

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

JUNE 10, 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
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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. 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).

E. DIRECTOR'S REPORT

1. Survey city results
2. Tree removal permits
3. Transportation update

F. REGULAR ITEMS

1. *Minutes of May 13, 2019*

Consider approval of the minutes of the May 13, 2019, Planning and Zoning Commission Regular Session.

2. *SP18-0022 – Stonecrest Storage*

Consider a request for a Site Plan (SP18-0022 - Stonecrest Storage) to develop a miniwarehouse. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

3. *ZPD19-0002 – Stryker Parking Addition (Stryker Industrial)* *Public Hearing*

Public Hearing to consider a request for rezoning (ZPD19-0002 – Stryker Parking Addition) to amend Planned Development 145 (PD-145) with Campus Industrial District (CI) uses, to modify the conceptual plans, and a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

4. *SP19-0010 – Stryker Silveron Addition*

Consider a request for a Site Plan (SP19-0010 – Stryker Silveron Addition) to develop a parking lot addition. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

5. *RP18-0020 – Sunset Point at Twin Coves* *Public Hearing*

Public Hearing to consider a request for a Replat (RP18-0020 - Sunset Point at Twin Coves) to create a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.

6. *RC19-0002 – Lakeside Center*

Consider a request for a Record Plat (RC19-0002 - Lakeside Center) to create a residential subdivision, a non-residential lot, and an open space lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

7. *SP19-0003 – Lakeside Center*

Consider a request for a Site Plan (SP19-0003 - Lakeside Center) to develop office buildings and a parking structure with an exception to Section 98-147, Topographical slope protection, as authorized by Section 98-147(b) of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

8. *SUP19-0002 – Lakeside Crossing Building 5, SUP-457* *Public Hearing*

Public Hearing to consider a request for a Specific Use Permit No. 457 (SUP19-0002 – Lakeside Crossing Building 5) to permit a pharmacy. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

9. *SP19-0001 – Lakeside Crossing Buildings 4 & 5, Phase 2*

Consider a request for a Site Plan (SP19-0001 Lakeside Crossing Buildings 4 & 5, Phase 2) to develop two retail buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

G. ADJOURNMENT – REGULAR SESSION

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: June 6, 2019, at 3:30 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.
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: June 10, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 13, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 13, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF MAY, 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:

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:

Perfecto Solis	Chair
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
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. PUBLIC COMMENT

None

D. DIRECTOR'S REPORT

1. Upcoming Ordinance amendments
2. Legislative Updates

E. FUTURE AGENDA ITEMS

1. Commissioner Picardi requested staff explain what happens with tree mitigation when a new developer takes over an abandoned site that was approved. Commissioner Johnson and Commissioner Dillon supported the request.
2. Commissioner Johnson requested that when the Town Traffic Study is completed, to have staff bring present the results. Vice Chair Neal and Commissioner supported the request.

F. CONSENT ITEMS

1. Consider approval of the minutes of the April 22, 2019, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC18-0005 – Silver Pagoda Addition) to create a non-residential subdivision and to abandon a portion of right-of-way. The property is generally located west of Duncan Lane and north of Cherokee Path.
3. Consider a request for a Record Plat (RC18-0013 – Stonecrest Way Addition) to create three non-residential lots. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

Commission Deliberation

Commissioner Johnson moved to approve Consent Items 1-3 as presented in the agenda caption identified above. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion to approve passed with a vote of 7-0-0.

G. REGULAR ITEMS

4. Consider a request for a Record Plat (RC18-0011 – Southgate, Phase IV) to create a non-residential subdivision. The property is generally located south of the intersection Long Prairie Road and Gerault Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Reid Dunbar, Eastgroup Properties
Robert Gossett, Half Associates
Bobby Pross, Pross Design Group

Commission Deliberation

Commissioner Johnson moved to approve RC18-0011 – Southgate, Phase IV, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

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

NAYS: Ruthrauff

The motion to approve passed with a vote of 6-1-0.

- 5. Consider a request for a Site Plan (SP18-0020 – Eastgroup Flower Mound, Phase 1) to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and Gerault Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Reid Dunbar, Eastgroup Properties
Robert Gossett, Half Associates
Bobby Pross, Pross Design Group

Commission Deliberation

Commissioner Johnson moved to deny SP18-0020 – Eastgroup Flower Mound, Phase 1, as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to deny passed with a vote of 7-0-0.

- 6. Public Hearing to consider a request for a Master Plan Amendment (MPA19-0001 – Senior Housing Overlay) to amend Section 1, Land Use Plan, by deleting the provisions related to Senior Housing.**

Staff Presentation

Tommy Dalton, Assistant Town Manager

Spoke In Favor:

None

Spoke In Opposition:

Heth Kendrick, 4320 Hillshire Court
Paul Stone, 4100 Broadway Avenue

Commission Deliberation

Commissioner Johnson moved to recommend denial of MPA19-0001 – Senior Housing Overlay, as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend denial passed with a vote of 7-0-0.

- 7. Public Hearing to consider a request for a Master Plan Amendment (MPA18-0007 – Highland Pointe Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to Retail uses. The property is generally located north of Valley Ridge Boulevard and east of Morriss.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Patricia Fant, G&A McAdams

Spoke In Favor:

Larry Patterson, 3333 Mayfair Lane, Highland Village
Austin Adams, 695 Timber Bend, Highland Village
Greg Getting, 1808 Concord Drive
Chris Carmichael, 561 Sellmeyer Lane, Highland Village

Spoke In Opposition:

None

In Favor, Did Not Wish To Speak:

Anna Geleske, 6000 Morriss Road
John Bielamowicz, 4500 Westgrove Drive, Addison
Randy Ahlfs, 3601 Yucca Drive
Brian Weaver, 3605 Parkside Place
Jerry Gray, 2433 Timber Ridge Lane
Jerrod Simmons, 4500 Westgrove Drive, Addison

Questions or Comments Only

Adam Schiestel, 2205 Waterford Drive
Scott Clifford, 2021 Cartwright Court

Commission Deliberation

Commissioner Johnson moved to recommend approval of MPA18-0007 – Highland Pointe Park, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 7-0-0.

8. Public Hearing to consider a request for rezoning (ZPD18-0011 – Highland Pointe Park, PD-19) to amend Planned Development District No. 19 (PD-19) with Office District (O) uses to Planned Development District No. 19 (PD-19) with Retail District-2 (R-2) uses on certain tract of land, to add the conceptual plans and elevations, to modify the development standards, request an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Patricia Fant, G&A McAdams

Spoke In Favor:

Larry Patterson, 3333 Mayfair Lane, Highland Village
Austin Adams, 695 Timber Bend, Highland Village
Greg Getting ,1808 Concord Drive
Chris Carmichael, 561 Sellmeyer Lane, Highland Village

Spoke In Opposition:

None

In Favor, Did Not Wish To Speak:

Anna Geleske, 6000 Morriss Road
John Bielasowicz, 4500 Westgrove Drive, Addison
Randy Ahlfs, 3601 Yucca Drive
Brian Weaver, 3605 Parkside Place
Jerry Gray, 2433 Timber Ridge Lane
Jerrod Simmons, 4500 Westgrove Drive, Addison

Questions or Comments Only

Adam Schiestel, 2205 Waterford Drive
Scott Clifford, 2021 Cartwright Court

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0011 – Highland Pointe Park, PD-19, as presented with the addition of adding the requested restrictions from the adjacent HOA and agreed to by the applicant. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed with a vote of 7-0-0.

9. Public Hearing to consider a request for rezoning (ZPD19-0005 – Windhaven Assisted Living, PD-173) from Agricultural District (A) uses to Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Clint Lannen, 1519 Surveying & Engineering
David Goldstein, Windhaven Senior Living

Spoke In Favor:

Adam Shear, 3712 Alberta Lane

Spoke In Opposition:

None

Commission Deliberation

Commissioner Cox moved to recommend approval of ZPD19-0005 – Windhaven Assisted Living, PD-173, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Dillon, Cox

NAYS: Picardi, Neal

The motion to recommend approval passed with a vote of 5-2-0.

10. ZPD17-0013 – Lakewood, PD-163: This item was noticed for consideration by the Planning & Zoning Commission. However, the applicant has requested to postpone consideration of this request to a future Planning & Zoning Commission regular meeting date.

H. **ADJOURNMENT – REGULAR SESSION 10:30 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: June 10, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0022 – Stonecrest Storage) to develop a miniwarehouse. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

This application represents one of three lots within the Stonecrest Way Addition. The property is zoned PD-155 for Commercial District-1 uses with Specific Use Permit No. 450 (SUP-450) for a miniwarehouse. The focus of this application is to obtain approval for a site plan for Lot 1 to develop a three-story, 45-foot-tall miniwarehouse. The building will encompass 93,753 square feet of floor area and provide for 575 storage units. Access to the property will be from Stonecrest Road. Cross access between all three lots within this non-residential subdivision as well as future connectivity to the property to the south is provided by plat and depicted on this site plan. It should be noted there is no required mutual access easement to the north, for the Town's Western O&M Building is secured with a gate and perimeter fencing.

Various applications have been considered and approved relative to the subject property:

- October 16, 2017: Town Council approved a Master Plan Amendment to amend the Land Use Plan and Area Plans from Office or Medium Density Residential to Commercial/Industrial uses within the Denton Creek District Area Plan.
- October 16, 2017: Town Council approved Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) for a miniwarehouse.
- May 13, 2019: Planning and Zoning Commission approved a record plat (RC18-0013) to create a three-lot non-residential subdivision.

Both the site plan and landscape depict necessary setbacks, landscape buffers, and easements. Both landscaping and building elevations are in compliance with the adopted conceptual plans attached to PD-155.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

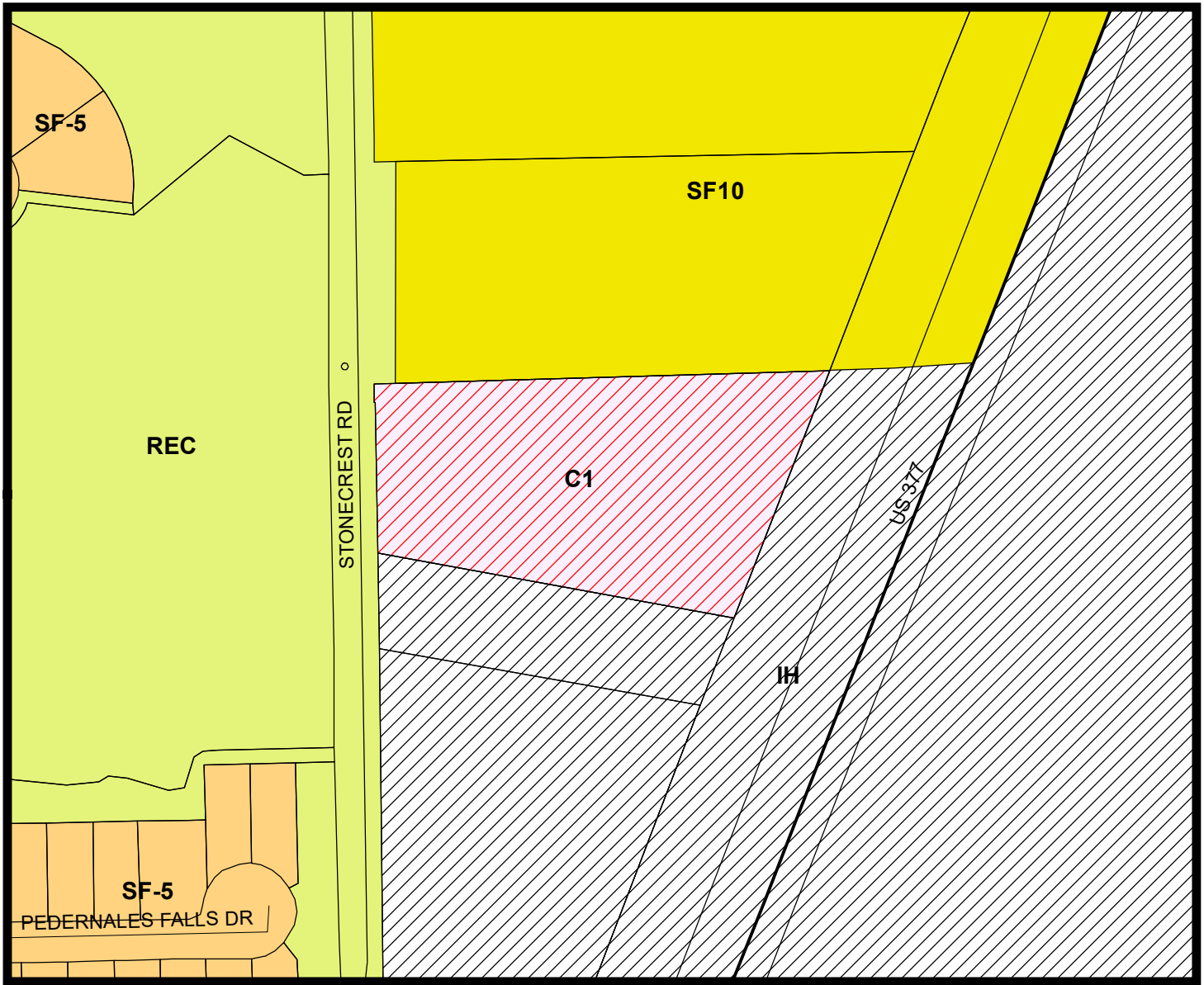
B. Application Details

1. Site Plan Package



Vicinity Map

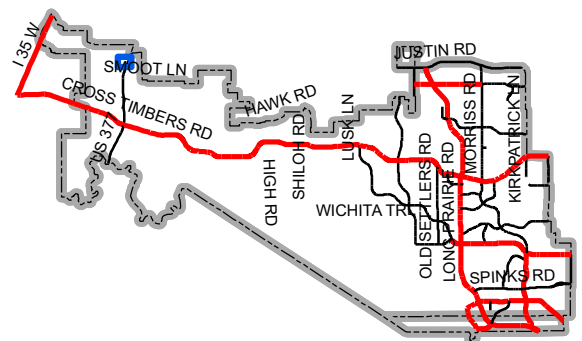
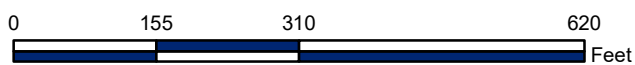
Reference Project: SP18-0022



LEGEND

- Interim Holding
- Recreation
- Single Family 5
- Single Family 10

- Subject Property



Map Location



CCM Engineering
2570 FM 407 STE. 209, Highland Village, TX 75077
Office: 972-691-6605
TBPE FIRM #605

May 22, 2019

Town of Flower Mound
2121 Cross Timbers Road #2020
Flower Mound, Texas 75028

Ref: Letter of Intent for
Stonecrest Storage
6404 Stonecrest Road
Town of Flower Mound, Texas

Please accept this letter as our letter of intent for the proposed Stonecrest Storage located on Stonecrest Road in the Town of Flower Mound. The property is currently zoned PD-155 and includes 4.55 acres of land fronting Stonecrest Road. The proposed use is mini-warehouse storage and general business. The property is being developed by single ownership entity.

The proposed mini warehouse building is three stories, totaling 93,753 square feet and will be built with the first phase. The remaining two pads will be built out at a later date.

The proposed use and site plan, landscape plan and elevations are within substantial conformance to the approved PD.

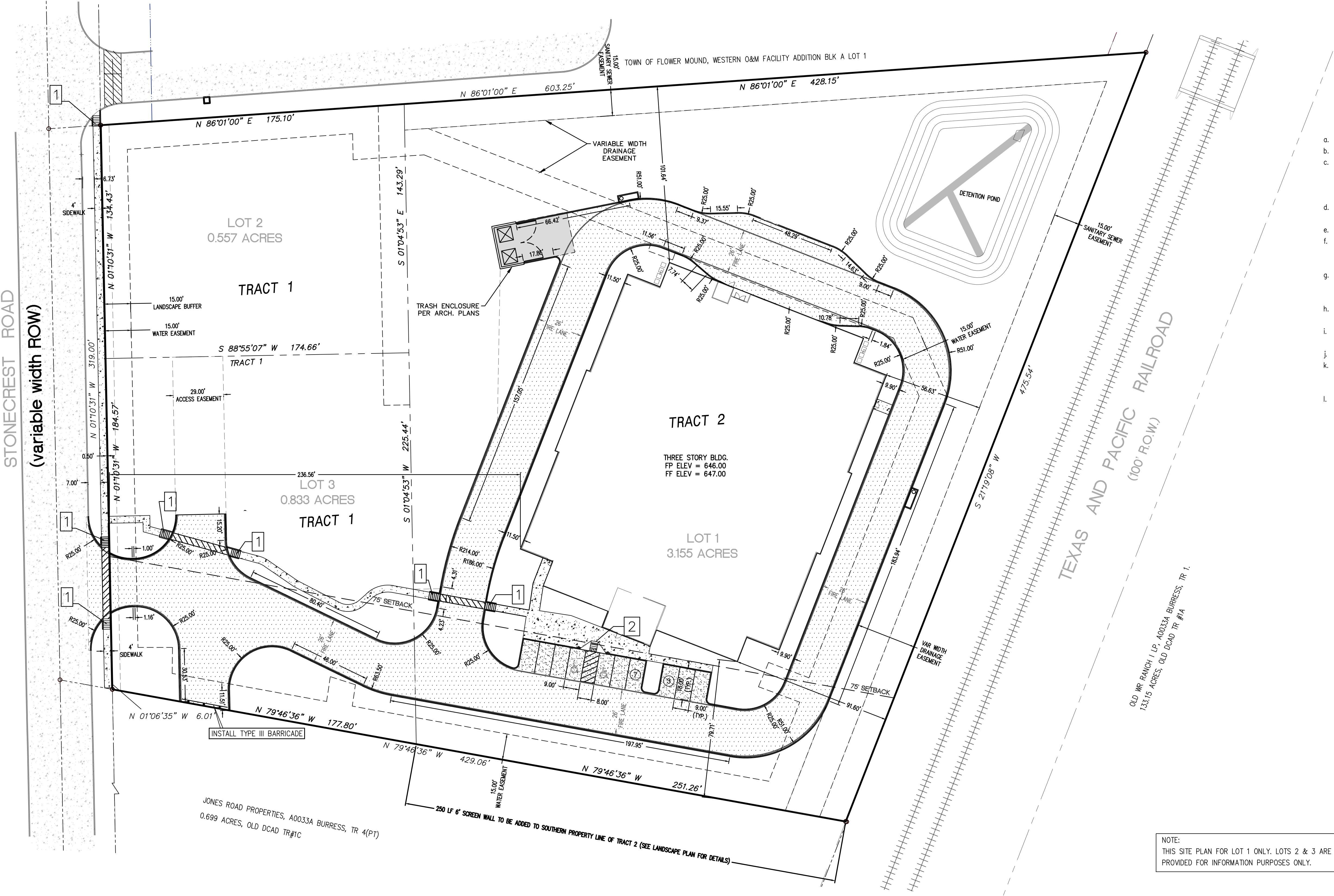
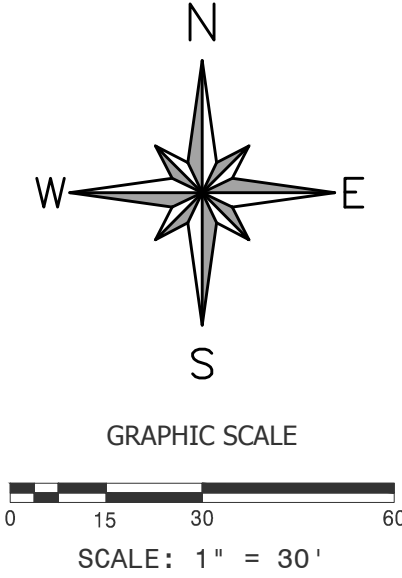
Should you have any questions or comments, please feel free to contact me.

Sincerely,

Jeff D. Crannell, P.E., C.F.M.
President--CCM

CAUTION!!!
Existing underground/overhead
utilities. Contractor to call for
locations and field verify the location,
depth and sizes of all existing
utilities prior to excavation.

- SUPPLEMENTARY
PAVING/STRIPING NOTES
1. TYPE 7 CURB RAMP PER TXDOT STD. DETAIL PED-18.
 2. TYPE 1 CURB RAMP PER TXDOT STD. DETAIL PED-18.
 3. INSTALL PARKING SIGN PER T.A.S. STANDARDS.
 4. INSTALL PARKING SPACE STRIPING PER M.U.T.C.D. STANDARDS.
 5. INSTALL ADA ACCESSIBLE SPACE PAVEMENT SYMBOLS AND STRIPING PER M.U.T.C.D. STANDARDS.
 6. INSTALL 4' SIDEWALK PER TOWN OF FLOWER MOUND STD. DETAIL ST-8.



GENERAL NOTES

- a. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- b. FACE OF CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
- c. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR SUBGRADE PREPARATION, REINFORCEMENT AND PAVEMENT THICKNESS REQUIREMENTS. REPORT PREPARED BY CMJ ENGINEERING, INC., REPORT No. 2608-18-01, DATED 03-16-2018.
- d. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
- e. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
- f. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- g. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD INT HE SAME MATERIAL AS THE MAIN BUILDING.
- h. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- i. DUMPSTER SCREENING WALL SHALL BE CLADERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- j. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- k. 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.
- l. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SITE DATA TABLE	
PHYSICAL ADDRESS	6404 STONECREST ROAD
GROSS SITE AREA	LOT 1; IN TRACT 2- 3.155 AC.
ZONING	PD-155 W/ C-1 DISTRICT USES,
CURRENT USE/PROPOSED	RESIDENTIAL LOT/ SUP-450 FOR MINI WAREHOUSE (TRACT 2 ONLY)
LOT COVERAGE DATA	
• BUILDING COVERAGE	31,300 FT ²
• IMPERVIOUS AREA	1.45 ACRES
• PERVIOUS AREA	1.7 ACRES
• BUILDING COVERAGE	22.77%
• LOT COVERAGE	45.96%
PARKING SUMMARY	
SURFACE PARKING	1 SPACE/75 UNITS (575 UNITS)
• REQUIRED	8 SPACES
• PROVIDED	8
• OTHER	2 HANDICAPPED SPACES
TOTAL PARKING	10 SPACES TOTAL*
BUILDING DATA	PROPOSED 3-STORY MINIWAREHOUSE
• NO. UNITS	575
• BUILDING	31,300 FT ² FOOTPRINT
• PEAK HEIGHT	44'-10"
• MEAN HEIGHT	44'-10"
• TOTAL SQUARE FOOTAGE	93,753 FT ²

NOTE:
THIS SITE PLAN FOR LOT 1 ONLY. LOTS 2 & 3 ARE
PROVIDED FOR INFORMATION PURPOSES ONLY.

OWNER: DOMINICK & XIMENA VALENTI, SCOTT QUINN,
KANCO INVESTMENT PROPERTIES, LLC, & ALLEN TRIGUIERO
C.O DONALD JONES CONSULTING & SERVICE LLC
PO BOX 889
KELLER, TX 76244-0889

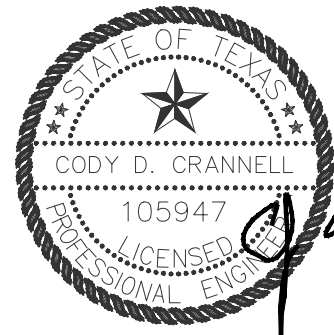
CCM Engineering

2570 FM 407, Suite 209
Highland Village, Texas 75077
Ph: 972.691.6633
Fax: 972.691.6628
TBPE FIRM #605

Stoncrest Storage

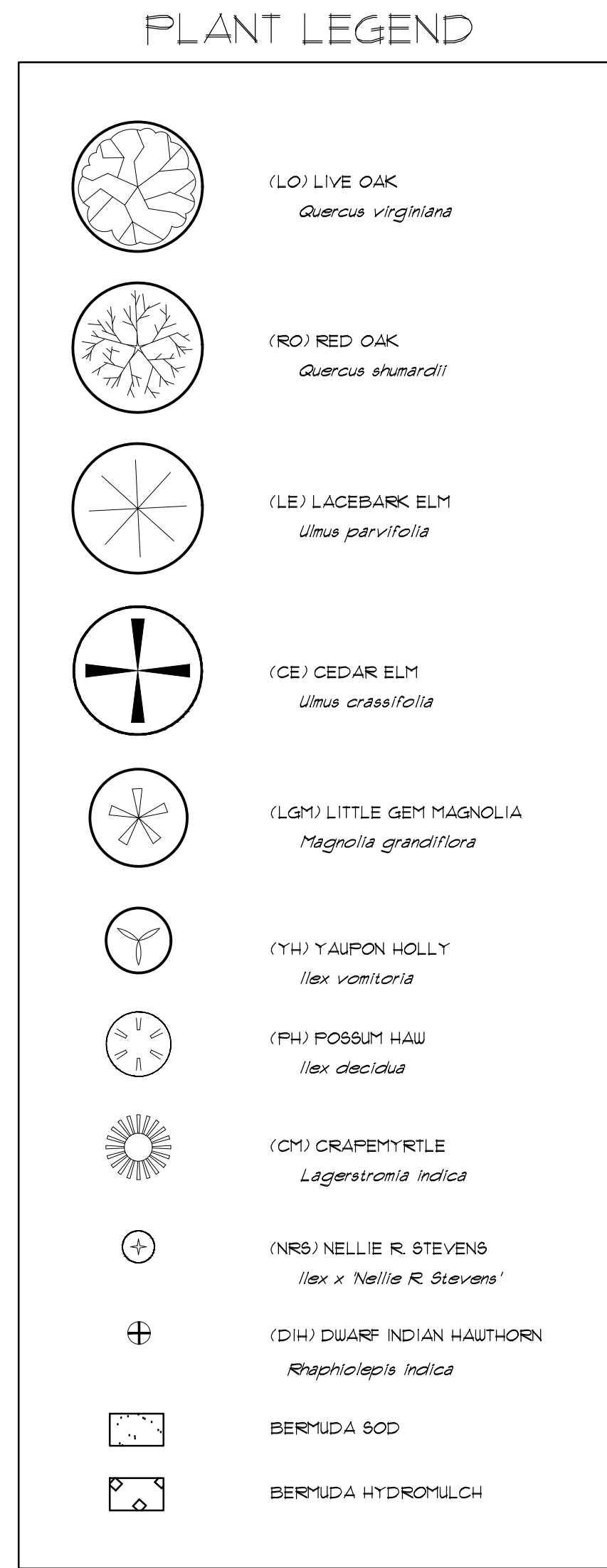
Town of Flower Mound, Denton County, Texas

Site Plan



REVISIONS

DESIGN: CCM
DRAWN: CCM
DATE: 2-10-19
SCALE:
NOTES:
FILE:



- 1) Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- 2) Contractor is responsible for verifying location of all underground utilities prior to construction.
- 3) It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- 4) All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- 5) Landscape edging shall be located as noted on plan.
- 6) Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- 7) Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- 8) Any visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- 9) All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- 10) Landscape areas shall be kept free of trash, litter and weeds.
- 11) An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- 12) Irrigation Controller to have a Rain and Freeze Stat.
- 13) All landscape is to be greater than 8 feet from all underground utilities.
- 14) All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

***Required native shade trees of one tree per 400 square feet of buffer area shall not be required along the southern property line.

***Mitigation trees labeled as (MT) on landscape plan.

NOTES

- 1) ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH BERMUDA HYDROMULCH.
- 2) THE REQUIRED STREET BUFFER ALONG STONECREST ROAD SHALL BE PROVIDED AS PART OF THIS LANDSCAPE PLAN.
- 3) UPKEEP AND MAINTENANCE OF THE STREET BUFFER SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, UNTIL SUCH TIME EACH LOT IS DEVELOPED.
- 4) AT THE TIME A SITE PLAN APPLICATION FOR LOT 2 AND/OR 3 IS SUBMITTED, THE UPKEEP AND MAINTENANCE SHALL THEN BECOME THE RESPONSIBILITY OF EACH PERSPECTIVE LOT OWNER.

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
8	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
6	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
3	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
3	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
4	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> 'Little Gem'	3"	8'-10'	Per Plan	Single Trunk
7	YAWPON HOLLY	<i>Ilex vomitoria</i>	15gal.	5'-6'	Per Plan	Full
12	POSSUMHAW HOLLY	<i>Ilex decidua</i>	15gal.	5'-6'	Per Plan	Full
13	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	15gal.	5'-6'	Per Plan	Full
13	NELLIE R. STEVENS	<i>Ilex x 'Nellie R. Stevens'</i>	20gal.	5'-6'	Per Plan	Full
61	DWARF INDIAN HAWTHORN	<i>Rhaphiolepis indica</i>	5gal.	36"	3'-0"	Full
28,582	BERMUDA SOD		sq. ft.			
50,308	BERMUDA HYDROMULCH		sq. ft.			

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Stonecrest Storage			
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Stonecrest Road		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF.	Stonecrest - 325 LF.	11 trees	2 canopy trees 27 ornamental trees (27 - 3 = 9 trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	10 parking spaces	90 s.f.	168 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	10 parking spaces	1 tree (3" cal.)	2 trees (3" cal.) 1 ornamental trees
**All parking spaces to be located within 50 ft. of parking lot tree.			

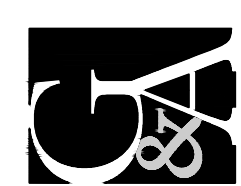
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Stonecrest Storage

**All parking spaces to be located within 50 ft. of parking lot tree.

**The John R. McAdams
Company, Inc.**
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

PE: 19762 TBPIS: 10194440
www.gaicon.com
www.mcadamsco.com



STONECREST STORAGE

Value
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Block Value
4.5 Acres

in the
T. BURNS SURVEY. ABSTRACT NO. 33

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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Landscape Plan

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT, P.C.
DATED 6/6/2019

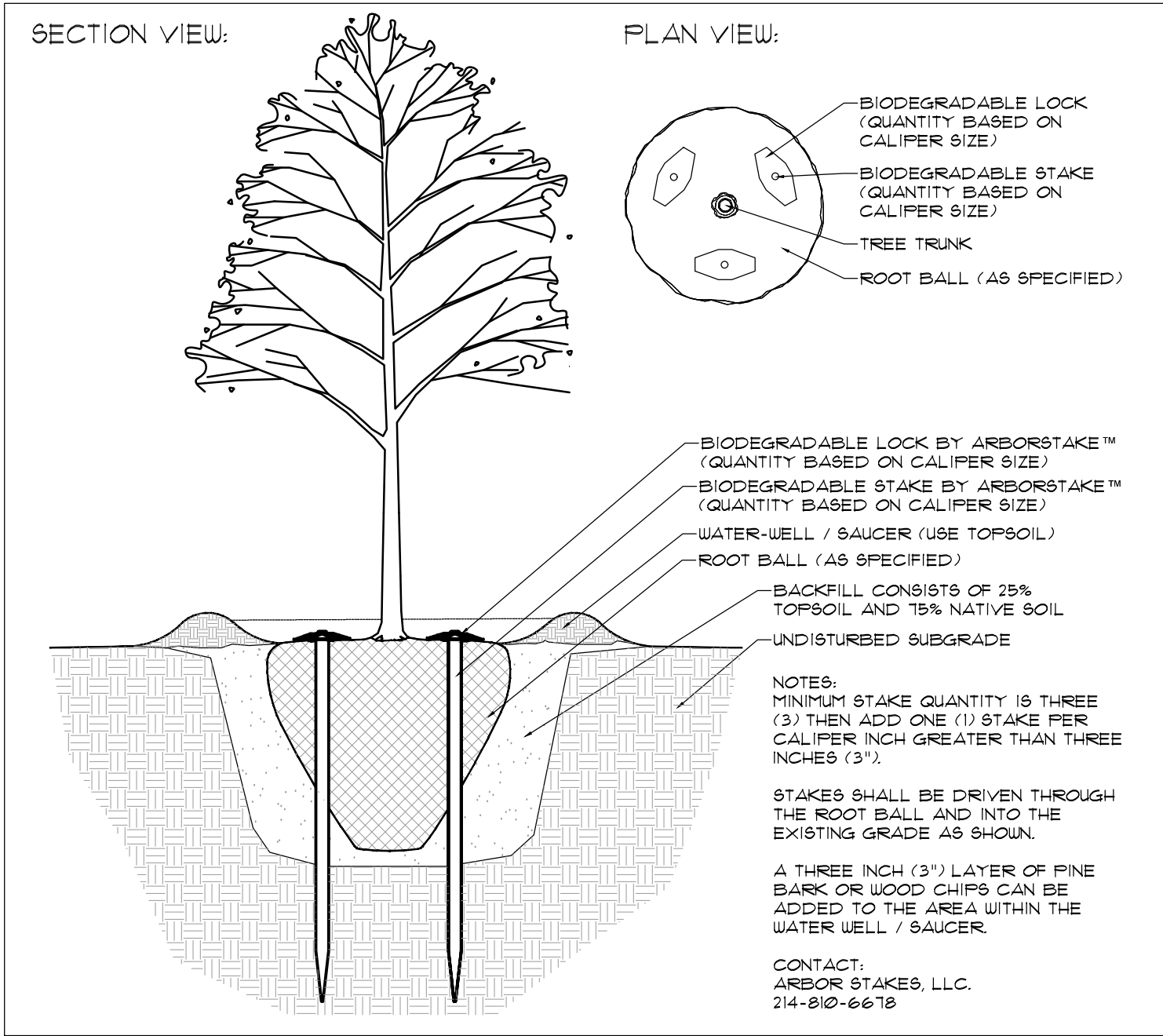
RECORDED
JAMESON & PINSON
2826
STATE OF TEXAS

286

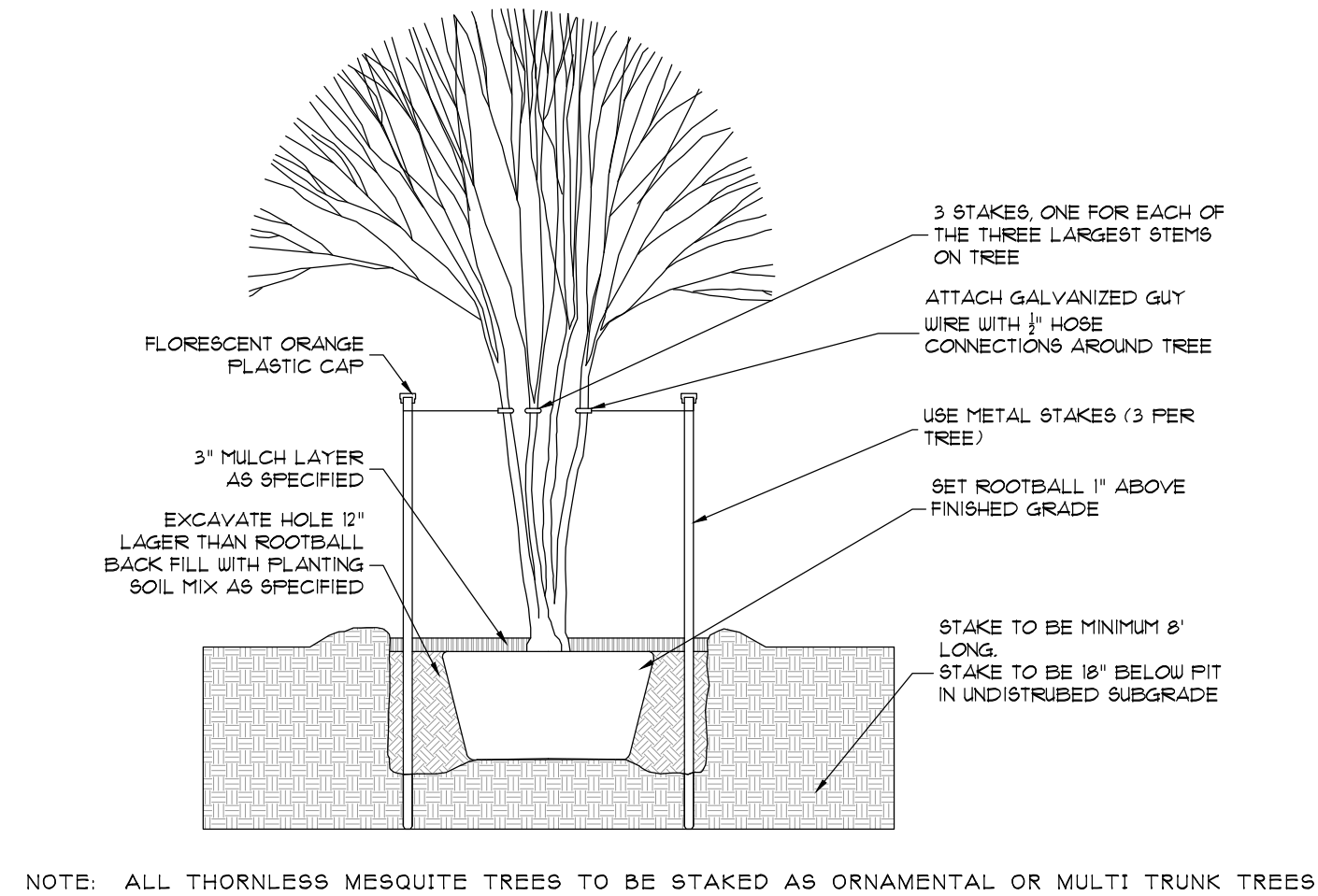
Drawn By: LD
Date: 11/27/2018
Scale: 1"=40'
Revisions:
06/27/18

18044

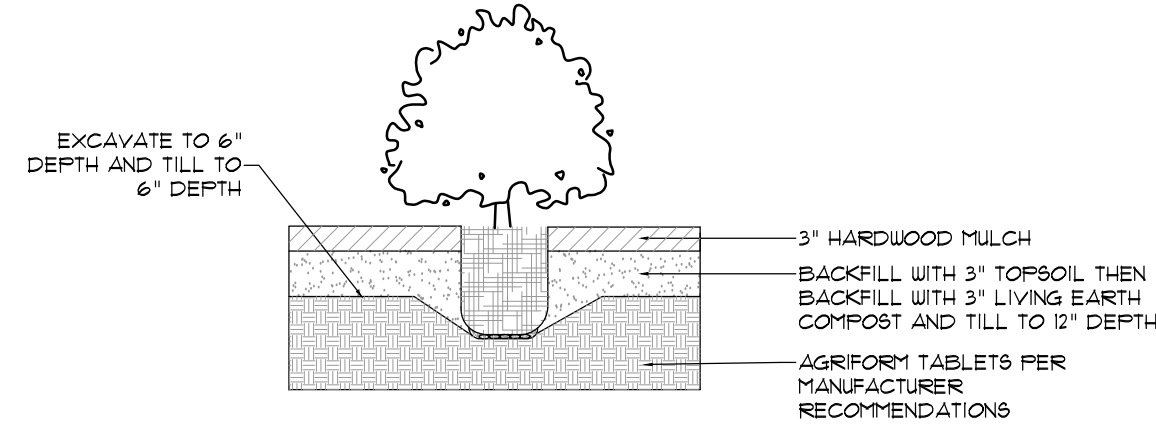
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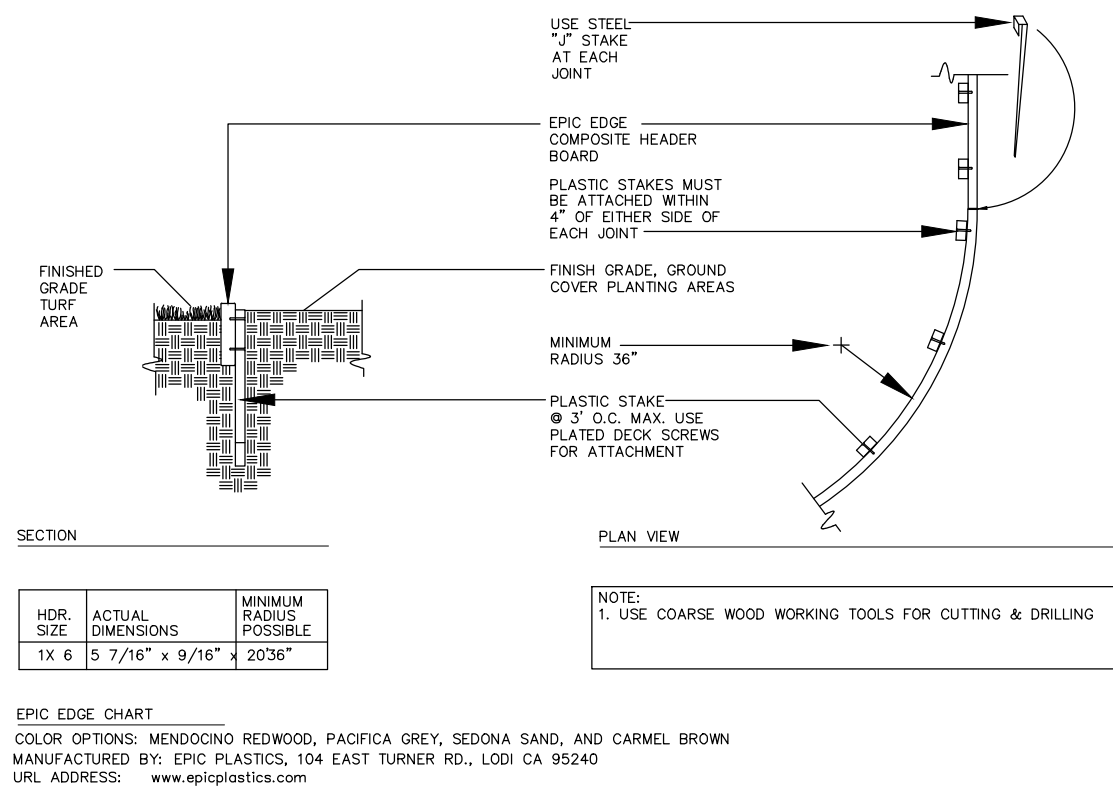
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



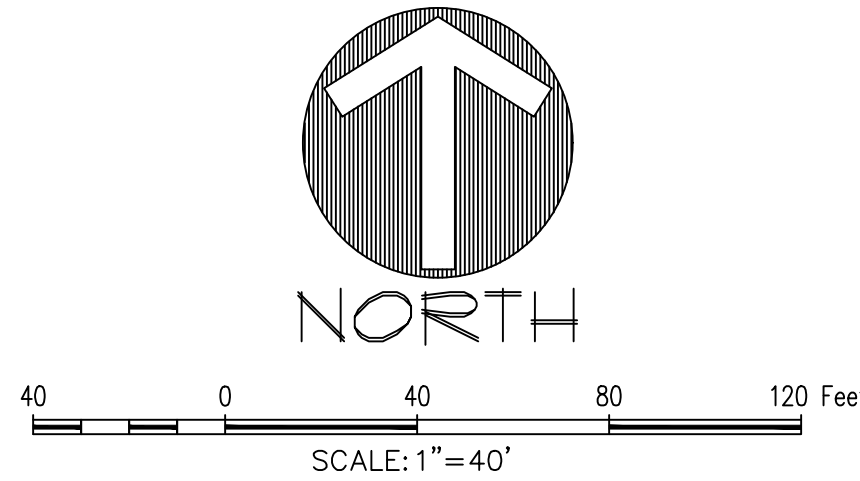
2. MULTI-TRUNK TREE STAKING DETAIL
NOT TO SCALE



3. SHRUB DETAIL
NOT TO SCALE



4. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8778
291 Oakmont Road
Rockwall, Texas 75082
940-240-1012
TBPE: 19762 TBPLS: 0194440
www.mcadamsco.com

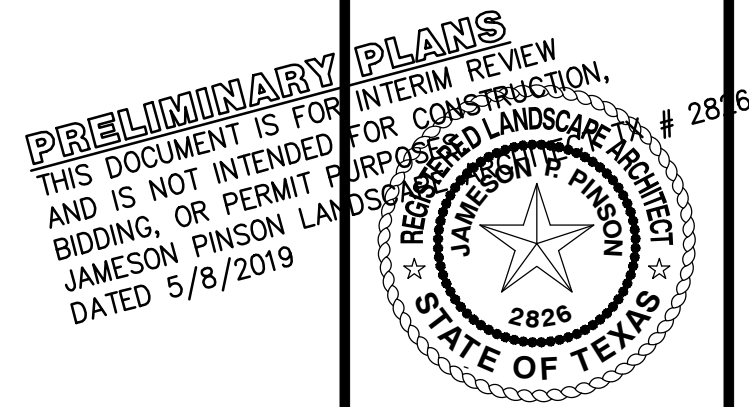
MCADAMS

G&A

STONECREST STORAGE

Value
Lot VALUE, Block VALUE
4.545 Acres
in the
T. BURNS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

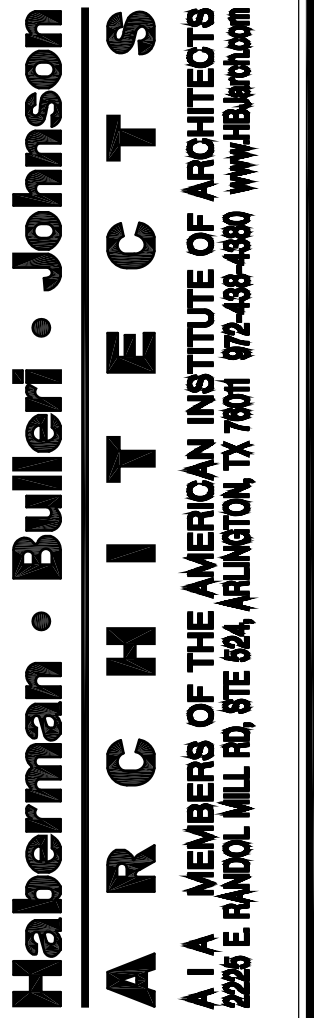
Landscape Details



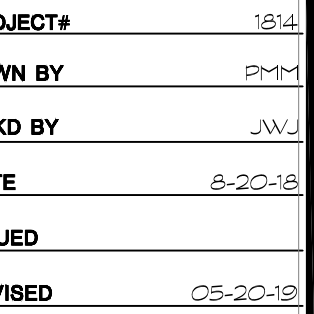
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Date: 11/27/2018
Scale: 1"=40'
Revisions:
06/27/18

18044

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STONECREST SELF STORAGE
STONECREST ROAD FLOWER MOUND, TX
FOR : DOMINICK VALENTI, XIMENA VALENTI, SCOTT QUINN,
KANCO INVESTMENT PROPERTIES LLC, AND ALLEN TRIGUIERO



**SITE PLAN
APPLICATION
DATED 8-20-18**

EXTERIOR ELEVATIONS BUILDING 'A'

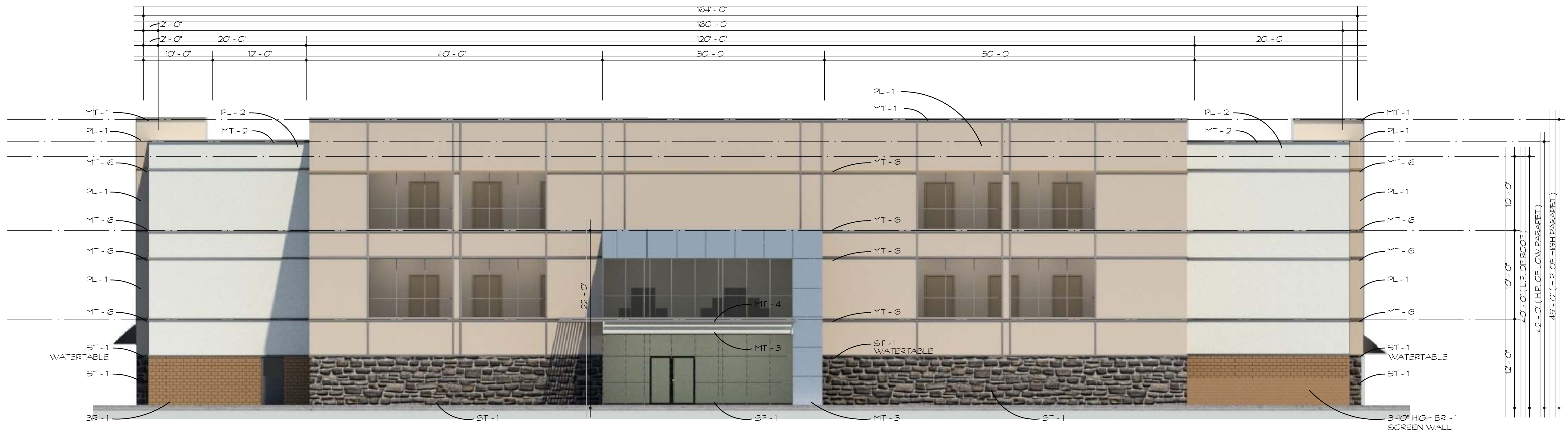
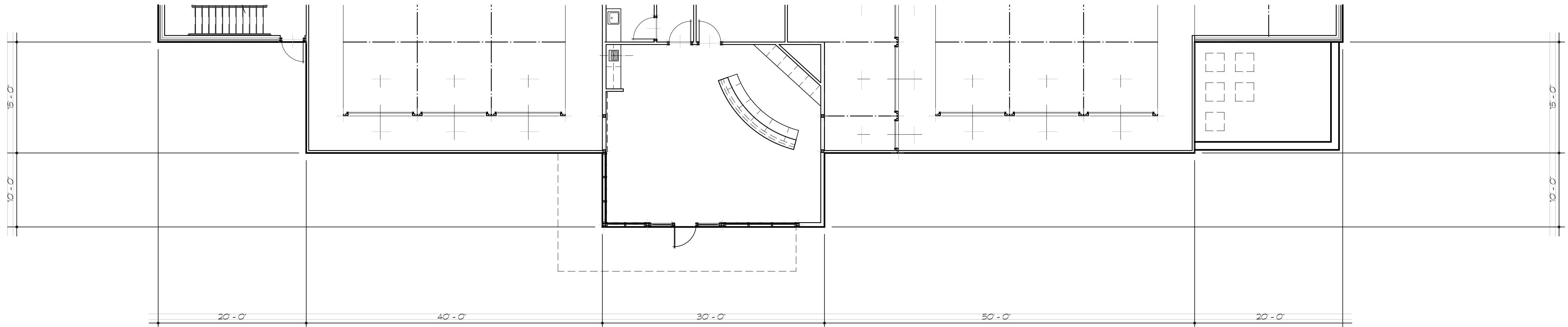
SHEET NUMBER

A5

5 OF 10

MATERIAL TABULATION CHART					
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	6320	6320	7710	7710
2.	PACAGE S.F. (EXC. DOORS / WINDOWS)	5469	4932	6,093	5,652
3.	DOOR AND WINDOWS S.F.	851	1388	1617	2058
4.	PRIMARY MASONRY TOTALS (MIN 80%)	5,331 / 97.5%	4,546 / 92.2%	5,633 / 93.4%	5,633 / 93.6%
	BRICK (BR-1) S.F.	320 / 5.9%	320 / 6.5%	1208 / 20.0%	1208 / 20.6%
	STONE (ST-1) S.F.	787 / 13.8%	752 / 15.2%	453 / 7.7%	453 / 7.7%
	STUCCO (PL-1 + PL-2) S.F.	4,254 / 77.8%	3,474 / 70.5%	3,972 / 69.9%	3,972 / 67.9%
5.	SECONDARY MASONRY TOTALS (MAX 20%)	0%	0%	0%	0%
6.	ACCENT MATERIALS	136 / 2.1%	366 / 7.8%	307 / 6.6%	219 / 3.7%
7.	PANORAMIC GLAZ (MT-1 + MT-2) S.F.	0 / 0%	20 / 1.1%	120 / 1.9%	62 / 1.0%
	ACM PANEL (MT-3) S.F.	0 / 0%	265 / 5.4%	240 / 4.0%	62 / 1.1%
	METAL REVEAL (MT-6) S.F.	78 / 1.4%	61 / 1.2%	87 / 1.5%	87 / 1.4%

MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES
BR - 1	MODULAR FACE BRICK ACME	BLEND : MUSHROOM BROWN TEXTURE : VELLOW	TYP. FIELD BRICK
HM - 1	HOLLOW METAL DOOR AND FRAME CECO	'SG' SERIES DOUBLE RABBET PROFILE FRAME 'IMPERIAL' HOLLOW METAL DOOR - 18 GA FINISH : P - 1	TYP. HOLLOW METAL DOORS AND FRAMES
MT - 1	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 2	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 3	ACM PANEL RAINSCREEN SYSTEM ALUCOBOND	DRY SEAL SYSTEM FINISH : CLEAR ANODIZED	ACM PANEL @ FRONT ENTRY
MT - 4	LOUVERED ALUMINUM SUNSHADE EQUAL TO CS ACROVYN RE: 2 / A9 FOR DETAILS	100-3C-22 FINISH : BRIGHT SILVER	SUNSHADE @ FRONT ENTRY
MT - 5	STEEL FABRICATION AWNING RE: 1 / A9 FOR DETAILS	FINISH : P - 1	AWNING @ NORTH ELEVATION
MT - 6	2 1/2" REVEAL CHANNEL FRY REGLET	PCS - 75 - 250 FINISH : MATCH STUCCO	TYP. REVEAL @ STUCCO
P - 1	EXTERIOR PAINT PPG	SPEEDHIDE EXTERIOR 100% ACRYLIC LATEX PAINT FINISH : DARK BRONZE - SEMI-GLOSS	TYP. PAINT @ HOLLOW METAL DOORS, FRAMES, & AWNING
PL - 1	(3) COAT STUCCO SYSTEM PAREX	FINISH : QUARRY TEXTURE : AS SELECTED BY OWNER	TYP. STUCCO
PL - 2	(3) COAT STUCCO SYSTEM PAREX	FINISH : DOVE TEXTURE : AS SELECTED BY OWNER	TYP. STUCCO
ST - 1	CULTURED STONE CORONADO STONE	BLEND : OLD COUNTRY LEDGE FINISH : COASTAL BROWN	TYP. CULTURED STONE
SF - 1	ALUMINUM STOREFRONT SYSTEM U.S. ALUMINUM	SERIES '45' SF FINISH : CLEAR ANODIZED GLAZING : T' INSULATED GLAZING	TYP. STOREFRONT



A SOUTH EXTERIOR BUILDING "A" ELEVATION
1/8" = 1' - 0"



Haberman • Bulleri • Johnson
ARCHITECTS
A I A MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS
2228 E RANDOL MILL RD, STE 104, ARLINGTON, TX 76010 972-488-4880 www.hbj.com

NEW SELF STORAGE FACILITY :
STONECREST SELF STORAGE
STONECREST ROAD
FLOWER MOUND, TX
FOR : DOMINICK VALENTI, XIMENA VALENTI, SCOTT QUINN,
KANCO INVESTMENT PROPERTIES LLC, AND ALLEN TRIGUEIRO



PROJECT# 1814
DRAWN BY PTT
CHKD BY JWC
DATE 8-20-18
ISSUED
REVISED 05-20-18

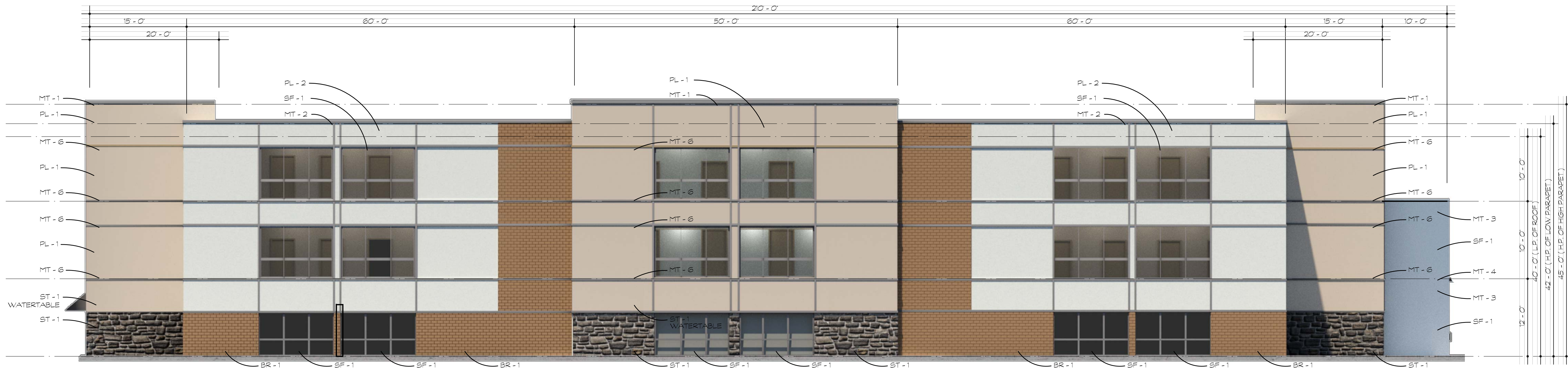
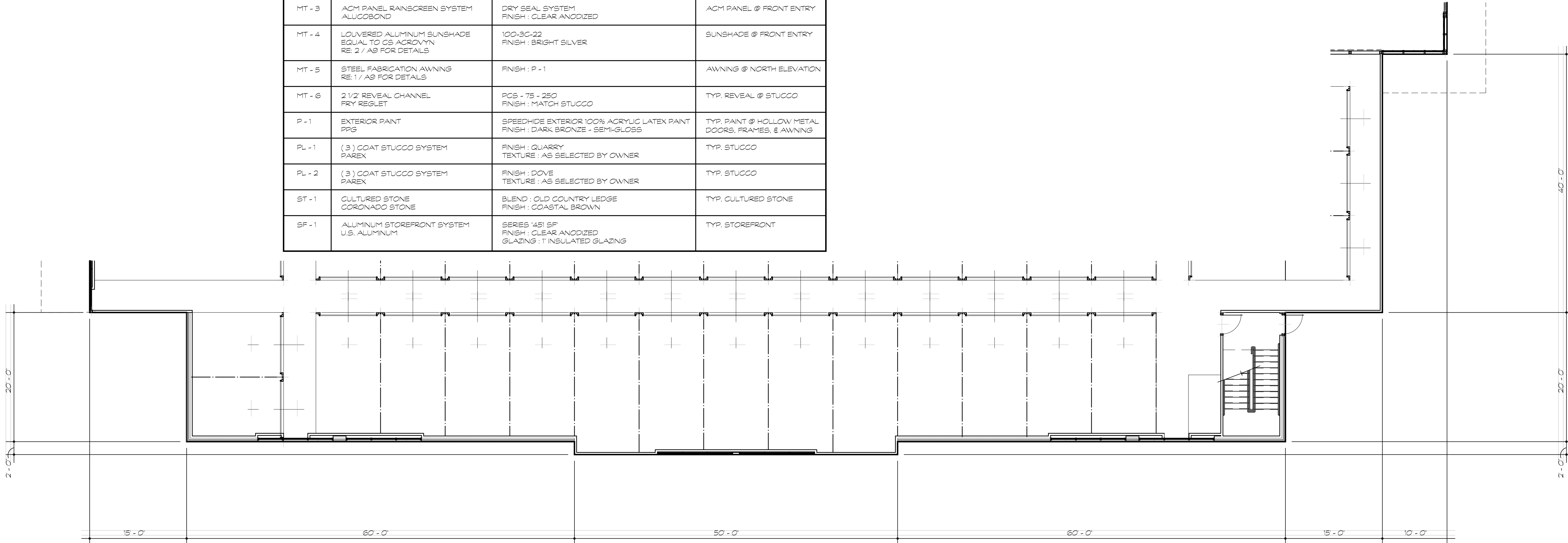
SITE PLAN APPLICATION
DATED 8-20-18

EXTERIOR ELEVATIONS
BUILDING 'A'

SHEET NUMBER
A6
2 OF 10

MATERIAL TABULATION CHART				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	6,320	6,320	7,710	7,710
2. FACADE S.F. (EXCL. DOORS / WINDOWS)	5,469	4,932	6,030	5,852
3. DOORS AND WINDOWS S.F.	851	1,388	1,680	1,858
4. PRIMARY MASONRY TOTALS (MIN 80%)	5,331 / 97.5%	4,546 / 92.2%	5,633 / 93.4%	5,633 / 93.3%
BRICK (BR-1) S.F.	320 / 5.9%	320 / 6.5%	1,208 / 20.0%	1,208 / 20.6%
STONE (ST-1) S.F.	757 / 13.8%	752 / 15.2%	453 / 7.5%	453 / 7.7%
STUCCO (PL-1 + PL-2) S.F.	4,254 / 77.8%	3,474 / 70.5%	3,972 / 65.9%	3,972 / 67.9%
5. SECONDARY MASONRY TOTALS (MAX 20%)	0%	0%	0%	0%
6. ACCENT MATERIALS	138 / 2.5%	388 / 7.8%	397 / 6.6%	219 / 3.7%
PARAPET CAP (MT-1 + MT-2) S.F.	60 / 1.1%	60 / 1.2%	70 / 1.1%	70 / 1.2%
ACM PANEL (MT-3) S.F.	0 / 0%	265 / 5.4%	240 / 4.0%	62 / 1.1%
METAL REVEAL (MT-6) S.F.	78 / 1.4%	61 / 1.2%	87 / 1.5%	87 / 1.4%

MATERIAL LEGEND			
MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES
BR - 1	MODULAR FACE BRICK ACME	BLEND : MUSHROOM BROWN TEXTURE : VELOUR	TYP. FIELD BRICK
HM - 1	HOLLOW METAL DOOR AND FRAME CECO	'50' SERIES DOUBLE RABBIT PROFILE FRAME IMPERIAL HOLLOW METAL DOOR - 18 GA FINISH : P - 1	TYP. HOLLOW METAL DOORS AND FRAMES
MT - 1	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 2	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 3	ACM PANEL RAINSCREEN SYSTEM ALUCOBOND	DRY SEAL SYSTEM FINISH : CLEAR ANODIZED	ACM PANEL @ FRONT ENTRY
MT - 4	LOUVERED ALUMINUM SUNSHADE EQUAL TO CS AGROVYN RE: 2 / A9 FOR DETAILS	100-3C-22 FINISH : BRIGHT SILVER	SUNSHADE @ FRONT ENTRY
MT - 5	STEEL FABRICATION AWNING RE: 1 / A9 FOR DETAILS	FINISH : P - 1	AWNING @ NORTH ELEVATION
MT - 6	2 1/2" REVEAL CHANNEL FRY REGLET	PCS - 75 - 250 FINISH : MATCH STUCCO	TYP. REVEAL @ STUCCO
P - 1	EXTERIOR PAINT PPG	SPEEDHIDE EXTERIOR 100% ACRYLIC LATEX PAINT FINISH : DARK BRONZE - SEMI-GLOSS	TYP. PAINT @ HOLLOW METAL DOORS, FRAMES, & AWNING
PL - 1	(3) COAT STUCCO SYSTEM PAREX	FINISH : QUARRY TEXTURE : AS SELECTED BY OWNER	TYP. STUCCO
PL - 2	(3) COAT STUCCO SYSTEM PAREX	FINISH : DOVE TEXTURE : AS SELECTED BY OWNER	TYP. STUCCO
ST - 1	CULTURED STONE CORONADO STONE	BLEND : OLD COUNTRY LEDGE FINISH : COASTAL BROWN	TYP. CULTURED STONE
SF - 1	ALUMINUM STOREFRONT SYSTEM U.S. ALUMINUM	SERIES '45' SF FINISH : CLEAR ANODIZED GLAZING : 1" INSULATED GLAZING	TYP. STOREFRONT



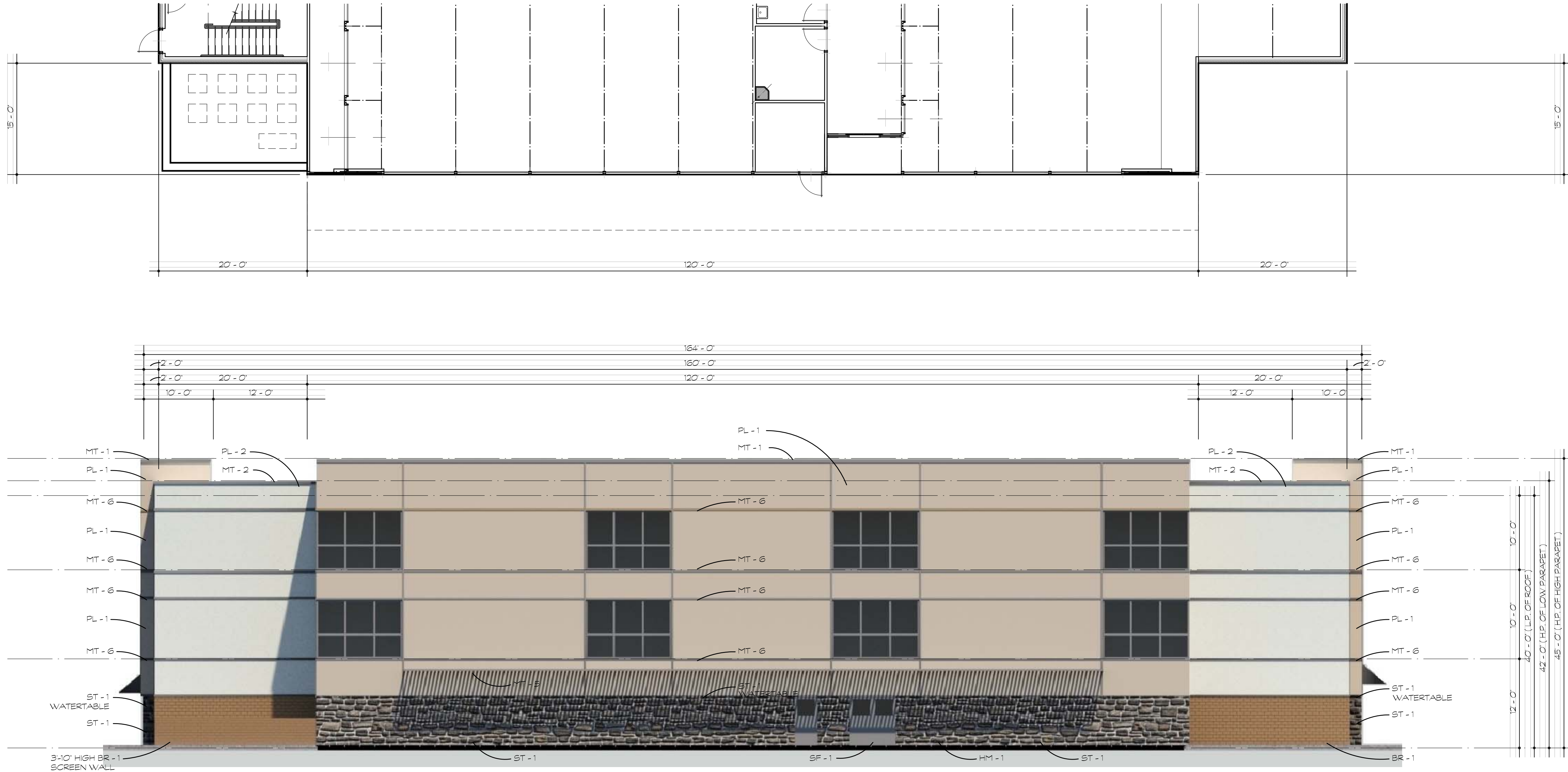
A WEST EXTERIOR BUILDING "A" ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES
BR - 1	MODULAR FACE BRICK ACME	BLEND : MUSHROOM BROWN TEXTURE : VELOUR	TYP. FIELD BRICK
HM - 1	HOLLOW METAL DOOR AND FRAME CECO	'SQ' SERIES DOUBLE RABSET PROFILE FRAME IMPERIAL HOLLOW METAL DOOR - 18 GA FINISH : P - 1	TYP. HOLLOW METAL DOORS AND FRAMES
MT - 1	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 2	PREFINISHED PARAPET WALL COPING METAL ERA	PERMA-TITE FINISH : CITYSCAPE	TYP. PARAPET CAP
MT - 3	ACM PANEL RAINSCREEN SYSTEM ALUCCOBOND	DRY SEAL SYSTEM FINISH : CLEAR ANODIZED	ACM PANEL @ FRONT ENTRY
MT - 4	LOUVERED ALUMINUM SUNSHADE EQUAL TO CS AGROVYN RE: 2 / A9 FOR DETAILS	100-3C-22 FINISH : BRIGHT SILVER	SUNSHADE @ FRONT ENTRY
MT - 5	STEEL FABRICATION AWNING RE: 1 / A9 FOR DETAILS	FINISH : P - 1	AWNING @ NORTH ELEVATION
MT - 6	2 1/2 REVEAL CHANNEL FRY REGLET	PCS - 75 - 250 FINISH : MATCH STUCCO	TYP. REVEAL @ STUCCO
P - 1	EXTERIOR PAINT PPG	SPEEDHIDE EXTERIOR 100% ACRYLIC LATEX PAINT FINISH : DARK BRONZE - SEMI-GLOSS	TYP. PAINT @ HOLLOW METAL DOORS, FRAMES, & AWNING
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MATERIAL TABULATION CHART

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	6,320	6,320	7,710	7,710
2. FACADE S.F. (EXCL. DOORS / WINDOWS)	5,469	4,932	6,030	5,852
3. DOORS AND WINDOWS S.F.	851	1,388	1,680	1,858
4. PRIMARY MASONRY TOTALS (MIN 80%)	5,331 / 97.5%	4,546 / 92.2%	5,633 / 93.4%	5,633 / 96.3%
BRICK (BR-1) S.F.	320 / 5.9%	320 / 6.5%	1,208 / 20.0%	1,208 / 20.6%
STONE (ST-1) S.F.	757 / 13.8%	752 / 15.2%	453 / 7.5%	453 / 7.7%
STUCCO (PL-1 + PL-2) S.F.	4,254 / 77.8%	3,474 / 70.5%	3,972 / 65.9%	3,972 / 67.9%
5. SECONDARY MASONRY TOTALS (MAX 20%)	0%	0%	0%	0%
6. ACCENT MATERIALS	138 / 2.5%	388 / 7.8%	397 / 6.6%	219 / 3.7%
PARAPET CAP (MT-1 + MT-2) S.F.	60 / 1.1%	60 / 1.2%	70 / 1.1%	70 / 1.2%
ACM PANEL (MT-3) S.F.	0 / 0%	265 / 5.4%	240 / 4.0%	62 / 1.1%
METAL REVEAL (MT-6) S.F.	78 / 1.4%	61 / 1.2%	87 / 1.5%	87 / 1.4%



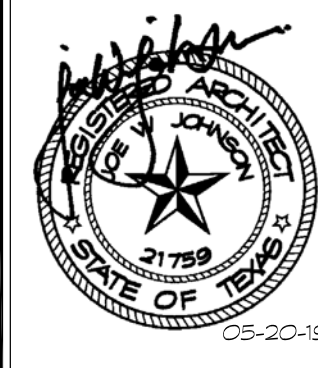
A

NORTH EXTERIOR BUILDING " A " ELEVATION

1/8" = 1'-0"

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NEW SELF STORAGE FACILITY :
STONECREST SELF STORAGE
STONECREST ROAD
FLOWER MOUND, TX
FOR : DOMINICK VALENTI, XIMENA VALENTI, SCOTT QUINN,
KANCO INVESTMENT PROPERTIES LLC, AND ALLEN TRIGUEIRO



PROJECT#	1814
DRAWN BY	PYT
CHKD BY	JWG
DATE	8-20-18
ISSUED	
REVISED	05-20-18

SITE PLAN
APPLICATION
DATED 8-20-18

EXTERIOR
ELEVATIONS
BUILDING 'A'

SHEET NUMBER
A7
7 OF 10



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SITE PLAN
APPLICATION
DATED 8-20-18

EXTERIOR
ELEVATIONS
BUILDING 'A'

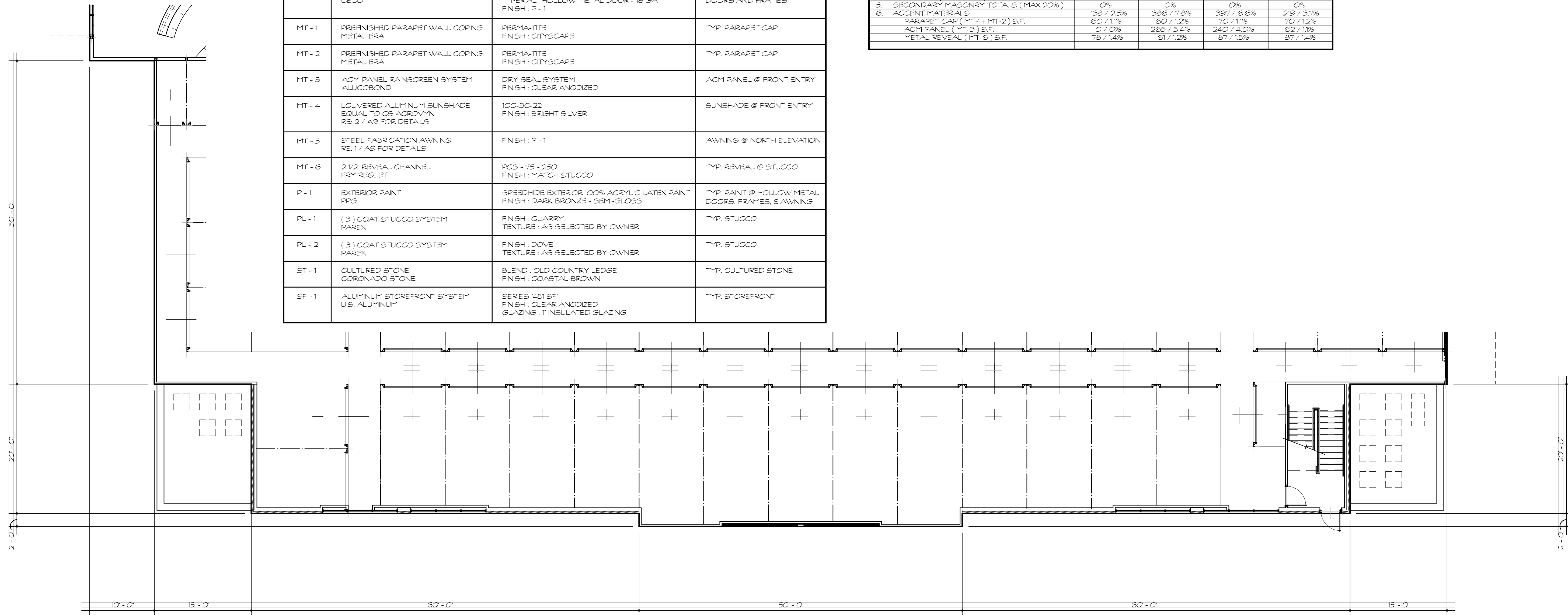
SHEET NUMBER
A8
8 OF 10

MATERIAL LEGEND

MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES
BR - 1	MODULAR FACE BRICK ACME	BLEND : MUSHROOM BROWN TEXTURE : VELOUR	TYP. FIELD BRICK
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A EAST EXTERIOR BUILDING "A" ELEVATION
1/8" = 1'-0"



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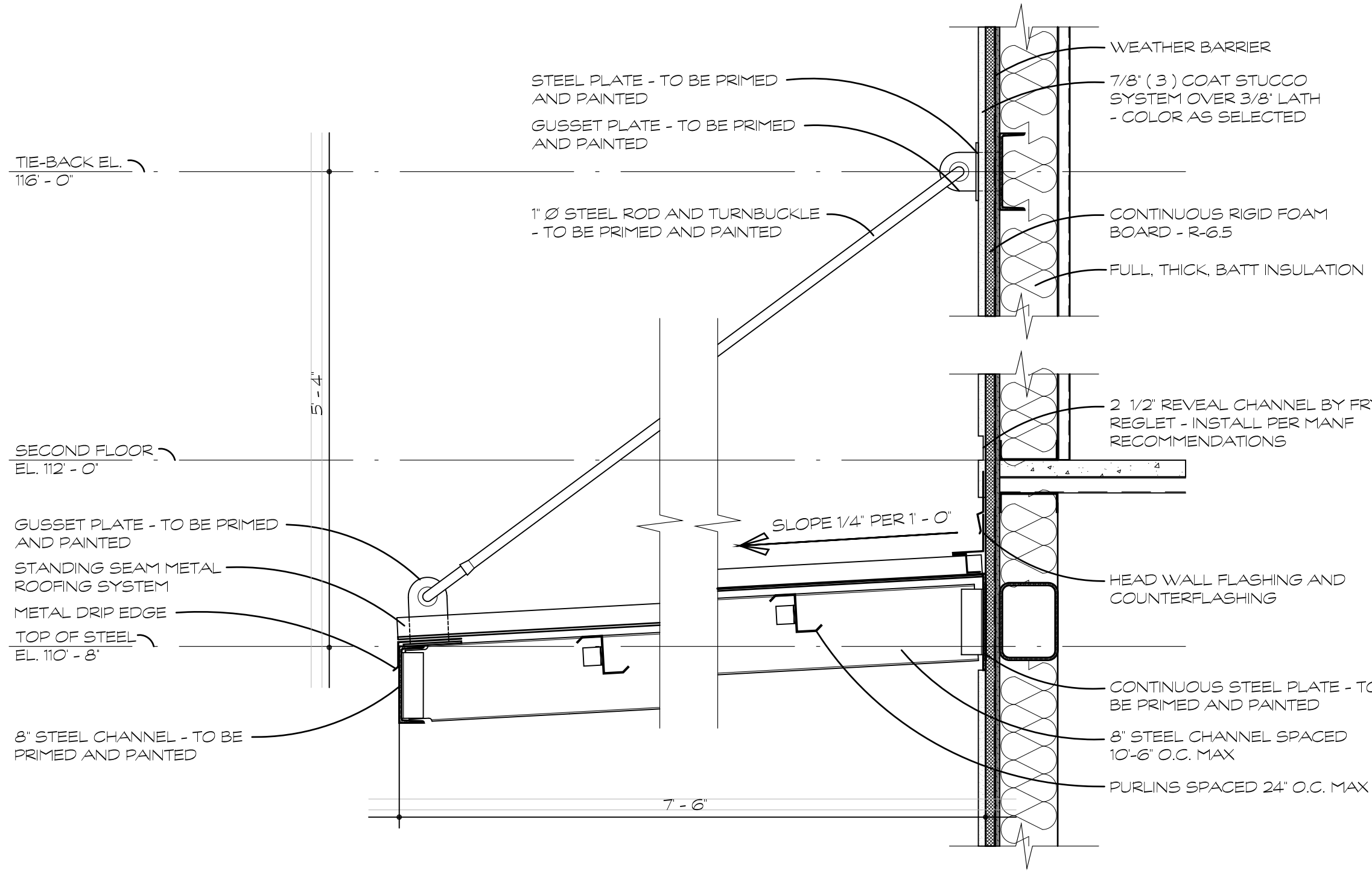


PROJECT#	1814
DRWN BY	PTM
CHKD BY	JW2
DATE	8-20-18
ISSUED	
REVISED	05-20-19

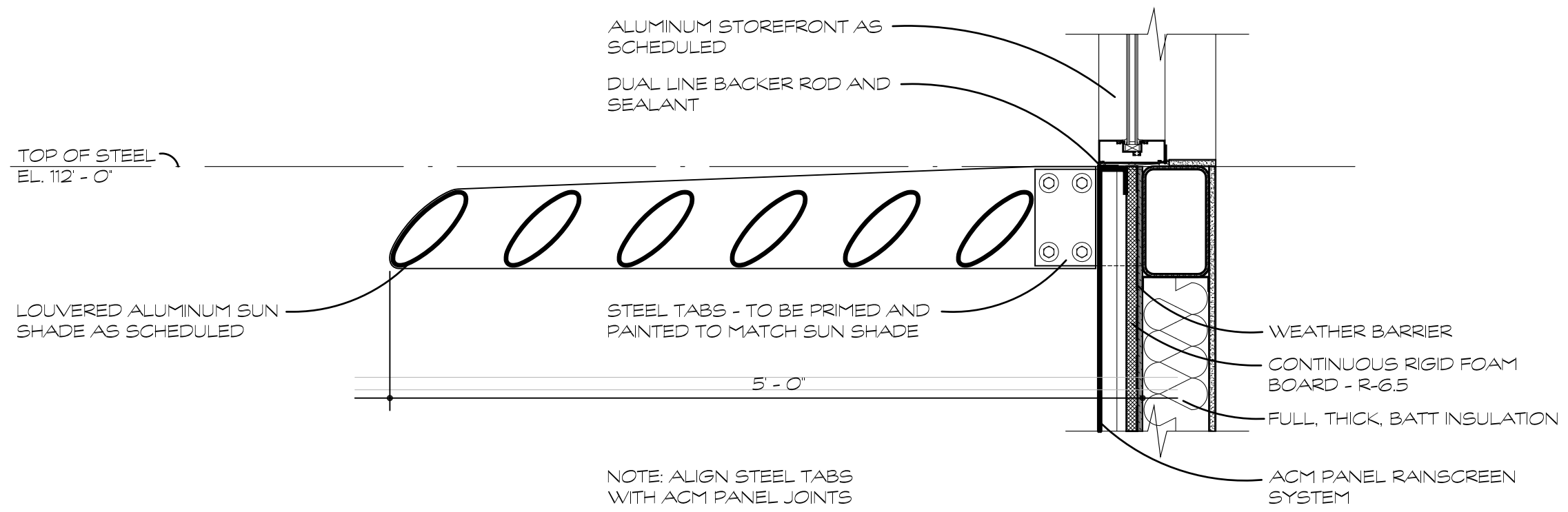
SITE PLAN APPLICATION
DATED 8-20-18

TRASH ENCLOSURE & AWNING DETAILS

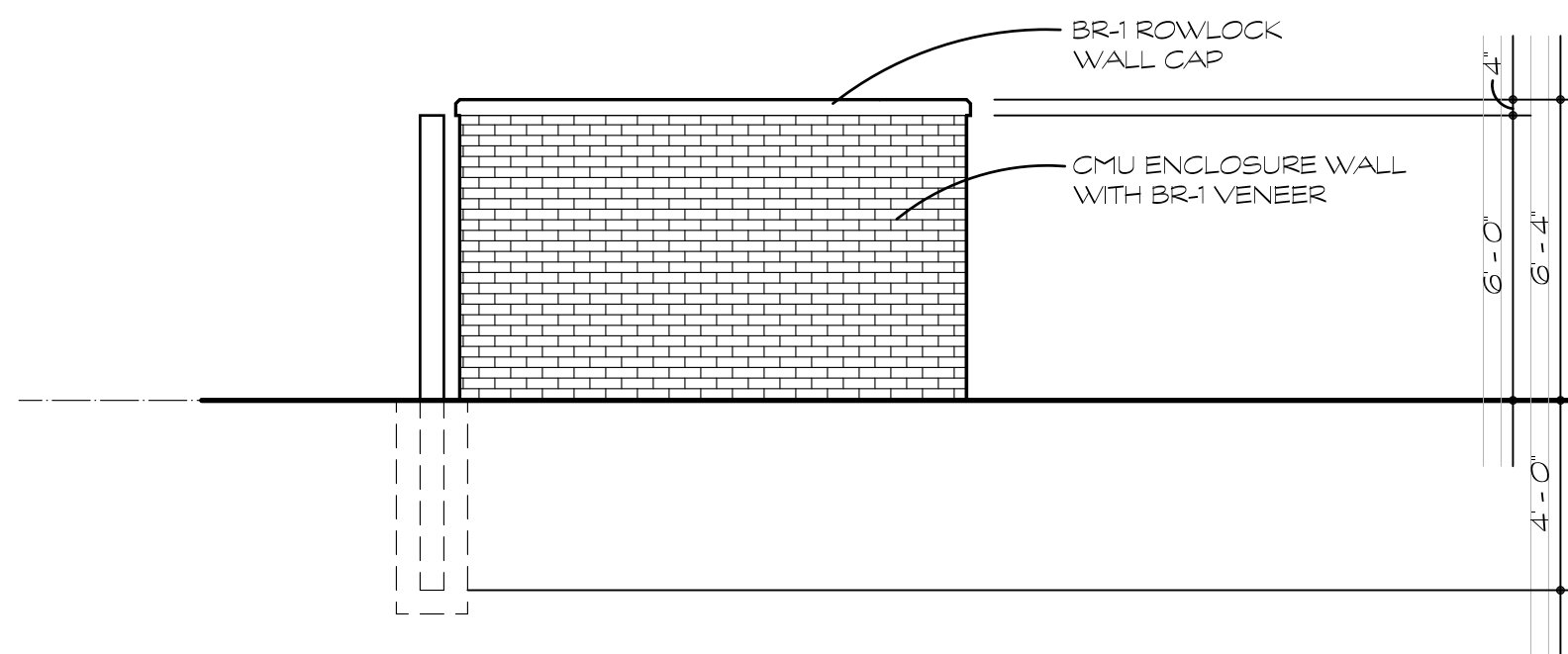
SHEET NUMBER
A9
9 OF 10



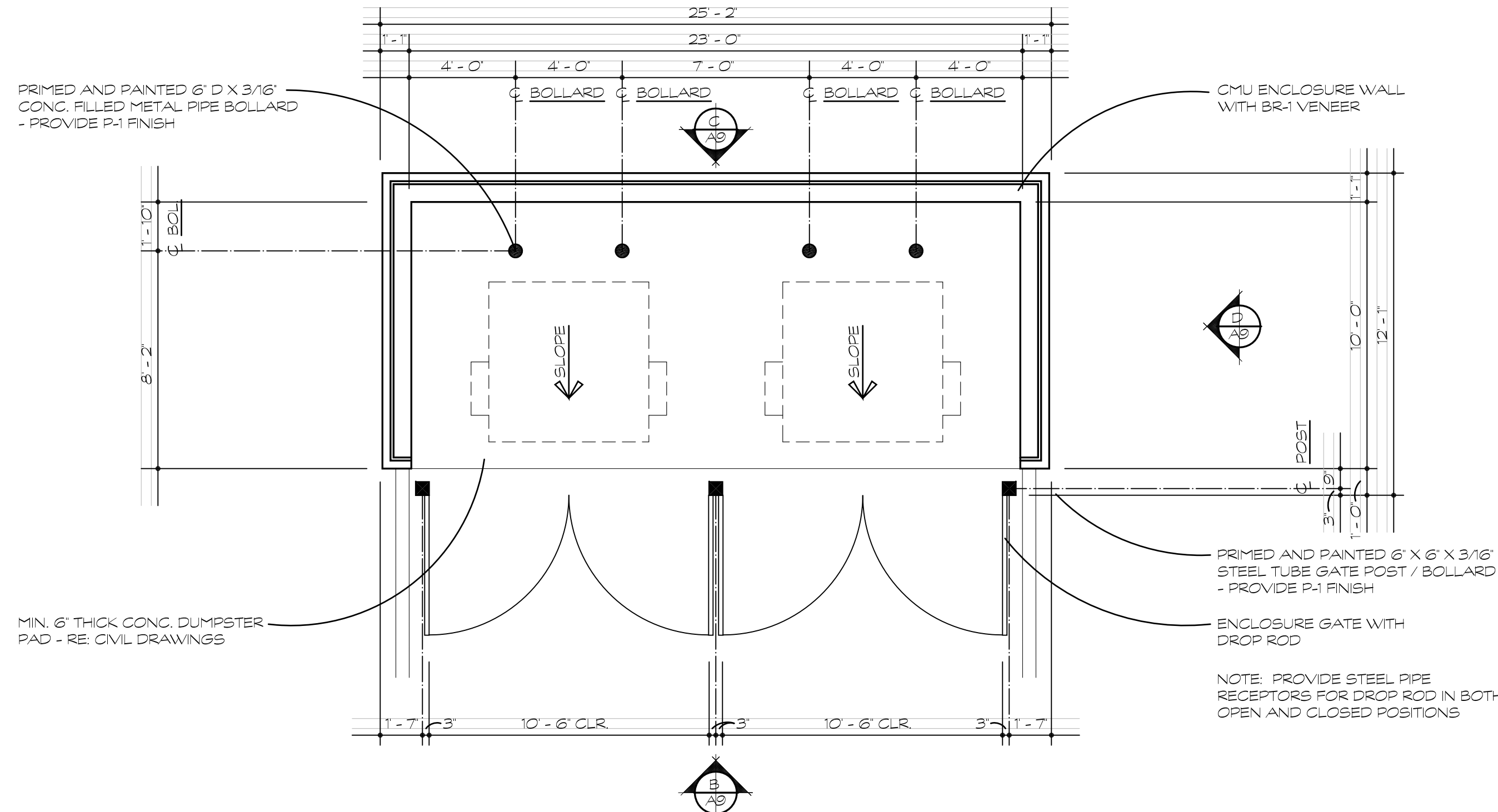
1 SECTION DETAIL AT STEEL FABRICATION AWNING
1/4" = 1'-0"



