

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

JULY 22, 2019

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

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

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

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

D. 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. Upcoming Ordinance Amendments

F. CONSENT ITEMS

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

1. Minutes of July 8, 2019: Consider approval of the minutes of the July 8, 2019, Planning and Zoning Commission Regular Session.

2. RC18-0014 – Townlake Phase Four: Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.

G. REGULAR ITEMS

3. *RP19-0006 – Canyon Falls Middle School Lot 1, Block A* *Public Hearing*

Public Hearing to consider a request for a Replat (RP19-0006 – Canyon Falls Middle School Lot 1, Block A) to dedicate right-of-way and add certain easements. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

4. *SP19-0004 – Argyle ISD High School, Phase 2*

Consider a request for a Site Plan (SP19-0004 – Argyle ISD High School, Phase 2) to develop a secondary school, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

5. *SP19-0011 – Eastgroup Flower Mound, Phase 1*

Consider a request for a Site Plan (SP19-0011 - 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.

6. *MPA19-0002 – Canyon Falls* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment (MPA19-0002 – Canyon Falls) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation of Canyon Falls development within the Denton Creek District Area Plan from Medium Density Residential uses to Open Space and from Open Space to Medium Density Residential uses on certain tracts of land, located between and around Village 10B and Village 12. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.

7. *ZPD19-0007 – Canyon Falls PD-98* *Public Hearing*

Public Hearing to consider a request for rezoning (ZPD19-0007 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to add additional lots by changing the zoning from Single-Family District-10 (SF-10) uses to Open Space and from Open Space to Single-Family District-10 (SF-10) on certain tracts of land located between and around Village 10B and Village 12, and to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing certain front, side and rear yard setbacks. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.

H. 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: July 19, 2019, at 9:30 a.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: July 22, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the July 8, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on July 8, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF JULY, 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
----------------	-------

(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
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
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. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Work Session Policy

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the June 24, 2019, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Picardi moved to approve the June 24, 2019, minutes, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: Johnson

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

- 2. Public Hearing to consider a request for a Replat (RP19-0004 – Robbins Point Lots 4AR, 4BR, 4CR, 6XR, Block 1) to relocate lot lines. The property is generally located east and north of Deer Path.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Present with no presentation

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Johnson moved to recommend approval of RP19-0004 – Robbins Point Lots 4AR, 4BR, 4CR, 6XR, Block 1, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

G. ADJOURNMENT – REGULAR SESSION 6:55 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 CONSENT ITEM

DATE: July 22, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Record Plat (RC18-0014 - Townlake Phase Four) to create a residential subdivision. The property is generally located south of Cross Timbers Road and east of Flower Mound Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 56 buildable, single-family residential lots with a minimum lot size of 21,780 square feet. The site contains approximately 89.93 acres of land. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The lots are in conformance with the underlying development standards within Planned Development District-166 (PD-166) for a cluster development.

The applicant's Open Space plan indicates approximately 45.4 acres of land is being dedicated as open space (50.5%). The open space within the subdivision will be maintained by the Homeowner's Association. The applicant is also proposing to dedicate 13.11 acres of land to the Town as Park land. If the Town Council accepts this dedication the Town will be responsible for its maintenance.

The plat depicts necessary setbacks, buffers and easements. The main entrance for the subdivision will be from Flower Mound Road with secondary access being provided from the Magnolia Park subdivision to the southeast. The proposed record plat is consistent with the development plan (DP18-0005) approved by the Town Council on October 1, 2018.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-166

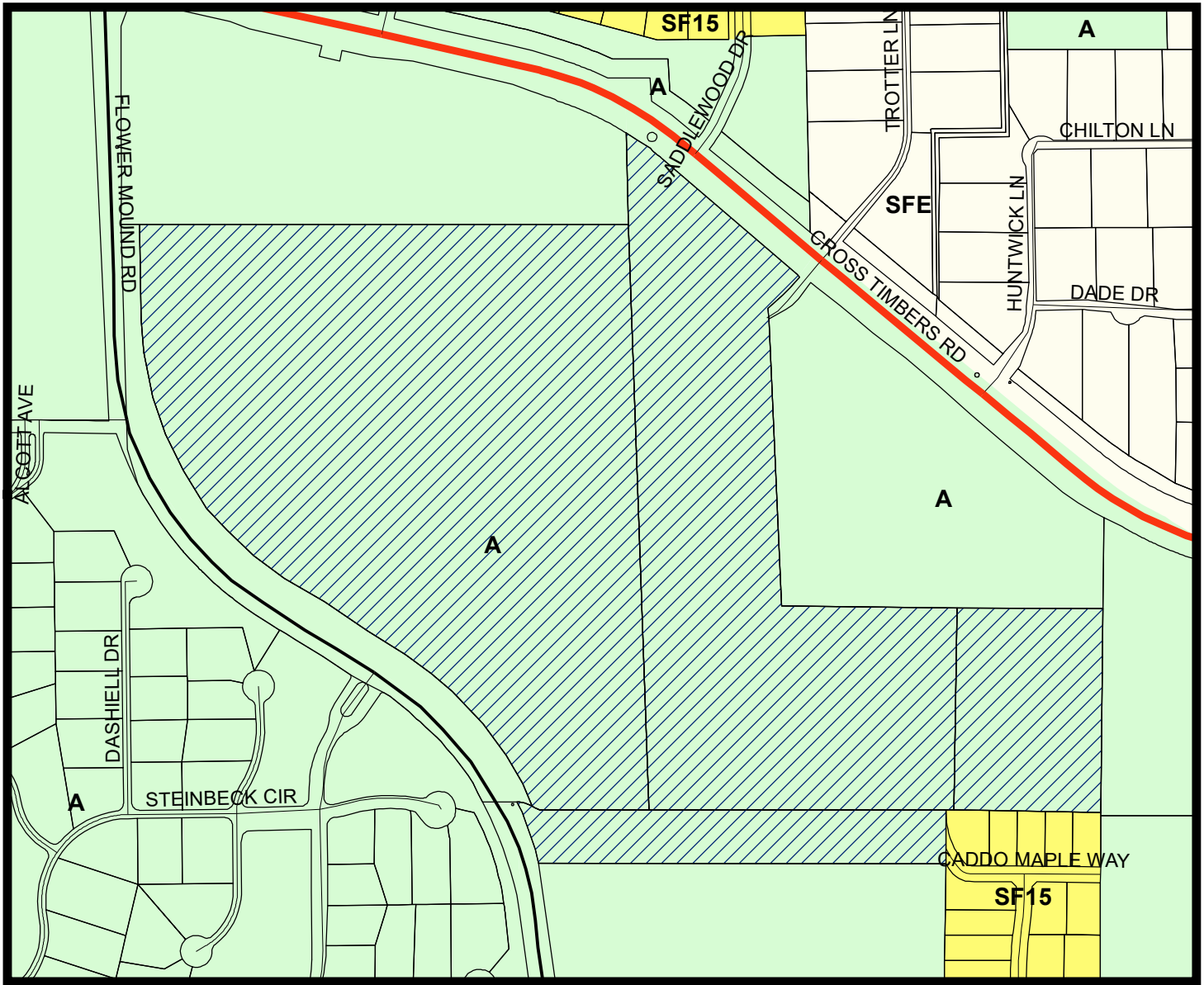
B. Application Details

1. Record Plat Package

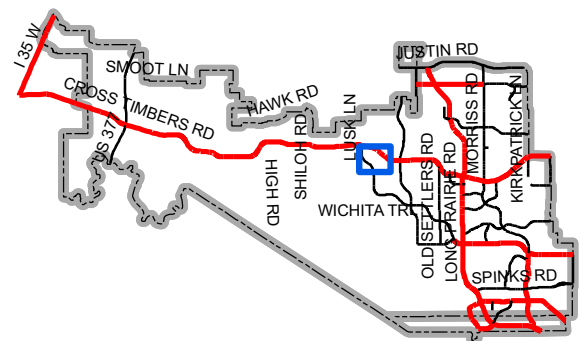
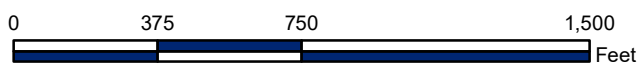
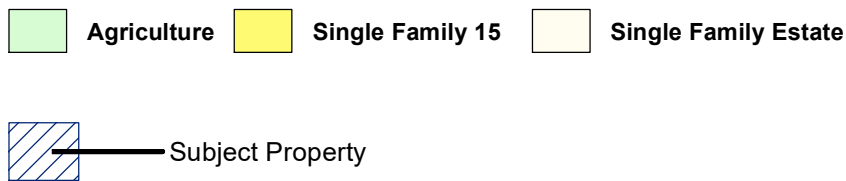


Vicinity Map

Reference Project: RC18-0014



LEGEND



Map Location



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

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

December 7, 2018

Chuck Russell
Town Planner
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Townlake Phase Four
Record Plat
Flower Mound, Texas

Dear Mr. Powell,

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

The 89.924 acre Townlake Phase Four (formerly Bunn Gourley East Tract) is located within the Cross Timbers Conservation Development District (CTCDD) and was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan, Ordinance No. 64-13. The tract is currently identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is compatible with the Town's new Master Plan, Ordinance No. 64-13. The Cluster Development PD (Case No. ZPD18-0006) was approved by Town Council on October 1, 2018. The Development Plan (Case No. DP18-0005) was approved by Town Council on October 1, 2018. We also had a variance approved by the Oil & Gas Board of Appeals for the setbacks of the oil and gas pad site approved on June 20, 2018.

We are proposing this tract into one single phase. This 89.924 acre Phase Three Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. This phase consists of 56 buildable residential lots and 8 common area lots. We have provided for landscape buffers, a left turn lane, connectivity of trail system, and two points of access for safety considerations.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'T.D. Moss'.

Thomas D. Moss, P.E.

Cc: Mike Boswell – Toll Brothers;

File;

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 32-18**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 89.925 ACRES OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NUMBER 857, AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 166 (PD-166) FOR SINGLE FAMILY RESIDENTIAL USES WITH CLUSTER DEVELOPMENT STANDARDS IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 89.925 acres of land situated in the J. Malone Survey, Abstract No. 857, and the M.E.P. & P.R.R. Survey, Abstract No. 935, Denton County, Texas, has filed an application to change the zoning from Agricultural District (A) to Planned Development District No. 166 (PD-166) for Single Family Residential uses with Cluster Development Standards; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 24, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 1, 2018, with respect to the proposed planned development district as described herein; and,

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

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

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

89.925 acres of land situated in the J. Malone Survey, Abstract No. 857, and the M.E.P. & P.R.R. Survey, Abstract No. 935, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 166 (PD-166) for Single Family Residential uses with Cluster Development Standards.

SECTION 2

The development standards, concept plan, concept landscape plan, and concept open space plan of the proposed Planned Development District No. 162 (PD-162), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, concept landscape plan, and concept open space plan for this Planned Development District No. 166 (PD-166).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 166 (PD-166), as set forth above.

SECTION 4

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

SECTION 5

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

SECTION 6

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

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 1ST DAY OF OCTOBER, 2018.

APPROVED:

Steve Dixon

Steve Dixon, **MAYOR**

ATTEST:

Theresa Scott

Theresa Scott, **TOWN SECRETARY**

Exhibit "A"**LEGAL DESCRIPTION****89.925 ACRES**

BEING a tract of land situated in the J. MALONE SURVEY, ABSTRACT NO. 857 and the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, Town of Flower Mound, Denton County, Texas and being part of that tract of land described in Deed to Janet F. Bunn, according to the document filed of record in Volume 4945, Page 1458, Deed Records, Denton County, Texas and being all of that tract of land described as Part 2 in Deed to Janet F. Acker, according to the document filed of record under Document No. 2010-23898, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the west line of that tract of land described in Deed to Rand Byron Richard and Rebecca Lu Anne Richard, according to the document filed of record in Volume 1616, Page 523, Deed Records, Denton County, Texas for the northeast corner of that tract of land described in Deed to Lewisville Independent School District, according to the document filed of record in Volume 5167, Page 418, Deed Records, Denton County, Texas;

THENCE South 89 degrees 36 minutes 31 seconds West, with the north line of said Lewisville Independent School District tract, a distance of 1,273.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the northwest corner of said Lewisville Independent School District tract;

THENCE South 00 degrees 13 minutes 58 seconds East, with the west line of said Lewisville Independent School District tract, a distance of 69.17 feet to a point for the intersection of said west line with the east line of Flower Mound Road, a 90 foot right-of-way, as described in Deed to the Town of Flower Mound, according to the document filed of record under Document No. 2010-23899, Deed Records, Denton County, Texas, said point being at the beginning of a non-tangent curve to the left having a central angle of 46 degrees 13 minutes 12 seconds, a radius of 1,095.00 feet and a chord bearing and distance of North 34 degrees 41 minutes 41 seconds West, 859.57 feet;

THENCE Northerly, with said east line, the following four (4) courses and distances:

Northwesterly, with said curve to the left, an arc distance of 883.33 feet to a point for corner;

North 57 degrees 48 minutes 18 seconds West, a distance of 414.21 feet to a point for corner at the beginning of a curve to the right having a central angle of 56 degrees 00 minutes 19 seconds, a radius of 1,005.00 feet and a chord bearing and distance of North 29 degrees 48 minutes 08 seconds West, 943.72 feet;

Northwesterly, with said curve to the right, an arc distance of 982.36 feet to a point for corner;

North 01 degrees 47 minutes 58 seconds West, a distance of 328.31 feet to a point for the intersection of said east line with the south line of that tract of land described in Deed to Metro Investments, according to the document filed of record in Volume 656, Page 303, Deed Records, Denton County, Texas;

THENCE North 89 degrees 41 minutes 00 seconds East, leaving said east line and with said south line, a distance of 1,590.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the southeast corner of said Metro Investments tract;

THENCE North 02 degrees 17 minutes 37 seconds West, with the east line of said Metro Investments tract, a distance of 274.67 feet to a 3.5 inch Texas Department of Transportation aluminum disk stamped "5093" found for the intersection of said east line with the southwesterly line of Farm to Market Road No. 1171, a variable width right-of-way, said point being at the beginning of a non-tangent curve to the right having a central angle of 04 degrees 29 minutes 39 seconds, a radius of 1,373.57 feet and a chord bearing and distance of South 57 degrees 03 minutes 16 seconds East, 107.71 feet;

THENCE Southeasterly, with said southwesterly line, the following five (5) courses and distances:

Southeasterly, with said curve to the right, an arc distance of 107.74 feet to a point for corner;

South 49 degrees 55 minutes 50 seconds East, a distance of 125.35 feet to a 3.5 inch Texas Department of Transportation aluminum disk found for corner;

South 47 degrees 54 minutes 44 seconds East, a distance of 131.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 50 degrees 05 minutes 36 seconds East, a distance of 262.46 feet to a 3.5 inch Texas Department of Transportation aluminum disk found for corner;

South 54 degrees 27 minutes 04 seconds East, a distance of 79.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

THENCE South 39 degrees 49 minutes 01 seconds West, leaving said southwesterly line, a distance of 73.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 23 degrees 05 minutes 22 seconds, a radius of 188.00 feet and a chord bearing and distance of South 51 degrees 19 minutes 21 seconds West, 75.25 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 75.76 feet to an "X" found in concrete for corner;

THENCE South 26 degrees 46 minutes 09 seconds East, a distance of 23.80 feet to an "X" found in concrete for corner;

THENCE South 02 degrees 21 minutes 29 seconds East, a distance of 917.40 feet to a 1/2 inch iron rod with an orange plastic cap stamped "G&A" found for the southwest corner of that tract of land described in Deed to Rockpointe Church of Denton County, according to the document filed of record under Document No. 2005-36064, Deed Records, Denton County, Texas;

THENCE South 89 degrees 28 minutes 17 seconds East, with the south line of said Rockpointe Church of Denton County tract, a distance of 1,015.30 feet to a 1/2 inch iron rod with a orange plastic cap stamped "G&A" found in the west line of that tract of land described in Deed to Mohammed H. Mehrkhast and Fathieh Mehrkhast, Trustees, according to the document filed of record under Document No. 97-0014716, Deed Records, Denton County, Texas for the southeast corner of that tract of land described in Deed to Rockpointe Church of Denton County, according to the document filed of record under Document No. 2005-36063, Deed Records, Denton County, Texas;

THENCE South 00 degrees 33 minutes 25 seconds West, leaving said south line and with said west line, a distance of 623.21 feet to a 3/4 inch iron rod found for the northeast corner of the above mentioned Rand Byron Richard and Rebecca Lu Anne Richard tract;

THENCE North 89 degrees 23 minutes 21 seconds West, leaving said west line and with the north line of said Rand Byron Richard and Rebecca Lu Anne Richard tract, a distance of 486.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the northwest corner of said Rand Byron Richard and Rebecca Lu Anne Richard tract;

THENCE South 00 degrees 42 minutes 52 seconds West, with the west line of said Rand Byron Richard and Rebecca Lu Anne Richard tract, a distance of 169.01 feet to the **POINT OF BEGINNING** and containing 89.925 acres of land, more or less.

Exhibit "B"
DEVELOPMENT STANDARDS

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

The development on the property comprising approximately 89.925 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-166 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Development of Townlake, Phase Four, comprising approximately 89.925 acres and consisting of single family detached and open space lots as shown on the approved Concept Plan, Exhibit "C", shall comply with all regulations contained in the Town's Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;
 - c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Local utility line;
 - f. Model home;
 - g. Off-street parking, accessory;
 - h. Swimming pool, private, subject to section 98-996;
 - i. Tennis Courts
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-166.
 - a. Accessory Dwelling, subject to section 98-983;
3. Temporary Uses. Only the following temporary uses may be permitted in PD-166 uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
 - b. Building material yard and construction office;
 - c. Field office, temporary;

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. Planned Development District No. 166 Residential Lot Standards are as follows:

Minimum dimensions.

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

Maximum dimensions.

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

C. RESIDENTIAL LOT REQUIREMENTS

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

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

D. SUPPLEMENTAL STANDARDS

1. As a Cluster Development, PD-166 shall have a minimum of fifty percent (50%) of the gross land area preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" as "Conservation Areas" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. All designated open space areas shall be conserved in a

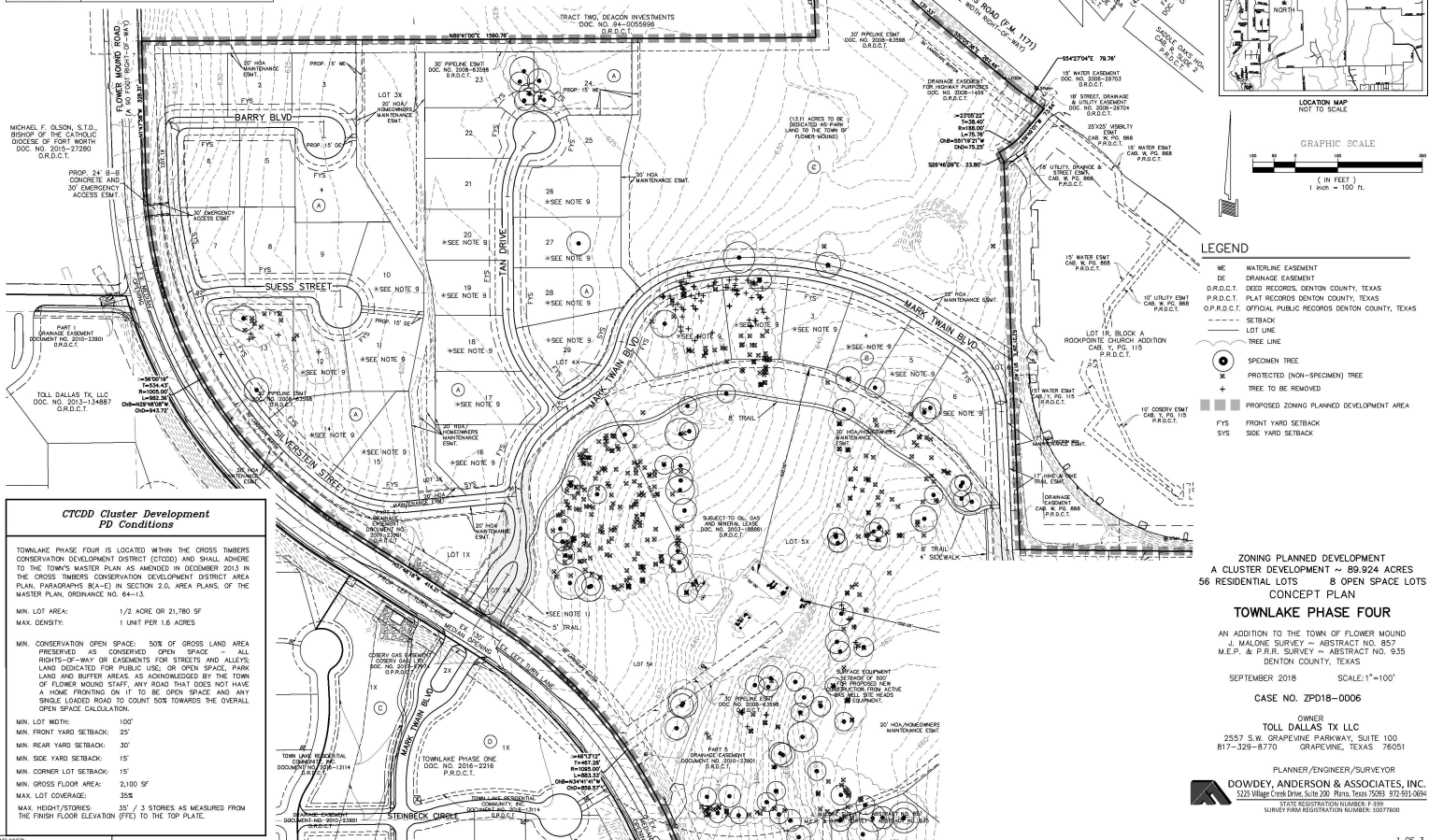
recorded conservation easement as applicable prior to Planning and Zoning Commission approval of the first record plat within the development. The final Open Space Management Plan (OSMP) shall conform with the following:

- a. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - b. Be recorded in the deed records of Denton County Texas as a restriction running with the land prior to the submittal of the first record plat within the development.
 - c. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (ZPD18-0006) and identified as Attachment B3 of the agenda item.
2. All landscaping, trails and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
3. A wrought iron or tubular steel fence shall be required where a residential lot abuts an open space/conservation easement area and shall be installed by the homebuilder at the time the residential structure is being built.
4. All amenity ponds shall have aeration by recirculating pumps or by fountains.
5. All landscaping shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
6. No construction related traffic is permitted to access the development through Magnolia Park Drive

Exhibit "C" CONCEPT PLAN

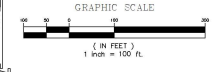
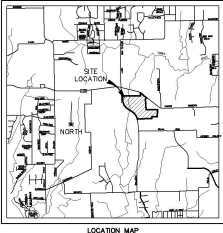
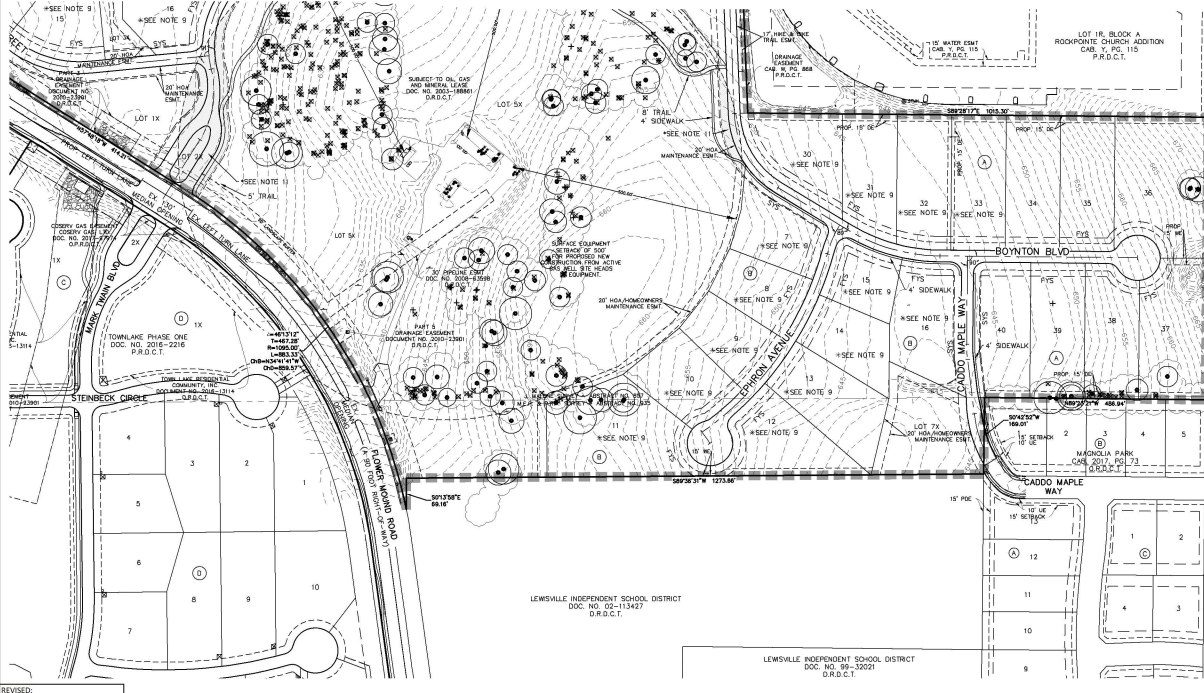
TOWNLAKE PHASE FOUR:

MASTER PLAN FEATURES	
CONSERVATION OPEN SPACE	50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS, LAND DEDICATED FOR PUBLIC USE OR OPEN SPACE, PARK LAND AND BUFFER AREAS AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT SIZE TOWARDS THE OVERALL OPEN SPACE CALCULATION.
MIN. LOT AREA:	1/2 ACRE OR 21,780 SF
MAX. DENSITY:	1 UNIT PER 1.6 ACRES
MIN. CONSERVATION OPEN SPACE:	50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS, LAND DEDICATED FOR PUBLIC USE OR OPEN SPACE, PARK LAND AND BUFFER AREAS AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT SIZE TOWARDS THE OVERALL OPEN SPACE CALCULATION.
MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100 SF
MAX. LOT COVERAGE:	35%
MAX. HEIGHT/STORIES:	35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FTE) TO THE TOP PLATE.
WATER PLAN:	15" WITHIN FLOWER MOUND ROAD (FM 3240) CROSS TIMBERS ROAD (FM 1171) & SUSS BLVD.
WATERWAYS:	NO SEWER SERVICE
ECONOMIC IMPACT:	



NOTES:

1. THIS PROPERTY IS SUBJECT TO PD-166.
2. THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS B(A-C), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
3. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.8 ACRES (89,924/1.8=50 UNITS).
4. AS A CLUSTER DEVELOPMENT, PD-166 SHALL HAVE A MINIMUM OF FIFTY PERCENT (50%) OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
5. 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 OF BENEFIT. SAID MANDATORY HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPING SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OF STREET PAVEMENT EDGES, ADJACENT TO DRAINAGEWAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
6. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DESIGNATED TO AND MAINTAINED BY THE HOA.
7. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
8. UPRKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 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.
 - d. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
 - e. THE EMERGENCY ACCESS DRIVE WITHIN COMMON AREA LOT 1X, BLOCK A SHALL BE CONSTRUCTED OF ENHANCED PAVING SUCH AS STAMPED CONCRETE WITH MOUNTABLE CURB CAPABLE OF SUPPORTING 8500 POUNDS SHALL BE MAINTAINED BY THE HOA, AND SHALL BE EQUIPPED WITH PROPER SIGNAGE AND BARRICADES.
 - f. PER SEC. 34-422(C)(4) OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE, THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL, AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
 - g. PER SEC. 34-424 (C) & (F) GENERAL REQUIREMENTS AND MINIMUM DESIGN STANDARDS OF THE PIPELINE ORDINANCE, TOLL DALLAS TX LLC, BY AND THROUGH ITS DULY UNDERSIGNED AND AUTHORIZED OFFICER, DOES HEREBY STATE THAT IT FULLY REALIZES THAT IT IS APPLYING FOR A PERMIT FROM THE TOWN OF FLOWER MOUND TO BUILD WITHIN ONE HUNDRED FEET (100') OF AN EXISTING OIL OR GAS PIPELINE OR PIPELINE EASEMENT, AND THAT THE TOWN OF FLOWER MOUND CONSIDERS BUILDING NEAR SUCH PIPELINE OR PIPELINE EASEMENT TO HAVE CERTAIN INHERENT DANGERS, INCLUDING, BUT NOT LIMITED TO, EXPLOSION AND RELEASE OF HAZARDOUS, TOXIC AND FLAMMABLE SUBSTANCES, FOR THE AFORESAID REASONS. TOLL DALLAS TX LLC, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RELEASE AND AGREES TO FOREVER HOLD HARMLESS THE TOWN OF FLOWER MOUND, TEXAS, ITS OFFICERS, OFFICIALS, EMPLOYEES, SUCCESSORS AND ASSIGNS FROM ALL LIABILITY IN ANY WAY ARISING FROM THE BUILDING, USE OR HABITATION OF THE STRUCTURE(S) DESCRIBED IN THE SAID PERMIT.
9. PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON JUNE 20, 2018, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422(C)(4), AS SET FORTH IN ORDINANCE NO. 23-57 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 500 FOOT SETBACK TO APPROXIMATELY 400 FEET ON THE WEST SIDE OF THE PAD SITE & APPROXIMATELY 450 FEET ON THE EAST SIDE OF THE PAD SITE. THIS VARIANCE ALLOWS UP TO 10,000 SQUARE FEET OF LAND FOR PROPOSED PAVEMENT & EASEMENTS TO BE PERMITTED WITHIN THE 500 FOOT SETBACK.



- LEGEND**
- WE WATERLINE EASEMENT
 - DE DRAINAGE EASEMENT
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
 - SETBACK
 - LOT LINE
 - SPECIMEN TREE
 - ⊗ PROTECTED (NON-SPECIMEN) TREE
 - + TREE TO BE REMOVED
 - PROPOSED ZONING PLANNED DEVELOPMENT AREA
 - FYS FRONT YARD SETBACK
 - SYS SIDE YARD SETBACK

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 89.924 ACRES
56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS
CONCEPT PLAN
TOWNLAKE PHASE FOUR
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
SEPTEMBER 2018 SCALE: 1"=100'
CASE NO. ZPD18-0006
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200, P.O. Box 7009, Dallas, Texas 75226
STATE REGISTRATION NUMBER: 7399
SURVEY FIRM REGISTRATION NUMBER: 100779001

REVISED:

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BING A TRACT OF LAND SITUATED IN THE J. MALONE SURVEY, ABSTRACT NO. 857 AND THE M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 935, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN DEED TO JANET F. BARK, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 1446, PAGE 1484, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED AS PART 2 IN DEED TO JANET F. ACHER, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23898, DEED RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 1616, PAGE 933, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO LEWISVILLE INDEPENDENT SCHOOL, DISTRICT, ACCORDING TO THE DOCUMENT FILED OF RECORD IN VOLUME 5167, PAGE 418, DEED RECORDS, DENTON COUNTY, TEXAS;

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

THENCE SOUTH 00 DEGREES 13 MINUTES 26 SECONDS EAST, WITH THE WEST LINE OF SAID LEWISVILLE INDEPENDENT SCHOOL, DISTRICT TRACT, A DISTANCE OF 49.17 FEET TO A POINT FOR THE INTERSECTION OF SAID WEST LINE WITH THE EAST LINE OF FLOWER MOUND ROADS, A 90 FOOT RIGHT-OF-WAY, AS DESCRIBED IN DEED TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2010-23898, DEED RECORDS, DENTON COUNTY, TEXAS; SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 44 DEGREES 13 MINUTES 12 SECONDS, A RADIUS OF 1,085.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 41 MINUTES 41 SECONDS WEST, 839.57 FEET;

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

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

NORTH 57 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 44.91 FEET TO A POINT FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 58 DEGREES 00 MINUTES 19 SECONDS, A RADIUS OF 1,055.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 25 DEGREES 08 MINUTES 08 SECONDS WEST, 943.72 FEET;

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

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

THENCE NORTH 89 DEGREES 41 MINUTES 00 SECONDS EAST, LEAVING SAID EAST LINE AND WITH SAID SOUTH LINE, A DISTANCE OF 1,590.78 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" SET FOR THE SOUTHEAST CORNER OF SAID METRO INVESTMENTS TRACT;

THENCE SOUTH 03 DEGREES 17 MINUTES 37 SECONDS WEST, WITH THE EAST LINE OF SAID METRO INVESTMENTS TRACT, A DISTANCE OF 274.87 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK STAMPED "5052" FOUND FOR THE INTERSECTION OF SAID EAST LINE WITH THE SOUTHWESTERLY LINE OF FARM TO MARKET ROAD NO. 1171, A VARIABLE WIDTH RIGHT-OF-WAY, SAID POINT BEING AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04 DEGREES 28 MINUTES 38 SECONDS, A RADIUS OF 1,373.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 03 MINUTES 16 SECONDS EAST, 107.71 FEET;

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

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

SOUTH 49 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 125.26 FEET TO A 3.5 INCH TEXAS DEPARTMENT OF TRANSPORTATION ALUMINUM DISK FOUND FOR CORNER;

SOUTH 47 DEGREES 54 MINUTES 44 SECONDS EAST, A DISTANCE OF 121.33 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" SET FOR CORNER;

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

SOUTH 54 DEGREES 27 MINUTES 04 SECONDS EAST, A DISTANCE OF 78.76 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" SET FOR CORNER;

THENCE SOUTH 38 DEGREES 49 MINUTES 01 SECONDS WEST, LEAVING SAID SOUTHWESTERLY LINE, A DISTANCE OF 73.64 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" SET FOR CORNER AT THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 23 DEGREES 05 MINUTES 22 SECONDS, A RADIUS OF 186.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 19 MINUTES 21 SECONDS WEST, 75.25 FEET;

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

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

THENCE SOUTH 03 DEGREES 21 MINUTES 29 SECONDS EAST, A DISTANCE OF 817.40 FEET TO A 1/2 INCH IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "DAA" FOUND FOR THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROODPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2009-30064, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 86 DEGREES 28 MINUTES 17 SECONDS EAST, WITH THE SOUTH LINE OF SAID ROODPOINTE CHURCH OF DENTON COUNTY TRACT, A DISTANCE OF 1,013.30 FEET TO A 1/2 INCH IRON ROD WITH A ORANGE PLASTIC CAP STAMPED "DAA" FOUND IN THE WEST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED TO MOHAMMAD H. MEHREZ AND FATHER MEHREZ TRUSTEES, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 97-0214716, DEED RECORDS, DENTON COUNTY, TEXAS FOR THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED IN DEED TO ROODPOINTE CHURCH OF DENTON COUNTY, ACCORDING TO THE DOCUMENT FILED OF RECORD UNDER DOCUMENT NO. 2008-36063, DEED RECORDS, DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 33 MINUTES 26 SECONDS WEST, LEAVING SAID SOUTH LINE AND WITH SAID WEST LINE, A DISTANCE OF 823.21 FEET TO A 3/4 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THE ABOVE MENTIONED RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE NORTH 89 DEGREES 23 MINUTES 21 SECONDS WEST, LEAVING SAID WEST LINE AND WITH THE NORTH LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 486.84 FEET TO A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA" SET FOR THE NORTHWEST CORNER OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT;

THENCE SOUTH 00 DEGREES 42 MINUTES 52 SECONDS WEST, WITH THE WEST LINE OF SAID RAND BYRON RICHARD AND REBECCA LU ANNE RICHARD TRACT, A DISTANCE OF 189.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 89.925 ACRES OF LAND, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN L. MELTON, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision, in accordance with the subdivision regulations of the Town of Flower Mound, Texas.

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

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

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

Notary Public in and for the State of Texas

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	22576	0.52
2	A	22725	0.52
3	A	24618	0.57
4	A	30560	0.70
5	A	24437	0.56
6	A	27107	0.62
7	A	25687	0.59
8	A	22440	0.52
9	A	21971	0.50
10	A	26009	0.64
11	A	30053	0.69
12	A	24850	0.57
13	A	41085	0.94
14	A	31895	0.73
15	A	33333	0.76
16	A	28997	0.67
17	A	30387	0.70
18	A	23212	0.53
19	A	22119	0.51
20	A	21780	0.50

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	22394	0.51
22	A	34669	0.80
23	A	34957	0.80
24	A	22791	0.52
25	A	30510	0.70
26	A	30168	0.69
27	A	30510	0.70
28	A	32359	0.74
29	A	30925	0.69
30	A	35703	0.82
31	A	31563	0.72
32	A	35395	0.81
33	A	35791	0.82
34	A	35791	0.82
35	A	35779	0.82
36	A	59935	1.38
37	A	44347	1.02
38	A	34292	0.79
39	A	35818	0.82
40	A	37068	0.85

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
41	B	25711	0.59
42	B	23402	0.54
43	B	24502	0.56
44	B	24502	0.56
45	B	29458	0.68
46	B	58171	1.34
47	B	37652	0.86
48	B	37295	0.86
49	B	26464	0.61
50	B	21971	0.50
51	B	30392	0.90

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1B	A	13249	3.04
LOT 2X	A	4993	0.11
LOT 3X	A	110663	2.54
LOT 4X	A	4910	0.11
LOT 5X	B	1069300	24.55
LOT 6X	A	25400	0.58
LOT 7X	B	41768	0.96

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	571052	13.11

ZONING PLANNED DEVELOPMENT

A CLUSTER DEVELOPMENT ~ 89.924 ACRES

56 RESIDENTIAL LOTS 8 OPEN SPACE LOTS

CONCEPT PLAN

TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND

J. MALONE SURVEY ~ ABSTRACT NO. 857

M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935

DENTON COUNTY, TEXAS

SEPTEMBER 2018 SCALE: NTS

CASE NO. ZPD18-0006

OWNER

TOLL DALLAS TX LLC

2557 S.W. GRAPEVINE PARKWAY, SUITE 100

817-329-8770 GRAPEVINE, TEXAS 76051

PLANNER/ENGINEER/SURVEYOR

 DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200, Reno, Texas 75081 972-931-0694

STATE REGISTRATION NUMBER: 7199

SURVEY FIRM REGISTRATION NUMBER: 100779001

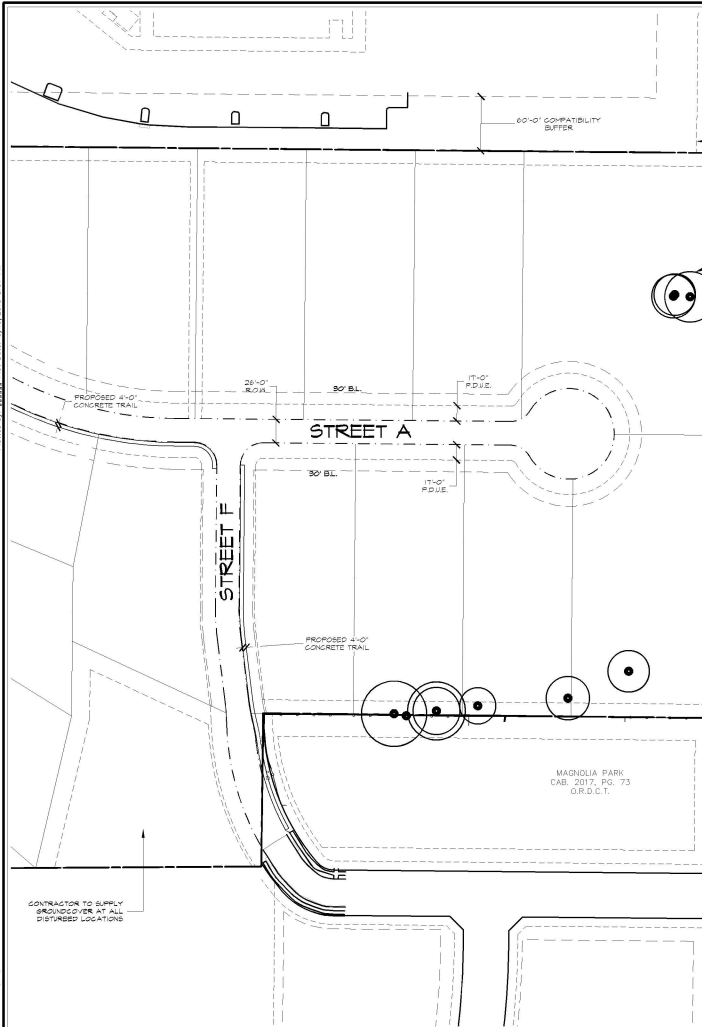
REVISED:





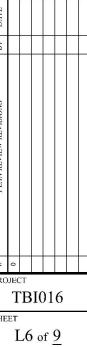


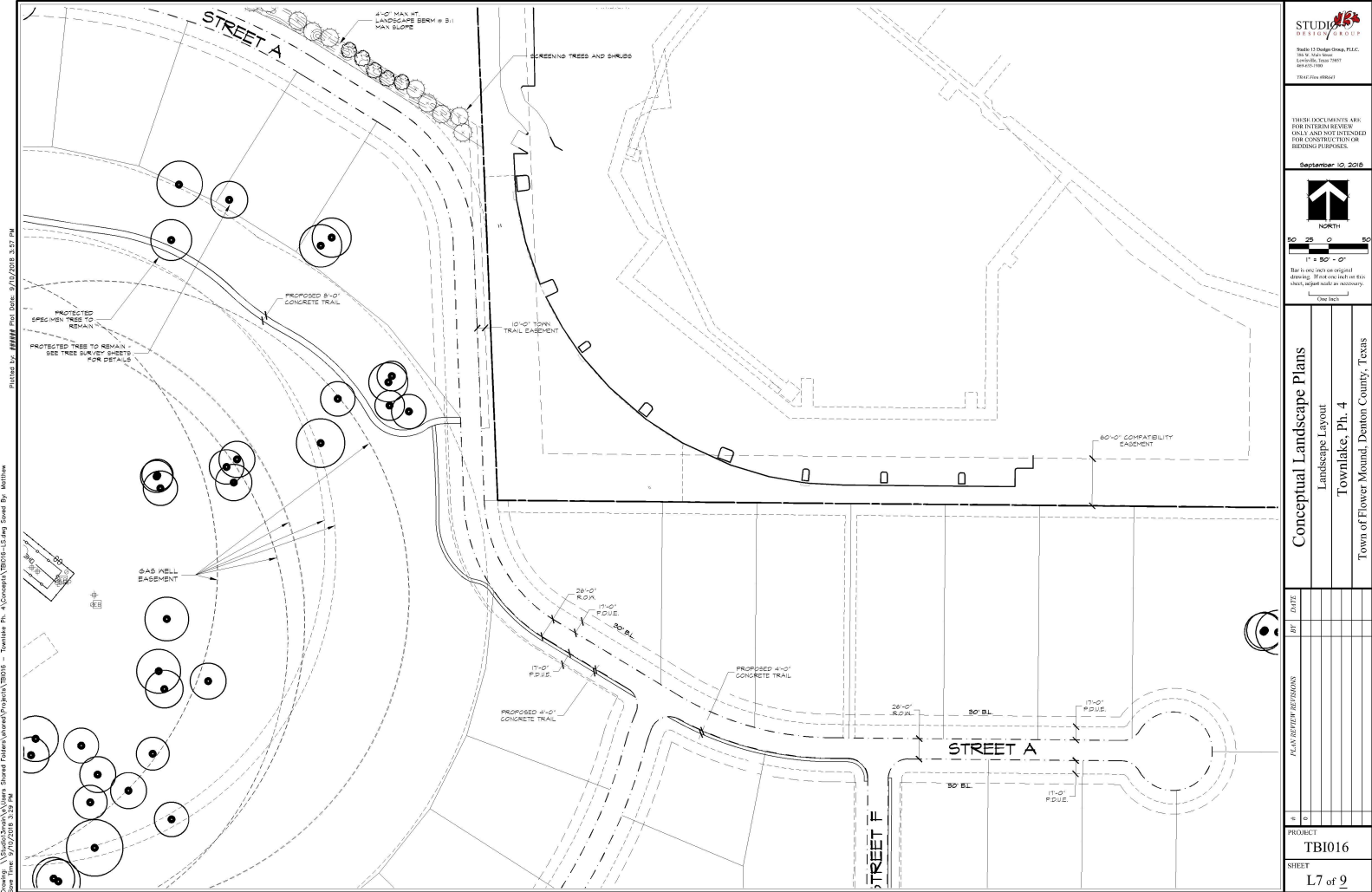




MOHAMMED H. MEHRKHAST AND
FATHIEH MEHRKHAST, TRUSTEES
DOCUMENT NO. 97-0014716
D.R.D.C.T.

[illegible]





STUDIO 13 DESIGN GROUP, PLLC
1313 N. Main Street
Lawrenceville, Georgia 30046
(770) 962-1111
studio13design.com

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

September 12, 2018

NORTH

1" = 50'-0"

Bar is not to scale on original drawing. When not indicated on site, adjust scale as necessary.

One Inch

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

PLAN REVIEW	DATE

PROJECT: **TBI016**

SHEET: **L7 of 9**



1. ANY FIELDS OR CUTS TO BE SMOOTH SHOWN AND REFINISHED TO MATCH. CONTRACTOR TO SELECT HOLDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED HOLDINGS LOOK LIKE WEATHER AT SAME LEVEL.
2. ALL TIDULAR POOL 1 RAALS OR BARS TO HAVE 6(SIX) INCHES INTERNAL ATTACHMENT.
3. CONTRACTOR TO FIELD VERIFY INSTALLATION OF EACH POOL 3/4 RAIL. PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO FINAL ATTACHMENT.
4. ALL STONE TO BE OKLAHOMA HULTI GROUND CHIPPED OR FINE GRAIN ESIAL. POOL 3/4 RAIL TO BE 1/2 INCHES TO 1/4 INCHES ROUGH HED AND ROUGHNESS. STONE COLOR TO BE DETERMINED.
5. DEEP RAKE ALL MOUNTAIN JOINTS. COLOR TO BE DETERMINED.
6. ALL STONE TO BE CONTRACTOR TO PROVIDE A SAMPLE TO PROVIDE ALTERNATE FOR WEATHERED STEEL.
7. ALL WOOD MATERIALS BE CEDAR 4X2 GRADE OR BETTER. BARS TO BE CONTRACTOR TO PROVIDE A SAMPLE. CONTRACTOR TO PROVIDE PERMITS AND INSPECTIONS. CONTRACTOR SHALL BE IN AGREEMENT WITH THE ARCHITECT. CONTRACTOR TO PROVIDE ALL REQUIREMENTS. CONTRACTOR TO FINISH WOOD WITH STANDARD PAINTS. IN WOOD DETECTOR 100% TRANSPARENT FENCE STAND. CONTRACTOR TO DETERMINE.



Exhibit "E" CONCEPT OPEN SPACE PLAN

PROPOSED 24' B-B CONCRETE AND 30' EMERGENCY ACCESS ESM.

TOWNLAKE, PH. 2

PROPOSED 24' B-B CONCRETE AND 30' EMERGENCY ACCESS ESM.

TOWNLAKE, PH. 1

LOT 5X

LOT 6X

LOT 7X

LOT 8X

LOT 9X

LOT 10X

LOT 11X

LOT 12X

LOT 13X

LOT 14X

LOT 15X

LOT 16X

LOT 17X

LOT 18X

LOT 19X

LOT 20X

LOT 21X

LOT 22X

LOT 23X

LOT 24X

LOT 25X

LOT 26X

LOT 27X

LOT 28X

LOT 29X

LOT 30X

LOT 31X

LOT 32X

LOT 33X

LOT 34X

LOT 35X

LOT 36X

LOT 37X

LOT 38X

LOT 39X

LOT 40X

LOT 41X

LOT 42X

LOT 43X

LOT 44X

LOT 45X

LOT 46X

LOT 47X

LOT 48X

LOT 49X

LOT 50X

LOT 51X

LOT 52X

LOT 53X

LOT 54X

LOT 55X

LOT 56X

LOT 57X

LOT 58X

LOT 59X

LOT 60X

LOT 61X

LOT 62X

LOT 63X

LOT 64X

LOT 65X

LOT 66X

LOT 67X

LOT 68X

LOT 69X

LOT 70X

LOT 71X

LOT 72X

LOT 73X

LOT 74X

LOT 75X

LOT 76X

LOT 77X

LOT 78X

LOT 79X

LOT 80X

LOT 81X

LOT 82X

LOT 83X

LOT 84X

LOT 85X

LOT 86X

LOT 87X

LOT 88X

LOT 89X

LOT 90X

LOT 91X

LOT 92X

LOT 93X

LOT 94X

LOT 95X

LOT 96X

LOT 97X

LOT 98X

LOT 99X

LOT 100X

LOT 101X

LOT 102X

LOT 103X

LOT 104X

LOT 105X

LOT 106X

LOT 107X

LOT 108X

LOT 109X

LOT 110X

LOT 111X

LOT 112X

LOT 113X

LOT 114X

LOT 115X

LOT 116X

LOT 117X

LOT 118X

LOT 119X

LOT 120X

LOT 121X

LOT 122X

LOT 123X

LOT 124X

LOT 125X

LOT 126X

LOT 127X

LOT 128X

LOT 129X

LOT 130X

LOT 131X

LOT 132X

LOT 133X

LOT 134X

LOT 135X

LOT 136X

LOT 137X

LOT 138X

LOT 139X

LOT 140X

LOT 141X

LOT 142X

LOT 143X

LOT 144X

LOT 145X

LOT 146X

LOT 147X

LOT 148X

LOT 149X

LOT 150X

LOT 151X

LOT 152X

LOT 153X

LOT 154X

LOT 155X

LOT 156X

LOT 157X

LOT 158X

LOT 159X

LOT 160X

LOT 161X

LOT 162X

LOT 163X

LOT 164X

LOT 165X

LOT 166X

LOT 167X

LOT 168X

LOT 169X

LOT 170X

LOT 171X

LOT 172X

LOT 173X

LOT 174X

LOT 175X

LOT 176X

LOT 177X

LOT 178X

LOT 179X

LOT 180X

LOT 181X

LOT 182X

LOT 183X

LOT 184X

LOT 185X

LOT 186X

LOT 187X

LOT 188X

LOT 189X

LOT 190X

LOT 191X

LOT 192X

LOT 193X

LOT 194X

LOT 195X

LOT 196X

LOT 197X

LOT 198X

LOT 199X

LOT 200X

LOT 201X

LOT 202X

LOT 203X

LOT 204X

LOT 205X

LOT 206X

LOT 207X

LOT 208X

LOT 209X

LOT 210X

LOT 211X

LOT 212X

LOT 213X

LOT 214X

LOT 215X

LOT 216X

LOT 217X

LOT 218X

LOT 219X

LOT 220X

LOT 221X

LOT 222X

LOT 223X

LOT 224X

LOT 225X

LOT 226X

LOT 227X

LOT 228X

LOT 229X

LOT 230X

LOT 231X

LOT 232X

LOT 233X

LOT 234X

LOT 235X

LOT 236X

LOT 237X

LOT 238X

LOT 239X

LOT 240X

LOT 241X

LOT 242X

LOT 243X

LOT 244X

LOT 245X

LOT 246X

LOT 247X

LOT 248X

LOT 249X

LOT 250X

LOT 251X

LOT 252X

LOT 253X

LOT 254X

LOT 255X

LOT 256X

LOT 257X

LOT 258X

LOT 259X

LOT 260X

LOT 261X

LOT 262X

LOT 263X

LOT 264X

LOT 265X

LOT 266X

LOT 267X

LOT 268X

LOT 269X

LOT 270X

LOT 271X

LOT 272X

LOT 273X

LOT 274X

LOT 275X

LOT 276X

LOT 277X

LOT 278X

LOT 279X

LOT 280X

LOT 281X

LOT 282X

LOT 283X

LOT 284X

LOT 285X

LOT 286X

LOT 287X

LOT 288X

LOT 289X

LOT 290X

LOT 291X

LOT 292X

LOT 293X

LOT 294X

LOT 295X

LOT 296X

LOT 297X

LOT 298X

LOT 299X

LOT 300X

LOT 301X

LOT 302X

LOT 303X

LOT 304X

LOT 305X

LOT 306X

LOT 307X

LOT 308X

LOT 309X

LOT 310X

LOT 311X

LOT 312X

LOT 313X

LOT 314X

LOT 315X

LOT 316X

LOT 317X

LOT 318X

LOT 319X

LOT 320X

LOT 321X

LOT 322X

LOT 323X

LOT 324X

LOT 325X

LOT 326X

LOT 327X

LOT 328X

LOT 329X

LOT 330X

LOT 331X

LOT 332X

LOT 333X

LOT 334X

LOT 335X

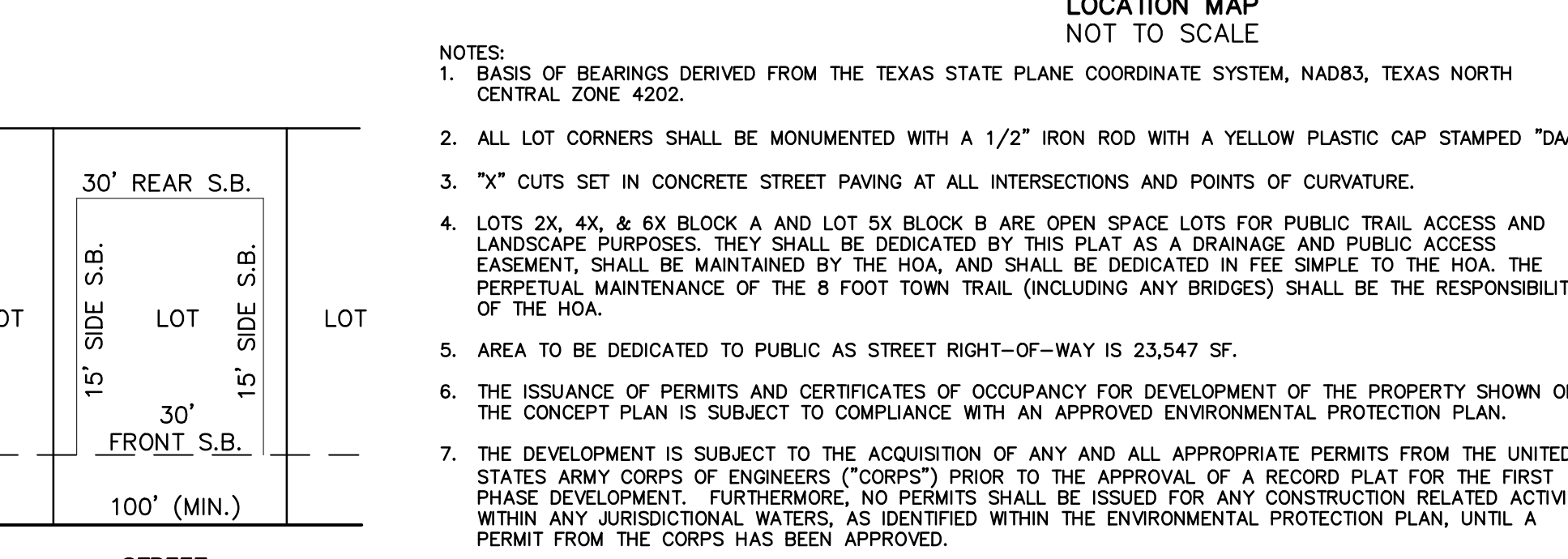
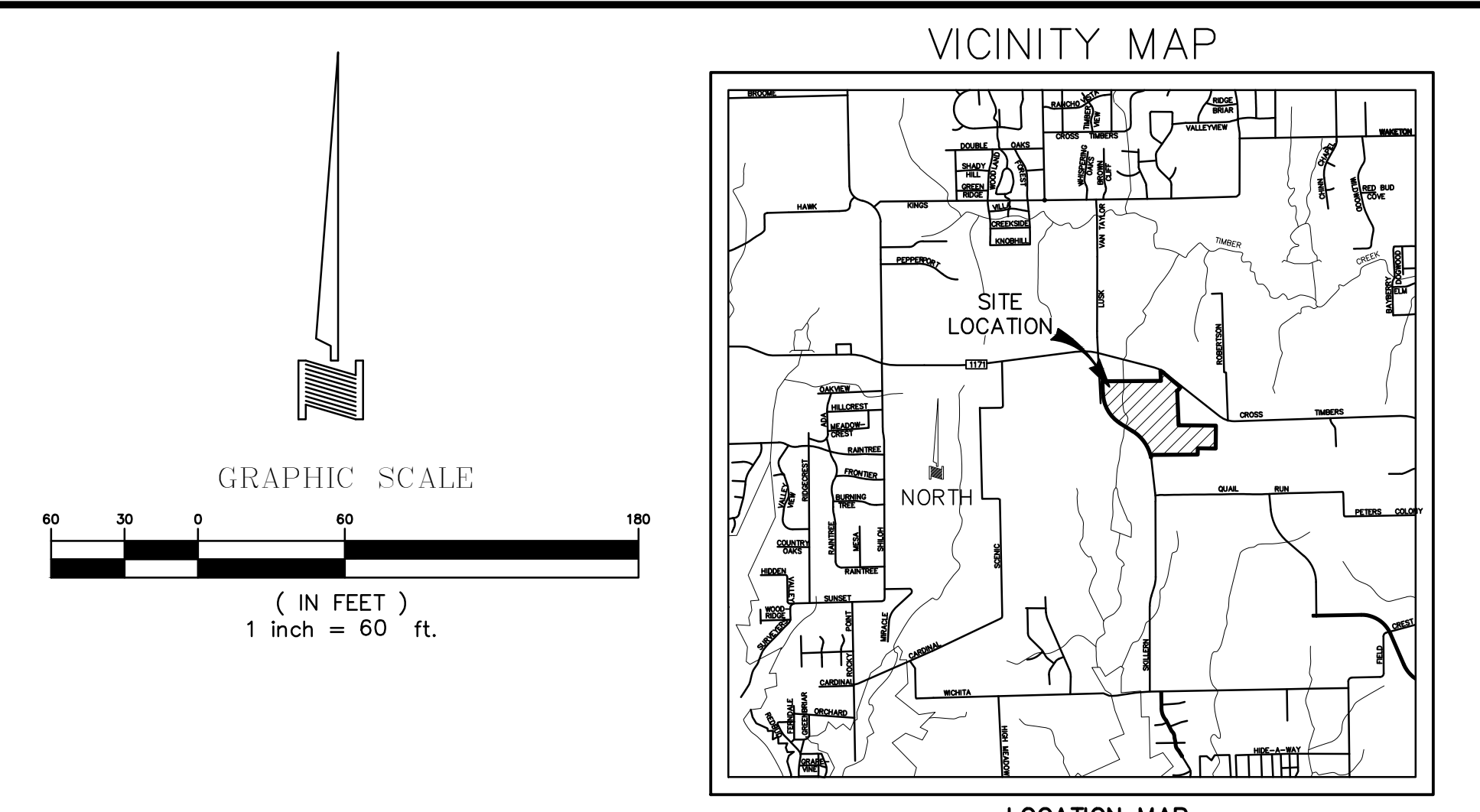
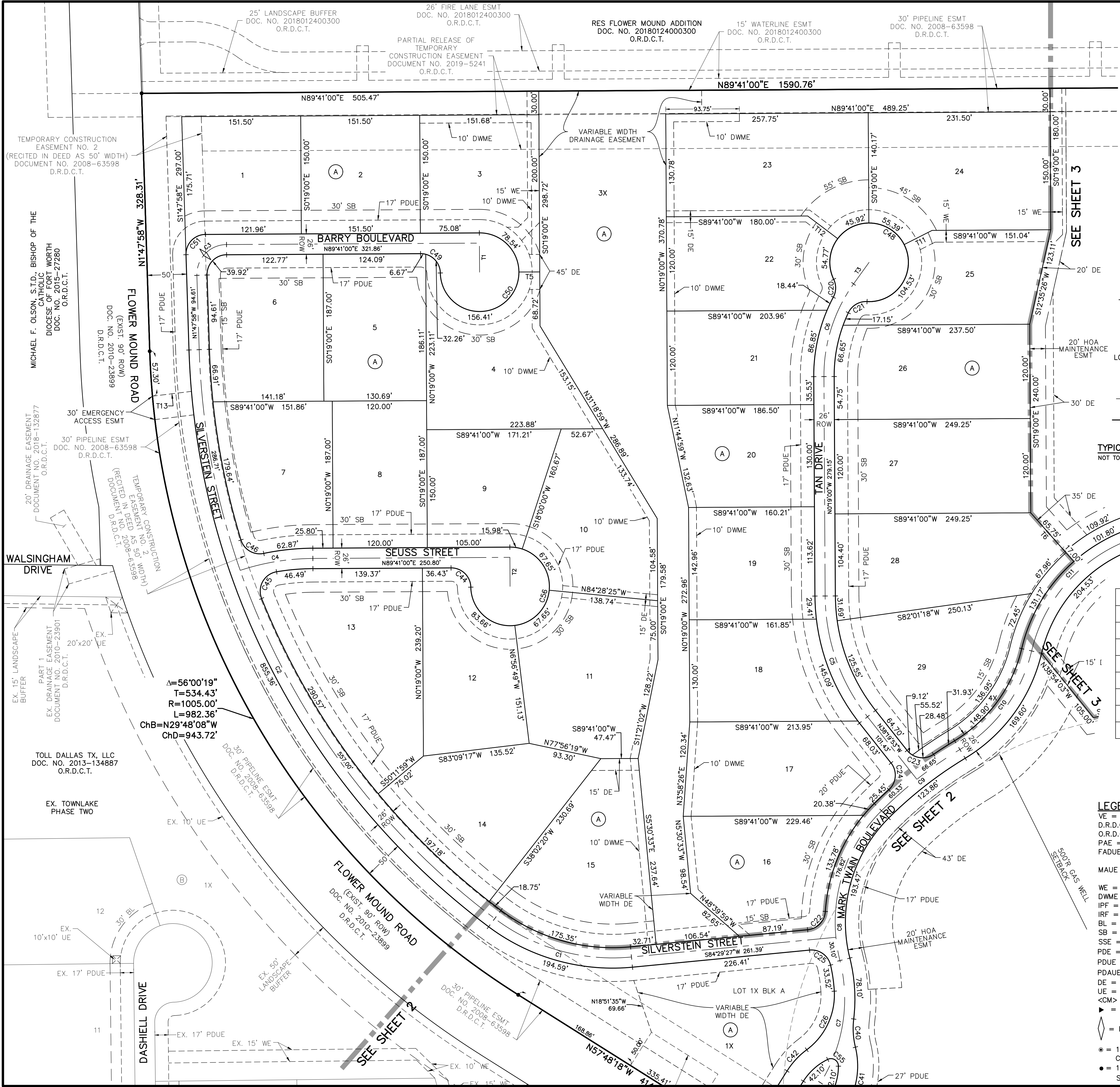
LOT 336X

LOT 337X

LOT 338X

LOT 339X</

PROJECT
TBI016
SHEET
EXHIBIT A



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE 4202.
 2. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 3. "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 4. LOTS 2X, 4X, & 6X BLOCK A AND LOT 5X BLOCK B ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED BY THIS PLAT AS A DRAINAGE AND PUBLIC ACCESS EASEMENT, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA. THE PERPETUAL MAINTENANCE OF THE 8 FOOT TOWN TRAIL (INCLUDING ANY BRIDGES) SHALL BE THE RESPONSIBILITY OF THE HOA.
 5. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 23,547 SF.
 6. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 7. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS") PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOME OWNER'S ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOME OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 9. ALL X-LOTS ARE UNBUILDABLE, EXCEPT LOT 1X. BLOCK A SHALL CONTAIN AN EMERGENCY ACCESS DRIVE.
 10. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 11. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
 12. STORM SEWER GRATE/MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
 13. UPON APPROVAL & FILING OF THIS RECORD PLAT, OPEN SPACE LOT 1 BLOCK C SHALL BE DEDICATED TO THE TOWN OF FLOWER MOUND AS TOWN PARK LAND BY SPECIAL WARRANTEE DEED.

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

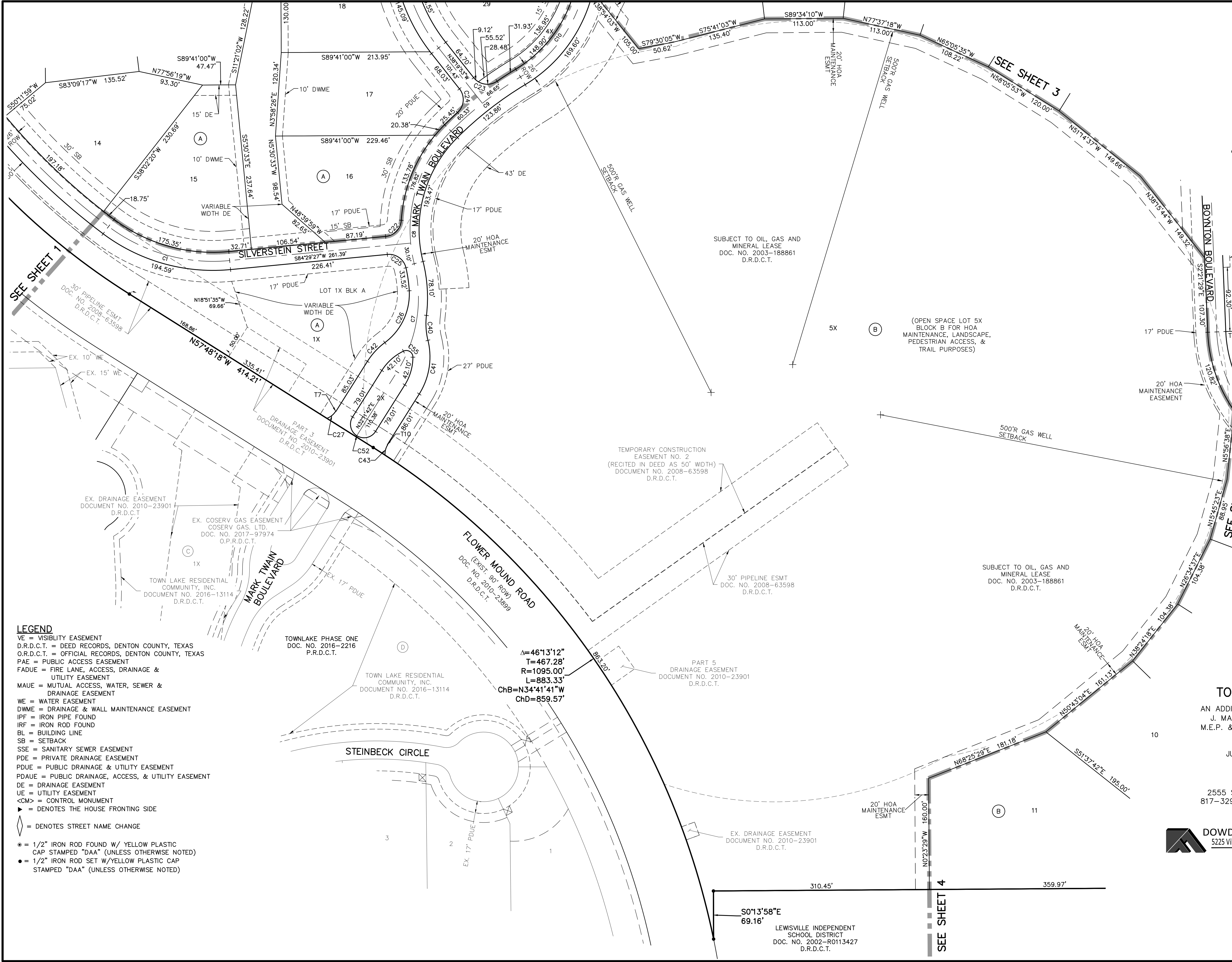
LOT AND BLOCK SUMMARY		
LARGEST	59,935 SF	1.38 AC
SMALLEST	21,971 SF	0.50 AC
AVERAGE	30,561 SF	0.70 AC
TOTAL LOTS (INCLUDING X LOTS)	64 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	56 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

89.925 ACRES
56 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE FOUR
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JUNE 2019 SCALE: 1"=60'
OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

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

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



- DRAINAGE EASEMENT & POND MAINTENANCE 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 ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
 - ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

LEGEND

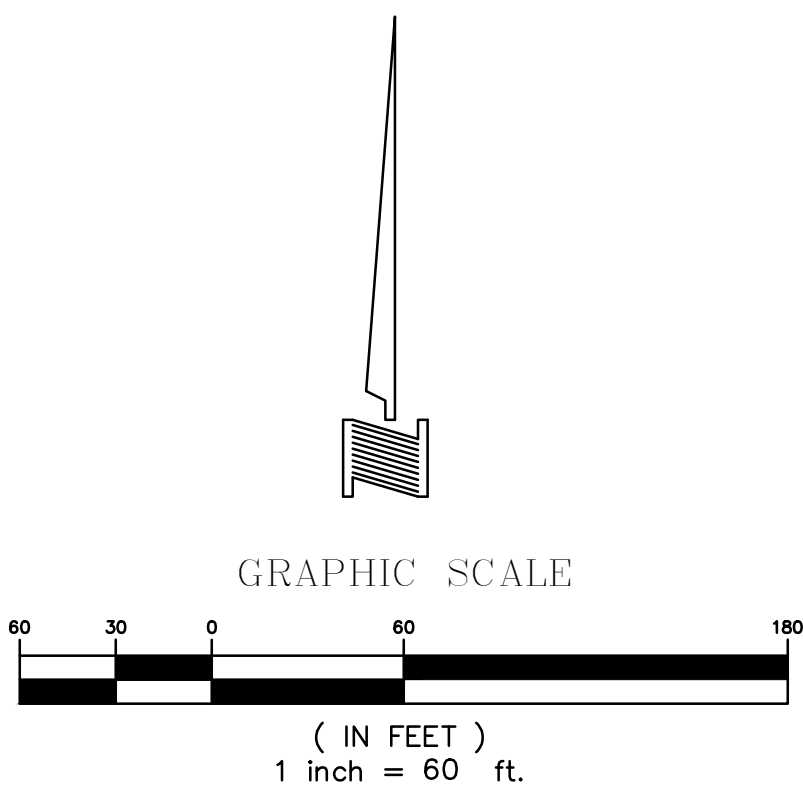
VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER & DRAINAGE EASEMENT
WE = WATER EASEMENT
DWME = DRAINAGE & WALL MAINTENANCE EASEMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BL = BUILDING LINE
SB = SETBACK
SSE = SANITARY SEWER EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
PDUE = PUBLIC DRAINAGE & UTILITY EASEMENT
PDAUE = PUBLIC DRAINAGE, ACCESS, & UTILITY EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
▶ = DENOTES THE HOUSE FRONTING SIDE
◊ = DENOTES STREET NAME CHANGE

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

89.925 ACRES
56 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS
**RECORD PLAT
TOWNLAKE PHASE FOUR**
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JUNE 2019 SCALE: 1"=60'

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

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



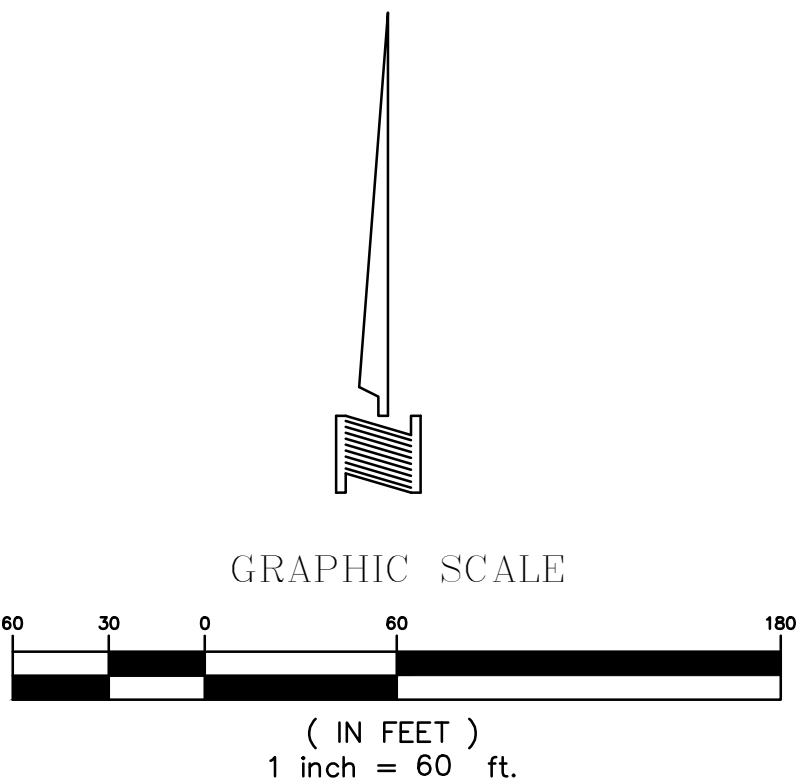
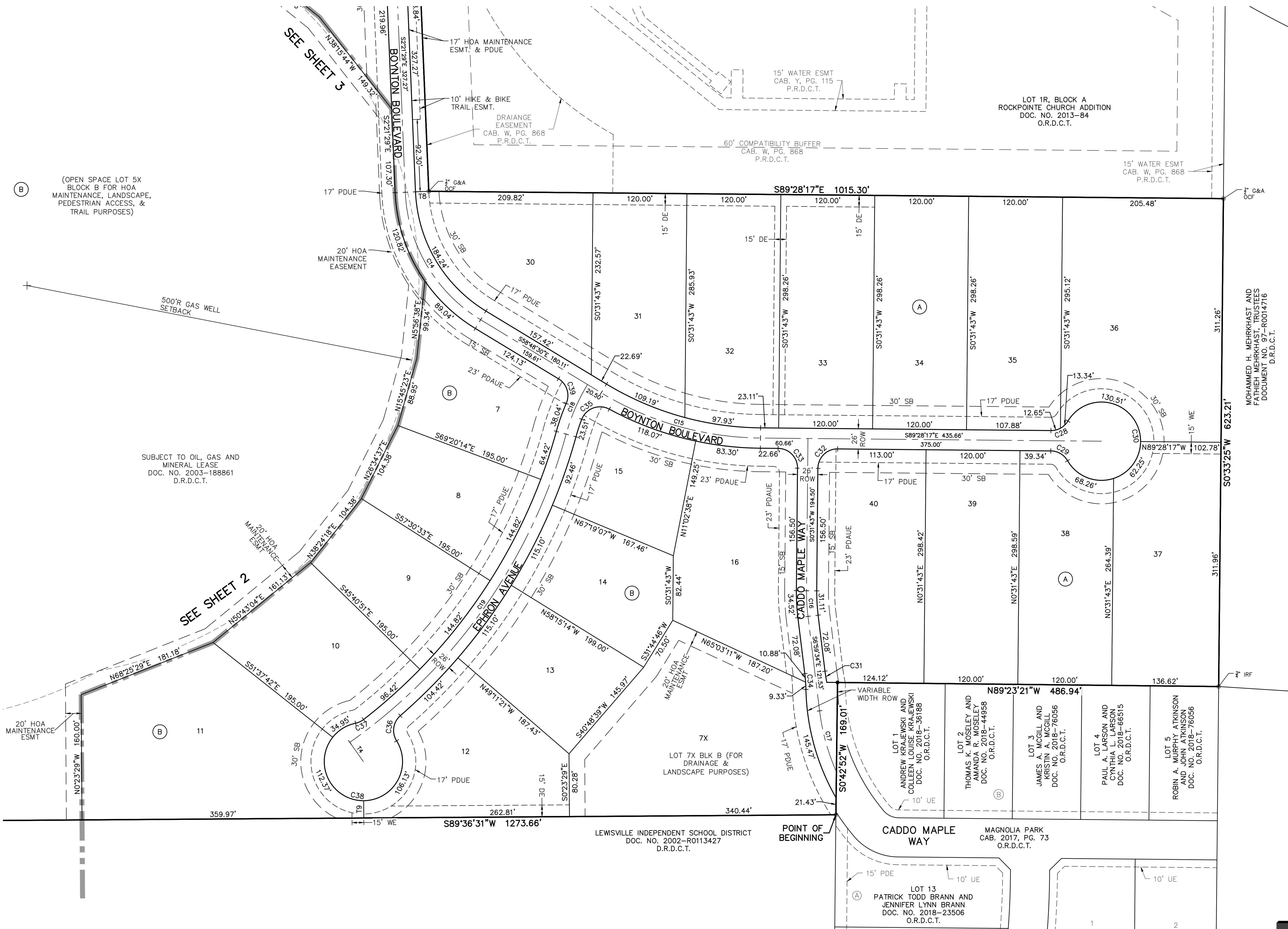
VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE & UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER & DRAINAGE EASEMENT
WE = WATER EASEMENT
DWME = DRAINAGE &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

89.925 ACRES
56 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE FOUR
AN ADDITION TO THE TOWN OF FLOWER MO
J. MALONE SURVEY ~ ABSTRACT NO. 85
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO.
DENTON COUNTY, TEXAS
JUNE 2019 SCALE: 1"=60'

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

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

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



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

- DRAINAGE EASEMENT & POND MAINTENANCE 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 ITEMS:
 - A) GRASS AND GROUND COVER SHALL BE KEPT TO 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.
 - D) ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION FUNCTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 - NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

89.925 ACRES
56 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE FOUR
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JUNE 2019 SCALE: 1"=60'
OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

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

BEGINNING at a 1/2 inch iron rod found in the west line of Magnolia Park, an addition to the Town of Flower Mound, according to the document filed of record in Document Number 2017–73, Official Records, Denton County, Texas, and being the northeast corner of that tract of land described in Deed to Lewisville Independent School District, according to the document filed of record in Document Number 2002–R0113427, Deed Records, Denton County, Texas;

THENCE South 89 degrees 36 minutes 31 seconds West, with the north line of said Lewisville Independent School District tract, a distance of 1,273.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the northwest corner of said Lewisville Independent School District tract;

THENCE South 00 degrees 13 minutes 58 seconds East, with the west line of said Lewisville Independent School District tract, a distance of 69.16 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the intersection of said west line and the east line of Flower Mound Road, a 90 foot right-of-way, as described in Deed to the Town of Flower Mound, according to the document filed of record in Document No. 2010–23899, Deed Records, Denton County, Texas, and being at the beginning of a non-tangent curve to the left having a central angle of 46 degrees 13 minutes 12 seconds, a radius of 1,095.00 feet and a chord bearing and distance of North 34 degrees 41 minutes 41 seconds West, 859.57 feet;

THENCE Northerly, with said east line of Flower Mound Road, the following courses and distances:

Northwesterly, with said curve to the left, an arc distance of 883.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 57 degrees 48 minutes 18 seconds West, a distance of 414.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the beginning of a curve to the right having a central angle of 56 degrees 00 minutes 19 seconds, a radius of 1,005.00 feet and a chord bearing and distance of North 29 degrees 48 minutes 08 seconds West, 943.72 feet;

Northwesterly, with said curve to the right, an arc distance of 982.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

North 01 degrees 47 minutes 58 seconds West, a distance of 328.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the southwest corner of RES Flower Mound Addition, an addition to the Town of Flower Mound, according to the document filed of record in Document Number 20180124000300, Official Records, Denton County, Texas;

THENCE North 89 degrees 41 minutes 00 seconds East, leaving said east line and with said south line, a distance of 1,590.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the southeast corner of said RES Flower Mound Addition;

THENCE North 02 degrees 17 minutes 37 seconds West, with the east line of said RES Flower Mound Addition, a distance of 274.67 feet to a 3.5 inch Texas Department of Transportation aluminum disk stamped '5093' found for the intersection of said east line with the southwesterly line of Farm to Market Road No. 1171, a variable width right-of-way, said point being at the beginning of a non-tangent curve to the right having a central angle of 04 degrees 29 minutes 39 seconds, a radius of 1,373.57 feet and a chord bearing and distance of South 57 degrees 03 minutes 16 seconds East, 107.71 feet;

THENCE Southeasterly, with said southwesterly line of said Farm to Market Road No. 1171, the following courses and distances:

Southeasterly, with said curve to the right, an arc distance of 107.74 feet to a 5/8 inch iron rod found (disturbed);

South 49 degrees 55 minutes 50 seconds East, a distance of 125.35 feet to a 3.5 inch Texas Department of Transportation aluminum disk found for corner;

South 47 degrees 54 minutes 44 seconds East, a distance of 131.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

South 50 degrees 05 minutes 36 seconds East, a distance of 262.46 feet to a 3.5 inch Texas Department of Transportation aluminum disk found for corner;

South 54 degrees 27 minutes 04 seconds East, a distance of 79.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner;

THENCE South 39 degrees 49 minutes 01 seconds West, leaving said southwesterly line, a distance of 73.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for corner at the beginning of a curve to the right having a central angle of 23 degrees 05 minutes 22 seconds, a radius of 188.00 feet and a chord bearing and distance of South 51 degrees 19 minutes 21 seconds West, 75.25 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 75.76 feet to an 'X' found in concrete for corner;

THENCE South 26 degrees 46 minutes 09 seconds East, a distance of 23.80 feet to an 'X' found in concrete for the northwest corner of RockPointe Church Addition, an addition to the Town of Flower Mound, according to the document filed of record in Document No. 2013–84, Official Records, Denton County, Texas;

THENCE South 02 degrees 21 minutes 29 seconds East, with the west line of said RockPointe Church Addition, a distance of 917.40 feet to a 1/2 inch iron rod with an orange plastic cap stamped 'G&A' found for the southwest corner of said RockPointe Church Addition;

THENCE South 89 degrees 28 minutes 17 seconds East, with the south line of said RockPointe Church Addition, a distance of 1,015.30 feet to a 1/2 inch iron rod with an orange plastic cap stamped 'G&A' found in the west line of that tract of land described in Deed to Mohammed H. Mehrkhost and Fathieh Mehrkhost, Trustees, according to the document filed of record in Document No. 97–R0014716, Deed Records, Denton County, Texas for the southeast corner of said RockPointe Church Addition;

THENCE South 00 degrees 33 minutes 25 seconds West, leaving said south line and with said west line, a distance of 623.21 feet to a 3/4 inch iron rod found for the northeast corner of the above mentioned Magnolia Park;

THENCE North 89 degrees 23 minutes 21 seconds West, leaving said west line and with the north line of said Magnolia Park, a distance of 486.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'DAA' set for the northwest corner of said Magnolia Park;

THENCE South 00 degrees 42 minutes 52 seconds West, with the west line of said Magnolia Park, a distance of 169.01 feet to the POINT OF BEGINNING and containing 89.925 acres of land, more or less.

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S00°19'00"E	37.00'
T2	S00°19'00"E	37.00'
T3	N35°45'52"E	33.77'
T4	S35°15'16"E	30.02'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T5	S89°41'00"W	26.60'
T6	S41°27'47"E	65.75'
T7	N57°48'18"W	0.50'
T8	N87°38'31"E	17.00'
T9	N0°23'29"W	22.08'
T10	N57°48'18"W	0.50'
T11	S63°09'04"W	39.94'
T12	N52°56'25"W	47.84'
T13	S82°59'09"W	50.03'

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as TOWNLAKE PHASE FOUR, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets 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 and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this the _____ day of _____, 2019.

TOLL DALLAS TX LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	22576	0.52
2	A	22725	0.52
3	A	24618	0.57
4	A	30560	0.70
5	A	24437	0.56
6	A	27107	0.62
7	A	25697	0.59
8	A	22440	0.52
9	A	21971	0.50
10	A	27095	0.62
11	A	32447	0.74
12	A	24850	0.57
13	A	41065	0.94
14	A	30825	0.71
15	A	32460	0.75
16	A	26394	0.61
17	A	29580	0.68
18	A	23539	0.54
19	A	22920	0.53
20	A	22536	0.52

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	22863	0.52
22	A	24954	0.57
23	A	34869	0.80
24	A	34957	0.80
25	A	22738	0.52
26	A	29658	0.68
27	A	29910	0.69
28	A	31959	0.73
29	A	29411	0.68
30	A	35703	0.82
31	A	31563	0.72
32	A	35395	0.81
33	A	35791	0.82
34	A	35791	0.82
35	A	35779	0.82
36	A	59935	1.38
37	A	41454	0.95
38	A	33900	0.78
39	A	35820	0.82
40	A	40350	0.93

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	41093	0.94
2	B	26569	0.61
3	B	26569	0.61
4	B	25711	0.59
5	B	23402	0.54
6	B	38619	0.89
7	B	29337	0.67
8	B	24502	0.56
9	B	24502	0.56
10	B	29458	0.68
11	B	58171	1.34
12	B	33971	0.78
13	B	24910	0.57
14	B	24958	0.57
15	B	21971	0.50
16	B	39392	0.90

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	132582	3.04
2X	A	4993	0.11
3X	A	114205	2.62
4X	A	4910	0.11
5X	B	1069305	24.55
6X	A	25400	0.58
7X	B	59340	1.36

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT." (RELEASE DATE: 06/11/2019)

Jesus J. Lajara
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Jesus J. Lajara, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Chuck Russell, Town Planner
of Development Services

_____, 2019

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

89.925 ACRES
86 RESIDENTIAL LOTS,
8 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE FOUR

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. MALONE SURVEY ~ ABSTRACT NO. 857
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JUNE 2019 SCALE: 1"=60'

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

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

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C40	20°40'49"	100.00'	18.25'	36.09'	N3°27'50"W 35.90'
C41	45°59'56"	100.00'	42.45'	80.28'	N9°11'44"E 78.14'
C42	21°13'27"	100.00'	18.74'	37.04'	S42°48'25"W 36.83'
C43	35°34'03"	25.00'	8.02'	15.52'	N14°24'40"E 15.27'
C44	89°14'10"	25.00'	24.67'	38.94'	S45°41'56"E 35.12'
C45	102°16'58"	25.00'	31.03'	44.63'	N29°15'42"E 38.93'
C46	84°49'12"	25.00'	22.84'	37.01'	N59°24'57"W 33.72'
C48	298°38'16"	50.00'	29.67'	260.61'	N56°23'12"W 51.03'
C49	89°14'10"	25.00'	24.67'	38.94'	N45°41'56"W 35.12'
C50	269°14'10"	50.00'	50.67'	234.95'	N44°18'04"E 71.18'
C51	91°28'58"	25.00'	25.66'	39.92'	S43°56'31"W 35.81'
C52	180°00'00"	19.50'	INFINITY'	61.26'	S57°48'18"E 39.00'
C55	116°05'40"	9.50'	15.23'	19.25'	N57°48'18"W 16.12'
C56	269°14'10"	50.00'	50.67'	234.95'	N44°18'04"E 71.18'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C20	53°42'43"	25.00'	12.66'	23.44'	S10°09'02"W 22.59'
C21	67°34'18"	25.00'	16.73'	29.48'	N59°08'47"E 27.80'
C22	80°48'45"	25.00'	21.28'	35.26'	S44°05'04"W 32.41'
C23	86°09'50"	25.00'	23.38'	37.60'	S81°24'49"E 34.15'
C24	86°09'50"	25.00'	23.38'	37.60'	S44°5'02"W 34.15'
C25	82°12'11"	25.00'	21.81'	35.87'	S54°24'27"E 32.87'
C26	56°27'16"	87.00'	46.70'	85.72'	S25°11'30"W 82.30'
C27	37°50'34"	25.00'	8.57'	16.51'	S51°06'59"W 16.21'
C28	59°33'29"	25.00'	14.31'	25.99'	N60°44'59"E 24.83'
C29	59°33'29"	25.00'	14.31'	25.99'	N59°41'33"W 24.83'
C30	299°06'57"	50.00'	29.38'	261.03'	N0°31'43"E 50.67'
C31	4°08'35"	200.00'	7.23'	14.46'	N9°03'52"W 14.46'
C32	90°00'00"	25.00'	25.00'	39.27'	N45°31'43"E 35.36'
C33	90°00'00"	25.00'	25.00'	39.27'	S44°28'17"E 35.36'
C34	5°47'16"	200.00'	10.11'	20.20'	N4°05'56"W 20.19'
C35	97°27'41"	25.00'	28.49'	42.53'	N69°43'59"E 37.58'
C36	81°02'32"	25.00'	21.37'	35.36'	N8°30'48"E 32.49'
C37	26°13'34"	25.00'	5.82'	11.44'	S65°18'25"W 11.34'
C38	290°25'40"	50.00'	34.73'	253.45'	S66°47'38"E 57.05'
C39	82°25'05"	25.00'	21.89'	35.96'	S17°35'57"E 32.94'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	42°23'31"	250.00'	96.95'	184.97'	N74°18'48"W 180.78'
C2	51°19'03"	942.00'	452.52'	843.71'	N27°27'30"W 815.79'
C3	91°28'58"	38.00'	39.00'	60.67'	N43°56'31"E 54.43'
C4	17°58'55"	300.00'	47.47'	94.15'	N80°41'32"E 93.77'
C5	38°00'53"	250.00'	86.12'	165.87'	N19°19'27"W 162.84'
C6	36°04'52"	200.00'	65.14'	125.95'	N17°43'26"E 123.88'
C7	46°19'40"	200.00'	85.57'	161.71'	N09°01'52"E 157.34'
C8	59°16'47"	200.00'	113.80'	206.92'	N15°30'25"E 197.82'
C9	13°43'35"	530.00'	63.79'	126.97'	N52°00'36"E 126.67'
C10	45°37'15"	200.00'	84.12'	159.25'	N36°03'46"E 155.07'
C11	62°40'03"	200.00'	121.76'	218.75'	N44°35'10"E 208.01'
C12	46°00'08"	714.50'	303.30'	573.67'	S81°04'44"E 558.38'
C13	55°43'11"	200.00'	105.72'	194.50'	S30°13'05"E 186.92'
C14	56°27'00"	200.00'	107.35'	197.05'	S30°34'59"E 189.17'
C15	30°39'48"	400.00'	109.66'	214.07'	S74°08'27"S 211.52'
C16	7°31'17"	250.00'	16.43'	32.82'	S03°13'56"E 32.79'
C17	16°54'43"	274.92'	40.87'	81.15'	S15°26'55"E 80.85'
C18	15°52'12"	250.00'	34.85'	69.25'	S25°25'24"W 69.03'
C19	39°20'43"	714.50'	255.44'	490.65'	S35°04'22"W 481.07'

GENERAL CONSTRUCTION NOTES

1. IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE **Town of Flower Mound**. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE **Town of Flower Mound's** STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL IMPROVEMENTS.
2. THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND **Town of Flower Mound** UTILITIES PRIOR TO CONSTRUCTION.
3. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE **Town of Flower Mound**.
4. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE **Town of Flower Mound**. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
5. ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE **Town of Flower Mound** WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
6. THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE **Town of Flower Mound** USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
7. THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE **Town of Flower Mound**. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE UNLESS OTHERWISE SPECIFIED BY THE **Town of Flower Mound**. ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

OWNER /
DEVELOPER:

TOLL DALLAS TX LLC
2557 SW GRAPEVINE PARKWAY
SUITE 100
GRAPEVINE, TEXAS 76051
PH. (817) 329-8770

CIVIL ENGINEER:

DOWDEY ANDERSON & ASSOCIATES
5225 VILLAGE CREEK DRIVE
SUITE 200
PLANO, TEXAS 75093
PH. (972) 931-0694
CONTACT: MICHAEL DOWDEY

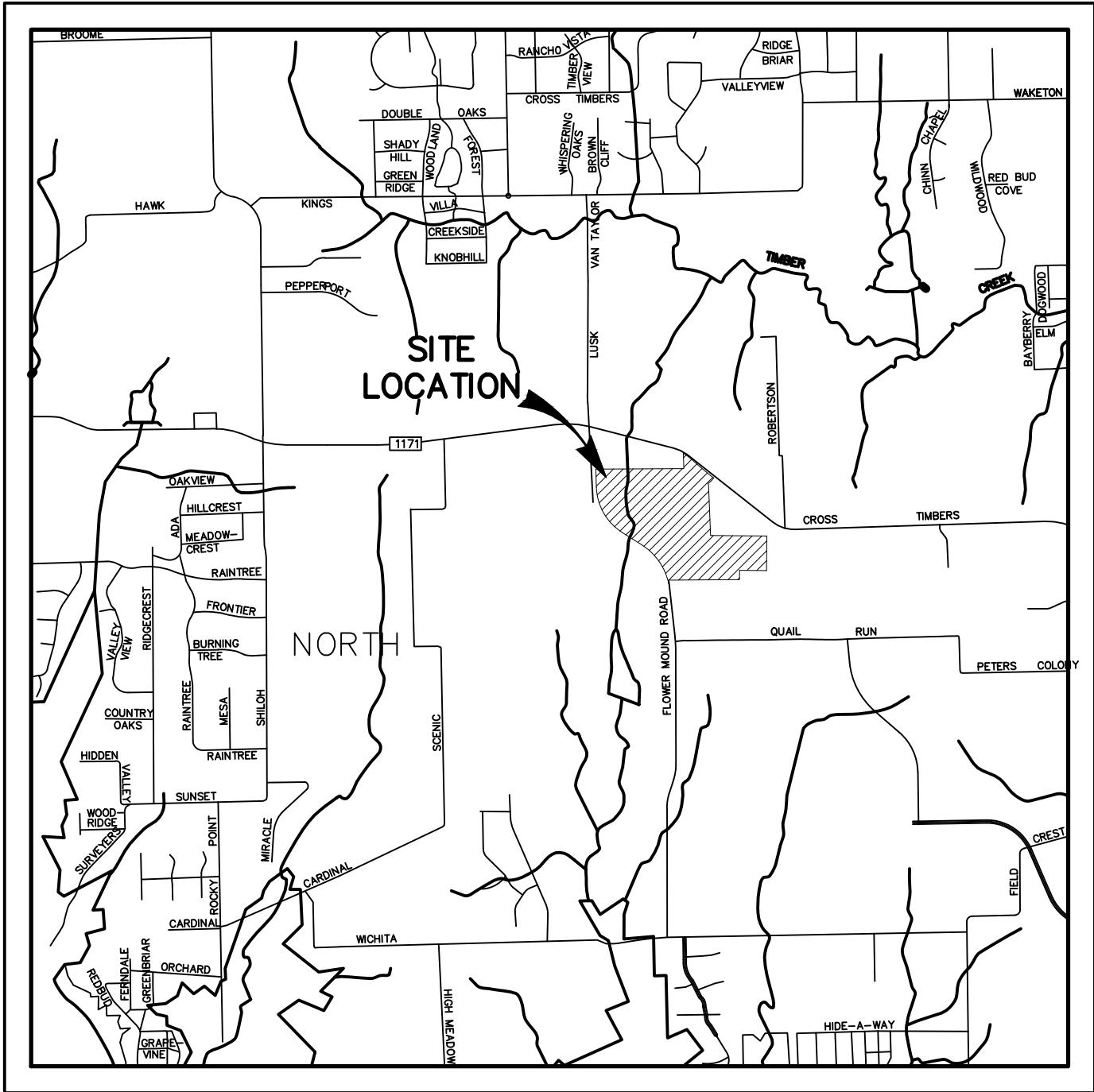
LANDSCAPE
ARCHITECT:

STUDIO 13 DESIGN GROUP, PLLC.
386 WEST MAIN STREET
LEWISVILLE, TEXAS 75057
PH. (469) 635-1900
CONTACT: LEONARD REEVES, ASLA, LI

CONSTRUCTION PLANS
LANDSCAPE & SCREENING

~TOWNLAKE, PH. 4~

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

SHEET INDEX

HS1	OVERALL LAYOUT PLAN
HS2-HS11	HARDSCAPE PLANS
S1-S7	HARDSCAPE DETAILS
L1-L10	LANDSCAPE PLANS
L11	LANDSCAPE DETAILS
TR2-TR7	TREE SURVEY
TR8-TR9	TREE SURVEY DETAILS

STREET BUFFER TREES - REQUIRED				
STANDARD	STREET FRONTAGE	REQUIRED	REQUIRED	LINEAR FOOT
50' LANDSCAPE BUFFER	FLOWER MOUND ROAD	50' LANDSCAPE BUFFER	1 TREE / 25LF OF FRONTAGE ALONG SCENIC ROADS	2510LF

STREET BUFFER TREES - PROVIDED				
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED	AREA
50' STREET BUFFER	FLOWER MOUND ROAD	50' LANDSCAPE BUFFER	2510LF/25= 100 TREES	2510LF

LANDSCAPE PROVIDED

FLOWER MOUND ROAD

- A. MINIMUM FIFTY (50) FOOT LANDSCAPE BUFFER YARD PROVIDED
- B. WOOD SCREENING FENCE PROVIDED
- C. 1-3" CAL. CANOPY TREE / 25 LF OF LANDSCAPE EDGE ALONG A SCENIC ROADWAY 2510 LF OF FRONTAGE / 25 LF = 100 - 3" CAL. TREES REQUIRED.
PROVIDED: 100 - 3" CALIPER TREES TO SATISFY STREET BUFFER REQUIREMENT
- D. 50% OF THE BUFFER YARD HAS PROPOSED VEGETATION
- E. BUFFER TREES HAVE BEEN PROPOSED IN OTHER OPEN SPACE LOCATIONS TO SUPPLEMENT TREES REQUIRED FOR BUFFER AREA ALONG FLOWER MOUND ROAD. EXISTING GAS FRANCHISE WILL NOT ALLOW TREES IN GAS EASEMENT

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO **Town of Flower Mound** APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE **Town of Flower Mound**.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE **Town of Flower Mound** HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE"
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4' FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. 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 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERFORMANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE **Town of Flower Mound**.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCGROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT **Town of Flower Mound's** PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE **Town of Flower Mound** AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE **Town of Flower Mound's** PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

Submittal 03-01-2019



Revised & Re-Submitted 07-09-2019

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

TBAE Firm #BR643

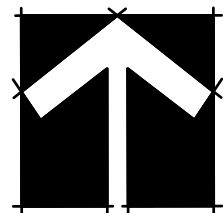


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



NORTH

120 60 0 120

1" = 120' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Overall Layout

Townlake, Ph. 4

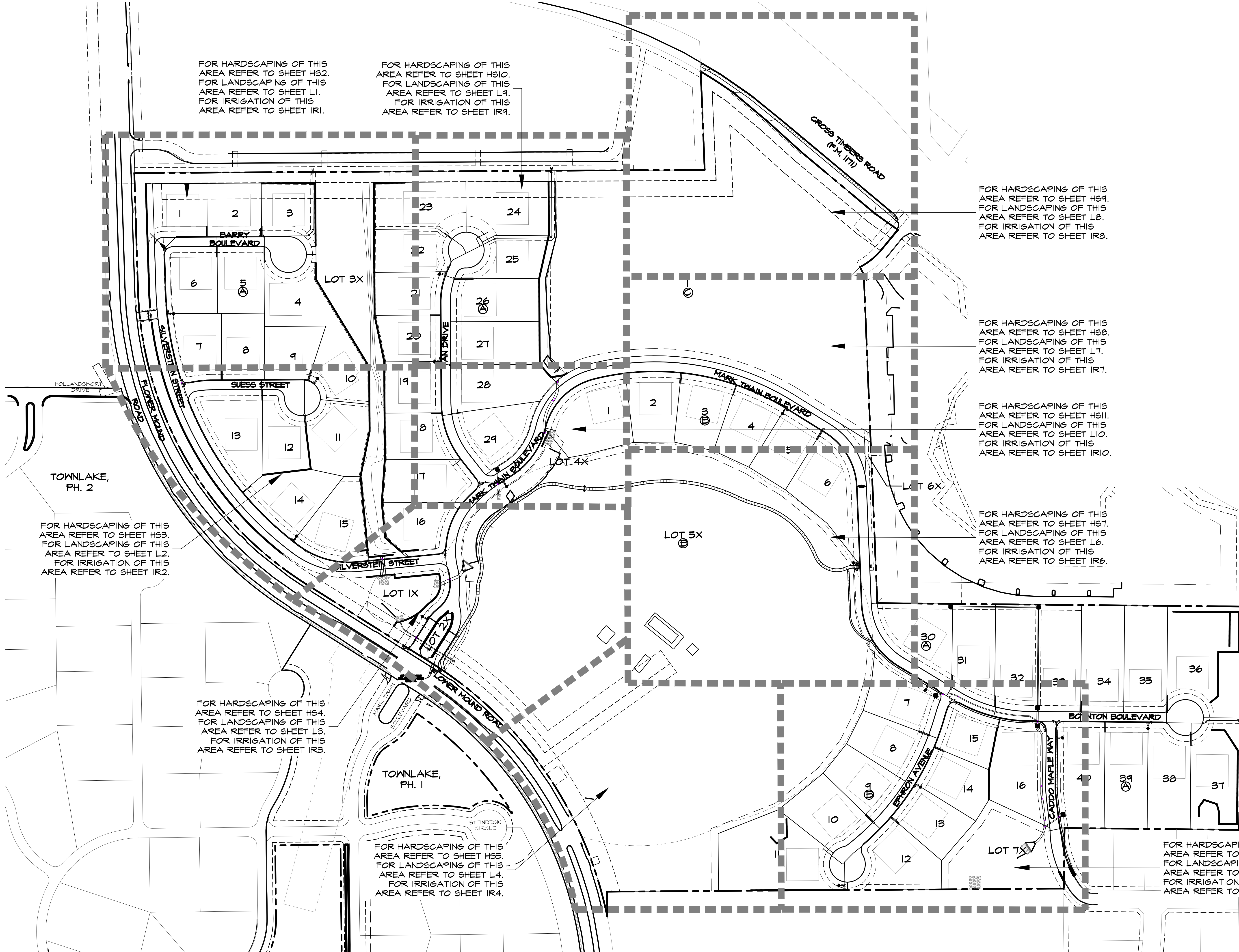
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1 Addressed Town Comments from 3-29-2019	LWR	4-8-2019

#	PROJECT
1	TBI016
#	SHEET
1	HS1 of 11

Plotted by: ##### Plot Date: 7/9/2019 4:33 PM

Drawing: \\Studio13main\ve\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save Time: 7/9/2019 4:33 PM



FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS2.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L1.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR1.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS10.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L9.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR9.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS9.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L8.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR8.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS8.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L7.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR7.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS11.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L10.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR10.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS7.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L6.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR6.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS6.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L5.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR5.

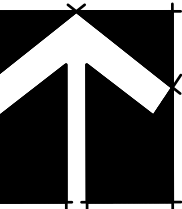
FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS3.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L2.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR2.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS4.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L3.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR3.

FOR HARDSCAPING OF THIS AREA REFER TO SHEET HS5.
FOR LANDSCAPING OF THIS AREA REFER TO SHEET L4.
FOR IRRIGATION OF THIS AREA REFER TO SHEET IR4.



July 9, 2019



NORT



car is one inch on original
rawing. If not one inch on this
heet, adjust scale as necessary.

