



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

SEPTEMBER 24, 2018

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
.....

i. **WORK SESSION (Executive Conference Room): 6:00 P.M.**

- a. Update regarding public email communication process.

A. CALL TO ORDER REGULAR SESSION (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

The purpose of this item is to allow the public 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 27, 2018*

Consider approval of the minutes of the August 27, 2018, Planning and Zoning Commission Regular Session.

2. *SUP18-0001 – Tidal Wave Car Wash*

Public Hearing

Public Hearing to consider a request for a Specific Use Permit No. 452 to permit an automatic car wash, with an exception to Section 82-242, "Street buffer landscaping", of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.

3. *ZPD18-0006 – Townlake East*

Public Hearing

Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 166 (PD-166) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

4. *DP18-0005 – Townlake East*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

5. *ZPD17-0003 – NEM Senior Living*

Public Hearing

Public Hearing to consider a request for rezoning from Retail District-1 (R-1) to Planned Development District No. 154 (PD-154) with age-restricted, high-density residential use, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Rippy Road and east of Long Prairie Road.

6. *DP18-0003 – Sunset Point at Twin Coves (previously Ridge Bluff Estates)*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.

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: September 20, 2018, at 2:30 p.m., 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 .
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH DAY OF AUGUST, 2018, 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
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6

Constituting a quorum with the following members absent:

Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9
Vacant	Commissioner, Place 3

(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
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	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. PUBLIC COMMENT**

Stephen Smith, 3705 Sarah Springs Trail, Flower Mound (FM 2499)

- D. ELECTION OF OFFICER**

a. Vice Chair

Commissioner Johnson nominated David Johnson for Vice Chair. Commissioner Picardi seconded the nomination.

VOTE ON THE NOMINATION

AYES: Picardi, Johnson

NAYS: Dillon, Neal
ABSTAIN: Solis, Ruthrauff
ABSENT: None

The nomination failed with a vote of 2-2-2.

Commissioner Neal nominated Laile Neal for Vice Chair. Commissioner Picardi seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Neal, Picardi, Dillon
NAYS: Johnson
ABSTAIN: Solis
ABSENT: None

The nomination passed with a vote of 4-1-1.

E. REGULAR ITEMS

1. Consider approval of the minutes of the August 13, 2018, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice Chair Neal moved to approve the August 13, 2018, minutes as written. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Johnson, Neal, Ruthrauff
NAYS: None
ABSTAIN: None
ABSENT: None

The motion passed with a vote of 5-0.

2. Consider a request for a Site Plan (SP18-0012 – Wichita Trail Cell Tower) to develop a telecommunication tower. The property is generally located north of Wichita Trail and east of Skillern Road.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Ruthrauff moved to approve SP18-0012 – Wichita Trail Cell Tower as presented. Vice Chair Neal seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-0.

3. Public Hearing to consider a request for a Replat (RP18-0010 – Lakeside Crossing Town Homes) to create a residential subdivision. The property is generally located east of Northwood Drive and south of Lakeside Parkway.

Staff Presentation

Poornima Kashyap, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Neal moved to approve RP18-0010 – Lakeside Crossing Town Homes as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Neal, Johnson, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-0.

4. Consider a request for a Site Plan (SP18-0008 - Temple Baptist Church) to expand an existing church with a request for additional height pursuant to Section 98-1031(d), "Additional height," of the Code of Ordinances. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Josh Barton, G & A Consultants

Commission Deliberation

Commissioner Ruthrauff moved to approve SP18-0008 – Temple Baptist Church as presented with the additional height. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-0.

5. Consider a request for a Record Plat (RC18-0007 – Pepper Creek Ranch) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Jacob Tiemann, G & A Consultants

Commission Deliberation

Commissioner Johnson moved to approve RC18-0007 – Pepper Creek Ranch as submitted. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 5-0.

G. ADJOURNMENT: 7:14 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: September 24, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 452 (SUP18-0001 - Tidal Wave Car Wash) to permit an automatic car wash, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is one exception and one waiver request to the Town's regulations which necessitate special consideration by the Commission (see Application Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 452) to permit a 3,060-square-foot automatic car wash. The platted lot provides for approximately 1.418 acres of site area, with frontage and access from Flower Mound Road. Additionally, cross-access is provided from west to east from Gerault Road.

The property is zoned Planned Development District-78 (PD-78) for Retail District-2 (R-2) uses and master-planned for Retail. The approximate 7.97-acre site is platted into three lots;

- Lot 1-Bank of America
- Lot 2-Consideration of this application for an SUP for an automatic car wash
- Lot 3-Pending site plan application for a multi-tenant retail building and public amenity area*

** The first phase of development shall include the intersection treatment feature provided for in the Urban Design component of Master Plan 2001 at the southeast corner of FM3040/Flower Mound Road and Gerault Road, public amenity area at the southeast corner of the site, detention reservoir, fire lanes to support first phase, cur cuts, utilities, perimeter landscaping, and masonry walls. A Certificate of Occupancy shall not be issued for the first building until all of the above are completed.*

During the review for Bank of America (Lot 1), the above referenced public amenity was not installed. This will be provided at the earlier of development for this application or the multi-tenant retail development referenced above for Lot 3. It should be noted that all other infrastructure and improvements required were provided prior to issuance of a certificate of occupancy for the bank.

1. Exception to Section 82-242, Street buffer landscaping

Section 82-242 of the Town Code requires the area of the lot adjacent to the street right-of-way line and extending into the lot for a minimum width as provided below shall be landscaped, except for necessary driveways. The minimum width of the required landscaped street buffer along Flower Mound Road is 25 feet.

The applicant is requesting an exception from the Town's street buffer landscaping requirements for the property frontage along Flower Mound Road. As noted in the applicant's letter of intent [see Attachment A(2)], an existing gas pipeline easement traverses through the site which impacts development of the property. As such, the applicant is requesting a varied street buffer, ranging from nine feet to 25 feet.

2. Waiver to Architectural Standards

Roofs and Parapets

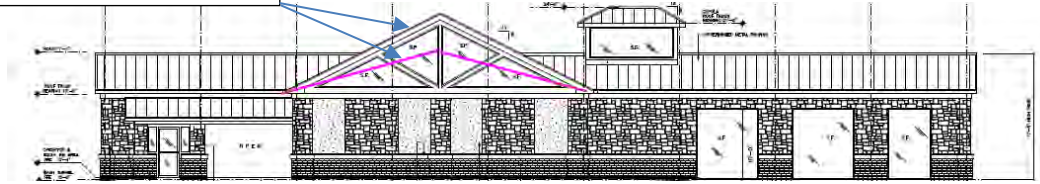
12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed building will contain 3,060 square feet. Per the Urban Design Plan, the elevation shall be required to exhibit a pitched roof design with a slope ranging from 6/12 to 9/12 (six to nine inches of vertical span for every 12 inches in horizontal run).

The purpose of this waiver request is to allow a portion of the western side gable to possess a roof pitch of 4/12 [see Attachment B(1)]. It should be noted this elevation faces inward to the nonresidential subdivision, and will not be visible to the residential subdivision (Edgewood) that wraps this property to the east and south. With the exception of this portion of the west façade, all roof sections and vertical architectural features will be constructed to a 6/12 pitch.

Below is a graphic representation of the requested waiver:

Comparison of 6:12 and 4:12 side gable pitch



It should also be noted the applicant has worked with staff to ensure sensitivity to adjacent uses related to certain operational characteristics of the proposed use. As such, the applicant has agreed to the following:

- Days and hours of operation are limited to the following:
 - Monday through Saturday – 8:00 a.m. to 8:00 p.m.; and,
 - Sunday-10:00 a.m. to 8:00 p.m.

Apart from the exception to the required street buffer and waiver of certain architectural standards (see Nos. 1 and 2, above), the attached conceptual plans are in compliance with the development standards for PD-78 and applicable Town Code. This SUP application only provides for the use; detailed plans of the proposed building will be included with the site plan application.

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 Specific Use Permit requests. At the time this report was written, the Town had received no correspondence in support and two items of correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Public Amenity Area (proposed)

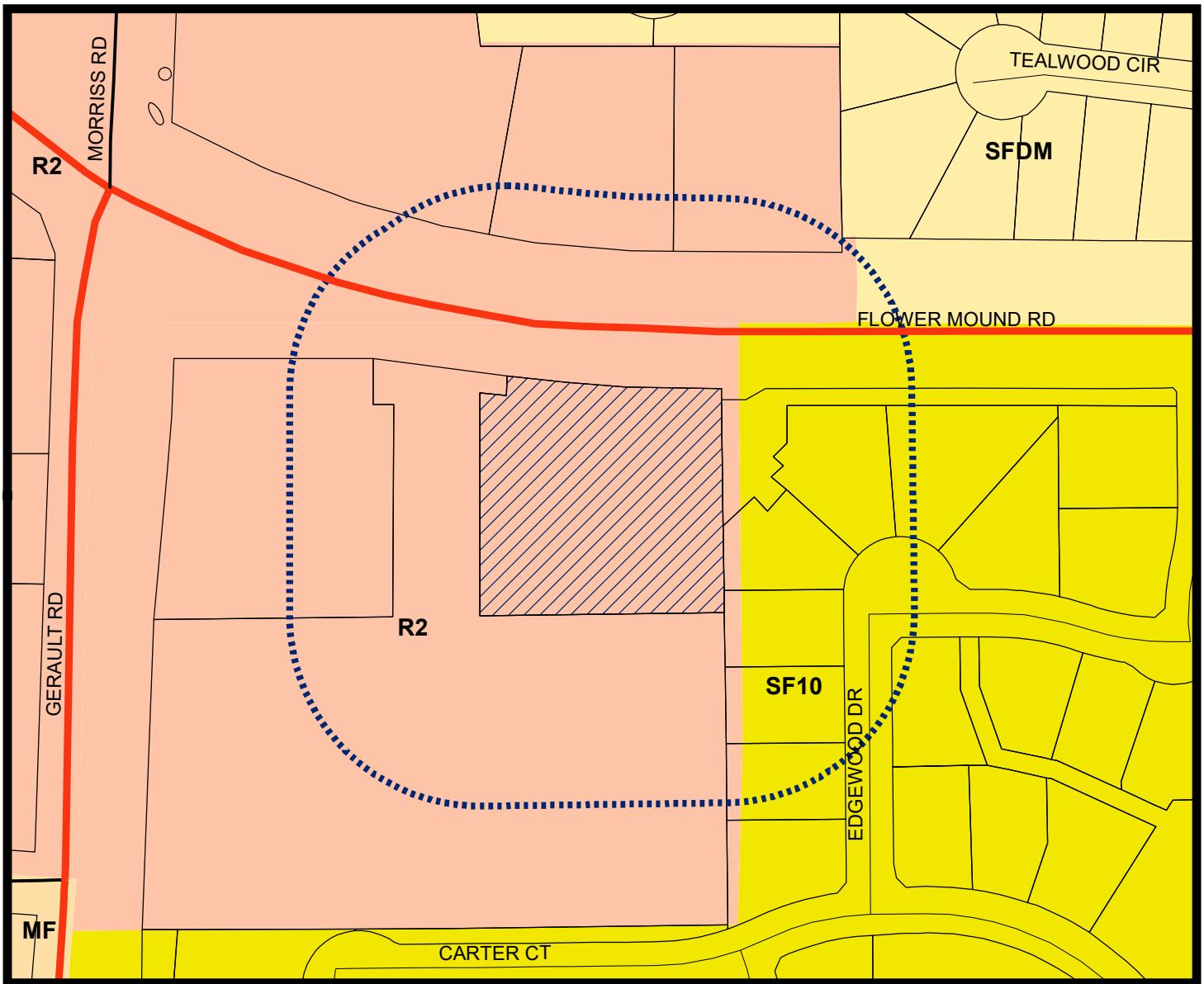
B. Application Details

1. SUP Package



Vicinity Map

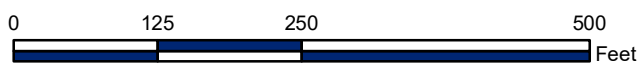
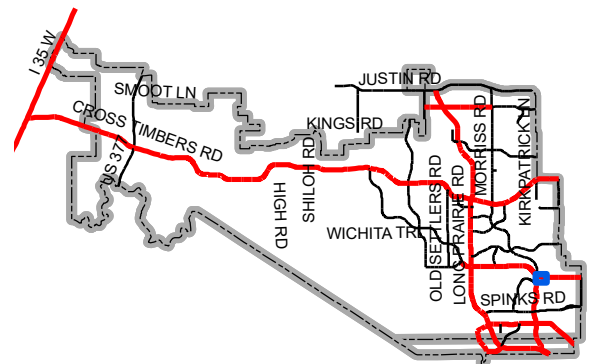
Reference Project: SUP18-0001



LEGEND

- Multi-Family
- Retail 2
- Single Family 10
- Single Family Density Medium

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



1344 US Hwy 19 South
Suite A
Leesburg, GA 31763
Phone: (229) 435-6133
Fax: (229) 439-7979
www.emc-eng.com



August 29, 2018

Richard Brown
Development Services
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: TIDAL WAVE AUTO SPA - LETTER OF INTENT (SUP 18-0001)
EMC PROJECT: 17-6058

Dear Mr. Brown,

The purpose of this letter is to request a specific use permit and a variance to Section 82-242. "Street Buffer landscaping" for an express carwash facility for Lot 2, Block A (Parcel ID 279846) of Flower Mound Market located at 1001 Flower Mound Road. Project will consist of an express tunnel carwash, pay kiosk, covered vacuum stalls, parking and associated infrastructure. Site is PD-78 with Retail District-2 (R-2) uses and will utilize existing access drives. The requested variance provides for the creation of a variable width street buffer, ranging in depth from twenty-five (25) to nine (9) feet to the required street buffer along Flower Mound Road. This variance allows the carwash building to run north south along the existing access drive on the east side of the lot. There is a fifty (50) foot wide Citgo pipeline easement that runs through the middle of the lot, which eliminates the possibility of rotating the building and limits the potential building area for this lot creating a hardship. We did reach out to the adjacent property owner to obtain additional land on the west side of the easement to relocate the building, however those efforts were denied. See submitted conceptual site plan for additional site details.

All roof slopes are 6:12 with the exception of the equipment room gable on the West side of the building (side that faces away from the residential area). This gable and corresponding glazed gable truss are constructed so that the ridge does not extend above or conflict with the main tunnel ridge line beyond. Please reference the attached West Exterior Elevation. The Owner does hereby seek a waiver to certain Architectural Standards in the Town's Urban Design Plan to allow this gable slope as shown.

We certainly appreciate your assistance in this request. If you have any questions, please feel free to contact me.

Sincerely,
EMC ENGINEERING SERVICES, INC

A handwritten signature in blue ink, appearing to read 'Brian H. Braun'.

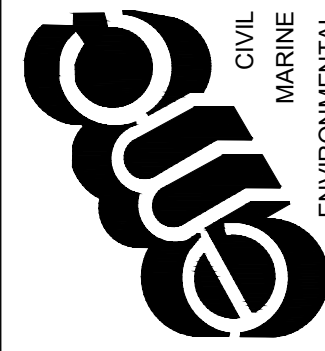
Brian H. Braun, P.E.
Albany Branch Manager



A(3): Public Amenity Area (Proposed)

NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGC	4/10/18
2	- COORDINATION	MGC	6/15/18
3	- COORDINATION	MGC	8/01/18
4	- COORDINATION	MGC	8/23/18
-	-	-	-
-	-	-	-



**EMC ENGINEERING SERVICES, INC.**
1344 US Hwy 19S, Suite A
Albany, GA 31707
Tel: (229) 385-8133
Fax: (229) 439-7979
albany@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

AMENITY RENDERING

TIDAL WAVE AUTO SPA

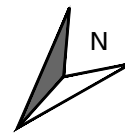
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS

Prepared for:
SHJ CONSTRUCTION GROUP

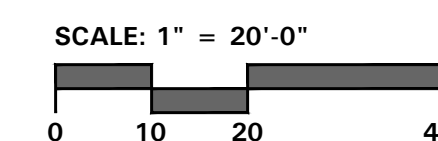
PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	N/A
DATE:	12/20/2017

SHEET

L2.04

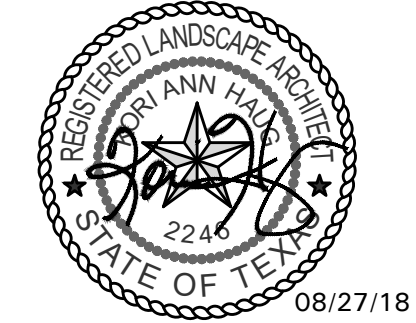


• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

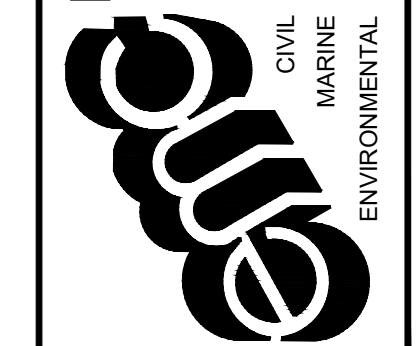


- 4245 North Central Expy
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- Dallas, Texas 75205
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NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGC	4/10/18
2	- COORDINATION	MGC	8/15/18
3	- COORDINATION	MGC	8/30/18
4	- COORDINATION	MGC	8/23/18
5	- CITY COMMENT	MGC	8/27/18
-	-	-	-
-	-	-	-



**EMC ENGINEERING
SERVICES, INC.**



OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

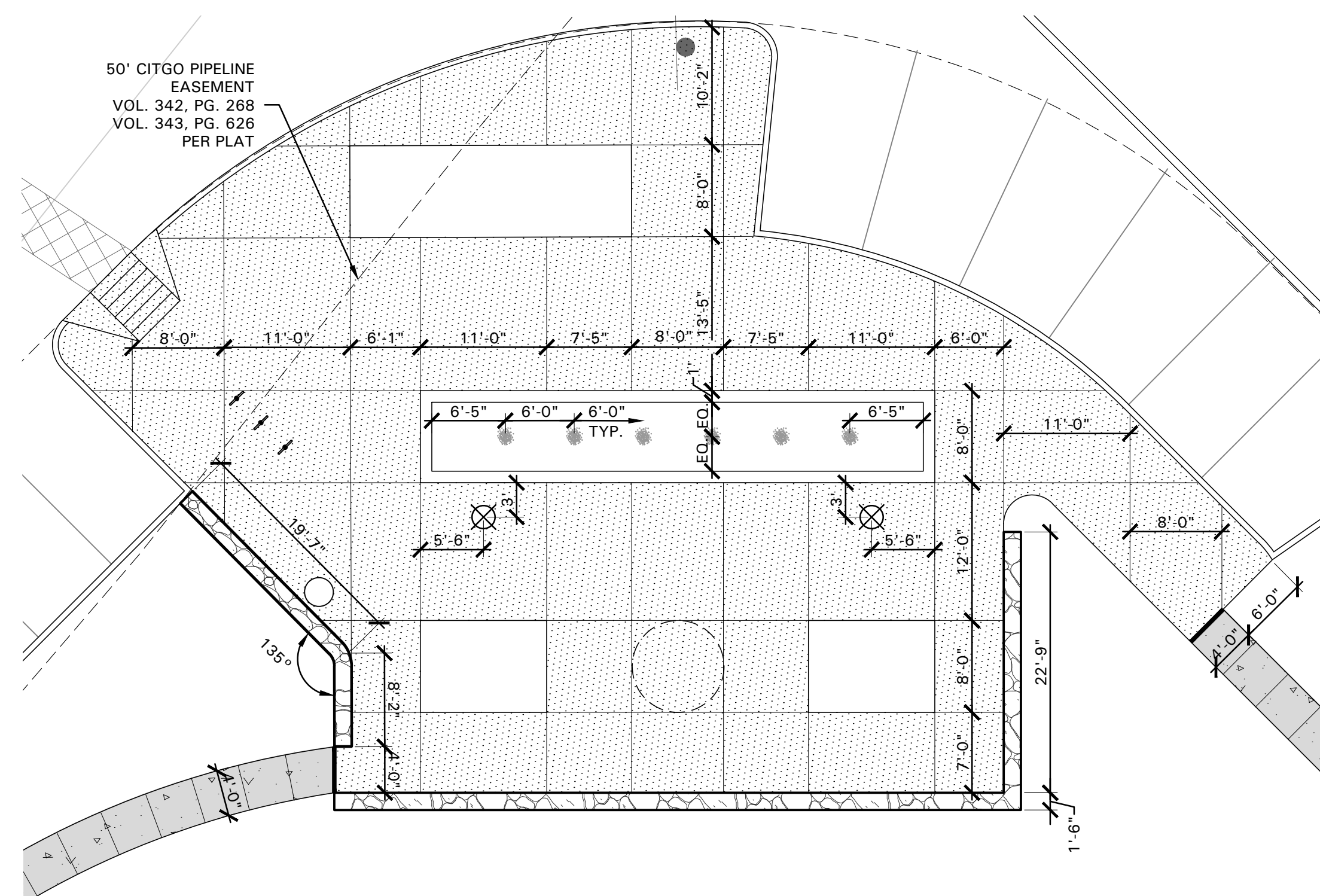
LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
 Prepared for:

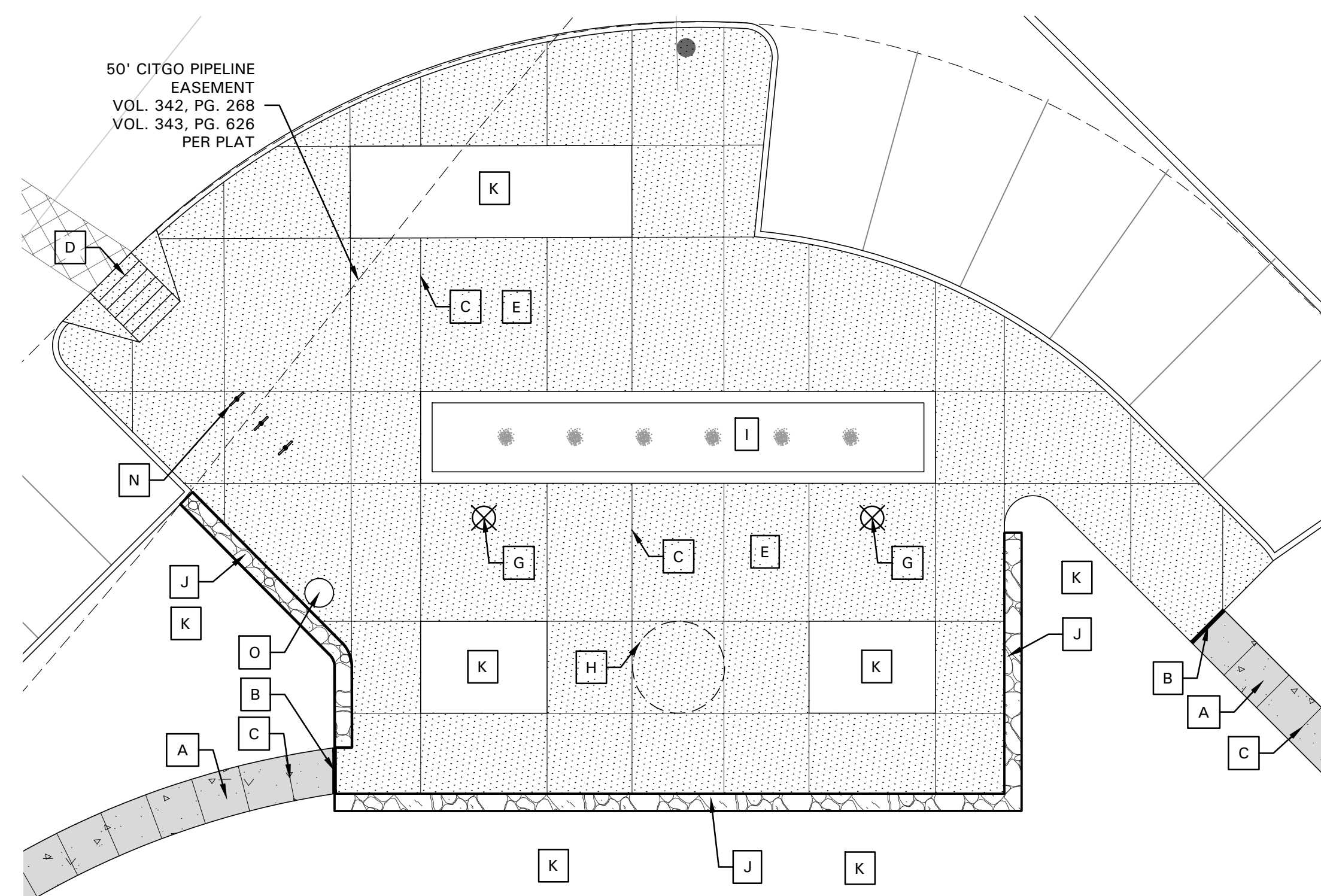
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET
L3.02



01 COURTYARD LAYOUT PLAN
SCALE: 1" = 10'-0"



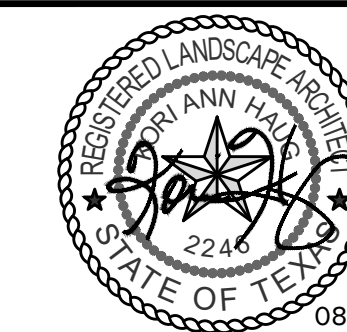
02 COURTYARD MATERIALS PLAN

SCALE: 1" = 10'-0"

HARDSCAPE LEGEND

- | | |
|---|---|
| A | CONCRETE WALK, MEDIUM BROOM FINISH,
REFER TO CIVIL PLANS FOR DETAILS |
| B | EXPANSION JOINT, TYP.,
REFER TO CIVIL PLANS FOR DETAILS |
| C | CONTROL JOINT, TYP.,
REFER TO CIVIL PLANS FOR DETAILS |
| D | BARRIER FREE RAMP,
REFER TO CIVIL PLANS FOR DETAILS |
| E | STAMPED AND COLORED CONCRETE,
REFER TO NOTES L2.02 |
| F | NOT USED |
| G | LIGHT POLE, REFER TO MEP PLANS |
| H | METAL SCULPTURE, DARK BROWN FINISH
20' MAX. HT. |
| I | WATER FEATURE |
| J | SEAT WALL, STONE VENEER
TO MATCH ARCHITECTURAL |
| K | PLANTING, REFER TO LANDSCAPE PLAN |
| L | BENCH, REFER TO NOTES L2.02 |
| M | ACCESSIBLE SPACE |
| N | BIKE RACK, REFER TO NOTES L2.02 |
| O | TRASH RECEPTACLE, REFER TO NOTES L2.02 |

NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGCE	4/10/18
2	- COORDINATION	MGCE	8/15/18
3	- COORDINATION	MGCE	8/01/18
4	- COORDINATION	MGCE	8/23/18
5	- CITY COMMENT	MGCE	8/27/18
-	-	-	-
-	-	-	-



08/27/18

**EMC ENGINEERING
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HARDSCAPE ENLARGEMENT PLAN

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 10' - 0"
DATE:	12/20/2017

SHEET

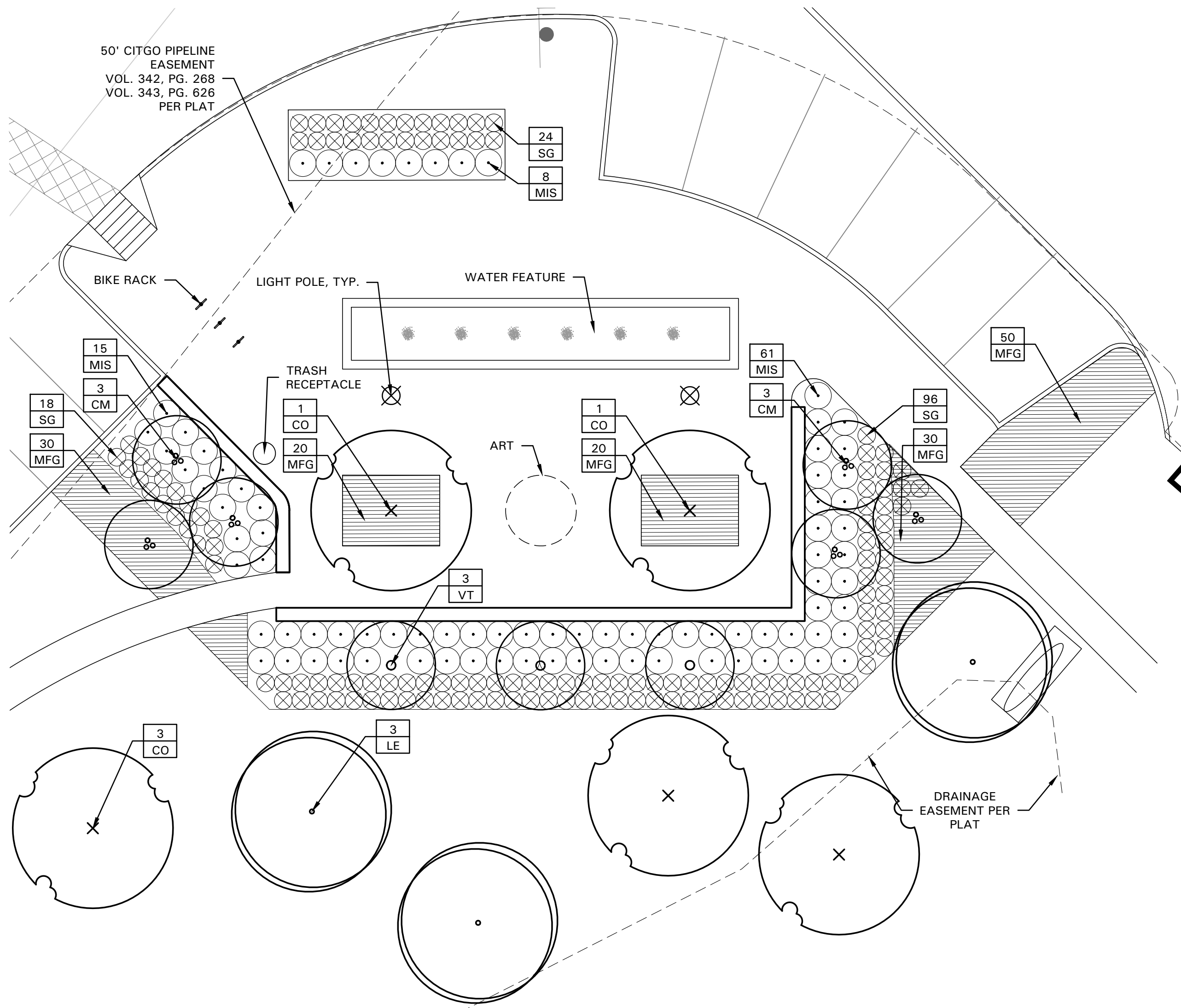
L2.03



SCALE: 1" = 10'-0"



- 4245 North Central Expwy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	1	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	3	2" cal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching

SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	13	5 gal.	container full, 24" spread, 36" o.c.
DBH	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	55	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinense 'Purple Diamond'</i>	Loropetalum 'Purple Diamond'	36	3 gal.	container full, 20" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	375	1 gal.	container full, 24" o.c.
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	17	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	67	7 gal.	container full to base, 36" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii	42	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

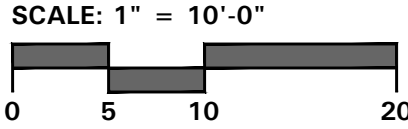
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PLANT LIST - AMENITY AREA

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CM	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle 'Natchez'	6	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	3	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.

SHRUBS/GROUND COVER					
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	150	1 gal.	container full, 24" o.c.
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	84	5 gal.	container full, 36" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii	138	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

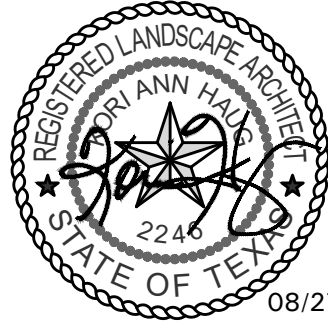
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



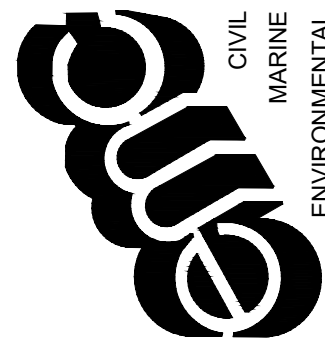
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• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

A(3): Public Amenity Area (Proposed)

NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGC	4/10/18
2	- COORDINATION	MGC	6/15/18
3	- COORDINATION	MGC	8/01/18
4	- COORDINATION	MGC	8/23/18
5	- CITY COMMENT	MGC	8/27/18
-	-	-	-
-	-	-	-



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LANDSCAPE PLAN

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS

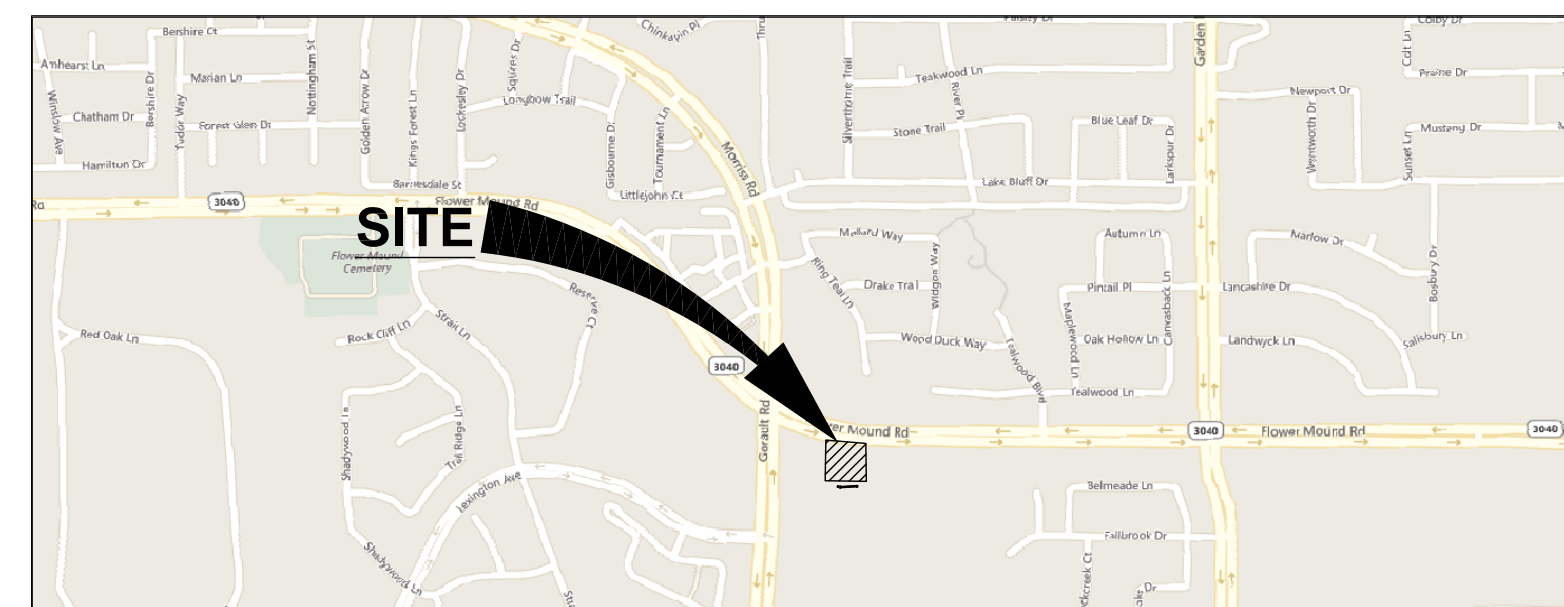
Prepared for:

SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 10' - 0"
DATE:	12/20/2017

SHEET

L3.03



VICINITY MAP
N.T.S.

SITE INFORMATION

ADDRESS: 1001 FLOWER MOUND ROAD
FLOWER MOUND, TEXAS 75028
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION

PROPERTY AREA: ±1.418 AC

PARCEL ID #: 279846

PROPERTY ZONING: R-2 RETAIL DISTRICT-2

BUILDING SETBACKS:
FRONT: 30' (60' ADJ. TO MAJOR ARTERIAL)
SIDE: 0'
REAR: 15'

LANDSCAPE BUFFER:
STREET: 25'

VARIANCE REQUEST:
16' REDUCTION TO LANDSCAPE SETBACK

PARKING NOTE

PARKING REQUIRED:
1 SPACE PER 250 SF
3060 / 250 = 12 SPACES REQUIRED

VACUUM STALLS: 20 SPACES

PARKING PROVIDED:
12 STANDARD SPACES
*2 HANDICAP SPACES
14 TOTAL SPACES

STACKING PROVIDED:
20 STACKING SPACES

HATCH LEGEND:

	CONCRETE PAVEMENT		PROPOSED CONCRETE SIDEWALK
	EXISTING BRICK PAVERS		ROLL CURB

SPECIAL NOTES

- ① ADA 5' WIDE CROSSWALKS
- ② ADA RAMPS
- ③ STANDARD CURB & GUTTER
- ④ ROLL CURB
- ⑤ SIDEWALK FLUSH WITH PARKING

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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 SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. ANY OVERHANG OF SHADE STRUCTURES WITHIN THE CITGO PIPELINE EASEMENT WILL REQUIRE APPROVAL FROM THAT EASEMENT HOLDER.
8. PORTION OF PARKING AND PAVING THAT IS LOCATED OFFSITE ON LOT 3 DOES NOT HAVE A PLATTED ACCESS EASEMENT TO THE DEVELOPING LOT 2 AND WILL NEED TO BE PROVIDED.
9. ANY OVERHANG OF SHADE STRUCTURES WITHIN CITGO PIPELINE EASEMENT WILL RECEIVE APPROVAL FROM THAT EASEMENT HOLDER.

PROPOSED IMPERVIOUS AREA: ±0.85 AC

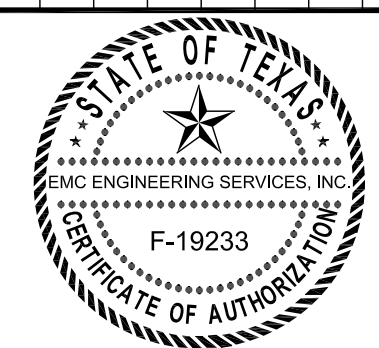
EXISTING IMPERVIOUS AREA: ±0.28 AC

SITE DATA TABLE

PHYSICAL ADDRESS	1001 FLOWER MOUND ROAD, FLOWER MOUND, TEXAS 75028	
GROSS SITE AREA	1.418 AC	
NET SITE AREA	0.548 AC	
ZONING	PD-78 WITH RETAIL DISTRICT-2 (R-2) USES	
CURRENT USE	UNDEVELOPED PARCEL	
LOT COVERAGE DATA	GROSS	NET
-BUILDING COVERAGE	14%	32%
-IMPERVIOUS AREA	80%	89%
-PERVIOUS AREA	20%	11%
PARKING SUMMARY		
-REQUIRED	12	
-PROVIDED	14	
SURFACE PARKING		
-OTHER	20 VACUUM STALLS	
BUILDING DATA		
-BUILDING	1 STORY	
-PEAK HEIGHT	24 FT	
-MEAN HEIGHT	17 FT 6 IN	
-TOTAL SQUARE FOOTAGE	3060 SF	

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	<8 PAVED MULTI-USE TRAIL ALONG GERALT
PARKS AND TRAILS	LONG PRAIRIE SERVICE AREA
OPEN SPACE PLAN	LONG PRAIRIE SERVICE AREA
THOROUGHFARE PLAN	MAJOR (VARIABLE WIDTH)
WATER PLAN	EAST (LOW) PRESSURE PLANE 8" W LINE
WASTEWATER PLAN	BAKER'S BRANCH (8" WW) LONG PRAIRIE SERVICE AREA
ECONOMIC IMPACT	COMMERCIAL TAX BASE

NO.	REVISION DESCRIPTION	BY	DATE
1	RESUBMITTAL	RAP	2/22/18
2	RESUBMITTAL	SLO	6/11/18
3	RESUBMITTAL	SLO	7/18/18
4	RESUBMITTAL	SLO	8/16/18
5	RESUBMITTAL	SLO	8/29/18
6	RESUBMITTAL	BED	9/7/18



PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
EMC ENGINEERING SERVICES, INC.
ENGINEERING CONSULTANTS

Engineer: BRIAN H. BRAUN
P.E. No. 127623 Date: 8/29/2018

GRAPHIC SCALE: 1" = 20'

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CONCEPTUAL SITE PLAN

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP

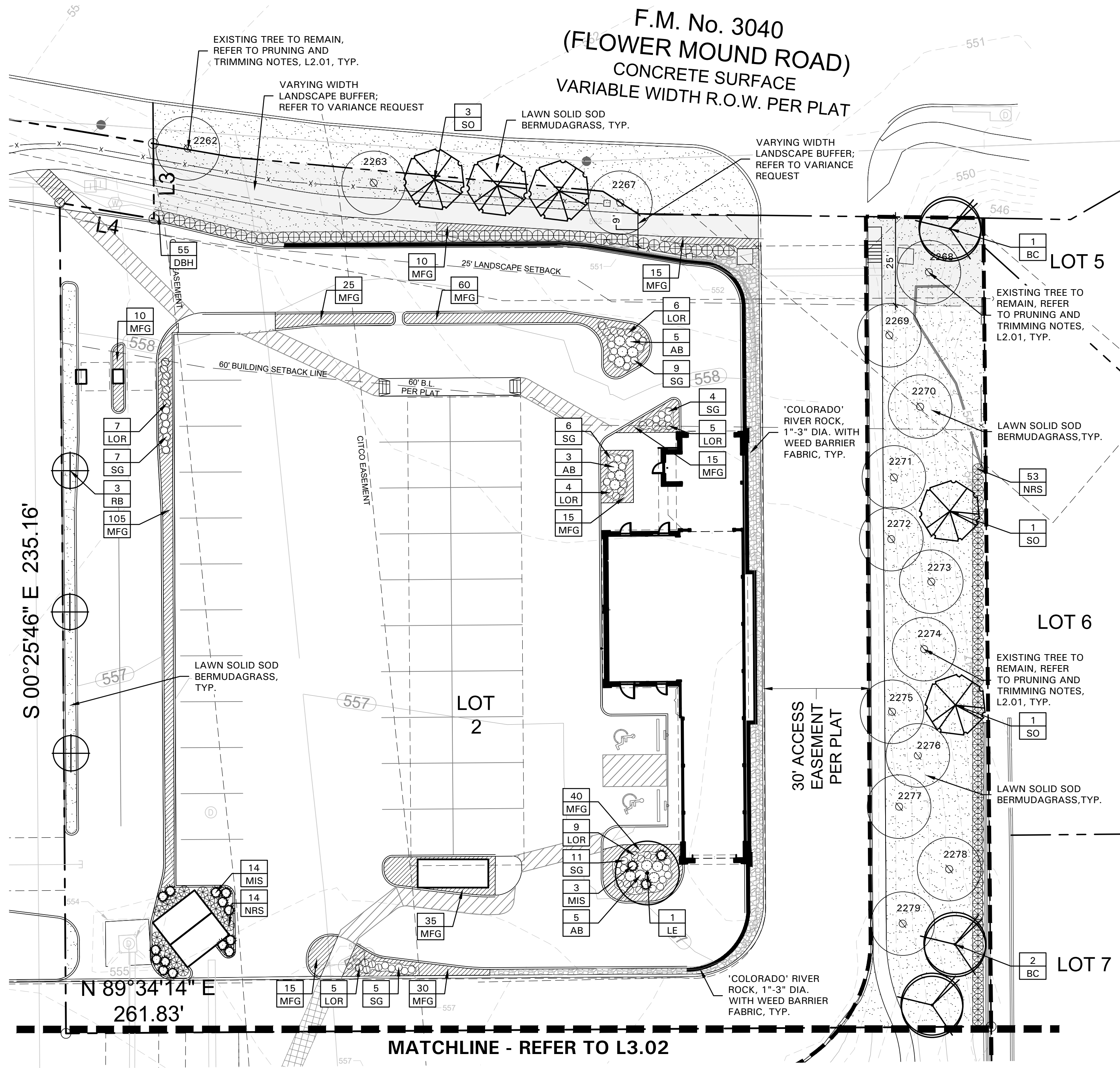
PROJECT NO.: 17-6058
DRAWN BY: BED
DESIGNED BY: BED
SURVEYED BY: -
CHECKED BY: BHB
SCALE: 1" = 20'
DATE: 4/3/2017

SHEET

1

OF

3



PD 78 - LOT 2			
LANDSCAPE CONFORMANCE CHART			
LANDSCAPING			
Streetyard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Minimum 20% of street yard	5,941	1,188 s.f.	3,010 s.f.
Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum landscape buffer	FM 3040	25'	varying width 9' - 25'
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 parking spaces	14	105 s.f.	983 s.f.
PLANTING STANDARDS			
Street Yard Trees			
Standard	Total Street Yard (square feet)	Required	Provided
< 10,000s. f. = 1 tree per 1,000 s.f.	5,948	6 trees, 3" cal.	(4) Tree Credits (4) trees, 3" cal.
Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal. per 30 l.f.	FM 3040: 235 l.f.	8 trees, 3" cal.	(4) Tree Credits (4) trees, 3" cal.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	14	2 trees, 3" cal.	1 tree, 3" cal., 3 trees, 2" cal.
All parking spaces are located within 50 ft. of a tree.			
RESIDENTIAL COMBATABILITY STANDARDS - PD 78			
Standard	Location	Required	Provided
25' buffer where property abuts residential	East property lines	25' buffer	25' buffer
6' masonry or brick wall where property abuts residential	East Property Line	6' masonry/brick wall, 6' screen	Existing 6' masonry/brick wall, 6' screen
One (1) tree per 400 s.f. of compatibility buffer	East Property Line: 5,720 s.f.	15 trees, 3" cal.	(11) Tree Credits (4) trees, 3" cal.

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING THE FOLLOWING GUIDELINES.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT 'TOP' OR 'HEAD' TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
- CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

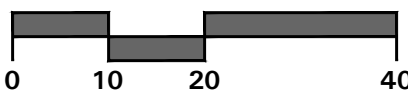
PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BC	Bald Cypress
DBH	Dwarf Burford Holly
LE	Lacebark Elm
LOR	Loropetalum 'Purple Diamond'
MFG	Mexican Feathergrass
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
SG	Salvia Greggii
SO	Shumard Red Oak

REFER TO L3.03 FOR PLANT LIST



SCALE: 1" = 20'-0"



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GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

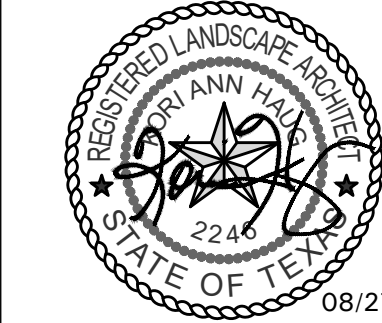
LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE 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 LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
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4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18



EMC ENGINEERING SERVICES, INC.



LANDSCAPE PLAN
TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET
L3.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At the time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

- Remove rejected plant material immediately from job site.

- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

- Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.

- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas: Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural

material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

- B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the

percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- J. Do not wrap trees.

- K. Do not over prune.

- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

- Pruning shall be done with clean, sharp tools.

- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

- All steel curbing shall be free of kinks and abrupt bends.

- Top of curbing shall be ½" maximum height above final finished grade.

- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

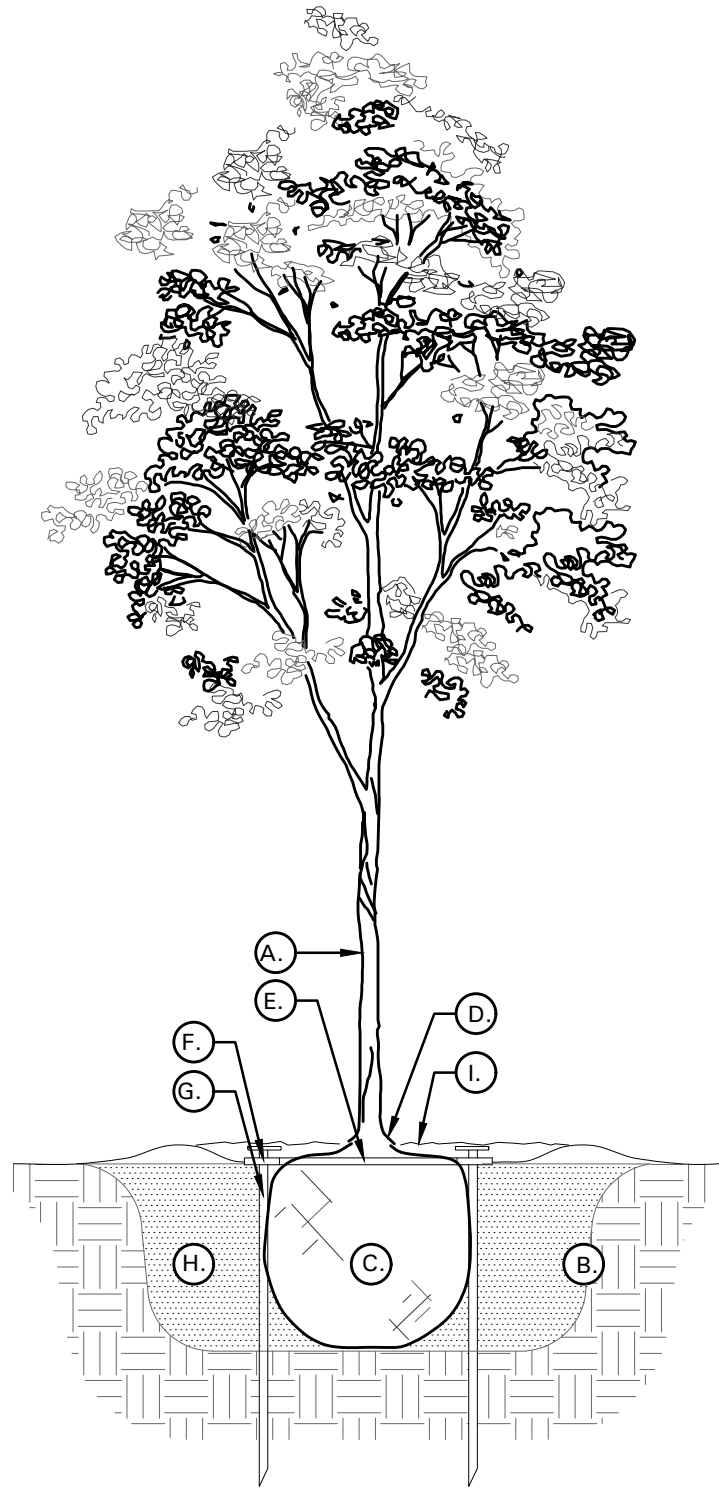
- Do not install steel edging along sidewalks or curbs.

- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT. CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

- F. 'U' BRACKET.

- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

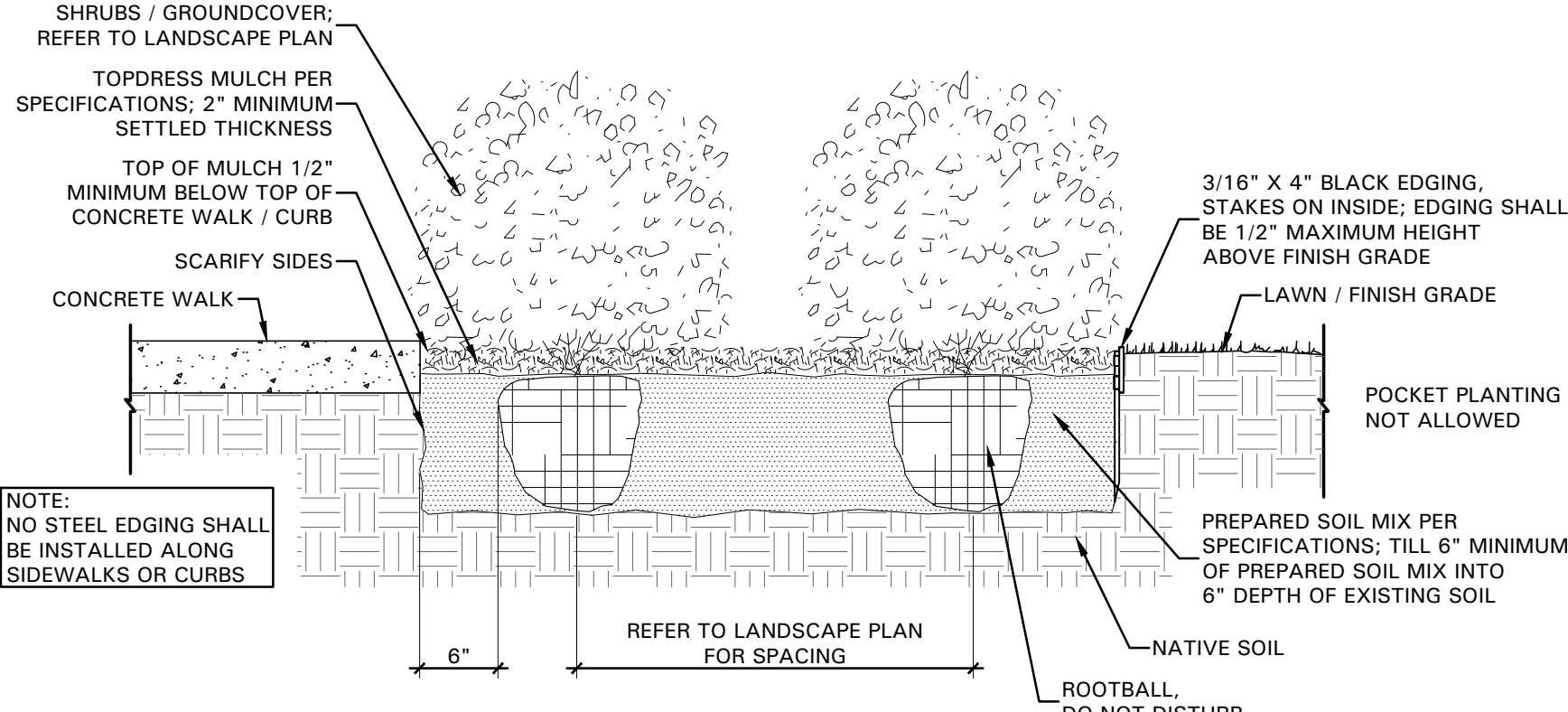
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

- OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

LANDSCAPE SPECIFICATIONS AND DETAILS

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS

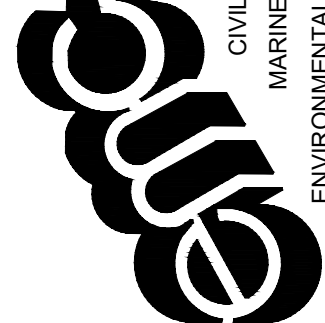
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.: 17-6058
DRAWN BY: MGM
DESIGNED BY: MGM
SURVEYED BY: N/A
SURVEY DATE: N/A
CHECKED BY: KAH
SCALE: N/A
DATE: 12/20/2017

SHEET
L3.04



EMC ENGINEERING
SERVICES, INC.
1344 US Hwy 198, Suite A
Albany, TX 75007
Phone: (202) 955-6133
Fax: (202) 439-7979
albanym@emc-eng.com
www.emc-eng.com



CIVIL
MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

EXTERIOR FINISH MATERIALS SCHEDULE:	
MASONRY VENEER	BRICK VENEER – ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR – AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR – VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR – BRONZE GLAZING – 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR– CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL , MFR'D BY DETAILED METALS, GRIFFIN GA COLOR– ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR – ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

EXTERIOR FINISH MATERIALS SCHEDULE:				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F. AREA	479 S.F.	479 S.F.	1430 S.F.	1344 S.F.
2. FACADE S.F. AREA (EXCLUSIVE OF DOORS, OPENINGS, OVERHEAD DOORS, AND WINDOWS)	324 S.F.	330 S.F.	719.98 S.F.	983.66 S.F.
3. DOORS, OPENINGS, OVERHEAD DOORS, WINDOWS S.F. AREA	155 S.F.	149 S.F.	710.02 S.F.	360.34 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80% OF ITEM #2 FACADE AREA)	298 s.f. 91% OF FACADE AREA	304 S.F. 92% OF FACADE AREA	645.98 S.F. 89% OF FACADE AREA	909.66 S.F. 92% OF FACADE AREA
4A. BRICK VENEER S.F. AREA	82 S.F. 25% OF ITEM 2	70 S.F. 21% OF ITEM 2	170 S.F. 23% OF ITEM 2	274 S.F. 28% OF ITEM 2
4B. STONE VENEER S.F. AREA	183 S.F. 56% OF ITEM 2	204 S.F. 62% OF ITEM 2	475.98 S.F. 66% OF ITEM 2	520.66 S.F. 53% OF ITEM 2
4C. STUCCO S.F. AREA	33 S.F. 10% OF ITEM 2	30 S.F. 9% OF ITEM 2	NONE	115 S.F. 11% OF ITEM 2
NO SECONDAY MASONRY IS PROPOSED FOR THE BUILDING				
5. PREFIN. METAL FREIZE BOARD	26 S.F.	26 S.F.	74 S.F.	74 S.F.

SHEET LEGEND:

A1.0	EXTERIOR FINISHES – DIGITAL SAMPLE BOARD
A1.1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	EXTERIOR ELEVATIONS
CA.1	AUXILIARY STRUCTURES
CA.2	AUXILIARY STRUCTURES

GENERAL NOTES:

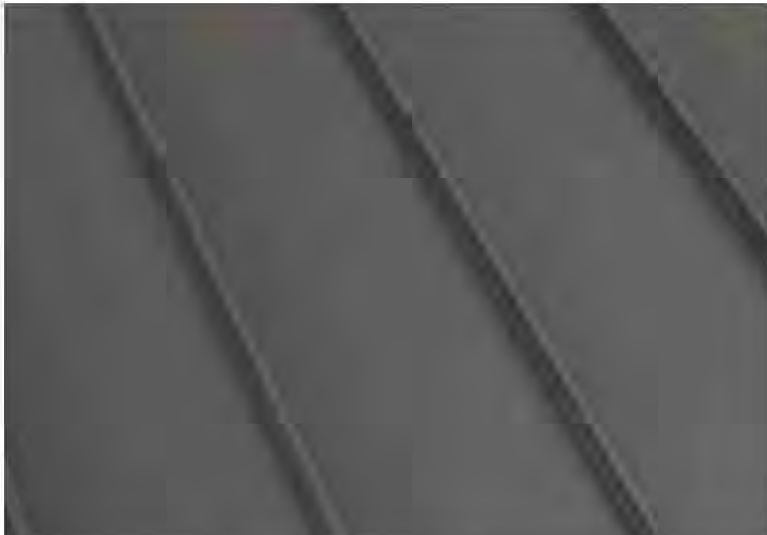
- ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIAL OF THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATION ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



BRICK VENEER
ACME TEXAS



METAL TRIM/EXPOSED STEEL
ASH GRAY



METAL ROOF
STANDING SEAM
CHARCOAL



GLAZING
CLEAR



STONE VENEER
GRANDBURY NATURAL CHOP



STUCCO
VAN DYKE 110



DOOR/FRAMES
ROCKWEED SW 2735

EXTERIOR FINISHES

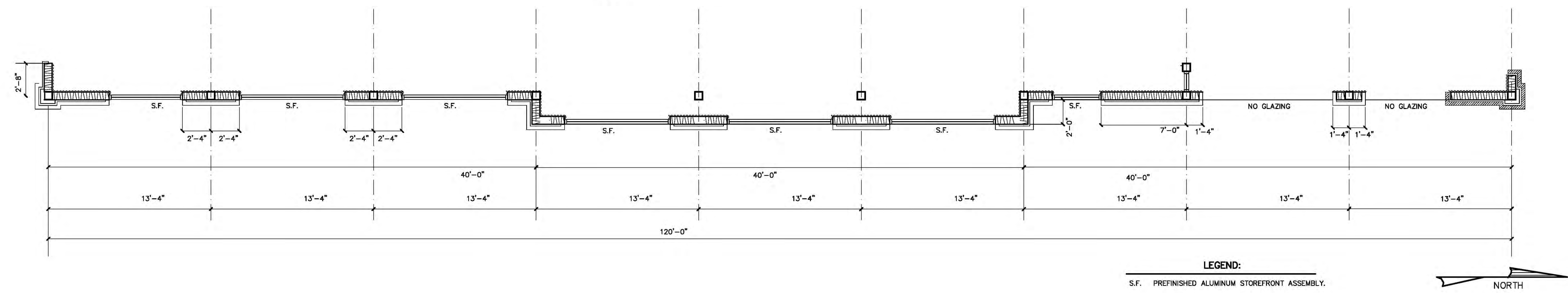
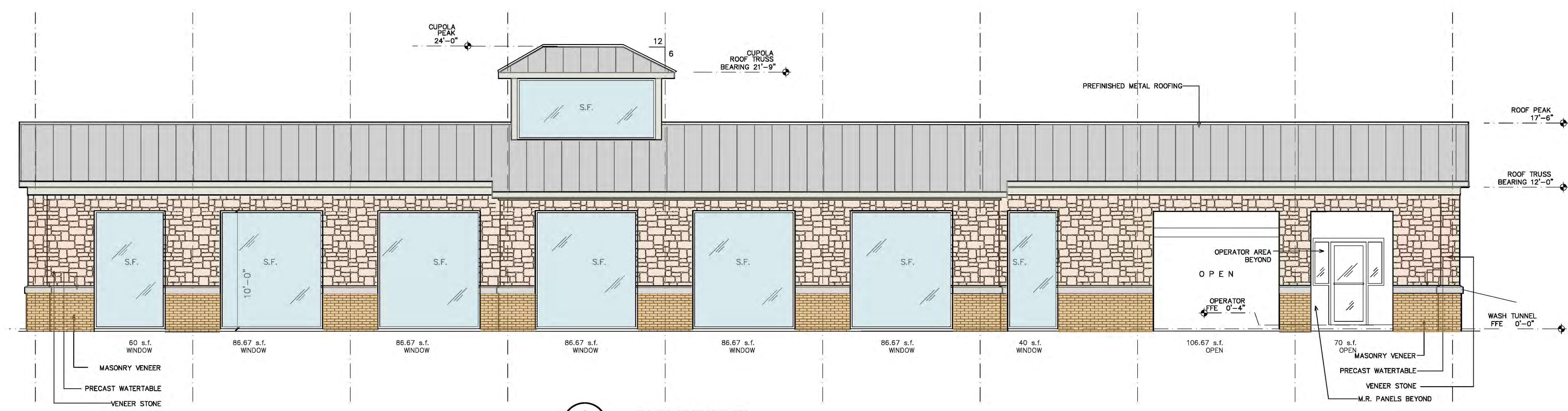
FINISHES ARE TYPICAL AT ALL STRUCTURES.