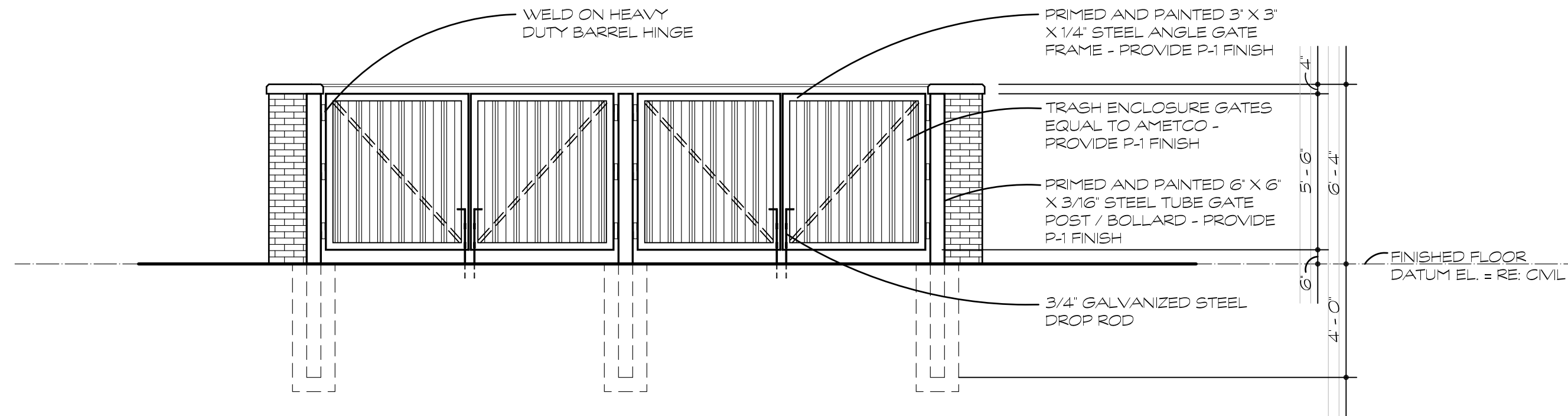
2 SECTION AT LOUVERED ALUMINUM SUN SHADE
1/4" = 1'-0"



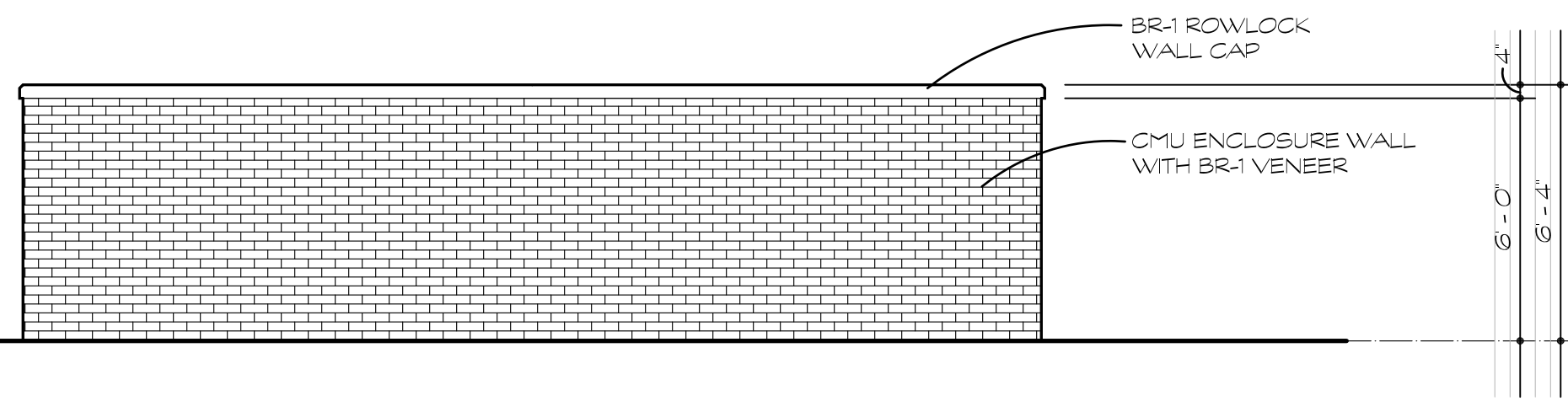
D TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



A TRASH ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



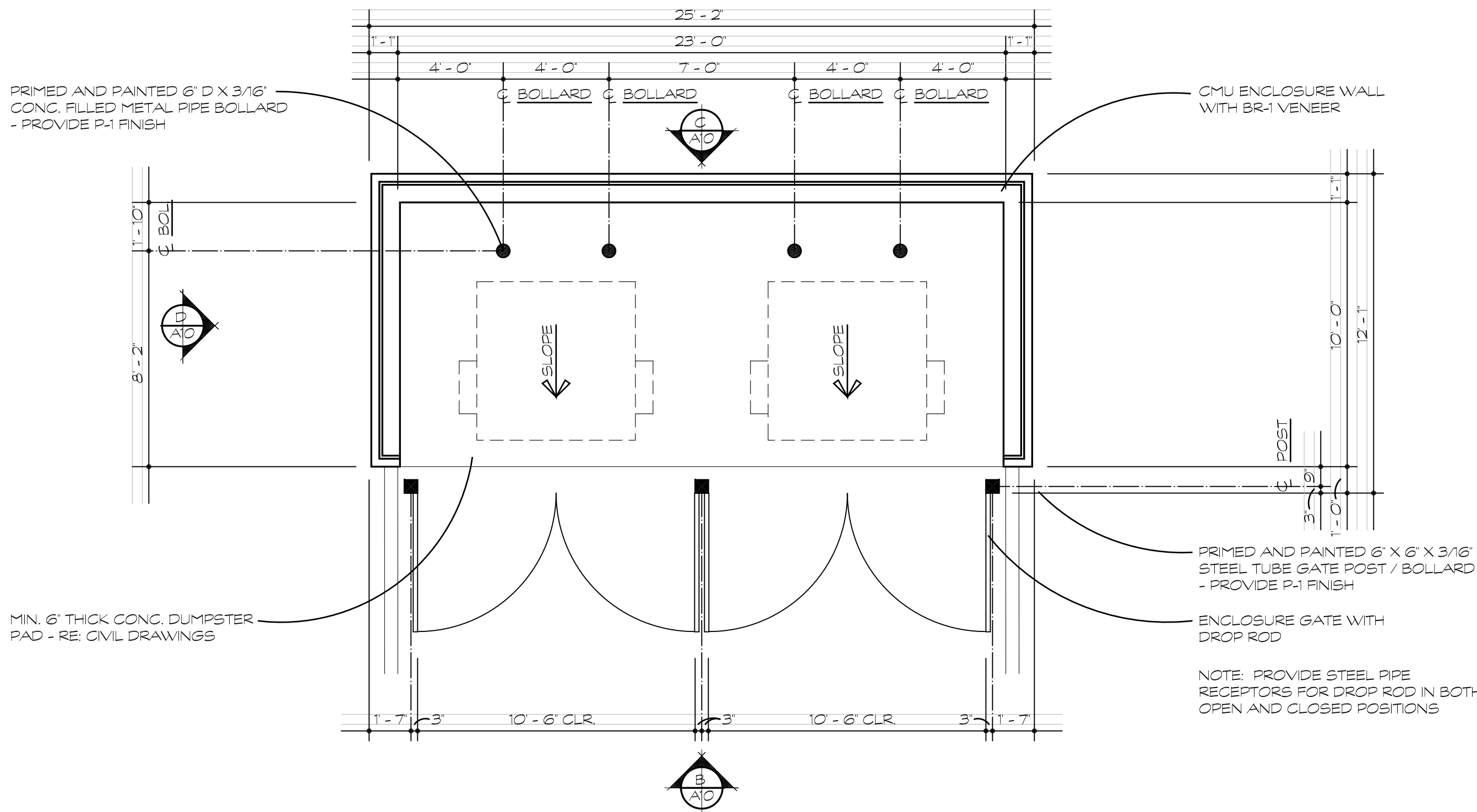
B TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"



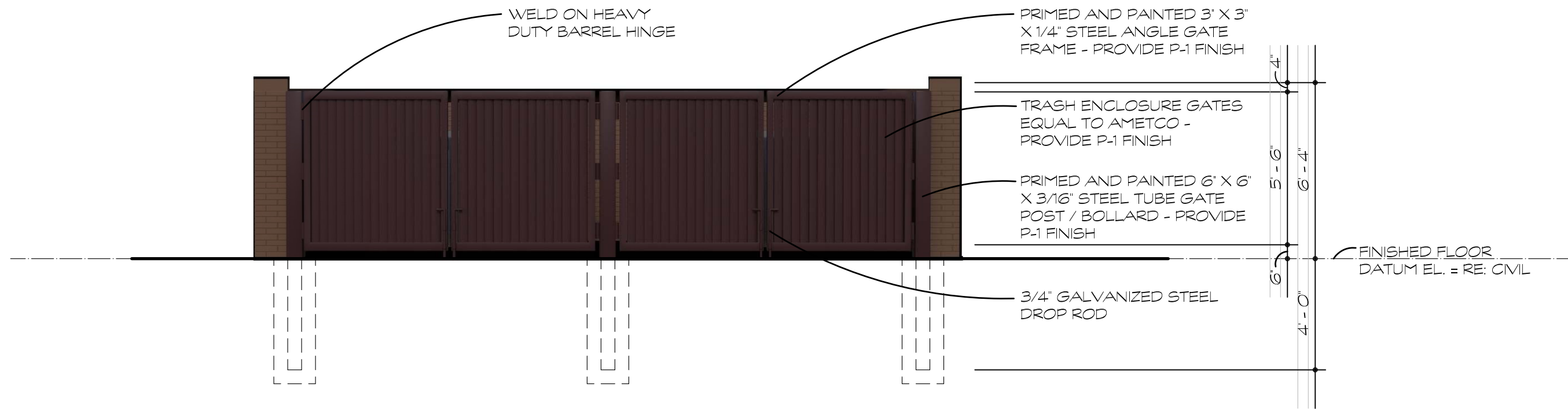
C TRASH ENCLOSURE ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND

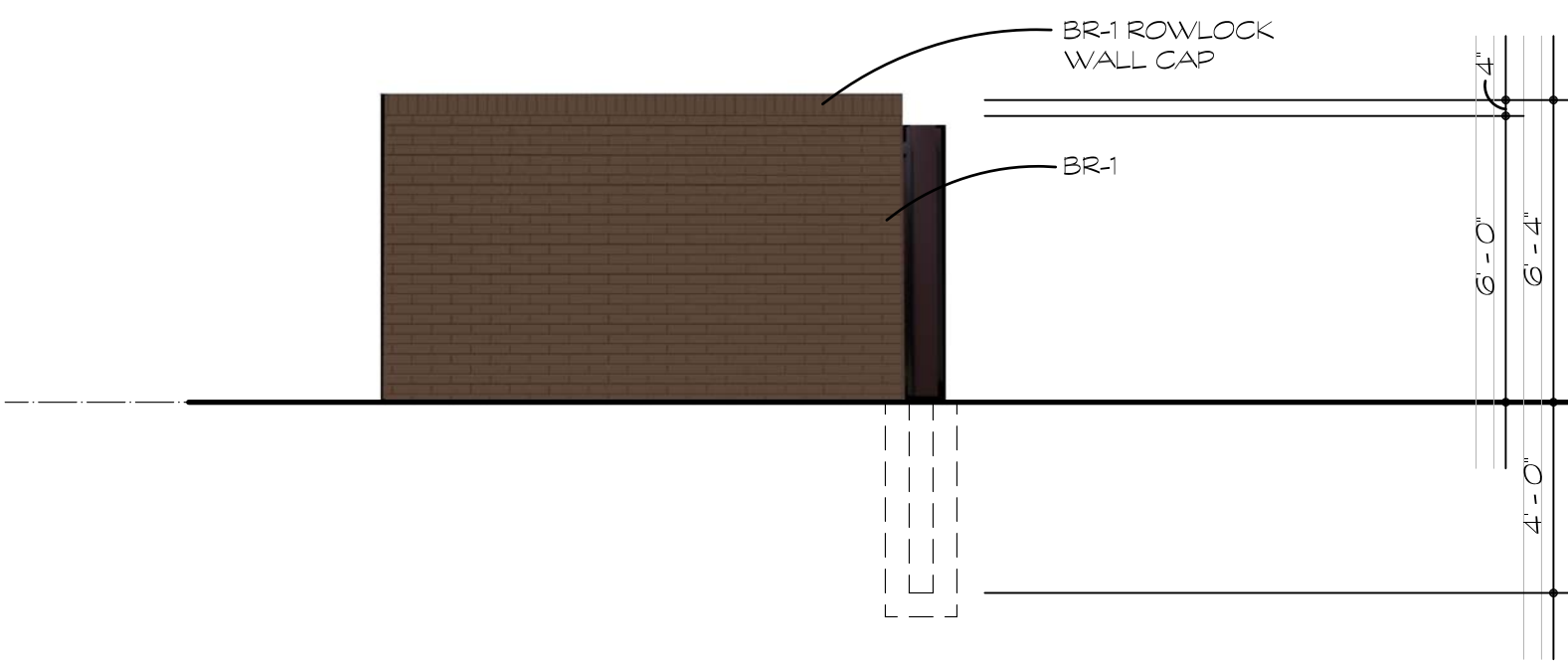
MATERIAL & MANUFACTURER		SERIES & COLOR	NOTES
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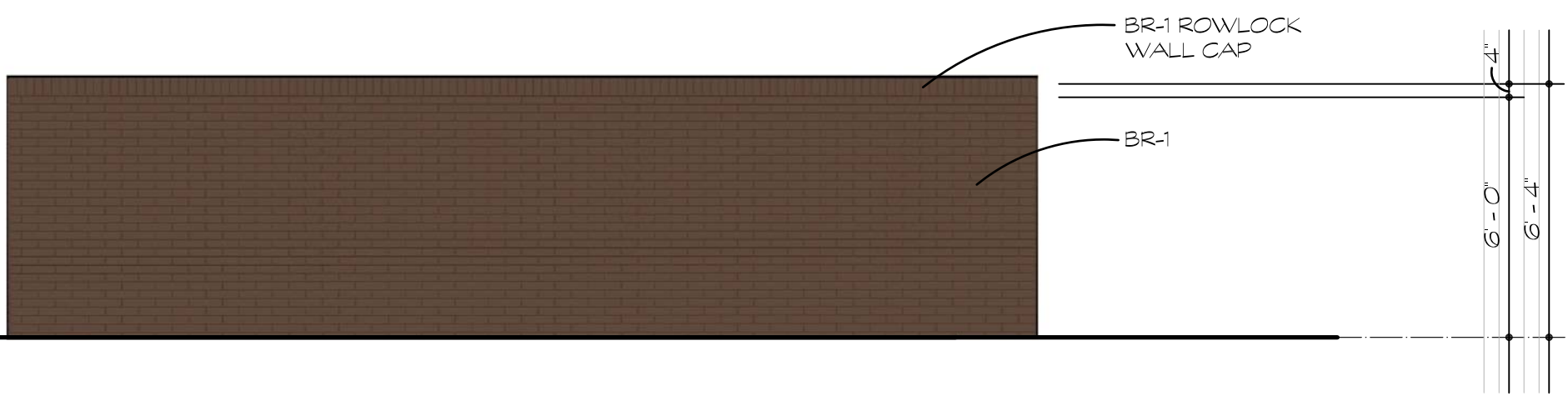
A TRASH ENCLOSURE FLOOR PLAN



B TRASH ENCLOSURE ELEVATION



D TRASH ENCLOSURE ELEVATION



C TRASH ENCLOSURE ELEVATION

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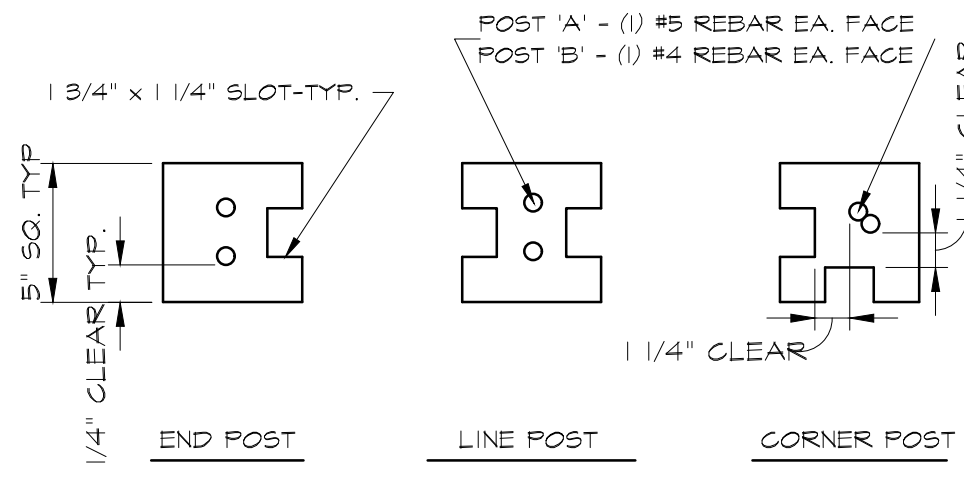


PROJECT#	1814
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CHKD BY	JW2
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REVISED	05-20-19

SITE PLAN APPLICATION
DATED 8-20-18

TRASH ENCLOSURE & AWNING DETAILS

SHEET NUMBER
A10
10 OF 10

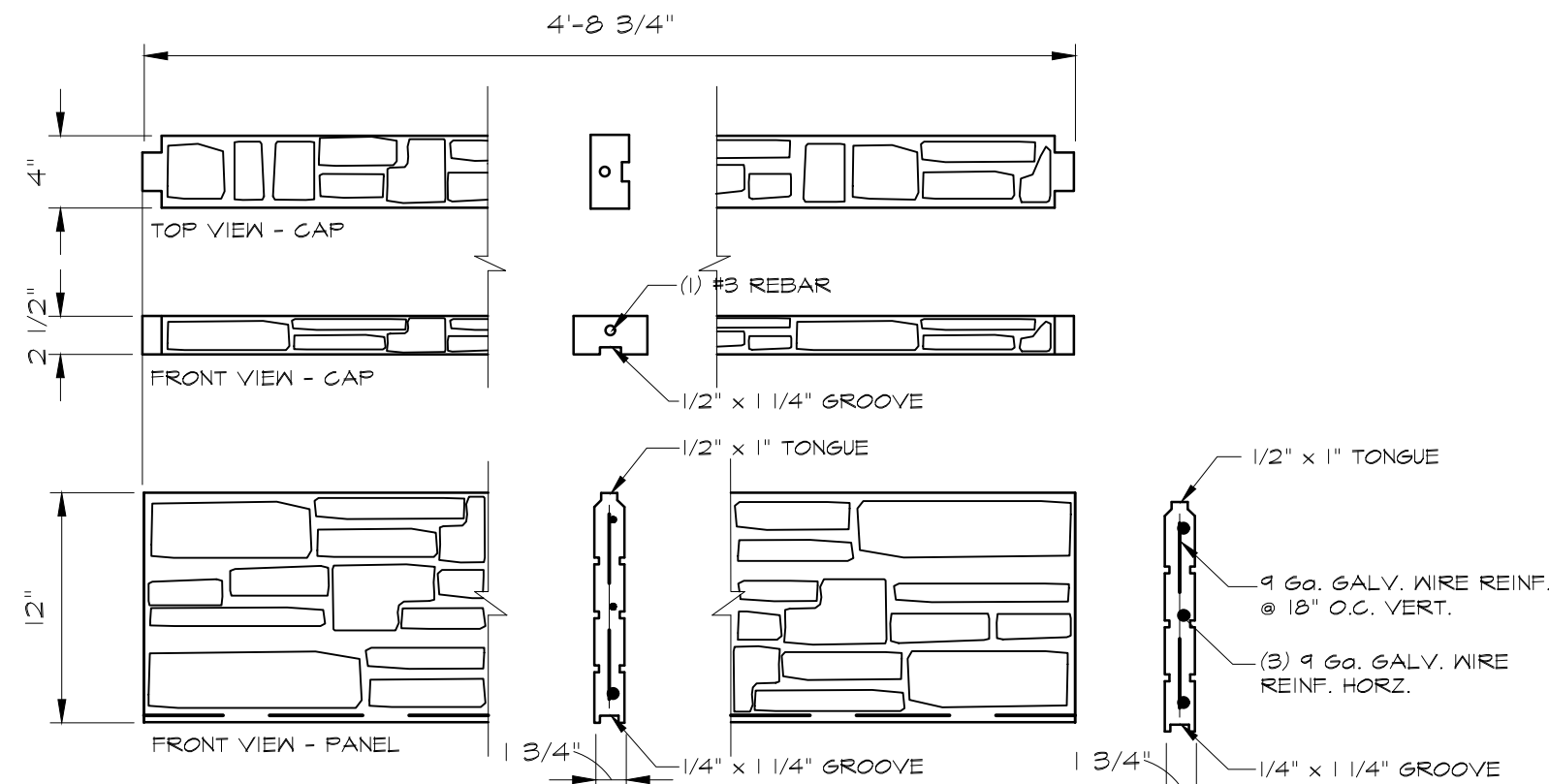


SECTIONS 5" x 5" POST

SCALE: NTS

PIER SCHEDULE				
PIER	PIER DIA.	PIER DEPTH	VERTICAL REINF. QUANTITY/SIZE	HORIZONTAL TIES SIZE/SPACING
1	12"	6'-6"		
2	12"	6'-6"		
3	12"	5'-6"		
4	12"	5'-0"		
5	12"	4'-6"		
6 AND BEYOND	12"	4'-6"		

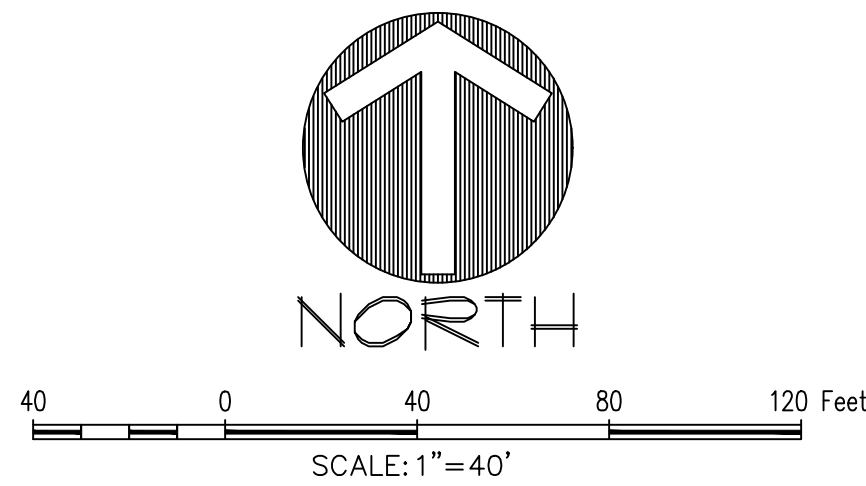
NOTE: PIER SCHEDULE AND POST SIZE ARE TYP. FOR EACH WALL END



DETAILS - PANEL & CAP

SCALE: NTS

NOTE: RABBIT PANEL JOINT MAY BE SUBSTITUTED IN PLACE OF JOINT SHOWN.



SPECIFICATIONS AND NOTES:

General

- This project has been designed in accordance with the International Building Code, 2006 Edition.
- Wind Loads:
Basic Wind Speed: 90 mph 3 sec. gust
Exposure Category: B
Category: 1
Importance Factor: 0.87
- Product to be manufactured by a NPCA Certified Plant.
Manufacturer: Superior Concrete Products
Contact: Calvin Clarke
1203 Raider Dr.
Eules, TX 76040
Phone No.: (817) 277-9255
Fax No.: (817) 261-0194
- Screening Wall is to be constructed entirely on the project property.
- Should drainage be required, the bottom panel shall be raised 2"-4" above grade by means of a concrete filled "Schedule 60 PVC Pipe" placed in the groove of the respective posts.

- Wall to be "Taupe" Integral Color.

Concrete

1. Concrete Materials:

- Concrete shall be normal weight concrete having sand and gravel or crushed stone aggregates, mixed with ASTM-C150, Type I or Type III Portland Cement to meet the minimum compressive strengths as follows:
 - panels & posts: 5000 psi @ 28 days
 - footings & piers: 2500 psi at 28 days
 - sidewalks & non-structural: 2500 psi at 28 days
- Water used for concrete shall be clean water and free from injurious amounts of oils, acids, alkalies, organic or other deleterious substances.
- All concrete permanently exposed to the weather shall contain an air-entraining admixture resulting in 3 to 6% entrained air or as recommended by the manufacturer.

2. Concrete Workmanship:

- Fresh poured concrete shall be tamped into place by steel rammer, slicing tools or mechanical vibrator, until concrete is thoroughly compact and without void.
- Make excavations for footings to undisturbed soil or to the depth noted on the drawings. Leave the bottom bearing surface clean and smooth. If footing excavations are made deeper than intended, only concrete shall be used for fill. Remove all loose material from excavations prior to concrete pour.

Reinforcements

1. Reinforcing Materials:

- Deformed type bars shall conform to ASTM-A 615, Grade 60, placed as shown on the drawings.
 - Steel Reinforcing wire shall meet U.S. Steel wire gage, ASTM-A 82, fy = 70,000 psi min. Galvanized.
 - All ties and stirrups shall conform to the requirements of ASTM-A 615, grade 40.
- ##### 2. Reinforcing Workmanship:
- Reinforcement steel shall be fabricated in accordance with the CRSI Standard Details. Reinforcing bars shall be cold-bent only. Use of heat to bend reinforcement steel shall be cause for rejection.
 - Reinforcement steel, bars and wire fabric shall be thoroughly cleaned before placing and again before the concrete is placed, shall be accurately positioned and secured in place. Provide standard bar chairs for all beam steel. No brick or porous materials may be used to support the steel off the ground.
 - Install all reinforcement with the following clearances between reinforcing steel and face of concrete:
 - Footing, pier, or beam bottom: 3"
 - Earth-formed pier or beam sides: 2"
 - Formed footing, pier or beam sides, exposed: 1"
 - Precast exposed to weather: panels 3/4"; posts 1 1/4"
 - Splices within continuous unscheduled reinforcing steel shall have a minimum lap of 30 bar diameters.

Soils

- Subsurface Investigation by: Hooper Group Consultants, Ltd.
HGC Job No. 09.033 dated March 13, 2009.
- Footing size is based on the following minimum soil properties:

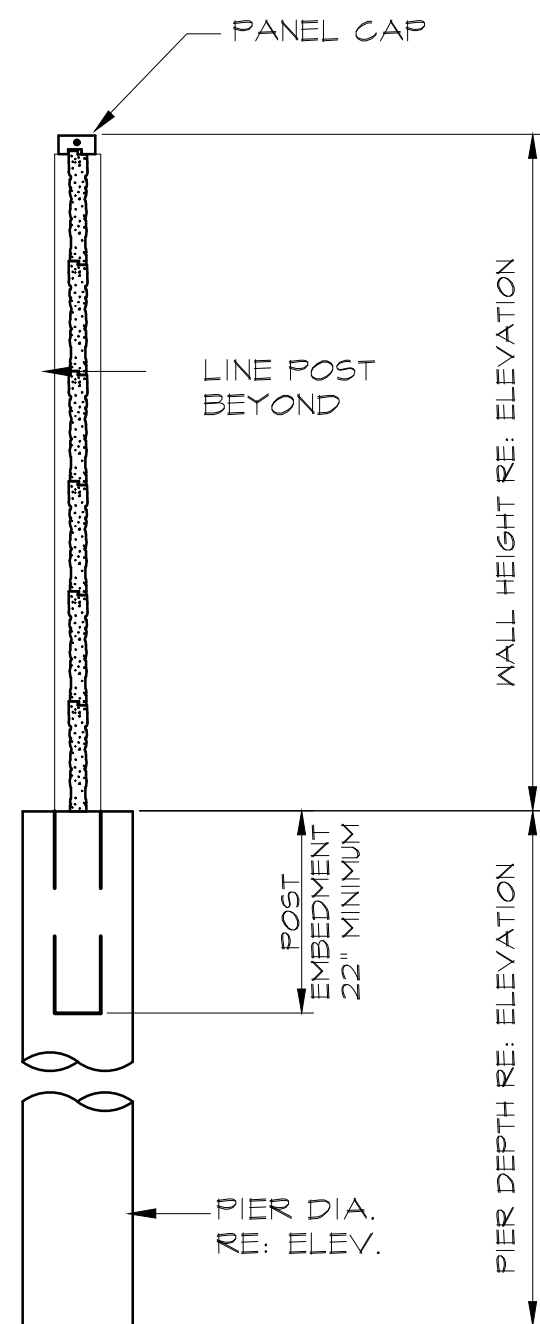
Soil Compaction: 90% Std. Proctor
Bearing Capacity: 1,500 psf
Frictional Resistance: 250 psf
Lateral Bearing: 100 psf/ft of depth

Material & Finishes

- Material: Concrete
- Finish: Cobblestone Texture
- Color: "Taupe" Integral Color

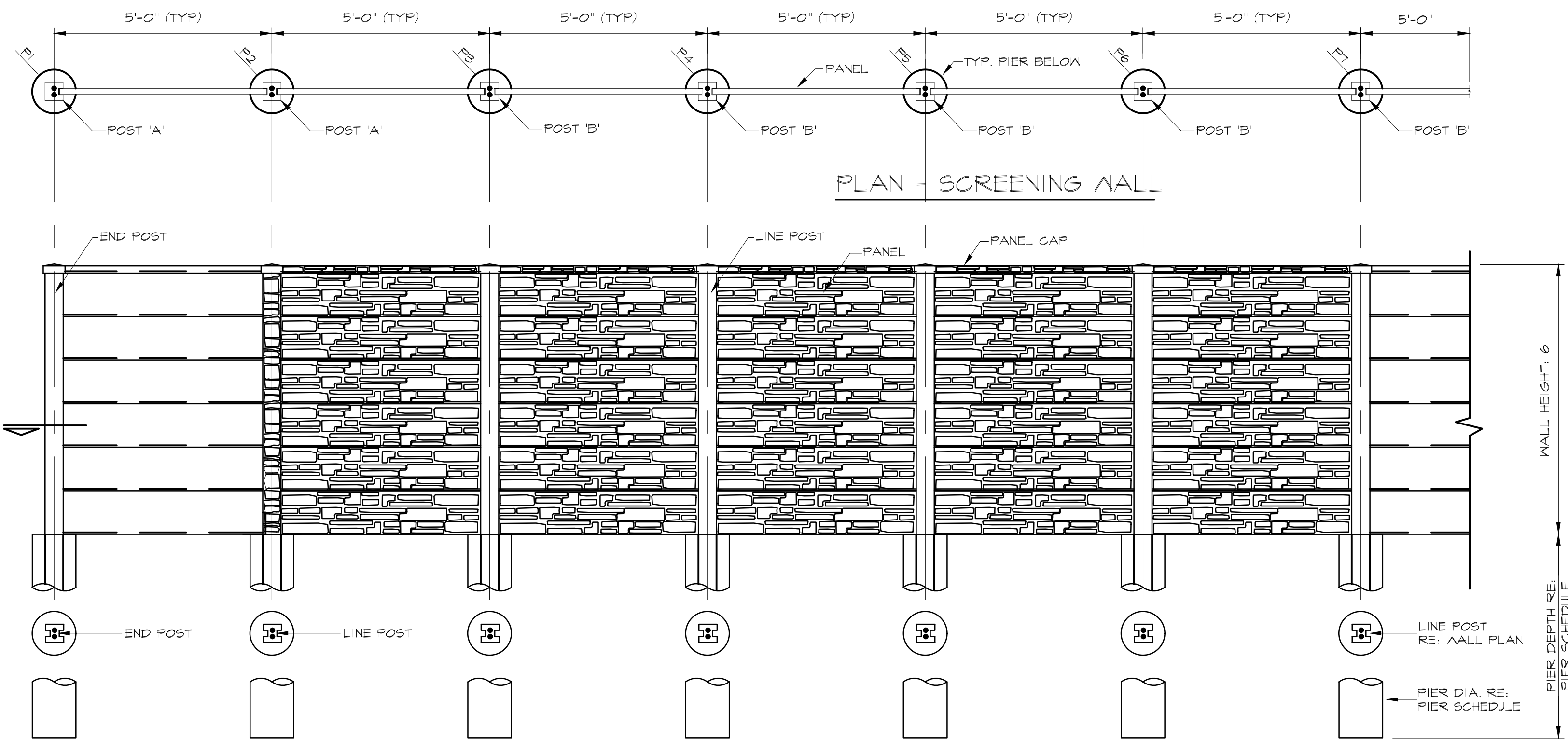
FOUNDATIONS & PIERS DESIGNED & SEALED BY LICENSED STRUCTURAL ENGINEER.

18 x 18 @ 50' o.c. AND AT EVERY TERMINUS, TURNED CORNER



SECTION - SCREENING WALL

SCALE: NTS



ELEVATION - SCREENING WALL

SCALE: NTS

1. 6' MASONRY PANEL WALL

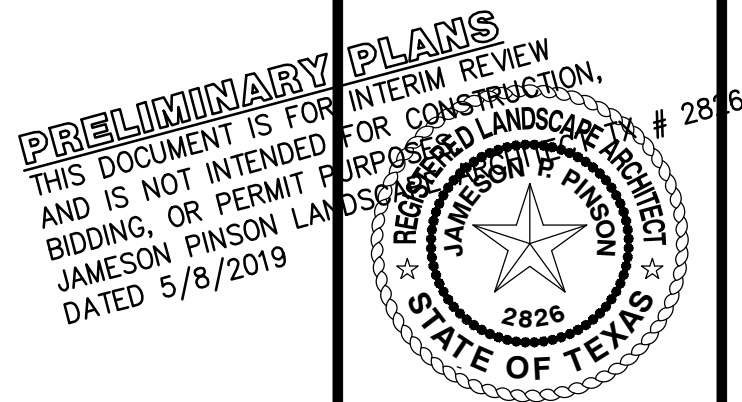
SCALE: NTS

NOTE: THE WALL SHALL BE STEPPED ACCORDING TO CHANGES IN GRADE

STONECREST STORAGE

Value
Lot VALUE, Block VALUE
4.545 Acres
in the
T. BURNS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

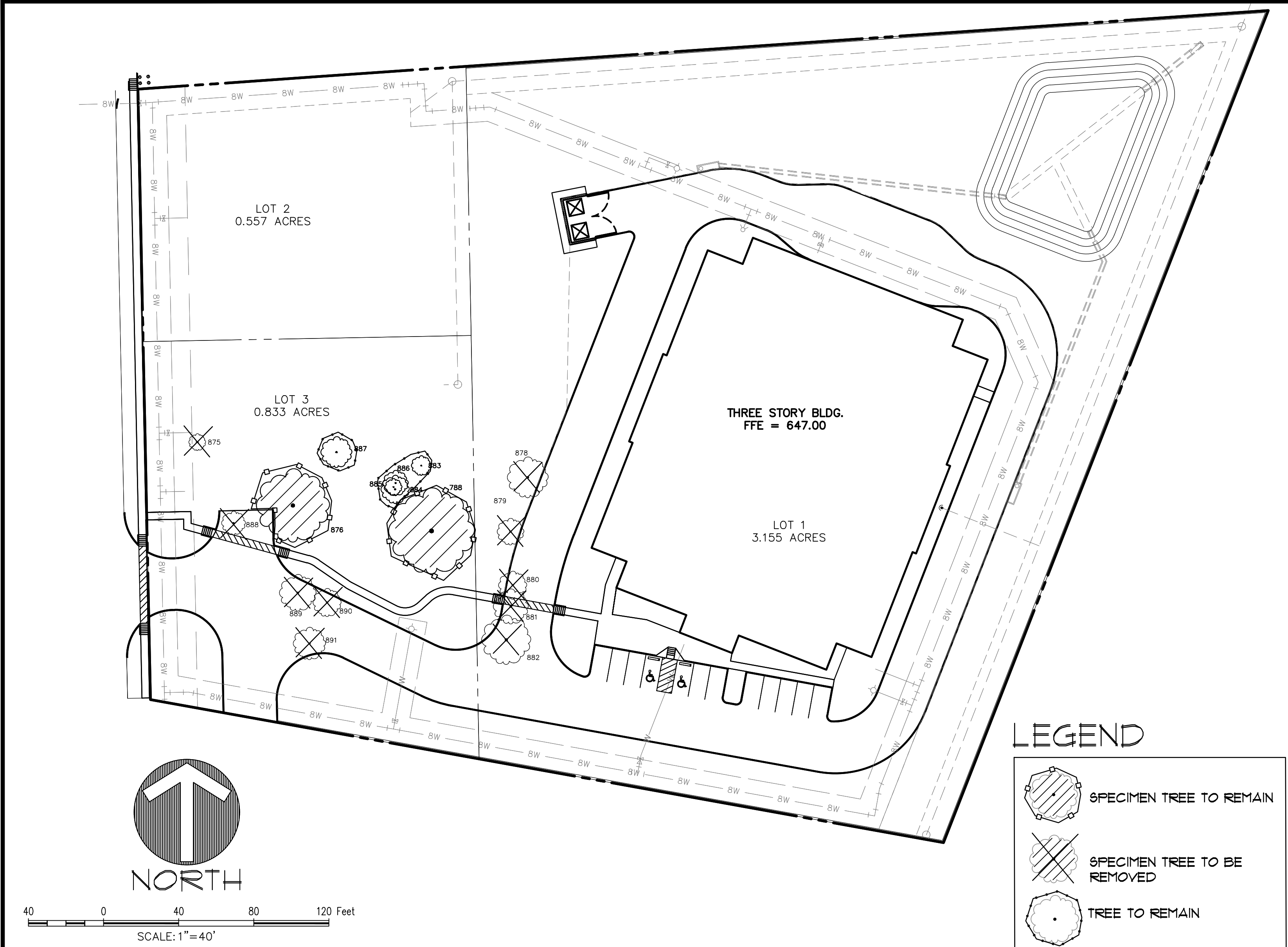
Landscape Details



Drawn By: LD
Date: 11/27/2018
Scale: 1" = 40'
Revisions:
06/27/18

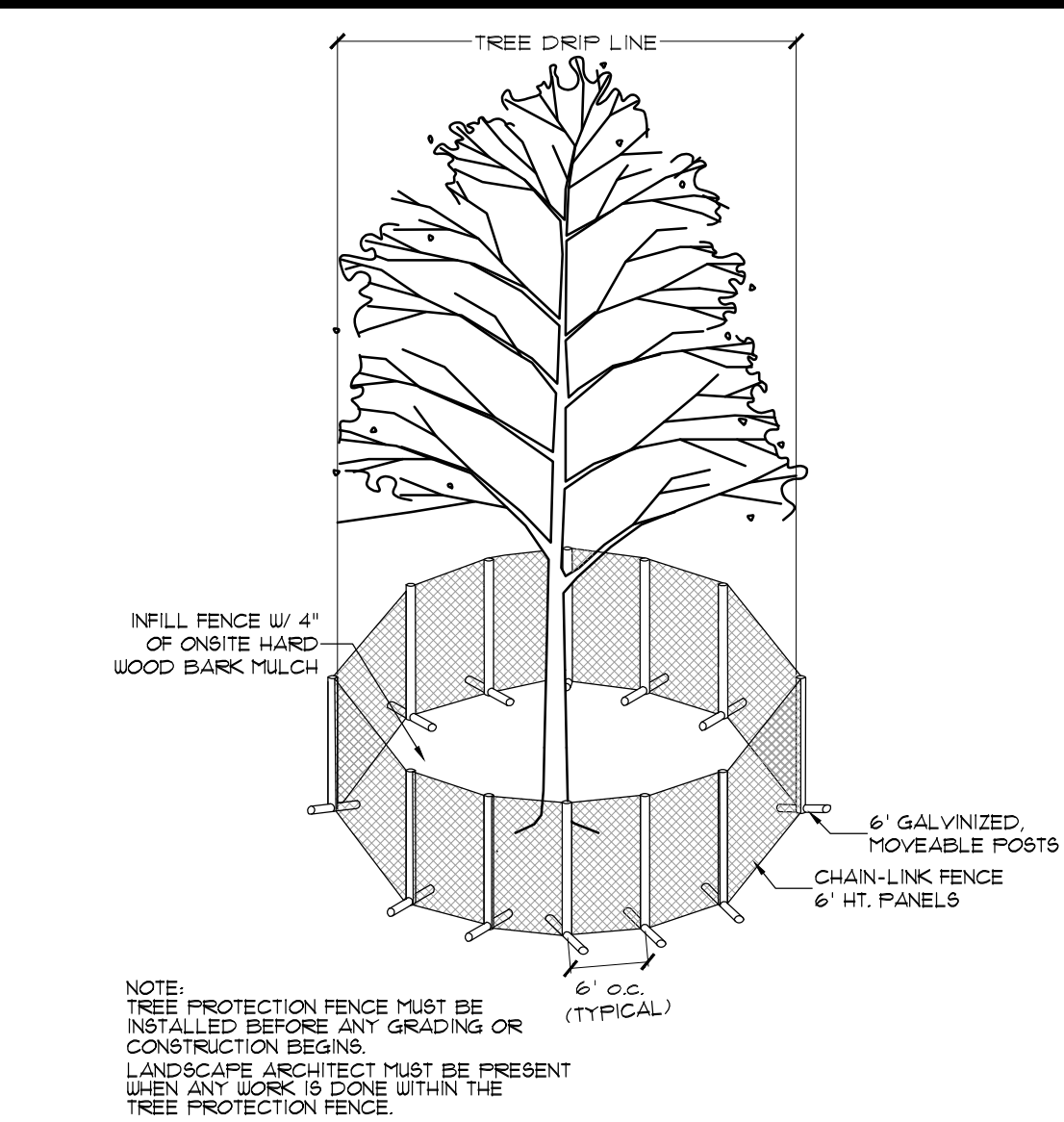
18044

L1.2

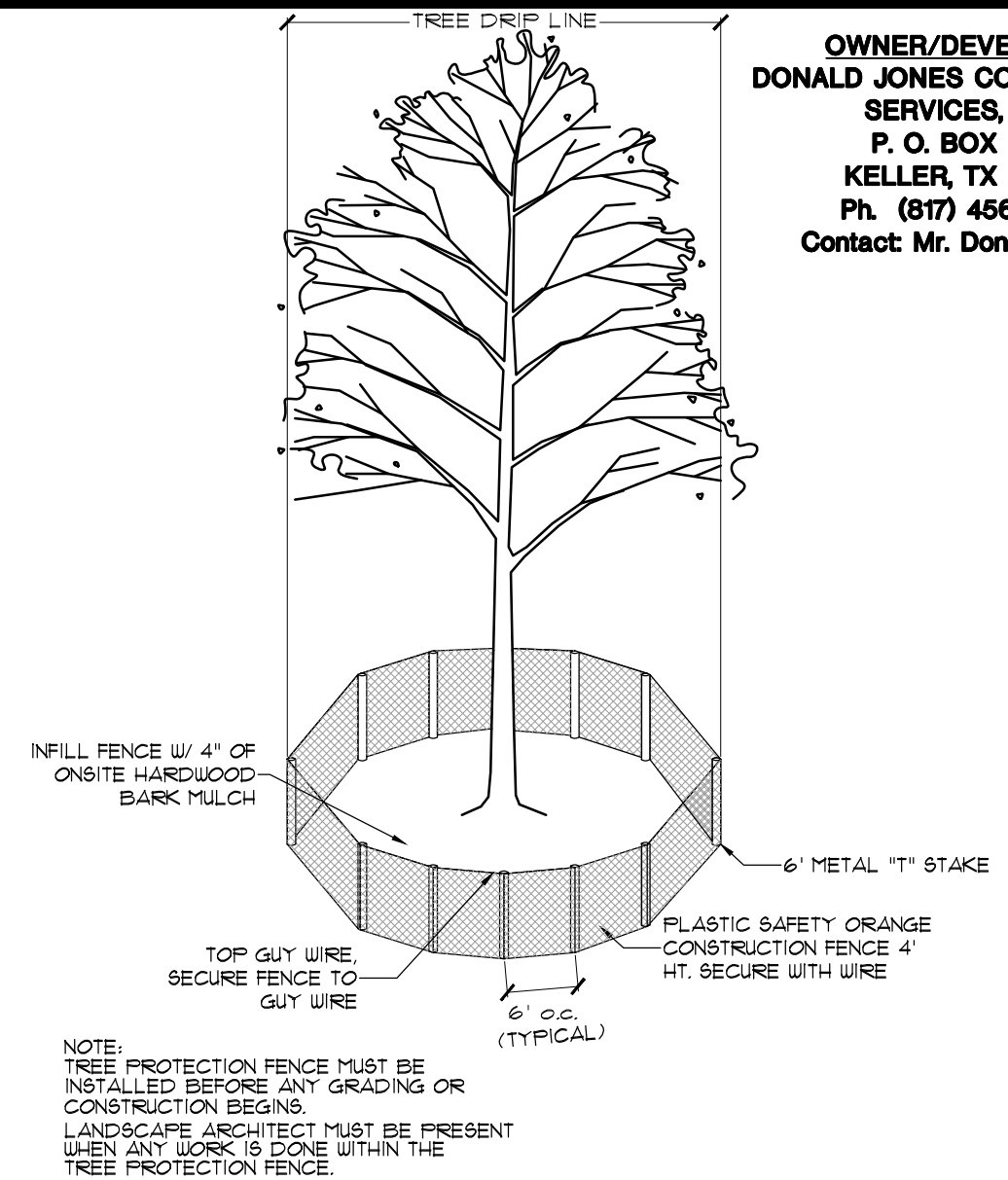


TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified
 - 10) Lime stabilization is not permitted with in 20' of shown tree canopy.
 - 11) If work is required with in the limits of the tree protection fence contact the environmental review specialist, James Hoefert, with the Town of Flower Mound at 972-874-6352 for fence adjustment approval.
 - 12) If roots 2" diameter or greater are damaged during construction then root pruning is required.
 - 13) No machinery or heavy equipment is allowed under specimen tree canopies.



1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'



2. TREE PROTECTION FENCING
NTS

TREE CHART

LIST #	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	CREDITS	DEBITS
1	788	31	BUR OAK	Quercus marcocarpa	YES	YES	NO		6	0
2	875	6	BUR OAK	Quercus marcocarpa	NO	NO	YES	Poor condition	0	0
3	876	26	POST OAK	Quercus stellata	YES	YES	NO		6	0
4	878	14.5	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
5	879	9.5	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
6	880	10	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
7	881	12.5	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
8	882	17.5	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
9	883	7	BUR OAK	Quercus marcocarpa	YES	NO	NO		1	0
10	884	10	BUR OAK	Quercus marcocarpa	YES	NO	NO		1	0
11	885	6	BUR OAK	Quercus marcocarpa	YES	NO	NO		1	0
12	886	9	BUR OAK	Quercus marcocarpa	YES	NO	NO		1	0
13	887	11	BUR OAK	Quercus marcocarpa	YES	NO	NO		1	0
14	888	8.5	WESTERN SOAPBERRY	Sapindus drummondi	YES	NO	YES		0	1
15	889	13	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
16	890	10	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
17	891	11.5	BUR OAK	Quercus marcocarpa	YES	NO	YES		0	1
								TOTAL	17	9

TREE MITIGATION TABLE

TREE MITIGATION TABLE	
Total # of specimen trees:	2
Specimen trees to be removed:	0
Specimen tree mitigation (2X cal. Inches removed):	0
Protected trees:	16
Protected tree mitigation:	9
Protected tree credits (less Post Oaks) w/in B.A.:	11
Credits for Post Oak tree preserved w/in B.A.:	6
Total required tree mitigation	0
Total provided 3" cal. Mitigation trees	0 (3" cal.) trees

****NOTES:

- SPECIMEN TREES TO BE TREATED WITH A 12-12-12 FERTILIZER AND IBE (0.25%)(INDOLE-3-BUTYRIC ACID) AND MYCORRHIZAL INOCULATE (0.05&) AND AQUA SORB (5.0%) WITHIN 1 WEEK OF ROUGH GRADING.
-FOLLOW UP WITH THE SAME TREATMENT 6 MONTHS LATER.
RATES AND MEANS OF APPLICATION PER MANUFACTURER.
- RECOMMENDED MANUFACTURER TO BE TREE NUTRI, OR APPROVED EQUAL.
- LIME STABILIZATION IS NOT PERMITTED WITH IN 20' OF SHOWN TREE CANOPY.
- IF WORK IS REQUIRED WITH IN THE LIMITS OF THE TREE PROTECTION FENCE CONTACT THE ENVIRONMENTAL REVIEW SPECIALIST, JAMES HOEFERT, WITH THE TOWN OF FLOWER MOUND AT 972-874-6352 FOR FENCE ADJUSTMENT APPROVAL.
- IF ROOTS 2" DIAMETER OR GREATER ARE DAMAGED DURING CONSTRUCTION THEN ROOT PRUNING IS REQUIRED.
- NO MACHINERY OR HEAVY EQUIPMENT IS ALLOWED UNDER SPECIMEN TREE CANOPIES.
- FOR TREE PROTECTION FENCE STAKING CONTACT G&A CONSULTANTS.
- RETAINING WALLS ARE REQUIRED TO BE CONSTRUCTED AND BACKFILLED WITHIN 30 DAYS OF INITIAL GRADING.
- TREES, 2" CAL. OR LARGER, WITHIN THE TREE PROTECTION FENCE, WHETHER SHOWN OR NOT, SHALL BE PRESERVED.
- THE NATURAL CREEK ZONE UNDERSTORY AND WITHIN SPECIMEN TREE PROTECTION FENCE TO BE SELECTIVELY CLEARED-REMOVE TREES LESS THAN 2" CALIPER, VINES, SHRUBS, SAPLINGS, AND UNDERGROWTH. UNDERSTORY TO BE CLEARED WITH HAND HELD EQUIPMENT ONLY. NO HEAVY MACHINERY PERMITTED IN THIS ZONE. LEAF LITTER SHOULD BE REMOVED FOR SEEDED AREAS FOR HABITAT RE-ESTABLISHMENT.

STONECREST STORAGE

Value
Lot VALUE, Block VALUE
4.545 Acres
in the
T. BURNS SURVEY, ABSTRACT NO. 33
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Tree Survey

McADAMS

G&A

OWNER/DEVELOPER
DONALD JONES CONSULTING & SERVICES, LLC
P. O. BOX 889
KELLER, TX 76244
Ph. (817) 458-4658
Contact: Mr. Donald Jones

The John B. McAdams Company, Inc.
(DBA, G&A | McAdams)
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Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rowlett, Texas 75082
TBP#: 8762 TBA S: 1019440
www.mcadamsco.com

Drawn By: LD
Date: 04/16/2018
Scale: 1"=40'
Revisions:
06/27/18

18044

T1.0



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: June 10, 2019

FROM: Richard Brown, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD19-0002 – Stryker Parking Addition) to amend Planned Development 145 (PD-145) with Campus Industrial District (CI) uses, to modify the conceptual plans, and a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Lakeside Parkway and east of Lake Forest 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 is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This request has a companion application, Site Plan (SP19-0010), for consideration on the same agenda. That application is contingent on approval of this amendment to PD-145.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District No. 145 (PD-145) consists of approximately 41.24 acres and provides for two tracts of land:

- Tract 1 – provides for both Building 1 and Building 2 (see application activity below)
- Tract 2 – currently developed with a soccer field, basketball court, and surface parking that serves as a private recreation area and parking for the applicant's employees

The purpose of this request is to consider an amendment to Planned Development District No. 145 (PD-145) to amend the conceptual plans (conceptual site plan and conceptual landscape plan) and conditions for the Building 1 portion of the property to permit an increase in off-street parking that exceeds 20 percent of required parking for the uses within this building. As part of the request, the applicant has provided a required parking study [see Attachment B(1)]. It should be noted that the approved elevations are not impacted by this request.

Various applications have been considered and approved that include the subject property:

- January 21, 2016 - Town Council approved a Master Plan Amendment (MPA15-0010), to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial to Campus Industrial within the Lakeside Business District Area Plan.
- January 21, 2016 - Town Council approved a request for rezoning (ZPD15-0013) from Planned Development District No. 31 for Campus Commercial District (CC) uses to Planned Development District No. 145 (PD-145) for Campus Industrial District (CI) uses with certain exceptions to the Code of Ordinances.
- March 28, 2016 - Planning and Zoning Commission approved a record plat (RC16-0003) to create a nonresidential subdivision.
- March 28, 2016 - Planning and Zoning Commission approved a site plan (SP15-0029) for the subject property that provides for a commercial building (Building 1) that includes office and warehouse/distribution areas totaling 209,300 square feet of floor area, along with future phases for a warehouse expansion of 41,600 square feet of floor area, and an office expansion of 78,100 square feet of floor area.
- July 21, 2016 – Planning staff approved an amended site plan to provide for a 41,600 square foot warehouse expansion (see above P/Z approval for a site plan).

The following application activity applies to the Building 2 portion of PD-145. This development is not impacted by this application but is being provided for information purposes only:

- April 23, 2018 - Planning and Zoning Commission approved a record plat (RC18-0001) for the subject property.
- April 23, 2018 - Planning and Zoning Commission approved a site plan (SP18-0002) for the subject property that provides for a 198,854 square foot office/warehouse building.

Adjacent development to the Building 1 improvements within PD-145 consists of commercial: office/warehouse uses to the north across Lakeside Parkway, office to the east, and undeveloped property zoned as PD-31 with Campus Commercial District (CC) uses to the south/southwest. The site's western adjacency consists of portions of the existing PD-145 that accommodate drainage infrastructure as well as the above-referenced proposed development for Building 2.

The applicant is proposing to utilize a 75,750 sf mezzanine for office uses to support the existing operations. Additionally, it has been determined along with the increase in number of employees, an increase in visitor/vendor activity is anticipated.

A. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

Parking study. A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.

Existing and proposed floor area and off-street parking is summarized in the following table:

	USE/FLOOR AREA	REQUIRED PARKING RATIO	PARKING SPACES REQUIRED	PROVIDED
EXISTING	OFFICE/78,100 SF WAREHOUSE/132,800 SF MANUFACTURING, LIGHT/40,000 SF	1/300 SF 1/2,000 SF 1/750 SF	260 53 66	
TOTAL			379	423
PROPOSED	OFFICE (MEZZANINE)/ 75,750	1/300 SF	253	
TOTAL			632	771

In summary, the applicant is requesting off-street parking exceeds 22 percent of code requirements. Staff has reviewed the parking study as well as accepted the existing (wetland mitigation area, detention pond within western half of the lot) and proposed infrastructure (detention pond within the southeast quadrant) to address stormwater

runoff generated by the increase in nonpermeable surface area and has no objection to the requested deviation.

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

V. ATTACHMENTS

A. Background Information

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

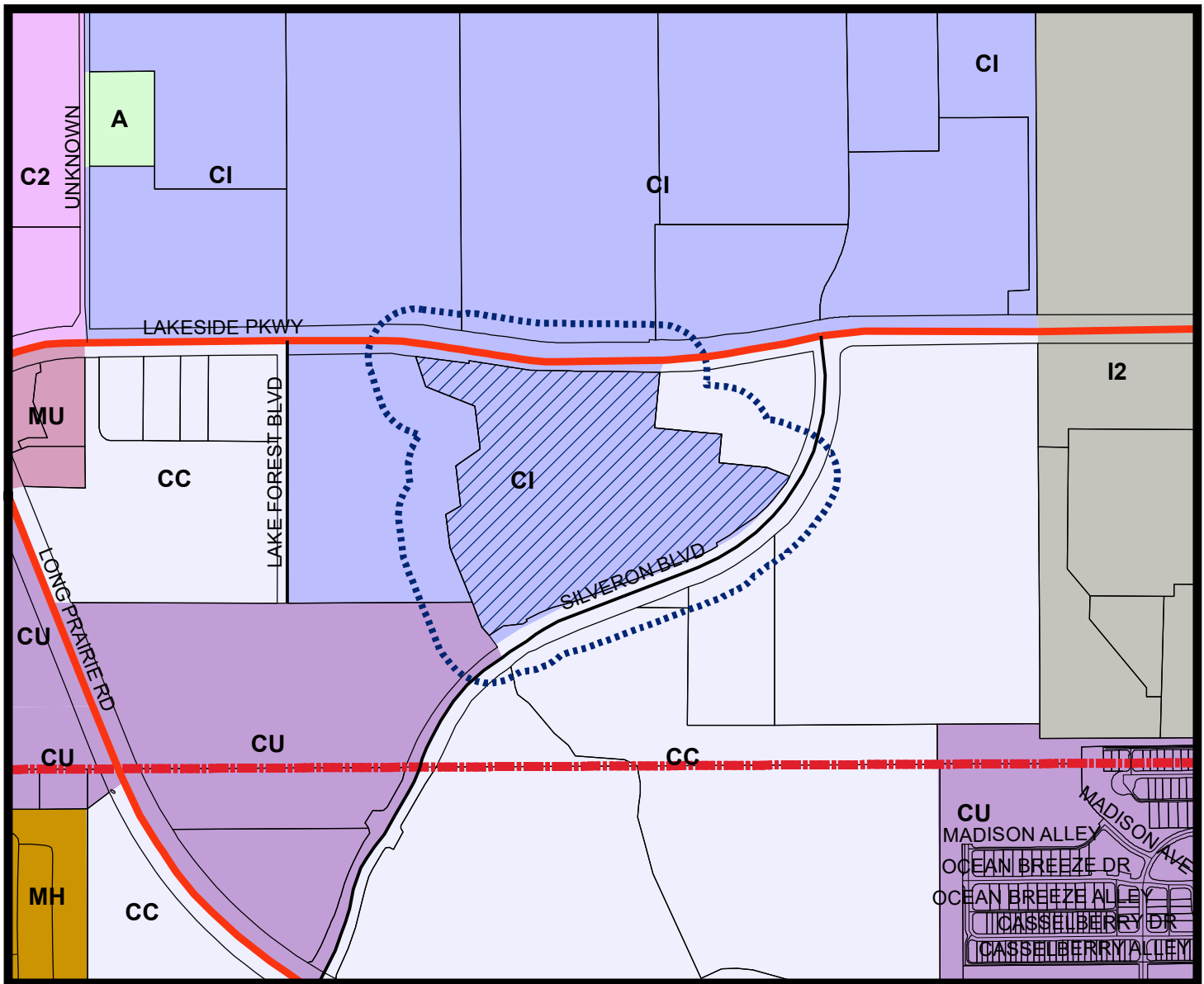
B. Application Details

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

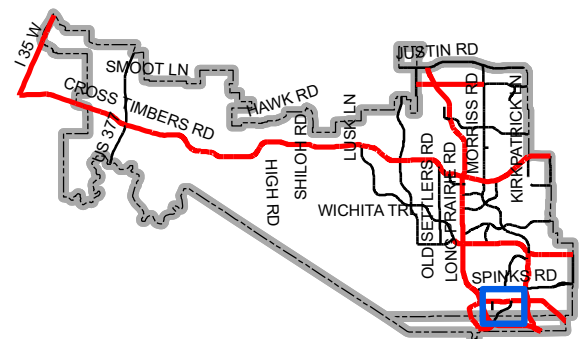
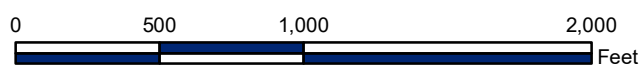
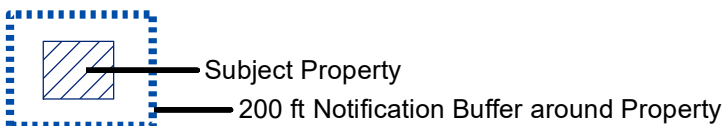
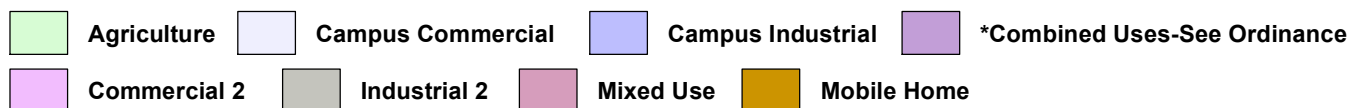


Vicinity Map

Reference Project: ZPD19-0002



LEGEND



Map Location

May 31, 2019

Mr. Richard Brown
Senior Planner
Town of Flower Mound

Re: Letter of Intent
Stryker Parking Addition (ZPD19-0002)
Stryker Parking Addition Site Plan

Dear Mr. Brown,

This shall serve as our Letter of Intent for rezoning and a Site Plan for the Stryker Parking Addition. The Stryker facility was initially built including 78,100 SF of office, 132,800 SF of warehouse, and 40,000 SF of light manufacturing, and an additional 75,750 SF of unfinished office space. The initial construction included 250,900 SF of occupied space. Stryker is continuing to grow and plans to add employees to their campus. In order to accommodate the additional employees and their vehicles, Stryker will finish out the 75,750 SF of unused office space and add additional parking. The purpose of this rezoning is to amend PD 145 to accommodate the need for additional parking. Specifically, the Conceptual Site Plan and Conceptual Landscape Plan are being amended to accommodate the additional parking lot. Concurrently with the rezoning, a parallel Site Plan application has been submitted at the recommendation of staff to expedite the review and approval. In addition to the checklist required items, KH has submitted a parking study to support the application. To mitigate for the additional parking, a storm water detention pond is proposed on the southeast corner of the site.

Please feel free to contact me at (214) 387-3845 or daniel.millner@kimley-horn.com if you have any questions.

Sincerely,

A blue ink handwritten signature, appearing to read 'Daniel Millner', with a stylized, looping flourish at the end.

Daniel Millner, P.E.
Kimley-Horn and Associates



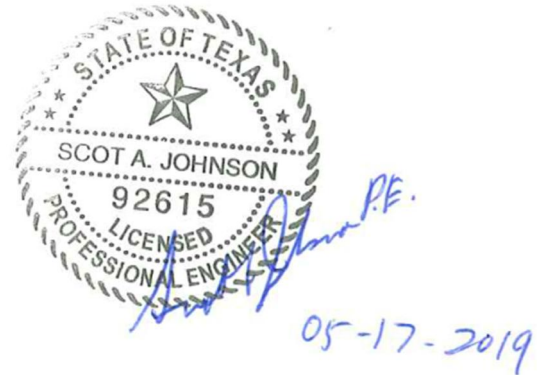
MEMORANDUM

To: Town of Flower Mound

From: Scot A. Johnson, P.E., PTOE
Kimley-Horn and Associates, Inc.

Date: May 17, 2019

Subject: Parking Study
Stryker Parking Addition
571 Silveron Boulevard, Flower Mound



Introduction

The Stryker facility at 571 Silveron Boulevard is proposing to activate additional office space within its building and would build additional parking to accommodate the increased employee population. Due to the unique operating characteristics of the facility, it requires more parking than would normally be required by the Town code. This study examines the current conditions and the reasoning for the increased parking supply necessary for continued success of the Stryker facility.

Current Site Conditions

The Stryker site currently has 78,100 SF of office and 172,800 SF of manufacturing/warehouse. The site was constructed with 423 parking spaces.

Historically, the manufacturing/warehouse space has been classified as warehouse for Town parking purposes. Based on the normal town requirement of 1 space per 300 SF of office and 1 per 2,000 SF of warehouse, the site parking requirement would be 346 spaces.

Table 1. Town Parking Requirement Existing Site as Warehouse

Category	Size	Rate	Req'd Parking
Office	78,100 SF	1 per 300 SF	260
Warehouse	172,800 SF	1 per 2,000 SF	86
Total:			346

Approximately 40,000 SF of the 172,800 SF is manufacturing space. If that space was classified as industrial as the closest match to the Town's categories, with 1 space per 750 SF, the parking site requirement would be 379 spaces.

Table 2. Town Parking Requirement Existing Site as Manufacturing/Warehouse

Category	Size	Rate	Req'd Parking
Office	78,100 SF	1 per 300 SF	260
Manufacturing/Ind	40,000 SF	1 per 750 SF	53
Warehouse	132,800 SF	1 per 2,000 SF	66
Total:			379

Current Parking Demand

There are currently 350 employees at the Stryker facility, showing a higher density of office and warehouse employees than is reflected in the normal town code. This number is very similar to the Town requirement including a manufacturing component in **Table 2**.

In addition to the employees, visitor logs indicate up to 42 visitors present each day, and constant visitor activity is a vital part of Stryker's demonstration and training programs for its medical devices.

The 423 existing parking spaces are effectively full on a daily basis with the employees and visitors. Lacking transit options, nearly all employees and visitors drive alone to the site. An aerial photo from March 1, 2019 is attached, confirming the typical condition. There are few available parking spaces, many of which are the ADA spaces.

Proposed Site Additions

Stryker is proposing to activate another 75,750 SF of office uses in previously vacant space within the building. This would result in a total of 153,850 SF of office and 172,800 SF of manufacturing/warehouse on the site. The normal Town parking requirement would be 599 spaces required.

Table 3. Town Parking Requirement Proposed Site as Warehouse

Category	Size	Rate	Req'd Parking
Office	153,850 SF	1 per 300 SF	513
Warehouse	172,800 SF	1 per 2,000 SF	86
Total:			599

If classified as manufacturing, the Town requirement would be 632 spaces.

Table 4. Town Parking Requirement Proposed Site as Manufacturing/Warehouse

Category	Size	Rate	Req'd Parking
Office	153,850 SF	1 per 300 SF	513
Manufacturing/Ind	40,000 SF	1 per 750 SF	53
Warehouse	132,800 SF	1 per 2,000 SF	66
Total:			632

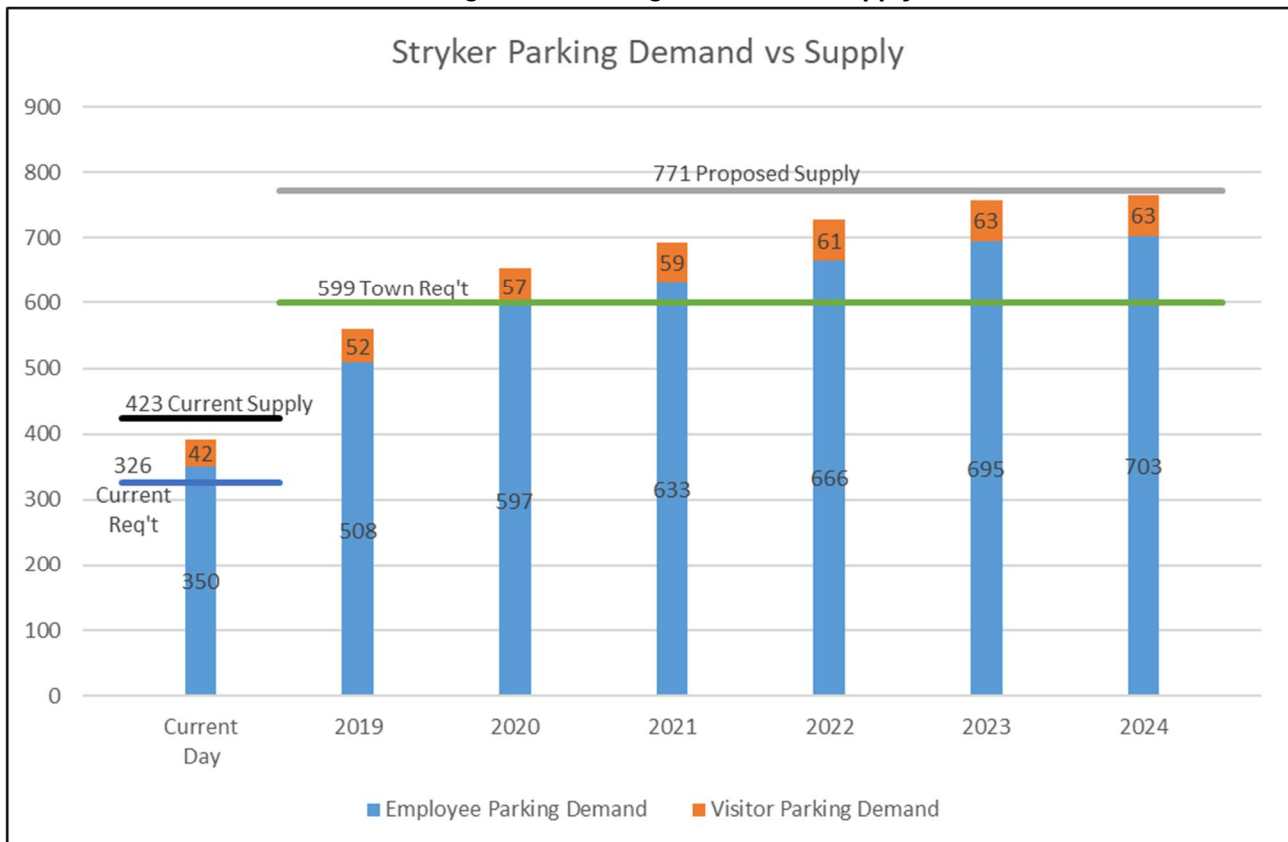
The new office space would allow the employee population to increase as shown in the attached Site Employee Growth Plan table provided by Stryker. The site would immediately add approximately 208 employees, for a total of 508 on site. By 2024, the population would grow by at least 403 employees over the current size, for a total of 703 employees on site. The number of visitors would probably increase in relation to the number of employees on the site, so the number of visitors would grow significantly as well. It is reasonable to assume that the employee demand for parking would match the existing observed behavior of one vehicle parked per employee.

Proposed Parking Supply

To accommodate the new parking demand an additional 348 spaces are proposed to be constructed, with special drainage and screening components to offset the additional impervious area. After expansion the site would have 771 spaces.

Figure 1 shows the current and future parking demand compared to the supply and the Town's requirements. By the 2020 expansion, the employee parking demand alone would exceed the Town's requirement. By 2024, the 771 available spaces would be completely filled by the 703 employees and the matching expanded visitor level.

Figure 1. Parking Demand vs. Supply



Parking Demand By Use

The employee counts provided by Stryker allow a more detailed evaluation of the site demands, showing the employee-dense nature of the Stryker operation.

Manufacturing/Warehouse Component

By 2024, the company plans to have 152 warehouse employees (the Div. Returns/Repairs and Production/Logistics categories in the Stryker letter). With 172,800 SF of warehouse uses this would be 1 employee or parking space per 1,137 SF.

This parking demand is 175% of the Town's 1 space per 2,000 SF standard for warehousing only (**Table 3**). The town expects only 86 parking spaces for areas that the company plans to staff with 152 employees.

For the manufacturing and warehouse case (**Table 4**), this parking demand is 128% of the Town's combined 119-space requirement. The Town expects only 119 parking spaces for areas that the company plans to staff with 152 employees.

Office Component

By 2024, the company plans to have 551 non-warehouse office employees in the 153,850 SF total office area. This would be 1 employee or parking space per 279 SF. This parking demand is 108% of the Town's 1 space per 300 SF standard. The Town expects only 513 spaces for areas that the company plans to staff with 551 employees, plus the notable visitor traffic level.

Parking Demand Comparison to National Research

The recently-released 5th Edition of ITE's *Parking Generation Manual* contains observed parking demand data for various land uses. Although the site observations and analysis are a more precise measure of the Stryker facility's parking usage, these references are included for comparison purposes.

The Warehousing land use code (150) shows an observed average demand of 0.39 per 1000 SF. A similar use of General Light Industrial (110) has an average demand of 0.65 per 1,000 SF. Manufacturing (140) has an average demand of 0.92 per 1,000 SF. This national data shows that the Town's standard of 1 space per 2,000 sf is appropriate for the typical warehouse application, and it is close to the Town's industrial standard of 1 space per 750 SF. As noted above, the Stryker site has non-office employment much in excess of a typical manufacturing/warehouse type.

The General Office Building use (710) shows a national average demand of 2.39 spaces per 1,000 SF. The 85th-percentile value, often used for design, is 3.30. This 85th-percentile number is very close to the Town's basic office requirement. However, the Stryker site's observed demands and future employee count both significantly exceed this rate. The ITE rate for parking spaces per employee is 0.84 on average, but 1.05 for the 85th-percentile. This rate of 1.05 spaces per employee is a better match for the Stryker site, but still falls short of accounting for the heavy visitor activity.

A more intense office-type use in the ITE manual is Medical Office Building (720), which includes denser employee numbers and a substantial amount of visitor traffic. It records average and 85th-percentil parking demands of 3.23 and 4.59 per 1,000 SF, or 1.26 and 2.0 per employee. While Stryker is not a

traditional medical office building, is it also not a typical office, and the ITE data shows how different types of office uses can have higher parking demands. The Town's requirement of 1 space per 250 SF of medical office is between the average and 85th-percentile observed demands.

Alternate Classification Scenarios

The Stryker facility is dynamically growing, and the parking on the site should be allowed to match the need based on the employee and visitor numbers. However, for approval purposes, the following scenarios offer different applications of the Town's parking requirement to more closely match the proposed supply, reducing the site's percentage in excess of the requirement.

Interpretation as Medical Office

To show that the proposed Stryker expansion is within appropriate limits, the office portions of the site could alternately be classified as medical office, reflecting the heavier employee density and visitor usage. At 1 space per 250 SF, the Town parking requirement would be 615 spaces for the office and 119 for the manufacturing/warehouse, for a total requirement of 734 spaces. Calculated this way, the proposed parking supply of 771 spaces would be only 5.0% above the Town requirement.

Table 5. Town Parking Requirement Proposed Site as Medical Office and Manufacturing/Warehouse

Category	Size	Rate	Req'd Parking
Medical Office	153,850 SF	1 per 250 SF	615
Manufacturing/Ind	40,000 SF	1 per 750 SF	53
Warehouse	132,800 SF	1 per 2,000 SF	66
Total:			734

Interpretation as Industrial

The warehouse portions of the site could alternately be classified as industrial, reflecting its mix of manufacturing and warehouse uses. At 1 space per 750 SF, the Town parking requirement would be 230 spaces for the warehouse/industrial, plus 513 for the office at the usual 1 space per 300 standard, resulting in a total requirement of 688 spaces. Calculated this way, the proposed parking supply of 771 spaces would be only 3.8% above the Town requirement.

Table 6. Town Parking Requirement Proposed Site as All Industrial

Category	Size	Rate	Req'd Parking
Office	153,850 SF	1 per 300 SF	513
Industrial	172,800 SF	1 per 750 SF	230
Total:			743

Interpretation as Medical Office and Industrial

Combining the classification options of medical office and industrial would result in a requirement of 845 spaces. The proposed parking supply of 771 spaces would be only 91.2% of the Town requirement.

**Table 7. Town Parking Requirement Proposed Site as
Medical Office and Industrial**

Category	Size	Rate	Req'd Parking
Medical Office	153,850 SF	1 per 250 SF	615
Industrial	172,800 SF	1 per 750 SF	230
Total:			845

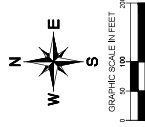
Conclusion

It is clear that the Stryker facility has unique operating characteristics that need a customized approach to its parking supply. It has employee density and visitor activity levels in excess of what the Town expects for typical office areas, and in excess of national parking demand observations. The present operation has well over the normal requirement of parking spaces, and effectively uses them all on a regular basis.

The increase in office space will mean a significant increase of jobs on the site, plus assumed increases in visitor activity. **The proposed parking supply addition is a functional requirement based on a reasonable expansion of today's observed parking demand.** Stryker would not be spending money and land on spaces that would not be used. The year-by-year employee and visitor count shown in **Figure 1** illustrates how the site will use all of its proposed parking as Stryker moves more professional jobs to Flower Mound. The impact of the additional parking spaces will be mitigated with enhanced screening and drainage components within their design.

END

Attachments: Aerial Photo of Parking Demand – March 1, 2019
Dallas Site Employee Growth Plan – Letter from Stryker Operations Manager
ITE *Parking Generation Manual*, 5th Edition Excerpts



SEWER LINE EXHIBIT
STRYKER PARKING ADDITION
February 2019
C:\projects\stryker\stryker.pbx

PARKING EXHIBIT
3/1/2019

Kimley»Horn

13455 Neal Road
The Galleria Office Tower, Suite 700
Houston, Texas 77057
972-770-1300
State of Texas Registration No. F-423

Kimley-Horn and Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.



To whom it may concern:

The Stryker facility in Flower Mound is continuing to present itself as a location for potential growth. We are currently undergoing what will be rapid growth – with three external teams relocating to the Flower Mound facility by the end of 2019. This expansion will increase our in-house occupancy by an estimated 250 employees over the next five years. Additionally, there is an appetite from our divisional partner, in San Jose, CA to relocate professional roles to the Flower Mound facility. This potential growth is shown below.

With the anticipated number of occupants expected over the next five years, and beyond, our constraints will be tied to available parking spaces.

Please see the table below as an estimated growth rate for the site and notice that additional parking will be necessary to allow Stryker the opportunity to continue growth in here in Flower Mound.

Stryker - Dallas Site Capacity						
	2019	2020	2021	2022	2023	2024
Comm Div Cubes	184	185	188	192	194	197
Comm Div Offices	18	18	19	19	19	19
Div Returns/Repairs	9	9	9	10	10	10
GQO Cubes	61	62	63	65	66	67
GQO Offices	8	8	8	8	9	9
Production/Logistics	129	132	134	137	140	142
Finance One	25	40	55	70	82	82
Boost	50	106	106	106	106	106
IS	15	25	35	45	55	55
Corporate Finance	6	9	12	12	12	12
Endo Finance	2	2	2	2	2	2
Sports Med	1	1	1	1	1	1
Total Parking Needed	508	597	633	666	695	703
Open Parking	242	153	117	84	55	47
Total Growth % Potential	48%	26%	18%	13%	8%	7%
Comm available growth %	26%	28%	27%	26%	26%	NA

Thank you for your consideration.

Ben Leesley

Manager, Operations

Stryker Communications

Communications

571 Silveron Blvd, Flower Mound, TX 75028 USA | P +1 469 470 4100 | F +1 877 219 3435 | stryker.com

Land Use: 150 Warehousing

Description

A warehouse is primarily devoted to the storage of materials, but it may also include office and maintenance areas.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 11 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	1
5:00 a.m.	3
6:00 a.m.	8
7:00 a.m.	27
8:00 a.m.	57
9:00 a.m.	79
10:00 a.m.	83
11:00 a.m.	87
12:00 p.m.	91
1:00 p.m.	91
2:00 p.m.	97
3:00 p.m.	100
4:00 p.m.	91
5:00 p.m.	74
6:00 p.m.	47
7:00 p.m.	26
8:00 p.m.	20
9:00 p.m.	17
10:00 p.m.	1
11:00 p.m.	1

Additional Data

For eight of the study sites, data were also collected for trucks parked at the site. The average truck parking demand ratio was 0.11 trucks per 1,000 sq. ft. GFA with a range between 0.04 and 0.25 trucks per 1,000 sq. ft. GFA.

The average parking supply ratio for the study sites with parking supply information is 0.6 spaces per 1,000 square feet GFA (15 sites) and 1.1 spaces per employee (12 sites).

The sites were surveyed in the 1990s, the 2000s, and the 2010s in Minnesota, New Jersey, New York, Oregon, Texas, and Washington.

Source Numbers

22, 122, 275, 433, 528, 556, 558, 561, 562

Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.

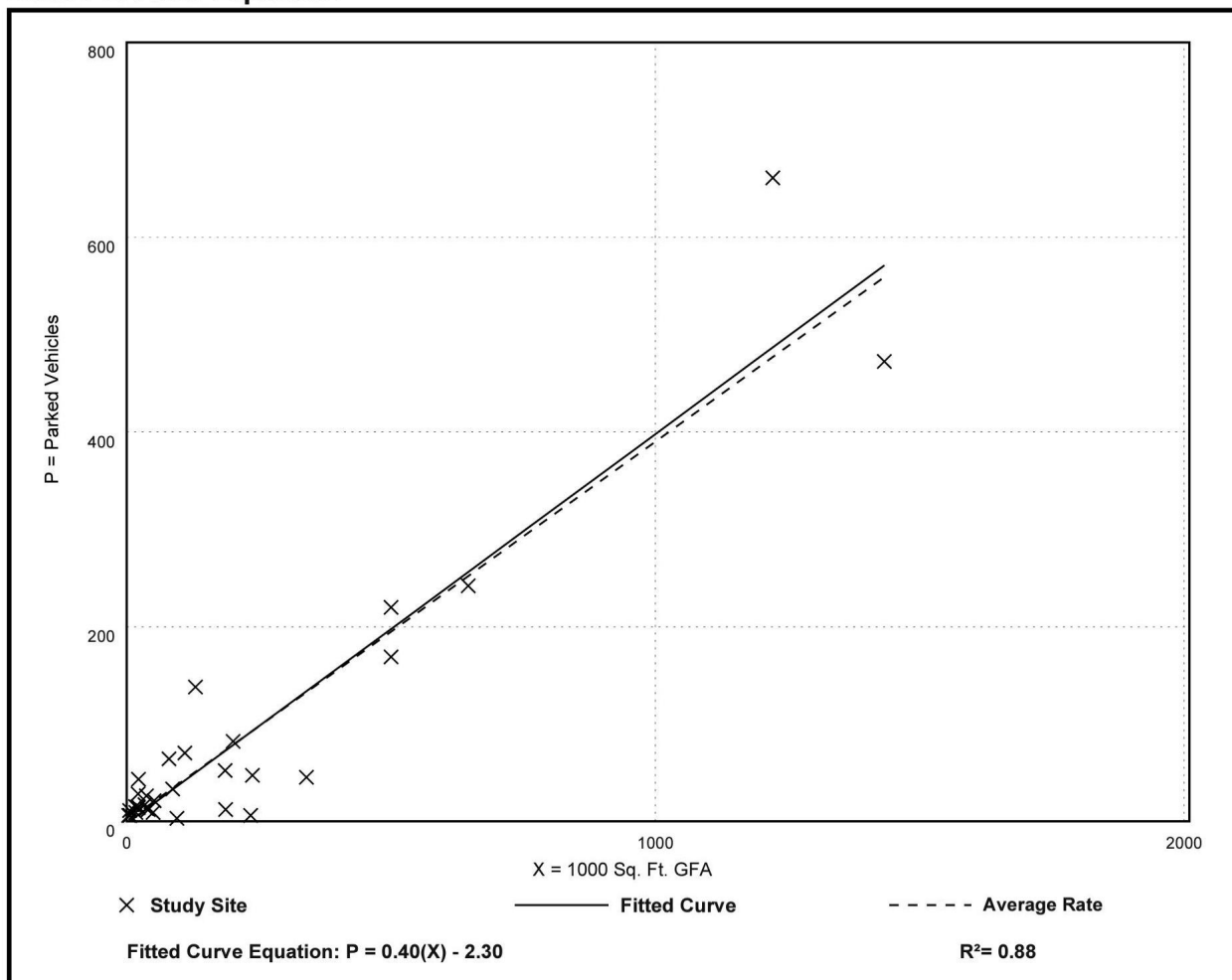
Number of Studies: 31

Avg. 1000 Sq. Ft. GFA: 212

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

Data Plot and Equation



Warehousing (150)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.

