

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

FEBRUARY 10, 2020

**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 indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

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. Updated Area Plan / Land Use Maps

F. REGULAR ITEMS

1. *Minutes of January 27, 2020*

Consider approval of the minutes of the January 27, 2020, Planning and Zoning Commission Regular Session.

2. *RC19-0009 – Whyburn Addition*

Consider a request for a Record Plat (RC19-0009 – Whyburn Addition) to create a non-residential subdivision. The property is generally located south of Dixon Lane and east of Long Prairie Road.

3. *SP19-0020 – Watermere at Flower Mound*

Consider a request for a Site Plan (SP19-0020 – Watermere at Flower Mound) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and east of Long Prairie Road.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: February 6, 2020, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: February 10, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the January 27, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on January 27, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH DAY OF JANUARY, 2020, 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:

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
Forrest Williams	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

1. Chair Johnson would like Staff to look into the Portable Building regulations and how it will affect the Flower Mound High School renovations.

E. DIRECTOR'S REPORT

2. Development Process Review Website

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the January 13, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the January 13, 2020, minutes as written. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Rawson, Del Vecchio, Ruthrauff, Dillon, Pickering

NAYS: None

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

- 2. Consider a request for a Site Plan (SP19-0019 – RockPointe Church Parking Expansion) to develop a parking lot addition, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located east of Trotter Lane and south of Cross Timbers Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Present and available for questions

Commission Deliberation

Commissioner Dillon moved to recommend approval of SP19-0019 – RockPointe Church Parking Expansion, as presented. Commissioner Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Ruthrauff, Del Vecchio, Rawson, Schiestel

NAYS: None

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

- 3. Consider a request for a Development Plan (DP19-0004 – Lakeside Village) to develop residential, non-residential, and mix use subdivision, with an exception to the retention pond design requirements, contained in Chapter 4 of the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway and south of Edgemere Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Rebecca Everett, Realty Capital Management
Scott Minnis, McAdams Engineering

Commission Deliberation

Commissioner Schiestel moved to recommend approval of DP19-0004 – Lakeside Village, with the exception of a detention pond allowed in MU-C3 only. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Del Vecchio
NAYS: Rawson, Ruthrauff, Dillon, Pickering

The motion to recommend approval failed with a vote of 2 to 4.

Vice-Chair Ruthrauff moved to recommend approval of DP19-0004 – Lakeside Village, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Ruthrauff, Rawson
NAYS: Del Vecchio, Schiestel

The motion to recommend approval passed with a vote of 4 to 2.

H. ADJOURNMENT – REGULAR SESSION 8:27 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: February 10, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Record Plat (RC19-0009 – Whyburn Addition) to create a non-residential subdivision. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

I. ITEM SUMMARY

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

The project has a companion site plan application (SP19-0020) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of the replat is to create a buildable lot for the Watermere at Flower Mound senior housing development as well as to plat the remainder of the site under common ownership.

- Lot 1, Block A contains approximately 3.38 acres and will be developed with office uses. A site plan for this lot must be approved at some point in the future.
- Lot 2, Block A contains approximately 10.88 acres and will be developed with the Watermere at Flower Mound project (see companion site plan application, SP19-0020).
- Lot 3X, Block A contains approximately 2.68 acres and will be developed with an off-site regional retention pond for both Lots 1 and 2, Block A. The pond will be maintained by a Property Owners Association.
- Lot 1, Block B contains approximately 70.08 acres and is not planned to be developed at this time.

Lots 1 and 2 of Block A are zoned Planned Development District No. 167 (PD-167) with age-restricted, high-density residential uses and Office District (O) uses. The remainder of the plat is located within an Agricultural (A) zoning district. Access to Lots 1 and 2, Block A will be from Dixon Lane and the future Whyburn Drive. Access to the remainder of the site will be from Dixon lane, Whyburn Drive, Long Prairie Road and Waketon Road.

The plat depicts necessary setbacks, easements and right-of-way dedications. Right-of-way dedication is being provided along Dixon Lane and the proposed Whyburn Drive.

Right-of-way dedication along Waketon Road has already been provided via separate instrument as well as a large drainage easement across the southern end of the property.

III. ATTACHMENTS

A. Background Information

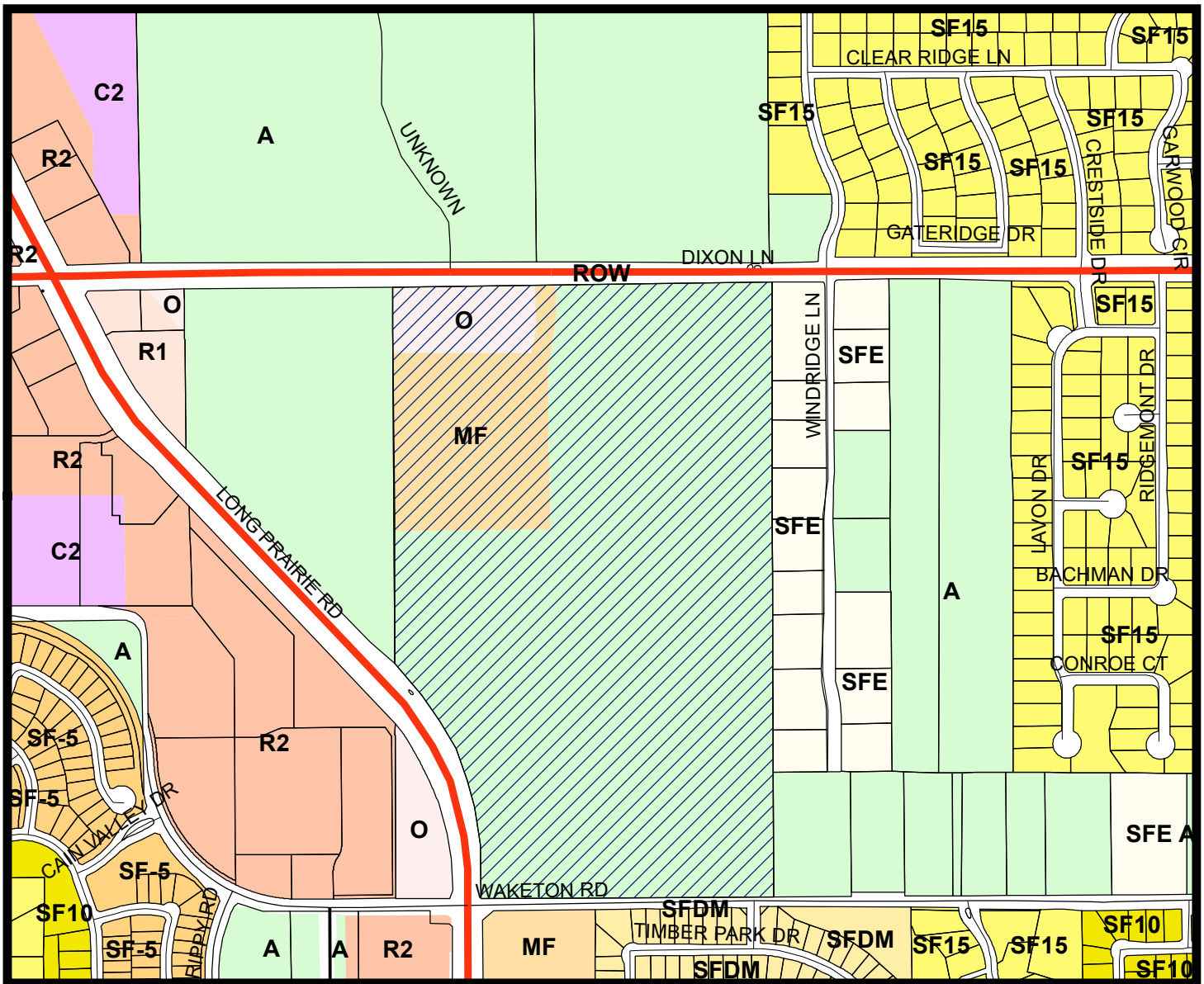
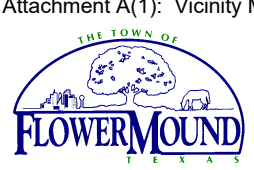
1. Vicinity Map
2. Letter of Intent

B. Application Details

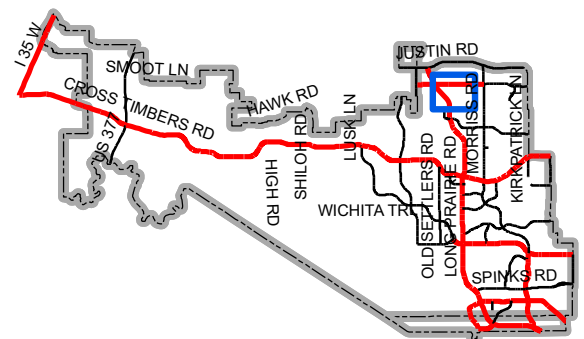
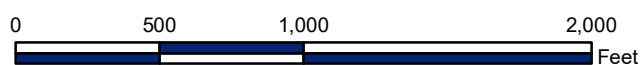
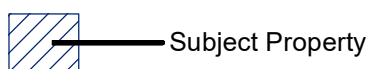
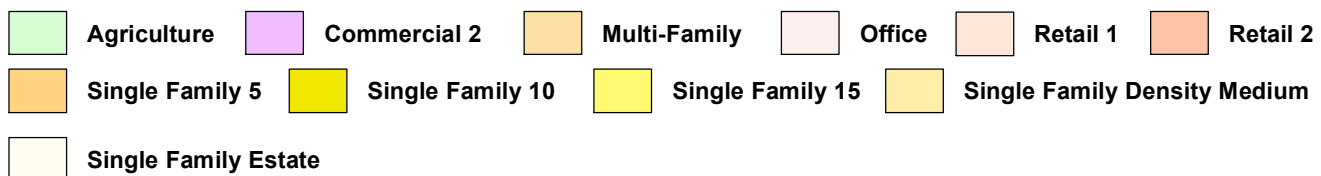
1. Record Plat Package

Vicinity Map

Reference Project: RC19-0009



LEGEND



Map Location

BURGESS & NIPLE

Park Central 7 | 12750 Merit Drive | Suite 425 | Dallas, TX 75251 | 972.620.1255

November 27, 2019

Planning Department
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: Whyburn Addition – Record Plat – Lots 1, 2, and 3X of Block A; and Lot 1, Block B, 88.5161 Acres

To Planning and Zoning Commission:

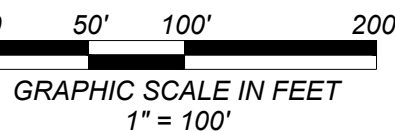
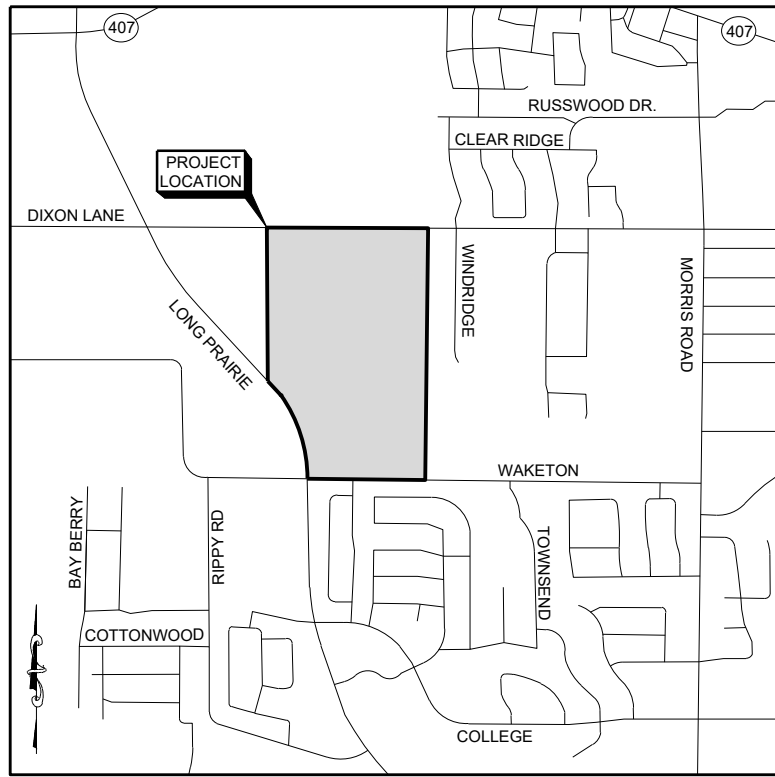
Please accept this letter as our intent to submit a record plat to subdivide the property. The property is currently zoned PD 167 for age-restricted, high density residential (Senior Housing), 12.3 Acres; and Office District (O) Uses, 3.45 Acres; and the remainder agricultural. There are four lots in the plat. Lot 1, Block A and Lot 1, Block B will be developed in the future. Both Lot 2 and Lot 3X of Block A are to be constructed at this time. Lot 2 is zoned for Senior Living by PD 167. Lot 3X will provide retention for Lot 1 and Lot 2 of Block A and the portion of Lot 1, Block A west of Future Whyburn Drive. Whyburn Drive from Dixon Lane the southern lot line of Lot 2, Block A are proposed to be constructed at this time.

This project has an approved conceptual site plan in place ZPD18-0007. There are no exceptions being requested.

Please contact me with any questions at 972.620.1255x6015 or at vanessa.mcelroy@burgessniple.com.

Sincerely,

Vanessa McElroy, P.E.
Project Manager
Burgess & Niple, Inc
TBPE Firm Registration 10834



*** LEGEND ***

- | | |
|--------------|--|
| CIRF | IRON ROD FOUND WITH CAP |
| CIRS | 5/8" IRON ROD WITH CAP STAMPED
"SPOONER 5922" SET |
| IRF | IRON ROD FOUND |
| P.F.C. | POINT FOR CORNER |
| (CM) | CONTROLLING MONUMENT |
| D.C.C.I. NO. | DENTON COUNTY CLERK'S
INSTRUMENT NUMBER |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS |
| (B.T.P.) | BY THIS PLAT |
| L = 5.00" | ARC LENGTH OF 5.00" |
| ☺ | CENTER LINE |
| ESMT. | EASEMENT |
| EX. | EXISTING |

PROJECT NO. _____

RECORD PLAT

LOTS 1, 2 & 3X, BLOCK A
& LOT 1, BLOCK B
WHYBURN ADDITION

BEING A PLAT OF A 88.5161 ACRE TRACT OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS SAID 88.5161 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 96.225 ACRE TRACT OF LAND CONVEYED TO KENNETH G. WHYBURN, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 95-67614, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

4 LOTS ~ 88.5161 ACRES
FEBRUARY 2020

SHEET 1 OF 3

OWNER:

**WHYBURN POND PROPERTY
OWNERS ASSOCIATION, INC.
3110 W. SOUTHLAKE BLVD. S-120
SOUTHLAKE, TEXAS 76092
(817) 742-1851
ATTN. PAUL MILOSEVICH**

OWNER:

FLOWER MOUND IL GROUP, LP
3110 W. SOUTHLAKE BLVD. S-120
SOUTHLAKE, TEXAS 76092
(817) 742-1851
ATTN. PAUL MILOSEVICH

OWNER:

KENNETH G. WHYBURN, TRUSTEE
126 SELBY LANE
ATHERTON, CA 94027
(650) 773-4562

ENGINEER:

BURGESS & NIPLER

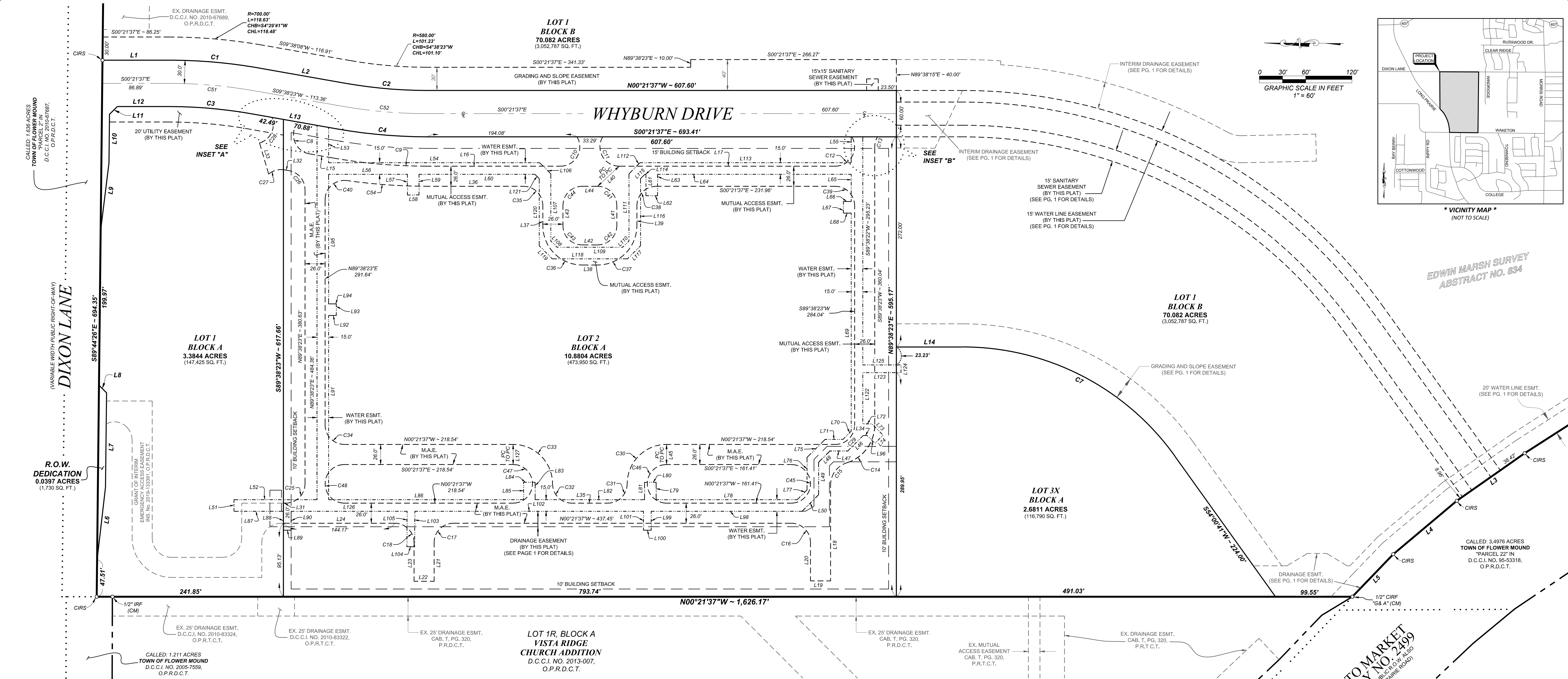
12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
(972) 620-1255 ext 6015
ATTN: VANESSA McELROY, P.E.

SURVEYOR



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900 S&A 18-021



LINE TABLE THIS PAGE ONLY		
LINE	BEARING	DISTANCE
L1	S00°21'37"E	86.57'
L2	S09°38'23"W	113.36'
L3	N35°22'59"W	68.96'
L4	N40°22'59"W	107.37'
L5	N46°26'44"W	76.34'
L6	S83°45'25"E	94.97'
L7	S89°42'04"E	122.04'
L8	N44°36'50"E	13.96'
L9	S83°18'17"E	88.37'
L10	S89°44'26"E	62.91'
L11	S45°03'13"E	14.22'
L12	S00°21'37"E	67.31'
L13	N09°38'23"E	113.36'
L14	S00°21'37"E	85.81'
L15	S09°38'23"W	30.00'
L16	S00°21'37"E	172.73'
L17	S00°21'37"E	279.87'
L18	S89°38'23"W	124.23'
L19	N00°21'37"W	26.00'
L20	N89°38'23"E	49.63'
L21	S89°38'23"W	50.13'
L22	N00°21'37"W	26.00'
L23	N89°38'23"E	50.13'
L24	N00°21'37"W	144.17'

LINE TABLE THIS PAGE ONLY		
LINE	BEARING	DISTANCE
L31	S00°21'37"E	3.00'
L32	N09°38'23"E	6.09'
L33	N73°12'33"E	41.93'
L34	N00°21'38"W	4.97'
L35	N00°21'37"W	46.66'
L36	S00°21'37"E	124.82'
L37	S89°38'23"W	25.92'
L38	S00°21'37"E	19.82'
L39	N89°38'23"E	25.92'
L40	N43°08'51"W	38.28'
L41	S89°38'23"W	25.92'
L42	N00°21'37"W	19.82'
L43	N89°38'23"E	25.92'
L44	S00°21'37"E	19.82'
L45	S89°38'24"W	26.00'
L46	N45°21'37"W	28.28'
L47	N00°21'37"W	23.13'
L48	N45°21'37"W	20.66'
L49	S89°38'23"W	42.00'
L50	N45°21'37"W	30.25'
L51	N89°38'23"E	15.00'
L52	S00°21'37"E	107.50'

LINE TABLE THIS PAGE ONLY		
LINE	BEARING	DISTANCE
L53	S89°38'23"W	45.67'
L54	S00°21'37"E	273.41'
L55	N89°38'22"E	33.50'
L56	S00°21'37"E	102.10'
L57	S89°38'23"W	26.81'
L58	S00°32'25"E	15.00'
L59	N89°38'23"E	26.76'
L60	S00°21'37"E	150.10'
L61	S89°38'23"W	27.76'
L62	S00°00'00"E	15.00'
L63	N89°38'23"E	27.86'
L64	S00°21'37"E	250.73'
L65	S89°38'22"W	35.20'
L66	S00°21'37"W	10.07'
L67	S89°38'23"W	15.00'
L68	S00°21'37"E	10.07'
L69	S89°38'22"W	282.24'
L70	N45°21'37"W	15.00'
L71	N00°21'37"W	23.13'
L72	S00°21'38"E	11.79'
L73	S44°38'22"W	20.54'
L74	N45°21'38"W	15.00'
L75	N45°21'37"W	33.08'
L76	S89°38'23"W	42.00'
L77	N45°21'37"W	17.83'
L78	N00°21'37"W	182.81'

LINE TABLE THIS PAGE ONLY		
LINE	BEARING	DISTANCE
L79	N89°38'23"E	22.50'
L80	N00°21'37"W	15.00'
L81	S89°38'23"W	22.50'
L82	N00°21'37"W	141.66'
L83	N89°38'23"E	22.49'
L84	N00°15'26"W	15.00'
L85	S89°38'23"W	22.51'
L86	N00°21'37"W	252.54'
L87	N00°21'37"W	64.00'
L88	N89°38'23"E	24.50'
L89	N00°21'37"W	10.00'
L90	S89°38'23"W	24.50'
L91	N89°38'23"E	238.31'
L92	N00°21'37"E	10.00'
L93	N89°38'23"E	15.00'
L94	N00°21'37"W	10.00'
L95	N89°38'23"E	167.73'
L96	N44°38'22"E	14.33'
L98	N00°21'37"W	195.39'
L99	S89°38'23"W	24.50'
L100	N00°21'37"W	10.00'
L101	N89°38'23"E	24.50'
L102	N00°21'37"W	296.13'
L103	N90°00'00"W	45.91'
L104	N00°00'00"E	10.00'

LINE TABLE THIS PAGE ONLY		
LINE	BEARING	DISTANCE
L105	N90°00'00"E	45.85'
L106	S44°38'23"W	20.36'
L107	S89°38'23"W	86.92'
L108	S44°38'23"W	11.47'
L109	S00°21'37"E	84.93'
L110	S45°21'37"E	11.47'
L111	N89°38'23"E	86.92'
L112	S45°21'37"E	20.36'
L113	S00°21'37"E	273.41'
L114	N00°21'37"W	1.46'
L115	N45°21'37"W	7.93'
L116	S89°38'23"W	86.92'
L117	N45°21'37"W	23.89'
L118	N00°21'37"E	97.35'
L119	N44°38'23"E	23.89'
L120	N89°38'23"E	86.92'
L121	N44°38'23"E	7.93'
L122	S89°38'22"W	66.31'
L123	N00°21'38"W	49.58'
L124	S89°38'22"W	10.00'
L125	S00°21'38"E	49.58'
L126	N00°21'37"W	150.20'
L127	S89°38'23"W	26.00'

CURVE TABLE THIS PAGE ONLY				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	670.00'	116.94'	S04°38'23"W	116.79'
C2	610.00'	106.47'	S04°38'23"W	106.33'
C3	610.00'	106.47'	N04°38'23"E	106.33'
C4	670.00'	116.94'	S04°38'23"W	116.79'
C7	338.00'	320.75'	N26°49'32"E	308.85'
C8	25.00'	52.94'	S70°18'22"W	43.59'
C9	708.00'	123.57'	S04°38'23"W	123.41'
C10	25.00'	52.94'	S61°01'35"E	43.59'
C11	25.00'	52.94'	S60°18'22"W	43.59'
C12	25.00'	52.94'	S61°01'35"E	43.59'
C13	25.00'	13.67'	N74°41'38"W	13.50'
C14	51.00'	64.86'	S53°55'45"E	60.57'
C15	30.00'	38.15'	N53°55'45"W	35.63'
C16	25.00'	39.27'	N44°38'23"E	35.36'
C17	25.00'	39.27'	N45°21'37"W	35.36'
C18	25.00'	39.27'	N44°38'23"E	35.36'

CURVE TABLE THIS PAGE ONLY				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C25	25.00'	39.27'	S45°21'37"E	35.36'
C26	25.00'	34.91'	N49°38'23"E	32.14'
C45	25.00'	21.82'	N15°21'37"W	21.13'
C28	25.00'	32.10'	S53°34'32"E	29.94'
C29	25.00'	39.27'	S45°21'37"E	35.36'
C30	51.00'	80.11'	N45°21'36"W	72.12'
C31	25.00'	39.27'	S45°21'37"E	35.36'
C32	25.00'	39.27'	S44°38'23"W	35.36'
C33	51.00'	80.11'	N44°38'23"E	72.12'
C34	25.00'	39.27'	S44°38'23"W	35.36'
C35	25.00'	39.27'	N44°38'23"E	35.36'
C36	51.00'	80.11'	S44°38'23"W	72.12'
C37	51.00'	80.11'	S45°21'37"E	72.12'
C38	25.00'	39.27'	N45°21'37"W	35.36'
C39	25.00'	39.27'	N44°38'23"E	35.36'
C40	25.00'	42.81'	N41°18'09"W	37.77'
C41	25.00'	39.27'	N44°38'23"E	35.36'
C42	25.00'	39.27'	S45°21'37"E	35.36'

CURVE TABLE THIS PAGE ONLY				
CURVE	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C43	25.00'	39.27'	S44°38'23"W	35.36'
C44	25.00'	39.27'	N45°21'37"W	35.36'
C45	25.00'	78.54'	N89°38'23"E	50.00'
C46	25.00'	78.54'	S89°38'23"W	50.00'
C47	25.00'	78.54'	N89°38'23"E	50.00'
C48	25.00'	78.54'	S89°38'23"W	50.00'
C51	640.00'	111.70'	N04°38'23"E	111.56'
C52	640.00'	111.70'	S04°38'23"W	111.56'
C54	734.00'	103.96'	S03°41'51"W	103.87'
C55	610.00'	578.87'	N26°49'32"E	557.39'
C56	625.00'	593.10'	N26°49'32"E	571.10'

NOTE: SEE PAGE 1 OF 3 FOR OVERALL INDEX PLAT MAP. SEE PAGE 3 OF 3 FOR OWNER'S DEDICATION, OWNER'S CERTIFICATE, SURVEYOR'S STATEMENT, INSETS & CITY APPROVAL BOX.

OWNER: WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC. 3110 W. SOUTHLAKE BLVD. S-120 SOUTHLAKE, TEXAS 76092 (817) 742-1851 ATTN: PAUL MILOSEVICH

OWNER: FLOWER MOUND IL GROUP, LP 3110 W. SOUTHLAKE BLVD. S-120 SOUTHLAKE, TEXAS 76092 (817) 742-1851 ATTN: PAUL MILOSEVICH

OWNER: KENNETH G. WHYBURN, TRUSTEE 126 SELBY LANE ATHERTON, CA 94027 (650) 773-4562

ENGINEER: BURGESS & NIPLE 12750 MERIT DRIVE, SUITE 425 DALLAS, TEXAS 75251 (972) 620-1255 ext 6015 ATTN: VANESSA McELROY, P.E.

SURVEYOR: SPOONER & ASSOCIATES REGISTERED PROFESSIONAL LAND SURVEYORS OVER 25 YEARS OF SERVICE 308 BYERS STREET, SUITE 100, ELLEASS, TEXAS 76039 (817) 888-8448 WWW.SPOONERSURVEYORS.COM TPLS FIRM NO. 10054900 SAA 18-021

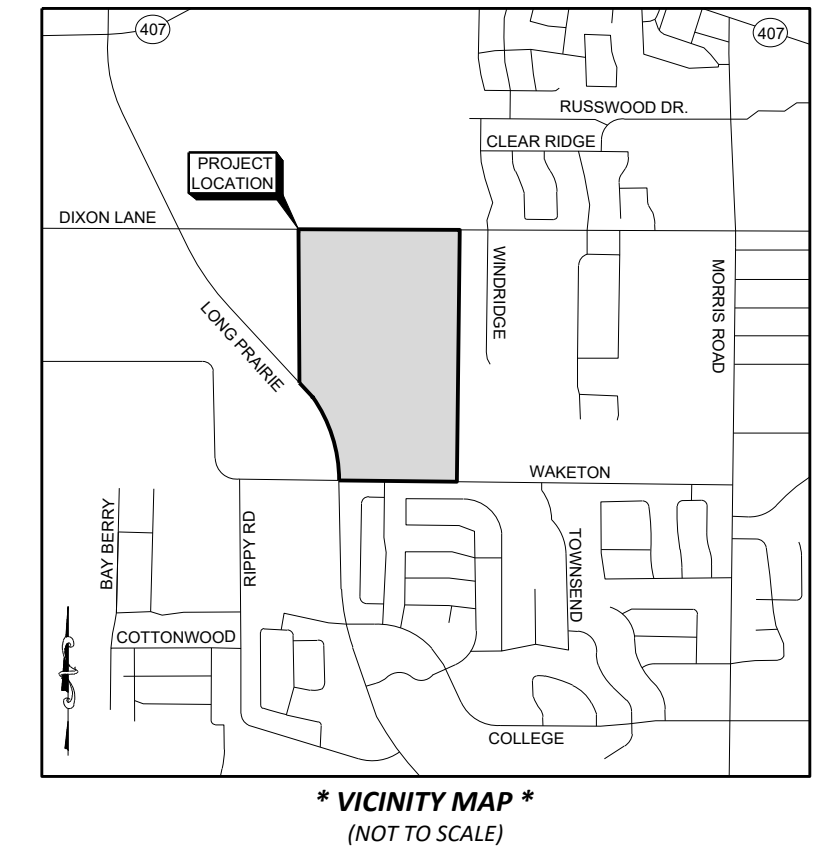
PROJECT NO. _____
RECORD PLAT
LOTS 1, 2 & 3X, BLOCK A
& LOT 1, BLOCK B
WHYBURN ADDITION

BEING A PLAT OF A 88.5161 ACRE TRACT OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, SAID 88.5161 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 96.225 ACRE TRACT OF LAND CONVEYED TO KENNETH G. WHYBURN, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 95-67614, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

4 LOTS ~ 88.5161 ACRES
FEBRUARY ~ 2020

* LEGEND *

CIRF IRON ROD FOUND WITH CAP
CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
IRF IRON ROD FOUND
(CM) CONTROLLING MONUMENT
D.C.C.I. NO. DENTON COUNTY CLERK'S INSTRUMENT NUMBER
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
(B.T.P.) BY THIS PLAT
L = 5.00' ARC LENGTH OF 5.00'
@ CENTER LINE
EASEMENT
M.A.E. MUTUAL ACCESS EASEMENT
--- M.A.E. & DRAINAGE EASEMENT
--- WATER EASEMENT



EDWIN MARSH SURVEY
ABSTRACT NO. 834

CALLED: 3.4876 ACRES
TOWN OF FLOWER MOUND
"PARCEL 22" IN
D.C.C.I. NO. 95-53318,
O.P.R.D.C.T.

FARM TO MARKET
HIGHWAY NO. 2499
(VARIABLE WIDTH PUBLIC ROAD, R.O.W. & R.S.D.
KNOWING AS LONG PRAIRIE ROAD)

CALLED: 1.211 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2005-7559,
O.P.R.D.C.T.

CALLED: 1.944 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2010-67689,
O.P.R.D.C.T.

CALLED: 1.211 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2005-7559,
O.P.R.D.C.T.

CALLED: 1.211 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2005-7559,
O.P.R.D.C.T.

CALLED: 1.211 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2005-7559,
O.P.R.D.C.T.

CALLED: 1.211 ACRES
TOWN OF FLOWER MOUND
D.C.C.I. NO. 2005-7559,
O.P.R.D.C.T.

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS (i) KENNETH G. WHYBURN, AS TRUSTEE OF THAT CERTAIN REVOCABLE TRUST ESTABLISHED BY A DECLARATION OF TRUST DATED DECEMBER 22, 1994 FOR THE BENEFIT OF MYSELF, LUCILLE E. WHYBURN, MY SON, KENNETH G. WHYBURN, HIS WIFE, CLAIRE STARRY WHYBURN, AND MY GRANDSONS, GORDON PATRICK WHYBURN AND IAN NICHOLAS WHYBURN, (ii) KENNETH G. WHYBURN, AS TRUSTEE OF THAT CERTAIN TRUST (COMMONLY KNOWN AS THE GSE TRUST FBO GORDON PATRICK WHYBURN) ESTABLISHED AT THE DEATH OF LUCILLE E. WHYBURN FOR THE BENEFIT OF GORDON PATRICK WHYBURN PURSUANT TO THE ABOVE REFERENCED DECLARATION OF TRUST DATED DECEMBER 22, 1994, and (iii) KENNETH G. WHYBURN, AS TRUSTEE OF THAT CERTAIN TRUST (COMMONLY KNOWN AS THE GSE TRUST FBO IAN NICHOLAS WHYBURN) ESTABLISHED AT THE DEATH OF LUCILLE E. WHYBURN FOR THE BENEFIT OF IAN NICHOLAS WHYBURN PURSUANT TO THE ABOVE REFERENCED DECLARATION OF TRUST DATED DECEMBER 22, 1994 and WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC. and FLOWER MOUND IL GROUP, LP are the sole owners of a 88.5161 acre tract of land located in the Edwin Marsh Survey, Abstract No. 834, Town of Flower Mound, Denton County, Texas, said 88.5161 acre tract of land being a portion of the remainder of a called 96.225 acre tract of land conveyed to KENNETH G. WHYBURN, AS TRUSTEE OF THAT CERTAIN REVOCABLE TRUST ESTABLISHED BY A DECLARATION OF TRUST DATED DECEMBER 22, 1994 FOR THE BENEFIT OF MYSELF, LUCILLE E. WHYBURN, MY SON, KENNETH G. WHYBURN, HIS WIFE, CLAIRE STARRY WHYBURN, AND MY GRANDSONS, GORDON PATRICK WHYBURN AND IAN NICHOLAS WHYBURN, by deed thereof filed for record in Denton County Clerk's Instrument No. 95-67614, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 88.5161 acre tract of land being all of a 2.6811 acre tract of land conveyed to WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC. by Special Warranty Deed recorded in Denton County Clerk's Instrument No. 2019-133379, O.P.R.D.C.T., said 88.5161 acre tract of land being all of a 12.3009 acre tract of land conveyed to FLOWER MOUND IL GROUP, LP by Special Warranty Deed recorded in Denton County Clerk's Instrument No. 2019-133383, O.P.R.D.C.T., said 88.5161 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod with a cap stamped "G&A CONSULTANTS" found (Controlling Monument) on the west property line of the said 96.225 acre tract, same being the most southerly southeast lot corner of Lot 1R, Block A, Vista Ridge Church Addition, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2013-007, O.P.R.D.C.T., said beginning point also being on the northeast property line of a called 3.4976 acre tract of land described as "Parcel 22", conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 95-53318, O.P.R.D.C.T., the said northeast property line of the said 3.4976 acre tract being the existing northeast right-of-way line of Farm to Market Highway No. 2499 (being a variable width right-of-way also known as Long Prairie Road), from said beginning point, a Texas Department of Transportation aluminum monument found (Controlling Monument) at an angle point in a 12 feet wide right-of-way dedication, as shown on the said plat of Vista Ridge Church Addition, bears North 46°31'57" West, a distance of 101.07 feet;

THENCE North 00°21'37" West, along the said west property line of the 96.225 acre tract and along the east lot line of said Lot 1R, at a distance of 1,605.81 feet (Called - 1,605.95 feet) passing a 1/2 inch iron rod found (Controlling Monument) at the northeast lot corner of said Lot 1R, same being the southeast property corner of a called 1.211 acre tract of land conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 2005-7559, O.P.R.D.C.T., from said iron rod found, a 1/2 inch iron rod with a cap stamped "G&A CONSULTANTS" found at the northwest lot corner of said Lot 1R bears South 89°46'42" West, a distance of 878.22 feet, and continuing along the said west property line and along the southeast property line of the said 1.211 acre tract, in all a total distance of 1,626.17 feet to a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) at the southwest property corner of called 1.636 acre tract of land described as "Parcel 2", conveyed to the Town of Flower Mound by deed thereof filed for record in Denton County Clerk's Instrument No. 2010-67687, O.P.R.D.C.T.;

THENCE South 89°44'26" East, along the south property line of the said 1.636 acre tract, same being the existing south right-of-way line of Dixon Lane (being a variable width right-of-way), a distance of 1,583.14 feet (Called - 1,583.21 feet) to an iron rod set at the southeast property corner of the said 1.636 acre tract, same being on the east property line of the said 96.225 acre tract, said iron rod set also being on the west lot line of Lot 1-R, Block B, Windridge Addition, being an Addition to the said Town and State, according to the replat thereof filed for record in Cabinet H, Page 31, Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE South 00°25'41" East, along the said east property line of the 96.225 acre tract and along the said west lot line of Lot 1-R, at a distance of 403.38 feet passing the southwest lot corner of said Lot 1-R, same being the northwest lot corner of Lot 2, Block B, Windridge Addition, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet E, Page 74, P.R.D.C.T., and continuing along the said east property line and along the west block line of said Block B (Cab. H, Page 31), at a distance of 597.80 feet passing a 1/2 inch iron rod found (Controlling Monument), at a distance of 792.11 feet passing a 1/2 inch iron rod with a cap stamped "ARTHUR" found, and continuing in all a total distance of 995.17 feet to a 1/2 inch iron rod with an illegible cap found (Controlling Monument);

THENCE South 00°29'47" East, continuing along the said east property line of the 96.225 acre tract and along the said west block line of Block B, at a distance of 1,053.13 feet passing a 3/4 inch iron rod found (Controlling Monument) at the southwest block corner of the said remainder of Block B, same being the northwest property corner of a called 4.00 acre tract of land conveyed to Douglas and Susan Peaden, by deed thereof filed for record in Denton County Clerk's Instrument No. 2004-103617, O.P.R.D.C.T., and continuing along the said east property line of said 96.225 acre tract, and generally along a wire fence, in all a total distance of 1,594.69 feet to a point for corner in the approximate centerline of Waketon Road (being a variable width right-of-way), said point also being on the north line of a 25 feet wide right-of-way dedication, as shown on the plat of Timberview Estates West, being an Addition to the said Town and State, according to the plat thereof filed for record in Cabinet M, Page 358, P.R.D.C.T.;

THENCE South 89°24'50" West, along the south property line of the said 96.225 acre tract and along the said approximate centerline of Waketon Road, at a distance of 753.05 feet passing the northwest corner of the said 25 feet wide right-of-way dedication, same being the northeast corner of a 30 feet wide right-of-way dedication, as shown on the plat of The Meadows, being an Addition to the said Town and State, according to the plat thereof filed for record in Cabinet Q, Page 125, P.R.D.C.T., and continuing along the said approximate centerline, in all a total distance of 1,074.65 feet to a point for corner at the most southerly southeast property corner of the aforementioned 3.4976 acre tract (Parcel 22 - D.C.C.I. No. 95-53318);

THENCE along the easterly line of the said 3.4976 acre tract of land, same being the existing easterly right-of-way lines of the said Farm to Market Highway No. 2499 the following courses and distances:

- North 00°10'14" West, a distance of 33.88 feet to a Texas Department of Transportation aluminum monument found (Controlling Monument);
- South 89°49'43" West, a distance of 150.30 feet to an iron rod set;
- North 00°40'42" West, a distance of 119.30 feet to an iron rod set;
- North 05°22'59" West, a distance of 106.08 feet to an iron rod set;
- North 10°12'11" West, a distance of 213.05 feet to an iron rod set;
- North 20°13'29" West, a distance of 214.79 feet to an iron rod set;
- North 33°02'27" West, a distance of 107.72 feet;
- North 35°22'59" West, a distance of 107.38 feet;
- North 40°22'59" West, a distance of 107.37 feet;
- North 46°26'44" West, a distance of 76.34 feet to the **POINT OF BEGINNING.**

The hereinabove described tract of land contains a computed area of **88.5161 acres (3,855,763 square feet)** of land, more or less.

* OWNER'S DEDICATION *

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:

THAT WE, KENNETH G. WHYBURN, et al., WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC. and FLOWER MOUND IL GROUP, LP do hereby adopt this plat designating the hereinabove described property as WHYBURN ADDITION, 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, right-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 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 easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing from 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

By: _____
Kenneth G. Whyburn, as Trustee of that certain revocable trust established by a declaration of trust dated December 22, 1994 for the benefit of myself, Lucille E. Whyburn, Kenneth G. Whyburn, Claire Starry Whyburn, Gordon Patrick Whyburn and Ian Nicholas Whyburn.

By: _____
Kenneth G. Whyburn, as Trustee of that certain trust (commonly known as the GSE Trust FBO Gordon Patrick Whyburn) established at the death of Lucille E. Whyburn for the benefit of Gordon Patrick Whyburn pursuant to the above referenced declaration of trust dated December 22, 1994.

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2020, by Kenneth G. Whyburn, as Trustee for that certain revocable trust established by a declaration of trust dated December 22, 1994 for the benefit of myself, Lucille E. Whyburn, Kenneth G. Whyburn, Claire Starry Whyburn, Gordon Patrick Whyburn and Ian Nicholas Whyburn.

Notary Public in and for the State of _____
My Commission expires: _____

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2020, by Kenneth G. Whyburn, as Trustee for that certain trust (commonly known as the GSE Trust FBO Gordon Patrick Whyburn) established at the death of Lucille E. Whyburn for the benefit of Gordon Patrick Whyburn pursuant to the above referenced declaration of trust dated December 22, 1994.

Notary Public in and for the State of _____
My Commission expires: _____

THE STATE OF _____ §

COUNTY OF _____ §

This instrument was acknowledged before me on the _____ day of _____, 2020, by Kenneth G. Whyburn, as Trustee for that certain trust (commonly known as the GSE Trust FBO Ian Nicholas Whyburn) established at the death of Lucille E. Whyburn for the benefit of Ian Nicholas Whyburn pursuant to the above referenced declaration of trust dated December 22, 1994.

Notary Public in and for the State of _____
My Commission expires: _____

OWNER:
WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC.
3110 W. SOUTHLAKE BLVD. S-120
SOUTHLAKE, TEXAS 76092
(817) 742-1851
ATTN: PAUL MILOSEVICH

OWNER:
FLOWER MOUND IL GROUP, LP
3110 W. SOUTHLAKE BLVD. S-120
SOUTHLAKE, TEXAS 76092
(817) 742-1851
ATTN: PAUL MILOSEVICH

* OWNER'S DEDICATION *

CONTINUED

WHYBURN POND PROPERTY OWNERS ASSOCIATION, INC.

By: _____
Paul Milosevich, President

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Paul Milosevich, President of Whyburn Pond Property Owners Association, Inc., 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

Notary Public, State of _____

FLOWER MOUND IL GROUP, LP
By: Flower Mound IL GenPar, LLC, a Texas Limited liability company, its general partner

By: _____
Name: Rick Simmons
Title: Manager

STATE OF _____ §

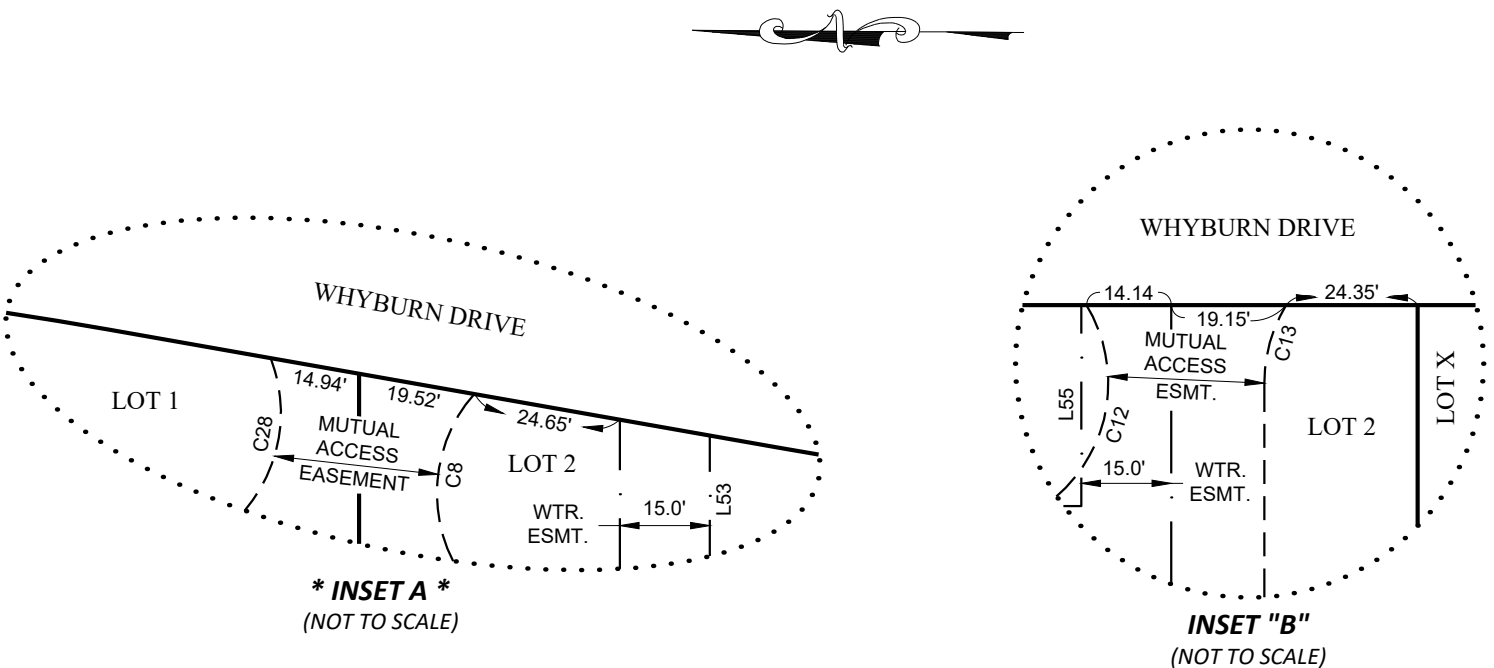
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Rick Simmons, a duly authorized agent for Flower Mound IL Group, LP, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

Notary Public, State of _____

LOT & BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	A	147,425	3.3844
2	A	473,950	10.8804
3X	A	116,790	2.6811
1	B	3,052,787	70.0823



ENGINEER:

BURGESS & NIPLE

OWNER:
KENNETH G. WHYBURN, TRUSTEE
126 SELBY LANE
ATHERTON, CA 94027
(650) 773-4562

12750 MERIT DRIVE, SUITE 425
DALLAS, TEXAS 75251
(972) 620-1255 ext 6015
ATTN: VANESSA McELROY, P.E.

SURVEYOR:



STATE OF TEXAS §

COUNTY OF TARRANT §

THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor, in the State of Texas, do hereby certify that this plat was prepared from an actual survey on the ground of the property and that all block monuments and corners were placed under my personal supervision, and in accordance with the platting regulations of the Town of Flower Mound, Denton County, Texas.

Surveyed on the ground during the month of March, 2018.

Eric S. Spooner, R.P.L.S. _____ Date
Texas Registration No. 5922

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the _____ day of _____, 2020.

Notary Public, State of Texas

* GENERAL NOTES *

- The bearings and distances shown hereon are based on a local coordinate system based on NAD83, Texas North Central Zone 4202, scaled from grid to surface at N: 7,073,268.834 and E: 2,404,800.767 using a combined scale factor of 1.0001519549, derived from GPS RTK observations using the North Texas VRS Network (maintained by Western Data Systems).
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2 % annual chance floodplain) as shown on Map No. 48121C0530G & 48121C0540G; maps revised April 18, 2011, for Denton County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- This plat was prepared with the benefit of a copy of the Commitment for Title Insurance prepared by Chicago Title Insurance Company, G.F. No. 4712017416, having an effective date of December 5, 2019, and issued February 3, 2020; and only reflects those easements, covenants, restrictions, and other matters of record listed in Schedule B of said Commitment. No other research for matters of record not listed in said Commitment was performed by Spooner & Associates, Inc.
- All property corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922" unless shown otherwise hereon. Property corners noted as "set" shall be placed after the completion of lot excavation.
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- The property is zoned the following:
Lots 1, 2, and 3X, block A: zoned Planned Development District No. 167 (PD-167)
Lot 1, Block B: zoned Agricultural District (A)
- Upon execution of this plat by all parties, Flower Mound IL Group, LP will only own Lot 2, Block A and Whyburn Pond Property Owner's Association, Inc. will own Lot 3X, Block A. The remainder of the platted area, less the right-of-way dedications hereon, will be owned by Kenneth G. Whyburn, as Trustee for the Trusts listed under the Owner's Dedication.
- The retention pond planned for Lot 3X, Block A will be regularly maintained by the Whyburn Pond Property Owners Association, Inc. (the "POA"), which will be funded by annual assessment to the members (the adjacent, benefiting landowners) of the POA.

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Name: David Johnson _____ Lexin Murphy _____
Planning and Zoning Commission Director of Development Services

Date _____, 20__

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

PROJECT NO. _____

RECORD PLAT
LOTS 1, 2 & 3X, BLOCK A
& LOT 1, BLOCK B
WHYBURN ADDITION

BEING A PLAT OF A 88.5161 ACRE TRACT OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, SAID 88.5161 ACRE TRACT OF LAND BEING ALL OF THE REMAINDER OF A CALLED 96.225 ACRE TRACT OF LAND CONVEYED TO KENNETH G. WHYBURN, BY DEED THEREOF FILED FOR RECORD IN DENTON COUNTY CLERK'S INSTRUMENT NO. 95-67614, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS.

4 LOTS ~ 88.5161 ACRES
FEBRUARY 2020



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: February 10, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP19-0020 – Watermere at Flower Mound) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

I. ITEM SUMMARY

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

The project has a companion record plat application (RC19-0009) 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 request is to obtain site plan approval to develop an age restricted senior housing project (Watermere at Flower Mound). The project will include a main three-story building containing 210 living units and four single-story villas containing 14 living units for a total of 224 living units. The individual residential units will range in size from 700 square feet to 1800 square feet. The zoning for the project was approved by Town Council on February 18, 2019, [PD-167 with age-restricted, high-density residential uses and Office District (O) uses]. The subject site plan does not include the office tract to the north; a separate site plan for this tract will be applied for at some point in the future.

Primary access to the site is from proposed Whyburn Drive, which will be located east of the site and connect with Dixon Lane. Secondary access will be provided from Dixon Lane via a shared access easement through the northern office tract. As outlined in PD-167, required parking is 1.2 spaces per living unit or 269 spaces. Both the approved conceptual site plan and the proposed site plan provide 300 parking spaces.

