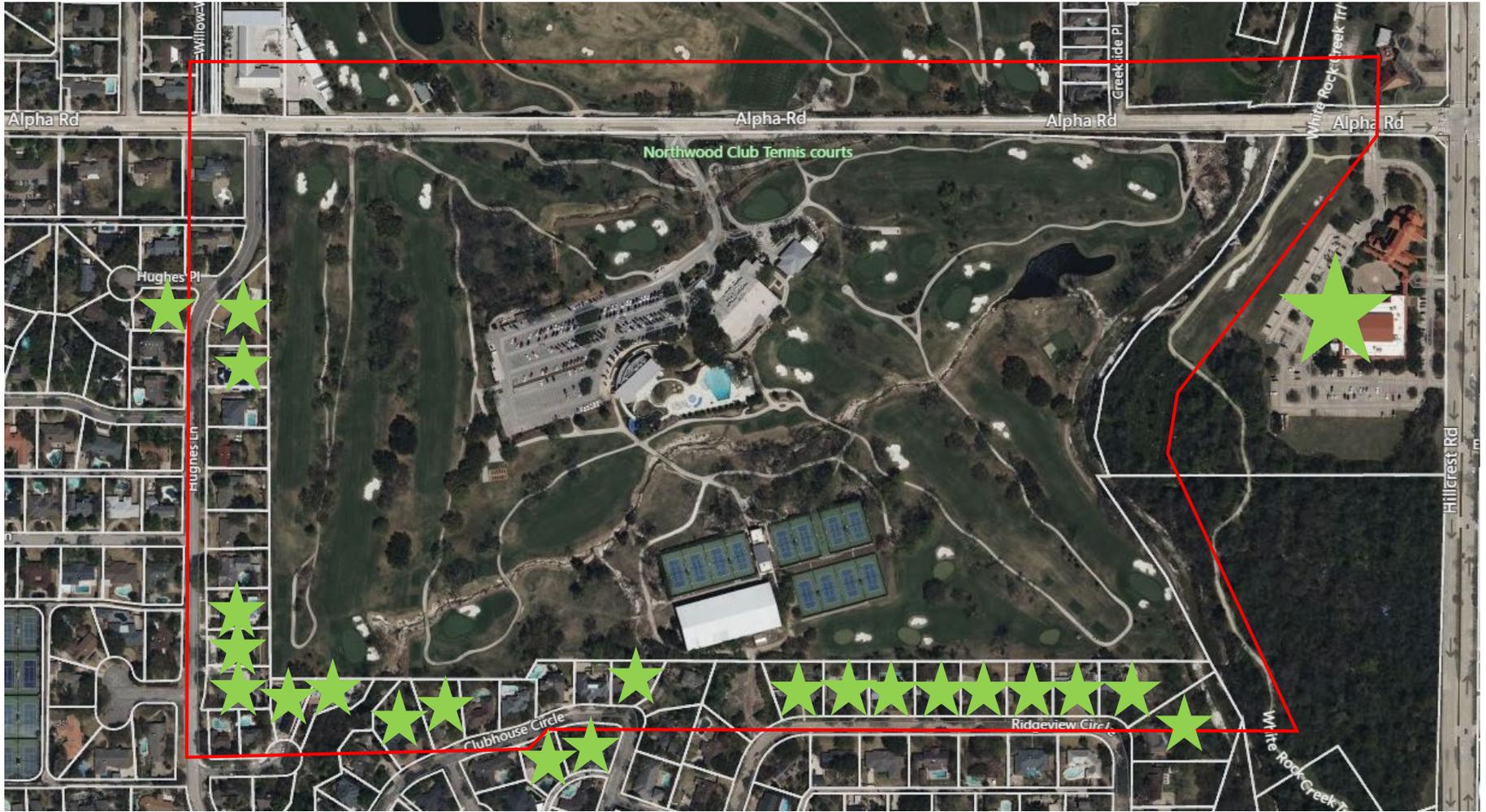
- Hand delivered letters to all properties within the notification zone
- Received letters of support from 24 properties in the notice area
- No known opposition in the notice area
- Received 100% support from the properties with a direct view of the Clubhouse

## Summary

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Proximity to Adjacent Properties



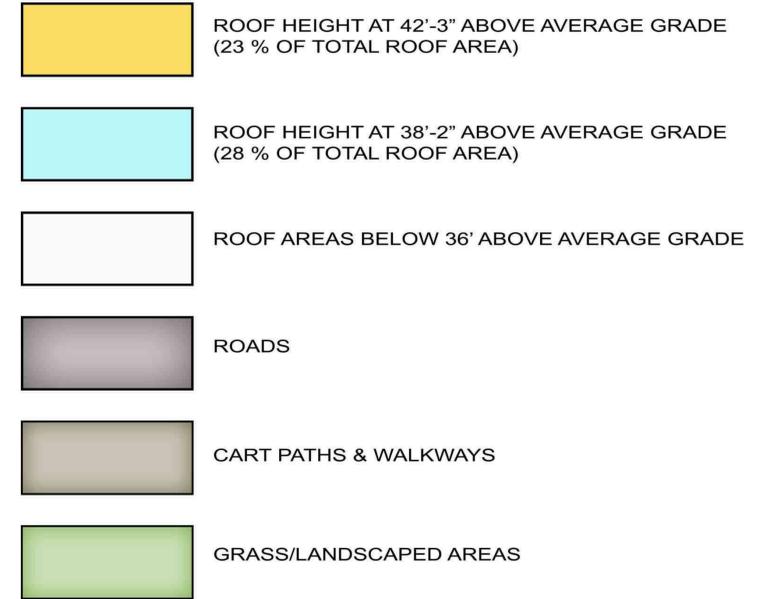
★ Support Letter Received

□ No Response

Letters of Neighborhood Support (as of 2/6/26)



NORTHWOOD CLUB



**GRADE SUMMARY**

HIGHEST ADJACENT GRADE = 569.25  
(+6.7' ABOVE AVG. GRADE)