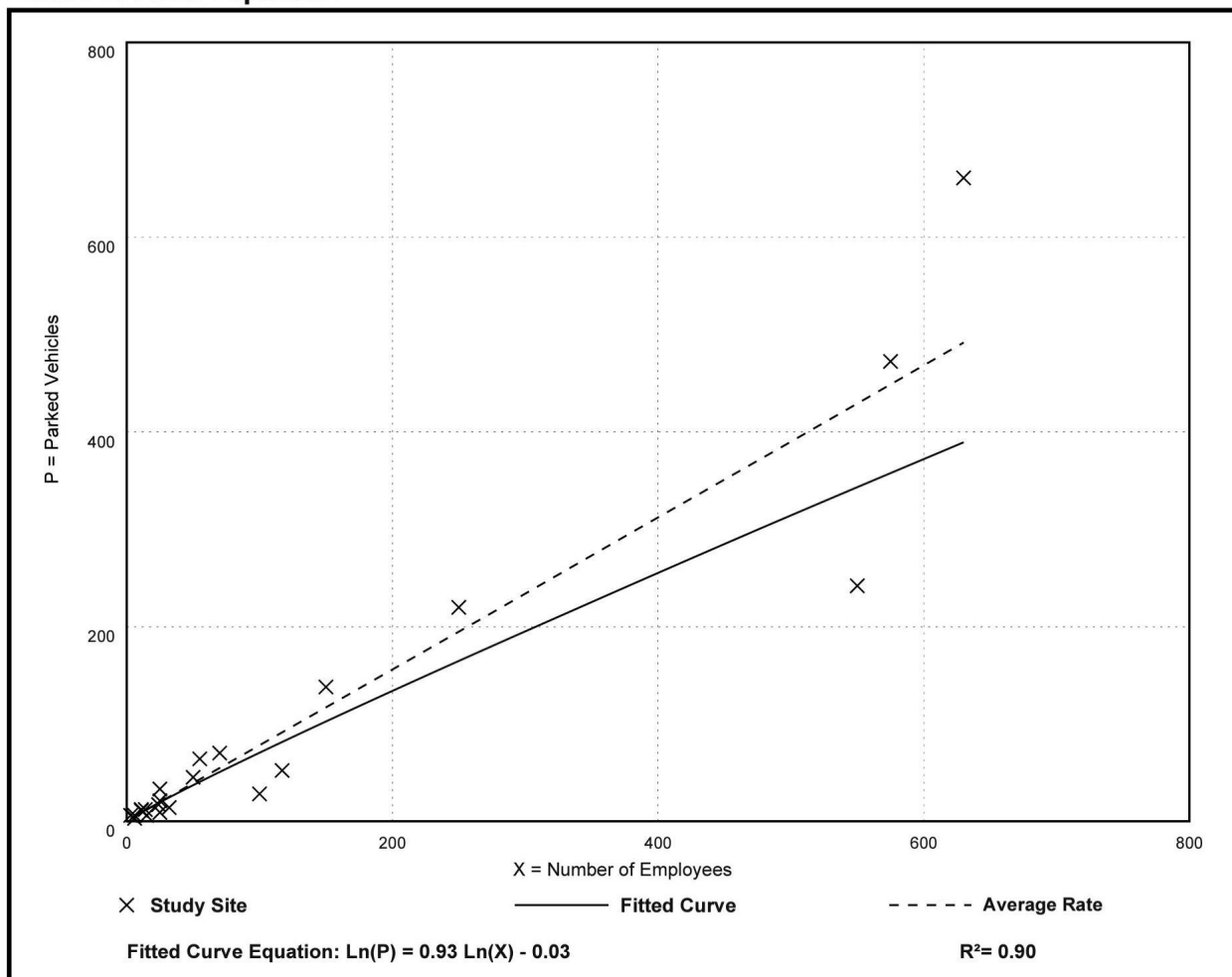
Number of Studies: 22

Avg. Num. of Employees: 125

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.78	0.28 - 2.00	0.62 / 1.13	0.67 - 0.89	0.27 (35%)

Data Plot and Equation



Land Use: 110 General Light Industrial

Description

A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment. Industrial park (Land Use 130) and manufacturing (Land Use 140) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 29 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	0
5:00 a.m.	2
6:00 a.m.	15
7:00 a.m.	41
8:00 a.m.	83
9:00 a.m.	100
10:00 a.m.	99
11:00 a.m.	98
12:00 p.m.	94
1:00 p.m.	90
2:00 p.m.	94
3:00 p.m.	88
4:00 p.m.	68
5:00 p.m.	49
6:00 p.m.	9
7:00 p.m.	3
8:00 p.m.	3
9:00 p.m.	3
10:00 p.m.	0
11:00 p.m.	0

Additional Data

The number of employees for this land use was the total number of employees working on all shifts. Facilities with employees that work on shifts may peak at different hours. It is unclear from the data collected for this land use whether the parking demand counts occurred during, prior to, or after shift changes at the study sites.

The average parking supply ratio for the nine study sites with parking supply information is 1.2 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in California, Illinois, Oklahoma, Texas, and Washington.

Source Numbers

149, 151, 201, 235, 261, 560, 561

General Light Industrial (110)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

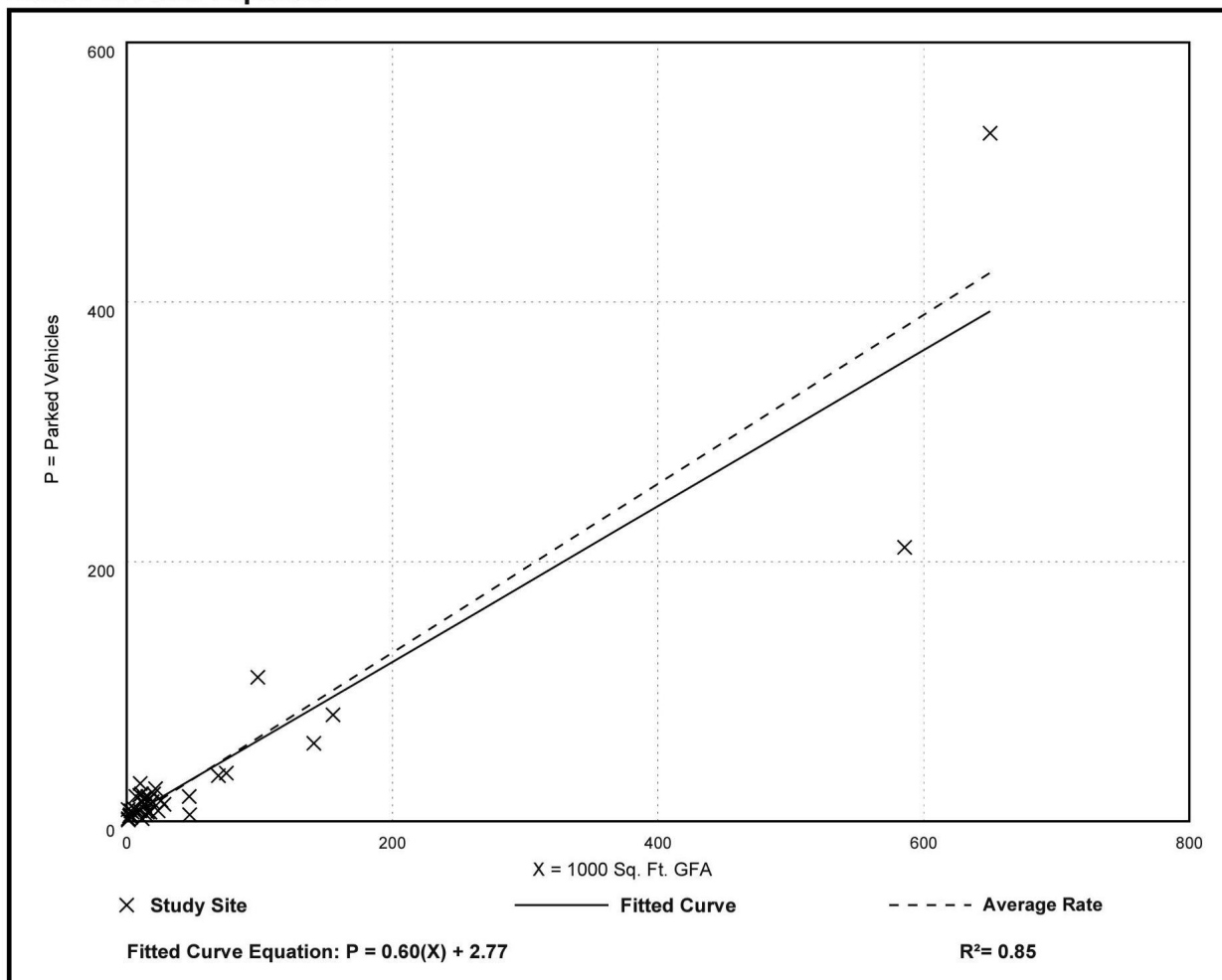
Number of Studies: 40

Avg. 1000 Sq. Ft. GFA: 56

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.11 - 7.89	0.58 / 1.94	0.52 - 0.78	0.41 (63%)

Data Plot and Equation



General Light Industrial (110)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

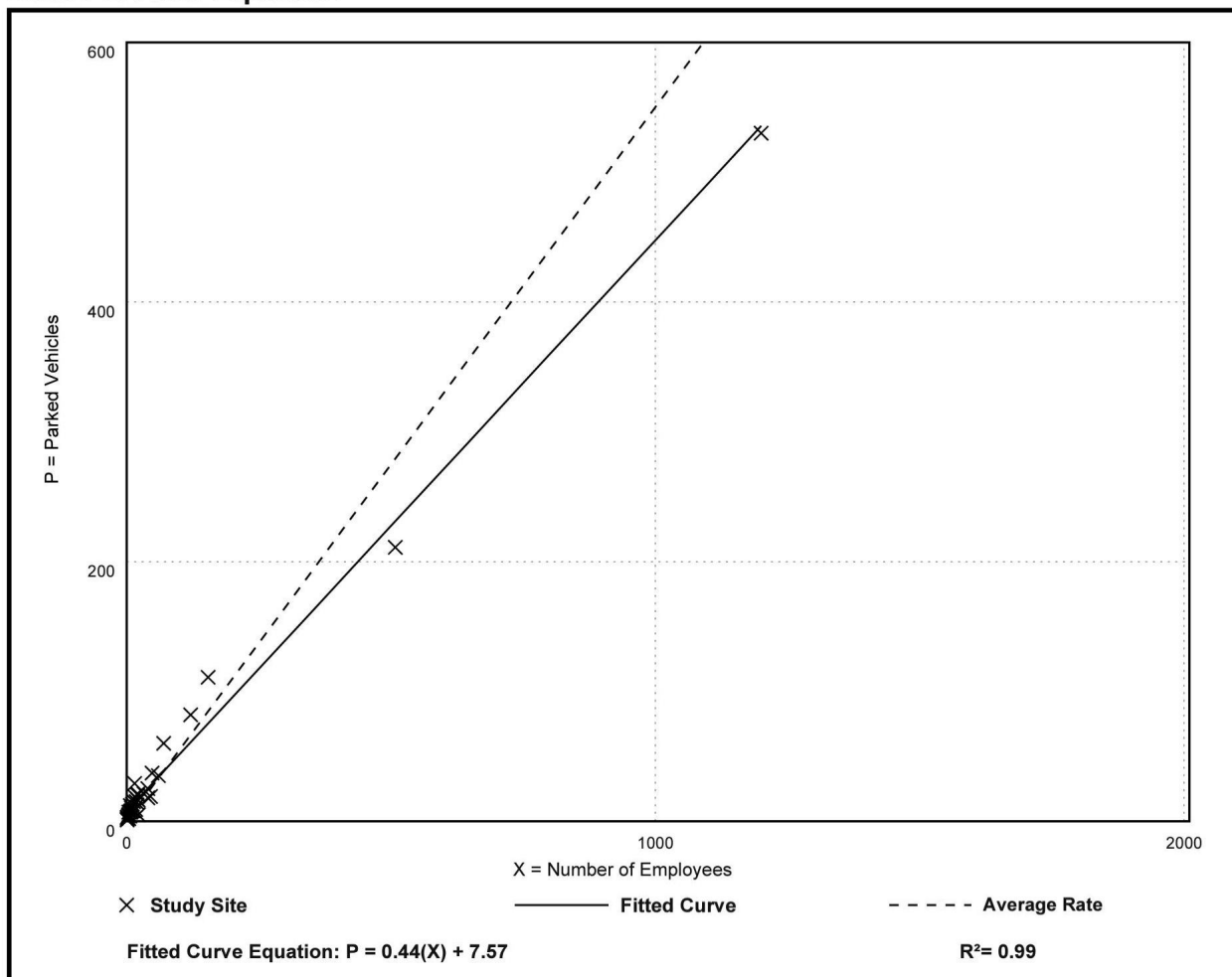
Number of Studies: 38

Avg. Num. of Employees: 68

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.55	0.23 - 3.00	0.68 / 1.39	0.48 - 0.62	0.23 (42%)

Data Plot and Equation



Land Use: 140 Manufacturing

Description

A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions. General light industrial (Land Use 110) and industrial park (Land Use 130) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 16 general urban/suburban study sites.

Hour Beginning	Percent of Weekday Peak Parking Demand
12:00–4:00 a.m.	5
5:00 a.m.	5
6:00 a.m.	15
7:00 a.m.	55
8:00 a.m.	76
9:00 a.m.	82
10:00 a.m.	84
11:00 a.m.	85
12:00 p.m.	90
1:00 p.m.	99
2:00 p.m.	100
3:00 p.m.	95
4:00 p.m.	58
5:00 p.m.	36
6:00 p.m.	15
7:00 p.m.	12
8:00 p.m.	11
9:00 p.m.	9
10:00 p.m.	9
11:00 p.m.	8

Additional Data

The average parking supply ratio for the three study sites with parking supply information is 1.4 spaces per 1,000 square feet GFA and 1.4 spaces per employee.

The sites were surveyed in the 1990s and the 2010s in Texas and Washington.

Source Numbers

122, 561

Manufacturing (140)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 3:00 p.m.

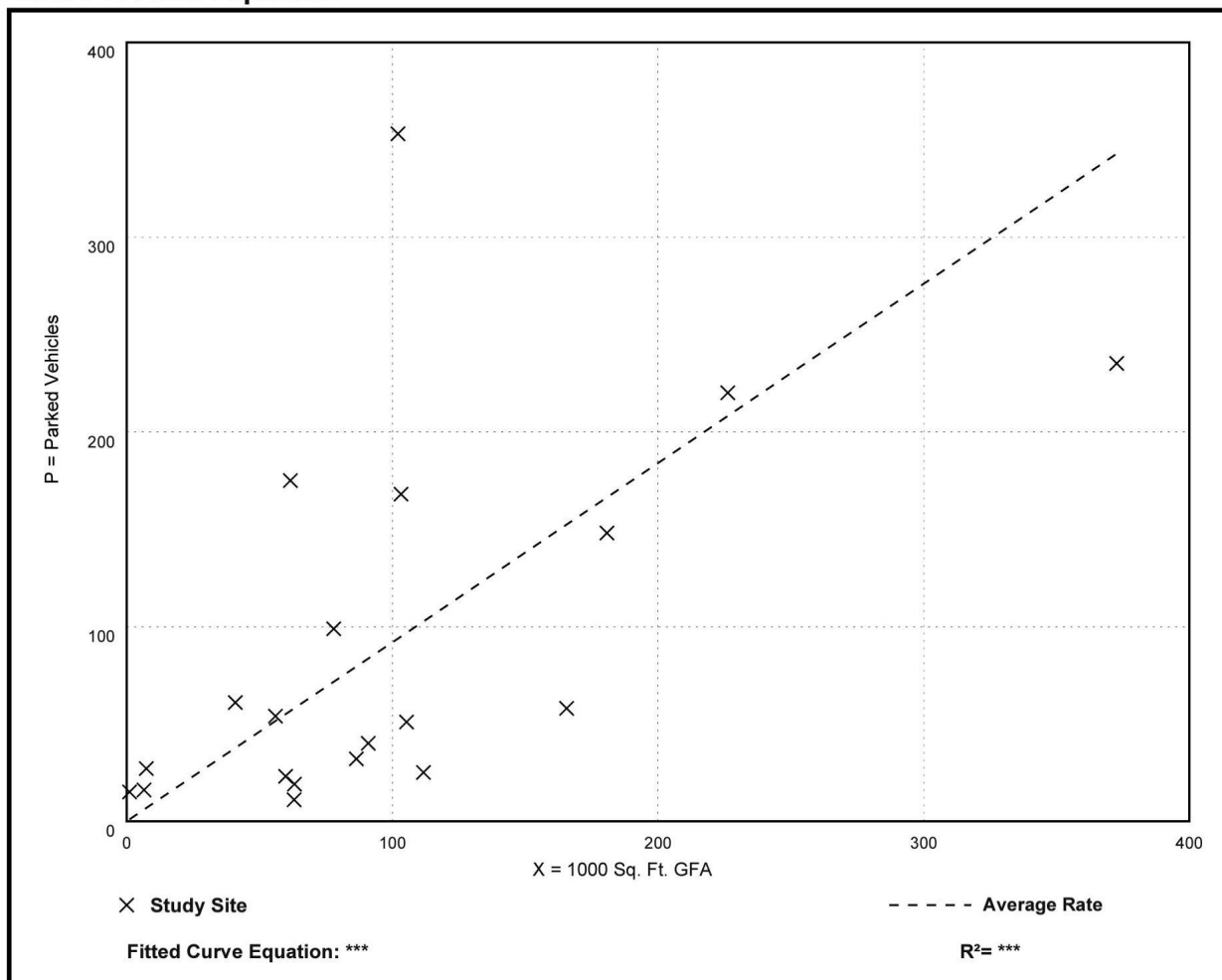
Number of Studies: 20

Avg. 1000 Sq. Ft. GFA: 99

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

Data Plot and Equation



Manufacturing (140)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 3:00 p.m.

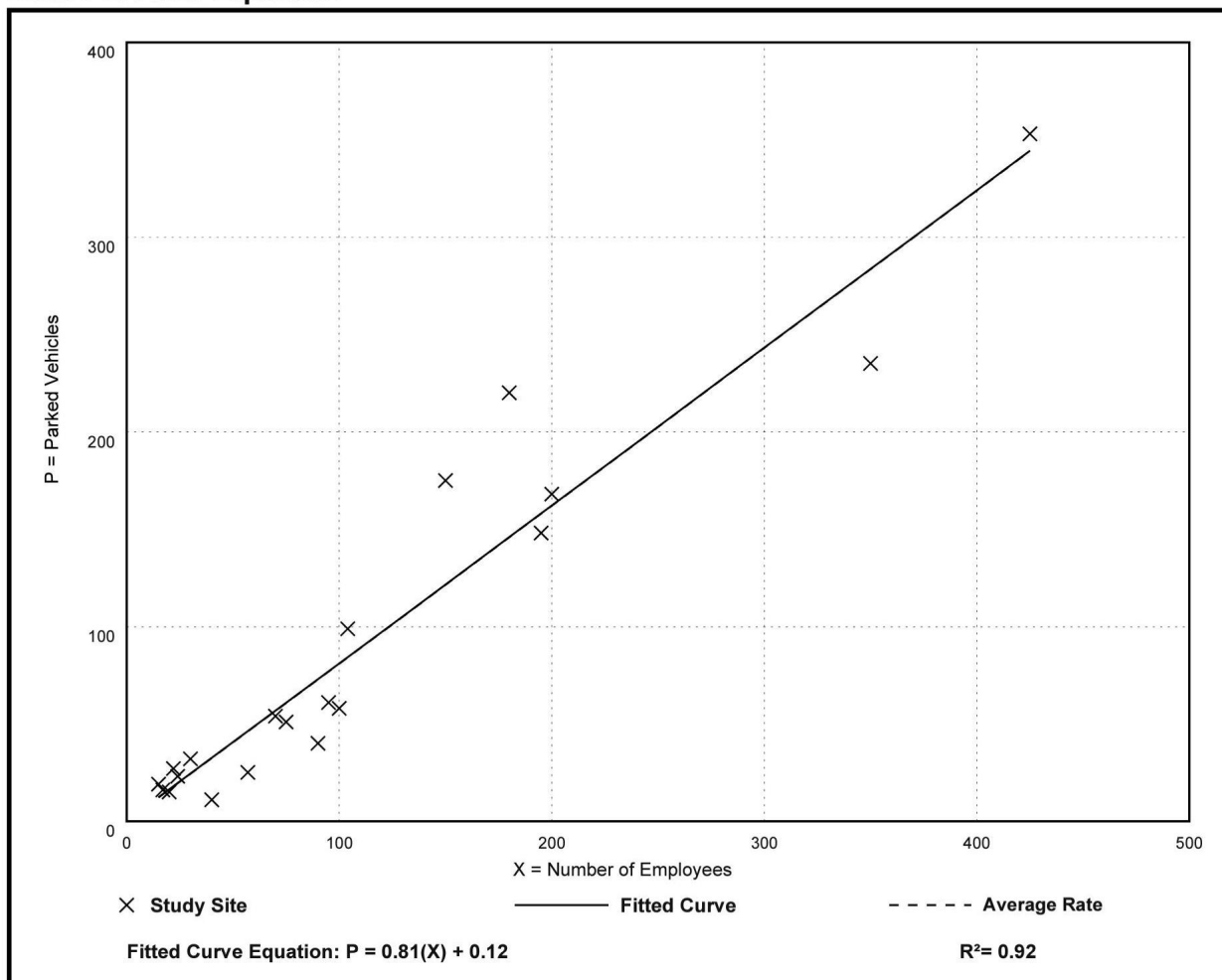
Number of Studies: 20

Avg. Num. of Employees: 113

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.81	0.28 - 1.27	0.68 / 1.21	0.71 - 0.91	0.23 (28%)

Data Plot and Equation



Land Use: 710 General Office Building

Description

A general office building houses multiple tenants. It is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), and research and development center (Land Use 760) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating parking generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating parking generation. When the individual buildings are isolated and not related to one another, it is suggested that parking generation be calculated for each building separately and then summed.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 30 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	13	26
8:00 a.m.	48	65
9:00 a.m.	88	95
10:00 a.m.	100	100
11:00 a.m.	100	100
12:00 p.m.	85	99
1:00 p.m.	84	99
2:00 p.m.	93	97
3:00 p.m.	94	94
4:00 p.m.	85	90
5:00 p.m.	56	–
6:00 p.m.	20	–
7:00 p.m.	11	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

The average parking supply ratios for the study sites with parking supply information are as follows:

- 2.9 spaces per 1,000 square feet GFA in a dense multi-use urban setting that is not within ½ mile of rail transit (seven sites)
- 3.3 spaces per 1,000 square feet GFA (73 sites) and 1.2 spaces per employee (20 sites) in a general urban/suburban setting that is not within ½ mile of rail transit
- 3.0 spaces per 1,000 square feet GFA (seven sites) and 0.8 spaces per employee (two sites) in a general urban/suburban setting that is within ½ mile of rail transit

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Colorado, Connecticut, Georgia, Illinois, Massachusetts, Minnesota, Montana, New Jersey, New York, Oklahoma, Oregon, Pennsylvania, Texas, Utah, and Washington.

Source Numbers

21, 22, 47, 122, 124, 142, 172, 201, 202, 205, 211, 215, 216, 217, 227, 239, 241, 243, 276, 295, 399, 400, 425, 431, 433, 436, 438, 440, 516, 531, 540, 551, 555, 556, 557, 571, 572, 588

General Office Building (710)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

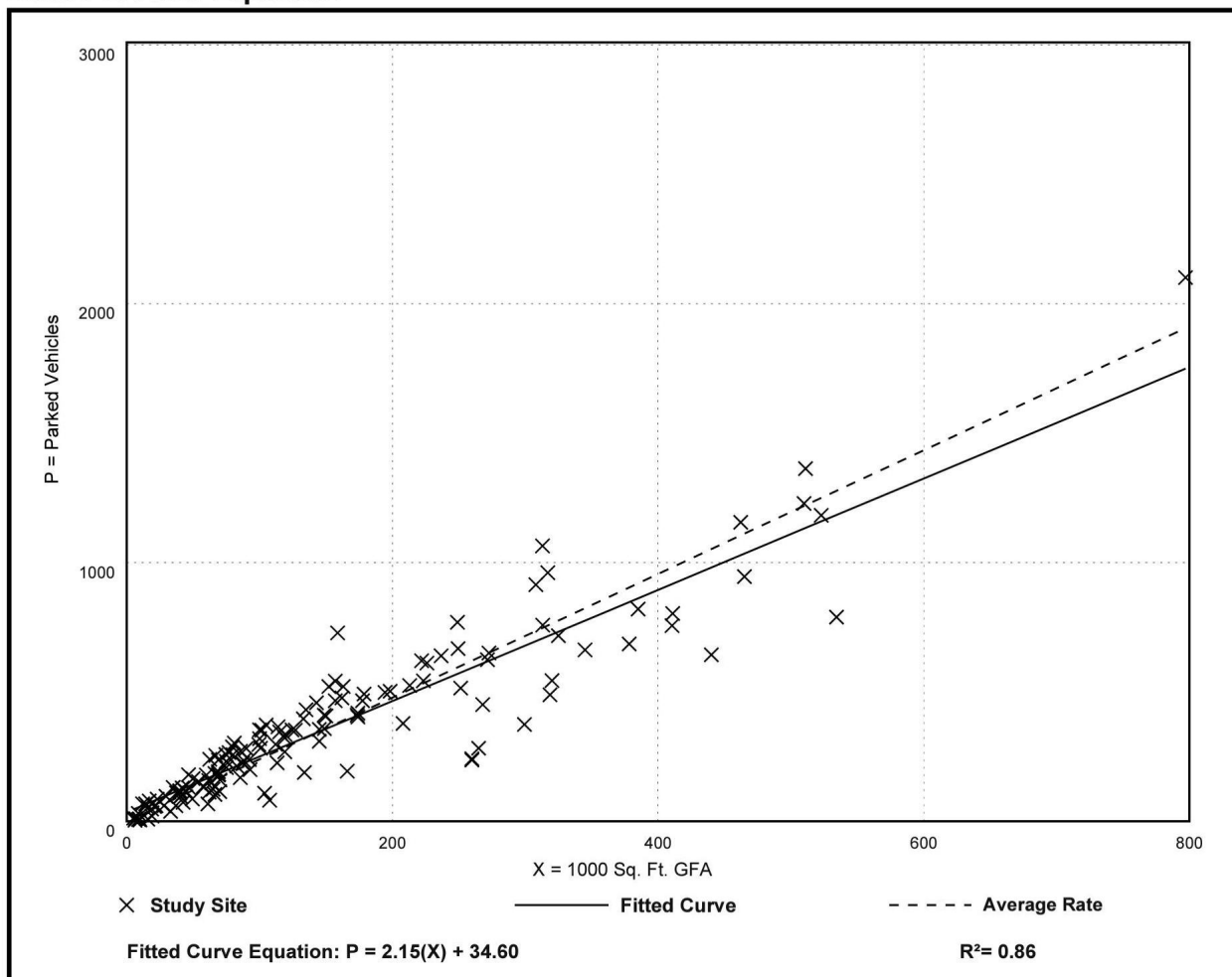
Number of Studies: 148

Avg. 1000 Sq. Ft. GFA: 145

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.39	0.50 - 5.58	2.30 / 3.30	2.28 - 2.50	0.69 (29%)

Data Plot and Equation



General Office Building (710)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.

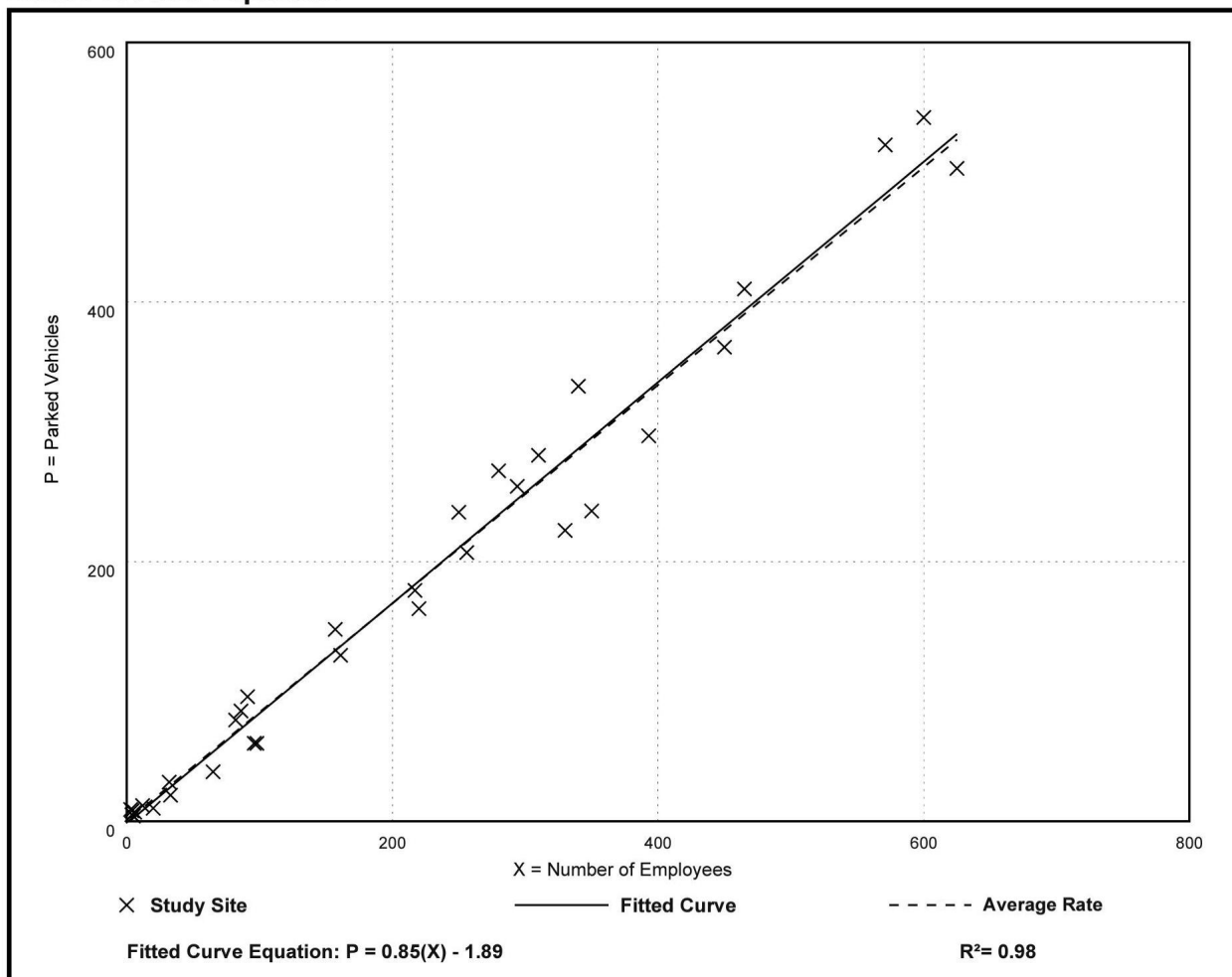
Number of Studies: 33

Avg. Num. of Employees: 209

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.84	0.50 - 3.00	0.80 / 1.05	0.80 - 0.88	0.12 (14%)

Data Plot and Equation



Land Use: 720 Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710), small office building (Land Use 712), and clinic (Land Use 630) are related uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 27 study sites in a general urban/suburban setting and two study sites in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	12	–
8:00 a.m.	43	61
9:00 a.m.	88	62
10:00 a.m.	99	96
11:00 a.m.	100	56
12:00 p.m.	83	29
1:00 p.m.	74	67
2:00 p.m.	94	100
3:00 p.m.	93	82
4:00 p.m.	86	79
5:00 p.m.	54	71
6:00 p.m.	–	–
7:00 p.m.	–	–
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Additional Data

Some of the study sites in the database are located within a hospital campus. The limited number of data points did not reveal a definitive difference in parking demand from stand-alone sites.

The average parking supply ratio for the 80 study sites with parking supply information is 4.3 spaces per 1,000 square feet GFA.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Connecticut, Florida, Georgia, Illinois, Indiana, Maryland, Massachusetts, Minnesota, New Jersey, New York, Ohio, Pennsylvania, Tennessee, Texas, and Washington.

Source Numbers

36, 37, 84, 86, 120, 121, 153, 161, 173, 217, 218, 224, 239, 308, 309, 310, 315, 416, 428, 433, 527, 530, 531, 532, 553, 555, 563, 564

Medical-Dental Office Building (720)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

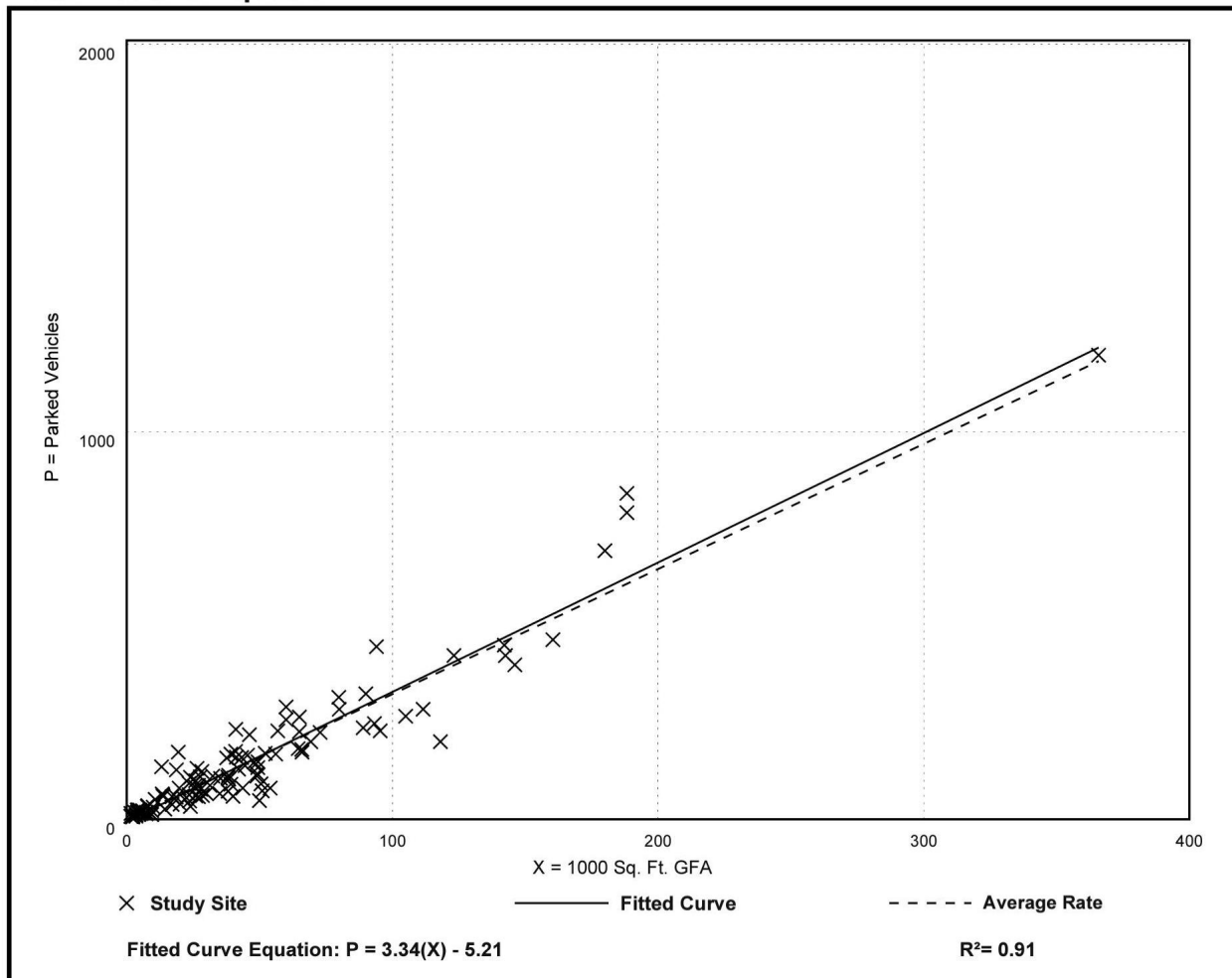
Number of Studies: 117

Avg. 1000 Sq. Ft. GFA: 46

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)

Data Plot and Equation



Medical-Dental Office Building (720)

Peak Period Parking Demand vs: Employees

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 9:00 a.m. - 4:00 p.m.

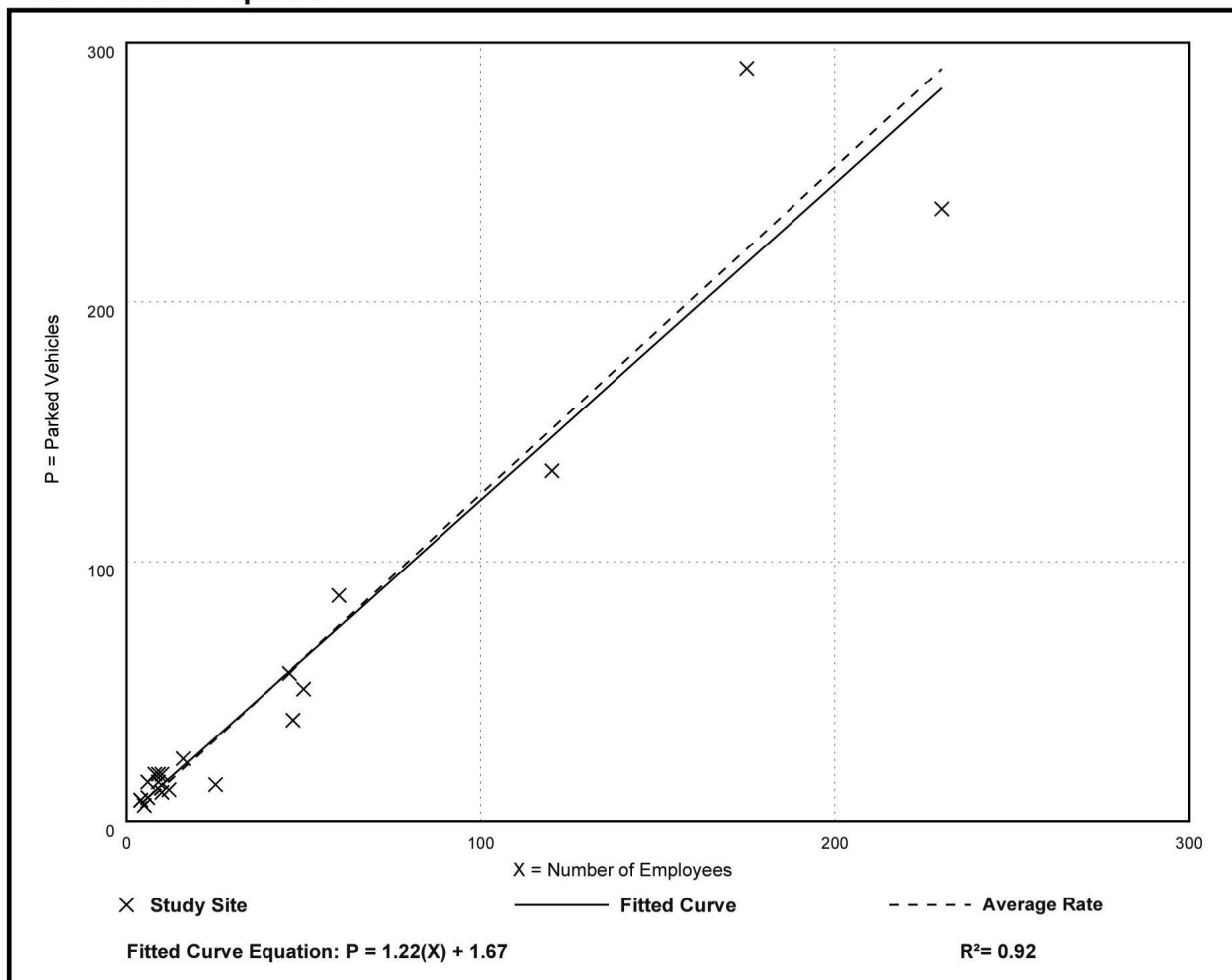
Number of Studies: 20

Avg. Num. of Employees: 43

Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.26	0.56 - 2.50	1.12 / 2.00	1.11 - 1.41	0.35 (28%)

Data Plot and Equation

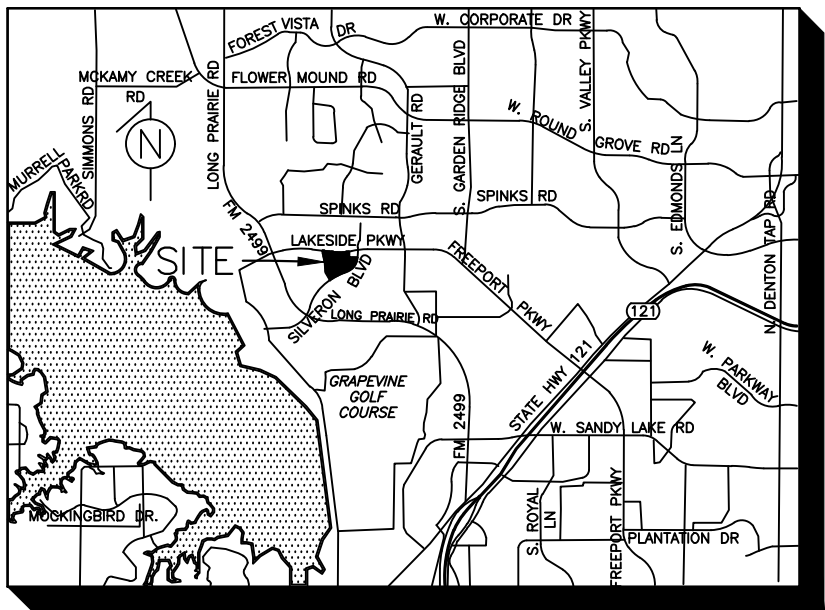
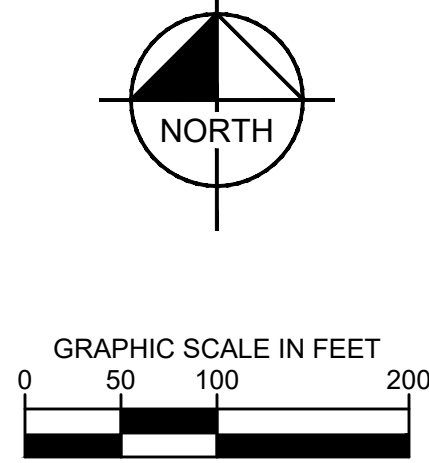


SITE DATA TABLE	
SITE AREA LOT 1 =	1,603,400 S.F./36,809 AC.
SITE AREA LOT 2 =	184,221 S.F./4.229 AC.
BUILDING 1 AREA =	250,900 S.F.
BUILDING 1 AREA MEZZANINE =	75,750 S.F.
PROPOSED BUILDING 2 AREA =	128,950 S.F.
TOTAL BUILDING AREA =	455,600 S.F.
COVERAGE =	23.29%
TOTAL PARKING REQUIRED W/OUT 20% REDUCTION =	632 + 120 = 752
TOTAL PARKING REQUIRED W/ 20% REDUCTION FOR BUILDING 2 ONLY =	632 + 96 = 728
TOTAL PARKING PROVIDED =	114 + 771 = 885

BUILDING FEATURES	
BUILDING 1:	
PAINT FINISH CONCRETE TILT WALL BUILDING WITH STONE FEATURES	
PAINTED STEEL CANOPIES AT OFFICES ENTRIES	
50'x50' TYPICAL BAY	
(19) 10'x10' O.H. DOCK DOORS	
32' CLEAR HEIGHT - TOTAL BUILDING HEIGHT 42'-6"	
E.S.F.R. FIRE PROTECTION SYSTEM	
BUILDING 2:	
PAINT FINISH CONCRETE TILT WALL BUILDING WITH STONE FEATURES	
PAINTED STEEL CANOPIES AND TRELLIS AT OFFICE ENTRIES	
50'x50' TYPICAL BAY, 60'x50' STAGING BAY	
(32) 9'x10' O.H. DOCK DOORS	
32' CLEAR HEIGHT - TOTAL BUILDING HEIGHT 40'	
E.S.F.R. FIRE PROTECTION SYSTEM	

PARKING TABULATIONS		
BUILDING 1:		
OFFICE = 78,100 S.F.		78,100 S.F.
MEZZANINE (OFFICE) = 75,750 S.F.		75,750 S.F.
WAREHOUSE = 132,800 S.F.		132,800 S.F.
MANUFACTURING, LIGHT = 40,000 S.F.		40,000 S.F.
OFFICE PARKING 1:300 (78,100/300) = 260		260 SPACES
MEZZANINE (OFFICE) PARKING 1:300 (75,750/300) = 253		253 SPACES
WAREHOUSE PARKING 1:2000 (132,800/2000) = 66		66 SPACES
MANUFACTURING, LIGHT PARKING 1:750 (40,000/750) = 53		53 SPACES
TOTAL PARKING REQUIRED		632 SPACES
TOTAL PARKING PROVIDED		771 SPACES
BUILDING 2:		
128,950 S.F. X 15% OFFICE = 19,342 S.F.		19,342 S.F.
128,950 S.F. X 85% WAREHOUSE = 109,608 S.F.		109,608 S.F.
OFFICE PARKING 1:300 (19,342/300) = 64.5		65 SPACES
WAREHOUSE PARKING 1:2000 (109,608/2000) = 54.8		55 SPACES
TOTAL PARKING (NO REDUCTION)		120 SPACES
TOTAL PARKING REQUIRED (W/ 20% REDUCTION)		96 SPACES
TOTAL PARKING PROVIDED		114 SPACES

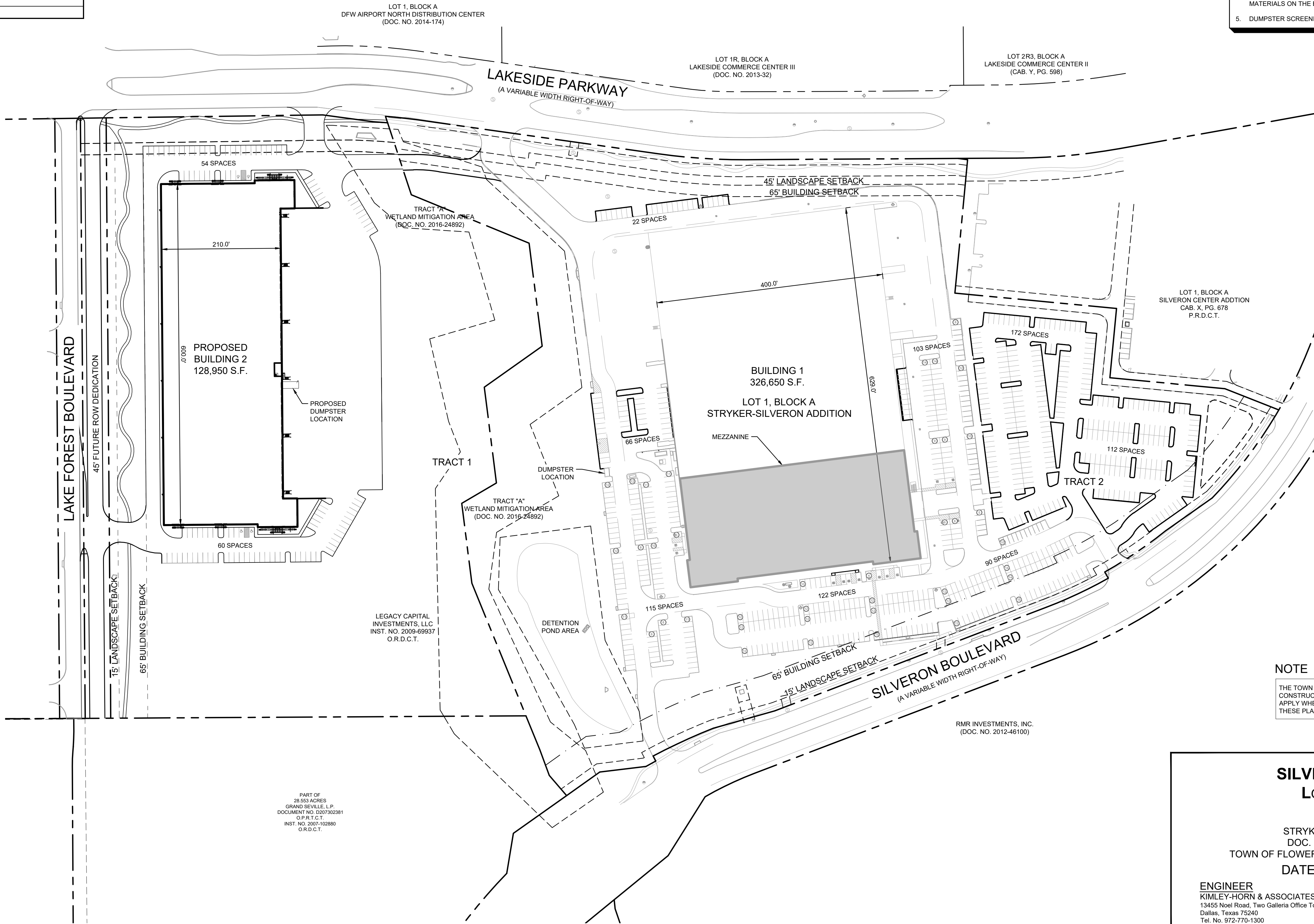
MASTER PLAN FEATURE	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT
SPECIFIC PLAN	CAMPUS INDUSTRIAL
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THROUGHFARE PLAN	LAKESIDE PARKWAY (MAJOR ARTERIAL)
	SILVERON BLVD. (URBAN MINOR ARTERIAL)
	LAKE FOREST BLVD. (URBAN MINOR ARTERIAL)
WATER PLAN	LAKESIDE BUSINESS DISTRICT
WASTEWATER PLAN	LAKESIDE BUSINESS DISTRICT
ECONOMIC IMPACT	N/A



VICINITY MAP
N.T.S.

GENERAL NOTES

1. ALL RETAINING WALL/DETAINING WALL, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
2. ALL GROUND BASED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.



NOTE

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

REVIEWED	
TOWN OF FLOWER MOUND	Released for Construction
Date	
Town of Flower Mound Engineering Services Division	

SILVERON DC 1 & 2
LOT 1, BLOCK A
41.42 AC.

STRYKER-SILVERON ADDITION
DOC. NO. 2017-280 O.R.D.C.T.
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
DATE: MARCH 07, 2019

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Sarah Beth White, P.E.

OWNER
US II DALLAS LLC
One Beacon Street, Suite 1700
Boston, Massachusetts 02108
Tel. No. 214-438-6203
Contact: Christian S. Gournay

STRYKER PARKING
ADDITION

TOWN OF FLOWER MOUND, DENTON COUNTY,
TEXAS

CONCEPTUAL SITE PLAN

SHEET NUMBER
1 OF 1

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-69-3820
TEXAS REGISTERED ENGINEERING FIRM F-528

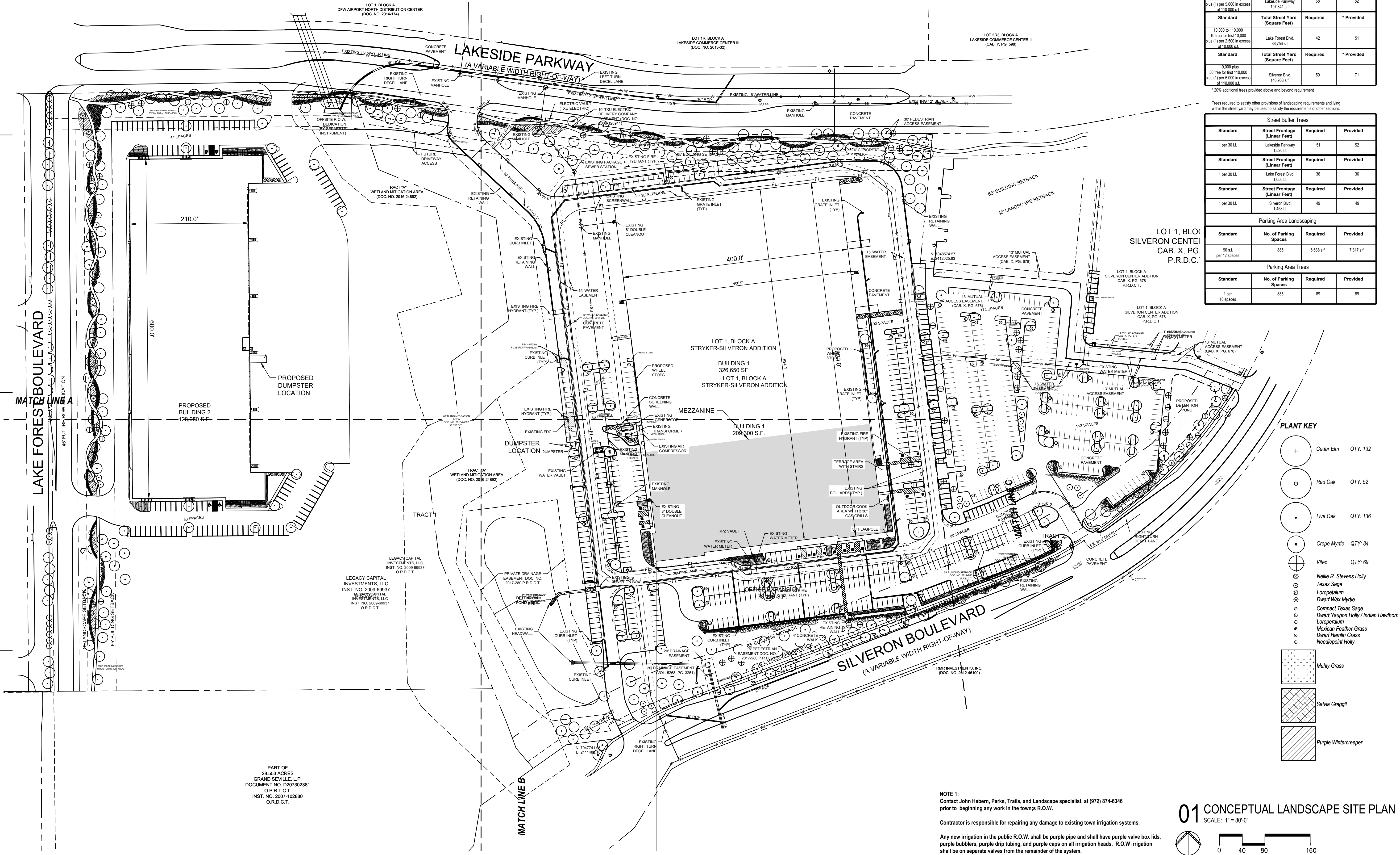
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: CAITLIN M. FLAHERTY, P.E.
P.E. No. 127816 Date 6/5/19

PROJECT No.
094540300
DATE: June 5, 2019
SCALE: AS SHOWN
DESIGNED BY: CMF
DRAWN BY: MRS
CHECKED BY: CMF

STRYKER PARKING
ADDITION
TOWN OF FLOWER MOUND, DENTON COUNTY,
TEXAS

CONCEPTUAL SITE PLAN

SHEET NUMBER
1 OF 1



LOT 3: LANDSCAPE TABULATIONS

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	366,880	73,376	218,943
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	* Provided
110,000 plus 50 tree for first 110,000 plus (1) per 5,000 in excess of 110,000 s.f.	Lakeside Parkway 197,841 s.f.	68	82
Standard	Total Street Yard (Square Feet)	Required	* Provided
10,000 to 110,000 10 tree for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Lake Forest Blvd. 88,756 s.f.	42	51
Standard	Total Street Yard (Square Feet)	Required	* Provided
110,000 plus 50 tree for first 110,000 plus (1) per 5,000 in excess of 110,000 s.f.	Silveron Blvd. 146,903 s.f.	59	71

* 20% additional trees provided above and beyond requirement
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.

Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Lakeside Parkway 1,520 l.f.	51	52
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Lake Forest Blvd. 1,068 l.f.	36	36
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Silveron Blvd. 1,458 l.f.	49	49

Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	885	6,638 s.f.	7,317 s.f.

Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 spaces	885	89	89

PLANT KEY

- + Cedar Elm QTY: 132
- o Red Oak QTY: 52
- Live Oak QTY: 136
- Crepe Myrtle QTY: 84
- Vitex QTY: 69
- Nellie R. Stevens Holly
- Texas Sage
- Loropetalum
- Dwarf Wax Myrtle
- Compact Texas Sage
- Dwarf Yaupon Holly / Indian Hawthorn
- Loropetalum
- Mexican Feather Grass
- Dwarf Hamlin Grass
- Needpoint Holly
- Muhly Grass
- Salvia Greggii
- Purple Wintercreeper

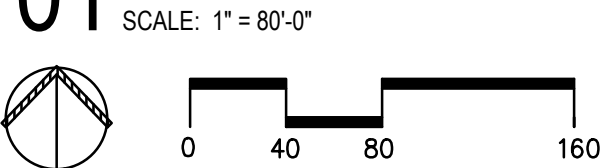
NOTE 1:
Contact John Habern, Parks, Trails, and Landscape specialist, at (972) 874-6346 prior to beginning any work in the town's R.O.W.

Contractor is responsible for repairing any damage to existing town irrigation systems.

Any new irrigation in the public R.O.W. shall be purple pipe and shall have purple valve box lids, purple bubblers, purple drip tubing, and purple caps on all irrigation heads. R.O.W irrigation shall be on separate valves from the remainder of the system.

Irrigation plans are not approved at this time. A licensed irrigator must apply for a permit through the building department. The plans will be approved at the time the permit is pulled.

01 CONCEPTUAL LANDSCAPE SITE PLAN



architecture

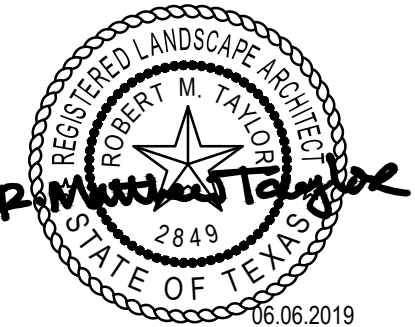
9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

21009

- | | | |
|---|----------|----------------|
| 1 | 07.17.15 | City Submittal |
| 2 | 10.06.15 | City Comments |
| 3 | 10.28.15 | City Comments |
| 4 | 12.28.15 | City Submittal |
| 5 | 03.04.19 | City Submittal |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |

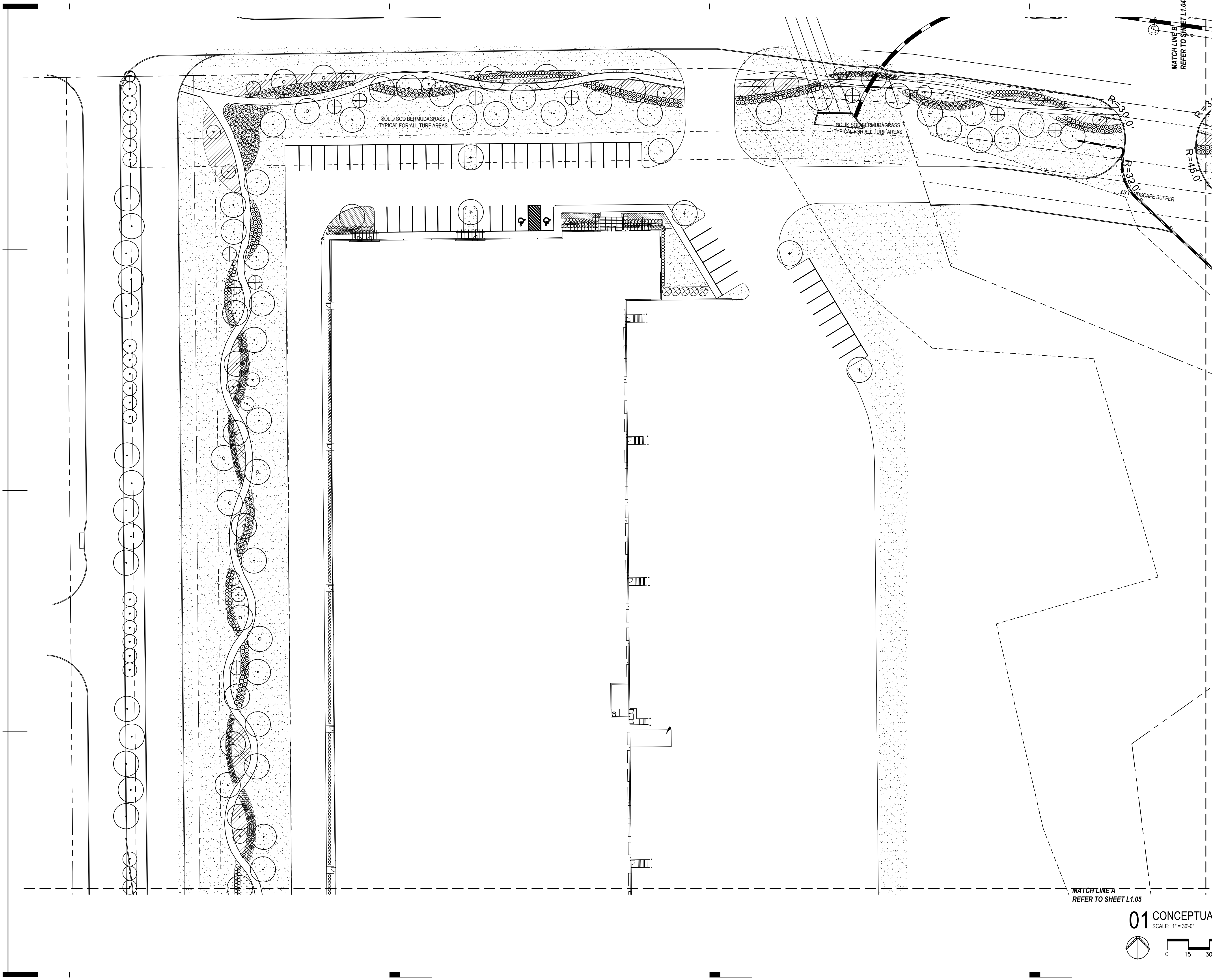


SHEET CONTENTS:

CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

SHEET: L1.01



PLANT LEGEND

QUANTITY	PLANT TYPE
SYMBOL	PLANT TYPE

CE	Cedar Elm
CM	Crepe Myrtle
LO	Live Oak
RO	Red Oak
TS	Compact Texas Sage
DHG	Dwarf Hamlin Grass
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
GM	Gulf Muhly Grass
IH	Indian Hawthorn 'Clara'
LOR	Loropetalum
MFG	Mexican Feather Grass
NPH	Needlepoint Holly
NRS	Nellie R. Stevens Holly
SAL	Salvia Greggii
VT	Vitex
WC	Purple Wintercreeper

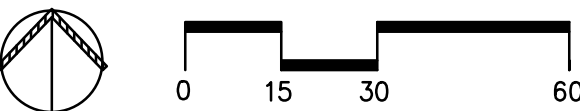
PLANT KEY

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o	Red Oak
.	Live Oak
▼	Crepe Myrtle
⊕	Vitex
⊗	Nellie R. Stevens Holly
⊙	Texas Sage
⊛	Loropetalum
⊜	Dwarf Wax Myrtle
⊝	Compact Texas Sage
⊞	Dwarf Yaupon Holly / Indian Hawthorn
⊠	Loropetalum
⊡	Mexican Feather Grass
⊣	Dwarf Hamlin Grass
⊤	Needlepoint Holly

⊞	Muhly Grass
⊡	Salvia Greggii
⊣	Purple Wintercreeper

MATCHLINE A
REFER TO SHEET L1.05

01 CONCEPTUAL LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"



architecture

9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

CLIENT:

JOB #:

REVISIONS:

SEAL:

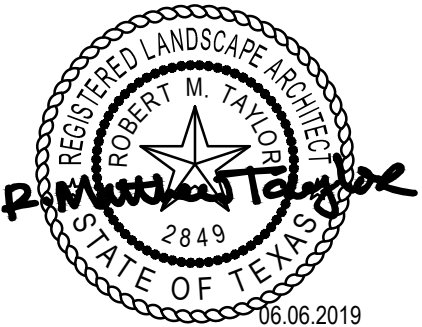
SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

21009

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3	10.28.15	City Comments
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5	03.04.19	City Submittal

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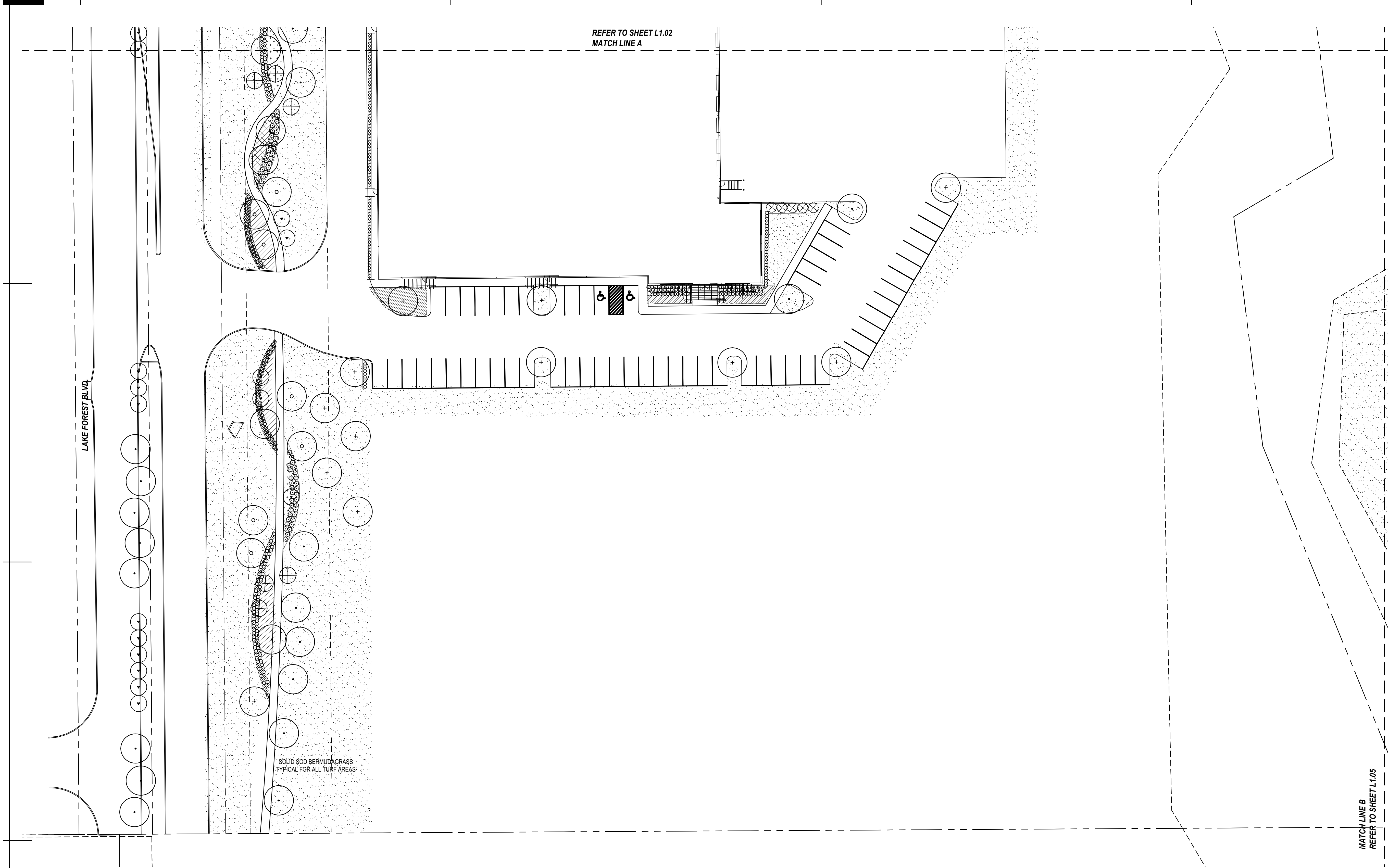


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CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

SHEET: L1.02

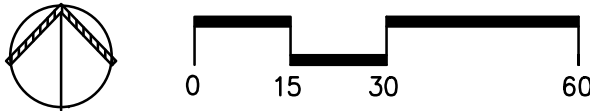


PLANT LEGEND	
QUANTITY	PLANT TYPE
SYMBOL	PLANT TYPE
CE	Cedar Elm
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NRS	Nellie R. Stevens Holly
SAL	Salvia Greggii
VT	Vitex
WC	Purple Wintercreeper

PLANT KEY	
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.	Live Oak
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⊕	Vitex
⊗	Nellie R. Stevens Holly
⊙	Texas Sage
⊛	Loropetalum
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⊢	Mexican Feather Grass
⊣	Dwarf Hamlin Grass
⊤	Needlepoint Holly

Muhly Grass
Salvia Greggii
Purple Wintercreeper

01 CONCEPTUAL LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"



architecture

9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

CLIENT:

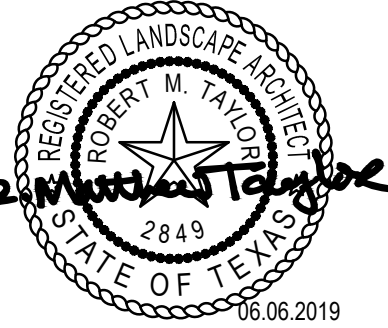
JOB #:

REVISIONS:

SEAL:

21009

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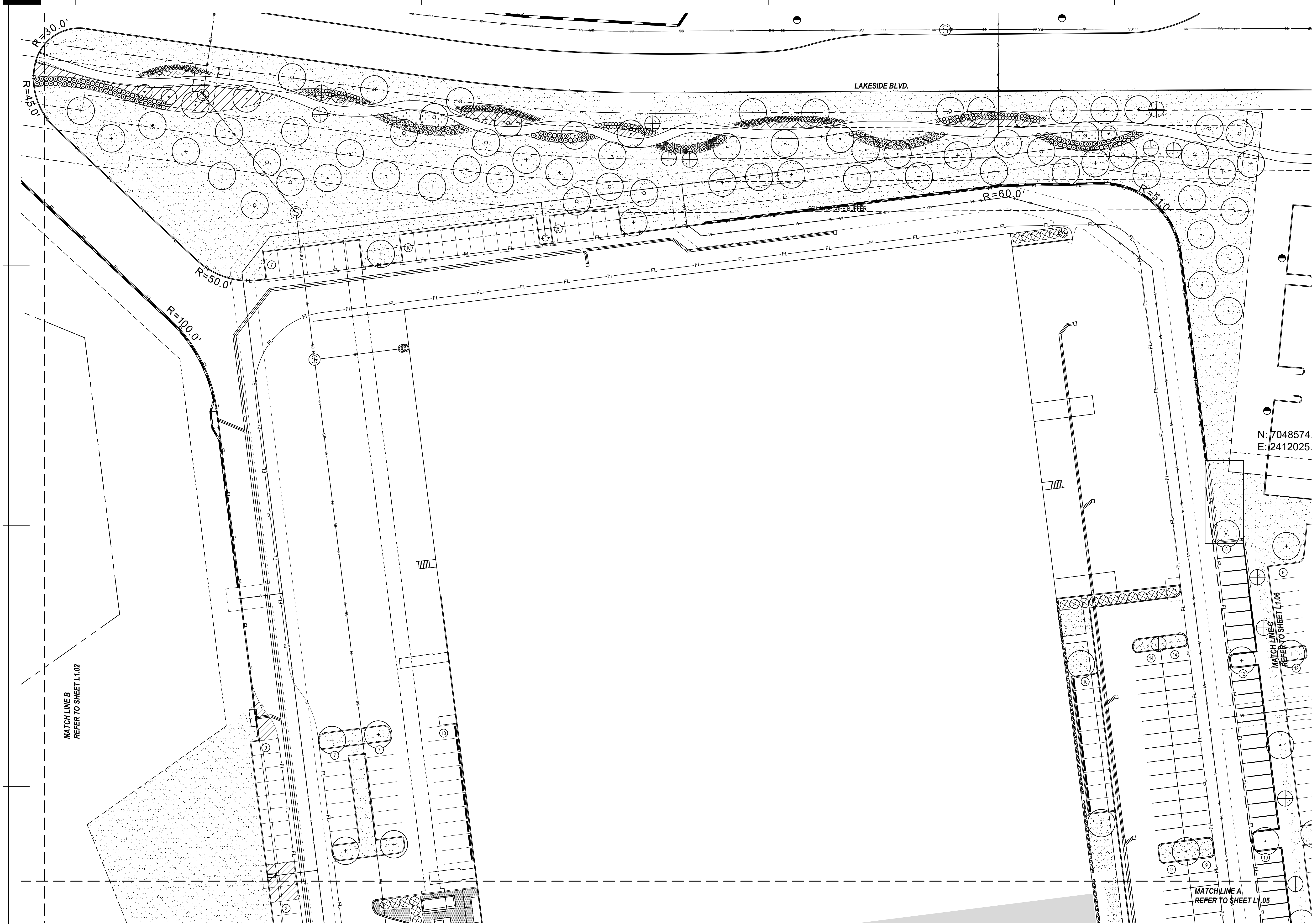


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CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

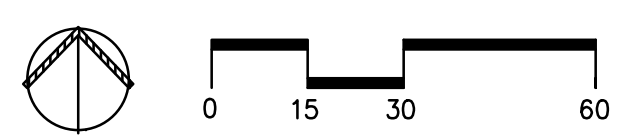
SHEET: L1.03



PLANT LEGEND	
QUANTITY	PLANT TYPE
SYMBOL	PLANT TYPE
CE	Cedar Elm
CM	Crape Myrtle
LO	Live Oak
RO	Red Oak
TS	Compact Texas Sage
DHG	Dwarf Hamlin Grass
DWM	Dwarf Wax Myrtle
DYH	Dwarf Yaupon Holly
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PLANT KEY	
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.	Live Oak
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⊥	Salvia Greggii
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01 CONCEPTUAL LANDSCAPE SITE PLAN
SCALE: 1" = 30'-0"



architecture

9660 Audelia Road
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SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

21009

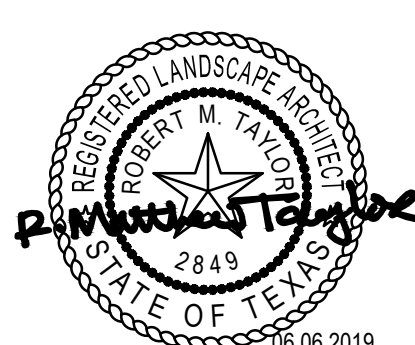
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REVISIONS:

SEAL:

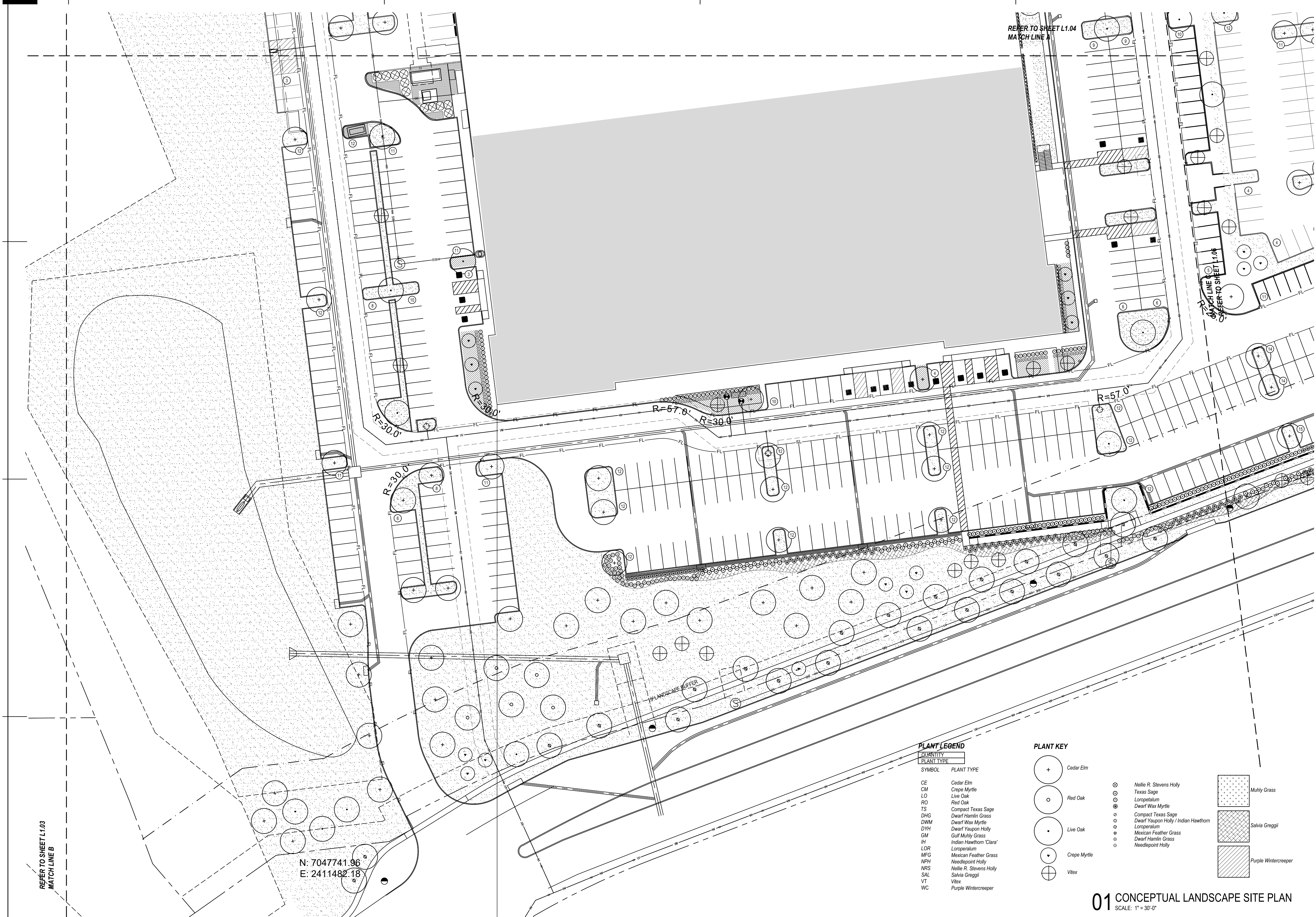


SHEET CONTENTS:

CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

SHEET: L1.04



REFER TO SHEET L1.03
MATCH LINE B

N: 7047741.96
E: 2411482.18

PLANT LEGEND

QUANTITY
PLANT TYPE

SYMBOL PLANT TYPE

- CE Cedar Elm
- CM Crepe Myrtle
- LO Live Oak
- RO Red Oak
- TS Compact Texas Sage
- DHG Dwarf Hamlin Grass
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- SAL Salvia Greggii
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PLANT KEY

SYMBOL PLANT TYPE

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- o Red Oak
- Live Oak
- Crepe Myrtle
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- ⊗ Nellie R. Stevens Holly
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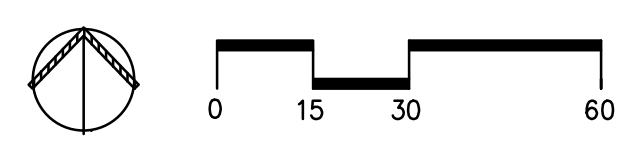
Muhly Grass

Salvia Greggii

Purple Wintercreeper

01 CONCEPTUAL LANDSCAPE SITE PLAN

SCALE: 1" = 30'-0"



architecture

9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

CLIENT:

JOB #:

REVISIONS:

SEAL:

SHEET CONTENTS:

CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

SHEET: L1.05

SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

21009

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architecture

9660 Audelia Road
Suite 123-66
Dallas, Texas 75238
214.261.9060

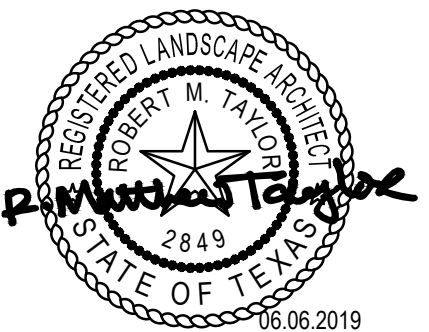
SILVERON DC 1 & 2

Lakeside Parkway
Flower Mound, Texas 75028

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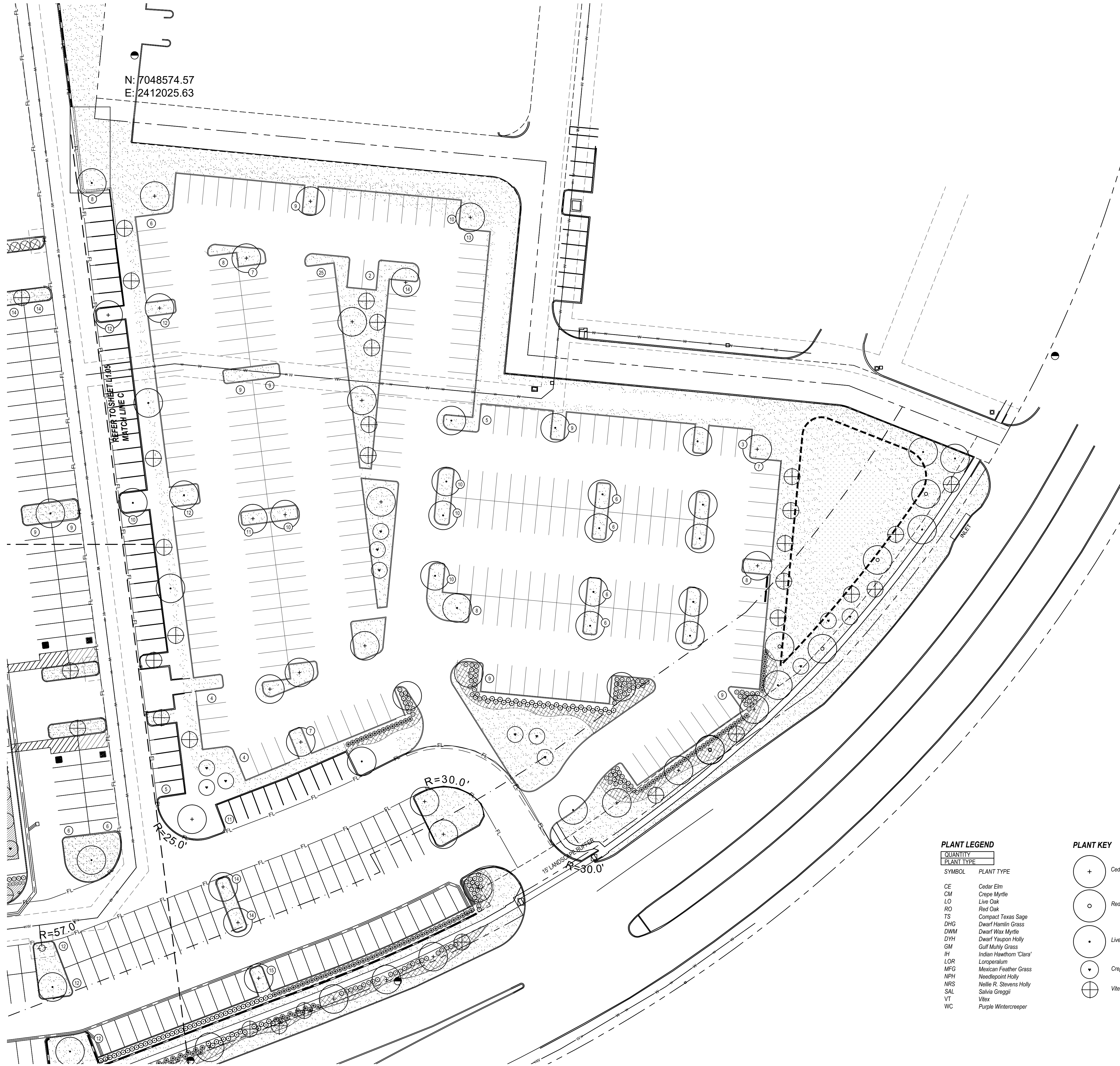


SHEET CONTENTS:

CONCEPTUAL LANDSCAPE PLAN

DATE: August 28, 2015

SHEET: L1.06



**Exhibit “B”
Development Standards**

**Planned Development District - 145 (PD-145)
Silveron Industrial**

The development on the property comprising approximately 41.24 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:

MISCELLANEOUS STANDARDS

5. BUILDING 1 PARKING. This Planned Development shall be subject to the following parking standards.
 - a. The building incorporates office, warehouse, and manufacturing, light uses.
 - b. A parking study has been prepared to address aggregate parking requirements that exceeds 20 percent of required parking.
 - c. A deviation that provides for a maximum increase of 22 percent of aggregate parking requirements shall be permitted.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: June 10, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP19-0010 – Stryker Silveron Addition) to develop a parking lot addition. The property is generally located south of Lakeside Parkway and east of Lake Forest 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 request has a companion application, (ZPD19-0002), for consideration on the same agenda. As such, this application is contingent on a recommendation from Planning and Zoning Commission and final action by the Town Council on June 17, 2019.

This application will require final action by the Town Council*.

*Normal process would require Town Council to approve the above referenced zoning request, followed by an application for a site plan, which requires approval by the Planning and Zoning Commission. As the applicant is attempting to meet construction schedules to meet internal timelines, staff has approved the submittal of this application so as both the zoning request and site plan may be considered on the same hearing dates.