Proposed landscaping is in compliance with PD-167 as well as quality amenities and services required by the previously adopted Senior Housing Overlay, which was in effect when PD-167 was approved. These amenities and services include the following:

- a. Heated pool (minimum surface area of 1000 square feet) with full enclosure for year-round use.

- b. Two outdoor seating & activity areas within the two interior courtyards, with a minimum of:
 - i. Two seating areas each with one covered/shaded;
 - ii. Walking path; and,
 - iii. Significant landscaping, shrubbery and green space.
- c. BBQ grill area with adjacent seating.
- d. Dog park.
- e. Walking Trail.
 - i. A walking trail within the development shall be provided, with a direct connection to the walking trail around the adjacent retention pond.
 - ii. As provided for in Paragraph G(1), should the retention pond be expanded or relocated, every effort should be made to maintain a direct connection to the walking trail around the pond.
- f. A minimum of 7,500 square feet of indoor amenities to include:
 - i. Fitness and aerobics center with equipment designed for seniors;
 - ii. Activity Director's office and adjacent activity room/arts and crafts room;
 - iii. Sports/media lounge seating area with card table and audio/video;
 - iv. Beauty salon & spa;
 - v. Full service dining room and commercial kitchen for regularly scheduled meal service; and,
 - vi. Café/bistro area with coffee bar and area for social hour.

The site plan provides setbacks as required by PD-167 and the proposed elevations are in compliance with the Town's Urban Design Plan, as well as adhering to the unified design theme that has been established within PD-167.

III. ATTACHMENTS

A. Background Information

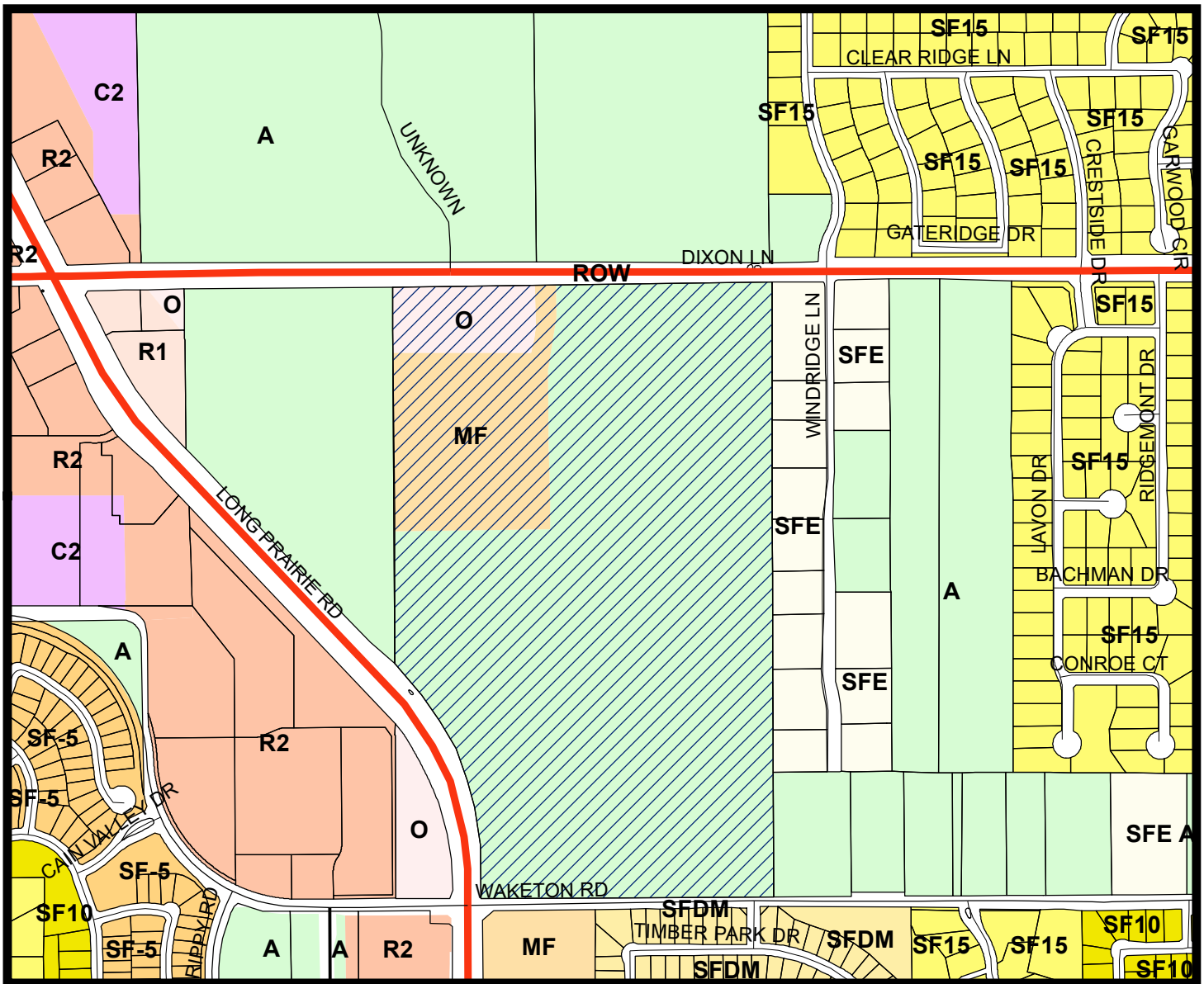
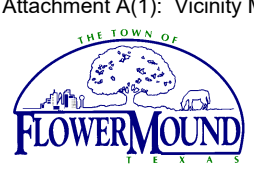
- 1. Vicinity Map
- 2. Letter of Intent
- 3. PD-167 Ordinance

B. Application Details

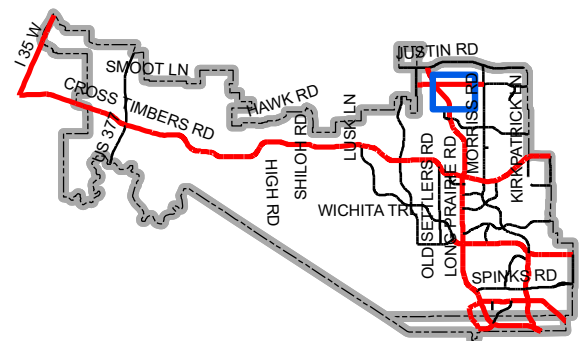
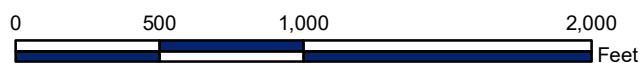
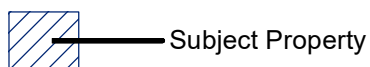
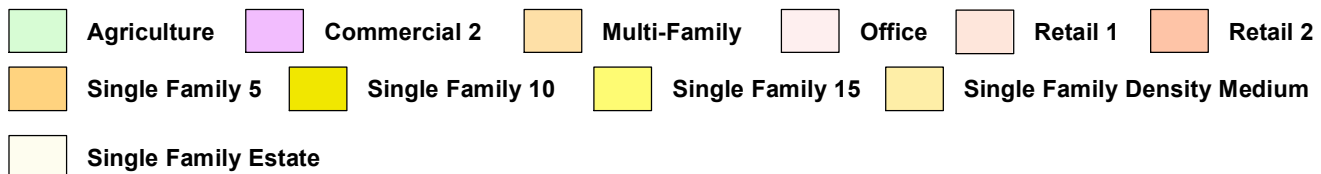
- 1. Site Plan Package

Vicinity Map

Reference Project: SP19-0020



LEGEND



Map Location

BURGESS & NIPLE

Park Central 7 | 12750 Merit Drive | Suite 425 | Dallas, TX 75251 | 972.620.1255

October 18, 2019

Planning Department
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: Watermere – Site Plan

To Planning and Zoning Commission:

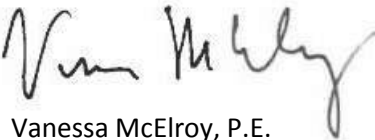
Please accept this letter as our intent to submit a site plan to build Watermere, a senior housing development. The proposed development is 12.30 Acres which corresponds to Lot 2, Block A of a record plat (RC19-0009) that is being considered along with this site plan. The property is currently zoned PD 167 for age restricted, high density residential (Senior Housing), and Office District (O) Uses. The senior housing community will consist of a main three-story building consisting of 210 units and four single story villa units with a total of 14 units with a total of 224 units planned. The individual residential units will range in size from 700 square feet to 1800 square feet.

Main Building	337,290 SF
Villas	34,857 SF

This project has an approved conceptual site plan in place ZPD18-0007. No additional exceptions, other than those approved by Town Council for PD-167 are being requested with this site plan application.

Please contact me with any questions at 972.620.1255x6015 or at vanessa.mcelroy@burgessniple.com.

Sincerely,



Vanessa McElroy, P.E.
Project Manager
Burgess & Niple, Inc
TBPE Firm Registration 10834

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 04-19**

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 15.7527 ACRES OF LAND SITUATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 167 (PD-167) WITH AGE-RESTRICTED, HIGH-DENSITY RESIDENTIAL USES AND OFFICE DISTRICT (O) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 15.7527 acres of land situated in the Edwin Marsh Survey, Abstract No. 834, has filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 167 (PD-167) with age-restricted, high-density residential uses and Office District (O) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on February 11, 2019, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on February 18, 2019, 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;

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:

Approximately 15.7527 acres of land situated in the Edwin Marsh Survey, Abstract No. 834, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 167 (PD-167) with age-restricted, high-density residential uses and Office District (O) uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, conceptual elevations, and renderings of the proposed Planned Development District No. 167 (PD-167), attached hereto as Exhibits "B," "C," "D," "E," and "F," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 167 (PD-167).

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. 167 (PD-167), as set forth above.

SECTION 4

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

SECTION 5

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

SECTION 6

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

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 18TH DAY OF FEBRUARY, 2019.

APPROVED:

Steve Dixon

Steve Dixon, **MAYOR**

ATTEST:

Theresa Scott

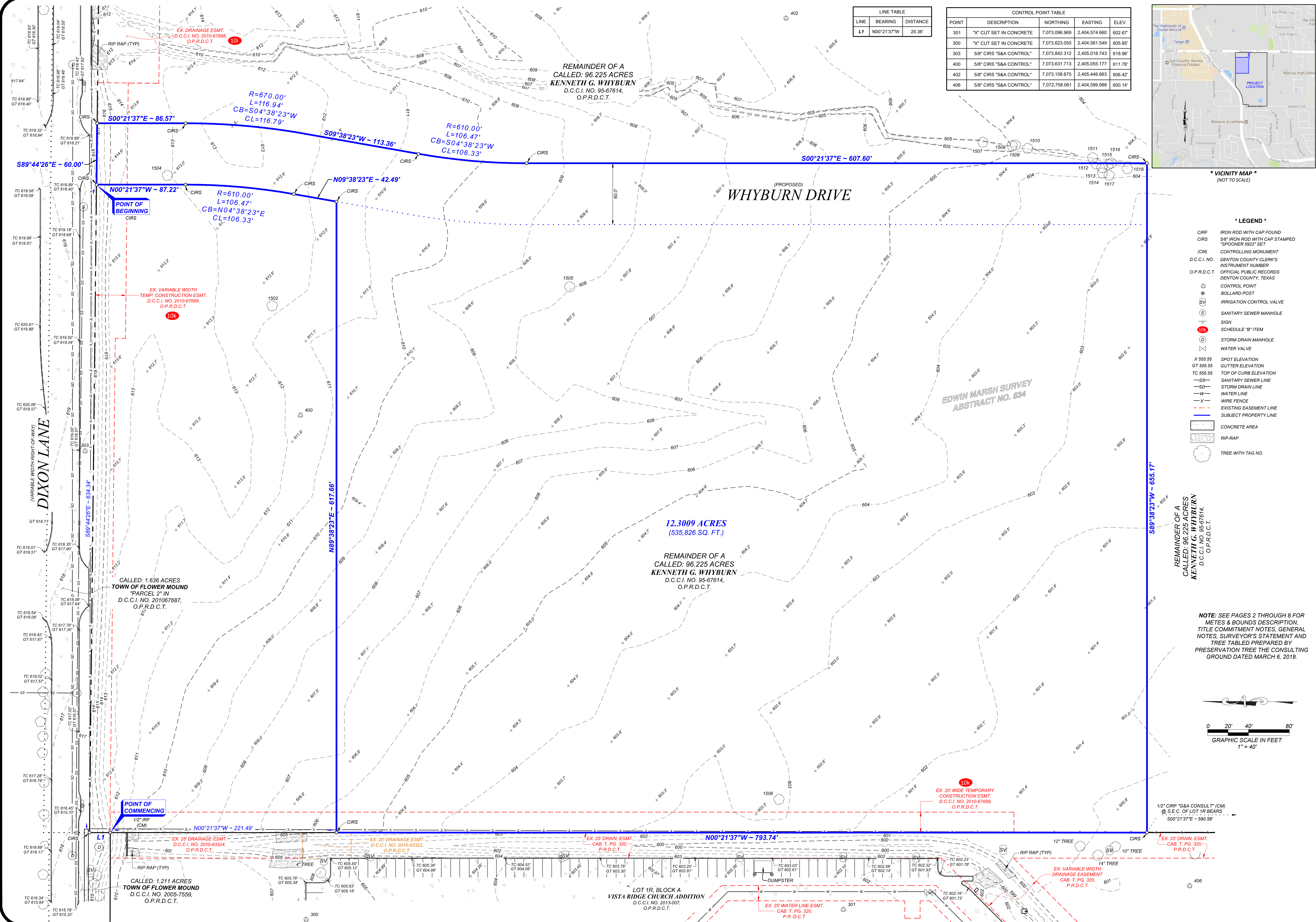
Theresa Scott, **TOWN SECRETARY**



ALTA/INSPS SURVEY OF
A 12.3009 ACRE TRACT OF LAND LOCATED IN THE
EDWIN MARSH SURVEY, ABSTRACT NO. 634, TOWN OF
FLOWER MOUND, DENTON COUNTY, TX., AND BEING
A PORTION OF THE REMAINDER OF A CALLED
99.225 ACRE TRACT OF LAND CONVEYED TO
KENNETH G. WHYBURN BY DEED THEREOF FILED
FOR RECORD IN D.C.C.I. NO. 95-67614, O.P.R.D.C.T.

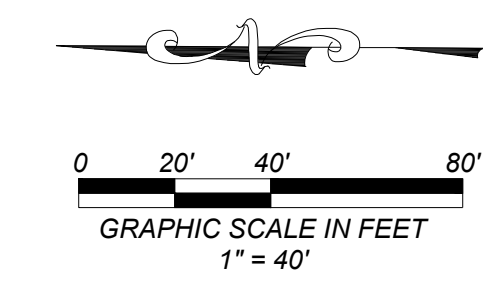
INTEGRATED REAL ESTATE GROUP

DATE: 03/29/2018
S&A JOB NO. 18-021
SCALE: 1" = 40'
DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER
REVISIONS:
4-3-2018
ADDED ITEM 10g. TO SCH. B.
4-12-18 ~ UPDATE TO ADD
ROADWAY TO ALTA SVY.
5-22-18 ~ UPDATE TO BNDY.



LINE TABLE			CONTROL POINT TABLE				
LINE	BEARING	DISTANCE	POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
L1	N00°21'37"W	20.36'	301	"X" CUT SET IN CONCRETE	7,073,096.969	2,404,574.860	602.67'
			300	"X" CUT SET IN CONCRETE	7,073,623.055	2,404,561.549	605.85'
			303	5/8" CIRS "S&A CONTROL"	7,073,842.312	2,405,018.743	618.96'
			400	5/8" CIRS "S&A CONTROL"	7,073,631.713	2,405,055.177	611.76'
			402	5/8" CIRS "S&A CONTROL"	7,073,158.675	2,405,446.663	606.42'
			406	5/8" CIRS "S&A CONTROL"	7,072,758.061	2,404,599.988	600.14'

- * LEGEND *
- CIRP IRON ROD WITH CAP FOUND
 - CIRS 5/8" IRON ROD WITH CAP STAMPED "SPOONER 5922" SET
 - (CM) CONTROLLING MONUMENT
 - D.C.C.I. NO. DENTON COUNTY CLERK'S INSTRUMENT NUMBER
 - O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
 - CONTROL POINT
 - BOLLARD POST
 - IRRIGATION CONTROL VALVE
 - SANITARY SEWER MANHOLE
 - SIGN
 - SCHEDULE "B" ITEM
 - STORM DRAIN MANHOLE
 - WATER VALVE
 - X 555.55 SPOT ELEVATION
 - GT 555.55 GUTTER ELEVATION
 - TC 555.55 TOP OF CURB ELEVATION
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - W WATER LINE
 - X WIRE FENCE
 - EXISTING EASEMENT LINE
 - SUBJECT PROPERTY LINE
 - CONCRETE AREA
 - RIP-RAP
 - TREE WITH TAG NO.



NOTE: SEE PAGES 2 THROUGH 8 FOR METES & BOUNDS DESCRIPTION, TITLE COMMITMENT NOTES, GENERAL NOTES, SURVEYOR'S STATEMENT AND TREE TABLED PREPARED BY PRESERVATION TREE THE CONSULTING GROUND DATED MARCH 6, 2018.



309 Byers Street, #100
Eules, Texas, 76039
817-685-8448

www.spoonersurveyors.com

*** METES AND BOUNDS DESCRIPTION ***

BEING a 12.3009 acre tract of land located in the Edwin Marsh Survey, Abstract No. 834, Town of Flower Mound, Denton County, Texas, said 12.3009 acre tract of land being a portion of the remainder of a called 96.225 acre tract of land conveyed to **KENNETH G. WHYBURN**, by deed thereof filed for record in Denton County Clerk's Instrument No. 95-67614, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 12.3009 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (Controlling Monument) on the west property line of the said 96.225 acre tract, same being the northeast lot corner of Lot 1R, Block A, Vista Ridge Church Addition, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2013-007, O.P.R.D.C.T., said iron rod found also being at the southeast property corner of a called 1.211 acre tract of land conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 2005-7559, O.P.R.D.C.T.;

THENCE North 00°21'37" West, along the west property line of the said 96.225 acre tract and along the east property line of the said 1.211 acre tract, a distance of 20.36 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the southwest property corner of a called 1.636 acre tract of land described as "Parcel 2", conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 201067687, O.P.R.D.C.T.;

THENCE South 89°44'26" East, along the south property line of the said 1.636 acre tract, said south property line also being the existing south right-of-way line of Dixon Lane (being a variable width right-of-way, a portion of said right-of-way being conveyed to the Town of Flower Mound, by the deeds thereof filed for record in Denton County Clerk's Instrument No's. 2005-7559 and 201067687, O.P.R.D.C.T.), a distance of 634.34 feet to an iron rod set at the **POINT OF BEGINNING** of the herein described tract of land;

THENCE South 89°44'26" East, continuing along the said existing south right-of-way line, a distance of 60.00 feet to an iron rod set at the northeast property corner of the herein described tract of land;

THENCE departing the said existing south right-of-way line, over and across the said 96.225 acre tract of land the following courses and distances:

South 00°21'37" East, a distance of 86.57 feet to an iron rod set at the beginning of a tangent curve to the right having a radius of 670.00 feet;

Along said curve to the right, an arc length of 116.94 feet, and across a chord which bears South 04°38'23" West, a chord length of 116.79 feet to an iron rod set;

South 09°38'23" West, a distance of 113.36 feet to an iron rod set at the beginning of a tangent curve to the left having a radius of 610.00 feet;

Along said curve to the left, an arc length of 106.47 feet, and across a chord which bears South 04°38'23" West, a chord length of 106.33 feet to an iron rod set;



309 Byers Street, #100
Euless, Texas, 76039
817-685-8448

www.spoonersurveyors.com

CONTINUED

South 00°21'37" East, a distance of 607.60 feet to an iron rod set at the southeast property corner of the herein described tract;

South 89°38'23" West, a distance of 655.17 feet to an iron rod set on the west property line of the said 96.225 acre tract, same being the east lot line of the aforesaid Lot 1R, from which a 1/2 inch iron rod with a cap stamped "G&A CONSULT" found (Controlling Monument) at the southeast lot corner of said Lot 1R bears South 00°21'37" East, a distance of 590.58 feet;

THENCE North 00°21'37" West, along the said west property line of the 96.225 acre tract and along the said east lot line, a distance of 793.74 feet to an iron rod set at the most westerly northwest property corner of the herein described tract, from said corner the said northeast lot corner of Lot 1R, Block A, Vista Ridge Church Addition bears North 00°21'37" West 221.49 feet;

THENCE departing the said property line and the said lot line, over and across the said 96.225 acre tract the following courses and distances:

North 89°38'23" East, a distance of 617.66 feet to an iron rod set;

North 09°38'23" East, a distance of 42.49 feet to an iron rod set at the beginning of a tangent curve to the left having a radius of 610.00 feet;

Along said curve to the left, an arc length of 106.47 feet, and across a chord which bears North 04°38'23" East, a chord length of 106.33 feet;

North 00°21'37" West, a distance of 87.22 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **12.3009 acres (535,826 square feet)** of land, more or less.

*** METES AND BOUNDS DESCRIPTION ***
COMMERCIAL LOT

BEING a 3.4518 acre tract of land located in the Edwin Marsh Survey, Abstract No. 834, Town of Flower Mound, Denton County, Texas, said 3.4518 acre tract of land being a portion of the remainder of a called 96.225 acre tract of land conveyed to **KENNETH G. WHYBURN**, by deed thereof filed for record in Denton County Clerk's Instrument No. 95-67614, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), said 3.4518 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) on the west property line of the said 96.225 acre tract, same being the northeast lot corner of Lot 1R, Block A, Vista Ridge Church Addition, being an Addition to the said Town and State, according to the plat thereof filed for record in Denton County Clerk's Instrument No. 2013-007, O.P.R.D.C.T., said iron rod found also being at the southeast property corner of a called 1.211 acre tract of land conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 2005-7559, O.P.R.D.C.T.;

THENCE North 00°21'37" West, along the west property line of the said 96.225 acre tract and along the east property line of the said 1.211 acre tract, a distance of 20.36 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the southwest property corner of a called 1.636 acre tract of land described as "Parcel 2", conveyed to the Town of Flower Mound, by deed thereof filed for record in Denton County Clerk's Instrument No. 201067687, O.P.R.D.C.T.;

THENCE South 89°44'26" East, along the south property line of the said 1.636 acre tract, said south property line also being the existing south right-of-way line of Dixon Lane (being a variable width right-of-way, a portion of said right-of-way being conveyed to the Town of Flower Mound, by the deeds thereof filed for record in Denton County Clerk's Instrument No's. 2005-7559 and 201067687, O.P.R.D.C.T.), a distance of 634.34 feet to an iron rod set;

THENCE departing the said existing south right-of-way line, over and across the said 96.225 acre tract of land the following courses and distances:

South 00°21'37" East, a distance of 87.22 feet to an iron rod set at the beginning of a tangent curve to the right having a radius of 610.00 feet;

Along said curve to the right, an arc length of 106.47 feet, and across a chord which bears South 04°38'23" West, a chord length of 106.33 feet to an iron rod set;

South 09°38'23" West, a distance of 42.49 feet to an iron rod set;

South 89°38'23" West, a distance of 617.66 feet to an iron rod set on the said west property of the 96.225 acre tract, same being the east lot line of said Lot 1R, Block A, Vista Ridge Church Addition;

THENCE North 00°21'37" West, along the said property line and along the said lot line, a distance of 221.49 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **3.4518 acres (150,361 square feet)** of land, more or less.

Exhibit “B”

Development Standards

Planned Development District - 167 (PD-167) Watermere at Flower Mound

The development on the property comprising approximately 15.753 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES.

1. Tract 1. The uses listed as Permitted Uses in Office District (O) in the Town’s Zoning Ordinance shall be permitted.
2. Tract 2. The following uses listed herein may be Permitted Uses:
 - Accessory use, general, subject to section 98-972.
 - Church or rectory.
 - Dwelling, multifamily, subject to Ordinance No. 07-17 for Senior Housing.
 - Off-street parking, accessory.
 - Park or playground, public.
 - Swimming pool, private, subject to section 98-996.

B. SPECIFIC USES.

1. Tract 1. The uses listed as Specific Uses in the Office District (O) in the Town’s Zoning Ordinance shall be permitted.
2. Tract 2. The uses listed as Specific Uses in the Multifamily District (MF) in the Town’s Zoning Ordinance shall be permitted.

C. TEMPORARY USES.

1. Tract 1. The uses listed as Temporary Uses in the Office District (O) in the Town’s Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.
2. Tract 2. The uses listed as Temporary Uses in the Multifamily District (MF) in the Town’s Zoning Ordinance may be permitted only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

D. DIMENSIONAL REGULATIONS.

1. Tract 1. The dimensional regulations listed for Office District (O) in the Town’s Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

- a. Minimum rear yard. The minimum rear yard shall be ten feet.
2. Tract 2. The dimensional regulations listed for Multifamily District (MF) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
- a. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling.
 - b. Minimum floor area per unit. The minimum floor area per unit shall be 600 square feet. There shall be an average minimum floor area per unit of 850 square feet.
 - c. Minimum front yard. There shall be a minimum front yard of 15 feet along the future Whyburn Drive,
 - d. Minimum side yard. The minimum side yard shall be ten feet.
 - e. Minimum rear yard. The minimum rear yard shall be ten feet.
 - f. Maximum height. The maximum height shall be three stories or 45 feet. Architectural features may project an additional ten feet above the maximum height.
- E. TRACT 2 AMENITIES. The following amenities shall be required for this Planned Development:
- 1. Per Ordinance No. 07-17, the developer requests exemption from the Town's parkland dedication and park development fee requirements in order to reinvest those funds in on-site recreational spaces such as following:
 - a. Heated pool (minimum surface area of 1000 square feet) with full enclosure for year-round use.
 - b. Two outdoor seating & activity areas within the two interior courtyards, with a minimum of:
 - i. Two seating areas each with one covered/shaded;
 - ii. Walking path; and,
 - iii. Significant landscaping, shrubbery and greenspace.
 - c. BBQ grill area with adjacent seating.
 - d. Dog park.
 - e. Walking Trail.
 - i. A walking trail within the development shall be provided, with a direct connection to the walking trail around the adjacent retention pond.
 - ii. As provided for in Paragraph G(1), should the retention pond be expanded or relocated, every effort should be made to maintain a direct connection to the walking trail around the pond.
 - f. A minimum of 7,500 square feet of indoor amenities to include:
 - i. Fitness and aerobics center with equipment designed for seniors;
 - ii. Activity Director's office and adjacent activity room/arts and crafts room;
 - iii. Sports/media lounge seating area with card table and audio/video;
 - iv. Beauty salon & spa;
 - v. Full service dining room and commercial kitchen for regularly scheduled meal service; and,
 - vi. Café/bistro area with coffee bar and area for social hour.

F. LANDSCAPE, HARDSCAPE, AND SCREENING STANDARDS.

1. Side and rear yard landscaping and other landscape areas for each tract are generally located as shown on Exhibit "D" and shall require final detail with each site plan application.
2. A minimum six-foot-tall decorative metal fence shall be provided in the locations along the perimeter of each tract as shown on Exhibit "C".

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

1. Off-Site Storm Water Retention. The development shall meet the Town's minimum drainage standards. Appropriate documentation shall be provided concurrently with a record plat application that provides for maintenance of the off-site retention pond shown on Exhibit C that is required for the development of PD-167. The documentation shall also provide for the long-term maintenance responsibility of the off-site retention pond in accordance with the Town's Code of Ordinances. The Town, in its sole discretion, shall determine whether the documentation provided pursuant to this section is appropriate to provide for maintenance of the off-site retention pond as required herein and as required by the Town's Code of Ordinances. The Town, in its sole discretion, shall determine whether expansion or relocation of the off-site retention pond is required as a result of adjacent development. In the event that expansion or relocation of the off-site retention pond is required, appropriate documentation shall be provided to the Town that provides for the long-term maintenance of the relocated or expanded off-site retention pond.
2. Subject to compliance with G.1., an amendment to Exhibit B of this Planned Development shall not be required due to the expansion or relocation of the off-site retention pond.
3. Tract 2.
 - a. Renderings. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, open space areas, sidewalk and crosswalk detail, and amenity details as shown on Exhibit "F".
 - b. Required parking for senior housing shall be 1.2 spaces per unit.
 - c. The maximum number of dwelling units shall be 240.
 - d. Off-site Retention Pond.
 - i. Resident access to an off-site pond and amenity shall be provided along the southern property line.
 - ii. As provided for in Paragraph G(1), should the retention pond be expanded or relocated, every effort should be made to maintain resident access from the southern property line.
 - e. With the first site plan or record plat application for any residential development, the developer shall submit Covenants, Conditions and Restrictions ("Deed Restrictions") to the Town for the Town's review and approval that restrict the age of the residents within the development to persons age 55 or older in accordance with the provisions of the

Housing for Older Persons Act of 1995, as amended, ("HOPA") established in the Fair Housing Act (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619)("FHA").

f. The development is subject to an approved developer's agreement.

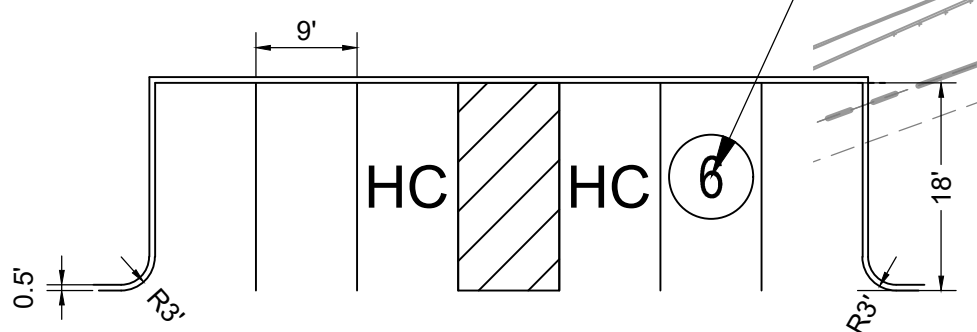
H. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Tract 2.

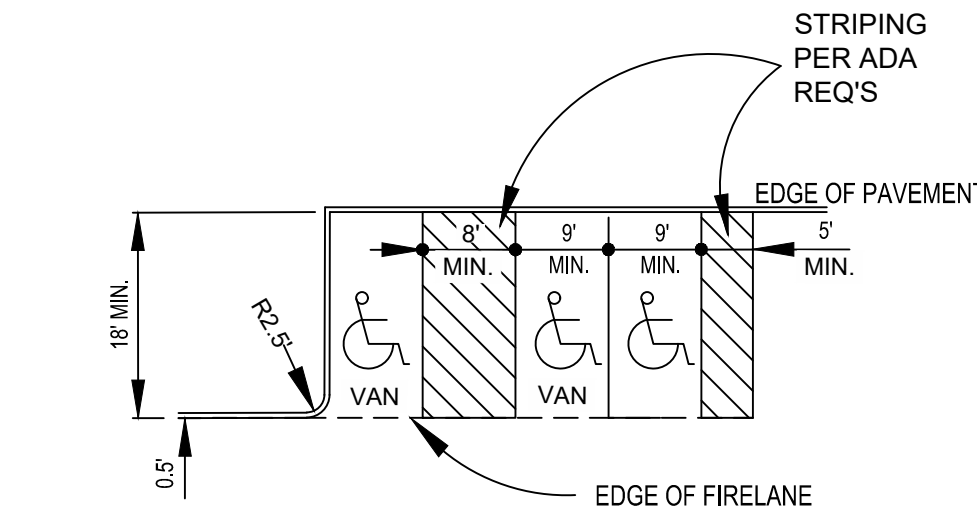
- a. Compatibility Buffer - Section 82-302. The compatibility buffer and masonry wall requirements shall not apply along the southern property line.
- b. Compatibility Setback – Section 82-303. The compatibility setback shall not apply along the southern property line.

1. ALL INNER TURN RADII OF FIRE LANES MEASURED TO BE 25' TO THE FACE OF THE CURB.

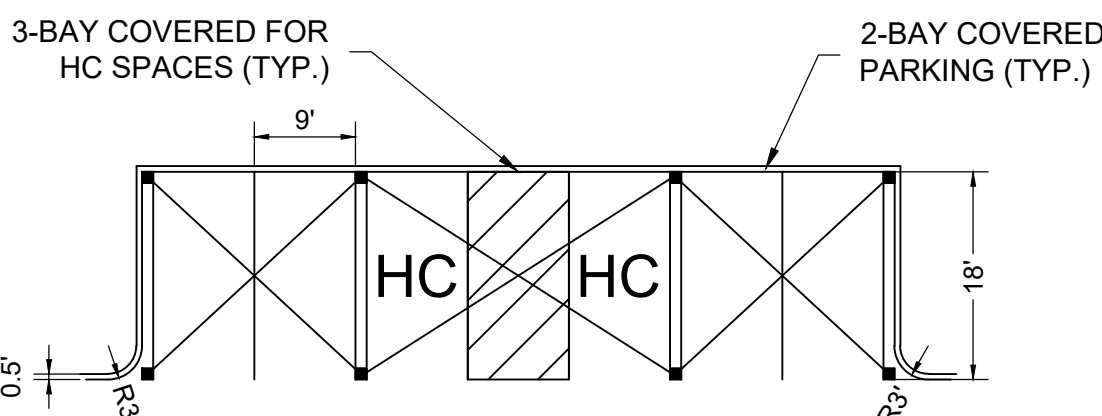
- NUMBER OF PARKING SPACES



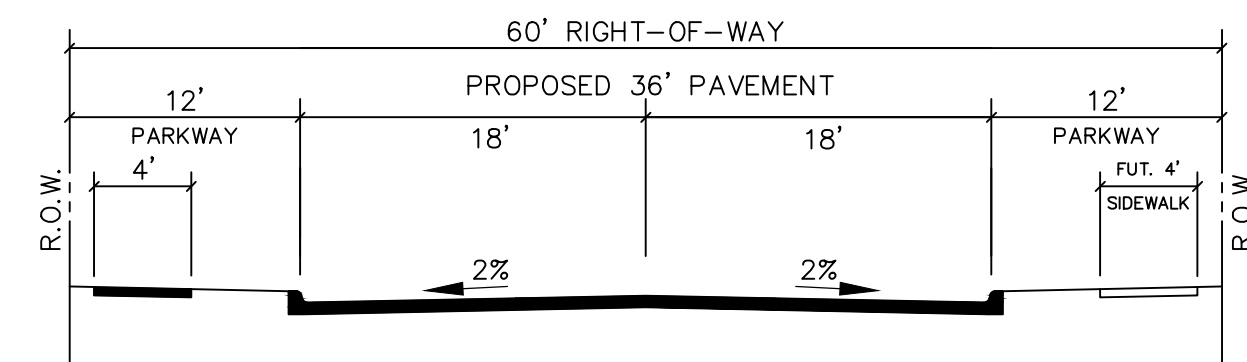
TYPICAL SURFACE PARKING SPACE LAYOUT



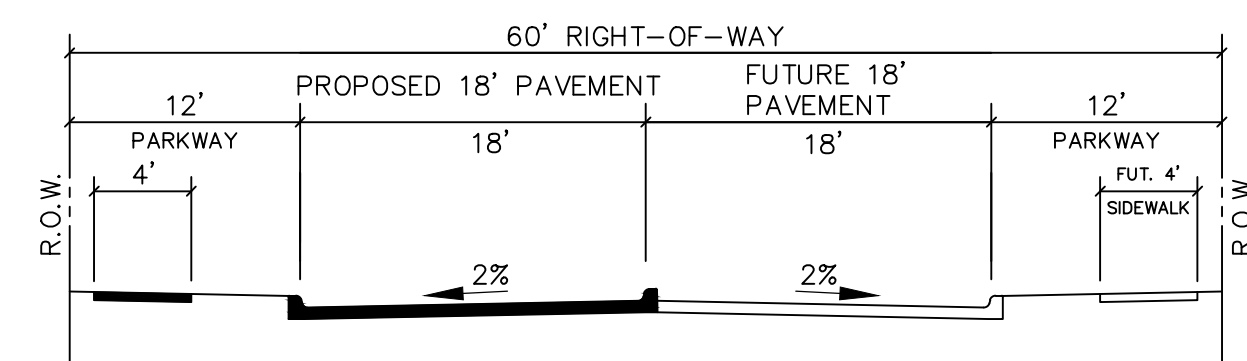
TYPICAL HANDICAP SPACE LAYOUT



TYPICAL COVERED PARKING SPACE LAYOUT



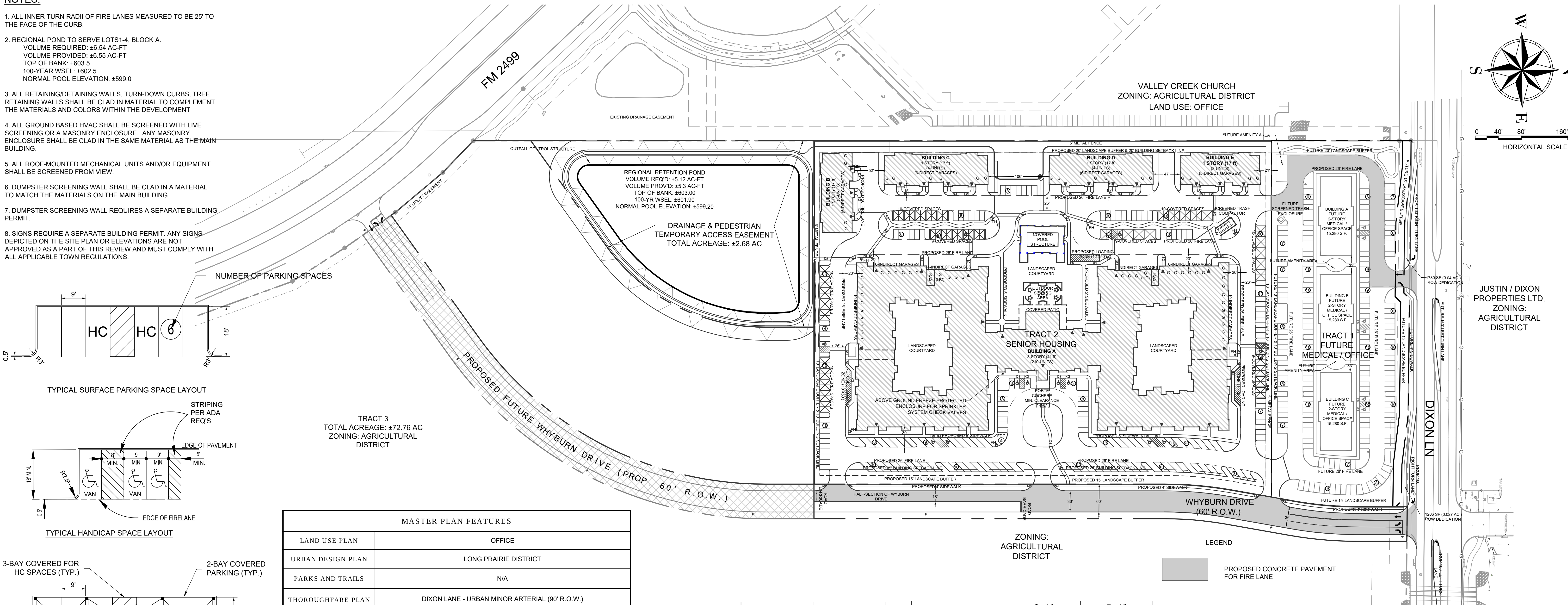
FULL SECTION WHYBURN DRIVE
LOCAL COMMERCIAL



HALF SECTION WHYBURN DRIVE
LOCAL COMMERCIAL

[illegible]

Burgess & Niple Inc Stafford, TX



ZONING:
AGRICULTURAL
DISTRICT

LEGEND

PROPOSED CONCRETE PAVEMENT
FOR FIRE LANE

Existing Zoning Standard	Tract 1 Agricultural District	Tract 2 Agricultural District
Minimum Lot Area	87,120 SF	87,120 SF
Minimum Lot Width	200 ft.	200 ft.
Minimum Floor Area	1,800 SF	1,800 SF
Minimum Front Yard	40 ft.	40 ft.
Minimum Side Yard	25 ft.	25 ft.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	25%	25%
Max Height (Stories/Ft.)	3 / 35 ft.	3 / 35 ft.
Maximum Floor Area Ratio	None	None

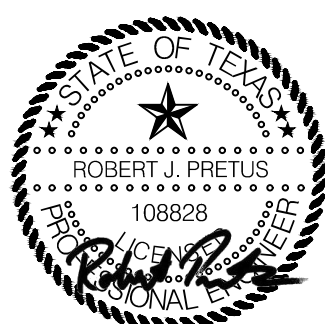
Proposed Zoning Standard	Tract 1 Office District	Tract 2 Multifamily District
Minimum Lot Area	None	N/A
Minimum Lot Width	None	60 ft.
Minimum Floor Area	None	SEE PD 167
Minimum Front Yard	None	15 ft.
Minimum Side Yard	None	10 ft.
Minimum Rear Yard	15 ft.	10 ft.
Maximum Lot Coverage	40%	40%
Max Height (Stories/Ft.)	3 / 35 ft.	3 / 45 ft.
Maximum Floor Area Ratio	1 : 1	No Maximum

SITE AREA CALCULATIONS - Tract 2 (Senior Housing)		
HEIGHT		3 STORIES
TOTAL LOT AREA (ACRES)		12.3
TOTAL LOT AREA		535,788 S.F.
ROW DEDICATION (WHYBURN DRIVE)	61,855.2 SF (1.42 AC)	
REMAINING LOT AREA (ACRES)		10.88
TOTAL IMPERVIOUS COVERAGE	292,992 S.F.	(61.8%)
TOTAL BUILDING COVERAGE	149,840 SF	(31.6%)
TOTAL PAVING (PARKING & DRIVE AREA)	143,152 S.F.	(30.2%)
TOTAL OPEN SPACE	188,728 S.F.	(40.0%)
Note: 10.88 ac USED FOR SITE CALCULATIONS		

Site Data Table - Tract 2				
Parking - Senior Housing				
PD Standard: 1.2 spaces per unit				
Parking Summary - TRACT 2 by Building & Unit type				
224 Total Units		# of Units	Required	Provided
Bldg A 210 Units	1 Bedroom	114	137	137
	2 Bedroom	84	101	101
	3 Bedroom	12	15	15
Bldg B	2 Bedroom	3	4	5
Bldg C	2 Bedroom	4	5	6
Bldg D	2 Bedroom	4	5	6
Bldg E	2 Bedroom	3	4	5
Staff and Visitor parking			0	25
Total Parking			271	300
Accessible Parking			7	15

SITE AREA CALCULATIONS - Tract 1 (Office / Medical)		2 STORIES
HEIGHT		
TOTAL LOT AREA (ACRES)		3.4
TOTAL LOT AREA		150,282 S.F.
ROW DEDICATION (DIXON LANE)		2,918.5 S.F. (0.067 ACRES)
REMAINING LOT AREA (ACRES)		3.3
TOTAL IMPERVIOUS COVERAGE		98,969 S.F. (67.1%)
TOTAL BUILDING COVERAGE		22,917 SF (15.5%)
TOTAL PAVING (PARKING & DRIVE AREA)		76,052 S.F. (50.6%)
TOTAL OPEN SPACE		51,013 S.F. (33.0%)

Site Data Table - Tract 1				
Parking - Office / Medical				
PD Standards		1 space per 250 SF		
Parking Summary - TRACT 1 by Building Area				
		Building Area (SF)	Required	Provided
Bldg A	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
Bldg B	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
Bldg C	Medical / Office (2-story, 7640 SF per floor)	15,280	62	62
		45,840		
Total Parking			186	186



02/06/2019

VICINITY MAP

ARCHITECT:
ARRIVE ARCHITECTURE GROUP
2344 HIGHWAY 121, SUITE 100
BEDFORD, TEXAS 76021

CONTACT: MARC TOLSON
PHONE: (817) 514-0584

SURVEYOR:
SPOONER & ASSOCIATES
309 BYERS STREET, SUITE
100
EULESS, TEXAS 76039

CONTACT: ERIC SPOONER
PHONE: (817) 685-8441

OWNER:
KENNETH G. WHYBURN TRUSTEE
126 SELBY LANE
ATHERTON, CA 94027

CONTACT: JOHN H. BAEN, Ph.D.
PHONE: (940) 565-3071

APPLICANT:
INTEGRATED REAL ESTATE GROUP
3110 W. SOUTHLAKE BLVD., SUITE 120
SOUTHLAKE, TEXAS 76092

CONTACT: PAUL MILOSEVICH
PHONE: (817) 742-1851 x45

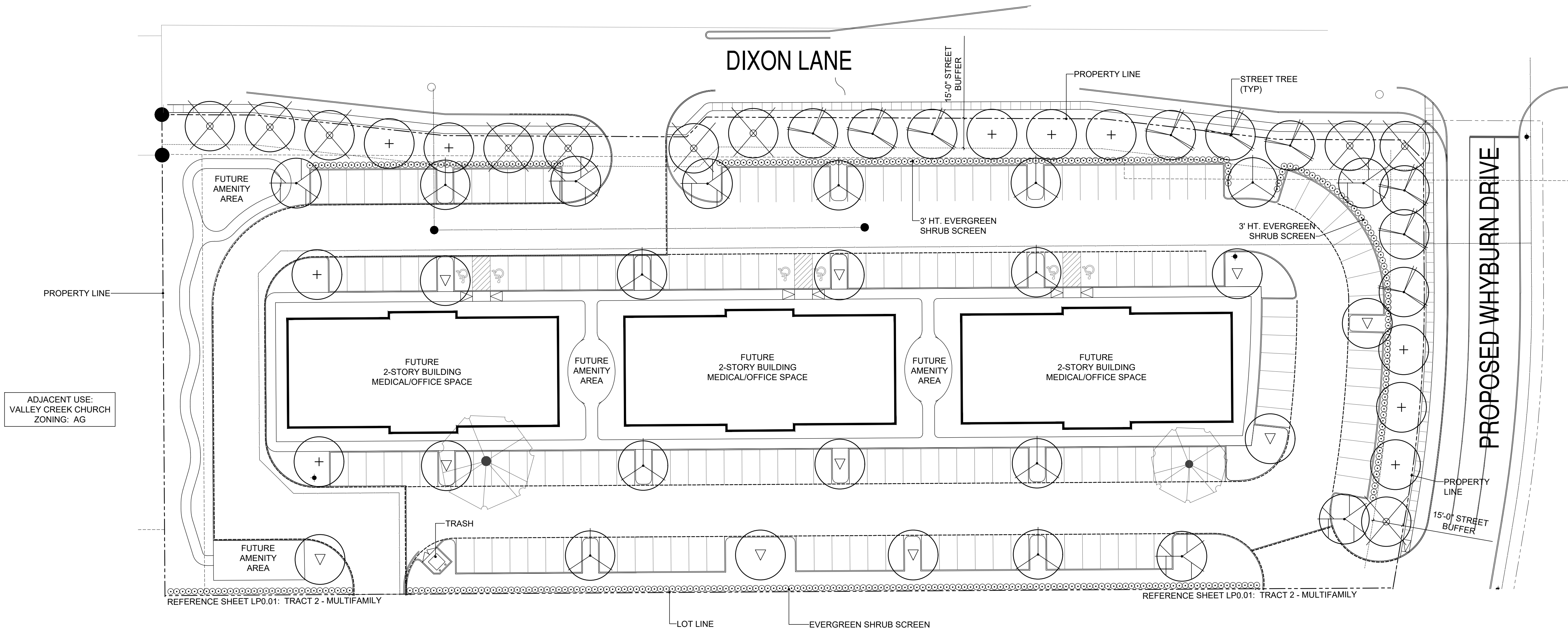
for

"WATERMERE
AT
FLOWER MOUND"
A 12.30 ACRE TRACT
&
"THE WHYBURN
OFFICE ADDITION"
A 3.45 ACRE TRACT

IN
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

BURGESS & NIPLE

10701 CORPORATE DR., SUITE 118, STAFFORD, TX 77477
PHONE: (281) 980 - 7705
TBPE FIRM REGISTRATION NO. F-10834
CONTACT: JOSEPH T. REUE



LANDSCAPE REQUIREMENTS - TRACT 1 (MEDICAL/OFFICE)

STREET BUFFERS:

REQUIRED: 15' MINIMUM WIDTH BUFFER ADJACENT TO STREET
PROVIDED: 15' WIDE BUFFER ALONG WHYBURN DRIVE AND DIXON LANE

REQUIRED: (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE
WHYBURN DRIVE: 221 L.F. / 30 = 7.4 TREES
DIXON LANE: 568 L.F. / 30 = 18.9 TREES

PROVIDED: (8) TREES ALONG WHYBURN DRIVE
(19) TREES ALONG DIXON LANE

STREETYARD:

REQUIRED: MINIMUM 20% OF THE STREETYARD SHALL BE LANDSCAPED
74,133 S.F. X 20% = 14,827 S.F.
PROVIDED: 24,853 S.F. (33%) LANDSCAPE

REQUIRED: (10) TREES FOR THE FIRST 10,000 S.F. PLUS (1) TREE PER EACH 2,500 S.F. ADDITIONAL
(74,133 S.F. - 10,000) = 64,133 / 2,500 = 25.6 + 10 = 35.6 TREES
PROVIDED: (43) TREES

PARKING AREA LANDSCAPING:

REQUIRED: 90 S.F. LANDSCAPE AREA PER EVERY 12 SURFACE PARKING SPACES
204 SURFACE PARKING SPACES / 12 = 17 X 90 S.F. = 1,530 S.F.
PROVIDED: 2,000+ S.F. LANDSCAPE AREA

REQUIRED: (1) TREE PER EVERY 10 SURFACE PARKING SPACES
204 SURFACE PARKING SPACES / 10 = 21 TREES
PROVIDED: (27) 3" TREES

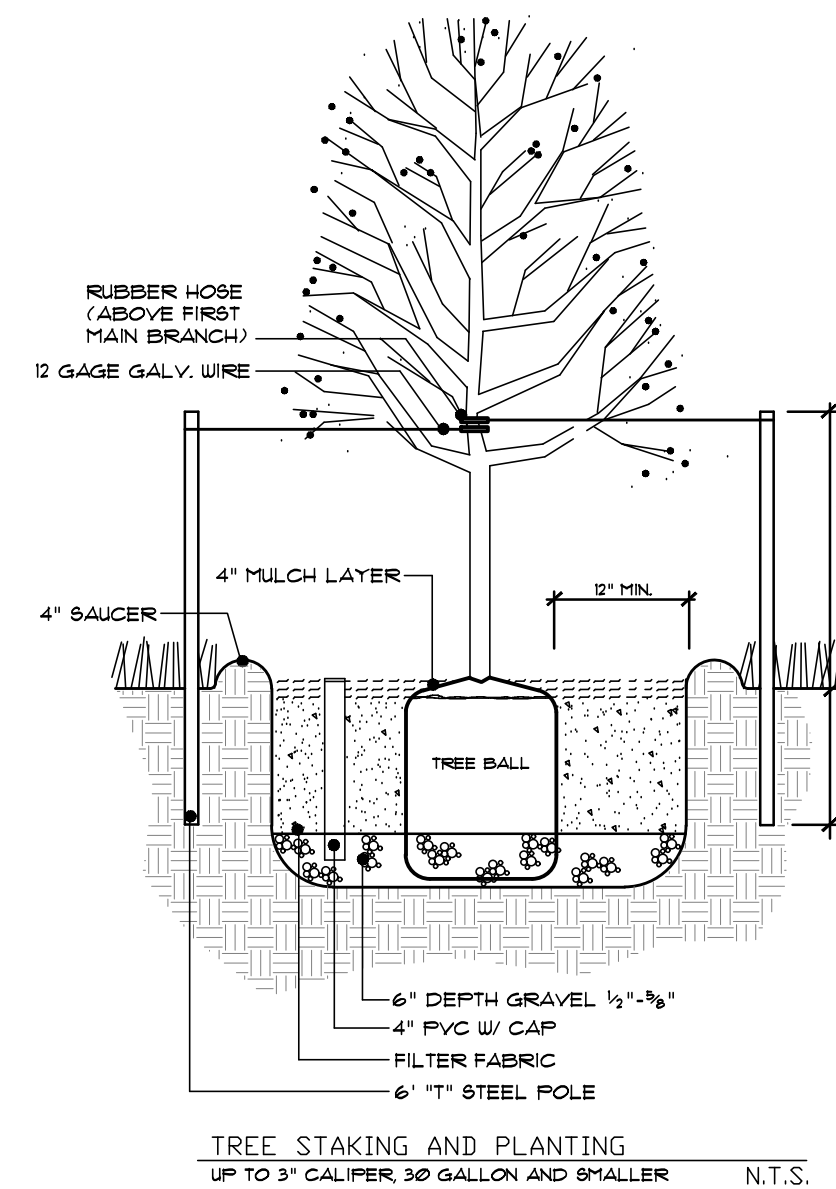
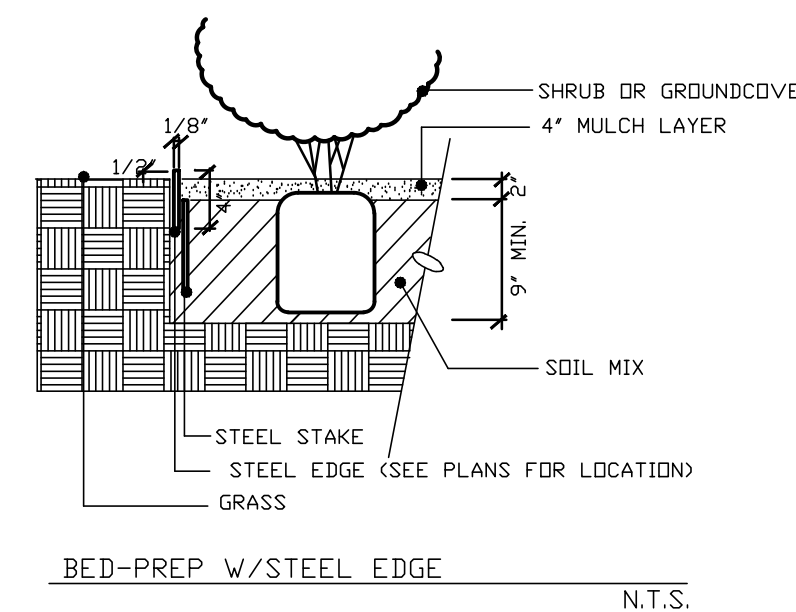
REQUIRED: ALL SURFACE PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE
PROVIDED: ALL SURFACE PARKING SPACES WITHIN 50 FEET OF A TREE

REQUIRED: PARKING AREAS SHALL BE SCREENED FROM VIEW (MIN. 3' HT.) ADJACENT TO STREETS
PROVIDED: PARKING SCREENED WITH 3' HT. EVERGREEN SHRUBS

LANDSCAPE LEGEND

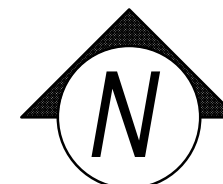
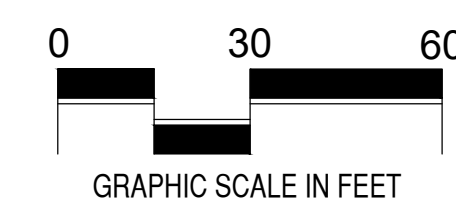
SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	3" CAL. / 09 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	3" CAL. / 06 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	3" CAL. / 10 10'-12' HT.
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL. / 10 10'-12' HT.
	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL. / 10 10'-12' HT.
	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL. / 10 10'-12' HT.
	EVERGREEN SHRUB SCREEN BURFORD HOLLY	
	EXISTING TREE TO BE PRESERVED (REF. LP0.04 FOR TREE PRESERVATION/REMOVAL PLAN)	

*TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.