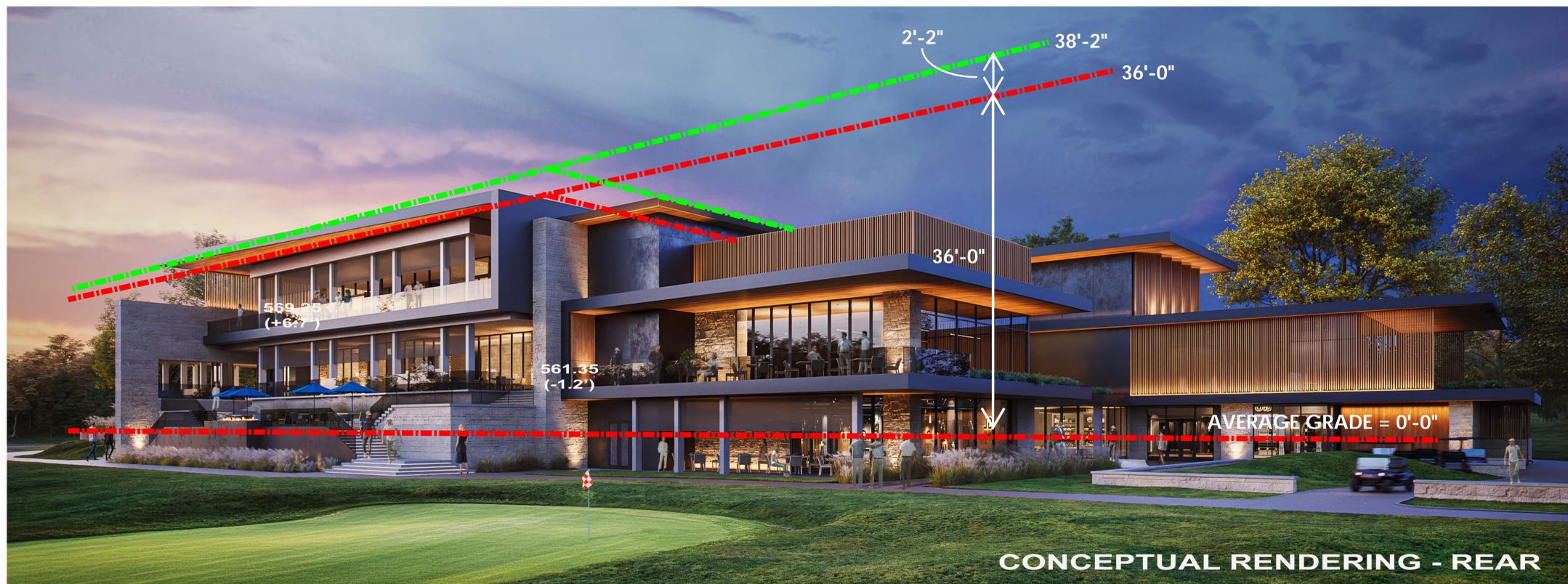
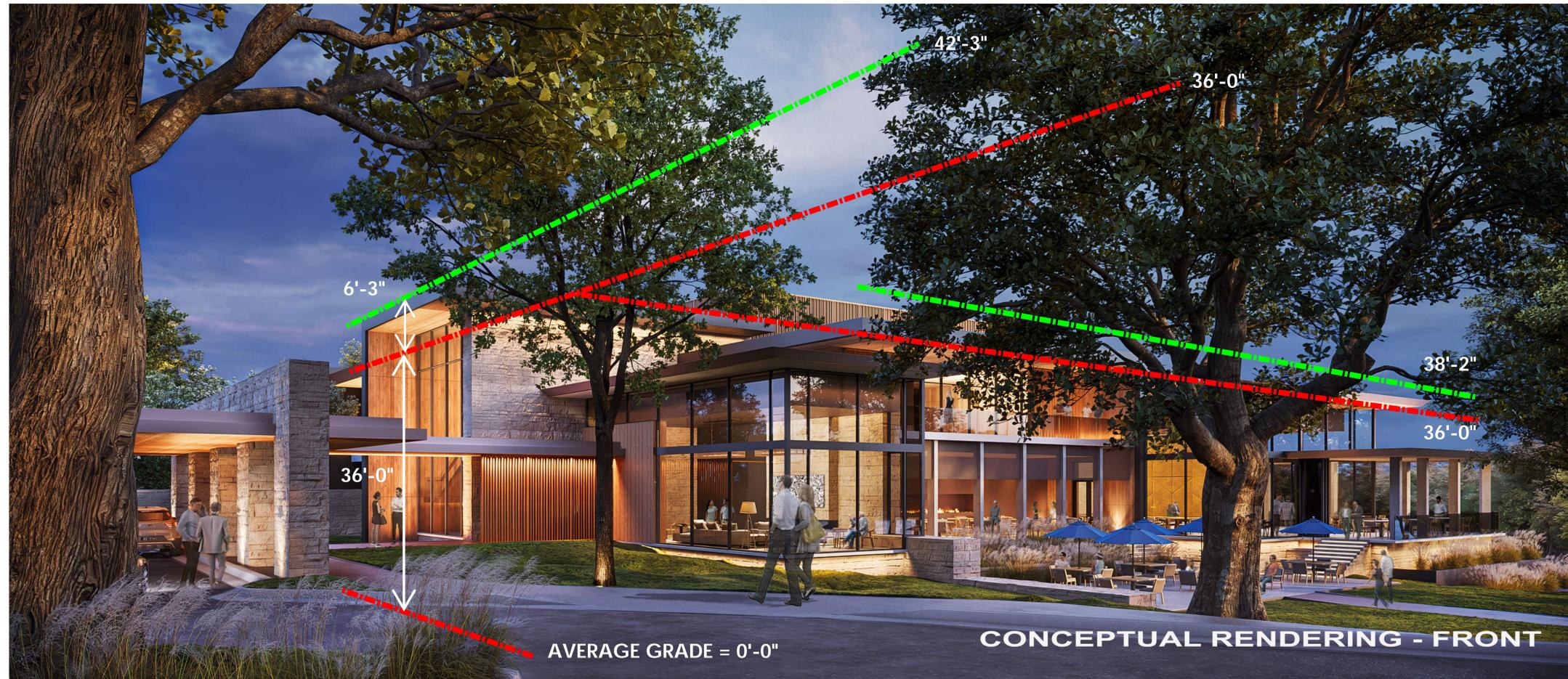
LOWEST ADJACENT GRADE = 555.85  
(-6.7' BELOW AVG. GRADE)

AVERAGE GRADE = 562.55  
+0.0'

# Clubhouse Site Plan

03 February, 2026





# Clubhouse - Renderings

03 February, 2026

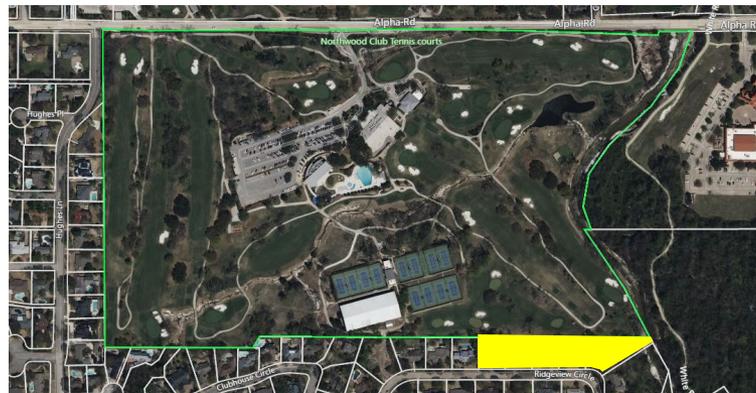
# APPENDIX 1

## Photos from Neighboring Properties South of Clubhouse

These photos were taken from the inside of the fence of Northwood property looking back at the Club from the homes with a direct view of the Clubhouse. A pole was erected at the proposed *maximum* height that we are requesting and a red line was extended across the photos to show the proposed *maximum* height. As you'll see, the pole is not visible from some of the homes.



All properties with a green star have submitted a letter of support

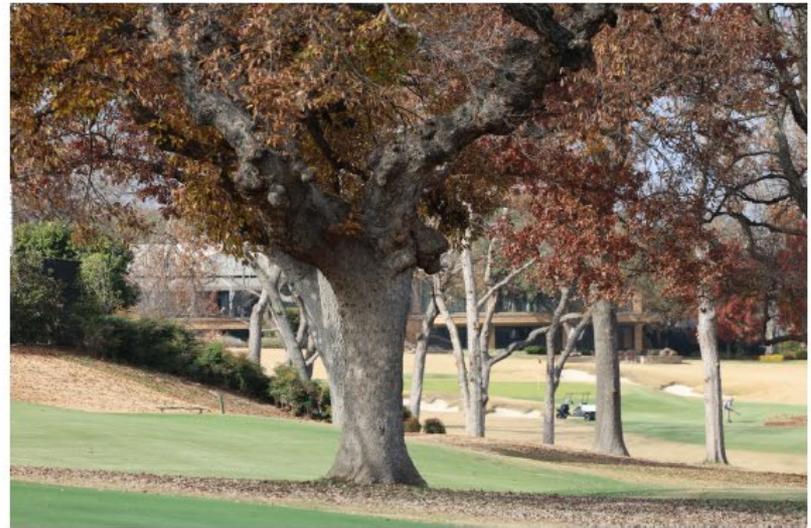


Address: 6633 Ridgeview Cir, Dallas, TX 75240

Distance from Club: 1,028'



Letter of Support



Address: 6641 Ridgeview Cir, Dallas, TX 75240

Distance from Club: 1,083'



Letter of Support



Address: 6649 Ridgeview Cir, Dallas, TX 75240

Distance from Club: 1,179'



Letter of Support



Maximum Height



Address: 6657 Ridgeview Cir, Dallas, TX 75240

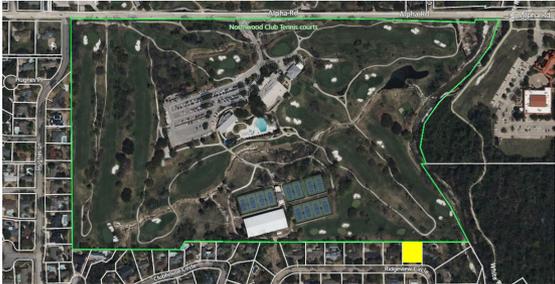
Distance from Club: 1,262'



Letter of Support



Maximum Height



Address: 6665 Ridgeview Cir, Dallas, TX 75240

Distance from Club: 1,405'



Letter of Support



Maximum Height



## APPENDIX 2

### Photos from Representative Properties Around Clubhouse

These photos show views of the Club from representative west- and south-side residences (highlighted in yellow on each slide's map), taken from within the Northwood property fence.