M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

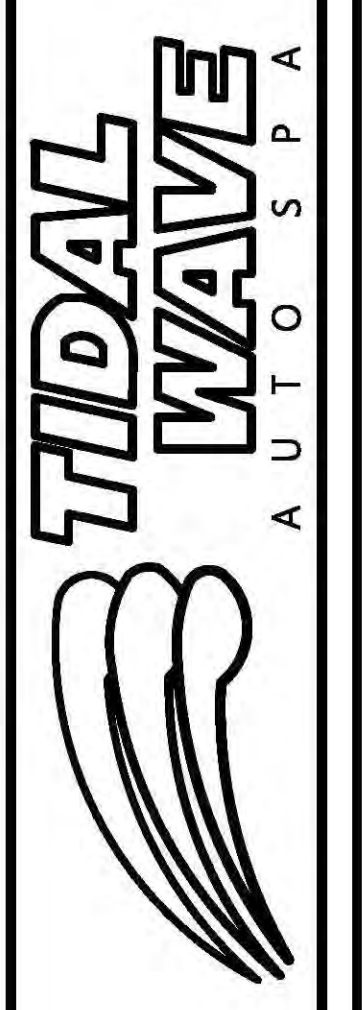
TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

TIDAL WAVE
AUTO SPA

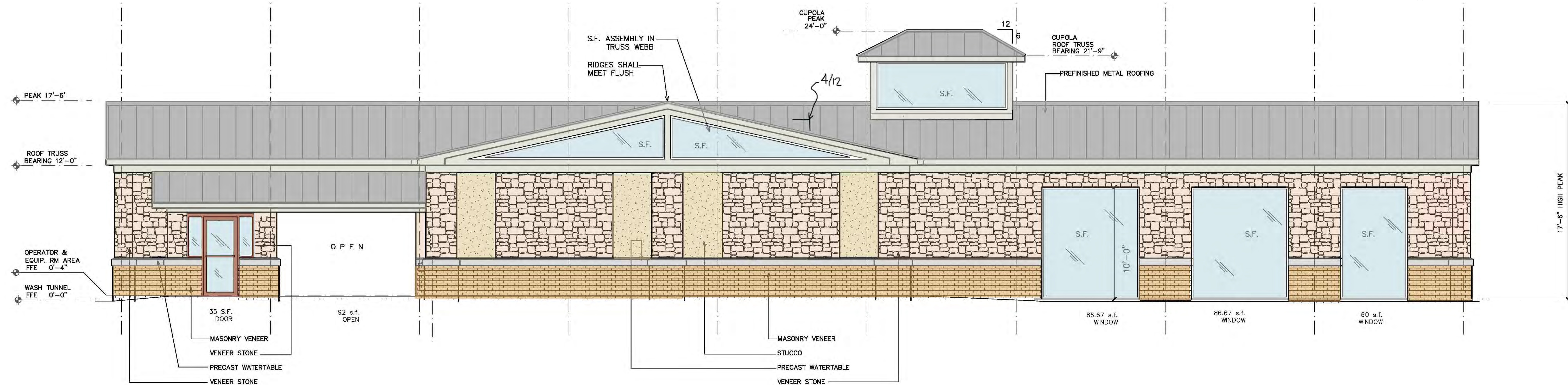
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A1.0
OF:



TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

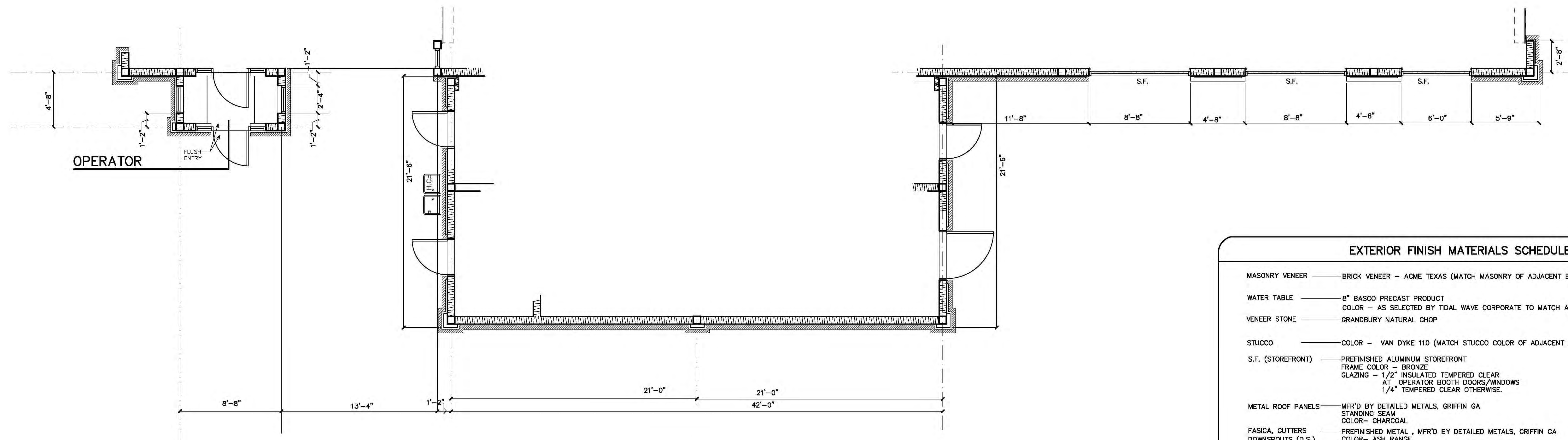


M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868



1
A2.1

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



LEGEND:

S.F. PREFINISHED ALUMINUM STOREFRONT ASSEMBLY.

2
A1.1

WALL PROFILE - WEST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER - ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	6" BASCO PRECAST PRODUCT COLOR - AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR - VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR - BRONZE GLAZING - 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR- CHARCOAL
FASICA, GUTTERS	PREFINISHED METAL, MFR'D BY DETAILED METALS, GRIFFIN GA COLOR- ASH RANGE
DOWNSPOUTS (D.S.)	
EXPOSED STEEL	PREP AND PAINT COLOR - ASH RANGE
FRAMING	
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.



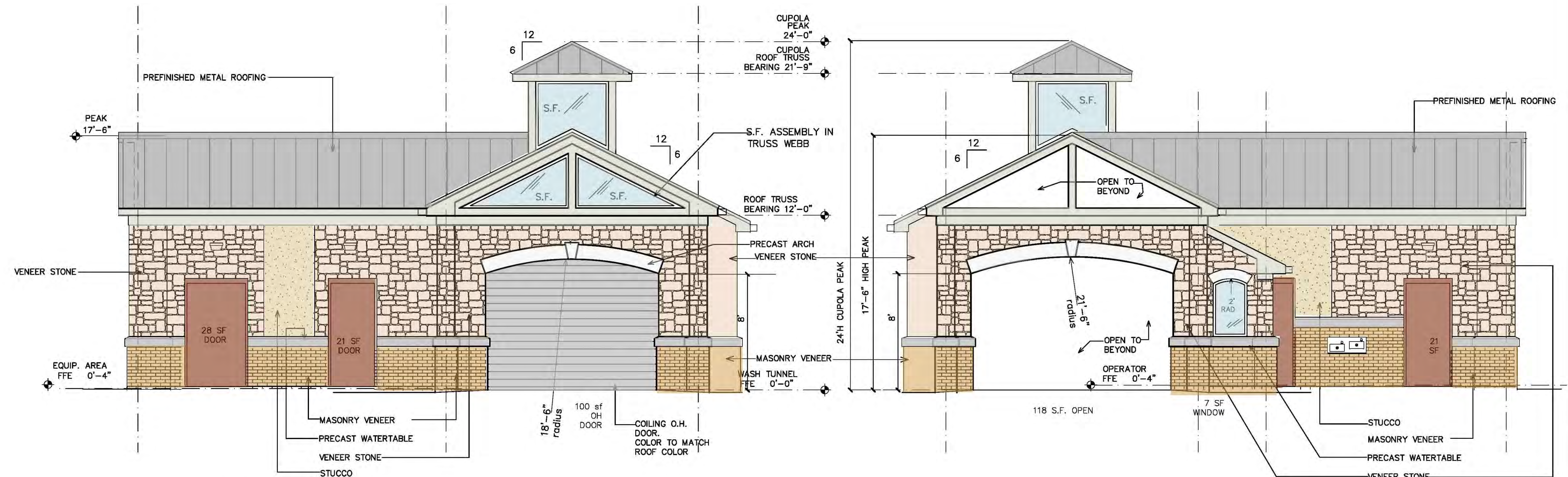
TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

TIDAL WAVE
AUTO SPA

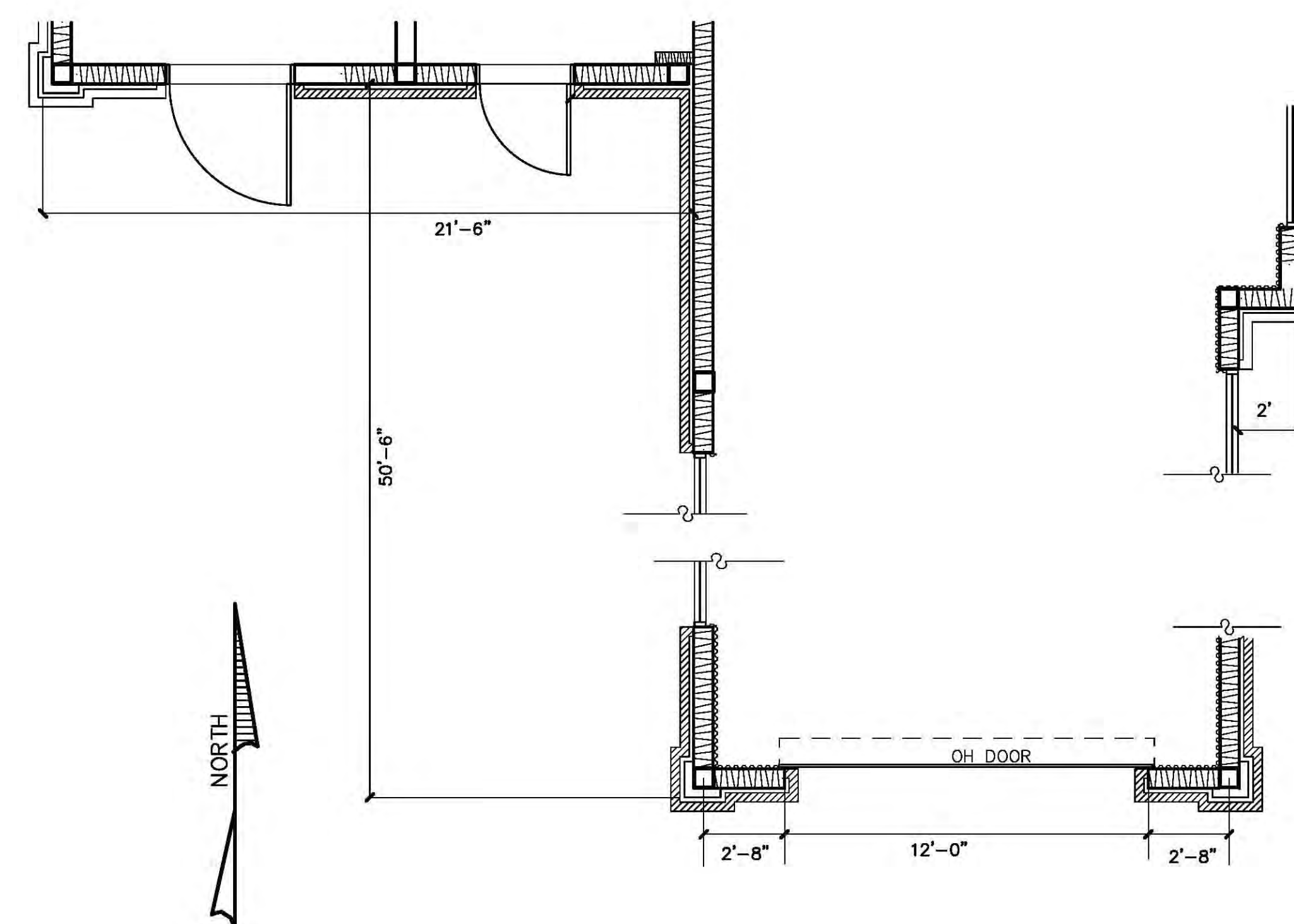
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202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

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OF: 10

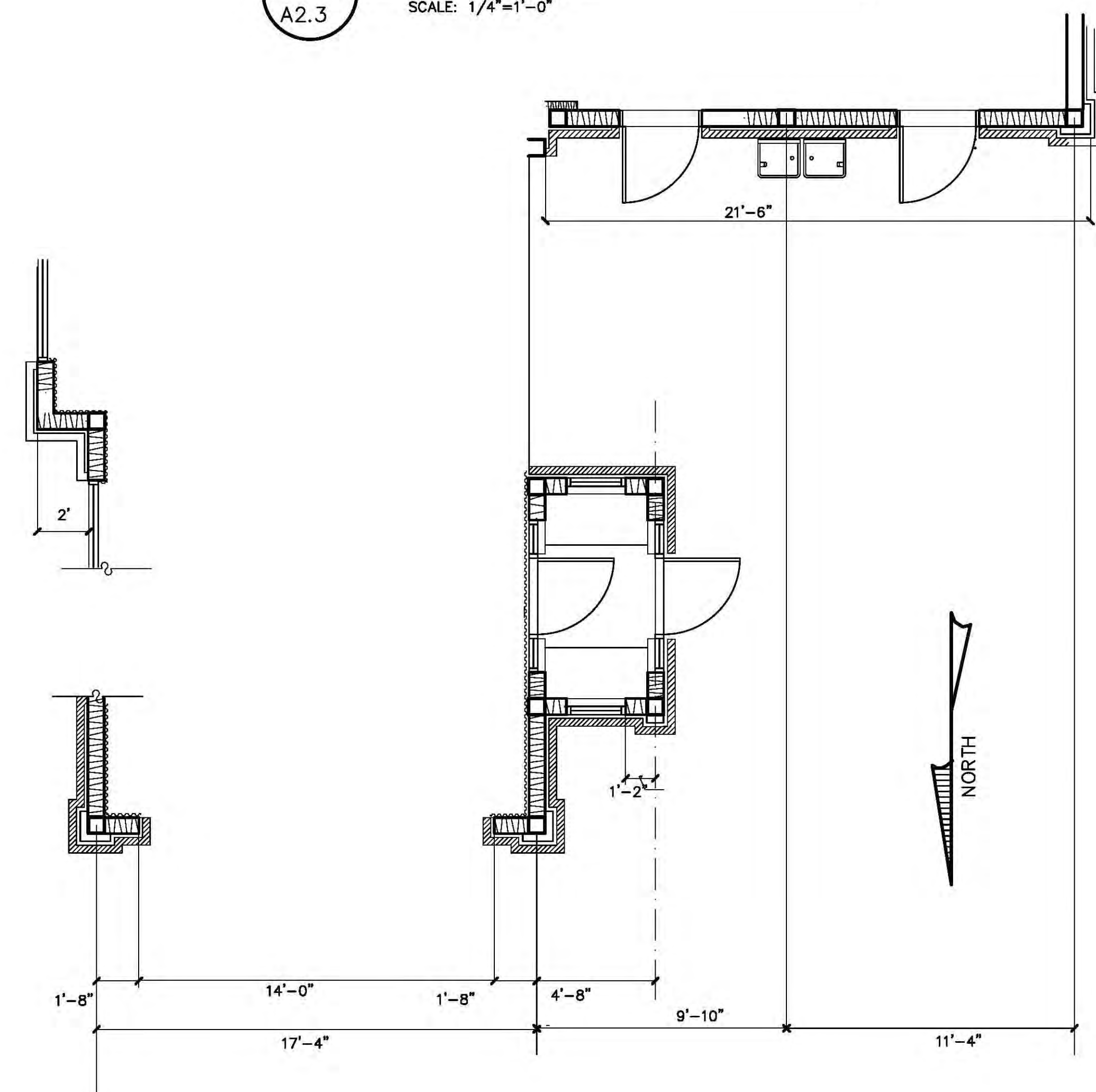


1 SOUTH ELEVATION - EXIT
SCALE: 1/4"=1'-0"

3 NORTH ELEVATION - ENTRY
SCALE: 1/4"=1'-0"



2 WALL PROFILE - SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 WALL PROFILE - NORTH ELEVATION
SCALE: 1/4"=1'-0"

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Thomaston, GA 30286
Texas Reg. 26868

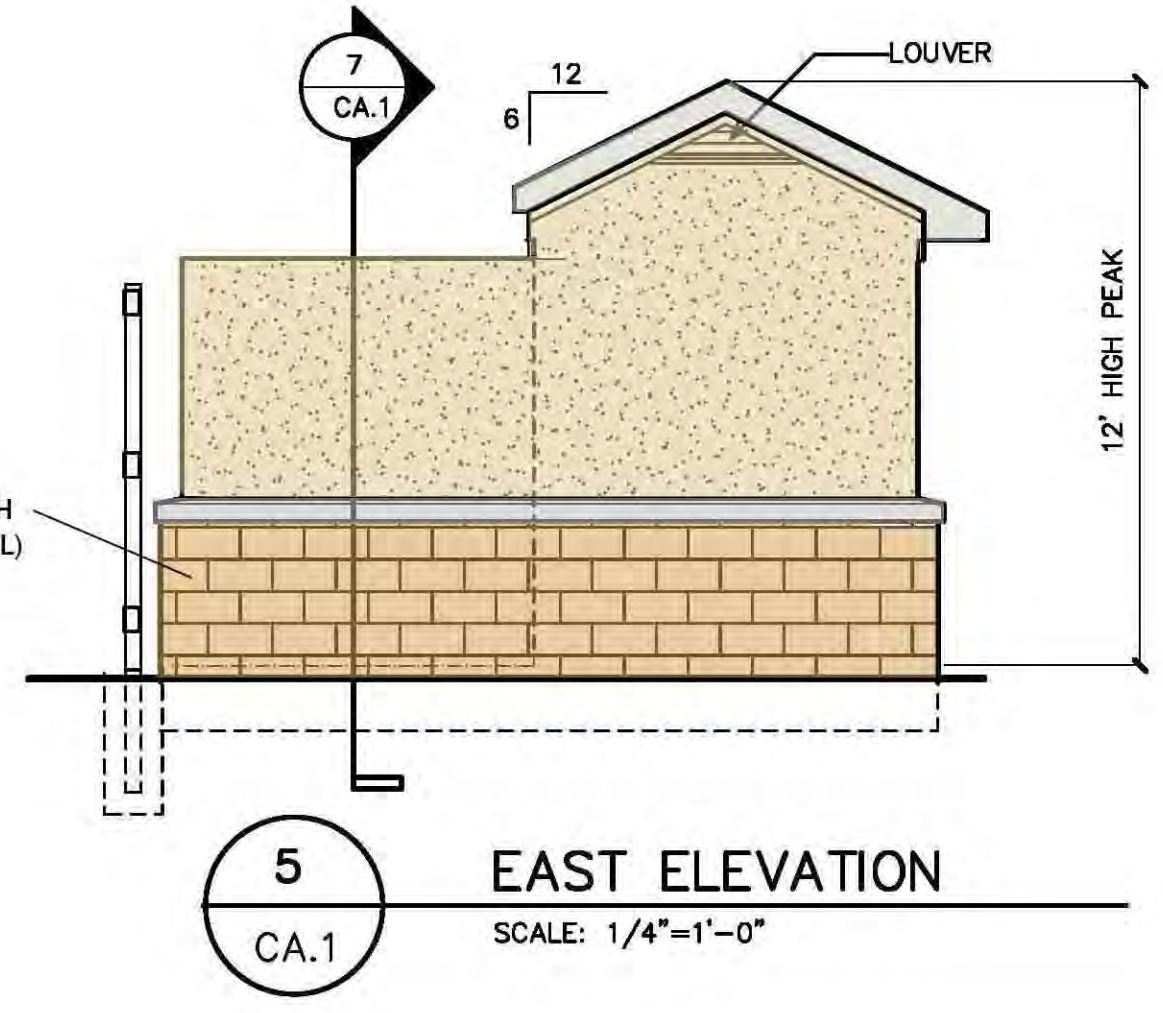
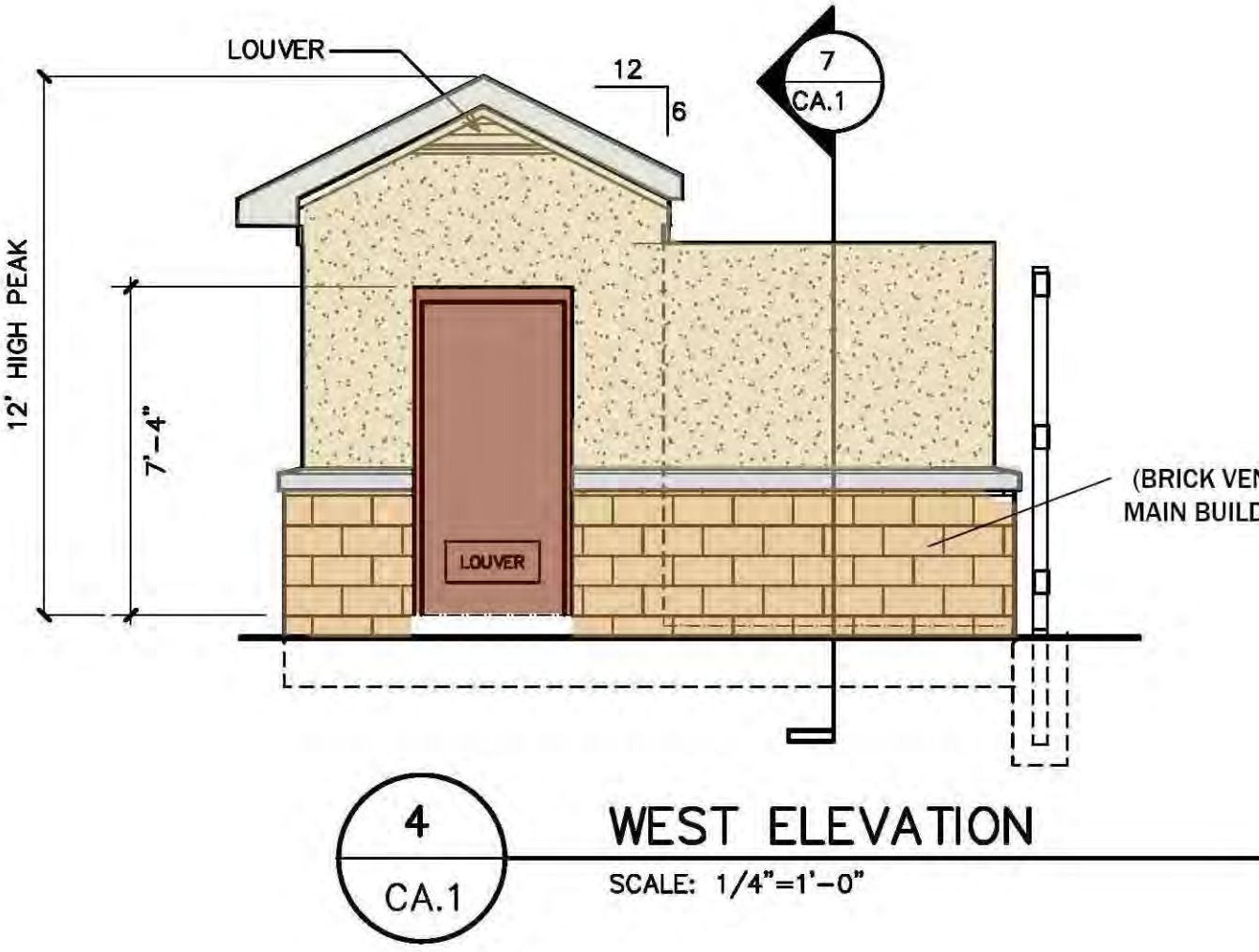
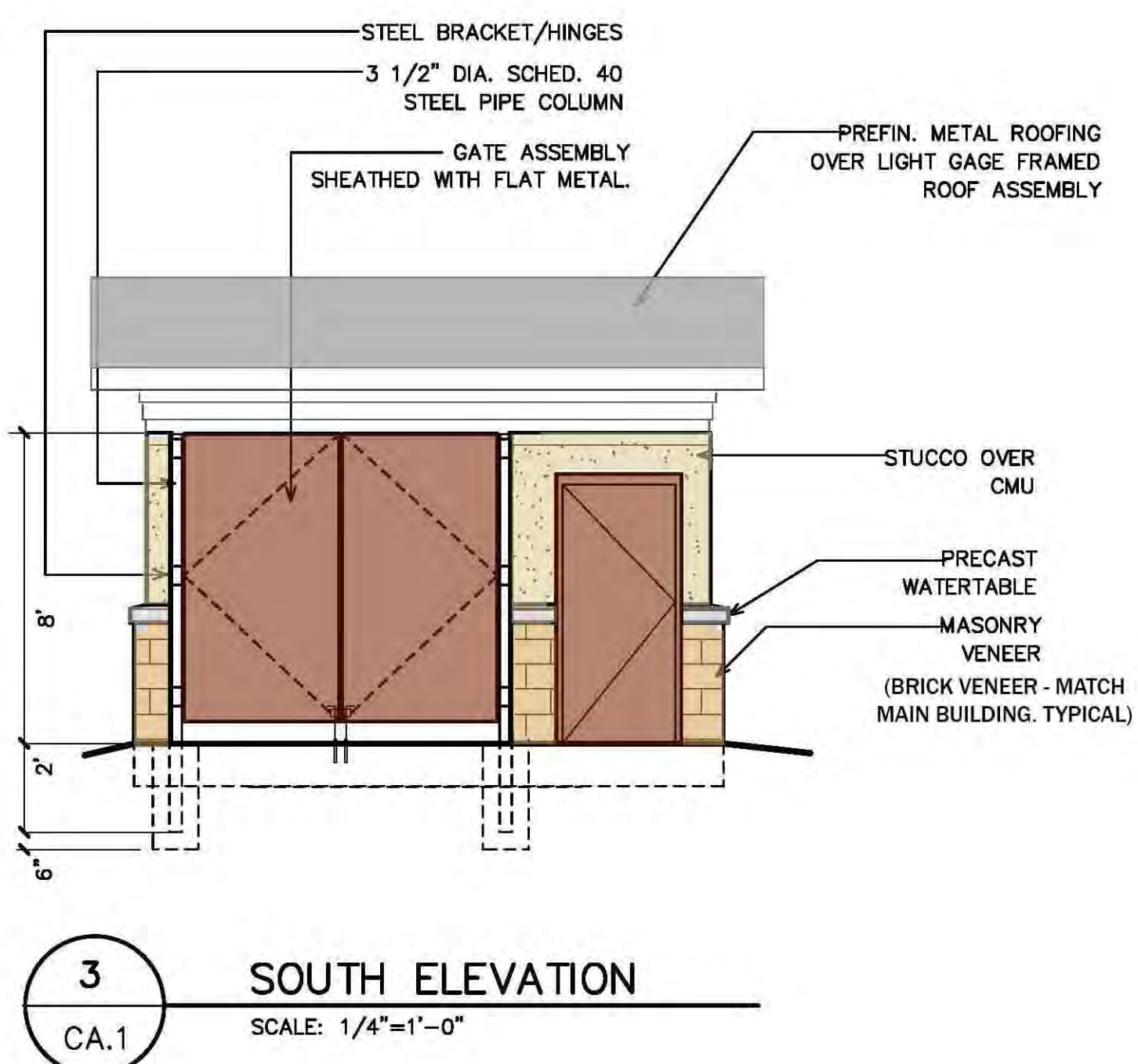
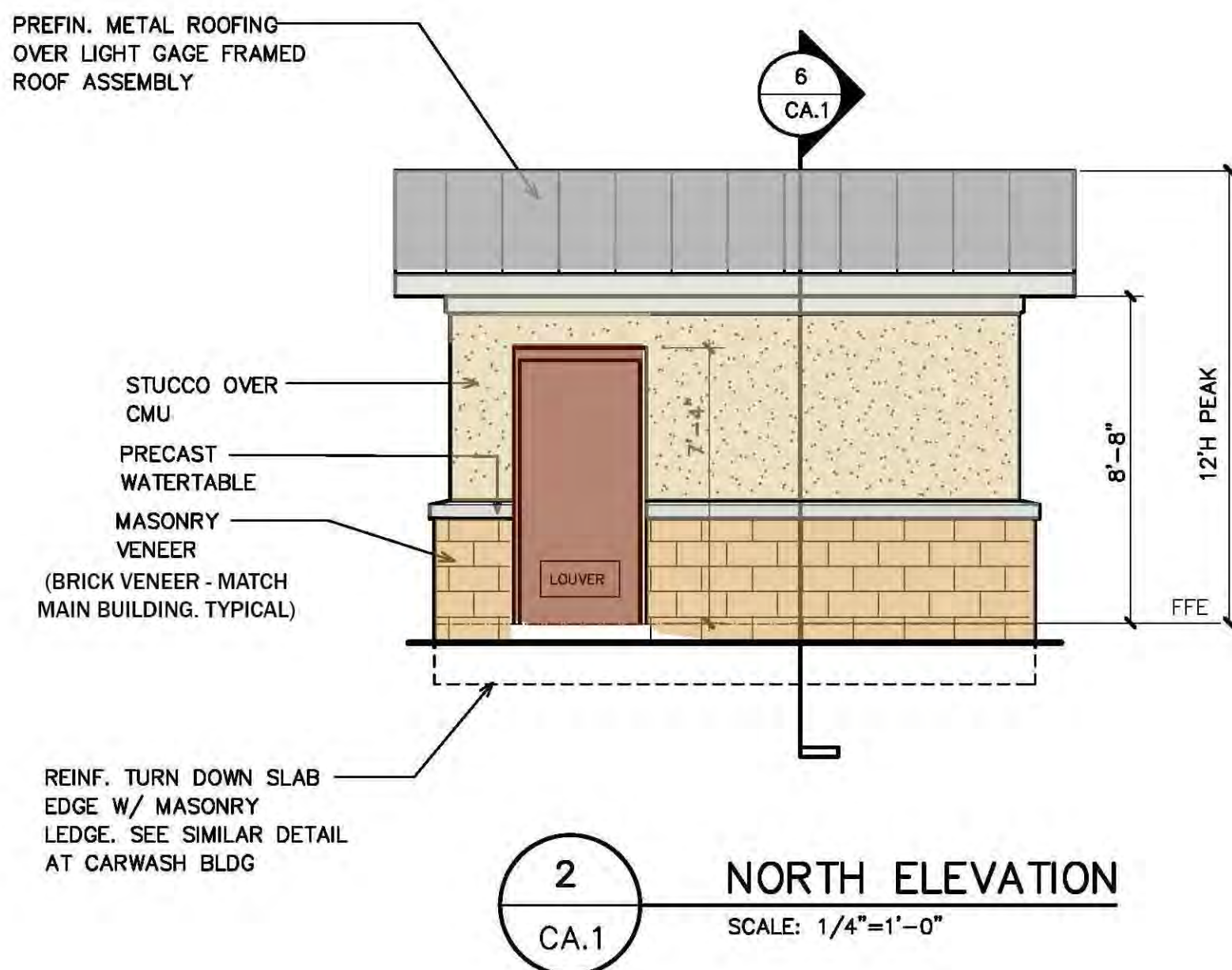
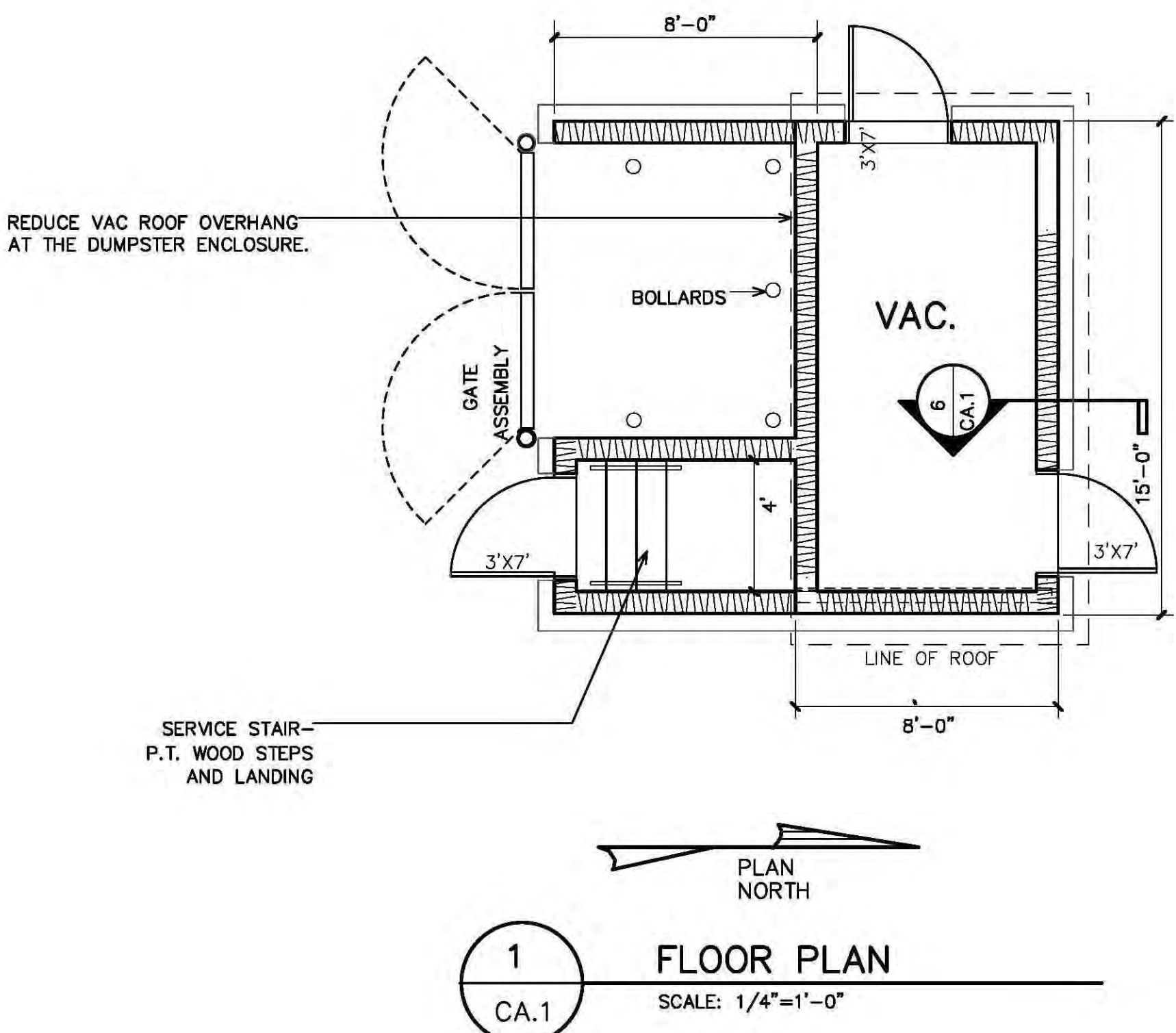
TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS



SHEET:
A2.3
OF: 10

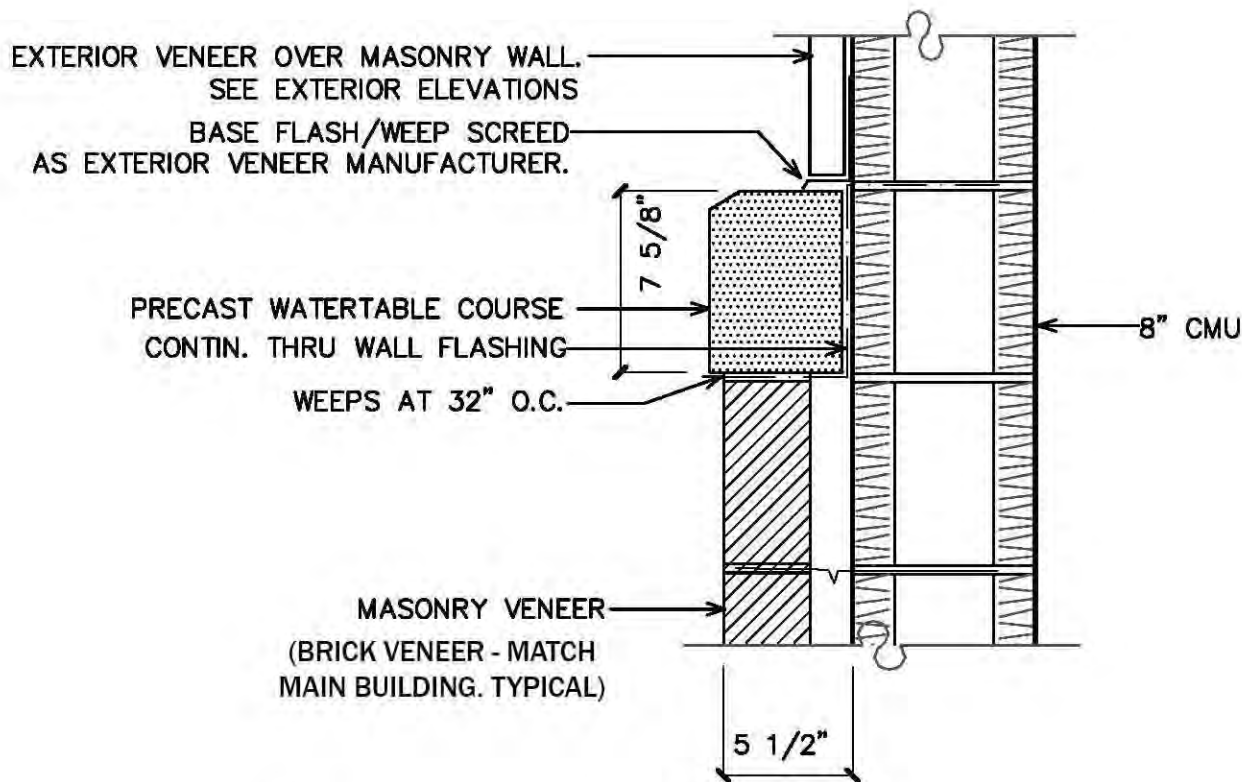
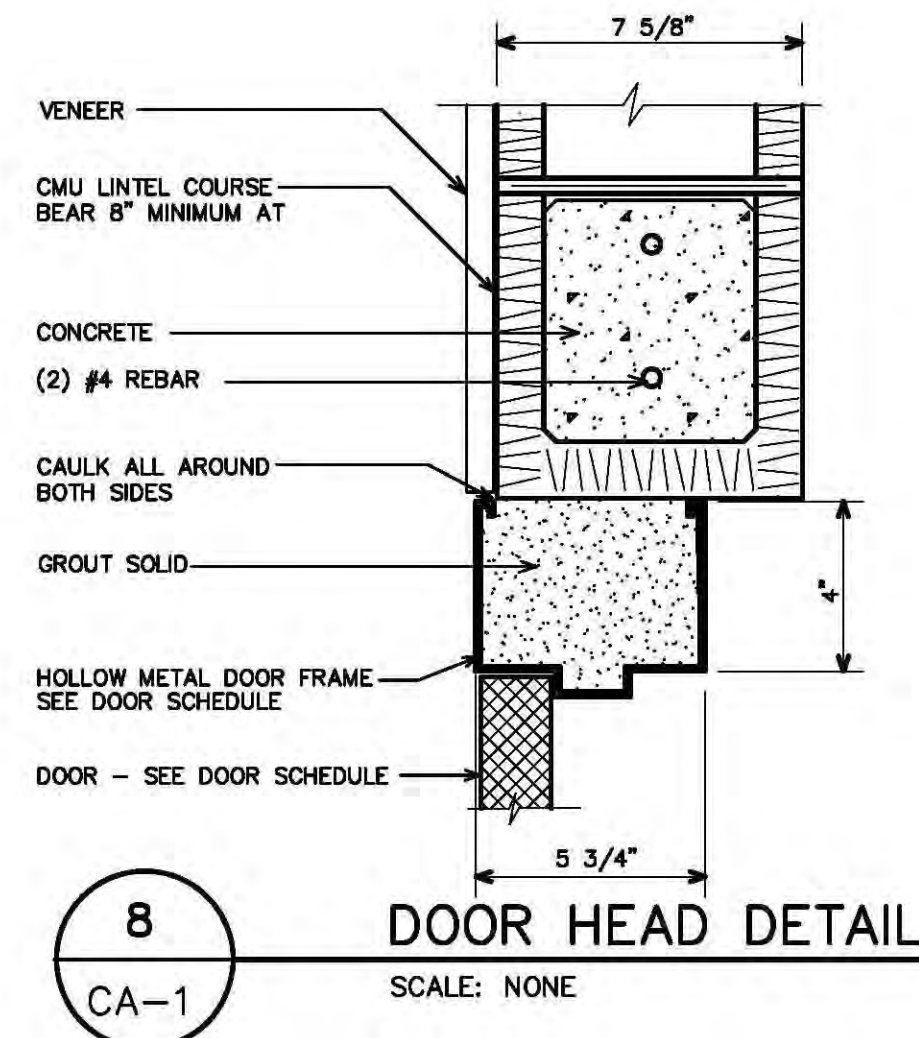
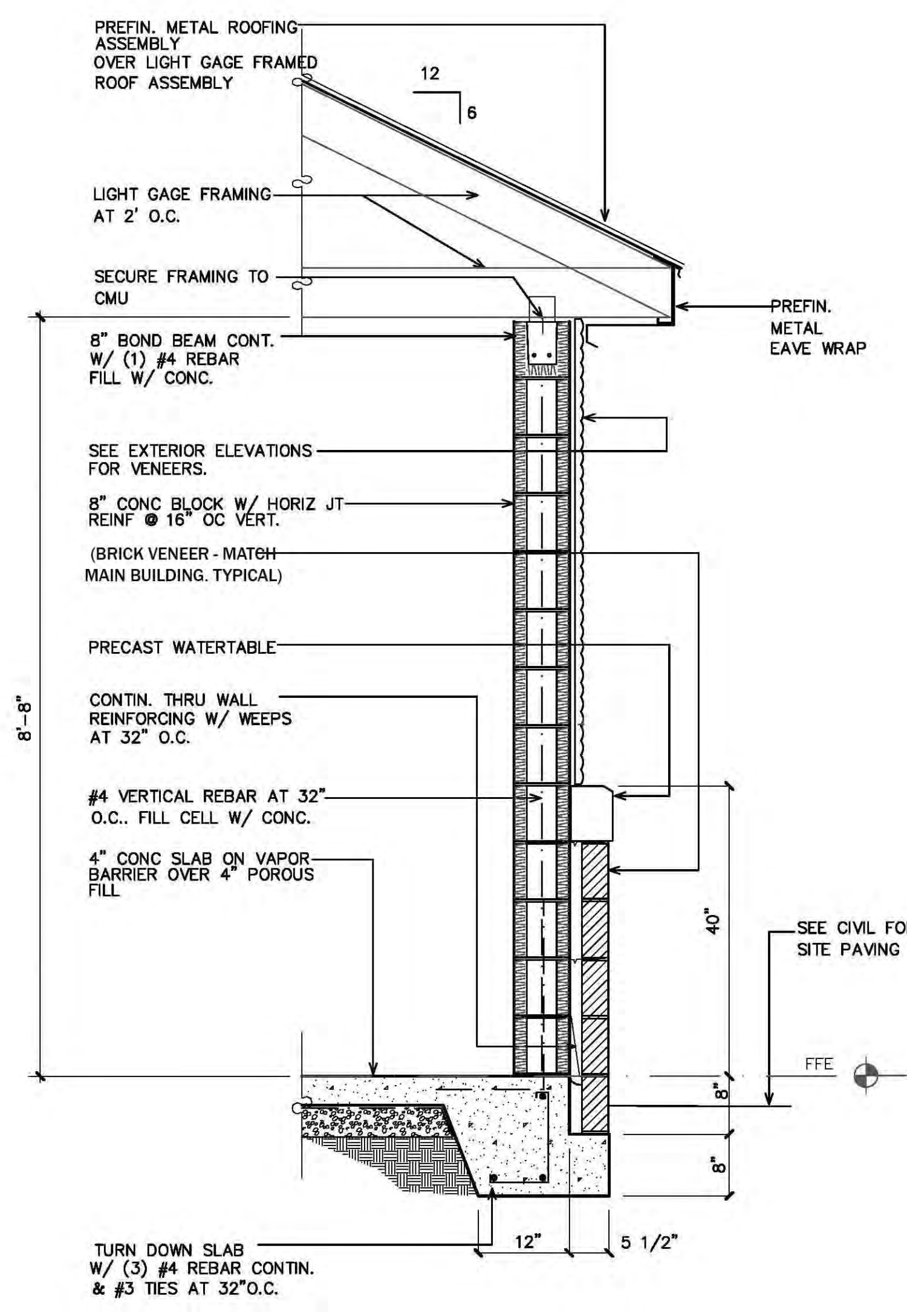
EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER - ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT
VENEER STONE	COLOR - AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
STUCCO	COLOR - VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR - BRONZE GLAZING - 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR - CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL, MFR'D BY DETAILED METALS, GRIFFIN GA COLOR - ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR - ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

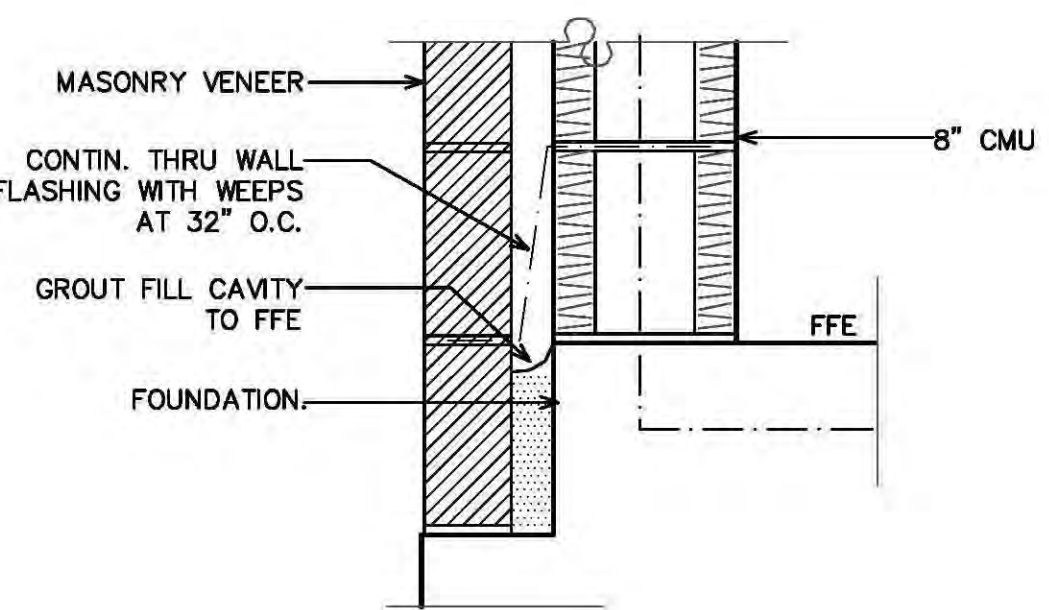
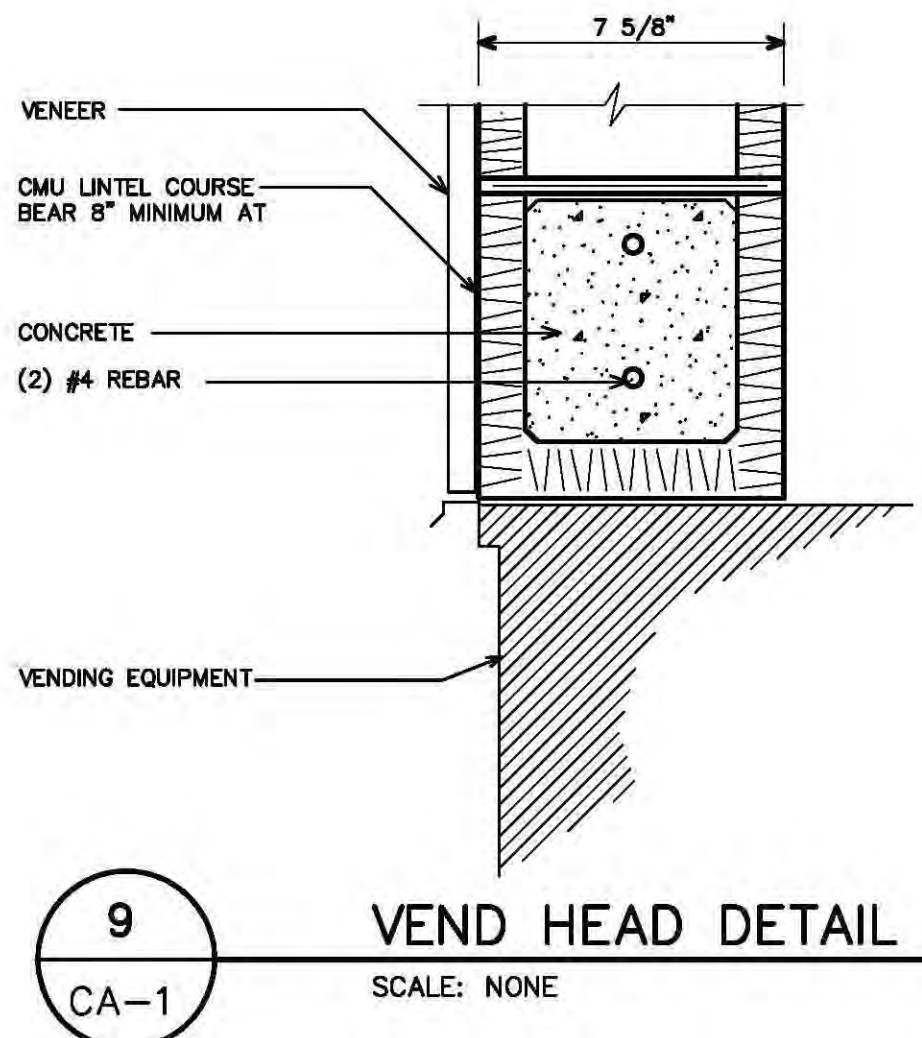
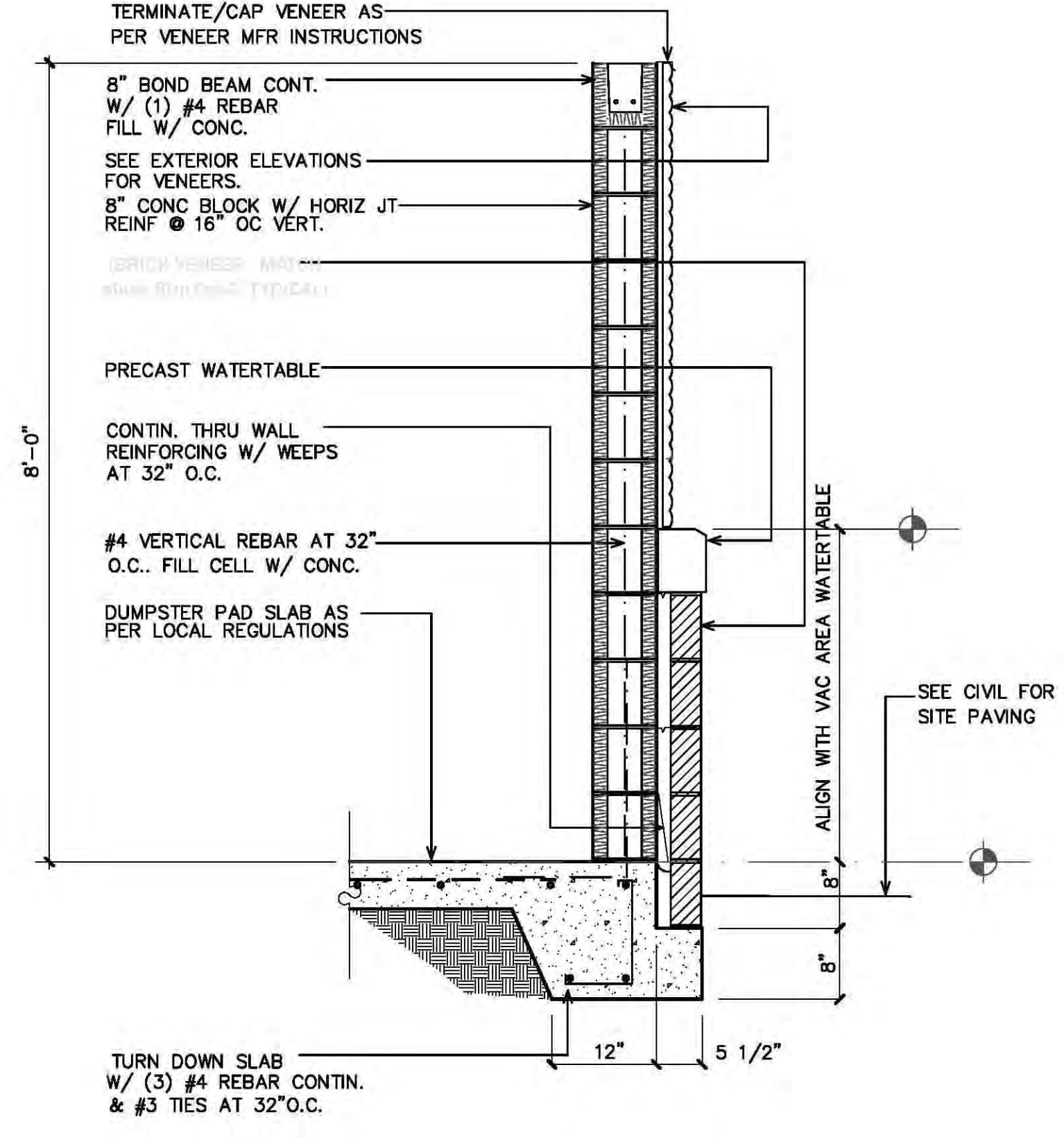


GENERAL NOTE:
ALL EXTERIOR FINISHES SHALL
MATCH MAIN CARWASH BUILDING
FINISHES.

DUMSTER ENCLOSURE/VAC HOUSE



GENERAL NOTE:
ALL EXTERIOR FINISHES SHALL
MATCH MAIN CARWASH BUILDING
FINISHES.



