AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 11, 2019

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

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

A. CALL MEETING TO ORDER 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. DIRECTOR'S REPORT

1. Update from the February 5, 2019 Environmental Conservation Commission Work Session

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of January 28, 2019: Consider approval of the minutes of the January 28, 2019, Planning and Zoning Commission Regular Session.
2. RC18-0008 – The Point: Consider a request for a Record Plat to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

G. REGULAR ITEMS

3. *SP18-0011 – The Point Multifamily Phase 1*

   Consider a request for a Site Plan to develop an apartment complex. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

4. *SP18-0014 – The Point Hotel*

   Consider a request for a Site Plan to develop a hotel. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

5. *ZPD18-0007 – Watermere at Flower Mound, PD-167* *Public Hearing*

   Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District-167 (PD-167) with age-restricted, high-density residential and Office District (O) uses, and with certain modifications and exceptions to the Code of Ordinances. The property generally located south of Dixon Lane and east of Long Prairie Road.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

a. Discussion of ZPD17-0013, Lakewood PD-163 within the Lakeside Business District

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: February 7, 2019, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

_____

LauriAnn Cash, 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 Jody Smith Hall 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.

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: February 11, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: **Consider approval of the minutes of the January 28, 2019, Planning and Zoning Commission Regular Session.**

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on January 28, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF JANUARY, 2019, 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
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Richard Brown	Senior Planner
Poornima Kashyap	Senior Planner
LauriAnn Cash	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

D. PUBLIC COMMENT

None

E. REGULAR ITEMS

DRAFT

1. **Consider approval of the minutes of the January 14, 2019, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Neal moved to approve the January 14, 2019, minutes as written. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Rawson, Picardi, Neal, Dillon**

NAYS: **None**

ABSTAIN: **Johnson**

The motion passed with a vote of 5-1.

2. **Public Hearing to consider a request for a Site Plan (SP18-0024 – Thirty-One Gifts) for an office warehouse building with a waiver to Section 94-63(3) of the Code of Ordinances requiring that each parking space be located within 50 feet of a tree. The property is generally located south of Spinks Road and west of Garden Ridge Boulevard.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

None

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0024 – Thirty-One Gifts, RP18-0012 – NEM Senior Living, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Neal, Picardi, Johnson, Rawson, Ruthrauff**

NAYS: **None**

The motion passed with a vote of 6-0.

DRAFT

3. **Public Hearing to consider a request for a Specific Use Permit No. 452 (SUP18-0001 – Tidal Wave Car Wash, SUP-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.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Vaughn Miller, VCM Development

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue

Spoke In Opposition:

Kier Johnson, 1301 Paprika Drive
Jay Hollowell, 1312 Paprika Drive

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of SUP18-0001 – Tidal Wave Car Wash, SUP-452, as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for rezoning (ZPD18-0010 – Iron Den, PD-170) from Industrial District-1 (I-1) and Agricultural District (A) to Planned Development District-170 (PD-170) with Campus Industrial District (CI) uses, and a Personal training studio. The property is generally located south of Spinks Road and west of Gerault Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Randi Rivera, G&A McAdams

DRAFT

Joe Solinski (Property Owner), 2624 Lakeridge Road

Spoke In Favor:

Jody Roach, 4975 Lusk Lane

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0010 – Iron Den, PD-170, with the additional requirement to apply for the required permits within 12 months for the landscaping and screening. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Neal, Picardi, Johnson, Rawson, Ruthrauff**

NAYS: **None**

The motion passed with a vote of 6-0.

[8:28 P.M. - Chair Solis called for a 10-minute break]

5. **Public Hearing to consider a request for rezoning (ZPD18-0009 – Lakeside Center, PD-169) from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 169 (PD-169) for both residential and non-residential uses, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Randi Rivera, G&A McAdams
Alex Brown, Realty Capital Management

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue
Jody Roach, 4975 Lusk Lane

Spoke In Opposition:

DRAFT

None

Commission Deliberation

Vice-Chair Neal moved to recommend approval of ZPD18-0009 – Lakeside Center, PD-169, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Rawson, Johnson, Picardi, Neal, Dillon**

NAYS: **None**

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for rezoning (ZPD18-0013 – Home Depot Silveron Addition, PD-31) to amend Planned Development District-31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP-245) to amend Specific Use Permit 245 (SUP-245) to allow for truck rentals on site, and request certain modifications and exceptions to the Code of Ordinances as related to subject property. The property is generally located east of Long Prairie Road and south of Lakeside Parkway.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Janay Mommer, Lars Andersen & Associates

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Vice-Chair Neal moved to recommend approval of ZPD18-0013 – Home Depot Silveron Addition, PD-31, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: **Dillon, Neal, Picardi Johnson, Rawson, Ruthrauff**

NAYS: **None**

The motion passed with a vote of 6-0.

DRAFT

F. ADJOURNMENT – REGULAR SESSION 10:28 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: February 11, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Record Plat (RC18-0008 – The Point) to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

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 record plat is associated with two additional applications for consideration on this same agenda:

- Planning and Zoning Commission will consider this site plan (SP18-0011) for the Phase 1 multifamily/carriage house/commercial ready unit component
- Planning and Zoning Commission will consider a site plan (SP18-0014) for a 98-room hotel

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

II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for a nonresidential subdivision that will provide for the following:

- Five buildable lots
- Five x-lots
- Five points of ingress/egress; Long Prairie Road (two points), Silveron Boulevard (two points), and the northern property line (at terminus of Lake Forest Boulevard).
- Property to be developed in two phases

The property is zoned Planned Development District-156 (PD-156) with both residential and nonresidential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The record plat depicts required setbacks, buffers, easements, and detail for each of the open space lots. The Business Owner's Association will own and maintain all landscape buffers, amenity areas/open space lots, and access easements provided within the development.

The proposed record plat is in compliance with the ordinance creating PD-156 as well as the development agreement, both approved by the Town Council on December 18, 2017.

III. ATTACHMENTS

A. Background Information

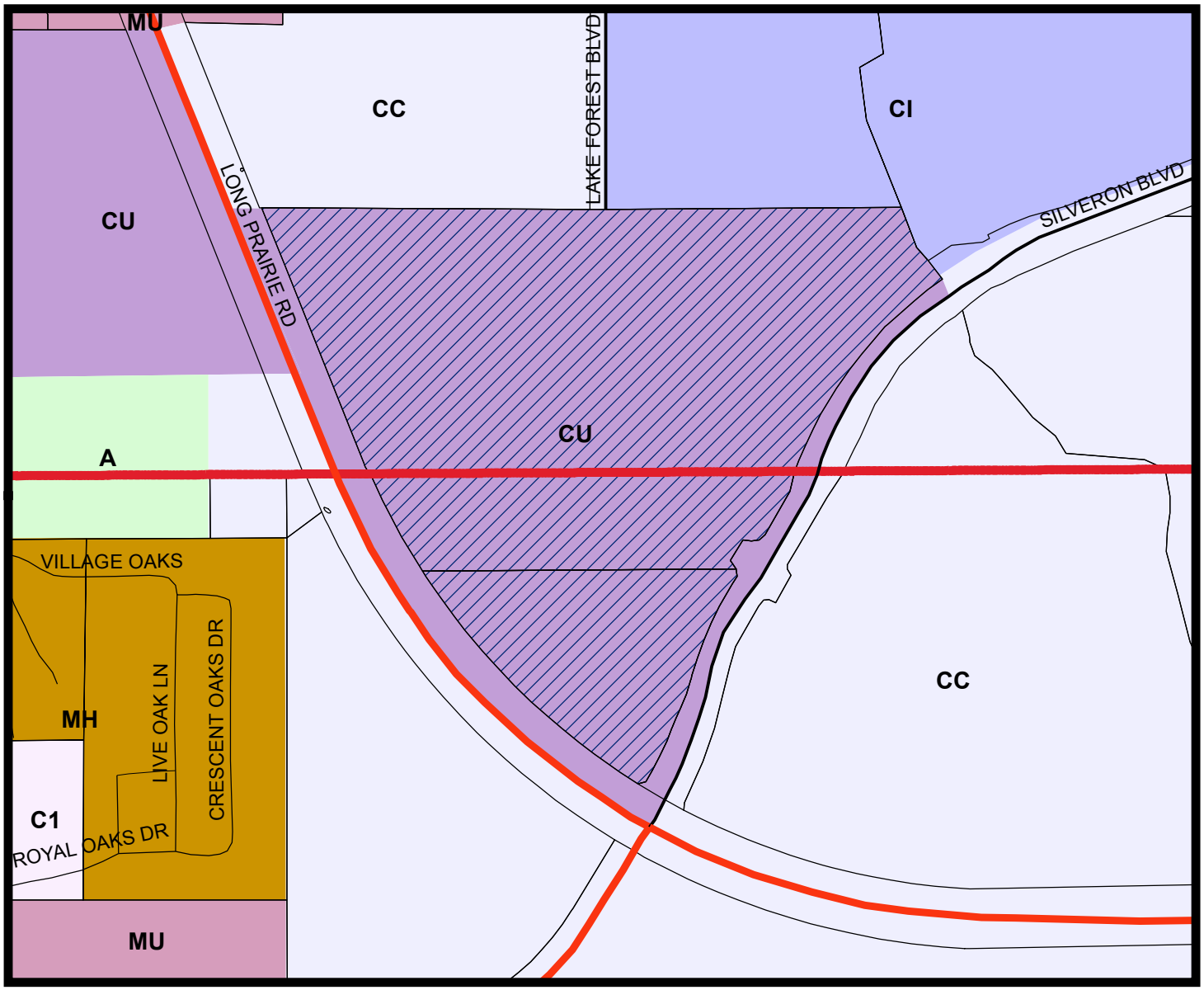
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package

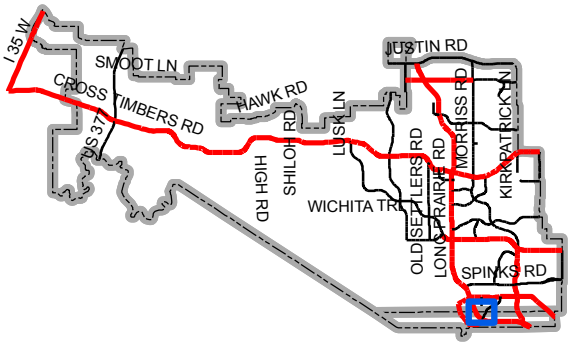
Vicinity Map

Reference Project: RC18-0008



LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Mixed Use
- Mobile Home
- Subject Property



Map Location

0 315 630 1,260 Feet

January 9, 2019

Mr. Richard Brown
Senior Planner
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

Re: ***Letter of Intent***
Record Plat/RC18-0008
The Point Multifamily Phase I Site Plan/SP18-0011
The Point Hotel Site Plan/SP18-0014

Dear Mr. Brown,

This shall serve as our Letter of Intent for a Record Plat and Site Plan for The Point Multifamily Phase I and The Point Hotel Site Plan.

As of the December 18, 2017 approval of entitlements, the approximately 35-acre site is zoned PD-156, which provides for a mix of uses. Per the record plat, the site will consist of five buildable lots and five X-lots comprised of street buffer areas, open space areas, and cross access areas.

The proposed overall development will be in two phases. This submittal constitutes Phase I of the multifamily and includes the private streets as well as 327 multifamily dwelling units and 23 carriage house dwelling units with an aggregate floor area of 420,738 SF. Of the 327 multifamily units, 15 are commercial ready units with a total floor area of 14,474 SF. A separate site plan application for a 43,100 SF, 98-room hotel has also been submitted for review. The combined square footage of commercial or commercial ready space being proposed with Phase I is 57,574 SF.

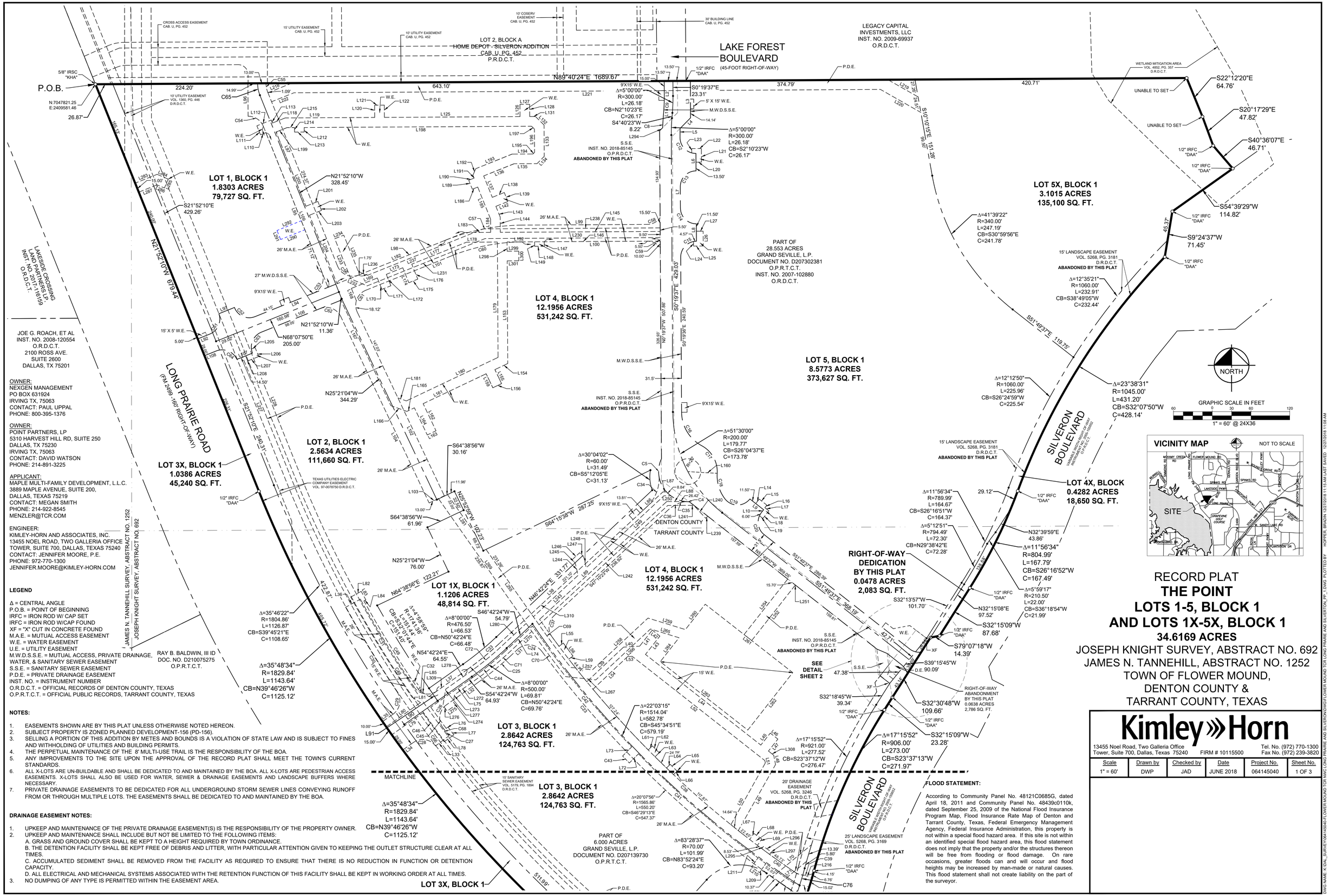
As provided for in the development standards for PD-156, we are requesting three units in Phase I be exempt from section D.4.b. requiring individual entries to private streets due to grading, required build-to-lines, and ADA parking ramps. The approximate 30’ of fall across this portion of the site requires stoops and steps from units to achieve direct access to the mutual access drive. The two non-compliant units in Building 4 are adjacent to required ADA parking ramps, which are 6’ long. The stoops and steps combined are 6.5’ wide. The build-to-lines require the building to be placed no further than 15’ from the parking curb. The combination of 6.5’ wide steps and 6’ long ADA ramp only leaves 2.5’ clear at the top of the ramp, where 4’ is required. The unit in Building 1 is 10’ above existing Silveron Boulevard. The site cannot fit the amount of steps required to bring this unit down to grade and maintain an ADA accessible path north from Silveron, along the mutual access drive. All three units will have balconies for the tenant, but not direct access without walking through the building.

Please feel free to contact me at (972) 770-1343 or jennifer.moore@kimley-horn.com if you have any questions.

Sincerely,



Jennifer Moore, P.E.
Kimley-Horn and Associates, Inc.



OWNER:
NEXGEN MANAGEMENT
PO BOX 631924
IRVING TX, 75063
CONTACT: PAUL UPPAL
PHONE: 800-395-1376

OWNER:
POINT PARTNERS, LP
5310 HARVEST HILL RD, SUITE 250
DALLAS, TX 75230
IRVING TX, 75063
CONTACT: DAVID WATSON
PHONE: 214-891-3225

APPLICANT:
MAPLE MULTI-FAMILY DEVELOPMENT, L.L.C.
3889 MAPLE AVENUE, SUITE 200,
DALLAS, TEXAS 75219
CONTACT: MEGAN SMITH
PHONE: 214-922-8545
MENZLER@TCR.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JENNIFER MOORE, P.E.
PHONE: 972-770-1300
JENNIFER.MOORE@KIMLEY-HORN.COM

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP SET
IRFC = IRON ROD W/CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
M.A.E. = MUTUAL ACCESS EASEMENT
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
M.W.D.S.S.E. = MUTUAL ACCESS, PRIVATE DRAINAGE, WATER, & SANITARY SEWER EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
INST. NO. = INSTRUMENT NUMBER
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES:

1. EASEMENTS SHOWN ARE BY THIS PLAT UNLESS OTHERWISE NOTED HEREON.
2. SUBJECT PROPERTY IS ZONED PLANNED DEVELOPMENT-156 (PD-156).
3. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
4. THE PERPETUAL MAINTENANCE OF THE 8' MULTI-USE TRAIL IS THE RESPONSIBILITY OF THE BOA.
5. ANY IMPROVEMENTS TO THE SITE UPON THE APPROVAL OF THE RECORD PLAT SHALL MEET THE TOWN'S CURRENT STANDARDS.
6. ALL X-LOTS ARE UN-BUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE BOA. ALL X-LOTS ARE PEDESTRIAN ACCESS EASEMENTS. X-LOTS SHALL ALSO BE USED FOR WATER, SEWER & DRAINAGE EASEMENTS AND LANDSCAPE BUFFERS WHERE NECESSARY.
7. PRIVATE DRAINAGE EASEMENTS TO BE DEDICATED FOR ALL UNDERGROUND STORM SEWER LINES CONVEYING RUNOFF FROM OR THROUGH MULTIPLE LOTS. THE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE BOA.

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT(S) IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
   A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
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   C. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
   D. ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

FLOOD STATEMENT:

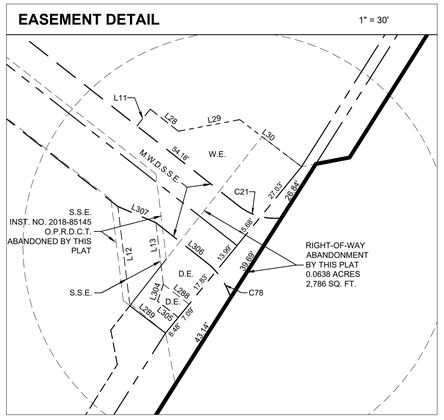
According to Community Panel No. 48121C0685G, dated April 18, 2011 and Community Panel No. 48439c0110k, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton and Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

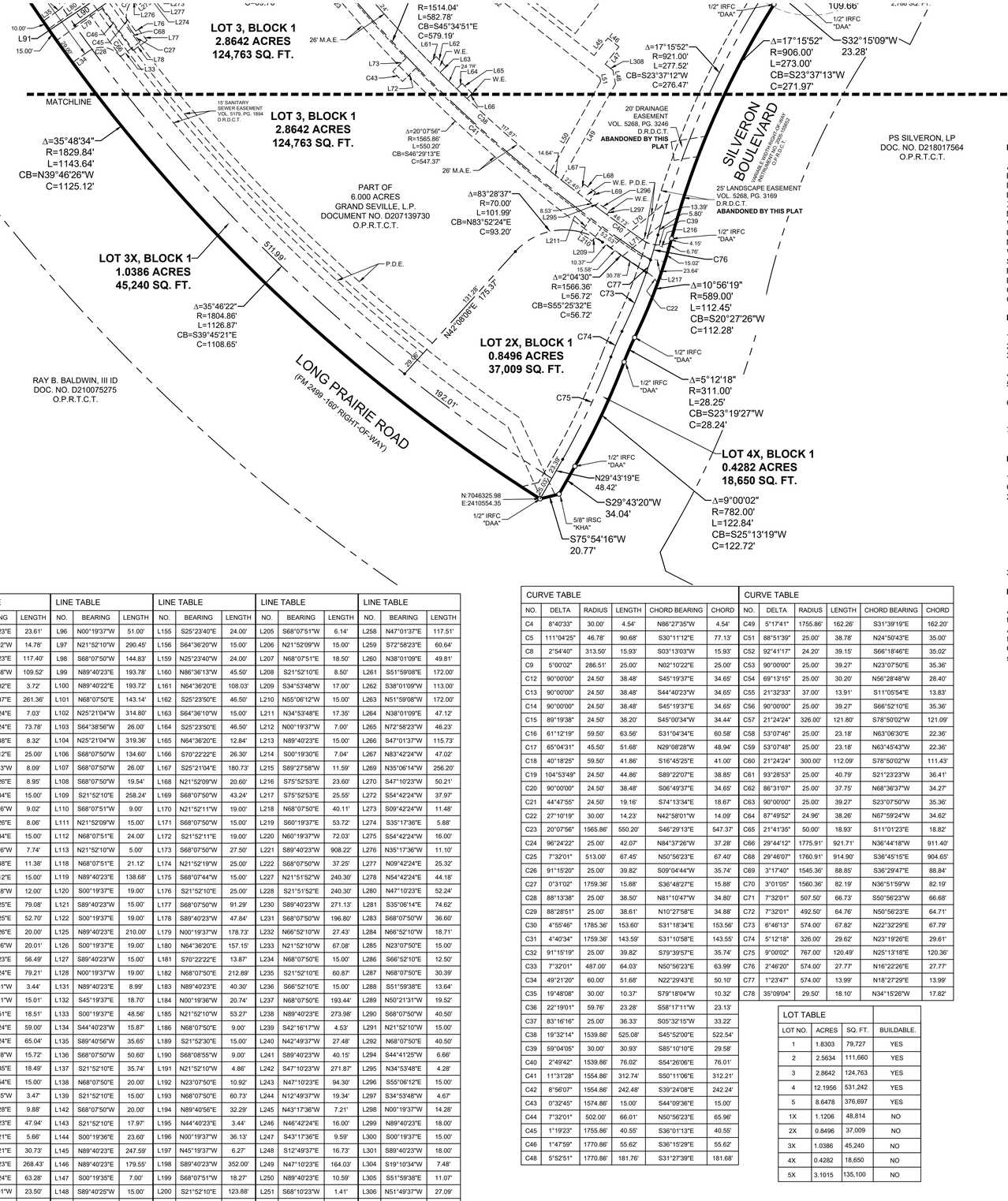
RECORD PLAT
THE POINT
LOTS 1-5, BLOCK 1
AND LOTS 1X-5X, BLOCK 1
34.6169 ACRES
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692
JAMES N. TANNEHILL, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND,
DENTON COUNTY &
TARRANT COUNTY, TEXAS

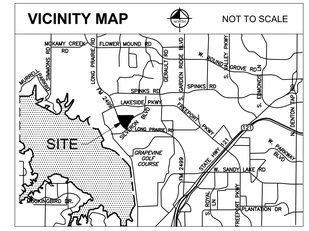
Kimley»Horn
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
Tel. No. (972) 770-1300
FIRM # 10115500
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	JAD	JUNE 2018	064145040	1 OF 3

DWG NAME: K:\DAL_SURVEY\064145040-FLOWER MOUND TCR NW\C LONG PRAIRIE AND SILVERON\DWG\FLOWER MOUND TCR LONG PRAIRIE AND SILVERON_PP_1.DWG PLOTTED BY: HOPPER, BRADN 12/27/2018 11:15 AM LAST SAVED: 12/27/2018 11:08 AM









GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

Δ = CENTRAL ANGLE
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FLOOD STATEMENT:

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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N04°40'23"E	8.22'	L47	N38°10'23"E	23.61'	L96	N00°19'37"W	51.00'	L155	S25°23'40"E	24.00'	L205	S68°07'51"W	6.14'	L258	N47°01'37"E	117.51'
L2	N00°19'37"W	23.31'	L48	N10°52'02"W	14.78'	L97	N21°52'10"W	290.45'	L156	S64°36'20"W	15.00'	L206	N21°52'09"W	15.00'	L259	S72°58'23"E	60.64'
L3	S00°19'33"E	57.38'	L49	N29°24'23"E	117.40'	L98	S68°07'50"W	144.83'	L159	N25°23'40"W	24.00'	L207	N68°07'51"E	18.50'	L260	N38°01'09"E	49.81'
L4	S44°40'41"W	23.06'	L50	S29°07'58"W	109.52'	L99	N89°40'23"E	193.78'	L160	N86°36'13"W	45.50'	L208	S21°52'10"E	8.50'	L261	S51°59'08"E	172.00'
L5	S00°23'15"W	14.32'	L51	S10°52'02"E	3.72'	L100	N89°40'22"E	193.72'	L161	N64°36'20"E	108.03'	L209	S34°53'48"W	17.00'	L262	S38°01'09"W	113.00'
L6	S00°19'37"E	27.00'	L52	S51°49'37"E	261.36'	L101	N68°07'50"E	143.14'	L162	S25°23'50"E	46.50'	L210	N55°06'12"W	15.00'	L263	N51°59'08"W	172.00'
L7	S00°19'37"E	33.00'	L53	N86°42'24"E	7.03'	L102	N25°21'04"W	314.80'	L163	S64°36'10"W	15.00'	L211	N34°53'48"E	17.35'	L264	N38°01'09"E	47.12'
L8	S00°19'37"E	27.00'	L54	N46°42'24"E	73.78'	L103	S64°38'56"W	26.00'	L164	S25°23'50"E	46.50'	L212	N00°19'37"W	7.00'	L265	N72°58'23"W	46.23'
L9	S51°49'37"E	27.00'	L55	N53°17'48"E	8.32'	L104	N25°21'04"W	319.36'	L165	N64°36'20"E	12.84'	L213	N89°40'23"E	15.00'	L266	S47°01'37"W	115.73'
L10	S38°10'23"W	5.31'	L56	S36°42'12"E	25.00'	L106	S68°07'50"W	134.60'	L166	S70°22'22"E	26.30'	L214	S00°19'30"E	7.04'	L267	N83°42'24"W	47.02'
L11	N38°10'23"E	9.00'	L59	S53°16'13"W	8.09'	L107	S68°07'50"W	26.00'	L167	S25°21'04"E	180.73'	L215	S89°27'58"W	11.59'	L269	N35°06'14"W	256.20'
L12	N06°58'34"W	40.94'	L61	N44°47'26"E	8.95'	L108	S68°07'50"W	19.54'	L168	N21°52'09"W	20.60'	L216	S75°52'53"E	23.60'	L270	S47°10'23"W	50.21'
L13	S06°58'34"E	26.03'	L62	S45°12'34"E	15.00'	L109	S21°52'10"E	258.24'	L169	S68°07'50"W	43.24'	L217	S75°52'53"E	25.55'	L272	S54°42'24"W	37.97'
L14	N38°10'23"E	8.72'	L63	S44°47'26"W	9.02'	L110	S68°07'51"W	9.00'	L170	N21°52'11"W	19.00'	L218	N68°07'50"E	40.11'	L273	S09°42'24"W	11.48'
L15	S51°49'37"E	15.00'	L64	N44°47'26"E	8.06'	L111	N21°52'09"W	15.00'	L171	S68°07'50"W	15.00'	L219	S60°19'37"E	53.72'	L274	S35°17'36"E	5.88'
L16	S38°10'23"W	5.03'	L65	S45°12'34"E	15.00'	L112	N68°07'51"E	24.00'	L172	S21°52'11"E	19.00'	L220	N60°19'37"W	72.03'	L275	S54°42'24"W	16.00'
L17	S51°49'37"E	8.00'	L66	S44°47'26"W	7.74'	L113	N21°52'10"W	5.00'	L173	S68°07'50"W	27.50'	L221	S89°40'23"W	908.22'	L276	N35°17'36"W	11.10'
L18	S38°10'23"W	15.00'	L67	N34°53'48"E	11.38'	L118	N68°07'51"E	21.12'	L174	N21°52'19"W	25.00'	L222	S68°07'50"W	37.25'	L277	N09°42'24"E	25.32'
L19	N51°49'37"W	6.75'	L68	S55°06'12"E	15.00'	L119	N89°40'23"E	138.68'	L175	S68°07'44"W	15.00'	L227	N21°51'52"W	240.30'	L278	N54°42'24"E	44.18'
L20	S89°40'23"W	8.50'	L69	S34°53'48"W	12.00'	L120	S00°19'37"E	19.00'	L176	S21°52'10"E	25.00'	L228	S21°51'52"E	240.30'	L280	N47°10'23"E	52.24'
L21	S00°19'37"E	21.00'	L70	N50°34'25"E	79.08'	L121	S89°40'23"W	15.00'	L177	S68°07'50"W	91.29'	L230	S89°40'23"W	271.13'	L281	S35°06'14"E	74.62'
L22	N89°40'23"E	15.00'	L71	N50°34'25"E	52.70'	L122	S00°19'37"E	19.00'	L178	S89°40'23"W	47.84'	L231	S68°07'50"W	196.80'	L283	S68°07'50"W	36.60'
L23	N00°19'37"W	6.62'	L72	N44°47'26"E	20.00'	L125	N89°40'23"E	210.00'	L179	N00°19'37"W	178.73'	L232	N66°52'10"W	27.43'	L284	N66°52'10"W	18.71'
L24	N00°19'37"W	7.08'	L73	S44°47'26"W	20.01'	L126	S00°19'37"E	19.00'	L180	N64°36'20"E	157.15'	L233	N21°52'10"W	67.08'	L285	N23°07'50"E	15.00'
L25	S89°40'23"W	15.00'	L74	N47°10'23"E	56.49'	L127	S89°40'23"W	15.00'	L181	S70°22'22"E	13.87'	L234	N68°07'50"E	15.00'	L286	S66°52'10"E	12.50'
L26	S00°19'37"E	23.00'	L75	N54°42'24"E	79.21'	L128	N00°19'37"W	19.00'	L182	N68°07'50"E	212.89'	L235	S21°52'10"E	60.87'	L287	N68°07'50"E	30.39'
L27	N89°40'23"E	10.46'	L76	S54°25'51"W	3.44'	L131	N89°40'23"E	8.99'	L183	N89°40'23"E	40.30'	L236	S66°52'10"E	15.00'	L288	S51°59'38"E	13.64'
L28	S51°49'37"E	15.00'	L77	N37°10'21"W	15.01'	L132	S45°19'37"E	18.70'	L184	N00°19'36"W	20.74'	L237	N68°07'50"E	193.44'	L289	N50°21'31"W	19.52'
L29	S79°19'12"W	26.14'	L78	N54°25'51"E	18.51'	L133	S00°19'37"E	48.56'	L185	N21°52'10"W	53.27'	L238	N89°40'23"E	273.98'	L290	S68°07'50"W	40.50'
L30	S52°44'18"E	32.59'	L79	N54°42'24"E	59.00'	L134	S44°40'23"W	15.87'	L186	N68°07'50"E	9.00'	L239	S42°16'17"W	4.53'	L291	N21°52'10"W	15.00'
L31	S47°10'23"W	15.70'	L80	N54°42'24"E	65.04'	L135	S89°40'56"W	35.65'	L189	S21°52'30"E	15.00'	L240	N42°49'37"W	27.48'	L292	N68°07'50"E	40.50'
L32	S54°42'24"W	57.29'	L81	N57°14'28"W	15.72'	L136	S68°07'50"W	50.60'	L190	S68°08'55"W	9.00'	L241	S89°40'23"W	40.15'	L294	S44°41'25"W	6.66'
L33	S52°56'02"W	26.00'	L82	N61°14'35"E	18.49'	L137	S21°52'10"E	35.74'	L191	N21°52'10"W	4.86'	L242	S47°10'23"W	271.87'	L295	N34°53'48"E	4.28'
L34	S54°42'24"W	20.10'	L83	S28°39'54"E	15.00'	L138	N68°07'50"E	20.00'	L192	N23°07'50"E	10.92'	L243	N47°10'23"E	94.30'	L296	S55°06'12"E	15.00'
L35	N54°42'24"E	19.99'	L84	S61°14'35"W	3.47'	L139	S21°52'10"E	15.00'	L193	N68°07'50"E	60.73'	L244	N12°49'37"W	19.34'	L297	S34°53'48"W	4.67'
L36	N61°09'19"E	26.00'	L85	S57°14'28"E	9.88'	L142	S68°07'50"W	20.00'	L194	N89°40'56"E	32.29'	L245	N43°17'36"W	7.21'	L298	N00°19'37"W	14.28'
L37	N54°42'24"E	71.95'	L86	N47°10'23"E	47.94'	L143	S21°52'10"E	17.97'	L195	N44°40'23"E	3.44'	L246	N46°42'24"E	16.00'	L299	N89°40'23"E	18.00'
L38	N47°10'23"E	311.78'	L87	S89°51'21"E	5.66'	L144	S00°19'36"E	23.60'	L196	N00°19'37"W	36.13'	L247	S43°17'36"E	9.59'	L300	S00°19'37"E	15.00'
L39	N46°42'24"E	78.29'	L88	S89°51'21"E	30.73'	L145	N89°40'23"E	247.59'	L197	N45°19'37"W	6.27'	L248	S12°49'37"E	16.73'	L301	S89°40'23"W	18.00'
L40	N86°42'24"E	24.91'	L89	N47°10'23"E	268.43'	L146	N89°40'23"E	179.55'	L198	S89°40'23"W	352.00'	L249	N47°10'23"E	164.03'	L304	S19°10'34"W	7.48'
L41	N38°10'23"E	31.63'	L90	N54°42'24"E	63.28'	L147	S00°19'35"E	7.00'	L199	S68°07'51"W	18.27'	L250	N89°40'23"E	10.59'	L305	S51°59'38"E	11.07'
L42	S51°49'37"E	15.00'	L91	N34°22'01"W	23.50'	L148	S89°40'25"W	15.00'	L200	S21°52'10"E	123.88'	L251	S68°10'23"W	1.41'	L306	N51°49'37"W	27.09'
L43	S38°10'23"W	36.09'	L92	N68°07'50"E	19.50'	L149	S00°19'35"E	7.00'	L201	N68°07'49"E	20.00'	L252	S38°10'23"W	108.17'	L307	S66°52'08"E	17.34'
L44	S51°49'37"E	227.24'	L93	N68°07'50"E	26.00'	L152	N89°40'23"E	42.65'	L202	S21°52'10"E	15.00'	L254	N38°10'23"E	109.43'	L308	S51°49'37"E	10.35'
L45	N38°10'23"E	23.61'	L94	S68°07'50"W	134.50'	L153	N00°19'37"W	158.99'	L203	S68°07'49"W	20.00'	L255	S35°06'14"E	136.16'	L309	N54°42'24"E	71.95'
L46	N51°49'37"W	15.00'	L95	N21°52'10"W	243.63'	L154	N64°36'20"E	22.04'	L204	S21°52'10"E	114.36'	L257	S83°42'24"E	33.86'	L310	N47°10'23"E	345.91'

CURVE TABLE					CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C4	8°40'33"	30.00'	4.54'	N86°27'35"W	4.54'	C49	5°17'41"	1755.86'	162.26'	S31°39'19"E	162.20'
C5	111°04'25"	46.78'	90.68'	S30°11'12"E	77.13'	C51	88°51'39"	25.00'	38.78'	N24°50'43"E	35.00'
C8	2°54'40"	313.50'	15.93'	S03°13'03"W	15.93'	C52	92°41'17"	24.20'	39.15'	S66°18'46"E	35.02'
C9	5°00'02"	286.51'	25.00'	N02°10'22"E	25.00'	C53	90°00'00"	25.00'	39.27'	N23°07'50"E	35.36'
C12	90°00'00"	24.50'	38.48'	S45°19'37"E	34.65'	C54	69°13'15"	25.00'	30.20'	N56°28'48"W	28.40'
C13	90°00'00"	24.50'	38.48'	S44°40'23"W	34.65'	C55	21°32'33"	37.00'	13.91'	S11°05'54"E	13.83'
C14	90°00'00"	24.50'	38.48'	S45°19'37"E	34.65'	C56	90°00'00"	25.00'	39.27'	S66°52'10"E	35.36'
C15	89°19'38"	24.50'	38.20'	S45°00'34"W	34.44'	C57	21°24'24"	326.00'	121.80'	S78°50'02"W	121.09'
C16	61°12'19"	59.50'	63.56'	S31°04'34"E	60.58'	C58	53°07'46"	25.00'	23.18'	N63°06'30"E	22.36'
C17	65°04'31"	45.50'	51.68'	N29°08'28"W	48.94'	C59	53°07'48"	25.00'	23.18'	N63°45'43"W	22.36'
C18	40°18'25"	59.50'	41.86'	S16°45'25"E	41.00'	C60	21°24'24"	300.00'	112.09'	S78°50'02"W	111.43'
C19	104°53'49"	24.50'	44.86'	S89°22'07"E	38.85'	C61	93°28'53"	25.00'	40.79'	S21°23'23"W	36.41'
C20	90°00'00"	24.50'	38.48'	S06°49'37"W	34.65'	C62	86°31'07"	25.00'	37.75'	N68°36'37"W	34.27'
C21	44°47'55"	24.50'	19.16'	S74°13'34"E	18.67'	C63	90°00'00"	25.00'	39.27'	S23°07'50"W	35.36'
C22	27°10'19"	30.00'	14.23'	N42°58'01"W	14.09'	C64	87°49'52"	24.96'	38.26'	N67°59'24"W	34.62'
C23	20°07'56"	1565.86'	550.20'	S46°29'13"E	547.37'	C65	21°41'35"	50.00'	18.93'	S11°01'23"E	18.82'
C24	96°24'22"	25.00'	42.07'	N84°37'26"W	37.28'	C66	29°44'12"	1775.91'	921.71'	N36°44'18"W	911.40'
C25	7°32'01"	513.00'	67.45'	N50°56'23"E	67.40'	C68	29°46'07"	1760.91'	914.90'	S36°45'15"E	904.65'
C26	91°15'20"	25.00'	39.82'	S09°04'44"W	35.74'	C69	3°17'40"	1545.36'	88.85'	S36°29'47"E	88.84'
C27	0°31'02"	1759.36'	15.88'	S36°48'27"E	15.88'	C70	3°01'05"	1560.36'	82.19'	N36°51'59"W	82.19'
C28	88°13'38"	25.00'	38.50'	N81°10'47"W	34.80'	C71	7°32'01"	507.50'	66.73'	S50°56'23"W	66.68'
C29	88°28'51"	25.00'	38.61'	N10°27'58"E	34.88'	C72	7°32'01"	492.50'	64.76'	N50°56'23"E	64.71'
C30	4°55'46"	1785.36'	153.60'	S31°18'34"E	153.56'	C73	6°46'13"	574.00'	67.82'	N22°32'29"E	67.79'
C31	4°40'34"	1759.36'	143.59'	S31°10'58"E	143.55'	C74	5°12'18"	326.00'	29.62'	N23°19'26"E	29.61'
C32	91°15'19"	25.00'	39.82'	S79°39'57"E	35.74'	C75	9°00'02"	767.00'	120.49'	N25°13'18"E	120.36'
C33	7°32'01"	487.00'	64.03'	N50°56'23"E	63.99'	C76	2°46'20"	574.00'	27.77'	N16°22'26"E	27.77'
C34	49°21'20"	60.00'	51.68'	N22°29'43"E	50.10'	C77	1°23'47"	574.00'	13.99'	N18°27'29"E	13.99'
C35	19°48'08"	30.00'	10.37'	S79°18'04"W	10.32'	C78	35°09'04"	29.50'	18.10'	N34°15'26"W	17.82'
C36	22°19'01"	59.76'	23.28'	S58°17'11"W	23.13'						
C37	83°16'16"	25.00'	36.33'	S05°32'15"W	33.22'						
C38	19°32'14"	1539.86'	525.08'	S45°52'00"E	522.54'						
C39	59°04'05"	30.00'	30.93'	S85°10'10"E	29.58'						
C40	2°49'42"	1539.86'	76.02'	S54°26'06"E	76.01'						
C41	11°31'28"	1554.86'	312.74'	S50°11'06"E	312.21'						
C42	8°56'07"	1554.86'	242.48'	S39°24'08"E	242.24'						
C43	0°32'45"	1574.86'	15.00'	S44°09'36"E	15.00'						
C44	7°32'01"	502.00'	66.01'	N50°56'23"E	65.96'						
C45	1°19'23"	1755.86'	40.55'	S36°01'13"E	40.55'						
C46	1°47'59"	1770.86'	55.62'	S36°15'29"E	55.62'						
C48	5°52'51"	1770.86'	181.76'	S31°27'39"E	181.68'						

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	BUILDABLE.
1	1.8303	79,727	YES
2	2.5634	111,660	YES
3	2.8642	124,763	YES
4	12.1956	531,242	YES
5	8.6478	376,697	YES
1X	1.1206	48,814	NO
2X	0.8496	37,009	NO
3X	1.0386	45,240	NO
4X	0.4282	18,650	NO
5X	3.1015	135,100	NO

APPLICANT:
MAPLE MULTI-FAMILY DEVELOPMENT, L.L.C.
3889 MAPLE AVENUE, SUITE 200,
DALLAS, TEXAS 75219
CONTACT: MEGAN SMITH
PHONE: 214-922-8545
MENZLER@TCR.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE
TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JENNIFER MOORE, P.E.
PHONE: 972-770-1300
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OWNER:
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OWNER:
POINT PARTNERS, LP
5310 HARVEST HILL RD, SUITE 250
DALLAS, TX 75230
IRVING TX, 75063
CONTACT: DAVID WATSON
PHONE: 214-891-3225

RECORD PLAT
THE POINT
LOTS 1-5, BLOCK 1
AND LOTS 1X-5X, BLOCK 1
34.6169 ACRES
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692
JAMES N. TANNEHILL, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND,
DENTON COUNTY &
TARRANT COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DWP	JAD	JUNE 2018	064145040	2 OF 3

DWG NAME: K:\DAL_SURVEY\064145040-FLOWER MOUND TCR NWC\ LONG PRAIRIE AND SILVERTON\DWG\FLOWER MOUND TCR LONG PRAIRIE AND SILVERTON_PP_1.DWG PLOTTED BY HOPPER, BRADN | 12/27/2018 11:15 AM LAST SAVED 12/27/2018 11:38 AM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS a tract of land situated in the Joseph Knight Survey, Abstract No. 692, and the James N. Tannehill, Abstract No. 1252, Town of Flower Mound, Denton and Tarrant County, Texas and being all of a 6.00 acre tract of land described in Special Warranty Deed to Grand Seville, L.P., recorded in Document No. D207139730, Official Public Records, Tarrant County, Texas, and all of a 28.553 acre tract of land described in Special Warranty Deed to Grand Seville, L.P., recorded in Document No. D207302381, Official Public Records, Tarrant County, Texas and in Instrument No. 2007-102880, Official Records, Denton County, Texas and being a portion of Silveron Boulevard and being more particularly described as follows:

BEGINNING at the northwest corner of said 28.553 acre tract, the southwest corner of Lot 2, Block A of Home Depot - Silveron Addition, an addition to the Town of Flower Mound, Texas, according to the plat thereof recorded in Cabinet U, Page 452, Plat Records, Denton County, Texas and being in the east right-of-way line of Long Prairie Road (F.M. 2499, a 160-foot wide right-of-way);

THENCE with the south line of said Lot 2 and the north line of said 28.553 acre tract, North 89°40'24" East, passing at a distance of 618.34 feet the southwest corner of the terminus of Lake Forest Boulevard (a 45-foot right-of-way), continuing with said south terminus of Lake Forest Boulevard, in all a total distance of 1689.67 feet to a point for corner the northeast corner of said 28.553 acre tract;

THENCE with the east line of said 28.553 acre tract the following courses and distances:

South 22°12'20" East, a distance of 64.76 feet to a point for corner;
South 20°17'29" East, a distance of 47.82 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
South 40°36'07" East, a distance of 46.71 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found in the northwest right-of-way line of Silveron Boulevard (a variable width right-of-way);

THENCE with said northwest right-of-way line of Silveron Boulevard, the following courses and distances:

South 54°39'29" West, a distance of 114.82 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
South 9°24'37" West, a distance of 71.45 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a non-tangent curve to the left having a central angle of 23°38'31", a radius of 1045.00 feet, a chord bearing and distance of South 32°07'50" West, 428.14 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 431.20 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a reverse curve to the right having a central angle of 11°56'34", a radius of 804.99 feet, a chord bearing and distance of South 26°16'52" West, 167.49 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 167.79 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
South 32°15'09" West, a distance of 87.68 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
South 79°07'18" West, a distance of 14.39 feet to a 5/8-inch iorn rod with plastic cap stamped "KHA" set;

THENCE departing said northwest right-of-way line of Silveron Boulevard, South 32°30'48" West, a distance of 109.66 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner in said northwest right-of-way line of Silveron Boulevard;

THENCE with said northwest right-of-way line of Silveron Boulevard, the following courses and distance:

South 32°15'09" West, a distance of 23.28 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a tangent curve to the left having a central angle of 17°15'52", a radius of 906.00 feet, a chord bearing and distance of South 23°37'13" West, 271.97 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 273.00 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a reverse curve to the right having a central angle of 10°56'19", a radius of 589.00 feet, a chord bearing and distance of South 20°27'26" West, 112.28 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 112.45 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a reverse curve to the left having a central angle of 5°12'18", a radius of 311.00 feet, a chord bearing and distance of South 23°19'27" West, 28.24 feet;
In a southwesterly direction, with said curve to the left, an arc distance of 28.25 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a reverse curve to the right having a central angle of 9°00'02", a radius of 782.00 feet, a chord bearing and distance of South 25°13'19" West, 122.72 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 122.84 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
South 29°43'20" West, a distance of 34.04 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set at the east end of a right-of-way corner clip at the intersection of said northwest right-of-way line with the said east right-of-way line of Long Prairie Road;

THENCE with said right-of-way corner clip, South 75°54'16" West, a distance of 20.77 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found at the beginning of a non-tangent curve to the right having a central angle of 35°48'34", a radius of 1829.84 feet, a chord bearing and distance of North 39°46'26" West, 1125.12 feet;

THENCE with said east right-of-way line of Long Prairie Road, the following courses and distances:

In a northwesterly direction, with said curve to the right, an arc distance of 1143.64 feet to a 1/2-inch iron rod with plastic cap stamped "DAA" found for corner;
North 21°52'10" West, a distance of 679.44 feet to the **POINT OF BEGINNING** and containing 34.6169 acres or 1,507,914 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. (2011)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Grand Seville, L.P, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **THE POINT,** an addition to the Town of Flower, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

By: Grand Seville, L.P., a Delaware limited partnership

By:_____

Name:_____
Title: Authorized Signatory

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

That I, J. Andy Dobbs, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

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

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6169
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2019.

_____
Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

_____
PERFECTO SOLIS, CHAIRMAN PLANNING AND ZONING COMMISSION

_____
LEXIN MURPHY, DIRECTOR OF DEVELOPMENT SERVICES

_____, 2019
DATE

SIGNED AND SEALED: TOWN OF FLOWER MOUND

_____
THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

RECORD PLAT
THE POINT
LOTS 1-5, BLOCK 1
AND LOTS 1X-5X, BLOCK 1
34.6169 ACRES
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692
JAMES N. TANNEHILL, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND,
DENTON COUNTY &
TARRANT COUNTY, TEXAS

Kimley»Horn
13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = ##'	DWP	JAD	JUNE 2018	064145040	3 OF 3

OWNER:
NEXGEN MANAGEMENT
PO BOX 631924
IRVING TX, 75063
CONTACT: PAUL UPPAL
PHONE: 800-395-1376

OWNER:
POINT PARTNERS, LP
5310 HARVEST HILL RD, SUITE 250
DALLAS, TX 75230
IRVING TX, 75063
CONTACT: DAVID WATSON
PHONE: 214-891-3225

APPLICANT:
MAPLE MULTI-FAMILY DEVELOPMENT, L.L.C.
3889 MAPLE AVENUE, SUITE 200,
DALLAS, TEXAS 75219
CONTACT: MEGAN SMITH
PHONE: 214-922-8545
MENZLER@TCR.COM

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TEXAS 75240
CONTACT: JENNIFER MOORE, P.E.
PHONE: 972-770-1300
JENNIFER.MOORE@KIMLEY-HORN.COM

DWG NAME: K:\DAL_SURVEY\064145040-FLOWER MOUND TCR NWC LONG PRAIRIE AND SILVERON\DWG\FLOWER MOUND TCR LONG PRAIRIE AND SILVERON_PP_1.DWG PLOTTED BY HOPPER, BRADN 12/27/2018 11:15 AM LAST SAVED 12/27/2018 11:08 AM

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: February 11, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0011-The Point Multifamily - Phase 1) to develop an apartment complex. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop nine residential structures:

- Two Multifamily (only) buildings (101 dwelling units)
- Three Multifamily buildings with Commercial Ready Units* (211 multifamily units and 15 commercial ready units; *see below)
- Four Carriage House buildings (23 dwelling units)

The property is located within Planned Development District No. 156 (PD-156) with both residential and nonresidential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The following represents a summary of key application details for the property:

- December 18, 2017 - Town Council approves the creation of PD-156 as well as a development agreement.

- February 11, 2019

  - Planning and Zoning Commission will consider a record plat (RC18-0008) for The Point
  - Planning and Zoning Commission will consider this site plan (SP18-0011) for the Phase 1 multifamily/carriage house/commercial ready unit component
  - Planning and Zoning Commission will consider a site plan (SP18-0014) for a 98-room hotel

The site plan depicts necessary setbacks, landscape buffers, and easements. The applicant's proposed mix of residential units (see above) requires 508 spaces, with 526 being provided. PD-156 requires 200 square feet of private common open space per dwelling unit, of which no more than 50 percent of the requirement may be private personal open space; this amenity has been provided through multiple locations across this first phase, thereby being accessible from any point within the development.

As referenced above, a *COMMERCIAL READY UNIT* means ground level floor area that may be utilized as a live/work unit, commercial space, or a dwelling unit. These units are required to be constructed to commercial standards as well as possess certain design standards [see Attachment A(3)].

A *LIVE/WORK UNIT* means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building.

Both landscaping and building elevations are in compliance with the adopted conceptual plans attached to PD-156.

III. ATTACHMENTS

A. Background Information

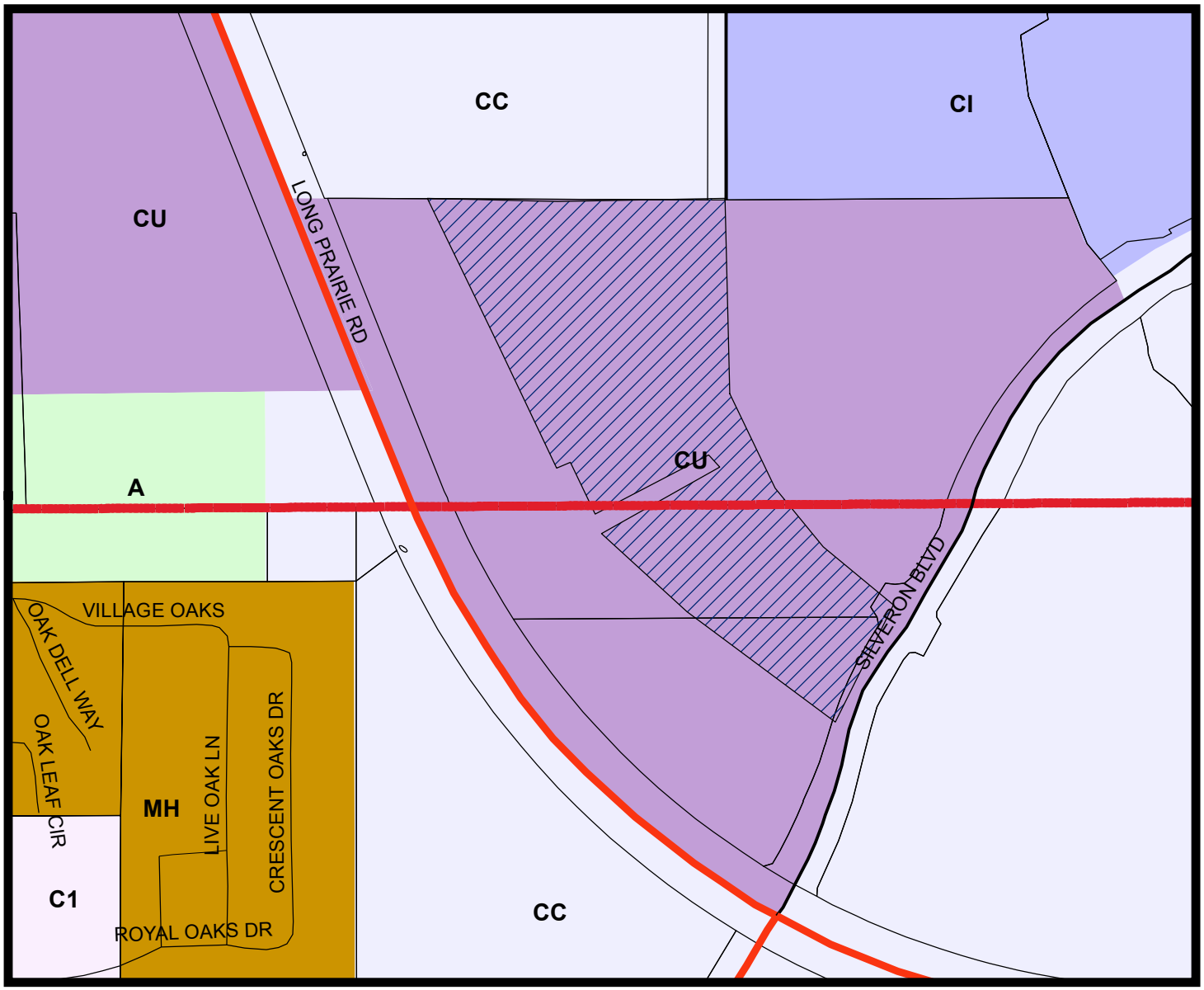
1. Vicinity Map
2. Letter of Intent
3. PD-156 Ordinance
4. Development Agreement

B. Application Details

1. Site Plan Package

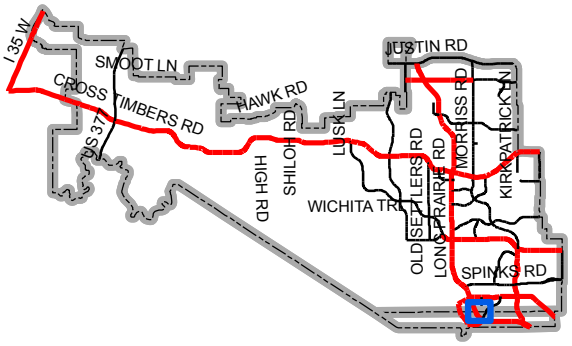
Vicinity Map

Reference Project: SP18-0011



LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Mixed Use
- Mobile Home
- Subject Property



Map Location

0 270 540 1,080 Feet

January 9, 2019

Mr. Richard Brown
Senior Planner
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

Re: ***Letter of Intent***
Record Plat/RC18-0008
The Point Multifamily Phase I Site Plan/SP18-0011
The Point Hotel Site Plan/SP18-0014

Dear Mr. Brown,

This shall serve as our Letter of Intent for a Record Plat and Site Plan for The Point Multifamily Phase I and The Point Hotel Site Plan.

As of the December 18, 2017 approval of entitlements, the approximately 35-acre site is zoned PD-156, which provides for a mix of uses. Per the record plat, the site will consist of five buildable lots and five X-lots comprised of street buffer areas, open space areas, and cross access areas.

The proposed overall development will be in two phases. This submittal constitutes Phase I of the multifamily and includes the private streets as well as 327 multifamily dwelling units and 23 carriage house dwelling units with an aggregate floor area of 420,738 SF. Of the 327 multifamily units, 15 are commercial ready units with a total floor area of 14,474 SF. A separate site plan application for a 43,100 SF, 98-room hotel has also been submitted for review. The combined square footage of commercial or commercial ready space being proposed with Phase I is 57,574 SF.

As provided for in the development standards for PD-156, we are requesting three units in Phase I be exempt from section D.4.b. requiring individual entries to private streets due to grading, required build-to-lines, and ADA parking ramps. The approximate 30’ of fall across this portion of the site requires stoops and steps from units to achieve direct access to the mutual access drive. The two non-compliant units in Building 4 are adjacent to required ADA parking ramps, which are 6’ long. The stoops and steps combined are 6.5’ wide. The build-to-lines require the building to be placed no further than 15’ from the parking curb. The combination of 6.5’ wide steps and 6’ long ADA ramp only leaves 2.5’ clear at the top of the ramp, where 4’ is required. The unit in Building 1 is 10’ above existing Silveron Boulevard. The site cannot fit the amount of steps required to bring this unit down to grade and maintain an ADA accessible path north from Silveron, along the mutual access drive. All three units will have balconies for the tenant, but not direct access without walking through the building.

Please feel free to contact me at (972) 770-1343 or jennifer.moore@kimley-horn.com if you have any questions.

Sincerely,



Jennifer Moore, P.E.
Kimley-Horn and Associates, Inc.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 47-17

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 34.553 ACRES OF LAND SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NUMBER 692, AND J. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, FROM PLANNED DEVELOPMENT DISTRICT NO. 31 (PD-31) TO PLANNED DEVELOPMENT DISTRICT NO. 156 (PD-156) WITH BOTH NON-RESIDENTIAL AND RESIDENTIAL USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 34.553 acres of land situated in the J. Knight Survey, Abstract Number 692, and J. Tannehill Survey, Abstract No. 1252, have filed an application for a Zoning amendment to change the zoning from Planned Development District No. 31 (PD-31) to Planned Development District No. 156 (PD-156) with both non-residential and residential uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on December 11, 2017, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on December 18, 2017, with respect to the proposed amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of the zoning amendment related to the property;

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

SECTION 1

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

34.553 acres of land situated in the J. Knight Survey, Abstract Number 692, and J. Tannehill Survey, Abstract Number 1252, Denton County and Tarrant County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 156 (PD-156) with both non-residential and residential uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, conceptual open space and pedestrian circulation plan, conceptual elevations, street type sections, architectural imagery package, and renderings of the proposed Planned Development District No. 156 (PD-156), attached hereto as Exhibits "B," "C," "D," "E," "F," "G," "H," and "I," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, conceptual open space and pedestrian circulation plan, conceptual elevations, street type sections, architectural imagery package, and renderings for this Planned Development District No. 156 (PD-156).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 156 (PD-156), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D," "E," "F," "G," "H," and "I," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

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

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town

Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 3 TO 2, ON THIS THE 18TH DAY OF DECEMBER, 2017.

APPROVED:

Thomas E. Hayden, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**

Exhibit “A”

BEING 34.553 ACRE TRACT OF LAND SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NO. 692 AND J. TANNAHILL SURVEY, ABSTRACT NO. 1252, TOWN OF FLOWER MOUND, DENTON AND TARRANT COUNTIES AND BEING ALL OF A CALLED 28.553 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND SEVILLE, L.P. AND RECORDED IN DOCUMENT NO. 207302381 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 2007-102880 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS BEING ALL OF A CALLED 6.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND SEVILLE, L.P. AND RECORDED IN DOCUMENT NO. D207139730 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 34.553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "DAA" SET FOR THE MOST SOUTHERLY CORNER OF SAID 6.000 AC.- GRAND SEVILLE, L.P. TRACT AND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SILVERON BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) (160' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1829.86 FEET, A CENTRAL ANGLE OF 35° 48' 33", A CHORD BEARING NORTH 39° 46' 26" WEST AT A DISTANCE OF 1125.12 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) FOR AN ARC DISTANCE OF 1143.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 21° 52' 10" WEST AND CONTINUING ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) FOR A DISTANCE OF 679.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 28.553 AC.-GRAND SEVILLE TRACT;

THENCE NORTH 89° 40' 24" EAST AND DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) AND ALONG THE NORTH LINE OF SAID 28.553 AC.-GRAND SEVILLE TRACT FOR A DISTANCE OF 1689.67 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 28.553 AC.-GRAND SEVILLE TRACT;

THENCE SOUTH 22° 12' 20" EAST FOR A DISTANCE OF 64.76 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 20° 17' 29" EAST FOR A DISTANCE OF 47.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 40° 36' 07" EAST FOR A DISTANCE OF 46.71 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SILVERON BOULEVARD;

THENCE SOUTHERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (17);

(1) SOUTH 54° 39' 29" WEST FOR A DISTANCE OF 114.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(2) SOUTH 09° 24' 37" WEST FOR A DISTANCE OF 71.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 23° 38' 31", A CHORD BEARING SOUTH 32° 07' 50" WEST AT A DISTANCE OF 428.14 FEET;

(3) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 431.20 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 804.99 FEET, A CENTRAL ANGLE OF 11° 56' 34", A CHORD BEARING AT A DISTANCE SOUTH 26° 16' 52" WEST AT A DISTANCE OF 167.49 FEET;

(4) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 167.79 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(5) SOUTH 32° 15' 09" WEST FOR A DISTANCE OF 87.68 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(6) SOUTH 79° 07' 18" WEST FOR A DISTANCE OF 20.51 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(7) NORTH 52° 44' 07" WEST FOR A DISTANCE OF 20.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(8) SOUTH 38° 00' 21" WEST FOR A DISTANCE OF 90.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(9) SOUTH 52° 36' 07" EAST FOR A DISTANCE OF 18.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(10) SOUTH 10° 42' 50" EAST FOR A DISTANCE OF 21.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(11) SOUTH 32° 15' 09" WEST FOR A DISTANCE OF 23.28 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 906.00 FEET, A CENTRAL ANGLE OF 17° 15' 52", A CHORD BEARING SOUTH 23° 37' 13" WEST AT A DISTANCE OF 271.97 FEET;

(12) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 273.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.00 FEET, A CENTRAL ANGLE OF 10° 56' 19", A CHORD BEARING SOUTH 20° 27' 26" WEST AT A DISTANCE OF 112.28 FEET;

(13) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 112.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 311.00

FEET, A CENTRAL ANGLE OF 05° 12' 18", A CHORD BEARING SOUTH 23° 19' 27" WEST AT A DISTANCE OF 28.24 FEET;

(14) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 28.25 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 782.00 FEET, A CENTRAL ANGLE OF 09° 00' 02", A CHORD BEARING SOUTH 25° 13' 19" WEST AT A DISTANCE OF 122.72 FEET;

(15) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 122.84 FEET TO A 5/8" IRON ROD SET FOR CORNER,

(16) SOUTH 29° 43' 20" WEST FOR A DISTANCE OF 34.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(17) SOUTH 75° 54' 16" WEST FOR A DISTANCE OF 20.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.5529 ACRES OF LAND, MORE OR LESS.

Exhibit "B"
Development Standards

Planned Development District - 156 (PD-156)
The Point

The development on the property comprising approximately 34.553 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:

Development of the Campus Commercial District area designated on Exhibit "C", comprising of approximately 34.553 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. DEFINITIONS.

1. *CARRIAGE HOUSE* means a single dwelling unit that is designed, built, rented, or leased to be occupied by a family unit and must contain a minimum of 2 stories.

2. *COMMERCIAL READY UNIT* means ground level floor area that may be utilized as a live/work unit, commercial space, or a dwelling unit. On street parking spaces will be utilized to meet this parking requirement.

3. *LIVE/WORK UNIT* means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building.

4. *PRIMARY PUBLIC OPEN SPACE* means a designated area within the Planned Development that is accessible to the public, has a physical location with a direct connection to the Town's trail system along Long Prairie Road, and may contain improvements that serve as a sense of place for gathering, allow for passive recreation and exercise or relaxation, and may preserve natural environment. For the purpose of this definition, The Green, Point Park, and the retention pond area at the corner of FM 2499 and Silveron Boulevard located as shown on Exhibit "E" are primary public open space.

5. *PRIVATE COMMON OPEN SPACE* means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use by the residents, employees, and/or visitors to a development.

6. *PRIVATE PERSONAL OPEN SPACE* means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use solely by the individual residents of a condominium or multifamily dwelling unit.

B. USE STANDARDS.

1. PERMITTED USES. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development.

    a. The following additional uses are permitted in this Planned Development.

        - Multifamily.
        - Carriage house.
        - Commercial ready unit.
        - Live/work unit.

    b. The following uses are prohibited in this Planned Development:

        - Amusement and recreation (indoors).
        - Laboratory, medical or dental.
        - Laboratory, scientific and research.
        - Off-street parking, accessory.
        - Parking lot, commercial.
        - Parking structure, commercial.
        - Swimming pool, commercial.

2. SPECIFIC USES. Except as provided in this section, the uses listed as Specific Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, may be permitted in this Planned Development with a Specific Use Permit (SUP) approved by the Town Council.

    a. The following specific uses are prohibited in this Planned Development:

        - Amusement and recreation (outdoors).
        - Car wash, automatic.
        - Car wash, full service.
        - Convenience store with gasoline sales.
        - Institution, drug, or psychiatric treatment.
        - Office-showroom/warehouse.
        - Retail, single tenant (25,000 sf, but less than 50,000 sf).
        - Retail, single tenant (50,000 sf, but less than 75,000 sf).
        - Retail, single tenant (75,000 sf, but less than 100,000 sf).
        - Retail, single tenant (100,000 sf or more).

3. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development 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".

C. OPEN SPACE STANDARDS.

1. Public open space and Private open space shall generally be located in the locations as shown on Exhibit “E”.

2. PRIMARY OPEN SPACE & TRAIL REQUIREMENTS.

   a. Point Park. There shall be a minimum of 3.1 acres of land area and generally located as shown on Exhibit “E” and shall include a minimum of the following:

      - Gathering area at the trailhead of patterned or stamped concrete.
      - Seating areas (benches, tables and chairs, seat walls).
      - Shade structures, tree plantings to provide a shade canopy, or other elements.
      - Trash receptacles.
      - Drinking fountain.
      - Trail signage.
      - Pedestrian scale lighting.
      - Five-foot-wide walking path designed to connect to adjacent properties, with final material to be determined at platting.

   b. The Green. There shall be a minimum of 1.1 acres of land area and generally located as shown on Exhibit “E” and shall include a minimum of the following:

      - Use of natural and hardscape elements to create active urban plaza.
      - Seating areas (benches, tables and chairs, seat walls) (2).
      - Shade structures, tree plantings to provide a shade canopy, or other elements (2).
      - Trash receptacles (2).
      - Drinking fountain (2).
      - Bicycle rack (2).
      - Trail signage (2).
      - Pedestrian scale lighting.

   c. The Corner. There shall be a minimum of 0.6 acres of land area and generally located as shown on Exhibit “E” and shall include a minimum of the following:

      - Use of natural and hardscape elements to create a pleasant overlook area to the retention pond.
      - Seating areas (benches, tables and chairs, seat walls).
      - Shade structures, tree plantings to provide a shade canopy, or other elements.
      - Trash receptacles.
      - Pedestrian scale lighting.
      - Four-foot-wide pedestrian pathways shall be provided to Building Number 1, from Long Prairie Road, and Silveron Boulevard.

   d. FM 2499 Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the FM 2499 frontage as required by the *Parks & Trails Master Plan*.

   e. Middle Path. There shall be a pedestrian connectivity path between The Green and Point Park consisting of not less than six-foot-wide and not more than eight-foot-wide of unobstructed sidewalk width. Patterned or stamped concrete shall be used across vehicle travel areas.

f. Silveron Boulevard Sidewalks. Four-foot-wide minimum sidewalks shall be provided along Silveron Boulevard. Additional width is required adjacent to buildings fronting on Silveron Boulevard.

3. SECONDARY OPEN SPACE REQUIREMENTS.

a. Areas between buildings should incorporate the following improvements:

- Use of natural and hardscape elements to create interesting, intimate gathering areas.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, elements.
- Trash receptacles.
- Pedestrian scale lighting.

b. Pedestrian Pathways. Each site plan submitted within the development shall include details of creating a network of pedestrian pathways throughout the development. The system must link all building and activity areas. These pathways shall be a minimum of four-foot-wide and use patterned or stamped concrete or pavers across vehicle travel areas.

4. PRIVATE OPEN SPACE FOR DWELLING UNITS. The private open space standards in this subparagraph are based on the requirements of Section 98-905(b) of the Town Code but modified by the December 18, 2017 Town Council approval of an alternative park land dedication and park development fee set of standards.

