AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

11/08/2021

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

6:30 P.M.

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

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Please silence or turn off all electronic devices.
Meeting participants may be asked to wait in the lobby until their name is called.
Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired.
- Please state your name and address when speaking.

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.

E. FUTURE AGENDA ITEMS

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

F. DIRECTOR'S REPORT

1. Training Opportunities

G. CONSENT ITEMS

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

1. Minutes of October 25, 2021: Consider approval of the minutes of the October 25, 2021, Planning and Zoning Commission Regular Session.

H. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town's development standards. If a public hearing is required, it will be noted in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

2. DP21-0001 – Estuary Pointe: Consider a request for a Development Plan (DP21-0001 – Estuary Pointe) to develop a residential subdivision. The property is generally located south of Meadow Lark and east of Deer Path.

3. Z21-0003 – Dixon Park: Public Hearing to consider an ordinance amending the zoning (Z21-0003- Dixon Park) from Agricultural District (A) uses to Single Family District-15 (SF-15) uses. The property is generally located south of Dixon Lane and east of Windridge Lane.

4. DP21-0004 – Dixon Park: Consider a request for a Development Plan (DP21-0004 – Dixon Park) to develop a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.

5. Z21-0004 – Sethi Property – Waketon Road: Public Hearing to consider an ordinance amending the zoning (Z21-0004- Sethi Property – Waketon Road) from Agricultural District (A) uses to Single Family District-15 (SF-15) uses. The property is generally located north of Waketon Road and east of Timber Way.

6. Z21-0006 – Caldwell Court: Public Hearing to consider an ordinance amending the zoning (Z21-0006 – Caldwell Court) from Agricultural District (A) to Single Family District-10 (SF-10). The property is generally located east of Morriss Road and north of Cortadera Street.

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.

I. ADJOURNMENT – REGULAR SESSION

i. *WORK SESSION*

a. Discussion of Silveron Park PD-171: ZPD18-0014
b. Discussion of Cross Timbers Business Park: ZPD21-0014

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: November 4, 2021, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

_____

LauriAnn Cash, Executive Assistant

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

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: November 8, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: **Consider approval of the minutes of the October 25, 2021, Planning and Zoning Commission Regular Session.**

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on October 25, 2021.

II. ATTACHMENTS

1. Draft Minutes

The information contained in this document is unofficial until such time as the minutes are approved by the Planning & Zoning Commission.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF OCTOBER 2021, 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:

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
John Chapman	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

None

E. FUTURE AGENDA ITEMS

None

F. DIRECTOR'S REPORT

1. Work Sessions

DRAFT

2. Coordination of Calendars
3. SUP Database in MuniCode

G. CONSENT ITEMS

1. Consider approval of the minutes of the October 11, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Wells moved to approve Consent Item 1. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: **Wells, Werner, Naylor, Cox, Wilson, Gilmore**

NAYS: **None**

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

H. REGULAR ITEMS

2. Public Hearing to consider a request for a Site Plan (SP21-0006 – Loreto House) to develop an office building with an exception to 'Underground Utilities' pursuant to Section 82-377, "Exceptions," of the Code of Ordinances. The property is generally located at the southwest corner of Morriss Road and Acropolis Drive.

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Randy Bollig, Loreto House President

Spoke In Favor:

Bruce Pratt; 809 Paisley Drive
Mark Collver; 4405 Delaina Drive

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SP21-0006 – Loreto House, as presented. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: **Gilmore, Wilson, Cox, Naylor, Werner, Wells**

DRAFT

NAYS: None

The motion to recommend approval with no exceptions passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 7:04 P.M.

TOWN OF FLOWER MOUND, TEXAS

_____
Lexin Murphy, Director of Planning Services

ATTEST:

_____
LauriAnn Cash, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: November 8, 2021

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Development Plan (DP21-0001 – Estuary Pointe) to develop a residential subdivision. The property is generally located south of Meadow Lark and east of Deer Path.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The purpose of this application is to obtain design approval for 27 buildable, single-family lots with a minimum lot size of 1-acre. The site contains an approximately 39.54-acre parcel of land.

The development will provide for two points of ingress/egress along Deer Path Road.

On November 18, 2002, the Town Council approved a request on the subject property for rezoning (Z05-02 Preston Oaks) from Agricultural District (A) to Single-Family Estate. The proposed development plan is in compliance with the existing zoning as well as the Town's Master Plan designation for Estate Residential uses.

III. PARKS BOARD

On September 2, 2021, the Parks Board voted to recommend acceptance of cash, in the amount of $70,560, in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of $28,864. The September 2, 2021, Parks Board meeting can be viewed here:

https://flowermoundtx.swagit.com/play/09022021-695

IV. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On October 5, 2021, ECC considered two tree removal permits. At the meeting, the applicant withdrew the tree removal request for one of the lots. ECC approved a motion to deny the tree removal permit for Tree #962 with the request that a variance be granted by P&Z, Town Staff, or both to allow the lift station to be moved to save the tree. The October 5, 2021, ECC meeting can be viewed here:

https://flowermoundtx.swagit.com/play/10062021-744

Since this meeting, the applicant has modified their plan to no longer require any tree removal permits.

V. ATTACHMENTS

A. Background Information

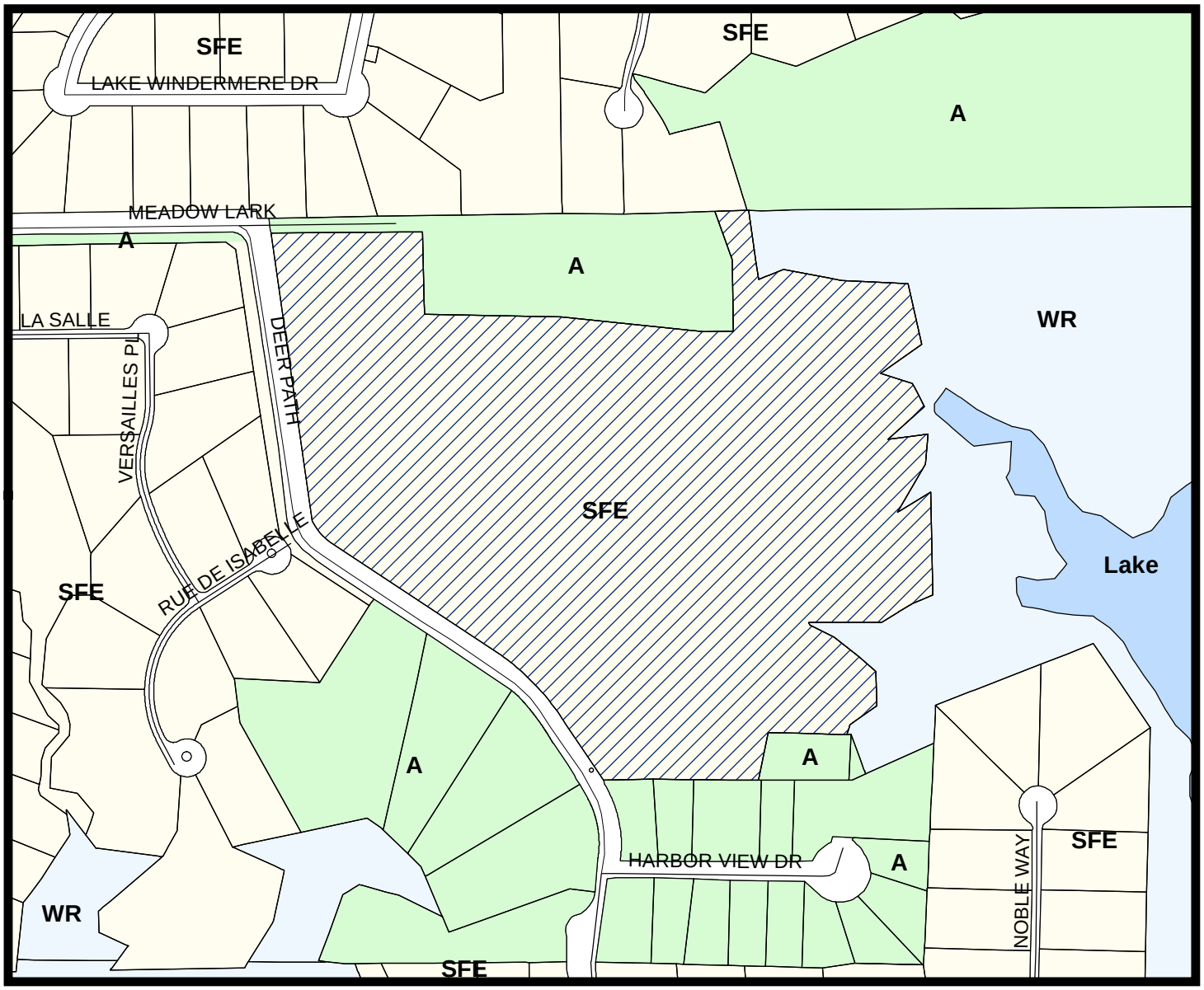
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Development Plan Package

Vicinity Map

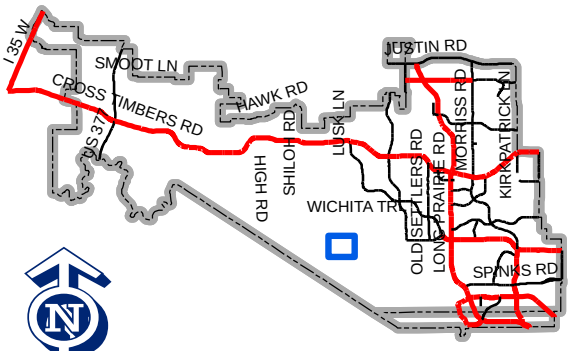
Reference Project: DP21-0001



LEGEND

Agriculture | Lake | Single Family Estate | Water Recreation

Subject Property



Map Location

0 315 630 1,260 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flower-mound.com/notifyme to sign up for text message and/or email alerts for future projects.

BEATEN**PATH**

DEVELOPMENT

November 3, 2021

LETTER OF INTENT FOR DEVELOPMENT OF FORTY-ACRES ON DEER PATH IN FLOWER MOUND TO BE NAMED ESTUARY POINTE.

Beaten Path Development LLC intends to develop the undeveloped, approimxately forty-acres known as the Herman Smith tract into twenty-seven, one-acre residential lots as allowed under the existing single-family estate zoning (SFE).

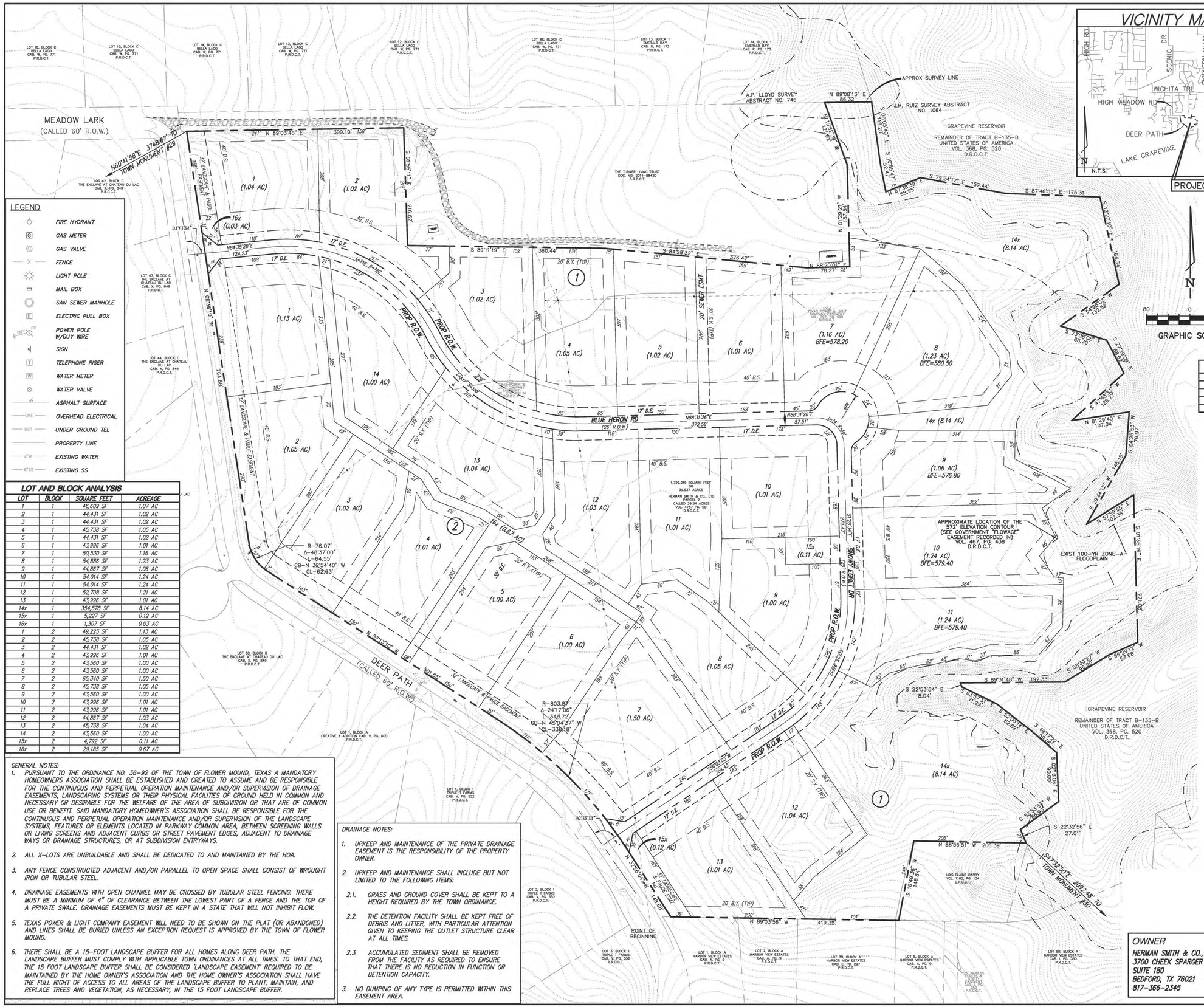
The Herman Smith tract is approximately forty-acres of undeveloped land, with approximatley three-acres being located within existing 100-year FEMA floodplain. The development is proposed to have twenty-seven residential lots and five HOA common area lots with a proposed sanitary sewer lift station.

This development does not have an approved conceptual site plan, but conforms to the existing zoning and development plan requirements. The proposed development will be developed in one phase with a total of twenty-seven residential lots.

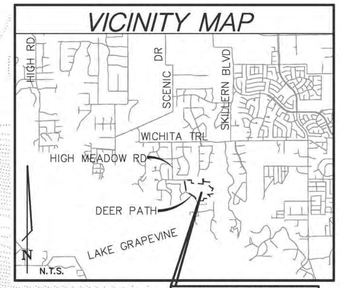
Sincerely,

John Pitstick
Beaten Path Development LLC

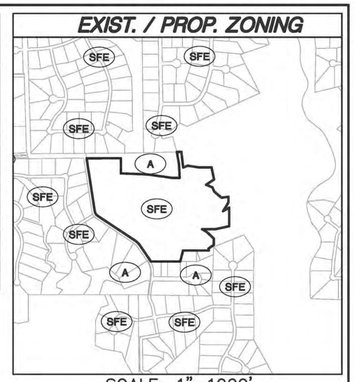
700 W. Harwood Rd. Hurst, Tx 76054 | (817) 281-3388



VICINITY MAP



EXIST. / PROP. ZONING



SCALE: 1"=1000'

GRAPHIC SCALE

80 0 40 80

LEGEND

- FIRE HYDRANT
- GAS METER
- GAS VALVE
- FENCE
- LIGHT POLE
- MAIL BOX
- SAN SEWER MANHOLE
- ELECTRIC PULL BOX
- POWER POLE W/GUY WIRE
- SIGN
- TELEPHONE RISER
- WATER METER
- WATER VALVE
- ASPHALT SURFACE
- OVERHEAD ELECTRICAL
- UNDER GROUND TEL
- PROPERTY LINE
- EXISTING WATER
- EXISTING SS

LOT AND BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACREAGE
1	1	46,609 SF	1.07 AC
2	1	44,431 SF	1.02 AC
3	1	44,431 SF	1.02 AC
4	1	45,738 SF	1.05 AC
5	1	44,431 SF	1.02 AC
6	1	43,996 SF	1.01 AC
7	1	50,530 SF	1.16 AC
8	1	54,886 SF	1.23 AC
9	1	44,867 SF	1.06 AC
10	1	54,014 SF	1.24 AC
11	1	54,014 SF	1.24 AC
12	1	52,708 SF	1.21 AC
13	1	43,996 SF	1.01 AC
14x	1	354,578 SF	8.14 AC
15x	1	5,227 SF	0.12 AC
16x	1	1,307 SF	0.03 AC
1	2	49,223 SF	1.13 AC
2	2	45,738 SF	1.05 AC
3	2	44,431 SF	1.02 AC
4	2	43,996 SF	1.01 AC
5	2	43,560 SF	1.00 AC
6	2	43,560 SF	1.00 AC
7	2	65,340 SF	1.50 AC
8	2	45,738 SF	1.05 AC
9	2	43,560 SF	1.00 AC
10	2	43,996 SF	1.01 AC
11	2	43,996 SF	1.01 AC
12	2	44,867 SF	1.03 AC
13	2	45,738 SF	1.04 AC
14	2	43,560 SF	1.00 AC
15x	2	4,792 SF	0.11 AC
16x	2	29,185 SF	0.67 AC

GENERAL NOTES:

1. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
2. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
4. DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.
5. TEXAS POWER & LIGHT COMPANY EASEMENT WILL NEED TO BE SHOWN ON THE PLAT (OR ABANDONED) AND LINES SHALL BE BURIED UNLESS AN EXCEPTION REQUEST IS APPROVED BY THE TOWN OF FLOWER MOUND.
6. THERE SHALL BE A 15-FOOT LANDSCAPE BUFFER FOR ALL HOMES ALONG DEER PATH. THE LANDSCAPE BUFFER MUST COMPLY WITH APPLICABLE TOWN ORDINANCES AT ALL TIMES. TO THAT END, THE 15 FOOT LANDSCAPE BUFFER SHALL BE CONSIDERED 'LANDSCAPE EASEMENT' REQUIRED TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND THE HOME OWNER'S ASSOCIATION SHALL HAVE THE FULL RIGHT OF ACCESS TO ALL AREAS OF THE LANDSCAPE BUFFER TO PLANT, MAINTAIN, AND REPLACE TREES AND VEGETATION, AS NECESSARY, IN THE 15 FOOT LANDSCAPE BUFFER.