M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

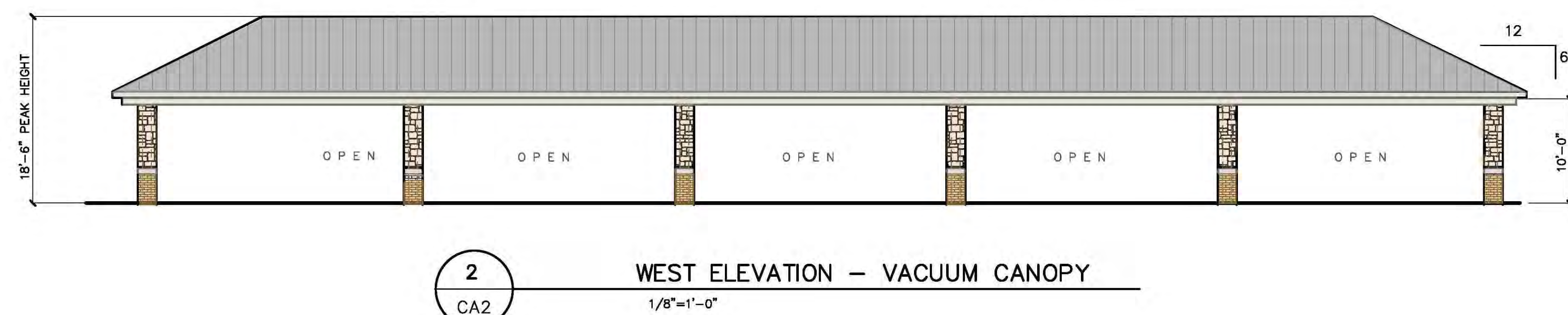
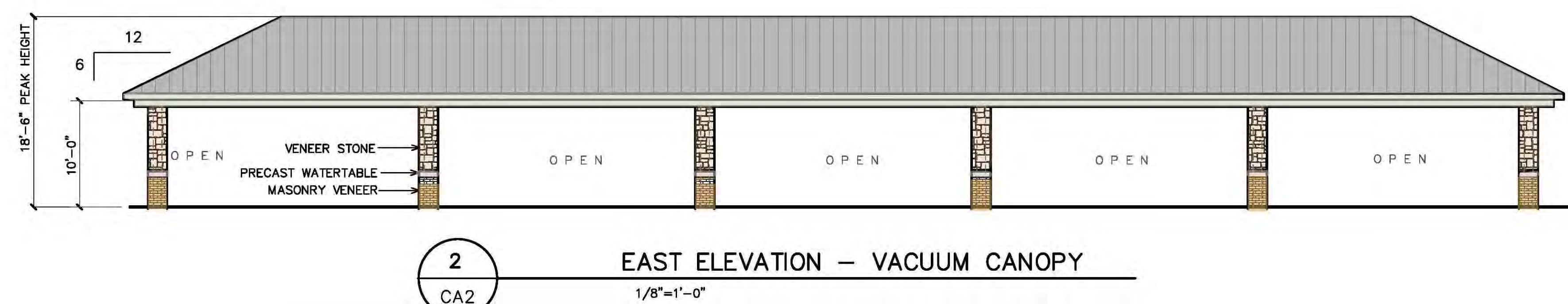
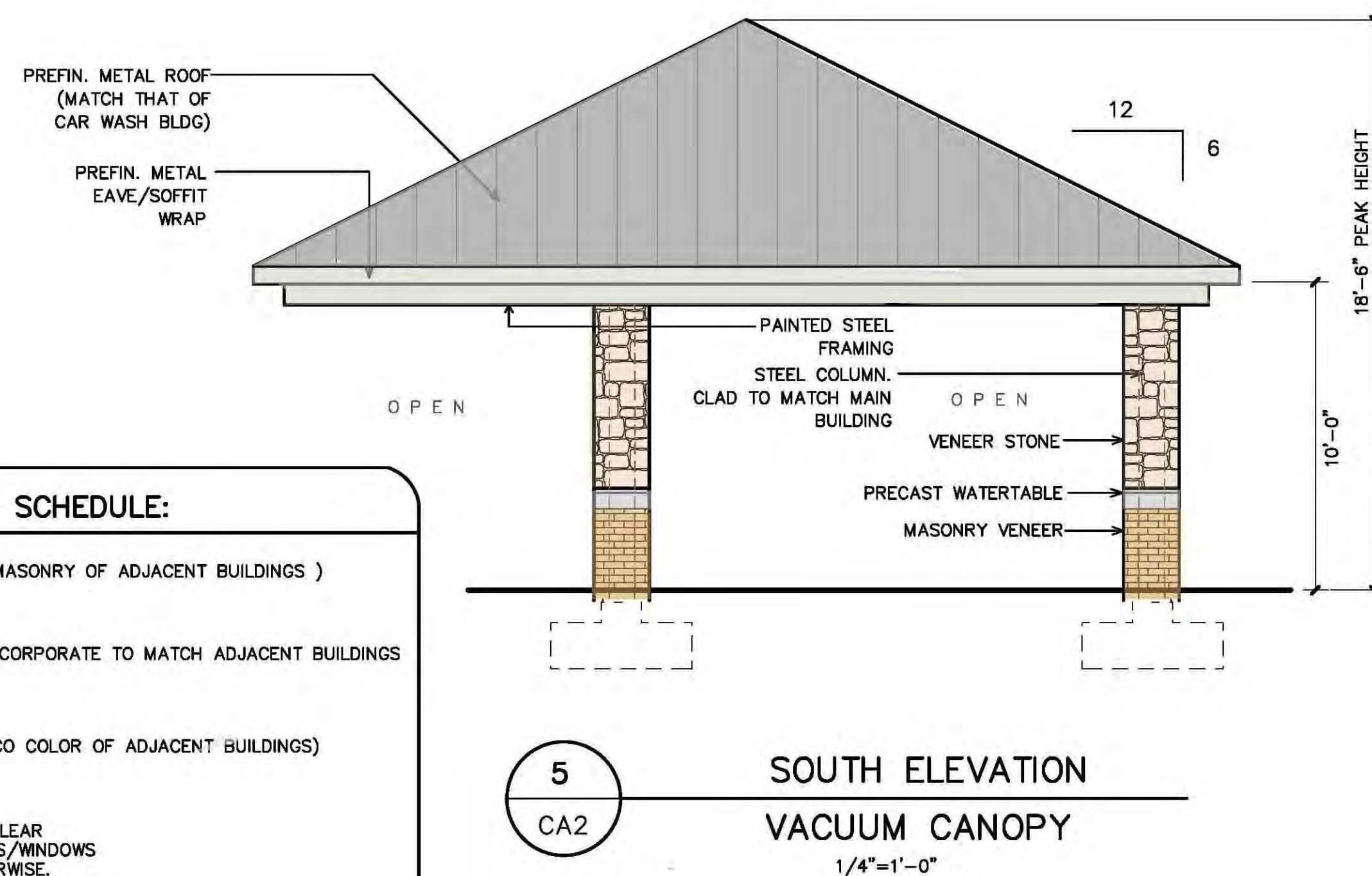
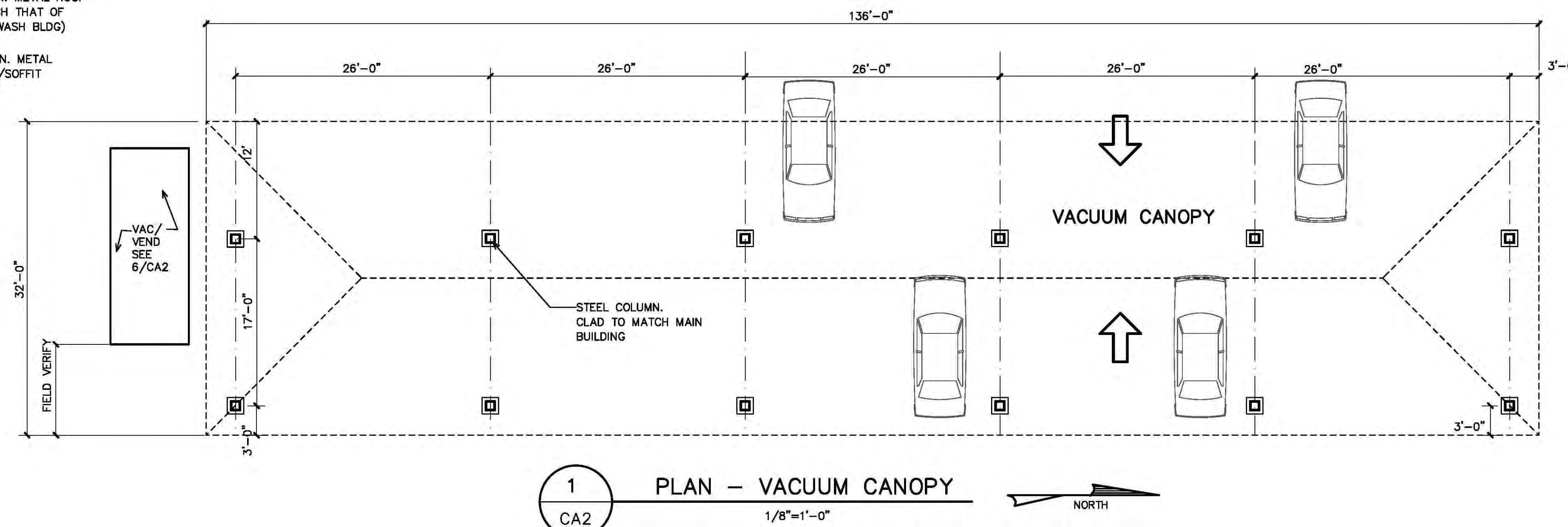
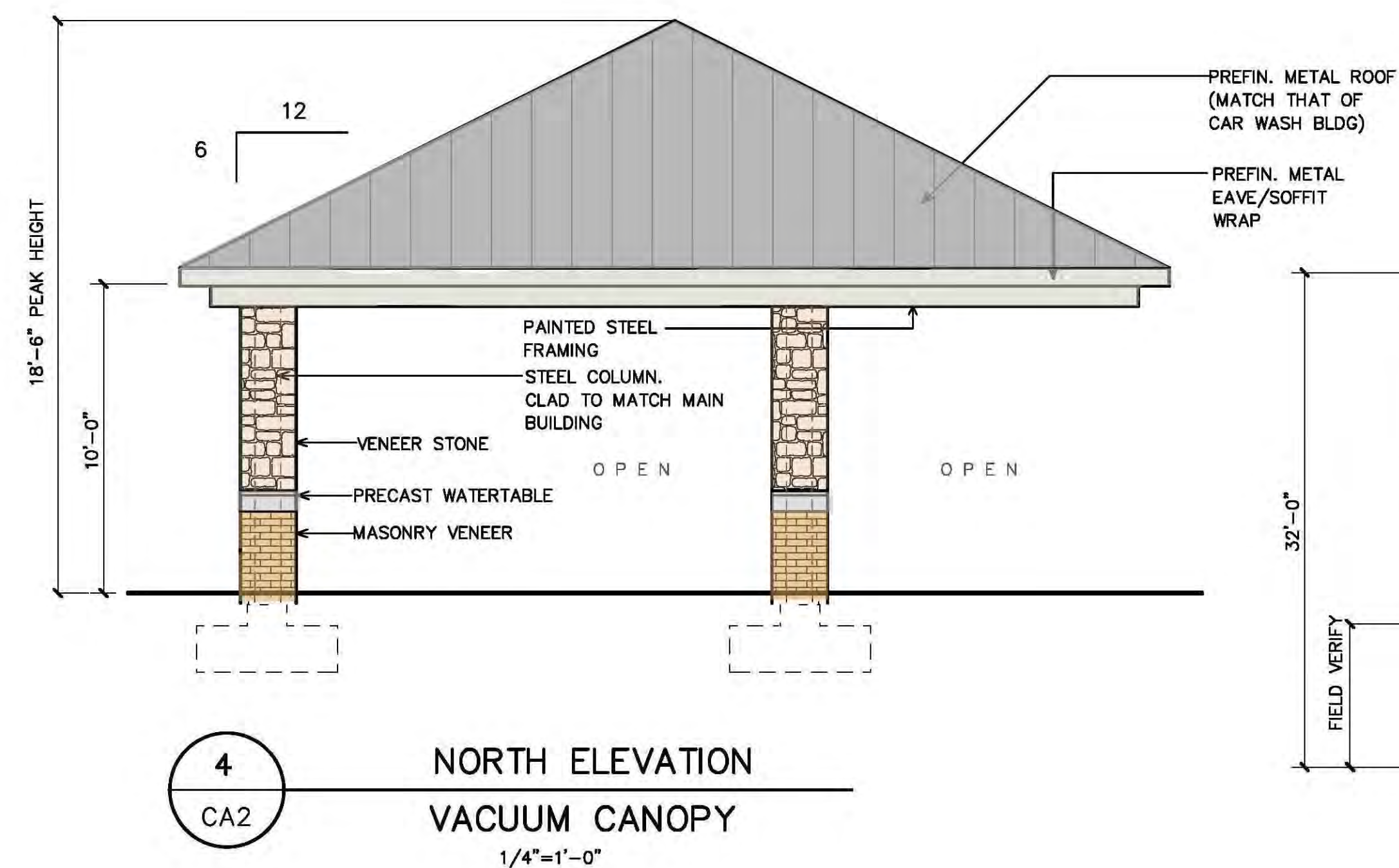
TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

TIDAL WAVE
AUTO SPA

SHEET:
CA-1
OF: 2

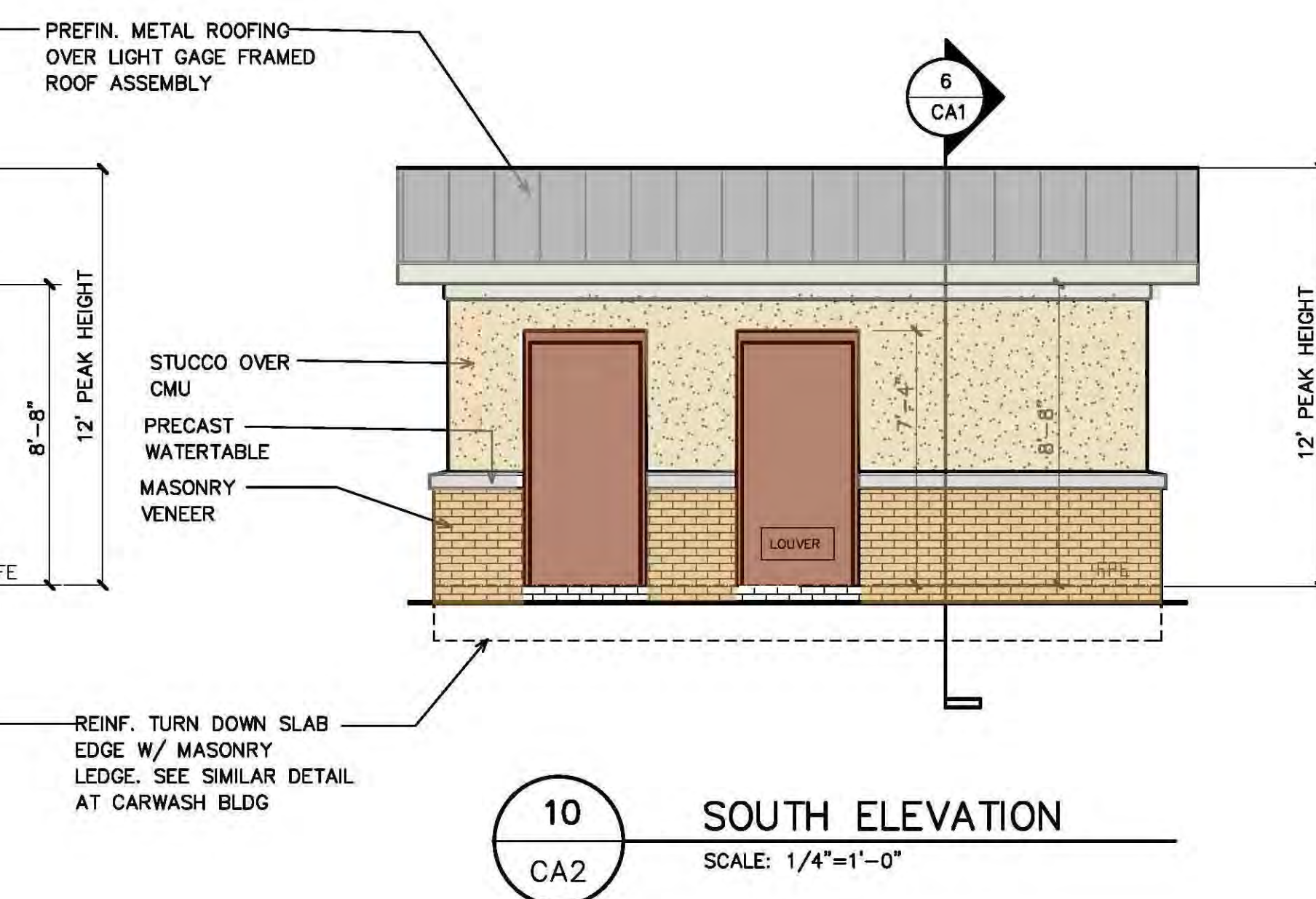
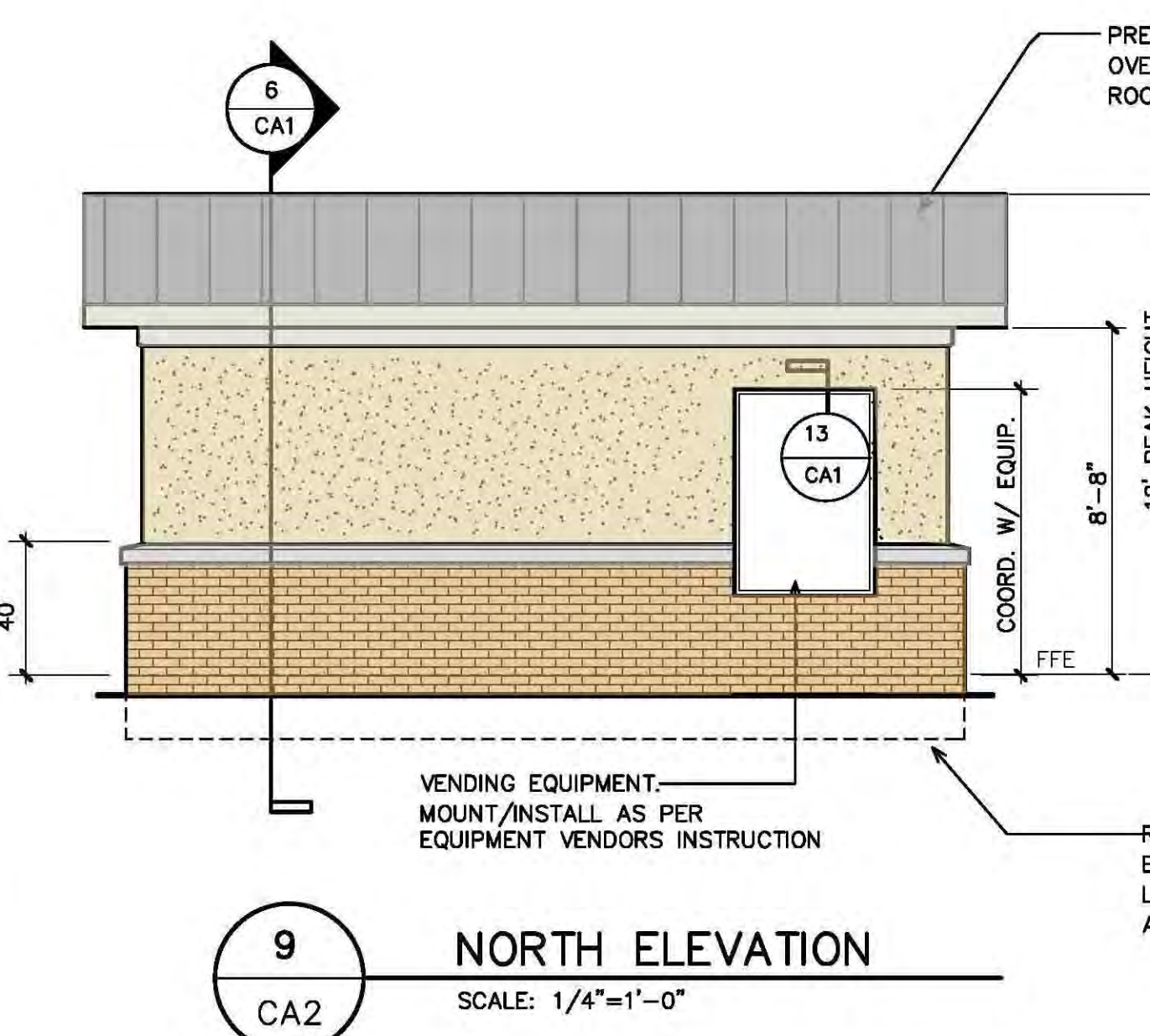
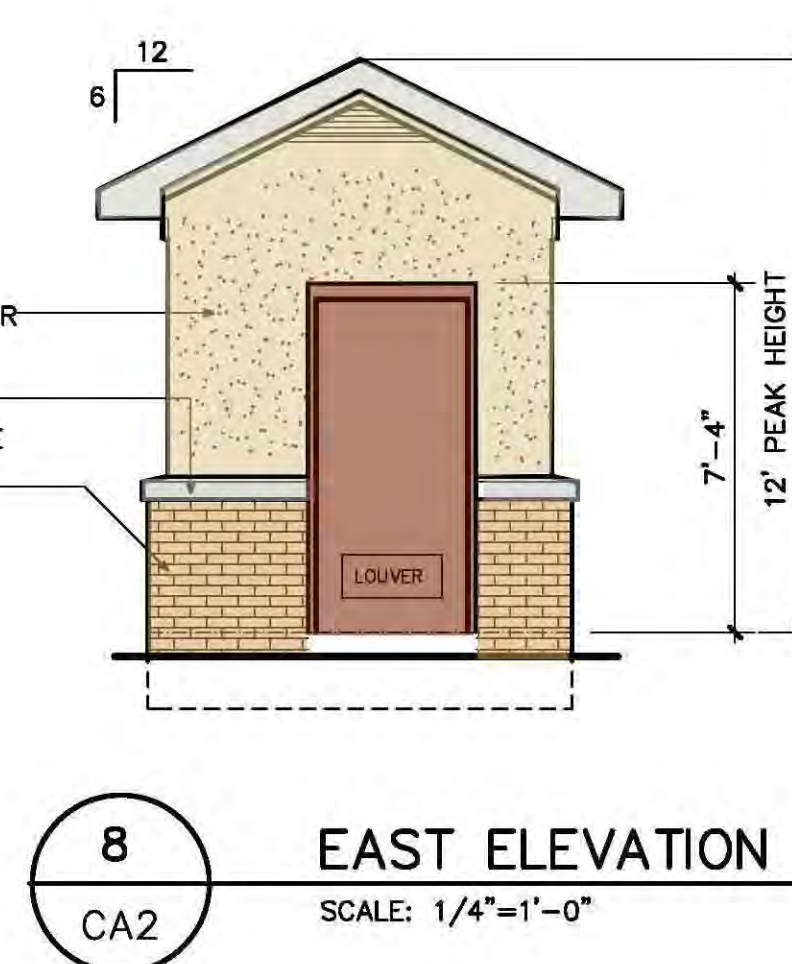
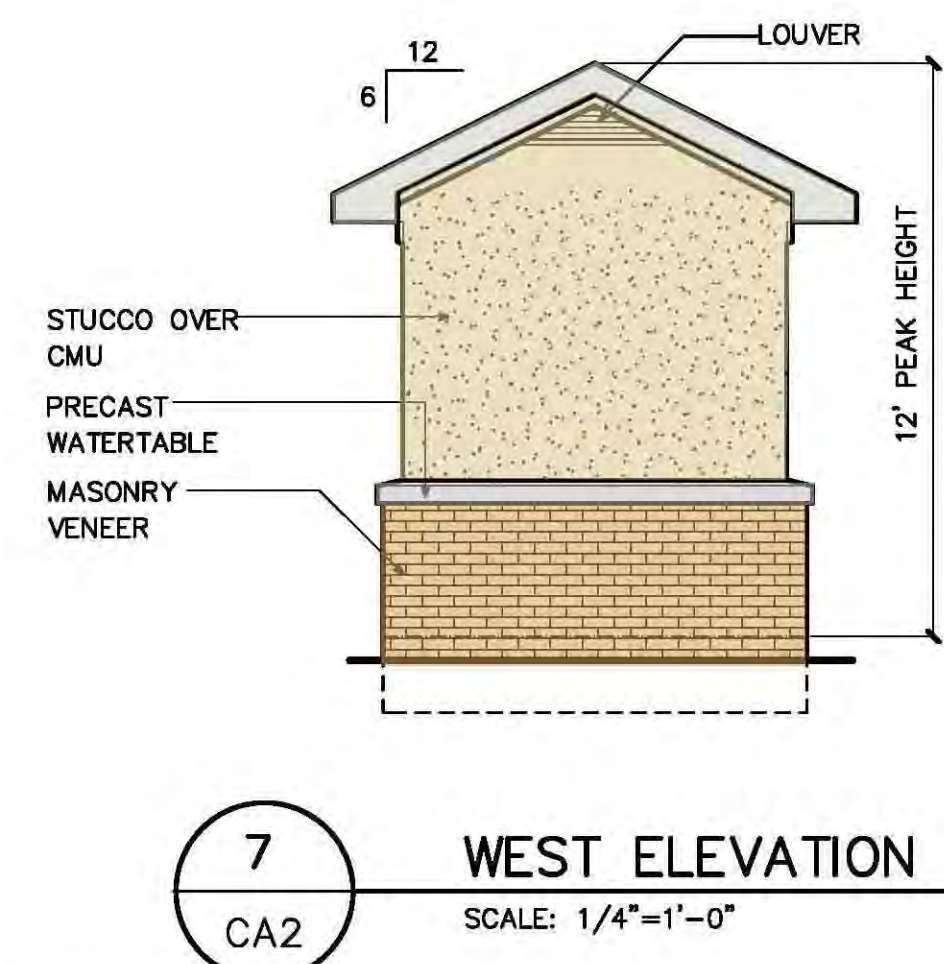
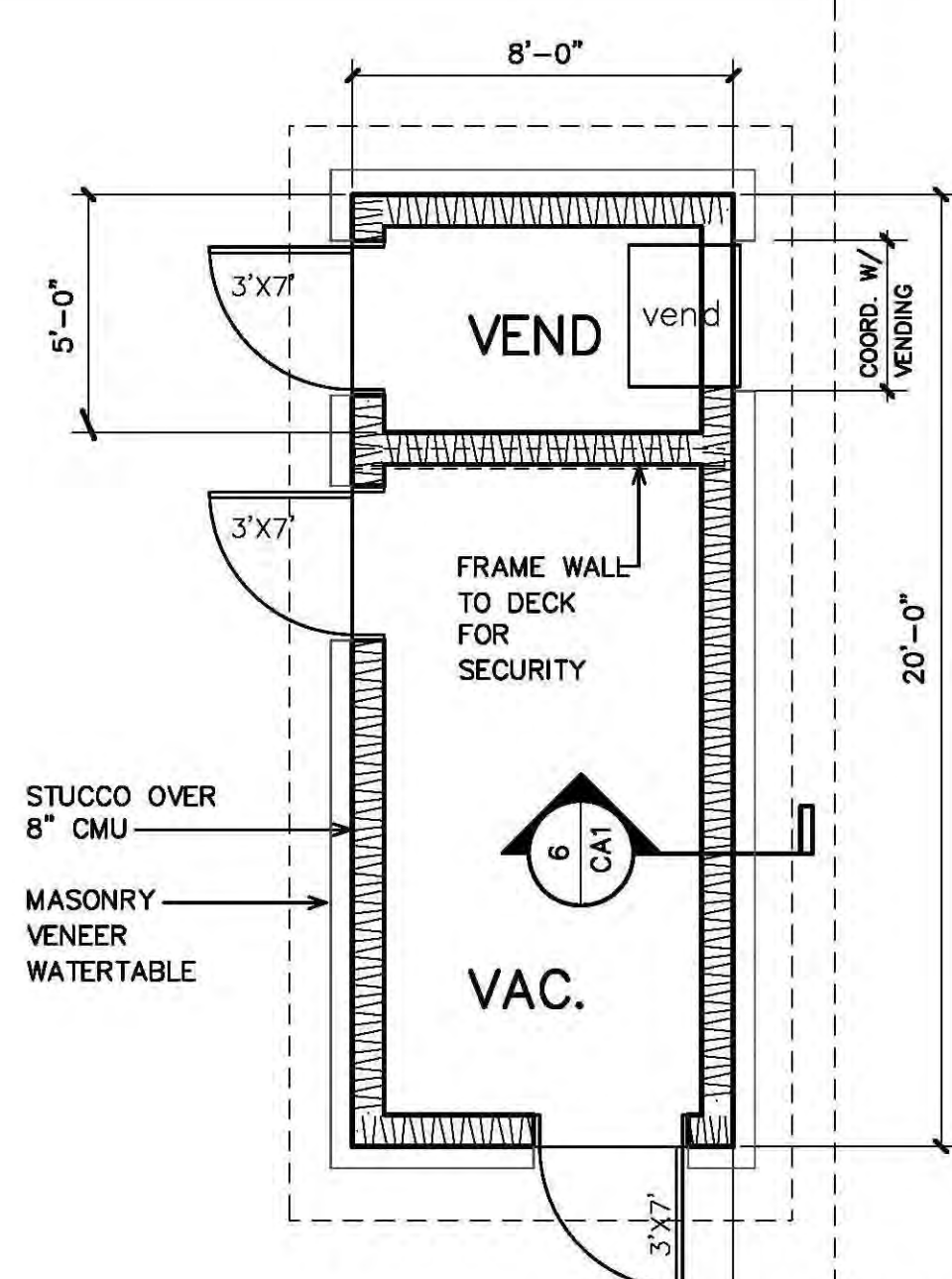
7/15/18

VACUUM CANOPY



EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER - ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR - AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR - VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR - BRONZE GLAZING - 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR - CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL, MFR'D BY DETAILED METALS, GRIFFIN GA COLOR - ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR - ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

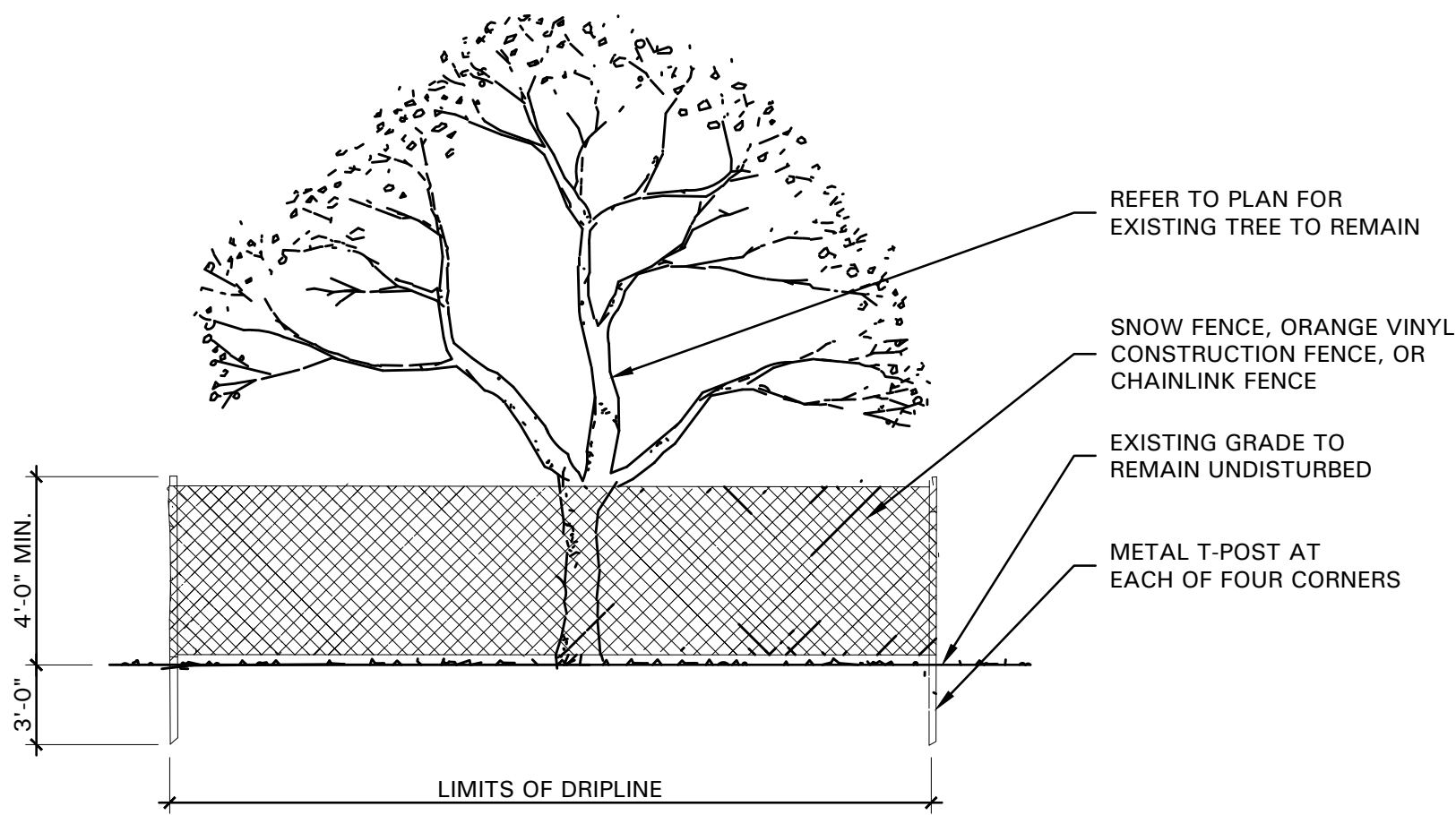


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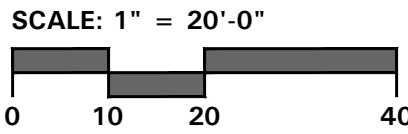
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER AND OBTAIN AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK OF THEIR OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS BEFORE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE CRITICAL ROOT LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT ABOVE GROUND. THE LOCATION OF THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PRIOR TO ANY WORK BEGINNING ON-SITE, A TREE PROTECTION INSPECTION IS REQUIRED TO BE SCHEDULED AND APPROVED. PLEASE CONTACT JAMES HOEFERT WITH THE TOWN OF FLOWER MOUND (972) 874-6352 FOR ADDITIONAL INFORMATION



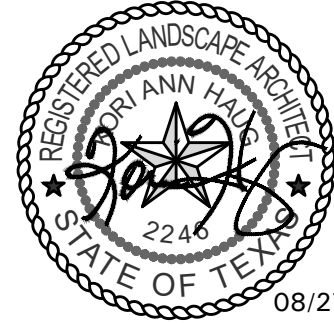
01 TREE PROTECTIVE FENCING

NOT TO SCALE



- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGC	4/10/18
2	- COORDINATION	MGC	8/15/18
3	- COORDINATION	MGC	8/01/18
4	- COORDINATION	MGC	8/23/18
5	- CITY COMMENT	MGC	8/27/18
	-	-	-
	-	-	-



08/27/18

EMC ENGINEERING
SERVICES, INC.

1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
albany@emc-eng.com

OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK,
COLUMBIA, GAYLARD, GREENSBORO, AND VAL D'ARCA

TREE PRESERVATION PLAN

TIDAL WAVE AUTO SPA

FLOWER MOUND, DENTON, TEXAS

Prepared for:

SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET

L1.01



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: September 24, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0006 – Townlake East) from Agricultural District (A) to Planned Development District No. 166 (PD-166) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

This project has a companion Development Plan application (DP18-0005) 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 89.92 acres of land in order to develop 56 residential lots in accordance with the cluster development option outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan (see below). The cluster development standards allow for lots that are smaller than the minimum two acres required by the existing Agricultural District (A) zoning.

The subject property has direct frontage along Flower Mound Road as well as Cross Timbers Road and is mostly undeveloped except for an existing operational gas well site. The surrounding property located on all four sides is primarily zoned Agricultural District (A) with a residential subdivision (Magnolia Park) to the southeast zoned Planned Development District No. 139 (PD-139) with Single-Family District-15 (SF-15) uses.

The accompanying concept plan (Attachment B(1)) depicts the subdivision design including the proposed lot layout and designated open space areas. The applicant is proposing a maximum of 56 developable single-family lots with a minimum lot size of one-half acre (21,780 square feet). The main entrance for the subdivision will be from Flower Mound Road with secondary access being provided from the Magnolia Park subdivision to the southeast. Since the property is located outside the Town's

wastewater service area, all proposed residential lots will contain individual septic systems.

On December 16, 2013, the Town Council approved Ordinance No. 64-13 which amended the CTCDD. The CTCDD is described in the Master Plan as:

"Predominantly residential development, typically being single family residential development at net densities no greater than one unit per two acres. Moderate increases in densities may be appropriate in combination with cluster developments, conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem, other natural systems, and Scenic Corridors and Vistas. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.

The Cross Timbers Conservation Development District Area Plan preserves the integrity of the largely intact Cross Timbers ecological area in central Flower Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur. The area plan establishes development options within the district and identifies specific elements needing consideration."

The Area Plan contains several development options for land within the Cross Timbers District; a cluster development is one of the options. Other options include:

- Retain all or part of the property for personal use.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Develop all or part of the property in Rural Development (lot sizes five acres or larger) that reflects the country atmosphere and natural environment of Flower Mound, as permitted under the existing Agricultural zoning.
- Develop the property as a conservation development (minimum lot size of one acre and minimum 50% open space).
- Develop all or part of the property as appropriate non-residential development.

The cluster development option is as follows:

"8. Develop the property as a cluster development. The intent of the clustering option is to **maximize open space conservation**, including preserving Scenic Corridors and Vistas, on a site by site basis to realize a community benefit that provides the Town with its unique country atmosphere and natural environment. The **continuation and/or connection of open space areas between adjacent developments are important** in protecting the ecological value in the District. Cluster developments may be allowed in the District and must demonstrate the following:

- a. **Density shall be commensurate with the quality and character of the open or natural lands conserved** and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation

Development District's country character, including its open, natural, scenic and ecological values. Density will be evaluated on a project-by-project basis. The maximum density that can be granted for a cluster development can be no more than 1 unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density). For example, on a 100 acre development, the 100 acres is divided by 1.6 to produce 62 units or a 24% (12 unit) increase in density above the base density of 1:2 or 50 units.

- b. Minimum lot size is one-half acre or 21,780 square feet; however, any development shall contain a mixture of lot sizes and any development shall be cognizant of external adjacent lot sizes.
- c. Open space may be managed by a land trust, Homeowners Association, and/or the Town. Any development proposal must detail the perpetual maintenance and funding for the open space areas, which must be feasible and appropriate for the areas preserved. Recreational uses may be allowed which may be appropriate given the type, location, intensity, and adjacency. Any recreational use should be characteristic of the District, compatible with adjacent land uses and should be open to the public. Floodplain may be counted as open space.
- d. Cluster development shall demonstrate how the development provides an appropriate transition to existing land uses. Factors to be considered include lot sizes, intervening roadways, and use of open space, among other factors."

The gross land area for the proposed development is 89.92 acres. The applicant is proposing a density of 1 unit per 1.6 acres, which is the maximum allowed under the cluster development option. The applicant's Open Space plan indicates approximately 45.4 acres of land is being dedicated as open space (50.5%) The open space within the subdivision will be maintained by the Homeowner's Association. The applicant is also proposing to dedicate 13.11 acres of land to the Town as Park land. If the Town Council accepts this dedication, the Town will be responsible for its maintenance.

The applicant has provided landscaping, extension of the existing Town trail, and split rail fence along Cross Timbers Road in accordance with the Town's Urban Design standards. The width of the buffer along Flower Mound Road is 50 feet. A total of 105 specimen trees have been identified on the site, and the applicant is proposing to preserve all but 5 specimen trees at this time.

As a part of the cluster development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. Anyone who has signed up online is invited to these meetings, as well as adjacent property owners and HOAs. The first informational meeting was held on May 15, 2018, and the second informational meeting was held on July 18, 2018.

On August 7, 2018, the Environmental Conservation Commission (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. On the same agenda, the ECC recommended approval of a permit to remove five specimen trees on the site. The items will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the August 7, 2018, ECC meeting is:

<http://flowermoundtx.swagit.com/play/08072018-1335/8/>

On September 6, 2018, the Parks Board recommended approval to Town Council dedication of 13.11 acres of land, and a Park Development Fee credit for extensions of the Town's 8' wide Hike and Bike Trail System in the amount of \$77,728.00. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the September 6, 2018, Parks Board meeting is:

<http://flowermoundtx.swagit.com/play/09062018-917/11/>

On June 20, 2018, the Oil and Gas Board of Appeals approved a request from Toll Dallas Tx, LLC., for a variance from Section 34-422(c)(4), as set forth in Ordinance No. 23-07, Section 34-422(c)(4) of the Town's Code of Ordinances. The request was to decrease new construction setback requirements for new roadway construction from the existing Bunn natural gas wells and surface equipment, which pad site was permitted prior to the Town's current regulations. The applicant is requesting to reduce the setback to the proposed subdivision roadways to approximately 400 feet for a road located west of the pad site and approximately 460 feet for a road located east of the pad site.

The link to the June 20, 2018, Oil and Gas Board of Appeals meeting is:

<http://flowermoundtx.swagit.com/play/06202018-1165/6/>

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, the Town had received one correspondence in opposition and no correspondence in support to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

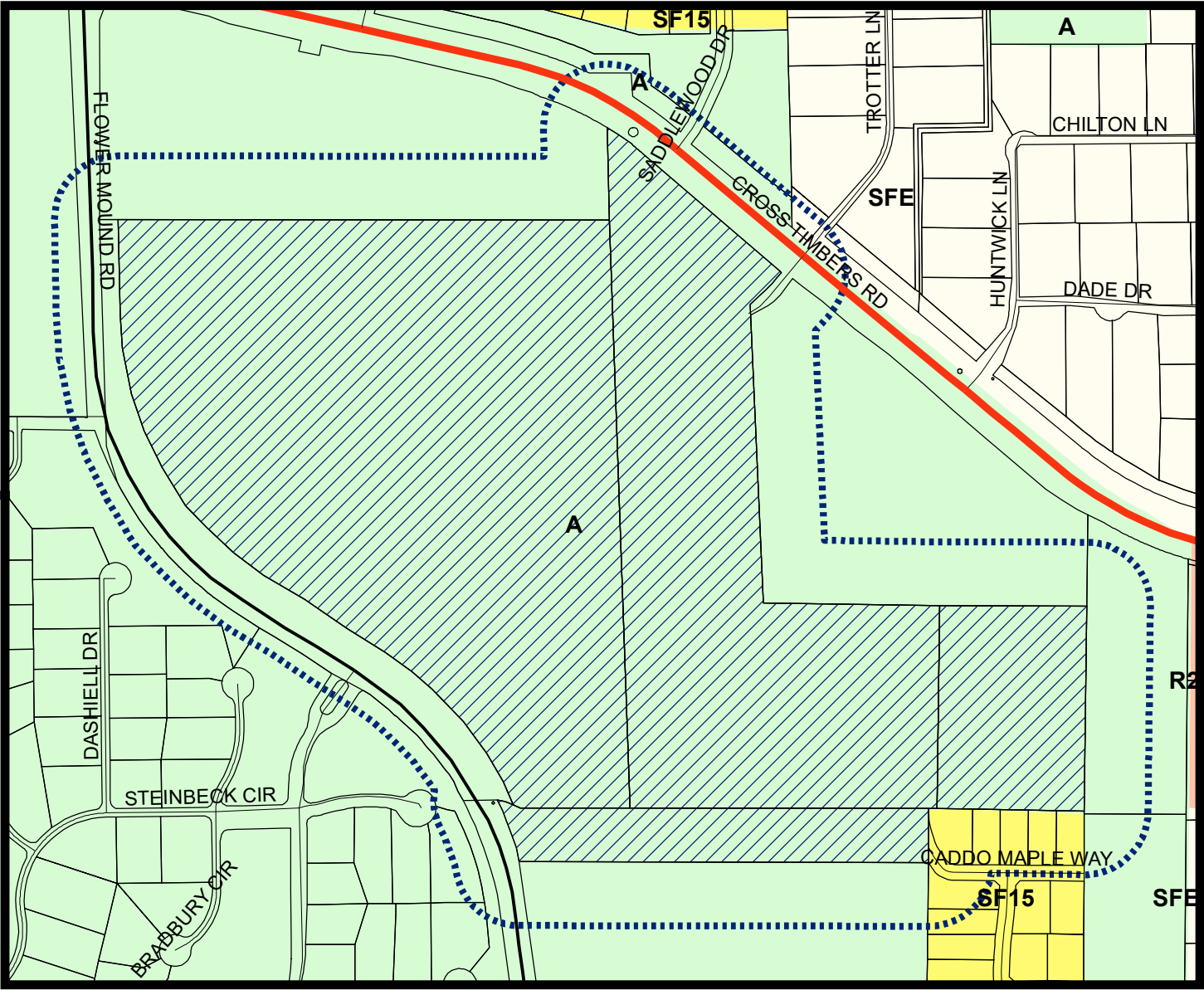
1. Zoning Planned Development Package

2. Draft Development Standards
3. Draft Open Space Management Plan



Vicinity Map

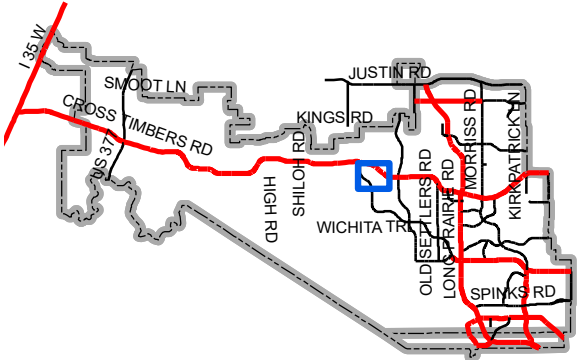
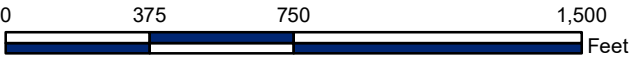
Reference Project: ZPD18-0006 & DP18-0005



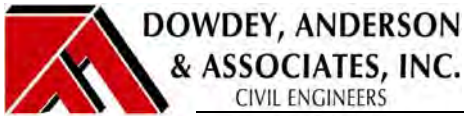
LEGEND

- Agriculture
- Single Family 15
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



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

September 10, 2018

Chuck Russell
Planning Services
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Townlake Phase Four(DAA No.12004E)
Flower Mound, Texas

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan and Zoning Planned Development.

Townlake Phase Four is a 89.924 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property 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 identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

A proposed Cluster Development Zoning PD application for the subject tract is under formal review by Town staff. The existing land use for the property is compatible with Master Plan, Ordinance No. 64-13 for cluster and conservation development within the Cross Timber Conservation Development Area.

The attached Development Plan proposes 56 residential lots and 8 common area lots across the site's 89.924 acres and conforms to the corresponding Zoning Concept Plan under review. The plan also conforms to the Town's Development Code and we are not requesting any additional variances. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Development Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

Please contact Michael Dowdey or myself should you have any questions regarding this request. Thank you.

Sincerely,

Thomas D. Moss, P.E.

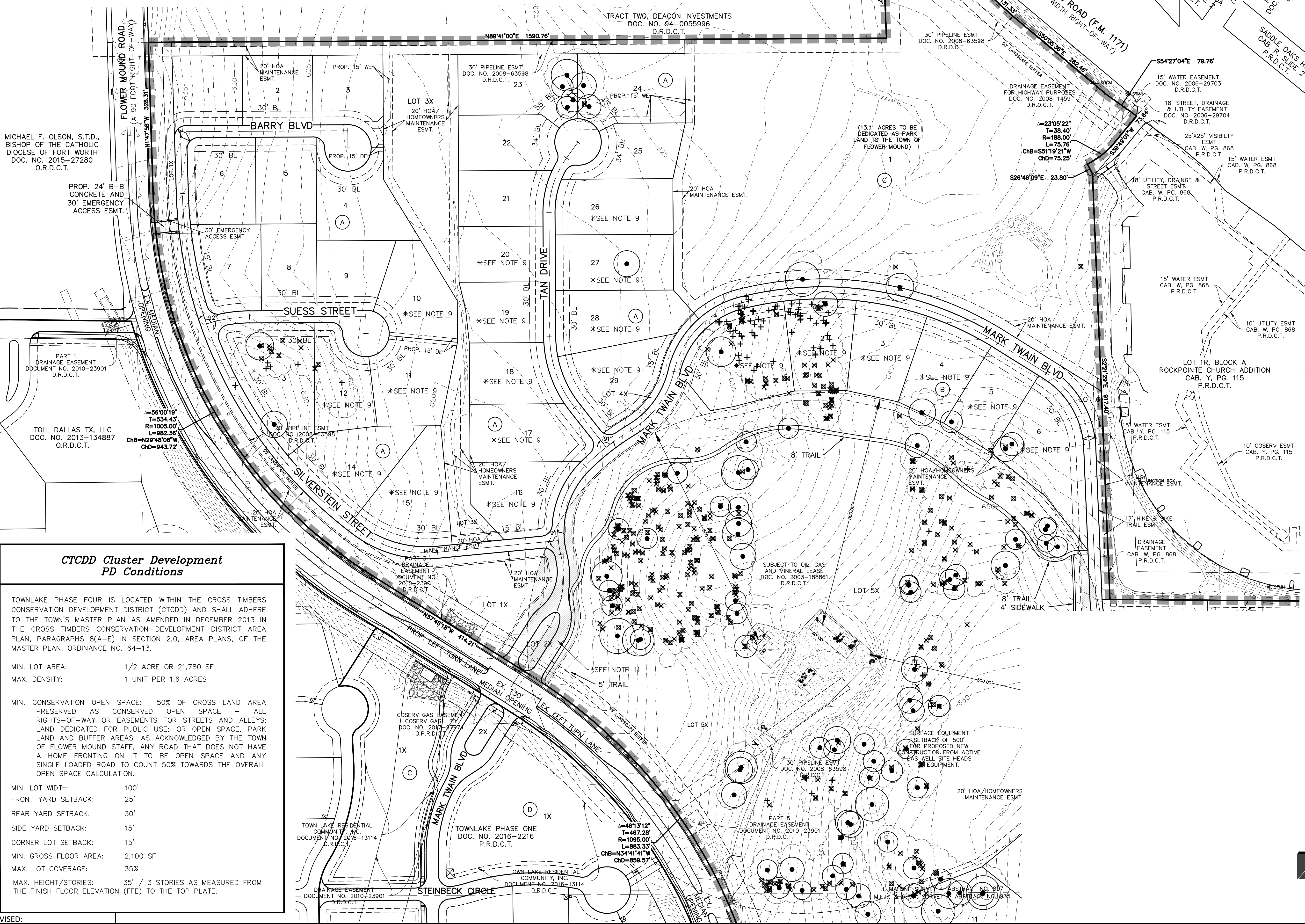
Cc: Rob Paul, & Mike Boswell – Toll Brothers;
File;

TOWNLAKE PHASE FOUR:

MASTER PLAN FEATURES

LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE. A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD. THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND ROAD (MAJOR ARTERIAL) CROSS TIMBERS ROAD (MAJOR ARTERIAL)
WATER PLAN	12" WITHIN FLOWER MOUND ROAD (FM 3040), CROSS TIMBERS ROAD (FM 1171), & QUAIL RUN
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

Attachment B(1): Zoning Planned Development Package



CTCDD Cluster Development PD Conditions

TOWNLAKE PHASE FOUR IS LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED 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.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE; OR OPEN SPACE, PARK LAND AND BUFFER AREAS, AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.

MIN. LOT WIDTH: 100'
FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 30'
SIDE YARD SETBACK: 15'
CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

REVISED:

LEGEND

- WE WATERLINE EASEMENT
- DE DRAINAGE EASEMENT
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- BUILDING LINE
- LOT LINE
- TREE LINE
- SPECIMEN TREE
- × PROTECTED (NON-SPECIMEN) TREE
- + TREE TO BE REMOVED
- PROPOSED ZONING PLANNED DEVELOPMENT AREA

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: 1"=100'

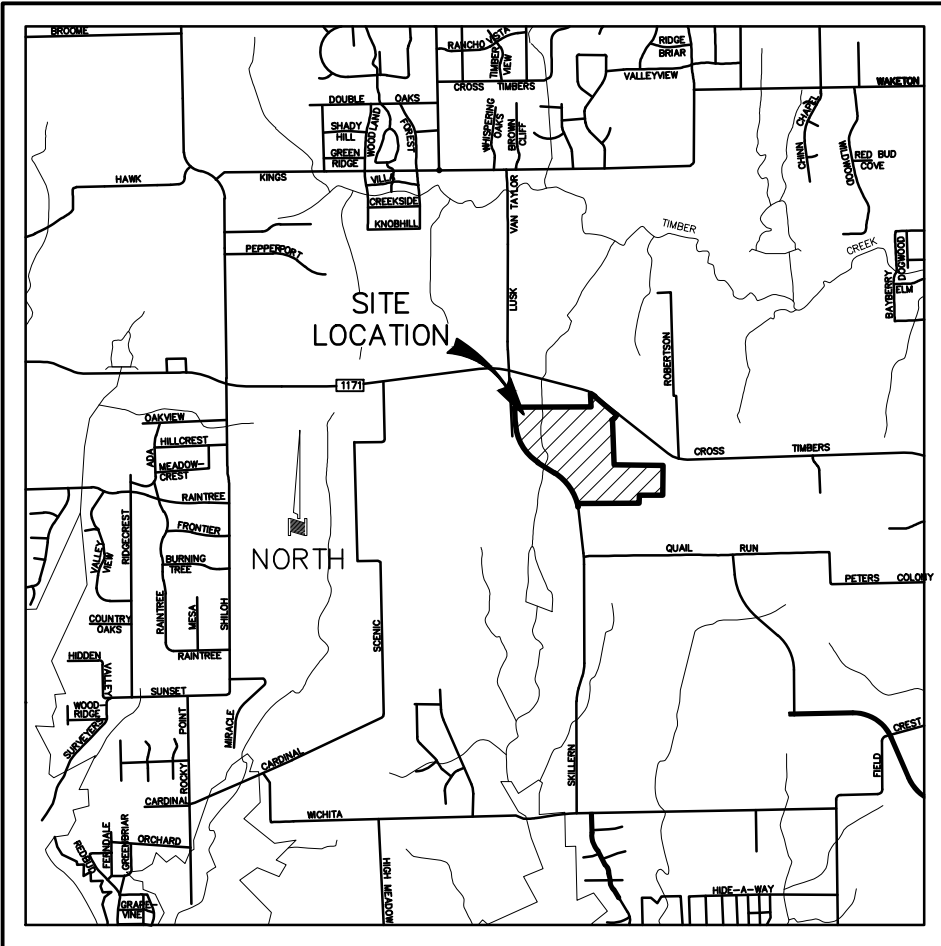
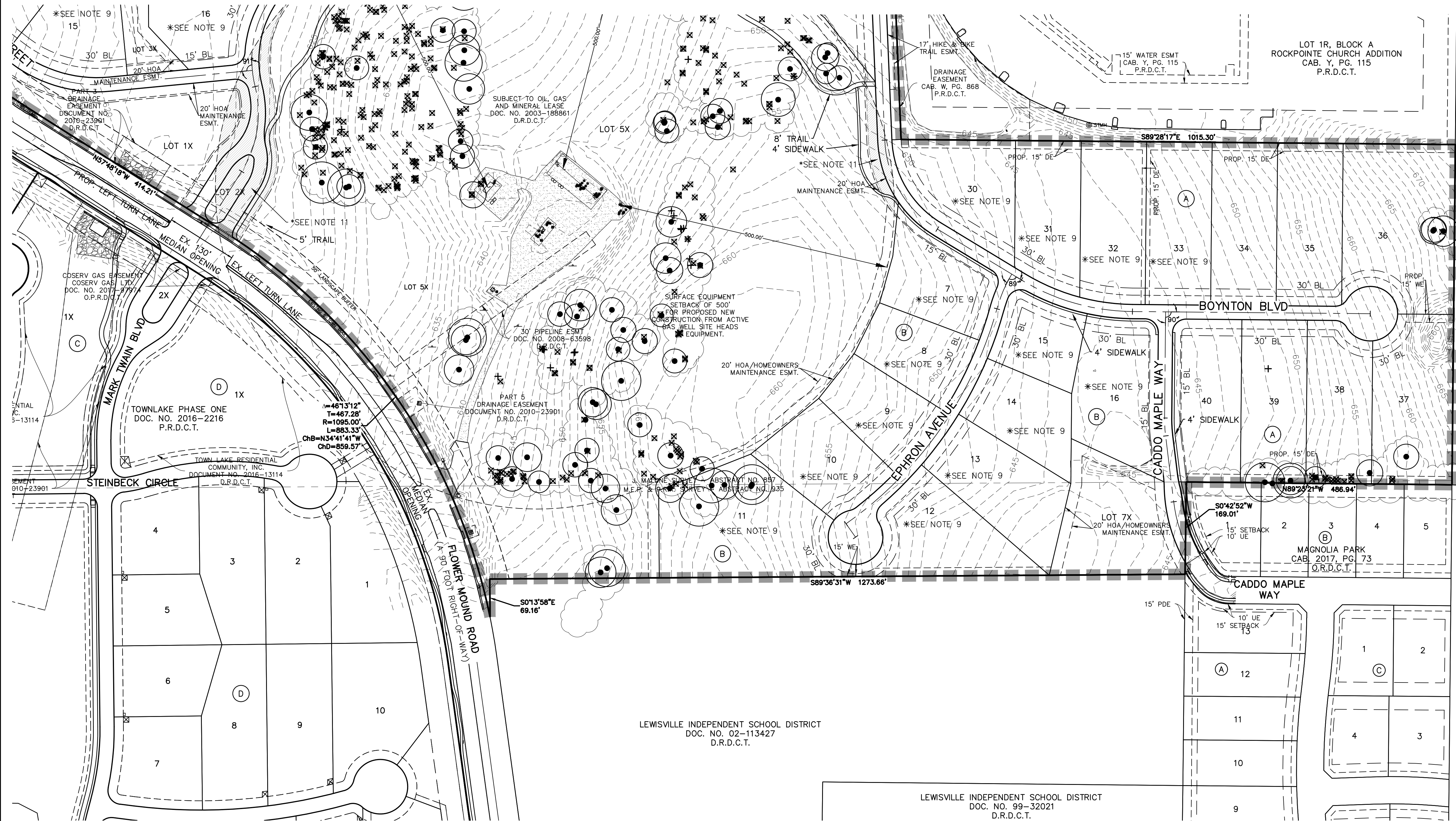
CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

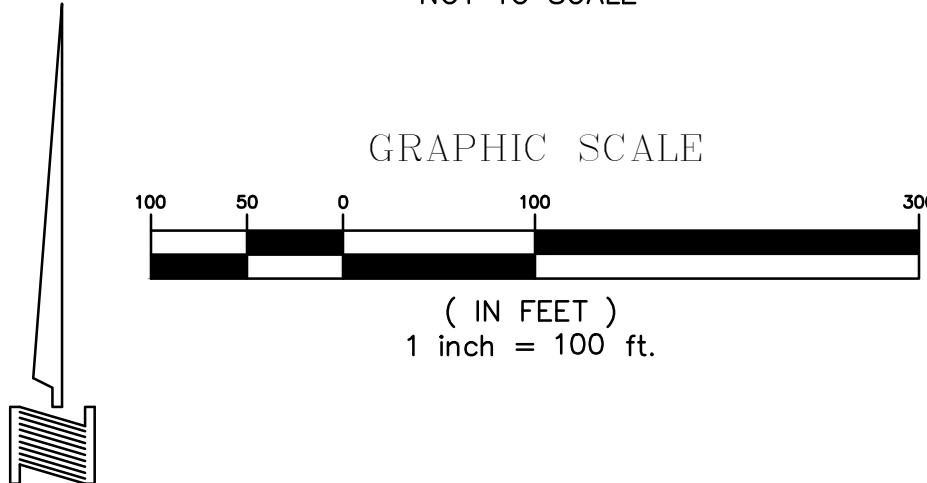
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD _____
2. THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
 - 2.1. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (89,924/1.6=56 UNITS).
 - 2.2. AS A CLUSTER DEVELOPMENT, PD-_____ SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
3. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL 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 ENTRYWAYS.
4. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
6. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 6.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 6.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
7. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
8. THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X, BLOCK A SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND BARRICADES.
9. PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
10. PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL DALLAS TX LLC, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES. FOR THE AFOREMENTIONED REASONS, TOLL DALLAS TX LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
11. PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON JUNE 20, 2018, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422(c)(4), AS SET FORTH IN ORDINANCE NO. 23-07 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 500 FOOT SETBACK TO APPROXIMATELY 400 FEET ON THE WEST SIDE OF THE PAD SITE & APPROXIMATELY 460 FEET ON THE EAST SIDE OF THE PAD SITE. THIS VARIANCE ALLOWS UP TO 50,000 SQUARE FEET OF LAND FOR PROPOSED PAVEMENT & EASEMENTS TO BE PERMITTED WITHIN THE 500 FOOT SETBACK.



LOCATION MAP
NOT TO SCALE



LEGEND

- | | |
|--------------|--|
| WE | WATERLINE EASEMENT |
| DE | DRAINAGE EASEMENT |
| D.R.D.C.T. | DEED RECORDS, DENTON COUNTY, TEXAS |
| P.R.D.C.T. | PLAT RECORDS DENTON COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS |
| --- | BUILDING LINE |
| --- | LOT LINE |
| --- | TREE LINE |
| ● | SPECIMEN TREE |
| × | PROTECTED (NON-SPECIMEN) TREE |
| + | TREE TO BE REMOVED |
| ■ | PROPOSED ZONING PLANNED DEVELOPMENT AREA |

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: 1"=100'

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 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

REVISED:

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NO. 857 AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO JANET F. BUNN, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 4945, PAGE 1458, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PART 2 IN DEED TO JANET F. ACKER, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23898, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 1616, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LEWISVILLE INDEPENDENT SCHOOL DISTRICT, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 5167, PAGE 418, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, WITH THE NORTH LIEN OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 1,273.70 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 00 DEGREES 13 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 69.17 FEET TO A POINT FOR THE INTERSECTION OF SAID WEST LINE WITH THE EAST LINE OF FLOWER MOUND ROAD, A 90 FOOT RIGHT-OF-WAY, AS DESCRIBED IN DEED TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23899, DEED RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 12 SECONDS, A RADIUS OF 1,095.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 41 MINUTES 41 SECONDS WEST, 859.57 FEET;

THENCE NORTHERLY, WITH SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 883.33 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 414.21 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56 DEGREES 00 MINUTES 19 SECONDS, A RADIUS OF 1,005.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 48 MINUTES 08 SECONDS WEST, 943.72 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 982.36 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 328.31 FEET TO A POINT FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO METRO INVESTMENTS, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 656, PAGE 303, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, A DISTANCE OF 1,590.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE SOUTHEAST CORNER OF SAID METRO INVESTMENTS TRACT;

THENCE NORTH 02 DEGREES 17 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID METRO INVESTMENTS TRACT, A DISTANCE OF 274.67 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK STAMPED '5093' FOUND FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHWESTERLY LINE OF FARM TO MARKET ROAD NO. 1171, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 1,373.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 03 MINUTES 16 SECONDS EAST, 107.71 FEET;

THENCE SOUTHEASTERLY, WITH SAID SOUTHWESTERLY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTHEASTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.74 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.35 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 47 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 131.33 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

SOUTH 50 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 262.46 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 54 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 79.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

THENCE SOUTH 39 DEGREES 49 MINUTES 01 SECONDS WEST, LEAVING SAID SOUTHWESTERLY LINE, A DISTANCE OF 73.64 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 23 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 188.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 19 MINUTES 21 SECONDS WEST, 75.25 FEET;

THENCE SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 75.76 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 26 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 23.80 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 02 DEGREES 21 MINUTES 29 SECONDS EAST, A DISTANCE OF 917.40 FEET TO A 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED 'G&A' FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36064, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS EAST, WITH THE SOUTH LINE OF SAID ROCKPOINTE CHURCH OF DENTON COUNTY TRACT, A DISTANCE OF 1,015.30 FEET TO A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED 'G&A' FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOHAMMED H. MEHRKHAFT AND FATHIEH MEHRKHAFT, TRUSTEES, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 97-0014716, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36063, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 33 MINUTES 25 SECONDS WEST, LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, A DISTANCE OF 623.21 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS WEST, LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 486.94 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS WEST, WITH THE WEST LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.925 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

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, in accordance with the subdivision regulations of THE Town of Flower Mound, Texas.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2018.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	22576	0.52
2	A	22725	0.52
3	A	24618	0.57
4	A	30560	0.70
5	A	24437	0.56
6	A	27107	0.62
7	A	25697	0.59
8	A	22440	0.52
9	A	21971	0.50
10	A	28009	0.64
11	A	30053	0.69
12	A	24850	0.57
13	A	41065	0.94
14	A	31895	0.73
15	A	33233	0.76
16	A	28997	0.67
17	A	30387	0.70
18	A	23212	0.53
19	A	22119	0.51
20	A	21780	0.50

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	22394	0.51
23	A	34869	0.80
24	A	34957	0.80
25	A	22791	0.52
26	A	30168	0.69
27	A	30510	0.70
28	A	32359	0.74
29	A	29925	0.69
30	A	35703	0.82
31	A	31563	0.72
32	A	35395	0.81
33	A	35791	0.82
34	A	35791	0.82
35	A	35779	0.82
36	A	59935	1.38
37	A	44347	1.02
38	A	34292	0.79
39	A	35818	0.82
40	A	37068	0.85

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2	B	26569	0.61
3	B	26569	0.61
4	B	25711	0.59
5	B	23402	0.54
8	B	24502	0.56
9	B	24502	0.56
10	B	29458	0.68
11	B	58171	1.34
12	B	37652	0.86
13	B	37295	0.86
14	B	26464	0.61
15	B	21971	0.50
16	B	39392	0.90

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1X	A	132459	3.04
LOT 2X	A	4993	0.11
LOT 3X	A	110663	2.54
LOT 4X	A	4910	0.11
LOT 5X	B	1069300	24.55
LOT 6X	A	25400	0.58
LOT 7X	B	41768	0.96

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	571062	13.11

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: NTS

CASE NO. ZPD18-0006

OWNER
TOLL DALLAS TX LLC
2557 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

September 10, 2018

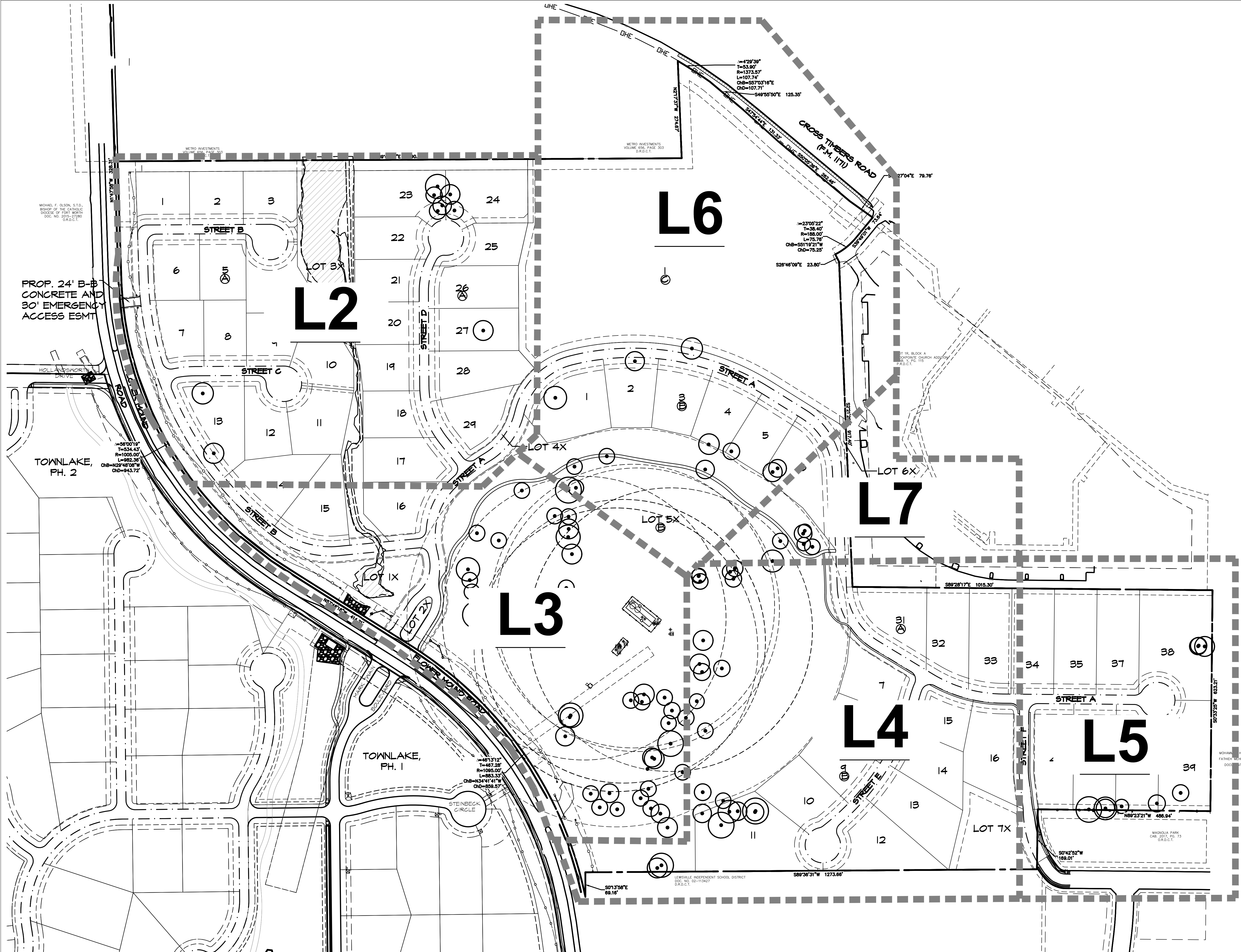

$$'' = |20' - 0''$$

ne Inch

TOWNSHIP OF LOWER MOUND, DeWitt County, Texas

PROJECT
TBI016

SHEET
L1 of 9



September 10, 2018



One Inch

Townlake, Ph. 4

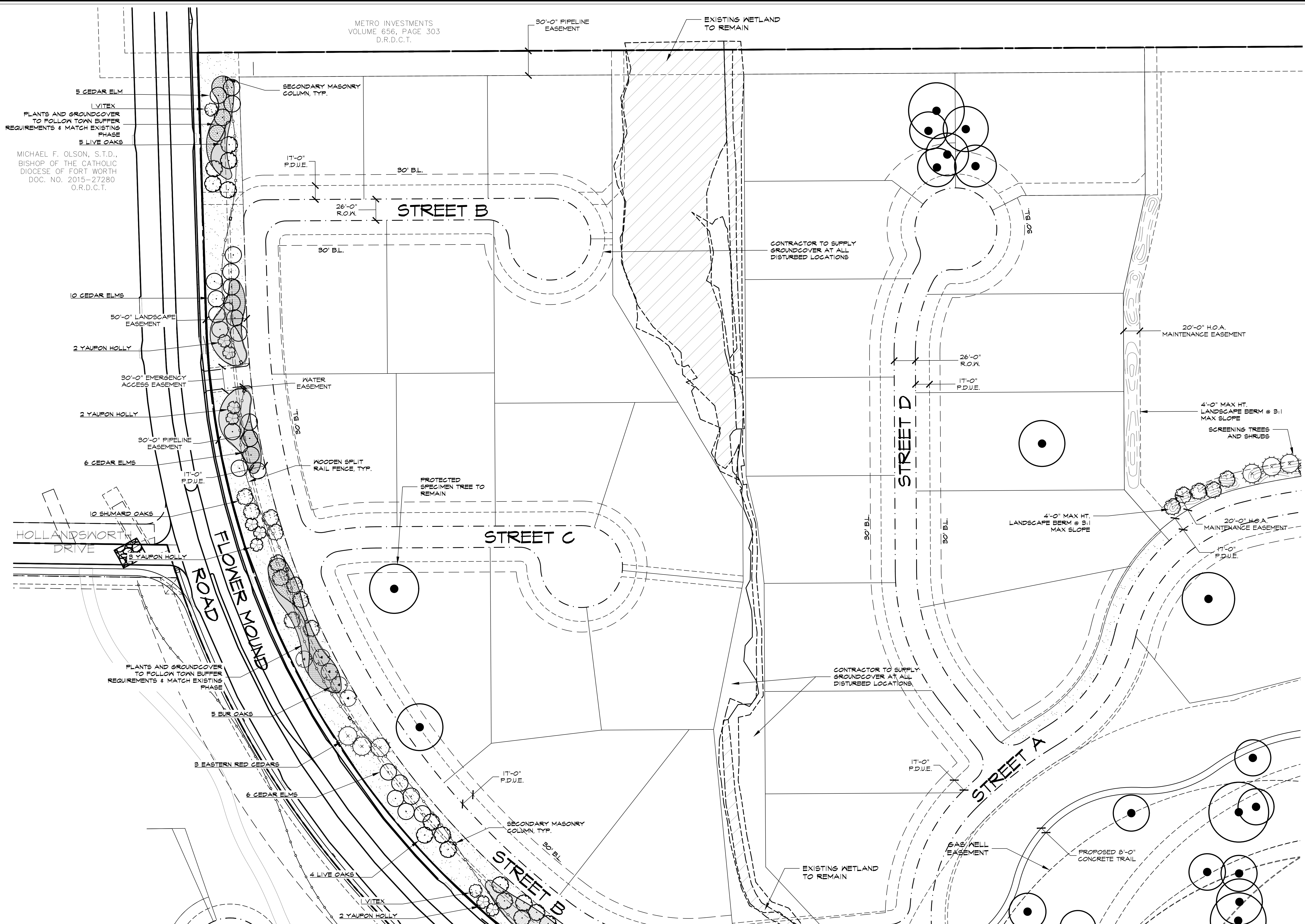
TOWN OF LOWER MOUND, DeKalb County, Texas

SUBJECT

TBI016

ET

L2 of 9



September 10, 2018



is one inch on original

One Inch

Town of Flower Mound, Denton County, Texas

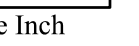
PROJECT

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ET

L3 of 9

September 10, 2018

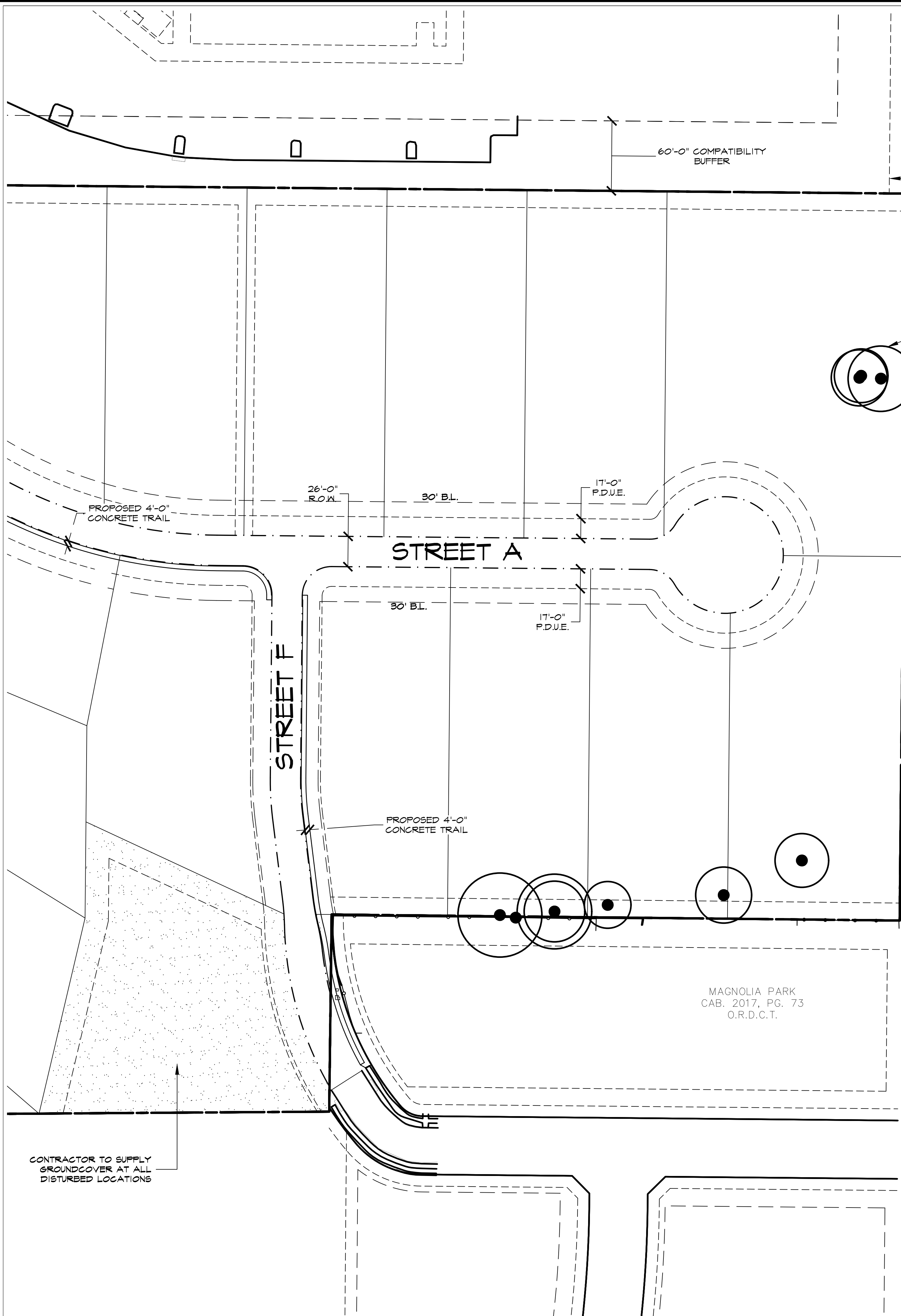


LOWHART, FII. 4

LOWE OF FLOWER MOUND, Denton County, Texas

L4 of 9

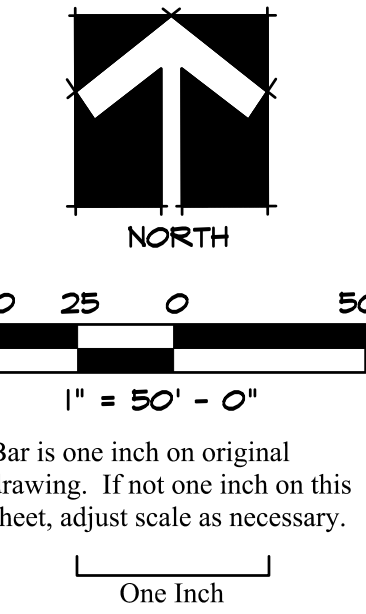
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Plotted by: ##### Plot Date: 9/10/2018 3:57 PM



MOHAMMED H. MEHRKHAJ AND
FATHIEH MEHRKHAJ, TRUSTEES
DOCUMENT NO. 97-0014716
D.R.D.C.T.

