



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 25, 2017

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. **CALL TO ORDER: 6:00 P.M.**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **CITIZEN'S COMMENTS**

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. **REGULAR ITEMS**

1. *Minutes of August 28, 2017*

Consider approval of the minutes of the August 28, 2017, Planning and Zoning Commission Regular Session.

2. *RC16-0014 – Townlake, Phase Two*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Cross Timbers Road and west of Flower Mound Road.

3. *ZPD17-0009 – Southpoint Addition*

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses to modify the development standard related to the rear yard setback for all of Lot 1. The property is generally located west of Enterprise Drive and north of Long Prairie Road.

4. *SP17-0009 – Enterprise Storage*

Consider a request for a Site Plan to develop a miniwarehouse facility, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.

5. *ZPD16-0013 – Traditions of Flower Mound*

Public Hearing

Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 152 (PD-152) with Single-Family District-15 (SF-15) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Harris Road.

6. *DP17-0003 – Traditions of Flower Mound*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located west of Old Settlers Road and north of Harris Road.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Sept. 21, 2017, at 2:20 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF AUGUST, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Albert Picardi	Commissioner, Place 9

Constituting a quorum with the following members absent:

Vacant	Commissioner, Place 5
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the August 14, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the August 14, 2017, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: Picardi

ABSENT: None

The motion passed with a vote of 5-0-1.

2. Public Hearing to consider a request for a Replat (RP17-0009 – Edgewood) to create a residential subdivision, save and except for Lot 22, Block C. The property is generally located south of Flower Mound Road and east of Gerault Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Question of an Informational Nature

Brian Sanders, 1421 Currant Way, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to approve RP17-0009 - Edgewood. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Consider a request for a Site Plan (SP17-0002 – Hefner-Garden Ridge) to develop a warehouse, with an exception to Section 98-147, “Topographical Slope Protection,” of the Code of Ordinances. The property is generally located south of Spinks Road and east of Garden Ridge Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Eric Swartz, Pacheco Koch

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP17-0002 – Hefner-Garden Ridge and requested exception. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0007 – CTCDD Amendment) to amend Section 1.0, Land Use Plan, Section 2.0, Area Plans, and Section 9.0, Wastewater Plan, of the Master Plan to change the current land use designation from Cross Timbers Conservation Development District to Estate Residential and Institutional uses, and to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject property. The property is generally located south of Cross Timbers Road, east of Flower Mound Road, and north of Quail Run Road.

Staff Presentation

Doug Powell, Executive Director

In Favor –

Paul Stone, 4100 Broadway, Flower Mound
Warner Watkins, 2800 London Lane, Flower Mound

In Opposition –

Caroline Finley, 2600 Bourne Lane, Flower Mound
Marc Finley, 2600 Bourne Lane, Flower Mound
Sandeep Sharma, 2504 Stillwater Court, Flower Mound
Jim Engel, 5110 Bayberry Street, Flower Mound

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of MPA17-0007 – CTCDD Amendment. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Neal, Johnson, McCall, Picardi, Dillon

NAYS: Ruthrauff

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-1.

E. ADJOURNMENT: 7:55 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: September 25, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC16-0014 - Townlake, Phase Two) to create a residential subdivision. The property is generally located south of Cross Timbers Road and west of Flower Mound Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 54 buildable, single-family residential lots within the second phase of the Townlake development. The site contains approximately 59.43 acres of land. The minimum lot size is 21,780 square feet (1/2 acre) and the lots are in conformance with the underlying cluster development standards within Planned Development District-138 (PD-138).

The plat depicts necessary setbacks, buffers, open space areas and easements. The proposed primary access for this phase will be from Hollandsworth Drive, a proposed street for which right-of-way is shown to be dedicated with this plat. Secondary access will be from Flower Mound Road through existing streets within Phase 1. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The proposed record plat is consistent with the development plan (DP15-0004) approved by the Town Council on July 20, 2015, for a total of 105 buildable lots.

On February 8, 2016, the Planning and Zoning Commission approved a record plat (RC15-0008) to create 37 buildable, single-family residential lots within the first phase of the Townlake development. Remaining 14 residential lots will be platted as Phase Three in the future.

The gross land area for Townlake, including all phases is 170.96 acres. PD-138 requires minimum 50 percent open space dedication as a part of the cluster development. Approximately 52.7 percent of land is being dedicated as either conservation easement or as open space lots to be maintained by the Homeowner's Association. Open space calculation exhibit is attached as Attachment B(2).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

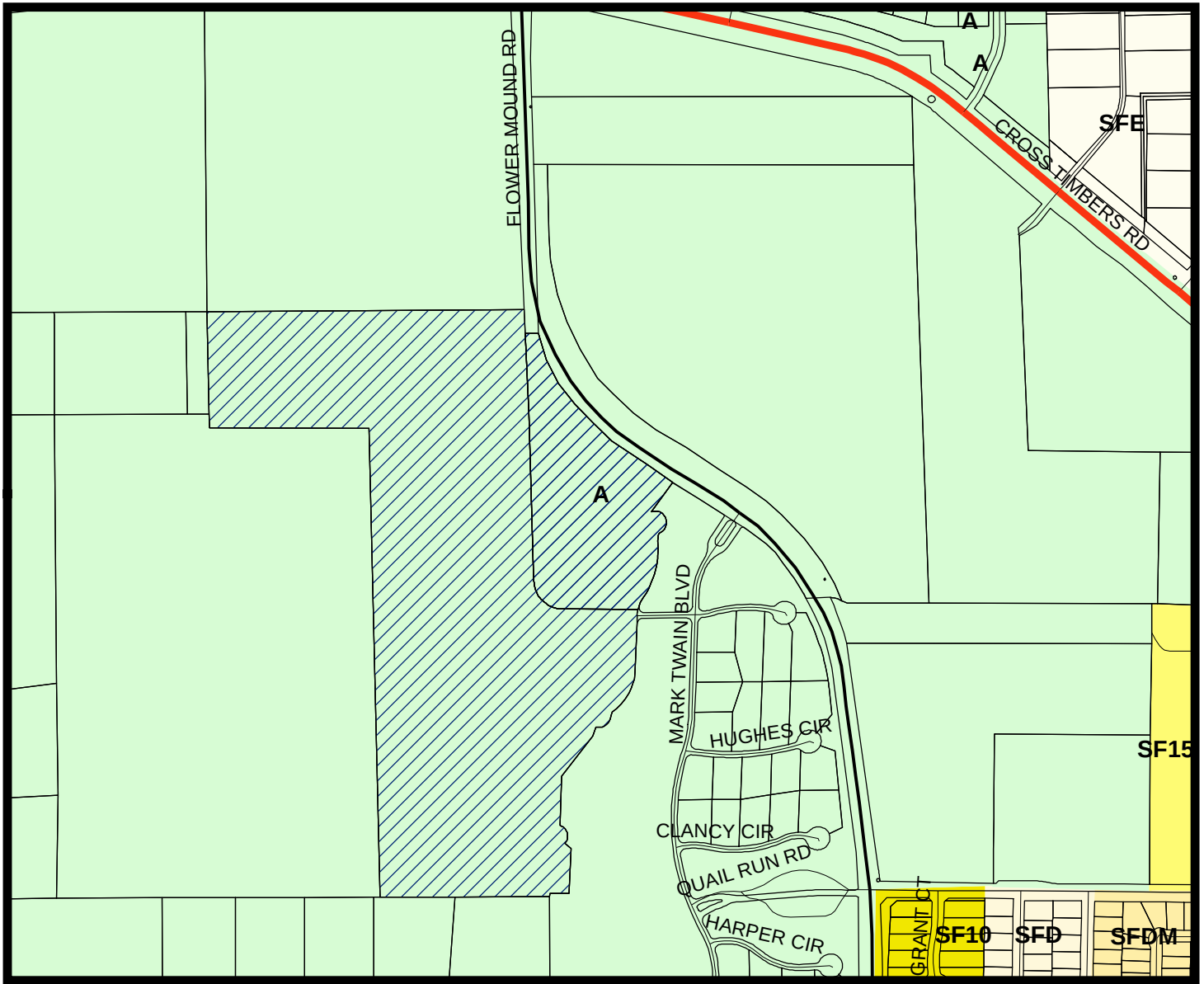
B. Application Details

1. Record Plat Package
2. Open Space Calculation Exhibit

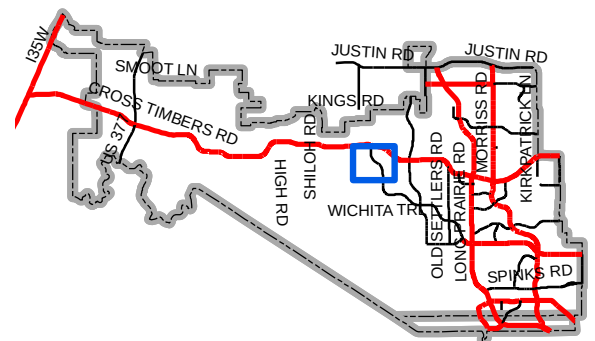
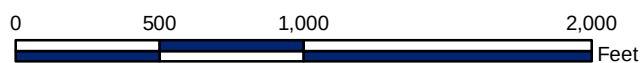
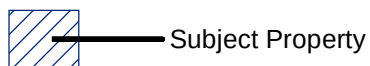
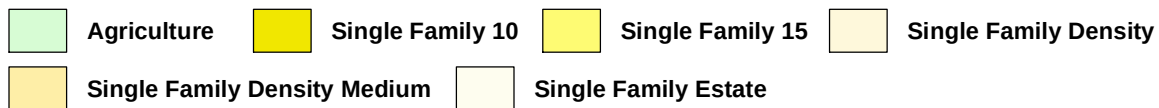


Vicinity Map

Reference Project: RC16-0014



LEGEND



Map Location

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

June 1, 2017

Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

**RE: Townlake Phase Two
Record Plat
Flower Mound, Texas**

Dear Mr. Powell

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat and Construction Plans.

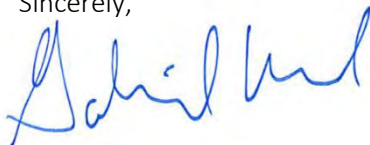
The 170.959 acre Townlake (formerly Bunn Gourley West Tract) is located within the Cross Timbers Conservation Development District (CTCDD) and was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan, Ordinance No. 64-13. The tract is currently identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is compatible with the Town's new Master Plan, Ordinance No. 64-13. The Cluster Development PD (Case No. ZPD14-0014) was approved by Town Council on April 20, 2015.

The Development Plan (Case No. DP15-004) was approved by Town Council on July 20, 2015.

We are subdividing the overall project into three phases. This 59.432 acre Phase Two Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. This phase consists of 54 buildable residential lots and 5 open space lots. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

Please contact us should you have any questions regarding our request. Thank you.

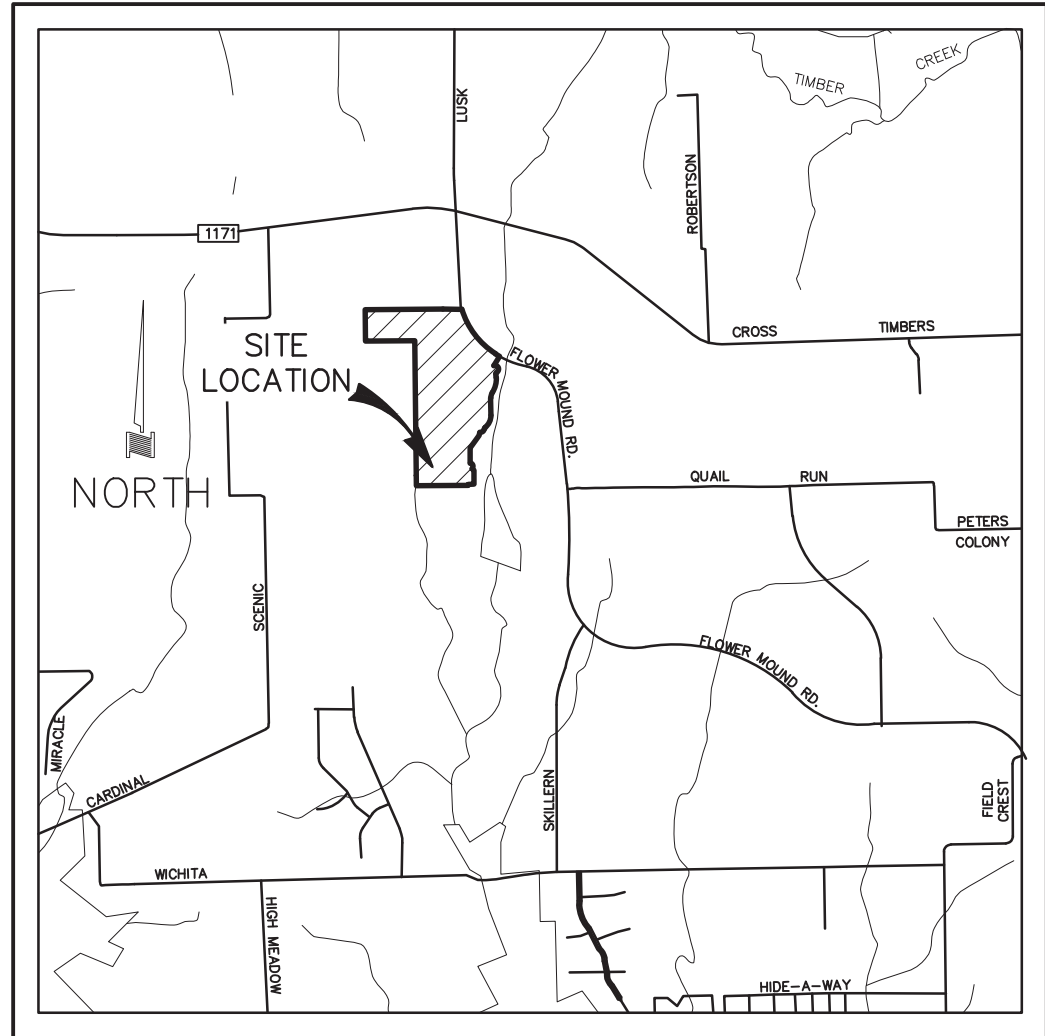
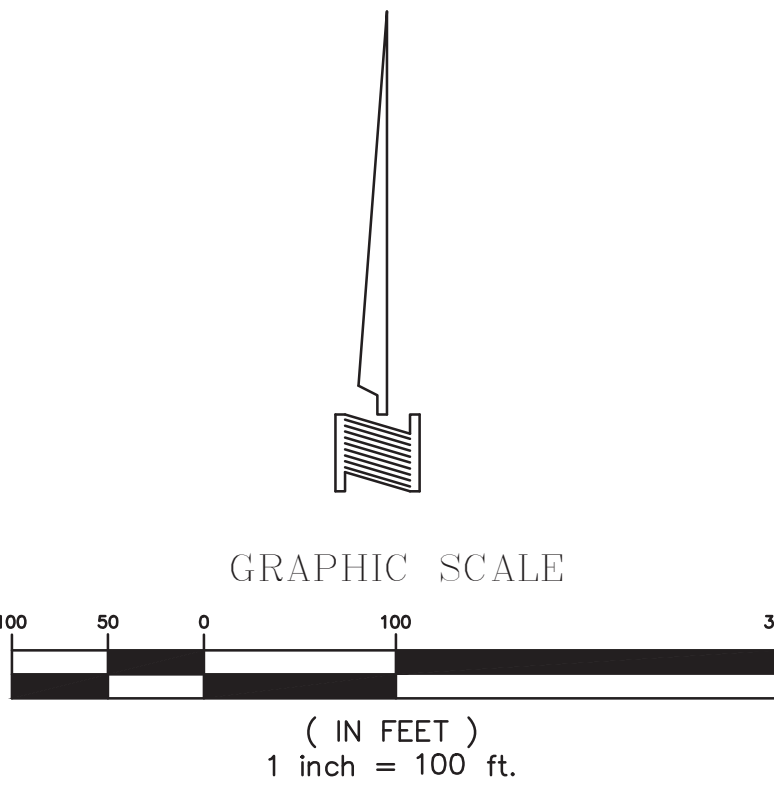
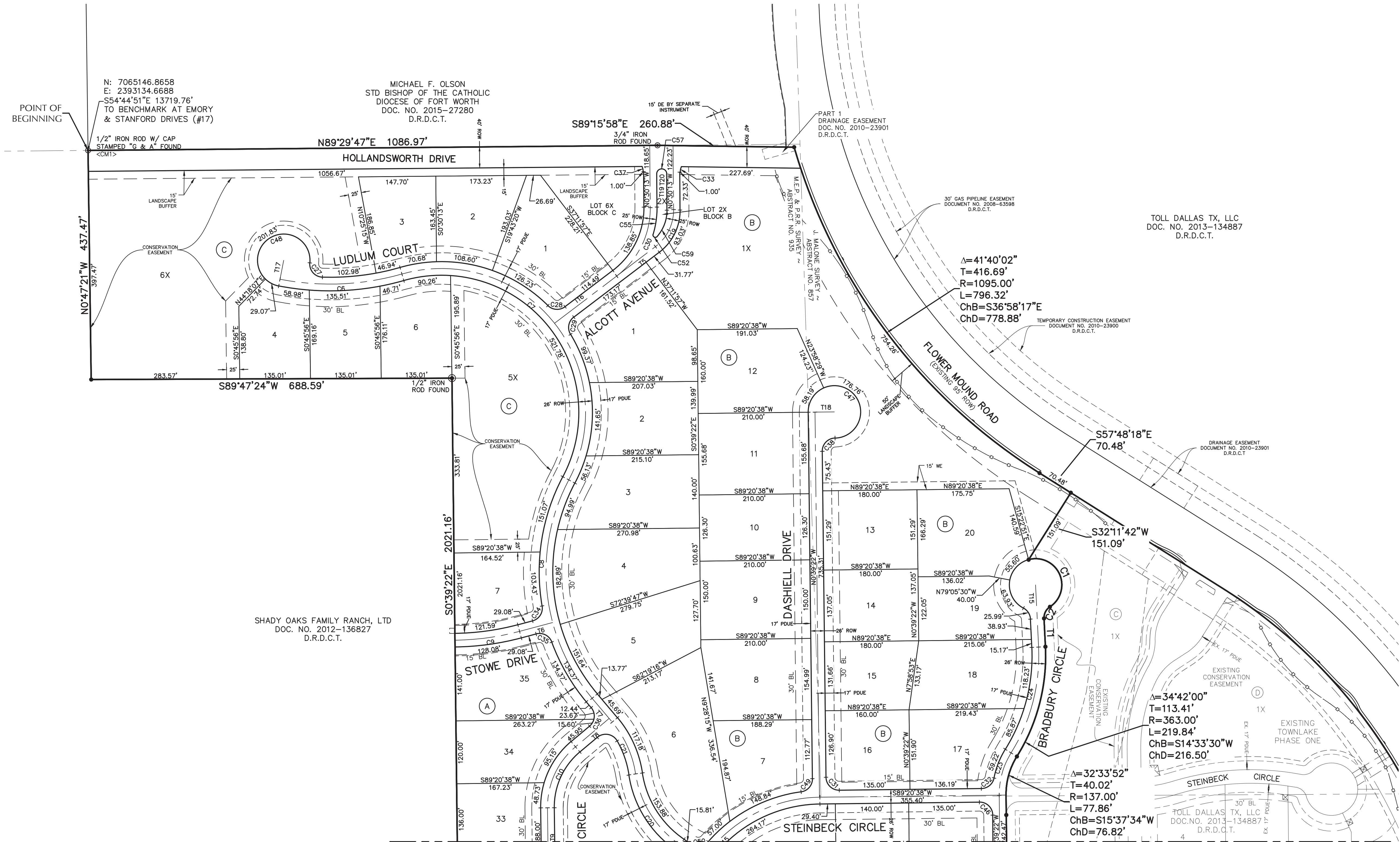
Sincerely,



Gabriel Novak, P.E., CFM

Cc: Mike Boswell – Toll Brothers;

File;



LOT AND BLOCK SUMMARY		
LARGEST	50,873 SF	1.17 AC
SMALLEST	21,875 SF	0.50 AC
AVERAGE	31,575 SF	0.72 AC
TOTAL LOTS (INCLUDING X LOTS)	60 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	54 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

59.423 ACRES
54 RESIDENTIAL LOTS 6 OPEN SPACE LOTS

RECORD PLAT
TOWNLAKE PHASE TWO

AN ADDITION TO THE TOWN OF FLOWER MOUND

J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

MAY 2016 SCALE: 1"=100'

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
INSTRUMENT NUMBER 2012-146715
DEED RECORDS, DENTON COUNTY, TEXAS

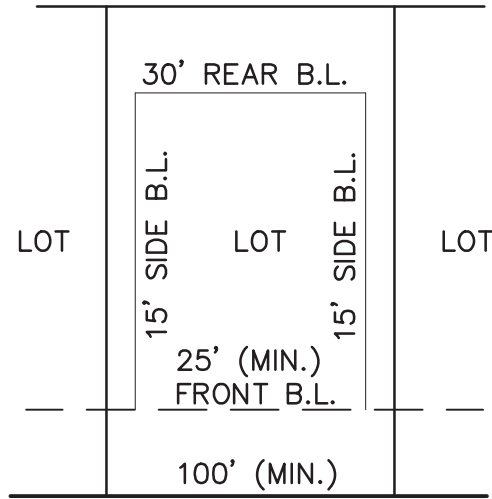
OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051



PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE 4202 ESTABLISHED BEARING BETWEEN <CM1> AND <CM2> SOUTH 161°7'56" EAST, A DISTANCE OF 2557.45 FEET.
 2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOT 3X BLOCK A, LOT 1X BLOCK F, LOTS 5X & 6X OF BLOCK C, AND LOTS 1X & 2X OF BLOCK B ARE OPEN SPACE LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOA. LOT 1X BLOCK B AND LOT 3X BLOCK A ARE DEDICATED BY THIS PLAT AS PUBLIC TRAIL EASEMENTS.
 5. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 153,653 SF.
 6. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 7. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS") PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOME OWNER'S ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 9. ALL X-LOTS ARE UNBUILDABLE, EXCEPT LOT 1X, BLOCK F SHALL CONTAIN A HARDSCAPE FEATURE.
 10. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 11. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
 12. THE PERPETUAL MAINTENANCE OF BOTH THE 8 FOOT TOWN TRAIL (INCLUDING ANY BRIDGES) AND 15 FOOT EQUESTRIAN TRAIL SHALL BE THE RESPONSIBILITY OF THE HOA.
 13. LOT 3X BLOCK A SHALL BE MAINTAINED BY THE HOA FOR EQUESTRIAN PURPOSES, FENCING ON EITHER SIDE OF LOT 3X SHALL BE PIPE RAIL AND MEET THE TOWN EQUESTRIAN FENCING DETAIL SHOWN ON THE APPROVED LANDSCAPE PLANS.
 14. LOTS 22-25, BLOCK A, REAR YARD FENCING SHALL COMPLY WITH THE TOWN OF FLOWER MOUND STANDARD DETAIL SHEET P-4 ALONG THE EQUESTRIAN TRAIL. THIS FENCING SHALL BE A MAXIMUM HEIGHT OF 48 INCHES AND TYPE AMERISTAR 440 (3 RAIL) BLACK PIPE RAIL OR APPROVED EQUAL.

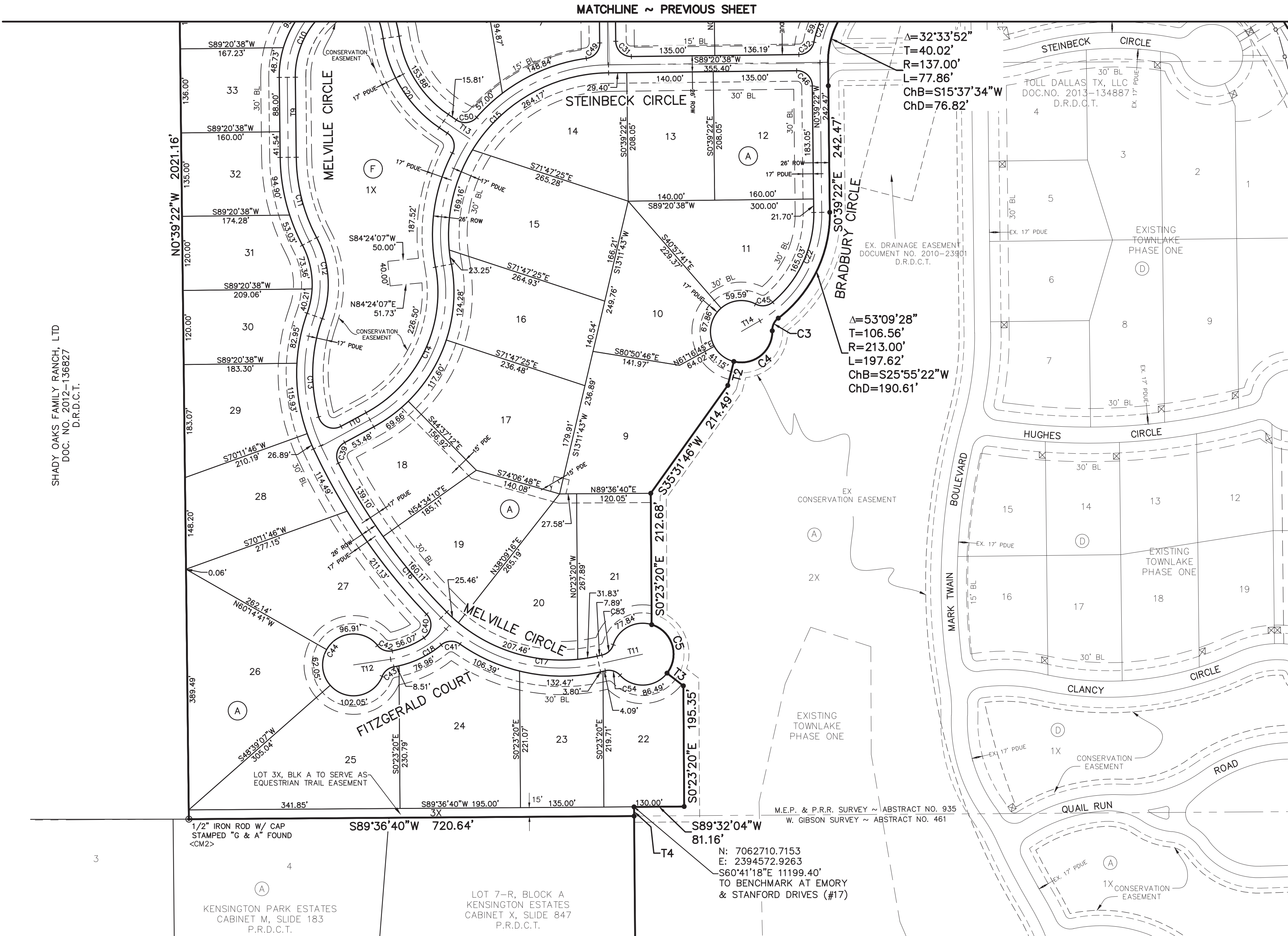


TYPICAL 100' RESIDENTIAL LOT DETAIL
NOT TO SCALE

- LEGEND
- VE = VISIBILITY EASEMENT
 - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 - M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
 - PAE = PRIVATE ACCESS EASEMENT
 - FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
 - MAUE = MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT
 - WE = WATER EASEMENT
 - IPF = IRON PIPE FOUND
 - IRF = IRON ROD FOUND
 - BL = BUILDING LINE
 - SSE = SANITARY SEWER EASEMENT
 - PDUE = PRIVATE DRAINAGE & UTILITY EASEMENT
 - PDE = PRIVATE DRAINAGE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - <CM> = CONTROL MONUMENT
 - ▶ = DENOTES THE HOUSE FRONTING SIDE
 - ◇ = DENOTES STREET NAME CHANGE
 - = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

BENCHMARKS:
TOFM #17 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET IN CURB INLET AT NW CORNER OF STANFORD AND EMORY DRIVE.
ELEV=643.11

TOFM #28 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET NEAR THE CENTER OF THE OAK CREST DRIVE CIL-DE-SAC.
ELEVATION = 641.88'



SHADY OAKS FAMILY RANCH, LTD
DOC. NO. 2012-136827
D.R.D.C.T.

LINE	BEARING	LENGTH
T1	S24°7'30"E	54.10'
T2	S14°0'23"W	40.00'
T3	S52°10'12"E	33.45'
T4	S02°7'56"E	14.89'
T19	N0°30'13"W	63.21'
T20	S0°30'13"E	69.31'

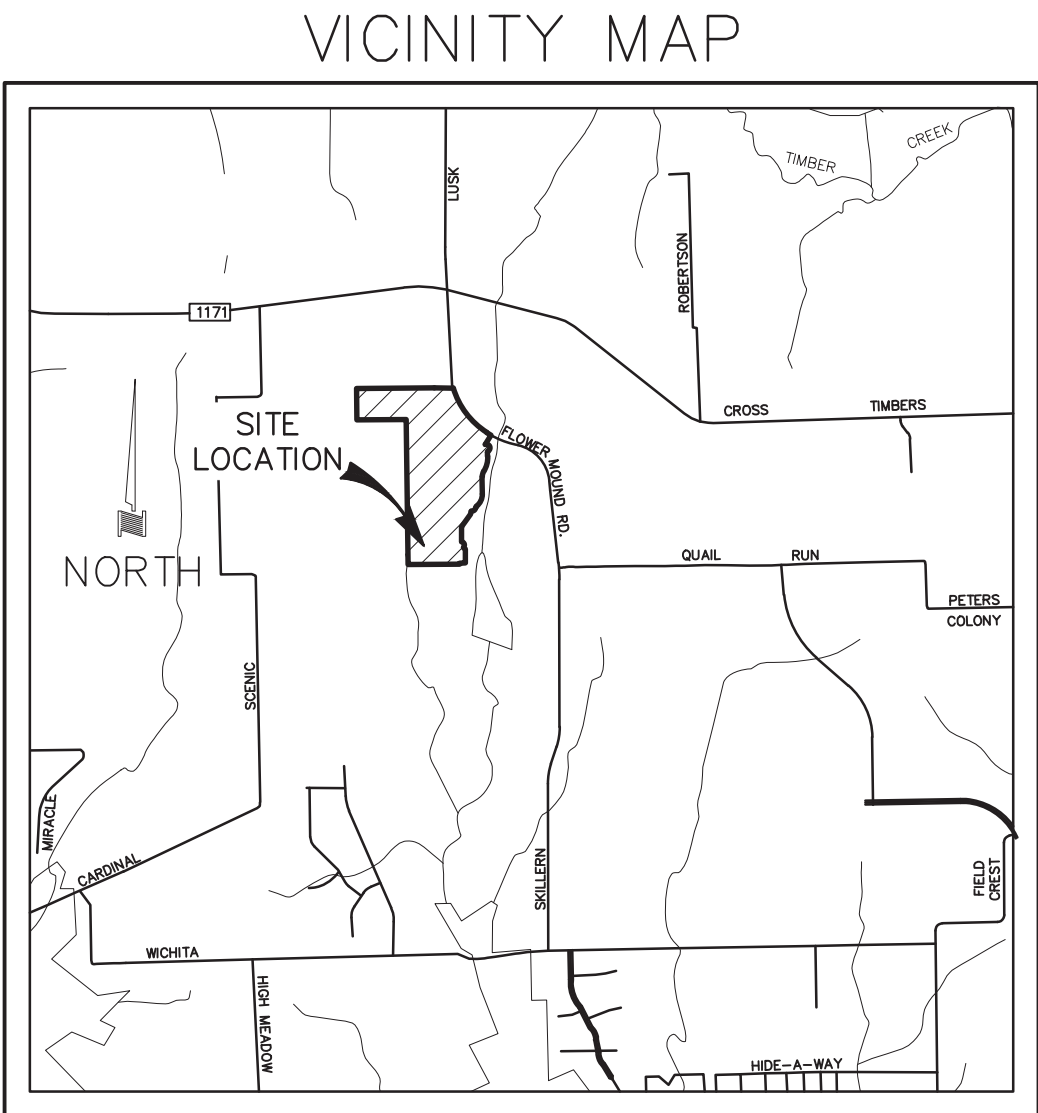
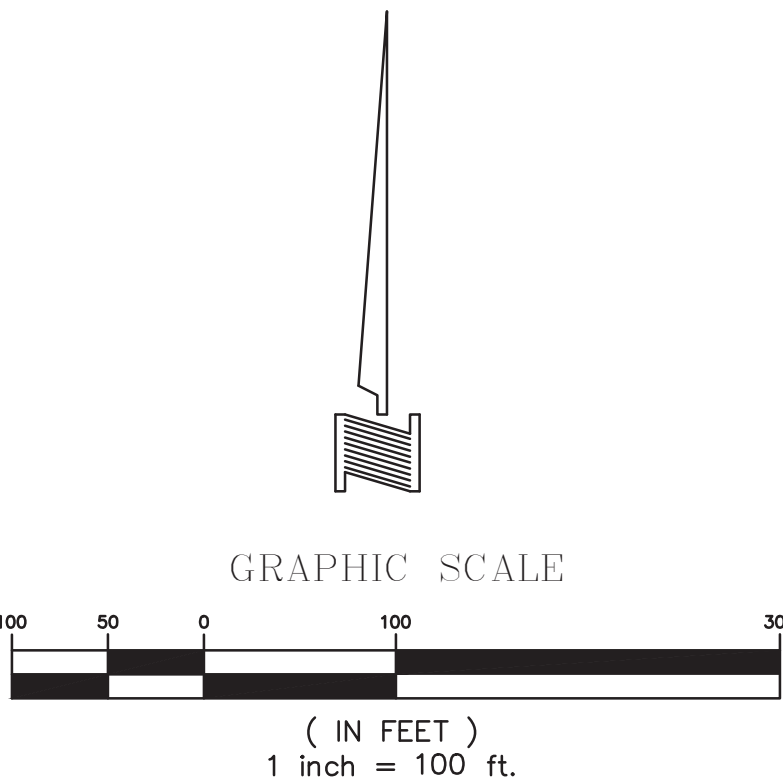
ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T5	N52°48'03"E	92.89'
T6	S75°02'21"W	65.33'
T7	N40°04'55"W	59.45'
T8	S49°55'05"W	83.95'
T9	S00°39'22"E	129.54'
T10	N61°28'27"E	90.02'
T11	N77°22'51"E	72.55'
T12	S81°18'24"W	60.92'
T13	N55°42'41"W	51.50'
T14	N60°02'04"E	34.62'
T15	N02°47'30"W	118.76'
T16	N52°48'03"E	148.96'
T17	N10°59'42"E	37.00'
T18	N89°20'38"E	37.00'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	26°56'18"	500.00'	119.75'	235.08'	S87°31'33"W 232.92'
C7	133°50'38"	275.00'	645.41'	642.40'	N39°01'17"W 505.98'
C8	67°58'57"	375.00'	252.86'	444.95'	N06°05'26"W 419.30'
C9	14°18'17"	500.00'	62.74'	124.83'	S82°11'29"W 124.51'
C10	50°34'27"	150.00'	70.86'	132.40'	S24°37'51"W 128.15'
C11	27°04'48"	300.00'	72.24'	141.79'	S14°11'46"E 140.47'
C12	47°29'50"	150.00'	66.00'	124.35'	S03°59'15"E 120.82'
C13	44°54'53"	275.00'	113.67'	215.58'	S02°41'46"E 210.10'
C14	71°58'36"	235.00'	170.66'	295.21'	N25°29'09"E 276.18'
C15	99°50'47"	275.00'	326.84'	479.23'	N39°25'15"E 420.85'
C16	19°34'18"	1000.00'	172.48'	341.59'	S34°56'22"E 339.93'
C17	57°53'39"	275.00'	152.10'	277.87'	S73°40'20"E 266.20'
C18	39°49'32"	150.00'	54.34'	104.26'	S61°23'38"W 102.18'
C19	53°18'16"	87.75'	44.04'	81.64'	N26°08'55"E 78.72'
C20	47°08'57"	200.00'	87.27'	164.58'	N32°08'12"W 159.98'
C21	31°31'12"	200.00'	56.44'	110.03'	N24°19'19"W 108.64'
C22	60°41'26"	200.00'	117.08'	211.85'	N29°41'21"E 202.08'
C23	32°33'52"	150.00'	43.81'	85.25'	N15°37'34"E 84.11'
C24	34°42'00"	350.00'	109.35'	211.97'	N14°33'30"E 208.75'
C30	53°18'16"	162.25'	81.43'	150.95'	N26°08'55"E 145.56'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	162°08'50"	50.00'	318.33'	141.50'	S24°18'26"E 98.79'
C2	59°33'29"	25.00'	14.31'	25.99'	S26°59'14"W 24.83'
C3	53°49'44"	25.00'	12.69'	23.49'	S25°35'15"W 22.63'
C4	105°27'00"	50.00'	65.69'	92.02'	S51°23'53"W 79.57'
C5	110°48'43"	50.00'	72.50'	96.70'	S17°34'34"E 82.32'
C27	93°53'20"	25.00'	26.76'	40.97'	N41°21'40"W 36.53'
C28	82°02'02"	25.00'	21.75'	35.79'	N86°10'56"W 32.81'
C29	84°01'03"	25.00'	22.52'	36.66'	N10°47'31"E 33.46'
C31	90°00'00"	25.00'	25.00'	39.27'	N45°39'22"W 35.36'
C32	78°15'31"	25.00'	20.34'	34.15'	S50°13'18"W 31.55'
C33	24°48'56"	25.00'	5.50'	10.83'	N11°54'15"E 10.74'
C34	84°43'14"	25.00'	22.80'	36.97'	S32°40'43"W 33.69'
C35	84°43'14"	25.00'	22.80'	36.97'	S62°36'01"E 33.69'
C36	90°00'00"	25.00'	25.00'	39.27'	N4°55'05"E 35.36'
C37	23°34'41"	25.00'	5.22'	10.29'	N12°17'34"W 10.22'
C38	89°14'10"	25.00'	24.67'	38.94'	N43°57'43"E 35.12'
C39	88°49'48"	25.00'	24.49'	38.76'	N17°03'33"E 34.99'
C40	99°32'05"	25.00'	29.55'	43.43'	S61°14'47"W 38.17'
C41	74°47'04"	25.00'	19.11'	32.63'	N87°30'31"E 30.36'
C42	61°23'51"	25.00'	14.84'	26.79'	N69°53'18"W 25.53'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C43	58°26'43"	25.00'	13.99'	25.50'	N50°56'17"E 24.41'
C44	299°05'42"	50.00'	29.40'	261.01'	S8°44'14"E 50.68'
C45	67°25'18"	25.00'	16.68'	29.42'	S83°37'06"W 27.75'
C46	90°00'00"	25.00'	25.00'	39.27'	S45°39'22"E 35.36'
C47	202°33'17"	50.00'	250.74'	176.76'	N12°41'51"W 98.07'
C48	231°16'53"	50.00'	104.17'	201.83'	S69°56'33"W 90.15'
C49	82°52'07"	25.00'	22.07'	36.16'	S40°46'42"W 33.09'
C50	83°01'36"	25.00'	22.13'	36.23'	S82°46'31"W 33.14'
C52	155°17'30"	4.50'	20.55'	12.20'	N60°53'49"W 8.79'
C53	59°33'29"	25.00'	14.31'	25.99'	S47°36'06"W 24.83'
C54	59°33'29"	25.00'	14.31'	25.99'	S72°50'25"E 24.83'
C55	17°15'09"	175.00'	26.55'	52.70'	N8°07'21"E 52.50'
C57	180°00'00"	9.50'	INFINITY	29.85'	N89°29'47"E 19.00'
C59	41°57'39"	75.00'	28.76'	54.93'	S20°28'36"W 53.71'

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	B	182818	4.20
1X	F	120042	2.76
2X	B	2284	0.05
3X	A	10814	0.25
5X	C	103501	2.38
6X	C	187314	4.30



LOCATION MAP
NOT TO SCALE

LOT AND BLOCK SUMMARY		
LARGEST	50,873 SF	1.17 AC
SMALLEST	21,875 SF	0.50 AC
AVERAGE	31,575 SF	0.72 AC
TOTAL LOTS (INCLUDING X LOTS)	60 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	54 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

59.423 ACRES
54 RESIDENTIAL LOTS 6 OPEN SPACE LOTS

RECORD PLAT TOWNLAKE PHASE TWO

AN ADDITION TO THE TOWN OF FLOWER MOUND

J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

MAY 2016 SCALE: 1"=100'

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
INSTRUMENT NUMBER 2012-146715
DEED RECORDS, DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

LEGEND

VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT
WE = WATER EASEMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
▶ = DENOTES THE HOUSE FRONTING SIDE
◊ = DENOTES STREET NAME CHANGE

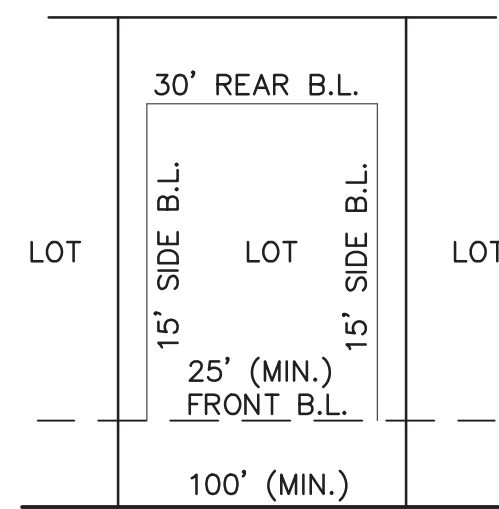
● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

BENCHMARKS:
TOFM #17 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET IN CURB INLET AT NW CORN OF STANFORD AND EMORY DRIVE.
ELEV=643.11

TOFM #28 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET NEAR THE CENTER OF THE OAK CREST DRIVE OIL-DE--SAC.
ELEVATION = 641.88'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
9	A	43602	1.00
10	A	31554	0.72
11	A	35278	0.81
12	A	33153	0.76
13	A	29126	0.67
14	A	33482	0.77
15	A	45401	1.04
16	A	34173	0.78
17	A	42794	0.98
18	A	26075	0.60
19	A	34861	0.80
20	A	31439	0.72
21	A	28690	0.66
22	A	26864	0.62
23	A	29030	0.67
24	A	47899	1.10
25	A	45189	1.04
26	A	50873	1.17
27	A	46893	1.08
28	A	33826	0.78

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
29	A	28189	0.65
30	A	23421	0.54
31	A	23547	0.54
32	A	22041	0.51
33	A	21875	0.50
34	A	24912	0.57
35	A	33579	0.77



TYPICAL 100' RESIDENTIAL LOT DETAIL
NOT TO SCALE

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	39308	0.90
2	B	28736	0.66
3	B	34261	0.79
4	B	39388	0.90
5	B	35599	0.82
6	B	50622	1.16
7	B	27354	0.63
8	B	31029	0.71
9	B	31500	0.72
10	B	26522	0.61
11	B	32693	0.75
12	B	34628	0.79
13	B	27232	0.63
14	B	24669	0.57
15	B	22382	0.51
16	B	24170	0.55
17	B	28074	0.64
18	B	29164	0.67
19	B	23757	0.55
20	B	32222	0.74

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the J. MALONE SURVEY, ABSTRACT NO. 857, and M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, the Town of Flower Mound, Denton County, Texas, and being a portion of that tract of land Toll Dallas TX, LLC, according to the document filed of record in Document Number 2013-134887, Deed Records, Denton County, Tarrant, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with an orange plastic cap stamped "G&A" found in the east line of that tract of land conveyed to Shady Oaks Family Ranch, LTD, according to the document filed of record in Document Number 2012-136827, Deed Record, Denton County, Texas, for the southwest corner of that tract of land conveyed to Michael F. Olson STD Bishop of the Catholic Diocese of Fort Worth, according to the document filed of record in Document Number 2015-27280, Deed Records, Denton County, Texas, being common with the northwest corner of said Toll Dallas TX, LLC tract;

THENCE North 89° 29' 47" East, leaving said common corner and with the south line of said Catholic Diocese tract, being common with the north line of said Toll Dallas TX, LLC tract, a distance of 1,086.97 feet to a 3/4 inch iron rod found for corner;

THENCE South 89° 15' 58" East, continuing with said common line, a distance of 260.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of Flower Mound Road, a 90.00 foot right-of-way, said being at the beginning of a non-tangent curve to the left having a angle of 41° 40' 02", a radius of 1,095.00 feet and a chord bearing and distance of South 36° 58' 17" East, 778.88 feet;

THENCE With said west line and said curve to the left, an arc distance of 796.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 57° 48' 18" East, continuing with said west line, a distance of 70.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE Leaving said west line, over and across the above mentioned Toll Dallas TX, LLC tract, the following eighteen (18) courses and distances:

South 32° 11' 42" West, a distance of 151.09 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 162° 08' 50", a radius of 50.00 feet and a chord bearing and distance of South 24° 18' 26" East, 98.79 feet;

With said curve to the right, an arc distance of 141.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a angle of 59° 33' 29", a radius of 25.00 feet and a chord bearing and distance of South 26° 59' 14" West, 24.83 feet;

With said curve to the left, an arc distance of 25.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 02° 47' 30" East, a distance of 54.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 34° 42' 00", a radius of 363.00 feet and a chord bearing and distance of South 14° 33' 30" West, 216.50 feet;

With said curve to the right, an arc distance of 219.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve,

Said curve to the left having a angle of 32° 33' 52", a radius of 137.00 feet and a chord bearing and distance of South 15° 37' 34" West, 76.82 feet;

With said curve to the left, an arc distance of 77.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 39' 22" East, a distance of 242.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 53° 09' 28", a radius of 213.00 feet and a chord bearing and distance of South 25° 55' 22" West, 190.61 feet;

With said curve to the right, an arc distance of 197.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the left having a central angle of 53° 49' 44", a radius of 25.00 feet and a chord bearing and distance of South 25° 35' 15" West, 22.63 feet;

With said curve to the left, an arc distance of 23.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 105° 27' 00", a radius of 50.00 feet and a chord bearing and distance of South 51° 23' 53" West, 79.57 feet;

With said curve to the right, an arc distance of 92.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 14° 07' 23" West, a distance of 40.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 35° 31' 46" West, a distance of 214.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 23' 20" East, a distance of 212.68 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a non-tangent curve to the right having a central angle of 110° 48' 43", a radius of 50.00 feet and a chord bearing and distance of South 17° 34' 34" East, 82.32 feet;

With said curve to the right, an arc distance of 96.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 52° 10' 12" East, a distance of 33.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 23' 20" East, a distance of 195.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 32' 04" West, a distance of 81.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 00° 27' 56" East, a distance of 14.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for an interior ell corner of the above mentioned Toll Dallas TX, LLC tract, being common with the northeast corner of Lot 7-R, Block A of KENSINGTON ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet X, Slide 847, Plat Records, Denton County, Texas;

THENCE South 89° 36' 40" West, leaving said common corner, a distance of 720.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the north line of Lot 4, Block A of KENSINGTON PARK ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet M, Slide 183, Plat Records, Denton County, Texas, for an interior ell corner of said Toll Dallas TX, LLC tract, being common with the southeast corner of the above mentioned Shady Oaks Family Ranch, LTD tract;

THENCE Leaving said common corner, and with the west line of said Toll Dallas TX, LLC tract, being common with the east line of said Shady Oaks Family Ranch, LTD tract, the following three (3) courses and distances:

North 00° 39' 22" West, a distance of 2,021.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 47' 24" West, a distance of 688.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 47' 21" West a distance of 437.47 feet to the POINT OF BEGINNING, and containing 59.423 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared John L. Melton, 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 purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2017.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2017

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

59.423 ACRES
54 RESIDENTIAL LOTS 6 OPEN SPACE LOTS

RECORD PLAT
TOWNLAKE PHASE TWO

AN ADDITION TO THE TOWN OF FLOWER MOUND

J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

MAY 2016 SCALE: 1"=100'

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
INSTRUMENT NUMBER 2012-146715
DEED RECORDS, DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

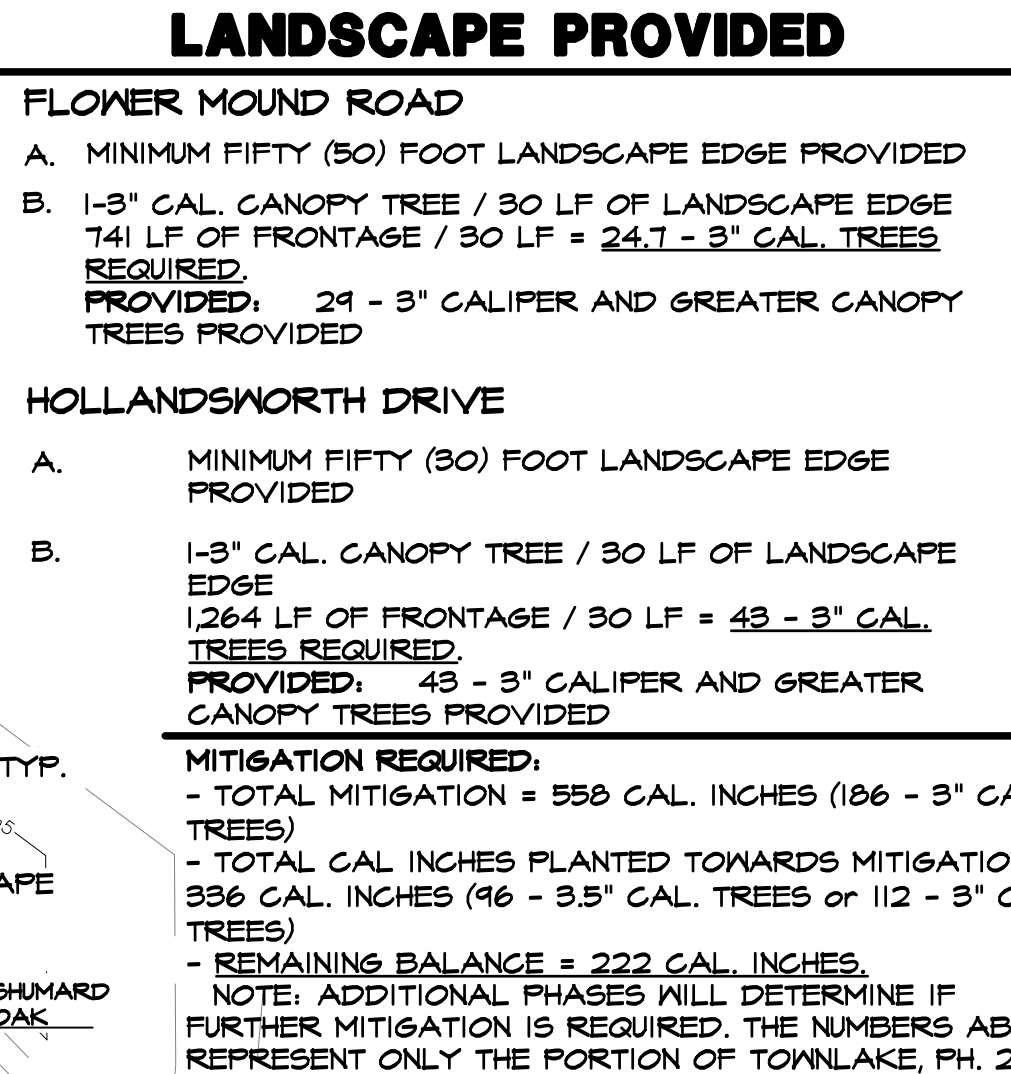
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DOC. NO.

3 OF 3

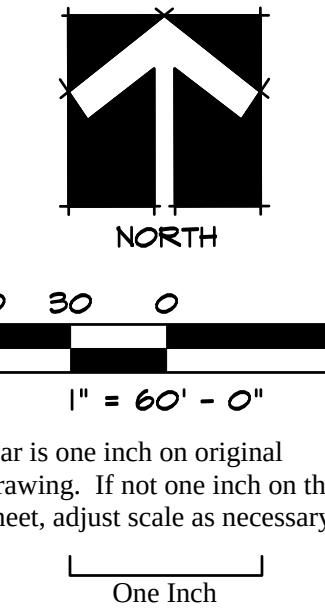
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STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	FLOWER MOUND RD. = 741 L.F.	24.1 - 3' CAL. TREES = 74.1" TOTAL CAL.	29 - 3' CAL. TREES = 87" TOTAL CAL.
1 PER 30 L.F.	HOLLANDSWORTH DR. = 1264 L.F.	43 - 3' CAL. TREES = 129" TOTAL CAL.	43 - 3' CAL. TREES = 129" TOTAL CAL.

MATCHLINE A
 ■ ■ ■ ■ ■
 MATCHLINE A

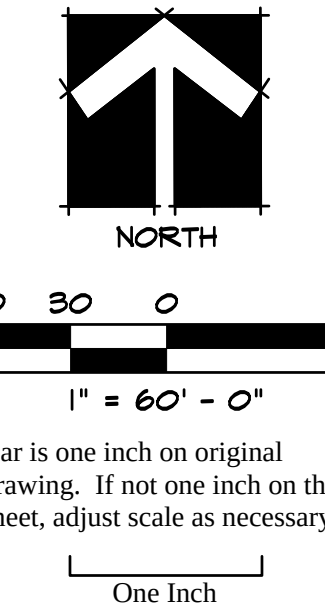


Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI011

SHEET
Overall 1



LANDSCAPE AND SCREENING

Landscape Details

Townlake, Ph. 2

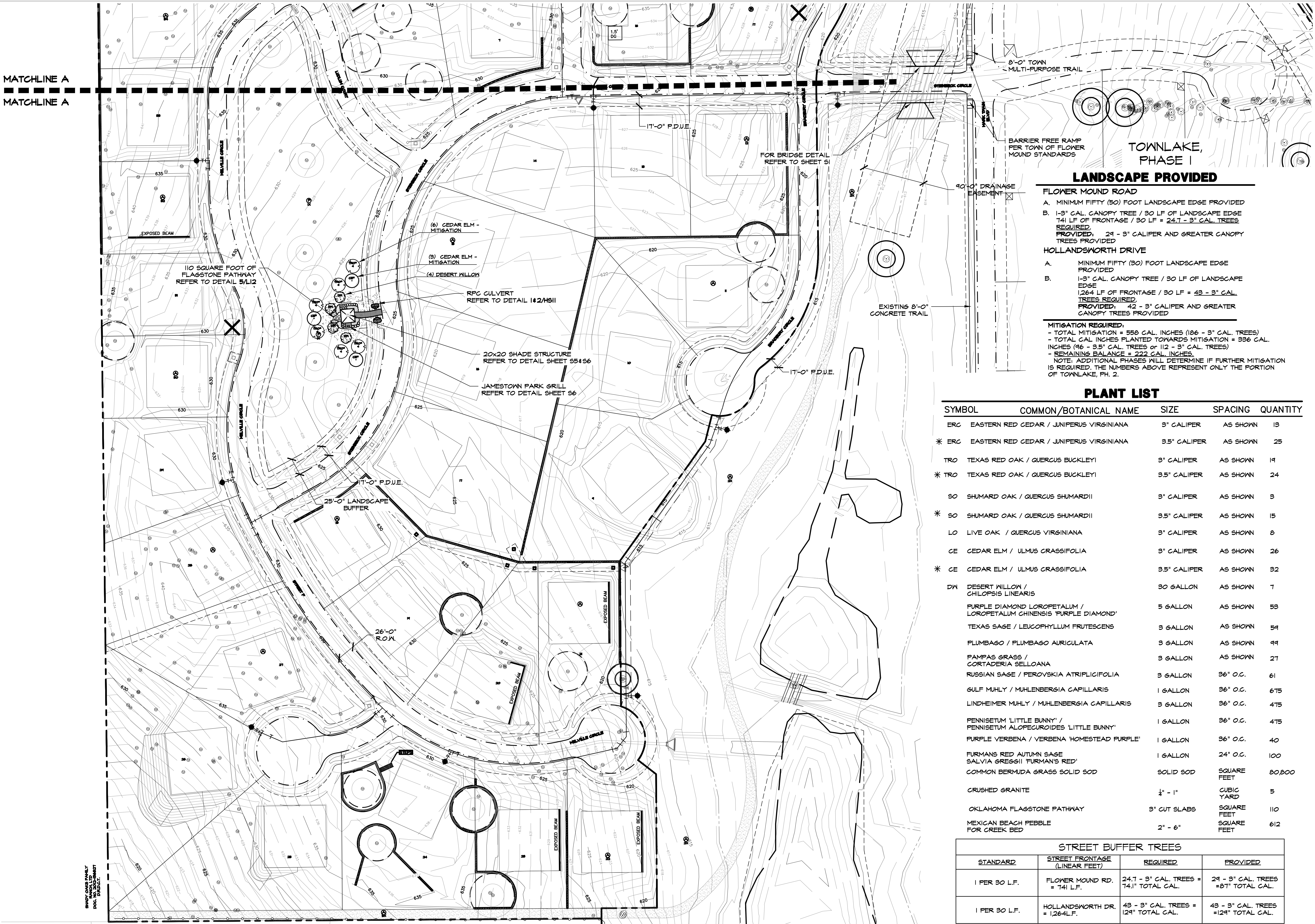
Town of Flower Mound, Denton County, Texas

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PROJECT
TBI011

SHEET

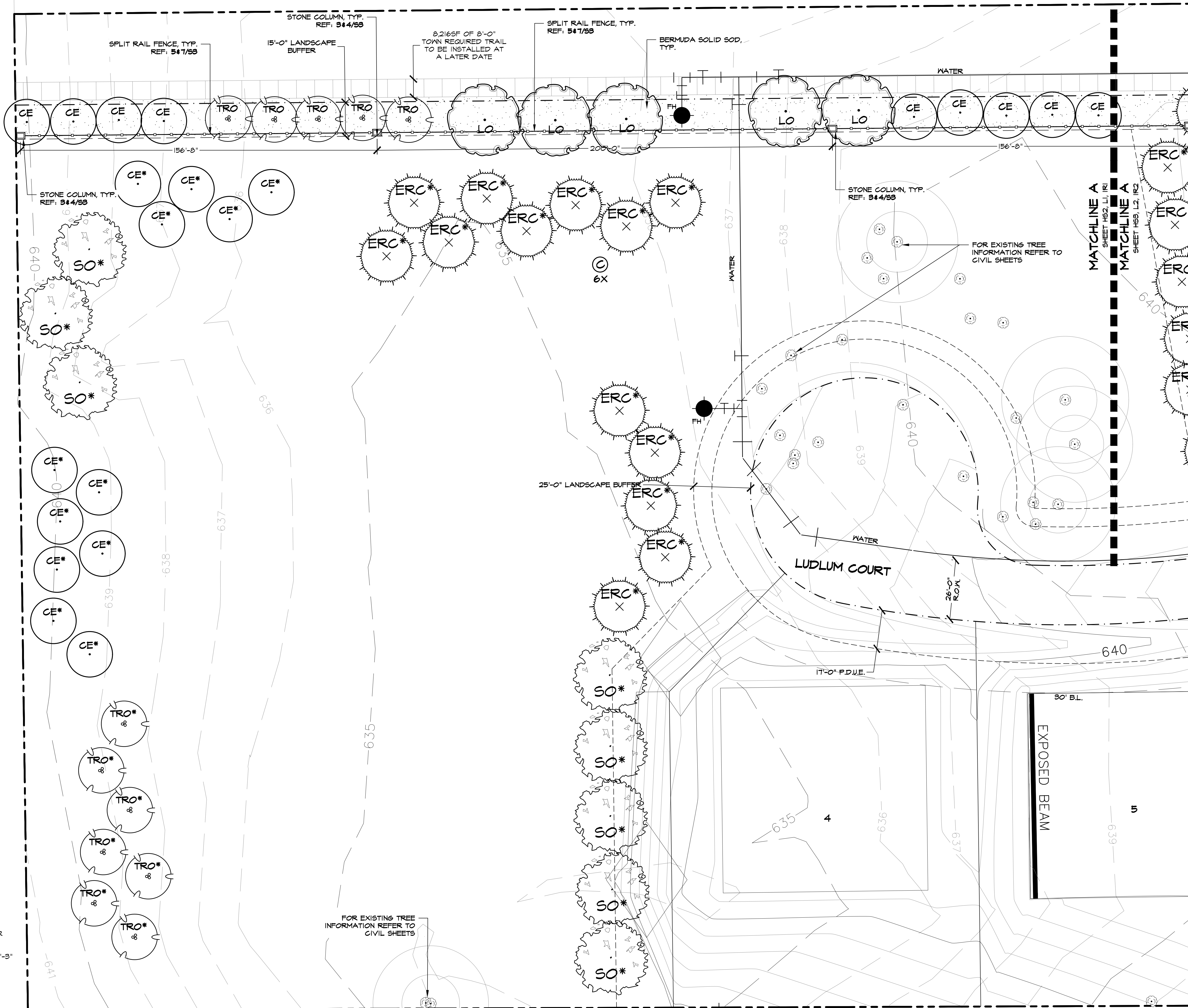
Overall 2



**TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION**

SHADY OAKS FAMILY
RANCH, LTD
DOC. NO. 2012-136827
D.R.D.C.T.