DRAINAGE NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
   - 2.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   - 2.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   - 2.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

MASTER PLAN FEATURES

LAND USE PLAN	CROSS TIMBERS PROTECTION AREA
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	TWIN COVES PARK
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	N/A
WATER PLAN	12" DEER PATH WATER LINE
WASTEWATER PLAN	WASTEWATER DISTRICT 7, 6" DEER PATH FORCE MAIN
ECONOMIC IMPACT	N/A

LIST OF BLOCK LENGTHS

BLOCK	STREET	FROM	TO	LENGTH (FT)
Block 1	Blue Heron Rd.	Start	Snowy Egret Dr.	1,193
Block 1	Snowy Egret Dr.	Blue Heron Rd.	End	1,023
Block 2	Blue Heron Rd.	Start	Snowy Egret Dr.	1,193
Block 2	Snowy Egret Dr.	Blue Heron Rd.	End	1,023

R.O.W. DEDICATION

RESIDENTIAL R.O.W.	1.47 Ac.
TOTAL R.O.W.	1.47 Ac.
RATIO TO TOTAL PROJECT AREA (39.54 Ac.)	3.71%

LOT YIELDS

1 ACRE (MIN.) LOTS	27 LOTS
TOTAL LOTS	27

NOTES

1. THE ENTIRE DEVELOPMENT IS LOCATED WITHIN FLOWER MOUND TOWN LIMITS.
2. ENTIRE DEVELOPMENT IS LOCATED IN DENTON COUNTY.
3. WATER IS PROVIDED BY TOWN OF FLOWER MOUND.
4. SEWER IS PROVIDED BY TOWN OF FLOWER MOUND.
5. FRONT BUILDING SETBACKS ARE 40' UNLESS OTHERWISE NOTED.
6. PROPOSED STREET R.O.W's ARE 26' UNLESS OTHERWISE NOTED.

PRIVATE OPEN SPACE LOTS *

LOT	BLOCK	AREA (Ac.)	NOTE
14x	1	8.14	HOA LOT – OPEN SPACE & LIFT STATION
15x	1	0.12	HOA LOT – LANDSCAPE & PAUD
16x	1	0.03	HOA LOT – LANDSCAPE & PAUD
15x	2	0.11	HOA LOT – LANDSCAPE & PAUD
16x	2	0.67	HOA LOT – LANDSCAPE & PAUD

* ALL OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.

LAND USE SUMMARY TABLE

SINGLE FAMILY RESIDENTIAL	27 LOTS	28.74 Ac.
PRIVATE OPEN SPACE	5	9.07 Ac.
STREET R.O.W.		
THOROUGHFARE	0 LF	0 Ac.
COLLECTOR	0 LF	0 Ac.
RESIDENTIAL	2,248 LF	1.47 Ac.

POPULATION DENSITIES

PROJECT AREA	39.54 Acres
LOTS PER ACRE (27 LOTS/39.54 Ac.)	0.68 LOTS/ACRE
POPULATION YIELD	27 LOTS x 3.00 PEOPLE/LOT = 81 PEOPLE

LOT SIZE AVERAGES

AVERAGE LOT SIZE (SQ. FT.)	54,450 SF
SMALLEST LOT (LOT 1, BLK 1 – 150' x 208')	43,560 SF
LARGEST LOT (LOT 7, BLK 2 – 246' x 283')	65,340 SF

A DEVELOPMENT PLAN FOR

ESTUARY POINTE

39.54 ACRES SITUATED IN THE J.M. RUIZ SURVEY, ABSTRACT NO. 1064, DENTON COUNTY, TEXAS

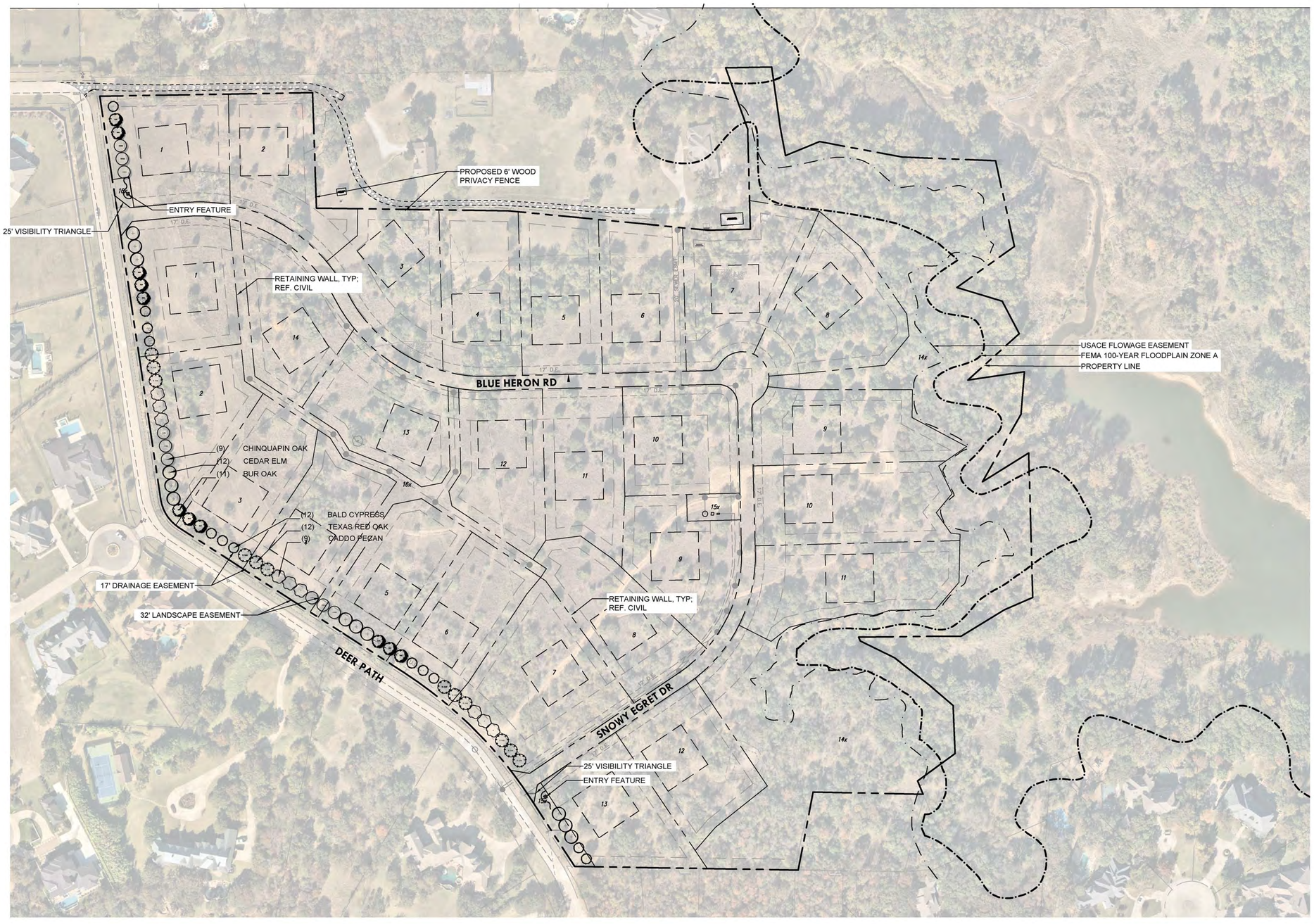
FLOWER MOUND, TEXAS

November 1st, 2021

OWNER
HERMAN SMITH & CO., LTD
3700 CHEEK SPARGER RD
SUITE 180
BEDFORD, TX 76021
817-366-2345

DEVELOPER
OUR COUNTRY HOMES
700 W. HARWOOD RD
HURST, TEXAS 76054
817-281-3388

ENGINEER/SURVEYOR
TEAGUE NALL AND PERKINS, INC.
5237 N. RIVERSIDE DR, SUITE 100
FORT WORTH, TEXAS 76137
(817) 336-5773
CONTACT: SAMUEL P. KNIGHT, P.E.



PLANT SCHEDULE

TREES	COMMON NAME
	CADDO PECAN
	TEXAS RED OAK
	BUR OAK
	CHINQUAPIN OAK
	BALD CYPRESS
	CEDAR ELM

Street Yard Landscaping			
Standard	Total Street Yard (SF)	Required	Provided
Min. 20% of street yard	25,590	5,118	25,590
Street Yard Trees			
N/A			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Deer Path	15 ft.	15 ft.	
Street Buffer Trees			
Standard	Street Frontage (Linear Foot)	Required	Provided
1 per 30 l.f.	1,775	60	65
Parking Area Landscaping			
N/A			
Parking Area Trees			
N/A			

There shall be a 15-foor landscape buffer for all homes along Deer Path. The landscape buffer must comply with applicable Town ordinances at all times. To that end, the 15-foot landscape buffer shall be considered 'Landscape Easement' required to be maintained by the Home Owner's Association and the Home Owner's Assiciation shall have the full right of access to all areas of the landscape buffer plant, maintain, and replace trees and vegetation, as necessary, in the 15-foot landscape buffer.

tnp

GRAPHIC SCALE

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
817.336.5773 ph 817.336.2813 fx
www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

THE TOWN OF FLOWERMOUND TEXAS

scale
horiz 1"=100'
vert n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

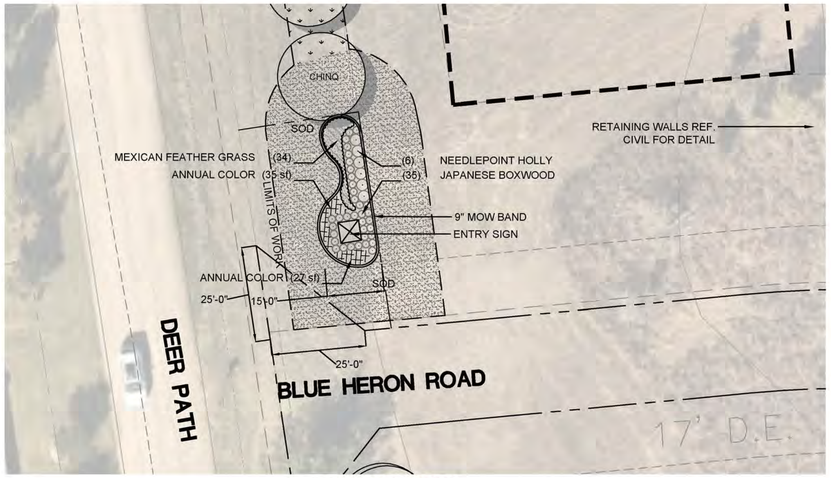
Estuary Pointe

LANDSCAPE TREES

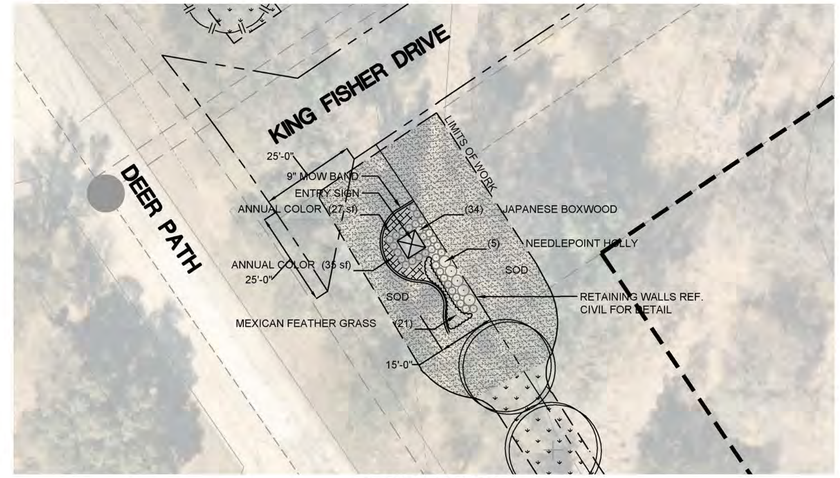
tnp project OCH20535

sheet L1.01

DRAWING: T:\PROJECTS\OCH20535\ENVC3D\CAD\SHEETS\L1.01 LANDSCAPE TREES.DWG AT NOV 02, 2021 10:23AM BY COAKES
LAYOUT: L1.01 XREFS: X3D-BORDER.DWG - X3D-BASE.DWG - X3D-SITE LAYOUT.DWG - PRELIM WATER & SEWER.DWG - OCH 20535 TREES.DWG - X3D-GRADING.DWG - ESTUARYPOINTEEPP_ALLESAS.DWG - SEAL-WHS.DWG - LS_BASE.DWG - TS_BASE.DWG



NORTH ENTRY



SOUTH ENTRY

The HOA will maintain the landscape easement and have the authority to replace trees within the easement in order to maintain compliance with the landscape plan for the development.

PLANT SCHEDULE

TREES	COMMON NAME
	CADDO PECAN
	TEXAS RED OAK
	BUR OAK
	CHINQUAPIN OAK
	BALD CYPRESS
	CEDAR ELM

SHRUBS	COMMON NAME
	JAPANESE BOXWOOD
	NEEDLEPOINT HOLLY

SHRUB AREAS	COMMON NAME
	MEXICAN FEATHER GRASS

GROUND COVERS	COMMON NAME
	ANNUAL COLOR
	BERMUDA HYDROMULCH

SOD/SEED	COMMON NAME
	TIF 419 BERMUDA SOD

NOTES:

1. ALL LANDSCAPED AREAS TO BE IRRIGATED.
2. ENTRY MONUMENT AND ASSOCIATED LANDSCAPING SHALL BE CONTAINED WITHIN HOA LOTS.

tnp

GRAPHIC SCALE

20 0 10 20 40

GRAPHIC SCALE: 1" = 20'

no.	revision	by	date

teague nall and perkins, inc
5237 N. Riverside Drive, Suite 100
Fort Worth, Texas 76137
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THE TOWN OF FLOWER MOUND TEXAS

scale	
horiz	1"=20'
vert	n/a
date	Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

LANDSCAPE PLAN

tnp project OCH20535

sheet L1.02

DRAWING: T:\PROJECTS\OCH20535\ENGC3D\CAD\SHEETS\L1.02 LANDSCAPE PLAN.DWG AT NOV 02, 2021 1:02:23AM BY COAKES
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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	9	Carya illinoinensis `Caddo`	CADDO PECAN	4" Cal.	10`-12`	4`-6`	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK.
	12	Quercus buckleyi	TEXAS RED OAK	4" Cal.	12`-14`	10`-12`	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	11	Quercus macrocarpa	BUR OAK	4" Cal.	14`-16`	6`-7`	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	9	Quercus muehlenbergii	CHINQUAPIN OAK	4" Cal.	14`-16`	6`-8`	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	12	Taxodium distichum	BALD CYPRESS	4" Cal.	12`-14`	6`-8`	As shown	FAST GROWNING; REACHING 50 FT. TALL AT MATURITY
	12	Ulmus crassifolia	CEDAR ELM	4" Cal.	10`-12`	6`-8`	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK.

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	69	Buxus microphylla japonica	JAPANESE BOXWOOD	10 Gal.	3`-4`	3`-4`	48" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.
	11	Ilex cornuta `Needlepoint`	NEEDLEPOINT HOLLY	10 Gal.	30"- 36"	24"-26"	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	55	Nassella tenuissima	MEXICAN FEATHER GRASS	1 Gal.	12"-15"	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BOARD TOP.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	124 sf	Annual color	ANNUAL COLOR	1 Gal.	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS. ADD SF FOR SLOPES, CUT, AND WASTE.
	23,978 sf	Cynodon dactylon	BERMUDA HYDROMULCH	Hydromulch seed	n/a	n/a	n/a	Ref. Planting Notes and Specificaitions. Add SF for slopes, cut, and waste. Add Alternate substitute solid sod for hydromulch.

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
	5,384 sf	Cynodon dactylon `TIF 419`	TIF 419 BERMUDA SOD	Rolled sod	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS

PLANTING NOTES

SECTION 1 - GENERAL

1. These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.

2. It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.

3. Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the number of plants shown on the plans and the number of plants shown in the plant materials legend, the greater number of plants will take precedence for bidding purposes. All quantities listed are for information only. It is the contractor's responsibility to provide full coverage in all planting areas.

4. Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies

5. The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.

6. Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.

7. Coordinate all work with the project's building contractor or owner.

8. Warning! Call toll-free 811 *before* you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.

9. Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.

10. The Contractor shall give the LA 48 hours' notice of required inspections *upon completion* of each of the following phases:

A. Pre-Construction Conference after award of bid (on-site)
B. Construction debris/ weed clean-up (before *any* grading, fill, or irrigation)
C. Rough Grading (within 2" of finish grade). Utility Marking, and Tree Staking
D. Fine Grading and Tree Staking (before any tree pits are dug)
E. Tree Planting
F. Staking of Bedlines and/or Edging
G. Shrub Planting
H. Substantial Completion
I. Final Acceptance

11. Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or electricity by other trades or persons shall not void the warranty.

12. It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.

13. LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.

14. All materials, locations, and workmanship are subject to approval or refusal by the LA. All materials, locations, and workmanship rejected by the LA shall be remedied at the Contractor's expense.

SECTION 2 - MATERIALS

15. The Contractor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be "hardened off" after digging for at least 90 days and have at least 10" of rootball for every caliper inch. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense

16. Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes shown in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.

17. Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.
18. All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.5. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1/2" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.

19. Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.

20. Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

21. The Contractor shall *thoroughly* remove from the construction site all limestone larger than 1/2" in diameter and all heavy clay to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that this is complete before the Contractor is authorized to proceed with fill of specified topsoil or grading. Scarify subsoil after removal of rock or heavy clay before adding topsoil so as to break up any surface tension.