II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for an amended site plan for Building 1. The proposed improvements will provide for the following:

- Finish out a 75,750 square foot mezzanine for expanded office uses
- Provide a new off-street parking area within the southeastern portion of the lot. Access to the parking area will be from existing ingress/egress points along Silveron Boulevard
- New detention pond within the southeast corner of the lot

The property is zoned Planned Development District-145 (PD-145) with non-residential uses in compliance with the Campus Industrial land use designation within the Lakeside Business District Area Plan. The above referenced zoning request to amend PD-145 addresses the applicant's increased demand for parking. The required parking study provides an analysis for the request. The applicant operates with components of office,

warehouse, and light manufacturing components. In summary, the aggregate required and provided parking proposed with this application:

PARKING TABULATIONS	
*PARKING SUMMARY	REQUIRED
SURFACE PARKING	
EXISTING	
OFFICE (78,100 SF) 1 SPACE/300 SF= 260 SPACES	
WAREHOUSE (132,800 SF) 1 SPACE/2,000 SF = 66 SPACES	
MANUFACTURING,LIGHT (40,000 SF) 1 SPACE/750 SF = 53 SPACES	
ADDITION	
MEZZANINE (OFFICE) (75,750 SF)1 SPACE/300 SF = 253 SPACES	
TOTAL PARKING REQUIRED	632 SPACES
TOTAL PARKING PROVIDED	771 SPACES

The landscape plan provides for required street buffers along with the additional tree planting areas within the new parking area. The approved elevations are not being revised.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

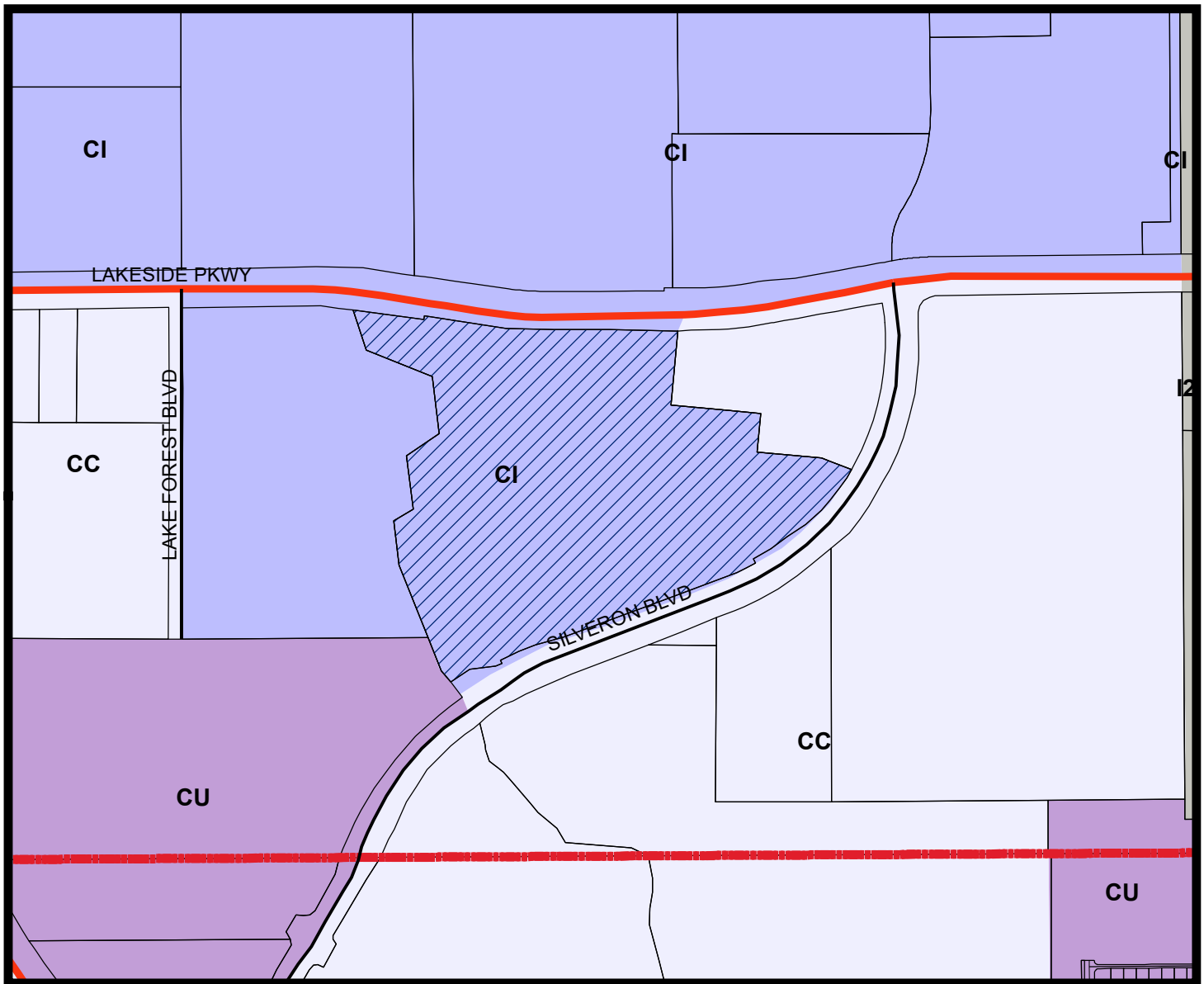
B. Application Details

1. Site Plan Package

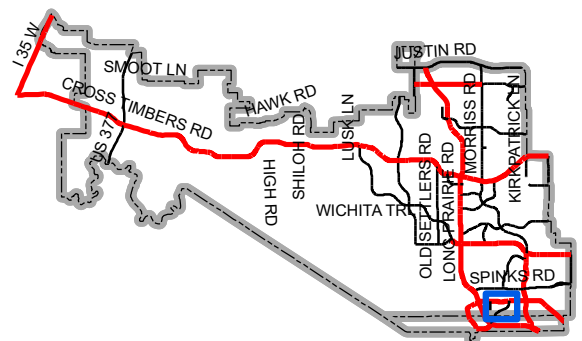
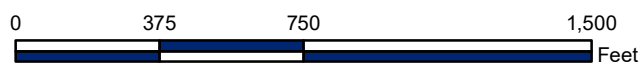


Vicinity Map

Reference Project: SP19-0010



LEGEND



Map Location

May 31, 2019

Mr. Richard Brown
Senior Planner
Town of Flower Mound

Re: Letter of Intent
Stryker Parking Addition (ZPD19-0002)
Stryker Parking Addition Site Plan

Dear Mr. Brown,

This shall serve as our Letter of Intent for rezoning and a Site Plan for the Stryker Parking Addition. The Stryker facility was initially built including 78,100 SF of office, 132,800 SF of warehouse, and 40,000 SF of light manufacturing, and an additional 75,750 SF of unfinished office space. The initial construction included 250,900 SF of occupied space. Stryker is continuing to grow and plans to add employees to their campus. In order to accommodate the additional employees and their vehicles, Stryker will finish out the 75,750 SF of unused office space and add additional parking. The purpose of this rezoning is to amend PD 145 to accommodate the need for additional parking. Specifically, the Conceptual Site Plan and Conceptual Landscape Plan are being amended to accommodate the additional parking lot. Concurrently with the rezoning, a parallel Site Plan application has been submitted at the recommendation of staff to expedite the review and approval. In addition to the checklist required items, KH has submitted a parking study to support the application. To mitigate for the additional parking, a storm water detention pond is proposed on the southeast corner of the site.

Please feel free to contact me at (214) 387-3845 or daniel.millner@kimley-horn.com if you have any questions.

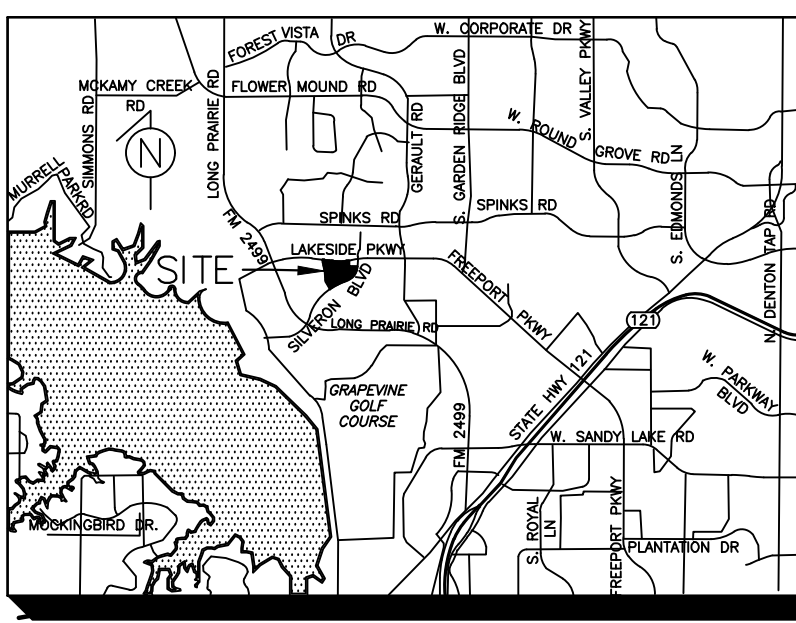
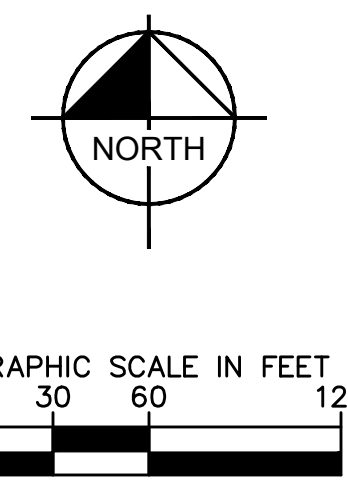
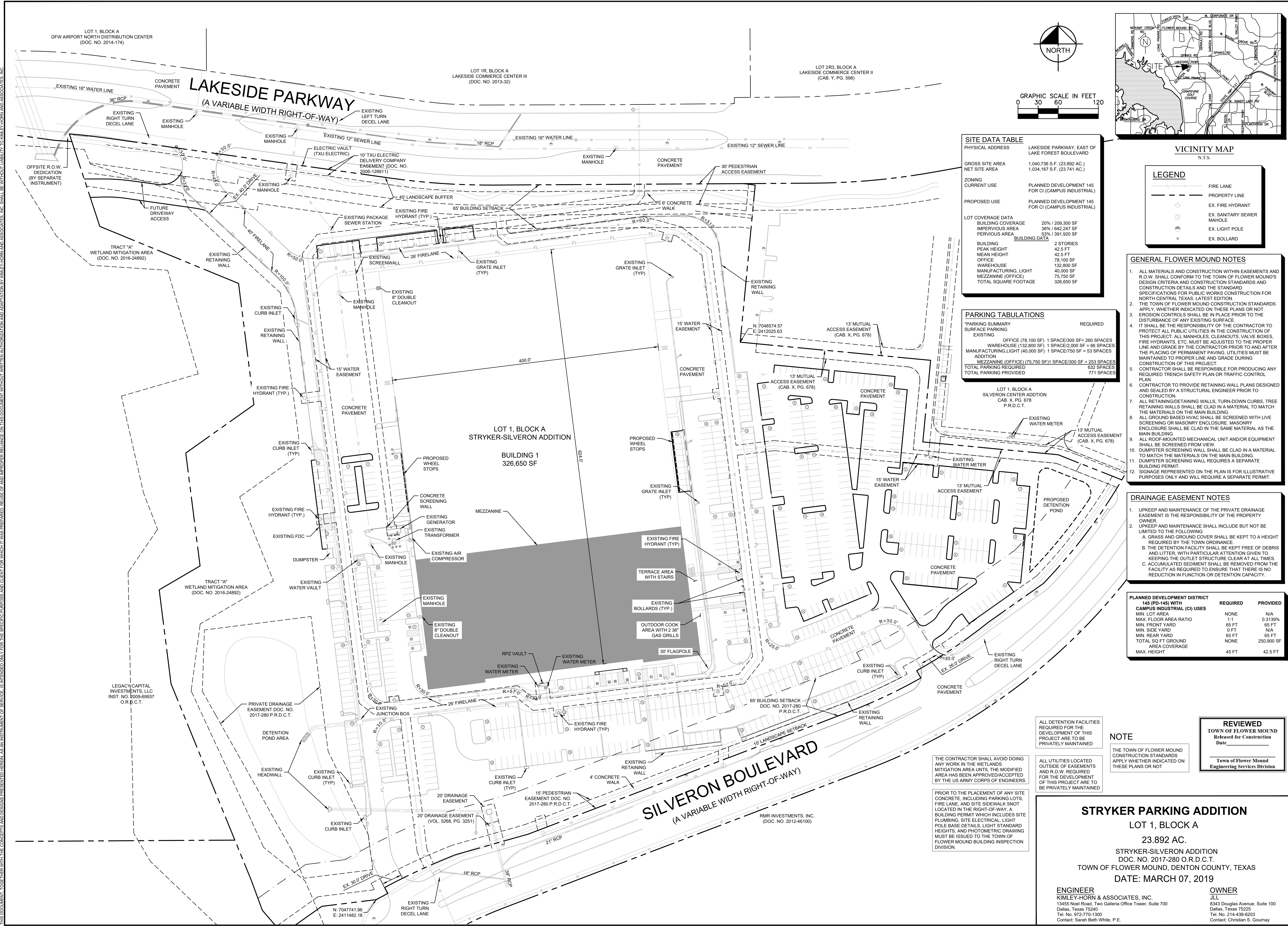
Sincerely,

A blue ink handwritten signature, appearing to read 'Daniel Millner', with a stylized, looping flourish at the end.

Daniel Millner, P.E.
Kimley-Horn and Associates

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MISAPPROPRIATE RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LAST SAVED: 5/20/2019 8:50 AM
DRAWN BY: JLL
CHECKED BY: JLL
DATE: 5/20/2019
PROJECT: 09454300
SHEET: 01 OF 01
KIMLEY-HORN & ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL: 972-770-1300
FAX: 972-639-3820
WWW.KIMLEY-HORN.COM



SITE DATA TABLE	
PHYSICAL ADDRESS	LAKEVIEW PARKWAY, EAST OF LAKE FOREST BOULEVARD
GROSS SITE AREA	1,040,736 S.F. (23.892 AC.)
NET SITE AREA	1,034,167 S.F. (23.741 AC.)
ZONING	PLANNED DEVELOPMENT 145 FOR CI (CAMPUS INDUSTRIAL)
CURRENT USE	PLANNED DEVELOPMENT 145 FOR CI (CAMPUS INDUSTRIAL)
PROPOSED USE	PLANNED DEVELOPMENT 145 FOR CI (CAMPUS INDUSTRIAL)
LOT COVERAGE DATA	
BUILDING COVERAGE	20% / 208,300 SF
IMPERVIOUS AREA	38% / 642,247 SF
PERVIOUS AREA	53% / 391,920 SF
BUILDING DATA	
BUILDING	2 STORIES
PEAK HEIGHT	42.5 FT
MEAN HEIGHT	42.5 FT
WAREHOUSE	132,800 SF
MANUFACTURING, LIGHT	40,000 SF
MEZZANINE (OFFICE)	75,750 SF
TOTAL SQUARE FOOTAGE	326,650 SF

PARKING TABULATIONS	
PARKING SUMMARY	REQUIRED
SURFACE PARKING	
EXISTING	OFFICE (78,100 SF) 1 SPACE/300 SF = 260 SPACES
WAREHOUSE (132,800 SF) 1 SPACE/2,000 SF = 66 SPACES	
MANUFACTURING/LIGHT (40,000 SF) 1 SPACE/750 SF = 53 SPACES	
MEZZANINE (OFFICE) (75,750 SF) 1 SPACE/300 SF = 253 SPACES	
TOTAL PARKING REQUIRED	632 SPACES
TOTAL PARKING PROVIDED	771 SPACES

LEGEND	
—	FIRE LANE
- - -	PROPERTY LINE
⊕	EX. FIRE HYDRANT
⊙	EX. SANITARY SEWER MANHOLE
⊙	EX. LIGHT POLE
•	EX. BOLLARD

- GENERAL FLOWER MOUND NOTES**
- ALL MATERIALS AND CONSTRUCTION WITHIN EASEMENTS AND R.O.W. SHALL CONFORM TO THE TOWN OF FLOWER MOUND'S DESIGN CRITERIA AND CONSTRUCTION STANDARDS AND CONSTRUCTION DETAILS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 - EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO THE PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
 - CONTRACTOR TO PROVIDE RETAINING WALL PLANS DESIGNED AND SEALED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
 - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - ALL GROUND BASED HYDRO SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNIT AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND WILL REQUIRE A SEPARATE PERMIT.

- DRAINAGE EASEMENT NOTES**
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - B. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.

PLANNED DEVELOPMENT DISTRICT		
145 (PD-145) WITH CAMPUS INDUSTRIAL (CI) USES	REQUIRED	PROVIDED
MIN. LOT AREA	NONE	N/A
MAX. FLOOR AREA RATIO	1:1	0.3139%
MIN. FRONT YARD	65 FT	65 FT
MIN. SIDE YARD	0 FT	N/A
MIN. REAR YARD	65 FT	65 FT
TOTAL SQ. FT. GROUND AREA COVERAGE	NONE	250,900 SF
MAX. HEIGHT	45 FT	42.5 FT

ALL DETENTION FACILITIES REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT ARE TO BE PRIVATELY MAINTAINED.

ALL UTILITIES LOCATED OUTSIDE OF EASEMENTS AND R.O.W. REQUIRE THE DEVELOPMENT OF THIS PROJECT ARE TO BE PRIVATELY MAINTAINED.

THE CONTRACTOR SHALL AVOID DOING ANY WORK IN THE WETLANDS MITIGATION AREA UNTIL THE MODIFIED AREA HAS BEEN APPROVED/ACCEPTED BY THE U.S. ARMY CORPS OF ENGINEERS.

PRIOR TO THE PLACEMENT OF ANY SITE CONCRETE, INCLUDING PARKING LOTS, FIRE LANE, AND SITE SIDEWALK SPOT LOCATED IN THE RIGHT-OF-WAY, A BUILDING PERMIT WHICH INCLUDES SITE PLUMBING, SITE ELECTRICAL, LIGHT POLE BASE DETAILS, LIGHT STANDARD HEIGHTS, AND PHOTOMETRIC DRAWING MUST BE ISSUED TO THE TOWN OF FLOWER MOUND BUILDING INSPECTION DIVISION.

NOTE

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

REVIEWED

TOWN OF FLOWER MOUND
Released for Construction
Date: _____

Town of Flower Mound
Engineering Services Division

STRYKER PARKING ADDITION

LOT 1, BLOCK A

23.892 AC.

STRYKER-SILVERON ADDITION
DOC. NO. 2017-280 O.R.D.C.T.

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

DATE: MARCH 07, 2019

ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.

13455 Noel Road, Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Sarah Beth White, P.E.

OWNER

JLL

8343 Douglas Avenue, Suite 100
Dallas, Texas 75225
Tel. No. 214-438-6203
Contact: Christian S. Gournay

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-639-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

STRYKER PARKING ADDITION

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

SITE PLAN

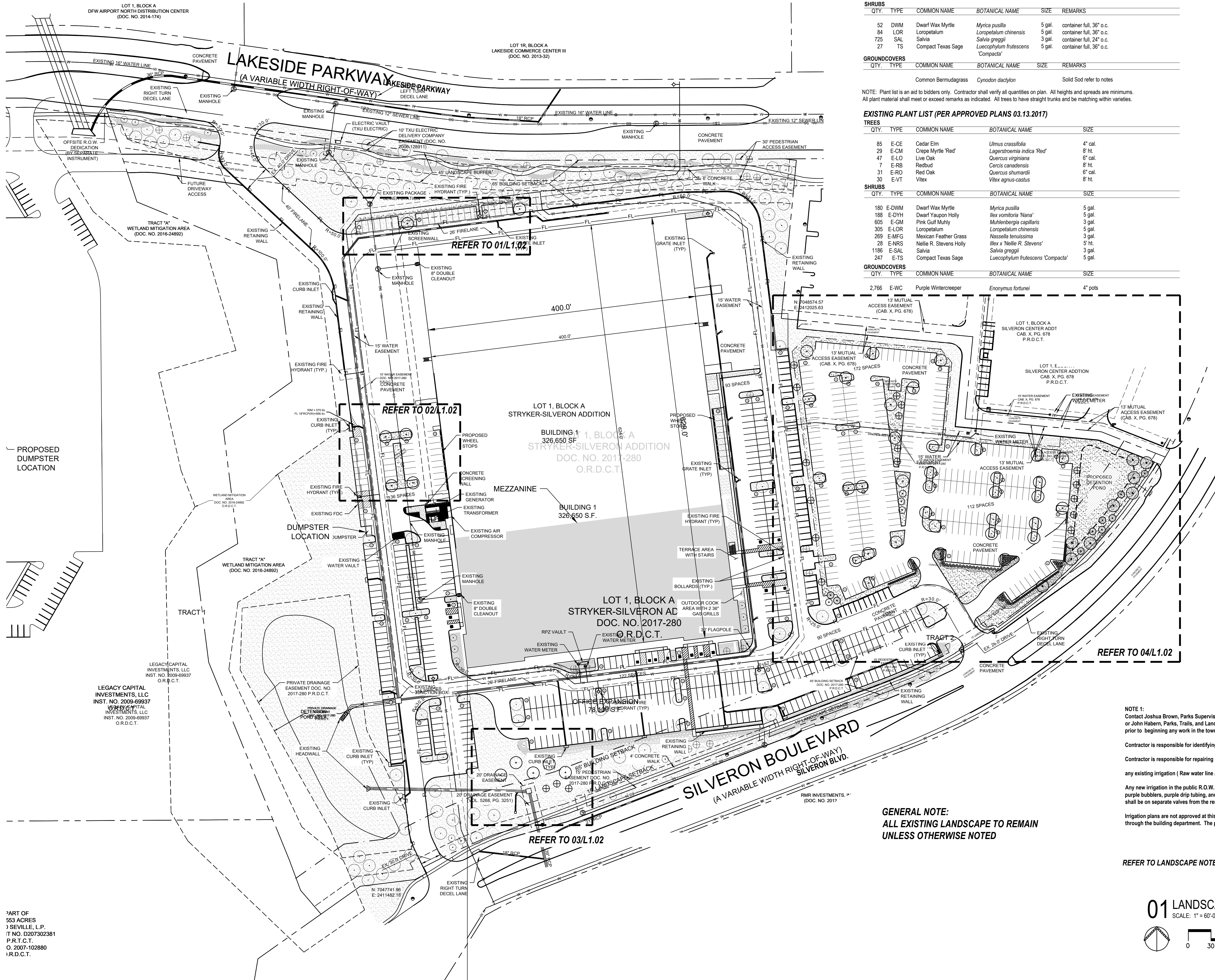
REVISIONS

No.	DATE	BY

SHEET NUMBER

C-02

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PLANT LIST

TREES						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
30	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk container, 3-5 trunks tree form	
3	CM	Crape Myrtle 'Red'	Lagerstroemia indica 'Red'	8' ht.		
7	RB	Redbud	Cercis canadensis	8' ht.		
16	LO	Live Oak	Quercus virginiana	4" cal.		
10	VT	Vitex	Vitex agnus-castus	8' ht.	container, 3-5 trunks tree form	
SHRUBS						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
52	DWM	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container full, 36" o.c.	
84	LOR	Loropetalum	Loropetalum chinensis	5 gal.		
725	SAL	Salvia	Salvia greggii	3 gal.		
27	TS	Compact Texas Sage	Leucophyllum frutescens 'Compacta'	5 gal.		
GROUNDCOVERS						
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	
		Common Bermudagrass	Cynodon dactylon		Solid Sod refer to notes	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

EXISTING PLANT LIST (PER APPROVED PLANS 03.13.2017)

TREES				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
85	E-CE	Cedar Elm	Ulmus crassifolia	4" cal.
29	E-CM	Crape Myrtle 'Red'	Lagerstroemia indica 'Red'	8' ht.
47	E-LO	Live Oak	Quercus virginiana	6" cal.
7	E-RB	Redbud	Cercis canadensis	8' ht.
31	E-RO	Red Oak	Quercus shumardii	6" cal.
30	E-VT	Vitex	Vitex agnus-castus	8' ht.
SHRUBS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
180	E-DWM	Dwarf Wax Myrtle	Myrica pusilla	5 gal.
188	E-DYH	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	5 gal.
605	E-GM	Pink Gulf Muhly	Muhlenbergia capillaris	3 gal.
305	E-LOR	Loropetalum	Loropetalum chinensis	5 gal.
269	E-MFG	Mexican Feather Grass	Nassella tenuissima	3 gal.
28	E-NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	5 ht.
1186	E-SAL	Salvia	Salvia greggii	3 gal.
247	E-TS	Compact Texas Sage	Leucophyllum frutescens 'Compacta'	5 gal.
GROUNDCOVERS				
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
2,766	E-WC	Purple Wintercreeper	Enonymus fortunei	4" pots

LANDSCAPE TABULATIONS

Street Yard Landscaping				
Standard	Total Street Yard (Square Feet)	Required	Provided	
Min. 20% of street yard	366,880	73,376	218,943	
Street Yard Trees				
Standard	Total Street Yard (Square Feet)	Required	Provided	
110,000 plus 50 tree for first 110,000 plus (1) per 5,000 ft. excess at 110,000 s.f.	Lakeside Parkway 204,500 s.f.	69	79 Existing	
Standard	Total Street Yard (Square Feet)	Required	Provided	
110,000 plus 50 tree for first 110,000 plus (1) per 5,000 ft. excess at 110,000 s.f.	Silveron Blvd. 229,088 s.f.	73	88 Existing	
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.				
Street Buffer Trees				
Standard	Street Frontage (Linear Feet)	Required	Provided	
1 per 30 l.f.	Lakeside Parkway 1,029 l.f.	35	35 Existing	
Standard	Street Frontage (Linear Feet)	Required	Provided	
1 per 30 l.f.	Silveron Blvd. 1,386 l.f.	47	47 Existing	
Parking Area Landscaping				
Standard	No. of Parking Spaces	Required	Provided	
90 s.f. per 12 spaces	771	5,783 s.f.	9,284 s.f.	
Parking Area Trees				
Standard	No. of Parking Spaces	Required	Provided	
1 per 10 spaces	771	78	78 (including 43 existing)	

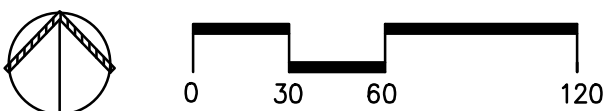
EXCESS PARKING LANDSCAPE PROVIDED:

- (5) 4" cal. Canopy Trees
- (21) 8' ht. Ornamental Trees
- (91) 5 gal. Shrubs
- (430) 3 gal. Shrubs

GENERAL NOTE:
ALL EXISTING LANDSCAPE TO REMAIN
UNLESS OTHERWISE NOTED

REFER TO LANDSCAPE NOTES SHEET L1.02

01 LANDSCAPE SITE PLAN
SCALE: 1" = 60'-0"



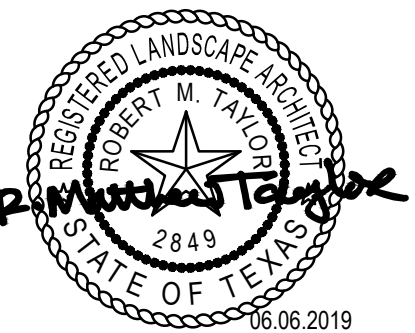
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Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

SILVERON DC 2

Lakeside Parkway
Flower Mound, Texas 75028

REVISIONS:

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SHEET CONTENTS:

LANDSCAPE SITE PLAN

DATE: May 08, 2019

SHEET: L1.01

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Details(s).

NOTE 1:
Contact Joshua Brown, Parks Supervisor at (972) 874-6428,
or John Habern, Parks, Trails, and Landscape specialist,
at (972) 874-6346 prior to beginning any work in the town's
R.O.W.

Contractor is responsible for identifying and protecting all
town irrigation systems and plant material.

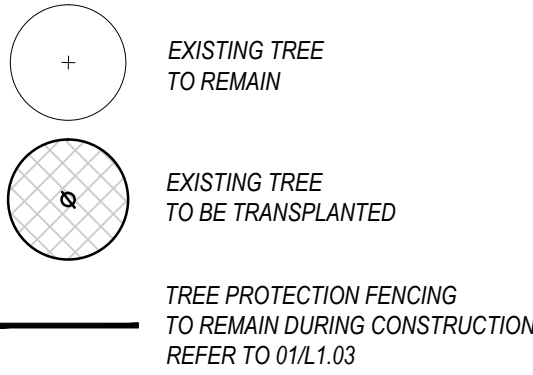
Contractor is responsible for repairing any damage to existing
town irrigation systems.

any existing irrigation (Raw water line | purple pipe) in public
ROW shall be restored to its original condition

Any new irrigation in the public R.O.W. shall be purple pipe and
shall have purple valve box lids, purple bubblers, purple drip
tubing, and purple caps on all irrigation heads.
R.O.W. irrigation shall be on separate valves from the
remainder of the system.

Irrigation plans are not approved at this time. A licensed
irrigator must apply for a permit through the building
department. The plans will be approved at the time the permit
is pulled.

TRANSPLANT TREE LEGEND



PLANT LEGEND

QUANTITY	PLANT TYPE
SYMBOL	PLANT TYPE
CE	Cedar Elm
DWM	Dwarf Wax Myrtle
LO	Live Oak
LOR	Loropetalum
SAL	Salvia Greggii

GENERAL LAWN NOTES

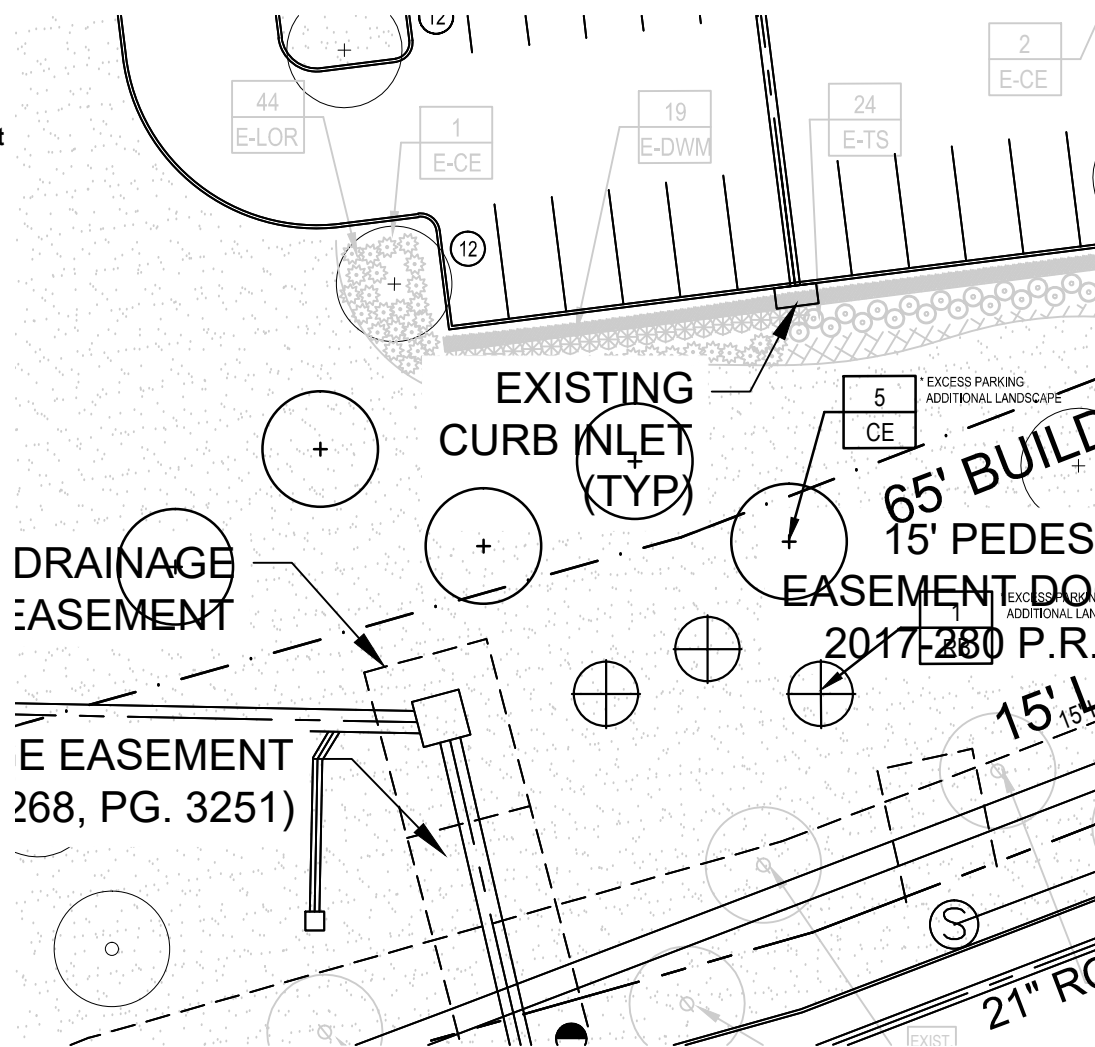
- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

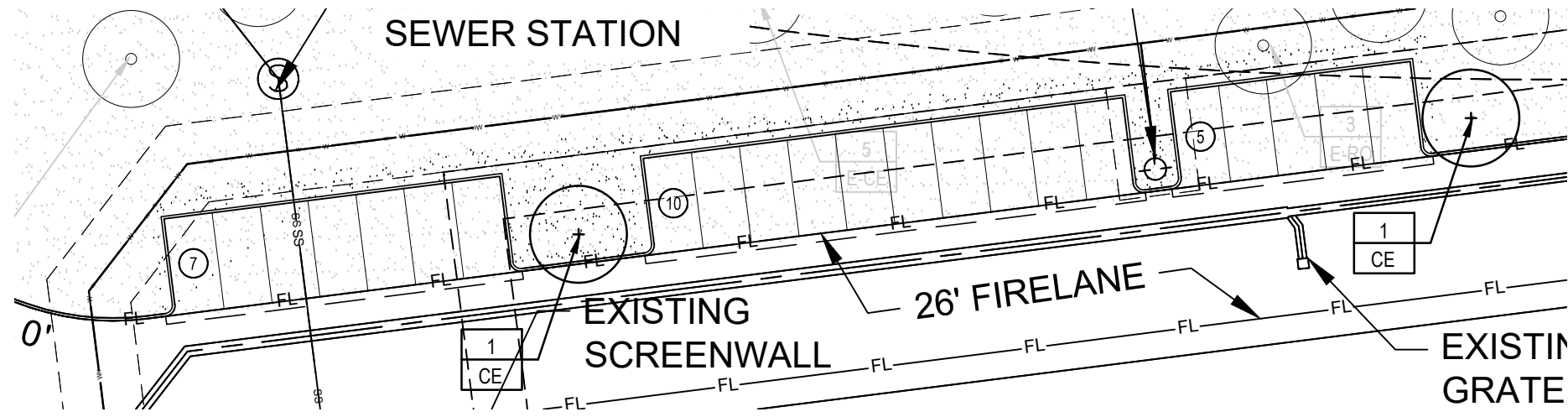
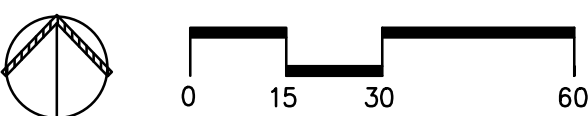
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

TRANSPLANT NOTES

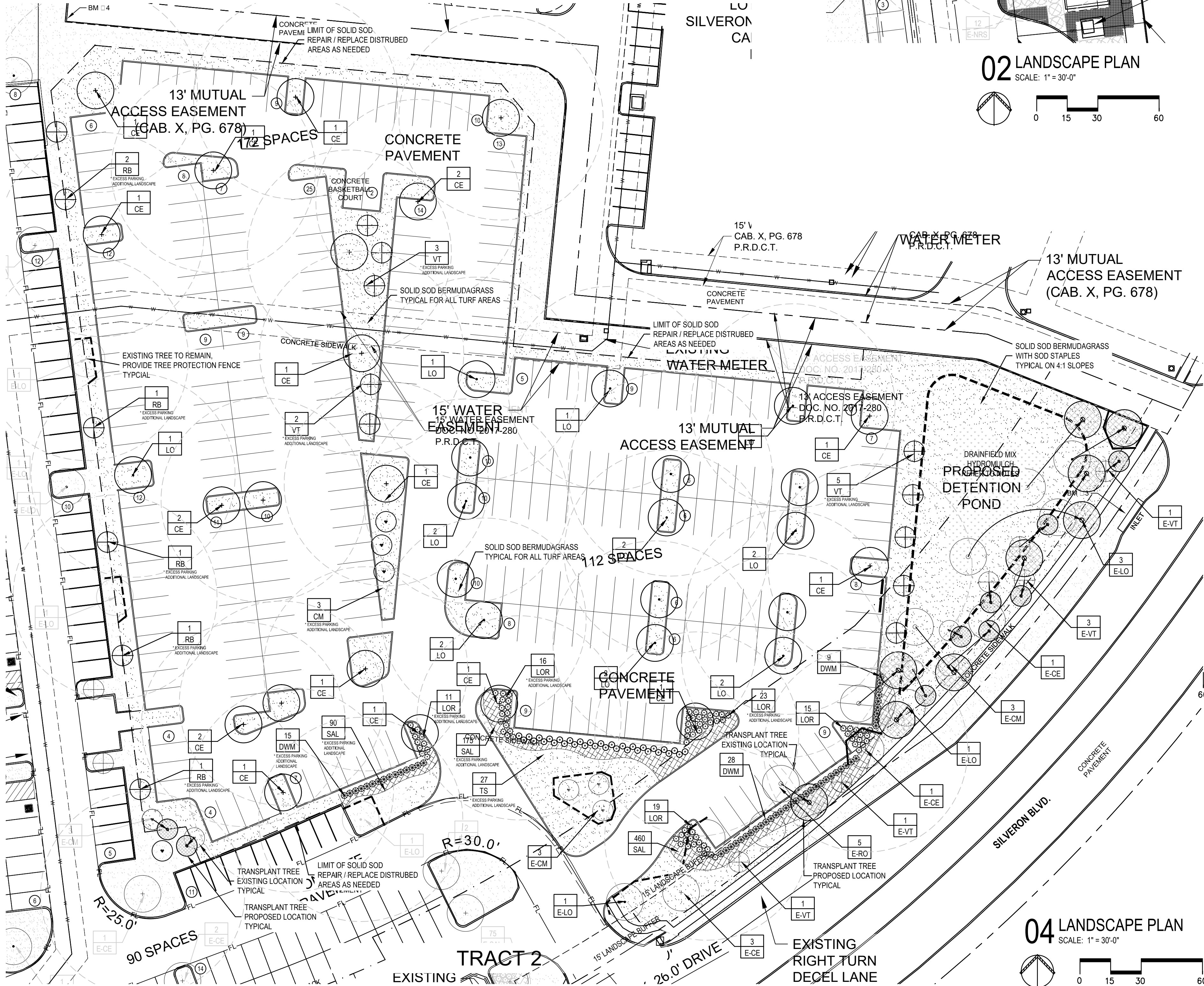
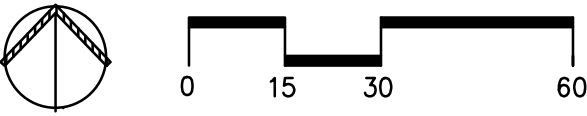
- Trees shall have ten (10") inches of rootball width for every one (1") inch caliper of tree.
- Trees shall have one-fourth (1/4) the height of the tree in rootball depth.
- Trees shall be dug either by hand or by the use of a tree spade. Tree spade shall be a minimum of 60".
- Contractor shall be responsible for maintaining all transplanted trees in the event they are unable to replant them immediately after digging. Contractor shall coordinate with other trades such that digging and replanting can occur simultaneously.
- In the event transplanted trees have to be held on site, it shall be the responsibility of the Contractor to maintain the trees in a healthy and growing condition.
- The following list shall be used as guidelines only for holding of trees on site:
 - Trees shall be set on grade with the rootball completely covered with compost and mulch. No rootball shall be exposed.
 - Trees shall be wired and staked such that they will not blow over.
 - Trees shall be watered daily by hand or a temporary drip/trickle irrigation system installed.
- Replanting trees shall follow the same planting techniques as outlined in the Landscape Specifications.



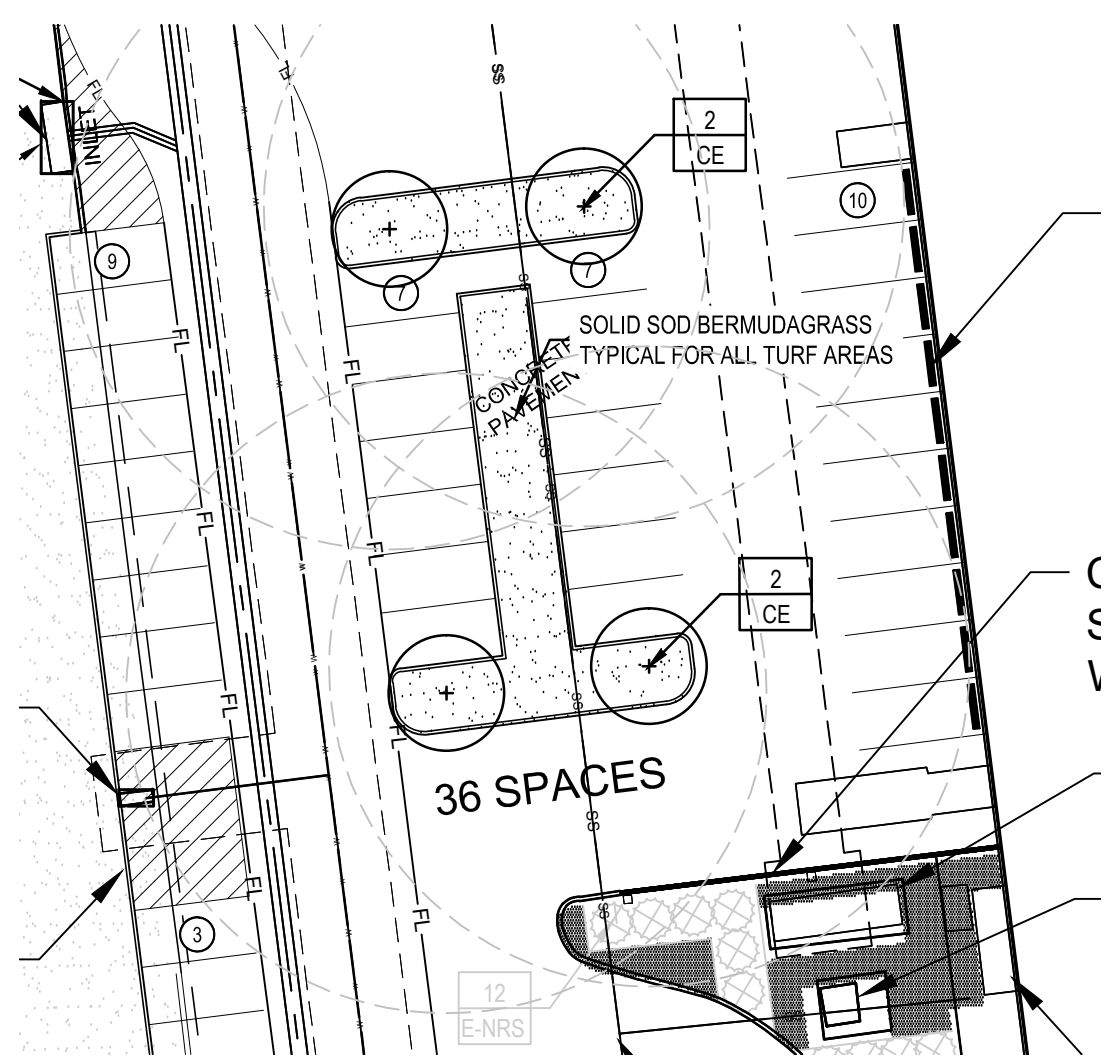
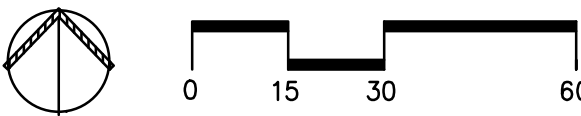
03 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



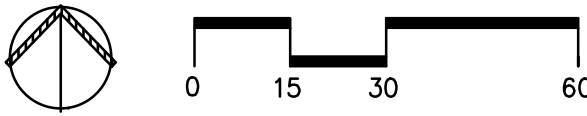
01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



04 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



02 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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SHEET CONTENTS:

LANDSCAPE PLAN

DATE: May 08, 2019

SHEET: L1.02



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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: June 10, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0020 - Sunset Point at Twin Coves) to create a residential subdivision. The property is generally located west of Simmons Road and south of Holly Lane.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 18 buildable, single-family residential lots with a minimum lot size of 15,000 square feet. The site contains approximately 9.69 acres of land. The residential lots are in conformance with the underlying development standards within Planned Development District-116 (PD-116). Below is a brief history of the proposed subdivision:

- 09/04/2012: Town Council approved a straight zoning (no concept plan) and a Development Plan consisting of 18 single family residential lots.
- 08/05/2013: Town Council approved a rezoning for the subject site that established Planned Development District-116 (PD-116) to allow some setback modifications for 3 lots. The lot number and configuration remained unchanged.
- 03/04/2014: Pursuant to Section 90-57(b) of the Town's Code of Ordinances, the Development Plan approved on 09/04/2012 expired.
- 02/26/2018: A new development was resubmitted for approval by the Council.
- 10/01/2018: Town Council approved a new Development Plan consisting of 18 single family residential lots substantially consistent with the previously approved concept plan and development plan except for the following changes:
1. Allowed to be a gated private subdivision.
 2. Allowed to eliminate an emergency only access to and from the United States Army Corps of Engineers (USACE) property (more information in paragraph below).
- 06/10/2019: Replat for this subdivision scheduled for Planning and Zoning Commission consideration.

- Elimination of an emergency only access to and from the United States Army Corps of Engineers (USACE) property

2015 International Fire Code requires that developments of one or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads. Though the number of buildable lots within this proposed subdivision is 18, a single point of access from Simmons Road already provides access to more than 30 existing single family lots. Hence the proposed subdivision is required to provide a separate and approved fire apparatus access road. The only possible second point of access to the proposed subdivision is from the adjacent USACE property. However, the USACE decided against allowing an emergency only access to and from their property. The proposed development plan indicates bollards to be installed at the terminus of a street that previously extended to the USACE property, thus prohibiting any vehicular access beyond the subject property. An exception process in the Fire Code can waive the requirement for two points of access, if all dwelling units are equipped with an approved automatic sprinkler system. The applicant agreed to equip all dwelling units within this subdivision with fire sprinkler systems and this condition has been approved and executed through a new Development Agreement [see Attachment A(5)].

The plat depicts necessary setbacks, buffers, open space areas, easements, and right-of-way dedications. Primary access to the site will be from a proposed gated entrance to be located south of Holly Lane. The proposed replat is consistent with the development plan (DP18-0004) approved by the Town Council on October 1, 2018.

During the initial approval process, residents and the Home Owners Association (HOA) of Northlake Highlands, an existing neighborhood to the north, had raised several issues and concerns regarding development of the proposed subdivision. The compromise between the developer and the HOA was outlined within a Development Agreement [see Attachment A(3)], approved by the Town Council, and recorded at the Denton County office. The applicant is not proposing any changes to this Development Agreement.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. At the time this report was written, staff had received three emails requesting additional information.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Executed Development Agreement – 2012
4. Approved Development Plan – 2018
5. Executed Development Agreement – 2018

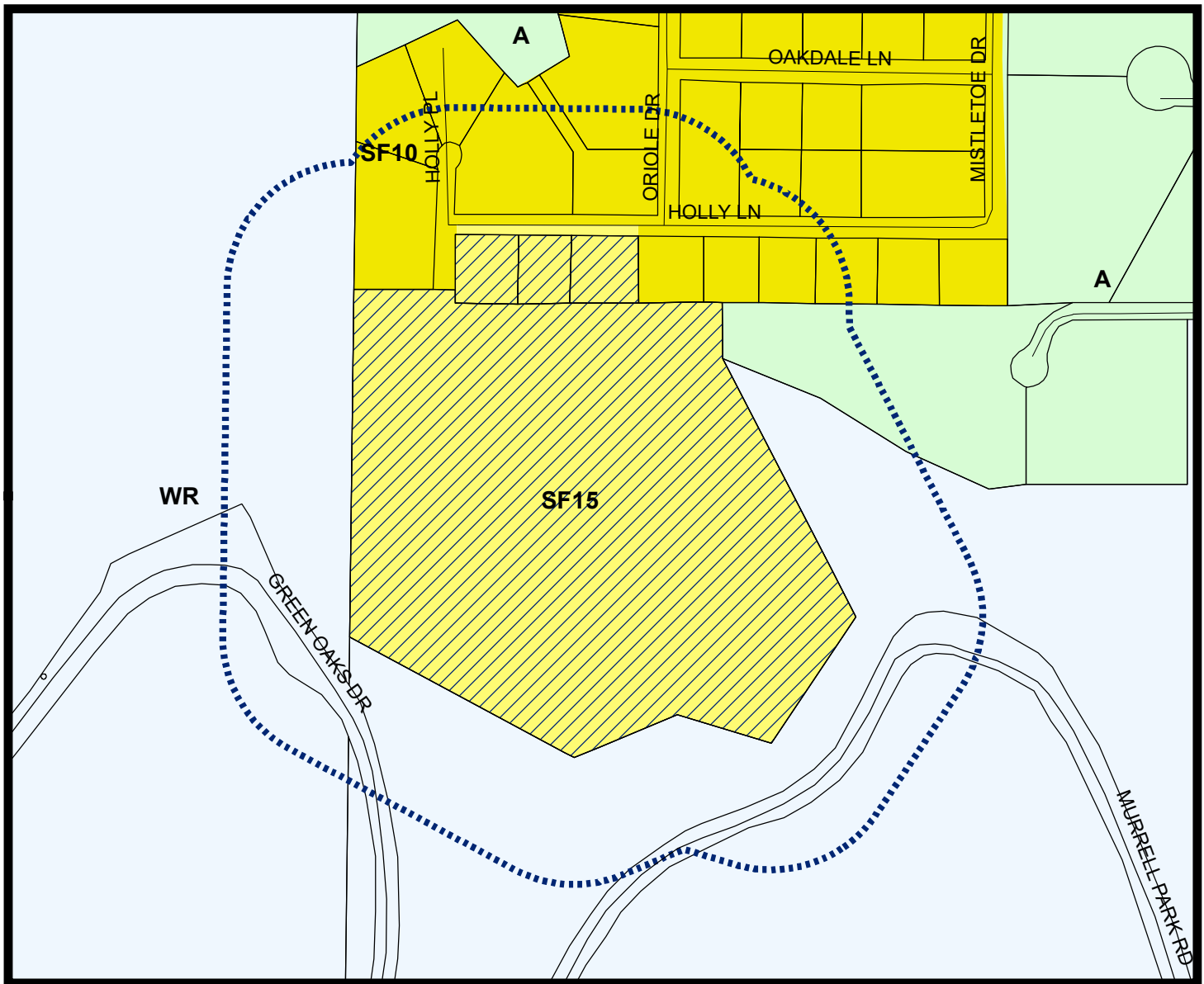
B. Application Details

1. Replat Package

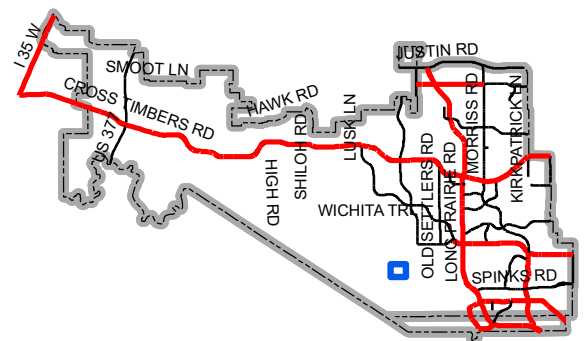
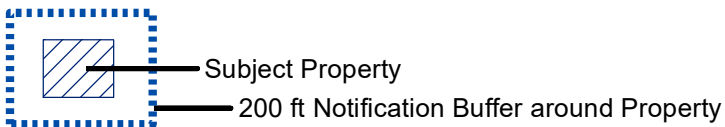


Vicinity Map

Reference Project: RP18-0020



LEGEND



Map Location

LETTER OF INTENT

From:

Peter W Edwards

6901 Red Bud Drive

Flower Mound, TX 75022

To:

Poornima Srinarasi

Planning Dept: Town of Flower Mound, TX

RE: Letter of Intent for Sunset Point at Twin Coves for replat

- This Letter of Intent is for development within the PD 127 Zoning District with SF-15 Zoning.
- Furthermore, this Letter of Intent is for the development of 9.6988 acres of land.
- The Development will be comprised of 18 Lots single family lots and three common areas.
- The Property conforms to the approved conceptual site plan.
- Development will be done in one phase.
- In order to protect elevations and trees throughout the whole of the subdivision no areas with a grade of 12% or greater will be impacted.
- The proposal is in substantial conformity to the conceptual site plan and the PD.
- Legal Property Description attached hereto:

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

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

Peter W Edwards

DEVELOPMENT AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

1. The representations, covenants, and recitations set forth in the foregoing recitals and in this Agreement are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.

2. Developer agrees and covenants that the Property shall contain no more than eighteen (18) buildable lots as referenced in the current Development Plan for the Property which is attached hereto as Exhibit B and incorporated herein by reference for all purposes allowed by law. It is provided however, that the number of buildable lots on the Property may be increased to a maximum of nineteen (19) buildable lots, subject to Developer's compliance with all then applicable Town ordinances and regulations, conditioned however on Developer's relocation of the sewer line serving the Property in an easement situated entirely outside of the NLH2 Subdivision running through and across the property currently owned by the Pearn family and up Cedarcrest, at no cost to Town.

3. Developer further agrees to deed restrict the Property to: a) limit the total number of buildable lots on the Property to no more than eighteen (18) buildable lots, or nineteen (19) buildable lots, depending upon the configuration of the sewer line to serve the Property as provided in this Development Agreement, (b) limit the use of the Property to residential uses, and (c) prohibit the use of any lot within NLH2 Subdivision as a roadway. Such restrictions shall be a covenant that runs with the Property. Further, Developer agrees that such deed restrictions/covenants relative to the number of buildable lots and permissible uses of the Property shall inure to the benefit of NLH2 and to any owner of property within NLH2 Subdivision, and such party or parties shall be authorized to institute any action, legal or otherwise deemed necessary by it to enforce said deed restriction/covenant.

4. Developer agrees that in the event Developer installs the sewer line along any path upon or across any portion of the NLH2 Subdivision, that:

a. Developer shall build such sewer lines in strict conformance to the Town's standards and as close to the edge of the pavement as such regulations permit; and

b. Developer will install such sewer lines by boring under all trees where the canopy is within the right-of-way, driveways, sidewalks, and roads rather than open-cutting a trench for the construction and installation of said sewer lines.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

THE TOWN:

TOWN OF FLOWER MOUND, TEXAS

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

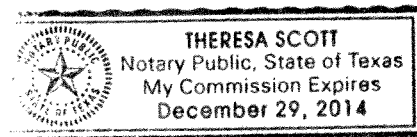
STATE OF TEXAS)
)
COUNTY OF DENTON)

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

Theresa Scott
Notary Public, State of Texas

My Commission Expires:

December 29, 2014



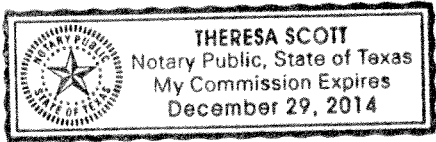
DEVELOPER:

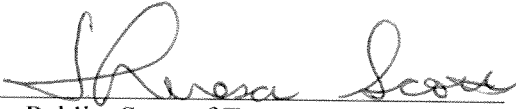
JONATHON SUNG

By: 
JONATHON SUNG

STATE OF TEXAS)
)
COUNTY OF DENTON)

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




Notary Public, State of Texas

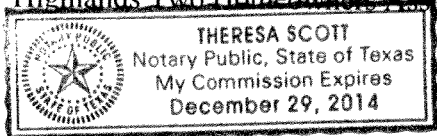
My Commission Expires:

DECEMBER 29, 2014

NLH2:

NORTH LAKE HIGHLANDS TWO
HOMEOWNERS ASSOCIATION,By: 
MICHAEL CRAIG CHRISTIAN, PresidentSTATE OF TEXAS)
)
COUNTY OF DENTON)

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



 Notary Public, State of Texas

My Commission Expires:

DECEMBER 29, 2014

EXHIBIT "A"

Description of Property

LEGAL DESCRIPTION:

A 9.62 acre tract of land situated in the M. BAKER SURVEY, ABSTRACT NO. 107 conveyed to Jonathon Sung, as described by deed recorded under County Clerk File No. 02-130357 and 2010-8104, of the Denton County Deed Records, (D.C.D.R.) and being more particularly described as follows:
 BEGINNING at a 1/2" Iron rod found for the northwest corner of said Jonathon Sung tract, same point being in the south line of future Holly Lane (a 35 foot wide right-of-way);

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

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

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

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

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

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

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

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

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

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

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

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

The map shows the project site as a black-shaded area. It is located near the intersection of Hollywood and Concrete St. Other streets shown include Sandwich St, Wilson St, South St, and North St. A north arrow is located in the upper right corner of the map.

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

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

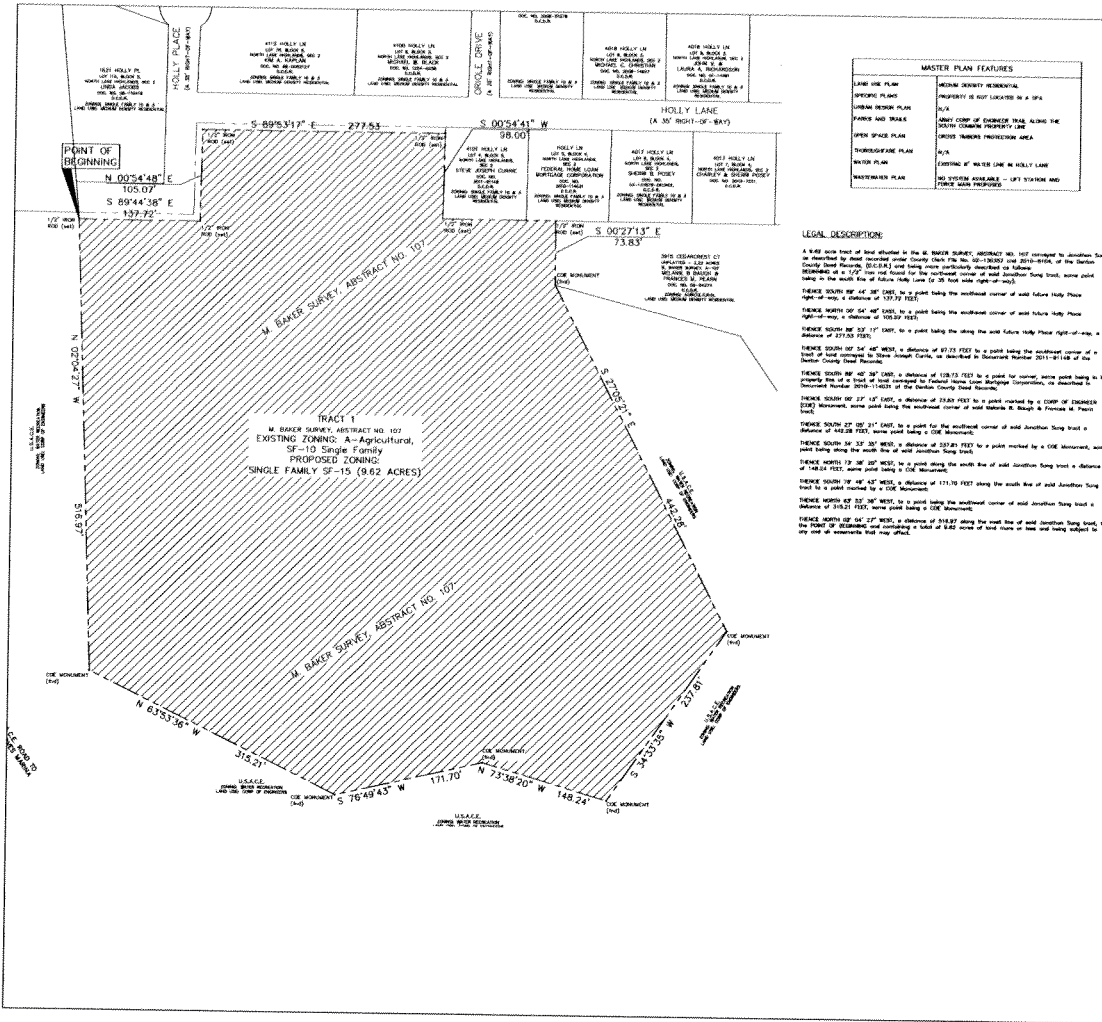
Base of Bearing is SOUTH 27 DEGREES 05 MINUTES 21 SECONDS
being the EAST line of that tract of land conveyed to JONATHAN
SLUNG or described by plat recorded in Document Number
03-130357 and 2010-0104 of the plat records of Denton County,
Texas.

TOWN OF FLOWER MOUND BM #31: A 2" DIAMETER
DOWLED ALUMINUM CAP STAMPED "TOWN OF FLOWER
MOUND" SET IN A CONCRETE STREET NEAR THE
CENTER OF A CUL-DE-SAC ON KENTMORE DRIVE
JUST EAST OF DALTON DRIVE.
ELEV=617.36

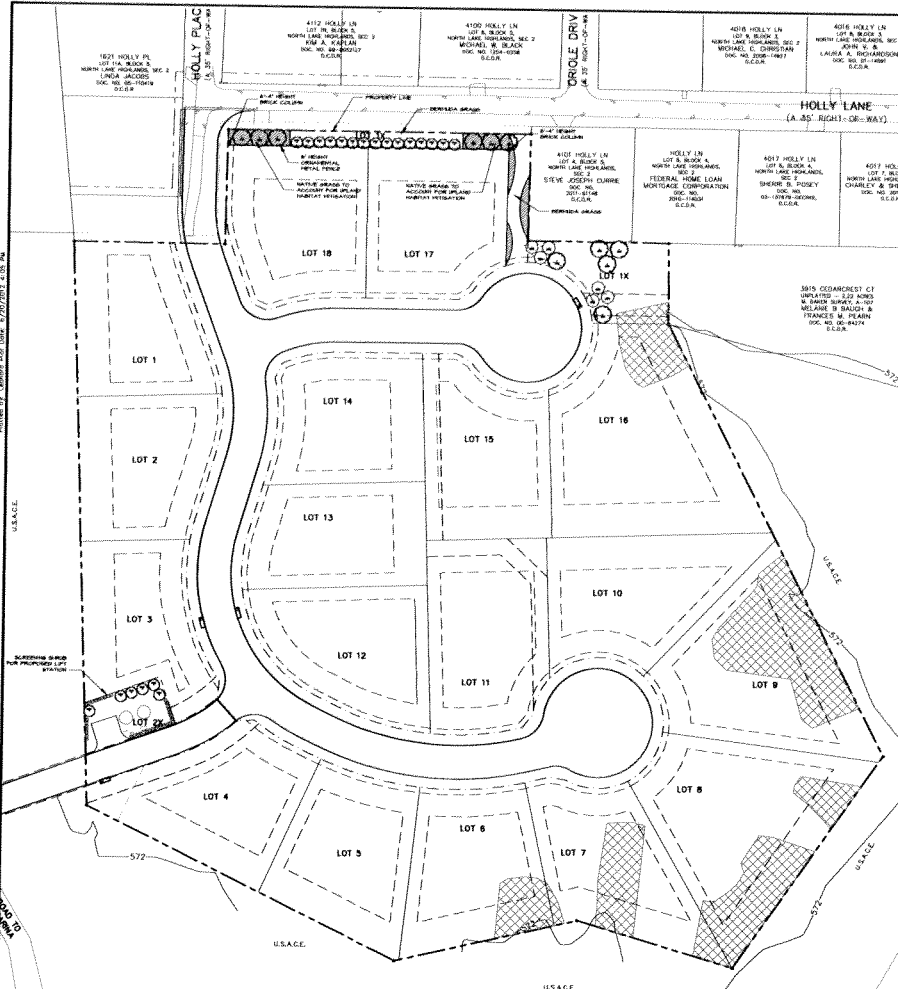
BEING A 5.00-ACRE TRACT OF LAND OUT OF THE
M. BAKER SURVEY, ABSTRACT NO. 107,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS.

ENGINEER:
**CRANNELL, CRANNELL &
MARTIN ENGINEERING**
CONTACT: JEFF CRANNELL
TYPE FIRM #605
2570 FM 407, SUITE 209
HIGHLAND VILLAGE, TX 75067
Phone: (972) 691-0633
Fax: (972) 691-0628

MAY 31, 2012 SHEET 1 OF 3







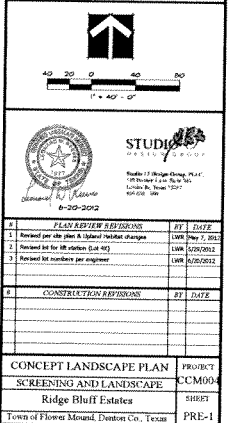
PLANT LIST					
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QTY	REMARKS
CT	CANDY REE	3' GALPES	AS SHOWN	8	
	BLUE DOL / <i>SPERULUS HYACINTHOCA</i>	3' GALPES	AS SHOWN	11	6' HIGHEST SPREAD, HIGHEST T. HEIGHT, FULL, ROUNDED HEAD & THICK BRANCHING HEIGHT, MODERATE SPREAD
	TOM CAT / <i>DOMESTICA</i> / <i>CORNUS DRUMMONDI</i>	3' GALPES	AS SHOWN	6	6' HIGHEST SPREAD, MODERATE T. HEIGHT, FULL, ROUNDED HEAD & THICK BRANCHING HEIGHT, MODERATE SPREAD
	EASTERN RED CEDAR / <i>JUNIPERO VIRGINIANA</i>	3' GALPES	AS SHOWN	21	6' HIGHEST SPREAD, HIGHEST T. HEIGHT, FULL, ROUNDED HEAD & THICK BRANCHING HEIGHT, MODERATE SPREAD
	NATIVE PLANTS TO INCLUDE: SPREADS 6' OR MORE (DATE, LITTLE BLUESTEM, ITALY SPY AND REDBARK GRASS)	1' GALLON	50' O.C.	1300	FILL PLANTS
	NELLIE M. STEVENSON HILLY / <i>CEIX</i> X NELLIE M. STEVENSON	9' GALLON	50' O.C.	31	FILL PLANTS

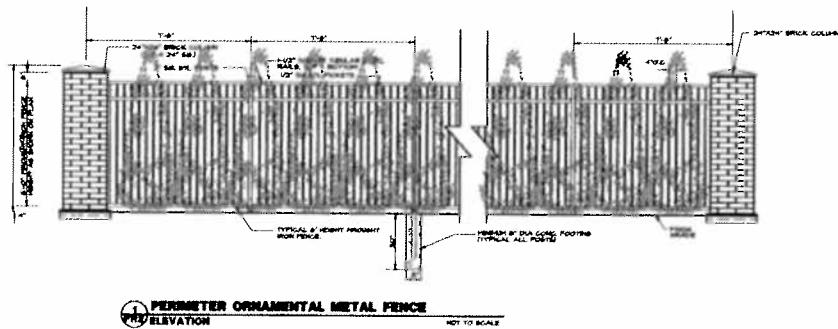
STREET BUFFER LANDSCAPING		
	REG. BUFFER WIDTH	PROVIDED
HOLLY LANE	35'	5'

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

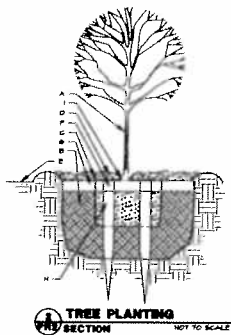
- [illegible]

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

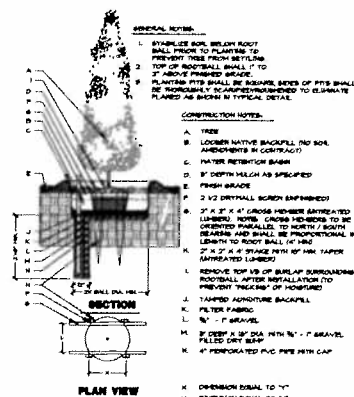




PERIMETER ORNAMENTAL METAL FENCE
ELEVATION



SECTION **TREE PLANTING** **NOT TO SCALE**



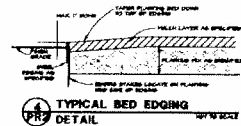
NOTES:

- REMOVE TOP 10" OF DRAINAGE AROUND ROOTBALL, NURSERY SHOWER AND ALL WIRDS, STRIPS, ETC. FROM AROUND TRUNK.
- TREES SHALL BE RE-INSTALLED ONLY IF WINDS WITHIN 24 HOUR PERIODATION TEST. NOTIFY OWNER'S REPRESENTATIVE OF ALL FAILED TESTS BEFORE REINSTALLING SUPPLY.

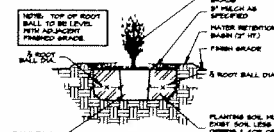
EVERGREEN TREE PLANTING

NOTES:

- REMOVE TOP 10" OF DRAINAGE AROUND ROOTBALL, NURSERY SHOWER AND ALL WIRDS, STRIPS, ETC. FROM AROUND TRUNK.
- TREES SHALL BE RE-INSTALLED ONLY IF WINDS WITHIN 24 HOUR PERIODATION TEST. NOTIFY OWNER'S REPRESENTATIVE OF ALL FAILED TESTS BEFORE REINSTALLING SUPPLY.



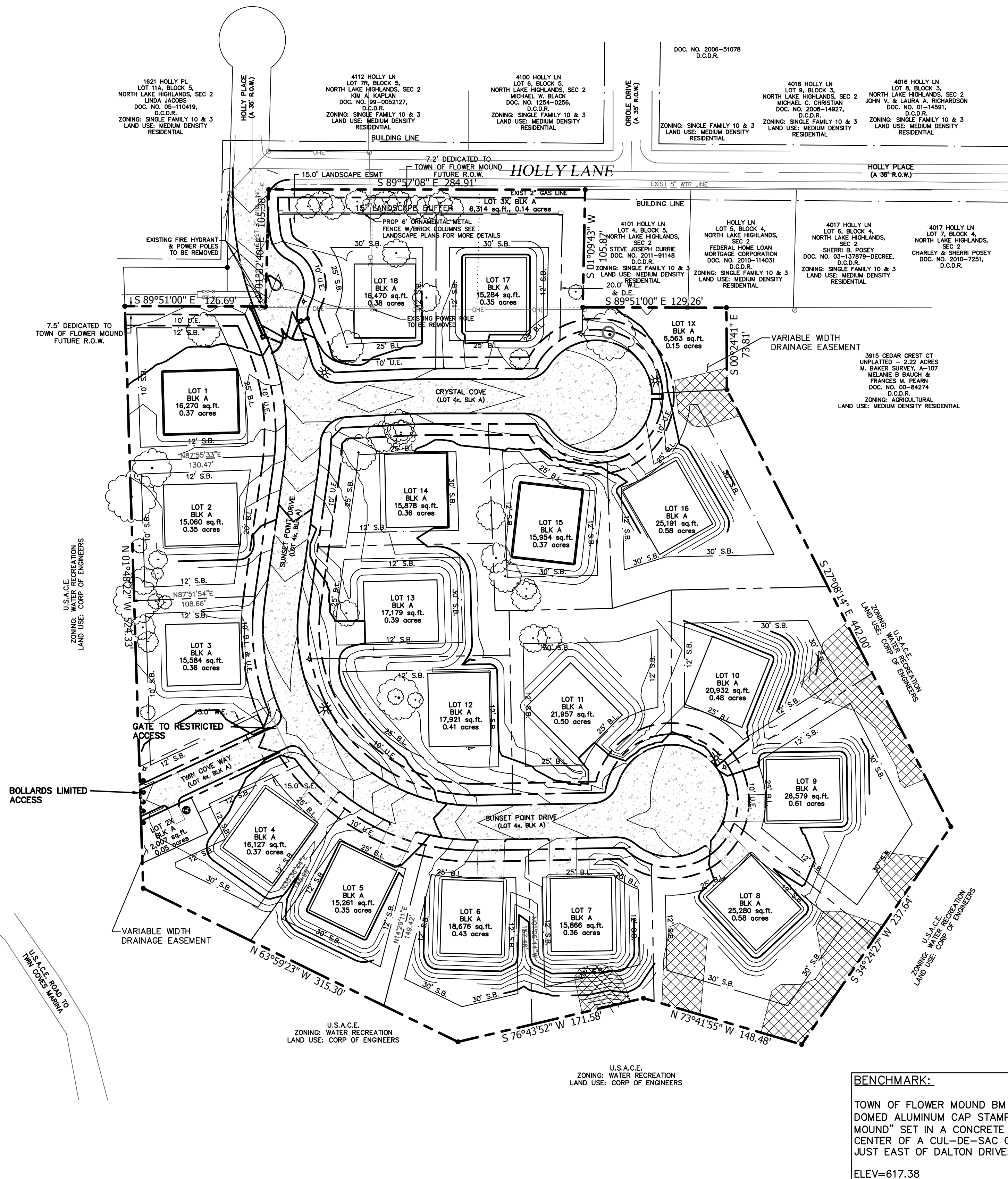
4
PR2 TYPICAL BED EDGING
DETAIL NOT TO SCALE



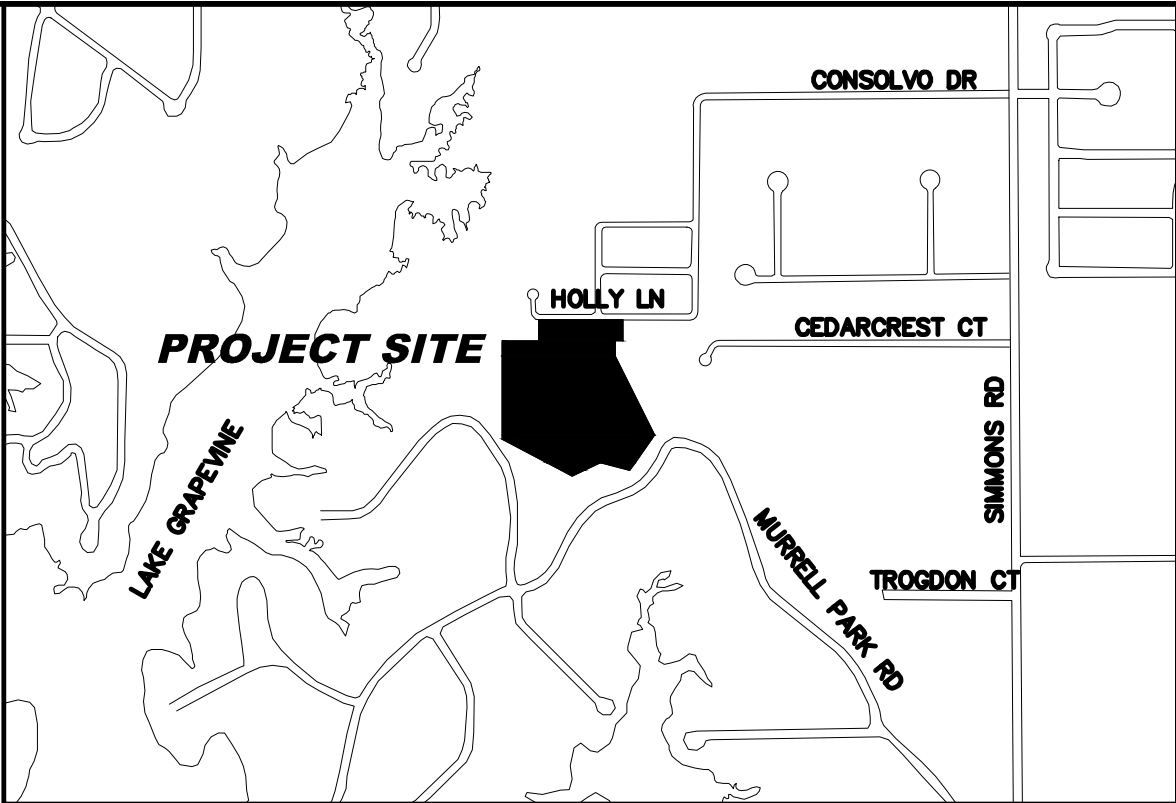
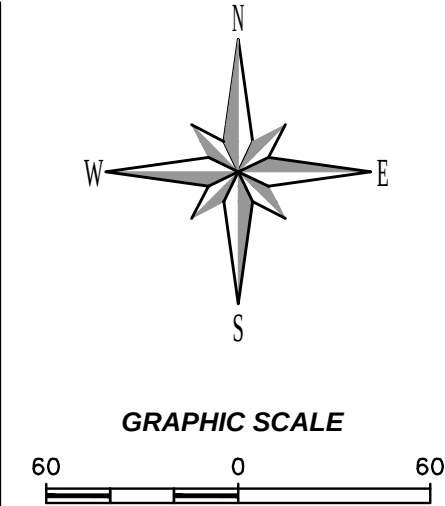
POCKET PLANTING ORNAMENTAL GRASS DETAIL

			
Studio City 12000 Wilshire Blvd., Suite 200 Los Angeles, CA 90025 Tel: 310.771.1111 Fax: 310.771.1112		Project: Ridge Bluff Estates, P.L.T. 12000 Wilshire Blvd., Suite 200 Los Angeles, CA 90025 Tel: 310.771.1111 Fax: 310.771.1112	
Date: 10/1/2012 By: [Signature]		Date: 10/1/2012 By: [Signature]	
PLAN REVIEW REVISIONS		BY	DATE
1	Revised per city plan & 3 different material changes	[Signature]	10/1/12
2	Revised for the 30 minutes E-2-02	[Signature]	10/26/2012
3	Revised for standards per engineering	[Signature]	10/26/2012
CONCEPT LANDSCAPE REVISIONS		BY	DATE
1			
CONCEPT LANDSCAPE PLAN LANDSCAPE AND SCREENING		PROJECT	CCMOO
Ridge Bluff Estates		SHEET	2012
Town of Flower Mount, Denton Co., Texas		PREPARED BY	[Signature]

X:\0334-Peter Edwards\0334-1701 Ridge Bluff Subdivision\Drawings\01_DevSitePlan.dwg Sep 11, 2018--4:18pm Terra Associates Inc., Marco A. Martinez



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



VICINITY MAP

SCALE: 1"=1000'

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

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

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC P & Z 09/24/2018 TC 10/01/2018 SEE FILE FOR CONDITIONS DP18-0003

NOTES:

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

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

REV.NO.	DESCRIPTION	DATE	APP.
SUNSET POINT AT TWIN COVES			
9.6988 ACRES OF THE M. BAKER SURVEY, ABSTRACT NO. 107, INCLUDING LOTS 1, 2, AND 3, BLOCK 4 OF THE NORTH LAKE HIGHLANDS, SECTION 2 SUBDIVISION, AND ALL OF TRACT 8 OF THE M. BAKER SURVEY, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS			
DEVELOPMENT PLAN			
TERRA ASSOCIATES, INC. CONSULTING ENGINEERS LANDSCAPE ARCHITECTS 2000 E. LAMAR BLVD. - SUITE 150 ARLINGTON, TEXAS 76006 817-635-0066 TBPE Registration No.: F-003832			
DRAWN BY: JCM	SCALE: 1" = 60'	PROJECT No. 0334-1701 CONTRACT: 1	
CHECKED BY: CFD	DATE: JUNE 5, 2018	SHEET 1 OF 31	

After recording return to:
 Town of Flower Mound
 Town Secretary's Office
 2121 Cross Timbers Rd
 Flower Mound, TX 75028

Town Secretary's Office
 Official File Copy

DEVELOPMENT AGREEMENT SUNSET POINT AT TWIN COVES
(previously known as RIDGE BLUFF ESTATES ON LAKE GRAPEVINE)

THIS DEVELOPMENT AGREEMENT FOR SUNSET POINT AT TWIN COVES ("Agreement") is made and entered into this 1 day of Oct, 2018, by and between the Town of Flower Mound, Texas (the "Town"), and Jonathon Sung, (the "Developer").

WITNESSETH:

WHEREAS, Sunset Point at Twin Coves is a development encompassing certain real property located within the Town of Flower Mound that is situated in the M. Baker Survey, Abstract N. 107, including Lots 1, 2, and 3 of Block 4 of the North Lake Highlands Section 2 Subdivision, Denton County, Texas, comprising approximately 9.62 acres, more or less, and as more particularly described in Exhibit A attached hereto (the "Property"); and

WHEREAS, in 2012, a previous developer submitted an application for a development plan for the Property which was generally known at that time as Ridge Bluff Estates on Lake Grapevine and on September 4, 2012, the Town approved the development plan application and entered into a development agreement (the "2012 Agreement") with the previous developer to govern certain aspects of the development of the Property; and

WHEREAS, the previous developer failed to file a Record Plat application within 18 months of approval of the development plan as required by Town ordinances and as a result, the previously approved development plan lapsed as no extension request was made by the previous developer or granted by the Town Council; and

WHEREAS, Developer is the successor-in-interest to the previous developer of the Property and all rights, powers, and interests in the 2012 Agreement have been assigned to Developer; and

WHEREAS, the Town and Developer desire to address additional responsibilities and requirements related to the development of the Property as set forth herein.

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. **Development of the Property Subject to Town Ordinances and the 2012 Agreement.** The Property, or any portion thereof, at all times shall be developed and all improvements shall be constructed in accordance with all applicable Town ordinances and agreements related to the Property, 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 Town and Developer agree that the provisions and terms contained in the 2012 Agreement remain in full force and effect and shall continue to be applicable to the development of the Property. If there is a conflict between the terms of the 2012 Agreement and this Agreement, the terms of this Agreement shall control.

2. **Automated Fire Sprinklers.** Developer agrees that all habitable structures including, but not limited to, any clubhouses and amenity facilities within Sunset Point at Twin Coves shall be equipped with automated fire sprinkler systems that meet the requirements of the 2015 version of the International Fire Code, as adopted and amended by the Town. Any guardhouse or structure less than 1,000 square feet in area shall be exempt from this requirement.

3. **Upland Habitat Fees.** In accordance with the approved Environmental Protection Plan, 4.79 acres of Upland Habitat were delineated within the Project boundaries. All of the 4.79 acres of this Upland Habitat will be impacted by the Project. The developer agrees to pay Upland Habitat Mitigation fee in the amount of \$71,850 for the 4.79 acres of Upland Habitat being impacted.

4. **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.

5. **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.

6. **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.

7. **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: Jonathan Sung
1755 Willinton Place
Suite 100
Dallas, TX 75230

8. **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.

9. **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.

10. 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.

11. 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 Property, 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").

12. 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 Property now or in the future with the exception of the purchaser of a Fully Improved Lot.

13. 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.

14. 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).

15. 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 HC 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.

16. **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.

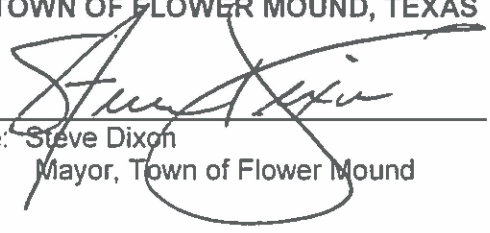
17. **Release.** From time to time upon written request of Developer to the Town Manager, the Town Manager, or his designee, may execute, in recordable form, a release of any provision of this Agreement if the Town Manager and Town Attorney determine Developer has fully satisfied the provision to be released.

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

Exhibit A Metes and Bounds Description of the Property in the Town of Flower Mound

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

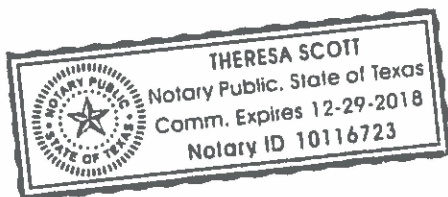
THE TOWN OF FLOWER MOUND, TEXAS

By: 
Name: Steve Dixon
Mayor, Town of Flower Mound



STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on this the 2 day of OCT, 2018 by Steve Dixon, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.



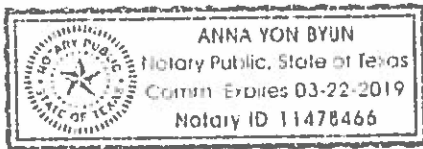

Notary Public, State of Texas

DEVELOPER:
Jonathon Sung

By: 

STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on this the 1 day of October, 2018, by Jonathon Sung known to be the person whose name is subscribed to the foregoing instrument, and that he executed the same for the consideration set forth herein.