CONCEPTUAL LANDSCAPE PLAN - TRACT 1

SCALE: 1" = 30'-0"



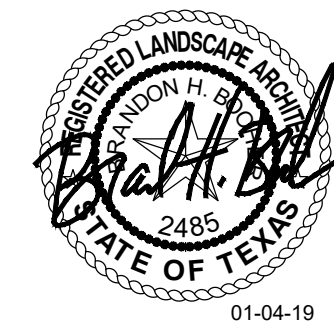
ISSUES:	
①	06-01-18 ISSUE FOR PD
②	
③	
REVISIONS:	
⚠	08-14-18 PER CITY COMMENTS
⚠	10-12-18 PER CITY COMMENTS
⚠	11-09-18 PER CITY COMMENTS
⚠	11-26-18 PER CITY COMMENTS
⚠	01-04-19 PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg
landscape
architects

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR PD

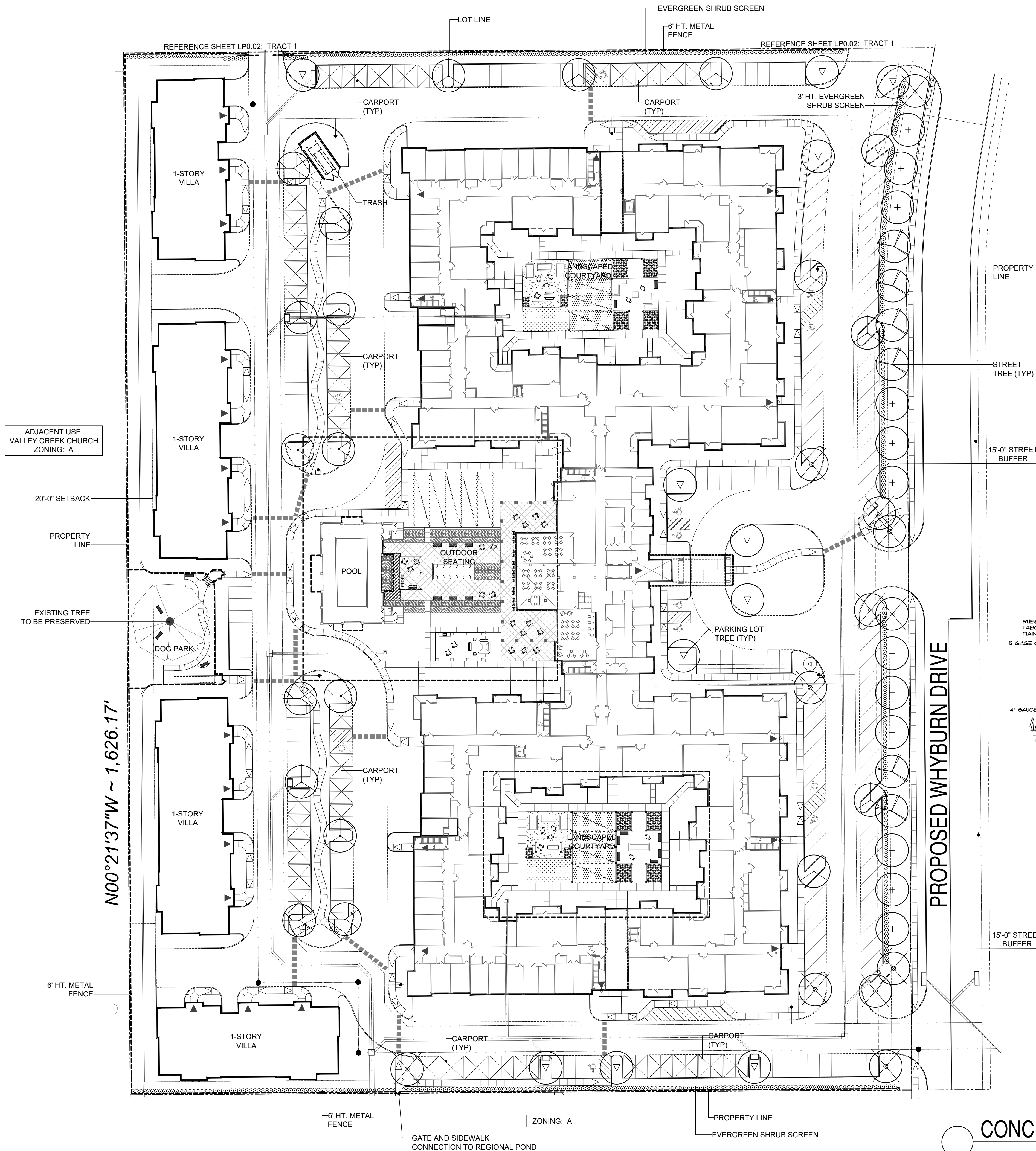
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONCEPTUAL
LANDSCAPE PLAN-
TRACT 1

LP0.02



LANDSCAPE REQUIREMENTS - TRACT 2 (MULTIFAMILY)

STREET BUFFERS:

REQUIRED: 15' MINIMUM WIDTH BUFFER ADJACENT TO STREET
PROVIDED: 15' WIDE BUFFER ALONG WHYBURN DRIVE

REQUIRED: (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE
WHYBURN DRIVE: 697 L.F. / 30 = 23 TREES
PROVIDED: (23) TREES ALONG WHYBURN DRIVE

STREETYARD:

REQUIRED: MINIMUM 20% OF THE STREETYARD SHALL BE LANDSCAPED
74,504 S.F. X 20% = 14,900 S.F.
PROVIDED: 24,122 S.F. (32%) LANDSCAPE

REQUIRED: (10) TREES FOR THE FIRST 10,000 S.F. PLUS (1) TREE PER EACH 2,500 S.F. ADDITIONAL
(74,504 S.F. - 10,000) = 64,504 / 2,500 = 26 + 10 = 36 TREES
PROVIDED: (36) TREES

PARKING AREA LANDSCAPING:

REQUIRED: 90 S.F. LANDSCAPE AREA PER EVERY 12 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 12 = 19.9 X 90 S.F. = 1,793 S.F.
PROVIDED: 2,000+ S.F. LANDSCAPE AREA

REQUIRED: (1) TREE PER EVERY 10 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 10 = 24 TREES
PROVIDED: (36) 3" TREES

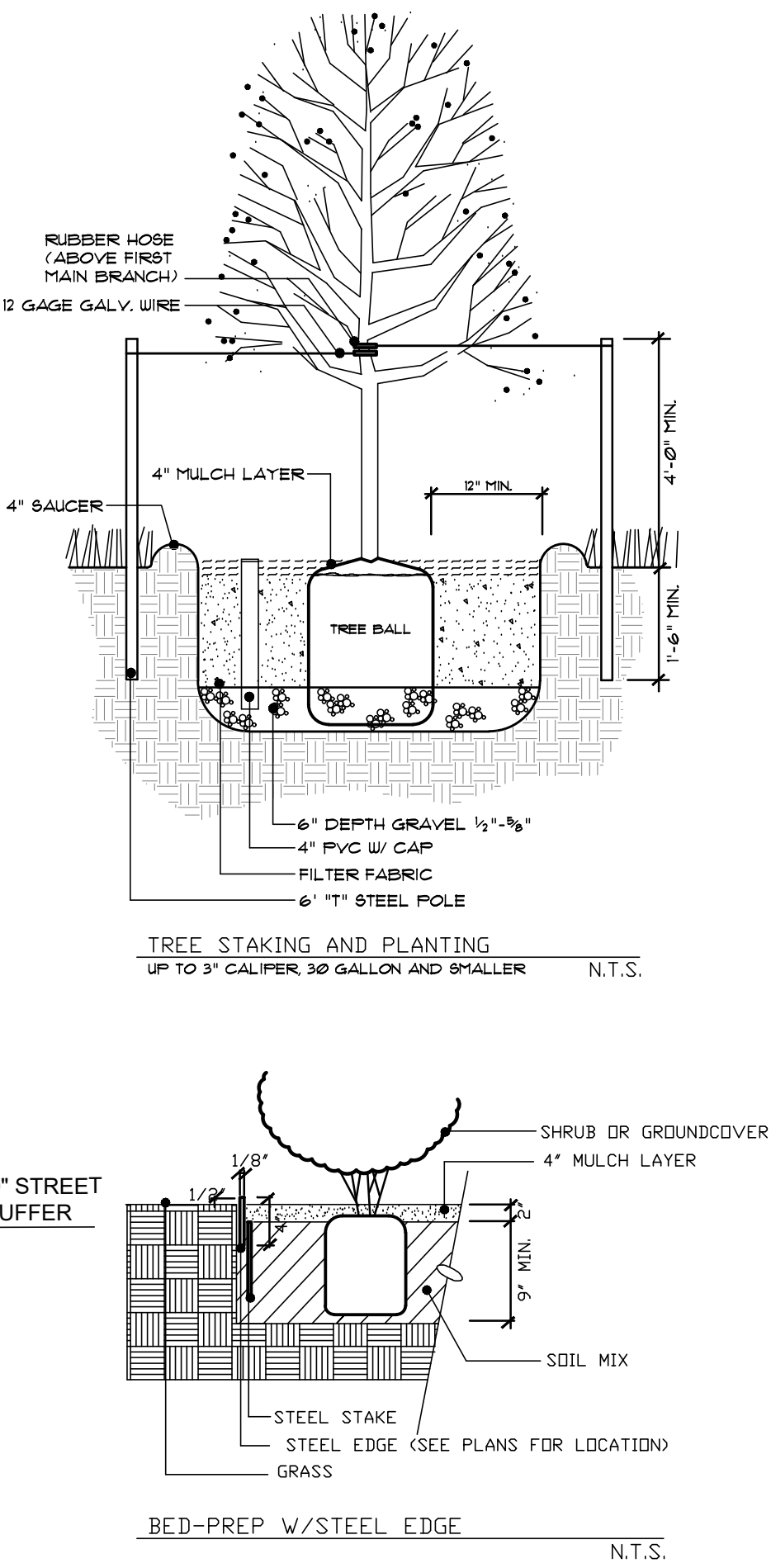
REQUIRED: ALL SURFACE PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE
PROVIDED: ALL SURFACE PARKING SPACES WITHIN 50 FEET OF A TREE

REQUIRED: PARKING AREAS SHALL BE SCREENED FROM VIEW (MIN. 3' HT.) ADJACENT TO STREETS
PROVIDED: PARKING SCREENED WITH 3' HT. EVERGREEN SHRUBS

LANDSCAPE LEGEND

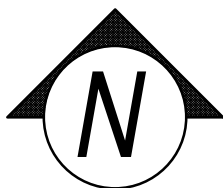
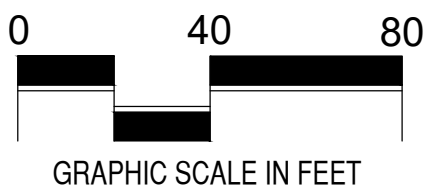
SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	3" CAL. / 06 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	3" CAL. / 08 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	3" CAL. / 12 10'-12' HT.
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL. / 11 10'-12' HT.
	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL. / 12 10'-12' HT.
	LACEBARK ELM ULMUS PARVIFOLIA	3" CAL. / 12 10'-12' HT.
	EVERGREEN SHRUB SCREEN BURFORD HOLLY	
	EXISTING TREE TO BE PRESERVED (REF. LP0.04 FOR TREE PRESERVATION/REMOVAL PLAN)	

*TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.



CONCEPTUAL LANDSCAPE PLAN - TRACT 2

SCALE: 1" = 40'-0"



ISSUES:

①	06-01-18	ISSUE FOR PD

REVISIONS:

Δ	08-14-18	PER CITY COMMENTS
Δ	10-12-18	PER CITY COMMENTS
Δ	11-09-18	PER CITY COMMENTS
Δ	11-26-18	PER CITY COMMENTS
Δ	01-04-19	PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg
landscape architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

ISSUE FOR PD

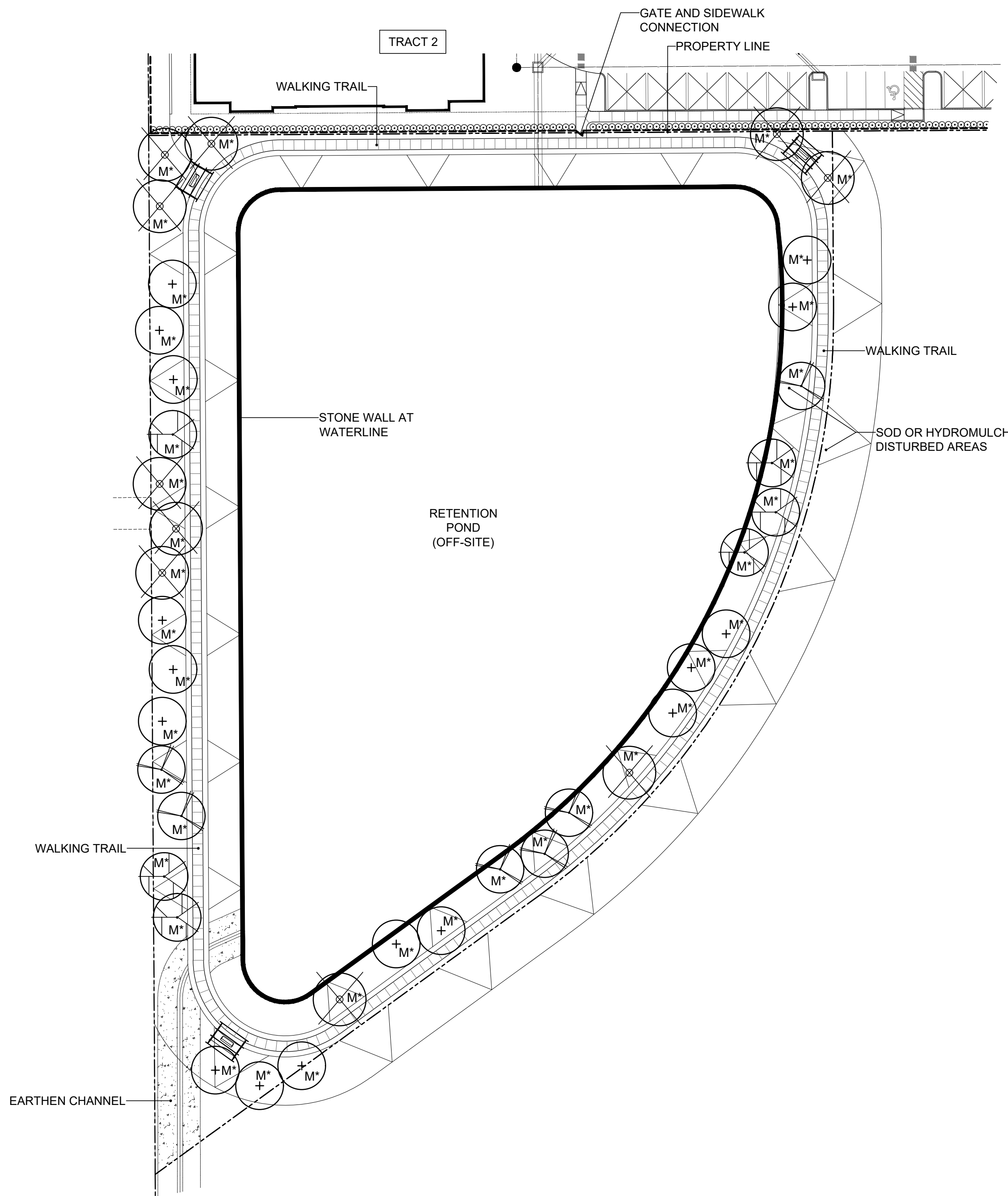
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONCEPTUAL
LANDSCAPE PLAN-
TRACT 2

LP0.01



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	2.5" CAL. / 06 10'-12' HT.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	2.5" CAL. / 06 10'-12' HT.
	LIVE OAK QUERCUS VIRGINIANA	2.5" CAL. / 10 10'-12' HT.
	BALD CYPRESS TAXODIUM DISTICHUM	2.5" CAL. / 16 10'-12' HT.
M*	(38) TREES PROVIDED AS MITIGATION (REF. LP0.05)	95" TOTAL MITIGATION VS. 95" REQUIRED

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mgg
landscape
architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR PD

WATERMERE
AT FLOWER MOUND

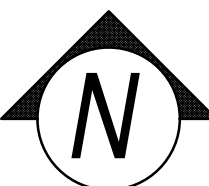
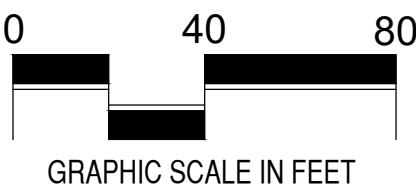
FLOWER MOUND, TEXAS

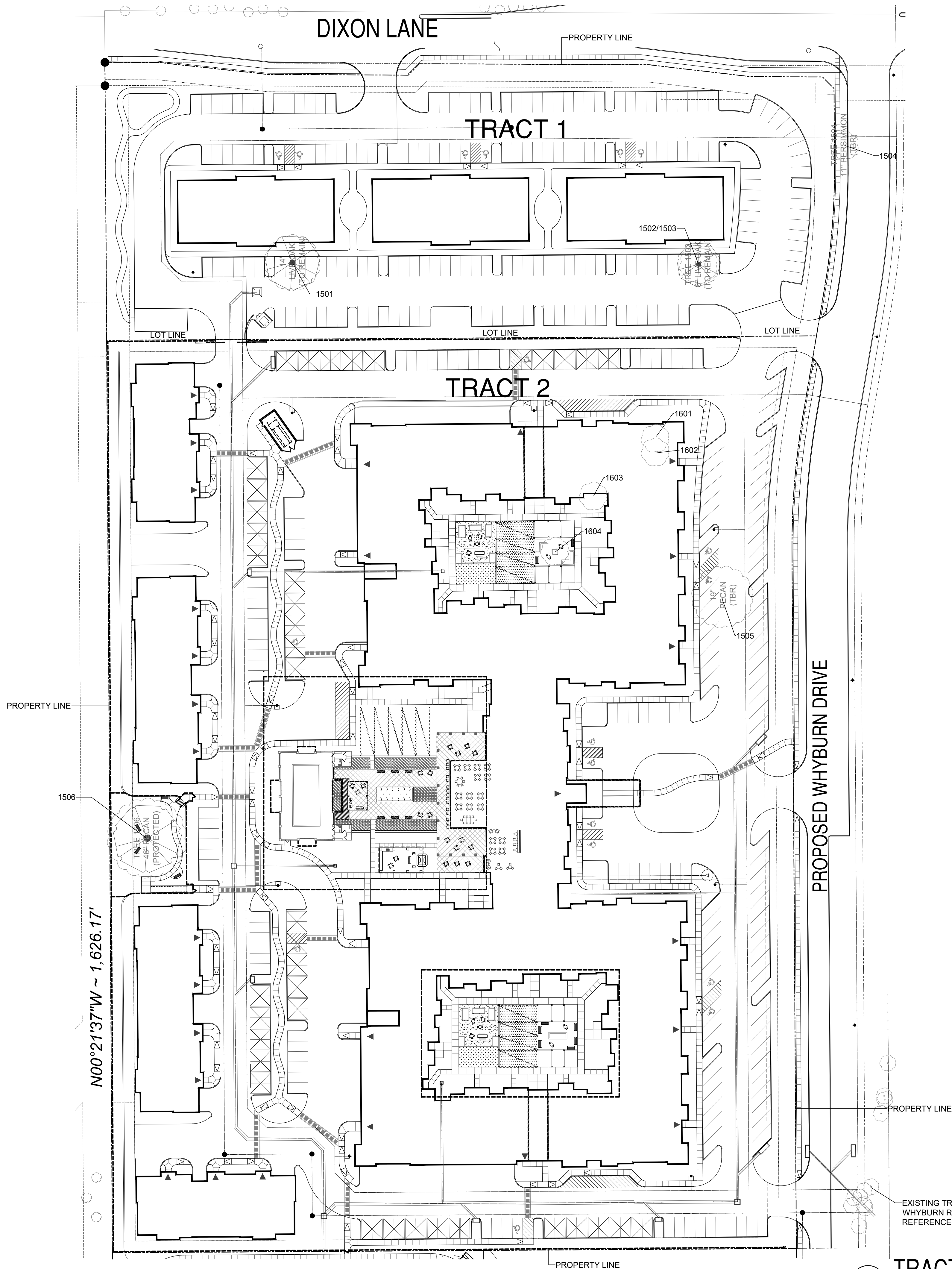
JOB NUMBER: INT-1801

CONCEPTUAL
LANDSCAPE PLAN-
OFF-SITE DRAINAGE

LP0.03

CONCEPTUAL LANDSCAPE PLAN -
OFF-SITE DRAINAGE IMPROVEMENTS
SCALE: 1" = 40'-0"



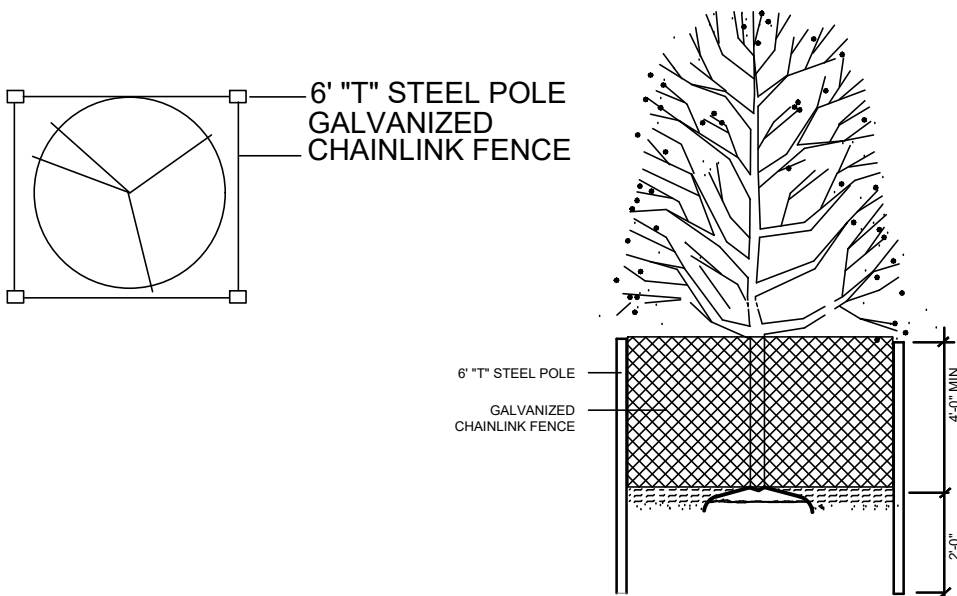


TRACT 1	
MITIGATION SUMMARY:	
TOTAL INCHES ON SITE:	42 INCHES
TOTAL PROTECTED INCHES ON SITE:	42 INCHES
TOTAL INCHES REMOVED:	11 INCHES
TOTAL PROTECTED INCHES REMOVED:	11 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA:	0 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	2.5 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	(1 TREE) 2.5 INCHES
TOTAL CREDITS FOR PRESERVATION:	3 CREDITS
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(0) 2.5" CAL. TREE

TRACT 2	
MITIGATION SUMMARY:	
TOTAL INCHES ON SITE:	117 INCHES
TOTAL PROTECTED INCHES ON SITE:	117 INCHES
TOTAL INCHES REMOVED:	71 INCHES
TOTAL PROTECTED INCHES REMOVED:	71 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA (6 TREE X 2.5" CAL):	15 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	0 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	(6 TREES) 15 INCHES
TOTAL CREDITS FOR PRESERVATION:	6 CREDITS
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(0) 2.5" CAL. TREE

TREE LEGEND	
	EXISTING TREE TO BE PRESERVED
	EXISTING TREE TO BE REMOVED

	Tree Number	Latin Name	Common Name	Qualitative Condition	DBH	Number of Stems	Specimen Tree	PRESERVE YES/NO	REPLACEMENT TREES	Observations	Preservation Credits
TRACT 1	1501	Quercus virginiana	Live Oak	Good	14	1		YES		Vines	1
	1502	Quercus virginiana	Live Oak	Good	11	2		YES		Co-Dominant Stems	1
	1503	Quercus virginiana	Live Oak	Good	6	1		YES			1
	1504	Diospyros species	Persimmon	Poor	11	2		NO	{1} 2.5" CAL. TREE	Co-Dominant Stems, Included Bark, Vines	
TRACT 2	1505	Carya illinoensis	Pecan	Good	19	1		NO	{1} 2.5" CAL. TREE		
	1506	Carya illinoensis	Pecan	Fair	46	1	Yes	YES		Storm damage	1
	1601	Burmelia lanuginosa	Chittamwood	Fair	12	3		NO	{1} 2.5" CAL. TREE		
	1602	Burmelia lanuginosa	Chittamwood	Fair	10	2		NO	{1} 2.5" CAL. TREE		
	1603	Burmelia lanuginosa	Chittamwood	Fair	11	3		NO	{1} 2.5" CAL. TREE		
	1604	Burmelia lanuginosa	Chittamwood	Fair	8	2		NO	{1} 2.5" CAL. TREE		

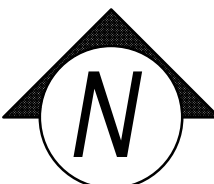
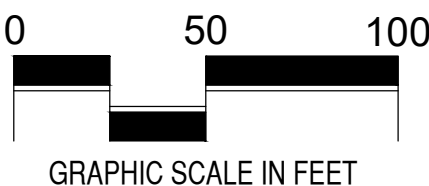


NOTE:
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

2 TREE PROTECTION FENCING

TRACT 1& 2 - TREE SURVEY & MITIGATION PLAN

SCALE: 1" = 50'-0"



ISSUES:	
01	06-01-18 ISSUE FOR PD
02	
03	
04	
REVISIONS:	
01	08-14-18 PER CITY COMMENTS
02	10-12-18 PER CITY COMMENTS
03	11-09-18 PER CITY COMMENTS
04	11-26-18 PER CITY COMMENTS
05	01-04-19 PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
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ISSUE FOR PD

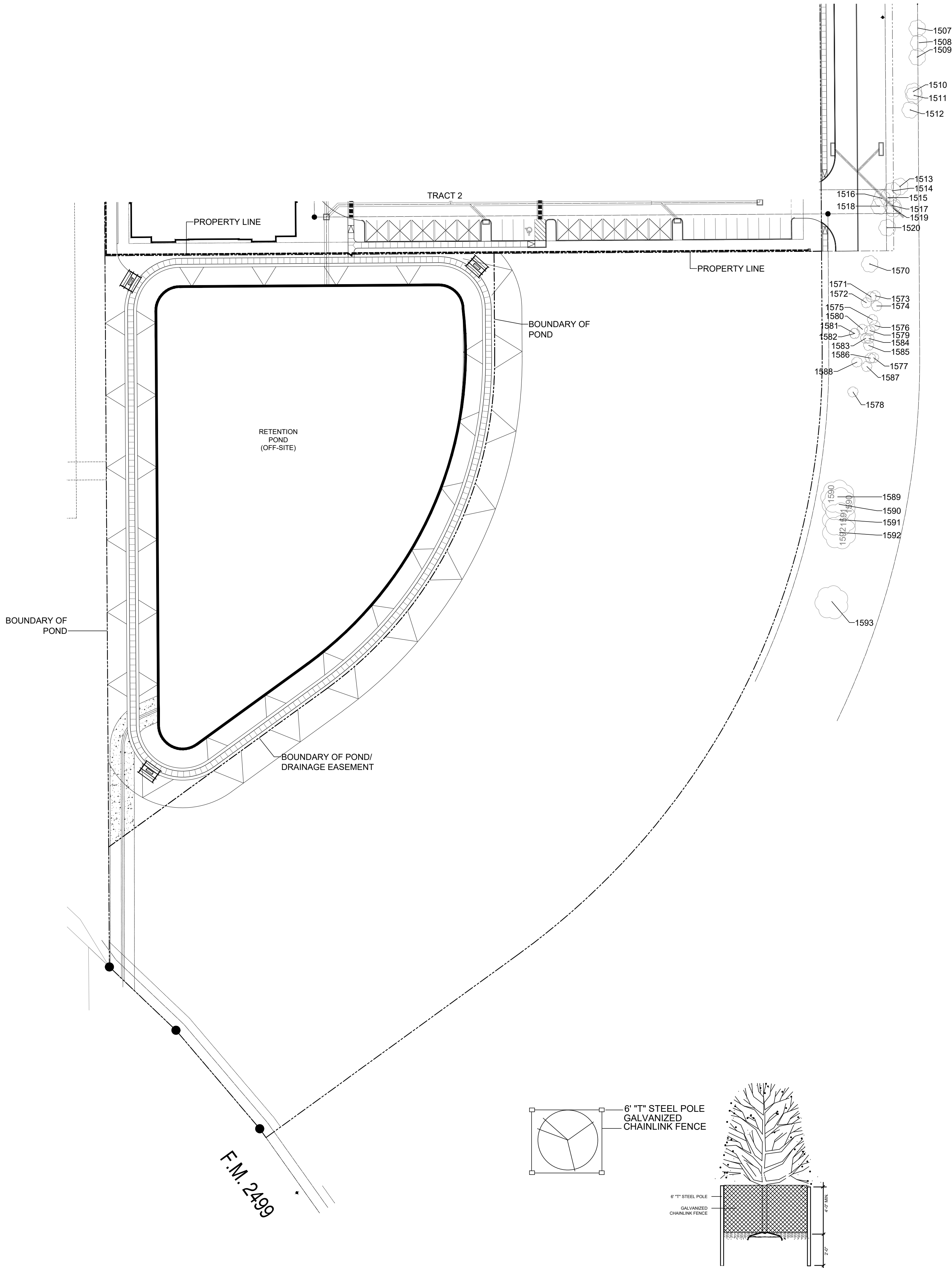
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

TREE SURVEY &
MITIGATION PLAN

LP0.04



2 TREE PROTECTION FENCING

TREE LEGEND

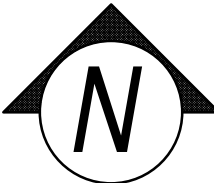
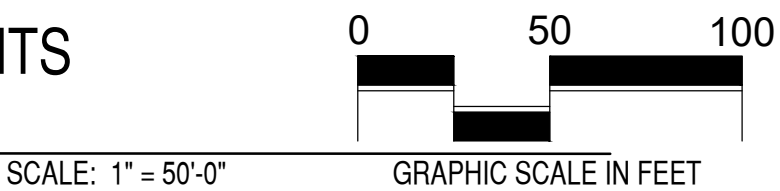
EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

MITIGATION SUMMARY:	
TOTAL INCHES ON SITE:	310 INCHES
TOTAL PROTECTED INCHES ON SITE:	310 INCHES
TOTAL INCHES REMOVED:	310 INCHES
TOTAL PROTECTED INCHES REMOVED:	310 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA (38 TREES X 2.5" CAL):	95 INCHES
TOTAL MITIGATION FOR BUFFER AREA:	0 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	95 INCHES
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(38) 2.5" CAL. TREE

Tree Number	Latin Name	Common Name	Qualitative Condition Rating	DBH	Number of Stems	Specimen Tree	PRESERVE YES/NO	REPLACEMENT TREES
1507	Ulmus crassifolia	Cedar Elm	Fair	14	1		NO	(1) 2.5" CAL. TREE
1508	Ulmus crassifolia	Cedar Elm	Fair	8	1		NO	(1) 2.5" CAL. TREE
1509	Ulmus crassifolia	Cedar Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1510	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1511	Ulmus crassifolia	Cedar Elm	Fair	11	1		NO	(1) 2.5" CAL. TREE
1512	Ulmus crassifolia	Cedar Elm	Fair	7	1		NO	(1) 2.5" CAL. TREE
1513	Carya illinoensis	Pecan	Good	11	1		NO	(1) 2.5" CAL. TREE
1514	Carya illinoensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1515	Ulmus crassifolia	Cedar Elm	Fair	12	2		NO	(1) 2.5" CAL. TREE
1516	Ulmus crassifolia	Cedar Elm	Fair	6	1		NO	(1) 2.5" CAL. TREE
1517	Carya illinoensis	Pecan	Good	10	1		NO	(1) 2.5" CAL. TREE
1518	Ulmus crassifolia	Cedar Elm	Good	7	1		NO	(1) 2.5" CAL. TREE
1519	Ulmus crassifolia	Cedar Elm	Fair	7	1		NO	(1) 2.5" CAL. TREE
1520	Carya illinoensis	Pecan	Good	8	1		NO	(1) 2.5" CAL. TREE
1570	Sideroxylon lanuginosum	Chittamwood					NO	(1) 2.5" CAL. TREE
1571	Carya illinoensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1572	Carya illinoensis	Pecan	Good	7	1		NO	(1) 2.5" CAL. TREE
1573	Ulmus crassifolia	Cedar Elm	Good	7	1		NO	(1) 2.5" CAL. TREE
1574	Ulmus crassifolia	Cedar Elm	Good	6	1		NO	(1) 2.5" CAL. TREE
1575	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1576	Ulmus crassifolia	Cedar Elm	Fair	6	1		NO	(1) 2.5" CAL. TREE
1577	Ulmus crassifolia	Cedar Elm	Fair	9	1		NO	(1) 2.5" CAL. TREE
1578	Sideroxylon lanuginosum	Chittamwood	Good	6	1		NO	(1) 2.5" CAL. TREE
1579	Ulmus crassifolia	Cedar Elm	Fair	7	2		NO	(1) 2.5" CAL. TREE
1580	Carya illinoensis	Pecan	Fair	6	1		NO	(1) 2.5" CAL. TREE
1581	Sideroxylon lanuginosum	Chittamwood	Good	7	1		NO	(1) 2.5" CAL. TREE
1582	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1583	Carya illinoensis	Pecan	Fair	7	1		NO	(1) 2.5" CAL. TREE
1584	Ulmus crassifolia	Cedar Elm	Good	8	1		NO	(1) 2.5" CAL. TREE
1585	Ulmus crassifolia	Cedar Elm	Damaged	13	3		NO	(1) 2.5" CAL. TREE
1586	Carya illinoensis	Pecan	Good	11	1		NO	(1) 2.5" CAL. TREE
1587	Ulmus crassifolia	Cedar Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1588	Ulmus americana	American Elm	Good	10	1		NO	(1) 2.5" CAL. TREE
1589	Sideroxylon lanuginosum	Chittamwood	Good	10	1		NO	(1) 2.5" CAL. TREE
1590	Sideroxylon lanuginosum	Chittamwood	Good	9	1		NO	(1) 2.5" CAL. TREE
1591	Sideroxylon lanuginosum	Chittamwood	Good	9	1		NO	(1) 2.5" CAL. TREE
1592	Sideroxylon lanuginosum	Chittamwood	Good	7	1		NO	(1) 2.5" CAL. TREE
1593	Sideroxylon lanuginosum	Chittamwood	Fair	6	1		NO	(1) 2.5" CAL. TREE
				310				(38) 2.5" CAL. TREES

OFF-SITE DRAINAGE IMPROVEMENTS
TREE SURVEY & MITIGATION PLAN



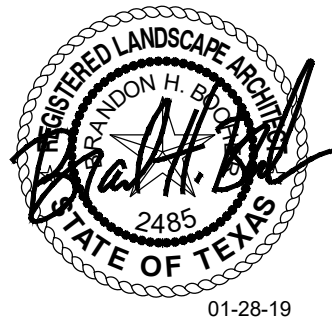
ISSUES:	
06-01-18	ISSUE FOR PD
REVISIONS:	
08-14-18	PER CITY COMMENTS
10-12-18	PER CITY COMMENTS
11-09-18	PER CITY COMMENTS
11-26-18	PER CITY COMMENTS
01-04-19	PER CITY COMMENTS
01-28-19	PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mcb
landscape architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
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ISSUE FOR PD

WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

TREE SURVEY &
MITIGATION PLAN

LP0.05



01 EAST ELEVATION
SCALE 1/8" = 1'-0"



02 NORTH ELEVATION
SCALE 1/8" = 1'-0"



03 WEST ELEVATION
SCALE 1/8" = 1'-0"



04 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MATERIAL TABULATION CHART FOR OFFICE BUILDING									
WATERMERE AT FLOWER MOUND									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.		3703		1674		1674		
2	Doors, Windows, Railing S.F.		1789		690		690		
3	Facade S.F. (exclusive of doors, windows and railings)		1914		984		984		
4	Primary Masonry totals (Min. 80%)		1914	100%	984	100%	984	100%	
	• Brick s.f. (as applicable)	1227	64%	1227	64%	0	0%	0	0%
	• Stone s.f. (as applicable)	687	36%	687	36%	984	100%	984	100%
	• Stucco s.f. (as applicable)	0	0%	0	0%	0	0%	0	0%

WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
Material	Manufacturer	Color Info.	Description	
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caribe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

1. THE TRACT 1 CONCEPTUAL SITE PLAN CONTEMPLATES THREE OFFICE BUILDINGS. FINAL DETAILS WILL BE REQUIRED AT SITE PLAN APPLICATION AND REVISIONS TO MATERIALS AND DESIGN ARE ALLOWED AS LONG AS THE ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED ON THIS PLAN.

NOTE:

1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
4. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
5. OFFICE HVAC EQUIPMENT LOCATION TO BE DETERMINED PER OFFICE OWNER. ROOF/SITE SCREENING TO BE PROVIDED TO MEET CITY EQUIPMENT SCREENING REQUIREMENTS.

Watermere at Flower Mound

Flower Mound, Texas

Architecture
Planning
Project Management

ARRIVE
ARCHITECTURE GROUP

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Ph 817.514.0584 - Fx 817.514.0694

SEAL

REVISION	

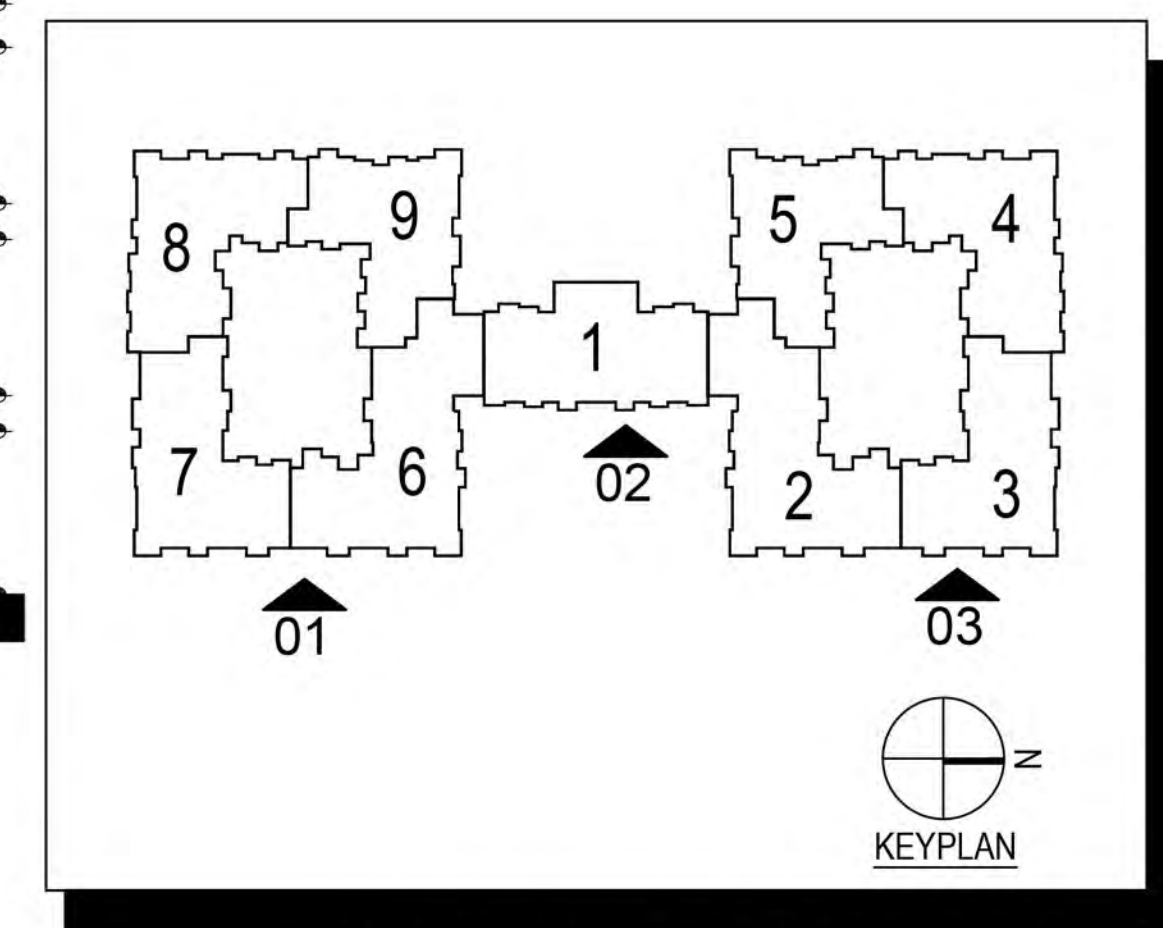
DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-29-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO. A11.01
SCALE: AS NOTED	

TRACT 1 CONCEPTUAL ELEVATIONS



WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Caraiibe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

- NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.*
 2. ALL GROUND BASED HYVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED, TEXTURED TO MATCH THE COLOR OF THE BUILDING.
 4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
 5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT, ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 6. ALL FLAN OFFSETS ARE MINIMUM 1'-0" OR GREATER.
 7. IF A SIGN IS NOT BE SCREENED, IT IS BE SCREENED, THE PARAFET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.