All properties with a green star have submitted a letter of support



Address: 13428 Hughes Ln, Dallas, TX 75240



Letter of Support



Address: 13418 Hughes Ln, Dallas, TX 75240



Letter of Support



Address: 13408 Hughes Ln, Dallas, TX 75240



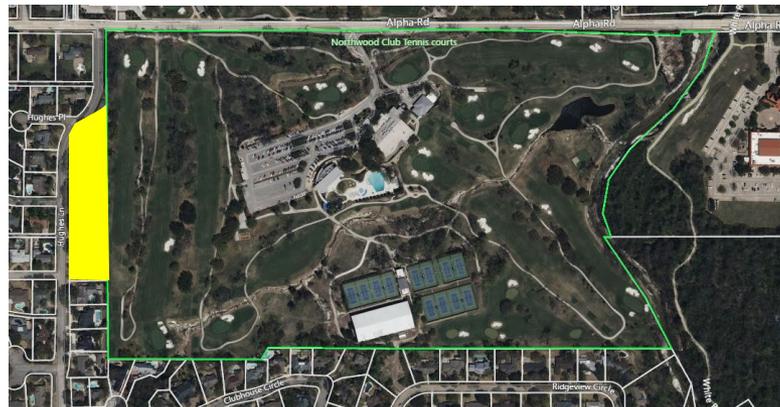
Address: 13326 Hughes Ln, Dallas, TX 75240



Address: 13316 Hughes Ln, Dallas, TX 75240



Address: 13308 Hughes Ln, Dallas, TX 75240





Address: 13326 Hughes Ln, Dallas, TX 75240



Address: 13228 Hughes Ln, Dallas, TX 75240



Letter of Support



Address: 13220 Hughes Ln, Dallas, TX 75240



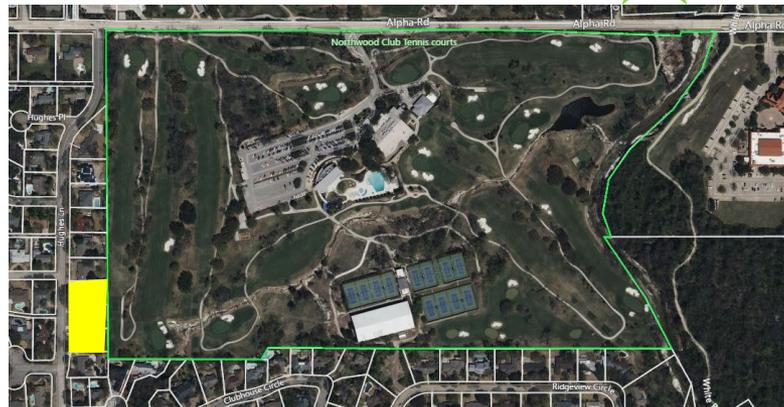
Letter of Support



Address: 13210 Hughes Ln, Dallas, TX 75240



Letter of Support





Address: 6311 Woodstream Ct, Dallas, TX 75240



Letter of Support



Address: 6315 Woodstream Ct, Dallas, TX 75240



Letter of Support



Address: 6527 Clubhouse Cir, Dallas, TX 75240



Letter of Support



Address: 6603 Clubhouse Cir, Dallas, TX 75240



Letter of Support



Address: 6607 Clubhouse Cir, Dallas, TX 75240



Address: 6611 Clubhouse Cir, Dallas, TX 75240





Address: 6615 Clubhouse Cir, Dallas, TX 75240



Address: 6619 Clubhouse Cir, Dallas, TX 75240



Address: 6623 Clubhouse Cir, Dallas, TX 75240



Letter of Support



Address: 6627 Clubhouse Cir, Dallas, TX 75240



Address: 6609 Ridgeview Cir, Dallas, TX 75240



Letter of Support



Address: 6617 Ridgeview Cir, Dallas, TX 75240



Letter of Support



Address: 6625 Ridgeview Cir, Dallas, TX 75240

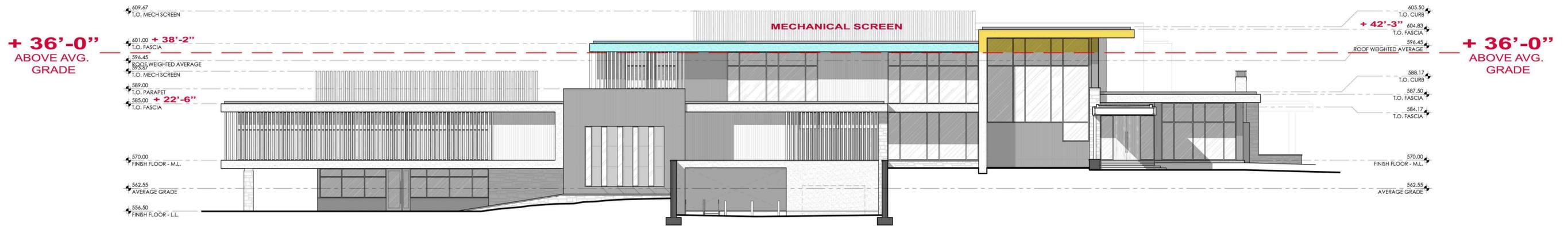


Letter of Support

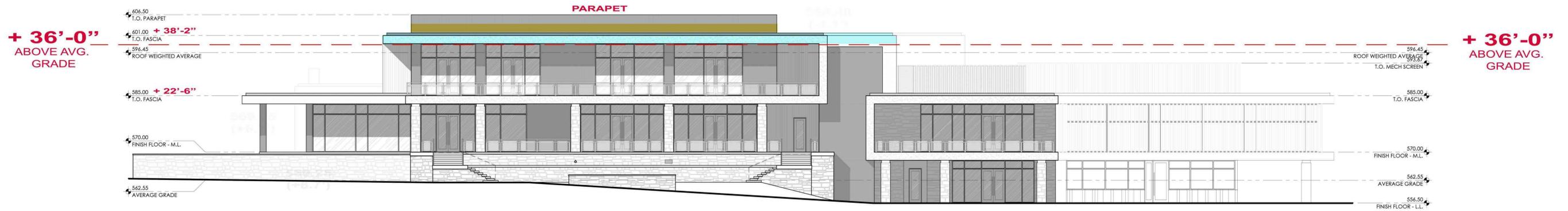


## APPENDIX 3

### Elevations



**NORTH ELEVATION**



**SOUTH ELEVATION**

**LEGEND**

- ROOF HEIGHT AT 42'-3" ABOVE AVERAGE GRADE (23 % OF TOTAL ROOF AREA)
- ROOF HEIGHT AT 38'-2" ABOVE AVERAGE GRADE (28 % OF TOTAL ROOF AREA)

**GRADE SUMMARY**

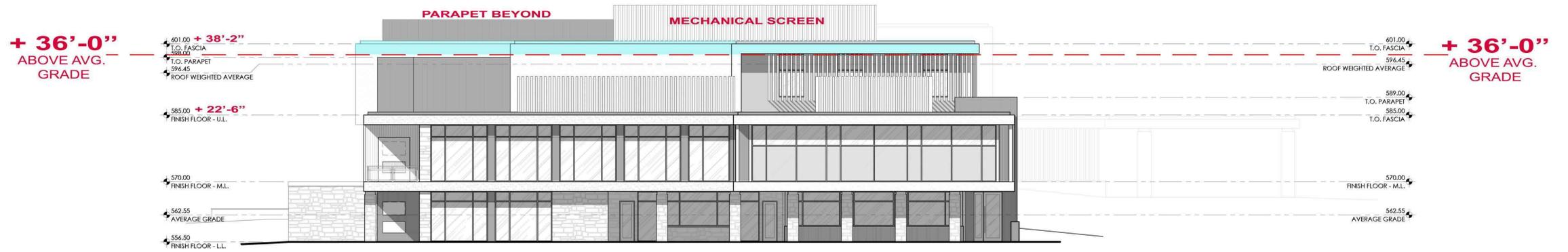
HIGHEST ADJACENT GRADE = 569.25  
 (+6.7' ABOVE AVG. GRADE)