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

September 10, 2018



Conceptual Landscape Plans

Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

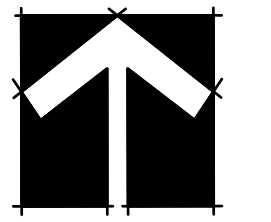
PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
TBI016

SHEET
L5 of 9

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
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FOR CONSTRUCTION OR
BIDDING PURPOSES.

September 10, 2018



NORTH

25 0 50

1" = 50' - 0"

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

ne Inch

Conceptual Landscape I

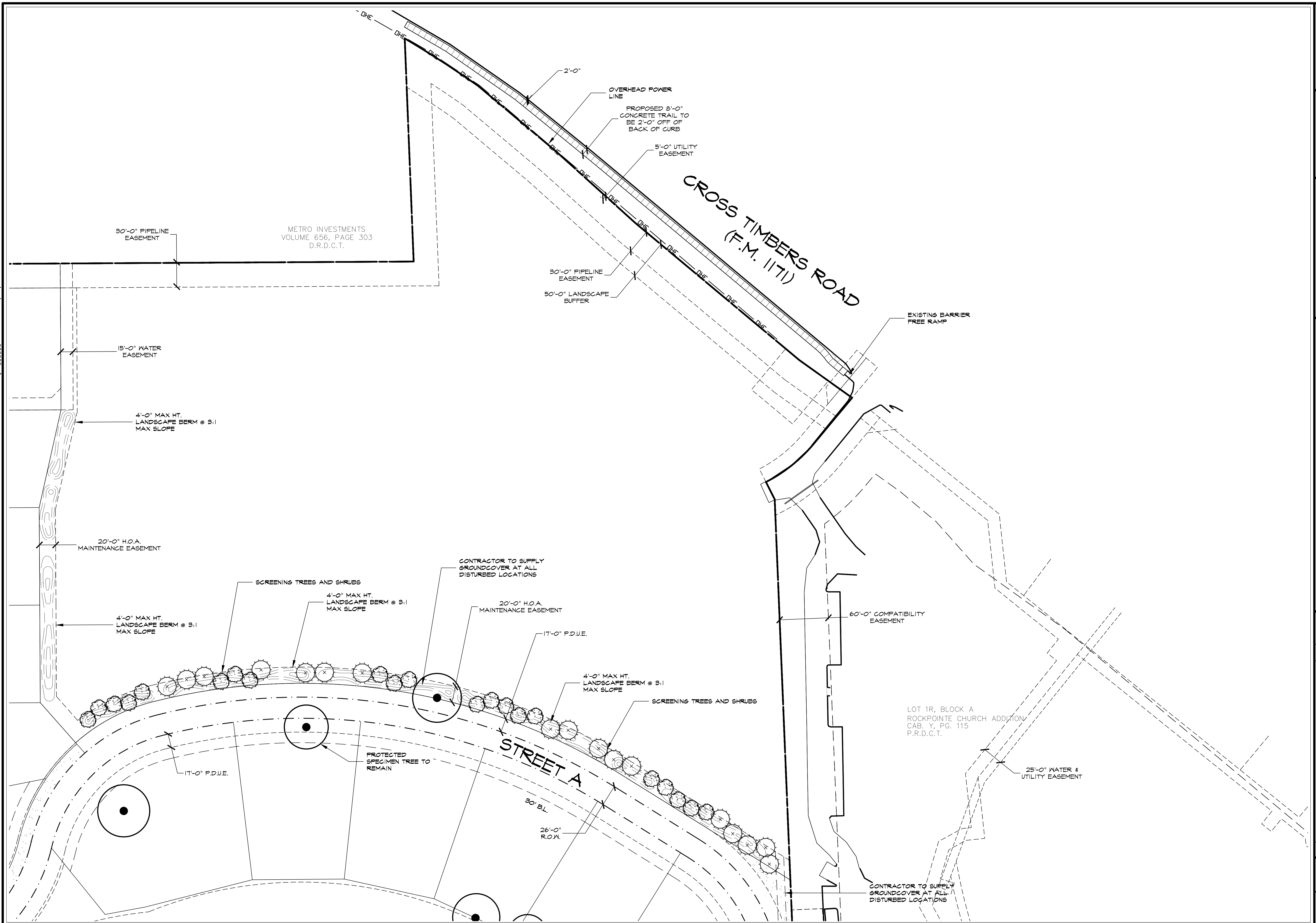
Landscape Layout

TOWNIAKE, Pll. 4
Town of Flower Mound, Denton County, Texas

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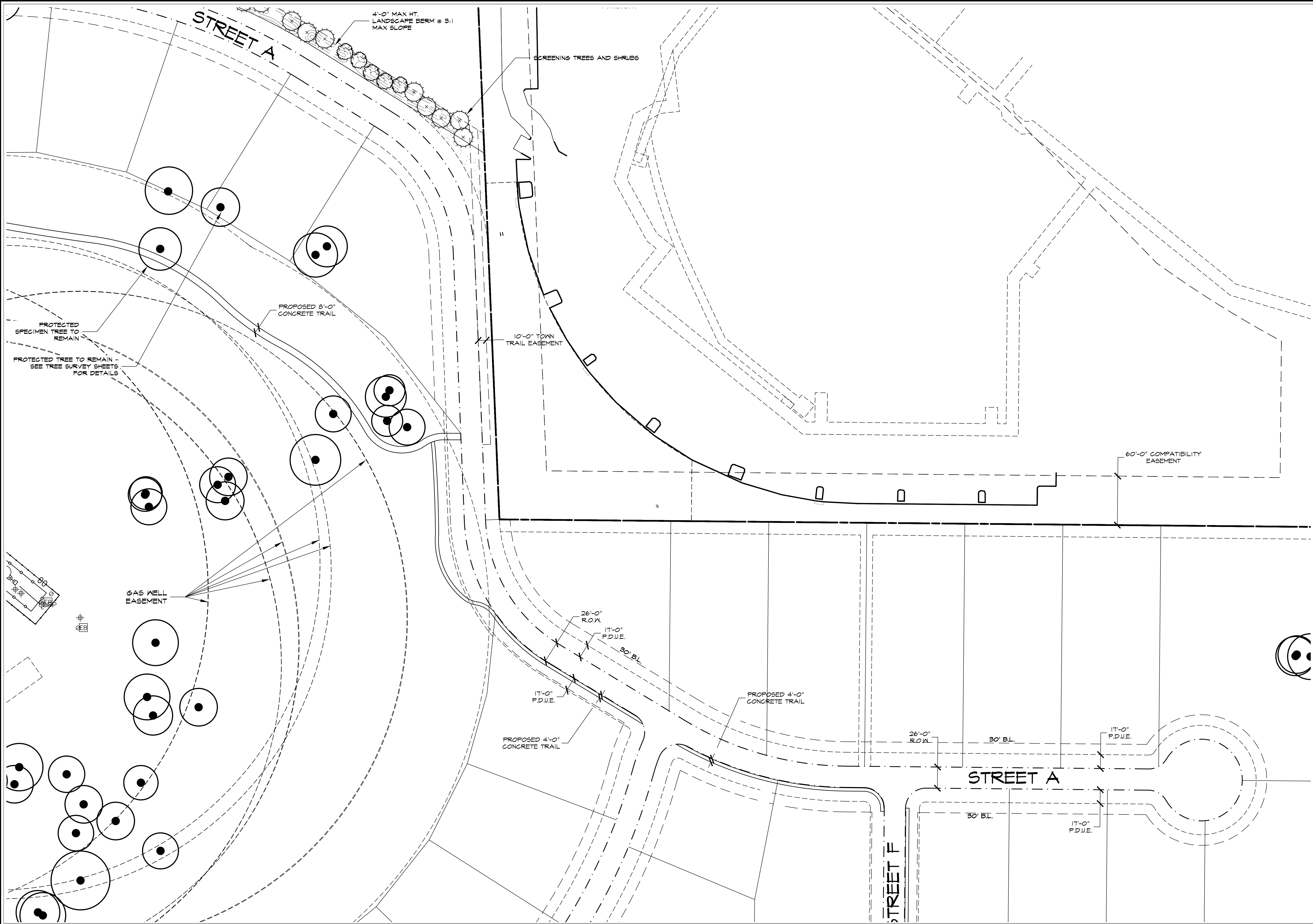
PROJECT
TBI016

L6 of 9



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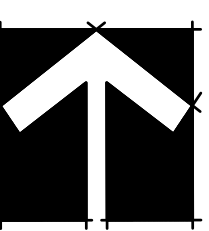




Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

September 10, 2018



NORTH



1" = 50' - 0"

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

One Inch

Conceptual Landscape Plans	
Landscape Layout	
Townlake, Ph. 4	
Town of Flower Mound, Denton County, Texas	

PLAN REVIEW	REVISIONS	BY	DATE
#	0		

PROJECT

TBI016

SHEET

L7 of 9

Plotted by: ##### Plot Date: 9/10/2018 3:57 PM

- Drawing: \\Studio13main\e\Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\Concepts\TBI016-LS.dwg Saved By: Matthew
Save Time: 9/10/2018 3:29 PM



COMMON/BOTANICAL NAME		SIZE	SPACING	QUANTITY
BO	BUR OAK / QUERCUS MACROCARPA	3" GALIPER	AS SHOWN	13
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" GALIPER	AS SHOWN	47
LO	LIVE OAK / QUERCUS VIRGINIANA	3" GALIPER	AS SHOWN	23
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" GALIPER	AS SHOWN	32
ERG	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" GALIPER	AS SHOWN	37
	YAUFON HOLLY / ILEX VOMITORIA	30 GALLON	AS SHOWN	15
	VITEK / CHILOPSIS LINEARIS	30 GALLON	AS SHOWN	36

Diagram illustrating the cross-section of a raised garden bed structure. The layers and components are labeled as follows:

- FINISH GRADE
- TAPER PLANTING BED DOWN TO TOP OF EDGING
- MULCH LAYER AS SPECIFIED
- PLANTING MIX AS SPECIFIED
- MAX. 1" DOWN
- BENDA BOARD EDGING AS SPECIFIED
- PLASTIC EDGING STAKES @ 2'-0" O.C., MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE

A diagram of a triangular lattice. It consists of a grid of circles, each containing a '+' sign. The circles are arranged in a hexagonal pattern. A central triangle is formed by three circles, with lines connecting their centers. The edges of this triangle are labeled with the letter 'D'.

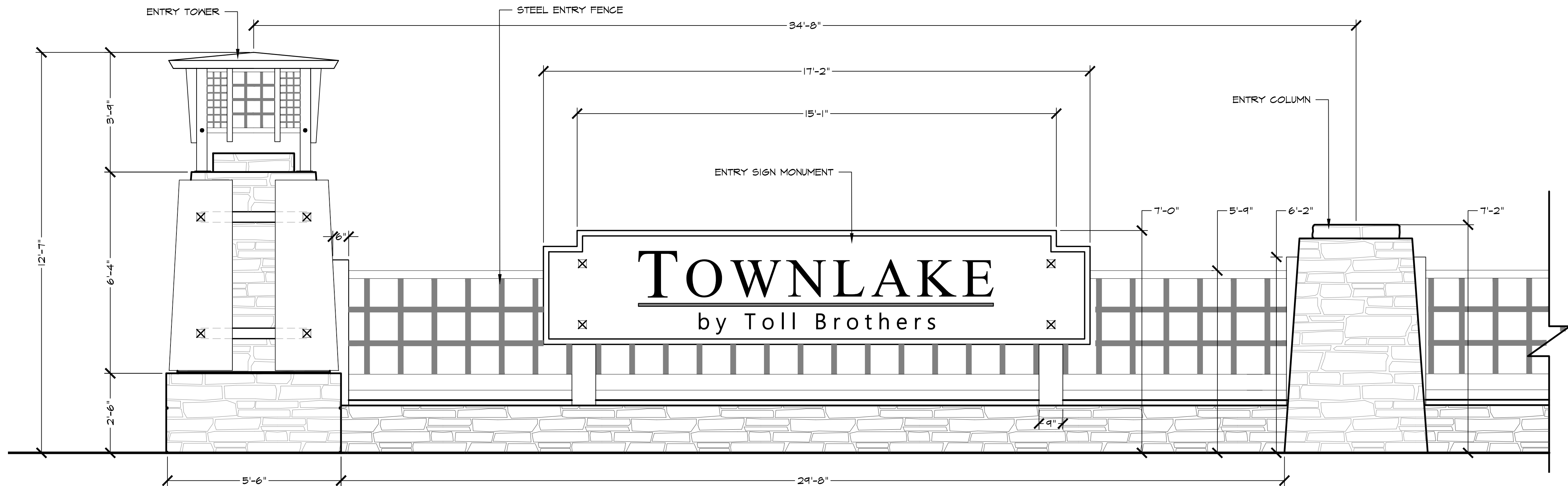
NOT TO SCALE

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1 PRIMARY ENTRY MONUMENT - TO MATCH EXISTING PHASES
ELEVATION

SCALE: 1/8" = 1'-0"



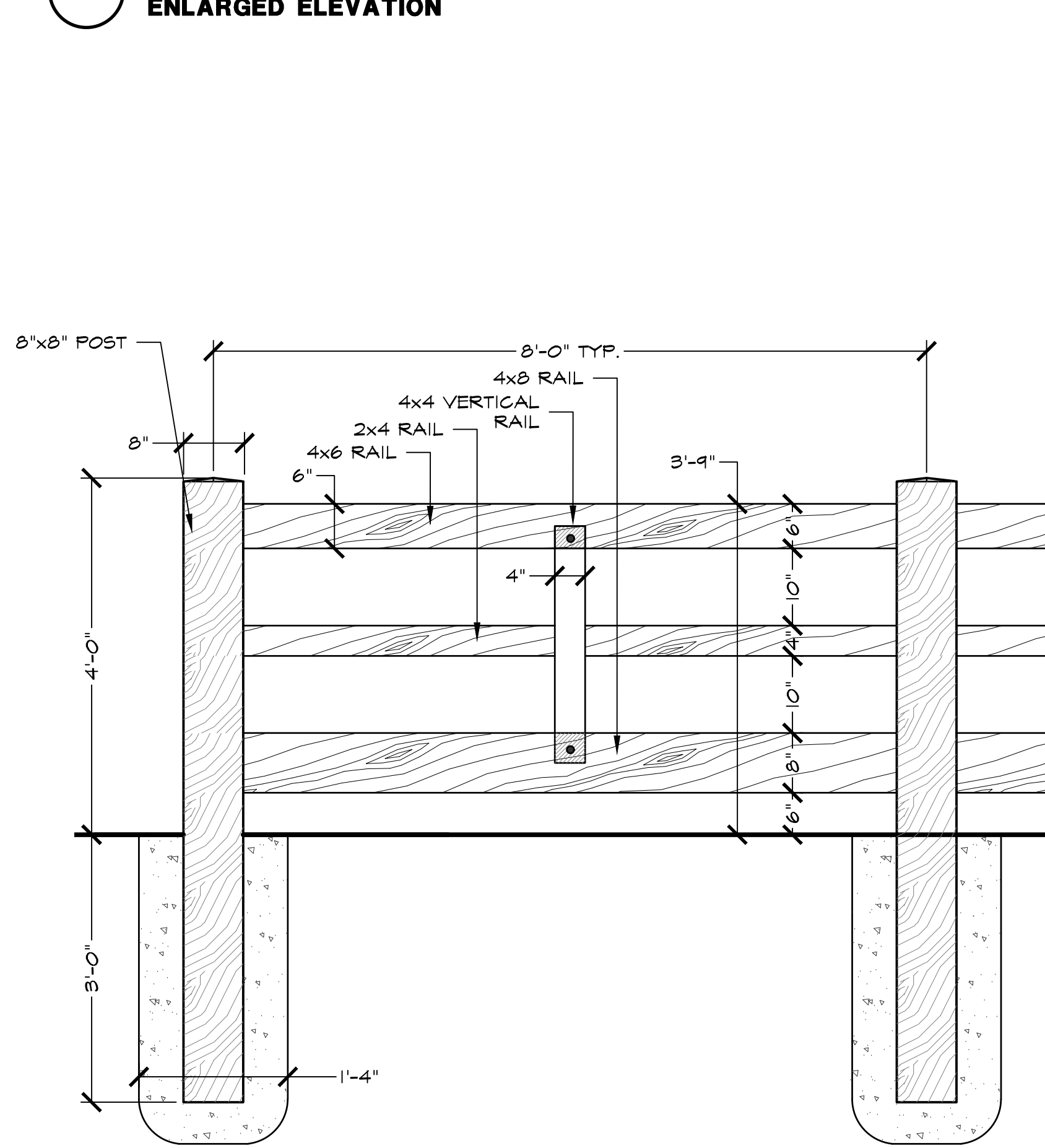
2 ENTRY MONUMENT
ENLARGED ELEVATION

CONSTRUCTION NOTES:

1. ANY WELDS OR CUTS TO BE GROUND SMOOTH AND REFINISHED TO MATCH. CONTRACTOR TO SELECT WELDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED WELDS LOOK & WEATHER AT SAME RATE.
2. ALL TUBULAR POST & RAILS OR BARS TO HAVE 16 GAUGE INTERNAL THICKNESS UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO FIELD VERIFY INSTALLATION OF EACH POST & RAIL PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO FINAL ATTACHMENT.
4. ALL STONE TO BE OKLAHOMA MULTI COLOR CHOPPED OR APPROVED EQUAL. PROVIDE ALTERNATE FOR LEUDERS LIMESTONE ROUGH HEWN AND ROUGHBACK STONE; COLOR TO BE DETERMINED. DEEP RAKE ALL MORTAR JOINTS. COLOR TO BE DETERMINED.
5. ALL METAL TO BE CORTEN STEEL UNLESS OTHERWISE NOTED. PROVIDE ALTERNATE FOR WEATHERED STEEL.
6. ALL WOOD MATERIAL SHALL BE CEDAR - #2 GRADE OR BETTER. 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND CODES AND REQUIREMENTS. CONTRACTOR TO FINISH WOOD WITH STANDARD PAINTS, INC. WOOD DEFENDER SEMI-TRANSPARENT FENCE STAIN. COLOR TO BE DETERMINED.

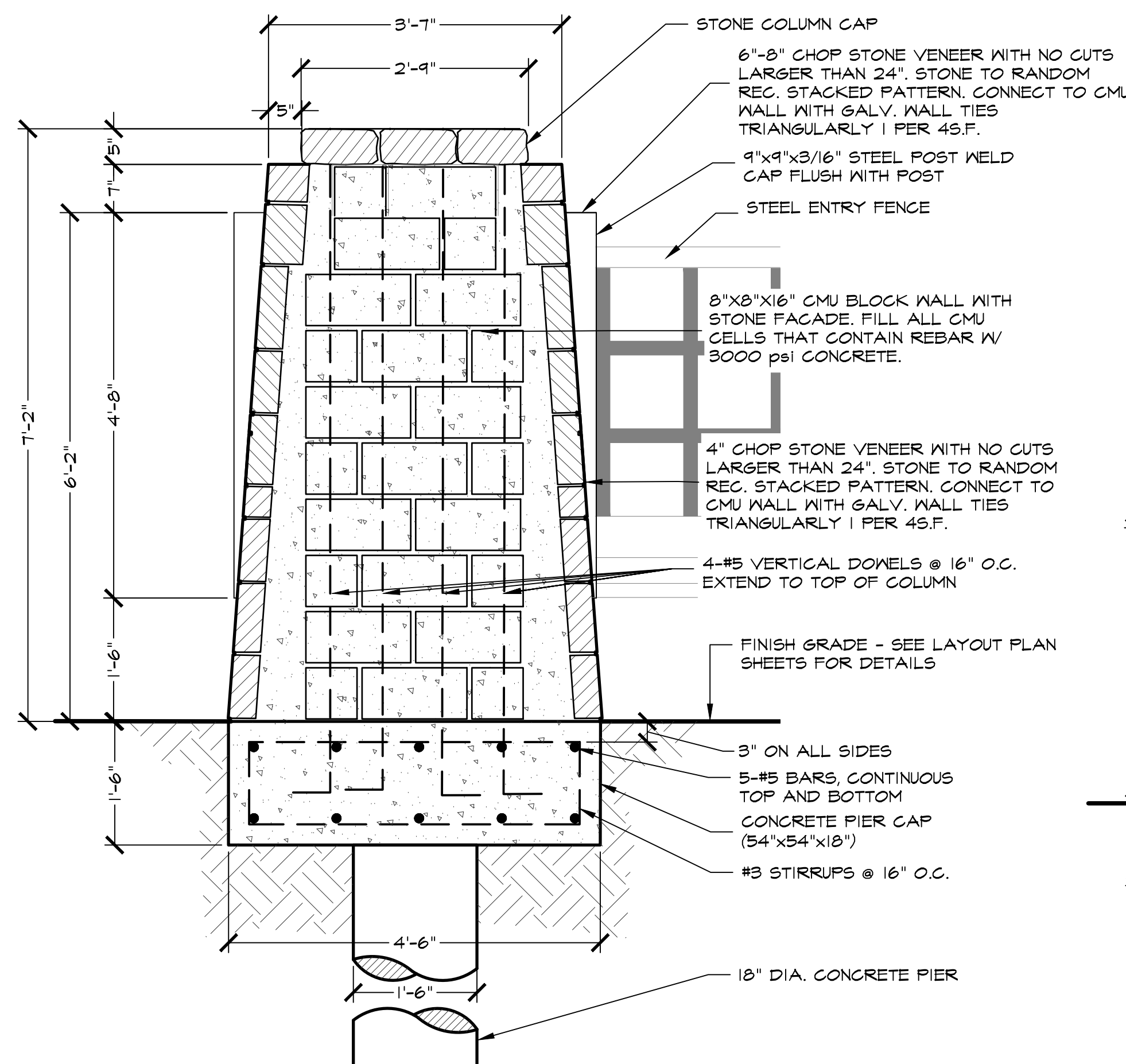
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One Inch



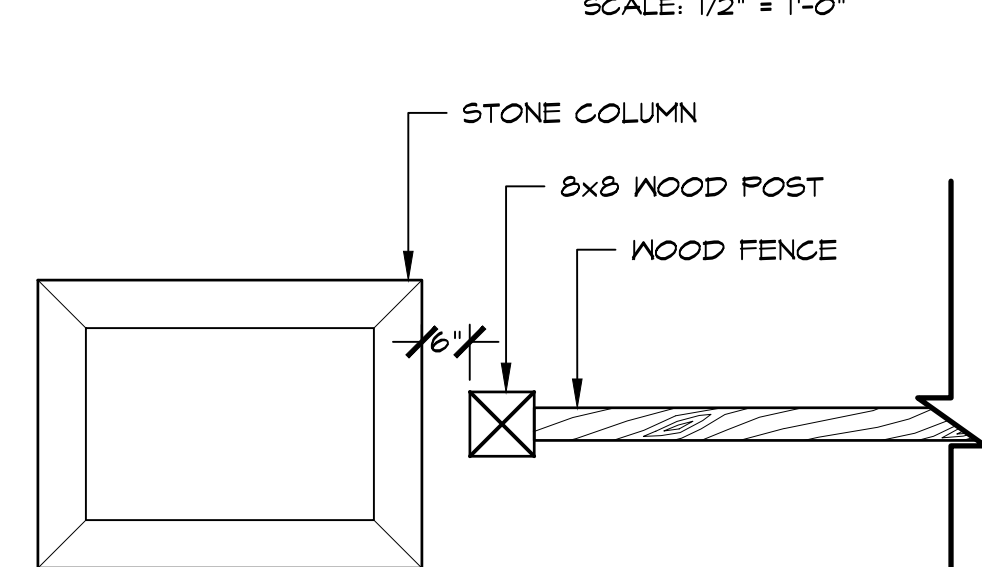
3 WOOD FENCE
ELEVATION

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



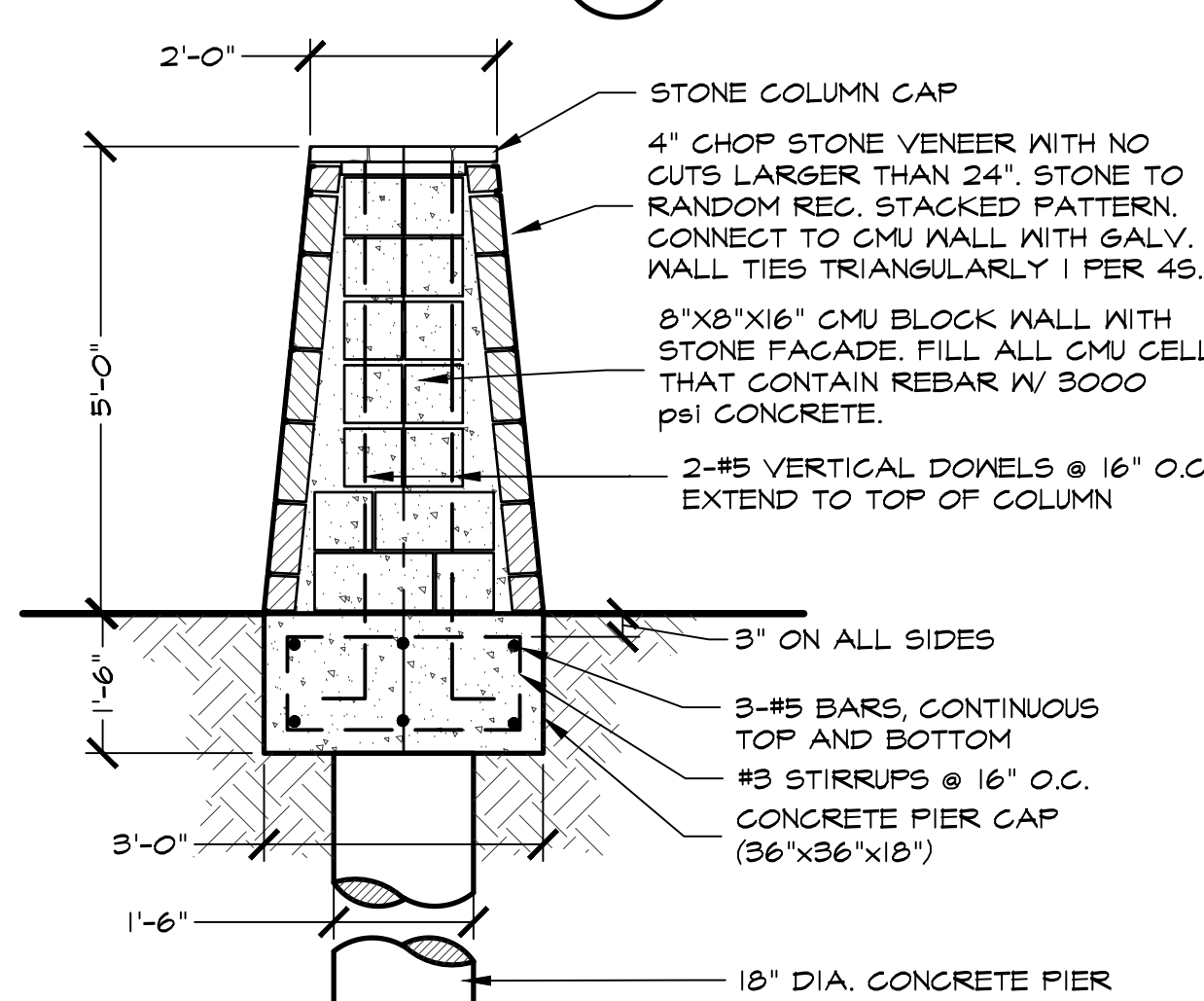
7 PRIMARY ENTRY COLUMN
SECTION

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



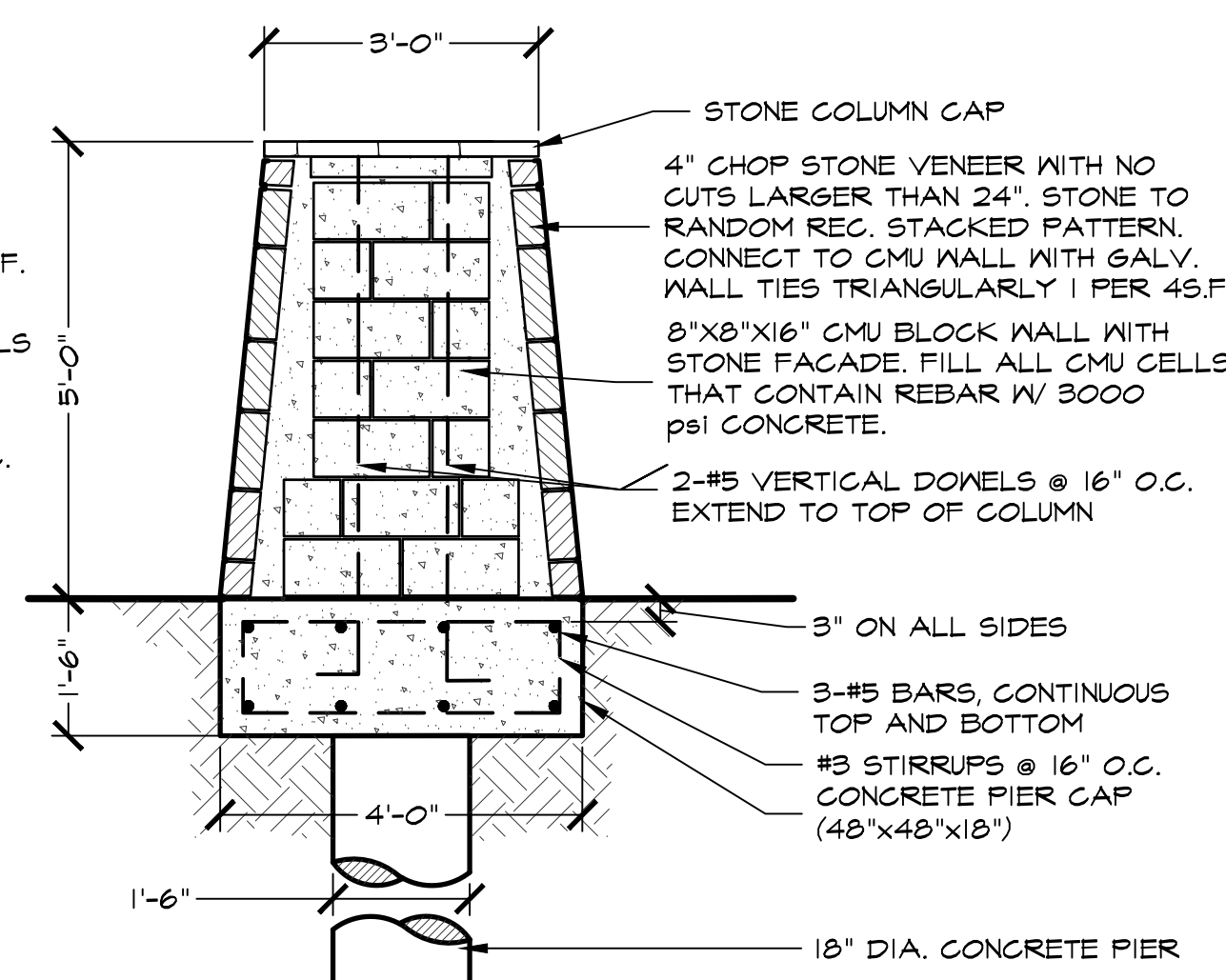
4 STONE COLUMN
PLAN

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



5 STONE COLUMN
SECTION

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



6 STONE COLUMN
SECTION

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

Conceptual Landscape Plans

Hardscape Details

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

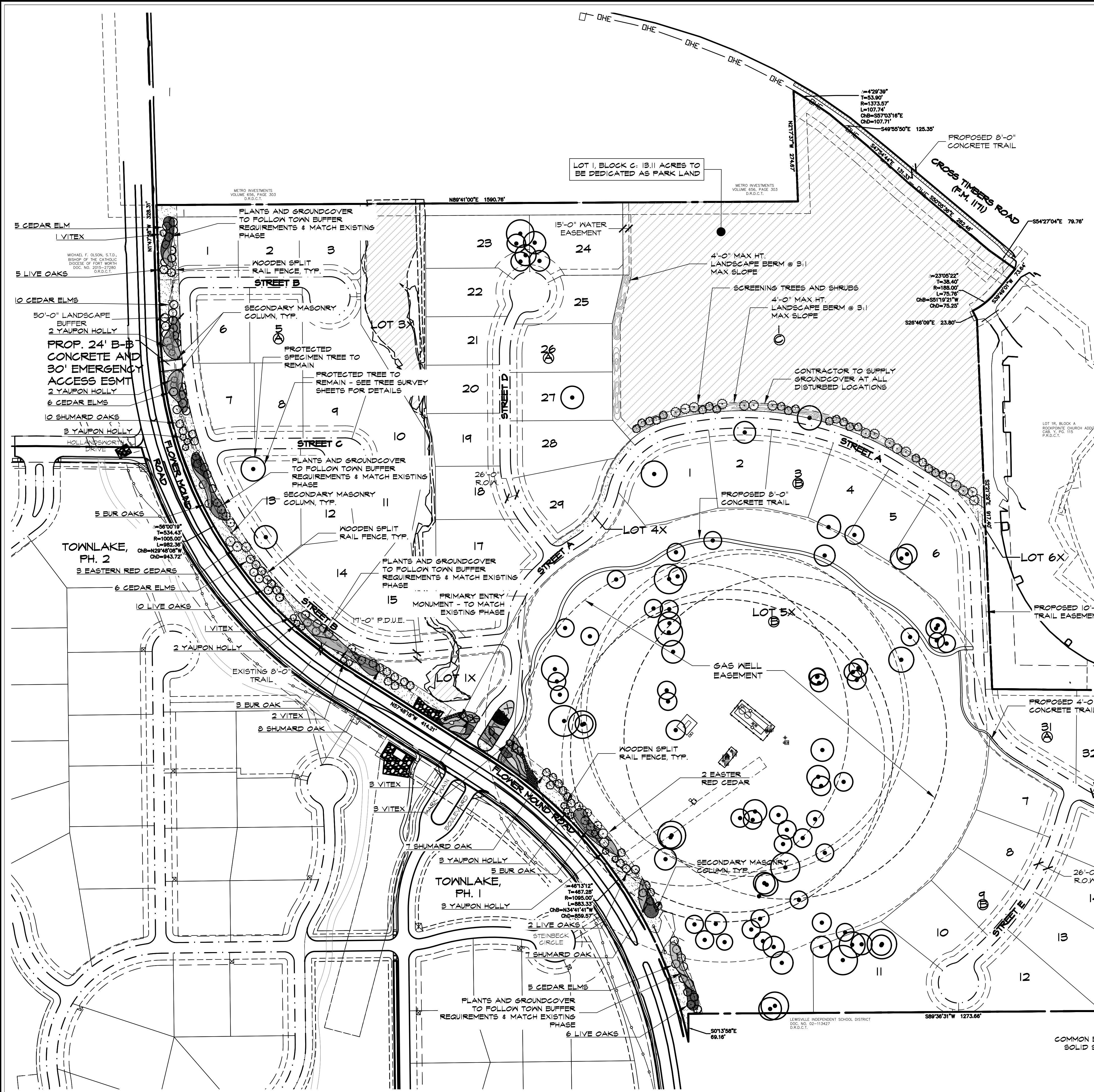
PLAN REVIEW REVISIONS	DATE	BY

PROJECT
TBI016

SHEET

L9 of 9

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LANDSCAPE PROVIDED

- FLOWER MOUND ROAD
- A. MINIMUM TWENTY (20) FOOT LANDSCAPE BUFFER YARD PROVIDED
 - B. WOOD SCREENING FENCE PROVIDED
 - C. 1-3" CAL. CANOPY TREE / 25 LF OF LANDSCAPE EDGE ALONG A SCENIC ROADWAY
2,510 LF OF FRONTAGE / 25 LF = 100 - 3" CAL. TREES REQUIRED.
PROVIDED: 100 - 3" CALIPER TREES TO SATISFY STREET BUFFER REQUIREMENT
 - D. 50% OF THE BUFFER YARD HAS PROPOSED VEGETATION

MITIGATION REQUIRED:

MITIGATION WILL BE REQUIRED ON THIS SITE.

OWNER/DEVELOPER TO PLANT ADDITIONAL CANOPY TREES TO HELP OFFSET MITIGATION PENALTY.

FINAL TREE SURVEY & MITIGATION PENALTY TO BE FINALIZED ON CONSTRUCTION DOCUMENTS APPROVED BY THE TOWN OF FLOWER MOUND

PARK LAND DEDICATION:

- LOT 1, BLOCK C: 51,062sf (13.11ACRES) OF LAND TO BE DEDICATED PARK LAND TO THE TOWN OF FLOWER MOUND

PARK DEVELOPMENT FEES:

PER AGREEMENT WITH THE TOWN A PORTION OF PARKLAND DEVELOPMENT FEE SHALL BE ALLOCATED TO HELP CONSTRUCT THE REQUESTED 8'-0" CONCRETE TOWN TRAIL (ESTIMATED 12,800SF) THROUGH LOT 5X, BLOCK B.

REFERENCE TOWN CODE FOR FINAL PARK DEVELOPMENT FEE PROCESS: Code 1989, ch. 12, § 4.07(1); Ord. No. 19-00, § 2, 2-17-2000; Ord. No. 54-07, § 2, 8-6-2007; Ord. No. 19-04, § 2, 4-6-2004; Ord. No. 66-16, § 2, 12-14-2016

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 25 L.F.	FLOWER MOUND RD. = 2,510 L.F.	100 - 3" CAL. TREE	100 - 3" CAL. TREES

PLANT LIST

COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY
BO BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	13
SO SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	47
LO LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	23
CE CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	32
ERC EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	37
YAUPON HOLLY / ILEX VOMITORIA	30 GALLON	AS SHOWN	15
VITEX / CHILOPSIS LINEARIS	30 GALLON	AS SHOWN	36

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

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.
September 10, 2018

NORTH

1" = 120' - 0"

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

One Inch

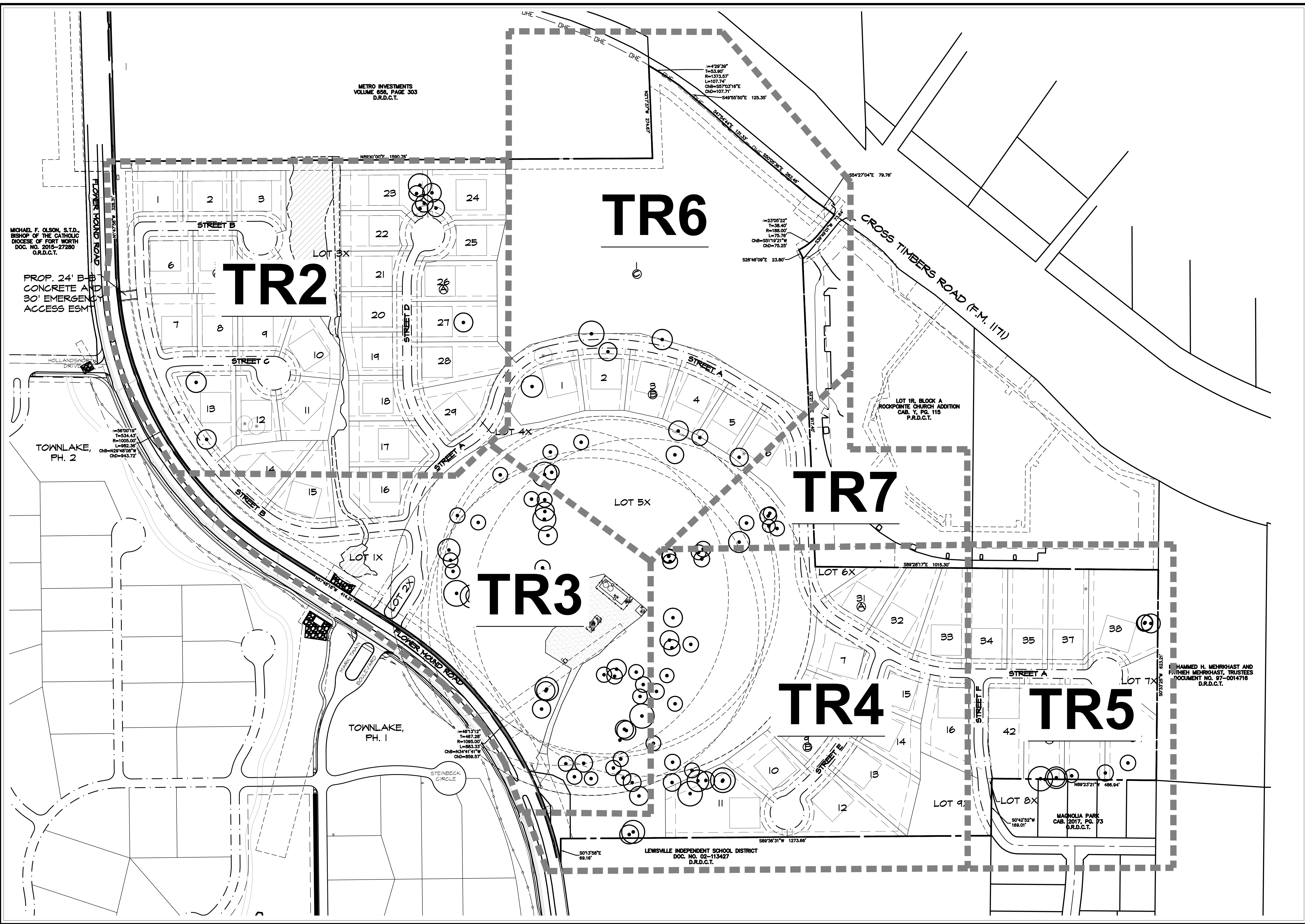
Conceptual Landscape Plans
Landscape Overall Layout
Townlake, Ph. 4
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI016

SHEET
OVERALL

Drawing: \\Studio3main\ve\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4.DWG\TBI016-TS(1).dwg Saved By: Matthew Save
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DESIGN GROUP

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Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

NORTH

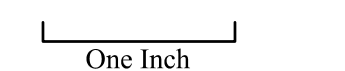
1" = 120' - 0"

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

One Inch

TREE SURVEY PLAN		BY	DATE
Overall Tree Survey Layout Plan			
Townlake, Ph. 4			
Town of Flower Mound, Denton County, Texas			
PLAN REVIEW REVISIONS			
#	0		
PROJECT		TBI016	
SHEET		TR1 of 9	

BAE Firm #BR643

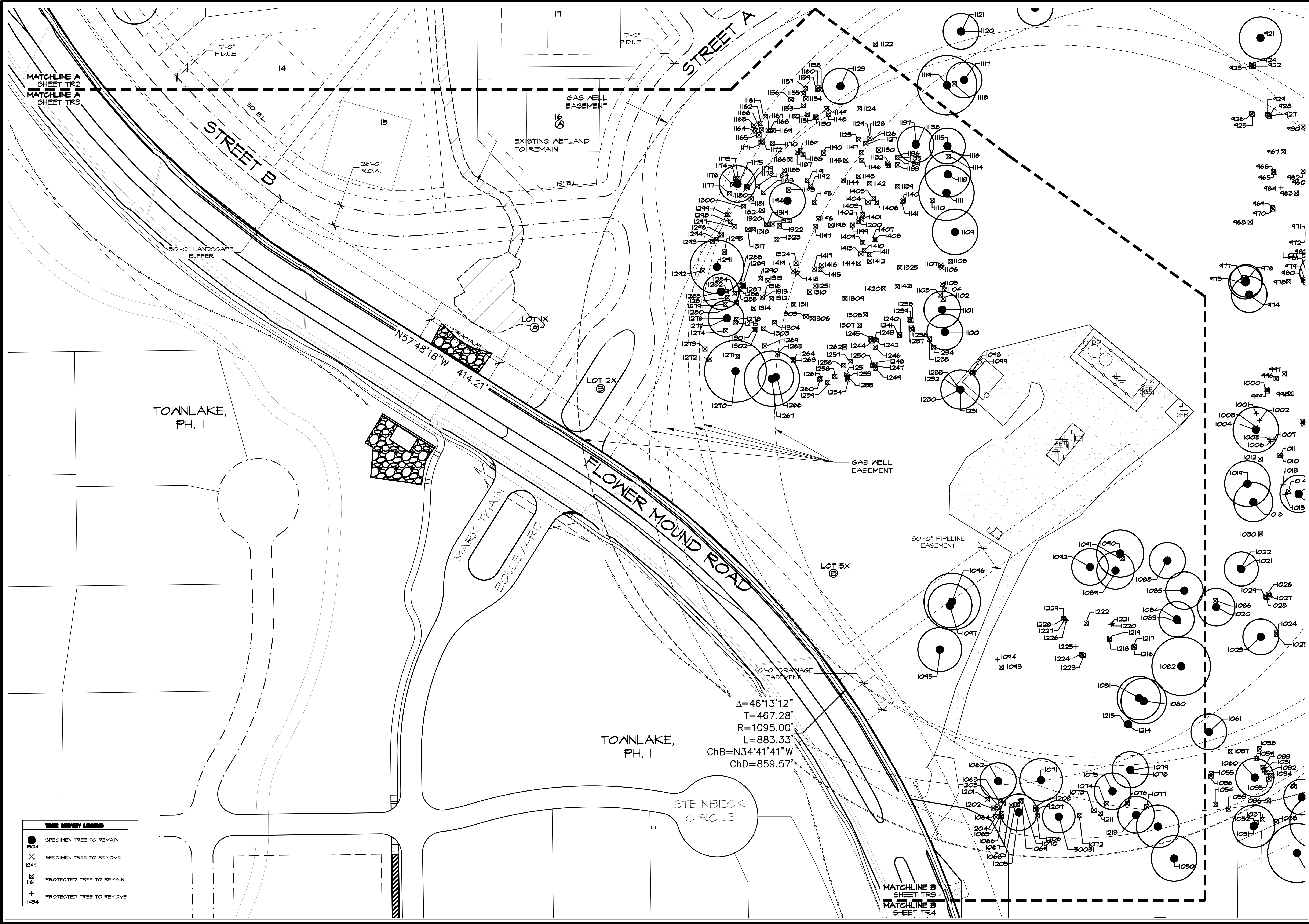


TOWN OF LOWER MOUND, Denton County, Texas

PROJECT
TBI016
NET
TR2 of 9



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Plotted by: ##### Plot Date: 7/5/2018 11:34 AM



TREE SURVEY LEGEND	
●	SPECIMEN TREE TO REMAIN
⊗	SPECIMEN TREE TO REMOVE
⊠	PROTECTED TREE TO REMAIN
+	PROTECTED TREE TO REMOVE

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
LANDSCAPE ARCHITECT
STATE OF TEXAS
1977
Leonard W. Rees
July 5, 2018

NORTH

50 25 0 50

1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN

Tree Survey Layout Plan

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT

TBI016

SHEET

TR3 of 9



is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

A horizontal scale bar with vertical end caps, labeled "One Inch" below it.

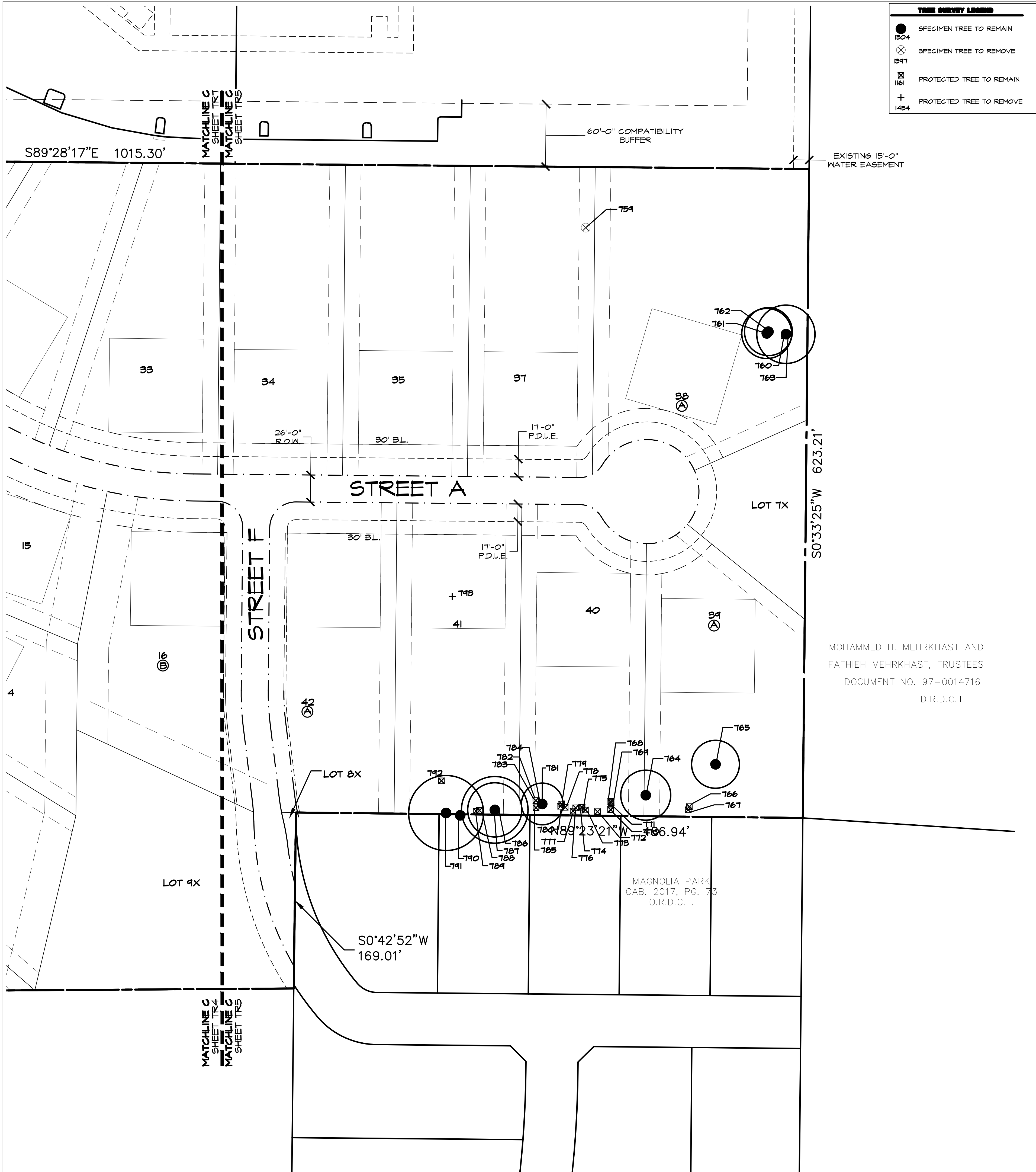
TOWNSHIP, P. 11. 4

Town of Flower Mound, Denton County, Texas

ET



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Time: 7/5/2018 11:09 AM
Plotted by: ##### Plot Date: 7/5/2018 11:34 AM



MOHAMMED H. MEHRKHAIST AND
FATHIEH MEHRKHAIST, TRUSTEES
DOCUMENT NO. 97-0014716
D.R.D.C.T.