A5.01 SENIOR HOUSING CONCEPTUAL ELEVATIONS

Flower Mound, Texas

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SEA

REVISION               			
DRAWN BY: AAG		CHECKED BY: JMT	
PLOT DATE: 11/8/2018		REV. DATE:	
SUBMITTAL DATE: 11-29-18		PROJECT NUMBER	
ISSUED FOR: City Submittal		SHEET NO.	
SCALE: AS NOTED		A5.01	



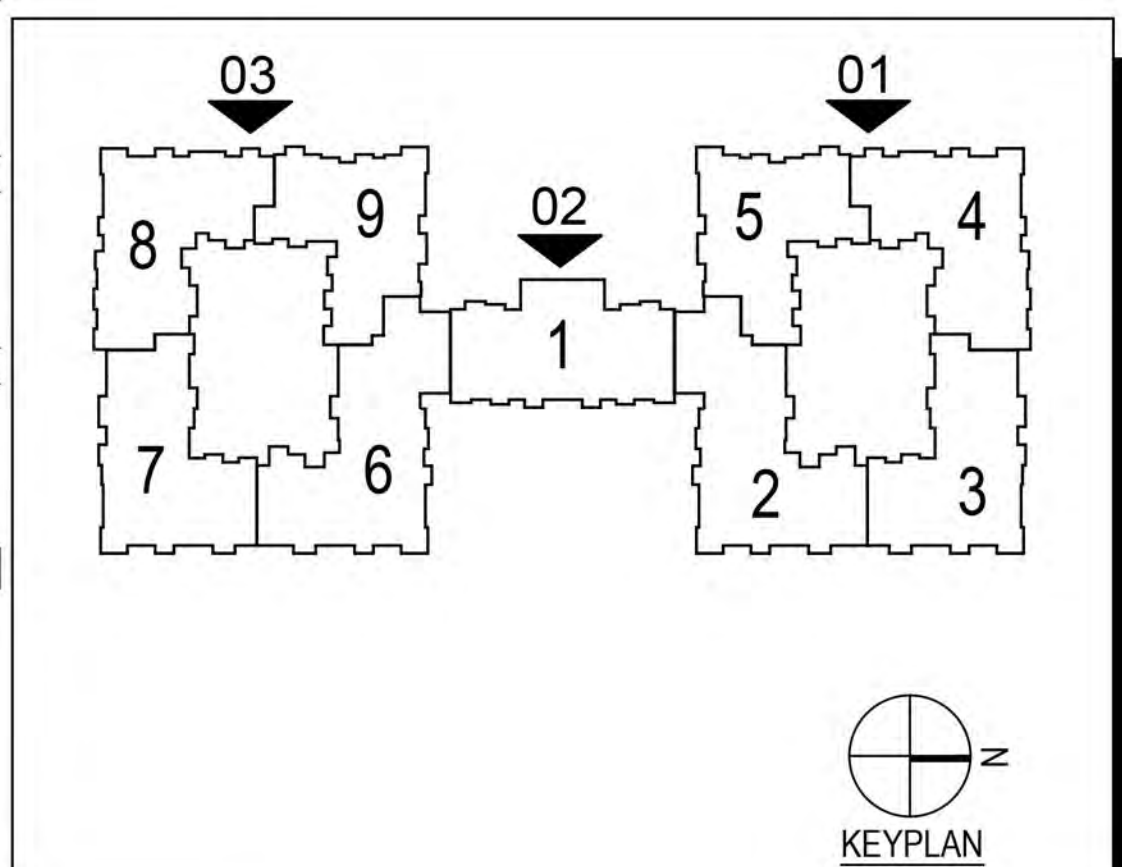
MATERIAL TABULATION CHART (BUILDING)			
WATERMERE AT FLOWER MOUND			
		West	
		SQ.FT.	%
1	Total Facade S.F.	25042	
2	Doors, Windows, Railing S.F.	8597	
3	Facade S.F. (exclusive of doors, windows and railings)	16445	
4	Primary Masonry totals (Min. 30%)	14852	90%
	• Brick s.f. (as applicable)	3352	20%
	• Stone s.f. (as applicable)	3398	21%
	• Stucco s.f. (as applicable)	8102	49%
5	Secondary Masonry totals (max. 20%)	1593	10%
	• Hardiplank s.f. (as applicable)	1593	10%



WATERMERE AT FLOWER MOUND			
Exterior Finish Material Schedule			
	Material	Manufacturer	Description
B1	Brick Veneer	ACME Brick or Equal	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Cultured Stone or Equal	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Magna Wall Stucco w/ elastomeric coating Color as noted to match SW9090 Caribe
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Magna Wall Stucco w/ elastomeric coating Color as noted to match SW7037 Balanced Beige.
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Magna Wall Stucco w/ elastomeric coating Color as noted to match SW6040 Less Brown
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Magna Wall Stucco w/ elastomeric coating Color as noted to match SW6142 Macadamia
HS1	Hardi-Siding	James Hardie or Equal	Fiber Cement Siding Color as noted to match SW7037 Balanced Beige.
HS2	Hardi-Siding	James Hardie or Equal	Fiber Cement Siding Color SW6142 Macadamia
R1	Metal Roof	Berridge Mfg. or Equal	Charcoal Gray Standing Seam Metal Roof

NOTE:

1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.*
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLORS OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
7. FOR ANY CONDENSERS THAT ARE TO BE ROOF-MOUNTED, THE PARAPET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

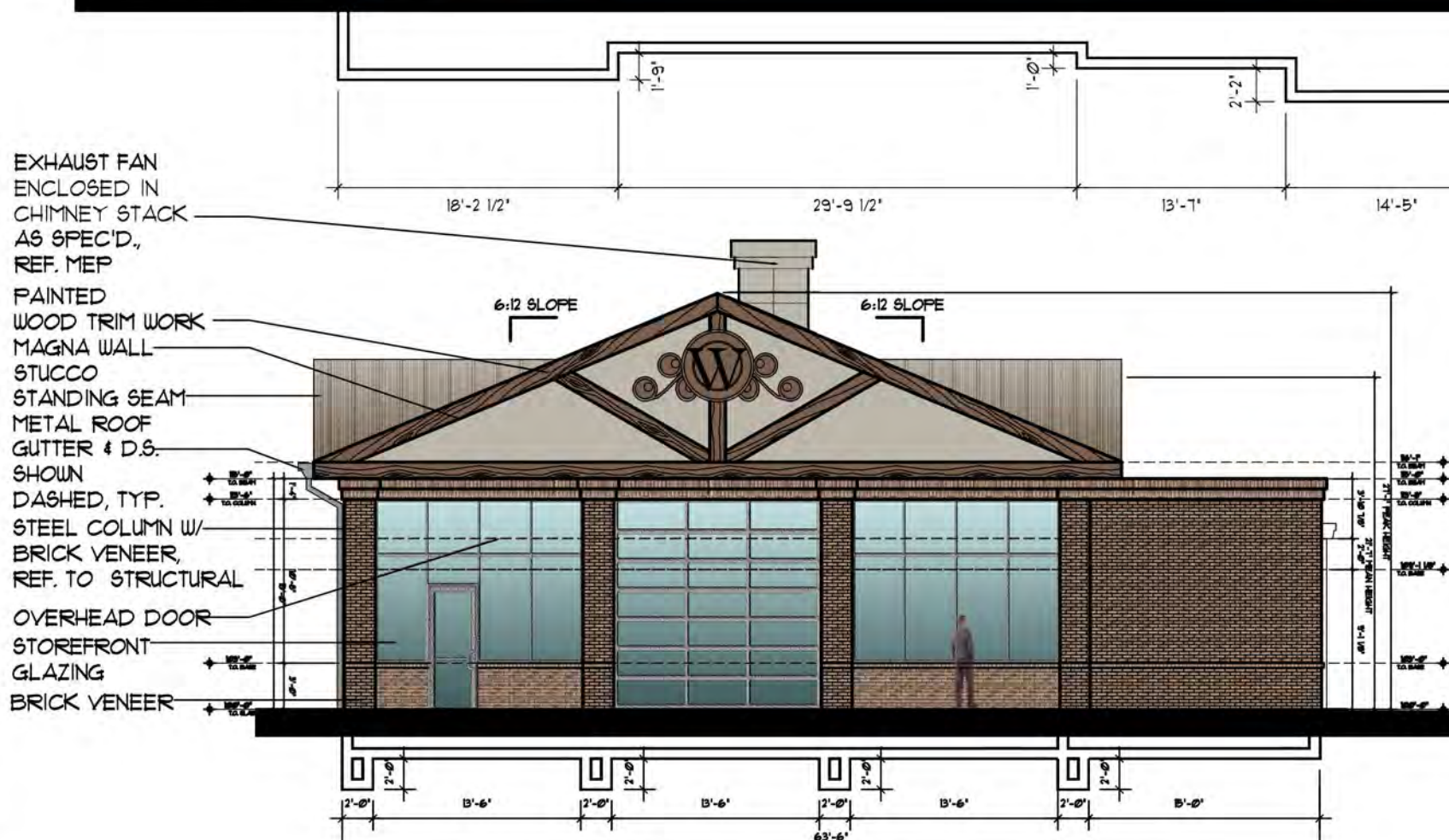




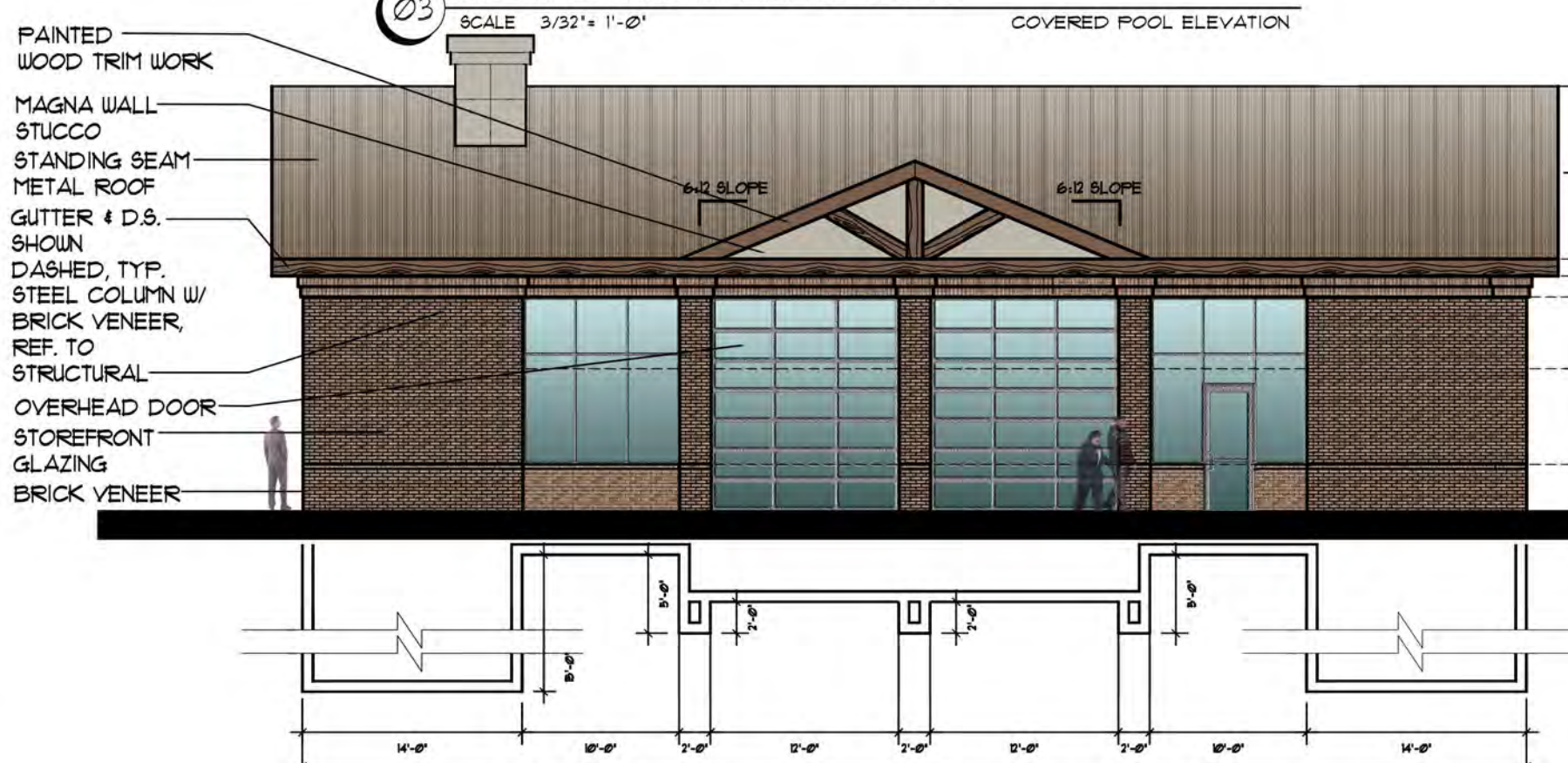
01 NORTH ELEVATION
SCALE 3/32" = 1'-0"



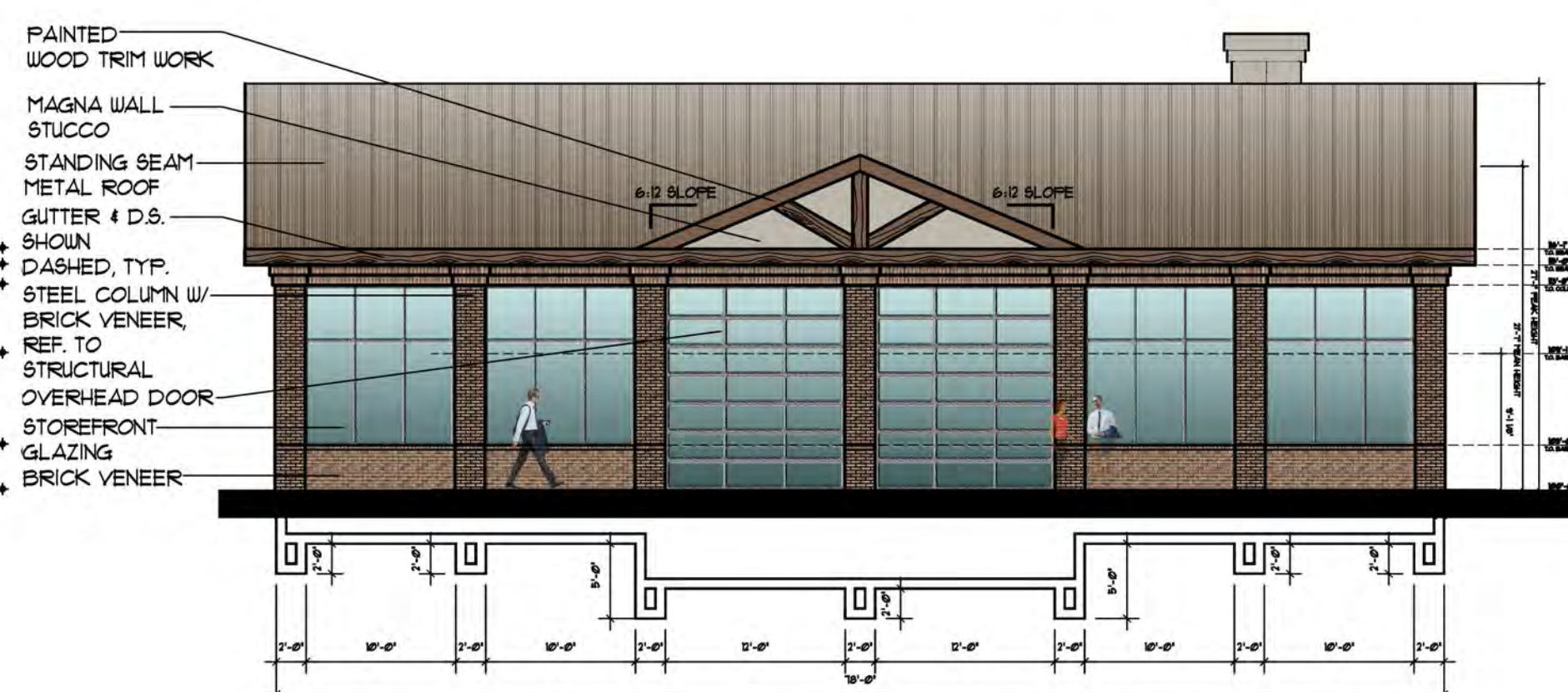
02 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



 NORTH/SOUTH ELEVATION



② EAST ELEVATION



WEST ELEVATION

MATERIAL TABULATION CHART FOR POOL WATERMERE AT FLOWER MOUND									
	North		South		East		West		
	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
Total Facade S.F.	1300		1300		1353		1353		
Doors, Windows, Railing S.F.	482		482		541		764		
Facade S.F. (exclusive of doors, windows and railings)	818		818		812		589		
Primary Masonry totals (Min. 80%)	818	100%	818	100%	812	100%	589	100%	
• Brick s.f. (as applicable)	468	57%	468	57%	625	77%	406	69%	
• Stone s.f. (as applicable)	0	0%	0	0%	0	0%	0	0%	
• Stucco s.f. (as applicable)	350	43%	350	43%	187	23%	183	31%	

WATERMERE AT FLOWER MOULD				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone - Cobbified, Texas Cream
S11	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Carabe	Magna Wall Stucco w/ elastomeric coating
S12	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige	Magna Wall Stucco w/ elastomeric coating
S13	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
S14	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
H51	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige	Fiber Cement Siding
H52	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfr. or Equal	Standing Seam Metal Roof	Charcoal Gray

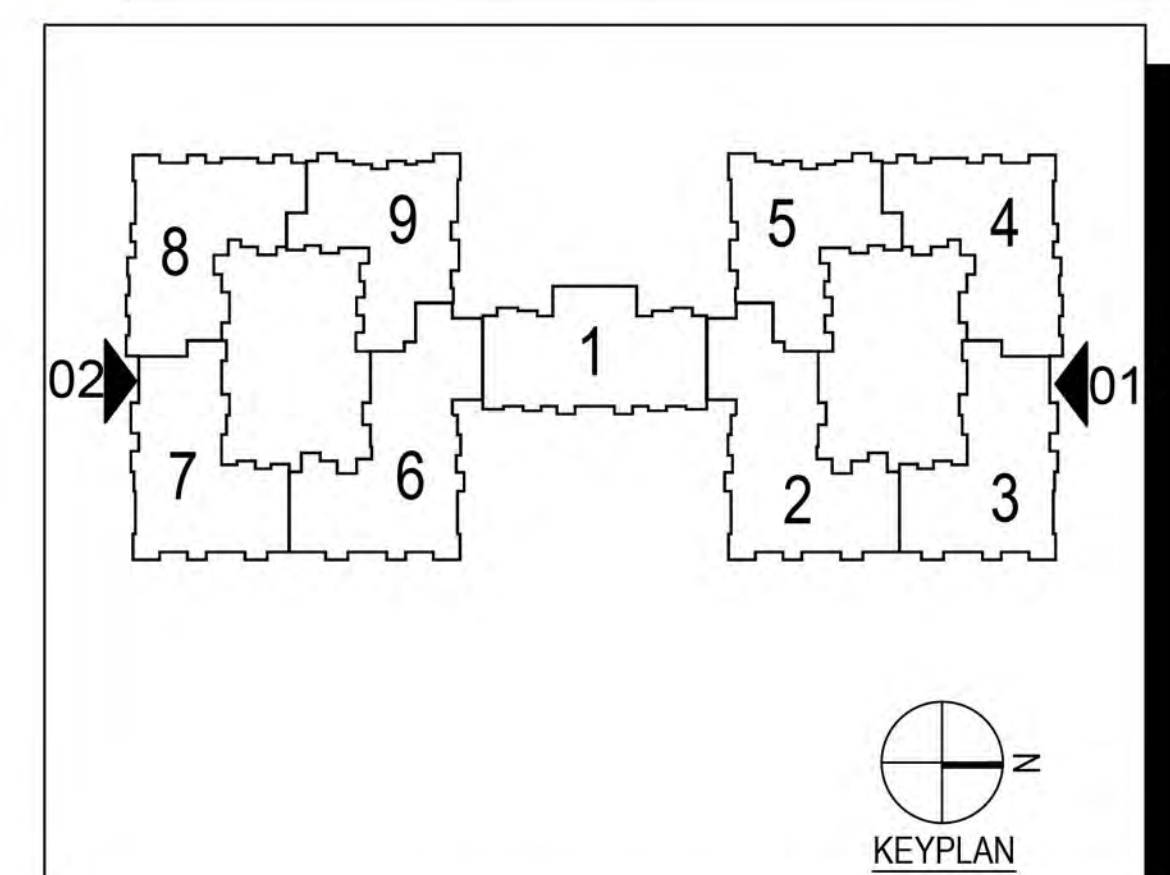
MATERIAL TABULATION CHART (BUILDING)			
WATERMERE AT FLOWER MOUND			
		North	
		SQ.FT.	%
Total Facade S.F.		10710	
Doors, Windows, Railing S.F.		3868	
Facade S.F. (exclusive of doors, windows and railings)		6842	
Primary Masonry totals			
(Min. 80%)		6312	92%
• Brick s.f. (as applicable)		3364	49%
• Stone s.f. (as applicable)		692	10%
• Stucco s.f. (as applicable)		2256	33%
Secondary Masonry totals (max. 20%)		530	8%
• Handrails s.f. (as applicable)		530	8%

NOTE:

1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HYAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPTER SCREENING WALL. REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.

1. FOR ANY CONDENSER THAT ARE TO BE ROOF MOUNTED, THE PARAPET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.

MATERIAL TABULATION CHART (BUILDING)		
WATERWIRE AT FLOWER MOUND		
	South	
	sq.ft.	%
Total Facade S.F.	10710	
Doors, Windows, Railing S.F.	3868	
Facade S.F. (exclusive of doors, windows and railings)	6842	
Primary Masonry totals (Min. 80%)	6312	92%
• Brick s.f. (as applicable)	3364	49%
• Stone s.f. (as applicable)	692	10%
• Stucco s.f. (as applicable)	2256	33%
Secondary Masonry totals (max. 20%)	530	8%
• Hardiplank s.f. (as applicable)	530	8%



A5.03 SENIOR HOUSING CONCEPTUAL ELEVATIONS

Watermere at Flower Mound

Flower Mound, Texas

ARRIVE
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SEAL

REVISION                       			
DRAWN BY: AAG		CHECKED BY: JMT	
PLOT DATE: 11/8/2018		REV. DATE:	
SUBMITTAL DATE: 11-29-18		PROJECT NUMBER	
ISSUED FOR: City Submittal		SHEET NO. A5.03	
SCALE: AS NOTED			

CONCEPTUAL RENDERING A1
COURTYARD

CONCEPTUAL RENDERING B
CLUBHOUSE AMENITY
AREA

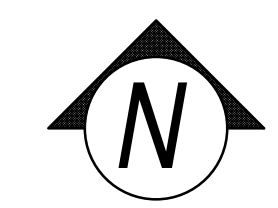
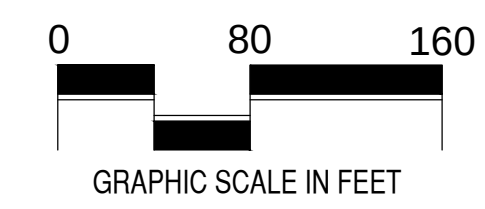
CONCEPTUAL RENDERING C
DOG PARK

CONCEPTUAL RENDERING A2
COURTYARD

CONCEPTUAL RENDERING D
DETENTION POND

○ RENDERING KEY PLAN

SCALE: 1" = 60'-0"



ISSUES:		
①	06-01-18	ISSUE FOR PD
○		
○		
REVISIONS:		
⚠	08-14-18	PER CITY COMMENTS
⚠	10-12-18	PER CITY COMMENTS
⚠	11-09-18	PER CITY COMMENTS
⚠	11-26-18	PER CITY COMMENTS
⚠	01-04-19	PER CITY COMMENTS

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

mdg
landscape
architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
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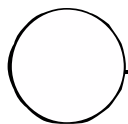
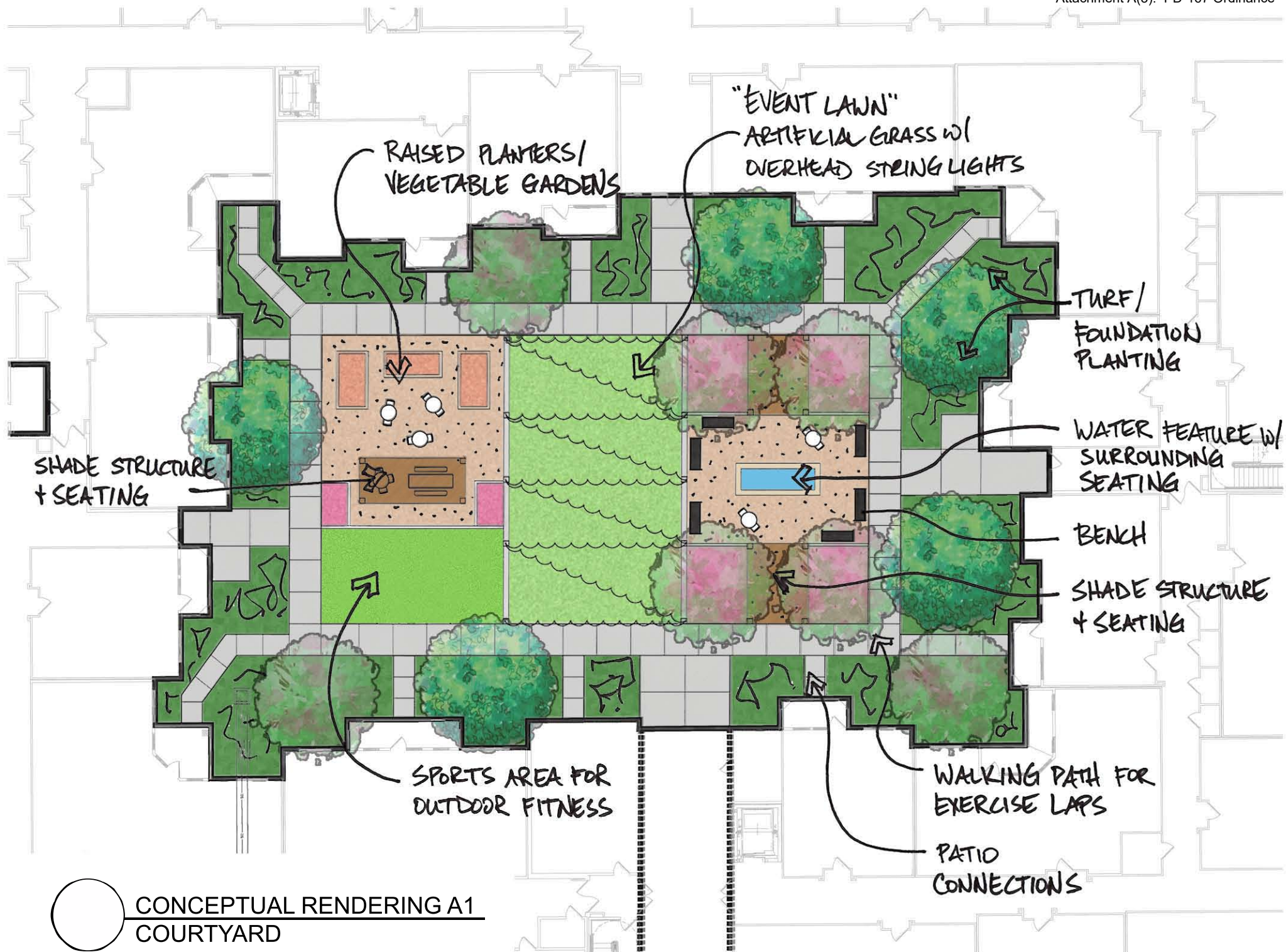
ISSUE FOR PD

WATERMERE
AT FLOWER MOUND

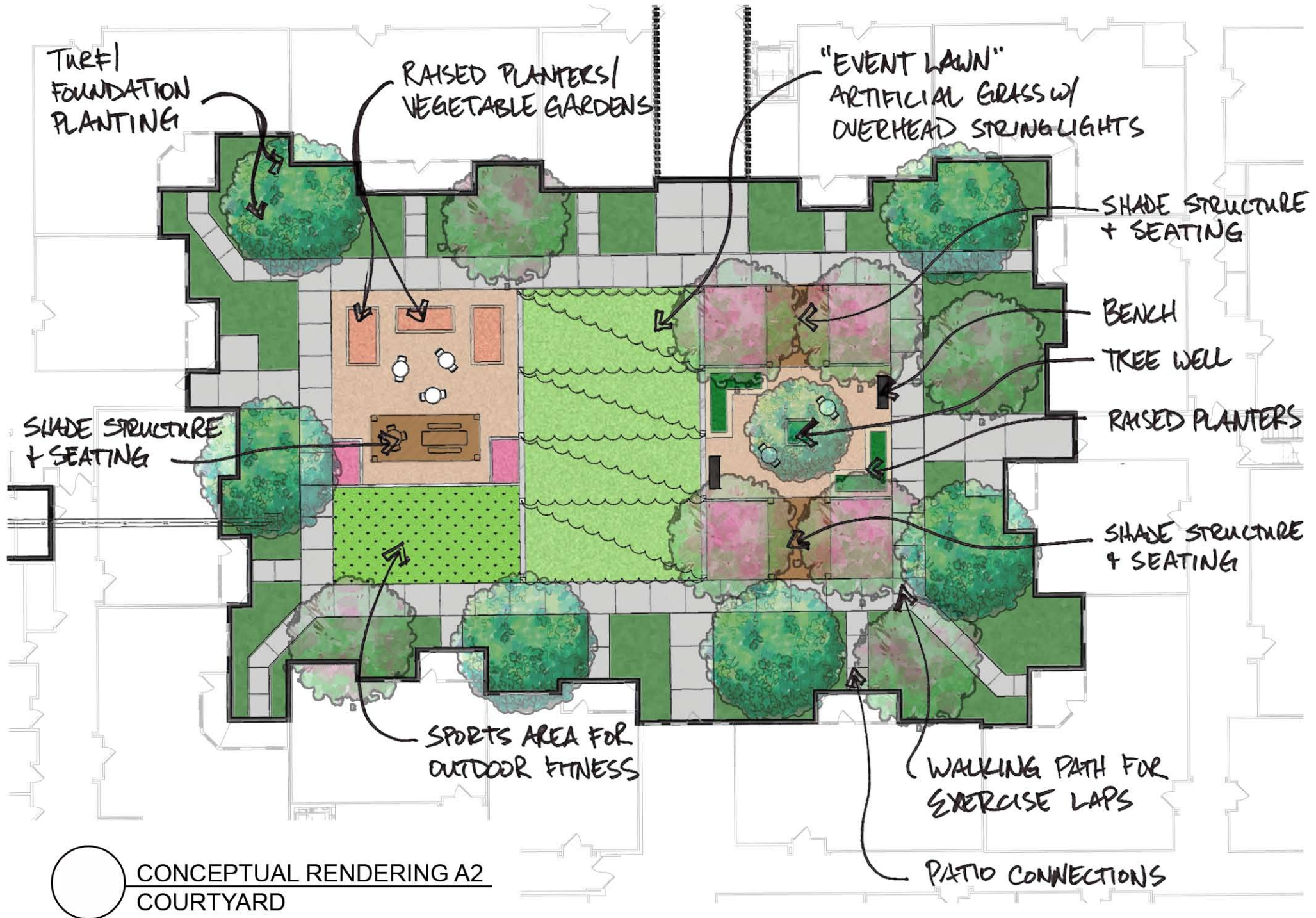
FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

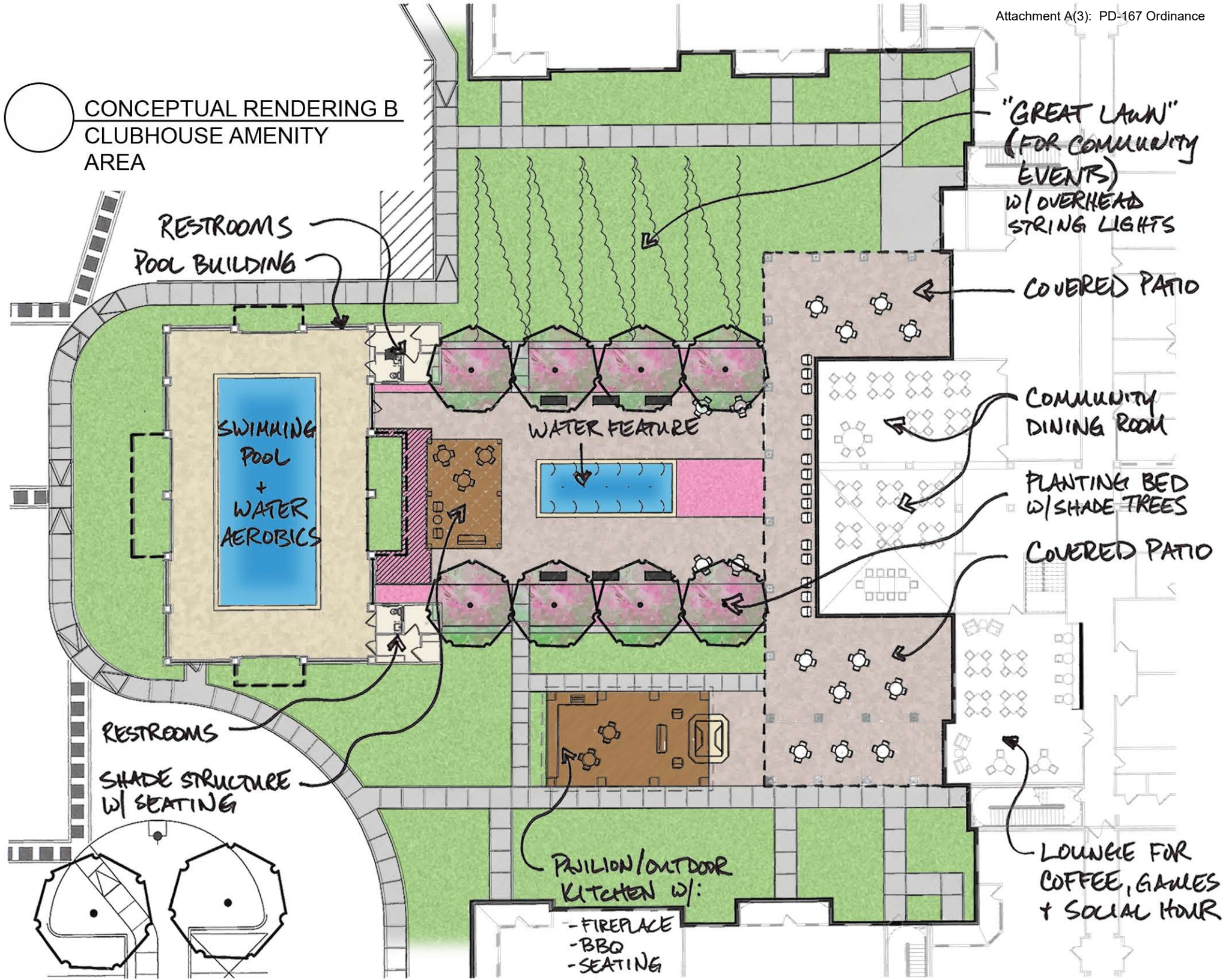
RENDERING KEY
PLAN

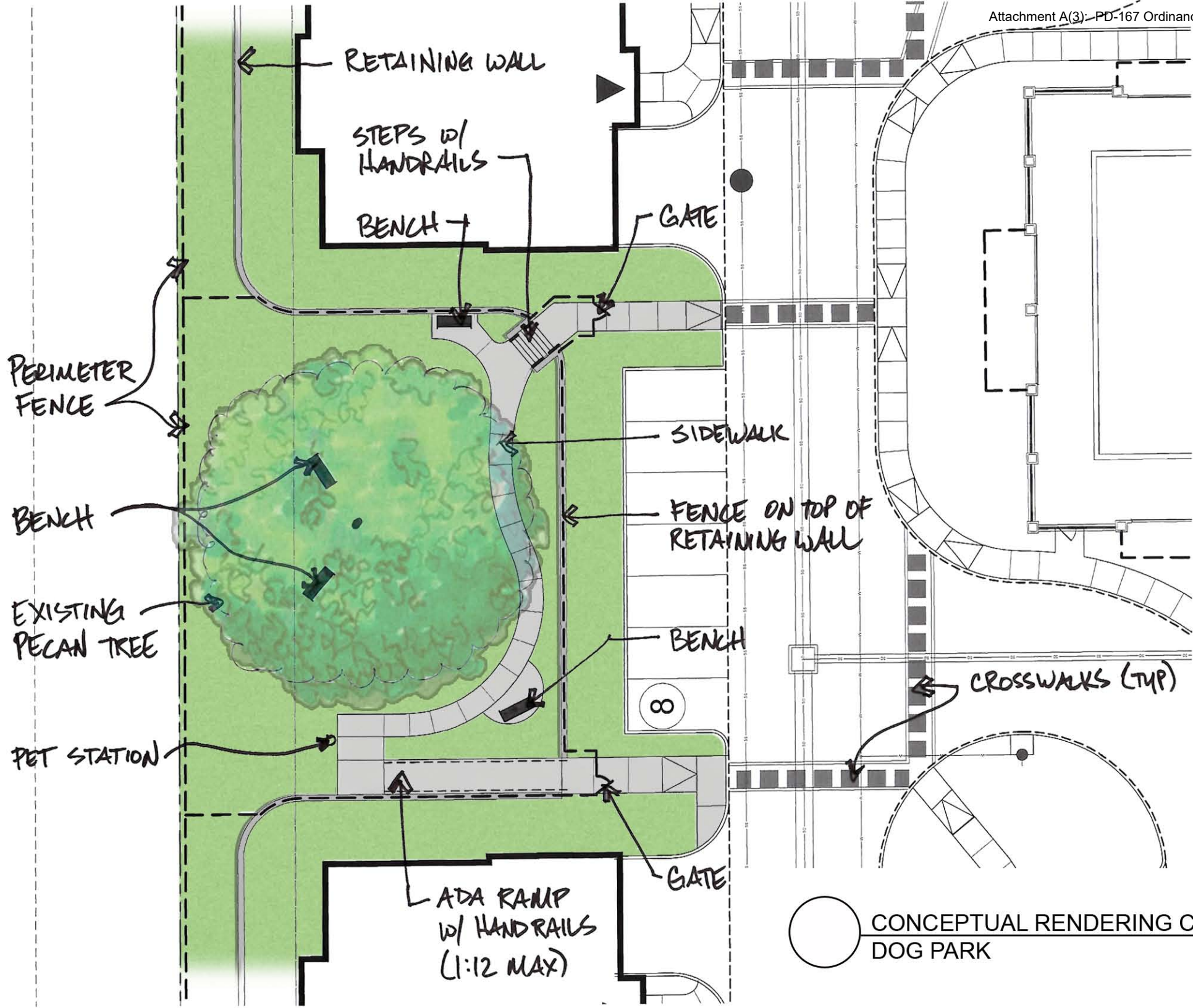


CONCEPTUAL RENDERING A1
COURTYARD

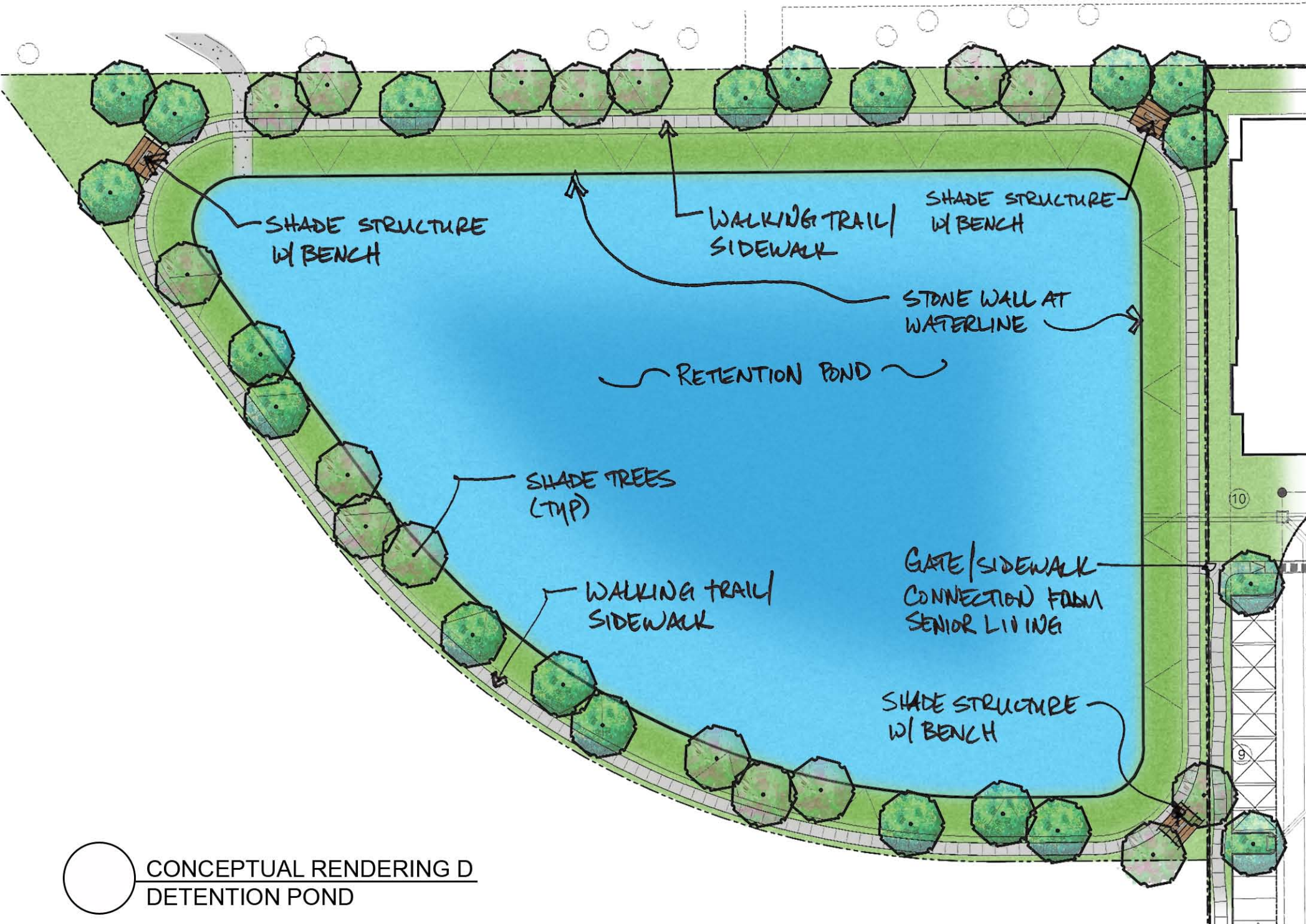


CONCEPTUAL RENDERING B
CLUBHOUSE AMENITY AREA

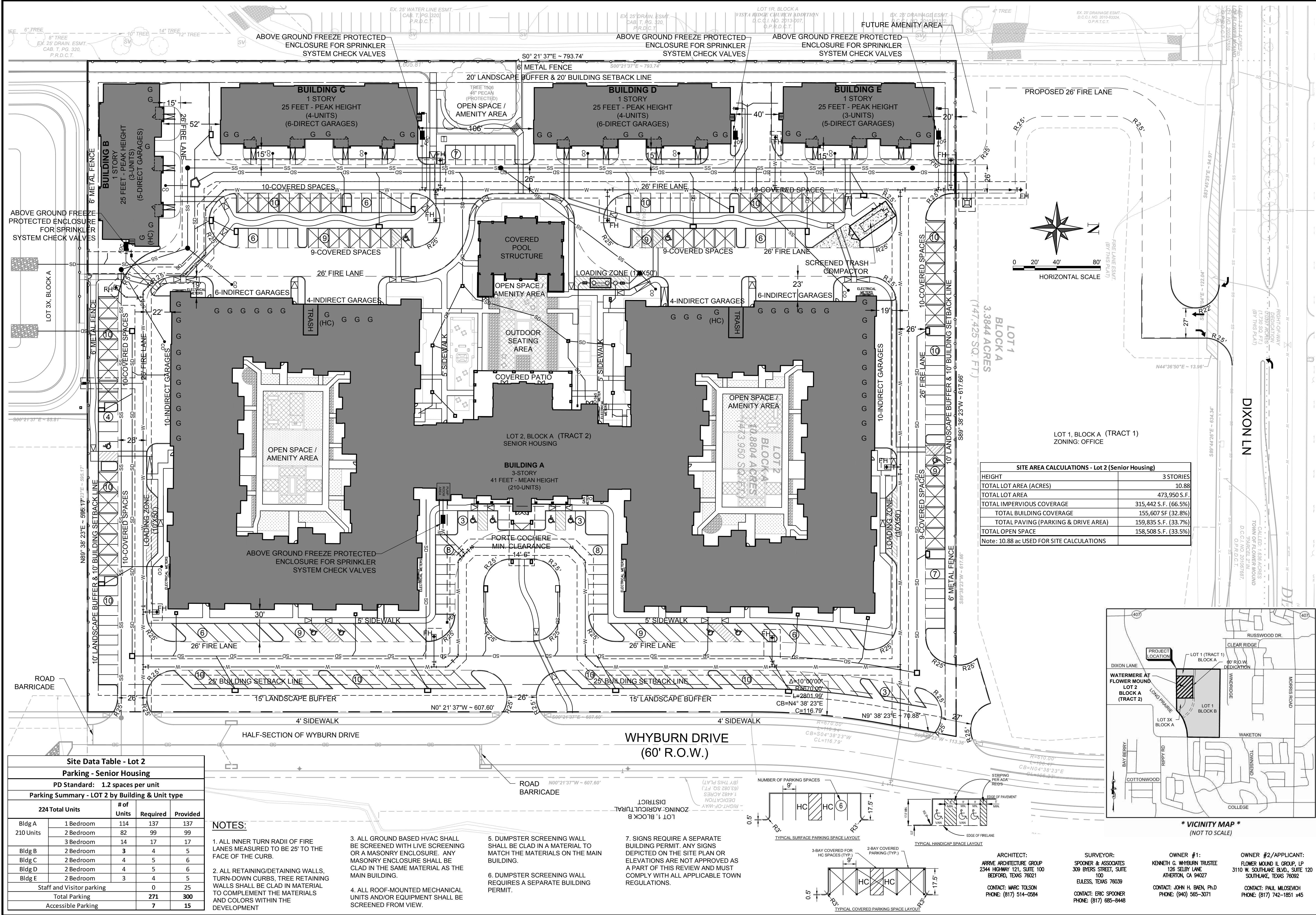




CONCEPTUAL RENDERING C
DOG PARK



CONCEPTUAL RENDERING D
DETENTION POND



Site Data Table - Lot 2				
Parking - Senior Housing				
PD Standard: 1.2 spaces per unit				
Parking Summary - LOT 2 by Building & Unit type				
224 Total Units		# of Units	Required	Provided
Bldg A 210 Units	1 Bedroom	114	137	137
	2 Bedroom	82	99	99
	3 Bedroom	14	17	17
Bldg B	2 Bedroom	3	4	5
Bldg C	2 Bedroom	4	5	6
Bldg D	2 Bedroom	4	5	6
Bldg E	2 Bedroom	3	4	5
Staff and Visitor parking			0	25
Total Parking			271	300
Accessible Parking			7	15

NOTES:

1. ALL INNER TURN RADII OF FIRE LANES MEASURED TO BE 25' TO THE FACE OF THE CURB.

2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THE DEVELOPMENT

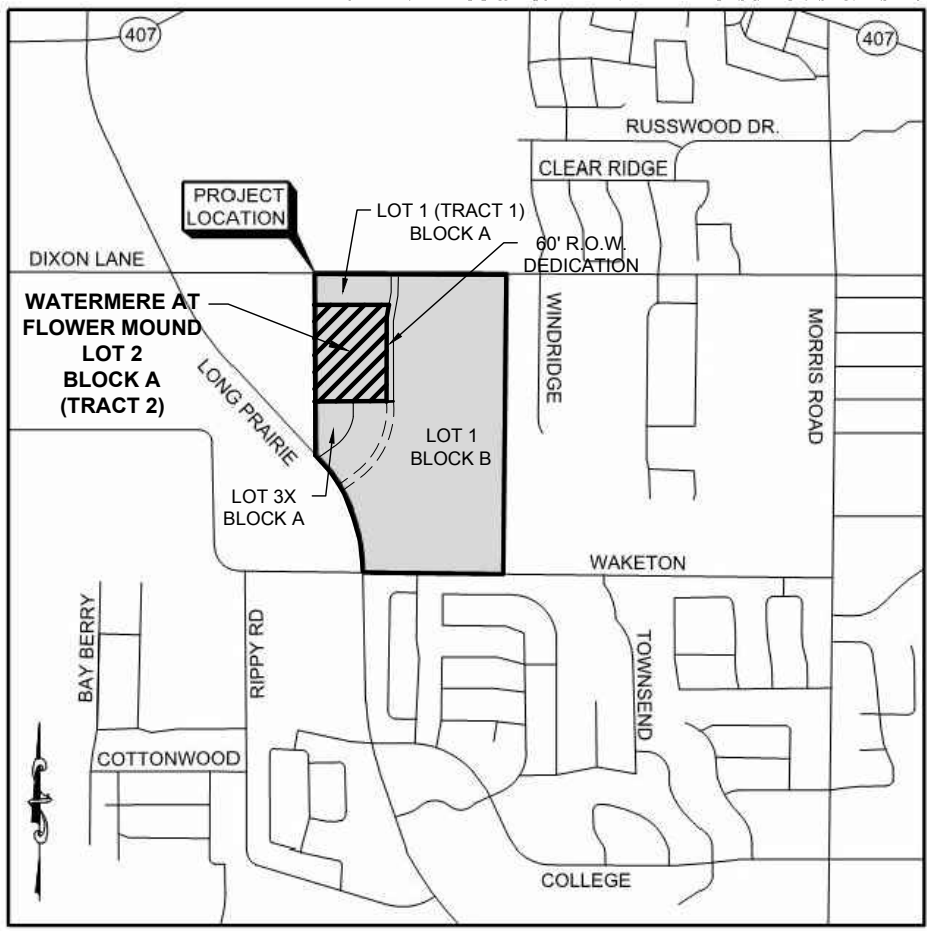
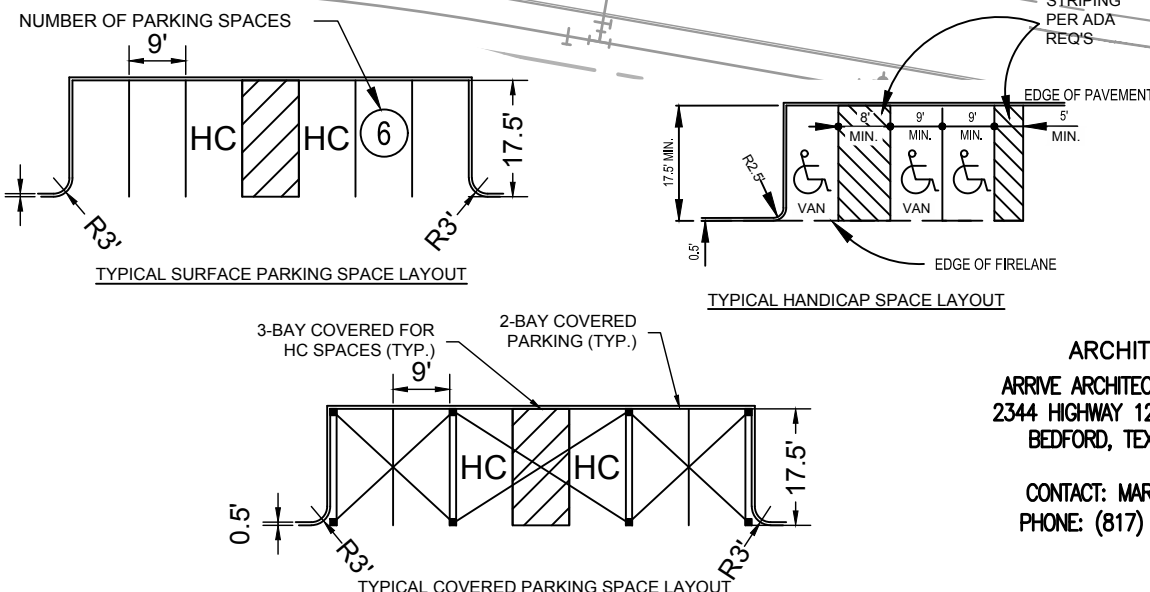
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



SITE AREA CALCULATIONS - Lot 2 (Senior Housing)	
HEIGHT	3 STORIES
TOTAL LOT AREA (ACRES)	10.88
TOTAL LOT AREA	473,950 S.F.
TOTAL IMPERVIOUS COVERAGE	315,442 S.F. (66.5%)
TOTAL BUILDING COVERAGE	155,607 SF (32.8%)
TOTAL PAVING (PARKING & DRIVE AREA)	159,835 S.F. (33.7%)
TOTAL OPEN SPACE	158,508 S.F. (33.5%)
Note: 10.88 ac USED FOR SITE CALCULATIONS	

BURGESS & NIPLÉ
PARK CENTER 7, 12750 MERIT DR, SUITE 425
DALLAS, TX 75251
PHONE: (972) 820-1255
TBP FIRM REGISTRATION NO. F-10834

SITE PLAN
(SP)

WATERMERE AT FLOWER MOUND

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

CHK.	BY	DATE	REVISIONS	NO.
VRM	VRM	8/26/19	FIRST RECORD PLAT SUBMITTAL	1
VRM	VRM	10/18/19	2ND SUBMITTAL - SP19-0020	2
VRM	VRM	11/22/19	3RD SUBMITTAL - SP19-0020	3

This document is released for the purpose of preliminary review under the authority of

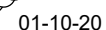
VANESSA R. McELROY P.E.
97261
January 10, 2020

It is not to be used for construction/bidding purposes

JOB NUMBER:	PR57397
DESIGNED BY:	VRM
DRAWN BY:	PLB
APPROVED BY:	VRM
CHECKED BY:	VRM
DATE:	1/10/20
SCALE:	1" = 80'
SHEET NUMBER:	OF 25

Integrated Real Estate Group
3110 W. Southlake Blvd.
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Southlake, TX 76092

**WATERMERE
AT FLOWER MOUND**
FLOWER MOUND, TEXAS



**ISSUE FOR
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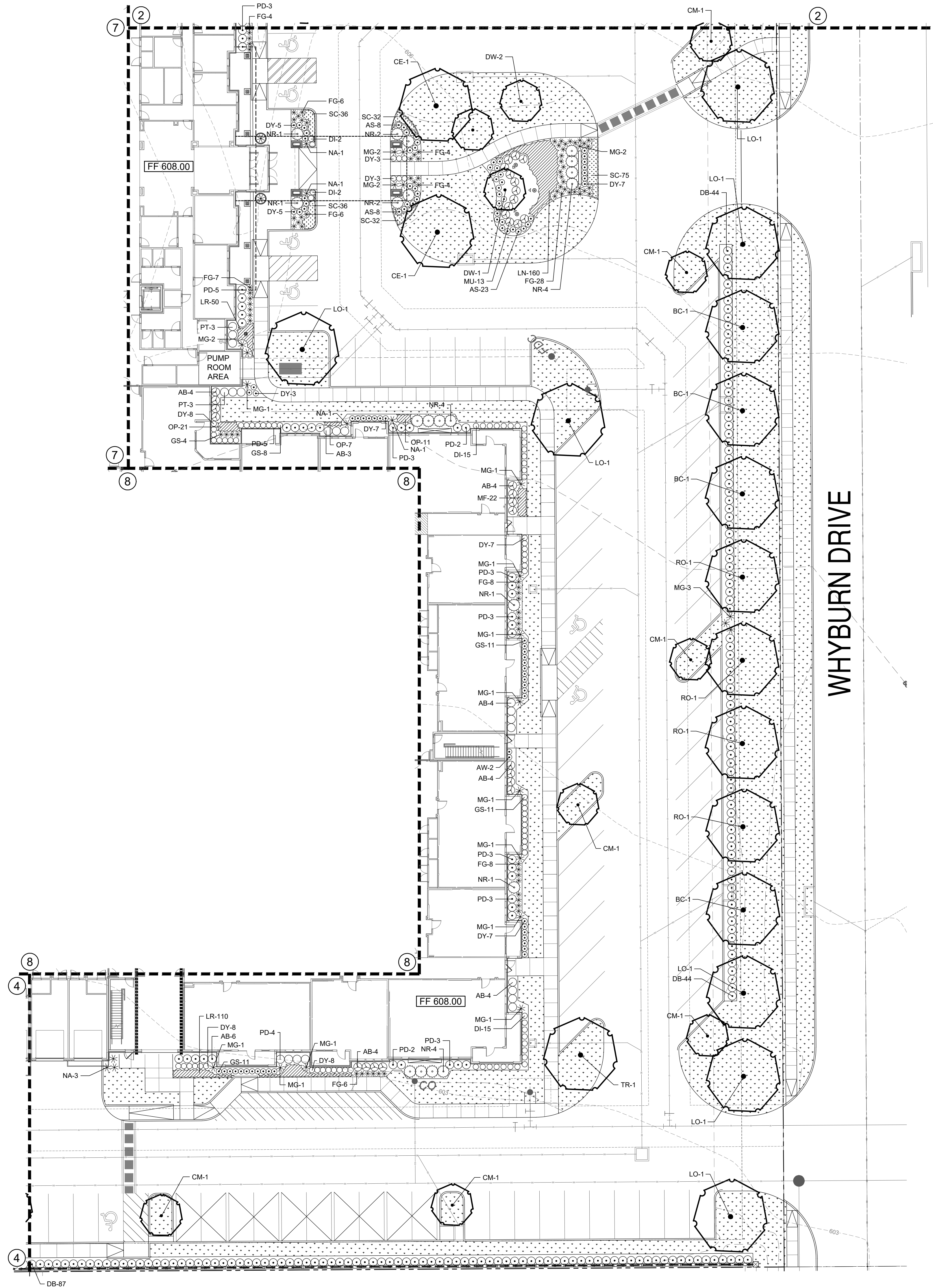
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