- INDICATES 3.5" CAL. TREES (ALL TREES
WITH ASTERICK SYMBOL SHALL COUNT
TOWARDS MITIGATION)



Town of Flower Mound, Denton County, Texas

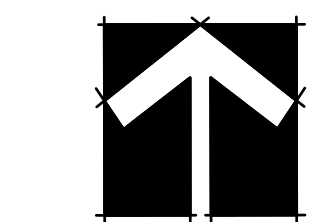
#	PLAN REVIEW REVISIONS	BY	DATE
0			

PROJECT
TBI011

SHEET
L1 of 12



September 18, 201



20 10 0



1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on the sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 2

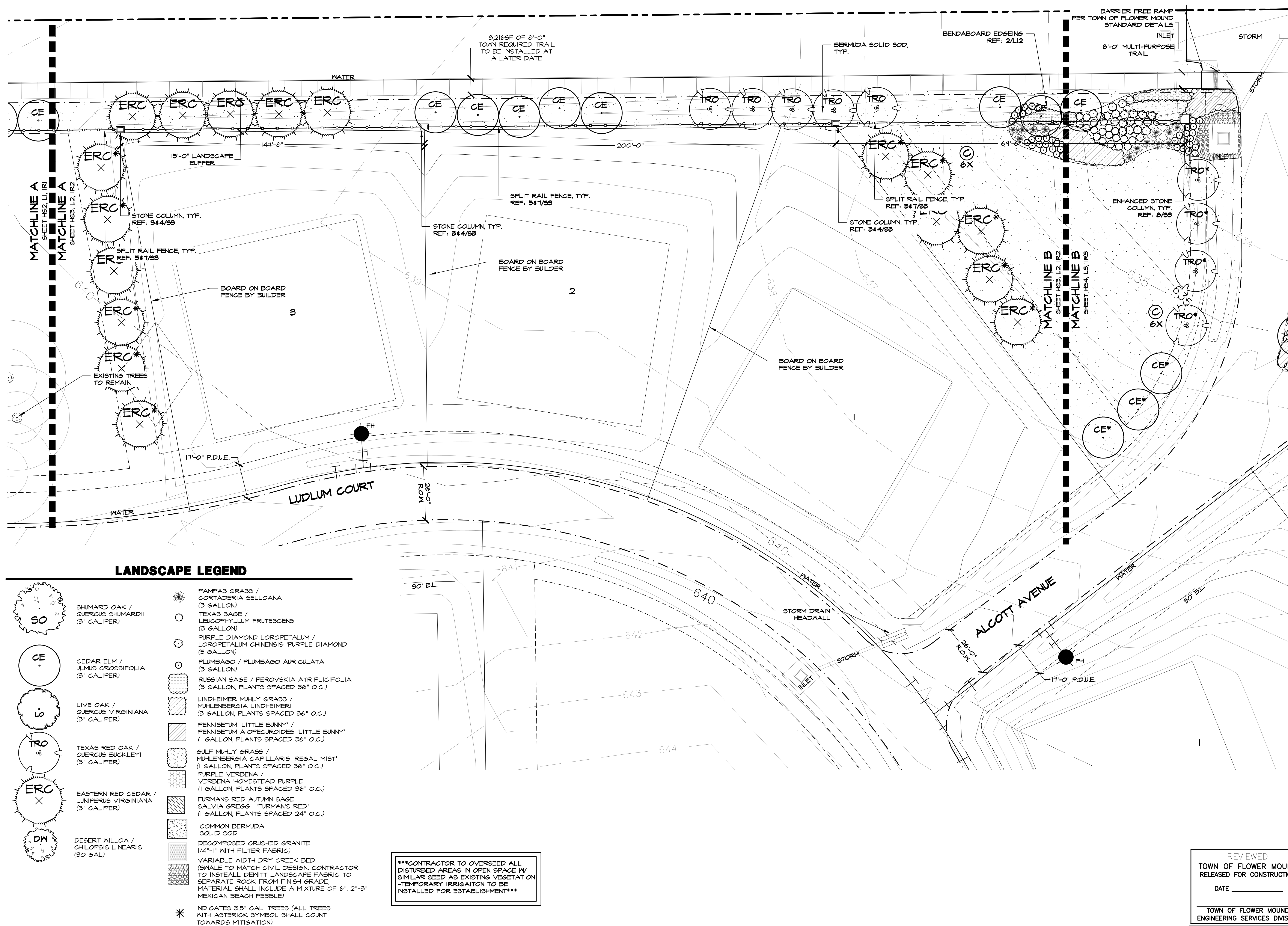
Town of Flower Mound, Denton County, Texas

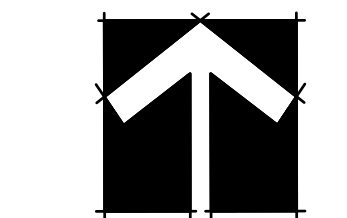
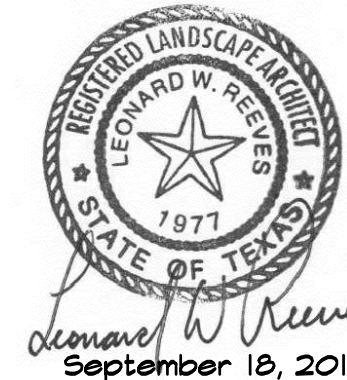
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PROJECT
TBI011

SHEET

L2 of 12





20 10 0 :

$I'' = 20I' - 0I''$

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING

Landscape Plans

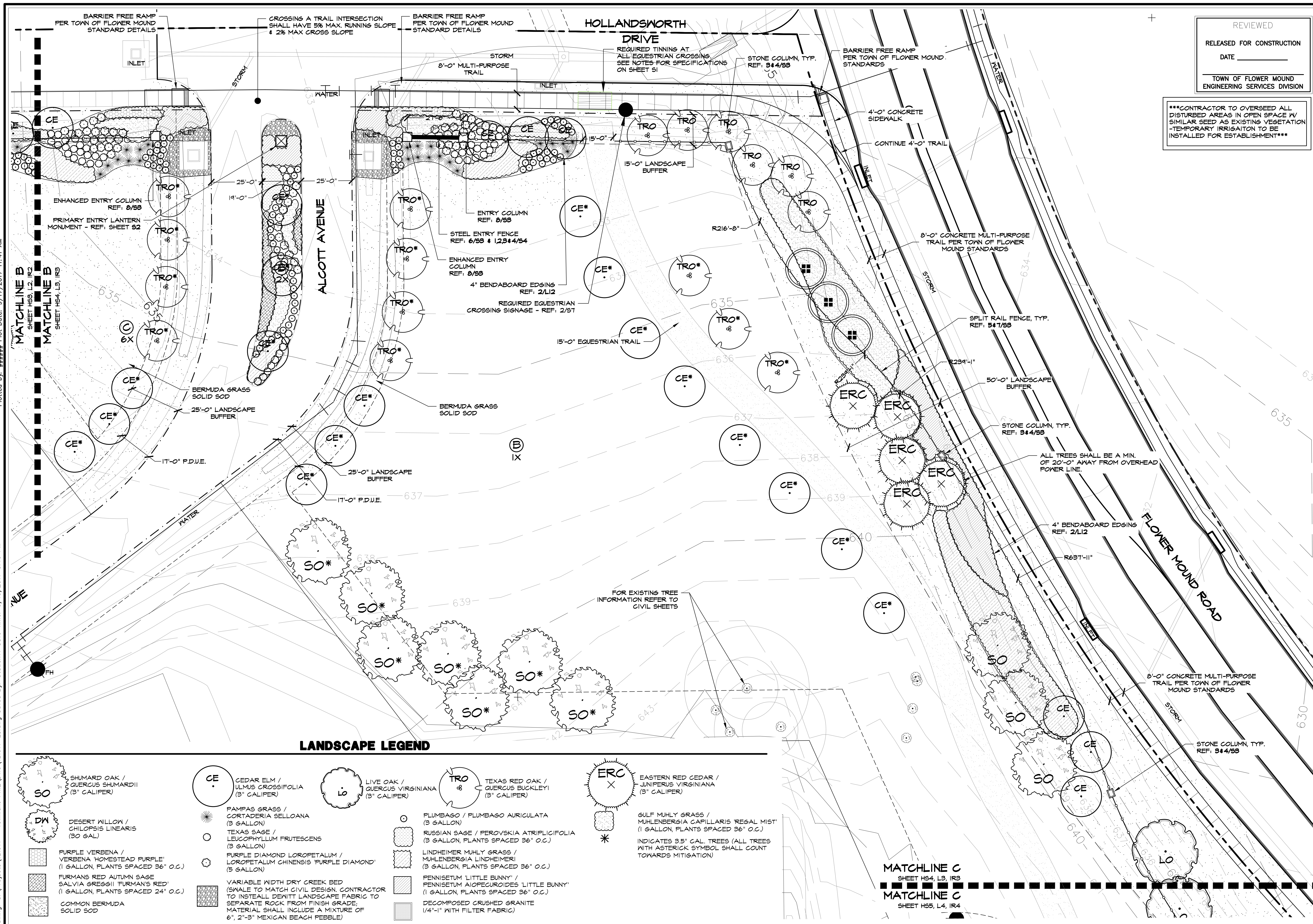
Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

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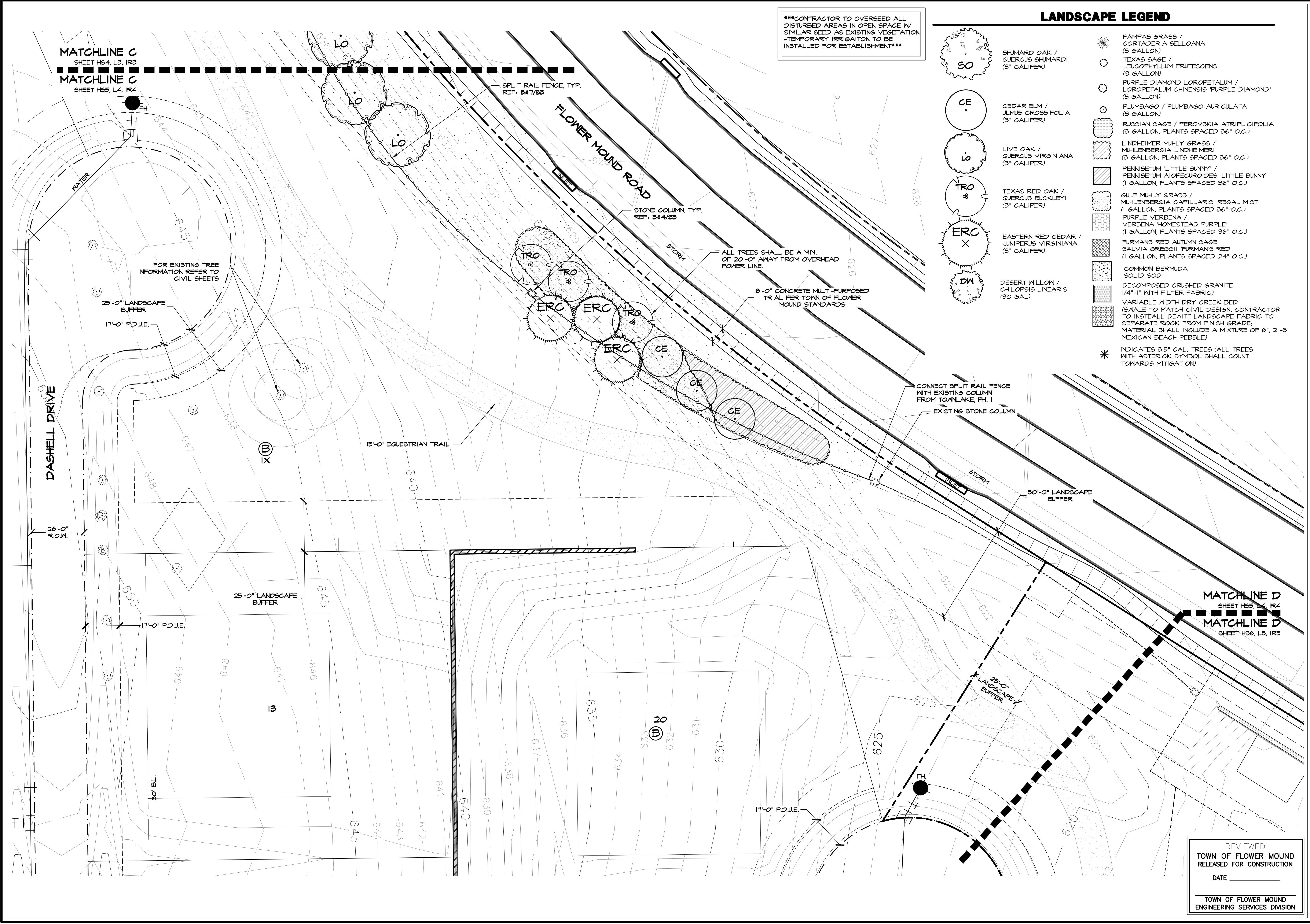
PROJECT
TBI011

SHEET
L3 of 12



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STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

Leonard W. Reiss
September 18, 2017

NORTH

20 10 0 20
1" = 20' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
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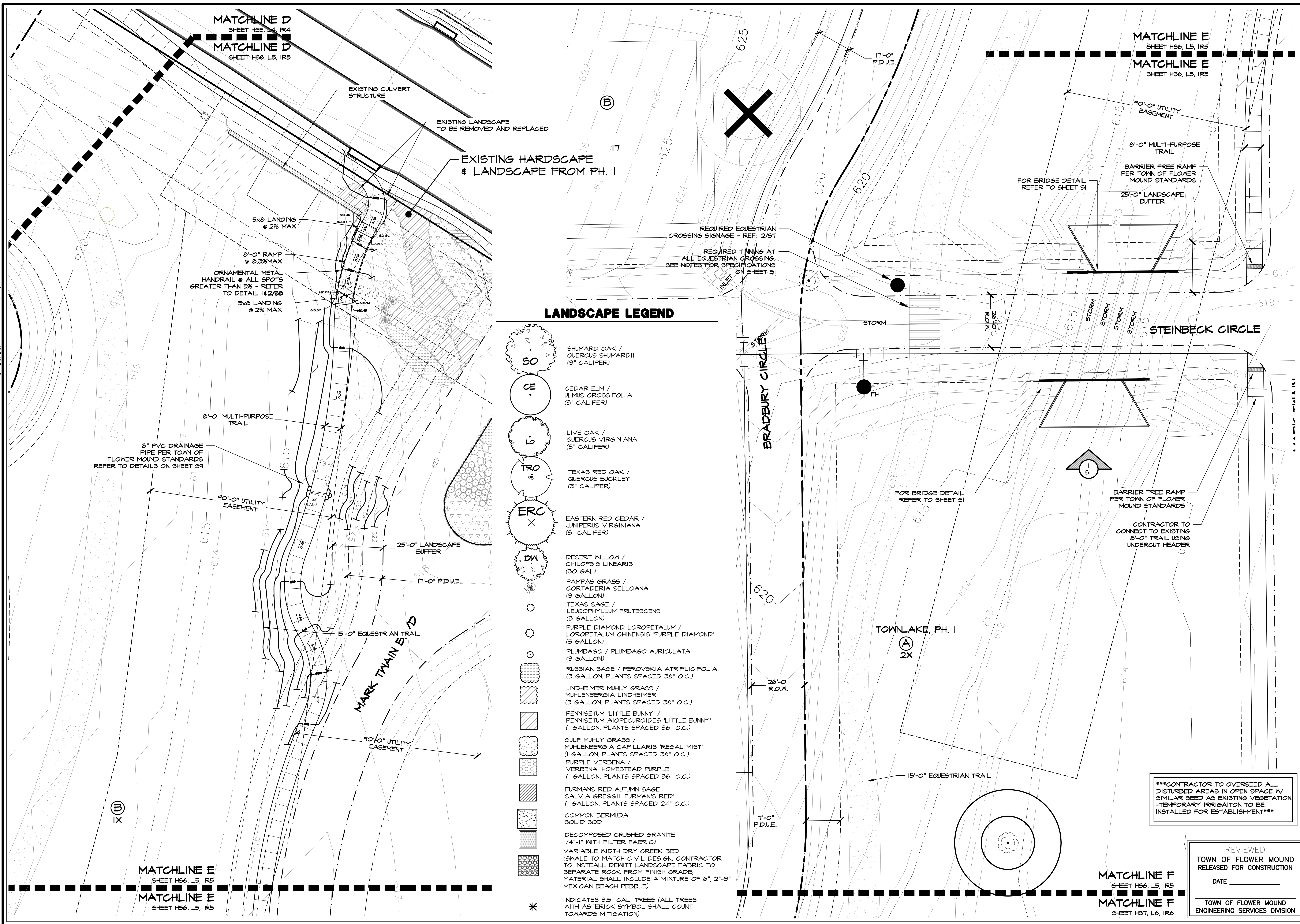
REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE _____
TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

PROJECT

TBI011

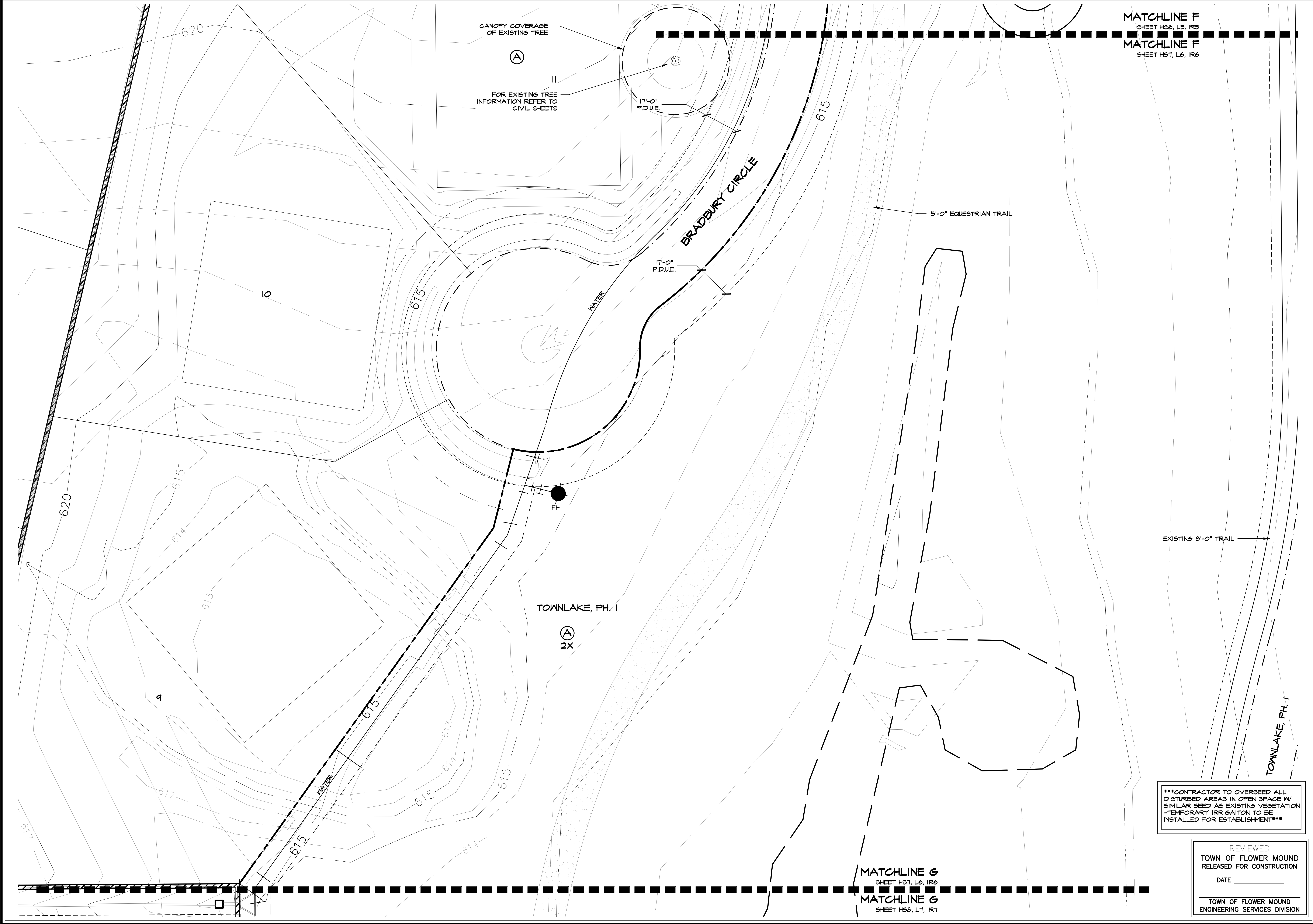
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L4 of 12



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STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
STATE OF TEXAS

Leonard W. Rees
September 18, 2017

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

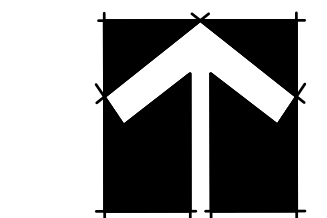
Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

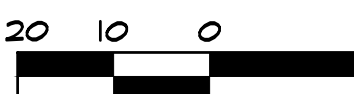
PLAN REVIEW REVISIONS	BY	DATE
#	0	
PROJECT	TBI011	
SHEET	L6 of 12	



September 18, 201



NORTH


$$I'' = 2O' - O''$$

Bar is one inch on original drawing. If not one inch on the sheet, adjust scale as necessary.

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

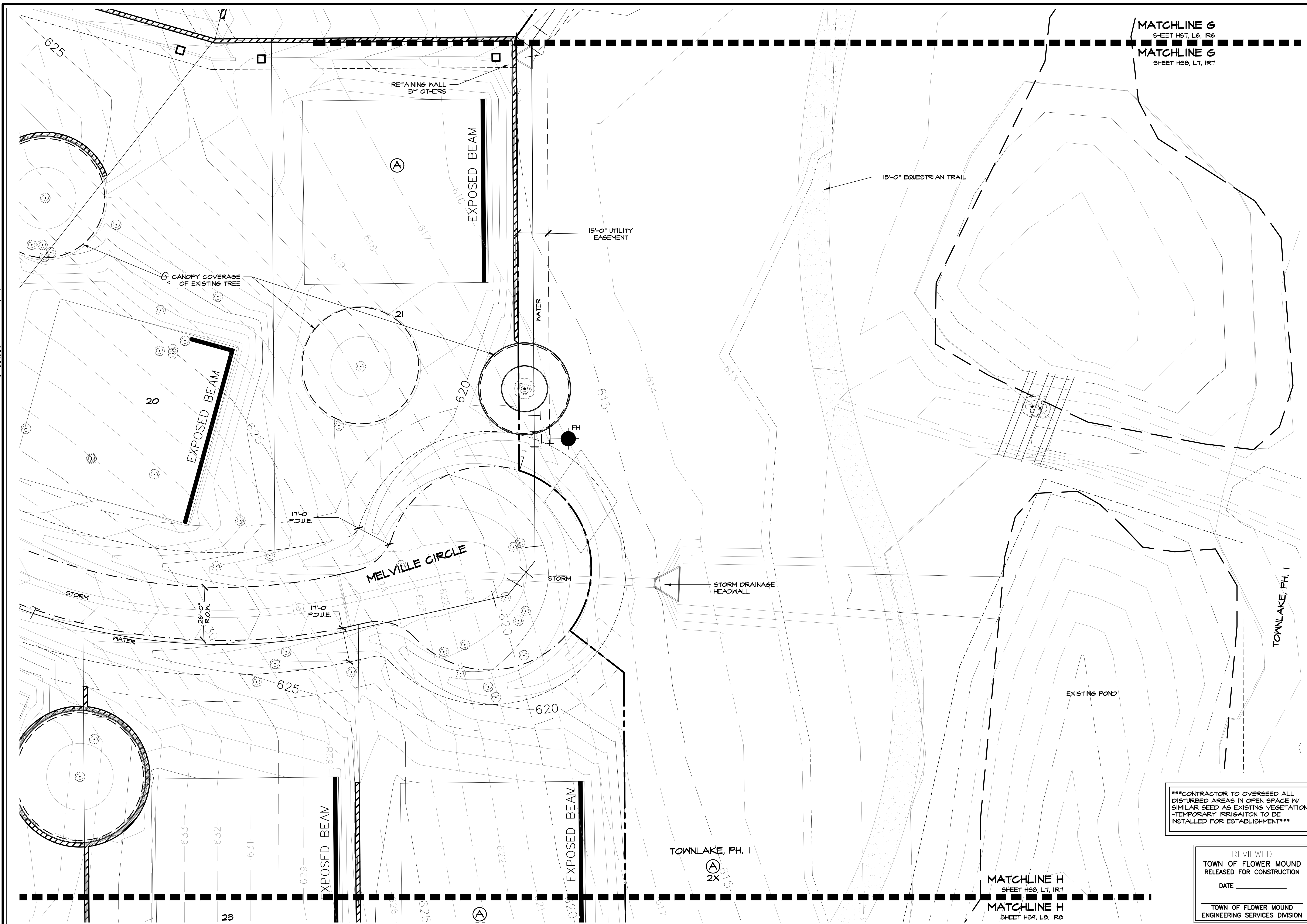
Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

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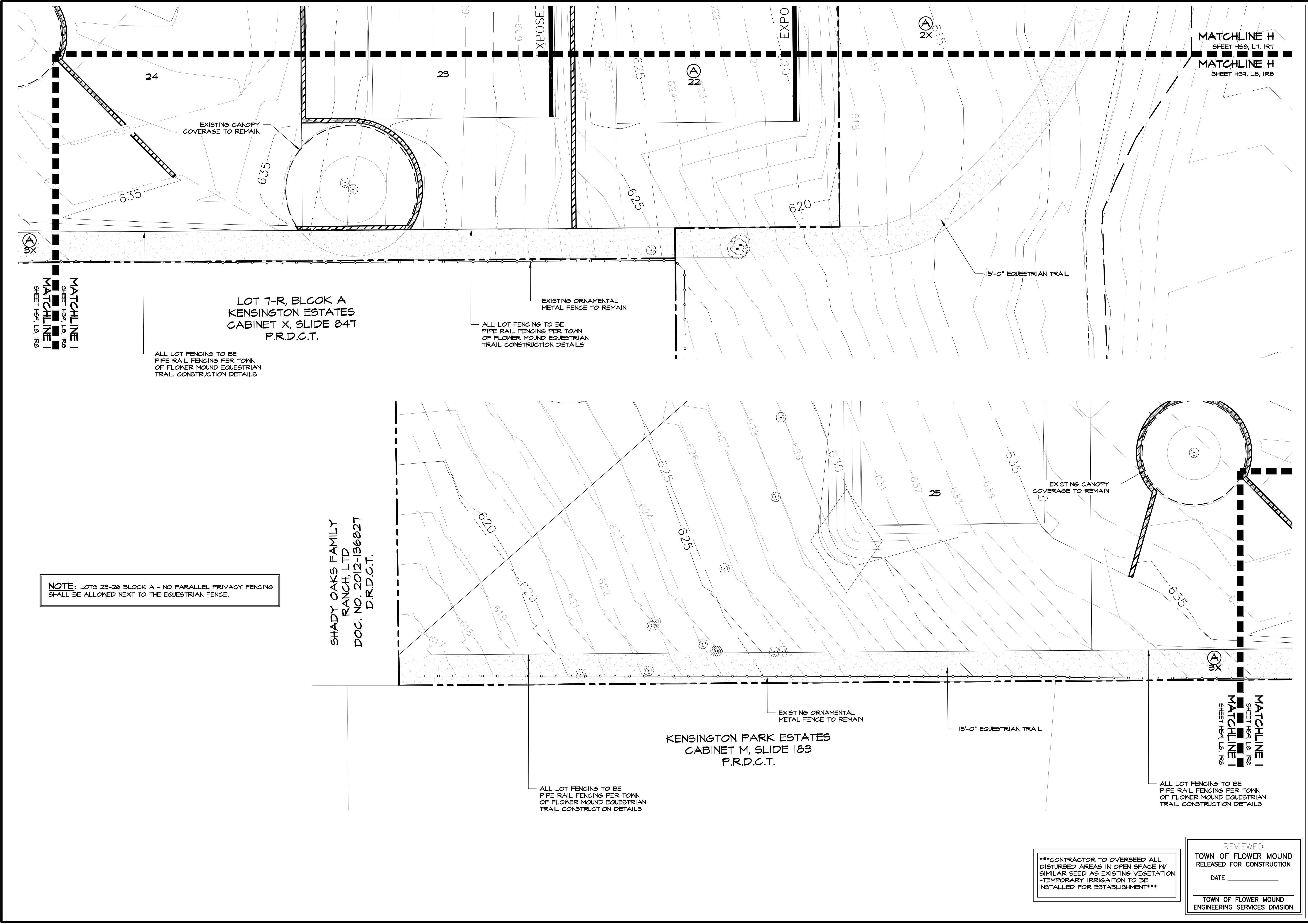
PROJECT
TBI011

SHEET
L7 of 12



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STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
September 18, 2017

NORTH

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1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

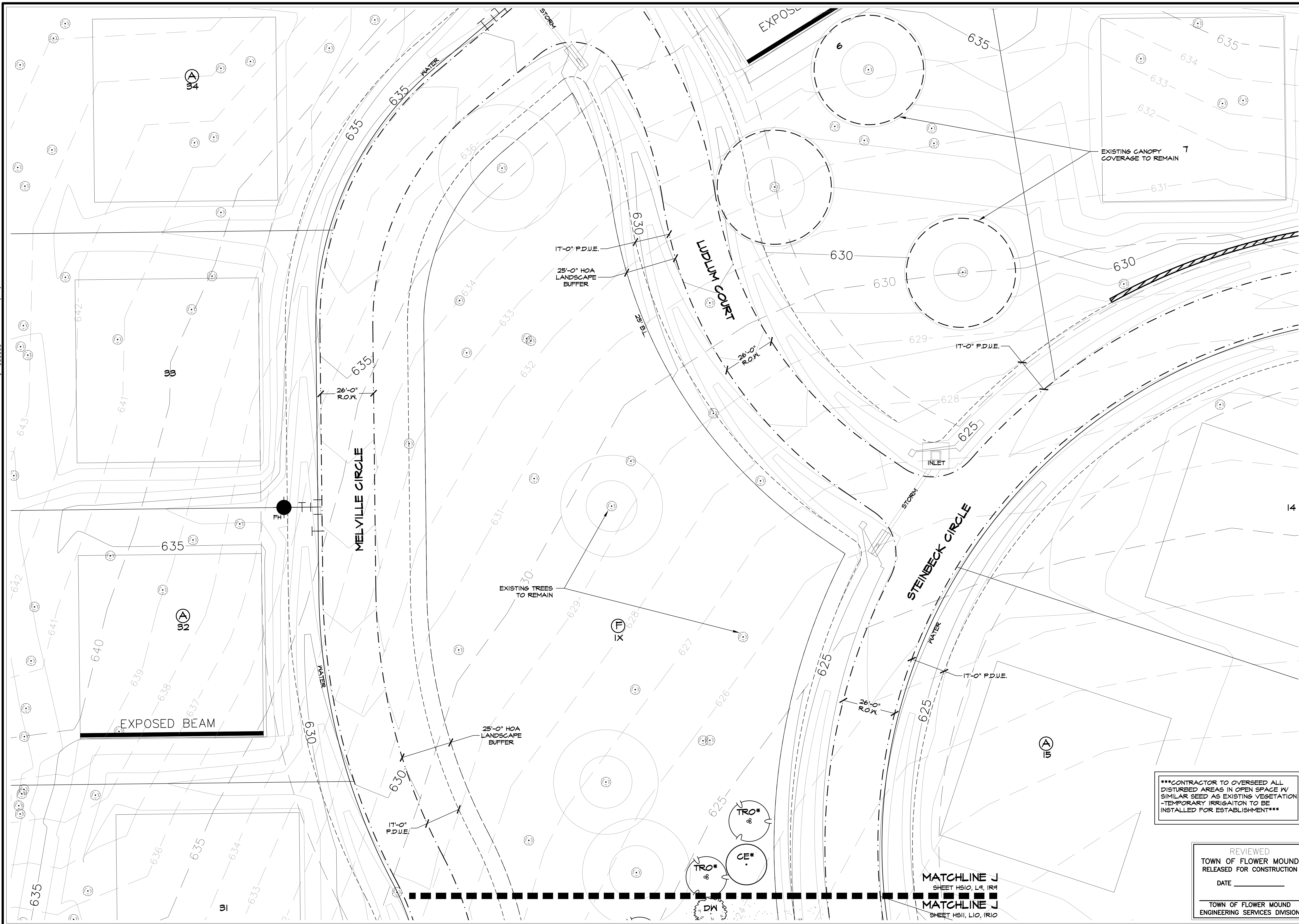
PLAN REVIEW REVISIONS	BY	DATE

CONTRACTOR TO OVERSEED ALL DISTURBED AREAS IN OPEN SPACE W/ SIMILAR SEED AS EXISTING VEGETATION -TEMPORARY IRRIGATION TO BE INSTALLED FOR ESTABLISHMENT

REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE _____
TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

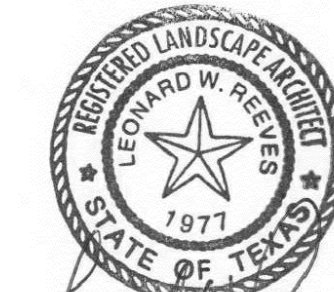
PROJECT
TBI011

SHEET
L8 of 12

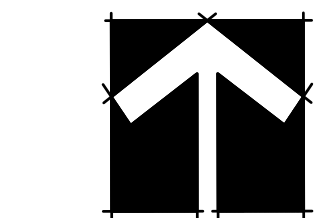


Studio 13 Design Group, PLLC
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Lewisville, Texas 75057
469-635-1900

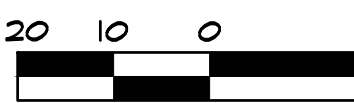
TBAE Firm #BR643



Leonard W Keen
September 18, 201



NORTH


$$I'' = 2O' - O''$$

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One In

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
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PROJECT
TBI011

SHEET
L9 of 12

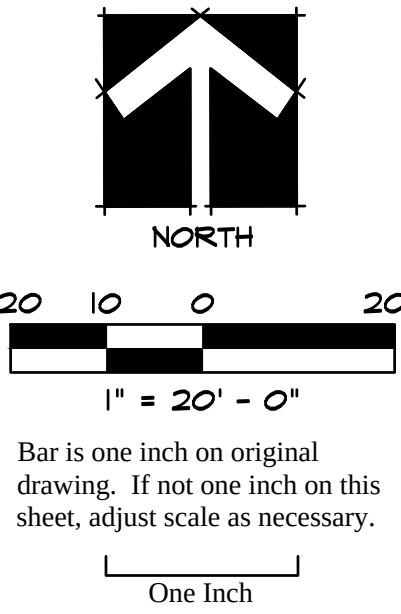


	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)		PAMPAS GRASS / CORTADERIA SELLOANA (3 GALLON)
	CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)		TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)		PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)		PLUMBAGO / PLUMBAGO AURICULATA (3 GALLON)
	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)		RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA (3 GALLON, PLANTS SPACED 36" O.C.)
	DESERT WILLOW / CHILOPSIS LINEARIS (30 GAL)		LINDHEIMER MUHLY GRASS / MUHLENBERGIA LINDHEIMERI (3 GALLON, PLANTS SPACED 36" O.C.)
			PENNISETUM 'LITTLE BUNNY' / PENNISETUM AIOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 36" O.C.)
			GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			PURPLE VERBENA / VERBENA 'HOMESTEAD PURPLE' (1 GALLON, PLANTS SPACED 36" O.C.)
			FURMANS RED AUTUMN SAGE SALVIA GREGGII 'FURMAN'S RED' (1 GALLON, PLANTS SPACED 24" O.C.)
			COMMON BERMUDA SOLID SOD
			DECOMPOSED CRUSHED GRANITE 1/4"-1" WITH FILTER FABRIC)
			VARIABLE WIDTH DRY CREEK BED (SMALL TO MATCH CIVIL DESIGN. CONTRACTOR TO INSTALL DENNITT LANDSCAPE FABRIC TO SEPARATE ROCK FROM FINISH GRADE. MATERIAL SHALL INCLUDE A MIXTURE OF 6", 2"-3" MEXICAN BEACH PEBBLE)
			INDICATES 3.5" CAL. TREES (ALL TREES WITH ASTERISK SYMBOL SHALL COUNT TOWARDS MITIGATION)

***CONTRACTOR TO OVERSEED ALL
DISTURBED AREAS IN OPEN SPACE W/
SIMILAR SEED AS EXISTING VEGETATION
-TEMPORARY IRRIGATION TO BE
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TOWN OF FLOWER MOUND
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TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION



Landscape Plans
Townlake, Ph. 2
Town of Flower Mound, Denton County, Texas

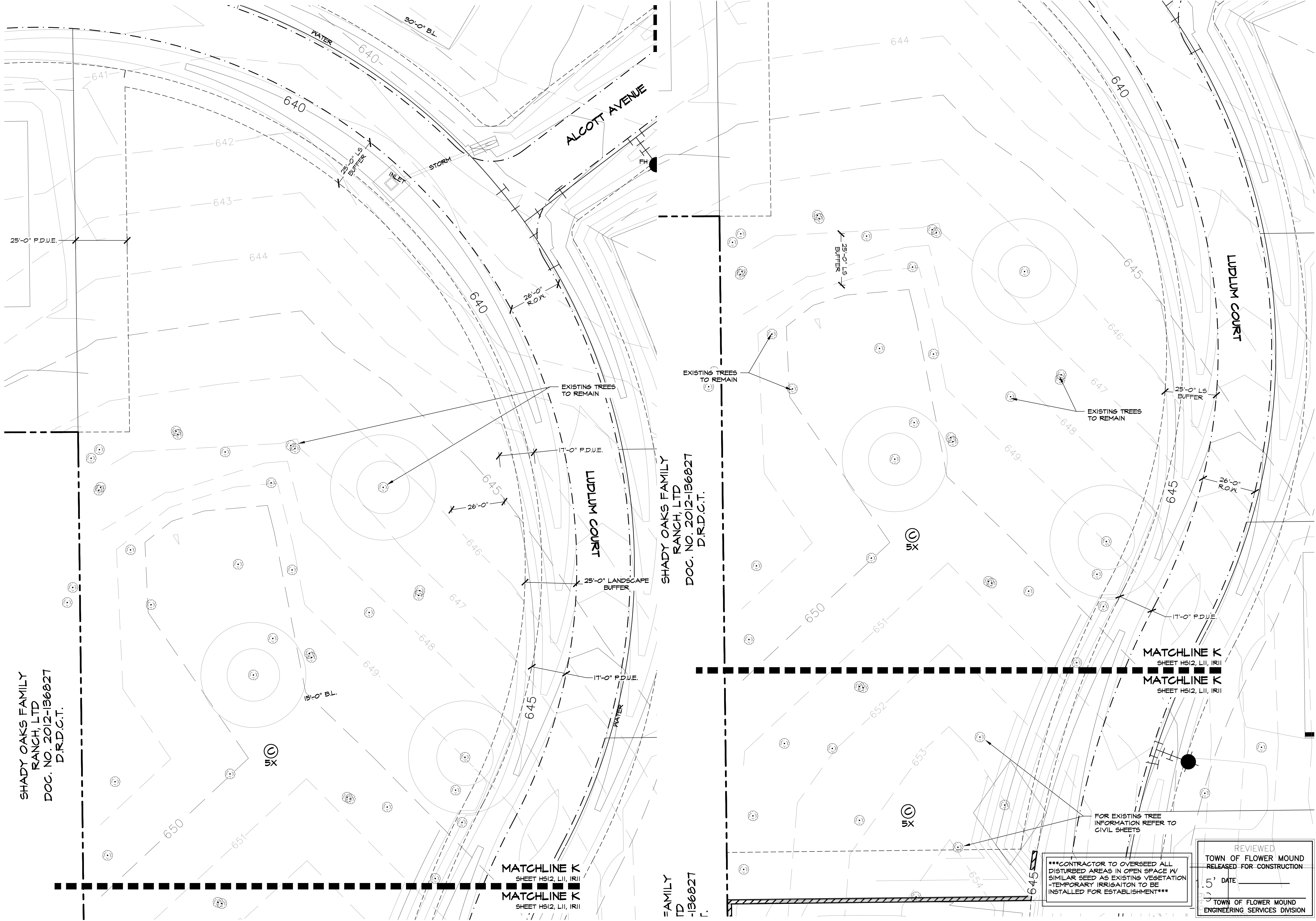
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PROJECT	TBI011
SHEET	L10 of 12

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SHADY OAKS FAMILY
RANCH, LTD
DOC. NO. 2012-136827
D.R.D.C.T.



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DESIGN GROUP

Studio 13 Design Group, PLLC.
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TBAE Firm #BR643

LEONARD W. REES
1971
STATE OF TEXAS
Professional Engineer
September 18, 2017

NORTH

201020

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LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 2

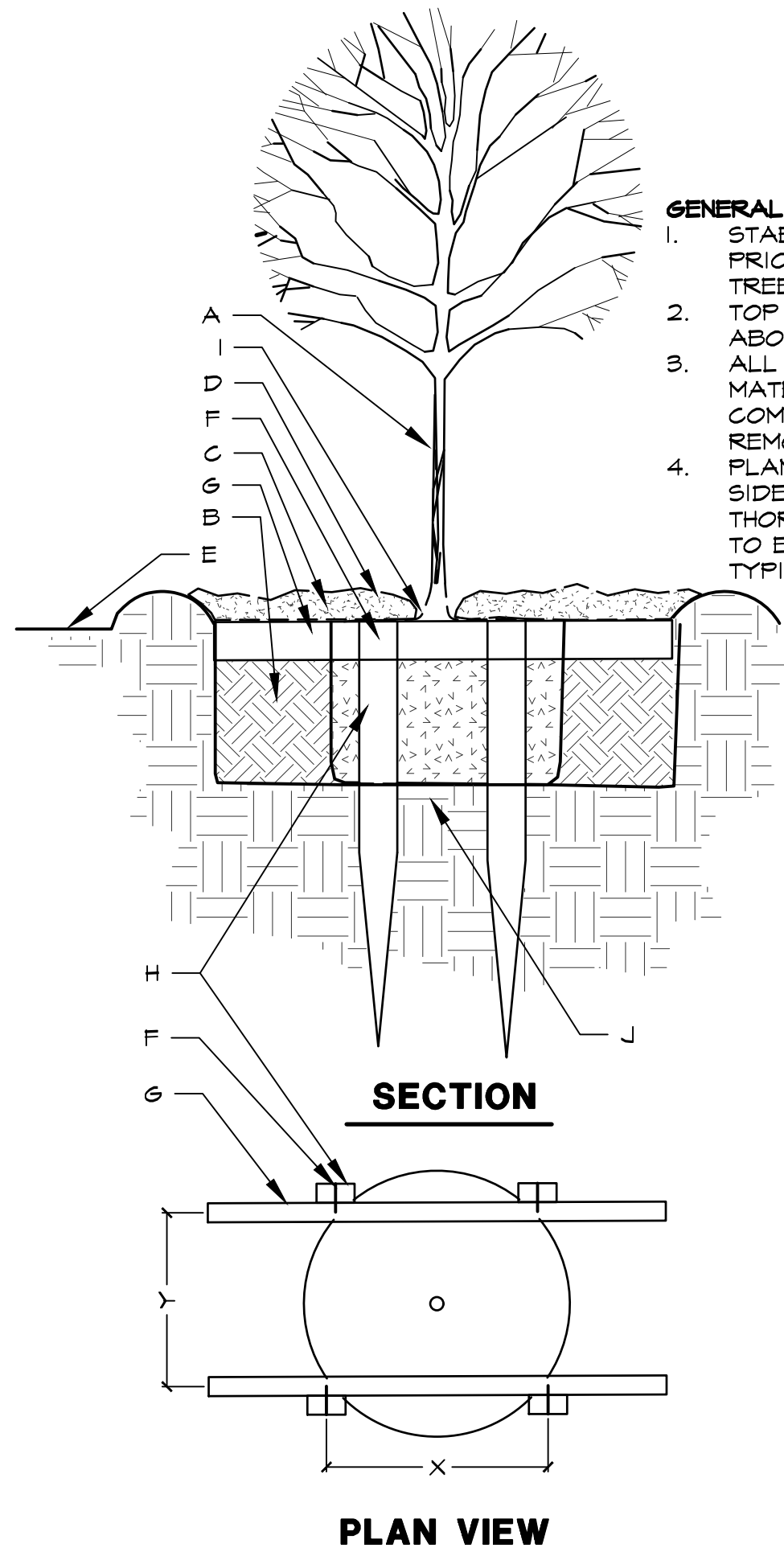
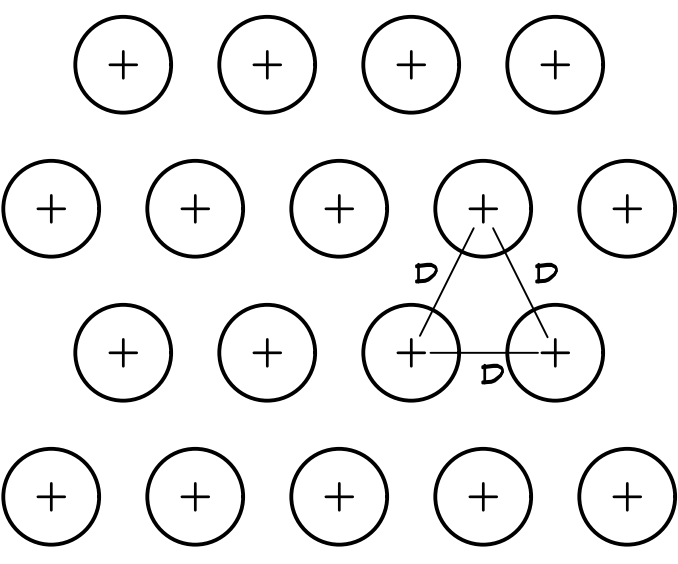
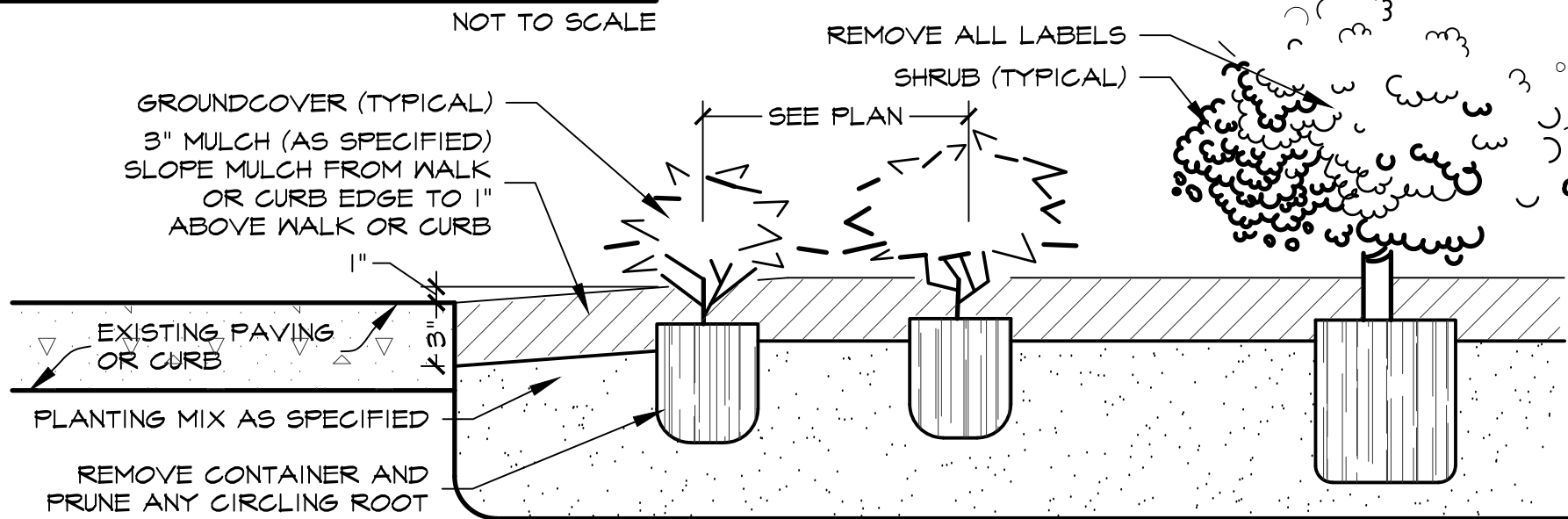
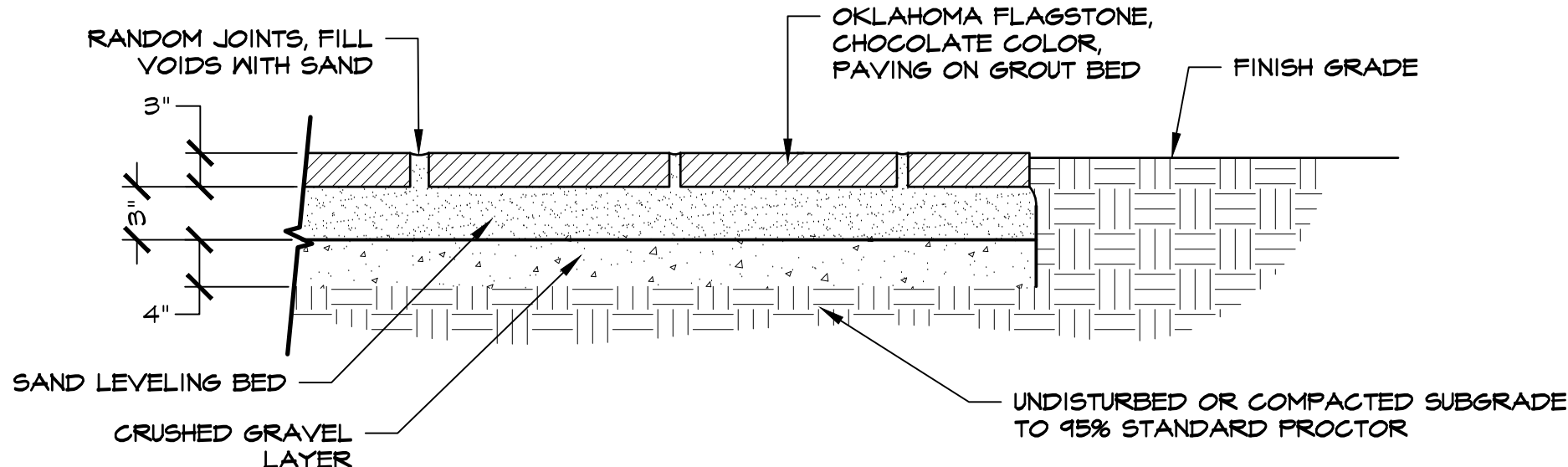
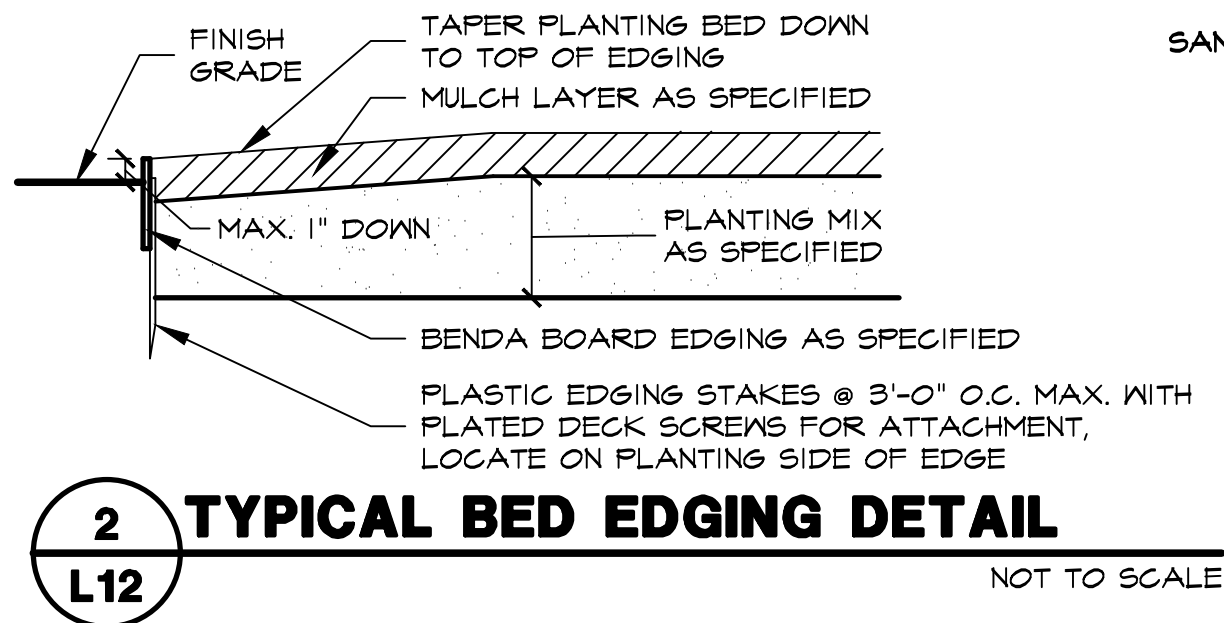
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
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PROJECT		TBI011	
SHEET		L11 of 12	

LANDSCAPE PROVIDED

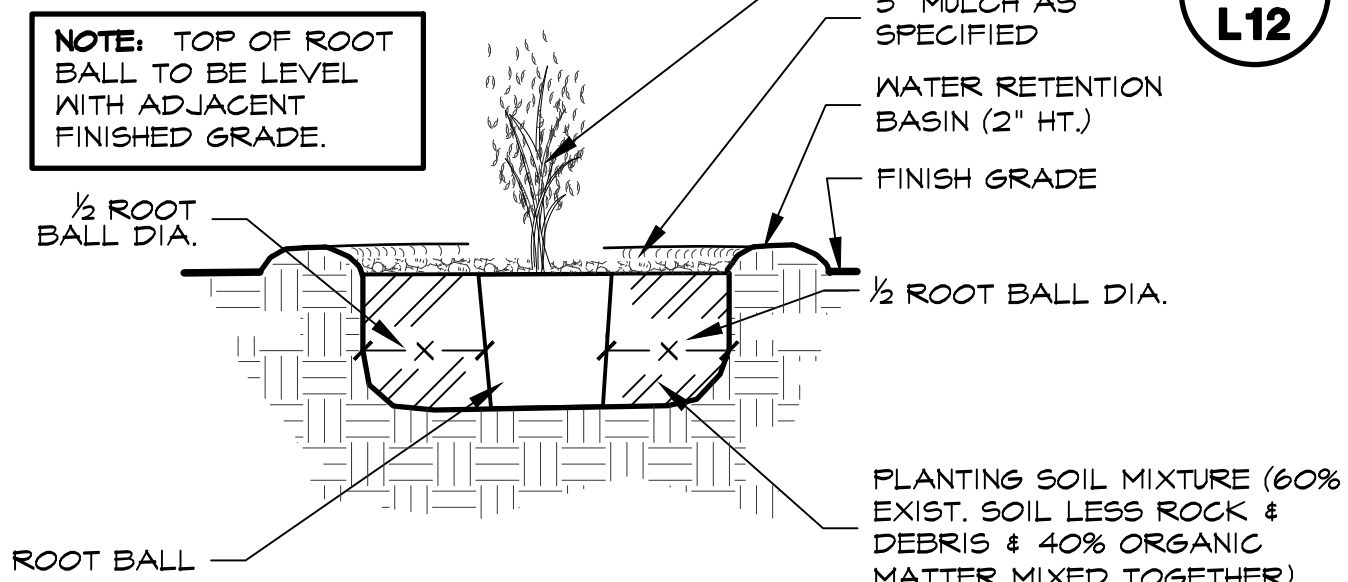
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. BROWN COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENOED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A WATERER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FEE LINES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. AT INTERSECTION TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITHOUT DELAY WITHIN 90 DAYS OF SUCH DAMAGE OR REMOVAL, UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO ANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON RIGHT-OF-WAY, SIDEWALKS OR ENCROACHMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTRACTOR SHALL OBTAIN LANDSCAPE PLANNING DEPARTMENT APPROVAL FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO FLAGGING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

***CONTRACTOR TO OVERSEED ALL
DISTURBED AREAS IN OPEN SPACE W/
SIMILAR SEED AS EXISTING VEGETATION
-TEMPORARY IRRIGATION TO BE
INSTALLED FOR ESTABLISHMENT***



- GENERAL NOTES:**
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
 3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED OR CUTLET FROM ROOTBALL AND REMOVE TOP 12" OF BURNED SOIL.
 4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

- CONSTRUCTION NOTES:**
- A. TREE
 - B. LOOSEEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - C. WATER RETENTION BASIN
 - D. 3" DEPTH MULCH AS SPECIFIED
 - E. FINISH GRADE
 - F. 1/2 DRYHALL SCREEN
 - G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). **NOTE:** CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4' MIN).
 - H. 2" X 2" X 4' STAKE WITH 18" MIN. TAFAE (UNTREATED LUMBER)
 - I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT 'WICKING' OF MOISTURE). X DIMENSION EQUAL TO "Y". DIMENSION EQUAL TO "X"
 - J. ROOTBALL TO SET ON UNDISTURBED NATIVE SOIL.