Private common open space and private personal open space for all multifamily, carriage house, commercial ready units, and live/work units developed in the district shall meet the following standards:

a. A minimum of 200 square feet per dwelling unit shall be provided as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents in the district.

b. No more than 50 percent of the required private common open space may be provided as private personal open space that includes balconies, patios, and similar spaces that are located within individual units.

c. Secondary Open Space can be counted towards private common and private personal open spaces.

d. To track compliance With Private Open Space Areas each site plan submitted within the development shall include the following table that quantifies the required open space areas within the Planned Development:

Open Space Category and Land Area Required per Ordinance	This Site Plan	Existing (prior to this site plan)	Cumulative (including this site plan)	Remaining Requirement (based on 585 dwelling units)
Private Common Open Space (200 Square Feet/Dwelling Unit*)	No. of du's- ____			
Private Personal Open Space (≤ 50 % of required private common open space/Dwelling Unit*)	No. of du's- ____			

***** Dwelling Unit includes: Carriage house, Commercial ready unit, Live/work unit, and Multifamily.

D. BUILDING STANDARDS.

1. SETBACKS.

a. Long Prairie Road.

i. Minimum building setback of 60 feet for all structures.

ii. Off-street parking is prohibited within the first 25 feet of the property line.

b. Buildings fronting a private street.

i. There shall be a maximum build-to-line of 13 feet for Type A Street and Type A.2 Street as shown on Exhibit "G".

ii. There shall be a maximum build-to-line of 15 feet for Type A.1 Street as shown on Exhibit "G".

iii. Stoops, steps, patios, planters, retaining walls, transformers and other utility equipment, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback with no projection limitation, subject to maintaining a minimum unobstructed sidewalk width of four feet.

iv. Balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to five feet into required setback with a minimum of eight feet of clearance above the sidewalk.

c. Silveron Boulevard.

i. Except as provided in this section, there shall be a maximum build-to-line of 25 feet from the existing right-of-way.

ii. Upon Town Council approval of a Thoroughfare Plan Amendment to revise the street profile for Silveron Boulevard providing for on-street parking, the Director of Development Services shall have the authority to consider a revised build-to-line during site plan application for any building fronting the street.

iii. Off-street parking shall be located behind the building.

d. North Property Line.

i. There shall be a minimum building setback of 15 feet.

ii. Off-street parking is permitted within the building setback.

2. Lot Coverage. Maximum lot coverage is 60 percent.

3. Height.

a. Except as provided in this paragraph, maximum number of stories is ten.

b. Carriage house. Minimum number of stories is two and the maximum number of stories is three.

c. Multifamily. Maximum number of stories is four.

4. Multifamily and Commercial Ready Ground Floor Design.

a. Commercial Ready Unit.

i. Each unit shall be constructed to commercial standards.

ii. Each unit shall have a floor-to-floor height of 12 feet.

iii. Any ground level façade windows that face a public or private street shall incorporate the following design standards.

AA. be clear, unpainted, or made or similarly treated glass allowing visibility into street level uses;

BB. cover 50 percent or more of street level frontage;

CC. not have a bottom edge higher than three feet above the sidewalk;

b. Multifamily Unit. Except as provided below, all ground floor dwelling units shall have individual entries to the private street or mutual access drive.

i. Except for carriage houses access shall be on the street sidewalk and shall provide at least one of the following design components. Other components may be used that further identifies the entrance.

- Stoop
- Step(s)

- Landing
- Patio (may be enclosed but shall be at least 35 percent open)
- Awning, canopy, or marquee
- Planter

ii. If during site plan application it is determined that existing or proposed utility placement, easements, or other engineering constraints prevent compliance with 3(b) for any unit(s), the director will make a determination in recommending one of the following options for alternative compliance with this subparagraph:

AA. Exempt the identified dwelling unit(s) to be included in the site plan package presented to the Planning and Zoning Commission.

BB. A minimum of two ground floor dwelling units that otherwise individually cannot comply with 3(b) may each share one common ground level access way and shall include a minimum of 30 square feet of private personal open space that is visible from the street and shall contain some or all of the following amenities:

- Stoop
- Step(s)
- Landing
- Patio (may be enclosed but shall be at least 35 percent open)
- Awning, canopy, or marquee

E. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

1. Street Setbacks. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along Long Prairie Road. There shall be a minimum landscape buffer of 15 feet along Silveron Boulevard as measured from the existing right-of-way.

2. Upon Town Council approval of a Thoroughfare Plan Amendment to revise the street profile for Silveron Boulevard providing for on-street parking, the Director of Development Services shall have the authority to consider a revised landscape buffer width during site plan application for any building fronting the street.

3. Street Buffer Landscaping. Tree plantings shall be provided at a ratio of one tree for each 30 linear feet of the buffer.

4. Street Yard Landscaping. All undeveloped areas of the street yard shall be landscaped at a minimum of 20 percent of the street yard.

5. Perimeter buffers and other landscape areas are generally located as provided on Exhibit “D” and shall require final detail with each site plan application.

6. Tree Planting Requirements.

a. For all street trees as well as any tree that is bound on all sides by concrete or other nonpermeable surface, planting techniques shall be required as provided on Exhibit “D”, Attachment 1 and Attachment 3.

b. Amended soils to be utilized for each tree shall be required as provided on Exhibit “D”, Attachment 2 and Attachment 3.

7. Parking Lot Trees. Parking area trees that are required to be located within 50 feet of a parking space and are located within the limits of underground detention shall be located elsewhere within the same parking lot area. The final location of any relocated tree shall be determined during site plan approval.

F. ACCESS, PARKING, AND LOADING STANDARDS.

1. PARKING. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Land Development Regulations. Parking for this development shall use the following standards:

a. Commercial ready unit. One space for each 500 square feet of floor area.

b. Multifamily and Carriage House.

i. Except as provided in this subparagraph, an average of one and one-half spaces must be provided for each dwelling unit based on the minimum parking requirement per the following unit breakdown.

ii. A minimum of one space for each one bedroom unit.

iii. A minimum of two spaces for each two bedroom unit

iv. A minimum of three spaces for each three bedroom unit.

v. To track compliance with required multifamily and carriage house parking requirements, each site plan submitted within the development shall include the following table:

Use Category with total number of dwelling units	Number of dwelling units per bedroom count			Required Parking	Provided Parking
	1	2	3		
Multifamily _ units					
Carriage House _ units					

c. Office.

i. While Town Code requires one space for each 300 square feet of floor area, the real estate industry has seen a change in parking demand that differs from this requirement. If during site plan application, an office parking ratio other than one space for each 300 square feet of floor area is proposed, the following must be included with those established requirements for a site plan:

AA. An updated parking study to this Planned Development that assesses an alternate parking ratio, aggregate existing and required parking within the Planned Development and construction of new development's required and provided parking at the time of the study.

BB. If structured parking or podium parking is proposed that removes existing surface parking, authorization of the property owner(s) for this change and detail of how the displaced surface parking is being replaced.

ii. Upon approval of the parking study by Town staff, the Director of Development Services shall have the authority to consider a revised parking ratio for the proposed office that is being considered for site plan approval.

d. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. For purposes of this subparagraph, cross-parking shall include structured parking and podium parking. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.

e. On-street parking within the boundary of the Planned Development is permitted in the locations shown on Exhibit "C" and may be considered in required off-street parking calculations.

f. Structured or Podium Parking. Except as provided in this paragraph, all structured or podium parking shall comply with the Urban Design Plan.

i. Structured Parking.

AA. Design of the structure shall incorporate materials, fenestrations, and other architectural features that are consistent with the building(s) in which the parking serves, and shall include vertical elements such as reveals, projecting ribs, and offsets.

BB. An exterior horizontal line shall be maintained on any exterior façade.

CC. Except for point(s) of ingress/egress, openings in the parking structure facade shall not exceed 60 percent of the total facade

area for each level of parking and shall be designed in such a manner to screen headlights.

DD. The upper level of any parking structure shall be covered.

EE. Any elevator and stair shaft shall be topped with a gabled roof or other architectural accent. Exterior stairs are prohibited.

ii. Podium Parking.

AA. Except for point(s) of ingress/egress, openings in a street level facade shall not exceed 60 percent of the total facade area for this parking level and shall be designed in such a manner to screen headlights.

BB. Any level of parking above street level shall comply with Section F(1)(e)(i) of this ordinance.

iii. Any ingress/egress to a parking structure or podium parking area shall not be visible from Long Prairie Road.

g. All parking space striping located on the property shall be maintained by the Property Owners' Association.

2. LOADING AND WASTE AREAS.

a. All loading areas must be designed so as to not be visible from Long Prairie Road and Silveron Boulevard.

b. Enclosed dumpster areas must be located as to not be visible from Long Prairie Road and Silveron Boulevard.

G. STREET, SIDEWALK, & CROSSWALK STANDARDS.

1. Pedestrian sidewalks, pathways, and crossing areas shall generally be provided in the locations as shown on Exhibit "E".

2. STREET SEGMENTS. The emphasis of street level pedestrian activity provided throughout this Planned Development requires a focus on connectivity that is efficient, safe, and allows for various amenities and other development components to be located in the area between the back-of-curb and the building line. Implementation of these street segments will facilitate activity and public accessibility in developing active ground floors along all street facades and efficient connectivity with public and private open spaces where a street frontage exists.

The following Street Types shall be required within the various street sections shown on Exhibit "G":

a. Street Type A.

b. Street Type A-1.

c. Street Type A-2.

3. WALKABLE SIDEWALKS. Install sidewalks along all street-facing façades and ensure continuity of sidewalks along each street.

   a. Construct sidewalks with a sufficient width to allow for pedestrian and street activity. Typically a minimum of four feet of clear, unobstructed walking area is required in addition to the edge and furnishing zones at the back of the curb.

   b. Encourage activation of the sidewalk by allowing plants, signage and merchandise display. Amenities should not be permanent and should not interfere with loading at the curb, obstruct pedestrian circulation, or make the streetscape appear cluttered.

   c. The use of patterned or stamped concrete or pavers shall be required to create visual interest and demarcation of specific areas within the Planned Development.

   d. Generally it is recommended that street trees be planted every 30 feet on center 2-3 feet from the back of the curb.

   e. Locate benches and seating near building entrances and in public open space away from the street.

   f. Provide trash receptacles near the street.

   g. Install kiosks and wayfinding where necessary to aid navigation.

   h. Consider adding public art or other special features.

4. PEDESTRIAN CROSSINGS. Enhanced pavement, such as patterned or stamped concrete or pavers shall be used at all pedestrian crossings and at all of the following ingress/egress points to the property:

   a. North property line;

   b. Silveron Boulevard;

   c. Northern ingress/egress point on Long Prairie Road; and,

   d. Southern ingress/egress point on Long Prairie Road, to be located no closer than 295 feet from the western property line.

H. MISCELLANEOUS STANDARDS.

1. RENDERINGS. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, open space areas (public and private), sidewalk and crosswalk detail, and elevations as shown on Exhibit “I”.

2. ELEVATIONS. The conceptual elevations attached to this ordinance denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on the conceptual site plan. The reference to building numbers shall

ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on the conceptual site plan, then the corresponding elevation shall apply.

3. DENSITY. Maximum number of residential dwelling units is 585, combined.

4. MULTIFAMILY. Except for ground level units that provide direct access to the sidewalk, all other dwelling units shall be accessed from an internal corridor.

5. HOTEL OR MOTEL.

    a. All rooms shall be accessed from an internal corridor.

    b. Building 9-Hotel.

        i. A minimum of 600 square feet of floor area for meeting room space shall be provided.

        ii. A minimum of 800 square feet of land area shall be improved with a pool and associated improvements for use by hotel guests.

        iii. Any pool shall be limited in location to the east façade of the building.

        iv. Landscaping shall be provided around the pool to screen the pool area from adjacent uses in the development.

6. SIGNAGE. Except as provided in this paragraph, all signage shall meet the Town's Sign Ordinance. Where noted, reference is made to the respective sign's location within the Planned Development which is depicted on the location map attached to the Architectural Imagery Package, Exhibit "H".

    The following identifies those provisions that may deviate from Chapter 86 of the Land Development Regulations. Certain proposed wall signs for the hotel, buildings that permit commercial uses, and various ground signs shall be permitted as shown on the Architectural Imagery Package, Exhibit "H", and shall be subject to the following:

    a. Ground Sign 1.

        i. The height shall not exceed 38 feet.
        ii. The sign area shall not exceed 450 square feet.
        iii. A masonry border is not required.
        iv. Double faced sign faces are not required to be parallel.

    b. Ground Sign 2.

        i. The width shall not exceed 51 feet.
        ii. The sign area shall not exceed 360 square feet.
        iii. A masonry border is not required.
        iv. Double faced sign faces are not required to be parallel.

c. Ground Sign 3.

i. The width shall not exceed 42 feet.
ii. The sign area shall not exceed 275 square feet.
iii. A masonry border is not required.
iv. Double faced sign faces are not required to be parallel.

d. Ground Sign 4.

i. The width shall not exceed 15 feet.
ii. The setback from the abutting property shall not be less than 15 feet.
iii. A masonry border is not required.

e. Ground Sign 5.

i. A masonry border is not required.

f. Wall Signs 6A and 6B.

i. The sign area for 6A shall not exceed 460 square feet.
ii. The height for the 6A shall not exceed 32 feet-10 inches.
iii. The width for 6A shall not exceed 16 feet-5 inches.
iv. The sign area for 6B shall not exceed 20 square feet.
v. The depth of the letters for 6B shall not exceed 18 inches.

g. Ground Sign 7.

i. A masonry border is not required.

h. Sandwich Board Signs

i. Maximum of one sign per tenant.
ii. The height shall not exceed four feet.
iii. The sign area shall not exceed 12 square feet.
iv. The sign may encroach into the sidewalk area subject to maintaining a minimum unobstructed sidewalk width of four feet.
v. No sign permit is required.

i. Tenant Blade Signs

i. Permitted only for office, retail or restaurant uses.
ii. Maximum of one per tenant.
iii. The height shall not exceed three feet.
iv. The width shall not exceed five feet.
v. The sign area shall not exceed 15 square feet (per side if a double-faced sign).
vi. The sign may encroach into the sidewalk area subject to maintaining a minimum clearance of eight feet above the sidewalk
vii. The sign may be internally or externally illuminated and must not create a glare onto a building or the sidewalk.

7. PHASING:

   a. Issuance of a building permit for the first phase of multifamily development shall include the following:

      i. Extension of the pedestrian path along Center Boulevard to the roundabout.
      ii. Temporary connection between the Center Boulevard pedestrian path and the Point Park trailhead.
      iii. The Point's pedestrian path an open space improvements.
      iv. The Green (open space entrance area).
      v. The open space at the corner of Long Prairie Road and Silveron Boulevard.

   b. Construction of all components in Phase 1 may be started simultaneously.

8. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.

9. TREE PROTECTION PLAN. This Planned Development is subject to an approved Protection Plan.

10. PARK DEVELOPMENT FEES. Park Development Fees of $575 per dwelling unit shall apply to this Planned Development. For purposes of this section, dwelling unit includes:

    a. Carriage house.

    b. Commercial ready unit.

    b. Live/work unit.

    c. Multifamily.

I. ADMINISTRATION.

There shall be established (The Point) Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records and in the Tarrant County Real Estate Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

1. Landscape buffers along Long Prairie Road and Silveron Boulevard.

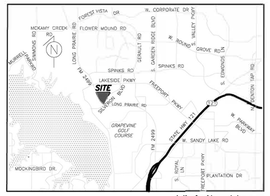
2. Publicly accessible open space areas.

3. Striping of parking spaces and pedestrian crosswalks.

4. Cross-access and cross-parking agreements.

5. Other items as listed in the CC&Rs.

The conceptual elevations attached to Planned Development District -156 (PD-156) denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on this conceptual site plan. The reference to building numbers shall ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on this conceptual site plan, then the corresponding elevation shall apply.



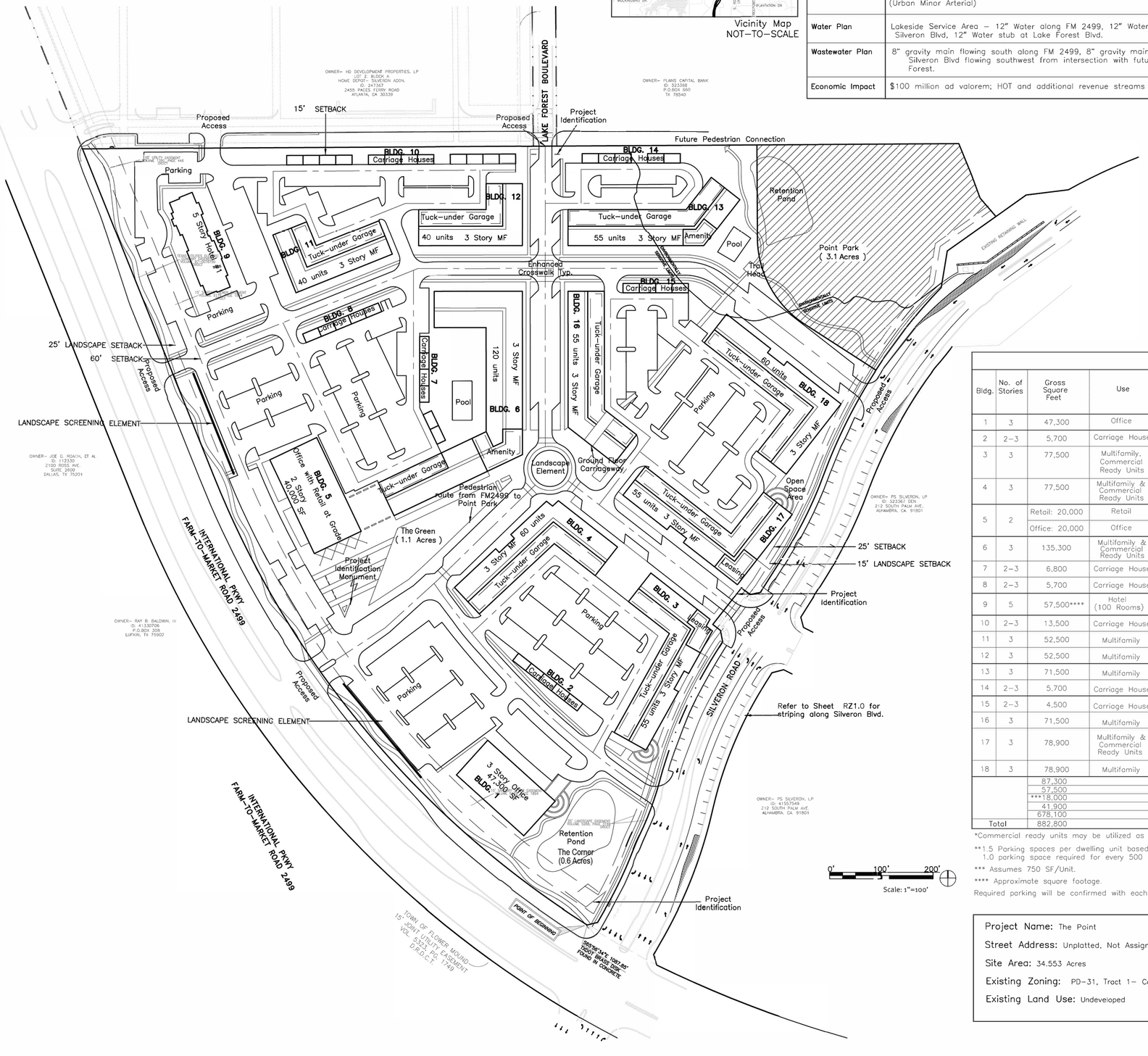
Vicinity Map
NOT-TO-SCALE

	MASTER PLAN FEATURES
Land Use Plan	Lakeside Business District
Specific Plans	N/A
Urban Design Plan	Lakeside Business District
Parks and Trails	Required Multi use trail along FM2499
Thoroughfare Plan	FM 2499 (Major Arterial), Silveron Blvd (Urban Minor Arterial), Lake Forest Blvd. Lake Forest Blvd. is a pending thoroughfare plan amendment and is subject to becoming a mutual access easement. (Urban Minor Arterial)
Water Plan	Lakeside Service Area – 12" Water along FM 2499, 12" Water along Silveron Blvd, 12" Water stub at Lake Forest Blvd.
Wastewater Plan	8" gravity main flowing south along FM 2499, 8" gravity main along Silveron Blvd flowing southwest from intersection with future Lake Forest.
Economic Impact	$100 million ad valorem; HOT and additional revenue streams TBD.

According to the federal emergency management agency (FEMA) – national flood insurance program (NFIP) – flood insurance rate map (FIRM) – for the Tarrant county, Texas and incorporated areas – map no. 48439c0110k, map revised, September 25, 2009.

Drainage from the site will be conveyed in underground storm sewer systems and underground detention systems to the existing drainage system in FM 2499/Silveron Blvd that drains to the south and the existing drainage system in Silveron Blvd that drains to the east from the planned old intersection with Lake Forest Blvd. The green space on the northeast end of the site will drain to the existing creek which flows to Denton Creek. Detention will be sized to contain the difference between existing conditions and proposed conditions.

All Drive Approaches to be 24 feet with 20 feet turning Radius;
All Fire Lanes to be 26 feet, with 25 feet turning Radius.



Notes:

1. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
2. All ground based HVAC shall be screened with live screening or masonry enclosure. 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 material on the main building.
5. Dumpster screening wall requires a separate building permit.
6. Signs require a separate building permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.
7. Retaining walls 4 feet in height or taller, including footings, will require a separate building permit through the building department.
8. Locations of all outdoor seating areas, gathering areas, dining areas, and permeable open space areas may be revised during site plan review for each building.

Building Summary

Bldg.	No. of Stories	Gross Square Feet	Use	Number of Dwelling Units	Commercial ** Ready Units	Total Number Dwelling Units, Carriage House & Commercial Ready Units	* Required Parking Ratio	Required Parking	Total Required Parking	Provided Parking
1	3	47,300	Office				1 / 300 sf	155	155	156
2	2-3	5,700	Carriage House	5		120	1.5 per Unit	8	181	192
3	3	77,500	Multifamily, Commercial Ready Units	51	4		1.5 per Unit	83		
4	3	77,500	Multifamily & Commercial Ready Units	55	5		1.5 per Unit	90		
5	2	Retail: 20,000	Retail				1 / 250 sf	80	140	145
		Office: 20,000	Office				1 / 300 sf	66		
6	3	135,300	Multifamily & Commercial Ready Units	115	5	131	1.5 per Unit	180	197	200
7	2-3	6,800	Carriage House	6			1.5 per Unit	9		
8	2-3	5,700	Carriage House	5			1.5 per Unit	8		
9	5	57,500****	Hotel (100 Rooms)				1 per Room	100	100	108
10	2-3	13,500	Carriage House	12		92	1.5 per Unit	18	138	141
11	3	52,500	Multifamily	40			1.5 per Unit	60		
12	3	52,500	Multifamily	40			1.5 per Unit	60		
13	3	71,500	Multifamily	55		60	1.5 per Unit	83	91	95
14	2-3	5,700	Carriage House	5			1.5 per Unit	8		
15	2-3	4,500	Carriage House	4		174	1.5 per Unit	6	262	268
16	3	71,500	Multifamily	55			1.5 per Unit	83		
17	3	78,900	Multifamily & Commercial Ready Units	45	10		1.5 per Unit	83		
18	3	78,900	Multifamily	60			1.5 per Unit	90		
		87,300		Office/Retail						
		57,500		Hotel (100 Rooms)						
		***18,000		Commercial Ready (24)		577			1,264 20% reduction 1,012	1,304
		41,900		Carriage House (37)						
		678,100		Multifamily Units (516)						
Total		882,800								

*Commercial ready units may be utilized as a live/work unit, commercial space or a dwelling unit.

**1.5 Parking spaces per dwelling unit based upon 1 space per bedroom.
1.0 parking space required for every 500 s.f. of floor area for a commercial ready unit.

*** Assumes 750 SF/Unit.

**** Approximate square footage.

Required parking will be confirmed with each respective site plan application.

Project Name: The Point

Street Address: Unplatted, Not Assigned

Site Area: 34.553 Acres

Existing Zoning: PD-31, Tract 1- Campus Commercial

Existing Land Use: Undeveloped

Owner Information:
Grand Seville, LP
5701 Seville Court
Plano, TX 75093

Surveyor information:
J. Knight Survey, Abstract No. 692
J. Tannahill Survey, Abstract No. 1252

Engineer information:
Cates-Clark & Associates, LLP
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272 x102

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour
Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT
Flower Mound, Denton County, TX

Conceptual Site Plan

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 12.15.2017

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Revision Date

Sheet:



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

STREET YARD LANDSCAPING

STANDARD	STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
min. 20% of street yard	FM 2499 = 198,630	39,726 sf	39,726 sf
min. 20% of street yard	Silveron Blvd = 47,550	9,510 sf	9,510 sf

STREET YARD TREES

STANDARD	AREA (square feet)	REQUIRED	PROVIDED
110,000sf + = 50 trees plus 1 tree / 5,000sf over 110,000sf	FM 2499 = 198,630	68 trees (3" cal.)	68 trees (3" cal.)
10,000sf to 110,000sf = 10 trees plus 1 tree / 2,500sf over 10,000sf	Silveron Blvd = 47,550	25 trees (3" cal.)	25 trees (3" cal.)
existing trees, buffer trees,and parking lots trees within street yard to help fulfill street yard tree requirements			

STREET BUFFER WIDTH

	REQUIRED WIDTH	PROVIDED WIDTH	
FM 2499	25ft buffer width	25ft buffer width	
Silveron Blvd	15ft buffer width	15ft buffer width	

STREET BUFFER TREES

STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 30lf	FM 2499 = 1,823 lf	61 trees (3" cal.)	61 trees (3" cal.)
1 per 30lf	Silveron Blvd = 1,469 lf	49 trees (3" cal.)	49 trees (3" cal.)
existing trees within street buffer, and r/w to help fulfill street buffer tree requirements			

PARKING AREA LANDSCAPE

STANDARD	# OF SPACES	REQUIRED	PROVIDED
90sf per 12 spaces	+/- 1,304 spaces	9,780 sf	9,780 sf

PARKING AREA TREES

STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 tree per 10 parking spaces	+/- 1,304 parking spaces	131 trees (3" cal.)	131 trees (3" cal.)
all parking spaces are located within 50ft of a tree			

OPEN SPACE AREA

STANDARD	# OF UNITS	REQUIRED	PROVIDED
multifamily open space = 200sf per unit	580 units	116,000 sf	92,800 sf private common open space
			23,200 sf private personal open space
STANDARD	AREA		
primary open space = 5%	34.553 acres	1.73 acres	4.80 acres

STREET BUFFER MITIGATION TREE CREDITS

STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 preserved protected/specimen tree = 1 tree credit	FM 2499	tbd	tbd
	Silveron Blvd	tbd	tbd

BUILDABLE AREA TREE PRESERVATION CREDITS

STANDARD	LOCATION	PRESERVED TREES	TREE CREDITS
each protected tree = 1 tree credit	tbd	tbd	xx credits

UPLAND HABITAT / RIPARIAN HABITAT PRESERVATION CREDITS

STANDARD	ACRES		TREE CREDITS
xx tree credits per acre of preserved protected/specimen trees	x acres		xx credits

LEGEND

ENVIRONMENTALLY SENSITIVE AREA

PLANTING NOTES:

1. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
2. REFER TO RZ4.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
3. REFER TO RZ2.0 FOR CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION.
4. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
5. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
6. FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
7. ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Existing Tree to be Removed PENDING TREE SURVEY
	Existing Tree to Remain PENDING TREE SURVEY
	Proposed Tree
SHRUBS	**BOTANICAL NAME / COMMON NAME**
	Parking Lot Screening
ENHANCED LANDSCAPE AREA	**BOTANICAL NAME / COMMON NAME**
	LANDSCAPE / ENHANCED LANDSCAPE AREA

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.

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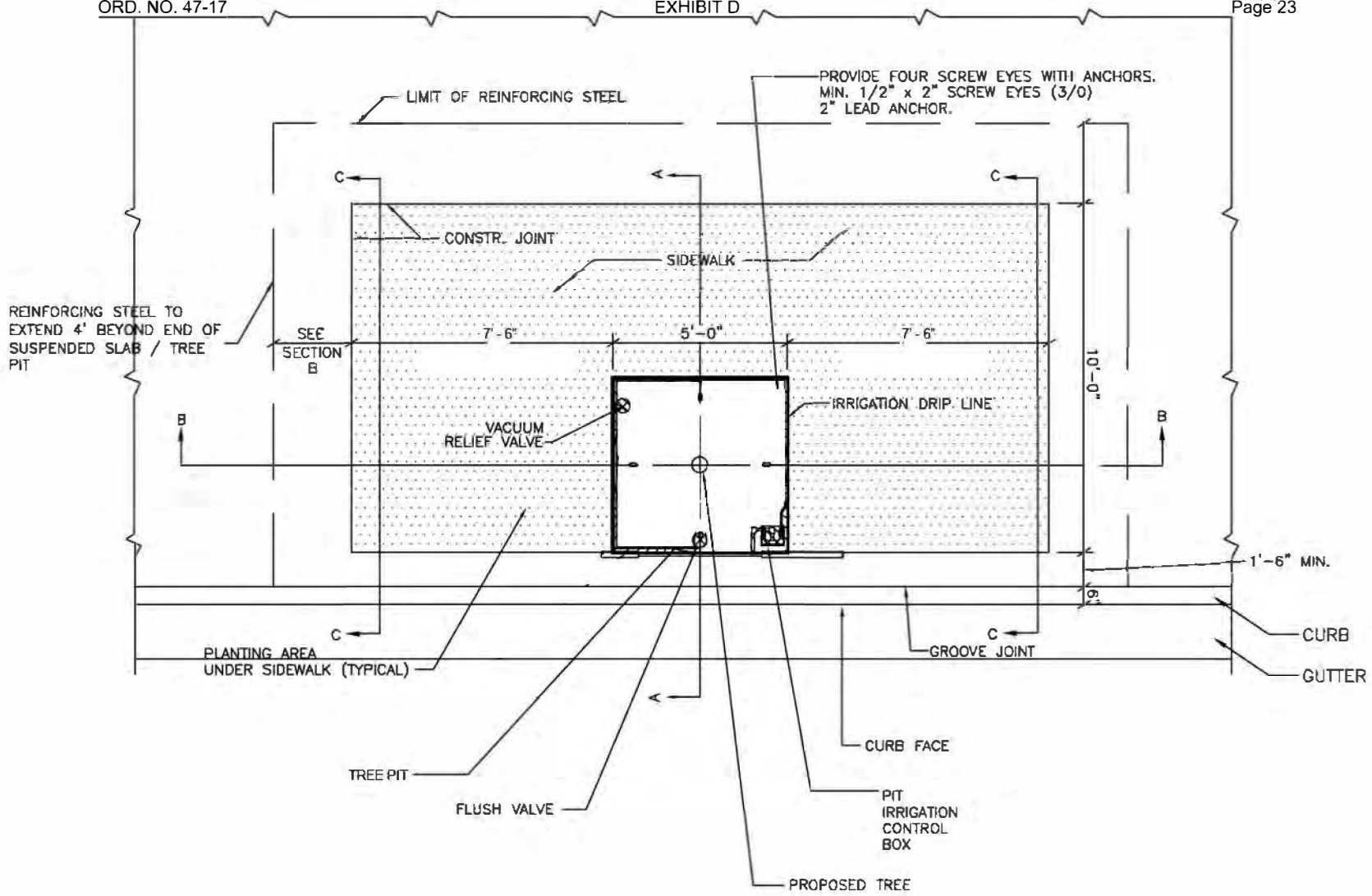
Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS
Registration Number: 2946

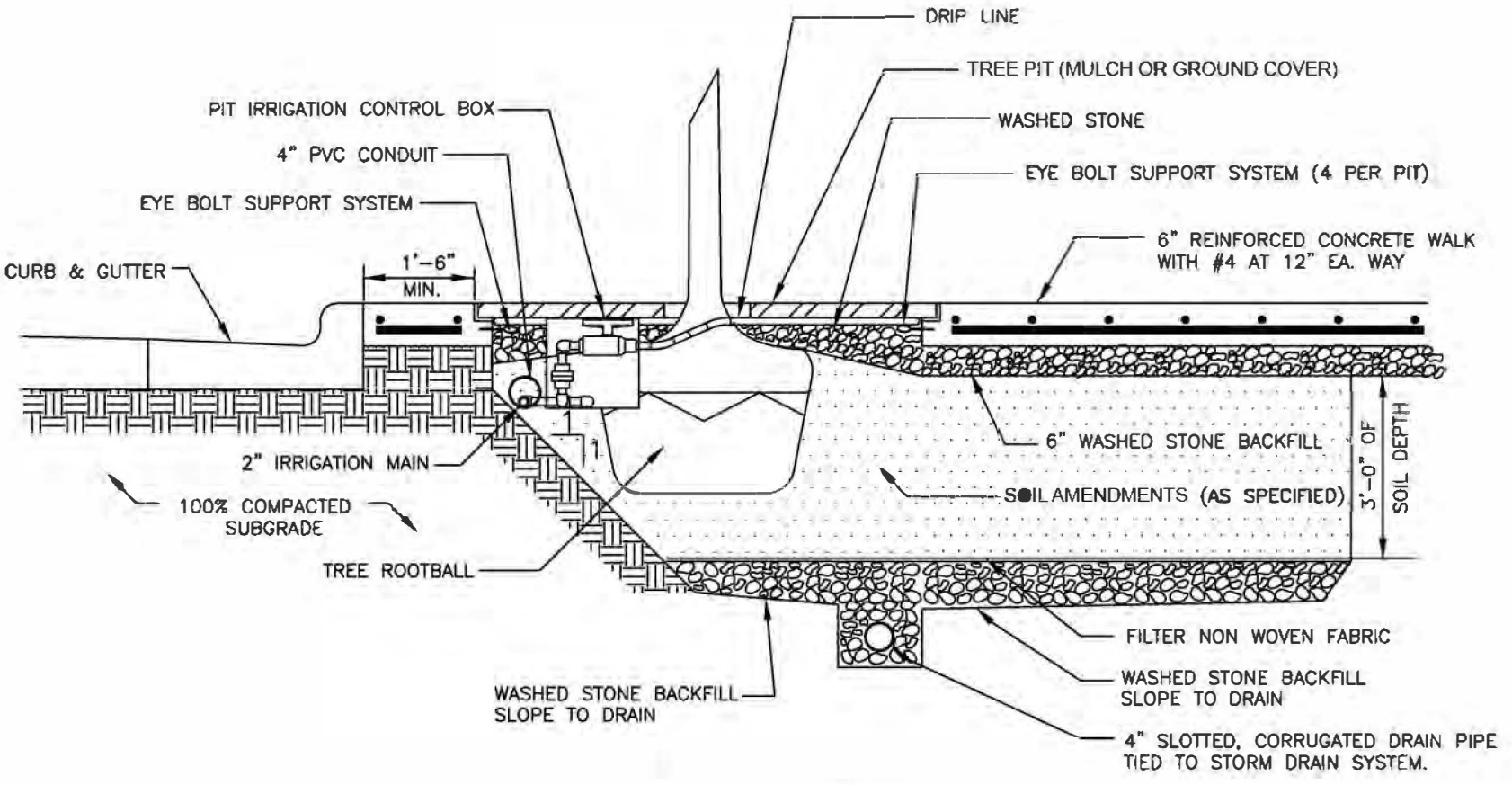
THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS
CONCEPTUAL LANDSCAPE PLAN

REVISIONS:

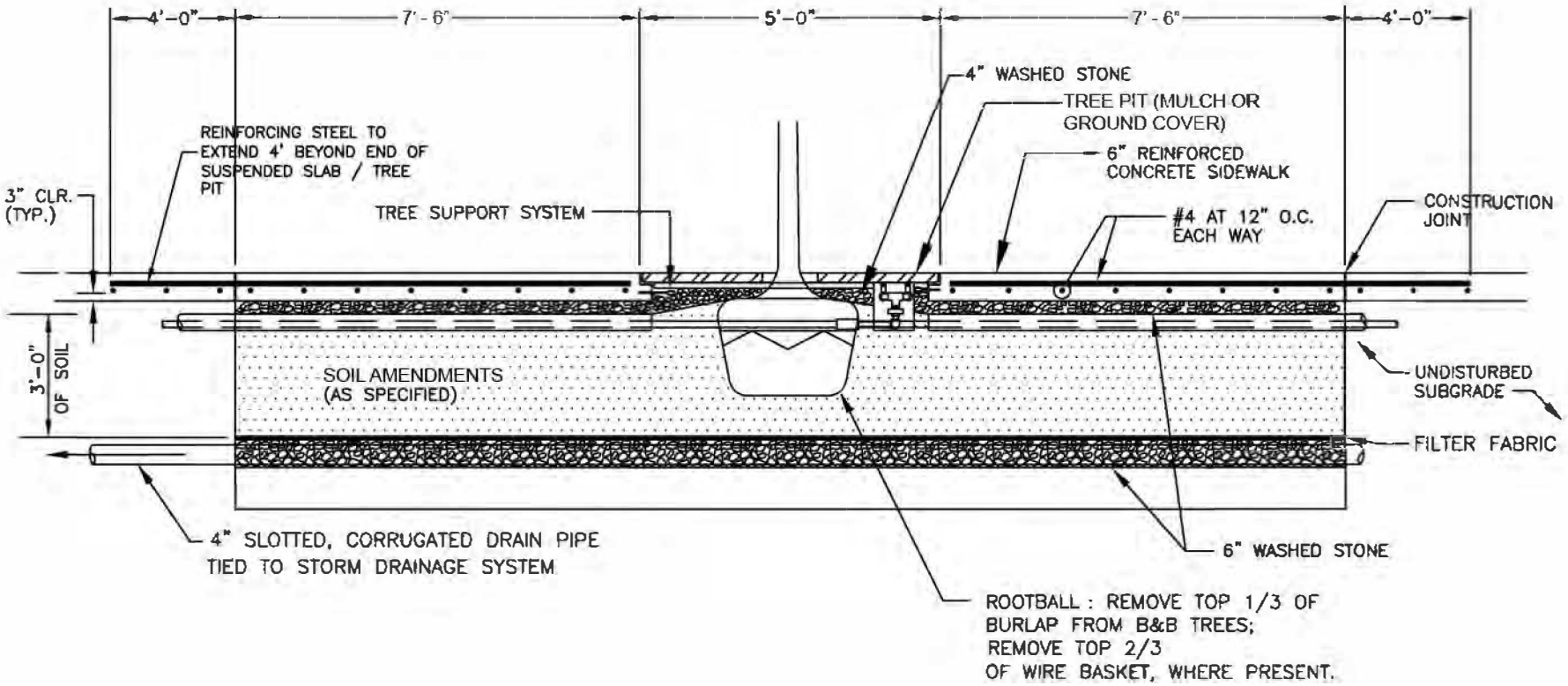
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DESIGN BY: LDJ
DRAWN BY: LDJ
CHECKED BY: LDJ
Q.C. BY: LDJ
SCALE: 1"=100'-0"
PROJECT #: 8517023

SHEET #:
RZ1.0

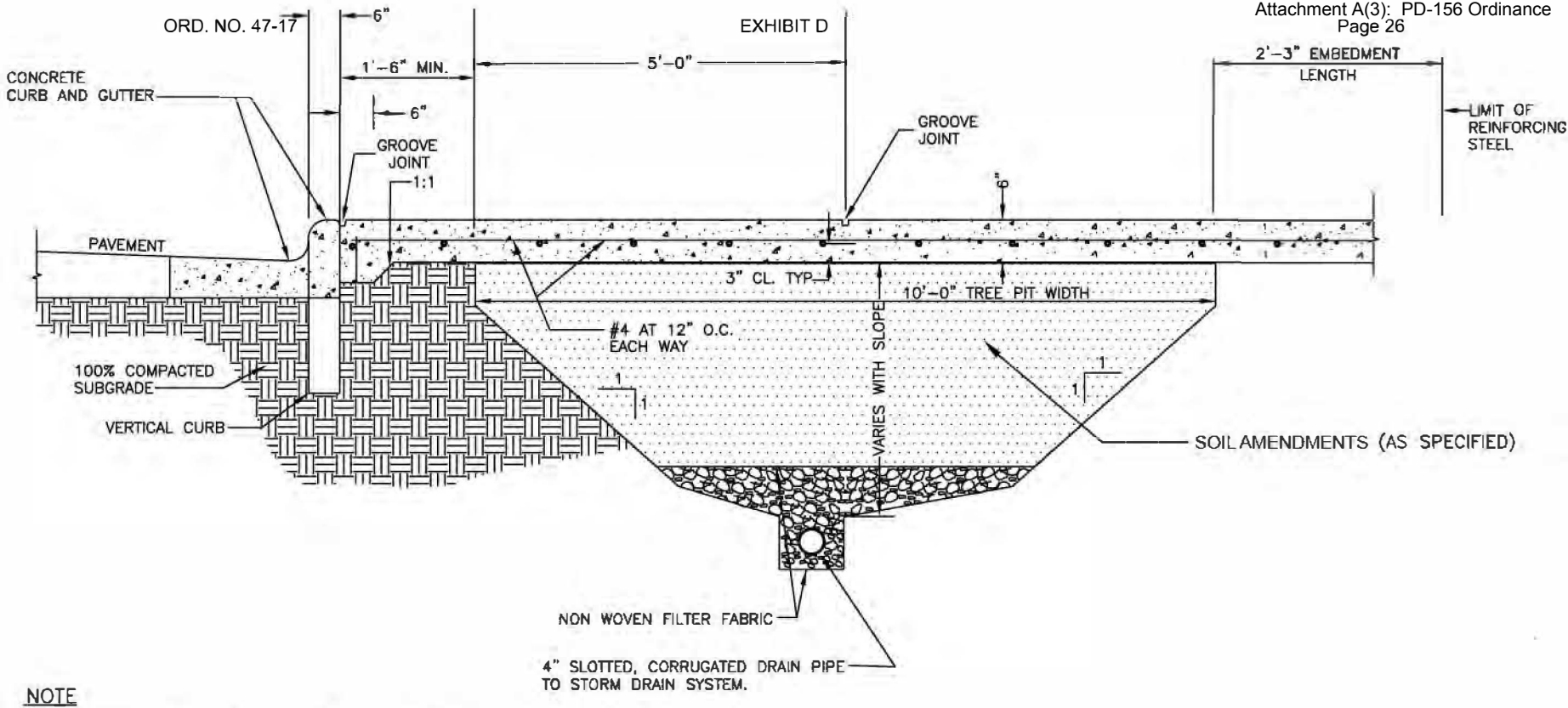

LIMIT OF REINFORCING STEEL
PROVIDE FOUR SCREW EYES WITH ANCHORS. MIN. 1/2" x 2" SCREW EYES (3/0) 2" LEAD ANCHOR.
CONSTR. JOINT
SIDEWALK
REINFORCING STEEL TO EXTEND 4' BEYOND END OF SUSPENDED SLAB / TREE PIT
SEE SECTION B
7'-6"
5'-0"
7'-6"
10'-0"
IRRIGATION DRIP LINE
VACUUM RELIEF VALVE
1'-6" MIN.
6"
CURB
GUTTER
GROOVE JOINT
PLANTING AREA UNDER SIDEWALK (TYPICAL)
CURB FACE
TREE PIT
FLUSH VALVE
PIT IRRIGATION CONTROL BOX
PROPOSED TREE


DRIP LINE
TREE PIT (MULCH OR GROUND COVER)
PIT IRRIGATION CONTROL BOX
WASHED STONE
4" PVC CONDUIT
EYE BOLT SUPPORT SYSTEM (4 PER PIT)
EYE BOLT SUPPORT SYSTEM
6" REINFORCED CONCRETE WALK WITH #4 AT 12" EA. WAY
CURB & GUTTER
1'-6" MIN.
6" WASHED STONE BACKFILL
2" IRRIGATION MAIN
SOIL AMENDMENTS (AS SPECIFIED)
3'-0" OF SOIL DEPTH
100% COMPACTED SUBGRADE
TREE ROOTBALL
FILTER NON WOVEN FABRIC
WASHED STONE BACKFILL SLOPE TO DRAIN
WASHED STONE BACKFILL SLOPE TO DRAIN
4" SLOTTED, CORRUGATED DRAIN PIPE TIED TO STORM DRAIN SYSTEM.

SECTION A


4'-0"
7' - 6"
5'-0"
7' - 6"
4'-0"
4" WASHED STONE
TREE PIT (MULCH OR GROUND COVER)
6" REINFORCED CONCRETE SIDEWALK
REINFORCING STEEL TO EXTEND 4' BEYOND END OF SUSPENDED SLAB / TREE PIT
3" CLR. (TYP.)
TREE SUPPORT SYSTEM
#4 AT 12" O.C. EACH WAY
CONSTRUCTION JOINT
3'-0" OF SOIL
SOIL AMENDMENTS (AS SPECIFIED)
UNDISTURBED SUBGRADE
FILTER FABRIC
4" SLOTTED, CORRUGATED DRAIN PIPE TIED TO STORM DRAINAGE SYSTEM
6" WASHED STONE
ROOTBALL : REMOVE TOP 1/3 OF BURLAP FROM B&B TREES; REMOVE TOP 2/3 OF WIRE BASKET, WHERE PRESENT.

SECTION B



NOTE

A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREET.

SECTION C

MATERIALS

A. TOPSOIL

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME

SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

E. SULFUR

SULFUR SHALL BE A COMMERCIALLY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM

GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST .

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES
   ANUTRI-PAK
   JRP INTN=L. INC.
   17 FOREST AVENUE
   FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
   3 NITROGEN
   1 PHOSPHORIC ACID
   2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT

1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

SOIL AMENDMENTS

Attachment 3

1. Tree Planting Requirements.
    a. For all street trees, as well as any tree that is bound on all sides by concrete or other nonpermeable surface, planting techniques shall be required as provided on Attachment 1.
    b. Each street tree shall have a soil volume of 600 cubic feet.
    c. For large maturing street trees, the tree well size shall range from 5ft x 9ft (45sqft) to 6ft x 8ft (48sqft).
    d. For medium/small maturing street trees, the tree well size shall be a minimum of 5ft x 5ft (25sqft).
    e. Each parking lot tree shall have a landscape area of a minimum of 250 sf for large maturing trees and 150sf for medium/small maturing trees.

2. Amended Soils
    a. The Amended Soils requirement may be met in one of the following ways:
        i. Preparing the existing soil as follows:
            1. Tree planting areas by tilling to a depth of 18", and adding amended soils.
            2. Shrub planting areas by tilling to a depth of 12", and adding amended soils.
            3. Seed/sod areas by tilling to a depth of 6", and adding amended soils.
            4. The options listed above may also require the removal of some existing soil along with other mitigation work and soil amendments to improve soil structure.
        ii. Removing all existing soil from a required planting area and replacing it with new soil and other soil amendments.
    b. Amended Soils requirements may be waived by the Parks, Trails and Landscape Specialist, the Environmental Review Analyst, and other designees of the Town's Environmental Services division.

3. Determination of Amended Soils requirements will be based on soil testing to verify the quality of existing soil, Amended Soil and other soil amendments. Staff will inspect soil at the time of planting bed preparation and make recommendations based on soil test results to determine required soil amendments.
    a. Soil composition shall be consistent with sandy loam to loam soil properties.
    b. Amended soil shall have an acidity range of pH 5.5 to 7.0.
    c. To achieve the sandy loam to loam properties, soil amendments as described in Attachment 2 may be used.

4. Amended Soil requirements shall have uniform composition throughout, with a mixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. It shall contain no man-made materials unless otherwise specified. Amended soil shall not be used while in a frozen or muddy condition.



LEGEND:

- PRIMARY OPEN SPACE
- PRIVATE COMMON/PERSONAL OPEN SPACE
- PROPOSED TOWN 8FT MULTI-USE TRAIL
- INTERNAL PEDESTRIAN PATHWAYS
- EXISTING SIDEWALK

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.

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Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS
Registration Number: 2946

THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS
CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION

REVISIONS:

DATE: 12/06/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1" = 100'-0"
PROJECT #: 85170.23

SHEET #:
RZ2.0



01 Typical Multi Family Building - Front Elevation (West)

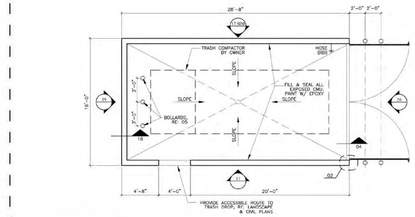


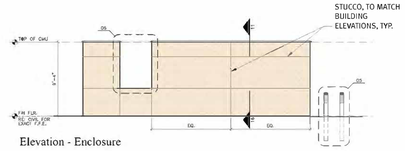
02 Typical Multi Family Building - Typical Side Elevation (North and South)

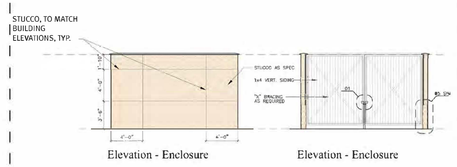
Typical Multi Family Building	Front Elevation	Rear Parking Courtyard Elevation	Typical Side Elevation
Total Facade	11,000 s.f.	11,400 s.f.	7,100 s.f.
Facade exclusive of Doors and Windows	7,200 s.f.	7,400 s.f.	4,900 s.f.
Doors and Windows	3,800 s.f.	4,000 s.f.	2,200 s.f.
Primary Material totals	3,270 s.f. – 46%	4,720 s.f. – 64%	2,250 s.f. – 46%
Brick	1,290 s.f. – 18%	2,060 s.f. – 28%	600 s.f. – 12%
Stone	0	0	0
Stucco	1,390 s.f. – 19%	2,310 s.f. – 31%	1,270 s.f. – 26%
Cementitious Panel	590 s.f. – 9%	350 s.f. – 5%	380 s.f. – 8%
Secondary Material totals	3,930 s.f. – 54%	2,680 s.f. – 36%	2,650 s.f. – 54%
Siding (Not EFIS)	2,900 s.f. – 40%	2,300 s.f. – 31%	2,010 s.f. – 41%
Metal	1,030 s.f. – 14%	380 s.f. – 5%	640 s.f. – 13%



03 Typical Multi Family Building - Rear Parking Courtyard Elevation (East)







Note:

1. Roof-mounted mechanical units and/or equipment shall be screened from view by parapet walls, mansard roofs or other architectural elements.
2. Parapet wall, mansard roofs or other architectural elements shall be constructed to a height not less than one foot above the horizontal plane of the highest roof-mounted mechanical units and/or piece of equipment.
3. Parapet walls, mansard roofs and architectural elements shall be constructed of materials compatible to those used in the development.
4. If parapet walls or mansard roofs are used to meet the screening requirements of this section, they will be constructed in a continuos, unbroken method along any wall plane.
5. The height of required screening elements shall not contribute to the calculation of building height.



Elevation Key Plan

0' 10' 30' 50'

Scale: 1" = 15'-0"

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JHP Architecture / Urban Design
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Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour

Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT

Flower Mound, Denton County, TX

Typical Multi Family Building Elevations
(Building 11,12,13,16,18)

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 11.27.2017

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Revision Date

Sheet:



01 Leasing Building - Front Elevation (East)

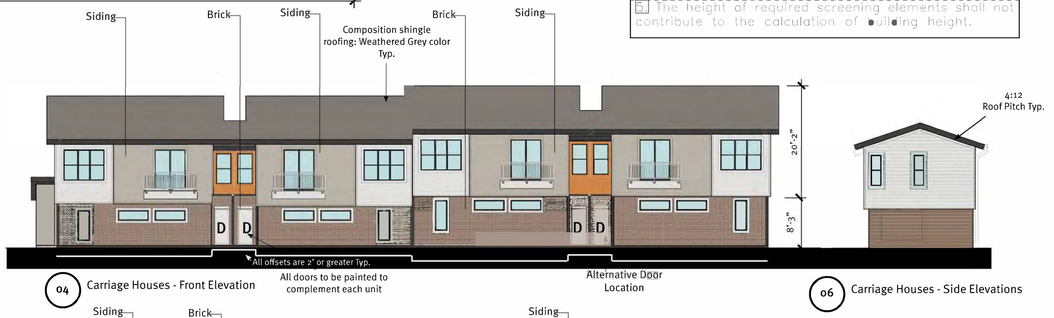
Leasing Building	East	West	North	South
Total Facade	11,500 s.f.	11,600 s.f.	7,000 s.f.	7,000 s.f.
Facade exclusive of Doors and Windows	7,150 s.f.	7,850 s.f.	4,700 s.f.	4,700 s.f.
Doors and Windows	4,350 s.f.	3,750 s.f.	2,300 s.f.	2,300 s.f.
Primary Material totals	5,820 s.f. – 81%	4,510s.f.– 58%	3,940 s.f.– 84%	3,940 s.f.– 84%
Brick	660 s.f. – 9%	2,410 s.f. – 30%	840 s.f. – 18%	840 s.f. – 18%
Stone	2,640 s.f. – 37%	240 s.f. – 3%	1,960 s.f. – 42%	1,960 s.f. – 42%
Stucco	1,740 s.f. – 24%	1,510 s.f. – 19%	630 s.f. – 13%	630 s.f. – 13%
Cementitious Panel	780 s.f. – 11%	350 s.f. – 6%	510 s.f. – 11%	510 s.f. – 11%
Secondary Material totals	1,330 s.f. – 19%	3,340 s.f. – 42%	760 s.f. – 16%	760 s.f. – 16%
Metal	650 s.f. – 9%	0	0	0
Siding (Not EFIS)	680 s.f. – 10%	3,340 s.f. – 42%	760 s.f. – 16%	760 s.f. – 16%

Key
D– Door entrance in to building or unit

Note:
1. Roof– mounted mechanical units and/or equip– ment shall be screened from view by parapet walls, mansard roofs or other architectural elements.
2. Parapet wall, mansard roofs or other architec– tural elements shall be constructed to a height not less than one foot above the horizontal plane of the highest roof–mounted mechanical units and/or piece of equipment.
3. Parapet walls, mansard roofs and architectural el– ements shall be constructed of materials compatible to those used in the development.
4. If parapet walls or mansard roofs are used to meet the screening requirements of this section, they will be constructed in a continuous, unbroken method along any wall plane.
5. The height of required screening elements shall not contribute to the calculation of building height.

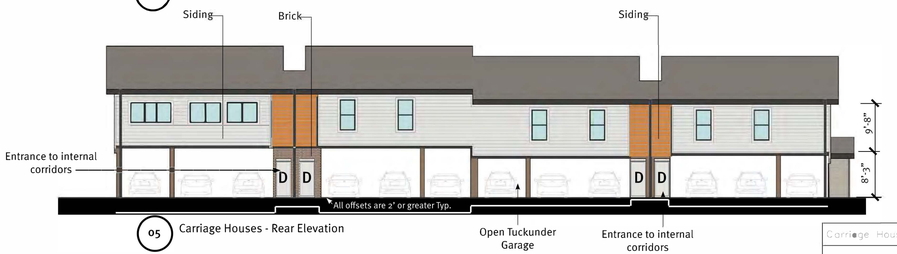


02 Leasing Building - Side Elevation (North)



04 Carriage Houses - Front Elevation

06 Carriage Houses - Side Elevations

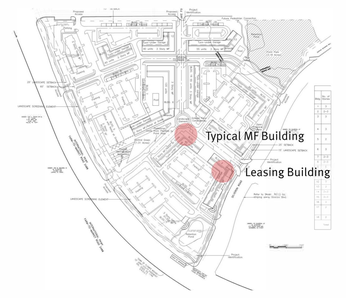


05 Carriage Houses - Rear Elevation

Carriage House Material Tabulation Chart			
	Front	Rear	Side
Doors and Windows	35%	31%	35%
Wood	9%	11%	11%
Brick	5%	20%	6%
Stucco	5%	0%	5%
Cementitious Panel	11%	9%	25%
Siding (Not EFIS)	0%	29%	0%
Stone	30%	0%	10%
Metal	5%	0%	8%



03 Leasing Building - Rear/Side Courtyard Elevation (West/South)



Elevation Key Plan

0' 10' 30' 50'
Scale: 1" = 15'-0"

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Michael L. Arbour

Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT

Flower Mound, Denton County, TX

Multifamily Units with Leasing Office, Commercial Ready Units Elevations (Building 3,4,6,17) and Carriage House Elevations (Building 2,7,8,10,14,15)

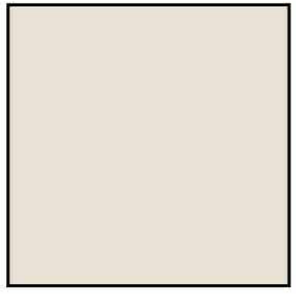
Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 11.29.2017

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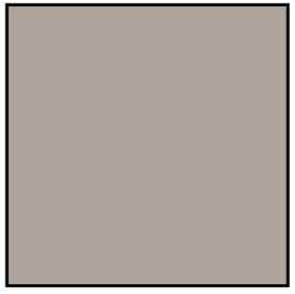
Revision Date

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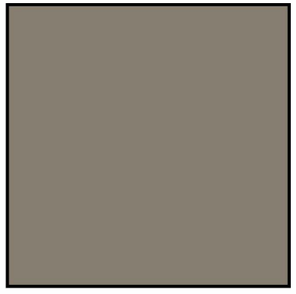
Building Colors



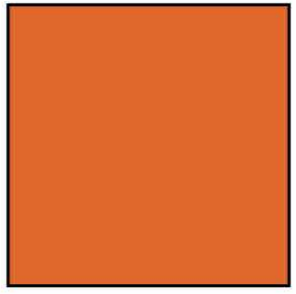
Shoji White
Sherwin Williams
7042



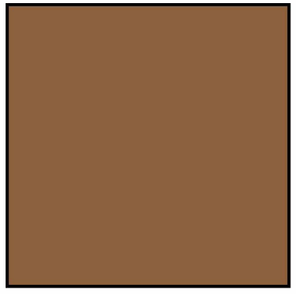
Functional Gray
Sherwin Williams
7024



Anonymous
Sherwin Williams
7046



Determined Orange
Sherwin Williams
6635



Jute Brown
Sherwin Williams
6096

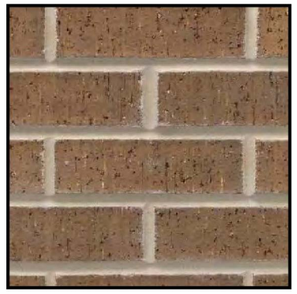
Building Materials



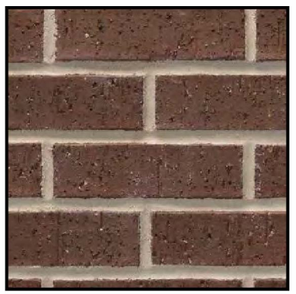
SBR Bronze
(Metal Panels)
Alpolic: 3mm4SBR3.5



8” Classic Jerusalem-
Cayenne(Stone)
Coronado Stone



Mushroom Brown
Acme Brick
(Brick)



Brookshire
Acme Brick
(Brick)

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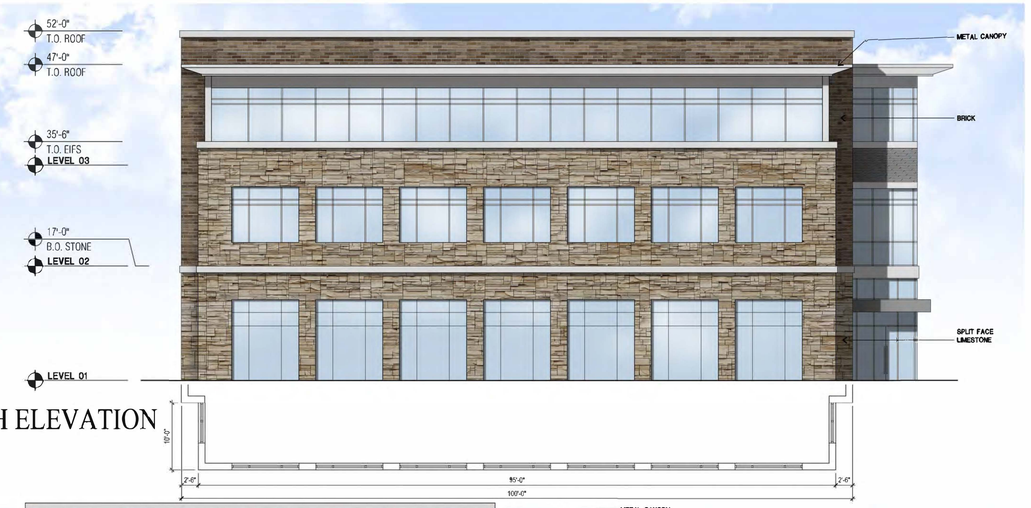
04 WEST ELEVATION

3/32" = 1'-0"



03 NORTH ELEVATION

3/32" = 1'-0"



02 SOUTH ELEVATION

3/32" = 1'-0"

		WEST		NORTH		SOUTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	9409		5201		5201		9341	
	WINDOWS & DOORS	3812		2162		2162		4246	
	TOTAL LESS WINDOWS & DOORS	5597		3039		3039		5095	
PRIMARY MASONRY	BRICK	3324	59.39	564	18.56	564	18.56	2810	55.15
	STONE	1462	26.12	1845	60.71	1845	60.71	1344	26.38
	CAST STONE	20	0.36	101	3.32	101	3.32	20	0.39
SECONDARY	CEMENTITIOUS PANEL	352	6.29	0	0.00	0	0.00	0	0.00
	EIFS	334	5.97	196	6.45	196	6.45	298	5.85
OTHER	ALUCOBOND / ALUMINUM COMPOSITE CLADDING	105	1.88	333	10.96	333	10.96	623	12.23
	TOTAL	5597	100	3039	100	3039	100	5095	100



01 EAST ELEVATION

3/32" = 1'-0"

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ZPD17-0007

THE POINT - OFFICE

BUILDING 1

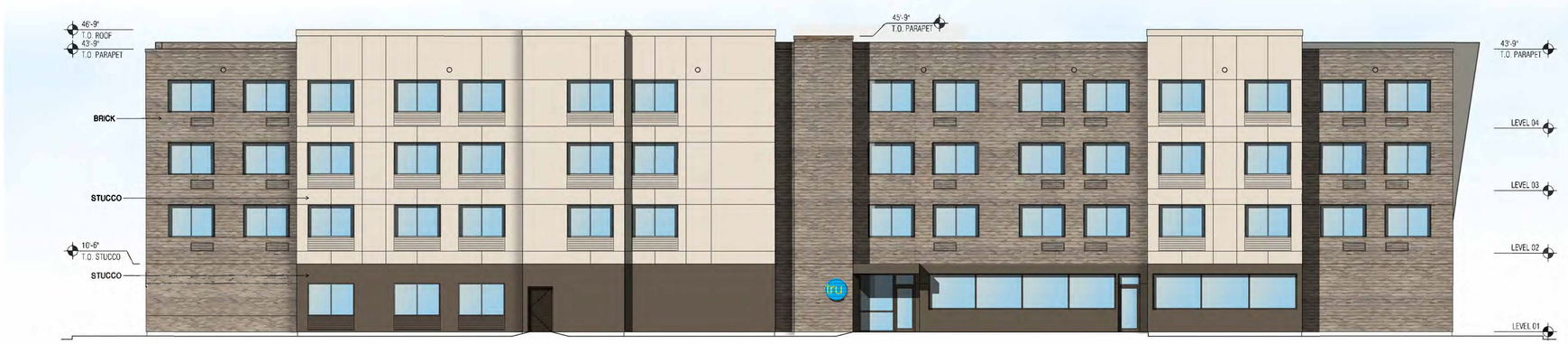
FLOWER MOUND, TEXAS

DIRECT DEVELOPMENT

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

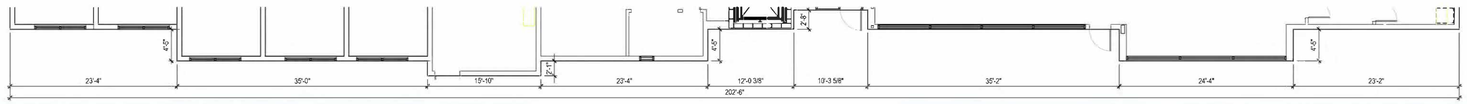
ELEV05

JOB NO: 17-014
ISSUE DATE: 11/01/17
SCALE: AS NOTED



EAST ELEVATION

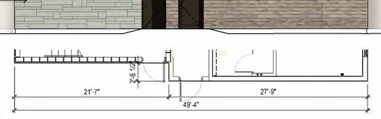
1" = 20'-0"

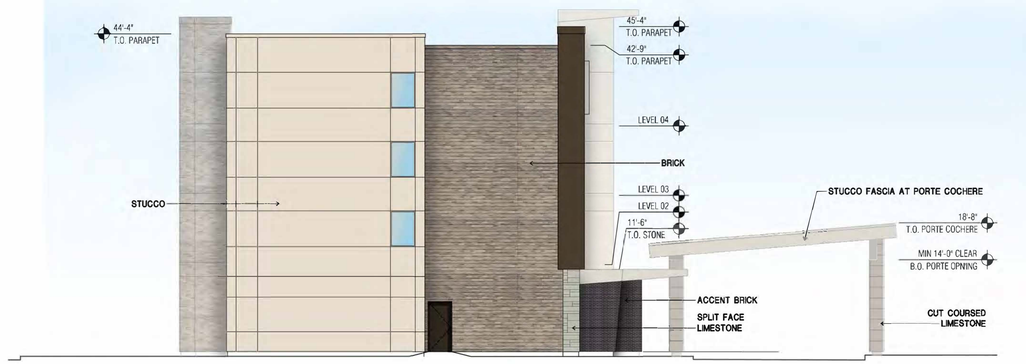




NORTH ELEVATION

1" = 20'-0"





SOUTH ELEVATION

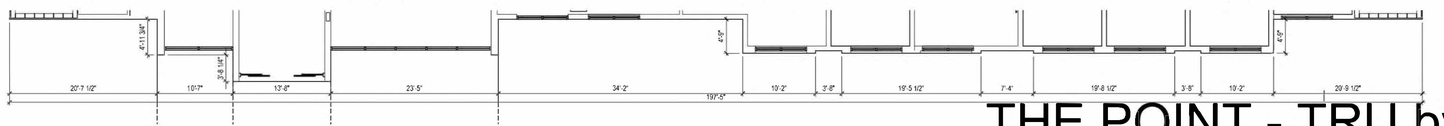
1" = 20'-0"

		EAST		NORTH		SOUTH		WEST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	9172		2187		2184		9210	
	WINDOWS & DOORS	2210		101		76		2251	
	TOTAL LESS WINDOWS & DOORS	6962		2086		2108		6959	
PRIMARY MASONRY	BRICK	2946	42.32	1274	61.07	709	33.48	1966	28.25
	STONE			219	10.50	27	1.28	825	11.86
	STUCCO	3895	55.53	563	26.99	1285	60.66	3150	45.27
SECONDARY	CEMENTITIOUS PANEL							673	9.67
	EIFS	150	2.15	26	1.25	27	1.28	177	2.54
OTHER	ALUCOBOND / ALUMINUM COMPOSITE CLADDING			4	0.19			168	2.41
	TOTAL	6952	100	2086	100	2185	100	6959	100



WEST ELEVATION

1" = 20'-0"



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THE POINT - TRU by HILTON

BUILDING 9

FLOWER MOUND, TEXAS

DIRECT DEVELOPMENT

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

EL10

JOB NO: -----
ISSUE DATE: 12/12/17
SCALE: AS NOTED

STUCCO - COLOR 1

EIFS

ALUMINUM COMPOSITE PANEL
CHARCOAL

STUCCO - COLOR 2

CEMENTITIOUS
PANEL

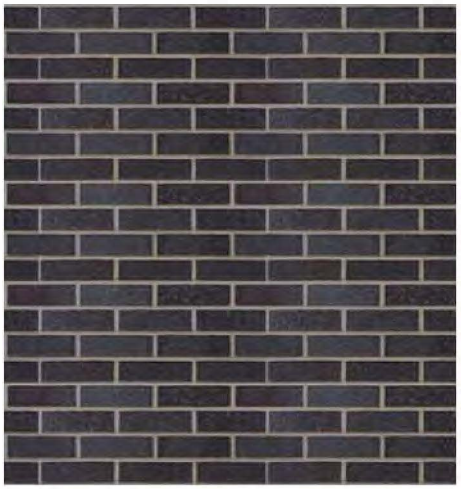
ALUMINUM COMPOSITE PANEL
CHAMPAGNE



SPLIT FACE LIMESTONE



CUT COURSED LIMESTONE



ACCENT BRICK

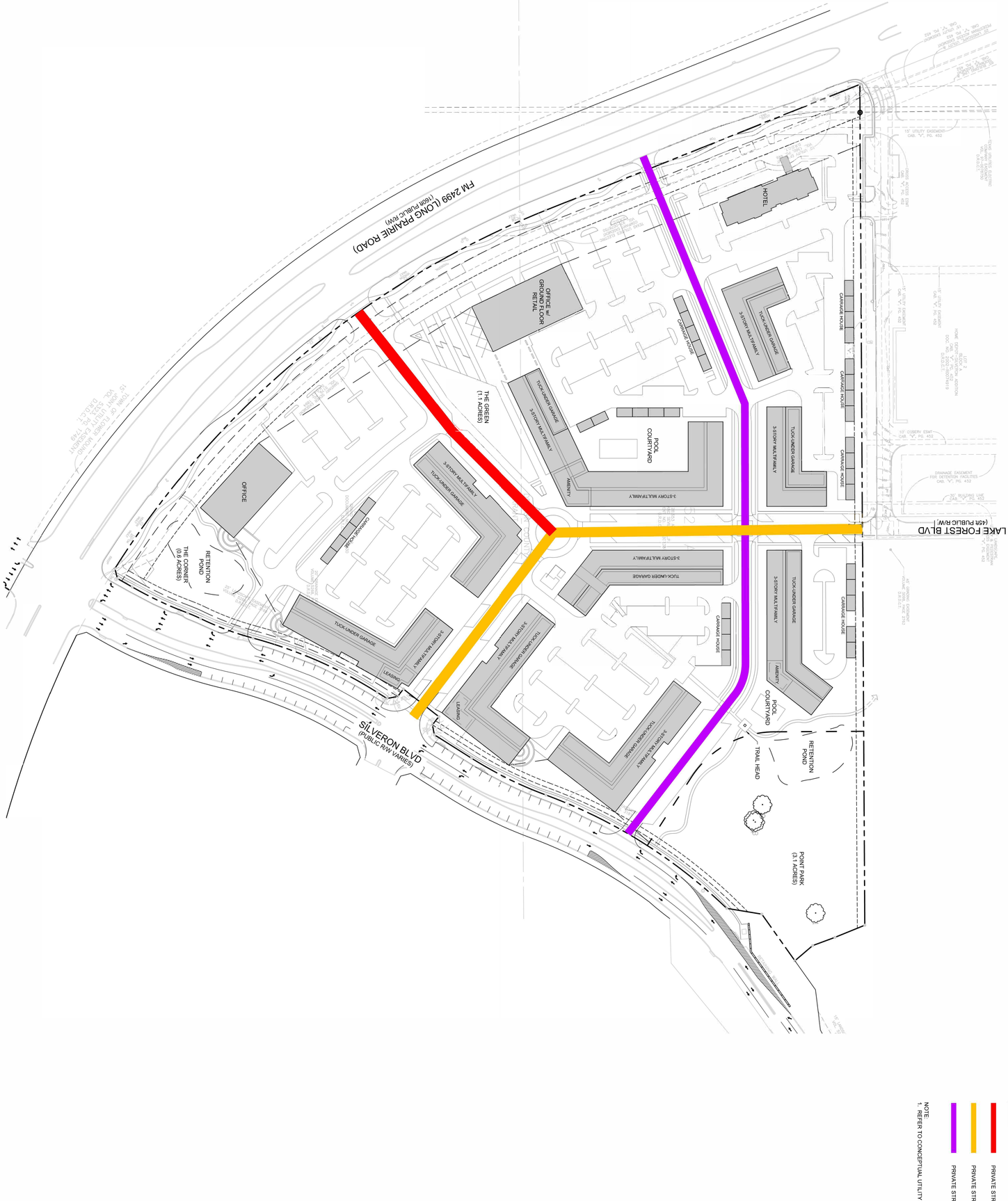


BRICK

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THE POINT - OFFICE & HOTEL

FLOWER MOUND, TEXAS
DIRECT DEVELOPMENT



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DRAWN BY: LDI
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1"=100'-0"
PROJECT #: 8517023