PLANTING PLAN

L2.01



PLANTING PLAN

SCALE: 1" = 20'-0"

CLIENT:

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS



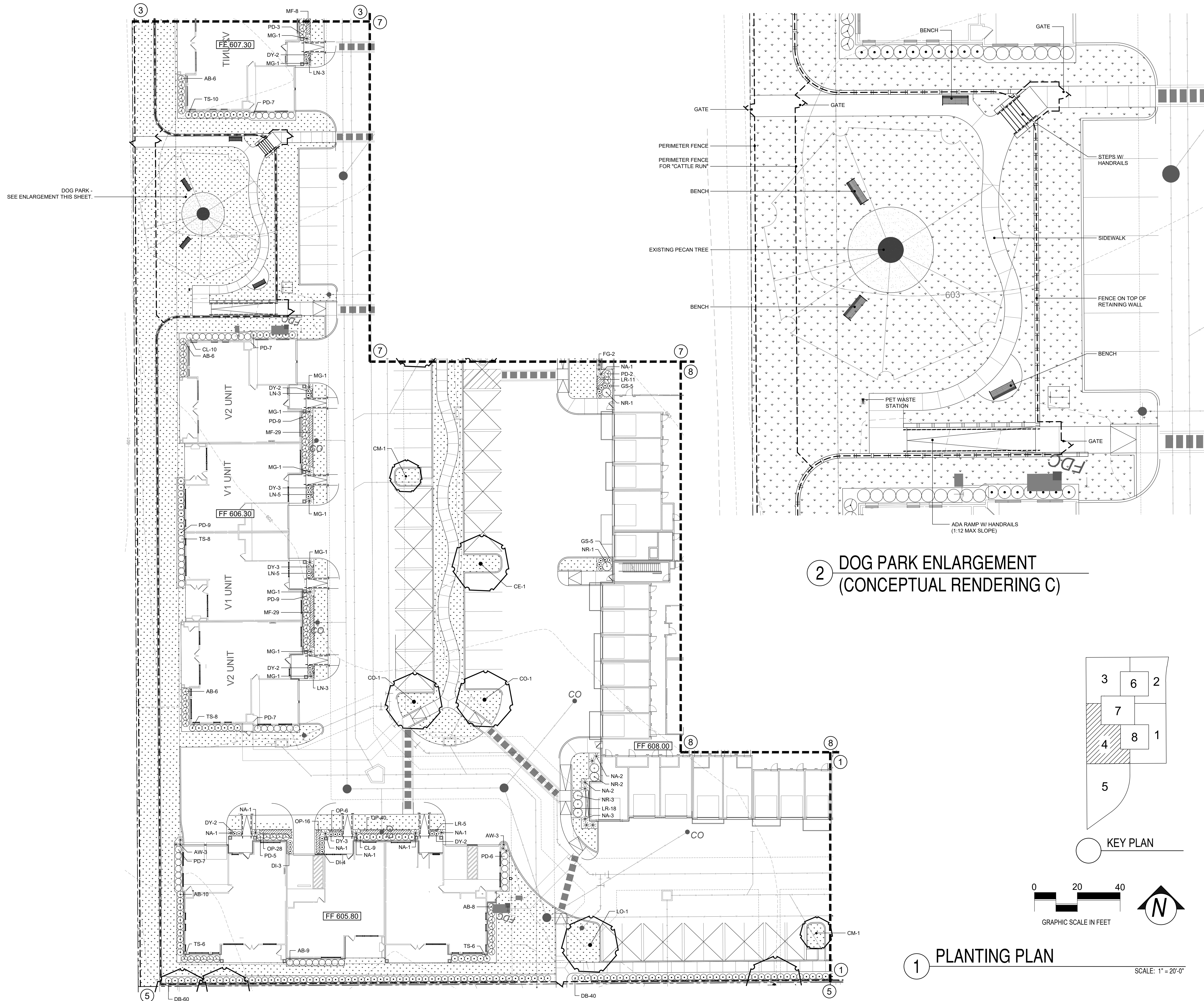
JOB NUMBER: INT-1801

PLANTING PLAN



SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



ISSUES:	
①	10-28-19 ISSUE FOR PERMIT
②	
③	
REVISIONS:	
△	12-23-19 PER CITY COMMENTS
△	01-10-20 PER CITY COMMENTS
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**WATERMERE
AT FLOWER MOUND**
FLOWER MOUND, TEXAS

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

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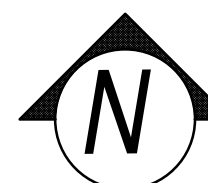
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

PLANTING PLAN

L2.04



SCALE: 1" = 10'-0"

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WATERMERE
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landscape architects

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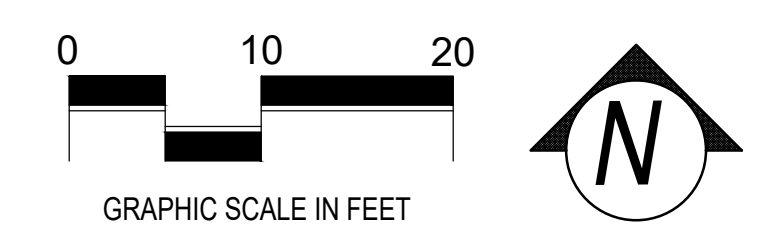
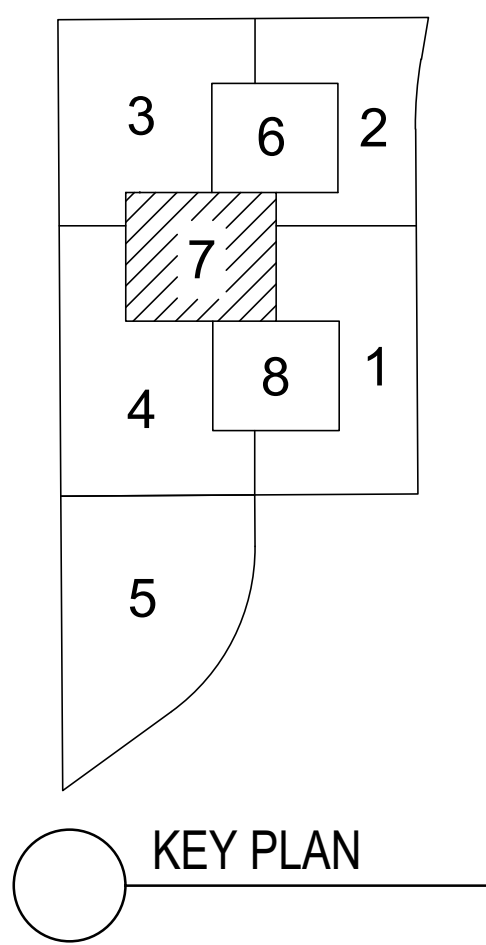
WATERMERE
 AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

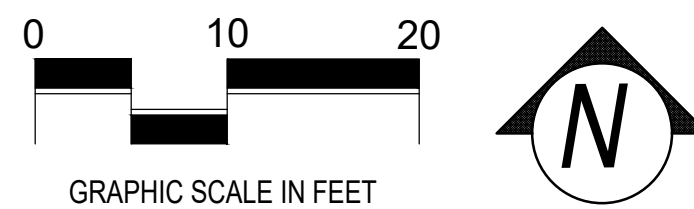
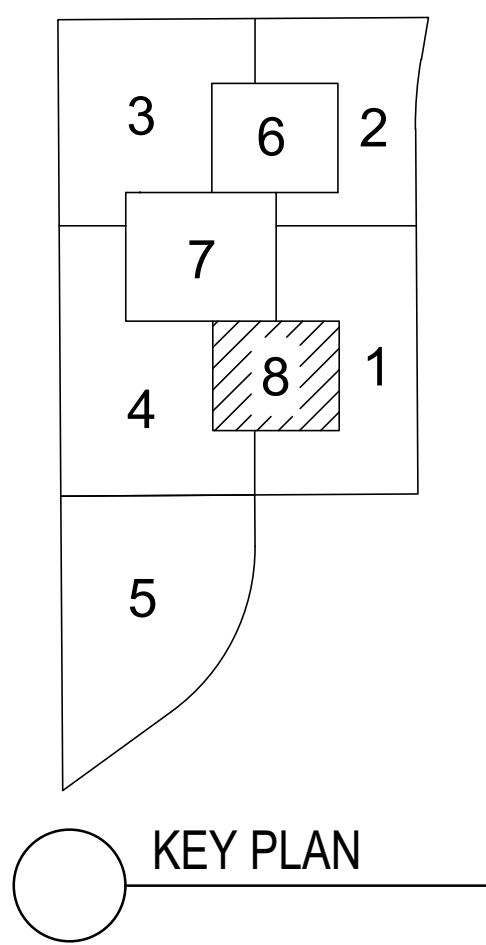
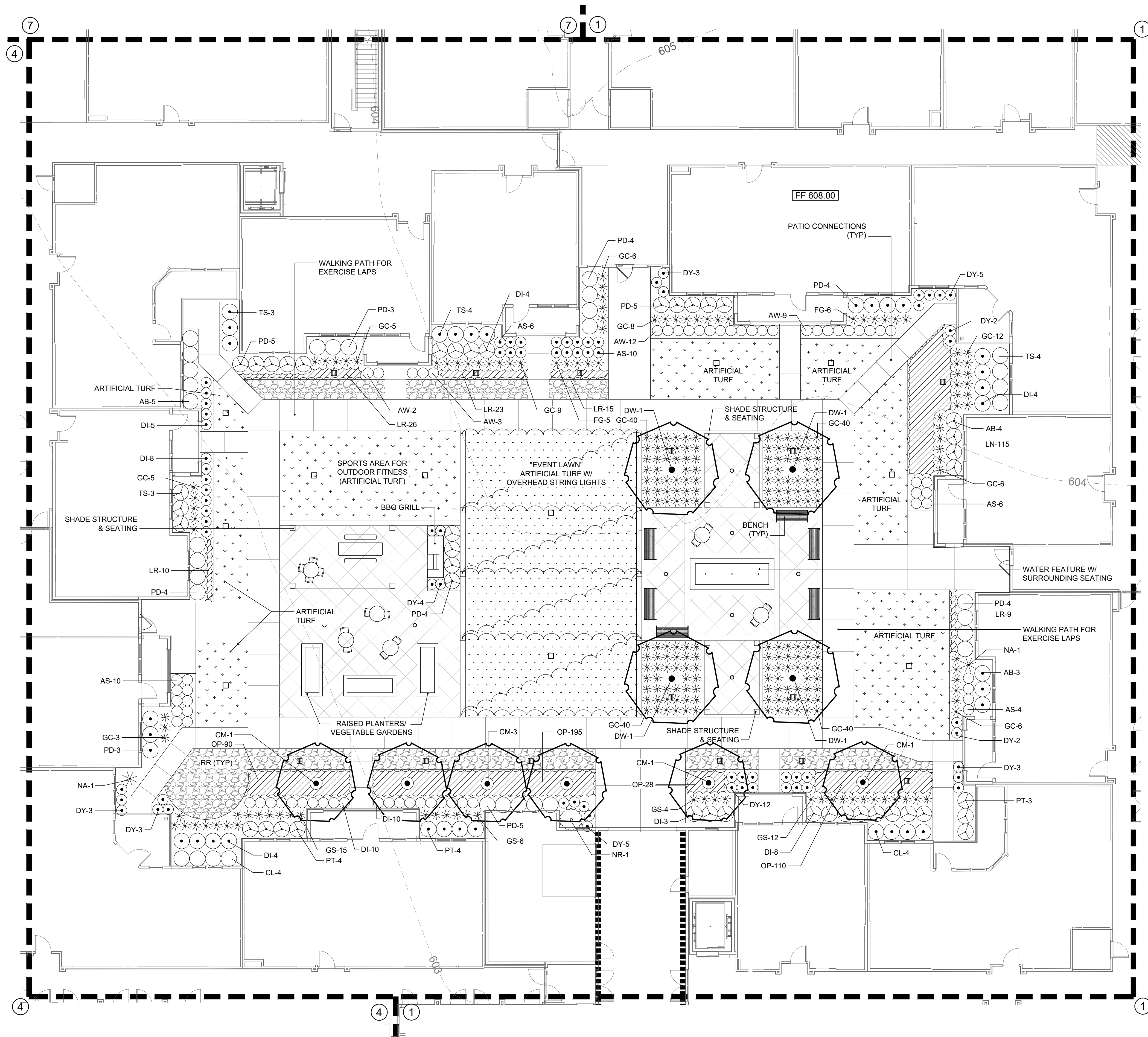
**POOL PLANTING
PLAN**

L2.07



POOL PLANTING PLAN

(CONCEPTUAL RENDERING B)



COURTYARD 'A2' PLANTING PLAN
(CONCEPTUAL RENDERING A2)
SCALE: 1" = 10'-0"

ISSUES:	
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CLIENT:
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WATERMERE AT FLOWER MOUND FLOWER MOUND, TEXAS

mdg
landscape
architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
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FLOWER MOUND, TEXAS	
JOB NUMBER: INT-1801	
COURTYARD 'A2' PLANTING PLAN	
L2.08	

PLANTING NOTES

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/ SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.

3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.

5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.

6. STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.

7. ALL STRAPPING OF TREES MUST BE REMOVED WITHIN ONE YEAR FROM PLANTING.

KEY NOTES:

- 1

PLANTING:
REFER TO PLANTING SCHEDULE FOR TYPE
- 2

SET TREES LEVEL AND PLUM.
STRAIGHTEN AFTER SETTLEMENT IF NEEDED.
- 3

SET TREES WITH TOP 1/3 OF ROOT ABOVE FINISH GRADE.
- 4

REFER TO LANDSCAPE PLAN FOR GROUND COVER TYPE
AND LOCATIONS. PROVIDE 1" MIN. DECOMPOSED GRANITE
3" DEEP OVER BLACK WEED BARRIER FABRIC OR 3" DEEP
SHREDDED CYPRESS MULCH OVER BLACK WEED BARRIER.
- TYP. ALL LANDSCAPE BEDS TO BE MULCHED UNLESS
NOTED OTHERWISE.
- 5

LAWN
- 6

REFER TO SITE GRADING PLAN FOR SLOPE.
IF NECESSARY: PLACE THREE PINS EVERY 2'-0", SPACING EQUALLY.
- 7

14ga. STEEL EDGE
- 8

TRENCH EDGE (ALL BEDS TO HAVE TRENCH / SHOVEL EDGE UNLESS NOTED OTHERWISE)
- 9

PREFERRED SOIL
- 10

UNDISTURBED SOIL
- 11

SUB GRADE
- 12

PREPARED PLANTING MIXTURE.
- 13

TREES 6'-0" IN HEIGHT OR TALLER SHALL BE TIED
WITH ARBORGUY OR EQUAL PRODUCT.

Detail Specifications for: PRO40 Tree Anchoring Kits

ARBORGUY® TREE ANCHORING SOLUTIONS

(866) ARBORS1
(866) 272-6771
fax(407) 880-1216

ARBORGUY® PRO40 STAKING DETAIL

ARBORGUY® PRO40 SYSTEM

PRO40:
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1" x 12' = 600 lb test
Black or Green, UV resistant, polypropylene
strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead * Anchors (4-3/4" x 3-3/4")

Adjustable Guying Method Using a Tension Bar

1. Once the arrowhead anchor has been driven into the ground and set (secured), the guyline should be passed through Hole #1 on the tension bar, then wrapped around the tree trunk just above the lowest established branch. Then, the guyline should be passed through Hole #2 in the tension bar just below the first established branch. After pulling taut any slack, a stop knot is established immediately below Hole #2 in the guyline. (See Figure 1)

2. The tension bar is then pulled downward until the tree is straight and the guyline is SNUG (NOT TIGHT). (See Figure 2)

3. The tension bar is locked into place by tying the loose end of the guyline itself just above Hole #2. (See Figure 3)

This tensioning method allows the guylines to be readjusted, if necessary, in order to keep the guylines snug until the tree root system is established and the staking material is removed.

Specify Anchor

1. Biodegradable (soft or hard soil)
2. Nylon (soft soil)
3. Heavy Duty (hard soil)

5 SHRUB PLANTING
NOT TO SCALE

3 TREE PLANTING
NOT TO SCALE

PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
BC	Taxodium distichum	Bald Cypress	10	3" Cal.	12'-14' Ht., Container Grown
CE	Ulmus crassifolia	Cedar Elm	8	3" Cal.	12'-14' Ht., Container Grown
CO	Quercus muehlenbergii	Chinkapin Oak	9	3" Cal.	12'-14' Ht., Container Grown
LO	Quercus virginiana	Live Oak	10	3" Cal.	12'-14' Ht., Container Grown
RO	Quercus shumardii	Shumard Red Oak	9	3" Cal.	12'-14' Ht., Container Grown
TR	Quercus buckleyi	Texas Red Oak	4	3" Cal.	12'-14' Ht., Container Grown
ORNAMENTAL TREES					
CM	Lagerstroemia indica	Crepe Myrtle	13	8'-10' Ht.	Multi trunk, 3 - 5 canes, 1" cal., cane min.
DW	Chilopsis linearis	Desert Willow	11	8'-10' Ht.	Multi trunk, 3 - 5 canes, 1" cal., cane min.
RB	Betula Nigra	River Burch	8	12'-14' Ht.	Multi trunk, 3 - 5 canes
VT	Vitex agnus-castus	Vitex Tree (Chaste Tree)	0	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 1" cal., cane min., Container Grown
YH	Ilex vomitoria	Yaupon Holly	0	8' to 10' Ht., 4' - 5' spread	Multi trunk, 3 - 5 canes, 1" cal., cane min.
LARGE SHRUBS					
AB	Abelia grandiflora 'Edward Goucher'	Edward Goucher Abelia	177	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
CL	Temstroemia gymnanthera	Cleyera	64	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
DB	Ilex cornuta 'Dwarf Burford'	Dwf Burford Holly	473	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
MG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	78	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
NA	Nandina domestica	Nandina 'Heavenly Bamboo'	80	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
NR	Ilex x 'Nellie R. Stevens	Nellie R. Stevens Holly	71	15 Gal.	6' min. ht, full to ground Pyramidal form
MU	Capillaris muehlenbergia	Muhly Grass	22	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
PD	Lorapetalum chinense 'Plum Delight'	Purple Fringe Flower	329	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
PT	Pittosporum tobira	Pittosporum	53	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
RY	Hesperaloe parviflora	Red Yucca	0	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
SY	Yucca recurvifolia	Soft Leaf Yucca	0	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
TS	Leucophyllum frutescens	Texas Sage	106	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
UJ	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	0	3 Gal.	24" min. ht, 18" min. spread, Plant 36" O.C.
ORNAMENTAL SHRUBS					
AS	Salvia greggii 'Navajo Bright Red'	Autumn Sage	121	3 gal	Plant 24" O.C.
AW	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	56	3 gal	Plant 24" O.C.
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	203	3 gal	Plant 24" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	306	3 gal	Plant 24" O.C.
FG	Pennisetum alopecuroides 'Hameln'	Hamelin Fountain Grass	163	2 gal	Plant 24" O.C.
GC	Muhlenbergia capillaris	Gulf Coast Muhly Grass	511	2 gal	Plant 24" O.C.
GS	Nandina domestica 'Gulf Stream'	Nandina 'Gulf Stream'	204	3 gal	Plant 24" O.C.
RM	Rosmarinus officinalis	Rosemary	0	3 gal	Plant 24" O.C.
GROUNDCOVERS					
LN	Lantana sp.	Lantana	683	4" pots	Plant 15" O.C.
LR	Liriope muscari	Liriope	673	4" pots	Plant 12" O.C.
PW	Euonymus fortunei 'Coloratus'	Purple Wintercreeper	263	4" pots	Plant 12" O.C.
OP	Ophiopogon japonicus	Monkey Grass	653	4" pots	Plant 12" O.C.
MF	Nassella tenuissima	Mexican Feather Grass	160	1 gal.	Plant 15" O.C.
SC		Seasonal Color	211	4" pots	Plant 9" O.C.
SS	Bermuda	Solid Sod			
RR		River Rock		Dia: 1.5" - 3"	Min. 4" Depth., Install over filter fabric.

ISSUES:

10-28-19

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REVISIONS:

12-23-19

PER CITY COMMENTS

01-10-20

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WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

landscape architects
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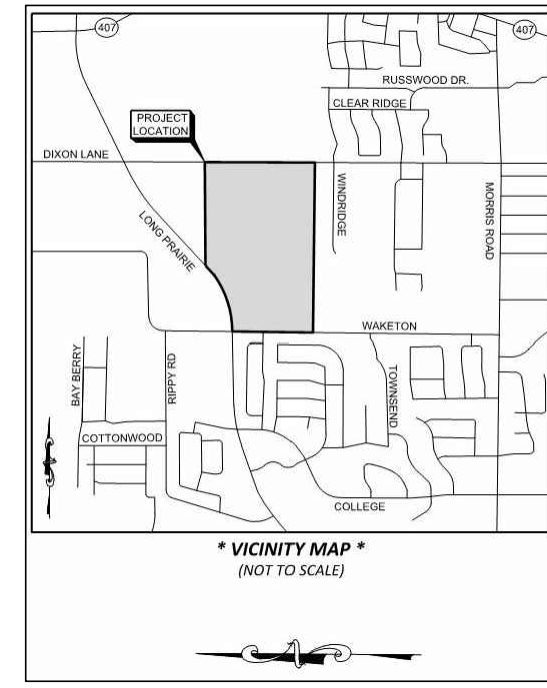
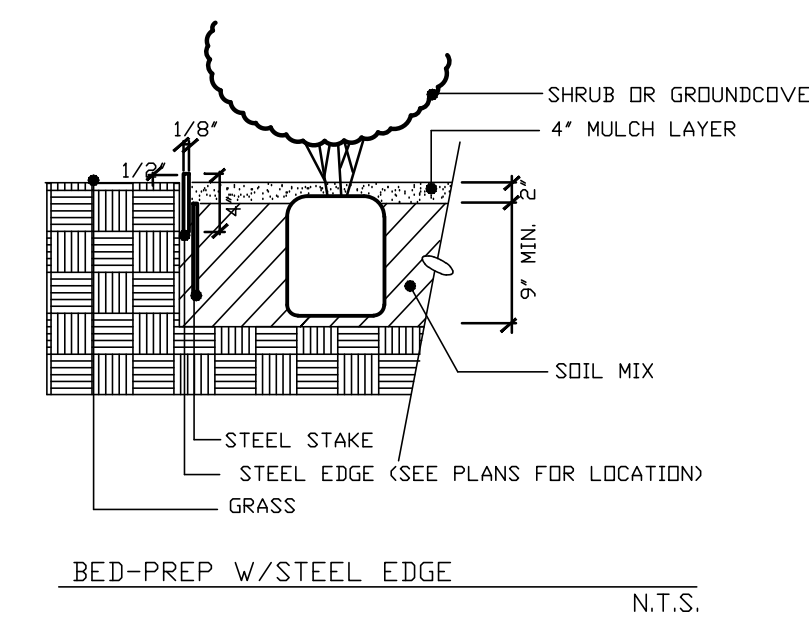
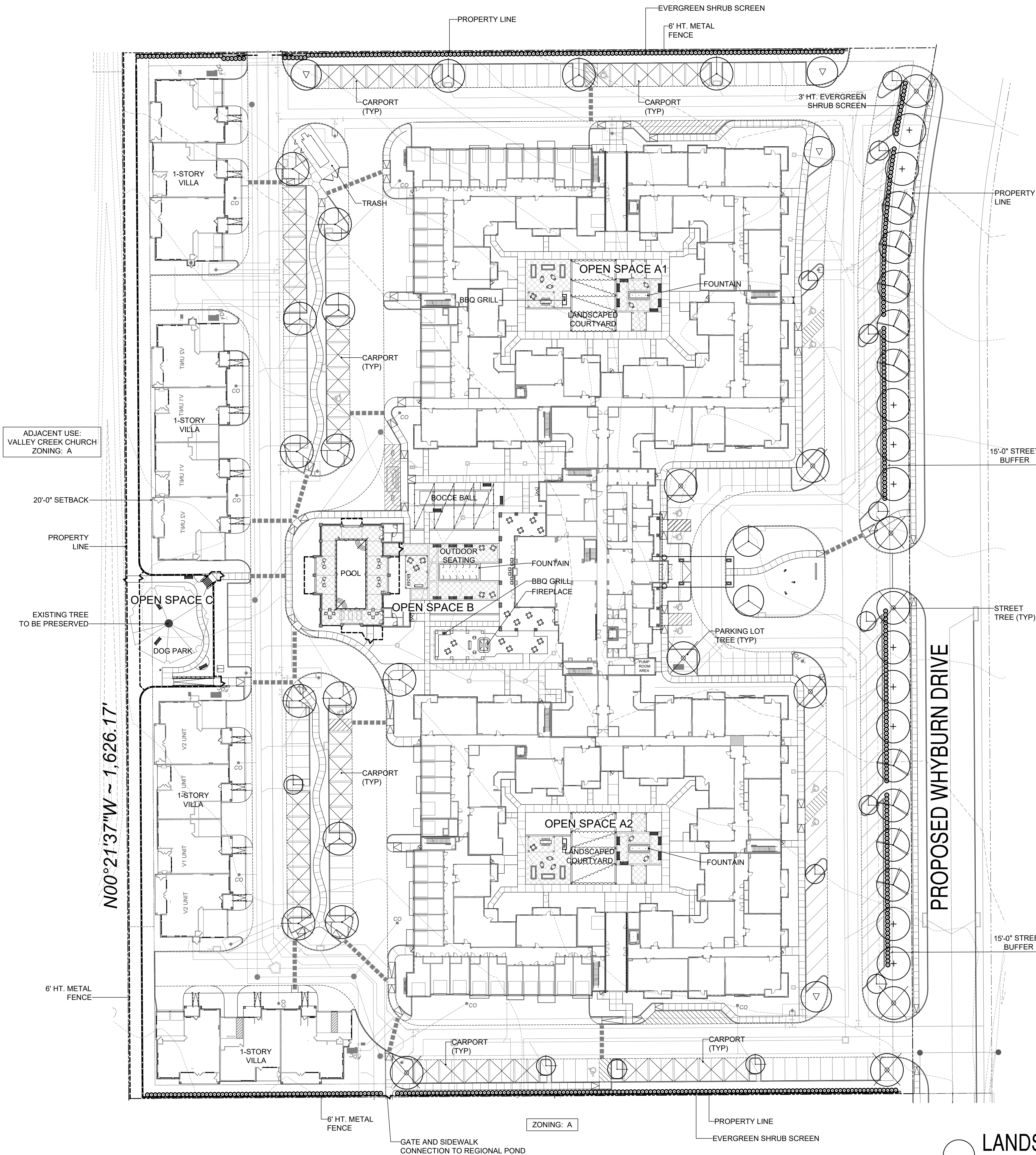
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

PLANT LIST &
DETAILS

L2.09



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
	SHUMARD OAK QUERCUS SHUMARDII	3" CAL. / 09 10'-12' HT. Container grown.
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII	3" CAL. / 09 10'-12' HT. Container grown.
	LIVE OAK QUERCUS VIRGINIANA	3" CAL. / 10 10'-12' HT. Container grown.
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL. / 08 10'-12' HT. Container grown.
	BALD CYPRESS TAXODIUM DISTICHUM	3" CAL. / 10 10'-12' HT. Container grown.
	TEXAS RED OAK QUERCUS BUCKLEYI	3" CAL. / 04 10'-12' HT. Container grown.
	CREPE MYRTLE LAGERSTROEMIA INDICA	3" CAL. / 13 6'-8' HT. Container grown.
	EVERGREEN SHRUB SCREEN BURFORD HOLLY	3 Gal. 24" Ht., 18" Sp. Plant 3'-0" o.c.
	EXISTING TREE TO BE PRESERVED (REF. LP.04 FOR TREE PRESERVATION/REMOVAL PLAN)	

*TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.

LANDSCAPE REQUIREMENTS - (MULTIFAMILY)

STREET BUFFERS:

REQUIRED: 15' MINIMUM WIDTH BUFFER ADJACENT TO STREET
PROVIDED: 15' WIDE BUFFER ALONG WHYBURN DRIVE

REQUIRED: (1) TREE PER 30 LINEAR FEET OF STREET FRONTAGE
WHYBURN DRIVE: 697 L.F. / 30 = 23 TREES
PROVIDED: (23) TREES ALONG WHYBURN DRIVE

STREETYARD:

REQUIRED: MINIMUM 20% OF THE STREETYARD SHALL BE LANDSCAPED
74,504 S.F. X 20% = 14,900 S.F.
PROVIDED: 24,122 S.F. (32%) LANDSCAPE

REQUIRED: (10) TREES FOR THE FIRST 10,000 S.F. PLUS (1) TREE PER EACH 2,500 S.F. ADDITIONAL
(74,504 S.F. - 10,000) = 64,504 / 2,500 = 26 + 10 = 36 TREES
PROVIDED: (36) TREES

PARKING AREA LANDSCAPING:

REQUIRED: 90 S.F. LANDSCAPE AREA PER EVERY 12 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 12 = 19.9 X 90 S.F. = 1,793 S.F.
PROVIDED: 2,000+ S.F. LANDSCAPE AREA

REQUIRED: (1) TREE PER EVERY 10 SURFACE PARKING SPACES
239 SURFACE PARKING SPACES / 10 = 24 TREES
PROVIDED: (36) 3" TREES

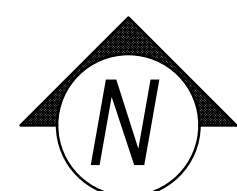
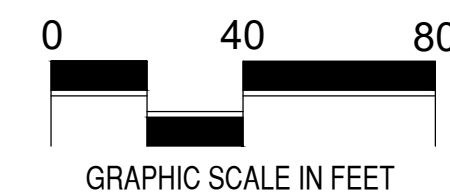
REQUIRED: ALL SURFACE PARKING SPACES SHALL BE WITHIN 50 FEET OF A TREE
PROVIDED: ALL SURFACE PARKING SPACES WITHIN 50 FEET OF A TREE

REQUIRED: PARKING AREAS SHALL BE SCREENED FROM VIEW (MIN. 3' HT.) ADJACENT TO STREETS
PROVIDED: PARKING SCREENED WITH 3' HT. EVERGREEN SHRUBS

SP-19-0020

LANDSCAPE PLAN

SCALE: 1" = 40'-0"



ISSUES:	
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11-18-19	PER CITY COMMENTS
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FLOWER MOUND, TEXAS
JOB NUMBER: INT-1801

LANDSCAPE PLAN

LP0.01

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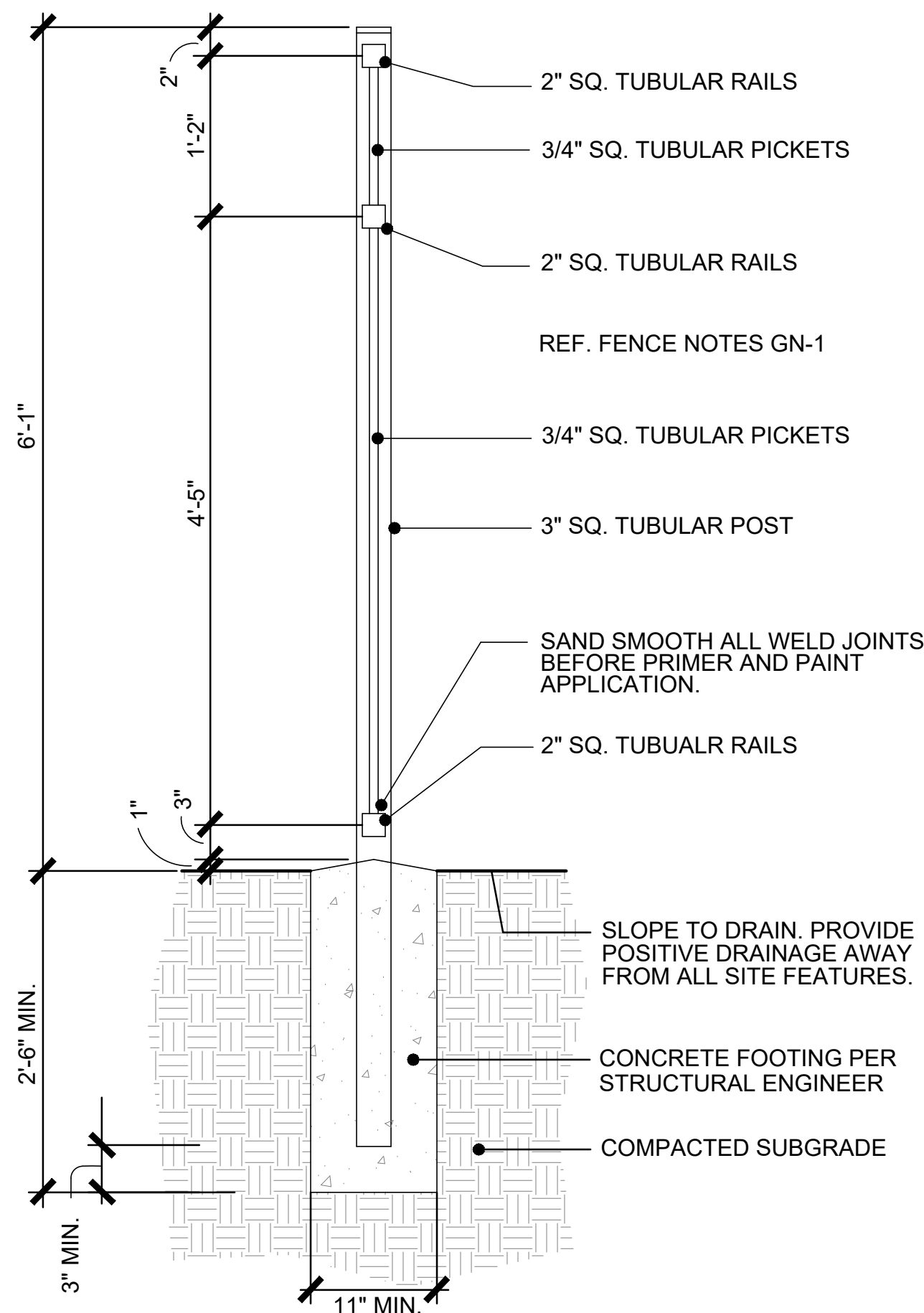
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

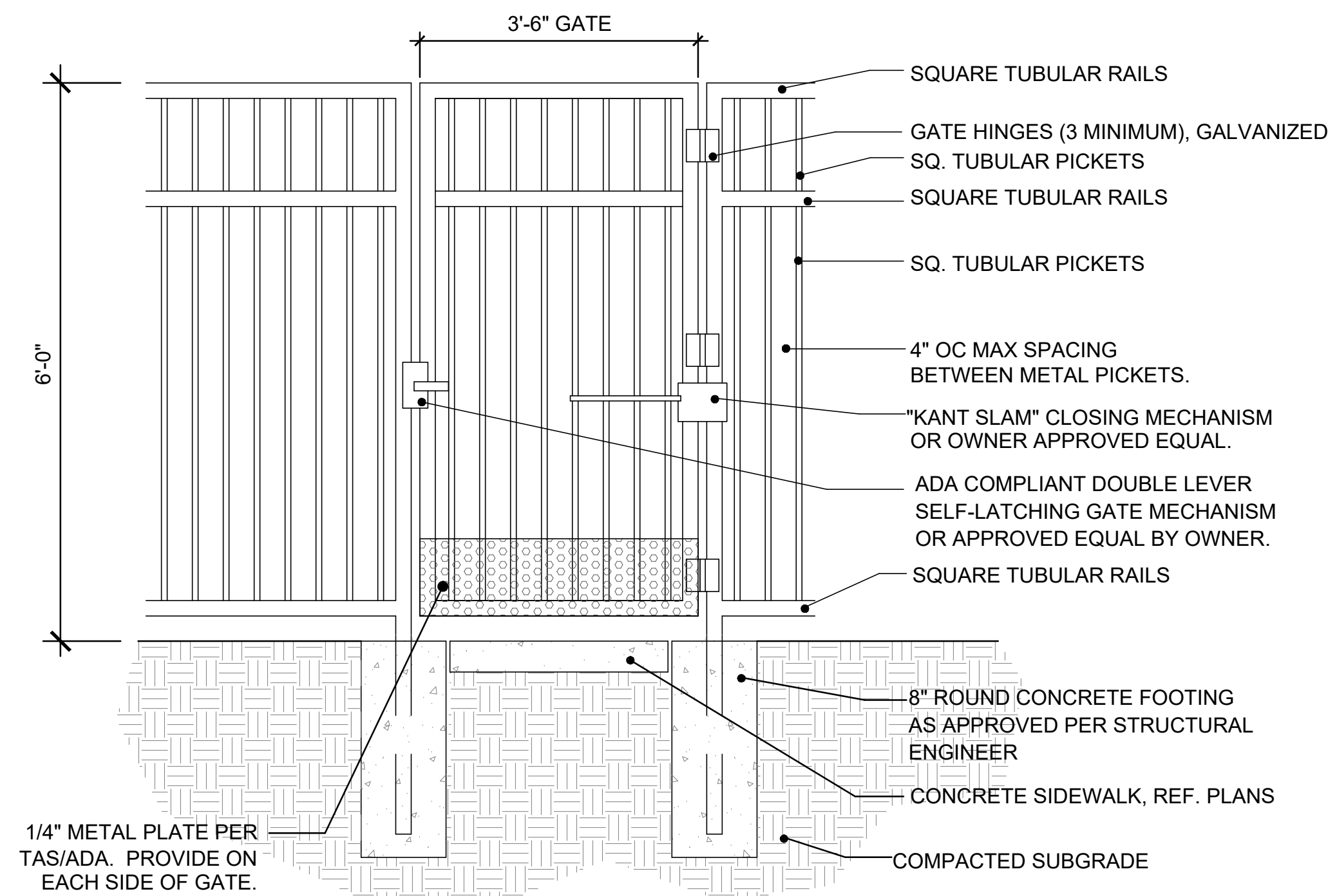
JOB NUMBER: INT-1801

CONSTRUCTION DETAILS

LP0.02

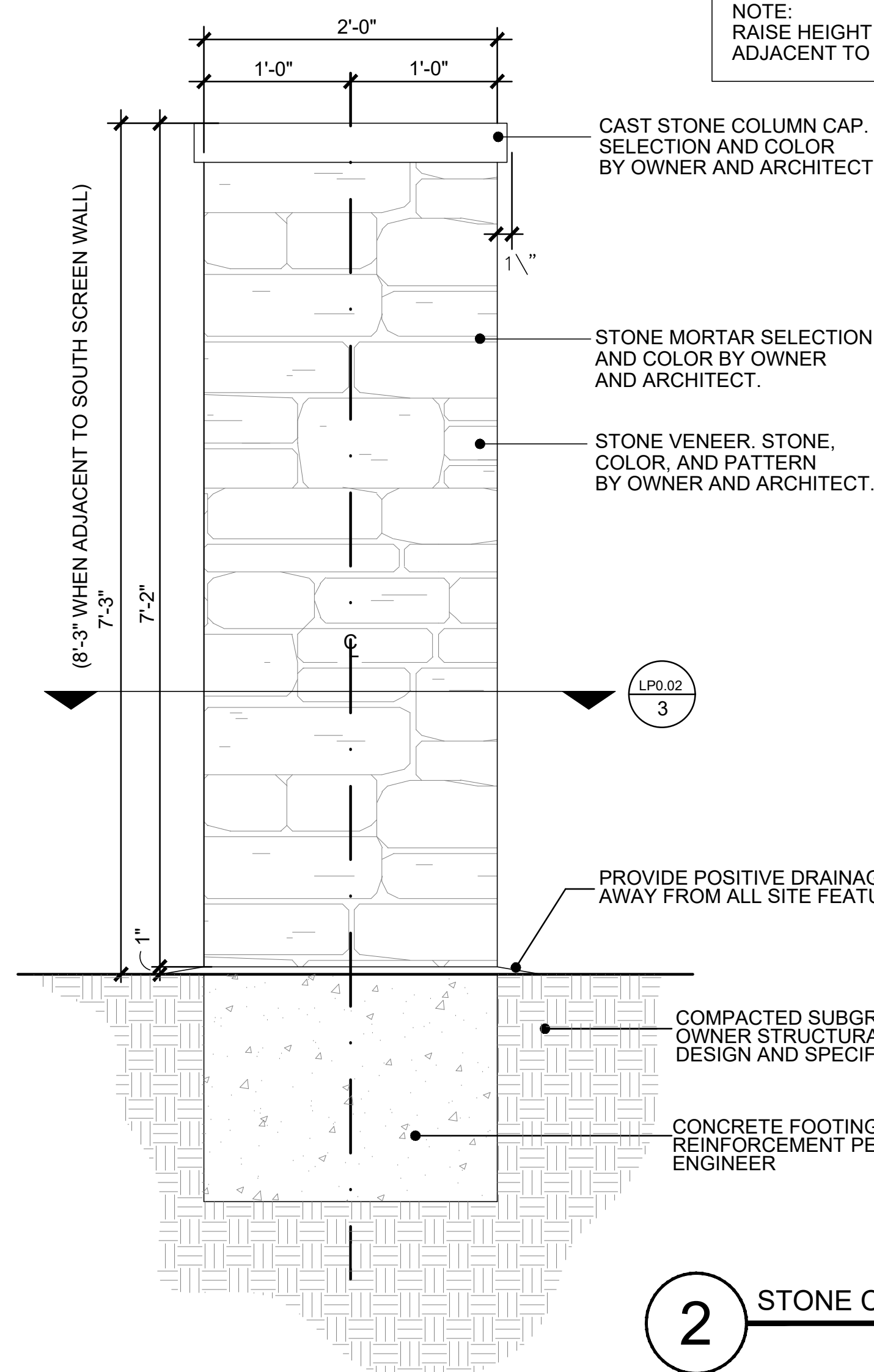


5 6'-0" HT. METAL PERIMETER FENCE SECTION
SCALE: 1"=1'-0"

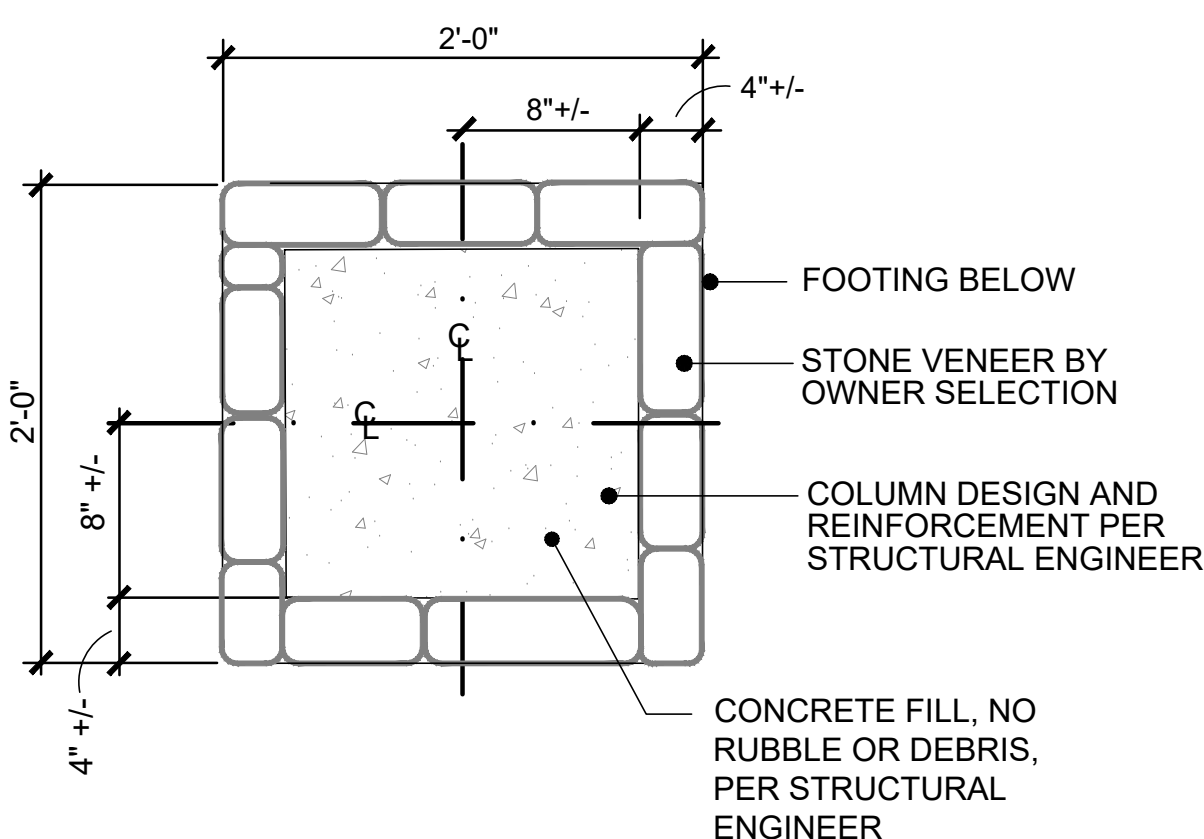


4 6' HT. METAL GATE DETAIL
SCALE: 3/4"=1'-0"

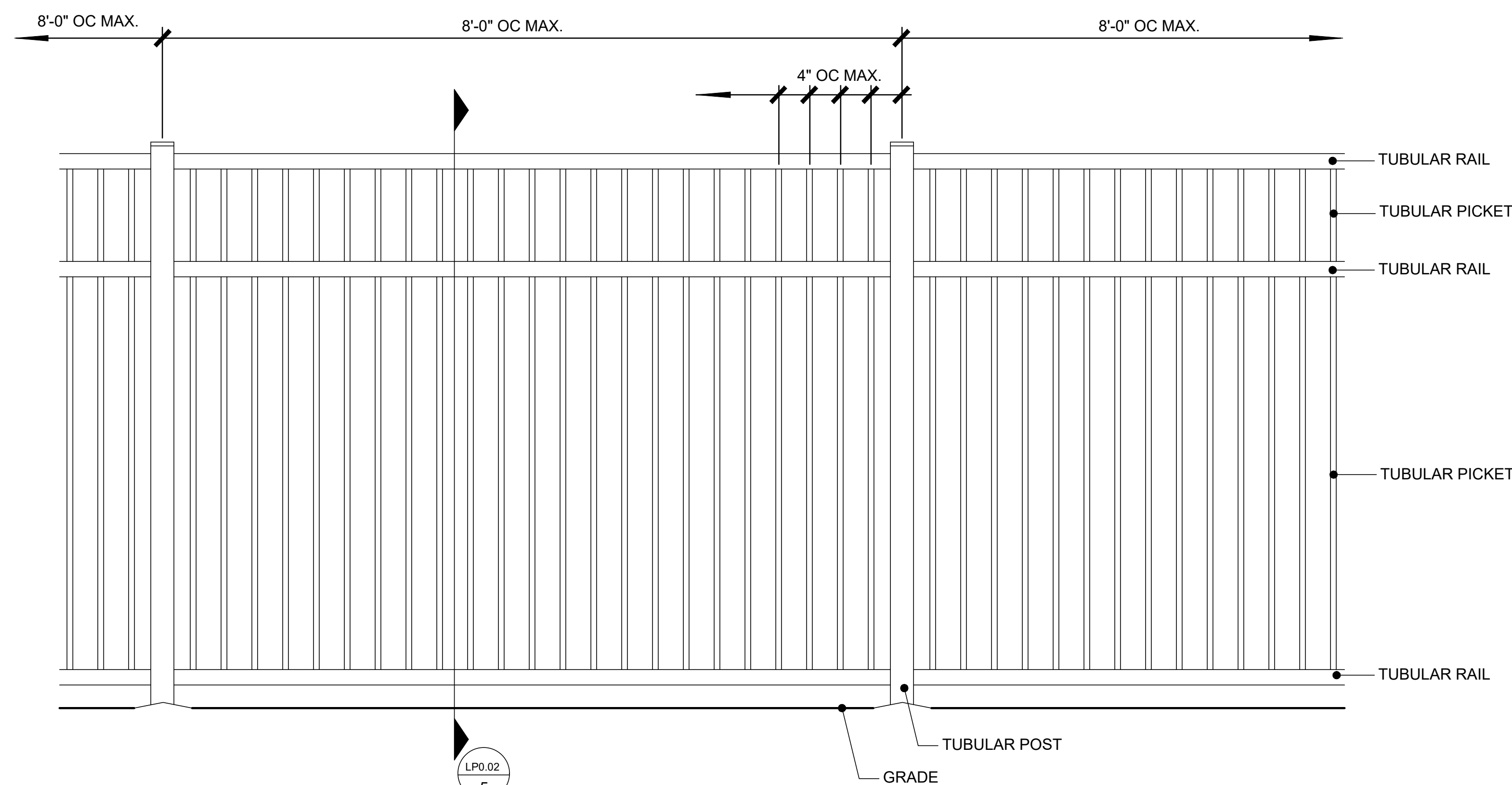
NOTE: GATE TO HAVE MAX. 5LB. PRESSURE OPENING REQUIREMENT
& 3 SECOND RETURN TIME (FROM 70° OPENING ANGLE)