22. The Contractor shall thoroughly remove from the construction site all the following particles that are larger than 3/4" in diameter: inorganic select fill, heavy clay, limestone, and construction debris, mortar, concrete, paint, chemicals, weeds, plastic, paper, steel, mortar, masonry, construction debris, and other substances that are harmful to plant growth. Remove the above items to these depths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall verify that the above items are removed before the Contractor is authorized to proceed with fill with specified topsoil or grading. DO NOT PLACE ANY FILL ON CONSTRUCTION DEBRIS.

23. Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10' on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a ¼" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.

24. Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.

25.All planting beds shall be amended as per plans details and specs.Submit trip tickets to L.A. for approval of quantity and type of materials.

26. All sod and seed areas shall be amended as per plans and specifications.

27. Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.

28. Place shrubs and groundcovers so that the top of the rootball is ¼" to ¾" above finish grade Trees shall be set 1" above finish grade for each caliper inch of trunk. Example: A 3" tree shall be set 3" above finish grade.

29. Water in and compact planting backfill to prevent formation of air pockets.

30. Plants shall be set plumb, unless otherwise directed by LA.

31. Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.

32. After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.

33. All planting beds and trees shall be mulched with 3" of mulch (2.5" after settlement).

34. All trees are to be stabilized per detail and specs immediately after planting.

35. All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and within 1/4" of specified grade (see civil sheets for grading plans).

36. Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference specifications for specific type of fertilizer to be used.

37. Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.

38. Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.

39. All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.

40. Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

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THE TOWN OF FLOWER MOUND TEXAS

scale
horiz
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vert
n/a
date
Nov 2021

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REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS
November 2021

Town of Flower Mound, Texas
Development Plan
Estuary Pointe
LANDSCAPE SCHEDULE AND NOTES

tnp project OCH20535
sheet
L1.03

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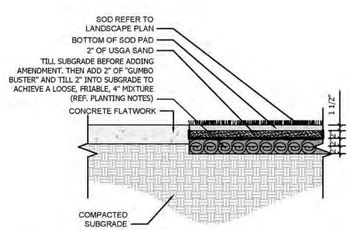
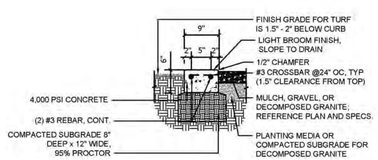


A LAWN DETAIL

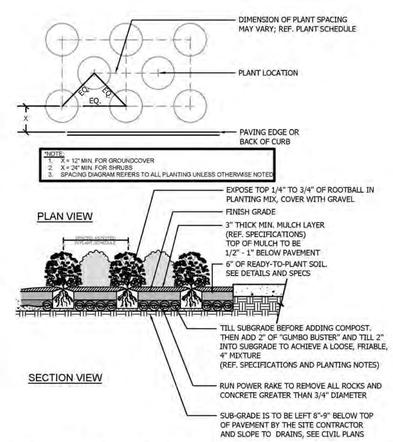
NTS



NOTE:
1. MOW CURBS SHALL HAVE EXPANSION AND CONTROL JOINTS. EXPANSION JOINTS SHALL BE LOCATED EVERY 50' O.C. AND TOOLED CONTROL JOINTS SHALL BE LOCATED EVERY 10' O.C.
2. PROVIDE POSITIVE DRAINAGE FROM PLANTING BED WITH MAX. 0.5% CROSS SLOPE, TYP.

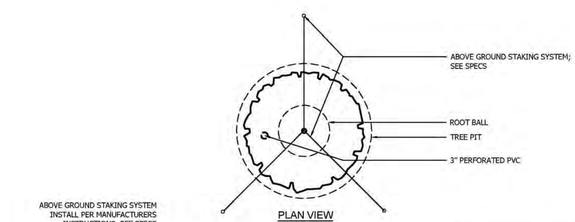
B 9" WIDE CONCRETE MOW BAND

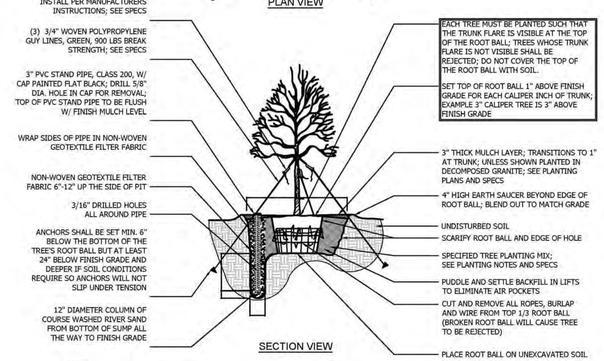
NTS



C SHRUB AND GROUNDCOVER PLANTING DETAIL

NTS





NOTES:
1. ROOT BALL SIZE SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD PRO NURSERY STOCK.
2. ROOT BALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING; 10" OF ROOT BALL FOR EACH CALIPER INCH OF TREE TRUNK.
3. ROOT BALL DEPTH IS 2/3 OF DIAMETER.
4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING; PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

D TREE PLANTING

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THE TOWN OF FLOWER MOUND TEXAS

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REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

LANDSCAPE DETAILS

tnp project OCH20535

sheet L1.04

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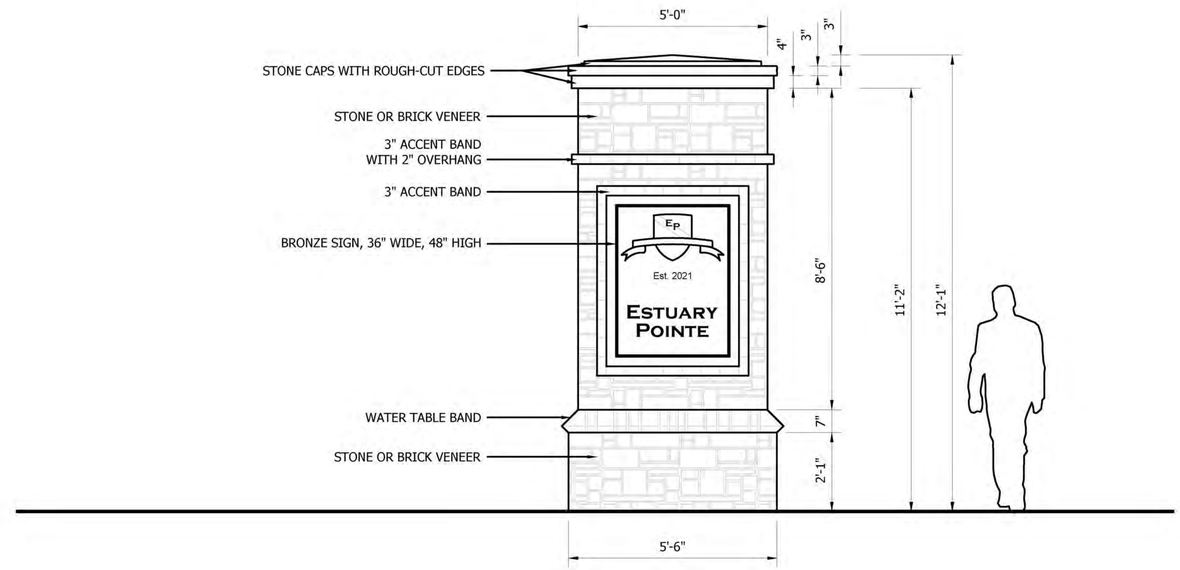

B ENTRY MONUMENT

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

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THE TOWN OF FLOWER MOUND TEXAS

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November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

Entry Feature Detail

tnp project OCH20535

sheet L1.05

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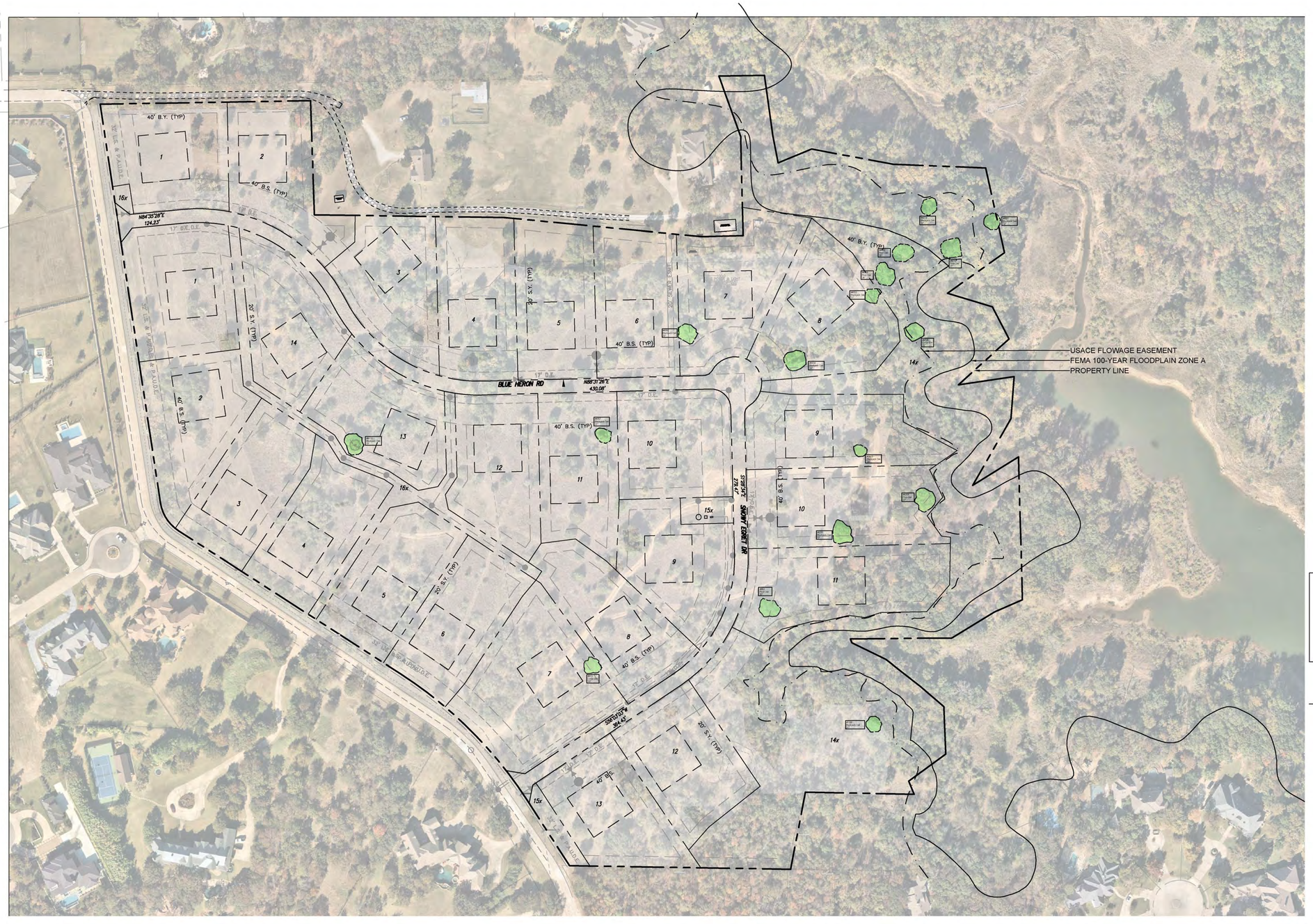
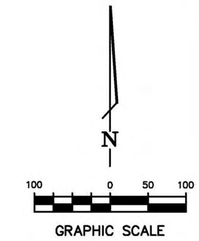
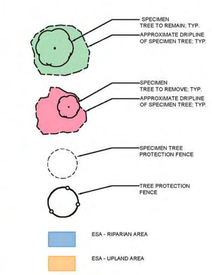




17 Specimen Trees
0 Specimen Trees Cut
17 Specimen Trees Saved
1,595 Protected Trees
10 Non-Protected Trees
1,613 Total Trees
149 Removed Protected Trees

TREE SURVEY KEY



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November 2021

Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Overall Tree Survey & Preservation Plan

tnp project OCH20535
sheet TR1.01

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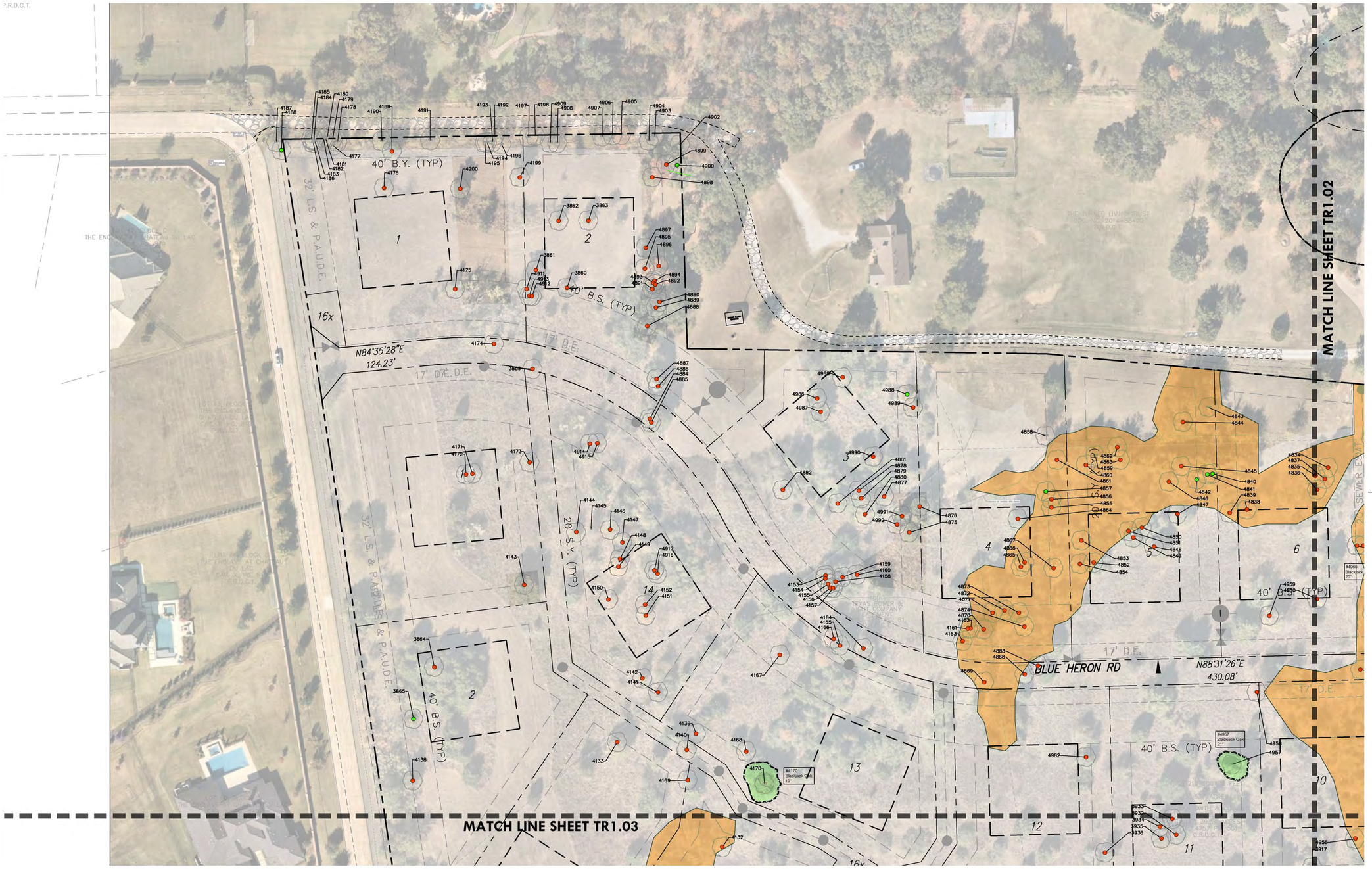

N

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GRAPHIC SCALE

TREE SURVEY KEY

- SPECIMEN TREE TO REMAIN; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- SPECIMEN TREE TO REMOVE; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- PROTECTED TREE TO REMAIN; TYP.
- PROTECTED TREE TO REMOVE; TYP.
- SPECIMEN TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- ESA - RIPARIAN AREA
- ESA - UPLAND AREA

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THE TOWN OF FLOWER MOUND TEXAS

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date
Nov 2021

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November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

Tree Survey & Preservation Plan

tnp project OCH20535

sheet TR1.02

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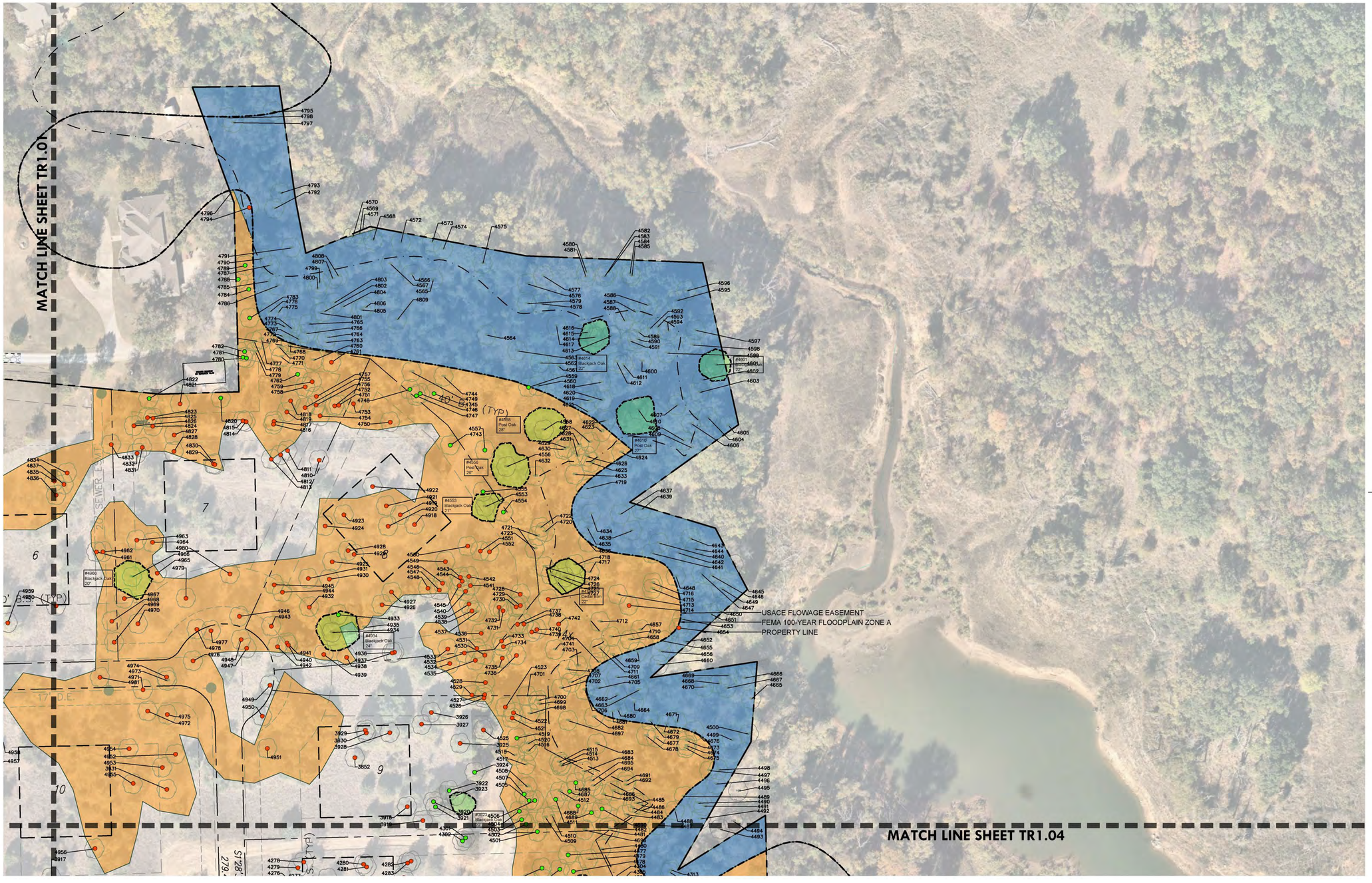