Notary Public, State of Texas

EXHIBIT "A"

LEGAL DESCRIPTION:

A 9.714 acre tract of land situated in the M. BAKER SURVEY, ABSTRACT NO. 107 conveyed to Jonathon Sung, as described by deed recorded under County Clerk File No. 02-130357 and 2010-8104, of the Denton County Deed Records, (D.C.D.R.) and being more particularly described as follows:

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

THENCE SOUTH 89° 44' 38" EAST, to a point being the southeast corner of said future Holly Place right-of-way, a distance of 130.67 FEET;

THENCE NORTH 00° 54' 48" EAST, to a point being the southeast corner of said future Holly Place right-of-way, a distance of 104.71 FEET;

THENCE SOUTH 89° 53' 17" EAST, to a point being the along the said future Holly Place right-of-way, a distance of 285.03 FEET;

THENCE SOUTH 00° 54' 48" WEST, a distance of 104.89 FEET to a point being the southwest corner of a tract of land conveyed to Steve Joseph Currie, as described in Document Number 2011-91148 of the Denton County Deed Records;

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

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

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

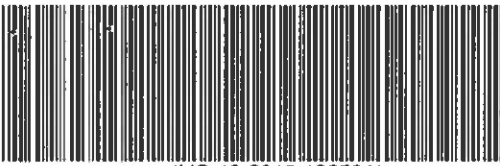
THENCE SOUTH 34° 33' 35" WEST, a distance of 237.81 FEET to a point marked by a COE Monument, same point being along the south line of said Jonathon Sung tract;

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

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

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

THENCE NORTH 02° 04' 27" WEST, a distance of 524.48 FEET along the west line of said Jonathon Sung tract, to the POINT OF BEGINNING and containing a total of 9.714 acres of land more or less and being subject to any and all easements that may affect.



VG-19-2018-126524

**Denton County
Juli Luke
County Clerk**

Instrument Number: 126524**Real Property Recordings****AGREEMENT****Recorded On: October 26, 2018 10:10 AM****Number of Pages: 7***DA- SUNSET PRINT*

" Examined and Charged as Follows: "**Total Recording: \$50.00**

******* 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: 126524
Receipt Number: 20181026000144
Recorded Date/Time: October 26, 2018 10:10 AM
User: Melissa K
Station: Station 40

Record and Return To:

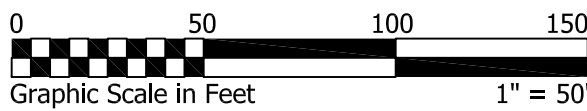
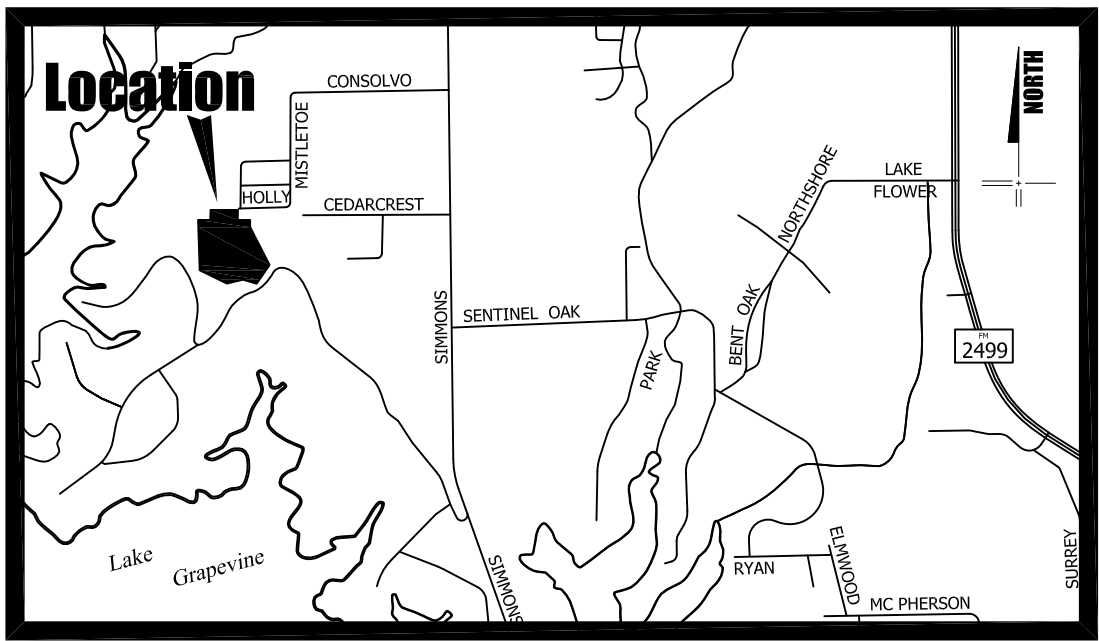
TOWN OF FLOWER MOUND
TOWN SECRETARY'S OFFICE
2121 CROSS TIMBERS ROAD
FLOWER MOUND TX 75028



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



MILLER SURVEYING
EST. 1985

NOTES PER APPROVED DEVELOPMENT PLAN:

1. LOT 1X, LOT 3X AND LOT 4X ARE UN-BUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
2. LOT 2X WILL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR OPERATION OF SANITARY LIFT STATION. LANDSCAPING AND FENCE ON LOT 2X SHALL BE MAINTAINED BY THE HOA.
3. RESIDENTIAL LOTS ADJACENT TO EXISTING FLOOD PLAIN WILL HAVE A MINIMUM FINISHED FLOOR ELEVATION 18" ABOVE THE 100-YEAR FLOOD ELEVATION. ACTUAL ELEVATION TO BE DETERMINED WITH FINAL PLAT AND CONSTRUCTION PLANS.
4. LOT 3 AND LOT 4 SHALL NOT HAVE SIDE ENTRY GARAGES OFF TWIN COVES WAY.
5. LOT 4X IS DEDICATED TO THE HOA AS A PRIVATE STREET AND DRAINAGE EASEMENT FOR PERPETUAL MAINTENANCE. LOT 4X IS ALSO DEDICATED TO THE TOWN OF FLOWER MOUND AS A PUBLIC WATER EASEMENT AND PUBLIC SEWER EASEMENT.
6. ALL SIDE YARDS SHALL BE TWELVE FEET (12') UNLESS NOTED OTHERWISE.

NOTES PER CITY OF FLOWER MOUND:

- 1) THIS PROPERTY IS SUBJECT TO PD-127.
- 2) PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- 3) ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.

HOA Lot Areas		
Lot	Area	Acres
1	16270 SF	0.374
2	15095 SF	0.347
3	15548 SF	0.357
4	16127 SF	0.370
5	15261 SF	0.350
6	18676 SF	0.429
7	15866 SF	0.364
8	25280 SF	0.580
9	26579 SF	0.610
10	20932 SF	0.481
11	21957 SF	0.504
12	17921 SF	0.411
13	17179 SF	0.394
14	15878 SF	0.365
15	15954 SF	0.366
16	25191 SF	0.578
18	16472 SF	0.378

HOA Lot Areas		
Lot	Area	Acres
1X	6,563 SF	0.151
2X	2,007 SF	0.046
3X	6,314 SF	0.145
4X	73,127 SF	1.679

LOT & BLOCK SUMMARY TABLE	
LARGEST RESIDENTIAL LOT	26,579 SF (0.61 Ac)
SMALLEST RESIDENTIAL LOT	15,095 SF (0.35 Ac)
AVERAGE RESIDENTIAL LOT AREA	18,415 SF (0.42 Ac)
RESIDENTIAL LOTS	18
TOTAL "X" LOTS	4
TOTAL LOTS	22

Curve	Arc	Radius	Central Angle	Chord	
C-1	75.41'	235.00'	18°23'11"	N 16°02'58" W	75.09'
C-2	30.03'	268.00'	6°25'10"	N 22°01'58" W	30.01'
C-3	115.93'	175.00'	37°57'24"	N 10°51'56" W	113.82'
C-4	61.40'	235.00'	14°58'08"	N 00°37'42" E	61.22'
C-5	24.71'	500.00'	2°49'54"	N 88°37'55" E	24.71'
C-6	187.10'	175.00'	61°15'23"	N 60°28'20" W	178.31'
C-7	17.66'	20.00'	50°36'02"	N 02°46'34" E	17.09'
C-8	56.21'	35.00'	92°01'25"	N 17°56'08" W	50.36'
C-9	19.44'	20.00'	55°41'27"	S 36°06'07" E	18.68'
C-10	32.57'	243.00'	7°40'48"	N 04°23'53" W	32.55'

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings 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.



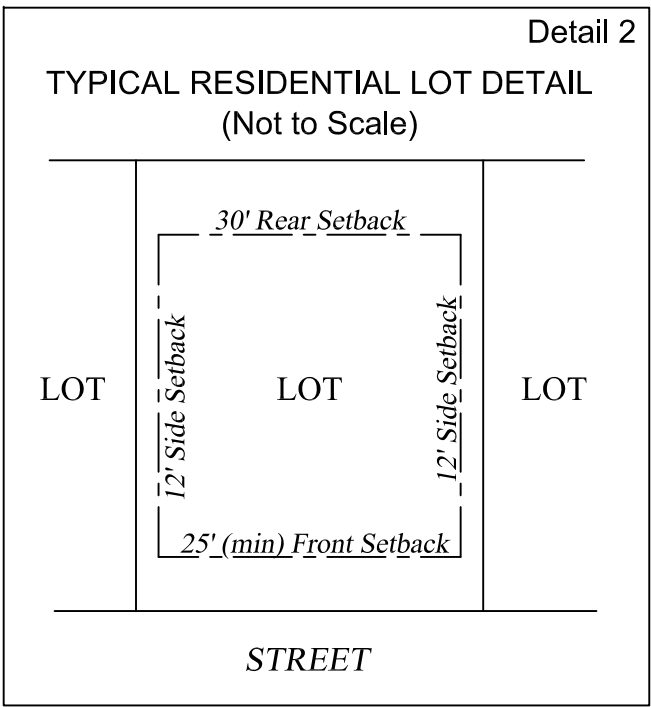
Signature _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

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 _____, 20____.

Notary Public in and for the State of Texas



Owner/Applicant:

Jonathon Sung
11494 Luna Rd. Ste 276
Dallas, Texas 75234

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman

Chuck Russell, Town Planner

Date _____

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

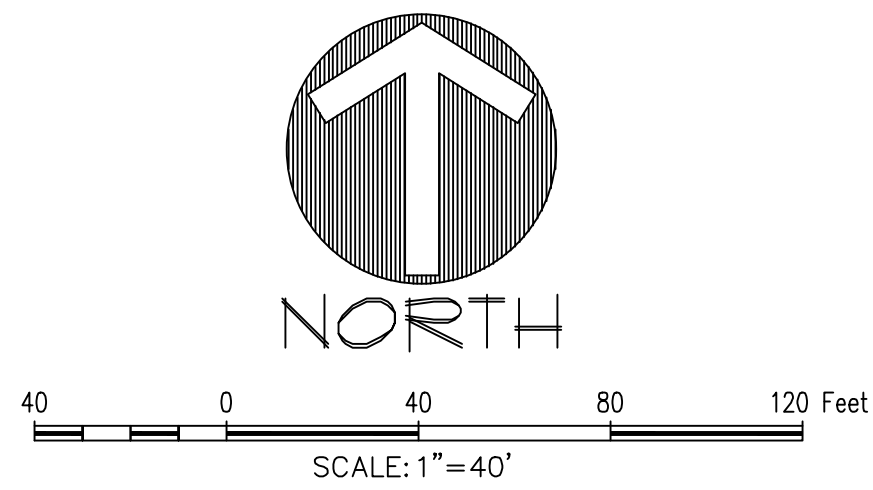
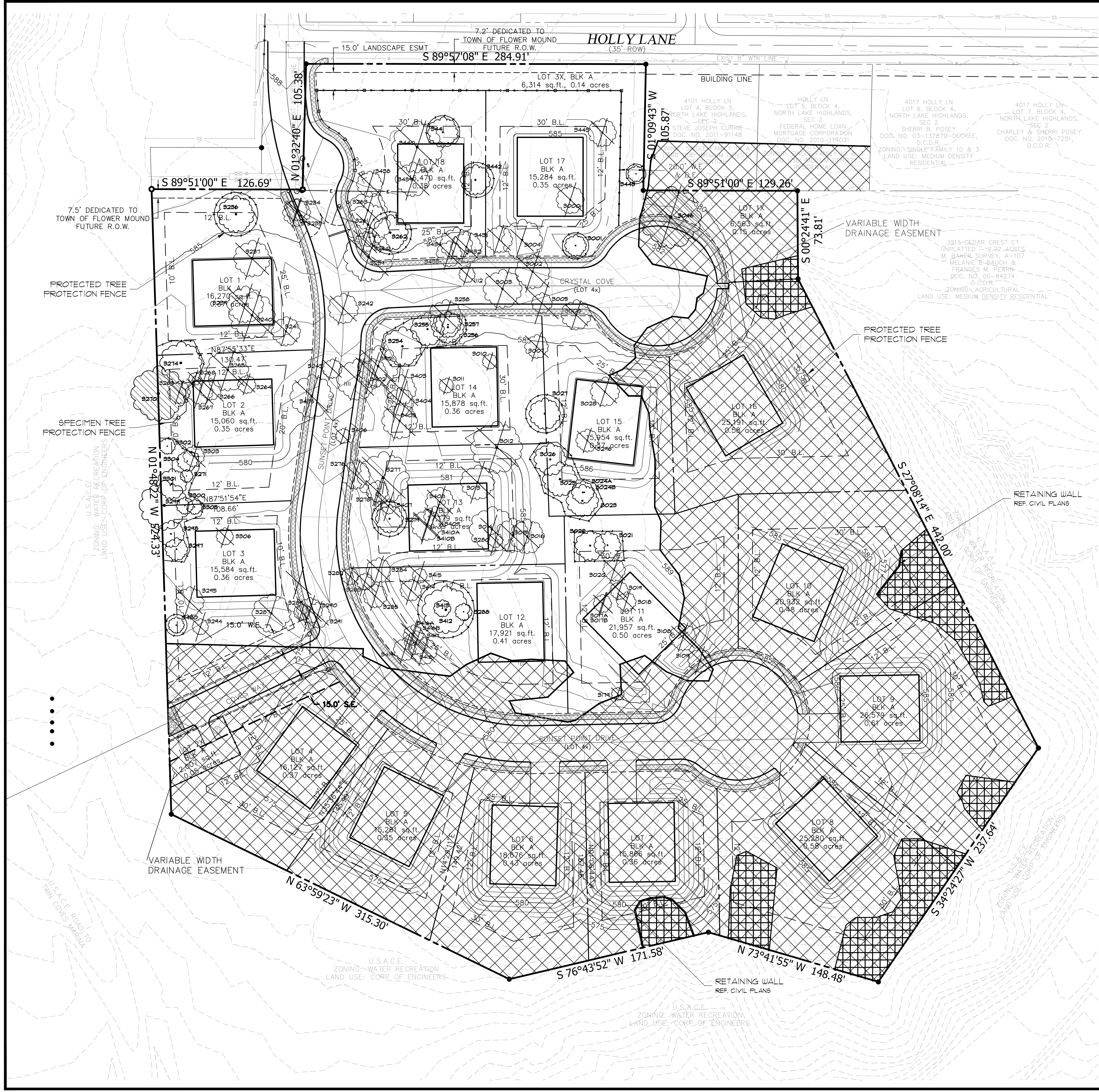
Date _____

A Record Plat of
LOTS 1 THRU 18 AND LOTS 1X, 2X, 3X AND 4X
SUNSET POINT AT TWIN COVES
An addition to the Town of Flower Mound, Denton County, Texas
Being a replat of Lots 1 thru 3, Block 4, North Lake Highlands No. 2
an Addition to the Town of Flower Mound, Texas according to the plat recorded in
Volume 2, Page 149 of the Plat Records of Denton County, Texas

Consisting of 18 Residential Lots and 4 Open Space Lots
and being 9.6988 total acres of land out of the
M. S. BAKER SURVEY, ABSTRACT NO. 107

Surveyed in September 2018





LEGEND

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

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

OUTSIDE UWH TREE MITIGATION TABLE	
TOTAL PROTECTED TREES	120
(-) TOTAL PROTECTED TREES SAVED	32
TOTAL PROTECTED TREES TO BE REMOVED	88
PROTECTED TREES TO BE BE MITIGATED W/IN B.A. (AT A 1:1 RATE PER TREE)	88
(-) CREDITS FOR SPECIMEN TREE TO BE SAVED W/ THE B.A. (TREE #3270 - A 25.5 CAL. POST OAK)	5
(+) PROTECTED TREES SAVED WITHIN THE B.A.	32
TOTAL B.A. TREE MITIGATION	51
(+) MITIGATION FOR PROTECTED TREES REMOVED O.B.A.	N/A
*THERE WOULD BE NO TREE MIGATION FOR TREE #3046 (MITIGATION FOR THIS TREE IS COVERED IN UWH FEE)	N/A
(-) PLANTED MITIGATION TREES (3" CAL.) - REF. LANDSCAPE PLAN	
TOTAL TREE MITIGATION	
TREE MITIGATION FEE CALCULATION	
(43) TREES X 3" = 129" x \$125/CAL. INCH = \$16,125	\$16,875
UPLAND WOODED HABITAT MITIGATION FEE CALCULATION	
(4.79) ACRES x \$15,000/ACRE = \$71,850	\$71,850
*TOTAL ENV FEES OWED AT THE PRE-CON	\$88,725

*** NO GRADING WORK, WHICH INCLUDES THE INSTALLATION OF ANY FOOTER FOR A RETAINING WALL, SHALL BE LOCATED WITHIN SLOPES THAT ARE 12% OR GREATER.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

SUNSET POINT ESTATES AT
TWIN COVES
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

17394

T1.0

Attachment B(1): Replat Package

The John R. McAdams Company, Inc.
(dba: GSA | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.406.8770 Fax
940.240.1012
TBPE: 19762 TBPLS: 10164440
www.mcadamsco.com

MCADAMS

GSA

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
IT IS NOT TO BE USED FOR ANY PURPOSES
BIDDING, OR PERMIT PURPOSES.
45 RON STEWART LANDSAPPE
DATED 6/6/2019

STATE OF TEXAS
791

Drawn By: MH
Date: 3/12/2019
Scale: 1"=40'
Revisions:

SUNSET POINT ESTATES AT TWIN COVES

[illegible][illegible]

TREE SURVEY

T1.4



**ET POINT ESTATES
TWIN COVES**
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
791
DATED 6/6/2019
791
STATE OF TEXAS

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services

Drawn By: MH
Date: 3/12/2019
Scale:
Revisions:

QUALITY ASSURANCE

- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
- B. JOB CONDITIONS
 - 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
 - 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
 - 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
 - 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
 - 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
 - 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "1" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airstud" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



FAVORITE

SUNSET POINT ESTATES AT TWIN COVES

  The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712

201 County View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 101944
www.mcadamsco.com

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
791
DATED 6/6/2019
791
STATE OF TEXAS

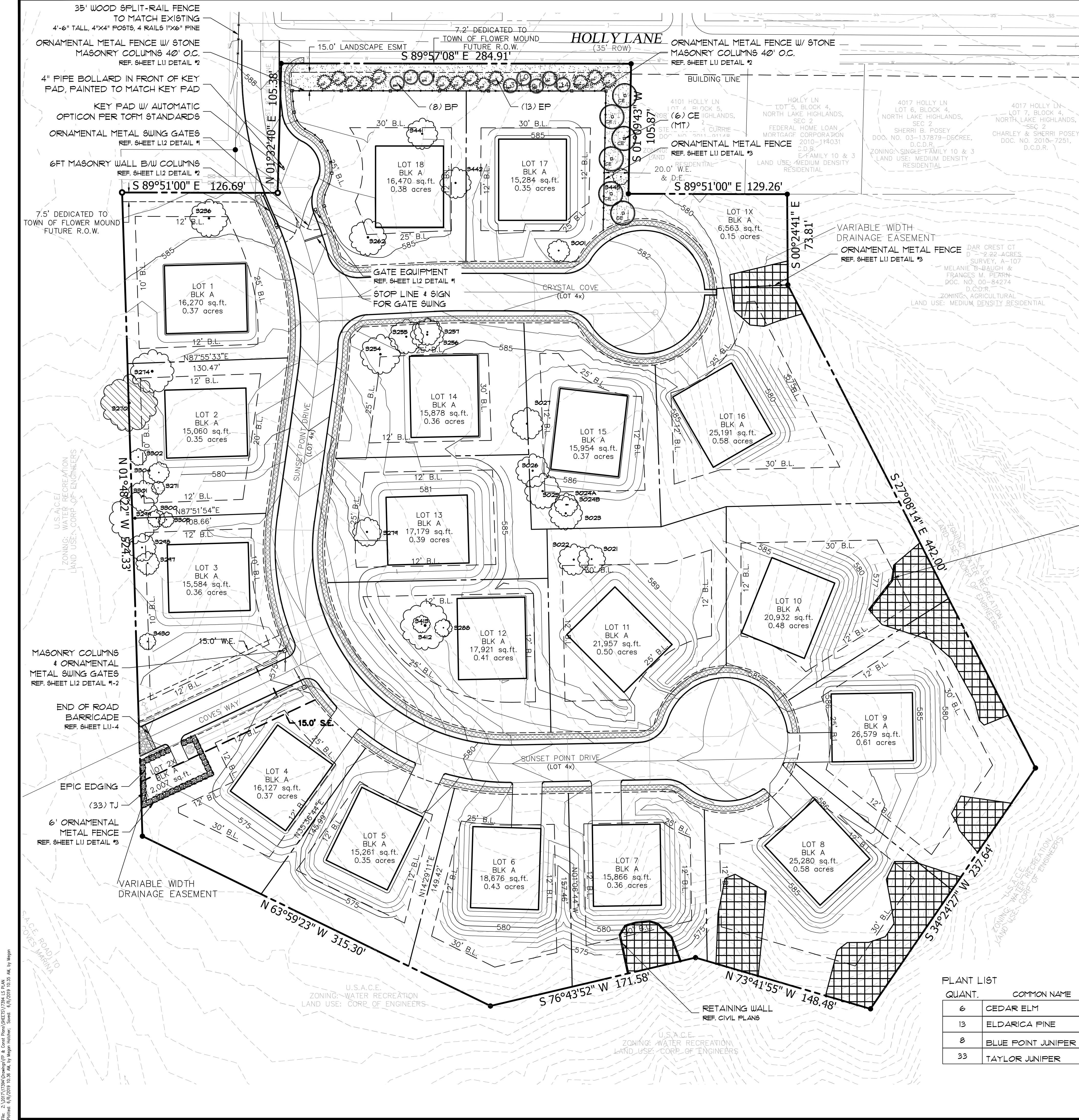
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

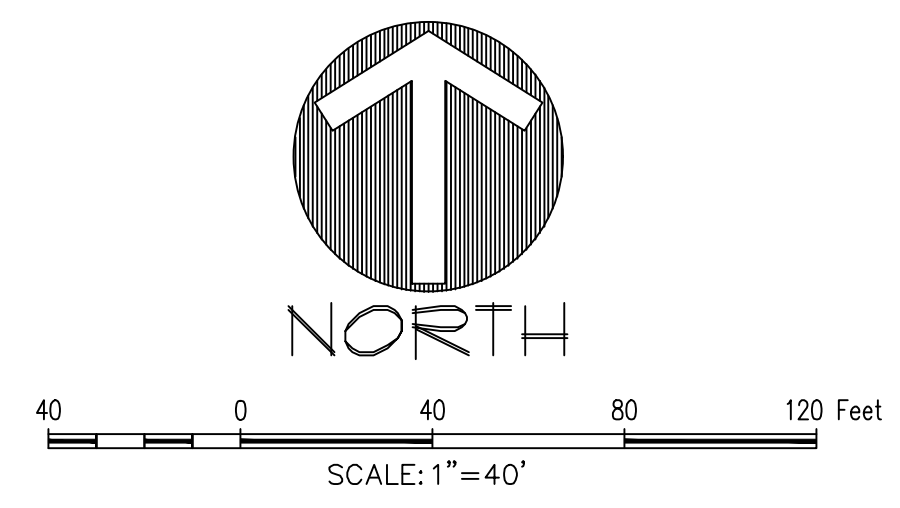
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Date: 3/12/2019
Scale:
Revisions:

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T1.2



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services



LEGEND

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

(MT) = MITIGATION TREE

*** NO GRADING WORK, WHICH INCLUDES THE INSTALLATION OF ANY FOOTER FOR A RETAINING WALL, SHALL BE LOCATED WITHIN SLOPES THAT ARE 12% OR GREATER.

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

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Holly Lane		15 ft.	Min. 15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Holly Lane - 285 l.f.	10 (3" cal.) trees	13 (3" cal.) trees 8 ornamental

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

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
6	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	Per Plan	Single Trunk
13	ELДАРICA PINE	<i>Pinus brutia</i> var. <i>eldarica</i>	3" cal.	10'-12'	Per Plan	Single Trunk
8	BLUE POINT JUNIPER	<i>Juniperus chinensis 'Blue Point'</i>	30gal.	6'-8'	Per Plan	Full
33	TAYLOR JUNIPER	<i>Juniperus virginiana 'Taylor'</i>	30gal.	1'-8'	Per Plan	Full

The John R. McAdams Company, Inc.
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111 Hillside Drive
Lewisville, Texas 75057
972.436.8770
3911 Community Plaza
Roanoke, Texas 75282
940.240.1012
TBP#: 19762 TBP#: 1016440
www.mcadamsco.com

MCADAMS

SUNSET POINT ESTATES AT TWIN COVES

in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

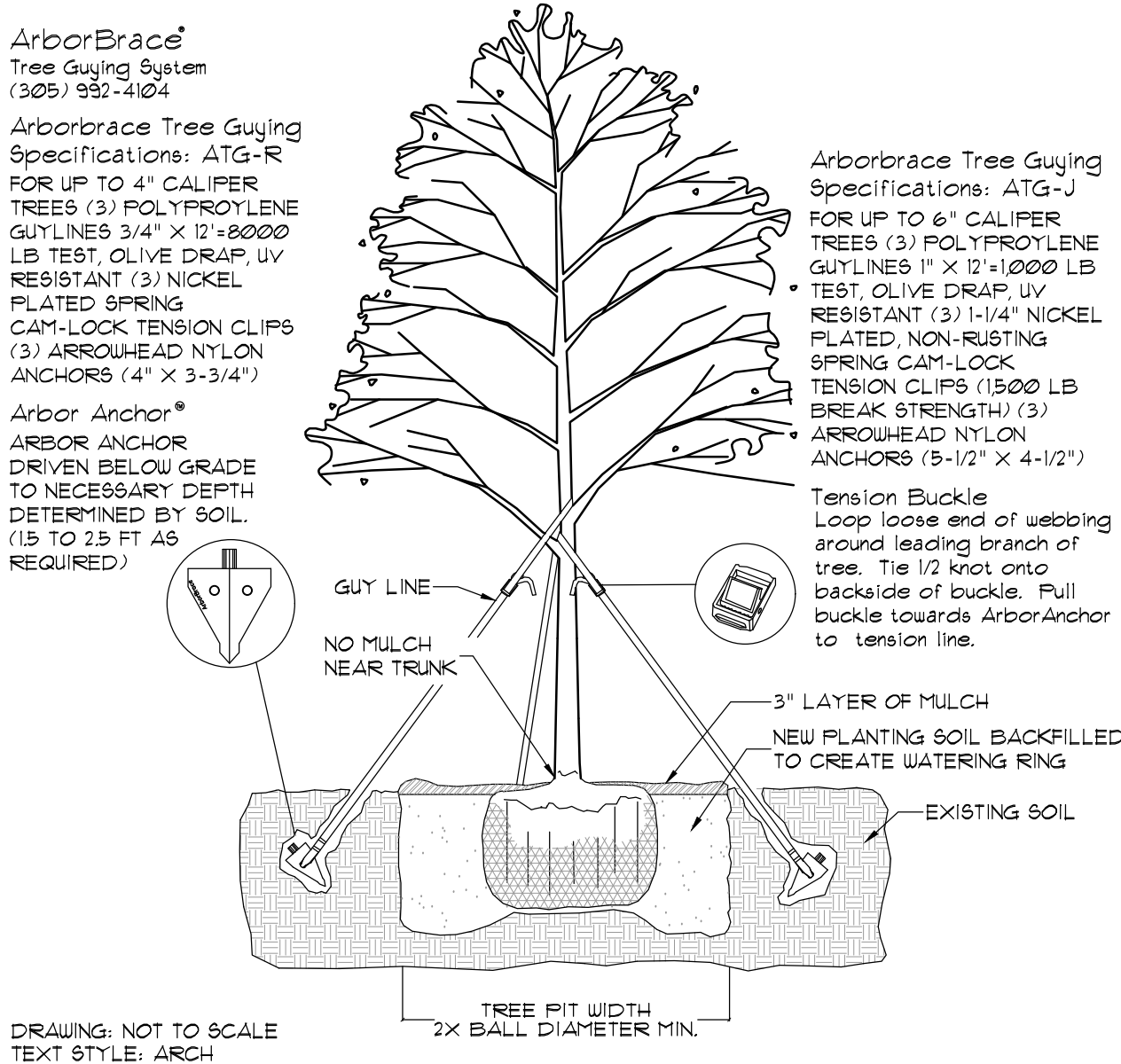
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Scale: 1"=40'
Revisions:

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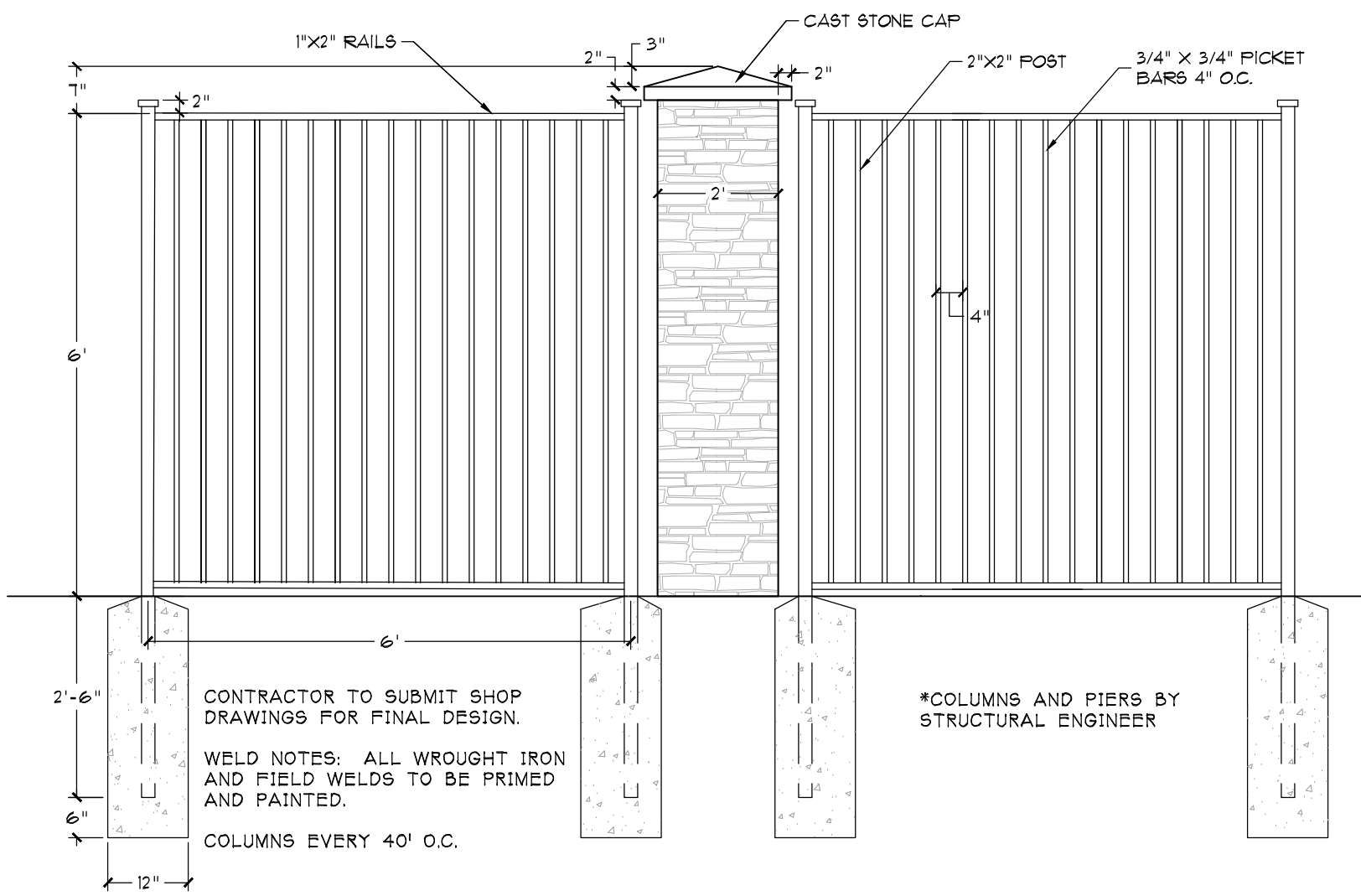
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LANDSCAPE NOTES:

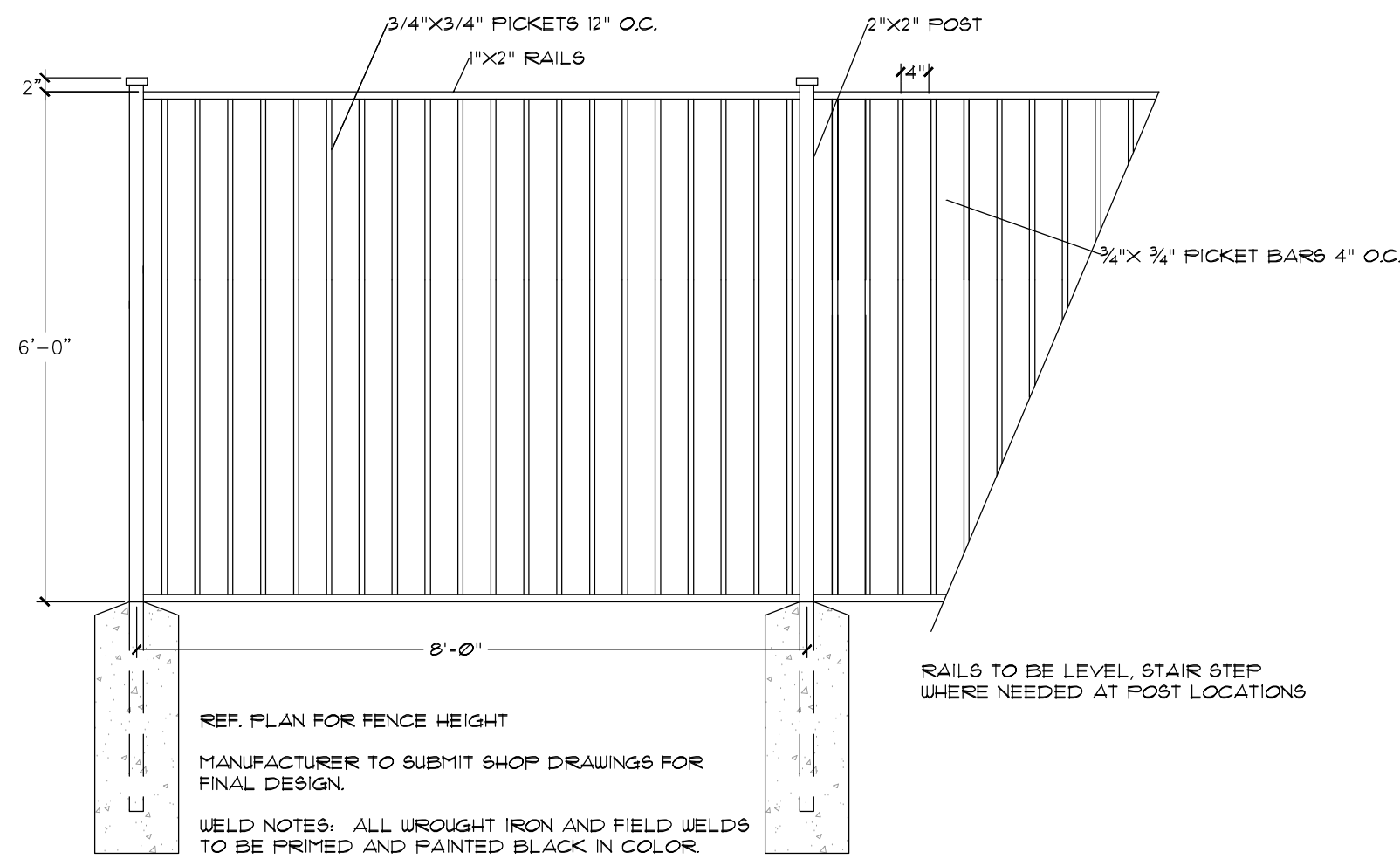
- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition,and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



1. ARBOR BRACE DETAIL
1/4"=1'



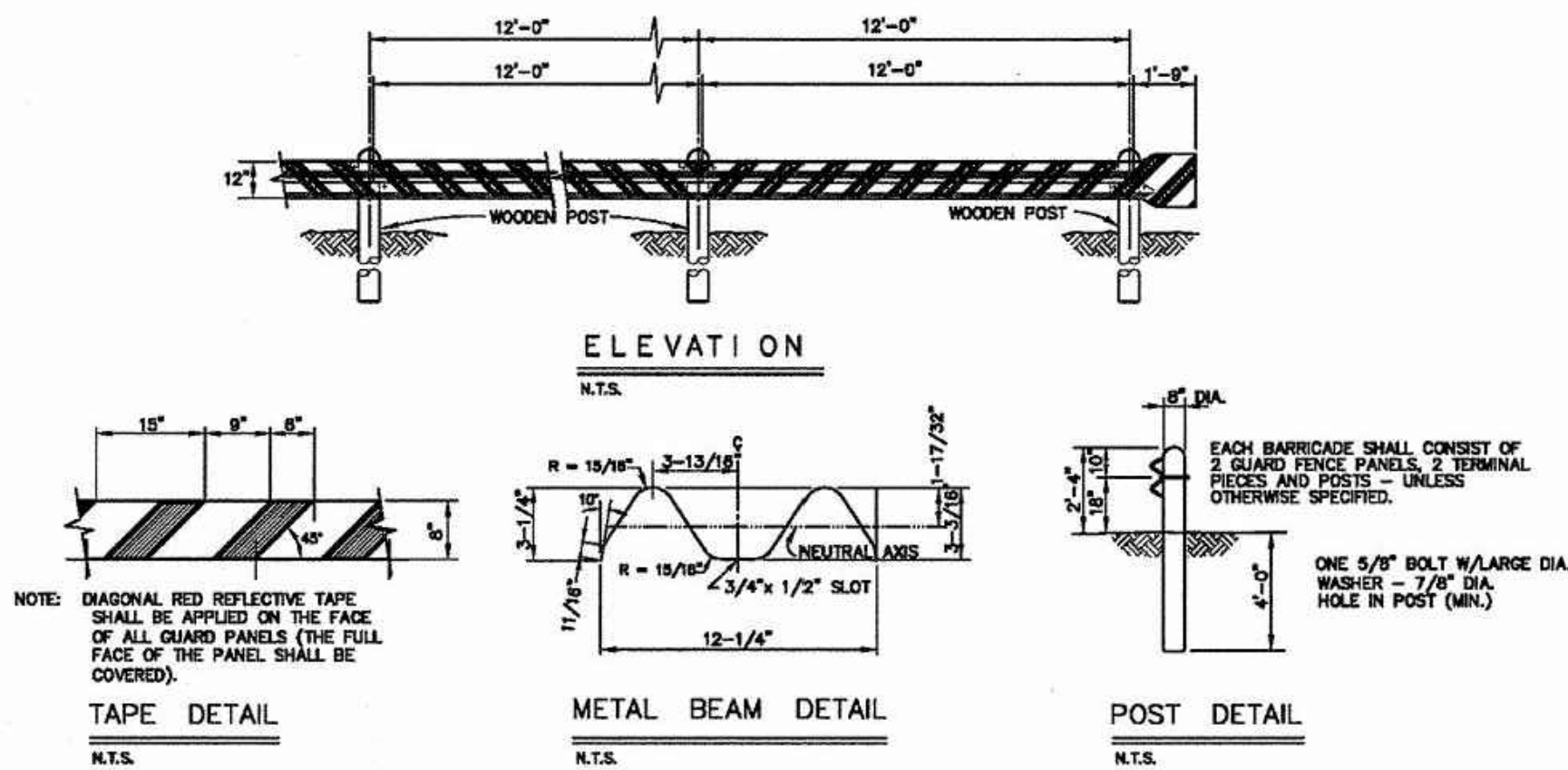
2. ORNAMENTAL METAL FENCE B/W MASONRY COLUMNS
1/2"=1'



3. 6' ORNAMENTAL METAL FENCE
1/2"=1'

TEMPORARY END OF ROAD BARRICADE DETAILS

- ALL CONSTRUCTION MATERIALS, METHODS AND PLACEMENT NOT DETAIL SHALL MEET OR EXCEED THE STANDARD SPECIFICATIONS OF THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, OCTOBER 2004 EDITION, UNLESS SUPERSEDED BY CITY OF MANSFIELD STANDARD SPECIFICATIONS OR MATERIAL TESTING POLICES.
- ALL INSTALLATION SHALL BE OF NEW MATERIALS. METAL FLEX-BEAM GUARDRAIL SHALL BE 10 GAUGE, GALVANIZED AS PER ASTM A 83. SUBSTITUTIONS OF ANY ITEM SHALL BE APPROVED BY THE ENGINEERING DEPARTMENT PRIOR TO INSTALLATION.
- ALL POSTS SHALL BE GALVANIZED TREATED FOR GROUND CONTACT. SQUARE 6"x6" POSTS (ALSO TREATED) MAY BE SUBSTITUTED, PROVIDED THE TOP OF EACH POST IS BEVELLED A MINIMUM OF 12° (DEGREES).
- ALL BOLTS, WASHERS, OR HARDWARE SHALL BE GALVANIZED TREATED TO RESIST RUST. BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXTEND THROUGH THE THICKNESS OF THE NUT.
- POSTS SHALL NOT BE CONCRETED IN PLACE, BUT SHALL INSTEAD BE BACK FILLED WITH WELL-TAMPED SOIL.
- STRIPING-BARRICADES SHOULD HAVE STRIPE SLOPE DOWNWARD IN THE DIRECTION TOWARD WHICH TRAFFIC MUST TURN IN DETOURING. WHEN BOTH RIGHT AND LEFT TURNS ARE PROVIDED FOR, CHEVRONS SHALL SLOPE AWAY FROM CENTER. IF NO TURN IS PROVIDED (END OF ROAD), CHEVRONS SLOPE TOWARD CENTER (AS SHOWN).
- TYPE II BARRICADES SHALL BE USED BEHIND THE GUARDRAIL BARRICADE AND SHALL MEET MUTCD STANDARDS.



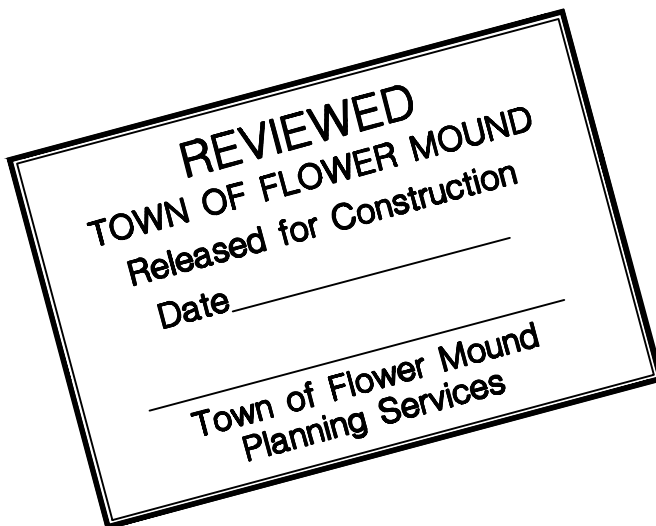
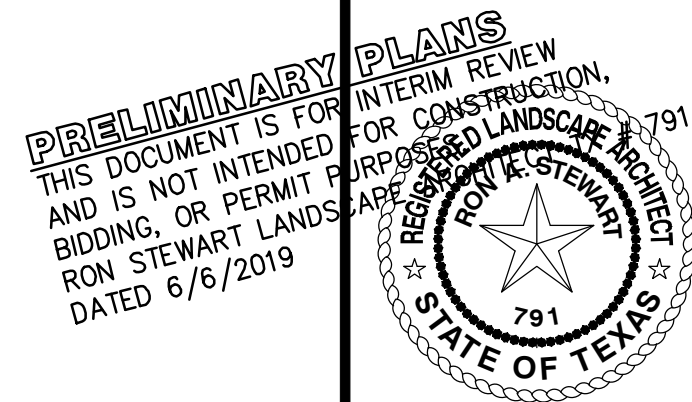
4. END OF ROAD BARRICADE DETAIL
1/4"=1'

The John R. McAdams Company, Inc.
(d/b/a G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8770
291 Oakleaf Road
Round Rock, Texas 78682
940-240-1012
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com



SUNSET POINT ESTATES AT
TWIN COVES
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

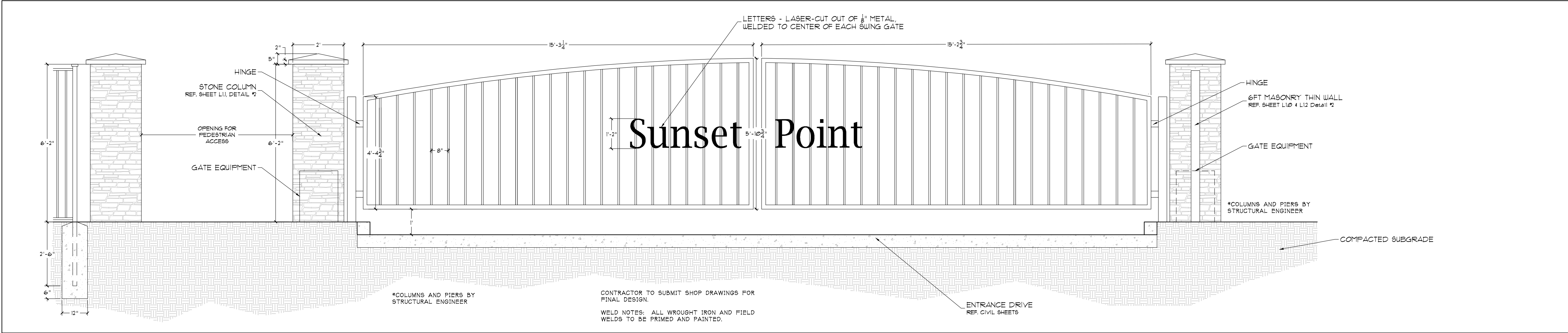


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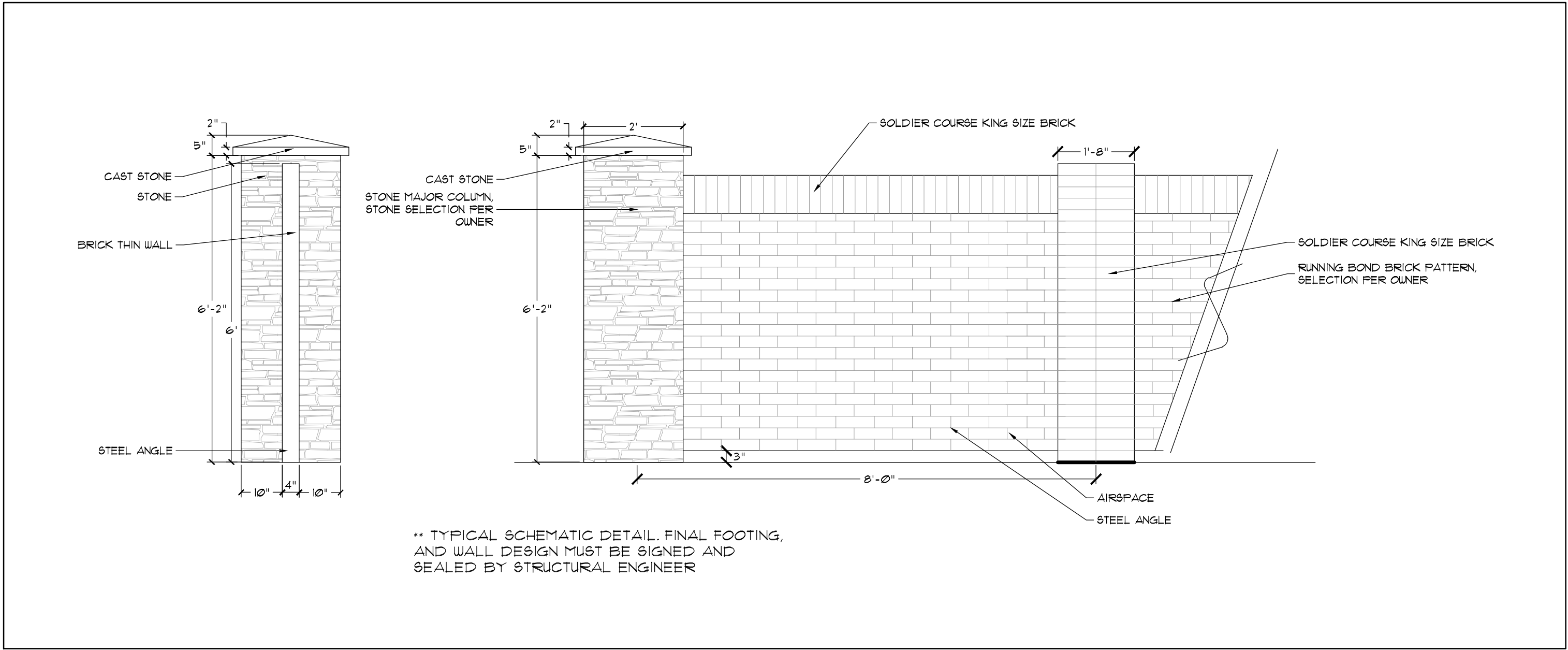
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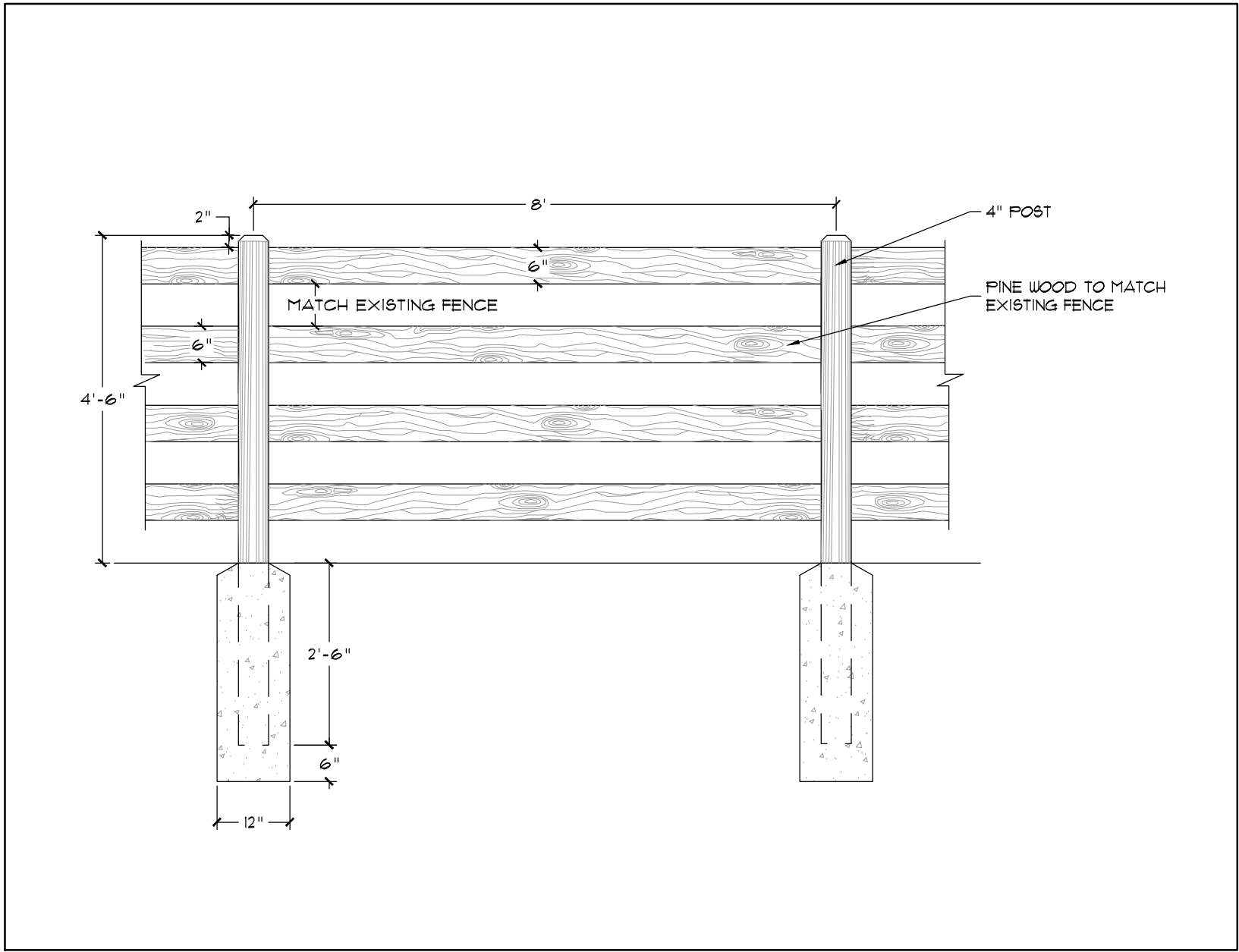
SUNSET POINT ESTATES AT TWIN COVES



1. ENTRANCE GATE DETAIL
1/2" = 1'



2. MASONRY THIN WALL
1/2" = 1'



2. SPLIT RAIL FENCE
1/2" = 1'

SUNSET POINT ESTATES AT TWIN COVES
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

17394

L1.2

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MCADAMS

G&A

PRELIMINARY PLANS
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DESIGN BY: RON STEWART
DATED 6/6/2019

791
STATE OF TEXAS

Drawn By: MH
Date: 3/12/2019
Scale:
Revisions:



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: June 10, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Record Plat (RC19-0002 - Lakeside Center) to create a residential subdivision, a non-residential lot, and an open space lot. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

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.

The project has a companion site plan application (SP19-0003) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of the replat is to create both residential and non-residential lots as a part of the Lakeside Center development. The residential portion consists of eight single-family attached residential lots and one x-lot to be used as an alley to provide access to the rear entry garages for the residential lots. The non-residential portion consists of one non-residential lot and one open space lot. The subject property is undeveloped and contains approximately 10.056 acres of land. The property is zoned Planned Development District-169 (PD-169) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Access to residential lots will be from Northwood Drive and from an alley located parallel to and east of Northwood Drive. Primary access to the non-residential lot will be from Long Prairie Road with secondary access provided from a mutual access easement that connects this lot with the Lakeside Crossing development located directly to the north of this development. The plat depicts necessary setbacks and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

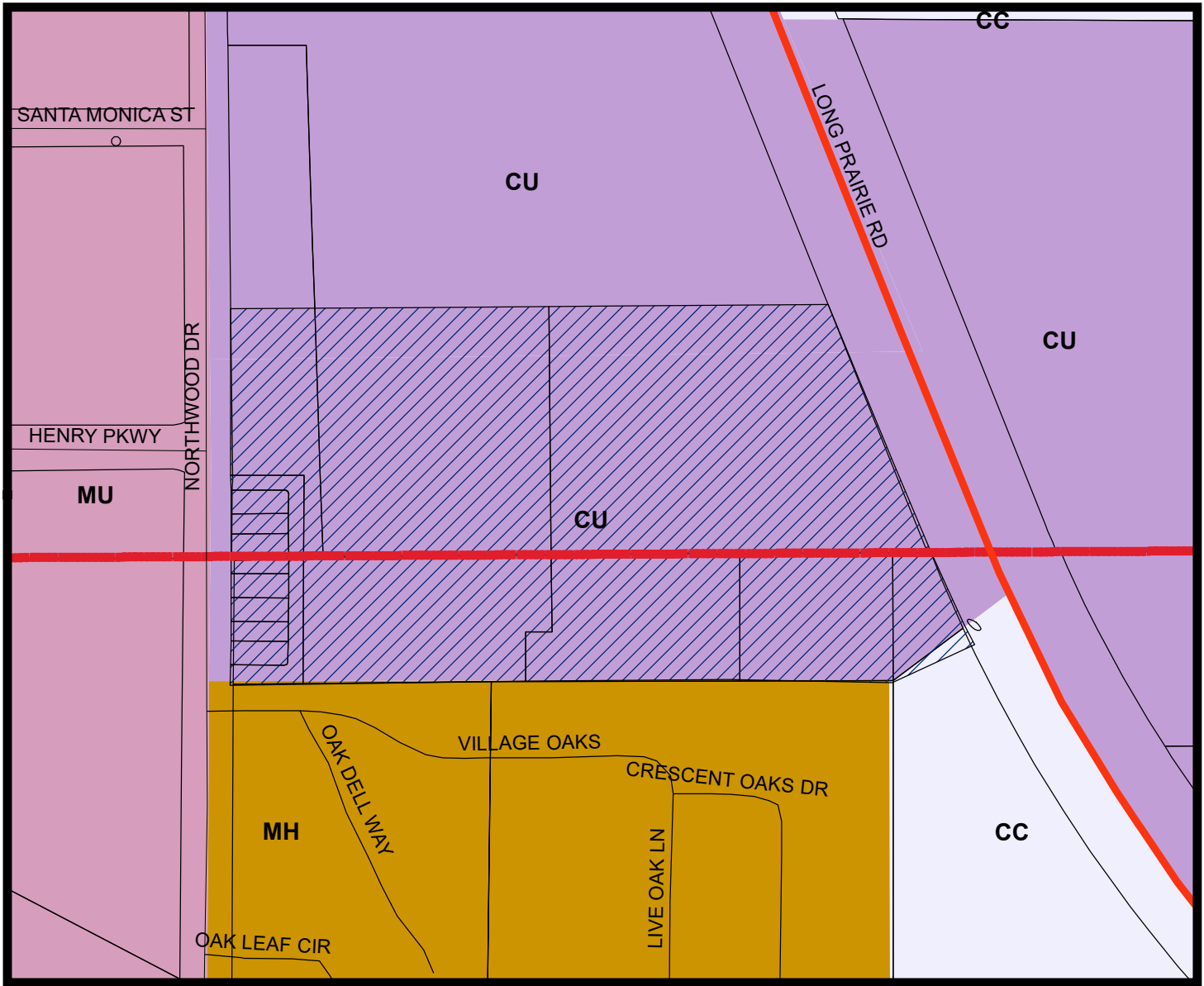
B. Application Details

1. Record Plat Package

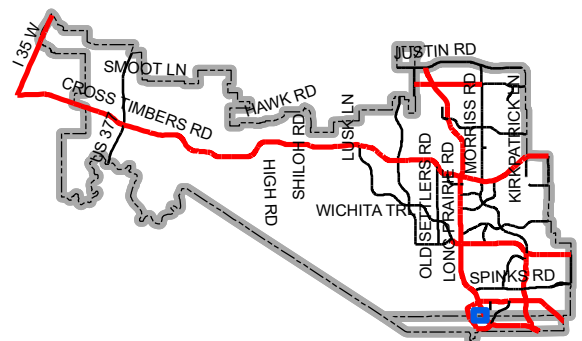
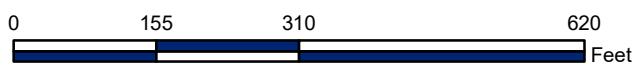
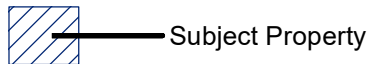


Vicinity Map

Reference Project: RC19-0002 & SP19-0003



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE CORPORATE CENTER - RP

March 4, 2019

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Record Plat Application – Lakeside Corporate Center
Letter of Intent
G&A Job No. 18164**

Poornima:

Please accept this letter, on behalf of Realty Capital, as an explanation of the proposed record plat application. The property, recently zoned as part of PD 169, is located just south of Lakeside Crossing between FM 2499 and Northwood Drive. Accompanying this application will be a site plan application.

PROJECT DESCRIPTION

The record plat will consist of 11 lots, within 2 blocks. Block A will contain the office buildings and parking garage and 1 'X' lot for the open space, Block B will contain the 8 Town home lots and 1 'X' lot, for the alley.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

G&A | MCADAMS

Scott Minnis, E.I.T.

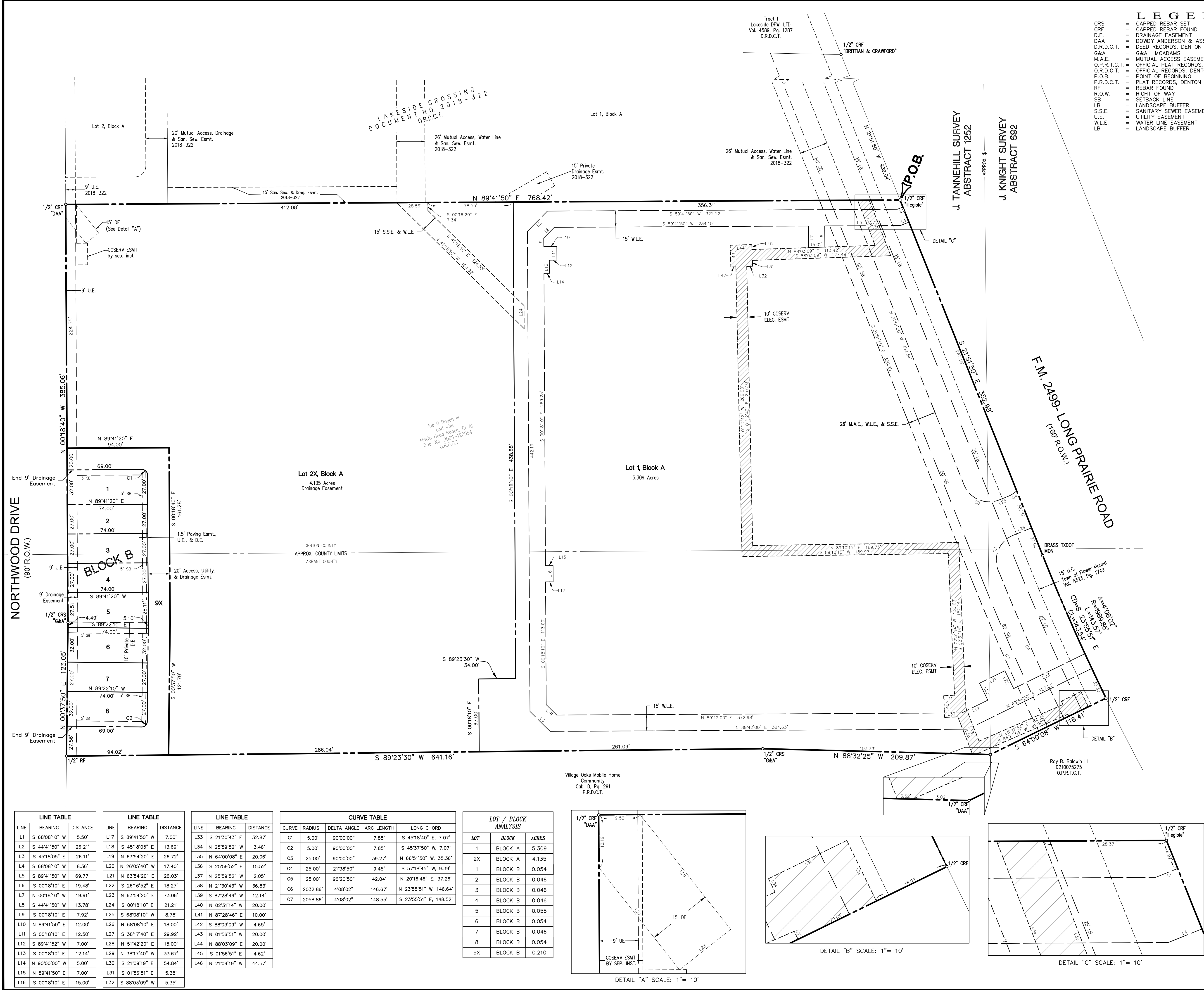
Project Manager, Engineering

cc: Robert J. Dollak, Jr., P.E., Director, G&A|McAdams
Aled Smith, Realty Capital Management, LLC

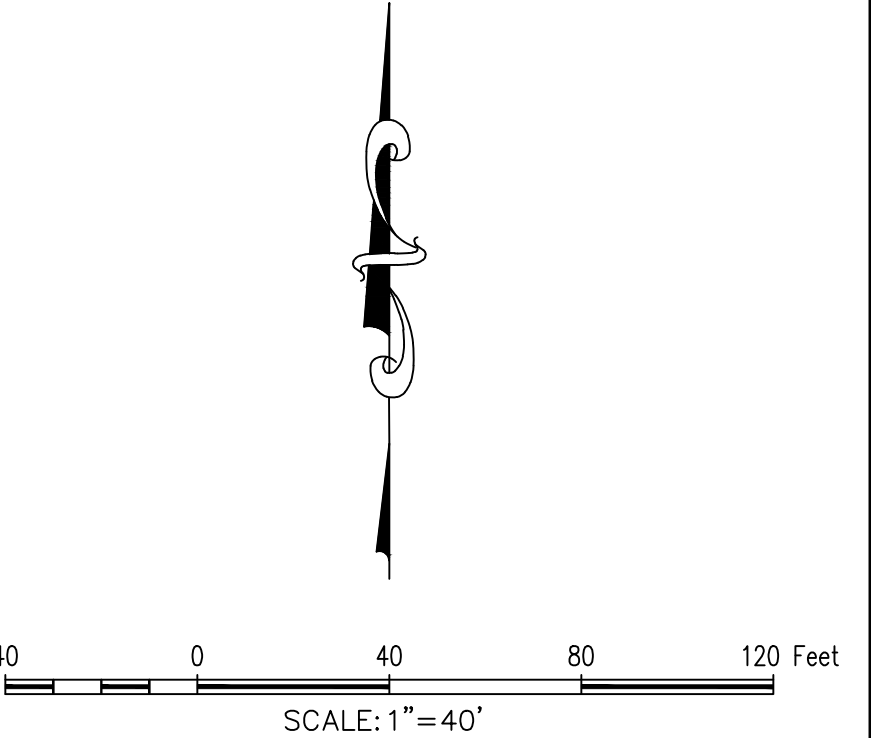
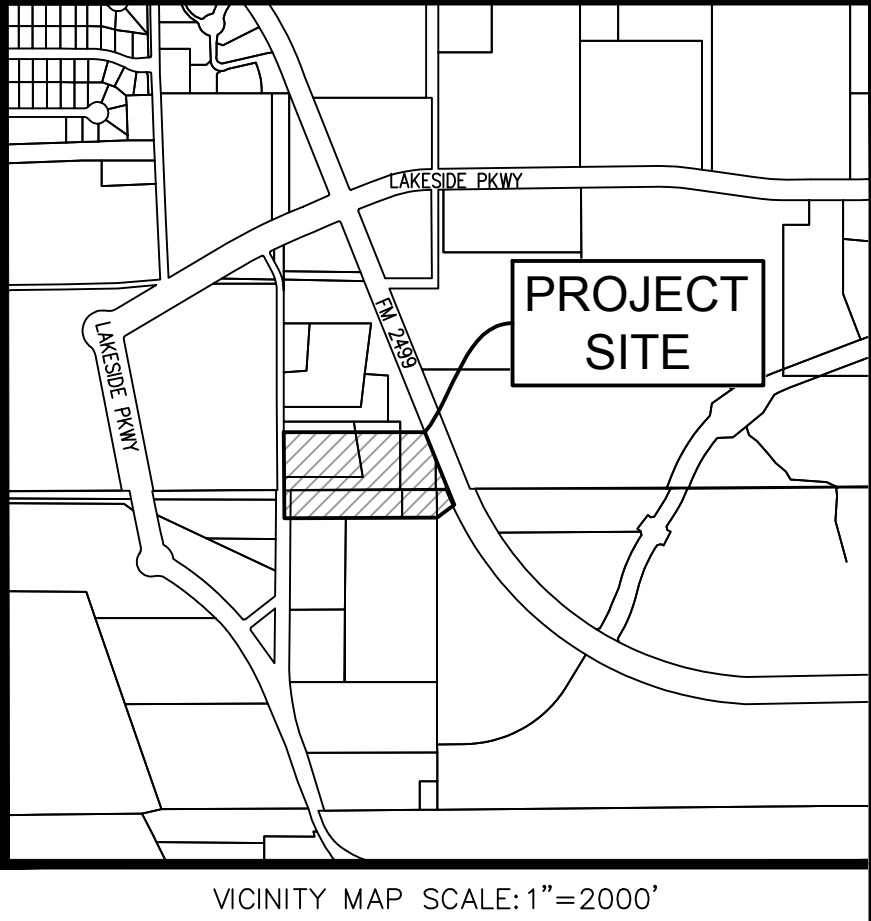
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4/18/2019 11:09:19 PM
plotted:

Fig. 2 2/19/2019 9:48 AM by Scott Murley
Printed: 2/19/2019 9:48 AM by Scott Murley, Sheet: 2/19/2019 9:48 AM, 7 of 10



- LEGEND**
- CRF = CAPPED REBAR SET
 - D.E. = DRAINAGE EASEMENT
 - DAA = DOWDY ANDERSON & ASSOCIATES
 - D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
 - G&A = G&A | MCADAMS
 - M.A.E. = MUTUAL ACCESS EASEMENT
 - O.P.R.T.C.T. = OFFICIAL PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
 - RF = REBAR FOUND
 - R.O.W. = RIGHT OF WAY
 - SB = SETBACK LINE
 - LB = LANDSCAPE BUFFER
 - S.S.E. = SANITARY SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - W.L.E. = WATER LINE EASEMENT
 - LB = LANDSCAPE BUFFER



SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 5/28/19

W. Thad Murley III, RPLS
Texas Registration No. 5802

RECORD PLAT
Lots 1, 2X, Block A, & 1-8, 9X, Block B
LAKESIDE CENTER
10.056 ACRES
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY AND TARRANT COUNTY, TEXAS

Page 1 of 2



The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/26/2019 SCALE: 1"=40' JOB. No. **18164**

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY,
SUITE 160
IRVING, TX 75039
PH. 469-633-4137
Contact: MR. ALEXANDER BROWN

OWNER'S CERTIFICATE AND DEDICATION

BEING all that certain lot, parcel, or tract of land, situated in the J. KNIGHT SURVEY, Abstract No. 692, and the J. TANNEHILL SURVEY, Abstract No. 1152, Town of Flower Mound, Denton and Tarrant County, Texas, and being all of that tract of land described by deed to Joe G. Roach III and wife Metta Head Roach, Et Al, recorded in Document No. 2008-120554, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rod found "illegible" in the west right of way line of Long Prairie Road (FM 2499), being the northeast corner of said Roach tract, and being the southeast corner of Lot 1, Block A, Lakeside Crossing, as Recorded in Document NO. 2018-322, Plat Records, Denton County, Texas, from which a 1/2 " capped rebar, stamped "Brittain & Crawford", bears N 21°51'50" W, a distance of 939.04 feet;

THENCE S 21°51'50" E, with the west line of FM 2499, and the east line of said Roach tract, a distance of 352.98 feet to a Brass Disc found;

THENCE southeasterly, with the west line of said FM 2499, and the east line of said Roach tract, with curve to the left, having a radius of 1989.86, a central angle of 04°08'02", an arc length of 143.57, and whose chord bears S 23°55'51" E, a distance of 143.54 feet to a 1/2" capped rebar found, being the southeast corner of said Roach tract, and being the northeast corner of that certain tract of land described in Deed to Roy B. Baldwin III, described in D210075257, Official Public Records, Tarrant County, Texas;

THENCE S 64°00'08" W, with the south line of said Roach tract, and the north line of said Baldwin tract, a distance of 118.41 feet to a 1/2" capped rebar found, stamped "DAA", being the northwest corner of said Baldwin tract;

THENCE N 88°32'25" W, with the south line of said Roach tract, and the north line of Village Oaks Mobile Home Community, according to the plat thereof, recorded in Cabinet D, Page 291, Plat Records, Denton County, Texas, a distance of 209.87 feet to a 1/2" capped rebar set, stamped "G&A";

THENCE S 89°23'30" W, continuing with the south line of said Roach tract, and the north line of said Village Oaks, a distance of 641.16 feet to a 1/2" rebar found, being the southwest corner of said Roach tract, and being on the east line of Northwood Drive;

THENCE N 00°37'50" E, with the west line of said Roach tract, and the east line of Northwood Drive, a distance of 123.05 feet to a 1/2" capped rebar set, stamped "G&A";

THENCE N 00°18'40" W, with the west line of said Roach tract, and the east line of Northwood Drive, a distance of 385.06 feet to a 1/2" capped rebar found, stamped "DAA", being the southwest corner of Lot 2, Block A, of said Lakeside Crossing, and being the northwest corner of said Roach tract;

THENCE N 89°41'50" E, with the north line of said Roach tract, and the south line of said Lakeside Crossing, a distance of 768.42 feet to the POINT OF BEGINNING and containing approximately 10.056 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, The Roach Family Trust created under the Last Will and Testament of Austin Allen Roach, the Roach Survivor's Share Two GST Exempt Trust created under the Roach Living Trust, and The Roach Family Trust created under the Roach Living Trust Dated May 3, 2007, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as LAKESIDE CENTER, an addition to the Town of Flower Mound, Denton and Tarrant County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Last Will and Testament
of Austin Allen Roach

Elizabeth May Roach, Trustee

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Elizabeth May Roach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Survivor's Share Two GST
Exempt Trust created under the
Roach Living Trust

Joseph G. Roach Jr., Trustee

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joseph G. Roach Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Roach Living Trust
Dated May 3, 2007

Joseph G. Roach Jr., Trustee

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joseph G. Roach Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Roach Living Trust
Dated May 3, 2007

Anne Mewhinney Monning

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Anne Mewhinney Monning, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Roach Living Trust
Dated May 3, 2007

Joseph G. Roach III, Trustee

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Joseph G. Roach III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Roach Living Trust
Dated May 3, 2007

Metta Head Roach

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Metta Head Roach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

WITNESS MY HAND this _____ day of _____, 2019.

The Roach Family Trust
created under the Roach Living Trust
Dated May 3, 2007

Elizabeth May Roach

STATE OF TEXAS :
COUNTY OF _____;

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Elizabeth May Roach, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2019.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Addition

Chuck Russell, Town Planner

_____,2019
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

_____,2019
Date

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for the Northeast corner of Lakeside Crossing (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 8 & 14 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northeast Corner (POB): N 7046412; E 2409198
Bearing and distance from the POB to Geo Point 18: N 20°37'21" E, 3209.0'
Bearing and distance from the southeast corner to Geo Point 19: S 54°39'08" E, 6316.8'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A | MCADAMS.
- Lots 2X, BLOCK A, & 9X, BLOCK B, to be dedicated and maintained by Lakeside Center POA.
- Lot 2X, Block A, shall be dedicated as a drainage easement and maintained by the POA.
- Private Drainage Easement located between Lots 5 & 6, Block B, to be maintained by HOA.

RECORD PLAT

Lots 1-2X, Block A, &
1-9X, Block B

LAKESIDE CENTER

10.056 ACRES

in the

J. TANNEHILL SURVEY, ABSTRACT NO. 1252

J. KNIGHT SURVEY, ABSTRACT NO. 692

TOWN OF FLOWER MOUND

DENTON COUNTY AND

TARRANT COUNTY, TEXAS

Page 2 of 2



The John R. McAdams
Company, Inc.
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 4/26/2019 SCALE: NOT TO SCALE JOB. No. 18164

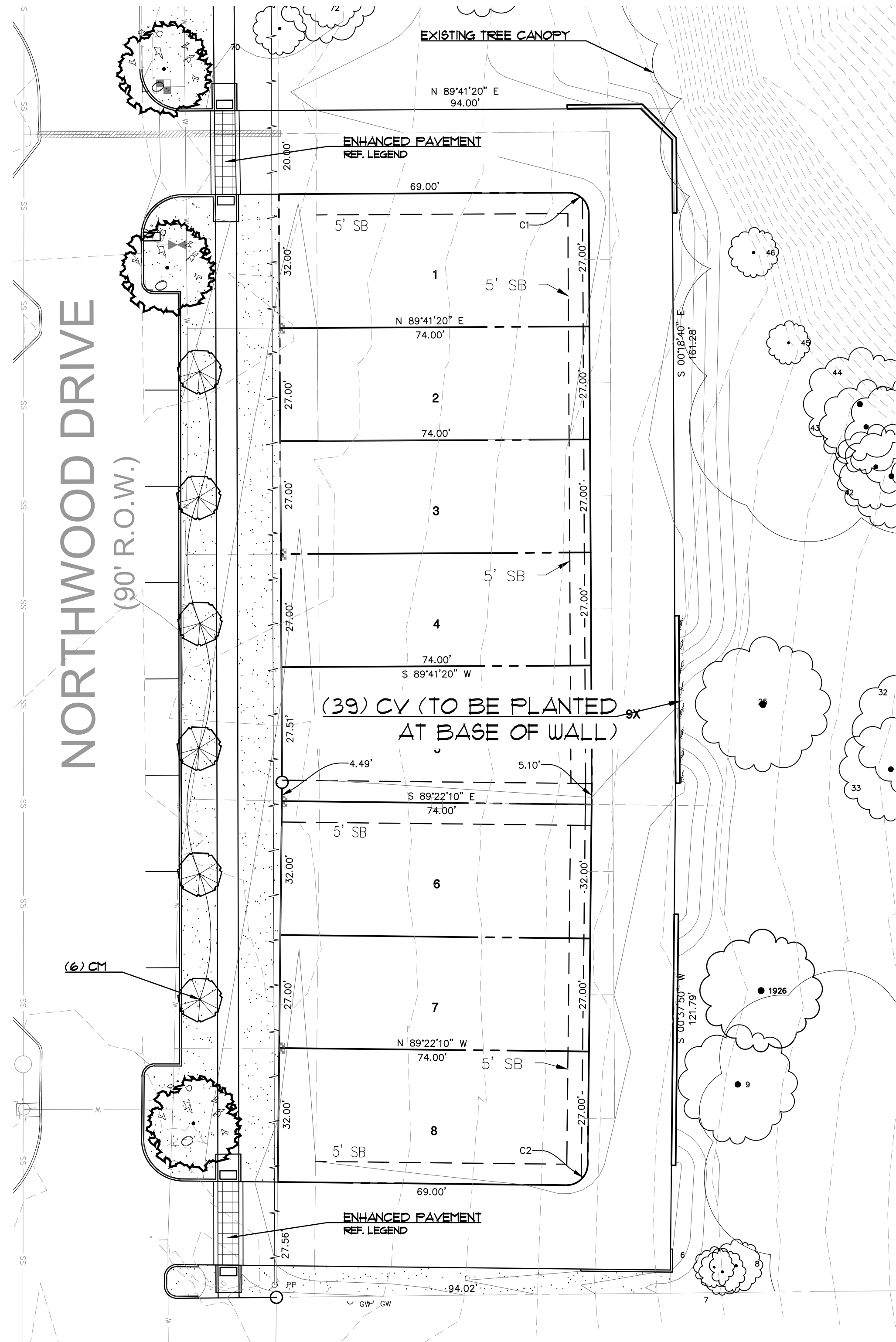
OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY,
SUITE 160
IRVING, TX 75039
Ph. 469-633-4137
Contact: MR. ALEXANDER BROWN

4/18/2019 11:09:19 PM

Plotted: 4/18/2019 11:09:19 PM by: G&A | McAdams
Plotted: 4/18/2019 11:09:19 PM by: G&A | McAdams
Plotted: 4/18/2019 11:09:19 PM by: G&A | McAdams

plotted: 4/18/2019 11:09:19 PM

File: J:\2018\18164A\Drawings\18164A-01.dwg
Plotted: 6/3/2019 11:48 AM, by user: jrb, Source: 6/3/2019 11:48 AM, by user



STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
NORTHWOOD DRIVE		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 30 l.f.	Northwood - 253 l.f.	9 trees	3 trees (3" cal.) 6 ornamental trees

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	
3	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
6	CRAPEMYRTLE	<i>Lagerstroemia indica</i> 'Tuscarora'	20 gal.	7'-8'	Per Plan	Full, multi-trunk
39	CROSS VINE	<i>Bignonia capreolata</i>	1 gal.	12"	18" o.c.	Full

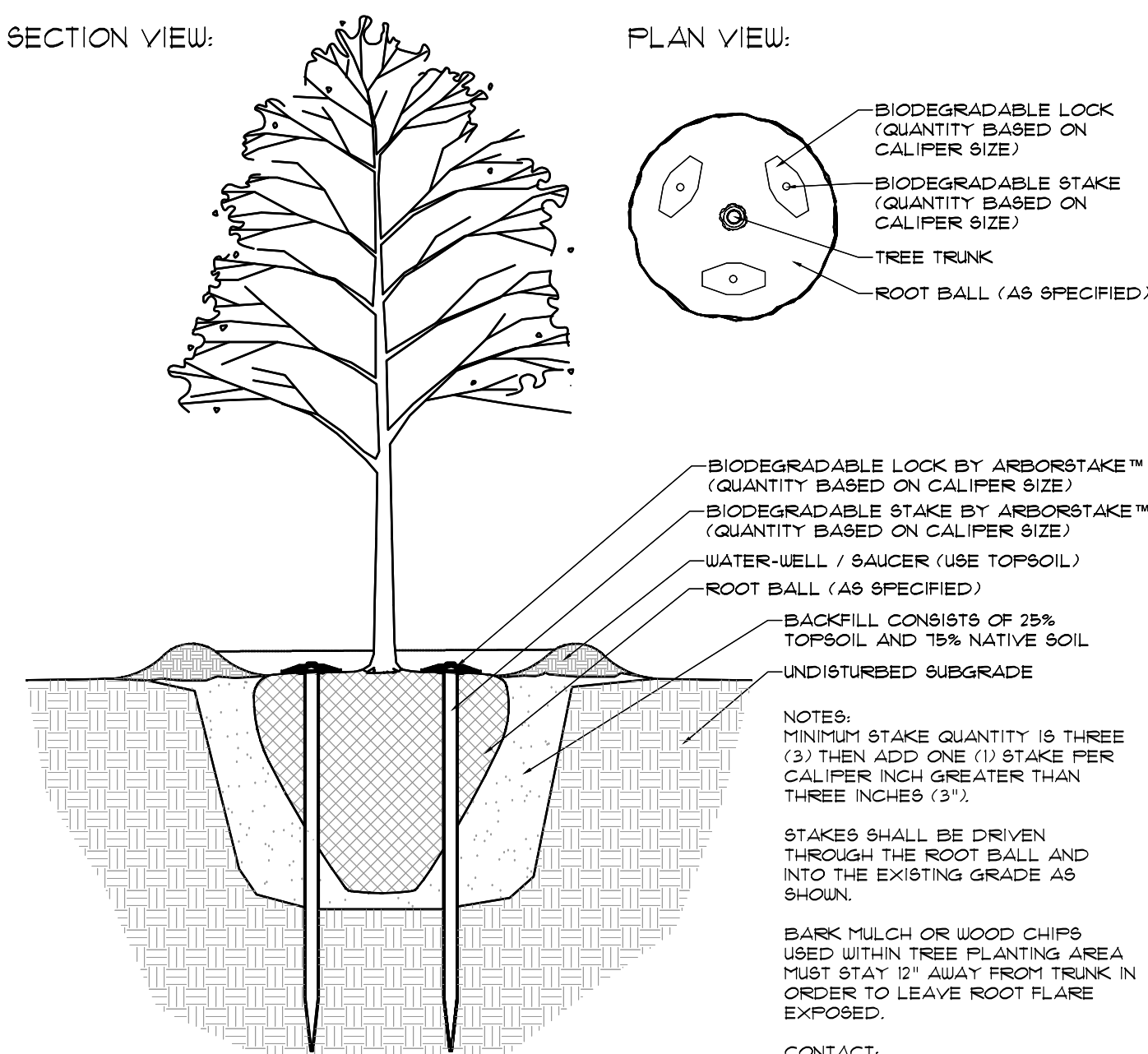
LANDSCAPE NOTES

Town of Flower Mound

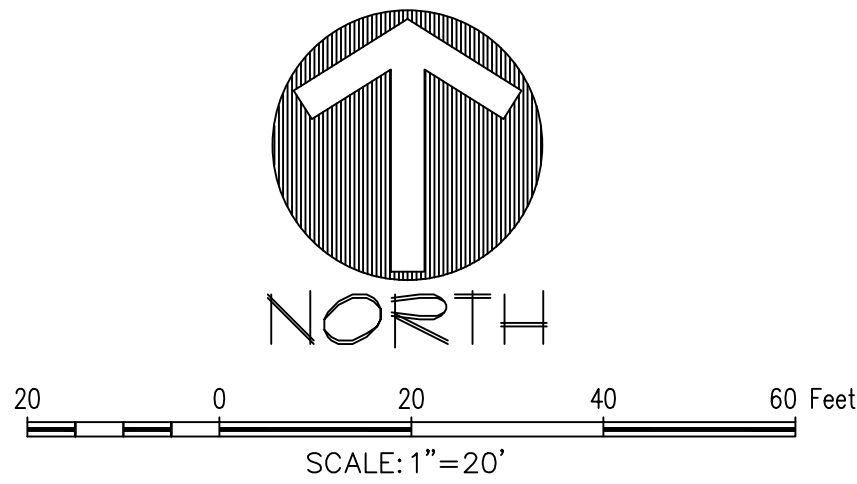
- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
- The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
- All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
- Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.
- Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the cladged wall.