SHEET #:
RZ2.1

REVISIONS:

THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS

CONCEPTUAL PRIVATE STREET CLASIFICATION

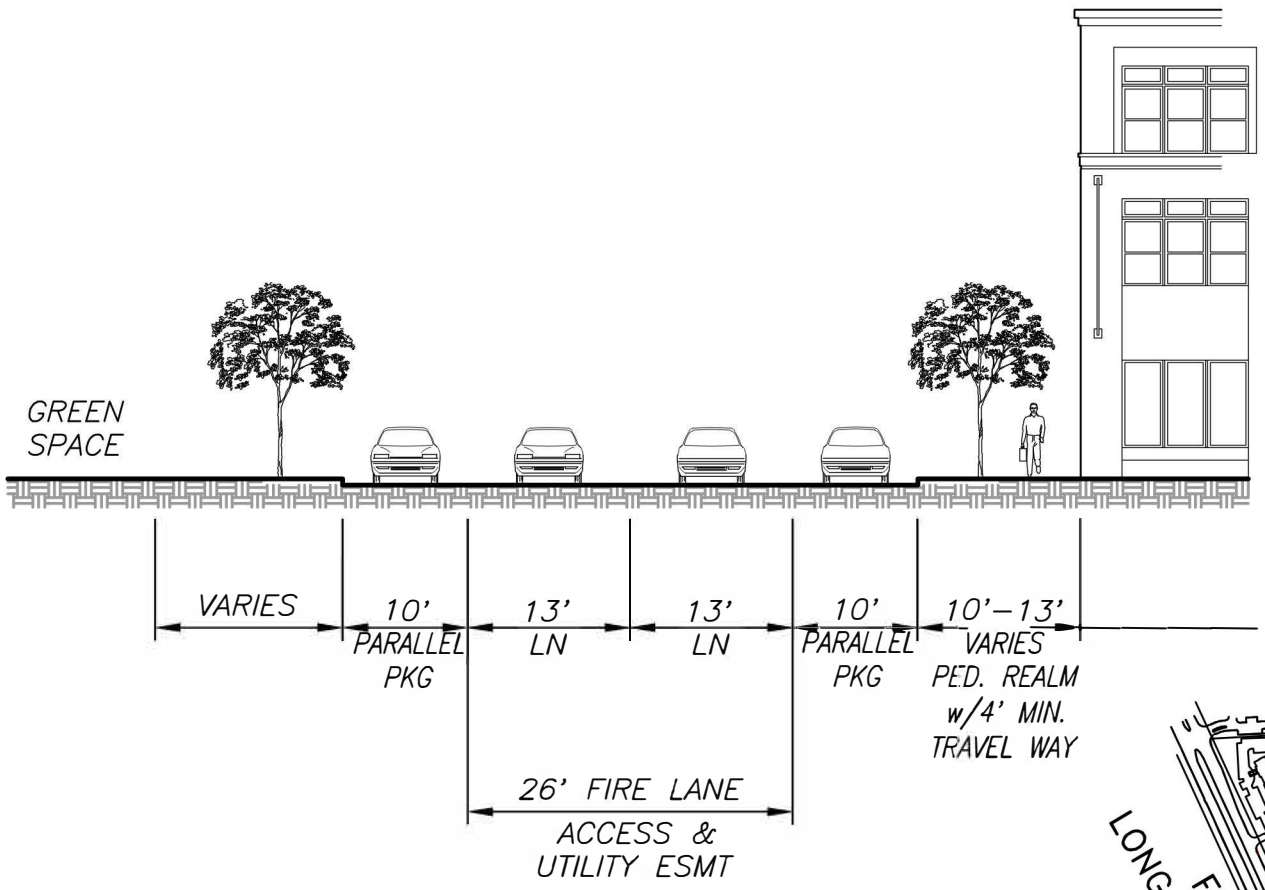
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Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS

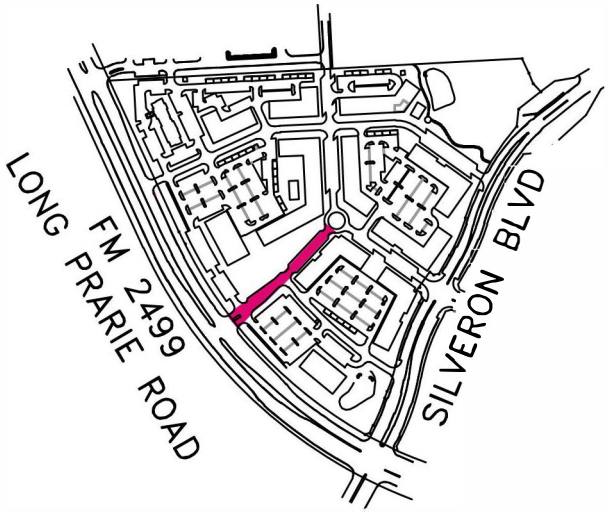
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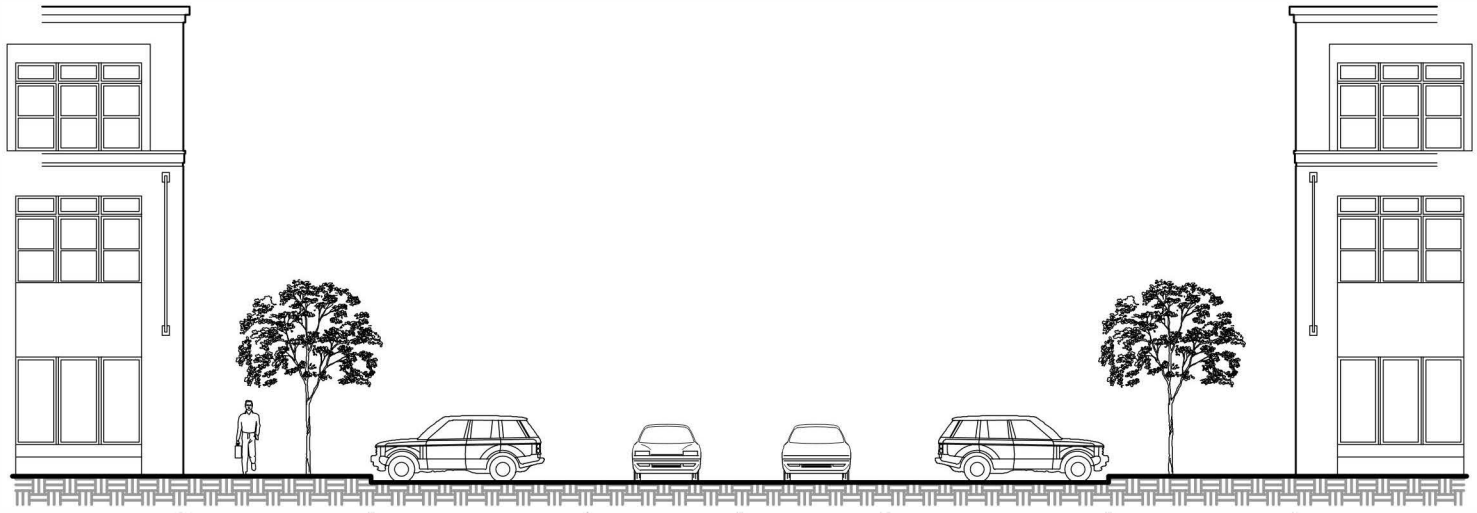
TBPE: F-14754 / TBAE: BR-1927



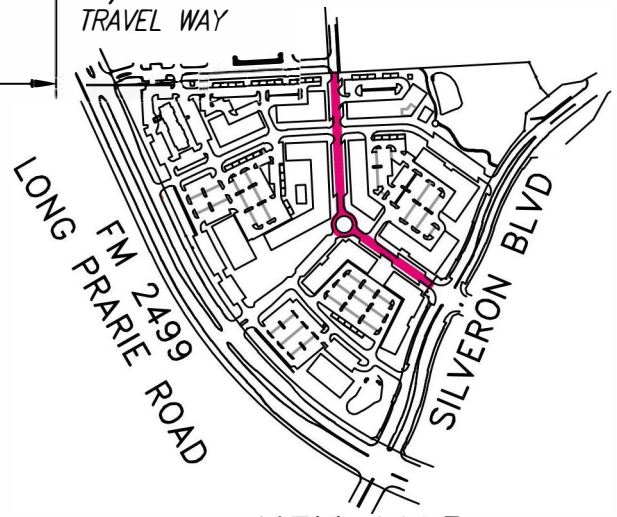
CENTER DRIVE
TYPE A STREET
(TYPICAL SECTION)



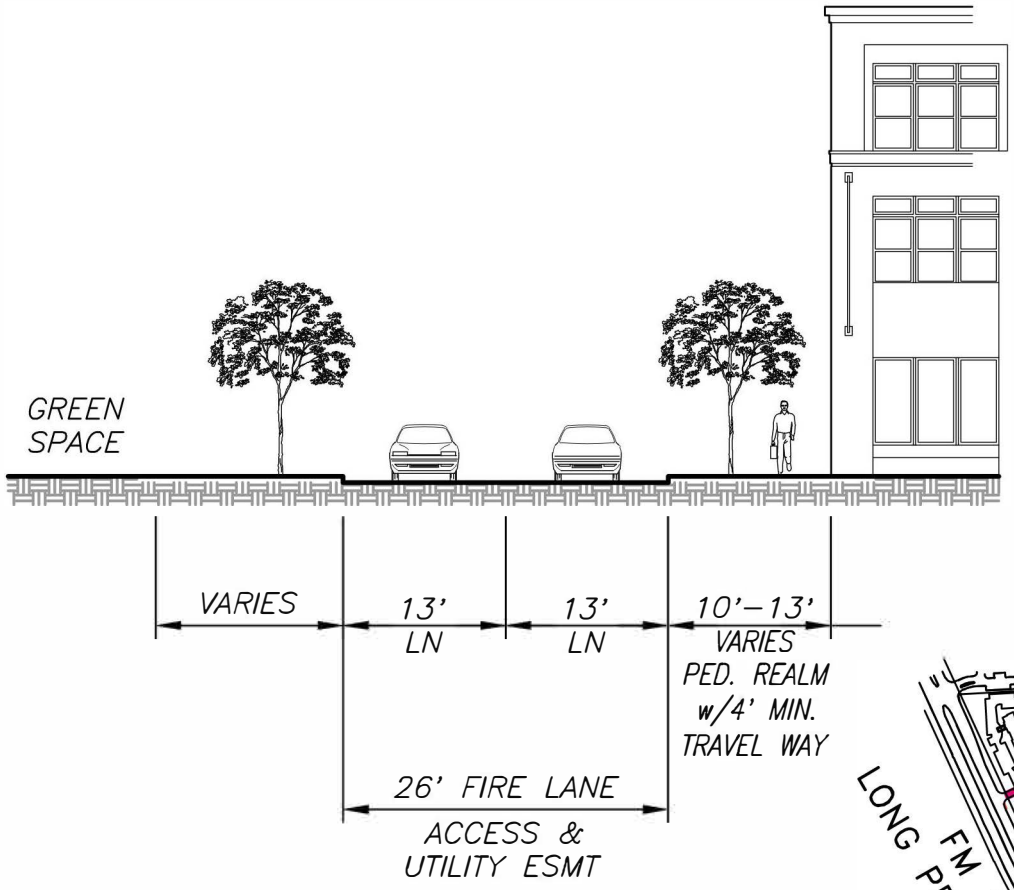
KEY MAP



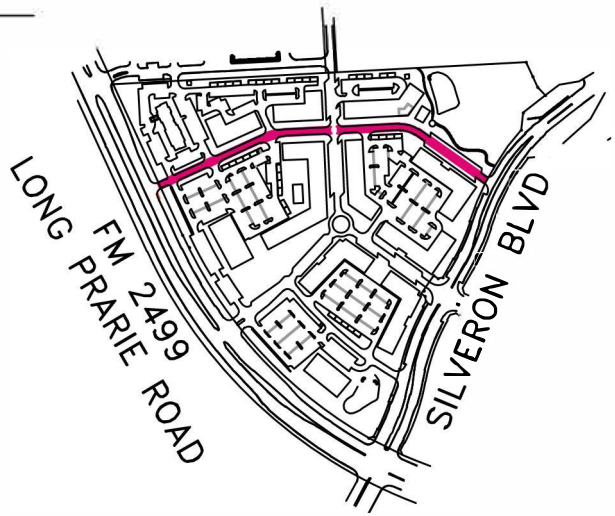
LAKE FOREST
TYPE A.1 STREET
(TYPICAL SECTION)



KEY MAP



TYPE A.2 STREET
(TYPICAL SECTION)



KEY MAP



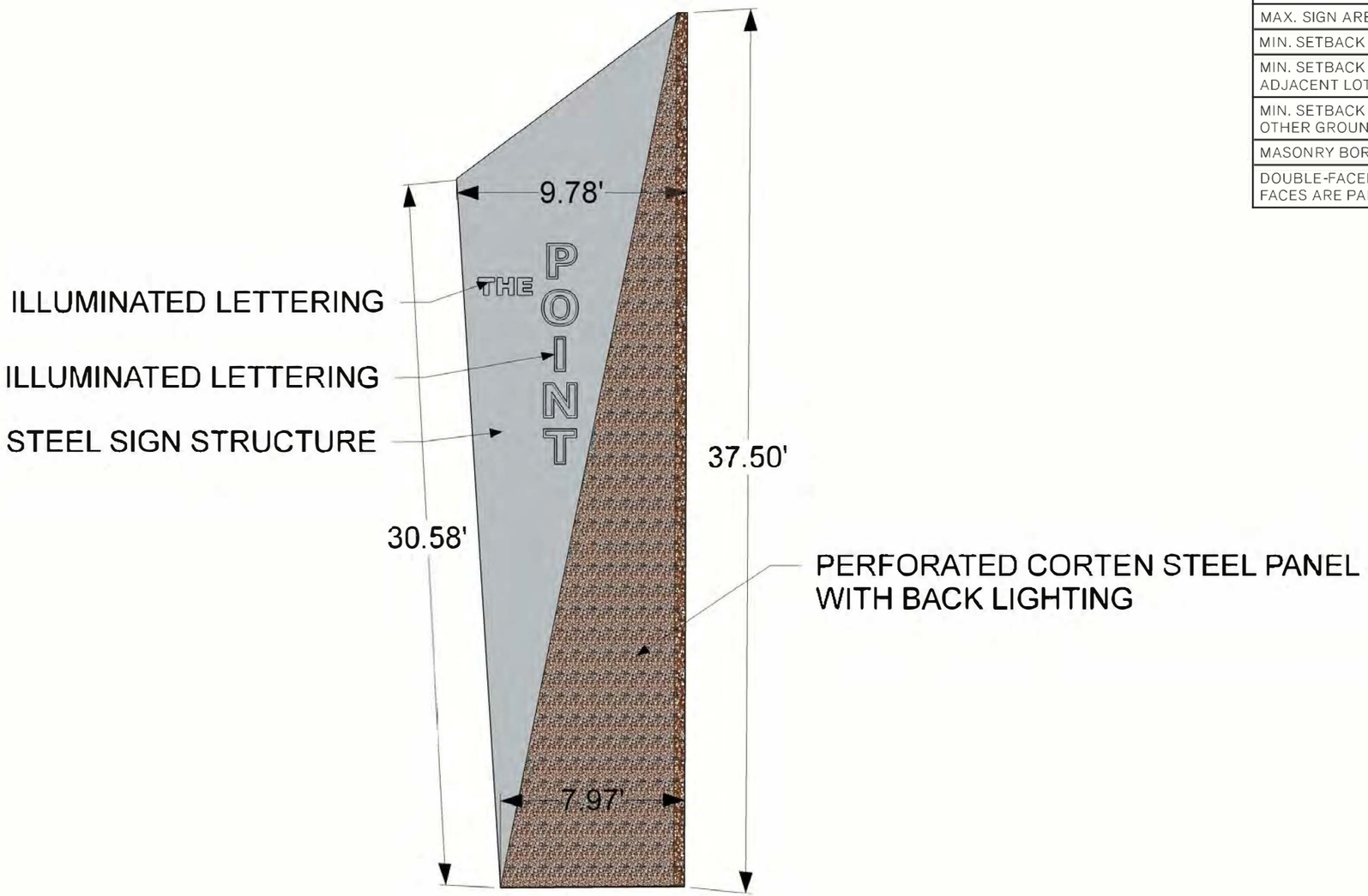
1. The Point Sign 1 (ground sign)
2. The Point Sign 2 (ground sign)
3. The Point Sign 3 (ground sign)
4. The Point Sign 4 (ground sign)
5. Trailhead Sign 5 (ground sign)
6A. Tru Hotel West Facade Sign 6A (wall sign)
6B. Tru Hotel East Facade Sign 6B (wall sign)
7. Tru Hotel Monument Sign 7 (ground sign)

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

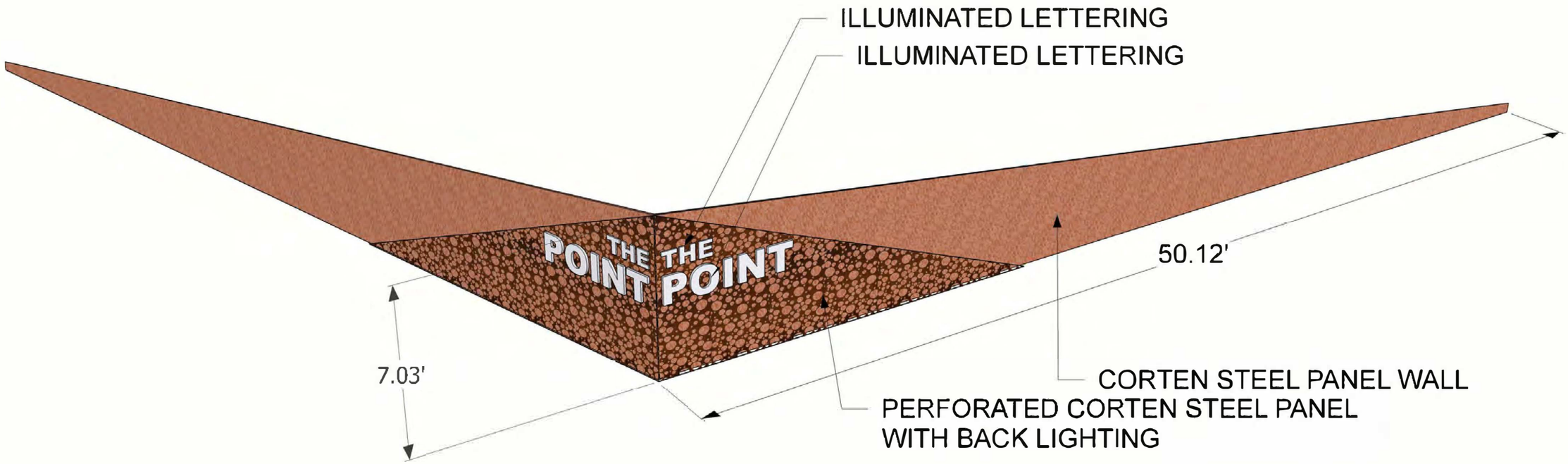
LandDesign

GROUND SIGN REQUIREMENTS - SIGN 1			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	38'
MAX. WIDTH	Sec. 86-67 (2)	10'	10'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	VARIES PER SIDE, 450 SF MAX
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO



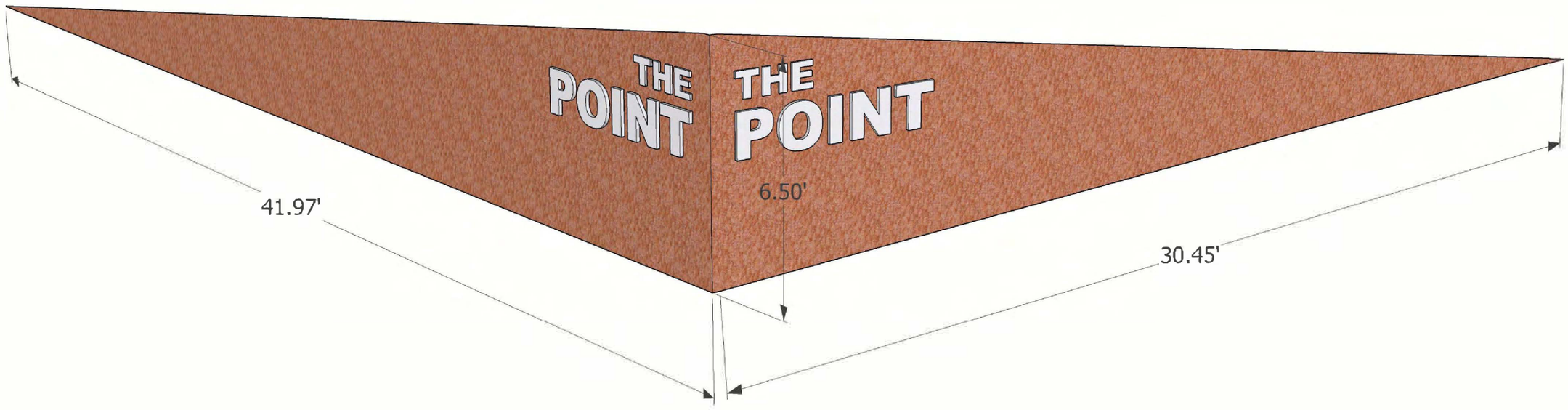
SIGN 1

GROUND SIGN REQUIREMENTS - SIGN 2			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	51'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	360 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO

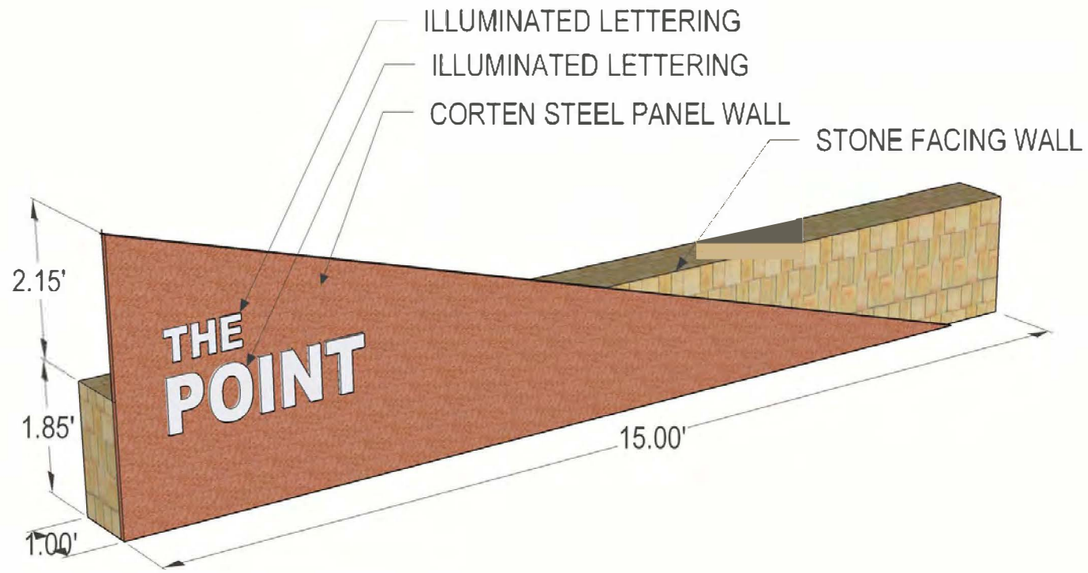


SIGN 2

GROUND SIGN REQUIREMENTS - SIGN 3			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	6.5'
MAX. WIDTH	Sec. 86-67 (2)	10'	42'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	275 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO

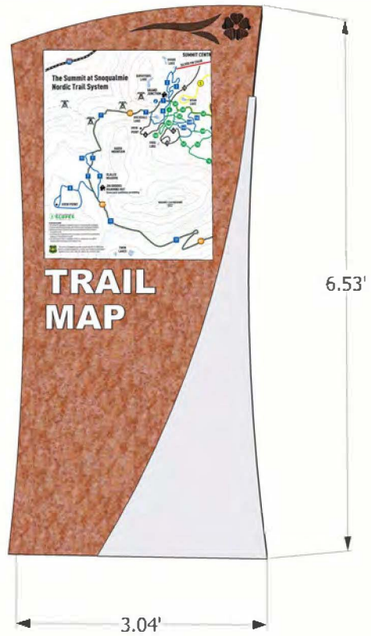


SIGN 3



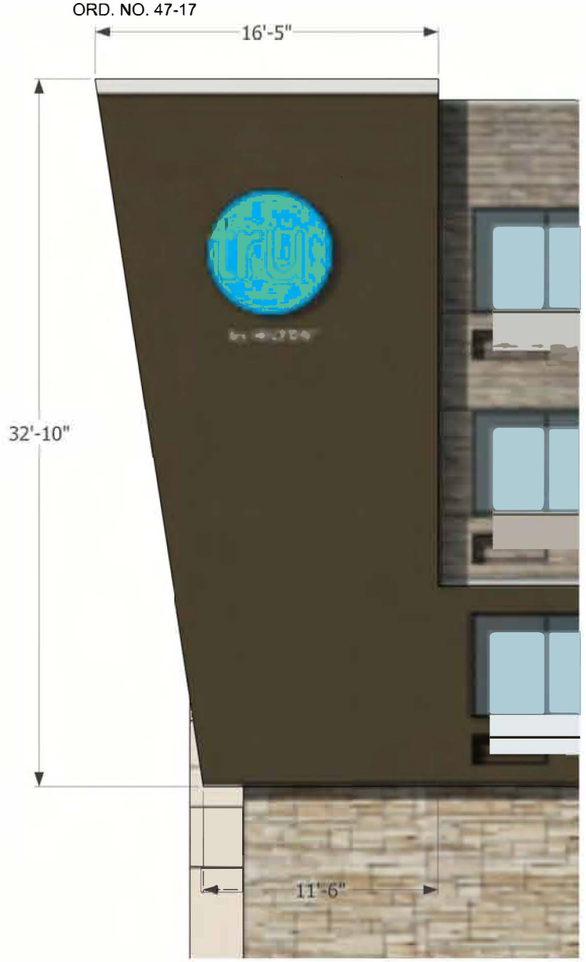
SIGN 4

GROUND SIGN REQUIREMENTS - SIGN 4			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	4'
MAX. WIDTH	Sec. 86-67 (2)	10'	15'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	60 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	15'
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NOT APPLICABLE, SINGLE FACED



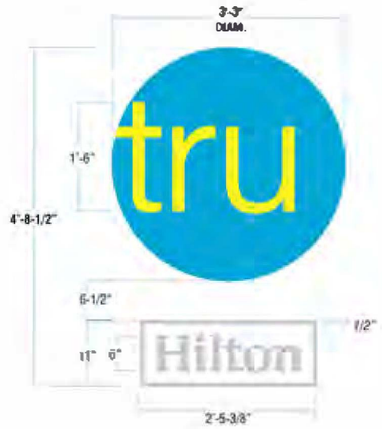
TRAILHEAD SIGN 5

GROUND SIGN REQUIREMENTS - TRAILHEAD SIGN 5			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	7'
MAX. WIDTH	Sec. 86-67 (2)	10'	4'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	28 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES



WALL SIGN REQUIREMENTS - TRU HOTEL WEST FACADE SIGN 6A			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	32'-10"
MAX. WIDTH	Sec. 86-67 (2)	10'	16'-5"
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	460 SF

TRU HOTEL WEST FACADE SIGN 6A



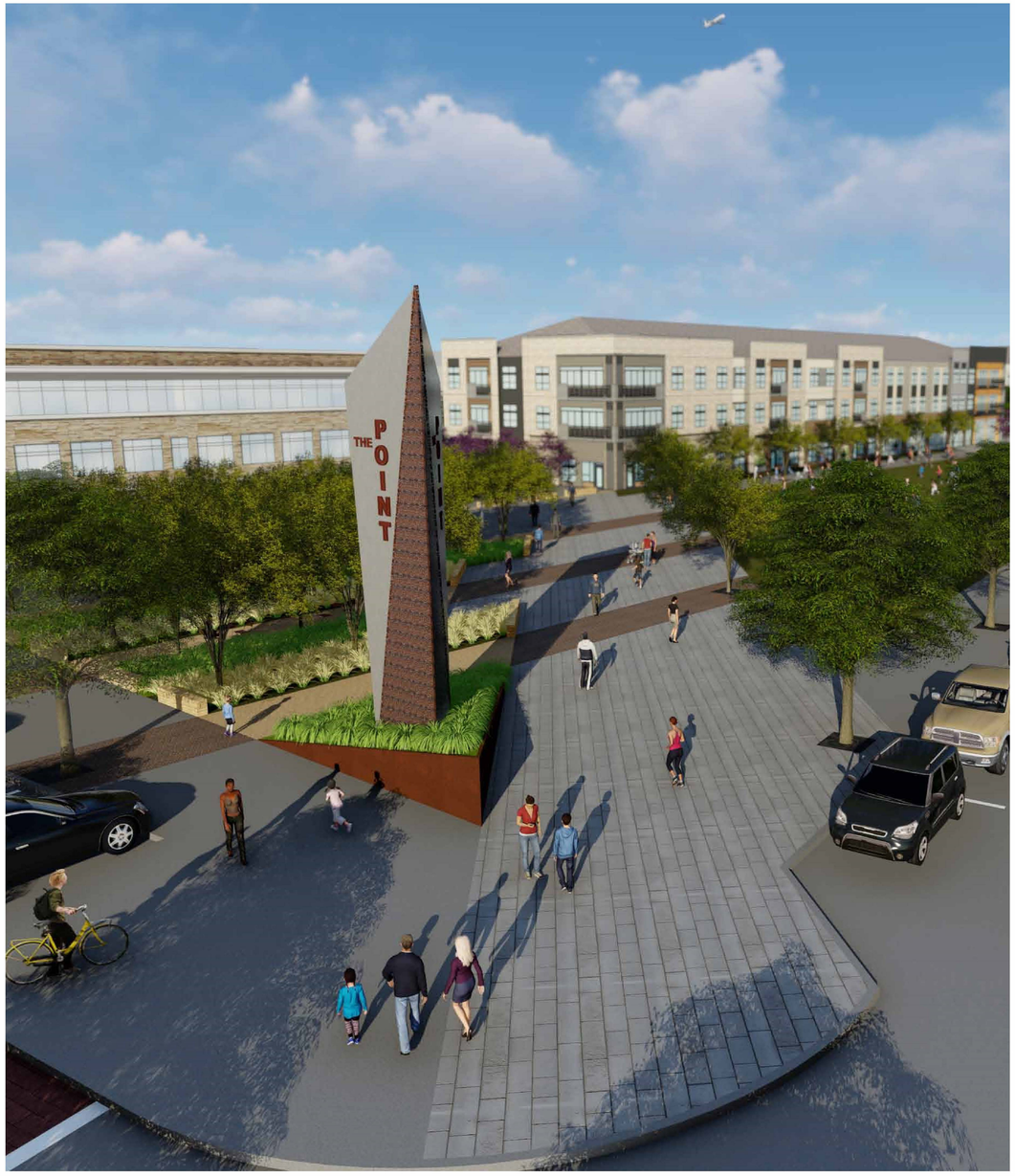
TRU HOTEL EAST FACADE SIGN 6B

WALL SIGN REQUIREMENTS - TRU HOTEL EAST FACADE SIGN 6B			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-68 (a)(6)	6'	5'
MAX. WIDTH	Sec. 86-68 (a)(6)	105' (55% of 192')	4'
MAX. SIGN AREA	Sec. 86-68 (a)(4)	300 SF	20 SF
MAX. DEPTH	Sec, 86-68 (a)(3)	1'	1.5'



TRU HOTEL GROUND SIGN 7

GROUND SIGN REQUIREMENTS - TRU HOTEL GROUND SIGN 7			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	5'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	40 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES









ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE CENTRAL GREEN

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

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ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

CORNER MONUMENT

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

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LandDesign

TRAIL HEAD



TRAIL HEAD & MULTIFAMILY AMENITY



LEASING ENTRANCE & RETAIL READY / LIVE WORK





ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

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LandDesign

OFFICE PERSPECTIVE



OFFICE PLAZA





ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

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LandDesign.

HOTEL ENTRANCE



HOTEL AERIAL PERSPECTIVE





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LandDesign



ROUND-ABOUT



ROUND-ABOUT



LAKE FOREST ENTRANCE



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2499 SOUTHBOUND





2499 NORTHBOUND

PARKING LOT LANDSCAPE BERM





ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

FM 2499 NORTHBOUND

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 11.06.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

CARRIAGE HOUSES



VIEW ACROSS 2499 (WITH TOPOGRAPHY)



FM 2499 NORTHBOUND

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 11.06.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign

Town Secretary's Office
Official File Copy

DEVELOPMENT AGREEMENT FOR The Point

THIS DEVELOPMENT AGREEMENT FOR The Point ("Agreement") is made and entered into this 18 day of December 2017, by and between the Town of Flower Mound, Texas (the "Town"), and DIRECT HOLDINGS, LLC as Agent, a Texas limited liability corporation ("Developer").

WITNESSETH:

WHEREAS, The Point Project ("Project") is a unique development encompassing approximately 35 acres in Flower Mound and described by metes and bounds on Exhibit "1" ("TP"); and

WHEREAS, the Town and Developer wish to address various development issues related to the Project and to provide for the payment of certain fees and construction of certain infrastructure, among other matters; and

WHEREAS, the Town's SMARTGrowth Program requires that certain levels of key public services and infrastructure necessary to serve a new development project be in place before amendments to the Town's zoning ordinances, and approval of any development plan, record plat or site plan may be granted; and

WHEREAS, the Project is zoned "PD 156"; and

WHEREAS, the Town and Developer desire to address (1) infrastructure and related concerns associated with the Project due to its location, (2) project phasing, (3) the anticipated roadway and related improvements to be constructed at and near the Project necessitated by the development of the Project, and (4) the concern for the public health, safety and welfare due to the foregoing; and

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

1. **Project Subject to Town Ordinances**. The Project, or any portion thereof, at all times shall be developed and constructed in accordance with all applicable Town ordinances and agreements related to the Project, and shall be subject to said ordinances and agreements, as such now exist or may hereafter be amended and/or approved by the Town. Unless otherwise expressly stipulated in this Agreement, nothing herein shall relieve Developer from its responsibilities for the construction of public improvements under applicable development ordinances of the Town. The PD 156 Concept Plan is attached as Exhibit 2.

2. **Aerial Crossing** – Sanitary Sewer Infrastructure Improvement (21-Inch Aerial Crossing). The wastewater study performed for The Point development indicated that an existing aerial waste water crossing will require upgrading prior to the completion of the proposed residential units (Phase I or Build Out) by the Developer. The Town acknowledges that the improvement of the aerial crossing benefits the development of additional properties in the Lakeside Business District beyond that owned by the Developer and therefore the Town agrees to enter into the pro-rata agreement attached hereto as "Exhibit 3".

3. **Silveron Boulevard Reconstruction** – The Town Council desires to consider an amendment to the Town's Thoroughfare Plan in order to create a pedestrian friendly street. The Developer supports such an amendment and agrees to work with the Town to design the required facilities. The Town agrees to prepare the required Thoroughfare Plan amendment(s) and present the same to the appropriate boards, commissions and Town Council for consideration. Developer further agrees to complete the subsequent design of Silveron Boulevard at its sole cost, subject to the following conditions:

    a. The Town agrees to present the required amendments to the Thoroughfare Plan to the Town's Transportation Commission no later than March of 2018.

    b. If the thoroughfare plan amendment is approved by Town Council, the amended and Town approved design for Silveron Boulevard shall contain the number of on-street parking spaces shown on The Point's concept plan, or contain the number of parking spaces determined to be sufficient based on mutual agreement between the Developer and the Town.

    c. **Silveron Boulevard Reconstruction Reimbursement**. If the conditions of Section 3 above are met, the Developer has the option to reconfigure, or reconstruct Silveron Boulevard to conform with the Town's approved design. A separate cost reimbursement agreement shall be entered into between the Town and the Developer.

4. **Construction Phasing** – The development consists of residential and commercial components consistent with the approved Conceptual Site Plan, attached hereto as "Exhibit 2". These components will be constructed in two phases.

    a) Phase 1 shall begin upon approval of a record plat by the Town and shall include the Primary Open Space and Trail Requirements as defined and outlined within PD 156, and;

        i. Commence construction on a minimum of 57,500 square feet of commercial space. "Commence construction" means that: (i) the construction plans for the commercial space have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits permitting construction of the commercial space have been issued by all applicable governmental authorities; and (iii) mobilization and grading or excavation of the property identified for commercial construction has begun.

        ii. If there is a cessation in construction for the uses described in Section 4(a)(i), the Town shall not issue any permits for residential uses in Phase 1. "Cessation in Construction" means at least 180 days has elapsed between two Town-required inspections that have resulted in approval by the Town.

        iii. No more than 360 residential units are permitted.

        iv. Commercial ready units will be listed on Costar or other recognized listing sites for commercial real estate as commercial space for lease

in an effort to encourage the acquisition of commercial tenants. This does not prohibit the commercial ready space being leased for residential or live/work uses.

b) Phase 2 may include the construction of additional residential units, which when combined with the residential units constructed in Phase 1, shall not exceed the total number permitted by PD 156. Phase 2 may begin when the following conditions are met:

i. Completion of a minimum of 57,500 square feet of commercial space referenced in Section 4(a)(i). For the purposes of this section, "completion" shall mean a certificate of occupancy has been issued by the Town. Any commercial space constructed in excess of 57,500 square feet shall count toward the commercial space requirements in b(iii).

ii. Tracts that are designated for office on the PD 156 conceptual site plan have been marketed using agreed to methods outlined below by the Developer for uses in accordance within PD 156 for a period of 18 months from the date of zoning approval. Agreed to marketing methods include, but are not limited to: Hiring of a professional listing agent, personal solicitation, direct and/or electronic mail, brochure and advertisements. Documentation of these methods shall be provided to the Town's Economic Development Director upon request.

iii. Commence construction of a minimum 47,500 square feet of commercial space within 18 months after the date of zoning approval. "Commence construction" means that: (i) the construction plans for the commercial space has been prepared and all approvals thereof required by applicable governmental authorities have been obtained; (ii) all necessary permits permitting construction of the commercial space have been issued by all applicable governmental authorities; and (iii) mobilization and grading or excavation of the property identified for has begun. It is anticipated that the office component of the commercial space construction will necessitate approval of an economic incentive agreement by the Town Council. The formula for an economic incentive agreement is attached as Exhibit 4. Developer agrees to use best efforts to attract quality office tenants to the development which will be acceptable to the Town. If the Town does not approve a mutually acceptable economic incentive agreement and/or construction of an office building has not commenced within 18 months after zoning approval, then this paragraph 4(b)(iii) will be deemed automatically null and void without further action by either party except for the requirement to build commercial ready space, should the developer choose to construct the buildings with commercial ready spaces identified in PD-156.

5. **Upland Habitat Mitigation** – Developer agrees to pay upland habitat mitigation in accordance with ordinance 94-39(b). The current estimate of those fees net of habitat preservation credits is $19,500. These fees will be due at the time of the first preconstruction meeting.

6. **Captions and Headings**. The captions and headings of the Sections of this Agreement are for convenience and reference only and shall not affect, modify or amplify the provisions of this Agreement nor shall they be employed to interpret or aid in the construction of this Agreement.

7. **Covenant Running with the Land**. This Agreement shall be deemed a covenant that runs with the land and is binding on all heirs, successors, assigns, grantees, vendors, trustees, representatives of Developer and all others holding any interest now or in the future, and it is the intent of this Agreement, and the parties so acknowledge, that all phases of the Project shall be subject to this Section of this Agreement.

8. **Applicable Laws and Venue**. 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.

9. **Notices**. 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: WINSTEAD
2728 N. HARWOOD
DALLAS, TX 75201
Attention: Art Anderson

10. **Attorneys' Fees**. 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). Nothing herein shall constitute a waiver of any claim or defense that could be asserted in any litigation related to this Agreement and the Parties agree that this Agreement is not subject to Subchapter 1 of Chapter 271 of the Texas Local Government Code.

11. **Entire Agreement**. 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.

12. **Severability**. 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.

13. **Filing in Denton County Deed Records; Covenant Running with the Land.** This Agreement or a memorandum thereof shall be filed in the deed records of Denton, Texas. Upon any sale or other transfer of any ownership rights in The Point, Developer shall notify the Town in writing of such sale or transfer within thirty (30) days of such sale or transfer, provided, however, no notice shall be required for the sale of a lot for which a record plat has been approved and recorded in the deed records. This Agreement shall be deemed a covenant that runs with the land and is binding on all heirs, successors, assigns, grantees, vendors, trustees, representatives of Developer and all others holding any interest now or in the future with the exception of the purchaser of a lot for which a record plat has been approved and recorded in the deed records and on which a residence has been constructed (a "Fully Improved Lot").

14. **Binding Obligation.** The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. 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. Further, 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 Point now or in the future with the exception of the purchaser of a Fully Improved Lot.

15. **Mediation.** 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 non-binding mediation.

16. **Default.** No party shall be in default of provisions under this Agreement until notice of the alleged failure of such party to perform has been given as provided herein (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such party has been given ten (10) days after the written notice in the case of the default of a payment obligation, and in all other cases a reasonable time, to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than ten (10) days after written notice of the alleged failure has been given).

17. **Roughly Proportionate Determination under Texas Law.** Developer has been represented by legal counsel in the negotiation of this Agreement and has been advised 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 specific exactions required by the Town and agreed to by Developer in this Agreement are roughly proportionate to the anticipated impact of the development of The Point in accordance with applicable Town ordinances. Developer hereby waives and releases the Town from any and all liability under §212.904 of the Texas Local Government Code, as amended, with respect to Developer's construction and payment obligations under this Agreement.

18. **Rough Proportionality Determination under Federal Law.** 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 in regard to its construction and payment obligations under this Agreement. 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, if any, 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 such agreements. 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.

19. **Release; Estoppel Certificates.** From time to time upon written request of Developer to the Town Manager, the Town Manager may execute, in recordable form, a release of any provision of this Agreement if the Town Manager and Town Attorney determine Developer has fully satisfied the provision to be released. From time to time upon written request of Developer to the Town Manager, the Town Manager may execute a written estoppel certificate identifying any obligations of Developer under this Agreement that are in default or, with the giving of notice or passage of time, would be in default; and stating, to the extent true, that to the best knowledge and belief of the Town, Developer is in compliance with its duties and obligations under such agreements.

20. **Exhibits.** The following exhibits are attached hereto and incorporated into this Agreement for all purposes:

Exhibit 1	Metes and Bounds Description of The Point Property in the Town of Flower Mound
Exhibit 2	PD 156 Concept Plan
Exhibit 3	Pro-rata Agreement
Exhibit 4	Incentive Formula

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

THE TOWN OF FLOWER MOUND, TEXAS

By: Thomas Hayden

Name: Thomas E. Hayden
Mayor, Town of Flower Mound

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 16 day of JAN, 2018 by Thomas E. Hayden, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.

L Renee Scott

Notary Public, State of Texas

DEVELOPER:

Direct Holdings, LLC as Agent
a Texas limited liability Corporation

By: _____
Name: DAVID WATSON
Authorized Signatory

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this the 18th day of January, 2018 by David Watson, Authorized Signatory of Direct Holdings LLC as Agent, on behalf of said limited partnership.

_____
Notary Public, State of Texas

CHERYL L. JOHNSON
Notary Public, State of Texas
Comm. Expires 04-04-2018
Notary ID 485867-5

Exhibit "1"

BEING 34.553 ACRE TRACT OF LAND SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NO. 692 AND J. TANNAHILL SURVEY, ABSTRACT NO. 1252, TOWN OF FLOWER MOUND, DENTON AND TARRANT COUNTIES AND BEING ALL OF A CALLED 28.553 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND SEVILLE, L.P. AND RECORDED IN DOCUMENT NO. 207302381 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS AND RECORDED IN DOCUMENT NO. 2007-102880 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS BEING ALL OF A CALLED 6.000 ACRE TRACT OF LAND DESCRIBED IN DEED TO GRAND SEVILLE, L.P. AND RECORDED IN DOCUMENT NO. D207139730 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS, SAID 34.553 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH YELLOW CAP STAMPED "DAA" SET FOR THE MOST SOUTHERLY CORNER OF SAID 6.000 AC.- GRAND SEVILLE, L.P. TRACT AND AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SILVERON BOULEVARD (VARIABLE WIDTH RIGHT-OF-WAY) WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) (160' RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1829.86 FEET, A CENTRAL ANGLE OF 35° 48' 33", A CHORD BEARING NORTH 39° 46' 26" WEST AT A DISTANCE OF 1125.12 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) FOR AN ARC DISTANCE OF 1143.64 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 21° 52' 10" WEST AND CONTINUING ALONG NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) FOR A DISTANCE OF 679.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF AFORESAID 28.553 AC.-GRAND SEVILLE TRACT;

THENCE NORTH 89° 40' 24" EAST AND DEPARTING THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL PARKWAY (FARM-TO-MARKET ROAD NO. 2499) AND ALONG THE NORTH LINE OF SAID 28.553 AC.-GRAND SEVILLE TRACT FOR A DISTANCE OF 1689.67 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF AFORESAID 28.553 AC.-GRAND SEVILLE TRACT;

THENCE SOUTH 22° 12' 20" EAST FOR A DISTANCE OF 64.76 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 20° 17' 29" EAST FOR A DISTANCE OF 47.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 40° 36' 07" EAST FOR A DISTANCE OF 46.71 FEET TO A 5/8" IRON ROD SET FOR CORNER IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SILVERON BOULEVARD;

THENCE SOUTHERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD THE FOLLOWING COURSES AND DISTANCES NUMBERED (1) THROUGH (17);

(1) SOUTH 54° 39' 29" WEST FOR A DISTANCE OF 114.82 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(2) SOUTH 09° 24' 37" WEST FOR A DISTANCE OF 71.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1045.00 FEET, A CENTRAL ANGLE OF 23° 38' 31", A CHORD BEARING SOUTH 32° 07' 50" WEST AT A DISTANCE OF 428.14 FEET;

(3) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 431.20 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 804.99 FEET, A CENTRAL ANGLE OF 11° 56' 34", A CHORD BEARING AT A DISTANCE SOUTH 26° 16' 52" WEST AT A DISTANCE OF 167.49 FEET;

(4) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 167.79 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(5) SOUTH 32° 15' 09" WEST FOR A DISTANCE OF 87.68 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(6) SOUTH 79° 07' 18" WEST FOR A DISTANCE OF 20.51 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(7) NORTH 52° 44' 07" WEST FOR A DISTANCE OF 20.83 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(8) SOUTH 38° 00' 21" WEST FOR A DISTANCE OF 90.00 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(9) SOUTH 52° 36' 07" EAST FOR A DISTANCE OF 18.86 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(10) SOUTH 10° 42' 50" EAST FOR A DISTANCE OF 21.95 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(11) SOUTH 32° 15' 09" WEST FOR A DISTANCE OF 23.28 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 906.00 FEET, A CENTRAL ANGLE OF 17° 15' 52", A CHORD BEARING SOUTH 23° 37' 13" WEST AT A DISTANCE OF 271.97 FEET;

(12) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 273.00 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 589.00 FEET, A CENTRAL ANGLE OF 10° 56' 19", A CHORD BEARING SOUTH 20° 27' 26" WEST AT A DISTANCE OF 112.28 FEET;

(13) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 112.45 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 311.00 FEET, A CENTRAL ANGLE OF 05° 12' 18", A CHORD BEARING SOUTH 23° 19' 27" WEST AT A DISTANCE OF 28.24 FEET;

(14) SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFORESAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 28.25 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 782.00 FEET, A CENTRAL ANGLE OF 09° 00' 02", A CHORD BEARING SOUTH 25° 13' 19" WEST AT A DISTANCE OF 122.72 FEET;

(15) SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID SILVERON BOULEVARD FOR AN ARC DISTANCE OF 122.84 FEET TO A 5/8" IRON ROD SET FOR CORNER,

(16) SOUTH 29° 43' 20" WEST FOR A DISTANCE OF 34.04 FEET TO A 5/8" IRON ROD SET FOR CORNER;

(17) SOUTH 75° 54' 16" WEST FOR A DISTANCE OF 20.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 34.5529 ACRES OF LAND, MORE OR LESS.

EXHIBIT 2


THE POINT
Flower Mound, Denton County, TX
Conceptual Site Plan
JHP
Michael L. Arbour
MASTER PLAN FEATURES
Land Use Plan
Transportation Plan
Parks and Trails
Water Plan
Wastewater Plan
Economic Impact
Project Name: The Point
Street Address: Undefined, Not Assigned
Site Area: ±4.554 Acres
Existing Zoning: PD-31, Tract 1 - Corridor Commercial
Existing Land Use: Undeveloped
Owner Information:
Surveyor Information:
Engineer Information:
Building Summary
Parking Summary
Notes:
Revisions
Date
Project Number:
Drawn By:
Issue Point Master Plan Application
Sheet

EXHIBIT 3

WASTEWATER SYSTEM IMPROVEMENTS
REIMBURSEMENT AGREEMENT

THIS AGREEMENT (the "Agreement") is made as of the 18 day of January, 2018, by and between Pinnacle Hawkins, LLC as Agent ("Developer"), and the TOWN OF FLOWER MOUND, TEXAS (the "Town") (collectively, "the parties").

WITNESSETH:

WHEREAS, Developer, is required to construct certain wastewater system improvements, (the "System Improvements") if not constructed by others as more particularly described on Exhibit "D" attached hereto, necessary to provide wastewater service to the Developer's property in the Town, as more particularly described in Exhibit "C" attached hereto, designated as the Grand Seville The Point tract (the "Developer's Tract"); and

WHEREAS, the parties agree that the System Improvements are necessitated by and attributable to the development of Developer's Tract; and

WHEREAS, the System Improvements will also potentially benefit other property owners in the service area adjacent to such System Improvements as more particularly described in Exhibit "C" attached hereto; and

WHEREAS, the Town deems it appropriate to allow Developer to be reimbursed for a portion of all reasonable actual costs of installing the System Improvements (the "Improvements Expenses") from the owners of certain land connecting to and benefitting from the System Improvements, as specified herein (the "Benefitted Tracts").

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, Developer and the Town hereby agree as follows:

1. System Improvements. The parties agree that the System Improvements are necessitated by and attributable to the development of Developer's Tract. Accordingly, Developer agrees to construct and install the System Improvements in accordance with plans and specifications to be prepared by Developer's engineer and approved by the Town if the System Improvements are not constructed by others. The Developer's engineer shall be a civil engineer licensed to practice in the State of Texas and shall be experienced in the design and preparation of the plans and specifications for the construction of the System Improvements. Developer agrees to complete this installation in accordance with all Town ordinances and shall be responsible for all costs of construction. The Town will provide right of entry as necessary to the existing Town-owned sanitary sewer easement. To the extent that the construction of the System Improvements necessitates the acquisition of additional temporary workspace and/or permanent easement area, the Developer will be responsible for the acquisition cost of same. Additional easements acquired by the Developer necessitated by the System Improvements shall be dedicated to the Town at no cost at the time of Town acceptance of the System Improvements. If the owners of land adjacent to the existing sewer easement refuse to reasonably cooperate and/or convey additional needed temporary workspace and/or permanent easement area, then the Town

agrees to cooperate in good faith with Developer to acquire the additional easement area. Notwithstanding the agreement to cooperate in good faith, the use of eminent domain shall be at the sole discretion of the Town.

2. Maintenance Bond. Developer agrees to furnish to the Town a maintenance bond equal to 100% of the cost of construction of the System Improvements. The maintenance bond shall be valid for a period of two (2) years and must be issued prior to final acceptance of the System Improvements by the Town. The maintenance bond shall name the Town as beneficiary and the Town may make a claim against the bond in the event that the Developer's contractors fail to perform any required maintenance.

3. Surety Approval. Any surety company through which a bond is written, shall be duly authorized to do business in the State of Texas and shall be subject to the advanced written approval of the Town. In addition, each bond required herein shall be on a form approved by the Town, in writing. Approval by the Town shall not be unreasonably withheld, conditioned or delayed.

4. Title. It is further agreed and understood by the parties that upon acceptance by the Town of the System Improvements, title to the System Improvements, which are intended to be public facilities, shall be vested in the Town and Developer hereby relinquishes any right, title or interest in and to the System Improvements or any part thereof. It is further understood and agreed that until the Town accepts such improvements, the Town shall have no liability or responsibility for any such facilities.

5. Compliance. Developer agrees to fully comply with the terms and conditions of all other applicable development regulations and ordinances of the Town of Flower Mound.

6. Determination of a Benefited Tract. Any development identified in Exhibit "C" wishing to develop and connect to the System Improvements must undergo a wastewater model analysis performed by the Town's consultant to determine if that development's improvements would have triggered improvements to the area of the Town's wastewater system subject to the System Improvements under the Lakeside Business District wastewater model, had the System Improvements not been constructed by Developer. If the wastewater model analysis shows that improvements would have been necessitated, then that development shall be assessed a pro-rata fee in accordance with this Agreement. Developments that demonstrate that their fully built out condition would not have triggered wastewater improvements, shall not be subject to a pro-rata fee. The Town, exercising its reasonable determination and employing sound engineering principles, shall have the exclusive right to reasonably determine whether any development identified in Exhibit "C," shall be assessed a pro-rata fee, based on the criteria herein. A memorandum from the Town's consultant shall be provided to the Developer affirming that no such improvements would be required. The cost of the modeling shall be borne by the developer requesting the analysis. Any development that is not assessed a pro-rata fee in accordance with this section shall not be considered a "Benefitted Tract."

7. Pro-rata Fee Collection. The Town agrees that during the term of this Agreement, the Town will assess each Benefited Tract a pro-rata fee for the privilege of connecting to the

System Improvements. Developer will only be entitled to pro-rata reimbursements from fees actually collected by the Town from developments determined to be Benefitted Tracts in accordance with this Agreement. Pro-rata fees collected after acceptance by the Town of the System Improvements will be paid to the Developer within sixty (60) days of the Town's receipt of the fees. There shall be no interest, and no interest shall accrue, on this reimbursement provision.

8. Interim Pro-rata Collection. Upon execution of this Agreement and prior to acceptance of the System Improvements, the Town will collect a pro-rata fee from each Benefitted Tract as a condition of final plat approval. Pro-rata fees will be assessed against Benefitted Tracts by the Town in the amounts detailed on Exhibit "A," which are based on a $600,000.00 estimated cost to construct the System Improvements, and the share percentages detailed in Exhibit "B." Pro-rata fees collected by the Town prior to the completion of the System Improvements ("Interim pro-rata fees") shall be held by the Town in an escrow account and will be paid to Developer in accordance with paragraph 10 below. There shall be no interest, and no interest shall accrue, on this reimbursement provision.

9. Determination of Improvement Expenses. Upon completion of the System Improvements and following the submittal of receipts for actual allowable costs incurred by Developer, the Town will make a reasonable determination of the actual allowable cost, which shall include any necessary land acquisition costs, and designate the total amount of the improvement expenses (the "Improvement Expenses"). Once the Town makes this determination, Exhibit "A" to this Agreement will be replaced with a new Exhibit "A" detailing updated pro-rata fee amounts ("Actual Fees"), calculated in accordance with the percentages detailed in Exhibit "B." Determination of the Improvement Expenses shall be made at the time of the Town's acceptance of the System Improvements. All pro-rata assessments made after the determination of the Actual Fees shall be based on the Actual Fees and not the $600,000.00 estimated construction cost detailed in section 8, above.

10. Payment of Interim Fees. Interim pro-rata fees shall be paid to the Developer within sixty (60) days of the acceptance of the System Improvements; provided, however, in the event any Benefitted Tract's Interim pro-rata fees paid to the Town exceed the Actual Fees attributable to such Benefitted Tract, the Town shall remit to the Developer only the amount equal to the Benefitted Tract's pro-rata share of the Actual Fees. Any amount collected by the Town from a Benefitted Tract that exceeds the tract's proportionate share of the Actual Fees, shall be refunded to the Benefitted Tract.

11. Term. Upon acceptance of the System Improvements by the Town, for a term of ten (10) years, or until Developer has been paid all allowable reimbursable pro-rata charges, whichever occurs first, the Town agrees that the Developer shall be entitled to receive a pro-rata reimbursement for the Improvement Expenses in accordance with the terms of this Agreement. **Notwithstanding anything to the contrary contained herein, Developer acknowledges and agrees that this Agreement is intended to facilitate the possible recoupment of costs expended for the System Improvements necessitated by Developer's Tract and does not guarantee such recoupment in whole or in part. Developer hereby waives any claim against and releases Town in the event an insufficient number of Benefitted Tracts develop**

during the term of the Agreement to reimburse Developer for the total costs of the System Improvements.

12. Payment for Pro-rata Fees. This Agreement shall not be construed to require the Town to fund the System Improvements from its general or any special fund or to issue debt to fund the System Improvements. The Developer agrees that the System Improvements are wholly necessitated by the development of Developer's Tract. Notwithstanding the foregoing, should the Town, as part of an economic development incentive program, elect to waive the payment of a Benefitted Tract's pro-rata fees, the Town agrees to make the pro-rata payment to the Developer on behalf of said Benefitted Tract out of Town funds appropriated for that purpose.

13. Development Permit. The Developer is not obligated to construct the System Improvements until after the issuance of a site development permit. Construction of the System Improvements and acceptance of the same by the Town must occur prior to the issuance of the first certificate of occupancy or building final.

14. Notices. 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
Attention: Town Manager's Office

2121 Cross Timbers Road
Flower Mound, Texas 75028

If to Developer: WMStead
Attention: Art Anderson
2728 N. Harwood
Dallas, TX 75201

15. Miscellaneous Provisions.

a. Developer covenants and agrees to and does hereby fully indemnify, hold harmless and defend the Town, its officers, agents, servants, and employees from all claims, suits or causes of action of any nature whatsoever whether real or asserted, brought for or on account of any injuries or damages to persons or property, including death, resulting from or in any way connected with this Agreement or the construction by Developer of the System Improvements, which indemnity shall terminate upon acceptance by the Town of the System Improvements. In addition, Developer covenants to indemnify, hold harmless and defend the Town, its officers, agents, servants and employees from and against any and all claims, suits or causes of action of any nature whatsoever, brought for or on account of injuries or damages to persons or property, including death, resulting from the failure of Developer or its contractors and subcontractors to properly safeguard the work, on account of any acts, intentional or otherwise, neglect or misconduct of Developer, its contractors, subcontractors, agents, servants or employees, which indemnity

shall terminate upon acceptance of the System Improvements.

b. If any provision of this Agreement, or a portion thereof, or the application thereof to any person or circumstances shall to any extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby. It shall not be deemed that any such invalid provision affects the consideration for this Agreement, and each provision of this Agreement, shall be valid and enforceable to the fullest extent permitted by law.

c. This Agreement shall be construed in accordance with the laws of the State of Texas. Venue for any action brought under this Agreement shall be in Denton County, Texas.

d. Developer shall not assign this Agreement without the express written consent of the Town, which consent shall not be unreasonably withheld.

e. Nothing in this Agreement shall be construed to make the parties hereto partners or joint venturers or render any of said parties liable for the debts or obligations of any other of said parties.

f. Except as otherwise expressly provided herein, this Agreement may only be amended, modified or terminated by a declaration in writing, execute and acknowledged by all the parties to this Agreement (or their respective legal representatives, successors or assigns).

g. This Agreement constitutes the entire agreement of the parties with respect to the matters set forth herein, and supersedes all prior discussions and agreements between the parties.

h. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

i. The parties hereto agree that, pursuant to this Agreement, any proceeds paid or costs incurred by Developer do not constitute an impact fee, as defined in Chapter 395 of the Texas Local Government Code, as amended, and that such pro-rata payments are proceeds are specifically authorized pursuant to Section 395.001(4)(B) of the Texas Local Government Code, as amended.

j. This Agreement shall be filed in the deed records of Denton County, Texas.

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

THE TOWN OF FLOWER MOUND, TEXAS

By: Thomas Hayden
Name: Thomas E. Hayden
Mayor, Town of Flower Mound

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 18 day of JAN, 2018 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

THERESA SCOTT
Notary Public, State of Texas
Comm. Expires 12-29-2018
Notary ID 10116723

DEVELOPER:

Direct Holdings LLC as Agent
a Texas Limited Liability Corporation

By: _____
Name: David Watson
Title: Managing Principal

STATE OF Texas §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on this the 14th day of January, 2018 by David Watson, the Managing Principal of Direct Holdings LLC, a a Texas LLC, on behalf of said corporation.

_____
Notary Public, State of Texas

CHERYL L. JOHNSON
Notary Public, State of Texas
Comm. Expires 04-04-2018
Notary ID 485867-5

EXHIBIT 'A'

Remove existing 18" sanitary sewer crossing aerial and install 21" sanitary sewer aerial crossing; including engineer design and general conditions……..LUMP SUM $600,000.

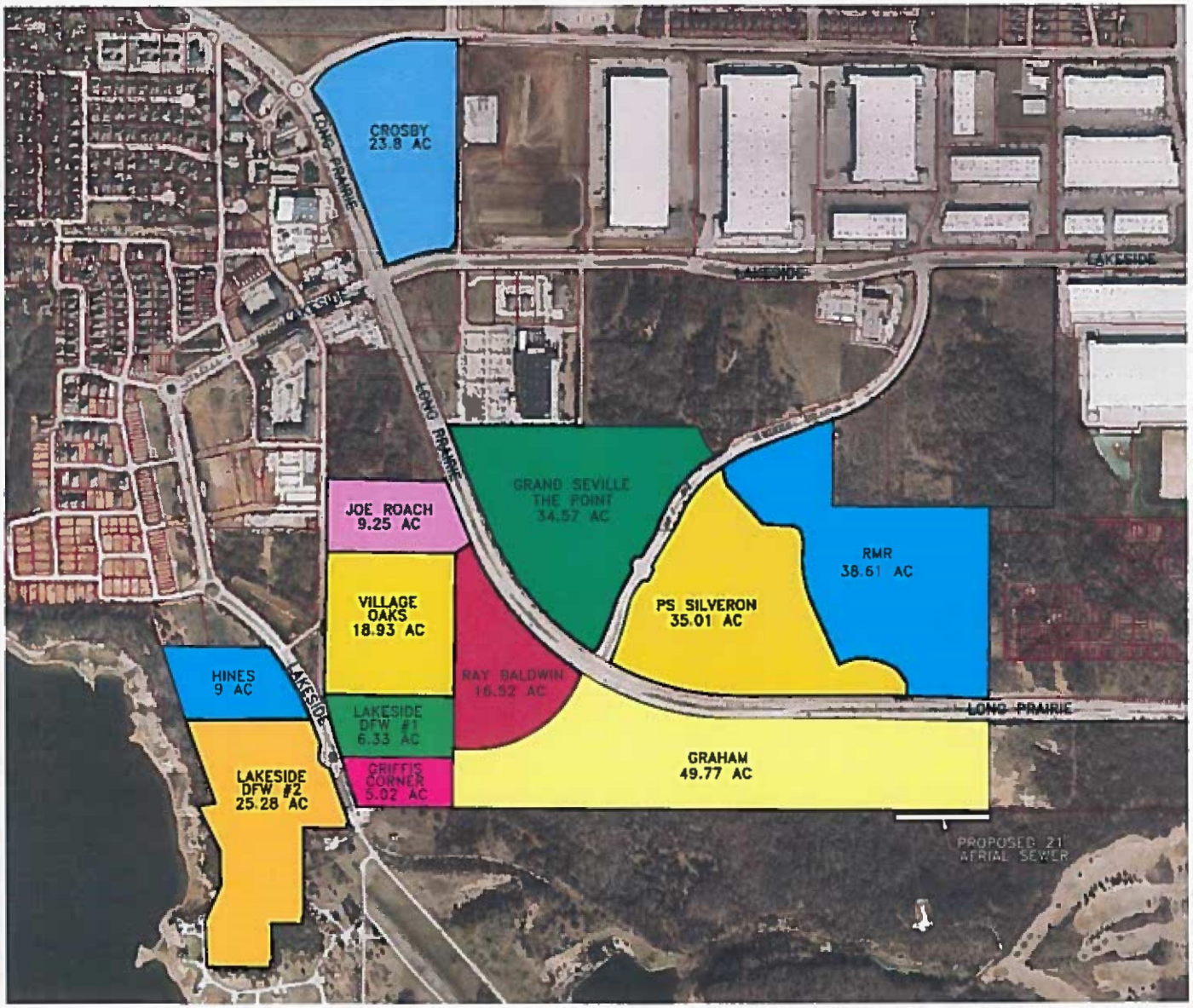
Pro-Rata Share per Parcels:

Development Tract	Acreage	Pro-Rata Share	Pro-Rata Amount
Grand Seville - The Point	34.57	12.71%	$76,232.13
Crosby Parcel	23.80	8.75%	$52,482.63
RMR Parcel	38.61	14.19%	$85,140.95
PS Silveron Parcel	35.01	12.87%	$77,202.40
Graham Parcel	49.77	18.29%	$109,750.45
Ray Baldwin Parcel	16.52	6.07%	$36,429.12
Hines Parcel	9.00	3.31%	$19,846.37
Griffis Corner Parcel	5.02	1.84%	$11,069.87
Lakeside DFW No. 1 Parcel	25.28	9.29%	$55,746.26
Lakeside DFW No. 2 Parcel	6.33	2.33%	$13,958.62
Village Oaks Parcel	18.93	6.96%	$41,743.54
Joe Roach Parcel	9.25	3.40%	$20,397.66
Total	272.09	100.00%	$600,000.00

EXHIBIT 'B'
PRO RATA SHARING CALCULATION

Grand Seville - The Point	34.57 acres
Crosby Parcel	23.80 acres
RMR Parcel	38.61 acres
PS Silveron Parcel	35.01 acres
Graham Parcel	49.77 acres
Ray Baldwin Parcel	16.52 acres
Hines Parcel	9.00 acres
Griffis Corner Parcel	5.02 acres
Lakeside DFW No. 1 Parcel	25.28 acres
Lakeside DFW No. 2 Parcel	6.33 acres
Village Oaks Parcel	18.93 acres
Joe Roach Parcel	9.25 acres
Total Acreage	272.09 acres

Grand Seville - The Point	34.57	ac/ 272.09 ac	=	12.71%
Crosby Parcel	23.80	ac/ 272.09 ac	=	8.75%
RMR Parcel	38.61	ac/ 272.09 ac	=	14.19%
PS Silveron Parcel	35.01	ac/ 272.09 ac	=	12.87%
Graham Parcel	49.77	ac/ 272.09 ac	=	18.29%
Ray Baldwin Parcel	16.52	ac/ 272.09 ac	=	6.07%
Hines Parcel	9.00	ac/ 272.09 ac	=	3.31%
Griffis Corner Parcel	5.02	ac/ 272.09 ac	=	1.84%
Lakeside DFW No. 1 Parcel	25.28	ac/ 272.09 ac	=	9.29%
Lakeside DFW No. 2 Parcel	6.33	ac/ 272.09 ac	=	2.33%
Village Oaks Parcel	18.93	ac/ 272.09 ac	=	6.96%
Joe Roach Parcel	9.25	ac/ 272.09 ac	=	3.40%
Total				100.00%



272.09 ACRES UNDEVELOPED

EXHIBIT C
21" SEWER AERIAL
PRO RATA SHARING EXHIBIT

THE TOWN OF FLOWER MOUND, TEXAS

CATES-CLARK

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CCA	CCA	11/28/17	N/A	S.E.	000-001 SEWER	1

K:\DWGS\000-031 ZONING MAP.dwg, 12/7/2017 10:16:34 AM, chris

EXHIBIT D

The construction of approximately 400 LF of 21" diameter PVC and steel encasement pipe necessary to replace an existing 18" diameter Ductile Iron aerial.