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GRAPHIC SCALE

TREE SURVEY KEY

- SPECIMEN TREE TO REMAIN; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- SPECIMEN TREE TO REMOVE; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- PROTECTED TREE TO REMAIN; TYP.
- PROTECTED TREE TO REMOVE; TYP.
- SPECIMEN TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- ESA - RIPARIAN AREA
- ESA - UPLAND AREA

no.	revision	by	date

teague nall and perkins, inc
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Fort Worth, Texas 76137
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www.tnpinc.com
TBPE: F-230; TBPLS: 10011600, 10011601, 10194381

THE TOWN OF FLOWERMOUND TEXAS

scale
horiz
1"=50'
vert
n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

Tree Survey & Preservation Plan

tnp project OCH20535

sheet TR1.03

DRAWING: T:\PROJECTS\OCH20535\ENGCAD\SHEETS\TREE SURVEY & PRESERVATION PLAN.DWG AT NOV 02, 2021-10:27AM BY COAKES
LAYOUT: TR1.03 XREFS: X3b-BORDER.DWG - TS_BASE.DWG - X3b-BASE.DWG - X3b-SITE LAYOUT.DWG - PRELIM WATER & SEWER.DWG - OCH 20535 TREES.DWG - X3b-GRADING.DWG - ESTUARYPOINTEEPP_ALLESAS.DWG - SEAL-WHS.DWG

N

50 0 25 50

GRAPHIC SCALE

TREE SURVEY KEY

- SPECIMEN TREE TO REMAIN; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- SPECIMEN TREE TO REMOVE; TYP.
- APPROXIMATE DRIPLINE OF SPECIMEN TREE; TYP.
- PROTECTED TREE TO REMAIN; TYP.
- PROTECTED TREE TO REMOVE; TYP.
- SPECIMEN TREE PROTECTION FENCE
- TREE PROTECTION FENCE
- ESA - RIPARIAN AREA
- ESA - UPLAND AREA

DRAWING: T:\PROJECTS\OCH20535\ENG-CSD\CAD\SHEETS\TREE SURVEY & PRESERVATION PLAN.DWG AT Nov 02, 2021-10:27AM BY COAKES
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THE TOWN OF FLOWER MOUND TEXAS

scale
horiz
1"=50'
vert
n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SHIRLEY 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

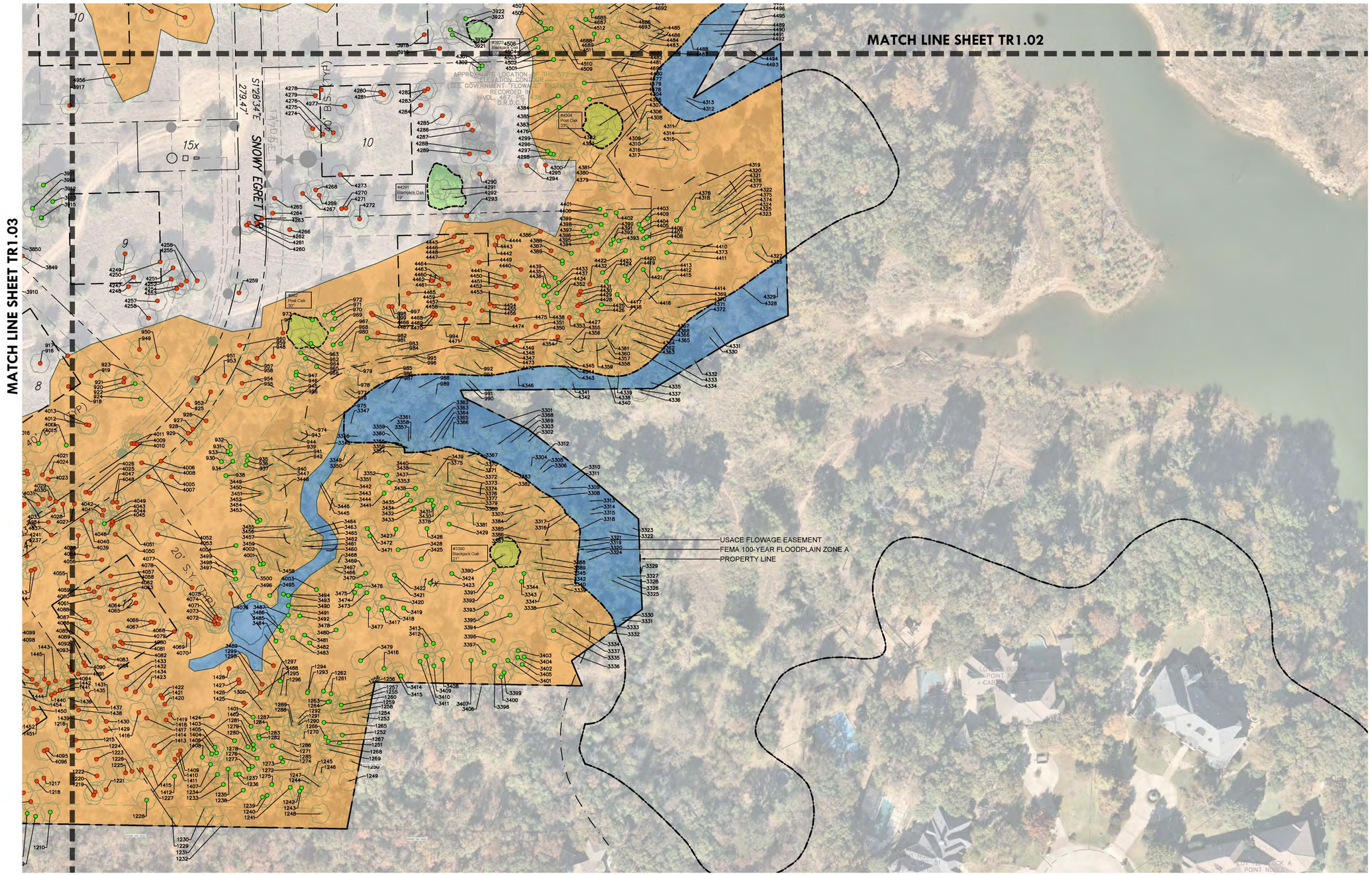
Development Plan

Estuary Pointe

Tree Survey & Preservation Plan

tnp project OCH20535

sheet TR1.04



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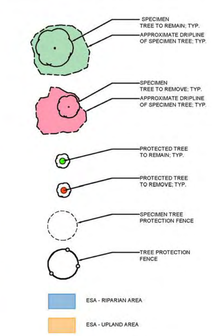
50 0 25 50

GRAPHIC SCALE

TREE SURVEY KEY



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THE TOWN OF FLOWERMOUND TEXAS

scale
horiz 1"=50'
vert n/a
date Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

Tree Survey & Preservation Plan

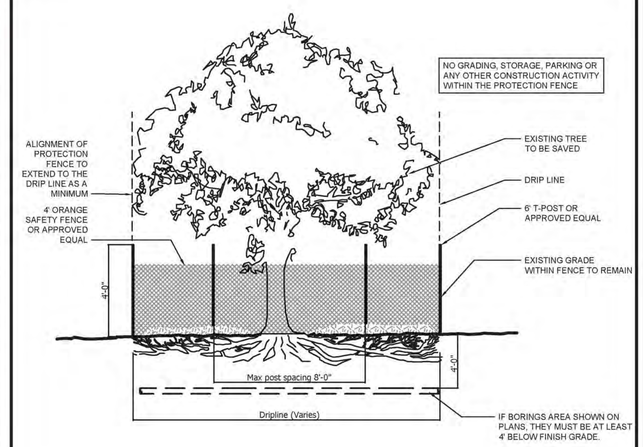
tnp project OCH20535

sheet TR1.05

DRAWING: T:\PROJECTS\OCH20535\ENG\CAD\SHEETS\TREE SURVEY & PRESERVATION PLAN.DWG AT NOV 02, 2021 11:02:28AM BY COAKES
LAYOUT: TR1.05 XREFS: x3b-BORDER.DWG - TS_BASE.DWG - x3b-BASE.DWG - x3b-SITE LAYOUT.DWG - PRELIM WATER & SEWER.DWG - OCH 20535 TREES.DWG - x3b-GRADING.DWG - ESTUARYPOINTEEPP_ALLESAS.DWG - SEAL-WHS.DWG

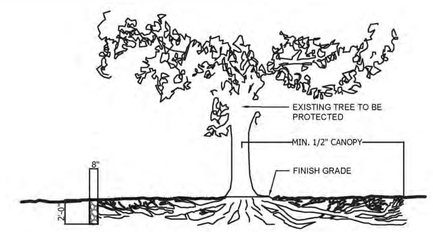
Estuary Pointe Tree Table

TAG NO.	Common Name	Size (inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Blg Area OBA = Not in Blg Area	Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Blg Area (cal. in)	Mitigation for Removed Protected Trees in Blg Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)
													2	1.5	3	see schedule	3" per saved tree
913	Cedar Elm	20	20	Ulmus Crassifolia	Healthy	29		X	Specimen		7054577.88900, 2393748.52500	BA				-	
962	Post Oak	30	30	Quercus stellata	Slope may affect tree	36		X	Specimen		7054729.58100, 2394146.77500	BA				18	
3390	Blackjack Oak	21	21	Quercus marilandica	Healthy	31		X	Specimen		7054513.36400, 2394349.16400	BA				12	
3923	Blackjack Oak	20	20	Quercus marilandica	Healthy	23		X	Specimen		7055042.63700, 2394318.45300	BA				12	
4170	Blackjack Oak	19	19	Quercus marilandica	Healthy	33		X	Specimen		7054432.67800, 2394037.48000	BA				12	
4291	Blackjack Oak	19	19	Quercus marilandica	Healthy	37		X	Specimen		7054877.77300, 2394287.72500	BA				12	
4304	Post Oak	23	23	Quercus stellata	Slope may affect tree	40		X	Specimen		7054941.27700, 2394444.48700	BA				18	
4553	Blackjack Oak	21	21	Quercus marilandica	Healthy	27		X	Specimen		7055329.23500, 2394347.81900	BA				12	
4556	Post Oak	26	26	Quercus stellata	Healthy	40		X	Specimen		7055368.81100, 2394368.93600	BA				18	
4558	Post Oak	28	28	Quercus stellata	Trimmed. Leaning but healthy	37		X	Specimen		7055405.15100, 2394405.94200	BA				18	
4601	Blackjack Oak	22	22	Quercus marilandica	Healthy	30		X	Specimen		7055469.80900, 2394576.06100	Floodplain				-	
4610	Post Oak	27	27	Quercus stellata	Healthy	36		X	Specimen		7055425.40500, 2394499.60800	Floodplain				-	
4614	Blackjack Oak	22	22	Quercus marilandica	Healthy	33		X	Specimen		7055497.22900, 2394457.08900	Floodplain				-	
4726	Cedar Elm	22	22	Ulmus Crassifolia	Healthy	33		X	Specimen		7055259.13800, 2394426.68300	Floodplain				-	
4934	Blackjack Oak	24	24	Quercus marilandica	Healthy	36		X	Specimen		7055204.70100, 2394195.71900	BA				12	
4957	Blackjack Oak	21	21	Quercus marilandica	Healthy	26		X.	Specimen		7055065.01900, 2393836.74300	BA				12	
4966	Blackjack Oak	20	20	Quercus marilandica	Healthy	36		X.	Specimen		7055259.52000, 2393997.70900	BA				12	
										17	Specimen Trees Saved						
										0	Specimen Trees Removed						
										1,595	Protected Trees on Site						
										185	Protected Trees on Site - Removed						
-	-	-	185	Protected trees that are cut in Building Area (Orange) *(Not in an ESA)*							3 caliper inches per removed tree	BA - IN Blg Area			555		
-	-	-	0	Protected trees that are cut NOT in Building Area (Red) *(Not in an ESA)*							1.5 x inches per removed caliper inch	OBA - NOT in Blg Area		0			
-	-	-	58	Protected trees saved within building area (Green) *(Not in an ESA)*							3 Cal.inches per tree saved	BA - IN Blg Area					174
													0	0	555	168	174
													Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Blg Area (cal. in)	Mitigation for Removed Protected Trees in Blg Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)



A TREE PROTECTION DETAIL - PROTECTED TREE

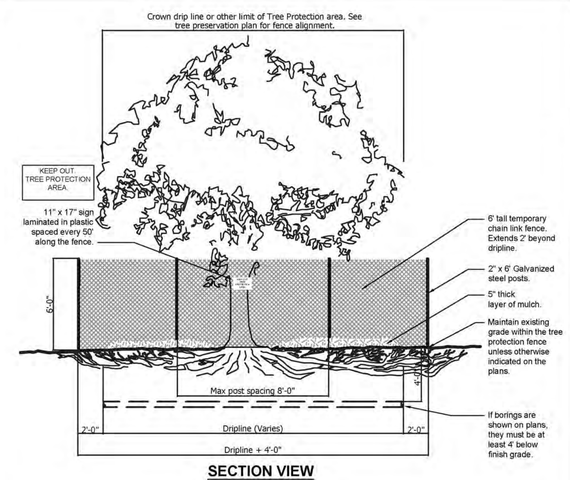
NTS



- HAND DIG TRENCH (NO MECHANICAL TRENCHING)
- CUT ROOTS WITH A SHARP PRUNING TOOL
- BACKFILL WITH EXISTING SOIL
- PERFORM ROOT PRUNING A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION

C ROOT PRUNING DETAIL

NTS



SECTION VIEW

B TREE PROTECTION DETAIL - SPECIMEN TREE

NTS

TREE PROTECTION NOTES:

1. Trees shall only be removed if designated as removed on the plans. the contractor shall stake limits of proposed grading prior to clearing operations and identify (by flagging) trees to be removed for town review and approval. The contractor shall provide the town 72 hours advance notice of when trees will be flagged and ready for review. All cleared material shall be promptly removed from the site and properly disposed of. Stockpiling of cleared material will not be allowed. Burning of cleared material is prohibited. The contractor is directed to NCTCOG specification Item 201.1 for additional requirements. The clearing and removal of shrubs and other objectionable material shall not be paid for directly but shall be considered subsidiary to other pay items. If, in the opinion of the town, engineer, or landscape architect, a tree that is to remain requires protection from construction, it shall be protected in accordance with note 2 at no additional cost.