SECTION VIEW:

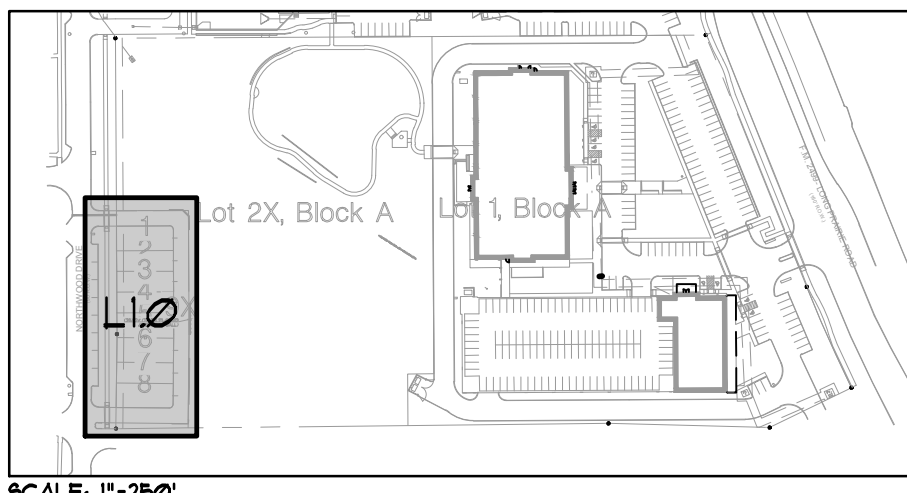
PLAN VIEW:



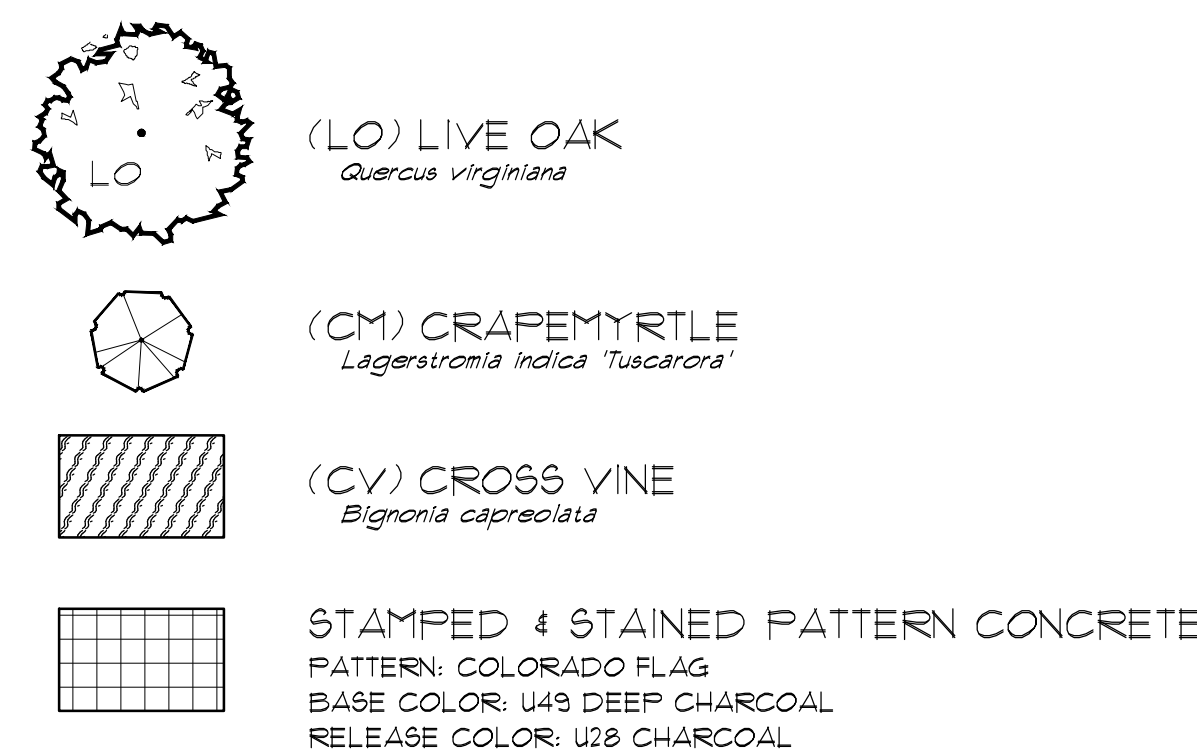
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



KEY AREA MAP

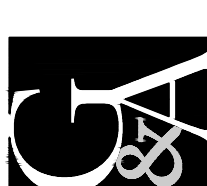


LEGEND



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO GUARANTEE OF ACCURACY OR COMPLETION.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 6/3/2019

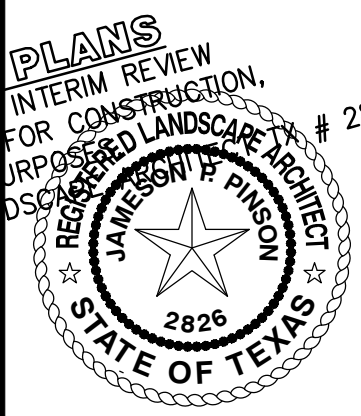
The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
TBP# 18762 TBA S. 1019440
www.gamc.com



LAKEVIEW CENTER - RESIDENTIAL
LAKEVIEW CORPORATE CENTER

Lot 1, 2X Block A &
Lot 1-8, 9X Block B
10.056 Acres
in the
J. TANNHILL SURVEY, ABSTRACT NO. 1282
J. KNIGHT SURVEY, ABSTRACT NO. 682
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: MH
Date: 04/01/2019
Scale: 1"=20'
Revisions:
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164A

L1.0

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

LAKEVIEW CENTER - RESIDENTIAL



LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10.056 Acres
in the
J. TANNAPILL SURVEY, ABSTRACT NO. 1252
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON & PINSON
REGISTERED LANDSCAPE ARCHITECT
2826
A
STATE OF TEXAS
DATED 5/29/2019

Drawn By: LD
Date: 03/04/2019
Scale: 1"=40'
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 160
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

T1.0

plotted: 4/18/2019 11:09:19 PM

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO PERMITS OR APPROVALS FOR CONSTRUCTION.
JAMESON P. PINSON
REGISTERED LANDSCAPE ARCHITECT # 2816
2826
STATE OF TEXAS



LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10.056 Acres
 in the
 J. TANAHAHLL SURVEY, ABSTRACT NO. 1252
 J. KNIGHT SURVEY, ABSTRACT NO. 692
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS
 TARRANT COUNTY, TEXAS

TREE SURVEY



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: June 10, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP19-0003 - Lakeside Center) to develop office buildings and a parking structure with an exception to Section 98-147, Topographical slope protection, as authorized by Section 98-147(b) of the Code of Ordinances. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

I. ITEM SUMMARY

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

The project has a companion application, Record Plat (RC19-0002), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop two office buildings and a parking garage to be located on Lot 1, Block A of Lakeside Center addition. Building 1 is a four-story office building consisting of approximately 120,000 square feet and Building 2 is a two-story office building consisting of approximately 18,500 square feet. Proposed Lot 1 is approximately 5.309 acres and is currently vacant. The site plan also incorporates Lot 2x, Block A, a public open space area consisting of approximately 4.135 acres. The property is currently zoned Planned Development District-169 (PD-169) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Exception:

As part of the site plan request, the applicant is requesting an exception to the Town's topographical slope protection to allow certain impacts within areas that have 12% or greater slope, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). See below for details.

Primary access to the non-residential lot will be from Long Prairie Road with secondary access provided from a mutual access easement that connects this lot with the Lakeside Crossing development located directly to the north of this development.

On February 4, 2019, the Town Council approved the ordinance establishing Planned Development District-169 (PD-169) for Lakeside Center that includes development standards and conceptual plans for both residential and non-residential components.

Parking:

PD-169 establishes minimum and maximum parking requirement for this development which is three spaces per 1,000 square feet and five spaces per 1,000 square feet. Per this standard the minimum and maximum parking for this development can range between 416 spaces and 693 spaces. The site plan depicts 110 surface parking spaces and 453 spaces located within the structured parking for a total of 563 parking spaces (parked at approximately 4.1 space per 1,000 square feet).

Amenities:

PD-169 requires various components of public open space to be provided to engage tenants, employees, and residents within the Planned Development as well as providing access from visitors outside of the development:

- Central Open Space (minimum 40% of the gross area): Located in the western portion of the site, this area is approximately 4.135 acres and consists of an intermittent stream, heavily wooded area, and significant topography. Per PD-169 standards, this area includes walkway and seating areas around detention pond.
- Entrance Plaza and Front Open Space (minimum 9,000 square feet): This area is located between Building 1 and Long Prairie Road. This space acts as a green island in the middle of surface parking lot and consists of enhanced landscaping and paving.
- South Plaza (minimum 5,000 square feet): This area is located to the south of Building 1 and between Building 1 and the parking garage. This area includes shade structure, outdoor seating area, enhanced paving and landscaping along with pedestrian scape lighting.

The proposed development complies with the Town's landscape requirements and PD-169.

Building Architecture:

As a part of PD-169 approval, the applicant received meritorious design exception to certain architectural standards of the Town's Urban Design Plan. The building design is consistent with the approved conceptual elevations.

Traffic Impact Analysis:

Since Lakeside Center has been recognized as an Economic Development project, this project was exempt from preparing a Transportation Analysis (TA) required as a part of SmartGrowth analysis. However, the development standards for PD-169 required a traffic impact analysis (TIA) to be completed as a part of the site plan review process. Per PD-169 requirements, a TIA was completed to determine the impacts of this development on the adjacent roadway network. It was determined that Lakeside Center

will generate 124 trips during the AM peak hour and 120 trips during the PM peak hours. Lakeside Center will have three access points to their development, with a future fourth access point to the south as that land develops. Two of the access points are located on the Lakeside Center property, with a single right in right out driveway.

As part of the TIA, the Level of Service (LOS) was evaluated for the combined driveway at Long Prairie Road (FM 2499) at the ultimate buildout year (2024) for both Lakeside Center and Lakeside Crossing. LOS is defined as the operations conditions within a traffic stream and their perception by motorists in terms of delay. The TIA found that there would be considerable wait times for traffic leaving the subject property, resulting in a poor LOS, but almost no impact to Long Prairie Road (FM 2499). In the future, a traffic signal at a private driveway on Lakeside Crossing with an existing median opening on Long Prairie Road might be an option to improve the LOS from the subject site. However, this could impact the LOS for Long Prairie Road. As FM 2499 is a state road, the Texas Department of Transportation (TxDOT) has ultimate authority over any traffic improvements, and in order for a traffic signal to be considered at this location, TxDOT must first authorize and approve it. Their policy is to require verification with actual on the ground counts once the development opens in order to properly evaluate whether a traffic signal is warranted. If TxDOT makes that decision in the future, Lakeside Center's proportionate share of the traffic signal would be approximately 8%.

The site was also evaluated for the need for a right turn lane southbound at the right in right out driveway located on Lakeside Center property. Based on the TIA, the number of vehicles accessing the right in right out driveway is a maximum of 36 vehicles. This volume is below the 50 vehicles per hour threshold that is required by the Town's Access Management Policy. Therefore, this location does not warrant a southbound right turn deceleration lane.

III. Exception to Topographical Slope Protection

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

The applicant is requesting to impact approximately 0.24 acres of the total 10.056 acres to accommodate the detention pond in the open space area. Due to nature of conceptual plans required at the time of rezoning, the applicant waited till final construction plan stage to determine the actual impact to areas with 12 percent or greater slope.

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

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography. Pursuant to Section 98 151 - Waiver of environmental quality criteria,

certain projects that qualify for economic development incentives may necessitate waivers from the environmental quality criteria. Since the Lakeside Center development has been granted status by Town Council as an Economic Development project, it qualifies for the environmental quality criteria waiver and only a simple majority vote at council is required to approve the exception.

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

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

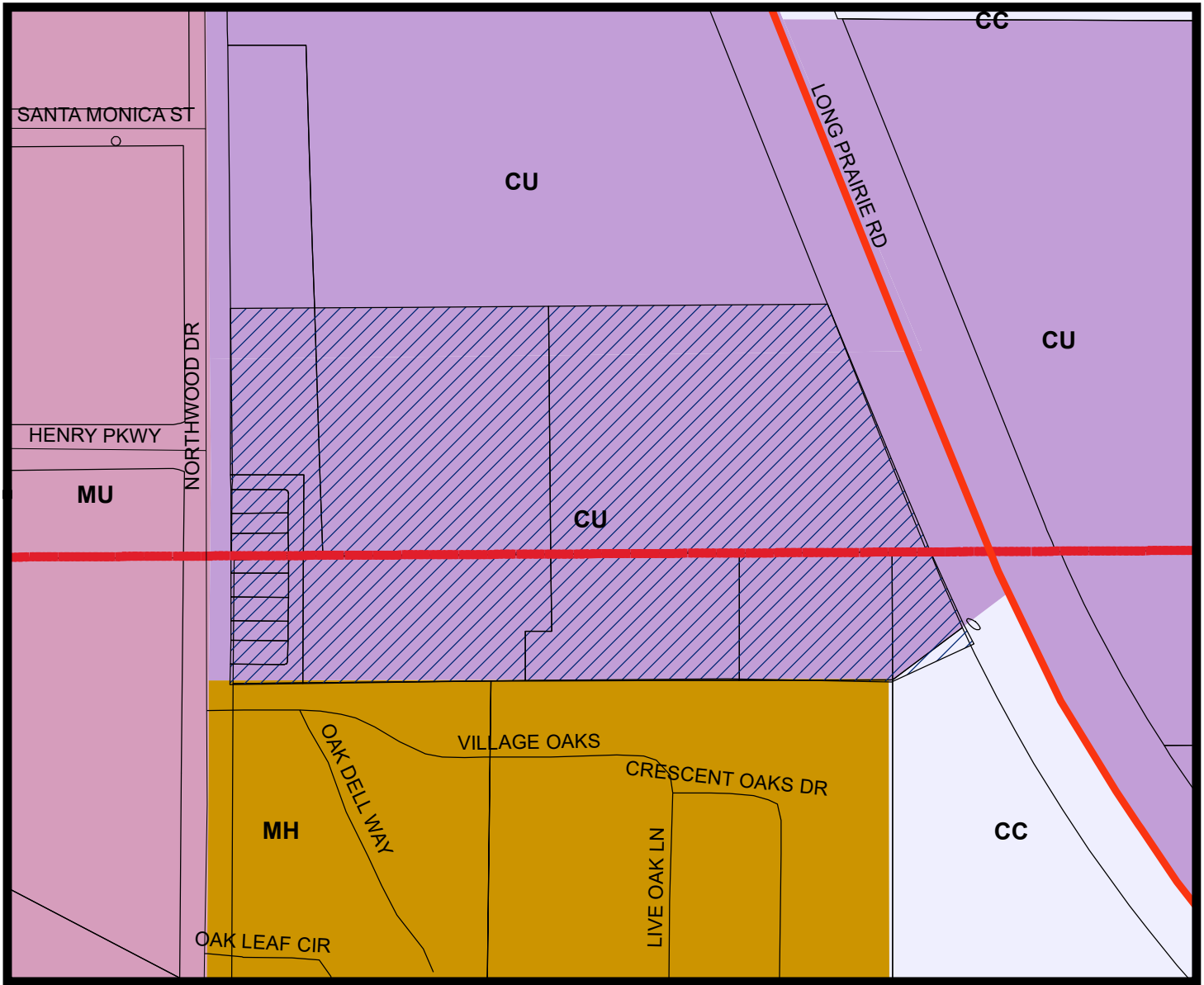
B. Application Details

1. Site Plan Package
2. Slope Exhibit

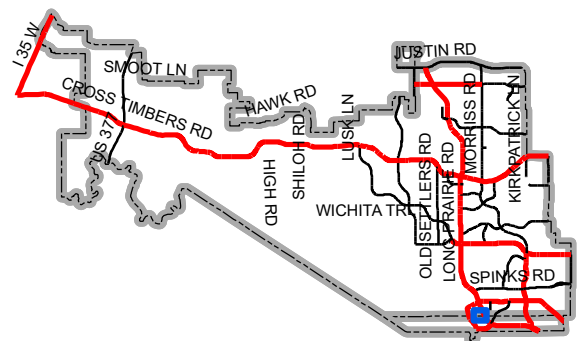
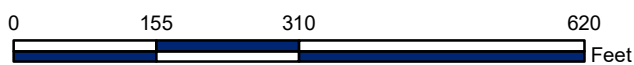
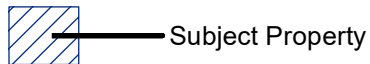


Vicinity Map

Reference Project: RC19-0002 & SP19-0003



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE CORPORATE CENTER - SP

May 31, 2019

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Site Plan Application – Lakeside Corporate Center
Letter of Intent
G&A Job No. 18164**

Poornima:

Please accept this letter, on behalf of Realty Capital, as an explanation of the proposed site plan application. The property, recently zoned as part of PD 169, is located just south of Lakeside Crossing between FM 2499 and Northwood Drive. Accompanying this application will be a record plat application.

PROJECT DESCRIPTION

Lakeside Corporate Center contains two office buildings totaling ~138,500 SF., a 4 story parking garage containing 453 parking spaces and eight townhomes along Northwood Drive. Building 1 is a four-story Class A office building with ~120,000 SF and Building 2 is a two-story office building with ~18,500 SF. Between the office component and the residential portion is a large expanse of open space that will contain walking trails and other amenities as outlined in PD 169.

All of the required infrastructure to service both the office and residential components will be installed at once. The construction plans will detail all of the proposed improvements, including the water and sanitary sewer improvements, storm sewer and detention fire lanes and the right turn lane along FM 2499. The landscape plans will detail all of the open space and other amenities as required by the PD standards. The TIA has been completed and submitted to the Town.

ARCHITECTURE

Lakeside Corporate Center proposes the meritorious architectural style approved with the planned development. The residential Town Homes will be consistent with those approved to the north and within the PD standards.



LETTER OF INTENT > REALTY CAPITAL

SLOPE EXCEPTION

The majority of the environmental features on the site have been protected in the planned open space area at the rear of the office buildings. The need for a detention pond for the site necessitates some grading that will impact slopes greater than 12 percent (see Attachment A - Slope Map). Only 0.24 acres of the 10.056 acres is impacted by this request. This request is seek a variance to accommodate the impact of the detention pond to the steep slope areas:

Slope Protection - SMARTGrowth.

Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Slope Protection requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.

Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

G&A | MCADAMS

A handwritten signature in blue ink, appearing to read 'Scott Minnis', written over a horizontal line.

Scott Minnis

Project Manager, Engineering

cc: Robert J. Dollak, Jr., P.E., Director, G&A|McAdams
Alex Smith, Realty Capital Management, LLC

EXTERIOR FINISH LEGEND

COMPOSITE METAL PANEL - DARK GREY

CONCRETE - LIGHT GREY

GLAZING - CLEAR

EP-2

CONCRETE - MEDIUM GREY

EP-3

CONCRETE - DARK GREY

EP-4

GLAZING - VISION

EP-1

FORMED METAL PANEL - LIGHT GREY (MATCH EP-1)

EP-2

CONCRETE - MEDIUM GREY

EP-3

CONCRETE - DARK GREY

EP-4

GLAZING - VISION

EP-5

GLAZING - VISION (SPANDREL)

EP-6

GLAZING - VISION (SPANDREL)

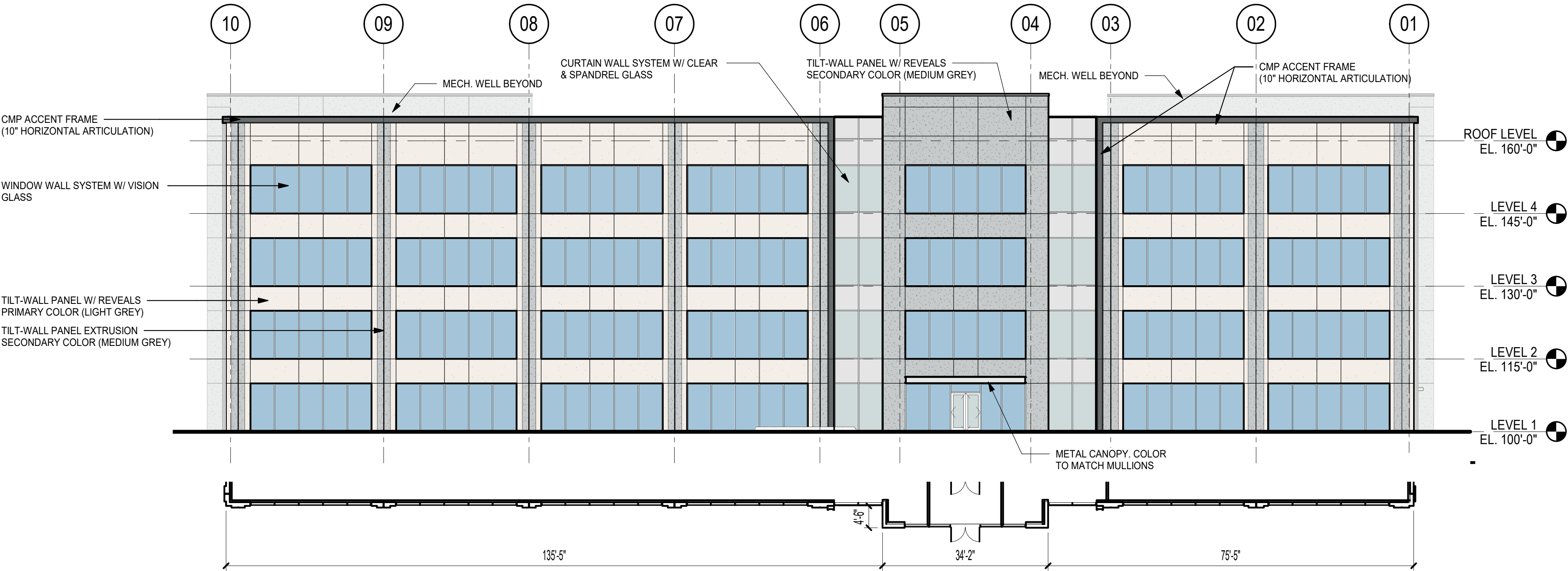
NOTE - ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

ABBREVIATIONS
CMP - COMPOSITE METAL PANEL
EGL - EXTERIOR GLAZING
EP - EXTERIOR PAINT
FMP - FORMED METAL PANEL

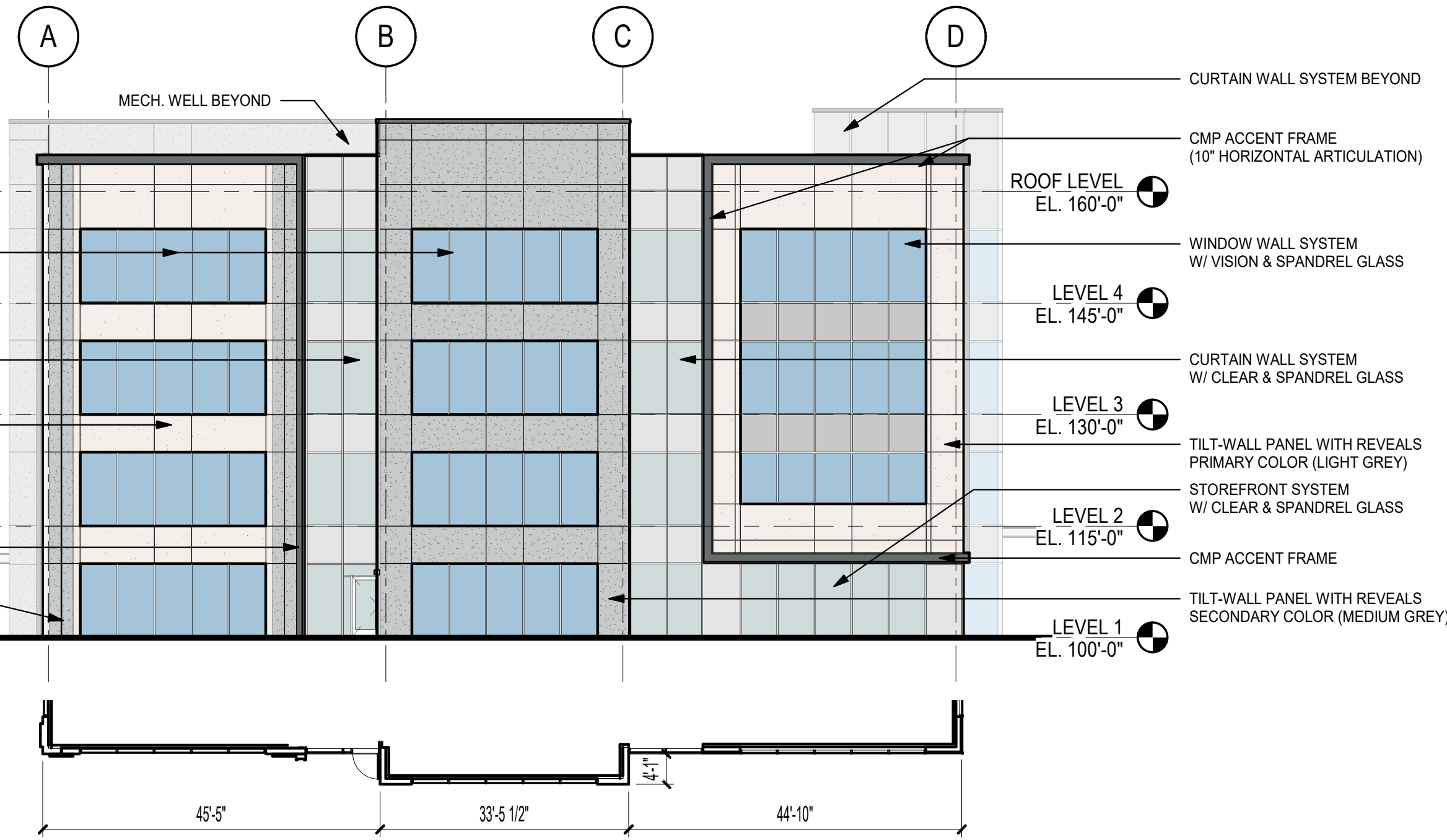
MATERIAL CALCULATIONS TABLE									
Building 1 - Office									
		North	%	South	%	East	%	West	%
1	Total Facade SF	9,184	-	9,182	-	17,724	-	17,305	-
2	Facade SF (excluding doors & windows)	3,619	39.4	3,606	39.3	5,597	31.6	8,555	49.4
3	Doors & Windows	5,106	55.5	5,122	55.8	11,287	63.7	8,287	47.9
4	Primary Masonry Totals	3,160	87.3	3,151	87.4	4,755	85.0	8,091	94.6
	Concrete SF (as applicable)	3,160	87.3	3,151	87.4	4,755	85.0	8,091	94.6
5	Secondary Masonry Totals	459	12.7	454	12.6	850	15.2	463	5.4
	Painted Metal Panel	459	12.7	454	12.6	850	15.2	463	5.4

*NOTE: Per paragraph 5.3 of the Urban Design plan, the maximum percentage of stucco allowed on any building elevation shall be 80%. If the entire 80% primary masonry on a building elevation consists of stucco, the remaining 20% on the same building elevation shall be limited to hand-laid brick or stone.

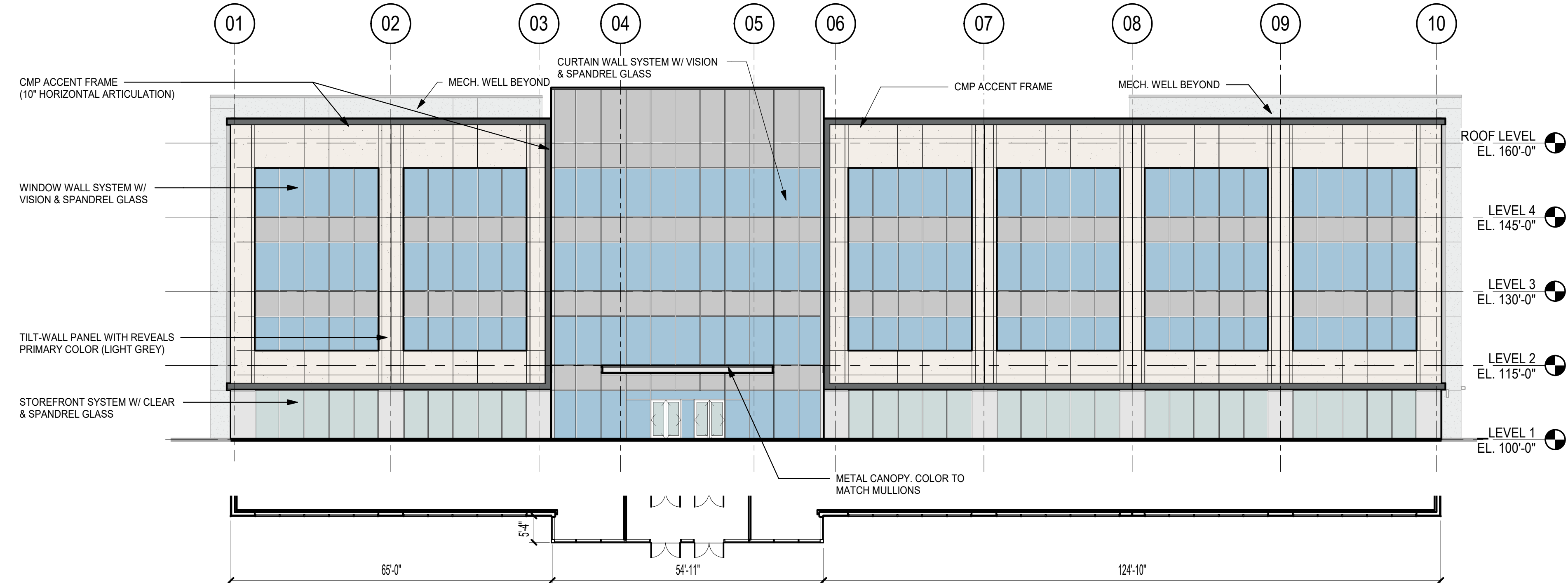
Articulation Table: Building 1 - Main Office									
Vertical					Horizontal				
Quantity			Offset		Quantity			Offset	
	Min Required	Provided	Min Required	Provided	Min Required	Provided	Min Required	Provided	
NORTH	1	1	24"	49"	1	2	10"	10"	
SOUTH	1	1	24"	49"	1	2	10"	10"	
EAST	1	1	24"	64"	1	2	10"	10"	
WEST	1	1	24"	54"	1	1	10"	10"	



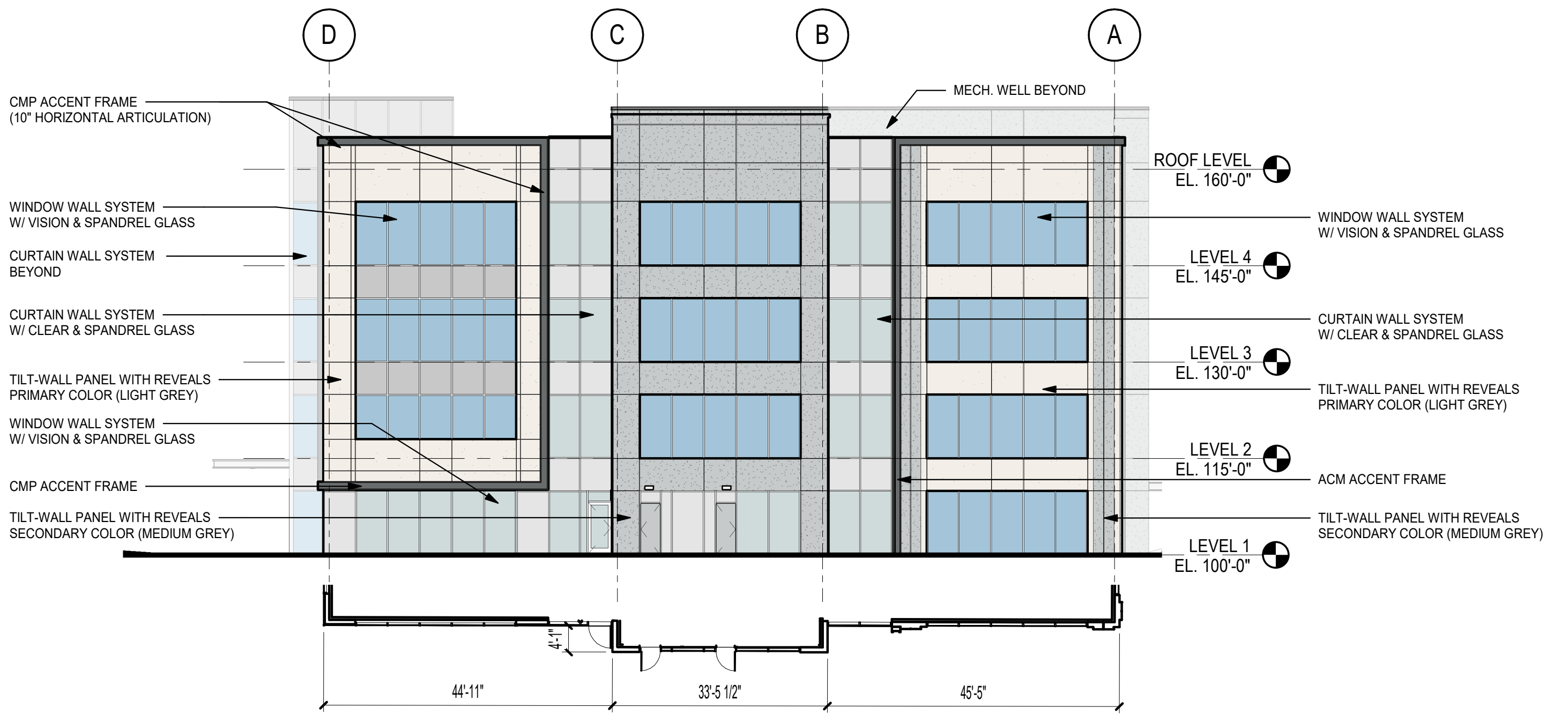
04 OVERALL ELEVATION - WEST
SCALE: 1/16" = 1'-0"



02 OVERALL ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



03 OVERALL ELEVATION - EAST
SCALE: 1/16" = 1'-0"



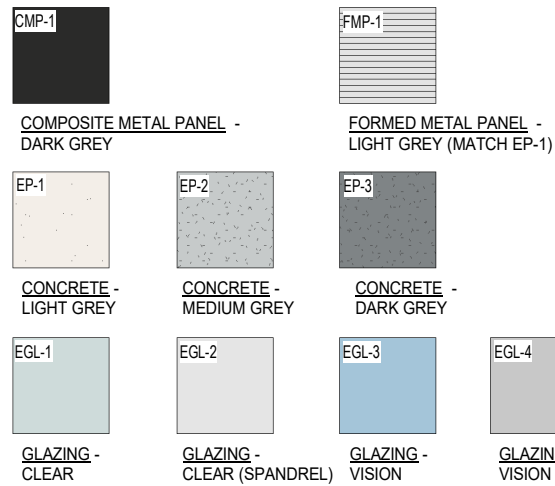
01 OVERALL ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

MATERIAL CALCULATIONS TABLE							
Building 2 - Small Office							
		North	%	South	%	East	%
1	Total Façade SF	3,466	-	2,568	-	4,999	-
2	Façade SF (excluding doors & windows)	1,039	30.0	1,186	46.1	1,949	39.0
3	Doors & Windows	2,427	70.0	1,382	53.8	3,050	61.0
4	Primary Masonry Totals	668	64.3	847	71.4	1,290	66.2
	Concrete SF (as applicable)	668	64.3	847	71.4	1,290	66.2
5	Secondary Masonry Totals	370	35.6	338	28.5	660	33.9
	Metal Panel	370	35.6	338	28.5	660	33.9

*NOTE: Per paragraph 5.3 of the Urban Design plan, the maximum percentage of stucco allowed on any building elevation shall be 80%. If the entire 80% primary masonry on a building elevation consists of stucco, the remaining 20 % on the same building elevation shall be limited to hand-laid brick or stone.

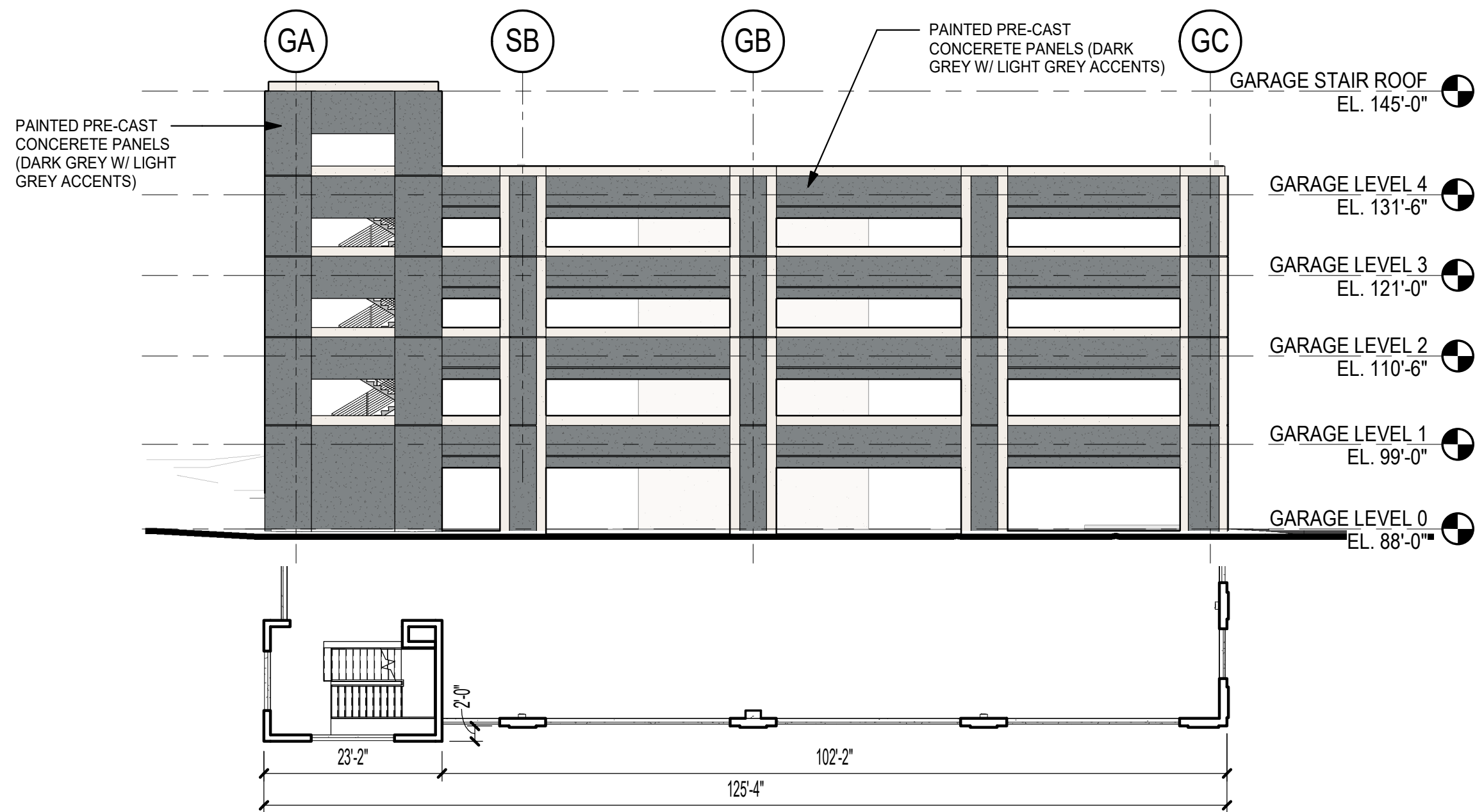
Articulation Table: Building 2 - Small Office									
	Vertical					Horizontal			
	Quantity		Offset		Quantity		Offset		
	Min Required	Provided	Min Required	Provided	Min Required	Provided	Min Required	Provided	
NORTH	1	1	24"	62"	1	2	10"	10"	
SOUTH	0	0	0	0	1	2	10"	10"	
EAST	0	0	0	0	1	1	10"	10"	
WEST	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

EXTERIOR FINISH LEGEND

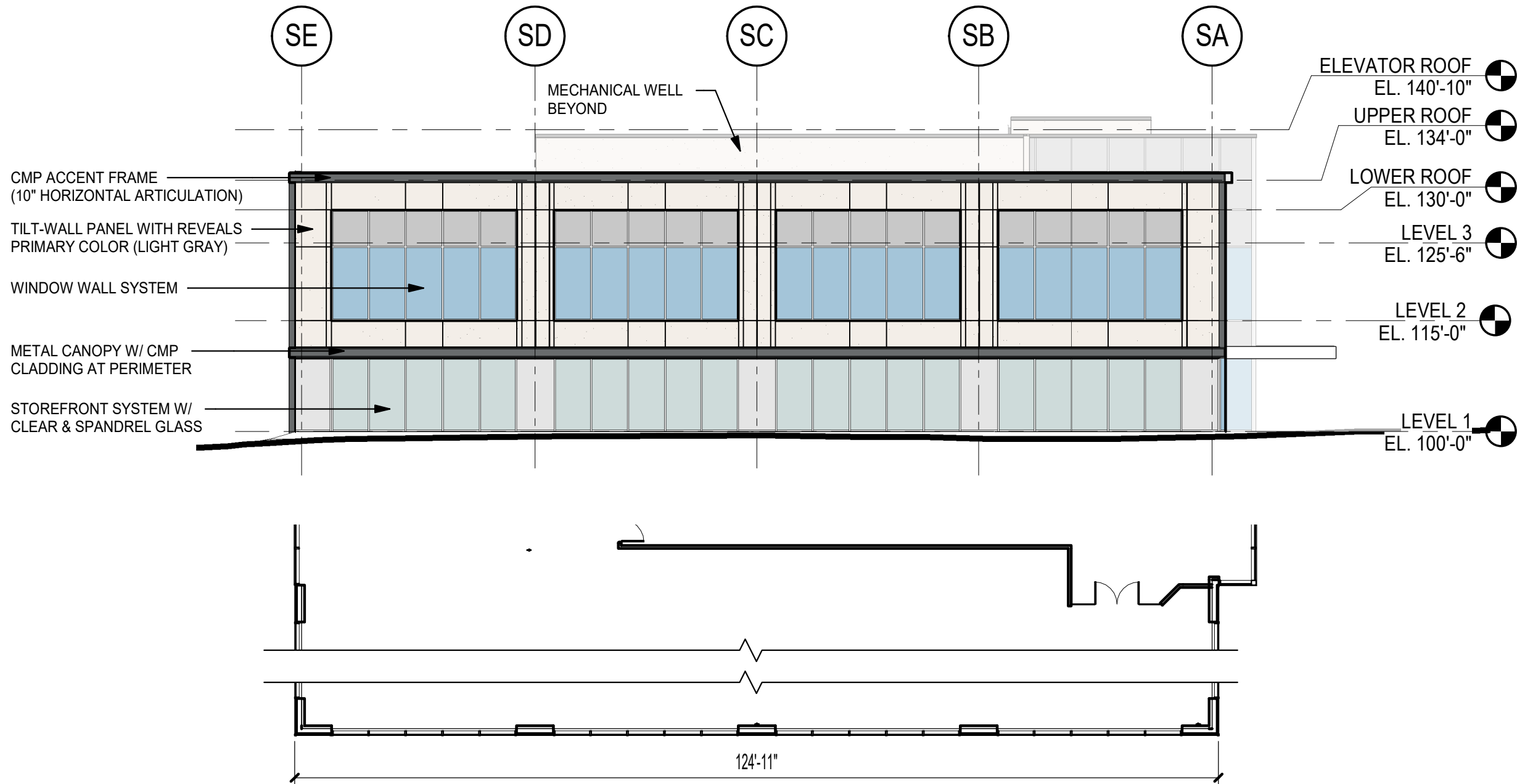


NOTE: ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

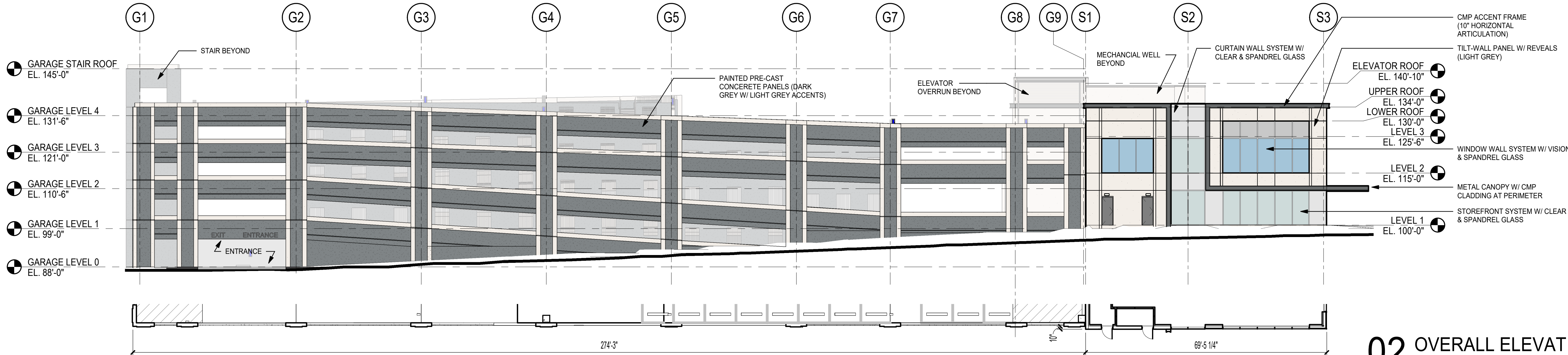
ABBREVIATIONS
CMP - COMPOSITE METAL PANEL
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EQL - EXTERIOR GLAZING
FMP - FORMED METAL PANEL



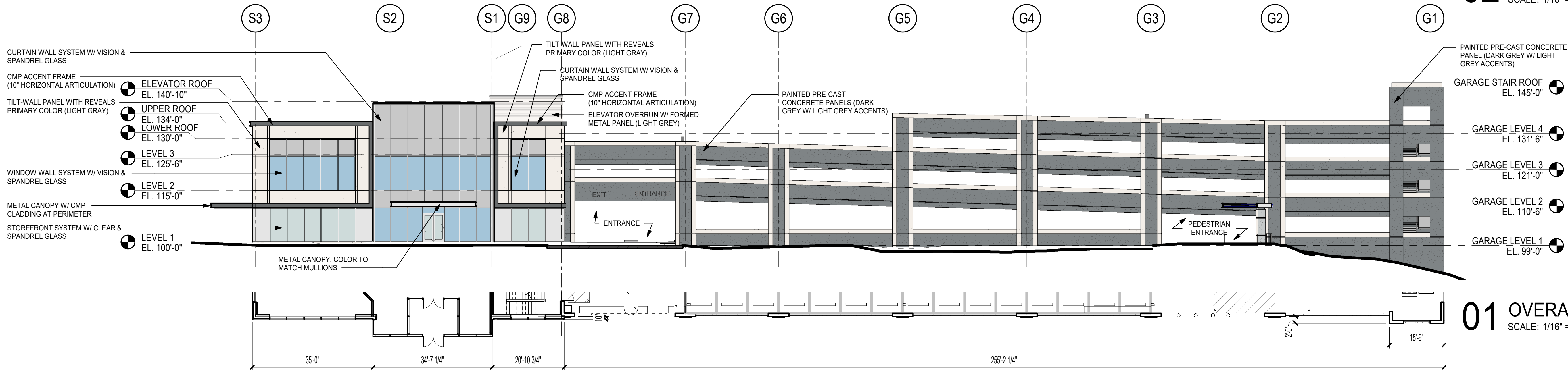
04 OVERALL ELEVATION - WEST
SCALE: 1/16" = 1'-0"



03 OVERALL ELEVATION - EAST
SCALE: 1/16" = 1'-0"

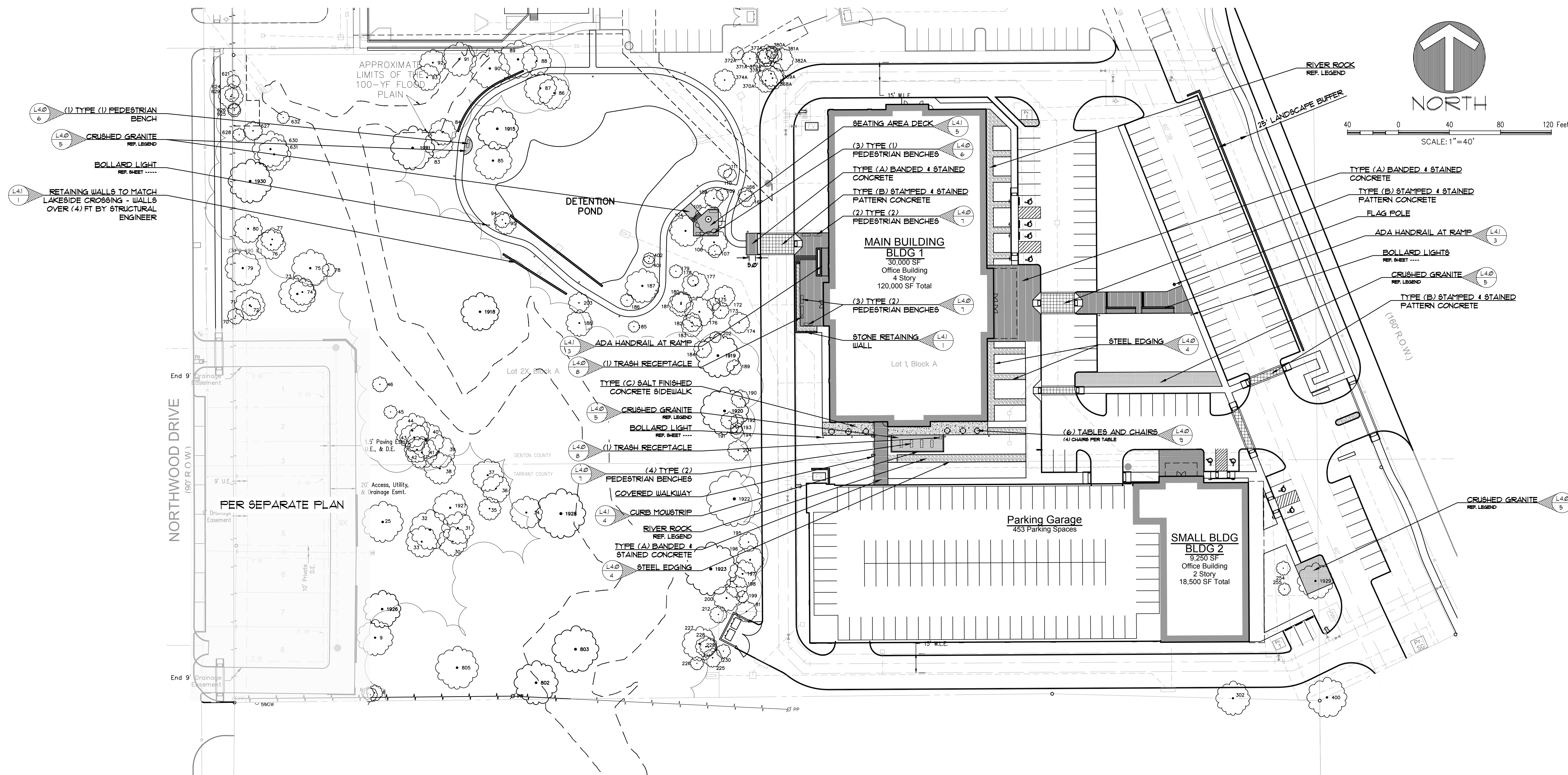


02 OVERALL ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



01 OVERALL ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

C:\BOOKMARKS\



LEGEND

- TYPE (A) BANDED & STAINED CONCRETE °
6" BAND - BROOM FINISHED CONCRETE
STAINED, SALT-FINISHED CONCRETE - BASE COLOR: U18 GULL GRAY
- TYPE (B) STAMPED & STAINED PATTERN CONCRETE °
PATTERN: COLORADO FLAG
BASE COLOR: U49 DEEP CHARCOAL, RELEASE COLOR: U28 CHARCOAL
- TYPE (C) SALT FINISHED CONCRETE SIDEWALK
- CRUSHED GRANITE +
ALAMO STONE: BLACK STAR PEBBLE
REF. SHEET L30, DETAIL 5
- RIVER ROCK +
ALAMO STONE: MESA GREY (1 1/2" - 6")

° BUTTERFIELD COLOR CONCRETE
625 W. ILLINOIS AVE
AURORA, IL 60006
800.282.3388
WWW.BUTTERFIELDCOLOR.COM

+ ALAMO STONE
DIANE COLLIER GROUP
214.238.3100
WWW.COLLIERGROUPTX.COM

NOTES:

- Type (1) Pedestrian Bench located adjacent to Buildings 1 and 2.
- Type (2) Pedestrian Bench located adjacent to pond trail.

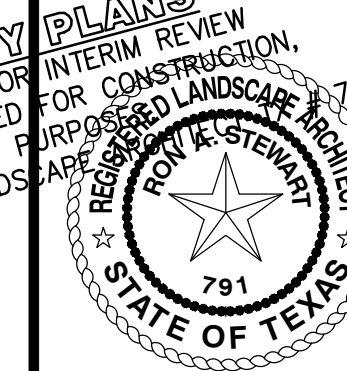
The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.406.8770 Fax
940.240.1012
TBP: 19782 TBPIS: 0104440
www.mcadamsco.com



LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10056 Acres
In the
TARRANTHILL SURVEY, ABSTRACT NO. 1952
& KNIGHT SURVEY, ABSTRACT NO. 682
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

HARDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 6/4/2019



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

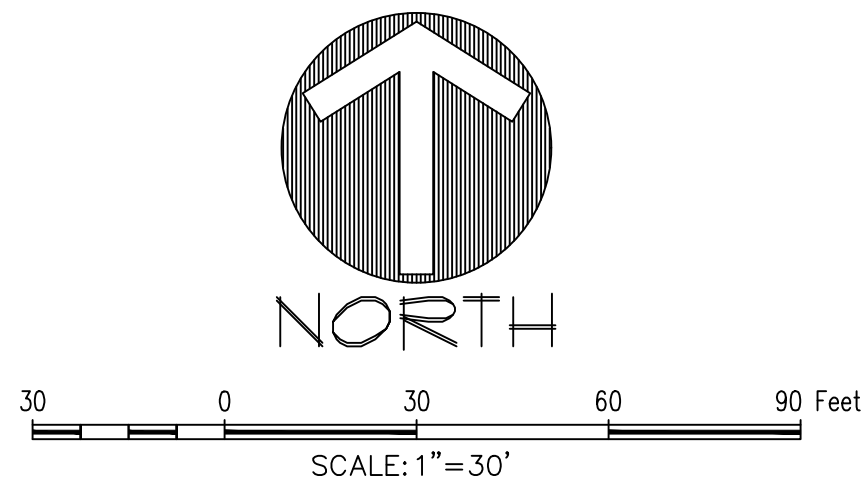
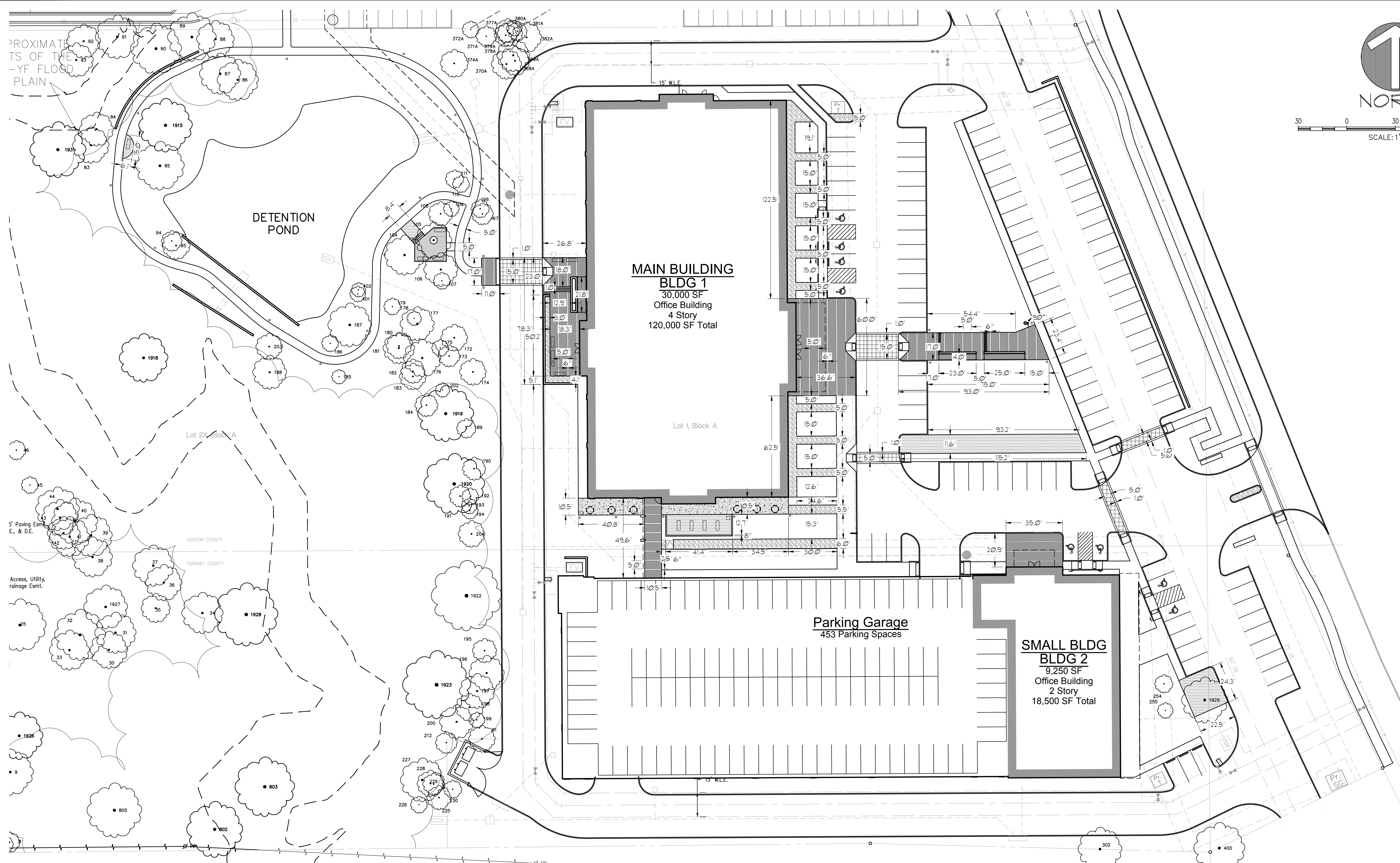
Drawn By: MH
Date: 03/04/2019
Scale: 1"=40'
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

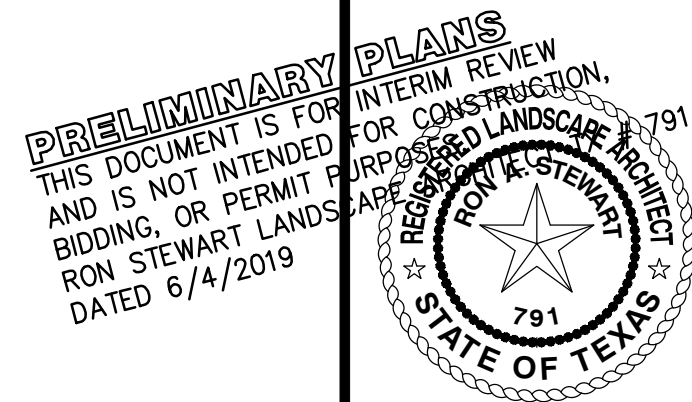
L1.0

C:\BOKAP\KRE



LEGEND

	TYPE (A) BANDED & STAINED CONCRETE ° 6" BAND - BROOK FINISHED CONCRETE STAINED, SALT-FINISHED CONCRETE - BASE COLOR: U18 GULL GRAY		RIVER ROCK + ALAMO STONE: MESA GREY (1 1/2" - 6")
	TYPE (B) STAMPED & STAINED PATTERN CONCRETE ° PATTERN: COLORADO FLAG BASE COLOR: U49 DEEP CHARCOAL, RELEASE COLOR: U28 CHARCOAL		° BUTTERFIELD COLOR CONCRETE 625 W. LINCOLN AVE. AURORA, IL 60006 800.282.3388 WWW.BUTTERFIELDCOLOR.COM
	TYPE (C) SALT FINISHED CONCRETE SIDEWALK		+ ALAMO STONE DIANE COLLIER GROUP 714.738.3100 WWW.COLLIERGROUPTX.COM
	CRUSHED GRANITE + ALAMO STONE: BLACK STAR PEBBLE REF. SHEET L3.0, DETAIL 15		



OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817.436.8770 Fax 817.436.8771
291 Oakmont Road
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 0104440
www.mcadamsco.com

McADAMS

G&A

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10056 Acres
in the
J. TANNAMILL SURVEY, ABSTRACT NO. 1852
J. KNIGHT SURVEY, ABSTRACT NO. 682
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

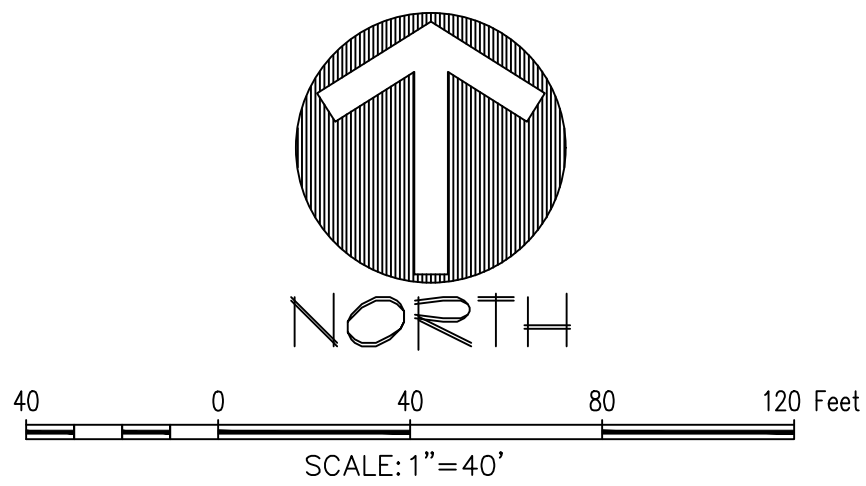
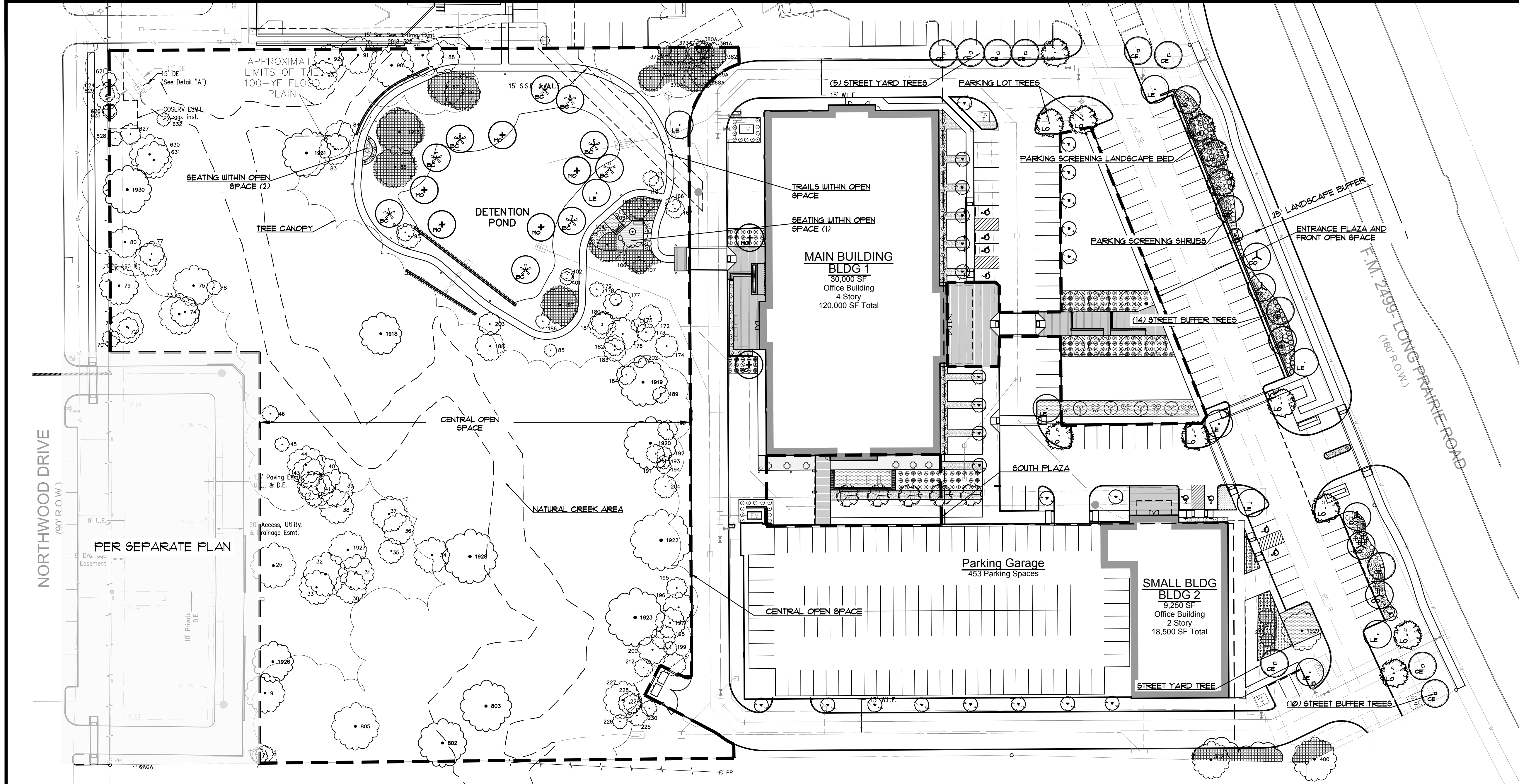
HARDSCAPE DIMENSION CONTROL PLAN

18164

L1.1

Plot: 2: 2/19/2019 11:09:19 PM
Plotted: 4/18/2019 11:09:19 PM

C:\BOOK\APR\KE



NOTES:

1. Shredded bark mulch from trees removed on site to be used for tree protection ad as an erosion control device for disturbed areas within the open space.
2. Grass re-establishment methods if sod, curlex, or hydro-mulch must be met for all disturbed areas. For CO approval.
3. 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.
4. Contractor is responsible for identifying and protecting all town irrigation systems and plant material. Contractor is responsible for repairing any damage to existing town irrigation systems. Any existing irrigation (Raw water line/purple pipe) in public R.O.W. shall be restored to its original condition. Any new irrigation in public R.O.W. shall be purple pipe and shall have purple valve box lids, purple caps on all irrigation heads, purple drip tubing, and purple bubblers. R.O.W. 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.

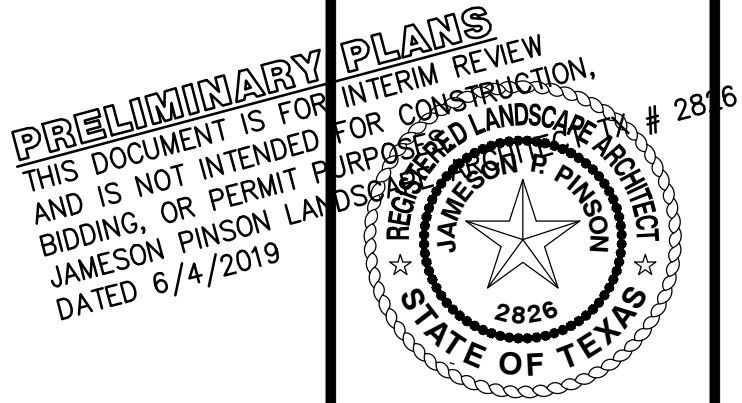
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 500 s.f.	Long Prairie - 11,614 s.f.	24 trees (3" cal.)	24 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	103,735 s.f. of Long Prairie Rd. street yard	48 trees (3" cal.)	41 new trees (3" cal.) + 10 ornamental trees + 3 existing trees (#1929) (+ 1) tree #254 (+ 1) tree #255 (+ 3) tree #1929 5 existing tree credits 49 street yard trees
Minimum 35% to be landscaped		36,308 s.f.	40,406 s.f.
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	110 parking spaces	825 s.f.	19,208 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	110 parking spaces	11 trees (3" cal.)	30 new trees (3" cal.) + 1 existing tree (#1929)
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	Screening shrubs (3' ht.)

CENTRAL OPEN SPACE REQUIREMENTS		
	REQUIRED	PROVIDED
CENTRAL OPEN SPACE	40% of 10.056 ac = 4.022 ac	4.135 ac
DETENTION POND TREES	15	15

ENTRANCE PLAZA AND FRONT OPEN SPACE	
REQUIRED	PROVIDED
MIN. OF 9,000 SF OF TOTAL AREA	16,398 SF OF TOTAL AREA
ENHANCED PAVEMENT	ENHANCED PAVEMENT
ENHANCED LANDSCAPING	ENHANCED LANDSCAPING
PEDESTRIAN SCALE LIGHTING	PEDESTRIAN SCALE LIGHTING
SOUTH PLAZA	
REQUIRED	PROVIDED
MIN. OF 5,000 SF OF TOTAL AREA	5,076 SF OF TOTAL AREA
MIN. 400 SF SHADE STRUCTURE	400 SF SHADE STRUCTURE
SEATING AREA WITH MIN. OF (4) BENCHES, SEAT WALLS, OR TABLES AND CHAIRS	SEATING 4 BENCHES
ENHANCED PAVEMENT	ENHANCED PAVEMENT
ENHANCED LANDSCAPING	ENHANCED LANDSCAPING
PEDESTRIAN SCALE LIGHTING	PEDESTRIAN SCALE LIGHTING
OPEN SPACE AREA-TRAIL	
REQUIRED	PROVIDED
MIN OF TWO BUMPOUTS WITH SEATING, ONE SHADE TREE, AND A MIN OF 30 SF OF ENHANCED LANDSCAPING	(1) BUMPOUT WITH SEATING, 3 SHADE TREES, AND 162 SF OF ENHANCED LANDSCAPING (2) BUMPOUT WITH SEATING, 2 SHADE TREES, AND 72 SF OF ENHANCED LANDSCAPING
TRAIL SHALL BE MIN OF 5 FT	5 FT TRAIL
TRAIL SHALL HAVE PEDESTRIAN LIGHTING	PEDESTRIAN LIGHTING
ENHANCED LANDSCAPE BUFFER	
REQUIRED	PROVIDED
MIN 1,500 SF OF ENHANCED LANDSCAPING WITHIN STREET BUFFER ALONG PARKING AREAS	2,236 SF OF ENHANCED LANDSCAPING WITHIN STREET BUFFER ALONG PARKING AREAS
SITE ENHANCED LANDSCAPING	
REQUIRED	PROVIDED
MIN 4,500 SF OF ENHANCED LANDSCAPING THROUGHOUT THE DEVELOPMENT	10,498 SF OF ENHANCED LANDSCAPING THROUGHOUT THE DEVELOPMENT
SITE ENHANCED PAVING	
REQUIRED	PROVIDED
MIN 4,100 SF OF ENHANCED PAVING THROUGHOUT THE DEVELOPMENT	5,371 SF OF ENHANCED PAVING THROUGHOUT THE DEVELOPMENT

LANDSCAPE NOTES:
Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



Drawn By: --
Date: 03/04/2019
Scale: 1"=40'
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

18164

L2.0

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10056 Acres

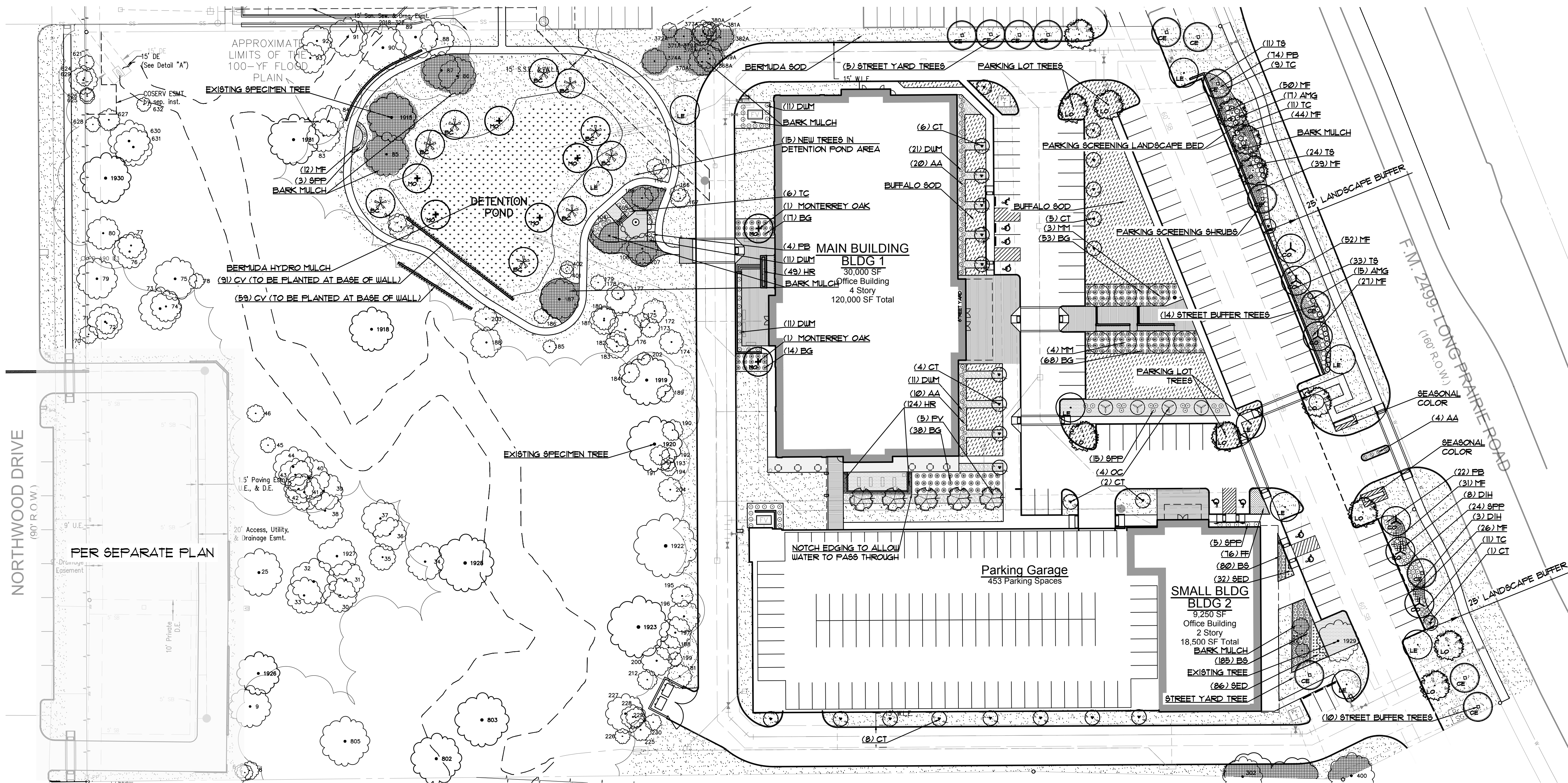
J. TANNHILL SURVEY, ABSTRACT NO. 1952
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

AMENITY OPEN SPACE
PLAN



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8770 Fax
817-436-8771
940-240-1012
TBP#: 19762 TBPIS: 10194440
www.mcadamsco.com

LAKESIDE CENTER



- NOTES:
1. Shredded bark mulch from trees removed on site to be used for tree protection and as an erosion control device for disturbed areas within the open space.
 2. Grass re-establishment methods if sod, curlex, or hydro-mulch must be met for all disturbed areas. For CO approval.
 3. Contact Joshua Brown, Parks supervisor at (972) 874-6428 or John Habern, Parks, Trails, and Landscapes specialist, at (972) 874-6343 prior to beginning any work in the Town's ROW.
 4. Contractor is responsible for identifying and protecting all town irrigation systems and plant material. Contractor is responsible for repairing any damage to existing town irrigation systems. Any existing irrigation (Raw water line/purple pipe) in public ROW shall be restored to its original condition. 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.

PLANT LEGEND

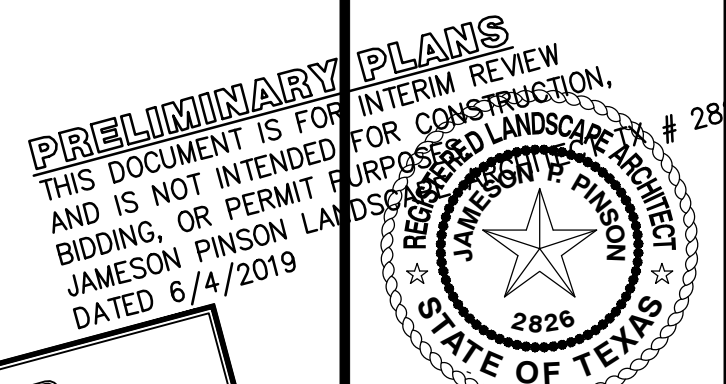
	(LO) LIVE OAK <i>Quercus virginiana</i>		(MM) MAVERICK MESQUITE <i>Prosopis glandulosa 'Maverick'</i>		(SPP) SPINELESS PRICKLY PEAR <i>Anisacanthus quadrifidus</i>		(BS) BLACKEYED SUSAN <i>Rudbeckia hirta</i>
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>		(FV) FALO VERDE <i>Parkinsonia praecox</i>		(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>		(HR) HORSETAIL REED <i>Equisetum hyemale</i>
	(MO) MONTERREY OAK <i>Quercus polymorpha</i>		(CT) CHASTE TREE <i>Vitex agnus-castus</i>		(AA) ARTICHOKE AGAVE <i>Agave parryi v. truncata</i>		(SED) MEADOW SEDGE <i>Carex peridentata</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(OC) OCOTILLO <i>Fouquieria splendens</i>		(TC) TURKSCAP <i>Malvaviscus arboreus</i>		(FF) FROG FRUIT <i>Phyla nodiflora</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis 'Adagio'</i>		(CV) CROSSVINE <i>Bignonia capreolata</i>		SEASONAL COLOR
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(TS) DWARF TEXAS SAGE <i>Leucophyllum frutescens</i>		(PB) PYGMY BARBERRY <i>Barberis thunbergii 'Crimson Pygmy'</i>		BERMUDA SOD
			(DWM) DWARF WAX MYRTLE <i>Myrica pusilla</i>		(BG) BLUE GRAMA 'BLONDE AMBITION' <i>Bouteloua gracilis 'Blonde Ambition'</i>		BUFFALO SOD
			(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>		BERMUDA HYDRO-MULCH		BARK MULCH

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	
12	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
9	CHINQUAPIN OAK	<i>Quercus muhlenbergii</i>	3"	10'-12'	Per Plan	Single Trunk
9	MONTERREY OAK	<i>Quercus polymorpha</i>	3"	10'-12'	Per Plan	Single Trunk
9	BALD CYPRESS	<i>Taxodium distichum</i>	3"	10'-12'	Per Plan	Single Trunk
13	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
10	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
* 7	MAVERICK MESQUITE	<i>Prosopis glandulosa 'Maverick'</i>	24" box	8'-10'	Per Plan	Multi Trunk
* 5	FALO VERDE	<i>Parkinsonia praecox 'Desert Museum'</i>	24" box	8'-10'	Per Plan	Full
27	CHASTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Multi Trunk
* 4	OCOTILLO	<i>Fouquieria splendens</i>	30gal.	6'-8'	Per Plan	Full
32	ADAGIO MAIDEN GRASS	<i>Miscanthus sinensis 'Adagio'</i>	5gal.	24"	3'-0"	Full
76	DWARF WAX MYRTLE	<i>Myrica pusilla</i>	5gal.	24"	6'-0"	Full
70	DWARF TEXAS SAGE	<i>Leucophyllum frutescens 'Bertstar'</i>	5gal.	18"	3'-0"	Xeri
* 47	SPINELESS PRICKLY PEAR	<i>Opuntia ellisiana</i>	5gal.	24"	3'-0"	Full
11	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica</i>	5gal.	24"	3'-0"	Full
* 33	ARTICHOKE AGAVE	<i>Agave parryi v. truncata</i>	5gal.	18"	4'-0"	Xeri
37	TURK'S CAP	<i>Malvaviscus drummondii</i>	3gal.	36"	4'-0"	Full
90	PYGMY BARBERRY	<i>Barberis thunbergii 'Crimson Pygmy'</i>	3gal.	12"	2'-0"	Xeri
193	BLUE GRAMA GRASS	<i>Bouteloua gracilis 'Blonde Ambition'</i>	1gal.	24"	2'-6"	Xeri
237	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	3gal.	12"	2'-0"	Xeri
265	BLACKEYED SUSAN	<i>Rudbeckia hirta</i>	1gal.	12"	18" o.c.	Full
173	HORSETAIL REED	<i>Equisetum hyemale</i>	1gal.	12"	18" o.c.	Full
118	MEADOW SEDGE	<i>Carex peridentata</i>	1gal.	12"	18" o.c.	Full
50	FROG FRUIT	<i>Phyla nodiflora</i>	1gal.	12"	18" o.c.	Full
150	CROSS VINE	<i>Bignonia capreolata</i>	1gal.	12"	18" o.c.	Full
180	SEASONAL COLOR		4" pot	12"	12" o.c.	Full
6,755	BERMUDA SOD					
11,767	BUFFALO SOD					
8,413	BERMUDA HYDRO-MULCH					

* FOR PLANT AVAILABILITY CONTACT:
JANET RADEMACHER
MOUNTAIN STATES NURSERY
(623) 764-5351

PLANTS MAY REQUIRE AN EXTENDED LEAD TIME, AND SHOULD BE ORDERED AS SOON AS POSSIBLE.



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

Drawn By: --
Date: 03/04/2019
Scale: 1"=40'
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

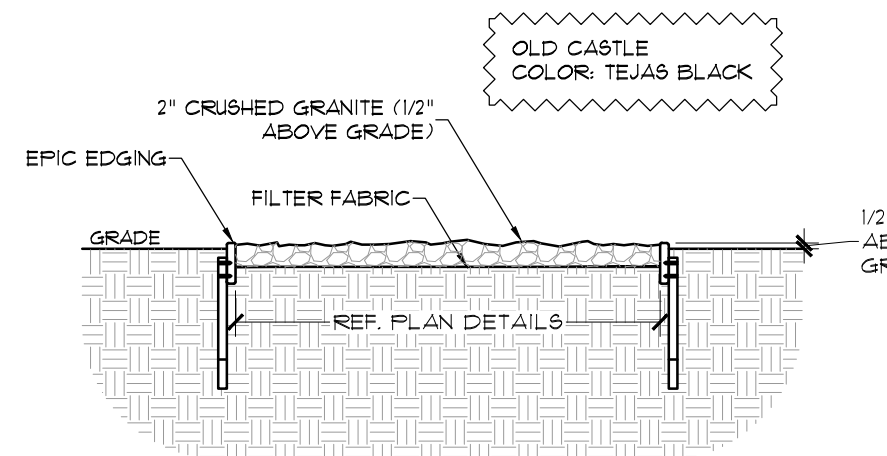
OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

L2.1

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10056 Acres
In the TARRANT SURVEY, ABSTRACT NO. 1952
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS



LAKESIDE CENTER



Chris Kalkbrenner
Mobile 314 . 855 . 0170
chris@anovafurnishings.com

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
sales@anovafurnishings.com
anovafurnishings.com

LEXC6— Exposition 6' Contour Bench

6' contour bench with steel slat seat, armrests and portable/surface mount legs

Material

The 6' contour bench is composed of a 10-gauge steel slat seat with a .5" wide slot pattern and steel legs and armrests. The bench is 74.77" long and will support 200 lbs. per linear foot.

The bench is designed to be portable for flexibility in placement or surface mounted using pre-drilled .4" diameter holes in feet to prevent movement. Mounting hardware is not included.

Finish

Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high-performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM E1354 and determined to be in compliance with California Uniform Fire Code 1032.2.1.4.2.

Fade-resistant, powder coated steel legs, armrests and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by different sources.

Color

See website or sales representative for color choices.

BRUSHED BRONZE

Assembly

The bench requires some assembly. Stainless steel assembly hardware is included.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty

20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.

Technical drawing of the LEXC6 Exposition 6' Contour Bench. The drawing includes a front view and a side view with the following dimensions:

- Front View Dimensions:**
 - Overall Length: 25.16"
 - Overall Width: 24.90"
 - Seat Height: 18.00"
 - Backrest Height: 33.37"
 - Backrest Width: 26.06"
- Side View Dimensions:**
 - Overall Length: 74.77"
 - Overall Width: 74.22"
 - Seat Height: 17.82"
 - Backrest Height: 22.27"
 - Backrest Width: 2.00"
 - Base Width: 1.56"

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. U/Ps	Unit Shipping Wt. Truck (In Units)	Unit Ship Size w/Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 48")	Total No. Pkgs.	Shipping Class
159 lbs.	N/A	176 lbs./Unit	27 cu. ft.	6	100 lbs.	3	70

8/27/2015

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Made in U.S.A.

FF FORM AND FIBER
contract outdoor accessories
P.O. Box 2102 | Mahanick, TX 75147

WEBSITE
www.formandfiber.com

ORDERS
888-314-8852

EMAIL
info@formandfiber.com

Construction and Finish

1. The Box Benches are 3 inch thick cast concrete benches with an approximate 1/4" radius on all edges. They have an average strength tested at 28-30 days of 5,810 psi.
2. Optional leveling feet are available for an upcharge per unit. Leveling feet with anchor inset, mount type swiveling stud, and locking nut. Thread size is 3/8"-16, base diameter is 1-1/4" with an individual load capacity of 3750 lbs. Feet are stainless steel base, construction, and finish.
3. Benches are tightly sandblasted and sealed, to enhance color and protect surfaces from moisture, dirt, and stains.