Exhibit 4 - FORMULA

Assumption Table	
Building SF:	47,300
Market Rent:	$ 21.50
Construction Cost PSF:	$ 275.00

Market Value Formula	
Gross Area Annual Income:	$ 1,016,950.00
Loss Factor:	94.00%
Minimum Base Rent	$ 955,933.00
Vacancy Factor (95%):	$ 908,136.35
Yield on Cost:	9.00%
Market Value:	$ 10,090,403.89

Gap Analysis	
Total Project Cost:	$ 13,007,500.00
Market Value:	$ 10,090,403.89
Incentive Amount:	$ 2,917,096.11

Note: all numbers are illustrative

MARY LOUISE GARCIA

COUNTY CLERK

100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

Dev Agreement - The Point

TOWN OF FLOWER MOUND
TOWN SECRETARY'S OFFICE
2121 CROSS TIMBERS RD
FLOWER MOUND, TX 75028

Submitter: TOWN OF FLOWER MOUND

DO NOT DESTROY

WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 2/6/2018 12:15 PM

Instrument #: D218026508

A 25 PGS $108.00

By: Mary Louise Garcia

D218026508

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

VG-19-2018-6619

Denton County
Juli Luke
County Clerk

Instrument Number: 6619

Real Property Recordings

AGREEMENT

Development - The Point

Recorded On: January 19, 2018 02:19 PM

Number of Pages: 25

" Examined and Charged as Follows: "

Total Recording: $122.00

********** THIS PAGE IS PART OF THE INSTRUMENT **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	6619
Receipt Number:	20180119000462
Recorded Date/Time:	January 19, 2018 02:19 PM
User:	Vanessa H
Station:	Station 25

Record and Return To:

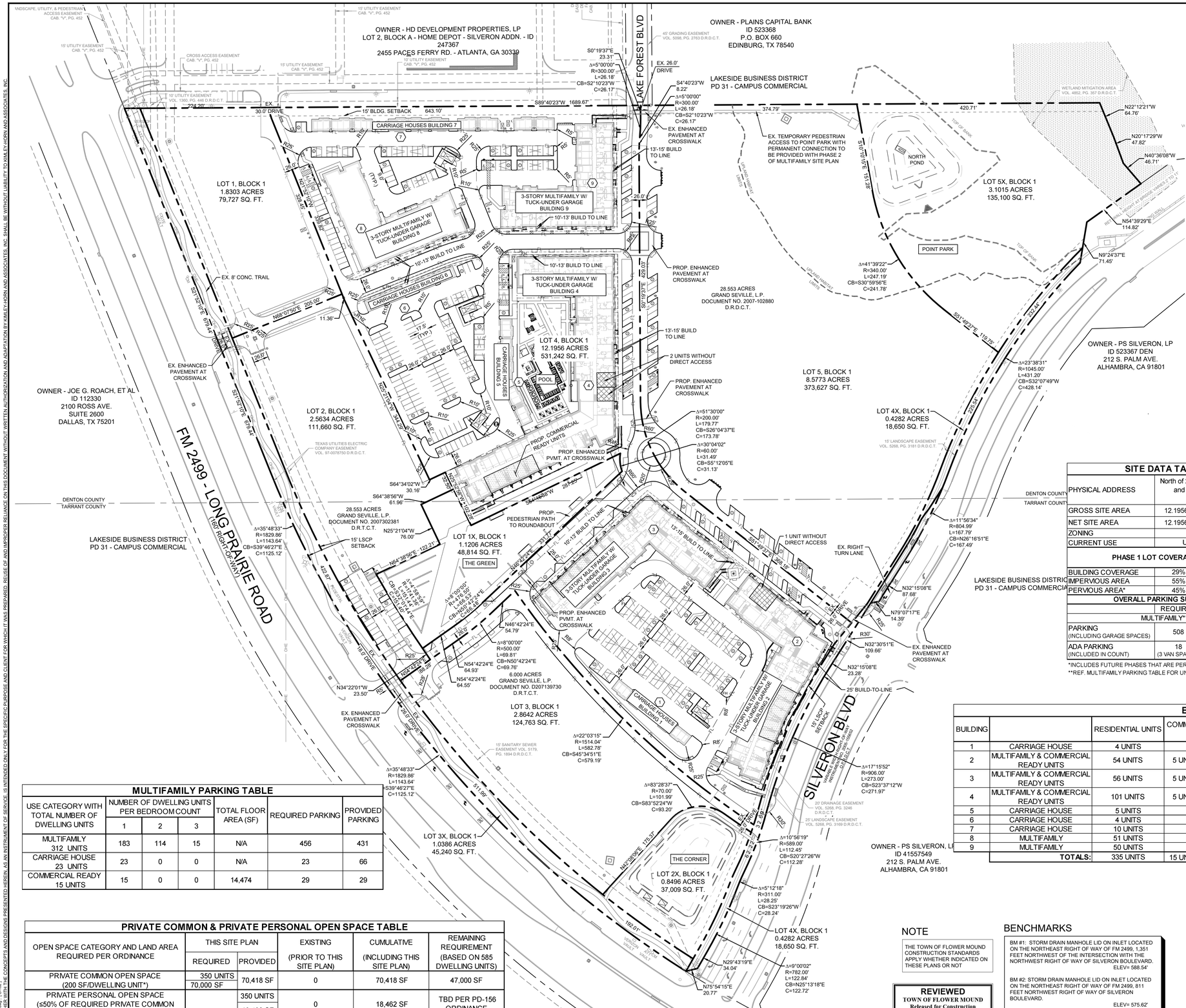
TOWN OF FLOWER MOUND LEGISLATIVE
2121 CROSS TIMBERS

FLOWER MOUND TX 75028

STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX


OWNER - HD DEVELOPMENT PROPERTIES, LP
LOT 2, BLOCK A - HOME DEPOT - SILVERON ADDN. - ID 247367
2455 PACES FERRY RD. - ATLANTA, GA 30339
OWNER - PLAINS CAPITAL BANK
ID 523368
P.O. BOX 660
EDINBURG, TX 78540
LAKESIDE BUSINESS DISTRICT
PD 31 - CAMPUS COMMERCIAL
LAKE FOREST BLVD
FM 2499 - LONG PRAIRIE ROAD (160' RIGHT-OF-WAY)
SILVERON BLVD
LOT 1, BLOCK 1
1.8303 ACRES
79,727 SQ. FT.
LOT 2, BLOCK 1
2.5634 ACRES
111,660 SQ. FT.
LOT 4, BLOCK 1
12.1956 ACRES
531,242 SQ. FT.
LOT 5, BLOCK 1
8.5773 ACRES
373,627 SQ. FT.
LOT 5X, BLOCK 1
3.1015 ACRES
135,100 SQ. FT.
LOT 4X, BLOCK 1
0.4282 ACRES
18,650 SQ. FT.
LOT 1X, BLOCK 1
1.1206 ACRES
48,814 SQ. FT.
LOT 3, BLOCK 1
2.8642 ACRES
124,763 SQ. FT.
LOT 3X, BLOCK 1
1.0386 ACRES
45,240 SQ. FT.
LOT 2X, BLOCK 1
0.8496 ACRES
37,009 SQ. FT.
OWNER - JOE G. ROACH, ET AL
ID 112330
2100 ROSS AVE.
SUITE 2600
DALLAS, TX 75201
OWNER - PS SILVERON, LP
ID 523367 DEN
212 S. PALM AVE.
ALHAMBRA, CA 91801
OWNER - PS SILVERON, LP
ID 41557549
212 S. PALM AVE.
ALHAMBRA, CA 91801
CARRIAGE HOUSES BUILDING 7
3-STORY MULTIFAMILY W/ TUCK-UNDER GARAGE BUILDING 8
3-STORY MULTIFAMILY W/ TUCK-UNDER GARAGE BUILDING 9
CARRIAGE HOUSES BUILDING 6
3-STORY MULTIFAMILY W/ TUCK-UNDER GARAGE BUILDING 4
CARRIAGE HOUSES BUILDING 5
3-STORY MULTIFAMILY W/ TUCK-UNDER GARAGE BUILDING 3
CARRIAGE HOUSES BUILDING 1
3-STORY MULTIFAMILY W/ TUCK-UNDER GARAGE BUILDING 2
NORTH POND
POINT PARK
POOL
THE GREEN
THE CORNER
EX. 8' CONC. TRAIL
EX. ENHANCED PAVEMENT AT CROSSWALK
PROP. ENHANCED PAVEMENT AT CROSSWALK
EX. TEMPORARY PEDESTRIAN ACCESS TO POINT PARK WITH PERMANENT CONNECTION TO BE PROVIDED WITH PHASE 2 OF MULTIFAMILY SITE PLAN
PROP. COMMERCIAL READY UNITS
PROP. ENHANCED PVMT. AT CROSSWALK
PROP. PEDESTRIAN PATH TO ROUNDABOUT
2 UNITS WITHOUT DIRECT ACCESS
1 UNIT WITHOUT DIRECT ACCESS
EX. RIGHT TURN LANE
28.553 ACRES GRAND SEVILLE, L.P. DOCUMENT NO. 2007-102880 D.R.D.C.T.
28.553 ACRES GRAND SEVILLE, L.P. DOCUMENT NO. 2007302381 D.R.T.C.T.
6.000 ACRES GRAND SEVILLE, L.P. DOCUMENT NO. D207139730 D.R.T.C.T.
DENTON COUNTY
TARRANT COUNTY
EX. 30.0' DRIVE
EX. 26.0' DRIVE
15' BLDG. SETBACK
13'-15' BUILD TO LINE
10'-13' BUILD TO LINE
15' SCP SETBACK
25' BUILD-TO-LINE
S89°40'23"W 1689.67'
N89°40'23"E 374.79'
N22°12'21"W 64.76'
N20°17'29"W 47.82'
N40°36'08"W 46.71'
N54°39'29"E 114.82'
N9°24'37"E 71.45'
S01°49'23"E 119.78'
S01°07'15"E 151.28'
S01°19'37"E 429.03'
S64°38'56"W 61.96'
S64°34'02"W 30.16'
N25°21'04"W 76.00'
N64°38'56"E 122.21'
N34°22'01"W 23.50'
N68°07'50"E 205.00'
S21°52'10"E 679.44'
S21°52'10"E 679.44'
S25°17'47"W 947.78'
N32°15'08"E 87.68'
N79°07'17"E 14.39'
N32°15'08"E 23.28'
N32°30'51"E 109.66'
N29°43'19"E 34.04'
N75°54'15"E 20.77'
N42°28'08"E 175.03'
S51°49'23"E 512.44'
S51°49'23"E 512.99'
S51°49'23"E 282.56'
S51°49'23"E 282.56'
S51°49'23"E 282.56

PLANTING NOTES:

1. ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
2. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
3. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
4. CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER TOWN OF FLOWER MOUND LANDSCAPE ORDINANCE.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
6. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
7. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
8. LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
9. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
10. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
13. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
16. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
17. TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
18. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
19. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
20. ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
21. SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
22. AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
23. ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
    - 23.1. 4"-6" FOR SOLID TURF AREAS
    - 23.2. 8"-12" FOR GROUNDCOVER AREAS
    - 23.3. 12"-18" FOR SHRUB AREAS
    - 23.4. 24"-36" FOR TREE PITS AND AREAS.
24. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
25. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
26. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.
27. CONTRACTOR TO REFER TO PLANTING NOTES FROM TOWN OF FLOWER MOUND ORDINANCE 47-17 (REFER TO SHEET L0-02). IN THE EVENT OF A CONFLICT BETWEEN THESE PLANTING NOTES AND THE ORDINANCE 47-17 PLANTING NOTES, THE MORE STRINGENT SHALL APPLY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

1. SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
2. A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
3. PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
4. WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
   - 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
   - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE..
4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL HEAT.
   - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
   - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
   - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
   - 5.3. SLUMP: 3 TO 5 INCHES
   - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
   - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
   - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
   - 7.1. 4" THICK PAVING: #3's AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.2. 6" THICK PAVING: #4s AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.3. 8" THICK PAVING: #5's AT 18" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
   - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
   - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
   - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
   - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
   - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
   - 8.4. SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
9. EXPANSION JOINTS
   - 9.1. PLACE AT A MAXIMUM SPACING OF 36' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
   - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
   - 9.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER / LANDSCAPE ARCHITECT FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
   - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT EDITION "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
   - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
   - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
   - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED. PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.

GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: KIMLEY-HORN ASSOCIATES
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: JHP ARCHITECTURE / URBAN DESIGN
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDE BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE TOWN OF FLOWER MOUND (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY KIMLEY-HORN. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
8. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
9. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.
13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW.
14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
16. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.

GRADING NOTES:

1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY.
2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
3. ALL SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO BOTTOM OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE TO EDGE OF PAVEMENT.
4. REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP FILLS, EXCAVATION, AND FOUNDATIONS.
5. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE G

ORDINANCE 47-17 PLANTING NOTES:

1. TREE PLANTING REQUIREMENTS.
   - 1.1. FOR ALL STREET TREES, AS WELL AS ANY TREE THAT IS BOUND ON ALL SIDES BY CONCRETE OR OTHER NONPERMEABLE SURFACE, PLANTING TECHNIQUES SHALL BE REQUIRED AS PROVIDED ON ATTACHMENT 1. (REFER TO ORDINANCE 47-17 AND PLANTING DETAIL 5/L6-15A)
   - 1.2. EACH STREET TREE SHALL HAVE A SOIL VOLUME OF 600 CUBIC FEET.
   - 1.3. FOR LARGE MATURING STREET TREES, THE TREE WELL SIZE SHALL RANGE FROM 5FT X 9FT (45SQFT) TO 6FT X 8FT (48SQFT).
   - 1.4. FOR MEDIUM/SMALL MATURING STREET TREES, THE TREE WELL SIZE SHALL BE A MINIMUM OF 5FT X 5FT (25SQFT).
   - 1.5. EACH PARKING LOT TREE SHALL HAVE A LANDSCAPE AREA OF A MINIMUM OF 250 SF FOR LARGE MATURING TREES AND 150SF FOR MEDIUM/SMALL MATURING TREES.
2. AMENDED SOILS
   - 2.1. THE AMENDED SOILS REQUIREMENT MAY BE MET IN ONE OF THE FOLLOWING WAYS:
     - 2.1.1. PREPARING THE EXISTING SOIL AS FOLLOWS:
       - 2.1.1.1. TREE PLANTING AREAS BY TILLING TO A DEPTH OF 18", AND ADDING AMENDED SOILS.
       - 2.1.1.2. SHRUB PLANTING AREAS BY TILLING TO A DEPTH OF 12", AND ADDING AMENDED SOILS.
       - 2.1.1.3. SEED/SOD AREAS BY TILLING TO A DEPTH OF 6", AND ADDING AMENDED SOILS.
       - 2.1.1.4. THE OPTIONS LISTED ABOVE MAY ALSO REQUIRE THE REMOVAL OF SOME EXISTING SOIL ALONG WITH OTHER MITIGATION WORK AND SOIL AMENDMENTS TO IMPROVE SOIL STRUCTURE.
     - 2.1.2. REMOVING ALL EXISTING SOIL FROM A REQUIRED PLANTING AREA AND REPLACING IT WITH NEW SOIL AND OTHER SOIL AMENDMENTS.
   - 2.2. AMENDED SOILS REQUIREMENTS MAY BE WAIVED BY THE PARKS, TRAILS AND LANDSCAPE SPECIALIST, THE ENVIRONMENTAL REVIEW ANALYST, AND OTHER DESIGNEES OF THE TOWN'S ENVIRONMENTAL SERVICES DIVISION.
3. DETERMINATION OF AMENDED SOILS REQUIREMENTS WILL BE BASED ON SOIL TESTING TO VERIFY THE QUALITY OF EXISTING SOIL, AMENDED SOIL AND OTHER SOIL AMENDMENTS. STAFF WILL INSPECT SOIL AT THE TIME OF PLANTING BED PREPARATION AND MAKE RECOMMENDATIONS BASED ON SOIL TEST RESULTS TO DETERMINE REQUIRED SOIL AMENDMENTS.
   - 3.1. SOIL COMPOSITION SHALL BE CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES.
   - 3.2. AMENDED SOIL SHALL HAVE AN ACIDITY RANGE OF PH 5.5 TO 7.0.
   - 3.3. TO ACHIEVE THE SANDY LOAM TO LOAM PROPERTIES, SOIL AMENDMENTS AS DESCRIBED IN ATTACHMENT 2 MAY BE USED. (REFER TO ORDINANCE 47-17 AND PLANTING DETAILS)
4. AMENDED SOIL REQUIREMENTS SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS
5. UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.

IRRIGATION INSTALLATION WORK ALONG FM 2499 AND SILVERON BLVD.

1. CONTACT JOSHUA BROWN, PARKS SUPERVISOR AT (972)874-6428 OR JOHN HABERN, PARKS, TRAILS AND LANDSCAPE SPECIALIST, AT (972)874-6343 PRIOR TO BEGINNING ANY WORK IN THE TOWN'S R.O.W.
2. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
4. ANY EXISTING IRRIGATION (RAW WATER LINE / PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
5. ANY NEW IRRIGATION IN PUBLIC ROW SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE BOX LIDS, PURPLE CAPS ON ALL IRRIGATION HEADS, PURPLE DRIP TUBING, AND PURPLE BUBBLERS. ROW IRRIGATION SHALL BE ON ITS OWN ZONE(S) AND HAVE THE ABILITY TO BE CUT LOOSE FROM THE REMAINDER OF THE SYSTEM AND SWITCHED OVER TO THE FUTURE REUSE SYSTEM.

TOWN TRAIL MAINTENANCE

1. THE PERPETUAL MAINTENANCE OF THE 8' MULTI-USE TRAIL IS THE RESPONSIBILITY OF THE POA.

ABBREVIATIONS

A	AD	AREA DRAIN
	ADJ	ADJACENT
	AFG	ABOVE FINISHED GRADE
	ALT	ALTERNATE
	ALUM	ALUMINUM
	APPROX	APPROXIMATE
	ARCH	ARCHITECT(URAL)
B	BC	BOTTOM OF CURB
	BLDG	BUILDING
	BLKG	BLOCKING
	BOC	BACK OF CURB
	BOT	BOTTOM
	BR	BOTTOM OF RAMP
	BS	BOTTOM OF STAIR
	BW	BOTTOM OF WALL
C	CEM	CEMENT
	CIP	CAST IN PLACE
	CJ	CONTROL JOINT
	CMU	CONCRETE MASONRY UNIT
	CO	CLEANOUT
	COL	COLUMN
	CONT	CONTINUOUS
	CONC	CONCRETE
	CU FT	CUBIC FEET
D	DD	DECK DRAIN
	DE	DRAINAGE EASEMENT
	DI	DRAIN INLET
	DIA	DIAMETER
	DIAG	DIAGONAL
	DIM	DIMENSION
	DN	DOWN
	DS	DOWN SPOUT
	DWG(S)	DRAWING(S)
E	E	EAST
	EA	EACH
	EJ	EXPANSION JOINT
	EL	ELEVATION
	ELEC	ELECTRIC(AL)
	EOP	EDGE OF PAVEMENT
	EQ	EQUAL
	EQUIP	EQUIPMENT
	ESMT	EASEMENT
	EW	EACH WAY
	EXP	EXPANSION
	EXIST	EXISTING
	EXT	EXTERIOR
F	FAB	FABRIC
	FDC	FIRE DEPT. CONNECTION
	FH	FIRE HYDRANT
	FIN	FINISH
	FOC	FACE OF CURB
	FT	FOOT, FEET
	FTG	FOOTING
G	GA	GAUGE
	GAL	GALLON
	GALV	GALVANIZED
	GC	GENERAL CONTRACTOR
	GV	GATE VALVE
H	HDW	HARDWARE
	HDWD	HARDWOOD
	HORZ	HORIZONTAL
	HP	HIGH POINT
	HT	HEIGHT
I	ID	INSIDE DIAMETER
	INCL	INCLUDE
	INSUL	INSULATION
	INT	INTERIOR
	INV	INVERT
J	JB	JUNCTION BOX
	JT	JOINT
K	KO	KNOCK OUT
L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT

NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VERY.

L	L	LENGTH
	LT	LIGHT
	LP	LOW POINT
M	MAS	MASONRY
	MATL	MATERIAL
	MAX	MAXIMUM
	MECH	MECHANICAL
	MED	MEDIUM
	MFR	MANUFACTURER
	MIN	MINIMUM
	MISC	MISCELLANEOUS
	MTL	METAL
N	N	NORTH
	NIC	NOT IN CONTRACT
	NO	NUMBER
	NOM	NOMINAL
	NTS	NOT TO SCALE
O	OC	ON CENTER
	OD	OUTSIDE DIAMETER
	OPNG	OPENING
	OPP	OPPOSITE
P	PA	PLANTING AREA
	PB	PLANT BED
	PERF	PERFORATED
	PNL	PANEL
	PNT	PAINT(ED)
	PSI	POUNDS/SQUARE INCH
	PT	PRESSURE TREATED
	POB	POINT OF BEGINNING
	POC	POINT OF CURVATURE
	PROP	PROPOSED
Q	QTY	QUANTITY
R	RAD	RADIUS
	REINF	REINFORC(E), (ING)
	REQD	REQUIRED
	REV	REVISION
	R.O.W	RIGHT OF WAY
S	S	SOUTH
	SB	SETBACK
	SCHED	SCHEDUL(E), (ED)
	SD	STORM DRAIN
	SF	SQUARE FOOT, FEET
	SIM	SIMILAR
	SQ	SQUARE
	SSMH	SANITARY SEWER MANHOLE
	STL	STEEL
	SSTL	STAINLESS STEEL
	STD	STANDARD
	SUSP	SUSPENDED
	SW	SIDEWALK
	SYM	SYMBOL
T	TBD	TO BE DETERMINED
	TC	TOP OF CURB
	THK	THICK(NESS)
	TR	TOP OF RAMP
	TS	TOP OF STAIR
	TW	TOP OF WALL
	TYP	TYPICAL
U	UE	UTILITY EASEMENT
	U.N.O	UNLESS NOTED OTHERWISE
V	VERT	VERTICAL
	VIF	VERIFY IN FIELD
W	W	WEST, WIDE, WIDTH
	W/	WITH
	W/O	WITHOUT
	WD	WOOD
	WL	WATER LINE
	WM	WATER METER
	WT	WEIGHT
	WWM	WELDED WIRE MESH

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KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

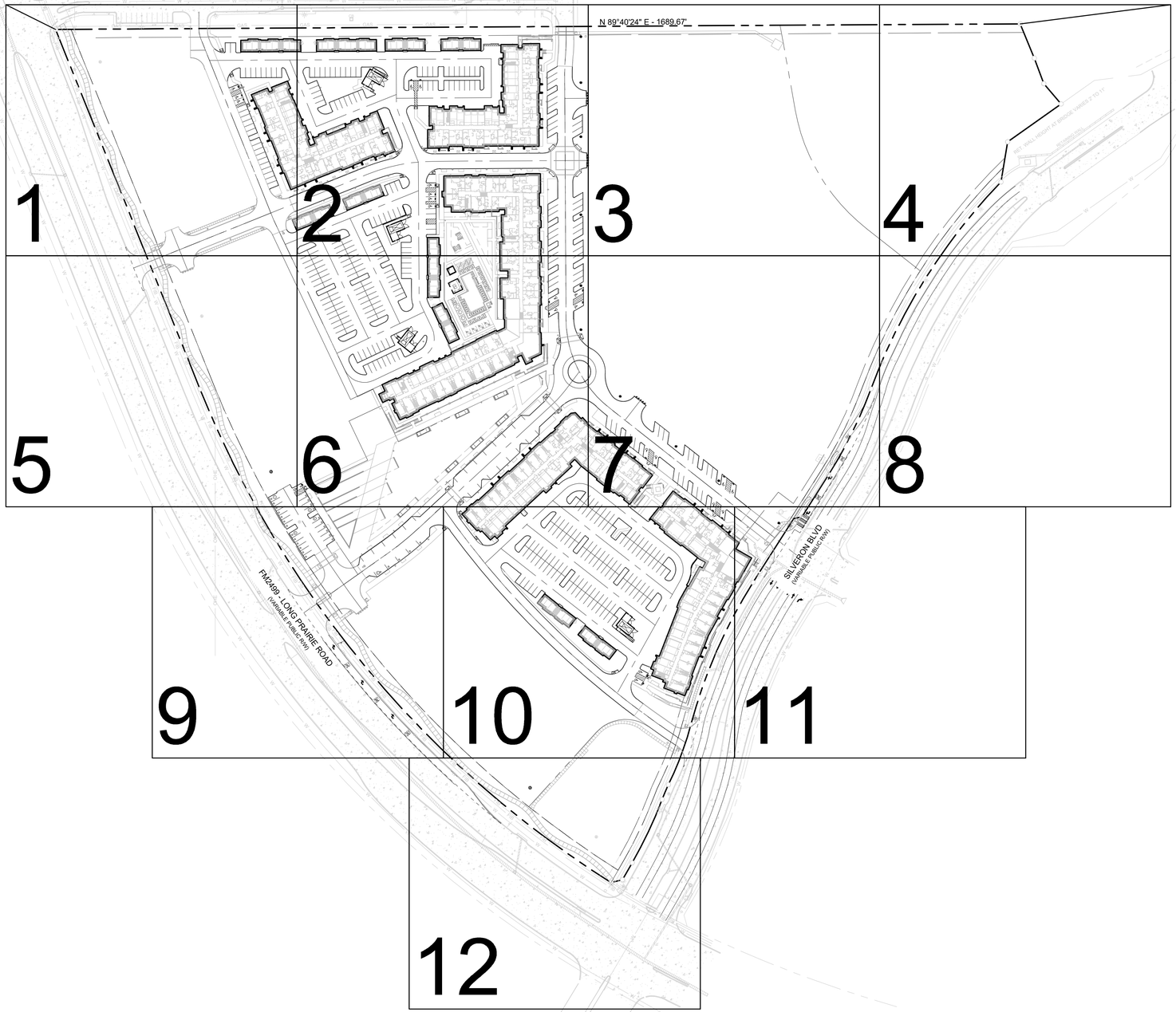
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SHEET TITLE

NOTES AND LEGEND

SHEET NUMBER

L0-02



LandDesign.

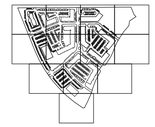
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=100'

0 50' 100' 200'

NORTH

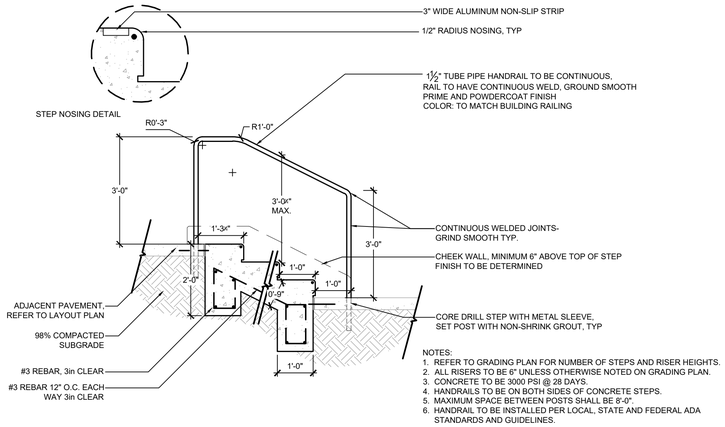
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OVERALL SITE PLAN

SHEET NUMBER

L0-03

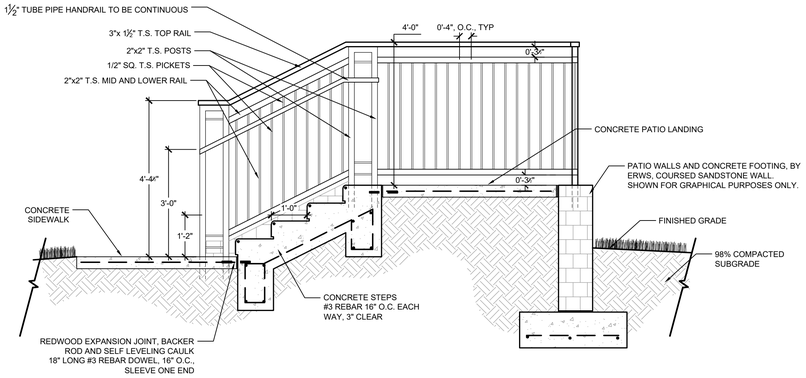
TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!



NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3000 PSI @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
5. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
6. HANDRAIL TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.

1 CONCRETE STEP W/ HANDRAIL

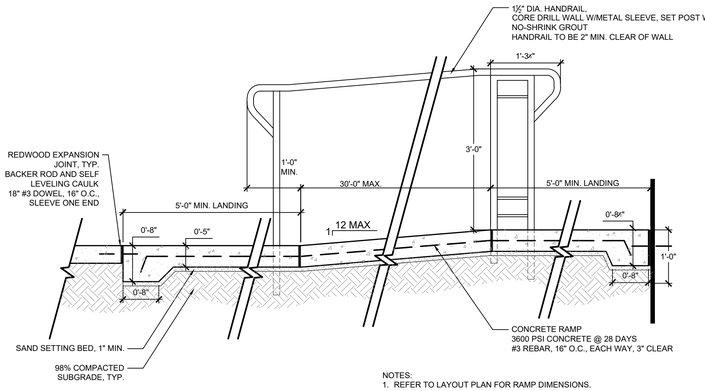
L4-03 SECTION — NOT TO SCALE



NOTES:
1. REFER TO GRADING PLAN FOR NUMBER OF STEPS AND RISER HEIGHTS.
2. ALL RISERS TO BE 6" UNLESS OTHERWISE NOTED ON GRADING PLAN.
3. CONCRETE TO BE 3000 psi @ 28 DAYS.
4. HANDRAILS TO BE ON BOTH SIDES OF CONCRETE STEPS.
5. MAXIMUM SPACE BETWEEN POSTS SHALL BE 8'-0".
6. HANDRAIL AND RAILING TO BE INSTALLED PER LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.
7. ALL STEEL RAILINGS TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH, PRIME AND POWDERCOAT FINISH.
8. ALL STEEL RAILING COLOR TO MATCH BUILDING RAILING.
9. CONTRACTOR TO SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY STRUCTURAL ENGINEER IN THE STATE OF TEXAS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
10. REFER TO MATERIALS PLAN FOR WALL LOCATION AND GRADING PLAN FOR FINAL WALL HEIGHTS.
11. ALL WALL HEIGHTS OVER 30IN TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS.
12. ALL PATIO WALLS, CAPS, CONCRETE FOOTINGS, AND REINFORCEMENT IS SHOWN FOR GRAPHICAL PURPOSES ONLY AND PROVIDED BY OTHERS. FINAL WALL MATERIAL TO BE SELECTED BY OWNER.

2 PATIO STEPS AND RAILING

L4-03 SECTION — NOT TO SCALE



NOTES:
1. REFER TO LAYOUT PLAN FOR RAMP DIMENSIONS.
2. REFER TO GRADING PLANS FOR SLOPE OF RAMP.
3. CONCRETE SHALL BE 3600 PSI @ 28 DAYS.
4. HANDRAIL TO BE FABRICATED WITH CONTINUOUS WELDS, GROUND SMOOTH. PRIME AND POWDERCOAT FINISH. COLOR: TO MATCH BUILDING RAILING.
5. MINIMUM SPACING BETWEEN 2" SQUARE POSTS SHALL BE 8'-0".
6. RAMP AND HANDRAILS TO BE INSTALLED PER ALL LOCAL, STATE AND FEDERAL ADA STANDARDS AND GUIDELINES.

3 CONCRETE RAMP

L4-03 SECTION — SCALE: 3/4" = 1'-0"



SPECIFICATIONS:

MANUFACTURER
NDS INC.

PRODUCT
EZFLOW FRENCH DRAIN

CONTACT INFORMATION:
BEN WILSON
P: 940.383.3138
Benwilson@ndspro.com

NOTE:
1. OR APPROVED EQUAL.
2. SIZE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. REFER TO GRADING PLAN FOR LOCATION.

4 FRENCH DRAIN

L4-03 IMAGE — NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
DUNE PLANTER - MODEL #DS3623
44" OUTSIDE DIAMETER
DRAIN AND IRRIGATION CONNECTION REQUIRED

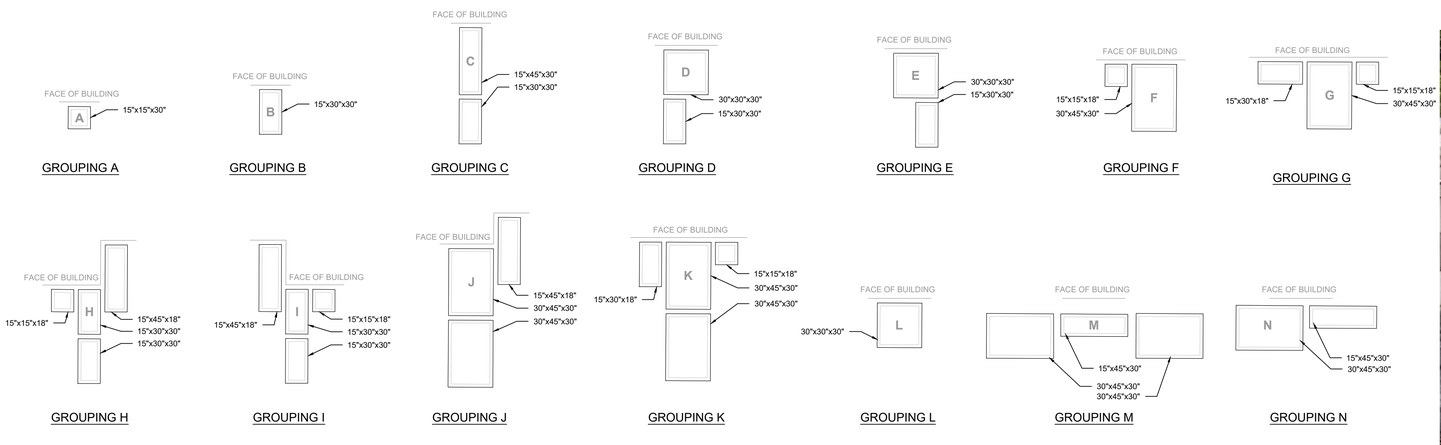
FINISH/COLOR
NATURAL GRAY CONCRETE

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 267.337.1309

NOTE:
1. REFER TO MATERIAL PLAN FOR PLANTER QUANTITY AND LOCATION.
2. INSTALL PLANTER PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO LANDSCAPE PLAN FOR PLANTING INSTRUCTIONS.
4. REFER TO DECORATIVE STONE DETAIL FOR MULCH SELECTION.

5 PLANTER POT

L4-03 IMAGE, SECTION — NOT TO SCALE





SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
SORELLA PLANTERS
DRAIN AND IRRIGATION CONNECTION REQUIRED

FINISH/COLOR
METALLIC SILVER

SIZES (REFER TO PLANS AT LEFT)
15"x15"x18"
15"x15"x30"
15"x30"x18"
15"x30"x30"
15"x45"x18"
15"x45"x30"
30"x30"x30"
30"x45"x30"

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 267.337.1309

NOTE:
1. REFER TO MATERIAL PLAN FOR PLANTER GROUPING QUANTITIES AND LOCATIONS.
2. INSTALL PLANTERS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO LANDSCAPE PLAN FOR PLANTING INSTRUCTIONS.
4. REFER TO DECORATIVE STONE DETAIL FOR MULCH SELECTION.

6 PATIO PLANTER POTS

L4-03 PLAN, SECTION, IMAGES — SCALE: 1/4" = 1'-0"

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

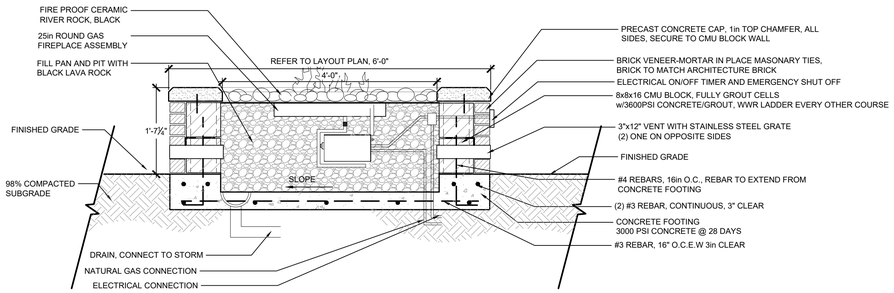
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-03



MANUFACTURER: HEARTH PRODUCTS CONTROLS COMPANY (HPC)

PRODUCT: ROUND BOWL TYPE PAN FIRE PIT INSERT - ELECTRONIC IGNITION EI

MODEL #: PENTA25EI - PAN INSERT, 125K BTU

FUEL TYPE: NATURAL GAS

FIRE PIT STONE: FIREPROOF CERAMIC RIVER ROCK, BLACK

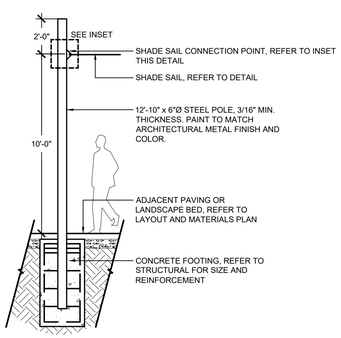
TO INCLUDE:
1. COMMERCIAL AUTOMATIC ON/OFF TIMER SWITCH REQUIRED FOR AUTOMATIC TURN-OFF, WITH NEMA 34 ENCLOSURE
2. EMERGENCY SHUT-OFF, WITH NEMA 34 ENCLOSURE

INFORMATION: www.hpcfire.com

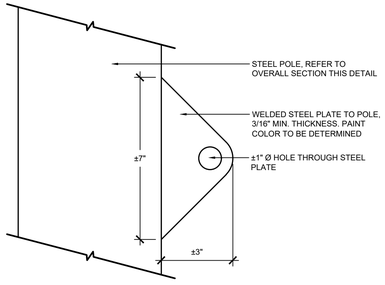
NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS. TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
3. CONTRACTOR TO SUBMIT SAMPLE OF FIREPROOF RIVER ROCK TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ORDERING MATERIAL.
4. FIREPLACE ASSEMBLY TO INCLUDE, BUT NOT LIMITED TO FIRE PIT INSERT, FIRE RING, FIRE GRATE, BURNER BOX, ELECTRICAL CONNECTION, GAS LINE CONNECTION, ELECTRICAL TIMER AND ON/OFF SWITCH, EMERGENCY SHUT OFF, VENTILATION, ETC.
   4.1. AUTOMATIC ON/OFF TIMER SWITCH AND EMERGENCY SHUT-OFF TO BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, SHALL BE MOUNTED WITHIN ACCESSIBLE REACH RANGE OF 15" TO 48" AFF, AND SHALL BE OPERABLE WITH LESS THAN 5 LBS OF FORCE.
5. CONTRACTOR TO INSTALL FIRE PLACE ASSEMBLY PER MANUFACTURER'S DETAILS AND SPECIFICATIONS, AND LOCAL AND STATE BUILDING CODES.

1 FIRE PIT
L4-05 SECTION

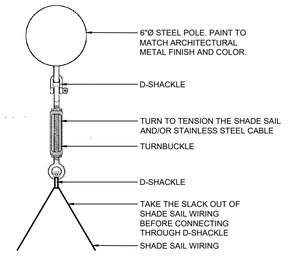
SCALE: 3/4" = 1'-0"



OVERALL SECTION



SHADE SAIL CONNECTION POINT INSET - ELEVATION



CONNECTION POINT CONCEPT - PLAN



SHADE SAIL

FABRIC COLOR

SPECIFICATIONS:

MANUFACTURER
SHADES SAIL USA
PRODUCT: CSS10 - PREMIUM 10' RIGHT TRIANGLE COMMERCIAL GRADE SHADE SAIL

FABRIC TYPE
SUNBRELLA SHADECLOTH

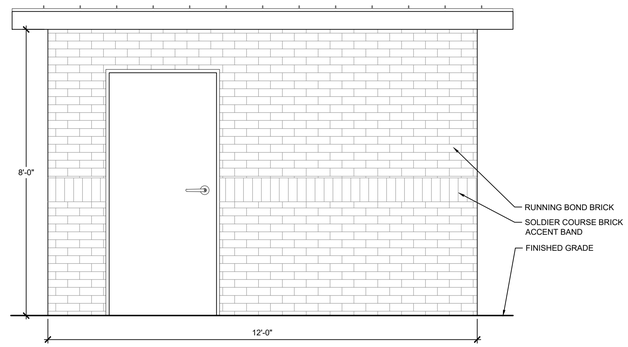
COLOR
CADET GRAY

CONTACT INFORMATION:
SHADE SAIL USA
P: 855.298.4922
http://www.shadesailusa.com/

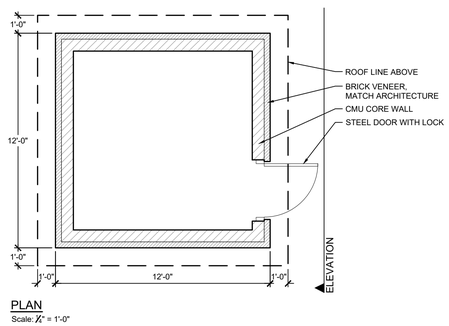
NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR POLE CONCRETE FOOTING, REINFORCEMENT, AND ALL ASSOCIATED ANCHORING HARDWARE BY TEXAS STRUCTURAL ENGINEER.

2 SHADE SAIL
L4-05 SECTION, ELEVATION, PLAN

NOT TO SCALE



ELEVATION
Scale: ½" = 1'-0"



PLAN
Scale: ½" = 1'-0"

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO SUBMIT FULL SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS TO BE REVIEWED AND APPROVED FOR DESIGN INTENT BY LANDSCAPE ARCHITECT PRIOR TO ORDERING OF MATERIAL AND BEGINNING OF CONSTRUCTION.
3. ALL BRICK TO MATCH ARCHITECTURE.

3 POOL EQUIPMENT ENCLOSURE
L4-05 PLAN, ELEVATION

SCALE: VARIES

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT:

TRAMMEL CROW RESIDENTIAL
3889 Maple Avenue, Suite 200
Dallas, TX 75219
P: 214.922.8471

DIRECT DEVELOPMENT
5310 Harvest Hill Rd., Suite 250
Dallas, Texas 75230
P: 214.891.3222

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

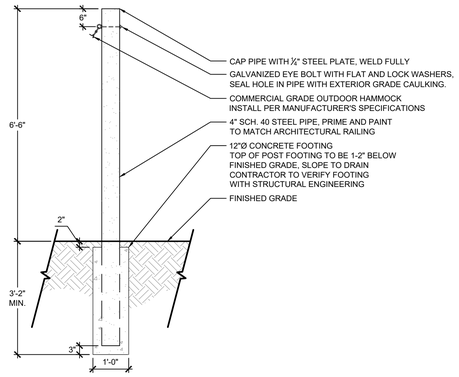
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-05



1 HAMMOCKS
L4-09 SECTION — 1/2" = 1'-0"



SPECIFICATIONS:

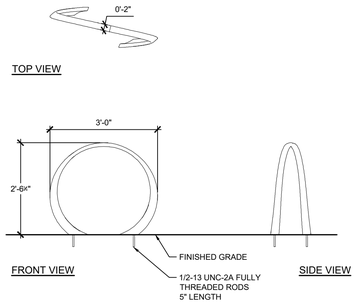
MANUFACTURER
MOST DEPENDABLE FOUNTAINS, INC.

MODEL
440SM WITH PET FOUNTAIN

CONTACT:
MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DRIVE
ARLINGTON, TN 38002
(901) 867-0039
www.mostdependable.com

NOTES:
1. REFER TO MATERIALS PLAN FOR FOUNTAIN LOCATION.
2. INSTALL DRINKING FOUNTAIN PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

2 DRINKING FOUNTAIN
L4-09 IMAGE — NTS





SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

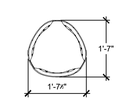
PRODUCT
35 COLLECTION; LOOP BIKE RACK EMBEDDED

COLOR
TITANIUM POWDER COAT

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269.337.1309

NOTE:
1. REFER TO MATERIAL PLAN FOR LOCATION.
2. INSTALL BIKE RACK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

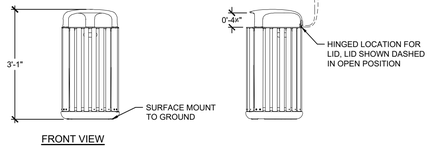
3 BIKE RACK
L4-09 PLAN, ELEVATION — NTS



TOP VIEW



ISOMETRIC



FRONT VIEW



SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

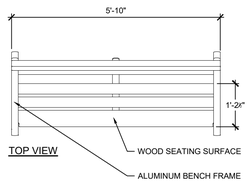
PRODUCT
FGP SIDE OPENING LITTER RECEPTACLE, 18 GALLON, WOOD SURFACE MOUNT

MATERIAL/COLOR
SURFACE - IPE WOOD
METAL FRAME - ANODIZED ALUMINUM

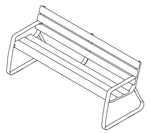
CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269-337-1309

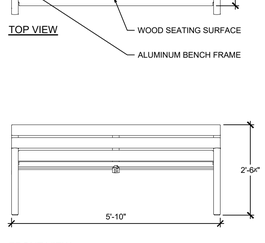
NOTE:
1. REFER TO MATERIAL PLAN FOR TRASH LOCATION.
2. INSTALL TRASH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

4 TRASH / RECYCLING RECEPTACLE
L4-09 PLAN, SECTION — NTS



TOP VIEW





FRONT VIEW



SIDE VIEW



SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
FGP BENCH, BACKED, 70in, WOOD, END ARMS SURFACE MOUNT

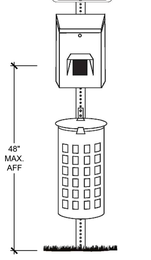
MATERIAL/COLOR
SEATING SURFACE - IPE WOOD
METAL FRAME - ANODIZED ALUMINUM

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269-337-1309

NOTE:
1. REFER TO MATERIAL PLAN FOR BENCH LOCATION.
2. INSTALL BENCH PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

5 BENCH - SURFACE MOUNT
L4-09 PLAN, ELEVATION, IMAGE — NTS







SPECIFICATIONS:

MANUFACTURER
GREAT AMERICAN PROPERTY MANAGEMENT

MODEL
DELUXE PET WASTE STATION
SKU: KPAW3

SIGNAGE MESSAGE
TBD BY OWNER

CONTACT:
GREAT AMERICAN PROPERTY MANAGEMENT
6701 CONCORD PARK DRIVE
HOUSTON, TX 77040
P:1.800.676.3979

NOTES:
1. REFER TO MATERIAL PLAN FOR PET WASTE STATION LOCATION.
2. INSTALL PET WASTE STATION PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. DISPENSER AND POST LOCATION SHALL BE WITHIN AN ACCESSIBLE REACH (10") FROM ADJACENT PAVEMENT.
4. PET WASTE STATIONS ARE TO BE LOCATED WITHIN 24" OF AN ACCESSIBLE ROUTE.

6 PET WASTE STATION
L4-09 IMAGE — NTS



MANUFACTURER
LANDSCAPE FORMS

PRODUCT
PARC CENTRE ROUND TABLE AND CHAIRS

FINISH
TBD

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269-337-1309
www.landscapeforms.com

NOTE:
1. REFER TO MATERIAL PLAN FOR LOCATION.

7 PARK DINING FURNITURE
L4-09 IMAGE — NTS



MANUFACTURER
LANDSCAPE FORMS

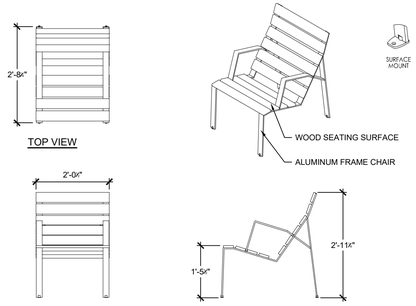
PRODUCT
PARC CENTRE ROUND TABLE AND CHAIRS

FINISH
POWDERCOAT SILVER

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269-337-1309
www.landscapeforms.com

NOTE:
1. REFER TO MATERIAL PLAN FOR LOCATION.

8 POOL DINING FURNITURE
L4-09 IMAGE — NTS





SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
HARPO LOUNGE CHAIR, SURFACE MOUNT

MATERIAL/COLOR
SEATING SURFACE - IPE WOOD
METAL FRAME - ANODIZED ALUMINUM

CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269-337-1309

NOTE:
1. REFER TO MATERIAL PLAN FOR CHAIR LOCATION.
2. INSTALL CHAIR PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

9 CHAIR - SURFACE MOUNT
L4-09 PLAN, ELEVATION, IMAGE — NTS

LandDesign.
5301 ALPHA ROAD, SUITE 24
DALLAS, TX 75240
214.785.6009
WWW.LANDDESIGN.COM

CLIENT:

TRAMMEL CROW RESIDENTIAL
3889 Maple Avenue, Suite 200
Dallas, TX 75219
P: 214.922.8471

DIRECT DEVELOPMENT
5310 Harvest Hill Rd., Suite 250
Dallas, Texas 75230
P: 214.891.3222

KEY MAP

SEAL

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FOR REVIEW PURPOSES ONLY AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-09



SPECIFICATIONS:

LANDSCAPE FORMS
14' FGP AREA LIGHT
AG-500L3-[DRIVE CURRENT]-30K-UV1-14-[TWIST LOCK]-SILVER

LIGHT DISTRIBUTION
TYPE III

LIGHT COLOR
3000K

HEIGHT
14FT HEIGHT

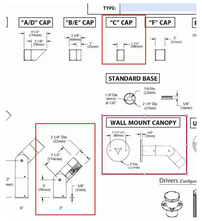
COLOR
METALLIC SILVER POWDERCOAT

CONTACT INFORMATION
MARK SCHMULEN
ARCHITECTURAL LIGHTING ASSOCIATES
P: 214.659.9015

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. INSTALL LIGHT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. LIGHT POLE FOOTING TO BE DESIGNED BY STRUCTURAL ENGINEER. SEE STRUCTURAL SIZE AND REINFORCING.
4. LIGHT DISTRIBUTION TO BE FOCUSED ON SIDEWALK.

1 PEDESTRIAN LIGHT

L4-10 IMAGE — NOT TO SCALE





SPECIFICATIONS:

MANUFACTURER
B-K LIGHTING
ARTISTAR REMOTE SOLID STATE (BKSSL) POWER OF 'X'
ALUMINUM MATERIAL WITH BLACK FINISH
HOUSING - REMOTE DRIVER
WALL MOUNT

STYLE
FLUSH CAP STYLE
3" BASE HEIGHT WITH ANCHOR BASE

LAMP
11WLED
COLOR: 3000 K
OPTICS: FLOOD (40°)

COLOR
BLACK FINISH

CONTACT INFORMATION:
MARK SCHMULEN
ARCHITECTURAL LIGHTING ASSOCIATES
P: 214.659.9015

NOTES:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. TASK LIGHT TO BE UL LISTED FOR WET LOCATIONS.
3. INSTALL LIGHTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

2 TASK LIGHT

L4-10 IMAGE — NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
B-K LIGHTING

PRODUCT
DELTA STAR SOLID STATE (BKSSL) POWER OF 'e'

LAMP
7WLED
COLOR: 3000K
OPTICS: SPOT

FINISH
ALUMINUM SATIN FINISH, SAP

ACCESSORIES
360SL MOUNTING SYSTEM

CONTACT INFORMATION:
MARK SCHMULEN
ARCHITECTURAL LIGHTING ASSOCIATES
P: 214.659.9015

NOTES:
1. REFER TO LIGHTING PLAN FOR LOCATION.
2. UPLIGHT TO BE UL LISTED FOR WET LOCATIONS.
3. INSTALL LIGHTS PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

3 TREE UPLIGHT

L4-10 IMAGE — NOT TO SCALE





PATIO STRING LIGHT CORD
PARTYLIGHTS.COM

PRODUCT:
COMMERCIAL MEDIUM SUSPENDED SOCKET STRING LIGHT
#ETLMS48BK

WIRE COLOR:
BLACK

WWW.PARTYLIGHTS.COM

PATIO LIGHT BULBS
LIGHTS & DECOR FOR ALL OCCASIONS

PRODUCT:
SHATTER RESISTANT ACRYLIC EDISON BULB
16 LED, ACRYLIC S14 EDISON, E26 E27 BASE,
#SV-LEDSMS14WW

BULB COLOR:
WARM WHITE

WWW.LIGHTSFORALLOCCASIONS.COM

NOTES:
1. THESE DETAILS ARE FOR DESIGN INTENT PURPOSES ONLY.
2. STRING LIGHTS AND POLES TO BE INSTALLED PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.
3. REFER TO LIGHTING PLANS FOR STRING LIGHT AND POLE LOCATIONS.
4. STRING LIGHTS TO BE SUPPORTED BY TYPE 316 (MARINE GRADE) STAINLESS STEEL CABLE FROM POLE TO POLE. ALLOW FOR LIGHTS TO HAVE 1FT SAG HEIGHT FROM CABLE CONNECTION POINT
5. DO NOT CONNECT THE LIGHT STRINGS TO ANY OTHER STRING.
6. ALL LIGHTS TO BE CURRENT UL LISTING STANDARDS FOR WET LOCATIONS.
7. POLE PAINT TO MATCH ARCHITECTURAL METAL FINISH AND COLOR.
8. CONTRACTOR TO SUBMIT SHOP DRAWINGS DESIGNED AND SEALED BY STRUCTURAL ENGINEER FOR REVIEW BY LANDSCAPE ARCHITECT/OWNER PRIOR TO CONSTRUCTION AND ORDERING OF MATERIAL.
9. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM LOCAL, STATE AND FEDERAL AUTHORITIES.
10. STEEL POLE COLUMN MOUNT TO BE DESIGNED AND SEALED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
11. REFER TO STRUCTURAL PLANS FOR POLE FOOTING SIZE AND REINFORCEMENT.

4 STRING LIGHTS

L4-10 IMAGE — NOT TO SCALE



STRING LIGHT CONNECTION POINT, REFER TO INSET THIS DETAIL

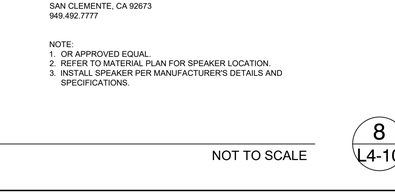
STRING LIGHTS, REFER TO DETAIL

12'-10" x 6"Ø STEEL POLE, 3/16" MIN. THICKNESS. PAINT TO MATCH ARCHITECTURAL METAL FINISH AND COLOR.

ADJACENT PAVING OR LANDSCAPE BED, REFER TO LAYOUT AND MATERIALS PLAN

CONCRETE FOOTING (ON GRADE POLE ONLY), REFER TO STRUCTURAL FOR SIZE AND REINFORCEMENT

OVERALL SECTION

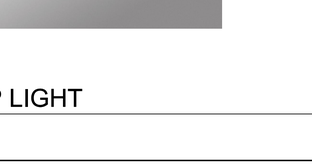


STEEL POLE, REFER TO OVERALL SECTION THIS DETAIL

WELDED STEEL PLATE TO POLE, 3/16" MIN. THICKNESS. PAINT COLOR TO BE DETERMINED

±1" Ø HOLE THROUGH STEEL PLATE

STRING LIGHT CONNECTION POINT INSET - ELEVATION



6"Ø STEEL POLE. PAINT TO MATCH ARCHITECTURAL METAL FINISH AND COLOR.

D-SHACKLE

TURN TO TENSION THE STRING LIGHTS AND/OR STAINLESS STEEL CABLE

TURNBUCKLE

D-SHACKLE

TAKE THE SLACK OUT OF STRING LIGHT WIRING BEFORE CONNECTING THROUGH D-SHACKLE

STRING LIGHT WIRING

CONNECTION POINT CONCEPT - PLAN

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT PURPOSES ONLY.
2. CONTRACTOR TO PROVIDE SIGNED AND SEALED SHOP DRAWINGS FOR POLE CONCRETE FOOTING, REINFORCEMENT, AND ALL ASSOCIATED ANCHORING HARDWARE BY TEXAS STRUCTURAL ENGINEER.
3. ALL CONCRETE TO BE 3000 PSI @28 DAYS.

5 STRING LIGHTS STEEL POLE

L4-10 PLAN, ELEVATION, SECTION — NOT TO SCALE



	Lamp	A	B	Anchorage
77776	12W LED	6¼	18¾	**79817**



SPECIFICATIONS:

MANUFACTURER
BEGA LIGHTING
SHIELDED BOLLARD WITH FOUR SIDED OUTPUT
77 776, 18" HT.

LIGHT TEMPERATURE
12.0 W LED
3000K

FINISH
MATTE BLACK

CONTACT
MARK SCHMULEN
ARCHITECTURAL LIGHTING ALLIANCE
P: 214.658.9015

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION
2. INSTALL LIGHT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

6 LIGHTED BOLLARD

L4-10 IMAGE — NOT TO SCALE



SPECIFICATIONS:

MANUFACTURER
SONANCE

PRODUCT
ROCK SPEAKERS
RK63.

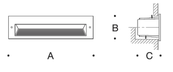
COLOR
BROWN

CONTACT INFORMATION:
SONANCE
991 CALLE AMANECER
SAN CLEMENTE, CA 92673
949.492.7777

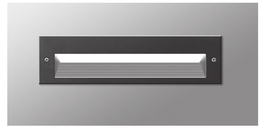
NOTE:
1. OR APPROVED EQUAL.
2. REFER TO MATERIAL PLAN FOR SPEAKER LOCATION.
3. INSTALL SPEAKER PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

7 OUTDOOR SPEAKERS

L4-10 IMAGE — NOT TO SCALE



		Lamp	A	B	C
22 382	ADA	5.6W LED	6⅝	2¾	3¼



SPECIFICATIONS:

MANUFACTURER
BEGA LIGHTING
RECESSED STEP/WALL LIGHT
22 382

LIGHT TEMPERATURE
5.6 W LED
3000K

FINISH
MATTE BLACK

CONTACT
MARK SCHMULEN
ARCHITECTURAL LIGHTING ALLIANCE
P: 214.658.9015

NOTE:
1. REFER TO LIGHTING PLAN FOR LOCATION
2. INSTALL LIGHT PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

8 STEP LIGHT

L4-10 IMAGE — NOT TO SCALE

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P: 214.891.3222

KEY MAP

SEAL

PRELIMINARY
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Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

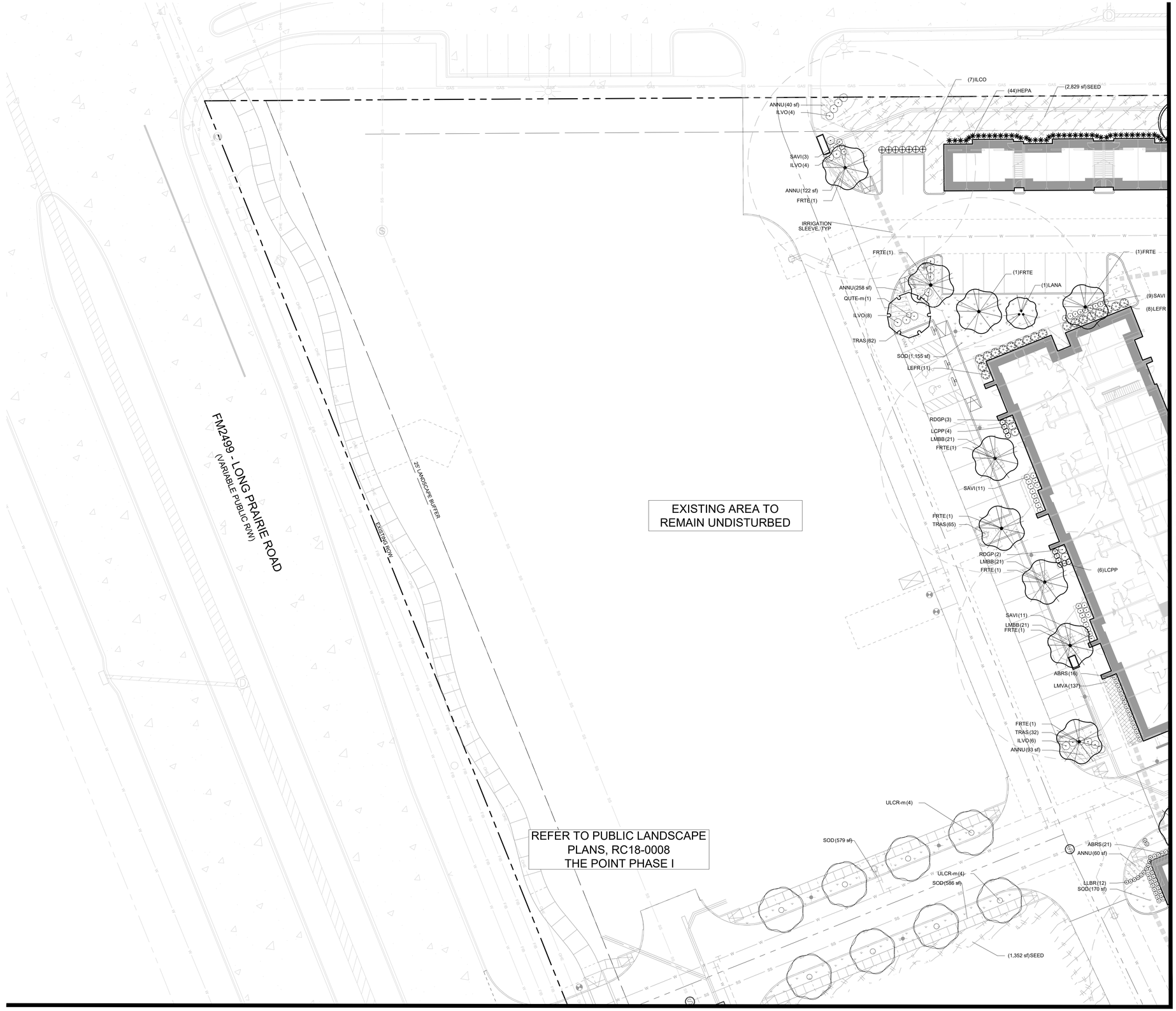
VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L4-10



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
	LICA	Lagerstroemia indica `Catawba` Catawba Tree Crape
	LANA	Lagerstroemia x `Natchez` White Crape Myrtle
	QUMA-m	Quercus macrocarpa Burr Oak
	QPMO	Quercus polymorpha `Monterey` Monterey Oak
	QUSH	Quercus shumardii Shumard Oak
	QUSH-m	Quercus shumardii Shumard Oak
	QUTE	Quercus texana Texas Red Oak
	QUTE-m	Quercus texana Texas Red Oak
	QUVI	Quercus virginiana Southern Live Oak
	QUVI-S	Quercus virginiana Southern Live Oak
	QVHR	Quercus virginiana `High Rise` High Rise Live Oak
	ULAL-m	Ulmus alata Winged Elm
	ULAL	Ulmus alata Winged Elm
	ULCR	Ulmus crassifolia Cedar Elm
	ULCR-m	Ulmus crassifolia Cedar Elm

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KEY MAP

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SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

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	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

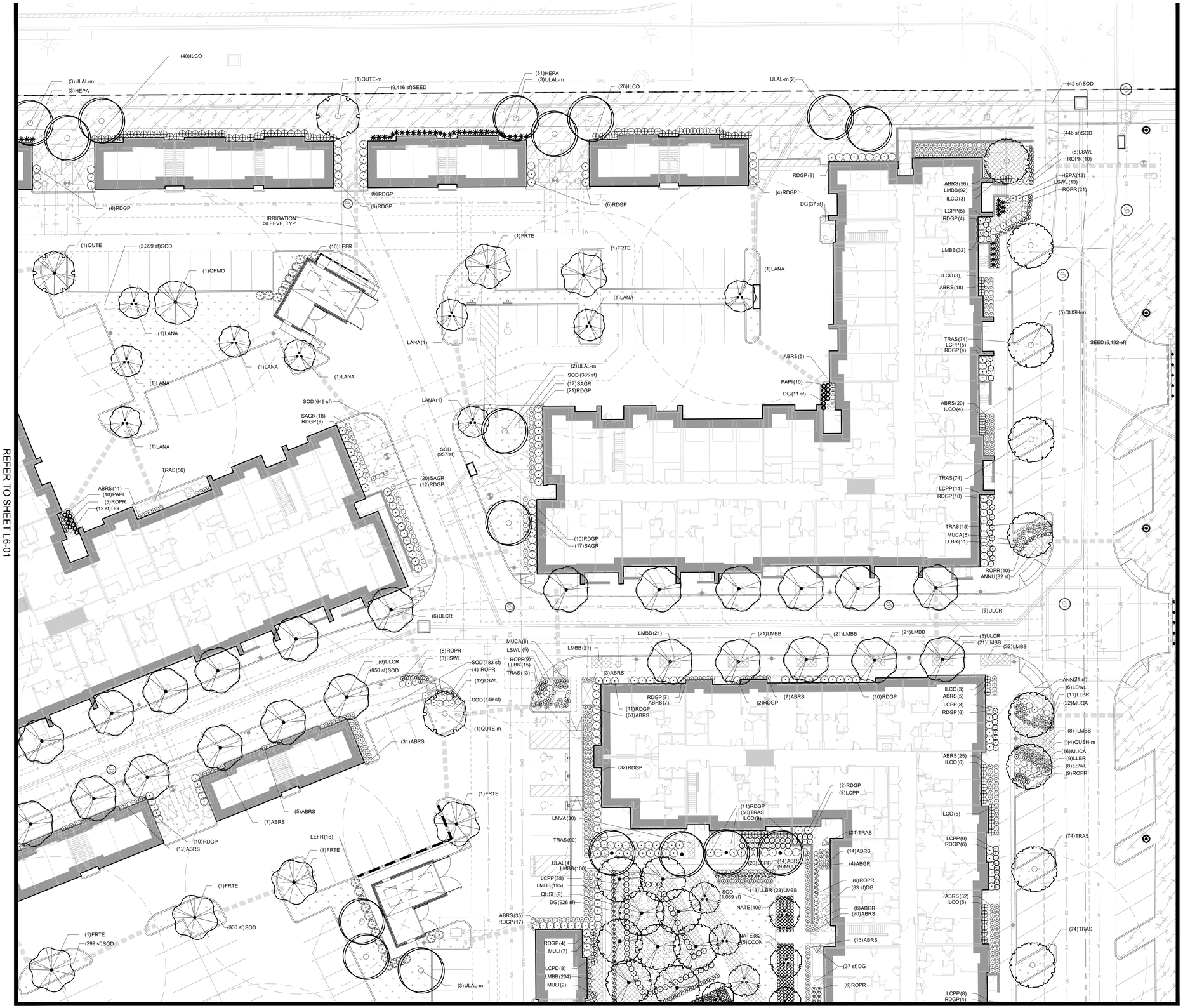
NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-01



REFER TO SHEET L6-01

REFER TO SHEET L6-03

REFER TO SHEET L6-06

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
	LICA	Lagerstroemia indica `Catawba` Catawba Tree Crape
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	QUSH-m	Quercus shumardii Shumard Oak
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	QUTE-m	Quercus texana Texas Red Oak
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	ULAL	Ulmus alata Winged Elm
	ULCR	Ulmus crassifolia Cedar Elm
	ULCR-m	Ulmus crassifolia Cedar Elm

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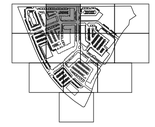
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KEY MAP



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LANDDESIGN PROJ.#
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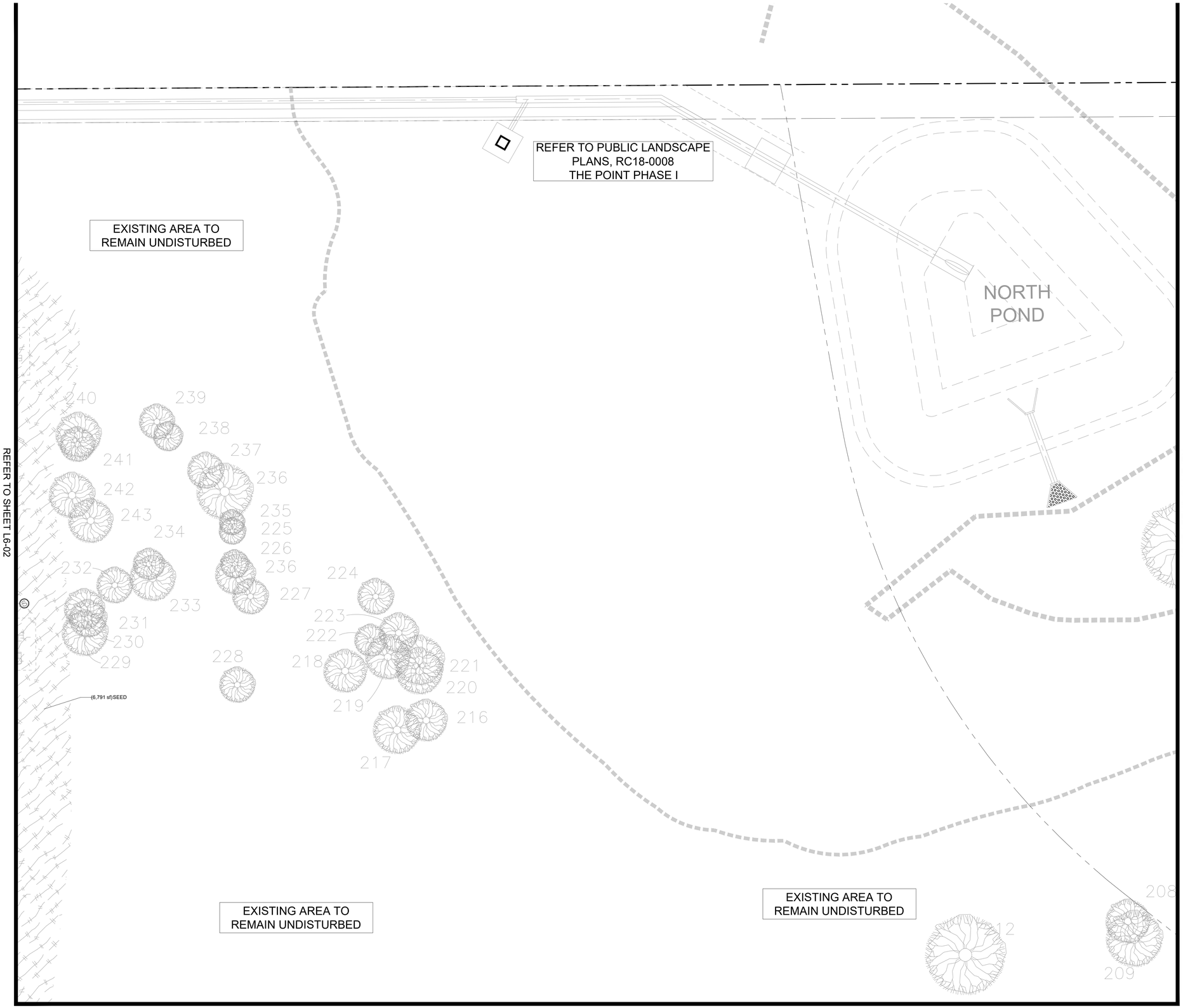
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	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L6-02