One Inch

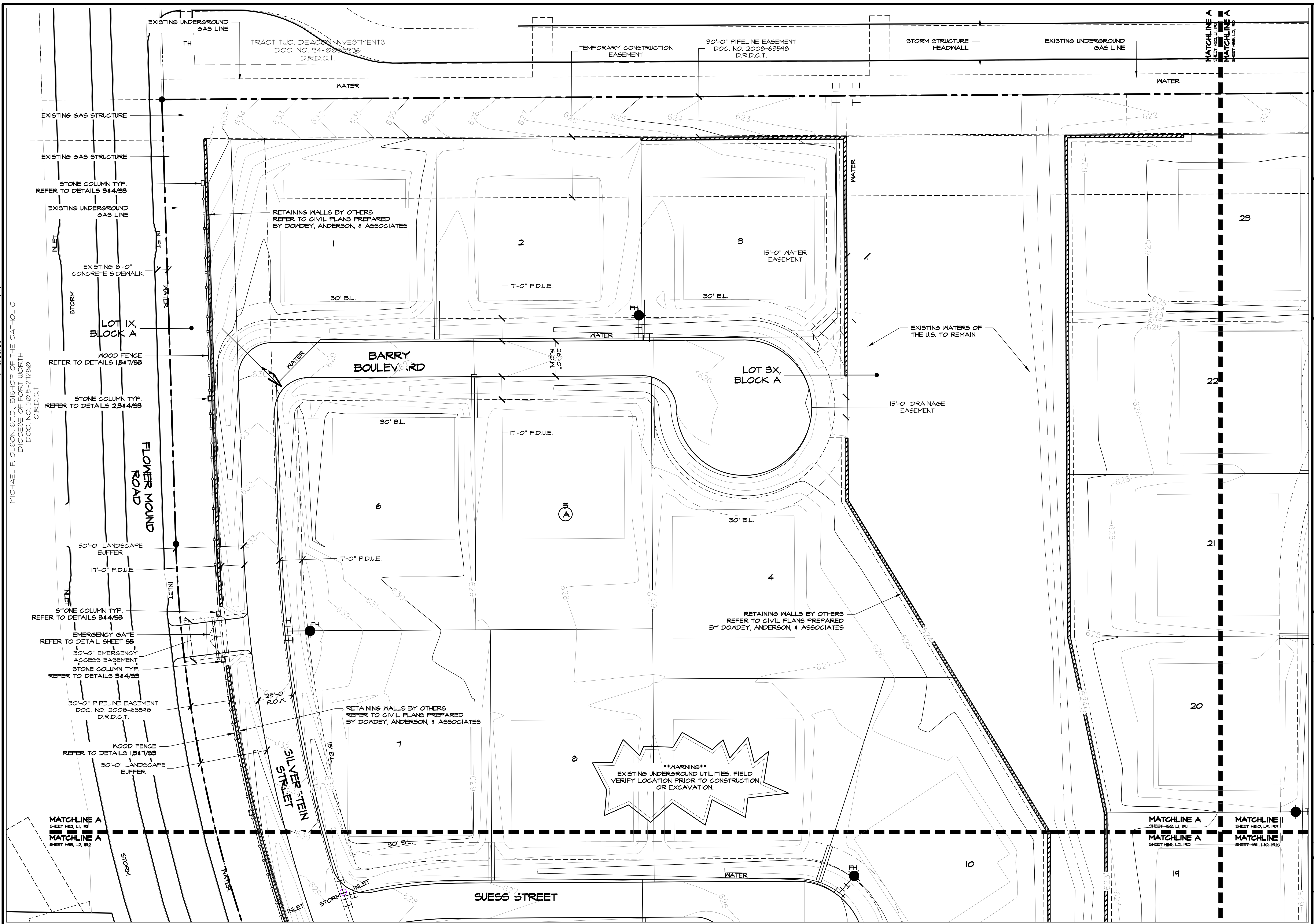
LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016HS2 of 11

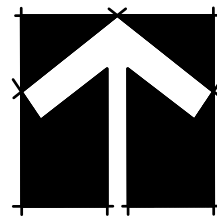


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



30 15 0 30
1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

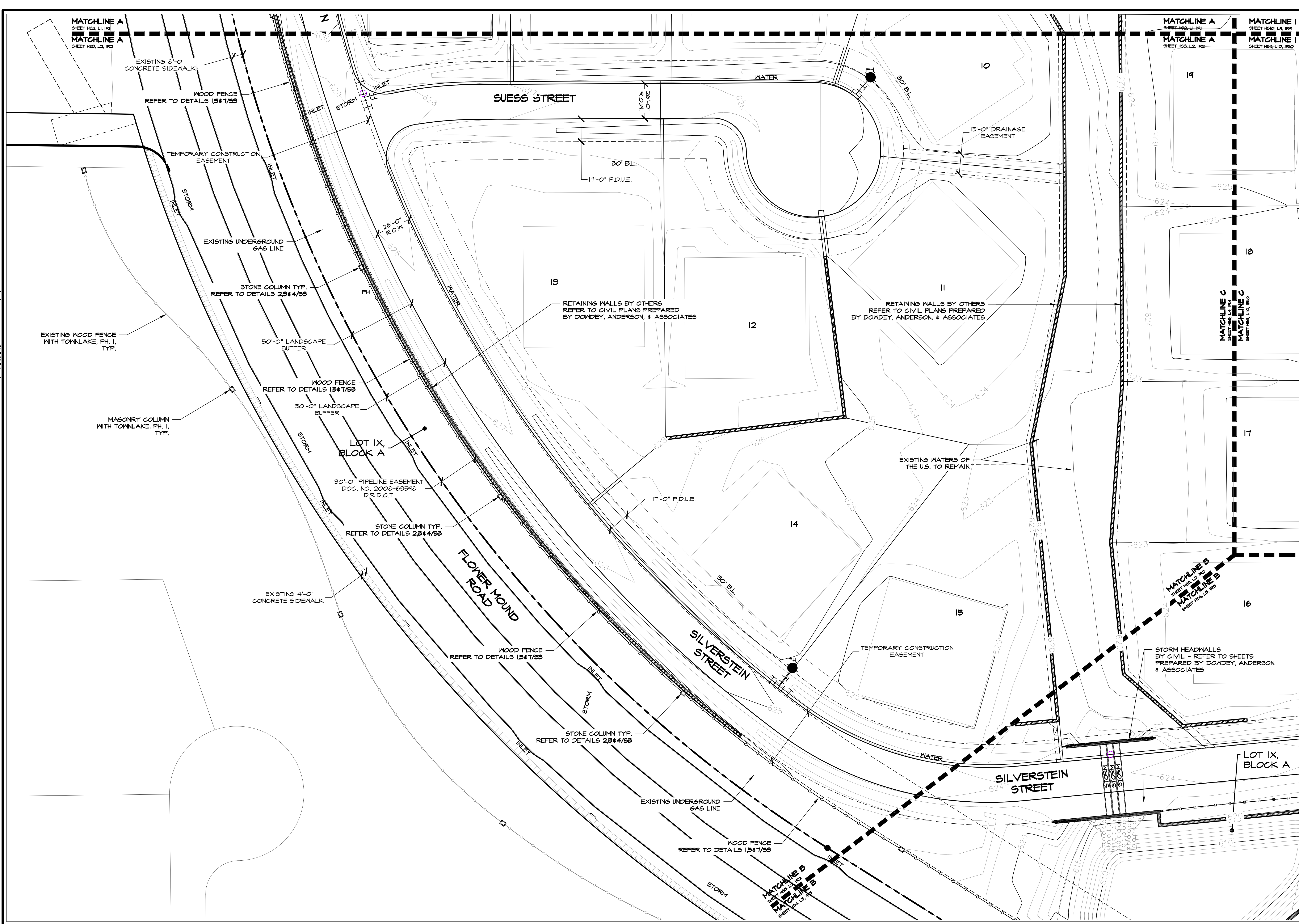
Town of Flower Mound, Denton County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS
1	4-8-2019	LWR	Addressed Town Comments from 3-29-2019

PROJECT
TBI016

SHEET
HS3 of 11

Drawing: \\Studio13main\Users Shared\Folders\Shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:33 PM



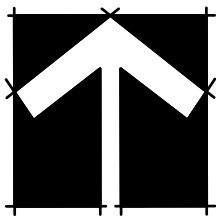


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



NORTH

30 15 0 30

1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

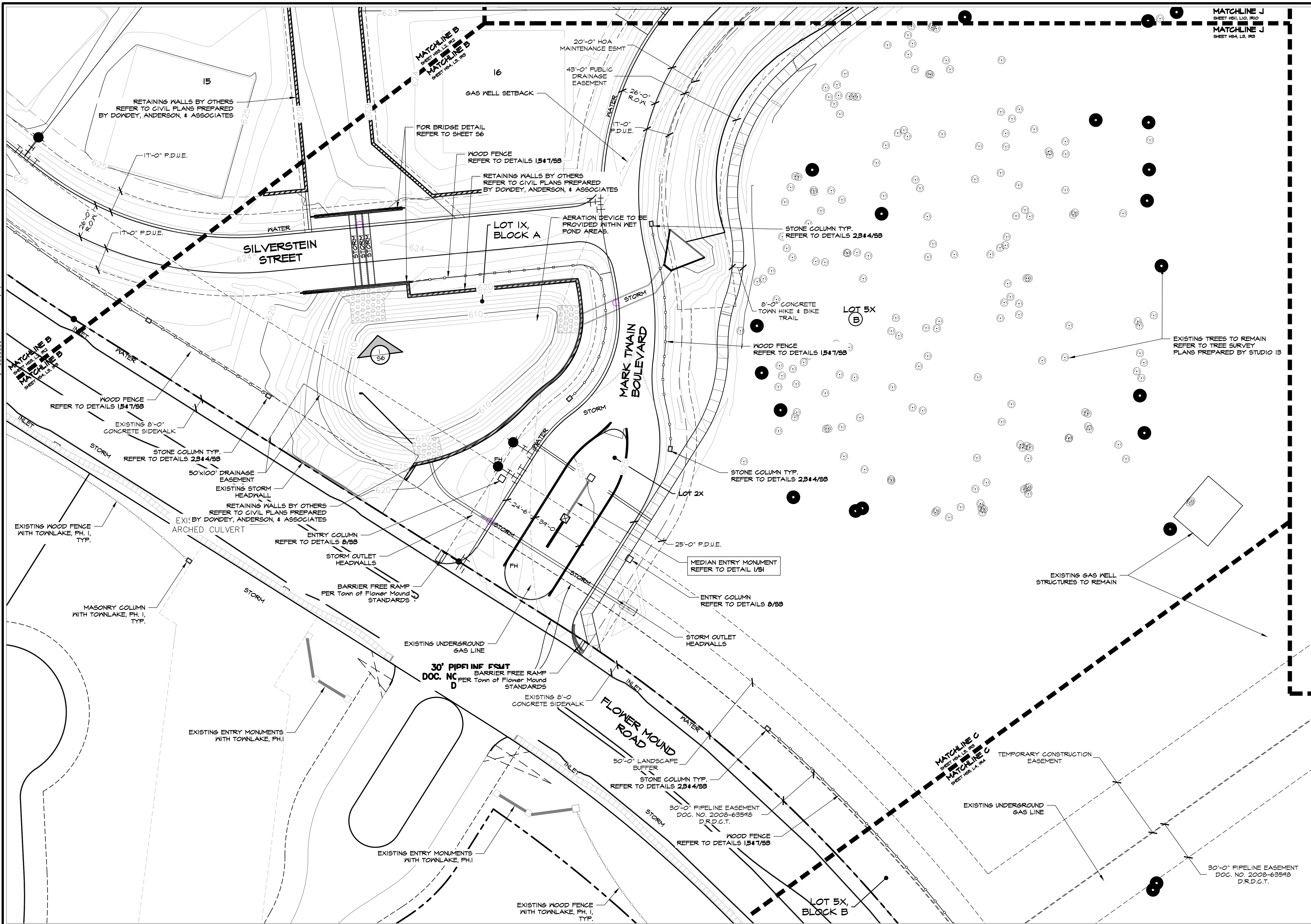
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS		BY	DATE
	Addressed Town Comments from 3-29-2019	LWR		
1				

PROJECT
TBI016

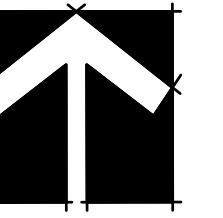
SHEET
HS4 of 11

Drawing: \\Studio13main\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:33 PM





July 9, 2019



ORTH



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

e Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Downlake Ph.4

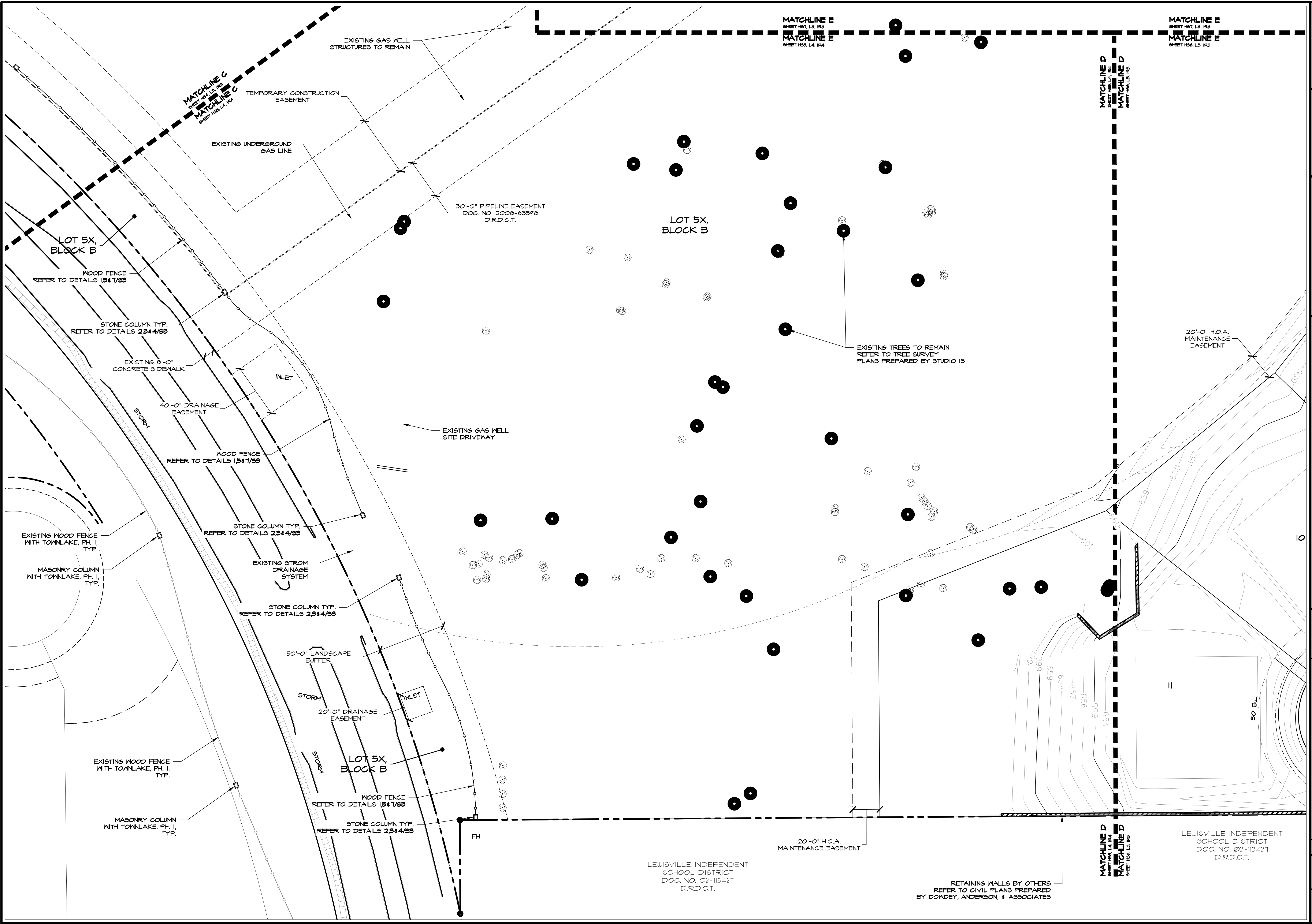
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT

BI016

HEET

HS5 of 11

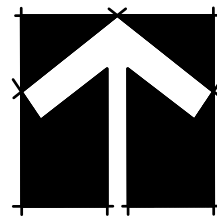


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



Leonard W. Reeves
July 9, 2019



NORTH
30 15 0 30
1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

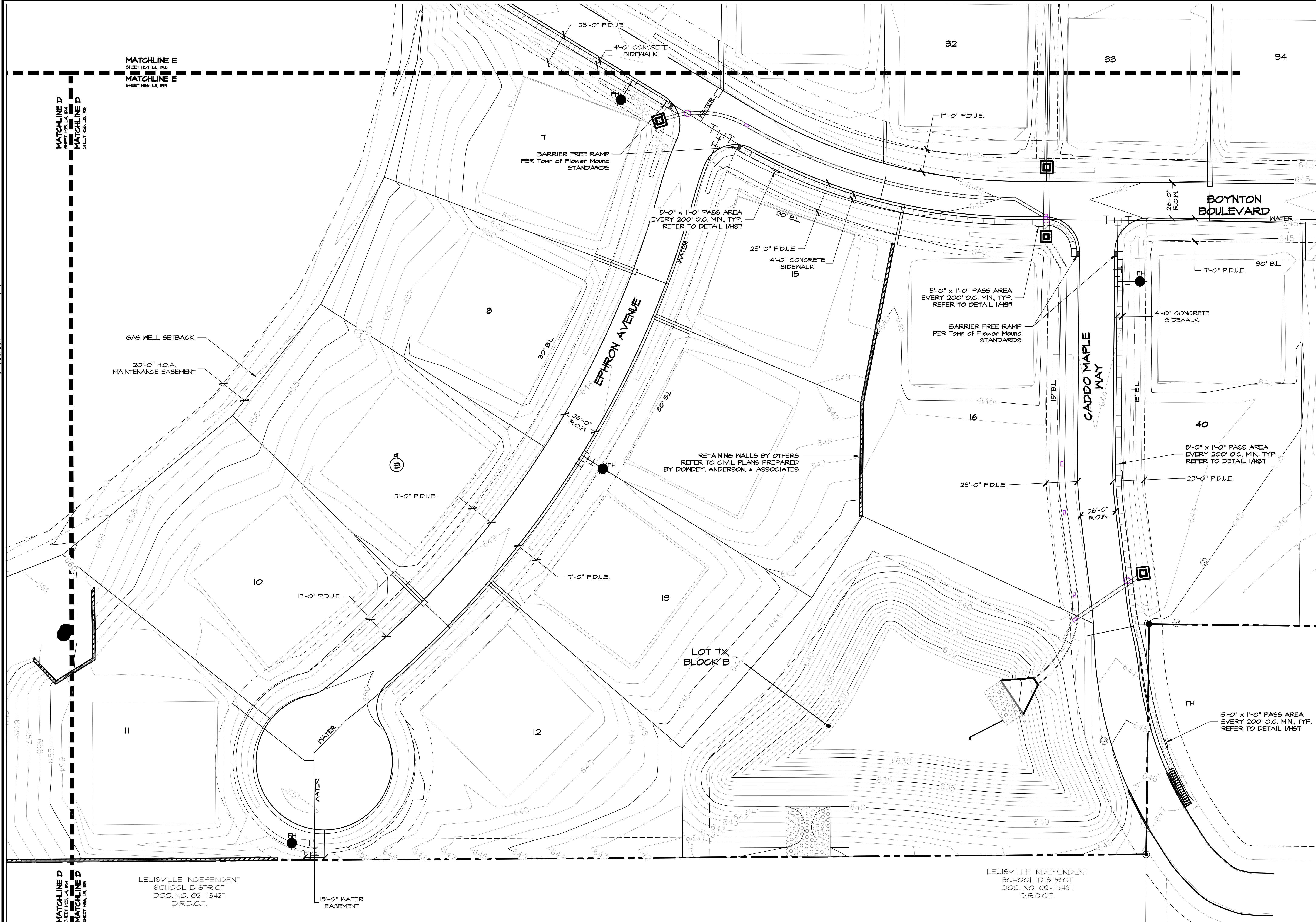
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016

SHEET
HS6 of 11

Drawing: \\Studio13main\Users Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:33 PM



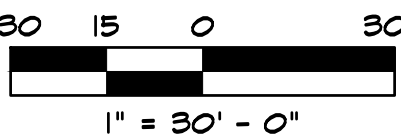
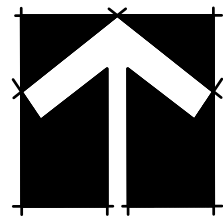


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

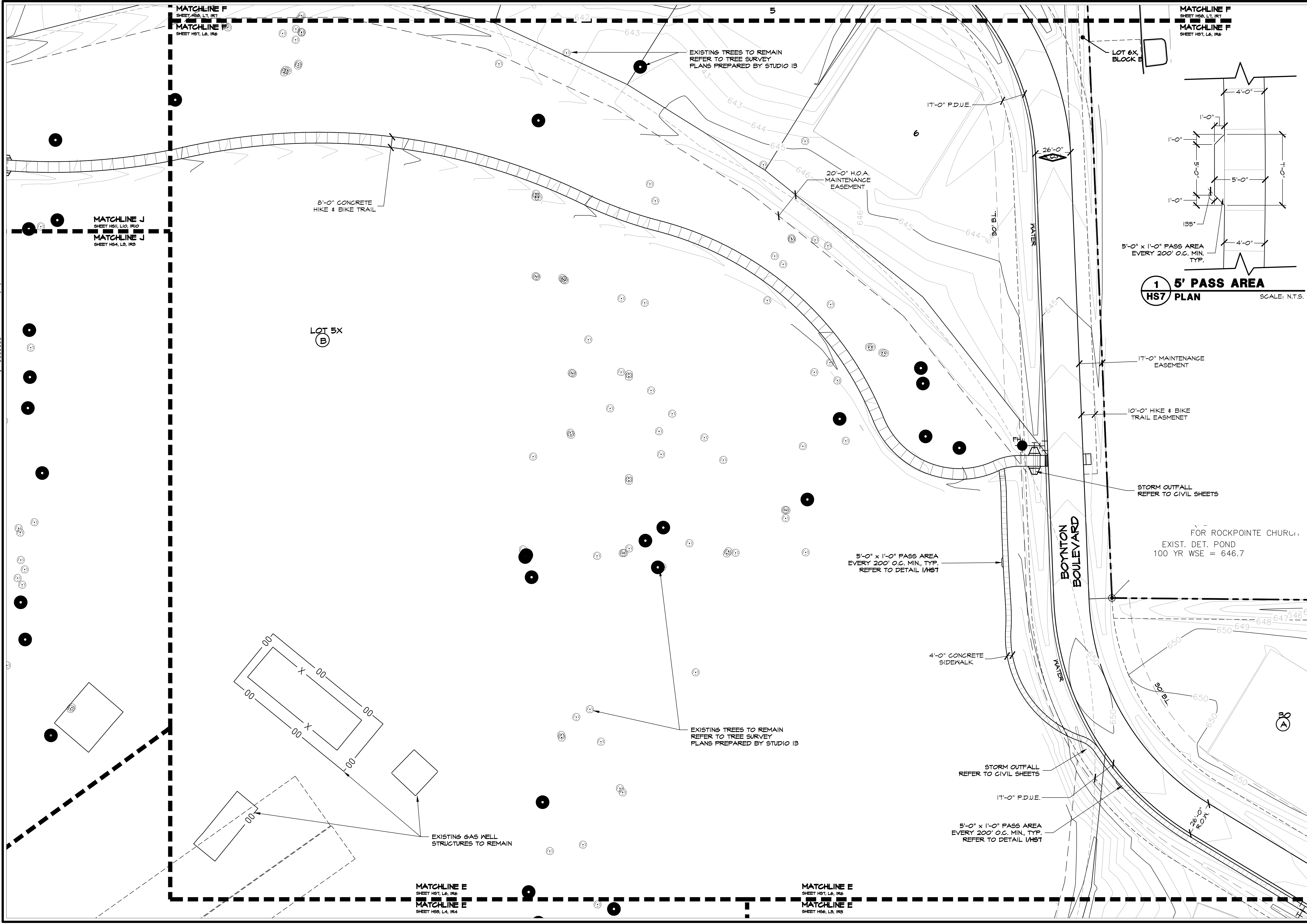
#	DATE	BY	PLAN REVIEW REVISIONS
1	4-8-2019	LWR	Addressed Town Comments from 3-29-2019

PROJECT
TBI016

SHEET
HS7 of 11

Plotted by: ##### Plot Date: 7/9/2019 4:33 PM

Drawing: \\Studio13main\ve\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save Time: 7/9/2019 4:33 PM



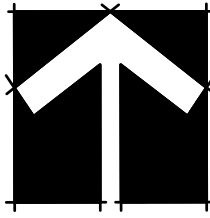


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

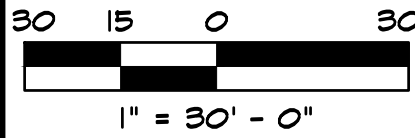
TBAE Firm #BR643



July 9, 2019



NORTH



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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

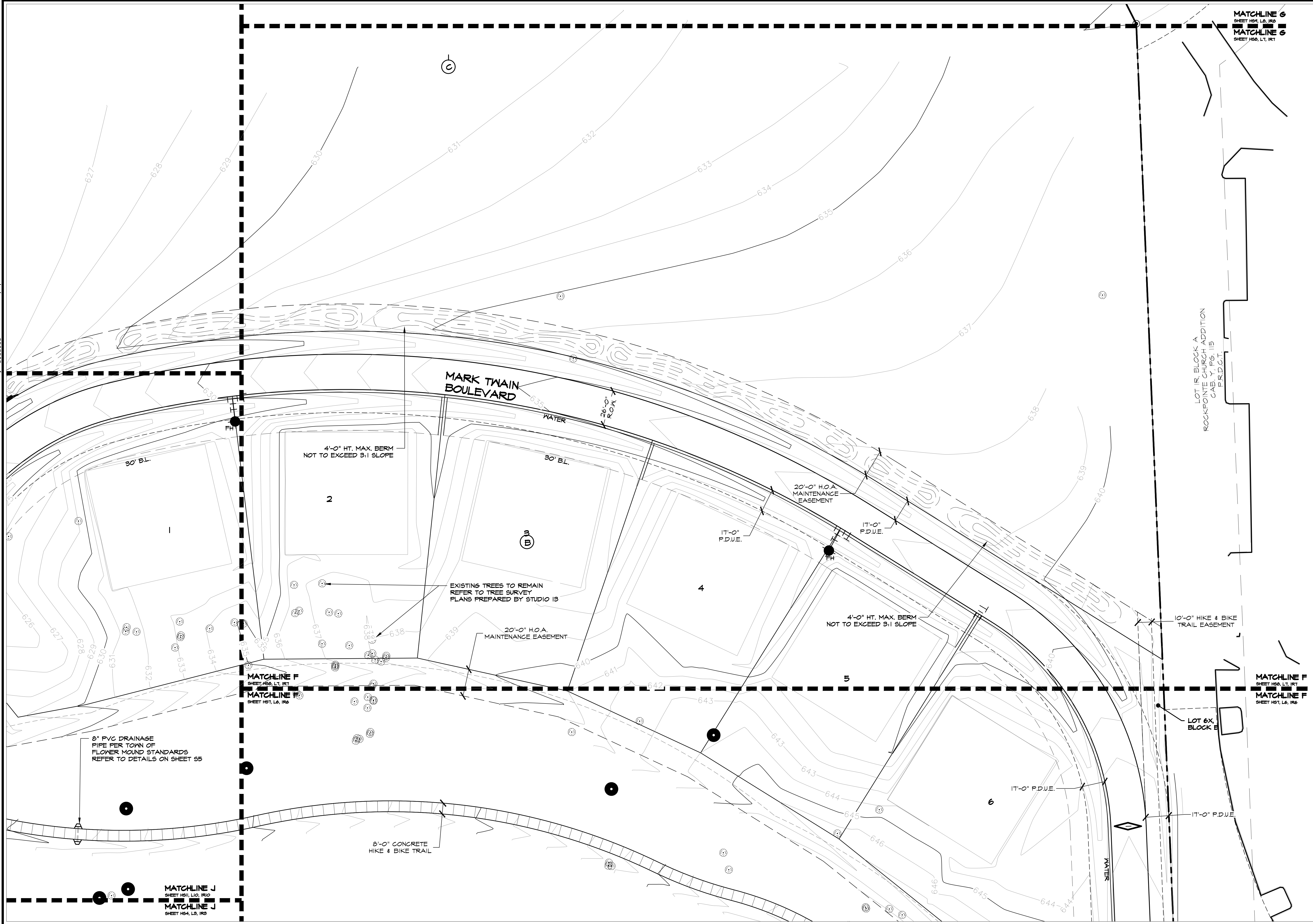
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	LWR	4-8-2019
Addressed Town Comments from 3-29-2019		

PROJECT
TBI016

SHEET
HS8 of 11

Drawing: \\Studio13main\ve\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4.DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:34 PM



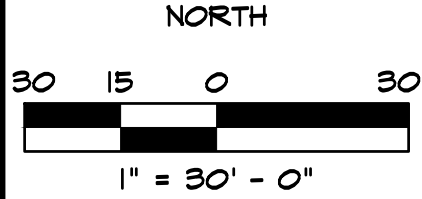
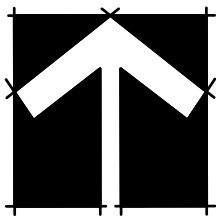


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

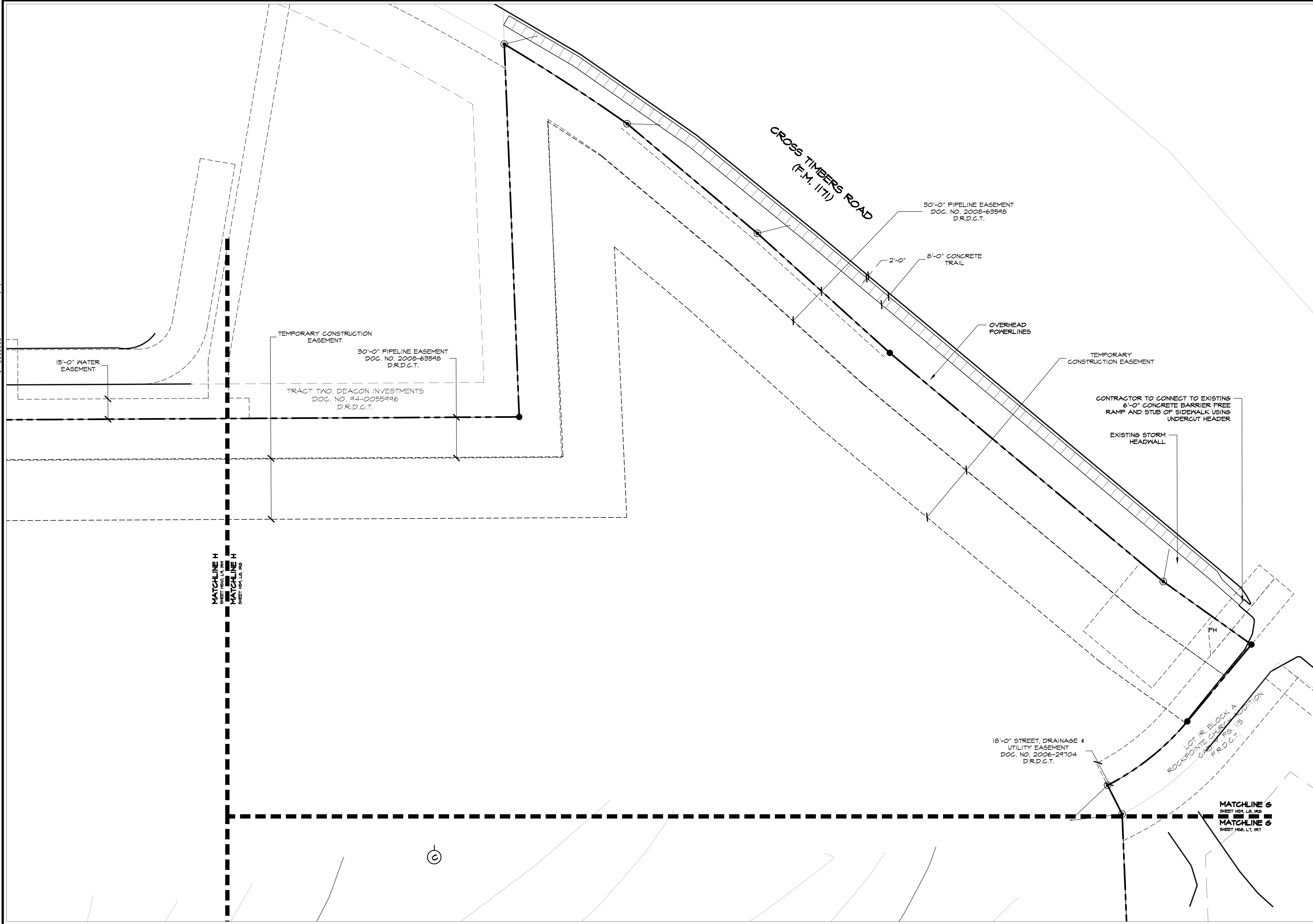
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS		BY	DATE
	Addressed Town Comments from 3-29-2019		LWR	4-8-2019
1				

PROJECT
TBI016

SHEET
HS9 of 11

Drawing: \\Studio13main\ve\Users Shared\Folders\Shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:34 PM



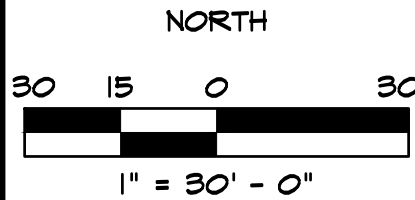
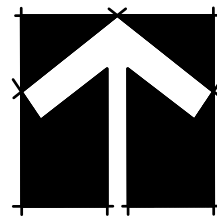


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



July 9, 2019



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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

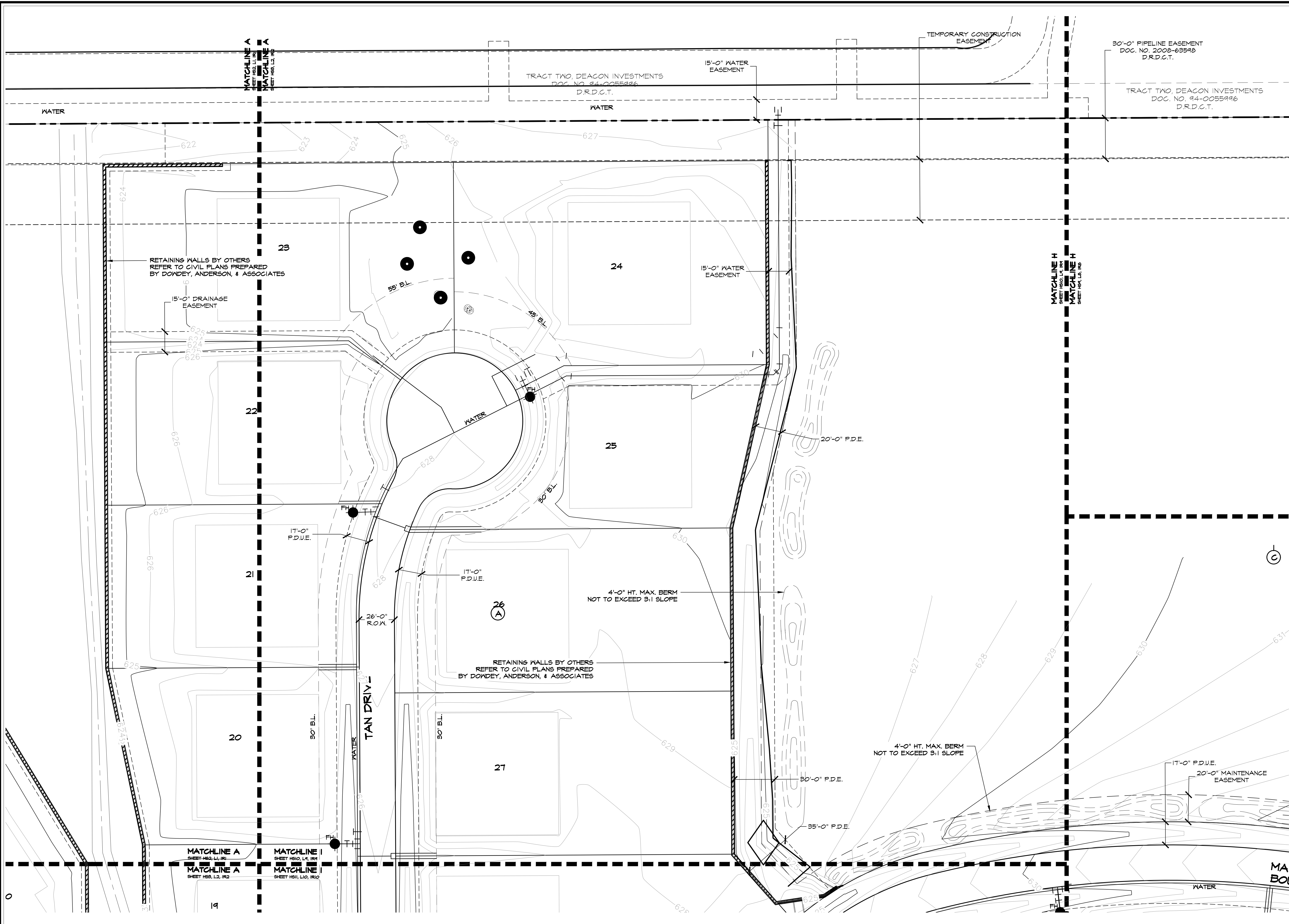
Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016

SHEET
HS10 of 11



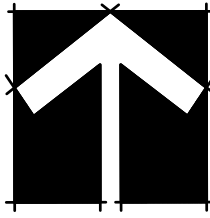
Drawing: \\Studio13main\Users Shared\Folders\Shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:34 PM



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



July 9, 2019



30 15 0 30
1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph.4

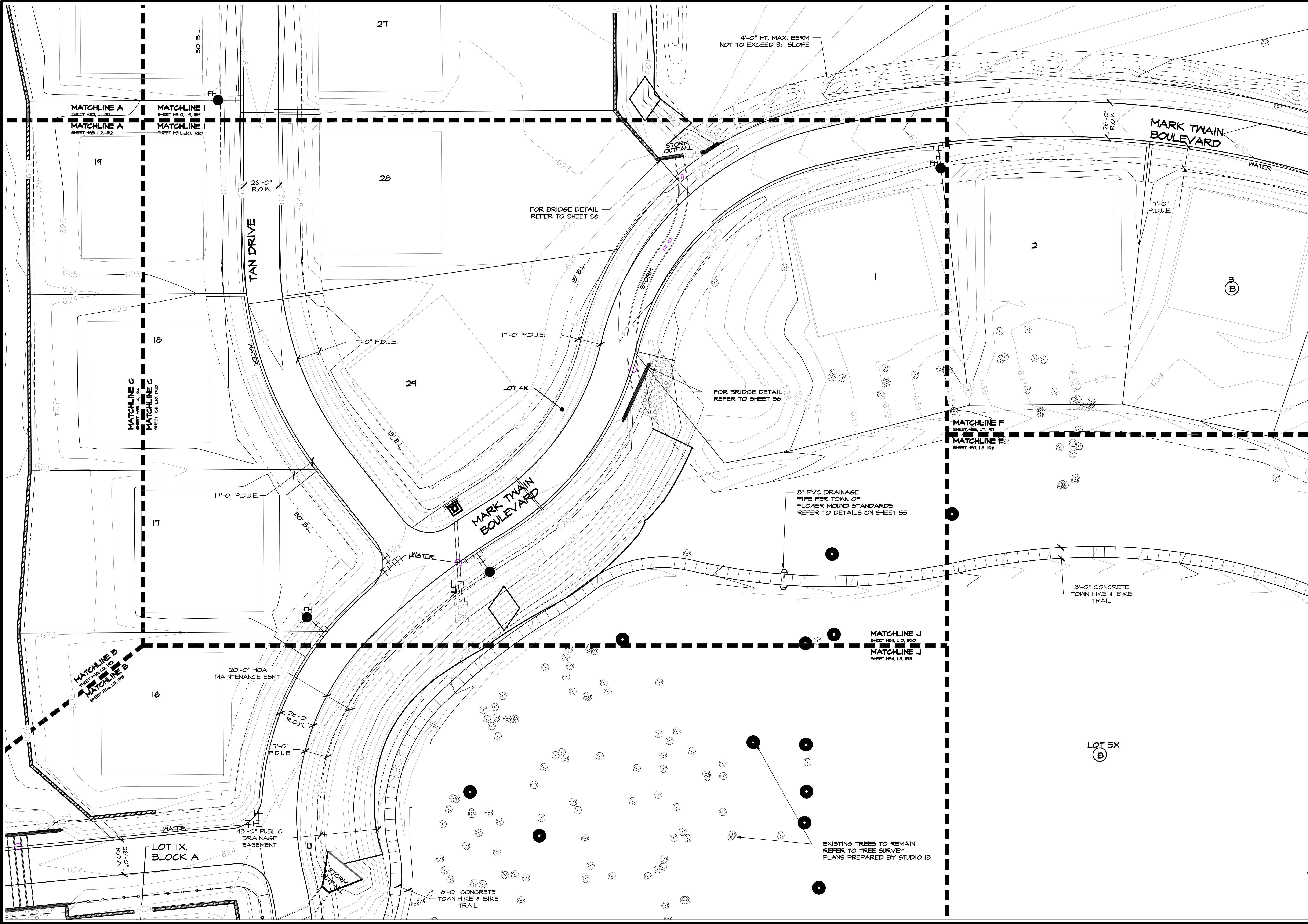
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS		BY	DATE
	Addressed Town Comments from 3-29-2019			
1			LWR	4-8-2019

PROJECT
TBI016

SHEET
HS11 of 11

Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-HS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:33 PM
Plotted by: ##### Plot Date: 7/9/2019 4:34 PM



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

March 1, 2019

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Details

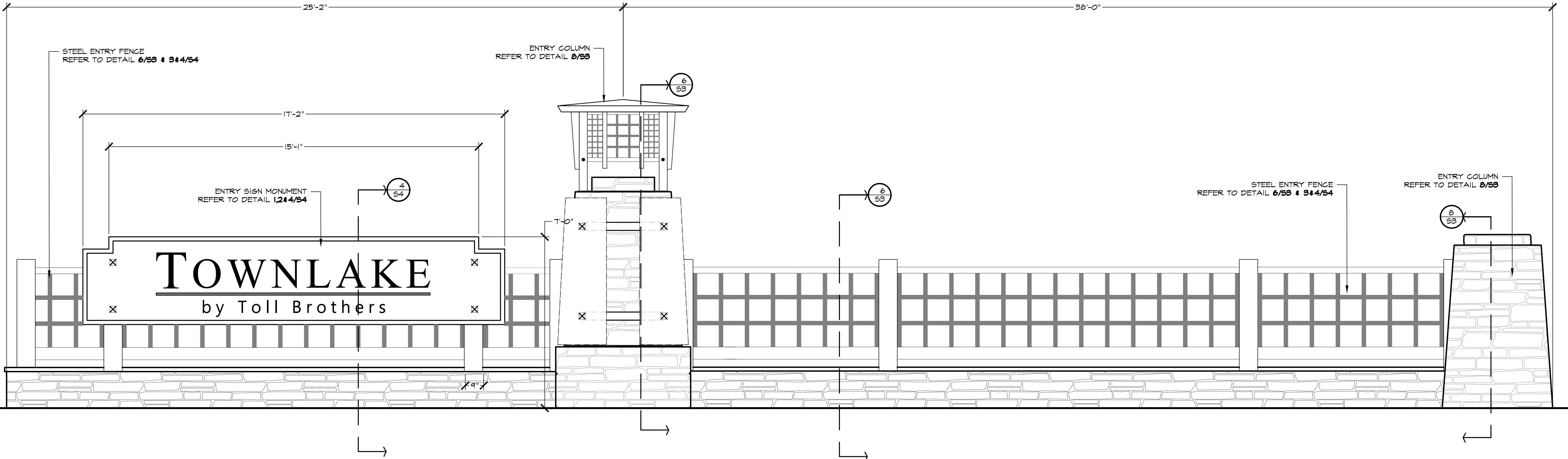
Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016

SHEET
S1 of 7



2 ENTRY MONUMENT
S1 ENLARGED ELEVATION

CONSTRUCTION NOTES.

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

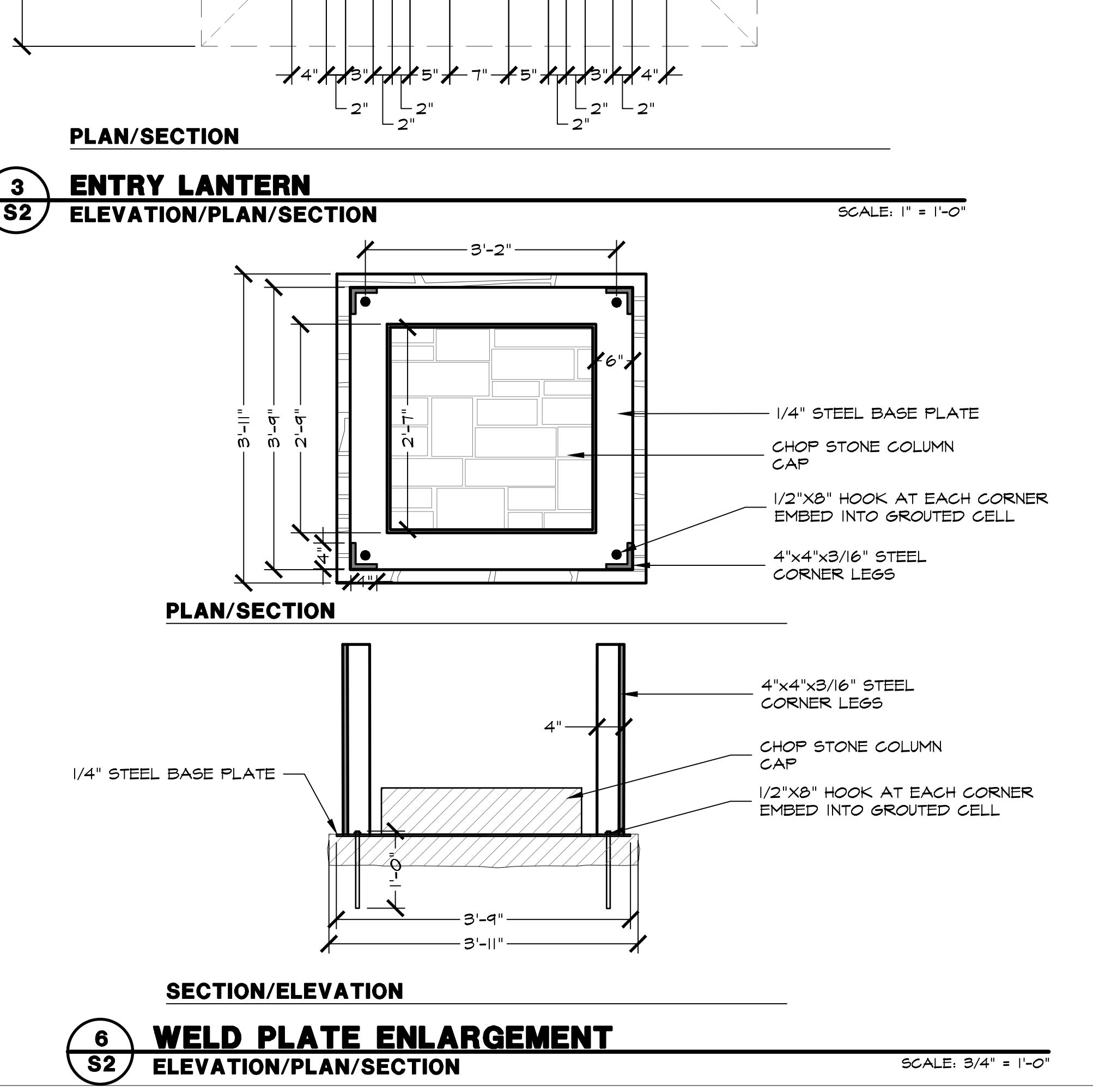
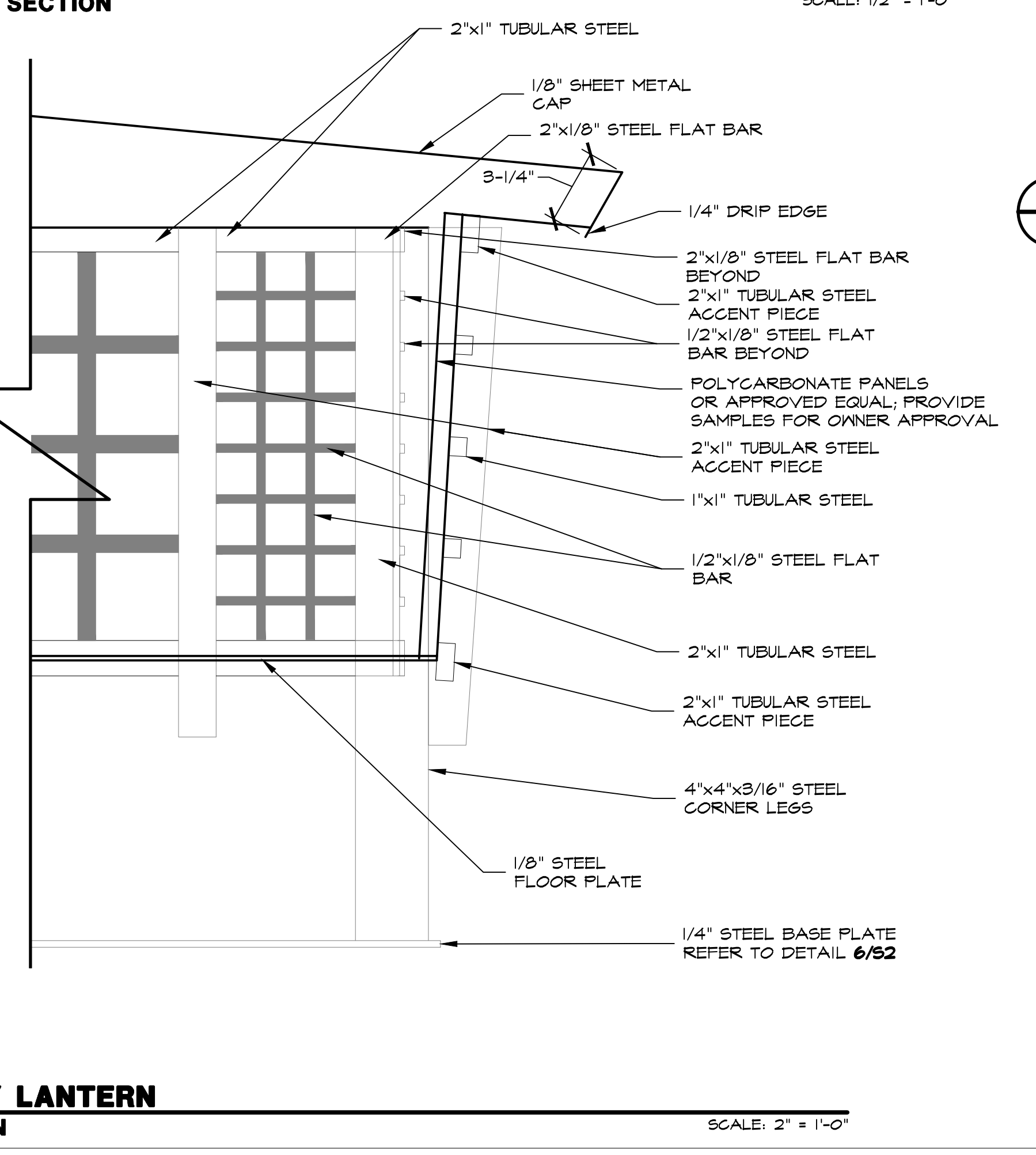
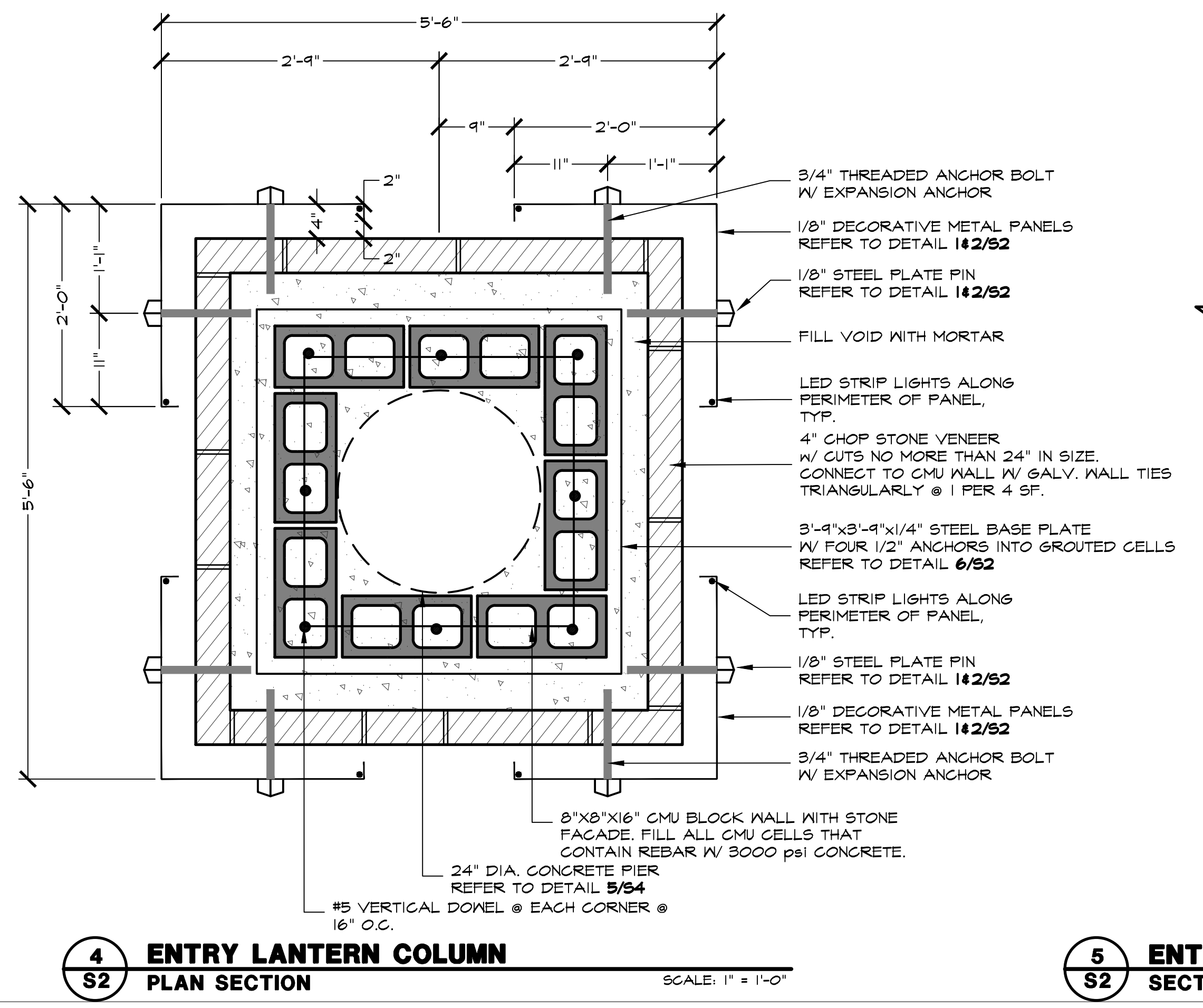
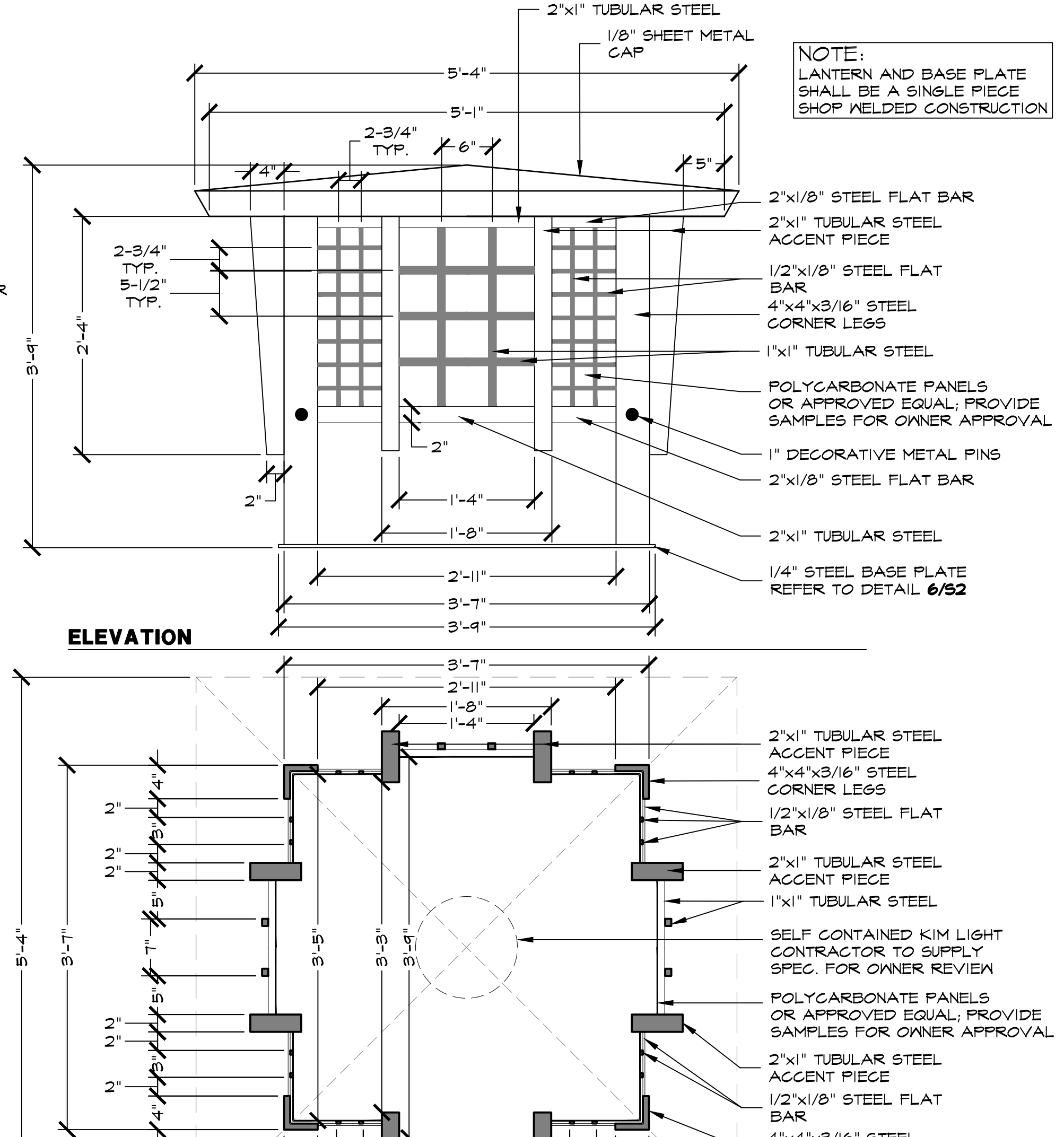
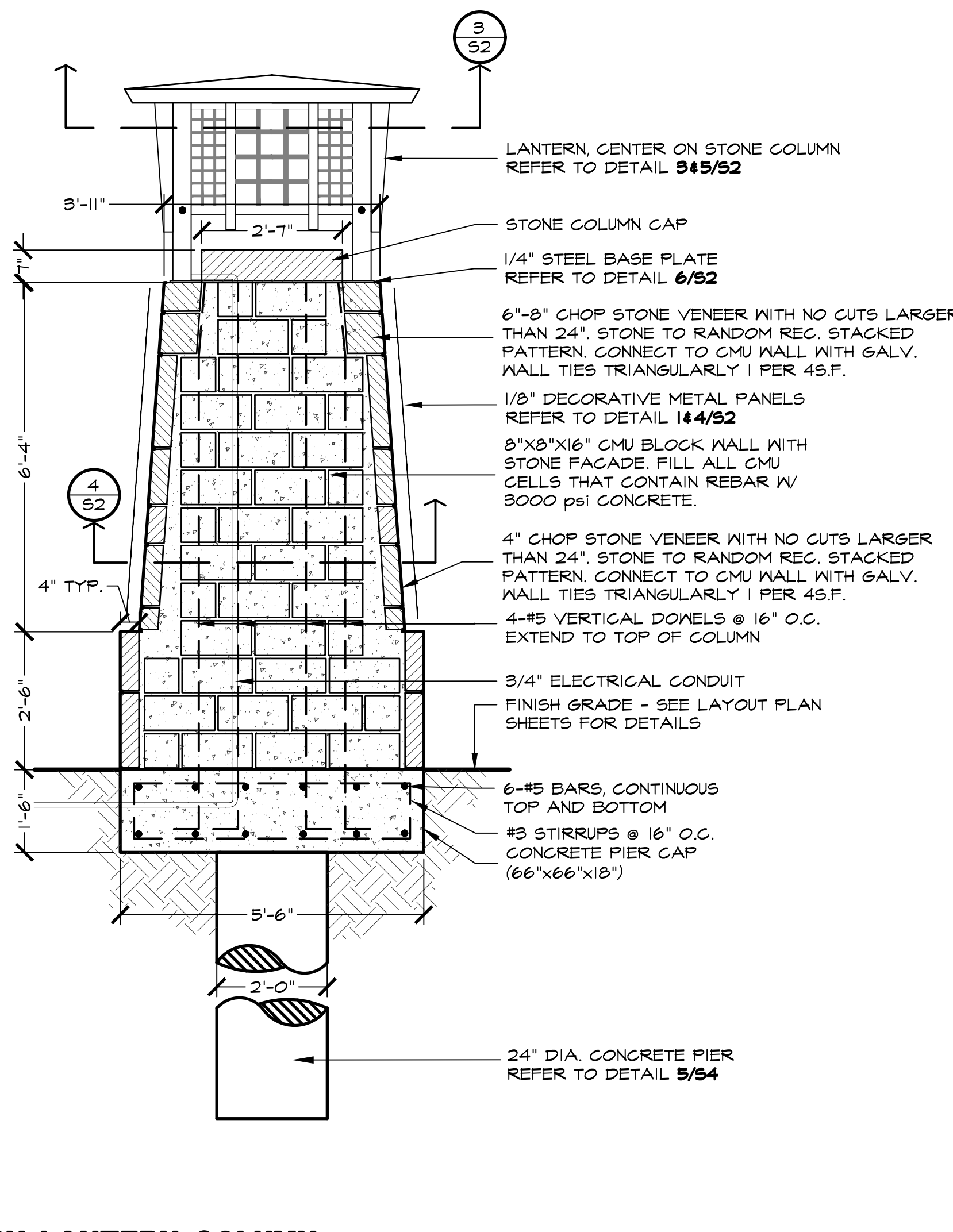
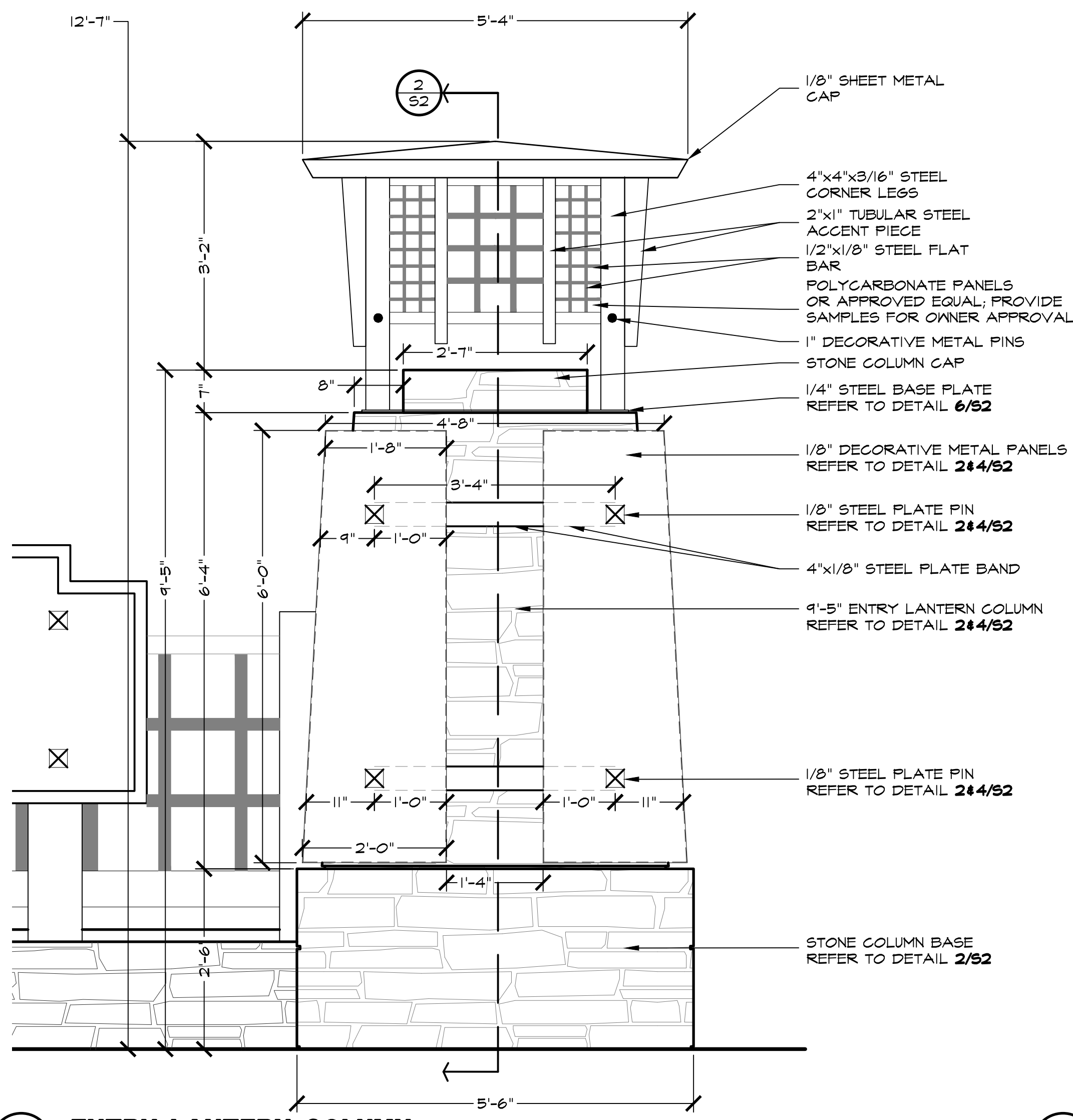
LANDSCAPE AND SCREENING

Hardscape Details

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS		DATE	BY
	Addressed Town Comments from 3-29-2019	LWR		
1			4-8-2019	
PROJECT				
TBI016				
SHEET				
S2 of 7				

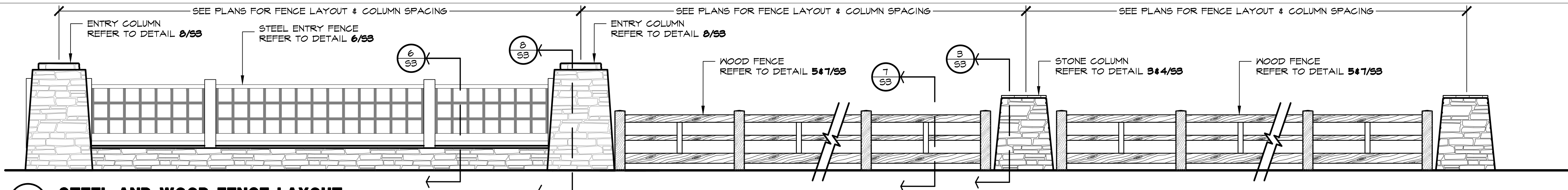


Plotted by: ##### Plot Date: 7/9/2019 4:34 PM

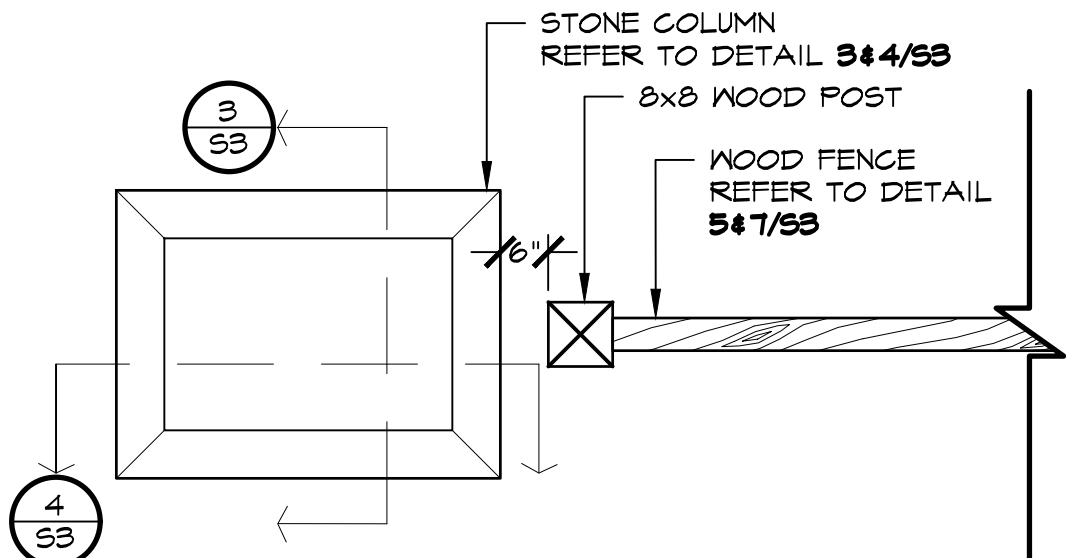
Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4.DWG TBI016-HS.dwg Saved By: Leonard Save Time: 7/9/2019 4:33 PM

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

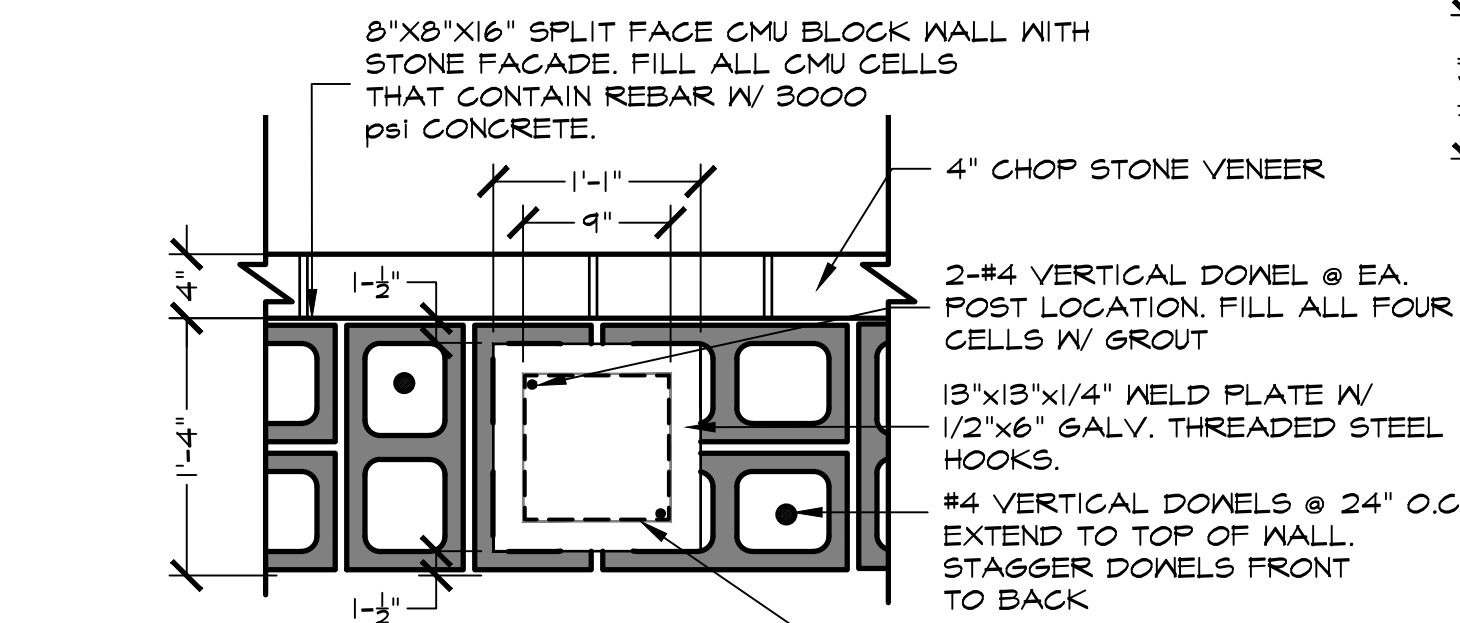
PROJECT	TB1016
SHEET	S3 of 7



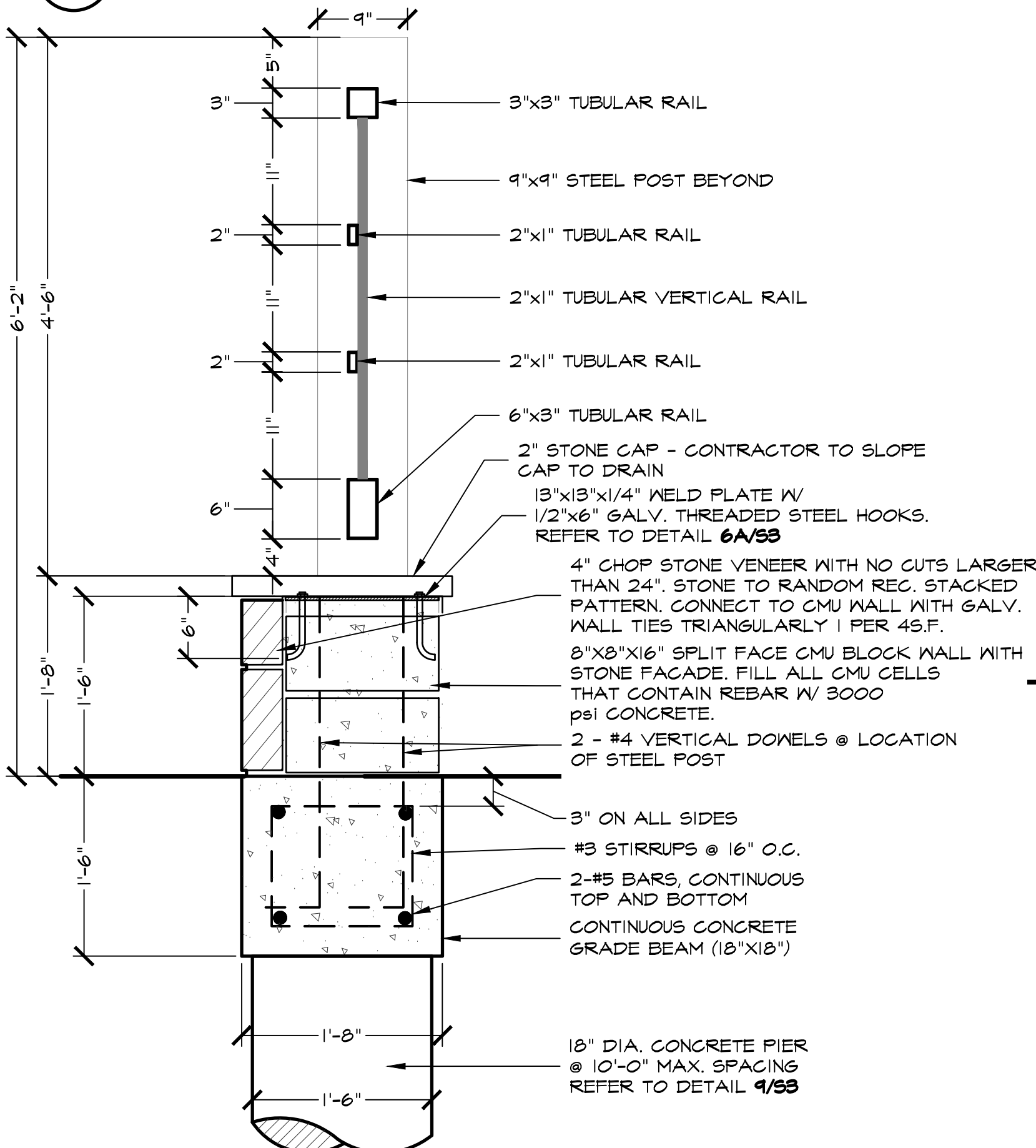
1 STEEL AND WOOD FENCE LAYOUT ELEVATION



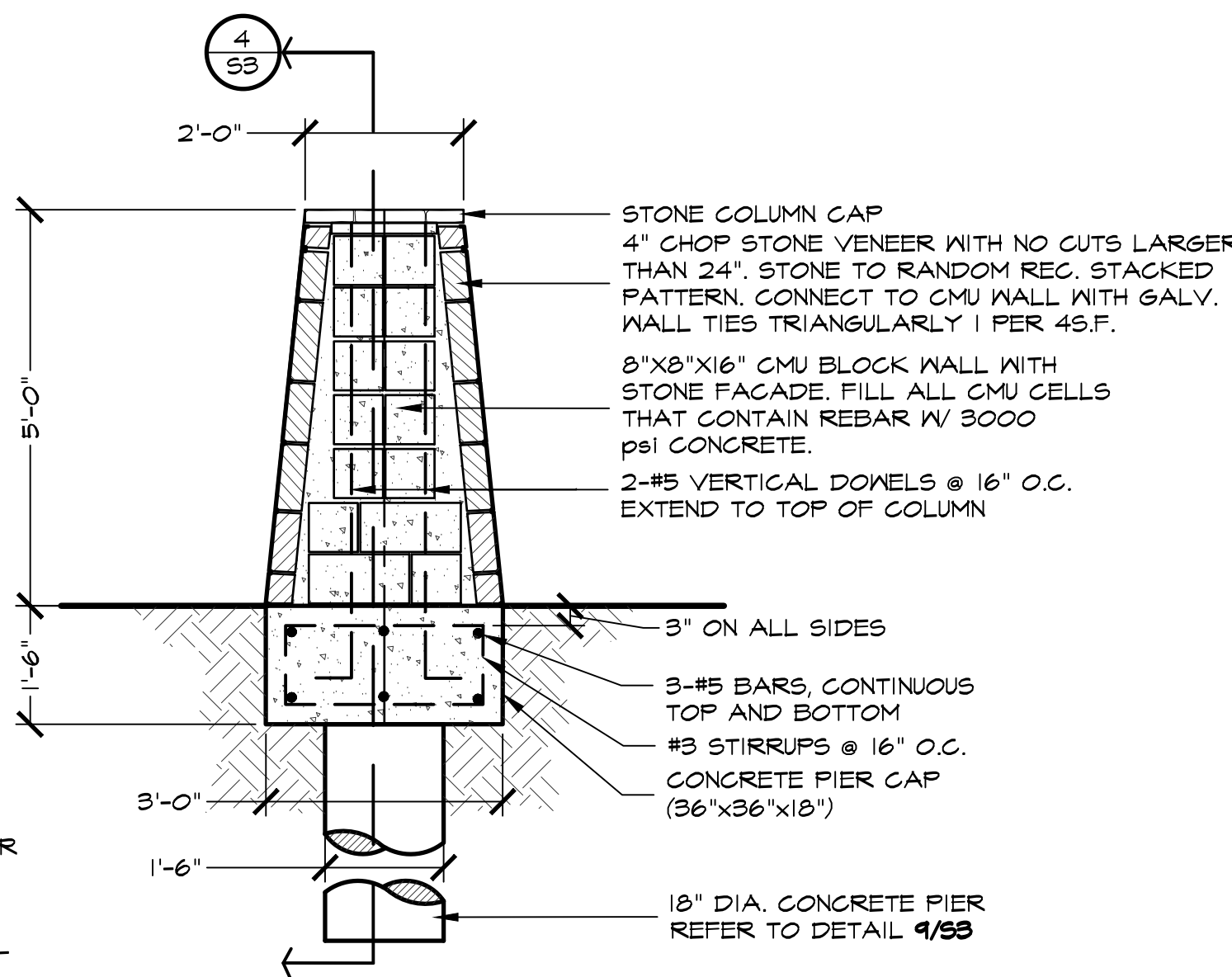
2 STONE COLUMN PLAN



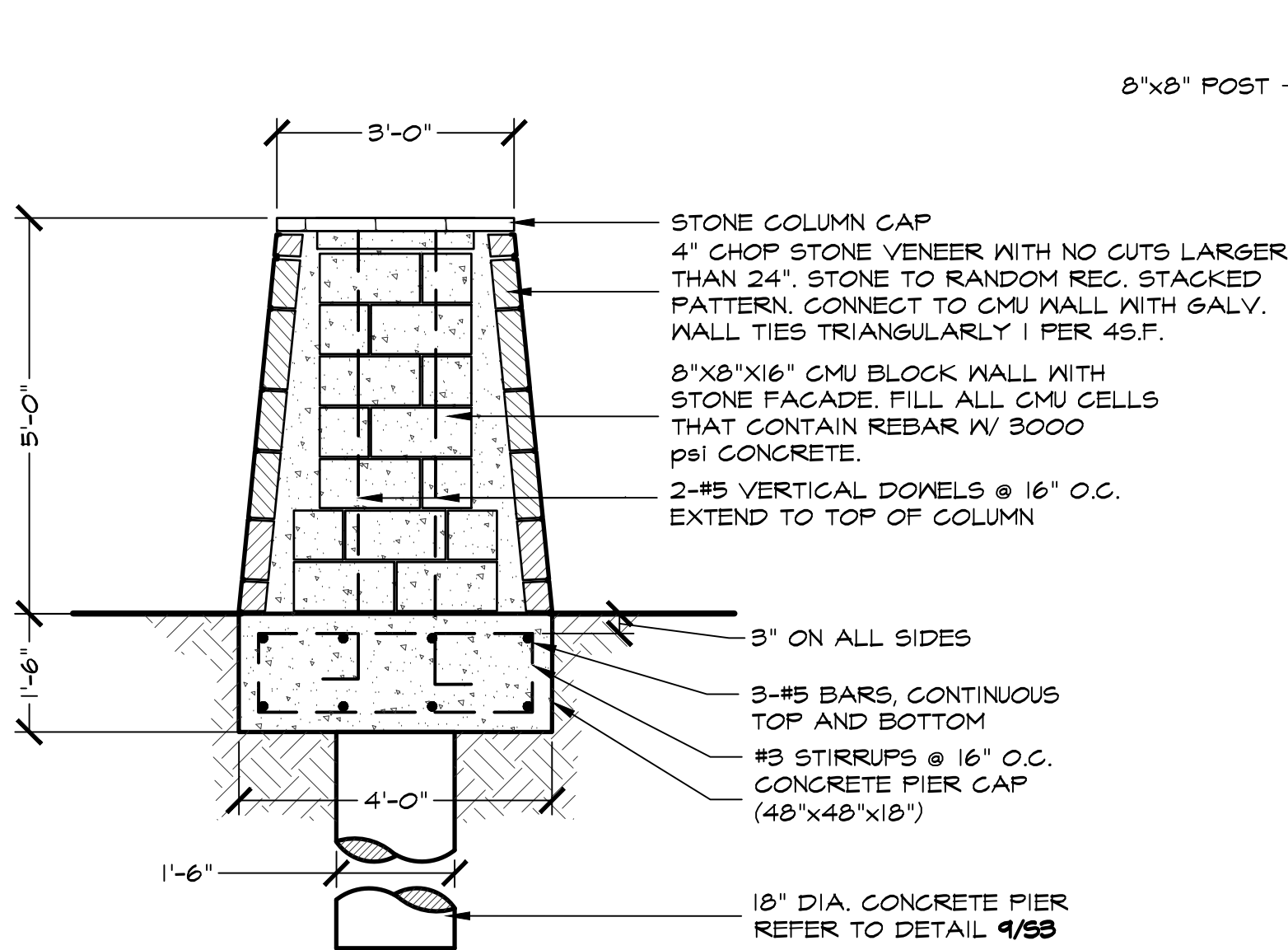
6A STEEL ENTRY FENCE PLAN SECTION



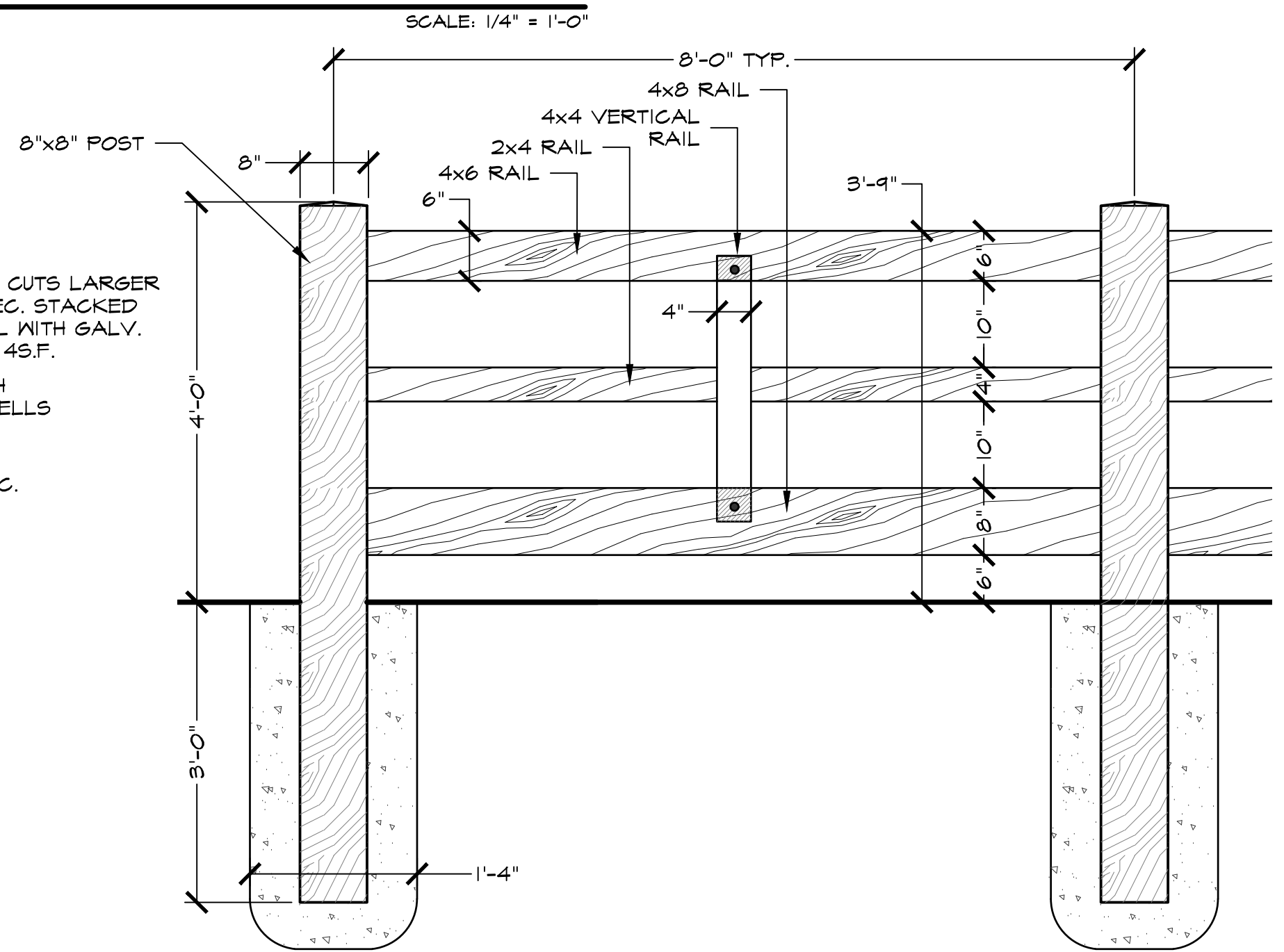
6 STEEL ENTRY FENCE SECTION



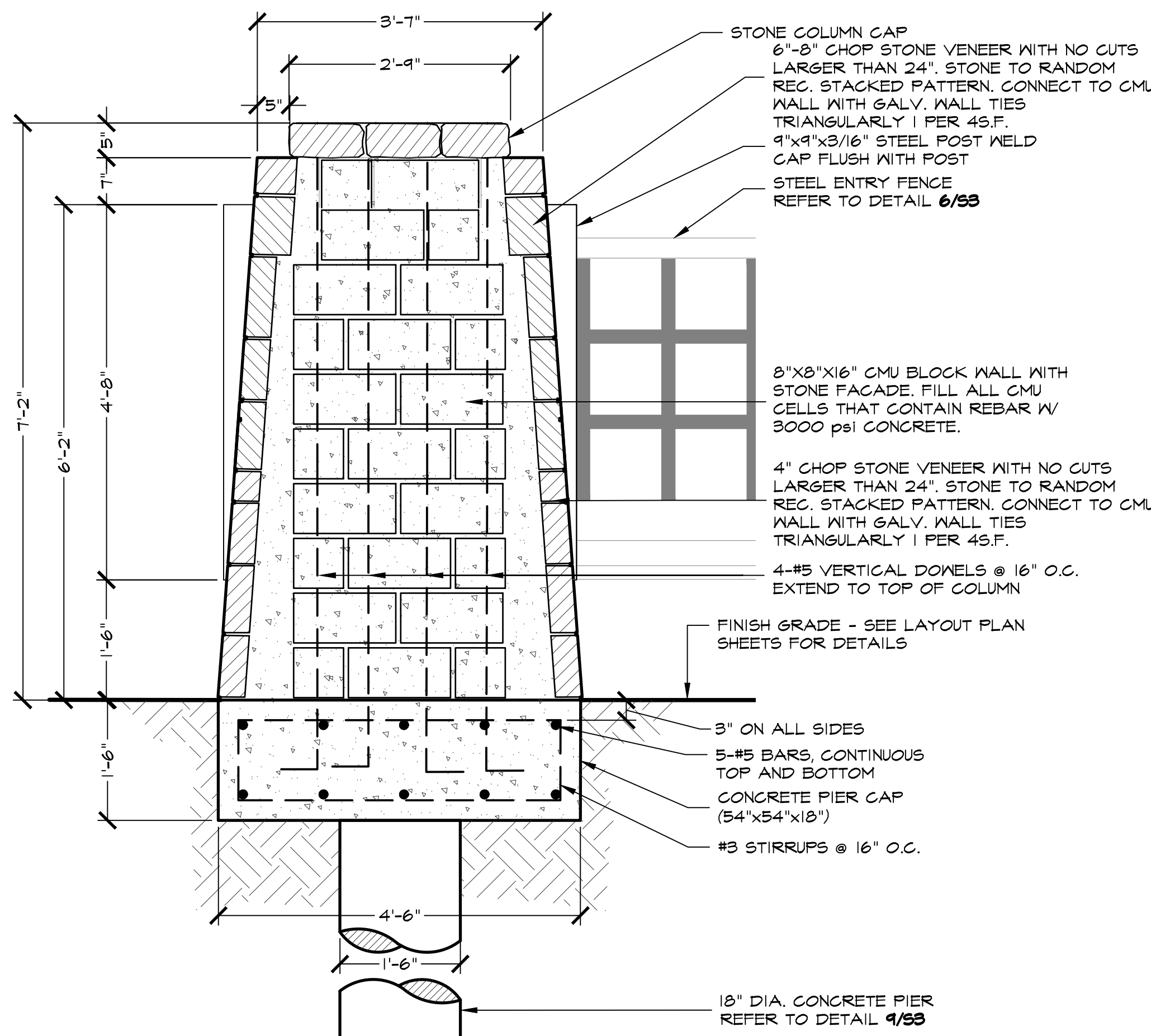
3 STONE COLUMN SECTION



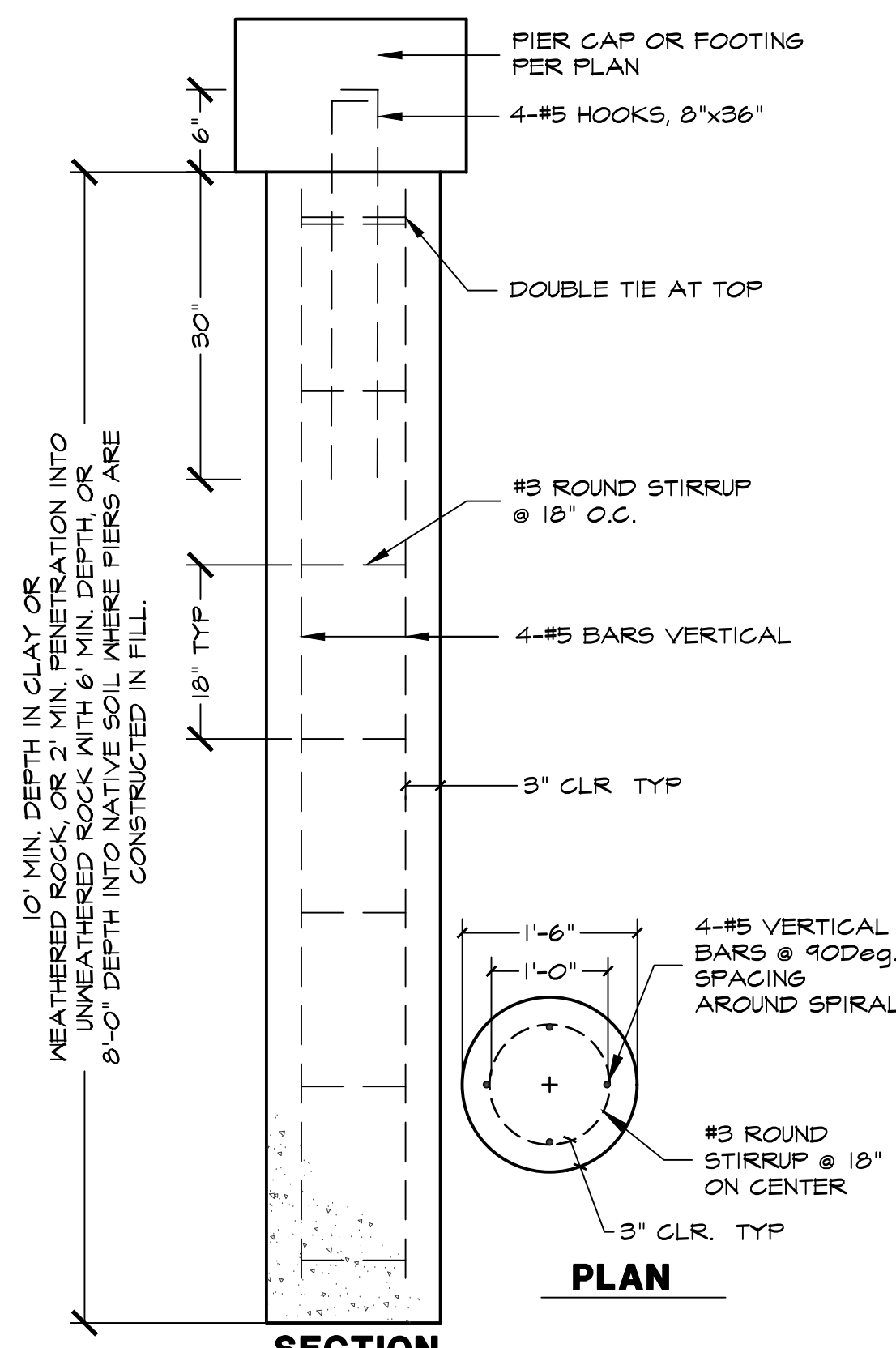
4 STONE COLUMN SECTION



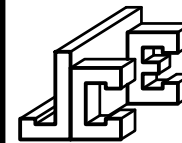
5 WOOD FENCE ELEVATION



8 ENTRY COLUMN SECTION



9 PIER (18' DIA.) PLAN/SECTION

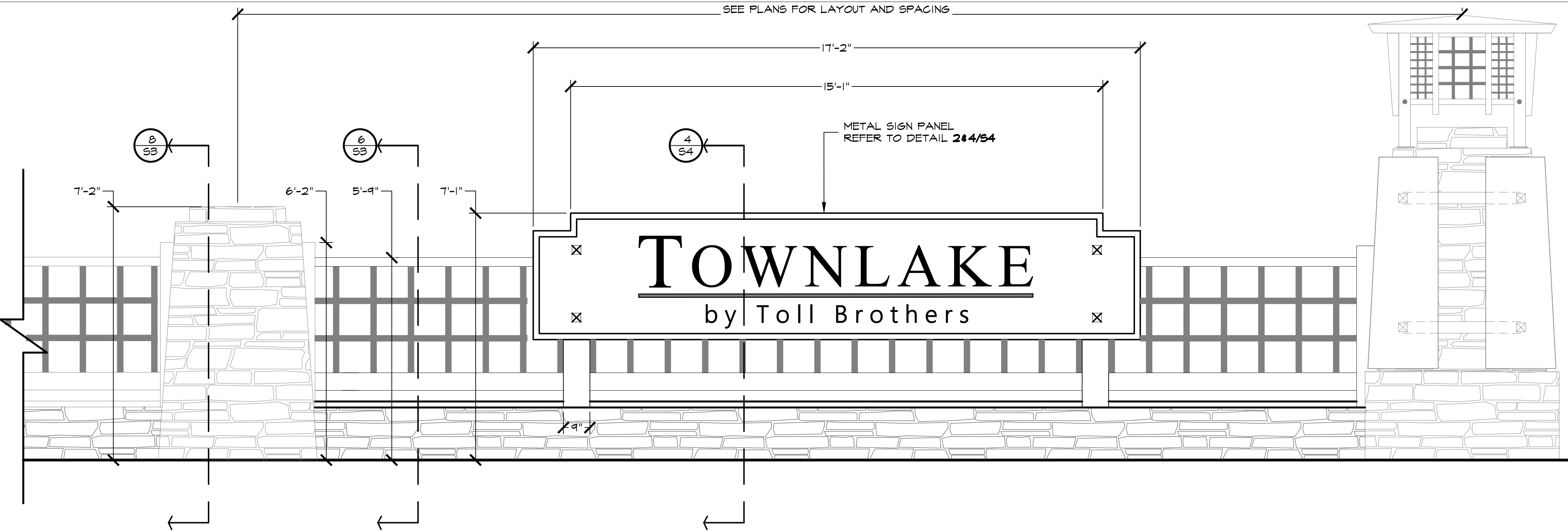


#	DATE	BY	REVISIONS
1	4-8-2019	LWR	Addressed Town Comments from 3-29-2019

PROJECT
TBI016

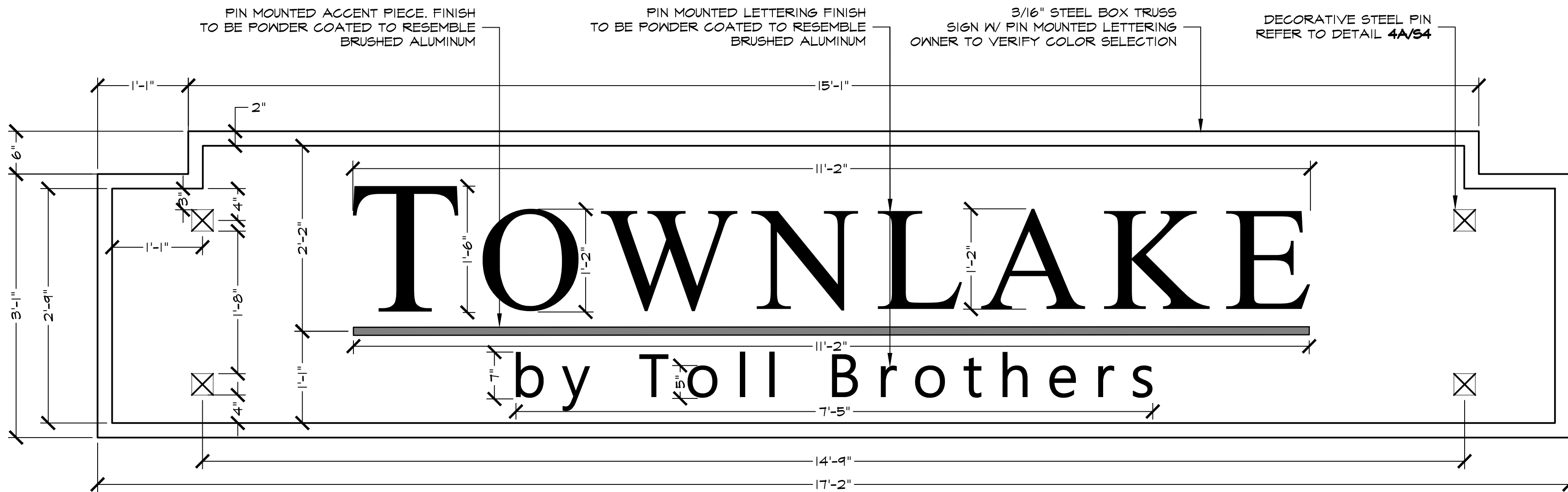
SHEET

S4 of 7



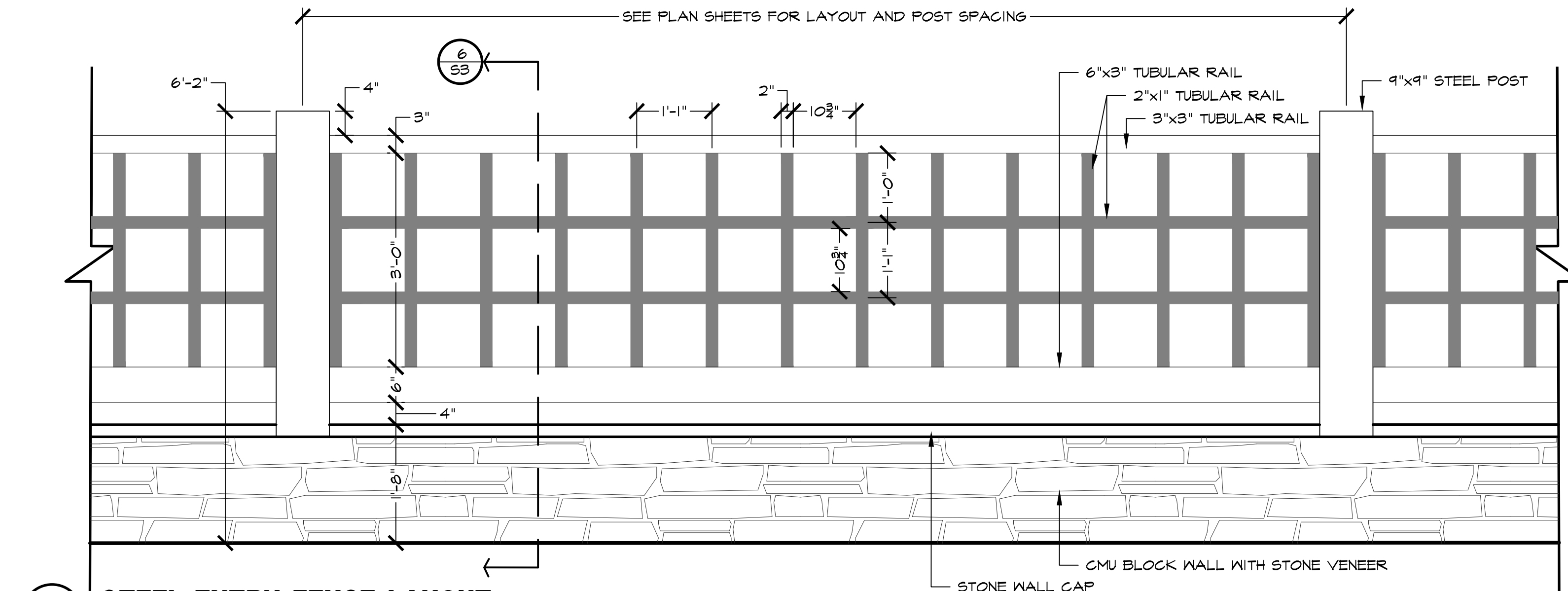
1
S4 ENTRY MONUMENT
ENLARGED ELEVATION

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



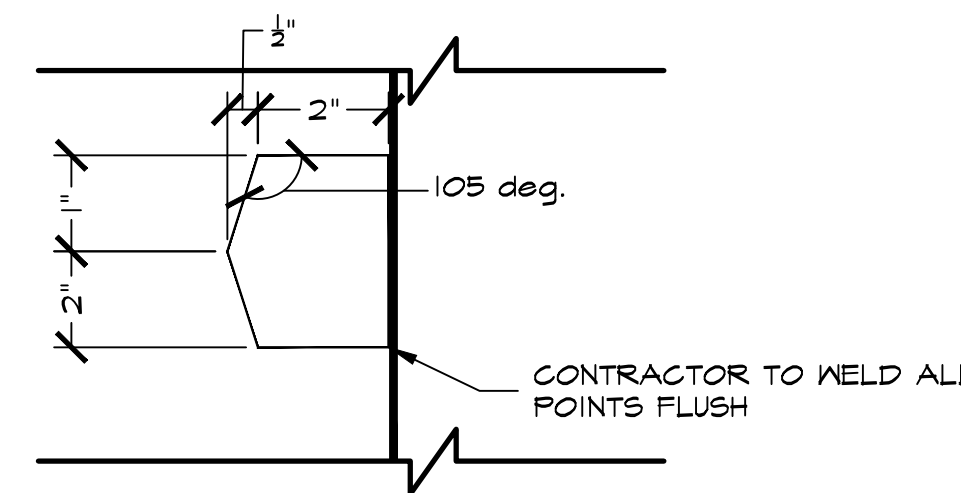
2
S4 STEEL ENTRY FENCE
ELEVATION

SCALE: 1" = 1'-0"



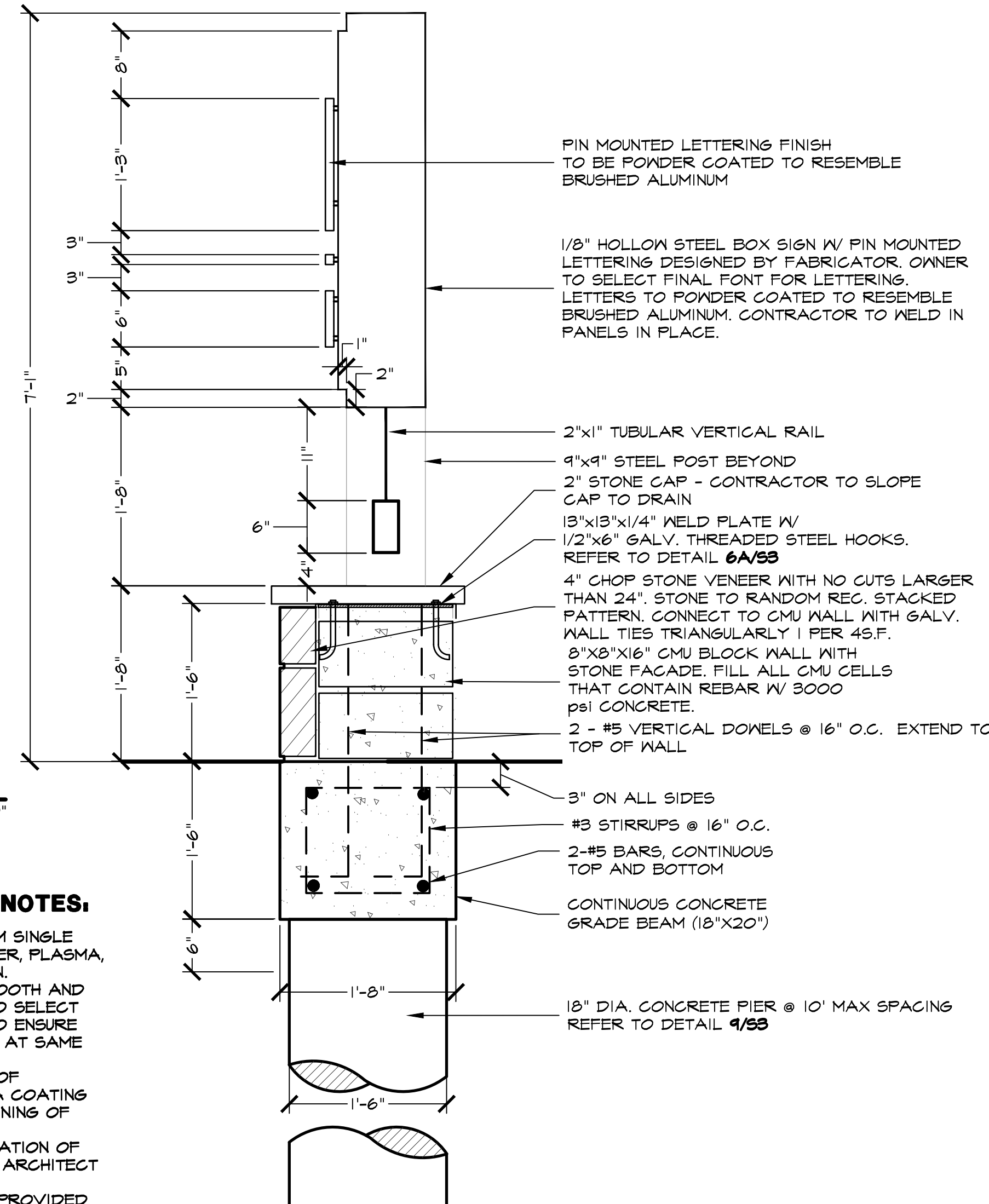
3
S4 STEEL ENTRY FENCE LAYOUT
ELEVATION

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



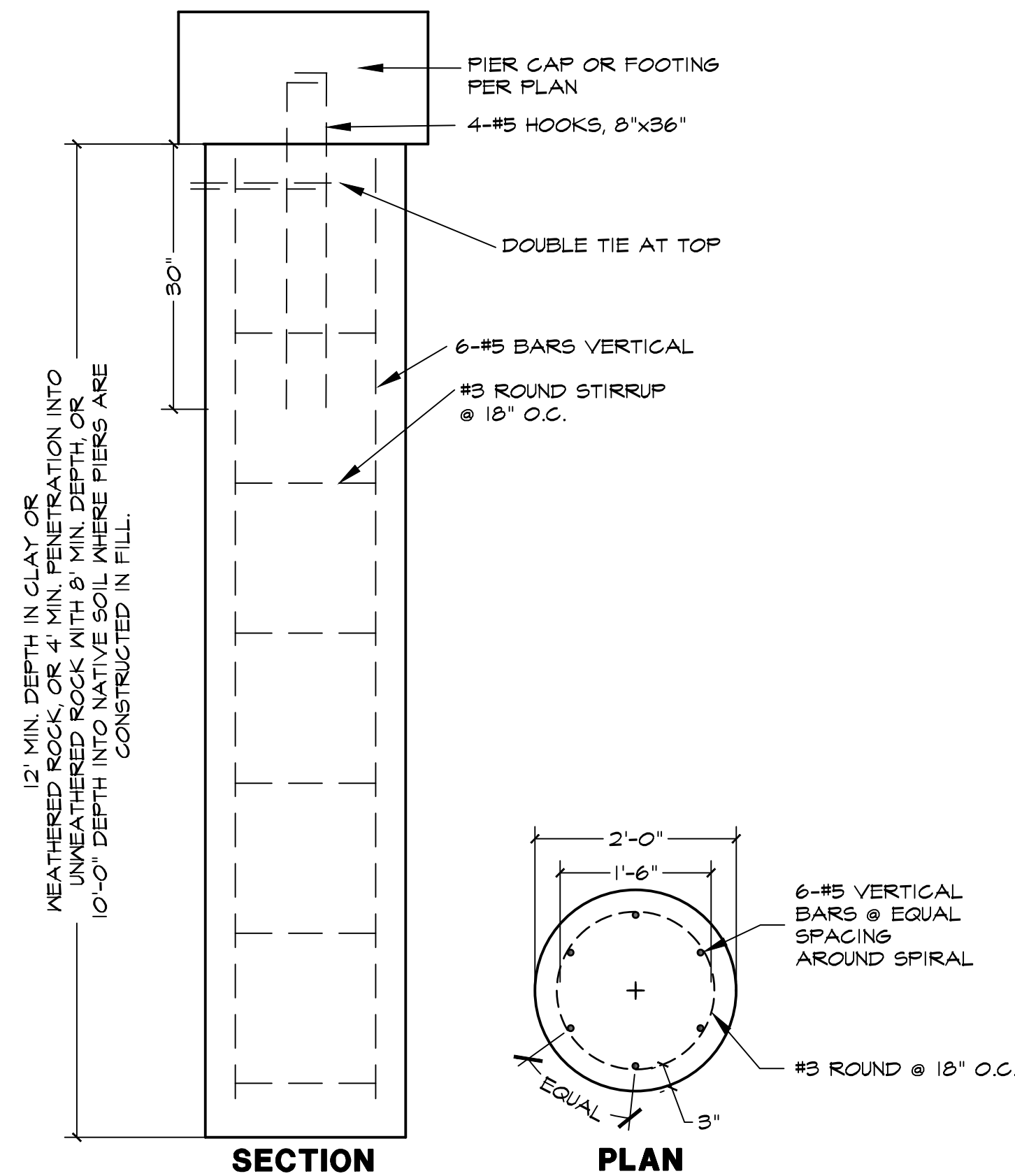
4A
S4 STEEL ENTRY FENCE
SECTION

SCALE: 4" = 1'-0"



4
S4 STEEL ENTRY FENCE
SECTION

SCALE: 1" = 1'-0"



5
S4 PIER (24" DIA.)
SECTION/PLAN

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

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

March 1, 2019

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake Ph.4

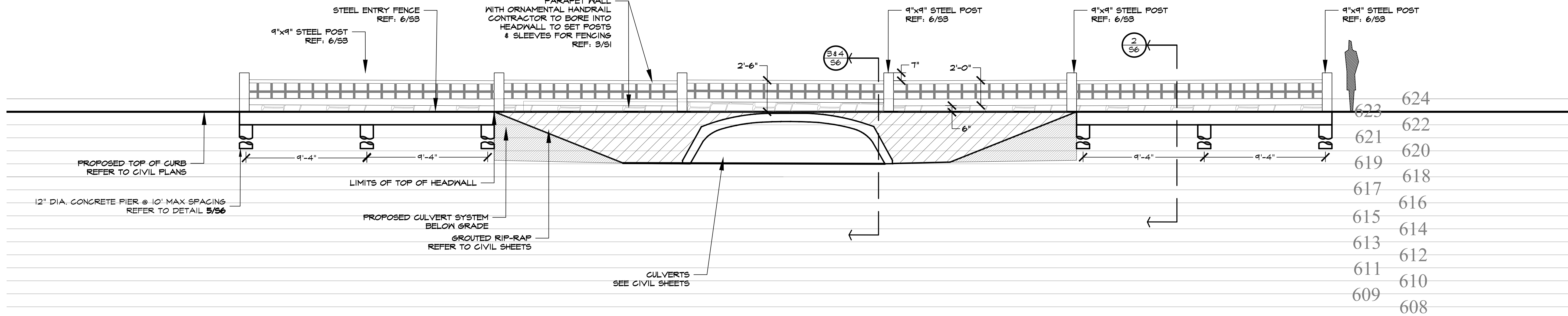
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

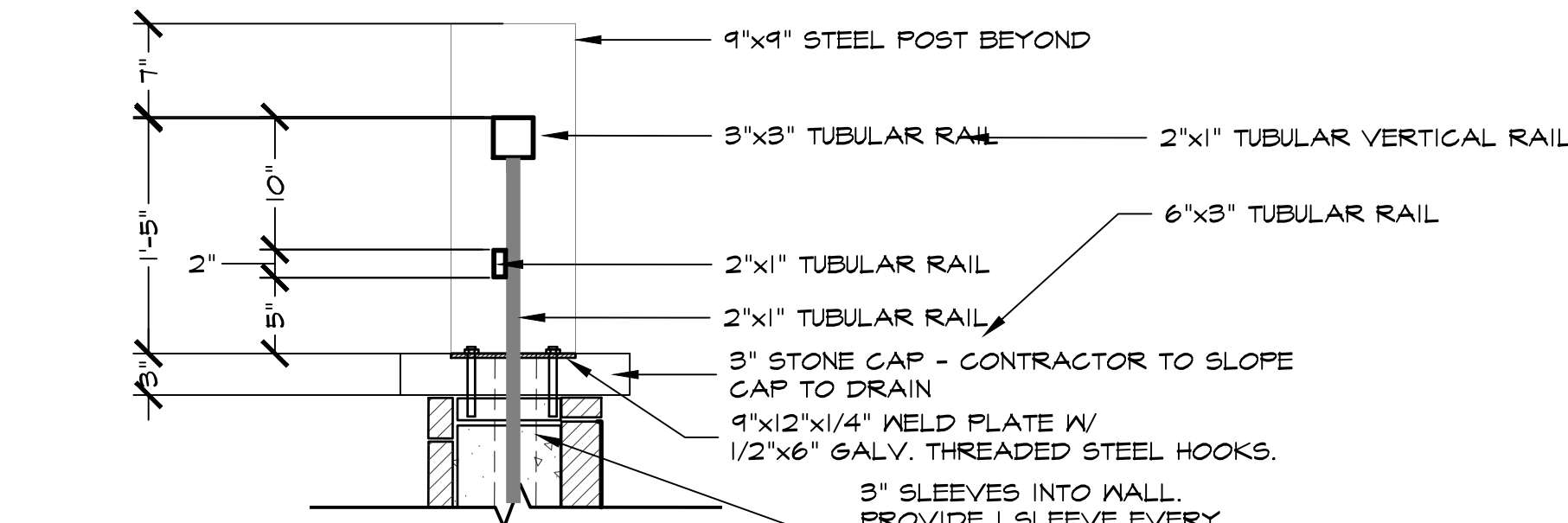
PROJECT
TB1016

SHEET

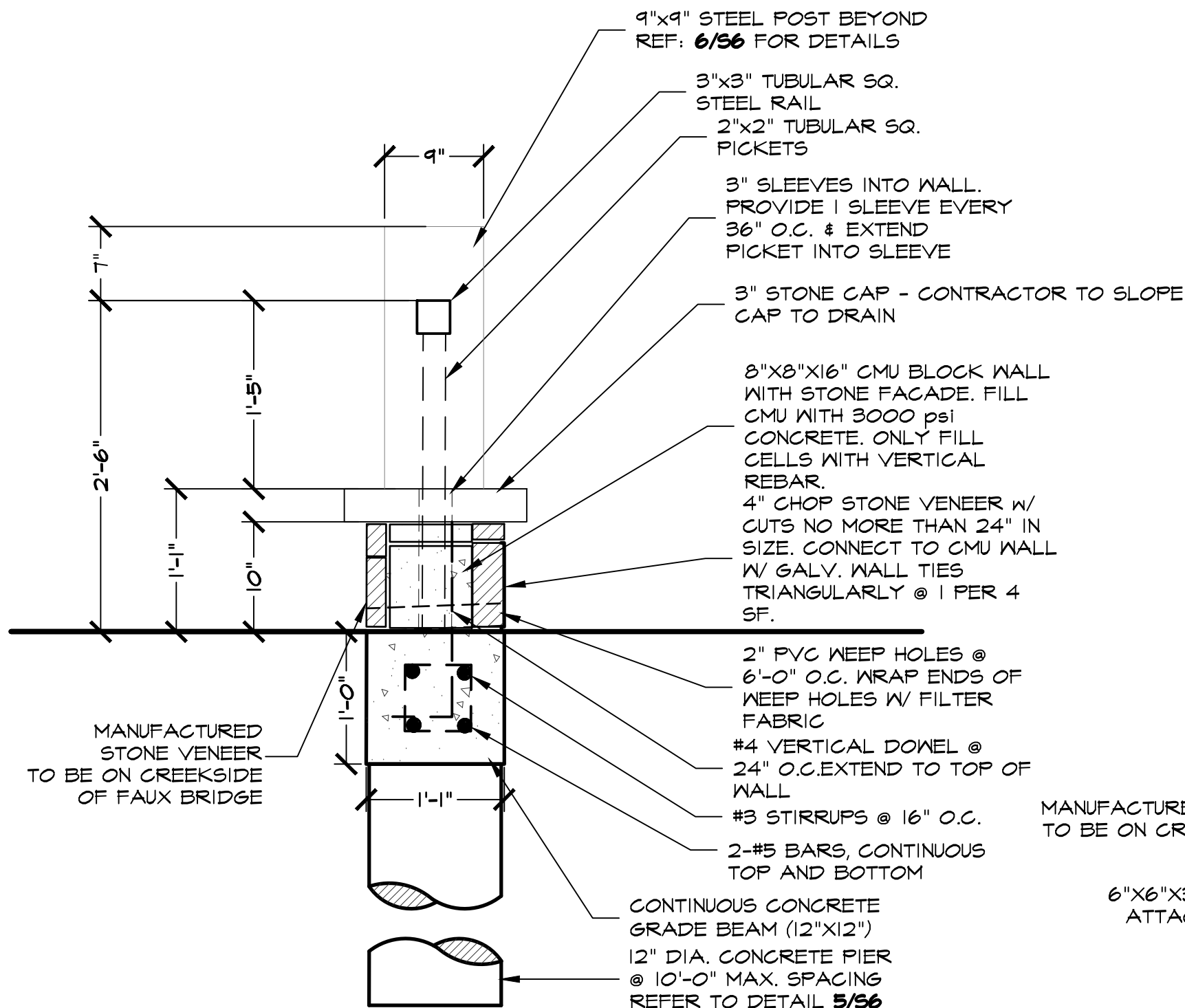
S6 of 7



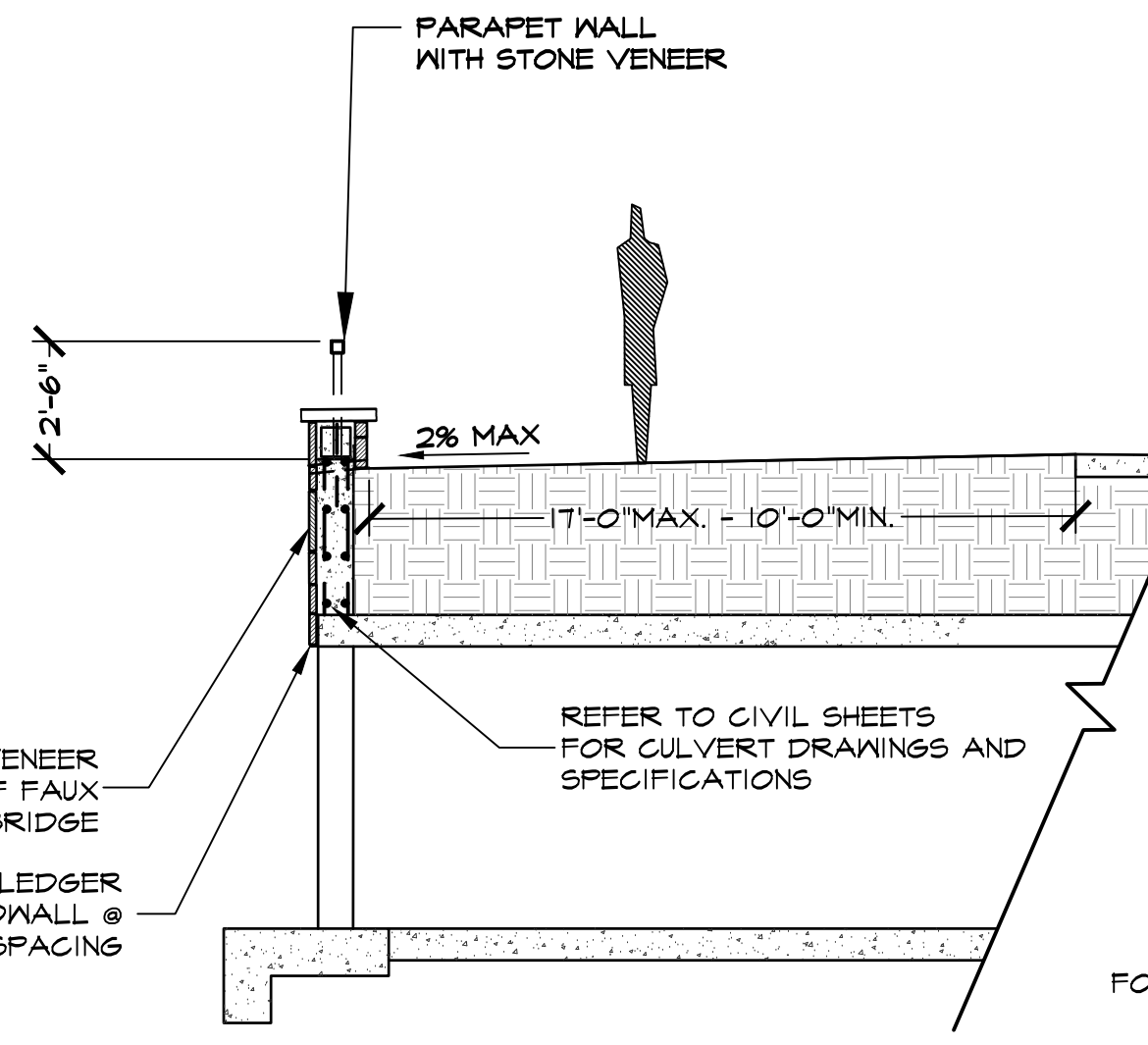
SCALE: 1/2" = 1'-0"



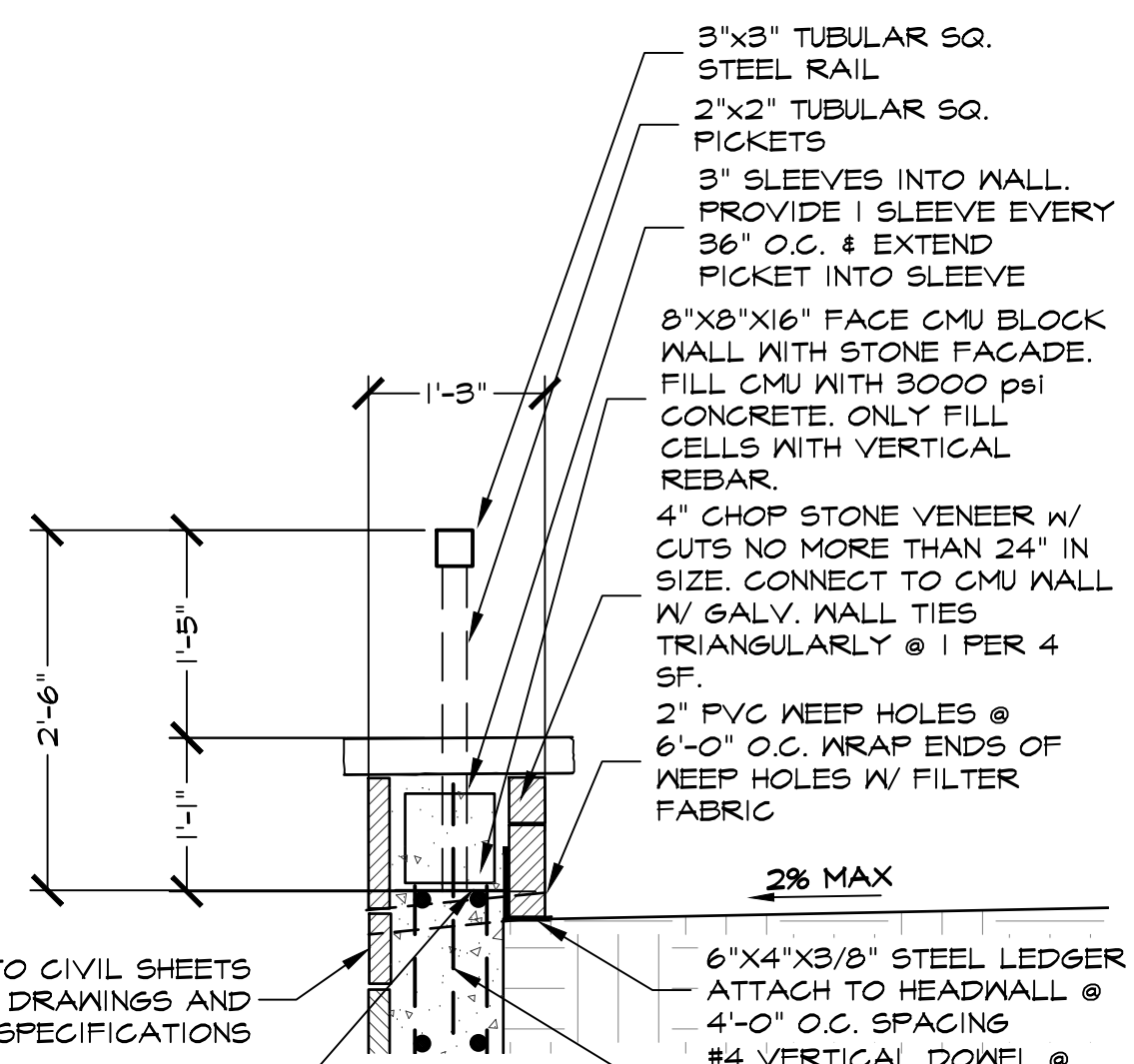
SCALE: 1" = 1'-0"



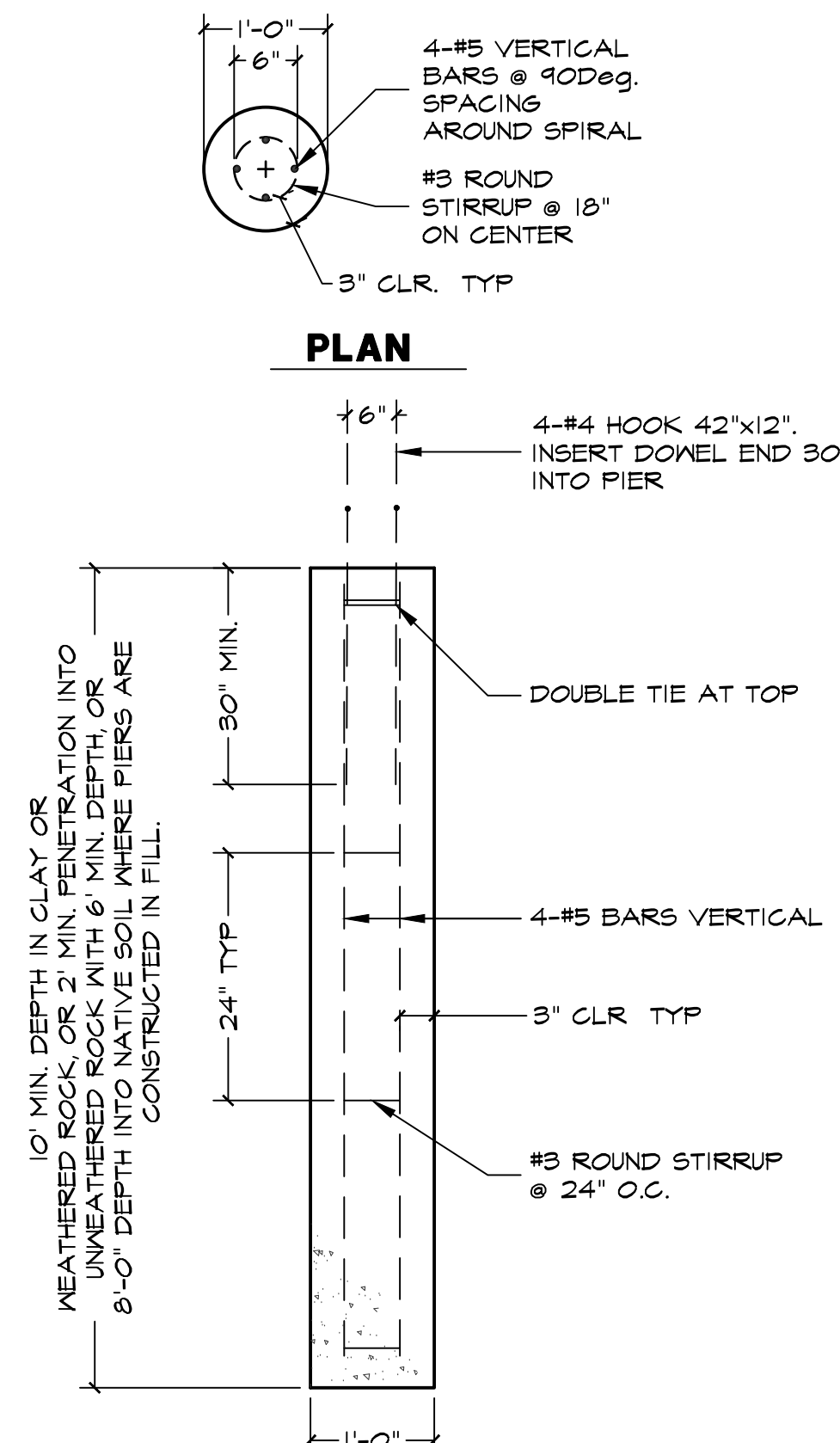
SCALE: 1" = 1'-0"



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



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



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

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

March 1, 2019

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016

SHEET

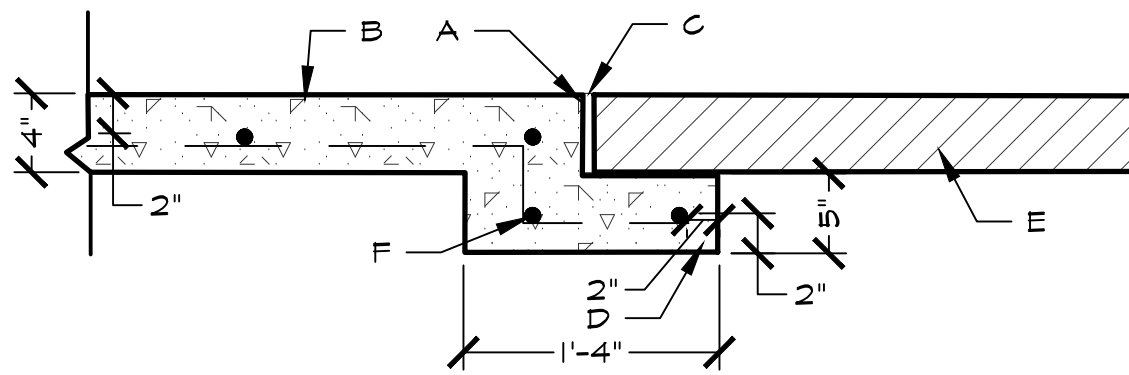
S7 of 7

GENERAL NOTES:

- UNDERCUT HEADER TO BE CONTINUOUS ALONG EXISTING PAVEMENT WHERE ADJACENT TO NEW PAVEMENT.
- NEW PAVEMENT BARS TO BE BENT DOWN INTO HEADER. HEADER AND NEW PAVEMENT TO BE MONOLITHIC.