2. Where trees, plants, shrubbery, etc. are adjacent to the limits of work and are not to be removed, the contractor shall protect such trees, plants, shrubbery, etc. If such trees, plants, shrubbery, etc. could be damaged by machinery, or any construction-related activity by installing a temporary 6' chain link construction fence as approved by the town. Such fence shall be utilized for protection but shall be placed so as not to block drivers' sight lines. Hand excavation is also required around the drip line of all trees, plants, shrubbery, etc. that are to remain. The contractor shall not permit machinery or employees to scrape, park on, tear the limbs from, damage, or attach guy cables to existing trees that are to remain in place. The contractor shall be responsible for all damage to adjacent trees, plants, shrubbery, etc. that are to remain and any such damage shall be remedied to the satisfaction of the town or landscape architect. The following are also the responsibility of the contractor:

3. When it is necessary to cut tree roots, all roots larger than 1/2" shall be cut with a saw or lopers and not be stripped out with heavy equipment.
4. Do not park vehicles or operate heavy equipment, or store materials under the dripline of trees.
5. No equipment shall operate inside the protective fencing including during fence installation and removal.
6. No pruning shall be performed except by approved arborist.
7. When in doubt, consult the town's landscape architect

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THE TOWN OF FLOWER MOUND TEXAS

scale
horiz
n/a
vert
n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS

November 2021

Town of Flower Mound, Texas

Development Plan

Estuary Pointe

Tree Tables (1 of 3)

tnp project OCH20535

sheet TR1.06

DRAWING: T:\PROJECTS\OCH20535\ENVIRO\CAD\SHEETS\TREE TABLES.DWG AT NOV 02, 2021 - 10:28AM BY COAKES
LAYOUT: TR1.06 XREFS: X3-BORDER.DWG - SEAL-WHS.DWG

TAG NO.	Common Name	Size (inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Blg Area OBA = Not in Blg Area	Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Blg Area (cal. in)	Mitigation for Removed Protected Trees in Blg Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)
915	Post Oak	10	10	Quercus stellata			X	X		1		BA					
916	Post Oak	12	12	Quercus stellata			X	X		1		BA					
917	Post Oak	16	16	Quercus stellata			X	X		1		BA					
1461	Cedar Elm	16	16	Ulmus Crassifolia			X	X		1		BA					
1462	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
1463	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
1495	Cedar Elm	17	17	Ulmus Crassifolia			X	X		0		BA					
3849	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3850	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
3852	Blackjack Oak	8	8	Quercus marilandica			X	X		1		BA					
3856	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
3859	Post Oak	8	8	Quercus stellata			X	X		1		BA					
3860	Post Oak	6	6	Quercus stellata			X	X		1		BA					
3864	Post Oak	8	8	Quercus stellata			X	X		1		BA					
3865	Bradford Pear	6	6	Pyrus calleryana			X	X		1		BA					
3910	Blackjack Oak	10	10	Quercus marilandica			X	X		0		BA					
3911	Texas Ash	8	8	Fraxinus texensis			X	X		0		BA					
3913	Post Oak	12	12	Quercus stellata			X	X		0		BA					
3914	Blackjack Oak	10	10	Quercus marilandica			X	X		0		BA					
3915	Post Oak	10	10	Quercus stellata			X	X		0		BA					
3916	Loblolly Pine	20	20	Pinus taeda			X	X		1		BA					
3917	Post Oak	10	10	Quercus stellata			X	X		1		BA					
3918	Post Oak	12	12	Quercus stellata			X	X		1		BA					
3919	Blackjack Oak	8	8	Quercus marilandica			X	X		1		BA					
3920	Post Oak	10	10	Quercus stellata			X	X		0		BA					
3921	Post Oak	10	10	Quercus stellata			X	X		0		BA					
3922	Blackjack Oak	9	9	Quercus marilandica			X	X		0		BA					
3924	Post Oak	16	16	Quercus stellata			X	X		0		BA					
3925	Blackjack Oak	18	18	Quercus marilandica			X	X		1		BA					
3926	Oak	15	15	Quercus marilandica			X	X		1		BA					
3927	Oak	15	15	Quercus marilandica			X	X		1		BA					
3928	Post Oak	18	18	Quercus stellata			X	X		1		BA					
3929	Blackjack Oak	16	16	Quercus marilandica			X	X		1		BA					
3930	Blackjack Oak	14	14	Quercus marilandica			X	X		1		BA					
3932	Post Oak	10	10	Quercus stellata			X	X		1		BA					
3933	Post Oak	10	10	Quercus stellata			X	X		1		BA					
3934	Post Oak	7	7	Quercus stellata			X	X		1		BA					
3935	Post Oak	9	9	Quercus stellata			X	X		1		BA					
3936	Post Oak	10	10	Quercus stellata			X	X		1		BA					
3948	Post Oak	20	20	Quercus stellata	Good/ Saved		X	X		1		BA					
3953	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
3955	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
3956	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
3960	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
3966	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
3980	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3981	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3982	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
3983	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3984	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
3986	Post Oak	6	6	Quercus stellata			X	X		0		BA					
3987	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3989	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
3990	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
3994	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
3995	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
3996	Cedar Elm	16	16	Ulmus Crassifolia			X	X		1		BA					
3997	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
3998	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
3999	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4106	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
4107	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4108	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4132	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4133	Post Oak	20	20	Quercus stellata			X	X		1		BA					
4134	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4135	Texas Ash	8	8	Fraxinus texensis			X	X		1		BA					
4136	Texas Ash	8	8	Fraxinus texensis			X	X		1		BA					
4138	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4139	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4140	Texas Ash	10	10	Fraxinus texensis			X	X		1		BA					
4141	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4142	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4144	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4146	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4147	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
4148	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4149	Texas Ash	10	10	Fraxinus texensis			X	X		1		BA					
4150	Texas Ash	8	8	Fraxinus texensis			X	X		1		BA					
4151	Texas Ash	8	8	Fraxinus texensis			X	X		1		BA					
4152	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4153	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4154	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4155	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4156	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4157	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4158	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4159	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4164	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4165	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4166	Texas Ash	12	12	Fraxinus texensis			X	X		1		BA					
4167	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4168	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4169	Post Oak	10	10	Quercus stellata			X	X		0		BA					
4171	Cedar Elm	14	14	Ulmus Crassifolia			X	X		1		BA					
4172	Cedar Elm	14	14	Ulmus Crassifolia			X	X		1		BA					
4173	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4174	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4175	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4176	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4177	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4178	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4179	Cedar Elm	7	7	Ulmus Crassifolia			X	X		0		BA					
4180	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4181	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					

TAG NO.	Common Name	Size (inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Blg Area OBA = Not in Blg Area	Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Blg Area (cal. in)	Mitigation for Removed Protected Trees in Blg Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)
4182	Cedar Elm	7	7	Ulmus Crassifolia			X	X		0		BA					
4183	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4184	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4185	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4186	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
4187	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
4188	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4189	Post Oak	12	12	Quercus stellata			X	X		0		BA					
4190	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4191	Cedar Elm	14	14	Ulmus Crassifolia			X	X		0		BA					
4192	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4193	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4194	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4195	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4196	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4197	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4198	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4199	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4200	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4247	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4248	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4249	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4250	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4251	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4252	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4253	Post Oak	11	11	Quercus stellata			X	X		1		BA					
4254	Post Oak	9	9	Quercus stellata			X	X		1		BA					
4255	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4256	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4257	Post Oak	9	9	Quercus stellata			X	X		1		BA					
4258	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
4259	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4260	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4261	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4262	Cedar Elm	9	9	Ulmus Crassifolia			X	X		1		BA					
4263	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4264	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4265	Post Oak	9	9	Quercus stellata			X	X		1		BA					
4266	Post Oak	11	11	Quercus stellata			X	X		1		BA					
4267	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4268	Post Oak	18	18	Quercus stellata			X	X		1		BA					
4269	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4270	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4271	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4272	Oak	16	16	Quercus marilandica			X	X		1		BA					
4273	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4274	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4275	Blackjack Oak	14	14	Quercus marilandica			X	X		1		BA					
4276	Chittamwood	8	8	Bumelia lanuginosa			X	X		1		BA					
4277	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4278	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4279	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4280	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4281	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4282	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4283	Post Oak	9	9	Quercus stellata			X	X		1		BA					
4284	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4285	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4286	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4287	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
4288	Blackjack Oak	10	10	Quercus marilandica			X	X		1		BA					
4289	Blackjack Oak	21	21	Quercus marilandica			X	X		1		BA					
4290	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4292	Cedar Elm	7	7	Ulmus Crassifolia			X	X		0		BA					
4293	Post Oak	18	18	Quercus stellata			X	X		1		BA					
4294	Cedar Elm	12	12	Ulmus Crassifolia			X	X		1		BA					
4295	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4301	Post Oak	9	9	Quercus stellata			X	X		0		BA					
4302	Post Oak	8	8	Quercus stellata			X	X		0		BA					
4525	Blackjack Oak	12	12	Quercus marilandica			X	X		1		BA					
4810	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4811	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4812	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4813	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4848	Blackjack Oak	16	16	Quercus marilandica			X	X		1		BA					
4849	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4850	Post Oak	9	9	Quercus stellata			X	X		1		BA					
4875	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4876	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4877	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4878	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4879	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4880	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4881	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4882	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4883	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4884	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4886	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4887	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4890	Post Oak	19	19	Quercus stellata			X	X		1		BA					
4891	Post Oak	20	20	Quercus stellata			X	X		1		BA					
4892	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4893	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4894	Texas Ash	18	18	Fraxinus texensis			X	X		0		BA					
4895	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4896	Post Oak	20	20	Quercus stellata			X	X		1		BA					
4897	Cedar Elm	6	6	Ulmus Crassifolia			X	X		1		BA					
4898	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4899	Post Oak	12	12	Quercus stellata			X	X		0		BA					
4902	Cedar Elm	12	12	Ulmus Crassifolia			X	X		0		BA					
4903	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4904	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4905	Post Oak	10	10	Quercus stellata			X	X		0		BA					

no.	revision	by	date

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THE TOWN OF FLOWER MOUND TEXAS

scale
horiz
n/a
vert
n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS
November 2021

Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Tables (2 of 3)

tnp project OCH20535
sheet
TR1.07

DRAWING: T:\PROJECTS\OCH20535\ENGC3D\CAD\SHEETS\TREE TABLES.DWG AT NOV 02, 2021 1:10:28AM BY COKES
LAYOUT: TR1.07 XREFS: X3GBORDER.DWG - SEAL-WHS.DWG

TAG NO.	Common Name	Size (inches)	Total Cal Inches	Scientific Name	Health/ Condition	Average Canopy Spread	Not in ESA	Protected	Specimen or Historic	Remove (1) / Remain (0)	Location: Northing & Easting	Location BA = Big Area OBA = Not in Big Area	Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Big Area (cal. in)	Mitigation for Removed Protected Trees in Big Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)
4906	Post Oak	14	14	Quercus stellata			X	X		0		BA					
4907	Cedar Elm	6	6	Ulmus Crassifolia			X	X		0		BA					
4908	Cedar Elm	8	8	Ulmus Crassifolia			X	X		0		BA					
4909	Cedar Elm	10	10	Ulmus Crassifolia			X	X		0		BA					
4911	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4912	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4913	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4914	Post Oak	12	12	Quercus stellata			X	X		1		BA					
4915	Post Oak	8	8	Quercus stellata			X	X		1		BA					
4916	Post Oak	18	18	Quercus stellata			X	X		1		BA					
4917	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4922	Cedar Elm	10	10	Ulmus Crassifolia			X	X		1		BA					
4936	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4937	Post Oak	10	10	Quercus stellata			X	X		1		BA					
4949	Post Oak	14	14	Quercus stellata			X	X		1		BA					
4950	Post Oak	16	16	Quercus stellata			X	X		1		BA					
4958	Texas Ash	18	18	Fraxinus texensis			X	X		1		BA					
4959	Post Oak	15	15	Quercus stellata			X	X		1		BA					
4960	Cedar Elm	7	7	Ulmus Crassifolia			X	X		1		BA					
4983	Texas Ash	10	10	Fraxinus texensis			X	X		1		BA					
4985	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4986	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4987	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4988	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4989	Cedar Elm	8	8	Ulmus Crassifolia			X	X		1		BA					
4990	Texas Ash	6	6	Fraxinus texensis			X	X		1		BA					
4991	Post Oak	7	7	Quercus stellata			X	X		1		BA					
4992	Post Oak	6	6	Quercus stellata			X	X		1		BA					
4143	Post Oak	18, 14	32	Quercus stellata			X	X.		0		BA					
4160	Cedar Elm	7, 6, 6	19	Ulmus Crassifolia			X	X.		0		BA					
4885	Post Oak	16, 14	30	Quercus stellata			X	X.		1		BA					
4888	Blackjack Oak	20, 17	37	Quercus marilandica			X	X.		0		BA					
4889	Post Oak	19, 13	32	Quercus stellata			X	X.		0		BA					
4900	Post Oak	19, 18	37	Quercus stellata			X	X.		0		BA					
4932	Blackjack Oak	12, 9	21	Quercus marilandica			X	X.		0		BA					
										185	Total Protected Trees NOT in ESA removed						
													0	0	555	168	174
													Mitigation for Removed Specimen Trees (cal. in)	Mitigation for Removed Protected Trees NOT in Big Area (cal. in)	Mitigation for Removed Protected Trees in Big Area (cal in.)	Positive Credits for Specimen Preservation (cal. in)	Positive Credits for Protected Preservation (cal. in)
													TOTALS				

no.	revision	by	date

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THE TOWN OF FLOWER MOUND TEXAS

scale
horiz n/a
vert n/a
date
Nov 2021

tnp

REGISTERED LANDSCAPE ARCHITECT WILLIAM H. SMITH 2663 STATE OF TEXAS
November 2021

Town of Flower Mound, Texas
Development Plan
Estuary Pointe
Tree Tables (3 of 3)

tnp project OCH20535
sheet
TR1.08

DRAWING: T:\PROJECTS\OCH20535\ENGC3D\CAD\SHEETS\TREE TABLES.DWG AT NOV 02, 2021-10:28AM BY CGAKES
LAYOUT: TR1.08 XREFS: X3BORDER.DWG - SEAL-WHS.DWG

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: November 8, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z21-0003-Dixon Park) from Agricultural District (A) uses to Single-Family District-15 (SF-15) uses. The property is generally located south of Dixon Lane and east of Windridge Lane.**

I. ITEM SUMMARY

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

This project has a companion Development Plan application (DP21-0004) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 27.5-acre parcel from Agricultural District (A) uses to Single-Family District-15 (SF-15) uses to allow for the proposed development consisting of approximately 51 single family residential lots. The proposed Single-Family District-15 zoning is consistent with the Town's Master Plan designation of Low Density for the property.

The subject site is adjacent to Lakemont Addition, a residential subdivision zoned SF-15 to the east. Windridge Addition, a residential subdivision zoned Agricultural and Single Family-Estate (SF-E) is located to the west of the proposed development. Lastly, there are two large lots with Agricultural zoning located along the southern property line.

The proposed subdivision has access from Dixon Lane to the north and Waketon Road to the south. The companion development plan application provides lot details and preliminary landscape and engineering plans.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z21-0003 had a total of 60 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

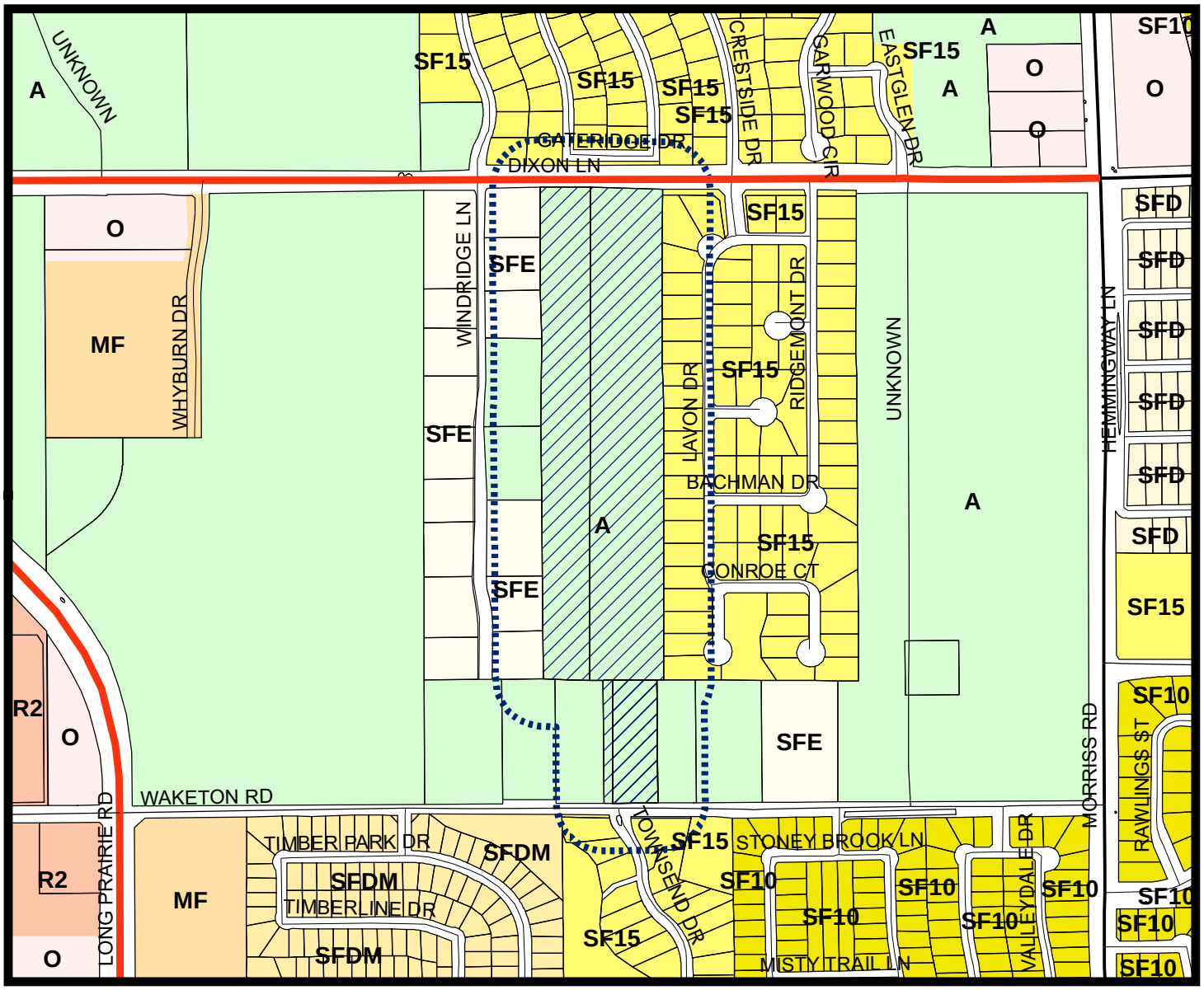
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Exhibit

Vicinity Map

Reference Project: Z21-0003 & DP21-0004

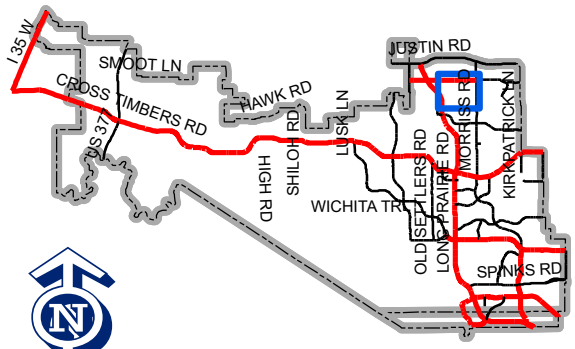


LEGEND

- Agriculture
- Multi-Family
- Office
- Retail 2
- Single Family 10
- Single Family 15
- Single Family Detached
- Single Family Estate
- Single Family Density Medium

Subject Property

200 ft Notification Buffer around Property



Map Location

0 500 1,000 2,000 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flower-mound.com/notifyme to sign up for text message and/or email alerts for future projects.

DOWDEY, ANDERSON & ASSOCIATES, INC.
CIVIL ENGINEERS

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

November 4, 2021

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Dixon Estates
LOI for Rezoning and Development Plan

Dear Mr. Russell,

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

Dixon Park is a 27.5 acre tract and is identified on the Town's Master Land Use Plan for Low Density Residential. The existing zoning is AG. A proposed Zoning application for SF-15 on the subject tract is being proposed. The existing land use allows SF-15 zoning.