LOWEST ADJACENT GRADE = 555.85  
 (-6.7' BELOW AVG. GRADE)

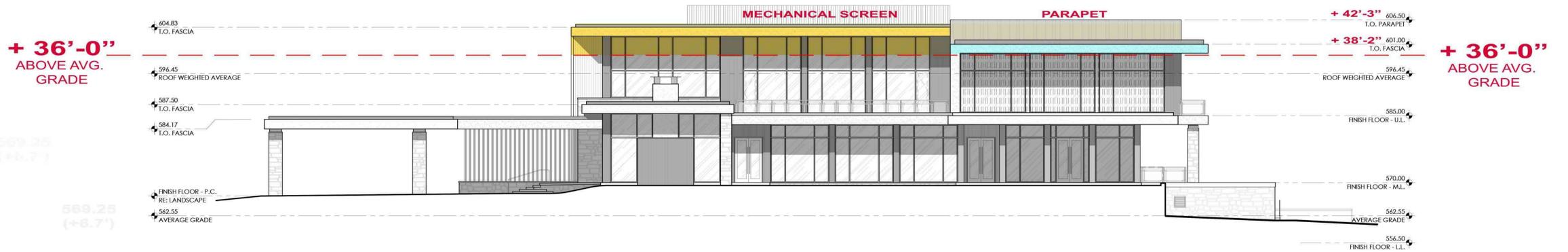
AVERAGE GRADE = 562.55  
 +0.0'

# Clubhouse - Elevations 1





EAST ELEVATION



WEST ELEVATION

LEGEND

- ROOF HEIGHT AT 42'-3" ABOVE AVERAGE GRADE (23 % OF TOTAL ROOF AREA)
- ROOF HEIGHT AT 38'-2" ABOVE AVERAGE GRADE (28 % OF TOTAL ROOF AREA)

GRADE SUMMARY

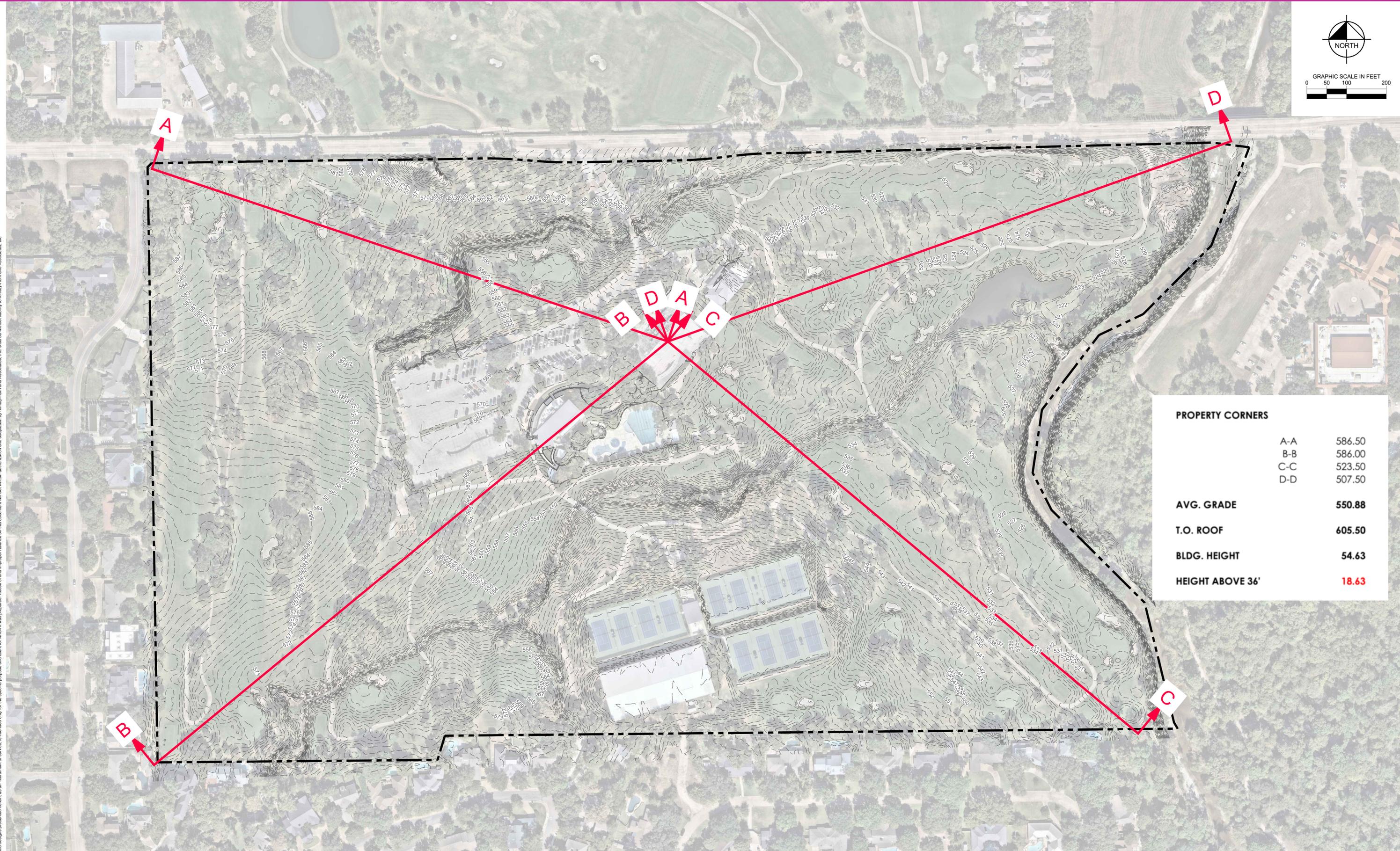
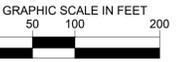
HIGHEST ADJACENT GRADE = 569.25 (+6.7' ABOVE AVG. GRADE)

LOWEST ADJACENT GRADE = 555.85 (-6.7' BELOW AVG. GRADE)

AVERAGE GRADE = 562.55 +0.0'

## APPENDIX 4

### Residential Proximity Slope



PROPERTY CORNERS	
A-A	586.50
B-B	586.00
C-C	523.50
D-D	507.50
<b>AVG. GRADE</b> 550.88	
<b>T.O. ROOF</b> 605.50	
<b>BLDG. HEIGHT</b> 54.63	
<b>HEIGHT ABOVE 36'</b> 18.63	

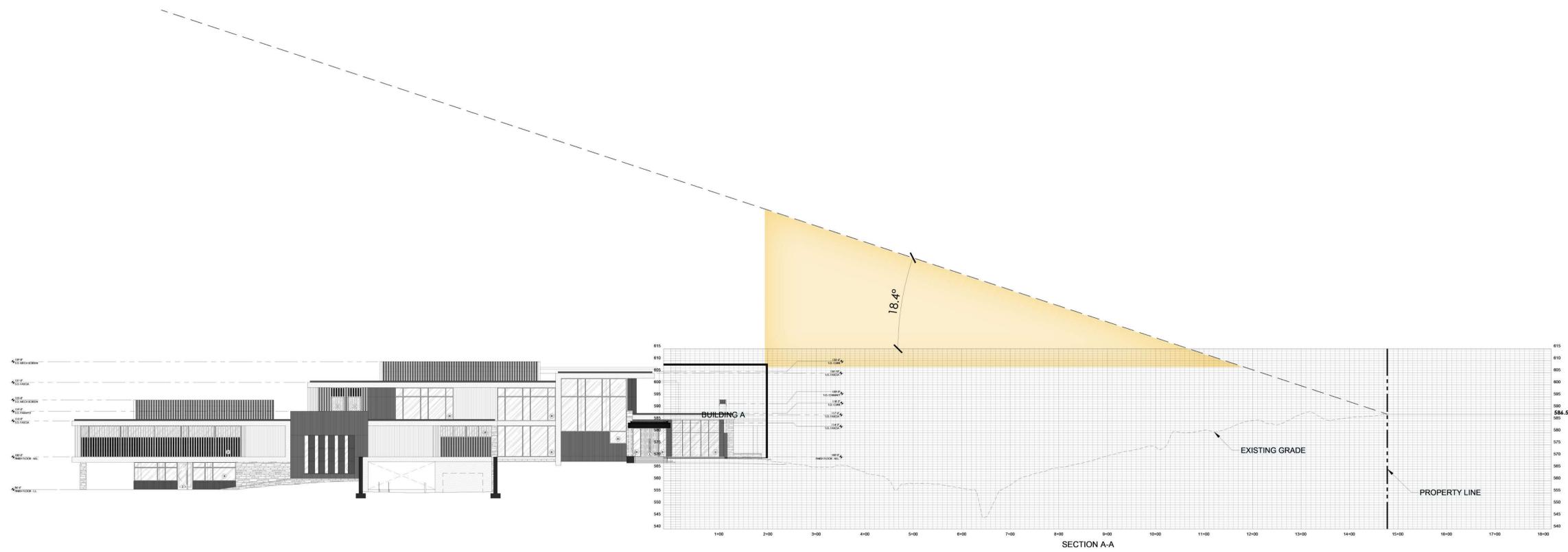
NORTHWOOD CLUB - CROSS SECTIONS EXHIBIT - OVERALL