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

NORTH

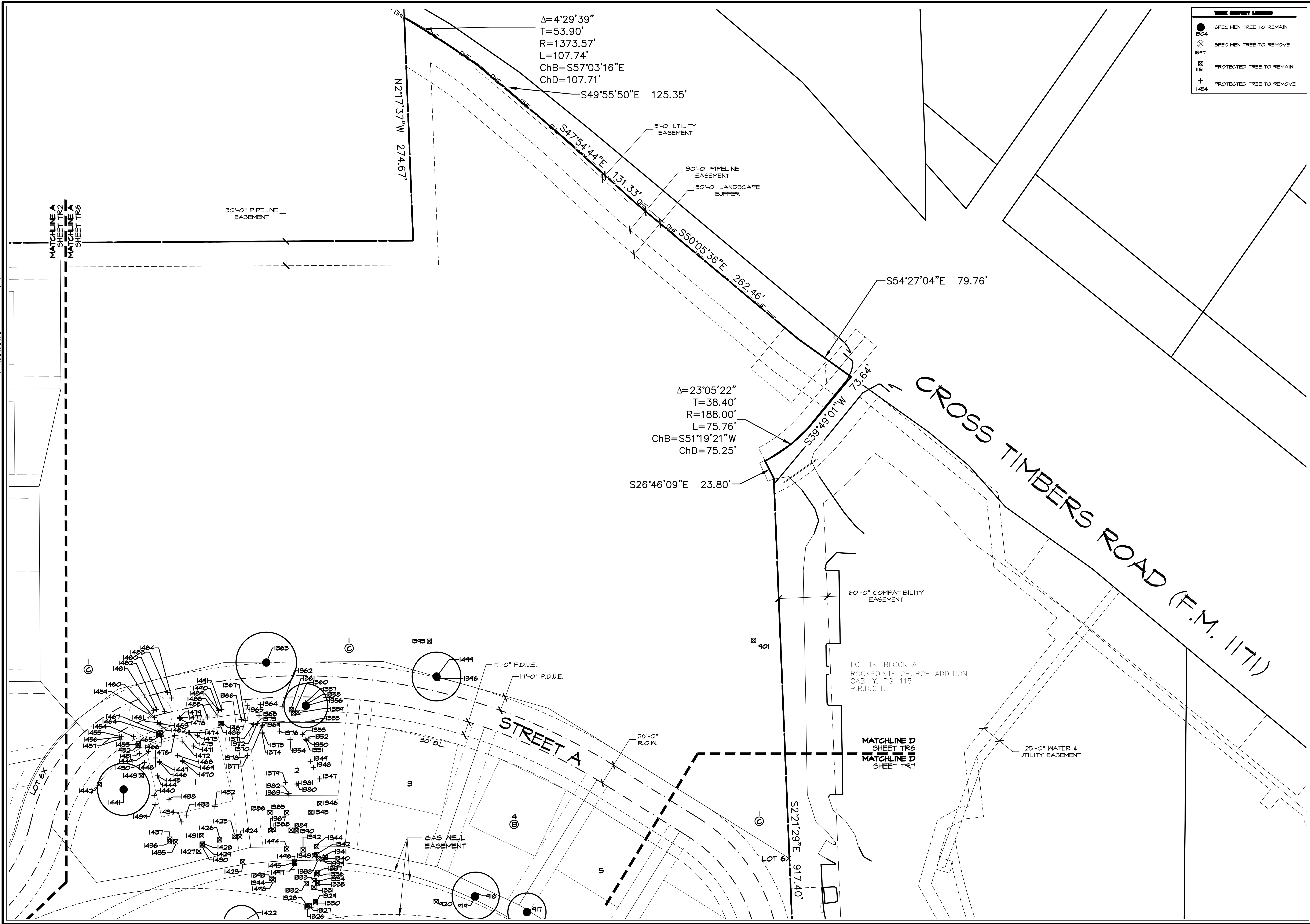
1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN	
Tree Survey Layout Plan	
Townlake, Ph. 4	
Town of Flower Mound, Denton County, Texas	
PLAN REVIEW REVISIONS	BY DATE
#	0
PROJECT	
TBI016	
SHEET	
TR5 of 9	

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Plotted by: ##### Plot Date: 7/5/2018 11:34 AM



TREE SURVEY LEGEND	
● 1304	SPECIMEN TREE TO REMAIN
⊗ 1347	SPECIMEN TREE TO REMOVE
⊗ 1361	PROTECTED TREE TO REMAIN
+ 1484	PROTECTED TREE TO REMOVE

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DESIGN GROUP

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386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
STATE OF TEXAS
Surveyor
Leonard W. Rees
July 5, 2018

↑

NORTH

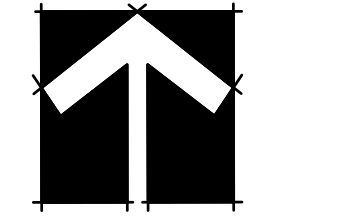
50 25 0 25

1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN	
Tree Survey Layout Plan	
Townlake, Ph. 4	
Town of Flower Mound, Denton County, Texas	
PLAN REVIEW REVISIONS	DATE
BY	
#	0
PROJECT	
TBI016	
SHEET	
TR6 of 9	



25 0 50

1" = 50' - 0"

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

One Inch

LOWRIE, FII. 4

TOWNSHIP OF LOWELL MOUND, DeWitt County, Texas

ET
TR7 of 9



Townlake Ph. 4 - Tree Mitigation

Townlake Ph. 4 - Tree Mitigation

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

One Inch

PROJECT	TBI016
SHEET	TR8 of 9

Townlake Ph. 4 - Tree Mitigation														
Tree Tag #	Size	Species	Scientific Name	Condition	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
1235	18	Post Oak	Quercus stellata	CD, OK	Yes	No	OBA	Remain						
1236	10	Post Oak	Quercus stellata	UL US	Yes	No	OBA	Remain						
1237	15.5	Post Oak	Quercus stellata	OK, UL	Yes	No	OBA	Remain						
1238	15	Post Oak	Quercus stellata	Canopy Leaning, UL	Yes	No	OBA	Remain						4
1239	12.25	Post Oak	Quercus stellata	US, Canopy Leaning	Yes	No	OBA	Remain						2
1240	12	Post Oak	Quercus stellata	Canopy Leaning, UL, US	Yes	No	OBA	Remain						2
1241	12.25	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						2
1242	9.25	Post Oak	Quercus stellata	Canopy Leaning, US	Yes	No	OBA	Remain						4
1243	8.5	Post Oak	Quercus stellata	Canopy Leaning, US	Yes	No	OBA	Remain						2
1244	13.5	Post Oak	Quercus stellata	UL, Lean	Yes	No	OBA	Remain						2
1245	13.25	Post Oak	Quercus stellata	UL, Lean	Yes	No	OBA	Remain						
1246	11	Post Oak	Quercus stellata	Canopy Leaning, US	Yes	No	OBA	Remain						
1248	12.75	Post Oak	Quercus stellata	Canopy Leaning, UL	Yes	No	OBA	Remain						
1249	11.5	Post Oak	Quercus stellata	Young, UL	Yes	No	OBA	Remain						
1250	10.25	Post Oak	Quercus stellata	CD, Canopy Leaning, UL	Yes	No	OBA	Remain						
1251	13.25	Post Oak	Quercus stellata	CD, UL	Yes	No	OBA	Remain						
1252	8.25	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1253	11.25	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1254	10.25	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1255	10.25	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1256	11	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1257	15.5	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1257	20.5	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1258	10	Post Oak	Quercus stellata	Trunk Leaning, US	Yes	No	OBA	Remain						
1259			Quercus stellata	Dead										
1260	17	Post Oak	Quercus stellata	UL, OK	Yes	No	OBA	Remain						
1261	17.5	Post Oak	Quercus stellata	UL, OK	Yes	No	OBA	Remain						
1262	12	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1263	13.5	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1264	8.75	Post Oak	Quercus stellata	Canopy Leaning, UL, US	Yes	No	OBA	Remain						
1265	16.25	Post Oak	Quercus stellata	Slight CD, OK	Yes	No	OBA	Remain						
1266	22	Cedar Elm	Ulmus crassifolia	Trunk Leaning, OK	Yes	Yes	OBA	Remain						
1267	34	Post Oak	Quercus stellata	CD, OK	Yes	OBA	Remain							
1269	14	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1270	38	Post Oak	Quercus stellata	OK	Yes	Yes	OBA	Remain						
1271	16	Post Oak	Quercus stellata	US, OK	Yes	No	OBA	Remain						
1272	18	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1273	11	Post Oak	Quercus stellata	Canopy Leaning, CD, Stressed	Yes	No	OBA	Remain						
1274	11.5	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1275	13.5	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	No	OBA	Remain						
1276	13.5	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	No	OBA	Remain						
1277	22	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	Yes	OBA	Remain						
1278	12	Post Oak	Quercus stellata	Canopy Leaning, CD, UL	Yes	No	OBA	Remain						
1279	17.5	Post Oak	Quercus stellata	CD, Canopy Leaning	Yes	No	OBA	Remain						
1280	12	Post Oak	Quercus stellata	UL, CD	Yes	No	OBA	Remain						
1281	7.5	Post Oak	Quercus stellata	US	Yes	No	OBA	Remain						
1282	12	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1283	22	Post Oak	Quercus stellata	OK, CD	Yes	Yes	OBA	Remain						
1284	12	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1285		Post Oak	Quercus stellata	Dead	Yes	No	OBA	Remain						
1286	8.25	Post Oak	Quercus stellata	Canopy Leaning, US, UL	Yes	No	OBA	Remain						
1287	16.75	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1288	12.25	Post Oak	Quercus stellata	US, UL	Yes	No	OBA	Remain						
1289	11	Post Oak	Quercus stellata	US, Trunk Leaning	Yes	No	OBA	Remain						
1290	17	Post Oak	Quercus stellata	CD, OK	Yes	No	OBA	Remain						
1291	33	Post Oak	Quercus stellata	CD, OK	Yes	Yes	OBA	Remain						
1292	17.25	Post Oak	Quercus stellata	UL, OK	Yes	No	OBA	Remain						
1294	12.75	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	No	OBA	Remain						
1295	15	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1296	12	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1297	11	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1298	13	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1299	16.75	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	No	OBA	Remain						
1300	13.1	Post Oak	Quercus stellata	US, CD, OK	Yes	No	OBA	Remain						
1301	8.25	Post Oak	Quercus stellata	UL, OK	Yes	No	OBA	Remain						
1302	8.75	Post Oak	Quercus stellata	UL, OK	Yes	No	OBA	Remain						
1303	7.75	Post Oak	Quercus stellata	Canopy Leaning, UL, OK	Yes	No	OBA	Remain						
1304	15	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1305	11	Post Oak	Quercus stellata	Canopy Leaning, US, UL	Yes	No	OBA	Remain						
1306	20	Post Oak	Quercus stellata	OBA	Yes	No	OBA	Remain						
1307	17	Post Oak	Quercus stellata	CD, UL	Yes	No	OBA	Remain						
1308	15	Post Oak	Quercus stellata	CD, UL, Lean	Yes	No	OBA	Remain						
1309	18.5	Post Oak	Quercus stellata	Slight CD	Yes	No	OBA	Remain						
1310	11.5	Post Oak	Quercus stellata	Canopy Leaning, US, UL	Yes	No	OBA	Remain						
1311	12.5	Post Oak	Quercus stellata	CD, OK	Yes	No	OBA	Remain						
1312	12.5	Post Oak	Quercus stellata	CD, UL	Yes	No	OBA	Remain						
1313	16	Post Oak	Quercus stellata	Slight CD, OK	Yes	No	OBA	Remain						
1314	12.75	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1315	8.75	Post Oak	Quercus stellata	Canopy Leaning, US	Yes	No	OBA	Remain						
1316			Quercus stellata	Dead										
1317	13	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1318	14.25	Post Oak	Quercus stellata	CD, US	Yes	No	OBA	Remain						
1319	10.75	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1320	13.25	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1321	10.75	Post Oak	Quercus stellata	OK, UL	Yes	No	OBA	Remain						
1322	13.5	Post Oak	Quercus stellata	UL, Trunk Leaning	Yes	No	OBA	Remain						
1323	16	Post Oak	Quercus stellata	CD, OK	Yes	No	OBA	Remain						
1324	16.5	Post Oak	Quercus stellata	Leaning, UL	Yes	No	OBA	Remain						
1325	17	Post Oak	Quercus stellata	CD, OK	Yes	No	OBA	Remain						
1326	20	Post Oak	Quercus stellata	Heavy CD / Canopy Missing / UL	Yes	No	OBA	Remain						
1327	17	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1328	17.25	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1329	17.25	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1330	11.7	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1331	15	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1332	12.5	Post Oak	Quercus stellata	Slight US / Canopy Leaning	Yes	No	OBA	Remain						
1333	13	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1334	11.75	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1335	7.5	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1336	12.5	Post Oak	Quercus stellata	US / UL	Yes	No	OBA	Remain						
1337	13.25	Post Oak	Quercus stellata	Slight CD / Trunk Split	Yes	No	OBA	Remain						
1338	9.75	Post Oak	Quercus stellata	US / CD	Yes	No	OBA	Remain						
1339	18.5	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1340	9.25	Post Oak	Quercus stellata	UL / US / OK	Yes	No	OBA	Remain						
1341	9.5	Post Oak	Quercus stellata	UL / US / OK	Yes	No	OBA	Remain						
1342	11.75	Post Oak	Quercus stellata	US / Canopy Leaning / UL	Yes	No	OBA	Remain						
1343	10.5	Post Oak	Quercus stellata	US / Canopy Leaning / UL	Yes	No	OBA	Remain						
1344	15.75	Post Oak	Quercus stellata	UL / Canopy slight lean	Yes	No	OBA	Remain						
1345	20.25	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1346	16.25	Post Oak	Quercus stellata	OK	Yes	No	OBA	Remain						
1347	15.25	Post Oak	Quercus stellata	Slight CD / OK	Yes	No	OBA	Remain						
1348	15	Post Oak	Quercus stellata	UL / OK	Yes	No	OBA	Remain						
1349	20.75	Post Oak	Quercus stellata	OK / Slight CD	Yes	No	OBA	Remain						
1350			Quercus stellata	Dead										
1351			Quercus stellata	Dead										
1352			Quercus stellata	Dead										
1353	16.5	Post Oak	Quercus stellata	UL	Yes	No	OBA	Remain						
1354	12.5	Post Oak	Quercus stellata	Slight CD, UL	Yes	No	OBA	Remain						
1355	16	Post Oak	Quercus stellata	UL, CD	Yes	No	OBA	Remain						
1356	27	Post Oak	Quercus stellata	UL	Yes	Yes	OBA	Remain						
1357	17.75	Post Oak	Quercus stellata	UL	Yes	Yes	OBA	Remain						
1358	15	Post Oak	Quercus stellata	UL, CD	Yes	No	OBA	Remain						
1359	21.5	Post Oak	Quercus stellata	OK	Yes	Yes	OBA	Remain						
1360	9.75	Post Oak	Quercus stellata	US, UL	Yes	Yes	OBA	Remain						
1361	8.5	Post Oak	Quercus stellata	UL, US	Yes	No	OBA	Remain						
1362	14	Post Oak	Quercus stellata	Slight US, UL	Yes	No	OBA	Remain						
1363	37.25	Post Oak	Quercus stellata	OK										

Exhibit “B”

DEVELOPMENT STANDARDS

**Planned Development District No. 166 (PD-166)
Townlake, Phase Four**

The development on the property comprising approximately 89.924 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-166 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Development of Townlake Phase Four, comprising approximately 89.924 acres and consisting of single family detached and open space lots as shown on the approved Concept Plan, Exhibit “C”, shall comply with all regulations contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

The following uses shall be the only uses permitted in the Planned Development District.

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;
 - c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Local utility line;
 - f. Model home;
 - g. Off-street parking, accessory;
 - h. Swimming pool, private, subject to section 98-996;
 - i. Tennis Courts
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-166.
 - a. Accessory Dwelling, subject to section 98-983;
3. Temporary Uses. Only the following temporary uses may be permitted in PD-166 uses 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. Building material yard and construction office;
 - c. Field office, temporary;

B. RESIDENTIAL DIMENSIONAL REGULATIONS**1. Planned Development District No. 166 Residential Lot Standards are as follows:****Minimum dimensions.**

- a. Minimum lot area per dwelling. The minimum lot area shall be 21,780 square feet subject to Section 98-1023.
- b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be 100 feet, subject to Section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,100 square feet, subject to Section 98-1025.
- d. Minimum front yard. The minimum front yard setback shall be 25 feet, subject to Section 98-1026.
- e. Minimum side yard. The minimum side yard shall be 15 feet, subject to Section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be 30 feet, subject to Section 98-1028.
- g. Building setbacks for all corner lots are as shown on the approved Concept Plan, Exhibit "C".

Maximum dimensions.

- a. Maximum lot coverage. The maximum lot coverage shall be 35% for all uses, subject to Section 98-129.
- b. Maximum height. The maximum height of buildings and structures shall be 3 stories or 35 feet for all uses, subject to Section 98-1031.
- c. The dimensional and area regulations contained in Subparagraphs a through h of this section shall not apply to common areas or lots owned by the homeowner's association for Townlake Phase Four ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within the development.

1. The maximum density shall be no more than 1 dwelling unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density).
2. There shall be a maximum of 56 residential lots as depicted on the attached Zoning Conceptual Plan.

D. SUPPLEMENTAL STANDARDS

1. As a Cluster Development, PD-166 shall have a minimum of fifty percent (50%) of the gross land area preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" as "Conservation Areas" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, or other qualified entity,

pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. All designated open space areas shall be conserved in a recorded conservation easement as applicable prior to Planning and Zoning Commission approval of the first record plat within the development. The final Open Space Management Plan (OSMP) shall conform with the following:

- a. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - b. Be recorded in the deed records of Denton County Texas as a restriction running with the land prior to the submittal of the first record plat within the development.
 - c. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (ZPD18-0006) and identified as Attachment B3 of the agenda item.
2. All landscaping, trails and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
3. A wrought iron or tubular steel fence shall be required where a residential lot abuts an open space/conservation easement area and shall be installed by the homebuilder at the time the residential structure is being built.
4. All amenity ponds shall have aeration by recirculating pumps or by fountains.
5. All landscaping shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

OPEN SPACE MANAGEMENT PLAN

Townlake, Ph. 4

Maintenance of Common Areas:

Townlake Ph. 4 is comprised of 89.924 Acres total. Out of the 89.924 Acres a sum of 45.4 Acres (1,978,930.80 square foot) has been dedicated, which is equivalent to 50.5% of the required land.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (H.O.A.) by the Developer. The H.O.A. will be established by the developer as a non-profit Corporation. The Members will be the **Townlake Lot** owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected to manage and oversee the business and all other matters of the H.O.A., including the conservation requirements of the Town.

The structure and guidelines for the H.O.A. will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer concurrently with the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth Restriction and Enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the H.O.A. Board of Directors. It will be the responsibility of the H.O.A. to submit an annual status report of the maintenance areas, as outlined and determined by the Town and the H.O.A. Board of Directors.

The Common Areas and their care will be as follows:

1. Entry Open Spaces

1) Entry Features and Open Space

a) Description:

- i) All Entry Hardscape Monuments, Masonry Columns, and Entry Fence.
Located on Lot 1X, Block A, Lot 2X, Block B, and Lot 5X Block B.

b) Maintenance:

- i) Service and repairs of all the above items.

c) Uses:

- i) Locations for the major entrance/exit by the residence and guests.

2. Street Buffer Open Space

1) Street Buffer

a) Description:

- i) Linear 50'-0" Landscape buffer along Flower Mound Road
- ii) Street buffer land shall include the 30'-0" pipeline easement, a 20'-0" H.O.A. Maintenance easement, and a varying width drainage easement.
- iii) Street buffer area shall include an existing 8'-0" concrete trail, Primary Entry Monuments, Enhanced Landscape, Required Street Trees, and Split Rail Fencing.

- iv) Street buffer area is comprised of approximately 2.83 acres (123,371.59sf)
- b) Maintenance:
 - i) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A., as outlined in the Dedications Restrictions. Service and repairs of all the items listed above.
- c) Uses:
 - i) Street buffer will be open to the public to contribute to the aesthetic rural vistas as well as for use of the existing 8'-0" hike and bike trail located along Flower Mound Road.

3. Existing Woodland Upland Habitat

1) Woodland Upland Habitat

- a) Description:
 - i) Outcrop of existing Wooded open space with trees covering 20%-100%
 - ii) Most of the existing Wooded Upland Habitats are comprised of Post Oaks and Cedar Elms. Other notable species on the site included American Elms, Eastern Red Cedars and Black Jack Oaks.
 - iii) Wooded open spaces make up approximately 4.977 acres (216,834sf). Current proximity is located in an existing surface equipment setback located on Lot 5X, Block B.
- b) Maintenance:
 - i) This Open Space will remain natural state with all wildlife habitats undisturbed.
 - ii) Gas well site will be under the supervision of the gas well site Operator.
 - iii) Heavily treed areas will be under the supervision of a licensed arborist, forester or landscape architect retained by the Developer and/or the H.O.A.
- c) Uses:
 - i) In coordination with the Private Meadows Open Space, the Wooded Upland Habitat areas will contribute to buffering the sound of the active gas system adjacent to the residences.
 - ii) The approved and finalized areas of the Surface Equipment Setback shall be open to the homeowners and their guests to enjoy these areas for hiking, wildlife observations, and passive recreation.

4. Private Open Space Eco-Fringe

1) Private Wooded Open Space Eco-Fringe

- a) Description:
 - i) Wooded Upland Habitats with tree coverage ranging from 20%-100%. Eco-Fringe is considered within 20 foot off of a residential lot property line or trail system and within 20 foot of a Private Meadow, Entry Open Space or Street Buffer Open Space.
 - ii) At this time, vines and undergrowth have been left to take over the trees which is causing damage by invading trees and their canopies. The Vines and undergrowth are mainly comprised of poison ivy and greenbrier – other notable vines present on site are, Carolina Snailseed, Cow Itch, Grape Vine and Virginia Creeper. Selective vines shall be pruned as outlined by the H.O.A. maintenance agreement - All vine species that is selected to be removed shall be managed by pruning, cutting or selected herbicides.
 - iii) Wooded open space eco-fringe areas are comprised of approximately 1.09 acres (47,845sf)

- iv) Invasive and non-native brush, vines and undergrowth should be cleared and removed. Mistletoe, Oak Wilt, Oak Decline, relative Canker Funguses, and Leaf Mildew may be cleared or dealt with immediately to insure the health of the particular tree. Developer or H.O.A. should contact the local registered Arborists or Landscape Architect to help outline further maintenance schedules for appropriate trees.
- v) All selected non-protected trees, as outlined by the Town Ordinance-Section 94-22: The Protected Tree List & section 94-66: The Approved Tree Planting List, may be removed to allow appropriate room for planting native trees, plants, and groundcover. Any removal is subject to Town standards and permitting processes.
- vi) Initial restoration measure will be done by the developer. Subsequent measures will be seen by the H.O.A.
- vii) Heavily treed areas will be under the supervision of a licensed landscape architect, arborist or forester, retained by the Developer and/or the H.O.A. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded habitat or native Prairie Habitat.
- b) Uses:
 - i) In coordination with the Private Meadows Open Space, the Wooded Open Space Eco-Fringe areas will contribute to buffering the sound of the active gas system adjacent to the residences.

5. Bar Ditch Open Space

- 1) Bar Ditch
 - a) Description:
 - i) Located along streets in open space common areas approximately 17'-6" off of the Right-of-Way. Bar Ditch Open Space is currently comprising 1.23 acres (58,210sf)
 - ii) Bar ditches are to be seeded with native mix, lined with Curlex erosion control blanket, or sodded with Bermuda grass.
 - b) Maintenance:
 - i) Required mowing as needed per seasonal grass growth, and as outlined by developer and H.O.A. agreements.
 - ii) Edged between Bermuda grass or native mix and open space meadows or pastures should be maintained by a constant mowed 'natural' edge.
 - iii) Natural edge will define the spaces and a continuous shoveled edge will be the divider. Once the shoveled edge is created selected herbicides should be utilized twice a month during appropriate seasons to ensure that no new growth of turf transfers to the natural open space.
 - iv) Supervision and maintenance of culverts or other natural drainage structures.
 - v) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A. Continuous measures will be taken to ensure that the constant mowed portions of Bar Ditch to be kept low. All adjacent vegetation will only be mowed, at a minimum, twice per year.
 - c) Uses:
 - i) Pedestrian access throughout the open spaces for the residents and guests
 - ii) Drainage and utilities

6. Private Meadow Open Space

- 1) Meadows
 - a) Description:
 - i) Open spaces within the development that lacks significant tree cover. Private Meadow Open Space will remain in its current native habitat.

- b) Maintenance:
 - i) Undergrowth and unwanted controllable weeds shall be handled by cultivation or approved herbicides or selective controlled burn as outlined by the Town.
 - ii) Meadows shall be mowed once each spring and once each fall.
 - iii) Meadows shall be over-seeded with approved native grasses in the spring where construction activity has disturbed natural states.
 - iv) Lot 1, Block C is to be maintained by the developer initially, then by the H.O.A., as outlined in the dedications and restrictions.
 - v) Private Meadows Open Space comprise approximately 13.11 acres (571,602sf)
- c) Uses:
 - i) Scenic views are a significant function for the meadows, and may be used for passive recreation.

7. Native Prairie Habitat

- 1) Native Prairie Habitat
 - a) Description:
 - i) These meadows presently have Little and Big bluestem grass, Switch Grass, Muhly Grass and Indian Grasses. This will be expanded to include more wildflowers, native grasses, and wetland groundcover & plants, seasonally, to keep the concept of true conservation development.
 - ii) Native Prairie Habitat areas comprise approximately 3.76 acres (163,886sf)
Located on Lot 1X, Block A, Lot 3X, Block A, Lot 6X, Block A, and Lot 7X, Block A
 - b) Maintenance:
 - i) Native mix groundcover, wildflowers, and other approved seed mixes shall be seeded seasonally.
 - ii) The developer and H.O.A. to create a schedule to coincide with appropriate seasonal timing. Developer and H.O.A. to seek consultant supervision and information over appropriate seeding measures and specifications.
 - c) Uses:
 - i) The rural pastoral open space vistas will be significant and the homeowners and their guests may enjoy these areas for picnics, parties and passive recreation.

One Inch

OPEN SPACE MANAGEMENT I PLAN

Open Space Plan

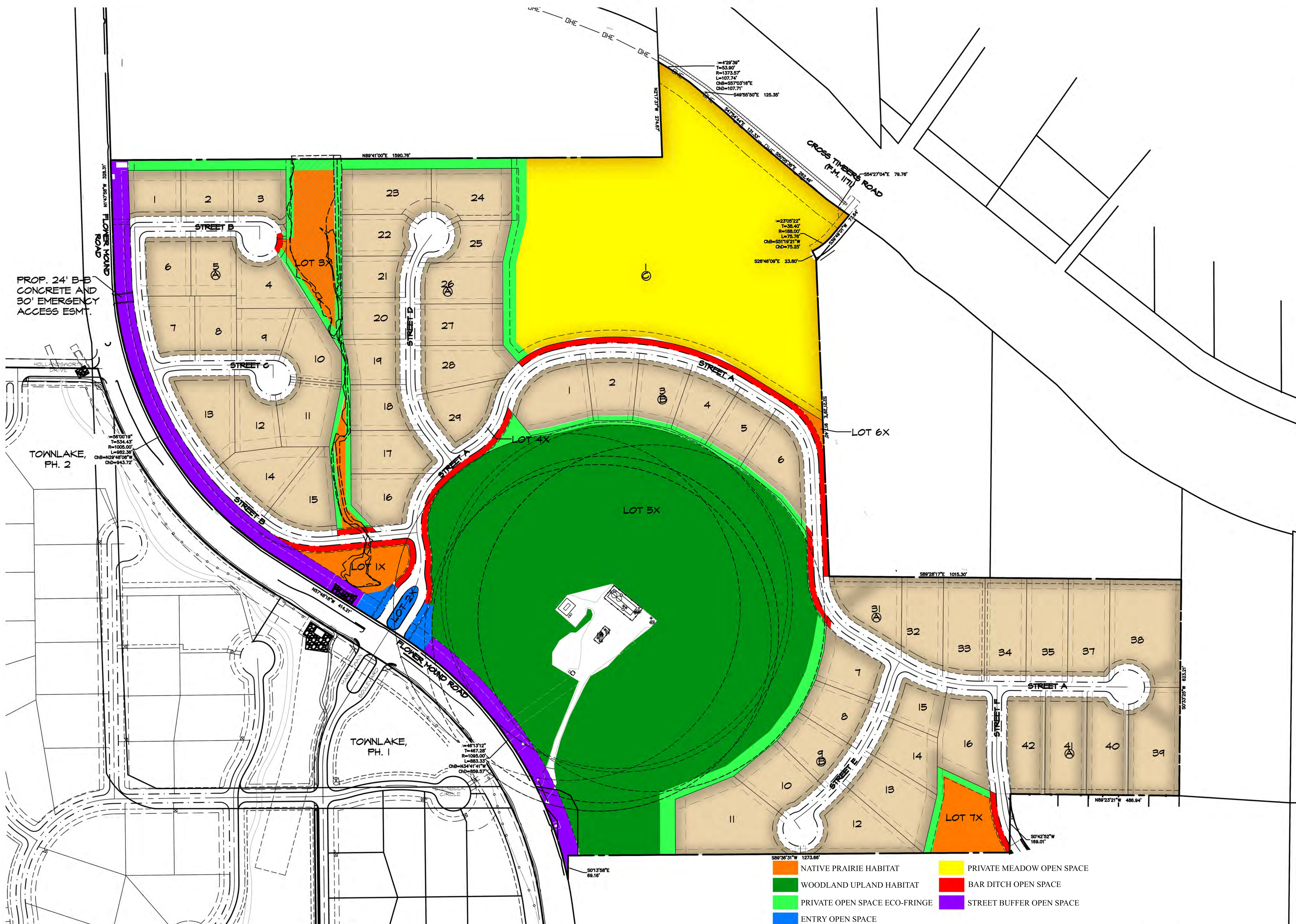
Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

[illegible]PROJECT
TBI016

SHEET

EXHIBIT A





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: September 24, 2018

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Development Plan (DP18-0005 – Townlake East) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This project has a companion Zoning Planned Development application (ZPD18-0006) 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 56 buildable, single-family lots with a minimum lot size of 21,780 square feet. The site contains approximately 89.92 acres of land. The main entrance for the subdivision will be from Flower Mound Road with secondary access being provided from the Magnolia Park subdivision to the southeast. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems.

The subject property is zoned Agricultural District (A). In conjunction with the development plan, a request for rezoning (ZPD18-0006 – Townlake East) is being considered to change the zoning to Planned Development District No. 166 (PD-166) for a cluster development. The proposed Development Plan is in compliance with the PD-166 standards as proposed, as well as the cluster development standards outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan of the Master Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map

2. Letter of Intent

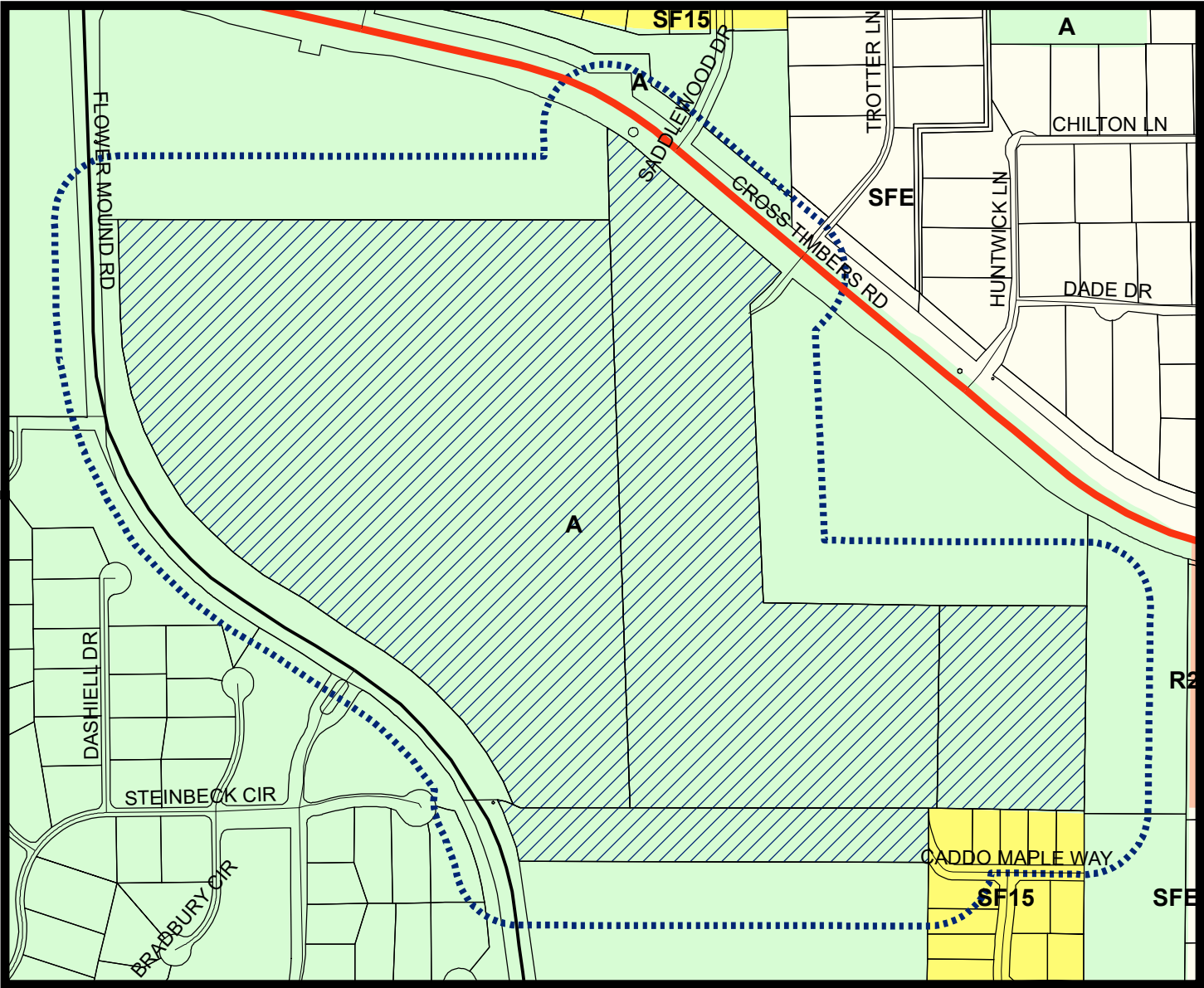
B. Application Details

1. Development Plan Package



Vicinity Map

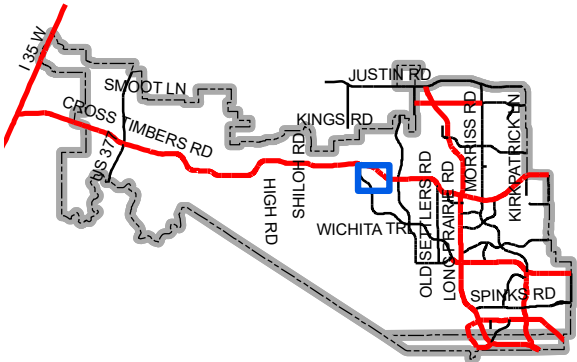
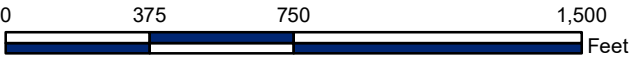
Reference Project: ZPD18-0006 & DP18-0005



LEGEND

- Agriculture
- Single Family 15
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



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

September 10, 2018

Chuck Russell
Planning Services
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

**RE: Townlake Phase Four(DAA No.12004E)
Flower Mound, Texas**

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan and Zoning Planned Development.

Townlake Phase Four is a 89.924 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property 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 identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

A proposed Cluster Development Zoning PD application for the subject tract is under formal review by Town staff. The existing land use for the property is compatible with Master Plan, Ordinance No. 64-13 for cluster and conservation development within the Cross Timber Conservation Development Area.

The attached Development Plan proposes 56 residential lots and 8 common area lots across the site's 89.924 acres and conforms to the corresponding Zoning Concept Plan under review. The plan also conforms to the Town's Development Code and we are not requesting any additional variances. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Development Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

Please contact Michael Dowdey or myself should you have any questions regarding this request. Thank you.

Sincerely,

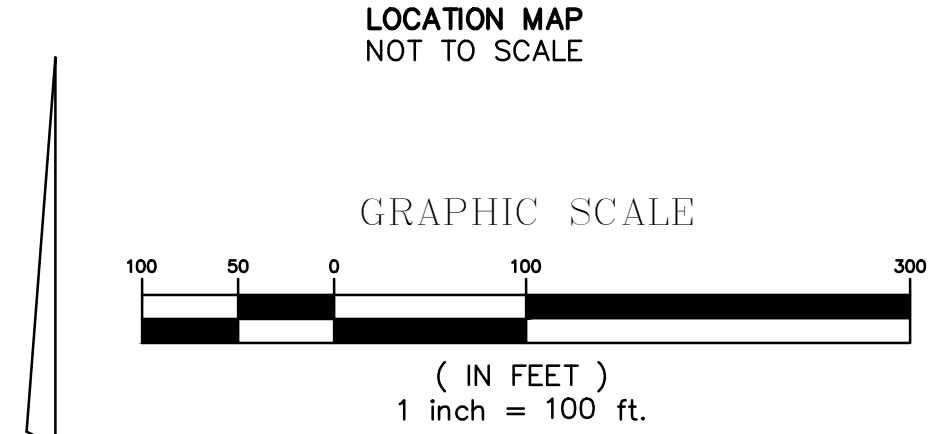
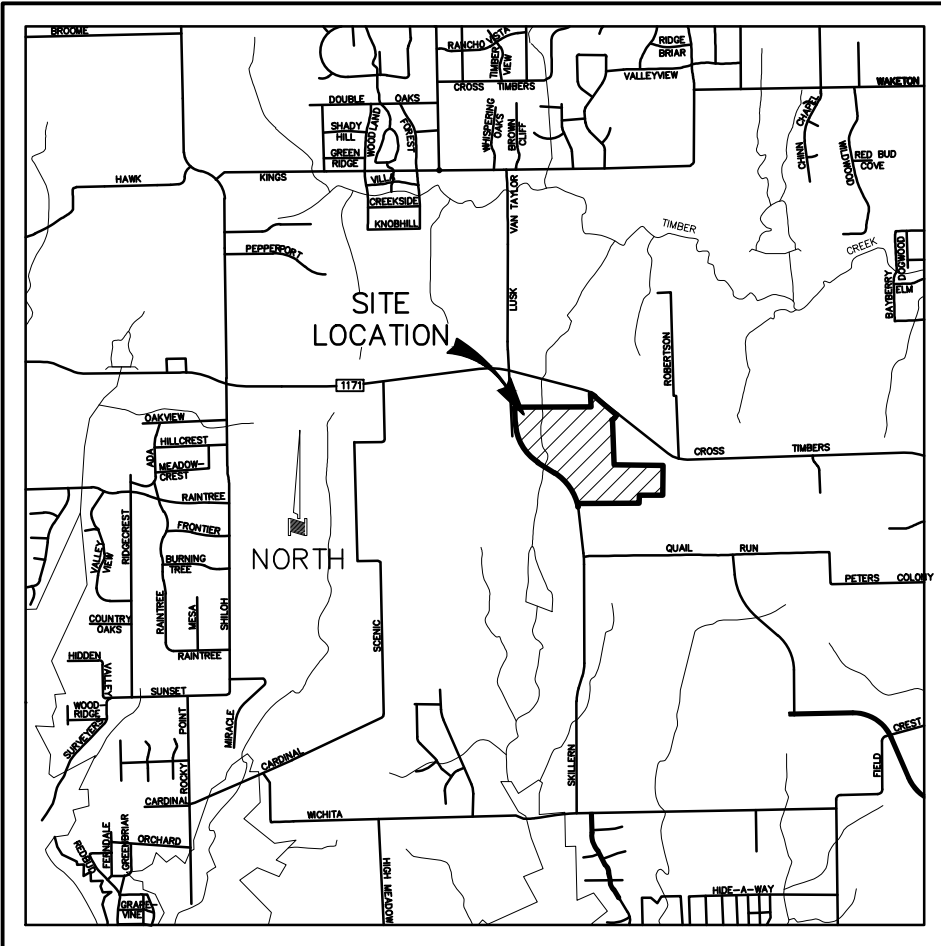
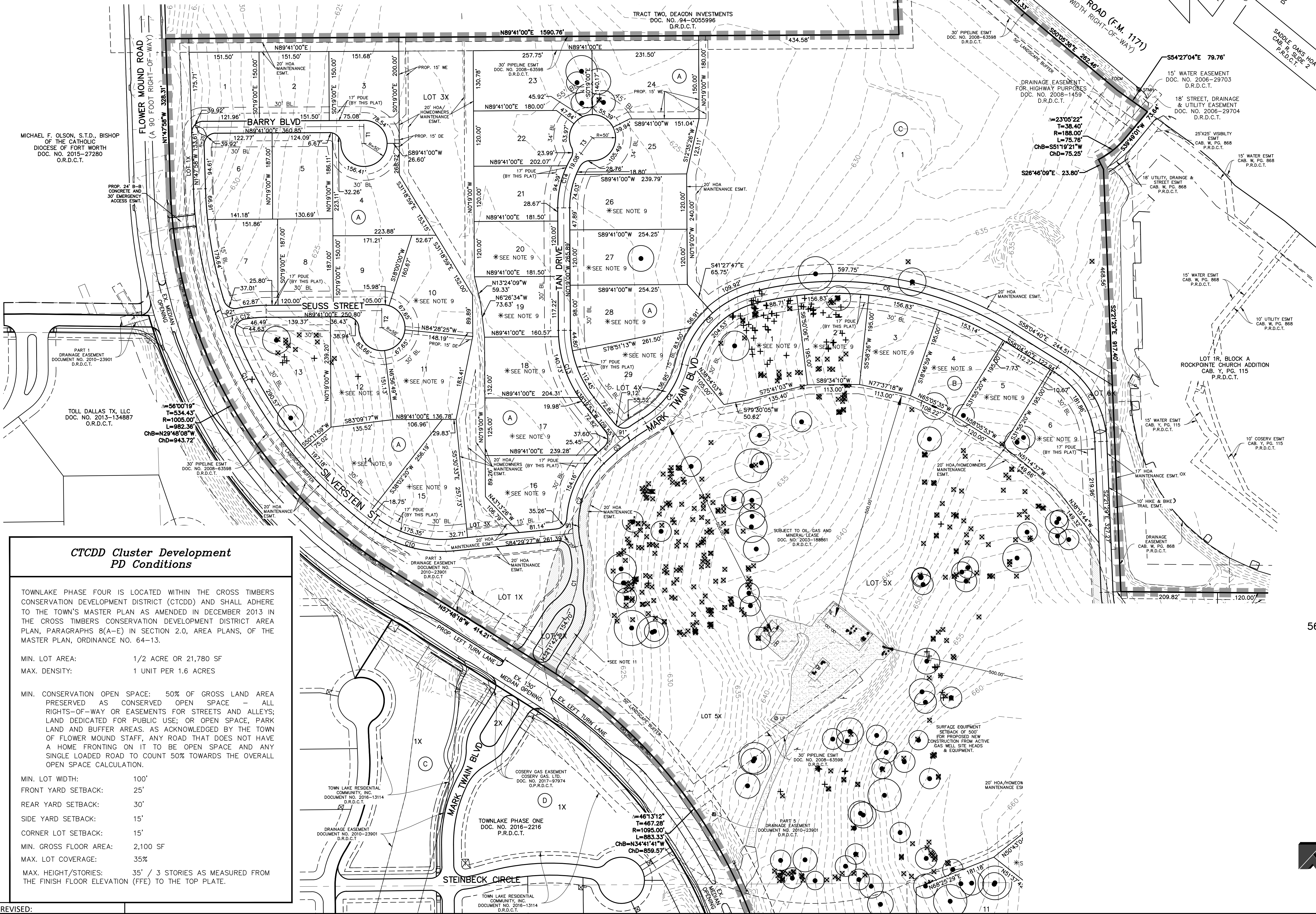
Thomas D. Moss, P.E.

Cc: Rob Paul, & Mike Boswell – Toll Brothers;
File;

TOWNLAKE PHASE FOUR:

MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE. A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND ROAD (MAJOR ARTERIAL)
WATER PLAN	CROSS TIMBERS ROAD (MAJOR ARTERIAL)
WASTEWATER	12" WITHIN FLOWER MOUND ROAD (FM 3040), CROSS TIMBERS ROAD (FM 1171), & QUAIL RUN
ECONOMIC IMPACT	NO SEWER SERVICE

Attachment B(1): Development Plan Package



LEGEND	
WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
---	BUILDING LINE
---	LOT LINE
●	SPECIMEN TREE
×	PROTECTED (NON-SPECIMEN) TREE
+	TREE TO BE REMOVED
■	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◇	STREET NAME CHANGE

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
DEVELOPMENT PLAN
TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: 1"=100'

CASE NO. DP18-0005

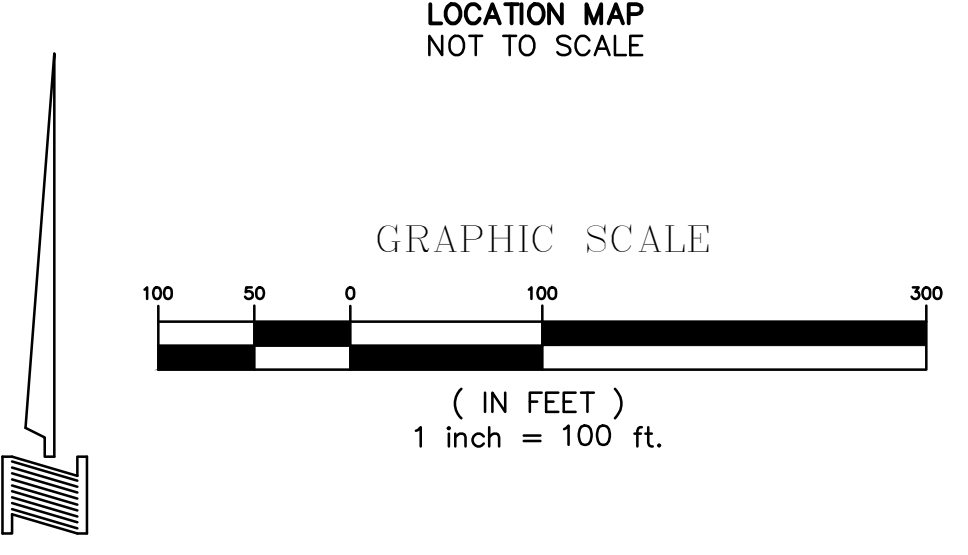
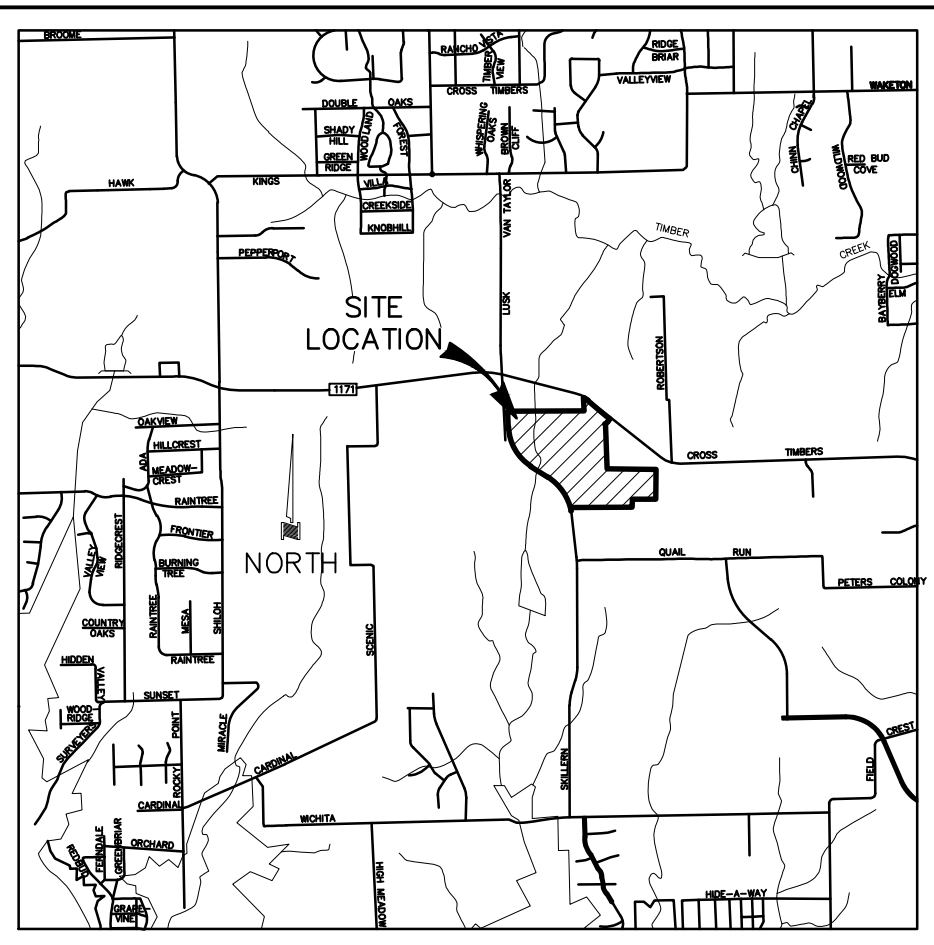
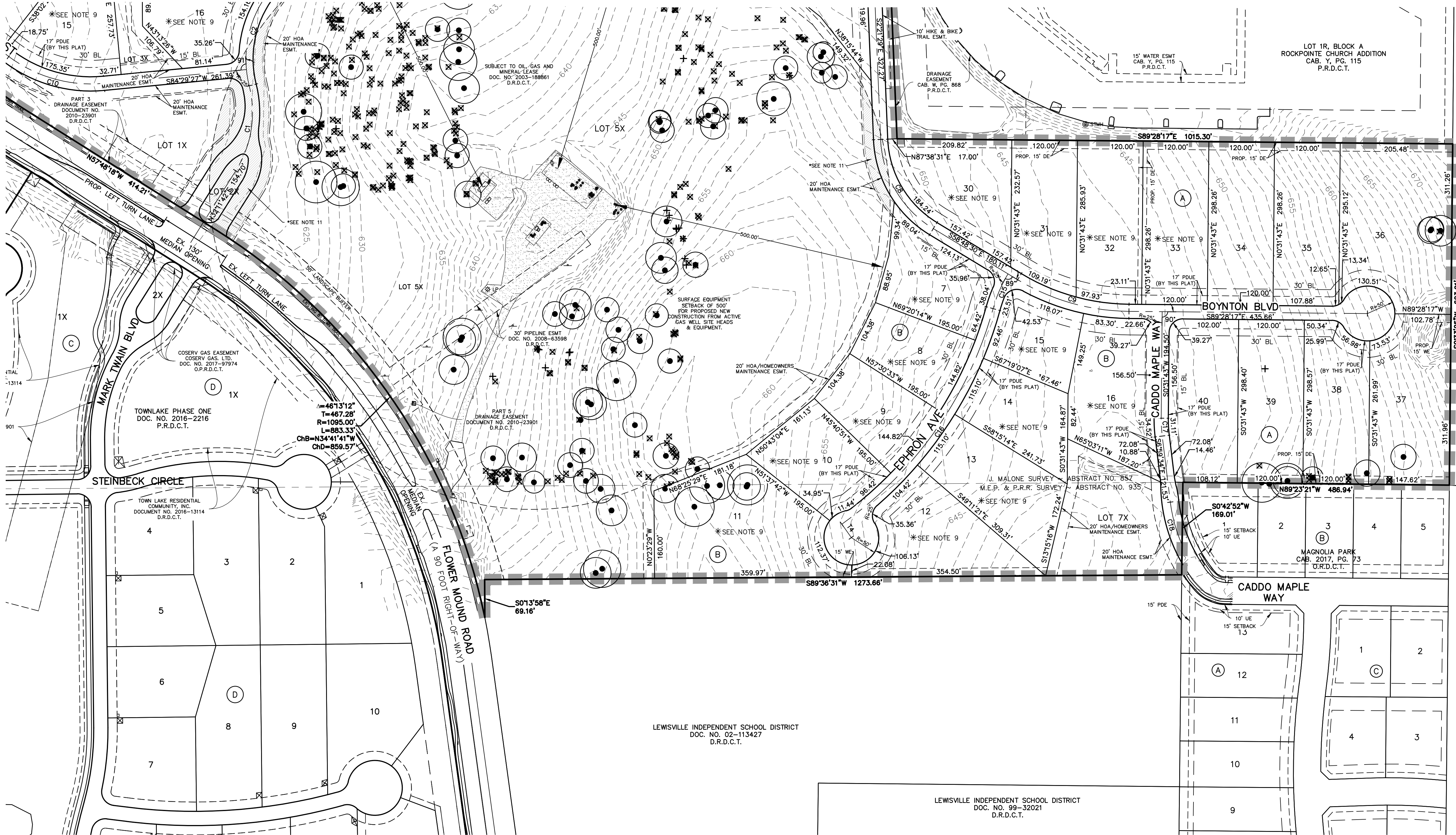
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

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

CTCDD Cluster Development PD Conditions	
TOWNLAKE PHASE FOUR IS LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED 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.	
MIN. LOT AREA:	1/2 ACRE OR 21,780 SF
MAX. DENSITY:	1 UNIT PER 1.6 ACRES
MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE; OR OPEN SPACE, PARK LAND AND BUFFER AREAS, AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.	
MIN. LOT WIDTH:	100'
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	30'
SIDE YARD SETBACK:	15'
CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100 SF
MAX. LOT COVERAGE:	35%
MAX. HEIGHT/STORIES:	35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

REVISED:

- NOTES:
- THIS PROPERTY IS SUBJECT TO PD _____.
 - THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
 - THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (89.924/1.6=56 UNITS).
 - AS A CLUSTER DEVELOPMENT, PD-_____ SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
 - PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL 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 ENTRYWAYS.
 - LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
 - UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
 - THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X, BLOCK A SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 85,000 POUNDS, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND BARRICADES.
 - PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 - PER SEC. 34-454 (E) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE; TOLL DALLAS TX LLC, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF NOXIOUS, TOXIC AND FLAMMABLE SUBSTANCES, FOR THE AFOREMENTIONED REASONS, TOLL DALLAS TX LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
 - PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON JUNE 20, 2018, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422(c)(4), AS SET FORTH IN ORDINANCE NO. 23-07 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 500 FOOT SETBACK TO APPROXIMATELY 400 FEET ON THE WEST SIDE OF THE PAD SITE & APPROXIMATELY 460 FEET ON THE EAST SIDE OF THE PAD SITE. THIS VARIANCE ALLOWS UP TO 50,000 SQUARE FEET OF LAND FOR PROPOSED PAVEMENT & EASEMENTS TO BE PERMITTED WITHIN THE 500 FOOT SETBACK.



LEGEND	
WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
---	BUILDING LINE
---	LOT LINE
●	SPECIMEN TREE
×	PROTECTED (NON-SPECIMEN) TREE
+	TREE TO BE REMOVED
■	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◇	STREET NAME CHANGE

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
DEVELOPMENT PLAN
TOWNLAKE PHASE FOUR

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

SEPTEMBER 2018 SCALE: 1"=100'

CASE NO. DP18-0005

OWNER
TOLL DALLAS TX LLC
2557 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

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NO. 857 AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO JANET F. BUNN, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 4945, PAGE 1458, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PART 2 IN DEED TO JANET F. ACKER, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23898, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 1616, PAGE 523, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LEWISVILLE INDEPENDENT SCHOOL DISTRICT, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 5167, PAGE 418, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 36 MINUTES 31 SECONDS WEST, WITH THE NORTH LIEN OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 1,273.70 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT;

THENCE SOUTH 00 DEGREES 13 MINUTES 58 SECONDS EAST, WITH THE WEST LINE OF SAID LEWISVILLE INDEPENDENT SCHOOL DISTRICT TRACT, A DISTANCE OF 69.17 FEET TO A POINT FOR THE INTERSECTION OF SAID WEST LINE WITH THE EAST LINE OF FLOWER MOUND ROAD, A 90 FOOT RIGHT-OF-WAY, AS DESCRIBED IN DEED TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23899, DEED RECORDS, DENTON COUNTY, TEXAS, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46 DEGREES 13 MINUTES 12 SECONDS, A RADIUS OF 1,095.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 41 MINUTES 41 SECONDS WEST, 859.57 FEET;

THENCE NORTHERLY, WITH SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

NORTHWESTERLY, WITH SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 883.33 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 414.21 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 56 DEGREES 00 MINUTES 19 SECONDS, A RADIUS OF 1,005.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 48 MINUTES 08 SECONDS WEST, 943.72 FEET;

NORTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 982.36 FEET TO A POINT FOR CORNER;

NORTH 01 DEGREES 47 MINUTES 58 SECONDS WEST, A DISTANCE OF 328.31 FEET TO A POINT FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO METRO INVESTMENTS, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 656, PAGE 303, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, A DISTANCE OF 1,590.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE SOUTHEAST CORNER OF SAID METRO INVESTMENTS TRACT;

THENCE NORTH 02 DEGREES 17 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID METRO INVESTMENTS TRACT, A DISTANCE OF 274.67 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK STAMPED '5093' FOUND FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHWESTERLY LINE OF FARM TO MARKET ROAD NO. 1171, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 29 MINUTES 39 SECONDS, A RADIUS OF 1,373.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 03 MINUTES 16 SECONDS EAST, 107.71 FEET;

THENCE SOUTHEASTERLY, WITH SAID SOUTHWESTERLY LINE, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

SOUTHEASTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 107.74 FEET TO A POINT FOR CORNER;

SOUTH 49 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.35 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 47 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 131.33 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

SOUTH 50 DEGREES 05 MINUTES 36 SECONDS EAST, A DISTANCE OF 262.46 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 54 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 79.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR CORNER;

THENCE SOUTH 39 DEGREES 49 MINUTES 01 SECONDS WEST, LEAVING SAID SOUTHWESTERLY LINE, A DISTANCE OF 73.64 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 23 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 188.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 19 MINUTES 21 SECONDS WEST, 75.25 FEET;

THENCE SOUTHWESTERLY, WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 75.76 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 26 DEGREES 46 MINUTES 09 SECONDS EAST, A DISTANCE OF 23.80 FEET TO AN 'X' FOUND IN CONCRETE FOR CORNER;

THENCE SOUTH 02 DEGREES 21 MINUTES 29 SECONDS EAST, A DISTANCE OF 917.40 FEET TO A 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED 'G&A' FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36064, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 28 MINUTES 17 SECONDS EAST, WITH THE SOUTH LINE OF SAID ROCKPOINTE CHURCH OF DENTON COUNTY TRACT, A DISTANCE OF 1,015.30 FEET TO A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED 'G&A' FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOHAMMED H. MEHRKHAZI AND FATHIEH MEHRKHAZI, TRUSTEES, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 97-0014716, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROCKPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2005-36063, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 33 MINUTES 25 SECONDS WEST, LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, A DISTANCE OF 623.21 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS WEST, LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 486.94 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED 'DAA' SET FOR THE NORTHWEST CORNER OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS WEST, WITH THE WEST LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 169.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.925 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

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, in accordance with the subdivision regulations of THE Town of Flower Mound, Texas.

"PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

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 _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	22576	0.52
2	A	22725	0.52
3	A	24618	0.57
4	A	30560	0.70
5	A	24437	0.56
6	A	27107	0.62
7	A	25697	0.59
8	A	22440	0.52
9	A	21971	0.50
10	A	28009	0.64
11	A	30053	0.69
12	A	24850	0.57
13	A	41065	0.94
14	A	31895	0.73
15	A	33233	0.76
16	A	28997	0.67
17	A	30387	0.70
18	A	23212	0.53
19	A	22119	0.51
20	A	21780	0.50

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	22394	0.51
23	A	34869	0.80
24	A	34957	0.80
25	A	22791	0.52
26	A	30168	0.69
27	A	30510	0.70
28	A	32359	0.74
29	A	29925	0.69
30	A	35703	0.82
31	A	31563	0.72
32	A	35395	0.81
33	A	35791	0.82
34	A	35791	0.82
35	A	35779	0.82
36	A	59935	1.38
37	A	44347	1.02
38	A	34292	0.79
39	A	35818	0.82
40	A	37068	0.85

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2	B	26569	0.61
3	B	26569	0.61
4	B	25711	0.59
5	B	23402	0.54
8	B	24502	0.56
9	B	24502	0.56
10	B	29458	0.68
11	B	58171	1.34
12	B	37652	0.86
13	B	37295	0.86
14	B	26464	0.61
15	B	21971	0.50
16	B	39392	0.90

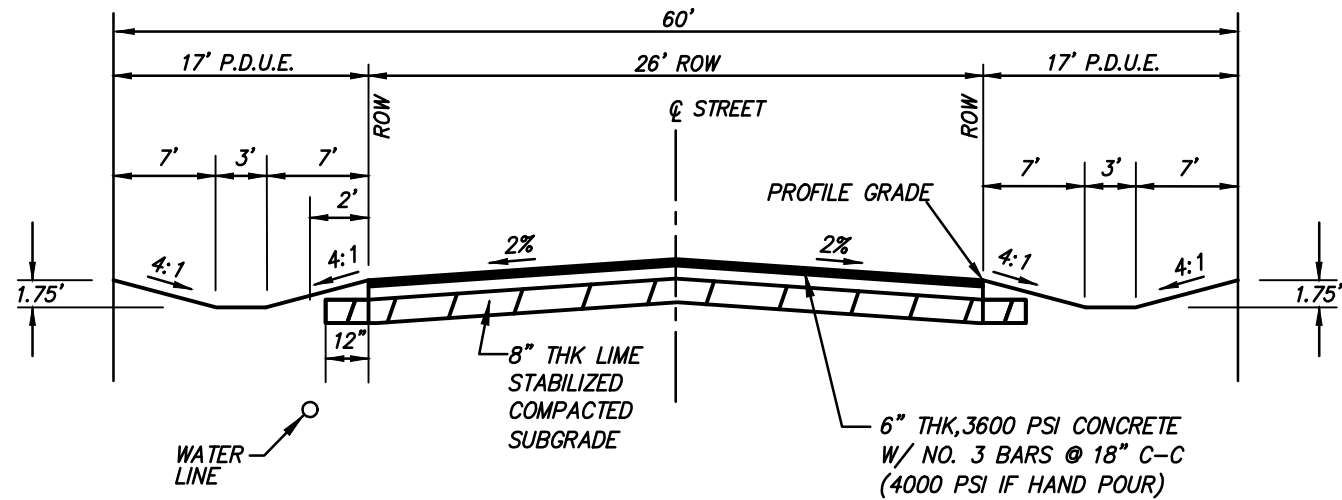
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	571062	13.11

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°19'40"	200.00'	85.57'	161.71'	N09°01'52"E 157.35'
C2	59°16'47"	200.00'	113.80'	206.92'	N15°30'25"E 197.82'
C3	13°43'35"	530.00'	63.79'	126.97'	N52°00'36"E 126.67'
C4	45°37'15"	200.00'	84.12'	159.25'	N36°03'46"E 155.07'
C5	62°40'03"	200.00'	121.76'	218.75'	N44°35'10"E 208.01'
C6	46°00'08"	714.50'	303.30'	573.67'	S81°04'44"E 558.38'
C7	55°43'11"	200.00'	105.72'	194.50'	S30°13'05"E 186.92'
C8	56°27'00"	200.00'	107.35'	197.05'	S30°34'59"E 189.17'
C9	30°39'48"	400.00'	109.66'	214.07'	S74°08'23"E 211.52'
C10	42°23'31"	250.00'	96.95'	184.97'	N74°18'48"W 180.78'
C11	51°19'03"	942.00'	452.52'	843.71'	N27°27'30"W 815.79'
C12	17°58'55"	300.00'	47.47'	94.15'	N80°41'32"E 93.77'
C13	38°00'53"	250.00'	86.12'	165.87'	N19°19'27"W 162.84'
C14	36°04'52"	200.00'	65.14'	125.95'	N17°43'26"E 123.88'
C15	15°52'12"	250.00'	34.85'	69.25'	S23°15'24"W 69.03'
C16	39°20'43"	714.50'	255.44'	490.65'	S35°04'22"W 481.07'
C17	7°31'17"	250.00'	16.43'	32.82'	S03°13'56"E 32.79'
C18	16°54'43"	274.92'	40.87'	81.15'	S15°26'55"E 80.85'

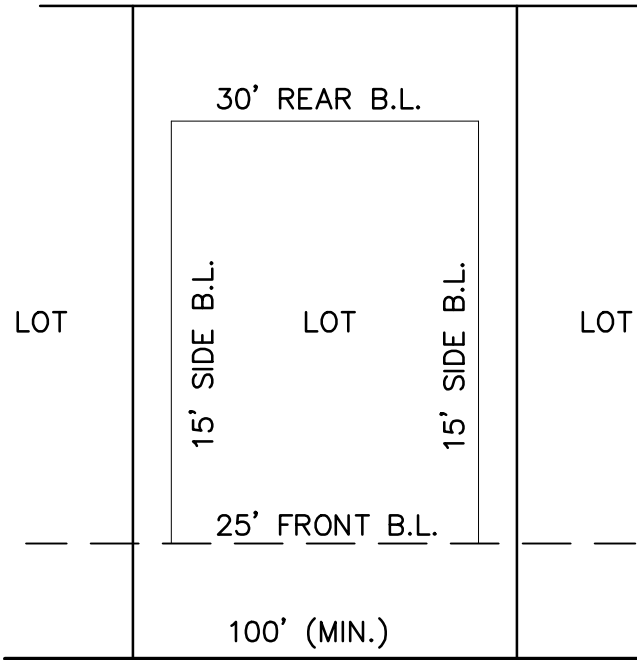
ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S00°19'00"E	37.00'
T2	S00°19'00"E	37.00'
T3	N35°45'52"E	42.26'
T4	S35°15'16"E	30.02'

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	21,780 SF
MINIMUM LOT WIDTH	100'
MINIMUM FRONT YARD BL	25'
MINIMUM REAR YARD BL	30'
MINIMUM SIDE YARD BL	15'
MAXIMUM LOT COVERAGE	35%
MINIMUM FLOOR AREA	2100 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST	21,780 SF	0.50 AC
LARGEST	56,363 SF	1.29 AC
MEAN (AVERAGE)	30,103 SF	0.69 AC
MEDIAN	28,256 SF	0.65 AC
RANGE	34,583 SF	0.79 AC
TOTAL LOTS (INCLUDING X LOTS)	66 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	56 RESIDENTIAL LOTS	



TYPICAL 26' E-E STREET SECTION
N.T.S.