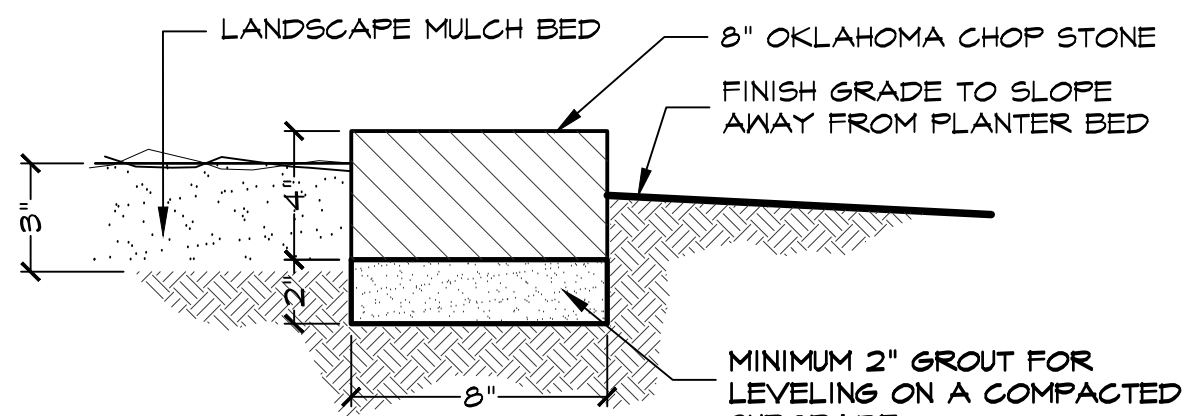
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
ERC	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	13	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
ERC	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3.5" CALIPER	AS SHOWN	25	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RO	TEXAS RED OAK / QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN	19	4' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RO	TEXAS RED OAK / QUERCUS BUCKLEYI	3.5" CALIPER	AS SHOWN	24	4' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	3	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
SO	SHUMARD OAK / QUERCUS SHUMARDII	3.5" CALIPER	AS SHOWN	15	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	8	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	26	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3.5" CALIPER	AS SHOWN	32	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
DN	DESERT WILLON / CHILOPSIS LINEARIS	30 GALLON	AS SHOWN	7	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	5 GALLON	AS SHOWN	53	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	59	FULL PLANTS
	PLUMBAGO / PLUMBAGO AURICULATA	3 GALLON	AS SHOWN	99	FULL PLANTS
	PAMPAS GRASS / CORTADERIA SELLOANA	3 GALLON	AS SHOWN	27	FULL PLANTS
	RUSSIAN SAGE / PEROVSKIA ATRIPLIGIFOLIA	3 GALLON	36" O.C.	61	FULL PLANTS
	GULF MUHLY / MUHLENBERGIA CAPILLARIS	1 GALLON	36" O.C.	675	FULL PLANTS
	LINDHEIMER MUHLY / MUHLENBERGIA CAPILLARIS	3 GALLON	36" O.C.	475	FULL PLANTS
	PENNISETUM 'LITTLE BUNNY' / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	36" O.C.	475	FULL PLANTS
	PURPLE VERBENA / VERBENA 'HOMESTEAD PURPLE'	1 GALLON	36" O.C.	40	FULL PLANTS
	FURMANS RED AUTUMN SAGE SALVIA GREGGII 'FURMAN'S RED'	1 GALLON	24" O.C.	100	FULL PLANTS
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	80,800	
	CRUSHED GRANITE	¼" - 1"	CUBIC YARD	5	
	OKLAHOMA FLAGSTONE PATHWAY	3" CUT SLABS	SQUARE FEET	110	
	MEXICAN BEACH PEBBLE FOR CREEK BED	2" - 6"	SQUARE FEET	612	

- FLOWER MOUND ROAD**
- A. MINIMUM FIFTY (50) FOOT LANDSCAPE EDGE PROVIDED
- B. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
741 LF OF FRONTAGE / 30 LF = 24.7 - 3" CAL. TREES REQUIRED.
PROVIDED: 24 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

- HOLLANDSWORTH DRIVE**
- A. MINIMUM FIFTY (30) FOOT LANDSCAPE EDGE PROVIDED
- B. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
1264 LF OF FRONTAGE / 30 LF = 43 - 3" CAL. TREES REQUIRED.
PROVIDED: 43 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

MITIGATION REQUIRED:

- TOTAL MITIGATION = 558 CAL. INCHES (186 - 3" CAL. TREES)
- TOTAL CAL INCHES PLANTED TOWARDS MITIGATION = 336 CAL. INCHES (96 - 3.5" CAL. TREES OR 112 - 3" CAL. TREES)
- REMAINING BALANCE = 222 CAL. INCHES.
- NOTE: ADDITIONAL PHASES WILL DETERMINE IF FURTHER MITIGATION IS REQUIRED. THE NUMBERS ABOVE REPRESENT ONLY THE PORTION OF TOWNLAKE, PH. 2.



6 8' CHOP STONE EDGING DETAIL

L12 SECTION

N.T.S



STUDIO 13
DESIGN GROUP

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Lewisville, Texas 75057
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TBAE Firm #BR643



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One Inch

LANDSCAPE AND SCREENING

Landscape Details

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

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PROJECT

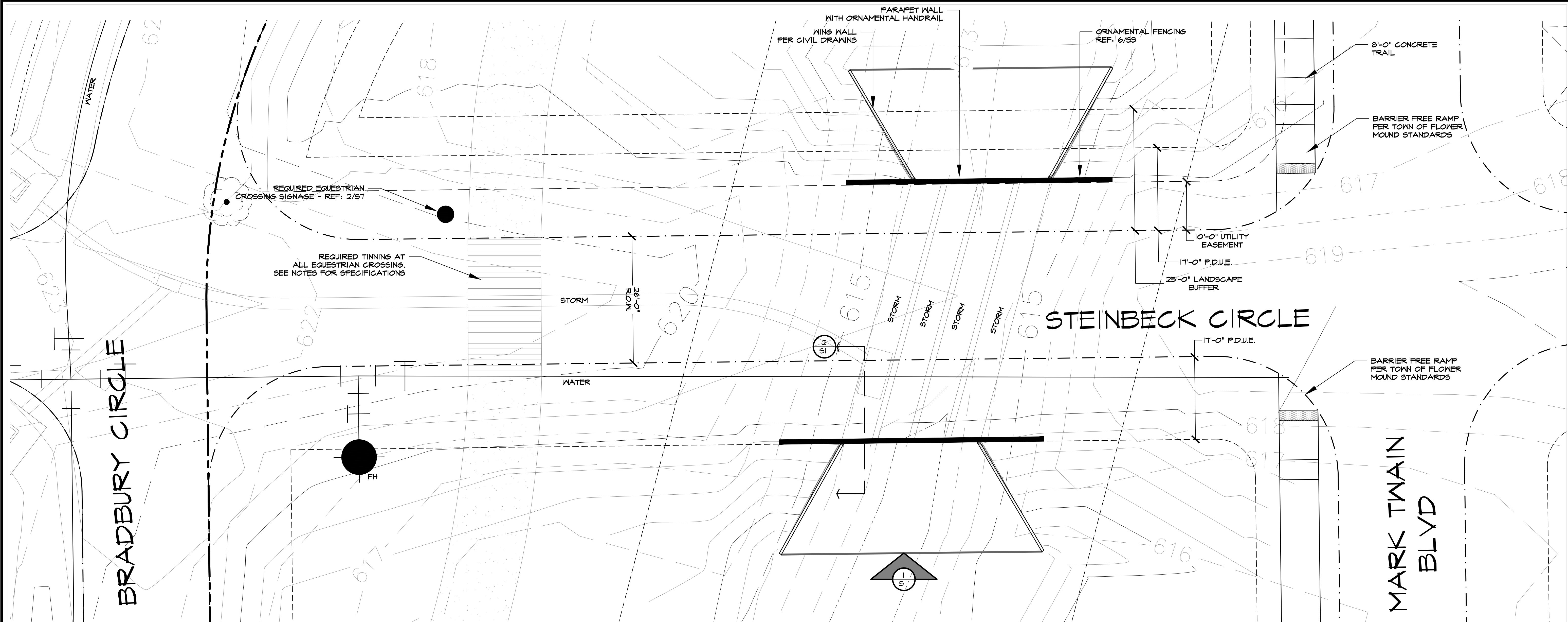
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SHEET

L12 of 12

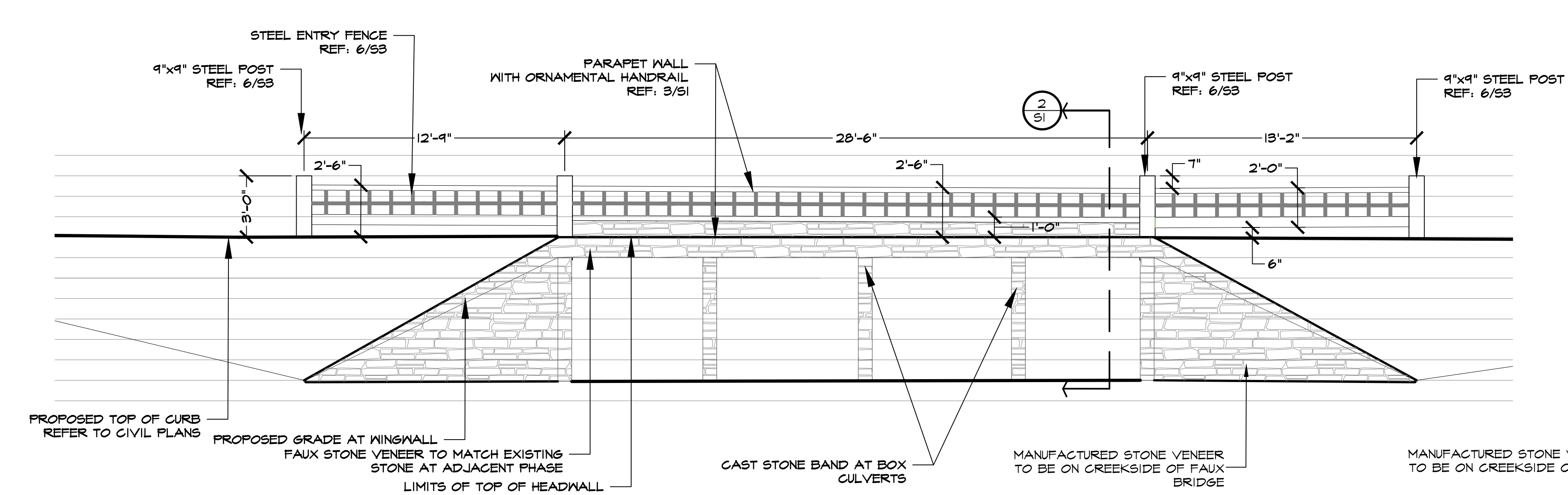
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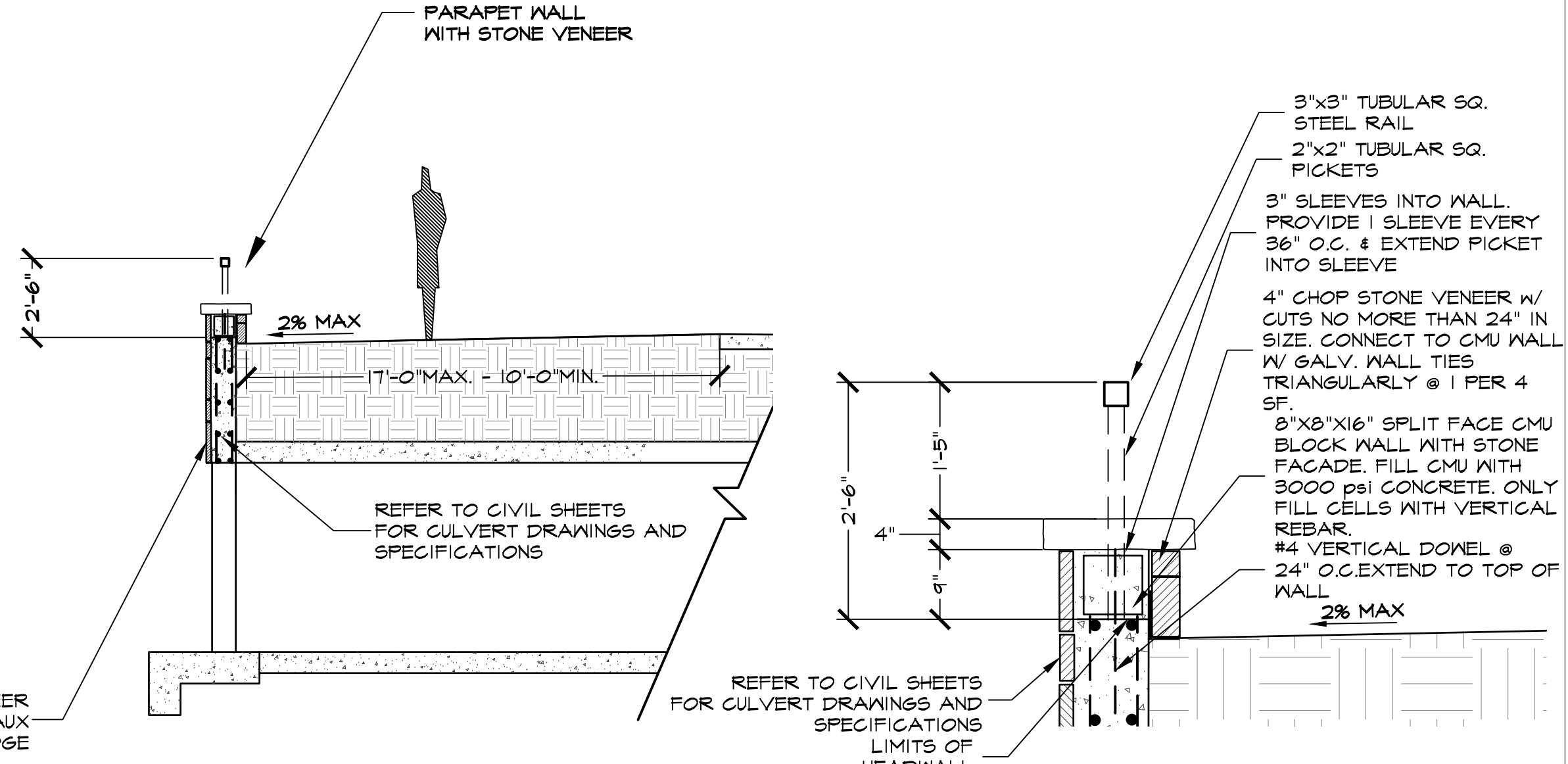
**STONE VENEER ON STREET SIDE OF PARAPET WALL TO MATCH EXISTING PHASE IN TOWNLAKE. VENEER ON CREEK-SIDE OF PARAPET WALL TO BE FAUX STONE VENEER TO MATCH STONE WALLS.

- EQUESTRIAN CROSSING TINING NOTES:**
1. TINING SHALL BE DONE WITH A MECHANICAL DEVICE SUCH AS A WIRE COMB. THE COMB OR APPROVED APPARATUS SHALL HAVE A SINGLE ROW OF TINES THAT EACH HAS A MINIMAL WIDTH OF 5/64" INCH TO 1/8" INCH. THE NOMINAL SPACING OF THE TINES SHALL BE 3/4" - 1/8" INCH CENTER-TO-CENTER WITH 1/8" INCH DEPTH.
 2. PERPENDICULAR TINING SHALL BE ACCOMPLISHED BY EQUIPMENT THAT ENSURES STRAIGHT, UNIFORM DEPTH TINED GROOVES.
 3. TINING OPERATION SHALL BE DONE AT SUCH TIME AND MANNER THAT THE DESIRED SURFACE TEXTURE WILL BE ACHIEVED WHILE MINIMIZING DISPLACEMENT OF THE LARGER AGGREGATE PARTICLES AND BEFORE THE SURFACE PERMANENTLY SETS.



1 S1 FAUX BRIDGE ELEVATION

SCALE: 1/4" = 1'-0"



2 S1 FAUX BRIDGE SECTION

SCALE: 1/4" = 1'-0"

3 S1 PARAPET WALL SECTION

SCALE: 3/4" = 1'-0"

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SUITE 130
PANTEGO, TEXAS 76013
(817) 860-0166
TBAE Firm #4430

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September 18, 2017

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One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

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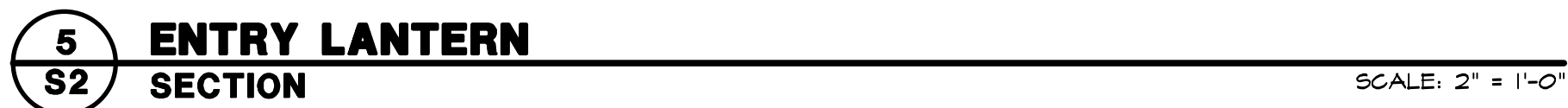
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PROJECT

TB011

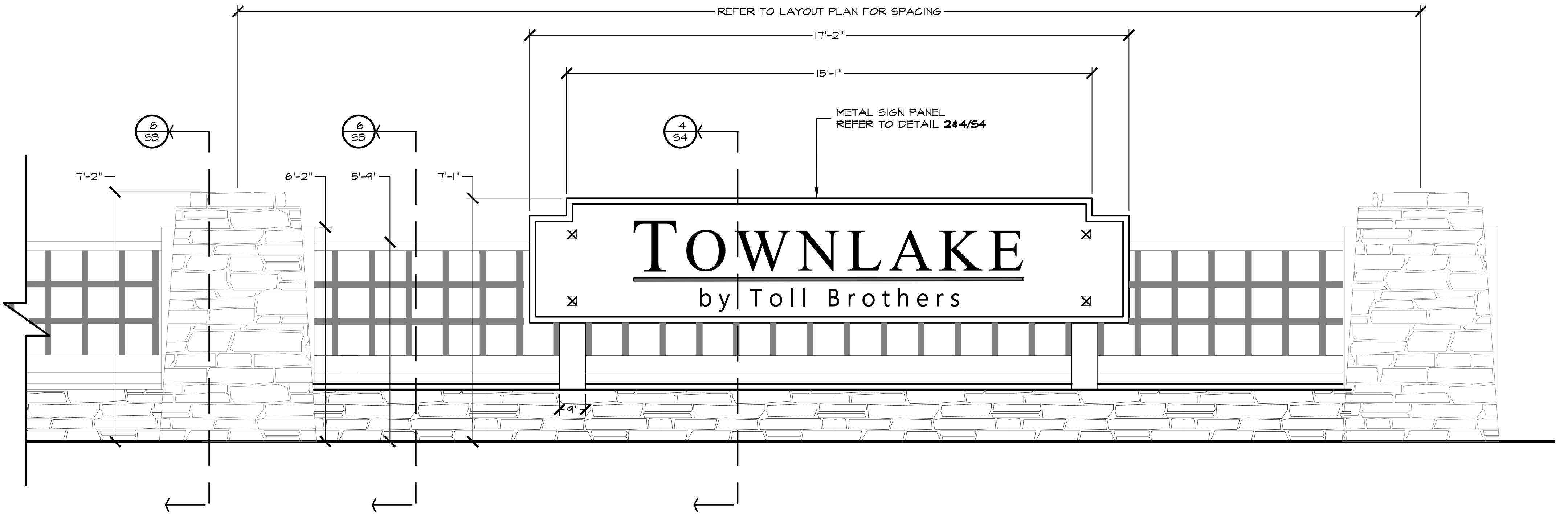
SHEET

S1

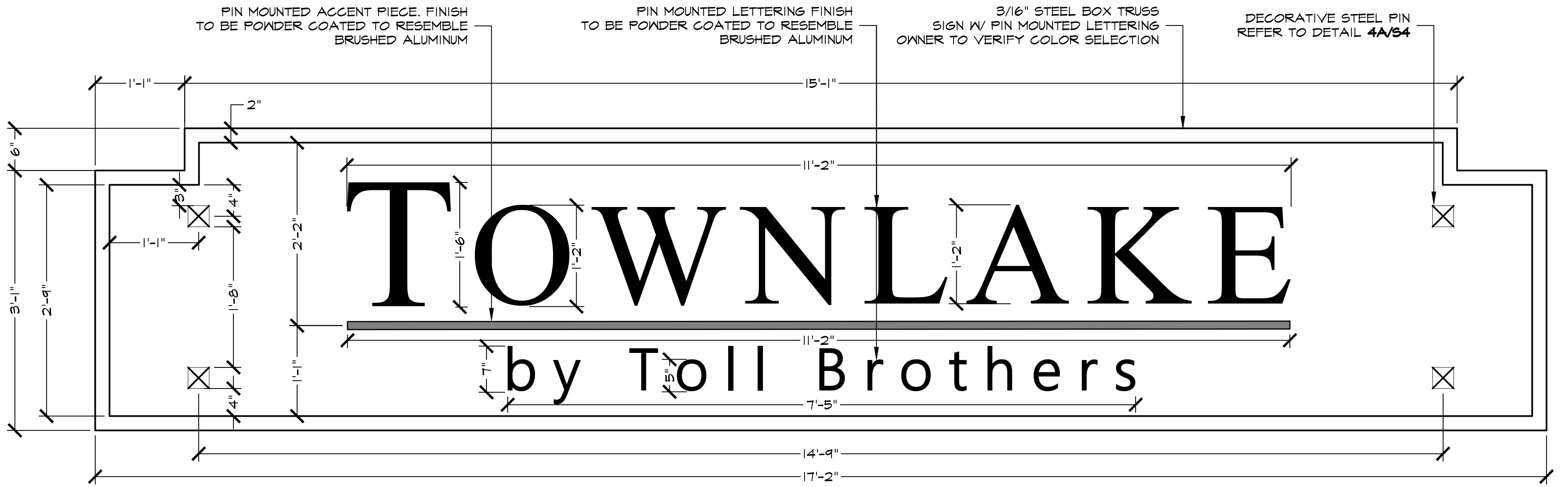




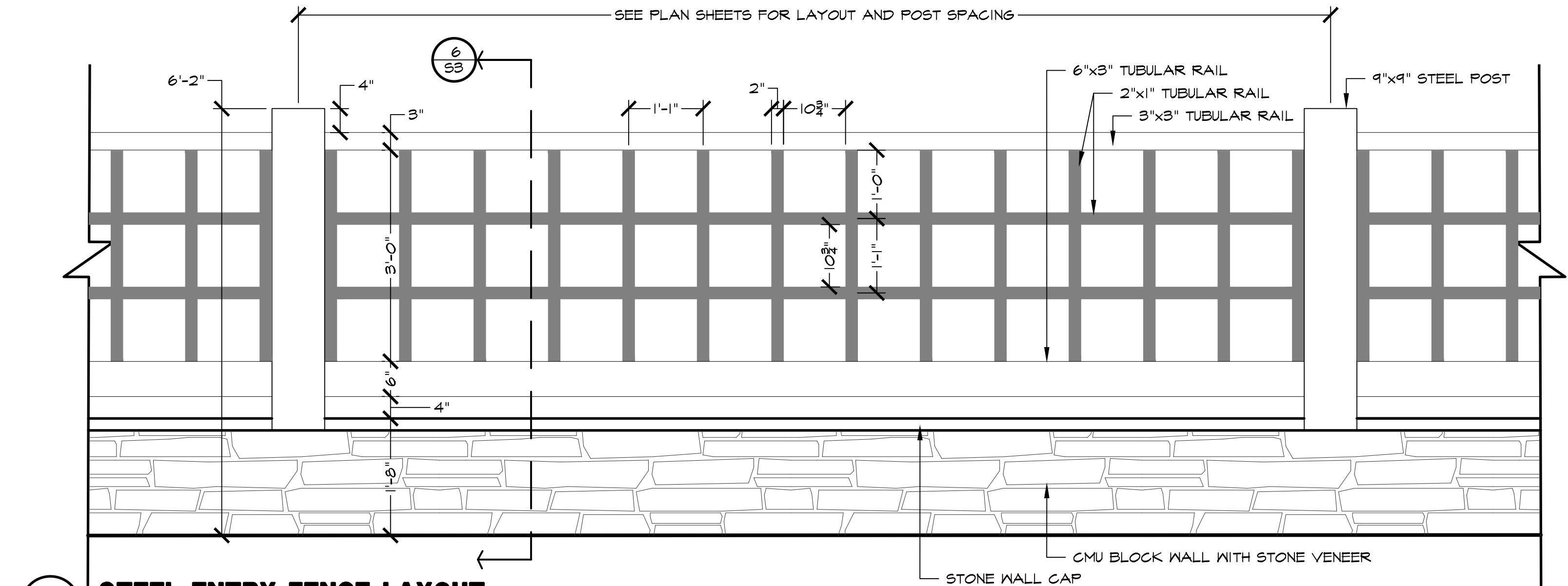
Plotted by: ##### Plot Date: 9/17/2017 11:47 AM
Drawing: S:\Projects\TBI011 - Townlake Ph.2\DWG\TBI011-HS.dwg Saved By: Station11 Save Time: 9/6/2017 4:36 PM



1
S4
ENTRY MONUMENT
ENLARGED ELEVATION



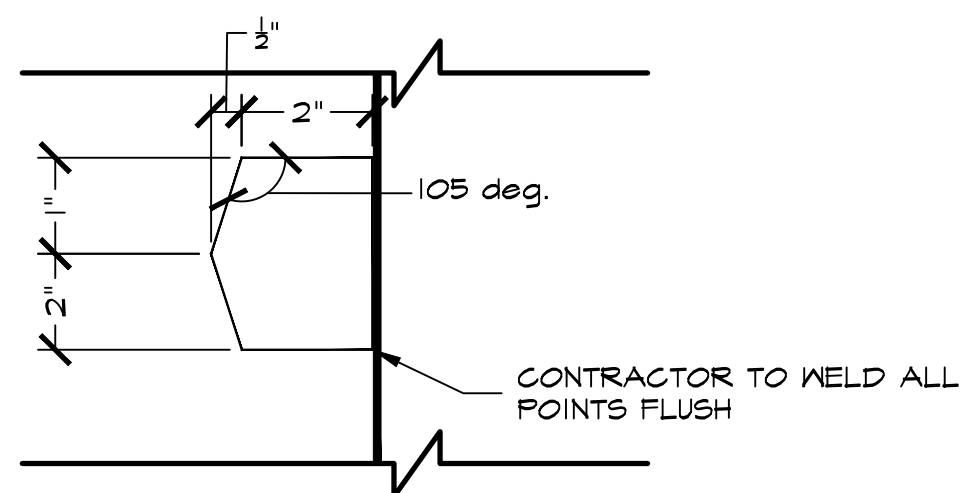
2
S4
STEEL ENTRY FENCE
ELEVATION



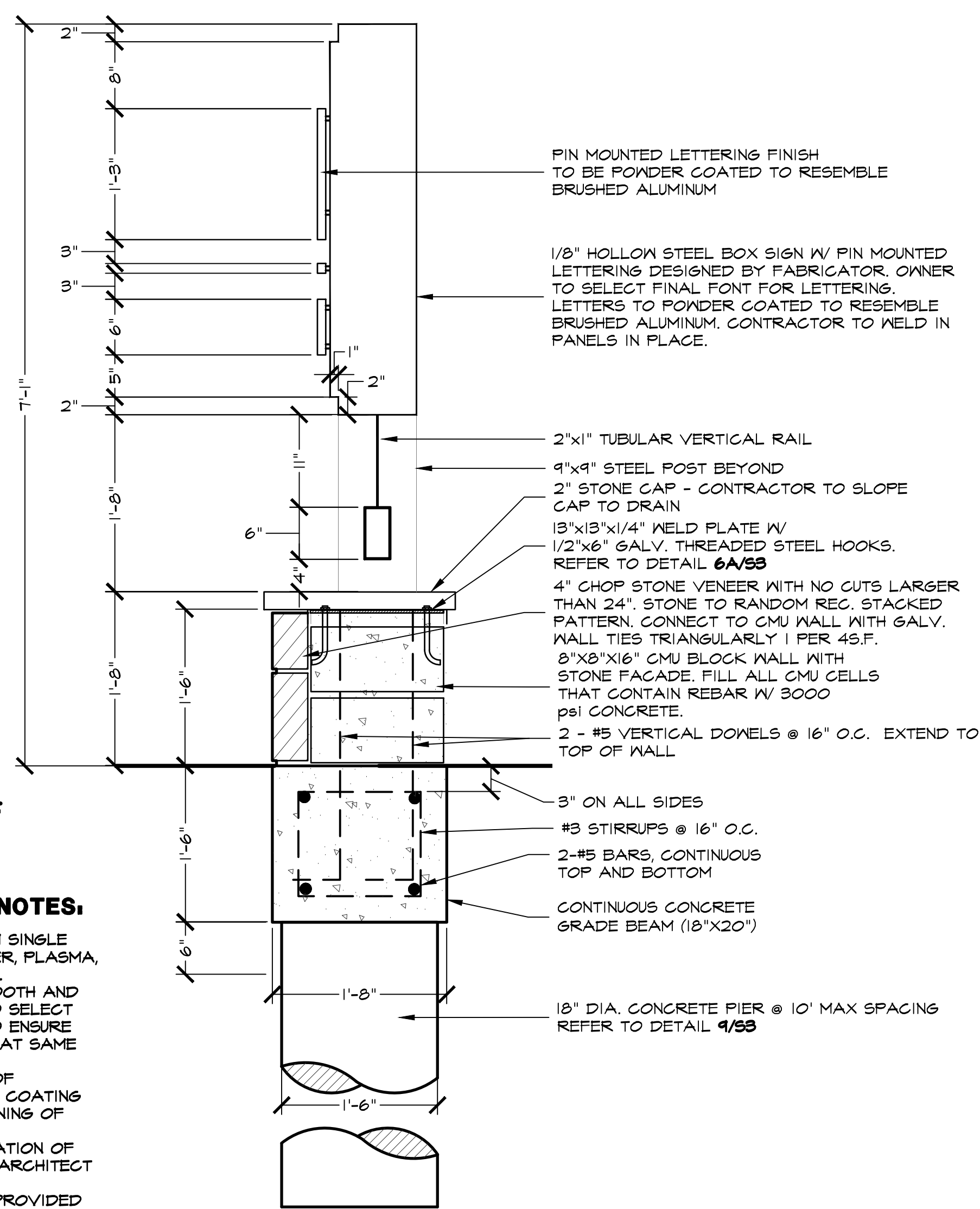
3
S4
STEEL ENTRY FENCE LAYOUT
ELEVATION

ENTRY PANEL CONSTRUCTION NOTES:

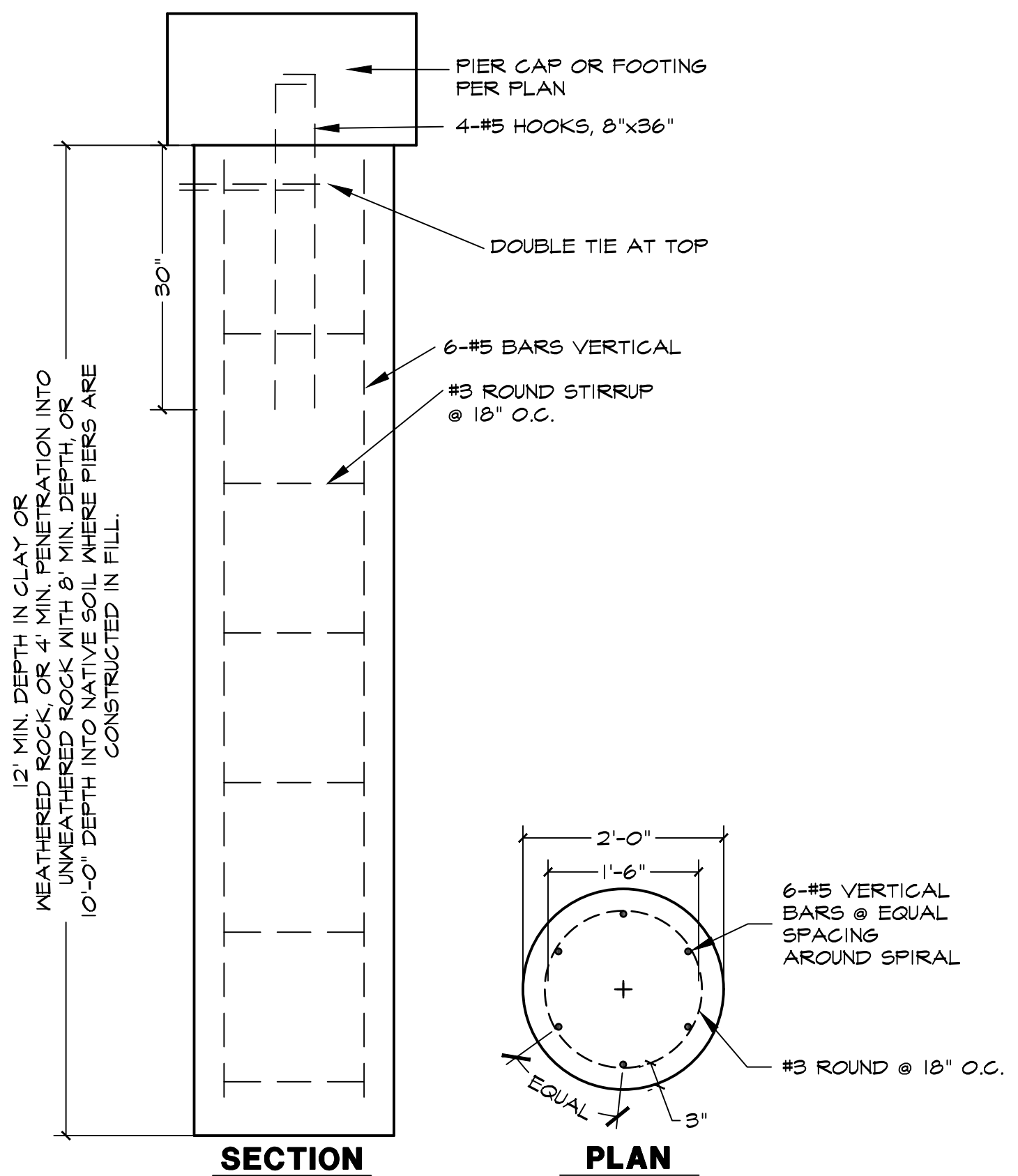
1. STEEL PANELS TO BE FABRICATED FROM SINGLE SHEET OF 3/16" STEEL AND CUT VIA LASER, PLASMA, OR WATER-CUTTER TO DESIGN AS SHOWN.
2. ANY WELDS OR CUTS TO BE GRIND SMOOTH AND REFINISHED TO MATCH. CONTRACTOR TO SELECT WELDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED WELDS LOOK & WEATHER AT SAME RATE.
3. ALL SIGN PANELS TO BE CONSTRUCTED OF WEATHERING STEEL AND FINISHED WITH A COATING TO PREVENT FURTHER RUSTING AND STAINING OF ADJACENT SURFACES.
4. CONTRACTOR TO FIELD VERIFY INSTALLATION OF EACH PANEL PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO FINAL ATTACHMENT.
5. AUTOCAD FILES OF EACH PANEL TO BE PROVIDED BY LANDSCAPE ARCHITECT FOR FABRICATION UPON REQUEST.



4A
S4
STEEL ENTRY FENCE
SECTION



4
S4
STEEL ENTRY FENCE
SECTION



5
S4
PIER [24' DIA.]
SECTION/PLAN

STUDIO
DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

JORDAN CONSULTING
ENGINEERS, INC.
TBAE FIRM #4430

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FOR CONSTRUCTION OR
BIDDING PURPOSES.

September 18, 2017

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drawing. If not one inch on this
sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING
Hardscape Details
Townlake, Ph. 2
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

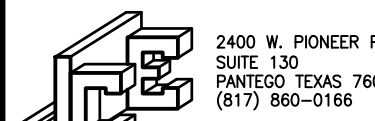
PROJECT
TBI011

SHEET
S4



Studio 13 Design Group, PLLC.
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469-635-1900

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Jordan Consulting
Engineers, Inc.
TBAE Firm #4430

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One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

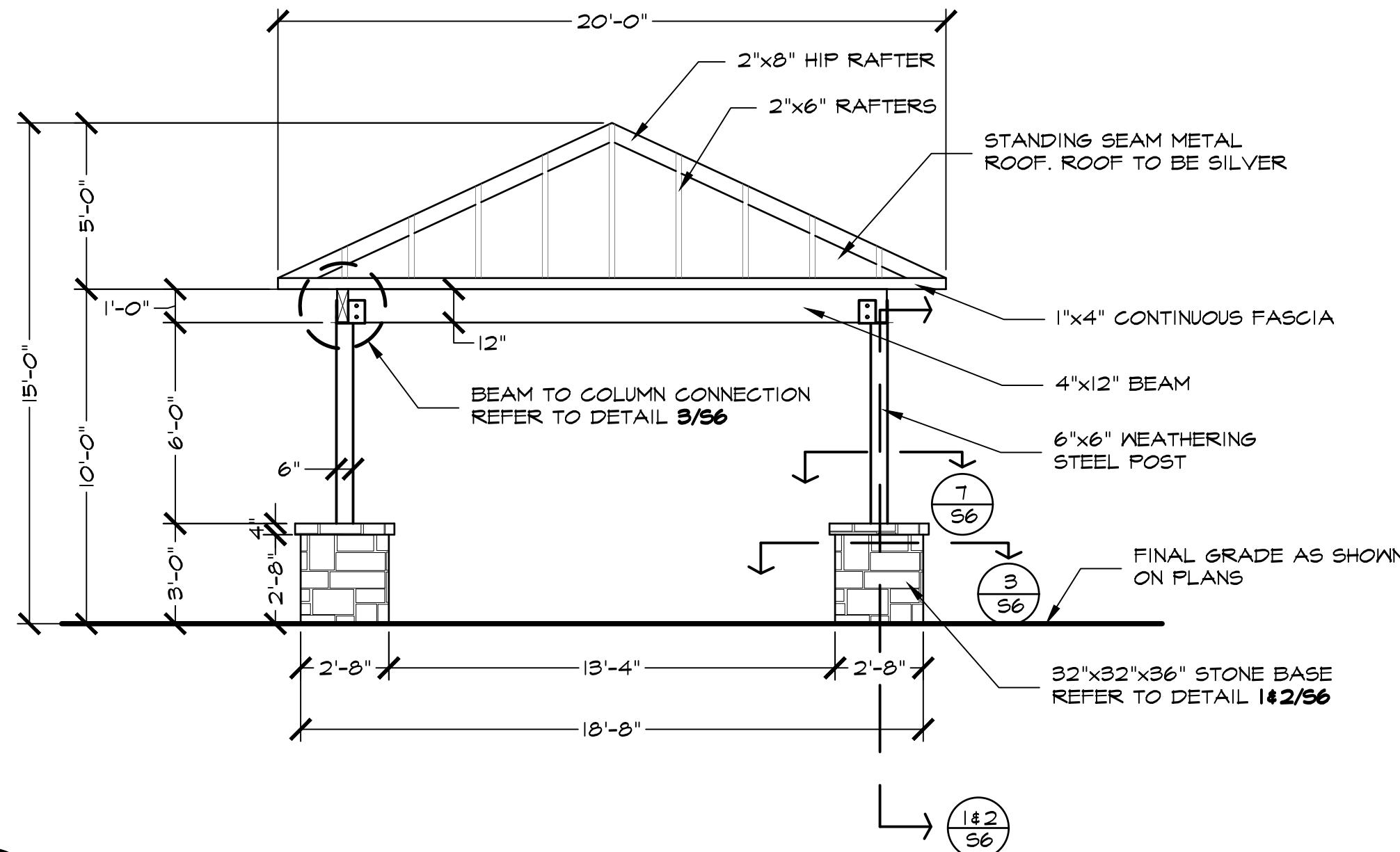
PLAN REVIEW REVISIONS	BY	DATE

0

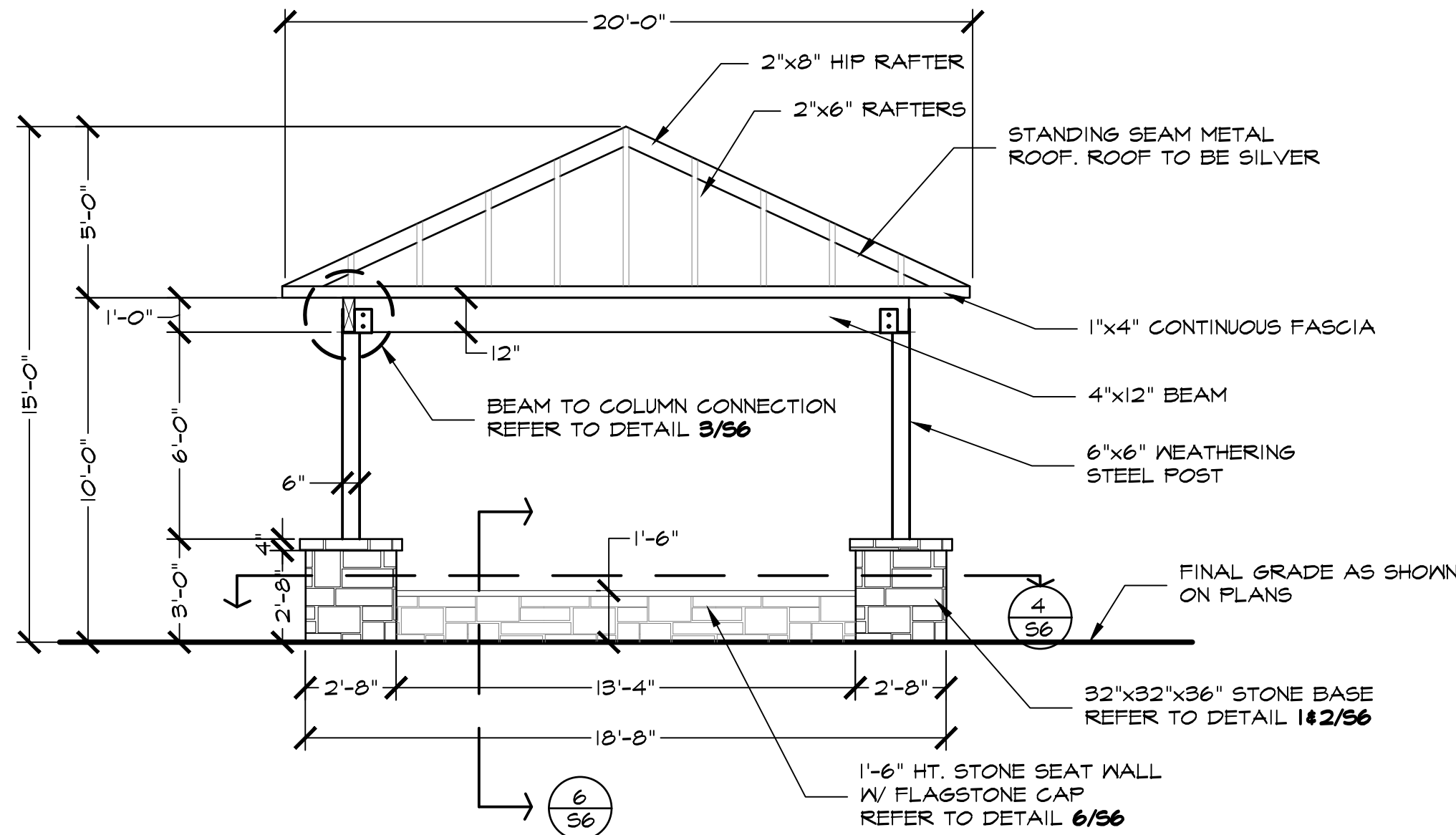
PROJECT
TBI011

SHEET

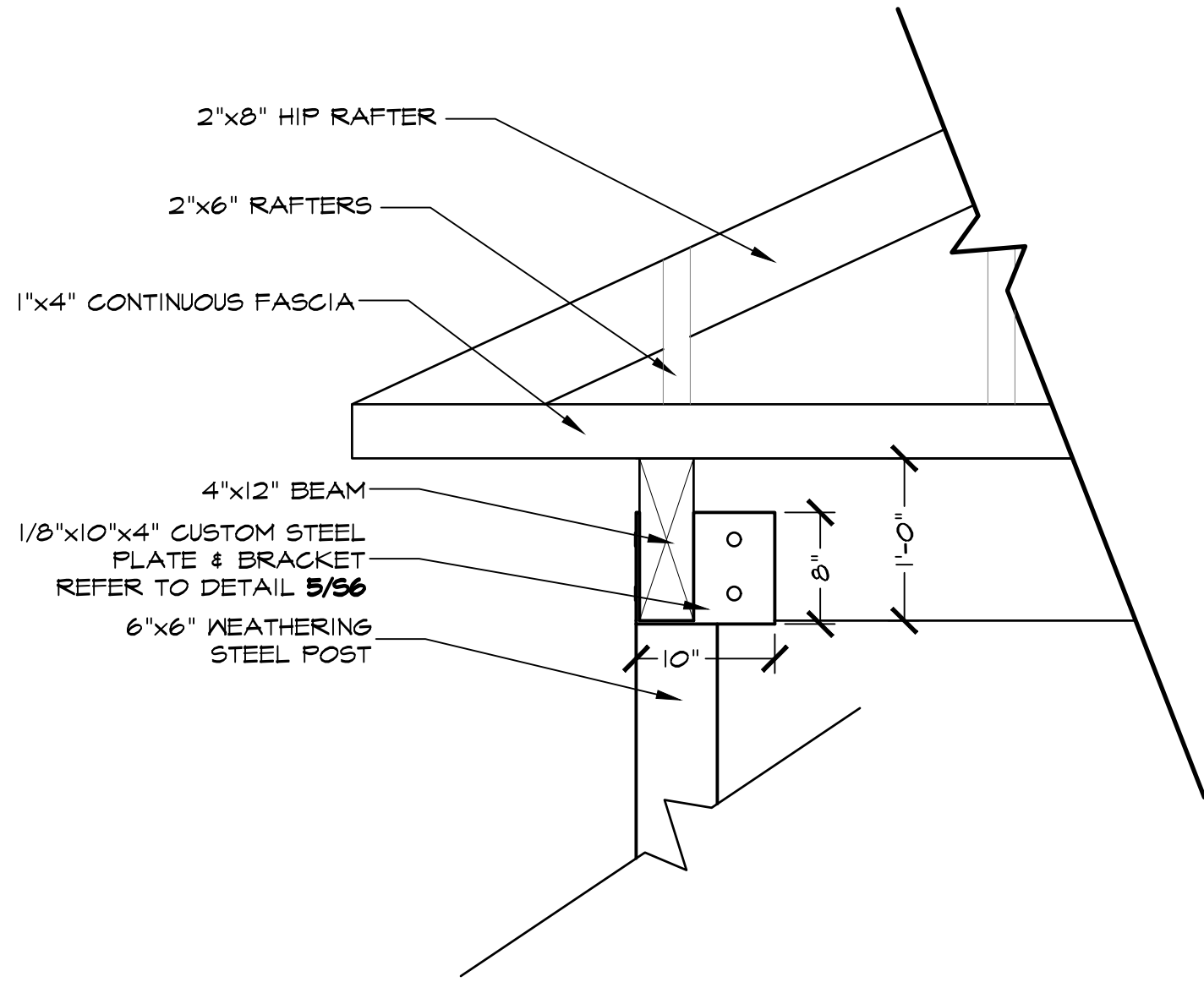
S5



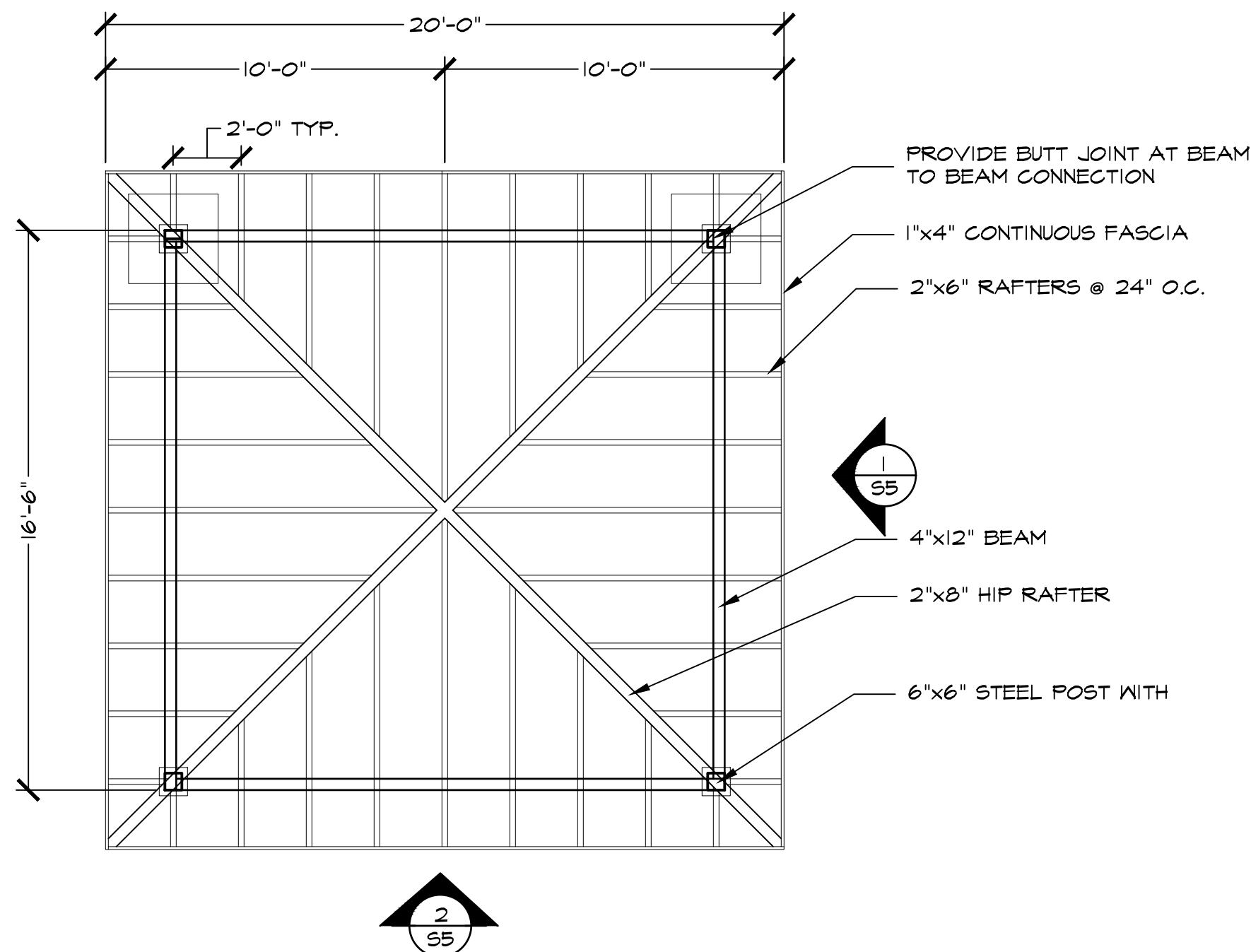
1 S5 20'X20' SHADE STRUCTURE ELEVATION 'A' ELEVATION SCALE: 1/4" = 1'-0"



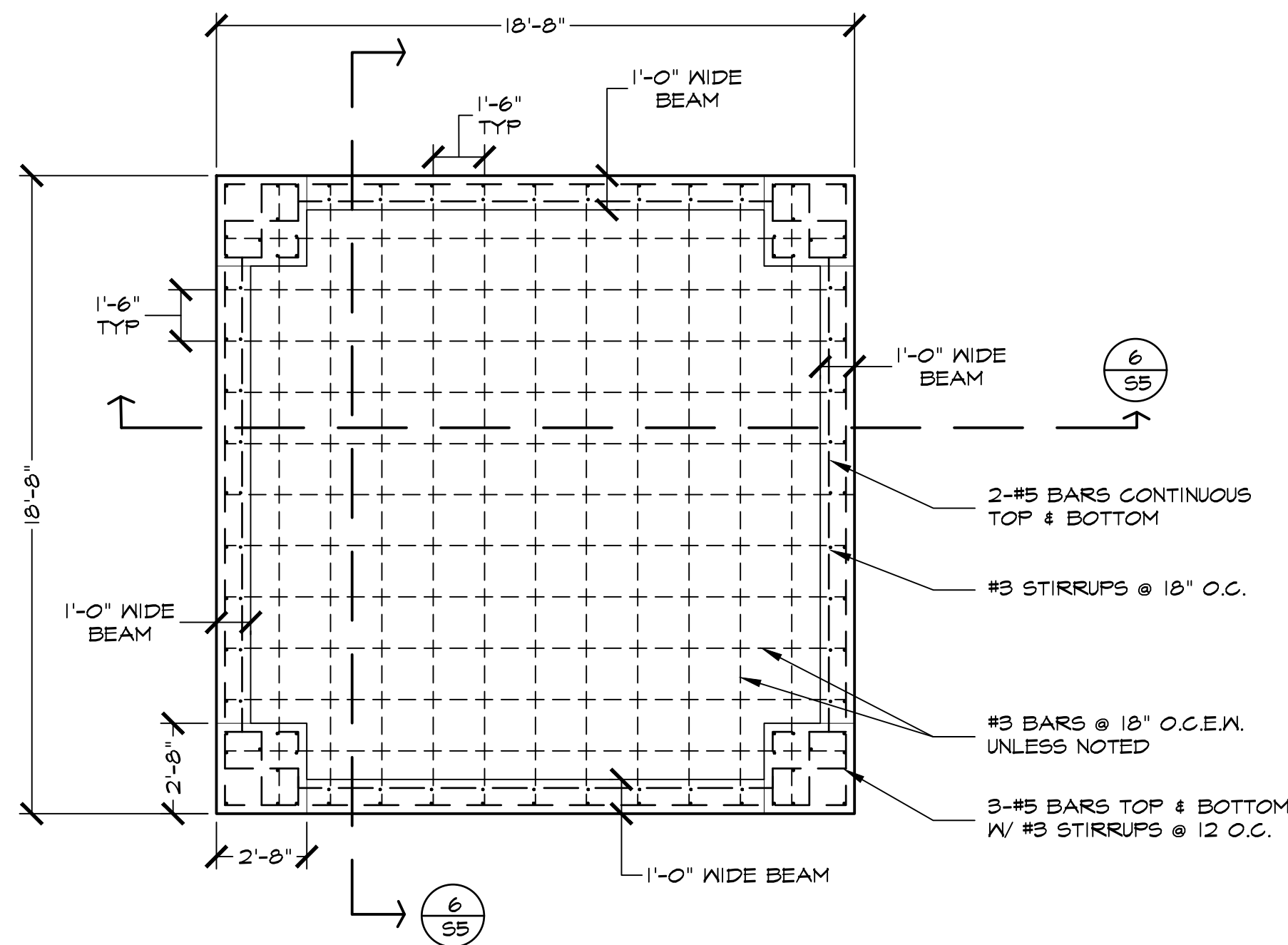
2 S5 20'X20' SHADE STRUCTURE ELEVATION 'B' ELEVATION SCALE: 1/4" = 1'-0"