CONSTRUCTION NOTES:

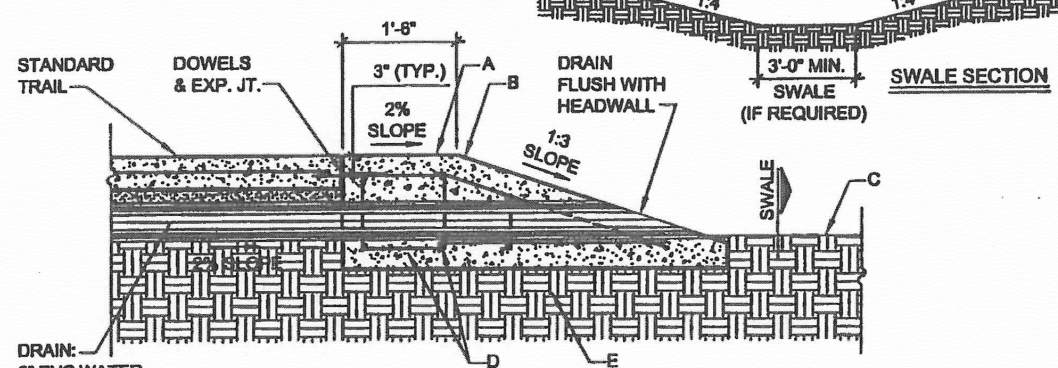
- FILL EXPANSION JOINTS WITH FULL DEPTH REMOLDED BITUMINOUS EXPANSION JOINT FILLER
- 4" THICK CONCRETE REPLACEMENT PAVING WITH #3 BARS @ 18" O.C. BOTH WAYS
- SANICUT EXISTING PAVING TO BE REMOVED AT NEAREST CONSTRUCTION JOINT.
- UNDERCUT HEADER
- EXISTING CONCRETE PAVING TO REMAIN
- #3 BARS



1 UNDERCUT HEADER
S6 SECTION

SCALE: 1" = 1'-0"

CONCRETE HEADWALL PLAN



CONCRETE HEADWALL SECTION

- GENERAL NOTES:
- GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

- CONSTRUCTION NOTES:
- 3600 PSI CONCRETE
 - HEAVY BROOM FINISH
 - FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
 - #3 BARS 1'-0" O.C. (MAX.) BOTH WAYS
 - COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

- GENERAL NOTES:
- LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.)
 - USE #4 SMOOTH DOWEL 1'-0" LONG & LUBRICATED ON ONE END.
 - INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
MULTI-USE TRAIL CONCRETE HEADWALL
NOT TO SCALE

DATE: OCT 2009

SHEET: 2 OF 3

SHEET: P-1

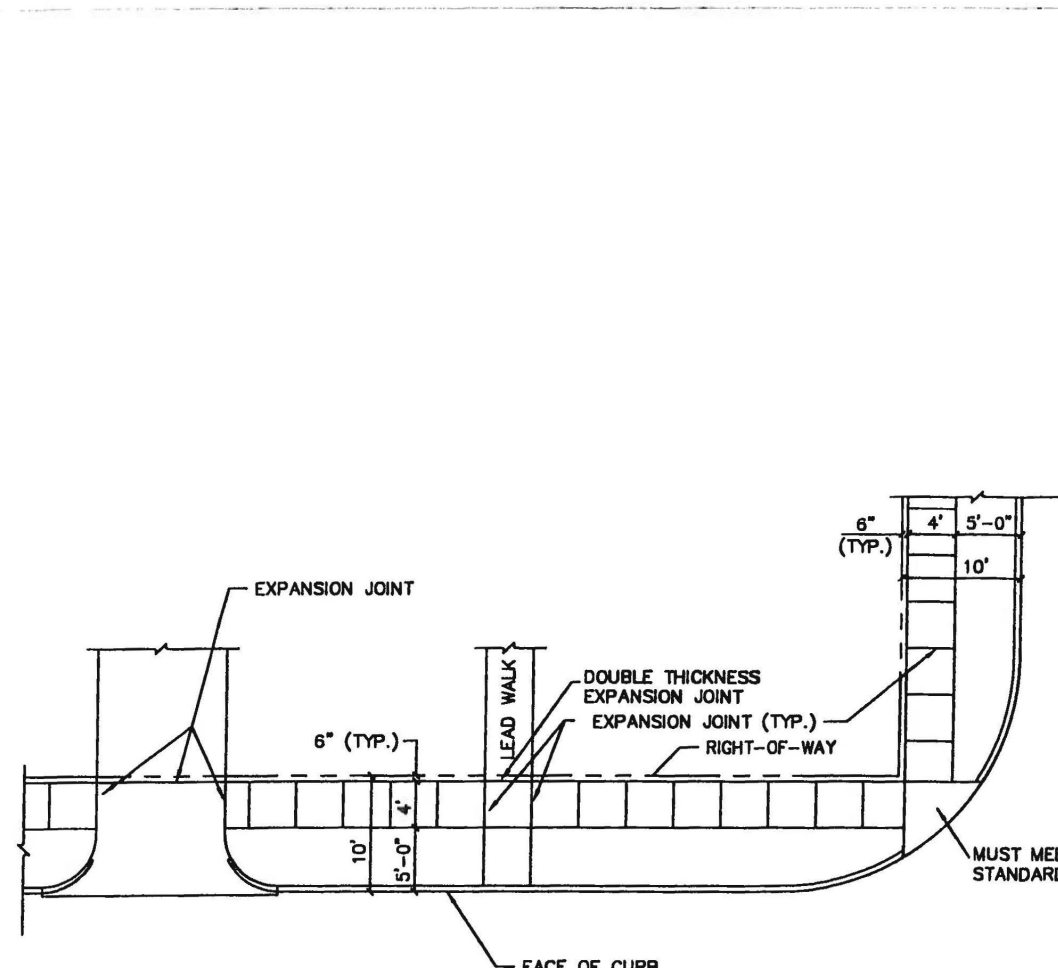


STANDARD PAVING DETAILS
ACCESSIBLE RAMP

DATE: OCT 2009

SHEET: 8 OF 9

SHEET: ST-8



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

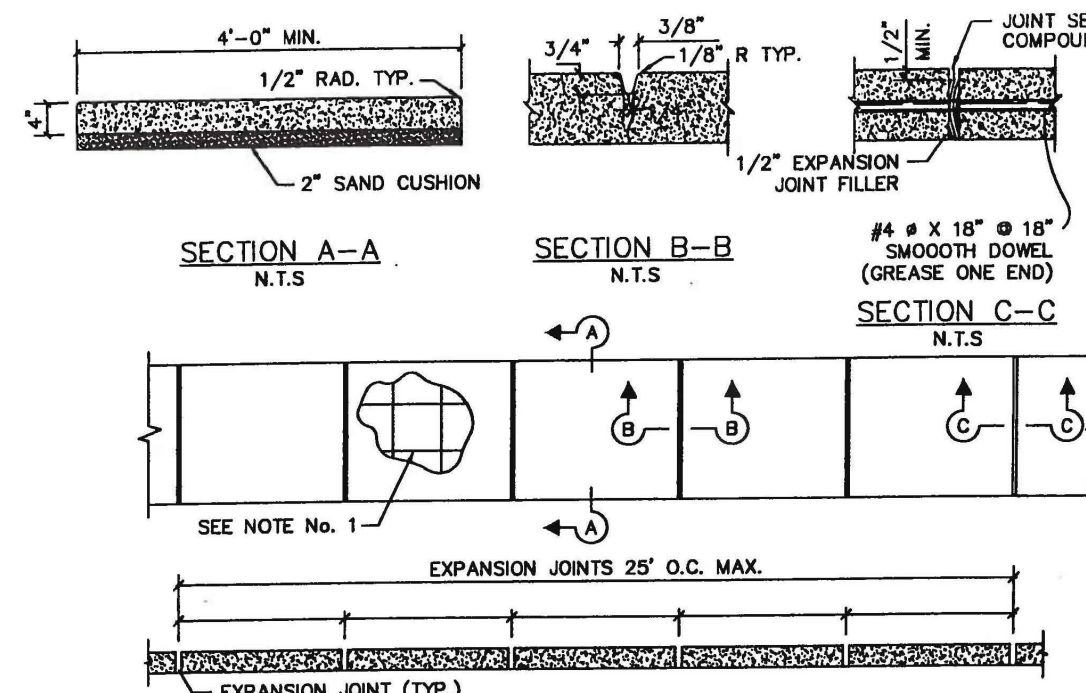


STANDARD PAVING DETAILS
CURB AND GUTTER, SIDEWALK AND DRIVEWAY
TYPICAL JOINTING LAYOUT

DATE: OCT 2009

SHEET: 6 OF 9

SHEET: ST-8



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

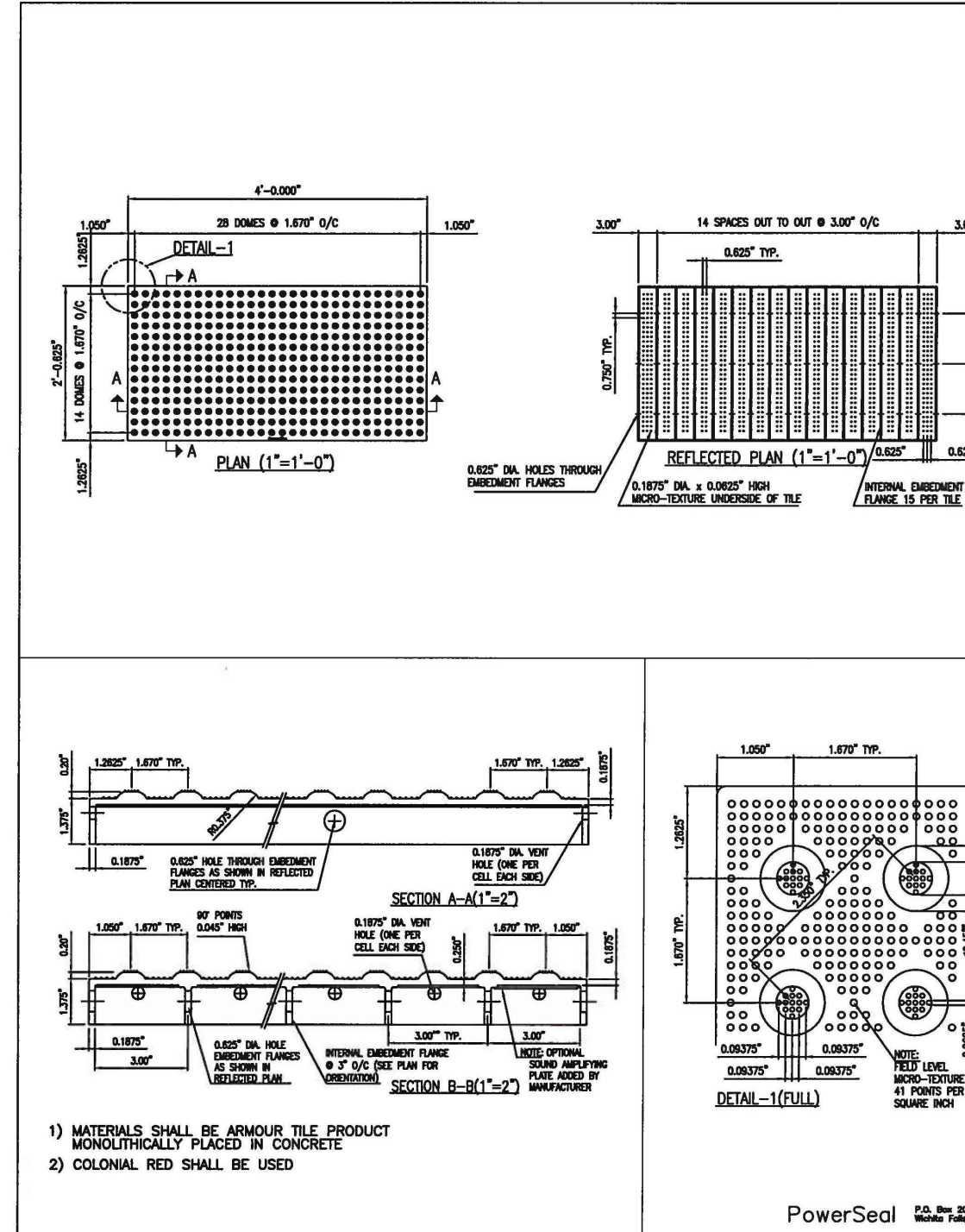


STANDARD PAVING DETAILS
CONCRETE SIDEWALK

DATE: OCT 2009

SHEET: 7 OF 9

SHEET: ST-8

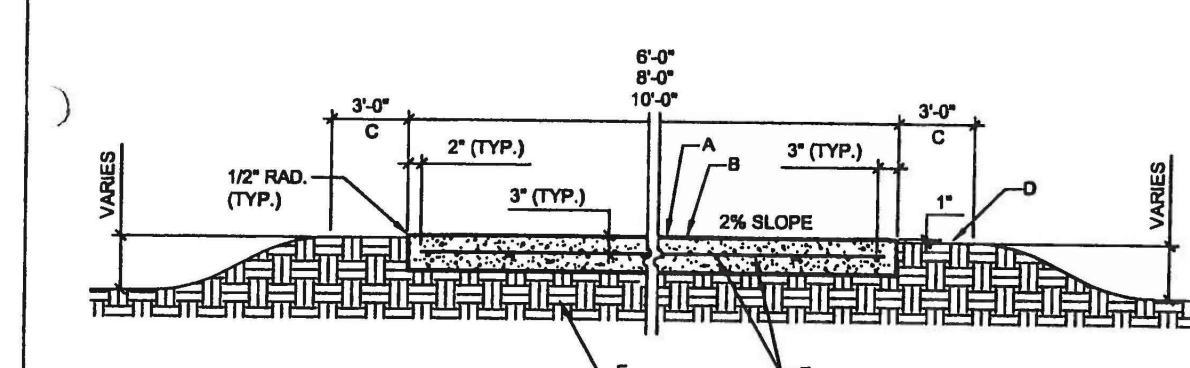


STANDARD PAVING DETAILS
DETECTABLE WARNING SURFACE TILE

DATE: OCT 2009

SHEET: 9 OF 9

SHEET: ST-8



CONCRETE TRAIL SECTION

- GENERAL NOTES:
- GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
 - THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
 - CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF PAVING.
 - CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL. WHEREVER POSSIBLE, CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:

- 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- HEAVY BROOM FINISH
- RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- FINISH GRADE
- #3 BARS 1'-0" O.C. (MAX.) BOTH WAYS
- COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

- LOCATE DOWELED EXPANSION JOINTS ON:
 - 30' CENTERS (MAX) FOR 6' TRAIL
 - 40' CENTERS (MAX) FOR 8' TRAIL
 - 60' CENTERS (MAX) FOR 10' TRAIL
- USE #4 SMOOTH DOWEL 1'-0" LONG & LUBRICATED ON ONE END.
 - 4' PER JOINT FOR 6' TRAIL @ 1'-0" O.C. WITH CAP.
 - 5' PER JOINT FOR 8' TRAIL @ 1'-0" O.C. WITH CAP.
 - 8' PER JOINT FOR 10' TRAIL @ 1'-0" O.C. WITH CAP.
- INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: OCT 2009

SHEET: 1 OF 3

SHEET: P-1

Conceptual Landscape Plans

Landscape Overall Layout

Townlake, Ph. 4

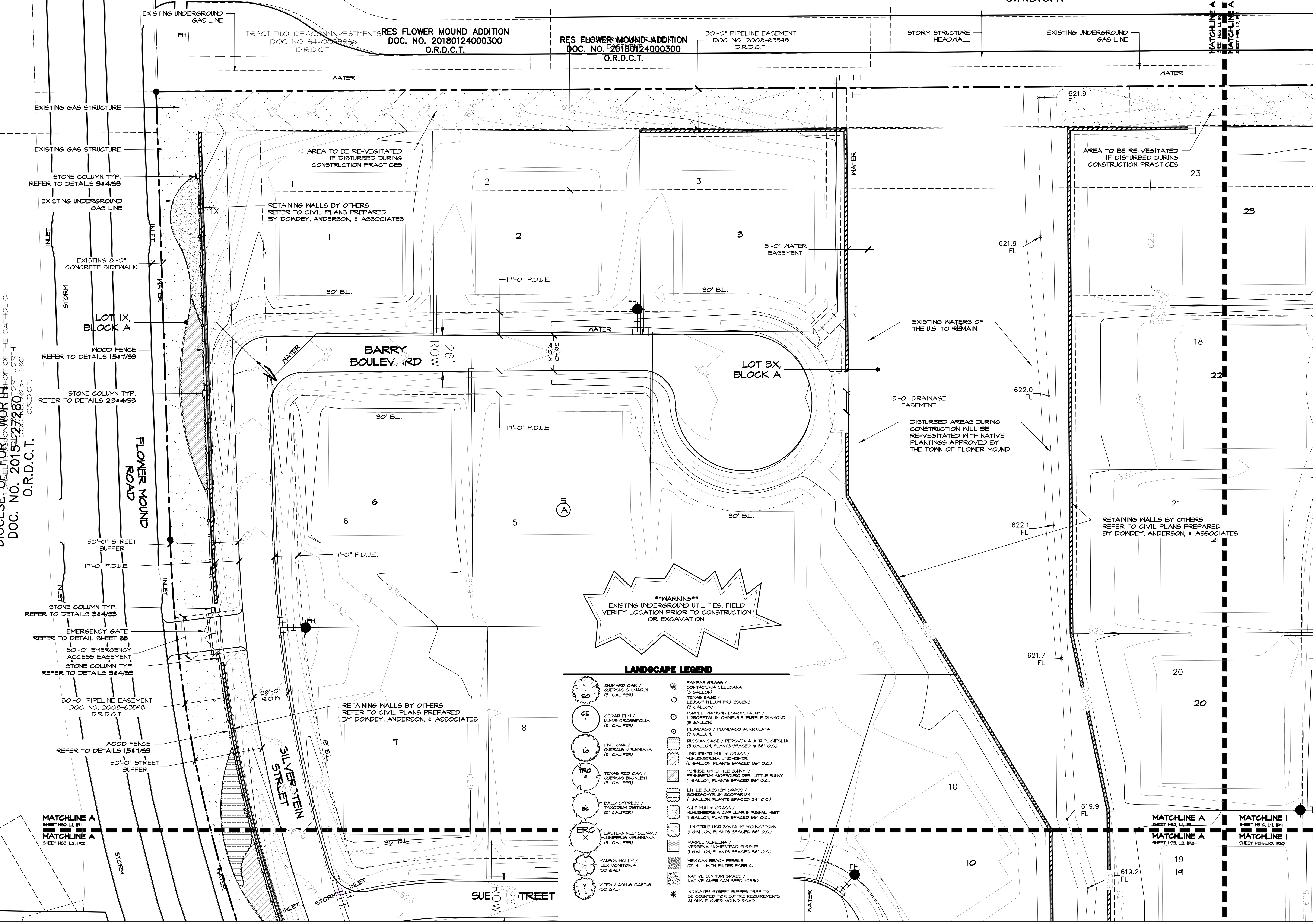
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	LWR	4-8-2019
2	LWR	6-7-2019

#	PROJECT
1	TBI016
#	SHEET
1	L1 of 11

Drawing: \\Studio3\main\ve Users Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-LS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:00 PM
Plotted by: ##### Plot Date: 7/9/2019 4:00 PM

DIVISION OF THE CATHOLIC
DOC. NO. 2015-27280
O.R.D.C.T.



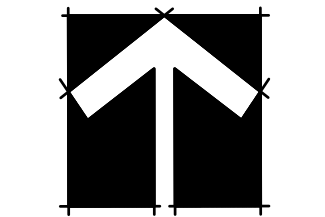
****WARNING****
EXISTING UNDERGROUND UTILITIES. FIELD
VERIFY LOCATION PRIOR TO CONSTRUCTION
OR EXCAVATION.

LANDSCAPE LEGEND	
	SHUMARD OAK / QUERCUS SUMARII (5" CALIPER)
	CEDAR ELM / ULMUS CRASSIFOLIA (5" CALIPER)
	LIVE OAK / QUERCUS VIRGINIANA (5" CALIPER)
	TEXAS RED OAK / QUERCUS BUCKLEYI (5" CALIPER)
	BALD CYPRESS / TAXODIUM DISTICHUM (5" CALIPER)
	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (5" CALIPER)
	YAUPON HOLLY / ILEX VOMITORIA (30 GAL)
	YUCCA / AGAVE-CASTUS (30 GAL)
	PAMPAS GRASS / GORTADERIA SELLOANA (3 GALLON)
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS PURPLE DIAMOND (3 GALLON)
	FLUMBAGO / FLUMBAGO AURICULATA (3 GALLON)
	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA (3 GALLON PLANTS SPACED @ 36" O.C.)
	LINDHEIMER MUHLY GRASS / MUHLENBERGIA LINDHEIMERI (3 GALLON PLANTS SPACED 36" O.C.)
	PENNISETUM LITTLE BUNNY / PENNISETUM ALOPECUROIDES LITTLE BUNNY (1 GALLON PLANTS SPACED 36" O.C.)
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON PLANTS SPACED 24" O.C.)
	GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS REGAL MIST (1 GALLON PLANTS SPACED 36" O.C.)
	PURPLE VERBENA / VERBENA 'HONEYDEW PURPLE' (1 GALLON PLANTS SPACED 36" O.C.)
	MEXICAN BEACH PEBBLE (2'-4" - WITH FILTER FABRIC)
	NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850
	INDICATES STREET BUFFER TREE TO BE COUNTED FOR BUFFER REQUIREMENTS ALONG FLOWER MOUND ROAD



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

TBAE Firm #BR643



30 15 0 30
1" = 30' - 0"

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

One Inch

Conceptual Landscape Plans

Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

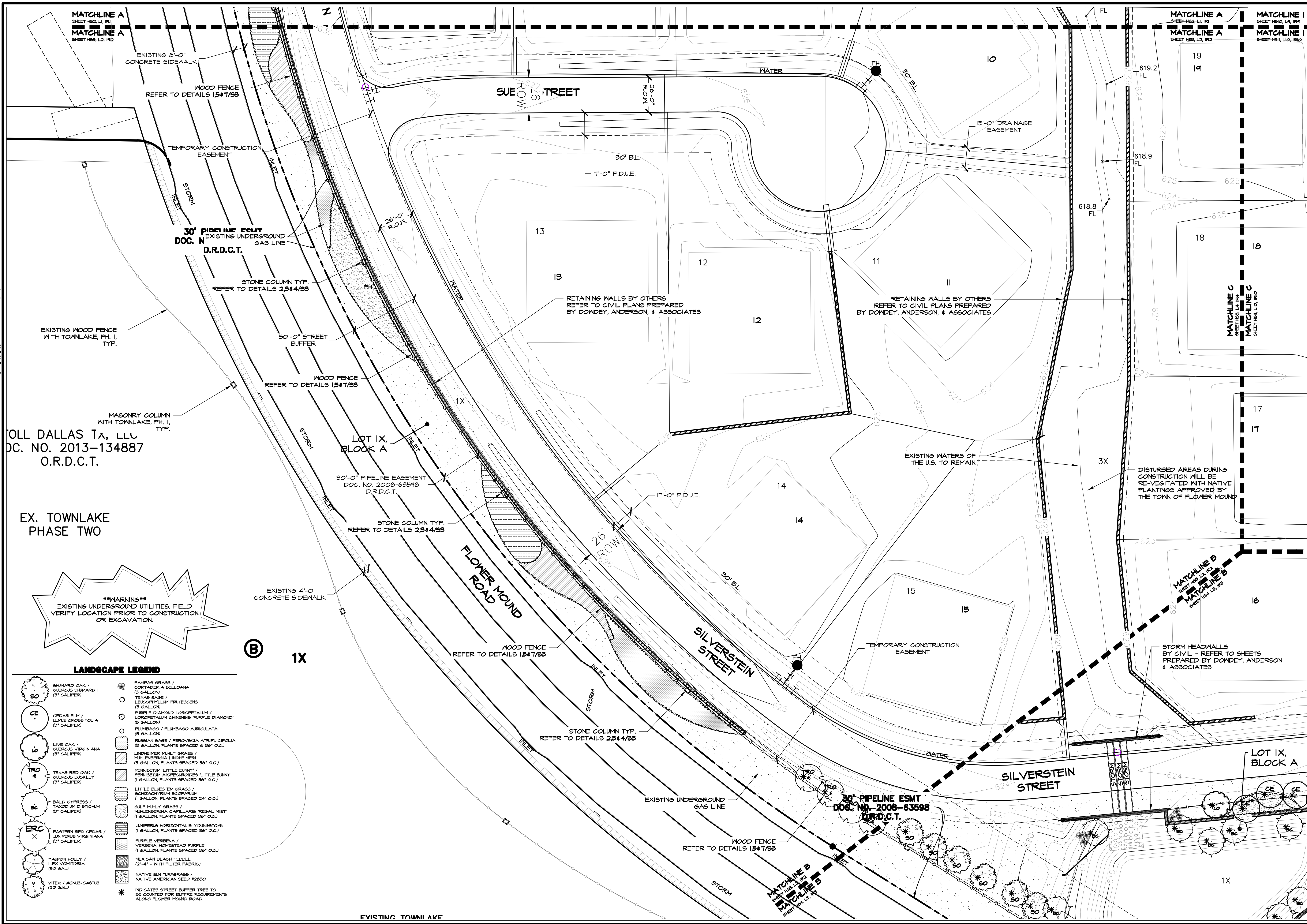
#	DATE	BY	PLAN REVIEW REVISIONS
1	4-8-2019	LWR	Addressed Town Comments from 3-29-2019
2	6-7-2019	LWR	Addressed Town Comments from 5-8-2019

PROJECT
TBI016

SHEET
L2 of 11

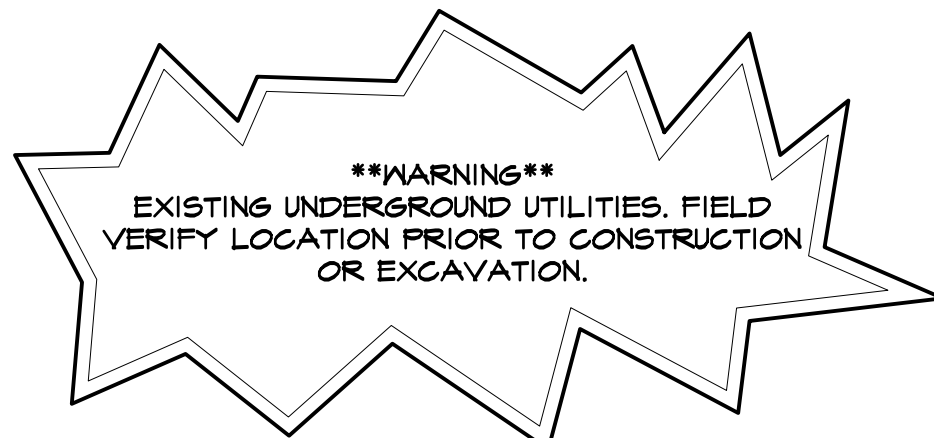
Plotted by: ##### Plot Date: 7/9/2019 4:00 PM

Drawing: \\Studio13main\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4.DWG\TBI016-LS.dwg Saved By: Leonard Reese Time: 7/9/2019 4:00 PM



TOLL DALLAS TX, LLC
DOC. NO. 2013-134887
O.R.D.C.T.

EX. TOWNLAKE
PHASE TWO

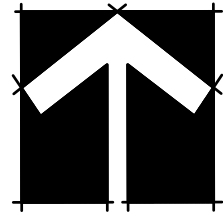


LANDSCAPE LEGEND	
	SHUMARD OAK / QUERCUS SHUMARDII (8" CALIPER)
	CEDAR ELM / ULMUS CRASSIFOLIA (8" CALIPER)
	LIVE OAK / QUERCUS VIRGINIANA (8" CALIPER)
	TEXAS RED OAK / QUERCUS BUCKLEYI (8" CALIPER)
	BALD CYPRESS / TAXODIUM DISTICHUM (8" CALIPER)
	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (8" CALIPER)
	YAUPOON HOLLY / ILEX VOMITORIA (30 GAL)
	VITEX / AGNUS-CASTUS (30 GAL)
	PAMPAS GRASS / CORTADERIA SELLOANA (3 GALLON)
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (3 GALLON)
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS PURPLE DIAMOND (3 GALLON)
	FLUMBAGO / FLUMBAGO AURICULATA (3 GALLON)
	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA (3 GALLON, PLANTS SPACED @ 36" O.C.)
	LINDHEIMER MUHLY GRASS / HALDENBERGIA LINDHEIMERI (3 GALLON, PLANTS SPACED 36" O.C.)
	PENNISETUM LITTLE BUNNY / PENNISETUM ALOPECUROIDES LITTLE BUNNY (1 GALLON, PLANTS SPACED 36" O.C.)
	LITTLE BLUESTEM GRASS / SCHIZANTHRUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
	GULF MUHLY GRASS / HALDENBERGIA CAPILLARIS 'RESAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' (1 GALLON, PLANTS SPACED 36" O.C.)
	PURPLE VERBENA / VERBENA HOMESTEAD PURPLE (1 GALLON, PLANTS SPACED 36" O.C.)
	MEXICAN BEACH PEBBLE (2'-4" - WITH FILTER FABRIC)
	NATIVE SUN TURFGRASS #2850
	NATIVE AMERICAN SEED #2850
	INDICATES STREET BUFFER TREE TO BE CONSIDERED FOR BUFFER REQUIREMENTS ALONG FLOWER MOUND ROAD.



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

TBAE Firm #BR643



30 15 0 30
1" = 30' - 0"

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

One Inch

Conceptual Landscape Plans

Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

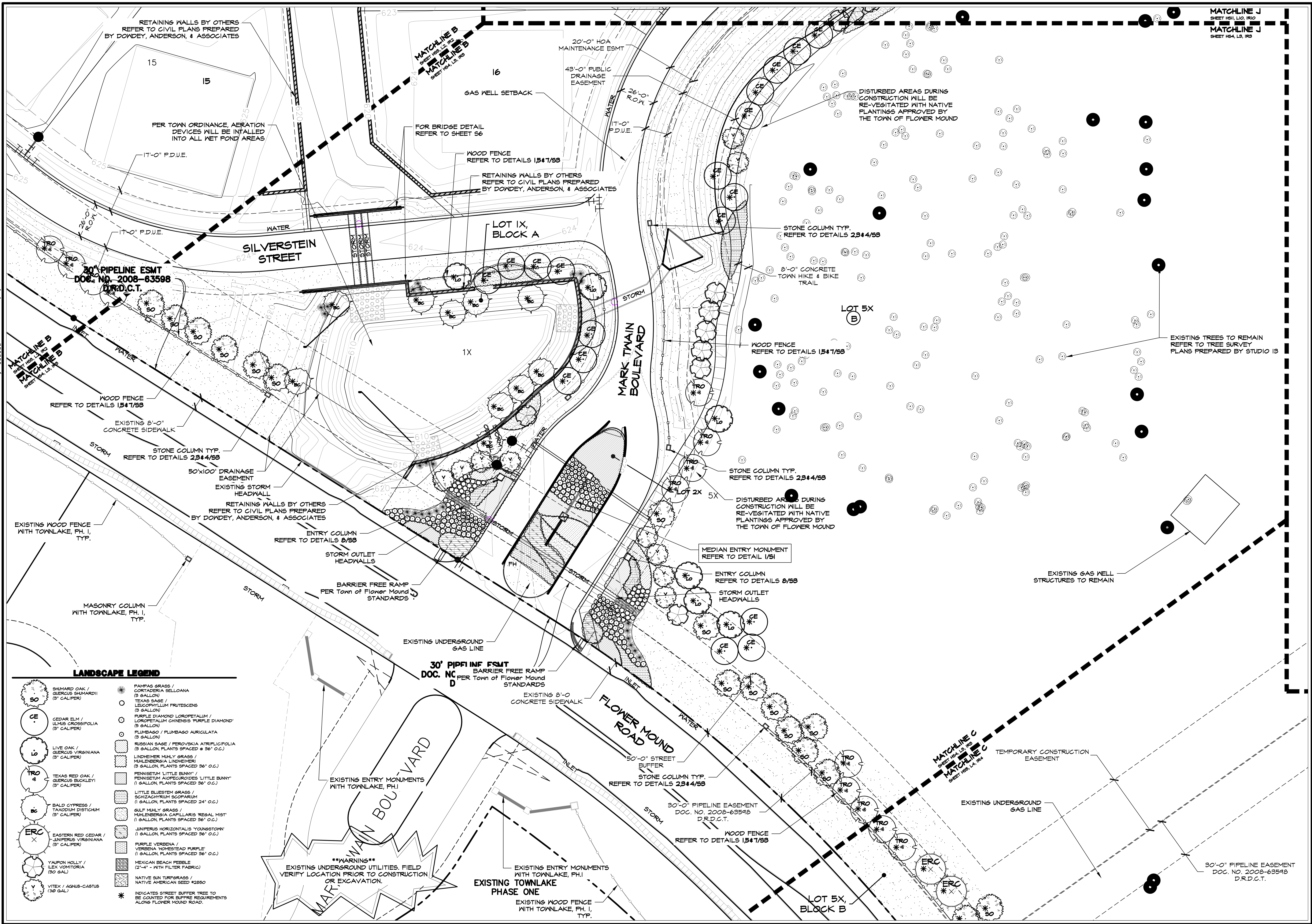
#	PLAN REVIEW REVISIONS		BY	DATE
	1	2		
1	Addressed Town Comments from 3-29-2019		LWR	4-8-2019
2	Addressed Town Comments from 5-8-2019		LWR	6-7-2019

PROJECT
TBI016

SHEET
L3 of 11

Plotted by: ##### Plot Date: 7/9/2019 4:00 PM

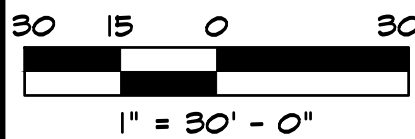
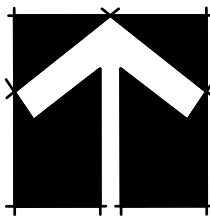
Drawing: \\Studio3man\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4.DWG TBI016-LS.dwg Saved By: Leonard Reese Time: 7/9/2019 4:00 PM





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

TBAE Firm #BR643



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

One Inch

Conceptual Landscape Plans

Landscape Layout

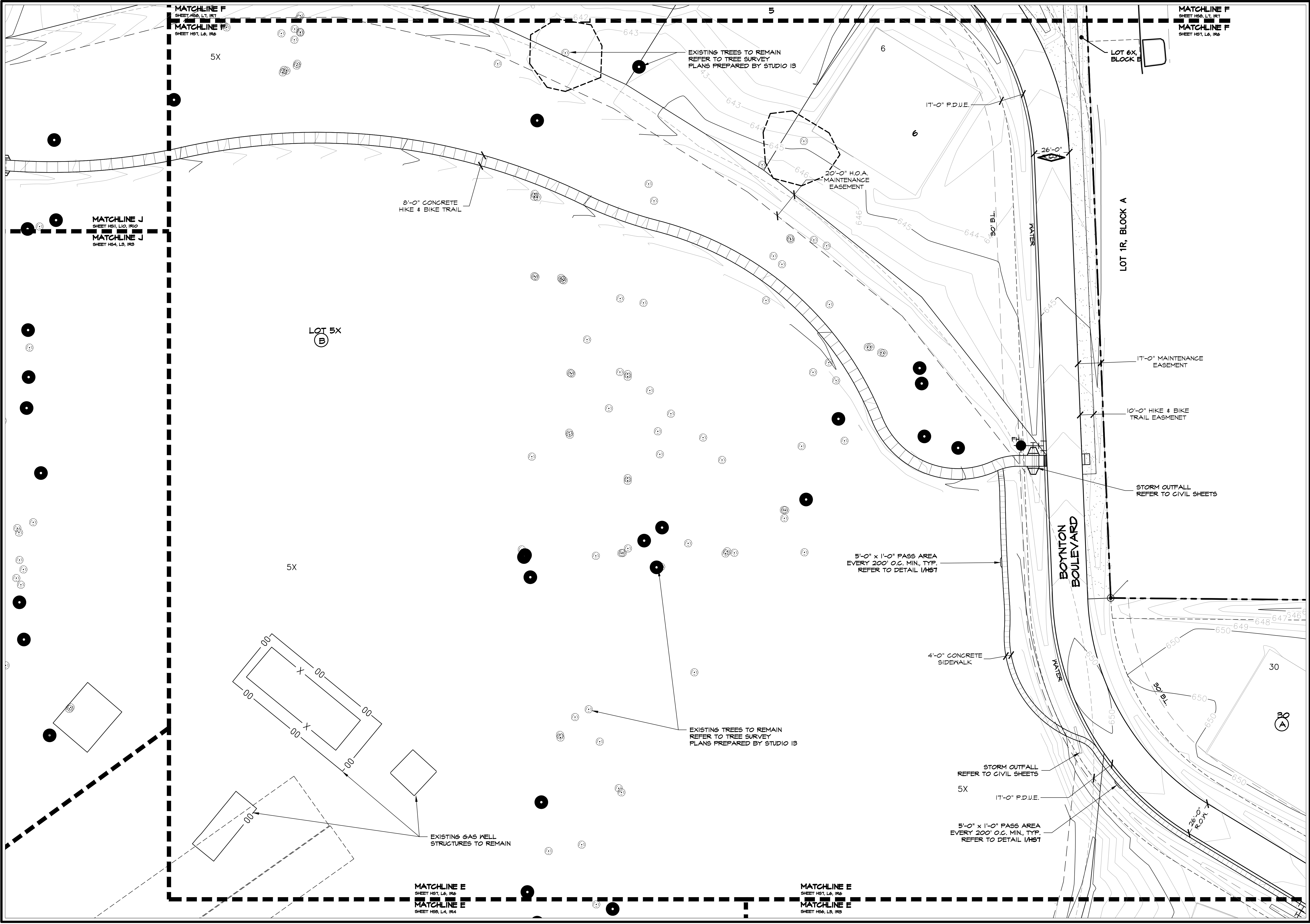
Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		DATE	BY
1	Addressed Town Comments from 3-29-2019	4-8-2019	LWR
2	Addressed Town Comments from 5-8-2019	6-7-2019	LWR

PROJECT	
TBI016	
SHEET	
L6 of 11	

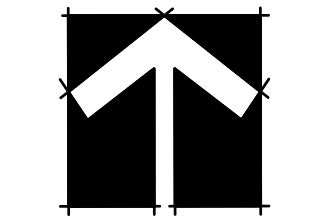
Drawing: \\Studio13main\ve\Users\Shared\Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-LS.dwg Saved By: Leonard Save Time: 7/9/2019 4:00 PM Plotted by: ##### Plot Date: 7/9/2019 4:01 PM





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

TBAE Firm #BR643



NORTH

30 15 0 30

1" = 30' - 0"

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

One Inch

Conceptual Landscape Plans

Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

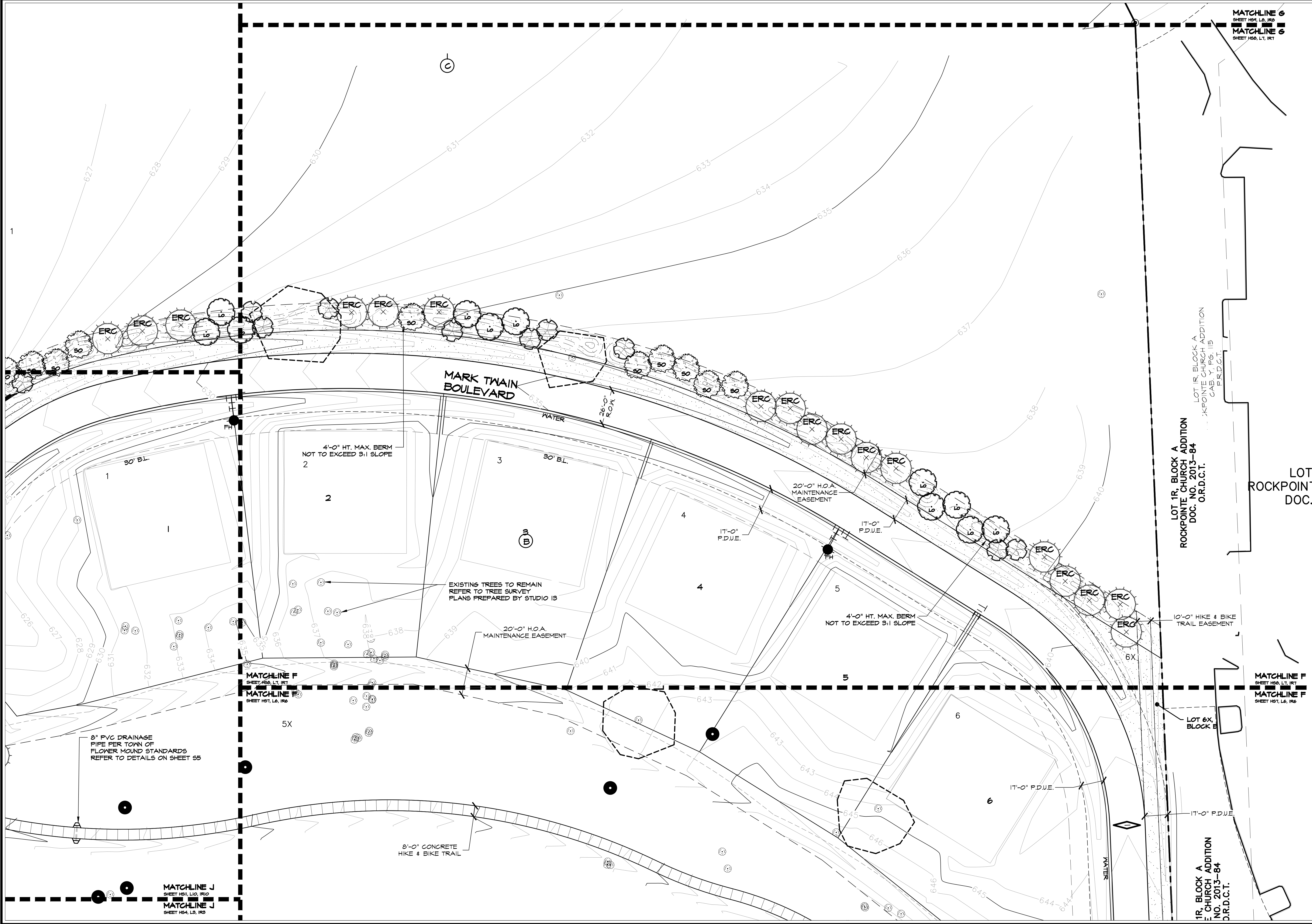
#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019
2	Addressed Town Comments from 5-8-2019	LWR	6-7-2019

PROJECT
TBI016

SHEET
L7 of 11

Plotted by: ##### Plot Date: 7/9/2019 4:01 PM

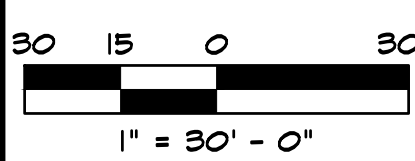
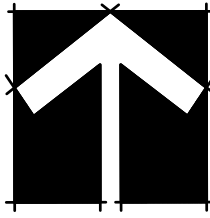
Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-LS.dwg Saved By: Leonard Save Time: 7/9/2019 4:00 PM





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

TBAE Firm #BR643



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

One Inch

Conceptual Landscape Plans

Landscape Layout

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019
2	Addressed Town Comments from 5-8-2019	LWR	6-7-2019

PROJECT
TBI016

SHEET
L9 of 11

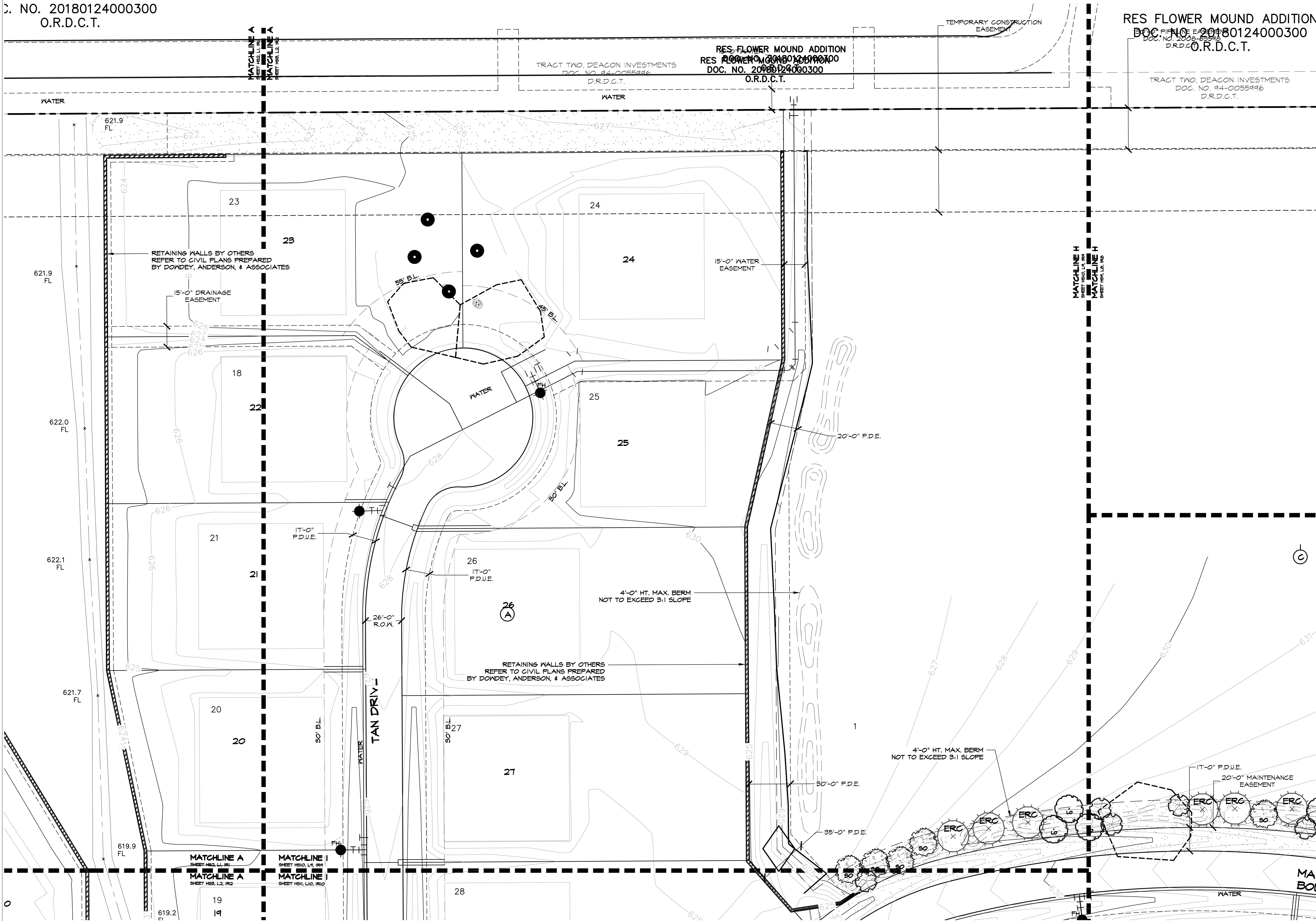
D. NO. 20180124000300
O.R.D.C.T.

RES FLOWER MOUND ADDITION
DOC. NO. 20180124000300
O.R.D.C.T.

TRACT TWO, DEACON INVESTMENTS
DOC. NO. 94-0055996
D.R.D.C.T.

RES FLOWER MOUND ADDITION
DOC. NO. 20180124000300
O.R.D.C.T.

TRACT TWO, DEACON INVESTMENTS
DOC. NO. 94-0055996
D.R.D.C.T.

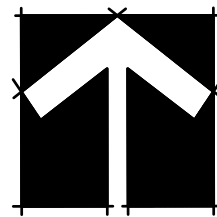


MATCHLINE A
SHEET H89, L1, IR1
MATCHLINE A
SHEET H89, L2, IR2

MATCHLINE I
SHEET H90, L1, IR1
MATCHLINE I
SHEET H90, L2, IR2

MATCHLINE H
SHEET H89, L1, IR1
MATCHLINE H
SHEET H89, L2, IR2

Drawing: \\Studio13main\Users Shared\Folders\Shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-LS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:00 PM
Plotted by: ##### Plot Date: 7/9/2019 4:01 PM



30 15 0 30
1" = 30' - 0"

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

One Inch

Conceptual Landscape Plans

Hardscape Details

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019
2	Addressed Town Comments from 5-8-2019	LWR	6-7-2019

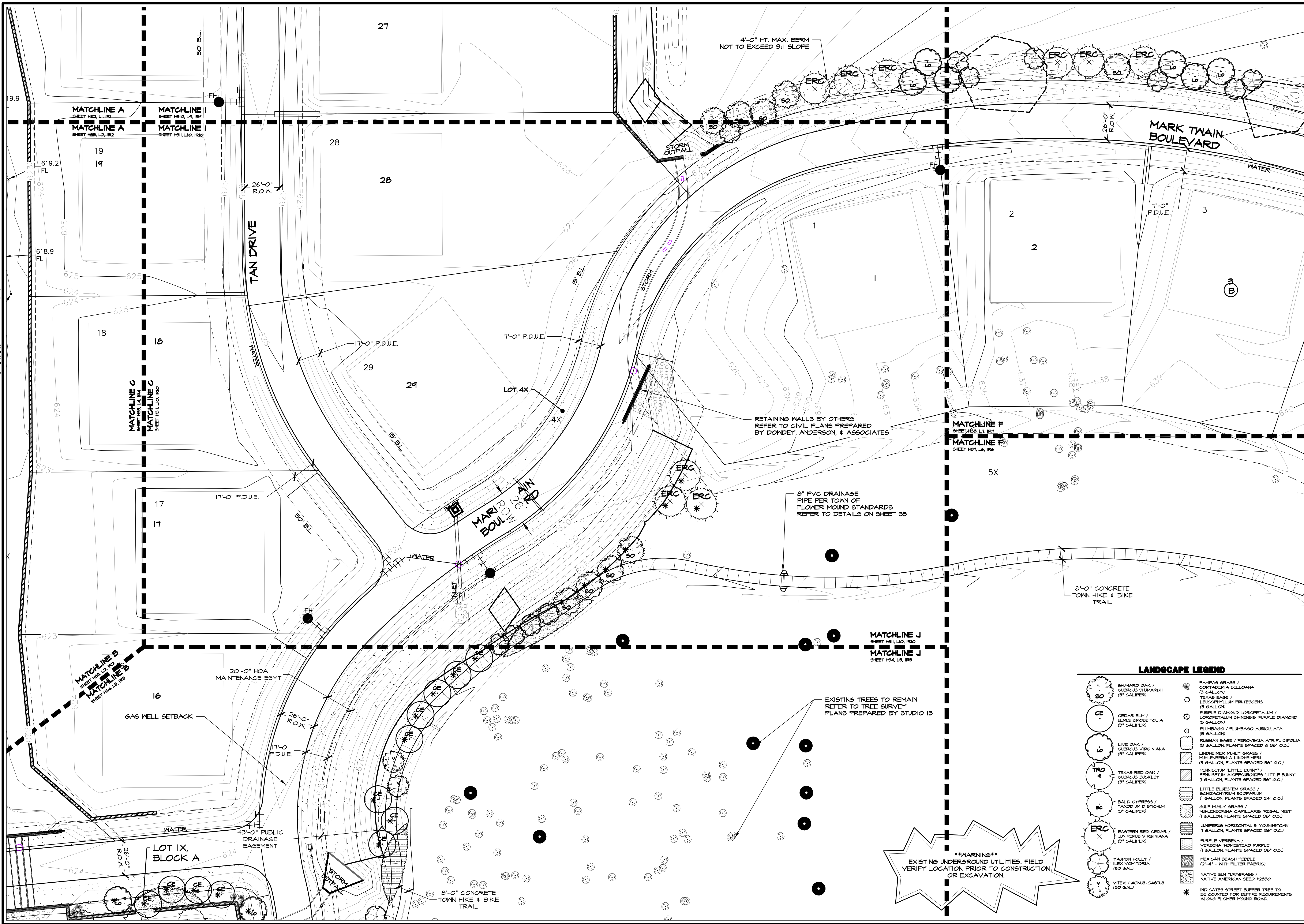
PROJECT
TBI016

SHEET

L10 of 11

Plotted by: ##### Plot Date: 7/9/2019 4:01 PM

Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-LS.dwg Saved By: Leonard Save Time: 7/9/2019 4:00 PM



LANDSCAPE LEGEND

- SHUMARD OAK / QUERCUS SHUMARDII (8" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (8" CALIPER)
- L6 LIVE OAK / QUERCUS VIRGINIANA (8" CALIPER)
- TRO TEXAS RED OAK / QUERCUS BUCKLEYI (8" CALIPER)
- BC BALD CYPRESS / TAXODIUM DISTICHUM (8" CALIPER)
- ERC EASTERN RED CEDAR / JANIPERUS VIRGINIANA (8" CALIPER)
- Y YAPON HOLLY / ILEX VOMITORIA (80 GAL)
- V VITEX / AGNUS-CASTUS (30 GAL)
- PAMPAS GRASS / CORTADERIA SELLOANA (5 GALLON)
- TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS (5 GALLON)
- PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
- PLUMBAGO / PLUMBAGO AURICULATA (5 GALLON)
- RUSSIAN SAGE / PEROVSKIA ATRIPICIFOLIA (5 GALLON, PLANTS SPACED @ 36" O.C.)
- LINDHEIMER MULY GRASS / MUHLBERGIA LINDHEIMERI (5 GALLON, PLANTS SPACED 36" O.C.)
- PENNISETUM 'LITTLE BUNNY' / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 36" O.C.)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- GULF MULY GRASS / MUHLBERGIA CAPILLARIS 'RESAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
- JANIPERUS HORIZONTALIS 'YOUNGSTOWN' (1 GALLON, PLANTS SPACED 36" O.C.)
- PURPLE VERBENA / VERBENA 'HOMESTEAD PURPLE' (1 GALLON, PLANTS SPACED 36" O.C.)
- MEXICAN BEACH PEBBLE (12'-4" - WITH FILTER FABRIC)
- NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850
- * INDICATES STREET BUFFER TREE TO BE COUNTED FOR BUFFER REQUIREMENTS ALONG FLOWER MOUND ROAD.

****WARNING****
EXISTING UNDERGROUND UTILITIES. FIELD
VERIFY LOCATION PRIOR TO CONSTRUCTION
OR EXCAVATION.

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. 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 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMP EDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
ERG	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIPER	AS SHOWN	22	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
TRO	TEXAS RED OAK / QUERCUS BUCKLEYI	3" CALIPER	AS SHOWN	13	4' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	42	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	34	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	32	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	32	5' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
Y	YAUPOH HOLLY / ILEX VOMITORIA	30 GALLON	AS SHOWN	25	5' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
V	VITEX / AGNUS-CASTUS	30 GALLON	AS SHOWN	10	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	5 GALLON	AS SHOWN	45	FULL PLANTS
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	3 GALLON	AS SHOWN	54	FULL PLANTS
	PLUMBAGO / PLUMBAGO AURICULATA	3 GALLON	AS SHOWN	48	FULL PLANTS
	PAMPAS GRASS / CORTADERIA SELLOANA	3 GALLON	AS SHOWN	12	FULL PLANTS
	RUSSIAN SAGE / PEROVSKIA ATRIPLICIFOLIA	3 GALLON	36" O.C.	511	FULL PLANTS
	GULF MUHLY / MUHLENBERGIA CAPILLARIS	1 GALLON	36" O.C.	773	FULL PLANTS
	LINDHEIMER MUHLY / MUHLENBERGIA CAPILLARIS	3 GALLON	36" O.C.	500	FULL PLANTS
	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	1 GALLON	36" O.C.	146	FULL PLANTS
	PENNISETUM 'LITTLE BUNNY' / PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	36" O.C.	488	FULL PLANTS
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	36" O.C.	654	FULL PLANTS
	PURPLE VERBENA / VERBENA 'HOMESTEAD PURPLE'	1 GALLON	36" O.C.	56	FULL PLANTS
	NATIVE SUN TURFGRASS / NATIVE AMERICAN SEED #2850	SEED	SQUARE FEET	190,285	DRILL SEED INSTALLATION, SEED RATE AT 1 LB PER 340 SF PER NATIVE AMERICAN SEED SPECIFICATIONS.
	MEXICAN BEACH PEBBLE	4" DEPTH	SQUARE FEET	215	4" DEPTH WITH 4.1oz FILTER FABRIC; COMBINATION OF 1-2" & 2-4"

LANDSCAPE PROVIDED

FLOWER MOUND ROAD

- A. MINIMUM FIFTY (50) FOOT STREET BUFFER PROVIDED
- B. WOOD SCREENING FENCE PROVIDED
- C. 1-3" CAL. CANOPY TREE / 25 LF OF LANDSCAPE EDGE ALONG A SCENIC ROADWAY 2,510 LF OF FRONTAGE / 25 LF = 100 - 3" CAL. TREES REQUIRED. PROVIDED: 100 - 3" CALIPER TREES TO SATISFY STREET BUFFER REQUIREMENT
- D. 50% OF THE BUFFER YARD HAS PROPOSED VEGETATION
- E. BUFFER TREES HAVE BEEN PROPOSED IN OTHER OPEN SPACE LOCATIONS TO SUPPLEMENT TREES REQUIRED FOR BUFFER AREA ALONG FLOWER MOUND ROAD. EXISTING GAS FRANCHISE WILL NOT ALLOW TREES IN GAS EASEMENT

MITIGATION REQUIRED:

- NO MITIGATION REQUIRED AT THIS TIME.

PARK DEVELOPMENT FEES:

PER AGREEMENT WITH THE TOWN A PORTION OF PARKLAND DEVELOPMENT FEE SHALL BE ALLOCATED TO HELP CONSTRUCT THE REQUESTED 8'-0" CONCRETE TOWN TRAIL (ESTIMATED 12,800SF) THROUGH LOT 3X, BLOCK B.

REFERENCE TOWN CODE FOR FINAL PARK DEVELOPMENT FEE PROCESS: Code 1989, ch. 12, § 4.07(f); Ord. No. 13-00, § 2, 2-17-2000; Ord. No. 54-07, § 2, 8-6-2007; Ord. No. 18-04, § 2, 4-6-2009; Ord. No. 66-16, § 2, 12-19-2016

STREET BUFFER TREES

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

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

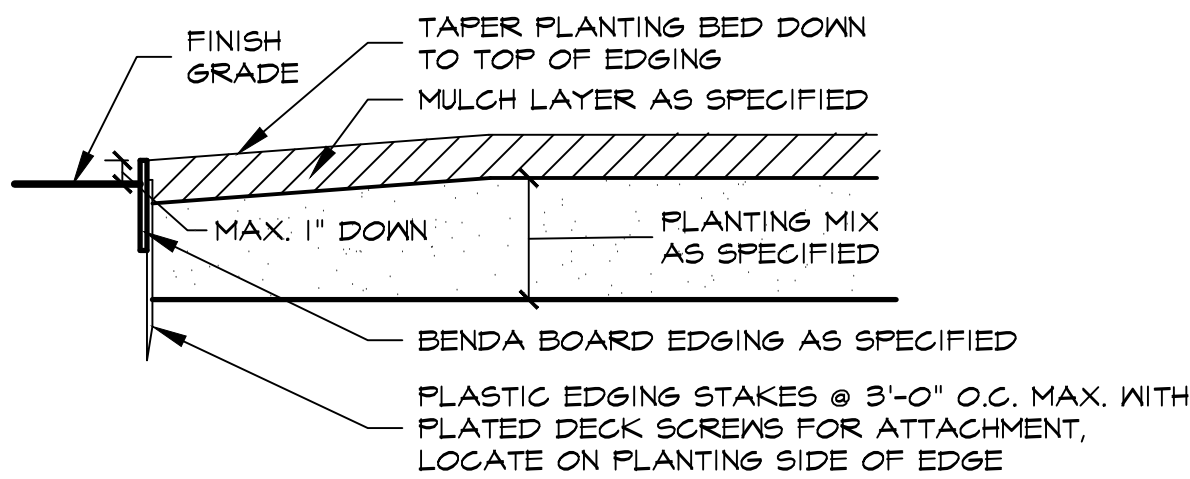
One Inch

Conceptual Landscape Plans

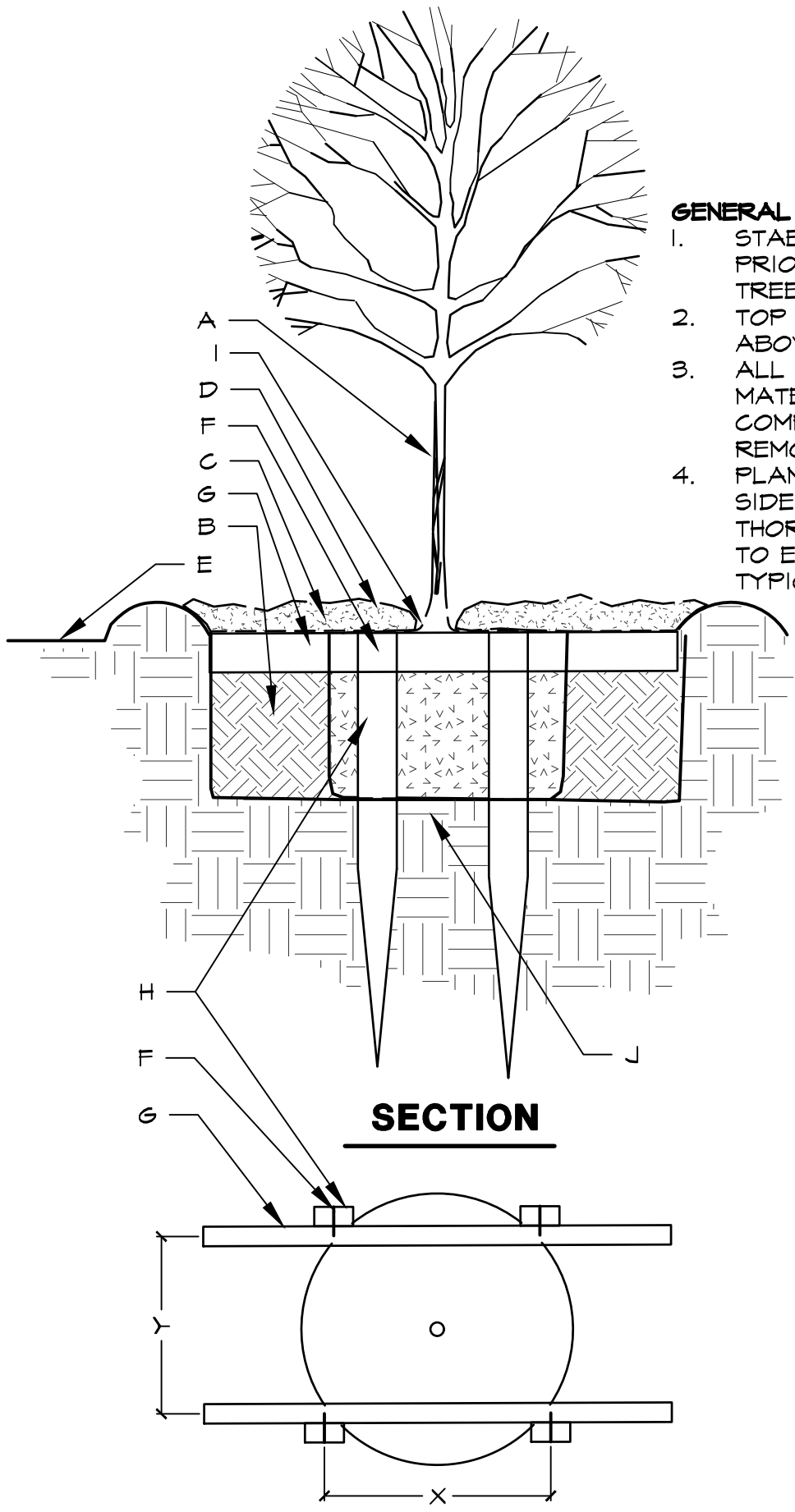
Landscape Details

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas



3 TYPICAL BED EDGING DETAIL NOT TO SCALE

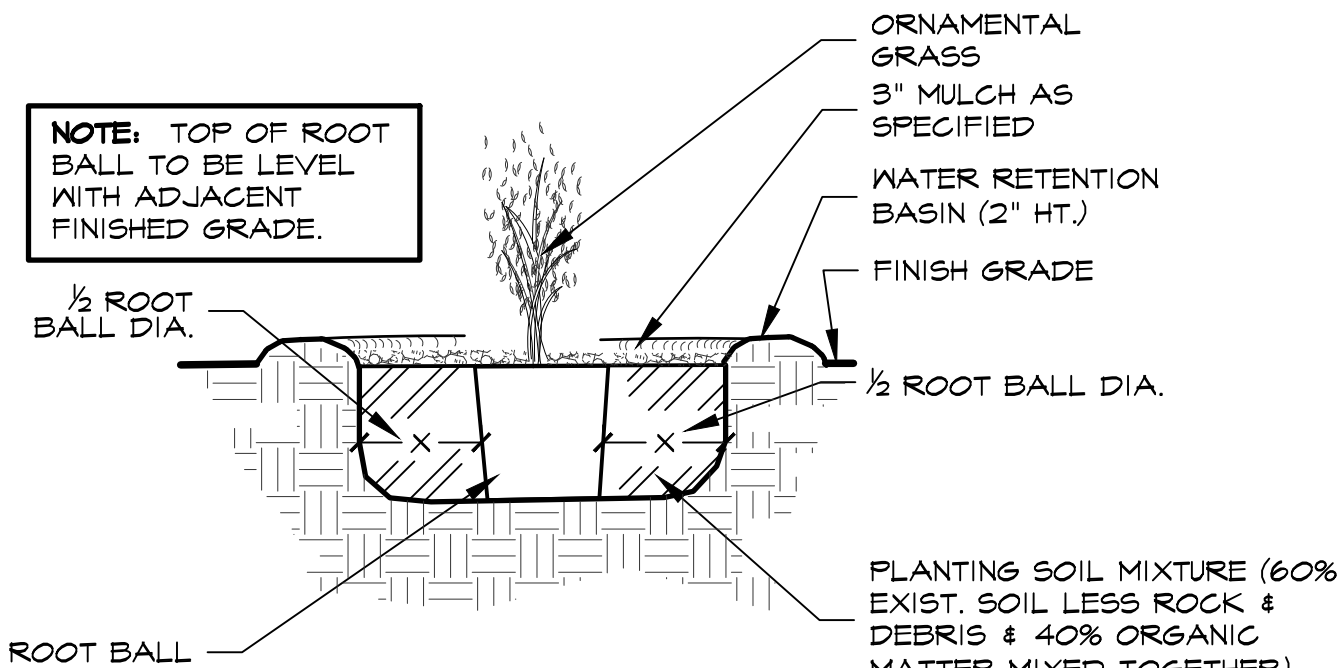


GENERAL NOTES:

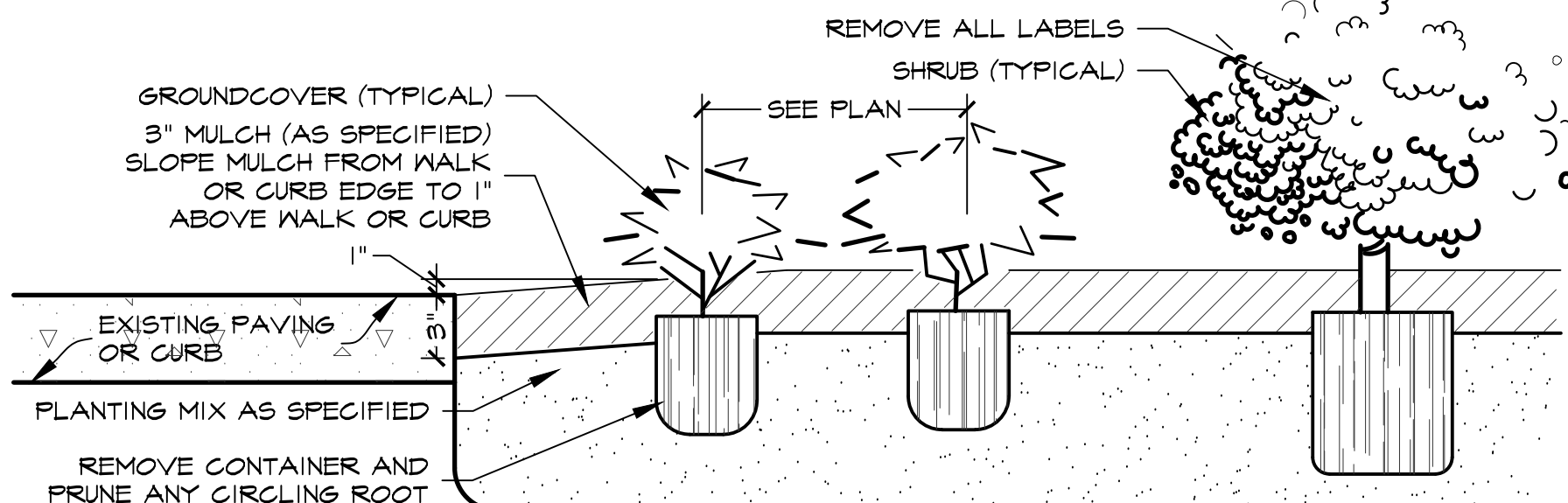
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
4. PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL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

CONSTRUCTION NOTES:

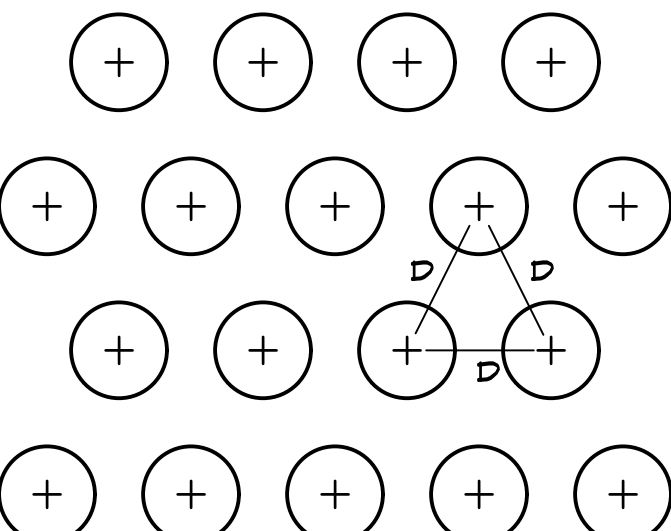
- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN 3" DEPTH MULCH AS SPECIFIED
- D. FINISH GRADE
- E. 2 1/2 DRYWALL SCREW (UNFINISHED)
- F. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING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



1 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE



TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUNDCOVER OR SHRUB SPACING AS NOTED.

4 TREE PLANTING NOT TO SCALE

#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019
2	Addressed Town Comments from 5-8-2019	LWR	6-7-2019

PROJECT	TB1016
SHEET	L11 of 11



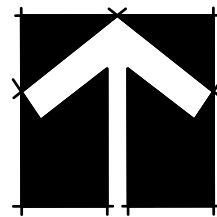
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643





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



120 60 0 60 120
1" = 120' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY PLAN

Overall Tree Survey Layout Plan

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

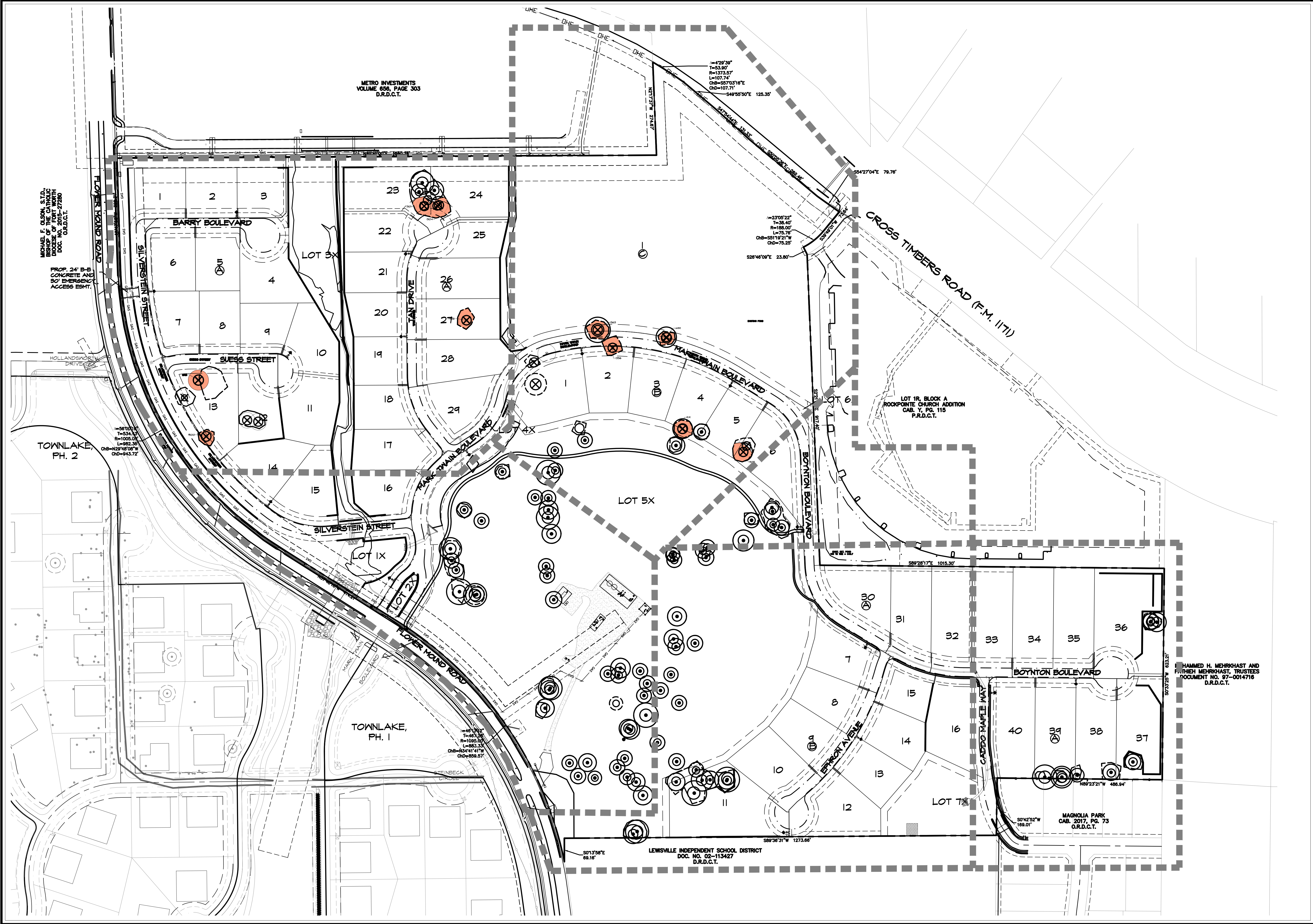
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI016

SHEET
TR1 of 9

Plotted by: ##### Plot Date: 7/9/2019 4:20 PM

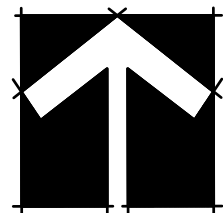
Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-TS.dwg Saved By: Leonard Save Time: 7/9/2019 4:19 PM





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

TBAE Firm #BR643



50 25 0 50
1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN

Tree Survey Layout Plan

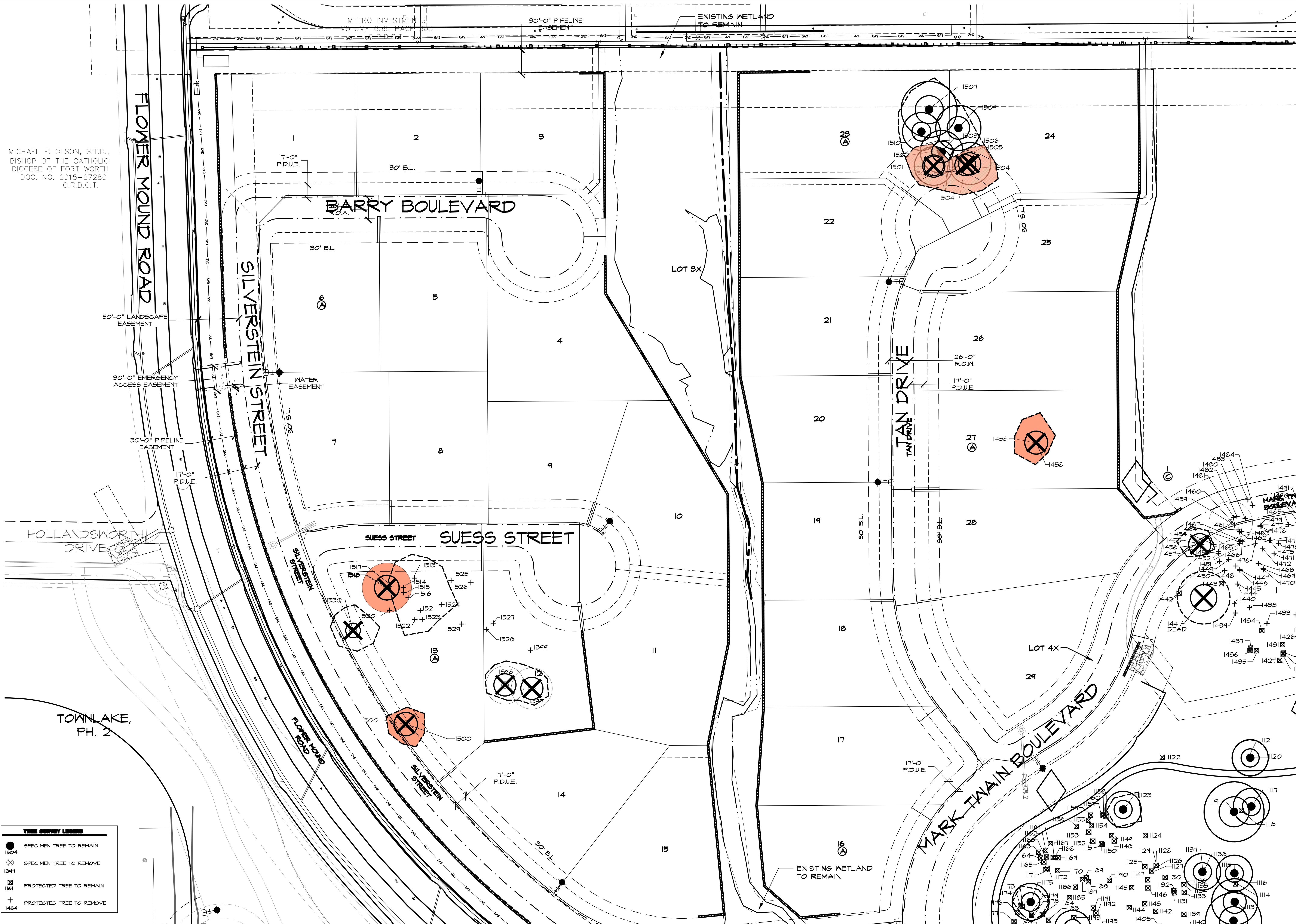
Townlake, Ph. 4

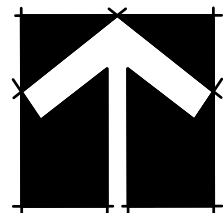
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
TBI016

SHEET
TR2 of 9





NORTH

Diagram illustrating a 50-foot tape with a 25-foot section marked. The tape is divided into three segments: 25 feet (white), 0 feet (black), and 25 feet (white). The total length is 50 feet. Below the tape, the text reads: 1" = 50' - 0"

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

One Inc

TREE SURVEY PLAN

Tree Survey Layout Plan

Townlake, Ph. 4

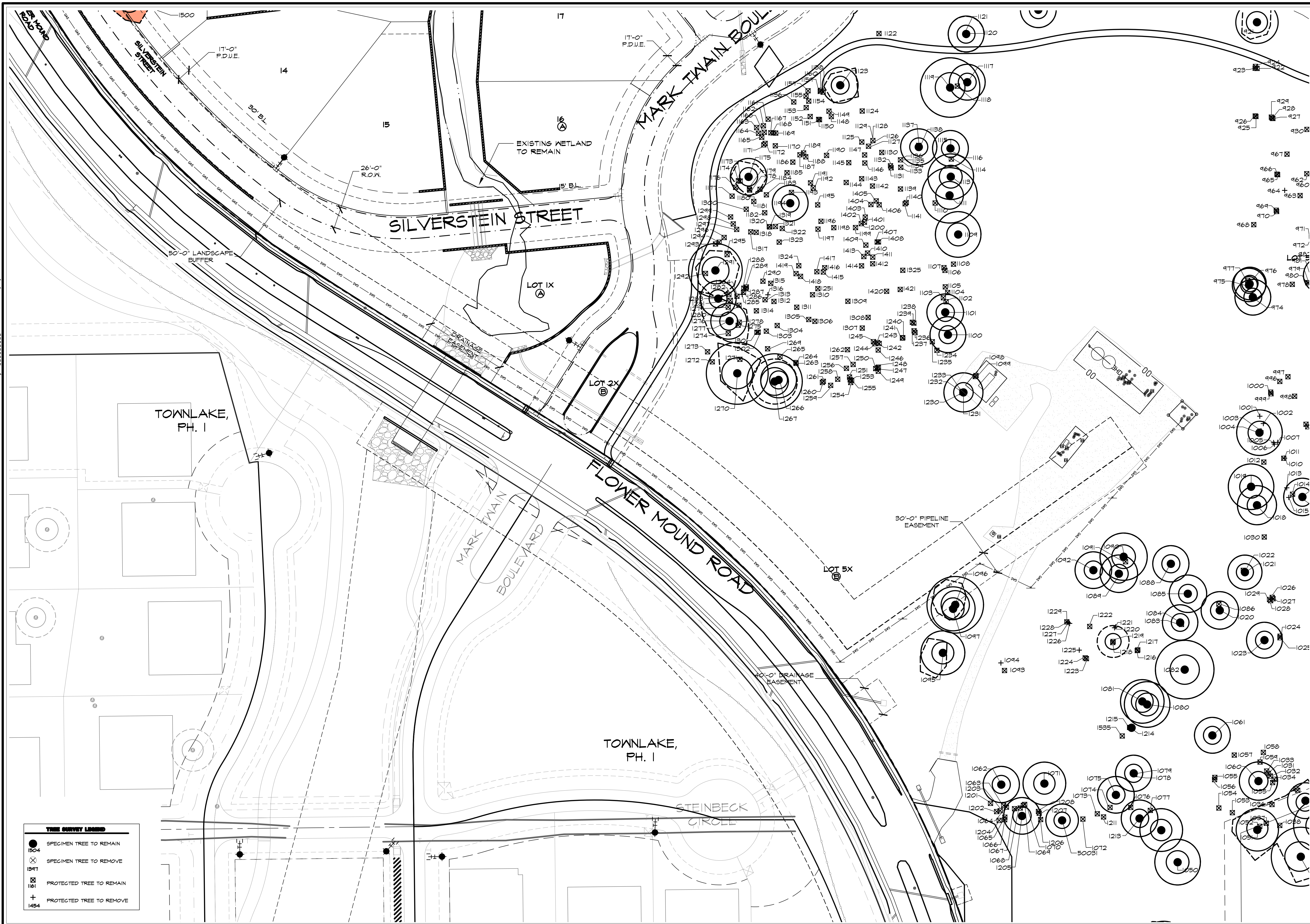
Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT
TBI016

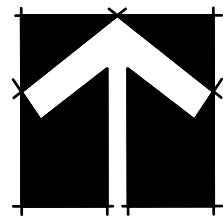
SHEET

TR3 of 9



Plotted by: ##### Plot Date: 7/9/2019 4:20 PM

Drawing: \\Studio13main\e\Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-TS.dwg Saved By: Leonard Save
Time: 7/9/2019 4:19 PM



50 25 0 50

1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN

Tree Survey Layout Plan

Townlake, Ph. 4

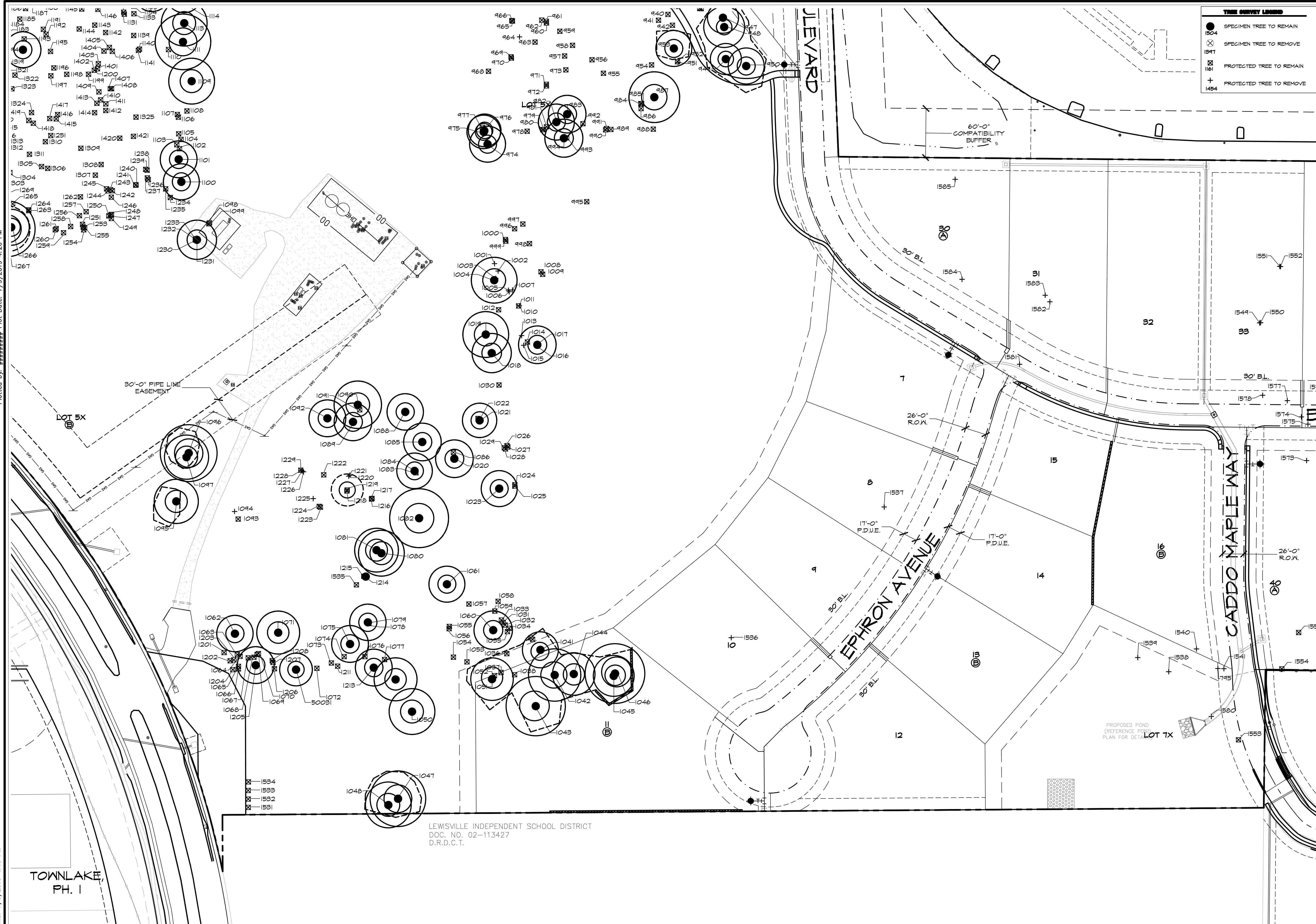
Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT
TBI016

SHEET

TR4 of 9



Plotted by: ##### Plot Date: 7/9/2019 4:20 PM

Drawing: \\Studio3main\e\Users Shared Folders\shared\Projects\TB1016 - Townlake Ph. 4\DWG\TB1016-TS.dwg Saved By: Leonard Save Time: 7/9/2019 4:19 PM

Plotted by: ##### Plot Date: 7/9/2019 4:20 PM

Drawing: \\Studio13main\ve Users Shared Folders\shared\Projects\TBI016 - Townlake Ph. 4\DWG\TBI016-TS.dwg Saved By: Leonard Save Time: 7/9/2019 4:19 PM



TREE SURVEY LEGEND	
● 1304	SPECIMEN TREE TO REMAIN
⊗ 1347	SPECIMEN TREE TO REMOVE
⊗ 1161	PROTECTED TREE TO REMAIN
+ 1484	PROTECTED TREE TO REMOVE

STUDIO 13
DESIGN GROUP

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

NORTH

1" = 50' - 0"

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

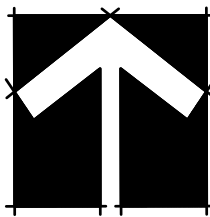
One Inch

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



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

TBAE Firm #BR643



50 25 0 50
1" = 50' - 0"

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

One Inch

TREE SURVEY PLAN

Tree Survey Layout Plan

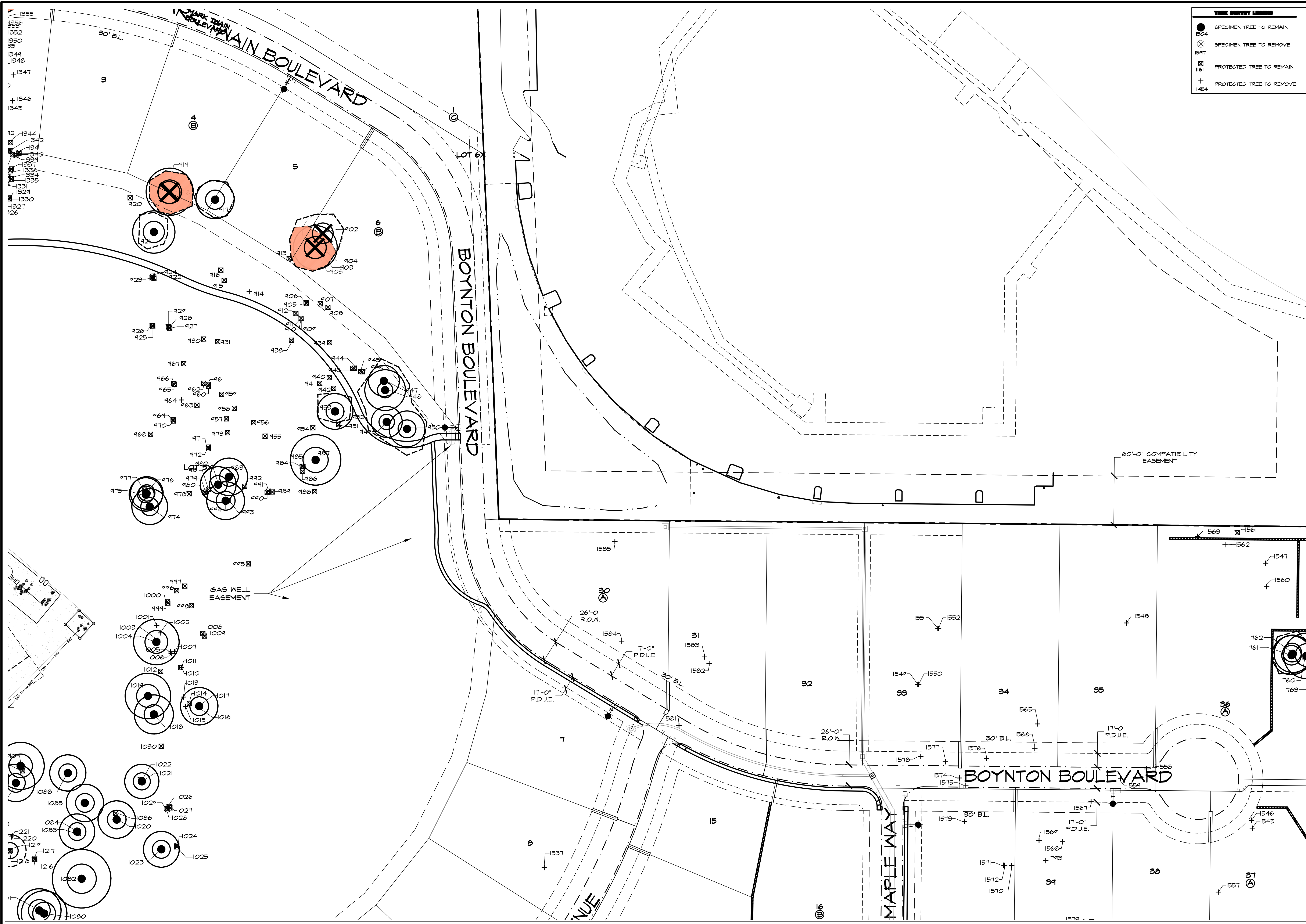
Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
#	0		

PROJECT
TBI016

SHEET
TR7 of 9





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

TBAE Form #BR643



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

One Inch

TREE SURVEY PLAN

Tree Survey Plan Details

Townlake, Ph. 4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS

BY

DATE

#

0

PROJECT

TB1016

SHEET

TR8 of 9

Townlake Ph. 4 - Tree Mitigation

Tree Tag #	Size	Species	Scientific Name	Condition	Protected	Specimen Tree	Location	Remove / Remain	Specimen Mitigation (cal. in.)	Mitigation in BLDG Area (cal. in.)	Mitigation in ROW Area (cal. in.)	Mitigation OBA (cal. in.)	Positive Credits for Specimen Preservation (cal. in.)	Positive Credits for Protected Preservation (cal. in.)
760	10.75	Black Jack Oak	Quercus marilandica	CD	Yes	No	BA	Save						1
761	24	Black Jack Oak	Quercus marilandica	UL, Trunk Leaning	Yes	Yes	BA	Save					4	
762	23	Black Jack Oak	Quercus marilandica	UL, Trunk Leaning	Yes	Yes	BA	Save					4	
763	28	Black Jack Oak	Quercus marilandica	CD, US	Yes	Yes	BA	Save					5	
764	24	Black Jack Oak	Quercus marilandica	UL, US	Yes	Yes	BA	Save					4	
765	23	Black Jack Oak	Quercus marilandica	OK	Yes	Yes	BA	Save					4	
766	19	Post Oak	Quercus stellata	CD, UL	Yes	No	BA	Save						4
767	21.5	Post Oak	Quercus stellata	CD, UL	Yes	No	BA	Save					4	
768	13.25	Cedar Elm	Ulmus crassifolia	UL	Yes	No	BA	Save					1	
769	13.5	Cedar Elm	Ulmus crassifolia	UL	Yes	No	BA	Save					1	
770	15.75	Cedar Elm	Ulmus crassifolia	US	Yes	No	BA	Save					1	
771	9.5	Cedar Elm	Ulmus crassifolia	Canopy Leaning, UL	Yes	No	BA	Save					1	
772	15.25	Cedar Elm	Ulmus crassifolia	Severe Trunk Leaning, US	Yes	No	BA	Save					1	
773	8	Black Jack Oak	Quercus marilandica	UL, US	Yes	No	BA	Save					1	
774	10	Cedar Elm	Ulmus crassifolia	Severe Leaning, US, UL	Yes	No	BA	Save					1	
775	6	Cedar Elm	Ulmus crassifolia	US, Severe Leaning	Yes	No	BA	Save					1	
776	12	Cedar Elm	Ulmus crassifolia	US	Yes	No	BA	Save					1	
777	17.75	Cedar Elm	Ulmus crassifolia	UL, Canopy Leaning	Yes	No	BA	Save					1	
778	14.25	Post Oak	Quercus stellata	US, Leaning	Yes	No	BA	Save					4	
779	15.25	Cedar Elm	Ulmus crassifolia	OK	Yes	No	BA	Save					1	
780	10	Cedar Elm	Ulmus crassifolia	Dying, UL, Canopy Leaning	Yes	No	BA	Save					1	
781	20	Cedar Elm	Ulmus crassifolia	UL, US	Yes	Yes	BA	Save					4	
782	16.5	Cedar Elm	Ulmus crassifolia	UL, US	Yes	No	BA	Save					1	
783	9.25	Cedar Elm	Ulmus crassifolia	UL, US	Yes	No	BA	Save					1	
784	12.5	Cedar Elm	Ulmus crassifolia	UL, US	Yes	No	BA	Save					1	
785	9	Cedar Elm	Ulmus crassifolia	UL	Yes	No	BA	Save					1	
786	32	Cedar Elm	Ulmus crassifolia	OK	Yes	Yes	BA	Save					6	
787	26	Cedar Elm	Ulmus crassifolia	OK	Yes	Yes	BA	Save					5	
788	14.75	Post Oak	Quercus stellata	Slight CD	Yes	No	BA	Save					4	
789	17	Post Oak	Quercus stellata	CD	Yes	No	BA	Save					4	
790	20.25	Cedar Elm	Ulmus crassifolia	UL, Leaning, CD	Yes	Yes	BA	Save					4	
791	36	Cedar Elm	Ulmus crassifolia	Lightning Damage	Yes	Yes	BA	Save					6	
792	24	Pecan	Carya illinoensis	CD	Yes	No	BA	Save					1	
805	9.25	Gum Bumelia	Sideroxylon lanuginosum	OK	Yes	No	BA	Save					1	
901	9	Parsonhonn	Diopryos Virginia	OK	Yes	No	BA	Save					1	
902	25	Post Oak	Quercus stellata	OK	Yes	Yes	BA	Remove	50					
903	27	Post Oak	Quercus stellata	UL, OK	Yes	Yes	BA	Remove	54					
904	19	Post Oak	Quercus stellata	UL, OK	Yes	No	BA	Save					4	
905	16.5	Post Oak	Quercus stellata	UL, US, CD	Yes	No	GW-BA	Save					4	
906	12.75	Post Oak	Quercus stellata	UL, US, CD	Yes	No	GW-BA	Save					2	
907	15	Post Oak	Quercus stellata	UL	Yes	No	GW-BA	Save					2	
908	18	Black Jack Oak	Quercus marilandica	CD	Yes	Yes	BA	Save					4	
909	11	Black Jack Oak	Quercus marilandica	UL, US	Yes	No	GW-BA	Save					1	
910	9	Black Jack Oak	Quercus marilandica	CD, US	Yes	No	GW-BA	Save					1	
911	11	Black Jack Oak	Quercus marilandica	CD, UL	Yes	No	GW-BA	Save					1	
912	14.75	Post Oak	Quercus stellata	CD, UL	Yes	No	GW-BA	Save					4	
913	16.75	Post Oak	Quercus stellata	CD, US	Yes	No	BA	Save					4	
915	20	Post Oak	Quercus stellata	CD	Yes	No	GW-BA	Save					4	
916	16.75	Post Oak	Quercus stellata	UL, US	Yes	No	GW-BA	Save					4	
917	23.5	Post Oak	Quercus stellata	OK	Yes	Yes	BA	Save					6	
918	9	Post Oak	Quercus stellata	US, UL, No Canopy	Yes	No	BA	Save					2	
919	29	Post Oak	Quercus stellata	OK	Yes	Yes	GW-BA	Remove					6	
920	20	Post Oak	Quercus stellata	OK	Yes	No	GW-BA	Save					4	
921	26	Post Oak	Quercus stellata	UL, OK	Yes	Yes	GW-BA	Save					6	
922	19	Post Oak	Quercus stellata	UL	Yes	No	GW-BA	Save					4	
923	18.25	Post Oak	Quercus stellata	UL	Yes	No	GW-BA	Save					4	
924	17	Post Oak	Quercus stellata	UL, UC, US	Yes	No	GW-BA	Save					4	
925	13.75	Post Oak	Quercus stellata	UL, UC, US	Yes	No	GW-BA	Save					4	
926	18	Post Oak	Quercus stellata	UL, UL, US	Yes	No	GW-BA	Save					4	
927	18.75	Post Oak	Quercus stellata	UL	Yes	No	GW-BA	Save					4	
928	19	Post Oak	Quercus stellata	UL, CD	Yes	No	GW-BA	Save					4	
929	17.5	Post Oak	Quercus stellata	CD, UL	Yes	No	GW-BA	Save					4	
930	18	Post Oak	Quercus stellata	CD, OK	Yes	No	GW-BA	Save					4	
931	19.25	Post Oak	Quercus stellata	CD, UL	Yes	No	GW-BA	Save					4	
932	17	Post Oak	Quercus stellata	Slight CD, OK	Yes	No	GW-BA	Save					4	
939	18.75	Post Oak	Quercus stellata	US, UL, CD	Yes	No	GW-BA	Save					4	
940	16.75	Post Oak	Quercus stellata	US, UL	Yes	No	GW-BA	Save					4	
941	17	Post Oak	Quercus stellata	OK	Yes	No	GW-BA	Save					4	
942	16.5	Post Oak	Quercus stellata	US, OK	Yes	No	GW-BA	Save					4	
943	9	Post Oak	Quercus stellata	US, UL	Yes	No	GW-BA	Save					2	
944	12.5	Post Oak	Quercus stellata	UL, Lean	Yes	No	GW-BA	Save					4	
945	16.75	Post Oak	Quercus stellata	UL, CD	Yes	No	GW-BA	Save					4	
946	18	Post Oak	Quercus stellata	UL, CD	Yes	No	GW-BA	Save					4	
947	19	Black Jack Oak	Quercus marilandica	Canopy Leaning, US, UL, CD	Yes	Yes	GW-BA	Save					4	
948	25	Black Jack Oak	Quercus marilandica	CD	Yes	Yes	GW-BA	Save					5	
949	20	Black Jack Oak	Quercus marilandica	CD	Yes	Yes	GW-BA	Save					4	
950	22	Black Jack Oak	Quercus marilandica	CD	Yes	Yes	GW-BA	Save					4	
952	17	Black Jack Oak	Quercus marilandica	UL, US	Yes	No	GW-BA	Save					1	
953	22	Post Oak	Quercus stellata	OK	Yes	Yes	GW-BA	Save					6	
954	21	Post Oak	Quercus stellata	OK, OK	Yes	No	GW-BA	Save					4	
955	20	Post Oak	Quercus stellata	OK	Yes	No	GW-BA	Save					4	
956	18	Post Oak	Quercus stellata	OK, CD	Yes	No	GW-BA	Save					4	
957	17	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					4	
958	15.5	Post Oak	Quercus stellata	CD, OK	Yes	No	GW-BA	Save					4	
959	15.25	Post Oak	Quercus stellata	CD, Straight	Yes	No	GW-BA	Save					4	
960	12	Post Oak	Quercus stellata	UL, Lean, US, CD	Yes	No	GW-BA	Save					2	
961	11	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					2	
962	17	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					4	
963	19	Post Oak	Quercus stellata	CD, OK	Yes	No	GW-BA	Save					4	
965	19	Post Oak	Quercus stellata	UL, Lean	Yes	No	GW-BA	Save					4	
966	13.75	Post Oak	Quercus stellata	Bent Over, US	Yes	No	GW-BA	Save					4	
967	14.75	Post Oak	Quercus stellata	CD, UL, US	Yes	No	GW-BA	Save					4	
968	15	Post Oak	Quercus stellata	CD, Limb gone, Bent Over	Yes	No	GW-BA	Save					4	
968	15	Black Jack Oak	Quercus marilandica	CD, UL	Yes	No	GW-BA	Save					4	
969	18.5	Black Jack Oak	Quercus marilandica	UL, Lean	Yes	No	GW-BA	Save					1	
970	15	Black Jack Oak	Quercus marilandica	1/2 gone, Only prob 12th high	Yes	No	GW-BA	Save					4	
971	18	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					4	
972	17	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					4	
973	20.25	Post Oak	Quercus stellata	Some Dead, Straight	Yes	No	GW-BA	Save					4	
974	22	Black Jack Oak	Quercus marilandica	CD, OK	Yes	Yes	GW-BA	Save					4	
975	20.5	Black Jack Oak	Quercus marilandica	Trunk Rot, CD, UL	Yes	Yes	GW-BA	Save					4	
976	20	Black Jack Oak	Quercus marilandica	Trunk Rot, CD, UL	Yes	Yes	GW-BA	Save					4	
977	16	Black Jack Oak	Quercus marilandica	Top Broke off, Bent Over	Yes	No	GW-BA	Save					4	
978	17	Post Oak	Quercus stellata	CD, US	Yes	No	GW-BA	Save					4	
979	20	Post Oak	Quercus stellata	CD, Top gone, 10th high	Yes	No	GW-BA	Save					4	
980	19	Post Oak	Quercus stellata	CD, UL, Lean	Yes	No	GW-BA	Save					4	
981	11	Post Oak	Quercus stellata	Straight, US	Yes	No	GW-BA	Save					4	
982	22	Post Oak	Quercus stellata	Straight, UL	Yes	Yes	GW-BA	Save					6	
983	23	Post Oak	Quercus stellata	CD, Broke Limbs, OK	Yes	Yes	GW-BA	Save					4	
984	12	Post Oak	Quercus stellata	UL, Lean, US	Yes	No	GW-BA	Save					4	
985	8	Post Oak	Quercus stellata	UL, US	Yes	No	GW-BA	Save					2	
986	14	Post Oak	Quercus stellata	Straight, CD	Yes	No	GW-BA	Save					4	
987	31	Post Oak	Quercus stellata	Beast - OK	Yes	Yes	GW-BA	Save					6	
988	20.5	Post Oak	Quercus stellata	CD, OK	Yes	No	GW-BA	Save					4	
989	21	Post Oak	Quercus stellata	CD	Yes	No	GW-BA							



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: July 22, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP19-0006 – Canyon Falls Middle School Lot 1, Block A) to dedicate right-of-way and add certain easements. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and 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.

The project has a companion application, Site Plan (SP19-0004), for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this replat is to abandon certain easements, dedicate new easements, and dedicate right-of-way on Canyon Falls Drive and Denton Creek Boulevard. The proposed replat is required to accommodate new construction and relocation of facilities on the Argyle Independent School District (AISD) school campus (See Attachment A(2) for details). The property is zoned Planned Development District-98 (PD-98) with Single Family District-10 (SF-10) uses and the net site acreage is 106.92 acres.

The plat depicts required setbacks and easements. The accompanying site plan request proposes to add approximately 201,967 square feet (166,967 foot print) to the existing middle school in order to transform this facility into a high school.