Design Placement

1. Benches are not designed to take impact to edges from skateboards or rollerblades. Form and Fiber does not warrant benches against such types of impact nor the application of protective edge guards which can also fracture bench edges.
2. Caution should be given to placement and exposure to urban activities.

Form and Fiber Inc. All rights reserved. © 2018.
Made in the USA.

Box Bench Footprint

	BX_BCH_8 96" L x 24" W x 18" H - Avg. Weight = 2000 lbs. - Intermediate Support - Optional Leveling Feet
	BX_BCH_6 72" L x 24" W x 18" H - Avg. Weight = 1210 lbs. - Optional Leveling Feet
	BX_BCH_4 48" L x 24" W x 18" H - Avg. Weight = 875 lbs. - Optional Leveling Feet
	BX_BCH_2 24" L x 24" W x 18" H - Avg. Weight = 560 lbs. - Optional Leveling Feet

FINISH:
NATURAL GRAY
(NO PIGMENT)

° Denotes placement of optional leveling feet per unit.
Note: Leveling feet will need a minimum of 1" to overall height of bench.

BOX BENCH SERIES
site furniture

Chris Kalkbrenner
Mobile 314 . 853 . 0170
chris@anova-furnishings.com

221 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel./ 314.754.0835 fax
sales@anova-furnishings.com
anova-furnishings.com

AE2645RCT-STX — Air Stix 45-Gallon Dual Trash/Recycler with Side Door and Built-In Top

45-gallon perforated steel and aluminum dual trash/recycler with tree line pattern, side door, built-in top, plastic liner and rubber feet

Material

The dual trash/recycler is 46.72" tall and is composed of heavy-duty 12-gauge steel panels with an extruded aluminum frame. Steel side panels feature a unique architectural perforated tree line pattern inspired by trees. Inner bin separation has front-to-back orientation. The side door features a magnetic door latch, a continuous geared hinge and a tamper-resistant cam lock and key system.

The built-in canopy style top is 16-gauge steel with 9.63" tall x 22.01" wide front and back openings. The recycling side of the top features recycle logos laser cut into the steel.

Optional decals are available: "Bottles/Cans" with recycling logo, "Mixed Recycling" with recycling logo, "Paper" with recycling logo or "Trash" decal—custom decals also available. Speechy black or white lettering. Decal placement will be on the steel divider bar that is positioned across the opening. Decals will be factory installed and must be specified at the time of order.

The receptacle is designed to be portable for flexibility in placement or surface mounted using pre-drilled holes inside baseboard. The rubber feet are adjustable to assist in leveling the receptacle. Includes two reusable plastic liners made of high-density polyethylene. Mounting hardware is not included.

Finish

Fade resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treatment complies with the industry standard by 24/5 in testing by independent sources.

Color

See website or sales representative for color choices.

PANEL/LID COLOR: BLACK
FRAME COLOR: SILVER

Assembly

The receptacle ships fully assembled and ready for use.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

Warranty

20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anova-furnishings.com/warranty.aspx.

Replacement Parts

Trash Decal White	DEC2000
Trash Decal Black	DEC2002
Paper Decal w/ Logo White	DEC2004
Paper Decal w/ Logo Black	DEC2006
Bottles/Cans w/ Logo White	DEC2008
Bottles/Cans w/ Logo Black	DEC2010
Mixed Recycling w/ Logo White	DEC5000
Mixed Recycling w/ Logo Black	DEC5002

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. UPS	Unit Shipping Wt. Truck (Lb. Unit)	Unit Ship Size w/ Pallet	Max Units Per Pallet	Pallet Size/Wt. (32" x 48")	Total No. Pkgs.	Shipping Class
194 lbs.	N/A	191 lbs./unit	46.44 cu. ft.	1	50 lbs.	1	150

3/1/2016

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Made in U.S.A.

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE26T48 — Airi 48" Table

48" diameter table with aluminum top and cast aluminum legs, portable

Material

The table has a 48" diameter table top that is 0.19" thick and is composed of 3003-O aluminum alloy. The table top features a 0.25" chamfered edge and has a 1.58" diameter umbrella hole in the center. A solid aluminum top (no umbrella hole) is also available; please call for information and availability.

The table base is made of cast aluminum and designed to be portable for flexibility in placement. Each foot features a stainless steel adjustable glide that swivels for both horizontal and vertical leveling and to protect your floors.

Finish

Fade-resistant, powder coated aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color

See website or sales representative for color choices.

Assembly

The table requires some assembly. Stainless steel assembly hardware is included.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with a solvent or petroleum base products.

Warranty

20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.

TABLE TOP COLOR: SILVER
LEG COLOR: SILVER

Accessories

8" Standard Fabric Color Umbrella 7LPU
9" Standard Fabric Color Umbrella 9LPU

Umbrella Table Base 11" Dia. Steel Umbrella Base

UBRACE
UBT1

211 North Lindbergh Blvd.
St. Louis, MO 63141
800.231.1327 tel | 314.754.0835 fax
specify@anovafurnishings.com
anovafurnishings.com

AE26T60STX— Airi Stx Chair

Perforated aluminum chair with stix pattern seat and back and cast aluminum frame and legs

Material

The Stix chair is composed of 10-gauge, 5052-O aluminum alloy with cast aluminum frame and legs. The seat and back features a unique architectural perforated stix pattern inspired by trees.

The 34.75" tall chair will support 200 lbs. per linear foot. Each foot features a nylon glide to protect your floors from scratching. The chair stacks up to four high for easy storage.

Finish

Fade-resistant, powder coated aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color

See website or sales representative for color choices.

Assembly

The chair ships fully assembled and ready for use.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with a solvent or petroleum base products.

Warranty

20-year limited structural warranty with 7-year finish warranty against fading from the date of purchase. See full details on multi-year warranties for components at www.anovafurnishings.com/warranty.aspx.

SEAT COLOR: SPECIFIED
FRAME COLOR: SPECIFIED
AND IS NOT INTENDED FOR BIDDING OR PERMIT DATED 6/4/20

STIX PATTERN CLOSE-UP

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

Drawn By: MH
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

L4.0

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
 Lot 1-2X, Block A
 10.056 Acres
 in the
 J. TANNAHILL SURVEY, ABSTRACT NO. 1252
 J. KNIGHT SURVEY, ABSTRACT NO. 692
 TOWN OF FLOWER MOUND
 DENTON COUNTY, TEXAS
 TARRANT COUNTY, TEXAS

HARDSCAPE AND LANDSCAPE DETAILS

**The John R. McAdams
Company, Inc.**
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

BP: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com



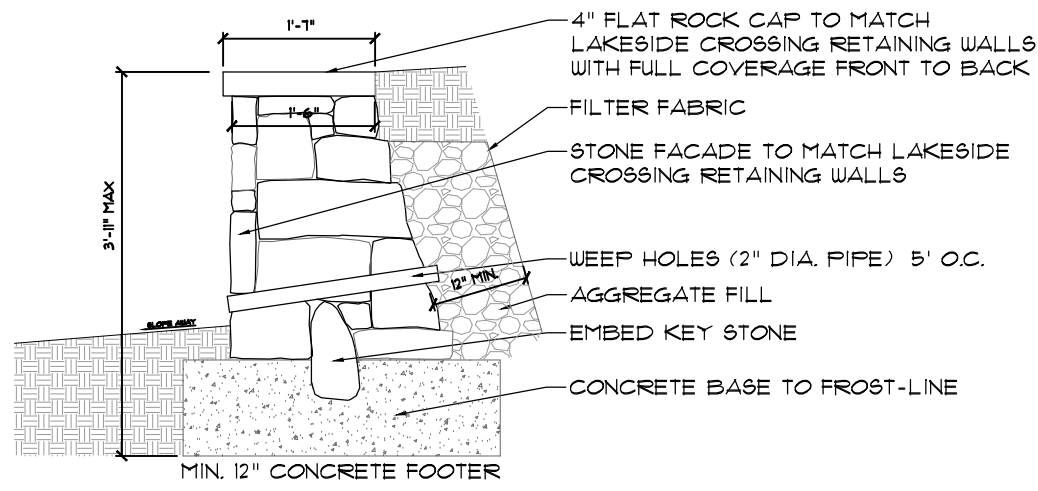
McADAMS



LAKESIDE CENTER
WWW.LAKESIDEHUB.COM

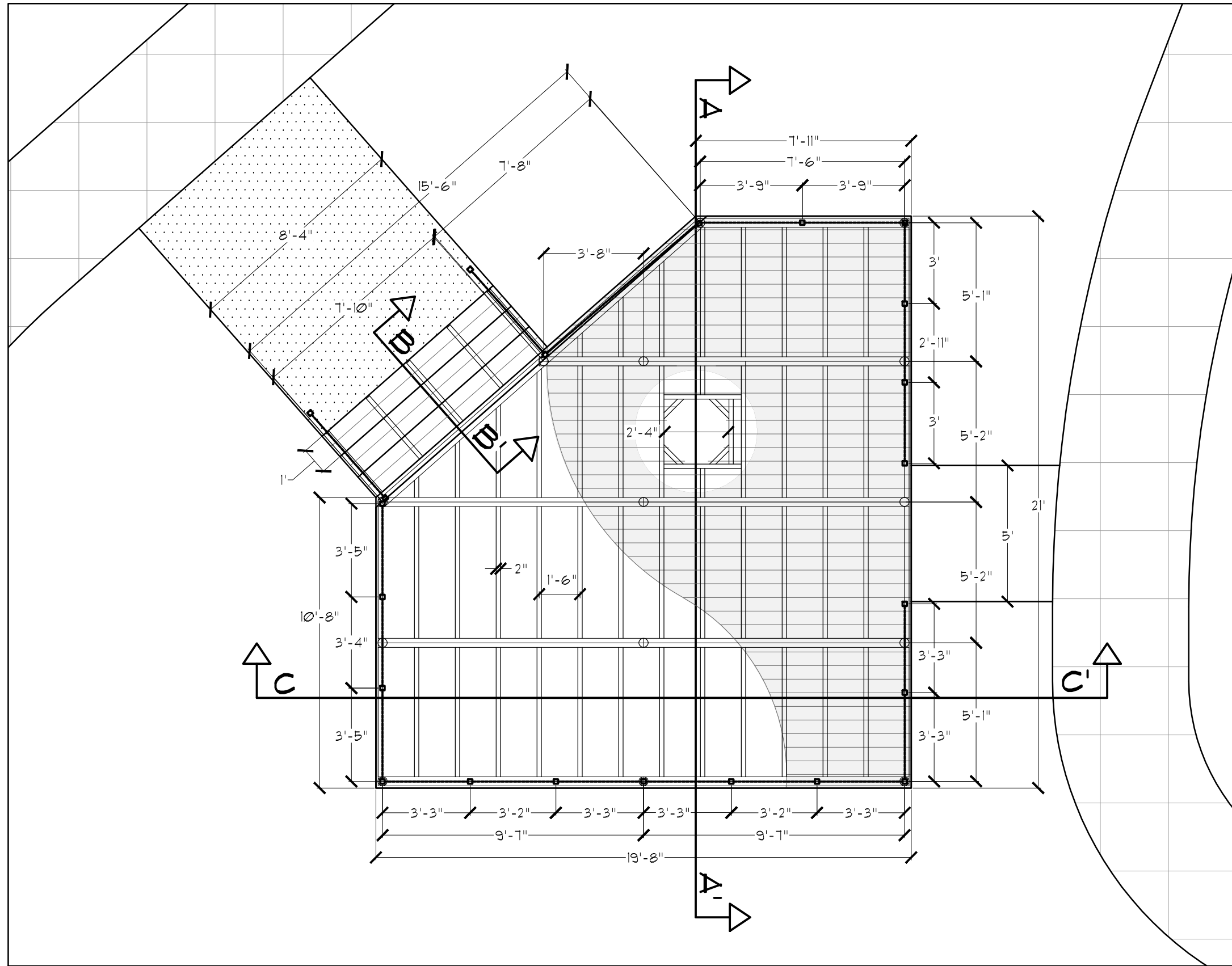
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NOTE: WALLS TALLER THAN 36" IN HT. TO BE DESIGNED, SIGNED AND SEALED BY STRUCTURAL ENGINEER

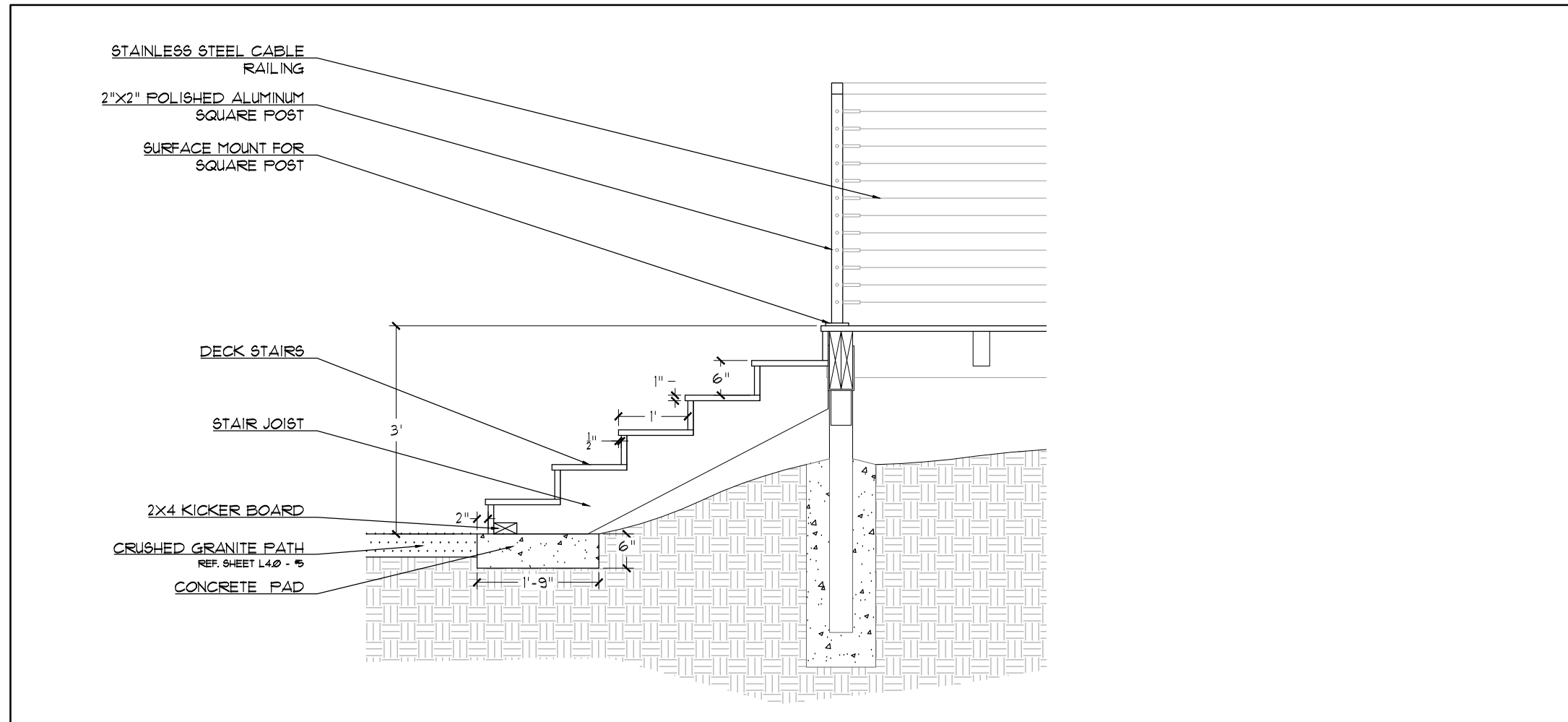


LAKESIDE CROSSING RETAINING WALL

1. STONE RETAINING WALL
1/4"=1'

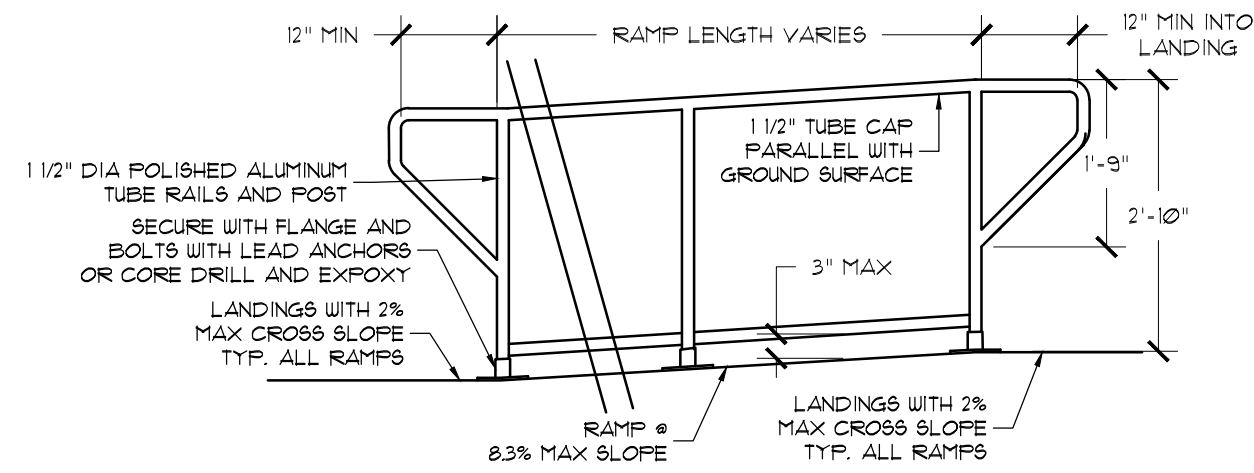
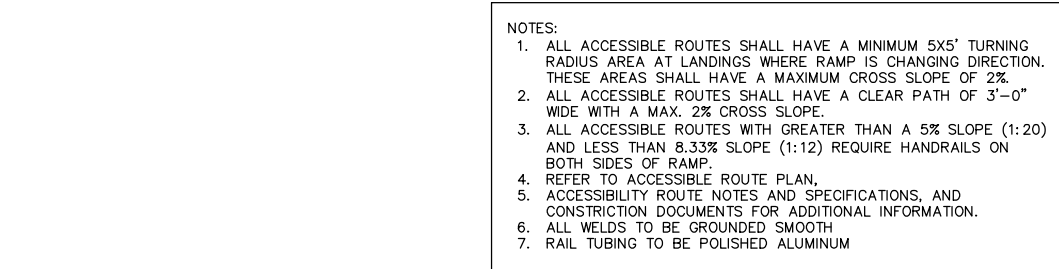


PLAN VIEW - SCALE: 1/4"=1'

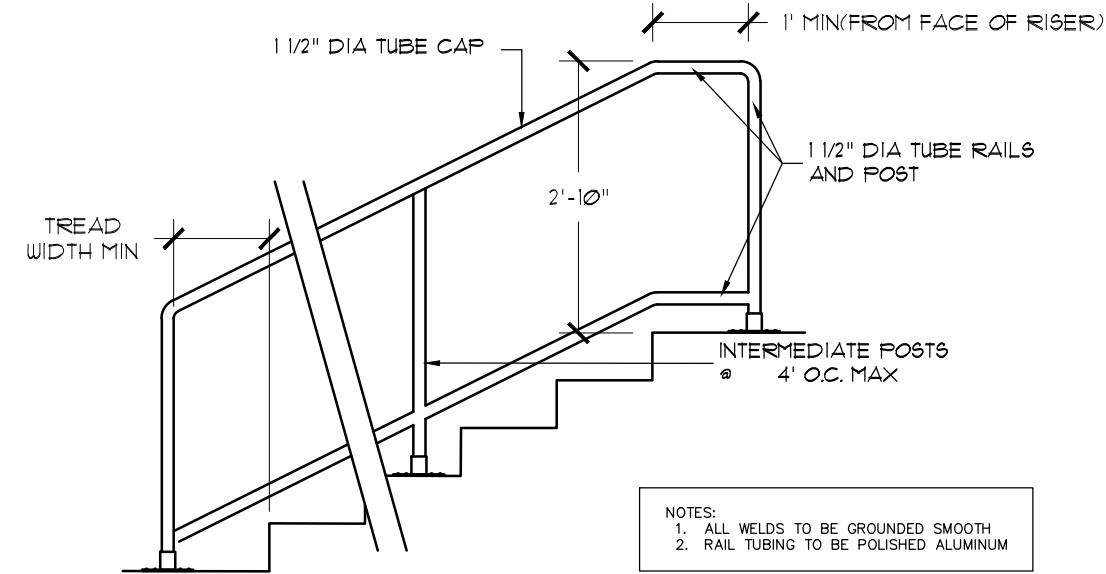


SECTION B - SCALE: 1/4"=1'

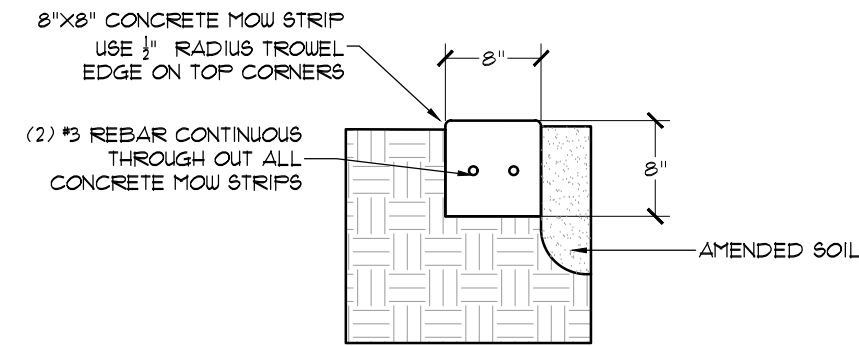
5. SEATING AREA DECK



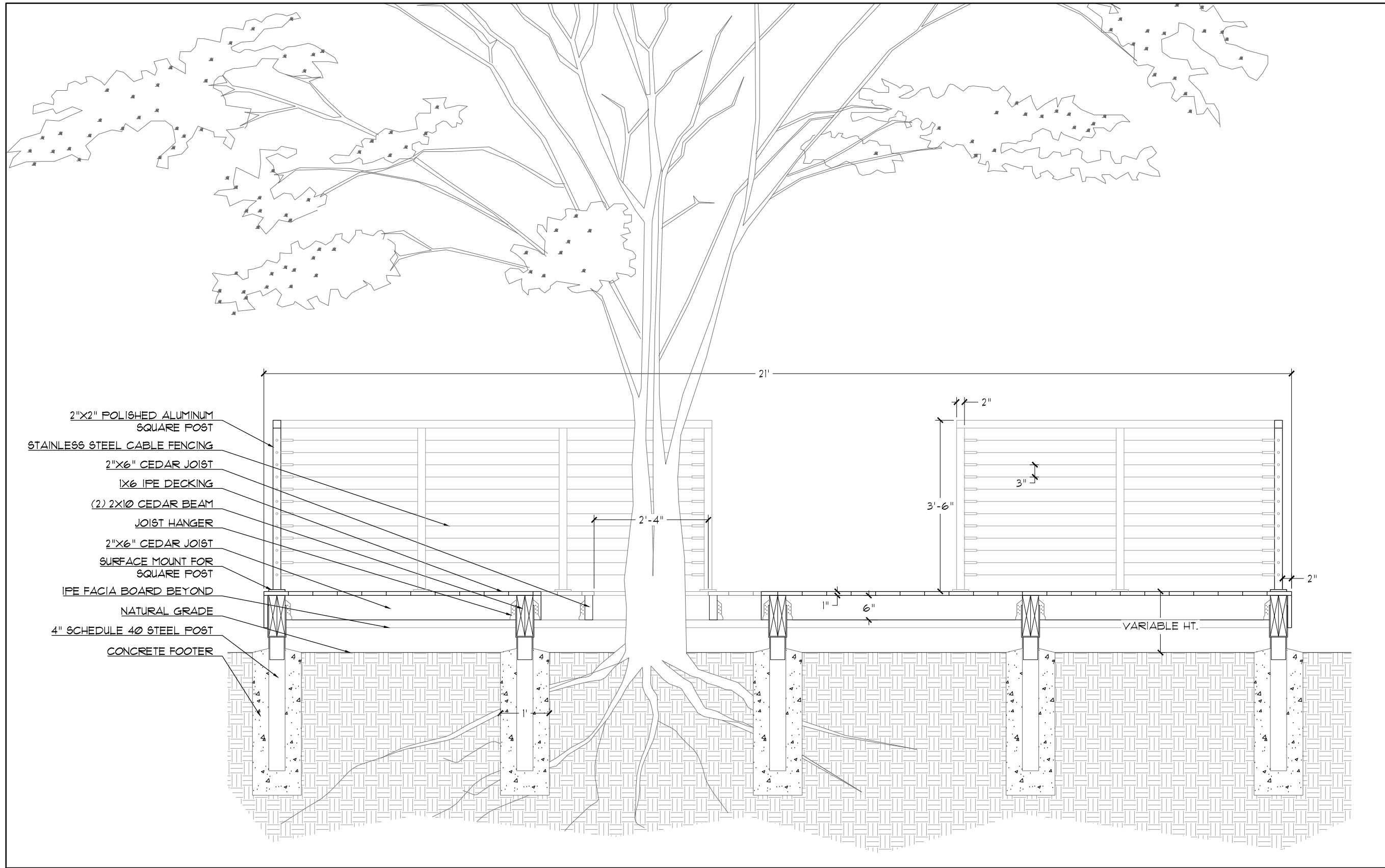
2. ADA HANDRAIL AT RAMP
1/2"=1'



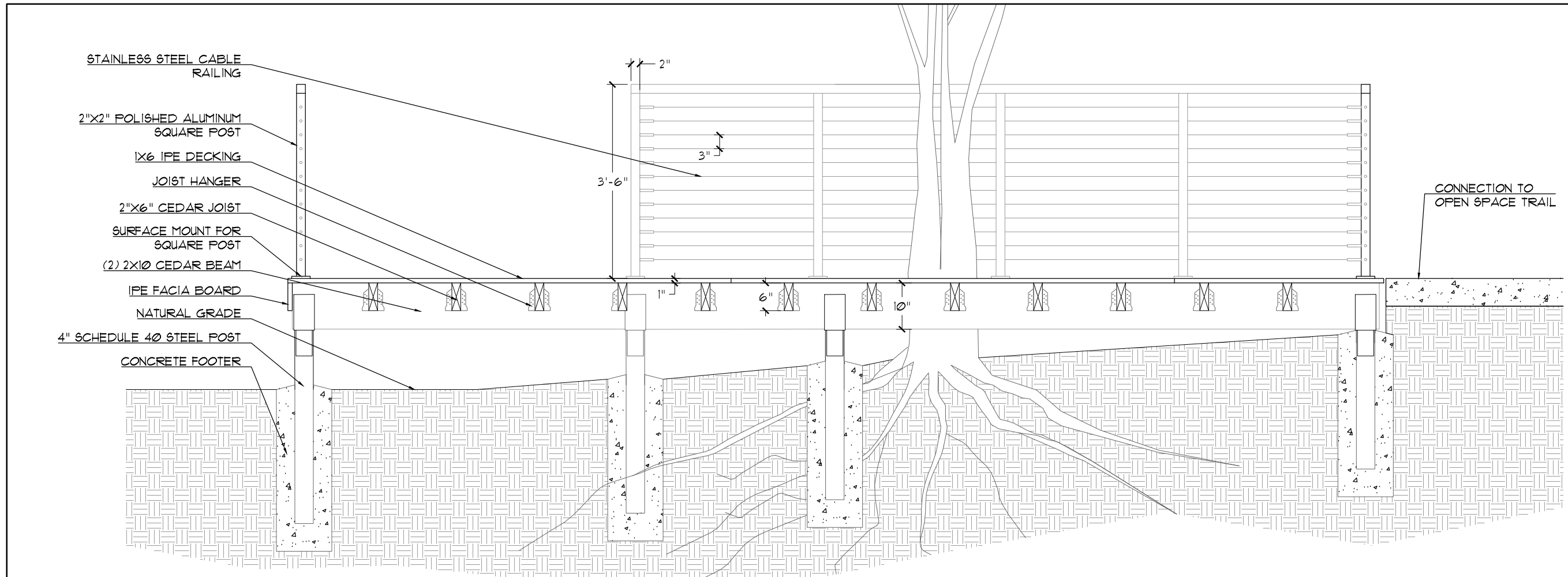
3. ADA HANDRAIL AT STEPS
1/2"=1'



4. CURB MOWSTRIP DETAIL
3/4"=1'

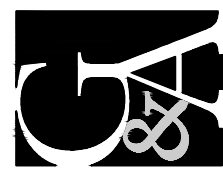


SECTION A - SCALE: 1/2"=1'



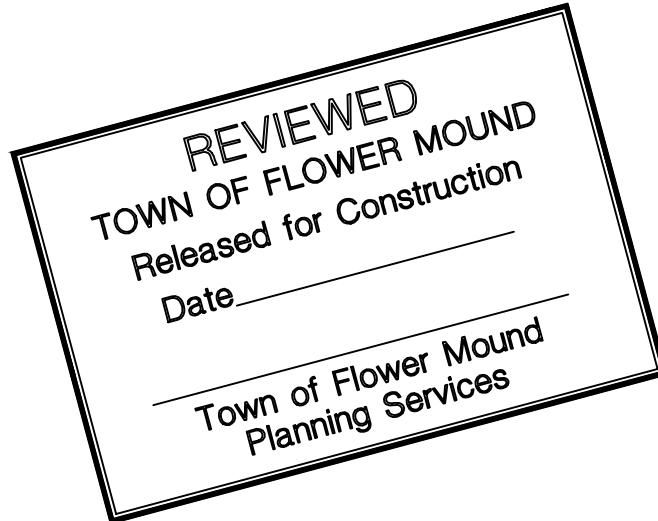
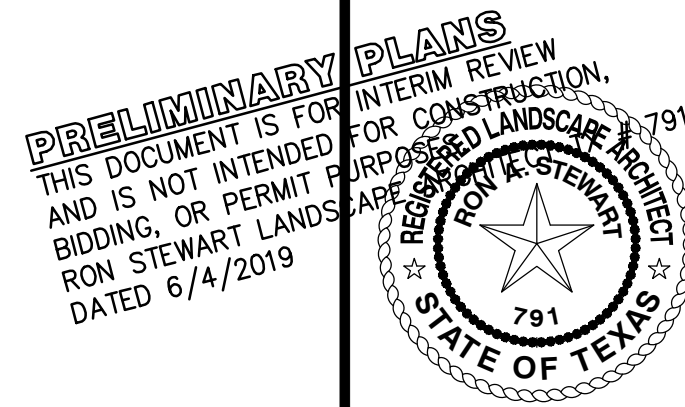
SECTION C - SCALE: 1/2"=1'

The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
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817.436.8770
2910 Glenview Road
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TBP#: 19762 TBPIS: 0104440
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LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10056 Acres
in the
J. TANNHILL SURVEY, ABSTRACT NO. 1952
J. KNIGHT SURVEY, ABSTRACT NO. 682
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

HARDSCAPE AND
LANDSCAPE DETAILS



Drawn By: MH
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

L4.1

JP - R2 Last update: October 03, 2018 Due to continuous improvements, the information herein may be changed without notice.

SISTEMALUX 9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.525.6107 www.sistemalux.com

JP - R2 Last update: October 03, 2018 Due to continuous improvements, the information herein may be changed without notice

SISTEMALUX 9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7, P.: 514.523.1339 F.: 514.625.6107 www.sistemalux.com

DUE TO CONTINUOUS IMPROVEMENTS, THE INFORMATION HEREIN MAY BE CHANGED WITHOUT NOTICE.
 LAST UPDATE: OCTOBER 10, 2018
 PK - R-10

SISTEMALUX

 9320 Boul. St-Laurent, suite 100, Montréal (Québec) Canada H2N 1N7
 P : 514.523.1339 F : 514.525.6107 www.sistemalux.com

2. STEP RISER LIGHT

X-LEGGIM OPEN
120° WIDE FLOOD

RETAINING WALL IN BACK

4" FLAT ROCK CAP TO MATCH LAKESIDE CROSSING RETAINING WALLS WITH FULL COVERAGE FRONT TO BACK

STONE FACADE TO MATCH LAKESIDE CROSSING RETAINING WALLS

AGGREGATE FILL

WEEP HOLES (2" DIA. PIPE) 5' O.C.

EMBED KEY STONE

CONCRETE BASE TO FROST-LINE

PEDESTRIAN WALKWAY

6"

1'-1"

1'-6"

4'-2"

1'-1"

1'-2"

9"

1'-5"

2'-0"

ADA HANDRAIL AT RAMP

ADA RAMP

FILTER FABRIC

WEEP HOLES (2" DIA. PIPE) 5' O.C.

AGGREGATE FILL

EMBED KEY STONE

CONCRETE FOOTER

4. WEST PATIO SECTION

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO BIDDING, OR PERMIT PURPOSES.
RON & STEWART LANDSCAPE ARCHITECTS, P.C.
791
STATE OF TEXAS

Drawn By: MH
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

18164

L4.2

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10.056 Acres
in the
J. TANNAHILL SURVEY, ABSTRACT NO. 1252
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

HARDSCAPE AND LANDSCAPE DETAILS

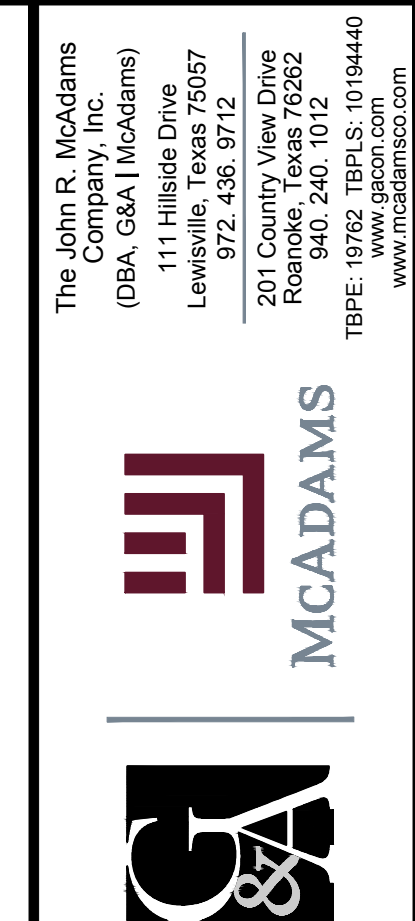
MCADAMS

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 75282
940.240.1012

TPBE 19762 19762 U.S. 1019440
www.mcadamsco.com



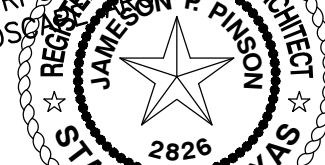


LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10,056 Acres
in the
J. TANNAPILL SURVEY, ABSTRACT NO. 1252
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
PURPOSES, OR REMOVED LANDSCAPE MODIFICATION.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 6/4/2019

28



The seal of the State of Texas is located in the bottom right corner. It features a five-pointed star in the center, surrounded by the words "JAMESON PINSON LANDSCAPE ARCHITECT" and "STATE OF TEXAS". The year "2026" is inscribed at the bottom of the seal.

Drawn By: LD
Date: 03/04/2019
Scale: 1"=40'
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

(T1.0

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	PRESERVATION AREA	REMARKS	CREDITS	DEBITS
1	1	16.5	POST OAK	Quercus stellata	YES	NO	YES					1
2	2	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
3	3	8	POST OAK	Quercus stellata	YES	NO	YES					1
4	4	19	POST OAK	Quercus stellata	YES	NO	YES					1
5	5	20	POST OAK	Quercus stellata	YES	NO	YES					1
6	6	6.5	POST OAK	Quercus stellata	YES	NO	NO				2	
7	7	7.5	POST OAK	Quercus stellata	YES	NO	NO				2	
8	8	8.5	POST OAK	Quercus stellata	YES	NO	NO				2	
9	9	19	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
10	10	17.5	POST OAK	Quercus stellata	YES	NO	YES					1
11	11	20	POST OAK	Quercus stellata	YES	NO	YES					1
12	12	20	POST OAK	Quercus stellata	YES	NO	YES					1
13	13	8.5	POST OAK	Quercus stellata	YES	NO	YES					1
14	14	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
15	15	9	BLACK JACK	Quercus marilandica	YES	NO	YES					1
16	16	18	POST OAK	Quercus stellata	YES	NO	YES					1
17	17	10.5	PEAR	Pyrus calleryana	NO	NO	YES					0
18	18	15	POST OAK	Quercus stellata	YES	NO	YES					1
19	19	10	WINGED ELM	Ulmus alata	YES	NO	YES					1
20	20	21	POST OAK	Quercus stellata	YES	NO	YES					1
21	21	13	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
22	22	19	POST OAK	Quercus stellata	YES	NO	YES					1
23	23	17	POST OAK	Quercus stellata	YES	NO	YES					1
24	24	16.5	POST OAK	Quercus stellata	YES	NO	YES					1
25	25	21.5	POST OAK	Quercus stellata	YES	NO	YES					1
26	26	21.5	POST OAK	Quercus stellata	YES	NO	YES					1
27	27	19	POST OAK	Quercus stellata	YES	NO	YES					1
28	28	17	POST OAK	Quercus stellata	YES	NO	YES					1
29	29	17	POST OAK	Quercus stellata	YES	NO	YES					1
30	30	15.5	POST OAK	Quercus stellata	YES	NO	NO				4	
31	31	17	POST OAK	Quercus stellata	YES	NO	NO				4	
32	32	21	POST OAK	Quercus stellata	YES	NO	NO				4	
33	33	16.5	POST OAK	Quercus stellata	YES	NO	NO				4	
34	34	17	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
35	35	12	CEDAR ELM	Ulmus crassifolia	YES	NO	NO				1	
36	36	15	POST OAK	Quercus stellata	YES	NO	NO				4	
37	37	17	POST OAK	Quercus stellata	YES	NO	NO				4	
38	38	16.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO				1	
39	39	17.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
40	40	19	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
41	41	16.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
42	42	13.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
43	43	15	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
44	44	18	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
45	45	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
46	46	8	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
47	47	18	POST OAK	Quercus stellata	YES	NO	YES					1
48	48	17	POST OAK	Quercus stellata	YES	NO	YES					1
49	49	16	PECAN	Carya illinionensis	YES	NO	YES					1
50	50	9.5	BLACK JACK	Quercus marilandica	YES	NO	YES					1
51	51	13	POST OAK	Quercus stellata	YES	NO	YES					1
52	52	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
53	53	17.5	POST OAK	Quercus stellata	YES	NO	YES					1
54	54	15	POST OAK	Quercus stellata	YES	NO	YES					1
55	55	14	POST OAK	Quercus stellata	YES	NO	YES					1
56	56	19	POST OAK	Quercus stellata	YES	NO	YES					1
57	57	17	POST OAK	Quercus stellata	YES	NO	YES					1
58	58	14	POST OAK	Quercus stellata	YES	NO	YES					1
59	59	9.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
60	60	13	POST OAK	Quercus stellata	YES	NO	YES					1
61	61	15.5	POST OAK	Quercus stellata	YES	NO	YES					1
62	62	15	POST OAK	Quercus stellata	YES	NO	YES					1
63	63	18.5	POST OAK	Quercus stellata	YES	NO	YES					1
										TOTAL:	63	41

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	PRESERVATION AREA	REMARKS	CREDITS	DEBITS
64	64	16	POST OAK	Quercus stellata	YES	NO	YES					1
65	65	15.5	POST OAK	Quercus stellata	YES	NO	YES					1
66	66	8	BLACK JACK	Quercus marilandica	YES	NO	YES					1
67	67	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
68	68	20	POST OAK	Quercus stellata	YES	NO	YES					1
69	69	20	POST OAK	Quercus stellata	YES	NO	YES					1
70	70	8.5	POST OAK	Quercus stellata	YES	NO	NO				2	
71	71	16	POST OAK	Quercus stellata	YES	NO	NO				4	
72	72	10	POST OAK	Quercus stellata	YES	NO	NO				2	
73	73	19.5	POST OAK	Quercus stellata	YES	NO	NO				4	
74	74	14	POST OAK	Quercus stellata	YES	NO	NO				4	
75	75	19.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
76	76	15.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
77	77	12	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
78	78	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
79	79	18.5	POST OAK	Quercus stellata	YES	NO	NO				4	
80	80	15	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
81	81	11	POST OAK	Quercus stellata	YES	NO	NO				2	
82	82	10	POST OAK	Quercus stellata	YES	NO	YES					1
83	83	15	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
84	84	14	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
85	85	20	POST OAK	Quercus stellata	YES	NO	NO				4	
86	86	17	RED OAK	Quercus rubra	YES	NO	NO		YES		1	
87	87	17	RED OAK	Quercus rubra	YES	NO	NO		YES		1	
88	88	15.5	RED OAK	Quercus rubra	YES	NO	NO		YES		1	
89	89	20	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
90	90	21	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
91	91	18	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
92	93	14	POST OAK	Quercus stellata	YES	NO	NO				4	
93	93	14	POST OAK	Quercus stellata	YES	NO	NO				4	
94	94	8.5	POST OAK	Quercus stellata	YES	NO	NO				2	
95	95	11.5	POST OAK	Quercus stellata	YES	NO	NO				2	
96	96	21.5	POST OAK	Quercus stellata	YES	NO	YES					1
97	97	20.5	POST OAK	Quercus stellata	YES	NO	YES					1
98	98	17	POST OAK	Quercus stellata	YES	NO	YES					1
99	99	12	POST OAK	Quercus stellata	YES	NO	YES					1
100	100	18.5	POST OAK	Quercus stellata	YES	NO	YES					1
101	101	19	POST OAK	Quercus stellata	YES	NO	YES					1
102	102	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
103	103	7	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
104	104	16.5	POST OAK	Quercus stellata	YES	NO	NO				4	
105	105	15	POST OAK	Quercus stellata	YES	NO	NO				4	
106	106	14	POST OAK	Quercus stellata	YES	NO	NO				4	
107	107	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO				1	
108	108	10	POST OAK	Quercus stellata	YES	NO	NO				2	
109	109	6.5	POST OAK	Quercus stellata	YES	NO	NO				2	
110	110	7	POST OAK	Quercus stellata	YES	NO	NO				2	
111	111	7.5	TEXAS ASH	Fraxinus albicans	YES	NO	NO				1	
112	112	10	POST OAK	Quercus stellata	YES	NO	YES					1
113	113	8	POST OAK	Quercus stellata	YES	NO	YES					1
114	114	11	POST OAK	Quercus stellata	YES	NO	YES					1
115	115	13.5	POST OAK	Quercus stellata	YES	NO	YES					1
116	116	8	POST OAK	Quercus stellata	YES	NO	YES					1
117	117	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
118	118	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
119	119	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
120	120	11	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
121	121	9	POST OAK	Quercus stellata	YES	NO	YES					1
122	122	10.5	POST OAK	Quercus stellata	YES	NO	YES					1
123	123	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
124	124	14.5	POST OAK	Quercus stellata	YES	NO	YES					1
125	125	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
126	126	8.5	POST OAK	Quercus stellata	YES	NO	YES					1
										TOTAL:	90	30

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
809 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 75039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

18164

T1.1

Drawn By: LD
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

PRELIMINARY PLANS
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AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 6/4/2019

STATE OF TEXAS
2826
JAMESON PINSON LANDSCAPE ARCHITECT
2816

McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817-436-8770
201 Oakmont Road
Roanoke, Texas 76262
940-240-1012
TBPE: 19762 TBPLS: 0104440
www.mcadamsco.com

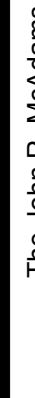
McAdams

G&A

LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10066 Acres
in the
J. TANNHILL SURVEY, ABSTRACT NO. 1952
J. KNIGHT SURVEY, ABSTRACT NO. 682
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

LAKESIDE CENTER

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	PRESERVATION AREA	REMARKS	CREDITS	DEBITS
190	190	9.5	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
191	191	9	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
192	192	7	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
193	193	6.5	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
194	194	7	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
195	195	10	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
196	196	14.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
197	197	14.5	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
198	198	11.5	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
199	199	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
200	200	14	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
201	201	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
202	202	6	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
203	203	11	POST OAK	Quercus stellata	YES	NO	NO				2	
204	204	11	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
205	205	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
206	206	6	BLACK JACK	Quercus marilandica	YES	NO	YES					1
207	207	9	BLACK JACK	Quercus marilandica	YES	NO	YES					1
208	208	6.5	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
209	209	8	POST OAK	Quercus stellata	YES	NO	YES					1
210	210	17.5	POST OAK	Quercus stellata	YES	NO	YES					1
211	211	15.5	POST OAK	Quercus stellata	YES	NO	YES					1
212	212	9	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
213	213	17	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
214	214	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
215	215	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
216	216	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
217	217	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
218	218	13	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
219	219	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
220	220	7	BLACK JACK	Quercus marilandica	YES	NO	YES					1
221	221	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
222	222	11	POST OAK	Quercus stellata	YES	NO	YES					1
223	223	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
224	224	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
225	225	10	CEDAR ELM	Ulmus crassifolia	YES	NO	NO				1	
226	226	7	CEDAR ELM	Ulmus crassifolia	YES	NO	NO		YES		1	
227	227	18	POST OAK	Quercus stellata	YES	NO	NO		YES		4	
228	228	11	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
229	229	9	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
230	230	7.5	POST OAK	Quercus stellata	YES	NO	NO				2	
231	231	10	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
232	232	7	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
233	233	12	BLACK JACK	Quercus marilandica	YES	NO	YES					1
234	234	9	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
235	235	8	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
236	236	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
237	237	13	POST OAK	Quercus stellata	YES	NO	YES					1
238	250	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
239	238	7.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
240	239	6.5	AMERICAN ELM	Ulmus americana	YES	NO	YES					1
241	240	17.5	POST OAK	Quercus stellata	YES	NO	YES					1
242	241	6	POST OAK	Quercus stellata	YES	NO	YES					1
243	242	7	POST OAK	Quercus stellata	YES	NO	YES					1
244	243	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
245	244	15	POST OAK	Quercus stellata	YES	NO	YES					1
246	245	6	POST OAK	Quercus stellata	YES	NO	YES					1
247	246	10	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
248	247	21.5	POST OAK	Quercus stellata	YES	YES	YES					1
249	248	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
250	249	8	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
251	251	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
252	252	10	BLACK JACK	Quercus marilandica	YES	NO	YES					1
										TOTAL:	38	42

	The John R. McAdams Company, Inc. (DBA, G&A McAdams) 111 Hillside Drive Lewisville, Texas 75067 972.426.3712 County View Drive Roadway 940.240.1012 TBPE: 17692 TBPLS: 101644-0 www.mcadamsco.com		McADAMS	McADAMS	McADAMS	McADAMS	McADAMS McADAMS McADAMS McADAMS McADAMS McADAMS McADAMS McADAMS McADAMS McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS	McADAMS
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File: Z:\2018\18164\Drawings\FP & Const Plans\SHEET SET\18164 TS
Plotted: 6/4/2019 3:39 PM, by Megan Hatcher; Saved: 6/4/2019 3:22 PM, by lara

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	PRESERVATION AREA	REMARKS	CREDITS	DEBITS
316	317	7	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
317	318	11	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
318	319	19.5	POST OAK	Quercus stellata	YES	NO	YES					1
319	320	12.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
320	321	15	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
321	322	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
322	323	6.5	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
323	324	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
324	325	13	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
325	326	8	POST OAK	Quercus stellata	YES	NO	YES					1
326	327	7	POST OAK	Quercus stellata	YES	NO	YES					1
327	328	7	POST OAK	Quercus stellata	YES	NO	YES					1
328	329	8	BLACK JACK	Quercus marilandica	YES	NO	YES					1
329	330	7	BLACK JACK	Quercus marilandica	YES	NO	YES					1
330	331	8	POST OAK	Quercus stellata	YES	NO	YES					1
331	332	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
332	333	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
333	334	6	POST OAK	Quercus stellata	YES	NO	YES					1
334	335	6	POST OAK	Quercus stellata	YES	NO	YES					1
335	336	6	POST OAK	Quercus stellata	YES	NO	YES					1
336	337	8.5	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
337	338	7	POST OAK	Quercus stellata	YES	NO	YES					1
338	339	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
339	340	7	POST OAK	Quercus stellata	YES	NO	YES					1
340	341	8.5	POST OAK	Quercus stellata	YES	NO	YES					1
341	342	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
342	343	7.5	POST OAK	Quercus stellata	YES	NO	YES					1
343	344	8.5	BLACK JACK	Quercus marilandica	YES	NO	YES					1
344	345	15	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
345	346	7	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
346	347	10	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
347	348	6.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
348	349	8	POST OAK	Quercus stellata	YES	NO	YES					1
349	350	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
350	351	7	POST OAK	Quercus stellata	YES	NO	YES					1
351	352	10	POST OAK	Quercus stellata	YES	NO	YES					1
352	353	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
353	354	7	POST OAK	Quercus stellata	YES	NO	YES					1
354	355	12	POST OAK	Quercus stellata	YES	NO	YES					1
355	356	10	POST OAK	Quercus stellata	YES	NO	YES					1
356	357	10	TEXAS ASH	Fraxinus albicans	YES	NO	YES					1
357	358	13	POST OAK	Quercus stellata	YES	NO	YES					1
358	359	6	POST OAK	Quercus stellata	YES	NO	YES					1
359	360	10	POST OAK	Quercus stellata	YES	NO	YES					1
360	361	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
361	361	9.5	POST OAK	Quercus stellata	YES	NO	YES					1
362	363	8	POST OAK	Quercus stellata	YES	NO	YES					1
363	364	8.5	POST OAK	Quercus stellata	YES	NO	YES					1
364	365	6	CEDAR ELM	Ulmus crassifolia	YES	NO	YES					1
365	366	8	POST OAK	Quercus stellata	YES	NO	YES					1
366	367	6.5	POST OAK	Quercus stellata	YES	NO	YES					1
367	368A	18	POST OAK	Quercus stellata	YES	NO	NO			MULTI-TRUNK	4	
368	368	7	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
369	369A	13.5	POST OAK	Quercus stellata	YES	NO	NO				4	
370	369	8	TEXAS ASH	Fraxinus albicans	YES	NO	NO		YES		1	
371	370A	12.5	POST OAK	Quercus stellata	YES	NO	NO				2	
372	370	7	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
373	371A	8.5	CEDAR ELM	Ulmus crassifolia	YES	NO	NO				1	
374	371	9	POST OAK	Quercus stellata	YES	NO	NO		YES		2	
375	372A	7	TEXAS ASH	Fraxinus albicans	YES	NO	NO				1	
376	372	24.5	POST OAK	Quercus stellata	YES	NO	NO			MULTI-TRUNK	6	
										TOTAL:	24	51

 **MCADAMS**

The John P. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

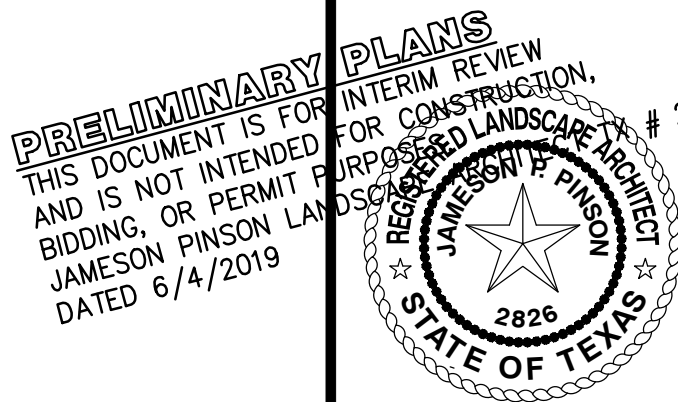
201 Country View Drive
Roshare, Texas 76262
940.240.7012

TBPE: 1-800-835-194440
www.gapco.com
www.mcadamsco.com



LAKESIDE CENTER
LAKESIDE CORPORATE CENTER
Lot 1-2X, Block A
10.056 Acres
in the
J. TANNAHILL SURVEY, ABSTRACT NO. 1252
J. KNIGHT SURVEY, ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

TREE SURVEY



Drawn By: LD
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

18164

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 76039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN

T1.3

File: Z:\2018\18164\Drawings\FP & Const Plans\SHEET SET\18164 TS
 Plotted: 6/4/2019 3:39 PM, by Megan Hatcher, Saved: 6/4/2019 3:22 PM, by lara

A. QUALITY ASSURANCE

-

TREE DRIP LINE

ON-SITE HARDWOOD BARK MULCH

6' O.C. (TYPICAL)

TOP GUY WIRE
SECURE FENCE TO
GUY WIRE

PLASTIC CONSTRUCTION HT. SEC.

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

****NOTES:

- FOLLOW UP WITH THE SAME TREATMENT 6 MONTHS LATER.
RATES AND MEANS OF APPLICATION PER MANUFACTURER.

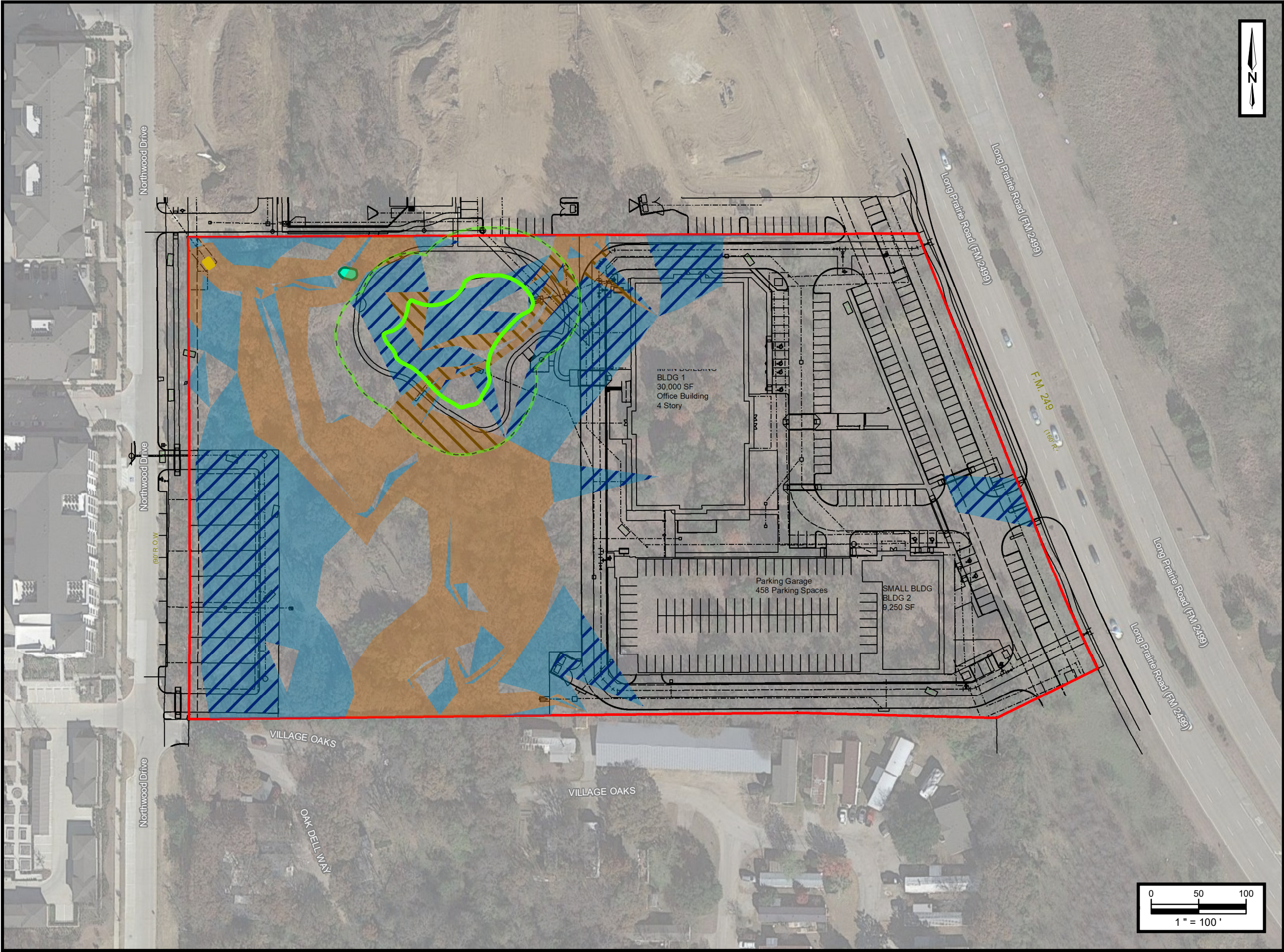
-RECOMMENDED MANUFACTURER TO BE TREE NUTRI, OR APPROVED
EQUAL.

- APPROVED
- FREE
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
ECONOMICS NOT PERMIT PURPOSES
REBIDDING, OR PERMIT PURPOSES
JAMESON P. PINSON
352 JAMESON PINSON LANE
DATED 6/4/2019
REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS
- # 286

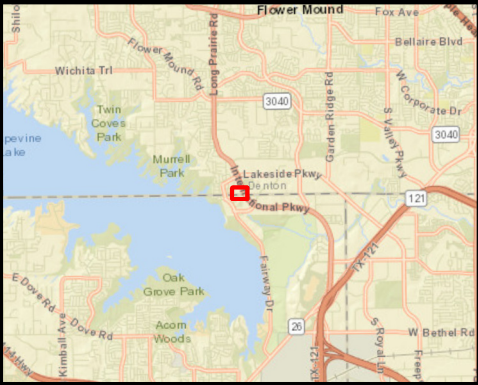
Drawn By: LD
Date: 03/04/2019
Scale:
Revisions:
04/01/2019
04/29/2019 DD PLANS
05/03/2019
05/28/2019

T1.4

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TX 76039
Ph. 469-533-4137
Contact: MR. ALEXANDER BROWN



- LEGEND:**
- Proposed Retention Pond
 - 50-Foot Radius of Proposed Retention Pond
 - Impacted Area of Slope - 5% to <12%
 - Impacted Area of Slope - 12% or Greater
 - Area of Slope - 12% or Greater
 - Area of Slope - 5% to <12%
 - Drop Pool
 - Culvert
 - Site Boundary



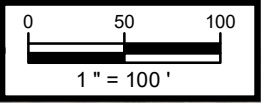
Apex Companies, LLC
13640 Briarwick Dr., Suite 110
Austin, Texas 78726
Phone: (512) 250-2600
www.apexcos.com

G&A Consultants
Lakeside Center
NEC of Long Prairie Road and Village Oaks Trail
Flower Mound, Denton County, Texas

Project No. 725050942006

FIGURE 4
Topographic Slope Protection Map

Service Layer Credits:
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community, TXDOT 2018, NAIP Aerial Photograph March 2018





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: June 10, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 457 (SUP19-0002 – Lakeside Crossing Building 5) to permit a pharmacy. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

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.

The project has a companion application, Site Plan (SP19-0001), for consideration on the same agenda. Approval of this site plan request is contingent upon approval of the Specific Use Permit for a pharmacy.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 457) to permit an approximately 3,000-square-foot pharmacy to occupy the south end of the proposed 15,764 square-foot multi-tenant retail building to be developed on Lot 5, Block A of the Lakeside Crossing subdivision. The subject site is approximately 1.75 acres and currently vacant. The property is zoned Planned Development District-153 (PD-153) for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

A pharmacy use requires approval of a Specific Use Permit (SUP) in the Campus Commercial zoning district. A drive-thru for a pharmacy use is considered as an accessory use that is incidental and subordinate to the principal use. The proposed drive-thru lane indicates the required four car queuing space. The ordinance for the SUP will include the following conditions for the pharmacy use:

1. The Specific Use Permit is limited to 3,000 square-foot lease space located at the southern end of retail Building # 5.
2. A single drive-thru lane as shown on the concept plan shall be permitted.
3. Enhanced paving consisting of stamped concrete denoting the drive-thru lane must be provided.

4. The hours of operation for the drive-thru facility are limited to 7:00 a.m. to 9:00 p.m. seven days a week.

A site plan (SP19-0001) for two retail buildings on Lots 4 and 5 is on the same agenda for consideration by the Planning and Zoning Commission. Landscape plans and elevations have been provided with the companion site plan application. The primary access to the site is provided from Long Prairie Road located to the east of this site. Mutual access easements provide internal circulation throughout the development and connectivity to Northwood Drive located to the west of this development.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, the Town had received no correspondence in support or in opposition to the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

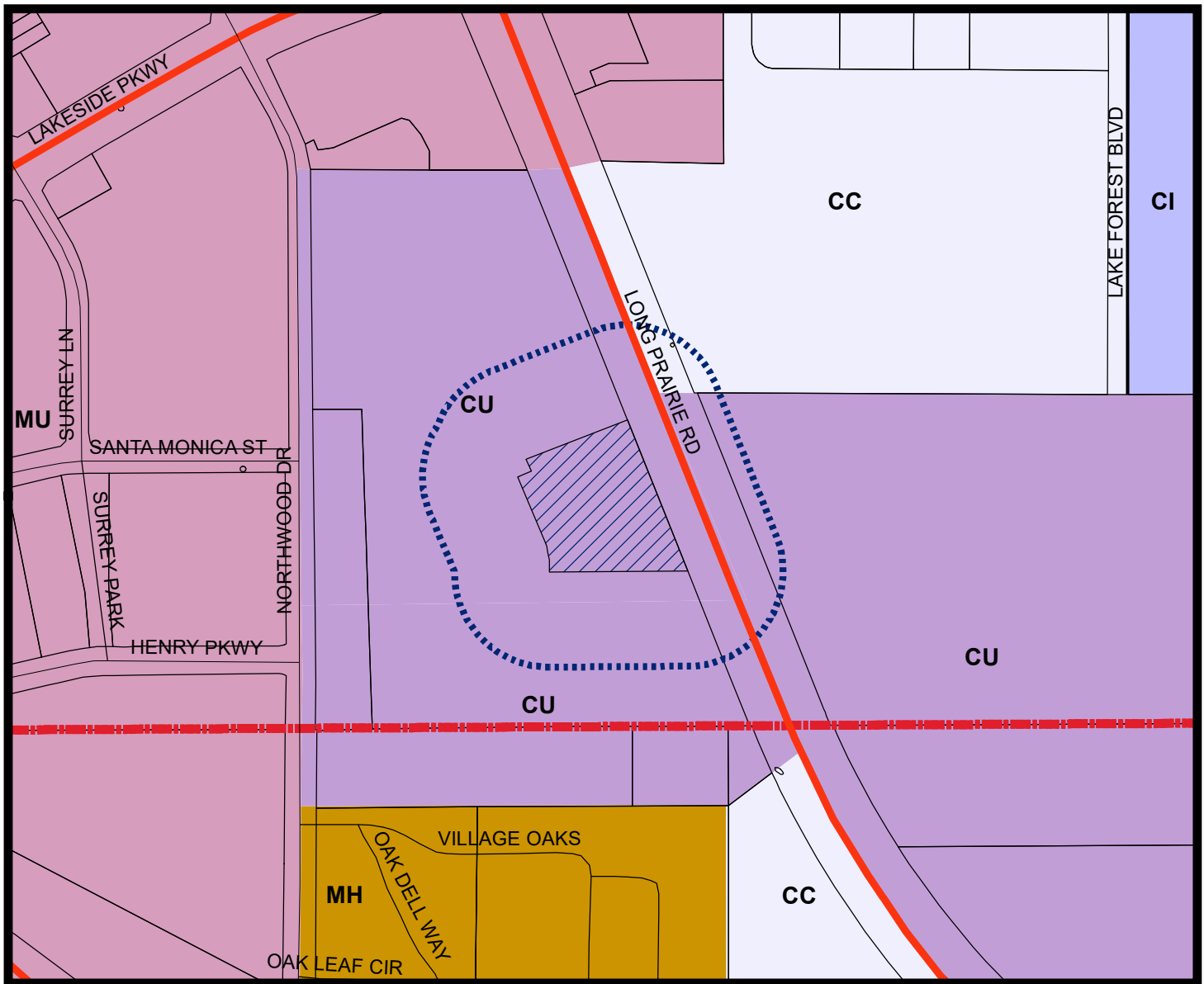
B. Application Details

1. Specific Use Permit Exhibit

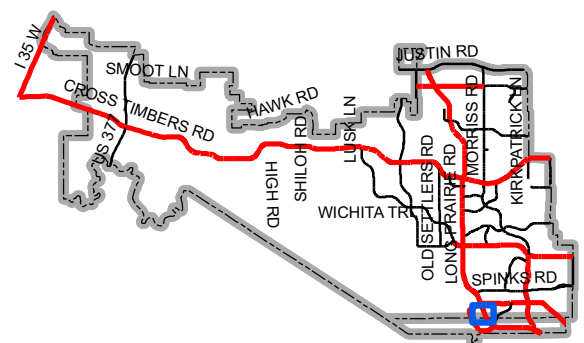
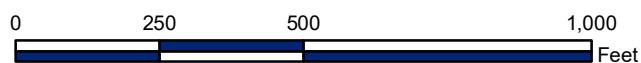
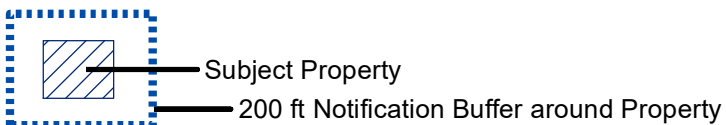


Vicinity Map

Reference Project: SUP19-0002



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE CROSSING BLDG. 4&5 SUP

February 24, 2019

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing Buildings 4 & 5 – Specific Use Permit Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a specific use permit (SUP) application for Lakeside Crossing - Buildings 4 & 5. As you are aware a site plan application for these buildings has previously been submitted, and is currently under review by staff.

At the south end of Building 5, a drive through lane is proposed with 4 queueing spaces. The drive through lane will be used by a proposed pharmacy. The pharmacy, as currently planned, will lease approximately 3,000 SF within building 5, subject to final lease negotiations.

The Lakeside Crossing zoning is controlled by PD 153, which has an underlining Campus Commercial zoning classification. Pharmacy uses are an allowed, by SUP, within this the Campus Commercial zoning.

Additional information can be found on the site plan, landscape plans, architectural elevations and construction plans.

Please feel free to contact me if you have any questions or comments regarding this submittal.

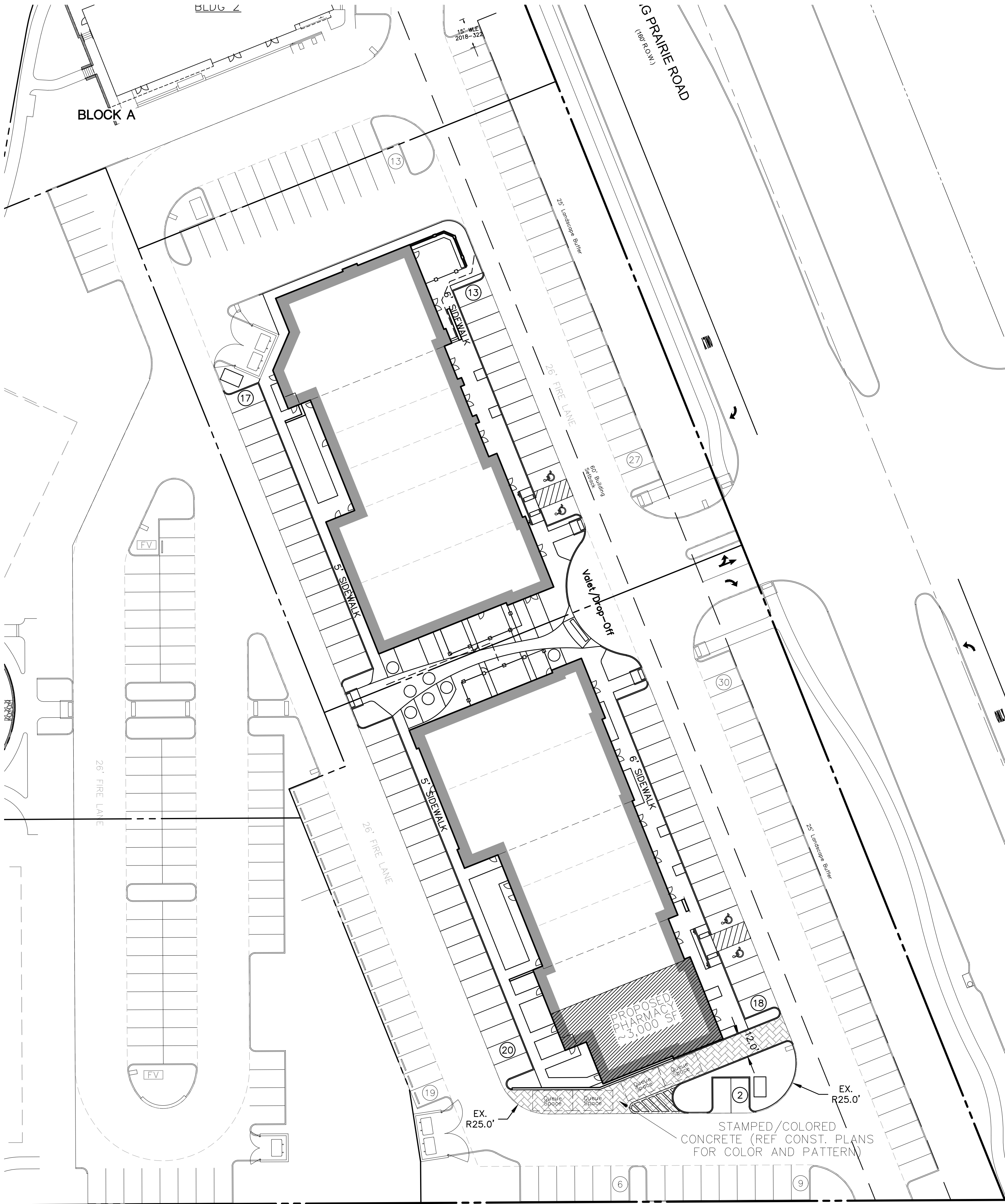
Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over a horizontal line.

Scott Minnis, E.I.T.

Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Troy Lewis, Newstream Commercial



SITE DATA TABLE – LAKESIDE CROSSING BUILDINGS 4&5		
Physical Address	TBD	
Gross Site Area	3,040 A; 132,422 SF	
Net Site Area	3,040 A; 132,422 SF	
Lot Coverage		
Building Coverage		
Building 4	14,717 SF; ±11.1%	
Building 5	15,205 SF; ±11.5%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary		
Surface Parking (refer to the shared parking charts below)		
Retail – 1 space per 250 Square Feet		
Office – 1 space per 300 Square Feet		
Restaurant/Patio – 1 space per 75 Square Feet		
Lakeside Crossing Buildings 4&5	Required	Provided
Building 4 (Restaurant 7,328 SF)	98	65
Building 4 (Rest. Patio 477 SF)	6	2
Building 4 (Retail 4,245 SF)	17	12
Building 4 (Office 3,094 SF)	10	9
Building 5 (Restaurant 3,087 SF)	41	42
Building 5 (Rest. Patio 550 SF)	7	2
Building 5 (Office 3,469 SF)	12	10
Building 5 (Retail 8,649 SF)	35	28
*Accessible Parking	4	4
Provided Parking (Adj. to Bldgs)	0	71
Existing Adjacent Onsite Parking	0	99
**Total Parking (Bldg. 4 & 5)	208	170
**Total Parking (Lakeside Crossing)	445	470
Building 4 Data		
Height (story/feet)	1 Story	
Peak Height	31' 1 5/16"	
Mean Height	28' 1 3/16"	
Total Square Footage	14,717 SF	
Building 5 Data		
Height (story/feet)	1 Story	
Peak Height	29' 6"	
Mean Height	27' 0"	
Total Square Footage	15,205 SF	

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing (9 Required, 14 Provided)

**Total Parking numbers for Buildings 4&5 is based on the shared parking chart below, not the cumulative total from the numbers above. (Total parking numbers do NOT include any residential parking requirements, or the on-street parking in front of the residential)

Original Lakeside Crossing Parking Numbers						
SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7						
Weekday		Weekend		Night		
Daytime	Evening	Daytime	Evening	Midnight		
6A-6P	6P-Mid	6A-6P	6P-Mid	6A		
Office	222	23	23	12	12	
Retail	28	50	55	39	3	
Restaurant	139	277	277	277	28	
Hotel	94	134	94	134	94	
Totals	483	484	449	462	137	

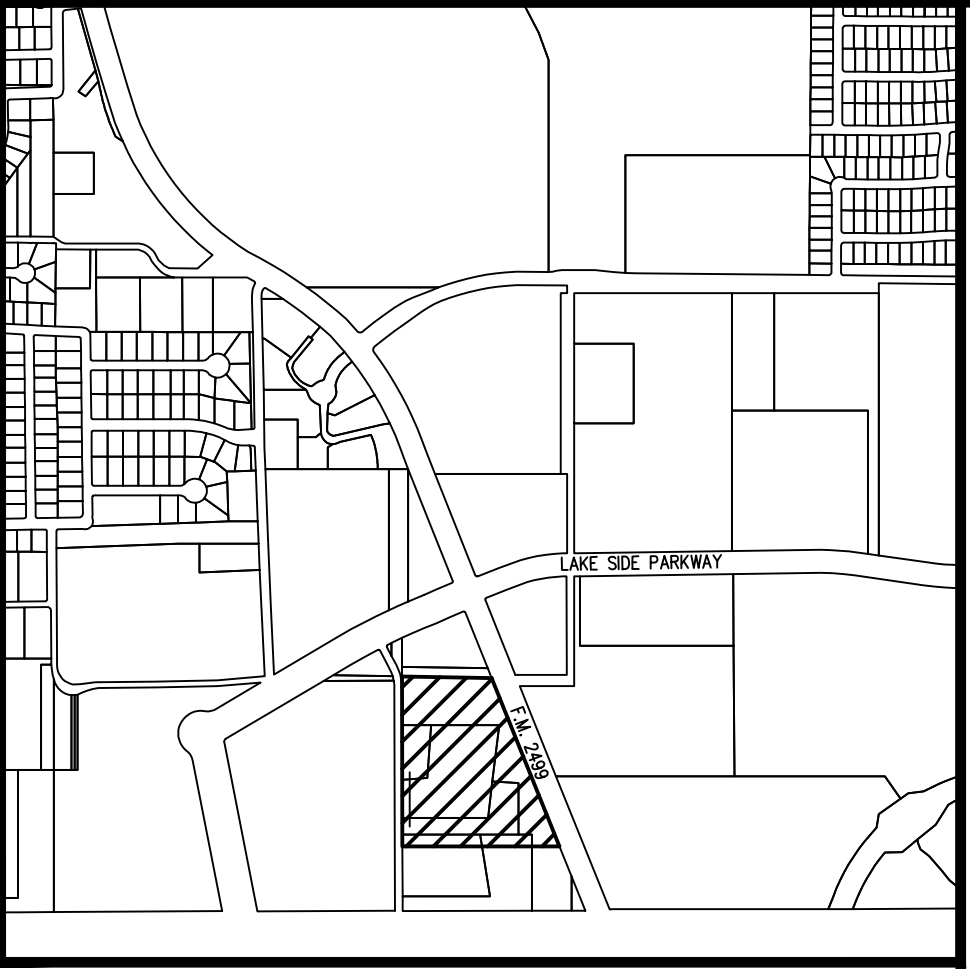
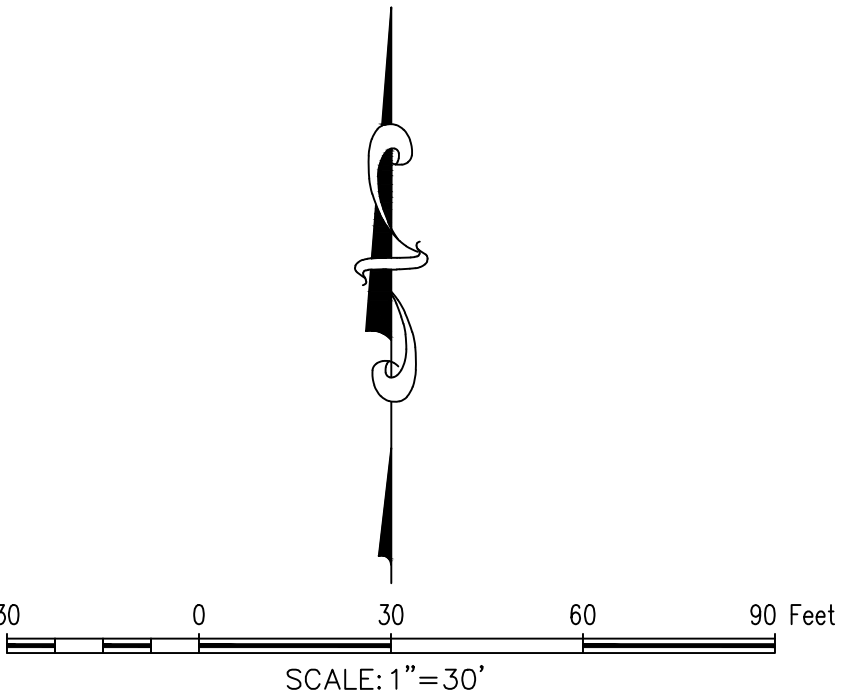
*491 Parking Spaces Provided

Shared Parking Numbers for Buildings 4 & 5 only						
SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5						
Weekday		Weekend		Night		
Daytime	Evening	Daytime	Evening	Midnight		
6A-6P	6P-Mid	6A-6P	6P-Mid	6A		
Office	22	3	3	2	2	
Retail	26	47	52	37	3	
Restaurant	77	153	153	153	16	
Hotel	0	0	0	0	0	
Totals	125	203	208	192	21	

*470 (452 on-site + 18 on-street parking spaces)

Revised Overall Lakeside Crossing Parking Numbers with Revised Building Square Footages for Buildings 4 & 5						
SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7						
Weekday		Weekend		Night		
Daytime	Evening	Daytime	Evening	Midnight		
6A-6P	6P-Mid	6A-6P	6P-Mid	6A		
Office	191	20	20	10	10	
Retail	37	66	74	52	4	
Restaurant	113	225	225	225	23	
Hotel	94	134	94	134	94	
Totals	435	445	413	421	131	

*470 (452 on-site + 18 on-street parking spaces)



BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY ELEV.=590.87

BOX CUT ON THE NORTHEAST CORNER OF A CURB INLET LOCATED ALONG THE WESTERN CURB OF NORTHWOOD DRIVE APPROXIMATELY 58' NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY ELEV=577.78

- NOTES:
- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
 - ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
 - ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
 - ALL PARKING SPOTS ARE 9.0' x 17.5' UNLESS OTHERWISE NOTED.
 - THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
 - REFER TO SHEET 04 FOR PAVING HATCH LEGEND.
 - ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW. THIS RELATES TO ONLY THE EASTERN FACADE, SINCE THIS IS THE ONLY FACADES ABUTTING A STREET.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S REGULATIONS.
 - THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE RADII OF PAVEMENTS WITHIN THE COURTYARD AREA.



OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79667
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPE1.S: 10194440
www.mcadamsco.com

MCADAMS

G&A

LAKESIDE CROSSING, BUILDING 5
Lot 5, Block A
1.756 Acres
in the
JUN. TANNER HILL SURVEY; ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SUP EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 6/4/2019

Drawn By: JMB
Date: 02/24/2019
Scale: 1"=30'
Revisions:
03/28/2019
04/15/2019
05/31/2019

18351

SUP



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 9

REGULAR ITEM

DATE: June 10, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP19-0001 Lakeside Crossing Buildings 4 & 5, Phase 2) to develop two retail buildings. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

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.

The project has a companion application, Specific Use Permit (SUP19-0002), for consideration on the same agenda. Approval of this site plan request is contingent upon approval of the Specific Use Permit for a pharmacy.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop two retail buildings totaling approximately 29,922 square feet to be located on Lot 4 and Lot 5, Block A of Lakeside Crossing addition. Lot 4 is approximately 1.28 acres and Lot 5 is approximately 1.75 acres. The property is currently zoned Planned Development District-153 (PD-153) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Access to this development will be from Long Prairie Road and Northwood Drive. Mutual access easements have been dedicated by the previously approved replat ((RP18-0018) to provide internal circulation.

On July 17, 2017, the Town Council approved an ordinance that established PD-153 Lakeside Crossing with development standards, concept plans, and concept elevations. On the approved concept plan, both Buildings 4 and 5 are depicted as partially two-story retail buildings totaling approximately 39,245 square feet. The proposed buildings are one-story with approximately 9,323 square-foot reduction from the approved concept plans.

PD-153 has utilized the mixed-use parking schedule to calculate the number of parking spaces required to serve different uses within this development. Due to the reduction in

the square footage of the proposed two buildings, the required parking for the entire development has reduced from 484 spaces to 445 spaces. There are 452 on-site and 18 on-street parking spaces available to serve the entire development. Based on the mixed-use parking schedule, the number of parking spaces required for the proposed two retail multi-tenant buildings is 208 spaces and the site plan depicts total of 170 spaces located on Lots 4 and 5. The remaining 282 on-site parking spaces located on adjacent lots and 18 on-street parking spaces along Northwood Drive have been approved as a part of Phase 1 development. The required infrastructure and the approved parking on adjacent lots is under construction and will also be available for use.

The landscape plan depicts required number of parking lot trees and street yard trees. PD-153 requires a plaza area designed between buildings 4 and 5 that also provides pedestrian connectivity to the open space located to the west of the subject site. Though the plaza area depicted on the site plan is slightly smaller in area than shown on the approved concept plan, it includes all the required elements such as, drop off area for restaurant patrons, outdoor seating areas, outdoor dining areas, enhanced landscaping and pavement, and string lighting. The proposed development complies with the Town's landscape requirements and PD-153.

The proposed architecture for the buildings is a more modern approach that incorporates natural wood products, fiber cement panels, painted aluminum panels, and metal wall panels. As a part of the PD-153 approval, the applicant received an exception to certain architectural standards of the Town's Urban Design Plan including the use of above-mentioned building materials. Due to the change in the design of buildings from two story to one story, the proposed elevations have been modified to appropriately fit the scale of the buildings. However, the building design closely matches the approved conceptual elevations and building materials are consistent with the approved development guidelines in PD-153.

On February 26, 2018, the Planning and Zoning Commission approved a site plan for Phase 1 to develop a 74,422-square-foot, five-story hotel, an 11,340-square-foot, two-story office building, and a 10,854-square-foot, two-story retail and office building. As a part of Phase 1 development, the detention pond, fire lanes, median cuts/turn lanes, curb cuts, utilities, landscape buffer and Town trail along Long Prairie Road, landscape buffer and sidewalks along non-residential portion of Northwood Drive, all on-site parking spaces, 18 on-street parking spaces, and dumpsters will be installed/constructed.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Concept Plan and Elevations for Buildings 4 & 5

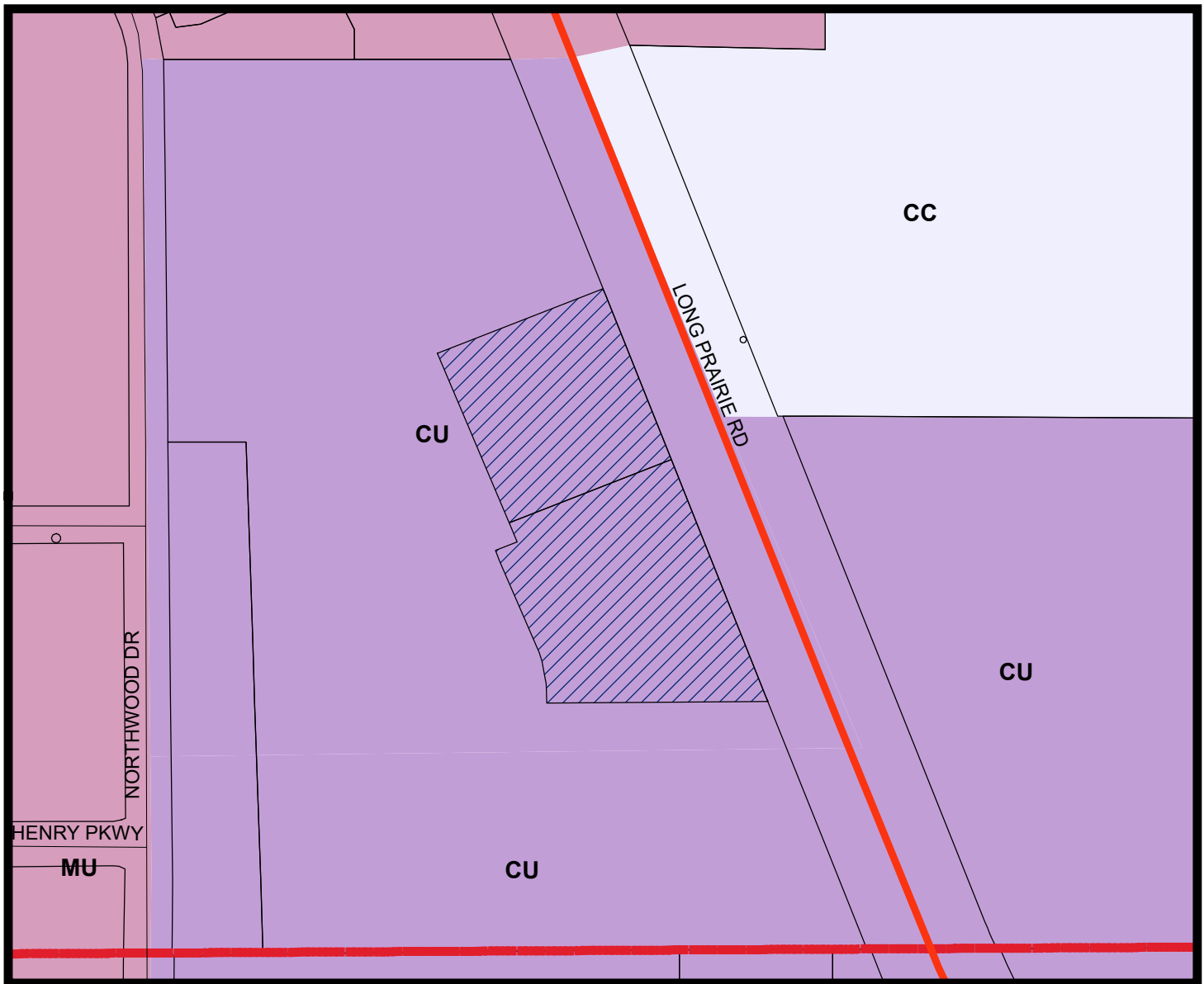
B. Application Details

1. Site Plan Package

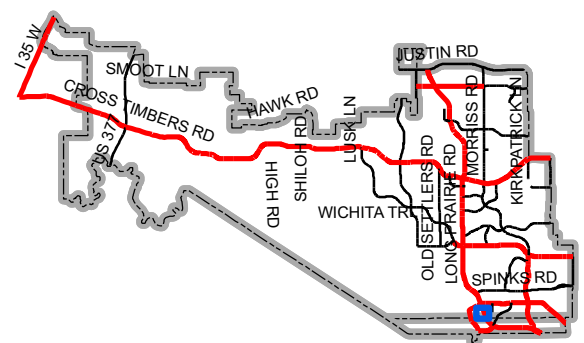
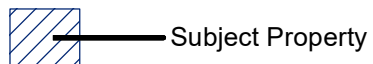


Vicinity Map

Reference Project: SP19-0001



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE CROSSING BLDG. 4&5

June 5, 2019

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing Buildings 4 & 5 – Site Plan Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for Lakeside Crossing - Buildings 4 & 5. As you are aware a previous site plan has been approved on this property. The previous site plan granted approval for buildings 1-3, the open space, the utility infrastructure, fire lanes, turn lanes, and other onsite paving. Construction of those items is ongoing.