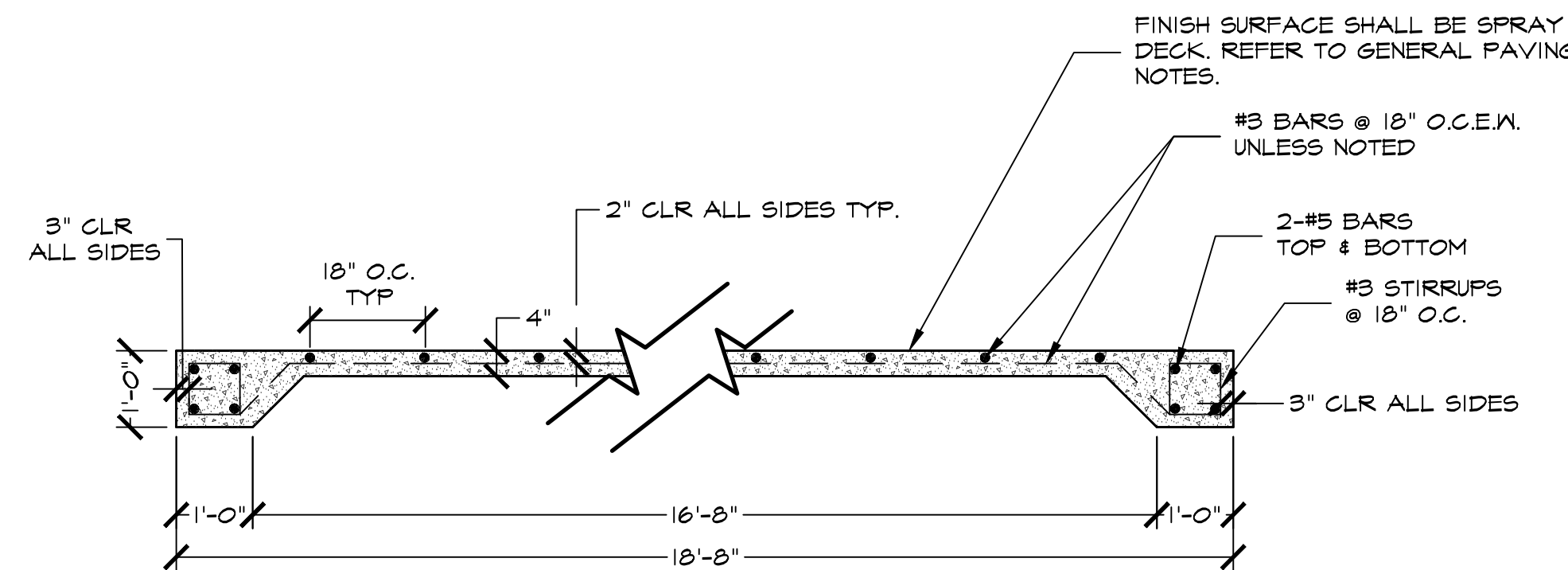
3 S5 POST TO BEAM CONNECTION ELEVATION SCALE: 1" = 1'-0"



4 S5 20'X20' SHADE STRUCTURE FRAMING PLAN SCALE: 1/4" = 1'-0"



5 S5 20'X20' SHADE STRUCTURE FOUNDATION PLAN SCALE: 1/4" = 1'-0"



6 S5 FOUNDATION SECTION (20'X20' SHADE STRUCTURE) SECTION SCALE: 1/2" = 1'-0"

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September 18, 2017

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One Inc

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

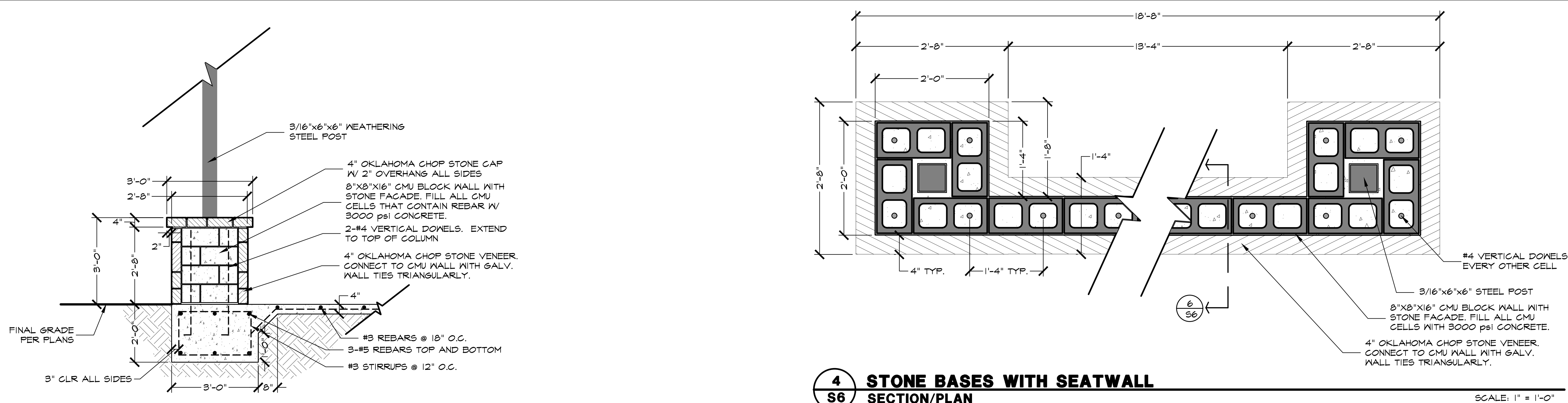
#	PLAN REVIEW / REVISIONS	BY	DATE
0			

PROJECT

TBI011

SHEET

S6

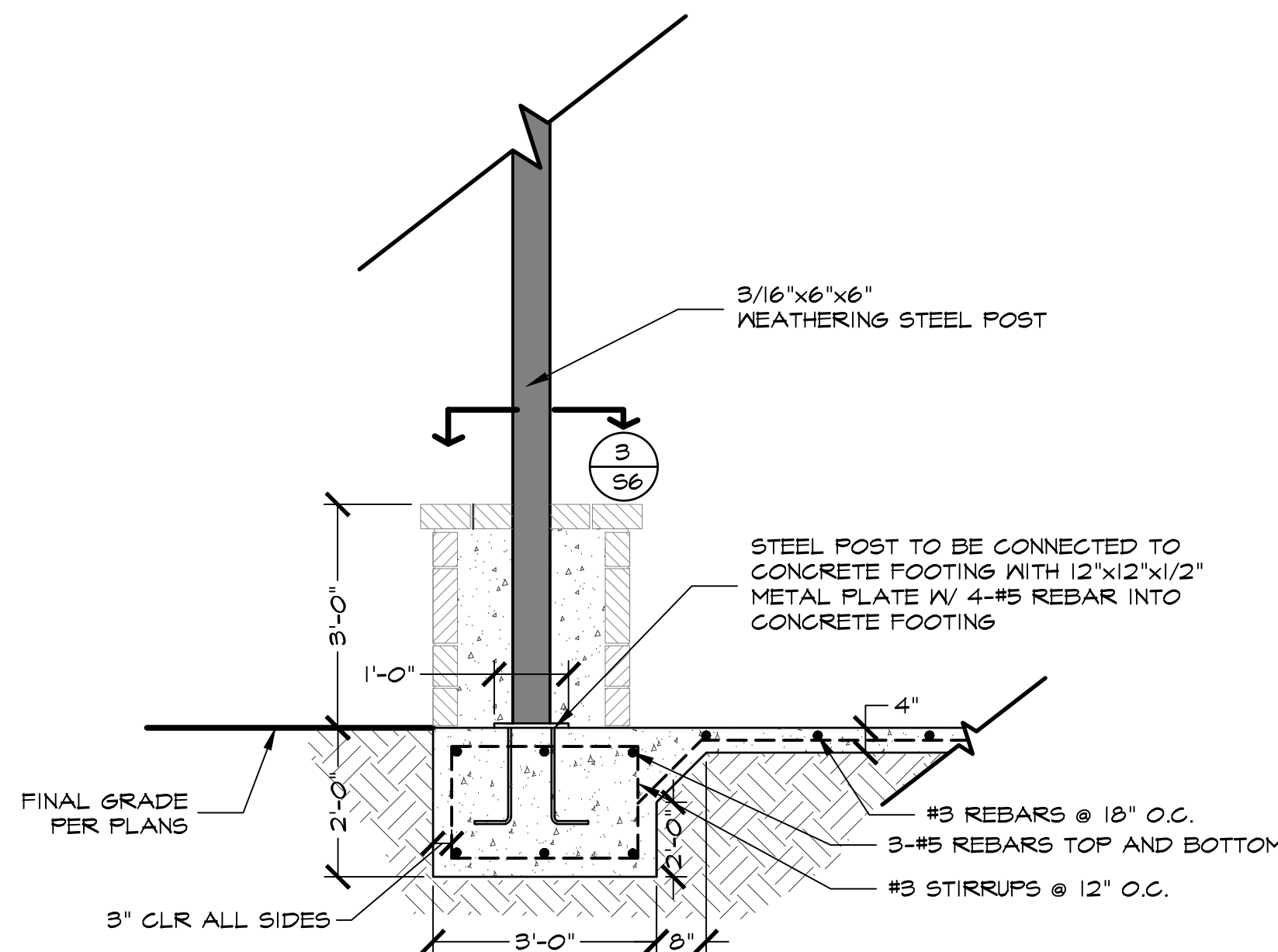


4 **STONE BASES WITH SEATWALL**
S6 **SECTION/PLAN**

SCALE: 1" = 1'-0"

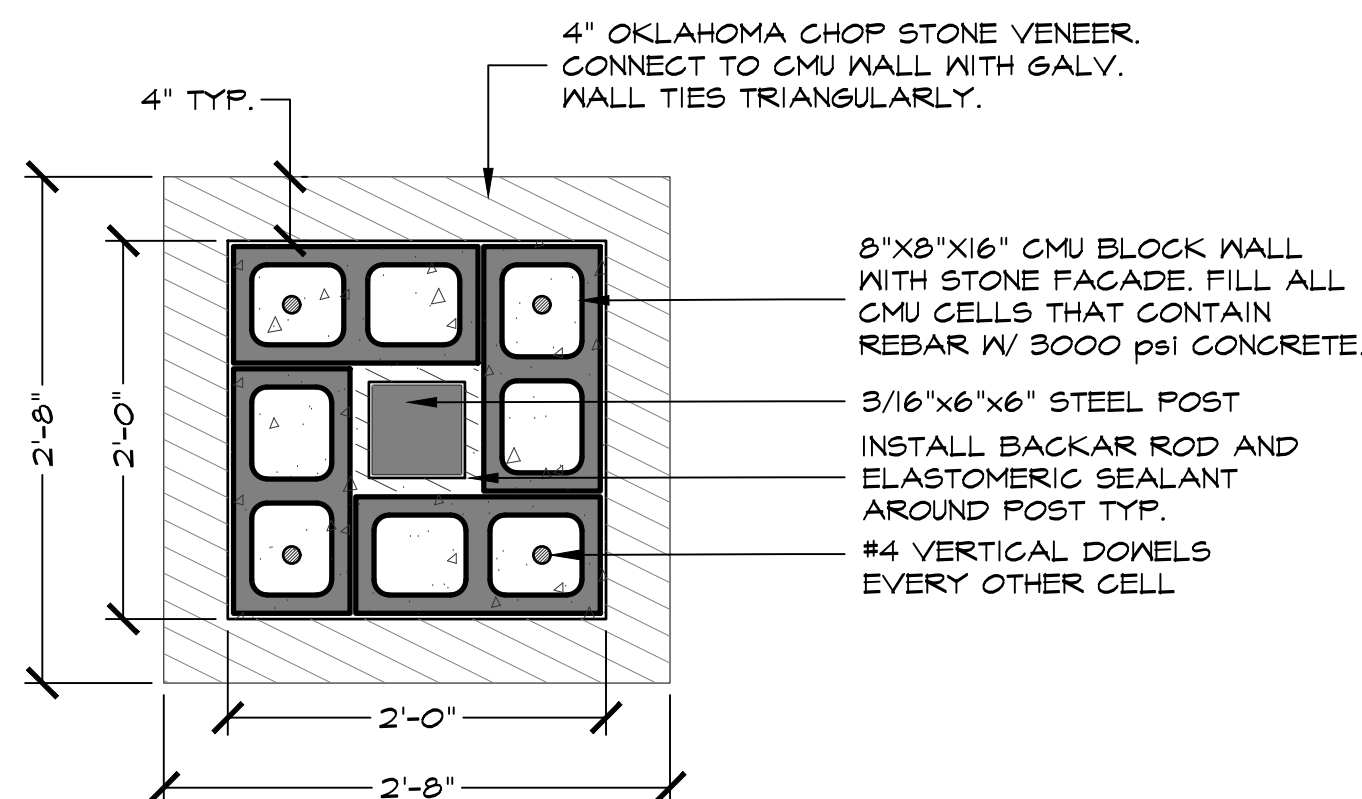
1 32'X32'X36' STONE BASE
S6 SECTION

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



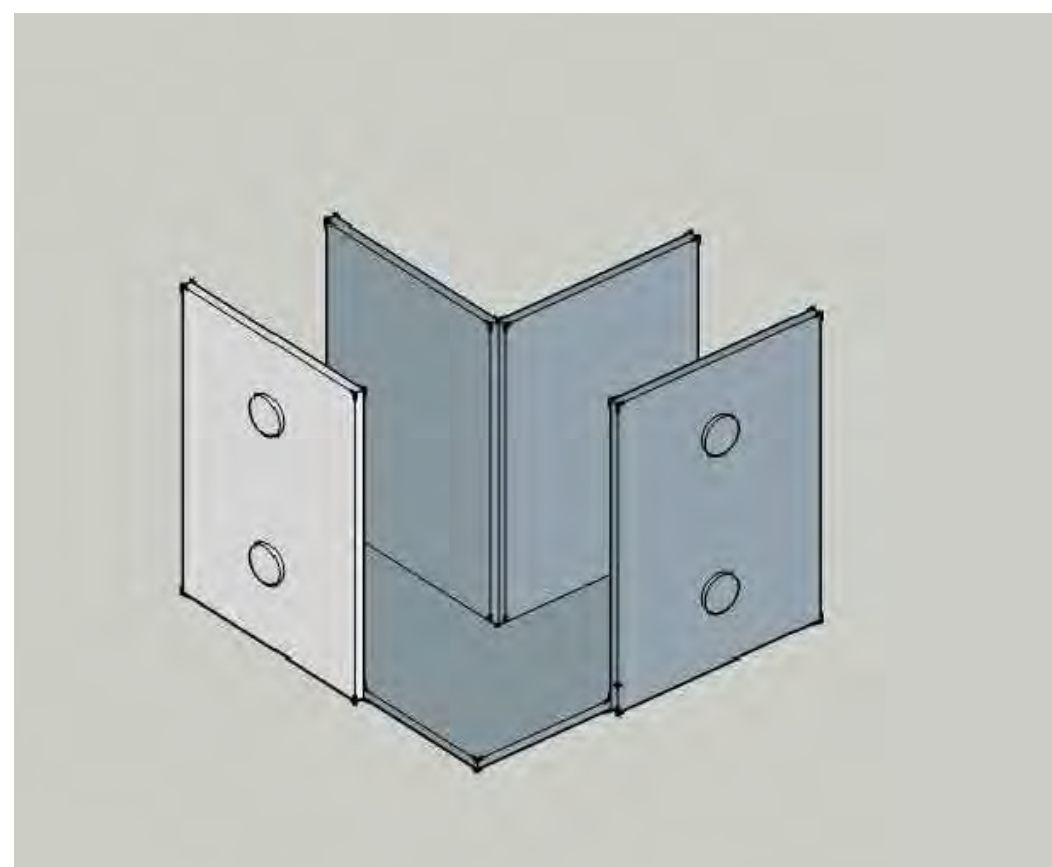
2 POST FOOTING CONNECTION
S6 SECTION

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



3 32'X32'X36' STONE BASE
S6 SECTION/PLAN

SCALE: 1" = 1'-0"

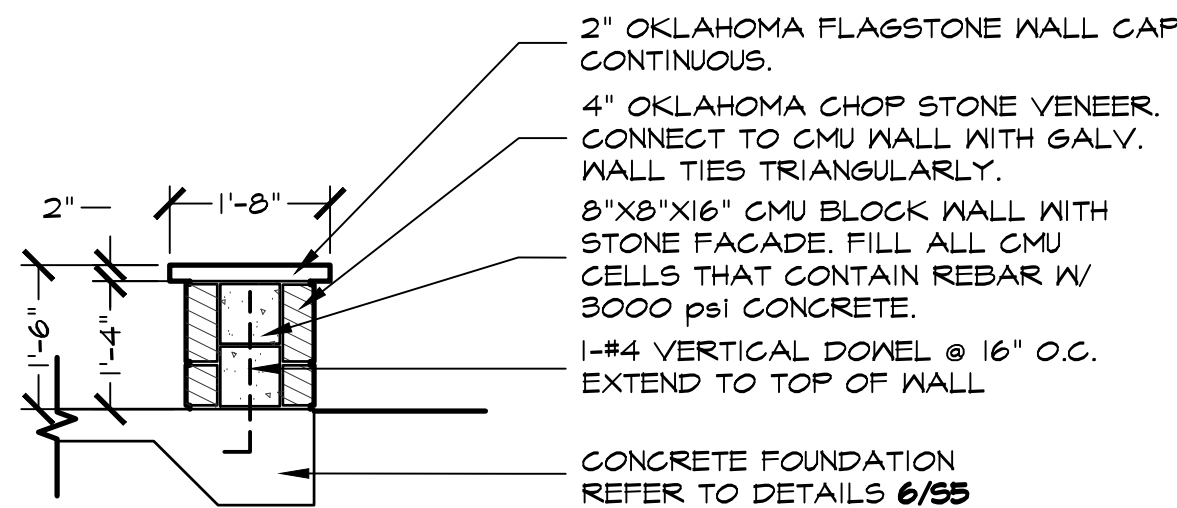


3/8" STEEL PLATE
1" DIA. HOLES FOR
3/4" THRU BOLTS

THIS DETAIL IS SHOWN FOR GRAPHIC AND CLARITY
PURPOSED ONLY. CONTRACTOR SHALL FIELD MEASURE AND
VERIFY ALL DIMENSIONS BEFORE FABRICATION BEGINS.

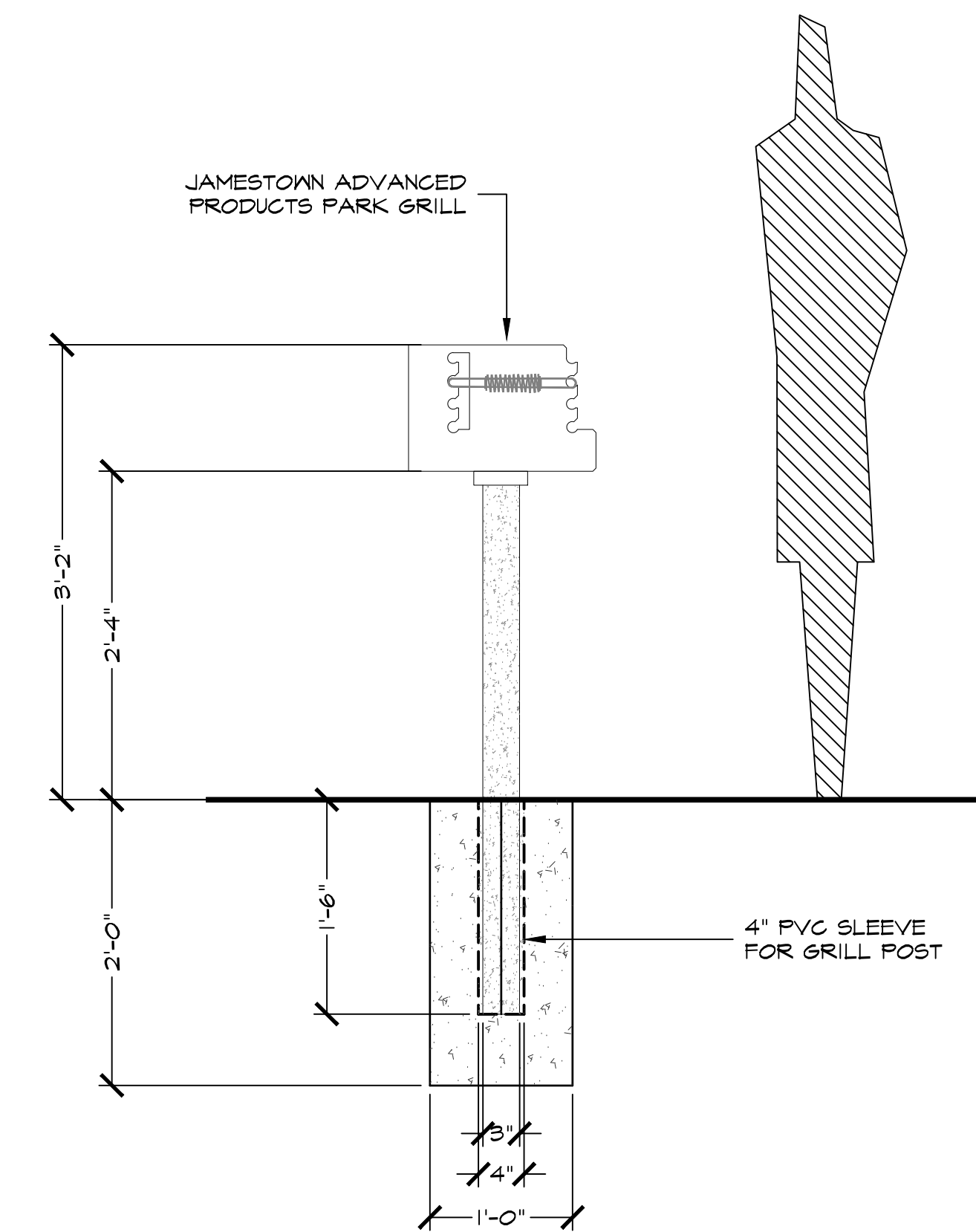
5 **CUSTOM STEEL PLATE & BRACKET**
S6 **PERSPECTIVE** NOT TO SCALE

NOT TO SCALE



6 1'-6" HT. STONE SEAT WALL
S6 SECTION

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



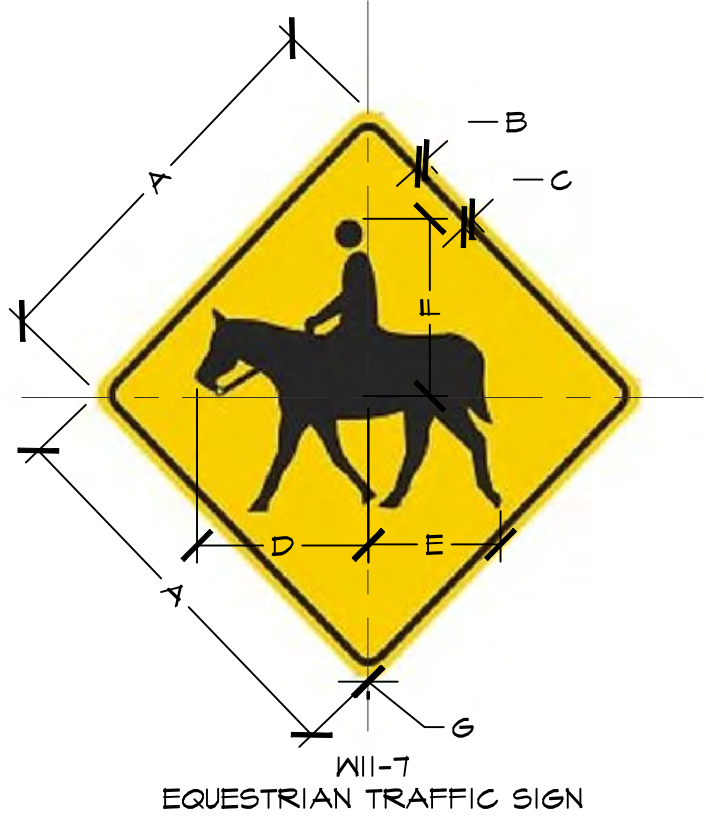
EQUIPMENT SCHEDULE

<u>EQUIPMENT ITEM</u>	<u>QUANTITY</u>	<u>MANUFACTURER</u>	<u>MODEL</u>	PRODUCT REPRESENTATIVE
PARK GRILL WITH TILT BACK GRATE	1	JAMESTOWN ADVANCED PRODUCTS	125-BLK	2855 GIRTS ROAD JAMESTOWN, NY 14701 PHONE: 800-452-0639

7 GRILL DETAIL
S6 SECTION

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

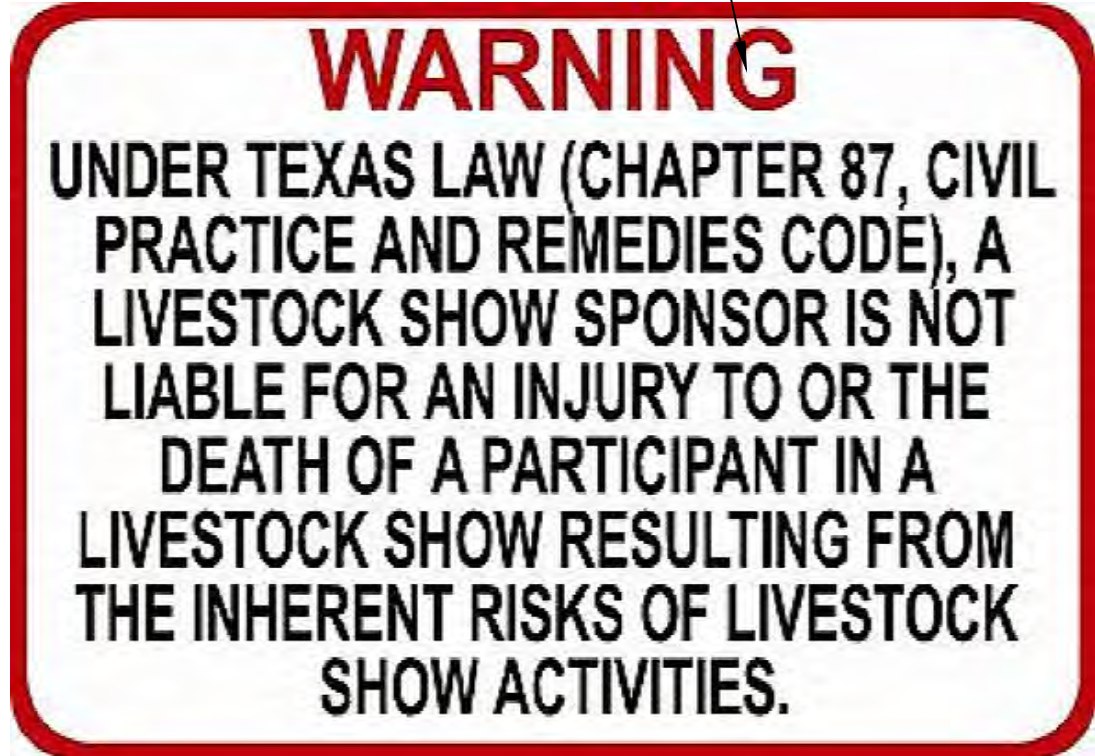
Drawing: S:\Projects\TBI011 - Townlake Ph.2\DWG\TBI011-HS.dwg Saved By: Station11 Save Time: 9/6/2017 4:36 PM



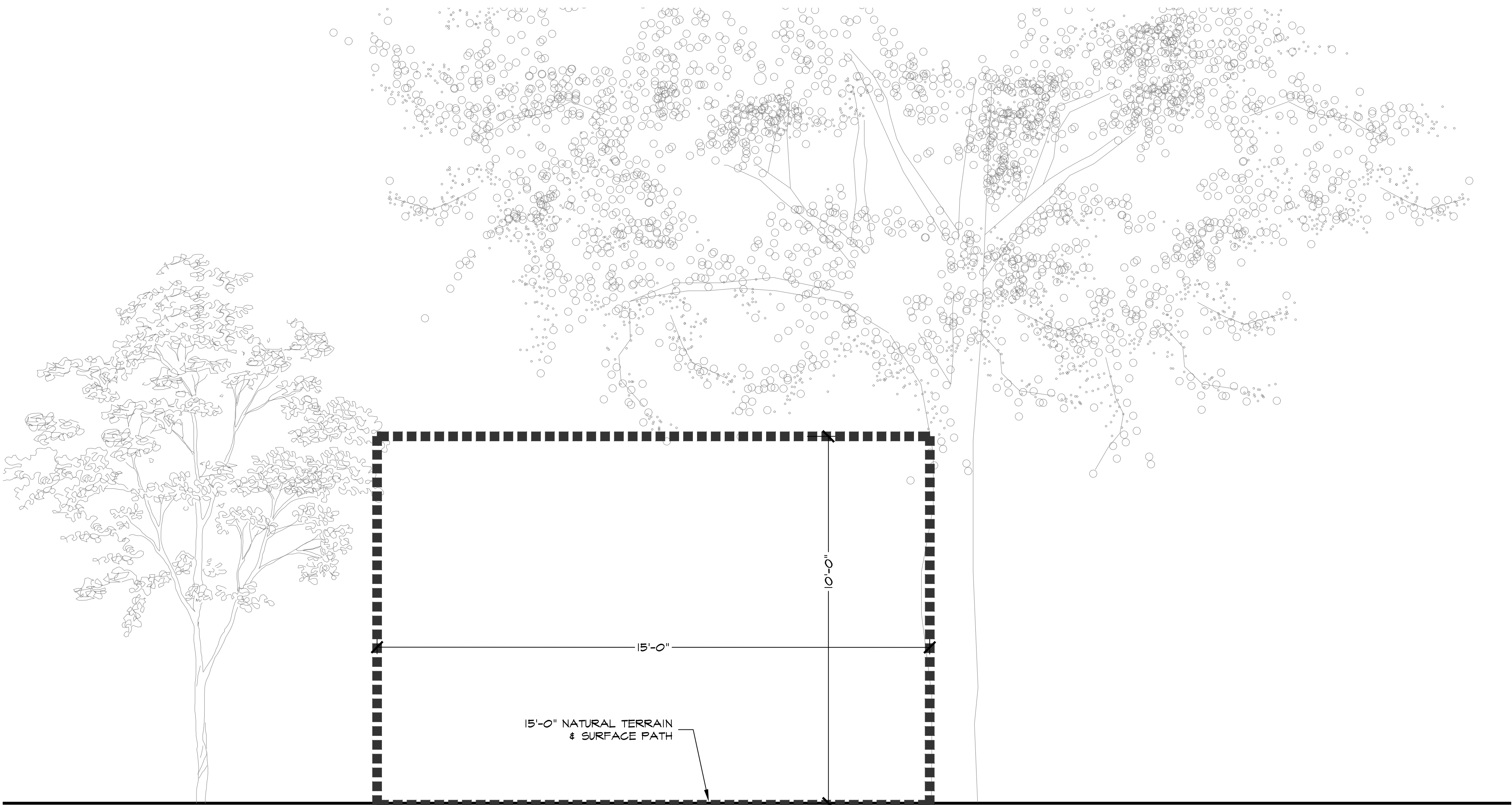
2
S7 **EQUESTRIAN TRAIL** SCALE: NTS

A	B	C	D	E	F	G
24	.375	.625	10.5	8	10.625	1.5
30	.5	.75	13	10	13	1.875
36	.625	.875	15.5	12	15.625	2.25
48	.75	1.25	21	16	21	3

ALUMINUM EQUINE WARNING SIGN BY MYSAFETYSIGN OR APPROVED EQUAL SIGN TO BE POSTED AT BEGINNING AND END OF EQUESTRIAN TRAIL UNLESS NOTED.



2
S7 **EQUESTRIAN TRAIL WARNING SIGN** SCALE: NTS



1
S7 **EQUESTRIAN TRAIL ELEVATION** SCALE: 1/2"=1'-0"

EQUESTRIAN TRAIL GENERAL NOTES:

1. EQUESTRIAN TRAIL TO HAVE TINUING IN ANY AREA WHERE THE TRAIL MAY CROSS OVER PAVING. TINUING TO BE THE WIDTH OF THE TRAIL (15') AND PERPENDICULAR TO THE TRAIL.
2. SIGNAGE # W11-7 TO BE INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES CHAPTER 2 PART C WARNING SIGNS.
3. EQUESTRIAN TRAILS SHALL BE A MINIMUM OF 15 FEET IN WIDTH.
4. EQUESTRIAN TRAILS SHALL BE CLEARED OF OBSTRUCTIONS FOR A MINIMUM OF 8'-0" IN WIDTH AND 10'-0" IN HEIGHT.
5. EQUESTRIAN TRIALS SHOULD NOT HAVE A GRADE STEEPER THAN 15%.
6. EQUESTRIAN TRAILS MAY BE SUBJECT TO ADDITIONAL STANDARDS AS DETERMINED BY THE TOWN.
7. NO IRRIGATION HEADS WITHIN THE EQUESTRIAN TRAIL EASEMENT.



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Leonard W. Rees
September 18, 2017

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One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

#	0					
PROJECT	TBI011					
SHEET	S7					



Studio 13 Design Group, PLLC.
386 W. Main Street
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TBAE Firm #BR643



Leonard W. Reese
September 18, 2017

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One Inch

LANDSCAPE AND SCREENING

Handscape Details

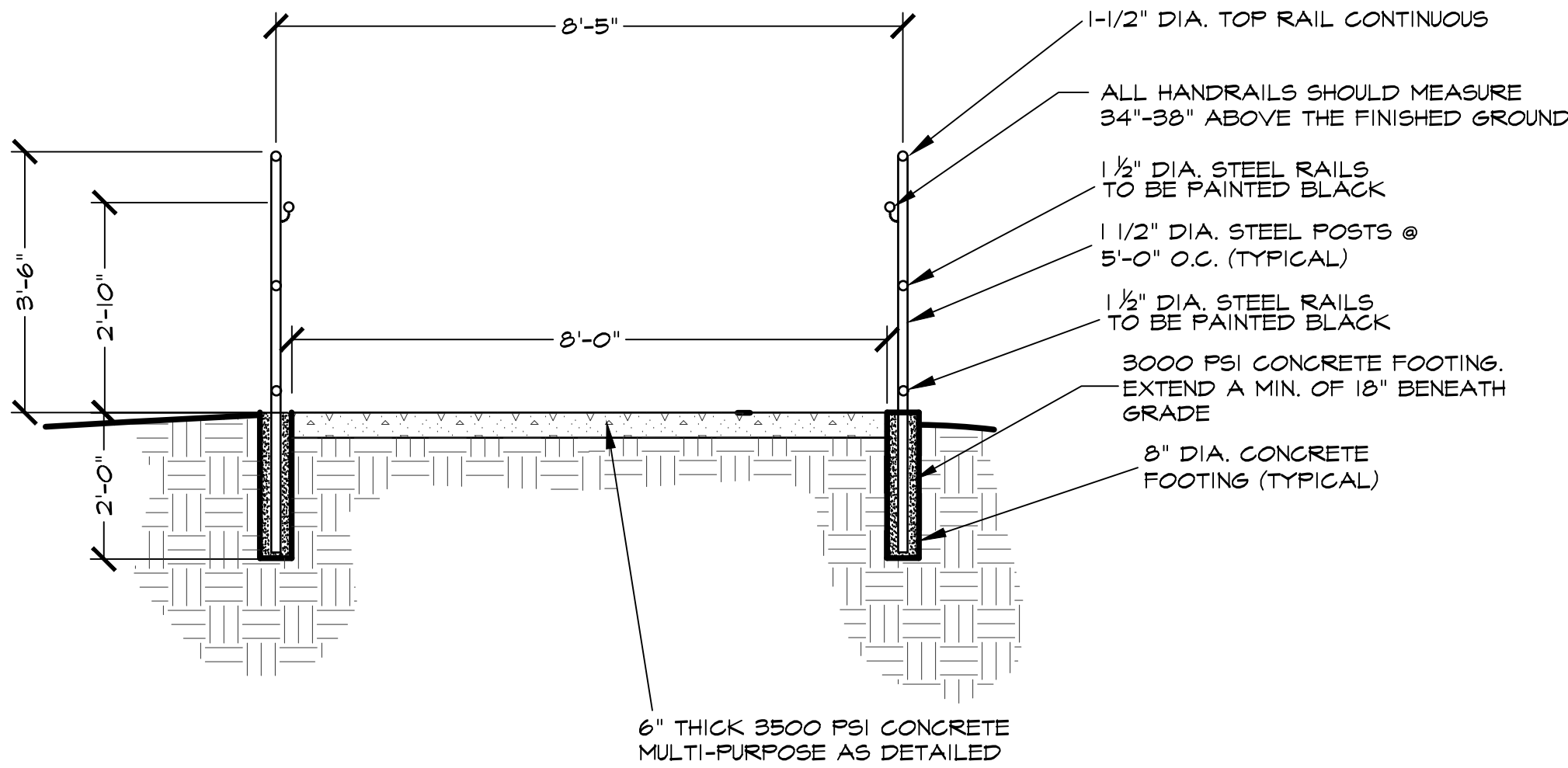
Townlake, Ph. 2

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
#	0		
PROJECT			TBI011
SHEET			S8

RAMP & HANDRAIL NOTES:

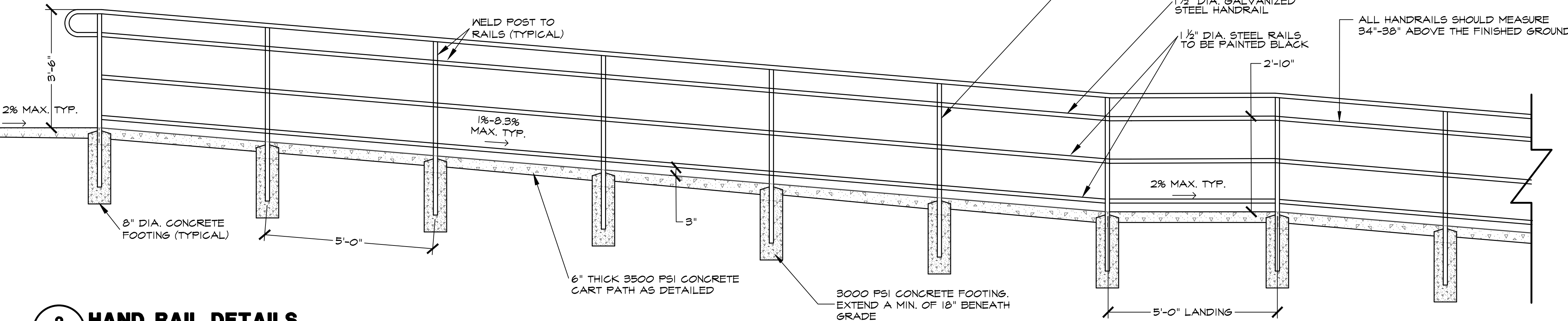
1. ALL TOP GRIPPING SURFACES OF HANDRAILS SHALL MEASURE 34"-38" ABOVE THE FINISHED GRADE/GROUND.
2. ALL HANDRAIL EXTENSIONS FOR RAMPS SHALL HAVE A 12" EXTENSION TO BEGIN AT THE LANDING BREAK AND TRAVEL A MINIMUM OF 12" BEFORE THE RADIUS OF THE RETURN BEGINS.
3. ALL DROPS IN GRADE THAT EXCEED 30" FALL OFF OF RETAINING WALL SHALL HAVE A 42" PROTECTION FENCE.



1 HAND RAIL DETAILS
S8 SECTION

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

NOTE: ALL HANDRAILS TO CONFORM TO T.A.S. SECTION 4.26. HANDRAIL TO BE GALVANIZED STEEL & POWDER COATED BLACK



2 HAND RAIL DETAILS
S8 ELEVATION

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

- SHEET: 01

NOTES:

1. REINFORCE ALL SIDEWALKS WITH #3 BARS @ 18" C-C
2. INSTALL #4 X 18" DOWELS @ 18" WHEN CONNECTING TO EXISTING CONCRETE.
3. INSTALL 1/2" # X 18" SMOOTH DOWELS @ 18" (GREASE ONE END) THROUGH EXPANSION JOINTS.
4. CURB AND GUTTER PLACED MONOLITHICALLY WITH PAVEMENT SHALL BE REINFORCED AND JOINTED IN ACCORDANCE WITH PAVEMENT DETAILS.

SHEET: ST-8

NOTE:

1. REINFORCEMENT TO BE #3 BARS AT 18" C-C.
2. DOWEL WITH #4 BARS AT 18" C-C WHEN CONNECTING TO EXISTING SIDEWALKS, DRIVEWAYS, CURBS AND GUTTER.
3. INSTALL 1/2" ϕ X 18" SMOOTH DOWELS @ 18" (GREASE ONE END) THROUGH EXPANSION JOINTS
4. ON 6" SIDEWALK TOOL JOINTS AT 6' INTERVALS W/ EXPANSION JOINT

SHEET: ST-8

Age Group	Percentage
18-24	60
25-34	30
35-44	0
45-54	60
55-64	100
65-74	100
75-84	100
85-94	100
95-104	100

LANDSCAPE ARCHITECT



- 1000 = TREE NUMBER
- --- ○ = APPROX. MEASURED DRIP LINE (8-31-17)
- = SPECIMEN TREE
- --- ○ = DANGER ROOT ZONE
- ⊗ = SPECIMEN TREE TO BE REMOVED
- ⊙ = PROTECTED TREE TO REMAIN
- ⊗ = PROTECTED TREE TO BE REMOVED
- = PDUE

NOTES:

- 1) DOWDEY, ANDERSON & ASSOCIATES, INC. SURVEYED TREES FOR HORIZONTAL AND VERTICAL LOCATION, THE SPECIES, SIZE AND CONDITION OF THE TREE IS BASED ON INFORMATION PROVIDED BY ENVIRONS GROUP.
- 2) SEE SHEET 3 FOR TREE INFORMATION.
- 3) OWNER/DEVELOPER SHALL PRESERVE AS MANY PROTECTED TREES AS POSSIBLE DURING CONSTRUCTION.

NOTE:

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



9/18/2017

MATCHLINE (SEE SHEET 2 OF 3)

[illegible]

TREE SURVEY

TOWNLAKE PHASE 2

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

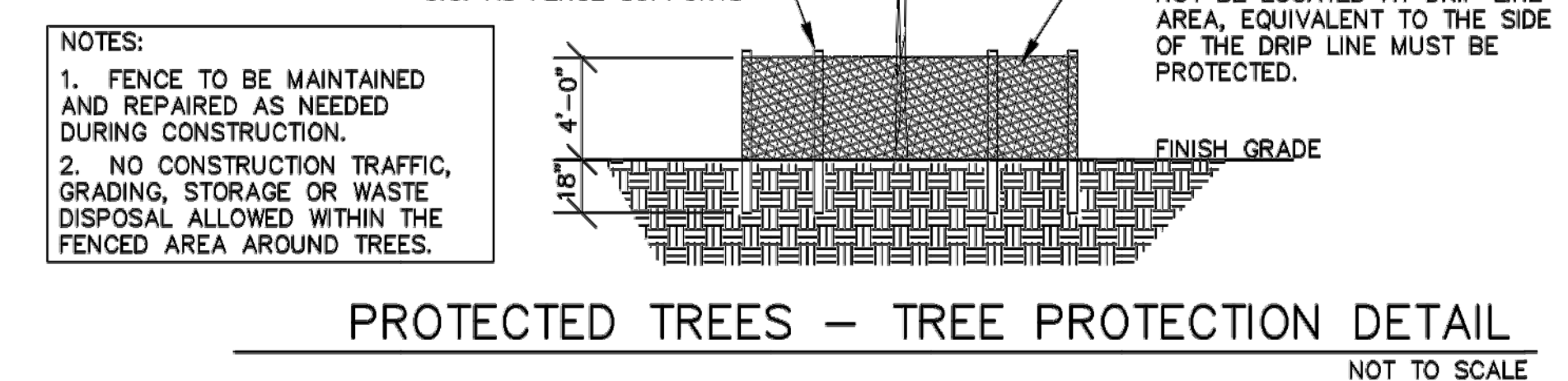
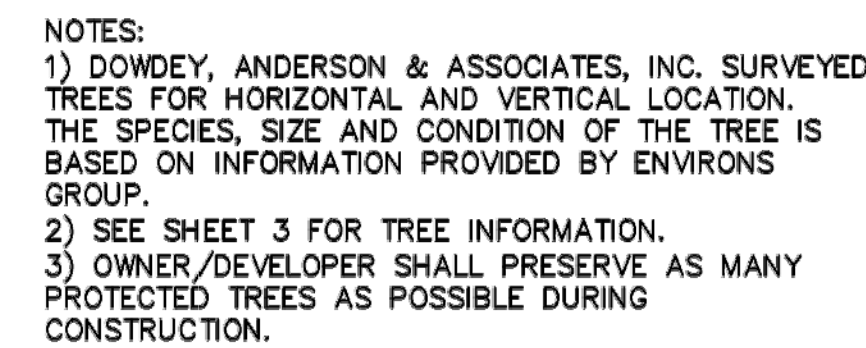
DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399

SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	CLL	SEP	6/20/16	1"=60'	12004W	1



NO.	DATE	BY	REVISION

TREE SURVEY TOWNLAKE PHASE 2						
TOWN OF FLOWER MOUND						
DENTON COUNTY, TEXAS						
 DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694						
STATE REGISTRATION NUMBER: F-399 SURVEY FIRM REGISTRATION NUMBER: 10077800						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	CLL	SEP	6/20/16	1"=60'	12004W	2

Tag Number	Dimension (in)	Species	Scientific name	Classification	Status	Location	Required Mitigation
801	17.2	Post oak	Quercus stellata	protected	Remove	BA	3
802	12.4	Post oak	Quercus stellata	protected	Remove	BA	3
803	17.1	Post oak	Quercus stellata	protected	Remove	BA	3
804	14.3	Post oak	Quercus stellata	protected	Remove	BA	3
805	21.0	Post oak	Quercus stellata	protected	Remove	BA	3
806	14.5	Post oak	Quercus stellata	protected	Remove	ROW	3
807	12.1	Post oak	Quercus stellata	protected	Remove	ROW	3
808	7.2	Post oak	Quercus stellata	protected	Remove	ROW	3
809	24.5	Post oak	Quercus stellata	protected	Remove	ROW	3
810	20.6	Post oak	Quercus stellata	protected	Remove	ROW	3
811	18.3	Post oak	Quercus stellata	protected	Remove	BA	3
812	13.9	Post oak	Quercus stellata	protected	Remove	BA	3
813	13.4	Post oak	Quercus stellata	protected	Remove	BA	3
814	14.0	Post oak	Quercus stellata	protected	Remove	BA	3
815	18.3	Post oak	Quercus stellata	protected	Remove	BA	3
816	13.3	Post oak	Quercus stellata	protected	Remove	BA	3
817	20.4	Post oak	Quercus stellata	protected	Remove	BA	3
818	22.6	Post oak	Quercus stellata	protected	Remove	BA	3
819	16.4	Post oak	Quercus stellata	protected	Remove	ROW	3
820	18.9	Post oak	Quercus stellata	protected	Remove	BA	3
821	13.8	Post oak	Quercus stellata	protected	Remove	BA	3
822	12.4	Post oak	Quercus stellata	protected	Remove	BA	3
823	16.2	Post oak	Quercus stellata	protected	Remove	BA	3
824	12.9	Post oak	Quercus stellata	protected	Remove	BA	3
825	16.9	Post oak	Quercus stellata	protected	Remove	BA	3
826	13.8	Post oak	Quercus stellata	protected	Remove	BA	3
827	15.6	Post oak	Quercus stellata	protected	Remove	BA	3
828	13.2	Post oak	Quercus stellata	protected	Remove	BA	3
829	18.5	Post oak	Quercus stellata	protected	Remove	BA	3
830	12.8	Post oak	Quercus stellata	protected	Remain	BA	3
831	11.3	Post oak	Quercus stellata	protected	Remove	BA	3
832	10.0	Post oak	Quercus stellata	protected	Remove	BA	3
833	16.8	Post oak	Quercus stellata	protected	Remove	BA	3
834	15.6	Post oak	Quercus stellata	protected	Remove	BA	3
835	16.7	Post oak	Quercus stellata	protected	Remove	BA	3
836	16.6	Post oak	Quercus stellata	protected	Remain	BA	-
837	16.0	Post oak	Quercus stellata	protected	Remain	BA	-
838	19.1	Post oak	Quercus stellata	protected	Remove	BA	3
839	18.1	Post oak	Quercus stellata	protected	Remain	BA	-
840	26.4	Post oak	Quercus stellata	specimen	Remain	BA	-
841	31.4	Post oak	Quercus stellata	specimen	Remain	BA	-
842	19.9	Post oak	Quercus stellata	protected	Remain	BA	-
843	21.9	Post oak	Quercus stellata	protected	Remain	BA	-
844	14.3	Post oak	Quercus stellata	protected	Remain	BA	-
845	19.8	Post oak	Quercus stellata	protected	Remain	BA	-
846	30.3	Post oak	Quercus stellata	specimen	Remain	BA	-
847	18.0	Post oak	Quercus stellata	protected	Remove	BA	3
848	10.4	Post oak	Quercus stellata	protected	Remove	BA	3
849	11.5	Post oak	Quercus stellata	protected	Remove	BA	3
850	18.1	Post oak	Quercus stellata	protected	Remove	BA	3
851	20.7	Post oak	Quercus stellata	protected	Remove	BA	3
852	18.0	Post oak	Quercus stellata	protected	Remove	BA	3
853	17.6	Post oak	Quercus stellata	protected	Remove	BA	3
854	23.2	Post oak	Quercus stellata	protected	Remain	BA	-
855	29.4	Post oak	Quercus stellata	specimen	Remain	BA	-
856	21.1	Post oak	Quercus stellata	protected	Remove	ROW	3
857	17.4	Post oak	Quercus stellata	protected	Remove	ROW	3
858	16.7	Post oak	Quercus stellata	protected	Remove	ROW	3
859	20.0	Post oak	Quercus stellata	protected	Remove	ROW	3
860	21.9	Post oak	Quercus stellata	protected	Remove	ROW	3
861	18.1	Post oak	Quercus stellata	protected	Remove	ROW	3
862	14.2	Post oak	Quercus stellata	protected	Remove	ROW	3
863	20.2	Post oak	Quercus stellata	protected	Remove	ROW	3
864	15.8	Post oak	Quercus stellata	protected	Remove	ROW	3
865	20.0	Post oak	Quercus stellata	protected	Remove	BA	-
866	23.4	Post oak	Quercus stellata	protected	Remain	BA	-
867	37.4	Post oak	Quercus stellata	Double - protected	Remain	BA	-
868	19.0	Post oak	Quercus stellata	protected	Remain	BA	-
869	19.0	Post oak	Quercus stellata	protected	Remain	BA	-
870	27.2	Post oak	Quercus stellata	specimen	Remain	BA	-
871	24.2	Post oak	Quercus stellata	protected	Remove	BA	3
872	21.7	Post oak	Quercus stellata	protected	Remove	BA	3
873	20.6	Post oak	Quercus stellata	protected	Remove	BA	3
874	17.2	Post oak	Quercus stellata	protected	Remove	BA	3
875	14.3	Post oak	Quercus stellata	protected	Remove	BA	3
876	18.7	Post oak	Quercus stellata	protected	Remove	BA	3
877	16.4	Post oak	Quercus stellata	protected	Remain	BA	-
878	17.5	Post oak	Quercus stellata	protected	Remain	BA	-
879	15.9	Post oak	Quercus stellata	protected	Remain	BA	-
880	16.0	Post oak	Quercus stellata	protected	Remove	BA	3
881	20.7	Post oak	Quercus stellata	protected	Remove	BA	3
882	16.9	Post oak	Quercus stellata	protected	Remain	BA	-
883	30.2	Post oak	Quercus stellata	specimen	Remain	BA	-
884	16.9	Post oak	Quercus stellata	protected	Remove	BA	3
885	17.2	Post oak	Quercus stellata	protected	Remove	BA	3
886	16.8	Post oak	Quercus stellata	protected	Remove	BA	3
887	16.6	Post oak	Quercus stellata	protected	Remove	BA	3
888	16.3	Post oak	Quercus stellata	protected	Remove	BA	3
889	14.4	Post oak	Quercus stellata	protected	Remove	BA	3
1588	21.3	Post oak	Quercus stellata	protected	Remain	CE	-
1587	25.3	Post oak	Quercus stellata	specimen	Remain	CE	-
1588	25.5	Post oak	Quercus stellata	specimen	Remain	CE	-
1589	29.9	Post oak	Quercus stellata	specimen	Remain	CE	-
1590	23.8	Post oak	Quercus stellata	protected	Remain	CE	-
1591	17.7	Post oak	Quercus stellata	protected	Remain	CE	-
1592	18.2	Post oak	Quercus stellata	protected	Remain	CE	-
1593	22.7	Post oak	Quercus stellata	protected	Remain	CE	-
1594	14.7	Post oak	Quercus stellata	specimen	Remain	CE	-
1595	18.6	Post oak	Quercus stellata	protected	Remain	CE	-
1596	17.4	Post oak	Quercus stellata	protected	Remain	CE	-
1597	17.2	Post oak	Quercus stellata	protected	Remain	CE	-
1598	15.7	Post oak	Quercus stellata	protected	Remain	OBA	-
1599	16.6	Post oak	Quercus stellata	protected	Remain	OBA	-
1600	13.1	Post oak	Quercus stellata	protected	Remain	OBA	-
1601	22.6	Post oak	Quercus stellata	protected	Remain	OBA	-
1602	17.1	Post oak	Quercus stellata	protected	Remove	ROW	3
1603	18.6	Post oak	Quercus stellata	protected	Remove	ROW	3
1604	17.4	Post oak	Quercus stellata	protected	Remove	ROW	3
1605	16.6	Post oak	Quercus stellata	protected	Remove	ROW	3
1606	19.6	Post oak	Quercus stellata	protected	Remove	ROW	3
1607	18.9	Post oak	Quercus stellata	protected	Remove	ROW	3
1608	17.1	Post oak	Quercus stellata	protected	Remove	ROW	3
1609	16.1	Post oak	Quercus stellata	protected	Remove	OBA	-
1610	18.5	Post oak	Quercus stellata	protected	Remain	OBA	-
1611	22.7	Post oak	Quercus stellata	protected	Remain	OBA	-
1612	25.4	Post oak	Quercus stellata	specimen	Remain	CE	-
1613	24.2	Post oak	Quercus stellata	protected	Remain	CE	-
1614	21.9	Post oak	Quercus stellata	protected	Remain	CE	-
1615	20.0	Post oak	Quercus stellata	protected	Remain	CE	-
1616	18.6	Post oak	Quercus stellata	protected	Remain	CE	-
1617	14.8	Post oak	Quercus stellata	protected	Remain	CE	-
1618	17.5	Post oak	Quercus stellata	protected	Remain	CE	-
1619	11.9	Post oak	Quercus stellata	protected	Remain	CE	-
1620	12.7	Post oak	Quercus stellata	protected	OFF	CE	-
1621	14.0	Post oak	Quercus stellata	protected	OFF	CE	-
1622	17.5	Post oak	Quercus stellata	protected	Remain	CE	-
1623	18.4	Post oak	Quercus stellata	protected	Remain	CE	-
1624	19.3	Post oak	Quercus stellata	protected	Remain	CE	-

1625	20.5	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1626	20.5	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1627	25.6	Post oak	<i>Quercus stellata</i>	specimen	Remain	CE	-
1628	22.1	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1629	16.4	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1630	17.6	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1632	15.7	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1633	11.77	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1635	25.5	Post oak	<i>Quercus stellata</i>	specimen	Remain	CE	-
1635	19.0	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1636	17.1	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1637	18.8	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1638	27.4	Post oak	<i>Quercus stellata</i>	specimen	Remain	CE	-
1639	18.1	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1640	19.7	Post oak	<i>Quercus stellata</i>	protected	Remove	NBA	30
1641	22.6	Post oak	<i>Quercus stellata</i>	protected	Remove	NBA	34
1642	20.6	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1643	16.77	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1644	17.9	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1645	21.3	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1646	16.6	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1647	19.9	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1648	17.7	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1649	17.9	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1650	17.5	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1651	18.6	Post oak	<i>Quercus stellata</i>	protected	Remain	CBA	-
1652	16.9	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1653	19.0	Post oak	<i>Quercus stellata</i>	protected	Remove	OBA	-
1654	12.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1655	19.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1656	20.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1657	18.9	Post oak	<i>Quercus stellata</i>	protected	Remove	OFF	3
1658	15.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1659	15.1	Post oak	<i>Quercus stellata</i>	protected	Remain	CBA	-
1660	20.5	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1661	13.3	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1662	14.7	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1663	19.8	Post oak	<i>Quercus stellata</i>	protected	Remain	CE	-
1664	24.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1665	19.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1666	19.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1667	19.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1668	19.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1669	20.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	3
1670	15.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	3
1671	28.6	Post oak	<i>Quercus stellata</i>	specimen	Remain	BA	-
1672	22.6	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1673	17.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1674	16.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1675	19.8	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	3
1676	20.8	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	3
1677	16.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1678	17.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1679	28.6	Post oak	<i>Quercus stellata</i>	specimen	Remove	PCOV	-
1680	22.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1681	23.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1682	15.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1683	12.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1684	15.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1685	25.2	Post oak	<i>Quercus stellata</i>	specimen	Remove	ROW	51

1759	18.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1760	22.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1761	14.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1762	20.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1763	19.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1764	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1765	13.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1766	16.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1767	14.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1768	15.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1769	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1770	20.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1771	13.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1772	18.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1773	12.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1774	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1776	24.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1777	1.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1778	10.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1779	9.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1780	9.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1781 oak	17.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1782	22.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1783	21.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1784	8.2	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1785	9.6	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1786 oak	16.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1787	14.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1788	29.0	Post oak	<i>Quercus stellata</i>	specimen	Remain	BA	-
1789	6.0	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1790	16.3	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1791	9.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1792	14.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remain	BA	-
1793	16.3	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1794	16.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1795 oak	13.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1796	20.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1797	10.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1799	16.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1800	13.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1801	11.1	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1802	17.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1803	16.8	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1804	12.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1805 oak	14.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1806	18.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1807	19.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1808	20.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1809	16.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1810 oak	20.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1811	12.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1812	15.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1813	11.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1814	15.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1815	15.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1816	18.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1817	16.2	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1818	17.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1819 oak	14.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1820	13.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1821	17.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1822	18.2	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1823	13.6	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1824	17.6	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1825	11.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1826	10.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1827	15.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1828 oak	15.9	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1829	10.8	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1830	16.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1831	9.7	Cedar Elm	<i>Ulmus crassifolia</i>	protected	Remove	BA	3
1832	18.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1833 oak	16.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1834	14.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1835	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1836	17.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1837 oak	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1840	22.5	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1841	16.0	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1842	16.8	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1843	14.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1844 oak	8.2	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1845	13.0	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1846	12.2	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1847	12.3	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1848 oak	15.4	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1849	5.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1850	13.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1851	21.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1852	18.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1853 oak	12.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1854	11.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1855	20.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1856	19.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1857	16.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1858 oak	11.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1859	16.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1860	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1861	14.8	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1862 oak	20.9	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1863	19.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1864	33.0	Post oak	<i>Quercus stellata</i>	specimen	Remain	BA	-
1865	15.7	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1866	32.7	Post oak	<i>Quercus stellata</i>	specimen	Remain	BA	-
1867 oak	19.9	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1868	20.2	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1869	16.5	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1870	17.3	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1871 oak	22.1	Post oak	<i>Quercus stellata</i>	protected	Remain	BA	-
1872	25.1	Post oak	<i>Quercus stellata</i>	specimen	Remain	BA	-
1874	21.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1875	21.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1876	10.5	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1877 oak	6.0	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1878	6.4	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1879	19.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1880	17.0	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1881 oak	15.7	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1882	2.3	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1883	17.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1884	16.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1885	17.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1886 oak	22.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1887	16.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1888	20.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1889	16.7	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1890	15.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1891 oak	10.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1892	6.2	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
1893	16.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3

1894	14.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1895	17.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1896	20.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1897	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1898	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1899	18.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1900	21.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1901	20.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1902	19.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1903	24.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1904	14.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1905	20.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1906	17.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1907	20.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1908	15.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1909	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1910	15.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1911	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1912	16.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1913	15.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1914	20.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1915	11.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1916	26.5	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1917	19.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1930	18.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1931	16.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1932	22.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1933	22.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1934	23.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1935	26.1	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1936	22.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1937	24.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1938	17.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1939	20.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1940	18.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1941	10.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1942	22.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1943	20.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1944	15.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1945	14.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1946	19.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1947	15.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1948	9.7	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
1949	20.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1951	10.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1952	20.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1953	27.4	Post oak	<i>Quercus stellata</i>	specimen	Remove	NBA	-
1954	24.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1955	30.8	Post oak	<i>Quercus stellata</i>	specimen	Remove	CE	-
1956	19.2	Post oak	<i>Quercus stellata</i>	protected	Remove	NBA	-
1957	16.7	Post oak	<i>Quercus stellata</i>	protected	Remove	NBA	-
1958	23.5	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1959	17.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1960	22.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1962	28.1	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1963	19.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1964	21.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1965	26.8	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1966	26.1	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1967	26.2	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1968	10.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1969	22.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1970	10.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1971	19.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1972	16.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1973	30.0	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1974	18.7	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1975	15.6	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1976	19.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1977	17.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1978	16.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1979	32.0	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1980	19.2	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	-
1981	16.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1983	25.9	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	62
1984	7.0	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1985	20.5	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
1986	7.7	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
1987	9.3	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
1988	6.9	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
1989	14.2	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
1990	31.7	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1991	22.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1992	24.8	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1993	26.7	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
1994	9.3	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
1995	8.1	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1996	8.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
1997	26.1	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	3
1998	12.1	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
1999	12.0	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
2000	12.3	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2001	6.4	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2002	30.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2003	23.3	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
2004	17.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2005	10.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2006	15.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2007	9.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2008	8.9	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2009	8.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2010	7.9	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2011	17.7	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
2012	24.9	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
2013	9.7	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2014	16.6	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2015	7.4	Post oak	<i>Quercus stellata</i>	protected	Remove	BA	3
2016	9.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2017	13.5	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
2018	7.2	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2019	6.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2020	16.3	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2021	6.0	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
2022	7.4	Post oak	<i>Quercus stellata</i>	protected	Remove	ROW	3
2023	10.6	Post oak	<i>Quercus stellata</i>	protected	Remove	CE	-
2024	12.2	Chinaberry	<i>Melia azadirach</i>	protected	Remove	CE	-
2025	9.8	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	CE	-
2026	7.2	Post oak	<i>Quercus stellata</i>	protected	Remove	CE	-
2027	25.5	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
2028	21.3	Post oak	<i>Quercus stellata</i>	protected	Remove	CE	-
2029	30.3	Post oak	<i>Quercus stellata</i>	specimen	Remove	CE	-
2030	18.1	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2033	14.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	BA	3
2034	27.2	Black jack oak	<i>Quercus marilandica</i>	specimen	Remove	BA	-
2035	24.4	Black jack oak	<i>Quercus marilandica</i>	specimen	Remove	BA	-
2036	10.0	Black jack oak	<i>Quercus marilandica</i>	protected	Remove	ROW	3
2038	28.9	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-
2039	27.7	Post oak	<i>Quercus stellata</i>	specimen	Remove	BA	-

LEGEND
BA = BUILDABLE AREA
OBA = OUTSIDE BUILDABLE AREA
ROW = RIGHT-OF-WAY
CE = CONSERVATION EASEMENT
OFF = OFF PROPERTY

TREE MITIGATION SUMMARY:

TOTAL PROTECTED TREES	460
TOTAL SPECIMEN TREES	52
TOTAL TREES	512
PROTECTED TREES REMOVED	301
BUILDABLE AREA TREES REMOVED	238-(708")
RIGHT-OF-WAY TREES REMOVED	62-(186")
NON-BUILDABLE AREA TREES REMOVED	3-(93")
SPECIMEN TREES REMOVED	5-(276")
NEGATIVE CREDITS	1,263"
BUILDABLE AREA PROTECTED TREES SAVED	86-(258")
BUILDABLE AREA SPECIMEN TREES SAVED	28-(432")
POSITIVE CREDITS	690"
TOTAL REQUIRED MITIGATION	573"
TOTAL CASH IN-LIEU (\$375/3" TREE)	\$71,625

*THE TOTAL CASH IN-LIEU SHALL BE REMITTED AT TIME OF THE PRE-CONSTRUCTION MEETING, WHETHER IT IS FOR EARLY GRADING OR DEVELOPMENT PERMIT.