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 phone calls and emails requesting additional information. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

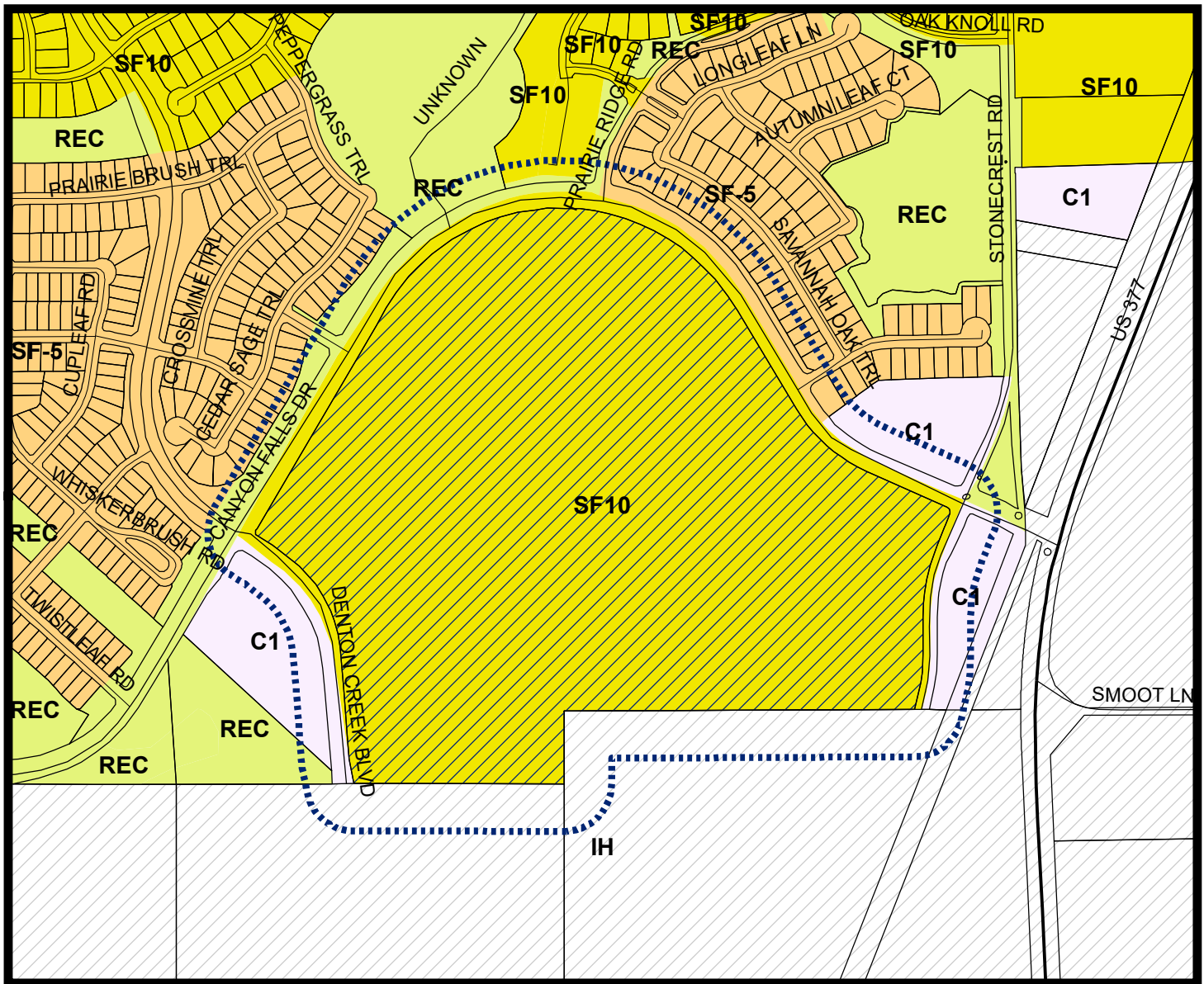
B. Application Details

1. Replat Package

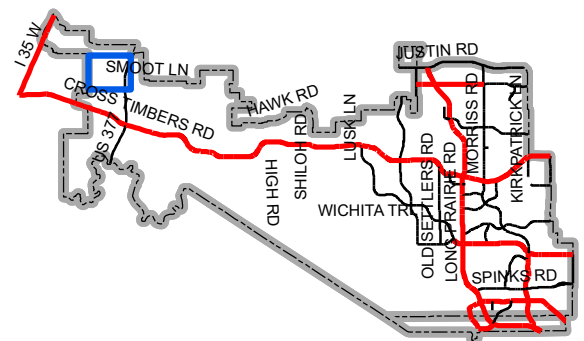
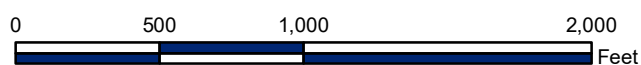
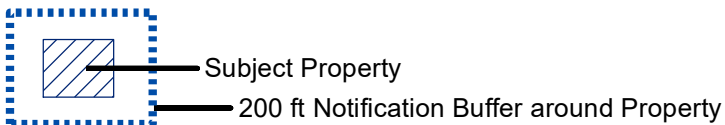
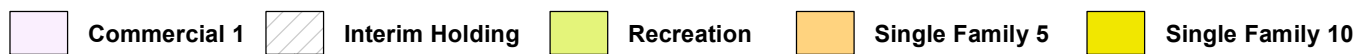


Vicinity Map

Reference Project: RP19-0006



LEGEND



Map Location



July 3, 2019

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

Re: Amended Site Plan for Canyon Falls Middle School (Argyle High School Phase 2)
 Amended Plat for Canyon Falls Middle School (Lot 1R, Block 1)
 Argyle High School Phase 2

Dear Staff,

On behalf of our client, Argyle Independent School District, please accept this Letter of Intent as an explanation of the proposed current changes to the Canyon Falls Middle School Site Plan as of June 24th, 2019

The site plan revisions include:

- 1.) 4 separate and distinct additions to the main building adding approximately 134,322 SF of footprint to the building (169,322 total square feet).
- 2.) The construction of a new athletic Field House to the south of the main building with an approximate footprint of 32,645 SF.
- 3.) The total building footprint additional square footage proposed is 166,697 SF.
- 4.) Parking lot construction totaling an additional 556 spaces on-site to increase the total parking from 224 spaces to 780. This drastic increase in parking spaces is most notably attributed from the conversion of use of the site from a Middle School to a proposed High School.
- 5.) The construction of public sidewalks as required by the Town of Flower Mound along Denton Creek Boulevard to the west of the site, and Stonecrest Road to the east of the site.
- 6.) New student access drive to Canyon Falls Drive at the intersection of Pedernales Falls Drive.
- 7.) New Bus Loop access drive to Denton Creek Boulevard.
- 8.) 8 New lighted tennis courts.
- 9.) New lighted track and field.
- 10.) 3 New football/soccer practice fields and one football Field.
- 11.) New practice baseball field with backstop.
- 12.) New practice softball field with backstop.
- 13.) New field event areas outside of proposed track and field.

The amended plat revisions include:

- 1.) The abandonment of a portion of the 15' wide water easement which would have been located under a portion of the building addition.

- 2.) The creation of a 15' wide water line easement which will run under, a new fire lane further south of the building, which will connect back to the existing easement in three different places.
- 3.) Two new R.O.W. Dedications. One on Canyon Falls Drive for a currently proposed decel/right Turn Lane into the site, and one for a future decel/right Turn Lane into the site for a bus loop proposed from Denton Creek Blvd.
- 4.) The addition of a 15' Raw Water Line Easement along Denton Creek Blvd, located inside the existing 25' Pedestrian Easement.
- 5.) The addition of a 15' Raw Water Line Easement along Stonecrest Road, located inside the existing 25' Pedestrian Easement.

The existing gross acreage of the site is 107.015 acres, after two R.O.W. dedications for turn lanes the net site acreage is 106.922 Acres. The site is currently zoned SF-10. The existing use of the site is a middle school for Argyle ISD, and the proposed use is a High School for Argyle ISD. The existing building footprint covers 118,858 SF, and the additions proposed will cover an additional 166,967 SF for a total building coverage of 285,825 SF. The site will be solely owned and operated by Argyle ISD. This is the planned second phase of three phases. We have requested a variance to Section 82-302 of the Town Development code requiring a compatibility buffer between schools and other zonings. This request would apply to the south property line and we have written a variance request letter separately.

We would also request an exception to the maximum building height which is permitted within the SF-10 zoning district, as portions of the building(s) proposed will exceed the allowable 35'.

Please contact me with any additional questions that you have at 972-717-5151.

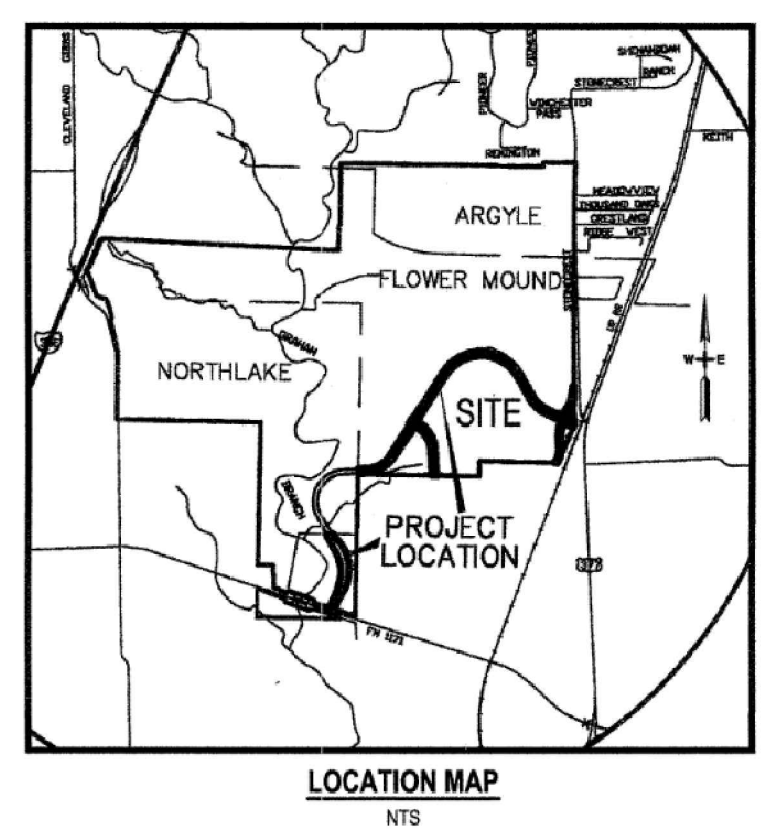
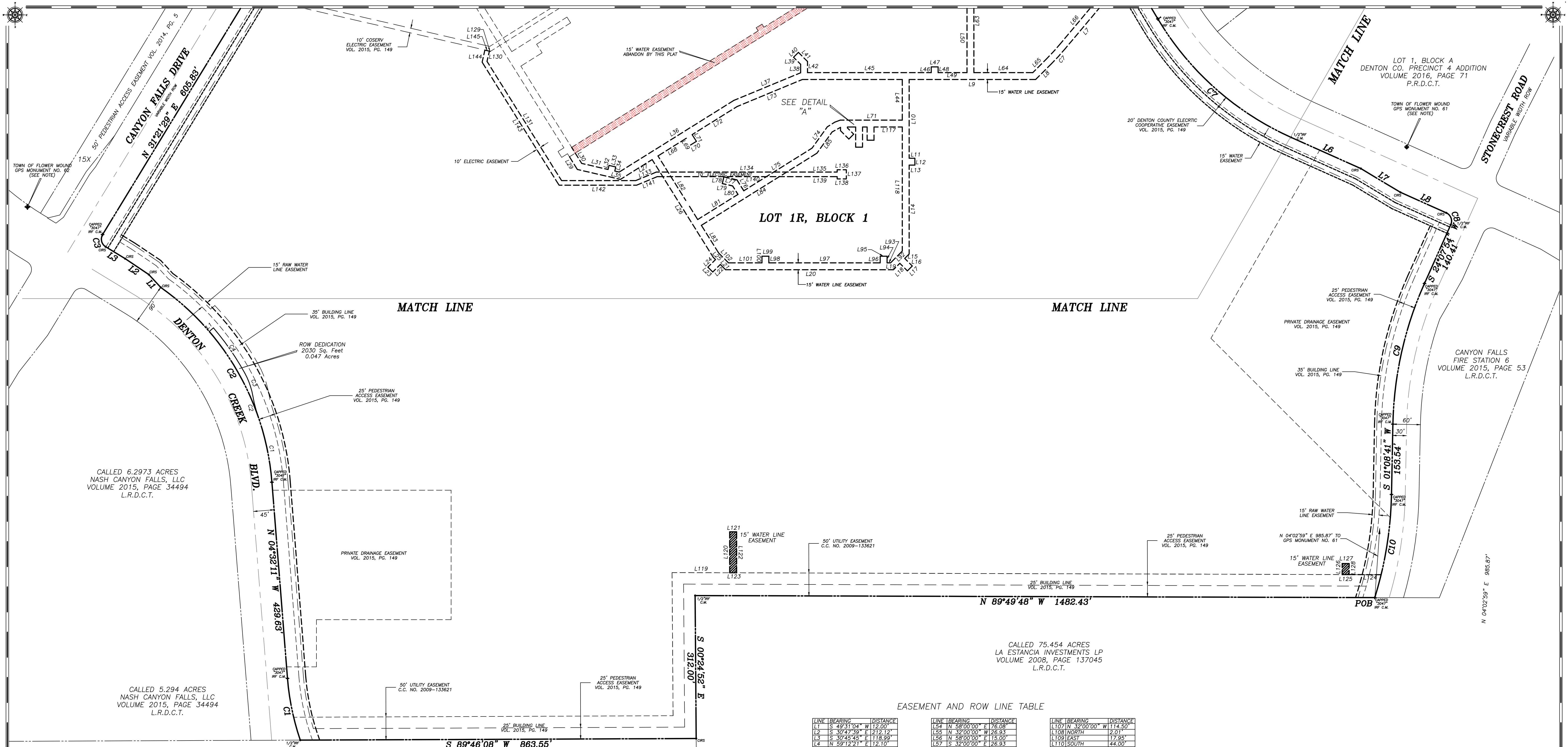
Sincerely,



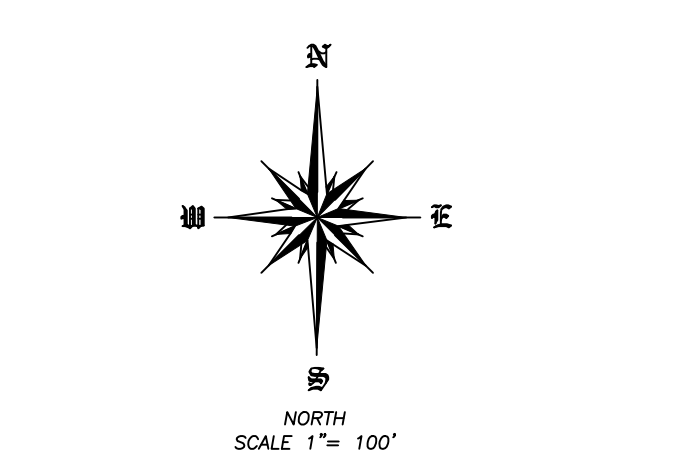
T. John Casey, P.E., C.F.M.
Project Manager
Glenn Engineering Corporation

CC: Dr. Telenia Wright, AISD
Mr. Keith Cummins, Corgan
Ms. Maria Barragan, Corgan

JOB No. 2018-146



CALLLED 54.65 ACRES
LA ESTANCIA INVESTMENTS LP
VOLUME 2008, PAGE 137045
L.R.D.C.T.



LEGEND
C.M. = CONTROLLING MONUMENT
CIRS = CAPPED 1/2" IRON ROD SET STAMPED (4613)
IRF = IRON ROD FOUND

EASEMENT AND ROW LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 49°31'04" W	12.00'	L54	N 58°00'00" E	76.08'	L108	N 32°00'00" W	114.50'
L2	S 30°42'09" E	212.12'	L55	N 32°00'00" W	26.83'	L109	NORTH	2.01'
L3	S 30°45'45" E	118.99'	L56	N 58°00'00" E	15.00'	L110	EAST	17.95'
L4	N 59°12'21" E	12.10'	L57	S 32°00'00" E	26.93'	L111	SOUTH	44.00'
L5	N 30°47'53" W	86.65'	L58	S 58°00'00" W	15.00'	L112	EAST	15.00'
L6	S 59°12'21" W	94.62'	L59	S 58°00'00" W	89.07'	L113	NORTH	44.00'
L7	S 40°00'00" W	119.30'	L60	S 77°00'00" E	202.33'	L114	EAST	10.10'
L8	S 45°00'00" W	48.40'	L61	EAST	39.62'	L115	SOUTH	28.88'
L9	WEST	275.87'	L62	NORTH	160.06'	L116	EAST	15.00'
L10	SOUTH	171.92'	L63	SOUTH	324.72'	L117	EAST	28.88'
L11	EAST	12.40'	L64	EAST	128.48'	L118	SOUTH	61.65'
L12	SOUTH	15.00'	L65	N 45°00'00" E	42.18'	L119	EAST	271.07'
L13	WEST	12.40'	L66	N 40°00'00" E	121.83'	L120	NORTH	125.78'
L14	SOUTH	191.87'	L67	N 59°12'21" E	85.06'	L121	EAST	89.45'
L15	S 45°00'00" W	13.80'	L68	N 58°00'00" E	72.90'	L122	EAST	15.00'
L16	S 45°00'00" E	23.41'	L69	S 32°00'00" E	17.40'	L123	SOUTH	88.49'
L17	S 45°00'00" W	15.00'	L70	N 45°00'00" E	15.00'	L124	N 89°49'48" W	15.00'
L18	N 45°00'00" W	23.41'	L71	WEST	135.32'	L125	EAST	69.95'
L19	S 45°00'00" W	19.84'	L72	S 69°15'00" W	12.86'	L126	N 89°42'14" W	15.00'
L20	WEST	365.92'	L73	S 58°00'00" W	19.15'	L127	N 00°10'12" E	24.25'
L21	N 45°00'00" W	16.29'	L74	S 35°30'00" W	56.92'	L128	S 00°10'12" W	24.25'
L22	S 45°00'00" W	23.41'	L75	S 58°00'00" W	175.80'	L129	N 77°00'00" W	21.47'
L23	N 45°00'00" W	15.00'	L76	N 32°00'00" W	28.01'	L130	S 13°00'00" W	22.89'
L24	N 45°00'00" E	23.41'	L77	N 77°00'00" W	29.32'	L131	S 32°00'00" E	306.92'
L25	N 45°00'00" W	6.83'	L78	S 13°00'00" W	15.00'	L132	EAST	161.56'
L26	N 32°00'00" W	251.64'	L79	S 77°00'00" E	23.11'	L133	EAST	20.00'
L27	S 58°00'00" W	81.54'	L80	S 32°00'00" E	21.80'	L134	N 67°30'00" E	46.76'
L28	N 77°00'00" W	96.43'	L81	S 58°00'00" W	103.54'	L135	EAST	394.43'
L29	N 32°00'00" W	32.35'	L82	N 32°00'00" W	163.50'	L136	NORTH	5.00'
L30	S 32°00'00" E	41.41'	L83	S 32°00'00" E	171.44'	L137	SOUTH	20.00'
L31	S 77°00'00" E	59.09'	L84	N 58°00'00" E	297.33'	L138	WEST	20.00'
L32	N 13°00'00" E	9.18'	L85	N 35°30'00" E	56.92'	L139	NORTH	5.00'
L33	S 77°00'00" E	15.00'	L86	S 77°00'00" E	14.69'	L140	WEST	392.44'
L34	S 13°00'00" W	9.18'	L87	N 69°15'00" E	6.37'	L141	S 67°30'00" W	46.76'
L35	S 77°00'00" E	9.91'	L88	SOUTH	2.42'	L142	WEST	169.09'
L36	N 58°00'00" E	285.15'	L89	S 45°00'00" E	26.62'	L143	N 32°00'00" W	316.61'
L37	N 67°30'00" E	157.35'	L90	N 45°00'00" E	15.00'	L144	N 13°00'00" E	27.09'
L38	NORTH	18.65'	L91	N 45°00'00" W	19.41'	L145	S 77°00'00" E	110.00'
L39	N 45°00'00" W	21.94'	L92	S 45°00'00" W	16.21'			
L40	N 45°00'00" E	15.00'	L93	WEST	7.55'			
L41	S 45°00'00" E	28.06'	L94	NORTH	14.40'			
L42	SOUTH	24.48'	L95	WEST	15.00'			
L43	EAST	217.86'	L96	SOUTH	14.40'			
L44	SOUTH	88.50'	L97	WEST	242.91'			
L45	EAST	268.86'	L98	NORTH	14.40'			
L46	NORTH	12.40'	L99	WEST	15.00'			
L47	EAST	15.00'	L100	SOUTH	14.40'			
L48	SOUTH	12.40'	L101	WEST	13.03'			
L49	EAST	63.09'	L102	N 45°00'00" W	30.20'			
L50	NORTH	149.67'	L103	S 32°00'00" W	120.44'			
L51	WEST	41.33'	L104	N 58°00'00" E	101.44'			
L52	N 77°00'00" W	213.63'	L105	S 32°00'00" W	15.00'			
L53	N 32°00'00" W	13.83'	L106	S 58°00'00" W	101.44'			

PRELIMINARY.
This document shall not be recorded for any purpose.

REPLAT
A RECORD PLAT OF LOT 1R, BLOCK 1
CANYON FALLS MIDDLE SCHOOL, AN
ADDITION TO THE TOWN OF FLOWER
MOUND, DENTON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED
IN VOLUME 2015, PAGE 149, OF THE
PLAT RECORDS OF DENTON COUNTY TEXAS
J. WILBURN SURVEY
ABSTRACT NO. 1461
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OWNER
ARGYLE INDEPENDENT SCHOOL DISTRICT
800 EAGLE DRIVE
ARGYLE, TEXAS 75226
(940) 464-7241

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Argyle Independent School District are the owners of a tract of land located in the J. Wilburn Survey, Abstract No. 1461, Town of Flower Mound, Denton County, Texas, according to the deed recorded in Volume 2009, Page 133621 of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEING all of Lot 1, Block 1, Canyon Falls Middle School, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat recorded in Volume 2015, Page 149 of the Plat Records of Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with capped stamped "3047" found for corner at the southeast corner of said Lot 1, Block 1;

THENCE N 89°49'48" W a distance of 1482.43' to a 1/2" iron rod found for corner;

THENCE S 00°24'52" E a distance of 312.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 89°46'08" W a distance of 863.55' to a 1/2" iron rod found for corner in the east Right Of Way line of Denton Creek Boulevard, said iron rod being in a curve to the right;

THENCE along said curve to the right following the east Right Of Way line of Denton Creek Boulevard through a central angle of 14°14'46", a radius of 555.00', an arc length of 138.00', with a chord bearing of N 1°39'34" W, and a chord length of 137.64' to a 1/2" iron rod with capped stamped "3047" found for corner;

THENCE N 04°32'11" W a distance of 429.63' to a 1/2" iron rod with capped stamped "3047" found for corner at the beginning of a curve to the left;

THENCE along said curve to the left following the east Right Of Way line of Denton Creek Boulevard through a central angle of 50°21'39", a radius of 575.00', an arc length of 505.40', with a chord bearing of N 29°43'01" W, and a chord length of 489.29' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 42°44'10" W following the east Right Of Way line of Denton Creek Boulevard a distance of 38.30' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 56°07'37" W following the east Right Of Way line of Denton Creek Boulevard a distance of 62.06' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 58°38'32" W following the east Right Of Way line of Denton Creek Boulevard a distance of 49.84' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE along said curve to the right through a central angle of 90°00'01", a radius of 19.50', an arc length of 30.63', with a chord bearing of N 13°38'32" W, and a chord length of 27.58' to a 1/2" iron rod with capped stamped "3047" found for corner in the south Right Of Way line of Canyon Falls Drive;

THENCE N 31°21'29" E following the south Right Of Way line of Canyon Falls Drive a distance of 605.83' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along said curve to the right following the south Right Of Way line of Canyon Falls Drive through a central angle of 13°25'38", a radius of 289.00', an arc length of 67.73', with a chord bearing of N 38°04'18" E, and a chord length of 67.57' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along said reverse curve to the left following the south Right Of Way line of Canyon Falls Drive through a central angle of 13°23'30", a radius of 161.00', an arc length of 37.63', with a chord bearing of N 38°05'22" E, and a chord length of 37.54' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 31°23'37" E following the south Right Of Way line of Canyon Falls Drive a distance of 115.99' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 58°38'31" W following the south Right Of Way line of Canyon Falls Drive a distance of 12.37' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 31°21'29" E following the south Right Of Way line of Canyon Falls Drive a distance of 263.39' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE along said curve to the right following the south Right Of Way line of Canyon Falls Drive through a central angle of 117°50'50", a radius of 855.00', an arc length of 1758.58', with a chord bearing of S 89°43'05" E, and a chord length of 1464.58' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 30°47'39" E following the south Right Of Way line of Canyon Falls Drive a distance of 526.97' to a 1/2" iron rod with capped stamped "3047" found for corner at the beginning of a curve to the left;

THENCE along said curve to the left following the south Right Of Way line of Canyon Falls Drive through a central angle of 35°04'25", a radius of 645.00', an arc length of 394.84', with a chord bearing of S 48°19'52" E, and a chord length of 388.70' to a 1/2" iron rod found for corner;

THENCE S 65°52'06" E following the south Right Of Way line of Canyon Falls Drive a distance of 167.01' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 59°01'32" E following the south Right Of Way line of Canyon Falls Drive a distance of 100.72' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE S 65°52'06" E following the south Right Of Way line of Canyon Falls Drive a distance of 109.63' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE along said curve to the right through a central angle of 89°59'54", a radius of 19.50', an arc length of 30.63', with a chord bearing of S 20°52'09" E, and a chord length of 27.58' to a 1/2" iron rod found for corner in the northwest Right Of Way line of Stonecrest Road;

THENCE S 24°07'55" W following the northwest Right Of Way line of Stonecrest Road a distance of 140.41' to a 1/2" iron rod with capped stamped "3047" found for corner at the beginning of a curve to the left;

THENCE along said curve to the left following the northwest Right Of Way line of Stonecrest Road through a central angle of 22°59'14", a radius of 790.00', an arc length of 316.95', with a chord bearing of S 12°38'17" W, and a chord length of 314.83' to a 1/2" iron rod with capped stamped "3047" found for corner;

THENCE S 01°08'41" W following the northwest Right Of Way line of Stonecrest Road a distance of 153.54' to a 1/2" iron rod with capped stamped "3047" found for corner at the beginning of a curve to the right;

THENCE along said curve to the right following the northwest Right Of Way line of Stonecrest Road through a central angle of 16°04'32", a radius of 815.00', an arc length of 228.67', with a chord bearing of S 09°10'57" W, and a chord length of 227.92' to the POINT OF BEGINNING, and containing 4,661,563 Square Feet or 107.015 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, We, Argyle Independent School District acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **AMENDED PLAT OF CANYON FALLS MIDDLE SCHOOL, LOT 1R, BLOCK 1**, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS OUR HAND this the ____ Day of _____ 2019.

Telena Wright, Superintendent
Argyle Independent School District

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the

_____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires:

KNOW ALL MEN BY THESE PRESENTS:

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

PRELIMINARY
This document shall not be
recorded for any purpose

DAVID J. SURDUKAN Date
R.P.L.S. NO. 4613

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

PERFECTO SOLIS, CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE _____, 2019

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY DATE _____ 2019
TOWN OF FLOWER MOUND

LEXIN MURPHY, DIRECTOR OF PLANNING
SERVICES TOWN OF FLOWER MOUND

BASIS OF BEARINGS:

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, Nad83, North Central Zone, Nad 83 (CORS96) Epoch 2002.0, Vertical position are referenced to NAVD88 using GED0003.

NOTES:

The purpose of the Amended plat is to change/add water line easements and add 2 right turn lanes.

FLOOD NOTE:

This property falls in Zone X according to the Flood Insurance Rate Map, Panel No. 48121C0505G, with an Effective Date of April 18, 2011 as published by the Federal Emergency Management Agency.

TOWN OF FLOWER MOUND MONUMENTS

The Town of Flower Mound Monuments No. 61 and 62 were located and reference on this plat. The published coordinates were incorrect. The correct coordinates are listed below:

Monument No. 61

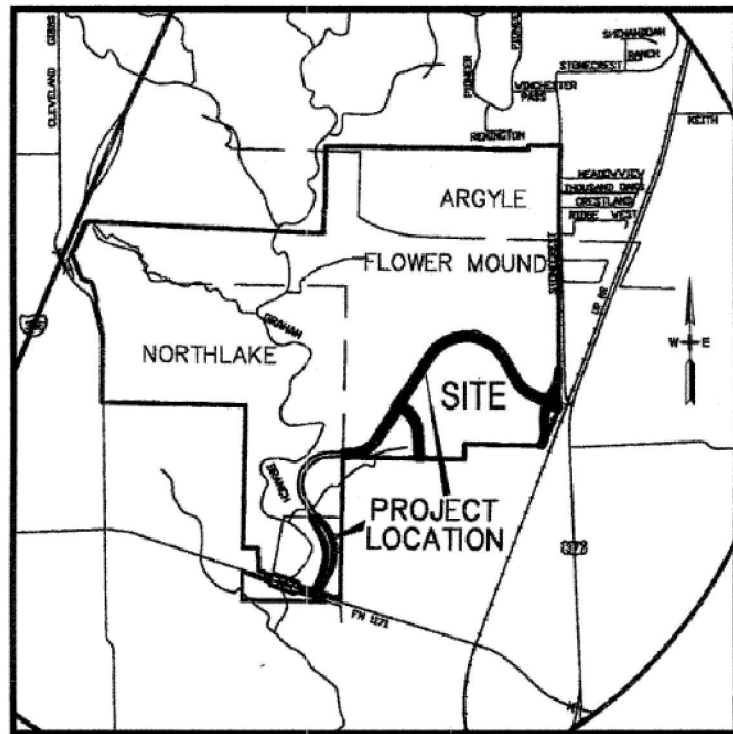
PUBLISHED
N:7076513.44
E:2365987.77
Z:654.13

MEASURED
N:70765384.33
E:2365610.36
Z:653.64

Monument No. 62

PUBLISHED
N:70765362.70
E:23652979.04
Z:652.01

MEASURED
N:70765353.64
E:2365602.08
Z:651.57



LOCATION MAP
NTS

PRELIMINARY
This document shall not be
recorded for any purpose

REPLAT
A RECORD PLAT OF LOT 1R, BLOCK 1
CANYON FALLS MIDDLE SCHOOL, AN
ADDITION TO THE TOWN OF FLOWER
MOUND, DENTON COUNTY, TEXAS,
ACCORDING TO THE PLAT RECORDED
IN VOLUME 2015, PAGE 149, OF THE
PLAT RECORDS OF DENTON COUNTY TEXAS
J. WILBURN SURVEY
ABSTRACT NO. 1461
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OWNER
ARGYLE INDEPENDENT SCHOOL DISTRICT
800 EAGLE DRIVE
ARGYLE, TEXAS 75226
(940) 464-7241

SURVEYOR
SURDUKAN SURVEYING, INC.
P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
FIRM NO. 10069500

SHEET 3 OF 3



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: July 22, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP19-0004 – Argyle ISD High School, Phase 2) to develop a secondary school, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and 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 exception requests to the Town's regulations regarding compatibility buffer and maximum building height, which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Record Plat (RP19-0006), 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 for the expansion and transformation of an existing Argyle Independent School District (AISD) middle school into a high school. The property is zoned Planned Development District-98 (PD-98) with Single Family District-10 (SF-10) uses and the net site acreage is 106.92 acres. On March 23, 2015, the Planning and Zoning Commission approved a 154,535 square-foot middle school facility for AISD consisting of 37 class rooms, assembly area with 500 seats and 224 parking spaces to accommodate approximately 1,000 students. As a part of the site plan expansion, the applicant is requesting certain exceptions:

A. Exception to Section 82-302 Compatibility Buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or property designated for residential use on the comprehensive master plan.

For schools, the landscape setback shall consist of a minimum 25-foot landscape buffer, with native shade trees, a minimum three-inch caliper and of species included in section 94-66 of this Code, "approved tree lists", provided at a ratio of one tree per

800 square feet of buffer area. A six-foot tubular steel fence with masonry columns, spaced a minimum 40-foot on center, shall be constructed along school property lines adjacent to vacant residential property. A school constructed adjacent to an existing residential neighborhood shall comply with the requirements of subsection (1) of this section, requiring the construction of a brick wall or masonry wall with stucco or mortar wash finish.

The proposed development shares approximately 2,346 linear feet of southern property boundary with vacant property zoned Interim Holding (IH), which allows the property to be developed under Agricultural (residential) district regulations. The applicant is requesting a waiver to both landscaping and fencing requirements along the entire length of the southern property boundary.

B. Exception to Sec. 98-1031, Maximum Height

The school property is zoned Single Family District-10 (SF-10) and the maximum permitted height within this zoning district is 35 feet measured to highest point of the flat roof surface. The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height. Three out of the five expansion areas exceed the permitted height. Additional height above that permitted by district regulations may be granted by the Planning and Zoning Commission at the time of site plan approval.

Fine Arts building: 56'6"
Classroom wing addition: 39'11"
Gymnasium/area addition: 44'6"

This site plan request proposes to add approximately 201,967 square feet (166,967 footprint) to the existing middle school. The expansion will consist of four additions to the existing building and a new athletic fieldhouse located to the south of the main building. The square footage information for each of the building addition is listed below.

PROPOSED HIGH SCHOOL ADDITIONS	
BUILDING "A" - FINE ARTS ADDITION	
PEAK HEIGHT	56'-6"
MEAN HEIGHT	50'-0"
TOTAL SQUARE FOOTAGE	55,066 SQUARE FEET
BUILDING "B" - ADMINISTRATION ADDITION	
PEAK HEIGHT	21'-10"
MEAN HEIGHT	17'-0"
TOTAL SQUARE FOOTAGE	10,348 SQUARE FEET
BUILDING "C" - CLASSROOM WING ADDITION	
PEAK HEIGHT	39'-11"
MEAN HEIGHT	26'-11"
TOTAL SQUARE FOOTAGE (FOOTPRINT)	38,388 SQUARE FEET
TOTAL SQUARE FOOTAGE	73,388 SQUARE FEET
BUILDING "D" - GYMNASIUM/ARENA ADDITION	
PEAK HEIGHT	44'-6"
MEAN HEIGHT	40'-0"
TOTAL SQUARE FOOTAGE	30,520 SQUARE FEET
BUILDING "E" - FIELD HOUSE (SEPARATE BUILDING)	
PEAK HEIGHT	26'-11"
MEAN HEIGHT	14'-0"
TOTAL SQUARE FOOTAGE	32,645 SQUARE FEET

In addition to the building expansion, the site plan also depicts addition of eight lighted tennis courts, lighted track and field, three football/soccer practice fields and one football field, one baseball field with backstop, one softball field with backstop, and the field event area outside of the proposed track and field.

The site plan depicts multiple ingress-egress points from Denton Creek Boulevard and Canyon Falls drive. The bus lane runs between Denton Creek Boulevard and Canyon Falls Drive in an east-west direction. There are four vehicular ingress-egress points from Canyon Falls Drive. To facilitate pedestrian access, sidewalks have been shown around the entire perimeter of the site that has frontage along streets. Parking for the high school is calculated at one space per classroom and one space per three students accommodated. Parking required to serve this high school is 776 spaces and the site plan depicts 780 spaces, which is within the allowable 20 percent deviation.

PARKING CALCULATIONS - PROPOSED - PHASE 2	
PARKING REQUIRED = 1 SPACE PER CLASSROOM / INSTRUCTION AREA + 1 SPACE PER 3 STUDENTS ACCOMMODATED (HIGH SCHOOL, COLLEGE OR UNIVERSITY)	
TOTAL NUMBER OF CLASSROOMS	= 193 CLASSROOMS
TOTAL NUMBER OF STUDENTS	= 1,750 STUDENTS
TOTAL PARKING REQUIRED	776 SPACES
TOTAL PARKING PROVIDED	780 SPACES

The landscape plan depicts existing and proposed landscape buffer, streetyard buffer and parking lot trees. The proposed elevations for the building additions incorporate building materials and design that are consistent with Phase 1 building. The landscape plan and building elevations comply with applicable town standards and PD-98 standards

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

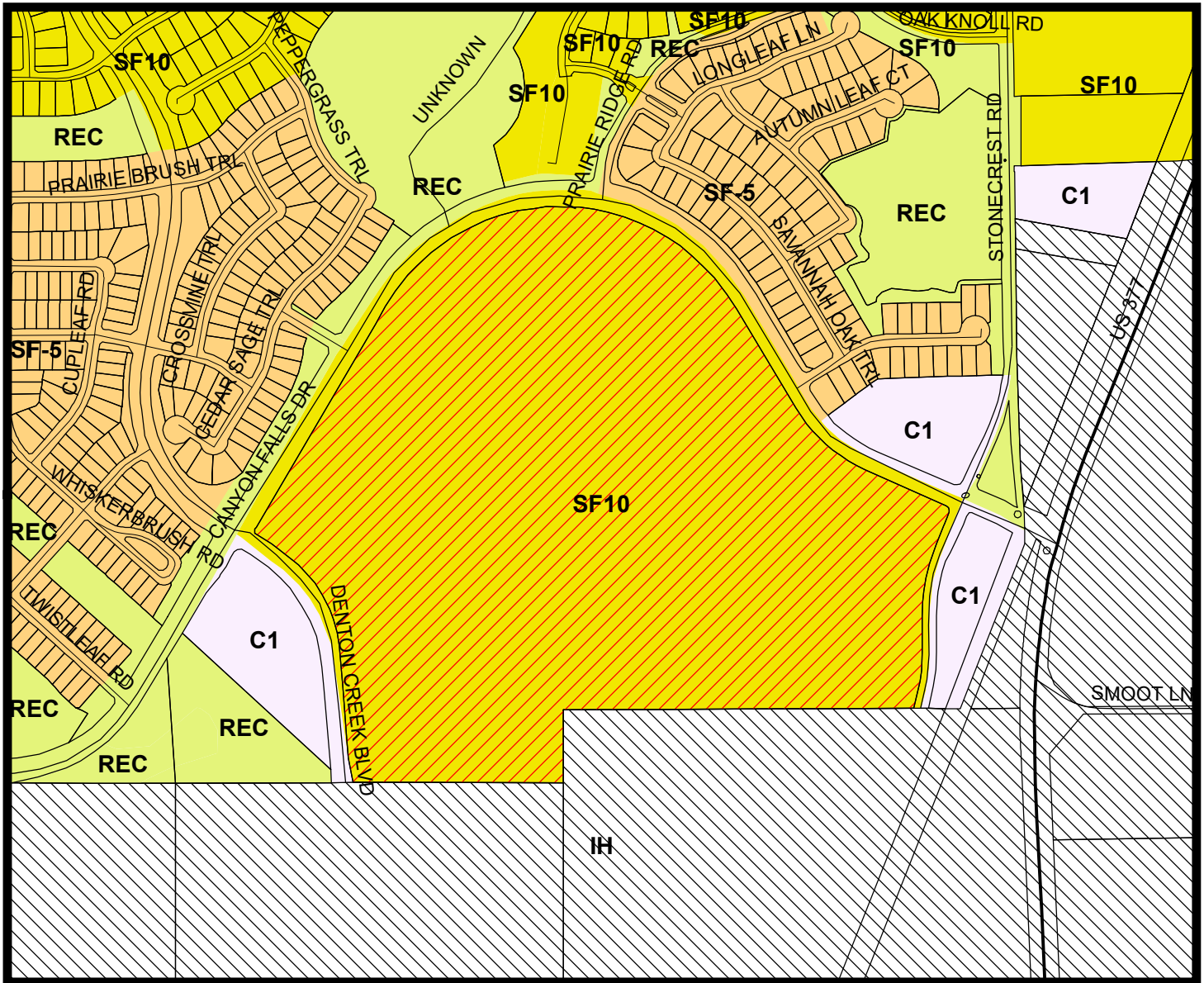
B. Application Details

1. Site Plan Package



Vicinity Map

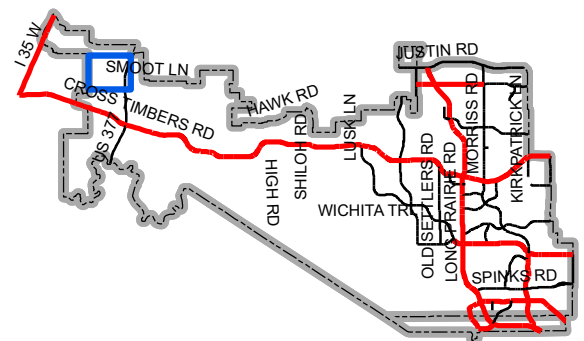
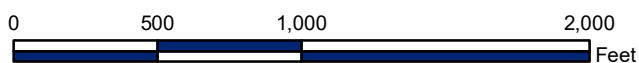
Reference Project: SP19-0004



LEGEND

- Commercial 1
- Interim Holding
- Recreation
- Single Family 5
- Single Family 10

— Subject Property



Map Location



July 3, 2019

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

Re: Amended Site Plan for Canyon Falls Middle School (Argyle High School Phase 2)
 Amended Plat for Canyon Falls Middle School (Lot 1R, Block 1)
 Argyle High School Phase 2

Dear Staff,

On behalf of our client, Argyle Independent School District, please accept this Letter of Intent as an explanation of the proposed current changes to the Canyon Falls Middle School Site Plan as of June 24th, 2019

The site plan revisions include:

- 1.) 4 separate and distinct additions to the main building adding approximately 134,322 SF of footprint to the building (169,322 total square feet).
- 2.) The construction of a new athletic Field House to the south of the main building with an approximate footprint of 32,645 SF.
- 3.) The total building footprint additional square footage proposed is 166,967 SF.
- 4.) Parking lot construction totaling an additional 556 spaces on-site to increase the total parking from 224 spaces to 780. This drastic increase in parking spaces is most notably attributed from the conversion of use of the site from a Middle School to a proposed High School.
- 5.) The construction of public sidewalks as required by the Town of Flower Mound along Denton Creek Boulevard to the west of the site, and Stonecrest Road to the east of the site.
- 6.) New student access drive to Canyon Falls Drive at the intersection of Pedernales Falls Drive.
- 7.) New Bus Loop access drive to Denton Creek Boulevard.
- 8.) 8 New lighted tennis courts.
- 9.) New lighted track and field.
- 10.) 3 New football/soccer practice fields and one football Field.
- 11.) New practice baseball field with backstop.
- 12.) New practice softball field with backstop.
- 13.) New field event areas outside of proposed track and field.

The amended plat revisions include:

- 1.) The abandonment of a portion of the 15' wide water easement which would have been located under a portion of the building addition.

- 2.) The creation of a 15' wide water line easement which will run under, a new fire lane further south of the building, which will connect back to the existing easement in three different places.
- 3.) Two new R.O.W. Dedications. One on Canyon Falls Drive for a currently proposed decel/right Turn Lane into the site, and one for a future decel/right Turn Lane into the site for a bus loop proposed from Denton Creek Blvd.
- 4.) The addition of a 15' Raw Water Line Easement along Denton Creek Blvd, located inside the existing 25' Pedestrian Easement.
- 5.) The addition of a 15' Raw Water Line Easement along Stonecrest Road, located inside the existing 25' Pedestrian Easement.

The existing gross acreage of the site is 107.015 acres, after two R.O.W. dedications for turn lanes the net site acreage is 106.922 Acres. The site is currently zoned SF-10. The existing use of the site is a middle school for Argyle ISD, and the proposed use is a High School for Argyle ISD. The existing building footprint covers 118,858 SF, and the additions proposed will cover an additional 166,967 SF for a total building coverage of 285,825 SF. The site will be solely owned and operated by Argyle ISD. This is the planned second phase of three phases. We have requested a variance to Section 82-302 of the Town Development code requiring a compatibility buffer between schools and other zonings. This request would apply to the south property line and we have written a variance request letter separately.

We would also request an exception to the maximum building height which is permitted within the SF-10 zoning district, as portions of the building(s) proposed will exceed the allowable 35'.

Please contact me with any additional questions that you have at 972-717-5151.

Sincerely,



T. John Casey, P.E., C.F.M.
Project Manager
Glenn Engineering Corporation

CC: Dr. Telena Wright, AISD
Mr. Keith Cummins, Corgan
Ms. Maria Barragan, Corgan



March 8, 2019

ATTN:

Mr. Chuck Russell
Town Planner
Town of Flower Mound
Planning Department
1001 Cross Timbers Road
Flower Mound, Texas 75028

**Re: Compatibility Buffer -Variance/Waiver
Canyon Falls Middle School Addition – Lot 1R Block 1 – Amended Plat
Argyle High School – Phase 2**

Dear Mr. Russell,

On behalf of the Argyle Independent School District, we would like to request a variance or waiver to section 82-302 This section requires that:

Sec. 82-302. - Compatibility buffer.

A landscaped buffer shall be located on the site of the nonresidential or multifamily use along all property lines adjacent to the existing or proposed residential uses, subject to the following standards:

(5) For schools, the landscape setback shall consist of a minimum 25-foot landscape buffer, with native shade trees, a minimum three-inch caliper and of species included in [section 94-66](#) of this Code, "approved tree lists", provided at a ratio of one tree per 800 square feet of buffer area. A six-foot tubular steel fence with masonry columns, spaced a minimum 40-foot on center, shall be constructed along school property lines adjacent to vacant residential property. A school constructed adjacent to an existing residential neighborhood shall comply with the requirements of subsection (1) of this section, requiring the construction of a brick wall or masonry wall with stucco or mortar wash finish.

In the case of the Canyon Falls Middle School Addition – Lot 1R Block 1 – Amended Plat, the tracts of land located directly south of the subject lot are both currently vacant, and undeveloped. The tracts in question are both owned by La Estancia Investment LP, the west tract being 54.56 Acres, recorded in Vol. 2006, Page

137045, and the east tract being 75.454 Acres, also being recorded in Vol 2006, Page 137045. It is our understanding from your zoning map that both of these tracts are currently zoned IH, Interim Holding District. In the case of Argyle ISD's lot, the southern boundary (with an interim north-south jog), is offset on the school's lot by a 50' Utility Easement which contains both a public Sanitary Sewer main and a Public Water Line.

Of most importance to note in this request is that the currently submitted plans are encompassing only phase 2 of a likely 3 phase project. Phase 1 of the project was completed, and the building occupied by Argyle ISD as a middle school for the 2016 school year. While Argyle ISD and it's consultants are planning improvements near the south property line for grading and drainage in association with the currently planned Track and Field, and Athletic Fields, no other permanent infrastructure improvements such as drives, parking, sidewalks or buildings are being proposed within 100 feet of the south property line, on the District's property. We would note that the construction of Phase 3 of the project is of course subject to the passage of future bond funding by the Argyle ISD Taxpayers.

Please see the attached site plan, with the waiver requested in bold at the bottom of the sheet, and the boundary area where the waiver is being requested highlighted.

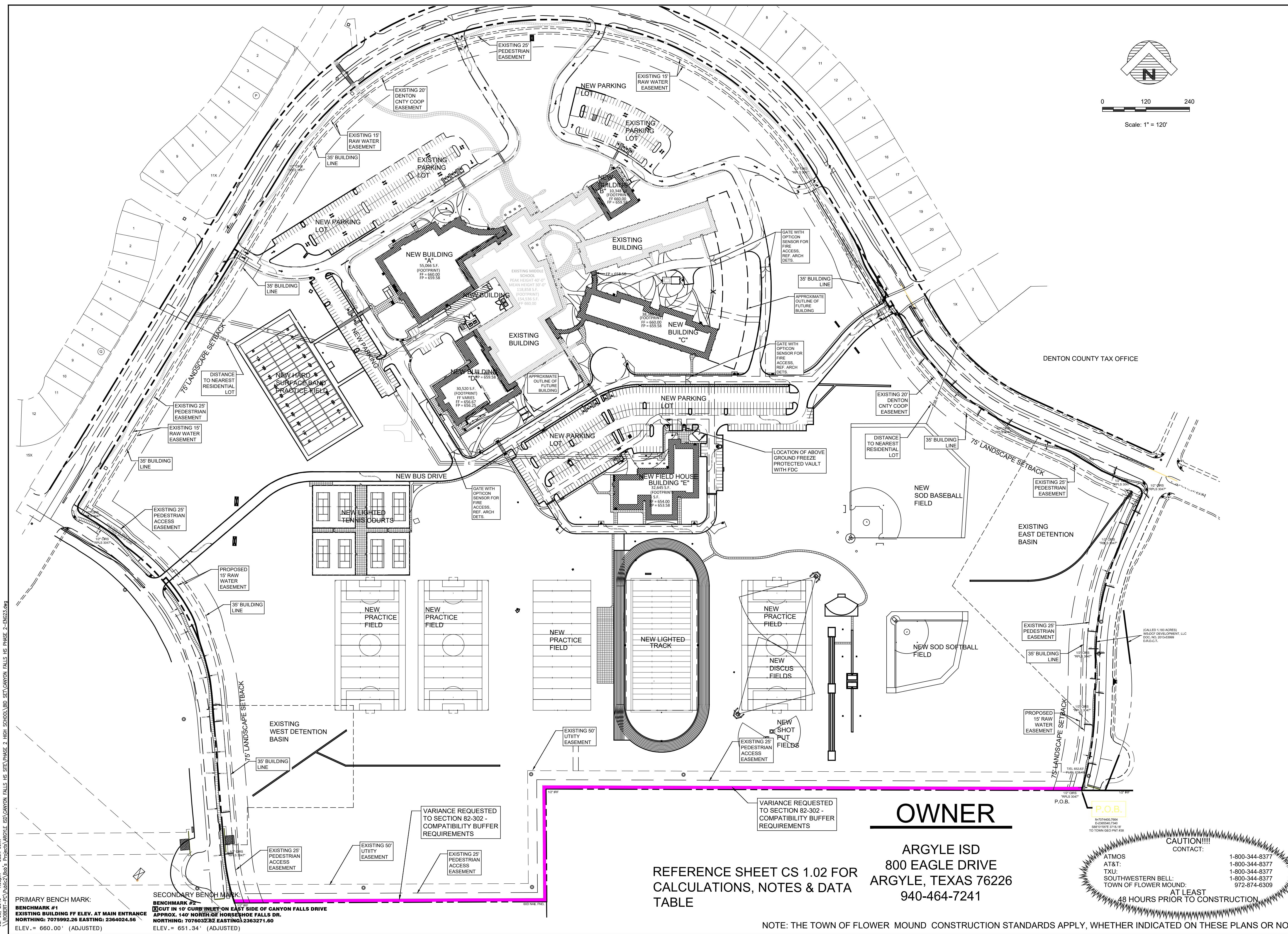
I trust you will find this information satisfactory, please do not hesitate to contact me should you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. John Casey', with a stylized, cursive script.

T. John Casey, P.E., C.F.M.
Project Manager
Glenn Engineering Corporation

CC: Dr. Telena Wright, AISD
Mr. Keith Cummins, Corgan



Jul 03, 2019 - 1:08pm User: John
\\ROBERT-PC\Public\Bos\Projects\ARGYLE ISD\CANYON FALLS HS SITE\PHASE 2 HIGH SCHOOL\BID SET\CANYON FALLS HS PHASE 2-ENG23.dwg

PRIMARY BENCH MARK:
BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV. = 660.00' (ADJUSTED)

SECONDARY BENCH MARK:
BENCHMARK #2
CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS DRIVE
APPROX. 140' NORTH OF HORSESHOE FALLS DR.
NORTHING: 7076032.82 EASTING: 2363271.60
ELEV. = 651.34' (ADJUSTED)

VARIANCE REQUESTED
TO SECTION 82-302 -
COMPATIBILITY BUFFER
REQUIREMENTS

VARIANCE REQUESTED
TO SECTION 82-302 -
COMPATIBILITY BUFFER
REQUIREMENTS

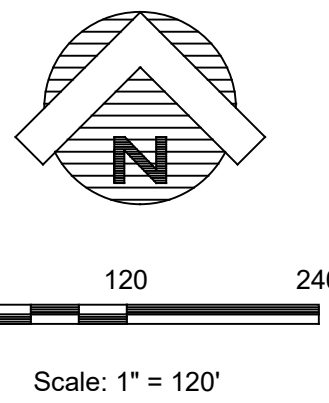
REFERENCE SHEET CS 1.02 FOR
CALCULATIONS, NOTES & DATA
TABLE

OWNER

ARGYLE ISD
800 EAGLE DRIVE
ARGYLE, TEXAS 76226
940-464-7241

CAUTION!!!!
CONTACT:
ATMOS
AT&T:
TXU:
SOUTHWESTERN BELL:
TOWN OF FLOWER MOUND:
AT LEAST
48 HOURS PRIOR TO CONSTRUCTION.

1-800-344-8377
1-800-344-8377
1-800-344-8377
1-800-344-8377
972-874-6309



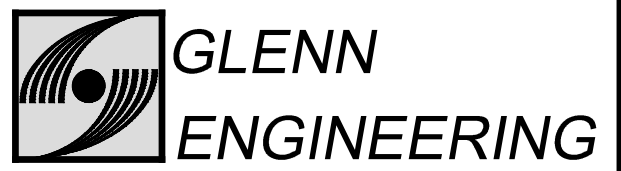
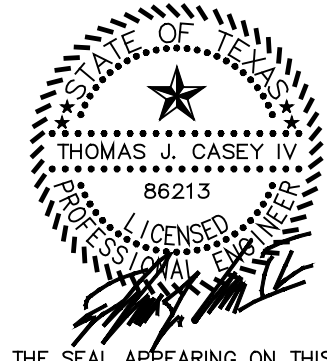
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

1	3/08/2019	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.

REVISIONS

1	4/11/2019	ADDENDUM No. 1
2	4/19/2019	TOWN REVS/ ADD. No. 2
3	5/08/2019	TOWN REVS
4	5/28/2019	GEOTECH REVS/ TOWN REVS
5	7/03/2019	ADDENDUM NO. 4/ TOWN REVS



T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

ARGYLE PHASE 2 HIGH SCHOOL

6601 CANYON FALLS DR. FLOWER MOUND, TX

OVERALL SITE PLAN

JOB 18177
DATE 3/29/2019
SHEET

CS 101

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

CURVE TABLE					
C=	R=	L=	D=	CB=	CL=
C1	R=19.50'	L=30.63'	D=90°00'42"	CB=S13°38'32"E	CL=27.58
C2	R=19.50'	L=30.63'	D=90°00'42"	CB=N20°52'06"W	CL=27.58

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.33	S42°44'10"E
L2	62.06	S56°07'37"E
L3	49.84	S58°38'32"E
L4	167.01	N65°52'06"W
L5	100.72	N59°01'32"W
L6	109.63	N65°52'06"W

SITE DATA TABLE

PHYSICAL ADDRESS: 6601 CANYON FALLS DRIVE
GROSS SITE AREA SF: 107.015 AC;
NET SITE AREA SF: (LESS 2 AREAS OF ROW DEDICATION) 106.922 AC;

ZONING: SF-10 (PD 98)
CURRENT USE: INSTITUTIONAL - MIDDLE SCHOOL
PROPOSED USE: INSTITUTIONAL - HIGH SCHOOL

LOT COVERAGE DATA

BUILDING COVERAGE [EXISTING]: 118,858 SF 2.55%
BUILDING COVERAGE [PROPOSED]: 285,533 SF 6.13%
IMPERVIOUS AREA [EXISTING]: 410,646 SF 8.80%
IMPERVIOUS AREA [PROPOSED]: 1,102,882 SF 23.68%
PERVIOUS AREA SF [EXISTING]: 4,254,630 SF 91.20%
PERVIOUS AREA SF [PROPOSED]: 3,554,659 SF 76.32%

PARKING SUMMARY

SURFACE PARKING REQUIRED ENTIRE SITE [EXISTING]: 203 SPACES
PARKING ENTIRE SITE [EXISTING]: 224 SPACES

SURFACE PARKING REQUIRED ENTIRE SITE [PROPOSED]: 776 SPACES
PARKING ENTIRE SITE [PROPOSED]: 780 SPACES

BUILDING DATA

EXISTING MIDDLE SCHOOL - 2 STORY
PEAK HEIGHT 40' - 0"
MEAN HEIGHT 30' -0"
TOTAL SQUARE FOOTAGE 154,536 SQUARE FEET

PROPOSED HIGH SCHOOL ADDITIONS

BUILDING "A" - FINE ARTS ADDITION
PEAK HEIGHT 56'-6"
MEAN HEIGHT 50'- 0"
TOTAL SQUARE FOOTAGE 55,066 SQUARE FEET

BUILDING "B" - ADMINISTRATION ADDITION
PEAK HEIGHT 21' - 10"
MEAN HEIGHT 17' - 0"
TOTAL SQUARE FOOTAGE 10,348 SQUARE FEET

BUILDING "C" - CLASSROOM WING ADDITION
PEAK HEIGHT 39'-11"
MEAN HEIGHT 26'- 11"
TOTAL SQUARE FOOTAGE (FOOTPRINT) 38,388 SQUARE FEET
TOTAL SQUARE FOOTAGE 73,388 SQUARE FEET

BUILDING "D" - GYMNASIUM/ARENA ADDITION
PEAK HEIGHT 44'-6"
MEAN HEIGHT 40'- 0"
TOTAL SQUARE FOOTAGE 30,520 SQUARE FEET

BUILDING "E" - FIELD HOUSE (SEPARATE BUILDING)
PEAK HEIGHT 26'-11"
MEAN HEIGHT 14'- 0"
TOTAL SQUARE FOOTAGE 32,645 SQUARE FEET

TOWN OF FLOWER MOUND SITE PLAN GENERAL NOTES:

1. ALL RETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT. (IF SIGNAGE IS SHOWN ON PLAN).

GENERAL NOTES

1. PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF LEWISVILLE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CON- TRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.

2. CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.

3. ALL WORK SHALL CONFORM TO THE TOWN OF FLOWER MOUND SPECIFICATIONS, STANDARDS AND DETAILS.

4. IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.

5. IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CON-UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.

6. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.

7. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF FLOWER MOUND ENGINEERING DEPARTMENT FOR REVIEW.

8. STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.

9. ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND REQUIREMENTS, TYP.

10. THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE TOWN PLANNER.

11. THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.

12. THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.

13. THE SITE SHALL CONFORM TO THE TOWN OF FLOWER MOUND STORM WATER MANAGEMENT ORDINANCE.

14. ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.

15. ALL OTHER RADII UNLESS OTHERWISE NOTED ARE 3 FOOT.

16. ANY WORK OUTSIDE OF EASEMENTS & R.O.W. REQUIRES A SEPARATE PERMIT.

17. MUST FOLLOW TOWN OF FLOWER MOUND STANDARDS, WHETHER THEY ARE INDICATED IN THESE PLANS OR NOT.



OVERALL SITE PLAN LEGEND

	= EXISTING BUILDING
	= PROPOSED BUILDING
	= EXISTING CURB
	= PROPOSED CURB
	= PROPOSED SIDEWALK PAVEMENT
	= PROPOSED FIRE DEPT. CONNECTION (FDC)
	= PROPOSED FIRE HYDRANT
	= PROPOSED FIRE LANES
	= PROPOSED DUMPSTER
	= PROPOSED TRANSFORMER



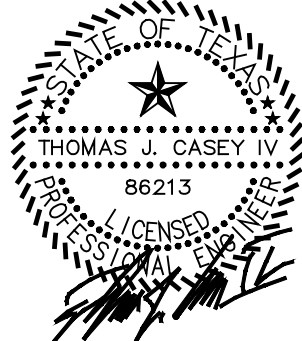
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

1	3/08/2019	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.

REVISIONS

1	4/11/2019	ADDENDUM No. 1
2	4/19/2019	TOWN REVS/ ADD. No. 2
3	5/08/2019	TOWN REVS
4	5/28/2019	GEOTECH REVS/ TOWN REVS
5	7/03/2019	ADDENDUM NO. 4/ TOWN REVS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. CASEY IV, P.E. 86213, ON JULY 3, 2019



GLENN ENGINEERING

T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

ARGYLE PHASE 2 HIGH

SCHOOL

6601 CANYON FALLS DR. FLOWER MOUND, TX

SITE PLAN -
NOTES & CALCS

JOB 18177
DATE 3/29/2019
SHEET

CS 102

PARKING CALCULATIONS - PROPOSED - PHASE 2

PARKING REQUIRED = 1 SPACE PER CLASSROOM/INSTRUCTION AREA + 1 SPACE PER 3 STUDENTS ACCOMMODATED (HIGH SCHOOL, COLLEGE OR UNIVERSITY)

TOTAL NUMBER OF CLASSROOMS = 193 CLASSROOMS
TOTAL NUMBER OF STUDENTS = 1,750 STUDENTS
TOTAL PARKING REQUIRED 776 SPACES
TOTAL PARKING PROVIDED 780 SPACES

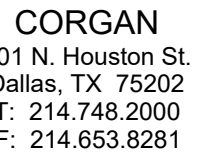
PRIMARY BENCH MARK:

BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV.= 660.00' (ADJUSTED)

SECONDARY BENCH MARK:

BENCHMARK #2
CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS DRIVE
APPROX. 140' NORTH OF HORSESHOE FALLS DR.
NORTHING: 7076032.82 EASTING: 2363271.60
ELEV.= 651.34' (ADJUSTED)

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



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
THOMAS J. CASEY IV, P.E.
86213, ON
JUNE 24, 2019



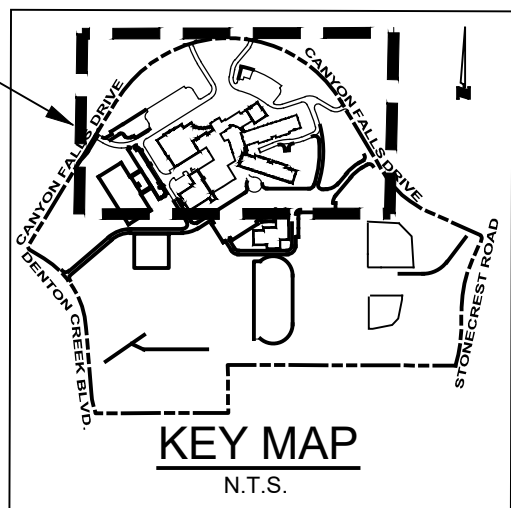
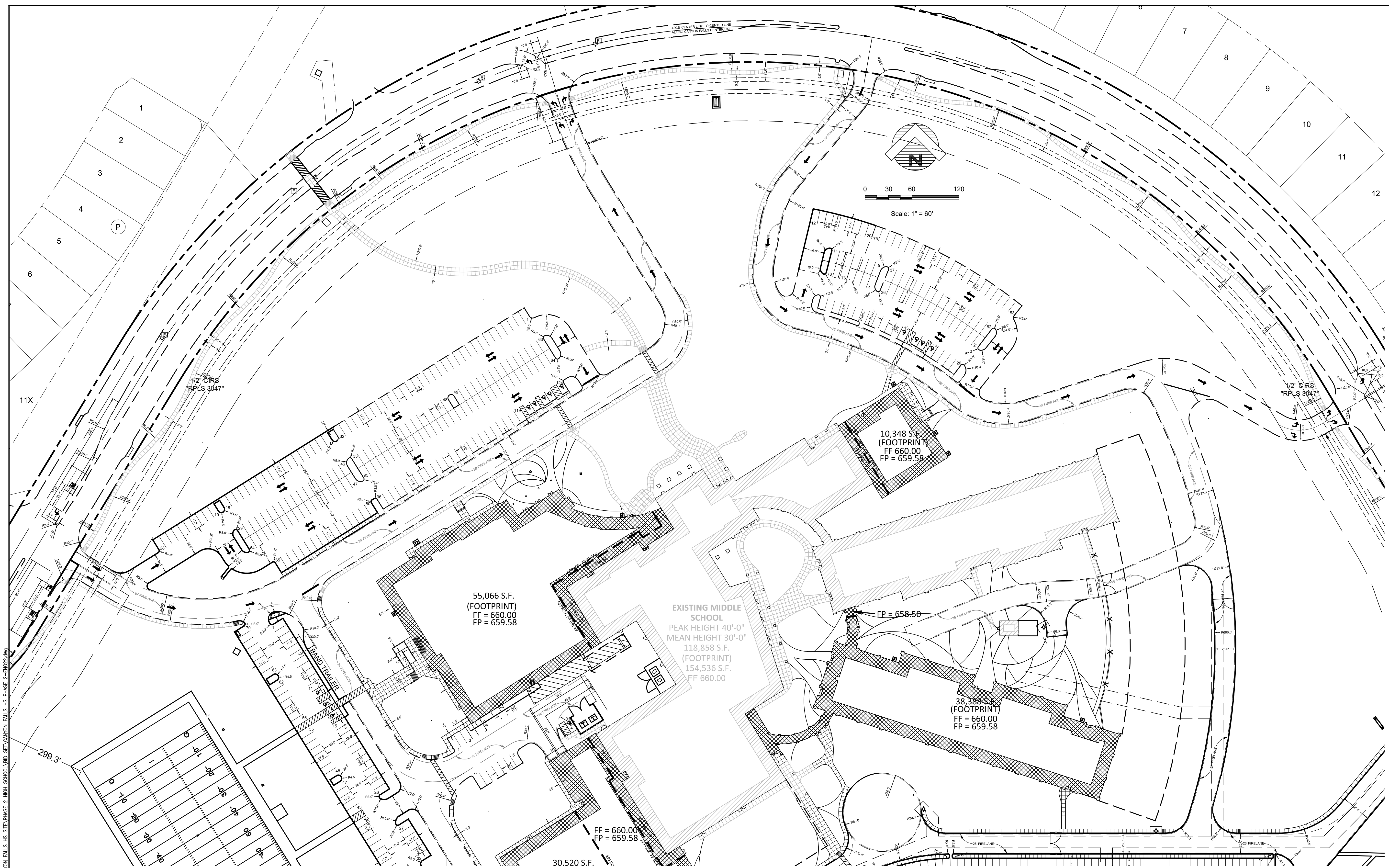
T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT - SUITE 910 IRVING, TEXAS 75062

6601 CANYON FALLS DR. FLOWER MOUND, TX

NORTH SITE PLAN

JOB 18177
DATE 3/29/2019
SHEET

CS 103



**THIS
SHEET**

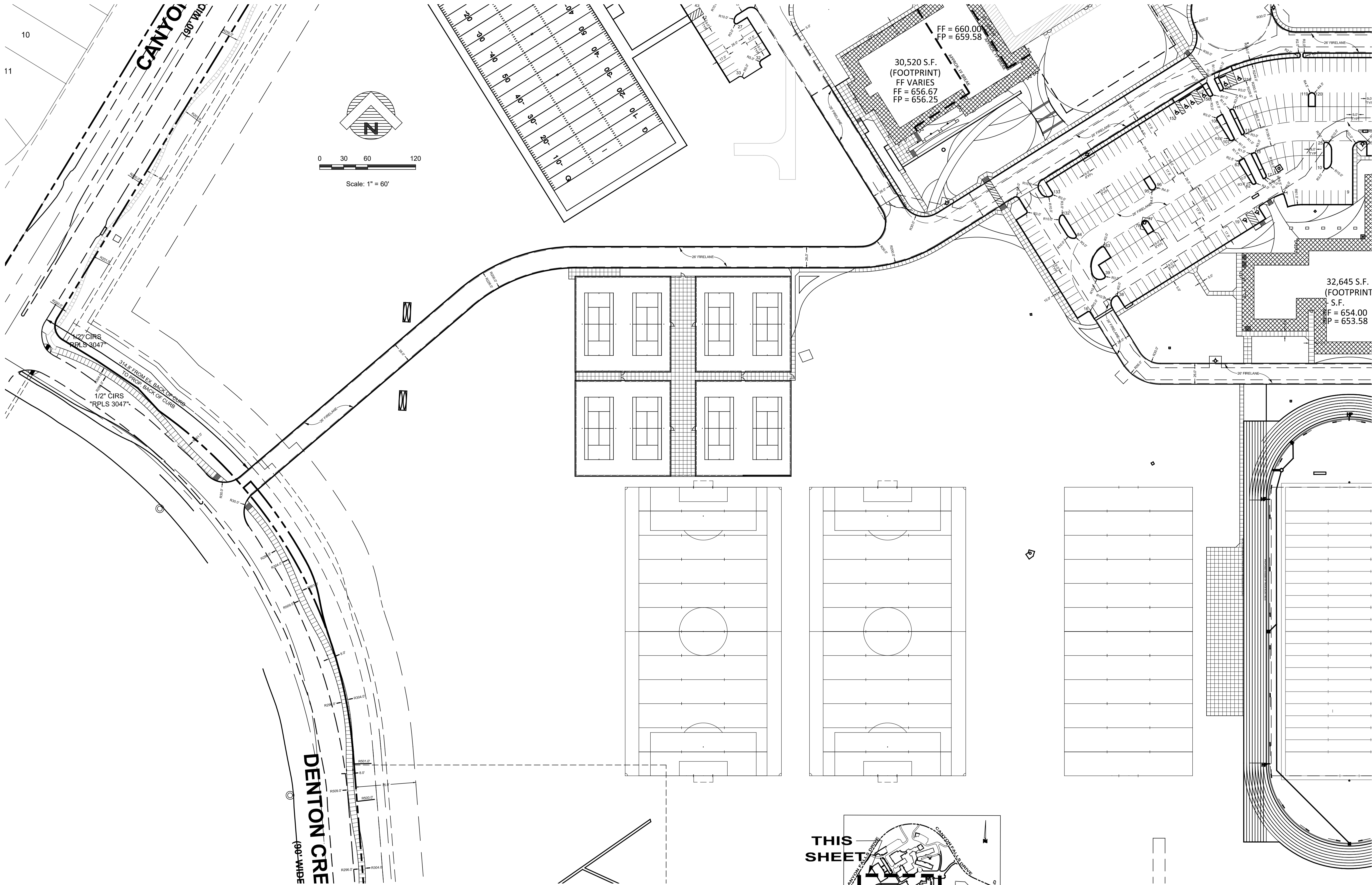
PRIMARY BENCH MARK:
BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV. = 660.00' (ADJUSTED)

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

CAUTION!!!!
CONTACT:

ATMOS	1-800-344-8377
AT&T:	1-800-344-8377
TXU:	1-800-344-8377
SOUTHWESTERN BELL:	1-800-344-8377
TOWN OF FLOWER MOUND:	972-874-6309

**AT LEAST
48 HOURS PRIOR TO CONSTRUCTION**



PRIMARY BENCH MARK:
BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV. = 660.00' (ADJUSTED)

SECONDARY BENCH MARK:
BENCHMARK #2
CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS DRIVE
APPROX. 140' NORTH OF HORSESHOE FALLS DR.
NORTHING: 7076032.82 EASTING: 2363271.60
ELEV. = 651.34' (ADJUSTED)

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



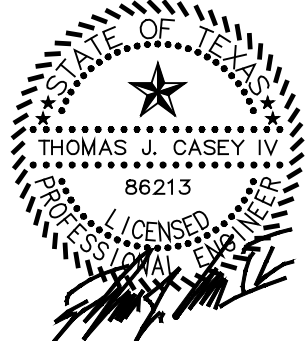
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

1	3/08/2019	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.

REVISIONS

1	4/11/2019	ADDENDUM No. 1
2	4/19/2019	ADDENDUM No. 2/ TOWN REVS
3	5/08/2019	POST BID ADD. No. 4/ TOWN REVS
4	5/28/2019	GEOTECH REVS/ TOWN REVS
5	6/24/2019	ADDENDUM 4/ TOWN REVS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. CASEY IV, P.E. 86213, ON JUNE 24, 2019



GLENN
ENGINEERING

T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT - SUITE 910 IRVING, TEXAS 75062

ARGYLE PHASE 2 HIGH SCHOOL

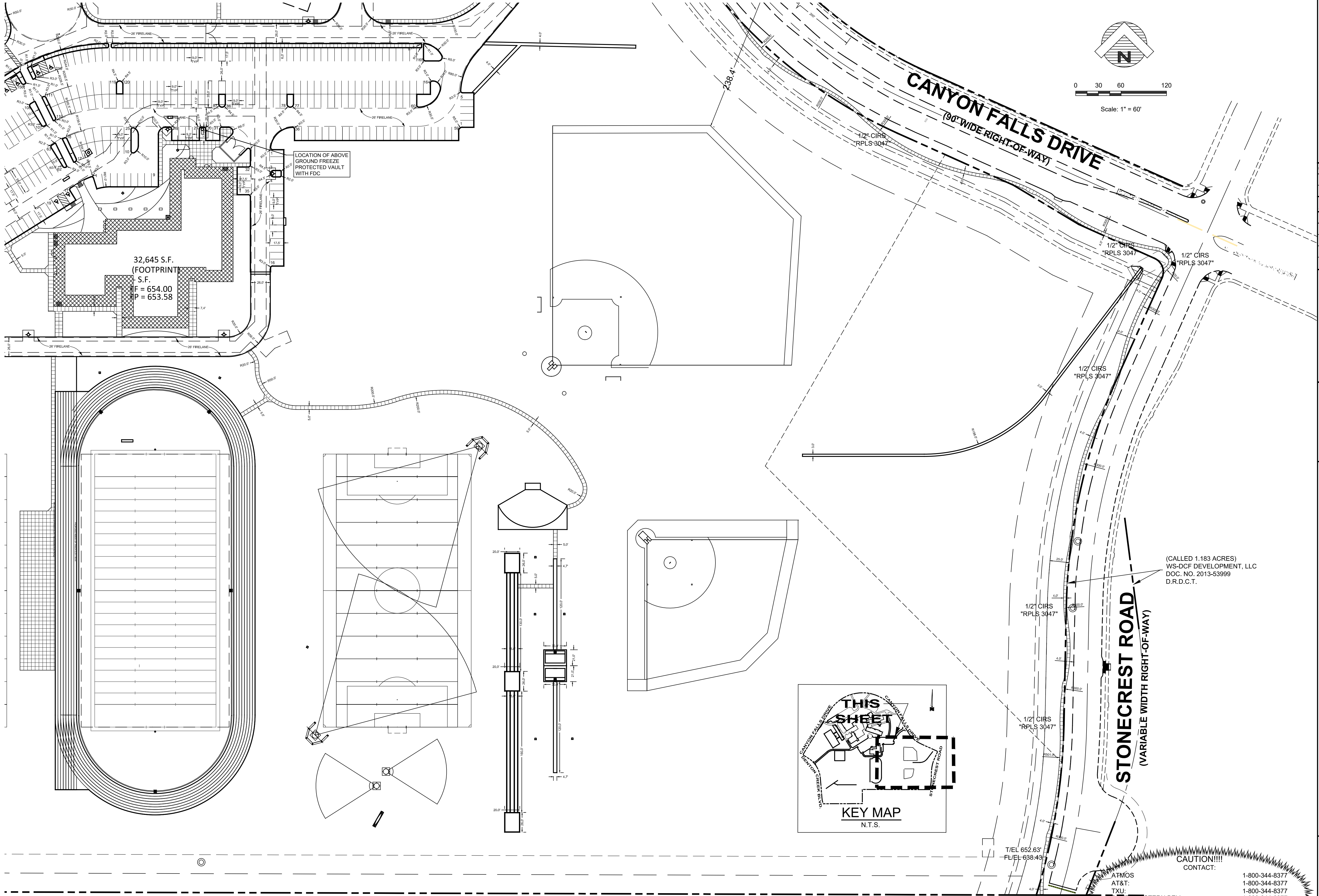
6601 CANYON FALLS DR. FLOWER MOUND, TX

SOUTHWEST SITE PLAN

JOB 18177
DATE 3/29/2019
SHEET

CS 104

CAUTION!!!!
CONTACT:
ATMOS 1-800-344-8377
AT&T: 1-800-344-8377
TXU: 1-800-344-8377
SOUTHWESTERN BELL: 1-800-344-8377
TOWN OF FLOWER MOUND: 972-874-6309
AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.



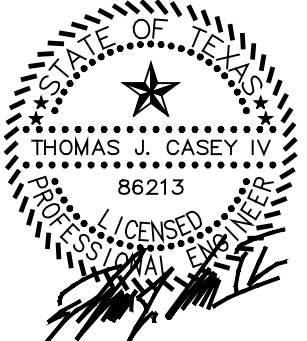
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

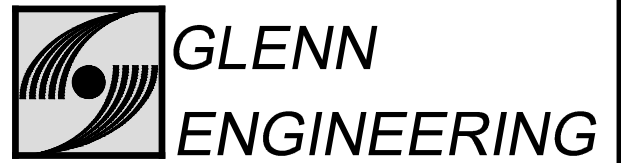
1	3/08/2019	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.

REVISIONS

1	4/11/2019	ADDENDUM No. 1
2	4/19/2019	ADDENDUM No. 2/ TOWN REVS
3	5/08/2019	POST BID ADD. No. 4/ TOWN REVS
4	5/28/2019	GEOTECH REVS/ TOWN REVS
5	6/24/2019	ADDENDUM 4/ TOWN REVS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. CASEY IV, P.E. 86213, ON JUNE 24, 2019



T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
105 DECKER COURT - SUITE 910 IRVING, TEXAS 75062

ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DR. FLOWER MOUND, TX

SOUTHEAST SITE PLAN
JOB 18177
DATE 3/29/2019
SHEET

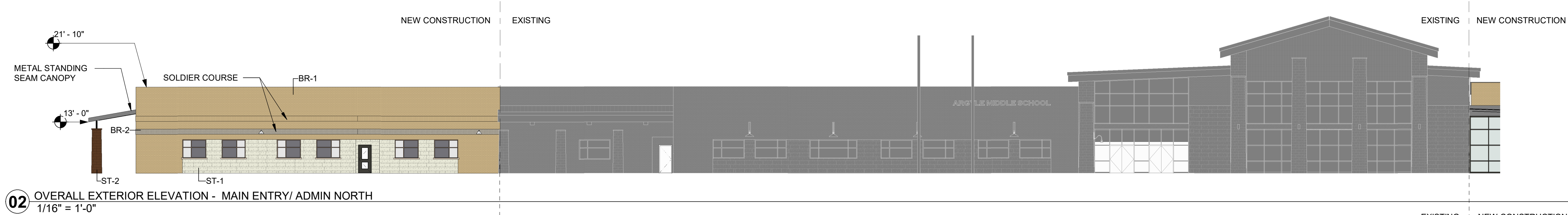
CS 105

Jun 24, 2019 - 12:49pm User: John
\\ROBERT-PC\Public\2019\2019 Argyle ISD\CANYON FALLS HS SITE\PHASE 2 HIGH SCHOOL\BID SET\CANYON FALLS HS PHASE 2-ENG22.dwg

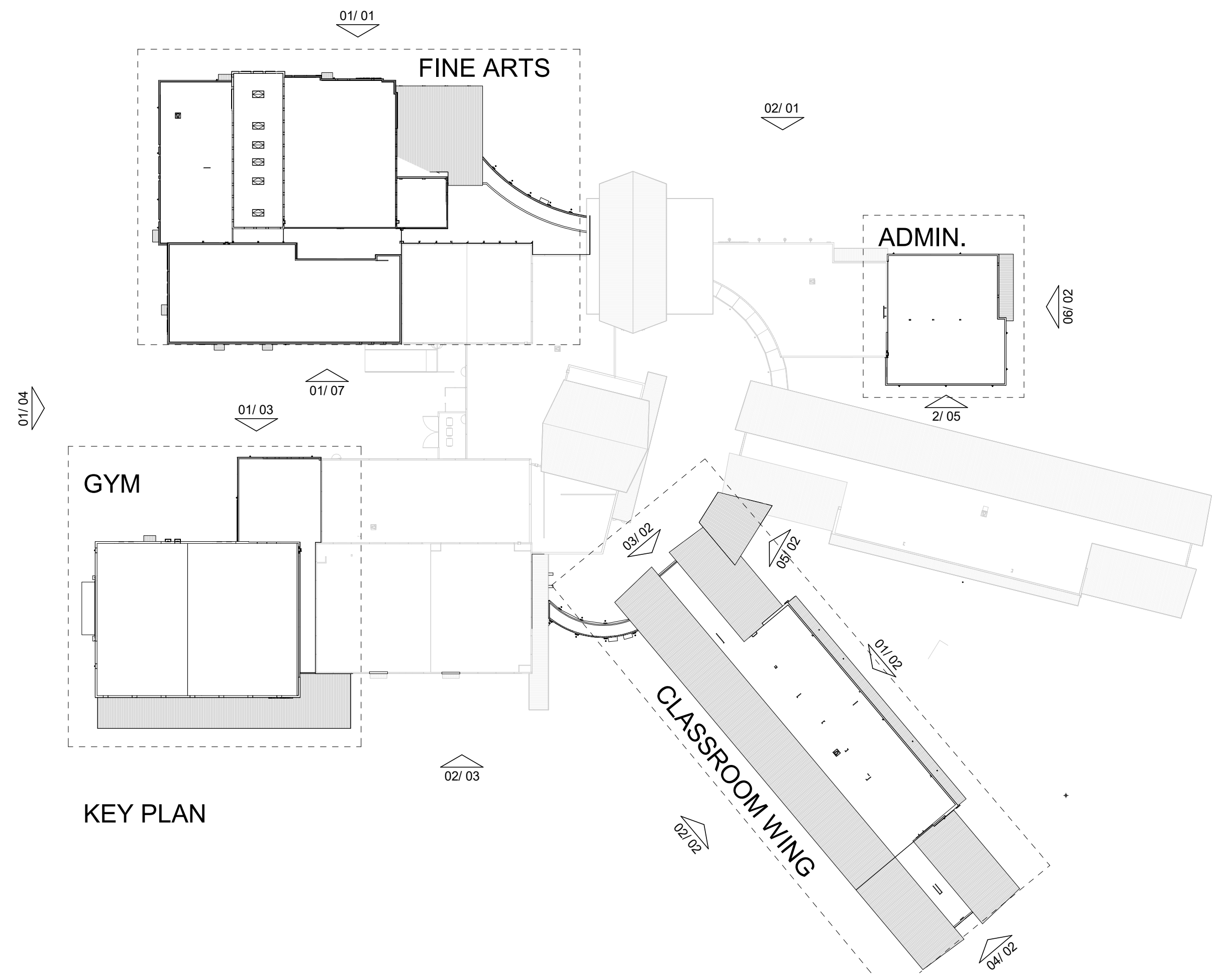
PRIMARY BENCH MARK:
BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV. = 660.00' (ADJUSTED)

SECONDARY BENCH MARK:
BENCHMARK #2
CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS DRIVE
APPROX. 140' NORTH OF HORSESHOE FALLS DR.
NORTHING: 7076032.82 EASTING: 2363271.60
ELEV. = 651.34' (ADJUSTED)

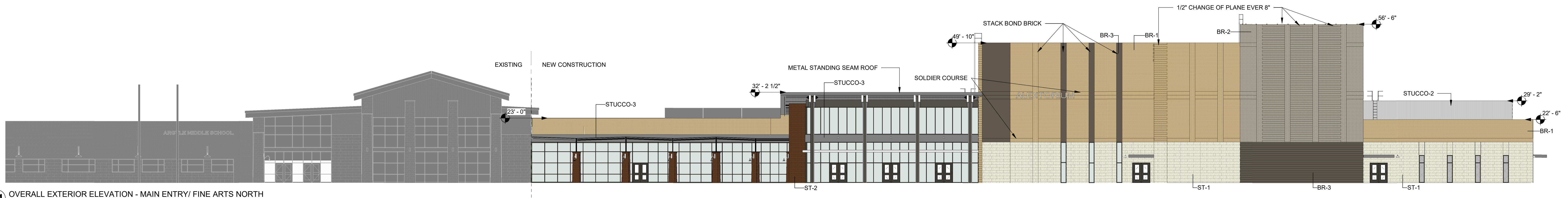
NOTE: THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



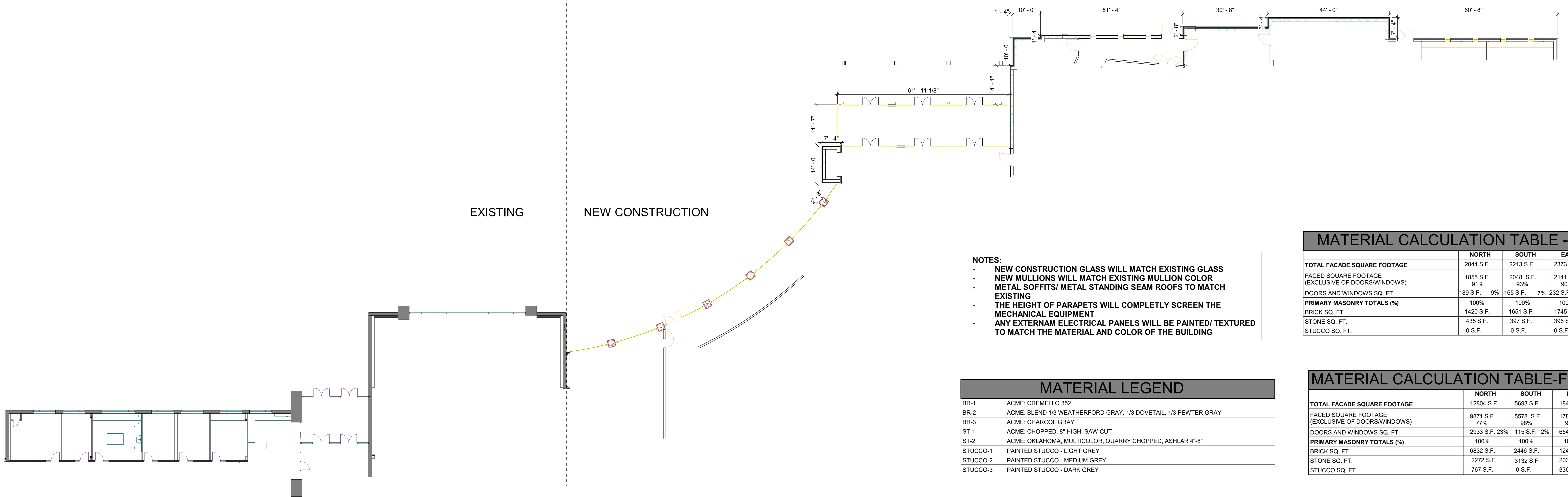
02 OVERALL EXTERIOR ELEVATION - MAIN ENTRY/ ADMIN NORTH
1/16" = 1'-0"



KEY PLAN



01 OVERALL EXTERIOR ELEVATION - MAIN ENTRY/ FINE ARTS NORTH
1/16" = 1'-0"



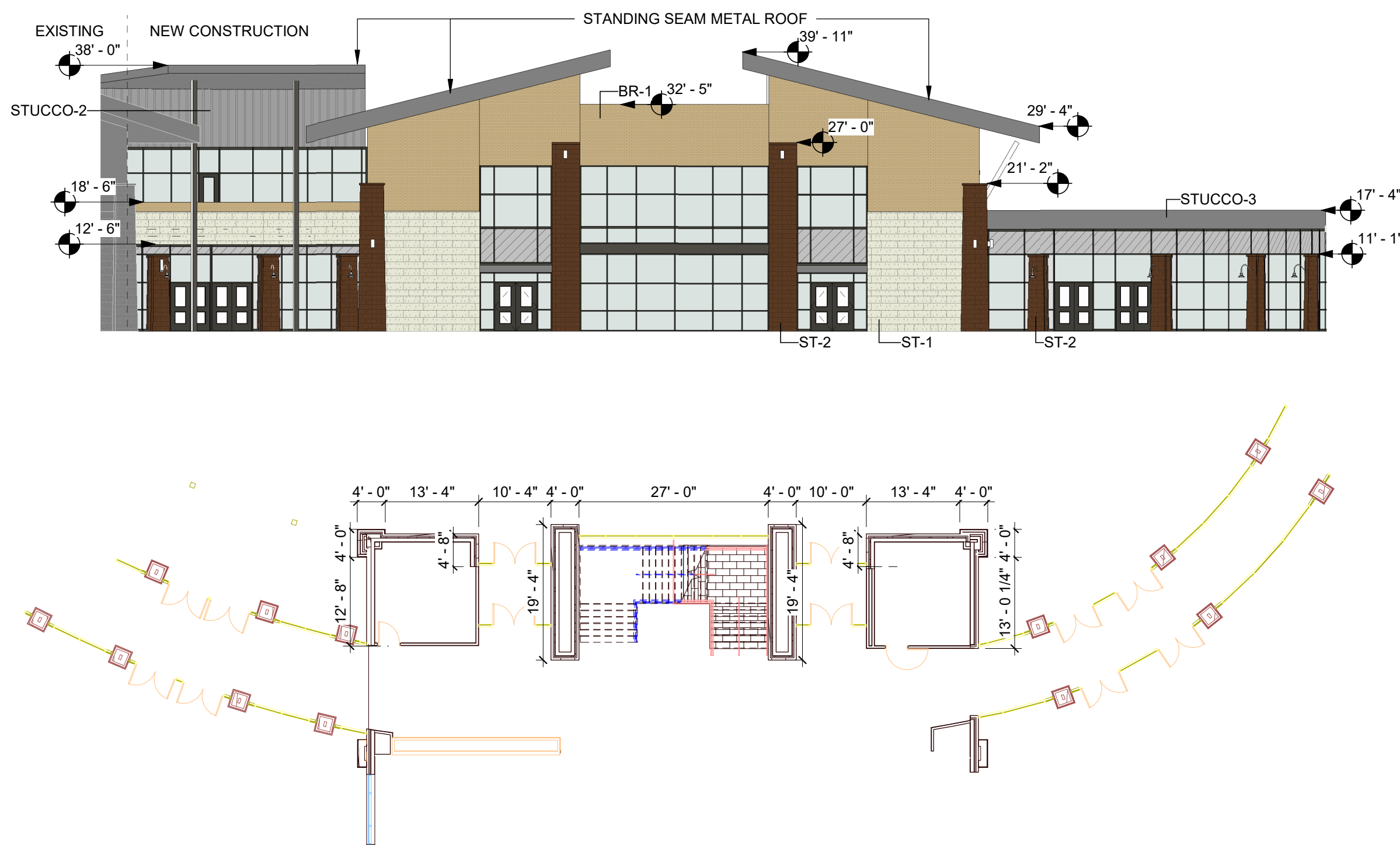
- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

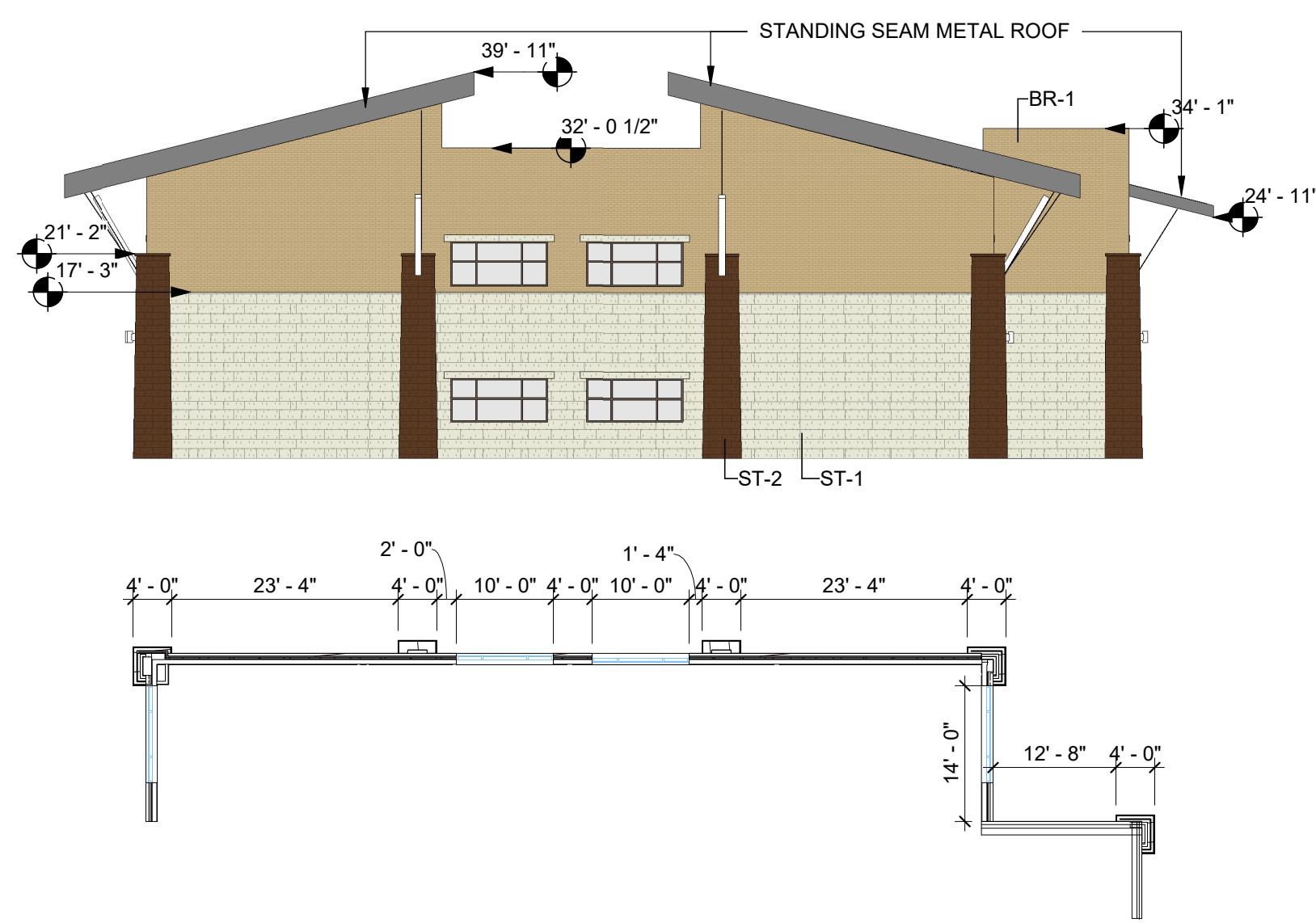
MATERIAL CALCULATION TABLE - ADMIN				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F. 91%	2048 S.F. 93%	2141 S.F. 90%	N/A
DOORS AND WINDOWS SQ. FT.	189 S.F. 9%	165 S.F. 7%	232 S.F. 10%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	1420 S.F.	1651 S.F.	1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	397 S.F.	396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A

MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	9871 S.F. 77%	5578 S.F. 98%	17840 S.F. 97%	N/A
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	6832 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A

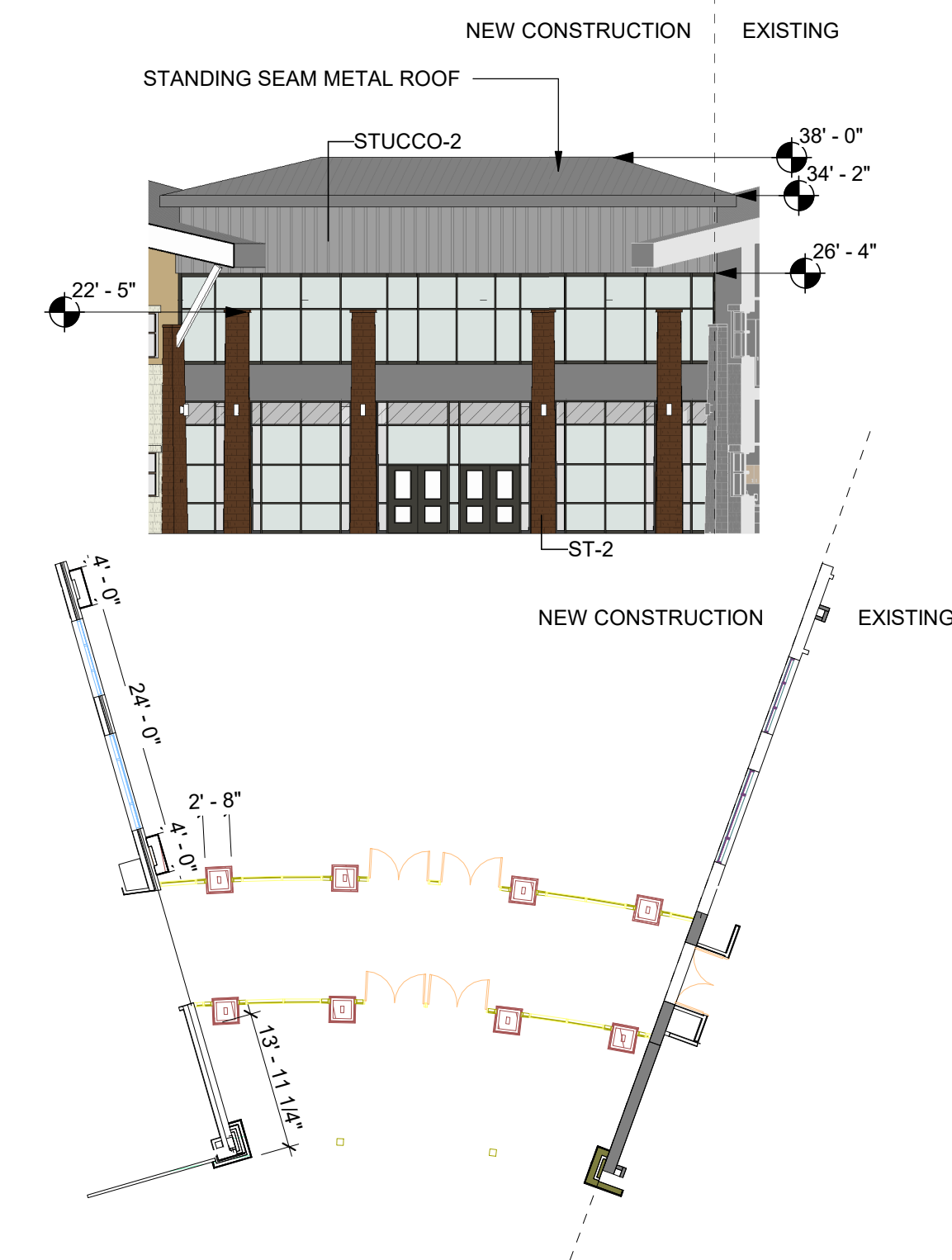




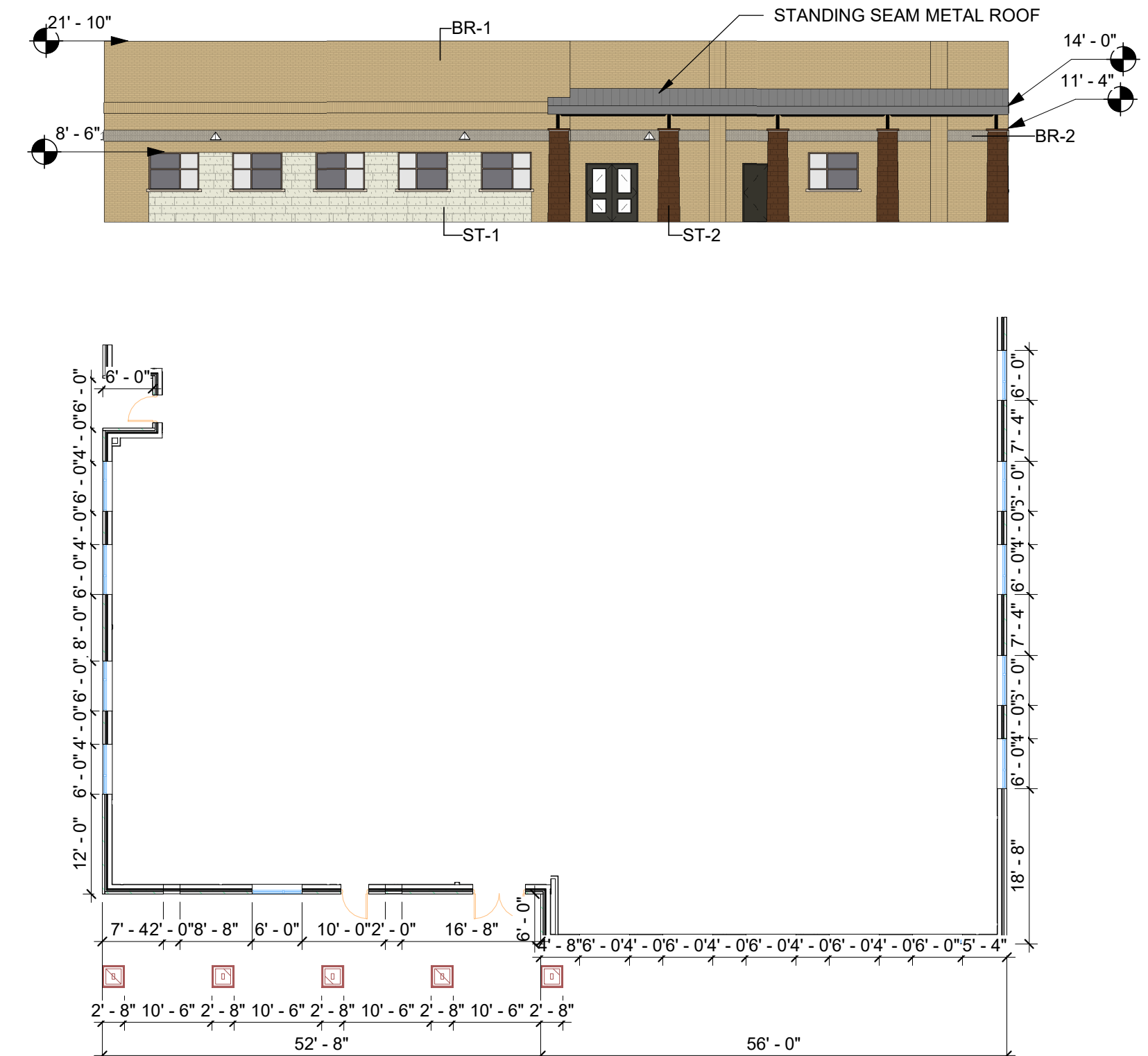
03 OVERALL EXTERIOR ELEVATION - CLASSROOM WING NORTH
1/16" = 1'-0"



04 OVERALL EXTERIOR ELEVATION - CLASSROOM WING SOUTH
1/16" = 1'-0"



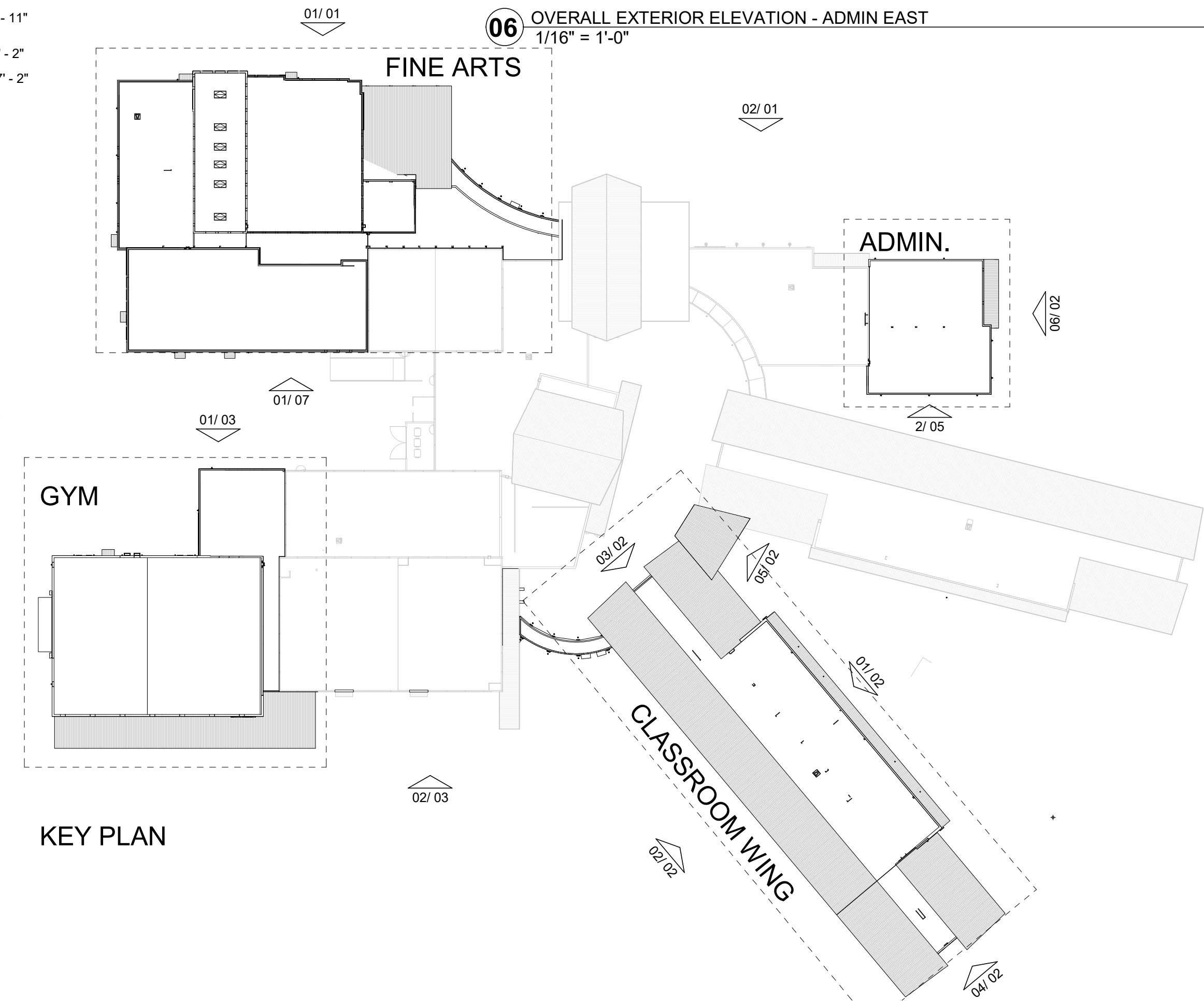
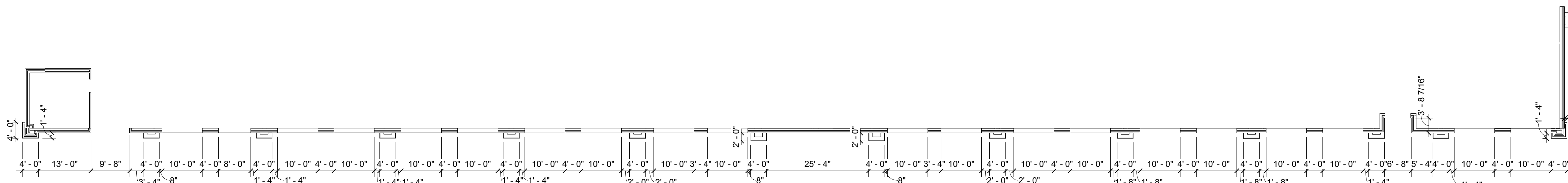
05 OVERALL EXTERIOR ELEVATION - TWO STORY CONNECTOR- SOUTH
1/16" = 1'-0"



06 OVERALL EXTERIOR ELEVATION - ADMIN EAST
1/16" = 1'-0"



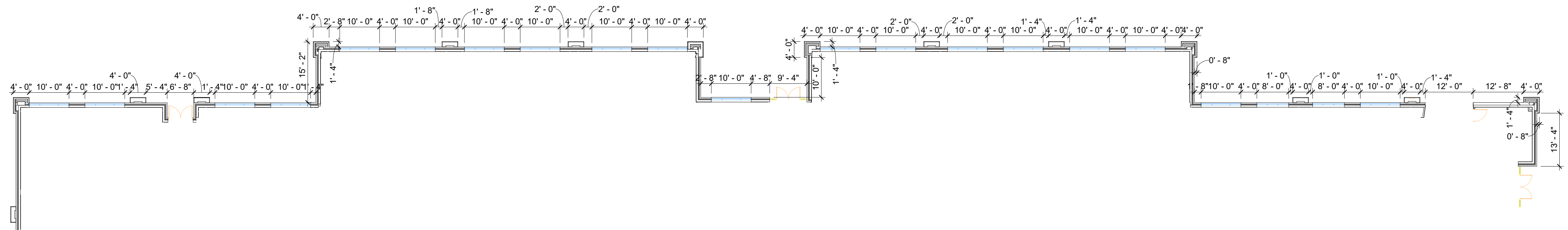
02 OVERALL EXTERIOR ELEVATION - CLASSROOM WING WEST
1/16" = 1'-0"



KEY PLAN



01 OVERALL EXTERIOR ELEVATION - CLASSROOM WING EAST
1/16" = 1'-0"



- NOTES:**
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - ADMIN

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F. 91%	2048 S.F. 93%	2141 S.F. 90%	N/A
DOORS AND WINDOWS SQ. FT.	189 S.F. 9%	165 S.F. 7%	232 S.F. 10%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	1420 S.F.	1651 S.F.	1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	397 S.F.	396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A

MATERIAL CALCULATION TABLE - CLSRM

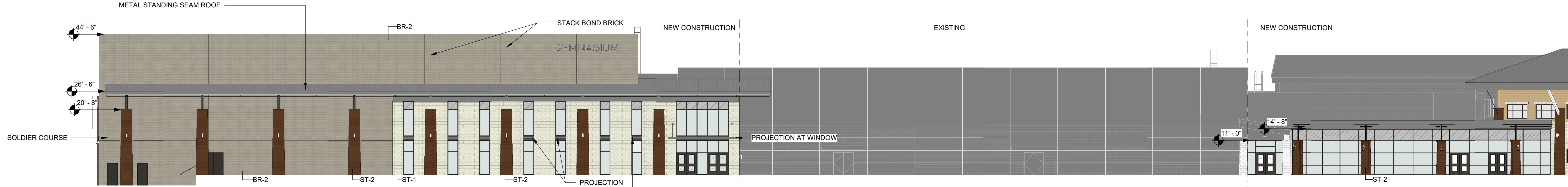
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	4844 S.F.	5032 S.F.	11590 S.F.	10345 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	2662 S.F. 55%	3805 S.F. 76%	9547 S.F. 82%	8347 S.F. 81%
DOORS AND WINDOWS SQ. FT.	2282 S.F. 47%	1227 S.F. 24%	2043 S.F. 18%	1998 S.F. 19%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	995 S.F.	1320 S.F.	4023 S.F.	2540 S.F.
STONE SQ. FT.	1230 S.F.	1970 S.F.	5524 S.F.	5807 S.F.
STUCCO SQ. FT.	337 S.F.	515 S.F.	N/A	N/A

02 - EXTERIOR ELEVATIONS

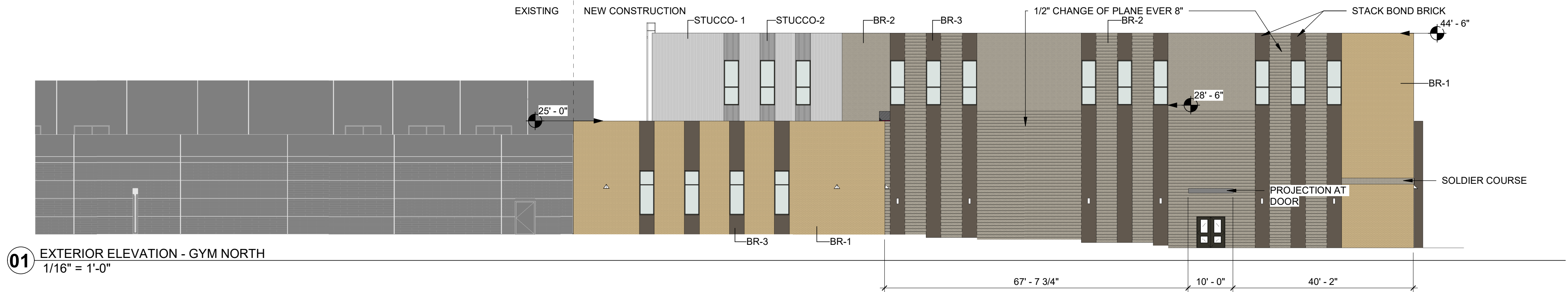
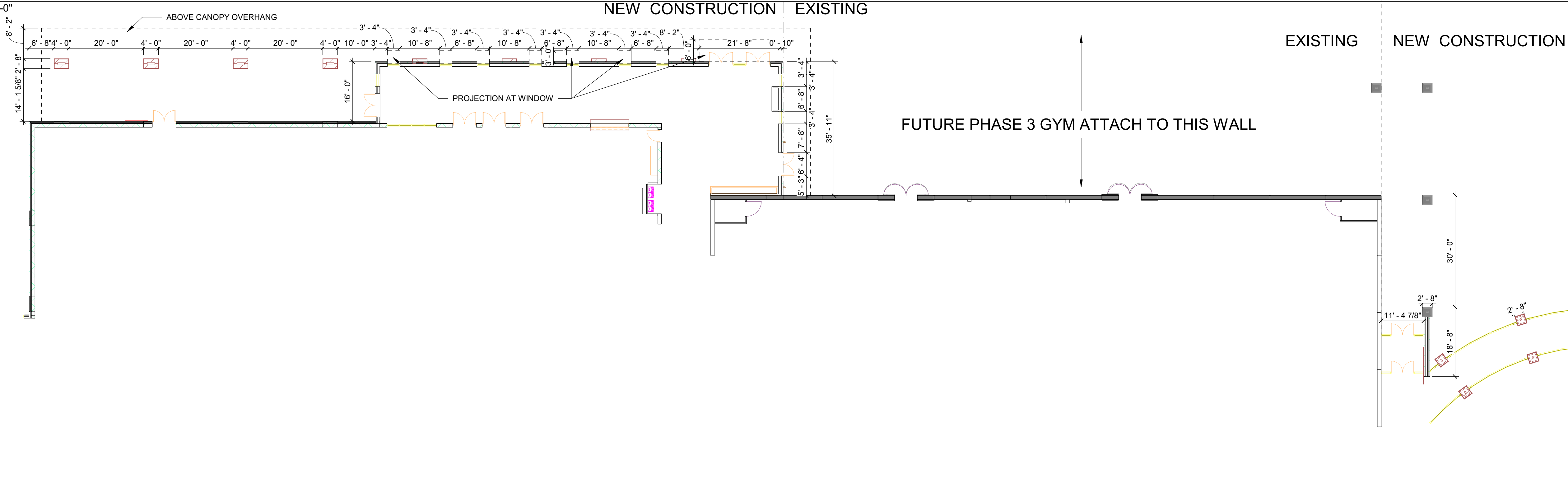
As indicated
04/02/19