TYPICAL 100' RESIDENTIAL LOT DETAIL
N.T.S.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
DEVELOPMENT PLAN
TOWNLAKE PHASE FOUR

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

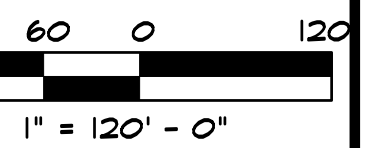
SEPTEMBER 2018 SCALE: NTS

CASE NO. DP18-0005

OWNER
TOLL DALLAS TX LLC
2557 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

September 10, 2018

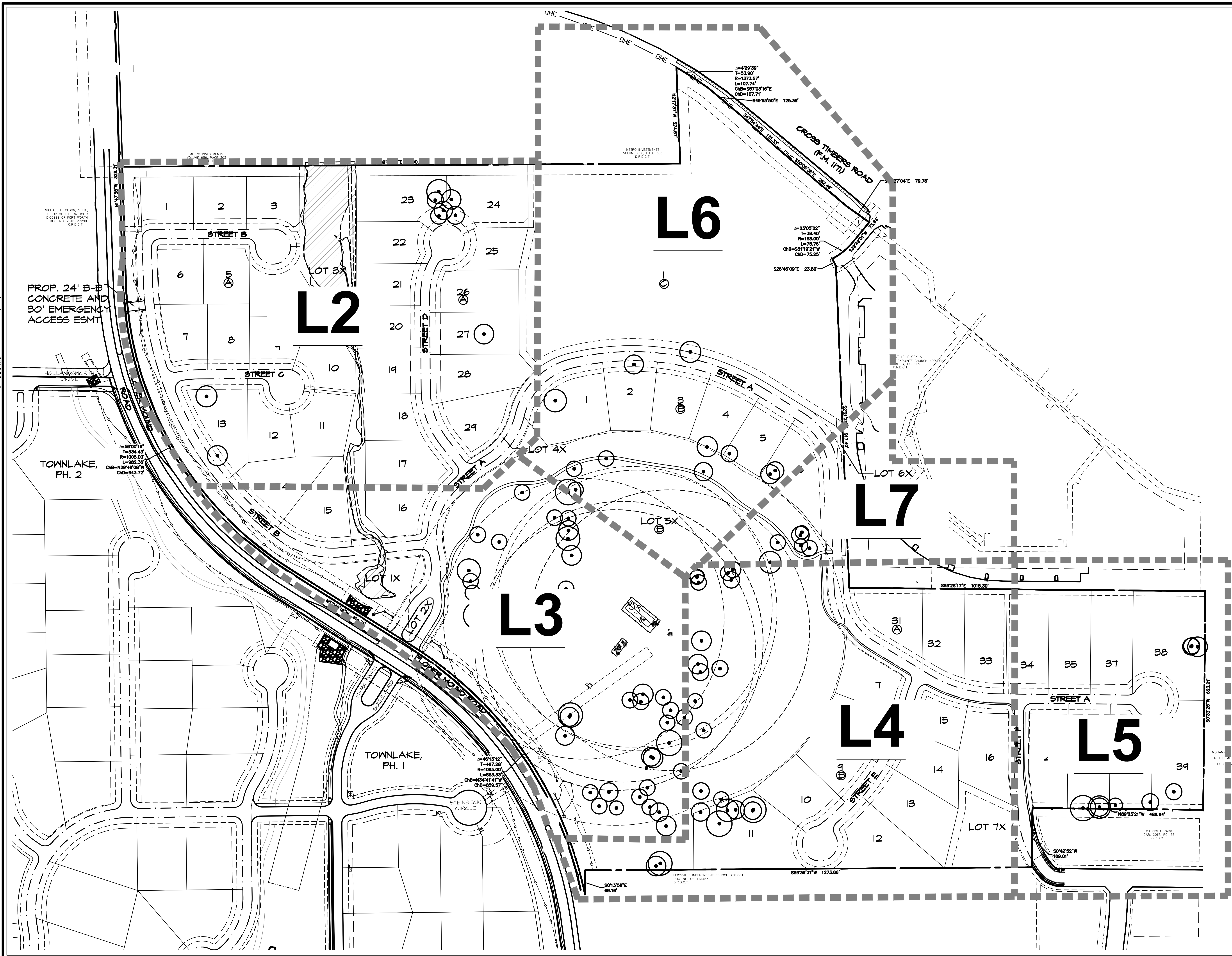


1/2 Inch

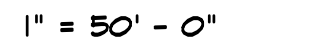
LOWRIE, F. H. 4

LOWE OF FLOWER MOUND, DALLAS COUNTY, TEXAS

L1 of 9



September 10, 2018



One Inch

Townlake, Ph. 4

TOWN OF LOWER MOUND, DeKalb County, Texas

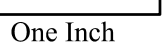
SUBJECT

ET

L2 of 9



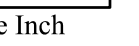
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Town of Flower Mound, Denton County, Texas

L3 of 9

September 10, 2018

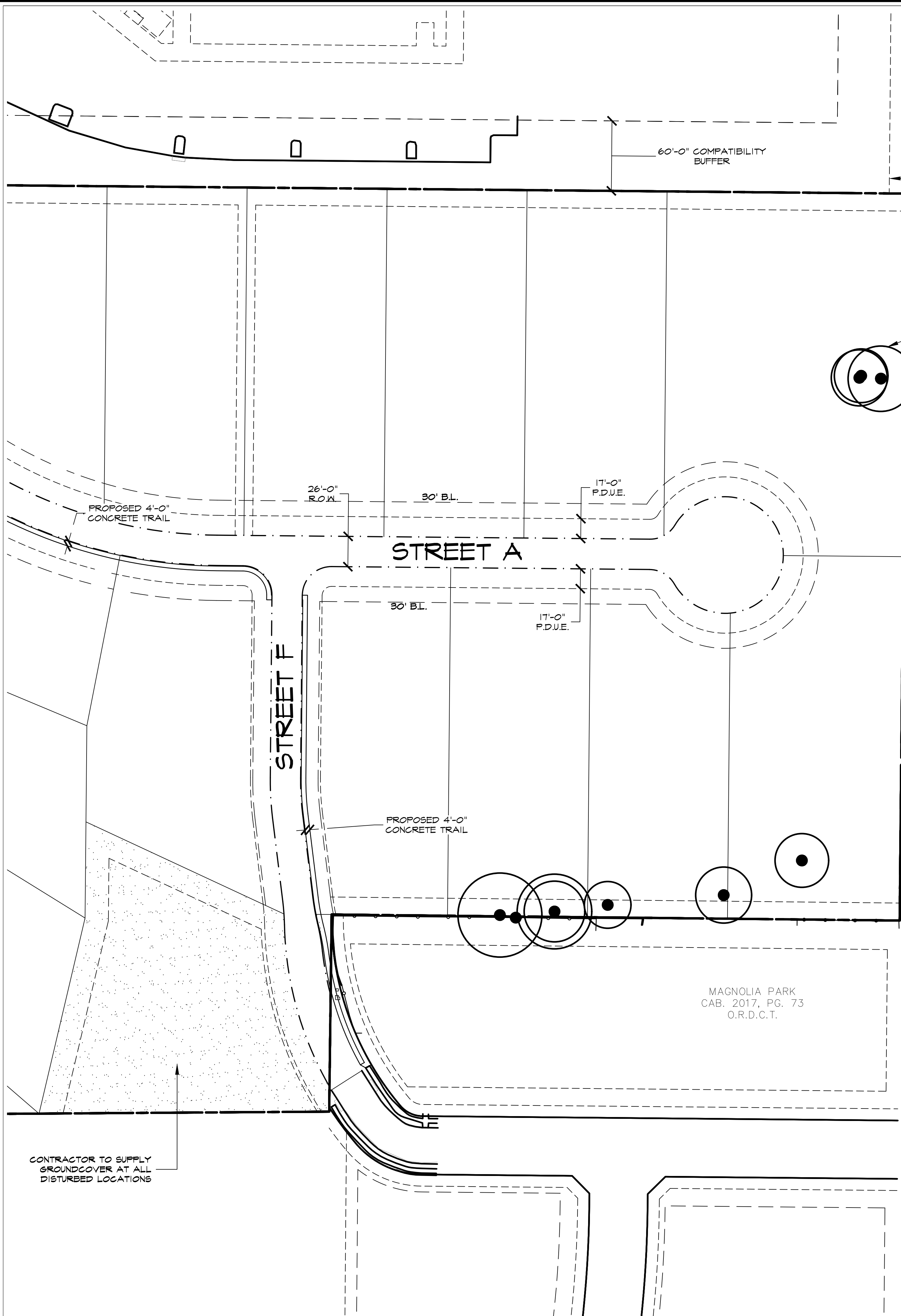


LOWHACK, FII. 4

LOWE OF FLOWER MOUND, Denton County, Texas

L4 of 9

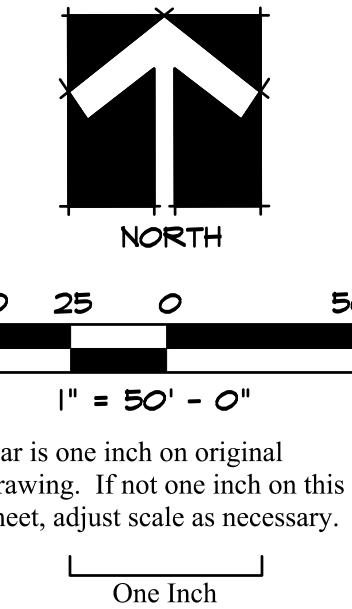
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MOHAMMED H. MEHRKHAJ AND
FATHIEH MEHRKHAJ, TRUSTEES
DOCUMENT NO. 97-0014716
D.R.D.C.T.

THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

September 10, 2018



Conceptual Landscape Plans

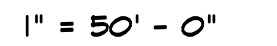
Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
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PROJECT		TBI016	
SHEET		L5 of 9	

September 10, 2018



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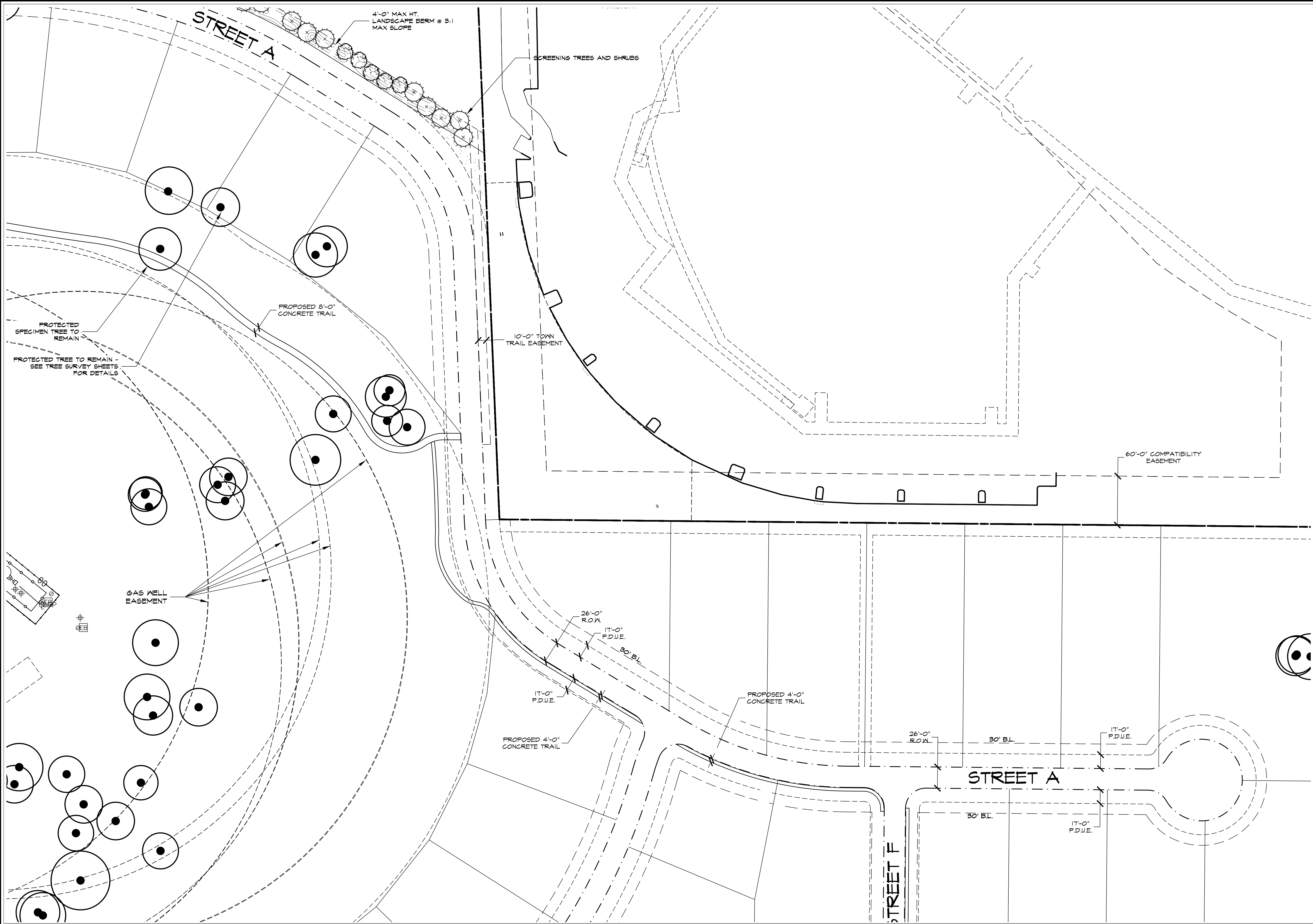
Townlake, Ph. 4

TOWN OF LOWER MOUND, DeKalb County, Texas

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L6 of 9

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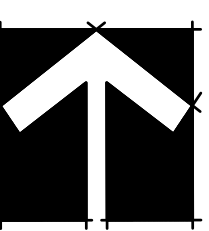




Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

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NORTH



1" = 50' - 0"

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One Inch

Conceptual Landscape Plans	
Landscape Layout	
Townlake, Ph. 4	
Town of Flower Mound, Denton County, Texas	

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PROJECT

TBI016

SHEET

L7 of 9

Plotted by: ##### Plot Date: 9/10/2018 3:57 PM

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COMMON/BOTANICAL NAME		SIZE	SPACING	QUANTITY
BO	BUR OAK / QUERCUS MACROCARPA	3" GALIPER	AS SHOWN	13
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" GALIPER	AS SHOWN	47
LO	LIVE OAK / QUERCUS VIRGINIANA	3" GALIPER	AS SHOWN	23
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" GALIPER	AS SHOWN	32
ERG	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" GALIPER	AS SHOWN	37
	YAUFON HOLLY / ILEX VOMITORIA	30 GALLON	AS SHOWN	15
	VITEK / CHILOPSIS LINEARIS	30 GALLON	AS SHOWN	36

A cross-sectional diagram of a raised garden bed. The diagram shows a wooden frame on the left side, with a vertical post labeled "BENDA BOARD EDGING AS SPECIFIED". The interior of the bed is filled with "PLANTING MIX AS SPECIFIED". Above the planting mix is a layer labeled "MULCH LAYER AS SPECIFIED". The top surface of the mulch is labeled "FINISH GRADE". A horizontal line indicates the "TAPER PLANTING BED DOWN TO TOP OF EDGING". A vertical dimension line on the left indicates a depth of "MAX. 1\" DOWN" from the finish grade to the top of the edging. At the bottom of the diagram, text reads "PLASTIC EDGING STAKES @ 3'-0\" O.C. MAX. WITH PLATED DECK SCREWS FOR ATTACHMENT, LOCATE ON PLANTING SIDE OF EDGE".

A diagram of a triangular lattice. It consists of a grid of circles, each containing a '+' sign. The circles are arranged in a hexagonal pattern. A central triangle is formed by three circles, with lines connecting their centers. The edges of this triangle are labeled with the letter 'D'.

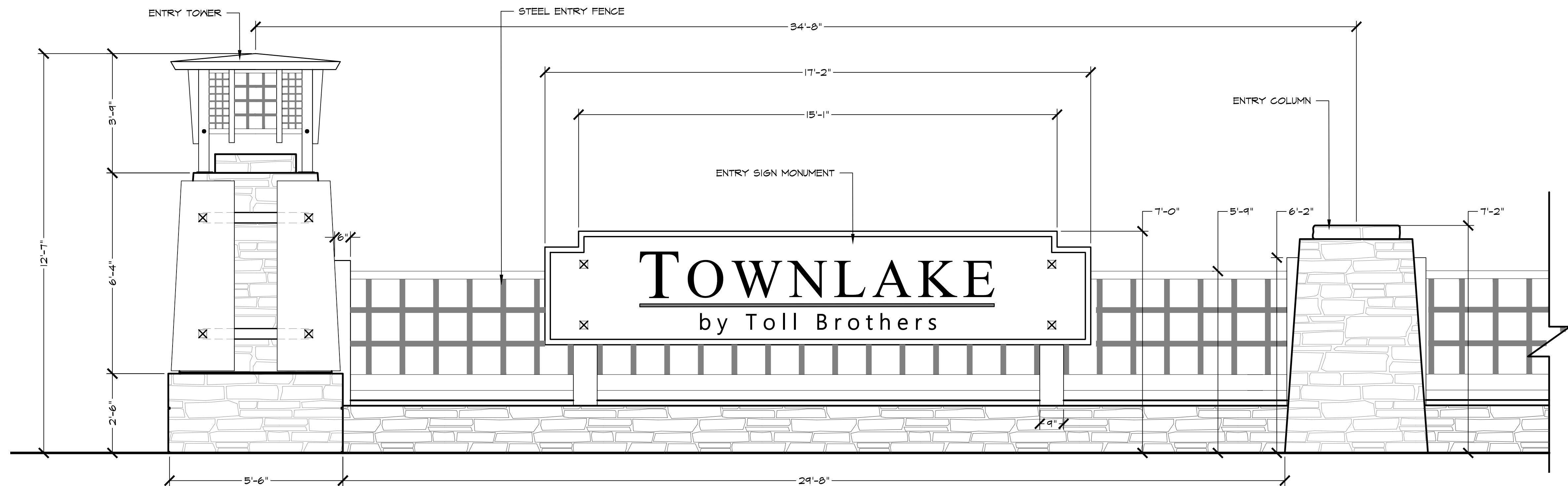
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1 PRIMARY ENTRY MONUMENT - TO MATCH EXISTING PHASES
ELEVATION

SCALE: 1/8" = 1'-0"



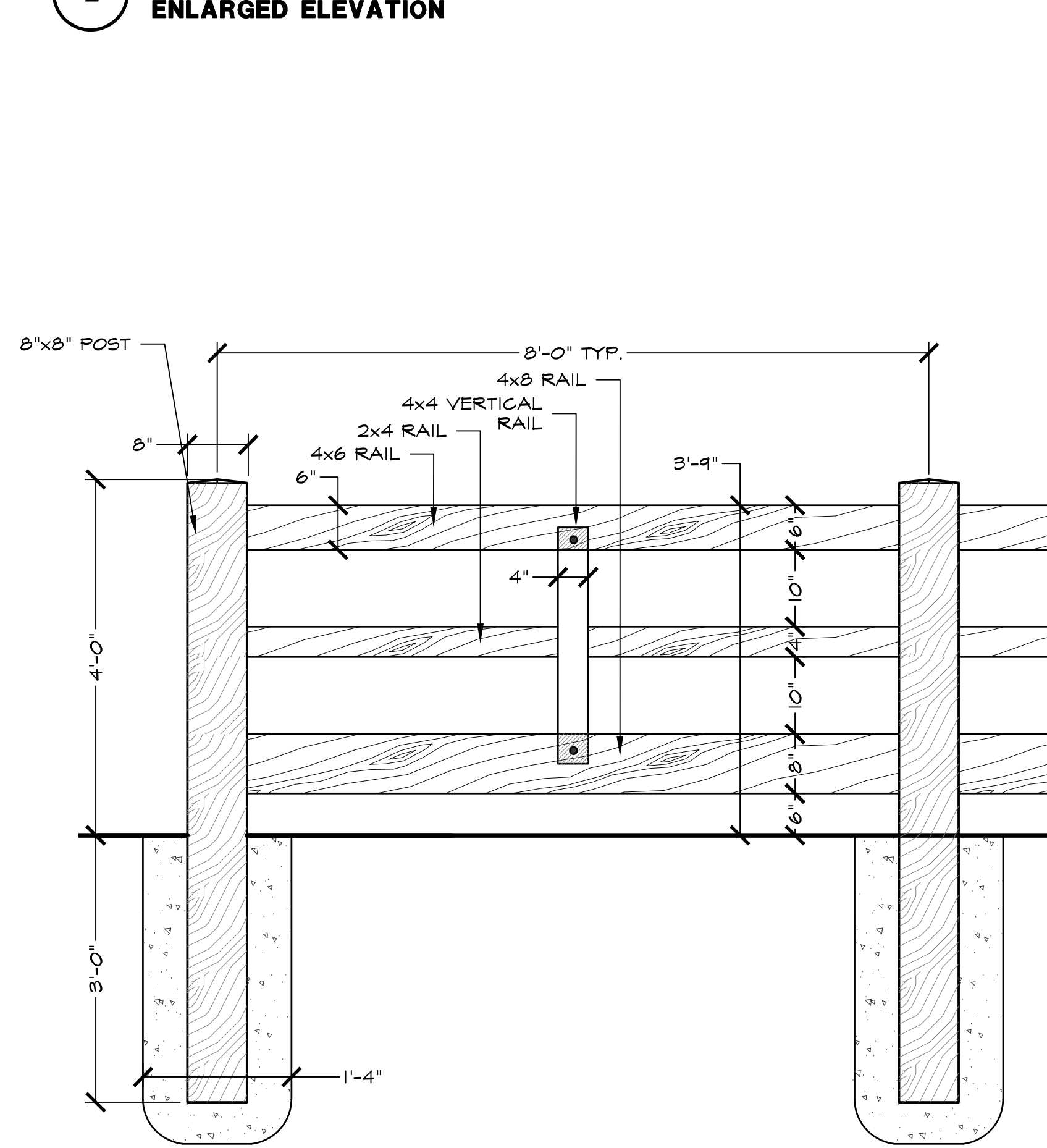
2 ENTRY MONUMENT
ENLARGED ELEVATION

CONSTRUCTION NOTES:

1. ANY WELDS OR CUTS TO BE GROUND SMOOTH AND REFINISHED TO MATCH. CONTRACTOR TO SELECT WELDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED WELDS LOOK & WEATHER AT SAME RATE.
2. ALL TUBULAR POST & RAILS OR BARS TO HAVE 16 GAUGE INTERNAL THICKNESS UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO FIELD VERIFY INSTALLATION OF EACH POST & RAIL PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO FINAL ATTACHMENT.
4. ALL STONE TO BE OKLAHOMA MULTI COLOR CHOPPED OR APPROVED EQUAL. PROVIDE ALTERNATE FOR LEUDERS LIMESTONE ROUGH HEWN AND ROUGHBACK STONE; COLOR TO BE DETERMINED. DEEP RAKE ALL MORTAR JOINTS. COLOR TO BE DETERMINED.
5. ALL METAL TO BE CORTEN STEEL UNLESS OTHERWISE NOTED. PROVIDE ALTERNATE FOR WEATHERED STEEL.
6. ALL WOOD MATERIAL SHALL BE CEDAR - #2 GRADE OR BETTER. 3. THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND CODES AND REQUIREMENTS. CONTRACTOR TO FINISH WOOD WITH STANDARD PAINTS, INC. WOOD DEFENDER SEMI-TRANSPARENT FENCE STAIN. COLOR TO BE DETERMINED.

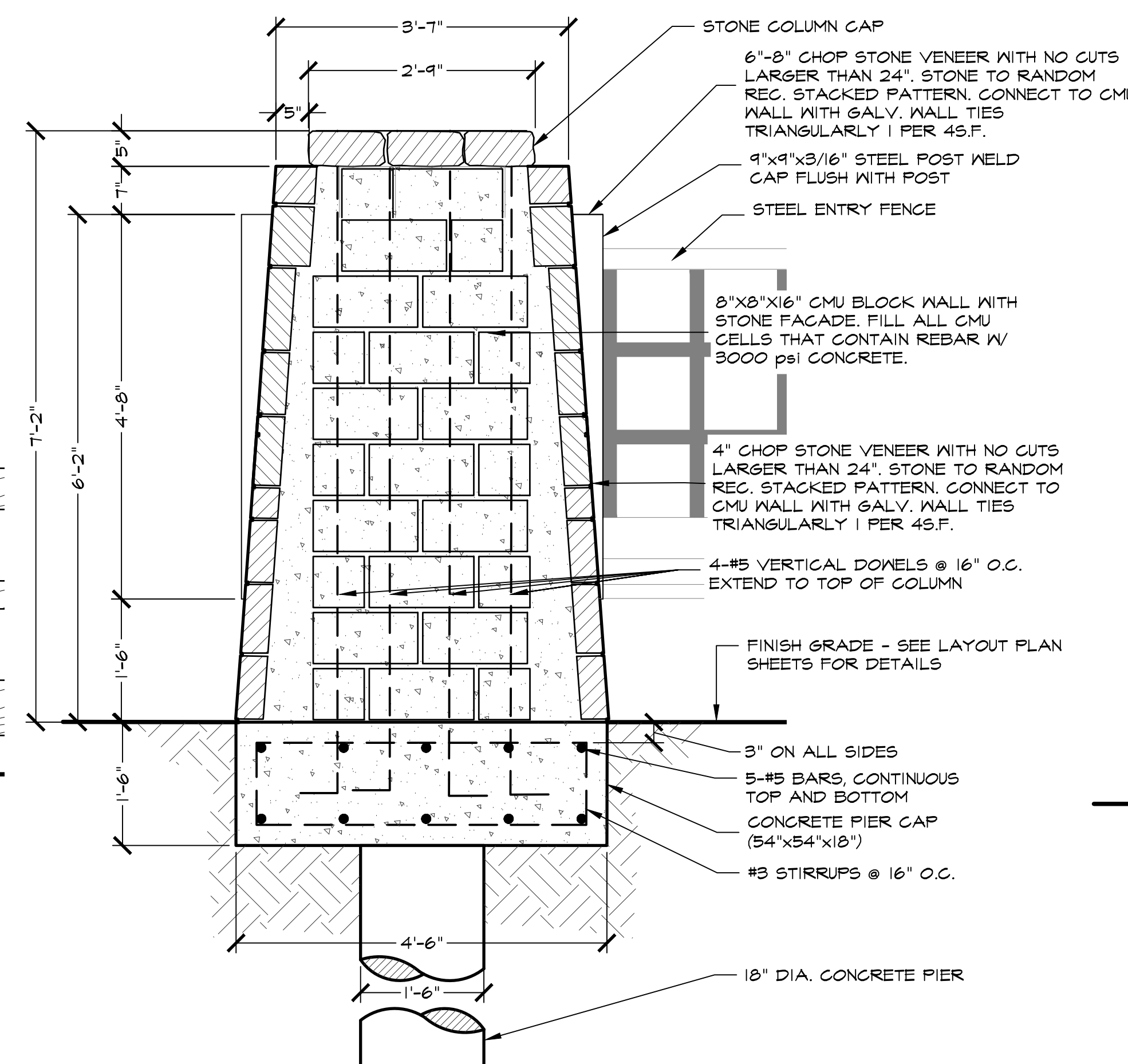
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One Inch



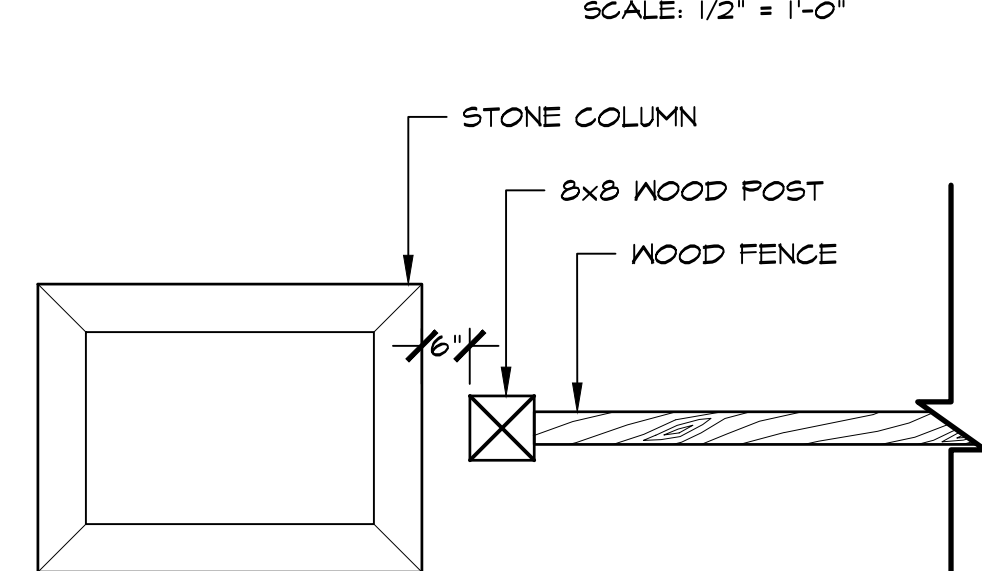
3 WOOD FENCE
ELEVATION

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



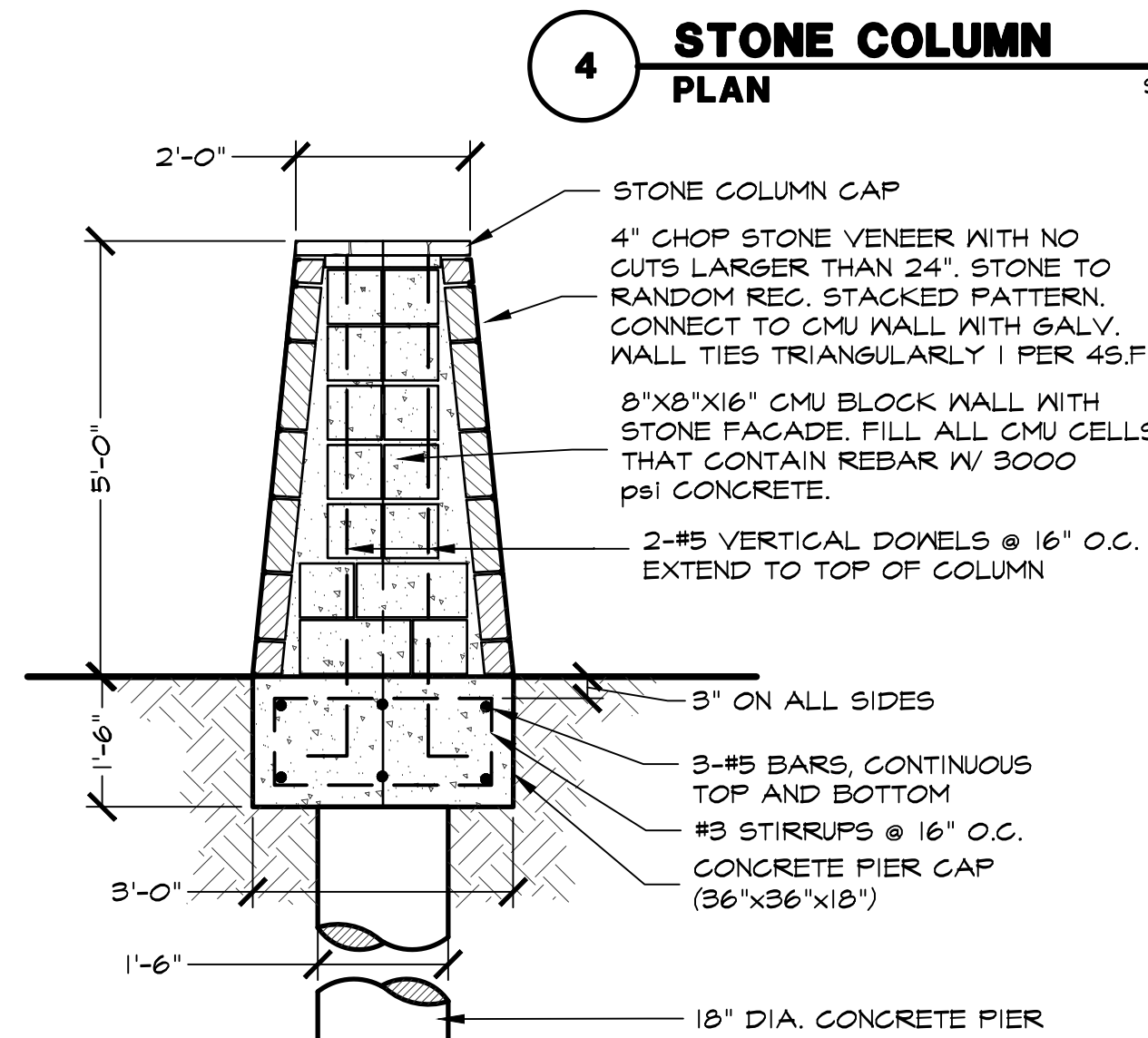
7 PRIMARY ENTRY COLUMN
SECTION

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



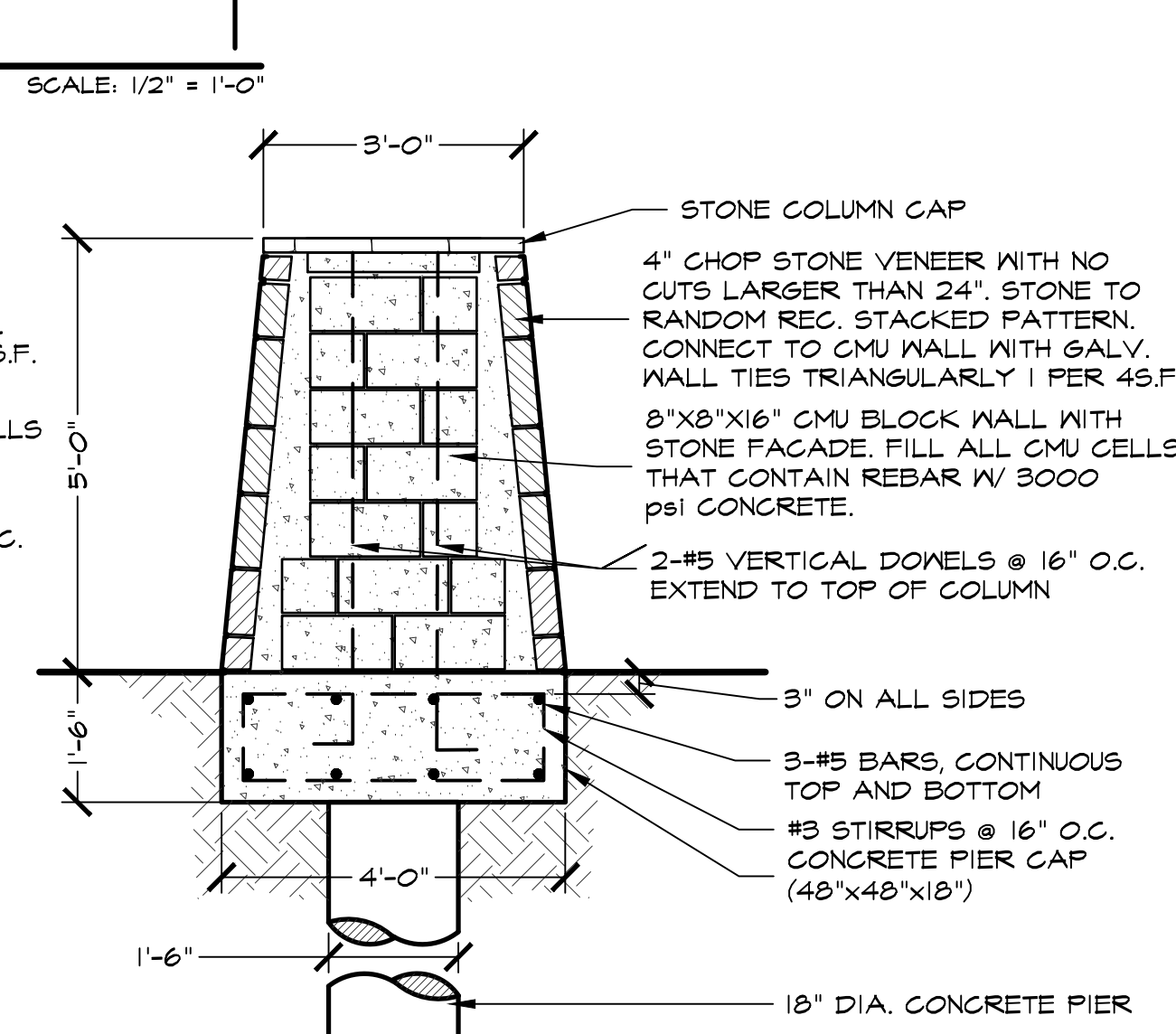
4 STONE COLUMN
PLAN

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



5 STONE COLUMN
SECTION

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



6 STONE COLUMN
SECTION

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

Conceptual Landscape Plans

Hardscape Details

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

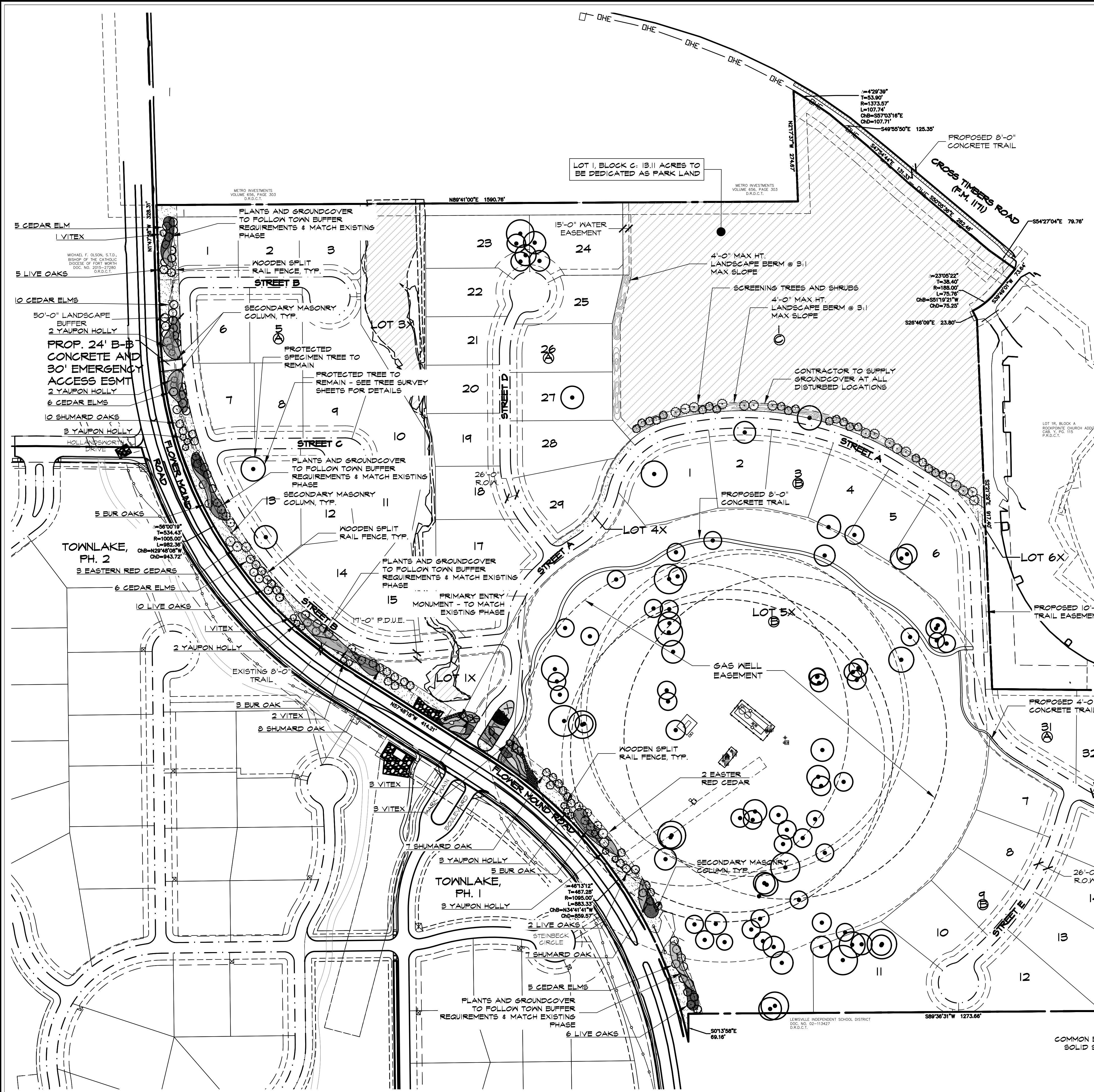
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PROJECT
TBI016

SHEET

L9 of 9

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LANDSCAPE PROVIDED

FLOWER MOUND ROAD

- A. MINIMUM TWENTY (20) FOOT LANDSCAPE BUFFER YARD PROVIDED
- B. WOOD SCREENING FENCE PROVIDED
- C. 1-3" CAL. CANOPY TREE / 25 LF OF LANDSCAPE EDGE ALONG A SCENIC ROADWAY 2,510 LF OF FRONTAGE / 25 LF = 100 - 3" CAL. TREES REQUIRED. PROVIDED: 100 - 3" CALIPER TREES TO SATISFY STREET BUFFER REQUIREMENT
- D. 50% OF THE BUFFER YARD HAS PROPOSED VEGETATION

MITIGATION REQUIRED:

MITIGATION WILL BE REQUIRED ON THIS SITE.

OWNER/DEVELOPER TO PLANT ADDITIONAL CANOPY TREES TO HELP OFFSET MITIGATION PENALTY.

FINAL TREE SURVEY & MITIGATION PENALTY TO BE FINALIZED ON CONSTRUCTION DOCUMENTS APPROVED BY THE TOWN OF FLOWER MOUND

PARK LAND DEDICATION:

- LOT 1, BLOCK C: 51,062sf (13.11ACRES) OF LAND TO BE DEDICATED PARK LAND TO THE TOWN OF FLOWER MOUND

PARK DEVELOPMENT FEES:

PER AGREEMENT WITH THE TOWN A PORTION OF PARKLAND DEVELOPMENT FEE SHALL BE ALLOCATED TO HELP CONSTRUCT THE REQUESTED 8'-0" CONCRETE TOWN TRAIL (ESTIMATED 12,800SF) THROUGH LOT 5X, BLOCK B.

REFERENCE TOWN CODE FOR FINAL PARK DEVELOPMENT FEE PROCESS: Code 1989, ch. 12, § 4.07(1); Ord. No. 19-00, § 2, 2-17-2000; Ord. No. 54-07, § 2, 2-6-2007; Ord. No. 19-04, § 2, 4-6-2004; Ord. No. 66-16, § 2, 12-14-2016

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 25 L.F.	FLOWER MOUND RD. = 2,510 L.F.	100 - 3" CAL. TREE	100 - 3" CAL. TREES

PLANT LIST

COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY
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NORTH

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One Inch

Conceptual Landscape Plans

Landscape Overall Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

TBI016

SHEET

OVERALL



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: September 24, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0003 - NEM Senior Living) from Retail District-1 (R-1) to Planned Development District No. 154 (PD-154) with age-restricted, high-density residential use, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Rippy Road and east of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception/modification requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 9.149 acres in order to create a planned development district with age-restricted, high-density residential uses in compliance with the provisions listed within Ordinance No. 07-17 for Senior Housing. The property is currently zoned for Retail District-1 (R-1) uses and master-planned for Retail uses.

On March 6, 2017, the Town Council approved a Master Plan Amendment to create an overlay district to address demand for affordable, high-quality, senior housing options for persons 55 years of age or older. The Senior Housing Overlay District was created as a result of immediate need to address the demand for affordable and diverse housing options with quality amenities and services. The adopted Senior Housing ordinance identifies the overlay district to include sites located 2,500 feet on either side of Long Prairie Road (FM 2499) from Justin Road (FM 407) down to the northern boundary of the Lakeside Business District, but not including the Lakeside Business District. The ordinance also allows Senior Housing uses to be considered within any land use category if the property falls within the identified overlay boundary, thus avoiding the need for a Master Plan amendment. The subject site is located within the overlay boundary.

The link to the March 6, 2017, Town Council meeting is:
<https://flowermoundtx.swagit.com/play/03062017-1232>

For the purposes of this overlay, Senior Housing is defined as a high quality retirement or active living residential facility designed for persons 55 years of age or older.

- This use includes independent living facilities with high quality amenities, services, and programs.*
- Any project proposing such a use shall include deed restrictions on the property limiting residents of the project to 55 years or older in accordance with the Fair Housing Act.*
- Any project shall include industry building accessibility standards for the targeted demographic.*
- Any project should have easy access to arterial and collector streets, and convenient access to signalized intersections is preferred.*
- Any project shall demonstrate appropriate transition to existing land uses. Factors to be considered include building height, setbacks, screening and landscaping, use of open space, among other factors.*
- This use does not include “convalescent and nursing homes, hospice care, assisted living, and related institutions.”*

The accompanying concept plan depicts one four-story, 242,000-square-foot building (Building A) with 178 units and four two-story out-buildings with garages on the first floor and living units on the second floor. Building A includes a fully enclosed courtyard and contains a community pool, cabana, gazebo, outdoor grill, and seating areas. Other indoor and outdoor amenities include a clubhouse with game room, lounge area, kitchen and dining, salon, dog spa, dog park and covered parking areas.

The primary access to the proposed facility is from Long Prairie Road and secondary access is provided from a mutual access easement that connects the subject site to a retail development on the south end. The Town’s parking code does not provide parking requirements for a senior multi-family housing development. The applicant has provided a parking analysis (see Attachment A(3)) from similar projects around the Dallas/Fort Worth metroplex and from two out-of-state facilities to determine the parking requirement for a senior housing facility. The site is parked at a ratio of 1.2 spaces per dwelling unit providing a total of 222 parking spaces to serve 182 units.

The conceptual landscape plan provides for required landscape buffer along Long Prairie frontages, street yard landscaping, and parking lot trees. The site plan/landscape plan also depicts 1.287 acres of floodplain/open space located at the northeast portion of the site and approximately 1.18 acres of floodplain/open space located along the east portion of the site. The building materials for the building facade predominantly consist of stone and stucco and meet the Town’s Urban Design Plan.

III. REQUESTED MODIFICATIONS

As a part of the request, the applicant is requesting certain modifications to the minimum and maximum dimensional regulations for the Multi-Family District (MF) and certain exceptions to the Town standards.

Development Standard	Required MF standards	Proposed (PD-154) MF standards
Min. Lot Area	2,800	N/A
Min. Lot Width	60 ft.	60ft.
Min. Front Yard	60 ft.	60ft.
Min. Rear Yard	Compatibility	Exception
Min. Side Yard	10 ft./8 ft./Compatibility	Exception
Max. Lot Coverage	40%	50%
Min. Floor Area	700 sf	500 sf w/average of 850 sf.
Max. Height	3/35 ft.	4/60 ft.

A. Exception to Section 82-302, Compatibility Buffer

The residential compatibility standards apply when a nonresidential or multi-family development is proposed adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The proposed development shares a majority of the northern boundary with an existing Town Park that is zoned Agricultural and eastern boundary with property zoned for Agricultural uses.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential and multi-family development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

Due to the location of floodplain along northern and eastern property lines, the applicant is requesting a complete waiver to the compatibility buffer requirements along both the northern and eastern property lines.

B. Exception to Section 82-303, Compatibility Setback

One-story, nonresidential or multifamily buildings, main or accessory, shall be set back from the property adjacent to an existing or proposed residential use 60 feet. Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. As noted above (Compatibility Buffer exception) the zoning of the property to the north and east requires a compatibility setback.

The applicant is proposing a 20-foot setback from the northern and eastern property boundaries.

Refer to the applicant's letter of intent [Attachment A(2)] for an explanation of both referenced exceptions.

C. Exception to Section 90-423, Underground Utilities

Approximately 26 linear feet of an existing guy wire that supports the overhead utility lines is located within the subject property boundary along Long Prairie Road. The applicant is requesting an exception to Section 90-423, Underground utilities, of the Code of Ordinances to allow the existing guy wire to remain in the existing location.

D. Exception to Section 90-403, Fully Developed FEMA Floodplain

Per the flood study analysis that is underway, nearly one third of the subject property is located within the Town-defined floodplain. Per the applicant's letter of intent, an exception to Section 90-403 to allow construction within a portion of the fully developed floodplain is required to provide adequate parking and on-site detention. However, the plan does not propose work within the FEMA floodplain.

E. Topographical Slope Exception

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."

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.

The applicant is requesting an exception to Section 98-147. However, this exception shall be limited to the proposed driveway located at the southwest corner of the site over an area of approximately 0.029 acres. This mutual access driveway connects the subject site to the property located to the south, thus providing a second point of ingress/agrees to and from this development.

On June 7, 2018, the Parks Board recommended approval to Town Council that cash, in the amount of \$770,515.20 be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$252,616.00 for the subject project. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the June 7, 2018, Parks Board meeting is:
<https://flowermoundtx.swagit.com/play/06072018-904>

Per Ordinance No. 07-17 for Senior Housing, a senior housing development that is located within the overlay district is eligible for a reduction in the Park Fee requirement subject to compliance with the section below.

Due to the nature of Senior Housing, a developer may request potential exemption from the Town's parkland dedication and park development fee requirements in order to reinvest those funds into the project. Such a request shall be considered by the Town Council concurrent with a zoning PD application.

The applicant is requesting the Town Council consider reductions of the Town's park fees as authorized by the Senior Overlay. The developer is offering to design and build a pedestrian bridge that spans the floodplain located between the northern boundary of the subject site and Gaston Park; and construct a trail extension to College Parkway through Gaston Park. These Town trail improvements are offered as consideration for reduced park fees, along with internal and external amenity enhancements to the property.

IV. 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,

the Town had received one correspondence in support and no correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

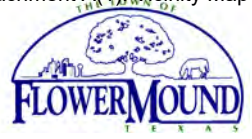
V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

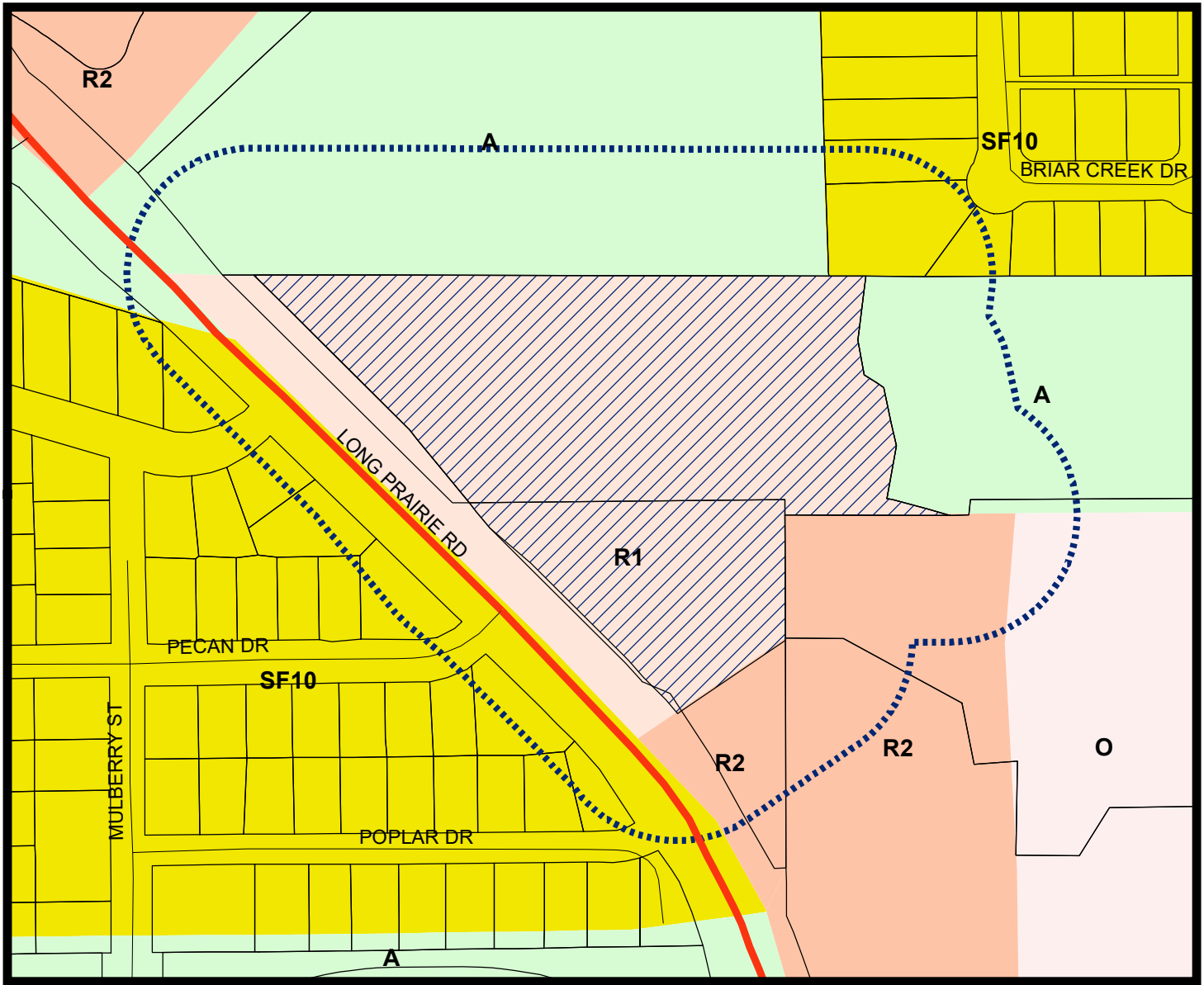
B. Application Details

1. Zoning Planned Development Package
2. Draft Development Standards

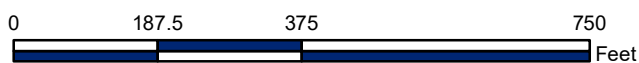
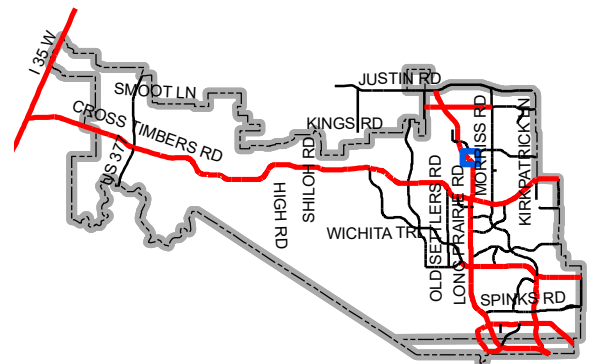
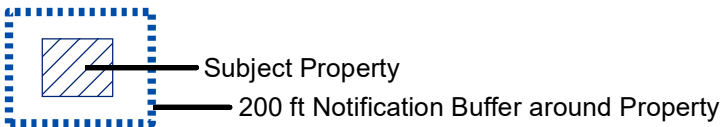


Vicinity Map

Reference Project: ZPD17-0003



LEGEND



Map Location



LETTER OF INTENT > NE DEVELOPMENT, LLC

September 18, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Zoning Change Request – NEM Senior Living Planned Development
Letter of Intent
G&A Job No. 17026

Mr. Russell:

Please accept this letter, on behalf of the NE Development, LLC, as an explanation of the proposed Zoning Change Request for approximately nine acres of land located just north of Timber Creek Medical Office Plaza along FM 2499 and south of Timber Creek. This property is currently owned by Minassian Properties, LC. It has a land use designation of Retail and it is currently zoned as Retail – 1 (R-1).

PROJECT DESCRIPTION:

In March of 2017, the Town Council amended the Land Use Plan to create a Senior Housing Overlay District in order to attract development to meet the high demand for this type of living option for the Town's senior population. The Overlay ordinance incentivizes senior housing development by allowing developers to request certain waivers from the Town's SMARTGrowth policy and exemptions from the Town's parkland requirements. Additionally, the presentation of the Overlay ordinance focused on the FM 2499 corridor or areas close to shopping, offices and medical uses as an ideal location for senior housing.

Senior housing options are in demand in the majority of cities throughout the metroplex. As the population ages, baby boomers are looking for low-maintenance living options close to their kids and grandkids with access to nearby shopping and services. NE Development has done several successful senior multi-family projects in this region. The average age of their typical resident is 72. The average time span for leases is between five to eight years. An example of one of their projects is Atlas Point at Prestonwood in Carrollton.

NEM Senior Living will include a four-story building and four outbuildings that are two-story with garages below and one living unit above. Building A will have an internal, fully enclosed courtyard that will feature the community pool, cabanas, gazebos, outdoor grill, and seating areas. The building footprint is approximately 60,700 square feet and the gross floor area of 242,000 square feet. The main entrance will be covered with a portico and will have direct access to the clubhouse area. The proposed amenities and services in the clubhouse include a game room, lounge



LETTER OF INTENT > NE DEVELOPMENT, LLC

areas, and a full kitchen. Building's B1-B4 will each have four garages for residents and the second story will be a three-bedroom unit.

There will be 182 units within the development, with several of them overlooking the courtyard area or the existing creek and open space areas to the east and northwest. Approximately 66% of the units will be one-bedroom and the remaining 34% will be two or three-bedroom. That breaks down to be 118 one-bedroom units, 60 two-bedroom units, and 4 three-bedroom units. Units will be accessed via an internal corridor system that connects to the clubhouse and ingress/egress points of the building.

Other onsite amenities include a community pool, a coffee bar, dining area, theater/TV lounge, salon, grilling station, dog spa, scheduled activities and events, covered parking areas, seating areas, shade structures, open space, access to the Town's trail system.

The community will be gated to provide additional security for residents. Cross access to the proposed development to the south will be open to motorist; however, the parking areas will be gated. We are proposing a total of 222 parking spaces which will be adequate for residents, guests, and employees. A parking study has been submitted to the Town that details the anticipated parking demand and the adequate number of spaces that will serve this type of development.

Additionally, we are proposing a pedestrian connection to the north to Gaston Park. This will require a bridge to cross Timber Creek in order to access the park and our client has agreed to provide that per the proposed Developer's Agreement. This link provides the missing piece for pedestrians to access River Walk and Timber Trails Park from College Parkway.

PROPOSED ZONING:

The purpose of this application is to request a zoning change to be a Planned Development (PD) with Multi-Family (MF) as the base zoning. Development standards have been drafted and submitted with this request. Additional permitted uses have been added to the PD such as garages and carports/covered parking. The regulations also establish the minimum area per unit at 500 square feet and an average area per unit at 850 square feet. The proposed density is 20.2 du/ac which equals 183 total units. As part of the requested zoning, site amenities for senior living communities are required and our PD will require the amenities described above.

The property is bordered by floodplain and it acts as a natural buffer to the adjacent land uses. To the north is Gaston Park which sits on the other side of Timber Creek. To the east is a 6-acre residential lot that is zoned Agricultural. To the south is Timber Creek Medical Office Park that is zoned as a PD for retail, restaurant, and office uses. This is an ideal location for senior housing due to the proximity of the Senior Center, which sits just across FM 2499 on West Windsor, and the Flower Mound Hospital, which is just south in the River Walk.



LETTER OF INTENT > NE DEVELOPMENT, LLC

EXCEPTIONS:

Compatibility Buffer and Setback:

Section 82-302, Compatibility Buffer requires a 25-foot buffer and masonry screening wall along the eastern and northern property lines. Since these areas directly abut land that will be deeded over to the Town for a public park, the buffer and screening are not necessary. The existing vegetation and floodplain provide adequate buffering.

Section 82-303, Compatibility Setback, requires a multi-story building to be setback from adjacent residential property at a ratio of five feet for every one foot of building height. Since the proposed building is a little over 58 feet in height, that would require the setback to be 300 feet. The building is approximately 180 feet from the eastern property line and is separated by Timber Creek. Therefore, we would like to request an exception to the Compatibility Setback requirement.

Town-Defined Floodplain:

We have conducted a detailed flood analysis of the subject property and nearly one-third is inundated with the Town-defined floodplain. Although the floodplain is one of the features that make this site a desirable location for senior housing, it can also be challenge to the development potential of the property especially since the Town has its own definition of floodplain. In order to provide adequate parking and on-site detention, we are proposing to impact portions of the Town-defined floodplain – a little over a half acre.

Overhead Utilities:

We are also requesting an exception to the Town's requirement to bury overhead utilities. There are no utility poles on the subject property, however the guy wires from one of the poles extend over the property line. Therefore, we would like to seek an exception.

Slope Exception:

We are also requesting an exception to the Town's 12% slope protection requirement. There is a small portion of the property along the drainage channel, approximately 0.029 Acres, from FM 2499 to Timber Creek that will be impacted by the required connection to the adjacent property. The area impacted will be for the construction of underground drainage and the fire lane.

CONCLUSION:

We are very excited to have the opportunity to bring one of the first senior housing projects to the Town of Flower Mound. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents.



LETTER OF INTENT > NE DEVELOPMENT, LLC

Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

G&A | McADAMS

Scott Minnis, EIT
Project Manager

cc: Mr. Robert J. Dollak, Jr. P.E., G&A | McAdams
Mr. Charlie Moussa, NE Development

Z:\2017\17026\PDFs & Submittals\Zoning\6th submittal\2018-7-11 PD LOI.doc

NEM SENIOR LIVING

Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898



Summary:

NEM Senior Living is a 9.149-acre site generally located east of FM 2499/Long Prairie Road across from Pecan Drive. The site is planned to be a multifamily residential senior living facility with various amenities throughout the property, including 183 residential units and 222 proposed parking spaces. The Concept Plan is included as Exhibit "A" to this study.

Base Code Parking Requirements:

The Town of Flower Mound does not have parking requirements for a multifamily independent senior living within their current parking requires. We have therefore, researched and analyzed similar projects within the North Texas Metroplex, as well as a couple of similar projects around the country. Seven developments varying in size from 93 units to 202 units were analyzed to help determine a standard parking ratio for independent senior living projects that can be used on the proposed project.

The table below represents the projects mentioned above compared to NEM Senior Living.