The attached Development Plan proposes 51 residential lots and 5 common area lots across the site's 27.5 acres and conforms to the Town's Development Code and we are not requesting any additional variances. We also plan to improve and convey the central open space to the HOA as an X-Lot, while at the same overlaying it with an easement to allow public use, thus fulfilling our park dedication requirement. The lot will be owned and maintained by the HOA and enjoyed by all Town of Flower Mound residents. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

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

The overhead utilities along Dixon and Waketon will be buried in accordance with Town Ordinance, and tariffs as set and approved by the State and Federal guidelines.

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

Sincerely,

Aaron Hunsaker

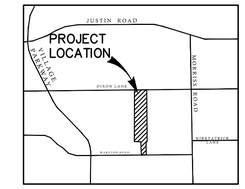
Aaron Hunsaker

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

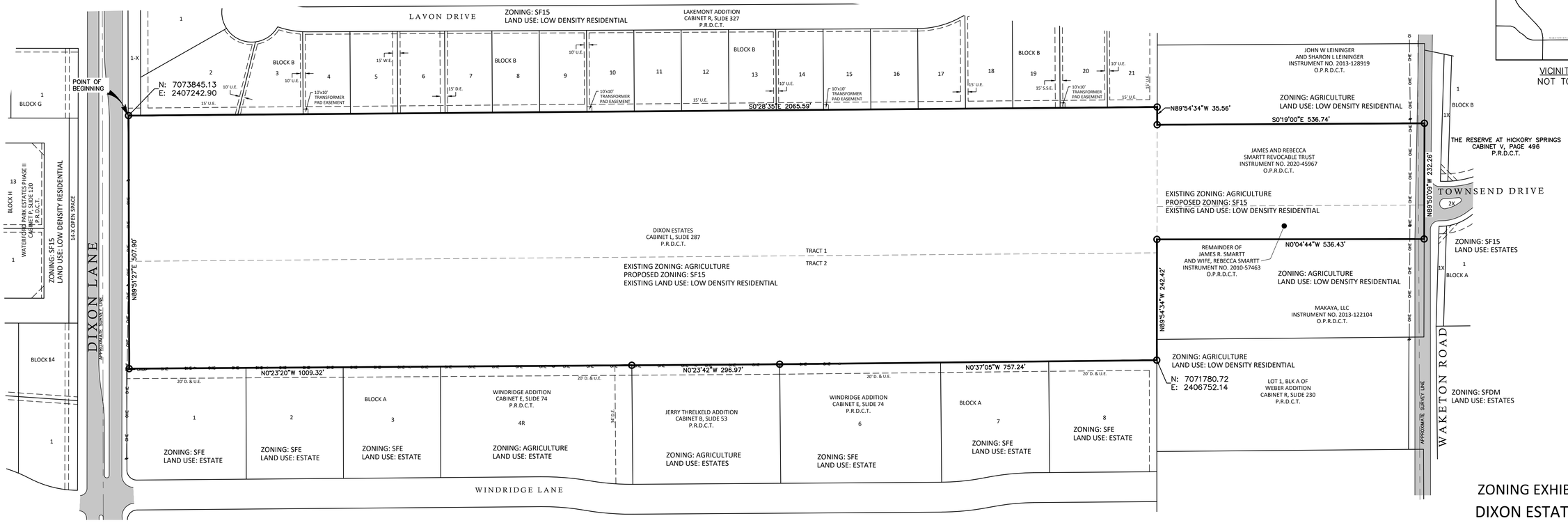
GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE



LEGEND

D.E. DRAINAGE EASEMENT
S.S.E. SANITARY SEWER EASEMENT
U.E. UTILITY EASEMENT
ROW RIGHT OF WAY
R.C.P REINFORCED CONCRETE PIPE
OHE OVERHEAD ELECTRICAL

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN	LOW DENSITY RESIDENTIAL
PARKS AND TRAILS	DIXON - EXISTING MULTI-USE GENERAL WAKETON - PROPOSED MULTI-USE GENERAL
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON - URBAN MINOR ARTERIAL WAKETON - URBAN COLLECTOR
WATER PLAN	EXISTING WATERLINES IN DIXON AND WAKETON
WASTEWATER PLAN	EXISTING 12" MAIN IN WAKETON. EXISTING 8" IN LAKEMONT ADDITION
ECONOMIC IMPACT PLAN	N/A

BENCHMARKS

BENCHMARK #7 ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF TIMBER TRAIL DRIVE, JUST NORTH OF COLLEGE PARKWAY.
ELEVATION = 588.14

BENCHMARK #52 ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHEAST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF THE INTERSECTION OF CALISTO WAY AND YEDDO PATH, 700.00 FEET NORTH OF KIRKPATRICK LANE.
ELEVATION = 611.94

PROJECT NO. 210015
DIXON/SMARTT TRACT
29.967 ACRES

BEING A TRACT OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO. 834, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING ALL OF LOTS 1 AND 2 OF DIXON ESTATES, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET L, SLIDE 287, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.) AND BEING ALL OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES AND REBECCA SMARTT REVOCABLE TRUST, RECORDED IN INSTRUMENT NO. 2020-45967, OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS (O.P.R.D.C.T.) AND BEING A PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES R. SMARTT AND WIFE, REBECCA SMARTT, RECORDED IN INSTRUMENT NO. 2010-57463, O.P.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH RIGHT-OF-WAY LINE OF DIXON LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AND THE WEST LINE OF LAKEMONT ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET R, SLIDE 327, P.R.D.C.T. AT THE NORTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 00°28'35" EAST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG THE COMMON LINE OF SAID DIXON ESTATES AND SAID LAKEMONT ADDITION, PASSING AT A DISTANCE OF 24.26 FEET A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF LOT 2 OF SAID LAKEMONT ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 2,065.59 FEET TO A 1/2-INCH IRON ROD FOUND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO JOHN W. LEININGER AND SHARON L. LEININGER, RECORDED IN INSTRUMENT NO. 2013-128919, O.P.R.D.C.T. AT THE SOUTH COMMON CORNER OF SAID DIXON ESTATES AND SAID LAKEMONT ADDITION;

THENCE NORTH 89°54'34" WEST, ALONG THE SOUTH LINE OF SAID DIXON ESTATES, A DISTANCE OF 35.56 FEET TO A 1/2-INCH IRON ROD WITH A CAP (ILLEGIBLE) FOUND AT THE NORTH COMMON CORNER OF SAID SMARTT REVOCABLE TRUST TRACT AND SAID LEININGER TRACT;

THENCE SOUTH 00°19'00" EAST, ALONG THE COMMON LINE OF SAID SMARTT REVOCABLE TRUST TRACT AND SAID LEININGER TRACT, PASSING A 1/2-INCH IRON PIPE FOUND AT A DISTANCE OF 506.72 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 536.74 FEET TO A MAG NAIL SET IN WAKETON ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE SOUTH COMMON CORNER OF SAID SMARTT REVOCABLE TRUST TRACT AND SAID LEININGER TRACT;

THENCE NORTH 89°50'09" WEST, ALONG SAID WAKETON ROAD AND THE SOUTH LINE OF SAID SMARTT TRACTS, A DISTANCE OF 232.26 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO MAKAYA, LLC, RECORDED IN INSTRUMENT NO. 2013-122104, O.P.R.D.C.T., FROM WHICH A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF SAID MAKAYA TRACT AT THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF WEBER ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET R, SLIDE 230, P.R.D.C.T. BEARS NORTH 81°10'39" WEST, A DISTANCE OF 199.28 FEET;

THENCE NORTH 00°04'44" WEST, LEAVING SAID WAKETON ROAD AND ALONG THE EAST LINE OF SAID MAKAYA TRACT, A DISTANCE OF 536.43 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN THE SOUTH LINE OF SAID DIXON ESTATES AT THE NORTHEAST CORNER OF SAID MAKAYA TRACT;

THENCE NORTH 89°54'34" WEST, ALONG THE SOUTH LINE OF SAID DIXON ESTATES, A DISTANCE OF 242.42 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET AT THE SOUTH COMMON CORNER OF SAID DIXON ESTATES AND WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET E, SLIDE 74, P.R.D.C.T., FROM WHICH AN AXLE FOUND BEARS SOUTH 07°24'09" EAST, A DISTANCE OF 0.62 FEET;

THENCE NORTH 00°37'05" WEST, ALONG THE EAST LINE OF SAID WINDRIDGE ADDITION, A DISTANCE OF 757.24 FEET TO A 1/2-INCH IRON ROD FOUND AT THE SOUTH EAST CORNER OF JERRY THRELKELD ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, SLIDE 53, P.R.D.C.T.;

THENCE NORTH 00°23'42" WEST, A DISTANCE OF 296.97 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID JERRY THRELKELD ADDITION AND THE SOUTHEAST CORNER OF LOT 4R, BLOCK A OF THE REPLAT OF LOT 4R, BLOCK A OF WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 205, P.R.D.C.T.;

THENCE NORTH 00°23'20" WEST, ALONG THE EAST LINE OF SAID WINDRIDGE ADDITION, A DISTANCE OF 1,009.32 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "RPLS 5674" SET IN SAID SOUTH RIGHT-OF-WAY LINE OF DIXON LANE AND THE EAST LINE OF LOT 1R, BLOCK A OF THE REPLAT LOT 1, BLOCK A AND LOT 1, BLOCK B, WINDRIDGE ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET H, SLIDE 31, P.R.D.C.T. AT THE NORTHWEST CORNER OF SAID LOT 1 OF DIXON ESTATES;

THENCE NORTH 89°51'27" EAST, LEAVING THE EAST LINE OF SAID WINDRIDGE ADDITION AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 507.90 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,174,679 SQUARE FEET OR 26.967 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

ZONING EXHIBIT
DIXON ESTATES

27.5 ACRES
52 RESIDENTIAL LOTS
4 HOA LOTS

OCTOBER 2021 SCALE: 1" = 100'

EDWIN MARSH SURVEY, ABSTRACT NO. 834
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OWNER
PHILIP J. KENNEMER TRUSTEE OF THE OLIN E. DIXON GENEVA DIXON REVOCABLE TRUST U/A
155 STONEHEDGE PL
MONTGOMERY, TEXAS 77316

OWNER
JAMES R. & REBECCA SMARTT REVOCABLE TRUST
2500 WAKETON ROAD
FLOWER MOUND TEXAS 75028

DEVELOPER
TOLL SOUTHWEST LLC
2555 SW GRAPVEINE PARKWAT SUITE 100
GRAPEVINE, TEXAS 76051
OFFICE: (817) 329-7973
FAX: (817)251-7309
CONTACT: MANNY RIOS

SURVEYOR
AXIS SURVEYING
1510 W. JEFFERSON ST. SUITE B
WAXAHACHIE, TEXAS 75168
PHONE: (214) 903-8200
CONTACT: SEAN SHORPSHIRE

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

P:\Project CSD\2020\20033\20033-Zoning Exhibit.dwg, ZONING EXH, 10/22/2021 10:33:21 AM, lmoss

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: November 8, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Development Plan (DP21-0004 – Dixon Park) to develop a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.**

I. ITEM SUMMARY

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

This project has a companion zoning application (Z21-0003) for consideration on the same agenda. Approval of this application is contingent on Town Council's approval of the companion zoning application.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The purpose of this application is to obtain design approval for 51 buildable, single-family lots with a minimum lot size of 15,000 square feet. The site contains an approximately 27.5-acre parcel currently zoned for Agricultural District (A) uses. In conjunction with the development plan, a request for rezoning (Z21-0003) is being considered to change the zoning of the subject site to allow for the development of single-family homes under the requirements of the Single-Family District-15 (SF-15) zoning district. The proposed Single-Family District-15 zoning is consistent with the Town's Master Plan designation of Low Density for the property.

The proposed subdivision has access from Dixon Lane to the north and Waketon Road to the south. The development plan depicts 51 buildable residential lots and five open space lots, including landscape buffers along Dixon Lane and Waketon Road. The plan also depicts approximately 1.132 acres of privately owned and publicly accessible parkland located within the subdivision.

PARKS Board

On October 7, 2021, the Parks Board voted to recommend acceptance of a privately maintained and publicly accessible park, as shown on the Development Plan, and Park

Development Fees in the amount of $70,788.00 for the proposed Dixon Park development.

Environmental Conservation Commission (ECC)

On November 2, 2021, the Environmental Conservation Commission made a motion to approve the requested tree removal permit which failed by a vote of 1 to 5.

III. ATTACHMENTS

A. Background Information

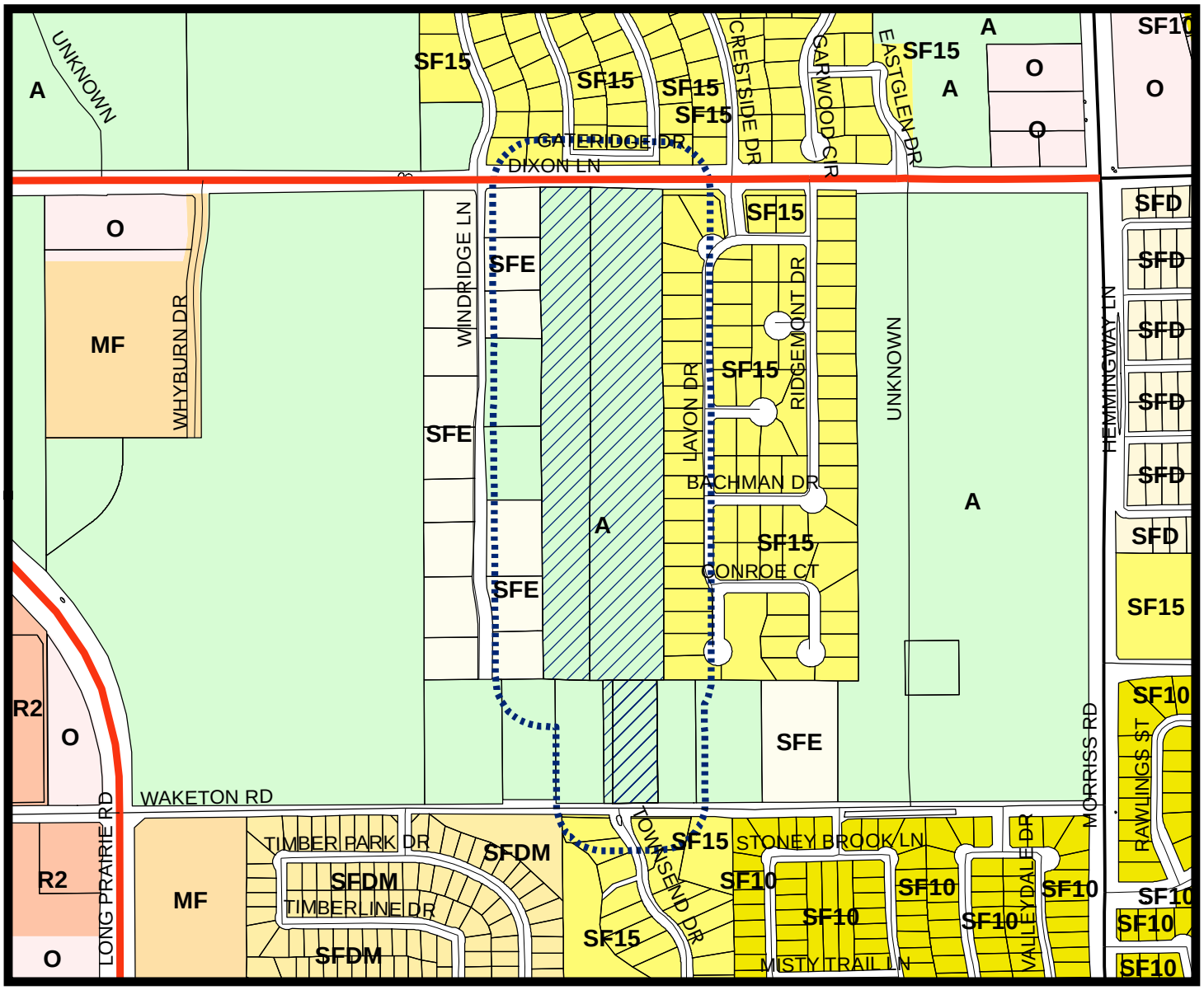
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Development Plan Package

Vicinity Map

Reference Project: Z21-0003 & DP21-0004

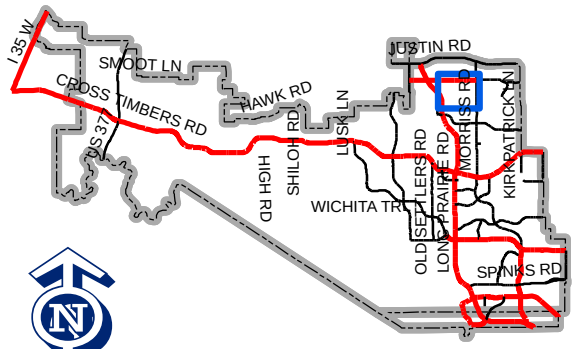


LEGEND

- Agriculture
- Multi-Family
- Office
- Retail 2
- Single Family 10
- Single Family 15
- Single Family Detached
- Single Family Estate
- Single Family Density Medium

Subject Property

200 ft Notification Buffer around Property



Map Location

0 500 1,000 2,000 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flower-mound.com/notifyme to sign up for text message and/or email alerts for future projects.

DOWDEY, ANDERSON & ASSOCIATES, INC.
CIVIL ENGINEERS

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

November 4, 2021

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Dixon Estates
LOI for Rezoning and Development Plan

Dear Mr. Russell,

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

Dixon Park is a 27.5 acre tract and is identified on the Town's Master Land Use Plan for Low Density Residential. The existing zoning is AG. A proposed Zoning application for SF-15 on the subject tract is being proposed. The existing land use allows SF-15 zoning.