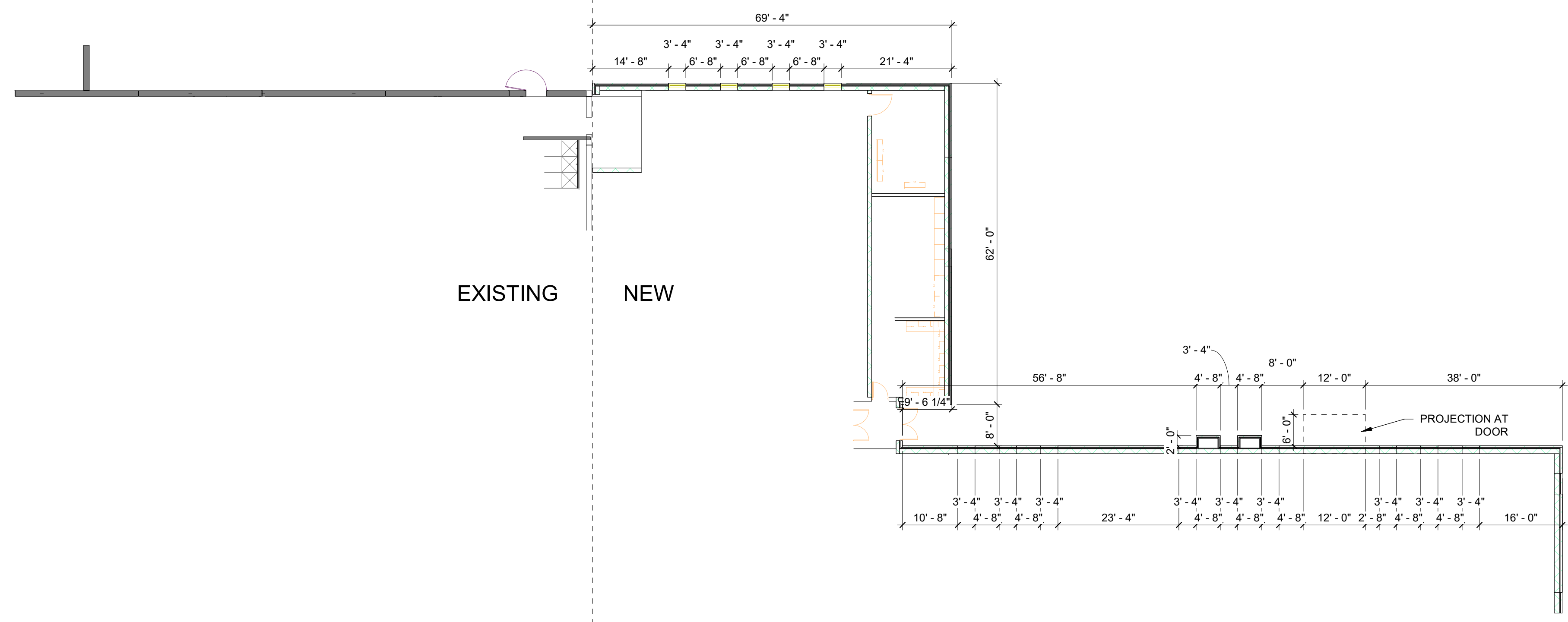
CORGAN



02 OVERALL EXTERIOR ELEVATION - GYM/SCHOOL CONNECTOR SOUTH
1/16" = 1'-0"



01 EXTERIOR ELEVATION - GYM NORTH
1/16" = 1'-0"



- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

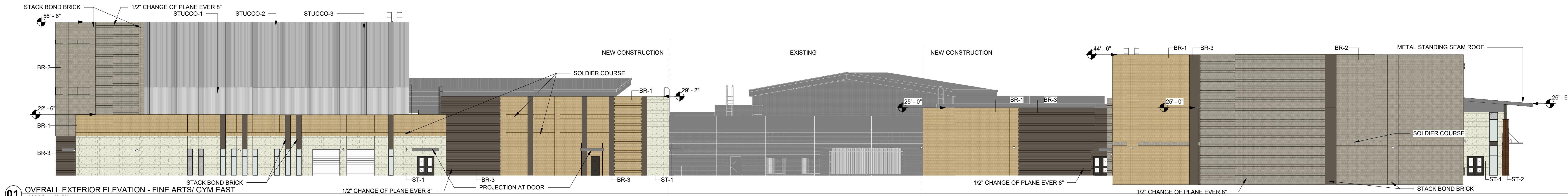
MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

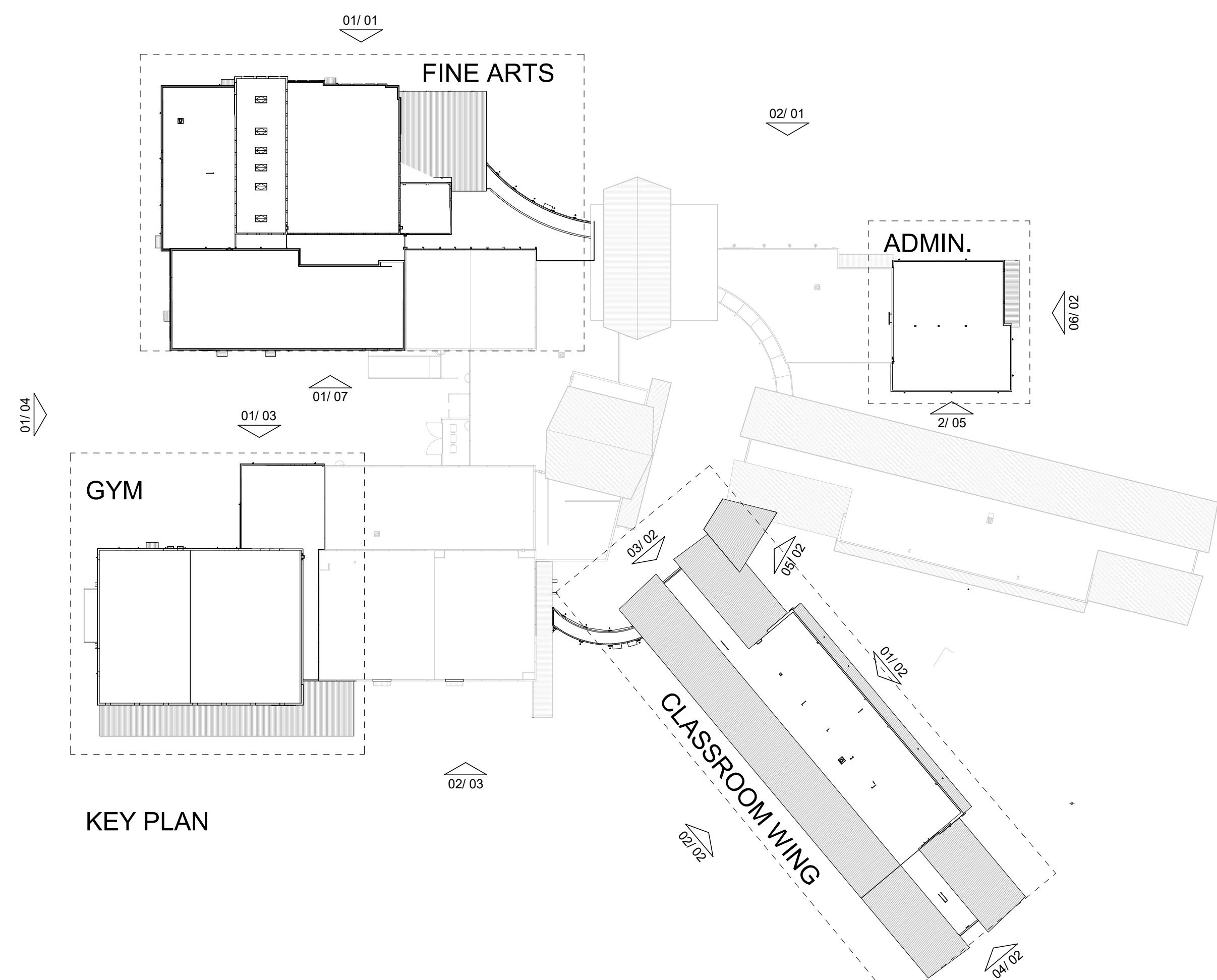
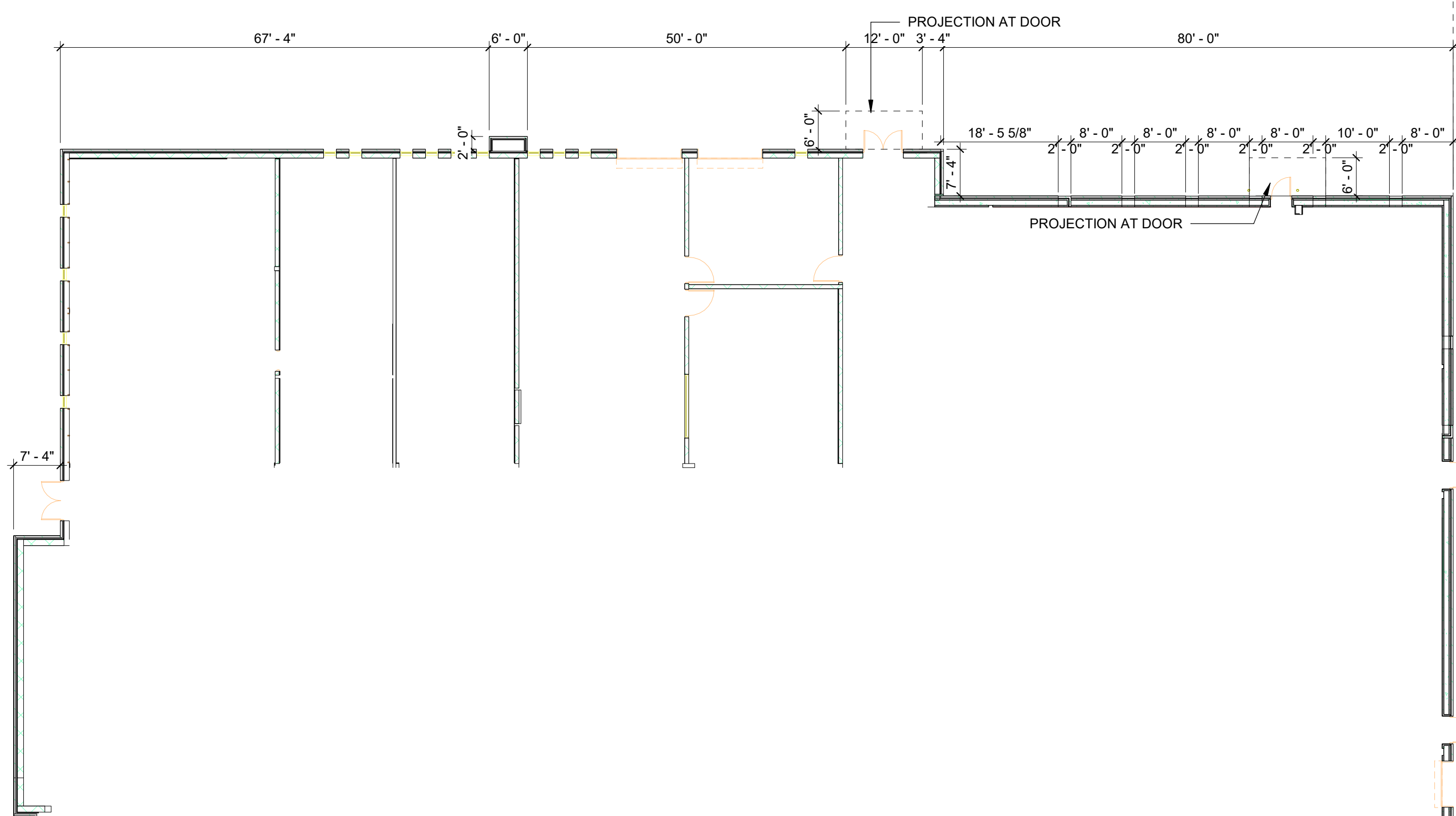
MATERIAL CALCULATION TABLE - GYM

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	8439 S.F.	9481 S.F.	8370 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	7784 S.F. 92%	7134 S.F. 75%	8188 S.F. 88%	N/A
DOORS AND WINDOWS SQ. FT.	655 S.F. 8%	2327 S.F. 25%	185 S.F. 2%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	7000 S.F.	4767 S.F.	7878 S.F.	N/A
STONE SQ. FT.	N/A	2057 S.F.	264 S.F.	N/A
STUCCO SQ. FT.	784 S.F.	310 S.F.	43 S.F.	N/A

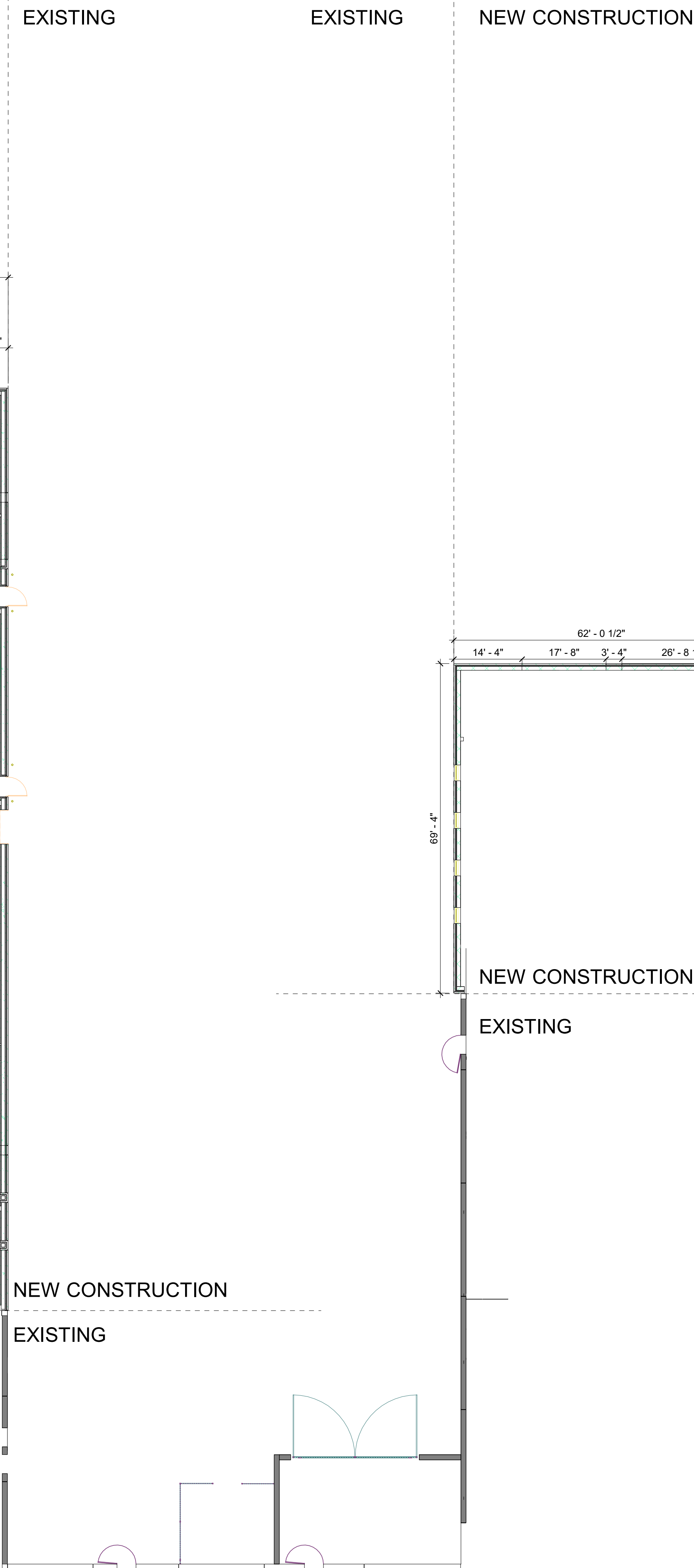




01 OVERALL E.
1/16" = 1'-0"



KEY PLAN



NEW CONSTRUCTION

EXISTING

NEW CONSTRUCTION

EXISTING

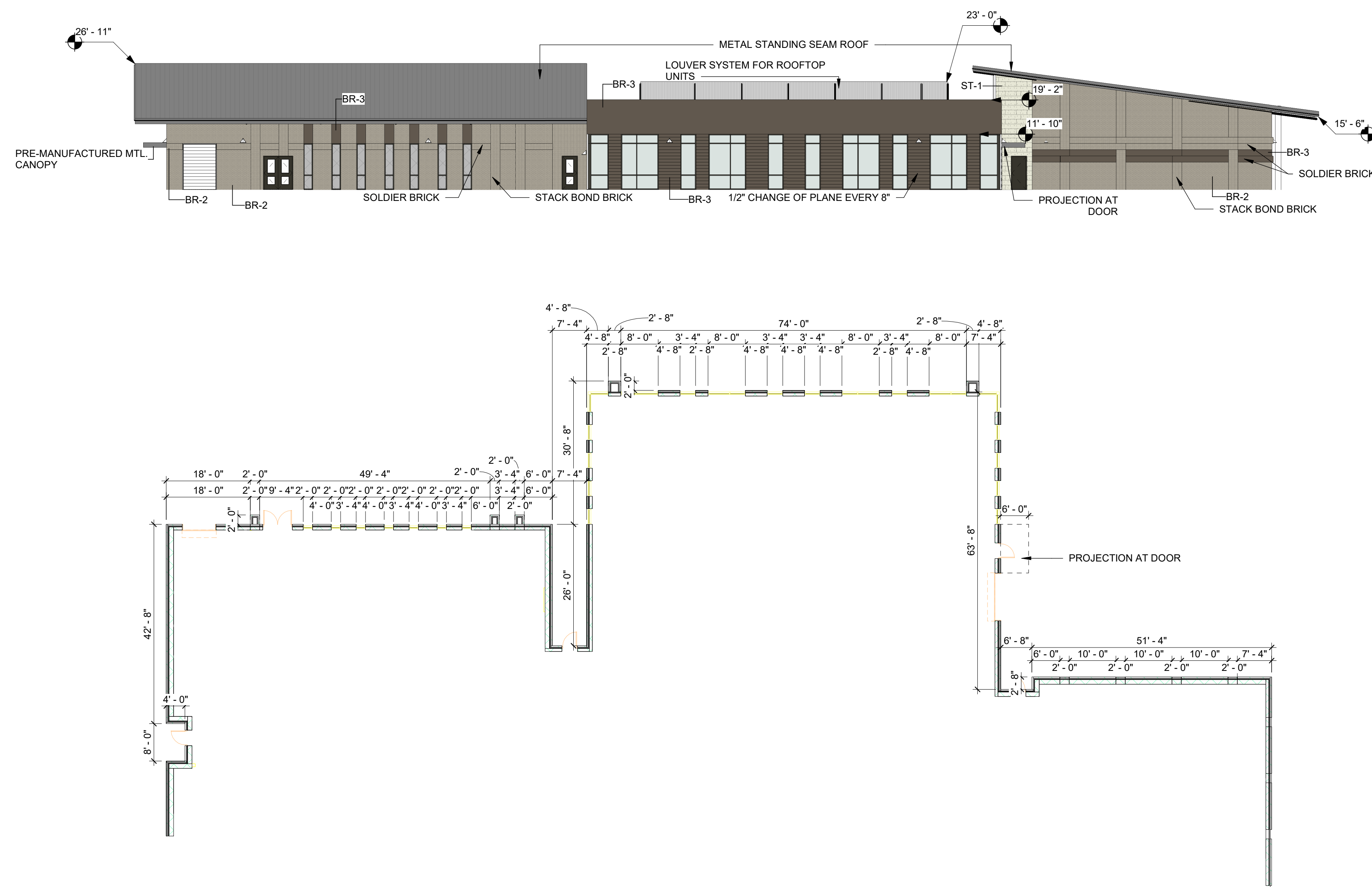
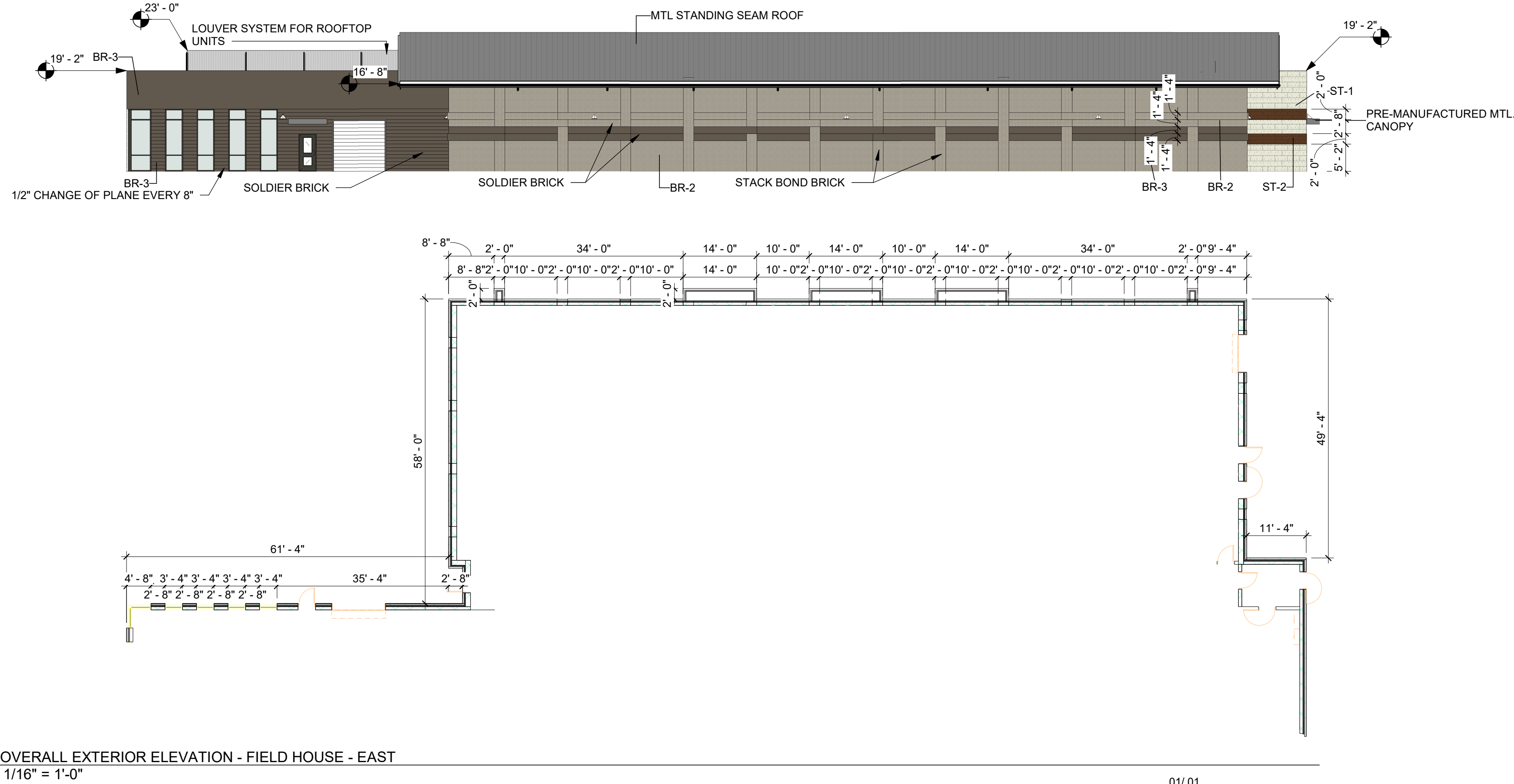
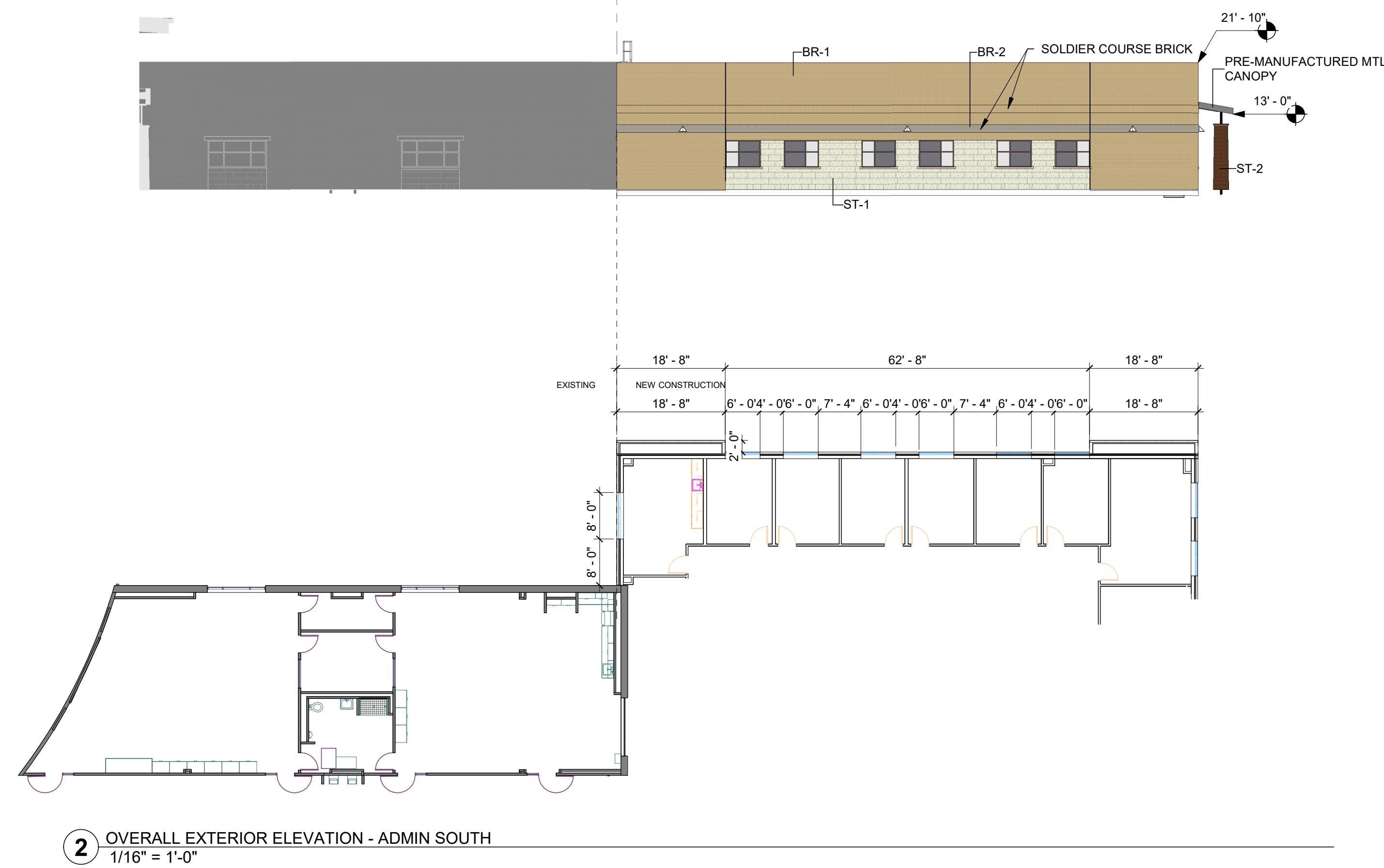
MATERIAL CALCULATION TABLE - GYM				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	8439 S.F.	9461 S.F.	8370 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	7784 S.F. 92%	7134 S.F. 75%	6185 S.F. 74%	N/A
DOORS AND WINDOWS SQ. FT.	655 S.F. 8%	2327 S.F. 25%	185 S.F. 22%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	7000 S.F.	4767 S.F.	7878 S.F.	N/A
STONE SQ. FT.	N/A	2057 S.F.	264 S.F.	N/A
STUCCO SQ. FT.	784 S.F.	310 S.F.	43 S.F.	N/A

MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	9671 S.F.	5578 S.F.	17840 S.F.	N/A
	77%	98%	97%	
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	
BRICK SQ. FT.	8632 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A

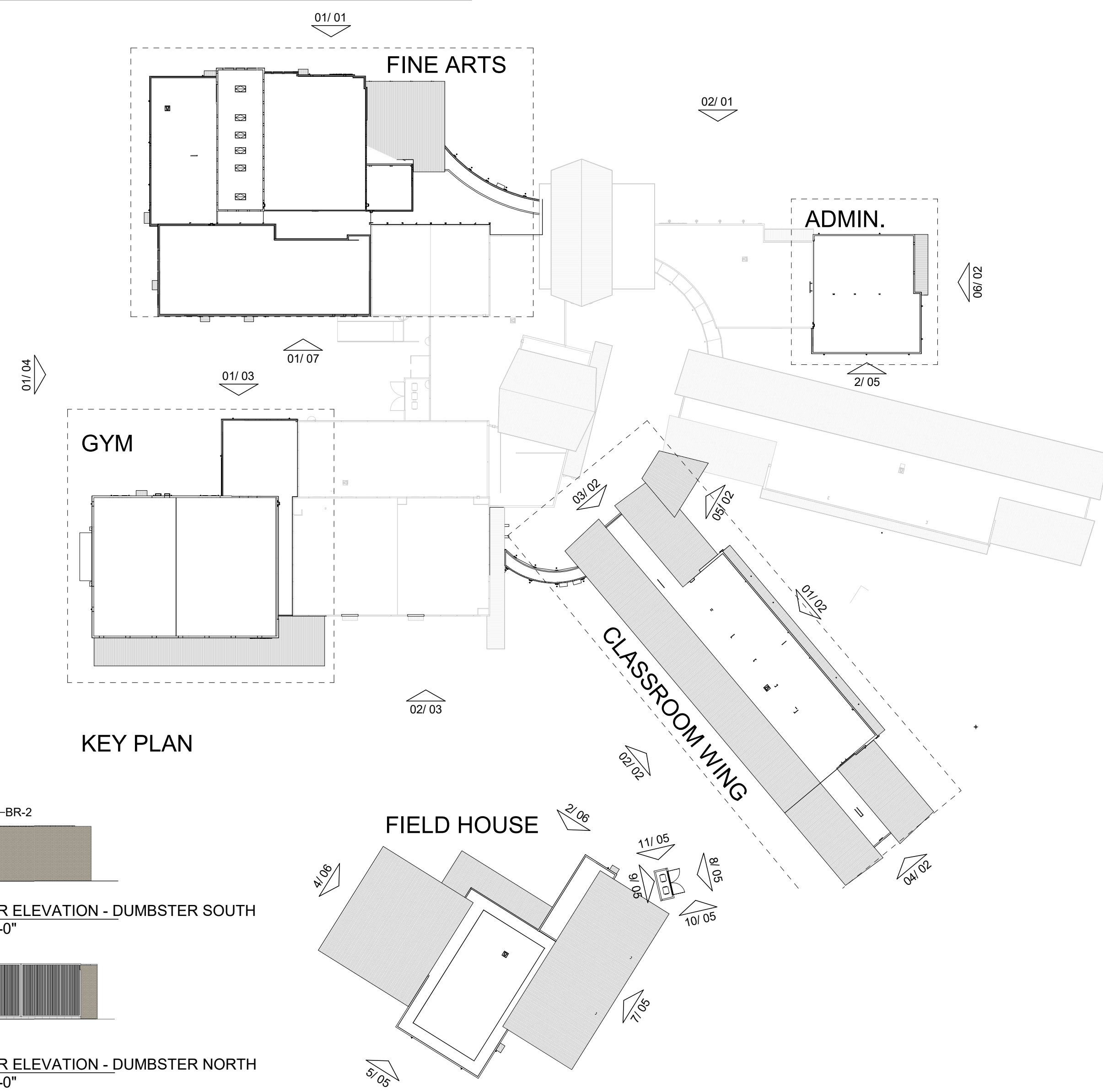
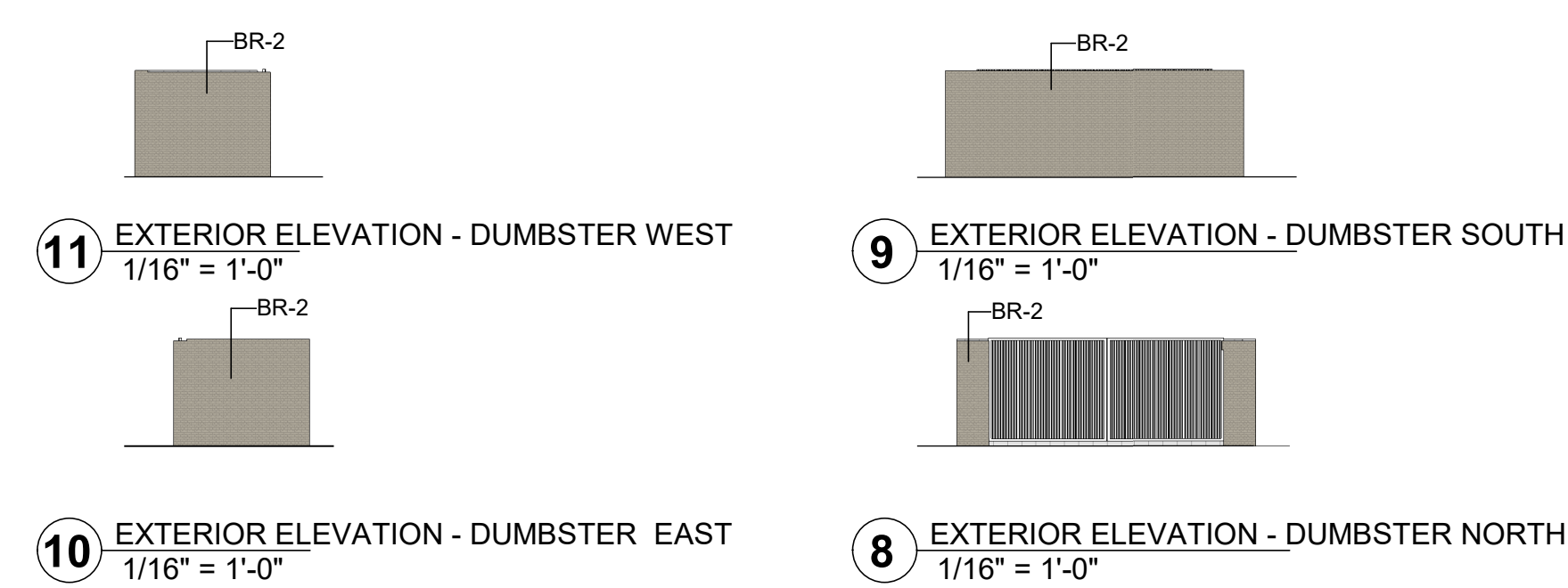
NOTES:

- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
- NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
- METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
- THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
- ANY EXTERNA ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY



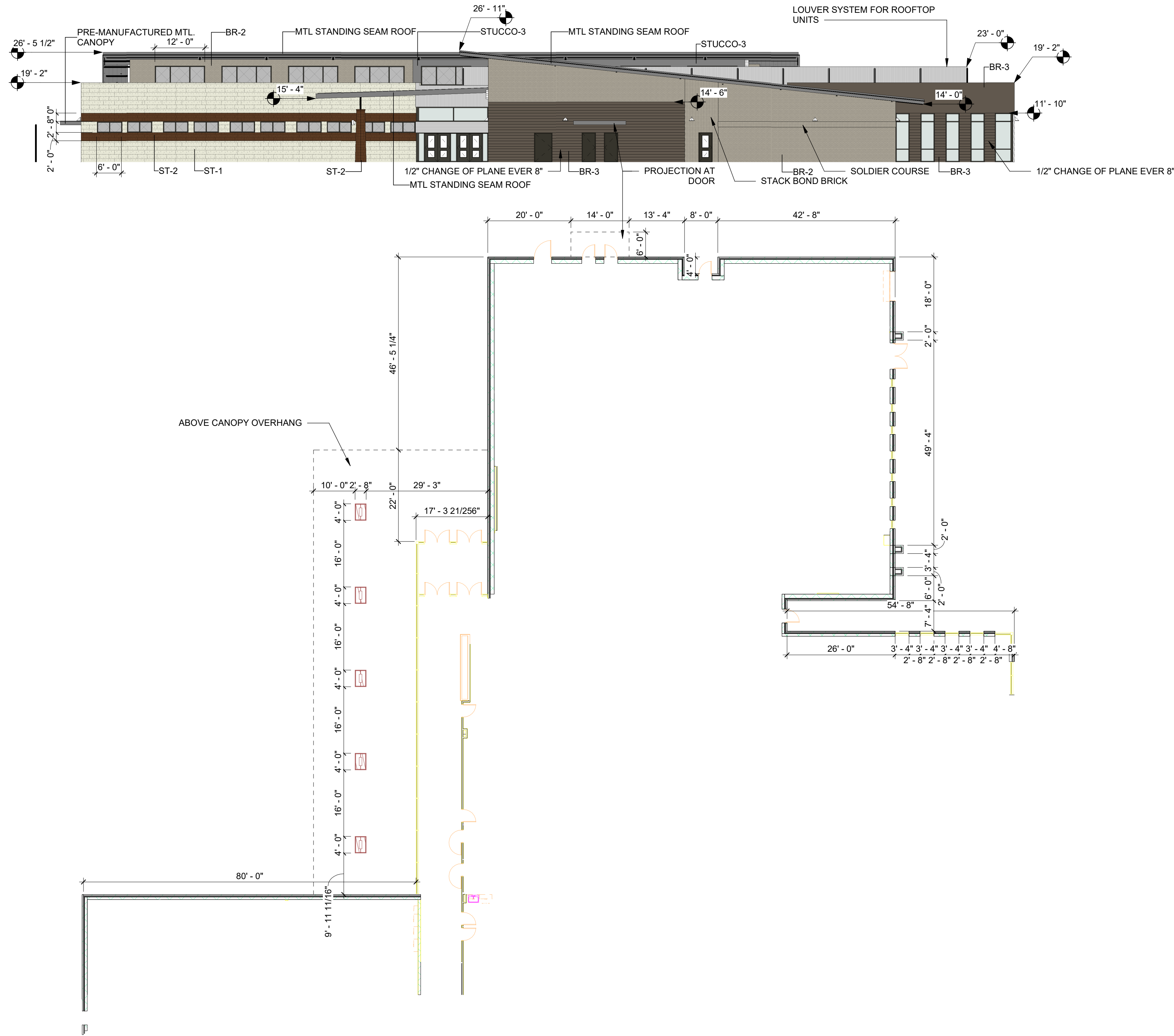
- NOTES:**
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING



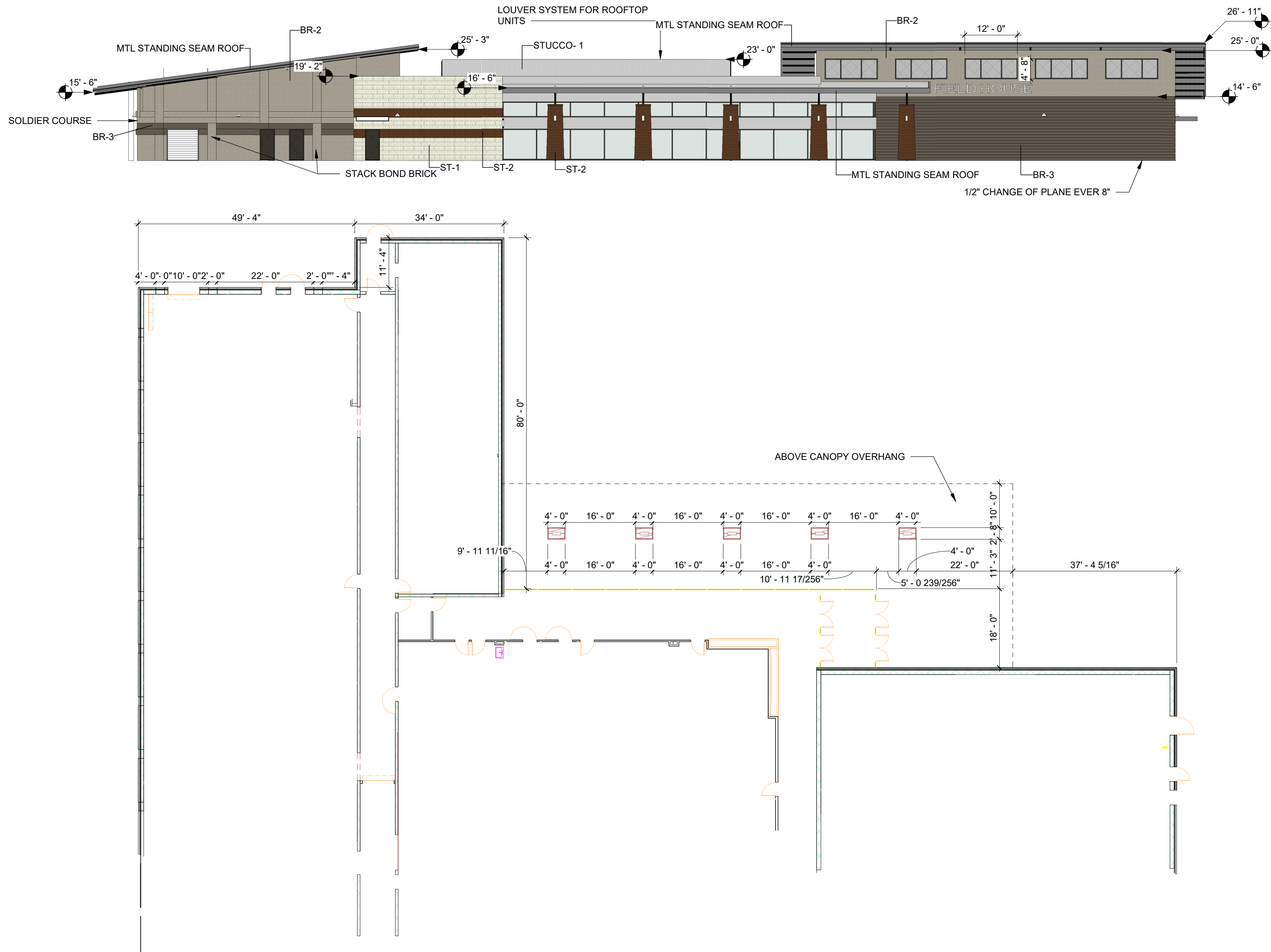
MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - FLD HS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	5198 S.F.	4165 S.F.	3898 S.F.	5157 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	4016 S.F. 77%	3222 S.F. 77%	3451 S.F. 89%	4480 S.F. 87%
DOORS AND WINDOWS SQ. FT.	1182 S.F. 23%	943 S.F. 23%	447 S.F. 11%	707 S.F. 13%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	2405 S.F.	3222 S.F.	3252 S.F.	2414 S.F.
STONE SQ. FT.	867 S.F.	N/A	199 S.F.	1391 S.F.
STUCCO SQ. FT.	744 S.F.	N/A	N/A	645 S.F.

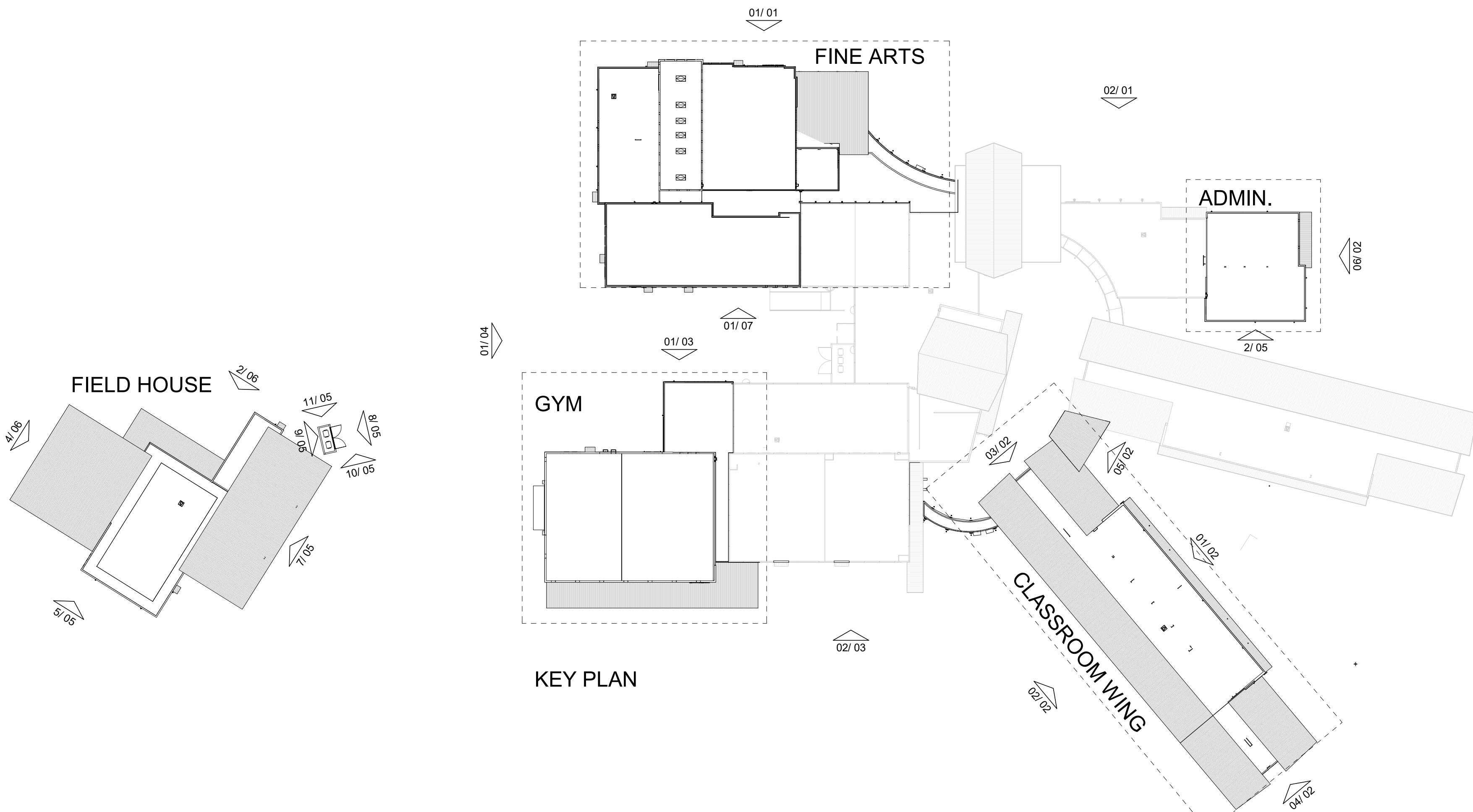
MATERIAL CALCULATION TABLE - ADMIN				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F. 91%	2048 S.F. 93%	2141 S.F. 90%	N/A
DOORS AND WINDOWS SQ. FT.	189 S.F. 9%	165 S.F. 7%	232 S.F. 10%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	1420 S.F.	1651 S.F.	1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	397 S.F.	396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A



4 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - WEST
1/16" = 1'-0"



2 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - NORTH
1/16" = 1'-0"



KEY PLAN

- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - FLD HS

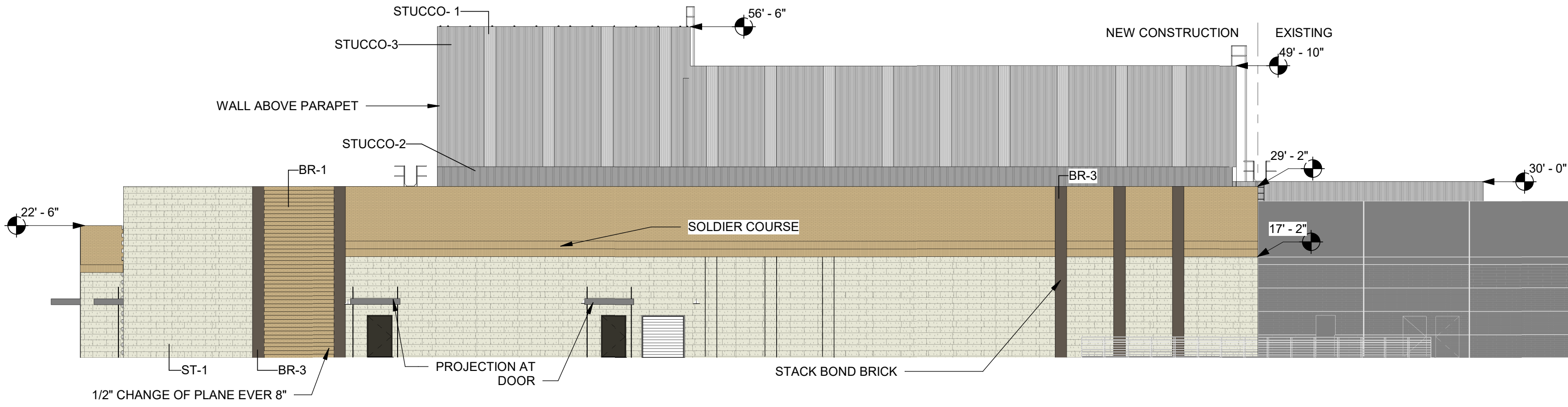
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	5198 S.F.	4165 S.F.	3898 S.F.	5157 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	4016 S.F.	3222 S.F.	3451 S.F.	4450 S.F.
	77%	77%	89%	87%
DOORS AND WINDOWS SQ. FT.	1182 S.F. 23%	943 S.F. 23%	447 S.F. 11%	707 S.F. 13%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	2405 S.F.	3222 S.F.	3252 S.F.	2414 S.F.
STONE SQ. FT.	867 S.F.	N/A	199 S.F.	1391 S.F.
STUCCO SQ. FT.	744 S.F.	N/A	N/A	645 S.F.



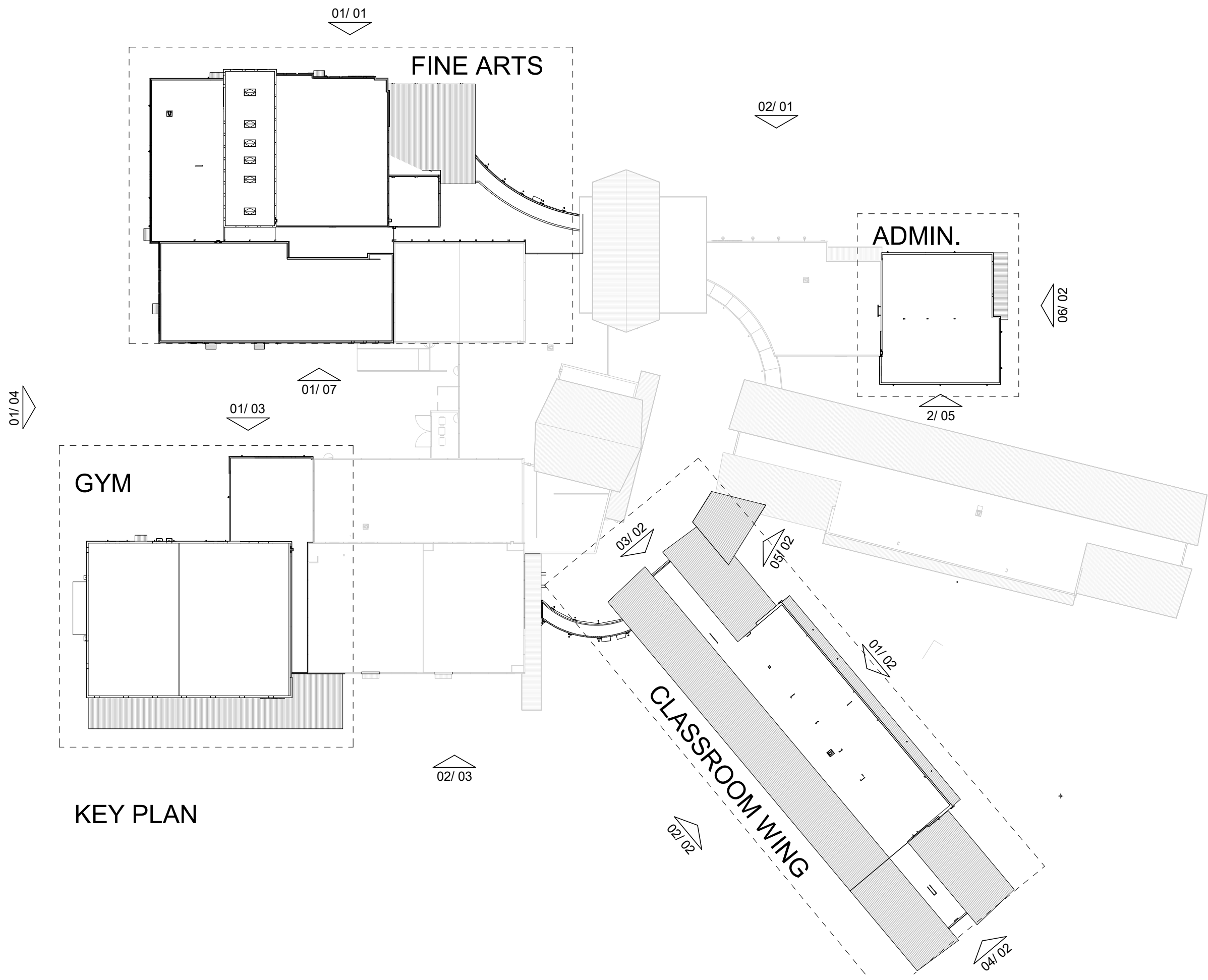
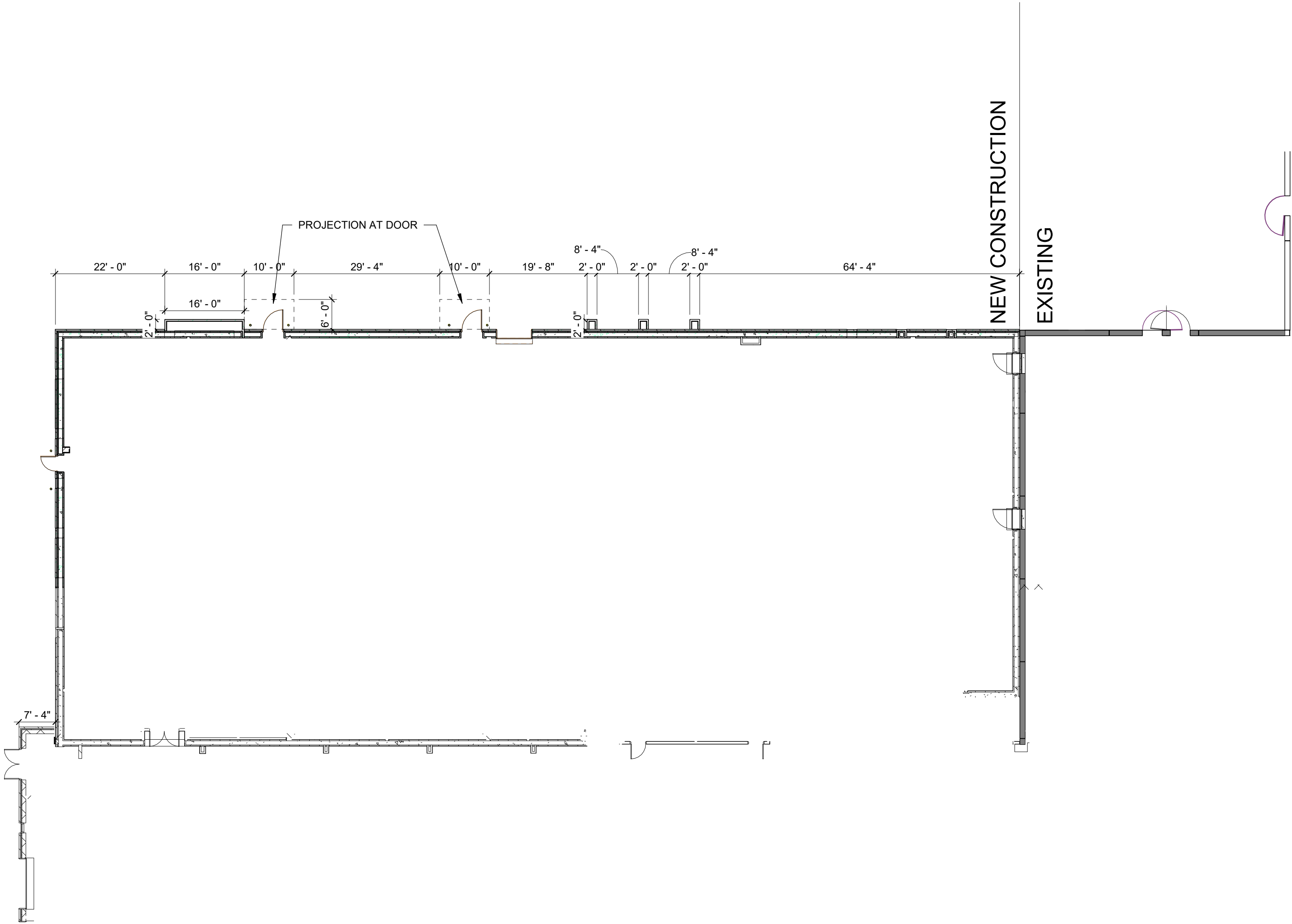
MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	9871 S.F. 77%	5578 S.F. 98%	17840 S.F. 97%	N/A
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	6832 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A

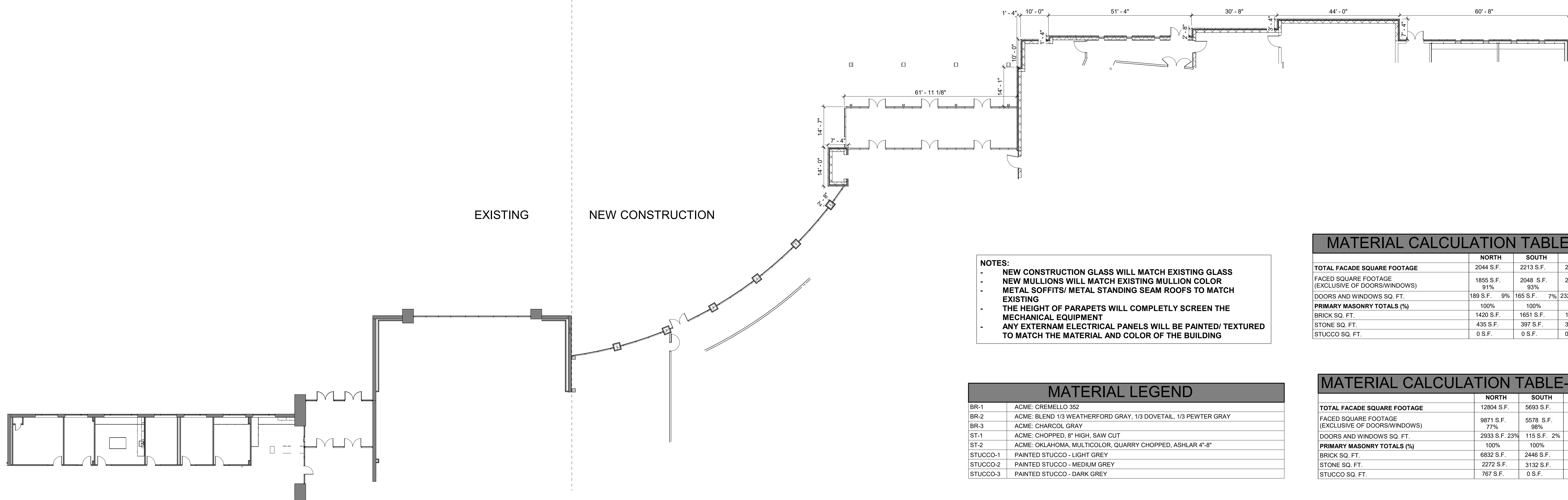
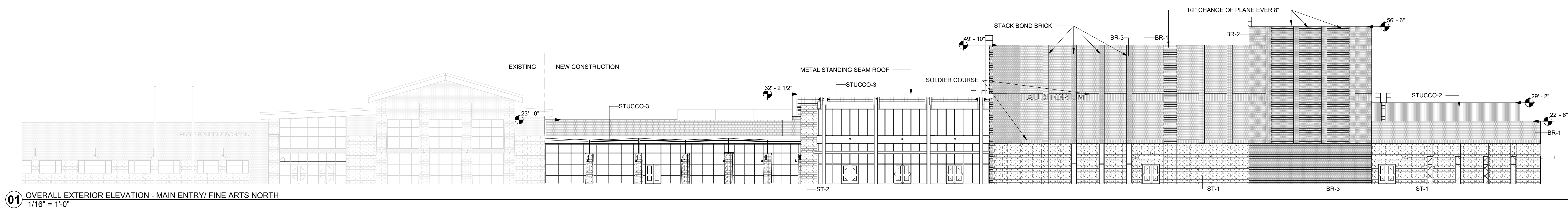
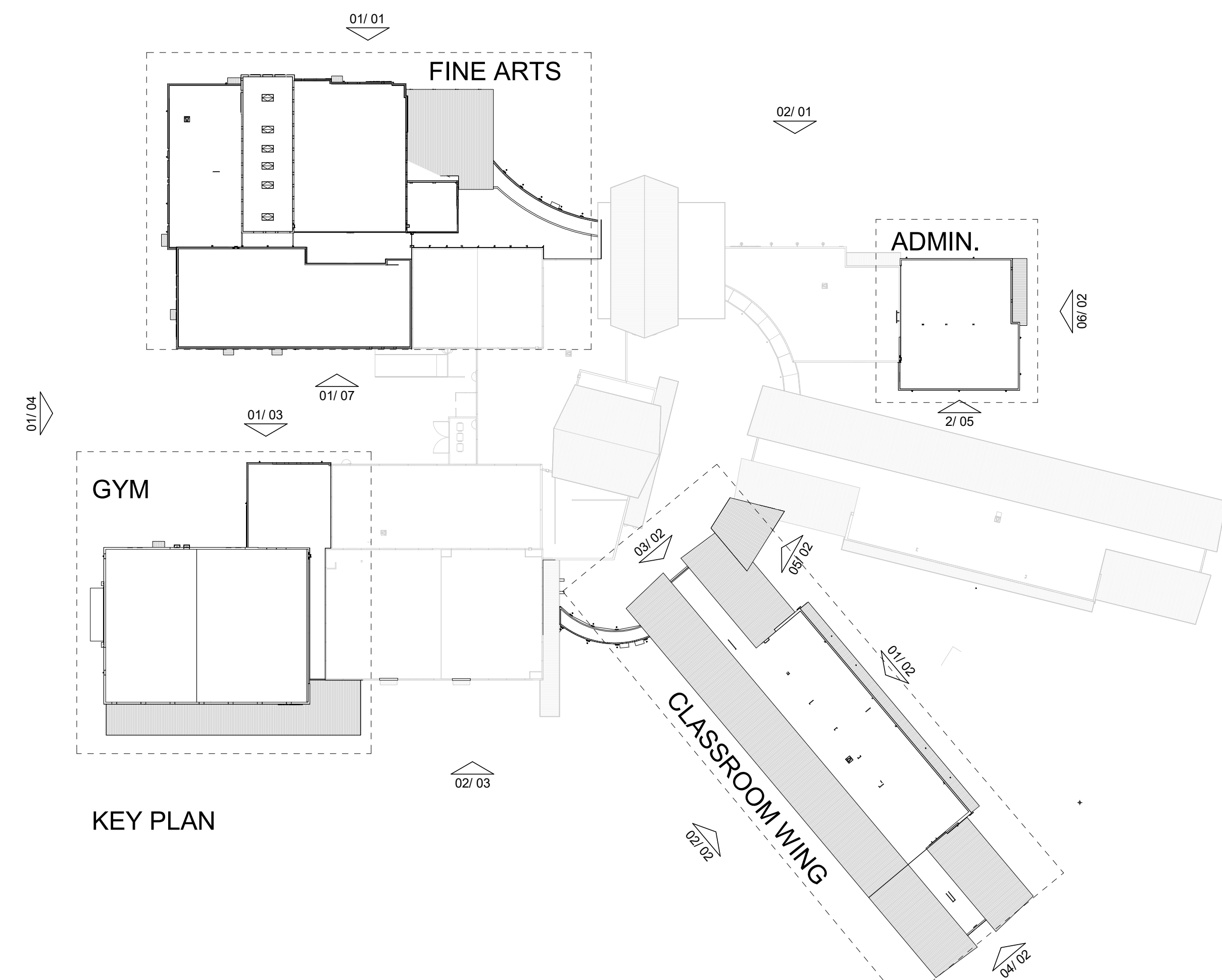
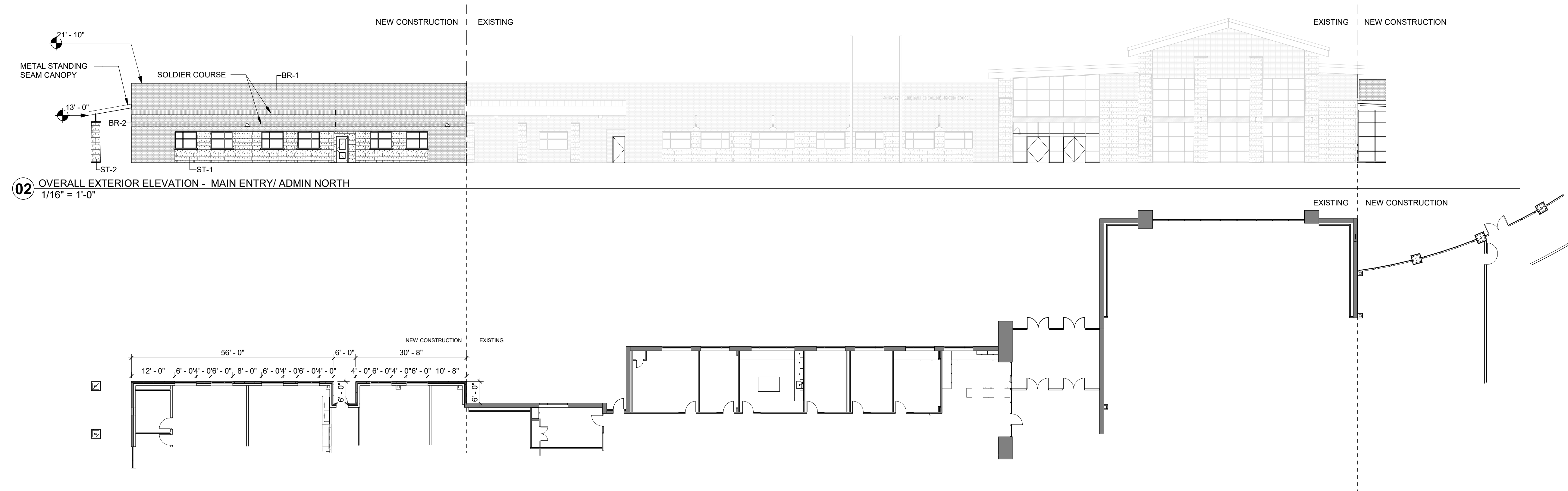


01 OVERALL EXTERIOR ELEVATION - FINE ARTS SOUTH
1/16" = 1'-0"



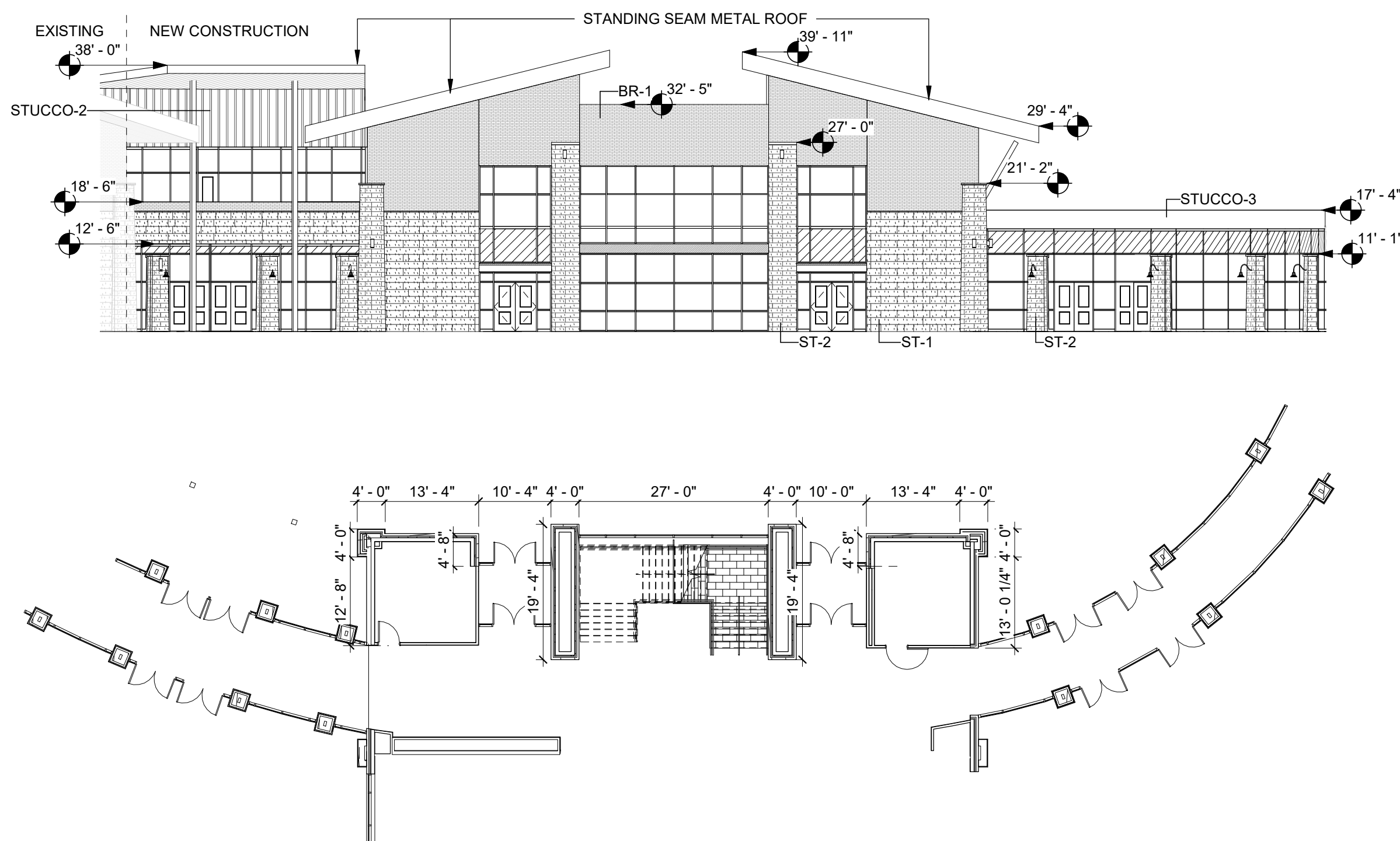
KEY PLAN



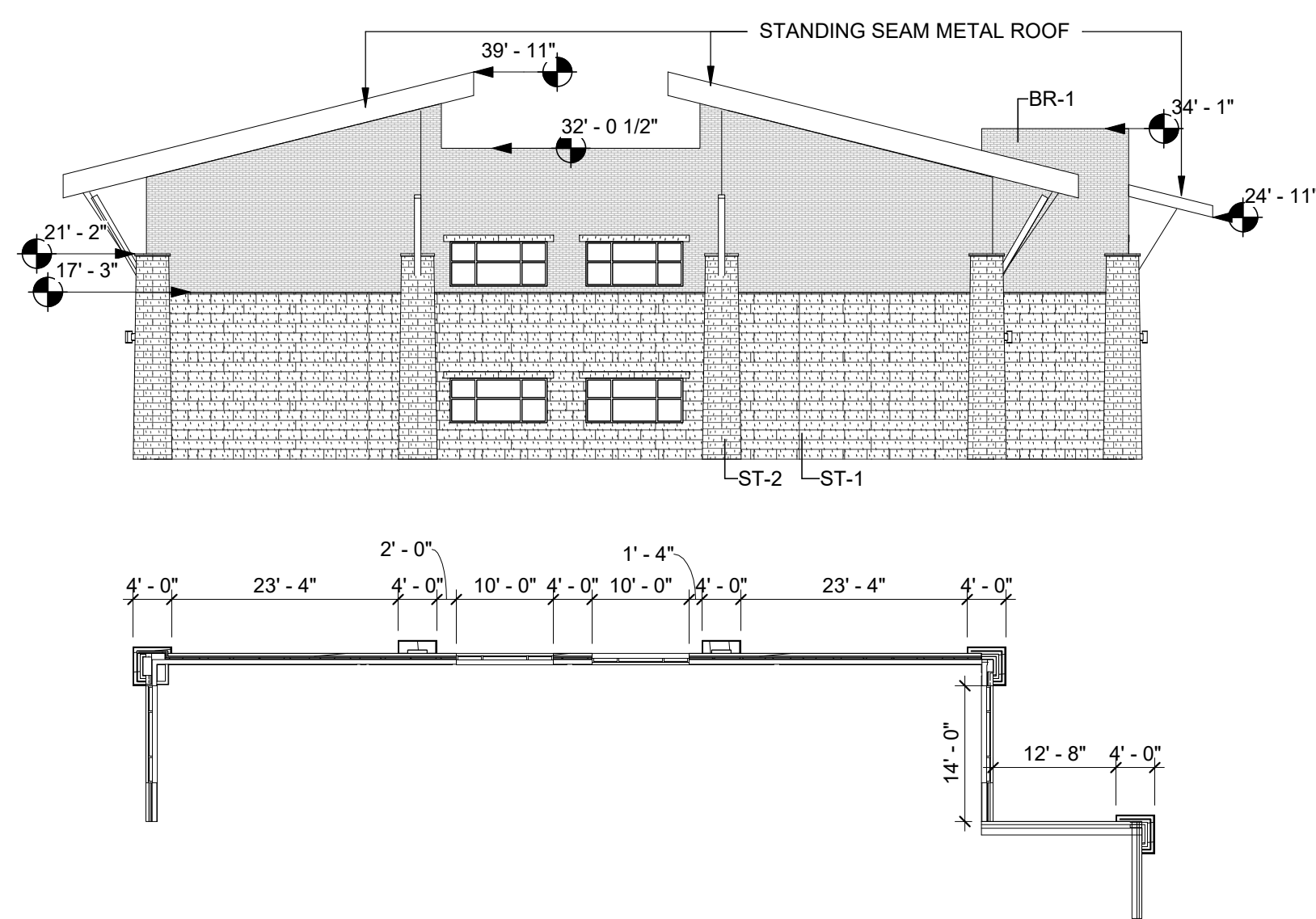


MATERIAL CALCULATION TABLE - ADMIN				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F. 91%	2048 S.F. 93%	2141 S.F. 90%	N/A
DOORS & WINDOWS SQ. FT.	189 S.F.	9% 165 S.F.	7% 232 S.F.	10% N/A
PRIMARY MASONRY TOTALS (%)				
BRICK SQ. FT.	1420 S.F.	100% 1501 S.F.	100% 1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	33% 397 S.F.	33% 396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A

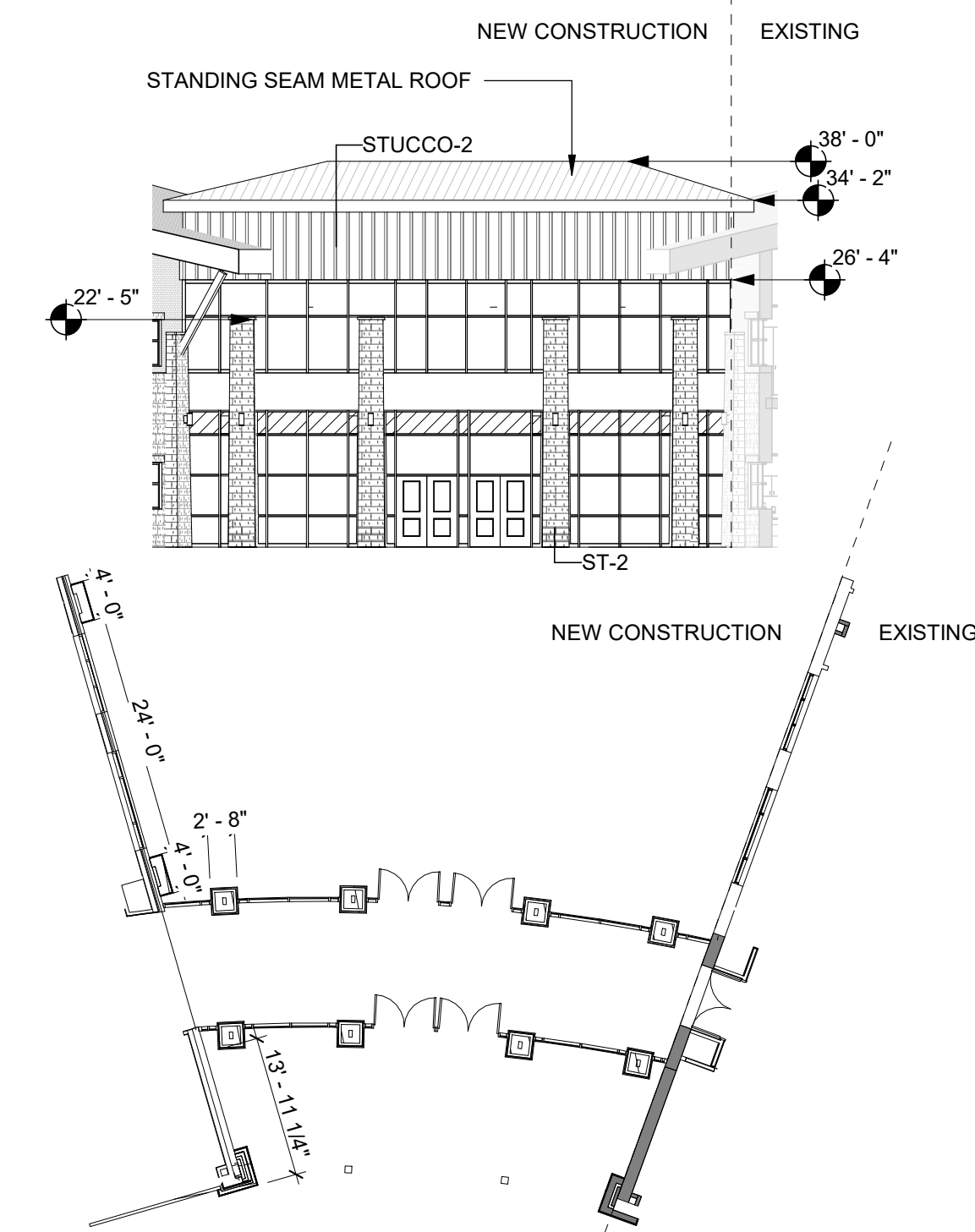
MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	9871 S.F. 77%	5578 S.F. 98%	17840 S.F. 97%	N/A
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	6832 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A



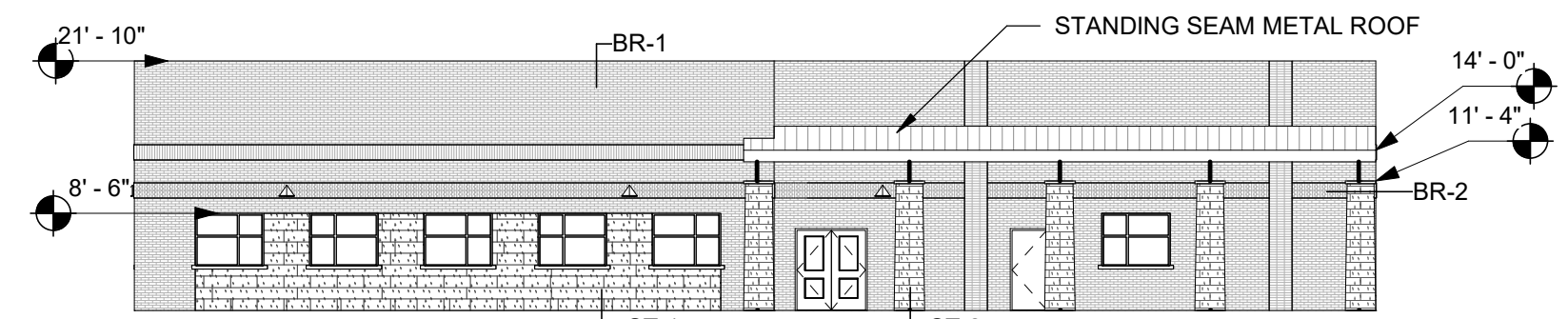
03 OVERALL EXTERIOR ELEVATION - CLASSROOM WING NORTH
1/16" = 1'-0"



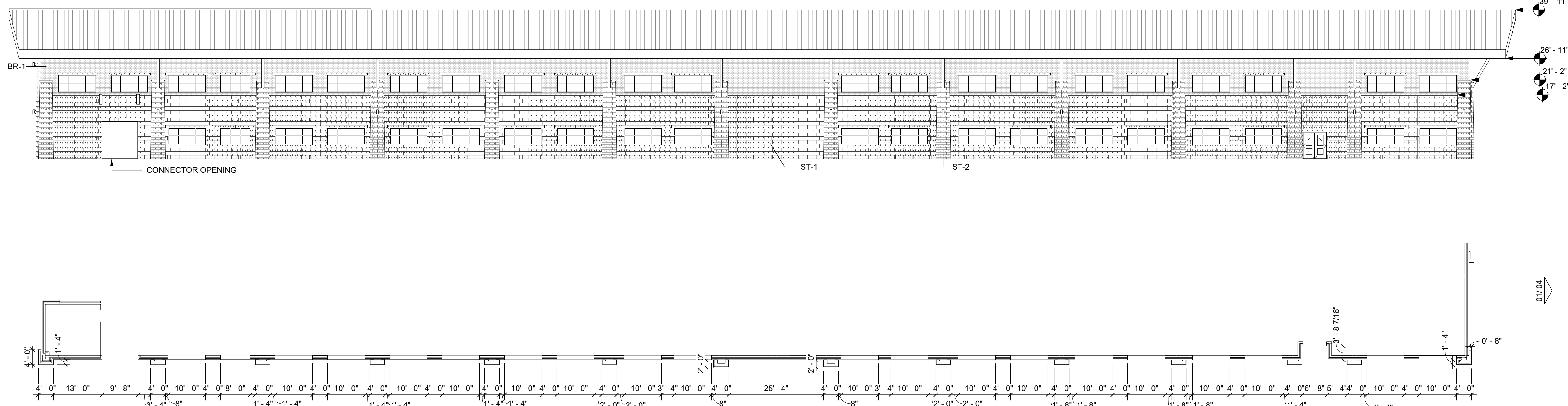
04 OVERALL EXTERIOR ELEVATION - CLASSROOM WING SOUTH
1/16" = 1'-0"



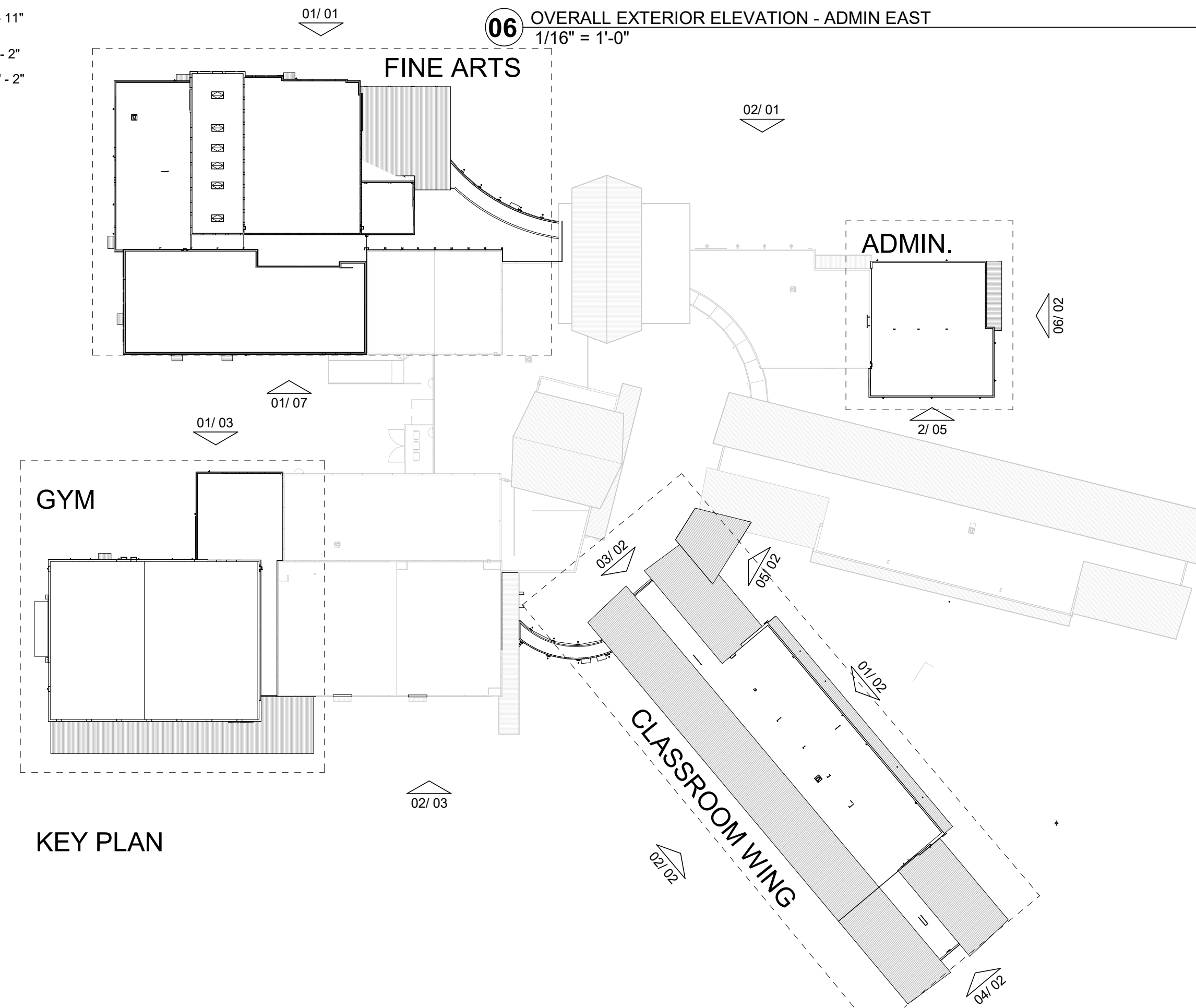
05 OVERALL EXTERIOR ELEVATION - TWO STORY CONNECTOR- SOUTH
1/16" = 1'-0"



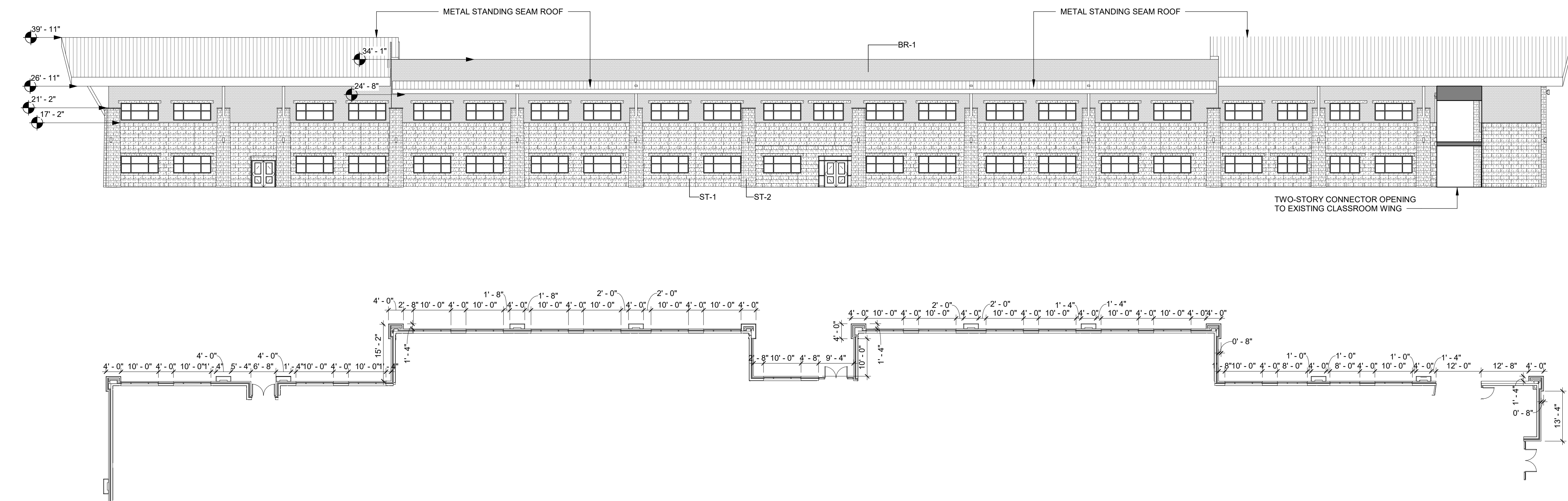
06 OVERALL EXTERIOR ELEVATION - ADMIN EAST
1/16" = 1'-0"



02 OVERALL EXTERIOR ELEVATION - CLASSROOM WING WEST
1/16" = 1'-0"



KEY PLAN



01 OVERALL EXTERIOR ELEVATION - CLASSROOM WING EAST
1/16" = 1'-0"

- NOTES:**
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - ADMIN

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F. 91%	2048 S.F. 93%	2141 S.F. 90%	N/A
DOORS AND WINDOWS SQ. FT.	189 S.F. 9%	165 S.F. 7%	232 S.F. 10%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	1420 S.F.	1651 S.F.	1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	397 S.F.	396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A

MATERIAL CALCULATION TABLE - CLSRM

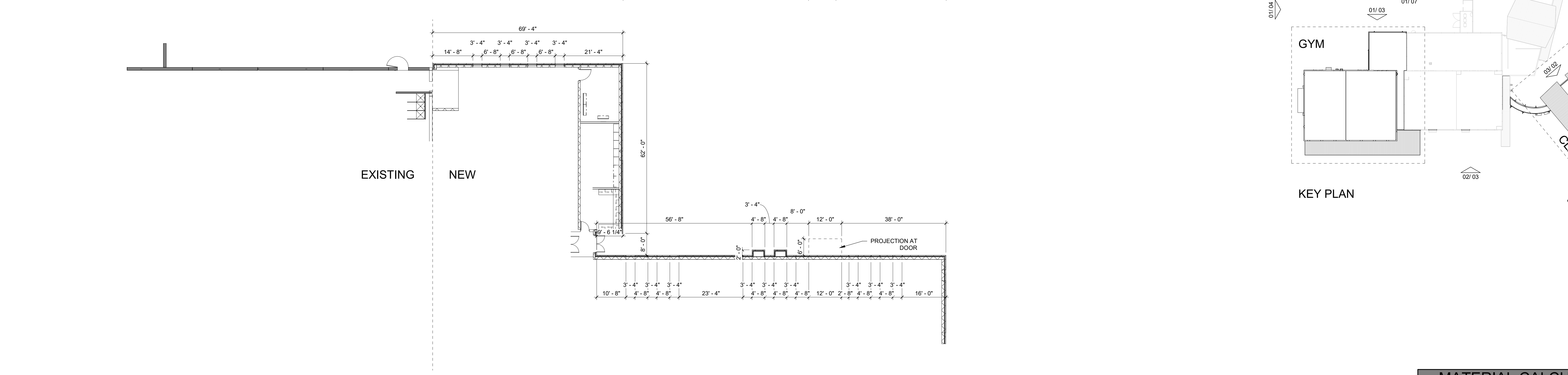
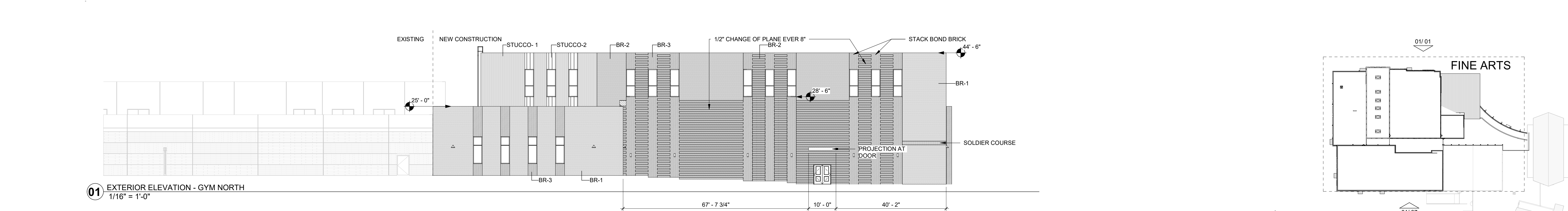
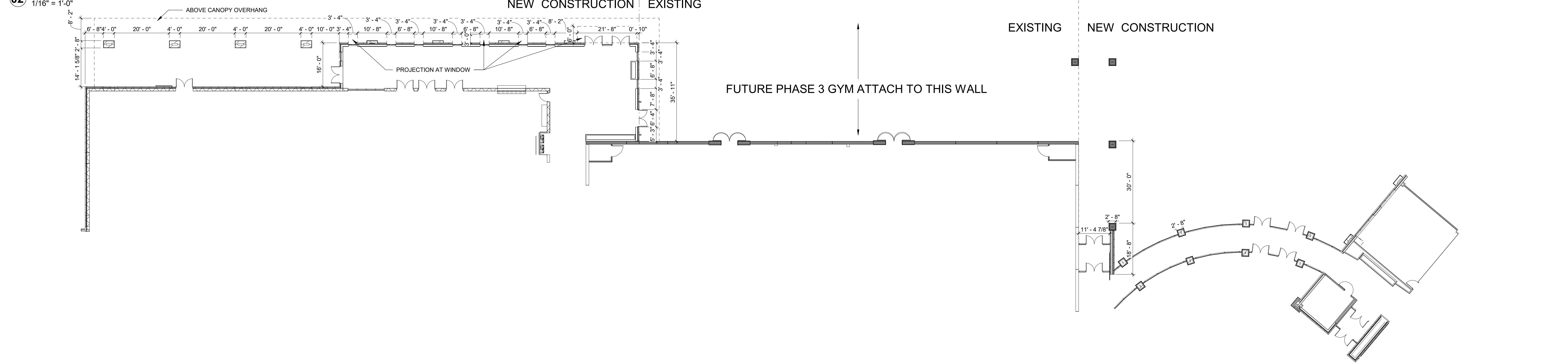
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	4844 S.F.	5032 S.F.	11590 S.F.	10345 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	2662 S.F. 53%	3805 S.F. 76%	9547 S.F. 81%	8347 S.F. 81%
DOORS AND WINDOWS SQ. FT.	2282 S.F. 47%	1227 S.F. 24%	2043 S.F. 18%	1998 S.F. 19%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	995 S.F.	1320 S.F.	4023 S.F.	2540 S.F.
STONE SQ. FT.	1230 S.F.	1970 S.F.	5524 S.F.	5807 S.F.
STUCCO SQ. FT.	337 S.F.	515 S.F.	N/A	N/A

02 - EXTERIOR ELEVATIONS

As indicated
04/02/19



CORGAN

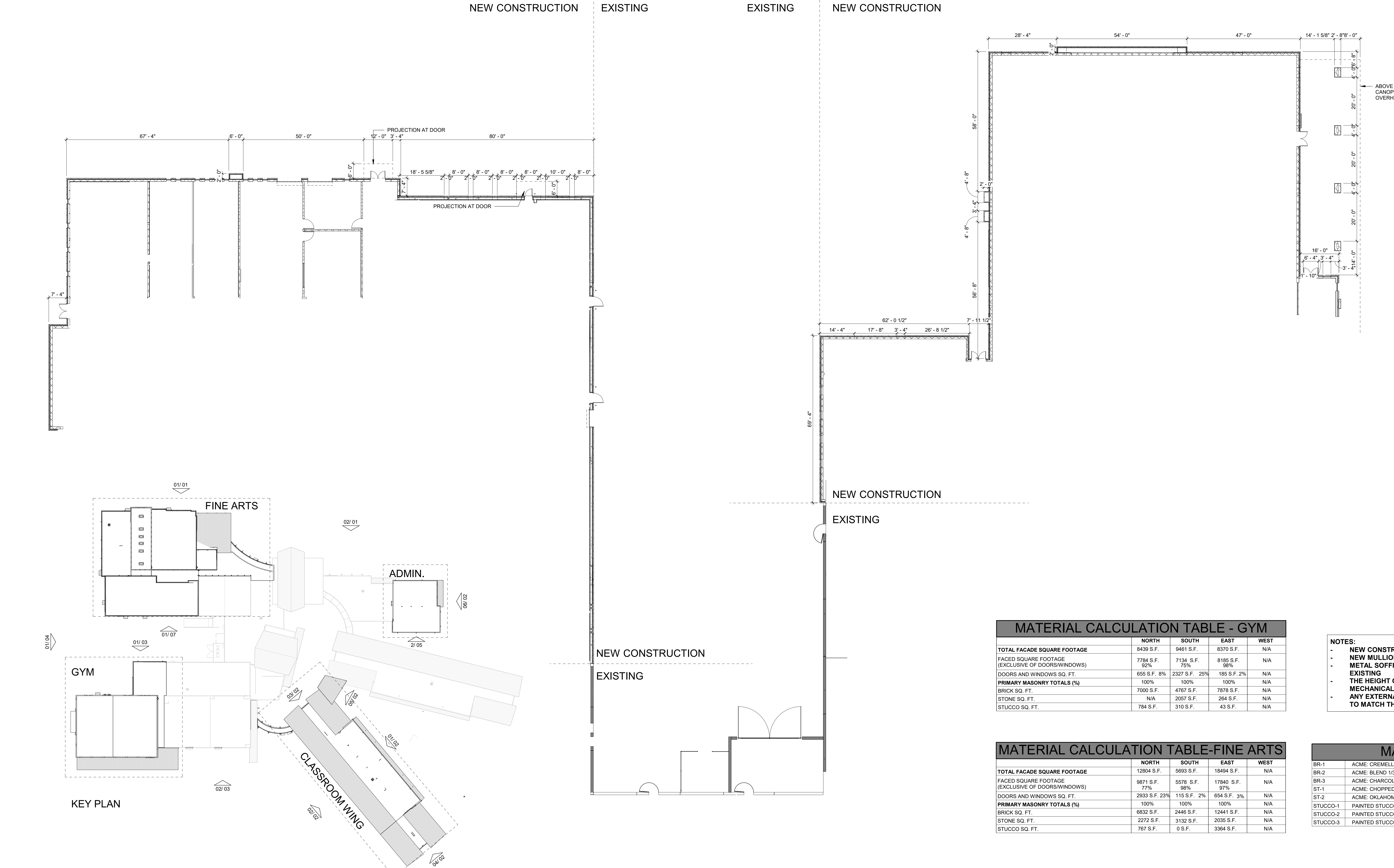
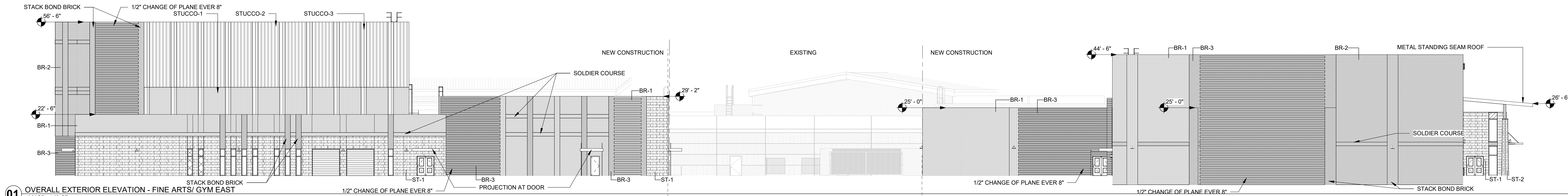


- NOTES:**
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8\"
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4\"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - GYM				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	8439 S.F.	9481 S.F.	8370 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	7784 S.F. 92%	7134 S.F. 75%	8188 S.F. 88%	N/A
DOORS AND WINDOWS SQ. FT.	655 S.F. 8%	2327 S.F. 25%	185 S.F. 2%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	7000 S.F.	4767 S.F.	7878 S.F.	N/A
STONE SQ. FT.	N/A	2057 S.F.	264 S.F.	N/A
STUCCO SQ. FT.	784 S.F.	310 S.F.	43 S.F.	N/A





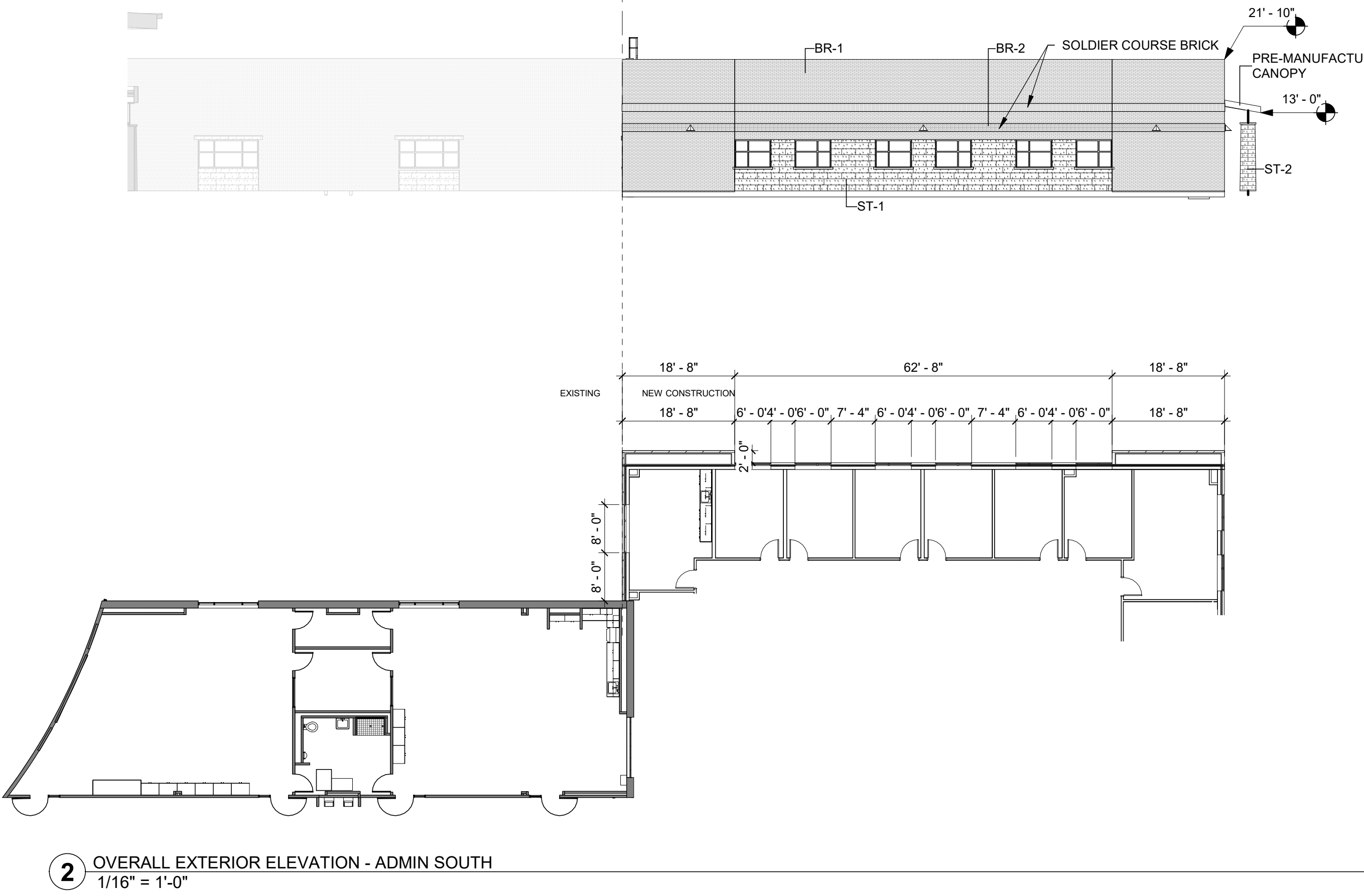
MATERIAL CALCULATION TABLE - GYM				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	8439 S.F.	9461 S.F.	8370 S.F.	N/A
FACED SQUARE FOOTAGE	7784 S.F.	7134 S.F.	8185 S.F.	N/A
(EXCLUSIVE OF DOORS/WINDOWS)	92%	85%	76%	N/A
DOORS AND WINDOWS SQ. FT.	655 S.F. 80%	2327 S.F. 25%	185 S.F. 2%	N/A
PRIMARY MASONRY TOTALS (%)				
BRICK SQ. FT.	7000 S.F.	4767 S.F.	7878 S.F.	N/A
STONE SQ. FT.	N/A	2057 S.F.	264 S.F.	N/A
STUCCO SQ. FT.	784 S.F.	310 S.F.	43 S.F.	N/A

NOTES:

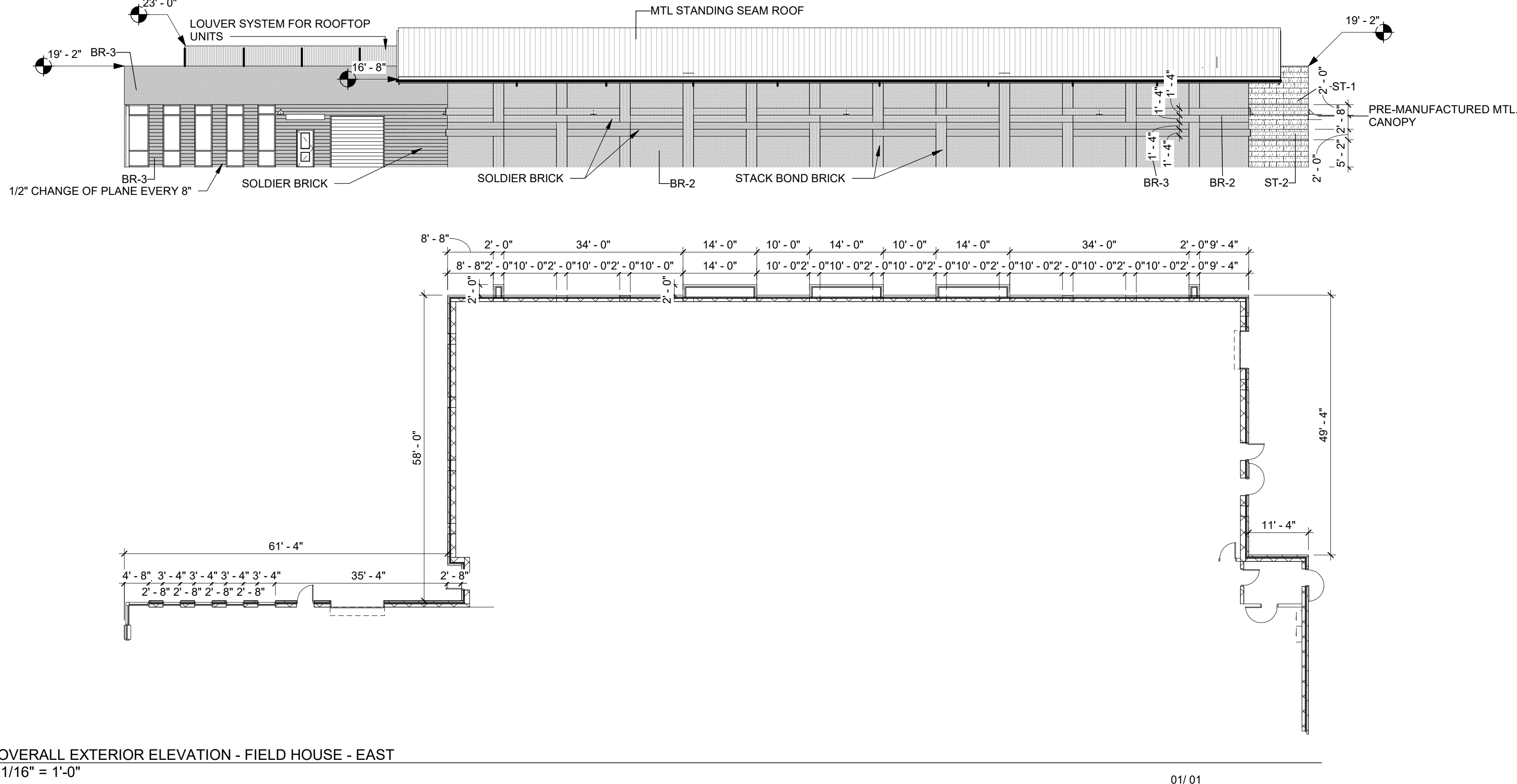
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
- NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
- METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
- THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
- ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE	9871 S.F.	5578 S.F.	17840 S.F.	N/A
(EXCLUSION OF DOORS/WINDOWS)	73%	98%	97%	N/A
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	1115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	6832 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A

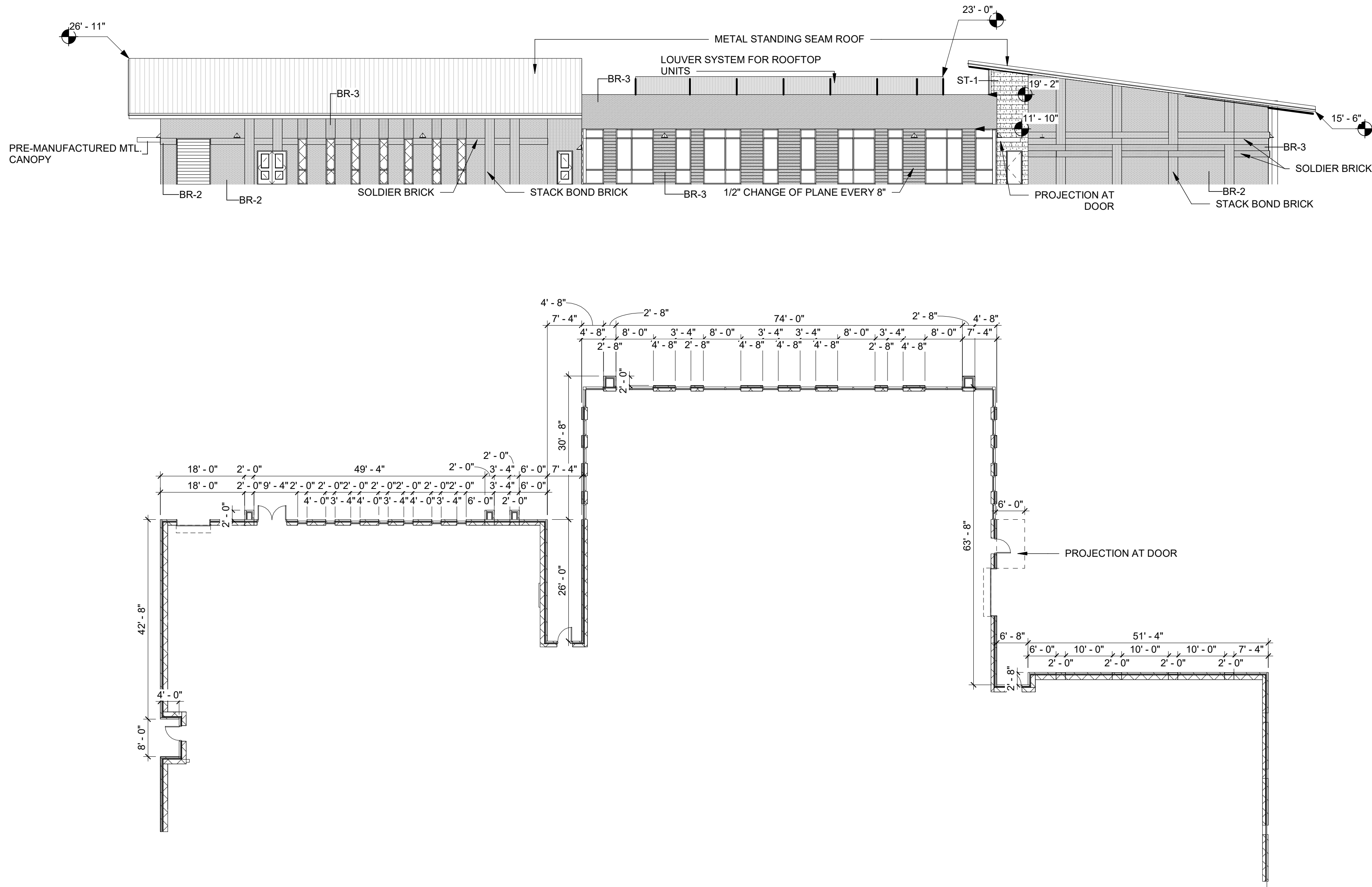
MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY



2 OVERALL EXTERIOR ELEVATION - ADMIN SOUTH
1/16" = 1'-0"

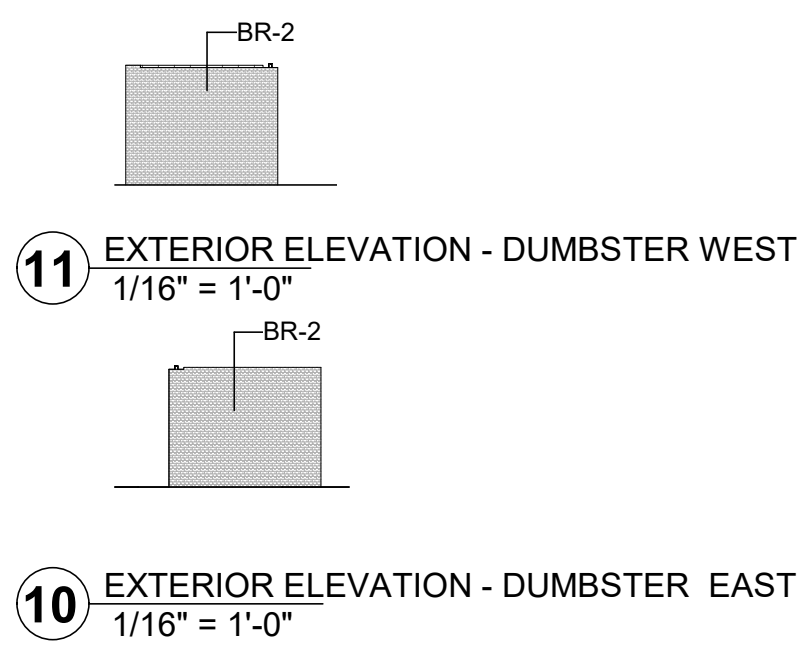


7 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - EAST
1/16" = 1'-0"

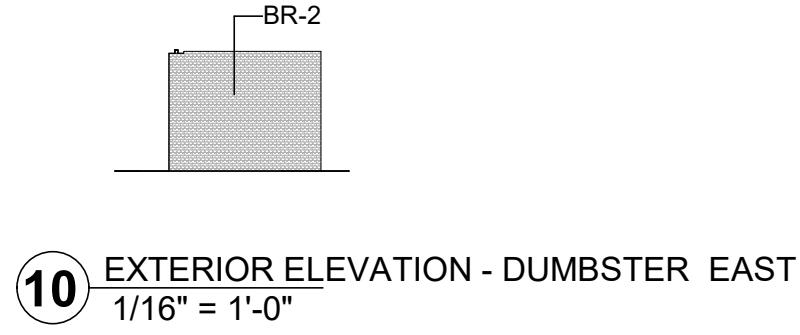


5 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - SOUTH
1/16" = 1'-0"

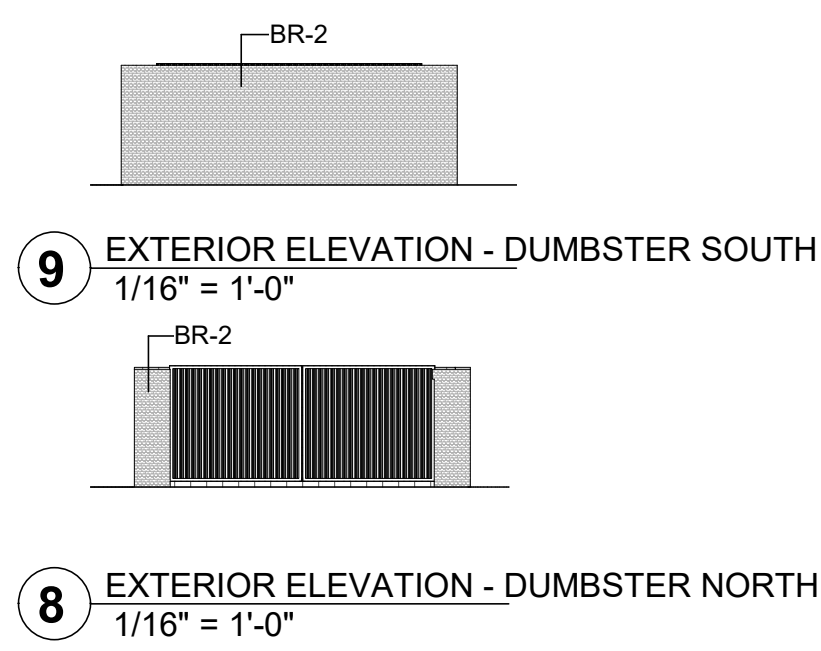
- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING



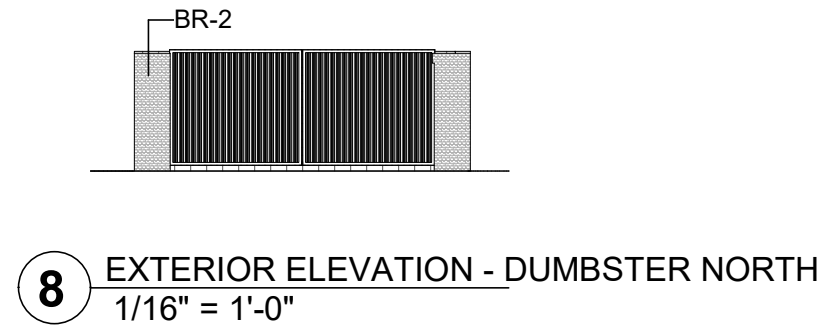
11 EXTERIOR ELEVATION - DUMBSTER WEST
1/16" = 1'-0"



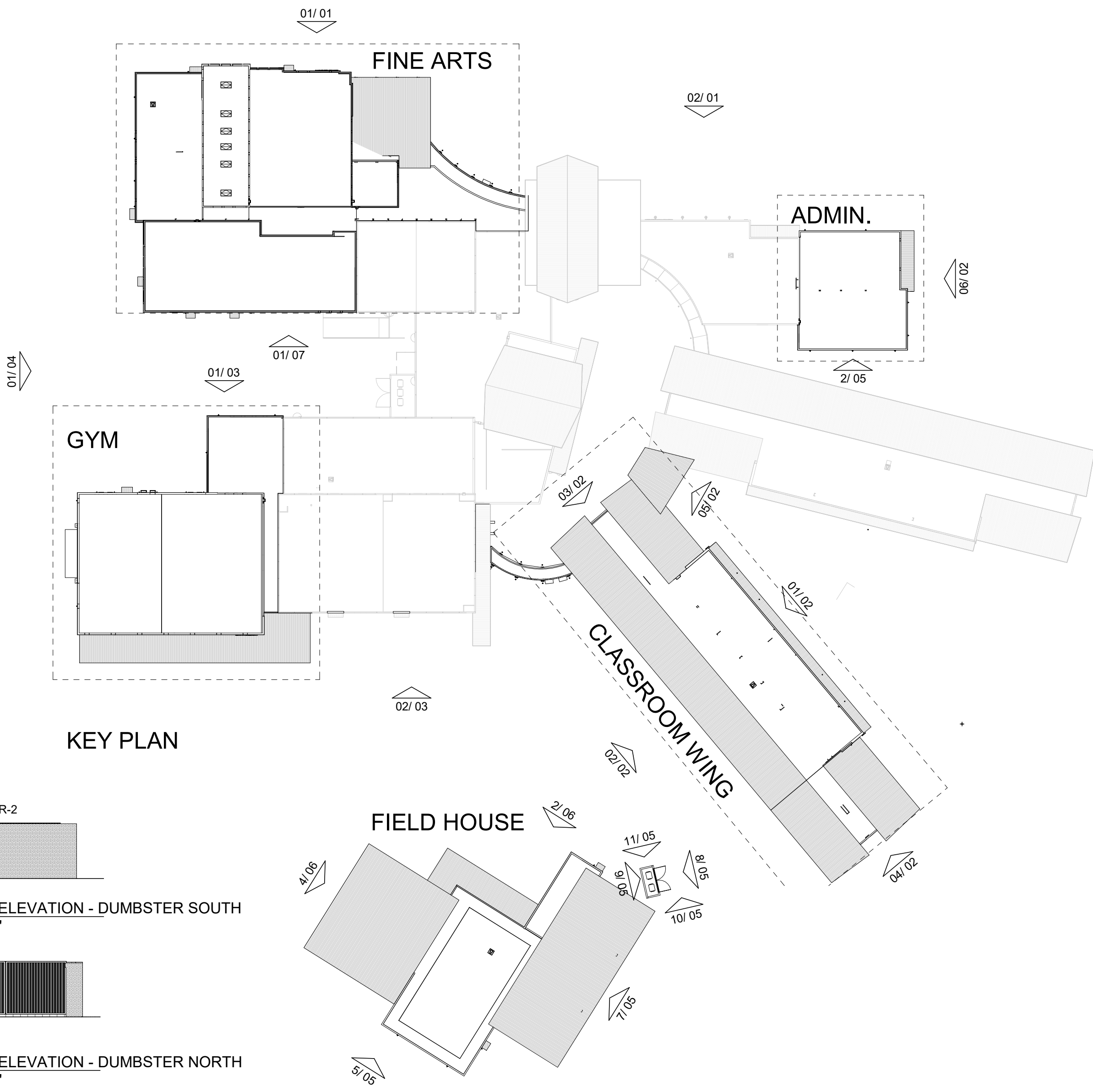
10 EXTERIOR ELEVATION - DUMBSTER EAST
1/16" = 1'-0"



9 EXTERIOR ELEVATION - DUMBSTER SOUTH
1/16" = 1'-0"



8 EXTERIOR ELEVATION - DUMBSTER NORTH
1/16" = 1'-0"



KEY PLAN

FIELD HOUSE

MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

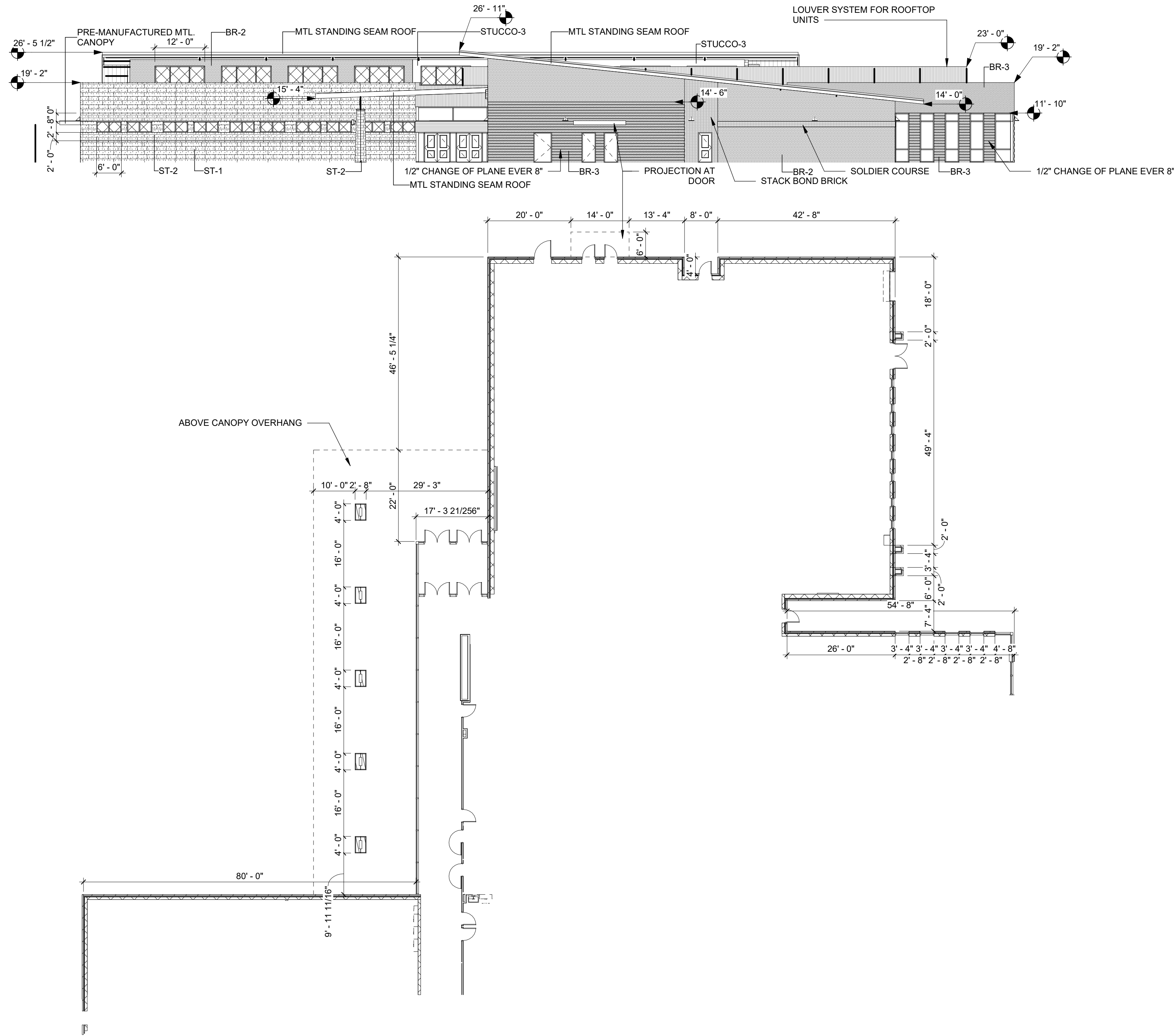
MATERIAL CALCULATION TABLE - FLD HS

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	5198 S.F.	4165 S.F.	3898 S.F.	5157 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	4016 S.F.	3222 S.F.	3451 S.F.	4480 S.F.
DOORS AND WINDOWS SQ. FT.	1182 S.F. 23%	943 S.F. 23%	447 S.F. 11%	707 S.F. 13%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	2405 S.F.	3222 S.F.	3252 S.F.	2414 S.F.
STONE SQ. FT.	867 S.F.	N/A	199 S.F.	1391 S.F.
STUCCO SQ. FT.	744 S.F.	N/A	N/A	645 S.F.