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
	LICA	Lagerstroemia indica `Catawba` Catawba Tree Crape
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	ULAL	Ulmus alata Winged Elm
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	ULCR-m	Ulmus crassifolia Cedar Elm

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KEY MAP

SEAL

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Registration Number: 2946

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PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

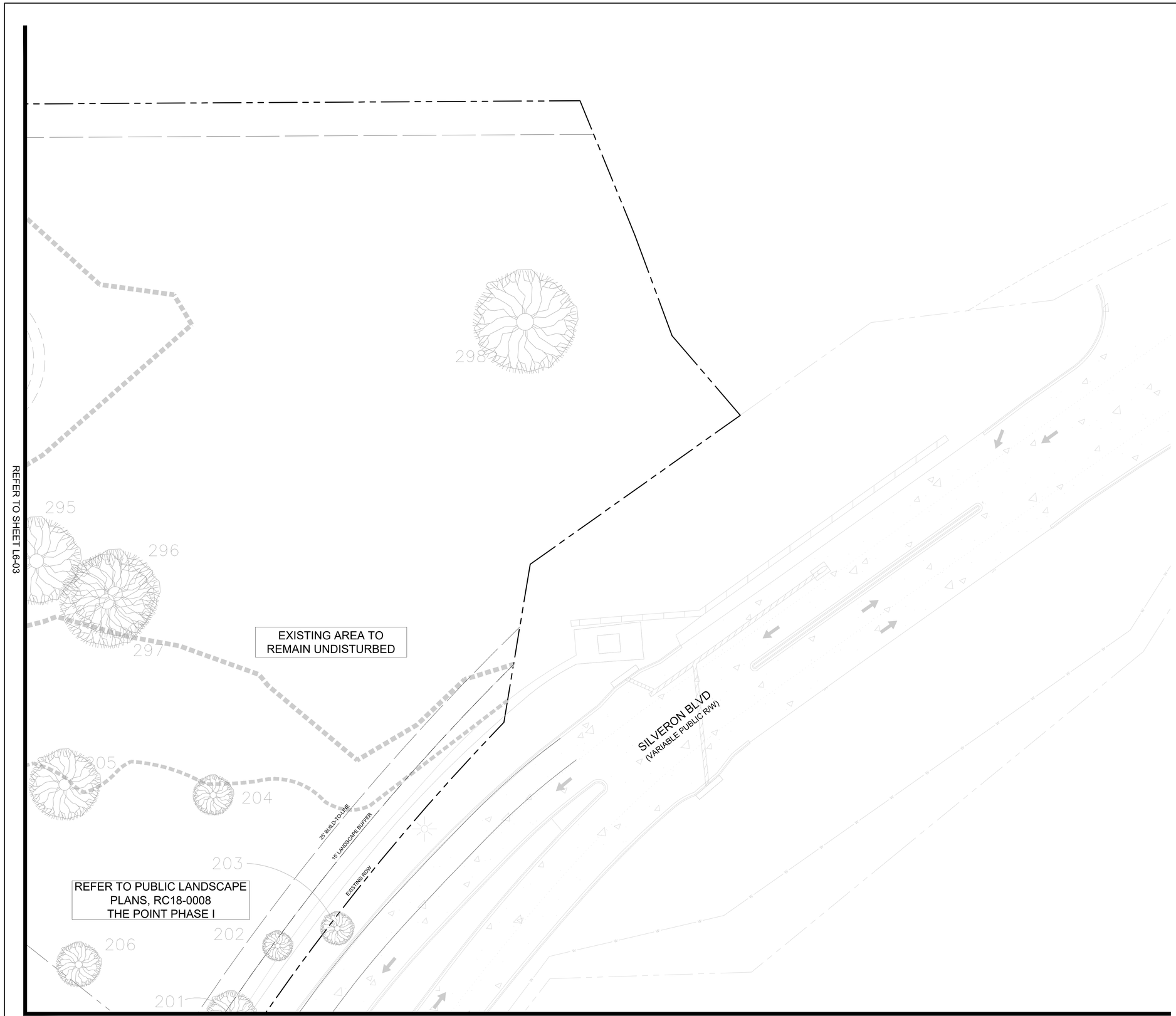
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	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE
PLANTING PLAN

SHEET NUMBER
L6-03



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
	LICA	Lagerstroemia indica `Catawba` Catawba Tree Crape
	LANA	Lagerstroemia x `Natchez` White Crape Myrtle
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	ULAL	Ulmus alata Winged Elm
	ULCR	Ulmus crassifolia Cedar Elm
	ULCR-m	Ulmus crassifolia Cedar Elm

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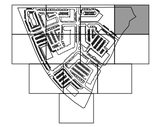
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KEY MAP



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SITE PLAN

FLOWER MOUND, TEXAS

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

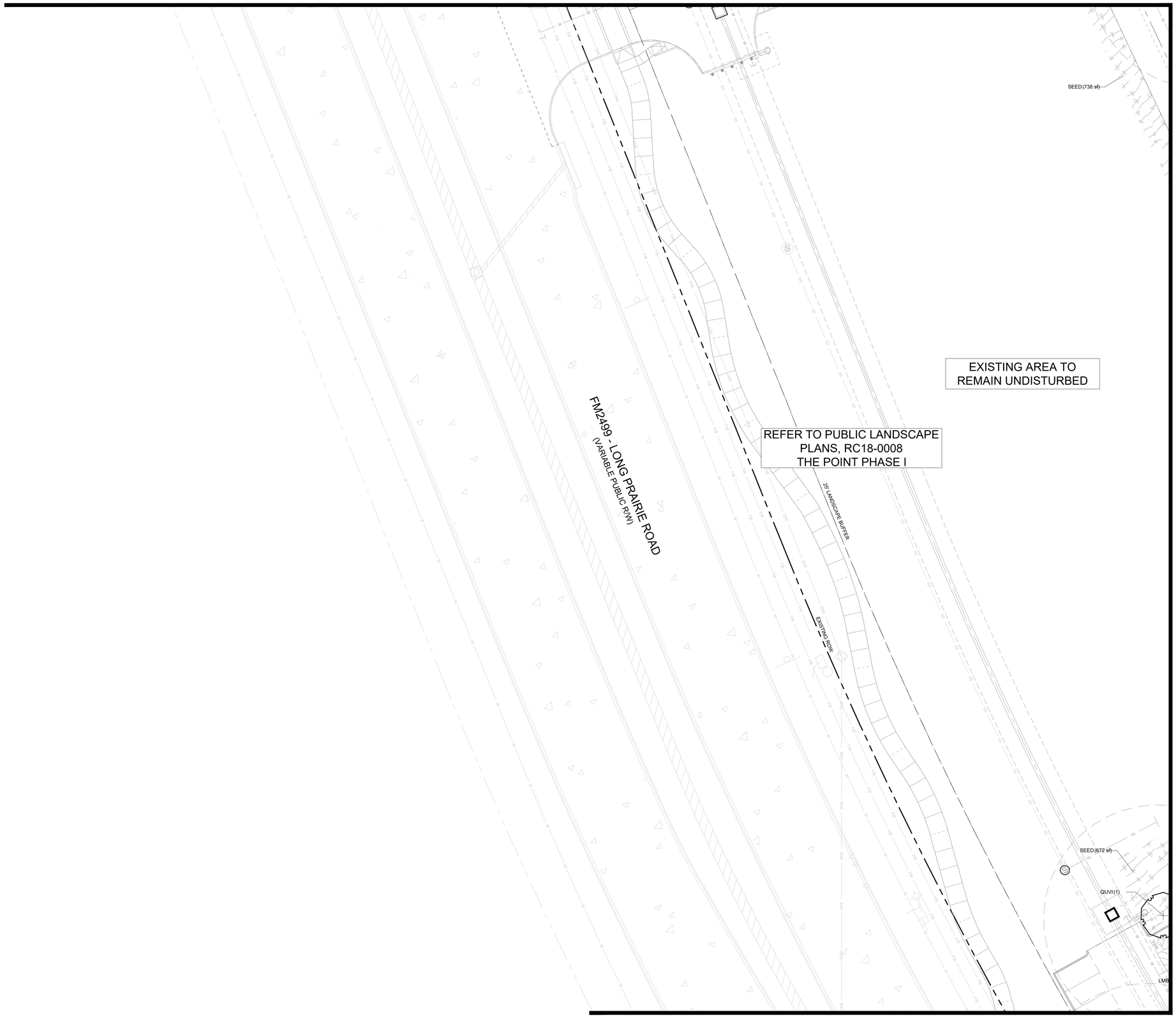
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-04

REFER TO SHEET L6-01



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
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KEY MAP

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PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

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	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-05

REFER TO SHEET L6-09

REFER TO SHEET L6-02

REFER TO SHEET L6-05

REFER TO SHEET L6-07

REFER TO SHEET L6-09

REFER TO SHEET L6-10

(3,701 sf)SOD
LANA(1)
(1)ULAL-m
(1)LANA
(1)LANA
SOD(270 sf)
(1)FRTE
SOD (270 sf)
(1)LANA
TRAS(66)
LSWL(7)
MUCA(5)
LCPD(16)
RDGP(4)
SOD(286 sf)
(1)LANA
(1)FRTE
SOD(286 sf)
IRRIGATION SLEEVE, TYP
(23)LEFR
(1)FRTE
(1)FRTE
(1)FRTE
FRTE(1)
(22)ABRS
(11)LEFR
(8)LEFR
(15)ABRS
SEED(16,992 sf)
ANNU(10 sf)
MUCA(36)
(1,914 sf)DG
(162)NATE
(87)LLBR
MUCA(65)
LLBR(77)
(8)LANA
LANA(6)
MUCA(36)
(1,253 sf)DG
(1)QUVI
MUCA(38)
SOD(18,733 sf)
QUMA-m(4)
(154)NATE
(76)LLBR
(1)QUMA-m
(1)QUMA-m
(32)LLBR
(25)QVHR
MULI(6)
RDGP(5)
LCPD(6)
MULI(5)
LMBB(164)
LCPD(6)
MULI(6)
RDGP(4)
(92) SPPH
(2)AGWE
LMBB(38)
LLBR(21)
NATE(83)
(29)NATE
SOD
(1,069 sf)
(4)CCOK
LMBB(387)
LMBB(40)
SPPH(91)
AGWE(1)
(13 sf)ANNU
MULI(5)
RDGP(5)
MULI(5)
LMBB(30)
RDGP(11)
ABRS(47)
LSWL(7)
LLBR(44)
CCOK(1)
ROPR(87)
MULI(32)
(28)TRAS
(29)TRAS
(4)LCPP
(4)ILCO
(26)TRAS
(112)NATE
(9)LICA
(37)ABRS
(8)ROPR
(51 sf)DG
(18)ABGR
(16)ABRS
(63 sf)DG
(5)LCPP
(4)ILCO
ABRS(23)
ILCO(3)
LCPP(7)
RDGP(5)
ILCO(4)
ABRS(3)
ILCO(9)
ABRS(12)
(74)TRAS
SEED(2,355 sf)
(74)TRAS
(43)TRAS
(36)MUCA
(23)ROPR
(19)SAGR
(11)ABRS
(4)QUSH-m
(23)SAGR
(25)ROPR
(1)QUSH
ROPR(47)
MUCA(36)
RDGP(25)
LMBB(201)
QUVI-S(1)
(28)SAGR
(32)ROPR
QUSH(1)
SOD
(1,166 sf)
QUSH(1)
(17)LLBR
(237 sf)ANNU
(25)ROPR
(12)SAGR
SAGR(18)
LLBR(17)
NATE(22)
SAGR(13)
(18 sf)ANNU
ANNU(21 sf)
(5 sf)ANNU
(7 sf)ANNU
(1 sf)ANNU
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(7 sf)ANNU
(7 sf)ANNU
LMBB(137)
PAPI(52)
ABRS(24)
SOD(348 sf)
ANNU(18 sf)
ANNU(18 sf)
ANNU(8 sf)
ANNU(5 sf)
ANNU(8 sf)
ANNU(18 sf)
ANNU(8 sf)
ANNU(5 sf)
ANNU(8 sf)
ANNU(18 sf)
ANNU(8 sf)
ANNU(10 sf)
(8)HEPA
(9)ROPR
(44)LEFR
CCOK(9)
(59)MULI
(66)ROPR
(64)ROPR
QUMA-m(7)
(38)ROPR
(54)HEPA
(43)SAGR
NATE(20)
SAGR(23)
NATE(73)
(21)LMBB
SAGR(39)
LLBR(32)
(21)LMBB
LMBB(21)
LMBB(59)
(21)LMBB
LLBR(35)
NATE(72)
(21)LMBB
LMBB(21)
(21)LMBB
SAGR(29)
LLBR(22)
LMBB(59)
ANNU(100 sf)
ANNU
(100 sf)
(21)LMBB
(7 sf)ANNU
(10 sf)ANNU
(7 sf)ANNU
(7 sf)ANNU

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
	FRTE	Fraxinus texensis Texas Ash
	LICA	Lagerstroemia indica `Catawba` Catawba Tree Crape
	LANA	Lagerstroemia x `Natchez` White Crape Myrtle
	QUMA-m	Quercus macrocarpa Burr Oak
	QPMO	Quercus polymorpha `Monterey` Monterey Oak
	QUSH	Quercus shumardii Shumard Oak
	QUSH-m	Quercus shumardii Shumard Oak
	QUTE	Quercus texana Texas Red Oak
	QUTE-m	Quercus texana Texas Red Oak
	QUVI	Quercus virginiana Southern Live Oak
	QUVI-S	Quercus virginiana Southern Live Oak
	QVHR	Quercus virginiana `High Rise` High Rise Live Oak
	ULAL-m	Ulmus alata Winged Elm
	ULAL	Ulmus alata Winged Elm
	ULCR	Ulmus crassifolia Cedar Elm
	ULCR-m	Ulmus crassifolia Cedar Elm

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P: 214.922.8471

DIRECT DEVELOPMENT
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KEY MAP

SEAL

PRELIMINARY
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Matthew S. Vinten
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Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
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	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-06

REFER TO SHEET L6-03

(800 sf)SEED

EXISTING AREA TO
REMAIN UNDISTURBED

REFER TO SHEET L6-06

(8)ROPR

(12,531 sf)SEED

IRRIGATION
SLEEVE, TYP.

(12)LLBR
(14)ABRS
(15)LSWL
(51)TRAS
(3)LCPP
(3)ABRS
(74)TRAS
ILCO(2)
(74)TRAS
(7)QUSH
LCPP(5)
ABRS(12)
ILCO(11)
(28)TRAS
(14)LSWL
(30)ABRS
(19)ILCO
(41)TRAS
ILCO(3)
LMBB(9)
ABRS(10)
ILCO(2)
ILCO(8)
PAPI(14)
LMBB(39)
LMBB(16)
PAPI(1)
ABRS(11)
ROPR(12)
PAPI(19)
ILCO(4)
ABRS(5)
LMBB(14)
LCPD(11)
(8)ABRS
(74)TRAS
(12)PAPI
(11)LCPP
LMBB(89)
LANA(10)
ABRS(9)
(1)APSK
ABRS(16)
ILCO(11)
(67)LMBB
LCPP(5)
(24)ABRS
LCPD(3)
(16)LCPD
(1)ILCO
ABRS(4)
ILCO(2)
(74)TRAS
(74)TRAS

REFER TO SHEET L6-10

EXISTING AREA TO
REMAIN UNDISTURBED

REFER TO PUBLIC LANDSCAPE
PLANS, RC18-0008
THE POINT PHASE I

210

214

191

25' BUILD TO LINE

15' LANDSCAPE BUFFER

EXISTING ROW

ONLY

ONLY

SILVERON BLVD
(VARIABLE PUBLIC R/W)

REFER TO SHEET L6-08

REFER TO SHEET L6-11

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
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PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

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	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

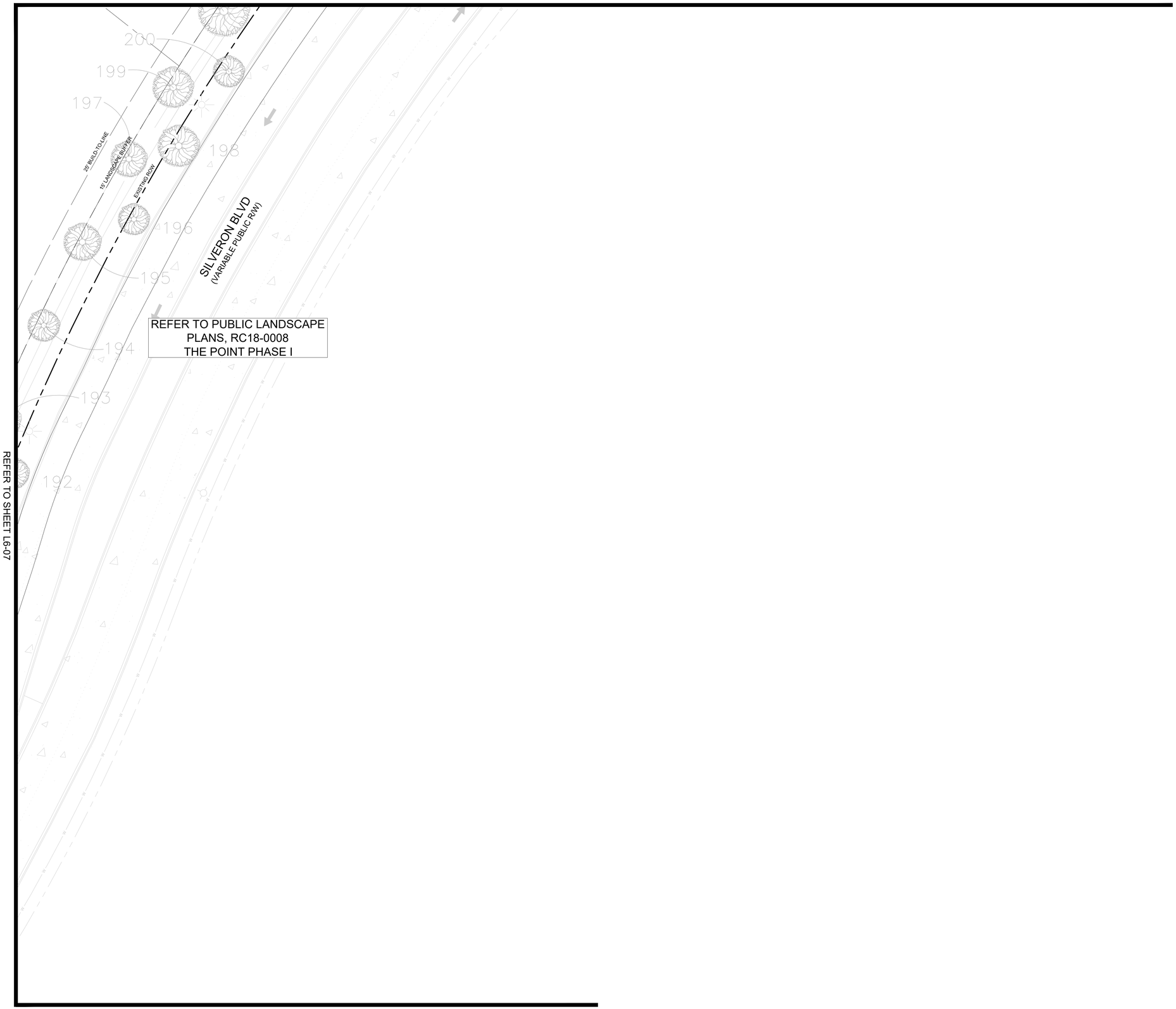
SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-07

REFER TO SHEET L6-04



REFER TO SHEET L6-07

REFER TO SHEET L6-11

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
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FLOWER MOUND, TEXAS

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-08

REFER TO SHEET L6-05

REFER TO SHEET L6-06

REFER TO PUBLIC LANDSCAPE PLANS, RC18-0008 THE POINT PHASE I

(1)QUVI
(65)TRAS
(9)MUCA
NATE(105)
QUVI(1)
(12)ILVO
(67)LMBB
QUVI(1)
MUCA(36)
QUMA-m(1)
(81)LLBR
(3)LANA
(27)ROPR
(18)MULI
(55)HEPA
LLBR(42)
(89 sf)ANNU
(87)NATE
(31)SAGR
(36)LMBB
LMBB(55)
(21)LMBB
LMBB(21)
(21)LMBB
LMBB(21)
MULI(6)
ABRS(13)
ANNU(39 sf)
LMBB(21)
(38 sf)ANNU
(11)ABRS
(3)MULI
(10)QVHR
(2,796 sf)SEED
IRRIGATION SLEEVE, TYP

EXISTING AREA TO REMAIN UNDISTURBED

FM2499 - LONG PRAIRIE ROAD
(VARIABLE PUBLIC R/W)

ONLY
ONLY
ONLY

EXISTING ROW
25' LANDSCAPE BUFFER

REFER TO PUBLIC LANDSCAPE PLANS, RC18-0008 THE POINT PHASE I

REFER TO SHEET L6-10

REFER TO SHEET L6-12

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
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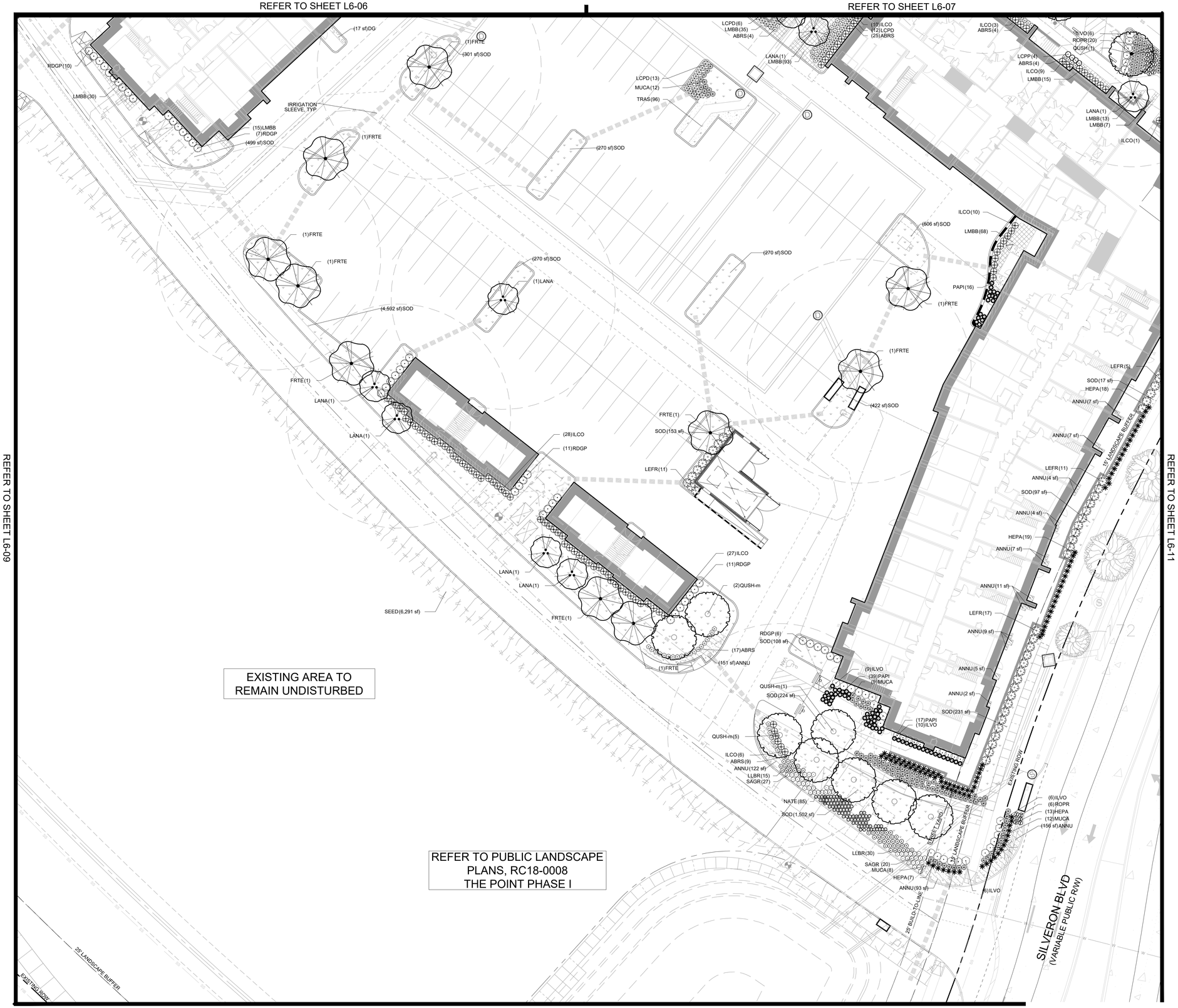
SCALE
NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-09



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
	CCOK	Cercis canadensis `Oklahoma` Oklahoma Redbud
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	ULAL	Ulmus alata Winged Elm
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SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN

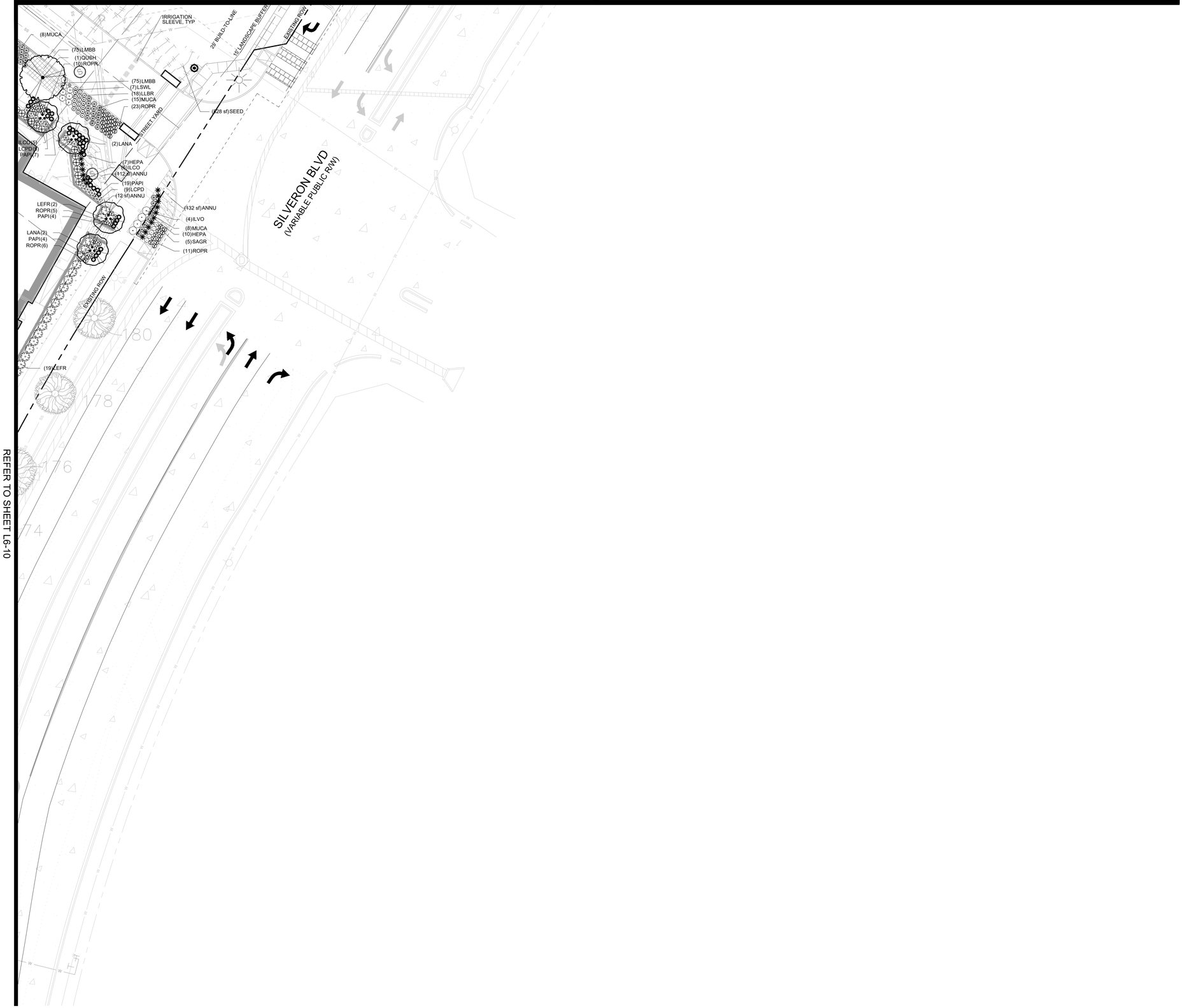
SHEET NUMBER

L6-10

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REFER TO SHEET L6-07

REFER TO SHEET L6-08



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-11

REFER TO SHEET L6-09

REFER TO SHEET L6-10



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	APSK	Acer palmatum `Sango Kaku` Coral Bark Maple
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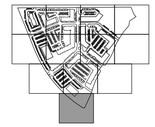
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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

VERT: N/A
HORZ: 1"=20'

0 10' 20' 40'

NORTH

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L6-12

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	CALIPER	SIZE
	APSK	1	Acer palmatum `Sango Kaku` / Coral Bark Maple SPECIMEN, MULTI-STEM	CONT.		8` HT MIN.
	CCOK	20	Cercis canadensis `Oklahoma` / Oklahoma Redbud MATCHED SPECIMEN	CONT.	3" CAL.	8`-10` HT.
	FRTE	31	Fraxinus texensis / Texas Ash MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	LICA	9	Lagerstroemia indica `Catawba` / Catawba Tree Crape MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	10`-12` HT.
	LANA	53	Lagerstroemia x `Natchez` / White Crape Myrtle MATCHED SPECIMEN, MULTI-STEM	CONT.	3" CAL.	10`-12` HT.
	QUMA-m	14	Quercus macrocarpa / Burr Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT.
	QPMO	1	Quercus polymorpha `Monterey` / Monterey Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUSH	21	Quercus shumardii / Shumard Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUSH-m	21	Quercus shumardii / Shumard Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUTE	1	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUTE-m	3	Quercus texana / Texas Red Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUVI	6	Quercus virginiana / Southern Live Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	QUVI-S	1	Quercus virginiana / Southern Live Oak SPECIMEN, STRONG CENTRAL LEADER	CONT.	8" CAL.	16`-18` HT.
	QVHR	35	Quercus virginiana `High Rise` / High Rise Live Oak MATCHED SPECIEMN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	ULAL-m	14	Ulmus alata / Winged Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT.
	ULAL	4	Ulmus alata / Winged Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT.
	ULCR	23	Ulmus crassifolia / Cedar Elm MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT
	ULCR-m	8	Ulmus crassifolia / Cedar Elm MATCH SPECIMEN, STRONG CENTRAL LEADER	CONT.	3" CAL.	10`-12` HT

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	SIZE
	ABRS	880	Abelia x `Rose Creek` / Rose Creek Abelia	3 GAL.		2.5` HT MIN.
	ABGR	28	Abelia x grandiflora `Kaleidoscope` / Glossy Abelia	3 GAL.	2` O.C.	12"-14" HT MIN.
	AGWE	3	Agave weberi / Weber`s Agave	45 GAL.		
	HEPA	327	Hesperaloe parviflora / Red Yucca	3 GAL.	2.5` O.C.	1` HT MIN.
	ILCO	301	Ilex cornuta `Burfordii Nana` / Dwarf Burford Holly	7 GAL.	3` O.C.	30" HT MIN.
	ILVO	75	Ilex vomitoria `Nana` / Dwarf Yaupon	7 GAL.	3.5` O.C.	18"-24" HT MIN.
	LSWL	105	Lantana sellowiana `White Lightnin` TM / Trailing Lantana	3 GAL.		1` HT MIN.
	LEFR	194	Leucophyllum frutescens `Greado` / Desperado Sage	5 GAL	4` O.C.	2` HT MIN.
	LLBR	729	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	3 GAL.		1.5` HT MIN.
	LCPD	110	Loropetalum chinense `Purple Diamond` / Fringe Flower	5 GAL.	2.5` O.C.	12"-18" HT MIN.
	LCPP	192	Loropetalum chinense 'Peack' PP18441 / Purple Pixie Loropetalum	3 GAL.	2.5` O.C.	10" HT MIN.
	MUCA	512	Muhlenbergia capillaris `Gulf Coast` / Gulf Coast Muhly	3 GAL.	2.5` O.C.	1.5` HT MIN.
	MULI	153	Muhlenbergia lindheimeri / Lindheimer`s Muhly	5 GAL	4` O.C.	2` HT MIN.
	NATE	1,168	Nassella tenuissima / Mexican Feather Grass	1 GAL	1.5` O.C.	8"-10" HT MIN.
	PAPI	224	Pennisetum alopecuroides `Piglet` / Piglet Dwarf Fountain Grass	1 GAL		1` HT MIN.
	RDGP	328	Rhaphiolepis x delacourii 'Georgia Petite' / Georgia Petite Indian Hawthorne	7 GAL.	3.5` O.C.	18"-24" HT MIN.
	ROPR	744	Rosmarinus officinalis `Prostratus` / Dwarf Rosemary	1 GAL	2` O.C.	1` HT MIN.
	SAGR	401	Salvia greggii / Autumn Sage	3 GAL.		2.5` HT MIN.
	SAVI	37	Santolina virens / Green Lavender Cotton	3 GAL.		1.5` HT MIN.
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	SPACING	SIZE
	SEED	69,582 sf	Cynodon dactylon `Tif 419` / Bermuda Grass	SEED		
	SOD	49,024 sf	Cynodon dactylon `Tifway 419` / Bermuda Grass	SOLID SOD		
	DG	4,508 sf	Decomposed Granite	SF		
	LMBB	2,997	Liriope muscari `Big Blue` / Big Blue Lilyturf	1 GAL	18" O.C.	6" HT MIN.
	LMVA	167	Liriope muscari `Variegata` / Variegated Lily Turf	1 GAL	1` O.C.	6" HT MIN.
	ANNU	2,320 sf	Seasonal Annuals	4" POTS		
	SPPH	183	Setcreasea pallida `Purple Heart` / Purple Heart Setcreasea	1 GAL	1` O.C.	1` HT MIN.
	TRAS	1,704	Trachelospermum asiaticum / Asian Jasmine	1 GAL	18" O.C.	6" HT MIN.

GENERAL PLANTING NOTES:

1. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
2. REFER TO SHEET L0-01 FOR ADDITIONAL PLANTING NOTES AND INFORMATION.
3. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
4. FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
5. ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

BUILDABLE AREA TREE MITIGATION			
STANDARD	AREA	REQUIRED	PROVIDED
1 protected tree removed = (1) 3" cal. tree planted	Phase 1 - MF	60	60
	Phase 2 - MF	TBD	TBD

LANDSCAPE REQUIREMENT COMPLIANCE - PHASE I Mulit-Family TOWN OF FLOWER MOUND, TEXAS			
STREET YARD LANDSCAPING			
STANDARD	STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
min. 20% of street yard	FM 2499 = N/A	0 sf	0 sf
min. 20% of street yard	Silveron Blvd = 16,813	3,363 sf	3,363 sf
STREET YARD TREES			
STANDARD	AREA (square feet)	REQUIRED	PROVIDED
110,000sf + = 50 trees plus 1 tree / 5,000sf over 110,000sf	FM 2499 = N/A	0 trees (3" cal.)	0 trees (3" cal.)
less than10,000sf = 1 / 1,000sf	Silveron Blvd = 8,250	9 trees (3" cal.)	8 buffer trees + 1 existing tree*
existing trees, buffer trees,and parking lots trees within street yard to help fulfill street yard tree requirements			
STREET BUFFER WIDTH			
REFER TO RC18-0008 FOR ASSOCIATED INFORMATION			
STREET BUFFER TREES			
REFER TO RC18-0008 FOR ASSOCIATED INFORMATION			

* REFER TO PUBLIC LANDSCAPE PLANS, RC18-0008 THE POINT PHASE I, FOR BUFFER TREES AND EXISTING TREES

PARKING AREA LANDSCAPE			
STANDARD	# OF SPACES	REQUIRED	PROVIDED
90sf per 12 spaces	+/- 528 spaces	3,960 sf	3,960 sf
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 tree per 10 parking spaces	+/- 528 parking spaces	53 trees (3" cal.)	53 trees (3" cal.)
all parking spaces are located within 50ft of a tree			

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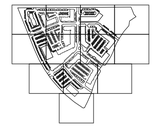
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KEY MAP



SEAL

PRELIMINARY
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Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
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	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

PLANTING SCHEDULE

SHEET NUMBER

L6-13



TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOW TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

1. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
2. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER/PROPERTY OWNER/CONTRACTOR SHALL INSTALL A FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING ALONG THE PERIMETER OF THE UPLAND HABITAT AREA TO BE SAVED ADJACENT TO WHERE CONSTRUCTION ACTIVITIES WILL OCCUR.
3. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
4. DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL,SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR GROUP OF SUCH TREES.
5. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).
6. WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
7. UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
8. ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFFSITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
9. THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, OR HISTORIC TREES.

GENERAL NOTES:

1. ORIGINAL TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY CATES-CLARK DATED 06/05/2018. REFER TO TREE SURVEY AND ALL ASSOCIATED DOCUMENTATION FOR ADDITIONAL INFORMATION.
2. SHEETS L6-16 AND L6-17 PRODUCED BY LANDDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE TREE SURVEY INFORMATION PROVIDED BY CATES-CLARK AND CURRENT SITE PLAN SHOWN.
3. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
4. ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
5. REFER TO SHEET L6-13 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION CREDITS AND INFORMATION.

TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF PROTECTED AND SPECIMEN TREES:	180 TREES
LESS PHASE 2 TREES	34 TREES
LESS DFW NORTH 4 TREES	8 TREES
LESS SPECIMEN TREES	4 TREES
TOTAL PROTECTED TREES ONSITE IN "GOOD" CONDITION - PHASE 1:	134 TREES
TOTAL PROTECTED TREES REMOVED IN BUILDABLE AREA - PHASE 1:	60 TREES
TOTAL SPECIMEN TREES ON SITE:	89.0" CAL. INCHES (4 TREES)
TOTAL SPECIMEN TREES TO BE REMOVED:	0" CAL. INCHES

PROTECTED TREE MITIGATION w/in BUILDABLE - PHASE 1

TOTAL PROTECTED TREE REPLACEMENT:	60 TREES*
OR	
CASH-IN-LIEU FEE:	$375 / TREE ($22,500)

*(60) 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE PROTECTED TREES REMOVED. TREES ARE IDENTIFIED WITH AN "M"

PROTECTED TREE MITIGATION w/in BUILDABLE AREA - PHASE 2

TOTAL PROTECTED TREE REPLACEMENT:	34 TREES (3" CAL.)
OR	
CASH-IN-LIEU FEE:	$375 / TREE ($12,750)

UPLAND HABITAT MITIGATION:

TOTAL UPLAND HABITAT IMPACT: ((2.7ACRES IMPACTED - 1.4 ACRES PRESERVED) X $15,000) = $19,500
"ONLY 2.7 ACRES OF IMPACT ALLOWED BY THE ENVIRONMENTAL PROTECTION PLAN

PHASE 1 IMPACT: 0.88 ACRES / 2.7 ACRES = 32.5%
PHASE 1 MITIGATION COST: 32.5% ACRES x $19,500/ACRE = $6,338.00

*THE UPLAND HABITAT MITIGATION FEE OF $6,338.00 WILL BE REMITTED TO THE TOWN AT THE PHASE 1 PRE-CON MEETING.

TREE SURVEY LEGEND:

- TAG# — PROTECTED TREE TO BE PRESERVED
- TAG# — PROTECTED TREE TO BE REMOVED - MITIGATION REQUIRED
- TAG# — PROTECTED TREE TO BE REMOVED - NO MITIGATION REQUIRED
- TAG# — SPECIMEN TREE TO BE PRESERVED
- TAG# — SPECIMEN TREE TO BE REMOVED

SPECIMEN TREE COMPLIANCE - TOWN OF FLOWER MOUND

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STEM	LOCATION 1	LOCATION 2	STATUS	REMARKS
1	23	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
2	22	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
3	23	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
4	22	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN

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PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

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	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=80'
0 40' 80' 160'

NORTH

SHEET TITLE
TREE SURVEY REFERENCE PLAN

SHEET NUMBER
L6-16

TAG#	DBH	CROWN SIZE	COMMON NAME	SCIENTIFIC NAME	CONDITION	LOCATION	STATUS	REMOVAL PHASE	CLASSIFICATION
101	8"	5'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
102	8"	5'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
103	9"	6'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
104	9"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
105	8"	6'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
106	8"	6'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
107	8"	4'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
108	7"	4'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
109	7"	6'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
110	10"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
111	7"	5'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
112	8"	6'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
113	7"	6'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
114	7"	9'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
115	6"	6'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
116	7"	5'	BUR OAK	Quercus macrocarpa	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
117	7"	6'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
118	9"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
119	7"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
120	8"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
121	11"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
122	10"	8'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~123~~	~~6"~~	~~6'~~	~~REDBUD~~	~~Cercis canadensis~~	~~Poor Condition~~	~~STREET BUFFER~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
124	7"	8'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
125	8"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
126	6"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
127	8"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~128~~	~~6"~~	~~6'~~	~~REDBUD~~	~~Cercis canadensis~~	~~Dead~~	~~STREET BUFFER~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
129	10"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
130	8"	8'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
131	10"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
132	11"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
133	9"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
134	13"	10'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
135	8"	8'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
136	12"	9'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
137	10"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
138	10"	8'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
139	13"	10'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
140	13"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
141	10"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
142	11"	6'	CEDAR ELM	Ulmus crassifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
143	7"	6'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
144	7"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
145	8"	7'	BUR OAK	Quercus macrocarpa	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
146	9"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
158	10"	10'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
159	9"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
160	7"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
161	8"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
162	8"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
163	7"	6'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
164	9"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
165	8"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
166	9"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
167	9"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
168	10"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
169	12"	10'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
170	11"	10'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
171	8"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
172	11"	8'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
173	12"	12'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
174	12"	11'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
175	11"	11'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
176	10"	11'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
177	11"	10'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
178	11"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
179	12"	10'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
180	12"	9'	LACE BARK ELM	Ulmus parvifolia	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
181	8"	8'	BALD CYPRESS	Taxodium distichum	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
182	8"	6'	BALD CYPRESS	Taxodium distichum	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
183	11"	9'	BALD CYPRESS	Taxodium distichum	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
184	11"	9'	BALD CYPRESS	Taxodium distichum	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
185	8"	9'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
186	9"	8'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
187	7"	5'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
188	8"	8'	POST OAK	Quercus stellata	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
189	7"	6'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
190	7"	6'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO BE REMOVED	PHASE 1	PROTECTED
191	7"	6'	POST OAK	Quercus stellata	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
192	7"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
193	10"	10'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
194	8"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
195	8"	8'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
196	6"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
197	7"	8'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
198	6"	9'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
199	8"	9'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
200	8"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
201	8"	11'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
202	7"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
203	8"	7'	RED OAK	Quercus rubra	Healthy	STREET BUFFER	TO REMAIN		PROTECTED
204	7"	9'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO REMAIN		PROTECTED
205	13"	15'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO REMAIN		PROTECTED
206	12"	10'	ASH	Fraxinus texensis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
207	6"	11'	HACKBERRY	Celtis occidentalis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	NOT PROTECTED
208	7"	10'	ASH	Fraxinus texensis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
209	8"	12'	ASH	Fraxinus texensis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
210	8"	12'	ASH	Fraxinus texensis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
211	24"	15'	BOISDARC	Maclura pomifera	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	NOT PROTECTED
212	19" / 16"	18'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
213	6"	8'	HONEY LOCUST	Gleditsia triacanthos	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	NOT PROTECTED
214	7"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
215	7"	9'	HACKBERRY	Celtis occidentalis	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	NOT PROTECTED
216	6"	9'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
217	11"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
218	7"	9'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
219	12"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
220	9"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
221	13"	11'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
222	7"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
223	7"	9'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
224	8"	8'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
225	6"	6'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
226	7"	6'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
227	7"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
228	7"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
229	17"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
230	11"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
231	10"	9'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
232	10", 9"	8'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
233	12"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
234	6"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
235	7"	6'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
236	7"	9'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
237	6"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
238	6"	6'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
239	7"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
240	9"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
241	6"	8'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
242	13"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
243	7"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 2	PROTECTED
244	13"	12'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
245	10"	9'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
246	13"	12'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
247	2-10"	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
248	17"	12'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
249	17"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
250	2-6"	8'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
251	7"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
252	12"	11'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
253	3-11"	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
254	11"	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
255	10", 12", 6"	15'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
256	7"	15'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
257	2-9"	15'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~258~~	~~13"~~	~~15'~~	~~CEDAR ELM~~	~~Ulmus crassifolia~~	~~Poor Condition, Hazardous~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
259	10	15'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
260	15	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
261	2-9"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
262	10"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
263	10"	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
264	10"	16'	POST OAK	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
265	2-8"	14'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
266	10", 11", 9"	13'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
267	2-7"	14'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
268	9"	16'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
269	12"	16'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
270	16", 6"	17'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
271	10"	14'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
272	6	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
273	7	15'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
274	12"	14'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
275	7	14'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
276	11	14'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
277	2-7", 6"	11'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
278	12", 8", 9"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~279~~	~~15~~	~~11'~~	~~POST OAK~~	~~Quercus stellata~~	~~Poor Condition, Basal Rot~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
~~280~~	~~13"~~	~~16'~~	~~POST OAK~~	~~Quercus stellata~~	~~Poor Condition, Basal Rot~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
281	2-12"	17'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
282	2-12", 9"	16'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
283	8", 12"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
284	8", 2-7"	12'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~286~~	~~7", 8"~~	~~10'~~	~~POST OAK~~	~~Quercus stellata~~	~~Poor Condition, Hazardous/Root Rot~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
287	11", 10"	10'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
288	9"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
289	12", 10"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
290	6"	7'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
291	2-7", 6"	10'	POST OAK	Quercus stellata	Poor Condition, Basal Rot	BUILDABLE AREA	DFW NORTH 4		NOT PROTECTED
292	10"	12'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	DFW NORTH 4		PROTECTED
293	14"	20'	CEDAR ELM	Ulmus crassifolia	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
~~294~~	~~18"~~	~~20'~~	~~CEDAR ELM~~	~~Ulmus crassifolia~~	~~Poor Condition~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 1~~	~~NOT PROTECTED~~
295	22"	20'	POST OAK	Quercus stellata	Healthy	ESA	TO REMAIN		SPECIMEN
296	22"	19'	POST OAK	Quercus stellata	Healthy	ESA	TO REMAIN		SPECIMEN
297	22"	20'	POST OAK	Quercus stellata	Healthy	ESA	TO REMAIN		SPECIMEN
298	23"	22'	POST OAK	Quercus stellata	Healthy	ESA	TO REMAIN		SPECIMEN
~~213b.~~	~~6"~~	~~8'~~	~~HONEY LOCUST~~	~~Gleditsia triacanthos~~	~~Healthy~~	~~BUILDABLE AREA~~	~~TO BE REMOVED~~	~~PHASE 2~~	~~NOT PROTECTED~~
A	11"	10'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
B	10"	12'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
C	14"	18'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
D	8"	11'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
E	7"	7'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED
F	20"	18'	POST OAK	Quercus stellata	Healthy	BUILDABLE AREA	TO BE REMOVED	PHASE 1	PROTECTED

LandDesign.
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P: 214.891.3222

KEY MAP

SEAL

PRELIMINARY
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Matthew S. Vinten
Registered Landscape Architect of the State of Texas

Registration Number: 2946

NOT FOR CONSTRUCTION

PROJECT

ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

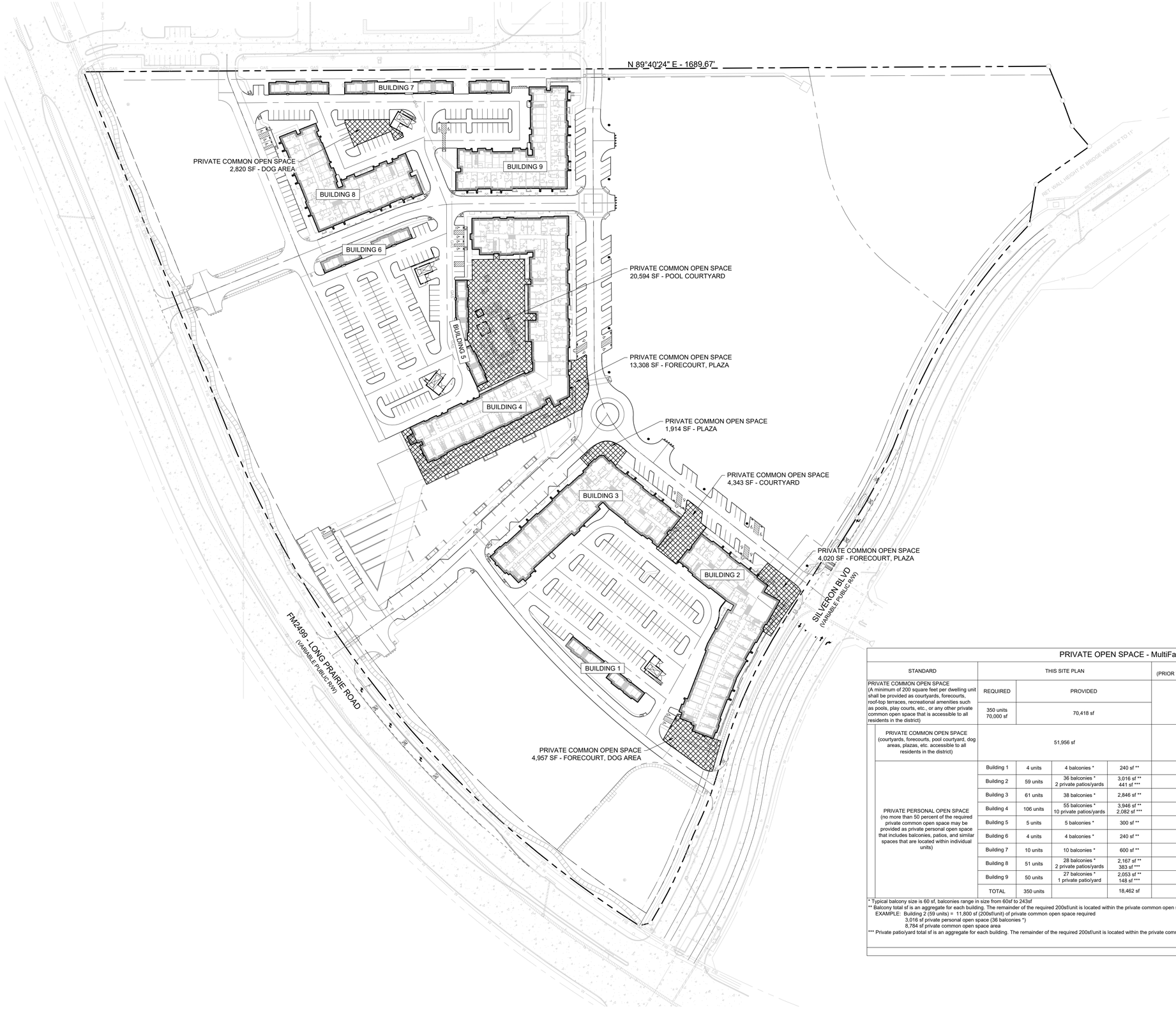
VERT: N/A
HORZ: N/A

SHEET TITLE

TREE SURVEY REFERENCE PLAN

SHEET NUMBER

L6-17



PRIVATE OPEN SPACE - MultiFamily Phase1

STANDARD	THIS SITE PLAN				EXISTING (PRIOR TO THIS SITE PLAN)	CUMULATIVE (INCLUDING THIS SITE PLAN)	REMAINING REQUIREMENT (BASED ON 585 DWELLING UNITS
PRIVATE COMMON OPEN SPACE (A minimum of 200 square feet per dwelling unit shall be provided as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents in the district)	REQUIRED	PROVIDED			0	70,418 sf	47,000 sf
	350 units 70,000 sf	70,418 sf					
PRIVATE COMMON OPEN SPACE (courtyards, forecourts, pool courtyard, dog areas, plazas, etc. accessible to all residents in the district)	51,956 sf				0		
PRIVATE PERSONAL OPEN SPACE (no more than 50 percent of the required private common open space may be provided as private personal open space that includes balconies, patios, and similar spaces that are located within individual units)	Building 1	4 units	4 balconies *	240 sf **			
	Building 2	59 units	36 balconies * 2 private patios/yards	3,016 sf ** 441 sf ***			
	Building 3	61 units	38 balconies *	2,846 sf **			
	Building 4	106 units	55 balconies * 10 private patios/yards	3,946 sf ** 2,082 sf ***			
	Building 5	5 units	5 balconies *	300 sf **			
	Building 6	4 units	4 balconies *	240 sf **			
	Building 7	10 units	10 balconies *	600 sf **			
	Building 8	51 units	28 balconies * 2 private patios/yards	2,167 sf ** 383 sf ***			
	Building 9	50 units	27 balconies * 1 private patio/yard	2,053 sf ** 148 sf ***			
	TOTAL	350 units		18,462 sf			

* Typical balcony size is 60 sf, balconies range in size from 60sf to 243sf
** Balcony total sf is an aggregate for each building. The remainder of the required 200sf/unit is located within the private common open space areas.
EXAMPLE: Building 2 (59 units) = 11,800 sf (200sf/unit) of private common open space required
3,016 sf private personal open space (36 balconies *)
8,784 sf private common open space area
*** Private patio/yard total sf is an aggregate for each building. The remainder of the required 200sf/unit is located within the private common open space areas.

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ALEXAN THE POINT

SITE PLAN

FLOWER MOUND, TEXAS

LANDDESIGN PROJ.#
8517024

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	PERMIT SET - SP/RP	06.29.18
	DD SET / 30% CD	07.20.18
	RESUBMITTAL PERMIT SET - SP/RP	08.08.18
	RESUBMITTAL PERMIT SET - SP/RP	09.14.18
	RESUBMITTAL PERMIT SET - SP/RP	10.23.18
	4th RESUBMITTAL SITE PLAN	12.14.18
	5th RESUBMITTAL SITE PLAN	01.16.19
	6th RESUBMITTAL SITE PLAN	02.07.19

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE
VERT: N/A
HORZ: 1"=80'
0 40' 80' 160'

NORTH

SHEET TITLE
PRIVATE COMMON PRIVATE PERSONAL OPEN SPACE

SHEET NUMBER
L6-18



07 Building Type I - Enlarged Elevation
Scale: 1/8" = 1'-0"

South Elevation

This area represents the commercial ready units and amenity space. The ground floor is 54.1% glazing in this zone. These windows have a maximum bottom edge at 12" above the sidewalk. They are also clear and unpainted.



19 Building Type I - Enlarged Elevation
Scale: 1/8" = 1'-0"

South Elevation

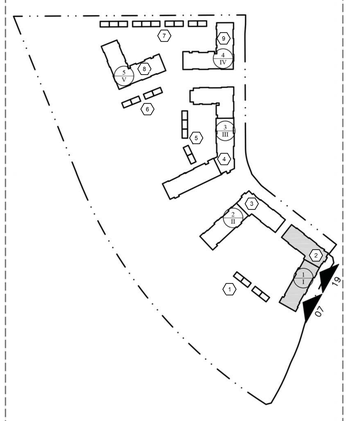
	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
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K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



25 BuildingType I - Overall Elevation
Scale: 1/16" = 1'-0"

BUILDING TYPE I	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	8,301 S.F.	9,864 S.F.	6,348 S.F.	6,426 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	5,291 S.F. 64%	6,781 S.F. 69%	4,294 S.F. 68%	4,692 S.F. 73%
DOORS & WINDOWS S.F.	3,010 S.F. 36%	3,083 S.F. 31%	2,054 S.F. 32%	1,734 S.F. 27%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	4,187 S.F. 79%	5,684 S.F. 84%	3,282 S.F. 77%	2,362 S.F. 50%
BRICK S.F.	1,783 S.F. 34%	1,099 S.F. 16%	597 S.F. 14%	1,041 S.F. 22%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	2,404 S.F. 45%	4,585 S.F. 68%	2,685 S.F. 63%	1,321 S.F. 28%
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OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	975 S.F. 14%	481 S.F. 11%	341 S.F. 8%
METAL PANEL S.F.	0 S.F.	975 S.F. 14%	481 S.F. 11%	341 S.F. 8%



30 Key Plan
N.T.S.

JHP
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Fax: 214-363-9563

NOT FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION.

MICHAEL L. ARBOUR
Registered Architect of the State of TEXAS
Registration Number: 11958

Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A411



This area represents the commercial ready units and amenity space. The ground floor is 54.1% glazing in this zone. These windows have a maximum bottom edge at 12" above the sidewalk. They are also clear and unpainted.

07 Building Type I - Enlarged Elevation
Scale: 1/8" = 1'-0"

East Elevation



19 Building Type I - Enlarged Elevation
Scale: 1/8" = 1'-0"

North Elevation

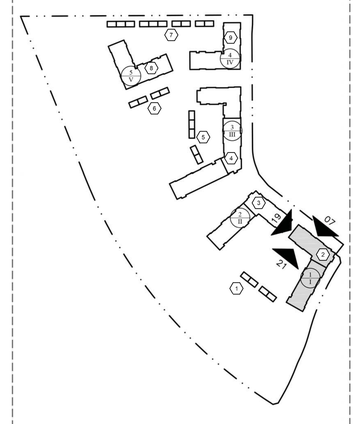
21 Building Type I - Enlarged Elevati
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West Elevation

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18 Material Legend



30 Key Plan
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Revision Date

A412



07 Building Type I - Enlarged Elevation
Scale: 1/8" = 1'-0"

Elevation



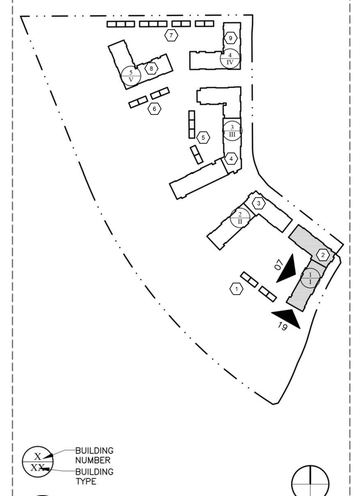
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West Elevation

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Revision Date

A413



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07 Building Type II - Enlarged Elevation

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

North Elevation



19 Building Type II - Enlarged Elevation

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

North Elevation



21 Building Type II - Enlarged Elevation

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

East Elevation



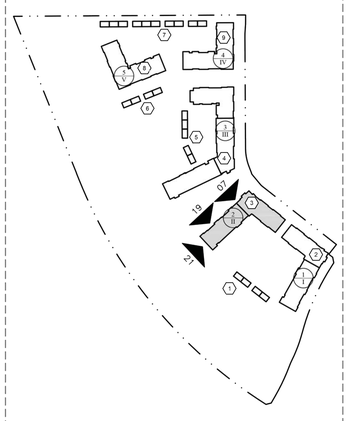
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STUCCO S.F.	2,551 S.F. 38%	2,327 S.F. 37%	1,801 S.F. 42%	2,233 S.F. 47%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	2,156 S.F. 32%	2,177 S.F. 35%	1,415 S.F. 33%	1,077 S.F. 23%
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18 Material Legend



30 Key Plan

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Revision Date

A421



07 Building Type II - Enlarged Elevation
Scale: 1/8" = 1'-0"

South Elevation



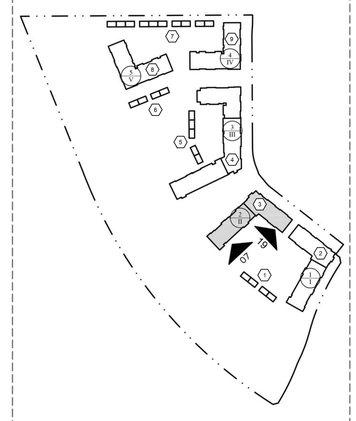
19 Building Type II - Enlarged Elevation
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West Elevation

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X BUILDING NUMBER
XX BUILDING TYPE

30 Key Plan
N.T.S.

NORTH

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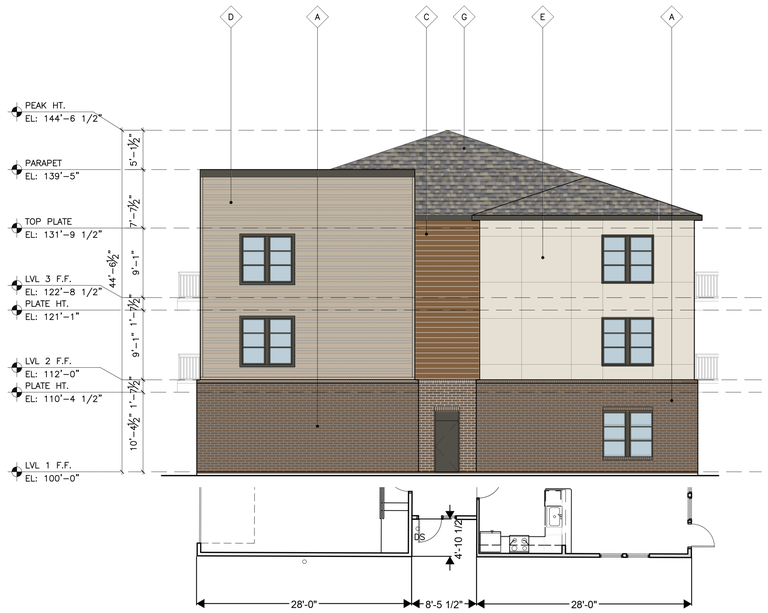
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Revision Date



07 Building Type II - Enlarged Elevation

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

South Elevation

19 Building Type II - Enlarged Elevation

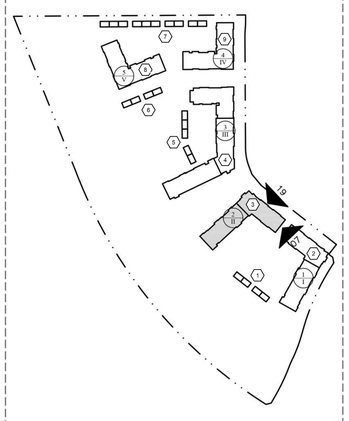
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SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	2,156 S.F. 32%	2,177 S.F. 35%	1,415 S.F. 33%	1,077 S.F. 23%
CEMENTITIOUS SIDING S.F.	2,156 S.F. 32%	2,177 S.F. 35%	1,415 S.F. 33%	1,077 S.F. 23%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	975 S.F. 14%	0 S.F. 0%	481 S.F. 11%	341 S.F. 8%
METAL PANEL S.F.	975 S.F. 14%	0 S.F.	481 S.F. 11%	341 S.F. 8%

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan

N.T.S.

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Fax: 214-363-9563

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MICHAEL L. ARBOUR

Registered Architect of the State of TEXAS
Registration Number: 11958

Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A423



07 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"

West Elevation

09 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"

South Elevation



19 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"



South Elevation

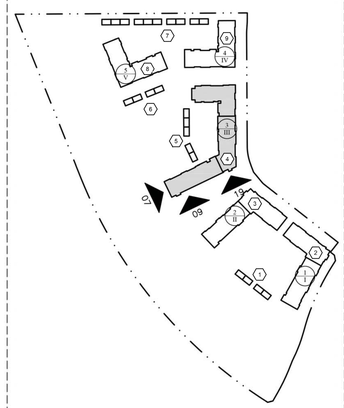
25 Building Type III - Overall Elevation
Scale: 1/16" = 1'-0"

This area represents the commercial ready units and amenity space. The ground floor is 51.9% glazing in this zone. These windows have a maximum bottom ledge at 12" above the sidewalk. They are also clear and unpainted.

BUILDING TYPE III	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	14,143 S.F.	13,618 S.F.	11,169 S.F.	11,984 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	9,204 S.F. 65%	9,082 S.F. 67%	7,563 S.F. 68%	8,953 S.F. 74%
DOORS & WINDOWS S.F.	4,939 S.F. 35%	4,536 S.F. 33%	3,606 S.F. 32%	3,031 S.F. 26%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	6,469 S.F. 86%	6,244 S.F. 81%	6,222 S.F. 82%	4,287 S.F. 55%
BRICK S.F.	2,659 S.F. 29%	1,510 S.F. 17%	1,686 S.F. 22%	2,177 S.F. 24%
STONE S.F.	716 S.F. 8%	1,514 S.F. 17%	1,942 S.F. 26%	0 S.F.
STUCCO S.F.	4,514 S.F. 47%	4,228 S.F. 47%	2,594 S.F. 34%	2,801 S.F. 31%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	1,315 S.F. 14%	2,838 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
CEMENTITIOUS SIDING S.F.	1,315 S.F. 14%	738 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%
METAL PANEL S.F.	0 S.F.	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
N.T.S.

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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A431



07 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"

East Elevation



19 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"

East Elevation



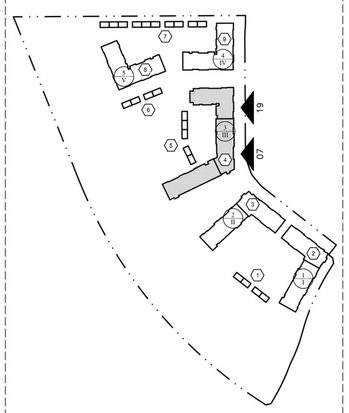
25 Building Type III - Overall Elevation
Scale: 1/16" = 1'-0"

This area represents the commercial ready units and amenity space. The ground floor is 51.9% glazing in this zone. These windows have a maximum bottom ledge at 12" above the sidewalk. They are also clear and unpainted.

BUILDING TYPE III	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	14,143 S.F.	13,618 S.F.	11,169 S.F.	11,984 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	9,204 S.F. 65%	9,082 S.F. 67%	7,563 S.F. 68%	8,953 S.F. 74%
DOORS & WINDOWS S.F.	4,939 S.F. 35%	4,536 S.F. 33%	3,606 S.F. 32%	3,031 S.F. 26%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	6,469 S.F. 86%	6,244 S.F. 81%	6,222 S.F. 82%	4,287 S.F. 55%
BRICK S.F.	2,659 S.F. 29%	1,510 S.F. 17%	1,686 S.F. 22%	2,177 S.F. 24%
STONE S.F.	716 S.F. 8%	1,514 S.F. 17%	1,942 S.F. 26%	0 S.F.
STUCCO S.F.	4,514 S.F. 47%	4,228 S.F. 47%	2,594 S.F. 34%	2,801 S.F. 31%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	1,315 S.F. 14%	2,838 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
CEMENTITIOUS SIDING S.F.	1,315 S.F. 14%	738 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%
METAL PANEL S.F.	0 S.F.	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
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F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
N.T.S.

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Alexan The Point

Flower Mound, Texas

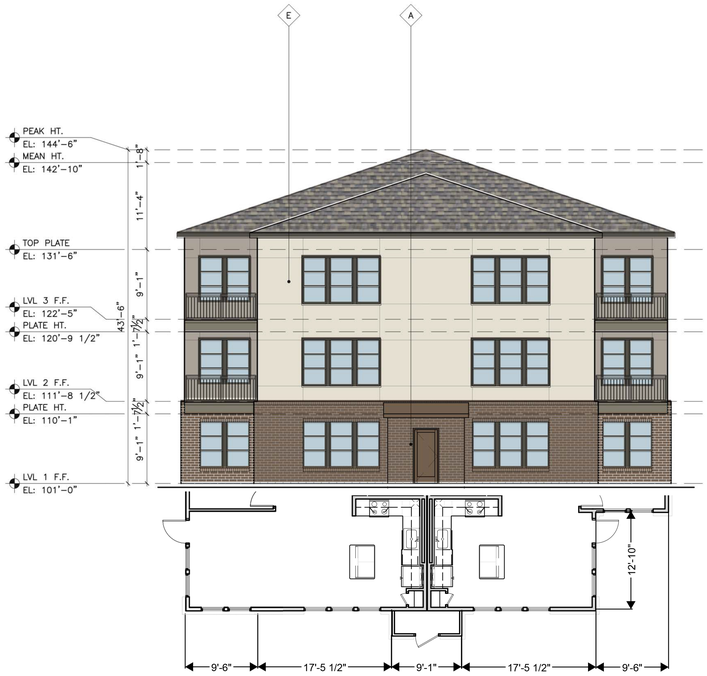
TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A432



07 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"
West Elevation



09 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"
South Elevation

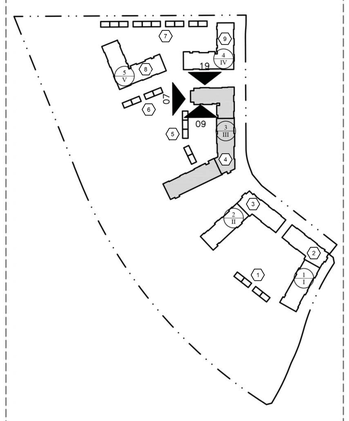


19 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"
North Elevation

BUILDING TYPE III	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	14,143 S.F.	13,618 S.F.	11,169 S.F.	11,984 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	9,204 S.F. 65%	9,082 S.F. 67%	7,563 S.F. 68%	8,953 S.F. 74%
DOORS & WINDOWS S.F.	4,939 S.F. 35%	4,536 S.F. 33%	3,606 S.F. 32%	3,031 S.F. 26%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	6,469 S.F. 86%	6,244 S.F. 81%	6,222 S.F. 82%	4,287 S.F. 55%
BRICK S.F.	2,659 S.F. 29%	1,510 S.F. 17%	1,686 S.F. 22%	2,177 S.F. 24%
STONE S.F.	716 S.F. 8%	1,514 S.F. 17%	1,942 S.F. 26%	0 S.F.
STUCCO S.F.	4,514 S.F. 47%	4,228 S.F. 47%	2,594 S.F. 34%	2,801 S.F. 31%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	1,315 S.F. 14%	2,838 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
CEMENTITIOUS SIDING S.F.	1,315 S.F. 14%	738 S.F. 8%	1,126 S.F. 15%	3,656 S.F. 41%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%
METAL PANEL S.F.	0 S.F.	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
N.T.S.