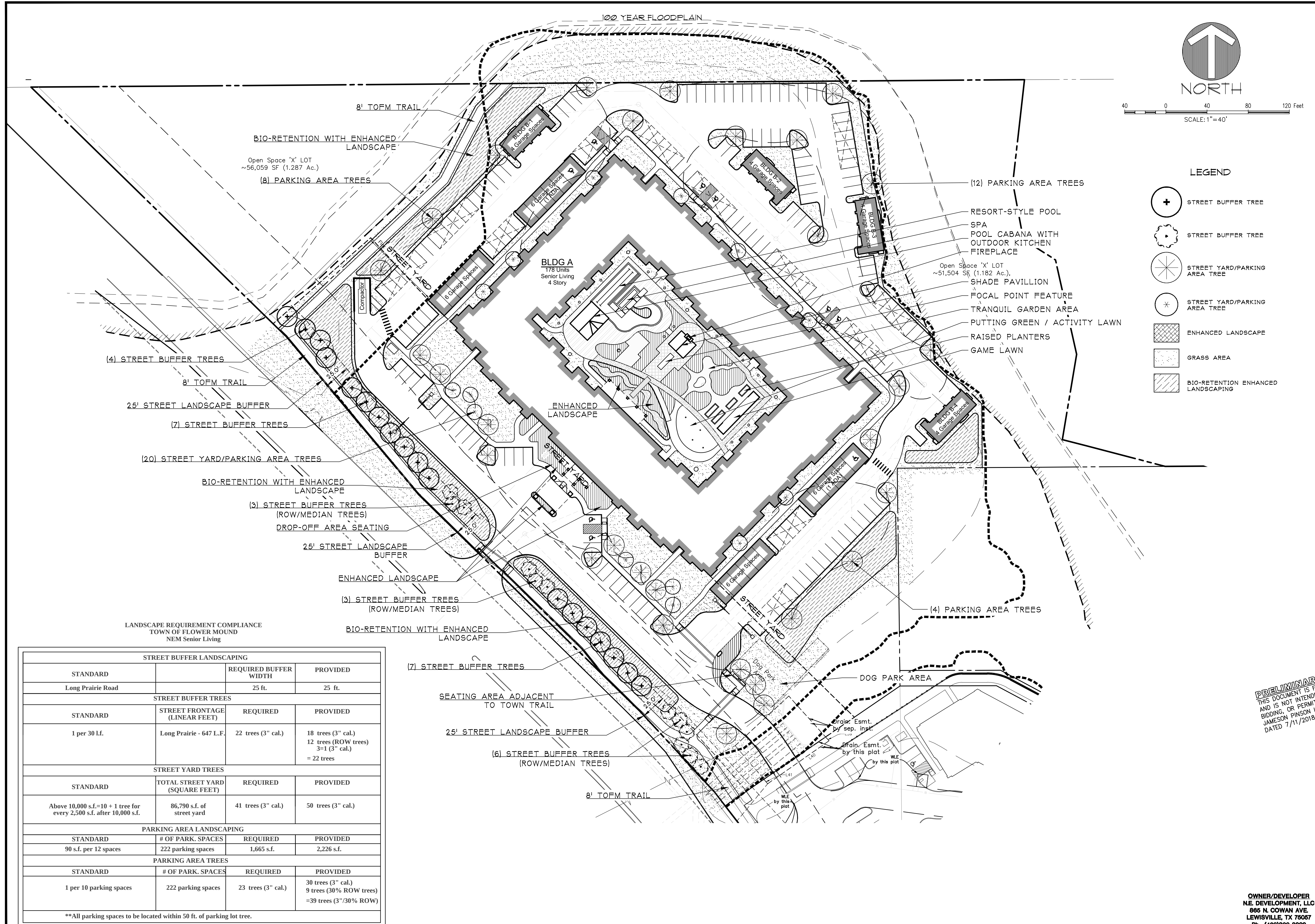
Project Name	Location	# of Spaces	# of Units	Parking Ratio
Artistry Senior Residence At Craig Ranch	McKinney, TX	188	163	1.15
Gala At Melissa	Melissa, TX	110	93	1.18
Artistry Senior Residences At Edgestone	Frisco, TX	257	188	1.37
Aspens At Wade Park	Frisco, TX	176	162	1.06
Overlook At Prestonwood	Carrollton, TX	228	183	1.25
Aspen At Bedford Falls	Raleigh, NC	199	182	1.09
The Aspens At Mariposa Point	Gilbert, AZ	244	202	1.21
		1402	1173	1.20
<i>Proposed - NEM Senior Living</i>	<i>Town of Flower Mound, TX</i>	222	183	1.21

As illustrated in the table above, the parking ratios for the properties analyzed vary from 1.06 to 1.37, with an overall average of 1.21. NEM Senior Living proposes a parking ratio of 1.2 which virtually identical to the oval average.

Conclusion:

In addition to the available parking for residents and guests, there will be a courtesy van available for guest use. The van will be available for transportation to and from doctor's offices, shopping, retail area, restaurants and other areas.

The proposed ratio of 1.21 and the availability of the courtesy shuttle will provide adequate parking for the NEW Senior Living project.



G&A

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

111 Middlefield Drive • Lawrenceville, TX 76067 • P: 972.972.4386/F: 972.438.9716
44 Old Town Blvd., North, Ste. 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPB Firm No. 100477700
TBPB Firm No. 7295

NEW SENIOR LIVING
Lot 6, Block A
Windsor Ridges Addition
9.149 Acres
 in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT, P.C.
DATED 7/11/2018

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

2826

Drawn By: MH
Date: 04/03/2017
Scale: 1"=40'
Revisions:
03/29/2018
05/04/2018
06/08/2018

7026

LS

OWNER/DEVELOPER
N.E. DEVELOPMENT, LLC
865 N. COWAN AVE.
LEWISVILLE, TX 75057
Ph. (469)899-8000
Contact: Charlie Nicholas

MATERIAL PERCENTAGES TABLE (WEST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	10,541	
FACADE (NO DOORS & WIN.)	6,771	
DOOR & WINDOWS S.F.	3,770	
NATURAL STONE	3,985	59%
STUCCO	2,786	41%



04 BUILDING TYPE 'A' WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (NORTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	15,731	
FACADE (NO DOORS & WIN.)	10,351	
DOOR & WINDOWS S.F.	5,380	
NATURAL STONE	4,741	46%
STUCCO	5,610	54%



03 BUILDING TYPE 'A' NORTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (EAST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	11,261	
FACADE (NO DOORS & WIN.)	7,360	
DOOR & WINDOWS S.F.	3,901	
NATURAL STONE	4,204	45%
STUCCO	5,088	55%



02 BUILDING TYPE 'A' EAST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (SOUTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	16,547	
FACADE (NO DOORS & WIN.)	11,740	
DOOR & WINDOWS S.F.	4,807	
NATURAL STONE	5,650	48%
STUCCO	6,090	52%



01 BUILDING TYPE 'A' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISHES	
STUCCO	60%
STONE	40%
TOTAL	100%



04 BUILDING 'B' - REAR ELEVATION
SCALE: 1/4" = 1'-0"



03 BUILDING 'B' - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 BUILDING 'B' - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



EXTERIOR FINISHES	
STUCCO	60%
STONE	40%
TOTAL	100%

01 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
DRAWINGS
NOT FOR CONSTRUCTION

Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SENIOR LIVING
FLOWER MOUND, TEXAS

DATE:
08/07/2017

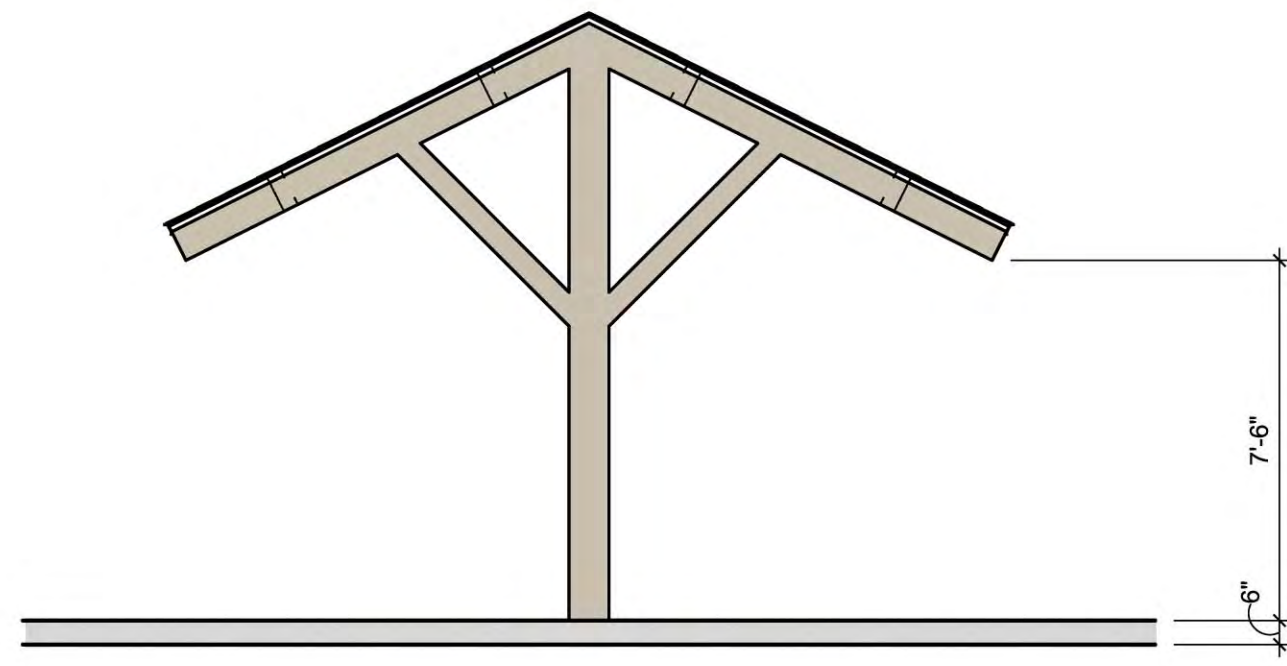
PROJECT NUMBER:
16721

REVISIONS
NO DATE

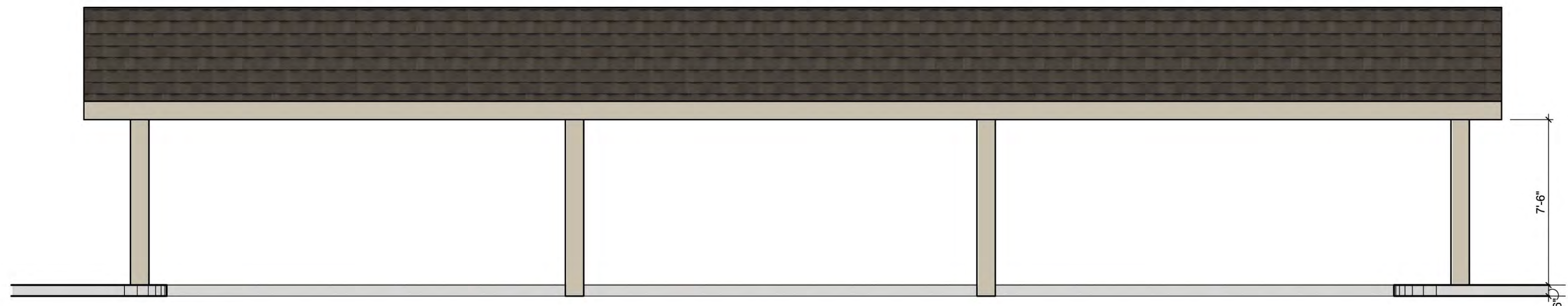
DRAWINGS ISSUED FOR:
SCHEMATIC

SHEET NUMBER
A4.1
BUILDING 'B'
ELEVATIONS

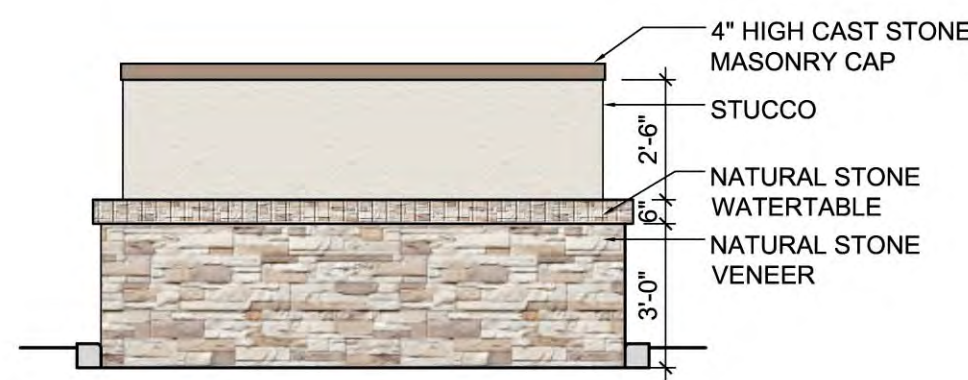
COPYRIGHT © 2015



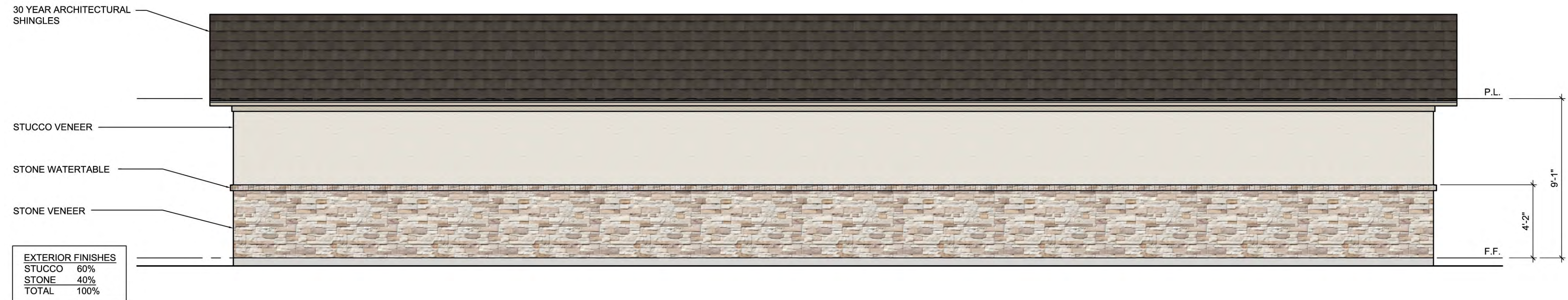
09 6-BAY CARPORT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



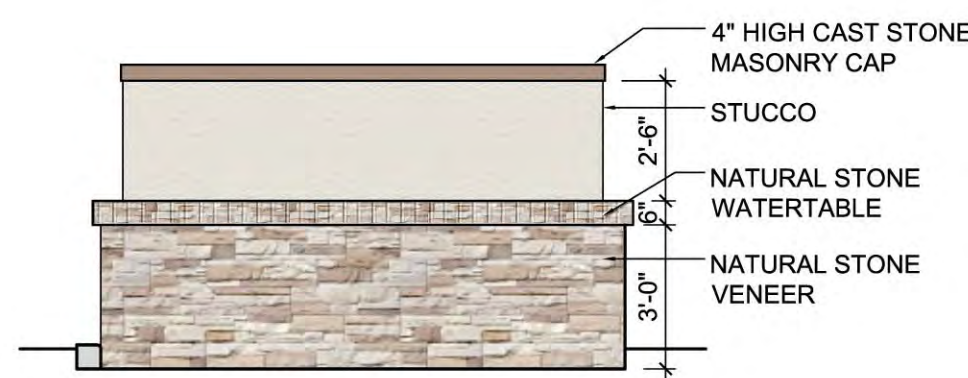
08 6-BAY CARPORT FRONT/REAR ELEVATION
SCALE: 1/4" = 1'-0"



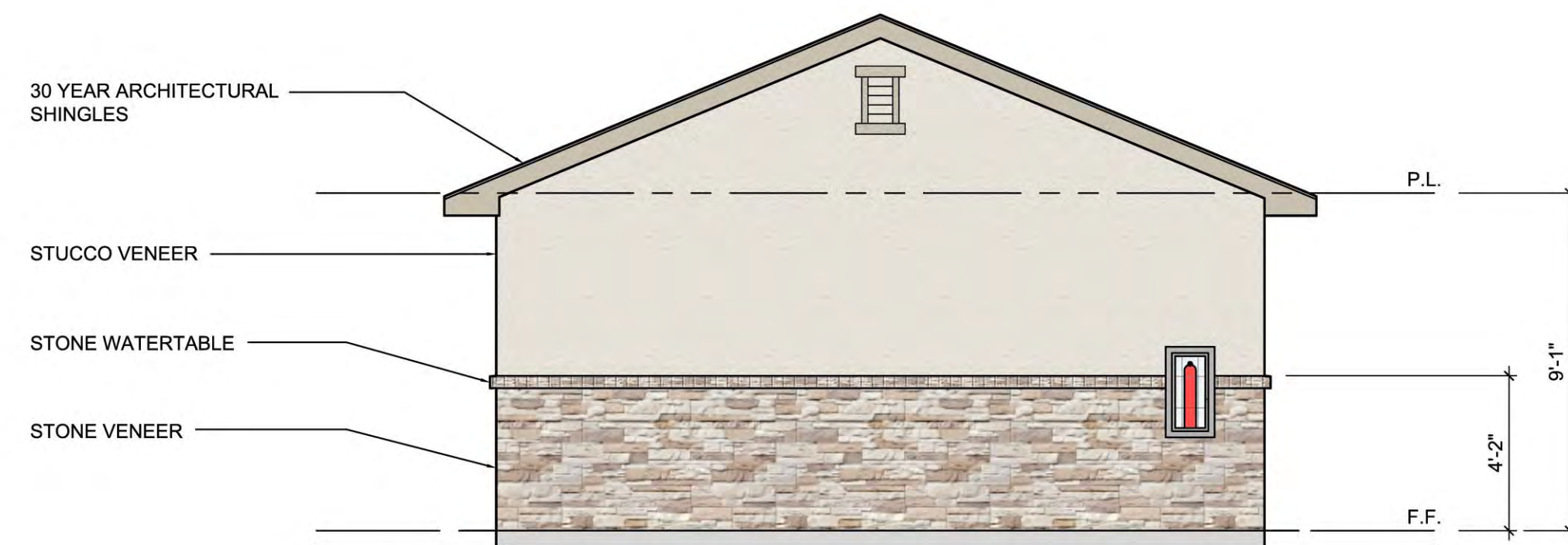
07 DUMPSTER ENCLOSURE ELEVATION - REAR
1/4" = 1'-0"



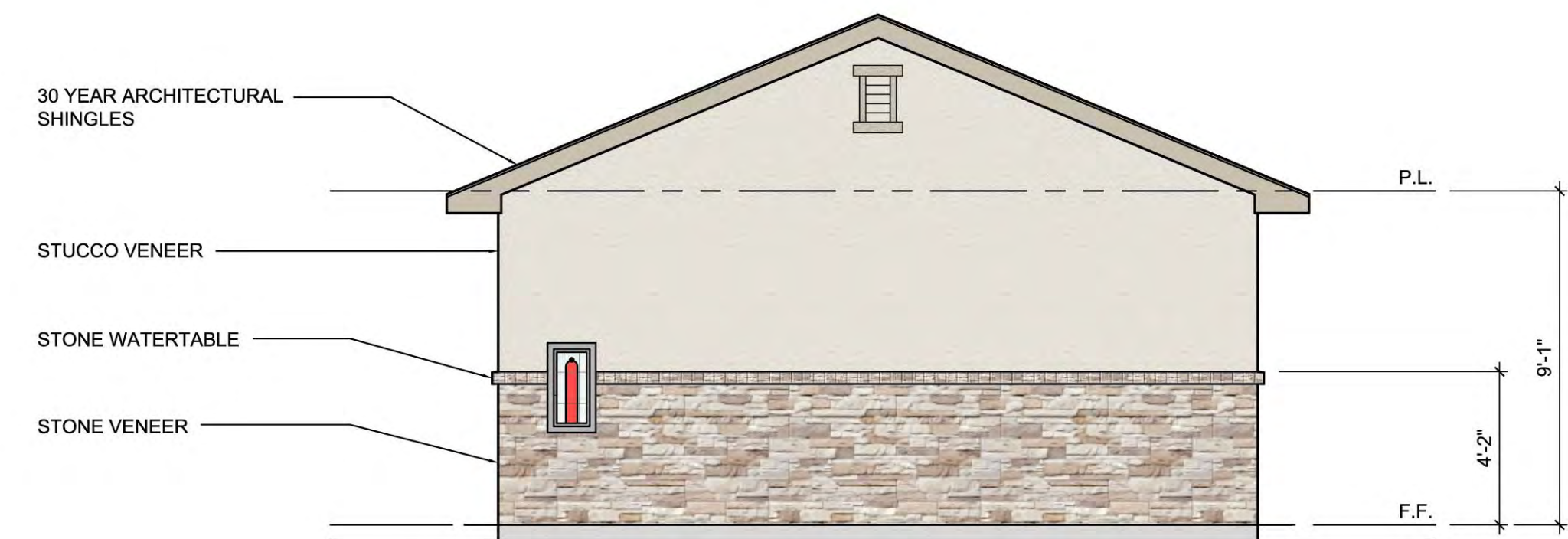
06 6-BAY GARAGE REAR ELEVATION
1/4" = 1'-0"



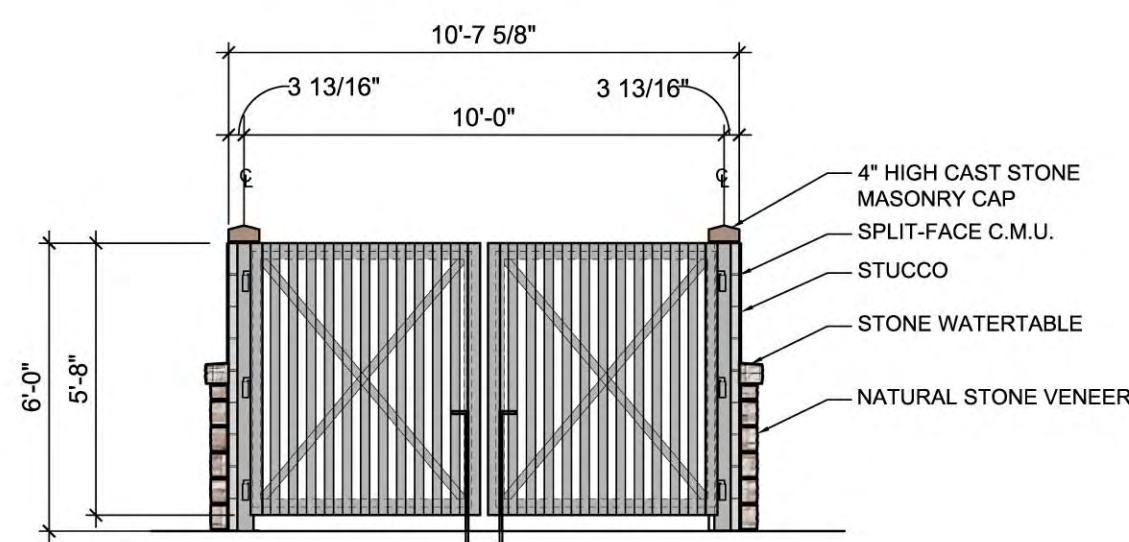
05 DUMPSTER ENCLOSURE ELEVATION - SIDE
1/4" = 1'-0"



04 6-BAY GARAGE SIDE ELEVATION
1/4" = 1'-0"



03 6-BAY GARAGE SIDE ELEVATION
1/4" = 1'-0"



02 DUMPSTER ENCLOSURE ELEVATION - FRONT
1/4" = 1'-0"



01 6-BAY GARAGE FRONT ELEVATION
1/4" = 1'-0"

PRELIMINARY
DRAWINGS
NOT FOR CONSTRUCTION

Cross
architects

ARCHITECT:
CROSS ARCHITECTS, PLLC
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666
WWW.CROSSARCHITECTS.COM

SENIOR LIVING
FLOWER MOUND, TEXAS

DATE:
08/07/2017

PROJECT NUMBER:
16721

REVISIONS

NO DATE

DRAWINGS ISSUED FOR:
SCHEMATIC
SHEET NUMBER

A4.2
6-BAY GARAGE/
CARPORT
ELEVATIONS
COPYRIGHT © 2015

Exhibit “B”
Development Standards

Planned Development District - 154 (PD-154)
NEM Senior Living

The development on the property comprising approximately 9.149 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES. The following uses listed herein may be Permitted Uses:

1. Accessory use, general, subject to section 98-972
2. Church or rectory
3. Dwelling, multifamily, subject to Ordinance No. 07-17 for Senior Housing
4. Off-street parking, accessory
5. Park or playground, public
6. Swimming pool, private, subject to section 98-996

In addition to the Permitted Uses, the following accessory uses may also be permitted:

1. Carports/covered parking
2. Garages

B. SPECIFIC USES. The uses listed as Specific Uses in Multifamily District (MF) in the Town’s Zoning Ordinance shall be prohibited.

C. TEMPORARY USES. The uses listed as Temporary Uses in the Multifamily District (MF) in the Town’s Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Multifamily District (MF) in the Town’s Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

1. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling.
2. Minimum floor area per unit. The minimum floor area per unit shall be 500 square feet. There shall be an average minimum floor area per unit of 850 square feet.
3. Minimum front yard. There shall be a minimum front yard of 60 feet along FM 2499.
4. Minimum side yard. There shall be no minimum side yard, subject to Compatibility setback.
5. Minimum rear yard. There shall be no minimum rear yard, subject to Compatibility setback.
6. Maximum height. There shall be a maximum height of 4 stories or 60 feet.

E. AMENITIES. The following amenities shall be required for this Planned Development:

1. Community pool with a minimum area of 1,000 square feet
2. A minimum of 5,000 square feet of indoor amenities to include:

- a. Clubhouse/Amenity Center
 - b. Bistro
 - c. Private dining area
 - d. Beauty salon with barber shop
 - e. TV Lounge/Theater
 - f. Fitness center
 - g. Dog spa
3. Access to public trails.
 4. A minimum of two seating areas outside of the courtyard area consisting of at least two benches each; and a minimum of three seating areas inside the courtyard..
 5. A minimum of three shade structures within the courtyard with a minimum area of 200 square feet for each structure.
 6. Enhanced landscaping that includes seasonal plantings, groundcover, and/or shrubs with a minimum planting area of 7,000 square feet within the courtyard and a minimum planting area of 600 square feet outside the courtyard area.
 7. Dog Park with a minimum area of 3,000 square feet.
 8. The pool cabana shade structure shall include a grilling station/outdoor kitchen and seating areas.
 9. Putting Green with a minimum area of 1,500 square feet.
 10. Bocce Ball Court or some similar activity with a minimum area of 300 square feet.

F. LANDSCAPE STANDARDS.

1. Landscaping shall comply with the approved Concept Landscape Plan (Exhibit "D").

G. ARCHITECTURAL STANDARDS.

1. Building Elevation Profiles and roof form shall comply with the approved Concept Elevations (Exhibit "E").
2. Building elevations shall be articulated to meet or exceed the Town of Flower Mound's Urban Design Plan.

H. MISCELLANEOUS STANDARDS. This Planned Development shall be subject to the following parking standards:

1. The required parking shall be 1.21 parking spaces per unit.
2. The community shall be gated with private access and public access shall be provided to the adjacent property to the south.
3. With the first Site Plan or Replat application for any residential development, the Developer shall submit Covenants, Conditions and Restrictions ("Deed Restrictions") to the Town for the Town's review and approval that restrict the age of the residents within the development to persons age 55 or older in accordance with the provisions of the Housing for Older Persons Act of 1995, as amended, ("HOPA") established in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619)("FHA").
4. The development is subject to an approved developer's agreement.
5. Prior to the Planning and Zoning Commission's consideration of the replat application for the subject property, a flood study shall be approved by the Town staff in accordance with Sec. 90-403 and the fully developed floodplain shall be depicted on the plat and dedicated as a drainage/floodplain easement with a note regarding

perpetual maintenance of the said easement to be the responsibility of the property management company.

I. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Compatibility Buffer - Section 82-302. The compatibility buffer and the masonry wall requirements shall not apply along the eastern and northern property lines.
2. Compatibility Setback – Section 82-303. The compatibility setback for two or more stories requirement shall not apply to the buildings. However, a minimum 20-foot setback measured from the eastern PD boundary and a minimum 20-foot setback measured from the northern PD boundary shall be required.
3. Overhead Utilities. Approximately 26 linear feet of an existing guy wire that supports the overhead utility lines along FM 2499 shall not be required to be buried.
4. Fully Developed Floodplain - Section 90-403. Construction shall be permitted in a portion of the fully developed floodplain, but not within the FEMA floodplain.
5. Topographic Slope Protection - Section 98-147. This exception shall be limited to the proposed driveway located at the southwest corner of the site over an area approximately 0.029 acre and that no exception is granted for any other portions of the subject property.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: September 24, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Development Plan (DP18-0003 - Sunset Point at Twin Coves, previously Ridge Bluff Estates) to develop a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to re-obtain design approval for 18 buildable, single-family lots with a minimum lot size of 15,000 square feet. The site contains approximately 9.69 acres of land. Primary access to the site will be from a proposed gated entrance to be located south of Holly Lane. The property is zoned Planned Development District No. 116 (PD-116) with Single-Family District-15 (SF-15) uses.

On September 4, 2012, the Town Council approved a rezoning and development plan application for Ridge Bluff Estates on Lake Grapevine subdivision consisting of 18 buildable residential lots. During the approval process, residents and the Home Owners Association (HOA) of Northlake Highlands, an existing neighborhood to the north, had raised several issues and concerns regarding the proposed subdivision. The compromise between the developer and the HOA was outlined within a Development Agreement (see Attachment A(4)), approved by the Town Council, and recorded at the Denton County office. The applicant is not proposing any changes to this Development Agreement. On August 5, 2013, the Town Council approved a Planned Development District (PD-116) on the same property to allow front and rear setback modifications for three lots to allow for a larger building pad.

Pursuant to Section 90-57(b), the Town Council shall withdraw its approval of a development plan unless the record plat is filed within 18 months or unless the 18-month period is extended by the Town Council at the request of the subdivider. The approved development plan expired on March 4, 2014; hence review and approval of a new development plan is required.

The proposed development plan is generally consistent with the approved development plan except for the following key changes:

1. Gated Subdivision: The applicant is proposing a gated private subdivision.
2. Elimination of an emergency only access to and from the United States Army Corps of Engineers (USACE) property.

2015 International Fire Code requires that developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Though the number of buildable lots within this proposed subdivision is 18, a single point of access from Simmons Road already provides access to more than 30 existing single family lots. Hence the proposed subdivision is required to provide a separate and approved fire apparatus access road. As indicated in the applicant's letter of intent (Attachment A(2)), USACE has decided against the emergency only access to and from the USACE property. The proposed development plan indicates bollards to be installed at the terminus of a street that previously extended to the USACE property, thus prohibiting any vehicular access beyond the subject property. An exception process in the Fire Code can waive the requirement for two points of access, if dwelling units are equipped with an approved automatic sprinkler system. The applicant has agreed to equip all dwelling units within this subdivision with fire sprinkler systems. This condition will be written into a new development agreement that requires authorization from the Mayor and the Town Council.

The development plan depicts necessary buffers and setbacks. The landscape plan meets or exceeds the Town's landscaping requirements. The landscape plan depicts evergreen trees and shrubs along Holly Lane per the executed DA. Though some of the species are different from the approved landscape plan, the proposed species are evergreen and meet the requirement of the DA.

The Land Use Plan designates this area for Medium Density Residential uses within the Cross Timbers Protection Area. The Master Plan indicates the following for the Cross Timbers Protection Area:

The Cross Timbers Protection Area consists of those areas within Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.

The Cross Timbers Protection Area allows development to occur in accordance with the existing land use categories and densities identified by the Master Plan for this area. In addition, the development of this property has to conform to the requirements of the Town's Tree Ordinance. The site contains five specimen trees, three of which will remain onsite. Approximately 4.79 acres of Upland Habitat has also been found on the site, and will be mitigated per the Town's SMARTGrowth requirements. The applicant is proposing payment into the Town's Tree Preservation Fund.

On September 8, 2011, the Parks, Arts, and Library Services (PALS) Board voted unanimously to recommend cash in lieu of land to satisfy the Park Land Dedication in

the amount of \$44,197.97 and Park Development Fee requirements of \$38,864.00 based on an earlier proposal of 28 residential lots. On June 25, 2012, the Planning and Zoning Commission recommended approval of the previous development plan application for this project (DP 02-10) which reduced the number of residential lots from 28 to 18. The Park Development Fees were reduced as a result of the change from \$38,864.00 to \$24,984.00 and cash in lieu of land to satisfy the Park Land Dedication.

The link to the September 8, 2011, PALS Board meeting is:
<https://flowermoundtx.swagit.com/play/08112013-1110>

On June 5, 2012, the Environmental Conservation Commission (ECC) voted unanimously to recommend approval of the application for a tree removal permit for the removal of two specimen trees on property proposed for development as Ridge Bluff Estates. On September 4, 2012, the Town Council approved ECC's recommendation.

The link to the June 5, 2012, ECC meeting is:
<https://flowermoundtx.swagit.com/play/08112013-1066>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Development Plan
4. Executed Development Agreement

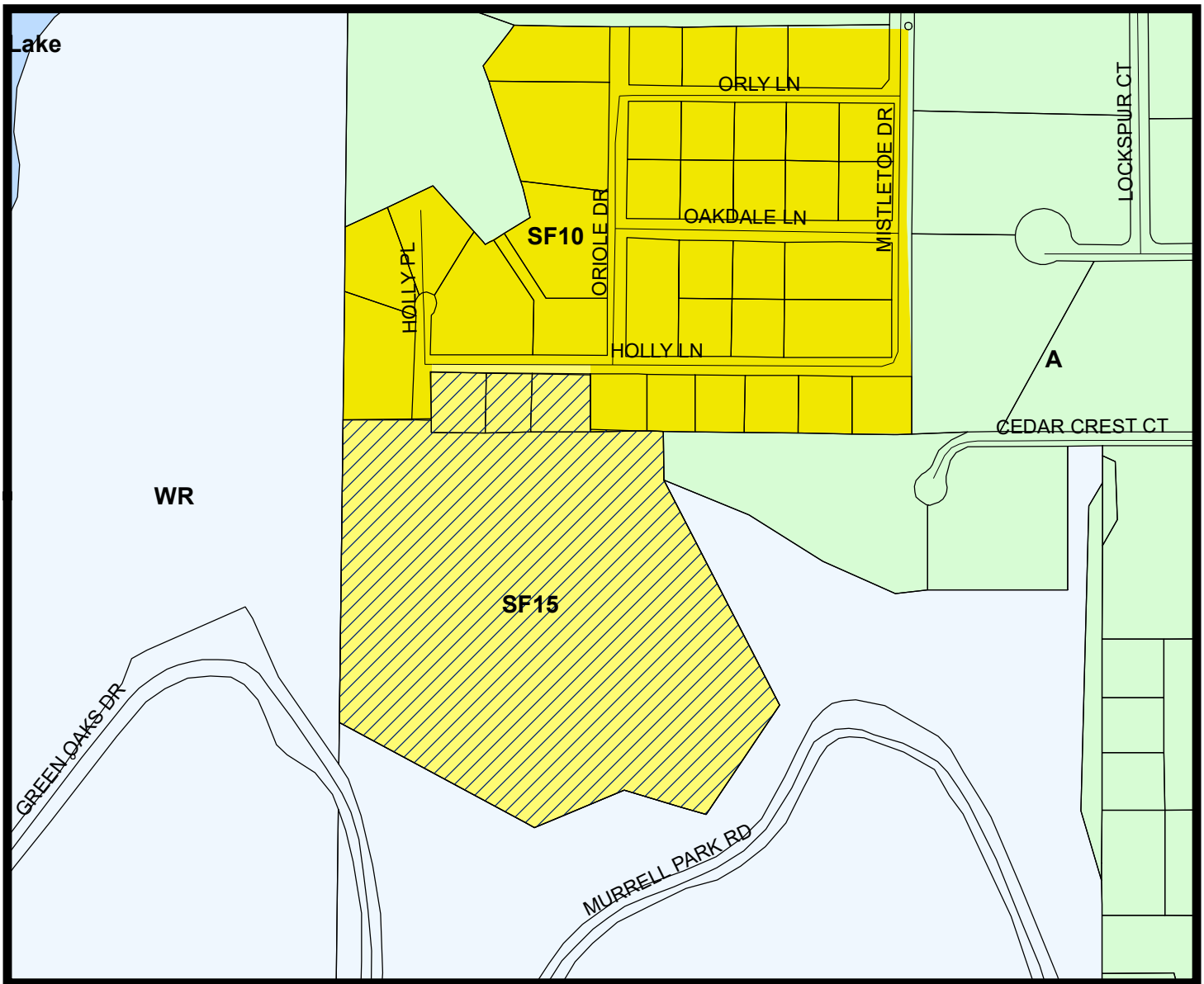
B. Application Details

1. Proposed Development Plan Package



Vicinity Map

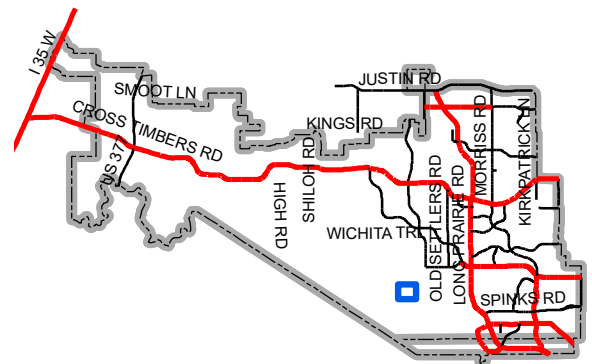
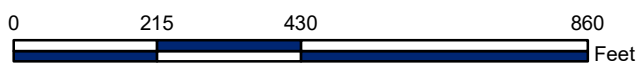
Reference Project: DP18-0003



LEGEND

- Agriculture
- Single Family 10
- Single Family 15
- Water Recreation

Subject Property



Map Location

LETTER OF INTENT

From:

Peter W Edwards

6901 Red Bud Drive

Flower Mound, TX 75022

To:

Poornima Srinarasi

Planning Dept: City of Flower Mound, TX

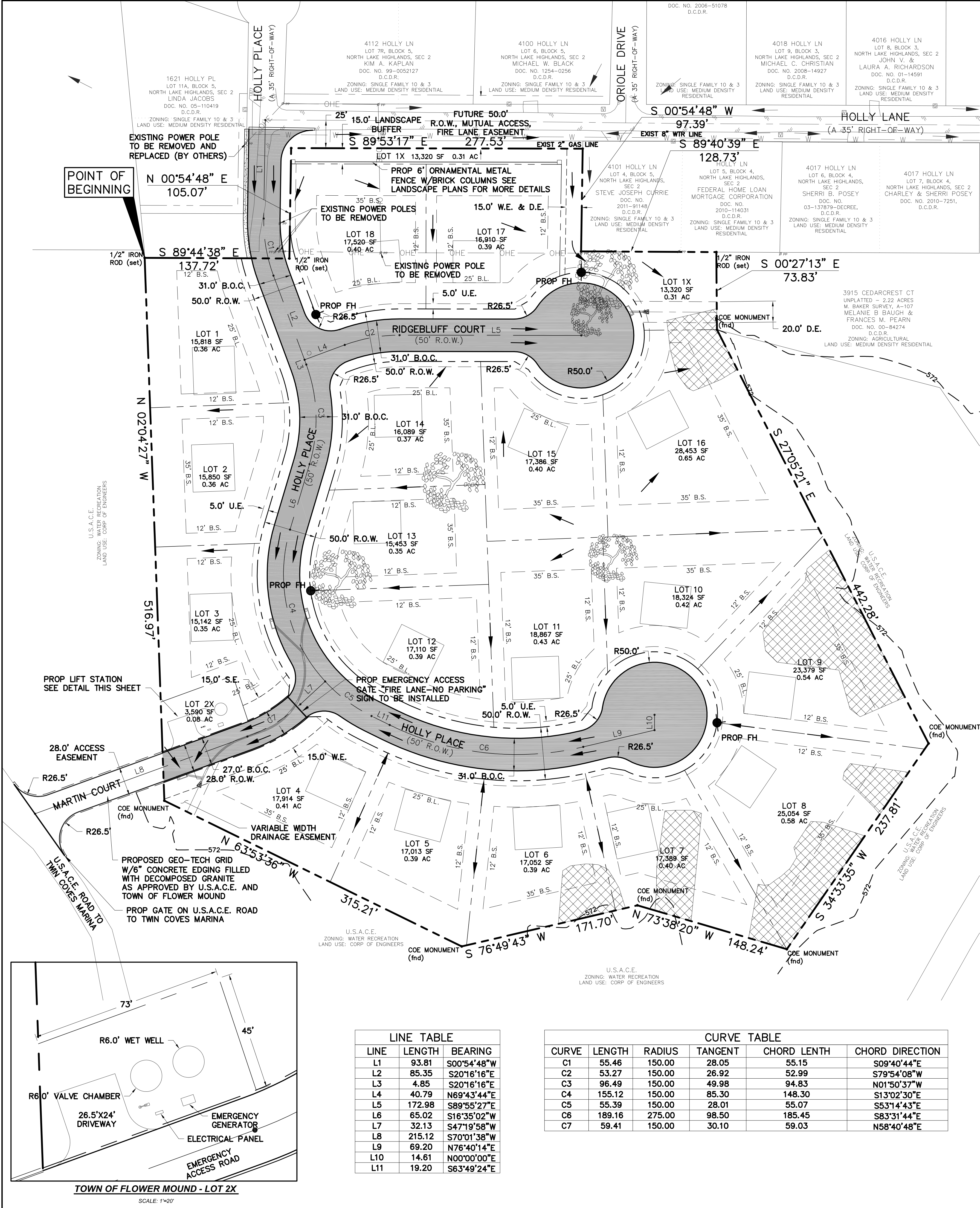
RE: Letter of Intent for Sunset Point at Twin Coves

- This Letter of Intent is for development within the PD 127 Zoning District with SF-15 Zoning.
- Furthermore, this Letter of Intent is for the development of 9.6988 acres of land.
- The Development will be comprised of 18 Lots single family lots and three common areas.
- The Property conforms to the approved conceptual site plan.
- Development will be done in one phase.
- In order to protect elevations and trees throughout the whole of the subdivision it is necessary to adjust the grades with minor fill in the “steep slope areas”.
- The proposal is in substantial conformity to the conceptual site plan and the PD.
- The subdivision will be gated
- All of the homes within the subdivision will have automatic fire protection sprinkler systems
- The Corps of Engineers has decided against the emergency access onto Murrell Park property
- Legal Property Description attached hereto:

This a request for the development plan for the approved 18 Lot concept plan for Sunset Point at Twin Coves, formerly known as Ridge Bluff Estates with no substantial deviation from the approved concept plan within PD-127.

If you require any further information, I can be contacted by email at peterwedwards@gmail.com or phone 469-569-1991.

Peter W Edwards



MASTER PLAN FEATURES	
LAND USE PLAN	MEDIUM DENSITY RESIDENTIAL
SPECIFIC PLANS	PROPERTY IS NOT LOCATED IN A SPA
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	ARMY CORP OF ENGINEER TRAIL ALONG THE SOUTH COMMON PROPERTY LINE
OPEN SPACE PLAN	CROSS TIMBERS PROTECTION AREA
THOROUGHFARE PLAN	N/A
WATER PLAN	EXISTING 8" WATER LINE IN HOLLY LANE
WASTEWATER PLAN	NO SYSTEM AVAILABLE - LIFT STATION AND FORCE MAIN PROPOSED

LOT AND BLOCK ANALYSIS		
BLOCK A		
LOT	SIZE (S.F.)	SIZE (Acres)
1	15,818	0.36
2	15,850	0.36
3	15,142	0.35
4	17,914	0.41
5	17,013	0.39
6	17,052	0.39
7	17,389	0.40
8	25,054	0.58
9	23,379	0.54
10	18,324	0.42
11	18,867	0.43
12	17,110	0.39
13	15,453	0.35
14	16,089	0.37
15	17,386	0.40
16	28,453	0.65
17	16,907	0.39
18	17,520	0.40

X LOTS		
LOT	SIZE (S.F.)	SIZE (Acres)
1X	13,320	0.31
2X	3,590	0.08

SMALLEST LOT SIZE=15,142 S.F./0.35 ACRES
LARGEST LOT SIZE=28,453 S.F./0.65 ACRES
AVERAGE LOT SIZE=17,599 S.F./0.40 ACRES
TOTAL LOTS=20
TOTAL BUILDABLE LOTS=18,
LOT 2X DEDICATED TO THE
TOWN OF FLOWER MOUND
PARK AREA=N/A
FLOODPLAIN=N/A

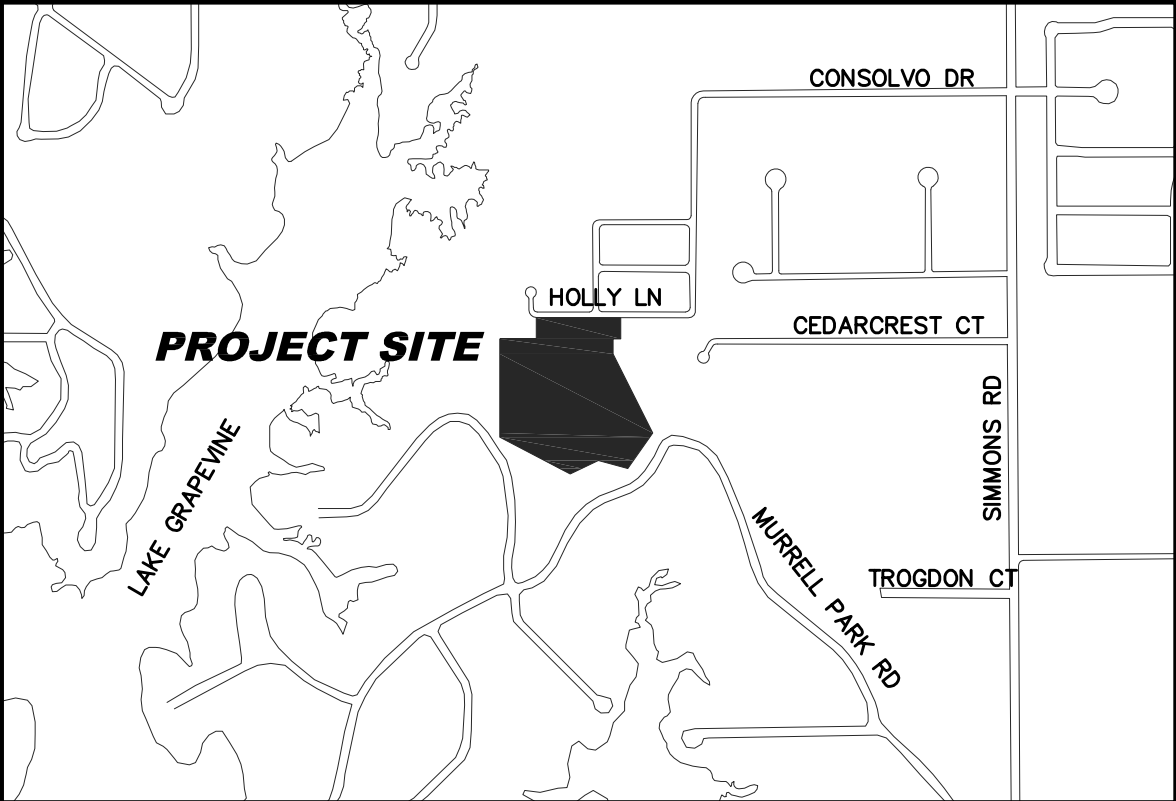
NOTES:

- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL 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 ENTRYWAYS.
- LOT 1X IS UN-BUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- A 6" ORNAMENTAL METAL FENCE WITH BRICK COLUMNS SHALL BE CONSTRUCTED WITHIN AN LANDSCAPE EASEMENT ALONG LOT 1X.
- LOT 2X WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR OPERATION OF SANITARY LIFT STATION.
- PROPOSED SANITARY SEWER LIFT STATION WET WELL & METER VAULT TO BE SIZED FOR AN APPROXIMATED 3.5 GPM ANTICIPATED FLOW FROM THE U.S.A.C.E. PROPERTY. PUMPS TO BE SIZED FOR THE PROPOSED SUBDIVISION AT THE TIME OF CONSTRUCTION. FUTURE PUMP SIZE TO BE UPDATED BY U.S.A.C.E. TO ACCOMMODATE FOR ADDITIONAL FLOW.
- FLOOD ZONE ANALYSIS - REQUIRED/NOT REQUIRED.
- RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- ENVIRONMENTAL PROTECTION PLAN - REQUIRED.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL PAVING IS LOCAL RESIDENTIAL ROADWAYS WILL BE CONCRETE CURB AND GUTTER.
- ALL OVERHEAD UTILITIES AND POWER POLES TO BE REMOVED OR PLACED UNDERGROUND.
- PLAT CANNOT BE APPROVED UNTIL THE UNITED STATES ARMY CORP. OF ENGINEERS PROVIDES WRITTEN APPROVAL OF CONSTRUCTION PLANS.
- ALL DESIGNED DRAINAGE DISCHARGED ONTO THE U.S.A.C.E. PROPERTY WILL TO NOT EXCEED 5 FEET PER SECOND.
- FINAL DESIGN OF CONCRETE SECTION OF ACCESS ROAD TO U.S.A.C.E. PROPERTY WILL BE ELEVATED, AND INLETS ADDED TO DIVERT DRAINAGE FROM GRAVEL PORTION TO ADJACENT LOTS.
- PROPOSED GEO-TECH GRID W/ 6" CONCRETE EDGING TO BE DESIGNED ON U.S.A.C.E. PROPERTY TO FOLLOW NATURAL TERRAIN.

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 6/25/2012
TC 9/25/2012
SEE FILE FOR CONDITIONS DP 02-10

BENCHMARK:

TOWN OF FLOWER MOUND BM #31: A 2" DIAMETER
DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER
MOUND" SET IN A CONCRETE STREET NEAR THE
CENTER OF A CUL-DE-SAC ON KENTMORE DRIVE
JUST EAST OF DALTON DRIVE.
ELEV=617.38



VICINITY MAP
SCALE: 1"=1000'

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- GRADING LIMITS-
STEEP SLOPED AREAS
- PROPOSED DRAINAGE FLOW
- EXISTING SPECIMEN TREE
- W.E. WATER EASEMENT
- S.E. SEWER EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT

CONCEPTUAL SITE DATA TABLE

PHYSICAL ADDRESS	4113, 4109 & 4105 HOLLY LANE
GROSS SITE AREA	9.82 ACRES, 419,047 SQ FT
CURRENT USE	
PROPOSED ZONING	SINGLE FAMILY DISTRICT-15 (SF-15)
	3 LOTS OCCUPIED, REMAINDER UNDEVELOPED
	ZONED SF-10 & AGRICULTURAL

ZONING DISTRICT

ZONING STANDARD: SF-10	SINGLE FAMILY
MIN. LOT SIZE	15,000 SF
MIN. LOT WIDTH	80 FEET
MIN. AREA/UNIT	1,800 SQ FEET
MIN. FRONT YARD	25 FEET
MIN. SIDE YARD	12 FEET
MIN. REAR YARD	30 FEET
MAX. LOT COVERAGE	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES/35 FEET

DEVELOPMENT PLAN

OF
RIDGE BLUFF ESTATES ON
LAKE GRAPEVINE

BEING A 9.82-ACRE TRACT OF LAND OUT OF THE
M. BAKER SURVEY, ABSTRACT NO. 107, AND
INCLUDING LOTS 1, 2, AND 3, BLOCK 4 OF THE
NORTH LAKE HIGHLANDS, SECTION 2 SUBDIVISION,
AND ALL OF TRACT 8 FOR THE M. BAKER SURVEY,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER/APPLICANT:

JONATHAN SUNG

CONTACT: JONATHAN SUNG
1755 WILLINGTON PLACE, SUITE 100
DALLAS, TX 75234
Phone: (972) 333-2118

ENGINEER:

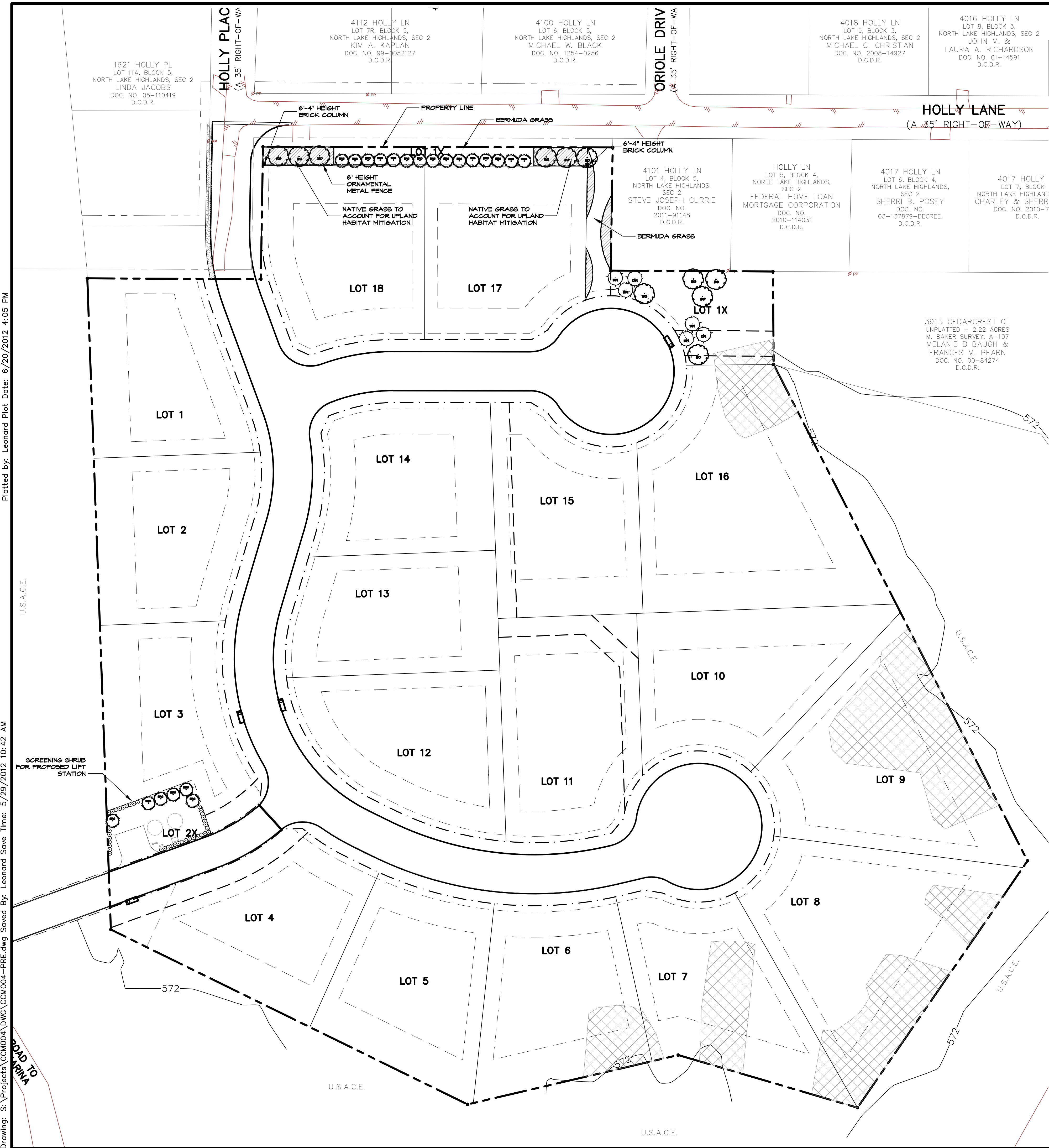
CRANNELL, CRANNELL &
MARTIN ENGINEERING

CONTACT: JEFF CRANNELL
TBPE FIRM #605
2570 FM 470, SUITE 209
HIGHLAND VILLAGE, TX 75077
Phone: (972) 691-6633
Fax: (972) 691-6628

Plotted by: Leonard Plot Date: 6/20/2012 4:05 PM

U.S.A.C.E.

Drawing: S:\Projects\CM0004\DWG\CM0004-PRE.dwg Saved By: Leonard Save Time: 5/29/2012 10:42 AM



PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
CT	CANOPY TREE	3" CALIPER	AS SHOWN	8	
	BUR OAK / QUERCUS MACROCARPA	5" CALIPER	AS SHOWN	11	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	ROUGH-LEAF DOGWOOD / CORNUS DRUMMONDII	3" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	5" CALIPER	AS SHOWN	21	6' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	NATIVE GRASSES TO INCLUDE: SWITCHGRASS, BLUE GRAMMA, SIDE OATS, LITTLE BLUESTEM, MUHLY SPP, AND INDIAN GRASS	1 GALLON	18" O.C.	1,200	FULL PLANTS
	NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS	5 GALLON	36" O.C.	37	FULL PLANTS

STREET BUFFER LANDSCAPING

	REQ. BUFFER WIDTH	PROVIDED
HOLLY LANE	15'	15'

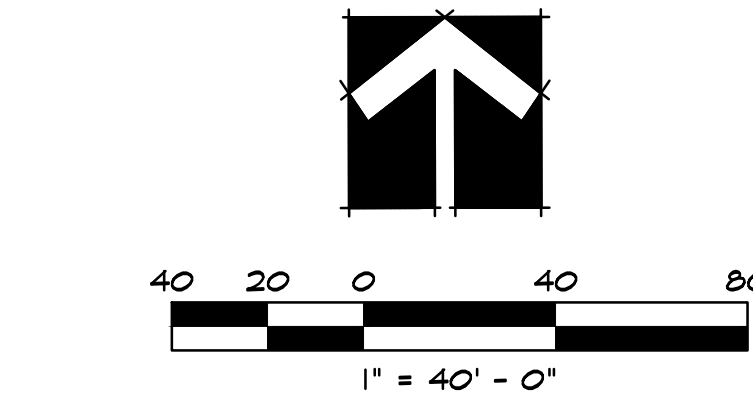
STREET BUFFER TREES

STANDARD	STREET FRONTAGE (LF)	REQUIRED	PROVIDED
N/A	N/A	N/A	6 TREES

PLANTING NOTES

- THE UPLAND HABITAT AREA THAT IS IMPACTED BY IS 173,870 SQUARE FEET OR 3.98 ACRES.
- VERIFY ALL QUANTITIES SHOWN TO BE AS REQUIRED ON SITE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACTUAL NUMBERS NEEDED TO IMPLEMENT PLAN ELEMENTS AS SHOWN.
- ALL MATERIALS ARE SUBJECT TO APPROVAL BY OWNER OR OWNER'S AGENT. NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR APPROVAL OF OWNER OR OWNER'S AGENT.
- BED PREPARATION - SCARIFY BED AREAS OF EXISTING VEGETATION. SPREAD COMMERCIAL COMPOST 3" THICK OVER BED AND TILL 12" INTO EXISTING TOPSOIL. RAKE SMOOTH PRIOR TO PLANTING AND MULCH AS SPECIFIED.
- PLANT BACKFILL - MIX 1 PART COMMERCIAL COMPOST WITH 2 PARTS SANDY LOAM TOPSOIL AND 2 PARTS ORIGINAL EXCAVATED SOIL. APPLY ROOT STIMULATOR AND A TRACE OF EARTHORM CASTINGS TO PLANT PIT PRIOR TO BACKFILLING IN SEVERAL LAYERS WITH SOIL MIX. EACH WATERED AND SETTLED PRIOR TO APPLYING THE NEXT SOIL COURSE.
- UNLESS NOTED ON OTHER IRRIGATION PLANS, ALL NATIVE GRASSES PLANTED TO SATISFY UPLAND HABITAT MITIGATION SHALL BE TEMPORARILY IRRIGATED BY LANDSCAPE CONTRACTOR.
- MULCH ALL TREES AND SHRUBS 3" DEEP AND GROUNDCOVERS 1 1/2" DEEP W/ SHREDDED HARDWOOD BARK.
- PLANT TREES 5' MINIMUM BEHIND EDGE OF WALKS OR CURBS.
- ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH ALL PARTICULARS ESTABLISHED WITHIN THE TOWN / DEVELOPER AGREEMENT.
- ALL SHADE AND ORNAMENTAL TREES SHOWN ON THESE PLANS SHALL BE COORDINATED WITH THE LANDSCAPE PLANS FOR THE SUBDIVISION, AND NOT BE DUPLICATED. TREES SHALL BE FIELD VERIFIED FOR LOCATION, AND SHALL NOT BE PLACED CLOSER THAN TWENTY (20) FEET FROM ANOTHER TREE.
- ALL VEGETATION DENOTED BY THE HATCHED CLOUD SHALL BE NATIVE GRASSES, ONE GALLON IN SIZE AT THE TIME OF PLANTING. NATIVE GRASSES SHALL CONSIST OF A MIXTURE OF THE FOLLOWING: SWITCHGRASS, BLUE GRAMMA, SIDE OATS, LITTLE BLUESTEM, MUHLY SPP, AND INDIAN GRASS.
- NO PLANTINGS SHALL BE PLACED IN THE 100 YEAR FLOOD PLAIN.
- ALL RE-VEGETATION AND TREE PLANTING SHALL BE FIELD LOCATED AROUND EXISTING TREES.
- PERMANENT TREE BUBBLERS SHALL BE PLACED ON ALL PROPOSED TREES. REFER TO IRRIGATION PLANS FOR DESIGNATED DRIIP ZONE VALVES.
- NATIVE GRASSES SHALL BE TEMPORARILY IRRIGATED UNTIL ESTABLISHMENT. MULTIPLE QUICK COUPLINGS VALVES ARE LOCATED ON THE IRRIGATION PLANS FOR HAND WATERING OF THESE GRASSES.

SITE NOTES:
ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM INSTALLED PER CITY AND STATE CODES.



STUDIO 13
DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per site plan & Upland Habitat changes	LWR	May 7, 2012
2	Revised lot for lift station (Lot 4X)	LWR	5/29/2012
3	Revised lot numbers per engineer	LWR	6/20/2012

#	CONSTRUCTION REVISIONS	BY	DATE

CONCEPT LANDSCAPE PLAN	PROJECT
SCREENING AND LANDSCAPE	CCM004
Ridge Bluff Estates	SHEET
Town of Flower Mound, Denton Co., Texas	PRE-1

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 6/25/2012
T C 9/04/2012
SEE FILE FOR CONDITIONS DP 02-10



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 COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL



CONCEPT LANDSCAPE PLAN	PROJECT
LANDSCAPE AND SCREENING	CCM00-
Ridge Bluff Estates	SHEET
Town of Flower Mound, Denton Co., Texas	PRE-2

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 4 day of September, 2012, by and between the TOWN OF FLOWER MOUND, TEXAS (the "Town"), JONATHON SUNG (the "Developer"), and the NORTH LAKE HIGHLANDS TWO HOMEOWNERS ASSOCIATION ("NLH2") as follows:

WITNESSETH:

WHEREAS, Developer is developing that certain real property located within the Town, situated in the M. Baker Survey, Abstract No. 107, including Lots 1, 2 and 3 of Block 4 of the North Lake Highlands Section 2 Subdivision, Denton County, Texas, comprising approximately 9.62 acres, more or less, and as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, the Property is generally located west of Simmons Road and south of Holly Lane in the Town; and

WHEREAS, Developer is developing the Property to be known as Ridge Bluff Estates; and

WHEREAS, the Property abuts and contains within its borders a part of the North Lake Highlands Section 2 Subdivision ("NLH2 Subdivision") and takes its primary access through the NLH2 Subdivision; and

WHEREAS, NLH2 is a Texas nonprofit corporation, membership in which corporation is limited to persons or entities owning property within NLH2 Subdivision;

WHEREAS, the NLH2 Subdivision is subject to certain restrictions that are recorded at Volume 453, Page 654 of the Deed Records of Denton County, Texas ("Deed Restrictions"); and

WHEREAS, a dispute exists between Developer and NLH2 regarding the application and impact of the Deed Restrictions upon Developer's ability to replat Lots 1, 2 and 3 of Block 4 of the North Lake Highlands Section 2 Subdivision in conjunction with the platting of and access to the Ridge Bluff Estates development ("Dispute"); and

WHEREAS, Developer and NLH2 have agreed to a number of limitations and conditions regarding the development of the Property as Ridge Bluff Estates, which limitations and conditions Developer and NLH2 wish to reduce to writing in order to resolve the Dispute without the need for or resort to litigation, and to obtain the support of NLH2 and its members, for the current Development Plan for the Property which is attached hereto as Exhibit B and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, by this Development Agreement, Developer agrees to a number of limitations and conditions regarding the development of the Property which are more stringent than the standards imposed by Town ordinances and development regulations and which

limitations and conditions may exceed the Town's authority to enforce but by which limitations and conditions Developer wishes to be bound to resolve the Dispute; and

WHEREAS, the Town has requested and the Developer and NLH2 have agreed that such limitations and conditions shall be embodied in a Development Agreement, executed by all parties and filed in the Deed Records of Denton County relating to these limitations and conditions.