LANDSCAPE ARCHITECT

ENVIRONS GROUP

RON STEWART

111 HILLSIDE DRIVE

LEWISVILLE, TX 75057

972-317-0276



9/18/2017

TREE SURVEY

TOWNLAKE PHASE 2

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS



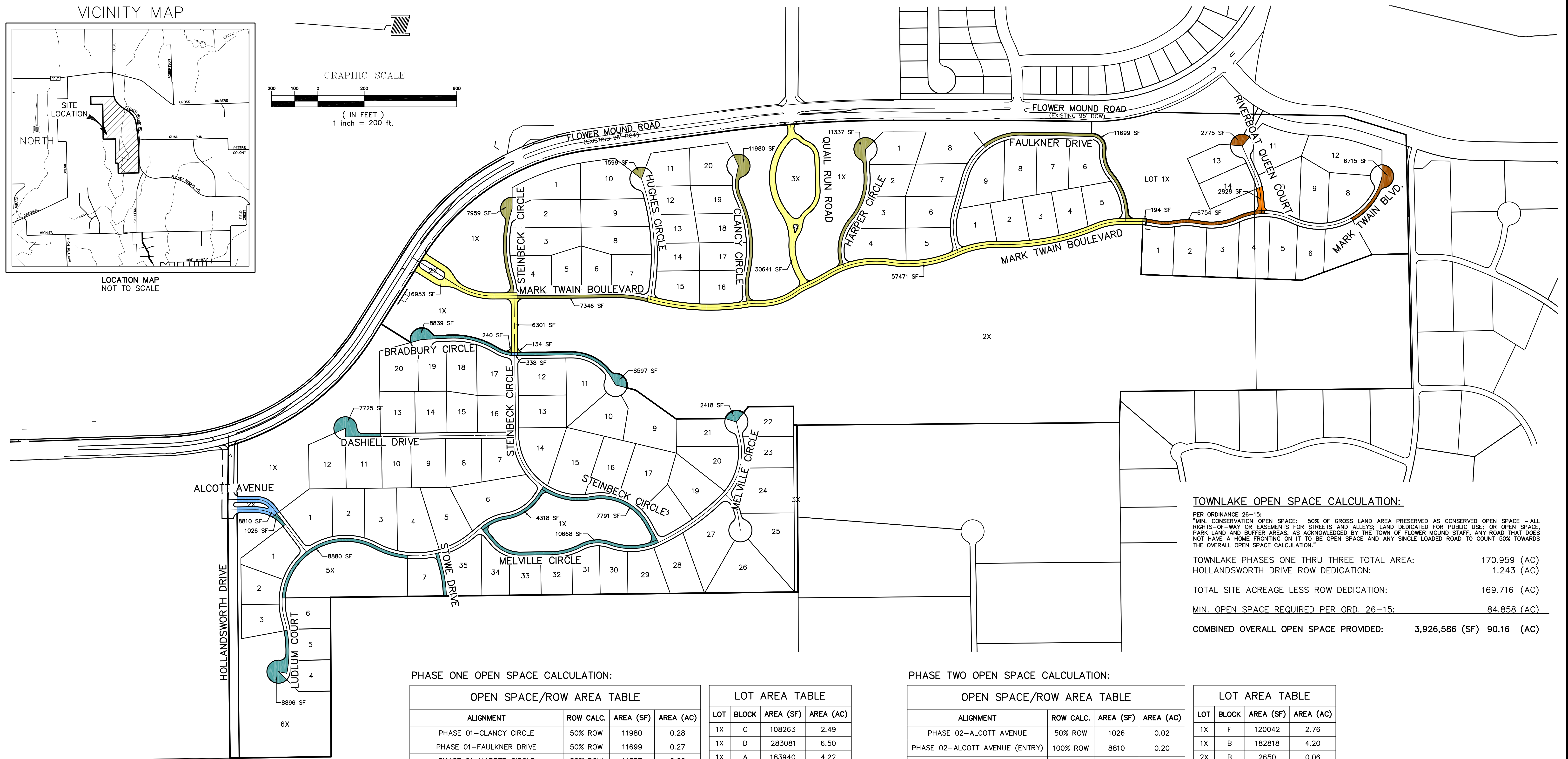
DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

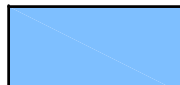
STATE REGISTRATION NUMBER: F-399

SURVEY FIRM REGISTRATION NUMBER: 10077800						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
	CLL	SEP	6/20/16		12004W	3 / 3



LEGEND

- | | |
|---|---|
|  | = PHASE ONE 100% RIGHT-OF-WAY CALCULATION |
|  | = PHASE ONE 50% RIGHT-OF-WAY CALCULATION |
|  | = PHASE TWO 100% RIGHT-OF-WAY CALCULATION |
|  | = PHASE TWO 50% RIGHT-OF-WAY CALCULATION |
|  | = PHASE THREE 100% RIGHT-OF-WAY CALCULATION |
|  | = PHASE THREE 50% RIGHT-OF-WAY CALCULATION |

PHASE ONE OPEN SPACE CALCULATION:

ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 01—CLANCY CIRCLE	50% ROW	11980	0.28
PHASE 01—FAULKNER DRIVE	50% ROW	11699	0.27
PHASE 01—HARPER CIRCLE	50% ROW	11337	0.26
PHASE 01—HUGES CIRCLE	50% ROW	1599	0.04
PHASE 01—MARK TWAIN BLVD. (CENTER)	100% ROW	57471	1.32
PHASE 01—MARK TWAIN BLVD. (SOUTH)	50% ROW	194	0.00
PHASE 01—QUAIL RUN ROAD	100% ROW	30641	0.70
PHASE 01—STEINBECK CIRCLE (EAST)	50% ROW	7959	0.18

TOTAL: 132,880 (SF) 3.05 (AC)

COMBINED PHASE ONE TOTAL: 2,885,169 (SF) 66.24 (AC)

PHASE THREE OPEN SPACE CALCULATION:

OPEN SPACE/ROW AREA TABLE			
ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 03-MARK TWAIN BLVD. (NORTH)	50% ROW	6715	0.15
PHASE 03-MARK TWAIN BLVD. (SOUTH)	50% ROW	6754	0.16
PHASE 03-RIVEEBOAT QUEEN COURT (EAST)	50% ROW	2775	0.06
PHASE 03-RIVERBOAT QUEEN COURT (WEST)	100% ROW	2828	0.06

TOTAL: 19,072 (SF) 0.43 (AC)

COMBINED PHASE THREE TOTAL: 355,973 (SF) 8.16 (AC)

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	108263	2.49
1X	D	283081	6.50
1X	A	183940	4.22
2X	A	2126435	48.82
2X	D	4490	0.10
3X	D	45638	1.05
4X	D	442	0.01

TOTAL: 2,752,289 (SF) 63.19 (AC)

PHASE TWO OPEN SPACE CALCULATION:

ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 02—ALCOTT AVENUE	50% ROW	1026	0.02
PHASE 02—ALCOTT AVENUE (ENTRY)	100% ROW	8810	0.20
PHASE 02—BRADBURY CIR. (NORTH)	50% ROW	8839	0.20
PHASE 02—BRADBURY CIR. (SOUTH)	50% ROW	8597	0.20
PHASE 02—DASHIELL DRIVE	50% ROW	7725	0.18
PHASE 02—LUDLUM COURT (CENTER)	50% ROW	8880	0.20
PHASE 02—LUDLUM COURT (NORTH)	50% ROW	8896	0.20
PHASE 02—LUDLUM COURT (SOUTH)	50% ROW	4318	0.10
PHASE 02—MELVINE CIR. (NORTH)	50% ROW	10668	0.24
PHASE 02—MELVINE CIR. (SOUTH)	50% ROW	2418	0.06
PHASE 02—STEINBACK CIR. (EAST)	100% ROW	338	0.01
PHASE 02—STEINBECK CIR. (WEST)	50% ROW	7791	0.18

TOTAL: 78,306 (SF) 1.79 (AC)

COMBINED PHASE TWO TOTAL: 685,445 (SF) 15.74 (AC)

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	F	120042	2.76
1X	B	182818	4.20
2X	B	2650	0.06
3X	A	10814	0.25
5X	C	103501	2.38
6X	C	187314	4.30

TOTAL: 607,139 (SF) 13.95 (AC)

OPEN SPACE CALCULATION

TOWN OF FLOWER MOUND



DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TSK	TSK	MSD	2017-08-21	1" = 200'	12004W	1 / 1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: September 25, 2017

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0009 – Southpoint Addition) to amend Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses to modify the development standard related to the rear yard setback for all of Lot 1. The property is generally located west of Enterprise Drive and north of Long Prairie Road.**

I. ITEM SUMMARY

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

The project has a companion site plan application (SP17-0009) for consideration on the same agenda. Approval of the site plan is contingent upon approval of this rezoning request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District-61 (PD-61) encompasses approximately 3.675 acres and consists of two tracts; Tract 1 consists of approximately 3.244 acres and located in the northwest quadrant of FM 2499 and Enterprise Drive, with Tract 2 consisting of approximately 0.431 acres and located south of the terminus of Enterprise Drive, across FM 2499. This request will be limited to all of Lot 1 (1.707 acres) in Tract 1. The request area received approval from the Town Council on December 19, 2016, for Specific Use Permit No. 448 (SUP-448) for a miniwarehouse facility.

The purpose of this request is to amend the PD standard associated with the minimum rear yard setback in order to allow the developer options in final site design which will result in retaining existing trees and minimizing the impact on existing slopes on the property (see applicant's Letter of Intent). All other development standards remain as noted in the ordinance governing PD-61.

A. Proposed amendment to the PD-61 development standards:

A. DEVELOPMENT STANDARDS-TRACT 1

1. Except as provided in this section, d Development of Tract 1 shall be in compliance with all regulations applicable to Commercial District-2 (C-2), contained in the Town's Land Development Code, as amended, except as otherwise provided in said Ordinance.

2. Lot 1. The minimum rear yard is ten feet.

PD-61 was adopted by Town Council on July 15, 1996. On September 2, 2008, Town Council approved an amendment to the development standards for Tract 1 that deleted the following provision:

All structures shall have a sloped roof with a minimum 3 vertical and 12 horizontal.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

IV. ATTACHMENTS

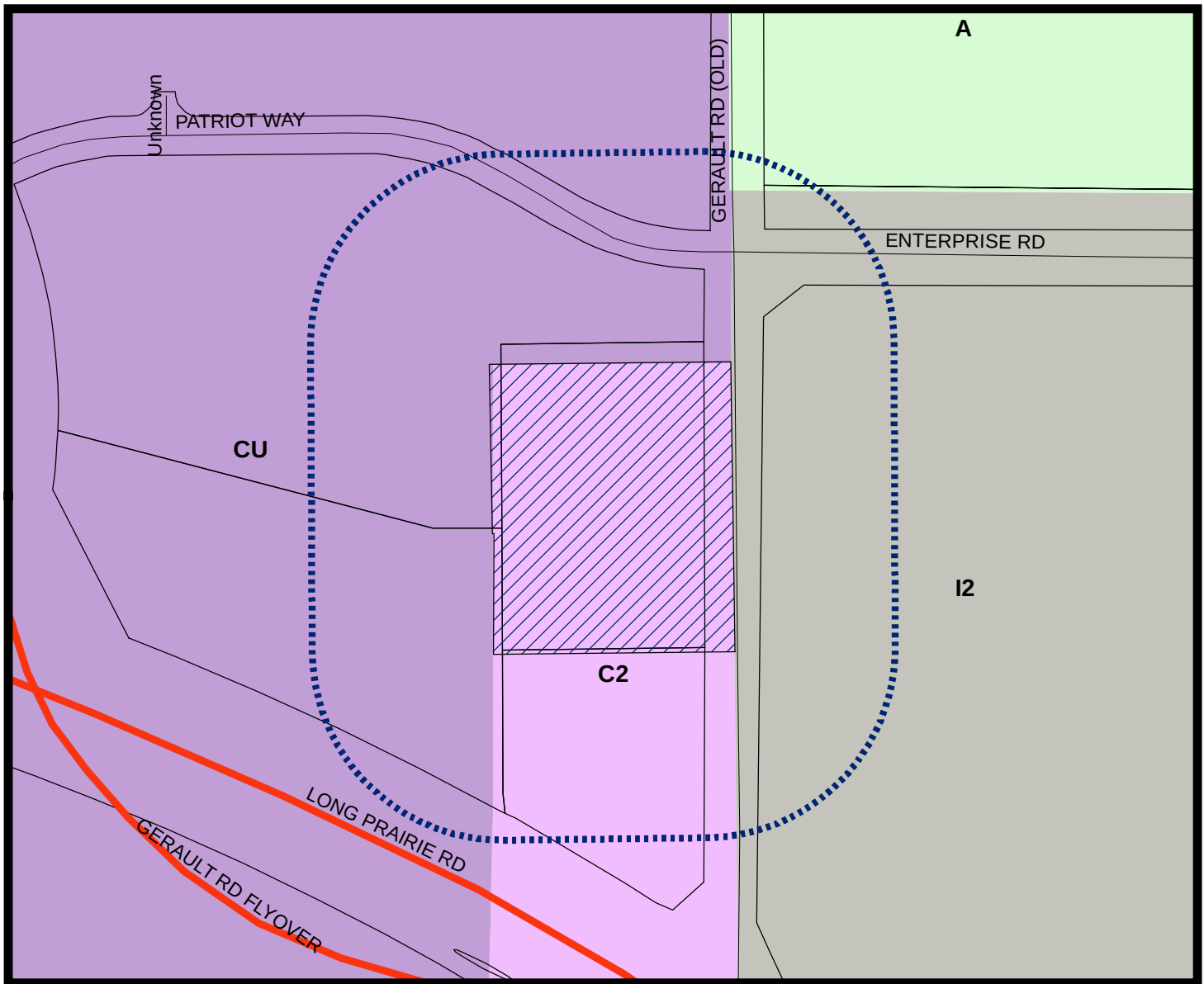
A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-61 Ordinance

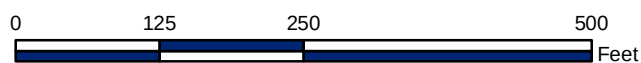
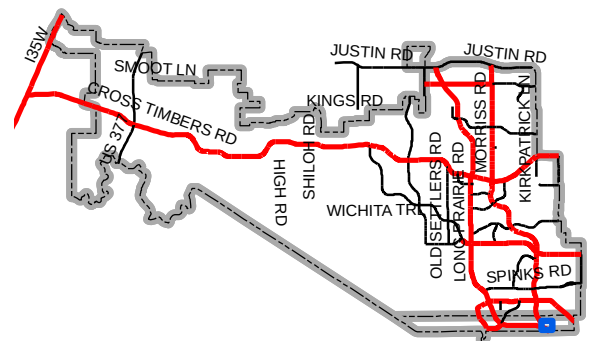
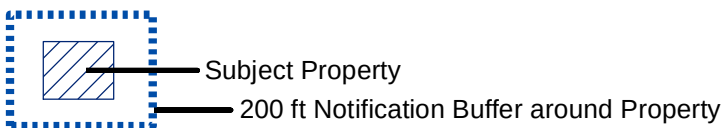


Vicinity Map

Reference Project: ZPD17-0009 & SP17-0009



LEGEND



Map Location



TEXAS LAND PLANNING & MANAGEMENT SERVICES

316 Indian Creek Drive, Ste. A
 Trophy Club, TX 76262
 Ph. (817) 903-5495
 Fax (682) 237-7459
 dee@landplanman.com

August 11th, 2017

Richard Brown
 Senior Planner
 Town of Flower Mound
 Planning Services Division
 1001 Cross Timbers Road, Ste. 2330
 Flower Mound, TX 75028

RE: Letter of Intent – Enterprise Storage

Dear Richard,

Please let this serve as our Letter of Intent for the Enterprise Storage for the following:

- a) **Zoning/Planned Development (ZPD17-0009) to Amend PD-61 (Reduce Rear-Yard Setback Only)**
- b) **Site Plan Application (SP17-0009)**
- c) **Exception to Sec. 98-147 (Topographical Slope Protection)**

Enterprise Storage - Background

On December 19, 2016, Specific Use Permit No. 448 for a Miniwarehouse was approved for the development of an All-Climate Controlled Self-Storage Building on a 1.71-acre site at 801 Enterprise Drive.

Site Specification	Description
Physical Address	801 Enterprise Drive (across from Stacy Furniture)
Zoning District	Lakeside Business District (Campus Industrial)
Current Zoning	Southpoint Addition – PD-61/Commercial-2 District Uses
Proposed Zoning	No Change.
Specific Operation	Miniwarehouse Climate-controlled storage building with all internal units
Lot Size	1.707 Acres
Approx. Proposed Building SF	97,000
Approx. Net Rentable SF	76,000
Approx. Proposed Units	670
Development Phases	No Phases – 100% Construction in single phase

Proposed Site Plan Objectives

For the past 7 months, our Development Team has worked closely with the TOFM Planning Department and adjacent property owners to revise the requested Site Plan approval in context with the Concept Plan that was approved with Specific Use Permit No. 448. The overall objective is to ensure conformance with the Town's SMARTGrowth component of the Master Plan. As a result of this effort, our site plan provides for the following:

- Minimal impact to the steep slope areas
- Reduction in the amount of paved area
- Retainment of existing tree inventory

Request to Amend PD-61

As outlined above, the amendment to PD-61 is for the rear-yard setback only. PD-61 requires a 15ft. rear-yard setback and we are requesting a 5ft. reduction to 10ft. This request is only for the northernmost 1.707-acre parcel of Lot 1 which is the property owned by Enterprise Drive Storage LLC and associated with the above referenced SUP No. 448. Lot 1 in PD-61.

Background and Rationale for this Amendment Request

During meetings with the Planning Staff, it was discussed that many commercial developments in the TOFM do not have this large of rear-yard setback requirement and it was suggested that our development did not need a 15' rear-yard setback. It was agreed that by reducing the rear-yard setback and pushing our building back 5ft. to the west we could protect more of the front yard slope and have more front-yard landscaping. This seemed like a very smart decision and this is the basis for our request to Amend PD-61.

Exception to Sec. 98-147. – Topographical Slope Protection

While we are not certain that our Site would be considered in the category of an Environmentally Sensitive Area, 24.6% of our Site is in what would be considered existing topographical slopes of 12 percent or greater. In conjunction with our Site Plan submittal, we are requesting an exception to this requirement in the Town's Land Development Regulations, an explanation of which is provided below:

Environmentally Sensitive Area Category	Existing Condition Yes or No
Pond, Streams, Wetlands	No
Flood Plains	No
Major Tree Stands	No
Riparian Area	No
Prairie Area	No
Wildlife Habitat	No
12% or greater Slope Area	Yes

Background and History of Site

This Site is located at 801 Enterprise Drive adjacent to the new CrossFire development. Both our Lot and the CrossFire Lot are very similar in their pre-development conditions and topography. The majority of the steep slope area we have on our Site is due to previous grading that was done on or along the front of our site during the following:

- When Enterprise Drive was constructed, the elevation of the land along the eastern boundary of our property/site was raised to make it level with the other side so that this road could be constructed.
- At one time, there was a residence on this Lot and a southern portion of the lot was graded to make it level when building this residence. To the best of our knowledge, this residence was removed in or around 2008 and additional grading was done.

As a result of these conditions on our property, 24.8% would now be considered as steep slope area.

Tree Preservation and Mitigation

Due to this lot being platted prior to the current Town's Tree Ordinance none was required, but our proposed Site Plan does increase our tree preservation by 79% over the Concept Plan that was approved with Specific Use Permit No. 448.

Summary of Initiatives to Help Maintain the Natural Slope and Preserve Trees

1. Most of the 1st Floor of our building will be below the natural grade to minimize changes to the natural slope.
2. The Grading Plan for our site has been done to match CrossFire's grade along our mutual property lines avoiding retaining walls and keeping the natural slope.
3. We are not connecting the upper and lower drives into our property to avoid disrupting this area's natural slope/conditions.
4. To avoid the disruption of a portion of our lot with the installation of a drainage and detention pond, we have a contract agreement to use the adjacent Regional Detention Pond.
5. Amend PD-61 to reduce the 15' rear-yard setback requirement to 10', so we can protect more of the front-yard natural slope and increase our front-yard landscaping.
6. Worked with the Planning Department and Fire Marshall to significantly reduce the amount of paved drive area required for the fire-lane turning radius.
7. Redesigned the southern elevation of our building to have our loading and unloading area inside a large 35' x 30' recessed alcove.

In addition, our business requires very little customer parking which is a significant benefit in preserving much of the lot's natural slope.

Improvements of Site Plan vs. approved Concept Plan

Category	Approved Concept Plan (SUP No. 448)	Current Revised Site Plan	% Change
SF of Total Steep Slope Area Impacted	18,965	9,604	-49.4%
SF of Paved Loading Area	15,628	8,342	-46.7%
SF of Added Landscape/Non-Paved Area	19,873	25,926	+30.4%
# of Total Trees Preserved	8	14	+75.0%
Total # of Caliper Inches of Trees Preserved	137.5	245	+78.2%
Total Lot vs. Percent of Steep Slope Area Impacted	74,365 SF	9,604 SF	12.9%

We feel we are using all the “best management practices” for our development to preserve much of the natural slope and existing tree inventory, as well as, ensuring compliance with the following PD-61 provision:

At the time of Site Plan approval, the owner/developer shall preserve the natural topography and significant trees with the property in accordance with the Town’s Tree Protection and Preservation Ordinances.

We have also tried to tie-in attractively to the adjacent CrossFire development as was requested by the Town of Flower Mound.

We respectfully request your approval of our request to amend PD-61, our Site Plan Application and the requested Exception to Sec. 98-147. – Topographical slope protection.

Sincerely,



Dwight “Dee” Baron
Managing Partner

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 51-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING ORDINANCE NO. 38-96, WHICH AMENDED ZONING ON APPROXIMATELY 1.70 ACRES OF LAND IN THE SOUTHPOINT ADDITION, J. TURNER SURVEY, ABSTRACT NO. 1251 PRESENTLY ZONED PLANNED DEVELOPMENT DISTRICT NO. 61 (PD-61) WITH COMMERCIAL DISTRICT-2 (C-2) USES, BY AMENDING EXHIBIT "B," DEVELOPMENT STANDARDS THROUGH THE AMENDMENT OF PARAGRAPH A – DEVELOPMENT STANDARDS – TRACT 1, BY DELETING SUBPARAGRAPH 4 WHICH REQUIRES ALL STRUCTURES CONSTRUCTED ON TRACT 1 TO HAVE A PITCHED ROOF AND REQUIRING THE SUBSEQUENT DEVELOPMENT OF THE PROPERTY TO BE PERFORMED IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended amending the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, by amending Ordinance No. 38-96 which granted zoning on approximately 1.70 acres of land in the Southpoint Addition, J. Turner Survey, Abstract No. 1251 presently zoned Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses by amending Exhibit "B," Development Standards as herein described, and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound; and

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town that the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, Ordinance No. 38-96 establishing Planned Development District No. 61 (PD-61), be amended.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct factual and legislative determinations of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed, as follows:

The uses allowed on that certain tract of land being approximately 1.70 acres of land in the J. Turner Survey, Abstract No. 1251 (Southpoint Addition) and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, presently zoned Planned Development District No. 61 (PD-61) with Commercial District-2 uses, are subject to an amendment to PD-61's development standards by amending Exhibit "B," entitled "Development Standards," as hereinafter stated and requiring the development of the property to be performed in accordance with the requirements stated herein and the exhibits attached hereto.

SECTION 3

From and after the adoption of this Ordinance Exhibit B, entitled "Development Standards," is amended by the amendment of Paragraph A entitled "Development Standards – Tract 1" by deleting Subparagraph 4, which states "All structures shall have a sloped roof with a minimum 3 vertical and 12 horizontal," in its entirety and re-numbering the remainder of such provisions accordingly. Further, all future development of the property subject to Planned Development District No. 61 (PD-61) with Commercial District-2 uses from and after the adoption of this Ordinance shall be performed in accordance with the provisions of the amended Exhibit B attached hereto and incorporated herein by reference for all purposes allowed by law.

SECTION 4

This Ordinance shall be cumulative of all provisions of the ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section and said remaining portions shall remain in full force and effect.

SECTION 6

Any person, firm, or corporation who violates any provision of this Ordinance or of the final site plan as adopted by the Planning and Zoning Commission of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1 – 13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 7

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

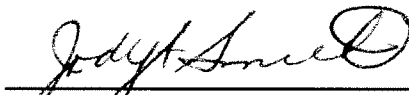
DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 2nd DAY OF September, 2008.

[Faint signature and stamp]

ORDINANCE NO. 51-08

PAGE 4

APPROVED:



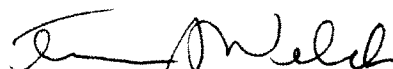
JODY A. SMITH, MAYOR

ATTEST:



Paula J. Paschal, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, TOWN ATTORNEY

Ordinance No. 38-96

FIELD NOTES

Tract I

BEGINNING at a 2" steel fence corner found at the northwest corner of said tract, being on the southerly east line of a certain tract of land described in a deed to W. Ray Wallace recorded in Volume 624, Page 153 of the Deed Records of Denton County, Texas;

THENCE S 89°11'14" E, 261.19 feet along the north line of said Campbell tract and the easterly south line of said Wallace tract to a ½" rebar found in a public roadway, said point being on the west line of a certain tract of land described in a deed to W. Ray Wallace recorded in Volume 568, Page 195 of the Deed Records of Denton County, Texas;

THENCE S 01°20'00" W (Record), 564.32 feet along the east line of said Campbell tract and the west line of said Wallace tract and in said public roadway to a ½" rebar set on the northerly right-of-way line of F. M. Highway 2499 (Variable R.O.W.);

THENCE N 88°39'29" W, 20.34 feet along the northerly right-of-way line of F. M. Highway 2499 to a Texas Department of Transportation (TxDOT) monument found;

THENCE S 63°33'21" W, 54.75 feet, continuing along the northerly right-of-way line of F. M. Highway 2499 to a TxDOT monument found in a curve to the left;

THENCE Northwesterly, continuing along the northerly right-of-way line of F. M. Highway 2499 and with the arc of said curve having a radius of 3330.00 feet, a central angle of 03°51'36", whose chord bears N 57°50'14" W, 224.30 feet, an arc length of 224.30 feet to a wood fence corner found on the southerly east line of the first cited Wallace tract;

THENCE N 01°21'31" E, 472.51 feet along the west line of said Campbell tract and the southerly east line of said Wallace tract to the POINT OF BEGINNING and containing approximately 3.244 acres of land.

Tract II

BEGINNING at a "PK" nail found at the southerly southeast corner of said Wallace tract recorded in Volume 624, Page 153 of the Deed Records of Denton County, Texas, said point being on the north line of a certain tract of land described in Condemnation Proceeding Cause Number 1461, dated November 5, 1947;

THENCE N 01°19'51" E, 173.05 feet along the southerly east line of said Wallace tract to a wood fence corner found on the southerly right-of-way line of F. M. Highway 2499, said point being in a curve to the right;

THENCE Southeasterly, along the southerly right-of-way line of F. M. Highway 2499 and with the arc of said curve having a radius of 3170.00 feet, a central angle of 03°23'16", whose chord bears S 56°23'10" E, 187.41 feet, an arc length of 187.44 feet to a TxDOT monument found;

THENCE S 19°53'04" W, 54.95 feet to a TxDOT monument found;

THENCE S 00°57'54" W, 20.07 feet to a "PK" nail found on the north line of said Condemnation tract;

THENCE N 88°59'33" W, 141.09 feet along the north line of said Condemnation tract to the POINT OF BEGINNING and containing approximately 0.431 acres of land.

EXHIBIT "B"

DEVELOPMENT STANDARDS

All development on the approximate 3.675 acres described in Exhibit "A" shall be in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:

A. DEVELOPMENT STANDARDS – TRACT 1

1. As designated in Exhibit "A", Tract 1 shall contain approximately 3.244 acres. Uses in Tract 2 shall only be those uses permitted in Commercial District-2 (C-2) developed in a Campus Commercial type setting and within a scenic corridor as set forth in the Comprehensive Master Plan.
2. Development of Tract 1 shall be in compliance with all regulations applicable to Commercial District-2 (C-2), contained in the Town's Land Development Code, as amended, except as otherwise provided in said Ordinance.
3. The minimum front yard setback shall be sixty feet (60') along International Parkway/FM 2499 and Gerault Road with a minimum landscaped street buffer from the street right-of-way line adjacent to International Parkway/FM 2499 of fifty feet (50') and a minimum landscaped street buffer from the street right-of-way line adjacent to Gerault Road of fifteen feet (15').
4. Exterior wall construction, visible to International Parkway/FM 2499 and Gerault Road, shall consist one hundred percent (100%) masonry construction. Masonry is defined as stone, brick, concrete, hollow clay tile, concrete tile or other similar building units or materials or combination of this materials, and including brick veneer and stucco, laid up by unit and set in mortar.
5. A provision for a gateway feature, as outlined in the Comprehensive Master Plan, shall be determined at the time of site plan approval of the first structure(s) within this tract, unless determine otherwise by the Town.
6. Drive openings (ingress/egress) along International Parkway/FM 2499 and Gerault Road shall be determined at the time of site plan approval.

7. Construction materials and colors for all buildings constructed within Tract 2 are to be coordinated and harmonious in color and texture and similare in architectural design.

B. DEVELOPMENT STANDARDS – TRACT 2

1. As designated in Exhibit "A", Tract 2 shall contain approximately 0.431 acres. Uses in Tract 2 shall be only those uses permitted in Commercial District-2 (C-2).
2. Development of Tract 2 shall be in compliance with all regulations applicable to Commercial District-2 (C-2), contained in the Town's Land Development Code, as amended, except as otherwise provided in said Ordinance.
3. The minimum front yard shall be twenty-five feet (25') with a minimum landscaped street buffer from the street right-of-way line adjacent to Internatnioal Parkway/FM 2499 of twenty-five feet (25').
4. All structures shall have a sloped roof with a minimum 3 vertical and 12 horizontal.
5. Exterior wall construction, visible to International Parkway/FM 2499, shall consist one hundred percent (100%) masonry construction. Masonry is defined as stone, brick, concrete, hollowclay tile, concrete tile or other similar building materials or combination of theis materials, and including brick beneer and stucco, laid up by unit and set in mortar.
6. Drive openings (ingress/egress) along International Parkway/FM 2499 shal be determined at the time of site plan approval.

C. MISCELLANEOUS STANDARDS:

1. Prior to development of the property, the owner/developer shall be required to provide adequate public utilities.
2. At the time of site plan approval, the owner/developer, shall preserve the natural topography and significant trees within the property in accordance with the Town's Tree Protection and Preservation Ordinances.

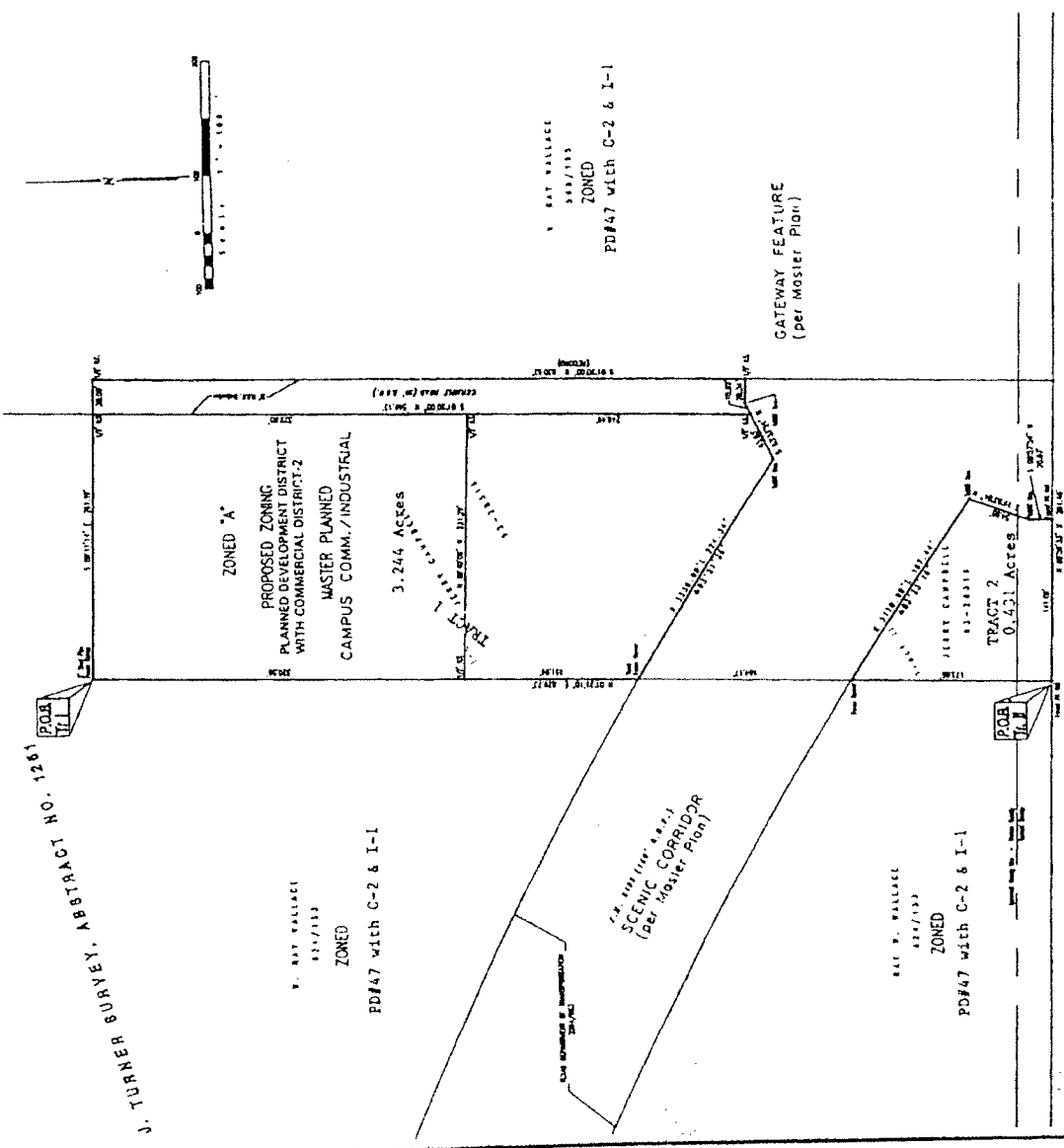


EXHIBIT for Zoning Amendment

3,675 Acres
IN THE
J. TURNER SURVEY, ABSTRACT NO. 125
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

G & A Consultants, Inc.
SITE PLANNING • PLATTING
CIVIL ENGINEERING
LAND SURVEYING
P.O. Box 1398 • Lewisville, Texas 75067
Phone: (214) 436-9712 • Fax: (214) 436-9714

Rev. 4/1/96
DRAWN BY: B.D.
DATE: 03/14/96
SCALE: 1"=100'
JOB NO. 96035

J.M. BAXTER SURVEY, ABSTRACT NO. 167
UNITED STATES OF AMERICA
CASSIDY SUR. 1000



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: September 25, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0009 - Enterprise Storage) to develop a miniwarehouse facility, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations. Additionally, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

The project has a companion zoning application (ZPD17-0009) for consideration on the same agenda. Approval of this site plan, in part, is contingent upon approval of the zoning amendment.

Due to the above referenced zoning application as well as the topographical slope protection exception request, this application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a site plan for a miniwarehouse facility, encompassing 96,176 square feet of floor area as well as providing for 670 rental units, surface parking, and a recessed loading area on the south side of the building. The platted lot provides for approximately 1.707 acres of site area, with frontage and access from Enterprise Drive.

The property is zoned Planned Development District-61 (PD-61) for Commercial District-2 (C-2) uses and master-planned for Campus Industrial uses within the Lakeside Business District Area Plan. A miniwarehouse is permitted by Specific Use Permit. On December 19, 2016, the Town Council approved Specific Use Permit No. 448 for the use. Additionally, the Town Council approved an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

With the exception of the above referenced zoning application, the site plan is in compliance with PD-61 standards. The landscape plan and elevations are in compliance with those respective plans approved with SUP No. 448.

A. Exception to Sec. 98-147. - Topographical slope protection.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

*Exception. An exception to this requirement may be approved by the town council by the affirmative vote of **at least three-fourths super majority vote** of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.*

- 1. Detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography.*
- 2. The identification of those specific best management practices (BMPs) that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the town's engineering design and construction standards.*
- 3. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four-foot or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet in height are discouraged.*

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The applicant's letter of intent outlines the process of recognizing the topographical constraints affecting development and the efforts to preserve the integrity of the majority of slopes found on the property.

Additionally, the applicant has prepared a comparison of applications and their

respective impact on slopes of 12 percent or greater from the improvements associated with the conceptual site plan approved with SUP No. 448 to that being considered with this site plan application:

Category	Approved Concept Site Plan {SUP No. 448}	Final Site Plan (this application)	% Change
SF of Total Steep Slope Area Impacted	18,965	9,604	-49.4%
SF of Paved Loading Area	15,628	8,342	-46.7%
SF of Added Landscape/Non-Paved Area	19,873	25,926	+30.4%
Total Number of Trees Preserved	8	14	+75.0%
Total Caliper Inches of Trees Preserved	137.5	245	+78.2%
Total Lot vs. Percent of Steep Slope Area Impacted	74,365 SF	9,604 SF	12.9%

It should be noted the site is encumbered with various private easements that were recorded in anticipation of a previous development option for the property. Additionally, the applicant has worked with the abutting property owner to the north to provide a five-foot-wide mutual access easement by separate instrument so as to meet the Fire Marshall's requirement for a ten-foot-wide unobstructed pathway along the north façade (proposed five-foot side yard setback per this site plan and the referenced mutual access easement). As such, staff has communicated with the applicant the approval and recording of both the amended plat and mutual access easement must be finalized prior to the issuance of a building permit for the miniwarehouse.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 72-16 (SUP-448)

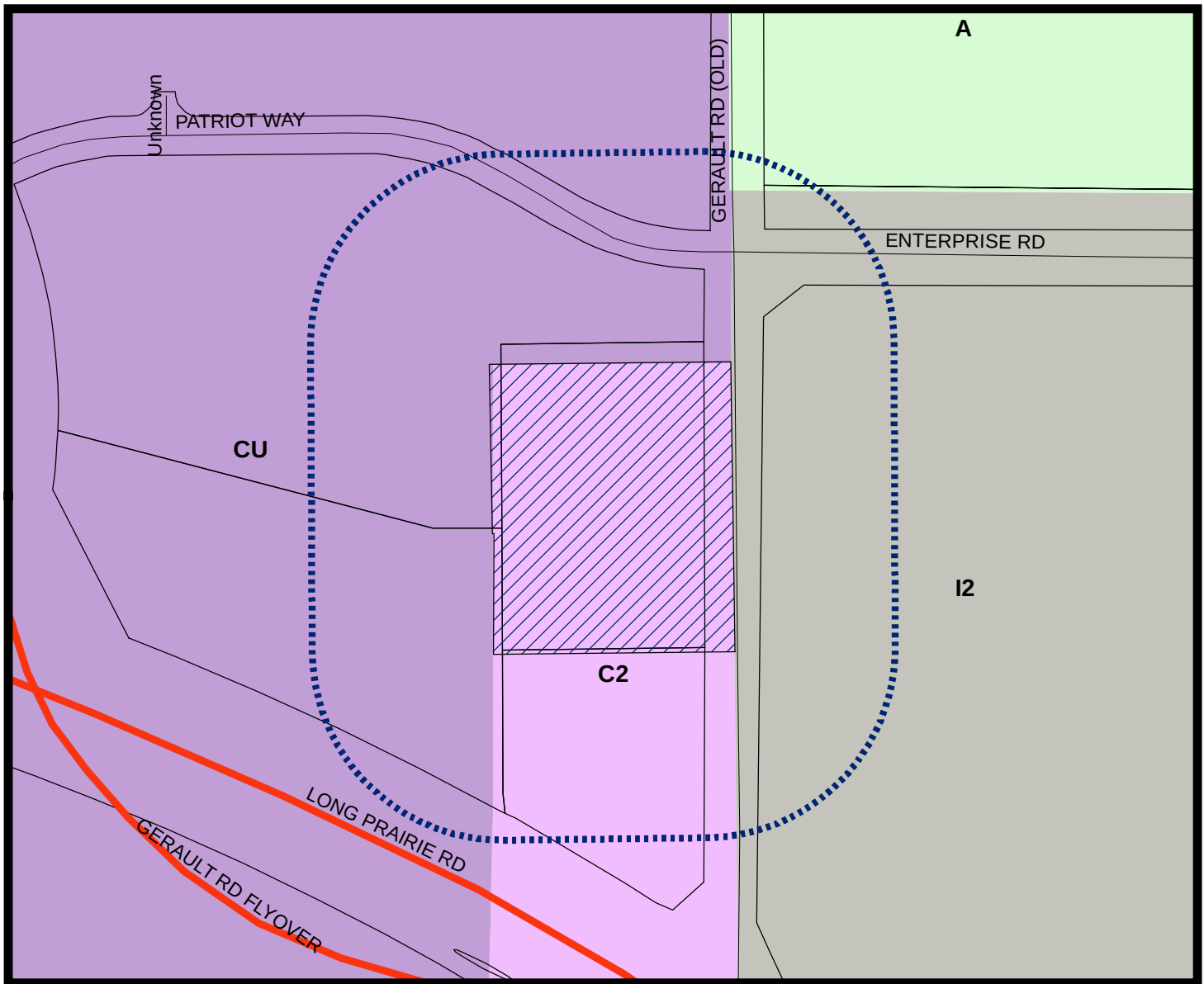
B. Application Details

1. Site Plan Package

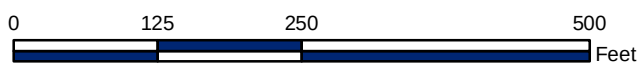
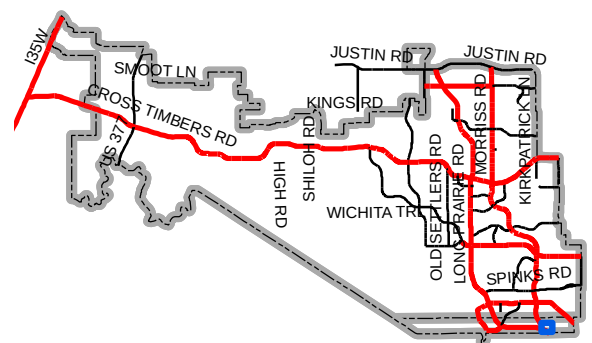
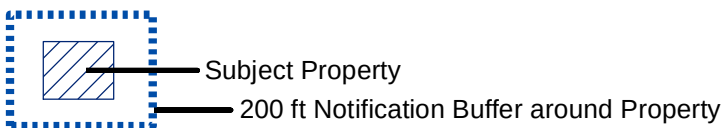


Vicinity Map

Reference Project: ZPD17-0009 & SP17-0009



LEGEND



Map Location



TEXAS LAND PLANNING & MANAGEMENT SERVICES

316 Indian Creek Drive, Ste. A
Trophy Club, TX 76262
Ph. (817) 903-5495
Fax (682) 237-7459
dee@landplanman.com

August 11th, 2017

Richard Brown
Senior Planner
Town of Flower Mound
Planning Services Division
1001 Cross Timbers Road, Ste. 2330
Flower Mound, TX 75028

RE: Letter of Intent – Enterprise Storage

Dear Richard,

Please let this serve as our Letter of Intent for the Enterprise Storage for the following:

- a) **Zoning/Planned Development (ZPD17-0009) to Amend PD-61 (Reduce Rear-Yard Setback Only)**
- b) **Site Plan Application (SP17-0009)**
- c) **Exception to Sec. 98-147 (Topographical Slope Protection)**

Enterprise Storage - Background

On December 19, 2016, Specific Use Permit No. 448 for a Miniwarehouse was approved for the development of an All-Climate Controlled Self-Storage Building on a 1.71-acre site at 801 Enterprise Drive.

Site Specification	Description
Physical Address	801 Enterprise Drive (across from Stacy Furniture)
Zoning District	Lakeside Business District (Campus Industrial)
Current Zoning	Southpoint Addition – PD-61/Commercial-2 District Uses
Proposed Zoning	No Change.
Specific Operation	Miniwarehouse Climate-controlled storage building with all internal units
Lot Size	1.707 Acres
Approx. Proposed Building SF	97,000
Approx. Net Rentable SF	76,000
Approx. Proposed Units	670
Development Phases	No Phases – 100% Construction in single phase

Proposed Site Plan Objectives

For the past 7 months, our Development Team has worked closely with the TOFM Planning Department and adjacent property owners to revise the requested Site Plan approval in context with the Concept Plan that was approved with Specific Use Permit No. 448. The overall objective is to ensure conformance with the Town's SMARTGrowth component of the Master Plan. As a result of this effort, our site plan provides for the following:

- Minimal impact to the steep slope areas
- Reduction in the amount of paved area
- Retainment of existing tree inventory

Request to Amend PD-61

As outlined above, the amendment to PD-61 is for the rear-yard setback only. PD-61 requires a 15ft. rear-yard setback and we are requesting a 5ft. reduction to 10ft. This request is only for the northernmost 1.707-acre parcel of Lot 1 which is the property owned by Enterprise Drive Storage LLC and associated with the above referenced SUP No. 448. Lot 1 in PD-61.

Background and Rationale for this Amendment Request

During meetings with the Planning Staff, it was discussed that many commercial developments in the TOFM do not have this large of rear-yard setback requirement and it was suggested that our development did not need a 15' rear-yard setback. It was agreed that by reducing the rear-yard setback and pushing our building back 5ft. to the west we could protect more of the front yard slope and have more front-yard landscaping. This seemed like a very smart decision and this is the basis for our request to Amend PD-61.

Exception to Sec. 98-147. – Topographical Slope Protection

While we are not certain that our Site would be considered in the category of an Environmentally Sensitive Area, 24.6% of our Site is in what would be considered existing topographical slopes of 12 percent or greater. In conjunction with our Site Plan submittal, we are requesting an exception to this requirement in the Town's Land Development Regulations, an explanation of which is provided below:

Environmentally Sensitive Area Category	Existing Condition Yes or No
Pond, Streams, Wetlands	No
Flood Plains	No
Major Tree Stands	No
Riparian Area	No
Prairie Area	No
Wildlife Habitat	No
12% or greater Slope Area	Yes

Background and History of Site

This Site is located at 801 Enterprise Drive adjacent to the new CrossFire development. Both our Lot and the CrossFire Lot are very similar in their pre-development conditions and topography. The majority of the steep slope area we have on our Site is due to previous grading that was done on or along the front of our site during the following:

- When Enterprise Drive was constructed, the elevation of the land along the eastern boundary of our property/site was raised to make it level with the other side so that this road could be constructed.
- At one time, there was a residence on this Lot and a southern portion of the lot was graded to make it level when building this residence. To the best of our knowledge, this residence was removed in or around 2008 and additional grading was done.

As a result of these conditions on our property, 24.8% would now be considered as steep slope area.

Tree Preservation and Mitigation

Due to this lot being platted prior to the current Town's Tree Ordinance none was required, but our proposed Site Plan does increase our tree preservation by 79% over the Concept Plan that was approved with Specific Use Permit No. 448.

Summary of Initiatives to Help Maintain the Natural Slope and Preserve Trees

1. Most of the 1st Floor of our building will be below the natural grade to minimize changes to the natural slope.
2. The Grading Plan for our site has been done to match CrossFire's grade along our mutual property lines avoiding retaining walls and keeping the natural slope.
3. We are not connecting the upper and lower drives into our property to avoid disrupting this area's natural slope/conditions.
4. To avoid the disruption of a portion of our lot with the installation of a drainage and detention pond, we have a contract agreement to use the adjacent Regional Detention Pond.
5. Amend PD-61 to reduce the 15' rear-yard setback requirement to 10', so we can protect more of the front-yard natural slope and increase our front-yard landscaping.
6. Worked with the Planning Department and Fire Marshall to significantly reduce the amount of paved drive area required for the fire-lane turning radius.
7. Redesigned the southern elevation of our building to have our loading and unloading area inside a large 35' x 30' recessed alcove.

In addition, our business requires very little customer parking which is a significant benefit in preserving much of the lot's natural slope.

Improvements of Site Plan vs. approved Concept Plan

Category	Approved Concept Plan (SUP No. 448)	Current Revised Site Plan	% Change
SF of Total Steep Slope Area Impacted	18,965	9,604	-49.4%
SF of Paved Loading Area	15,628	8,342	-46.7%
SF of Added Landscape/Non-Paved Area	19,873	25,926	+30.4%
# of Total Trees Preserved	8	14	+75.0%
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We feel we are using all the “best management practices” for our development to preserve much of the natural slope and existing tree inventory, as well as, ensuring compliance with the following PD-61 provision:

At the time of Site Plan approval, the owner/developer shall preserve the natural topography and significant trees with the property in accordance with the Town’s Tree Protection and Preservation Ordinances.