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MICHAEL L. ARBOUR

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The Point

Alexan

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision	Date
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A433



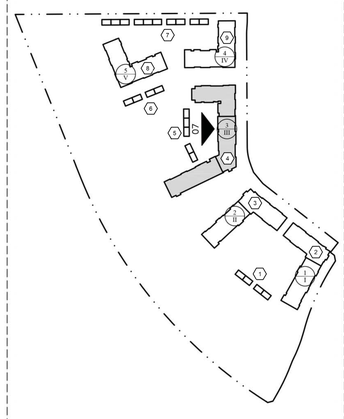
07 Building Type III - Enlarged Elevation
Scale: 1/8" = 1'-0"

West Elevation

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
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K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend

BUILDING TYPE III	NORTH	SOUTH	EAST	WEST
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STONE S.F.	716 S.F. 8%	1,514 S.F. 17%	1,942 S.F. 26%	0 S.F.
STUCCO S.F.	4,514 S.F. 47%	4,228 S.F. 47%	2,594 S.F. 34%	2,801 S.F. 31%
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METAL PANEL S.F.	0 S.F.	1,092 S.F. 11%	215 S.F. 3%	319 S.F. 4%



30 Key Plan
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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
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Revision Date

A434



07 Building Type III - Enlarged Elevation

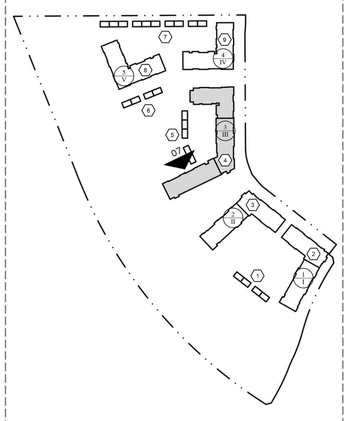
Scale: 1/8" = 1'-0"

North Elevation

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
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18 Material Legend

BUILDING TYPE III	NORTH	SOUTH	EAST	WEST
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30 Key Plan

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Revision	Date

A435



07 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

South Elevation

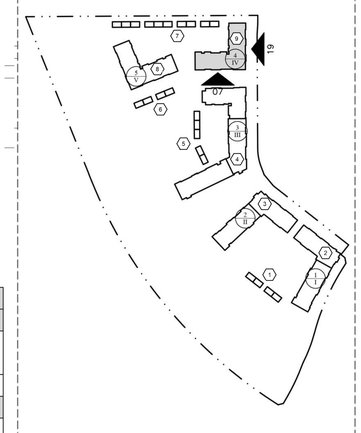


19 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

East Elevation

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
N.T.S.

BUILDING TYPE IV	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	6,825 S.F.	6,760 S.F.	6,095 S.F.	5,399 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,591 S.F. 68%	4,718 S.F. 70%	4,084 S.F. 67%	3,800 S.F. 70%
DOORS & WINDOWS S.F.	2,234 S.F. 32%	2,042 S.F. 30%	2,011 S.F. 33%	1,599 S.F. 30%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	2,731 S.F. 59%	2,938 S.F. 60%	2,556 S.F. 63%	1,921 S.F. 70%
BRICK S.F.	1,125 S.F. 25%	726 S.F. 13%	844 S.F. 21%	1,163 S.F. 31%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	1,606 S.F. 34%	2,207 S.F. 47%	1,712 S.F. 42%	1,499 S.F. 39%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	1,860 S.F. 41%	1,869 S.F. 40%	1,528 S.F. 37%	1,138 S.F. 30%
CEMENTITIOUS SIDING S.F.	1,860 S.F. 41%	1,869 S.F. 40%	1,528 S.F. 37%	1,138 S.F. 30%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.

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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A441



07 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

North Elevation

09 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

West Elevation

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
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F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
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H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

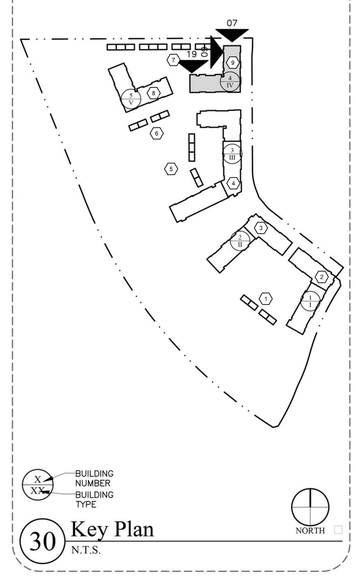
18 Material Legend



19 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

North Elevation

BUILDING TYPE IV	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	6,825 S.F.	6,760 S.F.	6,095 S.F.	5,399 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,591 S.F. 68%	4,718 S.F. 70%	4,084 S.F. 67%	3,800 S.F. 70%
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BRICK S.F.	1,125 S.F. 25%	726 S.F. 13%	844 S.F. 21%	1,163 S.F. 31%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	1,606 S.F. 34%	2,207 S.F. 47%	1,712 S.F. 42%	1,499 S.F. 39%
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OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.



30 Key Plan
N.T.S.

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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A442



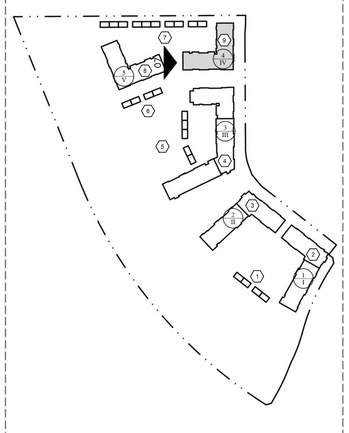
07 Building Type IV - Enlarged Elevation
Scale: 1/8" = 1'-0"

West Elevation

BUILDING TYPE IV	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	6,825 S.F.	6,760 S.F.	6,095 S.F.	5,399 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,591 S.F. 68%	4,718 S.F. 70%	4,084 S.F. 67%	3,800 S.F. 70%
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BRICK S.F.	1,125 S.F. 25%	726 S.F. 13%	844 S.F. 21%	1,163 S.F. 31%
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STUCCO S.F.	1,606 S.F. 34%	2,207 S.F. 47%	1,712 S.F. 42%	1,499 S.F. 39%
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OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
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D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
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H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
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Alexan The Point

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Project Number: 2018002
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Revision Date

A443



07 Building Type V - Enlarged Elevation

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

South Elevation



19 Building Type V - Enlarged Elevation

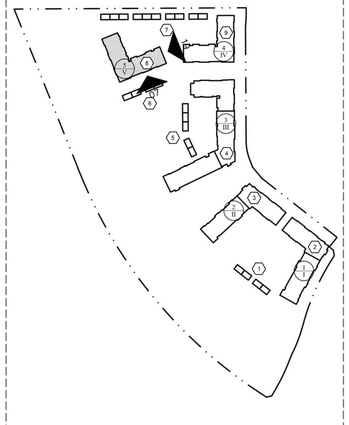
Scale: 1/8" = 1'-0"

East Elevation

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend

BUILDING TYPE V	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	6,825 S.F.	6,760 S.F.	5,399 S.F.	6,095 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,674 S.F. 68%	4,718 S.F. 70%	3,800 S.F. 70%	4,084 S.F. 67%
DOORS & WINDOWS S.F.	2,151 S.F. 32%	2,042 S.F. 30%	1,599 S.F. 30%	2,011 S.F. 33%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	2,814 S.F. 60%	2,938 S.F. 60%	2,713 S.F. 71%	2,556 S.F. 63%
BRICK S.F.	1,208 S.F. 26%	726 S.F. 13%	1,163 S.F. 31%	844 S.F. 21%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	1,606 S.F. 34%	2,207 S.F. 47%	1,550 S.F. 40%	1,712 S.F. 42%
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	1,860 S.F. 40%	1,869 S.F. 40%	1,087 S.F. 29%	1,528 S.F. 37%
CEMENTITIOUS SIDING S.F.	1,860 S.F. 40%	1,869 S.F. 40%	1,087 S.F. 29%	1,528 S.F. 37%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.



30 Key Plan

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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
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Revision Date

A451



07 Building Type V - Enlarged Elevation
Scale: 1/8" = 1'-0"

North Elevation



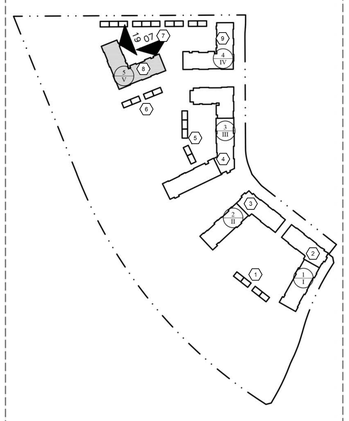
19 Building Type V - Enlarged Elevation
Scale: 1/8" = 1'-0"

East Elevation

BUILDING TYPE V	NORTH	SOUTH	EAST	WEST
TOTAL FACADE S.F.	6,825 S.F.	6,760 S.F.	5,399 S.F.	6,095 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,674 S.F. 68%	4,718 S.F. 70%	3,800 S.F. 70%	4,084 S.F. 67%
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BRICK S.F.	1,208 S.F. 26%	726 S.F. 13%	1,163 S.F. 31%	844 S.F. 21%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	1,606 S.F. 34%	2,207 S.F. 47%	1,550 S.F. 40%	1,712 S.F. 42%
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CEMENTITIOUS SIDING S.F.	1,860 S.F. 40%	1,869 S.F. 40%	1,087 S.F. 29%	1,528 S.F. 37%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
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18 Material Legend



30 Key Plan
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The Point

Flower Mound, Texas

Alexan

TRAMMELL CROW RESIDENTIAL

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Revision	Date

A452



07 Building Type V - Enlarged Elevation
Scale: 1/8" = 1'-0"

North Elevation



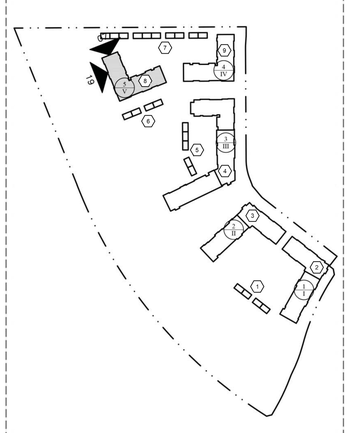
19 Building Type V - Enlarged Elevation
Scale: 1/8" = 1'-0"

West Elevation

BUILDING TYPE V	NORTH	SOUTH	EAST	WEST
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OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.	0 S.F.

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
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18 Material Legend



30 Key Plan
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Alexan The Point

Flower Mound, Texas

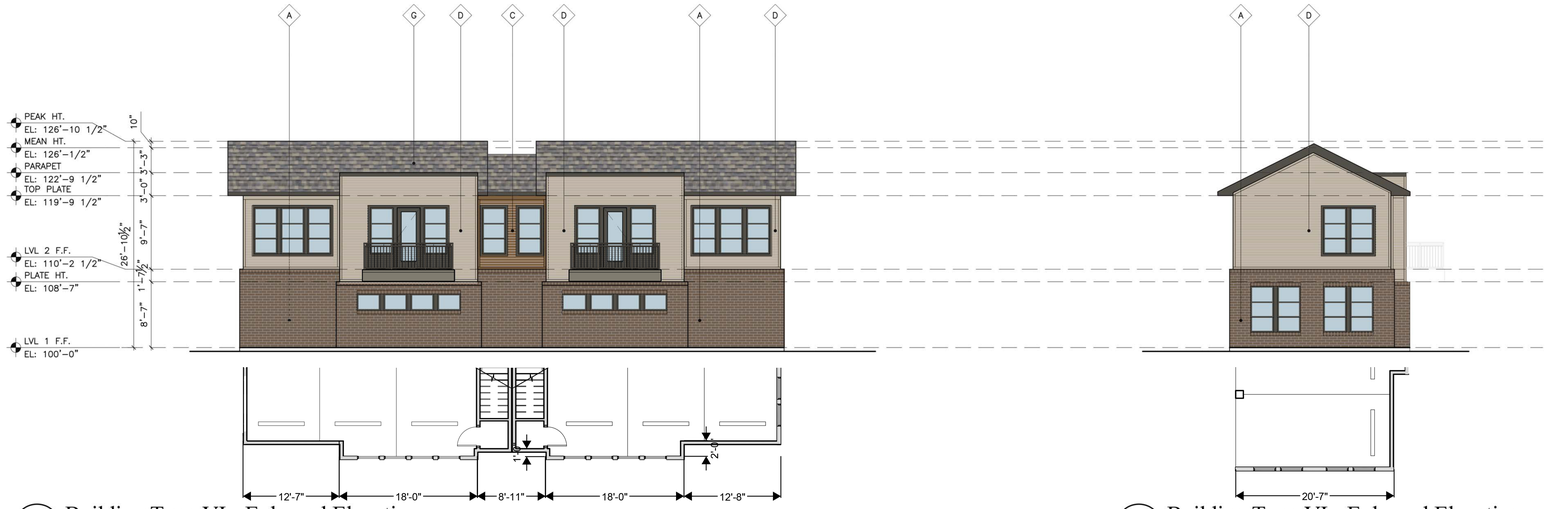
TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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Revision Date

A453



07 Building Type VI - Enlarged Elevation
Scale: 1/8" = 1'-0"
West Elevation

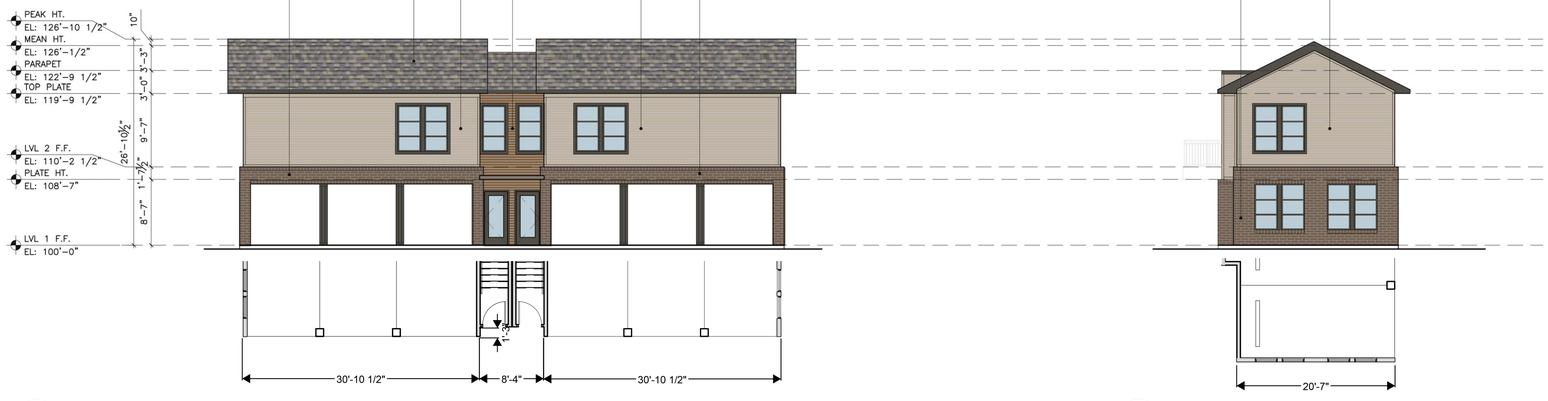
10 Building Type VI - Enlarged Elevation
Scale: 1/8" = 1'-0"
North Elevation

BUILDING TYPE VI	FRONT*	REAR**	SIDE***
TOTAL FACADE S.F.	1,361 S.F.	1,388 S.F.	417 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	937 S.F. 69%	732 S.F. 53%	292 S.F. 70%
DOORS & WINDOWS S.F.	424 S.F. 31%	656 S.F. 47%	125 S.F. 30%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	608 S.F. 65%	212 S.F. 29%	147 S.F. 50%
BRICK S.F.	608 S.F. 65%	212 S.F. 29%	147 S.F. 50%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	0 S.F.	0 S.F.	0 S.F.
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	329 S.F. 35%	520 S.F. 71%	145 S.F. 50%
CEMENTITIOUS SIDING S.F.	329 S.F. 35%	520 S.F. 71%	145 S.F. 50%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.

NOTE:
*FRONT ELEVATION = FACADE VOID OF PARKING SPACES FOR THE UNIT
**REAR ELEVATION = FACADE CONTAINING PARKING SPACES FOR THE UNIT
***SIDE ELEVATION = APPLIES TO BOTH ENDS OF THE RESPECTIVE BUILDING

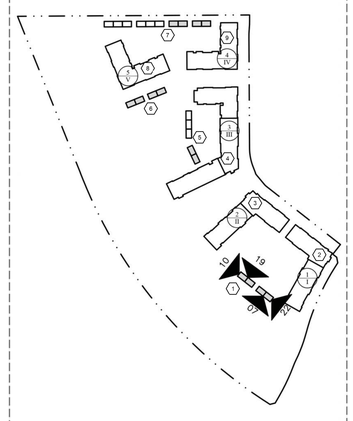
	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



19 Building Type VI - Enlarged Elevation
Scale: 1/8" = 1'-0"
East Elevation

22 Building Type VI - Enlarged Elevation
Scale: 1/8" = 1'-0"
South Elevation



30 Key Plan
N.T.S.

JHP
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

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MICHAEL L. ARBOUR

Registered Architect of the State of TEXAS
Registration Number: 11958

Alexan The Point

Flower Mound, Texas

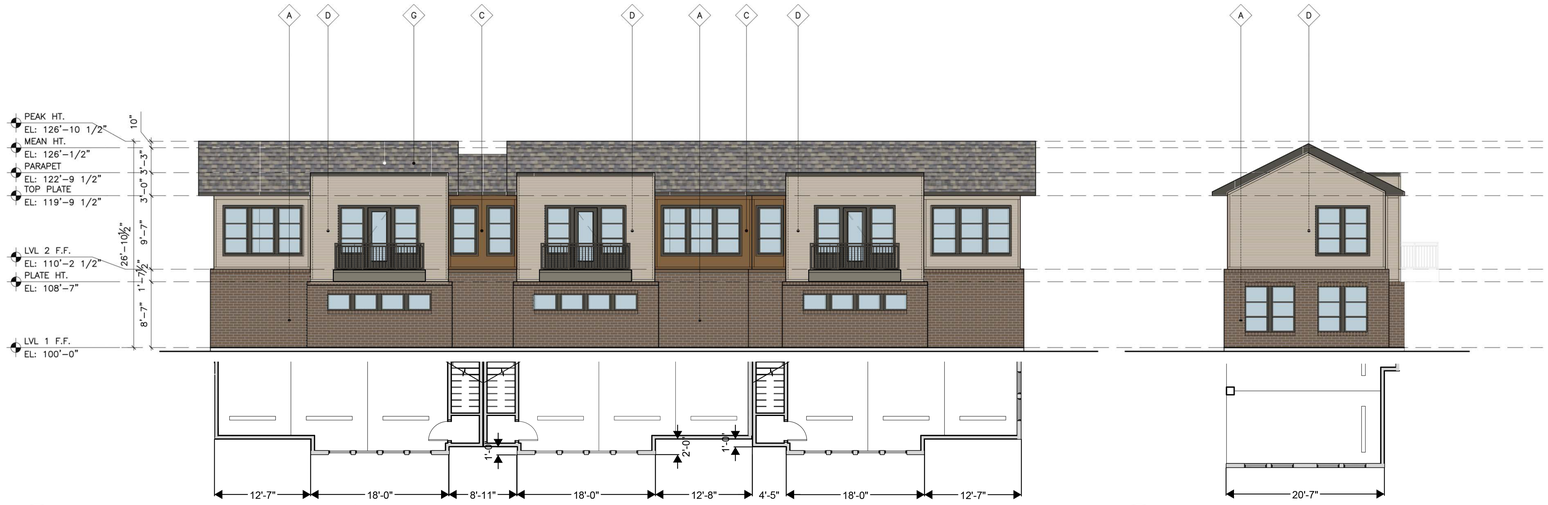
TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
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DD Set 07.01.2018

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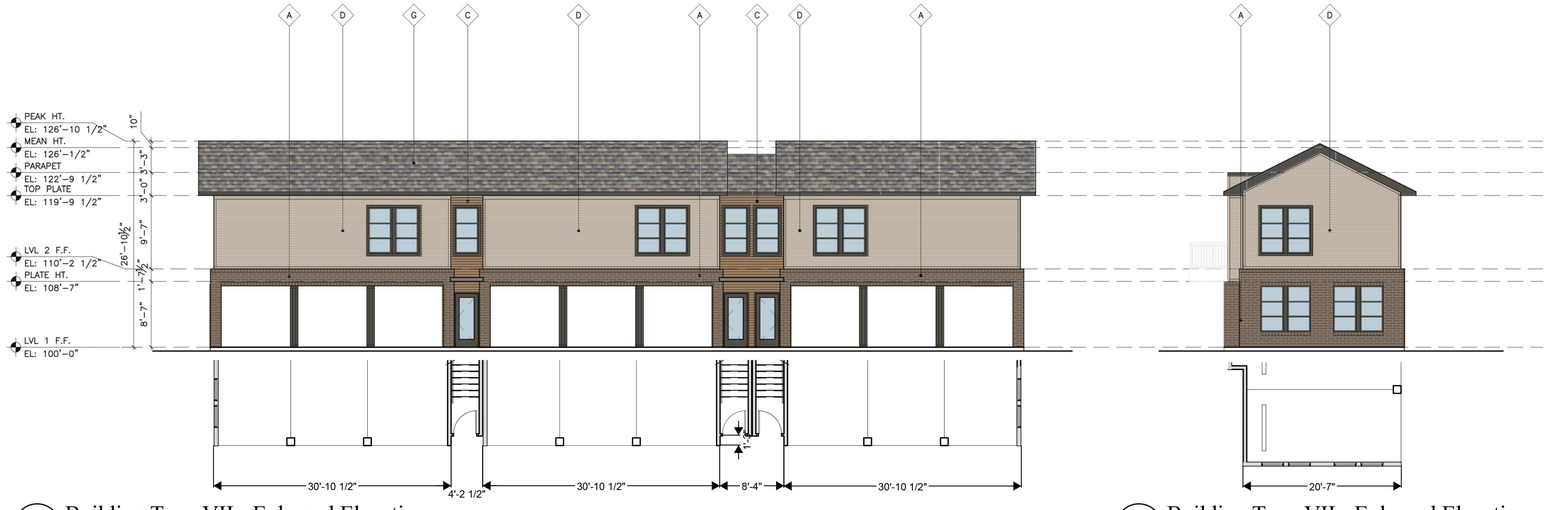
Revision Date

A461



07 Building Type VII - Enlarged Elevation
Scale: 1/8" = 1'-0"
East Elevation

10 Building Type VII - Enlarged Elevation
Scale: 1/8" = 1'-0"
North Elevation



19 Building Type VII - Enlarged Elevation
Scale: 1/8" = 1'-0"
West Elevation

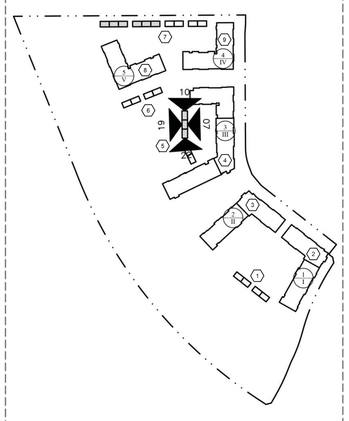
22 Building Type VII - Enlarged Elevation
Scale: 1/8" = 1'-0"
South Elevation

BUILDING TYPE VII	FRONT*	REAR**	SIDE***
TOTAL FACADE S.F.	2,038 S.F.	2,065 S.F.	417 S.F.
FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	1,401 S.F. 69%	1,201 S.F. 58%	292 S.F. 70%
DOORS & WINDOWS S.F.	637 S.F. 31%	864 S.F. 42%	125 S.F. 30%
PRIMARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	944 S.F. 67%	305 S.F. 25%	147 S.F. 50%
BRICK S.F.	944 S.F. 67%	305 S.F. 25%	147 S.F. 50%
STONE S.F.	0 S.F.	0 S.F.	0 S.F.
STUCCO S.F.	0 S.F.	0 S.F.	0 S.F.
SECONDARY MASONRY TOTALS (MINUS DOORS AND WINDOWS)	457 S.F. 33%	896 S.F. 75%	145 S.F. 50%
CEMENTITIOUS SIDING S.F.	457 S.F. 33%	896 S.F. 75%	145 S.F. 50%
OTHER MATERIAL TOTALS (MINUS DOORS AND WINDOWS)	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%
METAL PANEL S.F.	0 S.F.	0 S.F.	0 S.F.

NOTE:
*FRONT ELEVATION = FACADE VOID OF PARKING SPACES FOR THE UNIT
**REAR ELEVATION = FACADE CONTAINING PARKING SPACES FOR THE UNIT
***SIDE ELEVATION = APPLIES TO BOTH ENDS OF THE RESPECTIVE BUILDING

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
A	ACME BRICK	MUSHROOM BROWN	TYP. FIELD BRICK
B	CORONADO STONE	CAYENNE	STUCCO STONE
C	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6096 JUTE BROWN	CEMENTITIOUS SIDING 8"
D	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	CEMENTITIOUS SIDING ALTERNATING 4" & 8"
E	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7024 FUNCTIONAL GRAY SW 7042 SHOJI WHITE	STUCCO
F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
G	CERTAINTEED SHINGLES	WEATHERED WOOD	COMPOSITE SHINGLE ROOF
H	ALPOLIC METAL	SBR BRONZE/ SMX SILVER METALLIC	METAL PANEL
I	METAL AWNING	SW 7024 FUNCTIONAL GRAY	PRIMED AND PAINTED
J	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7048 URBANE BRONZE	RAILING, TRIM, METAL COPING
K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend



30 Key Plan
N.T.S.

JHP
JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

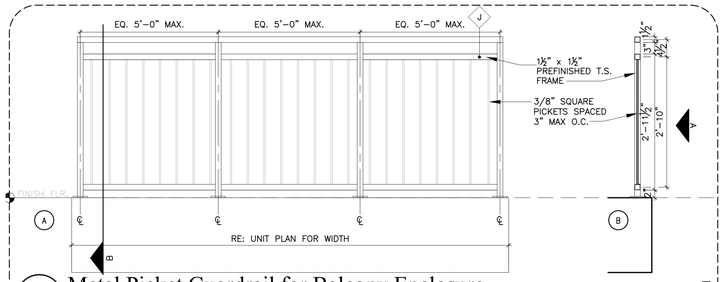
Project Number: 2018002
Drawn By: JC
Issue For
DD Set 07.01.2018

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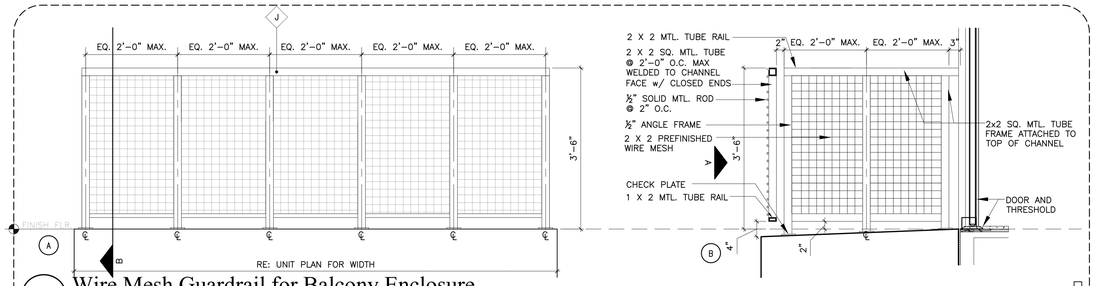
Revision Date

A471

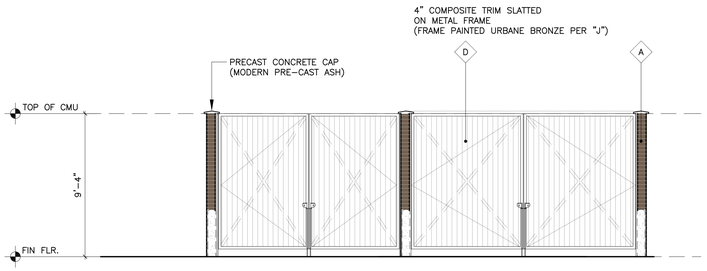
BUILDING TYPE VII - ELEVATIONS



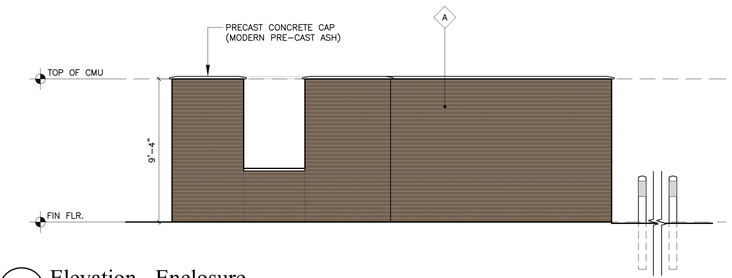
01 Metal Picket Guardrail for Balcony Enclosure
Scale: 3/4" = 1'-0"



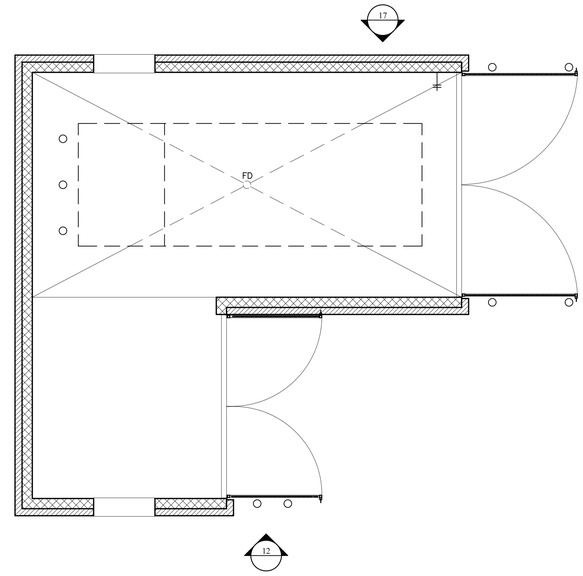
03 Wire Mesh Guardrail for Balcony Enclosure
Scale: 3/4" = 1'-0"



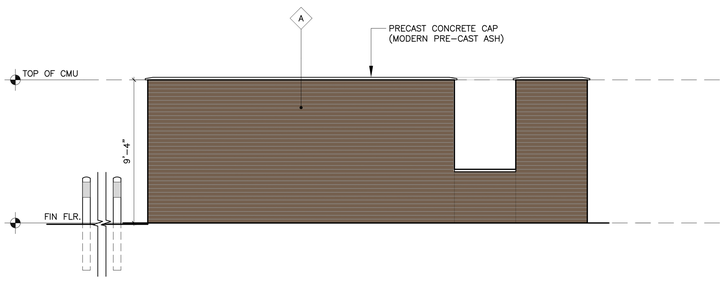
07 Elevation - Enclosure
Scale: 1/4" = 1'-0"



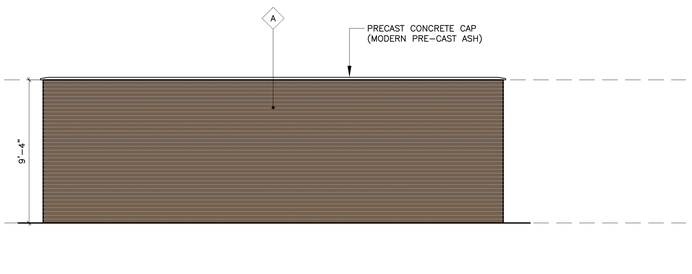
12 Elevation - Enclosure
Scale: 1/4" = 1'-0"



19 Plan - Enclosure
Scale: 1/4" = 1'-0"



17 Elevation - Enclosure
Scale: 1/4" = 1'-0"



19 Elevation - Enclosure
Scale: 1/4" = 1'-0"

	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
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F	EXTERIOR PAINT SHERWIN WILLIAMS	SW 6355 TRUEPENNY (ACCENT)	CEMENTITIOUS PANEL
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K	EXTERIOR PAINT SHERWIN WILLIAMS	SW 7037 BALANCED BEIGE	STUCCO

18 Material Legend

JHP

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Alexan The Point

Flower Mound, Texas

TRAMMELL CROW RESIDENTIAL

Project Number: 2018002
Drawn By: JC
Issue For
Permit Set 10.12.2018

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Revision Date

A224

TRASH ENCLOSURE & BALCONY DETAILS

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: February 11, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0014 - The Point Hotel) to develop a hotel. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to provide for the following:

- Four-story hotel
- 98 guest rooms
- Pool/amenity area
- Meeting space

The property is located within the Phase 1 portion of Planned Development District No. 156 (PD-156) with both residential and nonresidential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The following represents a summary of key application details for the property:

- December 18, 2017 - Town Council approves the creation of PD-156 as well as a development agreement.

- February 11, 2019

  - Planning and Zoning Commission will consider a record plat (RC18-0008) for The Point
  - Planning and Zoning Commission will consider this site plan (SP18-0014) for a 98-room hotel
  - Planning and Zoning Commission will consider a site plan (SP18-0011) for the Phase 1 multifamily/carriage house/commercial ready unit component

The site plan depicts necessary setbacks, landscape buffers, and easements. Both landscaping and building elevations are in compliance with the adopted conceptual plans attached to PD-156.

III. ATTACHMENTS

A. Background Information

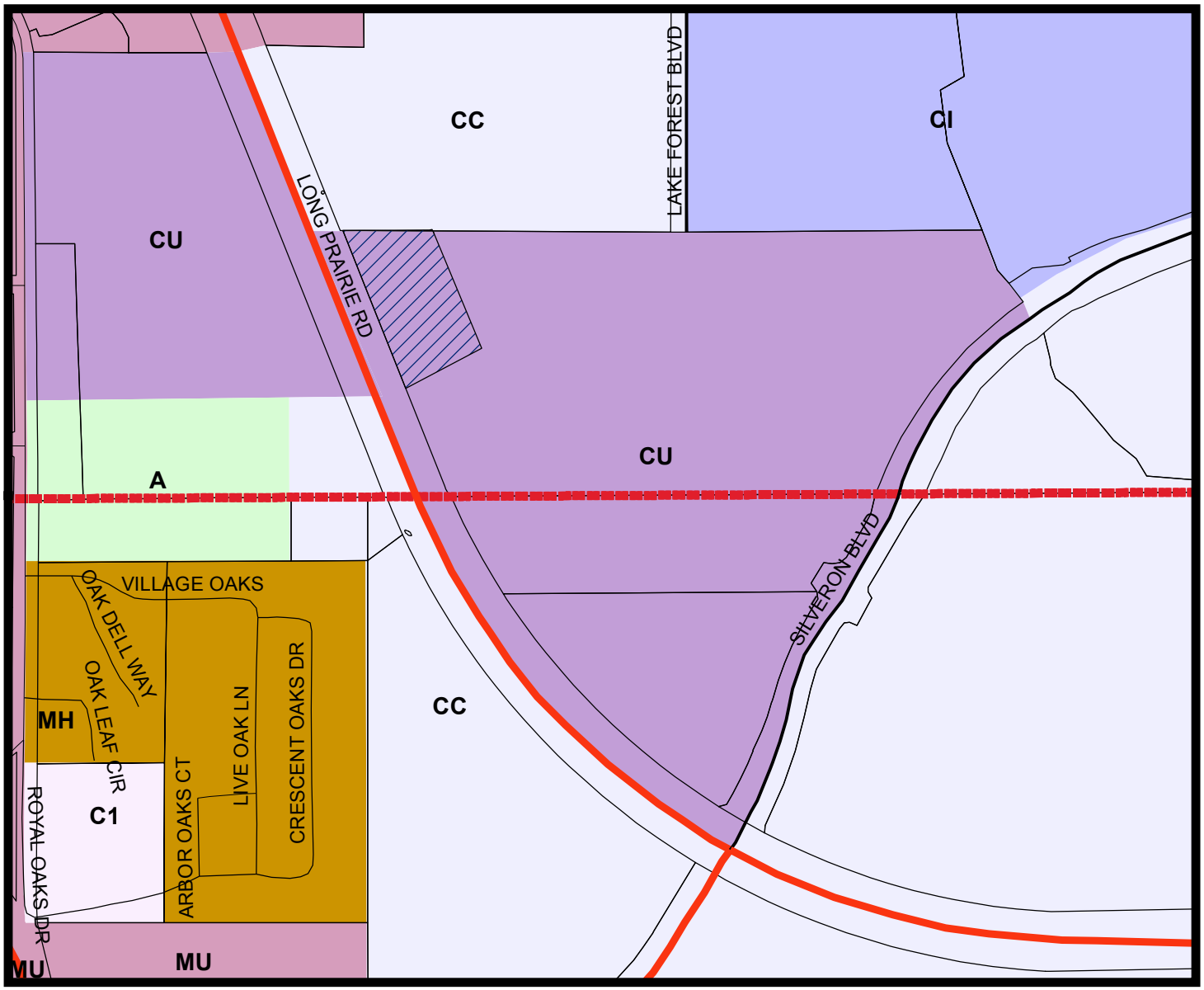
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package

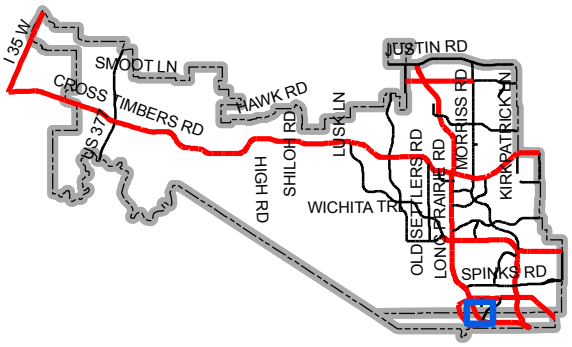
Vicinity Map

Reference Project: SP18-0014



LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Mixed Use
- Mobile Home
- Subject Property



Map Location

0 315 630 1,260 Feet

January 9, 2019

Mr. Richard Brown
Senior Planner
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

Re: ***Letter of Intent***
Record Plat/RC18-0008
The Point Multifamily Phase I Site Plan/SP18-0011
The Point Hotel Site Plan/SP18-0014

Dear Mr. Brown,

This shall serve as our Letter of Intent for a Record Plat and Site Plan for The Point Multifamily Phase I and The Point Hotel Site Plan.

As of the December 18, 2017 approval of entitlements, the approximately 35-acre site is zoned PD-156, which provides for a mix of uses. Per the record plat, the site will consist of five buildable lots and five X-lots comprised of street buffer areas, open space areas, and cross access areas.

The proposed overall development will be in two phases. This submittal constitutes Phase I of the multifamily and includes the private streets as well as 327 multifamily dwelling units and 23 carriage house dwelling units with an aggregate floor area of 420,738 SF. Of the 327 multifamily units, 15 are commercial ready units with a total floor area of 14,474 SF. A separate site plan application for a 43,100 SF, 98-room hotel has also been submitted for review. The combined square footage of commercial or commercial ready space being proposed with Phase I is 57,574 SF.

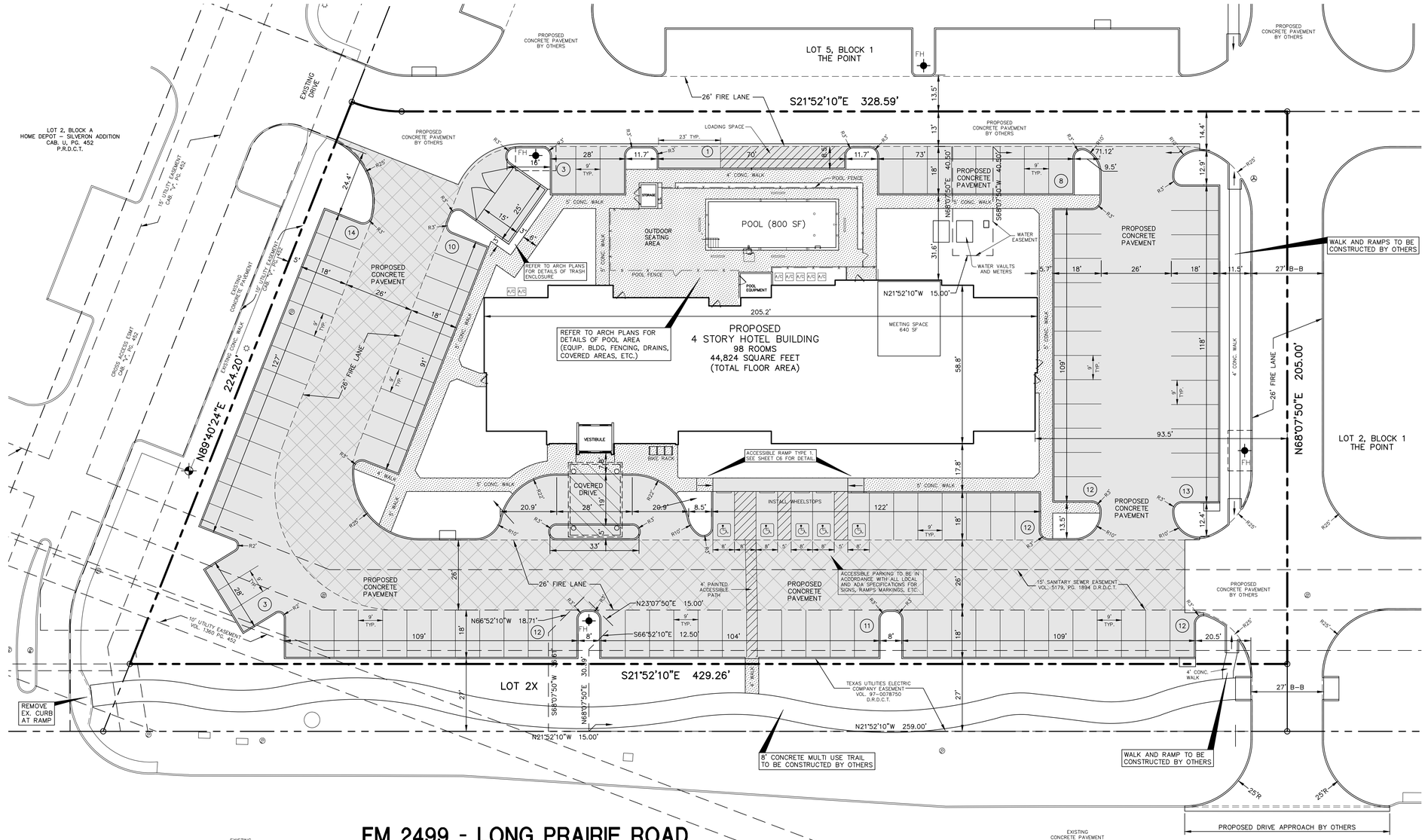
As provided for in the development standards for PD-156, we are requesting three units in Phase I be exempt from section D.4.b. requiring individual entries to private streets due to grading, required build-to-lines, and ADA parking ramps. The approximate 30’ of fall across this portion of the site requires stoops and steps from units to achieve direct access to the mutual access drive. The two non-compliant units in Building 4 are adjacent to required ADA parking ramps, which are 6’ long. The stoops and steps combined are 6.5’ wide. The build-to-lines require the building to be placed no further than 15’ from the parking curb. The combination of 6.5’ wide steps and 6’ long ADA ramp only leaves 2.5’ clear at the top of the ramp, where 4’ is required. The unit in Building 1 is 10’ above existing Silveron Boulevard. The site cannot fit the amount of steps required to bring this unit down to grade and maintain an ADA accessible path north from Silveron, along the mutual access drive. All three units will have balconies for the tenant, but not direct access without walking through the building.

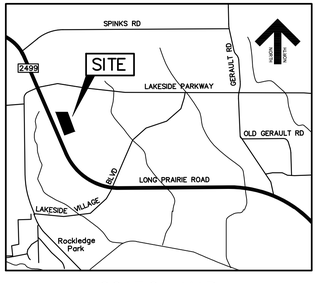
Please feel free to contact me at (972) 770-1343 or jennifer.moore@kimley-horn.com if you have any questions.

Sincerely,



Jennifer Moore, P.E.
Kimley-Horn and Associates, Inc.





LOCATION MAP

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



SCALE: 1" = 20'

0' 20' 40' 60'

GRAPHIC SCALE

SITE DATA TABLE – LOT 1, BLOCK 1		
GROSS SITE AREA	79,727 S.F. (1.8303 AC.)	
NET SITE AREA	79,727 S.F. (1.8303 AC.)	
LONG PRAIRIE ROAD		
ZONING	PD 156	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	HOTEL	
LOT COVERAGE DATA		
• BUILDING COVERAGE	11,206 S.F. (14.06%)	
• IMPERVIOUS AREA	66,276 S.F. (83.13%)	
• PERVIOUS AREA	13,451 S.F. (16.87%)	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
• HOTEL (1/ROOM)	98	111
TOTAL PARKING	98	111
BUILDING DATA		
• BUILDING	4 STORY	
• ROOMS	98	
• FOOTPRINT	11,206 S.F.	
• TOTAL SQUARE FOOTAGE	44,824 S.F.	
• MEETING SPACE	640 SF	
• PEAK HEIGHT	55'-0"	
• MEAN HEIGHT	46'-2"	

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
2. ALL DIMENSIONS SHOWN ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS.
4. ALL HOTEL ROOMS SHALL BE ACCESSED FROM AN INTERNAL CORRIDOR.
5. THE LENGTH FROM THE FACE OF THE WHEEL STOP TO THE EDGE OF THE PARKING SPACE IS 17.5'

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE PARKING AREAS, ROUTES, RAMPS, ETC. SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS).

2. ALL SIDEWALK RAMPS AND/OR CURB RAMPS SHOWN SHALL HAVE A MAXIMUM VERTICAL RISE OF 6" WITH A MAXIMUM RUNNING SLOPE OF 1:12 (8.33%) AND BE CONSTRUCTED IN ACCORDANCE WITH TAS SECTIONS 4.7 AND 4.8.

3. ALL ACCESSIBLE ROUTES (EXCEPT FOR THE SIDEWALK AND CURB RAMPS) SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).

4. ALL ACCESSIBLE PARKING SPACES AND ISLES SHALL HAVE A MAXIMUM SLOPE IN ANY DIRECTION OF 1:50 (2%). REFER TO ARCHITECTURAL PLANS FOR DETAILS OF MARKINGS, SIGNS, ETC.

NOTE:
A. 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.
B. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
C. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
E. 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.

LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE WALK
- PROPOSED FIRE LANE

OWNER:
NEXGEN MANAGEMENT
PO BOX 631924
IRVING,TX 75063
CONTACT: PAUL UPPAL
EMAIL: INFO@NEXGENM.COM
PHONE: 800-395-1376

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

JDJR
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-262-JDJR (5357) Fax 972-262-8868

STATE OF TEXAS
JAMES DEWEY, JR.
61480
REGISTERED
PROFESSIONAL
ENGINEER
1-30-2019

PROJECT:
TRU
BY HILTON GROUP
INTERNATIONAL PARKWAY (FM 2499)
FLOWER MOUND, TEXAS

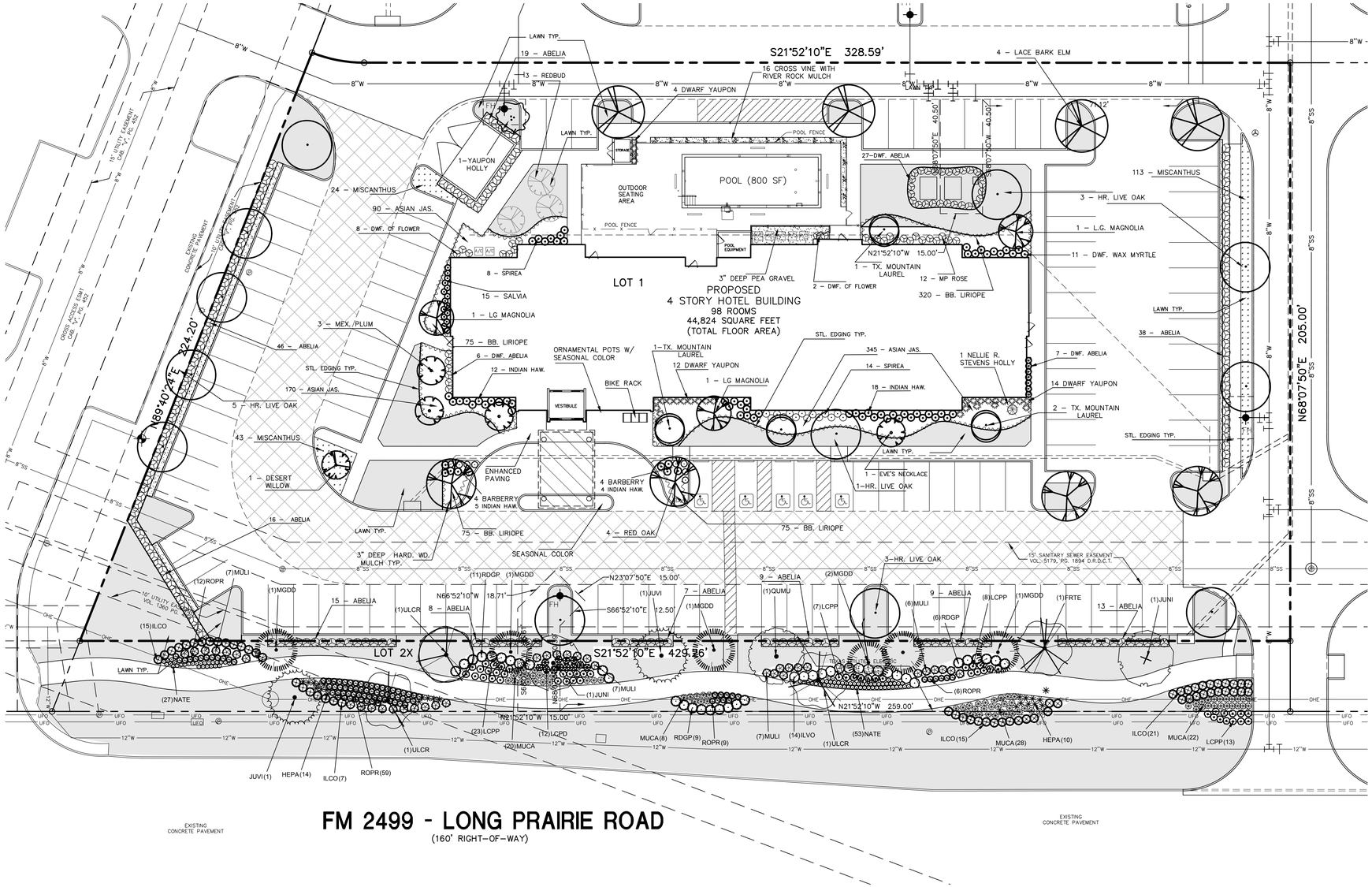
REVISIONS:

DATE	REVISION
9-14-18	CITY COMMENTS
10-11-18	CITY COMMENTS
10-26-18	CITY COMMENTS
11-06-18	BUILDING REVISION
11-12-18	CITY COMMENTS
1-24-19	CITY COMMENTS
1-30-19	CITY COMMENTS

SHEET TITLE
SITE PLAN
THE POINT HOTEL

DATE: JULY 23, 2018
SCALE: 1" = 20'
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
C3 OF **13**
JDJR FILE NO. 1222-1-18

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FM 2499 - LONG PRAIRIE ROAD

(160' RIGHT-OF-WAY)

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

NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

5. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

NOTE: HOTEL DEVELOPER ONLY REQUIRED TO INSTALL LANDSCAPING ON LOT 1. THE DEVELOPER FOR THE POINT SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL LANDSCAPE ON LOT 2X.

NOTE: ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE TO ALL REQUIREMENTS CONTAINED IN PD-156 (ORDINANCE 47-17). THESE REQUIREMENTS ARE DETAILED AND SHOWN ON SHEET L3.

NORTH

SCALE: 1" = 20'

0' 20' 40' 60'

GRAPHIC SCALE

LANDSCAPE LEGEND

PLANTING ON LOT 1

- HIGHRISE LIVE OAK
- LACEBARK ELM
- TEXAS RED OAK
- VITEX
- REDBUD
- LG MAGNOLIA
- DESERT WILLOW
- YAUPON HOLLY
- TX. MOUNTAIN LAUREL
- MEX. PLUM
- JAP. R. MAPLE
- ELAEAGNUS
- SPIREA, CLEYERA, DWF. WAX MYRTLE, INDIAN HAW.
- DWF. CF FLOWER, MP ROSE, FATSIA, DWF. ABELIA
- SALVIA
- CROSS VINE
- ABELIA
- DWARF YAUPON HOLLY
- BARBERRY
- NELLIE R. STEVENS HOLLY
- MISCANTHOUS
- BERMUDA TURF
- HARD. WOOD MULCH TYP.

JDJR
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STATE OF TEXAS
JAMES DEWEY, JR.
61480
LICENSED LANDSCAPE ARCHITECT
12-19-2018

PROJECT:
TRU BY HILTON GROUP
INTERNATIONAL PARKWAY (FM 2499)
FLOWER MOUND, TEXAS

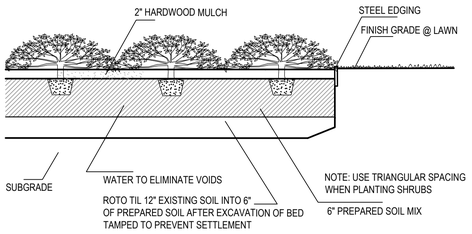
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SHEET TITLE
LANDSCAPE PLAN

DATE: JULY 23, 2018
SCALE: 1" = 20'
DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
L1 OF 3
JDJR FILE NO. 1222-1-18

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GROUND COVER PLANTING DETAIL

NTS

planting notes

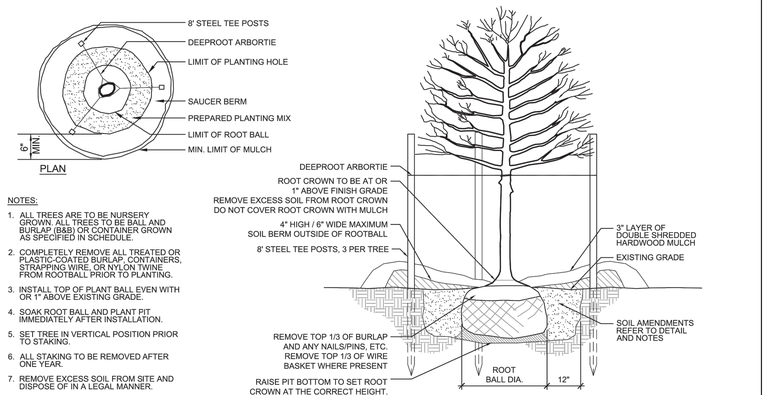
1. USE $\frac{1}{8}$"X4" STEEL EDGING (PAINTED GREEN).
2. USE 4" "GOOD EARTH" OR EQUIVALENT PLANTING MIX FOR BED PREPARATIONS. ROTOTILL BED MIX TO THE DEPTH OF 12" MINIMUM.
3. ALL THE LAWN AREAS TO BE SOLID SODDED BURMUDA GRASS.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER PLANTING OPERATIONS.
5. THE SITE WILL BE IRRIGATED WITH BELOW GRADE AUTOMATIC IRRIGATION SYSTEM WITH RAIN, FREEZE & WIND SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR PARTICULAR TYPE OF PLANT MATERIAL USED.
6. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTANANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

plant schedule

TRU.F.MOU.

QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
TREES				
4	Southern Red Oak	Quercus shumardii'Texana'	3" Caliper	14'-16' ht., 5'-6' sp., full
4	Lace Bark Elm	Ulmus pervifolia sempervirens	3" Caliper	14'-16' ht., 5'-6' sp., full
12	High Rise Live Oak	Quercus virginian 'QVTIA"	3" Caliper	14'-16' ht., 5'-6' sp., full matching.
3	Little Gem Magnolia	Magnolia Grandiflora 'Little gem'	3" Caliper	10 -12' ht., 4-5' sp., full, matching.
SMALL ORNAMENTAL TTREES				
3	Texas Redbud	Cercis canadensis 'Texana"	2" Caliper, 6'-8' ht. full, matching.	
1	Yaupon Holly	Ilex vomitoria	2" Caliper, 6' min. ht.	
1	Eve's Necklace	Sophora affinis	2" Caliper, 5'-6' ht. full.	
3	Crape Myrtle (red)	Lagerstroemia indica	2" Caliper, 8'-10' ht., 4-5' sp., 3-trunk, full matching.	
4	Mexican Plum	Prunus mexicana	2" Caliper, 6'-8' ht., 4-5' sp., full matching.	
3	Texas Mountain Laurel	Sophora secundiflora	2" Caliper, 5'-6' ht. well rooted full matching.	
SHRUBS AND VINES				
180	Abelia	Abelia grandiflora	5 gal. full pot, well rooted, 36" O.C.	
40	Dwf. Abelia	Abelia grandiflora 'Edward Goucher"	3 gal. full pot, well rooted.	
22	Spirea 'Anthony Waterer'	Spirea spp.	3 gal.full pot, well rooted.	
12	Mary Pavie Rose	Rosa spp.	3 gal. full pot, well rooted.	
35	Indian Hawthorn	Raphiolapsis indica	3 gal. full pot, well rooted.	
15	Salvia (Red)	Salvia Greggii	1 gal. full pot, well rooted.	
10	Dwf. Chinese Fringe Flower	Loropetalum chinense 'Nana"	3 gal full pot, well rooted.	
4	Fatsia Japonica	Fatsia japonica	3 gal. full pot, well rooted.	
16	Cross Vine	Bignonia capriolata	3 gal. full pot, well rooted, staked.	
1	Nellie R Stevens Holly	Ilex Nellie R Stevens	5 gal. full pot, well rooted	
30	Dwarf Yaupon Holly	Ilex vomitoria Nana	3 gal. full pot, well rooted.	
8	Barberry	Berberis	3 gal. full pot, well rooted.	
PERENNIALS, GROUNDCOVER, ORNAMENTAL GRASS & LAWN				
570	Bigblue Liriope	Liriope muscari	4" pots, full pot, well rooted, 12" O.C.	
605	Asian Jasmin	Trechelospermum asiaticum	4" pots, full pot, well rooted, 18" O.C.	
40	Miscanthus	Miscanthus 'Adagio'	3 gal. full pot, well rooted, 30" O.C	
	Seasonal Color	eason to determined type	6" pots full, well rooted.	
	Bermudagrass	Cynodon dactylon	HYDROMULCHED.	

ALL TREES AND SHRUBS & GROUND COVERS TO BE CONTAINER GROWN. DO NOT REMOVE THE LEADER TRUNKS FROM TREES.

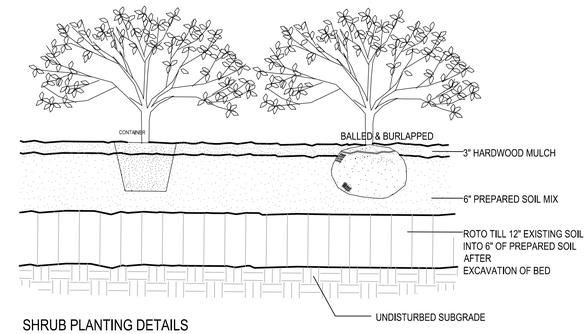


NOTES:

1. ALL TREES ARE TO BE NURSERY GROWN. ALL TREES TO BE BALL AND BURLAP (B&B) OR CONTAINER GROWN AS SPECIFIED IN SCHEDULE.
2. COMPLETELY REMOVE ALL TREATED OR PLASTIC-COATED BURLAP, CONTAINERS, STRAPPING WIRE, OR NYLON TWINE FROM ROOTBALL PRIOR TO PLANTING.
3. INSTALL TOP OF PLANT BALL EVEN WITH OR 1" ABOVE EXISTING GRADE.
4. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
5. SET TREE IN VERTICAL POSITION PRIOR TO STAKING.
6. ALL STAKING TO BE REMOVED AFTER ONE YEAR.
7. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
8. RESEED UNMULCHED, DISTURBED AREAS.
9. DO NOT COVER ROOT CROWN.

TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAILS

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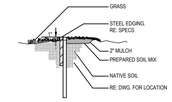
landscape area

TOTAL SITE AREA : 90,580 SF (2.0794 ACRES).

BLDG. FOOT PRINT : 10,375 SF.

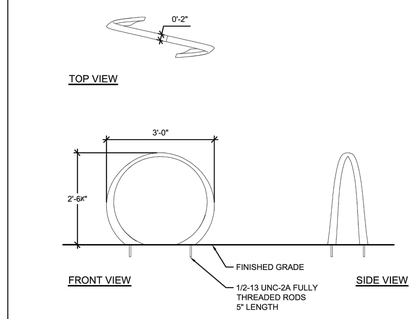
TOTAL OPEN AREA PROVIDED 19,583 SF. (21.62 % OF SITE AREA.)

TOTAL NUMBER OF PARKING SPACES PROVIED : 112.



STEEL EDGING DETAIL

NTS





SPECIFICATIONS:

MANUFACTURER
LANDSCAPE FORMS

PRODUCT
35 COLLECTION; LOOP BIKE RACK EMBEDDED

COLOR
TITANIUM POWDER COAT

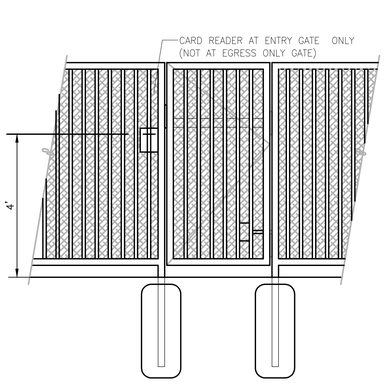
CONTACT INFORMATION:
LANDSCAPE FORMS
LARA MOFFAT
P: 269.337.1309

NOTE:
1. REFER TO MATERIAL PLAN FOR LOCATION.
2. INSTALL BIKE RACK PER MANUFACTURER'S DETAILS AND SPECIFICATIONS.

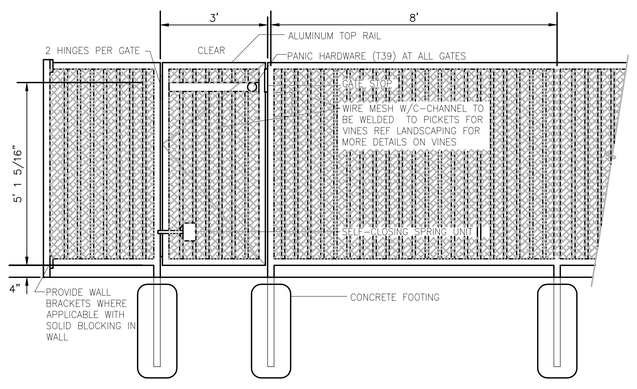
3 L4-09 BIKE RACK

PLAN, ELEVATION

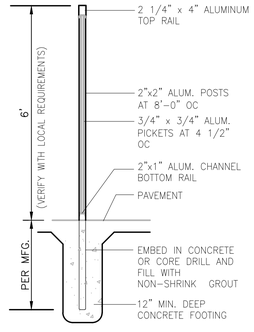
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ELEVATION FROM OUTSIDE



ELEVATION FROM INSIDE

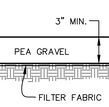


SECTION A

POOL FENCE DETAIL

1/2" = 1'-0"

E4



PEA GRAVEL DETAIL

NOT TO SCALE

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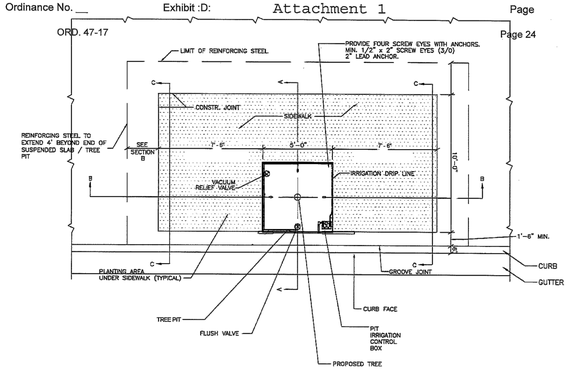
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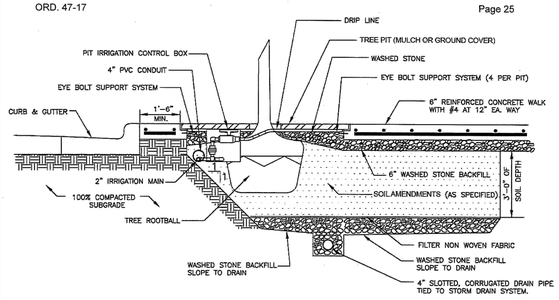
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SHEET TITLE
PLANTING DETAILS

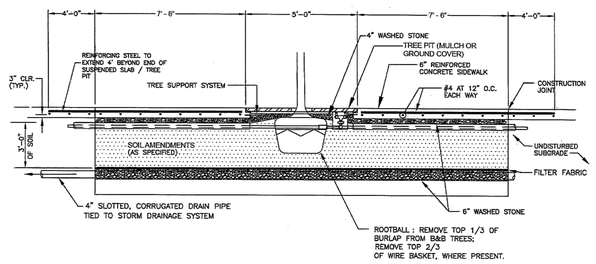
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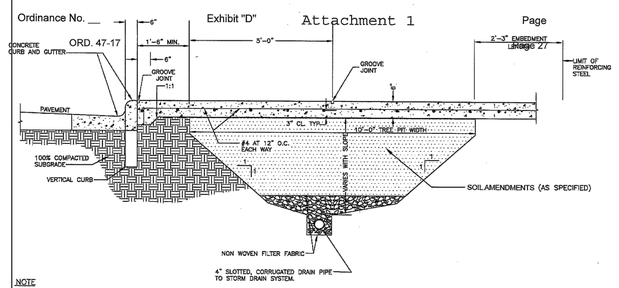




SECTION A



SECTION B



NOTE

A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREET.

SECTION C

Attachment 3

1. Tree Planting Requirements.
   a. For all street trees, as well as any tree that is bound on all sides by concrete or other nonpermeable surface, planting techniques shall be required as provided on Attachment 1.
   b. Each street tree shall have a soil volume of 600 cubic feet.
   c. For large maturing street trees, the tree well size shall range from 5ft x 9ft (45sqft) to 6ft x 8ft (48sqft).
   d. For medium/small maturing street trees, the tree well size shall be a minimum of 5ft x 5ft (25sqft).
   e. Each parking lot tree shall have a landscape area of a minimum of 250 sf for large maturing trees and 150sf for medium/small maturing trees.

2. Amended Soils
   a. The Amended Soils requirement may be met in one of the following ways:
      i. Preparing the existing soil as follows:
         1. Tree planting areas by tilling to a depth of 18", and adding amended soils.
         2. Shrub planting areas by tilling to a depth of 12", and adding amended soils.
         3. Seed/sod areas by tilling to a depth of 6", and adding amended soils.
         4. The options listed above may also require the removal of some existing soil along with other mitigation work and soil amendments to improve soil structure.
      ii. Removing all existing soil from a required planting area and replacing it with new soil and other soil amendments.
   b. Amended Soils requirements may be waived by the Parks, Trails and Landscape Specialist, the Environmental Review Analyst, and other designees of the Town's Environmental Services division.

3. Determination of Amended Soils requirements will be based on soil testing to verify the quality of existing soil, Amended Soil and other soil amendments. Staff will inspect soil at the time of planting bed preparation and make recommendations based on soil test results to determine required soil amendments.
   a. Soil composition shall be consistent with sandy loam to loam soil properties.
   b. Amended soil shall have an acidity range of pH 5.5 to 7.0.
   c. To achieve the sandy loam to loam properties, soil amendments as described in Attachment 2 may be used.

4. Amended Soil requirements shall have uniform composition throughout, with a mixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. It shall contain no man-made materials unless otherwise specified. Amended soil shall not be used while in a frozen or muddy condition.

MATERIALS

A. TOPSOIL
1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH
SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME
SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND
SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

E. SULFUR
SULFUR SHALL BE A COMMERCIALLY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM
GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS
SHALL BE ADDED AS REQUIRED BY SOILS TEST .