2 STONE COLUMN ELEVATION
SCALE: 1"=1'-0"

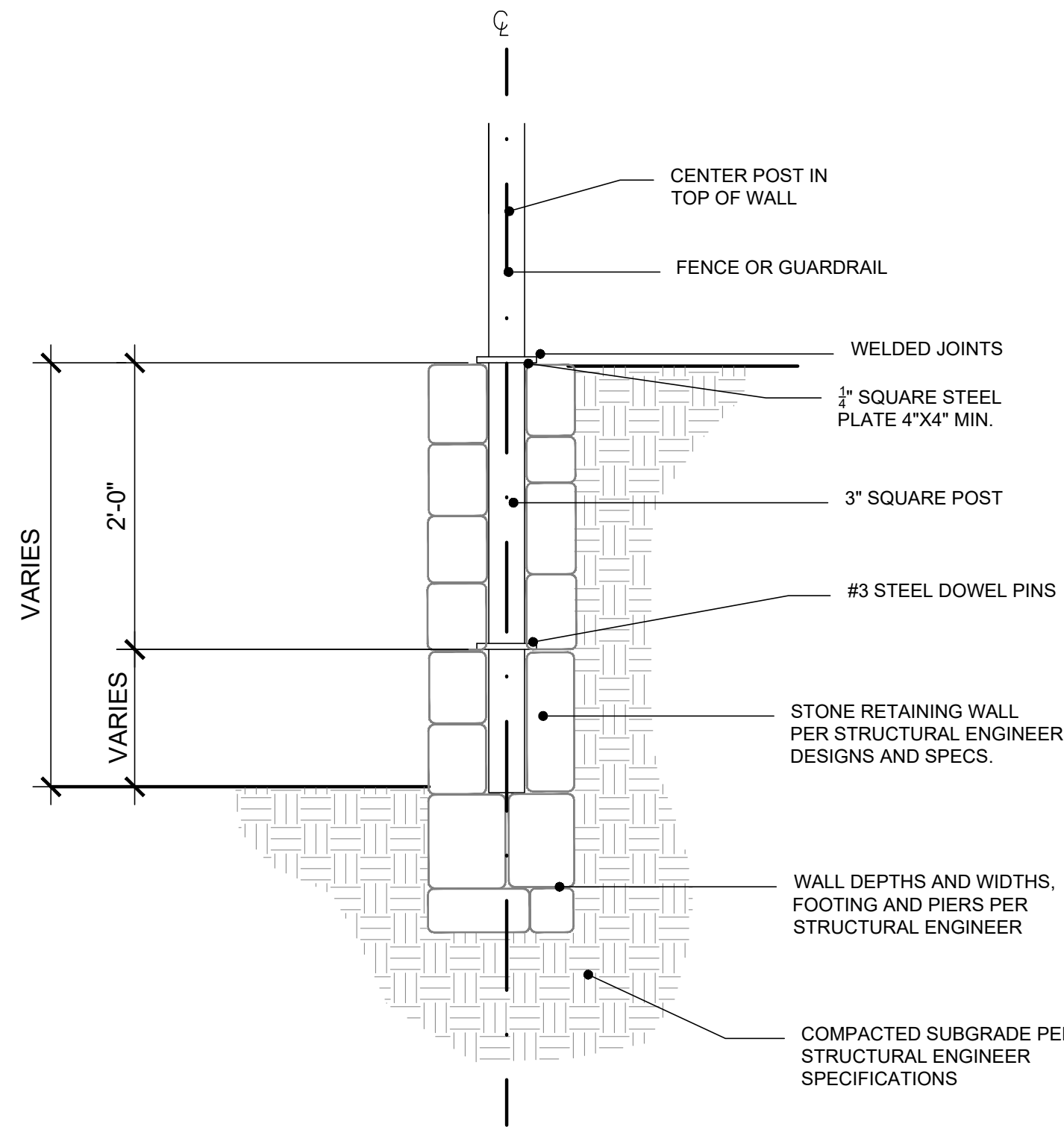


3 STONE COLUMN SECTION 1"=1'-0"

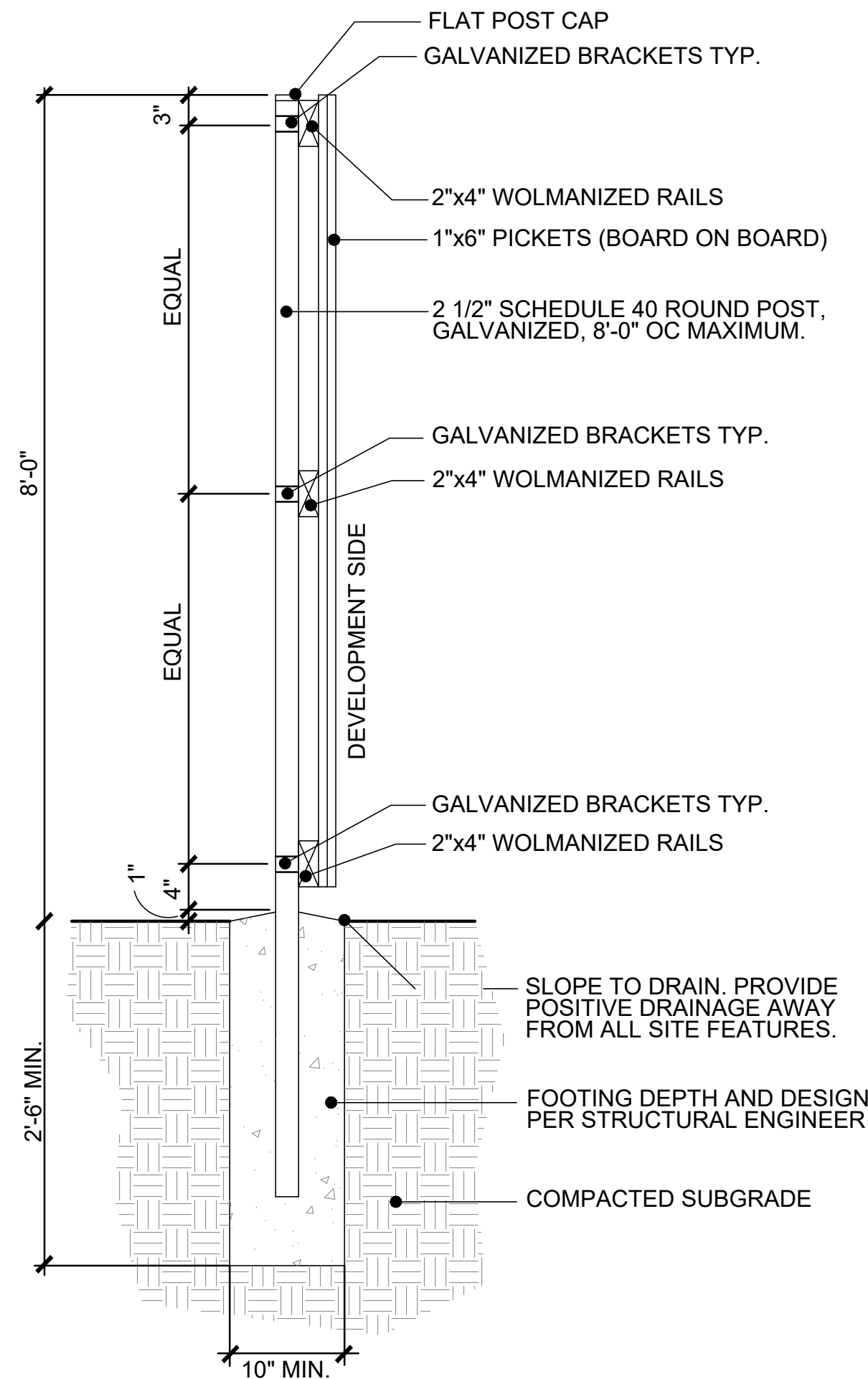


1 6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=1'-0"

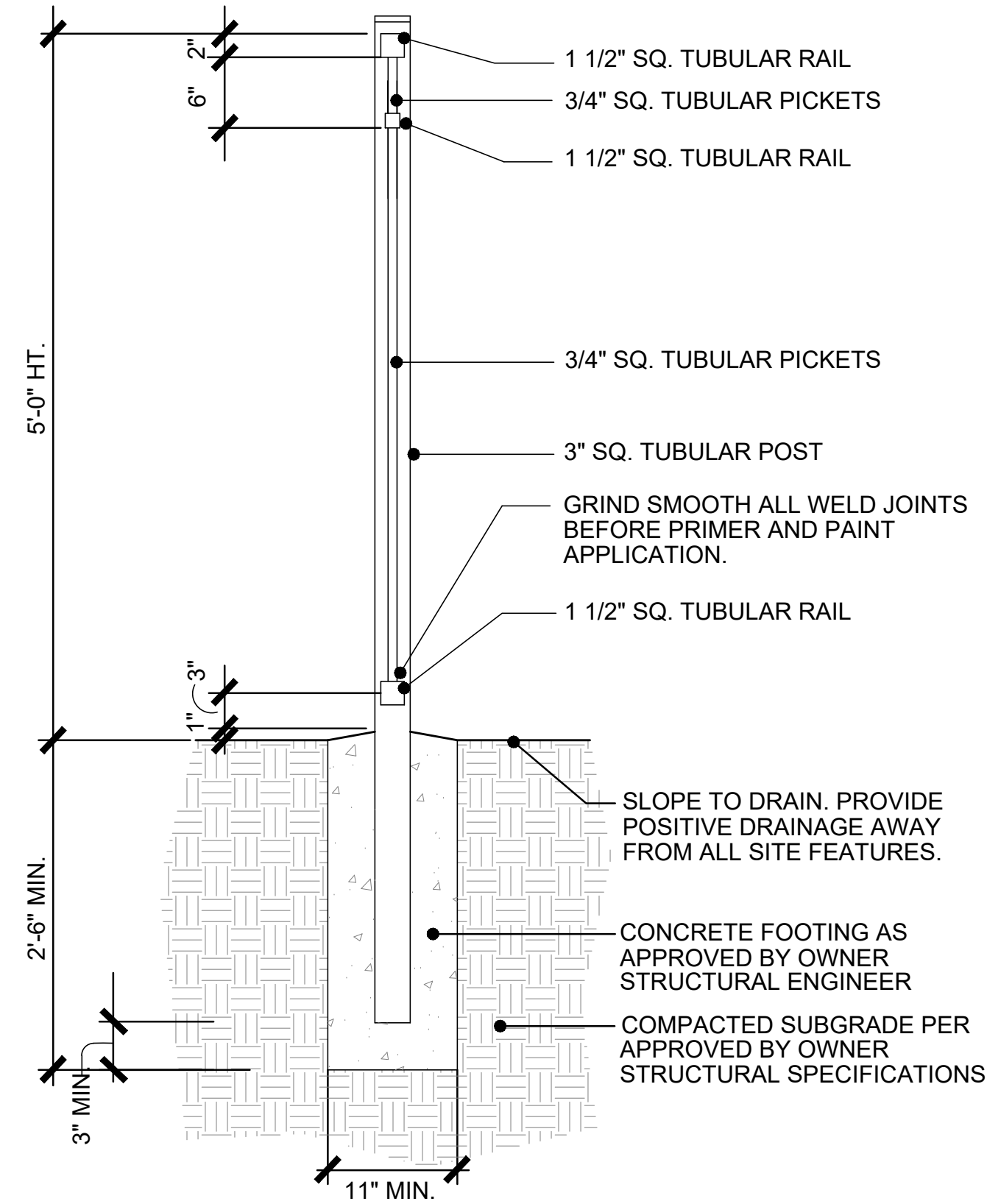
STRUCTURAL ENGINEERING REQUIREMENTS AND DESIGN FOR ALL DETAILS, SHALL BE PROVIDED BY OWNER'S STRUCTURAL ENGINEER OR PROVIDED BY PARTICULAR TRADES' STRUCTURAL ENGINEER, WITH SEALED STRUCTURAL ENGINEERING DRAWINGS SUBMITTED FOR REVIEW.



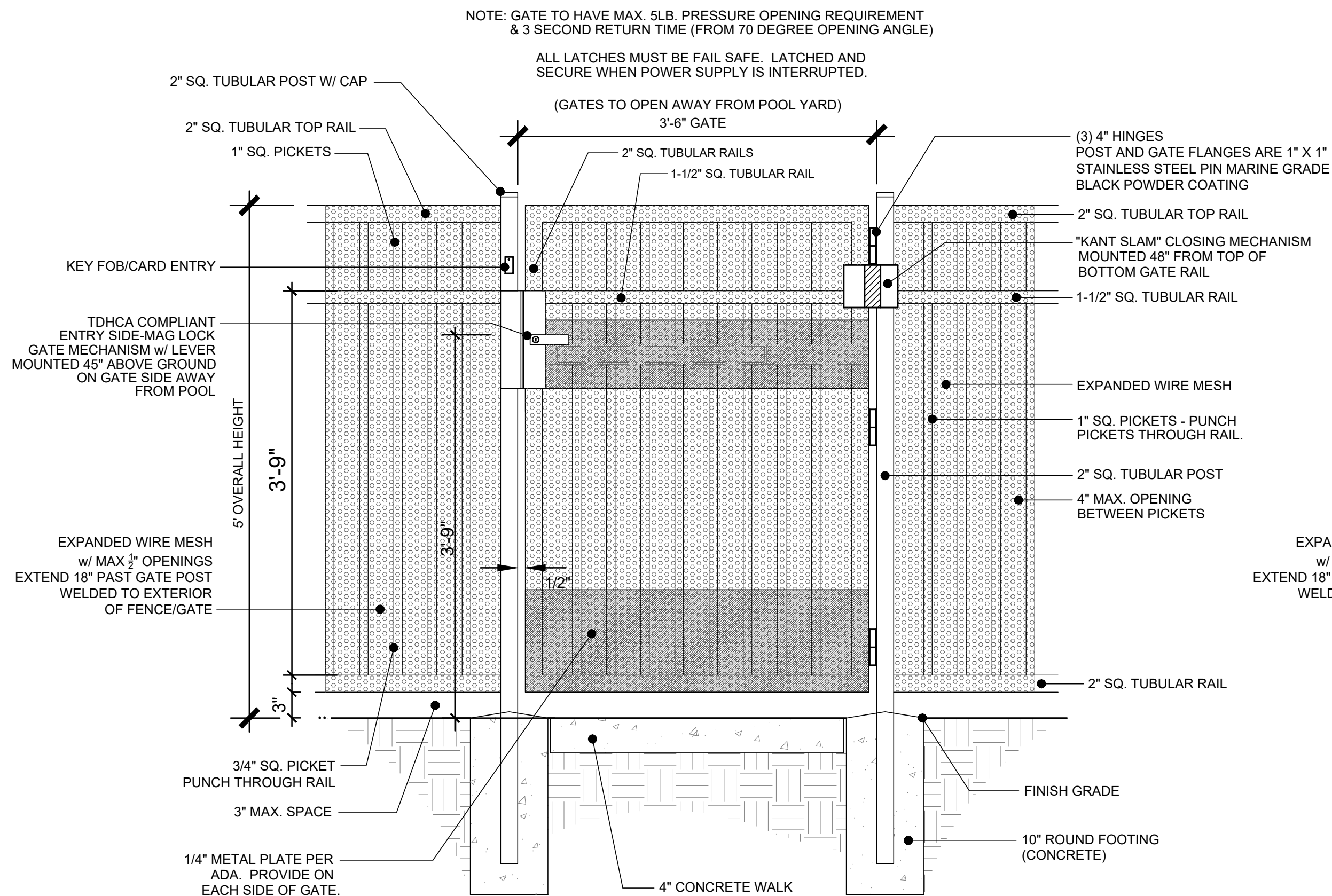
5 FENCE IN STONE WALL DETAIL
SCALE: 1"=1'-0"



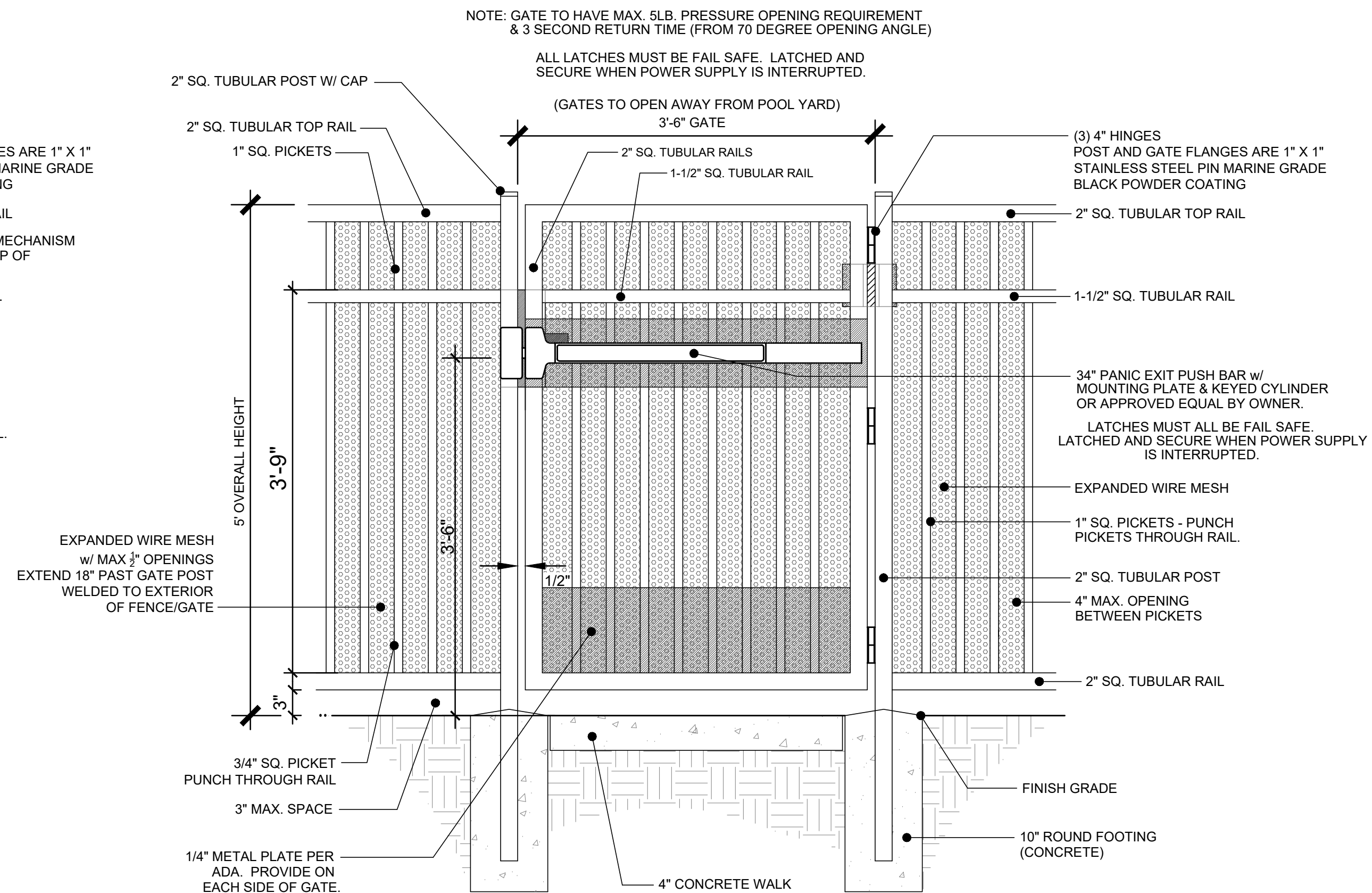
4 8' HT. WOOD FENCE/WOOD SCREEN SECTION
SCALE: 1"=1'-0"



3 POOL FENCE SECTION
SCALE: 1"=3'-0"



2 POOL FENCE AND GATE
ENTRY SIDE VIEW
SCALE: 1"=1'-0"



1 POOL FENCE AND GATE
POOL SIDE VIEW
SCALE: 1"=1'-0"

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12-23-19	PER CITY COMMENTS
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WATERMERE AT FLOWER MOUND FLOWER MOUND, TEXAS

landscape architects
MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
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CONSTRUCTION
DETAILS

LP0.03

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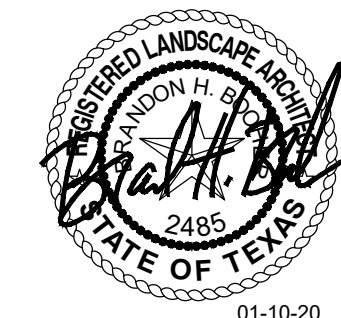
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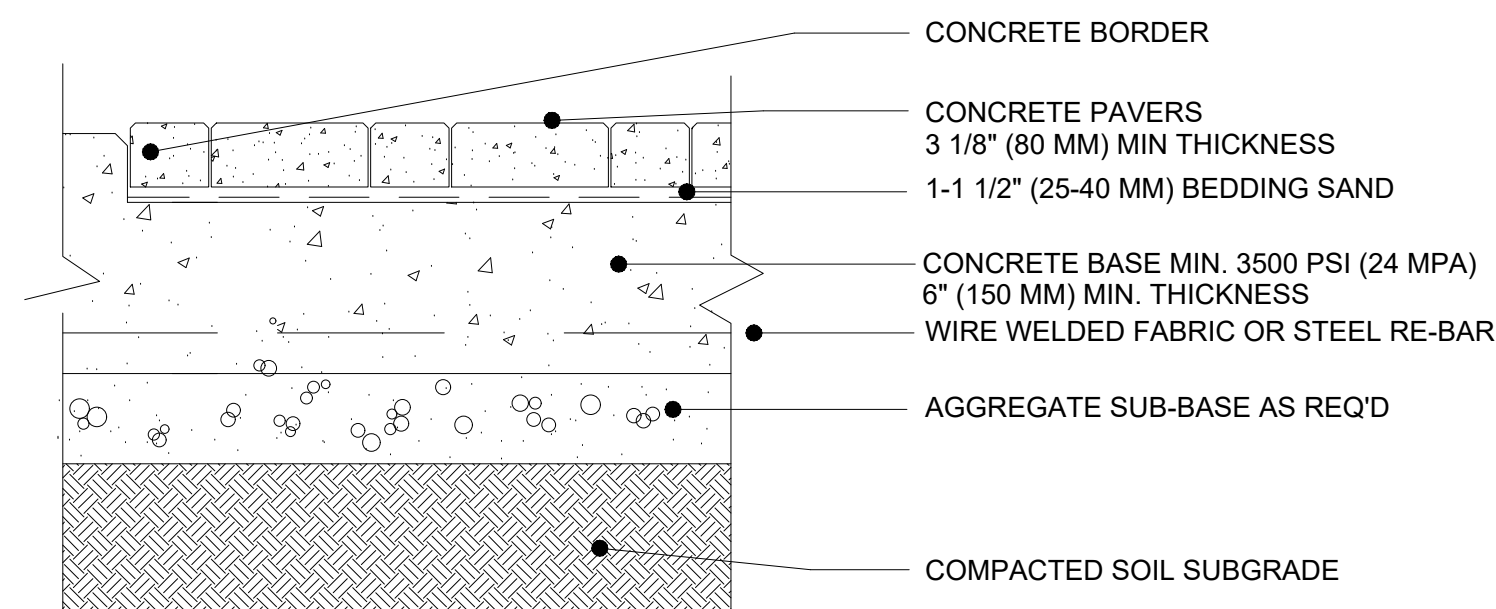
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

CONSTRUCTION DETAILS

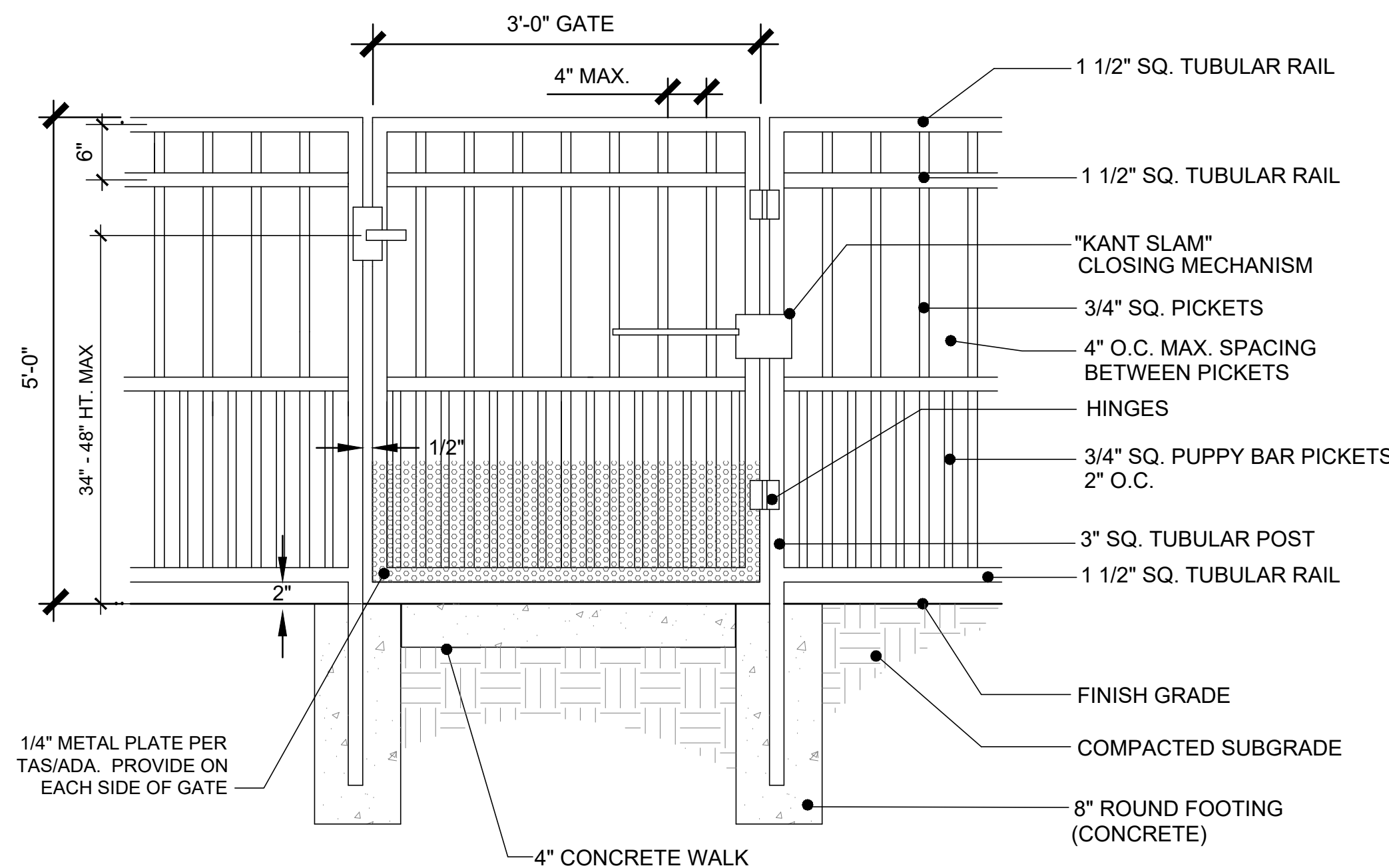
LP0.04



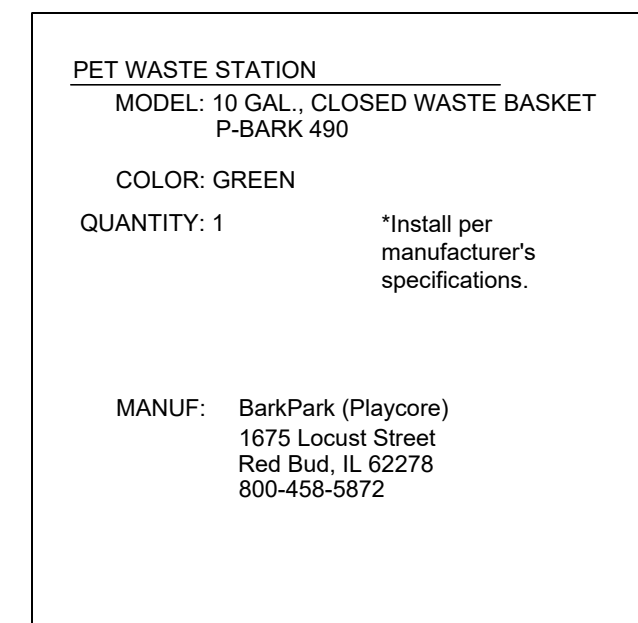
NOTES:

1. BASE THICKNESS AND REINFORCING VARIES WITH TRAFFIC, CLIMATE, AND SOIL SUBGRADE.
2. CONCRETE BASE MINIMUM 2 PERCENT SLOPE FROM CENTER LINE TO CURB.
3. DO NOT USE DRAIN HOLES WHEN WATER TABLE IS LESS THAN 2' (0.6 M) FROM TOP OF SUBGRADE. DRAIN TO CATCH BASINS.

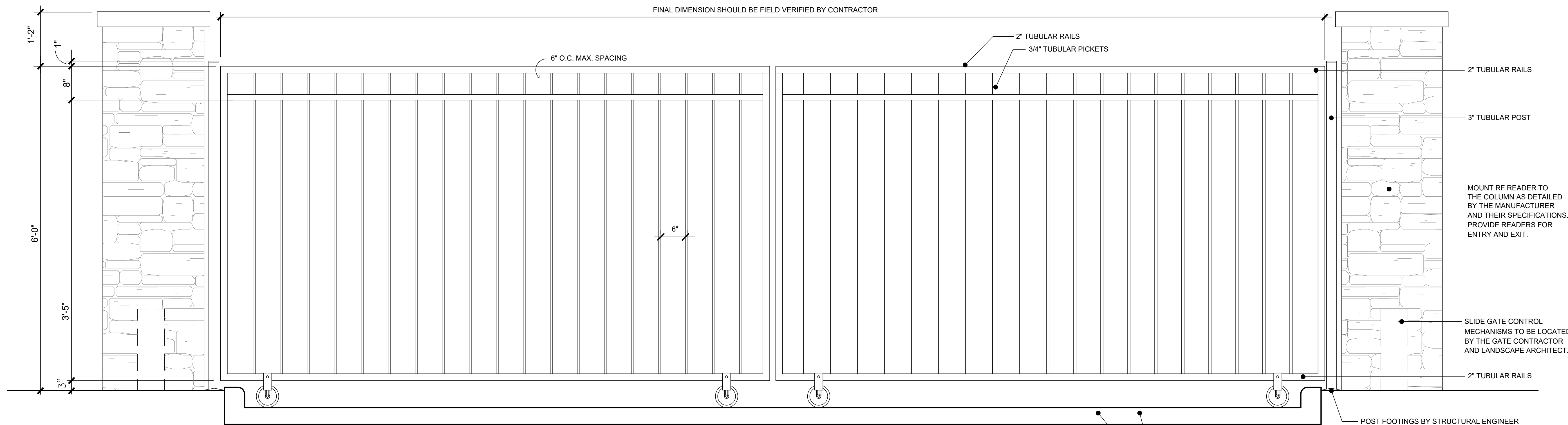
4 PAVERS ON CONCRETE DETAIL



3 DOG PARK FENCE AND GATE SCALE: 1"=1'-0"



2 DOG PARK SCHEDULE SPEC



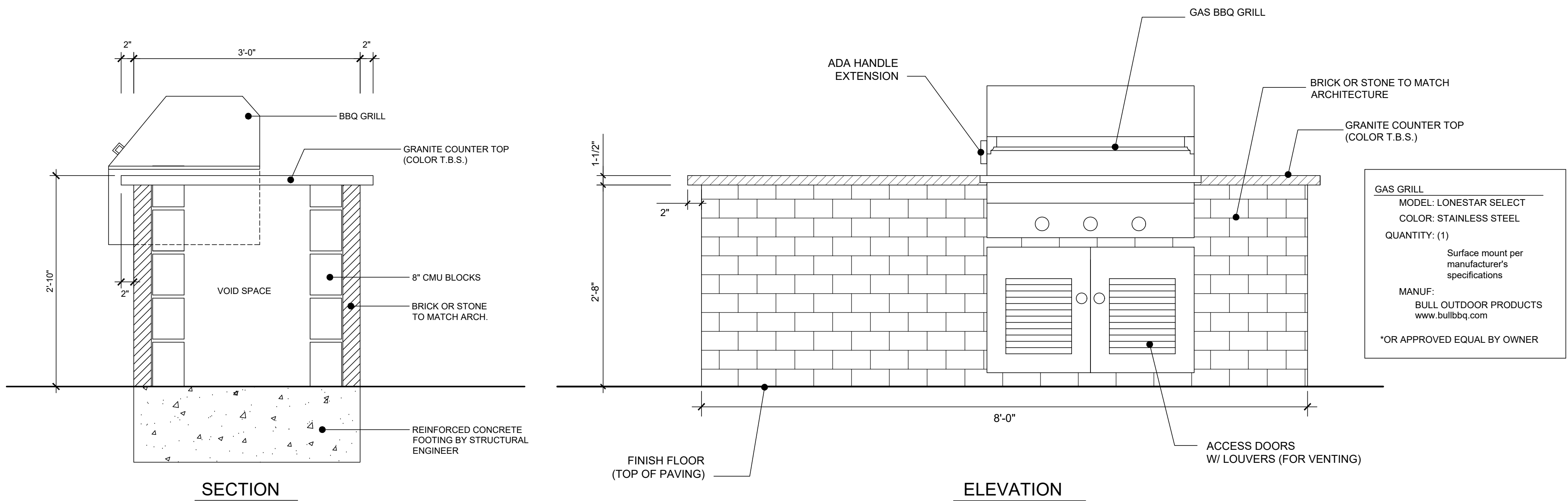
GATE ENTRY MECHANISMS:

RESIDENTIAL ENTRY CONTROL SYSTEMS/AM-PASS SYSTEMS,
OR APPROVED EQUAL AS DETERMINED BY THE OWNER AND
LANDSCAPE ARCHITECT, PROVIDE RFID TAGS AND RF READERS,
ALL DIRECTIONAL ANTENNA, INTERLOCK SENSORS, FIRMWARE,
CONTROL PANELS, LED'S, OUTDOOR HOUSING CONTROLS, AND KNOX
KEY SWITCH BOX ON PUBLIC SIDE OF GATE. ALL EQUIPMENT LISTED
IN ACCORDANCE W/ UL 325 AND COMPLIANCE W/ THE REQUIREMENTS
OF ASTM F2200.

— CONCRETE DRIVE. REF.
ENGINEERING PLANS.

— VERIFY ALL DIMENSIONS (I.E. ROAD WIDTH DIMENSION, BACK TO BACK CURB AND PAVEMENT DIMENSION) BEFORE GATE FABRICATION OR CONSTRUCTION.

1 DOUBLE-SLIDE ENTRY / EXIT GATE

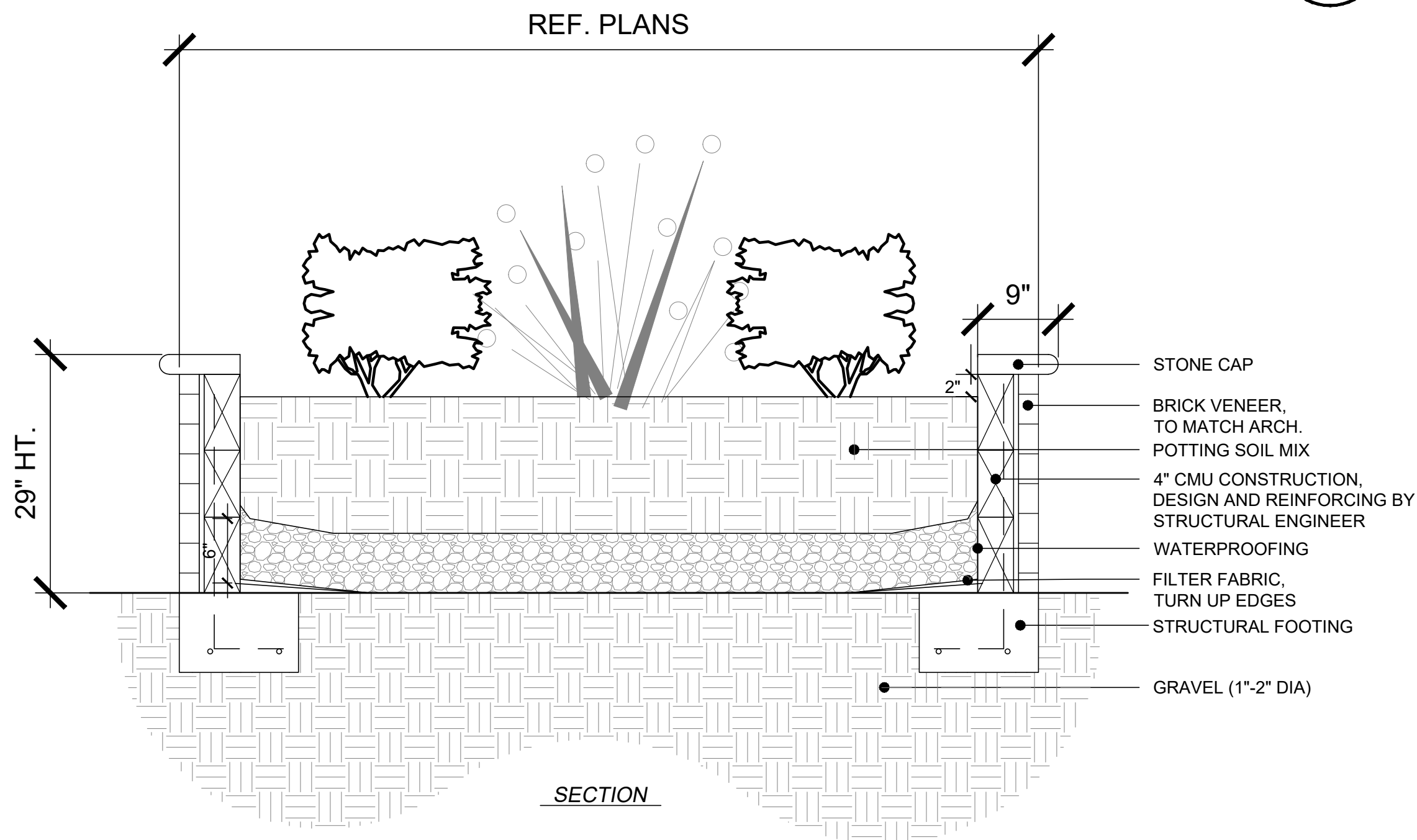


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WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

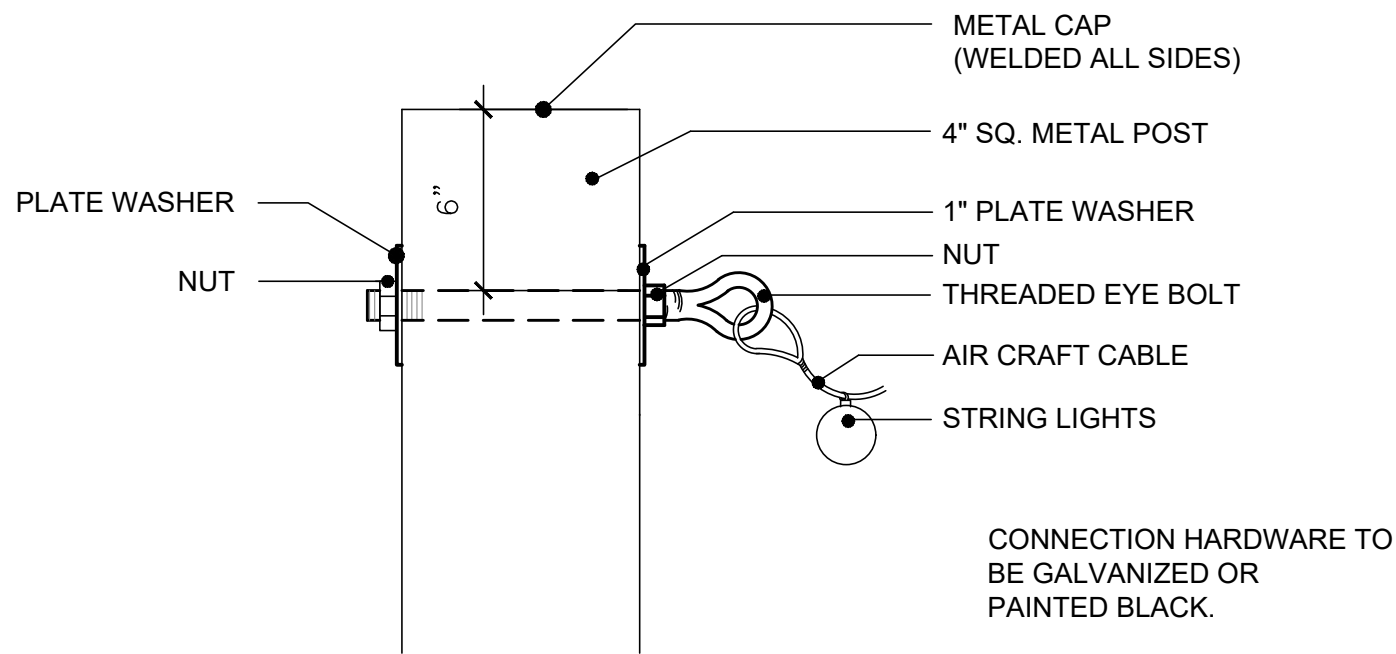


4 BBQ GRILL
SCALE: 1"=1'-0"

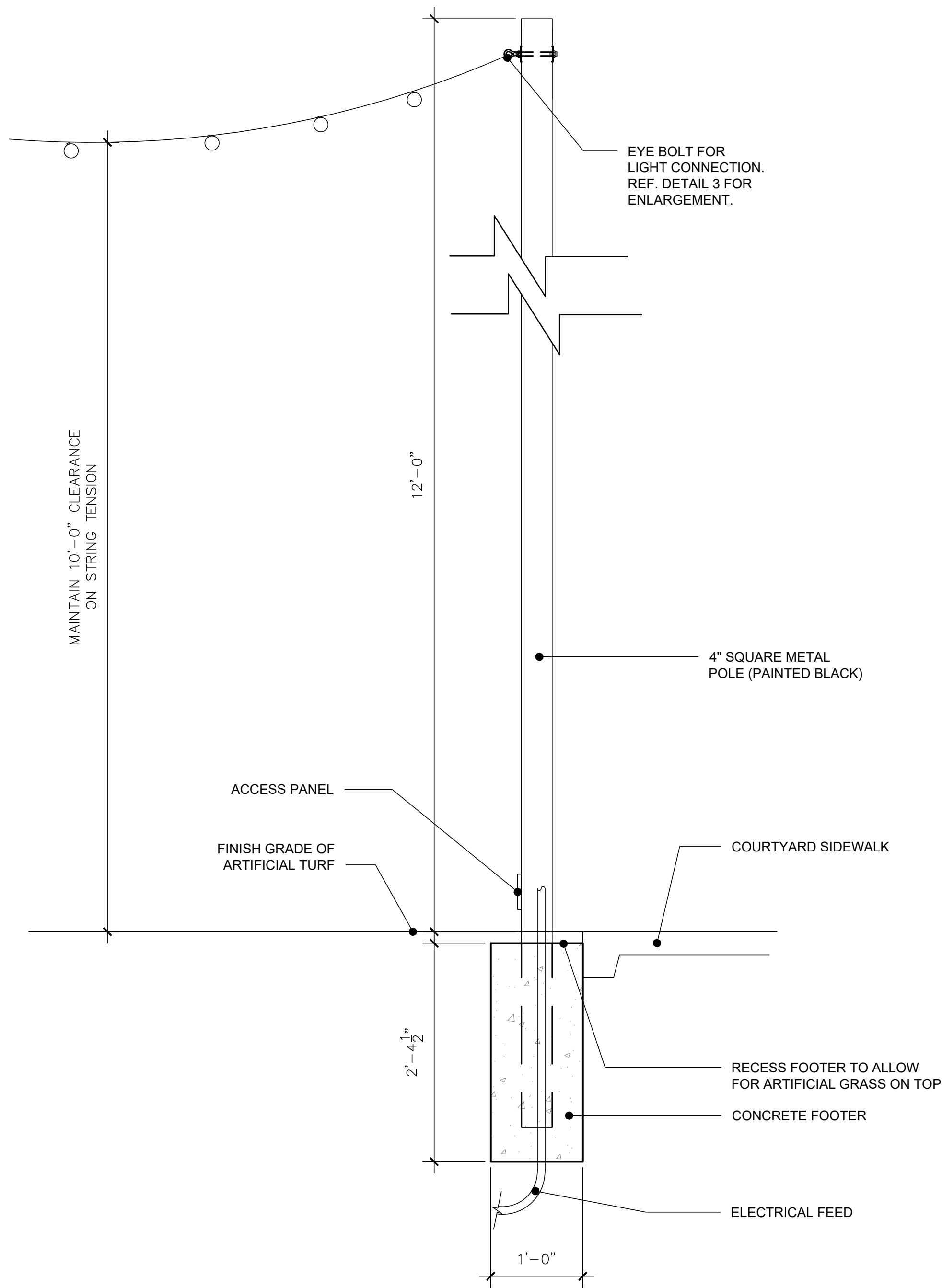
3 STANDING HEIGHT PLANTING BOX
BRICK/CMU CONSTRUCTION
SCALE: 1"=1'-0"

OVERHEAD STRING LIGHTS:
MODEL: Litesphere LED
COLOR: BLACK
GLOBE COLOR: CLEAR
LAMP SPACING: 18"

TIVOLI, LLC
15602 MOSHER
TUSTIN, CALIFORNIA 92780
(714) 957-6101
WWW.TIVOLILIGHTING.COM



2 OVERHEAD STRING LIGHTS
NTS



1 POLE FOR OVERHEAD STRING LIGHTS
NTS

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ISSUE FOR PERMIT

WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS
JOB NUMBER: INT-1801

CONSTRUCTION
DETAILS

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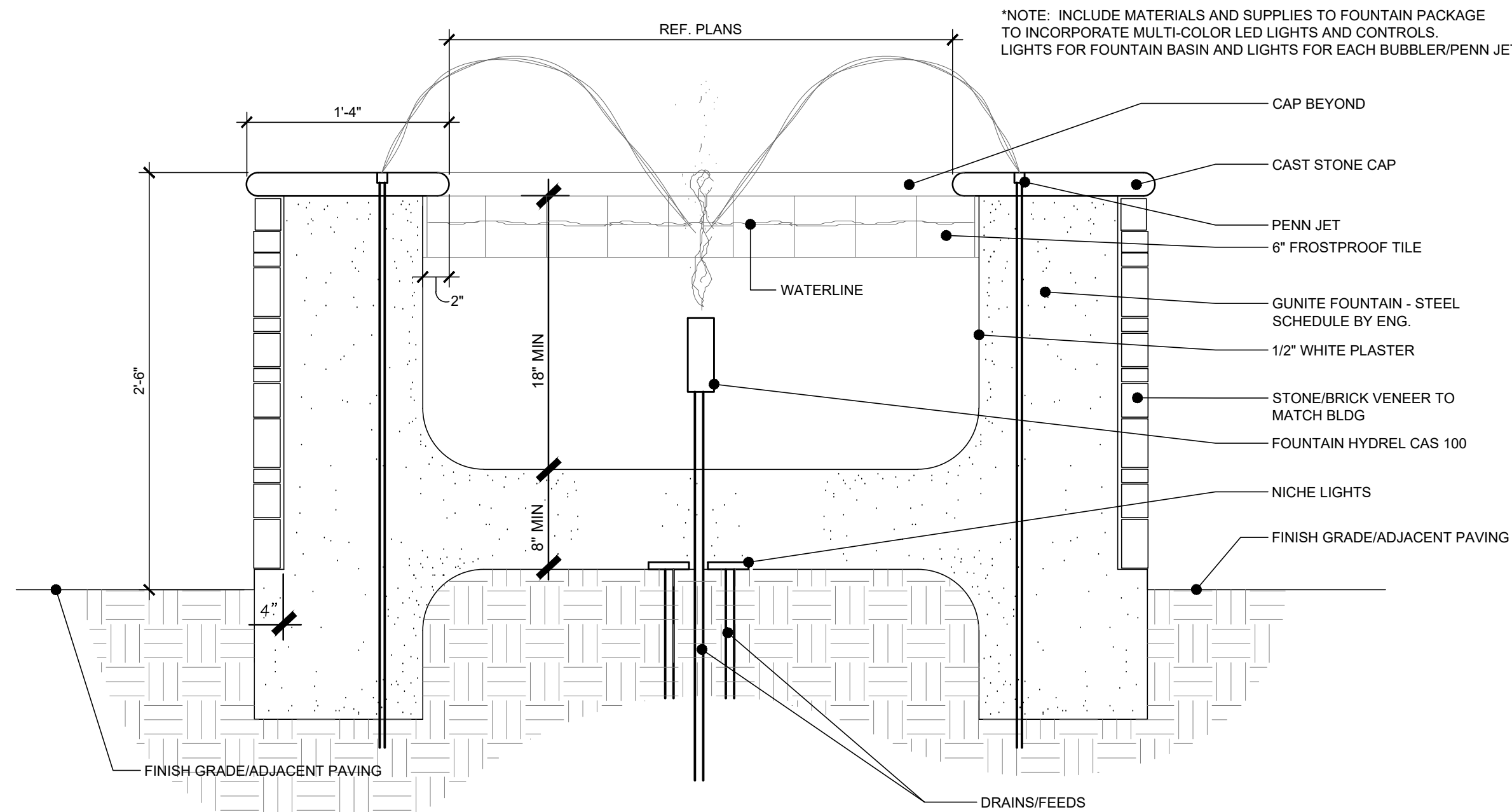
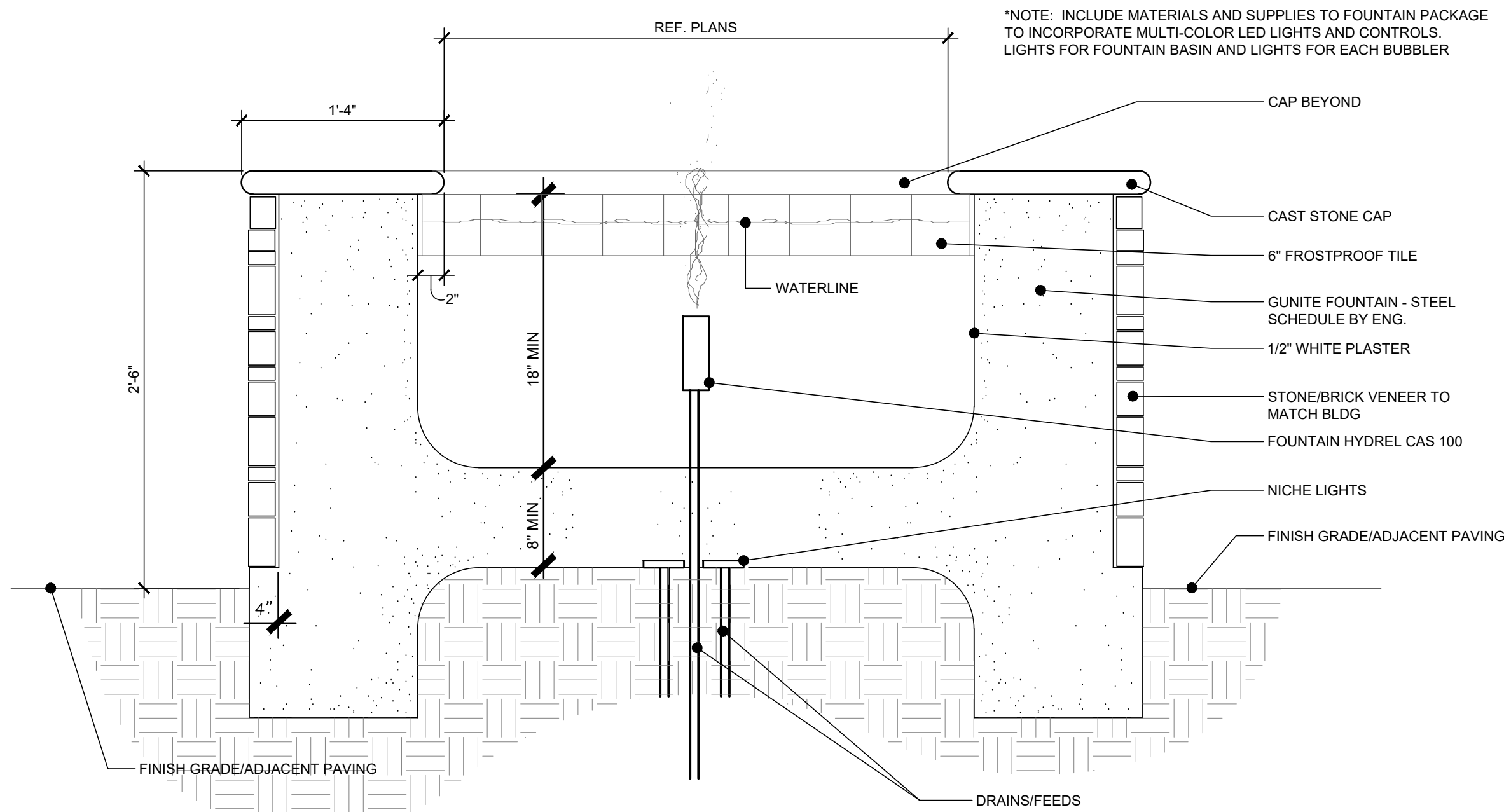
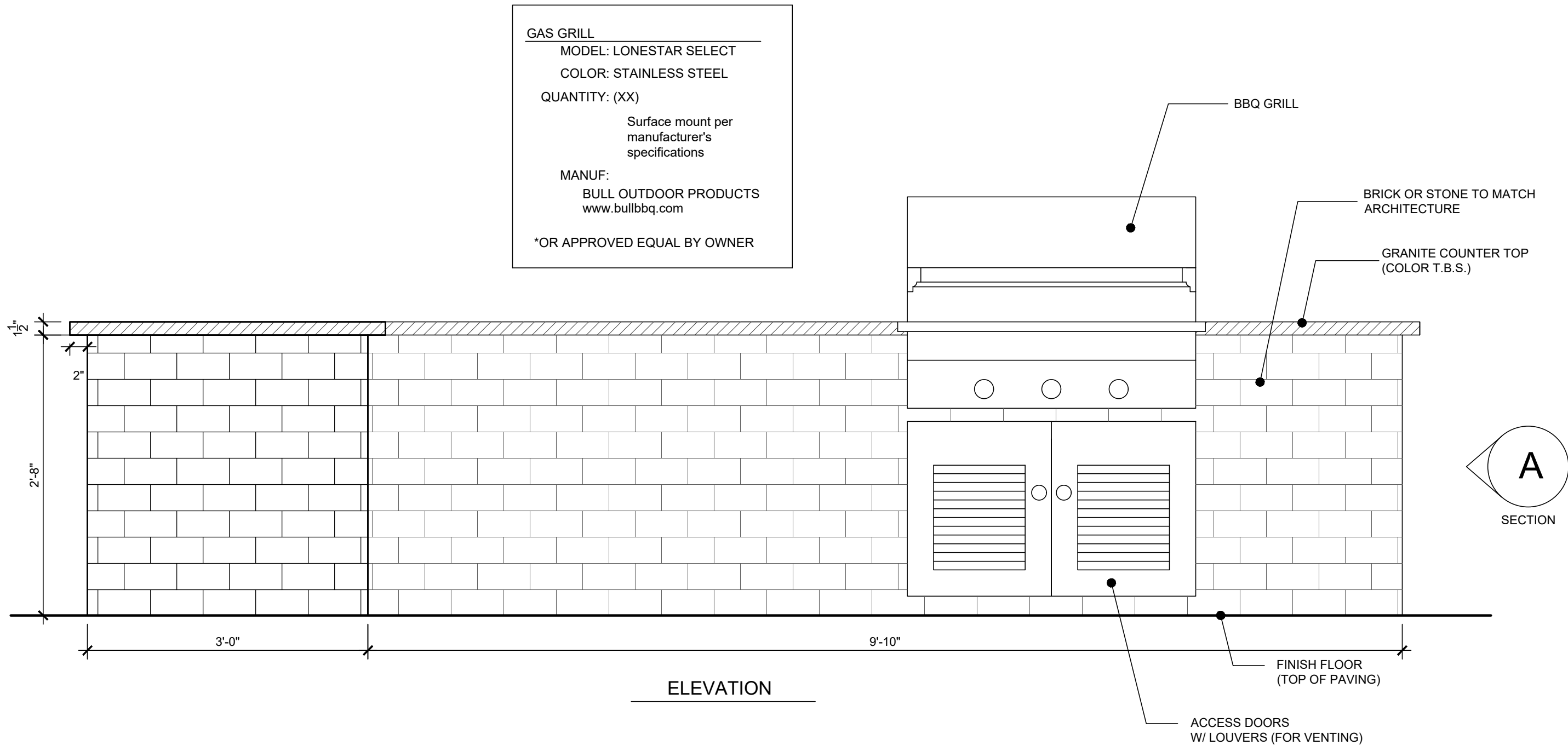
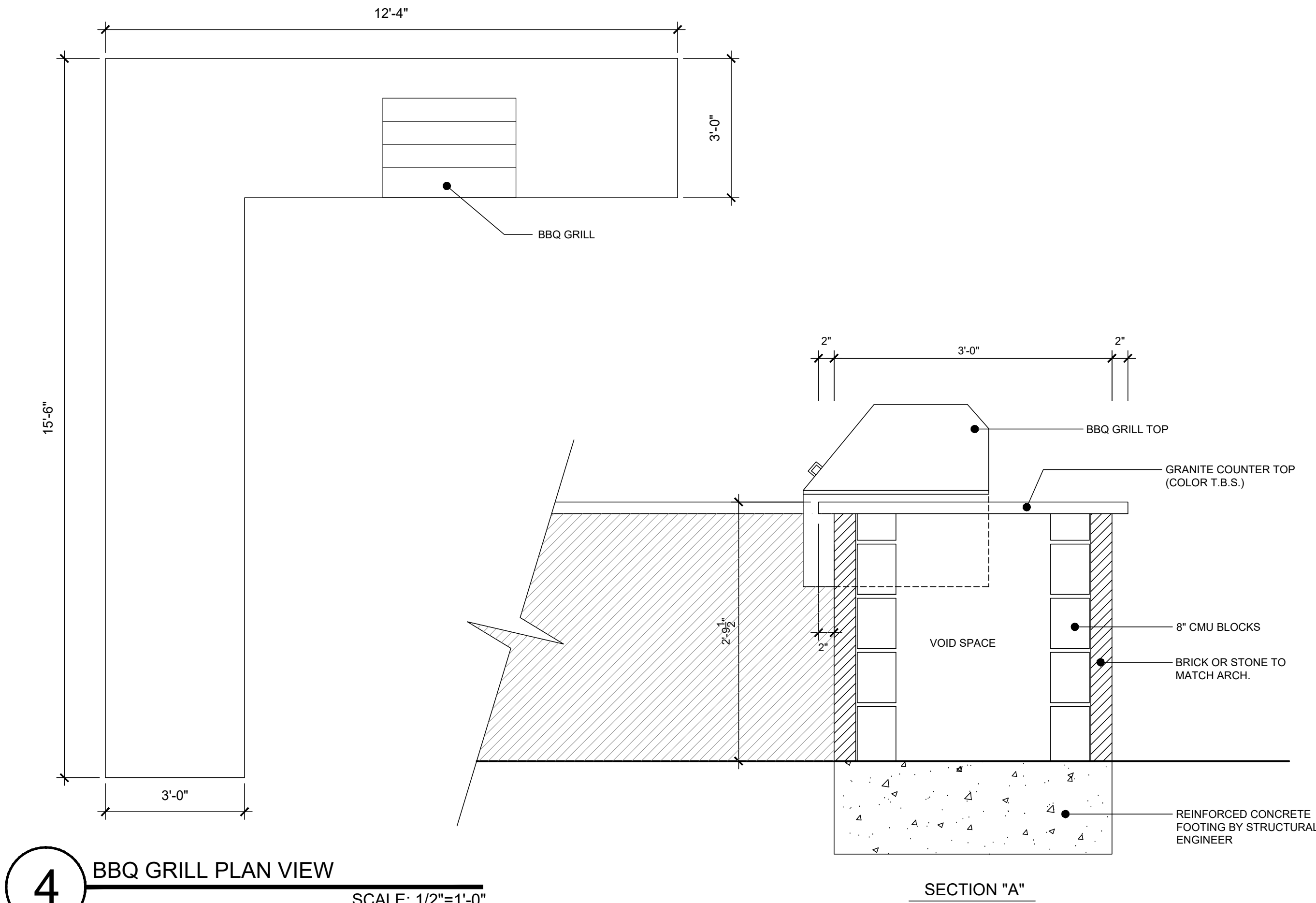
WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