We have also tried to tie-in attractively to the adjacent CrossFire development as was requested by the Town of Flower Mound.

We respectfully request your approval of our request to amend PD-61, our Site Plan Application and the requested Exception to Sec. 98-147. – Topographical slope protection.

Sincerely,



Dwight “Dee” Baron
Managing Partner

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 72-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 448 (SUP-448) FOR A MINI-WAREHOUSE ON CERTAIN PROPERTY DESCRIBED AS 1.707 ACRES OF LAND AND BEING ALL OF LOT 1 OF THE SOUTHPOINT ADDITION AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 61 (PD-61) WITH COMMERCIAL DISTRICT-2 (C-2) USES; GRANTING AN EXCEPTION TO THE ACCESS MANAGEMENT POLICY AND CRITERIA REGARDING DRIVEWAY SPACING REQUIREMENTS IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 1.707 acres of land and being all of Lot 1 of the Southpoint Addition has filed an application for a Specific Use Permit for a mini-warehouse; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on December 12, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on December 19, 2016, with respect to the Specific Use Permit described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Specific Use Permit on the property; and,

WHEREAS, the Town Council finds that the Specific Use Permit should be granted as outlined herein as it is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

1.707 acres of land and being all of Lot 1 of the Southpoint Addition, Tarrant County, Texas.

Specific Use Permit No. 448 for a mini-warehouse, as more fully described in the exhibits attached hereto and incorporated herein, subject to the following conditions:

- 1) Interior doors viewable from the outside shall meet the development standards for exterior doors, and
- 2) Interior lighting shall be in line with commercial office lighting standards.

SECTION 2

The conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed mini-warehouse, attached hereto as Exhibits "A", "B", and "C" each incorporated herein for all purposes allowed by law, are hereby approved as the conceptual site plan, conceptual landscape plan, and elevations for this Specific Use Permit.

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Specific Use Permit, as set forth above.

SECTION 4

The use of the property described above shall be subject to all applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

An exception is hereby granted to the access management policy and criteria, regarding driveway spacing requirements for a Local Commercial street, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, as it may be amended, specifically to allow the northernmost driveway opening on Enterprise Drive to be located approximately 97 feet from the southernmost driveway opening on Enterprise Drive.

SECTION 6

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 7

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 8

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 9

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 10

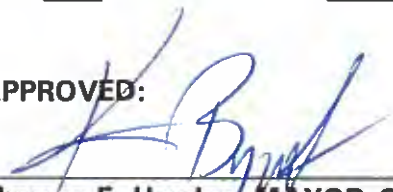
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 11

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 19 DAY OF DECEMBER, 2016.

APPROVED:



Thomas E. Hayden, MAYOR PRO TEM
KEVIN BRYANT

ATTEST:



Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, TOWN ATTORNEY

Exhibit A

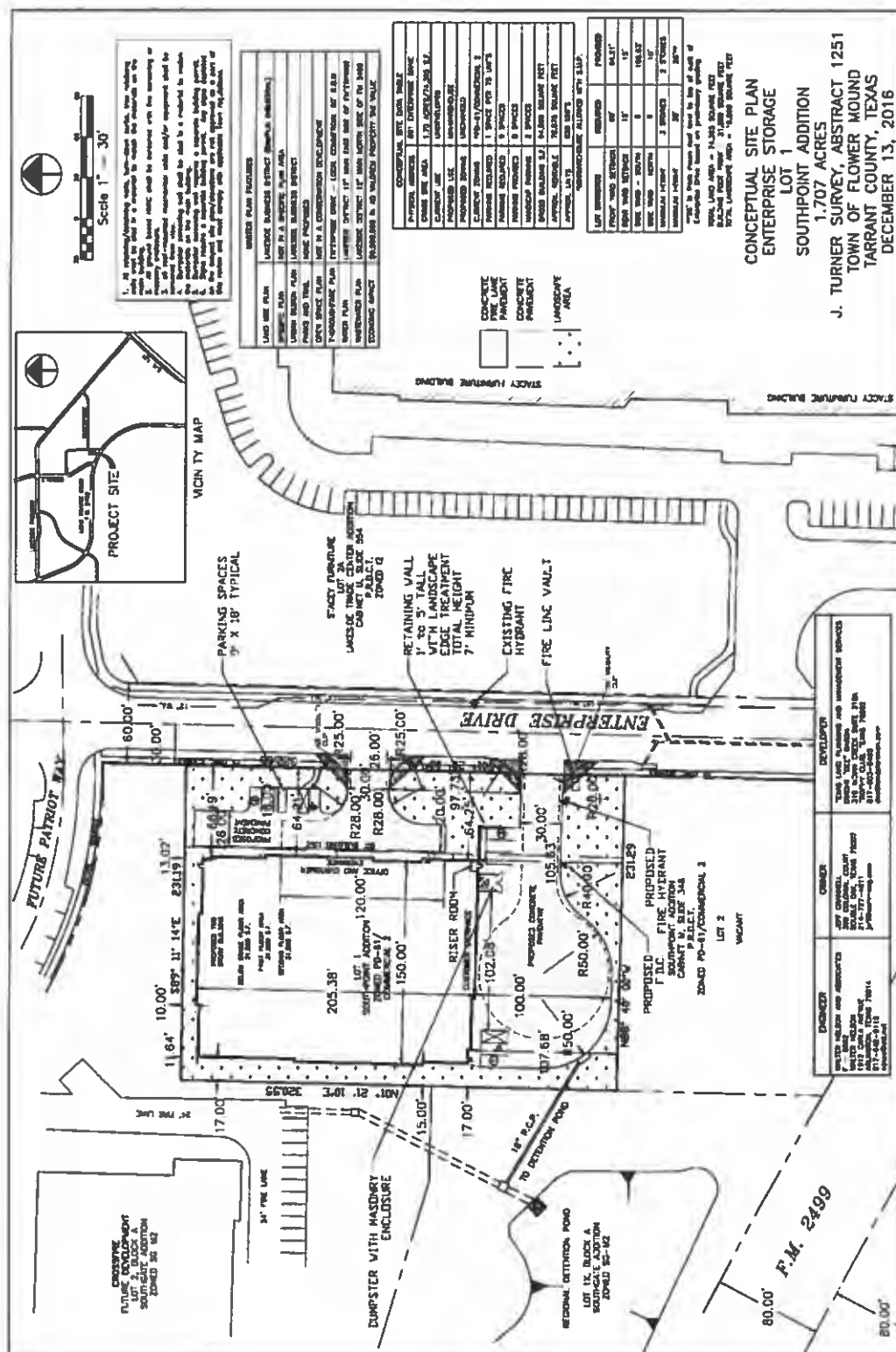


Exhibit B

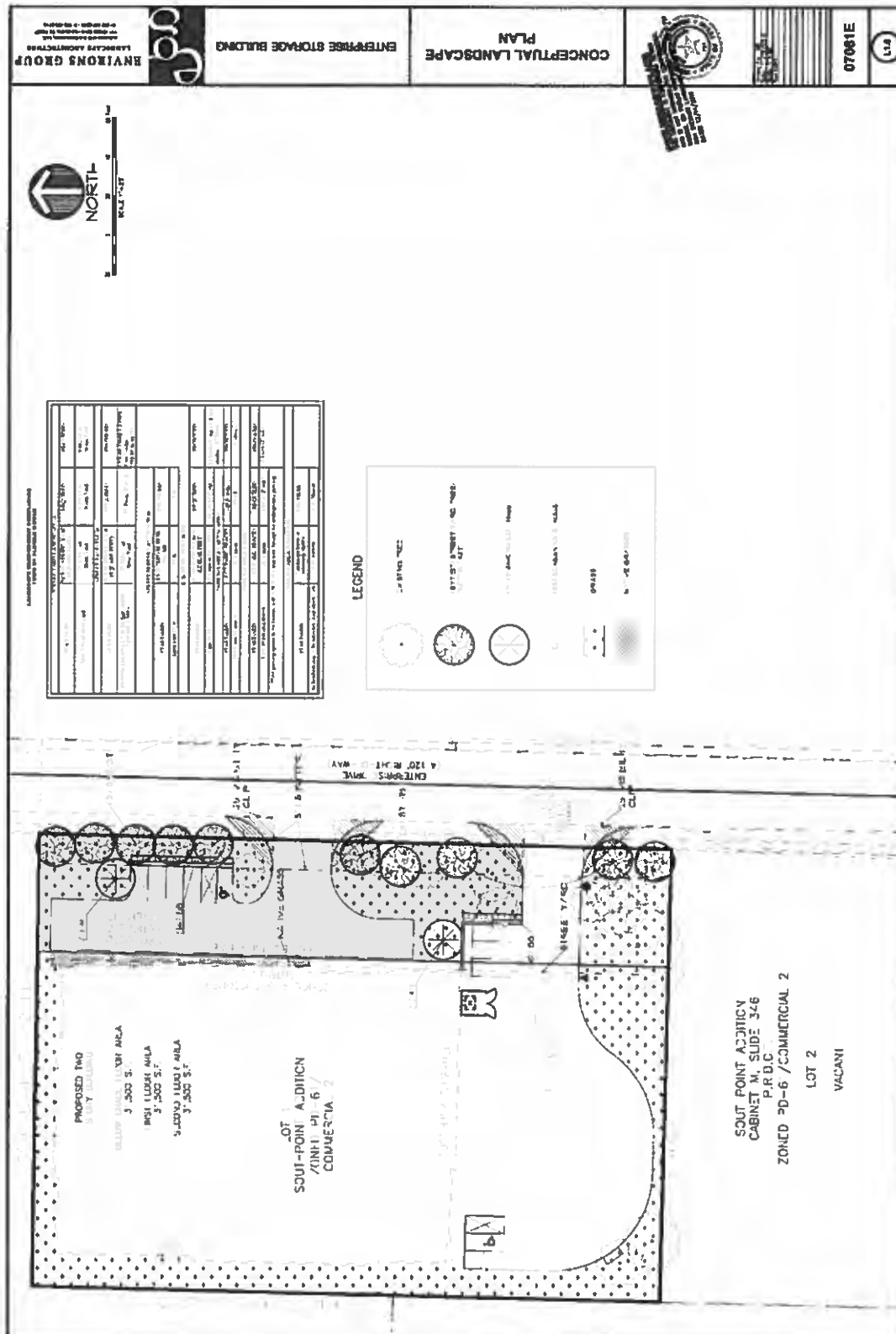
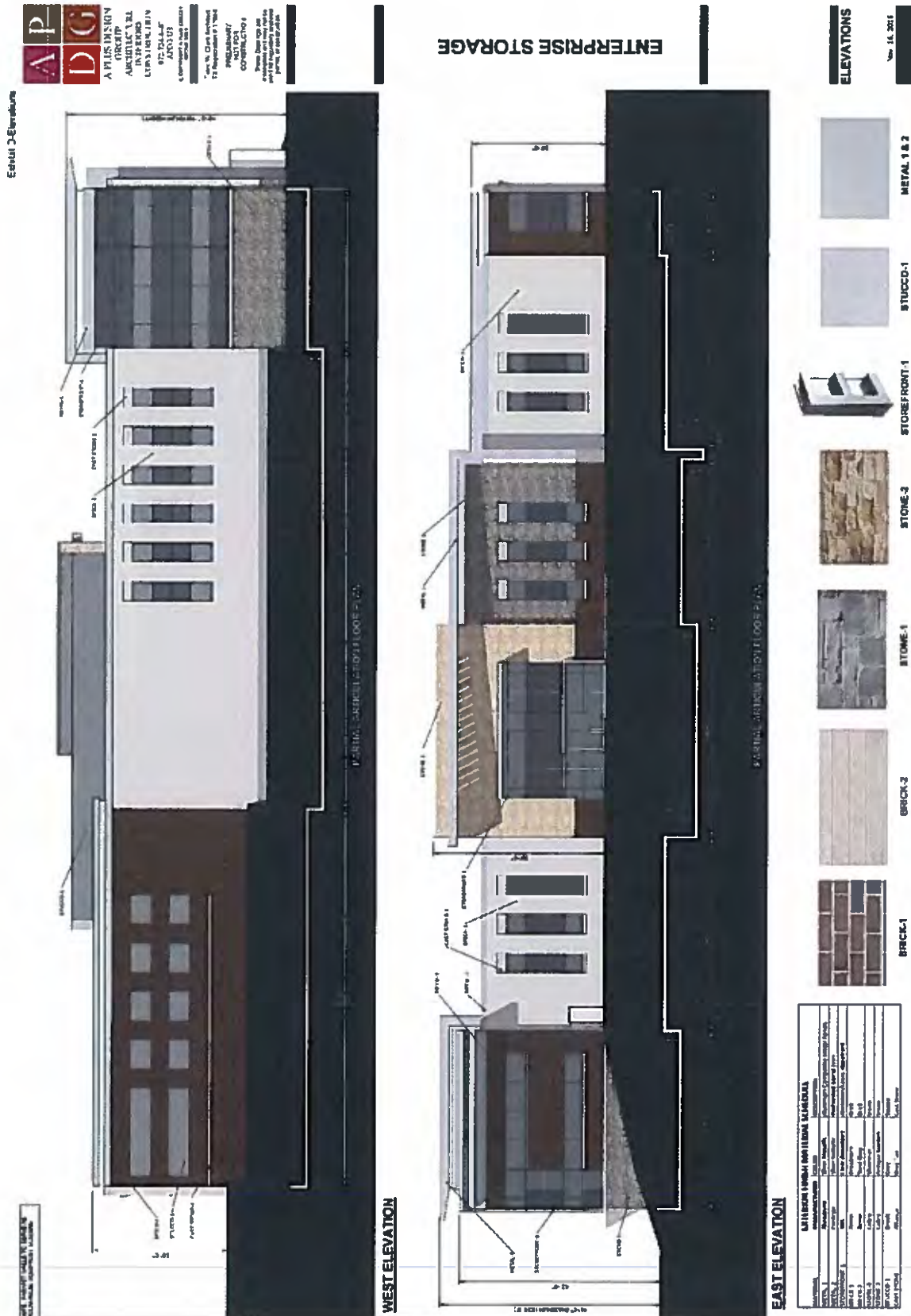


Exhibit C



APD
A PLUS DESIGN GROUP
ARCHITECTURE
INTERIOR
CONSTRUCTION
PAINTING
LANDSCAPE
CLOSETTING AND MORE
SERVICES

10000 E. 1st Avenue
Suite 100
Denver, CO 80231
Tel: 303.733.1100
Fax: 303.733.1101
www.apdgroup.com

10000 E. 1st Avenue
Suite 100
Denver, CO 80231
Tel: 303.733.1100
Fax: 303.733.1101
www.apdgroup.com



PATRIOT WAY, NORTH ELEVATION

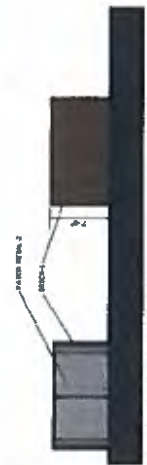
ENTERPRISE STORAGE



FM 2499 VIEW, SOUTH ELEVATION

Item	Quantity	Unit	Price	Total
1. Total Project	1.00	sq ft	1.00	1.00
2. Foundation	1.00	sq ft	1.00	1.00
3. Framing	1.00	sq ft	1.00	1.00
4. Exterior Siding	1.00	sq ft	1.00	1.00
5. Windows	1.00	sq ft	1.00	1.00
6. Doors	1.00	sq ft	1.00	1.00
7. Roofing	1.00	sq ft	1.00	1.00
8. Mechanical	1.00	sq ft	1.00	1.00
9. Electrical	1.00	sq ft	1.00	1.00
10. Plumbing	1.00	sq ft	1.00	1.00
11. HVAC	1.00	sq ft	1.00	1.00
12. Landscaping	1.00	sq ft	1.00	1.00
13. Other	1.00	sq ft	1.00	1.00
Total	1.00	sq ft	1.00	1.00

ELEVATIONS



DUMPSTER ELEVATIONS



1. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to match the materials on the main building.
2. All ground based HVAC shall be screened with live screening or masonry enclosure.
3. All roof-mounted mechanical units and/or equipment shall be screened from view.
4. Dumpster screening wall shall be clad in a material to match the materials on the main building.
5. Dumpster screening wall requires a separate building permit.
6. Signs require a separate building permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with applicable Town regulations.

MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT (CAMPUS INDUSTRIAL)
SPECIFIC PLAN	NOT IN A SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAIL	NONE PROPOSED
OPEN SPACE PLAN	NOT IN A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	ENTERPRISE DRIVE – LOCAL COMMERCIAL 60' R.O.W.
WATER PLAN	LAKESIDE DISTRICT 12" MAIN EAST SIDE OF ENTERPRISE
WASTEWATER PLAN	LAKESIDE DISTRICT 12" MAIN NORTH SIDE OF FM 2499
ECONOMIC IMPACT	\$9,500,000 IN AD VALOREM PROPERTY TAX VALUE

SITE DATA TABLE	
PHYSICAL ADDRESS	801 ENTERPRISE DRIVE
GROSS SITE AREA	1,707 ACRES/74,365 S.F.
CURRENT USE	UNDEVELOPED
PROPOSED USE	MINIWAREHOUSE
PROPOSED ZONING	UNCHANGED
CURRENT ZONING	*PD-61/COMMERCIAL 2
PARKING REQUIRED	1 SPACE PER 75 UNITS
PARKING REQUIRED	9 SPACES
PARKING PROVIDED	7 SPACES
HANDICAP PARKING	1 SPACE
GROSS BUILDING S.F.	97,513 SQUARE FEET
APPROX. RENTABLE	77,430 SQUARE FEET
APPROX. UNITS	670 UNITS

*MINIWAREHOUSE PERMITTED BY SUP No. 448

LOT STATISTICS	REQUIRED	PROVIDED
FRONT YARD SETBACK	60'	65.20'
REAR YARD SETBACK	15'	10'
SIDE YARD -- SOUTH	0	80.92'
SIDE YARD -- NORTH	0	5'***
MAXIMUM HEIGHT	3 STORIES	2 STORIES
MAXIMUM HEIGHT	35'	26'**

**26' is from mean roof level to top of curb of Enterprise Drive
*** additional 5' access easement on adjacent lot

TOTAL LAND AREA = 74,365 SQUARE FEET
BUILDING FOOT PRINT = 33,251 SQUARE FEET
TOTAL LANDSCAPE AREA = 25,730 SQUARE FEET

ion

SITE PLAN
ENTERPRISE STORAGE
LOT 1
SOUTHPOINT ADDITION
1.707 ACRES
CORNER SURVEY, ABSTRACT 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
AUGUST 10, 2017

NOTE: RETAINING WALLS
4 FEET IN HEIGHT OR
GREATER, INCLUDING
FOOTINGS, WILL REQUIRE
A SEPARATE BUILDING
PERMIT THROUGH THE
BUILDING DEPARTMENT.



8" 3600 P.S.I.
REINFORCED
CONCRETE FIRE
LANE PAVEMENT
ON COMPACTED
SUBGRADE

6" 3600 P.S.I.
REINFORCED
CONCRETE
PAVEMENT
IN DRIVEWAYS
5" ON NORTH
PARKING AREA

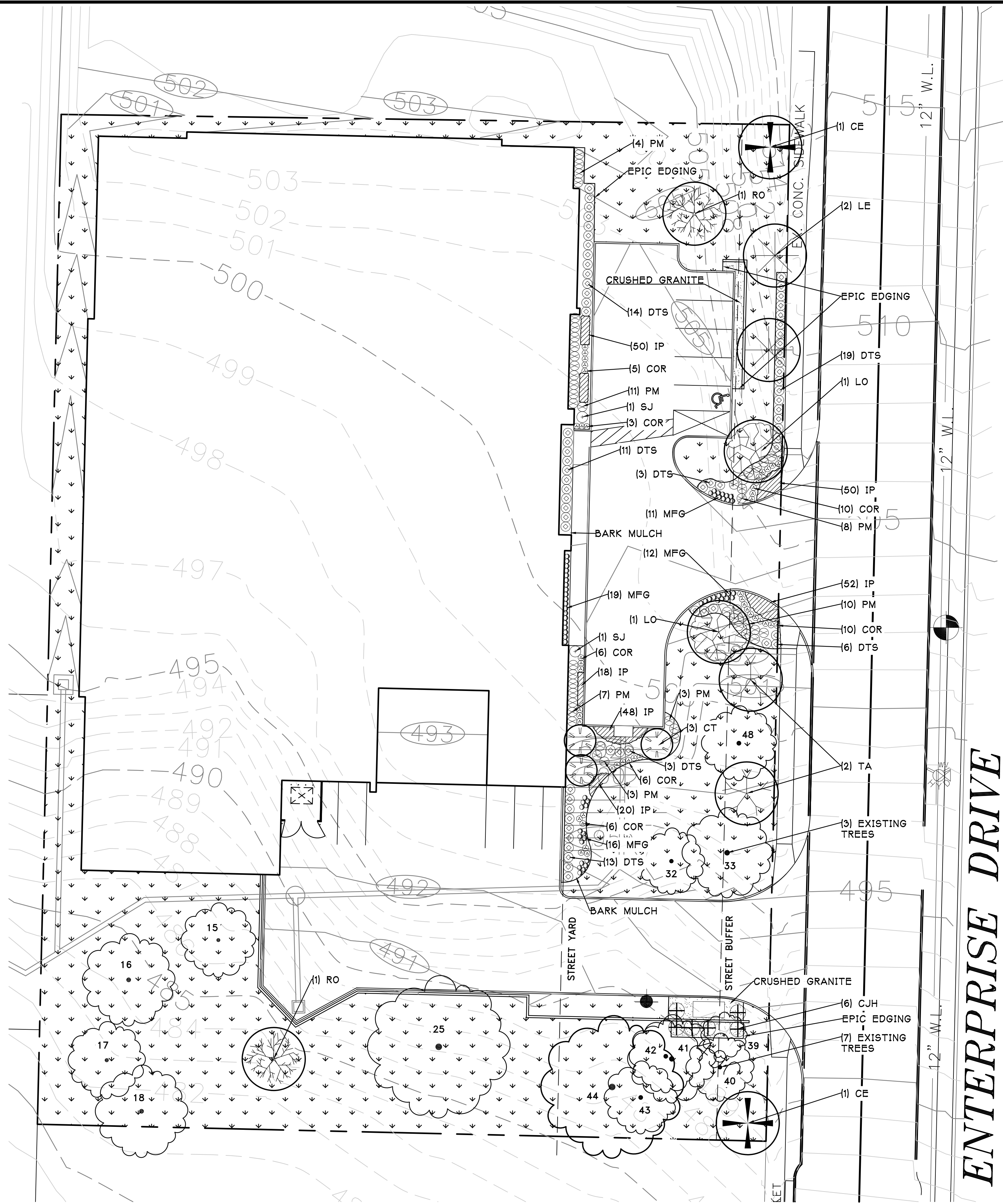
LANDSCAPE
AREA

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

**Town of Flower Mound
Engineering Services Division**

ENGINEER	OWNER
WALTER NELSON AND ASSOCIATES F - 0062 WALTER NELSON 1812 CARLA AVENUE ARLINGTON, TEXAS 76014 817-642-9119 wjnpe@att.net	ENTERPRISE DRIVE STORAGE LLC. DWIGHT "DEE" BARON 316 INDIAN CREEK SUITE 316A TROPHY CLUB, TEXAS 76262 817-903-5495 dee@landplanman.com

THE TOWN OF FLOWER
MOUND CONSTRUCTION
STANDARDS APPLY WHETHER
INDICATED ON THESE PLANS
OR NOT.



PLANT LIST

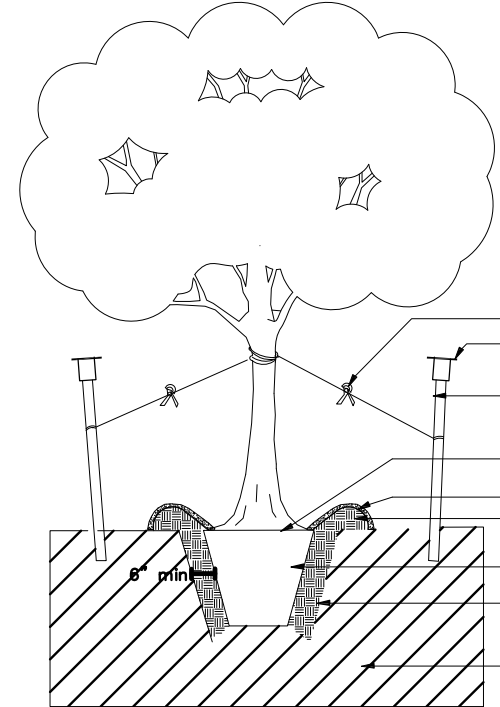
QUANT.	COMMON NAME
2	LIVE OAK
2	RED OAK
2	CEDAR ELM
2	LACEBARK ELM
2	TEXAS ASH
3	CHASTE TREE
2	SKYROCKET JUNIPER
6	CHRISTMAS JEWEL HOLLY
66	DWARF TEXAS SAGE
46	PINK MUHLY
58	MEXICAN FEATHER GRASS
46	COREOPSIS
238	ICE PLANT

BOTANICAL NAME
Quercus virginiana
Quercus shumardii
Ulmus crassifolia
Ulmus parvifolia
Fraxinus texensis
Vitex agnus-castus
Juniperus scopulorum 'Skyrocket'
Ilex x 'HL10-90'
Leucophyllum frutescens 'Bertstar'
Muhlenbergia capillaris
Nassella tenuissima
Coreopsis verticillata
Delosperma cooperii

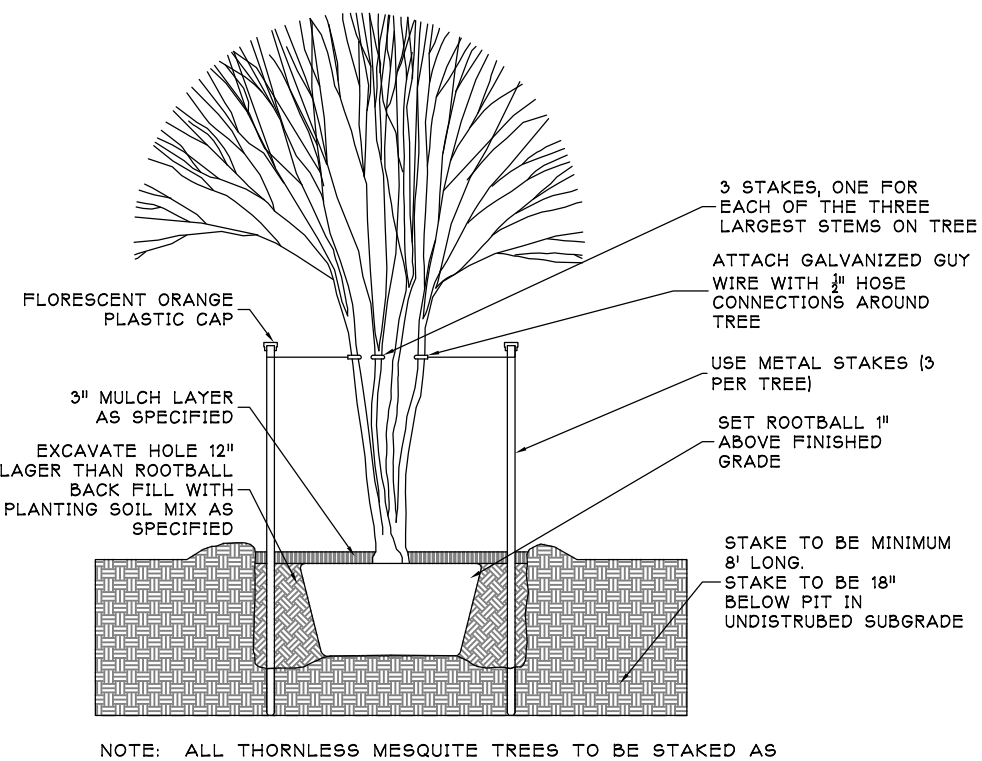
SIZE	MIN. HT.	SPACE	REMARKS
3" cal.	10'-12'	per plan	Single trunk
3" cal.	10'-12'	per plan	Single trunk
3" cal.	10'-12'	per plan	Single trunk
3" cal.	10'-12'	per plan	Single trunk
3" cal.	10'-12'	per plan	Single trunk
15 gal.	4'-6'	per plan	Multi trunk
15 gal.	4'-6'	per plan	Full
7 gal.	3'-6"	per plan	Full
5 gal.	3'-0"	per plan	Dwarf
3 gal.	2'-0"	per plan	Full
1 gal.	18"	per plan	Full
1 gal.	18"	per plan	Full
1 gal.	18"	per plan	Full

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND

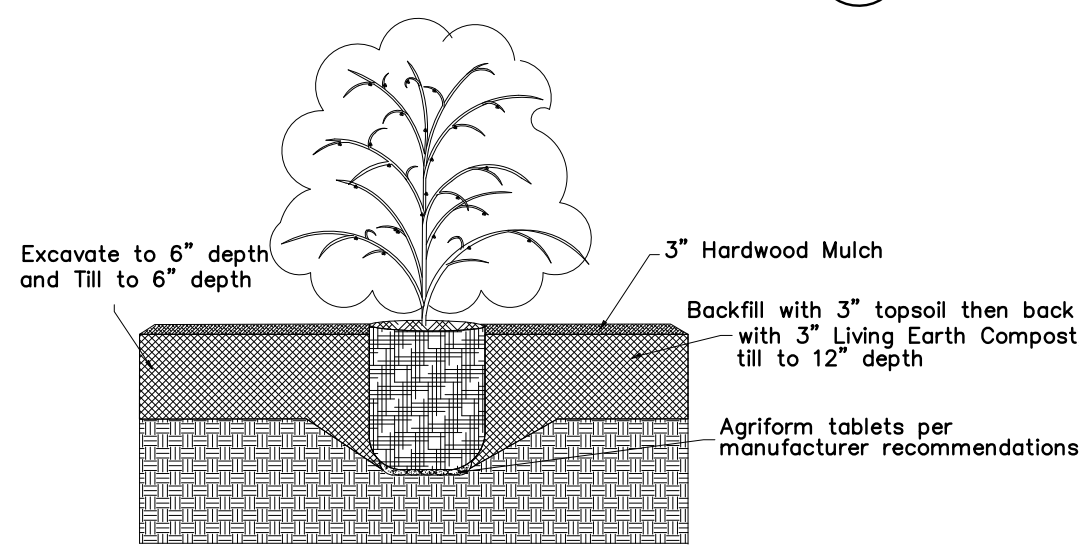
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	19,350 s.f. of Street Yard	3,870 s.f. of Street Yard	9,400 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 to 110,000 s.f. = 10 for first 10,000 +1 per add. 2,500 s.f.	19,350 s.f. of Street Yard	14 Trees (3" cal.)	9 (3" cal.) trees + 9 Exist. Tree Credits = 18 trees
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
Enterprise Dr. =	15 ft.	15 ft.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Enterprise Dr. = 323 l.f.	11 Trees (3" cal.)	7 (3" cal.) trees + 4 Exist. Tree Credits (40, 48, 39, 33) = 11 trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	8 Spaces	90 s.f.	811 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	8 Spaces	1 trees (3" cal.)	1 (3" cal.) tree + 2 Existing Tree Credits (15, 32)
**All parking spaces to be located within 50 ft. of shade tree, except for underground parking.			
PARKING AREA SCREENING			
STANDARD	Landscape berm or screening shrubs	PROVIDED	
All head parking to be screened from street view	3' ht. Screen	3' ht. Shrubs	



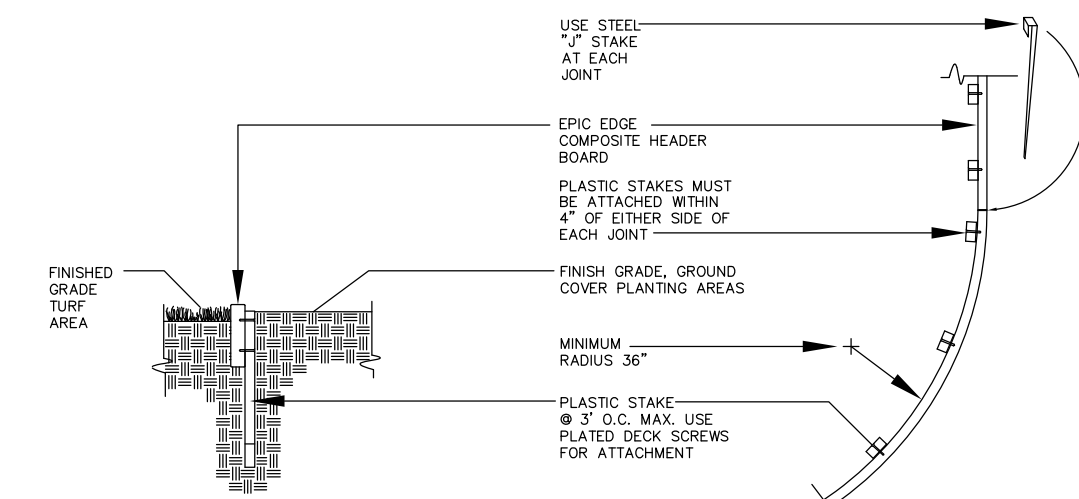
1. TREE STAKING
NOT TO SCALE



2. ORNAMENTAL TREE STAKING
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE



SECTION	PLAN VIEW

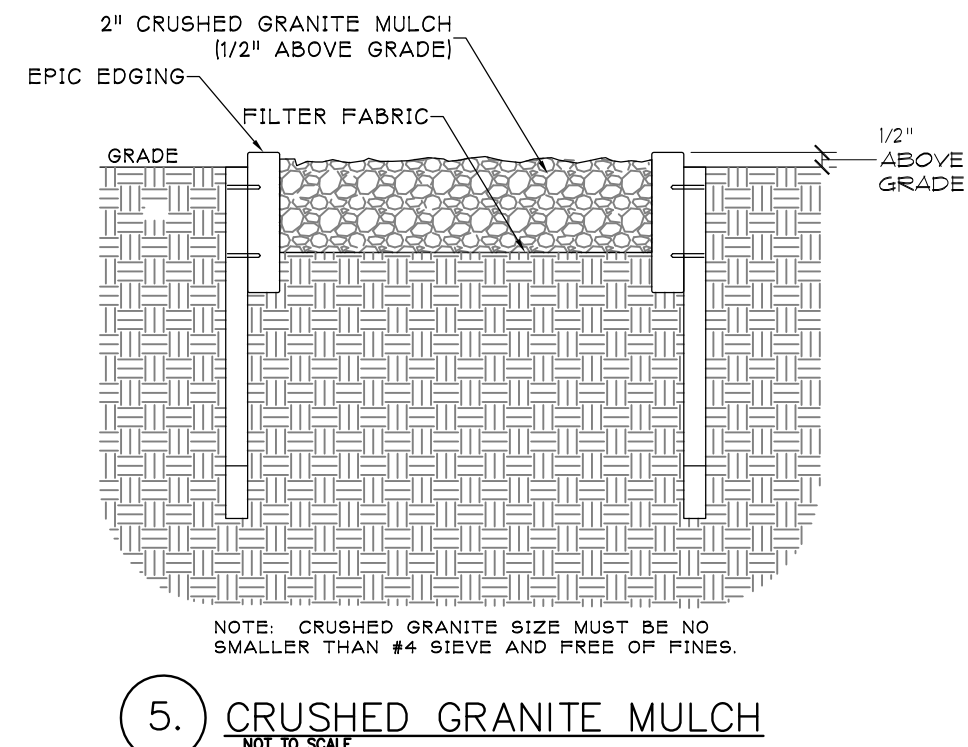
EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LEO, CA 95040
URL: ADDRESS: www.epicplastics.com

4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
SCALE: NTS

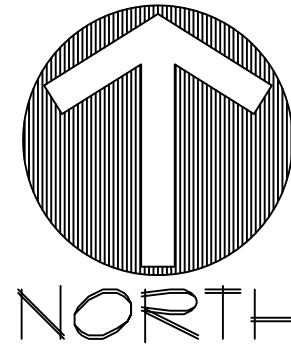
Total landscape area saved in this plan: 24,622 sq. ft.
Total landscape area saved in concept plan: 20,112 sq. ft.

LEGEND

	EXISTING TREE
	(LO) LIVE OAK Quercus virginiana
	(RO) RED OAK Quercus shumardii
	(CE) CEDAR ELM Ulmus crassifolia
	(LE) LACEBARK ELM Ulmus parvifolia
	(TA) TEXAS ASH Fraxinus texensis
	(CT) CHASTE TREE Vitex agnus-castus
	(CJH) CHRISTMAS JEWEL HOLLY Ilex x 'HL10-90'
	(SJ) SKYROCKET JUNIPER Juniperus scopulorum 'Skyrocket'
	(DTS) DWARF TEXAS SAGE Leucophyllum frutescens 'Bertstar'
	(PM) PINK MUHLY Muhlenbergia capillaris
	(MFG) MEXICAN FEATHER GRASS Nassella tenuissima
	(COR) COREOPSIS Coreopsis verticillata
	BERMUDA SOD
	(IP) ICE PLANT Delosperma cooperii
	CRUSHED GRANITE MULCH



5. CRUSHED GRANITE MULCH
NOT TO SCALE



20 0 20 40 60 Feet
SCALE: 1"=20'

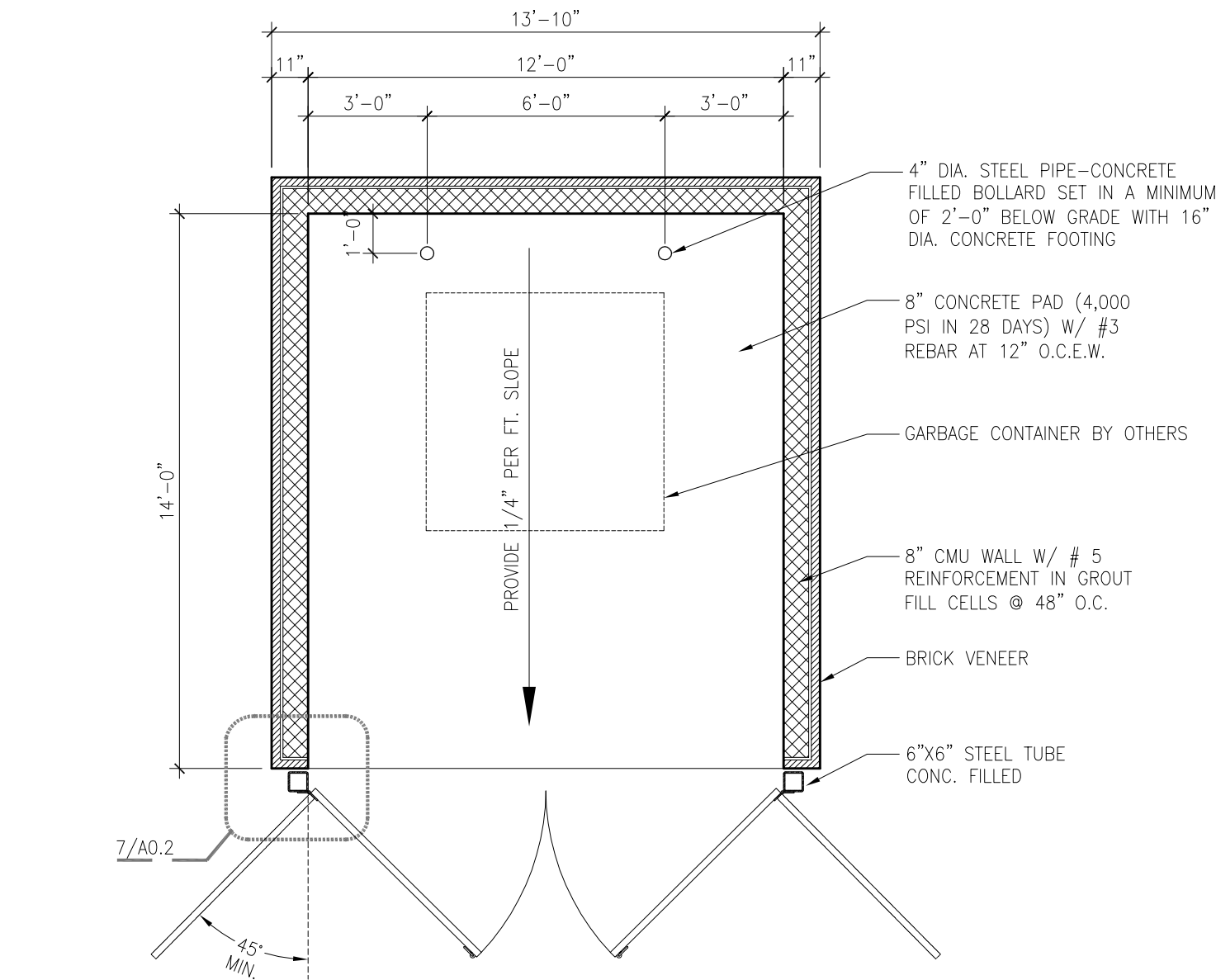
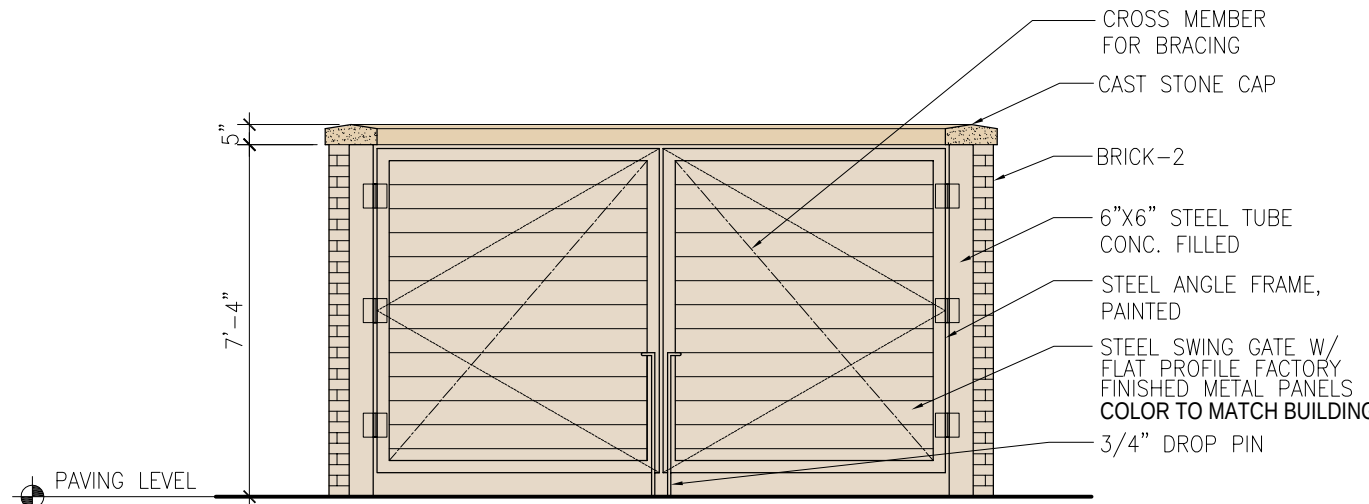
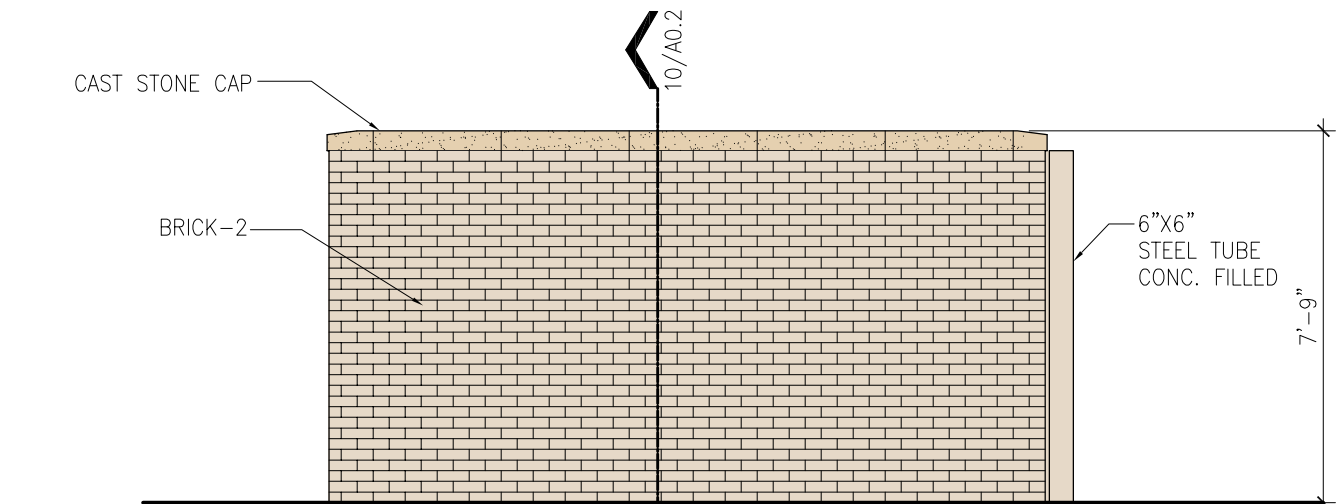
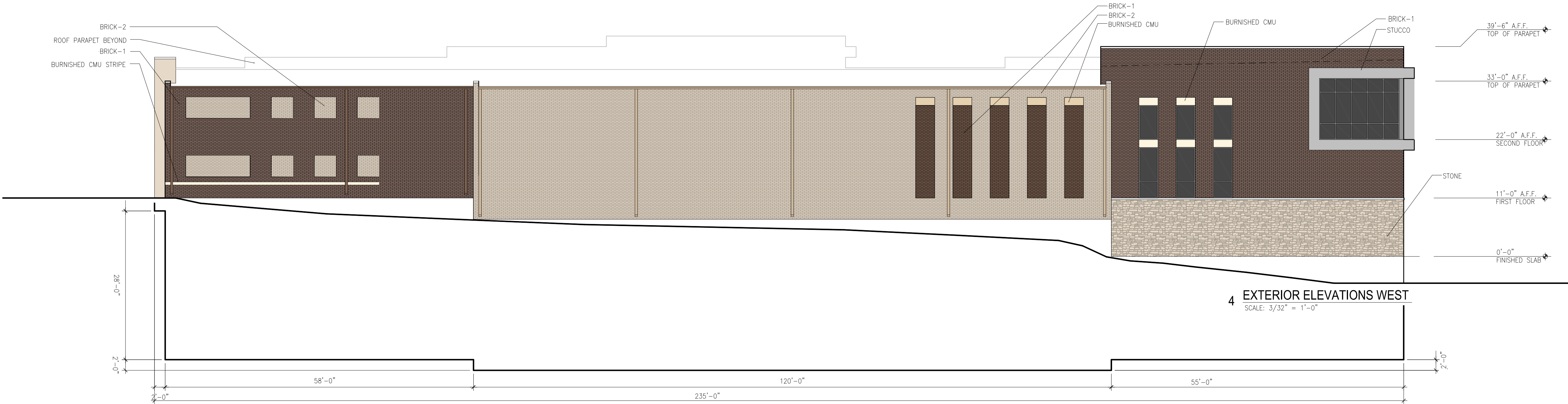
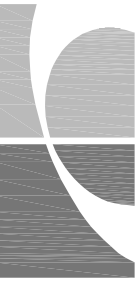
LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
FOR REVIEW & REVIEW
DATE: 9/18/2017

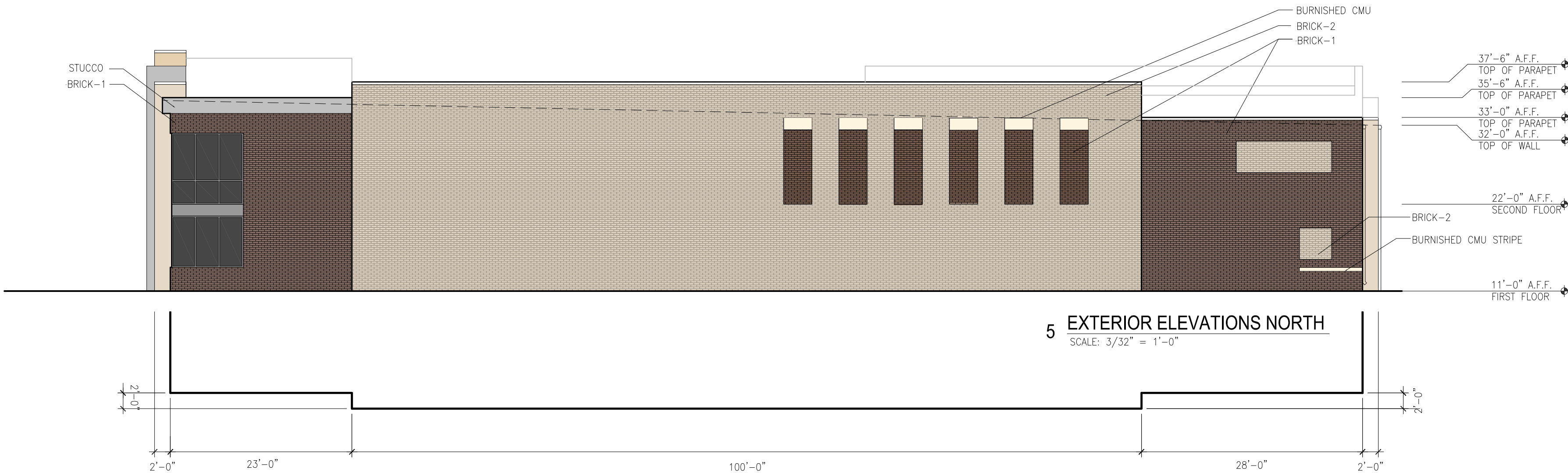
Drawn By: VC
Date: 04/25/2017
Scale: 1"=20'
Revisions:
08/10/2017
09/01/2017
09/18/2017

16052

L1.0



NOTE:
GATE MANUFACTURER SHALL REVIEW CITY OF FLOWER MOUND'S DUMPSTER ENCLOSURE DETAILS & SPECIFICATIONS TO COMPLY WITH THE REQUIREMENTS.