DALLAS, TEXAS      DECEMBER 2025

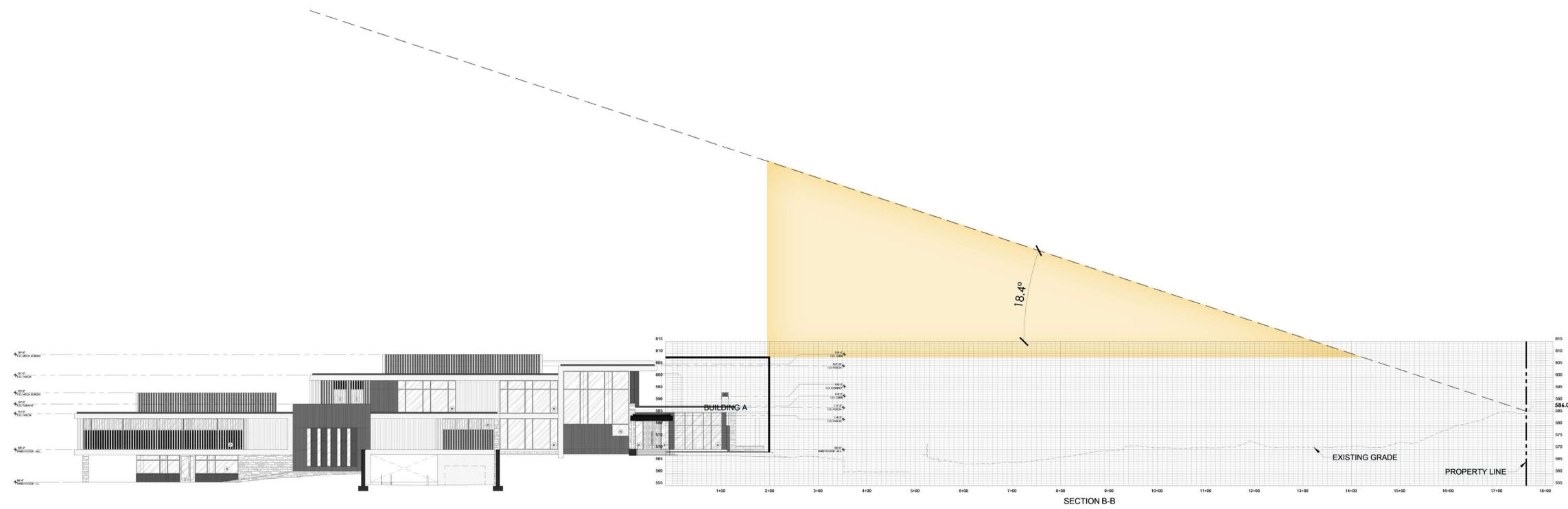


13455 NOEL DRIVE, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-428  
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Printed By: Hodges, Jake Date: December 23, 2025 02:17:59pm File Path: K:\DAL\_Civil\060009901-Northwood\_Torres\CA\Exhibits\20251223\_Line of Sight Exhibit.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and 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.

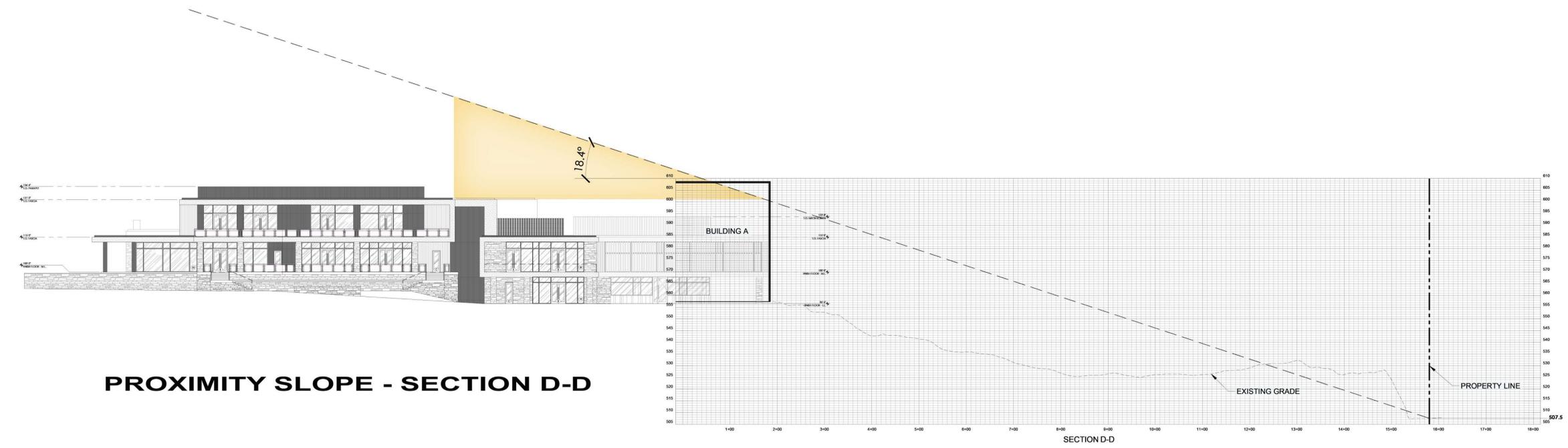
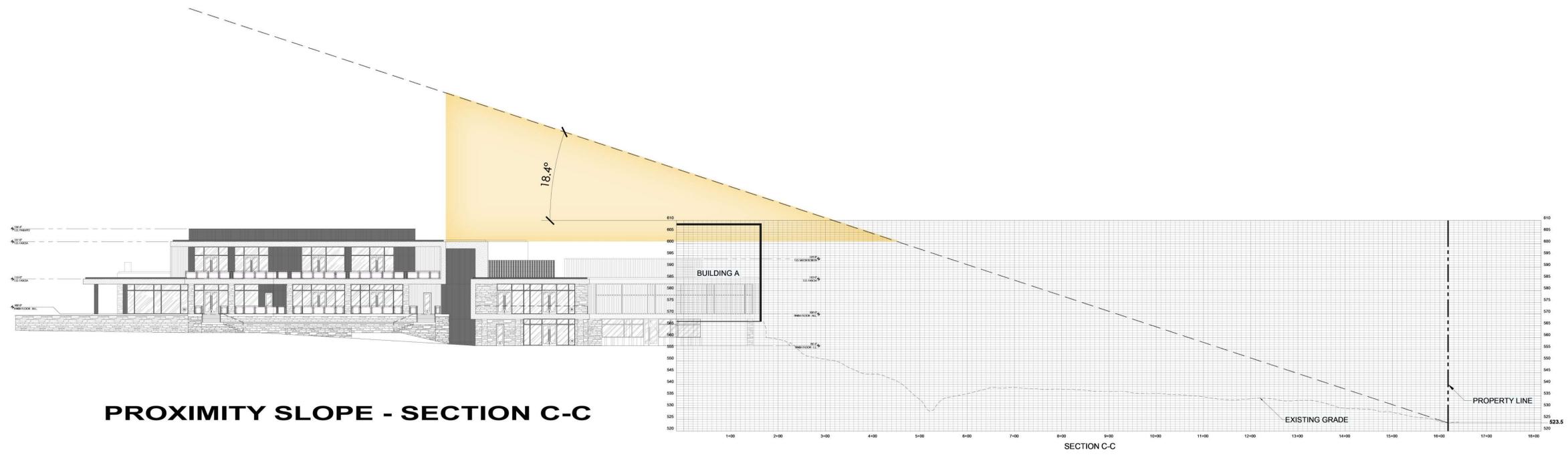


PROXIMITY SLOPE - SECTION A-A



# Clubhouse - Proximity Slope Study

03 February, 2026



# Clubhouse - Proximity Slope Study

03 February, 2026



January 23, 2026

Bryant Thompson  
City of Dallas Board of Adjustment

RE: BOA-25-000103  
Northwood Club – height variance

My firm represents Northwood Club, located at 6524 Alpha Road, in a height variance application. Please accept this additional information when considering this application.