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CONSTRUCTION
DETAILS

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FLOWER MOUND, TEXAS

landscape architects
MEEKS DESIGN GROUP, INC.
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RICHARDSON, TX 75080
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F (972) 690-7878

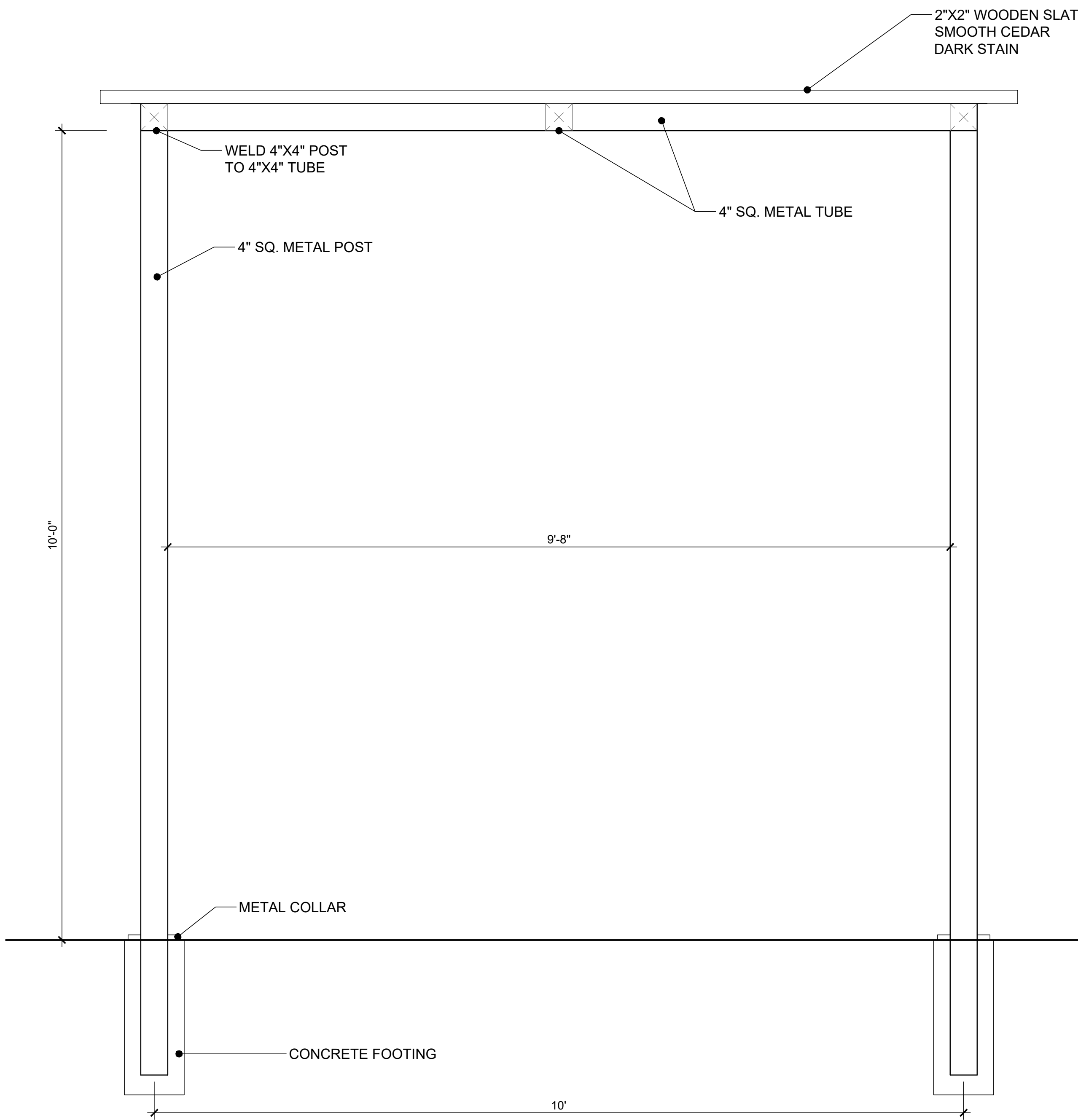


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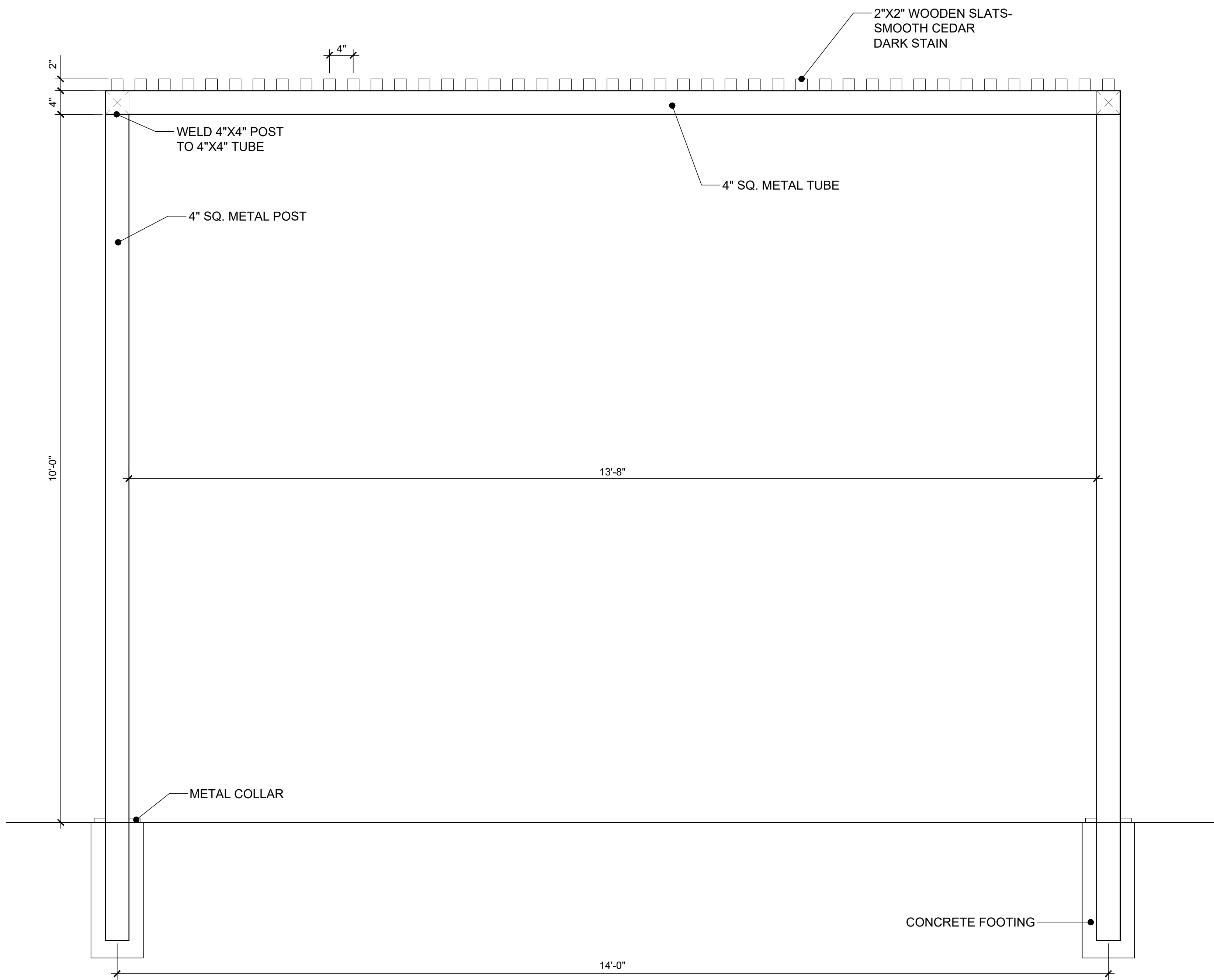
WATERMERE
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FLOWER MOUND, TEXAS
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DETAILS

LP0.07



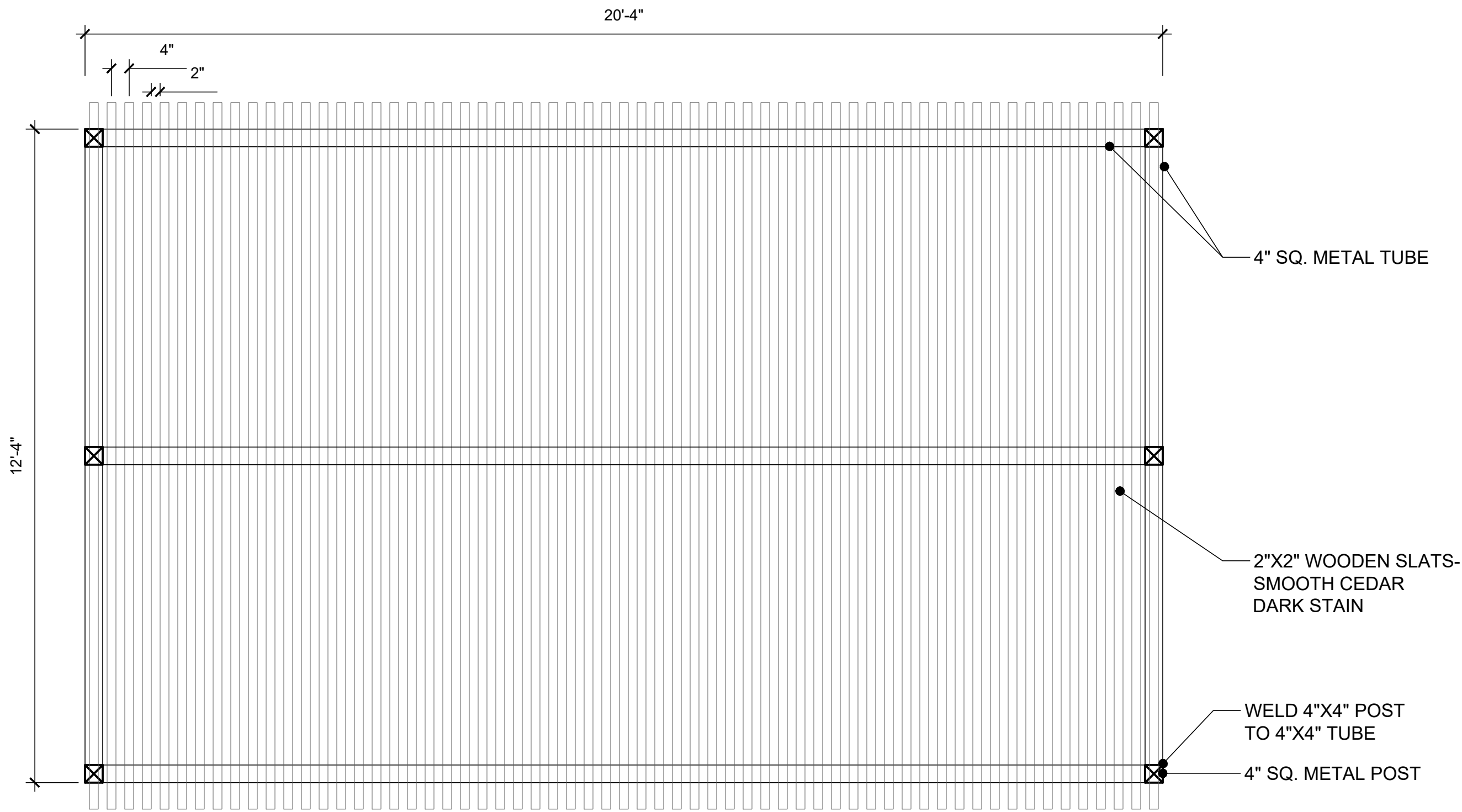
FRONT VIEW



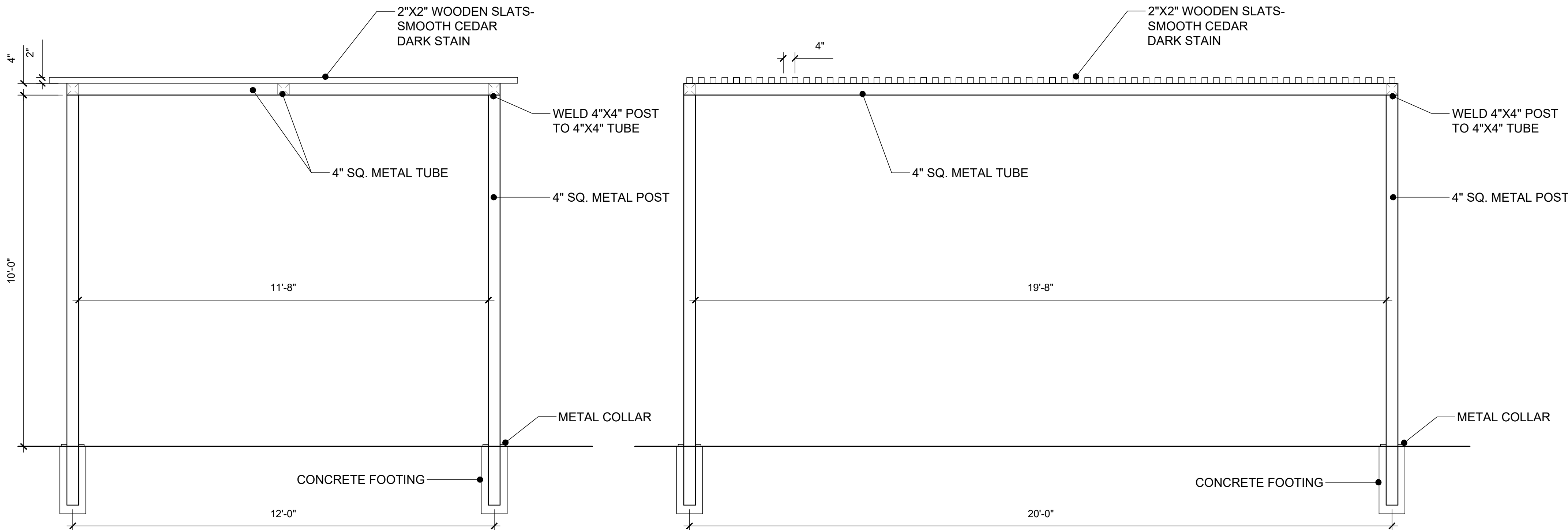
SIDE VIEW

1 TRELLIS 'C'
1" = 1'-0"

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2 TRELLIS 'B' PLAN VIEW
1/2" = 1'-0"



SIDE VIEW

FRONT VIEW

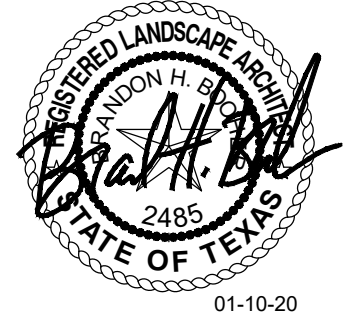
1 TRELLIS 'B'
1/2" = 1'-0"

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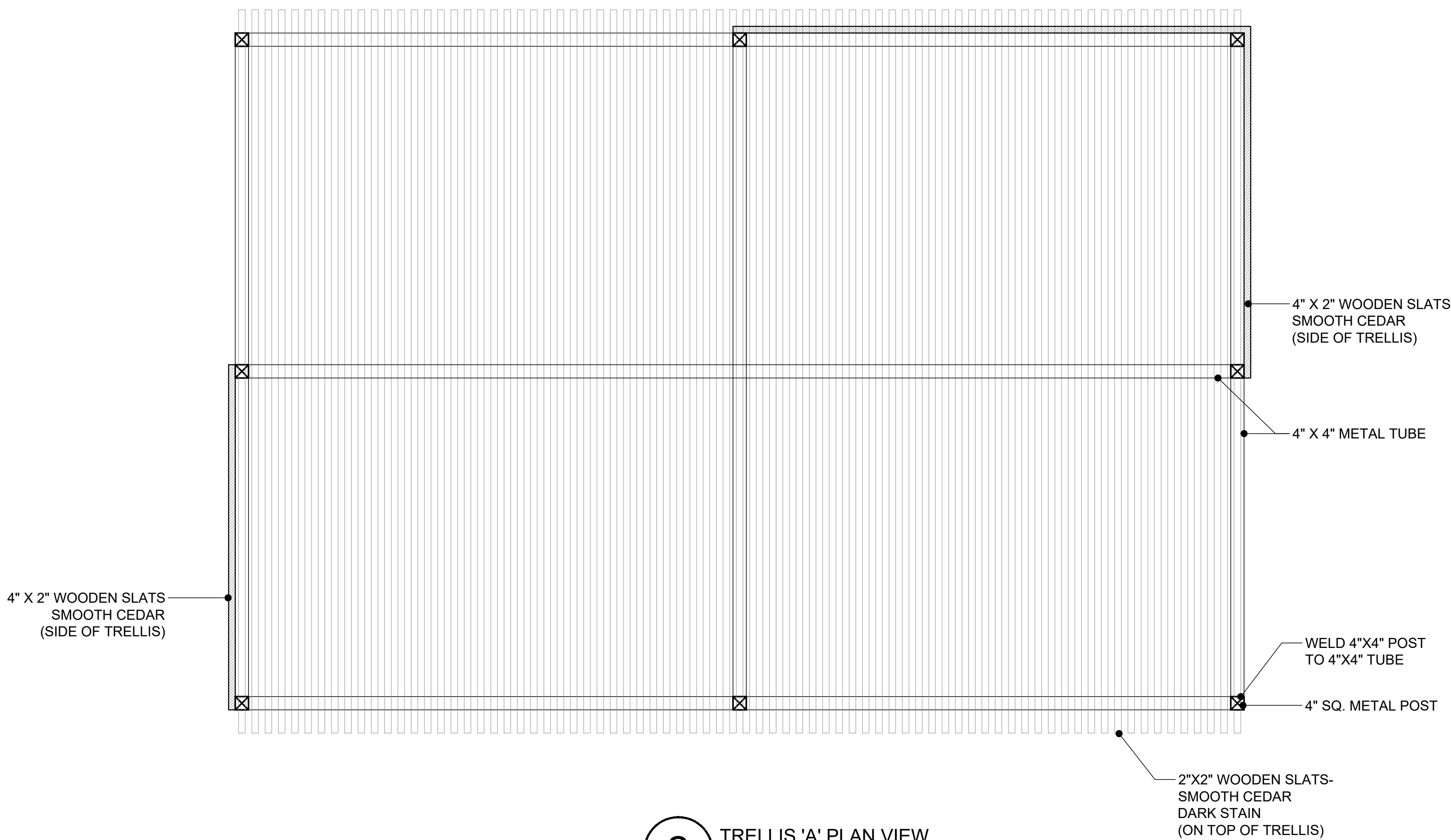
WATERMERE AT FLOWER MOUND

FLOWER MOUND, TEXAS

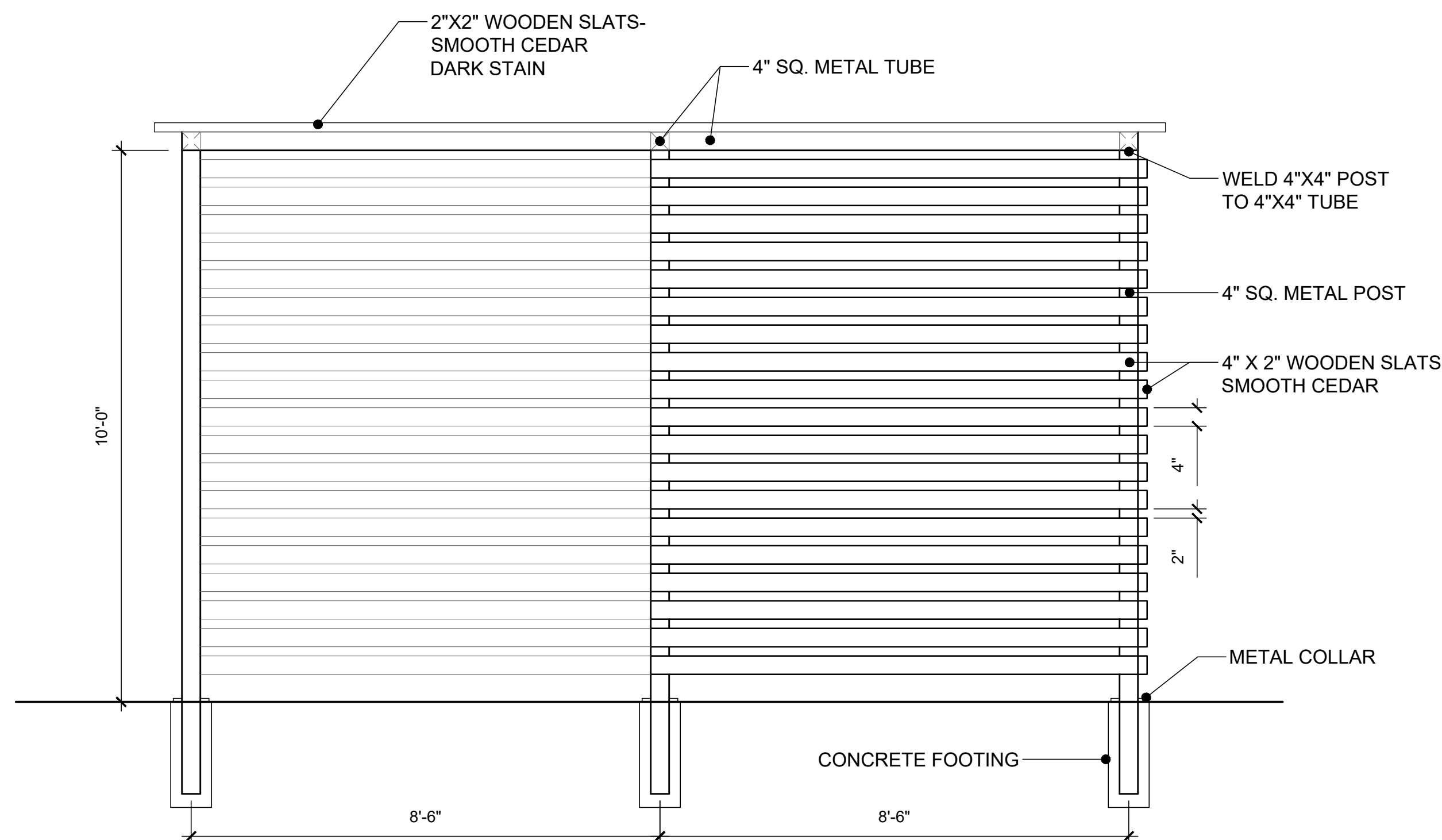
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RICHARDSON, TX 75080
PH (972) 690-7474
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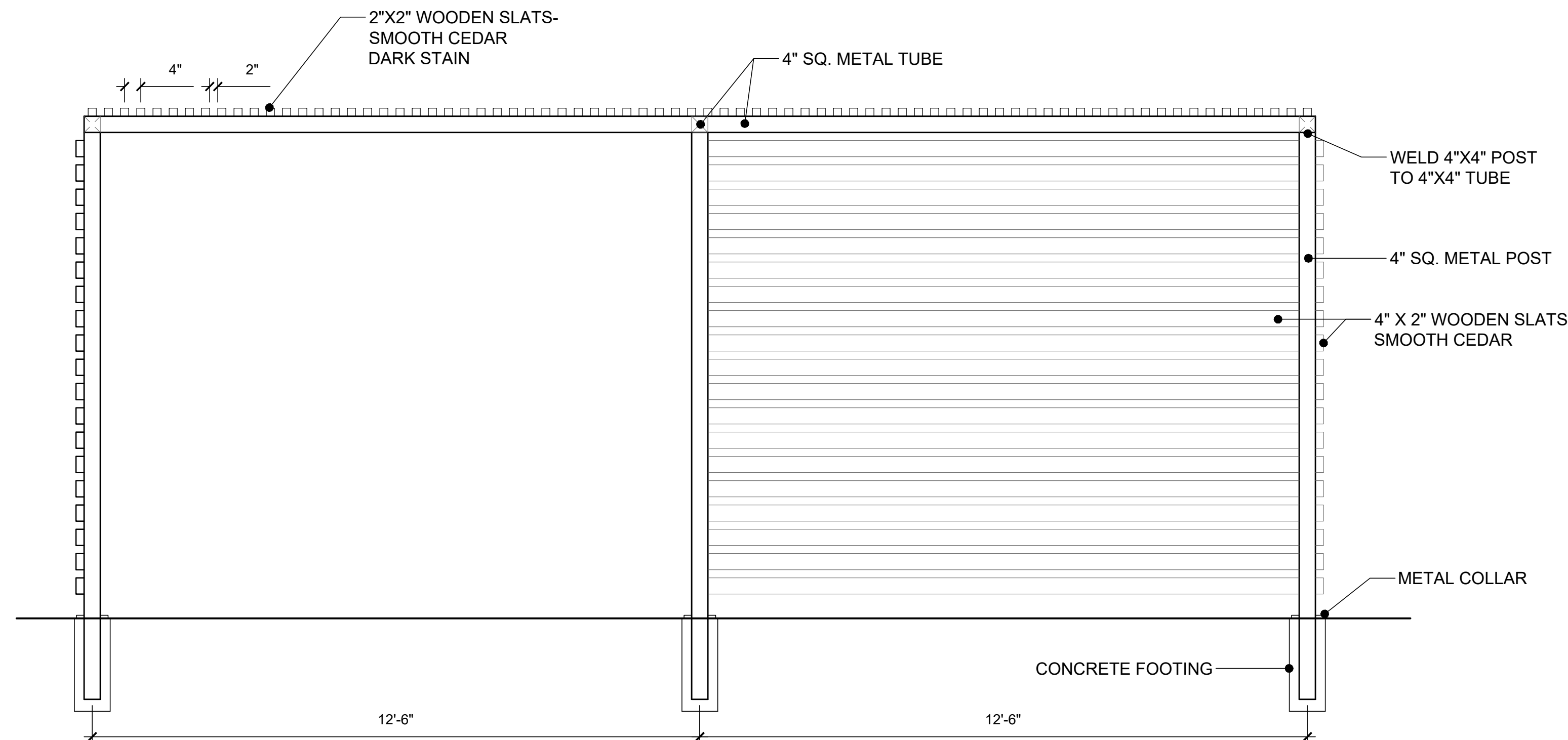
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2 TRELLIS 'A' PLAN VIEW 1/2" = 1'-0"



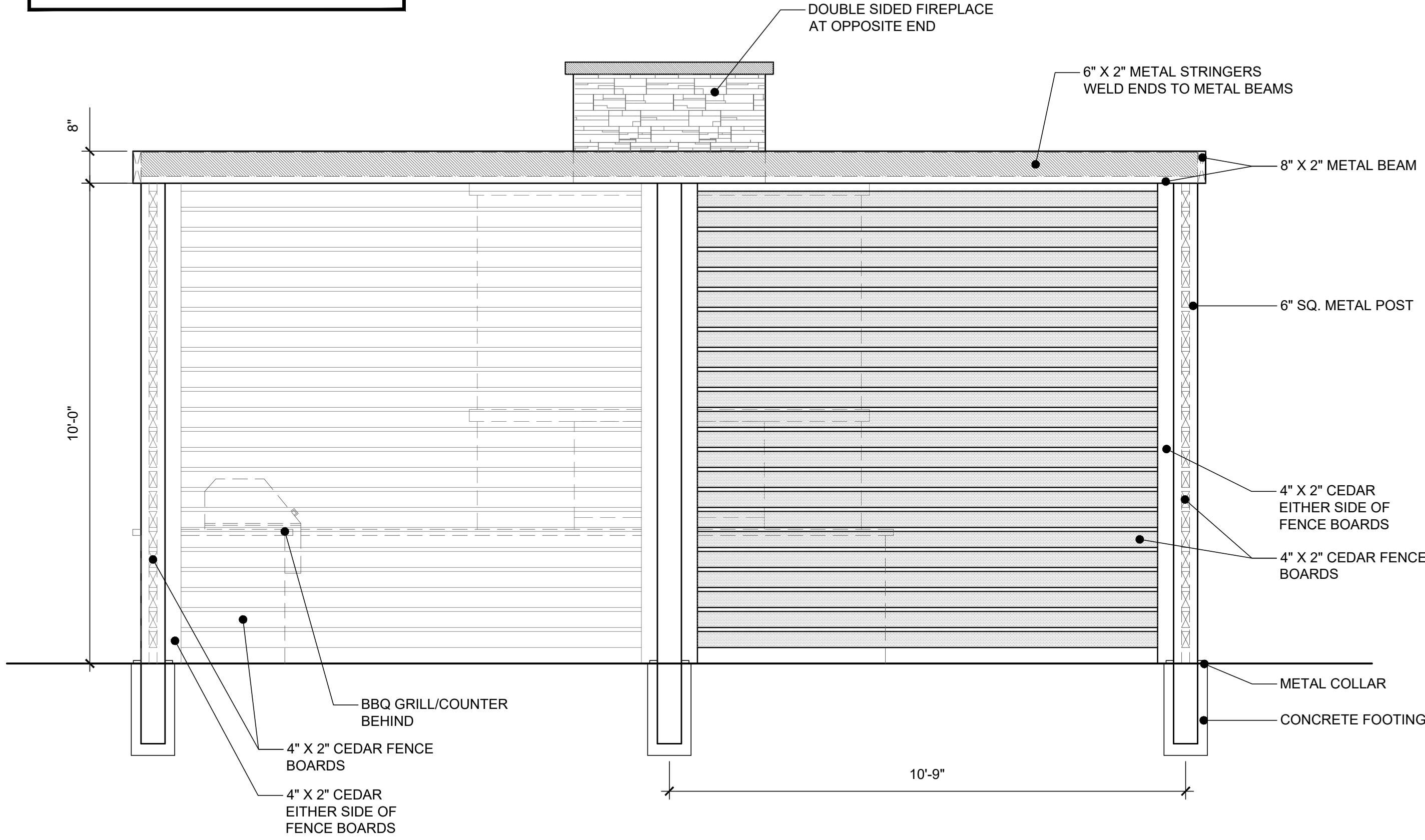
SIDE VIEW



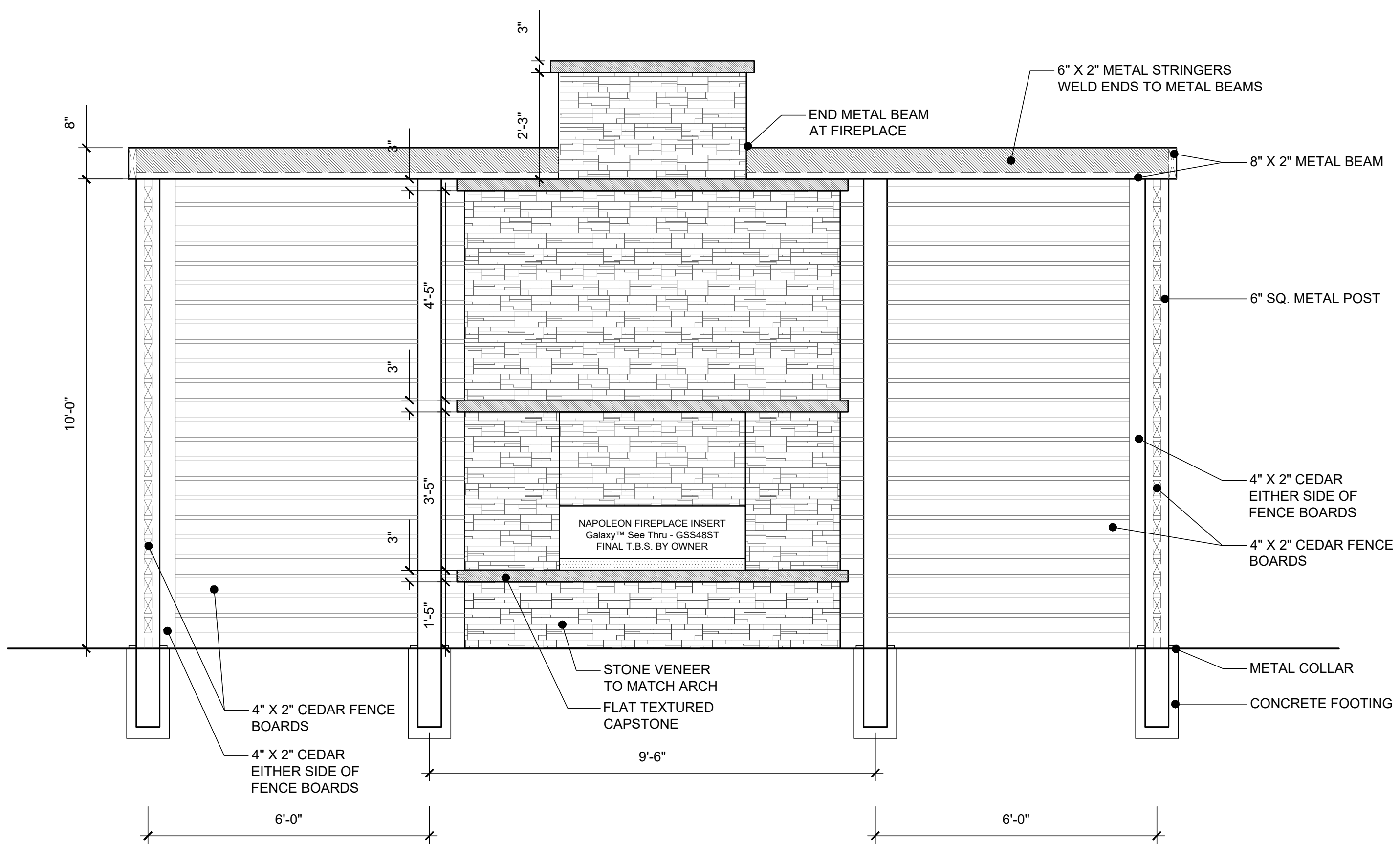
FRONT VIEW

1 TRELLIS 'A' $1\frac{1}{2}" = 1'-0"$

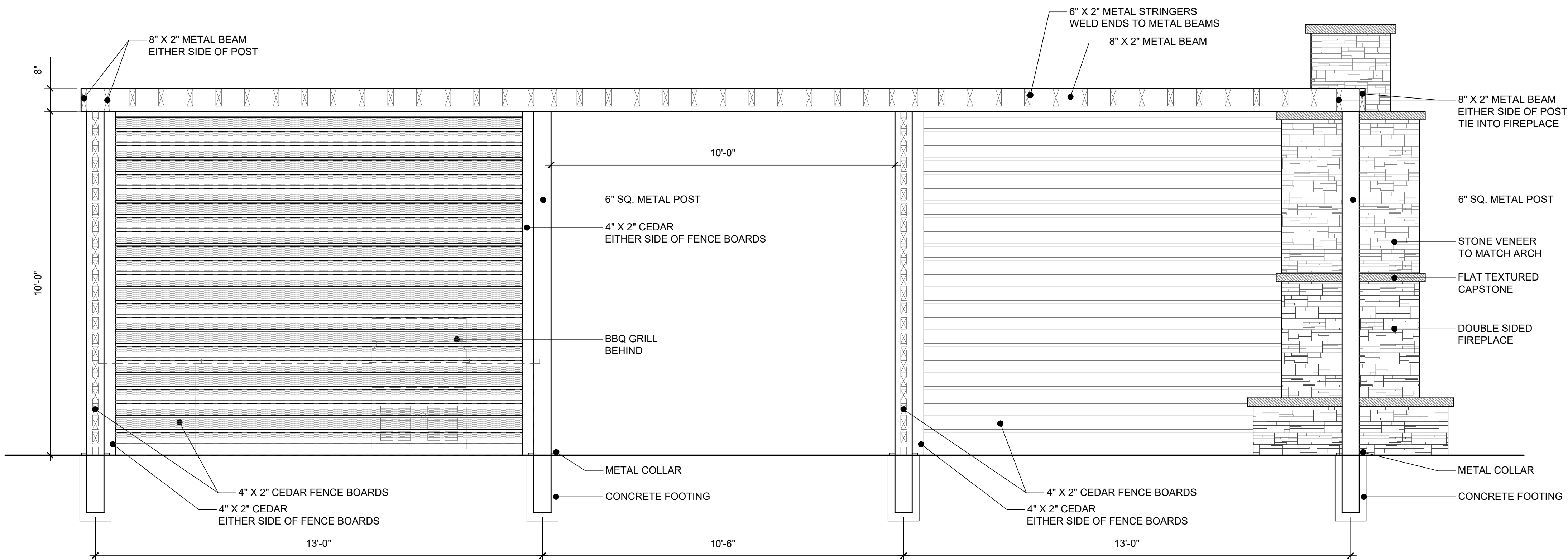
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3 PAVILION - BBQ GRILL VIEW
1/2" = 1'-0"



2 PAVILION - FIREPLACE VIEW
1/2" = 1'-0"



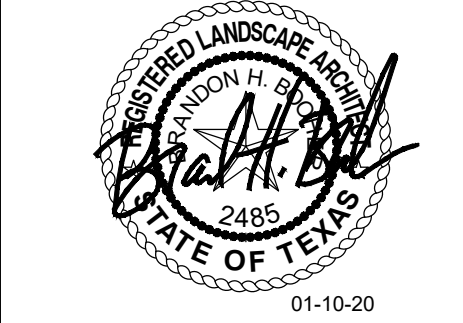
1 PAVILION - FRONT VIEW
1/2" = 1'-0"

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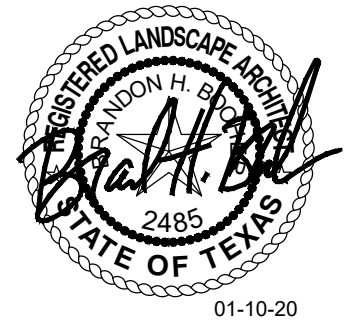
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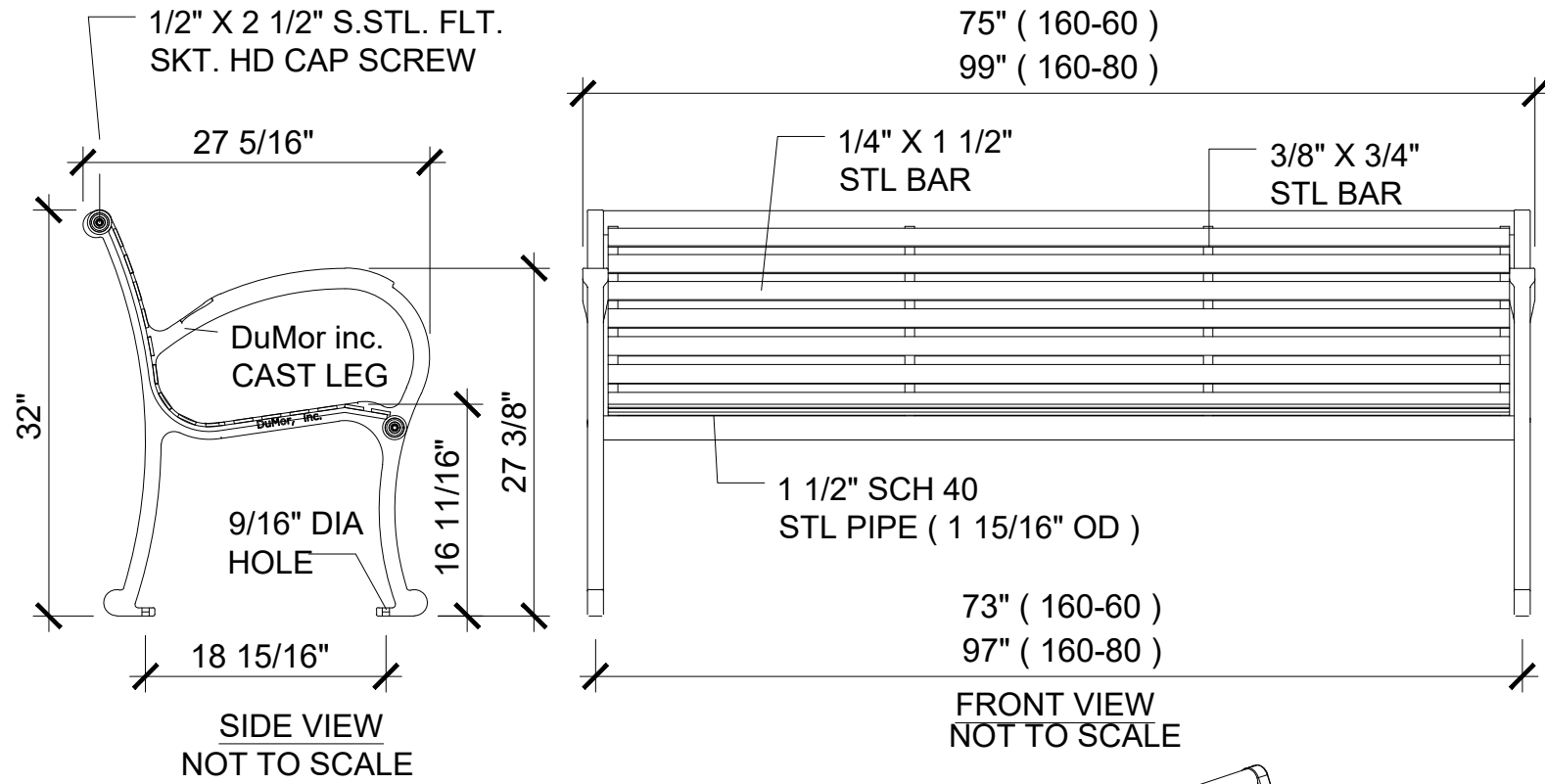
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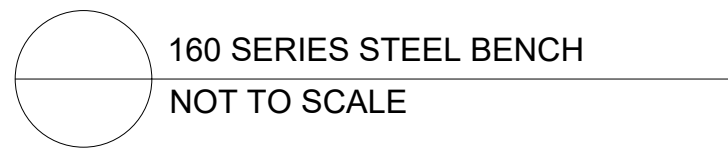
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17059-0142
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PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 4. BENCH IS SHIPPED UNASSEMBLED.
 5. 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
 6. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 017-237.