The attached Development Plan proposes 51 residential lots and 5 common area lots across the site's 27.5 acres and conforms to the Town's Development Code and we are not requesting any additional variances. We also plan to improve and convey the central open space to the HOA as an X-Lot, while at the same overlaying it with an easement to allow public use, thus fulfilling our park dedication requirement. The lot will be owned and maintained by the HOA and enjoyed by all Town of Flower Mound residents. It is anticipated the proposed site will not be phased for development, but will be determined at the time of Final Plat and Construction Documentation given relevant market demands. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

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

The overhead utilities along Dixon and Waketon will be buried in accordance with Town Ordinance, and tariffs as set and approved by the State and Federal guidelines.

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

Sincerely,

Aaron Hunsaker

Aaron Hunsaker

NOTES:

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

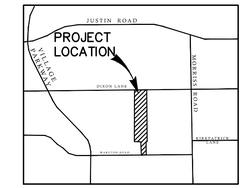
DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
   a. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
   b. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
   c. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS EASEMENT AREA.

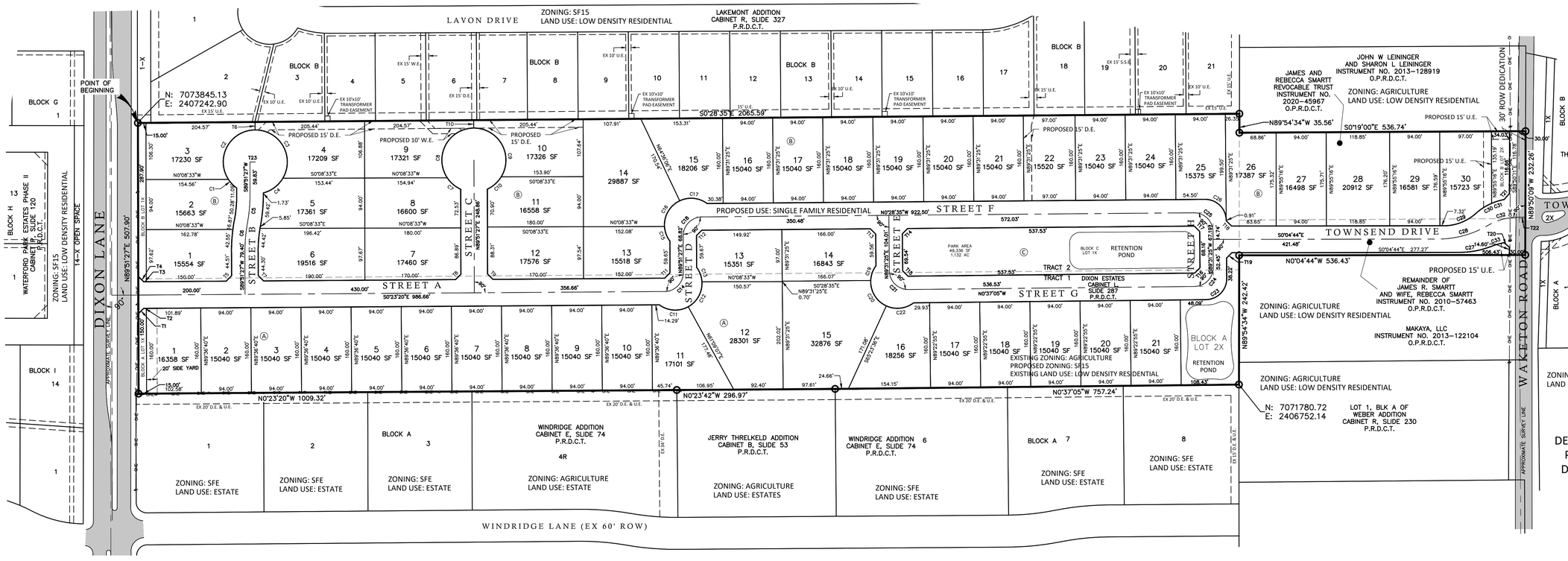
GRAPHIC SCALE

100 50 0 100 300

(IN FEET)
1 inch = 100 ft.



VICINITY MAP
NOT TO SCALE



DEVELOPMENT PLAN - FOR INSPECTION PURPOSES ONLY; NOT AN OFFICIAL DOCUMENT APPROVED FOR RECORD PURPOSES.

DEVELOPMENT PLAN

DIXON ESTATES

27.5 ACRES
51 RESIDENTIAL LOTS
5 HOA LOTS

NOVEMBER, 2021 SCALE: 1" = 100'

EDWIN MARSH SURVEY, ABSTRACT NO. 834
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OWNER
PHILIP J. KENNEMER TRUSTEE OF THE OLIN E. DIXON GENEVA DIXON REVOCABLE TRUST U/A
155 STONEHEDGE PL
MONTGOMERY, TEXAS 77316

OWNER
JAMES R. & REBECCA SMARTT REVOCABLE TRUST
2500 WAKETON ROAD
FLOWER MOUND TEXAS 75028

DEVELOPER
TOLL SOUTHWEST LLC.
2555 SW GRAPVEINE PARKWAT SUITE 100
GRAPEVINE, TEXAS 76051
OFFICE: (817) 329-7973
FAX: (817)251-7309
CONTACT: MANNY RIOS

SURVEYOR
AXIS SURVEYING
1510 W. JEFFERSON ST. SUITE B
WAXAHACHIE, TEXAS 75168
PHONE: (214) 903-8200
CONTACT: SEAN SHORPSHIRE

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

LEGEND

SB	SETBACK
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
U.E.	UTILITY EASEMENT
ROW	RIGHT OF WAY
R.C.P	REINFORCED CONCRETE PIPE
OHE	OVER HEAD ELECTRICAL
EX	EXISTING

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN	LOW DENSITY RESIDENTIAL
PARKS AND TRAILS	DIXON - EXISTING MULTI-USE GENERAL WAKETON - PROPOSED MULTI-USE GENERAL
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	DIXON - URBAN MINOR ARTERIAL WAKETON - URBAN COLLECTOR
WATER PLAN	EXISTING WATERLINES IN DIXON AND WAKETON
WASTEWATER PLAN	EXISTING 12" MAIN IN WAKETON. EXISTING 8" IN LAKEMONT ADDITION
ECONOMIC IMPACT PLAN	N/A

BENCHMARKS

BENCHMARK #7 ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHWEST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF TIMBER TRAIL DRIVE, JUST NORTH OF COLLEGE PARKWAY.
ELEVATION = 588.14

BENCHMARK #52 ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE SOUTHEAST CORNER OF A CONCRETE CURB INLET ON THE WEST SIDE OF THE INTERSECTION OF CALISTO WAY AND YEDDO PATH, 700.00 FEET NORTH OF KIRKPATRICK LANE.
ELEVATION = 611.94

LOT AND BLOCK ANALYSIS

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	A	16358	0.38
2	A	15040	0.35
3	A	15040	0.35
4	A	15040	0.35
5	A	15040	0.35
6	A	15040	0.35
7	A	15040	0.35
8	A	15040	0.35
9	A	15040	0.35
10	A	15040	0.35
11	A	17101	0.39
12	A	28301	0.65
13	A	15351	0.35
14	A	16843	0.39
15	A	32876	0.75
16	A	18256	0.42
17	A	15040	0.35
18	A	15040	0.35
19	A	15040	0.35
20	A	15040	0.35
21	A	15040	0.35

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	15554	0.36
2	B	15663	0.36
3	B	17230	0.40
4	B	17209	0.40
5	B	17361	0.40
6	B	19516	0.45
7	B	17460	0.40
8	B	16600	0.38
9	B	17321	0.40
10	B	17326	0.40
11	B	16558	0.38
12	B	17576	0.40
13	B	15518	0.36
14	B	29887	0.69
15	B	18206	0.42
16	B	15040	0.35
17	B	15040	0.35
18	B	15040	0.35
19	B	15040	0.35
20	B	15040	0.35
21	B	15040	0.35
22	B	15520	0.36
23	B	15040	0.35
24	B	15040	0.35
25	B	15375	0.35
26	B	17387	0.40
27	B	16498	0.38
28	B	20912	0.48
29	B	16581	0.38
30	B	15723	0.36

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	2350	0.05
2X	A	23074	0.53

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	B	4419	0.10
2X	B	4341	0.10

HOA LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	49336	1.13

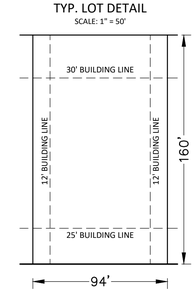
ZONING DATA TABLE: SF-15

MIN. LOT SIZE	15,000 SQ.FT	15,000 SQ.FT
MIN. LOT WIDTH	80'	80'
MIN. AREA/UNIT	1,800 SQ FT	1,800 SQ FT
MIN. FRONT YARD	25'	25'
MIN. SIDE YARD	12'	12'
MIN. REAR YARD	30'	30'
MAX. LOT COVERAGE	35%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35'	3 STORIES OR 35'

LOT AND BLOCK SUMMARY

SMALLEST	15,040 SQ FT	0.345 AC
LARGEST	29,887 SQ FT	0.686 AC
AVERAGE	16,920 SQ FT	0.388 AC
TOTAL LOTS (INCLUDING X LOTS)	56 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	51 LOTS	
PARK AREA	49.336 SQ FT	1.132 AC
FLOODPLAIN (IF APPLICABLE)	NOT APPLICABLE	

TYP. LOT DETAIL
SCALE: 1" = 50'



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Dixon Tract

TOWN OF FLOWER MOUND

L A N D S C A P E / S C R E E N I N G P L A N

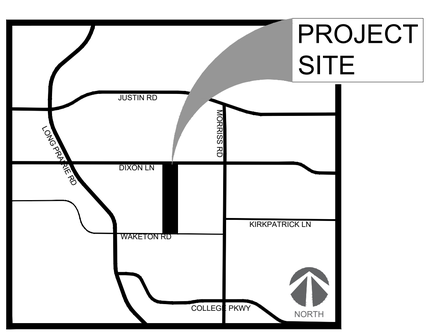
PROJECT TEAM

OWNER

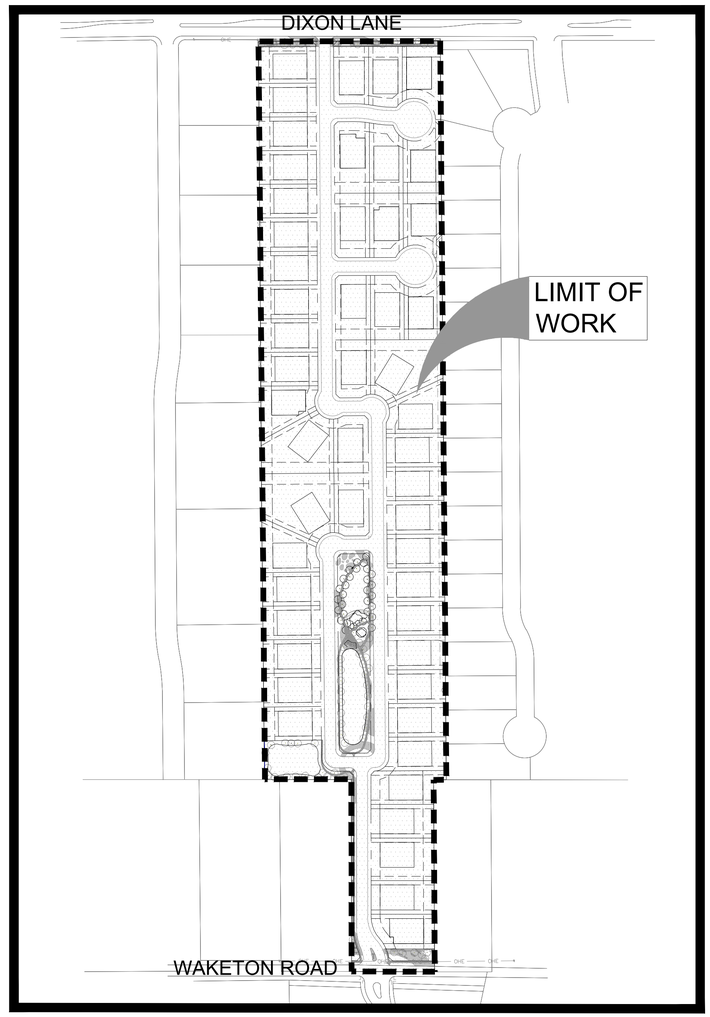
Toll Southwest LLC
Contact:
Mike Boswell
2555 SW Grapevine Parkway, Suite 100
Grapevine, TX 76051
214.460.4647

LANDSCAPE ARCHITECT

Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705



VICINITY MAP N.T.S.



SITE MAP

0' 200' 400'
SCALE : 1" = 200'-0"
NORTH

Sheet List Table

Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Screening Plan
G-1.03	Overall Key Plan
LC-1.01	Landscape and Screening
LC-1.02	Landscape and Screening
LC-1.03	Landscape and Screening
LC-1.04	Landscape and Screening
L-2.01	Hardscape Details
L-2.02	Hardscape Details
L-2.03	Hardscape Details
LC-3.01	Planting Detail Schedule and Notes
T-1.00	Tree Survey & Preservation Plan
T-1.01	Tree Survey & Preservation Plan
T-1.02	Tree Survey & Preservation Plan
T-1.03	Tree Survey & Preservation Plan
T-1.04	Tree Survey & Preservation Plan
T-1.05	Tree Survey & Preservation Plan
T-1.06	Tree Survey & Preservation Plan
T-2.00	Tree Inventory

ISSUED	REVISIONS
05.10.2021 City Submittal	
07.12.2021 City Submittal	
09.27.2021 City Submittal	
10.21.2021 City Submittal	
11.03.2021 City Submittal	

PROJECT NO. : 210002
DRW: P.C., FY
RVW: P.C.

GENERAL CONSTRUCTION NOTES

1. Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated landscape architect from Green Door Studio. The Contractor will be required to coordinate and correspond with the landscape architect from Green Door Studio and key consultants for the Owner.
2. These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
3. The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
4. All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
5. The Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notifications and inspection requirements.
6. Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
7. An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. These survey plans have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative.
8. Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. The Contractor shall explore, understand, and coordinate (with other Sub-Contractors) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact The One-Call Board of Texas (OCB) at 811 or 800-545-6005. A minimum notice of 3 business days in advance of locational needs is required.
9. These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other Landscape Contractors, the public and others.
10. The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and Contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any “Construction Criteria” or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
11. Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
12. The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
13. Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.
14. The Contractor is required to maintain a complete and “up-to-date” set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete “As-Built” drawings and document submittals are also a requirement of this contract.
15. Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
16. Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
17. The Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination.

GRADING AND PLANTING PREPARATION NOTES

1. These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
2. This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed.
3. It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
4. All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
5. All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.
6. The Contractor shall be responsible for finished grading of the project. The Contractor and Owner's Representative shall review the extent of grading prior to commencing work.
7. The Contractor shall fine grade, rake and be responsible for positive drainage away from all structures and throughout site, with accurately set flow lines. No low spots or ponding of surface water will be accepted in the final work. No rocks or debris will be accepted. Final grade tolerances are +/-0.1 foot maximum.
8. Prior to preparing Turf Sod, Turf Seed and Plant Bed areas, eradicate all weeds, briars and vines with post-emergent herbicide such as "Round-Up" applied by licensed personnel following manufacturers recommendations and taking all necessary precautions. After weed eradication and removal and the specified waiting period apply 10 lb of MicroLife Hummates Plus per 1,000 sq ft to restore soil health.
9. Turf Sod and Turf Seed areas shall be raked smooth, removing and disposing of stones over 1" diameter and fine graded to feather into natural grade.
10. Plant Beds to be prepared to a 6” depth to accommodate 4” depth of compost tilled and thoroughly blended with the native soil and 2” mulch layer. Bed preparation to include a minimum of (3) tilling’s. Provide a 6’ x 6’ mockup of the bed preparation for Owner’s Representative review and approval.

    1st Till-

    Till the soil surface to a minimum depth of 6”. Stones larger than 1” diameter shall be removed and disposed of off-site.

    2nd Till-

    Spread 2” of compost on the surface of the tilled soil. Till the compost into the tilled soil to a minimum depth of 6” thoroughly blending the native soil with the compost. Smooth out the grade, rake and remove clods, stones larger than 1” diameter, and debris and dispose of off-site.

    3rd Till-

    Spread 2” of compost and organic fertilizer (2 lbs. per 100 sf) on the surface of the thoroughly blended/ tilled soil. Till the compost and the fertilizer into the blended/ tilled soil to a depth of 3” . Smooth out the grade. Rake soil back from the edges to accommodate 2” mulch depth. In Bid Proposal furnish a unit price per cubic yard of placed compost. This unit price will be used in the adjustment of bed areas.

LAYOUT NOTES

1. All work shown shall be field staked or otherwise denoted and subject to field verification, review and approval by the Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
2. To expedite the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
3. The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
4. Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
5. The Contractor is responsible to provide complete-in-place systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner’s Representative, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
6. Field staked locations for walks, roads, swales, walls, curbs, structures etc. may be requested by the Owner's Representative. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
7. It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
8. When indicated on the Drawings, improvements that are to be coordinated on site with the Owner's Representative will be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected. Rejected work must be removed and replaced.