Northwood Club is planning to rebuild its existing clubhouse, which was originally constructed in 1953 and is approximately 60,000 square feet of floor area. The proposed clubhouse will remain in the same location and at approximately the same square footage as the current building. In order to provide modern interior ceiling heights within the new building and to appropriately screen rooftop mechanical equipment, the building height will be 43 feet tall.

Because portions of the clubhouse include an exposed basement level, the average grade around the building is significantly lower than the finished grade at the main entrance. Chapter 51A measures building height from average grade, and there is no adjustment or credit for partially exposed basement levels. As a result, this site condition causes the building's zoning height to be materially greater than its apparent height and functional scale.

If height were measured from the finished grade at the primary entrance elevation, the proposed clubhouse would comply with the height regulation and no variance would be required. From the front of the building, the clubhouse will appear as a two-story structure. The variance is only triggered because of the existing topography and the manner in which the zoning ordinance defines height.

The property contains approximately ten feet of grade change across the building footprint. This natural topography is a permanent physical condition of the site and not a circumstance created by the applicant. The design takes advantage of this grade change to create a functional basement level while minimizing the apparent height and mass of the building. However, under the City's height measurement methodology, this same grade change results in an inflated zoning height calculation.

This creates a site-specific hardship because the property is uniquely impacted by Chapter 51A's height definition due to the existing grade differential and the partially exposed basement condition. The height regulation therefore restricts reasonable redevelopment of the existing clubhouse in a manner that is consistent with its historic scale and function.

The zoning classification for the property is Country Club with Private Membership, authorized by SUP No. 123. By definition, this land use requires both a clubhouse and a golf course functioning together as an integrated facility. While the property contains approximately 82 acres, the clubhouse location, orientation, and grade relationship are dictated by the operational needs of the golf course and cannot be freely relocated or reconfigured without creating a cascading, negative impact on course design, drainage, circulation, and overall club operations.

Redesigning the clubhouse solely to conform to the height limit would require either raising finished grades to artificially increase average grade, eliminating functional basement space and losing square footage, or significantly reducing ceiling heights. Each of these options would undermine the functionality and long-term viability of the facility without providing any corresponding public benefit.

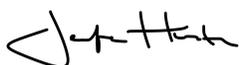
The requested variance is the minimum necessary to allow redevelopment of the clubhouse in its existing location and footprint while maintaining compatibility with the site's topography and operational needs. It allows the building to function as intended without increasing its visual impact, expanding its footprint, or bringing it closer to adjacent residential properties. The variance preserves the established scale and character of the site while allowing compliance with modern building code, accessibility, mechanical, and life-safety requirements.

We believe it is important to note this proposal was also carefully designed with the surrounding neighborhood in mind. Mature trees around the clubhouse will be preserved, the building will not move any closer to nearby residential properties, and the project avoids expanding or relocating the clubhouse in a way that would disrupt its long-standing relationship with the community. Modernizing the clubhouse will help ensure the longevity of Northwood Club while respecting its existing setting.

Please also accept updated site plan and elevations. We have simplified the site plan for readability, grades have been added at the corners of the building and added average grade references on the elevation to properly convey the height in accordance with zoning definitions.

Please feel free to contact me at 469-275-2414 or [jennifer@buzzurbanplanning.com](mailto:jennifer@buzzurbanplanning.com) if you have any questions or concerns. Thank you for your time and consideration. We respectfully request your support of this application.

Sincerely,



Jennifer Hiromoto

February 6, 2026

Hon. Chair and Members, Panel A  
Zoning Board of Adjustment  
c/o Mr. Bryant Thompson, Senior Planner  
c/o Ms. Diana Barkume, Project Coordinator – Development  
Planning and Development Department  
City of Dallas  
1500 Marilla Street, Room 5CN  
Dallas, Texas 75201

Re: BOA-25-000103; 6524 Alpha Road.

Dear Members of Panel A:

**I. Introduction and Background.** We are sending you this letter, through the Board Staff for inclusion in your agenda packet, to provide factual background and to explain the rationale for our request for a variance as noticed of a *maximum* of nine feet six inches to the allowable maximum height of 36 feet, for a total maximum height of 45 feet 6 inches, for a *portion* of a new clubhouse structure to be constructed for the Northwood Club.

The subject property is located at 6524 Alpha Road, in City Block 7432, on the south side of Alpha Road between Hughes Lane on the west and White Rock Creek on the east (the “Club Property”). A portion of the Northwood Club golf course is also located on the north side of Alpha Road but is not included in this request.

The Northwood Club has been at this location for almost 80 years, having been originally built in the late 1940s. In fact, the Northwood Club hosted the 1952 U.S. Open tournament. The current main clubhouse building dates back to 1959, according to the Dallas Central Appraisal District.

The Club Property is located in the R-1/2Ac zoning district and holds Specific Use Permit No. 123 for the “Country club with private membership” use. S.U.P. No. 123 was originally an old “Special Permit” issued by the City under previous iterations of the Dallas Development Code, and like a number of other such then-existing “Special Permits”, was transitioned in the early 1960s to updated Zoning Maps, and is deemed by the City to have a permanent time period, with no attached site plan or conditions.

The purpose of this letter is to further explain our request and to affirm how we meet the required variance standards, including clearly demonstrable property hardship conditions, and to respectfully ask for your approval of this variance request.

**II. Our Request.** As explained in more detail below and in the accompanying materials, our request is for a height variance of a maximum of 9 feet 6 inches above the allowable 36 feet. It is very important to note, however, that (as shown on Exhibit 3 of our accompanying presentation deck) only about 23 percent of the structure will go up to approximately 42 feet 3 inches above average grade, while an additional 28 percent of the structure will go to approximately 38 feet and 2 inches above grade.

Therefore, in reality, the height variance will only allow for exceeding the 36 foot limit across 51 percent of the structure. The remainder of the structure will be approximately 22 feet 6 inches above average grade, which is 13.5 feet *lower* than the allowable maximum height. Mathematically, that results in an average structure height across the entire structure of 31.43 feet, about 4.5 feet *lower* than the maximum allowable height.

The higher portion of the structure is, as you can also see, in the center portion of the building, which further lessens the visual impact by placing the lower portions (again, 22 feet 6 inches) on the southwest and the northeast, and is further screened by mature trees to be retained, as well as being a very long distance from any surrounding residential properties, as shown on Exhibit 1.

The reason the Club wishes to replace the existing clubhouse structure with the new structure is that when the original structure was built in the 1970s and before, 8 foot ceilings were the norm. Now, buildings of this type are very typically constructed with 10 foot to 12 foot ceilings. In addition, the building does not function well and is obsolescent in many respects and needs to be updated.

**III. Property Hardship Conditions.** I want to refer you to the excellent recap of our request, the rationale for that request, and a variety of property hardship factors which affect the Club Property and specifically the building site prepared by Ms. Jennifer Hiromoto with Buzz Urban Planning, with whom we are working on this request, which follows this letter and has already been provided to City Staff.