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Town, NLH2, and Developer covenant and agree as follows:

1. The representations, covenants, and recitations set forth in the foregoing recitals and in this Agreement are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
2. Developer agrees and covenants that the Property shall contain no more than eighteen (18) buildable lots as referenced in the current Development Plan for the Property which is attached hereto as Exhibit B and incorporated herein by reference for all purposes allowed by law. It is provided however, that the number of buildable lots on the Property may be increased to a maximum of nineteen (19) buildable lots, subject to Developer's compliance with all then applicable Town ordinances and regulations, conditioned however on Developer's relocation of the sewer line serving the Property in an easement situated entirely outside of the NLH2 Subdivision running through and across the property currently owned by the Pearn family and up Cedarcrest, at no cost to Town.
3. Developer further agrees to deed restrict the Property to: a) limit the total number of buildable lots on the Property to no more than eighteen (18) buildable lots, or nineteen (19) buildable lots, depending upon the configuration of the sewer line to serve the Property as provided in this Development Agreement, (b) limit the use of the Property to residential uses, and (c) prohibit the use of any lot within NLH2 Subdivision as a roadway. Such restrictions shall be a covenant that runs with the Property. Further, Developer agrees that such deed restrictions/covenants relative to the number of buildable lots and permissible uses of the Property shall inure to the benefit of NLH2 and to any owner of property within NLH2 Subdivision, and such party or parties shall be authorized to institute any action, legal or otherwise deemed necessary by it to enforce said deed restriction/covenant.
4. Developer agrees that in the event Developer installs the sewer line along any path upon or across any portion of the NLH2 Subdivision, that:
 - a. Developer shall build such sewer lines in strict conformance to the Town's standards and as close to the edge of the pavement as such regulations permit; and
 - b. Developer will install such sewer lines by boring under all trees where the canopy is within the right-of-way, driveways, sidewalks, and roads rather than open-cutting a trench for the construction and installation of said sewer lines.

5. Prior to filing a record plat with the Town for approval, Developer shall again, in good faith, attempt to acquire the right-of-way for an extension of Cedarcrest to the Property, at no cost to the Town, so that Cedarcrest may be used as the primary entrance to the Ridge Bluff Estates development. If successful, Developer shall take all steps necessary under the Town's then applicable ordinances and regulations to amend the Development Plan and any plat or replat to modify the lot lay-out and make such right-of-way dedications as may be necessary to change the primary entrance to Ridge Bluff Estates to Cedarcrest at no cost to the Town.

6. Developer shall exercise its best efforts to resolve the drainage issues impacting the property situated at and about 4101 Holly Lane in conjunction with the development of the Property.

7. Developer shall prohibit (by signage, contract, or otherwise) the operation of any and all vehicles larger than a passenger car or a pick-up truck as well as any passenger cars or pick-up trucks pulling trailers (said vehicles which are utilized in the construction of Ridge Bluff Estates) (collectively "Construction Traffic") within the NLH2 Subdivision and the Property between the hours of 6:30 a.m. and 9:30 a.m. and between the hours of 3:00 p.m. and 7:00 p.m., and shall make a good faith effort to enforce such prohibition. The phrase "Construction Traffic" specifically includes any vehicles owned and/or operated by Developer and Developer's contractors, subcontractors and suppliers as well as any and all third parties that are providing or delivering supplies, materials or other items to the Property in conjunction with the development of the Property.

8. Developer shall prohibit (by signage, contract, or otherwise) Construction Traffic from parking along any street or in any right-of-way within the NLH2 Subdivision, to wit: Consolvo Drive, Mistletoe Drive, Oakdale Lane/Drive, Orly Lane, Oriole Drive, Holly Lane and Holly Place. Developer shall also not permit and shall prohibit any Construction Traffic from entering upon private property outside of the Property and within the NLH2 Subdivision for any reason without first obtaining the written permission of the property owner.

9. Developer shall comply with the Town's ordinances and regulations regarding the hours during which construction activities may be performed within and about the Property as follows:

a. Construction activity related to a building permit is limited to the hours between 7:00 a.m. and 7:00 p.m. on Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturday and Sunday;

b. Construction activity related to infrastructure is limited to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 9:00 a.m. and 5:00 p.m. Saturday, unless the Town approves an exception.

c. No unauthorized construction work will be performed, except for emergencies, on Town holidays or Sundays.

10. Developer shall prohibit any trash, tools or construction equipment that is used in conjunction with or related to construction activities within and about the Ridge Bluff Estates development from being left, stored, abandoned, stockpiled or parked outside of the Property and within the NLH2 Subdivision, and shall make every reasonable effort to enforce such prohibition
11. Developer shall promptly, and within twenty-four (24) hours of any occurrence, report to Town any damage caused to the roadways within the NLH2 Subdivision by Construction Traffic and/or construction activities performed within and about the Ridge Bluff Estates development. Developer shall promptly reimburse the Town any and all costs and expenses incurred by Town to repair such damage.
12. Developer shall install landscape screening buffers at least at the following locations:
 - a) along the northern boundary of the Property, as it abuts the south side of Holly Lane, in accordance with the concept landscape design plan attached hereto as **Exhibit C** and incorporated herein by reference as such concept landscape design plan may hereafter be approved, adopted or amended by action of the Planning and Zoning Commission and/or Town Council;
 - b) as a protective visual screen for the exposed gas meter situated at the end of Holly Lane on or about the property identified as 1621 Holly Place (the Linda Jacobs property). Developer and the owner of the property situated at 1621 Holly Place shall endeavor to agree upon the design of such landscape buffer and Developer shall install such landscaping prior to Town's final acceptance of the Ridge Bluff Estates Subdivision.
13. Developer shall instruct all Construction Traffic to exercise the utmost care and caution when traveling into, through and about the NLH2 Subdivision and to pay special care and attention to school buses and emergency vehicles traveling into, through and about the NLH2 Subdivision.
14. Developer shall not intentionally damage or injure the character of the NLH2 Subdivision and the health, safety and welfare and, to the extent reasonably practicable, the convenience of its residents.
15. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in Denton County, Texas.
16. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Flower Mound, Texas
 2121 Cross Timbers Road
 Flower Mound, Texas 75028
 Attn: Town Manager's Office

If to Developer: Jonathon Sung
 1755 Willinton Place
 Suite 100
 Dallas, Tx 75234

If to NLH2: Michael Craig Christian
 President
 North Lake Highlands Two
 Homeowners Association
 4017 Oakdale Lane
 Flower Mound, Texas 75022

17. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).

18. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.

19. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein.

20. The Town Council shall authorize the Mayor of the Town of Flower Mound to execute this Agreement on behalf of the Town.

21. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

22. This Agreement shall be filed in the deed records of Denton County, Texas. Upon any sale or other transfer of ownership rights in the Property, Owner shall notify the Town in writing of such sale or transfer within ten (10) business days of such sale or transfer.

23. This Agreement is and shall be binding upon Developer, its successors, heirs, assigns, grantees, vendors, trustees, representatives, and all others holding any interest in the Property, now or in the future.

24. This Agreement is and shall be binding upon NLH2 and its successors, assigns, grantees, vendors, trustees, representatives.

25. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto, and shall be enforceable by Developer, NLH2, the owners of property within NHL2 Subdivision, and the Town of Flower Mound to the extent provided herein. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind Developer to same. NLH2 hereby warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind NLH2 to same.

26. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to mediation.

27. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town as a condition of record plat approval for the development of this Property are roughly proportional or roughly proportionate to the proposed development's anticipated impact. (These exactions may include but are not limited to the making of dedications or reservations of land, the payment of fees, the construction of facilities, and the payment of construction costs for public facilities.) **Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with § 212.904 of the Texas Local Government Code; however, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under § 212.904 of the Texas Local Government Code regarding or related to the cost of those municipal infrastructure improvements required for the development of the Property.**

28. Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Texas Local Government Code. Both Developer and the Town further agree to waive and release all claims one may have against the other related to any and all rough proportionality and individual determination requirements mandated by the United States Supreme Court in *Dolan v. City of Tigard*, 512 U.S. 374 (1994), and its progeny, as well as any other requirements of a nexus between development conditions and the projected impact of the terms of this Agreement. Developer further acknowledges that the benefits of zoning and platting have been accepted with full knowledge of potential claims and causes of action which may be raised now and in the future, and Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. **Developer shall indemnify and hold harmless Town from any claims and suits of third parties, including but not limited to Developer's successors,**

assigns, grantees, vendors, trustees or representatives, brought pursuant to this Agreement or the claims or types of claims described in this paragraph.

29. NLH2 has been represented by legal counsel in the negotiation of this Agreement and been advised, or have had the opportunity to have legal counsel review this Agreement and advise NLH2, regarding NLH2's rights under Texas law regarding the Dispute. NLH2 agrees to publicly support the Development Plan, and any plat which is in compliance with this Development Agreement.

30. It is specifically understood and agreed by Developer and NLH2 that the Town shall have no obligation, and legally is not obligated, to enforce those provisions of this Agreement that relate to agreements or understandings between Developer and NLH2.

31. NLH2 and Developer shall both be entitled to enforce the provisions of this Agreement.

32. **Developer and NLH2 hereby agree to release, indemnify and hold harmless Town from and against any claims and suits arising out of or in any way related to the Town's enforcement or non-enforcement of this Agreement it being specifically understood that with the exception of the exercise of any governmental authority and functions set out herein that the other parties to this Agreement may have individual rights or remedies which such parties may enforce at equity or at law.**

33. The Developer shall be subject to all applicable ordinances of the Town, whether now existing or in the future arising.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

THE TOWN:

TOWN OF FLOWER MOUND, TEXAS

By: Thomas Hayden
Name: **THOMAS E. HAYDEN**, Mayor

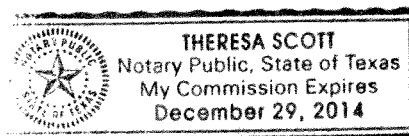
STATE OF TEXAS)
)
COUNTY OF DENTON)

This instrument was acknowledged before me on the 4 day of September, 2012, by Thomas E. Hayden, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.

Theresa Scott
Notary Public, State of Texas

My Commission Expires:

December 29, 2014



DEVELOPER:

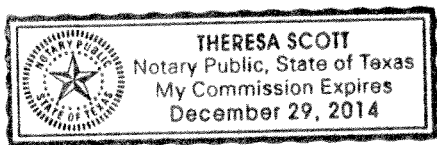
JONATHON SUNG

By: _____

JONATHON SUNG

STATE OF TEXAS)
)
COUNTY OF DENTON)

This instrument was acknowledged before me on the 4 day of SEPT., 2012, by Jonathon Sung known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same for the consideration set forth therein.



Theresa Scott
Notary Public, State of Texas

My Commission Expires:

DECEMBER 29, 2014

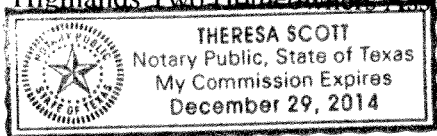
NLH2:

NORTH LAKE HIGHLANDS TWO
HOMEOWNERS ASSOCIATION,

By: 
MICHAEL CRAIG CHRISTIAN, President

STATE OF TEXAS)
)
COUNTY OF DENTON)

This instrument was acknowledged before me on the 4 day of SEPT., 2012, by Michael Craig Christian, in his capacity as President of the North Lake Highlands Two Homeowners Association, known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same for the benefit of and on behalf of the North Lake Highlands Two Homeowners Association for the consideration and benefits set forth therein.




Notary Public, State of Texas

My Commission Expires:

DECEMBER 29, 2014

EXHIBIT "A"

Description of Property

LEGAL DESCRIPTION:

A 9.62 acre tract of land situated in the M. BAKER SURVEY, ABSTRACT NO. 107 conveyed to Jonathon Sung, as described by deed recorded under County Clerk File No. 02-130357 and 2010-8104, of the Denton County Deed Records, (D.C.D.R.) and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found for the northwest corner of said Jonathon Sung tract, same point being in the south line of future Holly Lane (a 35 foot wide right-of-way);

THENCE SOUTH 89° 44' 38" EAST, to a point being the southeast corner of said future Holly Place right-of-way, a distance of 137.72 FEET;

THENCE NORTH 00° 54' 48" EAST, to a point being the southeast corner of said future Holly Place right-of-way, a distance of 105.07 FEET;

THENCE SOUTH 89° 53' 17" EAST, to a point being the along the said future Holly Place right-of-way, a distance of 277.53 FEET;

THENCE SOUTH 00° 54' 48" WEST, a distance of 97.73 FEET to a point being the southwest corner of a tract of land conveyed to Steve Joseph Currie, as described in Document Number 2011-91148 of the Denton County Deed Records;

THENCE SOUTH 89° 40' 39" EAST, a distance of 128.73 FEET to a point for corner, same point being in the property line of a tract of land conveyed to Federal Home Loan Mortgage Corporation, as described in Document Number 2010-114031 of the Denton County Deed Records;

THENCE SOUTH 00° 27' 13" EAST, a distance of 73.83 FEET to a point marked by a CORP OF ENGINEER (COE) Monument, same point being the southwest corner of said Melanie B. Baugh & Frances M. Pearn tract;

THENCE SOUTH 27° 05' 21" EAST, to a point for the southeast corner of said Jonathon Sung tract a distance of 442.28 FEET, same point being a COE Monument;

THENCE SOUTH 34° 33' 35" WEST, a distance of 237.81 FEET to a point marked by a COE Monument, same point being along the south line of said Jonathon Sung tract;

THENCE NORTH 73° 38' 20" WEST, to a point along the south line of said Jonathon Sung tract a distance of 148.24 FEET, same point being a COE Monument;

THENCE SOUTH 76° 49' 43" WEST, a distance of 171.70 FEET along the south line of said Jonathon Sung tract to a point marked by a COE Monument;

THENCE NORTH 63° 53' 36" WEST, to a point being the southwest corner of said Jonathon Sung tract a distance of 315.21 FEET, same point being a COE Monument;

THENCE NORTH 02° 04' 27" WEST, a distance of 516.97 along the west line of said Jonathon Sung tract, to the POINT OF BEGINNING and containing a total of 9.62 acres of land more or less and being subject to any and all easements that may affect.

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, Texas this property DOES NOT appear to not be within the Special Flood Hazard Area (100-year flood plain), Map Panel Number: 48121C0540 E, Dated: April 2, 1997 and is located in Zone "X".

Base of Bearing is SOUTH 27 DEGREES 05 MINUTES 21 SECONDS
being the EAST line of that tract of land conveyed to JONATHAN
SUNG or described by plat recorded in Document Number
02-136357 and 2010-8104 of the plat records of Denton County,
Texas.

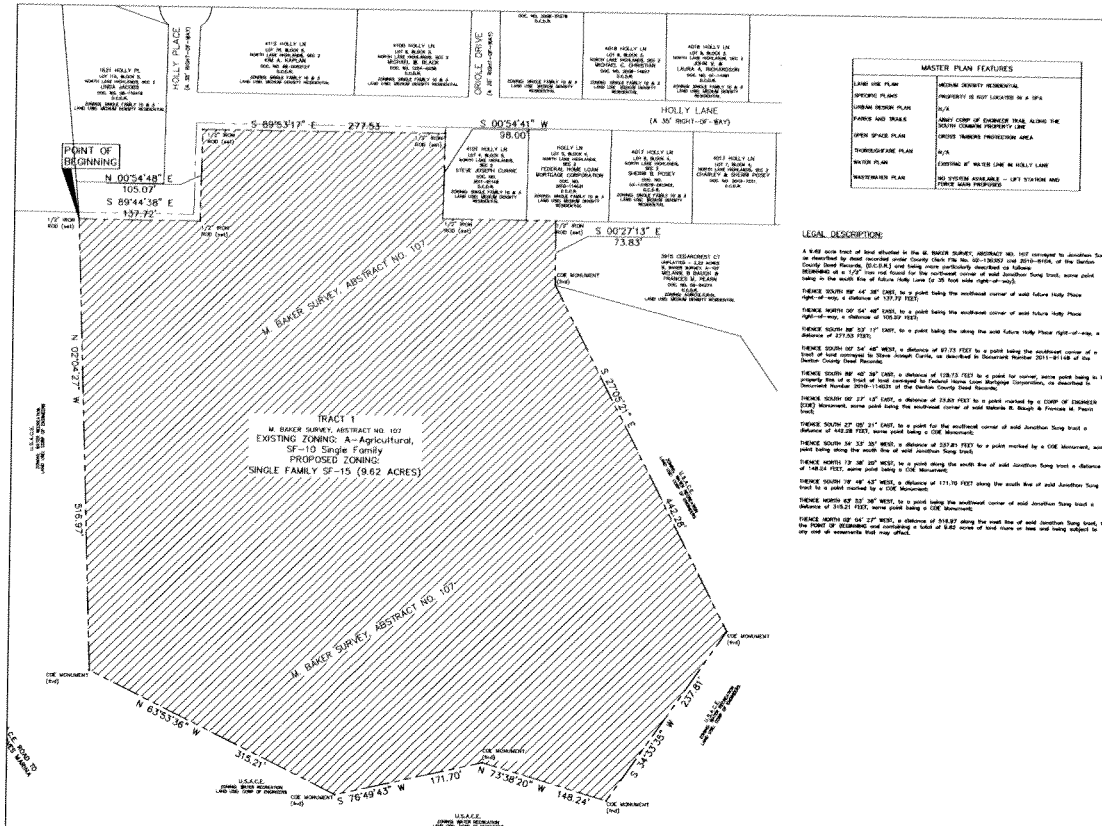
TOWN OF FLOWER AROUND BM JUST: A 2" DIAMETER
DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER
AROUND" SET IN A CONCRETE STREET NEAR THE
CENTER OF A CUL-DE-SAC ON KENTMORE DRIVE
JUST EAST OF DALTON DRIVE.

ELEV=617.38

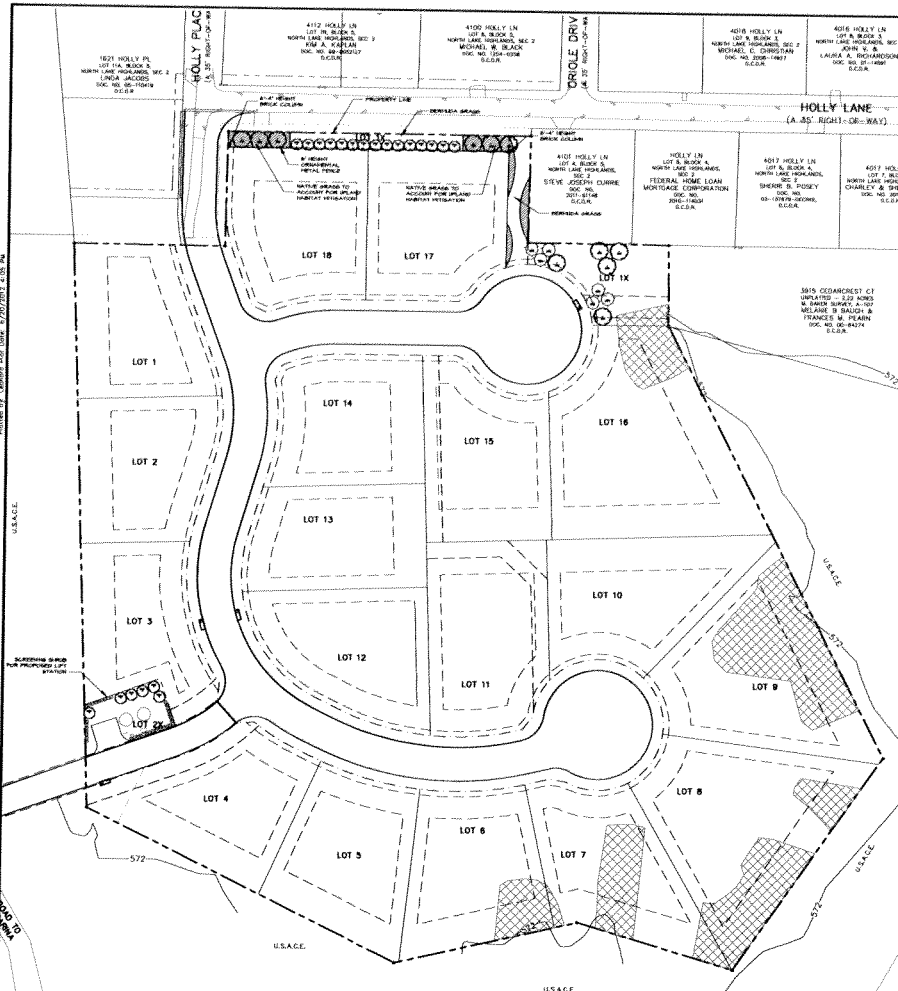
BEING A 9.00-ACRE TRACT OF LAND OUT OF THE
M. BAKER SURVEY, ABSTRACT NO. 107,
AN ADDITION TO THE TOWN OF FLOWER MOUND,

ENGINEER:
**CRANNELL, CRANNELL &
MARTIN ENGINEERING**
CONTACT: JEFF CRANNELL
TYPE FIRM #605
2470 FM 407, SUITE 200
HIGHLAND VILLAGE, TX 75067
Phone: (972) 691-6633
Fax: (972) 691-6628

MAY 31, 2012 SHEET 1 OF 3







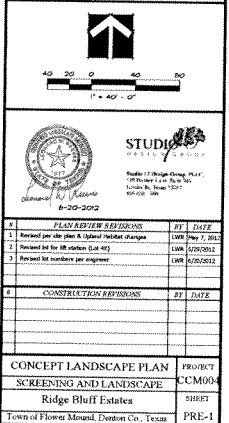
PLANT LIST					
SYMBOL COMMON/BOTANICAL NAME		SIZE	SPACING	QTY	REMARKS
CT	CANDY TREE	5' CALIPER	AS SHOWN	8	
	BUR OAK / QUERCUS MACROCARPA	5' CALIPER	AS SHOWN	11	6' HIGHEST SPREAD; HIGHEST T. HEIGHT; FULL ROUNDED HEAD & SPREAD BRANCHING HEIGHT; MODERATE GROWTH
	ROSE HAWK DORRIDGE / CORONIS DRUMMONDI	5' CALIPER	AS SHOWN	6	6' HIGHEST SPREAD; HIGHEST T. HEIGHT; FULL ROUNDED HEAD & SPREAD BRANCHING HEIGHT; MODERATE GROWTH
	EASTERN RED CEDAR / JANTERUS VIRGINIANA	5' CALIPER	AS SHOWN	21	6' HIGHEST SPREAD; HIGHEST T. HEIGHT; FULL ROUNDED HEAD & SPREAD BRANCHING HEIGHT; MODERATE GROWTH
	NATIVE GRASSES TO INCLUDE: BLUESTEM HALEY ST. P. AND INDIAN GRASS	1' BALLON	50' O.C.	1300	FULL PLANTS
6	NELLIE M. STEVENS HOLLY / ILEX X NELLIE M. STEVENS	5' BALLON	50' O.C.	31	FULL PLANTS

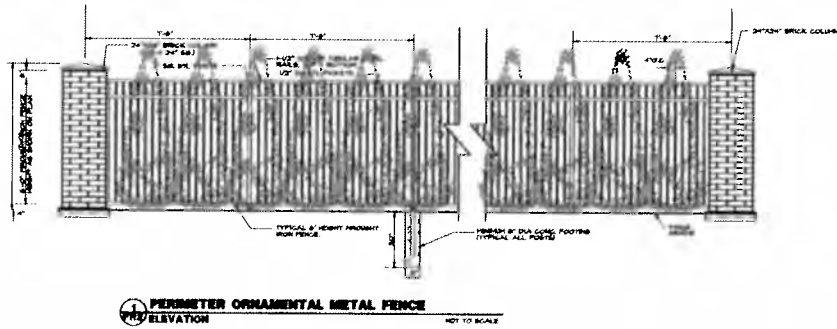
STREET BUFFER LANDSCAPING		
	REG. BUFFER WIDTH	PROVIDED
HOLLY LANE	15'	15'

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (L.F.)	REQUIRED	PROVIDED
N/A	N/A	N/A	6 TREES

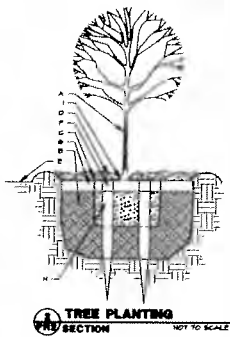
- [illegible]

SITE NOTES:
ALL LANDSCAPE AREAS TO BE IRRIGATED BY AN
UNDERGROUND AUTOMATIC IRRIGATION SYSTEM
INSTALLED PER CITY AND STATE CODES.

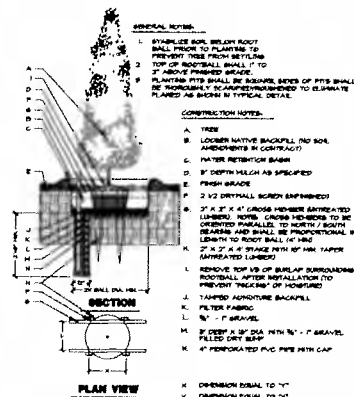




PERIMETER ORNAMENTAL METAL FENCE
ELEVATION



TREE PLANTING
SECTION NOT TO SCALE



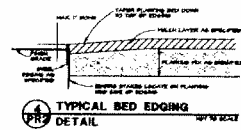
NOTES:

- REMOVE TOP 18" OF DRAINAGE AROUND ROOTBALL, NURSERY SPECIES AND ALL WEEDS, STRENS, ETC. FROM AROUND TRUNK.
- TREE SHARP TO BE INSTALLED ONLY WHERE THERE PITS ARE, 24 HOUR POLLINATION TEST. NOTIFY OTHERS REPRESENTATIVE OF ALL FAILED TESTS BEFORE INSTALLING SHARP.

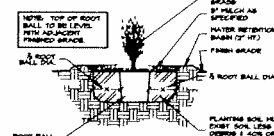
EVERGREEN TREE PLANTING

DETAIL:

NOT TO SCALE

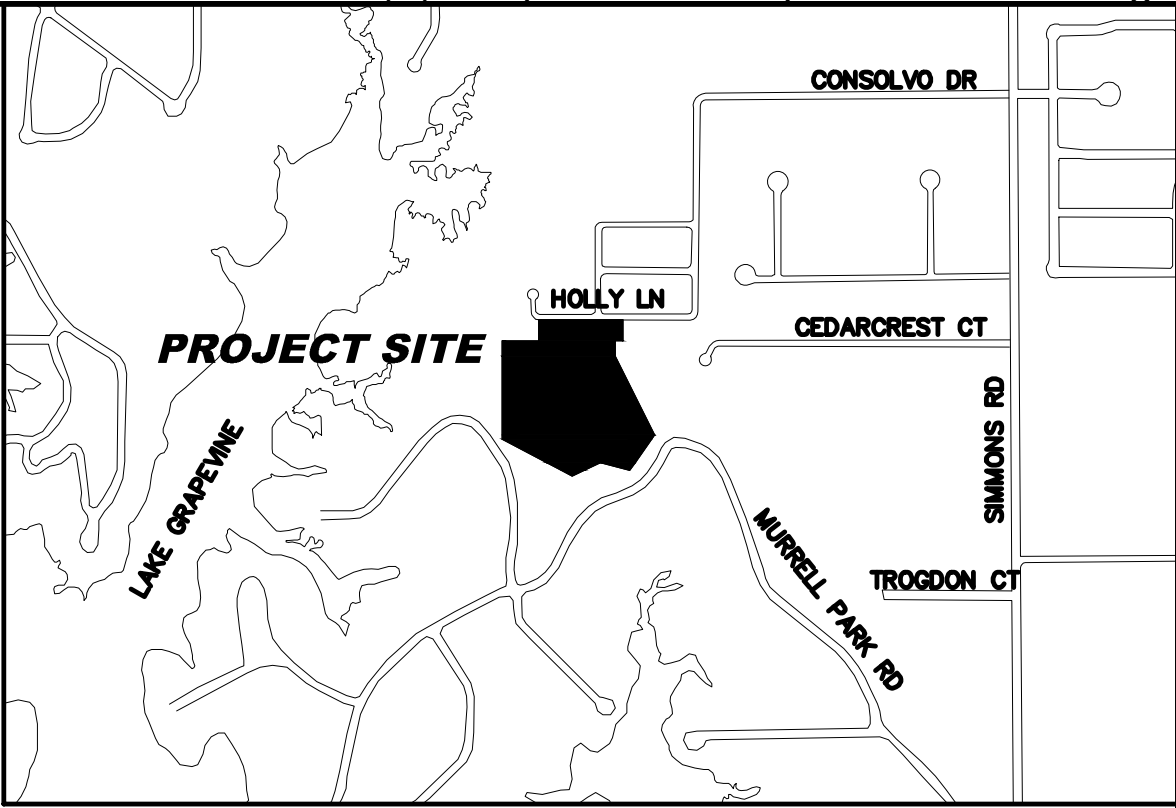


4
PR2 TYPICAL BED EDGING
DETAIL



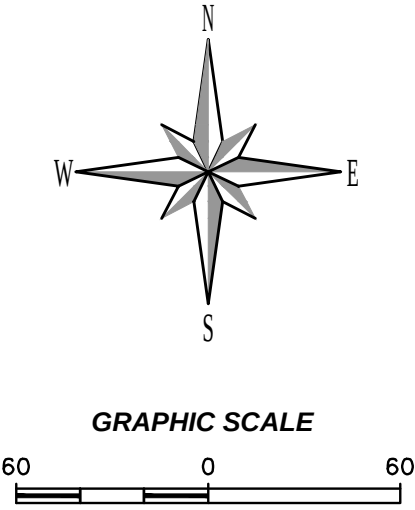
POCKET PLANTING ORNAMENTAL GRASS DETAIL

		STUDIOS ARCHITECTS P.C.	
<i>Design & Architecture</i>		Studio: 10 Ridgeway Square, P.O. Box 100 The Meadows • Littleton, CO 80120 303.741.1000	
A	PLAN REVIEW AFFIDAVIT	BY	DATE
1	Reviewed per site plan & different fielded changes	1/06	May 1, 2012
2	Reviewed for the 10 minutes E-2 (40)	1/06	10/26/2012
3	Reviewed for nonconformity per signage	1/06	10/26/2012
B	CONSTRUCTION AFFIDAVIT	BY	DATE
CONCEPT LANDSCAPE PLAN LANDSCAPE AND SCREENING Ridge Bluff Estates Town of Flower Mount, Cherokee Co., Texas		PROJECT NO. CC0000	
Town of Flower Mount, Cherokee Co., Texas		SHEET PRE-2	



VICINITY MAP
SCALE: 1"=1000'

MASTER PLAN FEATURES	
LAND USE PLAN	MEDIUM DENSITY RESIDENTIAL
SPECIFIC PLANS	PROPERTY IS NOT LOCATED IN A SPA
URBAN DESIGN PLAN	N/A
PARKS AND TRAILS	ARMY CORP OF ENGINEER TRAIL ALONG THE SOUTH COMMON PROPERTY LINE
OPEN SPACE PLAN	CROSS TIMBERS PROTECTION AREA
THOROUGHFARE PLAN	N/A
WATER PLAN	EXISTING 8" WATER LINE IN HOLLY LANE
WASTEWATER PLAN	NO SYSTEM AVAILABLE - LIFT STATION AND FORCE MAIN PROPOSED



LOT AND BLOCK ANALYSIS		
BLOCK A		
LOT	SIZE (S.F.)	SIZE (Acres)
1	16,270	0.37
2	15,060	0.35
3	15,584	0.36
4	16,127	0.37
5	15,261	0.35
6	18,676	0.43
7	15,866	0.36
8	25,280	0.58
9	26,579	0.61
10	20,932	0.48
11	21,957	0.50
12	17,921	0.41
13	17,179	0.39
14	15,878	0.36
15	15,954	0.37
16	25,191	0.58
17	15,284	0.35
18	16,470	0.38
X LOTS		
LOT	SIZE (S.F.)	SIZE (Acres)
1X	6,563	0.15
2X	2,007	0.05
3X	6,314	0.14
4X	76,127	1.75

SMALLEST LOT SIZE=15,060 S.F./0.35 ACRES
LARGEST LOT SIZE=26,579 S.F./0.61 ACRES
AVERAGE LOT SIZE=18,457 S.F./0.42 ACRES
TOTAL LOTS=20
TOTAL BUILDABLE LOTS=18,
LOT 2X DEDICATED TO THE TOWN OF FLOWER MOUND
PARK AREA=N/A
FLOODPLAIN=N/A

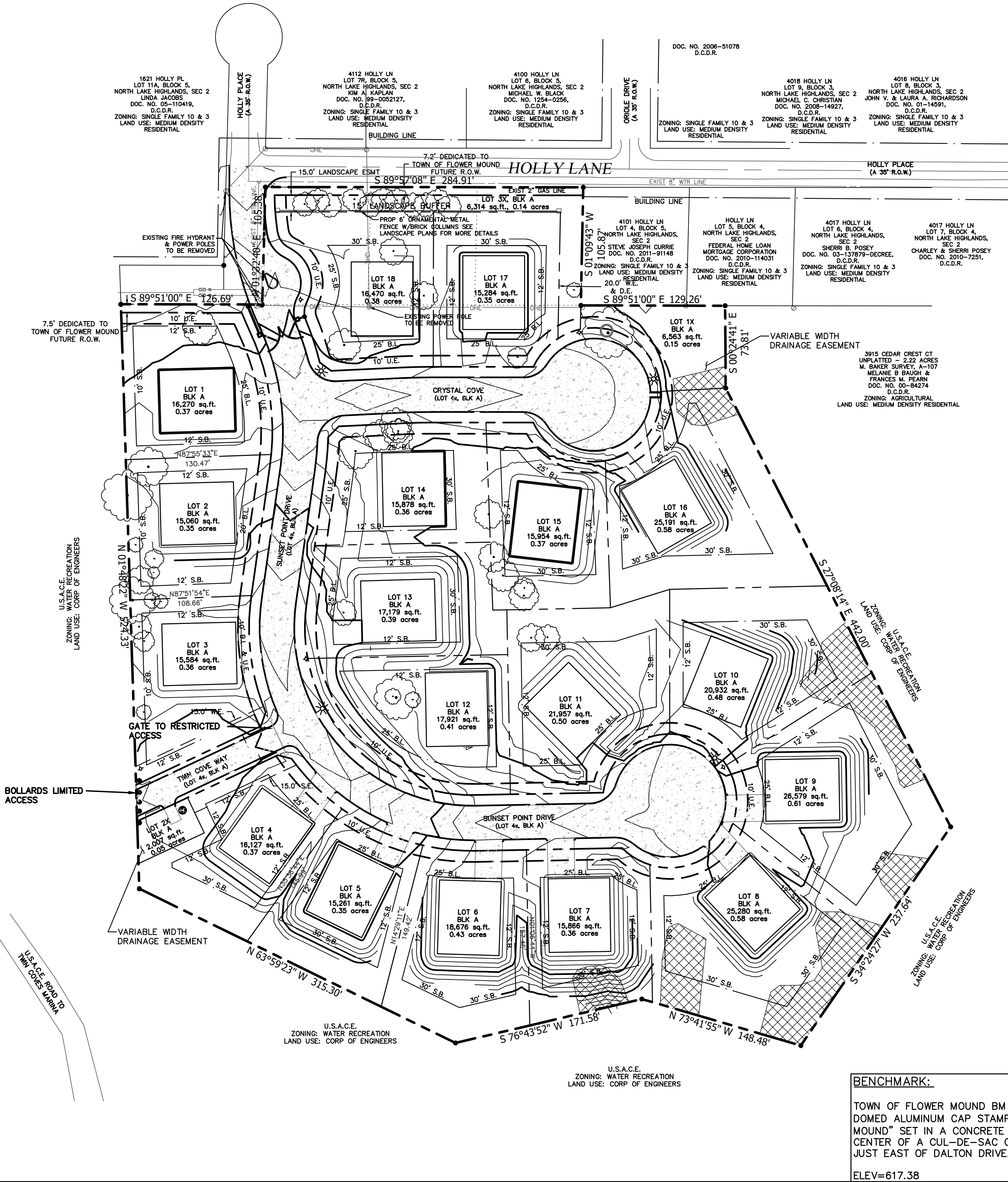
LEGEND	
	PROPOSED FIRE HYDRANT
	PROPOSED PAVEMENT
	GRADING LIMITS-- STEEP SLOPED AREAS
	PROPOSED DRAINAGE FLOW
	EXISTING SPECIMEN TREE
	W.E. WATER EASEMENT
	S.E. SEWER EASEMENT
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	B.L. BUILDING LINE
	S.B. SETBACK

ZONING DISTRICT	
ZONING STANDARD	PD-127 WITH SF-15 USES
MIN. LOT SIZE	15,000 SF
MIN. LOT WIDTH	80 FEET
MIN. AREA/UNIT	1,800 SQ FEET
MIN. FRONT YARD	25 FEET EXCEPT 20 FEET ON LOT 2 AND 10 FEET ON LOT 3
MIN. SIDE YARD	12 FEET
MIN. REAR YARD	30 FEET, 10 FEET ON LOTS 1, 2 & 3
MAX. LOT COVERAGE	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES/35 FEET

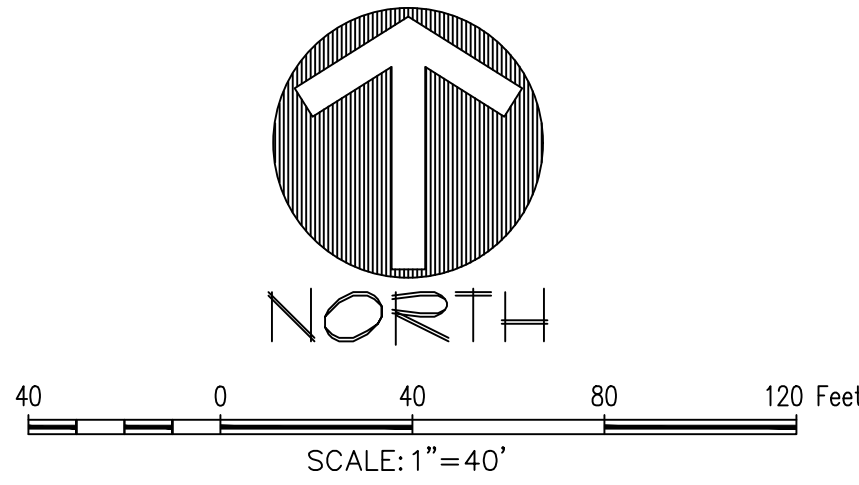
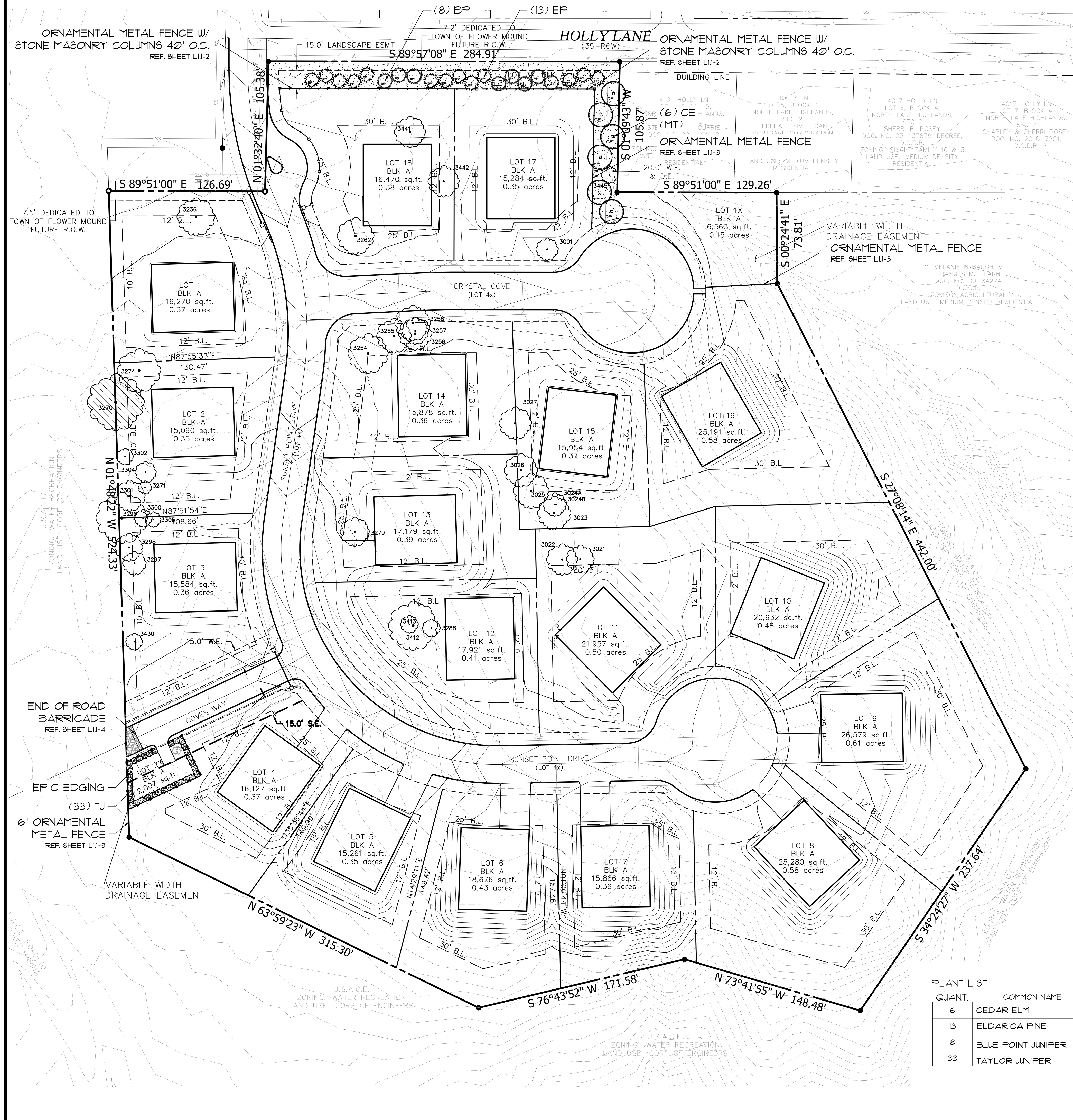
FOR INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
CHARLES F. DIBRELL, P.E.
P.E. NO. 85432
DATE: SEPTEMBER 11, 2018
AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.

NOTES:

- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS 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 HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL 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 ENTRIES.
- LOTS 1X AND 3X ARE UN-BUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- A 6' ORNAMENTAL METAL FENCE WITH BRICK COLUMNS SHALL BE CONSTRUCTED WITHIN A LANDSCAPE EASEMENT ALONG LOT 3X.
- LOT 2X WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR OPERATION OF SANITARY LIFT STATION.
- PROPOSED SANITARY SEWER LIFT STATION WET WELL & METER VAULT TO BE SIZED FOR AN APPROXIMATED 3.5 GPM ANTICIPATED FLOW FROM THE U.S.A.C.E. PROPERTY. PUMPS TO BE SIZED FOR THE PROPOSED SUBDIVISION AT THE TIME OF CONSTRUCTION. FUTURE PUMP SIZE TO BE UPDATED BY U.S.A.C.E. TO ACCOMMODATE FOR ADDITIONAL FLOW.
- FLOOD ZONE ANALYSIS - REQUIRED/NOT REQUIRED.
- RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
- ENVIRONMENTAL PROTECTION PLAN - REQUIRED.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL PAVING IS LOCAL RESIDENTIAL ROADWAYS WILL BE CONCRETE CURB AND GUTTER.
- ALL OVERHEAD UTILITIES AND POWER POLES TO BE REMOVED OR PLACED UNDERGROUND.
- PLAT CANNOT BE APPROVED UNTIL THE UNITED STATES ARMY CORP. OF ENGINEERS PROVIDES WRITTEN APPROVAL OF CONSTRUCTION PLANS.
- ALL DESIGNED DRAINAGE DISCHARGED ONTO THE U.S.A.C.E. PROPERTY WILL TO NOT EXCEED 5 FEET PER SECOND.
- FINAL DESIGN OF CONCRETE SECTION OF ACCESS ROAD TO U.S.A.C.E. PROPERTY WILL BE ELEVATED, AND INLETS ADDED TO DIVERT DRAINAGE FROM GRAVEL PORTION TO ADJACENT LOTS.
- PROPOSED GEO-TECH GRID W/ 6" CONCRETE EDGING TO BE DESIGNED ON U.S.A.C.E. PROPERTY TO FOLLOW NATURAL TERRAIN.
- LOTS 3 AND 4 SHALL NOT HAVE SIDE ENTRY GARAGES OFF TWIN COVES WAY.
- LOT 4X, BLK A SHALL BE DEDICATED TO THE H.O.A. AS A PRIVATE STREET AND PRIVATE DRAINAGE EASEMENT FOR PERPETUAL MAINTENANCE. LOT 4X, BLK A SHALL ALSO BE DEDICATED TO THE TOWN OF FLOWER MOUND AS A PUBLIC WATER AND PUBLIC SEWER EASEMENT.



BENCHMARK:
TOWN OF FLOWER MOUND BM #31: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET NEAR THE CENTER OF A CUL-DE-SAC ON KENTMORE DRIVE JUST EAST OF DALTON DRIVE.
ELEV=617.38



LEGEND

- EXISTING SPECIMEN TREE
- EXISTING PROTECTED TREE
- (CE) CEDAR ELM
Ulmus crassifolia
- (EP) ELДАРICA PINE
Pinus brutia
- (BP) BLUE POINT JUNIPER
Juniperus chinensis 'Blue Point'
- (TJ) TAYLOR JUNIPER
Juniperus virginiana 'Taylor'
- ORNAMENTAL METAL FENCE B/W MASONRY COLUMNS
- ORNAMENTAL METAL FENCE
- END OF ROAD BARRICADE

(MT) = MITIGATION TREE

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Sunset Point at Twin Coves

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Holly Lane		15 ft.	Min. 15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Holly Lane - 285 l.f.	10 (3" cal.) trees	16 (3" cal.) trees

NOTE:
A PROTECTIVE VISUAL SCREEN IS REQUIRED FOR THE EXPOSED GAS METER SITUATED AT THE END OF HOLLY LANE ON OR ABOUT THE PROPERTY IDENTIFIED AS 1621 HOLLY PLACE (THE LINDA JACOBS PROPERTY). DEVELOPER AND THE OWNER OF THE PROPERTY SITUATED AT 1621 HOLLY PLACE SHALL ENDEAVOR TO AGREE UPON THE DESIGN OF SUCH LANDSCAPE BUFFER AND DEVELOPER SHALL INSTALL SUCH LANDSCAPING PRIOR TO TOWN'S FINAL ACCEPTANCE OF THE RIDGE BLUFF (SUNSET POINT) ESTATES SUBDIVISION.

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
6	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	Per Plan	Single Trunk
13	ELДАРICA PINE	<i>Pinus brutia</i> var. <i>eldarica</i>	3" cal.	10'-12'	Per Plan	Single Trunk
8	BLUE POINT JUNIPER	<i>Juniperus chinensis 'Blue Point'</i>	30gal.	6'-8'	Per Plan	Full
33	TAYLOR JUNIPER	<i>Juniperus virginiana 'Taylor'</i>	30gal.	7'-8'	Per Plan	Full

SUNSET POINT ESTATES AT TWIN COVES

LANDSCAPE PLAN

17394

L1.0

McADAMS

G&A

SUNSET POINT ESTATES AT TWIN COVES

in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

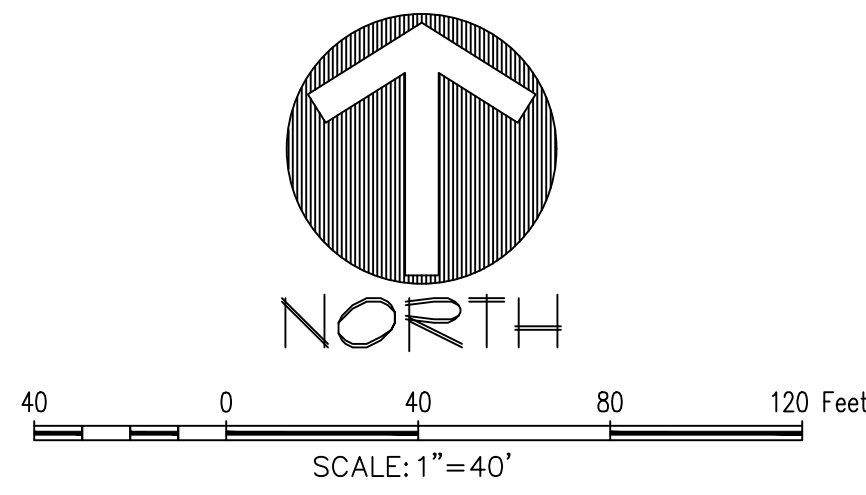
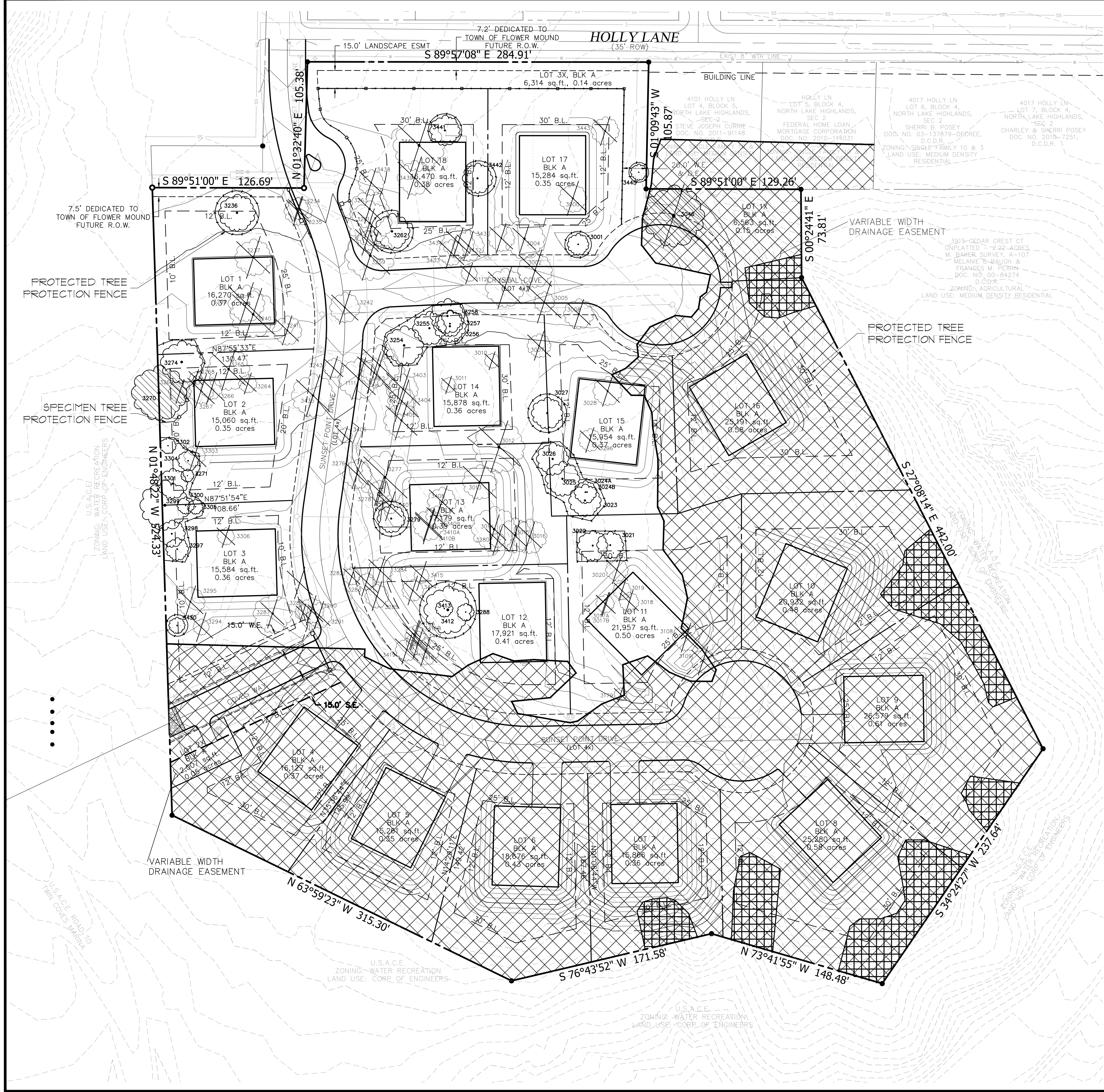
Drawn By: MH
Date: 07/26/2018
Scale: 1"=40'
Revisions:

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/14/2018

STATE OF TEXAS
791

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.456.8770 Fax
940.240.1012
TBP#: 19762 TBP#: 10184440
www.mcadamsco.com

1.1)



LEGEND

- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- UPLAND WOODED HABITAT
- SLOPE GREATER THAN 12%
- SPECIMEN TREE PROTECTION FENCE
- PROTECTED TREE PROTECTION FENCE

NOTES:
UPLANT WOODED HABITAT = 4.79 ACRES
THIS TREE SURVEY IS USING THE 2008 TREE ORDINANCE STANDARDS.
THERE WILL BE NO IMPACTS TO SLOPES GREATER THAN 12% ON THIS SITE.
UPLAND WOODED HABITAT AND TREE MITIGATION FEES TO BE PAID AT PRE-CONSTRUCTION MEETING.

OUTSIDE UWH TREE MITIGATION TABLE	
TOTAL PROTECTED TREES	120
(-) TOTAL PROTECTED TREES SAVED	33
TOTAL PROTECTED TREES TO BE REMOVED	87
PROTECTED TREES TO BE BE MITIGATED W/IN B.A. (AT A 1:1 RATE PER TREE)	87
(-) CREDITS FOR SPECIMEN TREE TO BE SAVED W/ THE B.A. (TREE #3270 - A 25.5 CAL. POST OAK)	5
(+) PROTECTED TREES SAVED WITHIN THE B.A.	33
TOTAL B.A. TREE MITIGATION	49
(+) MITIGATION FOR PROTECTED TREES REMOVED O.B.A.	N/A
*THERE WOULD BE NO TREE MIGATION FOR TREE #3046 (MITIGATION FOR THIS TREE IS COVERED IN UWH FEE)	N/A
(-) PLANTED MITIGATION TREES (3" CAL.) - REF. LANDSCAPE PLAN	6
TOTAL TREE MITIGATION	43
TREE MITIGATION FEE CALCULATION	
(43) TREES X 3" = 129" x \$125/CAL. INCH = \$16,125	\$16,125
UPLAND WOODED HABITAT MITIGATION FEE CALCULATION	
(4.79) ACRES x \$15,000/ACRE = \$71,850	\$71,850
*TOTAL ENV FEES OWED AT THE PRE-CON	\$87,975

SUNSET POINT ESTATES AT TWIN COVES

in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

17394

T1.0

THE JOHN R. MCADAMS
Company, Inc.
(DBA: GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.406.8778 Fax
940.240.1012
TBP#: 19762 TBPIS: 0104440
www.mcadamsco.com

MCADAMS

GSA

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION.
THIS DOCUMENT IS NOT INTENDED FOR
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSAPPE
DATED 9/10/2018

STATE OF TEXAS
791

Drawn By: MH
Date: 07/26/2018
Scale: 1"=40'
Revisions:

LIST #	TREE #	SIZE	Common Name	Scientific Name	Remarks	Specimen	Status	Removal	Mitigation	UWH
1	1111	19	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	ROW/ESMT	1	N
2	1112	7.5	CEDAR ELM	ULMUS CRASSIFOLIA			Remove	ROW/ESMT	1	N
3	3000	13	CHITTAMWOOD OAK	BUMELIA LANUGINOSA	Multi-trunk		Remove	Buildable Area	1	N
4	3001	10	POST OAK	QUERCUS STELLATA			Remain		0	N
5	3002	16	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	ROW/ESMT	1	N
6	3003	18	POST OAK	QUERCUS STELLATA			Remove	ROW/ESMT	1	N
7	3004	19	CHITTAMWOOD OAK	BUMELIA LANUGINOSA	Multi-trunk		Remove	Grading	1	N
8	3005	9.5	POST OAK	QUERCUS STELLATA			Remove	ROW/ESMT	1	N
9	3007	11	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Grading	1	N
10	3008	14	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
11	3010	7	CEDAR ELM	ULMUS CRASSIFOLIA			Remove	Buildable Area	1	N
12	3011	7	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Buildable Area	1	N
13	3012	24	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	Buildable Area	1	N
14	3013	16	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Buildable Area	1	N
15	3014	21	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	Buildable Area	1	N
16	3015	16	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	Buildable Area	1	N
17	3016	16	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
18	3017 A	8	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
19	3017 B	8.5	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
20	3018	9	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
21	3019	8.5	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
22	3020	10.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
23	3021	12.5	POST OAK	QUERCUS STELLATA			Remain		0	N
24	3022	14	POST OAK	QUERCUS STELLATA			Remain		0	N
25	3023	15	POST OAK	QUERCUS STELLATA	Multi-trunk		Remain		0	N
26	3024 A	10.5	POST OAK	QUERCUS STELLATA			Remain		0	N
27	3024 B	7	TEXAS ASH	FRAXINUS TEXANA			Remain		0	N
28	3025	16	POST OAK	QUERCUS STELLATA			Remain		0	N
29	3026	15	POST OAK	QUERCUS STELLATA			Remain		0	N
30	3027	14.5	POST OAK	QUERCUS STELLATA			Remain		0	N
31	3028	13.5	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
32	3046	28.5	POST OAK	QUERCUS STELLATA		Specimen	Remove	ROW/ESMT	0	Y
33	3108	12.5	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
34	3109	11	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
35	3179	6	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
36	3234	10	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
37	3235	13	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
38	3236	17	CEDAR ELM	ULMUS CRASSIFOLIA			Remain		0	N
39	3237	17	AMERICAN ELM	ULMUS AMERICANA			Remove	Buildable Area	1	N
40	3239	17	RED OAK	QUERCUS SHUMARDI			Remove	Buildable Area	1	N
41	3240	21.5	CEDAR ELM	ULMUS CRASSIFOLIA	Multi-trunk		Remove	Buildable Area	1	N
42	3241	13.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
43	3242	14	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
44	3243	9	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
45	3254	18	POST OAK	QUERCUS STELLATA	Multi-trunk		Remain		0	N
46	3255	15.5	POST OAK	QUERCUS STELLATA			Remain		0	N
47	3256	15	POST OAK	QUERCUS STELLATA			Remain		0	N
48	3257	12	POST OAK	QUERCUS STELLATA			Remain		0	N
49	3258	16	TEXAS RED OAK	QUERCUS BUCKLEYI			Remain		0	N
50	3259	23	POST OAK	QUERCUS STELLATA			Remove	ROW / ESMT	1	N
51	3260									

LIST #	TREE #	SIZE	Common Name	Scientific Name	Remarks	Specimen	Status	Removal	Mitigation	UWH
80	3297	10.5	POST OAK	QUERCUS STELLATA			Remain		0	N
81	3298	12.5	POST OAK	QUERCUS STELLATA			Remain		0	N
82	3299	23	POST OAK	QUERCUS STELLATA			Remain		0	N
83	3300	8	BLACK JACK OAK	QUERCUS MARILANDICA			Remain		0	N
84	3301	14	POST OAK	QUERCUS STELLATA			Remain		0	N
85	3302	7.5	TEXAS ASH	FRAXINUS TEXANA			Remain		0	N
86	3303	10	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
87	3304	9.5	BLACK JACK OAK	QUERCUS MARILANDICA			Remain		0	N
88	3305	7	BLACK JACK OAK	QUERCUS MARILANDICA			Remain		0	N
89	3306	8	TEXAS ASH	FRAXINUS TEXANA			Remove	Buildable Area	1	N
90	3401	19	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
91	3402	13.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
92	3403	14	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Grading	1	N
93	3404	13	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Grading	1	N
94	3405	16.5	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Grading	1	N
95	3406	7	CEDAR ELM	ULMUS CRASSIFOLIA			Remove	ROW / ESMT	1	N
96	3407	7	TEXAS ASH	FRAXINUS TEXANA			Remove	Buildable Area	1	N
97	3408	13.5	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
98	3409	10	POST OAK	QUERCUS STELLATA			Remove	Buildable Area	1	N
99	3410 A	14.5	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Buildable Area	1	N
100	3410 B	9.5	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Buildable Area	1	N
101	3412	22	POST OAK	QUERCUS STELLATA	Multi-trunk		Remain		0	N
102	3413	8	POST OAK	QUERCUS STELLATA			Remain		0	N
103	3414	10	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
104	3415	7	BLACK JACK OAK	QUERCUS MARILANDICA			Remove	Grading	1	N
105	3416 A	7.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
106	3416 B	9.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
107	3417	11	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
108	3418	12.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
109	3419	10.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
110	3430	7.5	BLACK JACK OAK	QUERCUS MARILANDICA			Remain		0	N
111	3431	12.5	WINGED ELM	ULMUS ALATA			Remove	Grading	1	N
112	3432	14.5	POST OAK	QUERCUS STELLATA			Remove	Grading	1	N
113	3433	12	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	ROW / ESMT	1	N
114	3434	15	POST OAK	QUERCUS STELLATA	Multi-trunk		Remove	Grading	1	N
115	3435	20	TEXAS RED OAK	QUERCUS BUCKLEYI			Remove	ROW / ESMT	1	N
116	3438	12	PECAN	CARYA ILLINIONENSIS			Remove	Grading	1	N
117	3439	16	PECAN	CARYA ILLINIONENSIS			Remove	Buildable Area	1	N
118	3440	24	PECAN	CARYA ILLINIONENSIS			Remove	Buildable Area	1	N
119	3441	14	PECAN	CARYA ILLINIONENSIS			Remain		0	N
120	3442	14	LIVE OAK	QUERCUS VIRGINIANA			Remain		0	N
121	3443	13	TEXAS ASH	FRAXINUS TEXANA			Remove	Grading	1	N
122	3445	7.5	PECAN	CARYA ILLINIONENSIS			Remove	Grading	1	N

A. QUALITY ASSURANCE

- [illegible]

The diagram shows a cross-section of a tree with its canopy and root system. A circular fence is installed around the base of the tree. The fence consists of a central core made of 6-inch metal stakes secured with wire, surrounded by a layer of plastic safety orange construction fence (4 feet high) also secured with wire. The outermost layer is a ring of on-site hardwood bark mulch, which is 4 inches deep and filled in between the inner fence layers. Labels indicate the following components and dimensions:

- TREE DRIP LINE
- 6" METAL "T" STAKE
- PLASTIC SAFETY ORANGE CONSTRUCTION FENCE 4' HT. SECURE WITH WIRE
- 6" O.C. (TYPICAL)
- TOP GUY WIRE, SECURE FENCE TO GUY WIRE
- FILL FENCE W/ 4" OF ON-SITE HARDWOOD BARK MULCH

NOTE:
 TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
 LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS
DATED 9/10/2018

T1.2

in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

SUNSET POINT ESTATES AT TWIN COVES
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