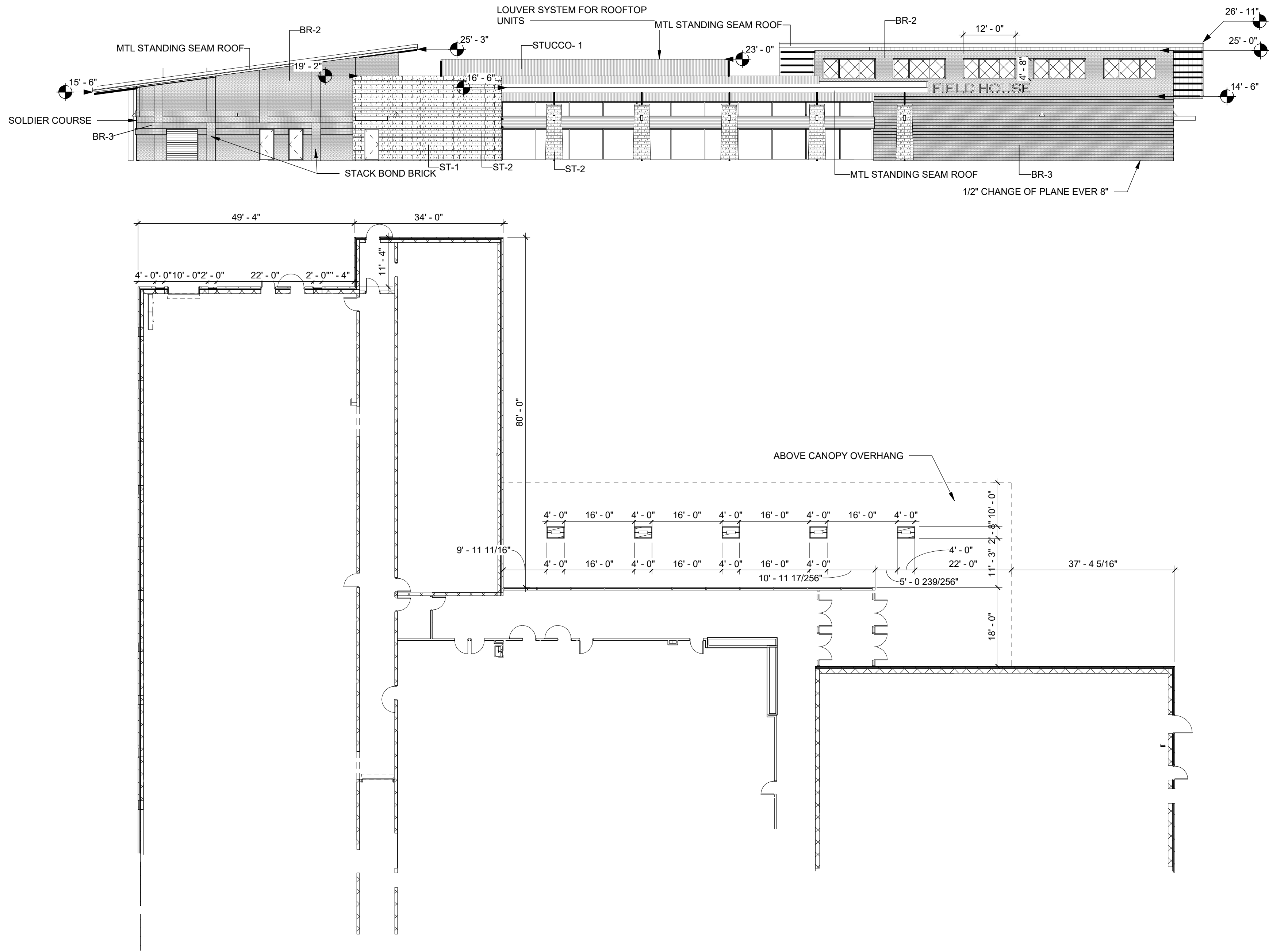
MATERIAL CALCULATION TABLE - ADMIN

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	2044 S.F.	2213 S.F.	2373 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1855 S.F.	2048 S.F.	2141 S.F.	N/A
DOORS AND WINDOWS SQ. FT.	189 S.F. 9%	165 S.F. 7%	232 S.F. 10%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	1420 S.F.	1651 S.F.	1745 S.F.	N/A
STONE SQ. FT.	435 S.F.	397 S.F.	396 S.F.	N/A
STUCCO SQ. FT.	0 S.F.	0 S.F.	0 S.F.	N/A

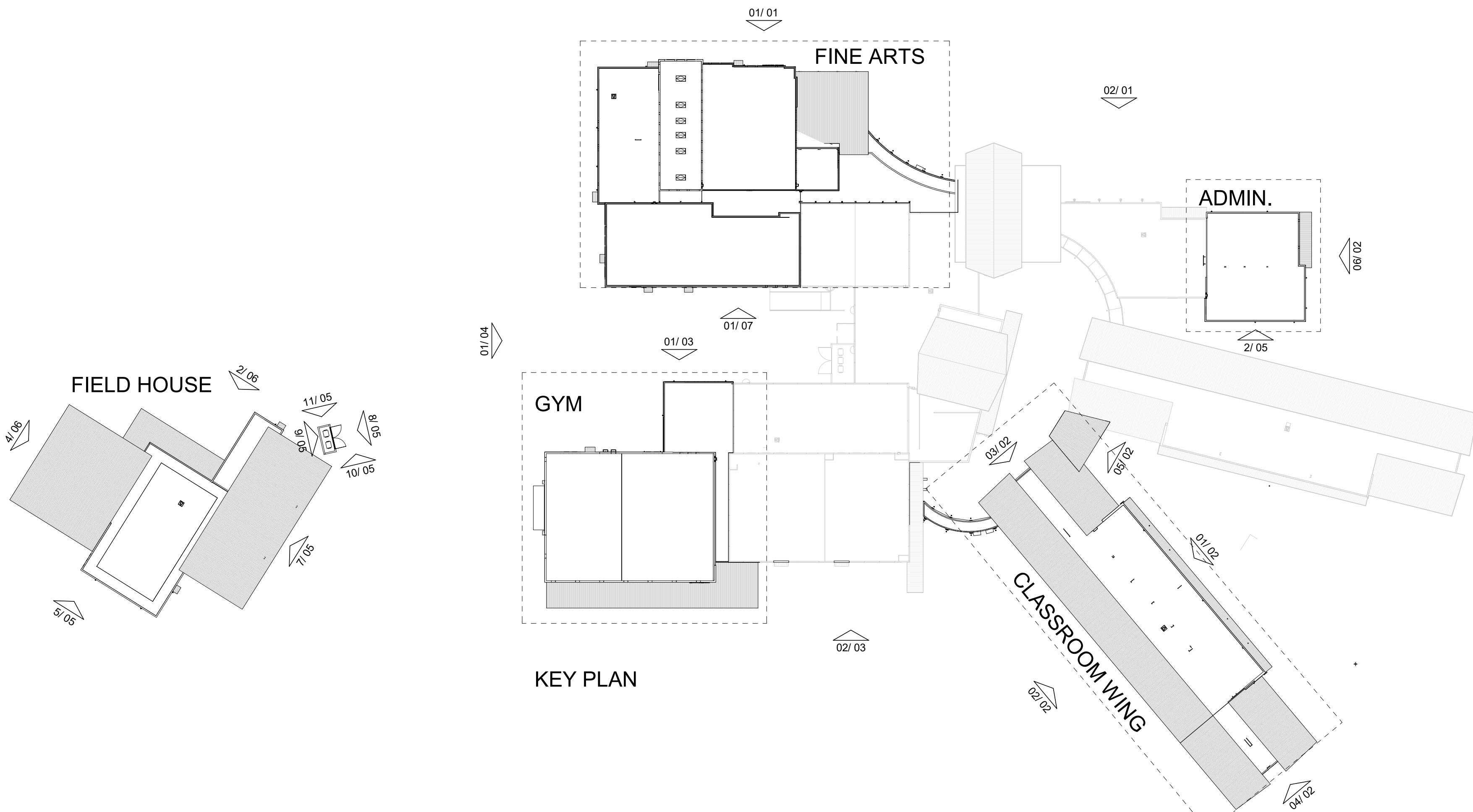




4 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - WEST
1/16" = 1'-0"



2 OVERALL EXTERIOR ELEVATION - FIELD HOUSE - NORTH
1/16" = 1'-0"



KEY PLAN

- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL LEGEND

BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

MATERIAL CALCULATION TABLE - FLD HS

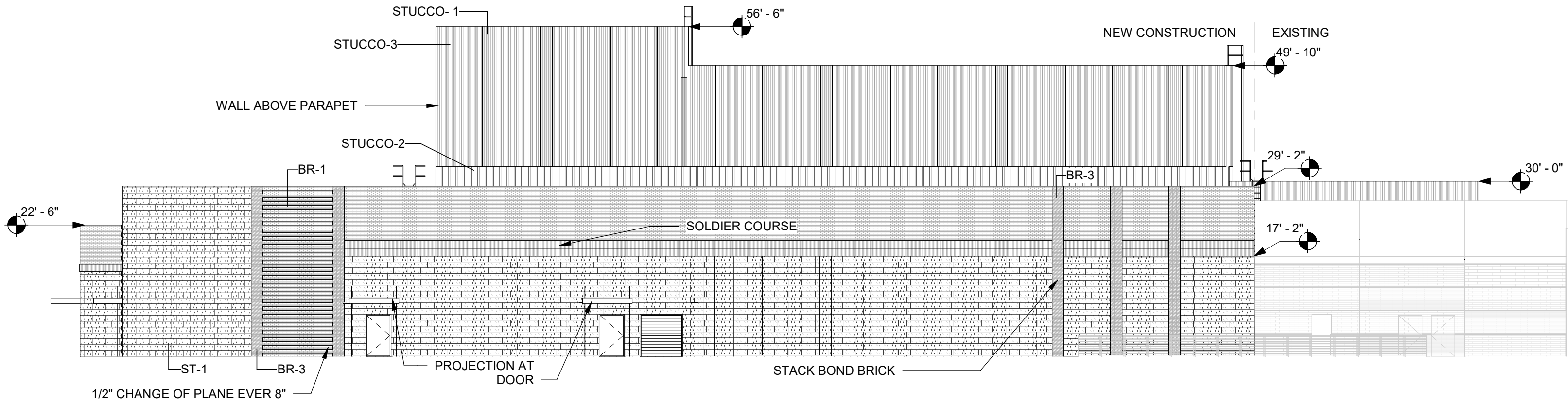
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	5198 S.F.	4165 S.F.	3898 S.F.	5157 S.F.
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	4016 S.F.	3222 S.F.	3451 S.F.	4450 S.F.
	77%	77%	89%	87%
DOORS AND WINDOWS SQ. FT.	1182 S.F. 23%	943 S.F. 23%	447 S.F. 11%	707 S.F. 13%
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	100%
BRICK SQ. FT.	2405 S.F.	3222 S.F.	3252 S.F.	2414 S.F.
STONE SQ. FT.	867 S.F.	N/A	199 S.F.	1391 S.F.
STUCCO SQ. FT.	744 S.F.	N/A	N/A	645 S.F.



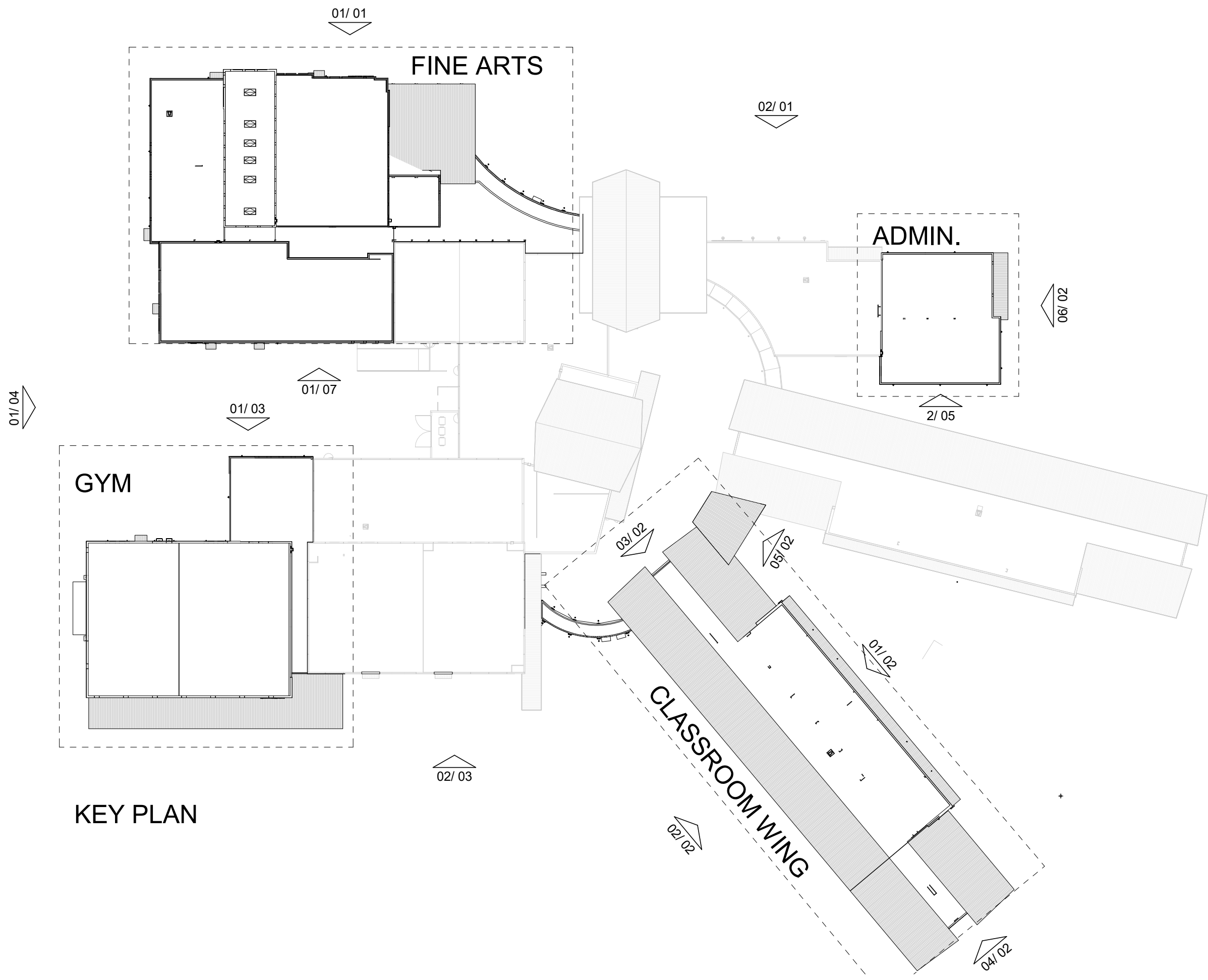
MATERIAL LEGEND	
BR-1	ACME: CREMELLO 352
BR-2	ACME: BLEND 1/3 WEATHERFORD GRAY, 1/3 DOVETAIL, 1/3 PEWTER GRAY
BR-3	ACME: CHARCOL GRAY
ST-1	ACME: CHOPPED, 8" HIGH, SAW CUT
ST-2	ACME: OKLAHOMA, MULTICOLOR, QUARRY CHOPPED, ASHLAR 4"-8"
STUCCO-1	PAINTED STUCCO - LIGHT GREY
STUCCO-2	PAINTED STUCCO - MEDIUM GREY
STUCCO-3	PAINTED STUCCO - DARK GREY

- NOTES:
- NEW CONSTRUCTION GLASS WILL MATCH EXISTING GLASS
 - NEW MULLIONS WILL MATCH EXISTING MULLION COLOR
 - METAL SOFFITS/ METAL STANDING SEAM ROOFS TO MATCH EXISTING
 - THE HEIGHT OF PARAPETS WILL COMPLETELY SCREEN THE MECHANICAL EQUIPMENT
 - ANY EXTERNAM ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING

MATERIAL CALCULATION TABLE-FINE ARTS				
	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQUARE FOOTAGE	12804 S.F.	5693 S.F.	18494 S.F.	N/A
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	9871 S.F. 77%	5578 S.F. 98%	17840 S.F. 97%	N/A
DOORS AND WINDOWS SQ. FT.	2933 S.F. 23%	115 S.F. 2%	654 S.F. 3%	N/A
PRIMARY MASONRY TOTALS (%)	100%	100%	100%	N/A
BRICK SQ. FT.	6832 S.F.	2446 S.F.	12441 S.F.	N/A
STONE SQ. FT.	2272 S.F.	3132 S.F.	2035 S.F.	N/A
STUCCO SQ. FT.	767 S.F.	0 S.F.	3364 S.F.	N/A

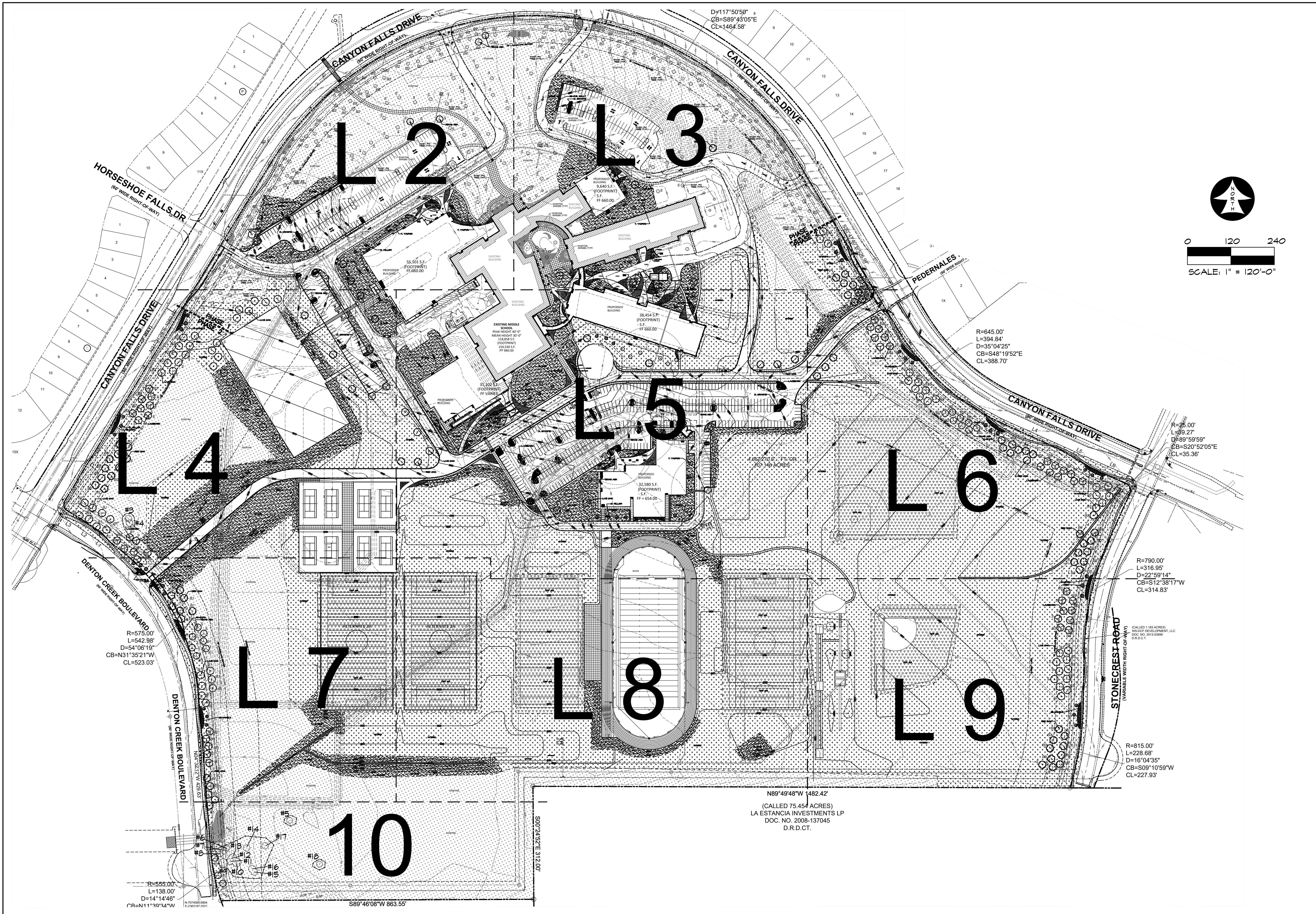


01 OVERALL EXTERIOR ELEVATION - FINE ARTS SOUTH
1/16" = 1'-0"



KEY PLAN



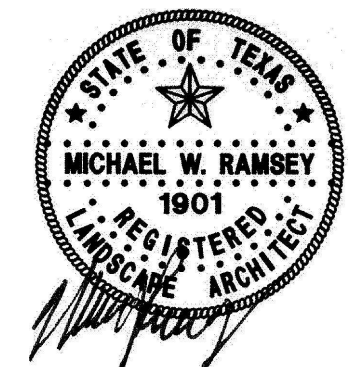


RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

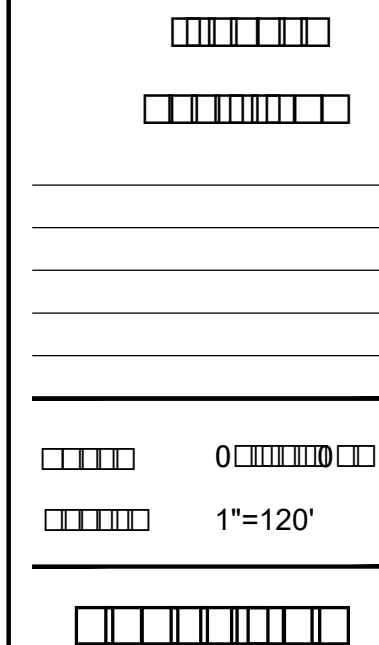
ARGYLE PHASE 2 HIGH SCHOOL

6601 CANYON FALLS DR., FLOWER MOUND, TX

OVERALL LANDSCAPE PLAN

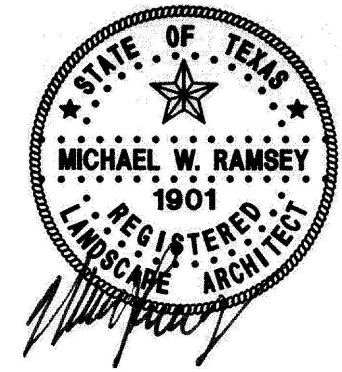


6-24-19



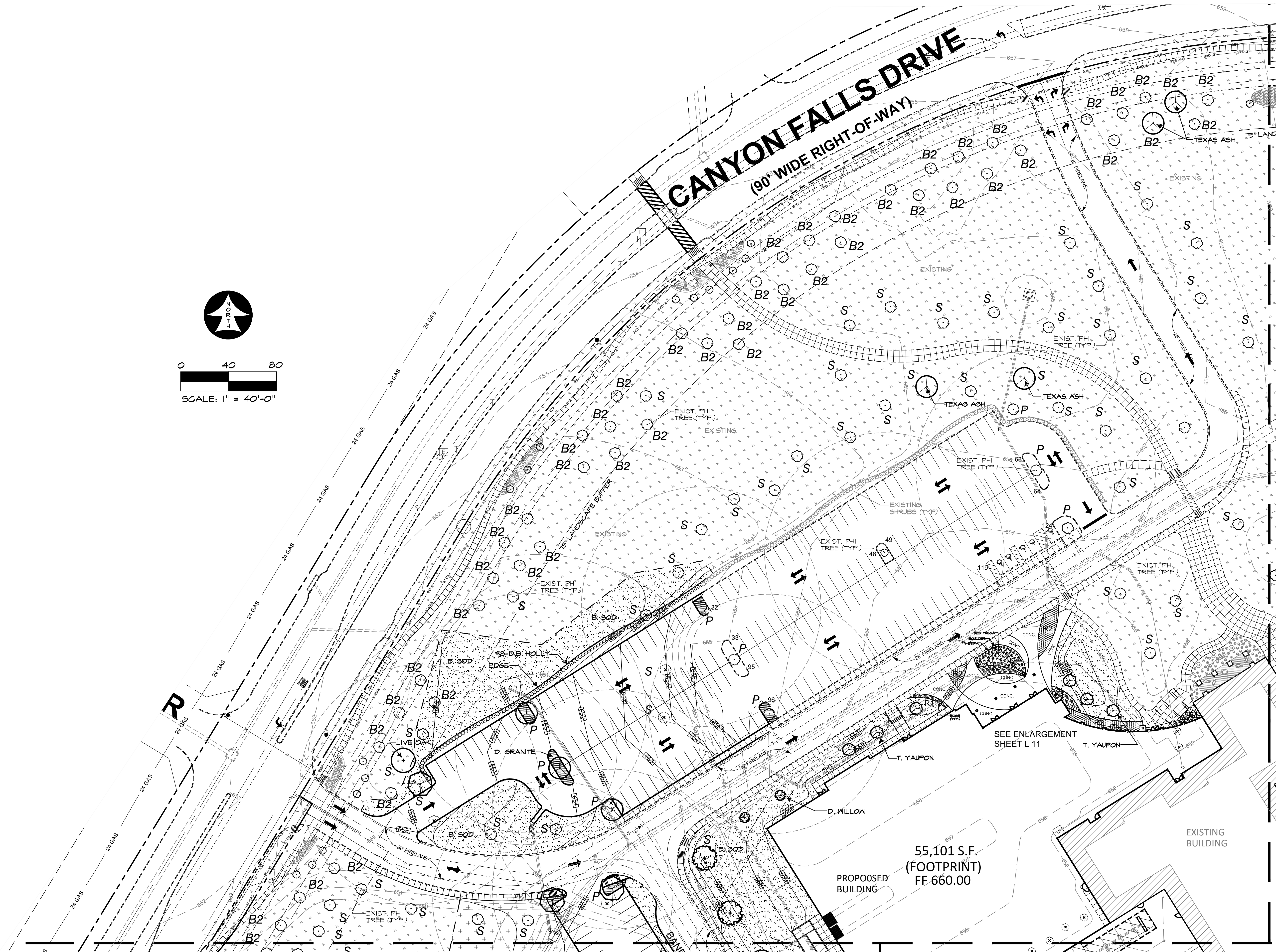
L 1

ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'A'



	0
	1"=40'

L 2



MATCHLINE SEE SHEET L 3

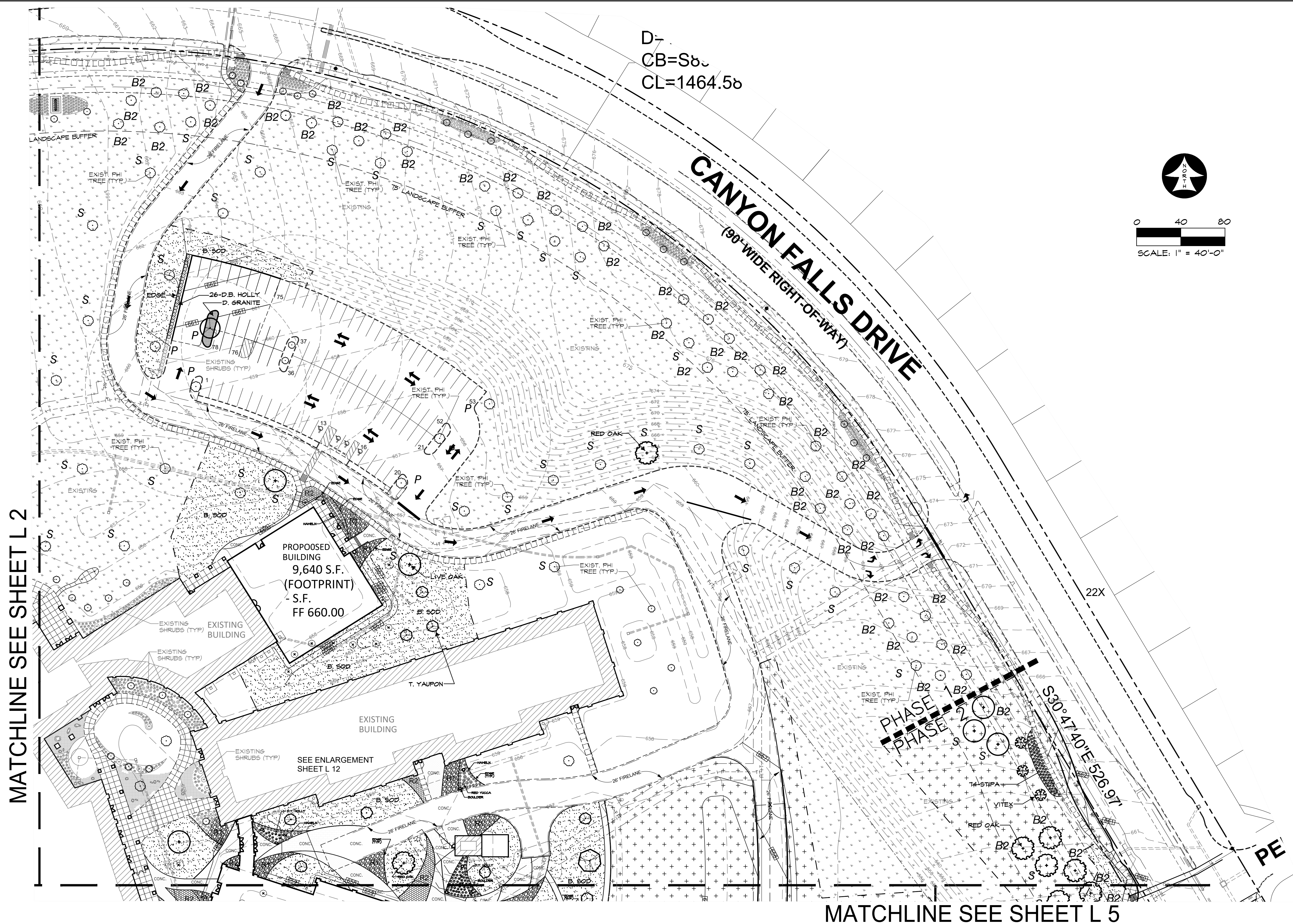
MATCHLINE SEE SHEET L 4

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DRIVE, FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'B'



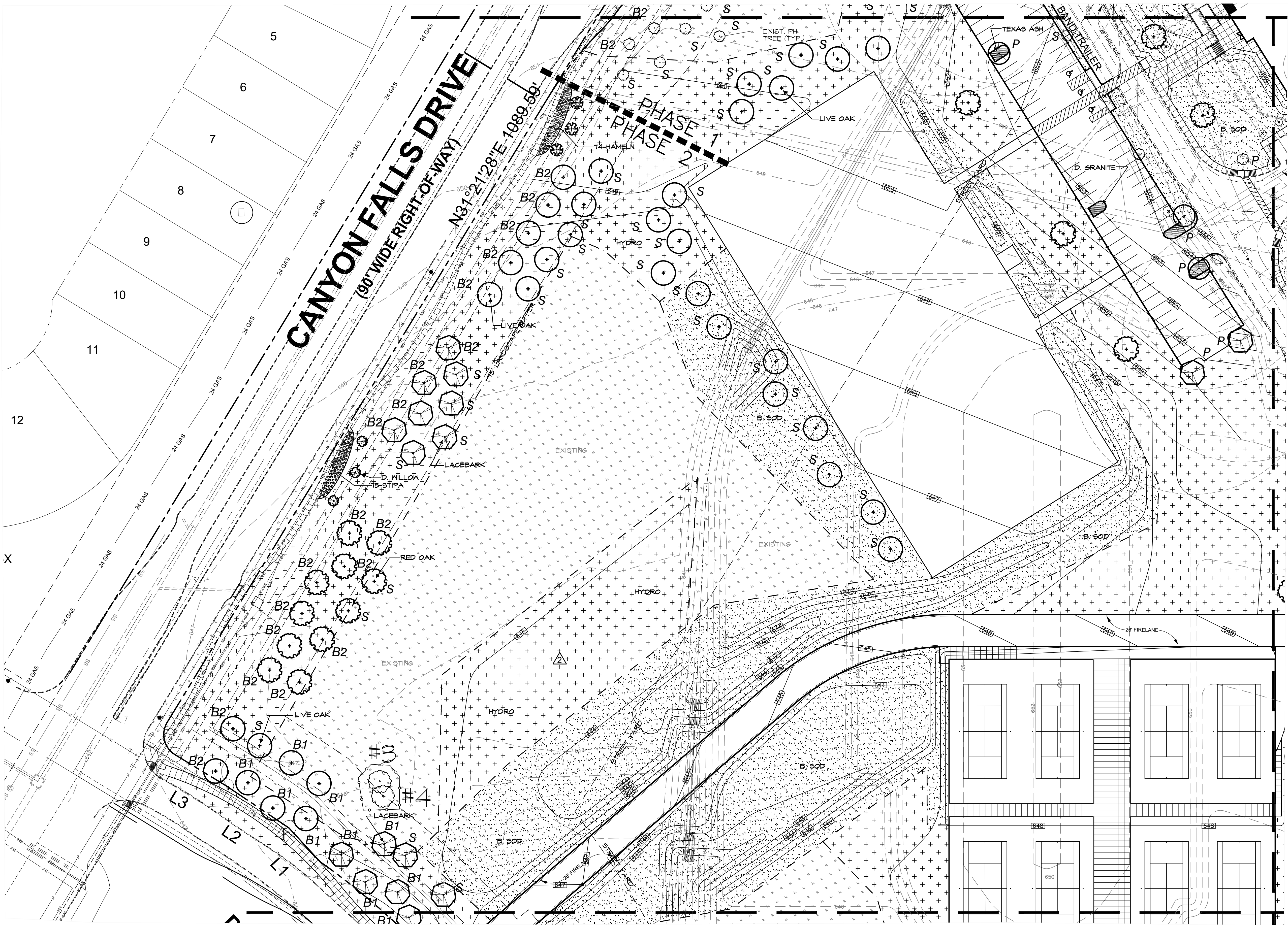
	0'
	1"=40'



MATCHLINE SEE SHEET L 2

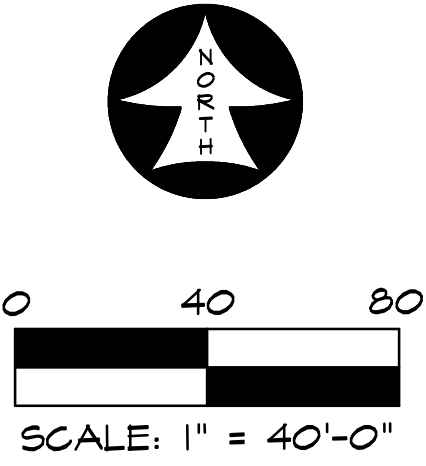
MATCHLINE SEE SHEET L 5

MATCHLINE SEE SHEET L 2

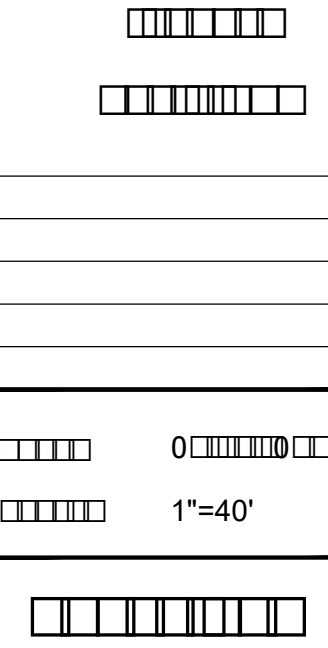
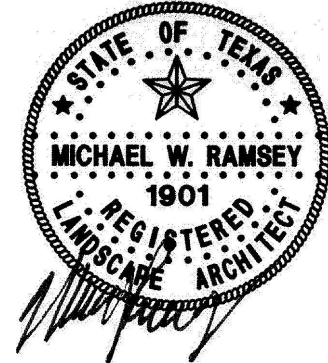


MATCHLINE SEE SHEET L 5

MATCHLINE SEE SHEET L 7



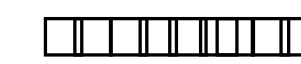
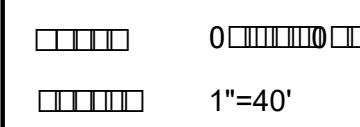
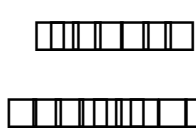
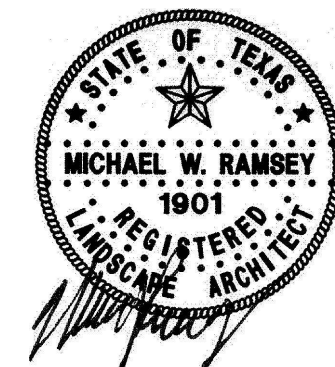
ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'C'



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

L 4

ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'D'



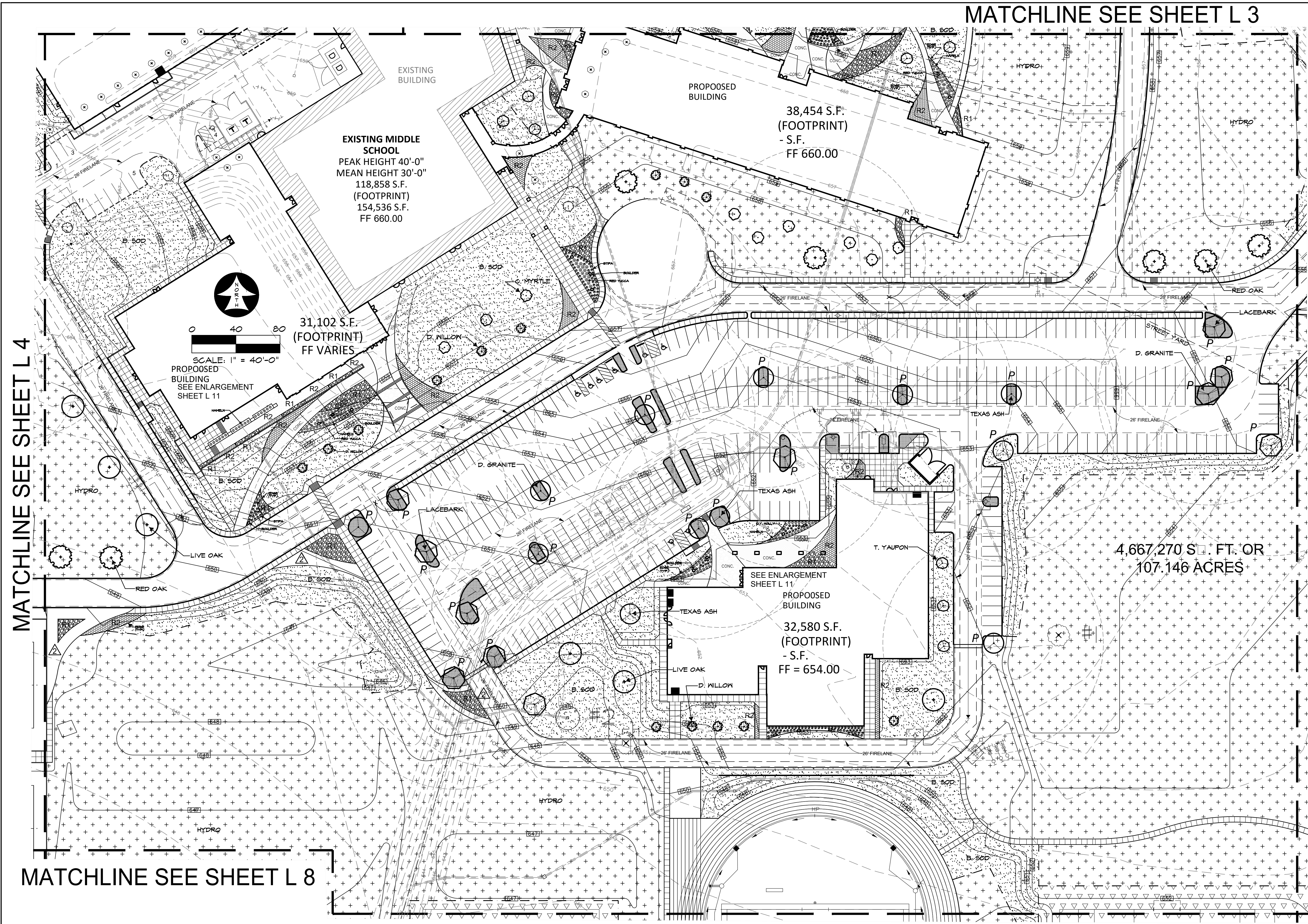
L 5

MATCHLINE SEE SHEET L 3

MATCHLINE SEE SHEET L 6

MATCHLINE SEE SHEET L 4

MATCHLINE SEE SHEET L 8



EXISTING MIDDLE SCHOOL
PEAK HEIGHT 40'-0"
MEAN HEIGHT 30'-0"
118,858 S.F.
(FOOTPRINT)
154,536 S.F.
FF 660.00

38,454 S.F.
(FOOTPRINT)
- S.F.
FF 660.00

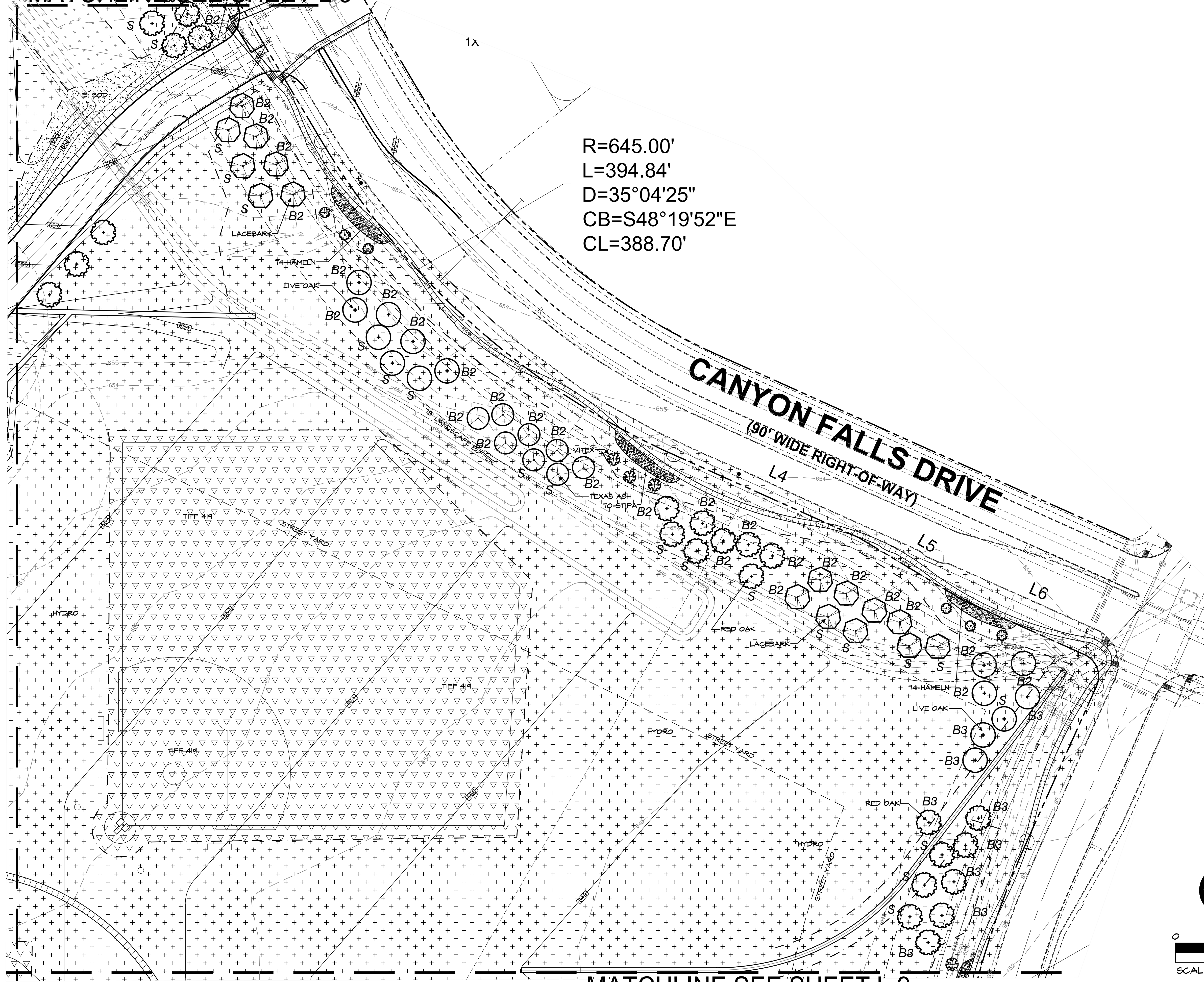
31,102 S.F.
(FOOTPRINT)
FF VARIES

32,580 S.F.
(FOOTPRINT)
- S.F.
FF = 654.00

4,667,270 S.F. OR
107.146 ACRES

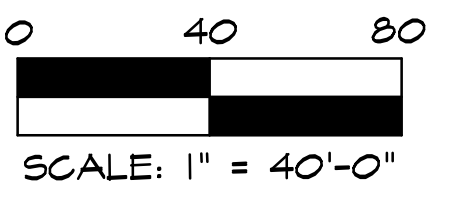
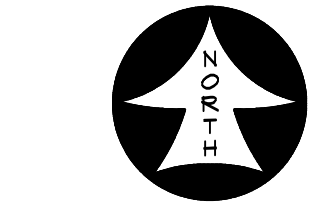
MATCHLINE SEE SHEET L 5

MATCHLINE SEE SHEET L 3



R=645.00'
L=394.84'
D=35°04'25"
CB=S48°19'52"E
CL=388.70'

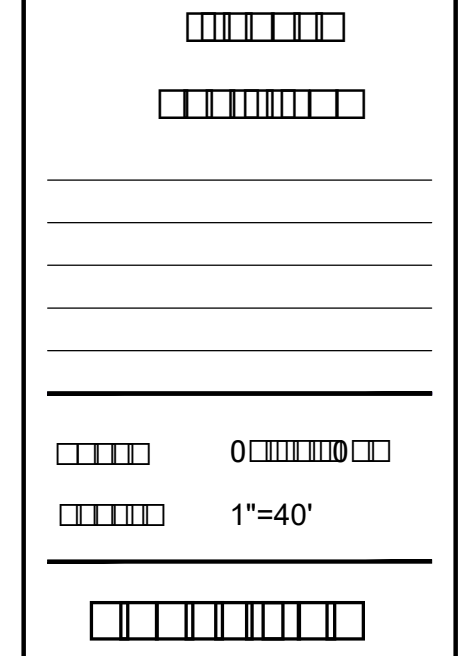
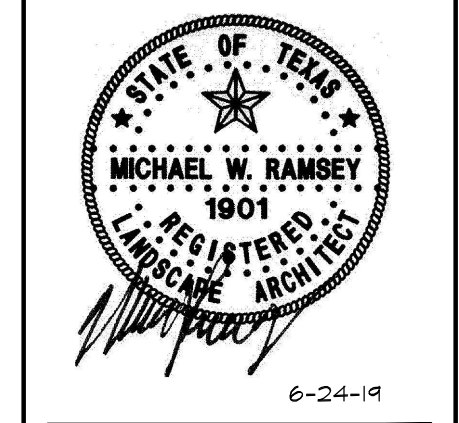
CANYON FALLS DRIVE
(90' WIDE RIGHT-OF-WAY)



MATCHLINE SEE SHEET L 9

ARGYLE PHASE 2 HIGH SCHOOL
LANDSCAPE PLAN AREA 'E'

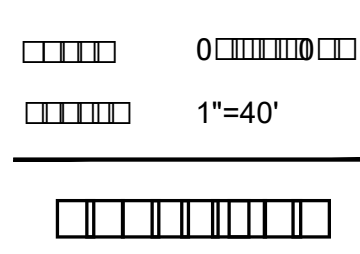
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET



L 6

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'F'

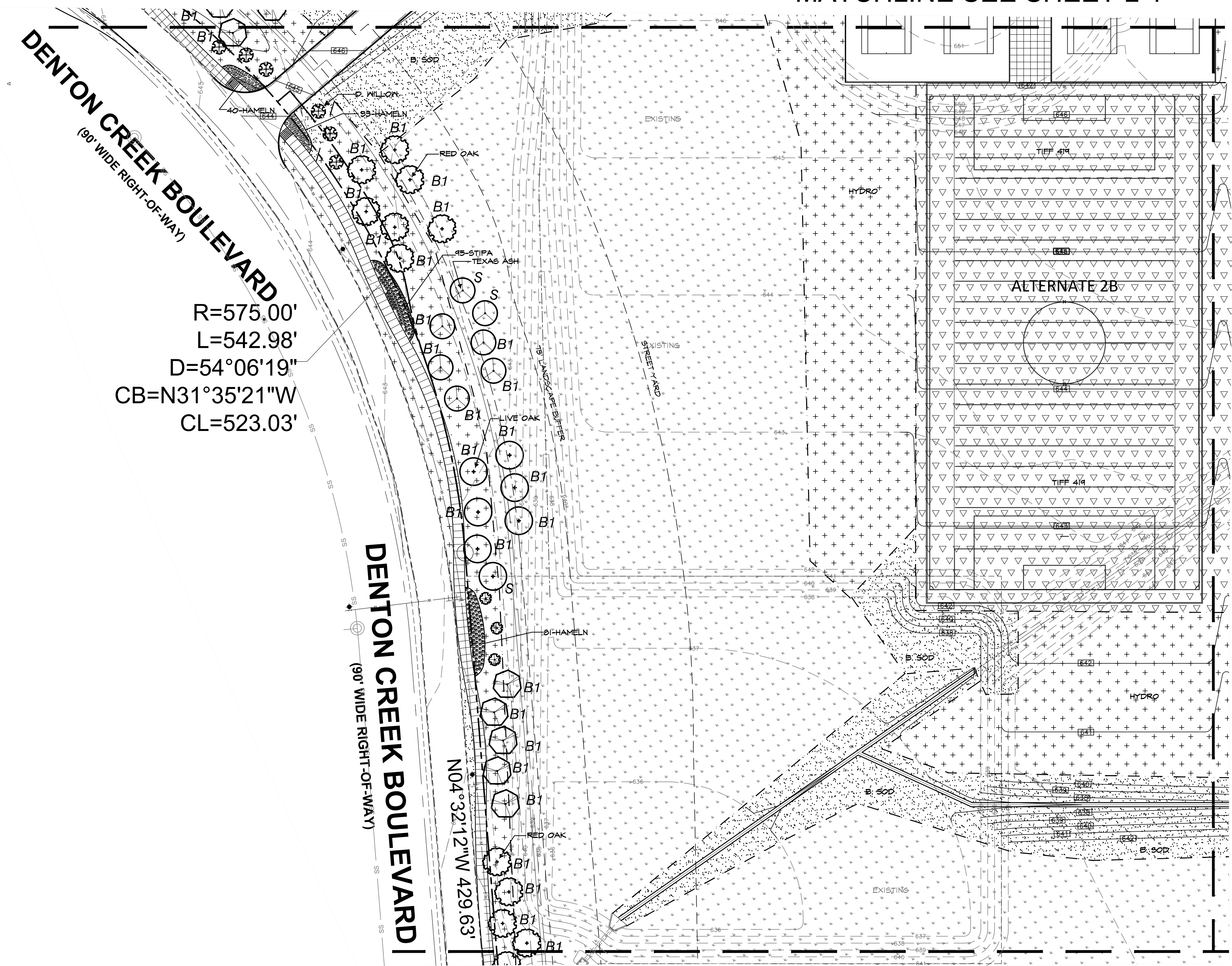
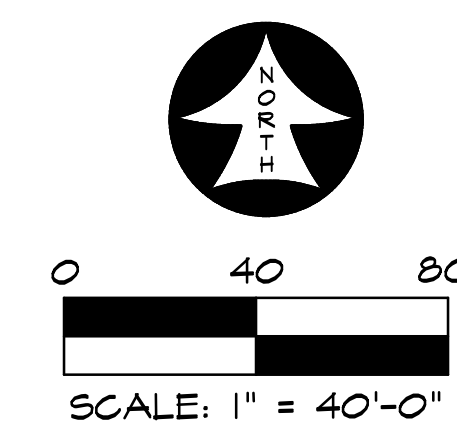


L 7

MATCHLINE SEE SHEET L 4

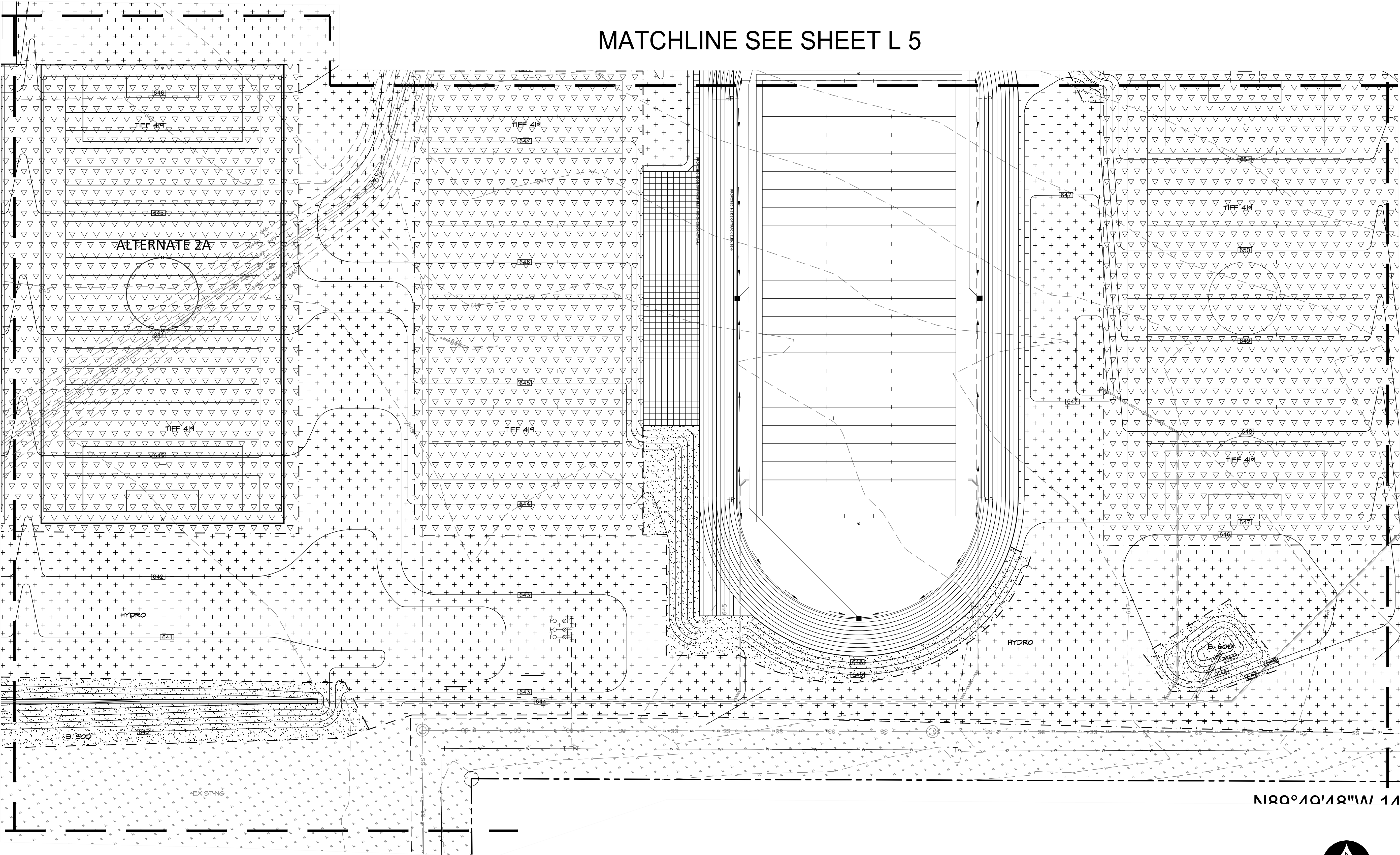
MATCHLINE SEE SHEET L 8

MATCHLINE SEE SHEET L 10

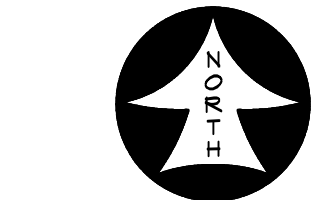


MATCHLINE SEE SHEET L 7

MATCHLINE SEE SHEET L 5



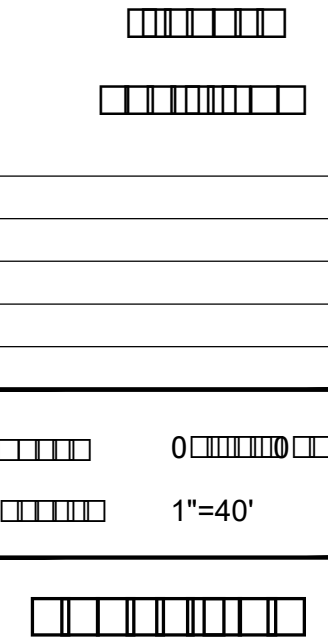
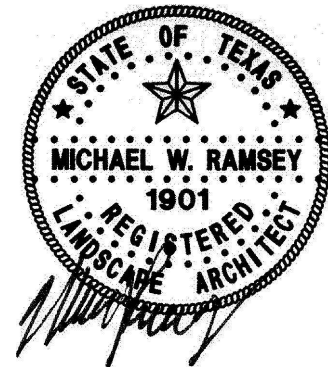
N 180° 10' 18" W 1/4



0 40 80
SCALE: 1" = 40'-0"

MATCHLINE SEE SHEET L 9

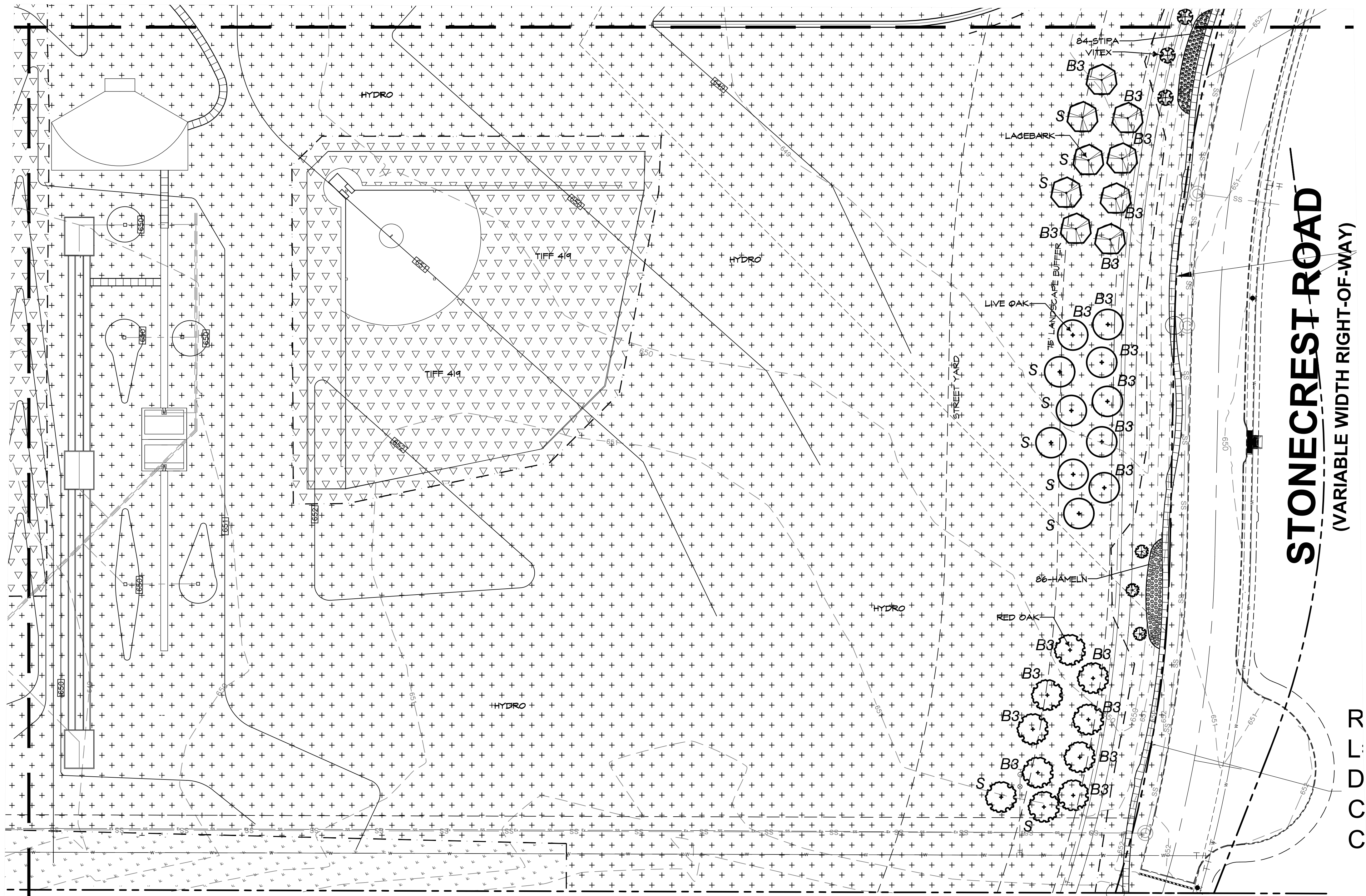
ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'G'



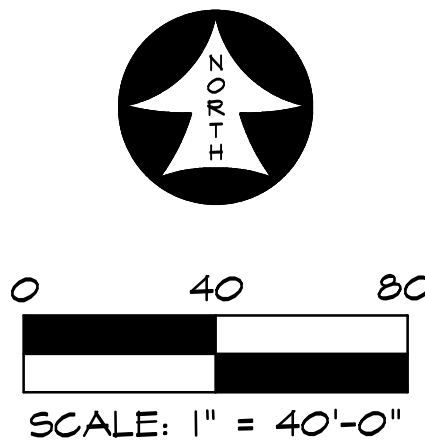
L 8

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

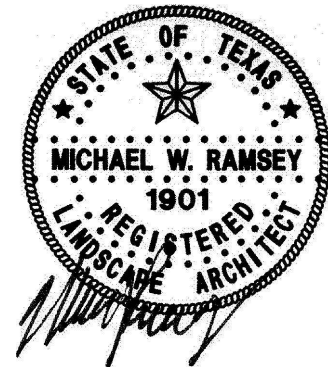
MATCHLINE SEE SHEET L 8



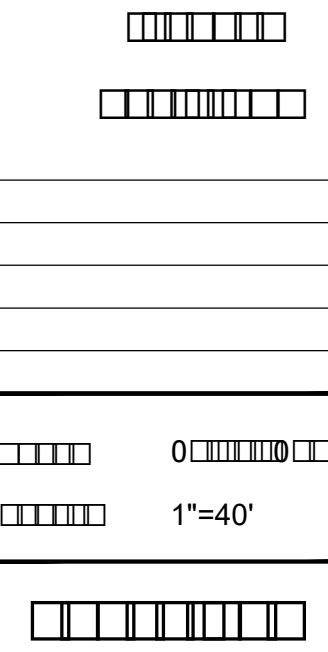
/ 1482.42'



ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'H'



6-24-19

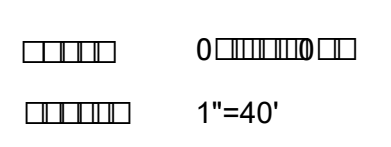
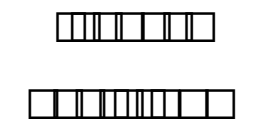


L 9

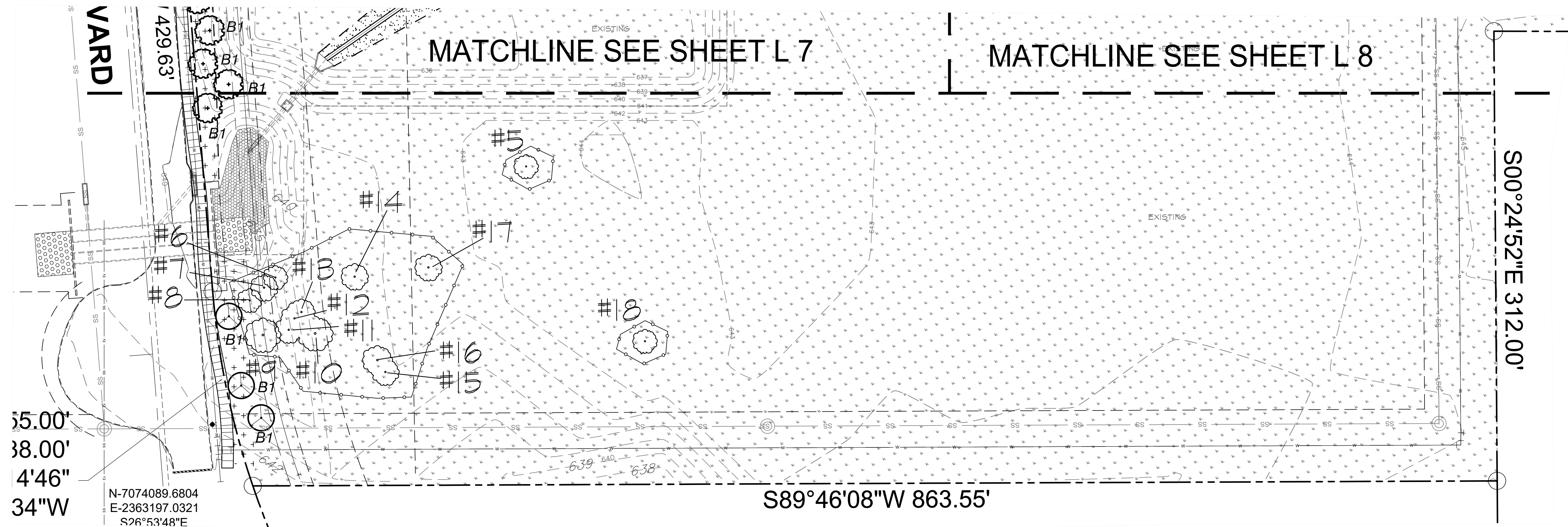
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'I'



L 10



S00°24'52"E 312.00'

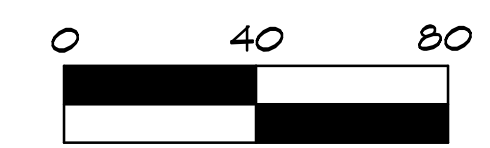
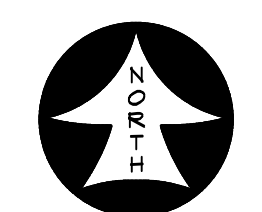
S89°46'08"W 863.55'

MATCHLINE SEE SHEET L 7

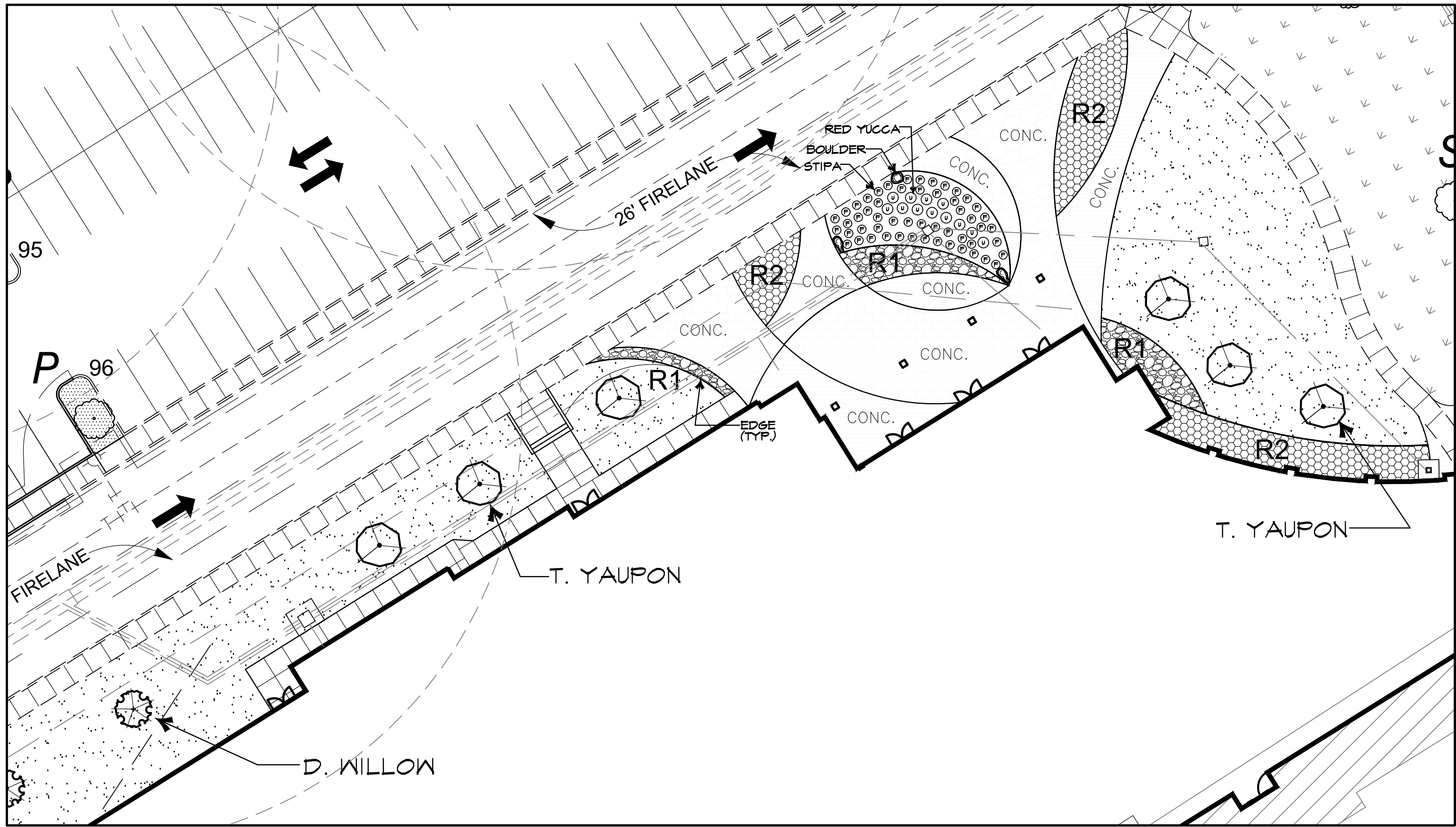
MATCHLINE SEE SHEET L 8

YARD

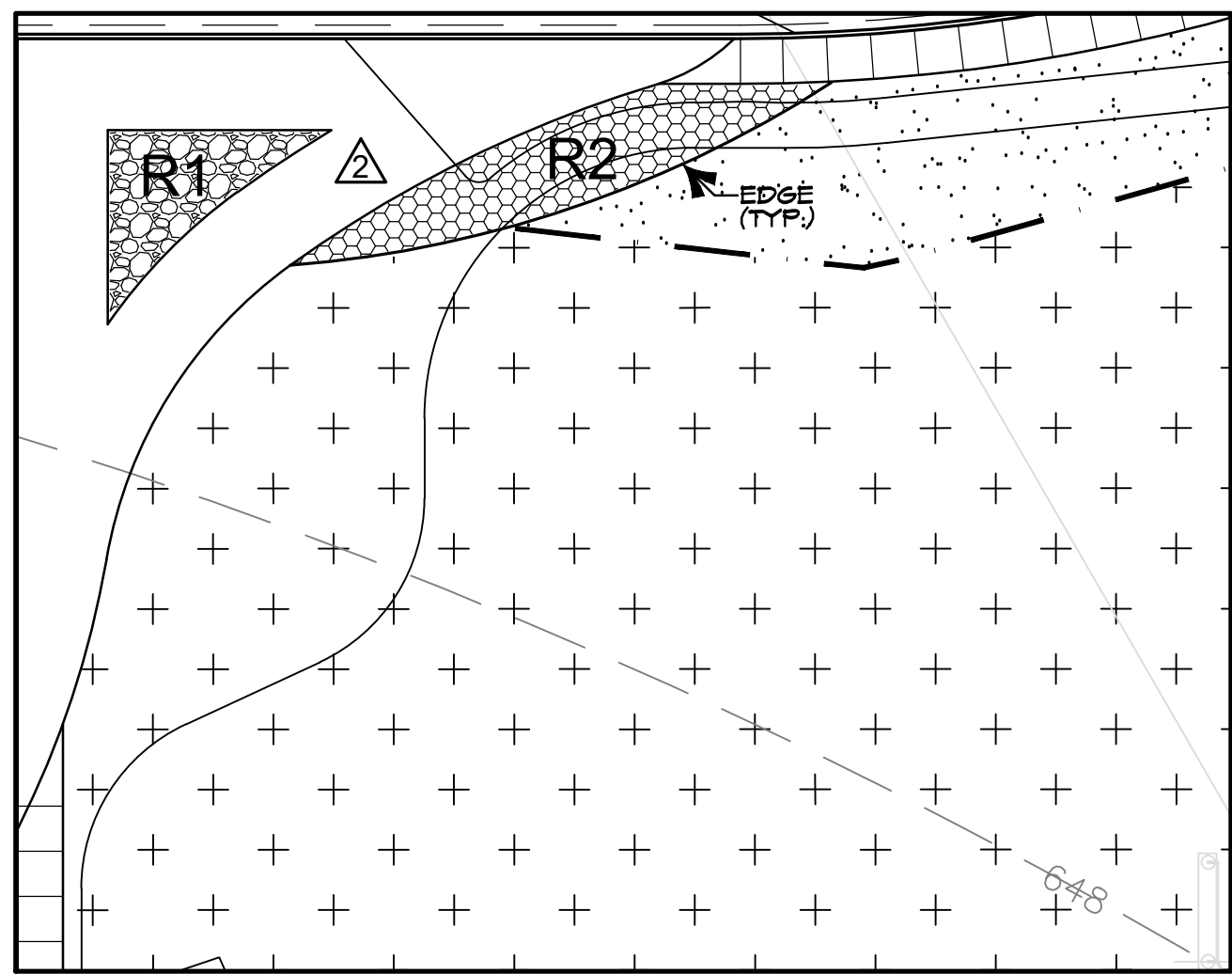
N-7074089.6804
E-2363197.0321
S26°53'48"E



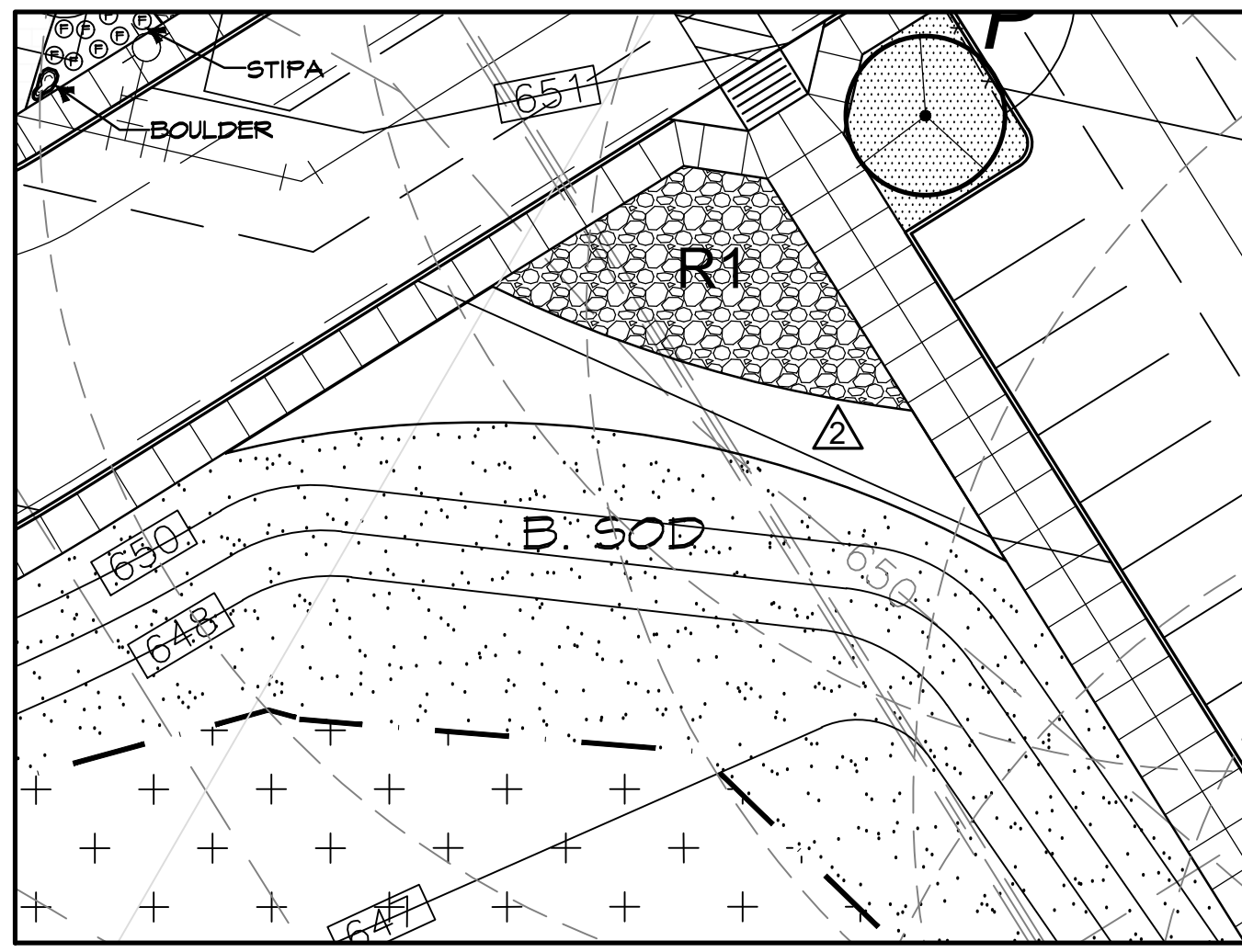
SCALE: 1" = 40'-0"



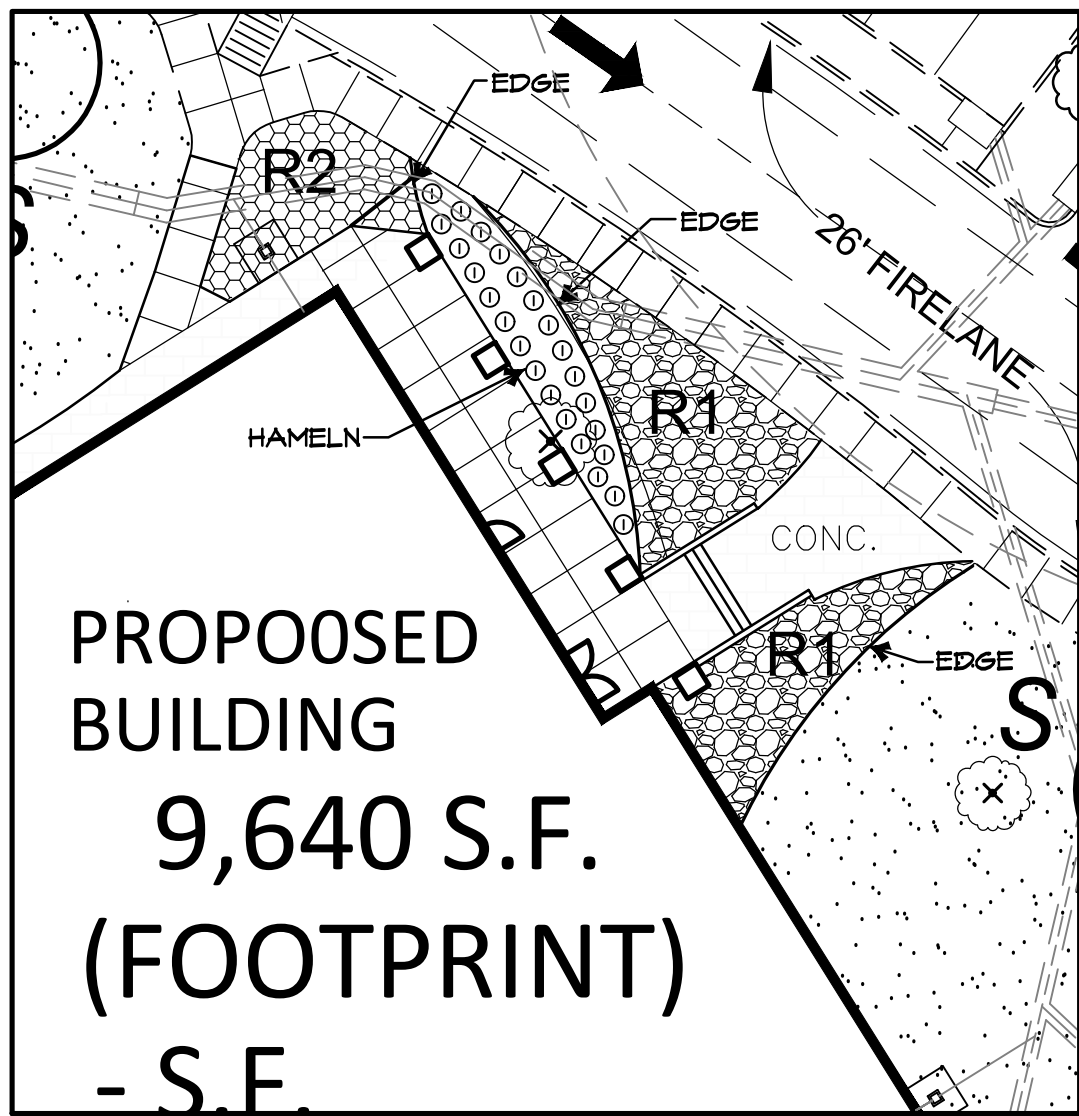
FRONT ENTRY
BED ENLARGEMENT
SCALE: 1" = 20'-0"



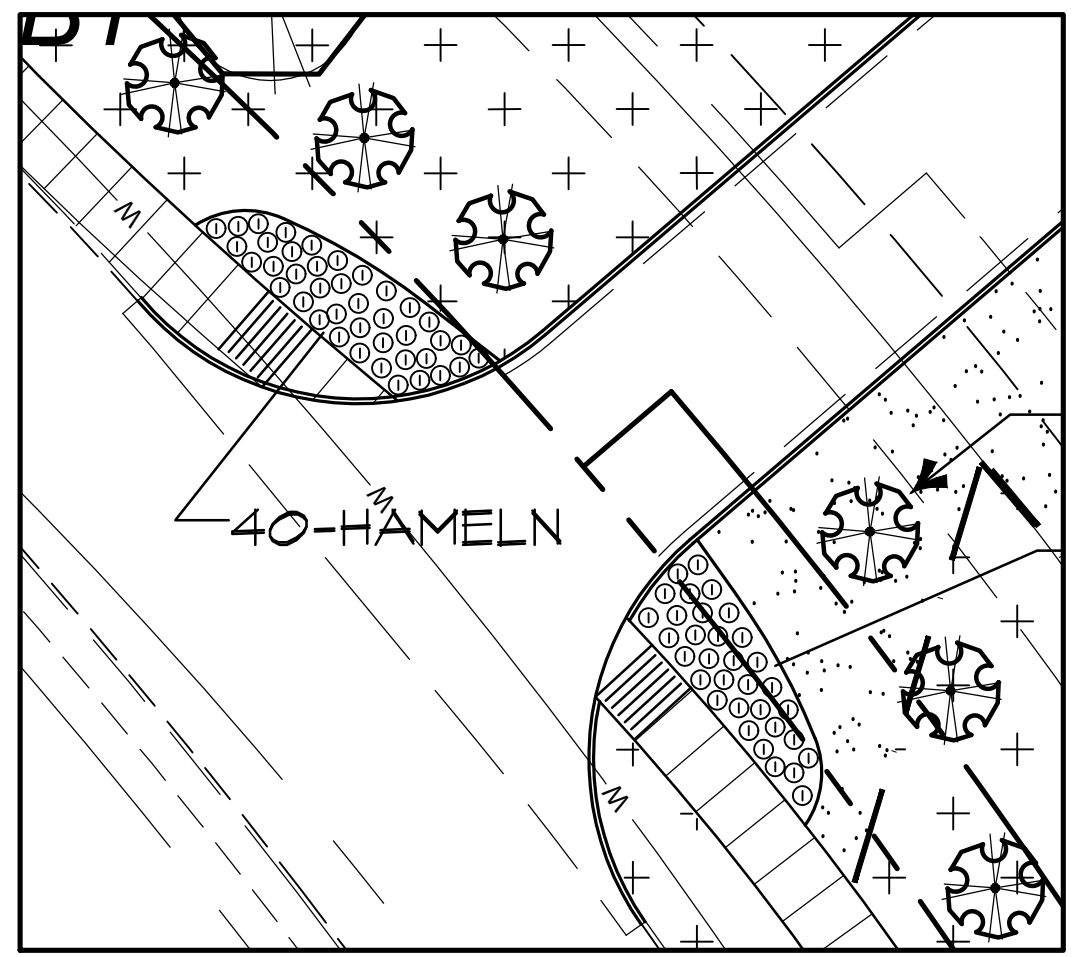
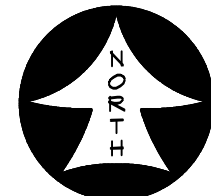
TENNIS AREA
BED ENLARGEMENT
SCALE: 1" = 20'-0"



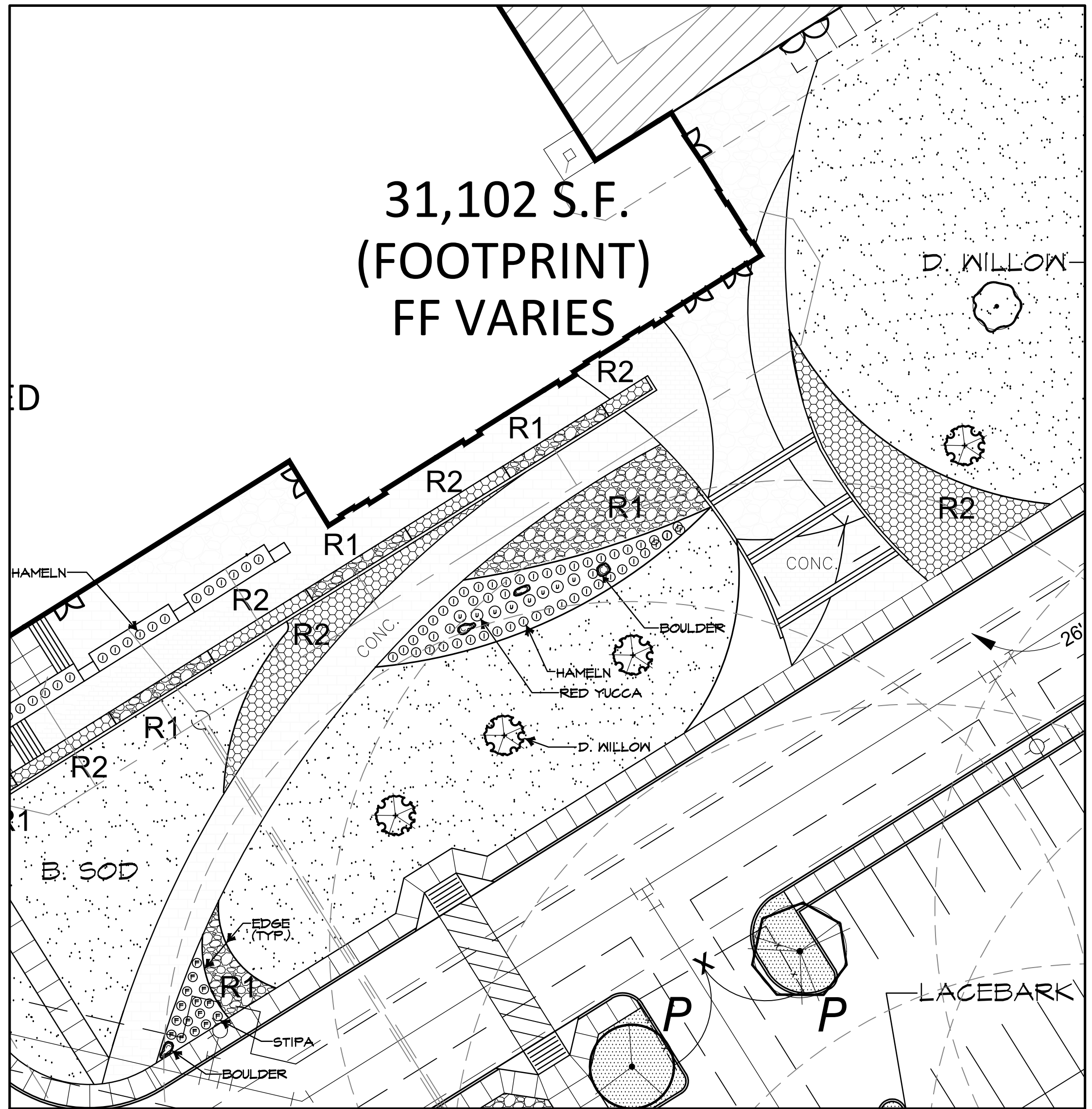
TENNIS AREA
BED ENLARGEMENT
SCALE: 1" = 20'-0"



PROPOSED
BUILDING
9,640 S.F.
(FOOTPRINT)
- S.F.
EAST ADDITION
BED ENLARGEMENT
SCALE: 1" = 20'-0"



STREET SIDE
TYPICAL BED ENLARGEMENT
SCALE: 1" = 20'-0"

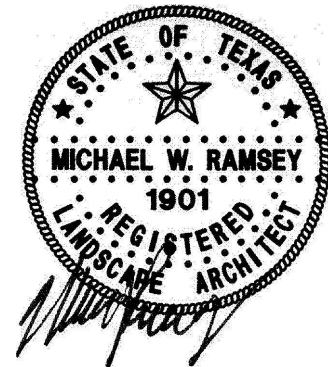


SOUTH
BED ENLARGEMENT
SCALE: 1" = 20'-0"

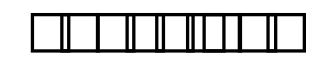
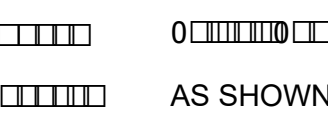
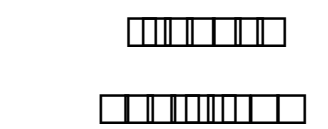


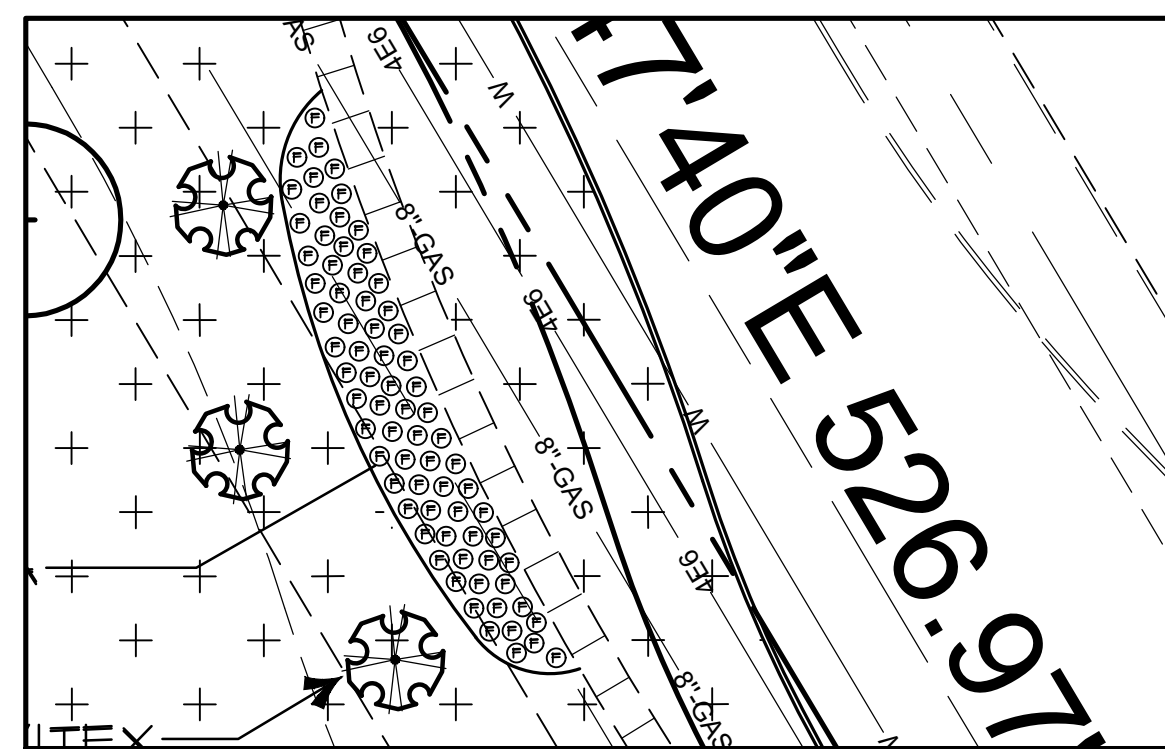
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE@RAMSLA.COM

ARGYLE PHASE 2 HIGH
SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE ENLARGEMENTS



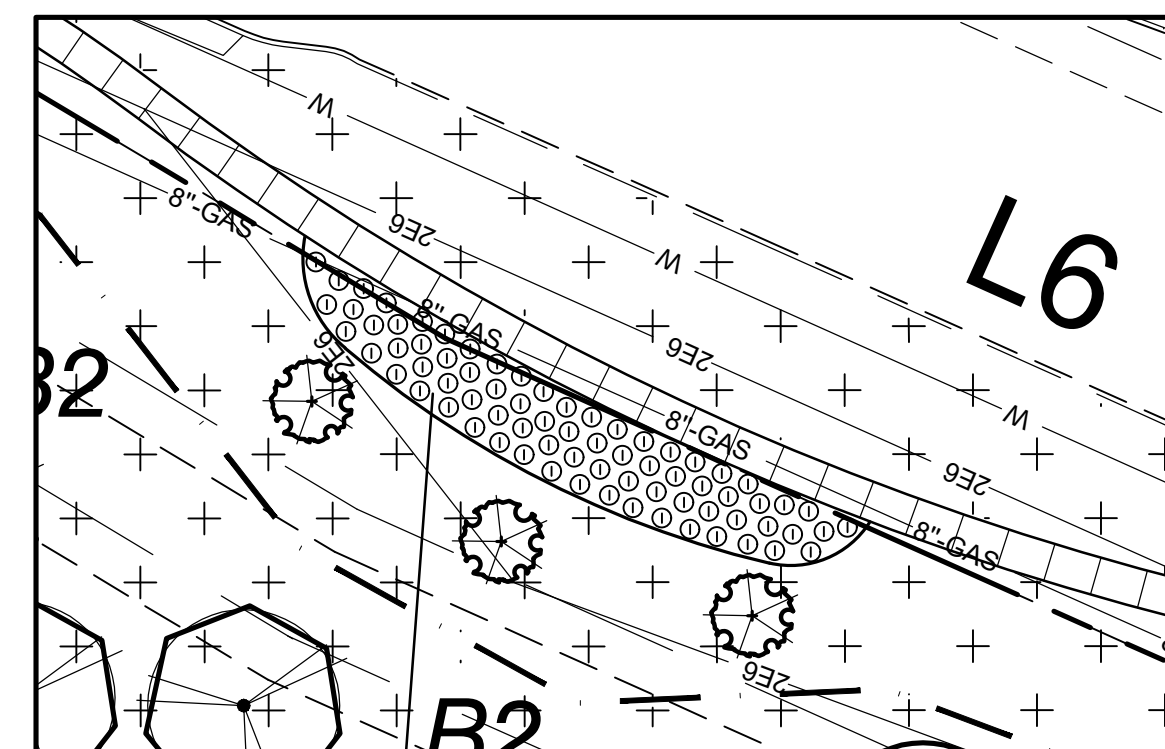
6-24-19





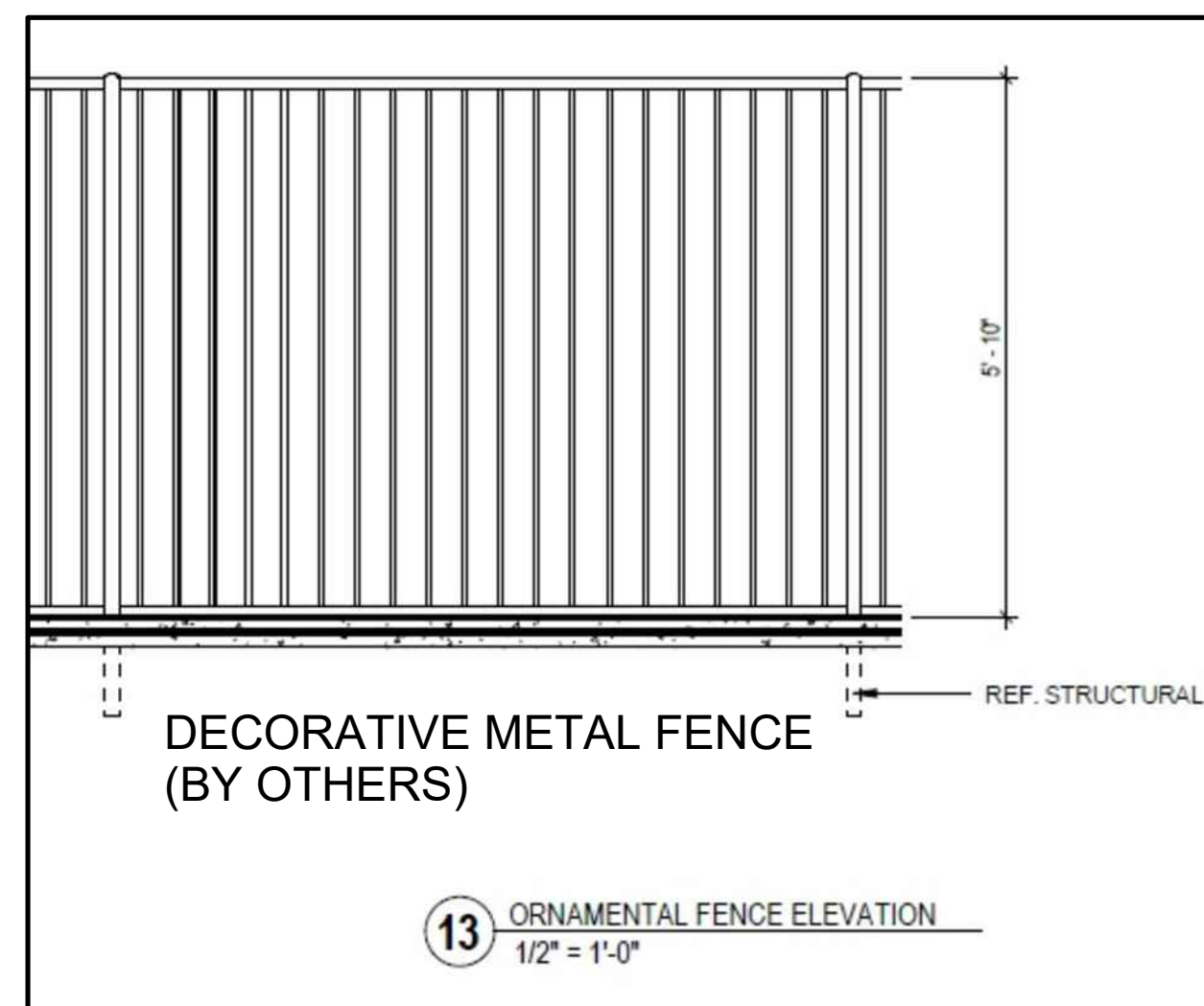
**STREET SIDE
TYPICAL BED ENLARGEMENT**

SCALE: 1" = 20'-0"

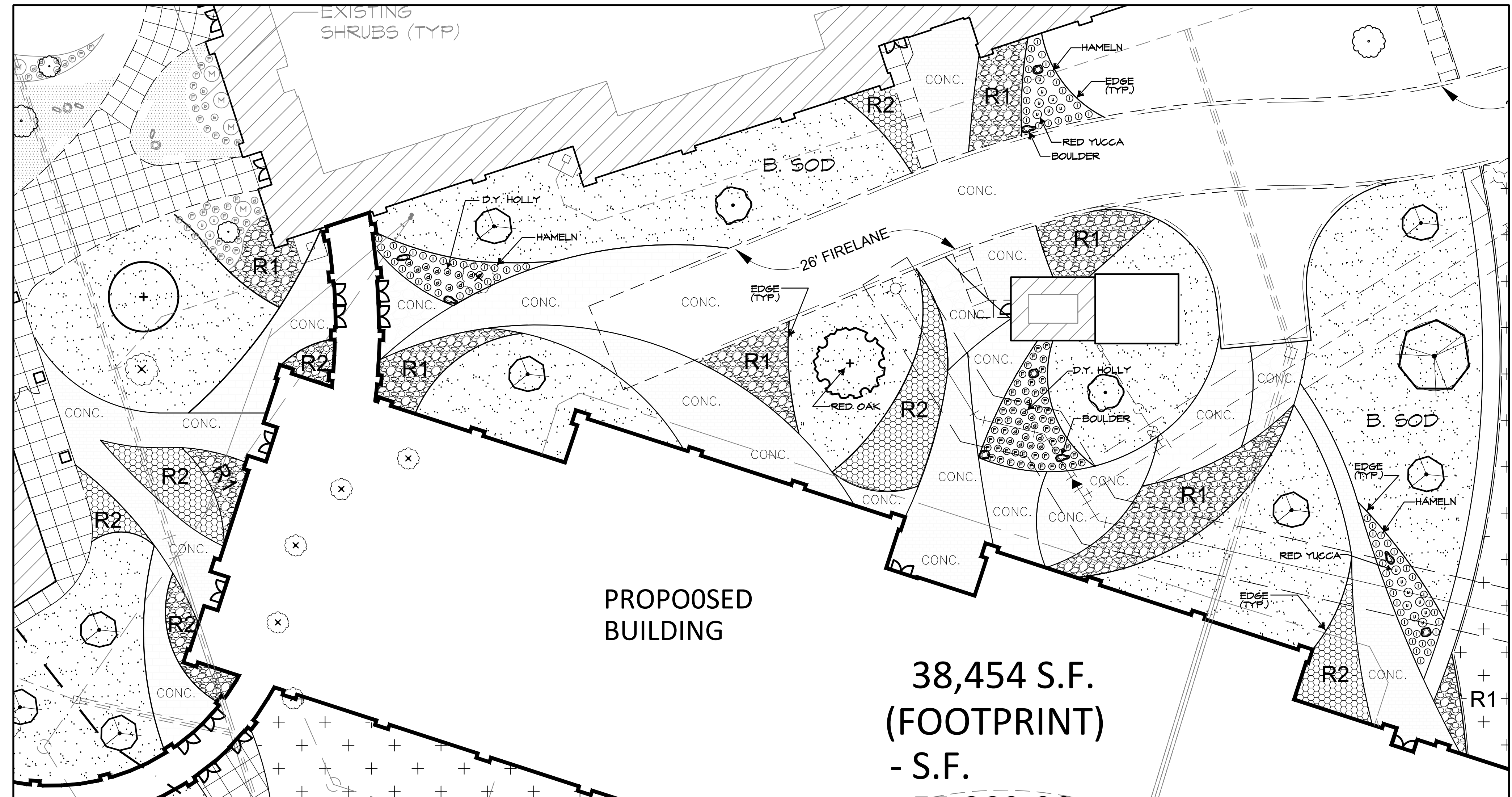


**STREET SIDE
TYPICAL BED ENLARGEMENT**

SCALE: 1" = 20'-0"

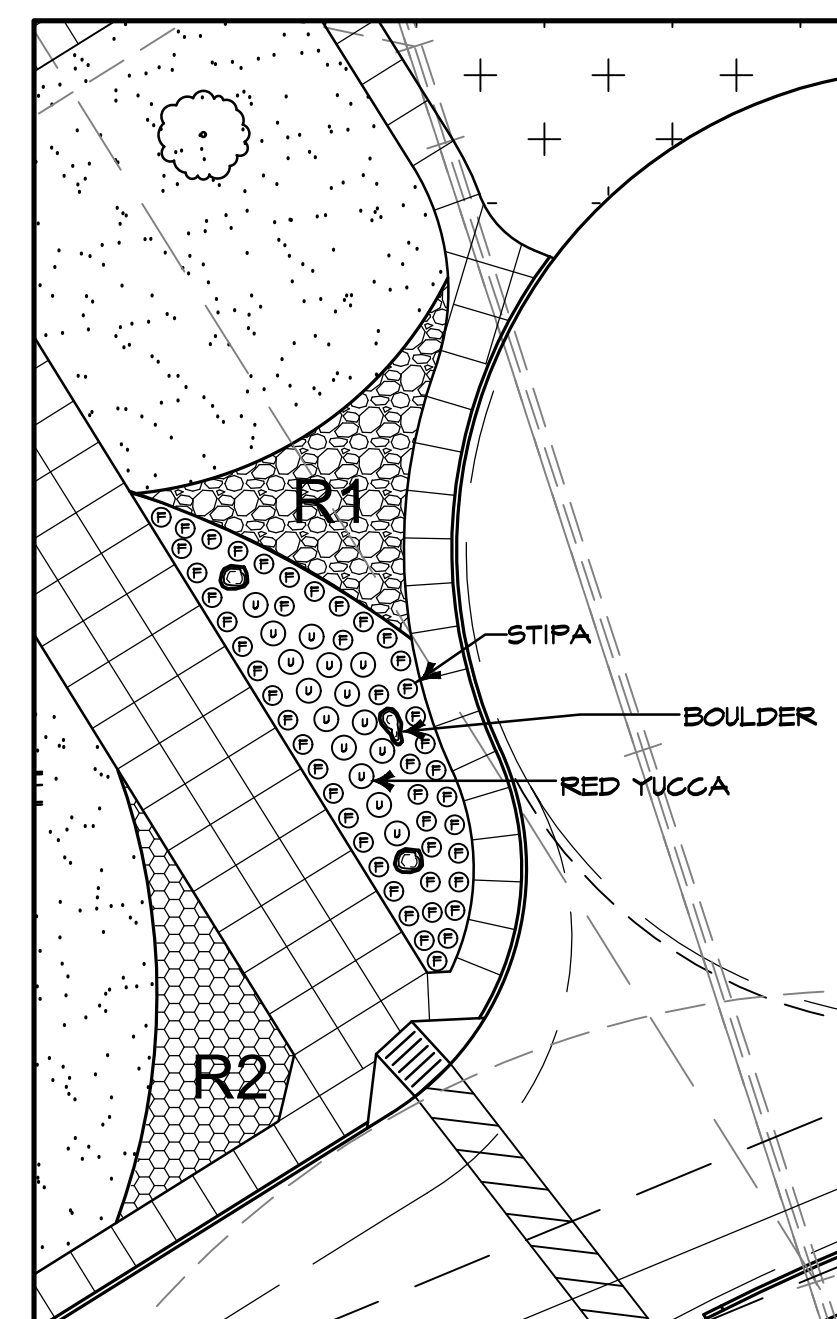


13 ORNAMENTAL FENCE ELEVATION
1/2" = 1'-0"



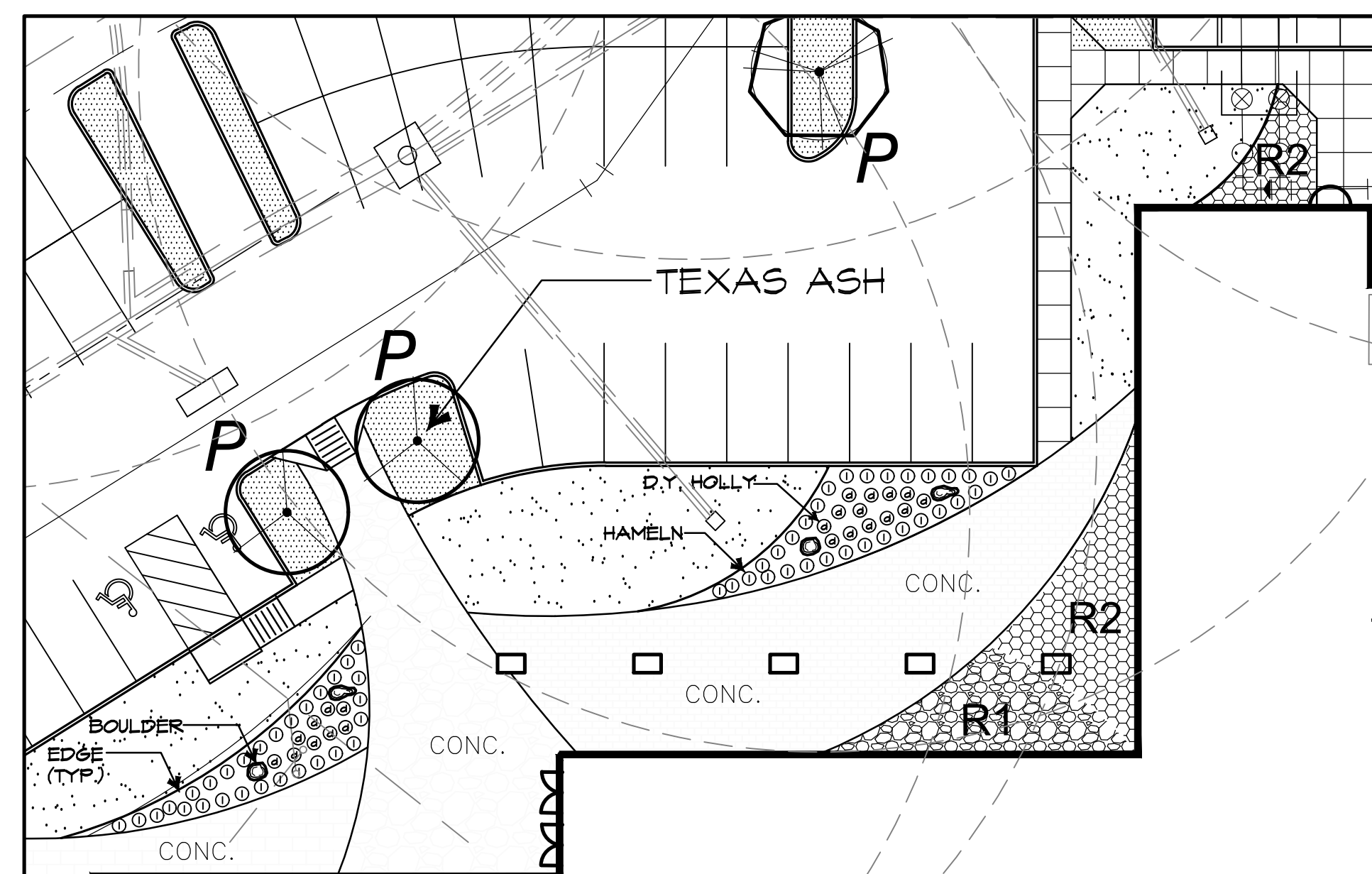
COURTYARD
BED ENLARGEMENT

SCALE: 1" = 20'-0"



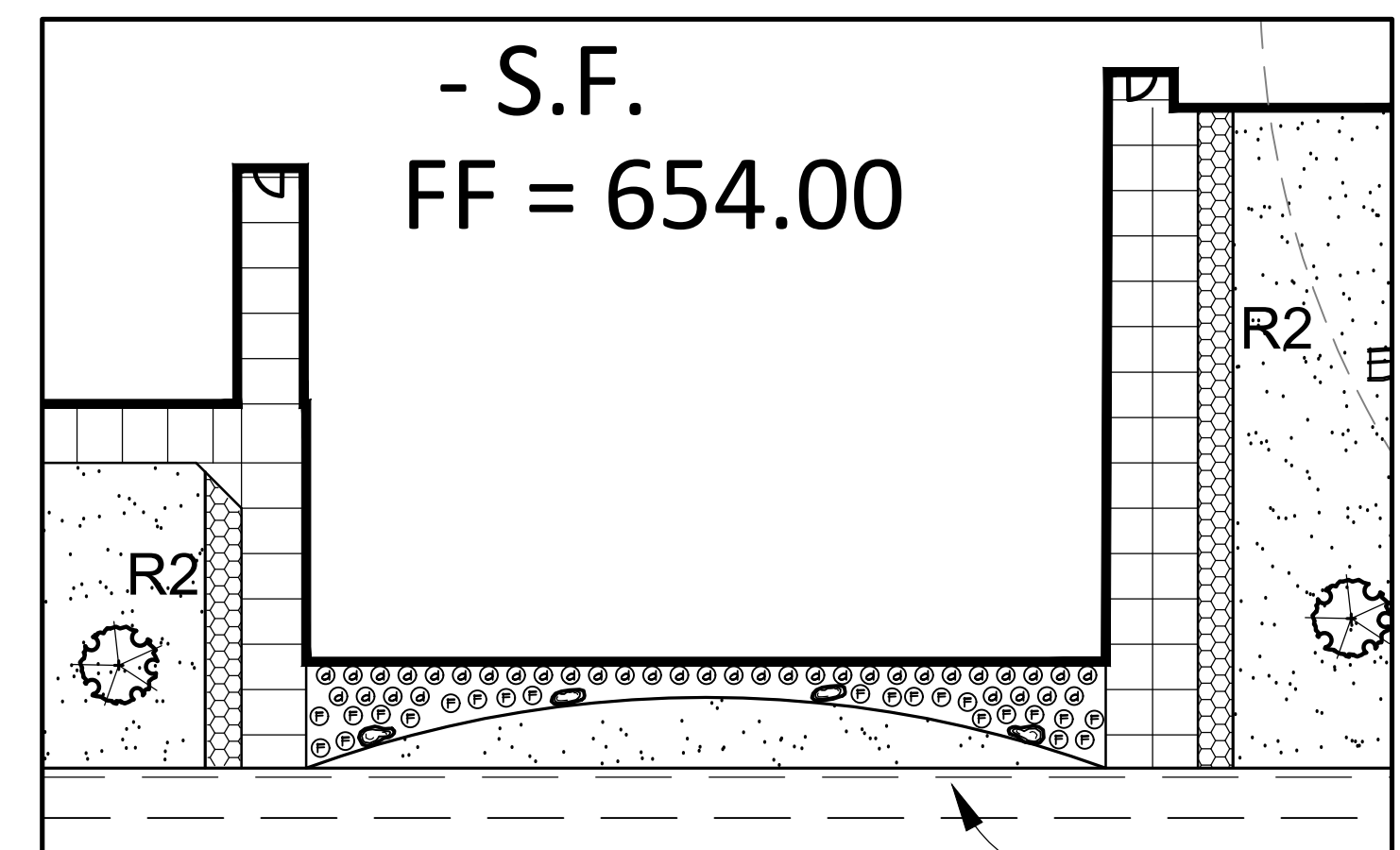
**FIRE TURN-AROUND
BED ENLARGEMENT**

SCALE: 1" = 20'-0"



**NORTH ATHLETICS
BED ENLARGEMENT**

SCALE: 1" = 20'-0"



**SOUTH ATHLETICS
BED ENLARGEMENT**

SCALE: 1" = 20'-0"

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.

ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE ENLARGEMENTS



24-19

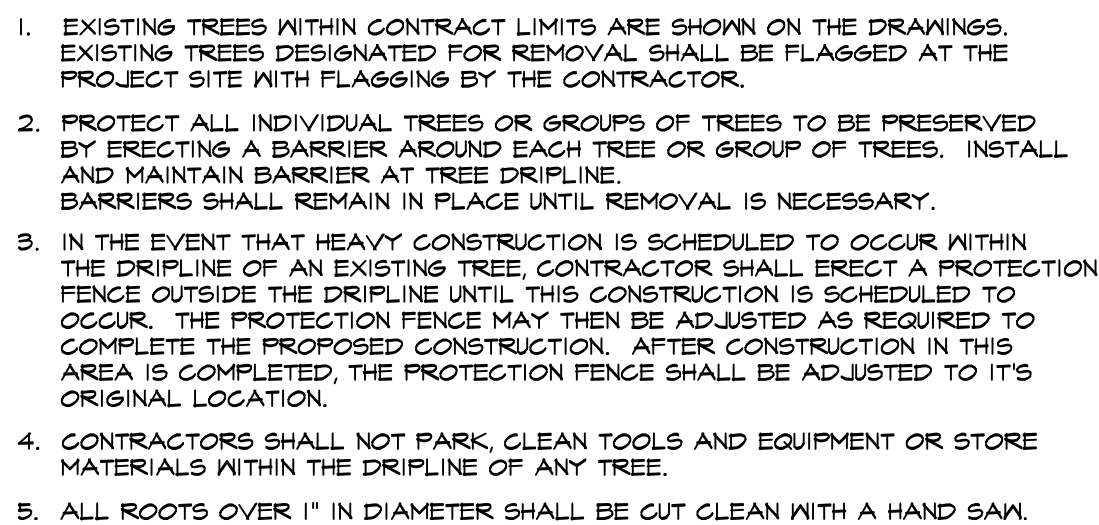



0 

AS SHOWN

[illegible]

L 12

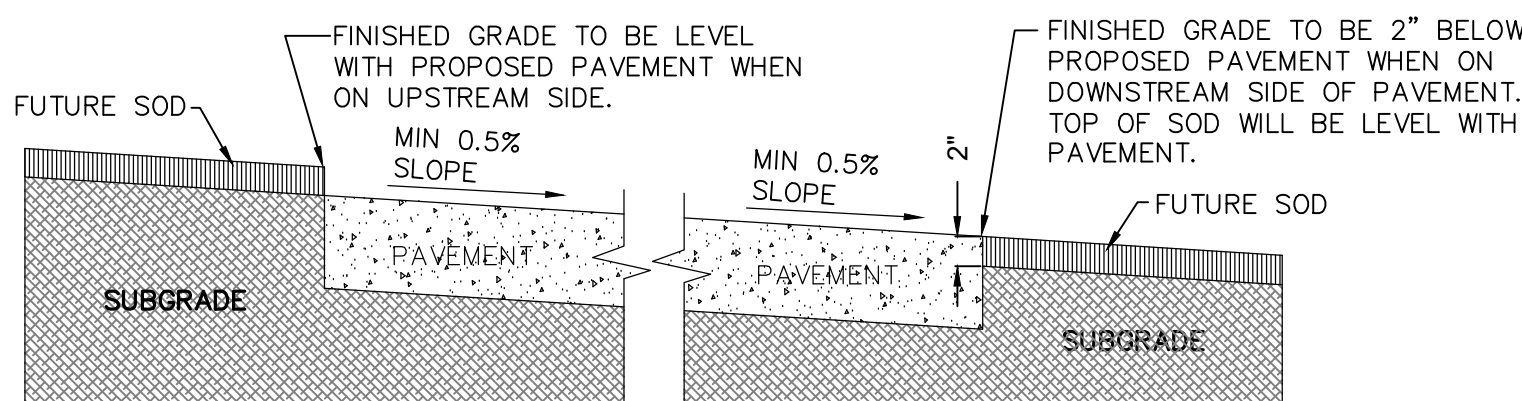


SCALE: N.T.S.

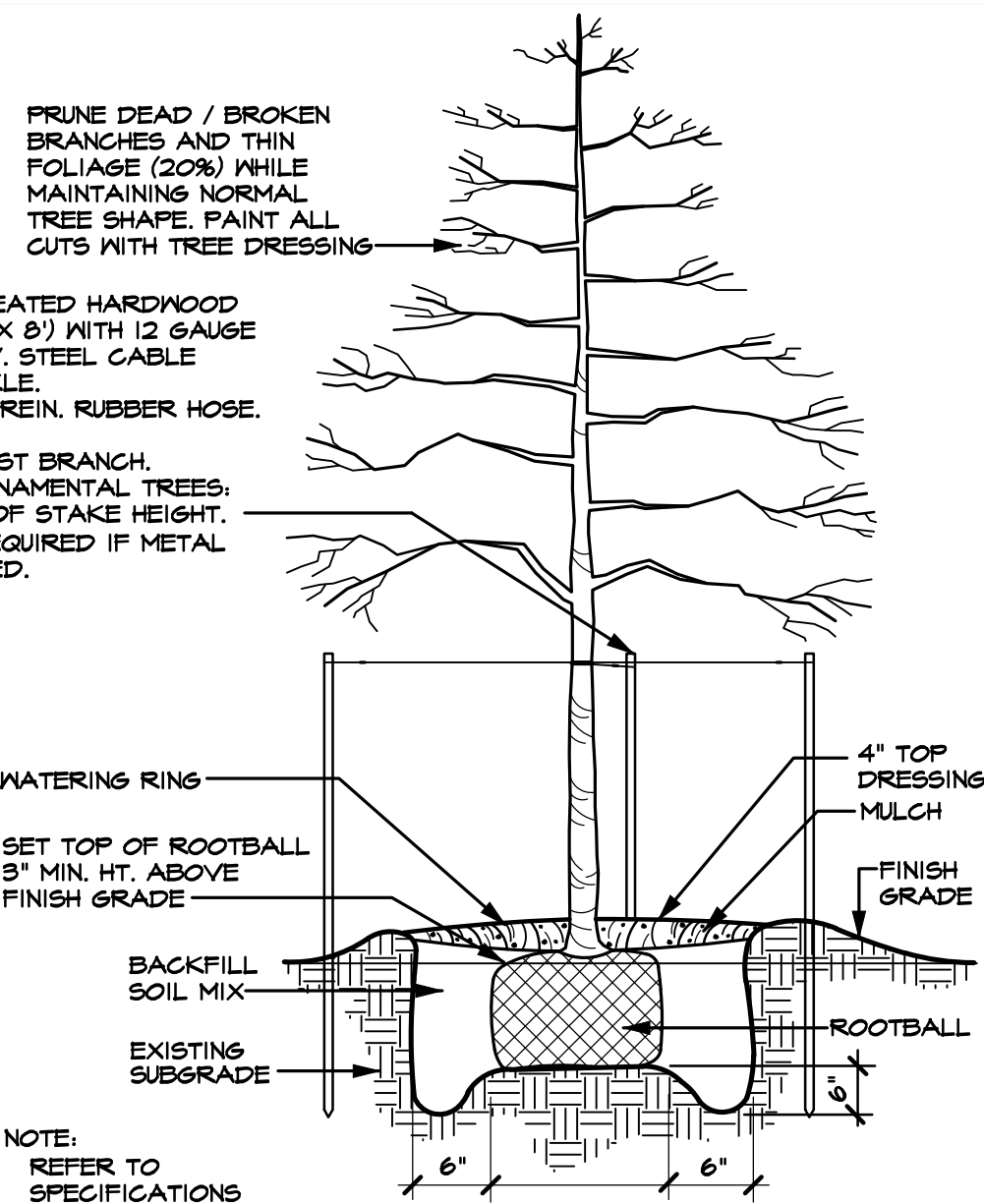
LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO SEEDING PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

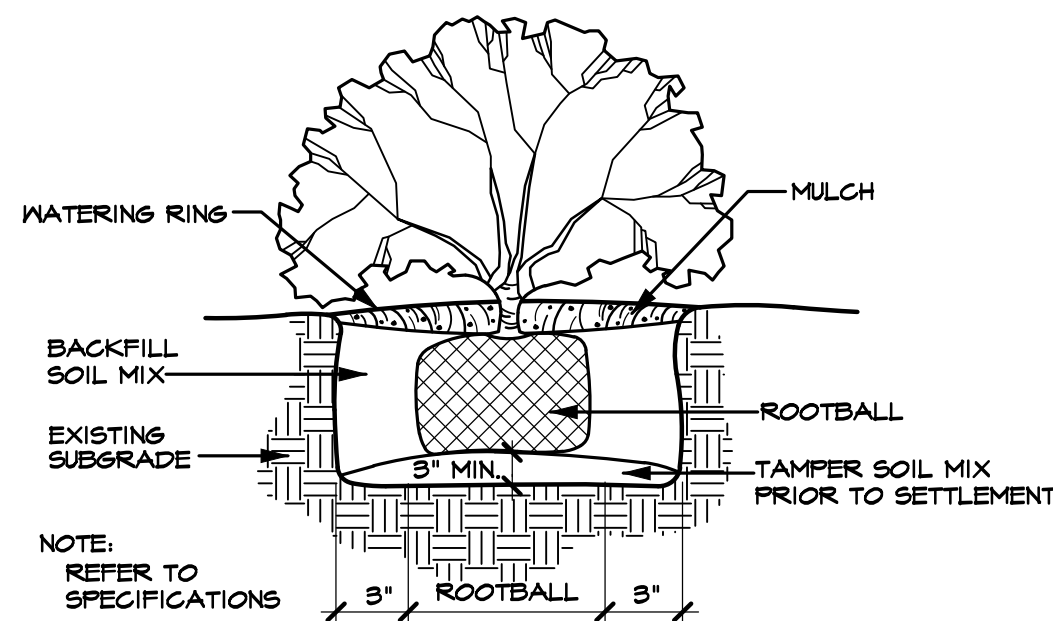
REFERENCE CIVIL PLANS FOR FINAL
GRADING AND UTILITIES.



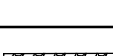
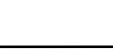
GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.



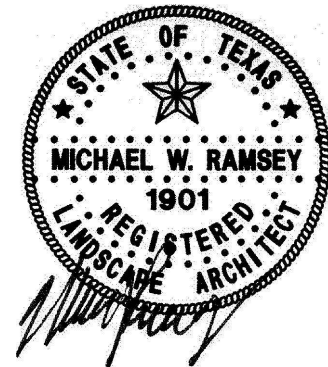
TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.

MISCELLANEOUS				
AS SHOWN		EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color	Separate all beds and granite from all grass areas.
AS SHOWN		D. GRANITE	Decomposed Granite	4" THICK COMPACTED DECOMPOSED GRANITE. TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 3%-5% FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE. BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.
AS SHOWN		R1	River rock	NEW MEXICO RIVER ROCK, MEDIUM, 3"-4" SIZE, SEPARATED FROM OTHER ROCK, PLANTING, OR GRASS BY STEEL EDGING, PROVIDE WEED BARRIER MAT BELOW ROCK. R1 & R2 AVAILABLE FROM DFW STONE SUPPLY (903) 452-9441 (ATTN: MATT MOSEBA)
AS SHOWN		R2	River rock	SALT AND PEPPER RIVER ROCK, MEDIUM, 3"-4" SIZE, SEPARATED FROM OTHER ROCK, PLANTING, OR GRASS BY STEEL EDGING, PROVIDE WEED BARRIER MAT BELOW ROCK.
27		BOULDER	400 to 600 pounds each BROWN MOSS BOULDERS	

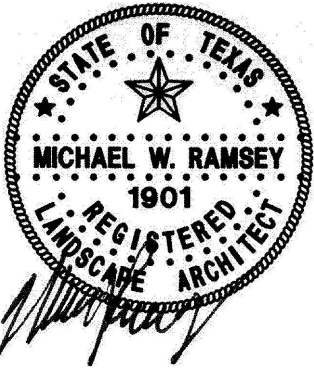
LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



ARGYLE PHASE 2 HIGH SCHOOL
6601 CANYON FALLS DR., FLOWER MOUND, TX
TREE SURVEY NORTH

6601 CANYON FALLS DR., FLOWER MOUND, TX

TREE SURVEY NORTH



4-19-10





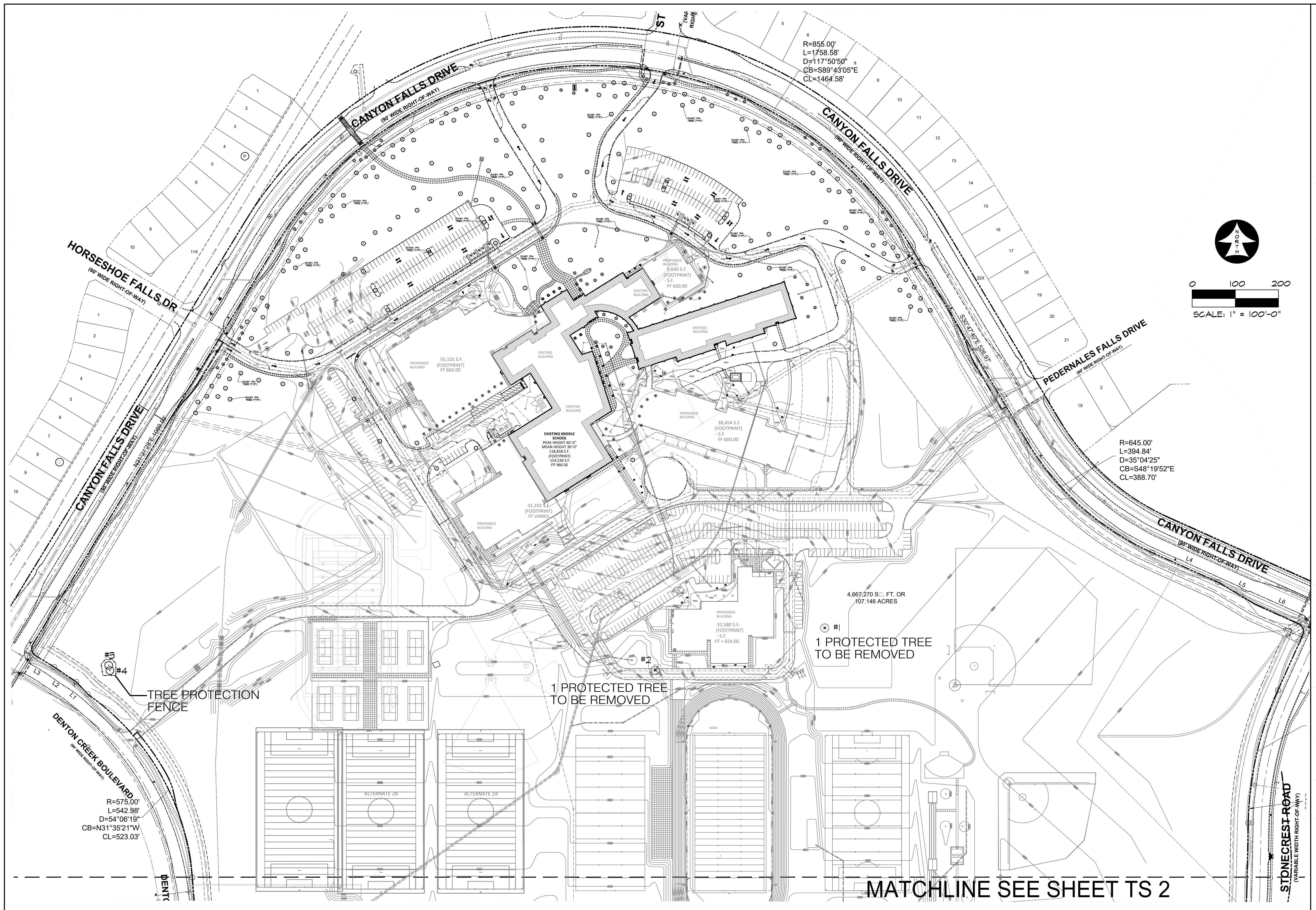


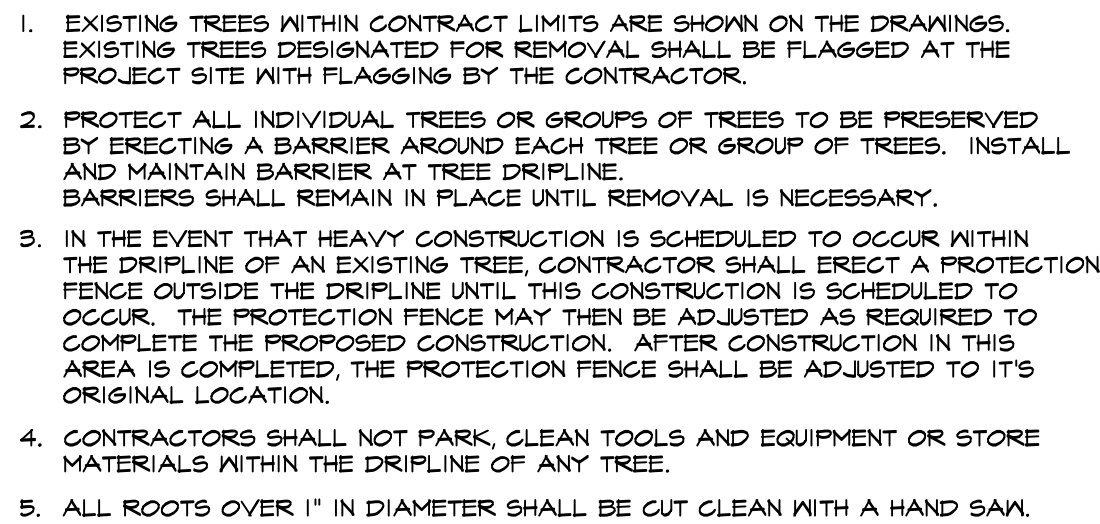
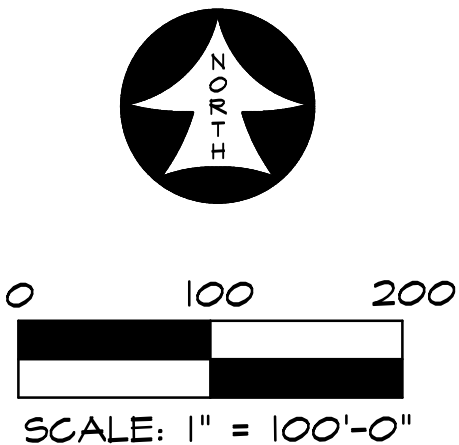
0


$1''=100'$


--	--	--	--	--	--	--	--	--

TS 1





SCALE: N.T.S.

TREE #	TREE TAG#	SIZE	TYPE	SCIENTIFIC	GEN. COND.	AVG. CAN.	REMAIN/REMOVE	COORDINATES	MITIGATE	REASON
1	10775	11"	CHITTAMWOOD	Bumelia laurifolia	GOOD CROWNED	18' DIA	REMOVE	7075230.6590 2364599.9080	0"	GRADING
2	10837	12"	LIVE OAK	Quercus virginiana	VERY GOOD NO ISSUES	23' DIA	REMOVE	7075132.6360 2364207.6700	0"	GRADING
3	10977	7"	AMER. ELM	Ulmus crassifolia	GOOD CROWNED	12' DIA	REMAIN	7075144.5710 2362941.9290	0"	-
4	11148	7"	MEX. PLUM	Prunus mexicana	GOOD CROWNED	14' DIA	REMAIN	7075134.3221 2362944.0346	0"	-
5	FLAGGED	8"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	15' DIA	REMAIN	7074227.8767 2363213.7035	0"	-
6	FLAGGED	8"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	15' DIA	REMAIN	7074227.8767 2363213.7035	0"	-
7	11142	8"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	15' DIA	REMAIN	7074227.8767 2363213.7035	0"	-
8	FLAGGED	8"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	15' DIA	REMAIN	7074227.8767 2363213.7035	0"	-
9	11140	18"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	26' DIA	REMAIN	7074194.6090 2363204.0640	0"	-
10	11139	11"	AMER. ELM	Ulmus americana	VERY GOOD NO ISSUES	20' DIA	REMAIN	7074195.4210 2363240.3240	0"	-
11	11138	7"	AMER. ELM	Ulmus americana	GOOD CROWNED	14' DIA	REMAIN	7074197.7010 2363222.0110	0"	-
12	11137	7"	AMER. ELM	Ulmus americana	GOOD CROWNED	14' DIA	REMAIN	7074206.0000 2363226.3960	0"	-
13	11136	6"	AMER. ELM	Ulmus americana	GOOD CROWNED	16' DIA	REMAIN	7074209.6940 2363230.9330	0"	-
14	11144	7"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	16' DIA	REMAIN	7074229.3580 2363273.3610	0"	-
15	11143	7"	AMER. ELM	Ulmus americana	GOOD CROWNED	14' DIA	REMAIN	7074172.4248 2363288.1011	0"	-
16	FLAGGED	8"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	15' DIA	REMAIN	7074227.8767 2363213.7035	0"	-
17	11145	7"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	14' DIA	REMAIN	7074248.0750 2363306.2880	0"	-
18	FLAGGED	7"	AMER. ELM	Ulmus americana	GOOD NO ISSUES	14' DIA	REMAIN	7074248.0750 2363306.2880	0"	-

*NO MITIGATION REQUIRED FOR PROTECTED TREES REMOVED WITHIN THE BUILDABLE AREA

-O''



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5 REGULAR ITEM

DATE: July 22, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP19-0011 - 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.

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

On May 13, 2019, the Planning and Zoning Commission denied a request for a site plan for [Southgate Eastgroup \(SP18-0020\)](#). The link may be accessed to review the meeting details. During Commission deliberation, several items including those listed below were discussed.

1. Elevations
2. Building projections and ADA ramp in relation to the setbacks
3. Egress route for truck traffic
4. Parking spaces
5. Truck court screening
6. Existing trees along southern property line

The applicant has submitted a new site plan application addressing Commissioner's concerns and below is a brief analysis of the proposed changes.

1. Elevations:

The subject site is located within the Architectural Impact Zone (AIZ) within the Lakeside Business District Area Plan. Due to the high visibility of the subject site from north bound traffic entering the Town, the AIZ guidelines calls for a significantly higher quality design for industrial/warehouse buildings. The lack of material diversity (use of brick or stone) to provide a higher quality warehouse/office buildings was the basis of denial of the previous site plan application.

In addition to the use of articulated facades and two levels of windows, the updated building design utilizes brick at the corners and mid façade entrances to add color and material diversity to the buildings. Staff believes that the proposed elevations meet the intent of the AIZ.

2. Building Projections and ADA ramp in relation to the setbacks:

Pursuant to Town Code Section 98-1026-Minimum front yard setback, roof eaves and roof extensions of the main building or a porch without posts or columns may project into the required front yard for a distance of no more than two feet, and subsurface structures, platforms or slabs may project into the front yard to a height no greater than 30 inches above the average grade of the yard. A detail of the northeast corners of Buildings 1 and 2 have been included in the elevation sheets (A3.0 and A3.1) to demonstrate compliance with the above referenced section. Though the stairs in front of Building 2 met the provisions under Section 98-1026, the entrance to Building 2 has been redesigned to place the stairs outside of the 80-foot building setback.

3. Egress route for truck traffic:

A traffic island with mountable curbs along with an additional traffic sign have been placed on the site between Buildings 3 and 4 to direct trucks to use the signalized intersection at Long Prairie Road and Gerault Road to make right and left turns while exiting the site.

4. Parking spaces:

The combined square footage of all five buildings is 369,964, out of which a maximum of 70 percent (258,975 sf) is proposed to be dedicated warehouse use and a minimum of 30 percent (110,989 sf) is dedicated for office use. Parking for this development is calculated at the rate of 1 space per 2,000 square feet for warehouse use and 1 space per 250 square feet for office use. The number of required parking spaces per the Town's Code is 500 spaces and the site plan depicts 587 spaces, making the development 17.4 percent over parked but still within the allowable 20 percent Code deviation. The breakdown of warehouse to office percentage information is tabulated below:

	Total Building Area (in sq. ft)	Warehouse % (Max. 88% per PD)	Office % (Min. 12% per PD)
Building 1	39,225	70% Max.	30% Min.
Building 2	79,234	70% Max.	30% Min.
Building 3	75,635	70% Max.	30% Min.
Building 4	81,705	70% Max.	30% Min.
Building 5	94,165	70% Max.	30% Min.
Total	369,964	258,975 sf	110,989

5. Truck court screening

The truck parking spaces are recessed approximately four feet into the ground, and with the 12-foot screening panels, the screening will be effectively at least 16 feet tall from Long Prairie Road. The screening walls between Buildings 2 and 3 and 4 and 5 are continuous. To soften the screening wall panels, the landscape plan depicts a

combination of ornamental and evergreen plantings. The length of screening wall adjacent to Building 1, which was previously 45 feet long, has now been extended to approximately 67.5 feet. Additionally, 29 pine trees and six oak trees have been shown on the landscape plan to provide adequate screening to the truck court located on the west side of Building 1.

6. Existing trees along southern property line

The current site plan shows two out of the six protected/specimen trees along the south property line between Building 4 and 5 to be preserved. The two trees being preserved are 23.5 inch post oak trees. The previous site plan showed all trees to be removed.

Site Plan Analysis

The purpose of this request is to obtain site plan approval to develop five office/warehouse buildings totaling approximately 369,964 square feet. The subject site contains approximately 30.36 acres and is currently vacant. Access to the property will be from Long Prairie Road.

The property is located within Planned Development District-134 (PD-134) for the Southgate Development, which allows both non-residential and residential uses. This development is bisected by two major arterials, Long Prairie Road and Gerault Road that essentially divide the development into three subareas – the Northeast Tract, the Northwest Tract, and the South Tract. The area of consideration for this site plan application is the non-residential portion of the South Tract.

This PD created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards, architectural standards, etc. The subject site is located with Southgate Commercial-1 (SG-C1) subzone which allows 'Office Flex' use by right. This use is defined as "Office space with ancillary warehouse space which shall not exceed eighty eight percent (88%) of the gross building square footage." Per this definition within PD-134 development standards, the office use must be a minimum of 12 percent.

The site will be developed in phases, with Buildings 1, 2 and 3 being developed in the first phase, and Buildings 4 and 5 in the second phase. Phase 1 will also include grading for Buildings 4 and 5 and installation of landscaping and sidewalks within the landscape buffer along Long Prairie Road. The attached site plan and landscape plan provide for required setbacks and street buffers and comply with landscape provisions in PD-134 and the Town's landscape standards.

The site plan package that was considered on the May 13, 2019 Planning and Zoning Commission meeting can be viewed by following the link below:

https://www.flower-mound.com/AgendaCenter/ViewFile/Agenda/_05132019-3366

The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page:

<http://www.flower-mound.com/1386/Southgate-at-Flower-Mound>.

III. ATTACHMENTS

A. Background Information

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

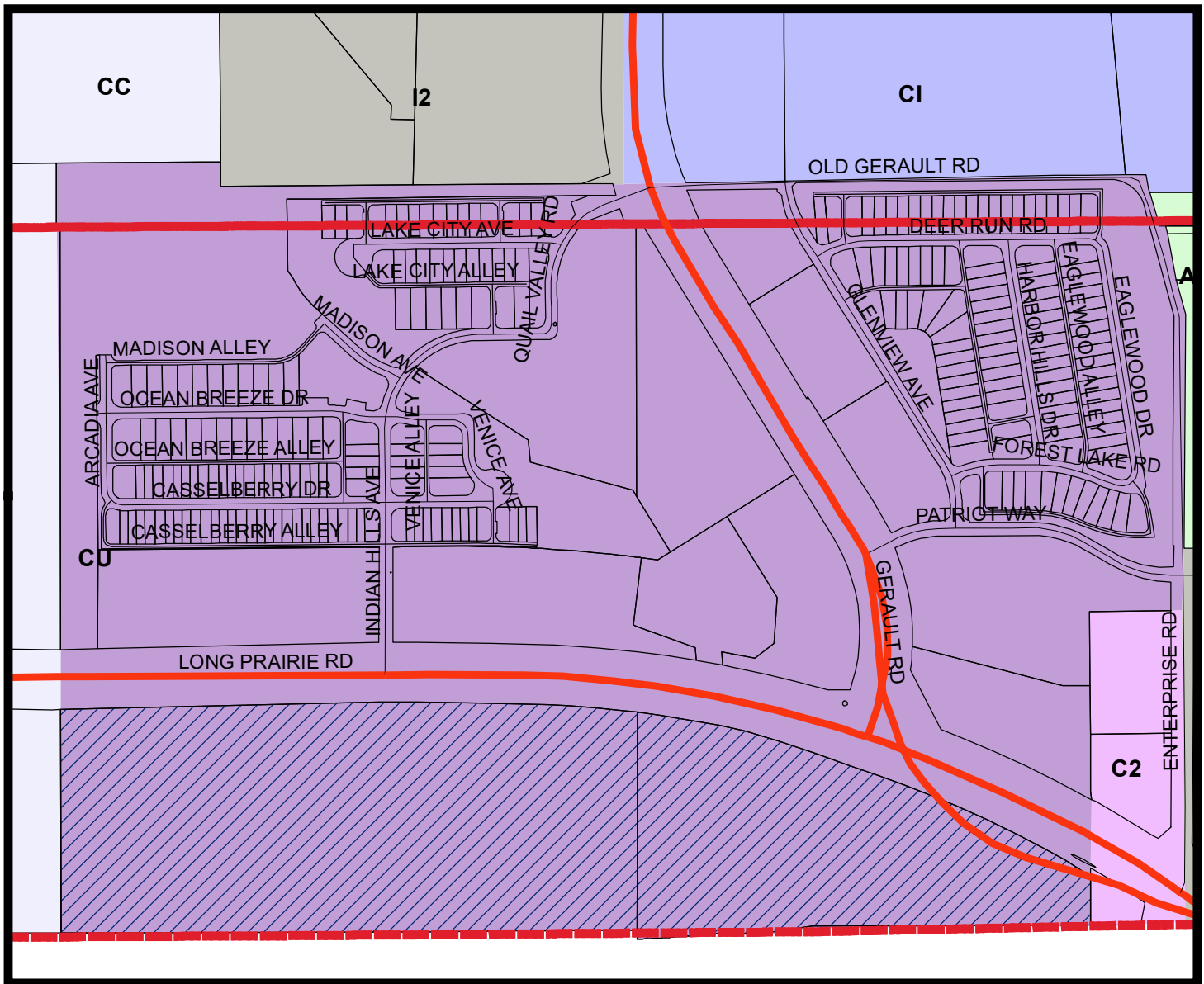
B. Application Details

1. Site Plan Package

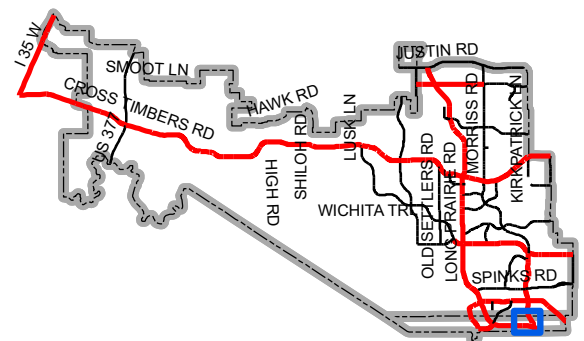
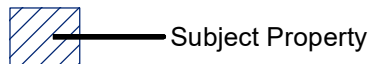


Vicinity Map

Reference Project: SP19-0011



LEGEND



Map Location



July 17, 2019
AVO 33197

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

RE: LETTER OF INTENT: EASTGROUP FLOWER MOUND
EastGroup Properties
Flower Mound, Texas

Dear Mr. Russell:

The intent of this letter is to begin the approval process as it pertains to the Site Plan of 5 proposed office/warehouses on a 30.36 acre parcel of land. This property is located south of the intersection of FM 2499 and Gerault Street and is owned by EastGroup Properties.

Site Specifics are located below:

Existing Zoning:	PD-134 Southgate, Zone SG-C1
Proposed Zoning:	No Change to Proposed Zoning
Site Acreage:	30.36 Acres
Proposed Use:	Office/Warehouse Building
Proposed Building 1 Area:	39,225 Square feet
Proposed Building 2 Area:	79,234 Square feet
Proposed Building 3 Area:	75,635 Square feet
Proposed Building 4 Area:	81,705 Square feet
Proposed Building 5 Area:	94,165 Square feet
Phase 1:	Buildings 1, 2, and 3
Phase 2:	Buildings 4 and 5

The site is anticipated to be built in two phases and platted as one lot. The first phase would encompass Buildings 1, 2, and 3 as well as mass grading for Buildings 4 and 5 and the construction of a retaining wall along the perimeter of the future Building 5. Phase 1 will also include the sidewalks and landscaping along 2499.

The proposed parking exceeds the 250 parking space threshold for a large development, so a parking study has been prepared. Based on anticipated 30% office, the parking is under the allowable 20% overage.

An existing TxDOT channel that collects runoff north of FM 2499 is in the process of being regraded to remove sediment. This channel discharges south into existing culverts near a golf course in Grapevine, Texas. The site will utilize a proposed retention pond on the eastern side of the property to detain flows into the golf course culverts.

Secondary driveway entrance locations and associated deceleration lanes are part of a separate permit that has been approved by TxDOT. The main drive at Gerault and associated deceleration lane and turn lane are all existing.

This project previously went to P&Z and was denied. At the meeting, the commissioners had some questions/comments regarding the project. Those items from that meeting are noted below and the plans have been revised to address such items.



Chuck Russell
Town of Flower Mound
07/15/2019
Page 2

First and foremost, additional materials have been incorporated into the building elevations and include a masonry material around all storefronts. The extensive amount of glass with the building undulations and masonry materials will provide a high-end image that appears more office in nature than warehouse. The retaining wall material is also updated to match the color of the masonry on the buildings.

Regarding screening, the plans increase both the size of the dock screening wall at Building 1 from 45' to 67' as well as the landscaping material around Building 1 to prevent visibility from FM 2499. The area west of Building 1 includes an increase of 31 evergreen Austrian Pines that provide screening year-round. Our landscaping plans for the project exceed code required plantings with the intent that this will be a high-end, well-manicured professional office looking environment.

For truck traffic flow, the site plan now includes an island at the middle drive to prevent trucks from exiting between Buildings 3 and 4. In addition, signage is included directing all truck traffic to exit via the controlled intersection at Gerault which will include a no right turn on red sign at the intersection.

Regarding existing trees on site, the plans have been modified and shall retain two of the existing post oak trees on the south side of the property.

To provide further clarification on some items, all building setbacks, stairs, ADA access and building canopies are in compliance with code requirements. A more detailed view has been included showing those items. Lastly, the parking study and counts match the submitted site plan.

If you have any questions or need any additional information, please call me at your convenience.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Robert E. Gossett".

Robert Gossett, PE



1201 North Bowser Road
Richardson, Texas 75081-2275

Technical Memorandum

TO: Chuck Russell, AICP – Town of Flower Mound

FROM: Robert Gossett, PE

DATE: July 1, 2019

RE: Parking Study for EastGroup Development

07/01/2019 TBPE Firm F-312

EastGroup Properties has requested that Halff Associates, Inc. (Halff) prepare a parking study for the EastGroup development located on Long Prairie Road (FM 2499) in Flower Mound, Texas. The following technical memorandum is a summary of the parking study generated for the proposed development.

Introduction

The proposed development consists of five light industrial/warehouse type buildings located on the south side of Long Prairie Road (FM 2499) (See Figure 1 below). This study addresses the parking demand associated with the approximate combined 370,000 square feet of space within the five buildings, with 30 percent being allocated for office use.



Trafficware Synchro 10 screenshot reprinted with permission from Microsoft Bing Maps

Figure 1 – Aerial Overview of Site Location

Typical warehouse developments include some office space that is associated with warehouse activity. The range of office space varies depending on the number of users in the development. For a large warehouse development with a single user, the percent of total space dedicated to office is usually minimal (less than five percent). For this development, it is anticipated that there will be more small users in each building (versus a single user) resulting in a projected need for 30 percent of the total building space being dedicated to office. The additional office space requires more parking and with the increased parking totals, a parking study is required by the Town of Flower Mound.

Parking Demand

As mentioned above, the proposed development will consist of a warehouse type use with a project 30 percent of the total space being office use. Table 1 summarizes the parking demand based on town code and ITE parking generation.

Table 1 – Trip Generation Summary

Source	Demand Calculation	Variable	Req Parking (Spaces)	Total	% Town Req
Town of Flower Mound	1 sp/300 sqft office	110,989 sqft	370	500	100.0
	1 sp/2000 sqft warehouse	258,975 sqft	130		
ITE Parking Generation	1.2 sp/1000 sqft	370,000	444	444	88.8
ITE Parking Generation	1.3 sp/employee (assume 1 emp/1000 sqft)	370	481	481	96.2
Actual Spaces Provided	n/a		587	587	117.4

The Town of Flower Mound requirements for the combined warehouse and office use per code is 500 parking spaces for vehicles. The table above compares parking demand based on generation rates in the ITE Parking Generation Manual (4th Edition) to the Town of Flower Mound parking requirements along with the actual spaces provided. For warehouse use, the US Energy Information Administration (EIA) shows an average of 1,500 square feet per employee. Given that more, smaller businesses than typical are anticipated for the proposed development, the square footage per employee was reduced to 1,000, resulting in 370 employees total.

Parking Provided

The developer is proposing 587 total spaces for vehicular traffic, not including the truck bays. The proposed parking is 17.4 percent more compared to that required by town code (500 spaces) and is 22.7 percent more than the projected ITE parking generation rate of 1.3 spaces per employee (481 spaces). The requested number of parking spaces falls within the town code, plus or minus 20 percent of required spaces, and is generally in line with the ITE parking generation recommendation based upon number of employees.

Summary

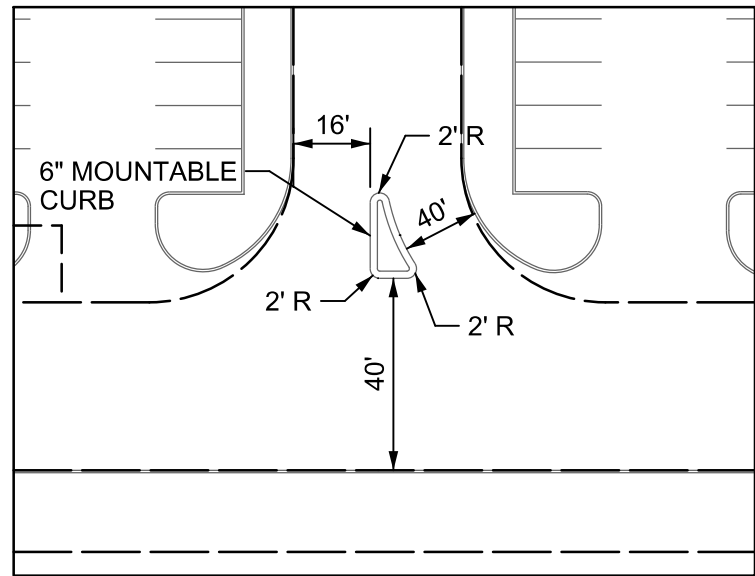
Based on the review of parking demand from the Town of Flower Mound and other sources, the proposed parking of 587 spaces falls within the anticipated range for parking demand associated with the proposed use and allows for a larger number of small users at the development.

SITE DATA TABLE	
NAME	EastGroup Flower Mound
ADDRESS	
COUNTY	Tarrant County, Texas
TOTAL SITE AREA	30.36 Acres
ZONING	PD-134 Zone 56-C1
CURRENT USE	Undeveloped
PROPOSED USE	Light Industrial
LOT COVERAGE DATA	
BUILDING COVERAGE	28%
IMPERVIOUS COVERAGE	43%
PERVIOUS COVERAGE	29%
LOT PARKING DATA	
REQUIRED PARKING	500
PROVIDED PARKING	587
PERCENT OVER PARKED	17.4%

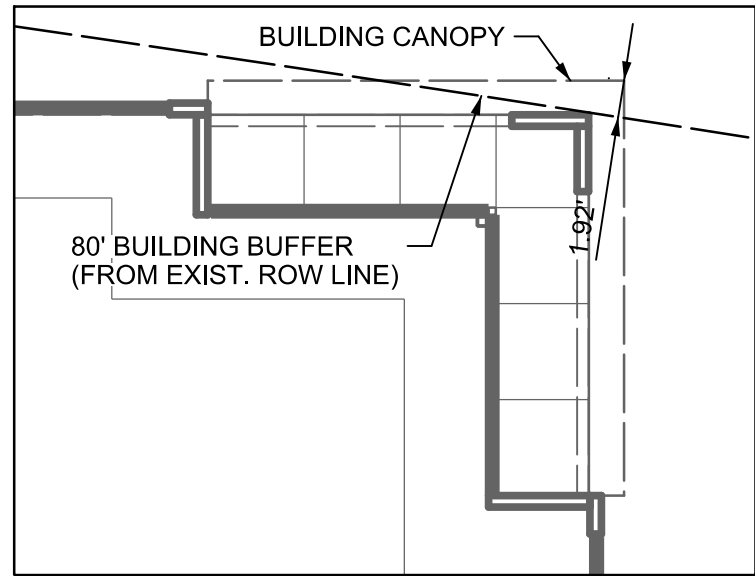
Master Plan Features	
Land Use Plan	Lakeside Business District
Urban Design Plan	Lakeside Business District
Parks and Trails	Trail on North Side of FM2499
Open Space Plan	Not Applicable
Thoroughfare Plan	Major Arterial Road - FM2499 (160' ROW)
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District
Economic Impact	Five Office/Warehouse Buildings

SITE PLAN NOTES:

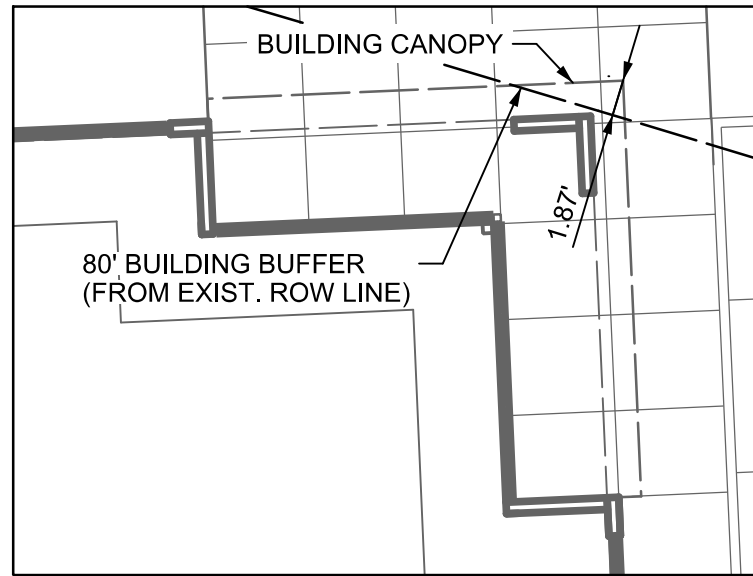
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



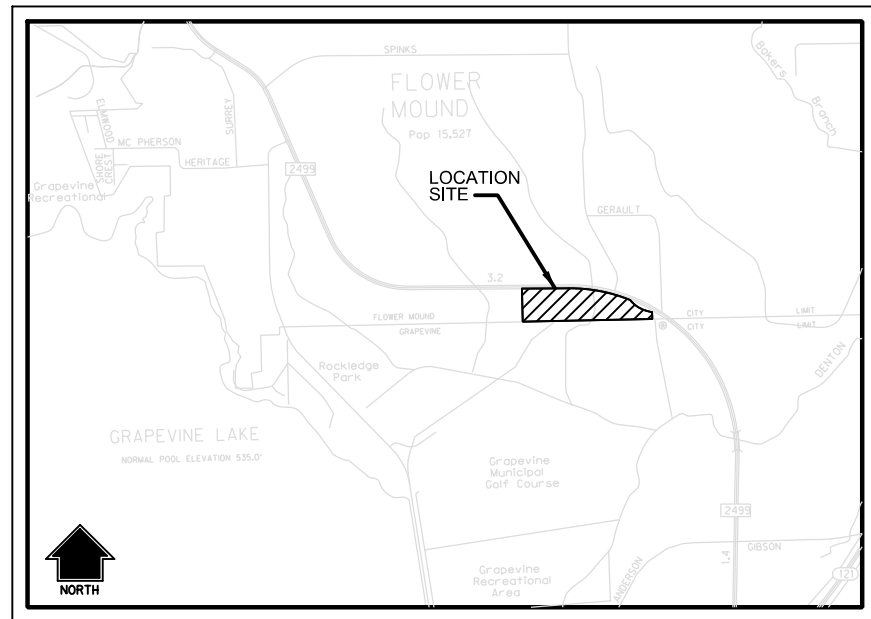
INSET 'A'



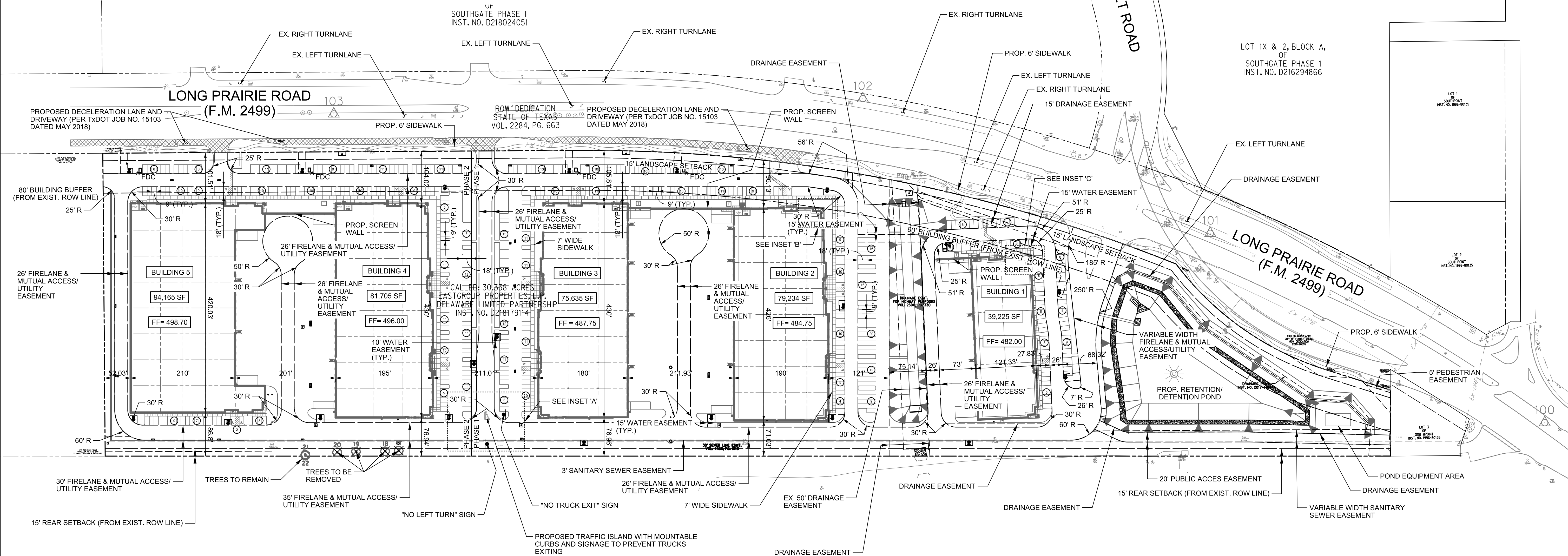
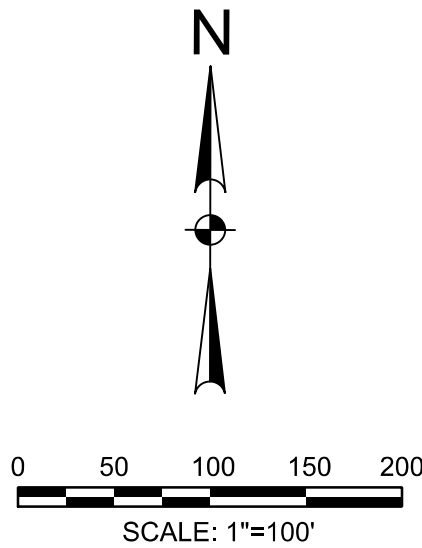
INSET 'B'



INSET 'C'



LOCATION MAP
NOT TO SCALE



BUILDING 1 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	39	71
WAREHOUSE AT 1 PER 2000 SF	14	14
TOTAL SF	53	85
PERCENT OVER PARKED	60.4%	
HANDICAP PARKING	4	4

BUILDING 2 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	79	112
WAREHOUSE AT 1 PER 2000 SF	28	28
TOTAL SF	107	140
PERCENT OVER PARKED	30.8%	
HANDICAP PARKING	6	6

BUILDING 3 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	76	122
WAREHOUSE AT 1 PER 2000 SF	26	26
TOTAL SF	102	148
PERCENT OVER PARKED	45.1%	
HANDICAP PARKING	6	6

BUILDING 4 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	82	93
WAREHOUSE AT 1 PER 2000 SF	29	29
TOTAL SF	111	122
PERCENT OVER PARKED	9.9%	
HANDICAP PARKING	6	6

BUILDING 5 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	94	59
WAREHOUSE AT 1 PER 2000 SF	33	33
TOTAL SF	127	92
PERCENT OVER PARKED	-27.6%	
HANDICAP PARKING	4	4

SEE SHEET C0.01 FOR
GENERAL NOTES

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

SURVEY CONTROL TABLE				
NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
100	7045374.788	2416234.1395	474.29	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
101	7045753.508	2415563.0305	476.30	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
102	7046022.0795	2414866.4005	482.90	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
103	7045990.1216	2413806.0688	493.07	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP

EASTGROUP FLOWER MOUND
SOUTHGATE COMMERCIAL - SOUTH TRACT
FLOWER MOUND, TEXAS



Revision
No. Date Description

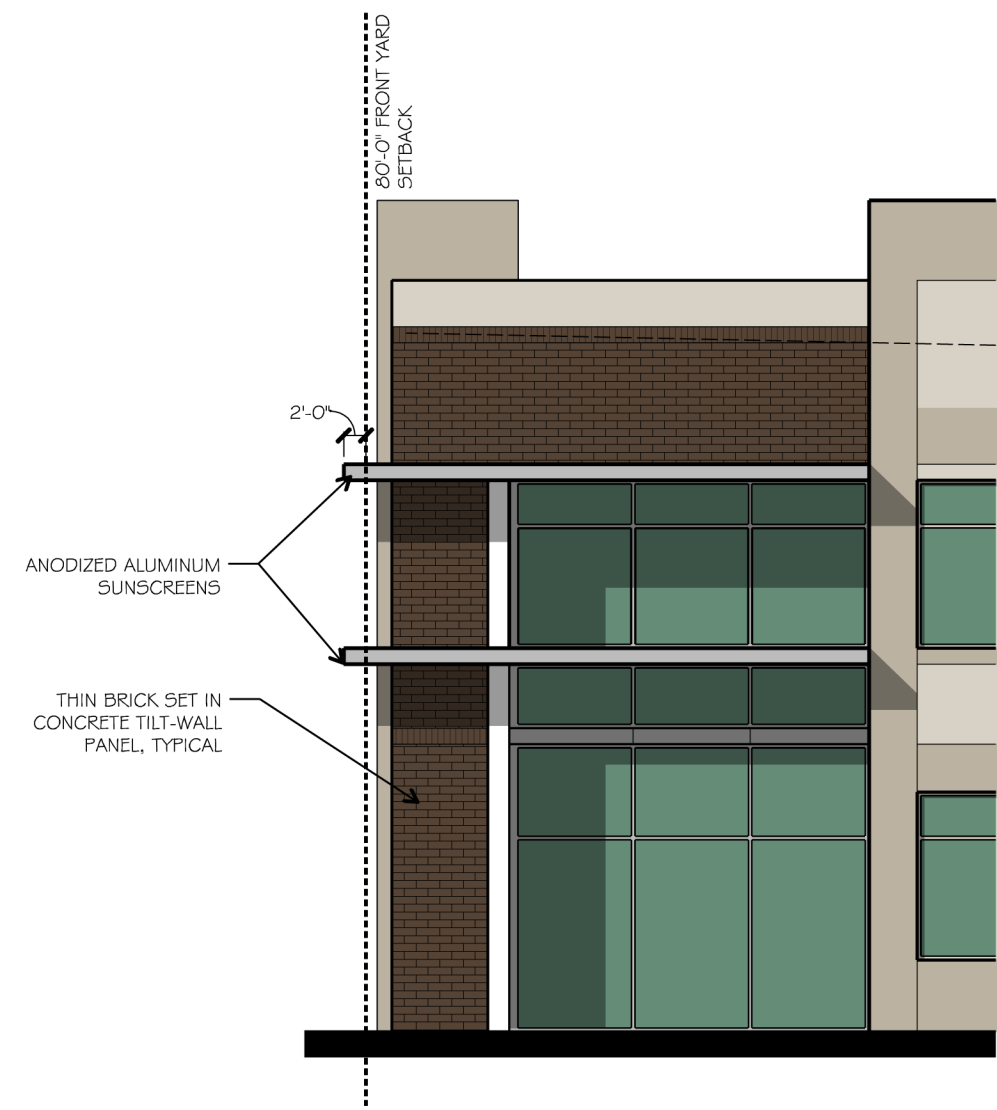
Project No.: 33197
Issued: JULY, 2019
Drawn By: CAD
Checked By: REG
Scale: AS SHOWN

Sheet Title
**ENGINEERING SITE
PLAN**

C1.00
Sheet Number

© 2015 THIS DOCUMENT AND THE DESIGNS CONTAINED THEREIN REMAINS THE PROPERTY OF PROSS DESIGN GROUP, INC. AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IT IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF PROSS DESIGN GROUP.

5 TIMES
5 DATES
5 FILES



4 BUILDING 1 SETBACK DIAGRAM
SCALE: 1/8"=1'-0"

BUILDING PAINT COLORS

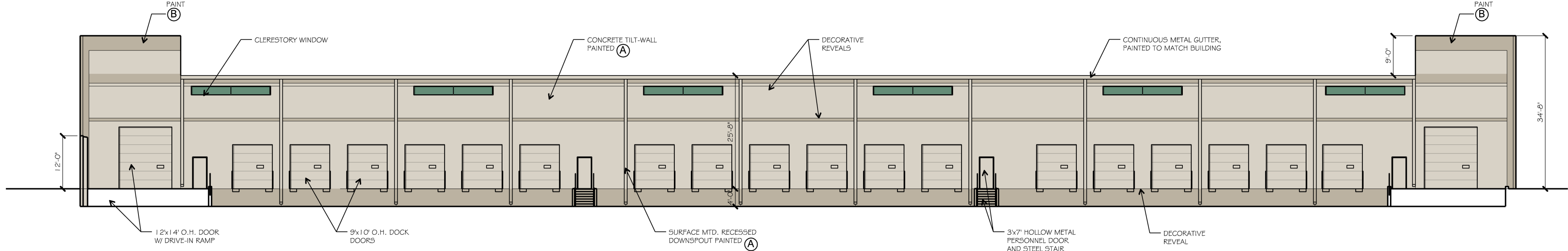
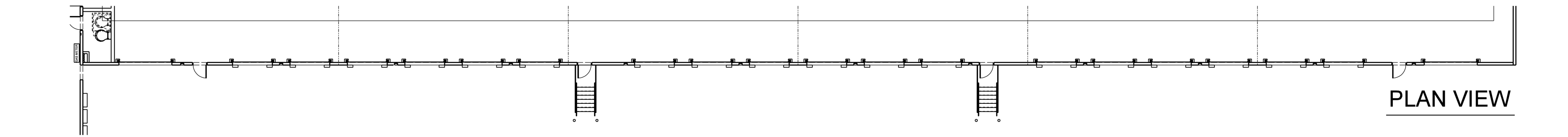
BASE COLOR: CONTEMPORARY WHITE #40YY 65/061

LIGHT ACCENT COLOR: DRY GOODS #40YY 44/095

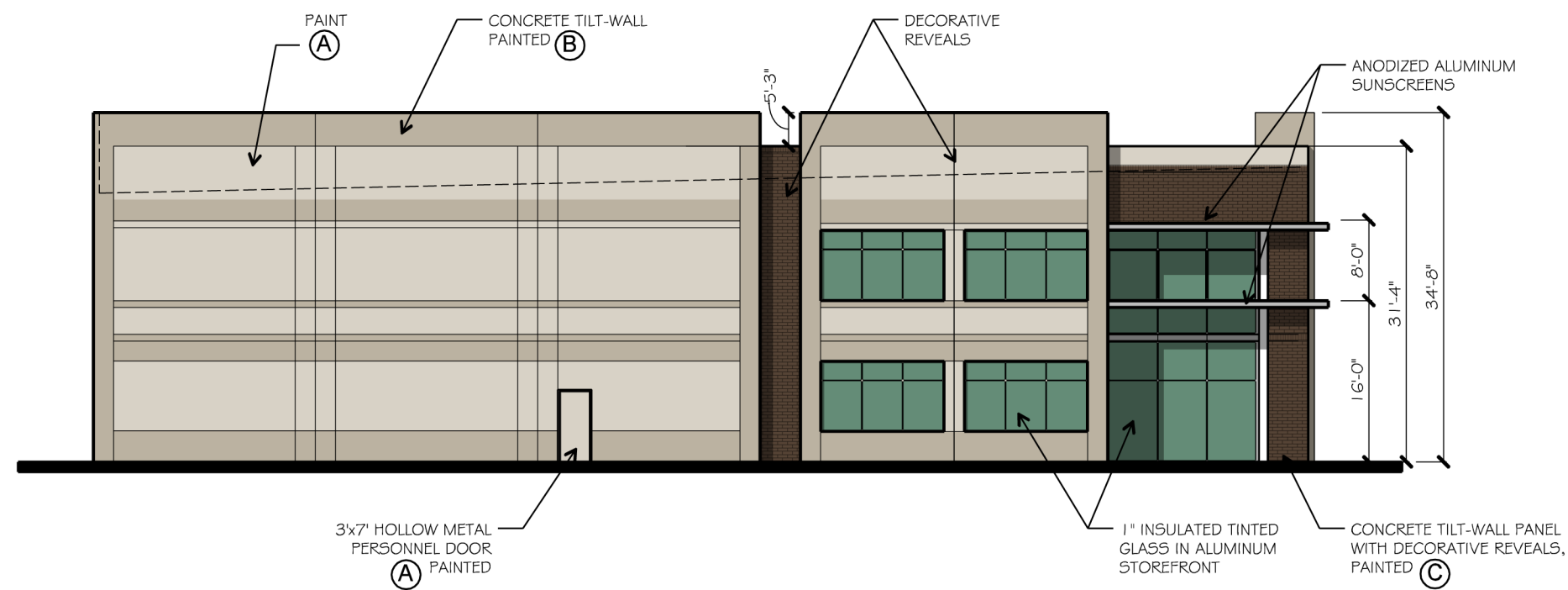
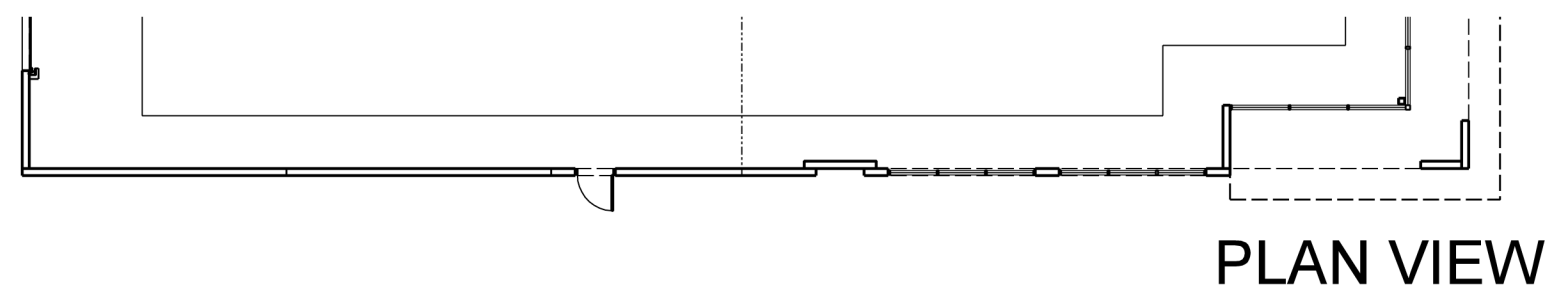
THIN-BRICK VENEER: METROBRICK 108 BROWNSTONE WIRE CUT TEXTURE

FACADE MATERIAL CALCULATIONS TABLE PER PD-134

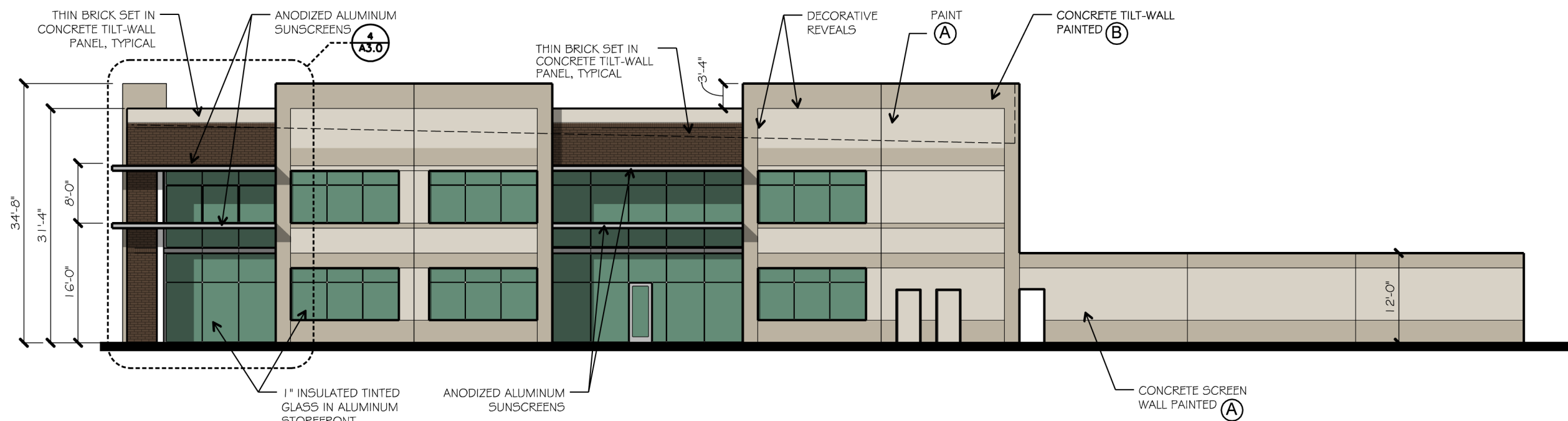
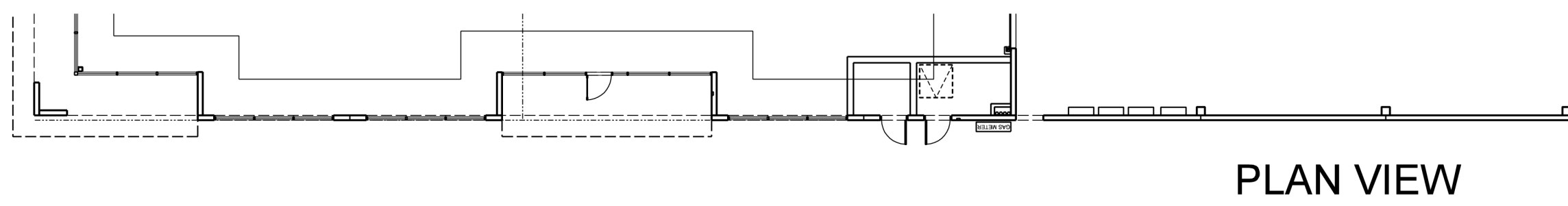
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	4,545 SF	4,142 SF	11,261 SF	10,041 SF
2. FACADE S.F. (EXCLUDING DOORS & WINDOWS)	2,877 SF	2,474 SF	9,593 SF	8,373 SF
3. DOORS AND WINDOWS	1,668 SF	1,668 SF	1,668 SF	1,668 SF
4. ALUMINUM AWNINGS	64 SF	30 SF	112 SF	0 SF
5. PRIMARY MASONRY TOTALS	2,813 SF	2,444 SF	9,481 SF	8,873 SF
	97.8% OF 2	98.8% OF 2	98.8% OF 2	100% OF 2
6. BRICK ON CONCRETE TILT-WALL	349 SF	329 SF	1,058 SF	0 SF



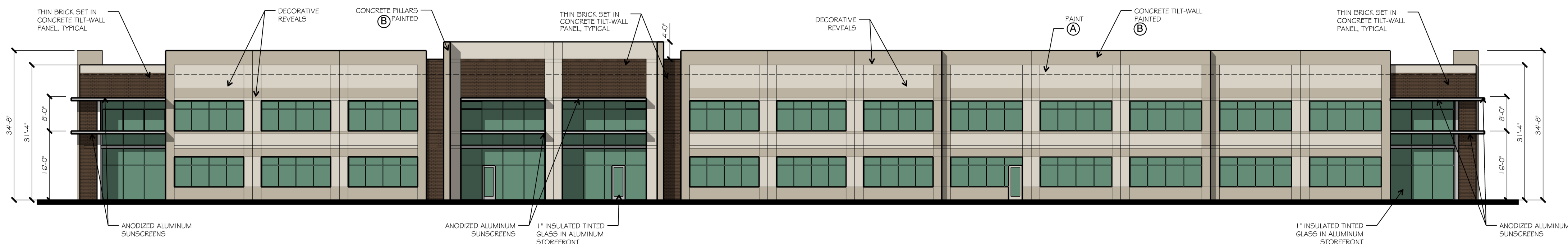
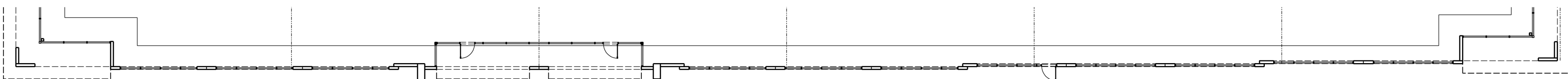
5 BUILDING 1 WEST ELEVATION
SCALE: 1/16"=1'-0"



3 BUILDING 1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 BUILDING 1 NORTH ELEVATION
SCALE: 1/16"=1'-0"



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

drawn by: BO
checked by: MARK W. PROSS
date: 07/01/2019

DATE DESCRIPTION

EASTGROUP
PROPERTIES

pross design group, incorporated
3010 Hawthorn Hill Road, Suite 100, Columbia, SC 29208-1400

EASTGROUP
FLOWER MOUND

job no
1813
sheet
A3.0

BUILDING PAINT COLORS

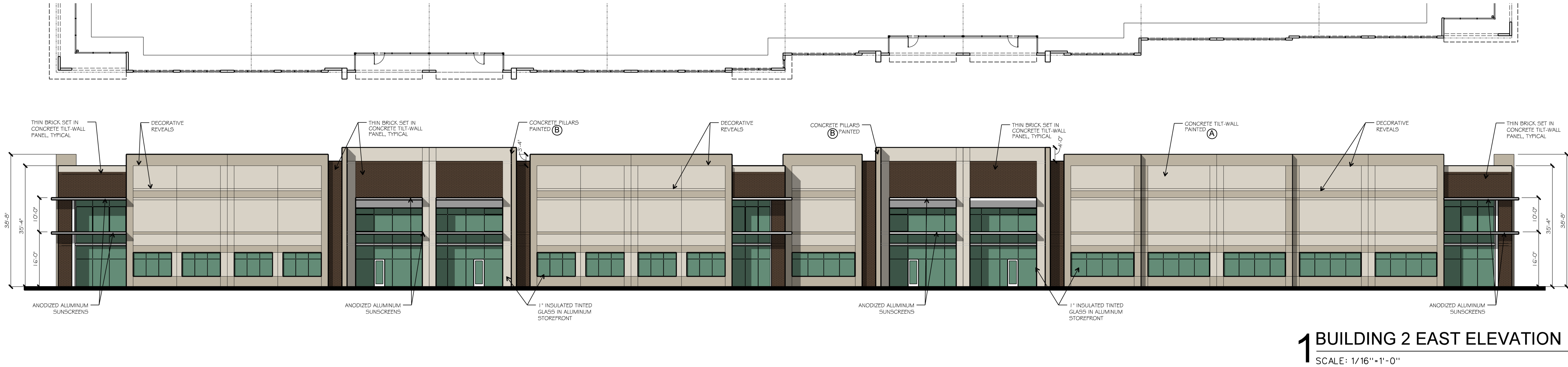
BASE COLOR: CONTEMPORARY WHITE #40YY 65/061

LIGHT ACCENT COLOR: DRY GOODS #40YY 44/095

THIN-BRICK VENEER: METROBRICK 108 BROWNSTONE WIRE CUT TEXTURE

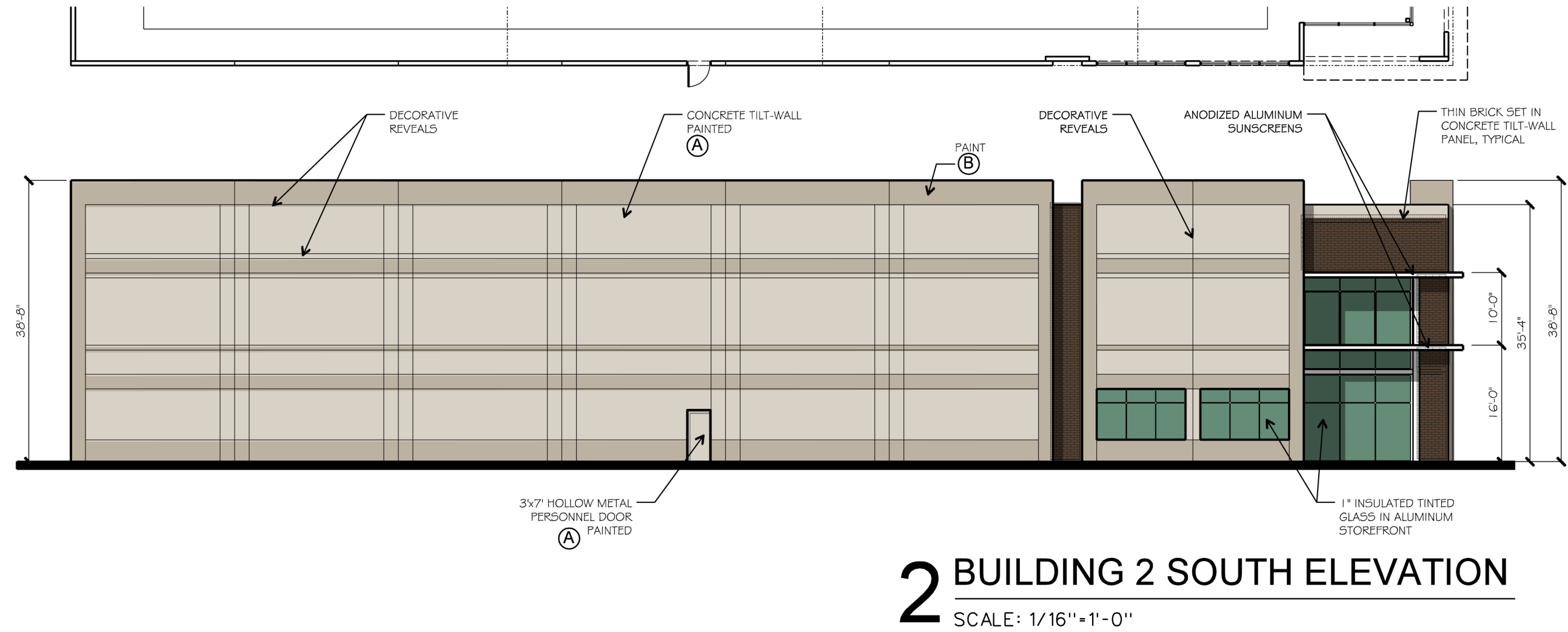
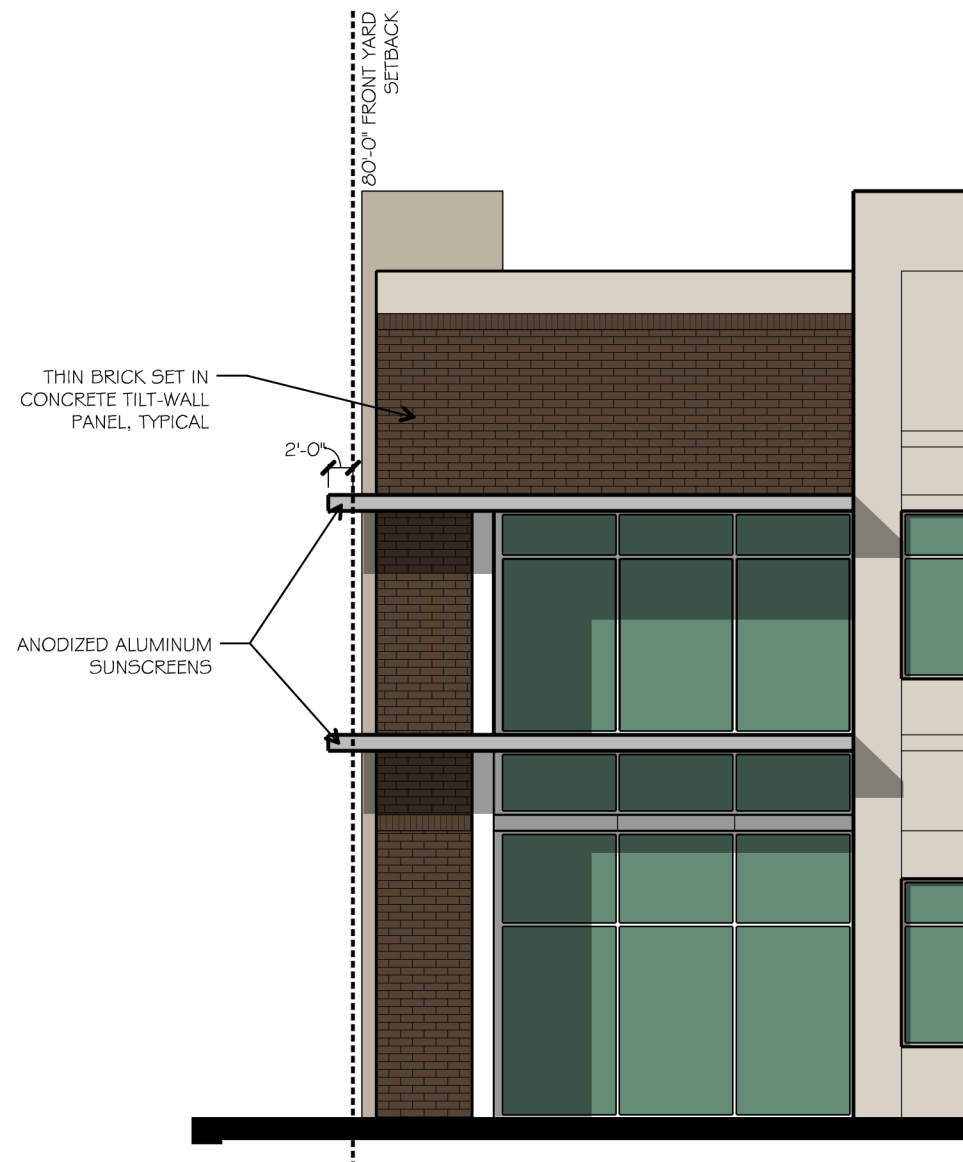
FACADE MATERIAL CALCULATIONS TABLE PER PD-134

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	7,344 SF	7,286 SF	16,501 SF	14,822 SF
2. FACADE S.F. (EXCLUDING DOORS & WINDOWS)	5,177 SF	6,721 SF	12,167 SF	11,654 SF
3. DOORS AND WINDOWS	2,167 SF	565 SF	4,344 SF	3,168 SF
4. ALUMINUM AWNINGS	30 SF	30 SF	186 SF	0 SF
5. PRIMARY MASONRY TOTALS	5,147 SF 99.4% OF 2	6,691 SF 99.6% OF 2	11,971 SF 98.5% OF 2	11,654 SF 100% OF 2
6. BRICK ON CONCRETE TILT-WALL	442 SF	391 SF	2,132 SF	0 SF

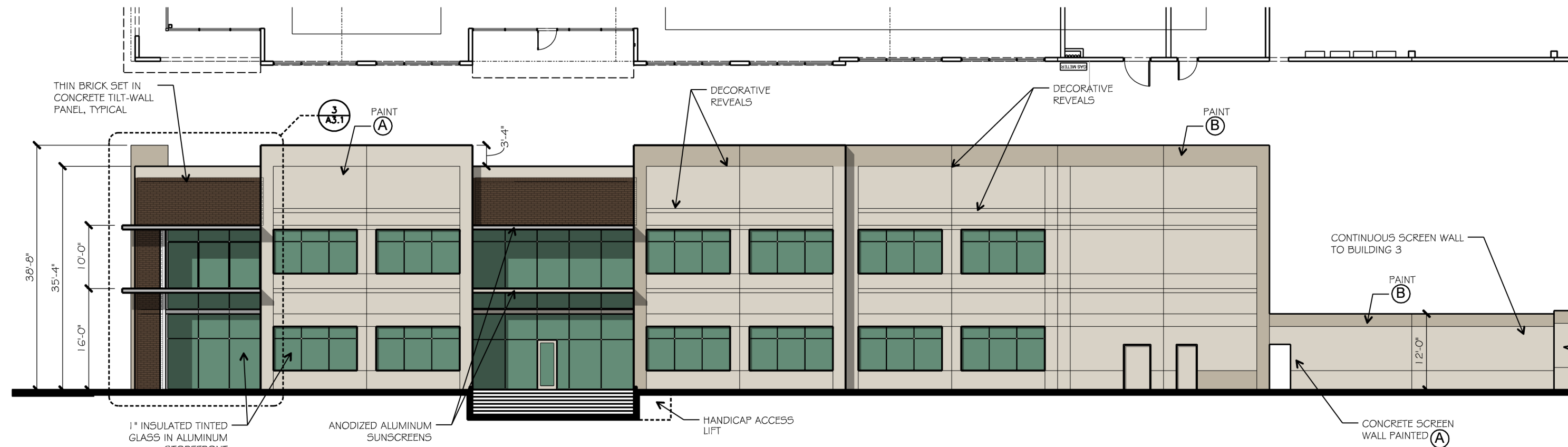


1 BUILDING 2 EAST ELEVATION
SCALE: 1/16"=1'-0"

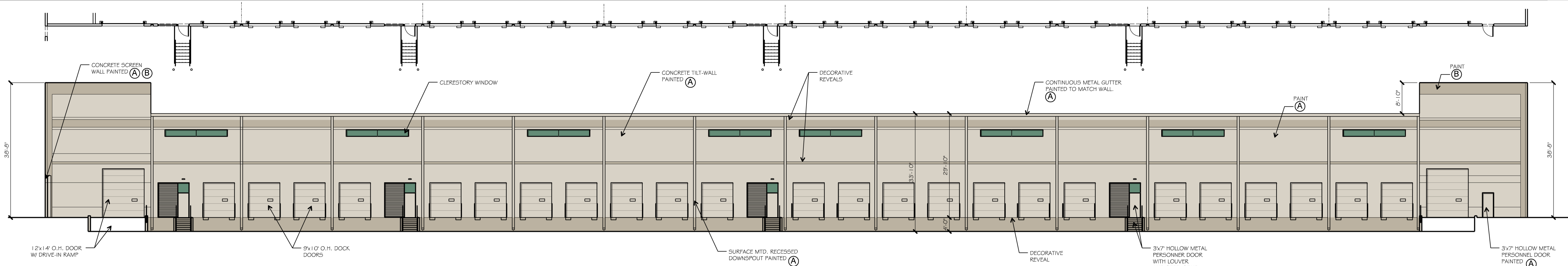
3 BUILDING 2 SETBACK DIAGRAM
SCALE: 1/8"=1'-0"



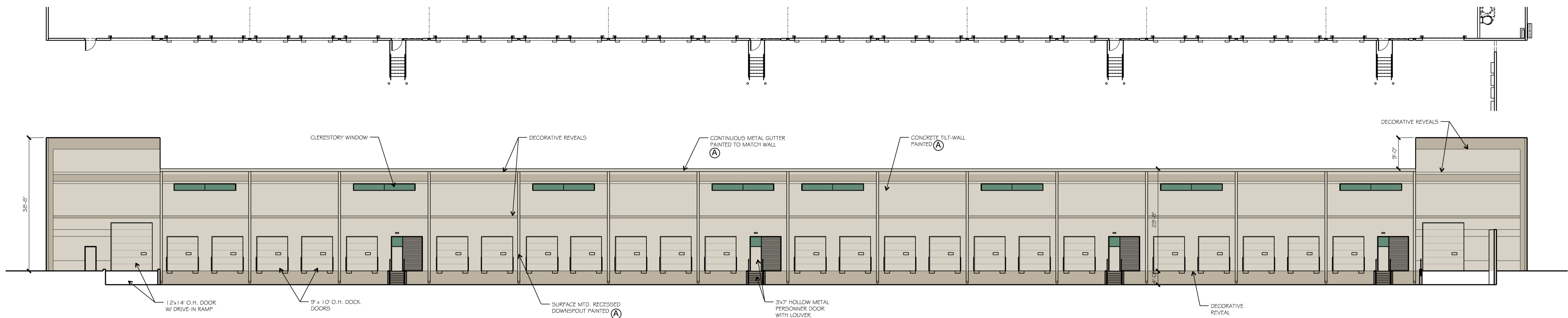
2 BUILDING 2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



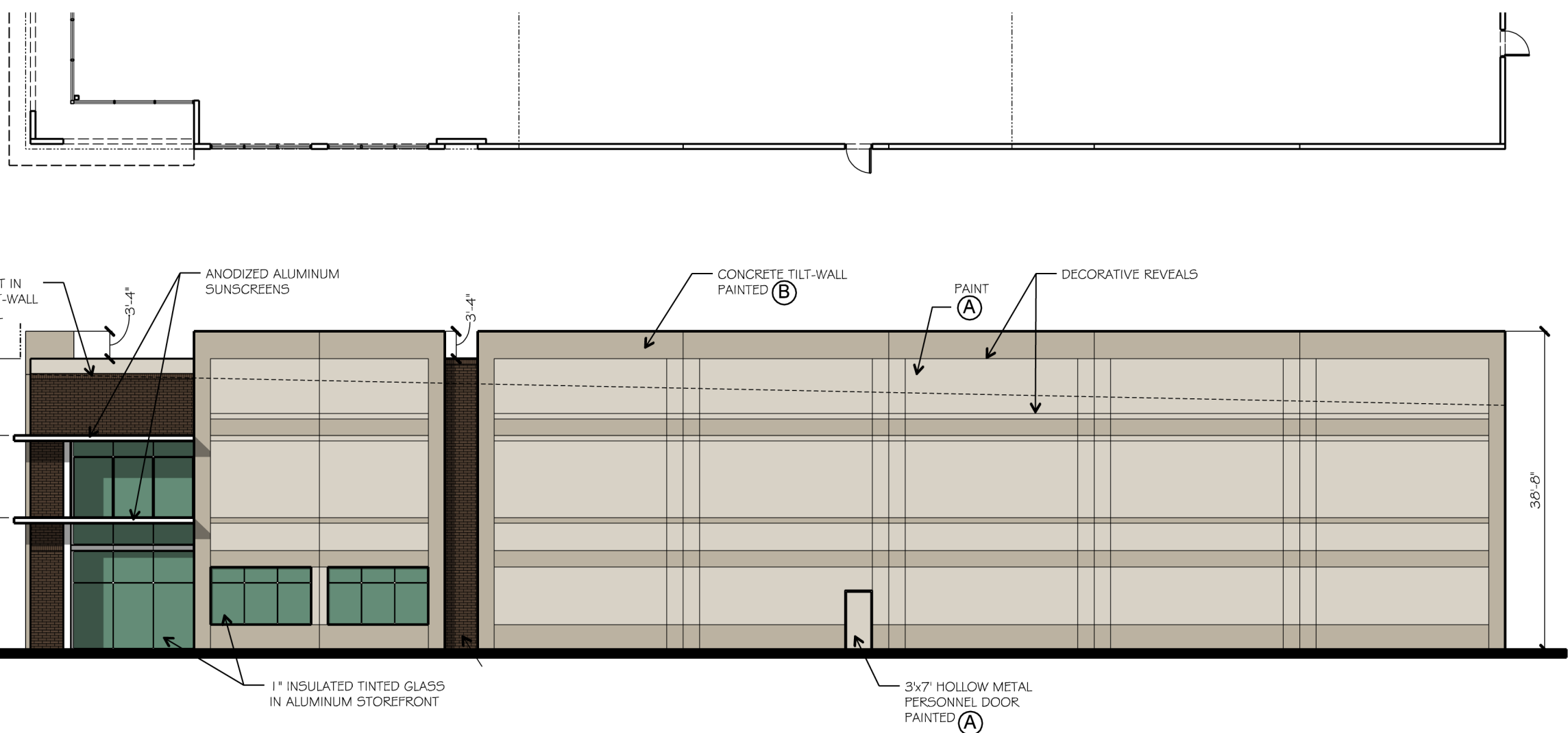
4 BUILDING 2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



5 BUILDING 2 WEST ELEVATION
SCALE: 1/16"=1'-0"



4 BUILDING 3 EAST ELEVATION
SCALE: 1/16"=1'-0"



3 BUILDING 3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

BUILDING PAINT COLORS

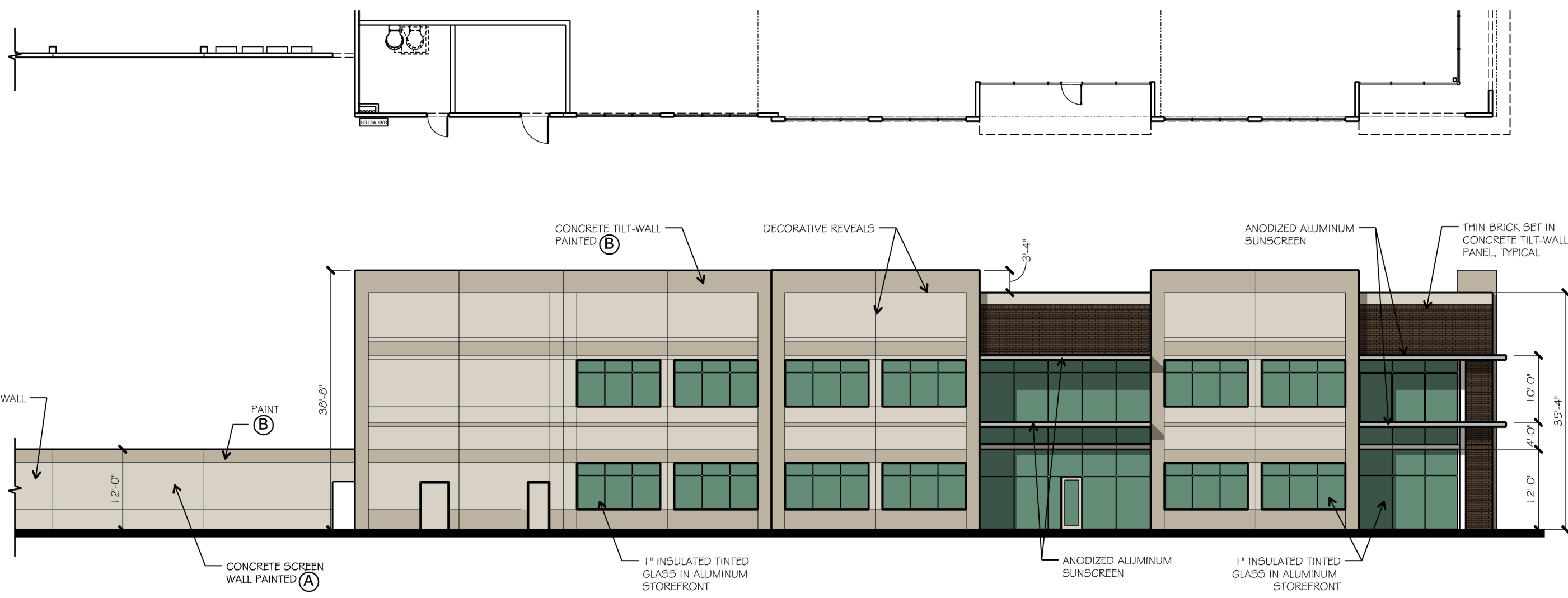
BASE COLOR: CONTEMPORARY WHITE #40YY 65/061

LIGHT ACCENT COLOR: DRY GOODS #40YY 44/095

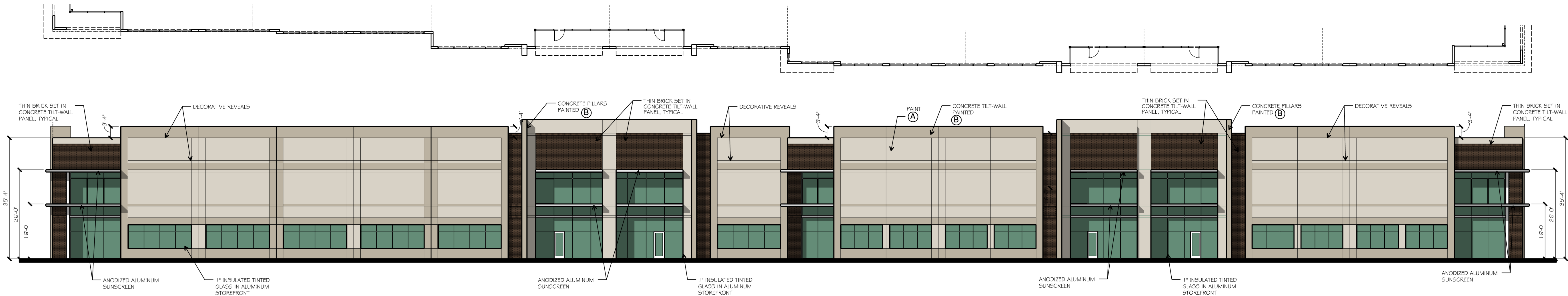
THIN-BRICK VENEER: METROBRICK 108 BROWNSTONE WIRE CUT TEXTURE

FACADE MATERIAL CALCULATIONS TABLE PER PD-134

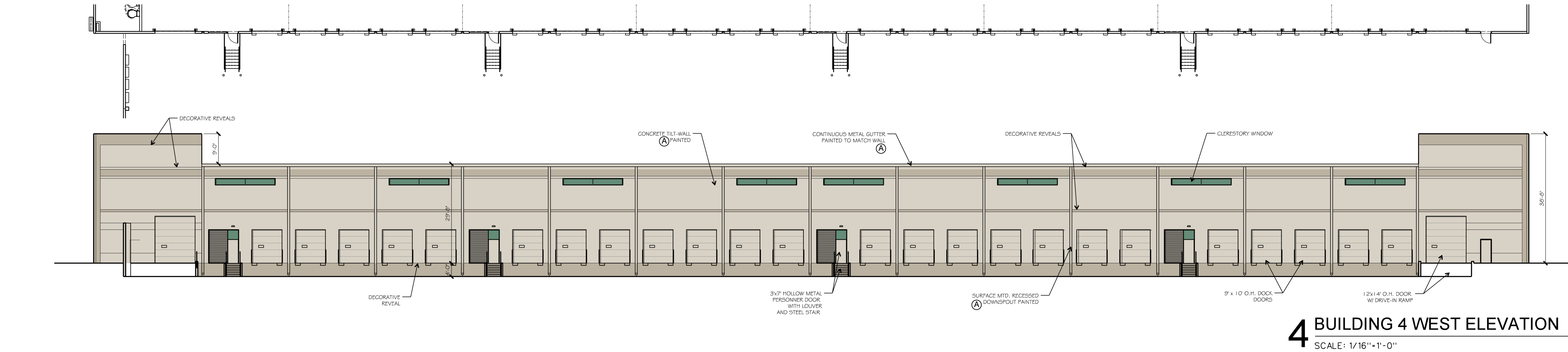
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	6,958 SF	6,900 SF	14,938 SF	16,501 SF
2. FACADE S.F. (EXCLUDING DOORS & WINDOWS)	4,854 SF	6,335 SF	11,770 SF	12,157 SF
3. DOORS AND WINDOWS	2,104 SF	565 SF	3,168 SF	4,344 SF
4. ALUMINUM AWNINGS	30 SF	0 SF	0 SF	186 SF
5. PRIMARY MASONRY TOTALS	4,824 SF 99.4% OF 2	6,305 SF 99.5% OF 2	11,770 SF 100% OF 2	11,971 SF 98.5% OF 2
6. BRICK ON CONCRETE TILT-WALL	423 SF	391 SF	0 SF	232 SF



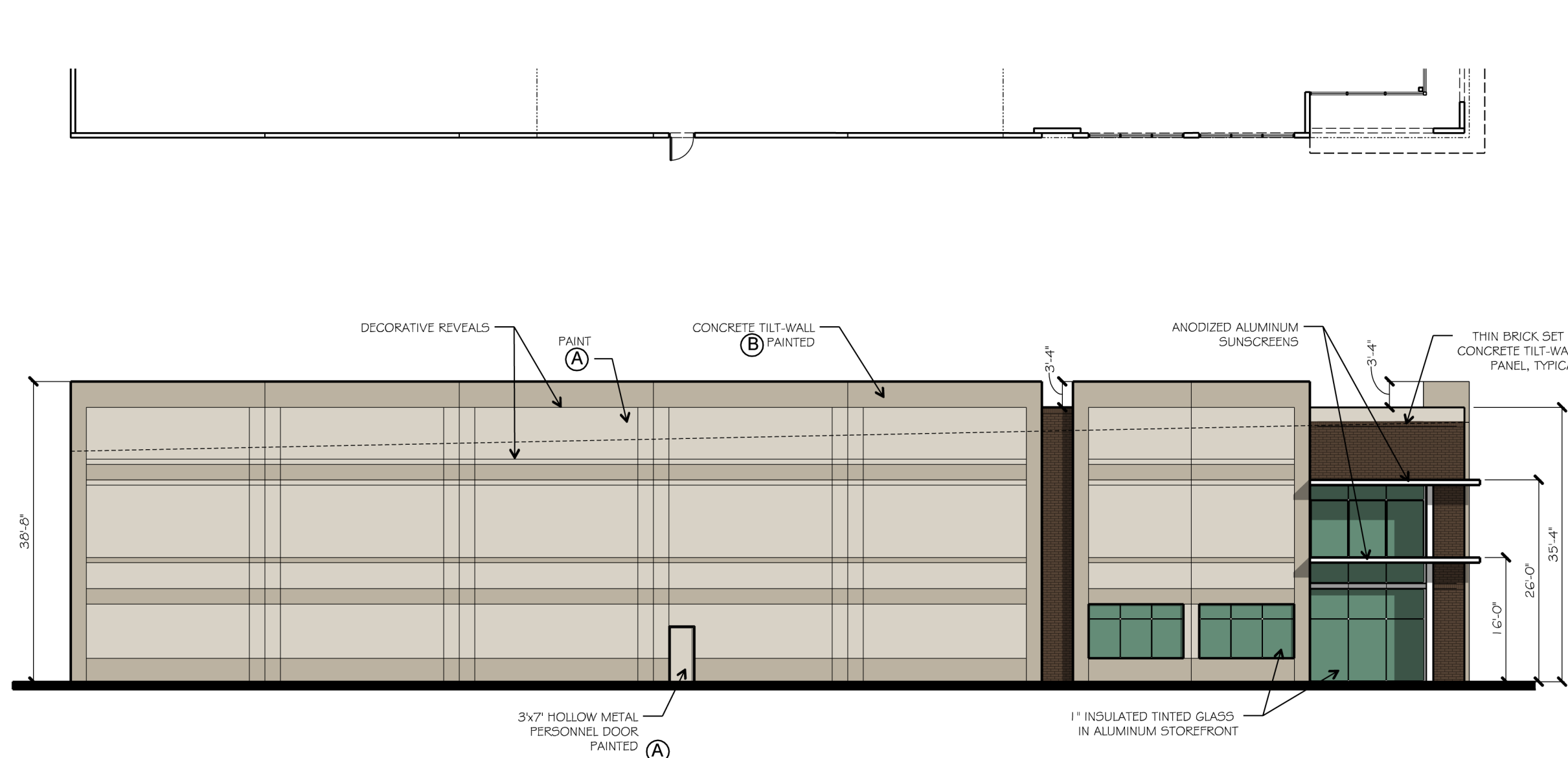
2 BUILDING 3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 BUILDING 3 WEST ELEVATION
SCALE: 1/16"=1'-0"



4 BUILDING 4 WEST ELEVATION
SCALE: 1/16"=1'-0"



3 BUILDING 4 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

BUILDING PAINT COLORS

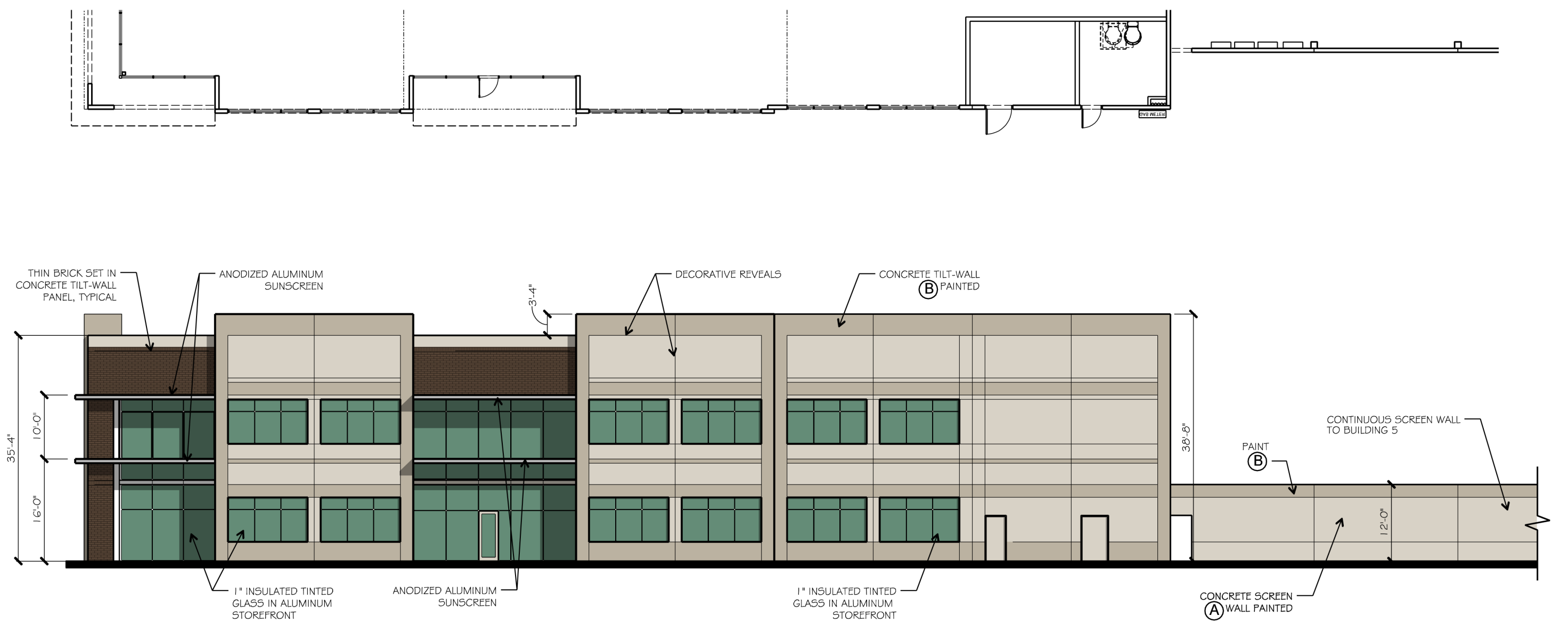
BASE COLOR: CONTEMPORARY WHITE #40YY 65/061

LIGHT ACCENT COLOR: DRY GOODS #40YY 44/095

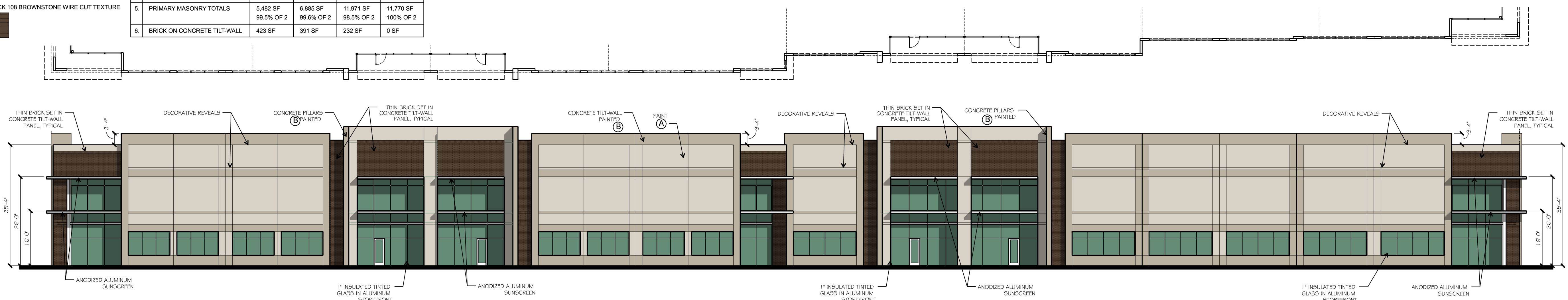
THIN-BRICK VENEER: METROBRICK 108 BROWNSTONE WIRE CUT TEXTURE

FACADE MATERIAL CALCULATIONS TABLE PER PD-134

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	7,561 SF	7,480 SF	16,501 SF	14,938 SF
2. FACADE S.F. (EXCLUDING DOORS & WINDOWS)	5,512 SF	6,915 SF	12,157 SF	11,770 SF
3. DOORS AND WINDOWS	2,049 SF	565 SF	4,344 SF	3,168 SF
4. ALUMINUM AWNINGS	30 SF	30 SF	186 SF	0 SF
5. PRIMARY MASONRY TOTALS	5,482 SF 99.5% OF 2	6,885 SF 99.6% OF 2	11,971 SF 98.5% OF 2	11,770 SF 100% OF 2
6. BRICK ON CONCRETE TILT-WALL	423 SF	391 SF	232 SF	0 SF



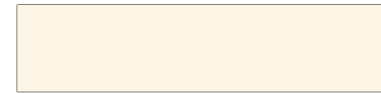
2 BUILDING 4 NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 BUILDING 4 EAST ELEVATION
SCALE: 1/16"=1'-0"