As discussed in more detail in Ms. Hiromoto's letter, the clubhouse structure is located in the center of the existing golf course, and is surrounded by golf fairways and greens, existing parking, the swimming pool, and mature trees. There is also a significant amount of topography across the Club Property, in particular at the clubhouse location, including a substantial slope of at least 10 feet. The building will be rebuilt in very close adherence to the existing building footprint.

The trees surrounding much of the building are in many cases approximately 100 year-old oak trees, so allowing a portion of the building to go up a little higher helps preserve these trees. Part of that preservation effort is to keep the existing foundation wall in place near the heritage oak trees so as to not damage their existing and extensive root systems. In fact, we have a tree preservation plan provided by Talley Associates, a very highly-regarded local landscape architecture firm, a copy of which is attached, and further we have already had discussions with

Chief Arborist Phil Erwin, who has already made a preliminary review of our tree preservation efforts and has said that “the club could be far more effective than our ordinance and our arborists in protecting these trees, being their intent to protect them“, which is exactly the case. Again, allowing the building to project slightly higher in some areas supports that goal.

Again, I would refer you to Ms. Hiromoto’s letter, attached, for more detailed analysis and explanation, but as she states, “the variance preserves the established scale and character of the site while allowing compliance with modern building code, accessibility, mechanical, and life-safety requirements”.

As stated above, we have also included our current presentation deck, which I invite you to review in detail for yourselves, which notes that Club membership is not increasing (so that is not driving building replacement); we are not materially increasing the size of the clubhouse; we are adding mechanical screening, which is visually beneficial; and we are using a flat roof instead of a pitched roof to minimize the height, including the visual impact.

Exhibit 1 shows the very substantial distance to all surrounding properties and Exhibit 2 shows green stars denoting the 23 letters of support we have received from surrounding neighbors. Exhibit 3 shows in plan view the projected building heights as discussed above. Exhibit 4 shows conceptual renderings with building heights delineated.

Appendices 1 and 2 include a series of photographs from the properties in support which have a direct view of the Club Property, showing the significant screening from trees, topography, and the very minimal visual impact on each of these properties. Appendix 3 includes dimensioned conceptual elevations, which very effectively show the minimal impact of the additional height we are requesting. Appendix 4 includes diagrams showing that there is no impact at all from the residential proximity slope.

**IV. How We Meet the Variance Standard.** This variance request meets the variance standards mandated by Sec. 51A-3.102(d)(10) of the *Dallas Development Code*. First, special conditions are present as detailed above, so that literal enforcement would result in unnecessary hardship and granting of the variance would observe the spirit of the ordinance and do substantial justice.

The variance is necessary to permit development of the clubhouse portion of the Club Property because of the restrictive shape of the existing building footprint, as completely surrounded by the golf course and mature trees, and the very significant telegraphic slope so that it cannot be developed in a manner commensurate with development upon other parcels of land with the same zoning. Also, the variance is not to relieve a self-created or personal hardship nor for financial reasons only. Subsection (B) would appear not to apply, as this would allow for new construction.

**V. Not Contrary to The Public Interest.** Finally, the granting of this variance would not in any way be contrary to the public interest. In fact, the granting of this variance will strongly support the public interest by being voluntarily limited in scope (only 51 percent of the new structure); screened by topographical features and mature trees both near the building and out on the golf course; and lengthy distances from the properties with a line of sight to the clubhouse area.

The fact that as of today we have support from 23 of those neighbors is, we believe, the best evidence for our request as being in support of the public interest.

V. **Conclusion.** We very much appreciate your consideration of our information as presented above. We look forward to appearing before you at our February 17 hearing where we will respectfully be asking you to *approve* our height variance request. Thank you very much.

Very truly yours,

  
Jonathan G. Vinson

cc: Ramsey March  
Blake Bell  
Jenkins Bender  
Jennifer Hiromoto  
Bill Dahlstrom  
Will Guerin

**SEC. 51A-3.102(d)(10)(A) and (B)**

(d) Powers and duties. The board has the following powers and duties, which must be exercised in accordance with this chapter:

(10) To grant variances from the front yard, side yard, rear yard, lot width, lot depth, lot coverage, floor area for structures accessory to single family uses, height, minimum sidewalks, off-street parking or off-street loading, or landscape regulations provided that:

(A) In general.

(i) the variance is not contrary to the public interest when, owing to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the spirit of the ordinance will be observed and substantial justice done;

(ii) the variance is necessary to permit development of a specific parcel of land that differs from other parcels of land by being of such a restrictive area, shape, or slope that it cannot be developed in a manner commensurate with the development upon other parcels of land with the same zoning; and

(iii) the variance is not granted to relieve a self-created or personal hardship, nor for financial reasons only, except as provided in Subparagraph (B)(i), nor to permit any person a privilege in developing a parcel of land not permitted by this chapter to other parcels of land with the same zoning.

(B) Structures. In exercising its authority under Subparagraph (A)(ii), the board may consider the following as grounds to determine whether compliance with the ordinance as applied to a structure that is the subject of the appeal would result in unnecessary hardship:

(i) the financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01 of the Texas Tax Code;

(ii) compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development is authorized to physically occur;

(iii) compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

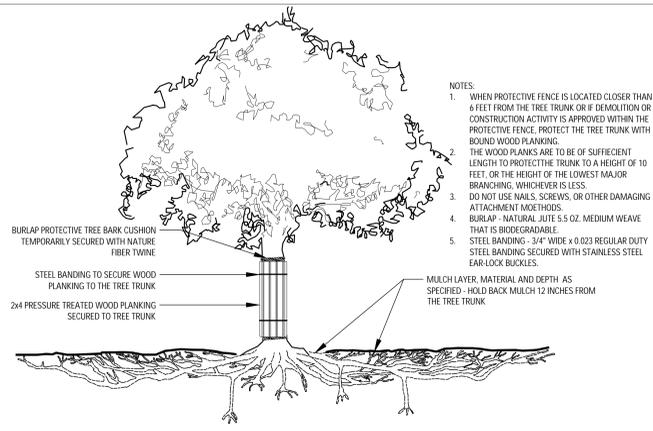
(iv) compliance would result in the unreasonable encroachment on an adjacent property or easement; or

(v) the municipality considers the structure to be a nonconforming structure.

DO NOT REPRODUCE THESE DRAWINGS OR SPECIFICATIONS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

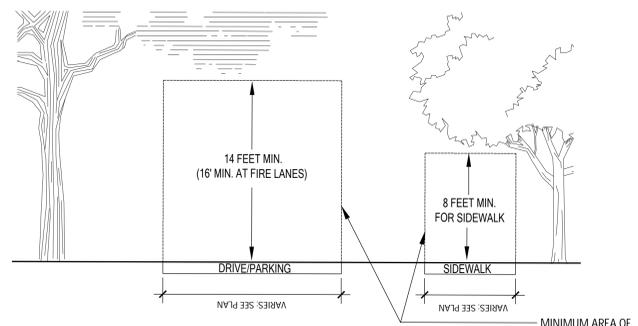
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JAN 20, 2020 11:45AM  
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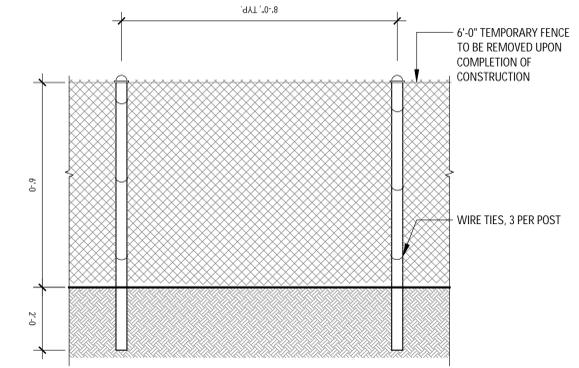
- NOTES
1. WHEN PROTECTIVE FENCE IS LOCATED CLOSER THAN 6 FEET FROM THE TREE TRUNK OR IF DEMOLITION OR CONSTRUCTION ACTIVITY IS APPROVED WITHIN THE PROTECTIVE FENCE, PROTECT THE TREE TRUNK WITH BOUND WOOD PLANKING.
  2. THE WOOD PLANKS ARE TO BE OF SUFFICIENT LENGTH TO PROTECT THE TRUNK TO A HEIGHT OF 10 FEET, OR THE HEIGHT OF THE LOWEST MAJOR BRANCHING, WHICHEVER IS LESS.
  3. DO NOT USE NAILS, SCREWS, OR OTHER DAMAGING ATTACHMENT METHODS.
  4. BURLAP - NATURAL JUTE 5.5 OZ. MEDIUM WEAVE THAT IS BIODEGRADABLE.
  5. STEEL BANDING - 3/4" WIDE x 0.032 REGULAR DUTY STEEL BANDING SECURED WITH STAINLESS STEEL EAR-LOCK BUCKLES.