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER
TO MEET FED. SPECIFICATION O-F-241 TYPE I GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:
1. FOR TREES
   ANUTRI-PAK
   JRP INTN=L. INC.
   17 FOREST AVENUE
   FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
   3 NITROGEN
   1 PHOSPHORIC ACID
   2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT
1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE
1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS
DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

SOIL AMENDMENTS

JDJR
ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527
ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-262-JDJR (5357) Fax 972-262-8868

STATE OF TEXAS
JAMES DEWEY, JR.
61480
LICENSED PROFESSIONAL ENGINEER
11-12-2018

PROJECT:
TRU
BY HILTON GROUP
INTERNATIONAL PARKWAY (FM 2499)
FLOWER MOUND, TEXAS

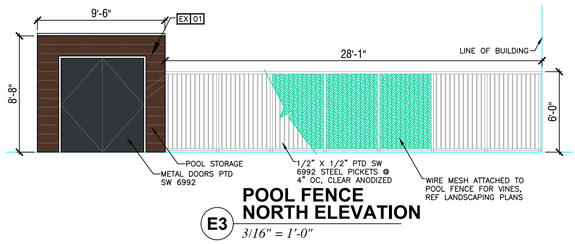
REVISIONS:

DATE	REVISION
9-14-18	CITY COMMENTS
10-11-18	CITY COMMENTS
10-26-18	CITY COMMENTS
11-06-18	BUILDING REVISION
11-12-18	CITY COMMENTS

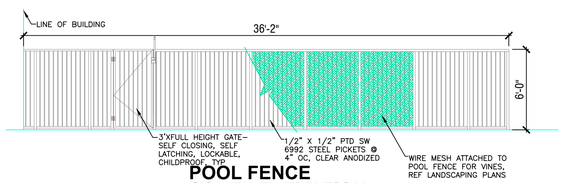
SHEET TITLE
PLANTING DETAILS PD-156 REQUIREMENTS

DATE: JULY 23, 2018
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DRAWN BY: SAS
CHECKED BY: JDJR
SHEET NO.
L3 OF 3
JDJR FILE NO. 1222-1-18

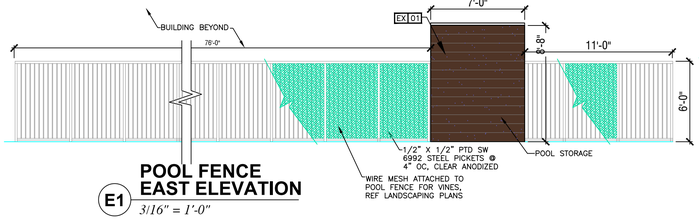
H:\JDJRproj\2018\1222 Nexgen Management - Paul Lipps\1222-1-18 Tru by Hilton - Intl Parkway - Flower Mound TX\Civil\1222-1-18 CIVILS 3 plr.dwg, 11/14/2018 11:45:13 AM, DWG To PDF.pc3



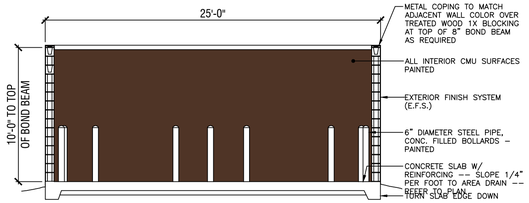
E3 POOL FENCE NORTH ELEVATION
3/16" = 1'-0"



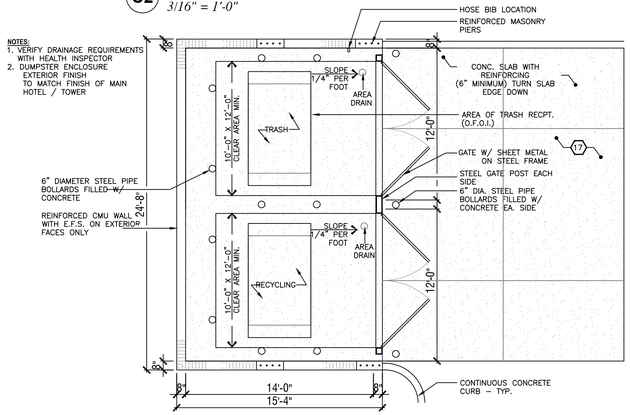
E2 POOL FENCE SOUTH ELEVATION
3/16" = 1'-0"



E1 POOL FENCE EAST ELEVATION
3/16" = 1'-0"



C2 INSIDE SECTION
3/16" = 1'-0"



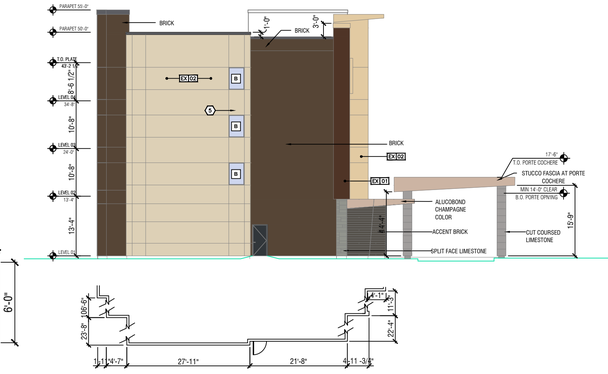
C1 DUMPSTER ENCLOSURE PLAN
3/16" = 1'-0"

	Material	North	South	East	West
1.	**Total Facade** S.F.	3138.3 S.F.	3186.7570 S.F.	10760.3049 S.F.	10676.6311 S.F.
2.	**Facade** S.F. (exclusive of doors and windows)	3062.5 S.F.	3085.2848 S.F.	8062.5572 S.F.	7921.3558 S.F.
3.	**Doors and Windows** S.F.	75.8 S.F.	101.4722 S.F.	2697.7477 S.F.	2755.2753 S.F.
4.	**Primary Masonry**	3039.5 S.F. and 99.25 % of 2	3071.28 S.F. and 99.55 % of 2	8062.5 S.F. and 100 % of 2	7067.05 S.F. and 89.22 % of 2
	Split Face Limestone S.F.	30 S.F. and 0.98 % of 2	244 S.F. and 7.92 % of 2		845 S.F. and 10.67 % of 2
	Brick	1112 S.F. and 36.31 % of 2	1490 S.F. and 48.3 % of 2	3671 S.F. and 45.54 % of 2	2453 S.F. and 30.96 % of 2
	Accent Brick	95 S.F. and 3.10% of 2	44.28 S.F. and 1.42 % of 2		169 S.F. and 2.15 % of 2
	Stucco	1802.5 S.F. and 58.86 % of 2	1293 S.F. and 41.91 % of 2	4391.5 S.F. and 54.46 % of 2	3600.05 S.F. and 45.44 % of 2
5.	**Secondary Masonry**	0 S.F. and 0 % of 2	0 S.F. and 0 % of 2	0 S.F. and 0 % of 2	0 S.F. and 0 % of 2
		NO SECONDARY MASONRY IS BEING PROPOSED			
6.	**Other Materials**	23 S.F. and 0.75 % of 2	14 S.F. and 0.45% of 2	0 S.F. and 0 % of 2	779 S.F. and 9.83 % of 2
	Cementitous Panel				75.3 S.F. and 0.95 % of 2
	Alucobond Champagne Color	23 S.F. and 0.75 % of 2	14 S.F. and 0.45% of 2		854.3 S.F. and 10.78 % of 2
7.	**Porte Cochere Materials**				
	Cut Coursed Limestone	60 S.F.	60 S.F.		62 S.F.
	Stucco Fascia at Porte Cochere	86 S.F.	86 S.F.		53 S.F.

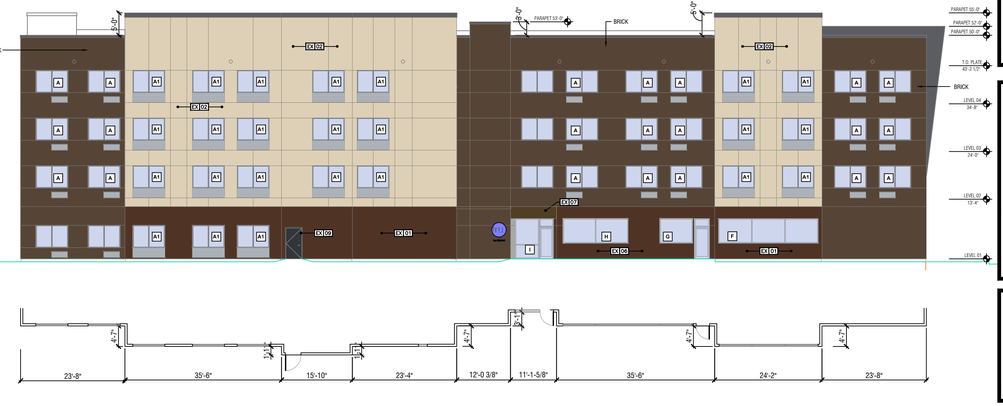
Material Legend			
	MATERIAL & MANUFACTURER	SERIES & COLOR	NOTES
EX–01	**DRYVIT SYSTEMS**	SW 6069 French Roast	
EX–02	**DRYVIT SYSTEMS**	SW 9119 DIrty Martini	
EX–03	**DRYVIT SYSTEMS**	SW 7042 Shoji White	
EX–04	**DRYVIT SYSTEMS**	SW 6164 Svelte Sage	
EX–07	**High Pressure Laminate Panel**	Dark FInish	
EX–08	**High Pressure Laminate Panel**	Light Finish	
EX–09	**Benjamin Moore Ext Paint**	1596 Nightfall / High Gloss Finish	
	CUT COARSE LIMESTONE	70 Charcoal Blue Lueders Bush Hammer Stone	Aguado Stone Inc.
	BRICK	Union Heights Heritage Texture #8002242	Acme Brick Texas Clay B Plant
	ACCENT BRICK	Hensley Gray Velour Texture #810128	Acme Brick Texas Clay B Plant
	SPLIT FACED LIMESTONE	128 Loon River Limestone Tuscan chop stone	Aguado Stone Inc.
	STUCCO FASCIA @ PORTE COCHERE	SW 0056 Classic Sand	

GENERAL NOTES:

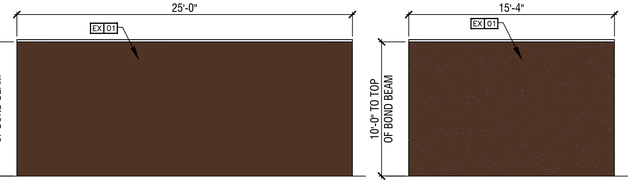
ALL ELECTRICAL PANELS, GUTTERS, AND DOWNSPOUTS TO COMPLEMENT TO COLOR OF THE BUILDING.



B1 NORTH ELEVATION
SCALE : 1/16"=1'–0"

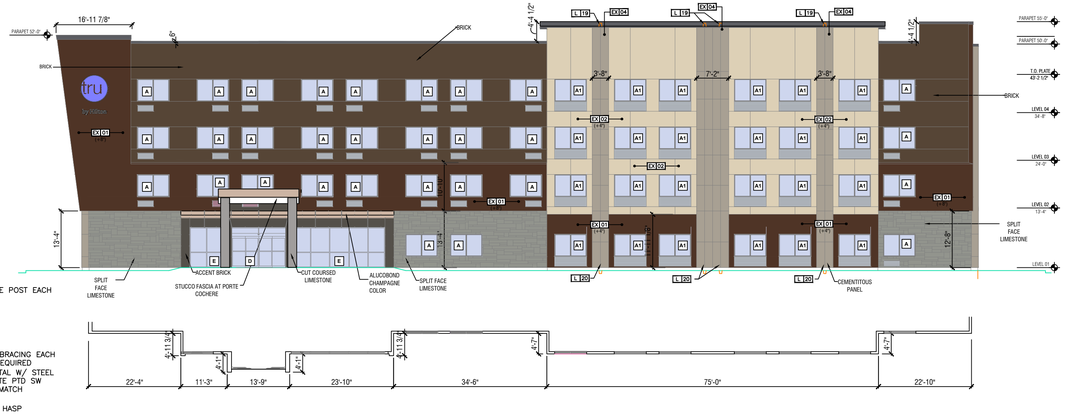


B2 EAST ELEVATION
SCALE : 1/16"=1'–0"

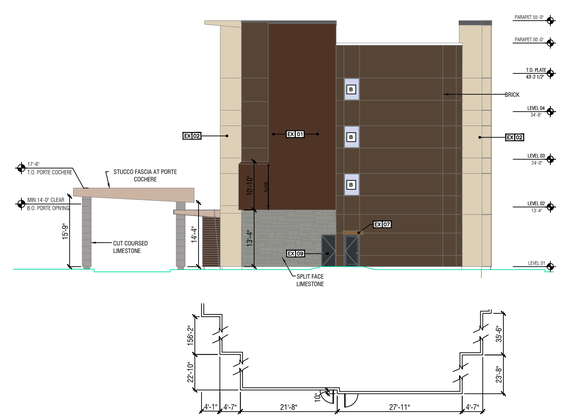


D4 BACK ELEVATION
3/16" = 1'-0"

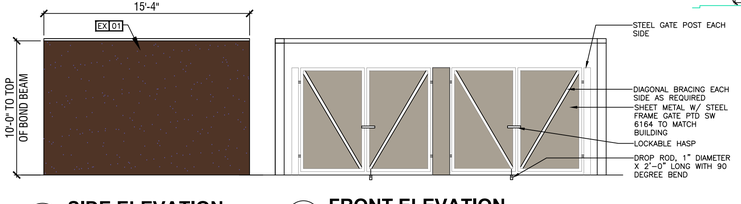
D3 SIDE ELEVATION
3/16" = 1'-0"



A1 WEST ELEVATION
SCALE : 1/16"=1'–0"



A2 SOUTH ELEVATION
SCALE : 1/16"=1'–0"



D2 SIDE ELEVATION
3/16" = 1'-0"

D1 FRONT ELEVATION
3/16" = 1'-0"

jrk DESIGN
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Ste 105
Fort Worth, TX. 76116
phone. 817.680.5921
www.jrkdesign.us

tru by HILTON™

NORTH AMERICAN PROTOTYPE
VERSION: 2.0

Nexgen Management
Irving, TX

Architect:
Randal Z. Kelly
randy.kelly@jrkdesign.us
Project Manager:
John Ruckle
john.ruckle@jrkdesign.us

Revisions

tru by Hilton
Flower Mound, TX
REVIEW
JAN. 24, 2019
TX-18125

sheet description
ELEVATIONS - DUMPSTER AND POOL FENCING
sheet number
A1.01

10/19/2018

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: February 11, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0007 - Watermere at Flower Mound) from Agricultural District (A) to Planned Development District-167 (PD-167) with age-restricted, high-density residential and Office District (O) uses, and with certain modifications and exceptions to the Code of Ordinances. The property generally located south of Dixon Lane 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 exceptions 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 15.75 acres in order to create a planned development district with two tracts and specific use standards:

- Tract 1-Approximatley 3.45 acres for Office District (O) uses.
- Tract 2-Approximately 12.3 acres to be developed with age-restricted, high-density residential use in compliance with provisions listed within Ordinance No. 07-17 for Senior Housing.

The property is zoned for Agricultural District (A) uses and master-planned for Office. It should be noted that Senior Housing does not require a Master Plan Amendment (see below), but does require zoning.

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. 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 use 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 northern portion of overlay boundary:



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.”

As noted above, the site will consist of two tracts with the conceptual site plan providing for the following:

- Tract 1
  - Three two-story office buildings
  - Three amenity areas

- Tract 2
  - Senior housing provided in multiple buildings:
    - One three-story building (Building A) with 210 units
    - Four one-story out-buildings (Buildings B-E), with aggregate density of 14 units.
    - Courtyards with supporting amenities. Other indoor and outdoor amenities include a clubhouse with game room, lounge area, kitchen and dining, salon, dog park, landscaped resident pathways, and covered parking areas.
    - Detached covered pool building
    - Resident access to amenitized off-site retention pond

The conceptual landscape plan provides for required landscape buffers along Dixon Lane (Tract 1) and the future Whyburn Drive (both Tract 1 and Tract 2). The unified design theme, driven by the design features for the senior housing, are structures that

for the most part consist of 100 percent primary masonry and meet the Town's Urban Design Plan. As the Town has not established a parking ratio for senior housing, a parking study has been prepared by the applicant, based in part on other senior housing projects developed and managed by this group. As a result of the analysis, a ratio of 1.2 spaces for each unit will be established; 269 spaces required, and 300 provided.

Access to the property involves a 'phasing' of improvements:

A proposed 60-foot-wide road (Whyburn Drive) along the site's eastern boundary will be provided (by dedication at record plat), connecting Dixon Lane with FM 2499. The applicant will be dedicating their portion of frontage along the eastern property line. Future development of adjacent properties will require dedication to complete the connectivity to FM 2499.

- As Tract 1 will develop at a future date, access to the senior housing (Tract 2) will be along the to-be-dedicated/improved portion of the future Whyburn Drive as well as a temporary connection, thru Tract 1, to Dixon Lane.

- At the time Tract 1 develops, cross access to/from the senior housing tract will remain, however will be enhanced by a second drive approach along Whyburn Drive.

- At buildout of both tracts, there will be three points of ingress/egress along Whyburn Drive and one point along Dixon Lane.

Surrounding land use consists of Valley Creek Church to the west, predominately undeveloped property to the north, across Dixon Lane, transitioning eastward along the right-of-way to Dixon Park. The balance of the site's eastern and southern adjacency is undeveloped.

III. REQUESTED MODIFICATIONS

With respect to Tract 1, the applicant is requesting one modification to the minimum and maximum dimensional regulations for the Office District (O).

Development Standard	Required Office District	Proposed (PD-167) Tract 1
Minimum Lot Area	No minimum	No minimum
Minimum Lot Width	No minimum	No minimum
Minimum Front Yard	No minimum	No minimum
Minimum Rear Yard	15 feet	10 feet
Minimum Side Yard	No minimum	No minimum
Maximum Lot Coverage	50%	50%
Maximum Floor Area Ratio	1:1	1:1
Maximum Height	3/35 feet	3/35 feet

With respect to Tract 2, the applicant is requesting certain modifications to the minimum and maximum dimensional regulations for the Multifamily District (MF) and certain exceptions to the Town standards.

Development Standard	Required Multifamily District	Proposed (PD-167) Tract 2
Minimum Lot Area	2,800 sf	N/A
Minimum Lot Width	60 feet	60 feet
Minimum Front Yard	25 feet	15 feet
Minimum Rear Yard	20 feet	10 feet (see Exception)
Minimum Side Yard	10 feet	10 feet
Maximum Lot Coverage	40%	40%
Minimum Floor Area	700 sf	600 sf w/average of 850 sf
Maximum Height	3/35 feet	3/45 feet

A. Exception to Section 82-302, Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan.

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.

Tract 2's southern property line abuts property that is zoned an Agricultural District (A), which is considered a residential zoning district. The attached conceptual landscape plan provides for a ten-foot-wide landscape buffer consisting of a solid landscape hedge and fencing, exclusive of a pedestrian gate so as residents may access the required off-site retention pond improvements.

B. Exception to Section 82-303, Compatibility Setback

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 on the property to the south requires a compatibility setback.

The applicant is proposing both one story (60 feet required/ten feet provided) and three-story (205 feet required/75 feet provided) senior housing structures along its southern property line.

Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation for each of the requested exceptions. In summary, staff has no concerns with either of the requested exceptions.

On August 2, 2018, the Parks Board recommended approval to Town Council that cash, in the amount of $948,326.40 be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of $310,912.00 for the subject project. The item will be forwarded to the Town Council for consideration at the same time as this zoning request.

As provided for in Ordinance No. 07-17 for Senior Housing:

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.

A development agreement that provides for the mechanism for potential exemption of the above referenced parkland dedication and park development fees will be considered by Town Council. Anticipated amenities that would qualify for consideration of this provision may be found within Paragraph E of the proposed development standards [Attachment B(2)].

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 1 correspondence in support and 0 correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

III. ATTACHMENTS

A. Background Information

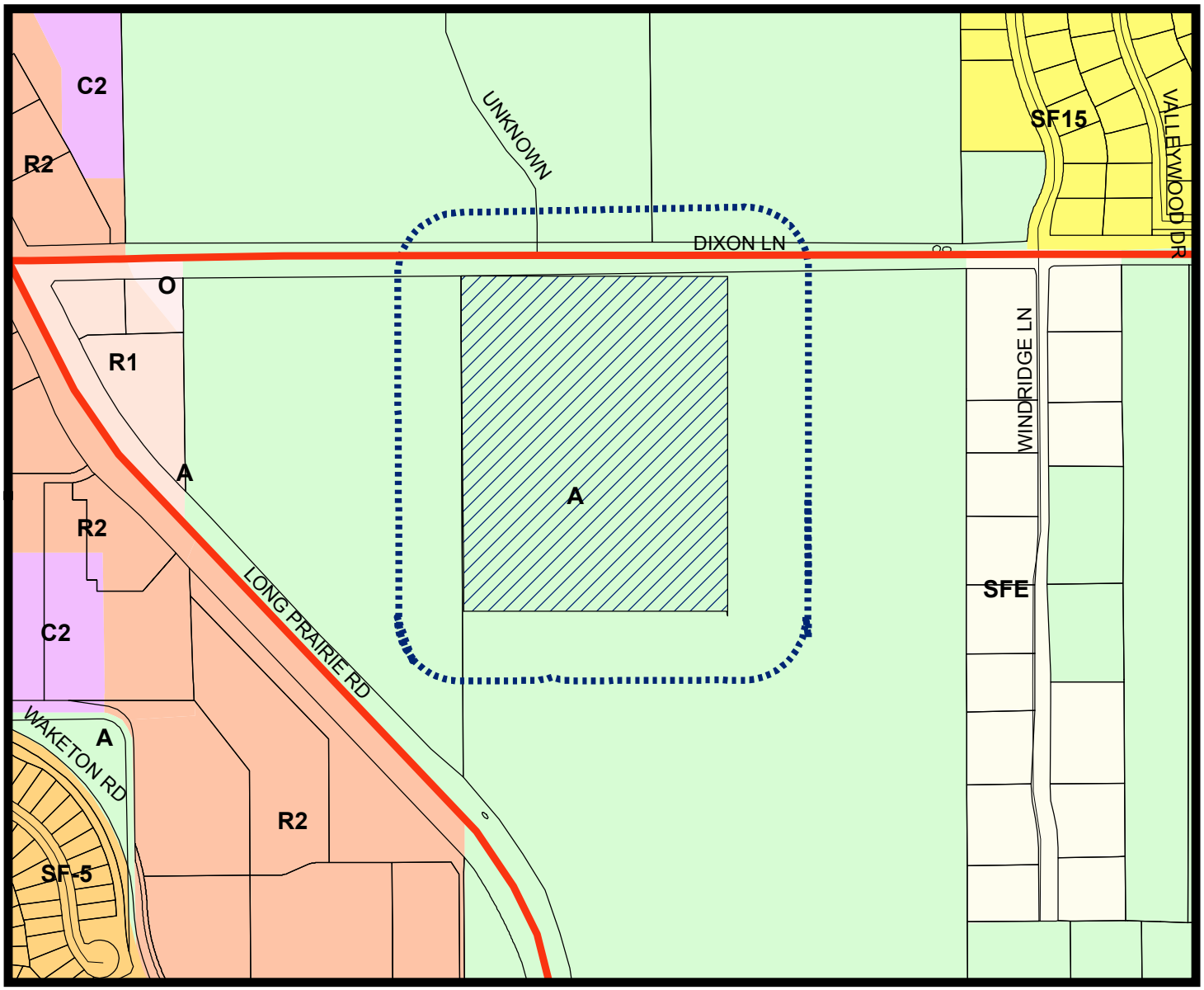
1. Vicinity Map
2. Letter of Intent
3. Parking Study

B. Application Details

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

Vicinity Map

Reference Project: ZPD18-0007



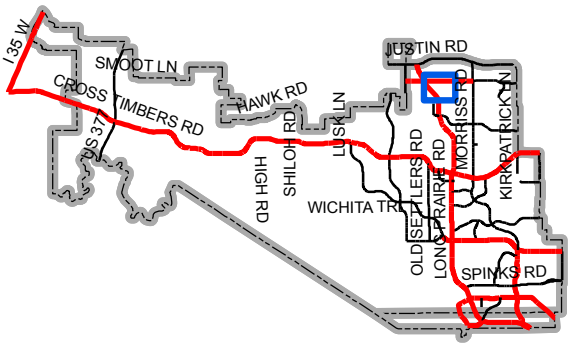
LEGEND

Agriculture | Commercial 2 | Office | Retail 1 | Retail 2

Single Family 5 | Single Family 15 | Single Family Estate

Subject Property

200 ft Notification Buffer around Property



Map Location

0 375 750 1,500 Feet

INTEGRATED
SENIOR
LIFESTYLES

January 31, 2019

Mr. Richard Brown
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: Zoning change request
Watermere of Flower Mound senior independent living community
Letter of Intent: ZPD18-0007

Mr. Brown:

Please accept this letter as a brief summary of our zoning change request and related items. As you know, in March 2017 the Town Council amended the Land Use Plan to create a Senior Housing Overlay District in order to attract quality age restricted senior independent living. As a direct result of that overlay district, the Applicant is proposing to rezone a 3.45 acre tract to Office District and a 12.30 acre parcel to Multifamily District in order to provide a high quality, age-restricted, independent living senior housing community consistent with the intent of that Ordinance No. 07-17, as outlined by the following excerpts from Exhibit A to the Ordinance:

Senior Housing is defined as high quality retirement living or active living residential facility designed for persons 55 years of age or older.

- This use includes age-restricted, for-rent multi-family 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 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.

Our community will be known as Watermere at Flower Mound. It will consist of a main three story building with 210 units, and four single story villa/townhome buildings with 3 or 4 units each, for a total of 14 villa units, for a total of 224 units as currently planned. The individual residential units will range in size from 700 sq ft to 1800 sq ft.

PROPOSED ZONING:

The purpose of this application is to request a zoning change to a Planned Development for two

distinct tracts as follows:

a.) We are proposing to rezone Tract 2 (as shown on the PD Site Plan) to Multi-family in order to provide the aforementioned high quality, age-restricted, independent living consistent with the intent of Ordinance No. 07-17.
    a. Tract 2 is 12.3 acres which consists of approximately 10.88 acres for the senior housing community and 1.42 acres of right-of-way to be dedicated at platting for the construction of Whyburn Drive.

b.) We are proposing to rezone Tract 1 to Office District.
    a. Tract 1 is 3.45 acres.
    b. The office tract is for zoning-only at this time and no construction is planned at this time.

c.) The existing zoning of Tract 1 and 2 is Agricultural District.

d.) The construction of the senior independent living community, and construction of a partial section of the northern portion of Whyburn Drive directly abutting both the 10.88 acres and the 3.45 acres, will be built in one phase.

Development standards have been jointly drafted and agreed to with Town staff for this PD. Additional permitted uses have been included with the PD such as garages and carports/covered parking. The standards also establish the minimum unit size of 600 square feet and an average unit size of 850 square feet. The maximum number of units is 240, which equates to 22.06 units/acre. Currently, only 224 units are planned, or 20.60 units/acre. We have willingly agreed to provide certain site amenities as part of this PD, and those are outlined in detail in the development standards.

EXCEPTIONS:

We are only requesting one exception to Tract 2: to have Section 82-302 and 82-303, Compatibility Buffer and Compatibility Setback, respectively, not apply on the southern property line. This buffer and setback does not apply to the other 3 sides of Tract 2, however, the land on the southern property line is vacant and currently zoned agricultural, which by default of the agricultural zoning (i.e. no zoning), triggers the application of these two sections.

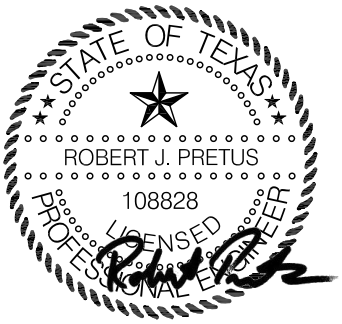
As you can see by the site plan, both we the applicant and the surrounding landowner to the north and the south (Whyburn family) plan to use an extensive portion of this land to the immediate south of Tract 2 as the location for the regional retention pond serving all the land west of the proposed Whyburn Drive. As part of our agreed to amenity package, we will also build a walking trail around the retention pond, so it seems counter-productive to impose an artificial setback/buffer requirement alongside land used for a retention pond as well as effectively on our senior residents to access what will be one of their favorite amenities.

In addition, because of the immediate proximity to FM 2499 of this ideally sized 5 acres of southerly vacant land (and with a retention pond already in place), it is likely to be zoned for commercial, retail or office use, and if so, then these buffer and setback sections would not apply. Please also note the Whyburn family/current landowner of this vacant land supports our request for this exception.

Watermere at Flower Mound

Parking Study

Prepared by Robert J. Pretus, P.E. #108828



Summary:

Watermere at Flower Mound is a proposed Senior Housing community located on a 10.88 acre Parcel that is Southeast of the intersection of Long Prairie Rd and Dixon Lane. The community will include 224 residential units, 271 required parking spaces and 300 total parking spaces. The Conceptual Site Plan is provided as reference to this study.

Parking Requirements:

The Town of Flower Mound does not have parking requirements for a Multifamily Senior Housing Facility within their current parking requirements. We are providing parking information for similar senior housing projects completed by the Developer located in the Dallas/ Fort Worth Metroplex and in other parts of Texas. Five projects ranging from 128 residential units to 221 residential units have been used to help determine a standard parking ratio for senior housing that can be used on the proposed project.

The table below summarizes the 5 projects and the proposed standard:

Project Name	Location	Parking Required	# of Units	Parking Ratio
Watercrest at Mansfield	Mansfield, TX	207	211	0.98
Hometowne at Garland	Garland, TX	178	146	1.22
Hometowne on Wayside	Houston, TX	127	128	0.99
Kingwood Senior Living	Houston, TX	157	150	1.05
Watercrest at Pearland	Pearland, TX	237	221	1.07
		906	856	**1.06**
Proposed Watermere at Flower Mound	Flower Mound, TX	271	224	**1.20**

Conclusion:

The Watermere at Flower Mound parking ratio of 1.20 spaces per unit is above the average 1.06 spaces per unit for similar senior housing independent living projects and will provide more than adequate parking for the 224 residential units at Watermere.

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NOTES:

1. ALL INNER TURN RADII OF FIRE LANES MEASURED TO BE 25' TO THE FACE OF THE CURB.

2. REGIONAL POND TO SERVE LOTS1-4, BLOCK A.
   VOLUME REQUIRED: ±6.54 AC-FT
   VOLUME PROVIDED: ±6.55 AC-FT
   TOP OF BANK: ±603.5
   100-YEAR WSEL: ±602.5
   NORMAL POOL ELEVATION: ±599.0

3. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THE DEVELOPMENT

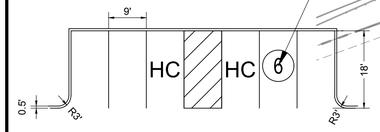
4. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

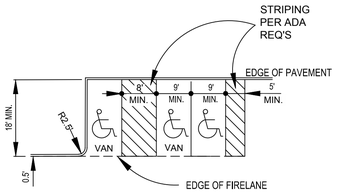
6. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

7. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

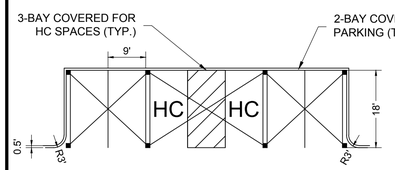
8. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



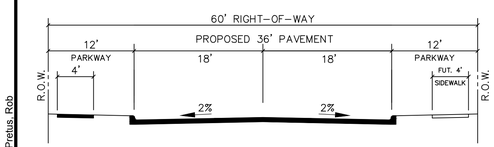
TYPICAL SURFACE PARKING SPACE LAYOUT



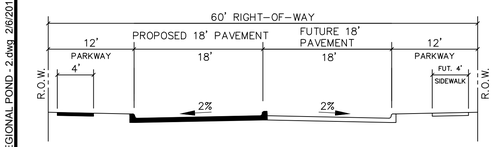
TYPICAL HANDICAP SPACE LAYOUT



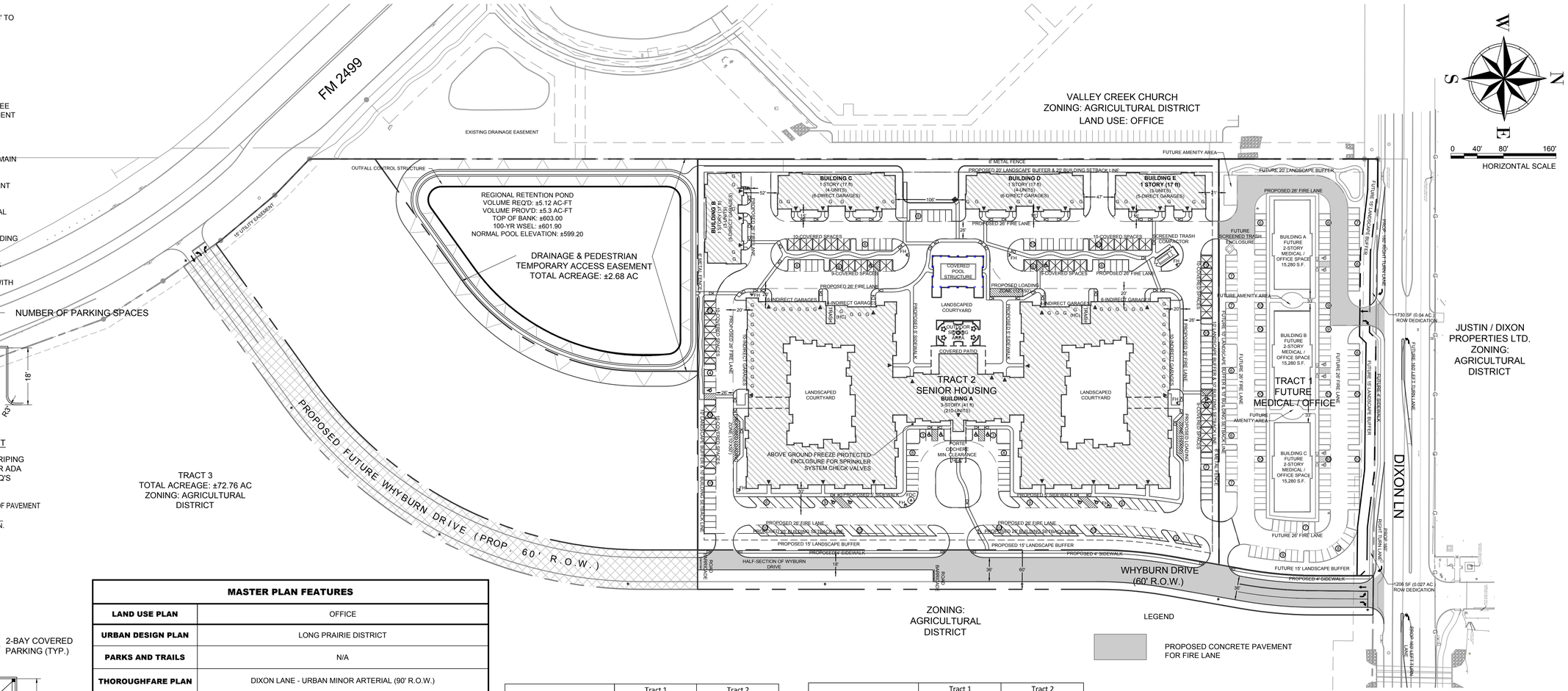
TYPICAL COVERED PARKING SPACE LAYOUT



FULL SECTION WHYBURN DRIVE
LOCAL COMMERCIAL



HALF SECTION WHYBURN DRIVE
LOCAL COMMERCIAL



LEGEND

PROPOSED CONCRETE PAVEMENT FOR FIRE LANE

MASTER PLAN FEATURES	
LAND USE PLAN	OFFICE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	N/A
THOROUGHFARE PLAN	DIXON LANE - URBAN MINOR ARTERIAL (90' R.O.W.)
WATER PLAN	LONG PRAIRIE DISTRICT - THERE IS CURRENTLY NO WATER TO THE PROPERTY. PROPOSED 12" WATER LINE FROM FM 2499 TO SITE.
WASTEWATER PLAN	LONG PRAIRIE DISTRICT - 12" WASTEWATER ALONG FM. 2499. PROPOSED 8" WASTE WATER FROM FM. 2499 TO SITE.

Existing Zoning Standard	Tract 1 Agricultural District	Tract 2 Agricultural District
Minimum Lot Area	87,120 SF	87,120 SF
Minimum Lot Width	200 ft.	200 ft.
Minimum Floor Area	1,800 SF	1,800 SF
Minimum Front Yard	40 ft.	40 ft.
Minimum Side Yard	25 ft.	25 ft.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	25%	25%
Max Height (Stories/Ft.)	3 / 35 ft.	3 / 35 ft.
Maximum Floor Area Ratio	None	None

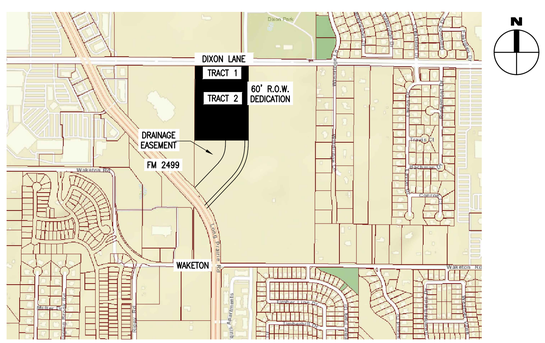
Proposed Zoning Standard	Tract 1 Office District	Tract 2 Multifamily District
Minimum Lot Area	None	N/A
Minimum Lot Width	None	60 ft.
Minimum Floor Area	None	SEE PD 167
Minimum Front Yard	None	15 ft.
Minimum Side Yard	None	10 ft.
Minimum Rear Yard	15 ft.	10 ft.
Maximum Lot Coverage	40%	40%
Max Height (Stories/Ft.)	3 / 35 ft.	3 / 45 ft.
Maximum Floor Area Ratio	1 : 1	No Maximum

SITE AREA CALCULATIONS - Tract 2 (Senior Housing)	
HEIGHT	3 STORIES
TOTAL LOT AREA (ACRES)	12.3
TOTAL LOT AREA	535,788 S.F.
ROW DEDICATION (WHYBURN DRIVE)	61,855.2 SF (1.42 AC)
REMAINING LOT AREA (ACRES)	10.88
TOTAL IMPERVIOUS COVERAGE	292,992 S.F. (61.8%)
TOTAL BUILDING COVERAGE	149,840 SF (31.6%)
TOTAL PAVING (PARKING & DRIVE AREA)	143,152 S.F. (30.2%)
TOTAL OPEN SPACE	188,728 S.F. (40.0%)
Note: 10.88 ac USED FOR SITE CALCULATIONS	

SITE AREA CALCULATIONS - Tract 1 (Office / Medical)	
HEIGHT	2 STORIES
TOTAL LOT AREA (ACRES)	3.45
TOTAL LOT AREA	150,282 S.F.
ROW DEDICATION (DIXON LANE)	2,918.5 S.F. (0.067 AC)
REMAINING LOT AREA (ACRES)	3.38
TOTAL IMPERVIOUS COVERAGE	98,969 S.F. (67.1%)
TOTAL BUILDING COVERAGE	22,917 SF (15.5%)
TOTAL PAVING (PARKING & DRIVE AREA)	76,052 S.F. (50.6%)
TOTAL OPEN SPACE	51,013 S.F. (33.0%)

Site Data Table - Tract 2				
Parking - Senior Housing				
PD Standard: 1.2 spaces per unit				
Parking Summary - TRACT 2 by Building & Unit type				
224 Total Units		# of Units	Required	Provided
Bldg A 210 Units	1 Bedroom	114	137	137
	2 Bedroom	84	101	101
	3 Bedroom	12	15	15
Bldg B	2 Bedroom	3	4	5
Bldg C	2 Bedroom	4	5	6
Bldg D	2 Bedroom	4	5	6
Bldg E	2 Bedroom	3	4	5
Staff and Visitor parking			0	25
Total Parking			271	300
Accessible Parking			7	15

Site Data Table - Tract 1				
Parking - Office / Medical				
PD Standards 1 space per 250 SF				
Parking Summary - TRACT 1 by Building Area				
		Building Area (SF)	Required	Provided
Bldg A	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
Bldg B	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
Bldg C	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
		45,840		
Total Parking			186	186



VICINITY MAP

CONCEPTUAL SITE PLAN
for
"WATERMERE AT FLOWER MOUND"
A 12.30 ACRE TRACT
&
"THE WHYBURN OFFICE ADDITION"
A 3.45 ACRE TRACT

IN
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

STATE OF TEXAS
ROBERT J. PRETUS
108826
PROFESSIONAL ENGINEER
02/06/2019

NO.	REVISIONS	DATE	BY	CHK.

Burgess & Niple Inc Stafford, TX

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ARRIVE ARCHITECTURE GROUP
2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021
CONTACT: MARC TOLSON
PHONE: (817) 514-0584

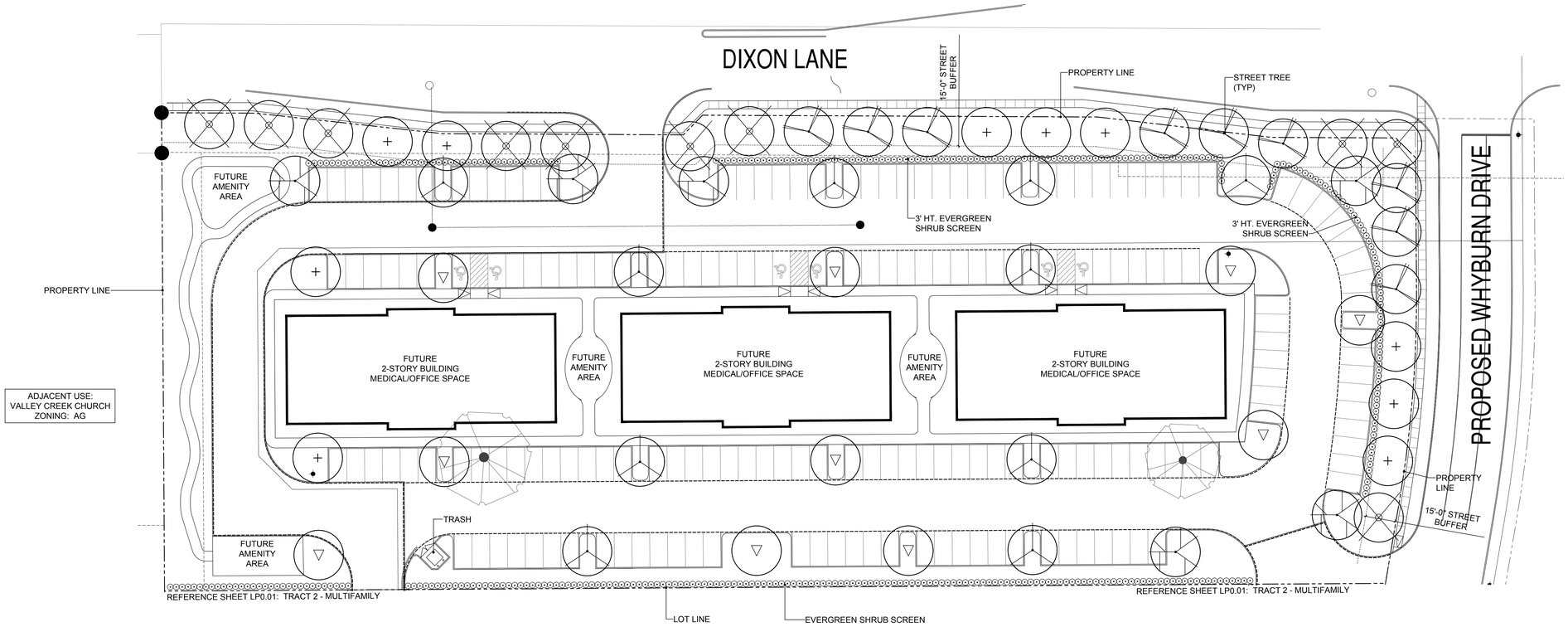
SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE 100
EULESS, TEXAS 76039
CONTACT: ERIC SPOONER
PHONE: (817) 685-8448

OWNER:
KENNETH G. WHYBURN TRUSTEE
126 SELBY LANE
ATHERTON, CA 94027
CONTACT: JOHN H. BAEN, Ph.D
PHONE: (940) 565-3071

APPLICANT:
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3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092
CONTACT: PAUL MILOSEVICH
PHONE: (817) 742-1851 x45

BURGESS & NIPLE
10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 – 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE

P:\PR555959\Cadd\Models\Civil\C-SP0001 - REGIONAL POND - 2.dwg 2/6/2019 8:10:00 PM Pretus, Rob



LANDSCAPE REQUIREMENTS - TRACT 1 (MEDICAL/OFFICE)

STREET BUFFERS:

REQUIRED: 15' MINIMUM WIDTH BUFFER ADJACENT TO STREET

PROVIDED: 15' WIDE BUFFER ALONG WHYBURN DRIVE AND DIXON LANE

REQUIRED: (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE
WHYBURN DRIVE: 221 L.F. / 30 = 7.4 TREES
DIXON LANE: 568 L.F. / 30 = 18.9 TREES

PROVIDED: (8) TREES ALONG WHYBURN DRIVE
(19) TREES ALONG DIXON LANE

STREETYARD:

REQUIRED: MINIMUM 20% OF THE STREETYARD SHALL BE LANDSCAPED
74,133 S.F. X 20% = 14,827 S.F.

PROVIDED: 24,853 S.F. (33%) LANDSCAPE

REQUIRED: (10) TREES FOR THE FIRST 10,000 S.F. PLUS (1) TREE PER EACH 2,500 S.F. ADDITIONAL
(74,133 S.F. - 10,000) = 64,133 / 2,500 = 25.6 + 10 = 35.6 TREES

PROVIDED: (43) TREES

PARKING AREA LANDSCAPING:

REQUIRED: 90 S.F. LANDSCAPE AREA PER EVERY 12 SURFACE PARKING SPACES
204 SURFACE PARKING SPACES / 12 = 17 X 90 S.F. = 1,530 S.F.

PROVIDED: 2,000+ S.F. LANDSCAPE AREA

REQUIRED: (1) TREE PER EVERY 10 SURFACE PARKING SPACES
204 SURFACE PARKING SPACES / 10 = 21 TREES

PROVIDED: (27) 3" TREES

REQUIRED: ALL SURFACE PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE

PROVIDED: ALL SURFACE PARKING SPACES WITHIN 50 FEET OF A TREE

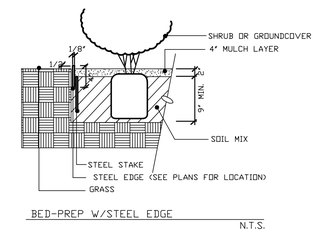
REQUIRED: PARKING AREAS SHALL BE SCREENED FROM VIEW (MIN. 3' HT.) ADJACENT TO STREETS

PROVIDED: PARKING SCREENED WITH 3' HT. EVERGREEN SHRUBS

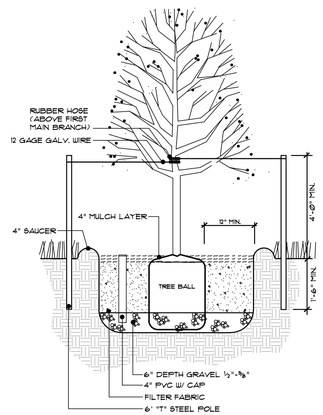
LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	3" CAL. / 09 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	3" CAL. / 06 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	3" CAL. / 10 10'-12' HT.
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL. / 10 10'-12' HT.
+	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL. / 10 10'-12' HT.
▽	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL. / 10 10'-12' HT.
	EVERGREEN SHRUB SCREEN BURFORD HOLLY	
	EXISTING TREE TO BE PRESERVED (REF. LP0.04 FOR TREE PRESERVATION/REMOVAL PLAN)	

*TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.



BED-PREP W/STEEL EDGE N.T.S.



TREE STAKING AND PLANTING
UP TO 3" CALIPER, 30 GALLON AND SMALLER N.T.S.

CONCEPTUAL LANDSCAPE PLAN - TRACT 1

SCALE: 1" = 30'-0"

0 30 60
GRAPHIC SCALE IN FEET

N

ISSUES:
1 06-01-18 ISSUE FOR PD

REVISIONS:
1 08-14-18 PER CITY COMMENTS
2 10-12-18 PER CITY COMMENTS
3 11-09-18 PER CITY COMMENTS
4 11-26-18 PER CITY COMMENTS
5 01-04-19 PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg landscape architects
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1755 N. COLLINS BLVD., SUITE 300
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REGISTERED LANDSCAPE ARCHITECT
BRANDON H. BEARD
2485
STATE OF TEXAS
01-04-19

ISSUE FOR PD

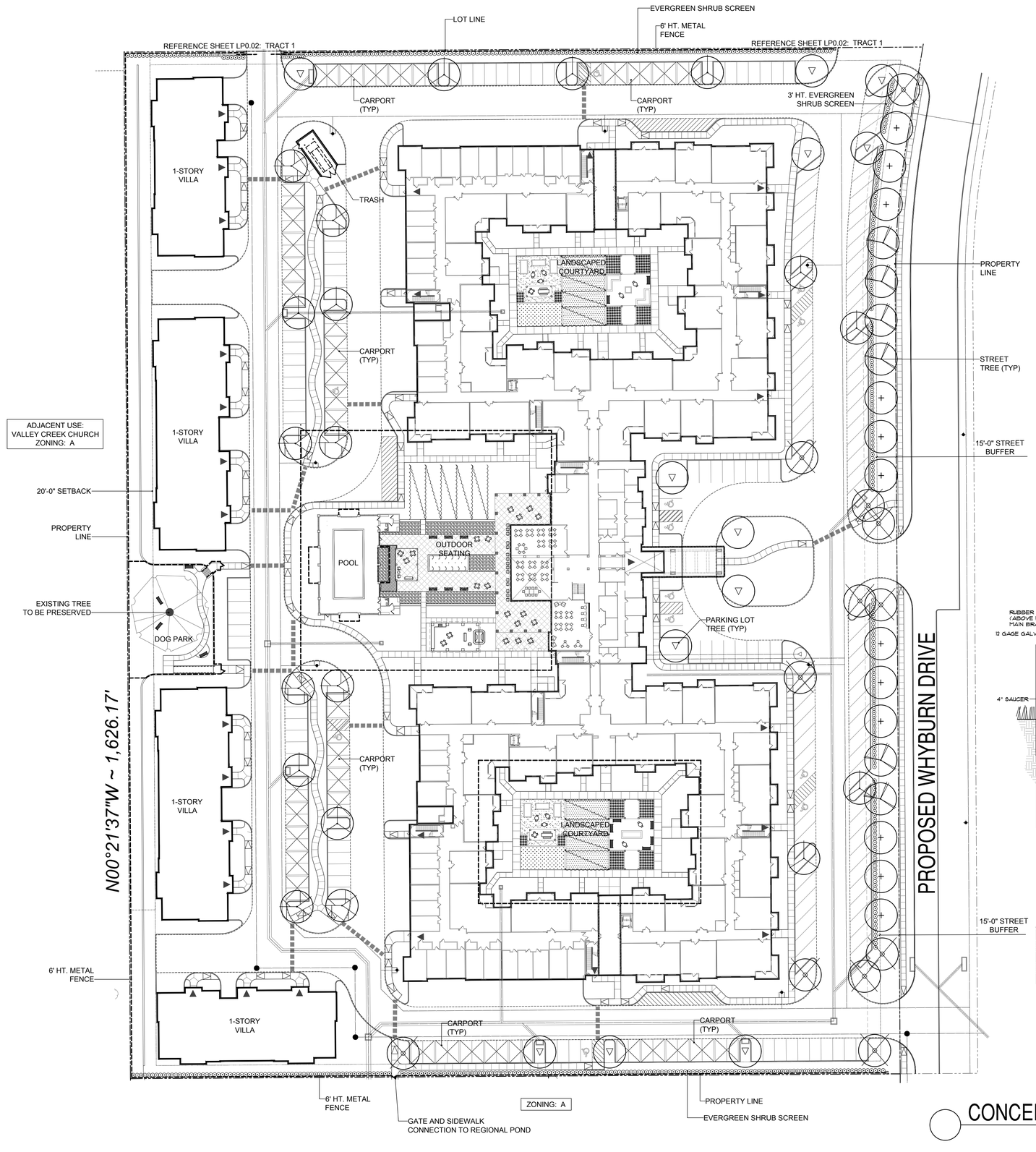
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONCEPTUAL LANDSCAPE PLAN-TRACT 1

LP0.02



CONCEPTUAL LANDSCAPE PLAN - TRACT 2

SCALE: 1" = 40'-0"

0 40 80

GRAPHIC SCALE IN FEET

LANDSCAPE REQUIREMENTS - TRACT 2 (MULTIFAMILY)

STREET BUFFERS:

REQUIRED: 15' MINIMUM WIDTH BUFFER ADJACENT TO STREET
PROVIDED: 15' WIDE BUFFER ALONG WHYBURN DRIVE

REQUIRED: (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE
WHYBURN DRIVE: 697 L.F. / 30 = 23 TREES
PROVIDED: (23) TREES ALONG WHYBURN DRIVE

STREETYARD:

REQUIRED: MINIMUM 20% OF THE STREETYARD SHALL BE LANDSCAPED
74,504 S.F. X 20% = 14,900 S.F.
PROVIDED: 24,122 S.F. (32%) LANDSCAPE

REQUIRED: (10) TREES FOR THE FIRST 10,000 S.F. PLUS (1) TREE PER EACH 2,500 S.F. ADDITIONAL
(74,504 S.F. - 10,000) = 64,504 / 2,500 = 26 + 10 = 36 TREES
PROVIDED: (36) TREES

PARKING AREA LANDSCAPING:

REQUIRED: 90 S.F. LANDSCAPE AREA PER EVERY 12 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 12 = 19.9 X 90 S.F. = 1,793 S.F.
PROVIDED: 2,000+ S.F. LANDSCAPE AREA

REQUIRED: (1) TREE PER EVERY 10 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 10 = 24 TREES
PROVIDED: (36) 3" TREES

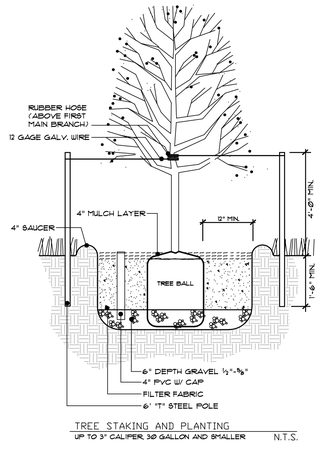
REQUIRED: ALL SURFACE PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE
PROVIDED: ALL SURFACE PARKING SPACES WITHIN 50 FEET OF A TREE

REQUIRED: PARKING AREAS SHALL BE SCREENED FROM VIEW (MIN. 3' HT.) ADJACENT TO STREETS
PROVIDED: PARKING SCREENED WITH 3' HT. EVERGREEN SHRUBS

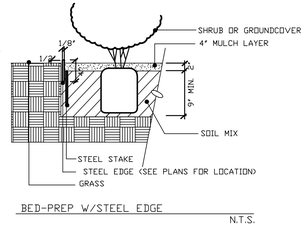
LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	3" CAL. / 06 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	3" CAL. / 08 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	3" CAL. / 12 10'-12' HT.
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL. / 11 10'-12' HT.
+	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL. / 12 10'-12' HT.
	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL. / 12 10'-12' HT.
	EVERGREEN SHRUB SCREEN BURFORD HOLLY	
	EXISTING TREE TO BE PRESERVED (REF. LP0.04 FOR TREE PRESERVATION/REMOVAL PLAN)	

*TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.



TREE STAKING AND PLANTING
UP TO 3" CALIPER, 30 GALLON AND SMALLER N.T.S.



BED-PREP W/STEEL EDGE
N.T.S.

ISSUES:
1 06-01-18 ISSUE FOR PD
2
3
4

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5 01-04-19 PER CITY COMMENTS

CLIENT:

WATERMERE AT FLOWER MOUND

FLOWER MOUND, TEXAS

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01-04-19

ISSUE FOR PD

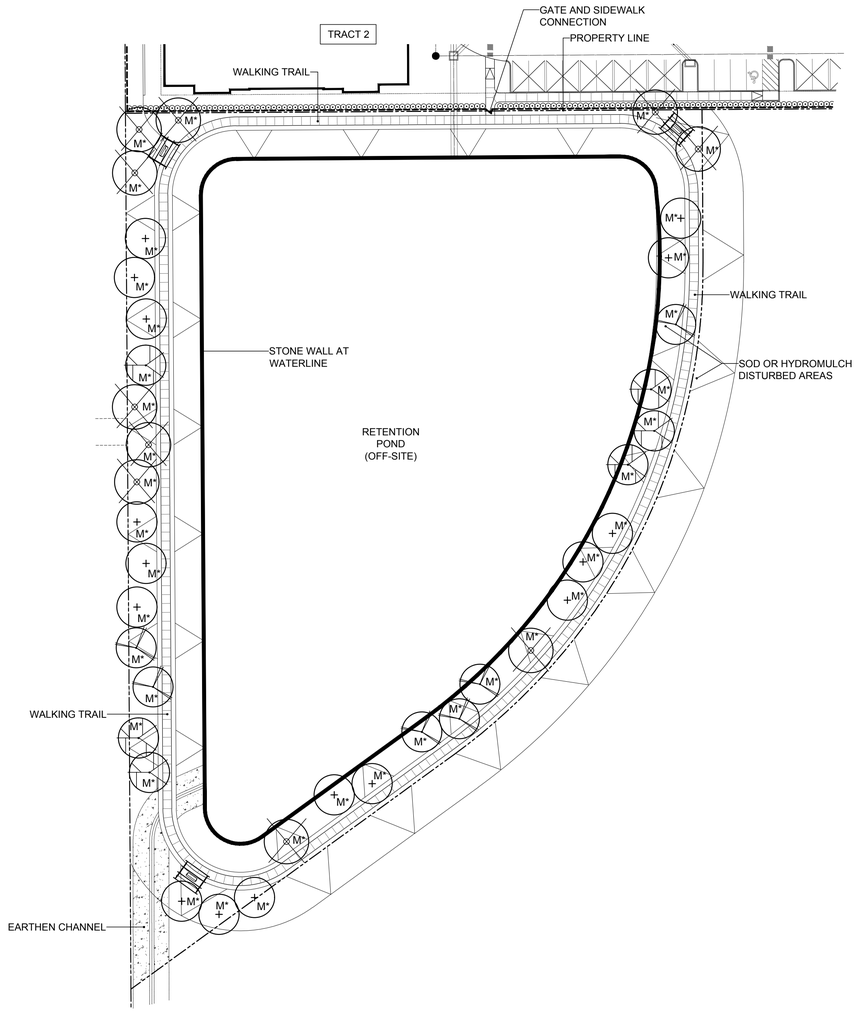
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONCEPTUAL LANDSCAPE PLAN- TRACT 2

LP0.01



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	2.5" CAL. / 06 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	2.5" CAL. / 06 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	2.5" CAL. / 10 10'-12' HT.
+	BALD CYPRESS TAXODIUM DISTICHUM	2.5" CAL. / 16 10'-12' HT.
M*	(38) TREES PROVIDED AS MITIGATION (REF. LP0.05)	95" TOTAL MITIGATION VS. 95" REQUIRED

CONCEPTUAL LANDSCAPE PLAN - OFF-SITE DRAINAGE IMPROVEMENTS

SCALE: 1" = 40'-0"

0 40 80

GRAPHIC SCALE IN FEET

N

ISSUES:

1	06-01-18	ISSUE FOR PD

REVISIONS:

1	08-14-18	PER CITY COMMENTS
2	10-12-18	PER CITY COMMENTS
3	11-09-18	PER CITY COMMENTS
4	11-26-18	PER CITY COMMENTS
5	01-04-19	PER CITY COMMENTS
6	01-28-19	PER CITY COMMENTS

CLIENT:

WATERMERE AT FLOWER MOUND

FLOWER MOUND, TEXAS

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REGISTERED LANDSCAPE ARCHITECT
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2489
STATE OF TEXAS

01-28-19

ISSUE FOR PD

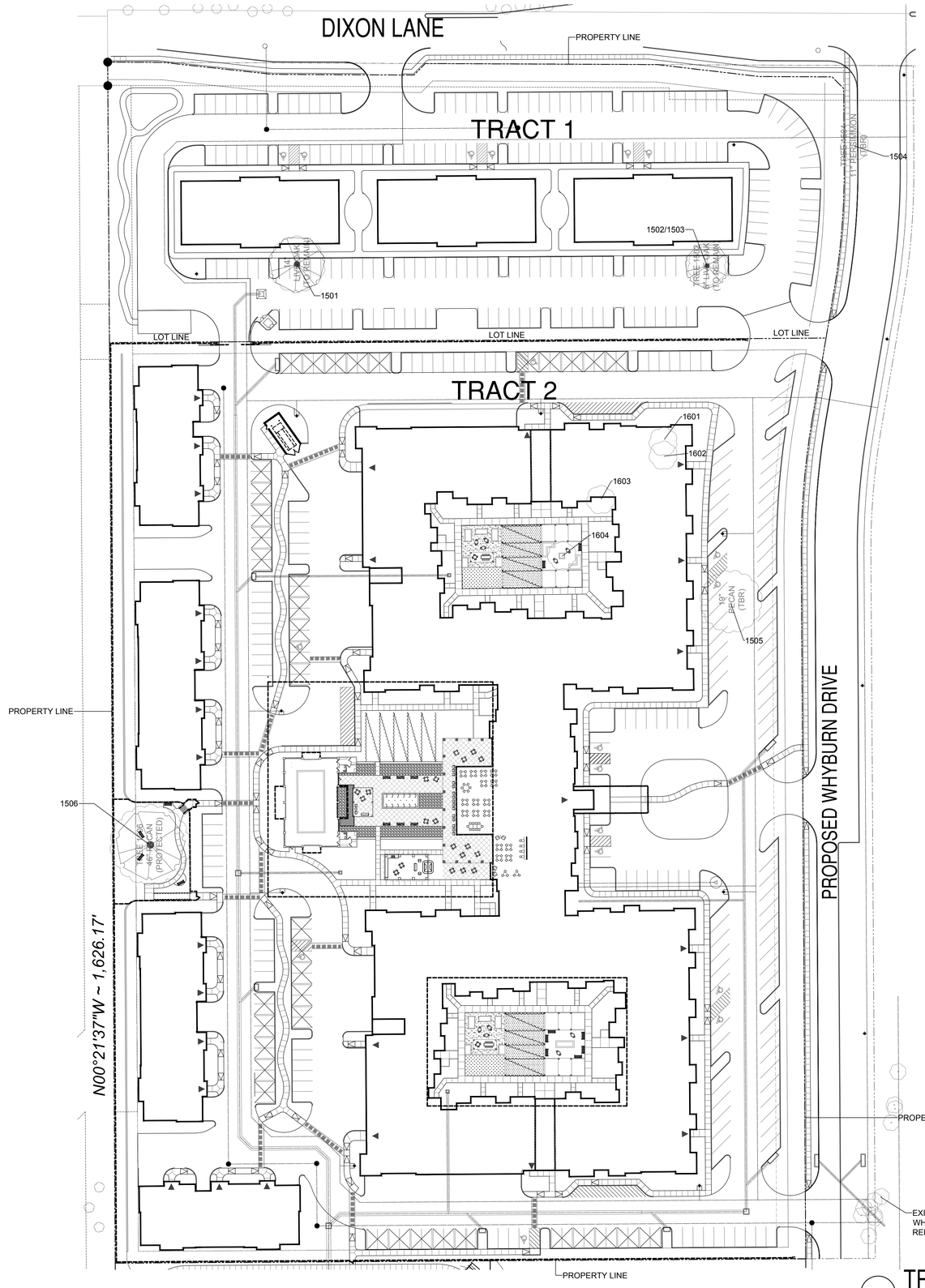
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONCEPTUAL LANDSCAPE PLAN- OFF-SITE DRAINAGE

LP0.03



TRACT 1 - TREE SURVEY & MITIGATION PLAN

SCALE: 1" = 50'-0"

0 50 100

GRAPHIC SCALE IN FEET

N

TRACT 1

MITIGATION SUMMARY:

TOTAL INCHES ON SITE:	42 INCHES
TOTAL PROTECTED INCHES ON SITE:	42 INCHES
TOTAL INCHES REMOVED:	11 INCHES
TOTAL PROTECTED INCHES REMOVED:	11 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA:	0 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	2.5 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	(1 TREE) 2.5 INCHES
TOTAL CREDITS FOR PRESERVATION:	3 CREDITS
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(0) 2.5" CAL. TREE

TRACT 2

MITIGATION SUMMARY:

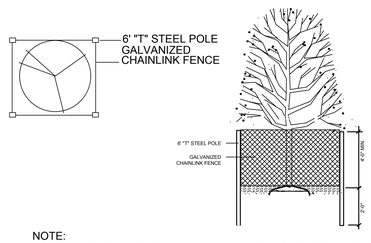
TOTAL INCHES ON SITE:	117 INCHES
TOTAL PROTECTED INCHES ON SITE:	117 INCHES
TOTAL INCHES REMOVED:	71 INCHES
TOTAL PROTECTED INCHES REMOVED:	71 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA (6 TREE X 2.5" CAL):	15 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	0 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	(6 TREES) 15 INCHES
TOTAL CREDITS FOR PRESERVATION:	6 CREDITS
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(0) 2.5" CAL. TREE

TREE LEGEND

174 EXISTING TREE TO BE PRESERVED

174 EXISTING TREE TO BE REMOVED

	Tree Number	Latin Name	Common Name	Qualitative Condition	DBH	Number of Stems	Specimen Tree	PRESERVE YES/NO	REPLACEMENT TREES	Observations	Preservation Credits
TRACT 1	1501	Quercus virginiana	Live Oak	Good	14	1		YES		Vines	1
	1502	Quercus virginiana	Live Oak	Good	11	2		YES		Co-Dominant Stems	1
	1503	Quercus virginiana	Live Oak	Good	6	1		YES			1
	1504	Diospyros species	Persimmon	Poor	11	2		NO	(1) 2.5" CAL. TREE	Co-Dominant Stems, Included Bark, Vines	
TRACT 2	1505	Carya illinoiensis	Pecan	Good	19	1		NO	(1) 2.5" CAL. TREE		
	1506	Carya illinoiensis	Pecan	Fair	46	1	Yes	YES		Storm damage	1
	1601	Burmelia languinosa	Chittamwood	Fair	12	3		NO	(1) 2.5" CAL. TREE		
	1602	Burmelia languinosa	Chittamwood	Fair	10	2		NO	(1) 2.5" CAL. TREE		
	1603	Burmelia languinosa	Chittamwood	Fair	11	3		NO	(1) 2.5" CAL. TREE		
	1604	Burmelia languinosa	Chittamwood	Fair	8	2		NO	(1) 2.5" CAL. TREE		



NOTE:
A PROTECTIVE BARRIER , BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

2 TREE PROTECTION FENCING

ISSUES:
1 06-01-18 ISSUE FOR PD

REVISIONS:
1 08-14-18 PER CITY COMMENTS
2 10-12-18 PER CITY COMMENTS
3 11-09-18 PER CITY COMMENTS
4 11-26-18 PER CITY COMMENTS
5 01-04-19 PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT BRANDON H. BOLL 2485 STATE OF TEXAS
01-04-19

ISSUE FOR PD

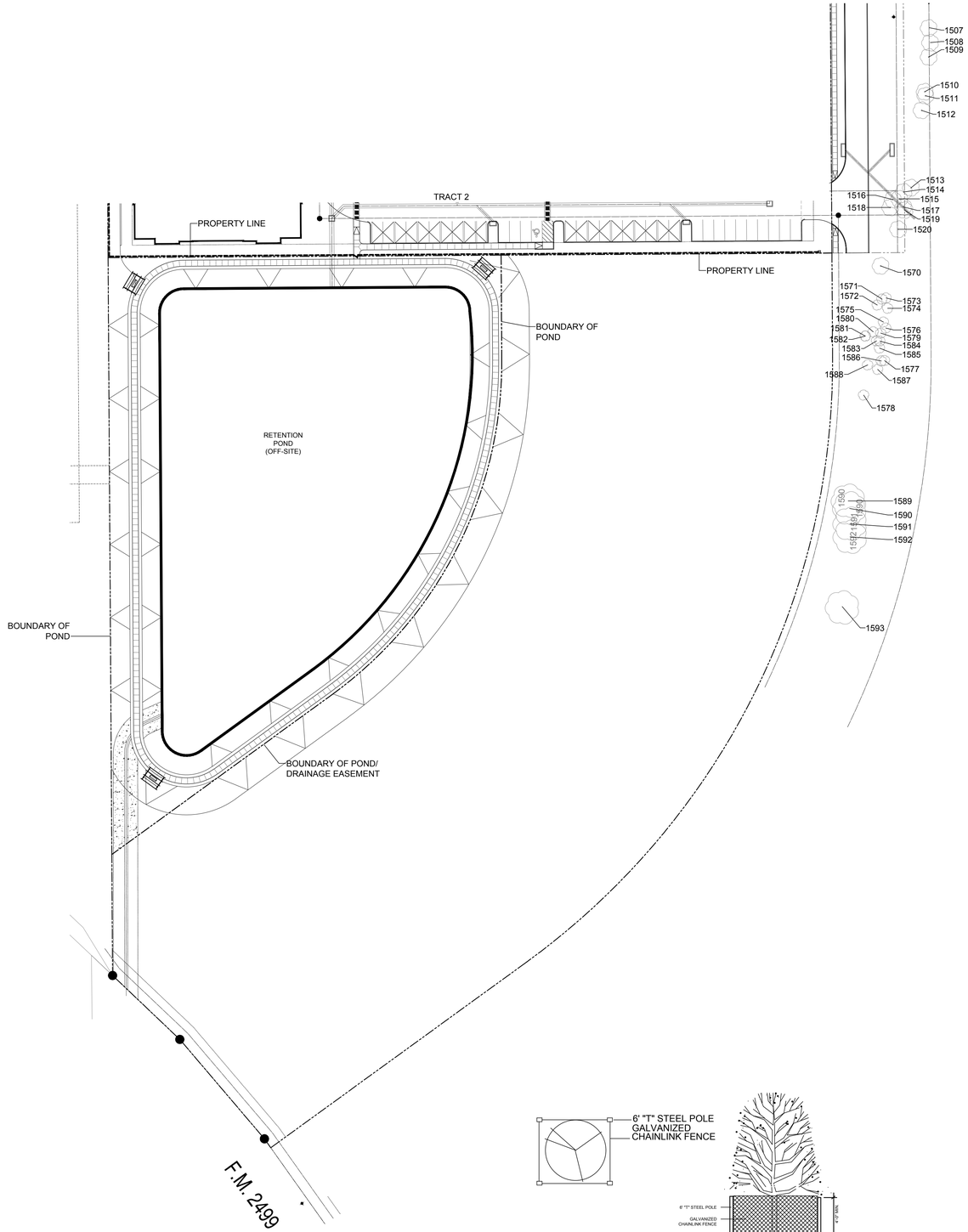
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