BUILDING EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	COLOR	DESCRIPTION
STOREFRONT	YKK	Clear Anodized	Aluminum/Glass Storefront
BRICK-1	Acme	Brookshire	Brick
BRICK-2	Acme	Steel Grey	Brick
STONE	Cobra	Antique Lueders	Stone
STUCCO	Dryvit	Grey	Stucco
BURNISHED CMU	Headwaters	Island Sand	Burnished CMU
CAST STONE	Advanced	Natural Limestone	Cast Stone Cap

NOTES:
1. PROVIDE CONTROL JOINTS IN STONE PER MANUF. RECOMMENDATIONS AND IN LOCATIONS SHOWN
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

BUILDING EXTERIOR MATERIAL CALCULATIONS		North	South	East	West
1. Total Facade S.F.		3822	6005	6033	5476
2. Doors and Windows S.F.		157	1020	1152	194
3. Facade S.F. (exclusive of doors and windows)		3665	4985	4887	5282
4. Metal Trims		0	20	51	0
5. Masonry totals (100%)		3655 SF (100%)	4959 SF (100%)	4827 SF (100%)	5282 SF (100%)
• Brick s.f.		3560	3239	3196	4829
• Stone s.f.		0	1397	1270	330
• Stucco s.f.		59 SF	267	243	103
• Burnished CMU s.f.		36	56	118	20



CAST STONE



BURNISHED CMU



BRICK-1



BRICK-2



STONE



STOREFRONT



STUCCO

CAST STONE



BURNISHED CMU



BRICK-1



BRICK-2



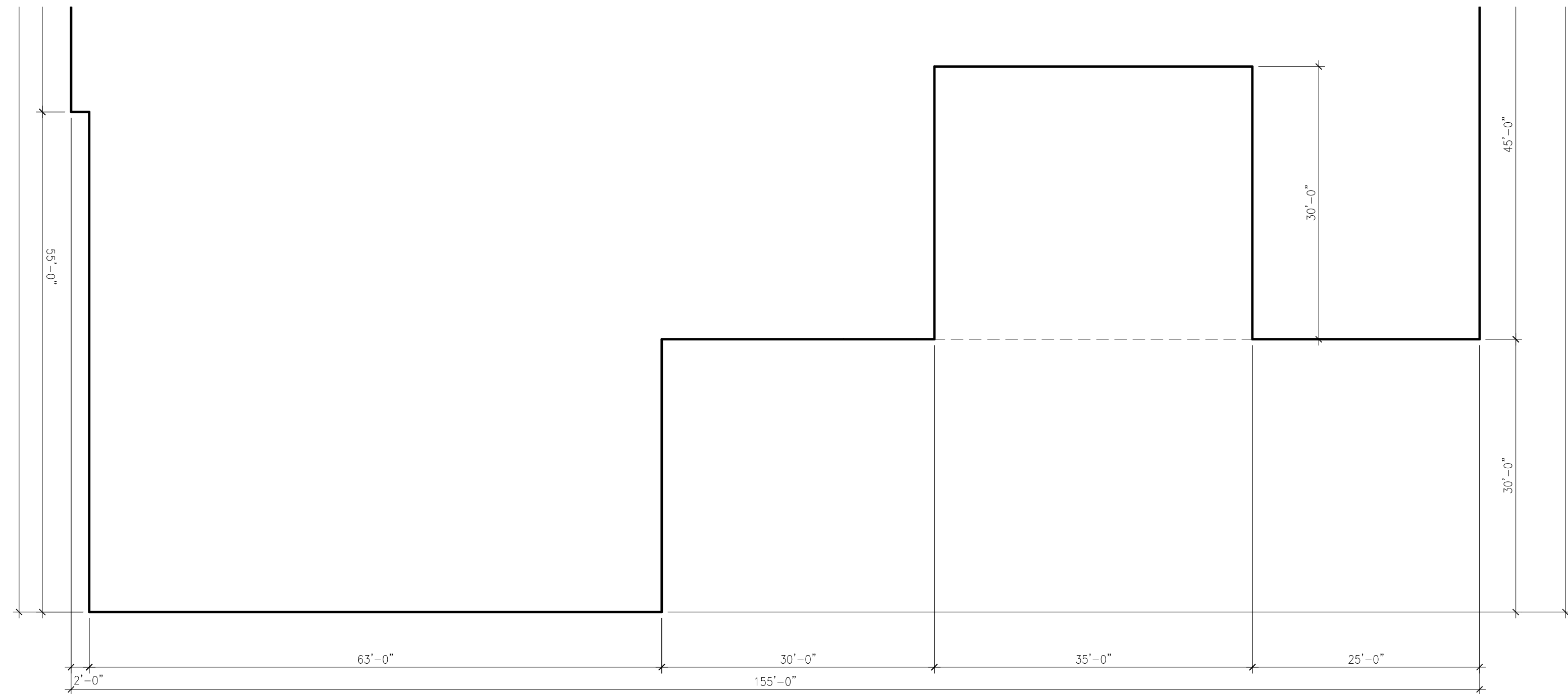
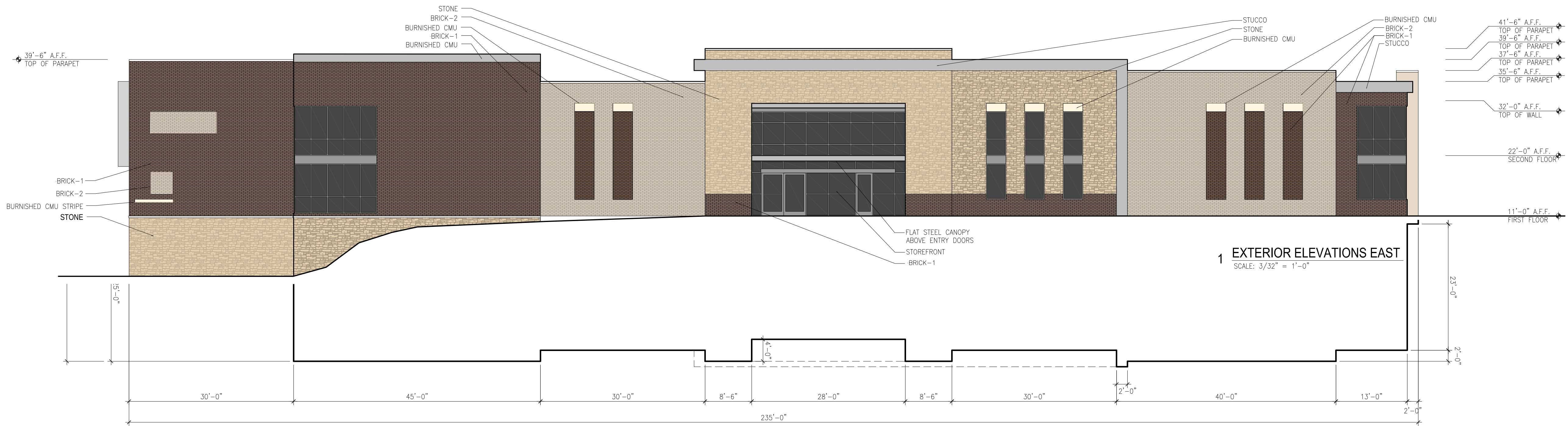
STONE

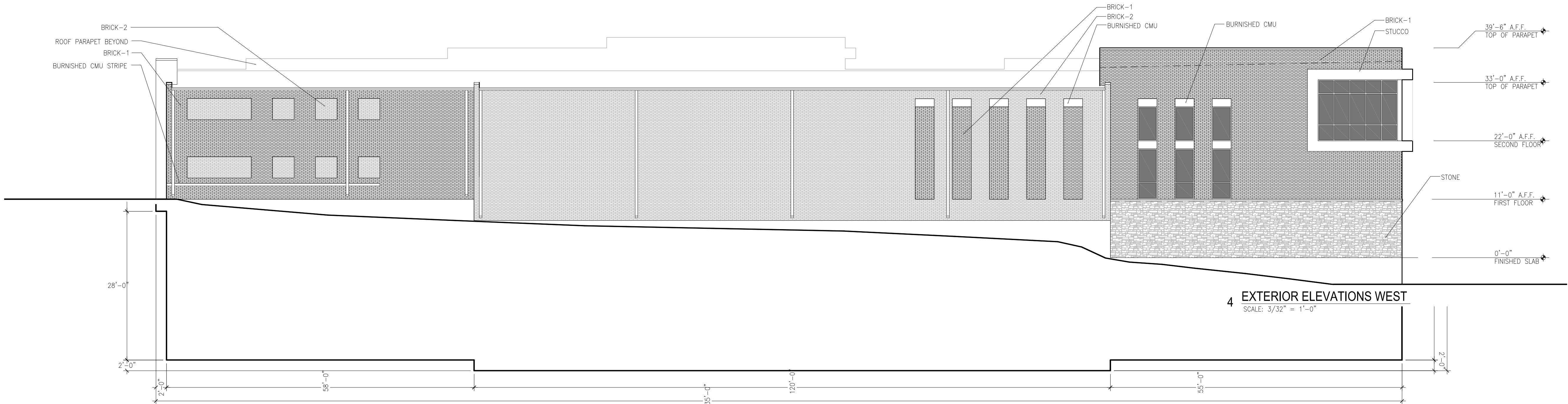


STOREFRONT

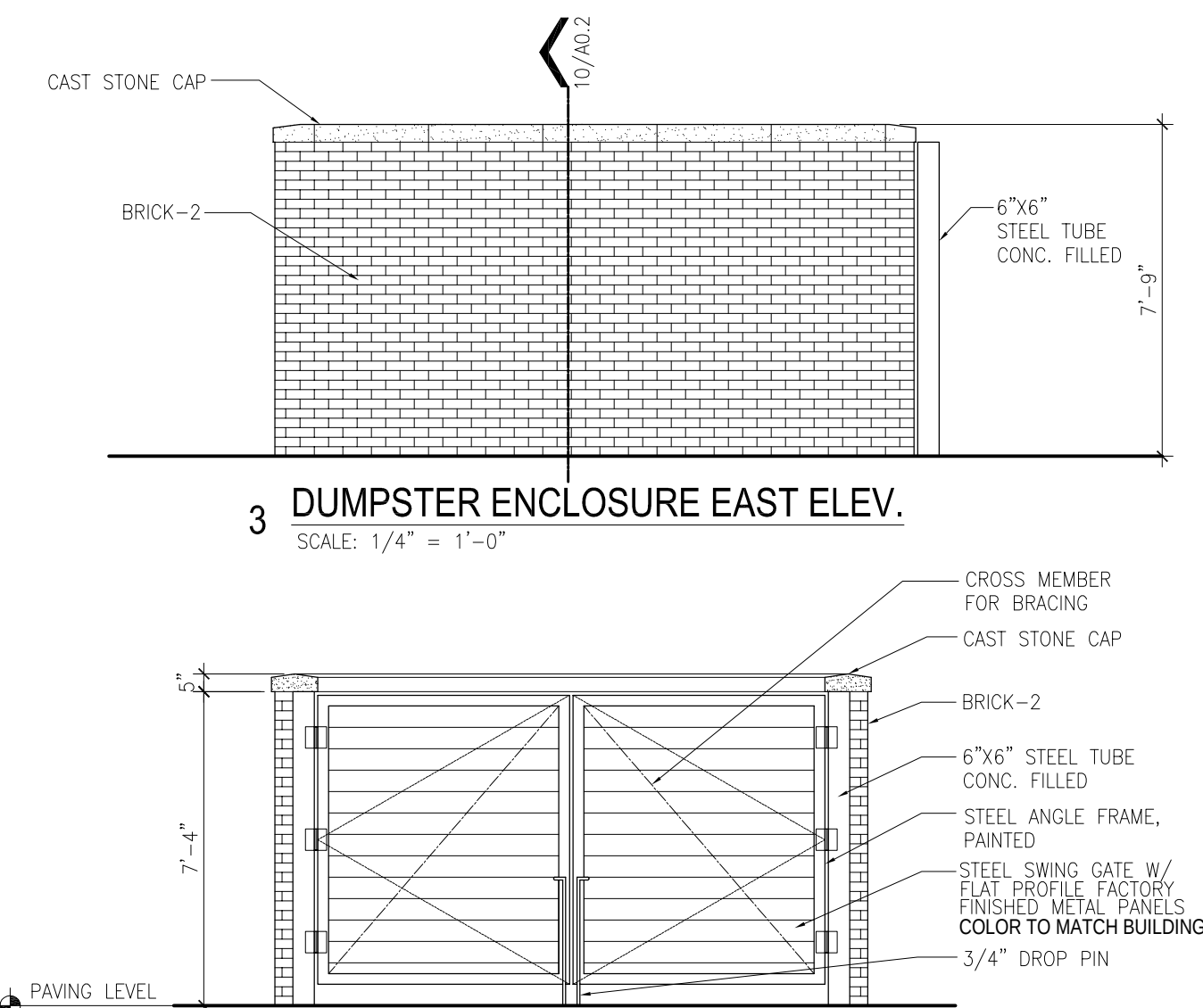


STUCCO

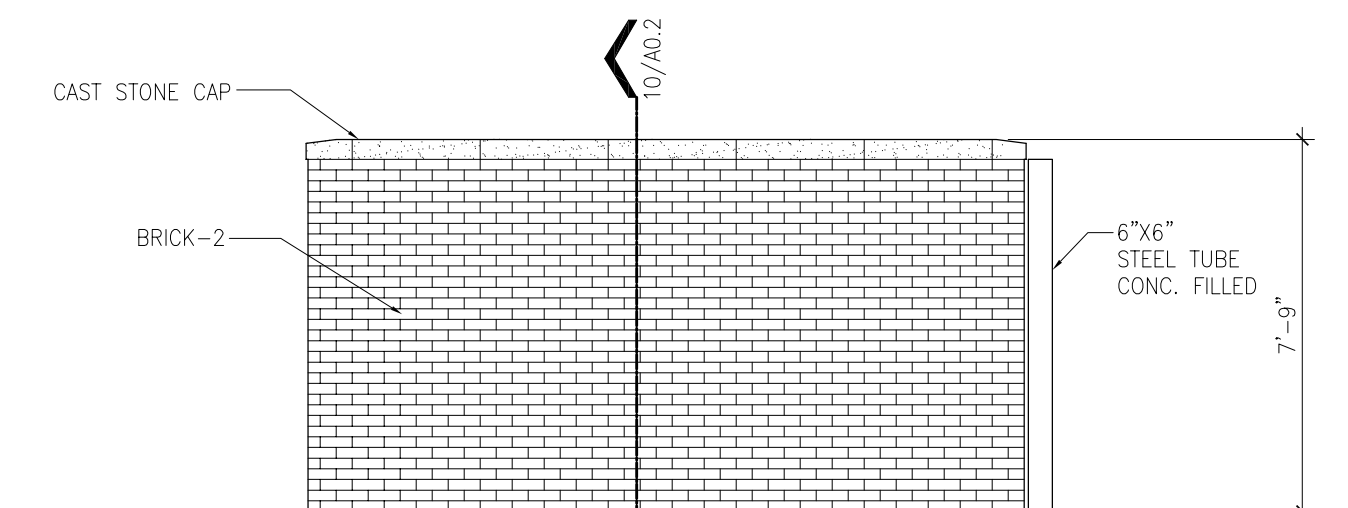




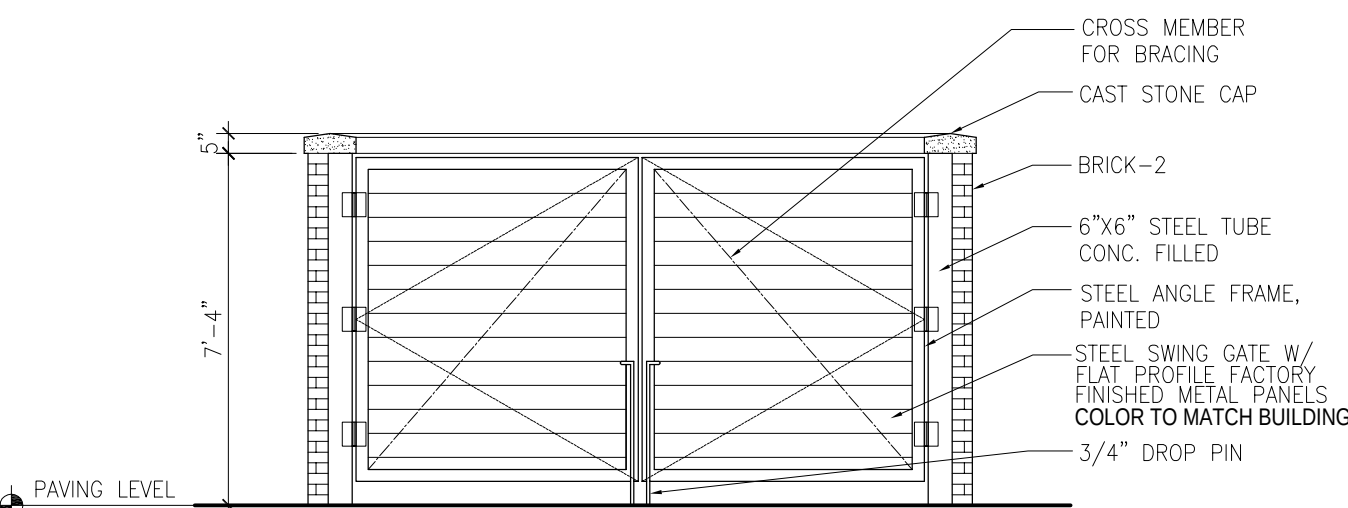
4 EXTERIOR ELEVATIONS WEST
SCALE: 3/32" = 1'-0"



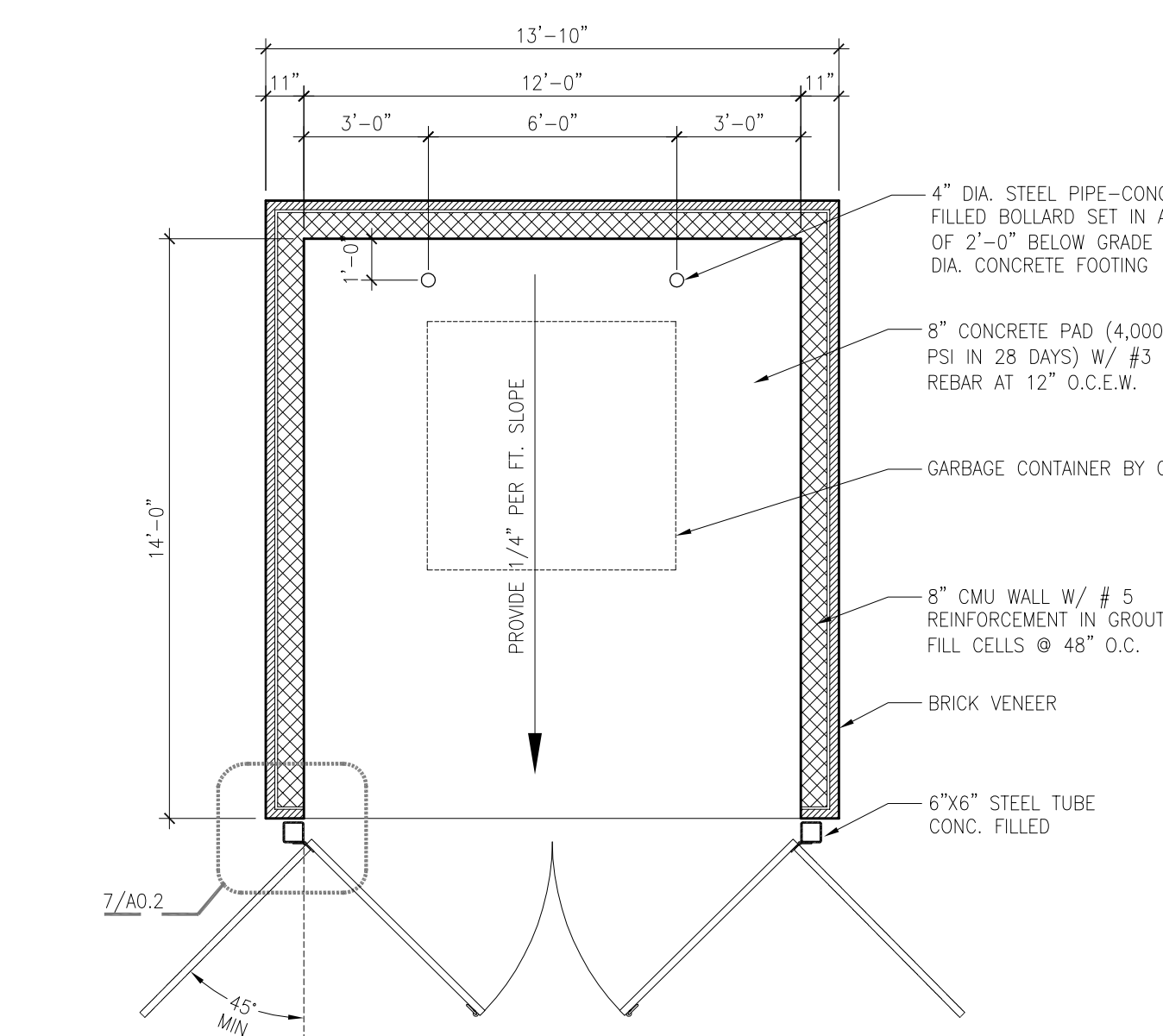
5 EXTERIOR ELEVATIONS NORTH
SCALE: 3/32" = 1'-0"



3 DUMPSTER ENCLOSURE EAST ELEV.
SCALE: 1/4" = 1'-0"



2 DUMPSTER ENCLOSURE NORTH ELEV.
SCALE: 1/4" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

NOTE:
GATE MANUFACTURER SHALL REVIEW CITY OF FLOWER MOUND'S DUMPSTER ENCLOSURE DETAILS & SPECIFICATIONS TO COMPLY WITH THE REQUIREMENTS.

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STUCCO	Dryvit	Grey	Stucco
BURNISHED CMU	Headwaters	Island Sand	Burnished CMU
CAST STONE	Advanced	Natural Limestone	Cast Stone Cap

- NOTES:
1. PROVIDE CONTROL JOINTS IN STONE PER MANUF. RECOMMENDATIONS AND IN LOCATIONS SHOWN
 2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

BUILDING EXTERIOR MATERIAL CALCULATIONS					
		North	South	East	West
1.	Total Facade S.F.	3822	6005	6033	5476
2.	Doors and Windows S.F.	157	1020	1152	194
3.	Facade S.F. (exclusive of doors and windows)	3665	4985	4887	5282
4.	Metal Trims	0	20	51	0
5.	Masonry totals (100%)	3655 SF (100%)	4959 SF (100%)	4827 SF (100%)	5282 SF (100%)
	• Brick s.f.	3560	3239	3196	4829
	• Stone s.f.	0	1397	1270	330
	• Stucco s.f.	59	267	243	103
	• Burnished CMU s.f.	36	56	118	20

exterior elevations - REVISED 08.10.17 - REVISED 09.01.17

SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

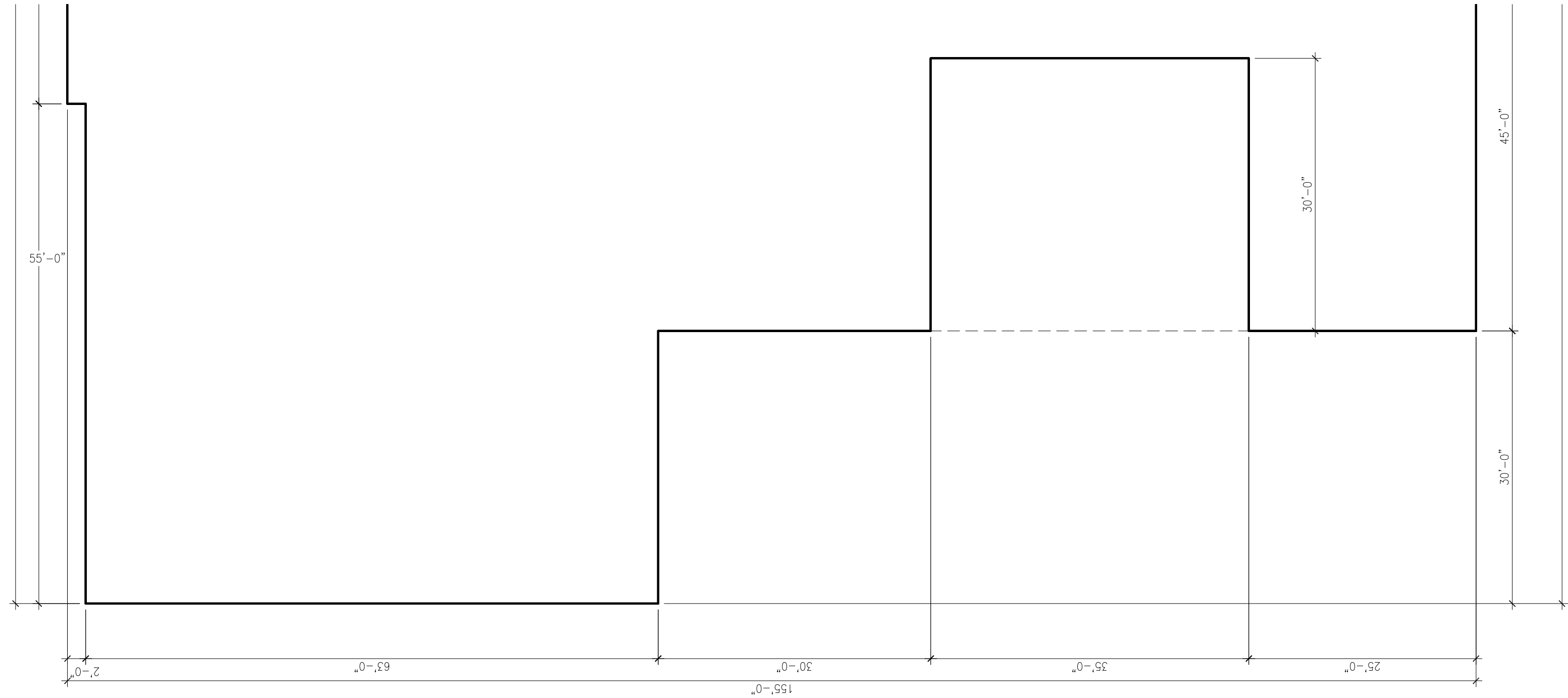
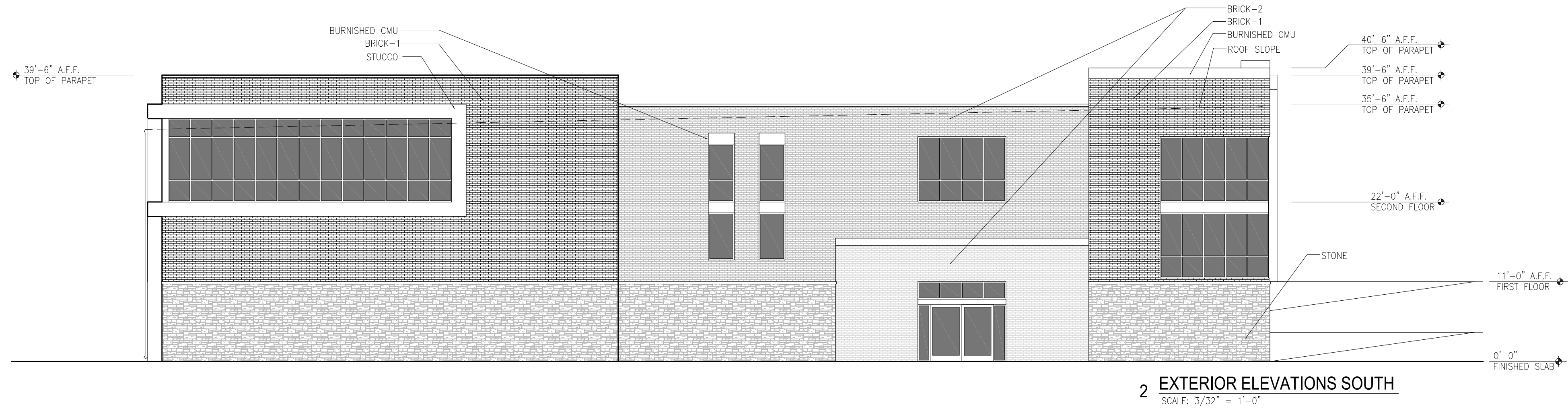
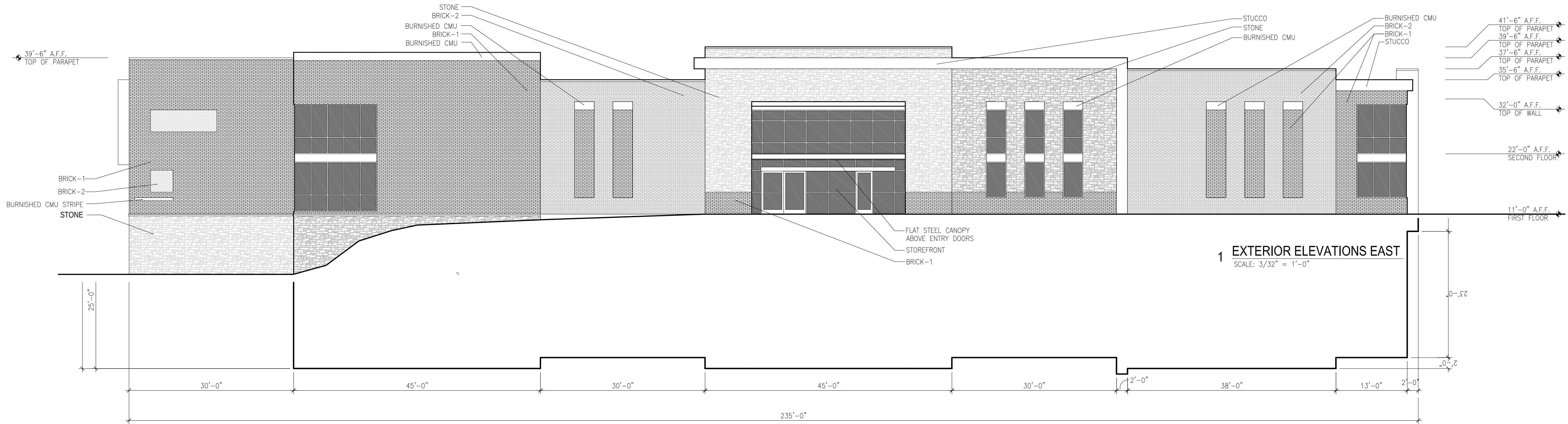
davidbaca
STUDIO

Enterprise Storage
801 Enterprise Drive, Flower Mound, Texas



PROJECT NUMBER
1713
DATE
04.28.17
SHEET NUMBER
A3.0

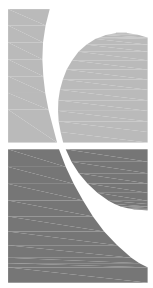
100 NORTH TRAVIS STREET, NO. 500A, SHERMAN, TEXAS 75090
t 903 893 5800 f 903 893 5866 e david@davidbacastudio.com



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DESIGN
REVIEW
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davidbaca
STUDIO

Enterprise Storage
801 Enterprise Drive, Flower Mound, Texas



PROJECT NUMBER
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exterior elevations - REVISED 08.10.17 - REVISED 09.01.17

e david@davidbacastudio.com

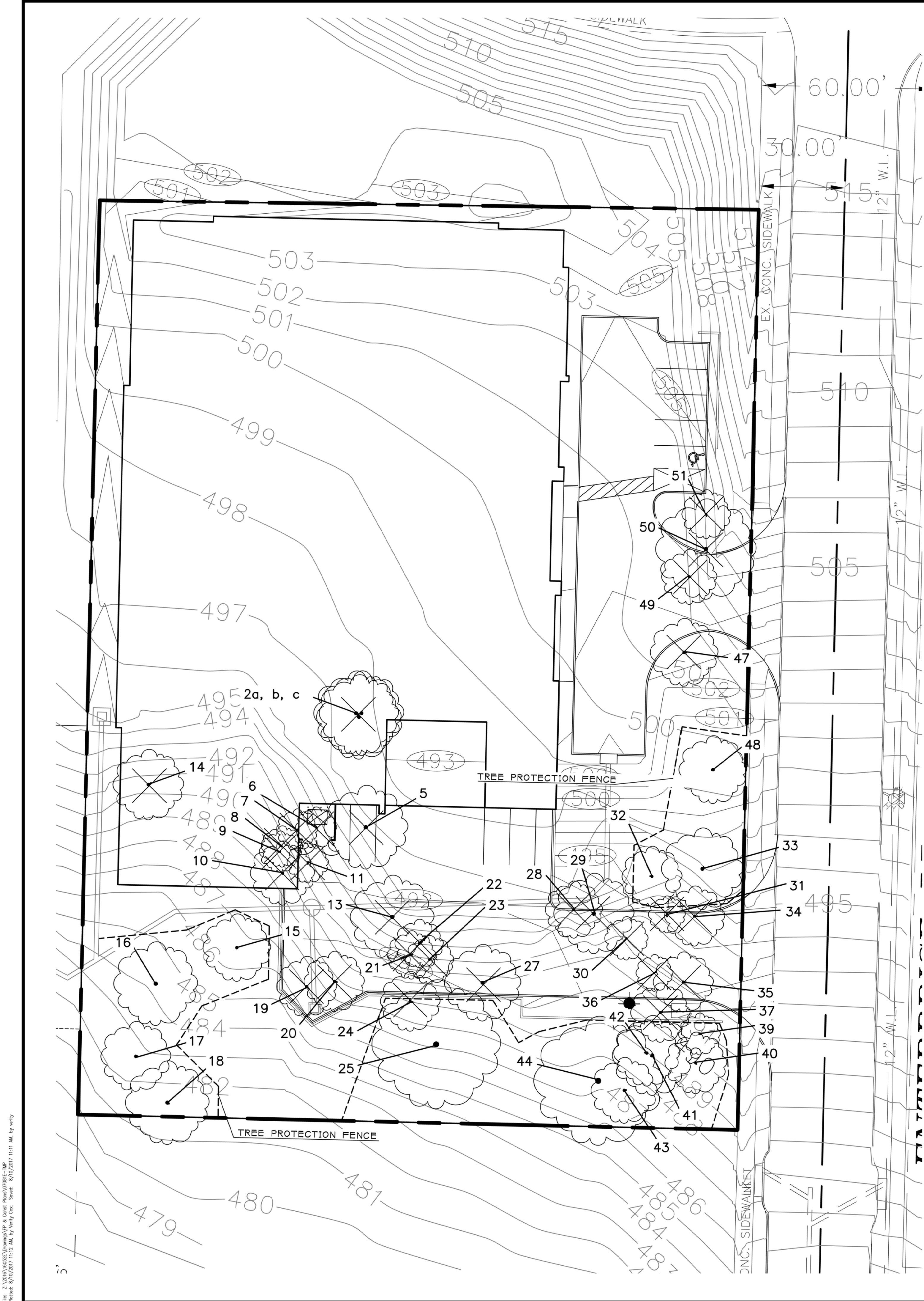
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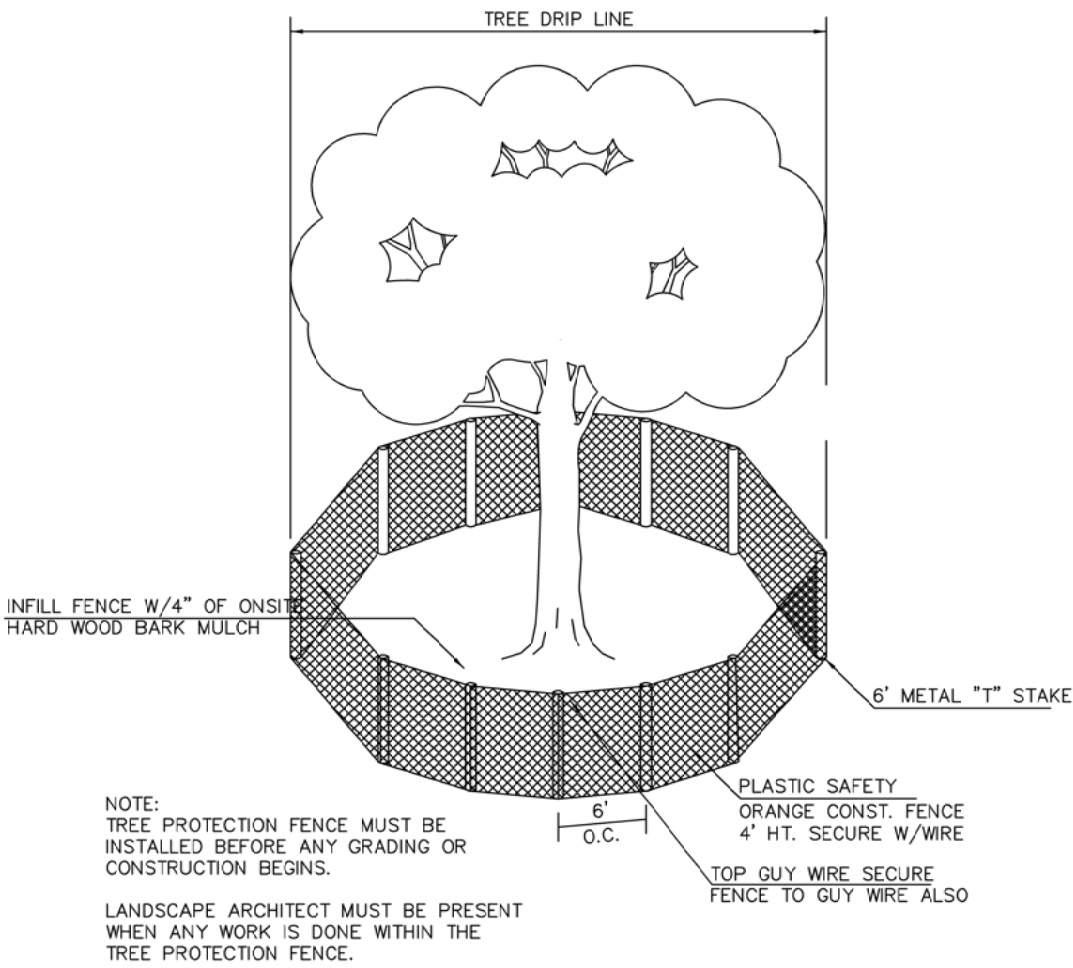
SHERMAN, TEXAS

100 NORTH TRAVIS STREET, NO. 500A,



LEGEND

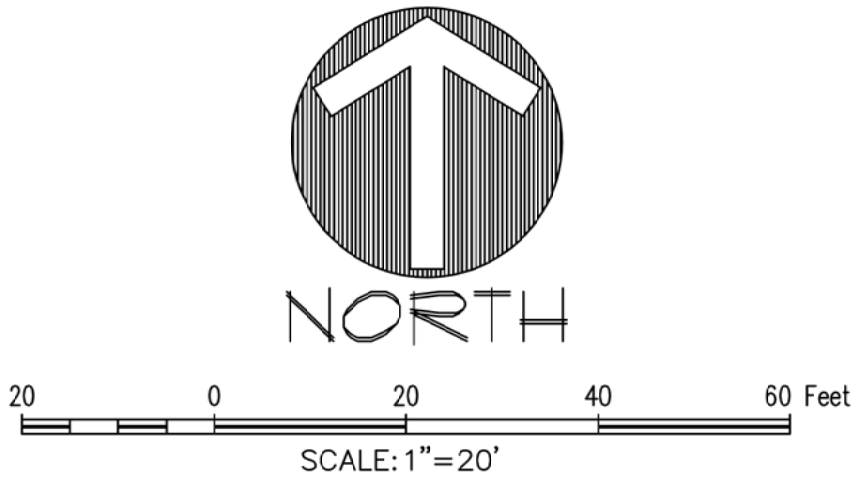
- TREE PROTECTION FENCE
- PROTECTED TREE TO REMAIN
- PROTECTED TREE TO BE REMOVED



TREE PROTECTION

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE - CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter.
 - ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - iv) Reduce and weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group of trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6\"/>



TREE #	CALIPER (")	COMMON NAME	Botanical name	PROTECTED	REMOVED	MITIGATION	REMARKS
1	2A	16	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
2	2B	21"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
3	2C	20"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
4	5	18.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
5	6	8.5"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
6	7	8"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
7	8	8"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
8	9	9"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
9	10	15"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
10	11	10.5"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
11	13	MT 31"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A. MT 15,16,15
12	14	MT 12"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A. MT 7,5,5
13	15	16.5"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
14	16	20.5	POST OAK	Quercus stellata	Yes	No	No
15	17	15"	POST OAK	Quercus stellata	Yes	No	No
16	18	20"	POST OAK	Quercus stellata	Yes	No	No
17	19	12"	POST OAK	Quercus stellata	Yes	Yes	No - B.A.
18	20	15"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
19	21	11"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
20	22	12"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
21	23	12"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
22	24	13.5"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
23	25	25.5"	POST OAK	Quercus stellata	Yes	No	No
24	27	18"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
25	28	13"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
26	29	18"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
27	30	10"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
28	31	9"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
29	32	12"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
30	33	19"	CEDAR ELM	Ulmus crassifolia	Yes	No	No 40% DEAD
31	34	13.5"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
32	35	MT 14"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A. MT 9, 9,5
33	36	9"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
34	37	14"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No
35	39	10"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
36	40	15"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
37	41	MT 20"	CEDAR ELM	Ulmus crassifolia	Yes	No	No MT 10, 14
38	42	8.5"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
39	43	18"	POST OAK	Quercus stellata	Yes	No	No
40	44	30"	POST OAK	Quercus stellata	Yes	No	No
41	47	15.5"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No
42	48	17"	CEDAR ELM	Ulmus crassifolia	Yes	No	No
43	49	13"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A. 40% dead
44	50	23"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No - B.A.
45	51	12"	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No

B.A. - BUILDABLE AREA

2016 TEXAS BIG TREE REGISTRY
SPECIMEN TREE SIZE : POST OAK - 33.1"
CEDAR ELM - 23.1"

THIS SITE WAS PLATTED NOVEMBER 8, 1996.
TREE SURVEY BASED ON TOWN OF FLOWER
MOUND LANDSCAPE AND TREE PRESERVATION
ORDINANCE PRIOR TO 2008

Trees saved in this plan: 14
Trees saved in Concept Plan: 13
Total caliper inches saved: 245 inches
No specimen trees were found on this site



Drawn By: VC
Date: 12/1/2016
Scale: 1"=20'
Revisions:
04/25/2017
07/10/2017
08/10/2017

16052

T1.0

ENTERPRISE STORAGE

Lot 1, Block 1
Southpoint Addition
171 Acres

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 76057 • P. 972.436.9712 • F. 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P. 940.240.1012 • F. 940.240.1028
TBPES Firm No. 1798



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: September 25, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD16-0013 – Traditions of Flower Mound) from Agricultural District (A) to Planned Development District No. 152 (PD-152) with Single-Family District-15 (SF-15) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Harris Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exceptions, has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This project has a companion Development Plan application (DP17-0003) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 4.399 acres to allow the development of nine single-family homes under the requirements of the Single-Family District-15 (SF-15) zoning district, which requires a minimum 15,000-square-foot lot size. The existing Agricultural (A) zoning requires a minimum single-family lot size of two acres. The requested Planned Development District-152 (PD-152) for SF-15 uses is in conformance with the property's Master Plan land use designation of Low Density Residential.

The accompanying concept plan (Attachment B(1)) depicts the proposed lot layout which includes 9 developable single-family lots and three open space lots. The proposed development will have two access points from Harris Road, a local residential street that connects to Old Settlers Road on the east end and dead ends with a cul-de-sac at the west end. Harris Road is currently a substandard asphalt street with 60-foot right-of-way for future improvements. The concept plan depicts future connectivity to the property to the west. The concept landscape plan depicts a 15-foot landscape buffer along Harris Road with required plantings.

The existing tracts on Harris Road are master-planned for Low Density Residential uses and the current zoning is mostly Agricultural with a few Single-Family Estate (SF-E) zoned tracts. The established development pattern on Harris Road includes residences on large

tracts, approximately one acre or more with the exception of two tracts that are less than an acre. Per fire department standards, the total number of residential lots on Harris Road cannot exceed 30 lots or an additional access point will be required. The existing residential development (Pecan Park Estates) located north of the proposed site is master-planned for Low Density Residential uses and zoned PD-55 with Single-Family Detached (SFD) uses, requiring a minimum lot size of 16,000 square feet.

On September 7, 2017, the Parks Board voted to recommend acceptance of cash in lieu of land in the amount of \$33,694.00 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$12,492.00. This recommendation will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development and companion Development Plan (DP17-0003). The following link will provide additional detail related to the Parks Board public meeting: <http://flowermoundtx.swagit.com/play/09072017-906>

A. Exception to Underground Utilities

Approximately 181 linear feet of overhead power lines are located within the subject property along the frontage of Harris Road. The applicant is requesting an exception to Section 90-423, Underground utilities, of the Code of Ordinances to allow the overhead power lines to remain in the existing location. At the Town's request, the applicant has provided email correspondence from CoServ stating that CoServ does not allow overhead primary facilities to be placed underground where the facilities to be placed underground measure less than 1,200 linear feet (Attachment A(3)).

B. Exception to Street Design Standards

Harris Road is an existing asphalt road, which does not meet the Town's current concrete road standards. With the proposed development, only the northern half of the street section adjoining the development will require improvements leaving the remainder of Harris Road in its existing condition. Therefore, the applicant is requesting an exception to Section 90-302, Concrete streets, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received two correspondence in support of the proposed rezoning, which is provided as Attachment C(1).

IV. ATTACHMENTS

A. Background Information

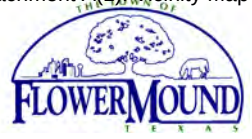
1. Vicinity Map
2. Letter of Intent
3. Correspondence from CoServ Electric

B. Application Details

1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

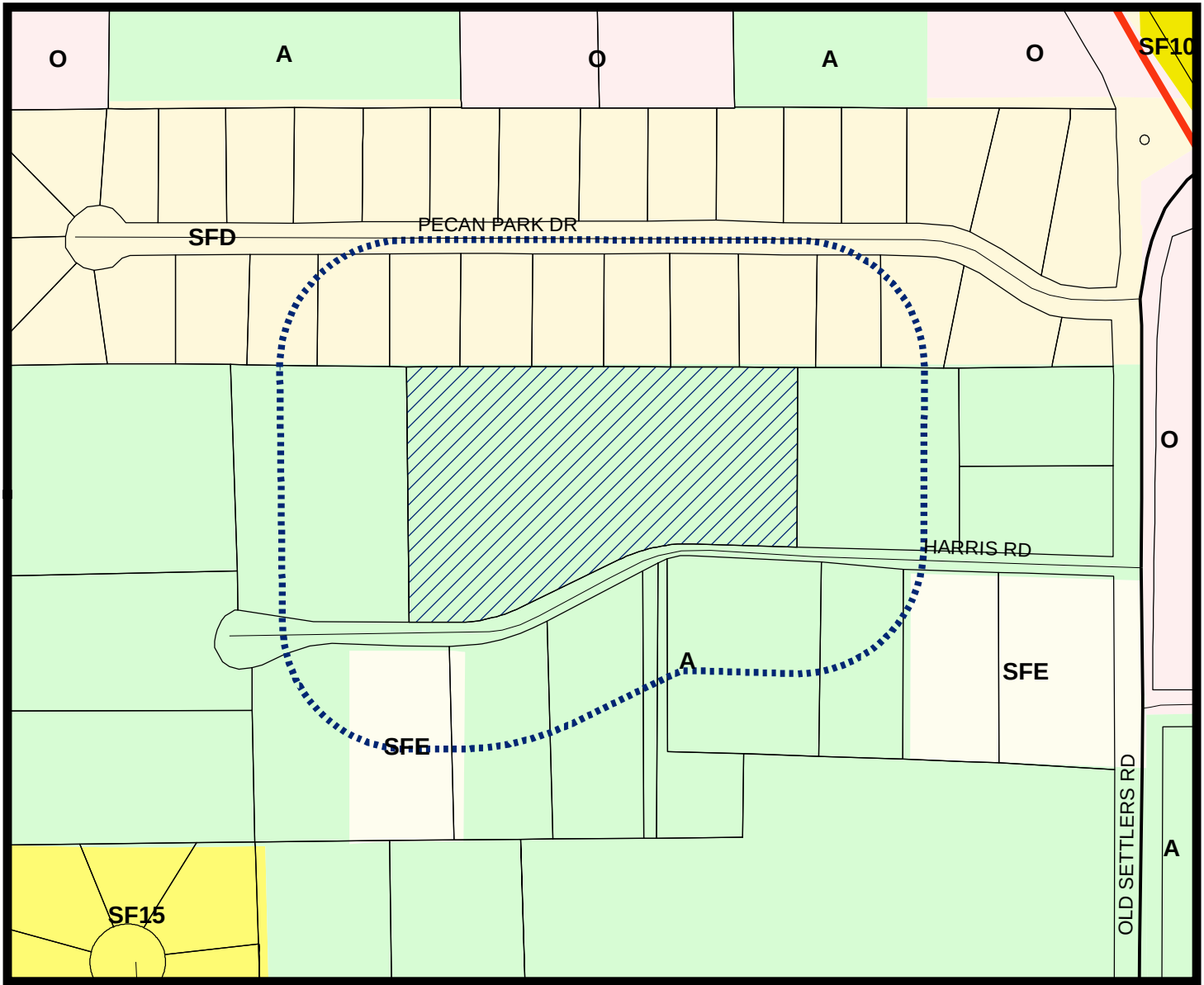
C. Correspondence

1. Correspondence in Support



Vicinity Map

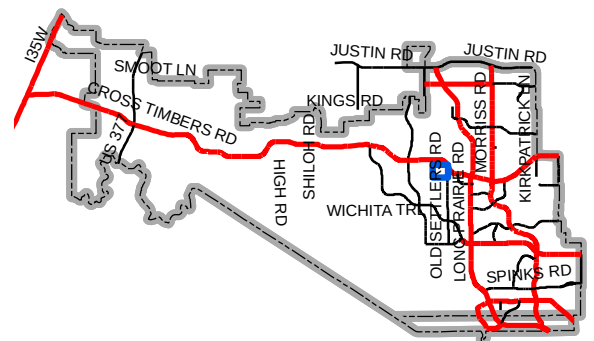
Reference Project: ZPD16-0013 & DP17-0003



LEGEND

- Agriculture
- Office
- Single Family 10
- Single Family 15
- Single Family Density
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location

Bhujang Karakavalasa
c/o eDataWorld
2770 Main Street, Suite 229
Frisco, Texas 75033
Bhujang.k@edataworld.com
206-504-8739

September 19, 2017

Planning Services
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

Attention: Ms. Poornima Srinarasi, Senior Planner

Re: Letter of Intent
Proposed Traditions of Flower Mound Subdivision

Ladies / Gentlemen:

This letter of intent is for the proposed development of a nine (9) lot, SF-15 compliant subdivision to be located at the 3400 Harris Road in Flower Mound. The property encompasses 4.39 acres, and it is further described as a portion of Perry Malone Survey, Abstract Number 836, Town of Flower Mound, Denton County, Texas. The property is proposed to be rezoned from A (agricultural) to SF-15 (large lot single family) and platted for nine (9) residential lots.

As a portion of this proposed development, the following exceptions are requested:

1. An exception to the requirements of Section 90-423, Underground Utilities, of the Code of Ordinances to allow approximately 181 linear feet of overhead utility lines that are located within the subject property and along Harris Road to remain overhead. CoServ, owner of the overhead line, has an absolute policy of not burying short segments of existing overhead lines.
2. An exception to Section 90-302, Concrete streets, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow the developer to not make any roadway improvements to Harris Road. To provide a short segment of street improvements, while the rest of existing street remains as currently constructed, would be of no value for traffic flow and the paving transitions which would be required at each end of the subdivision would negate any tangible benefits of the improved / widened street adjacent to the subdivision.

Thank you for your review and consideration of this proposal. Should you have any questions or need any further information, please contact me at your convenience.

Regards



Bhujang Karakavalasa
CEO



January 13, 2015

Re: Burial of overhead facilities

CoServ Electric has in place a policy that does not allow overhead primary facilities to be placed underground where the facilities to be placed underground measure less than 1,200 feet in length. This policy was put in place due to the large number of failure points that were being created with so many short sections of our System being placed underground. However, CoServ will, upon written request, provide to any entity an estimate to place underground any section of the CoServ Distribution System that exceeds 1,200 feet in length if approved by engineering.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Crawford", is written over a horizontal line.

Ben Crawford
Manager of Project Engineering
www.CoServ.com
bcrawford@coserv.com
Office - (940) 270-6823

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD-152.
2. PURSUANT TO ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEM, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
3. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS
 - 2.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 2.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 2.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN THE FUNCTION OR DETENTION CAPACITY.
 - 2.4. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

LOT AND BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET ACREAGE		DESCRIPTION
1	BLOCK A	15,013 SF	0.344 AC	RESIDENTIAL LOT
2	BLOCK A	15,000 SF	0.345 AC	RESIDENTIAL LOT
3	BLOCK A	15,003 SF	0.344 AC	RESIDENTIAL LOT
4	BLOCK A	15,001 SF	0.344 AC	RESIDENTIAL LOT
6	BLOCK A	18,913 SF	0.467 AC	RESIDENTIAL LOT
7	BLOCK A	17,086 SF	0.273 AC	RESIDENTIAL LOT
1	BLOCK B	15,908 SF	0.362 AC	RESIDENTIAL LOT
2	BLOCK B	15,020 SF	0.345 AC	RESIDENTIAL LOT
3	BLOCK B	15,004 SF	0.344 AC	RESIDENTIAL LOT
5X	BLOCK A	4,377 SF	0.082 AC	DETECTION
4X	BLOCK B	5,606 SF	0.129 AC	LANDSCAPE BUFFER
8X	BLOCK B	2,572 SF	0.060 AC	LANDSCAPE BUFFER

ZONING	STANDARDS REQUIRED
MIN. LOT AREA	15,000 SF.
MIN. LOT WIDTH	80 FT.
MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	12 FT.
MIN. REAR YARD	30 FT.
MAX. LOT COVERAGE	35 %
MAX HEIGHT (STORIES/FT.)	3/35 FT.

MASTER PLAN	FEATURES
LAND USE PLAN	LOW DENSITY RESIDENTIAL
SPECIFIC PLANS	NONE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	OLD SETTLERS ROAD IS AN URBAN MINOR ARTERIAL UNDIVIDED
WATER PLAN	8" ON HARRIS ROAD
WASTEWATER PLAN	LONG PRAIRIE DISTRICT

LOT AND BLOCK SUMMARY			
SMALLEST	15,001 SF	0.344 AC	
LARGEST	18,913 SF	0.434 AC	
TOTAL LOTS (INCLUDING X LOTS)	12 LOTS		
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	9 LOTS		
PARK AREA	NA	NA	
FLOODPLAIN	NA	NA	

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	16.77	24'	D=40°02'15"	CB=N69°58'53"E
C2	23.30	46.55'	D=28°40'44"	CB=S78°27'35"W
C3	20.19	46.55'	D=24°50'35"	CB=N74°46'46"W
C4	52.73	46.55'	D=64°53'29"	CB=N29°54'43"W
C5	29.85	46.55'	D=36°44'37"	CB=N20°54'20"E
C6	16.77	24'	D=40°02'15"	CB=S20°01'07"W
C5	37.70	24'	D=90°00'00"	CB=N45°00'00"E
C6	37.63	24'	D=90°00'00"	CB=S20°00'00"E

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)
tman@peisersurveying.com FIRM No. 100999-00
Member Since 1977

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas
Society of
Professional
Surveyors

NOTES:
MASTER PLAN USE: LOW DENSITY
EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: SF15

OWNERSHIP:
NIDIGANTI SRI & BHUJANG KARAKVALASA
2770 MAIN STREET, SUITE 229
FRISCO, TX 75033
PHONE NUMBER: 206-504-8739

LEGAL DESCRIPTION:
A PORTION OF PERRY MALONE SURVEY, ABSTRACT
NUMBER 836, TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS.

VICINITY MAP
N.T.S.



C-2

PRELIMINARY PLANS

THIS DOCUMENTS IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES.

DRAWN BY—ACHALA KAPOOR	REVISIONS:
DATE — AUGUST 04 2017	DATE — AUGUST 21, 2017

CONCEPT PLAN
LAYOUT

PROJECT NAME:
TRADITIONS OF FLOWER MOUND

4.399 ACRE
IN THE
A PORTION OF PERRY MALONE SURVEY, ABSTRACT #836
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



KISTENMACHER ENGINEERING COMPANY
CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
6044 GATEWAY EAST BLVD., SUITE 611 • EL PASO, TEXAS 79905 • 915-778-4476
6336 GREENVILLE AVE., SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

FIRM # F-2979
ISSUED BY: GLEN KISTENMACHER, P.E.
REGISTERED # 65021

EDW ARCHITECTONICS
BUILDERS
2770, MAIN STREET, FRISCO TX -75033
CONTACT -Mr. BHUJANG KARAKAVALASA
206-504-8739

100 50 0 100 200

SCALE : 1" = 100'

LEGAL DESCRIPTION:
A PORTION OF PERRY MALONE SURVEY, ABSTRACT
NUMBER 836, TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS.



MASTER PLAN	FEATURES
LAND USE PLAN	LOW DENSITY RESIDENTIAL
SPECIFIC PLANS	NONE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	OLD SETTLERS ROAD IS AN URBAN MINOR ARTERIAL UNDIVIDED
WATER PLAN	6" ON HARRIS ROAD
WASTEWATER PLAN	LONG PRAIRIE DISTRICT

ZONING	STANDARDS REQUIRED
MIN. LOT AREA	15,000 SF.
MIN. LOT WIDTH	80 FT.
MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	12 FT.
MIN. REAR YARD	30 FT.
MAX. LOT COVERAGE	35 %
MAX HEIGHT (STORIES/FT.)	3/35 FT.

VICINITY MAP
N.T.S.



PRELIMINARY PLANS
THIS DOCUMENTS IS FOR INTERIM REVIEW AND IS NOT
INTENDED FOR CONSTRUCTION BIDDING OR PERMIT
PURPOSES.

DRAWN BY--ACHALA KAPOOR	REVISIONS:
DATE - JULY 31, 2017	

ZONING EXHIBIT PLAN

PROJECT NAME:
TRADITIONS OF FLOWER MOUND
4.399 ACRE
IN THE
A PORTION OF PERRY MALONE SURVEY, ABSTRACT #836
TOWN OF FLOWER MOUND
DENTON COUNTY , TEXAS

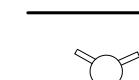
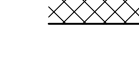


KISTENMACHER		ENGINEERING		COMPANY		
CONSULTING ENGINEERING		•	LAND PLANNING		•	SURVEYING
6044 GATEWAY EAST BLVD., SUITE 611		•	EL PASO, TEXAS 79905		•	915-778-4476
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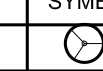
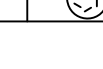
FIRM # F-2979
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 206-504-8739

LEGEND

	PROPERTY BOUNDARY
	PROPOSED FIRE HYDRANT
	PROPOSED 4' CLASS "A" CONCRETE SIDEWALK WITH ADA RAMPS PER TOWN OF FLOWER MOUND STANDARDS

LANDSCAPE REQUIREMENTS		
STREETSCAPE	REQUIRED	PROVIDED
LANDSCAPE BUFFER TREES	ONE SHADE TREE/ 30 L.F.	
HARRIS ROAD 587 LINEAR FEET	587/30 = 20	20

PLANT MATERIALS				
QTY	SYMBOL	CALL-OUT	DESCRIPTION	REMARKS
4		SMALL TREES	CREPE MYRTLE (LAGASTROEMA INDICA "TUSKEGEE")	2'-3" CAL./10'-12' HT./5'-6" SP.
4		LARGE TREES	CEDAR ELM (ULMUS CRASSIFOLIA)	3" CAL./35' HT./20' SP.
4		LARGE TREES	LIVE OAK (QUERCUS VIRGINIANA)	3" CAL./35' HT./20' SP.
4		LARGE TREES	MAGNOLIA (MAGNOLIA GRANDFLORA)	3" CAL./35' HT./30' SP.
4		LARGE TREES	TEXAS RED OAK (QUERCUS TEXANA)	3" CAL./40' HT./20' SP.
4		LARGE TREES	BALD CYPRESS (TAXODIUM DISTICHUM)	3" CAL./40' HT./20' SP.

TRAFFIC CONTROL NOTE:

THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF FLOWER MOUND STANDARDS AND DETAILS. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENCED IN THE STATE OF TEXAS.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON THE PLAN.
6. TREES SHALL BE PLANTED A MINIMUM OF 5 FEET AWAY FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS UNLESS APPROVED BY GRANTEES.
7. ALL TREES PLANTED WITHIN FIVE (5) FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER.
8. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
9. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF (7) FEET.
10. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE ISLES, AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
11. TREES PLANTED ON SLOPES SHALL HAVE THE SOL STAK AT AVERAGE GRADE OF THE SLOPE.
12. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FINED MATERIAL SUCH AS PAVERS.
13. NO TRUNK OR ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY AND MUST BE OUTSIDE ANY VISIBILITY TRIANGLES.
14. IN MEDIAN, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT.
15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
17. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRUNK LITTER, AND WEEDS.
18. ALL SIGNAGE AND FENCING SHALL BE CONTRASTANT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

CAUTION!!!

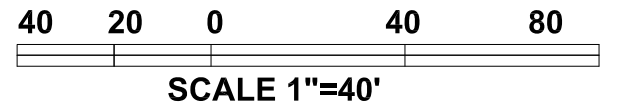
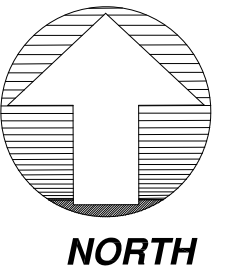
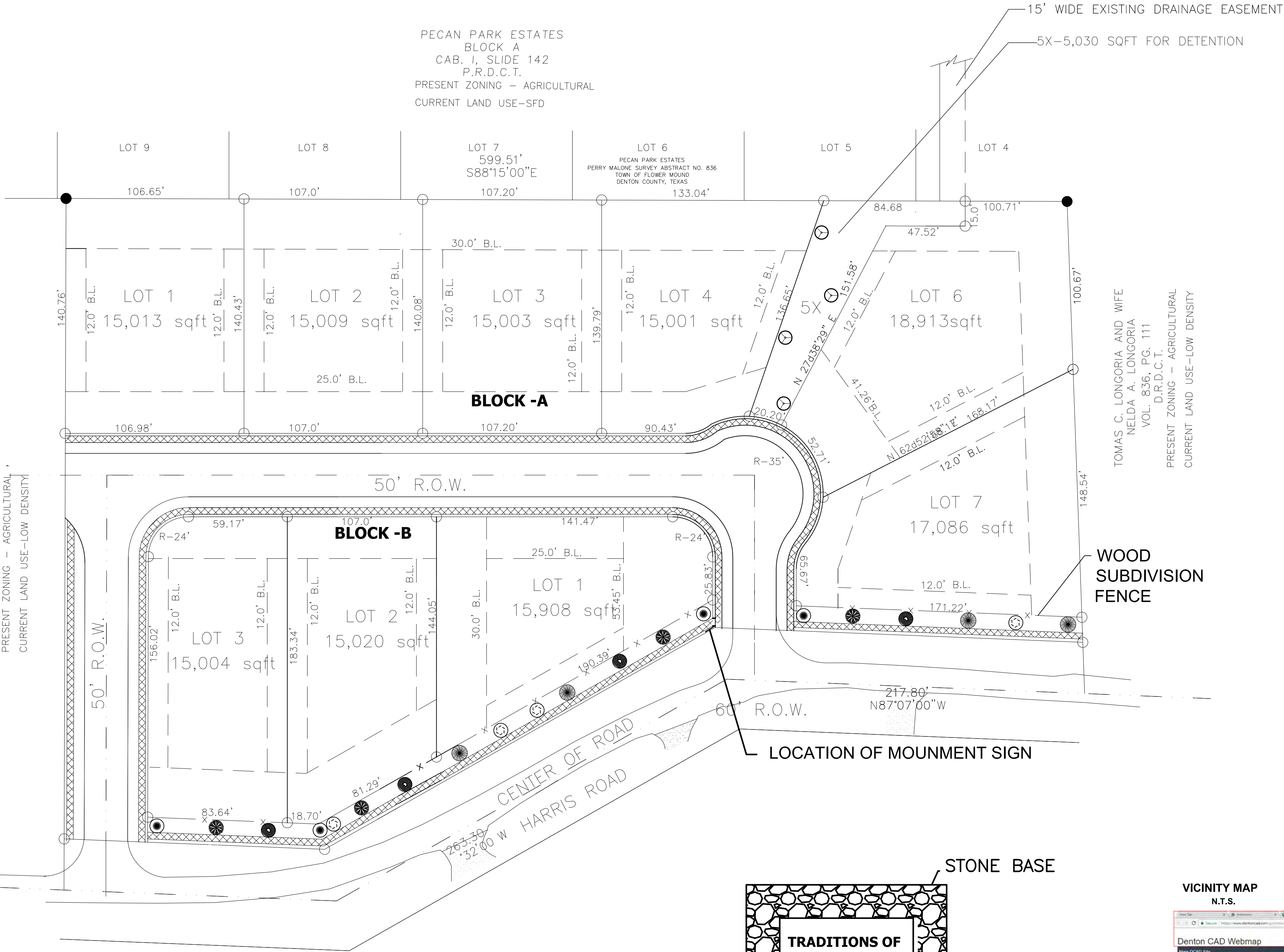
CONTACT 72 HOURS PRIOR TO CONSTRUCTION.
TOWN OF FLOWER MOUND: 972-874-6302
ONCOR ELECTRIC: 214-554-1414
ONCOR GAS: 1-800-344-8377
AT&T TELEPHONE: 1-800-252-1133
TEXAS ONE CALL SYSTEM: 1-800-245-4545

CAUTION!!!