**3 TREE TRUNK PROTECTION**  
SCALE: 1/4" = 1'-0"



NOTE:  
A MINIMUM BRANCH CLEARANCE OF 14 FEET ABOVE PARKING LOT/DRIVE LANES (16 FEET ABOVE FIRE LANES) MUST BE MAINTAINED.

**2 TREE BRANCH CLEARANCE**  
SCALE: 1/4" = 1'-0"

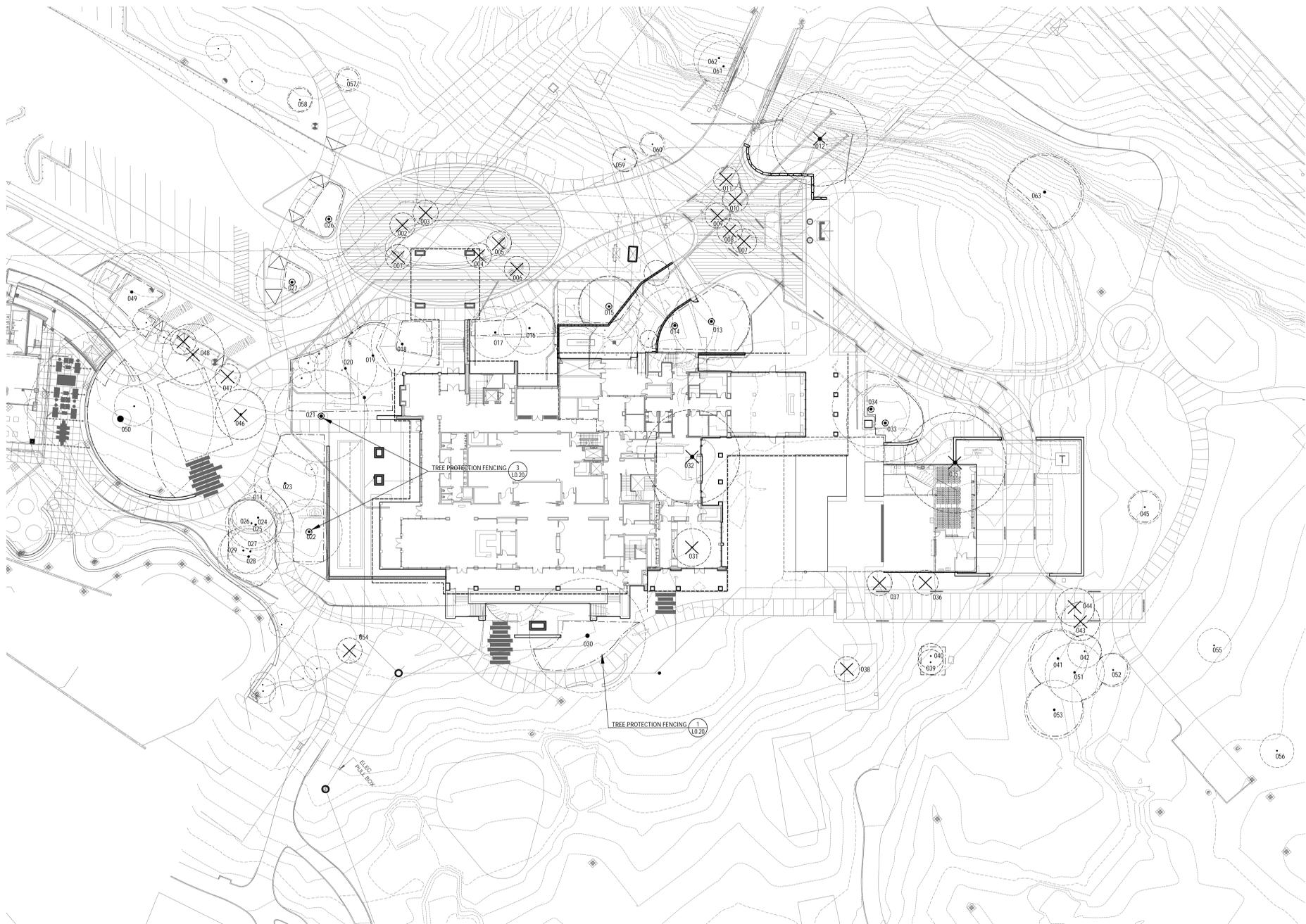


CITY APPROVAL STAMP AREA

**1 TREE PROTECTION FENCING**  
SCALE: NTS

**TREE PRESERVATION LEGEND**

TREE #	Common Name	Retained Caliper Inches	Removed Caliper Inches	Preserved	CLASS	Multiplier	Inches to Mitigate	Comments
001	Cedar Elm	9			2	0.7	6	
002	Cedar Elm	8			2	0.7	6	
003	Cedar Elm	8			2	0.7	6	
004	Cedar Elm	7			2	0.7	5	
005	Cedar Elm	10			2	0.7	7	
006	Cedar Elm	10			2	0.7	7	
007	River Birch	9			2	0.7	6	
008	River Birch	8			2	0.7	6	
009	River Birch	8			2	0.7	6	
010	River Birch	8			2	0.7	6	
011	River Birch	10			2	0.7	7	
012	Live Oak		40		2	0.7	28	
013	Live Oak	23		X				
014	Live Oak	41		X				
015	Live Oak	34		X				
016	Live Oak	27		X				
017	Live Oak	22		X				
018	Live Oak	34		X				
019	Live Oak	33		X				
020	Live Oak	28		X				
021	Live Oak	42		X				
022	Live Oak	31		X				
023	Live Oak	30		X				
024	Live Oak	22		X				
025	Live Oak	24		X				
026	Live Oak	26		X				
027	Live Oak	19		X				
028	Live Oak	28		X				
029	Live Oak	19		X				
030	Live Oak	31		X				
031	Shumard Oak		10		2	0.7	7	
032	Live Oak		48		2	0.7	34	
033	Live Oak	26		X				
034	Live Oak	37		X				
035	Live Oak		34					Diseased
036	Magnolia	8			2	0.7	6	
037	Red Cedar	8			2	0.7	6	
038	Pecan		24		2	0.7	17	
039	Pecan	24		X				
040	Pecan	24		X				
041	Pecan	24		X				
042	Cedar Elm	14		X				
043	Pecan	25	25		2	0.7	18	
044	Pecan	20	20		2	0.7	14	
045	Live Oak	8		X				
046	Red Oak		24					Diseased / Storm Damage
047	Japanese Maple	8		X				
048	Live Oak		24		2	0.7	17	
049	Live Oak	27		X				
050	Live Oak	50		X				
051	Pecan	21	21					
052	Cedar Elm	12	12					
053	Live Oak	32		X				
054	Magnolia		6					Not Protected
055	Live Oak							Outside Limits of Work
056	Maple							Outside Limits of Work
057	Elm	8		X				
058	Elm	8		X				
059	Cypress	24		X				
060	Cypress	24		X				
061	Ash			X				Outside Limits of Work
062	Ash			X				Outside Limits of Work
063	Live Oak	30		X				
		<b>Total Caliper Inches Preserved</b>	<b>Total Caliper Inches Removed</b>				<b>Total Caliper Inches to Mitigate</b>	
		960.0	399.0				211	
							<b>Total Proposed Caliper Inches</b>	<b>Total Mitigation Paid</b>
							218	50



**CLUBHOUSE**



DATE: ISSUED FOR:

10.03.25	50% DESIGN DEVELOPMENT
11.20.25	100% DESIGN DEVELOPMENT
01.15.26	PROGRESS SET
01.23.26	PERMIT

PROJECT NO.: 24060

**TREE PRESERVATION PLAN**