BUILDING PAINT COLORS

BASE COLOR: CONTEMPORARY WHITE #40YY 65/061



LIGHT ACCENT COLOR: DRY GOODS #40YY 44/095

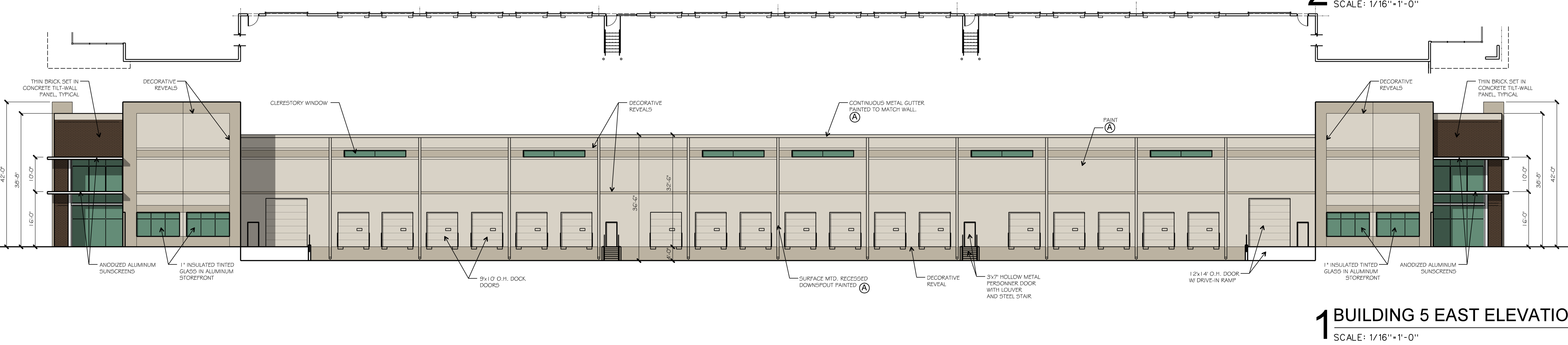


THIN-BRICK VENEER: METROBRICK 108 BROWNSTONE WIRE CUT TEXTURE

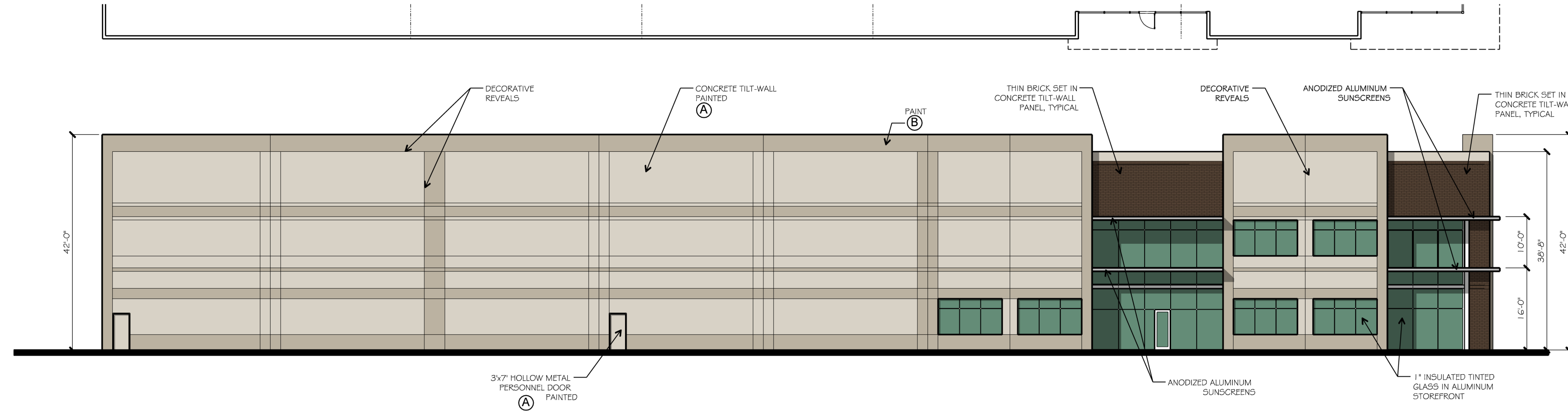


FACADE MATERIAL CALCULATIONS TABLE PER PD-134

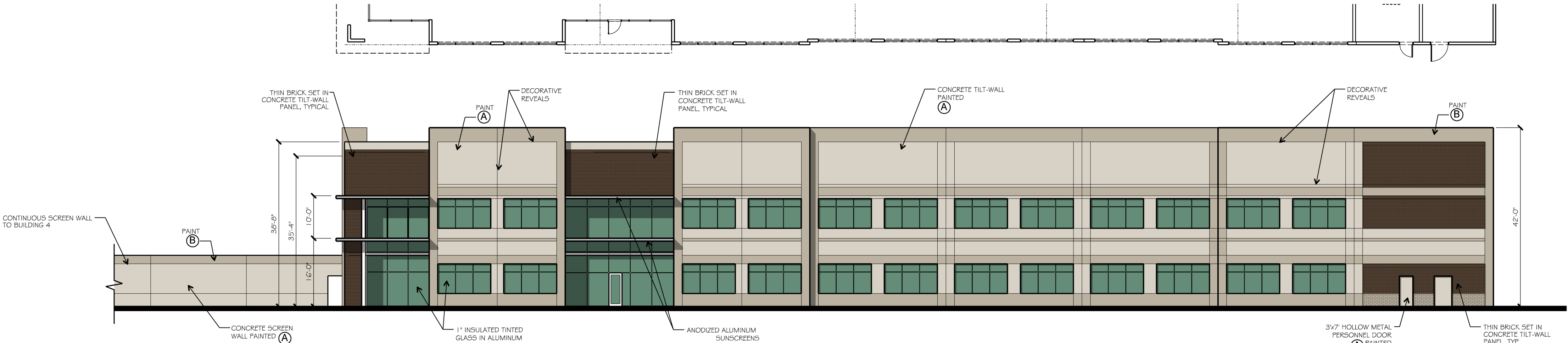
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	11,755 SF	11,239 SF	15,889 SF	17,641 SF
2.	FACADE S.F. (EXCLUDING DOORS & WINDOWS)	8,601 SF	9,668 SF	12,531 SF	17,545 SF
3.	DOORS AND WINDOWS	3,154 SF	1,571 SF	3,358 SF	96 SF
4.	ALUMINUM AWNINGS	64 SF	64 SF	60 SF	0 SF
5.	PRIMARY MASONRY TOTALS	7,184 SF	9,604 SF	12,471 SF	16,628 SF
		83.5% OF 2	99.3% OF 2	99.5% OF 2	94.8% OF 2
6.	BRICK ON CONCRETE TILT-WALL	1,353 SF	593 SF	631 SF	917 SF



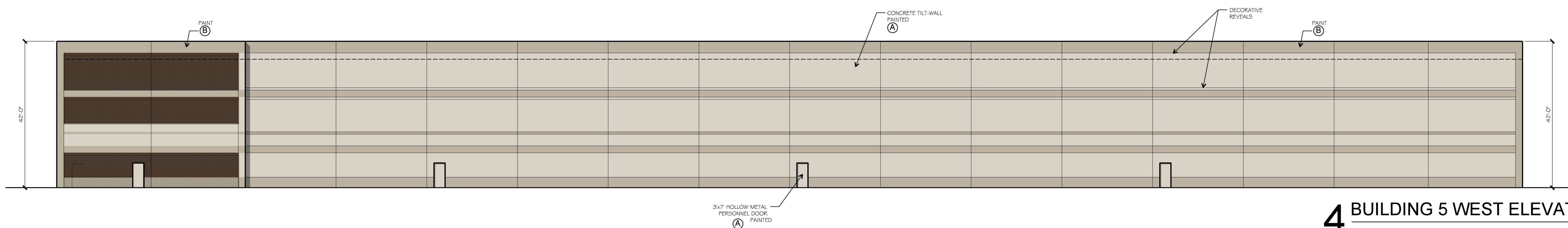
1 BUILDING 5 EAST ELEVATION
SCALE: 1/16"=1'-0"



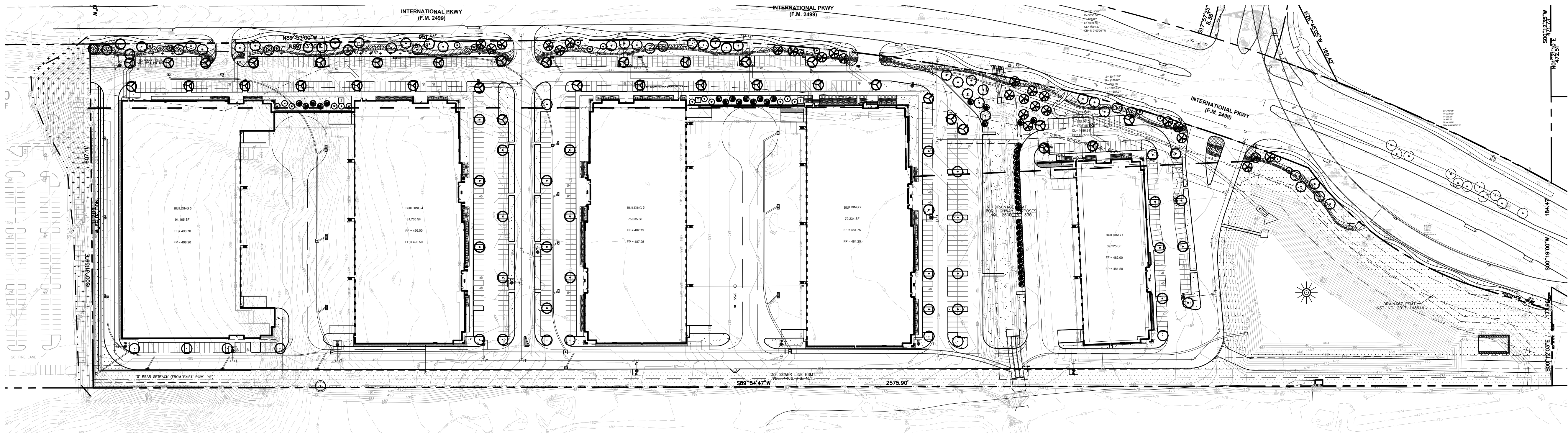
2 BUILDING 5 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



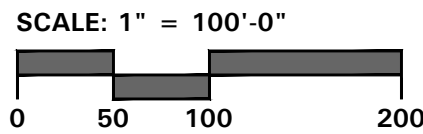
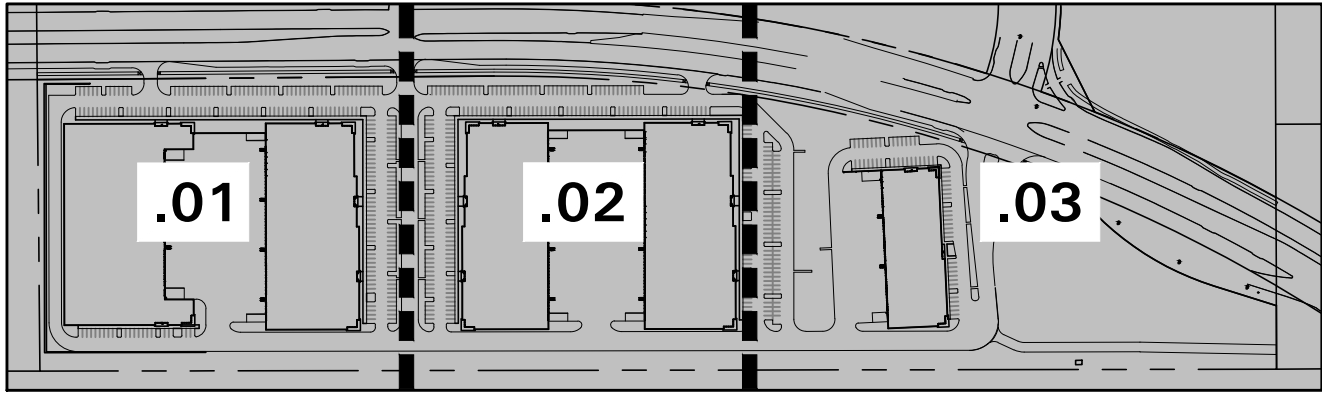
3 BUILDING 5 NORTH ELEVATION
SCALE: 1/16"=1'-0"



4 BUILDING 5 WEST ELEVATION
SCALE: 1/16"=1'-0"



KEY MAP
SCALE: 1" = 400'



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

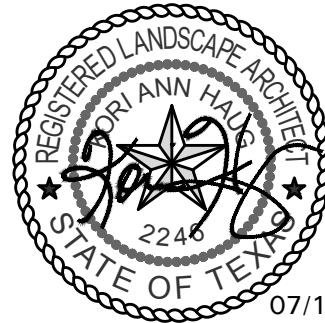
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 214.738.0505
FAX: 214.738.0505

Revision No.	Date	Description
8	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	Coordination
5	04/08/19	City Comments
6	05/24/19	Coordination
7	06/19/19	City Comments



07/15/19

Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 100'
Sheet Title	

OVERALL
LANDSCAPE PLAN

L0.00
Sheet Number

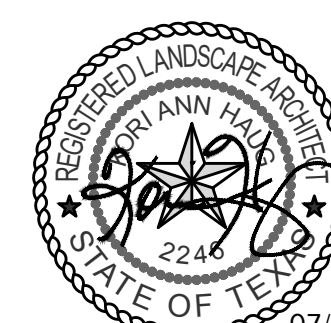
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (214) 346-6200
FAX (214) 739-0095

Revision		
No.	Date	Description
8	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	Coordination
5	04/08/19	City Comments
6	05/24/19	Coordination
7	06/19/19	City Comments



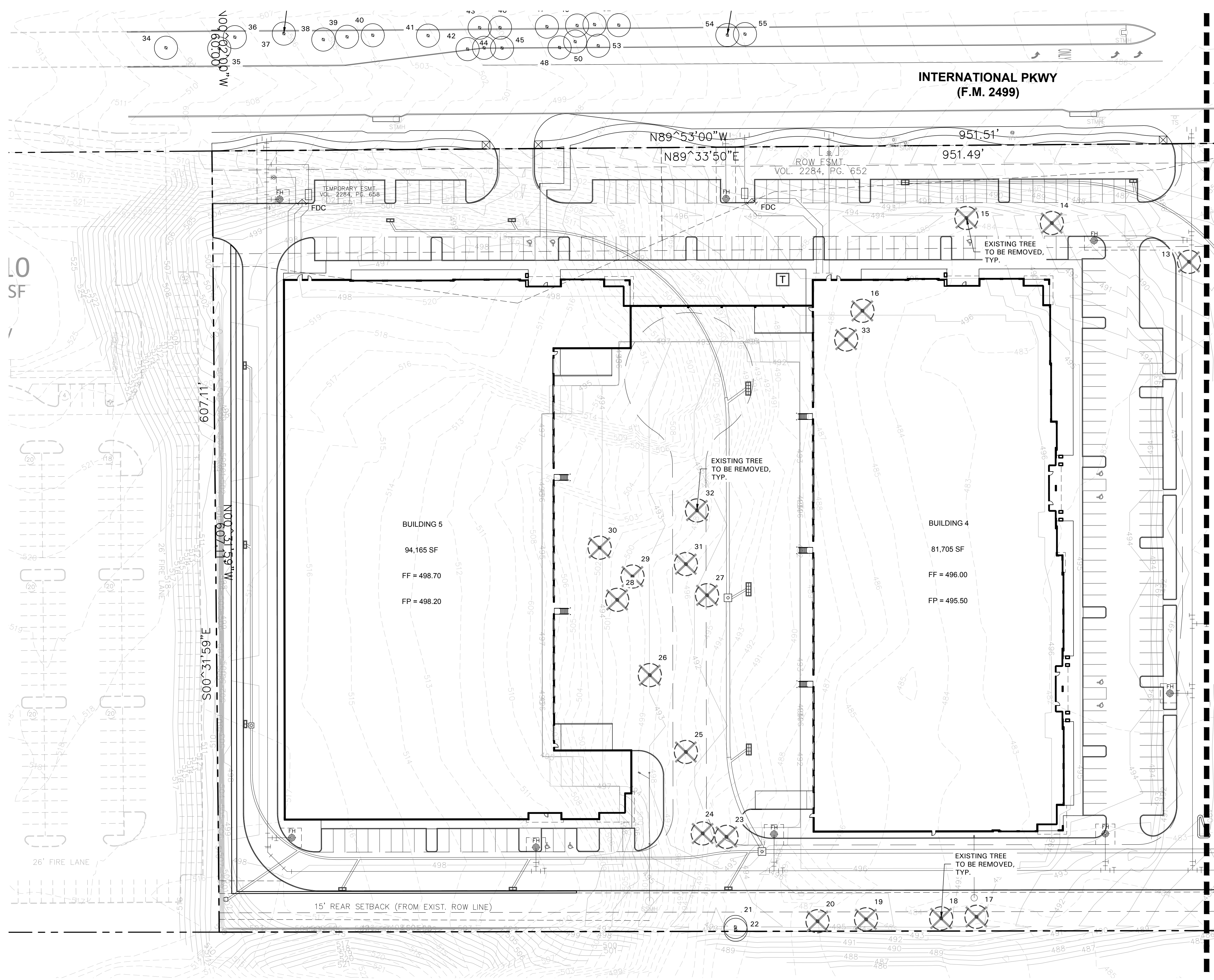
07/15/19

Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'

Sheet Title

TREE PRESERVATION
 PLAN

L1.01



TREE SURVEY FIELD DATA					
No.	Dia. (inches)	Species (botanical name)	Species (common name)	Status	Remarks
1	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
2	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
3	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
4	26	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
5	27	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
6	38	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
7	36	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
8	26	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
9	33.5	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
10	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
11	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
12	26.5	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
13	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
14	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
15	28.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
16	29	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
17	26.5	QUERCUS SHUMARDII	SHUMARD OAK	TO BE REMOVED	
18	25	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
19	31.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
20	23	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
21	23.5	QUERCUS STELLATA	POST OAK	TO REMAIN	
22	23.5	QUERCUS STELLATA	POST OAK	TO REMAIN	
23	19.5	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
24	24.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
25	23.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
26	25.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
27	25	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
28	25	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
29	23	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
30	28.5	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
31	22	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
32	25	FRAXINUS PENNSYLVANICA	GREEN ASH	TO BE REMOVED	
33	25	CARYA ILLINOENSIS	PECAN	TO BE REMOVED	
34		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
35		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
36		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
37		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
38		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
39		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
40		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
41		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
42		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
43		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
44		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
45		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
46		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
47		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
48		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
49		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
50		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
51		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
52		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
53		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
54		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
55		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
56		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
57		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
58		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
59		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
60		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
61		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
62		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
63		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
64		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
65		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
66		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
67		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
68		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
69		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
70		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
71		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
72		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
73		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
74		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
75		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
76		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
77		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
78		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
Total Caliper Inches on Site				865	
Total Caliper Inches Removed				822	

EXISTING TREE LEGEND

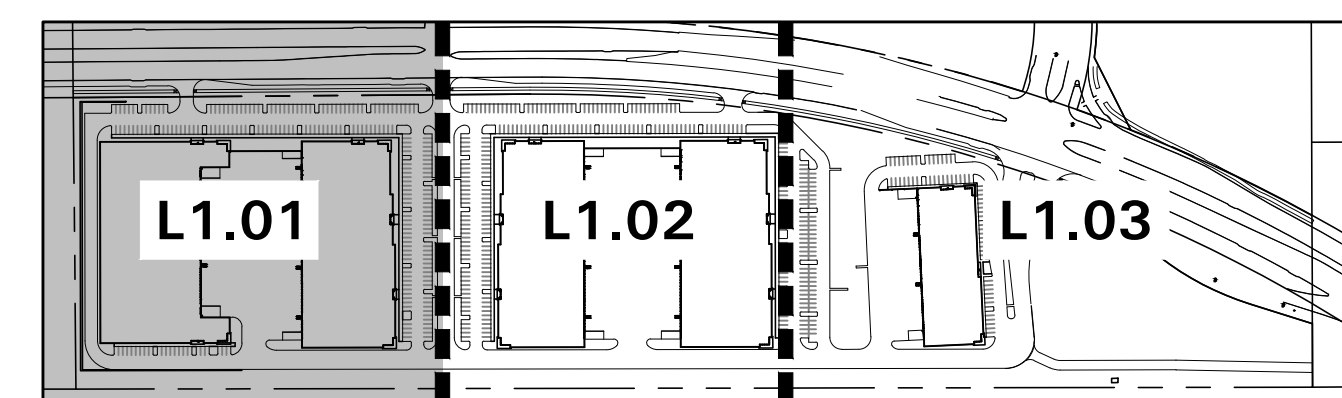


EXISTING TRE
TO REMAIN



EXISTING TREE
TO BE REMOVED

KEY MAP
SCALE: 1" = 400'

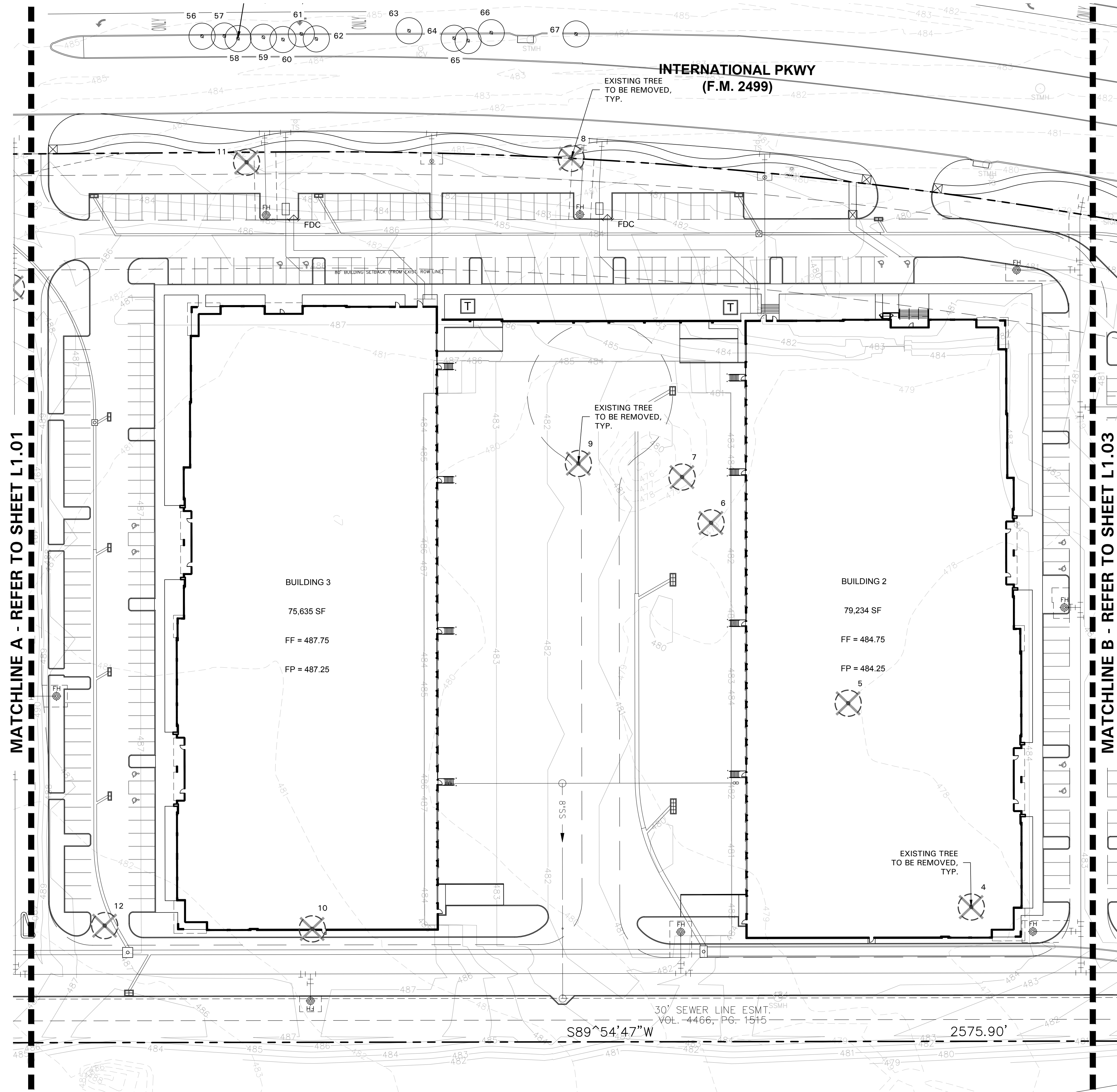


SCALE: 1" = 40'-0"

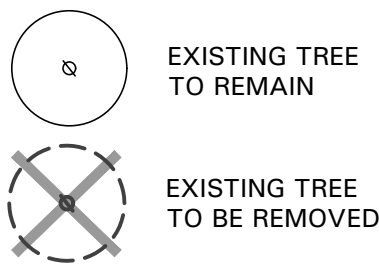


**BELLE
FIRMA**

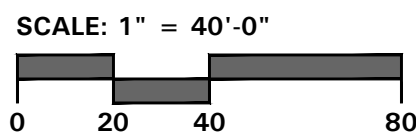
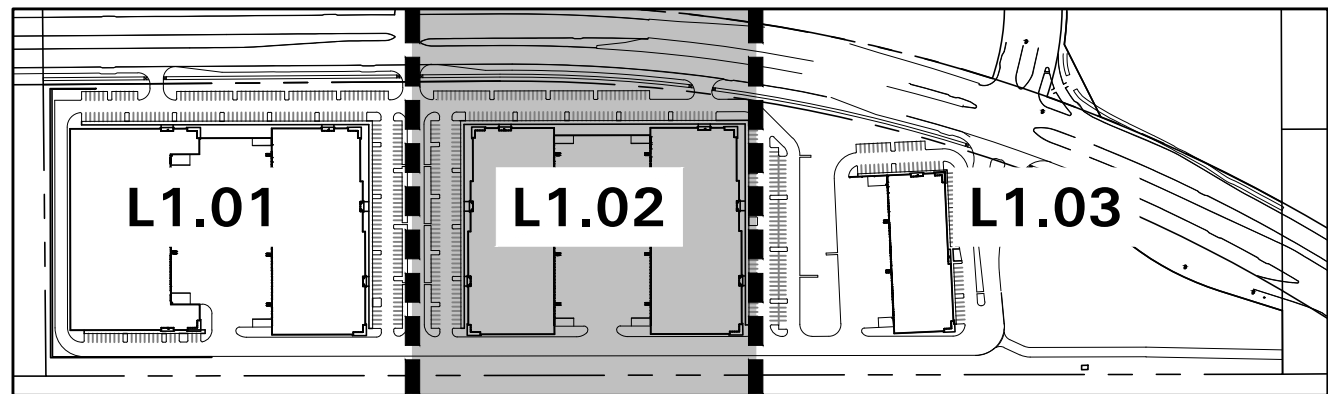
- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office
-



EXISTING TREE LEGEND



KEY MAP
SCALE: 1" = 400'



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

EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 214.798.0000
FAX: 214.798.0005

Revision No.	Date	Description
8	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	City Comments
5	04/08/19	Coordination
6	05/24/19	City Comments
7	06/19/19	Coordination



Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'
Sheet Title	TREE PRESERVATION PLAN
Sheet Number	L1.02

MATCHLINE B - REFER TO SHEET L1.02

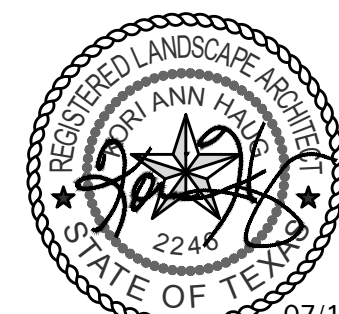
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.241.7500
FAX: 972.241.7505

Revision No.	Date	Description
1	07/01/19	City Comments
2	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	City Comments
5	04/08/19	Coordination
6	05/24/19	City Comments
7	06/19/19	City Comments



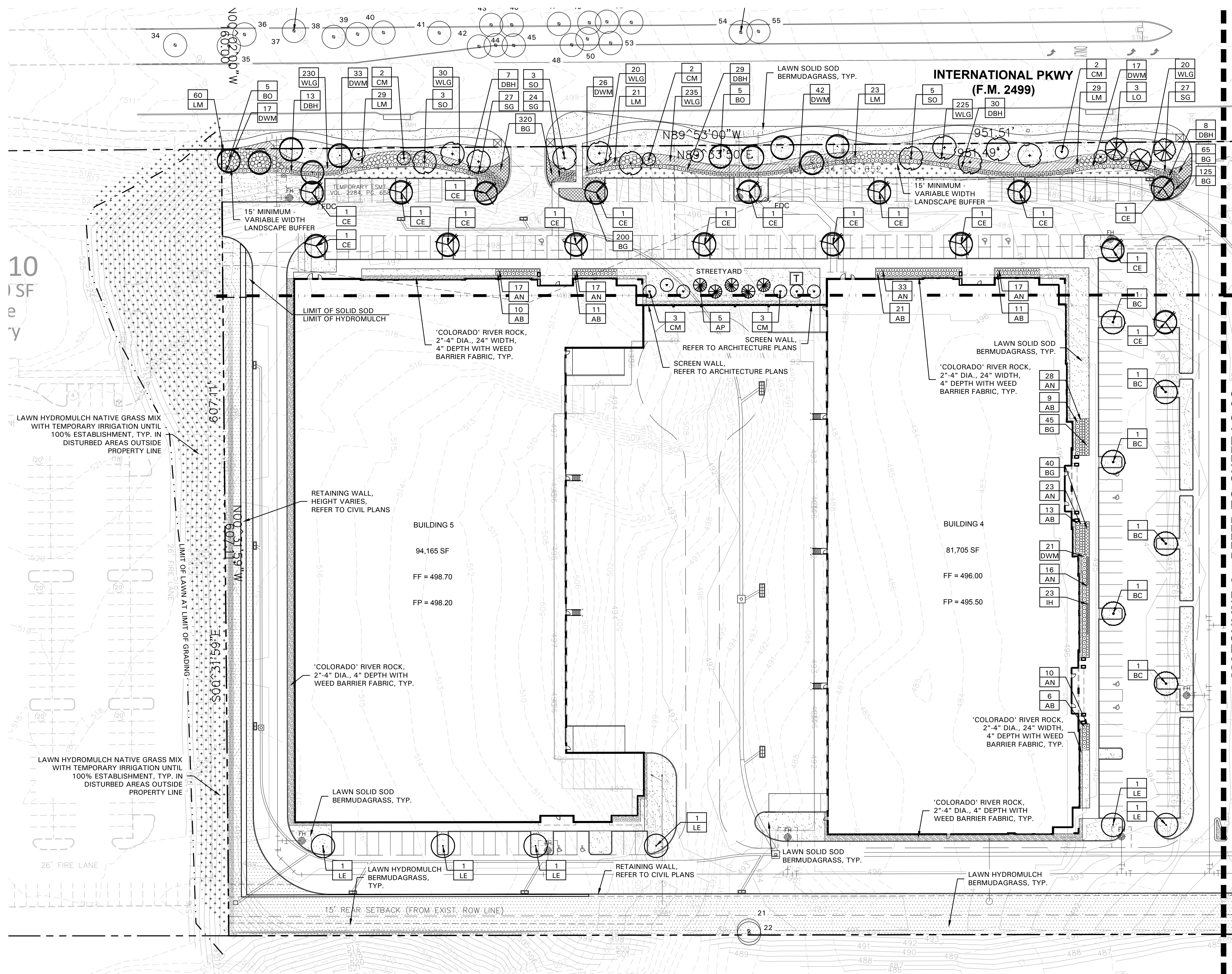
07/15/19

Project No.: 33197
Issued: JANUARY 2018
Drawn By: APL
Checked By: KAH
Scale: 1" = 40'

Sheet Title
LANDSCAPE PLAN

L2.01

Sheet Number

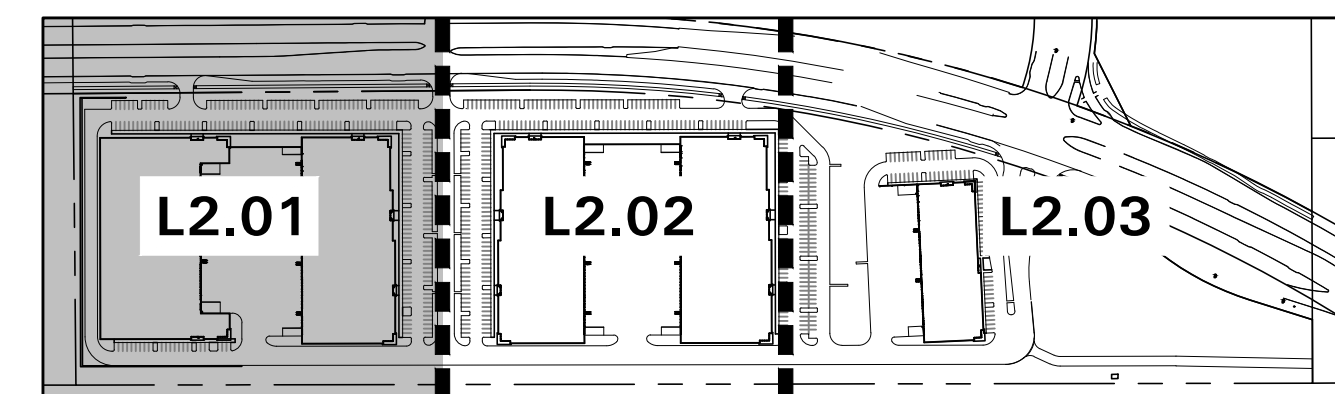


PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



SCALE: 1" = 40'-0"
0 20 40 80



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

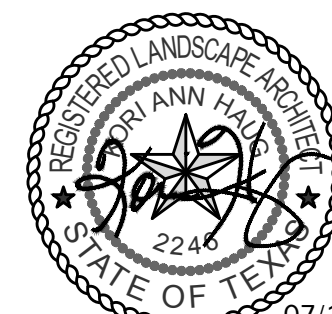
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 214.798.0500
FAX: 214.798.0505

Revision No.	Date	Description
6	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	City Comments
5	04/08/19	Coordination
6	05/24/19	City Comments
7	06/19/19	City Comments



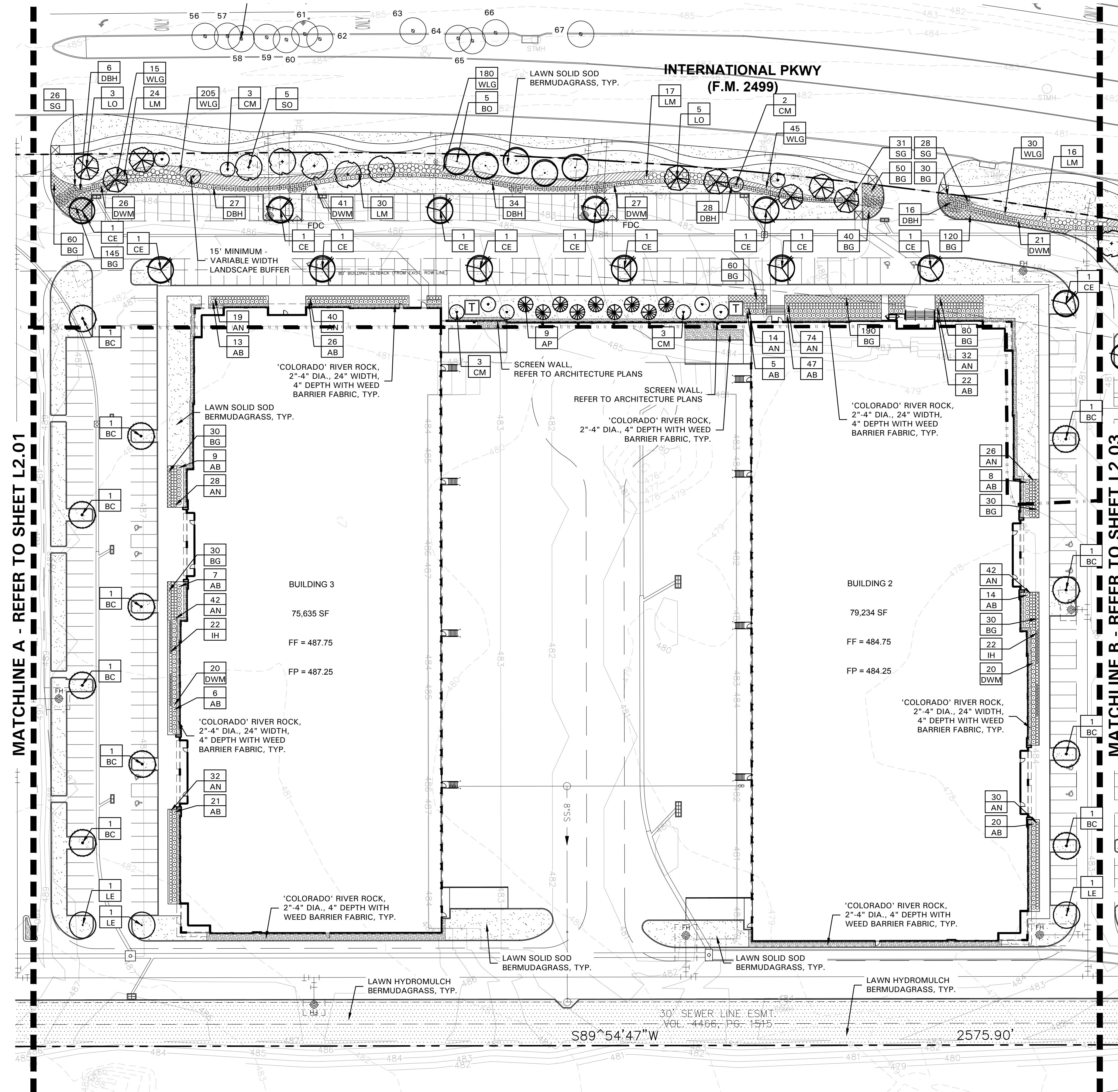
07/15/19

Project No.: 33197
Issued: JANUARY 2018
Drawn By: APL
Checked By: KAH
Scale: 1" = 40'
Sheet Title

LANDSCAPE PLAN

L2.02

Sheet Number

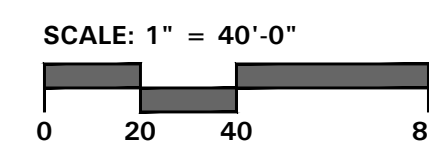
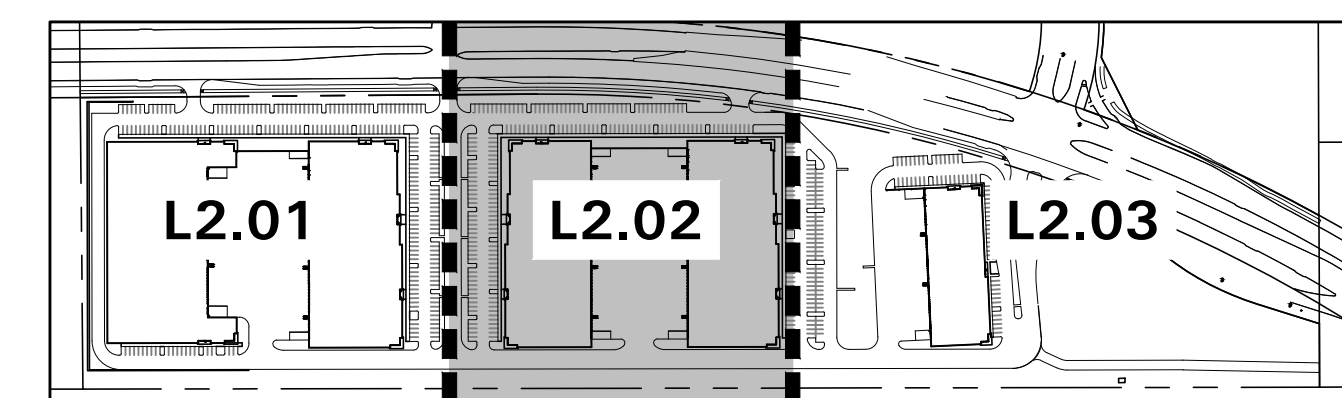


PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Creepe Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



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

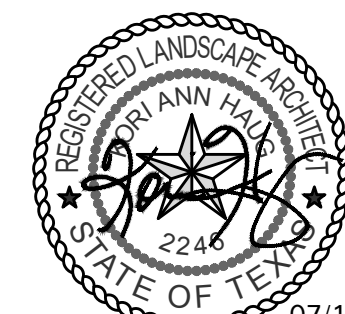
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



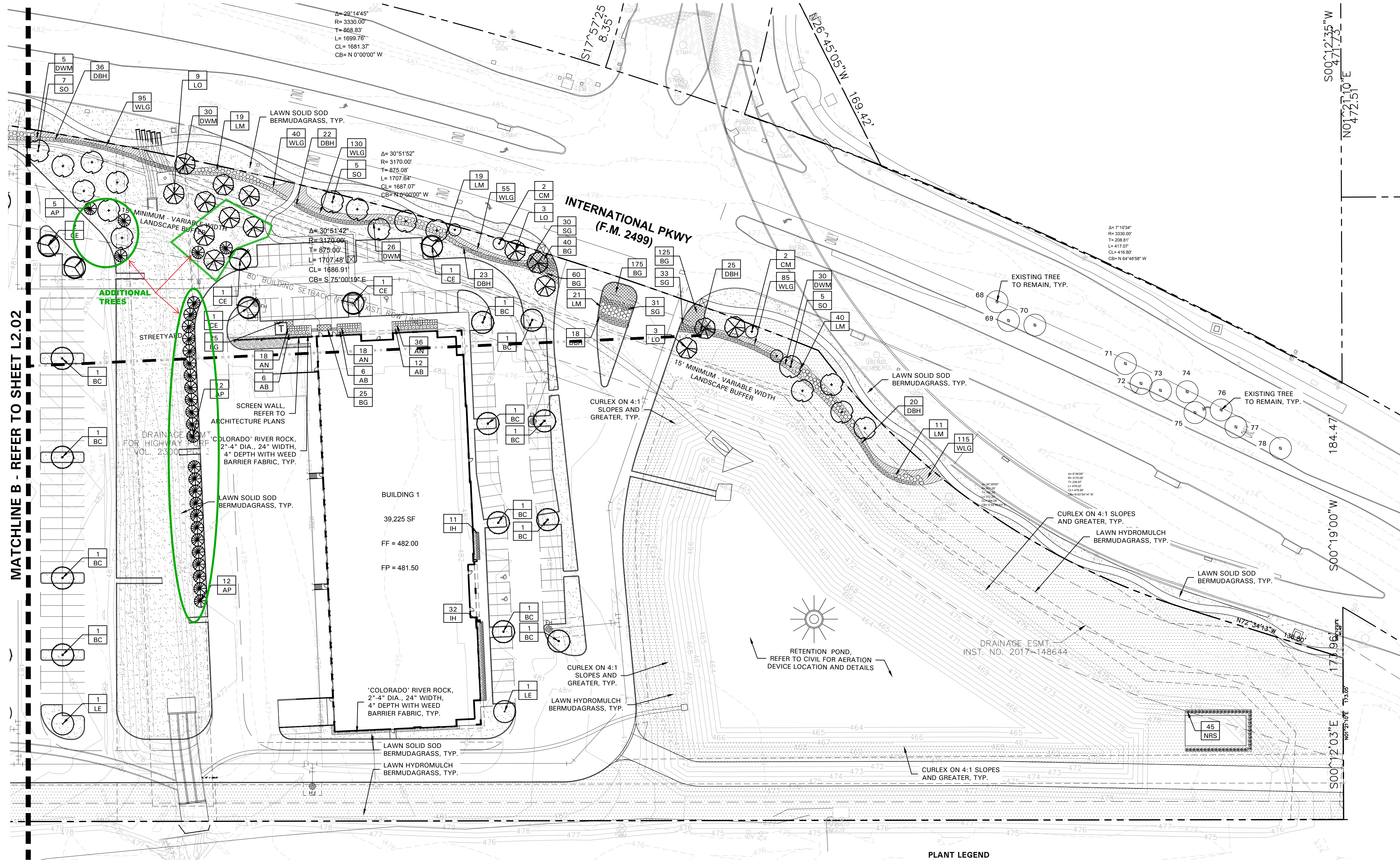
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.798.0000
FAX: 972.798.0005

Revision No.	Date	Description
1	07/01/19	City Comments
2	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	City Comments
5	04/08/19	City Comments
6	05/24/19	Coordination
7	06/19/19	City Comments



Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'

Sheet Title	LANDSCAPE PLAN
Sheet Number	L2.03



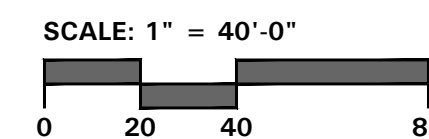
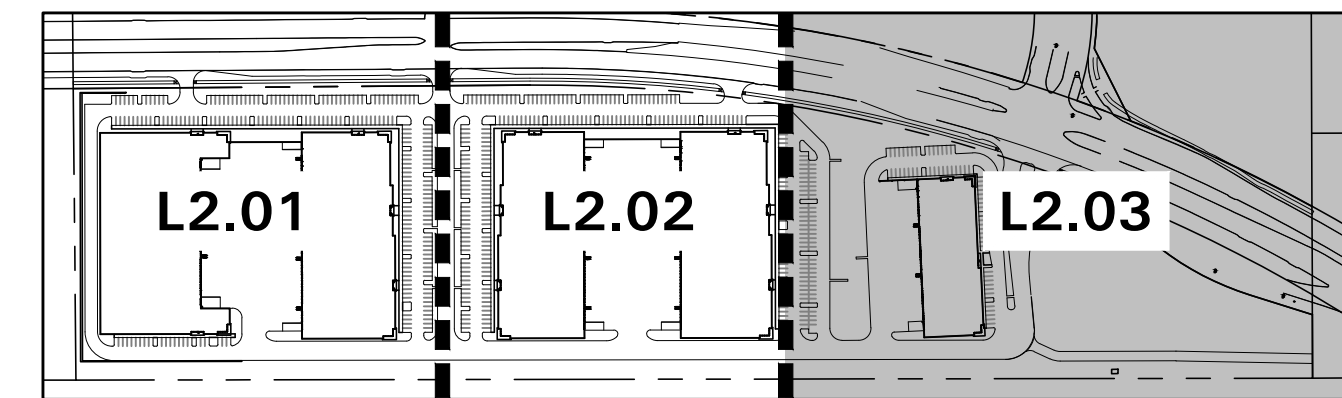
MATCHLINE B - REFER TO SHEET L2.02

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Crape Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



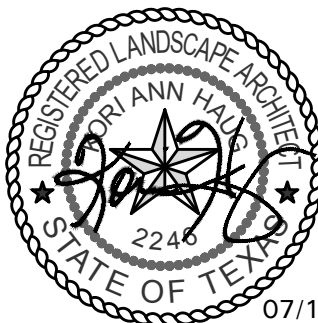
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



Revision No.	Date	Description
8	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	Coordination
5	04/08/19	City Comments
6	05/24/19	Coordination
7	06/19/19	City Comments



Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'

Sheet Title	LANDSCAPE NOTES
-------------	-----------------

L2.04

Sheet Number

THE TOWN OF FLOWER MOUND - SOUTHGATE DEVELOPMENT CODE			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	196,150 s.f. of Street Yard	39,230 s.f. of Street Yard	69,894 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	196,150 s.f. of Street Yard	68 Trees (3" cal.)	68 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 2499		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	FM 2499 = 2,690 l.f.	68 Trees (3" cal.)	68 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	587 Parking Spaces	4,403 s.f.	20,036 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaes ** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.	587 parking spaces	59 trees (3" cal.)	59 trees (3" cal.)
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.)
OPEN SPACE REQUIREMENTS			
STANDARD	TOTAL SITE AREA (SQUARE FEET)	REQUIRED	PROVIDED
5% of the site to be open space	1,322,330 s.f	66,117 s.f.	75,108 s.f.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
AP	<i>Pinus nigra</i>	Austrian Pine	43	6' ht.	B&B or container grown, full to base, 3' spread
BC	<i>Taxodium distichum</i>	Bald Cypress	29	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	15	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	34	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica 'Tuscarora'</i>	Crepe Myrtle 'Tuscarora'	27	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	26	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	33	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	303	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper	612	5 gal.	container full, 20" spread, 24" o.c.
BG	<i>Bouteloua gracilis</i>	Blue Grama	2,140	1 gal.	container full, 18" o.c.
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	342	36" ht.	container full, 24" spread, 36" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	402	36" ht.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	110	5 gal.	container full, 20" spread, 24" o.c.
LM	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	359	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	45	7 gal.	container full to base, 36" ht., 36" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	257	5 gal.	container full, 20" spread 24" o.c.
WLG	<i>Nassella tenuissima</i>	Weeping Lovegrass	1,755	1 gal.	container full, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

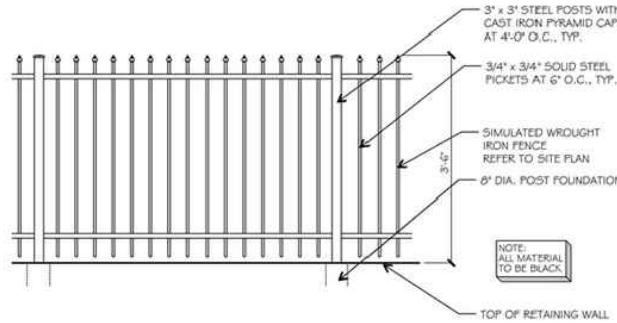
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

EASTGROUP FLOWER MOUND (SP18-0020)



Drystack retaining wall by Pavestone
Type: Regal Stone Pro - Straight

Color in photo above not representative of actual retaining wall color. Color to be custom matched to brick veneer on buildings.



SIMULATED WROUGHT IRON FENCE
SCALE: NTS

01 RETAINING WALL EXHIBIT
NOT TO SCALE

LANDSCAPE NOTES

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

MAINTENANCE NOTES

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

GENERAL LAWN NOTES

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

SOLID SOD NOTES

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

HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.



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

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.
- 1.2 DESCRIPTION OF WORK
- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
- Planting (trees, shrubs and grasses)
 - Bed preparation and fertilization
 - Notification of sources
 - Water and maintenance until final acceptance
 - Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
 - The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 - The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 - Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

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

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 - Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 - Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 - Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 - Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 - Remove rejected plant material immediately from job site.
 - To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Edging: All edging shall be black in color and 1" thick x 4" deep x 20' long with 5 stakes per section, as manufactured by Epic Plastics Landscaping Products and under its trade name Benda Board, item number: 100051993. Available from Epic Plastics Landscape Products, or approved equal.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafri Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.
- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does

not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe around tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 - Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Edging Installation:

- Edging shall be aligned as indicated on plans. Stake out limits of edging and obtain Owner's approval prior to installation.
- All edging shall be free of kinks and abrupt bends.
- Top of edging shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the edging, as opposed to the grass side.
- Do not install edging along sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION

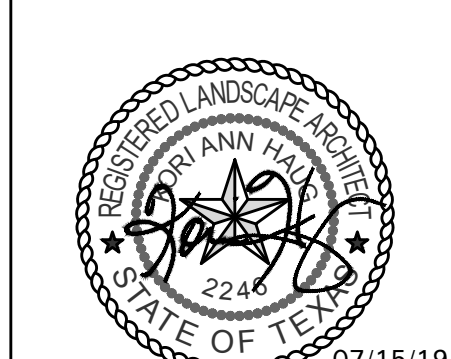
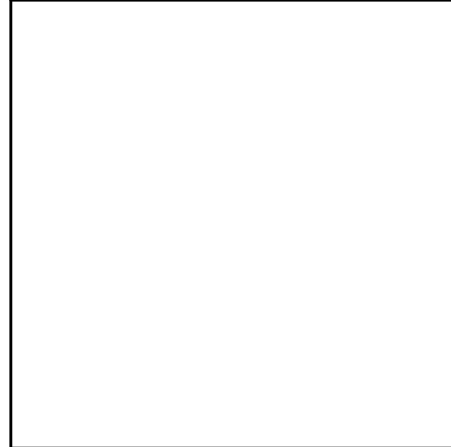
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS

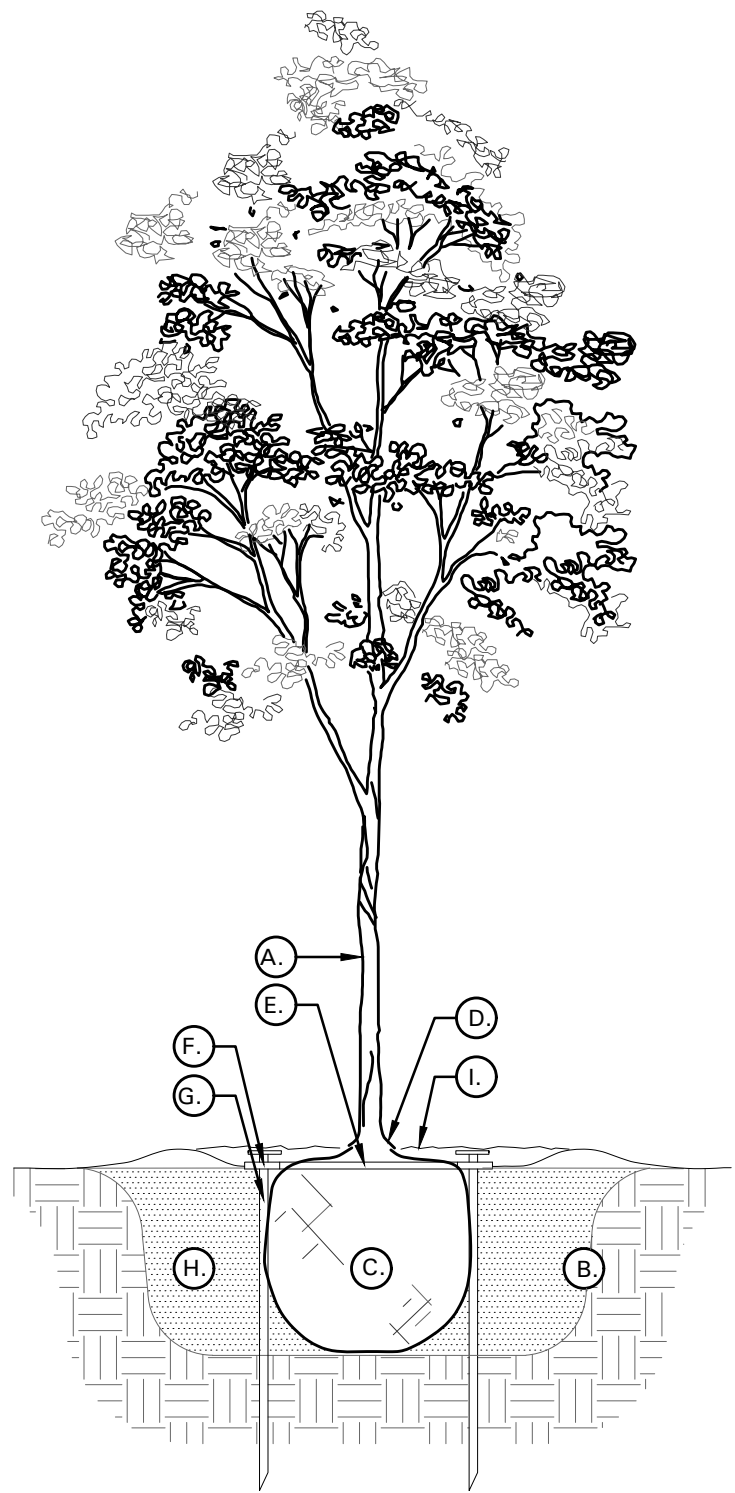


1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.750.0595
FAX: 972.750.0595

Revision No.	Date	Description
6	07/01/19	City Comments
9	07/15/19	Coordination
3	03/04/19	Coordination
4	03/20/19	City Comments
5	04/08/19	Coordination
6	05/24/19	City Comments
7	06/19/19	City Comments

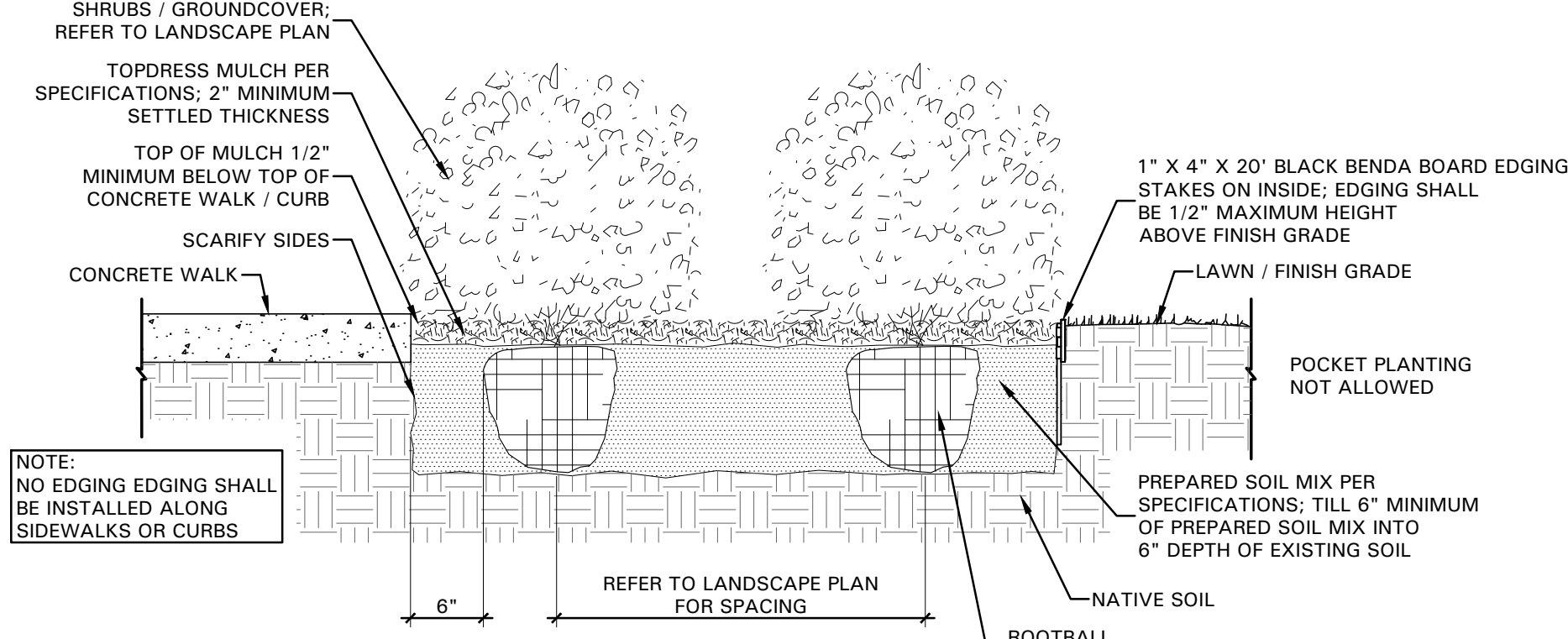


Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	NONE
Sheet Title	LANDSCAPE SPECIFICATIONS AND DETAILS
L2.05	
Sheet Number	

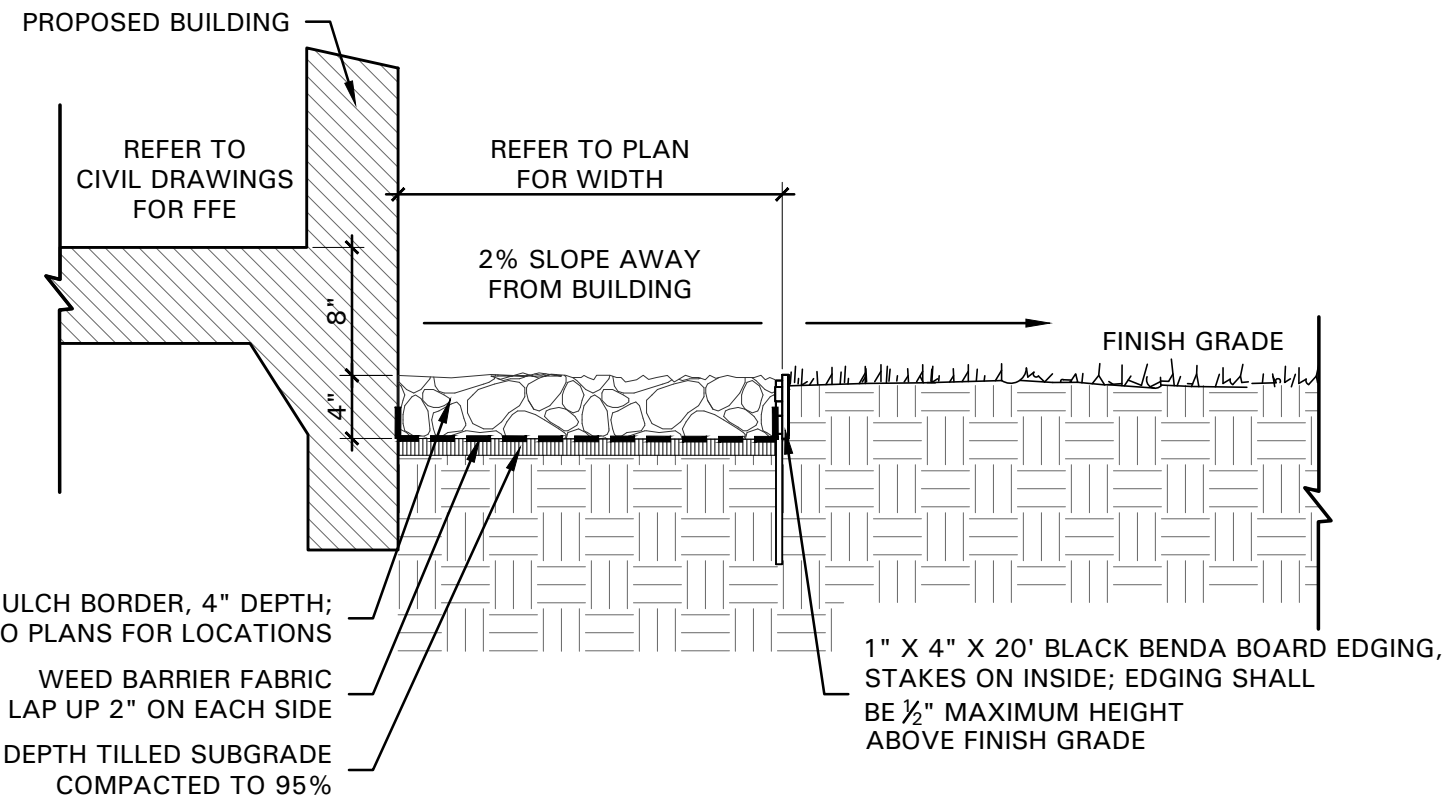


TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jett@treestakesolutions.com www.treestakesolutions.com
- K. OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL



GRAVEL DETAIL



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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: July 22, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA19-0002 – Canyon Falls) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation of Canyon Falls development within the Denton Creek District Area Plan from Medium Density Residential uses to Open Space and from Open Space to Medium Density Residential uses on certain tracts of land, located between and around Village 10B and Village 12. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.**

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, Zoning Planned Development (ZPD19-0007), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Canyon Falls is a 1,129.28 acre master-planned community out of which 623 acres are located within the Town limits. The remainder of the project is located within Northlake and Denton County [Argyle Extra Territorial Jurisdiction (ETJ)]. Canyon Falls is located within the Denton Creek District Area Plan. The Town's Land Use Plan designates Canyon Falls as having a mixture of uses, including Medium Density Residential, High Density Residential, Commercial, Regional Campus Commercial, Open Space and Floodplain.

The applicant is requesting a Master Plan Amendment to change the Land Use designation on approximately 0.65 acres from Medium Density Residential uses to Open Space and approximately 4.01 acres from Open Space to Medium Density Residential uses.

The Town's Master Plan defines the current Medium Density land use designation as "residential development, typically being single family detached residential development with minimum of a 10,000 square feet or greater development." The Open Space is not

specifically defined in the Town's Master Plan, however, the Town's Code of Ordinances defines open space as land within or related to a development, typically in control of a homeowner's association and which may be platted as an X lot or public easement, that is designed and intended for the common use or enjoyment of development residents and their guests and may include such complementary structures and improvements as are necessary and appropriate.

On February 18, 2008, the Town Council approved a Master Plan Amendment for Canyon Falls consisting of approximately 623 acres with two options for development. Both options consisted of bubble maps for different land use categories. The applicant was required to choose between the two options for future development of the property at the time first application was made for a development plan, site plan or plat.

On November 5, 2012, the Town Council approved an amendment to allow the developer to choose one of the development options with a request to rearrange certain land use bubbles and to provide approximate acreages for each of the land use categories. Each of the land use bubbles was referenced as Parcels or Villages. Since the approval of this master plan amendment and corresponding zoning amendment, the Town has approved development plans and record plats for several Villages.

The purpose of this request is to provide better connectivity for Village 12. Per the approved master plan, zoning exhibits and development plan, the only access to Village 12 is provided through Canyon Falls Villages located outside of the Town's limits. The applicant is requesting to change the land use designation of Open Space located between Villages 12 and 10B to Medium Density in order to provide access to Village 12 through Village 10, from the Flower Mound side of the development, and to redesign the layout of Village 12.

The acreages for each land use designation per the 2012 Master Plan exhibit was approximate and the subsequent development plan and record plats for residential subdivisions established final acreages for each of the Villages.

SUMMARY				2012 ACRES	PROP. ACRES
SINGLE FAMILY RESIDENTIAL LAND USE					
	MEDIUM DENSITY RESIDENTIAL			155.16	158.9
	HIGH DENSITY RESIDENTIAL			91.6	86.6
		SUBTOTAL		246.76	245.5
REMAINING LAND USE					
	INSTITUTIONAL			124.1	123.3
	REGIONAL CAMPUS COMMERCIAL			34.1	34.3
	COMMERCIAL			20.7	20.5
	FLOODPLAIN			55.2	55.2
	ROW			45.1	45.7
	OPEN SPACE/EASEMENTS			94.1	98.6
	AMENITY CENTER			3.0	0
		TOTAL		623.1	623.1

Acreage dedicated towards open space and the amenity center in the 2012 Master Plan exhibit was 97.1 (94.1+3) acres. However, the amenity center for Canyon Falls was

constructed within the town limits of Northlake. With this master plan amendment application, the table has been updated to transfer the three acres previously dedicated to amenity center use to the Open Space/Easements land use designation.

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 master plan amendment requests. At the time this report was written, the Town had received several phone calls and emails requesting additional information. Staff also received approximately 10 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.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. 2012 Master Plan Exhibit

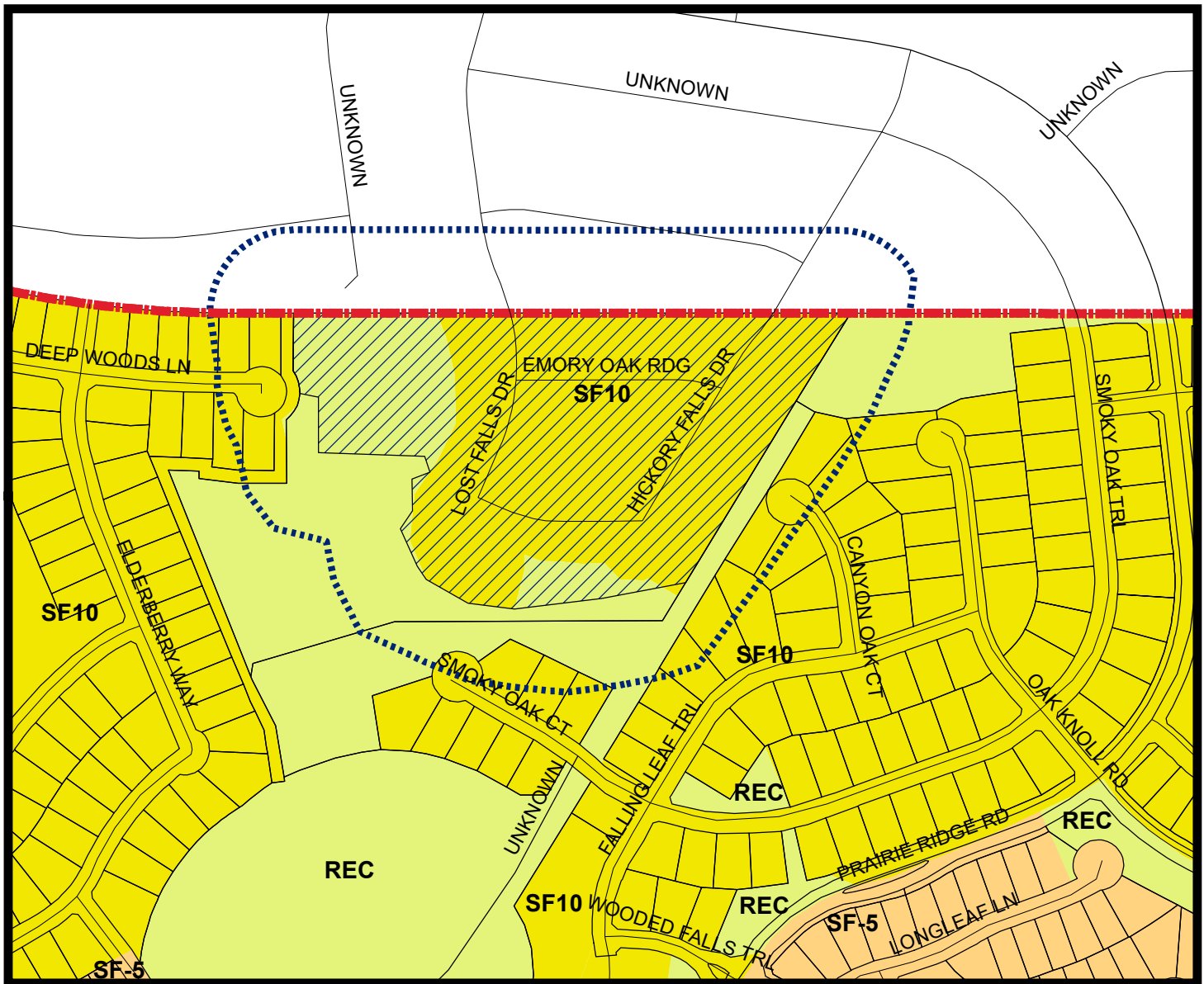
B. Application Details

1. Master Plan Exhibit

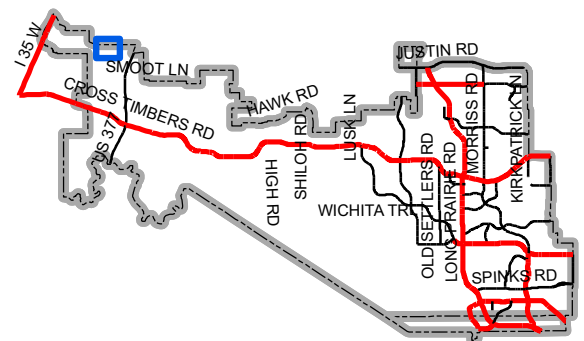
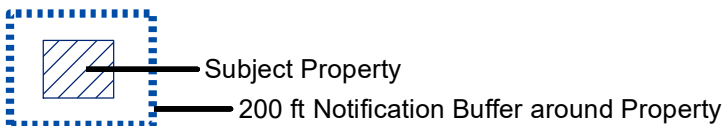


Vicinity Map

Reference Project: MPA19-0002 & ZPD19-0007



LEGEND



Map Location



July 11, 2019

Chuck Russell
 Director of Development
 Town of Flower Mound
 2121 Cross Timbers Road
 Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Master Plan Amendment

Dear Chuck,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality community.

Site Data

Subject Property Area:	516 acres
Current Land Use:	Denton Creek District with medium density, high density, regional campus commercial and commercial
Project Location:	North of FM 1171 in between I-35W and US 377
Proposed Use:	Single Family, commercial, regional commercial, open space
Single-family Lots:	Total allowable dwelling units per PD is 972 with 350 units developed under the high density land use

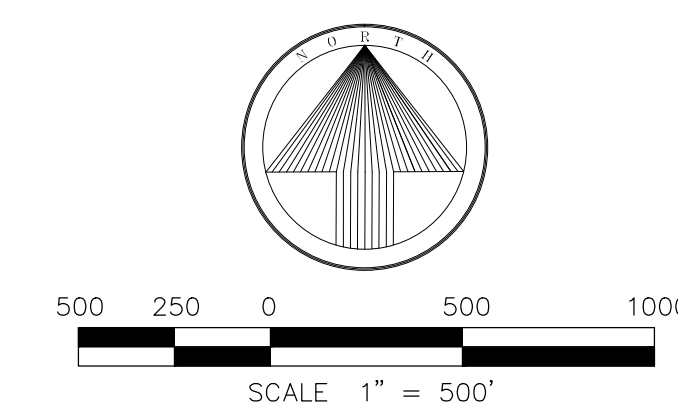
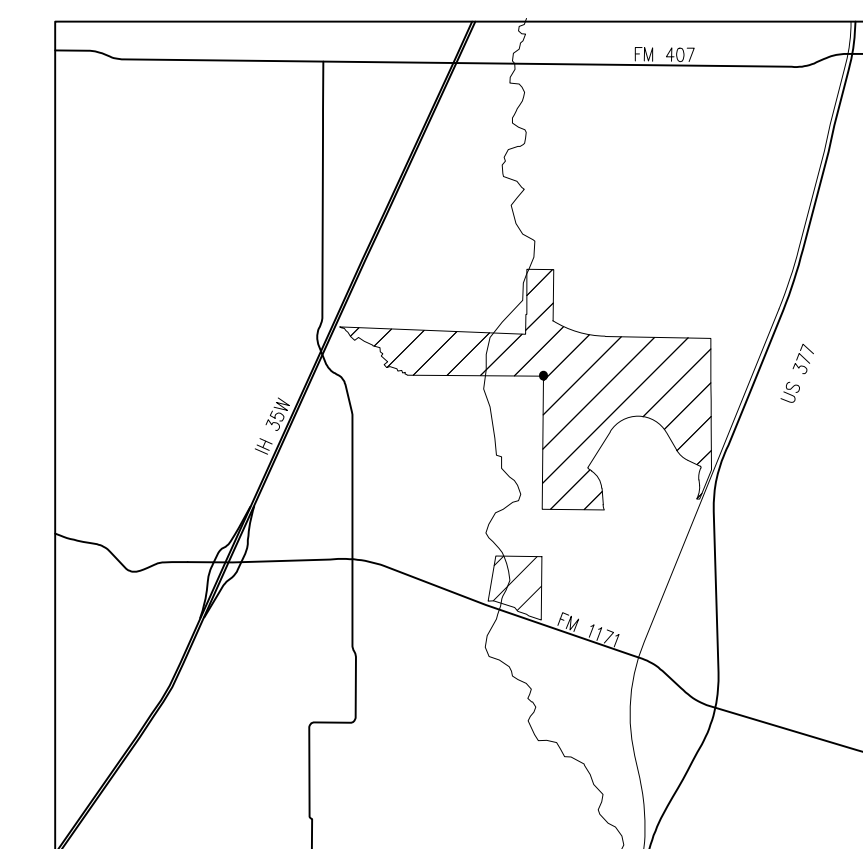
The purpose of this master plan amendment request is to provide better connectivity between Villages 10B & 12. As shown on the attached master plan exhibit, the area between Parcels 10 & 12 is proposed to be updated from open space to medium density residential. The proposed modification will connect the Villages and provide better connectivity within the Town of Flower Mound. This change will add 14 – SF-10 lots to the previous lot total of 811, giving a new lot total of 825; 147 lots below the maximum number of lots allowed. We are requesting that the 14 new lots be allowed to have the same front and side yard setback variance options that were permitted with ordinance #35-13 in August 2013. A revised setback exhibit showing the villages with this variance allowance has been included with this submittal.

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

Sincerely,

J. Volk Consulting, Inc.

Tom Dayton, P.E.
 Vice President



	MASTER PLAN FEATURES
Land Use Plan	Denton Creek District w/medium density, high density, regional campus commercial, commercial
Specific Plans	Not within a specific Area Plan
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377- Major Arterials, Canyon Falls Rd & Erlangen Blvd.-Urban Minor Arterials, St. Clair Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

NOTES 1. DEVELOPMENT PLANS SHALL GENERALLY CONFORM TO PARCEL LIMITS SHOWN HEREON. 2. GAS COLLECTION LINES ARE OPERATED BY THE ENSEARCH CORPORATION.

	SUMMARY		
	SINGLE FAMILY RESIDENTIAL LAND USE	ACRES (EXIST.)	ACRES (PROP.)
	MEDIUM DENSITY RESIDENTIAL	174.1	155.1
	HIGH DENSITY RESIDENTIAL	82.3	91.
	SUBTOTAL	256.4	246.7
	REMAINING LAND USE		
	REGIONAL CAMPUS COMMERCIAL	35.1	34.
	COMMERCIAL	19.5	20.
	FLOODPLAIN	56.5	55.2
	INSTITUTIONAL	125.2	124.
	ROW	45.7	45.
	OPEN SPACE/EASEMENTS	79.7	94.
	AMENITY CENTER	3.0	
	TOTAL	621.1	623.

MASTER PLAN EXHIBIT CANYON FALLS

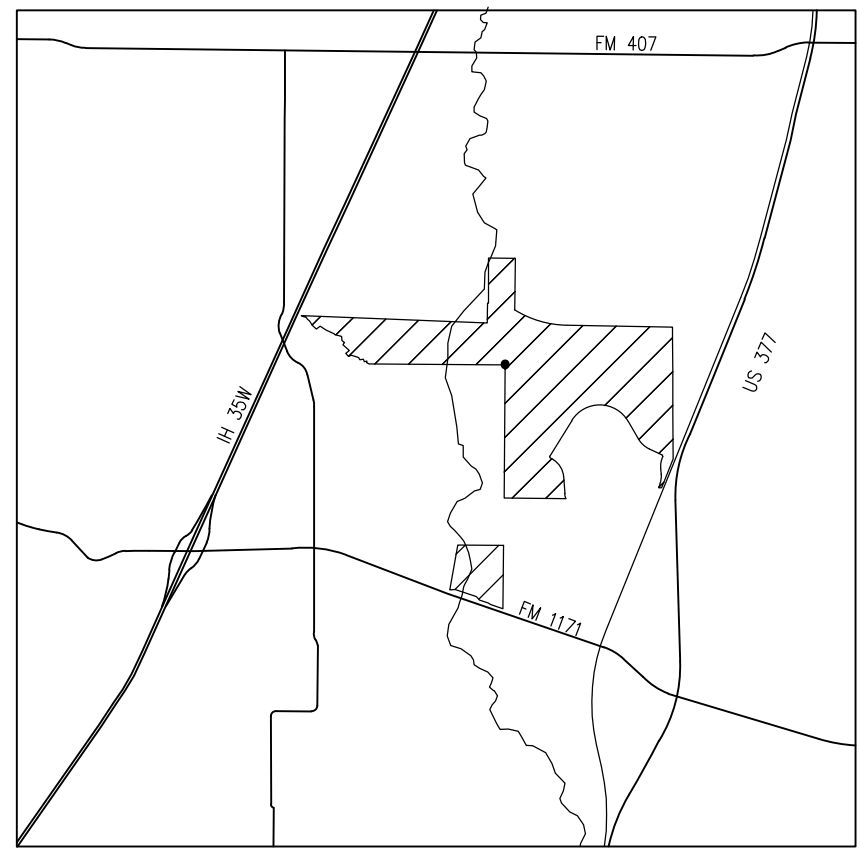
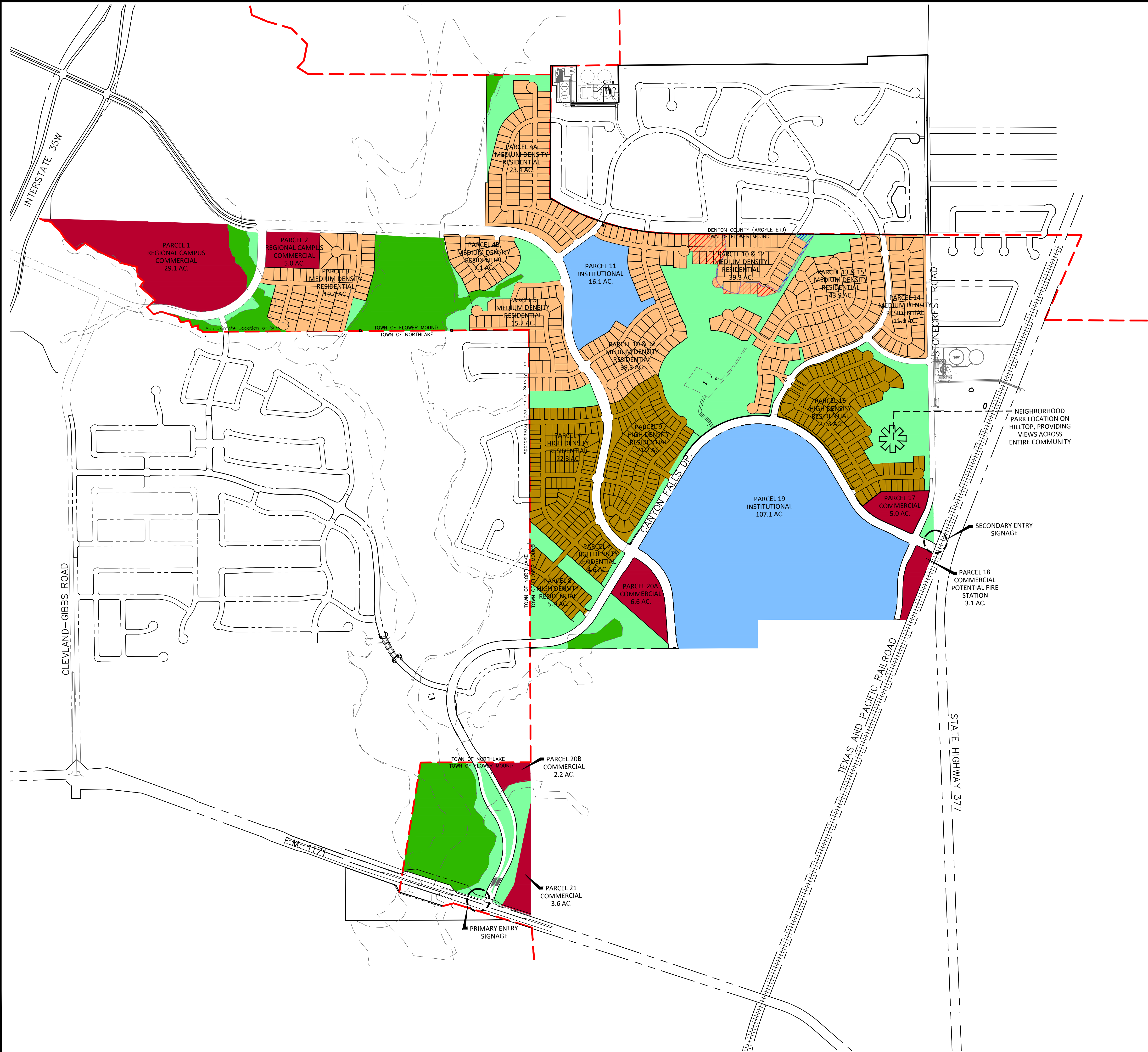
623.1 ACRES
IN THE M.E.P. & P.R.R. SURVEY -
ABSTRACT 922, J. WILBURN SURVEY -
ABSTRACT 1416, W. LOVE SURVEY -
ABSTRACT 728 & F. THORNTON SURVEY -
ABSTRACT 1244
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Date: 10 October 2012

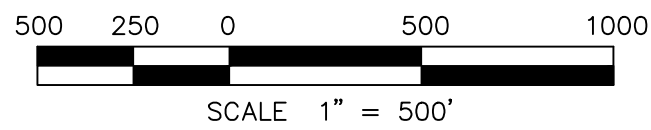
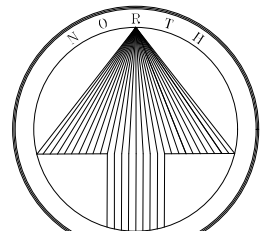
THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 10/22/2012
T C 11/05/2012
SEE FILE FOR CONDITIONS MPA 11-12

OWNER/APPLICANT:
WS - DCF DEVELOPMENT
52 MASON STREET
GREENWICH, CT 06830





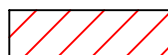
VICINITY MAP
N.T.S.



- NOTES**
1. CURRENT ZONING DESIGNATION: PD
 2. PER THE PD, MAXIMUM LOT COUNT FOR THE PROPERTY IS 972 DWELLING UNITS WITH A MAXIMUM OF 350 UNITS DEVELOPED UNDER THE SF-5 ZONING DISTRICT
 3. DEVELOPMENT PLANS SHALL GENERALLY CONFORM TO PARCEL LIMITS
 4. GAS COLLECTION LINES ARE OPERATED BY THE ENSEARCH CORPORATION.

SUMMARY		
SINGLE FAMILY RESIDENTIAL LAND USE	ACRES (EXIST.)	ACRES (PROP.)
MEDIUM DENSITY RESIDENTIAL	155.16	158.9
HIGH DENSITY RESIDENTIAL	91.6	86.6
SUBTOTAL	246.76	245.5
REMAINING LAND USE		
INSTITUTIONAL	124.1	123.3
REGIONAL CAMPUS COMMERCIAL	34.1	34.3
COMMERCIAL	20.7	20.5
FLOODPLAIN	55.2	55.2
ROW	45.1	45.7
OPEN SPACE/EASEMENTS	94.1	98.6
AMENITY CENTER	3.0	0
TOTAL	623.1	623.1

 MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE

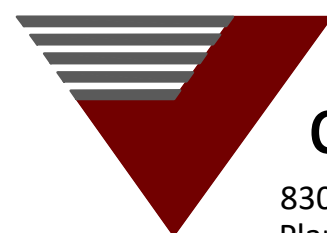
 OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL

MASTER PLAN EXHIBIT CANYON FALLS

623.1 ACRES
IN THE M.E.P. & P.R.R. SURVEY -
ABSTRACT 922, J. WILBURN SURVEY -
ABSTRACT 1416, W. LOVE SURVEY -
ABSTRACT 728 & F. THORNTON SURVEY -
ABSTRACT 1244
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Date: 10 October 2012
Revised: 11 July 2019

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PKWY.
SUITE 300
HOUSTON, TX 77064



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, TX 75074
972.201.3100 Texas Registration No. F-11962



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: July 22, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD19-0007 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to add additional lots by changing the zoning from Single-Family District-10 (SF-10) uses to Open Space and from Open Space to Single-Family District-10 (SF-10) on certain tracts of land located between and around Village 10B and Village 12, and to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing certain front, side and rear yard setbacks. The property is generally located north of Cross Timbers Road and between Interstate 35W and U.S. 377.**

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 setback modification requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Master Plan Amendment (MPA19-0002), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Canyon Falls is a 1,129.28 acre master-planned community out of which 623 acres are located within the Town limits. The remainder of the project is located within Northlake and Denton County (Argyle Extra Territorial Jurisdiction). Canyon Falls is located within the Denton Creek District Area Plan. The Town's Land Use Plan designates Canyon Falls as having a mixture of uses, including Medium Density Residential, High Density Residential, Commercial, Regional Campus Commercial, Open Space and Floodplain. The zoning map depicts zoning districts that correspond to the land use designation.

The applicant is requesting rezoning on approximately 0.65 acres from Single Family District -10 (SF-10) uses to Open Space and approximately 4.01 acres from Open Space to Single Family District -10 (SF-10) uses. As a part of this rezoning request, the applicant is requesting setback modifications for the proposed 14 lots that connect Village 10B and Village 12.

Development Standard	Required SF-10 standards	Approved modifications for Villages 3, 5, 10A, 10B, 12, 13, and 14	Proposed modifications for additional 14 lots within Village 12
Min. Lot Size	10,000 sq.ft	10,000 sq. ft.	10,000 sq. ft.
Min. Lot Width	70 ft.	70 ft.	70 ft.
Min. Front Yard	25 ft.	15 ft. (only for lots with J-swing garages)	15 ft. (only for lots with J-swing garages)
Min. Side Yard	10 ft.	7.5 ft. (only if lot depth ≥ 130 ft) Village 5: 7.5 ft. (only if lot width ≥ 80 ft)	7.5 ft. (only if lot depth ≥ 130 ft)
Min. Rear Yard	25 ft.	25 ft.	25 ft.

The residential density within the Canyon Falls development is limited to a maximum of 972 dwelling units. All residentially zoned Villages except Village 3 have an approved development plan and/or a record plat. Per the approved and proposed concept plan, the maximum number of lots that could be permitted within Village 3 is 79. Including the number of lots permitted within Village 3, the total number of residential lots approved is 811. The proposed amendment adds 14 lots within Village 12, increasing the total number of residential lots to 825 which is still 147 dwelling units below the permitted 972.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning amendment requests. At the time this report was written, the Town had received several phone calls and emails requesting additional information. Staff also received approximately 10 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.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. 2012 Zoning Exhibit

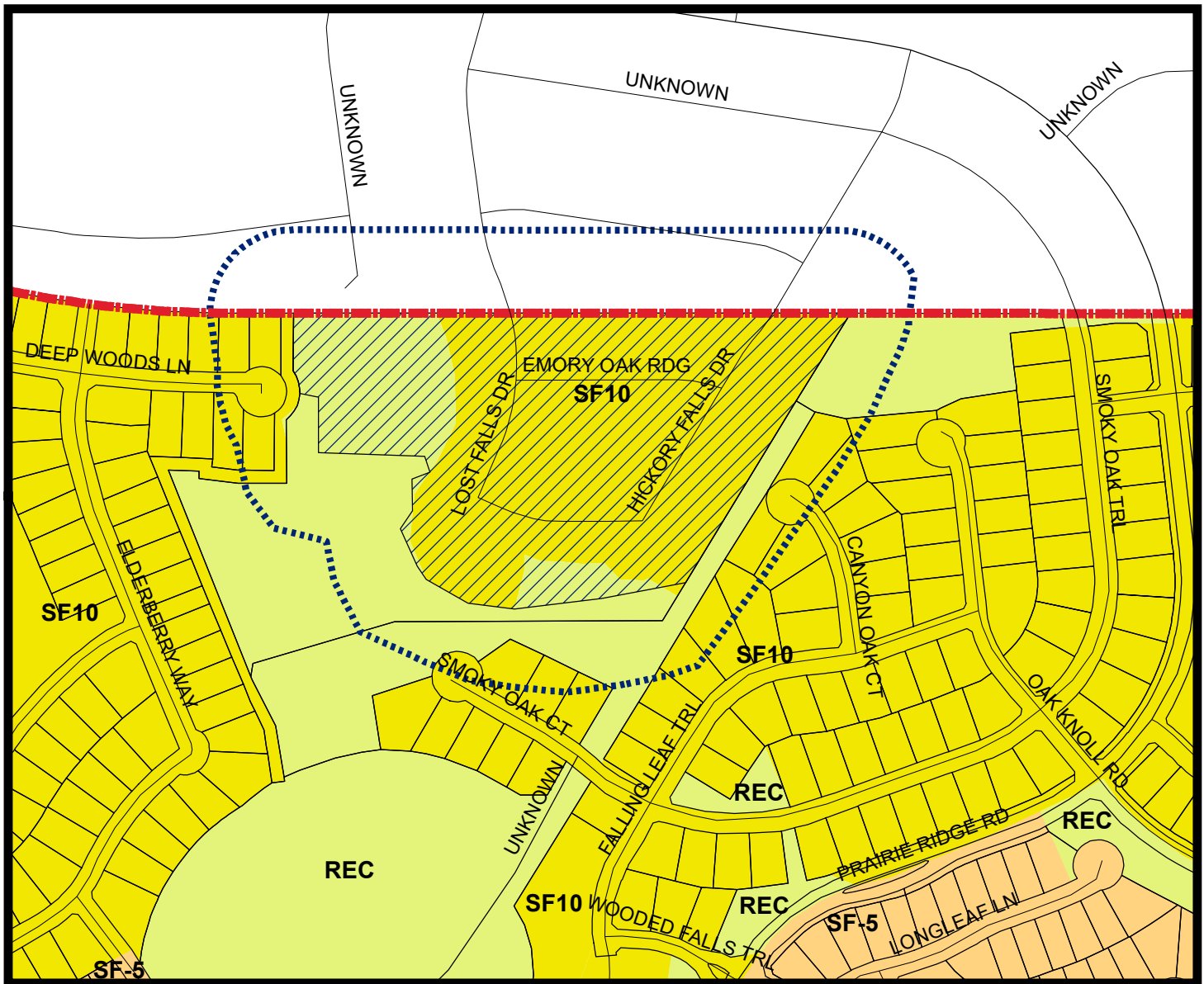
B. Application Details

1. Zoning Planned Development Package

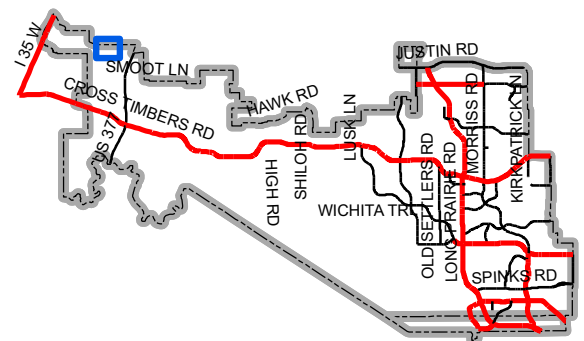
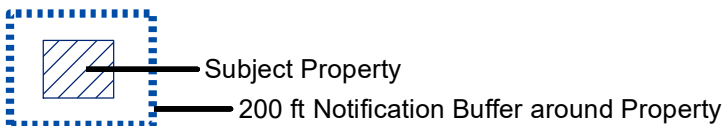


Vicinity Map

Reference Project: MPA19-0002 & ZPD19-0007



LEGEND



Map Location



July 11, 2019

Chuck Russell
 Director of Development
 Town of Flower Mound
 2121 Cross Timbers Road
 Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Zoning Amendment

Dear Chuck,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality community.

Site Data

Subject Property Area:	516 acres
Current Land Use:	Denton Creek District with medium density, high density, regional campus commercial and commercial
Project Location:	North of FM 1171 in between I-35W and US 377
Proposed Use:	Single Family, commercial, regional commercial, open space
Single-family Lots:	Total allowable dwelling units per PD is 972 with 350 units developed under the high density land use

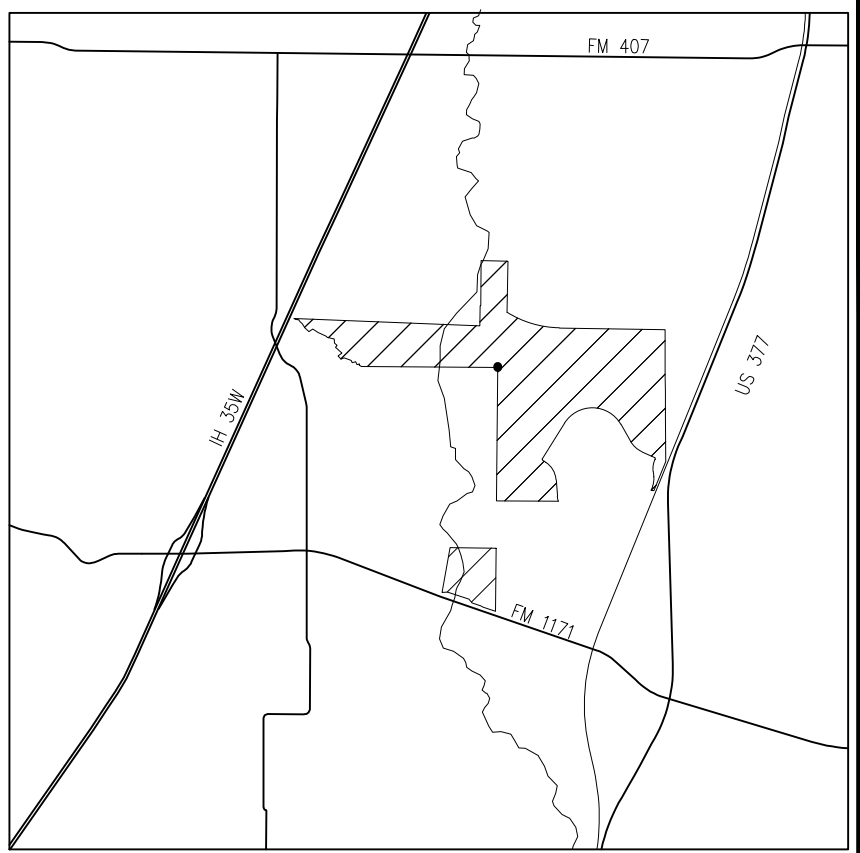
The purpose of this master plan amendment request is to provide better connectivity between Villages 10B & 12. As shown on the attached master plan exhibit, the area between Parcels 10 & 12 is proposed to be updated from open space to medium density residential. The proposed modification will connect the Villages and provide better connectivity within the Town of Flower Mound. This change will add 14 – SF-10 lots to the previous lot total of 811, giving a new lot total of 825; 147 lots below the maximum number of lots allowed. We are requesting that the 14 new lots be allowed to have the same front and side yard setback variance options that were permitted with ordinance #35-13 in August 2013. A revised setback exhibit showing the villages with this variance allowance has been included with this submittal.

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

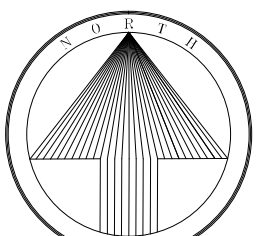
Sincerely,

J. Volk Consulting, Inc.

Tom Dayton, P.E.
 Vice President



VICINITY MAP
N.T.S.



500 250 0 500 1000
SCALE 1" = 500'

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plans	Not within a Specific Area Plan
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377-Major Arterials, Canyon Falls Dr. & Erlangen Blvd.-Urban Minor Arterials, St. Clair-Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

- NOTES**
1. CURRENT ZONING DESIGNATION: PD
 2. PER THE PD, MAXIMUM LOT COUNT FOR THE PROPERTY IS 972 DWELLING UNITS WITH A MAXIMUM OF 350 UNITS DEVELOPED UNDER THE SF-5 ZONING DISTRICT
 3. DEVELOPMENT PLANS SHALL GENERALLY CONFORM TO PARCEL LIMITS SHOWN HEREON.
 4. GAS COLLECTION LINES ARE OPERATED BY THE ENSEARCH CORPORATION.

SUMMARY	ACRES (EXIST.)	ACRES (PROP.)
SINGLE FAMILY RESIDENTIAL LAND USE		
SF-10	299.3	279.26
SF-5	82.3	91.6
SUBTOTAL	381.6	370.86
REMAINING LAND USE		
CC	35.1	34.1
C-1	19.5	20.7
FLOODPLAIN	56.5	55.24
ROW	45.7	45.1
OPEN SPACE/EASEMENTS	79.7	94.1
AMENITY CENTER	3.0	3
TOTAL	621.1	623.1

ZONING EXHIBIT CANYON FALLS

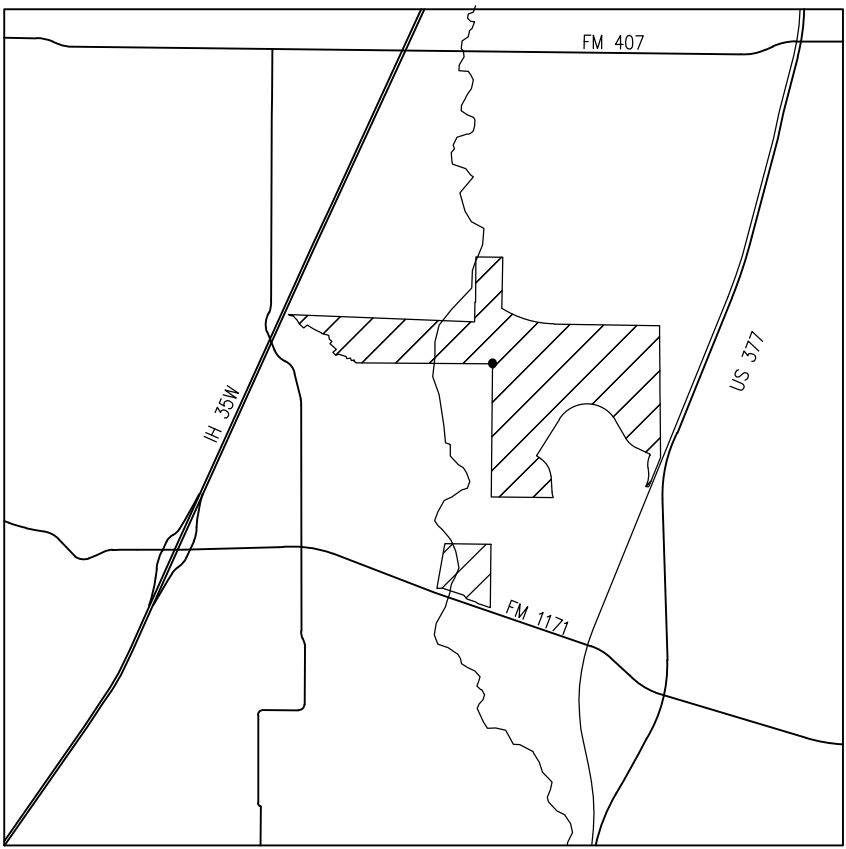
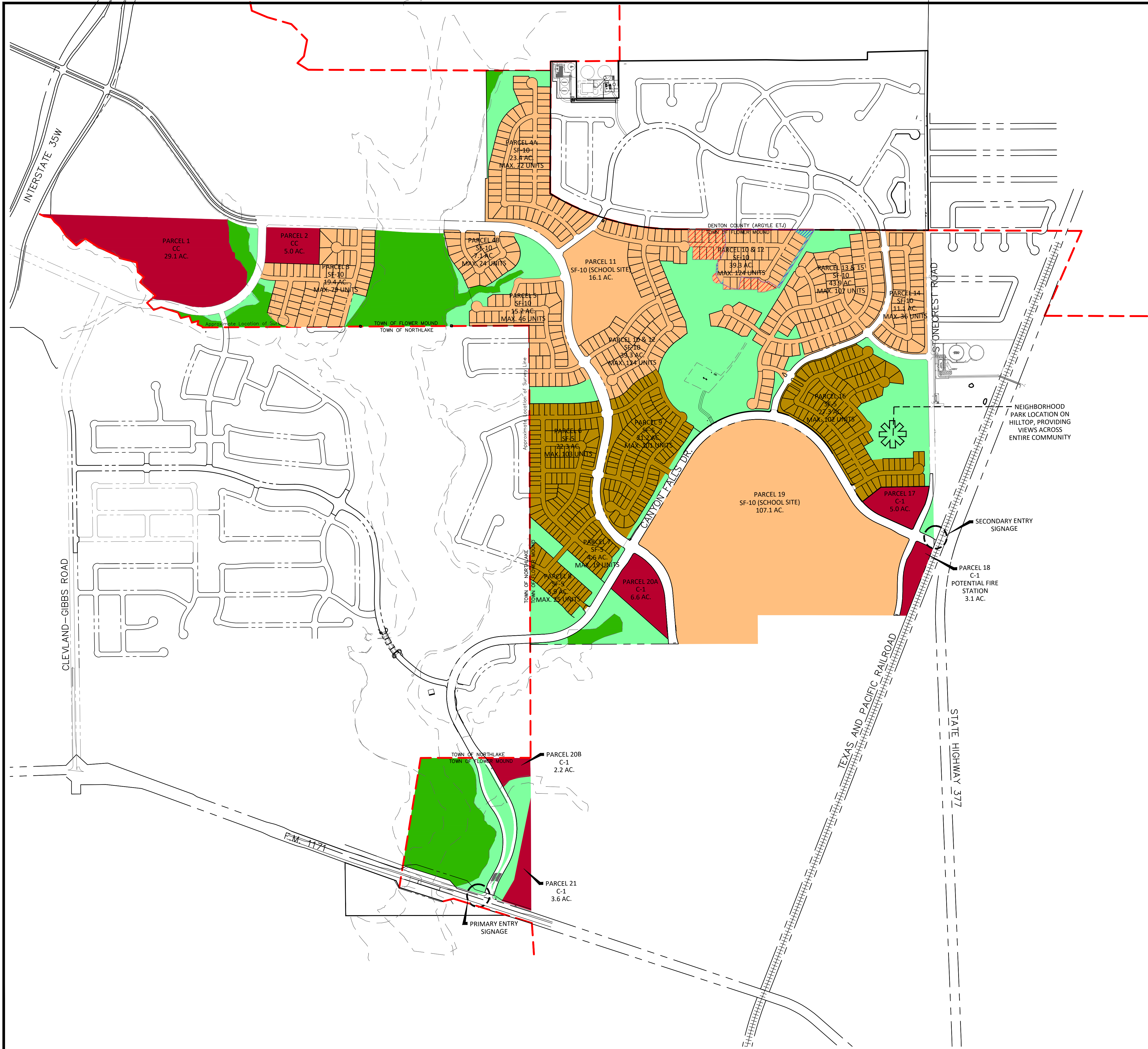
623.1 ACRES
IN THE M.E.P. & P.R.R. SURVEY -
ABSTRACT 922, J. WILBURN SURVEY -
ABSTRACT 1416, W. LOVE SURVEY -
ABSTRACT 728 & F. THORNTON SURVEY -
ABSTRACT 1244
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Date: 10 September 2012
Revised: 27 September 2012

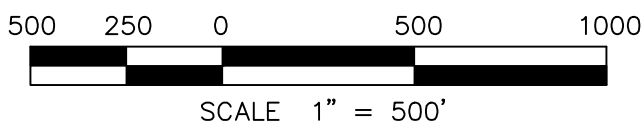
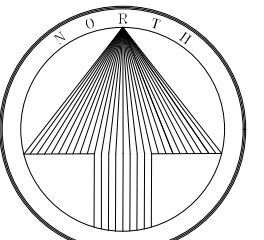
THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 10/22/2012
T C 11/05/2012
SEE FILE FOR CONDITIONS ZPD 09-12

OWNER/APPLICANT:
WS - DCF DEVELOPMENT
52 MASON STREET
GREENWICH, CT 06830





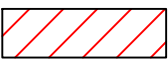
VICINITY MAP
N.T.S.



- NOTES**
1. CURRENT ZONING DESIGNATION: PD
 2. PER THE PD, MAXIMUM LOT COUNT FOR THE PROPERTY IS 972 DWELLING UNITS WITH A MAXIMUM OF 350 UNITS DEVELOPED UNDER THE SF-5 ZONING DISTRICT
 3. DEVELOPMENT PLANS SHALL GENERALLY CONFORM TO PARCEL LIMITS
 4. GAS COLLECTION LINES ARE OPERATED BY THE ENSEARCH CORPORATION.

SUMMARY	2012	CURRENT/PROP.
SINGLE FAMILY RESIDENTIAL	ACRES (EXIST.)	ACRES (PROP.)
SF-10 (Inc. Medium Density & Institutional)	279.26	282.21
SF-5	91.6	86.6
SUBTOTAL	370.86	368.81
REMAINING ZONING		
CC	34.1	34.3
C-1	20.7	20.5
FLOODPLAIN	55.2	55.2
ROW	45.1	45.7
OPEN SPACE/EASEMENTS	94.1	98.6
AMENITY CENTER	3.0	0
TOTAL	623.1	623.1

 MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE

 OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL

ZONING EXHIBIT CANYON FALLS

623.1 ACRES
IN THE M.E.P. & P.R.R. SURVEY -
ABSTRACT 922, J. WILBURN SURVEY -
ABSTRACT 1416, W. LOVE SURVEY -
ABSTRACT 728 & F. THORNTON SURVEY -
ABSTRACT 1244
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

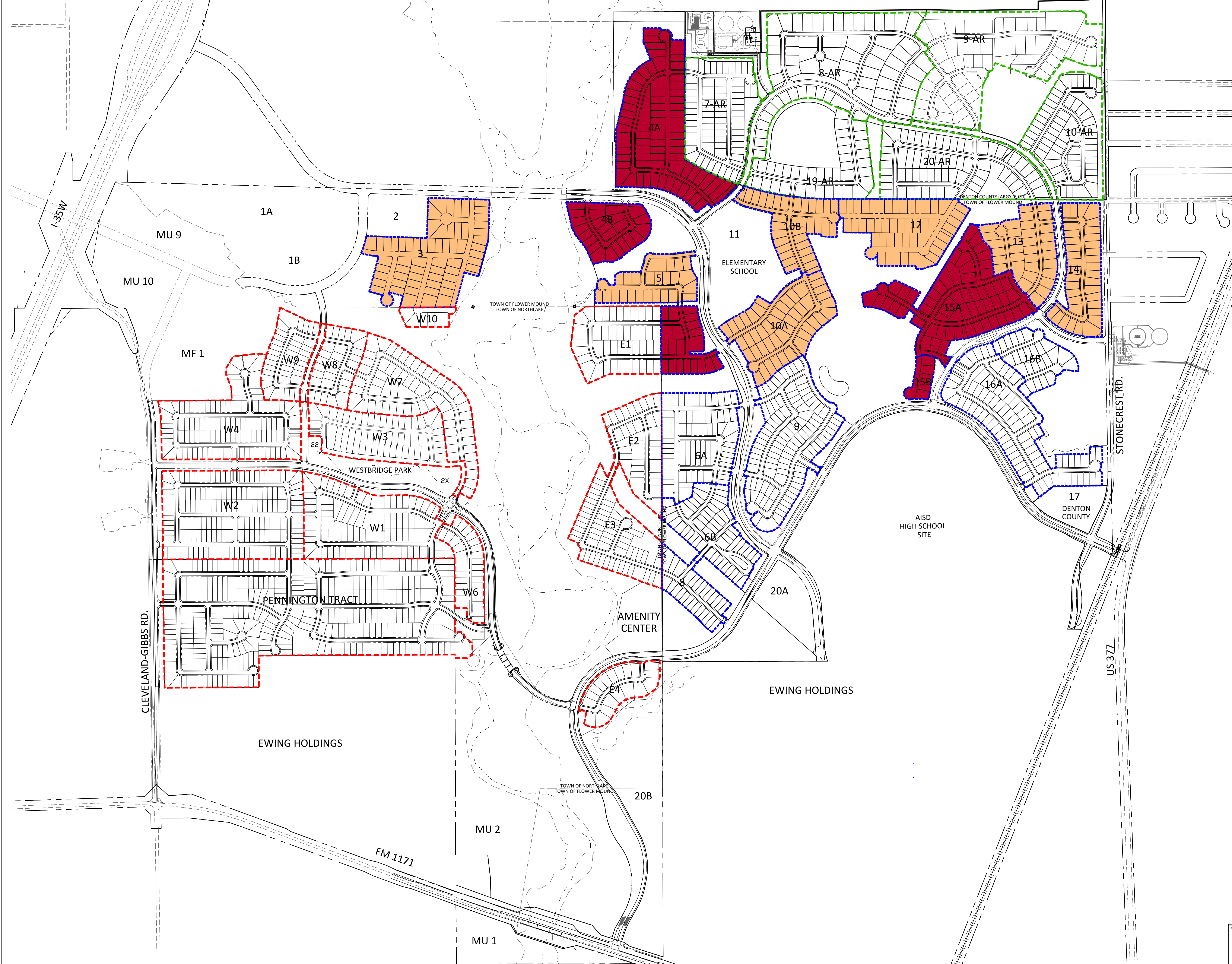
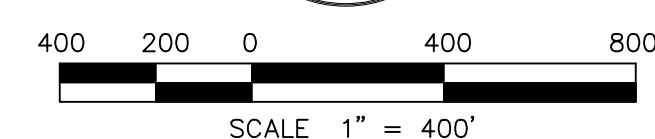
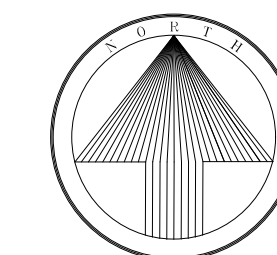
Date: 10 October 2012
Revised: 11 July 2019

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PKWY.
SUITE 300
HOUSTON, TX 77064



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, TX 75074
972.201.3100 Texas Registration No. F-11962



279 LOTS WITHIN THE SF-10 VILLAGES ARE PROPOSED TO HAVE THE SIDEYARD SETBACK MODIFICATION. THAT REPRESENTS 34.5% OF THE TOTAL NUMBER OF FLOWER MOUND LOTS WITHIN CANYON FALLS AND 61.0% OF THE TOTAL NUMBER OF SF-10 LOTS WITHIN CANYON FALLS.

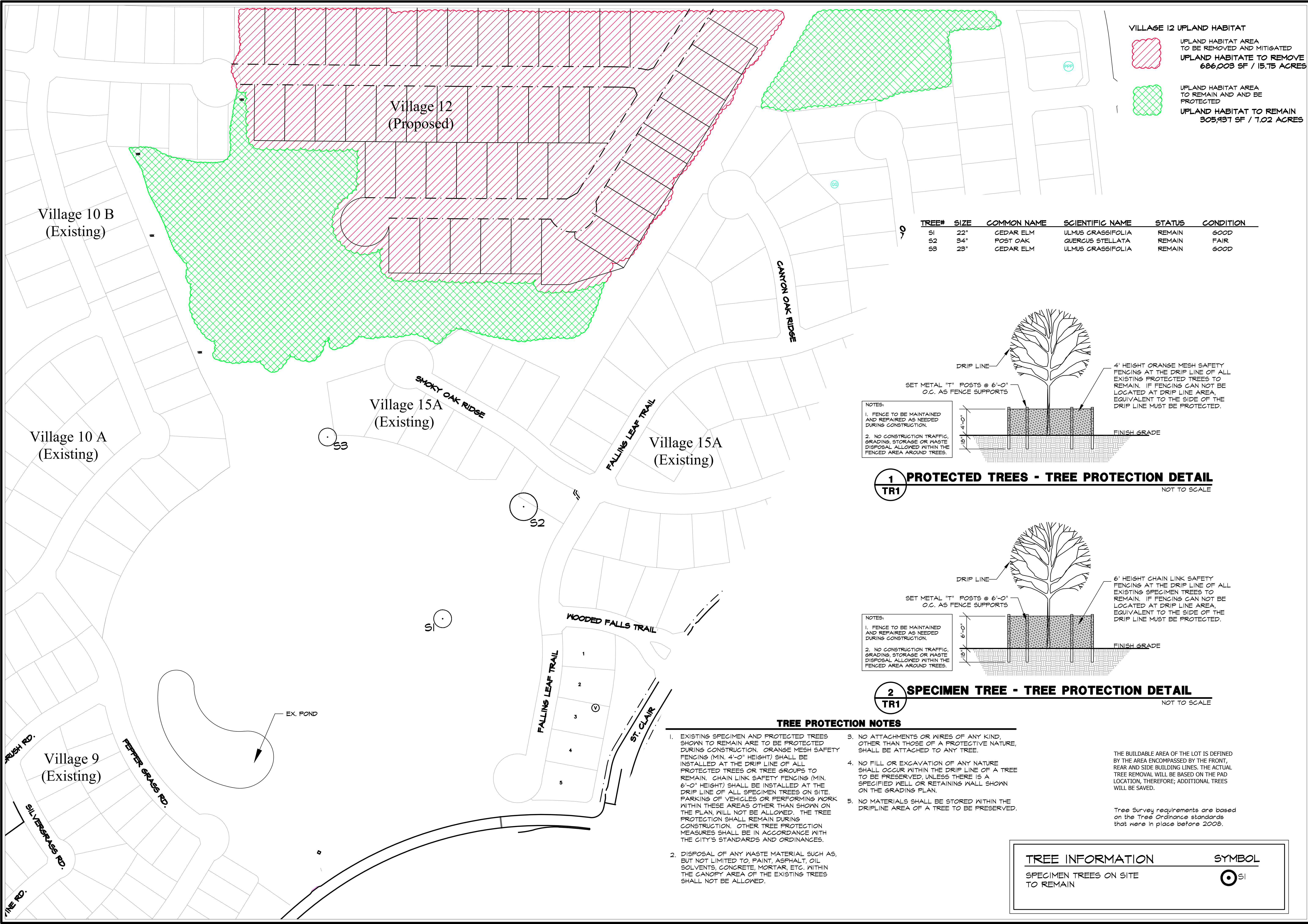
-  SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS BEING REQUESTED
-  SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS NOT BEING REQUESTED

SF-10 PROPOSED SIDEYARD SETBACK CANYON FALLS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

05 June 2019

Drawing: \\Studio13main\Users Shared\Folders\Shared\Projects\W5C001\DWG\W5C004TR.dwg Saved By: Leonard Save Time: 6/17/2019 9:04 AM
Plotted by: ##### Plot Date: 6/17/2019 9:25 AM



STUDIO 13
DESIGN GROUP

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

SEAL

LEONARD W. REES
1877
STATE OF TEXAS
June 17, 2019

↑
NORTH

100 50 0 50 100
1" = 100' - 0"
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

TREE SURVEY

Specimen Tree Plan

Canyon Falls

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	REVISED PER TOWN COMMENTS	LWR	5-16-2019
2	REVISED PER TOWN COMMENTS	LWR	5-23-19
3	REVISED PER TOWN COMMENTS & SITE CHANGE	LWR	6-17-19

PROJECT

WSC004

SHEET

TR1

TREE INFORMATION

SPECIMEN TREES ON SITE TO REMAIN

SYMBOL

○ S1

1. EXISTING SPECIMEN AND PROTECTED TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE MESH SAFETY FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL PROTECTED TREES OR TREE GROUPS TO REMAIN. CHAIN LINK SAFETY FENCING (MIN. 6'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL SPECIMEN TREES ON SITE. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.

2. DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL, SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.

3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.

4. NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.

5. NO MATERIALS SHALL BE STORED WITHIN THE DRIFLINE AREA OF A TREE TO BE PRESERVED.

THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE BASED ON THE PAD LOCATION, THEREFORE; ADDITIONAL TREES WILL BE SAVED.

Tree Survey requirements are based on the Tree Ordinance standards that were in place before 2008.