UNDERGROUND GAS IN AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

ROTHERMEL, DEBORAH & ALLISON
A0836A P. MALONE, TR 46, 2.6
ACRES

PRESENT ZONING - AGRICULTURAL
CURRENT LAND USE - LOW DENSITY



TOMAS C. LONGORIA AND WIFE
NELDA A. LONGORIA
VOL. 836, PG. 111
D.R.D.C.T.
PRESENT ZONING - AGRICULTURAL
CURRENT LAND USE - LOW DENSITY

WOOD
SUBDIVISION
FENCE

LOCATION OF MOUNMENT SIGN

STONE BASE

VICINITY MAP
N.T.S.



C-5

PRELIMINARY PLANS

THIS DOCUMENTS IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES. KISTENMACHER ENGINEERING COMPANY

DRAWN BY-ACHALA KAPOOR	REVISIONS:
DATE - JULY 31, 2017	DATE - AUGUST 21, 2017
SCALE-	

LANDSCAPE
PLAN

PROJECT NAME:
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A PORTION OF PERRY MALONE SURVEY, ABSTRACT #836
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DENTON COUNTY, TEXAS



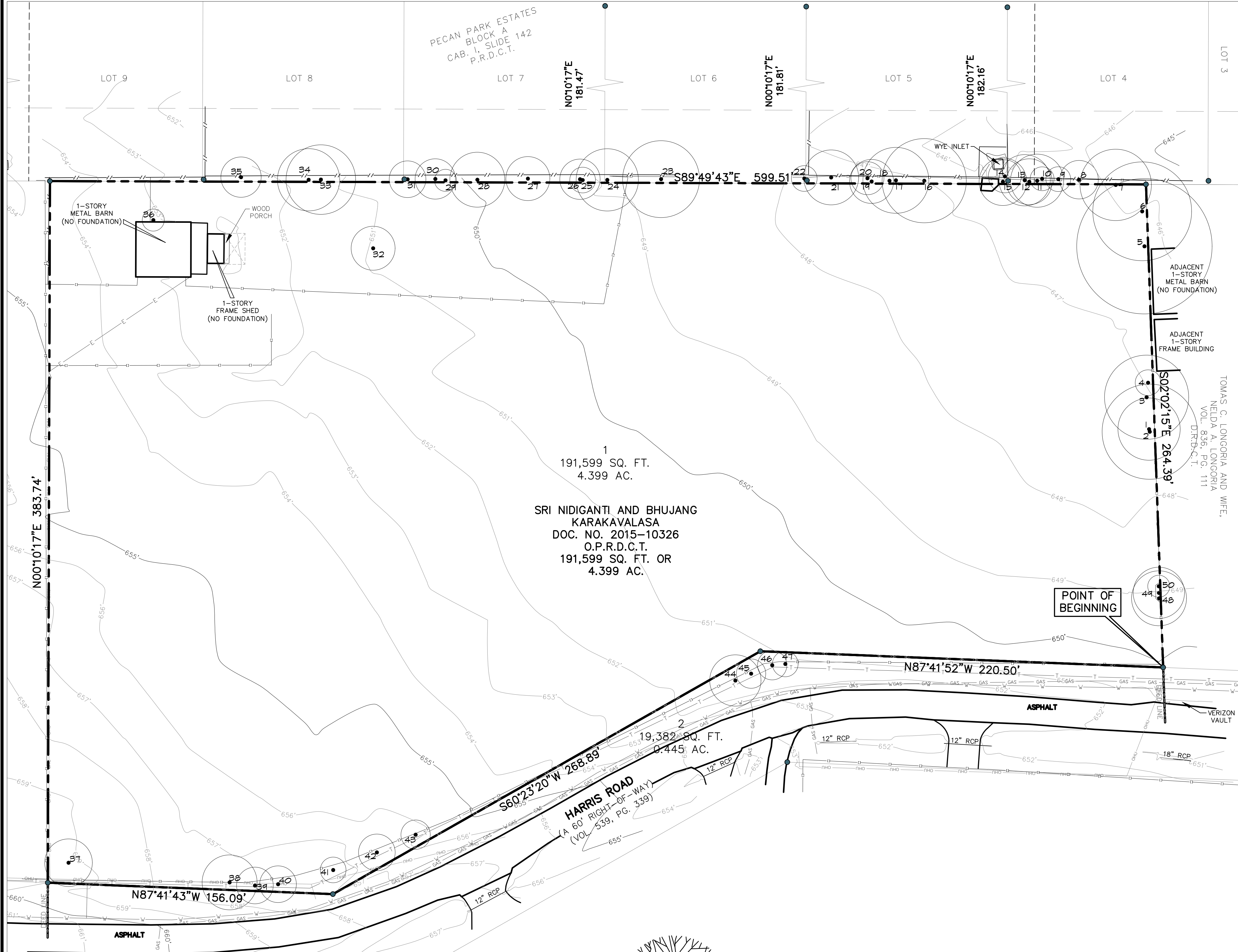
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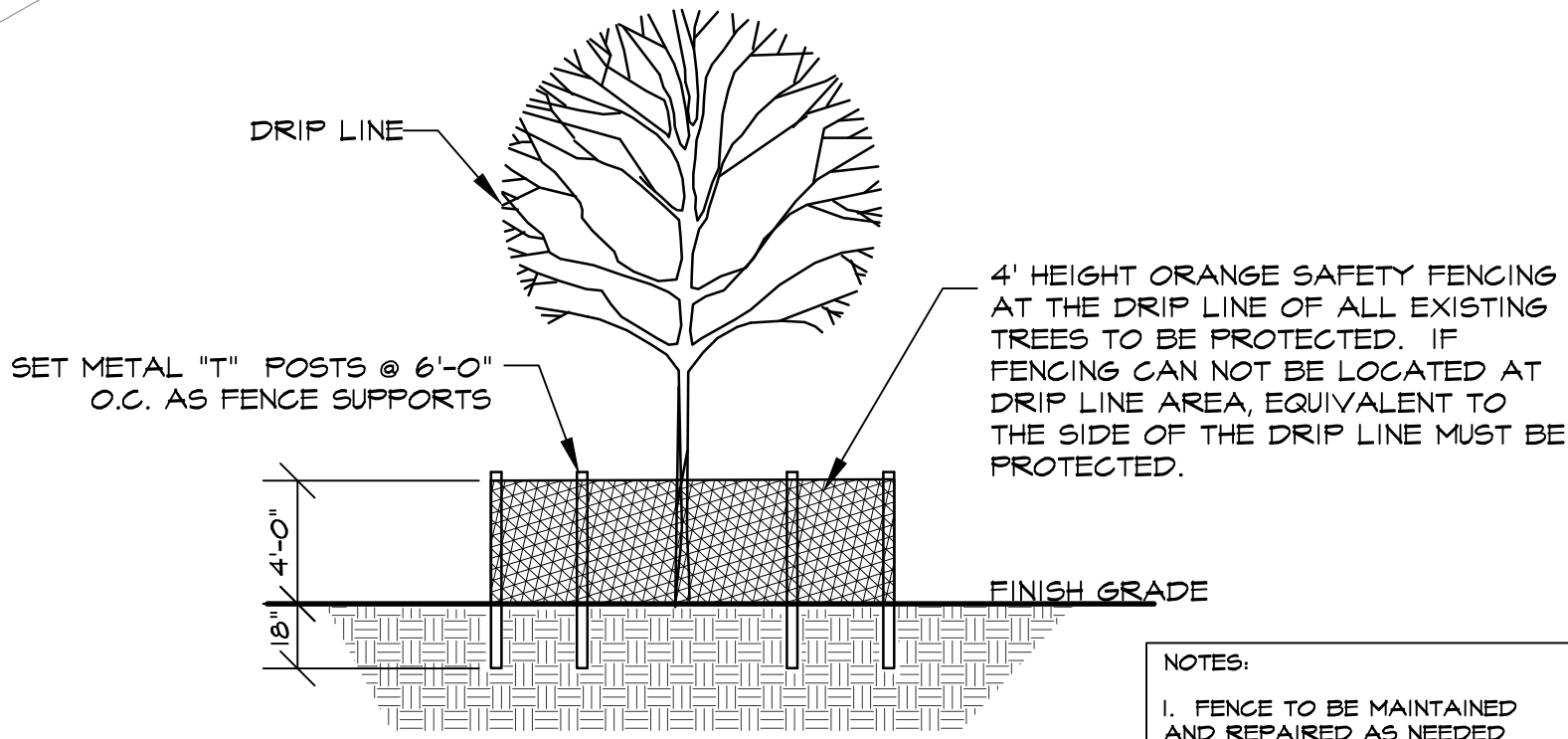
Plotted by: ##### Plot Date: 8/3/2017 10:17 AM

Drawing: S:\Projects\HAR001-Harris Road Tree Survey\DWG\HAR001TS.dwg Saved By: Leonard Save Time: 7/10/2017 8:27 AM



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED
- ANY PROTECTED TREES LOCATED ON THE PROPERTY WILL NEED TO BE MITIGATED FOR AT A 1:1 RATIO, BASED ON THE NUMBER BEING REMOVED. THIS WILL ULTIMATELY NEED TO BE ADDRESSED AT THE PLATTING PHASE.



1 TR1 TREE PROTECTION DETAIL

NOT TO SCALE

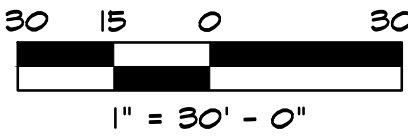
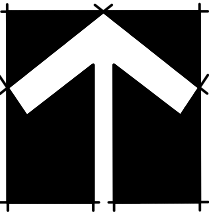
Tree #	Size	Common Name	Scientific Name	Status	Location	Prot.	Replacement Ratio
1	17	Gum bumelia	Sideroxylon lanuginosum	Poor-wrapped trunk		Y	
2	26	Sugarberry	Celtis laevigata	Poor-wrapped trunk		N	
3	23	Sugarberry	Celtis laevigata	2T-Poor-DB		N	
4	6.75	Pecan	Carya illinoensis	2T-Poor-CAV-Trunk		Y	
5	37	Sugarberry	Celtis laevigata	Poor-CAV-DB		N	
6	27	Sugarberry	Celtis laevigata	2T-Poor-Lean-CAV		N	
7	19.5	Osage	Maclura pomifera	2T-Poor-RE-US		N	
8	10.5	Sugarberry	Celtis laevigata	Poor-CAV-DB		N	
9	6.75	Sugarberry	Celtis laevigata	Poor-Vines		N	
10	6.5	Sugarberry	Celtis laevigata	Poor-US-Vines	Off-Site	N	
11	14.5	Sugarberry	Celtis laevigata	Poor-Top-Lean	Off-Site	N	
12	12.5	American elm	Ulmus americana	Poor-CAV-Disease	Off-Site	Y	
13	13.75	Sugarberry	Celtis laevigata	Poor-Lean-RE	Off-Site	N	
14	8.75	Sugarberry	Celtis laevigata	Poor	Off-Site	N	
15	12.75	Pecan	Carya illinoensis	Poor-Top-Lean-RE	Off-Site	Y	
16	23.5	Sugarberry	Celtis laevigata 2T	Poor-Lean-RE	Off-Site	N	
17	18.5	Sugarberry	Celtis laevigata 2T	Poor-RE	Off-Site	N	
18	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	
19	12.25	American elm	Ulmus americana	Poor-Lean-RE	Off-Site	Y	
20	9	Sugarberry	Celtis laevigata	Poor-Wire-US	Off-Site	N	
21	14.75	Sugarberry	Celtis laevigata	Poor-US-RE	Off-Site	N	
22	7.25	Sugarberry	Celtis laevigata	Poor-US-Lean	Off-Site	N	
23	21.75	Sugarberry	Celtis laevigata	OK-RE-DB	Off-Site	N	
24	17	Sugarberry	Celtis laevigata	Poor-RE-FNC-DB	Off-Site	N	
25	6.75	Gum bumelia	Sideroxylon lanuginosum	Poor-Vines-US	Off-Site	Y	
26	10.75	Sugarberry	Celtis laevigata	Poor-Vines-US	Off-Site	N	
27	11.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	
28	14.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	
29	6.25	Pecan	Carya illinoensis	OK-US	Off-Site	Y	
30	10.75	Sugarberry	Celtis laevigata	2T-Poor-Vines	Off-Site	N	
31	10.5	Sugarberry	Celtis laevigata	2T-Poor-RE-Top Lean	Off-Site	N	
32	12.25	American elm	Ulmus americana	OK	Off-Site	Y	
33	19	Sugarberry	Celtis laevigata	OK	Off-Site	N	
34	17	Sugarberry	Celtis laevigata	Poor-US-Lean	N		
35	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	
36	6.5	Pecan	Carya illinoensis	Poor-Lean	Off-Site	Y	
37	13	Pine	Pine Sp.	OK-Power Line	Off-Site	Y	
38	15	Mesquite	Prosopis glandulosa	OK	Off-Site	N	
39	9.75	Soapberry	Sapindus saponaria	OK	N		
40	10	Soapberry	Sapindus saponaria	4T, OK	N		
41	7.5	Soapberry	Sapindus saponaria	Poor-Vines	Off-Site	N	
42	10	Bradford pear	Pyrus calleryana	Poor-FNC	N		
43	8.25	Chinese Pistache	Pistacia chinensis	Poor-Vines	N		
44	14	Pecan	Carya illinoensis	Poor-Vines	Y		
45	8	Sugarberry	Celtis laevigata	OK	N		
46	8	Sugarberry	Celtis laevigata	Poor-Vines	N		
47	6.75	American elm	Ulmus americana	Poor-Vines-Lean	Y		
48	15	Sugarberry	Celtis laevigata	3T-Poor-US	N		
49	14	Sugarberry	Celtis laevigata	Poor-Lean	N		
50	6.25	Sugarberry	Celtis laevigata	Poor-Lean	N		
660.5							
Total Tree Population							

UL - Uni-Lateral Canopy
RD - Root Decay
RE - Root Exposure
US - Understory Tree
CD/DB - Canopy Dieback
CAV - Cavity in Trunk



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Survey

Harris Road Project

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1 Revised per Town Comments	LWR	7-7-2017
2 Revised per Town Comments	LWR	8-3-2017

PROJECT
HAR001

SHEET

TR1 of 1

Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 152 (PD-152) Single Family-15 (SF-15)

THE TRADITIONS OF FLOWER MOUND

The Development depicted in Exhibit “C” shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. Single-Family 15 (SF-15) uses:

Development of PD-152 designated on Exhibit “C,” the Concept Plan for The Traditions of Flower Mound, comprising approximately 4.39 acres, shall be in compliance with all regulations applicable to Single-Family 15 (SF-15) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. Permitted Uses: The following uses may be permitted in areas designated on the Concept Plan.

- a. Accessory use, general, subject to section 98-972;
- b. Day care, home
- c. Dwelling, single-family detached;
- d. Garage Sale, subject to section 98-982;
- e. Home occupation, subject to section 98-984;
- f. Model home;
- g. Off-street parking, accessory; and
- h. Swimming pool, private.

2. Specific Uses: No uses requiring a specific use permit shall be permitted within PD-152.

3. Temporary Uses: Only the following temporary uses may be permitted within PD-152 subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits”:

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974.
- b. Field office, temporary.
- c. Sales trailer, temporary, subject to section 98-993

B. Minimum and Maximum Dimensions

The dimensional regulations listed for Single Family District-15 (SF-15) in the Town’s Zoning Ordinance shall be required for this Planned Development.

C. Residential Lot Requirements

The following requirements shall apply to the residential lots within The Traditions of Flower Mound.

1. There shall be a maximum of nine (9) SF-15 residential lots.

D. Exceptions

The following exceptions shall be granted with the approval of Planned Development District-152 (PD-152).

1. An exception to the requirements of Section 90-423, Underground Utilities, of the Code of Ordinances to allow approximately 181 linear feet of overhead utility lines that are located within the subject property and along Harris Road to remain overhead.
2. An exception to Section 90-302, Concrete streets, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow the developer to not make any roadway improvements to Harris Road.

Poornima Srinarasi

From: rama krishna [REDACTED] >
Sent: Tuesday, September 19, 2017 6:13 PM
To: Poornima Srinarasi
Subject: RE: Zoning planned development ZPD16-0013 traditions of flower mound PD-152

Hi,

I am the home owner of property 3365 harris rd flower mound texas. I here by would like to submit my views on this new proposed zonal change on harris rd. We are ok with the proposed zonal change and are in favor of it.

we vote in favor of the proposed zone change

Thanks
Rama krishna kanumuri
sunitha kanumuri

To,

Date: Sept-20-2017.

Planning Department,
City of Flower mound.

From,

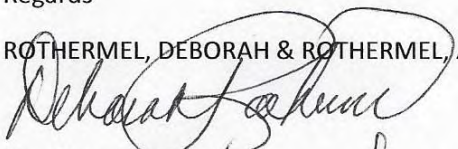
ROTHERMEL, DEBORAH & ROTHERMEL, ALLISON.

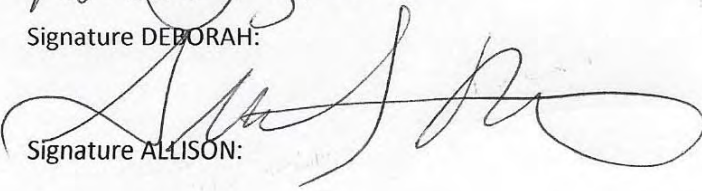
We, ROTHERMEL, DEBORAH & ROTHERMEL, ALLISON, residing at 3424 HARRIS RD FLOWER MOUND, TX 75022-2803, supporting the 9 lots Minimum: 15,001 sft & Maximum lot size: 18,913 sft residential development project .

Appreciate your favorable approval regarding this project.

Regards

ROTHERMEL, DEBORAH & ROTHERMEL, ALLISON.


Signature DEBORAH:


Signature ALLISON:



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: September 25, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Development Plan (DP17-0003 – Traditions of Flower Mound) to develop a residential subdivision. The property is generally located west of Old Settlers Road and north of Harris Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This project has a companion Zoning Planned Development application (ZPD16-0013) for consideration on the same agenda. Approval of this application is contingent on Town Council's approval of the companion Zoning Planned Development application.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to obtain design approval for 9 buildable, single-family lots with a minimum lot size of 15,000 square feet. The site contains approximately 4.39 acres of land. The proposed development will have two access points from Harris Road, a local residential street that connects to Old Settlers Road on the east end and dead ends with a cul-de-sac at the west end. Harris Road is currently a substandard asphalt street with 60-foot right-of-way for future improvements. The development plan depicts required setbacks and buffers. The landscape plan depicts a 15-foot landscape buffer along Harris Road with required plantings.

The subject property is zoned Agricultural District (A). In conjunction with the development plan, a request for rezoning (ZPD16-0013) is being considered to change the zoning to Planned Development District No. 152 (PD-152) to allow the development of single-family homes under the requirements of the Single-Family District-15 (SF-15) zoning district. The requested PD-152 is in conformance with the property's Master Plan land use designation of Low Density Residential, and the subject development plan is in compliance with the PD standards as proposed.

On September 7, 2017, the Parks Board voted to recommend acceptance of cash in lieu of land in the amount of \$33,694.00 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$12,492.00. This recommendation will be forwarded to the Town Council for consideration at the same time as the subject development plan. The following link will provide additional detail related to the Parks Board public meeting:

<http://flowermoundtx.swagit.com/play/09072017-906>

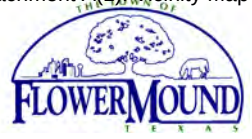
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

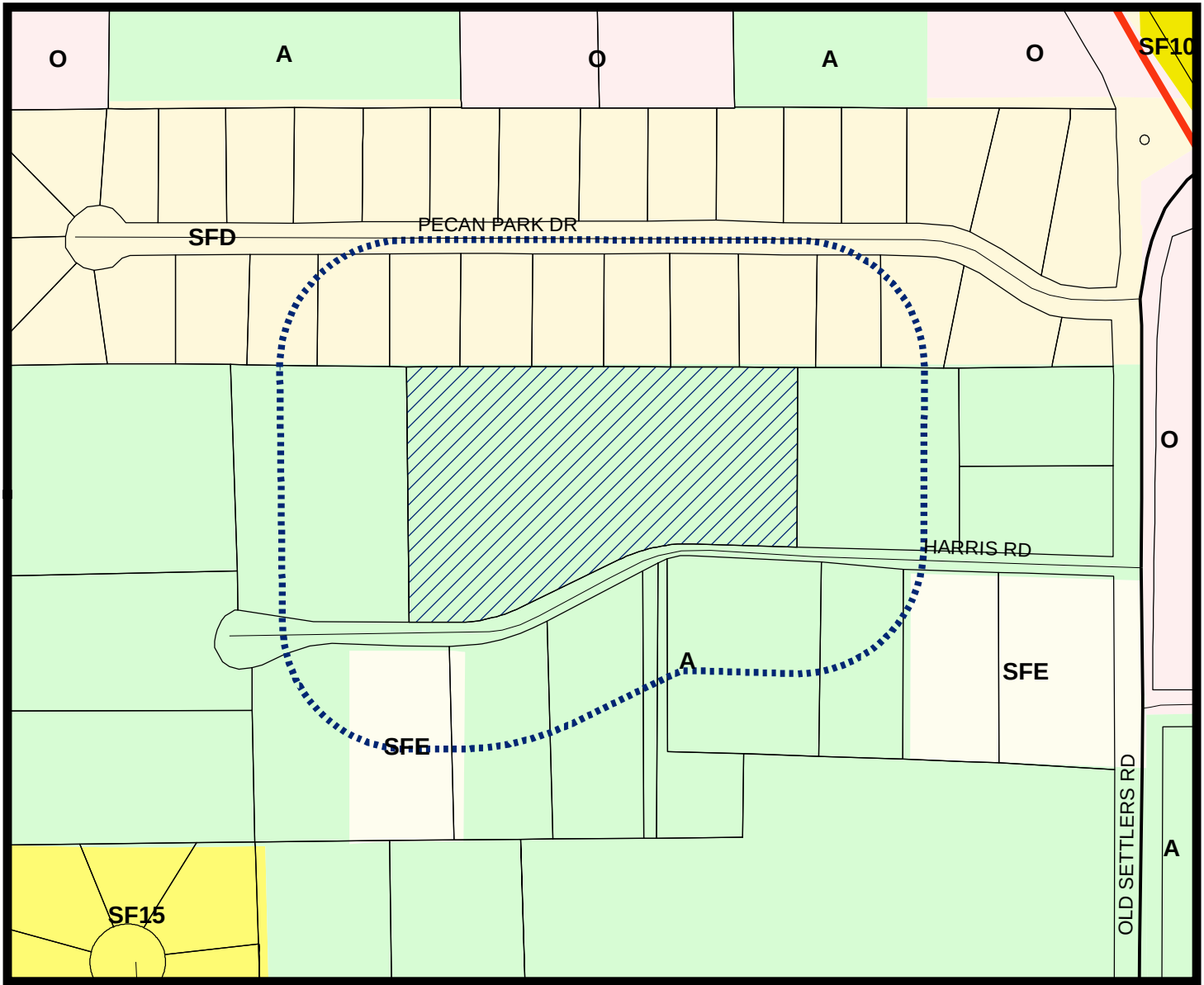
B. Application Details

1. Development Plan Package



Vicinity Map

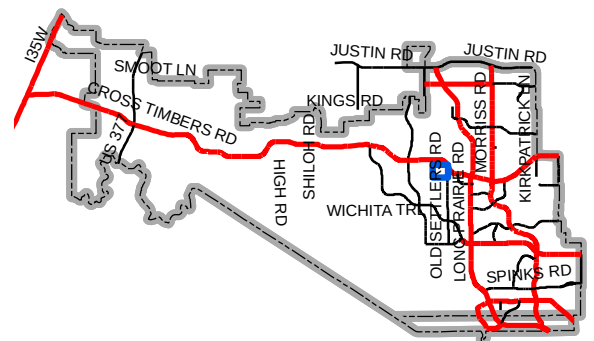
Reference Project: ZPD16-0013 & DP17-0003



LEGEND

- Agriculture
- Office
- Single Family 10
- Single Family 15
- Single Family Density
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



Your Bridge to Information Technology Worldwide

Letter of Intent

Bhujang Karakavalasa
2770 Main St
Frisco TX 75033

Poornima Srinarasi
Planning Department
Town of Flower Mound
Flower Mound, Texas

RE : Letter of intent for Development Plan

Traditions of Flower Mound

Ms. Poornima,

I am pleased to inform you and the Town of our interest in developing 9 residential lots and 3 lots open space, with Single Family District (SF-15) uses, on a 4.39 acre tract in the Town of Flower Mound. The final site plan is inclusive of landscape buffers along Harris Road.

The legal description of the proposed development is: Tract 47, Perry Malone Survey Abstract #836, Town of Flower Mound, Denton County, Texas. The current zoning of the 4.39 acre tract is A (Agricultural). Our plans are to rezone the 4.39 acres to Planned Development with single family District (SF-15) uses.

edw Architectonics has already submitted the zoning plan submittal to city under project # ZPD16-0013. Request you to accept the development plan application for the same project.

We appreciate your consideration of our project and look forward to your favorable approval.

If you require any additional information, please contact me at Bhujang .k@edataworld.com or 206-504-8739.

Thank you

Regards

Bhujang Karakavalasa

OWNER

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD-152.
2. PURSUANT TO ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND / OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND / OR SUPERVISION OF THE LANDSCAPE SYSTEM, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
3. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS
 - 2.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 2.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 2.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN THE FUNCTION OR DETENTION CAPACITY.
 - 2.4. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

LOT AND BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET ACREAGE	DESCRIPTION
1	BLOCK A	15,013 SF	0.344 AC RESIDENTIAL LOT
2	BLOCK A	15,009 SF	0.345 AC RESIDENTIAL LOT
3	BLOCK A	15,003 SF	0.344 AC RESIDENTIAL LOT
4	BLOCK A	15,001 SF	0.344 AC RESIDENTIAL LOT
6	BLOCK A	18,913 SF	0.467 AC RESIDENTIAL LOT
7	BLOCK A	17,086 SF	0.273 AC RESIDENTIAL LOT
1	BLOCK B	15,908 SF	0.362 AC RESIDENTIAL LOT
2	BLOCK B	15,020 SF	0.345 AC RESIDENTIAL LOT
3	BLOCK B	15,004 SF	0.344 AC RESIDENTIAL LOT
5X	BLOCK A	4,377 SF	0.082 AC DETECTION
4X	BLOCK B	5,606 SF	0.129 AC LANDSCAPE BUFFER
8X	BLOCK B	2,572 SF	0.060 AC LANDSCAPE BUFFER

ZONING	STANDARDS REQUIRED
MIN. LOT AREA	15,000 SF.
MIN. LOT WIDTH	80 FT.
MIN. FLOOR AREA	1,800 SF.
MIN. FRONT YARD	25 FT.
MIN. SIDE YARD	12 FT.
MIN. REAR YARD	30 FT.
MAX. LOT COVERAGE	35 %
MAX HEIGHT (STORIES/FT.)	3/35 FT.

MASTER PLAN	FEATURES
LAND USE PLAN	LOW DENSITY RESIDENTIAL
SPECIFIC PLANS	NONE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	OLD SETTLERS ROAD IS AN URBAN MINOR ARTERIAL UNDIVIDED
WATER PLAN	8" ON HARRIS ROAD
WASTEWATER PLAN	LONG PRAIRIE DISTRICT

LOT AND BLOCK SUMMARY		
SMALLEST	15,001 SF	0.344 AC
LARGEST	18,913 SF	0.434 AC
TOTAL LOTS (INCLUDING X LOTS)	12 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	9 LOTS	
PARK AREA	NA	NA
FLOODPLAIN	NA	NA

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	16.77	24'	D=40°02'15"	CB=N69°58'53"E
C2	23.30	46.55'	D=28°40'44"	CB=S78°27'35"W
C3	20.19	46.55'	D=24°50'35"	CB=N74°46'46"W
C4	52.73	46.55'	D=64°53'29"	CB=N29°54'43"W
C5	29.85	46.55'	D=36°44'37"	CB=N20°54'20"E
C6	16.77	24'	D=40°02'15"	CB=S20°01'07"W
C5	37.70	24'	D=90°00'00"	CB=N45°00'00"E
C6	37.63	24'	D=90°00'00"	CB=S20°00'00"E

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

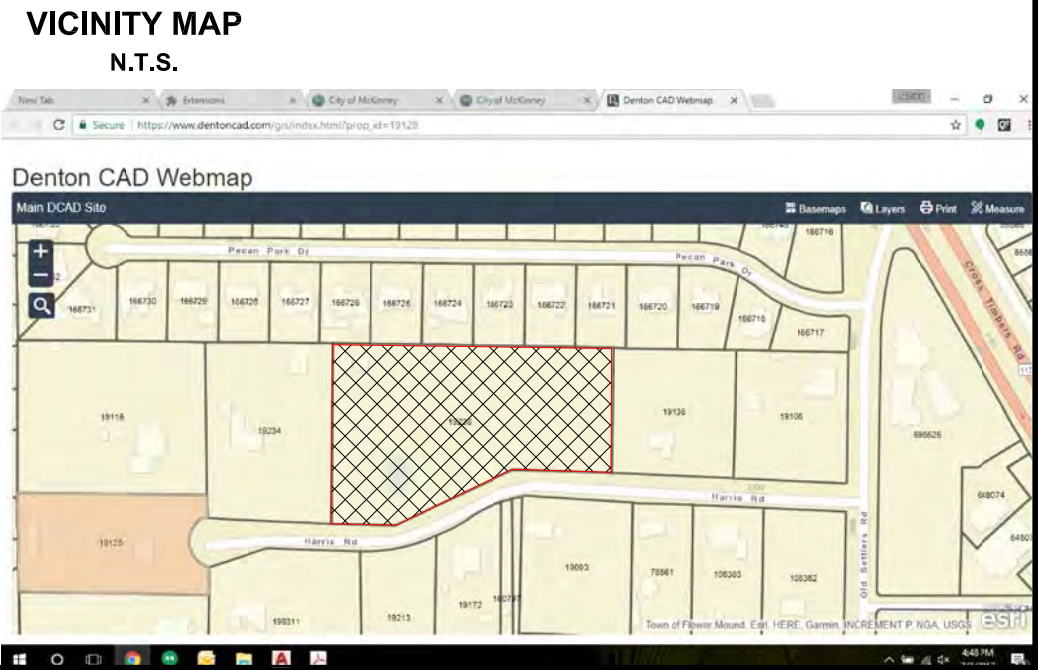
TEXAS
Society of
Professional
Surveyors

tman@peisersurveying.com FIRM No. 100999-00 Member Since 1977

NOTES:
MASTER PLAN USE: LOW DENSITY
EXISTING ZONING: AGRICULTURAL
PROPOSED ZONING: SF15

OWNERSHIP:
NIDIGANTI SRI & BHUJANG KARAKVALASA
2770 MAIN STREET, SUITE 229
FRISCO, TX 75033
PHONE NUMBER: 206-504-8739

LEGAL DESCRIPTION:
A PORTION OF PERRY MALONE SURVEY, ABSTRACT
NUMBER 836, TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS.



C-2

PRELIMINARY PLANS
THIS DOCUMENTS IS FOR INTERIM REVIEW AND IS NOT
INTENDED FOR CONSTRUCTION BIDDING OR PERMIT
PURPOSES.

DRAWN BY—ACHALA KAPOOR	REVISIONS:
DATE — AUGUST 04 2017	DATE — AUGUST 21, 2017

DEVELOPMENT
PLAN

PROJECT NAME:
TRADITIONS OF FLOWER MOUND
4.399 ACRE
IN THE
A PORTION OF PERRY MALONE SURVEY, ABSTRACT #836
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

k KISTENMACHER ENGINEERING COMPANY

CONSULTING ENGINEERING • LAND PLANNING • SURVEYING
6044 GATEWAY EAST BLVD., SUITE 611 • EL PASO, TEXAS 79905 • 915-778-4476
6336 GREENVILLE AVE., SUITE C • DALLAS, TEXAS 75206 • 214-234-0011

FIRM # F-2979
ISSUED BY: GLEN KISTENMACHER, P.E.
REGISTERED # 65021

EDW ARCHITECTONICS BUILDERS
2770, MAIN STREET, FRISCO TX -75033
CONTACT -Mr. BHUJANG KARAKAVALASA
206-504-8739

Owner’s certification and dedication language

Sri Nidiganti and Bhujang Karakavalasa, by and through its duly authorized officers, do hereby adopt this plat designated herein as Traditions of Flower Mound, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown here on are hereby reserved for the purposes as indicated.

The easements shown here on are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of flower Mound for municipal purposes. Lots 5X and 8X, Block A and Lots 4X Block B are hereby dedicated in fee simple to the Home Owners Association for maintenance purposes and common areas. Private Drainage Easements are dedicated to the Home Owners Association for all maintenance purposes. All streets, alleys, and common areas shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS my hand this the 23 day of August 2017

Sri Nidiganti and Bhujang Karakavalasa, Owner

State of Texas §
County Of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Bhujang Karakavalasa, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of August 2017.

Notary Public in and for the State of Texas

My Commission Expires:

Sri Nidiganti and Bhujang Karakavalasa, Owner

State of Texas §
County Of Denton §

BEFORE ME, the undersigned authority, on this day personally appeared Bhujang Karakavalasa, 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 purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 23 day of August 2017.

Notary Public in and for the State of Texas

My Commission Expires:

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com



623 E. DALLAS ROAD
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COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE


Member Since 1977

tmankin@peisersurveying.com FIRM No. 100999-00

C-2

PRELIMINARY PLANS
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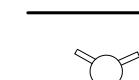
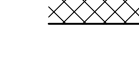


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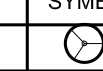
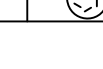
FIRM # F-2979
ISSUED BY:GLEN KISTENMACHER,P.E.
REGISTERED # 65021

EDW ARCHITECTONICS
BUILDERS
2770, MAIN STREET, FRISCO TX -75033
CONTACT -Mr. BHUJANG KARAKAVALASA
206-504-8739

LEGEND

	PROPERTY BOUNDARY
	PROPOSED FIRE HYDRANT
	PROPOSED 4' CLASS "A" CONCRETE SIDEWALK WITH ADA RAMPS PER TOWN OF FLOWER MOUND STANDARDS

LANDSCAPE REQUIREMENTS		
STREETSCAPE	REQUIRED	PROVIDED
LANDSCAPE BUFFER TREES	ONE SHADE TREE/ 30 L.F.	
HARRIS ROAD 587 LINEAR FEET	587/30 = 20	20

PLANT MATERIALS				
QTY	SYMBOL	CALL-OUT	DESCRIPTION	REMARKS
4		SMALL TREES	CREPE MYRTLE (LAGASTROEMIA INDICA "TUSKEGEE")	2'-3" CAL./10'-12' HT./5'-6" SP.
4		LARGE TREES	CEDAR ELM (ULMUS CRASSIFOLIA)	3" CAL./35' HT./20' SP.
4		LARGE TREES	LIVE OAK (QUERCUS VIRGINIANA)	3" CAL./35' HT./20' SP.
4		LARGE TREES	MAGNOLIA (MAGNOLIA GRANDFLORA)	3" CAL./35' HT./30' SP.
4		LARGE TREES	TEXAS RED OAK (QUERCUS TEXANA)	3" CAL./40' HT./20' SP.
4		LARGE TREES	BALD CYPRESS (TAXODIUM DISTICHUM)	3" CAL./40' HT./20' SP.

TRAFFIC CONTROL NOTE:

THE CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN AT LEAST 48 HOURS PRIOR TO ANY WORK IN A CITY STREET. TRAFFIC CONTROL MEASURES SHALL CONFORM TO PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE TOWN OF FLOWER MOUND STANDARDS AND DETAILS. TRAFFIC CONTROL MEASURES SHALL BE INSTALLED FOR ANY WORK ACTIVITY THAT TAKES PLACE ON OR ADJACENT TO ANY CITY STREET OR ROADWAY. THE CITY ENGINEER MAY REQUIRE THE TRAFFIC CONTROL PLAN TO BE DESIGNED AND SEALED BY AN ENGINEER LICENCED IN THE STATE OF TEXAS.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON THE PLAN.
6. TREES SHALL BE PLANTED A MINIMUM OF 5 FEET AWAY FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS UNLESS APPROVED BY GRANTEES.
7. ALL TREES PLANTED WITHIN FIVE (5) FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER.
8. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
9. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF (7) FEET.
10. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE ISLES, AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
11. TREES PLANTED ON SLOPES SHALL HAVE THE SOIL STAY AT AVERAGE GRADE OF THE SLOPE.
12. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FINED MATERIAL SUCH AS PAVERS.
13. NO TRUNK OR ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY AND MUST BE OUTSIDE ANY VISIBILITY TRIANGLES.
14. IN MEDIAN, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT.
15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
17. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRUNK LITTER, AND WEEDS.
18. ALL SIGNAGE AND FENCING SHALL BE CONTRASTANT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

CAUTION!!!

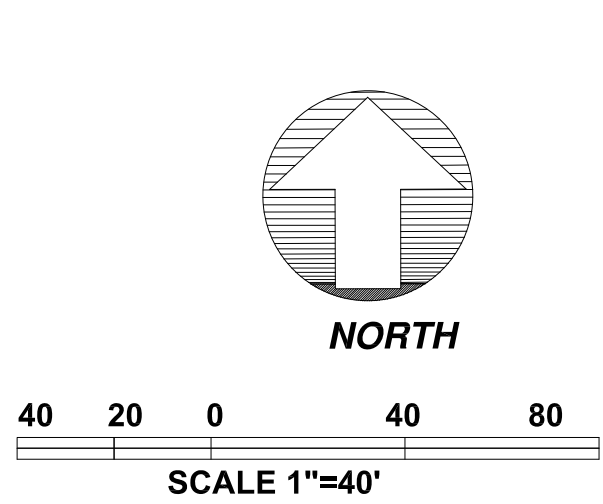
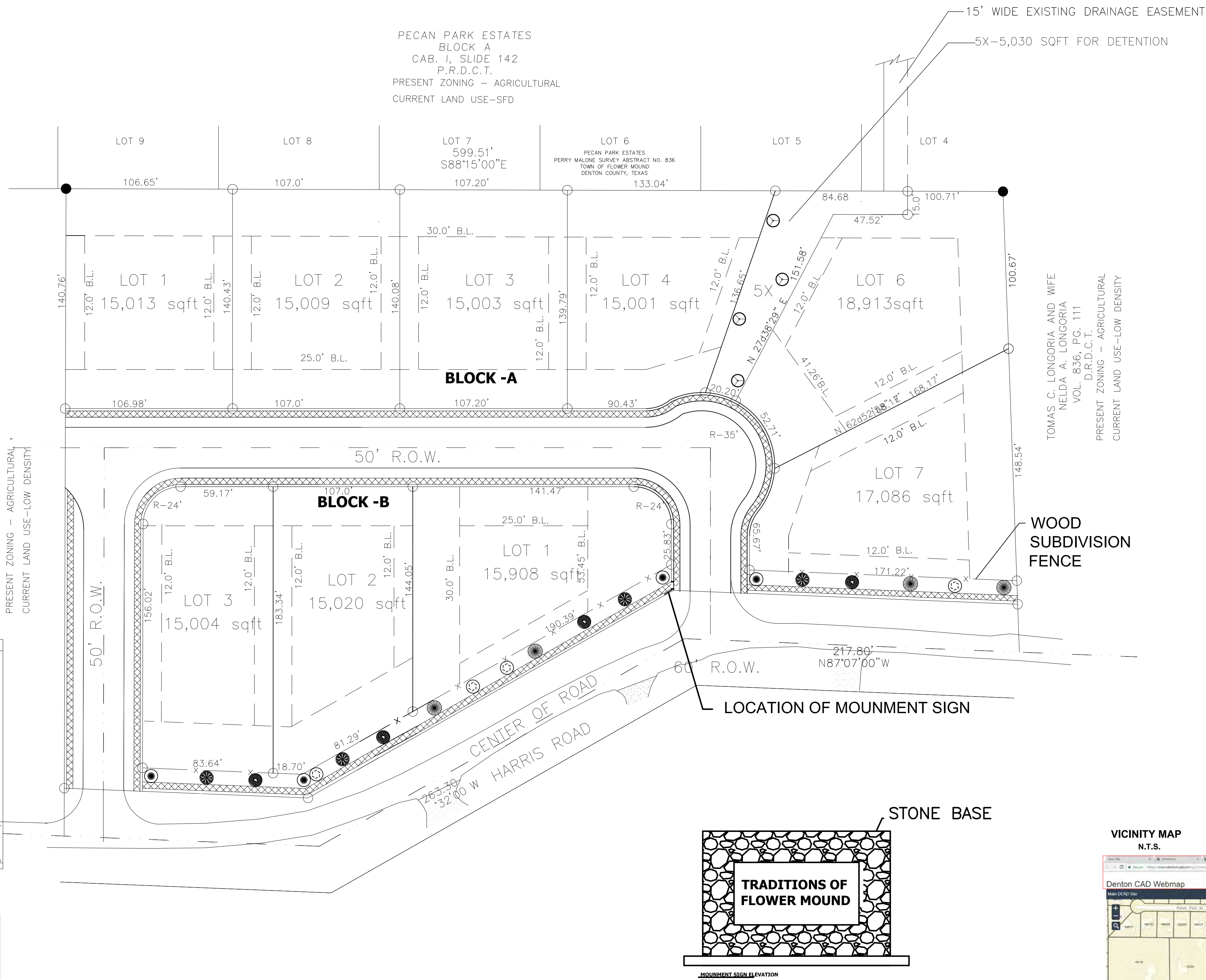
CONTACT 72 HOURS PRIOR TO CONSTRUCTION.
TOWN OF FLOWER MOUND: 972-874-8302
ONCOR ELECTRIC: 214-554-1414
ONCOR GAS: 1-800-344-8377
AT&T TELEPHONE: 1-800-252-1133
TEXAS ONE CALL SYSTEM: 1-800-245-4545

CAUTION!!!

UNDERGROUND GAS IN AREA. CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH PRIOR TO CONSTRUCTION.

ROTHERMEL, DEBORAH & ALLISON
A0836A P. MALONE, TR 46, 2.6
ACRES

PRESENT ZONING - AGRICULTURAL
CURRENT LAND USE - LOW DENSITY



VICINITY MAP
N.T.S.



C-5

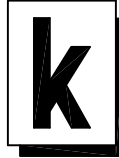
PRELIMINARY PLANS

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DRAWN BY—ACHALA KAPOOR	REVISIONS:
DATE — JULY 31, 2017	DATE — AUGUST 21, 2017
SCALE—	

LANDSCAPE
PLAN

PROJECT NAME:
TRADITIONS OF FLOWER MOUND
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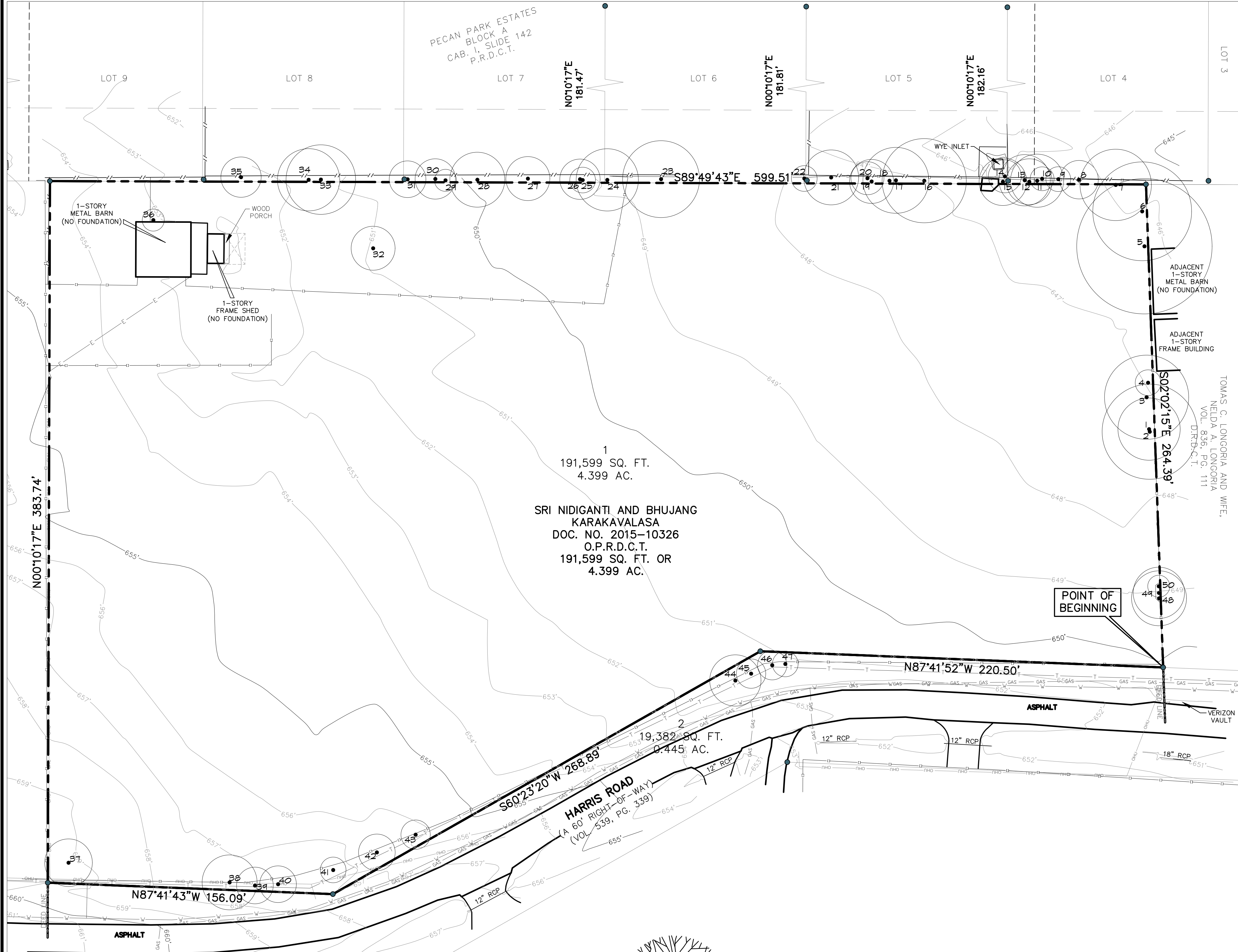
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FIRM # F-2979
ISSUED BY: GLEN KISTENMACHER, P.E.
REGISTERED # 65021

**EDW ARCHITECTONICS
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2770, MAIN STREET, FRISCO TX -75033
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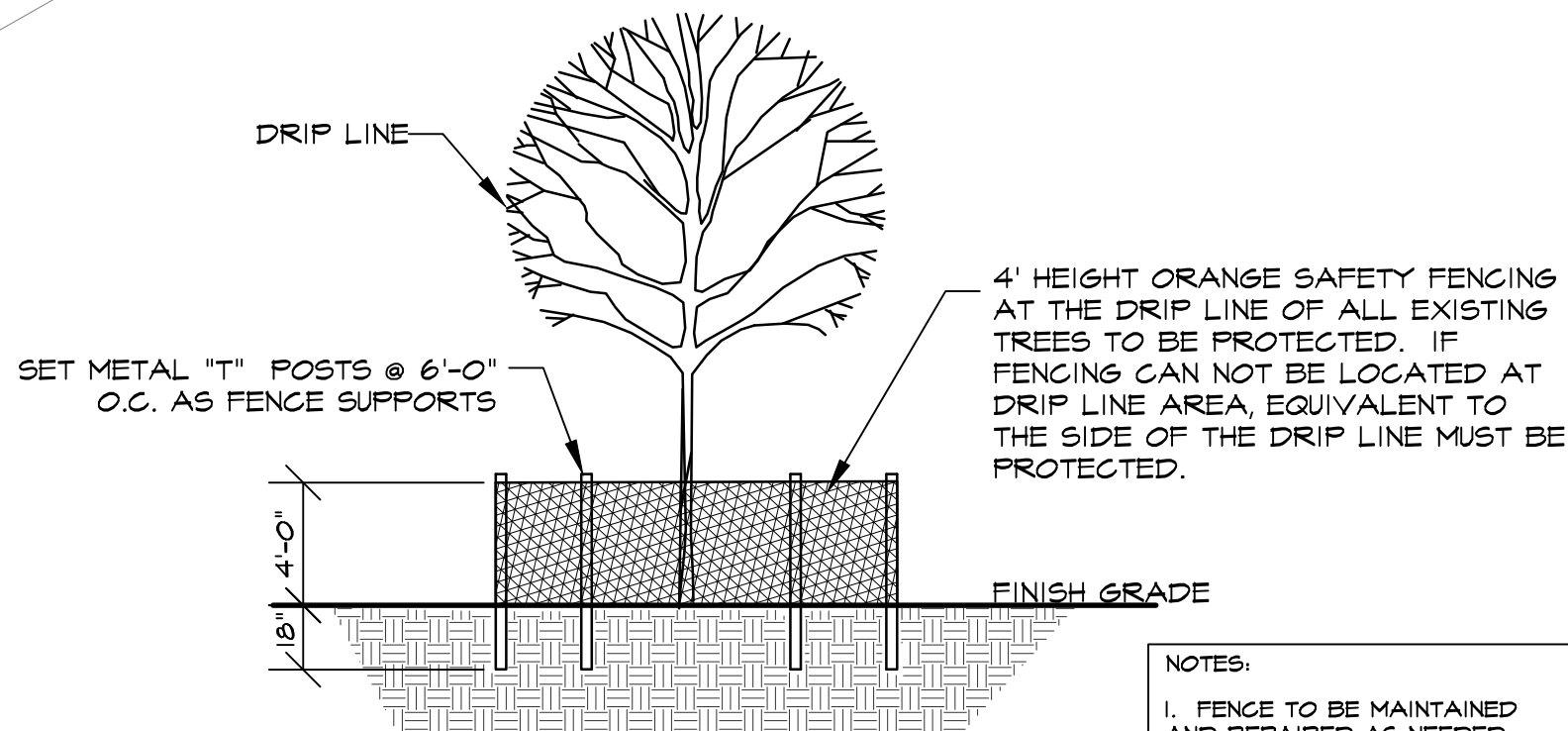
Plotted by: ##### Plot Date: 8/3/2017 10:17 AM

Drawing: S:\Projects\HAR001-Harris Road Tree Survey\DWG\HAR001TS.dwg Saved By: Leonard Save Time: 7/10/2017 8:27 AM



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED
- ANY PROTECTED TREES LOCATED ON THE PROPERTY WILL NEED TO BE MITIGATED FOR AT A 1:1 RATIO, BASED ON THE NUMBER BEING REMOVED. THIS WILL ULTIMATELY NEED TO BE ADDRESSED AT THE PLATTING PHASE.



1 TR1 TREE PROTECTION DETAIL

NOT TO SCALE

- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

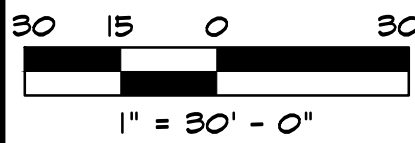
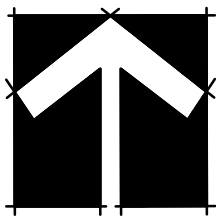
Tree #	Size	Common Name	Scientific Name	Status	Location	Prot.	Replacement Ratio
1	17	Gum bumelia	Sideroxylon lanuginosum	Poor-wrapped trunk		Y	
2	26	Sugarberry	Celtis laevigata	Poor-wrapped trunk		N	
3	23	Sugarberry	Celtis laevigata	2T-Poor-DB		N	
4	6.75	Pecan	Carya illinoensis	2T-Poor-CAV-Trunk		Y	
5	37	Sugarberry	Celtis laevigata	Poor-CAV-DB		N	
6	27	Sugarberry	Celtis laevigata	2T-Poor-Lean-CAV		N	
7	19.5	Osage	Maclura pomifera	2T-Poor-RE-US		N	
8	10.5	Sugarberry	Celtis laevigata	Poor-CAV-DB		N	
9	6.75	Sugarberry	Celtis laevigata	Poor-Vines		N	
10	6.5	Sugarberry	Celtis laevigata	Poor-US-Vines	Off-Site	N	
11	14.5	Sugarberry	Celtis laevigata	Poor-Top-Lean	Off-Site	N	
12	12.5	American elm	Ulmus americana	Poor-CAV-Disease	Off-Site	Y	
13	13.75	Sugarberry	Celtis laevigata	Poor-Lean-RE	Off-Site	N	
14	8.75	Sugarberry	Celtis laevigata	Poor	Off-Site	N	
15	12.75	Pecan	Carya illinoensis	Poor-Top-Lean-RE	Off-Site	Y	
16	23.5	Sugarberry	Celtis laevigata 2T	Poor-Lean-RE	Off-Site	N	
17	18.5	Sugarberry	Celtis laevigata 2T	Poor-RE	Off-Site	N	
18	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	
19	12.25	American elm	Ulmus americana	Poor-Lean-RE	Off-Site	Y	
20	9	Sugarberry	Celtis laevigata	Poor-Wire-US	Off-Site	N	
21	14.75	Sugarberry	Celtis laevigata	Poor-US-RE	Off-Site	N	
22	7.25	Sugarberry	Celtis laevigata	Poor-US-Lean	Off-Site	N	
23	21.75	Sugarberry	Celtis laevigata	OK-RE-DB	Off-Site	N	
24	17	Sugarberry	Celtis laevigata	Poor-RE-FNC-DB	Off-Site	N	
25	6.75	Gum bumelia	Sideroxylon lanuginosum	Poor-Vines-US	Off-Site	Y	
26	10.75	Sugarberry	Celtis laevigata	Poor-Vines-US	Off-Site	N	
27	11.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	
28	14.75	Sugarberry	Celtis laevigata	Poor-Vines	Off-Site	N	
29	6.25	Pecan	Carya illinoensis	OK-US	Off-Site	Y	
30	10.75	Sugarberry	Celtis laevigata	2T-Poor-Vines	Off-Site	N	
31	10.5	Sugarberry	Celtis laevigata	2T-Poor-RE-Top Lean	Off-Site	N	
32	12.25	American elm	Ulmus americana	OK	Off-Site	Y	
33	19	Sugarberry	Celtis laevigata	OK	Off-Site	N	
34	17	Sugarberry	Celtis laevigata	Poor-US-Lean	N		
35	11.25	Sugarberry	Celtis laevigata	Poor-RE	Off-Site	N	
36	6.5	Pecan	Carya illinoensis	Poor-Lean	Off-Site	Y	
37	13	Pine	Pine Sp.	OK-Power Line	Off-Site	Y	
38	15	Mesquite	Prosopis glandulosa	OK	Off-Site	N	
39	9.75	Soapberry	Sapindus saponaria	OK	N		
40	10	Soapberry	Sapindus saponaria	4T, OK	N		
41	7.5	Soapberry	Sapindus saponaria	Poor-Vines	Off-Site	N	
42	10	Bradford pear	Pyrus calleryana	Poor-FNC	N		
43	8.25	Chinese Pistache	Pistacia chinensis	Poor-Vines	N		
44	14	Pecan	Carya illinoensis	Poor-Vines	Y		
45	8	Sugarberry	Celtis laevigata	OK	N		
46	8	Sugarberry	Celtis laevigata	Poor-Vines	N		
47	6.75	American elm	Ulmus americana	Poor-Vines-Lean	Y		
48	15	Sugarberry	Celtis laevigata	3T-Poor-US	N		
49	14	Sugarberry	Celtis laevigata	Poor-Lean	N		
50	6.25	Sugarberry	Celtis laevigata	Poor-Lean	N		
660.5	Total Tree Population						

UL - Uni-Lateral Canopy
RD - Root Decay
RE - Root Exposure
US - Understory Tree
CD/DB - Canopy Dieback
CAV - Cavity in Trunk



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TBAE Firm #BR643



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Survey

Harris Road Project

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per Town Comments	LWR	7-7-2017
2	Revised per Town Comments	LWR	8-3-2017

PROJECT
HAR001

SHEET
TR1 of 1