The developer is now ready to progress towards construction of the two retail buildings along FM 2499. These two buildings have been updated since the PD and concept plan were approved. The second story office areas has been removed from each building to create more traditional retail buildings. With the removal of the second stories, the total square footage proposed for both buildings is now ~29,922 SF. The previous building totals was ~39,245 SF or a total reduction of ~9,323 SF.

The reduction of space helps the overall parking for Lakeside Crossing. The various non-residential uses and square footages listed within the concept plan, utilizing the shared parking chart indicated need for 484 spaces (based on Weekday 6P to 12P), with 491 spaces proposed. With the reduction in square footage to these buildings, the number of required spaces decreases to 445 spaces (based on Weekday 6P to 12P), with 470 spaces provided.

Additional information can be found on the site plan. Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

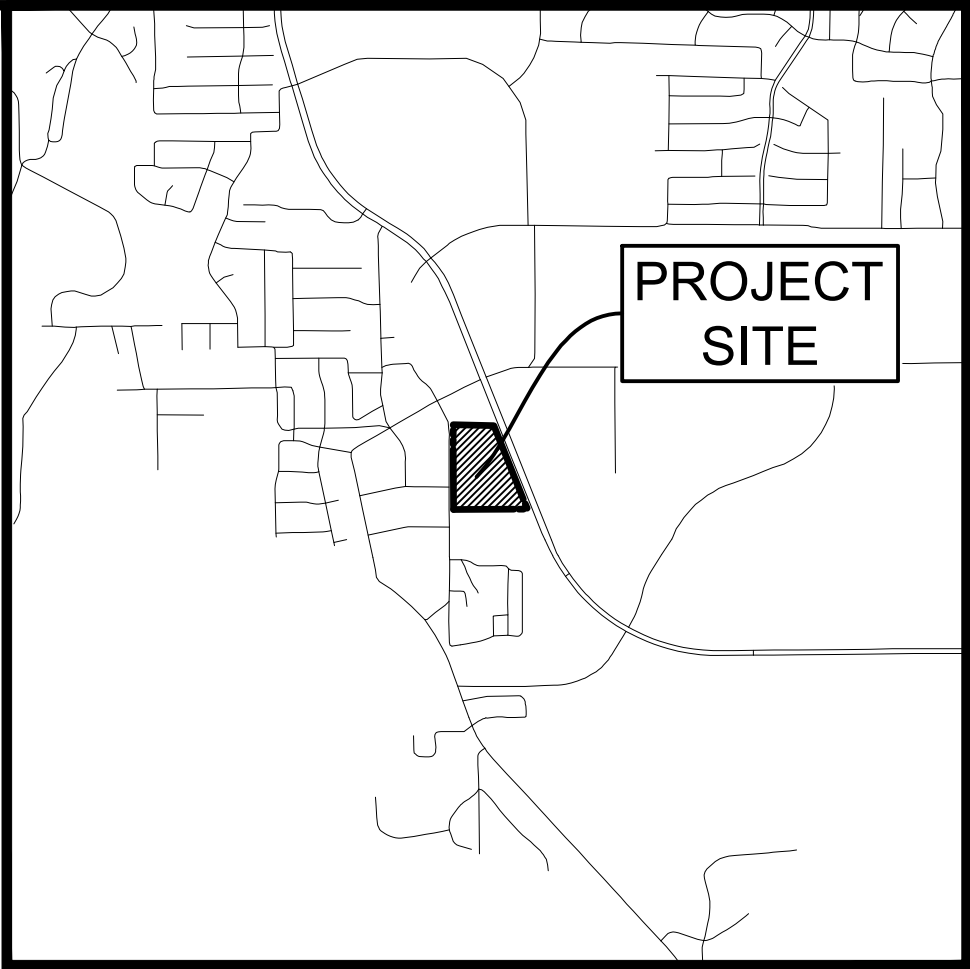
A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over a horizontal line.

Scott Minnis

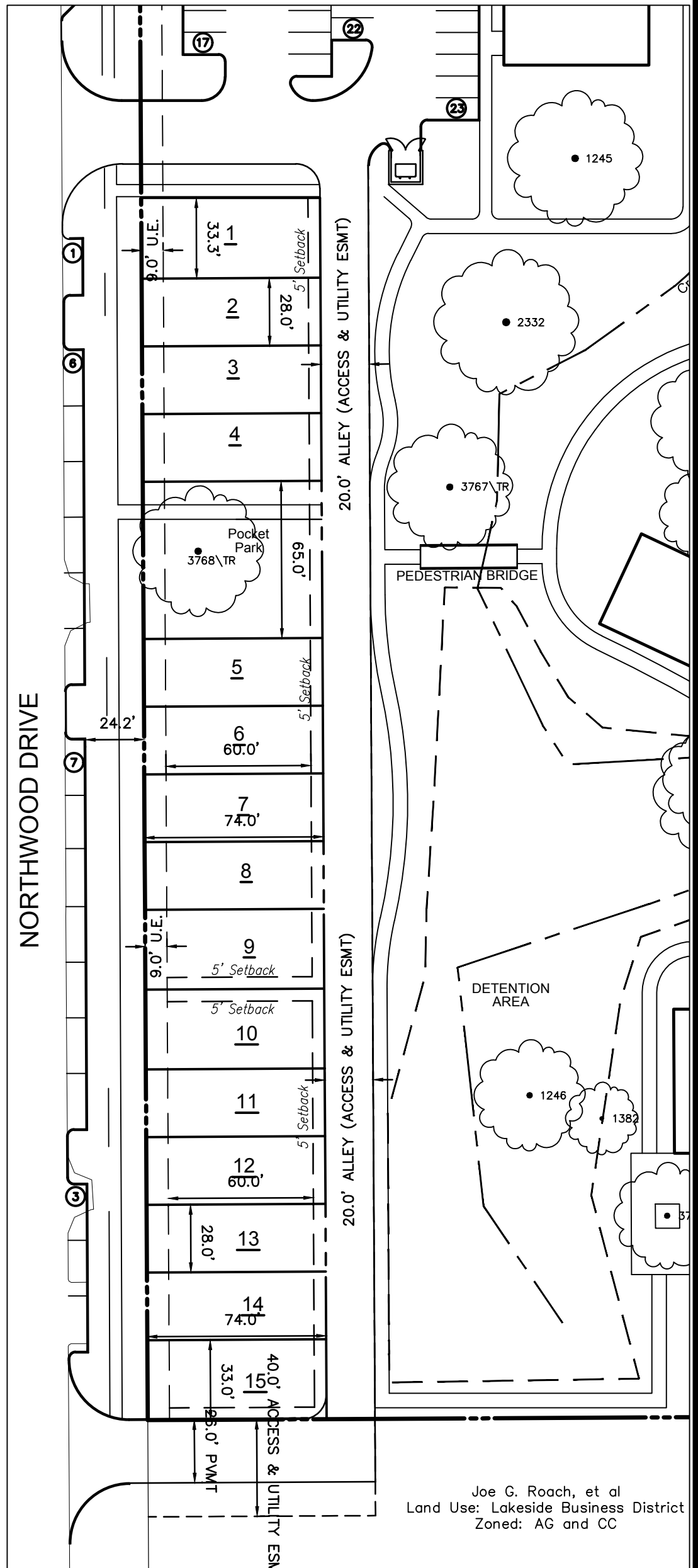
Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.

Mr. Troy Lewis, Newstream Commercial



VIOLINITY Map 1"=1000'



INSET "A"

Building Summary				
Bldg	Square Feet (SF)	Use	Units	# of Stories
1	60,836	Hotel	134 Rooms	5
	5,364	Restaurant		
2	5,427	Retail		2
	5,427	Office		
3	11,340	Office		2
	8,514	Restaurant		
4	7,356	Office		2
	2,520	Retail		
5	6,843	Restaurant		2
	8,342	Office		
6	5,670	Retail		3
	15,778	Office		
7	18,068	Office		3
161,485				

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend	
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid
Office	266	27	27	14
Retail	28	50	55	39
Restaurant	139	277	277	277
Hotel	94	134	94	134
Totals	527	488	453	464

* 517 Parking Spaces Provided

SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend	
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid
Office	100%	10%	10%	5%
Retail	50%	90%	100%	70%
Restaurant	50%	100%	100%	100%
Hotel	70%	100%	70%	70%

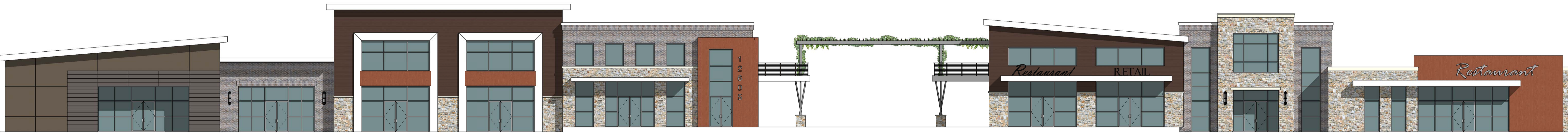
LEGEND		
C.R.F.	Capped Rebar Found	Overhead Power Lines
C.R.S.	Capped Rebar Set	Down Guy Wire
C.M.	Control Monument	Existing Contours
Mon.	Monument	Proposed Contours
BM	Benchmark	Concrete Pavement
FH	Fire Hydrant	Asphalt Pavement
WM	Water Meter	Wood Fence
WV	Water Valve	Chain Link Fence
W/L	Water Line	Wire Fence
ICV	Irrigation Control Valve	Masonry Wall
SSMH	Sanitary Sewer Manhole	Existing Tree
CO	Sanitary Sewer Cleanout	(FL) Flowline
UP	Utility Pole	Centerline of Creek, Swale, or Waterway
LP	Light Pole	Creek, Swale, or Waterway Embankment
TC	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	

GENERAL NOTES

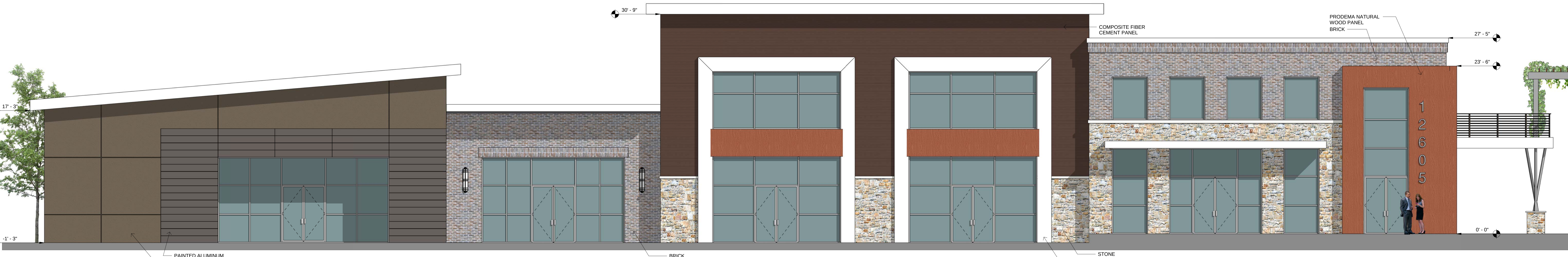
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
- 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.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- LOCATIONS OF OUTDOOR SEATING AREAS AND OUTDOOR DINING AREAS MAY BE ADJUSTED BASED ON FINAL BUILDING FOOTPRINT. ADDITIONAL DINING AREAS MAY BE INCLUDED AT THE SITE PLAN STAGE. SEATING AREAS MAY BE PATIOS OR DECKS.
- BUILDING FACADES TYPES A THROUGH D ARE INDICATED ON THE PLAN TO IDENTIFY THE TYPES OF FACADES FOR THE NON-RESIDENTIAL BUILDINGS. THEY ARE ALSO SHOWN ON THE APPROVED CONCEPTUAL ELEVATIONS AND ARE AS FOLLOWS:

- TYPE A - FRONT FACADE
- TYPE B - SIDE FACADE
- TYPE C - REAR FACADE
- TYPE D - CREEK FACADE

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 05/08/2017
T C 07/17/2017
SEE FILE FOR CONDITIONS ZPD17-0001



③ BUILDINGS 4 & 5
1" = 10'-0"



② BUILDING 5
3/16" = 1'-0"

Bldg 5 - Retail	Front	
	SF	%
Total Façade SF	5020	
Façade SF (excluding Doors & Windows)	3240	
Doors & Windows	1780	35%
Primary Material Totals		
Stone	442	14%
Brick	613	19%
Composite Wood	1290	40%
Stucco/EIFS	543	17%
Painted Alum. Panels	352	11%

Bldg 5 - Retail	Right	
	SF	%
Total Façade SF	2365	
Façade SF (excluding Doors & Windows)	1655	
Doors & Windows	710	30%
Primary Material Totals		
Stone	638	53%
Brick	861	34%
Composite Wood	156	13%

Bldg 5 - Retail	Back	
	SF	%
Total Façade SF	5020	
Façade SF (excluding Doors & Windows)	4957	
Doors & Windows	63	1%
Primary Material Totals		
Stone	2374	48%
Brick	548	11%
Composite Wood	1352	27%
Stucco/EIFS	683	14%

Bldg 5 - Retail	Left	
	SF	%
Total Façade SF	2365	
Façade SF (excluding Doors & Windows)	1665	
Doors & Windows	700	30%
Primary Material Totals		
Stone	551	65%
Composite Wood	939	35%
Stucco/EIFS	175	0%

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 05/08/2017
T C 07/17/2017
SEE FILE FOR CONDITIONS ZPD17-0001



① BUILDING 4
3/16" = 1'-0"

Bldg 4 - Retail	Front	
	SF	%
Total Façade SF	3581	
Façade SF (excluding Doors & Windows)	2106	
Doors & Windows	1475	41%
Primary Material Totals		
Stone	833	40%
Brick	298	14%
Composite Wood	975	46%

Bldg 4 - Retail	Right	
	SF	%
Total Façade SF	2264	
Façade SF (excluding Doors & Windows)	1599	
Doors & Windows	665	29%
Primary Material Totals		
Stone	840	53%
Brick	549	34%
Composite Wood	210	13%

Bldg 4 - Retail	Back	
	SF	%
Total Façade SF	3581	
Façade SF (excluding Doors & Windows)	3518	
Doors & Windows	63	2%
Primary Material Totals		
Stone	1556	44%
Brick	1110	32%
Composite Wood	852	24%

Bldg 4 - Retail	Left	
	SF	%
Total Façade SF	2264	
Façade SF (excluding Doors & Windows)	1584	
Doors & Windows	680	30%
Primary Material Totals		
Stone	1028	65%
Composite Wood	556	35%

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-406-8770 Fax
940-240-1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



LAKESIDE CROSSING, BUILDINGS 4 & 5

Lots 4 & 5, Block A
In the
3.040 Acres

J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN AND DIMENSION CONTROL PLAN

PRELIMINARY PLANS

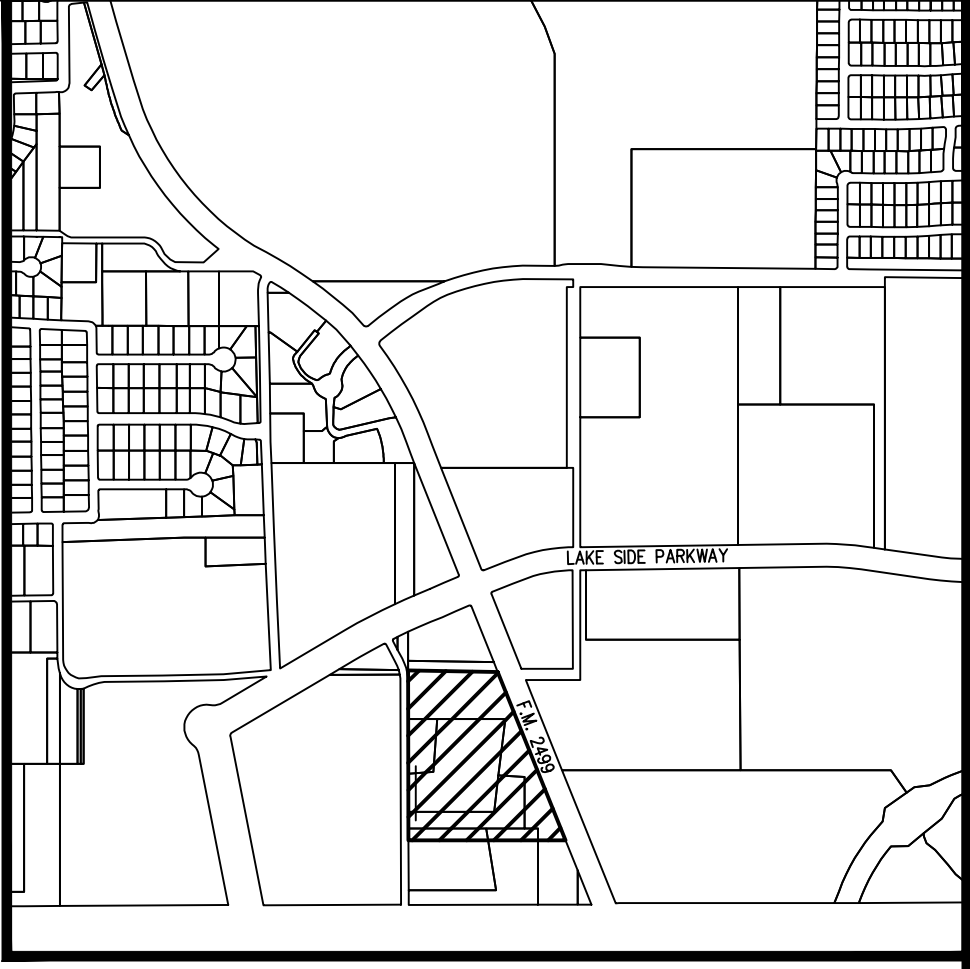
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAH, JR.,
P.E. #66898
DATE: 6/4/2019

Drawn By: JMB
Date: 01/07/2019
Scale: 1" = 30'
Revisions:
03/13/2019
04/15/2019
05/20/2019

18351

C3

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS



Vicinity Map 1"=1000'

BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT
APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=590.87

BOX CUT ON THE NORTHEAST CORNER OF A CURB INLET LOCATED ALONG THE WESTERN
CURB OF NORTHWOOD DRIVE APPROXIMATELY 58' NORTH OF THE SOUTHWEST CORNER
OF THE PROPERTY ELEV=577.78

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' x 17.5' UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C4 FOR PAVING HATCH LEGEND.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE RADII OF PAVEMENTS WITHIN THE COURTYARD AREA.



SITE DATA TABLE – LAKESIDE CROSSING BUILDINGS 4&5		
Physical Address	TBD	
Gross Site Area	3.040 A; 132,422 SF	
Net Site Area	3.040 A; 132,422 SF	
Lot Coverage		
Building Coverage		
Building 4	14,717 SF; ±11.1%	
Building 5	15,205 SF; ±11.5%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary		
Surface Parking (refer to the shared parking charts below)		
Retail – 1 space per 250 Square Feet		
Office – 1 space per 300 Square Feet		
Restaurant/Patio – 1 space per 75 Square Feet		
Lakeside Crossing Buildings 4&5	Required	Provided
Building 4 (Restaurant 7,328 SF)	98	65
Building 4 (Rest. Patio 477 SF)	6	2
Building 4 (Retail 4,245 SF)	17	12
Building 4 (Office 3,094 SF)	10	9
Building 5 (Restaurant 3,087 SF)	41	42
Building 5 (Rest. Patio 550 SF)	7	2
Building 5 (Office 3,469 SF)	12	10
Building 5 (Retail 8,649 SF)	35	28
*Accessible Parking	4	4
Provided Parking (Adj. to Bldgs)	0	71
Existing Adjacent Onsite Parking	0	99
**Total Parking (Bldg. 4 & 5)	208	170
**Total Parking (Lakeside Crossing)	445	470

Building 4 Data	
Height (story/feet)	1 Story
Peak Height	31' 1 5/16"
Mean Height	28' 1 3/16"
Total Square Footage	14,717 SF
Building 5 Data	
Height (story/feet)	1 Story
Peak Height	29' 6"
Mean Height	27' 0"
Total Square Footage	15,205 SF

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing (9 Required, 14 Provided)

**Total Parking numbers for Buildings 4&5 is based on the shared parking chart below, not the cumulative total from the numbers above. (Total parking numbers do NOT include any residential parking requirements, or the on-street parking in front of the residential)

Original Lakeside Crossing Parking Numbers					
SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	222	23	23	12	12
Retail	28	50	55	39	3
Restaurant	139	277	277	277	28
Hotel	94	134	94	134	94
Totals	483	484	449	462	137

*491 Parking Spaces Provided

Shared Parking Numbers for Buildings 4 & 5 only					
SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	22	3	3	2	2
Retail	26	47	52	37	3
Restaurant	77	153	153	153	16
Hotel	0	0	0	0	0
Totals	125	203	208	192	21

*470 (452 on-site + 18 on-street parking spaces)

Revised Overall Lakeside Crossing Parking Numbers with Revised Building Square Footages for Buildings 4 & 5					
SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	191	20	20	10	10
Retail	37	66	74	52	4
Restaurant	113	225	225	225	23
Hotel	94	134	94	134	94
Totals	435	445	413	421	131

*470 (452 on-site + 18 on-street parking spaces)



DOCUMENTS ARE INCOMPLETE AND
MAY NOT BE USED FOR
REGULATORY APPROVAL, PERMIT, OR
CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

SHOPS AT LAKESIDE
Flower Mound, Texas

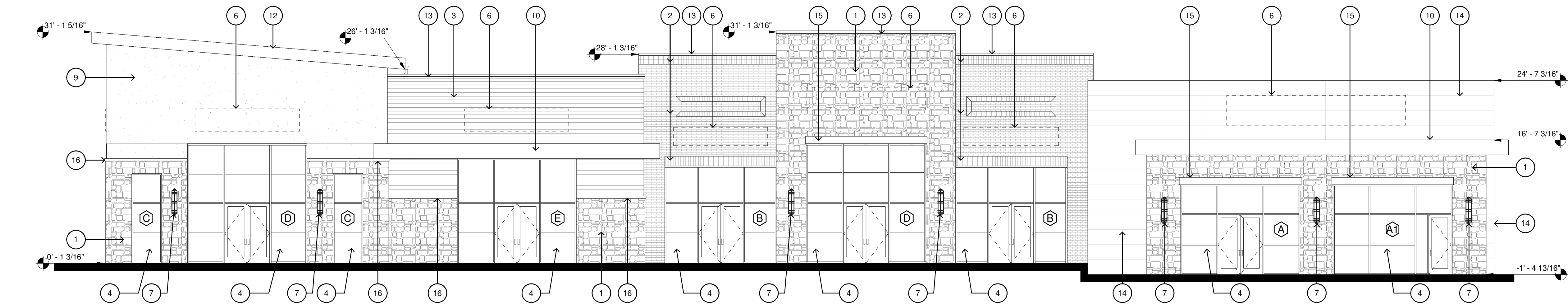
LAKESIDE
— CROSSING —



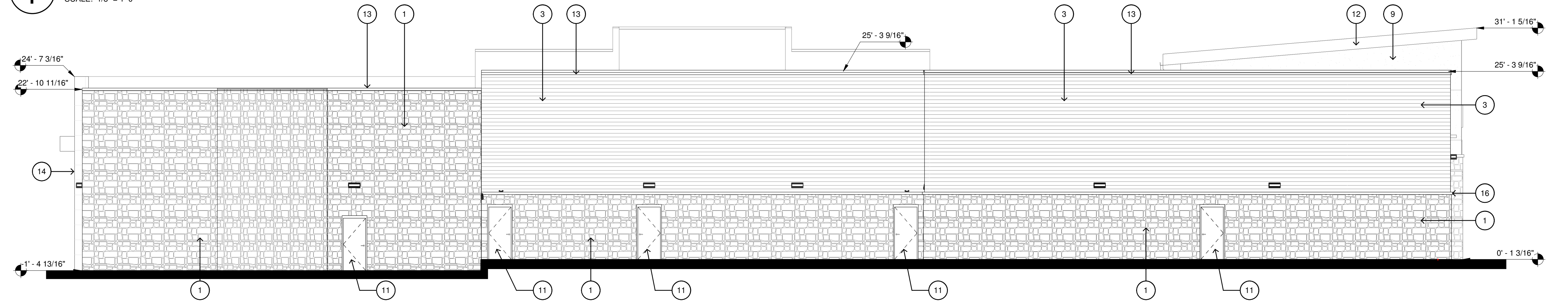
NO.	REVISION	DATE
4	REVISION 4	04.15.19

Project #: 14001
Date 04.15.19
Drawn by: MRT
Checked by: MRT

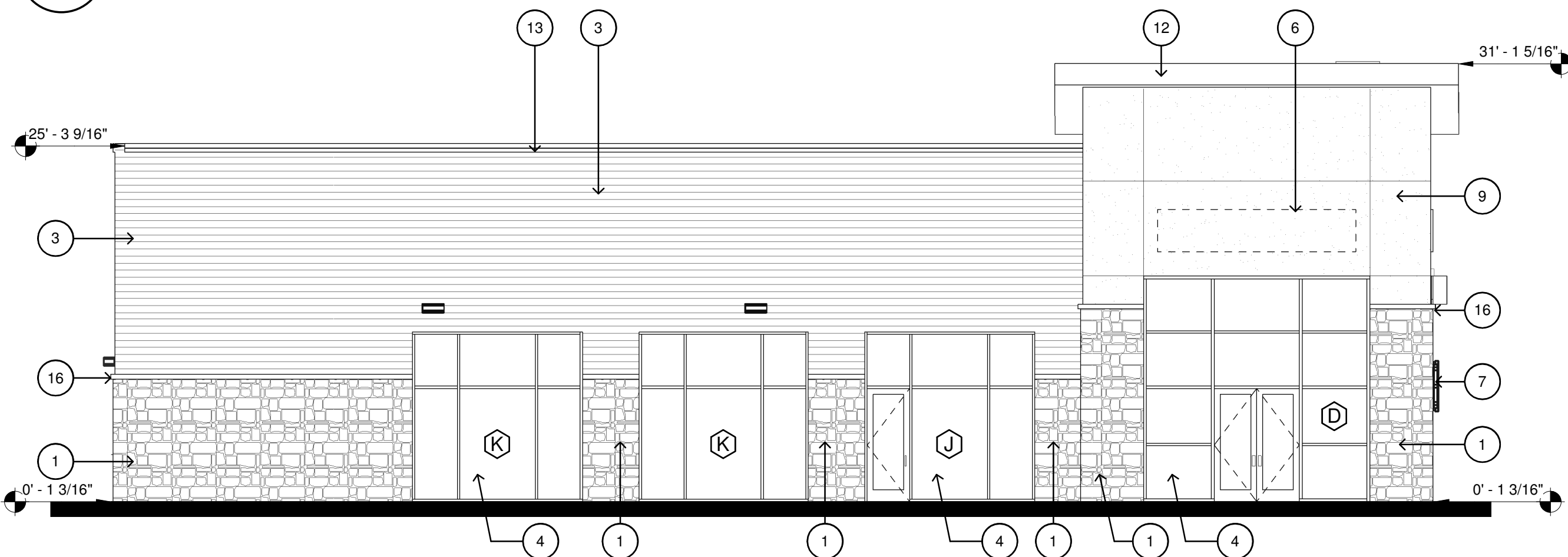
A3.1
BUILDING 4
ELEVATIONS



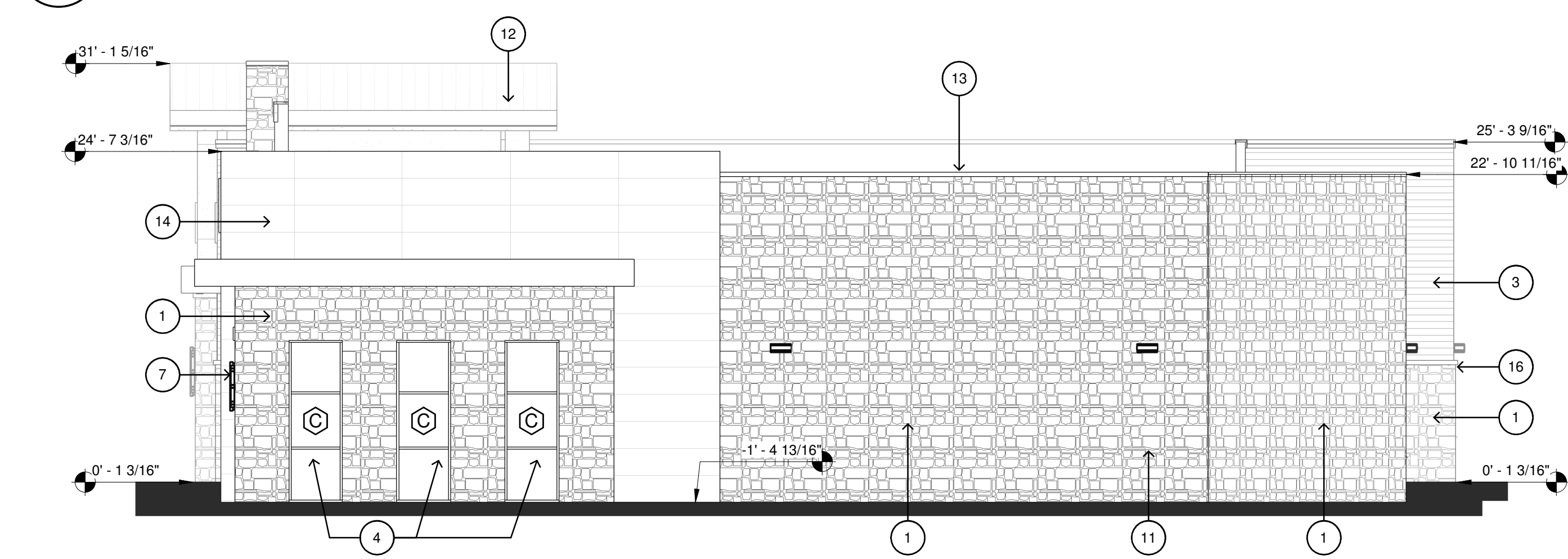
1 BUILDING 4 - EAST
SCALE: 1/8" = 1'-0"



2 BUILDING 4 - WEST
SCALE: 1/8" = 1'-0"



3 BUILDING 4 - SOUTH
SCALE: 1/8" = 1'-0"



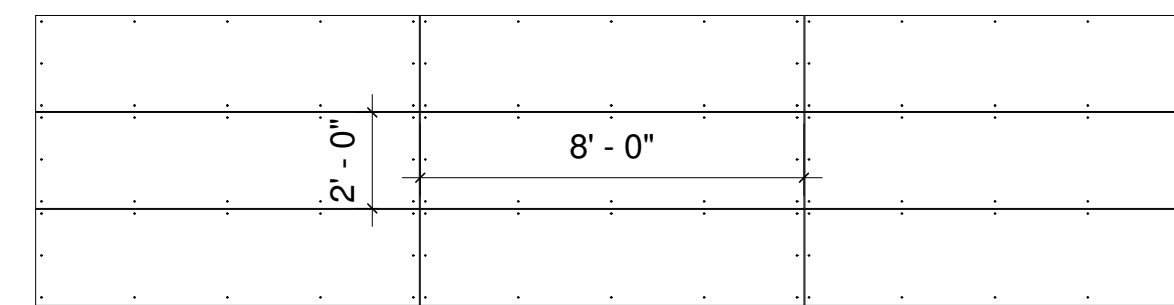
4 BUILDING 4 - NORTH
SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
- 2 BRICK (TRIANGLE BRICK); COLOR: GRAND ISLE.
- 3 ARCHITECTURAL COMPOSITE WALL PANEL (NICHIA ROUGHSAWN); COLOR: ESPRESSO.
- 4 ALUMINUM STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).
- 6 FUTURE TENANT SIGNAGE.
- 7 SCENCE LIGHT RE. ELEC.
- 9 STUCCO/EIFS (PAREX USA); COLOR: CAVERN.
- 10 PREFINISHED ALUMINUM CANOPY.
- 11 DOOR AS SCHEDULED.
- 12 PREFINISHED STANDING SEAM METAL ROOF.
- 13 PREFINISHED COPING CAP (PAC-CLAD); COLOR: ALMOND.
- 14 COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- 15 DECORATIVE CMU HEAD (HEADWATERS); COLOR: WHITE LIMESTONE.
- 16 DECORATIVE CMU SILL (HEADWATERS); COLOR: WHITE LIMESTONE.
- 17 FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 12" W. x 96" H.

BUILDING 4 - RETAIL/RESTAURANT	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE:	2325	2511	5176	4844
FAÇADE SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	2157	1823	3569	4722
DOORS AND WINDOWS SQ. FT.	168	688	1607	122
PRIMARY MASONRY TOTALS (%)	95.97%	96.43%	92.41%	97.27%
BRICK SQ. FT.	0	0	604	0
STONE SQ. FT.	1541	417	1206	2363
STUCCO/EIFS SQ. FT.	0	350	490	113
ARCHITECTURAL FIBER CEMENT WALL PANEL	77	991	402	2085
PRODEMA	452	0	596	32
SECONDARY MASONRY TOTALS (%)	4.03%	3.57%	7.59%	2.73%
PREFINISHED METAL (COPING, FASCIA, TRIM)	87	65	271	129

*All numbers within the column are in square feet (SQ. FT.), U.N.O.

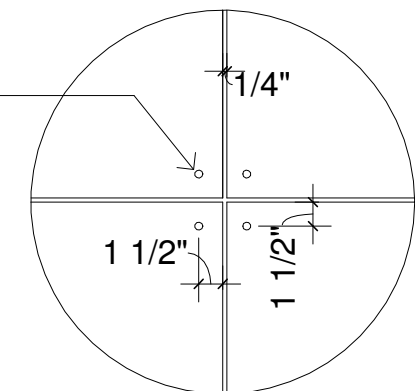


STACKED HORIZONTAL PATTERN, 2'-0" x 8'-0" PANEL SIZE

PRODEMA PANEL LAYOUT

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

EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL



PRODEMA JOINT DETAIL

SCALE: 1" = 1'-0"

DOCUMENTS ARE INCOMPLETE AND
MAY NOT BE USED FOR
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CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

SHOPS AT LAKESIDE
Flower Mound, Texas

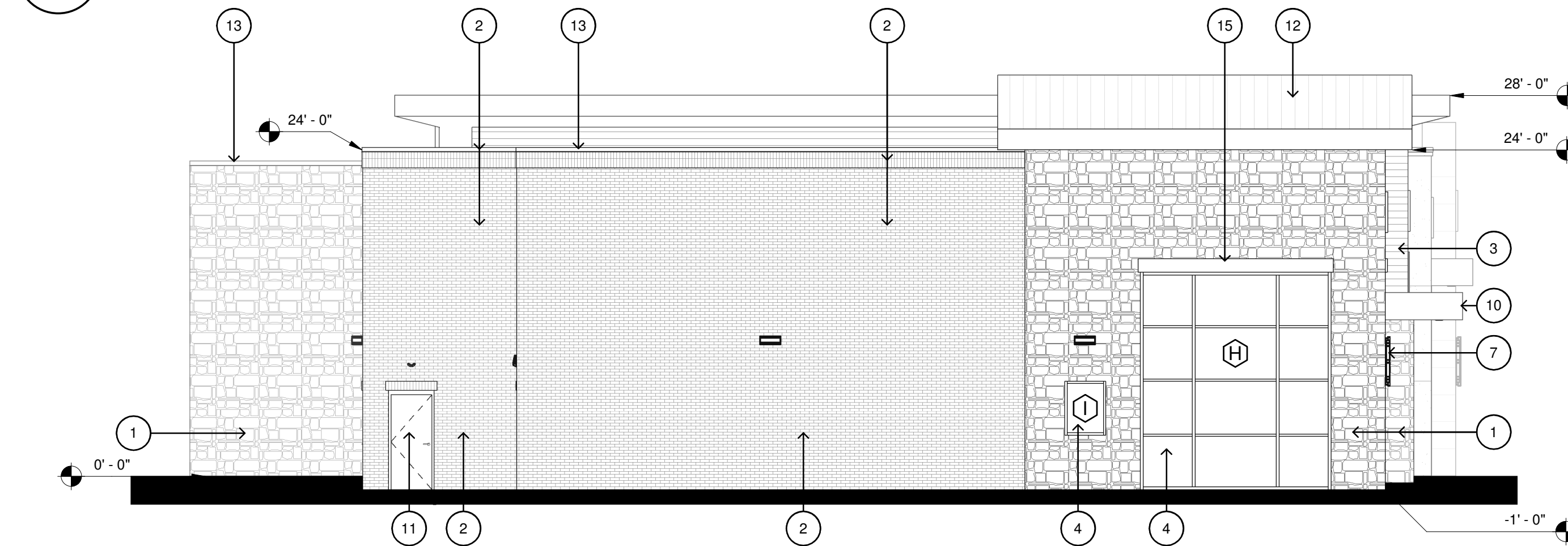
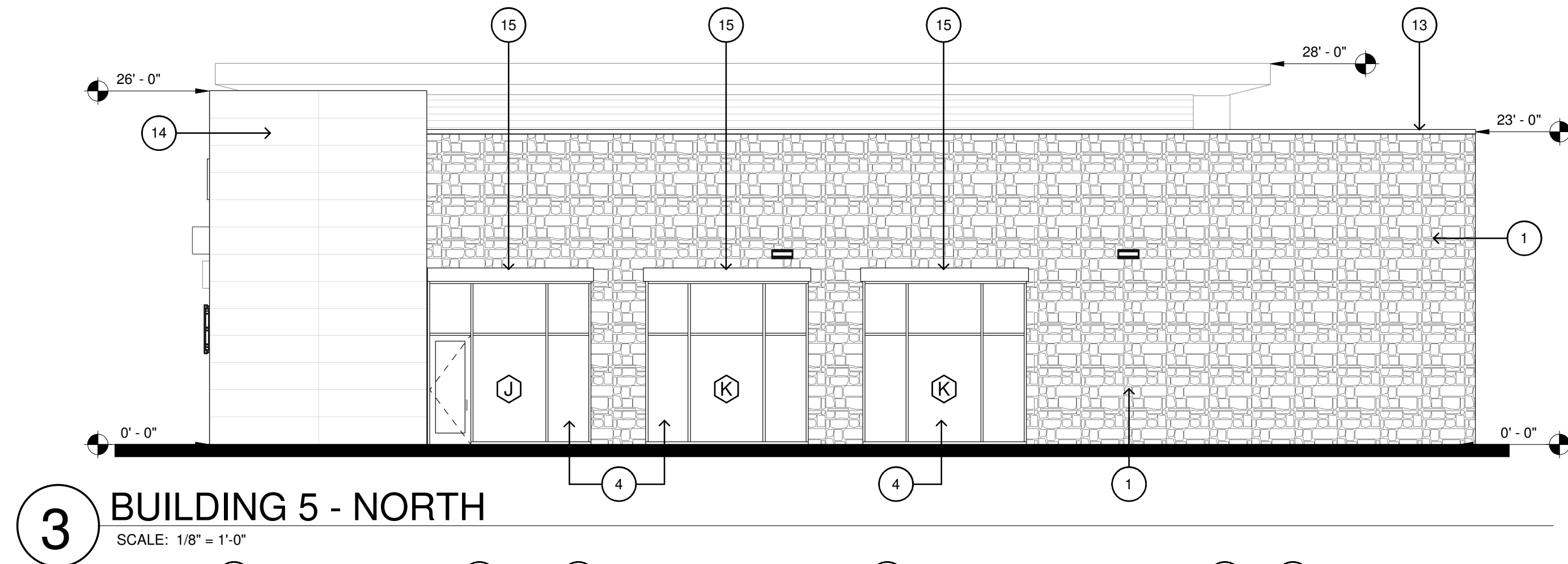
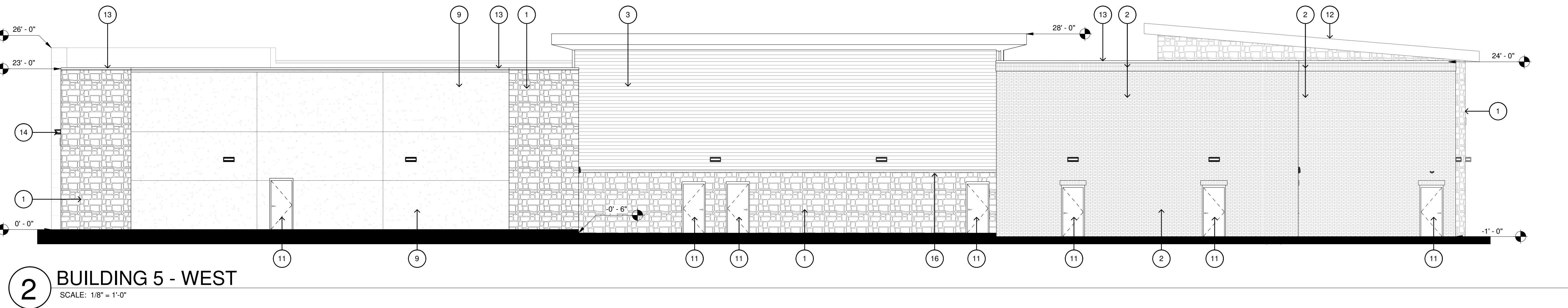
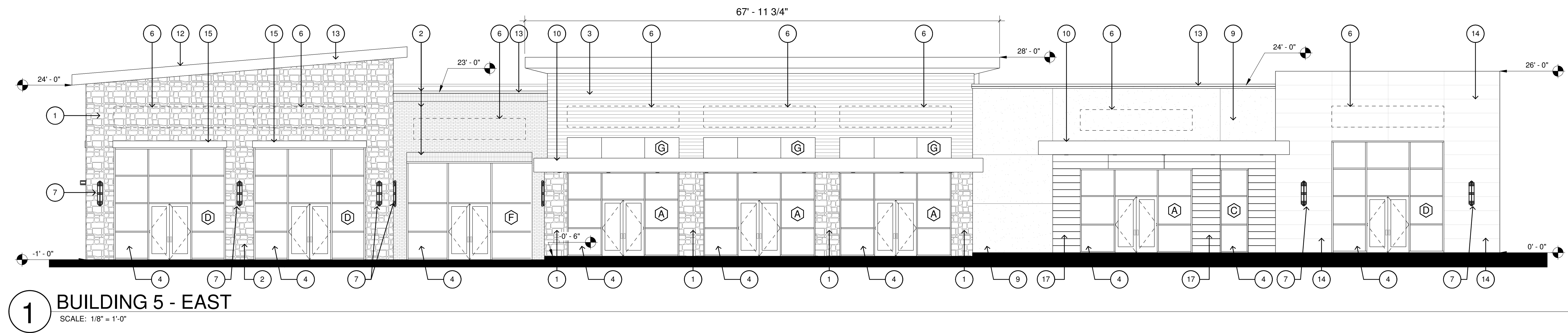
LAKESIDE
— CROSSING —



NO.	REVISION	DATE
4	REVISION 4	04.15.19

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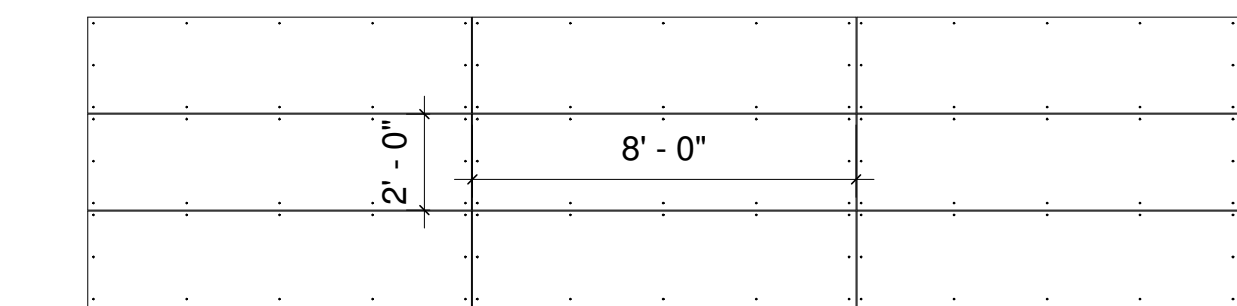
A3.2
BUILDING 5
ELEVATIONS



KEYED NOTES				
1	STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.			
2	BRICK (TRIANGLE BRICK); COLOR: GRAND ISLE.			
3	ARCHITECTURAL COMPOSITE WALL PANEL (NICHIIA ROUGHSAWN); COLOR: ESPRESSO.			
4	ALUMINUM STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).			
6	FUTURE TENANT SIGNAGE.			
7	SCONCE LIGHT RE. ELEC.			
9	STUCCO/EIFS (PAREX USA); COLOR: CAVERN.			
10	PREFINISHED ALUMINUM CANOPY.			
11	DOOR AS SCHEDULED.			
12	PREFINISHED STANDING SEAM METAL ROOF.			
13	PREFINISHED COPING CAP (PAC-CLAD); COLOR: ALMOND.			
14	COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.			
15	DECORATIVE CMU HEAD (HEADWATERS); COLOR: WHITE LIMESTONE.			
16	DECORATIVE CMU SILL (HEADWATERS); COLOR: WHITE LIMESTONE.			
17	FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 12" W. x 96" H.			

BUILDING 5 - RETAIL/RESTAURANT	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE:	2203	2620	5508	5383
FAÇADE SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1771	2360	3542	5212
DOORS AND WINDOWS SQ. FT.	432	260	1966	171
PRIMARY MASONRY TOTALS (%)	98.64%	91.53%	91.70%	97.72%
BRICK SQ. FT.	0	1199	291	1566
STONE SQ. FT.	1328	769	877	1079
STUCCO/EIFS SQ. FT.	0	0	515	1212
ARCHITECTURAL FIBER CEMENT WALL PANEL	0	192	781	1197
PRODEMA	419	0	577	39
ALUMINUM PANELS	0	0	207	0
SECONDARY MASONRY TOTALS (%)	1.36%	8.47%	8.30%	2.28%
PREFINISHED METAL (COPING, FASCIA, TRIM)	24	200	294	119

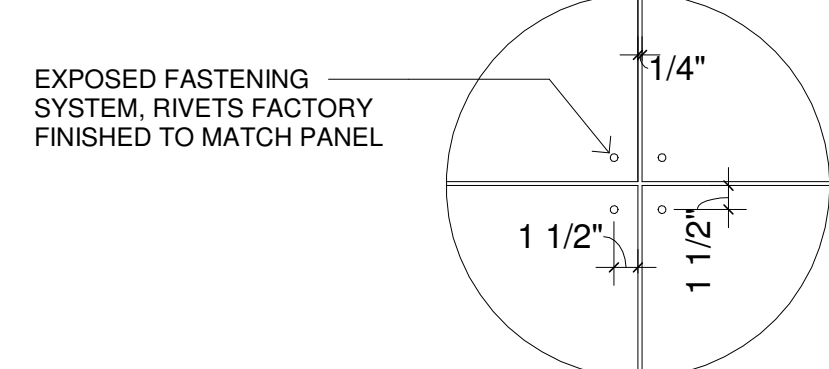
*All numbers within the column are in square feet (SQ. FT.), U.N.O.



STACKED HORIZONTAL PATTERN, 2'-0" x 8'-0" PANEL SIZE

PRODEMA PANEL LAYOUT

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



EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL

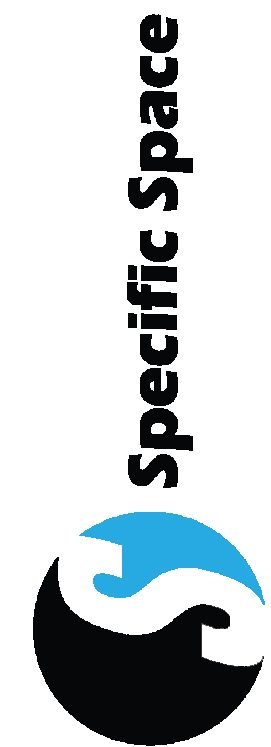
PRODEMA JOINT DETAIL

SCALE: 1" = 1'-0"

DOCUMENTS ARE INCOMPLETE AND
MAY NOT BE USED FOR
REGULATORY APPROVAL, PERMIT, OR
CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

SHOPS AT LAKESIDE
Flower Mound, Texas

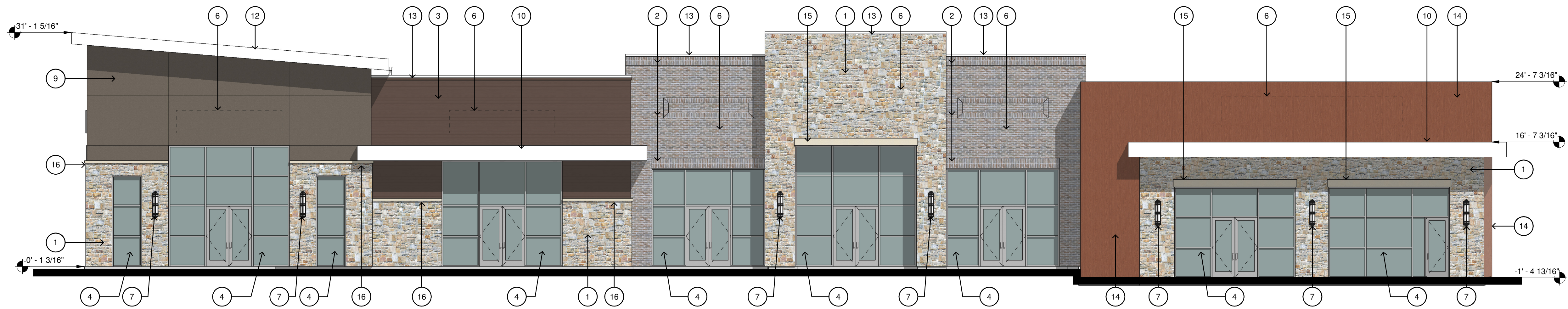
LAKESIDE
— CROSSING —



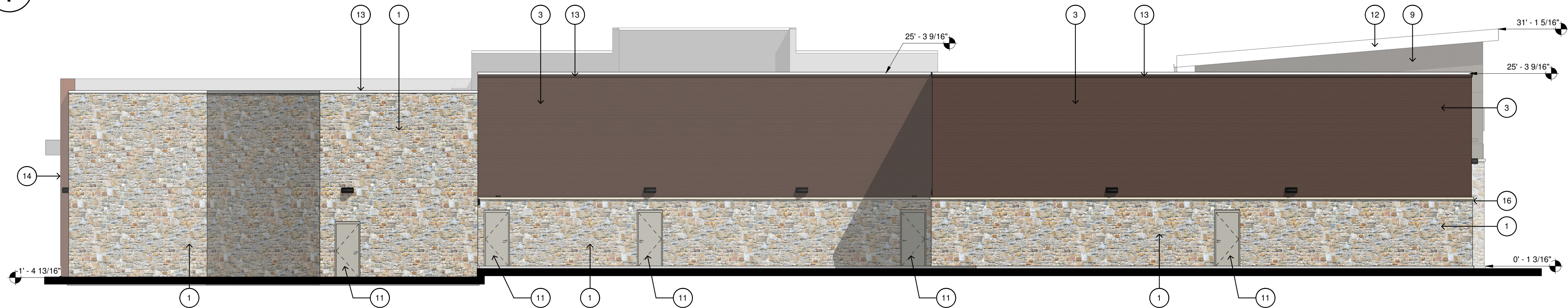
NO.	REVISION	DATE
4	REVISION 4	04.15.19

Project #: 14001
Date 04.15.19
Drawn by: MRT
Checked by: MRT

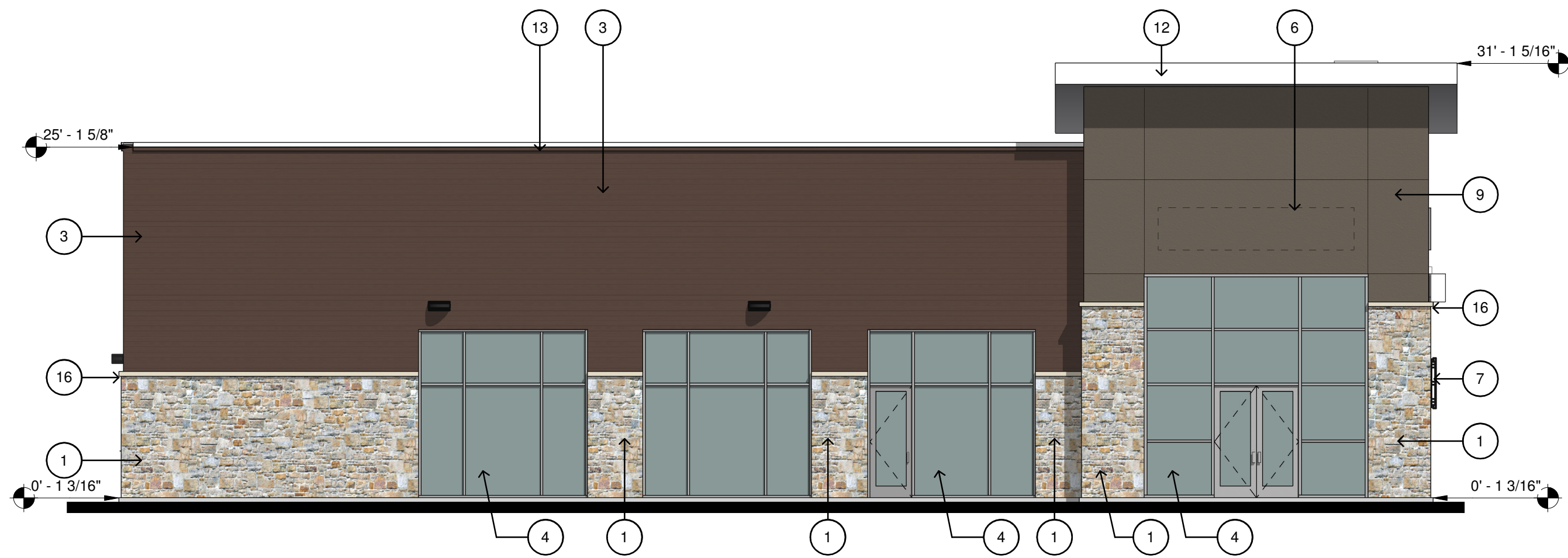
A9.1
BUILDING 4
ELEVATIONS -
COLOR



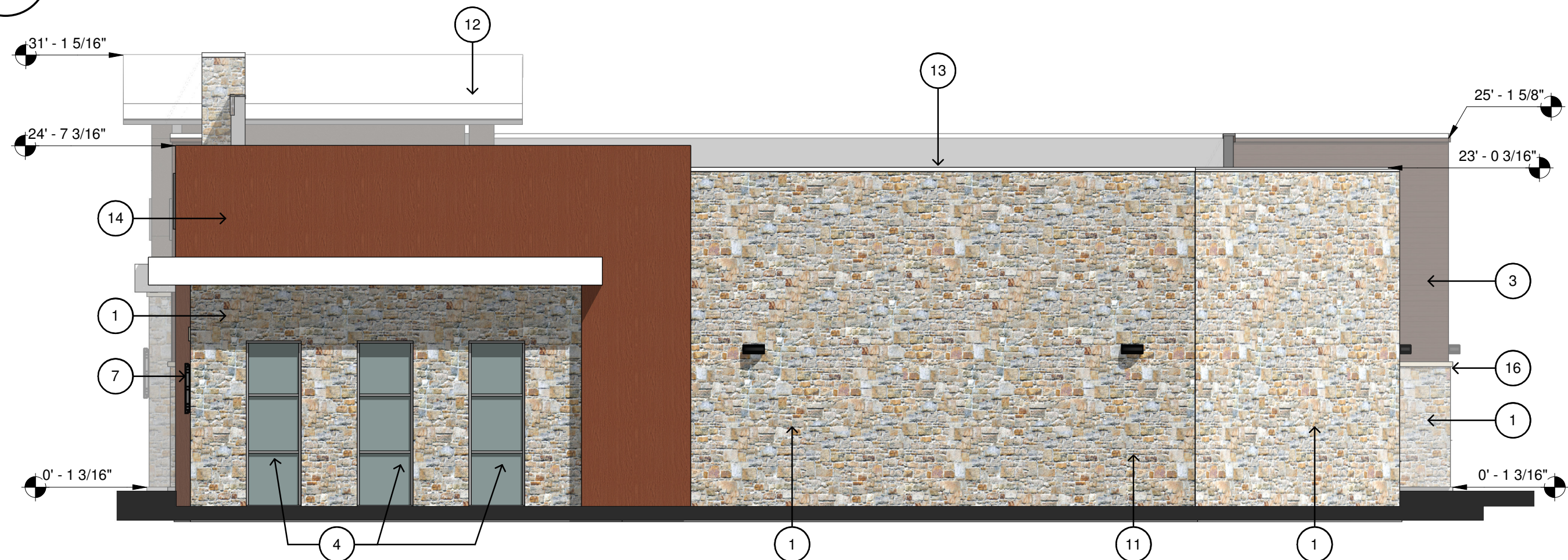
1 BUILDING 4 - EAST
SCALE: 1/8" = 1'-0"



2 BUILDING 4 - WEST
SCALE: 1/8" = 1'-0"



3 BUILDING 4 - SOUTH
SCALE: 1/8" = 1'-0"



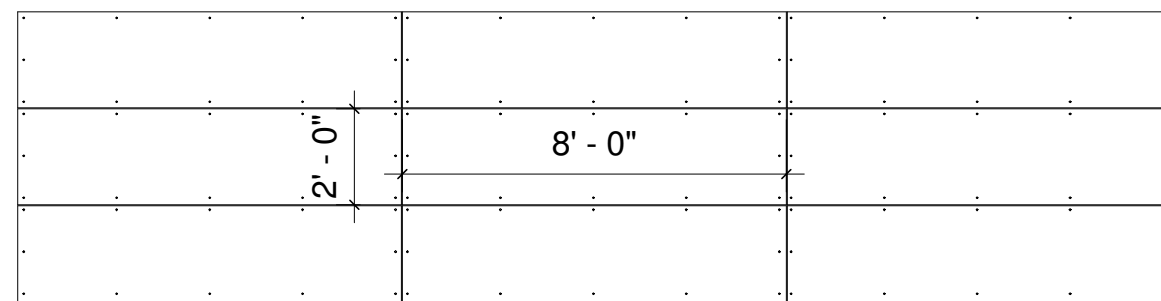
4 BUILDING 4 - NORTH
SCALE: 1/8" = 1'-0"

KEYED NOTES

- 1 STONE (CORONADO STONE PRODUCTS - FRENCH COUNTRY VILLA SERIES); COLOR: CHAMPAGNE.
- 2 BRICK (TRIANGLE BRICK); COLOR: GRAND ISLE.
- 3 ARCHITECTURAL COMPOSITE WALL PANEL (NICHIA ROUGHSAWN); COLOR: ESPRESSO.
- 4 ALUMINUM STOREFRONT SYSTEM (CLEAR ANODIZED ALUMINUM).
- 6 FUTURE TENANT SIGNAGE.
- 7 SCIENCE LIGHT RE. ELEC.
- 9 STUCCO/EIFS (PAREX USA); COLOR: CAVERN.
- 10 PREFINISHED ALUMINUM CANOPY.
- 11 DOOR AS SCHEDULED.
- 12 PREFINISHED STANDING SEAM METAL ROOF.
- 13 PREFINISHED COPING CAP (PAC-CLAD); COLOR: ALMOND.
- 14 COMPOSITE WOOD PANEL (PRODEMA - PRODEX); COLOR: RUSTIK.
- 15 DECORATIVE CMU HEAD (HEADWATERS); COLOR: WHITE LIMESTONE.
- 16 DECORATIVE CMU SILL (HEADWATERS); COLOR: WHITE LIMESTONE.
- 17 FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 12" W. x 96" H.

BUILDING 4 - RETAIL/RESTAURANT	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE:	2325	2511	5176	4844
FAÇADE SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	2157	1823	3569	4722
DOORS AND WINDOWS SQ. FT.	168	688	1607	122
PRIMARY MASONRY TOTALS (%)	95.97%	96.43%	92.41%	97.27%
BRICK SQ. FT.	0	0	604	0
STONE SQ. FT.	1541	417	1206	2363
STUCCO/EIFS SQ. FT.	0	350	490	113
ARCHITECTURAL FIBER CEMENT WALL PANEL	77	991	402	2085
PRODEMA	452	0	596	32
SECONDARY MASONRY TOTALS (%)	4.03%	3.57%	7.59%	2.73%
PREFINISHED METAL (COPING, FASCIA, TRIM)	87	65	271	129

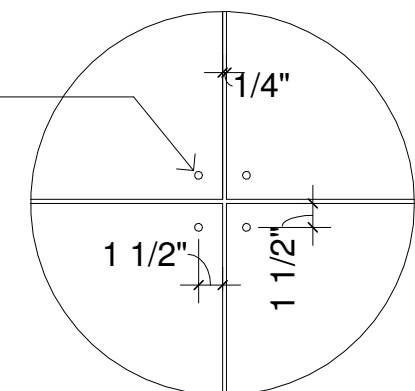
*All numbers within the column are in square feet (SQ. FT.), U.N.O.



PRODEMA PANEL LAYOUT

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

EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL



PRODEMA JOINT DETAIL

SCALE: 1" = 1'-0"

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MARCUS R. TRIMBLE
TX #24416

SHOPS AT LAKESIDE
Flower Mound, Texas

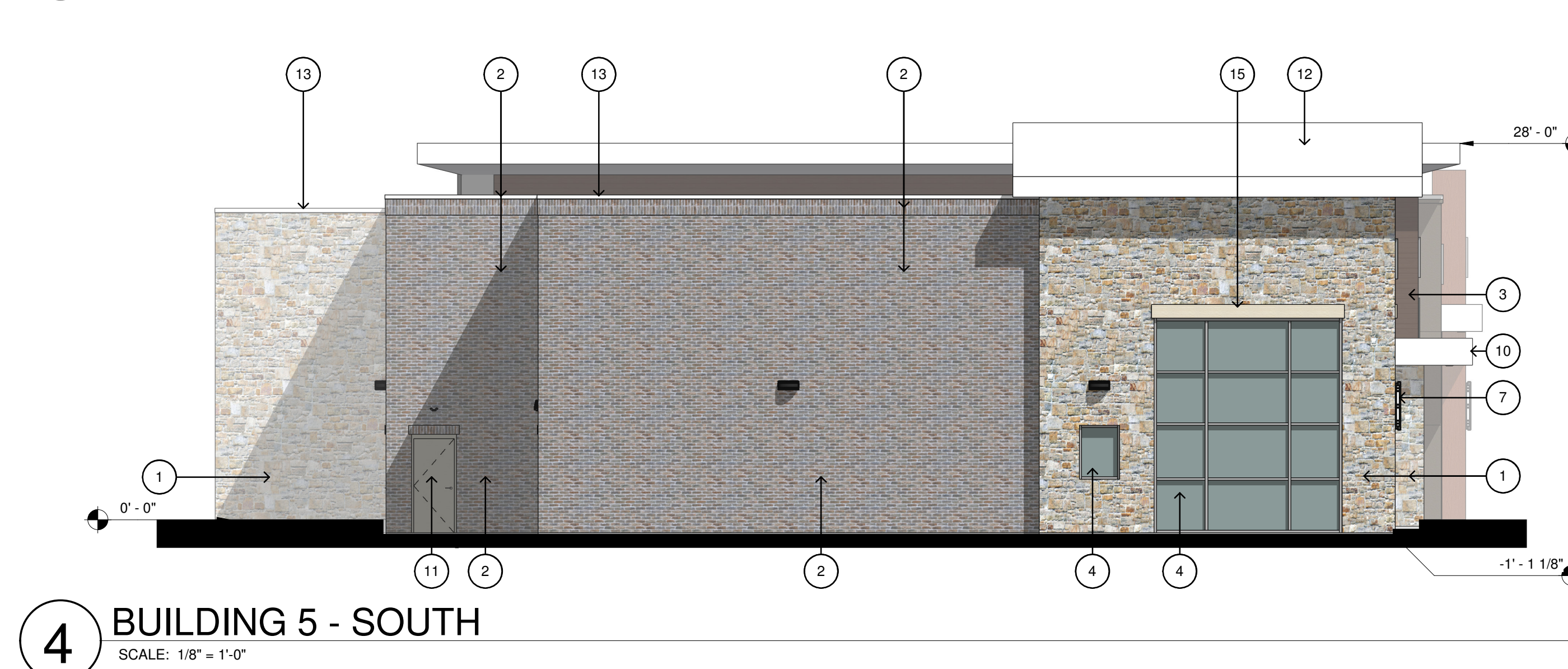
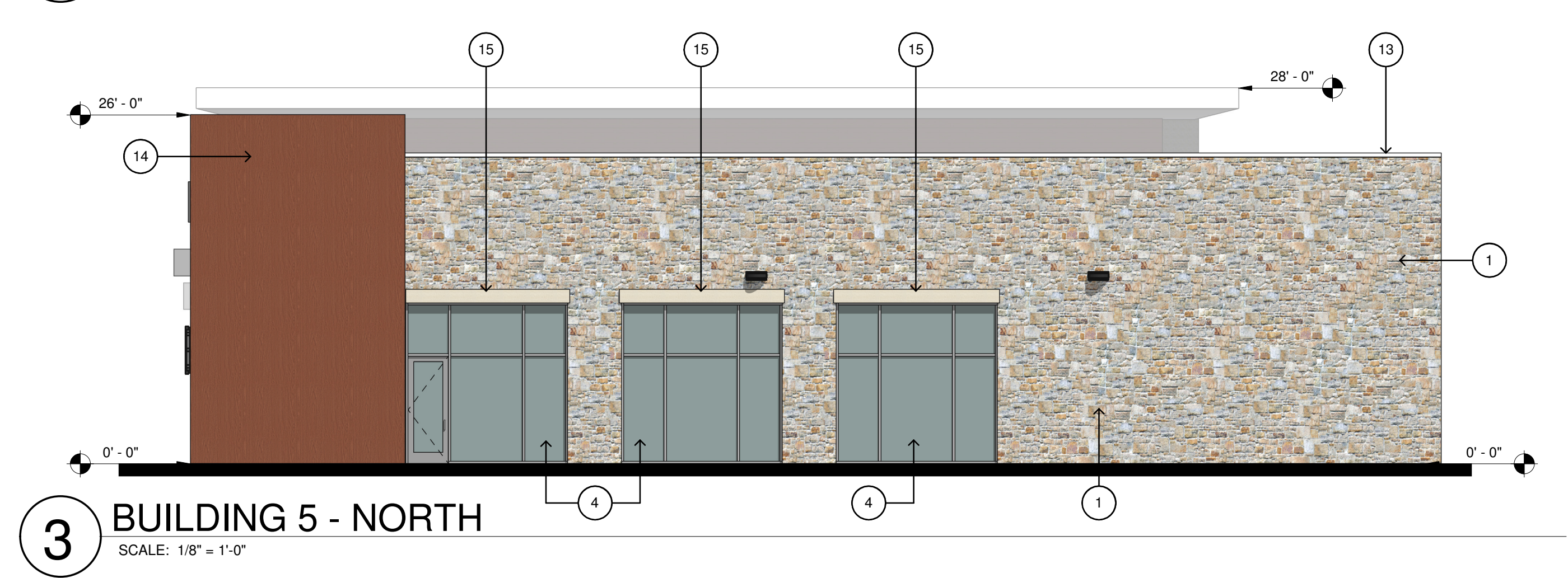
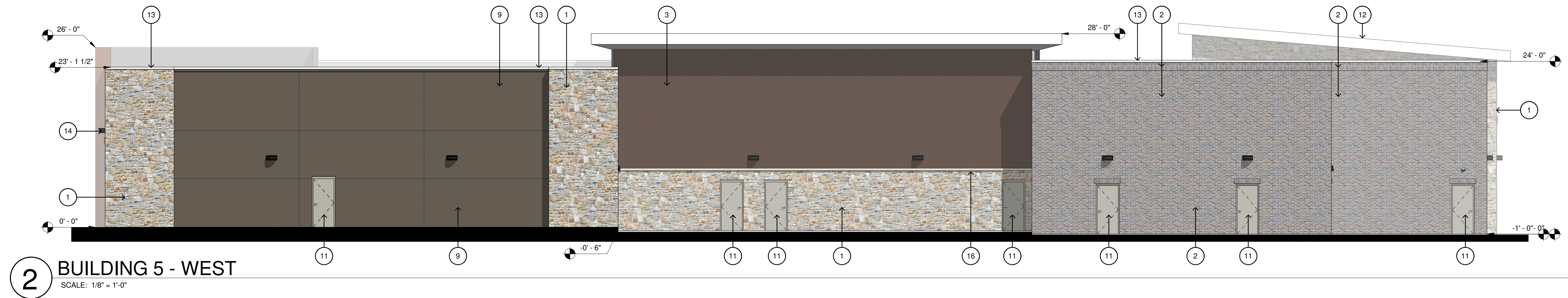
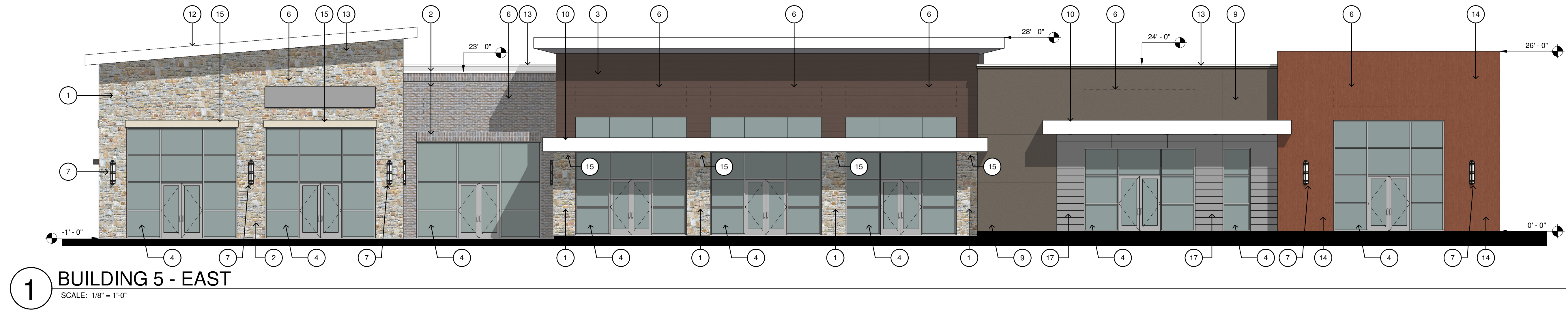
LAKESIDE
— CROSSING —



NO.	REVISION	DATE
4	REVISION 4	04.15.19

Project #: 14001
Date 04.15.19
Drawn by: MRT
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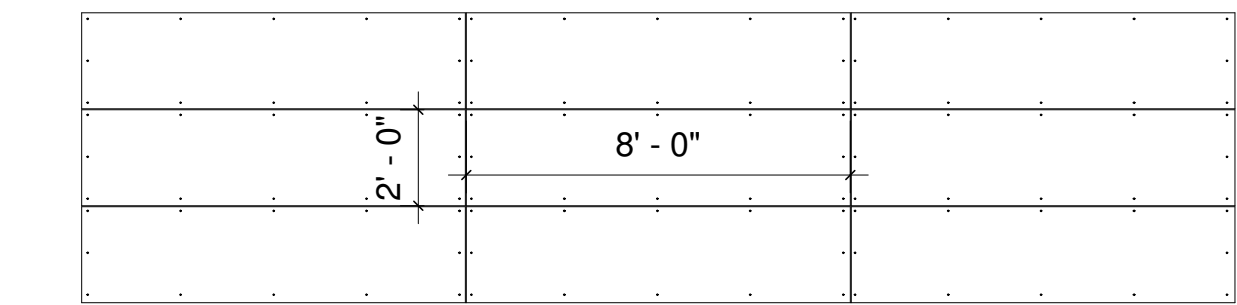
A9.2
BUILDING 5
ELEVATIONS -
COLOR



KEYED NOTES				
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6	FUTURE TENANT SIGNAGE.			
7	SCONCE LIGHT RE. ELEC.			
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11	DOOR AS SCHEDULED.			
12	PREFINISHED STANDING SEAM METAL ROOF.			
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17	FACTORY PAINTED ALUMINUM PANELS (DRI-DESIGN ALUMINUM PANEL SYSTEM); COLOR: PEWTER. 12" W. x 96" H.			

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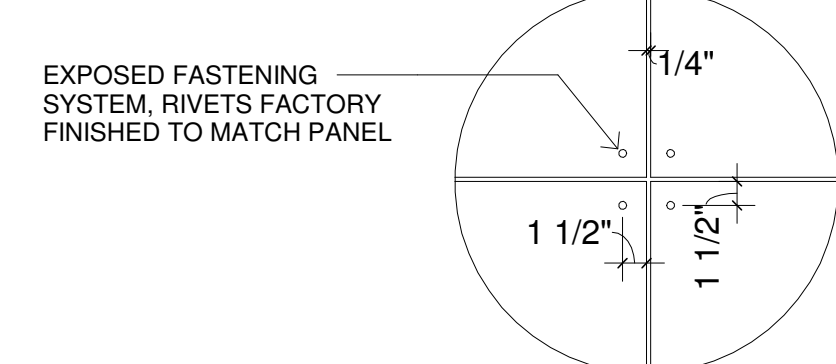
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STACKED HORIZONTAL PATTERN, 2'-0" x 8'-0" PANEL SIZE

PRODEMA PANEL LAYOUT

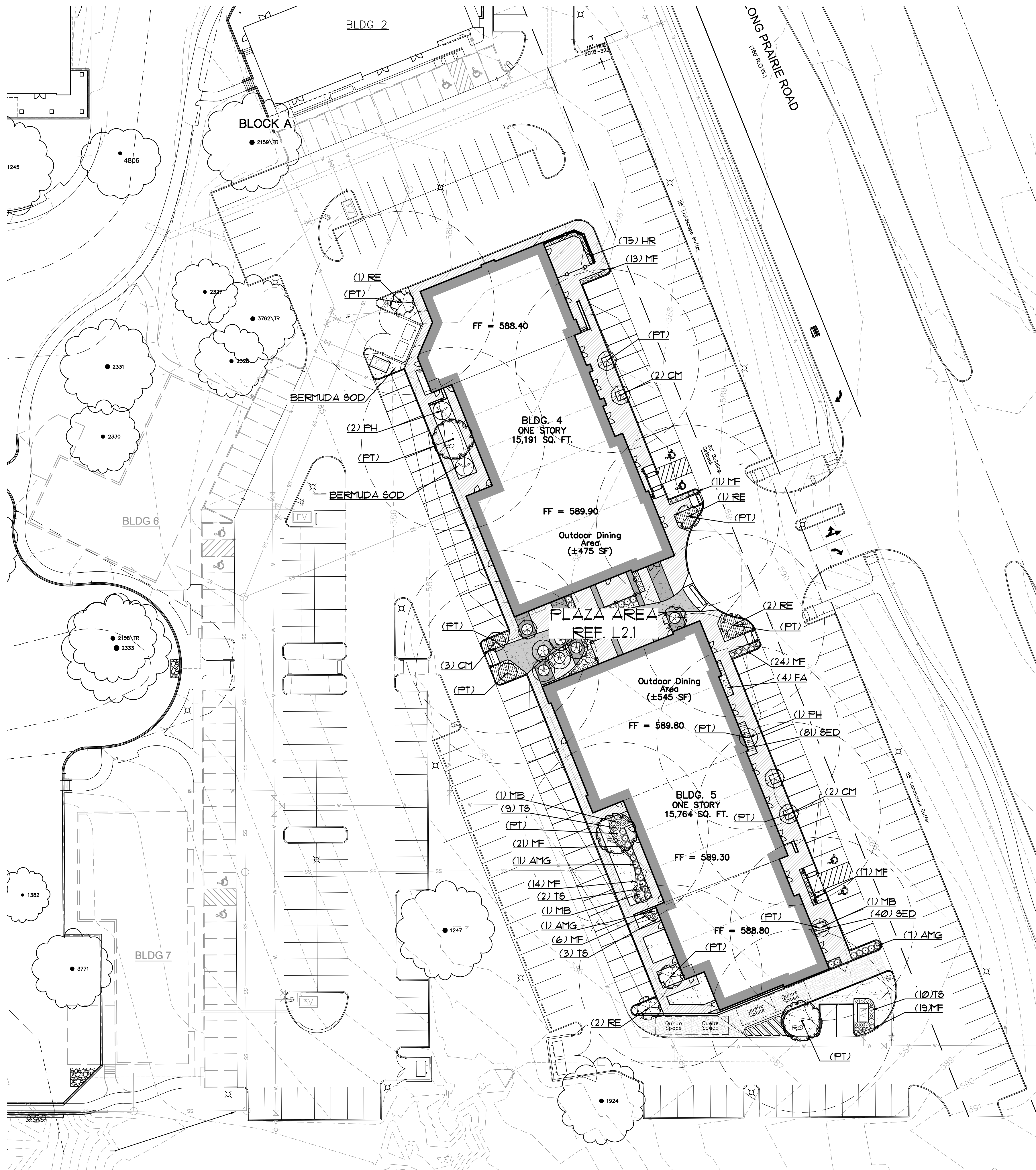
SCALE: 1/4" = 1'-0"



EXPOSED FASTENING
SYSTEM, RIVETS FACTORY
FINISHED TO MATCH PANEL

PRODEMA JOINT DETAIL

SCALE: 1" = 1'-0"



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing: Buildings 4 & 5

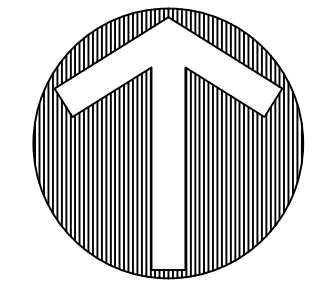
LAKESIDE CROSSING: STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	82,740 s.f. of Long Prairie Rd. street yard	39 trees (3" cal.)	48 trees (3" cal.) + 2 existing specimen
	61,206 s.f. of Northwood Dr. street yard	31 trees (3" cal.)	23 trees (3" cal.) + 9 existing specimen
LAKESIDE CROSSING BUILDING 4 & 5: STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	82,740 s.f. of Long Prairie Rd. street yard	39 trees (3" cal.)	n/a
	61,206 s.f. of Northwood Dr. street yard	n/a	n/a
LAKESIDE CROSSING: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	470 parking spaces	3,525 s.f.	24,462 s.f.
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	71 of 470 spaces	533 s.f. of 3,525 s.f.	1,391 s.f.
LAKESIDE CROSSING: PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	470 parking spaces	47 trees (3" cal.)	50 trees See Note #3
LAKESIDE CROSSING BUILDING 4&5: PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	71 of 470 spaces	8 of 47 trees (3" cal.)	3 tree (3" cal.) 10 ornamental trees (14 out of 47 = 30%)
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
LAKESIDE CROSSING: PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	Screening shrubs (3' ht.)
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	n/a

Lakeside Crossing Notes:

- ***TREE MITIGATION: (19) 3" cal. trees called out on landscape plan as (MIT).
- ***Note #1: Tree #319, 238, 240, 241, 242, 243 (1 credits each = 6 credits) + 1 new trees (3" cal.) = 12 landscape buffer trees
- ***Note #2: Tree #5163 (6 credits) + #5159 (6 credits) + #5162 (5 credits) + #247 (4 credits) + #924 (5 credits) + 41 new trees = 12 parking trees
- ***Note #3: Lakeside Crossing (Phase 1) Parking Lot Trees = 15 (3-inch) cal. trees + 3 existing trees + 3 ornamental trees + 21 parking lot trees
Lakeside Crossing Building 4 & 5 Parking Lot Trees = 3 (3-inch) cal. trees + 10 ornamental trees + 13 parking lot trees
Future Lakeside Crossing Phase Parking Lot Trees = 14 (3-inch) cal. trees + 2 existing trees + 16 parking lot trees
PARKING LOT TREE TOTAL: 21 trees + 13 trees + 16 trees = 50 parking lot trees

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
3	RED OAK	<i>Quercus shumardii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
5	RIVER BIRCH	<i>Betula nigra</i>	3" cal.	10'-12'	Per Plan	Multi-Trunk
6	RED BUD	<i>Cercis canadensis</i>	30 gal.	7'-8'	Per Plan	Full
1	CRAPE MYRTLE	<i>Lagerstroemia indica</i> 'Tuscarora'	30 gal.	7'-8'	Per Plan	Multi-Trunk
3	POSSUMHAW HOLLY	<i>Ilex verticillata</i>	30 gal.	7'-8'	Per Plan	Full
2	MEXICAN BUCKEYE	<i>Ungnadia speciosa</i>	15 gal.	5'-6'	Per Plan	Multi-trunk
36	ADAGIO MAIDEN GRASS	<i>Miscanthus sinensis</i> 'Adagio'	5 gal.	36"	Per Plan	Full
35	DWARF TEXAS SAGE	<i>Leucophyllum frutescens</i> 'Bertstar'	5 gal.	30"	Per Plan	Full
5	FLAME ACANTHUS	<i>Anisacanthus quadrifidus</i> v. <i>wrightii</i>	3 gal.	30"	Per Plan	Full
134	MEXICAN FEATHER GRASS	<i>Nassella tenuissima</i>	3 gal.	18"	Per Plan	Full
20	RED YUCCA	<i>Hesperaloe parviflora</i>	3 gal.	12"	Per Plan	Xeri
75	HORSETAIL REED	<i>Equisetum hyemale</i>	1 gal.	12"	Per Plan	Full
121	TEXAS SEDGE	<i>Carex texensis</i>	1 gal.	6"	Per Plan	Full
428	SEASONAL COLOR		4" pot	6"	Per Plan	Full



NORTH

30 0 30 60 90 Feet

LEGEND

	(RO) RED OAK <i>Quercus shumardii</i>
	(RB) RIVER BIRCH <i>Betula nigra</i>
	(RE) RED BUD <i>Cercis canadensis</i>
	(CM) CRAPE MYRTLE <i>Lagerstroemia indica</i>
	(PH) POSSUMHAW HOLLY <i>Ilex verticillata</i>
	(MB) MEXICAN BUCKEYE <i>Ungnadia speciosa</i>
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'
	(TS) DWARF TEXAS SAGE <i>Leucophyllum frutescens</i> 'Bertstar'
	(FA) FLAME ACANTHUS <i>Anisacanthus quadrifidus</i> v. <i>wrightii</i>
	(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
	(RY) RED YUCCA <i>Hesperaloe parviflora</i>
	(HR) HORSETAIL REED <i>Equisetum hyemale</i>
	(SED) TEXAS SEDGE <i>Carex texensis</i>
	SEASONAL COLOR

LAKESIDE CROSSING, BUILDINGS 4 & 5

Lot 4 & 5, Block A
3.044 Acres
in the

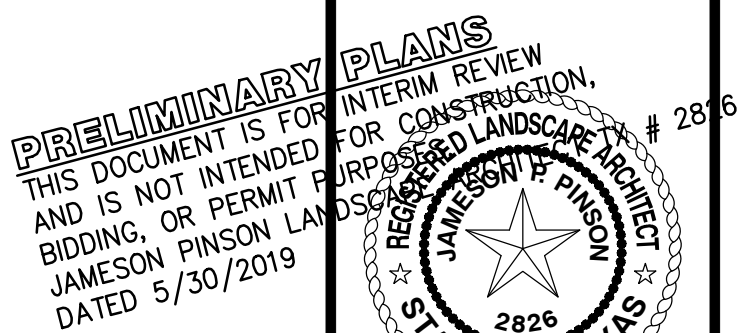
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

18351

L2.0

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 205
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS



Drawn By: MH
Date: 01/07/2019
Scale: 1"=30'
Revisions:
03/13/2019
04/15/2019
05/20/2019