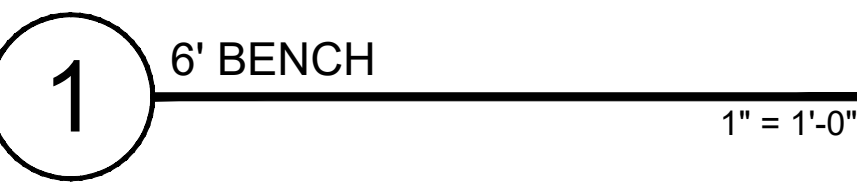


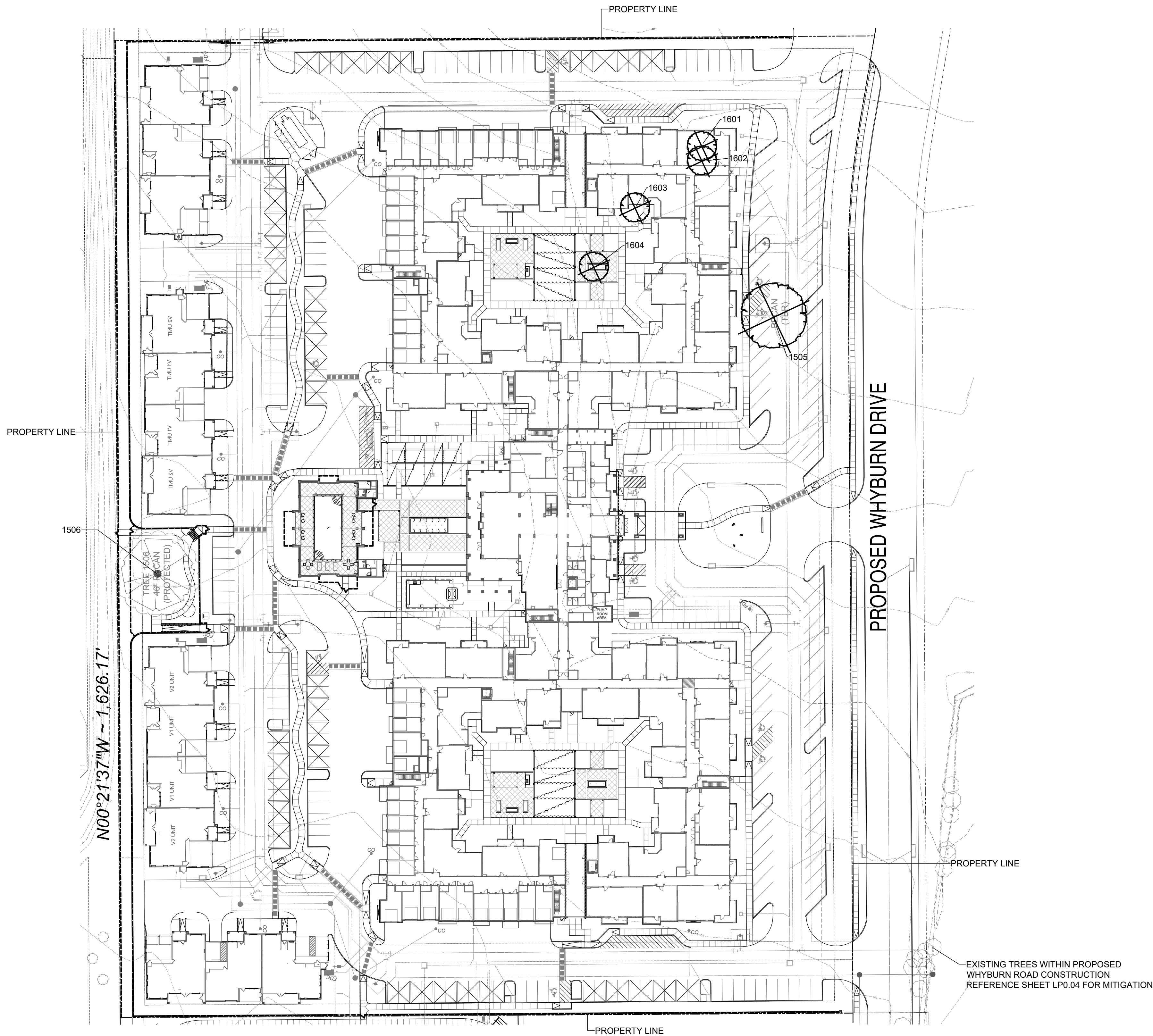
017-237

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REVISION DATE 04/21/2015

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MULTIFAMILY

MITIGATION SUMMARY:

TOTAL INCHES ON SITE:	106 INCHES
TOTAL PROTECTED INCHES ON SITE:	60 INCHES
TOTAL INCHES REMOVED:	60 INCHES
TOTAL PROTECTED INCHES REMOVED:	60 INCHES
TOTAL MITIGATION FOR BUILDABLE AREA (5 TREES X 3" CAL):	15 INCHES
TOTAL MITIGATION FOR SPECIMEN TREES:	0 INCHES
TOTAL MITIGATION INCHES REQUIRED:	(5 TREES) 15 INCHES
TOTAL CREDITS FOR PRESERVATION:	6 CREDITS
TOTAL REPLACEMENT TREES PLANTED ON SITE:	(0) 3" CAL. TREE

TREE LEGEND

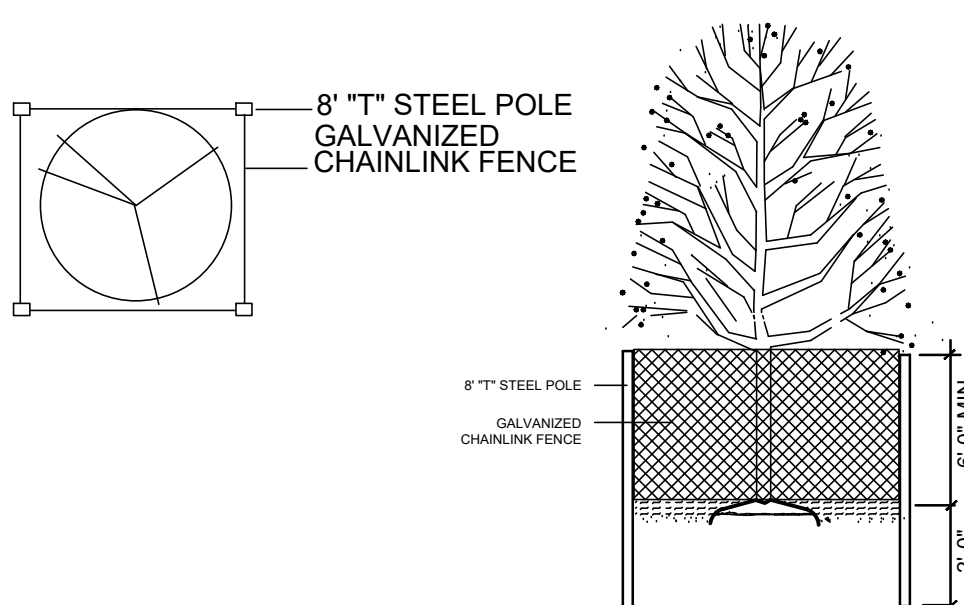
- 174 EXISTING SPECIMEN TO BE PRESERVED
- 174 EXISTING PROTECTED TREE TO BE REMOVED

Tree Number	Latin Name	Common Name	Qualitative Condition Rating	DBH	Number of Stems	Specimen Tree	PRESERVE YES/NO	REPLACEMENT TREES	Observations	Preservation Credits
1505	Carya illinoensis	Pecan	Good	19	1		NO	(1) 3" CAL. TREE		
1506	Carya illinoensis	Pecan	Fair	46	1	Yes	YES		Storm damage	6
1601	Burmelia lanuginosa	Chittamwood	Fair	12	3		NO	(1) 3" CAL. TREE		
1602	Burmelia lanuginosa	Chittamwood	Fair	10	2		NO	(1) 3" CAL. TREE		
1603	Burmelia lanuginosa	Chittamwood	Fair	11	3		NO	(1) 3" CAL. TREE		
1604	Burmelia lanuginosa	Chittamwood	Fair	8	2		NO	(1) 3" CAL. TREE		

TREE PROTECTION NOTES

THE FOLLOWING TREE PROTECTION MEASURES SHALL BE REQUIRED:

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

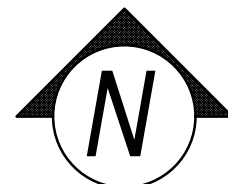
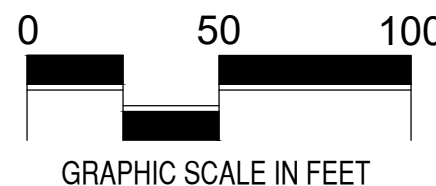


NOTE:
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

2 TREE PROTECTION FENCING

MULTIFAMILY - TREE SURVEY & MITIGATION PLAN

SCALE: 1" = 50'-0"



ISSUES:

08-26-19 ISSUE FOR PERMIT

REVISIONS:

10-15-19 PER CITY COMMENTS
11-18-19 PER CITY COMMENTS
12-23-19 PER CITY COMMENTS
01-10-20 PER CITY COMMENTS

CLIENT:

Integrated Real Estate Group
3110 W. Southlake Blvd.
Suite 120
Southlake, TX 76092

WATERMERE
AT FLOWER MOUND
FLOWER MOUND, TEXAS

landscape architects

MECKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878



ISSUE FOR
PERMIT

WATERMERE
AT FLOWER MOUND

FLOWER MOUND, TEXAS

JOB NUMBER: INT-1801

TREE SURVEY &
MITIGATION PLAN

TS-1



01 EAST ELEVATION
SCALE 3/32" = 1'-0"



02 EAST ELEVATION
SCALE 3/32" = 1'-0"

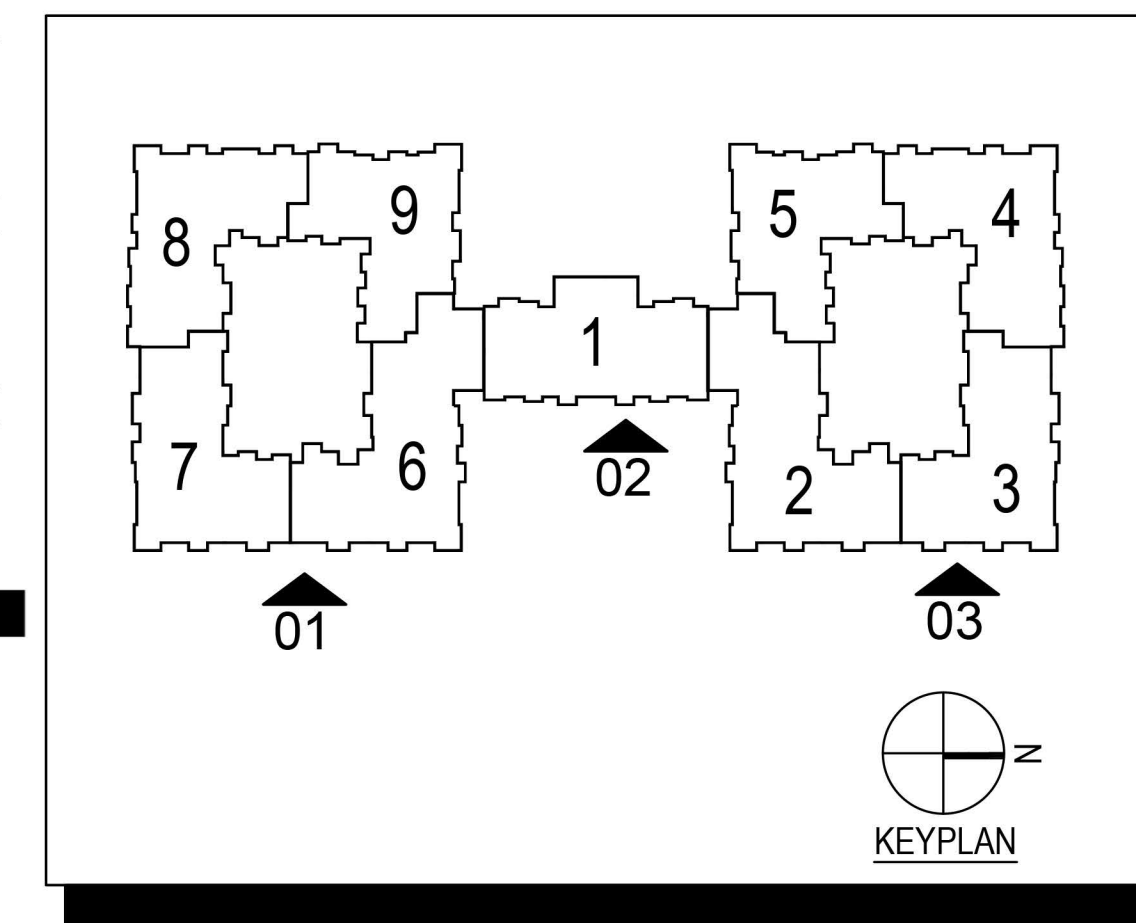


03 EAST ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART (BUILDING)			
WATERMERE AT FLOWER MOUND			
		East	
		SQ. FT.	%
1	Total Facade S.F.	24483	
2	Doors, Windows, Railing S.F.	8314	
3	Facade S.F. (exclusive of doors, windows and railings)	16169	
4	Primary Masonry totals (Min. 80%)	14278	88%
	• Brick s.f. (as applicable)	5223	32%
	• Stone s.f. (as applicable)	4785	30%
	• Stucco s.f. (as applicable)	4270	26%
5	Secondary Masonry totals (max. 20%)	1891	12%
	• Hardiplank s.f. (as applicable)	1891	12%

WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Culture Stone or Equal	Texas Cream	Cultured Stone- Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Carabe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 Balanced Beige	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6142 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 Balanced Beige	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW6142 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

- NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.*
 2. ALL GROUND BASED HYVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING. DUMPTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
 3. 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.
 4. ALL PLAN OFFSETS ARE MINIMUM OF ONE OR GREATER.
 5. FOR ANY PARAFET WALLS TO BE ROOF-MOUNTED, THE PARAFET WALL WILL PROVIDE REQUIRED SCREENING. HOWEVER, IF OTHER ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.



Watermere at Flower Mound

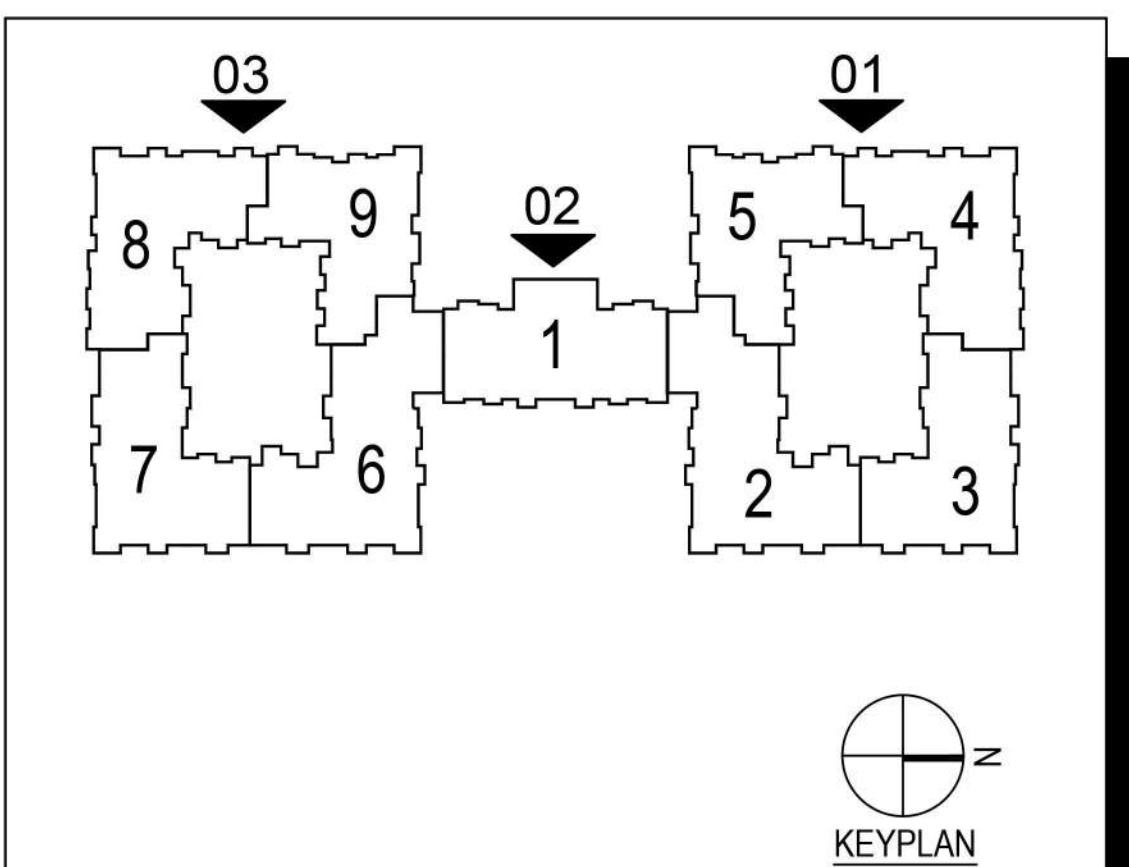
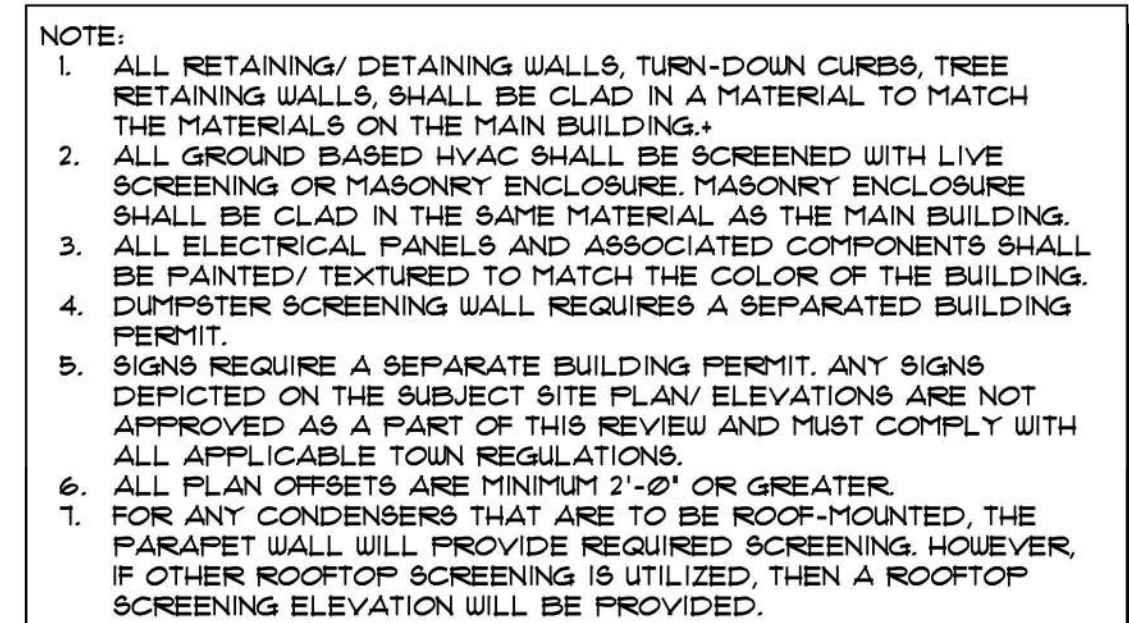
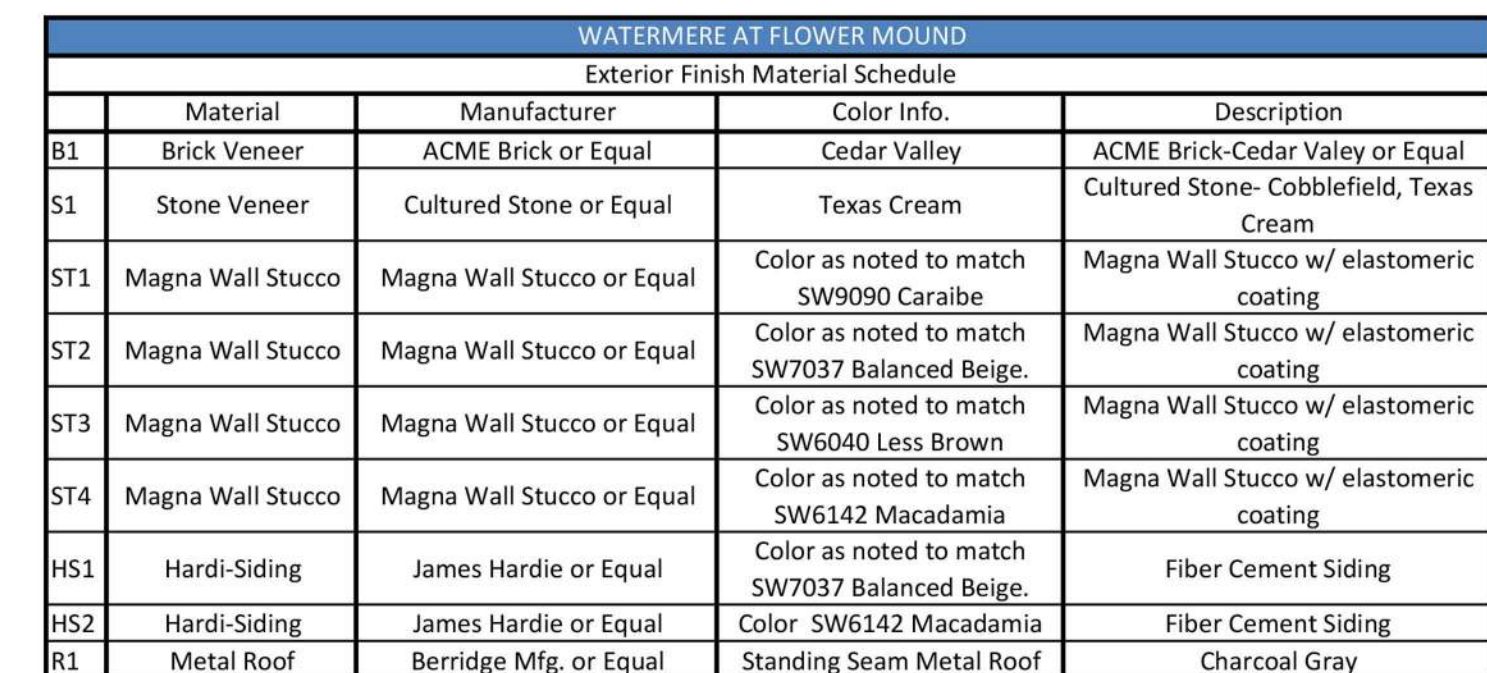
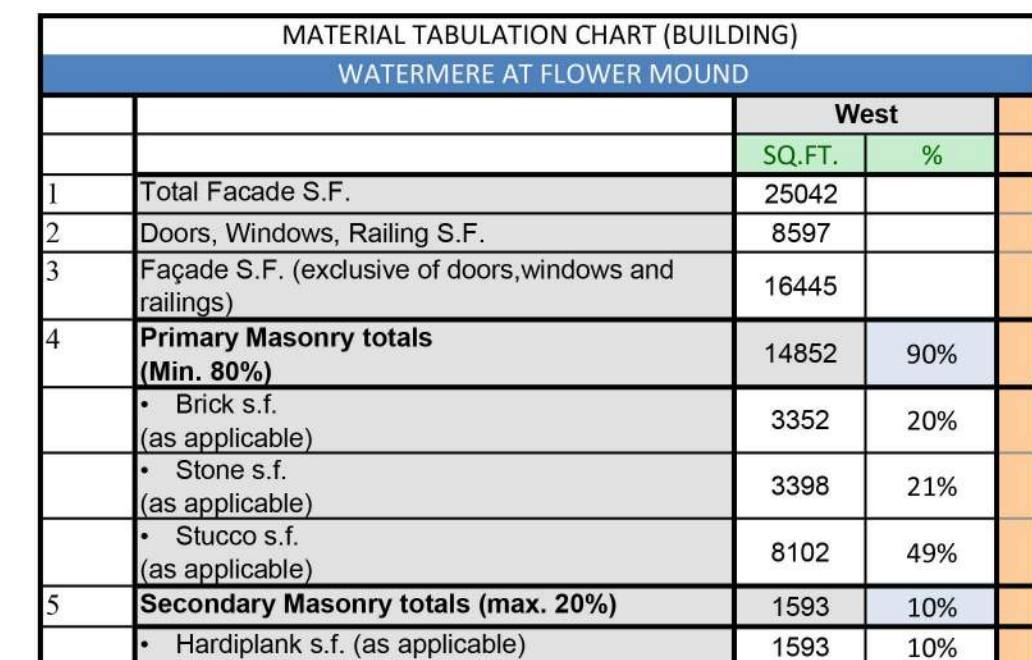
Flower Mound, Texas

ARRIVE
ARCHITECTURE GROUP

Architecture
Planning
Project Management

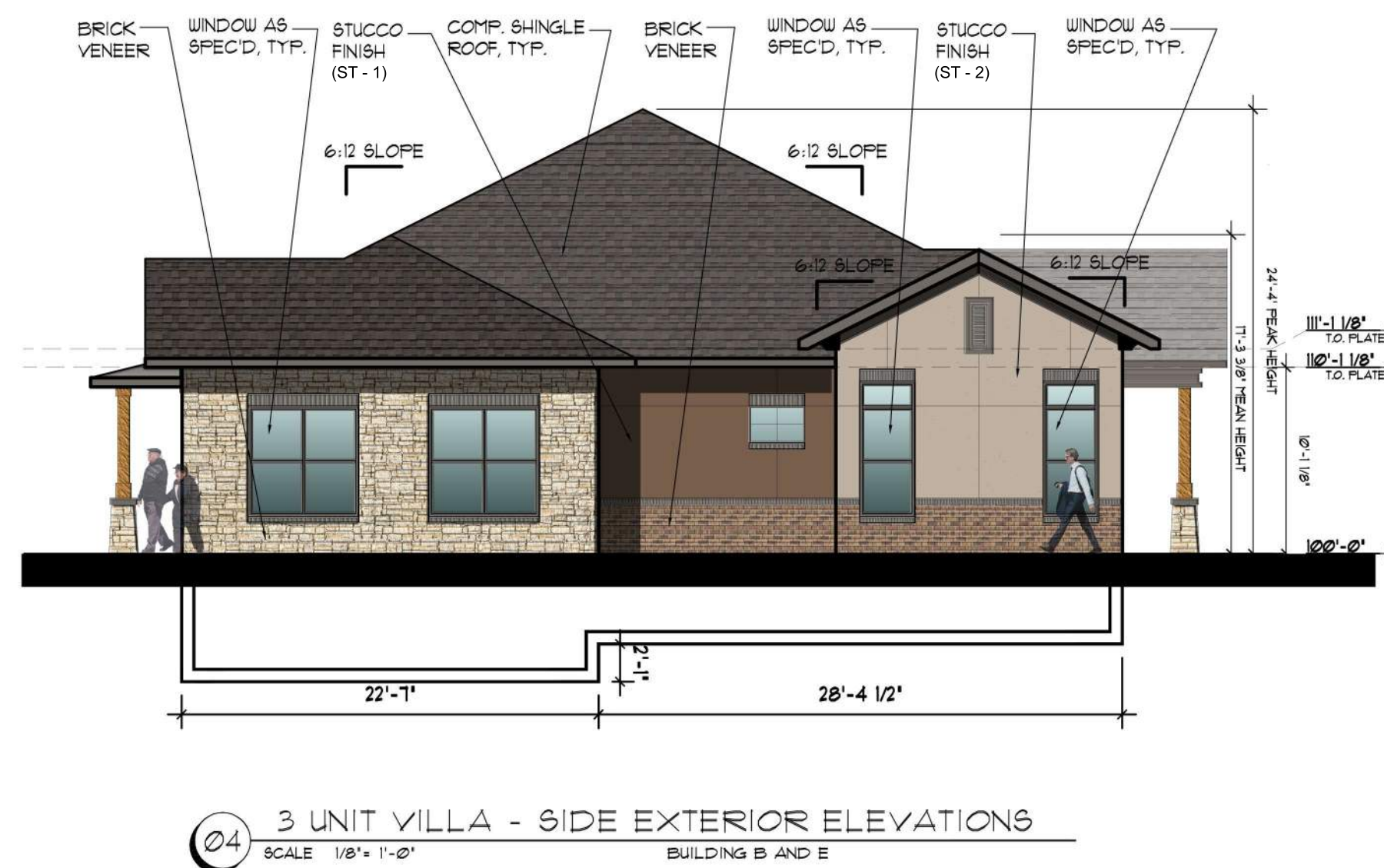
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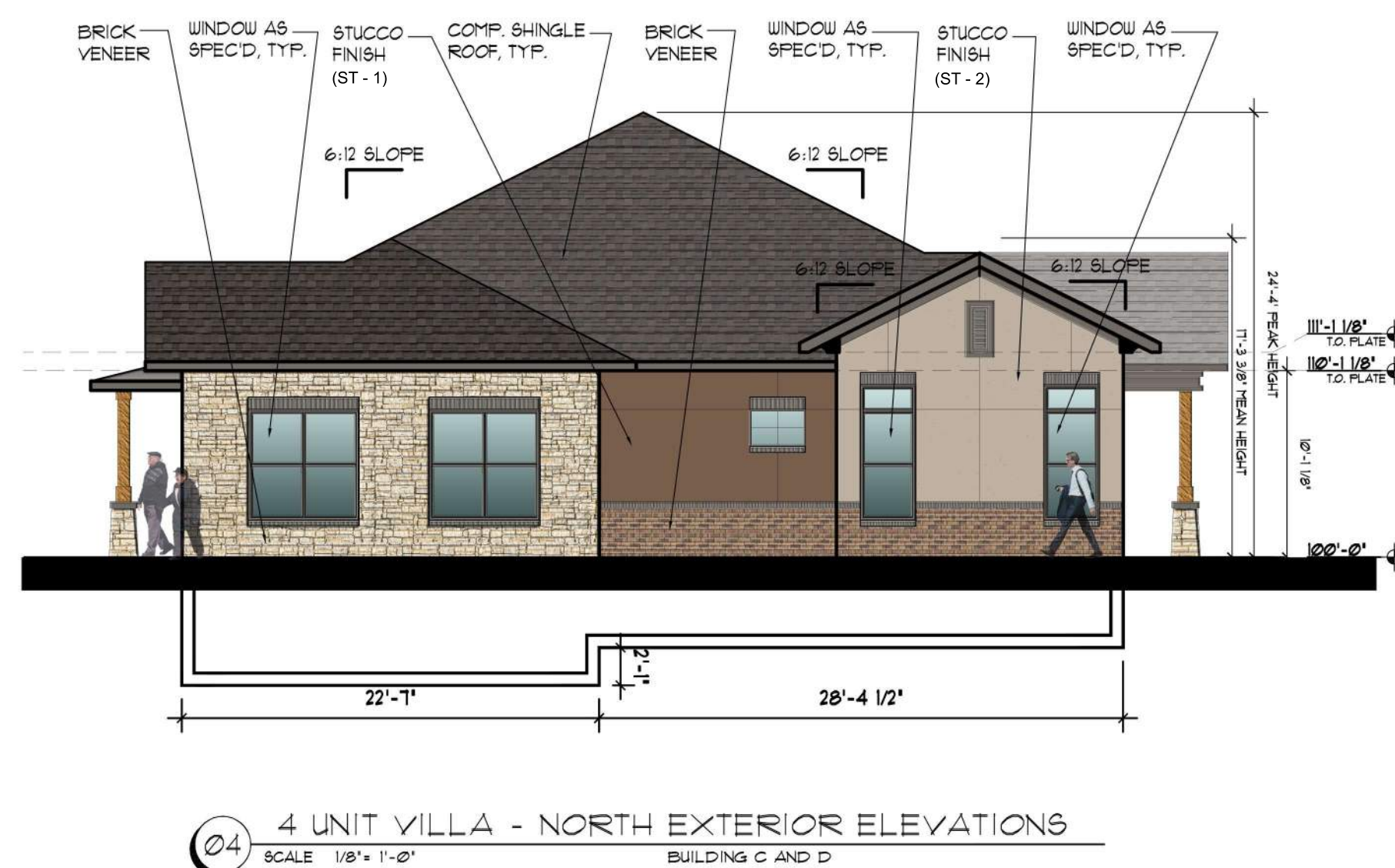


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DRAWN BY: AAG	CHECKED BY: JMT
PLOT DATE: 9/27/2018	REV. DATE:
SUBMITTAL DATE: 09-21-18	PROJECT NUMBER
ISSUED FOR: City Submittal	SHEET NO.
SCALE: AS NOTED	A5.03



WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
B1	Brick Veneer	ACME Brick or Equal	Cedar Valley	ACME Brick-Cedar Valley or Equal
S1	Stone Veneer	Cultured Stone or Equal	Texas Cream	Cultured Stone - Cobblefield, Texas Cream
ST1	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW9090 Carabe	Magna Wall Stucco w/ elastomeric coating
ST2	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW7037 balanced Beige.	Magna Wall Stucco w/ elastomeric coating
ST3	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW6040 Less Brown	Magna Wall Stucco w/ elastomeric coating
ST4	Magna Wall Stucco	Magna Wall Stucco or Equal	Color as noted to match SW1642 Macadamia	Magna Wall Stucco w/ elastomeric coating
HS1	Hardi-Siding	James Hardie or Equal	Color as noted to match SW7037 balanced Beige.	Fiber Cement Siding
HS2	Hardi-Siding	James Hardie or Equal	Color SW1642 Macadamia	Fiber Cement Siding
R1	Metal Roof	Berridge Mfg. or Equal	Standing Seam Metal Roof	Charcoal Gray

- NOTE:
1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 2. ALL GROUND BASED HYVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL SECTORIAL/ RADIATION ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING. DUMPSITE SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
 5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH THE APPLICABLE ZONING REGULATIONS.
 6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER
 7. IF ROOFTOP SCREENING IS UTILIZED, THEN A ROOFTOP SCREENING ELEVATION WILL BE PROVIDED.



WATERMERE AT FLOWER MOUND				
Exterior Finish Material Schedule				
	Material	Manufacturer	Color Info.	Description
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S1	Stone Veneer	Cultured Stone or Equal	Texas Cream Cream	Culture Stone - Cobbfield, Texas
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NOTE:

1. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS, SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.+
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL FOUR REGULATIONS/ CONTROL COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATED BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE FOUR REGULATIONS/ CONTROL COMPONENTS.
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Flower Mound, Texas

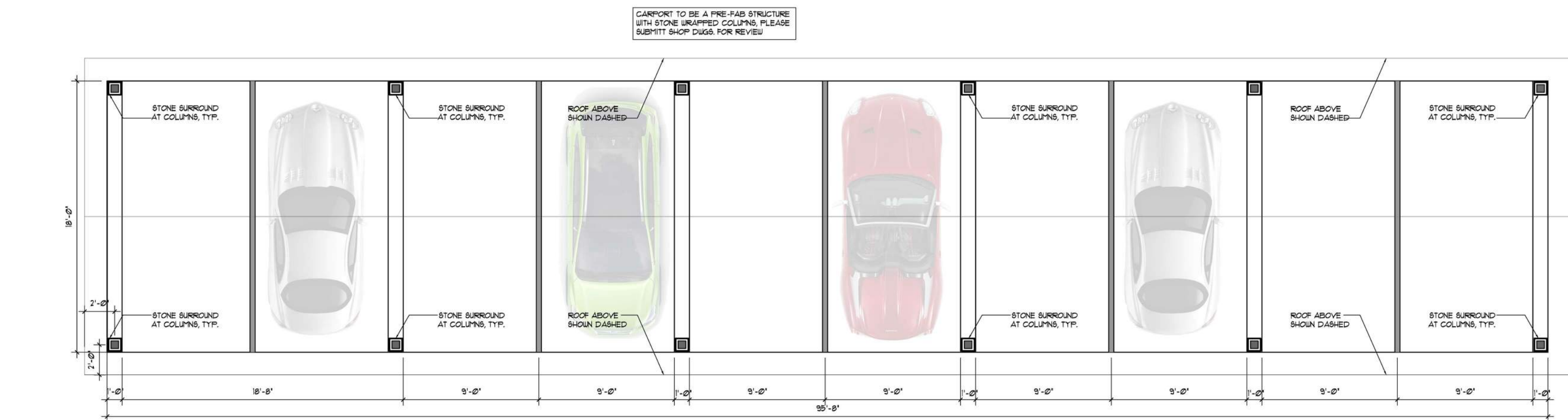
ARRIVE
ARCHITECTURE GROUP

2344 Highway 121 • Suite 100 • Bedford, Texas 76021 • www.ArriveAG.com
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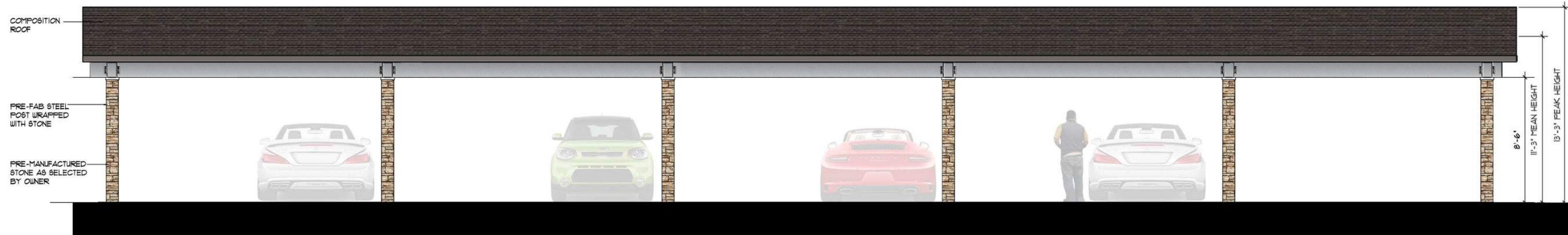
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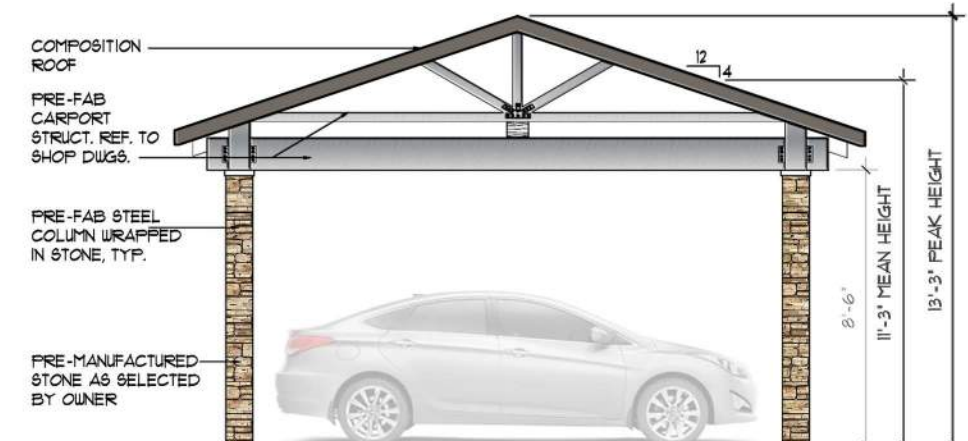
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PLOT DATE: 11/8/2018	REV. DATE:
SUBMITTAL DATE: 11-09-18	PROJECT NUMBER:
ISSUED FOR: City Submittal	SHEET NO. A5.00
SCALE: AS NOTED	



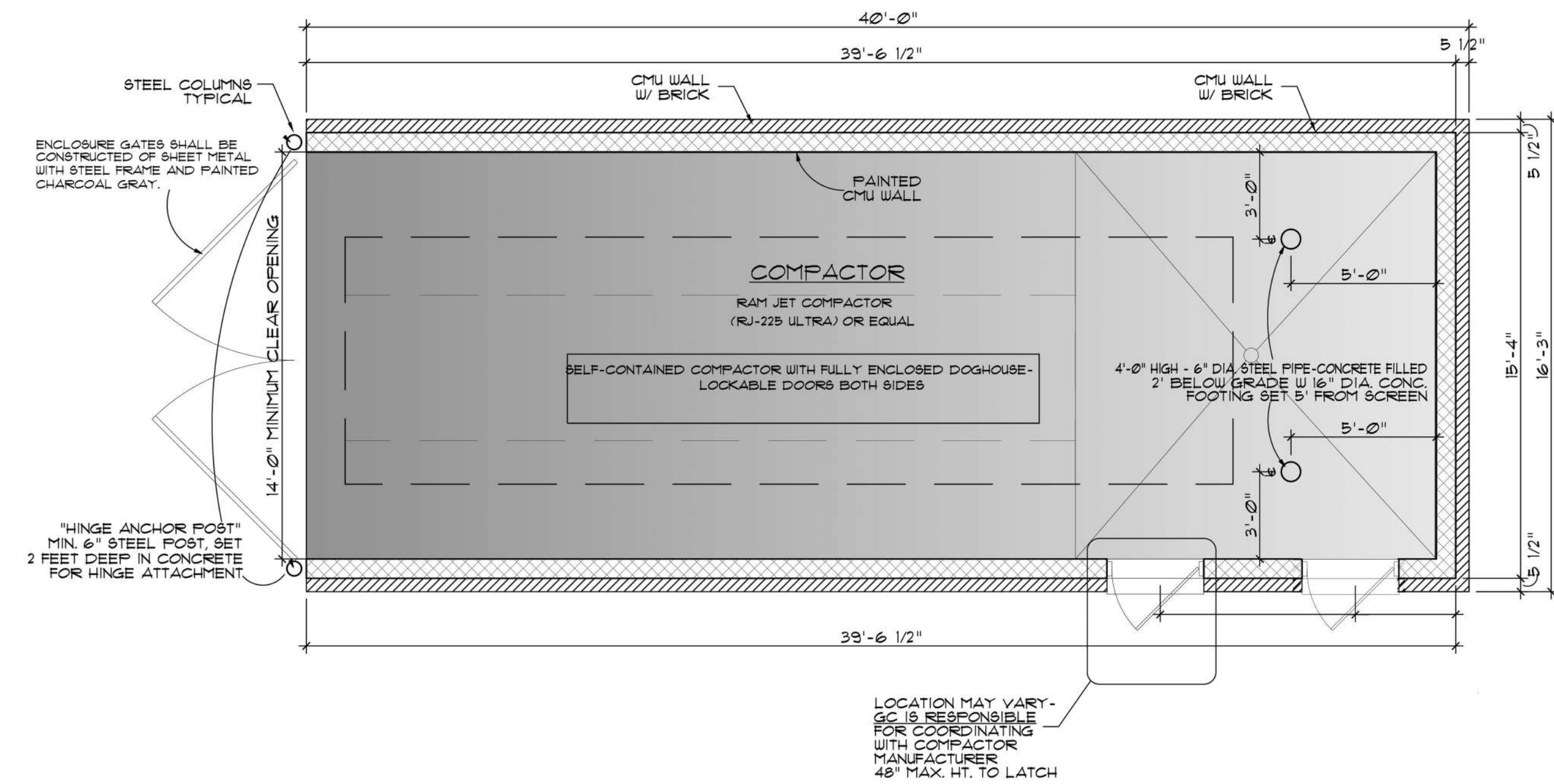
01 CARPORT PLAN
SCALE NT5



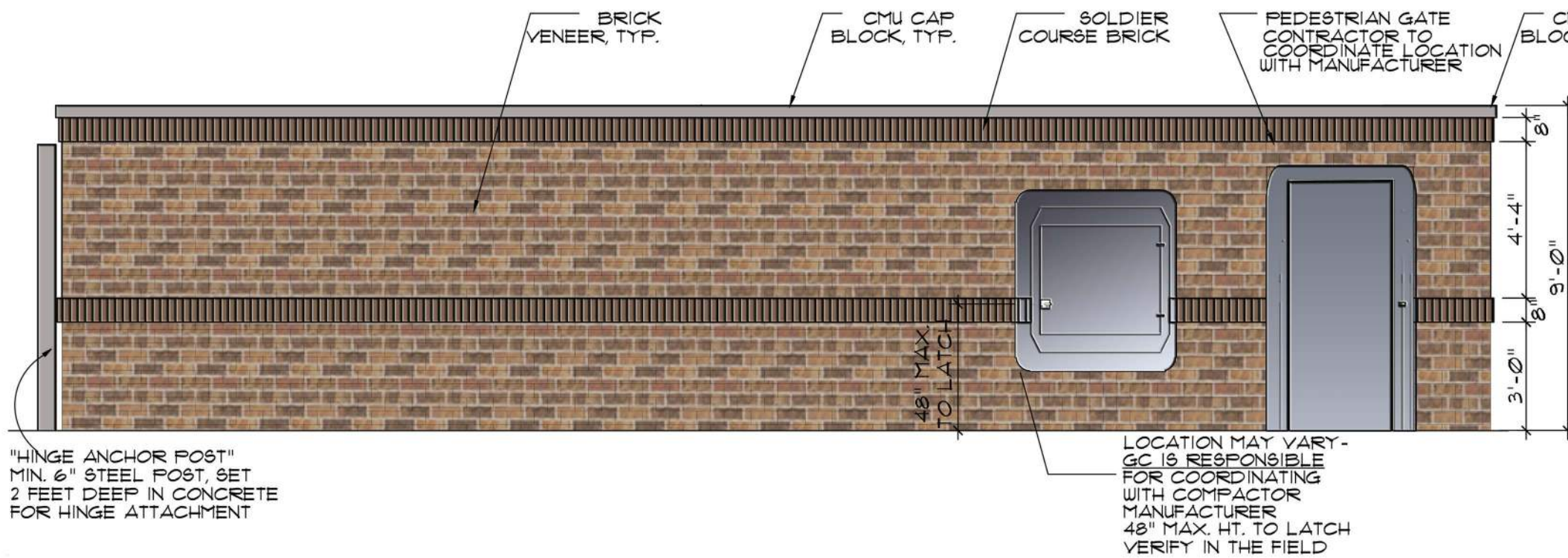
02 CARPORT ELEVATION
SCALE NT5



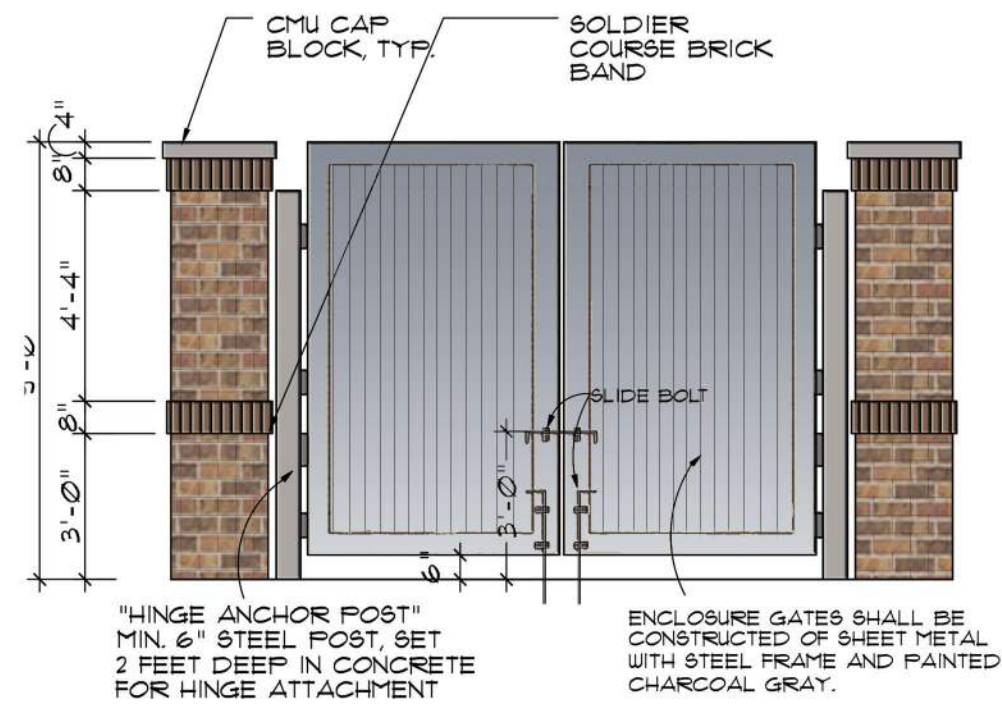
03 CARPORT SIDE ELEVATION
SCALE NT5



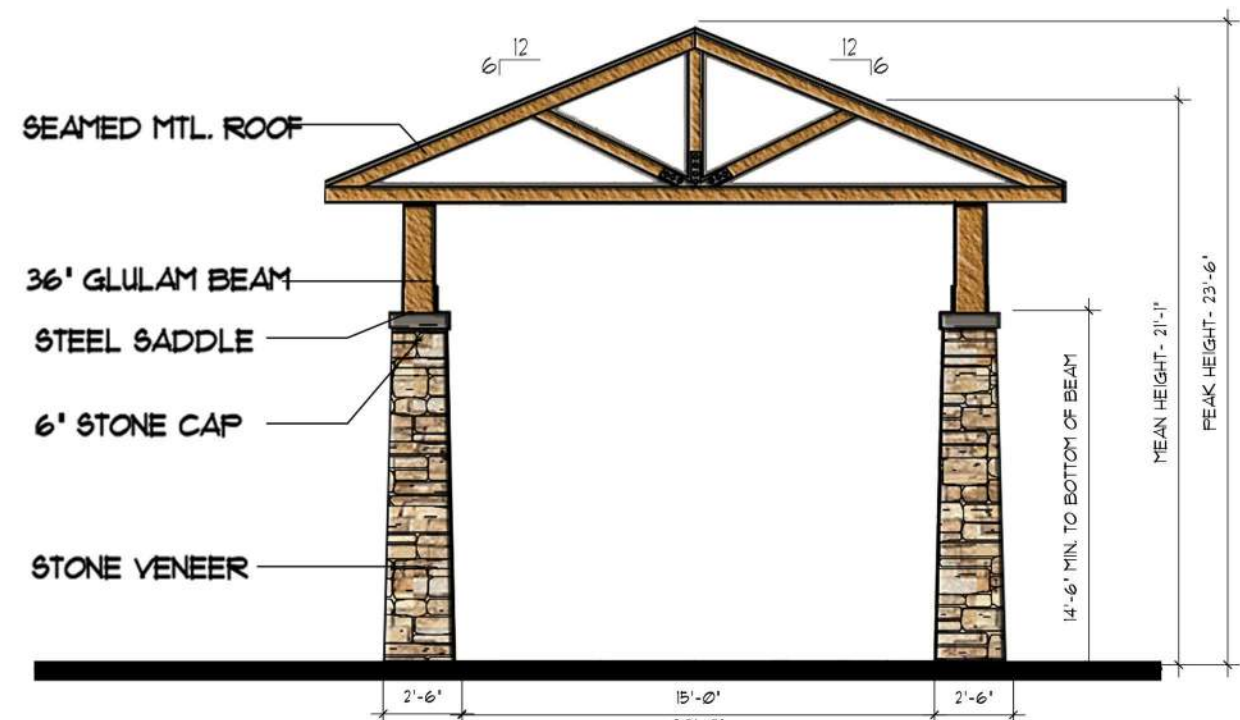
04 ENCLOSURE PLAN
SCALE NT5



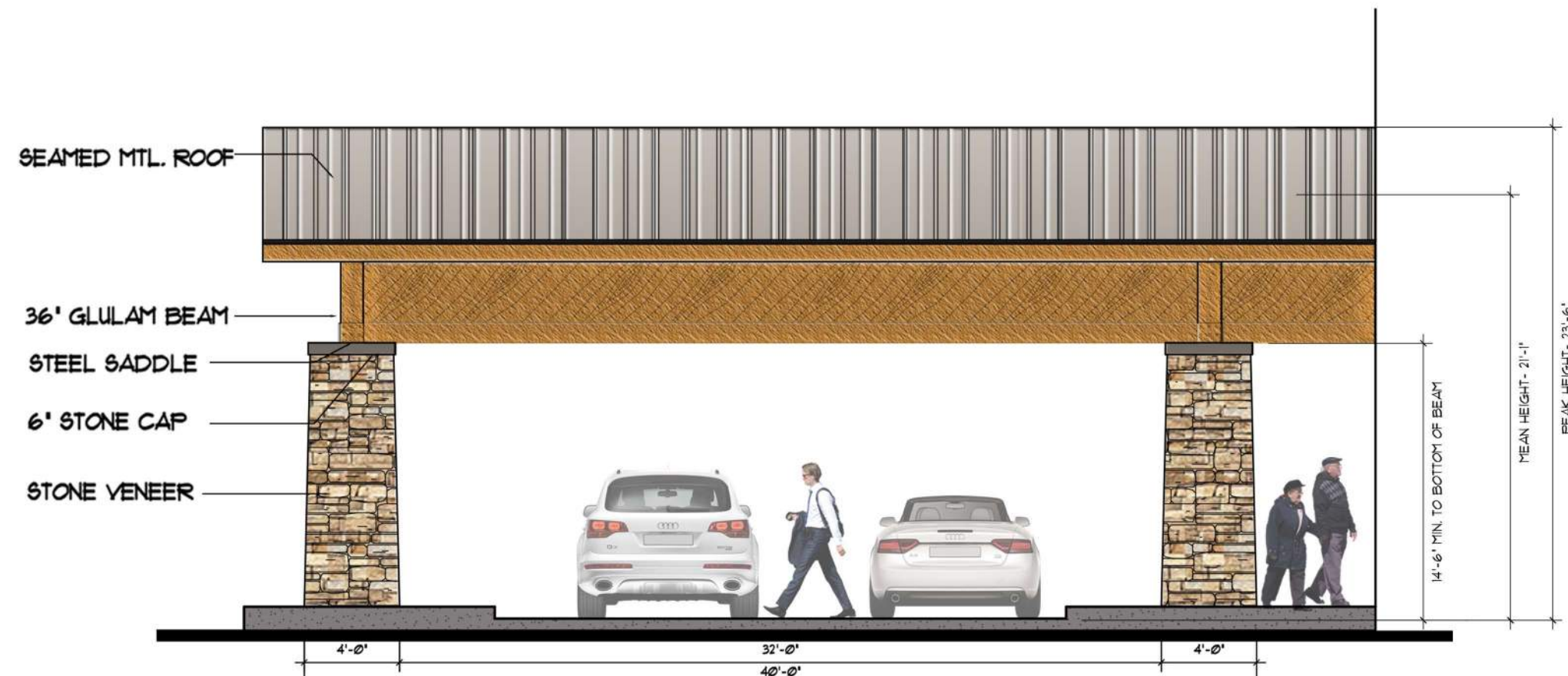
05 ENCLOSURE - ELEVATION
SCALE NT5



06 ENCLOSURE SIDE ELEVATION
SCALE NT5



07 PORTE-COCHERE - FRONT ELEVATION
SCALE NT5



08 PORTE-COCHERE - SIDE ELEVATION
SCALE NT5

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 6. ALL PLAN OFFSETS ARE MINIMUM 2'-0" OR GREATER.
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