TREE SURVEY & MITIGATION PLAN

LP0.04



NOTE:
A PROTECTIVE BARRIER , BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

2 TREE PROTECTION FENCING

TREE LEGEND

174 EXISTING TREE TO BE PRESERVED

174 EXISTING TREE TO BE REMOVED

MITIGATION SUMMARY:

TOTAL INCHES ON SITE:	310 INCHES
TOTAL PROTECTED INCHES ON SITE:	310 INCHES
TOTAL INCHES REMOVED:	310 INCHES
TOTAL PROTECTED INCHES REMOVED:	310 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA (38 TREES X 2.5" CAL):	95 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	0 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	95 INCHES
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(38) 2.5" CAL. TREE

Tree Number	Latin Name	Common Name	Qualitative Condition Rating	DBH	Number of Stems	Specimen Tree	PRESERVE YES/NO	REPLACEMENT TREES
1507	Ulmus crassifolia	Cedar Elm	Fair	14	1		NO	(1) 2.5" CAL. TREE
1508	Ulmus crassifolia	Cedar Elm	Fair	8	1		NO	(1) 2.5" CAL. TREE
1509	Ulmus crassifolia	Cedar Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1510	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1511	Ulmus crassifolia	Cedar Elm	Fair	11	1		NO	(1) 2.5" CAL. TREE
1512	Ulmus crassifolia	Cedar Elm	Fair	7	1		NO	(1) 2.5" CAL. TREE
1513	Carya illinoiensis	Pecan	Good	11	1		NO	(1) 2.5" CAL. TREE
1514	Carya illinoiensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1515	Ulmus crassifolia	Cedar Elm	Fair	12	2		NO	(1) 2.5" CAL. TREE
1516	Ulmus crassifolia	Cedar Elm	Fair	6	1		NO	(1) 2.5" CAL. TREE
1517	Carya illinoiensis	Pecan	Good	10	1		NO	(1) 2.5" CAL. TREE
1518	Ulmus crassifolia	Cedar Elm	Good	7	1		NO	(1) 2.5" CAL. TREE
1519	Ulmus crassifolia	Cedar Elm	Fair	7	1		NO	(1) 2.5" CAL. TREE
1520	Carya illinoiensis	Pecan	Good	8	1		NO	(1) 2.5" CAL. TREE
1570	Sideroxylon lanuginosum	Chittamwood					NO	(1) 2.5" CAL. TREE
1571	Carya illinoiensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1572	Carya illinoiensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1573	Ulmus crassifolia	Cedar Elm	Good	7	1		NO	(1) 2.5" CAL. TREE
1574	Ulmus crassifolia	Cedar Elm	Good	6	1		NO	(1) 2.5" CAL. TREE
1575	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1576	Ulmus crassifolia	Cedar Elm	Fair	6	1		NO	(1) 2.5" CAL. TREE
1577	Ulmus crassifolia	Cedar Elm	Fair	9	1		NO	(1) 2.5" CAL. TREE
1578	Sideroxylon lanuginosum	Chittamwood	Good	6	1		NO	(1) 2.5" CAL. TREE
1579	Ulmus crassifolia	Cedar Elm	Fair	7	2		NO	(1) 2.5" CAL. TREE
1580	Carya illinoiensis	Pecan	Fair	6	1		NO	(1) 2.5" CAL. TREE
1581	Sideroxylon lanuginosum	Chittamwood	Good	7	1		NO	(1) 2.5" CAL. TREE
1582	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1583	Carya illinoiensis	Pecan	Fair	7	1		NO	(1) 2.5" CAL. TREE
1584	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1585	Ulmus crassifolia	Cedar Elm	Damaged	13	3		NO	(1) 2.5" CAL. TREE
1586	Carya illinoiensis	Pecan	Good	11	1		NO	(1) 2.5" CAL. TREE
1587	Ulmus crassifolia	Cedar Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1588	Ulmus americana	American Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1589	Sideroxylon lanuginosum	Chittamwood	Good	10	1		NO	(1) 2.5" CAL. TREE
1590	Sideroxylon lanuginosum	Chittamwood	Good	9	1		NO	(1) 2.5" CAL. TREE
1591	Sideroxylon lanuginosum	Chittamwood	Good	9	1		NO	(1) 2.5" CAL. TREE
1592	Sideroxylon lanuginosum	Chittamwood	Good	7	1		NO	(1) 2.5" CAL. TREE
1593	Sideroxylon lanuginosum	Chittamwood	Fair	6	1		NO	(1) 2.5" CAL. TREE
				310				(38) 2.5" CAL. TREES

OFF-SITE DRAINAGE IMPROVEMENTS
TREE SURVEY & MITIGATION PLAN

SCALE: 1" = 50'-0" GRAPHIC SCALE IN FEET 0 50 100

N

ISSUES:
1 06-01-18 ISSUE FOR PD

REVISIONS:
1 08-14-18 PER CITY COMMENTS
2 10-12-18 PER CITY COMMENTS
3 11-09-18 PER CITY COMMENTS
4 11-26-18 PER CITY COMMENTS
5 01-04-19 PER CITY COMMENTS
6 01-28-19 PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
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REGISTERED LANDSCAPE ARCHITECT BRANDON H. BEAL 2485 STATE OF TEXAS
01-28-19

ISSUE FOR PD

WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

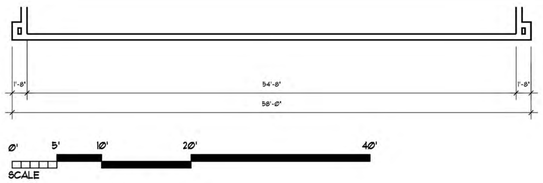
TREE SURVEY & MITIGATION PLAN

LP0.05

Thursday, November 08, 2018 9:00:45 AM

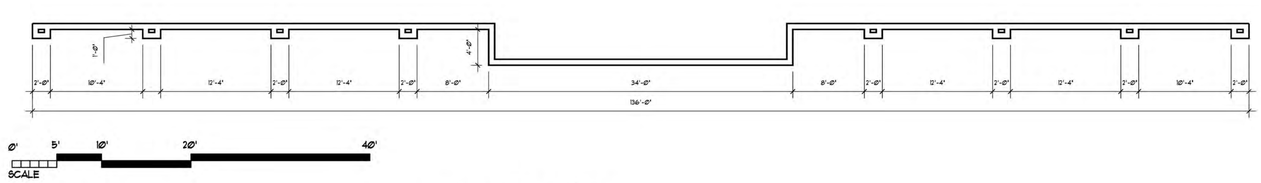
---- TRACT 1 CONCEPTUAL ELEVATIONS
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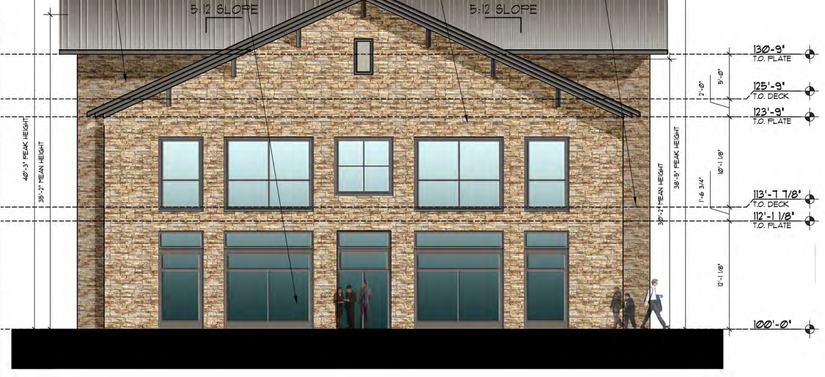


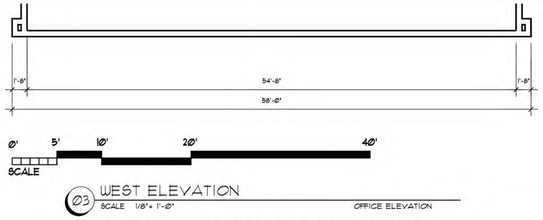
01 EAST ELEVATION
SCALE 1/8" = 1'-0" OFFICE ELEVATION



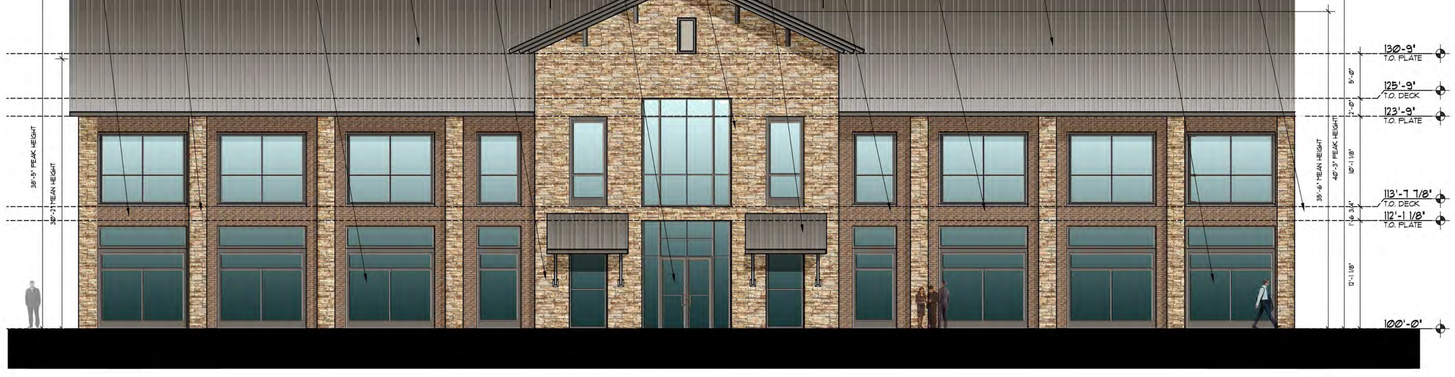


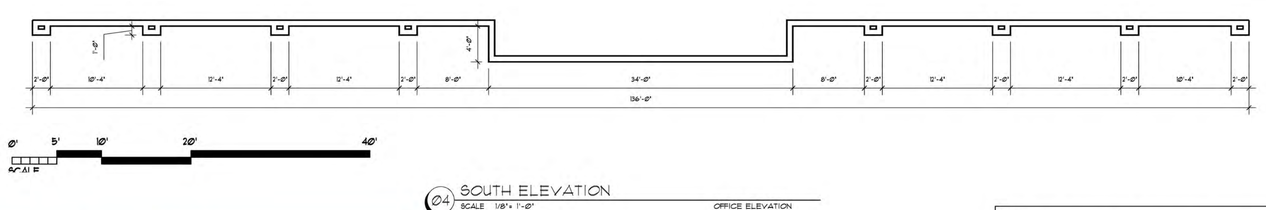
02 NORTH ELEVATION
SCALE 1/8" = 1'-0" OFFICE ELEVATION





03 WEST ELEVATION
SCALE 1/8" = 1'-0" OFFICE ELEVATION





04 SOUTH ELEVATION
SCALE 1/8" = 1'-0" OFFICE ELEVATION

MATERIAL TABULATION CHART FOR OFFICE BUILDING

WATERMERE AT FLOWER MOUND

		North		South		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	3703		3703		1674		1674	
2	Doors, Windows, Railing S.F.	1789		1789		690		690	
3	Façade S.F. (exclusive of doors,windows and railings)	1914		1914		984		984	
4	**Primary Masonry totals (Min. 80%)**	1914	100%	1914	100%	984	100%	984	100%
	• Brick s.f. (as applicable)	1227	64%	1227	64%	0	0%	0	0%
	• Stone s.f. (as applicable)	687	36%	687	36%	984	100%	984	100%
	• Stucco s.f. (as applicable)	0	0%	0	0%	0	0%	0	0%

WATERMERE AT FLOWER MOUND

Exterior Finish Material Schedule

	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

1. THE TRACT 1 CONCEPTUAL SITE PLAN CONTEMPLATES THREE OFFICE BUILDINGS. FINAL DETAILS WILL BE REQUIRED AT SITE PLAN APPLICATION AND REVISIONS TO MATERIALS AND DESIGN ARE ALLOWED AS LONG AS THE ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED ON THIS PLAN.

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. OFFICE HVAC EQUIPMENT LOCATION TO BE DETERMINED PER OFFICE OWNER. ROOF/SITE SCREENING TO BE PROVIDED TO MEET CITY EQUIPMENT SCREENING REQUIREMENTS.

Watermere at Flower Mound

Flower Mound, Texas

ARRIVE 1 ARCHITECTURE GROUP
Architecture
Planning
Project Management
2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-29-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO. A11.01
SCALE: AS NOTED	

Thursday, November 08, 2018 10:03:27 AM



01 EAST ELEVATION
SCALE 3/32"= 1'-0"



02 EAST ELEVATION
SCALE 3/32"= 1'-0"



03 EAST ELEVATION
SCALE 3/32"= 1'-0"

MATERIAL TABULATION CHART (BUILDING)

WATERMERE AT FLOWER MOUND

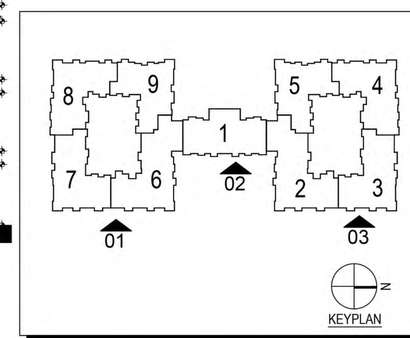
		East	
		SQ.FT.	%
1	Total Facade S.F.	24483	
2	Doors, Windows, Railing S.F.	8314	
3	Façade S.F. (exclusive of doors,windows and railings)	16169	
4	**Primary Masonry totals (Min. 80%)**	14278	88%
	• Brick s.f. (as applicable)	5223	32%
	• Stone s.f. (as applicable)	4785	30%
	• Stucco s.f. (as applicable)	4270	26%
5	**Secondary Masonry totals (max. 20%)**	1891	12%
	• Hardiplank s.f. (as applicable)	1891	12%

WATERMERE AT FLOWER MOUND

Exterior Finish Material Schedule

	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.*
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. FOR ANY CONDENSERS THAT ARE TO BE ROOF-MOUNTED, THE PARAPET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.



Watermere at Flower Mound

Flower Mound, Texas

Architecture
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ARRIVE 1
ARCHITECTURE GROUP

2344 Highway 121 · Suite 100 · Bedford, Texas 76021 · www.ArriveAG.com
Ph 817.514.0584 · Fx 817.514.0694

SEAL

REVISION

DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-29-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO: A5.01
SCALE: AS NOTED	

---- A5.01 SENIOR HOUSING CONCEPTUAL ELEVATIONS
X:\Integrated Realty\Integrated Real Estate Group\Watermere at Flower Mound\Architectural\Views\Elevations\Elevation Base.dwg

Thursday, November 08, 2018 9:50:15 AM



01 WEST ELEVATION

SCALE 3/32" = 1'-0"



02 WEST ELEVATION

SCALE 3/32" = 1'-0"



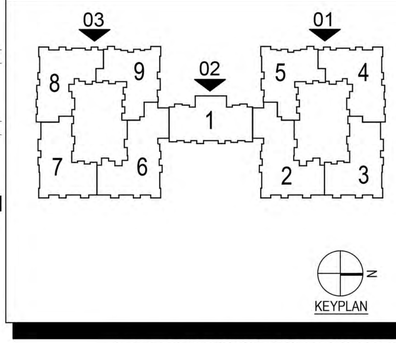
03 WEST ELEVATION

SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART (BUILDING)			
WATERMERE AT FLOWER MOUND			
		West	
		SQ.FT.	%
1	Total Facade S.F.	25042	
2	Doors, Windows, Railing S.F.	8597	
3	Façade S.F. (exclusive of doors,windows and railings)	16445	
4	**Primary Masonry totals (Min. 80%)**	14852	90%
	• Brick s.f. (as applicable)	3352	20%
	• Stone s.f. (as applicable)	3398	21%
	• Stucco s.f. (as applicable)	8102	49%
5	**Secondary Masonry totals (max. 20%)**	1593	10%
	• Hardiplank s.f. (as applicable)	1593	10%

WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.+
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. FOR ANY CONDENSERS THAT ARE TO BE ROOF-MOUNTED, THE PARAPET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.



Watermere at Flower Mound

Flower Mound, Texas

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SEAL

REVISION

DRAWN BY:	CHECKED BY:
AAG	JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-29-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO. A5.02
SCALE: AS NOTED	

---- A5.02 SENIOR HOUSING CONCEPTUAL ELEVATIONS
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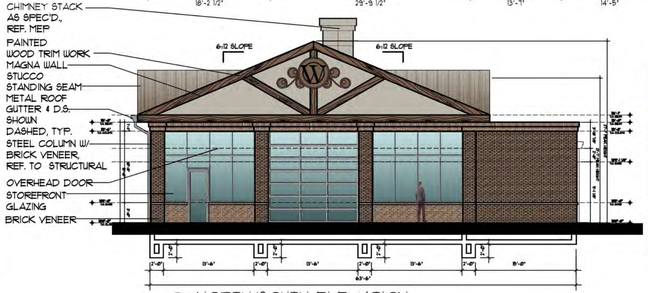
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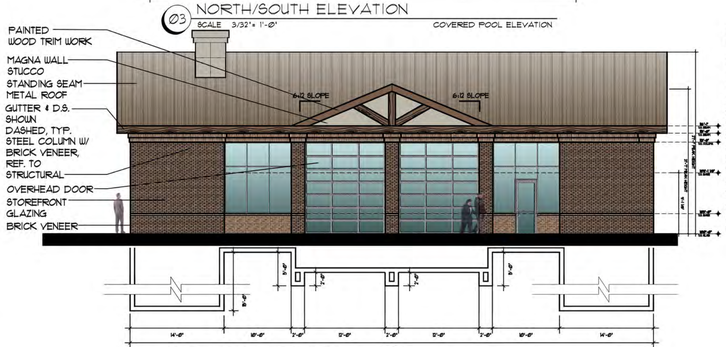
01 NORTH ELEVATION
SCALE 3/32"= 1'-0"



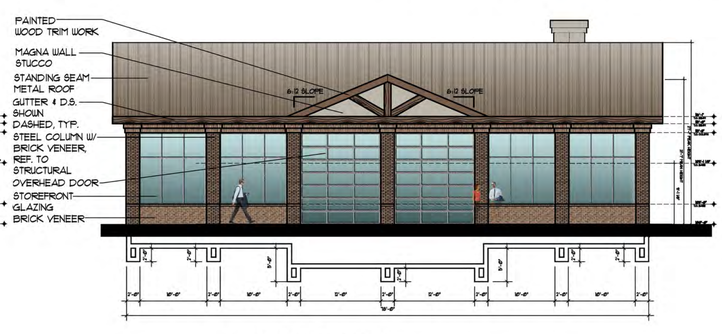
02 SOUTH ELEVATION
SCALE 3/32"= 1'-0"



03 NORTH/SOUTH ELEVATION
SCALE 3/32"= 1'-0" COVERED POOL ELEVATION



04 EAST ELEVATION
SCALE 3/32"= 1'-0" COVERED POOL ELEVATION



05 WEST ELEVATION
SCALE 3/32"= 1'-0" COVERED POOL ELEVATION

MATERIAL TABULATION CHART FOR POOL
WATERMERE AT FLOWER MOUND

	North		South		East		West	
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
Total Facade S.F.	1300		1300		1353		1353	
Doors, Windows, Railing S.F.	482		482		541		764	
Façade S.F. (exclusive of doors,windows and railings)	818		818		812		589	
Primary Masonry totals (Min. 80%)	818	100%	818	100%	812	100%	589	100%
• Brick s.f. (as applicable)	468	57%	468	57%	625	77%	406	69%
• Stone s.f. (as applicable)	0	0%	0	0%	0	0%	0	0%
• Stucco s.f. (as applicable)	350	43%	350	43%	187	23%	183	31%

WATERMERE AT FLOWER MOUND
Exterior Finish Material Schedule

	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9099 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

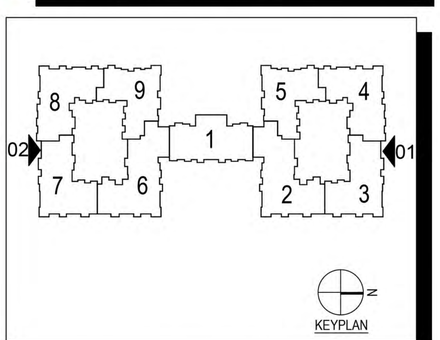
MATERIAL TABULATION CHART (BUILDING)
WATERMERE AT FLOWER MOUND

	North	
	SQ.FT.	%
Total Facade S.F.	10710	
Doors, Windows, Railing S.F.	3868	
Façade S.F. (exclusive of doors,windows and railings)	6842	
Primary Masonry totals (Min. 80%)	6312	92%
• Brick s.f. (as applicable)	3364	49%
• Stone s.f. (as applicable)	692	10%
• Stucco s.f. (as applicable)	2256	33%
Secondary Masonry totals (max. 20%)	530	8%
• Hardiplank s.f. (as applicable)	530	8%

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.+
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. FOR ANY CONDENSERS THAT ARE TO BE ROOF-MOUNTED, THE PARAPET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION CHART (BUILDING)
WATERMERE AT FLOWER MOUND

	South	
	SQ.FT.	%
Total Facade S.F.	10710	
Doors, Windows, Railing S.F.	3868	
Façade S.F. (exclusive of doors,windows and railings)	6842	
Primary Masonry totals (Min. 80%)	6312	92%
• Brick s.f. (as applicable)	3364	49%
• Stone s.f. (as applicable)	692	10%
• Stucco s.f. (as applicable)	2256	33%
Secondary Masonry totals (max. 20%)	530	8%
• Hardiplank s.f. (as applicable)	530	8%



Watermere at Flower Mound

Flower Mound, Texas

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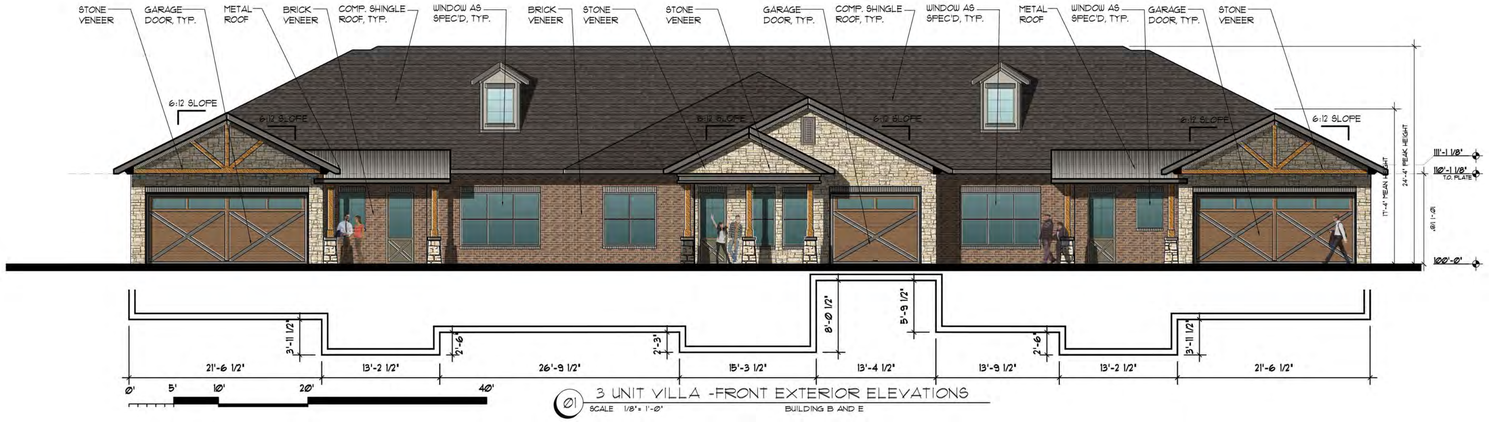
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DRAWN BY:	CHECKED BY:
AAG	JMT
PLOT DATE:	REV. DATE:
11/8/2018	
SUBMITTAL DATE:	PROJECT NUMBER
11-29-18	
ISSUED FOR:	SHEET NO.
City Submittal	A5.03
SCALE: AS NOTED	

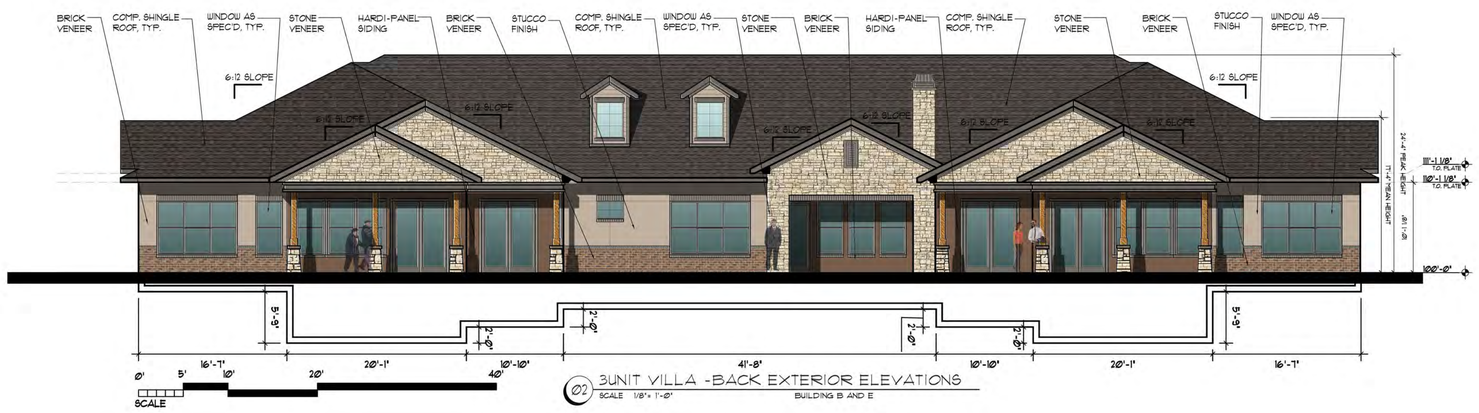
A5.03 SENIOR HOUSING CONCEPTUAL ELEVATIONS

---- A5.03 SENIOR HOUSING CONCEPTUAL ELEVATIONS
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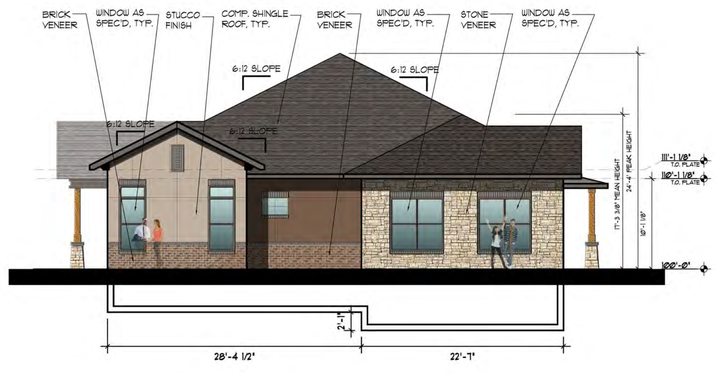
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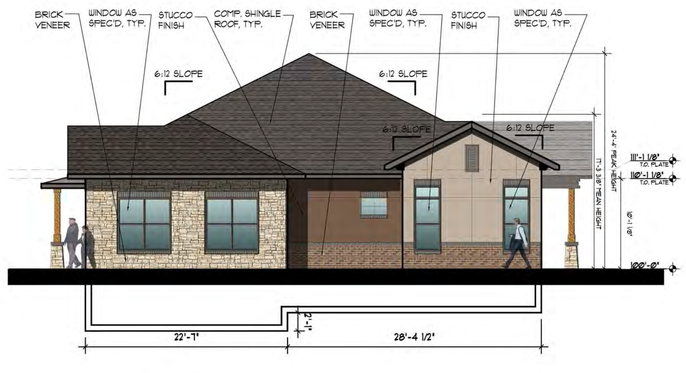
01 3 UNIT VILLA -FRONT EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING B AND E



02 3UNIT VILLA -BACK EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING B AND E



03 3 UNIT VILLA - SIDE EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING B AND E



04 3 UNIT VILLA - SIDE EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING B AND E

MATERIAL TABULATION CHART FOR VILLA (3 UNITS)
WATERMERE AT FLOWER MOUND

		Side		Side		Front		Back	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	572		572		1658		1722	
2	Doors, Windows, Railing S.F.	143		143		720		669	
3	Façade S.F. (exclusive of doors,windows and railings)	429		429		938		1053	
4	**Primary Masonry totals (Min. 80%)**	430	100%	430	100%	940	100%	911	87%
	• Brick s.f. (as applicable)	77	18%	77	18%	468	50%	296	28%
	• Stone s.f. (as applicable)	145	34%	145	34%	472	50%	407	39%
	• Stucco s.f. (as applicable)	208	48%	208	48%	0	0%	208	20%
5	**Secondary Masonry totals (max. 20%)**	0	0%	0	0%	0	0%	134	13%
	• Hardiplank s.f. (as applicable)	0	0%	0	0%	0	0%	134	13%

WATERMERE AT FLOWER MOUND
Exterior Finish Material Schedule

	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Charcoal Gray	Standing Seam Metal Roof

1. REFERENCE TO DIRECTIONAL ORIENTATION FOR EACH RESPECTIVE FACADE FOR BUILDINGS B AND E, WILL BE CLARIFIED AT SITE PLAN APPLICATION.

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.*
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

Watermere at Flower Mound

Flower Mound, Texas

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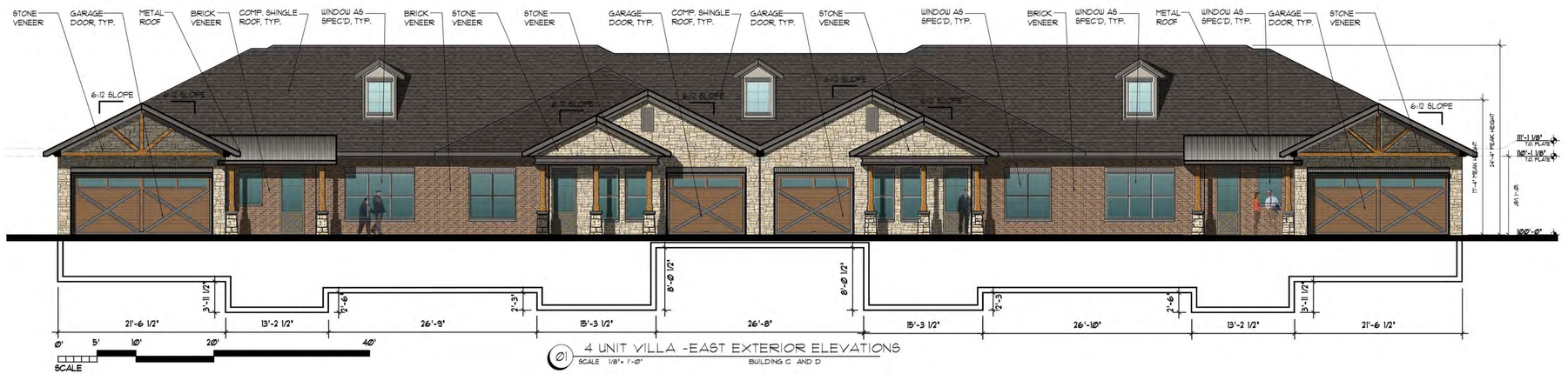
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DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-09-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO: A5.05
SCALE: AS NOTED	

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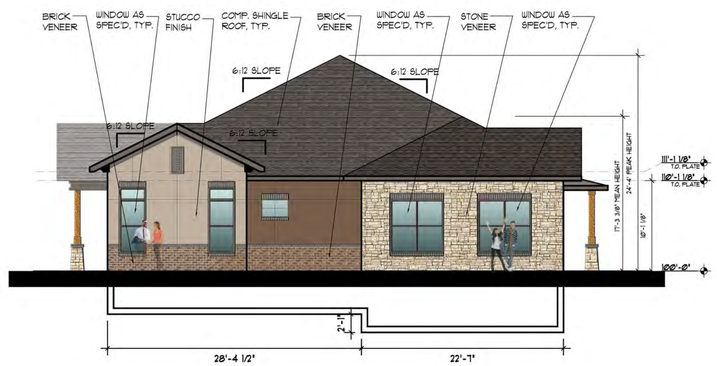
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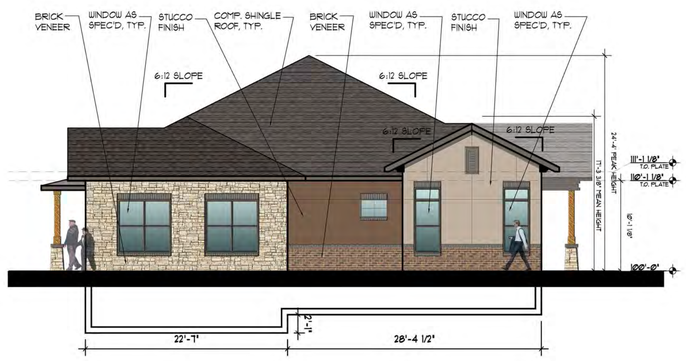
01 4 UNIT VILLA -EAST EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING C AND D



02 4 UNIT VILLA -WEST EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING C AND D



03 4 UNIT VILLA - SOUTH EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING C AND D



04 4 UNIT VILLA - NORTH EXTERIOR ELEVATIONS
SCALE 1/8"= 1'-0" BUILDING C AND D

MATERIAL TABULATION CHART FOR VILLA (4 UNITS)
WATERMERE AT FLOWER MOUND

		South		North		East		West	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	572		572		2196		2219	
2	Doors, Windows, Railing S.F.	143		143		913		798	
3	Façade S.F. (exclusive of doors,windows and railings)	429		429		1283		1421	
4	**Primary Masonry totals (Min. 80%)**	430	100%	430	100%	1283	100%	1212	85%
	• Brick s.f. (as applicable)	77	18%	77	18%	595	46%	355	25%
	• Stone s.f. (as applicable)	145	34%	145	34%	688	54%	555	39%
	• Stucco s.f. (as applicable)	208	48%	208	48%	0	0%	302	21%
5	**Secondary Masonry totals (max. 20%)**	0	0%	0	0%	0	0%	216	15%
	• Hardiplank s.f. (as applicable)	0	0%	0	0%	0	0%	216	15%
	• Detail any additional (as applicable)	...		...		...		...	

WATERMERE AT FLOWER MOUND
Exterior Finish Material Schedule

	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valey or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Charcoal Gray	Standing Seam Metal Roof

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOUN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.+
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
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7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

Watermere at Flower Mound

Flower Mound, Texas

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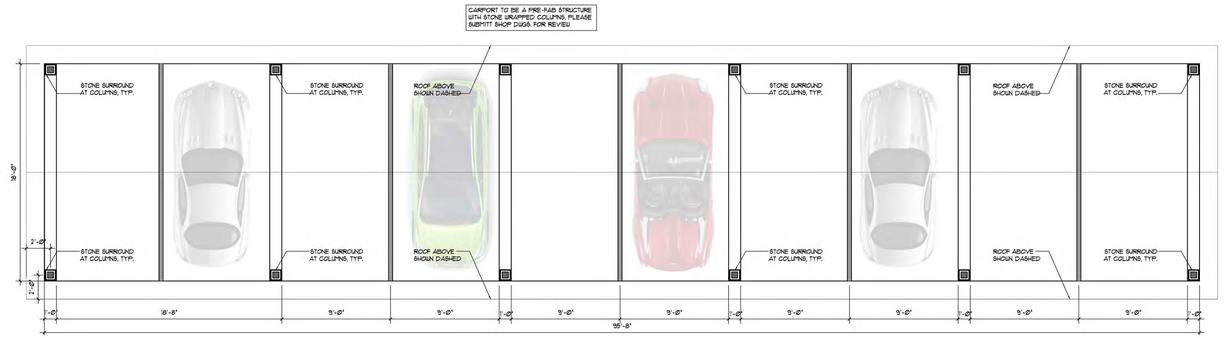
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SUBMITTAL DATE: 11-09-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO.: A5.06
SCALE: AS NOTED	

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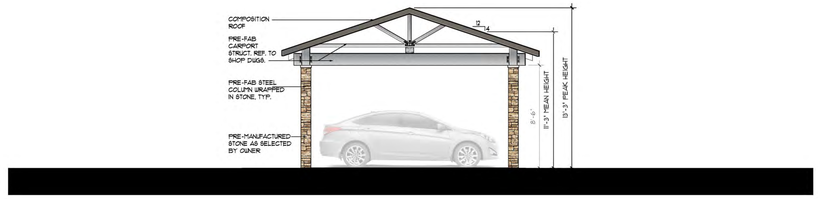
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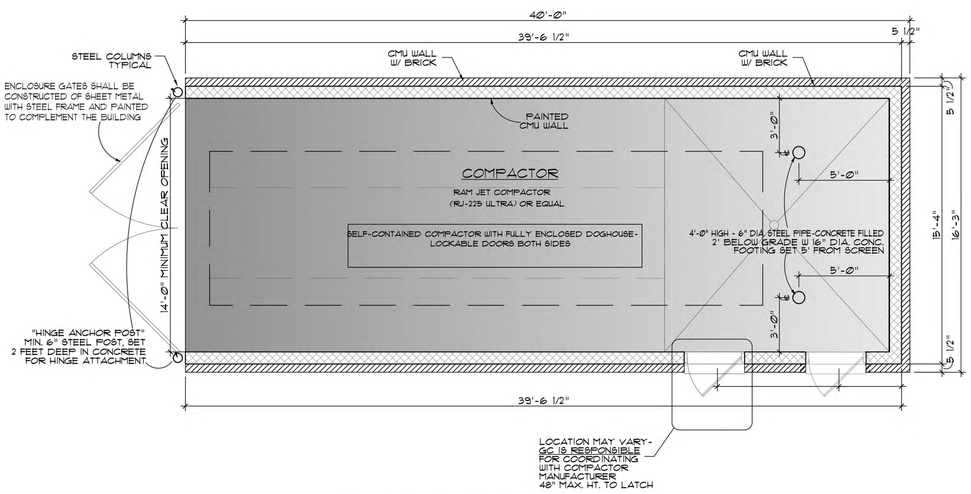
01 CARPORT PLAN
SCALE NTS



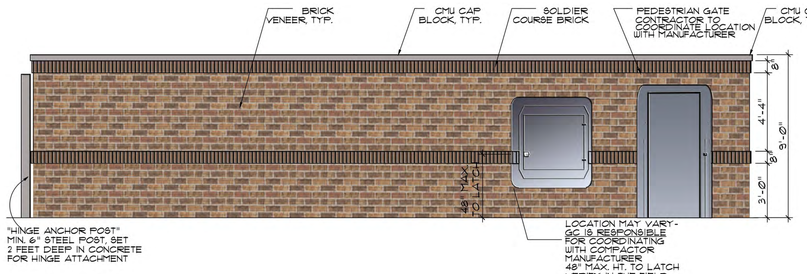
02 CARPORT ELEVATION
SCALE NTS



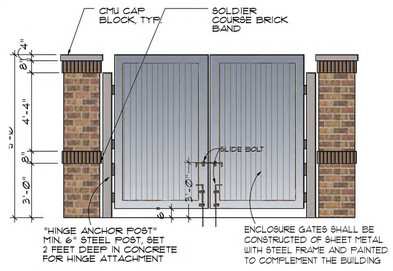
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SCALE NTS



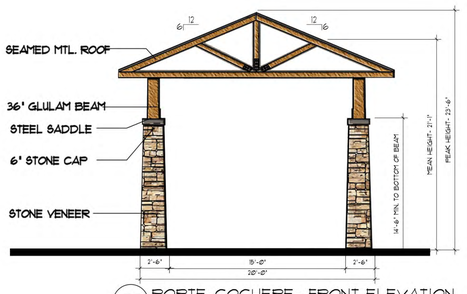
04 ENCLOSURE PLAN
SCALE NTS



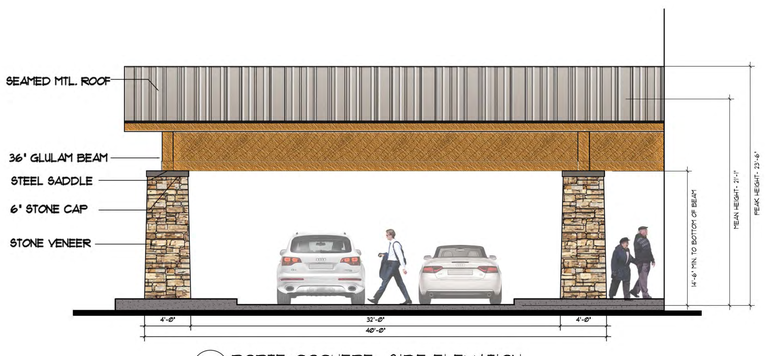
05 ENCLOSURE - ELEVATION
SCALE NTS



06 ENCLOSURE SIDE ELEVATION
SCALE NTS



07 PORTE-COCHERE- FRONT ELEVATION
SCALE NTS



08 PORTE-COCHERE- SIDE ELEVATION
SCALE NTS

NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.+
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

CONCEPTUAL ELEVATIONS-ACCESSORY STRUCTURES

Watermere at Flower Mound

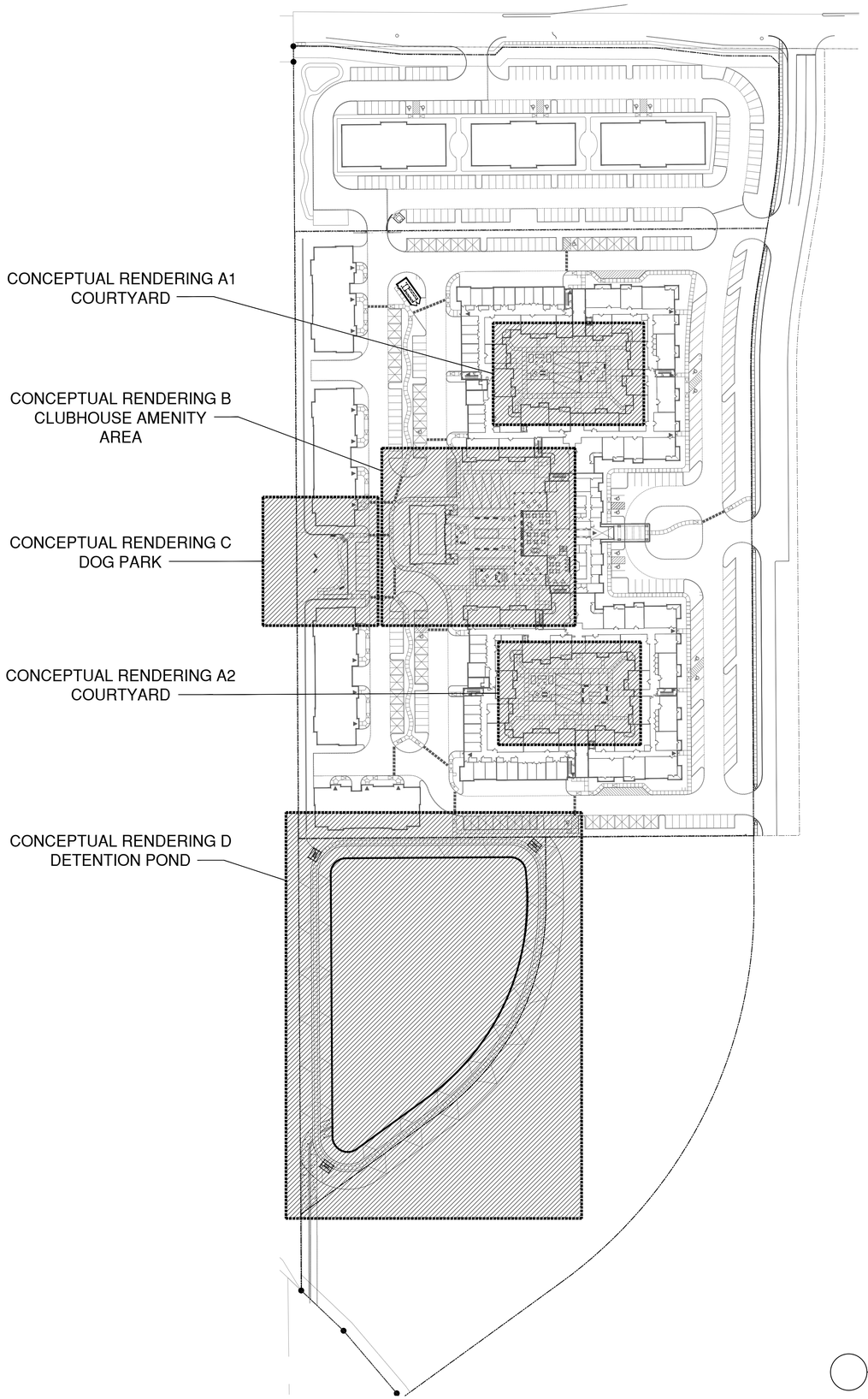
Flower Mound, Texas

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AAG	JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-29-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO. A11.02
SCALE: AS NOTED	



RENDERING KEY PLAN

SCALE: 1" = 60'-0"

0 80 160

GRAPHIC SCALE IN FEET

N

ISSUES:

1	06-01-18	ISSUE FOR PD

REVISIONS:

1	08-14-18	PER CITY COMMENTS
2	10-12-18	PER CITY COMMENTS
3	11-09-18	PER CITY COMMENTS
4	11-26-18	PER CITY COMMENTS
5	01-04-19	PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT
BRANDON H. BEAL
2485
STATE OF TEXAS
01-04-19

ISSUE FOR PD

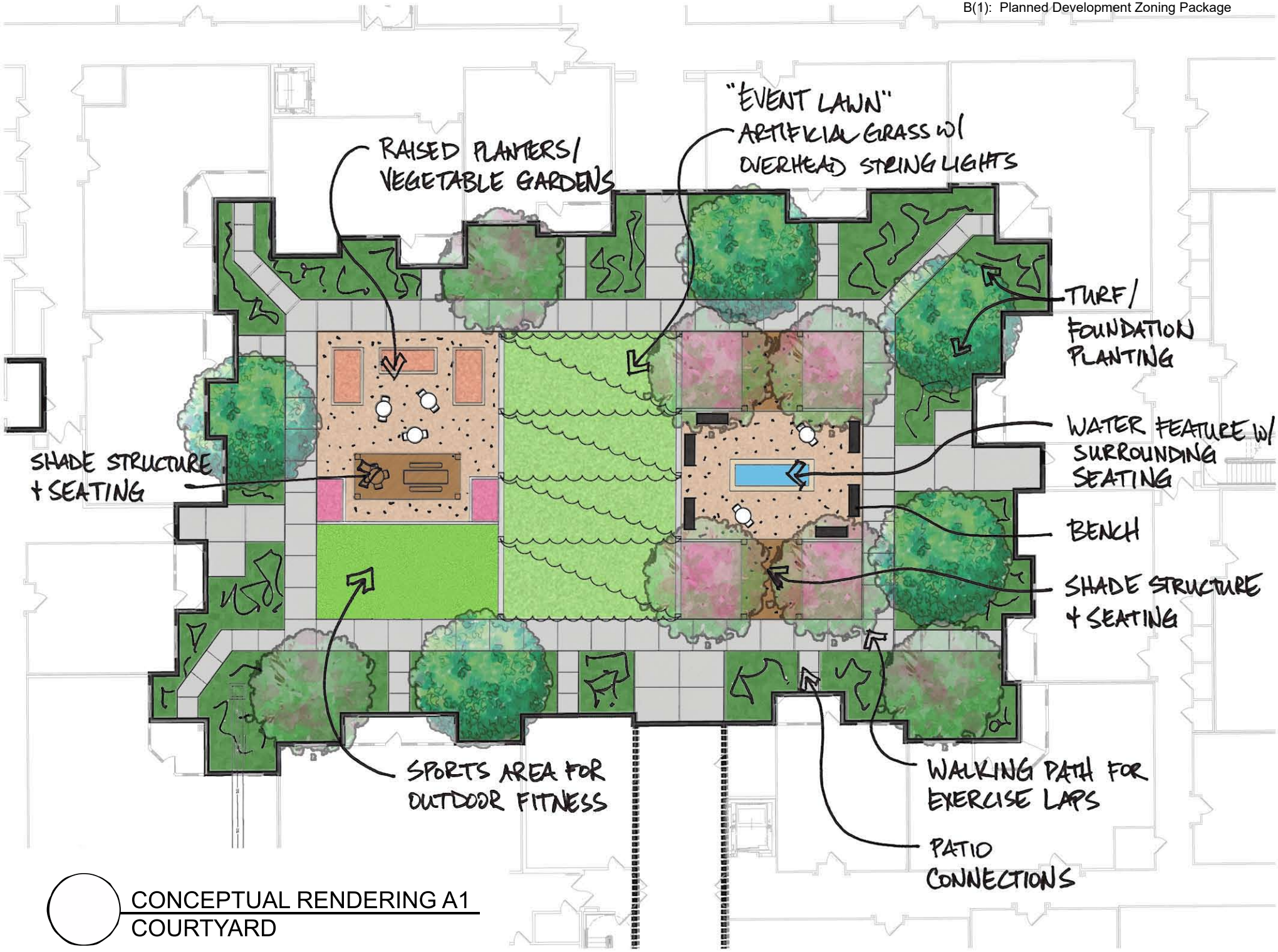
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

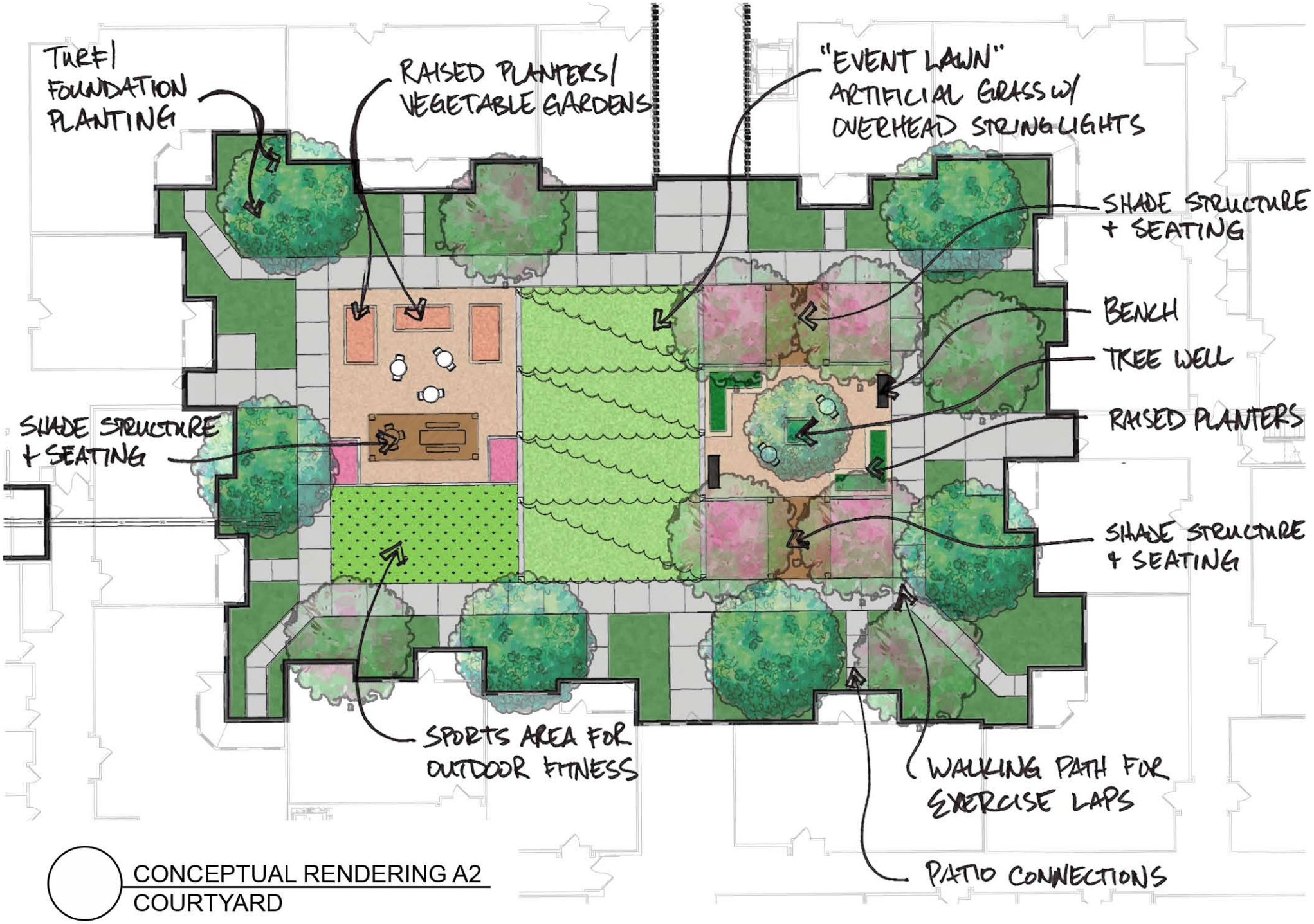
JOB NUMBER: INT-1801

RENDERING KEY PLAN

L0.01

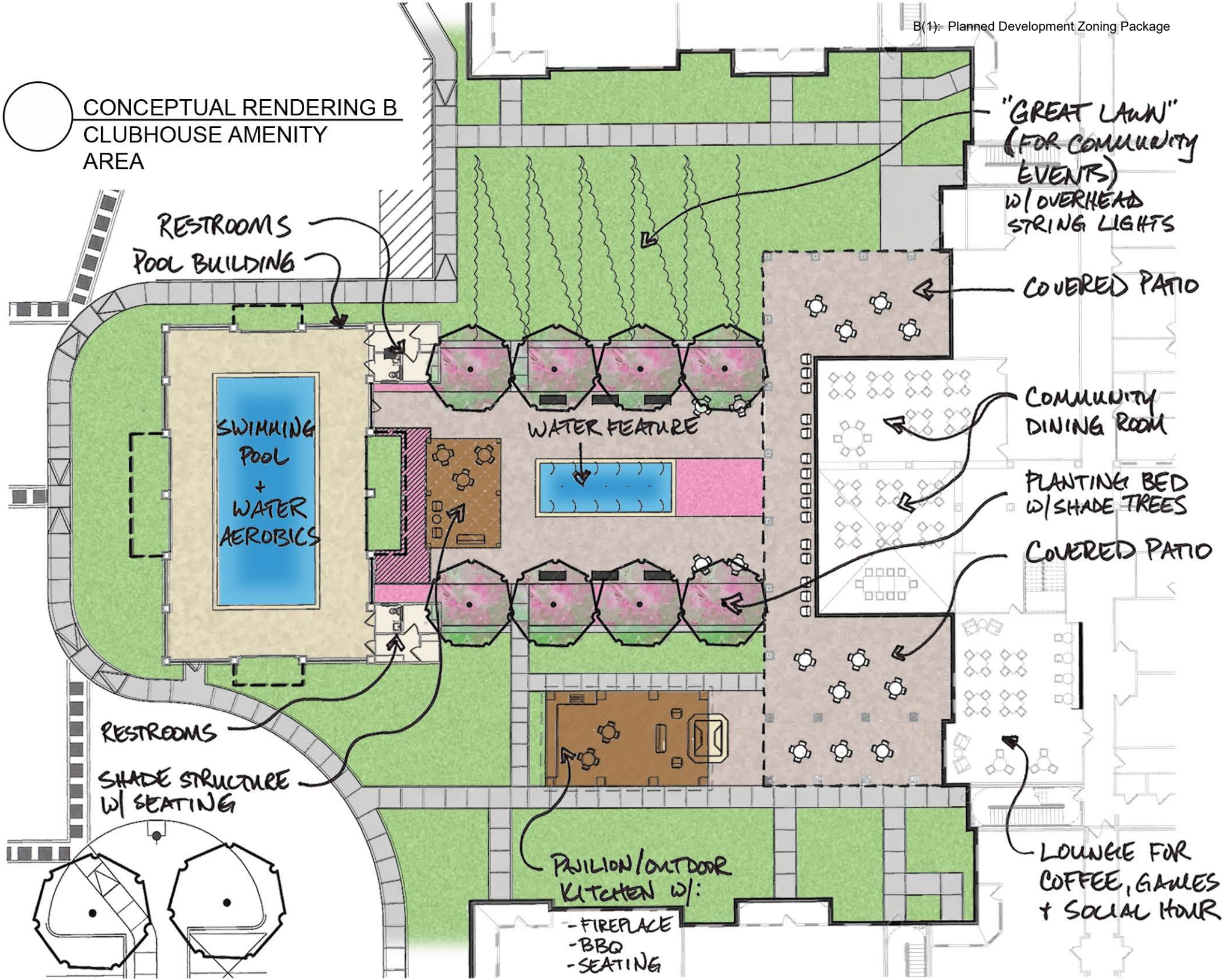


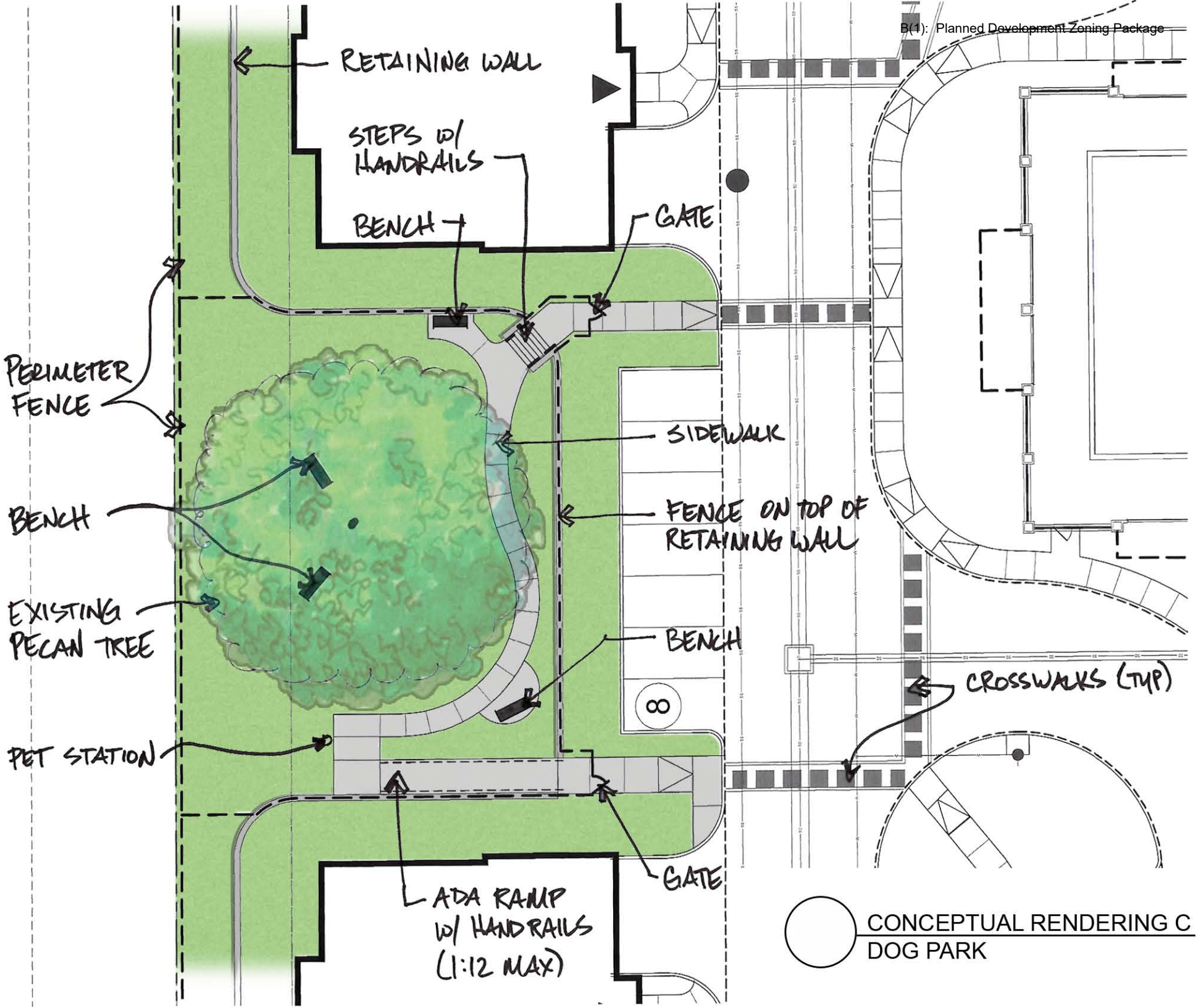
CONCEPTUAL RENDERING A1
COURTYARD



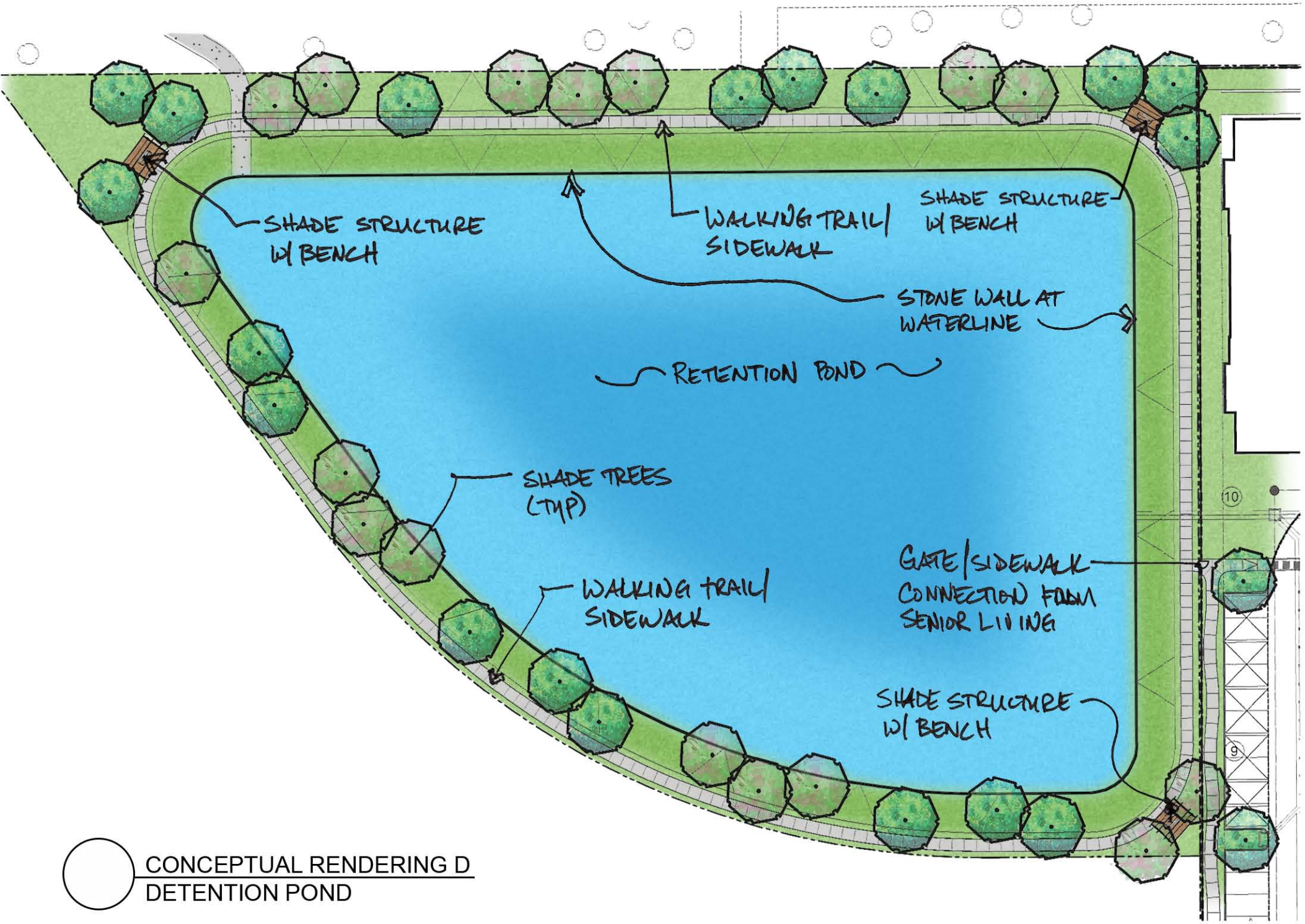
CONCEPTUAL RENDERING A2
COURTYARD

CONCEPTUAL RENDERING B
CLUBHOUSE AMENITY AREA





CONCEPTUAL RENDERING C
DOG PARK



CONCEPTUAL RENDERING D
DETENTION POND

Exhibit "B"

Development Standards

Planned Development District - 167 (PD-167) Watermere at Flower Mound

The development on the property comprising approximately 15.753 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.

1. Tract 1. The uses listed as Permitted Uses in Office District (O) in the Town's Zoning Ordinance shall be permitted.

2. Tract 2. The following uses listed herein may be Permitted Uses:

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

B. SPECIFIC USES.

1. Tract 1. The uses listed as Specific Uses in the Office District (O) in the Town's Zoning Ordinance shall be permitted.

2. Tract 2. The uses listed as Specific Uses in the Multifamily District (MF) in the Town's Zoning Ordinance shall be permitted.

C. TEMPORARY USES.

1. Tract 1. The uses listed as Temporary Uses in the Office District (O) 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".

2. Tract 2. 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.

1. Tract 1. The dimensional regulations listed for Office District (O) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

a. Minimum rear yard. The minimum rear yard shall be ten feet.

2. Tract 2. 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:

a. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling.
b. Minimum floor area per unit. The minimum floor area per unit shall be 600 square feet. There shall be an average minimum floor area per unit of 850 square feet.
c. Minimum front yard. There shall be a minimum front yard of 15 feet along the future Whyburn Drive,
d. Minimum side yard. The minimum side yard shall be ten feet.
e. Minimum rear yard. The minimum rear yard shall be ten feet.
f. Maximum height. The maximum height shall be three stories or 45 feet. Architectural features may project an additional ten feet above the maximum height.

E. TRACT 2 AMENITIES. The following amenities shall be required for this Planned Development:

1. Per Ordinance No. 07-17, the developer requests exemption from the Town's parkland dedication and park development fee requirements in order to reinvest those funds in on-site recreational spaces such as following:

a. Heated pool (minimum surface area of 1000 square feet) with full enclosure for year-round use.

b. Two outdoor seating & activity areas within the two interior courtyards, with a minimum of:

i. Two seating areas each with one covered/shaded;
ii. Walking path; and,
iii. Significant landscaping, shrubbery and green space.

c. BBQ grill area with adjacent seating.

d. Dog park.

e. Walking Trail.

i. A walking trail within the development shall be provided, with a direct connection to the walking trail around the adjacent retention pond.
ii. As provided for in Paragraph G(1), should the retention pond be expanded or relocated, every effort should be made to maintain a direct connection to the walking trail around the pond.

f. A minimum of 7,500 square feet of indoor amenities to include:

i. Fitness and aerobics center with equipment designed for seniors;
ii. Activity Director's office and adjacent activity room/arts and crafts room;
iii. Sports/media lounge seating area with card table and audio/video;
iv. Beauty salon & spa;
v. Full service dining room and commercial kitchen for regularly scheduled meal service; and,
vi. Café/bistro area with coffee bar and area for social hour.

F. LANDSCAPE, HARDSCAPE, AND SCREENING STANDARDS.

1. Side and rear yard landscaping and other landscape areas for each tract are generally located as shown on Exhibit “D” and shall require final detail with each site plan application.

2. A minimum six-foot-tall decorative metal fence shall be provided in the locations along the perimeter of each tract as shown on Exhibit “C”.

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

1. Off-Site Storm Water Retention. The development shall meet the Town’s minimum drainage standards. Appropriate documentation shall be provided concurrently with a record plat application that provides for maintenance of the off-site retention pond shown on Exhibit C that is required for the development of PD-167. The documentation shall also provide for the long-term maintenance responsibility of the off-site retention pond in accordance with the Town’s Code of Ordinances. The Town, in its sole discretion, shall determine whether the documentation provided pursuant to this section is appropriate to provide for maintenance of the off-site retention pond as required herein and as required by the Town’s Code of Ordinances. The Town, in its sole discretion, shall determine whether expansion or relocation of the off-site retention pond is required as a result of adjacent development. In the event that expansion or relocation of the off-site retention pond is required, appropriate documentation shall be provided to the Town that provides for the long-term maintenance of the relocated or expanded off-site retention pond.

2. Subject to compliance with G.1., an amendment to Exhibit B of this Planned Development shall not be required due to the expansion or relocation of the off-site retention pond.

3. Tract 2.

   a. Renderings. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, open space areas, sidewalk and crosswalk detail, and amenity details as shown on Exhibit “F”.

   b. Required parking for senior housing shall be 1.2 spaces per unit.

   c. The maximum number of dwelling units shall be 240.

   d. Off-site Retention Pond.

      i. Resident access to an off-site pond and amenity shall be provided along the southern property line.

      ii. As provided for in Paragraph G(1), should the retention pond be expanded or relocated, every effort should be made to maintain resident access from the southern property line.

   e. With the first site plan or record plat 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").

f. The development is subject to an approved developer's agreement.

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

1. Tract 2.

a. Compatibility Buffer - Section 82-302. The compatibility buffer and masonry wall requirements shall not apply along the southern property line.

b. Compatibility Setback – Section 82-303. The compatibility setback shall not apply along the southern property line.