IRRIGATION NOTES

1. It is the intent of this Contract for the Contractor to design and install a complete automatic 2-wire Weathermatic controlled irrigation system based on the information, details and specifications provided in these documents.
2. The Contractor shall submit an irrigation plan for review and approval by the Owner's Representative prior to commencing work. Work completed before the approval of the plan may be rejected.
3. The irrigation system shall be capable of applying full head to head coverage of 1" of water per week. Irrigation times shall be limited to two days per week between the hours of 7pm and 10am.
4. The Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
5. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
6. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the installation of the irrigation system and related operations. Refer to the Planting Plans for locations of trees, beds, edging, etc.
7. Coordinate installation of irrigation system with installation of all adjacent planting, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
8. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
9. The Contractor shall be a registered Landscape Irrigator in the State of Texas.
10. The design and the final installation of the irrigation system shall conform to all TCEQ and local rules and regulations.
11. It is the Contractor's responsibility to coordinate final locations of irrigation equipment with the Owner's Representative to avoid paving, utilities, etc.
12. It is the responsibility of the Contractor to be familiar with grade differences, location of walls, structures and utilities. The Contractor shall replace or repair all items damaged by his work.
13. It is the intent of these documents to have the Contractor provide a complete operational irrigation system. The Contractor shall verify water pressure prior to construction. The Contractor shall report any discrepancy between design pressure and actual pressure to the Owner's Representative prior to commencing work.
14. The Contractor shall obtain all permits and licenses, pay all charges and fees and file all notices required and necessary to provide a complete and operational irrigation system.
15. The Contractor shall supply the Owner's Representative complete "as-built" record drawings showing the location of all mainlines, valves (manual and electric), controllers and control and monitoring devices. "As-built" drawings shall include a complete schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location.
16. The Contractor shall provide a typed and laminated schedule outlining each zone by controller, type of zone (rotor, spray, drip, bubbler, etc.), flow rate, precipitation rate and general location. A copy of this schedule shall be affixed to the inside door of each controller.
17. Each controller shall be equipped with an approved rain sensor device. Mounting location of sensor shall be approved by Owner's Representative.
18. Install all backflow prevention devices and piping between the point of connection and the backflow prevention devices per local codes and ordinances.
19. Final location of backflow prevention devices and system controllers shall be approved by Owner's Representative.
20. Electrical service will be provided at the location of the controller by others. It is the responsibility of the Contractor to make the final connection from the service to the controller.
21. All sleeving under proposed walks, walls and other like improvements shall be located by a mark in the concrete at each end of sleeve locations. The mark shall be a "V" 4" long x 1/8th" deep pointing to the sleeve ends.
22. All piping and wiring shall be installed in SCH 40 PVC sleeves. Install sleeving based on sleeve sizing guide below:

Pipe Size or Wire Quantity	Required Sleeve
3/4" - 1-1/4" Piping	2" PVC Sleeve
11/2" - 2" Piping	4" PVC Sleeve
21/2" - 3" Piping	6" PVC Sleeve
4" - Piping	8" PVC Sleeve
6" - Piping	10" PVC Sleeve
1 to 25 Control Wires	2" PVC Sleeve
26 to 75 Control Wires	3" PVC Sleeve

23. Pipe velocity shall not exceed 5 feet per second. Minimum pipe sizes shall be as follows:
    0-10 gpm use ¾"
    10-15 gpm use 1"
    15-25 gpm use 1-1/4"
    25-35 gpm use 1-1/2"
    35-50 gpm use 2"
    50-80 gpm use 2-1/2"
    80-120 gpm use 3"
24. All sprinkler heads shall be set perpendicular to the finished grade unless noted otherwise.
25. The Contractor will be required flush and adjust all sprinkler heads and valves as necessary to provide optimal coverage with minimal overspray on to walks, streets, walls, fences, etc.
26. All control wires are to be 14 AWG solid copper, insulated, direct burial wire, UF and UL listed. All wire connections between wires and to valves are to be made inside valve boxes using "King Brothers Snap Tite" wire connectors or approved equal.
27. All equipment not otherwise detailed or specified shall be installed in accordance with the manufacture's instructions, recommendations and specifications.
28. Some areas in these plans require temporary (manual or piped) irrigation. Refer to plans for these locations. Contractor is responsible for watering for establishment 90 days. Plants in these areas are not included in warranty.

PLANTING NOTES

1. Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's Representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
2. The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
3. Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
4. The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
5. Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
6. Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
7. The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
8. If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
9. Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
10. It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
11. Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
12. Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
13. The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
14. All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance. Plants shall be installed to present their best side facing the viewer.
15. Warranty: Provide a one-year replacement warranty for all irrigated plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION NOTES

1. The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Owner's Representative in the field. Changes affecting quantities will be covered by unit prices.
2. Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
3. Install edging where decomposed granite trail meets planting bed and where decomposed granite trail meets gravel following manufacturer's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed. Bed edges where edging is not specified shall have a "spade edge".
4. Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing (to "equal-equal") as necessary, subject to acceptance by the Owner's Representative.
5. Unless otherwise indicated:
    a. All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
    b. All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
    c. Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be ¾".
    d. Specific plant bed areas may be called out to receive weed barrier fabric, see plans and details.
6. All Plant Beds and pit planted plants shall receive a 2" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
7. Planting pits for 1, 3, & 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 18" larger in diameter than the ball size.
8. Plants shall be installed to present their best side facing the viewer.
9. Owner's Representative shall have final approval of plant material layout.

GENERAL LEGEND	
ABBREVIATIONS	
SYMBOL	DEFINITION
APPROX.	APPROXIMATE
B.O.C.	BACK OF CURB
B.W.	BOTTOM OF WALL = FINISHED GRADE
C.L.	CENTER LINE
CONC.	CONCRETE
DIA.	DIAMETER
D.I.	DRAIN INLET
DWG.	DRAWING
E.J.	EXPANSION JOINT
ESMT.	EASEMENT
E.Q.	EQUAL
F.O.C.	FRONT OF CURB
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FINISH GRADE
HP	HIGH POINT
L.O.C.	LIMIT OF CONSTRUCTION
O.C.	ON CENTER
O.C.E.W.	ON CENTER EACH WAY
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TANGENT
QTY.	QUANTITY
R	RADIUS
REF.	REFERENCE
R.O.W.	RIGHT OF WAY
SAN	SANITARY SEWER
S.G.	SUB GRADE
S.J.	SCORE JOINT
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STRM.	STORM
T.B.D.	TO BE DETERMINED
T.C.	TOP OF CURB
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.R.	TOP OF RAMP
T.S.	TOP OF STEP
T.W.	TOP OF WALL
TYP.	TYPICAL
VAR.	VARIES
W/	WITH
W/O	WITHOUT
W.L.	WATER LINE

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REGISTERED LANDSCAPE ARCHITECT
PAUL J. COZZOLINO
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STATE OF TEXAS
11/03/2021

client
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DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
LANDSCAPE / SCREENING PLAN

issue
05.10.2021 City Submittal
07.12.2021 City Submittal
09.27.2021 City Submittal
10.21.2021 City Submittal
11.03.2021 City Submittal

revisions
△

title
General Construction Notes

project number 210002

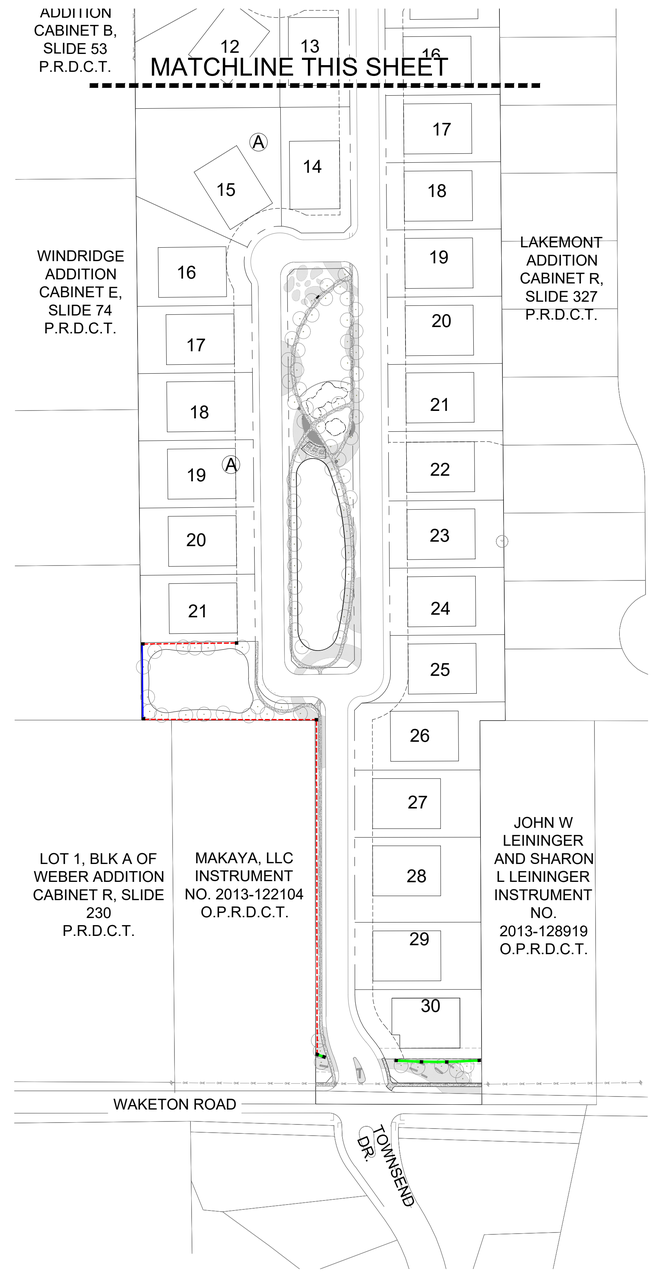
date 11/03/2021

sheet

G-1.01

B OVERALL SCREENING PLAN

SCALE: 1" = 100'-0"



A OVERALL SCREENING PLAN

SCALE: 1" = 100'-0"

LEGEND

- 6' HEIGHT ORNAMENTAL METAL VIEW FENCE
- 6' HEIGHT MASONRY WALL
- 8' HEIGHT BOARD ON BOARD WOOD FENCE

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10.21.2021 City Submittal
11.03.2021 City Submittal

revisions

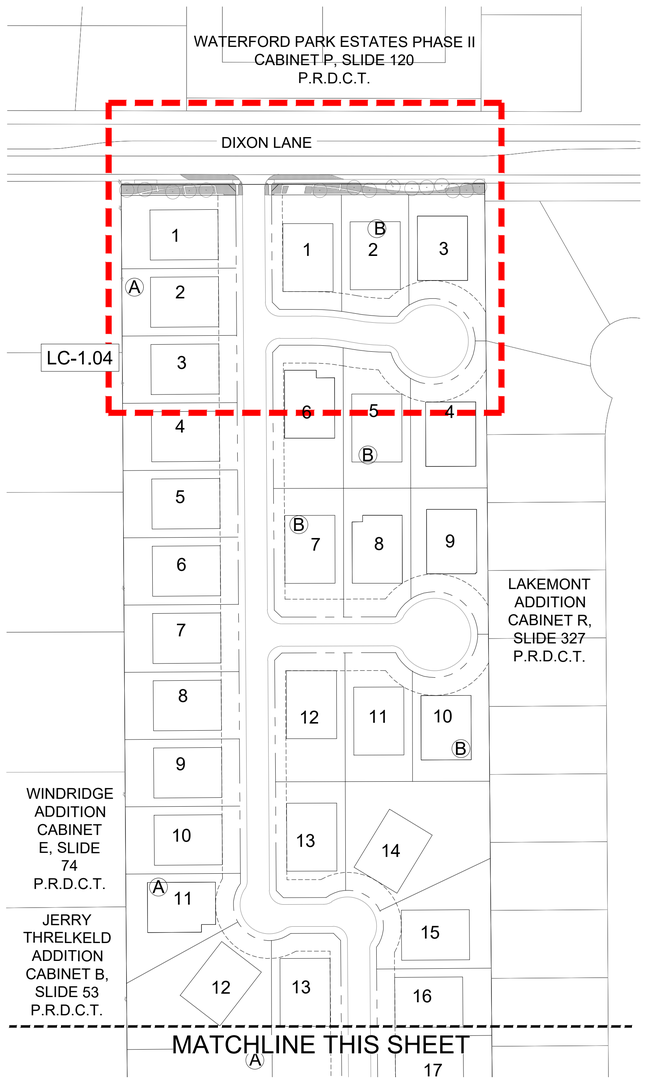
title
Overall
Screening Plan

project number 210002

date 11/03/2021

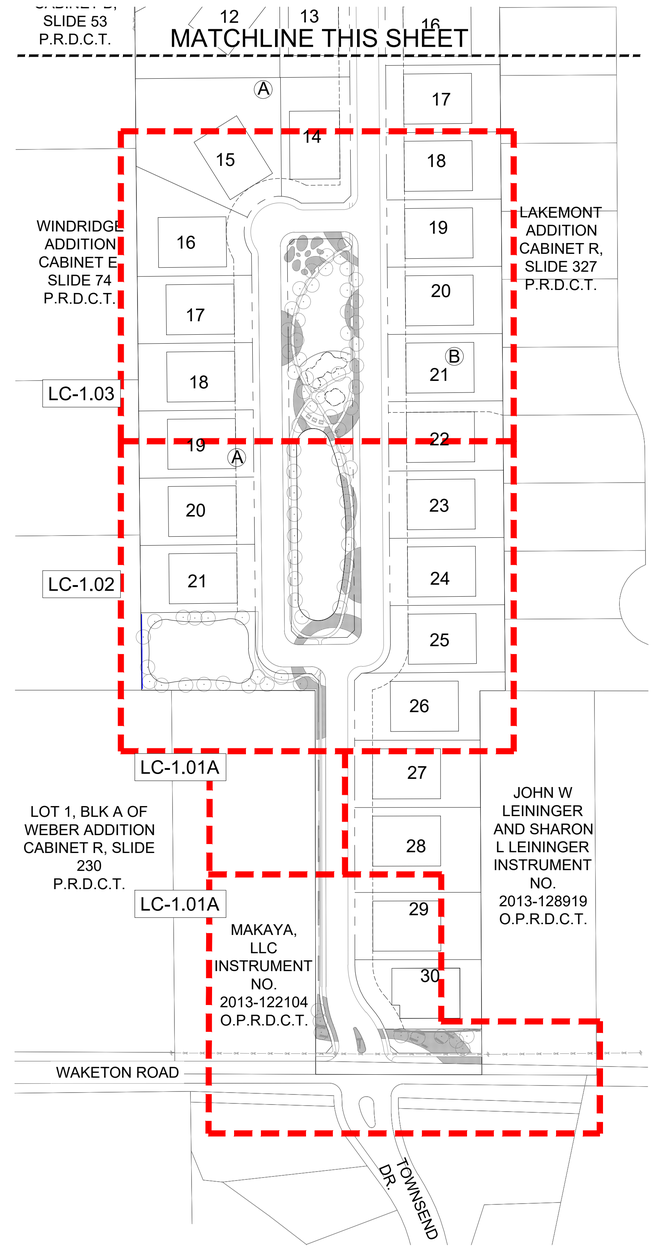
sheet

G-1.02



B OVERALL KEY PLAN

SCALE: 1" = 100'-0"



A OVERALL KEY PLAN

SCALE: 1" = 100'-0"

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10.21.2021 City Submittal
11.03.2021 City Submittal

revisions

title
Overall Key Plan

project number 210002

date 11/03/2021

sheet

G-1.03

28 March 2021
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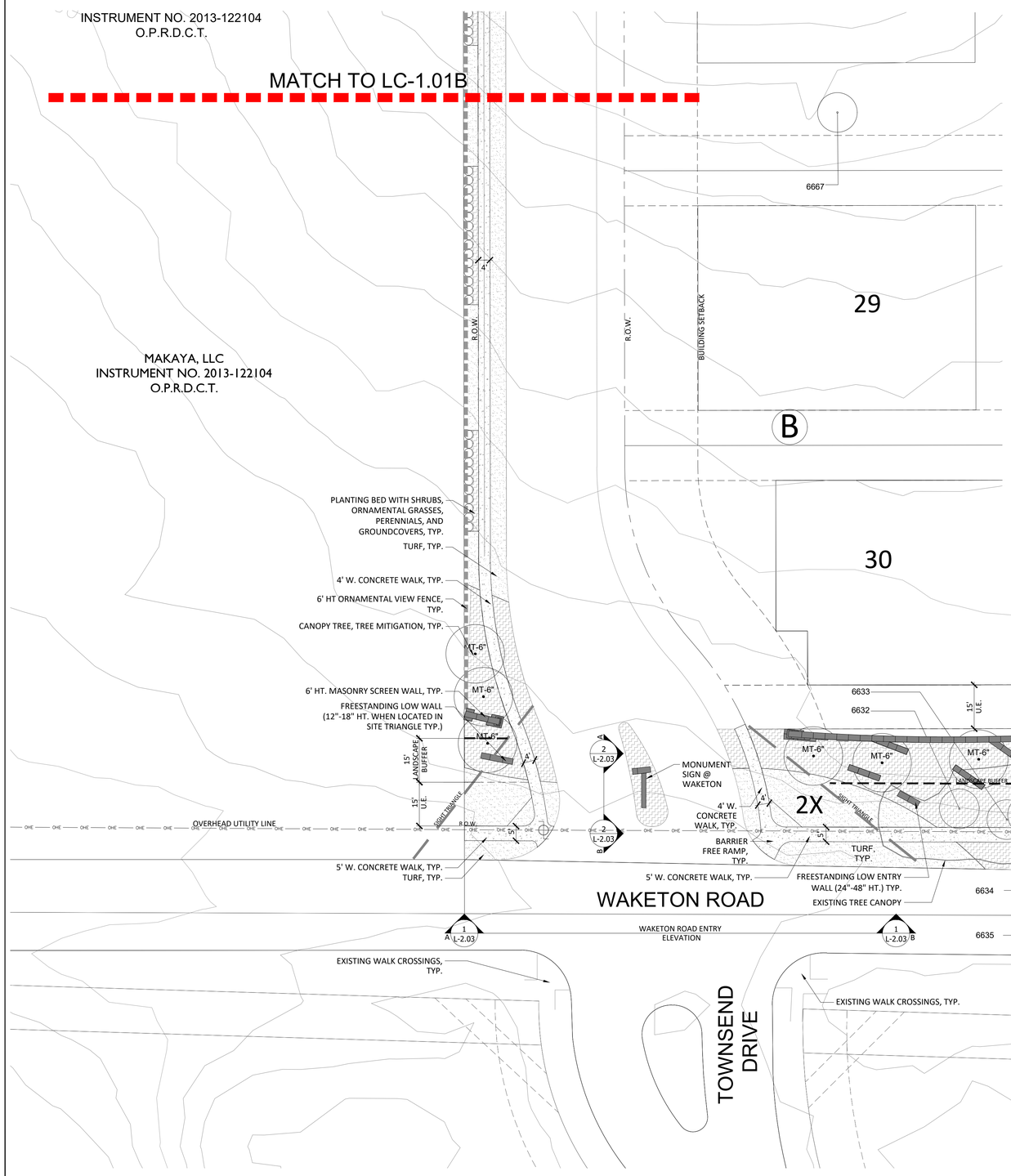
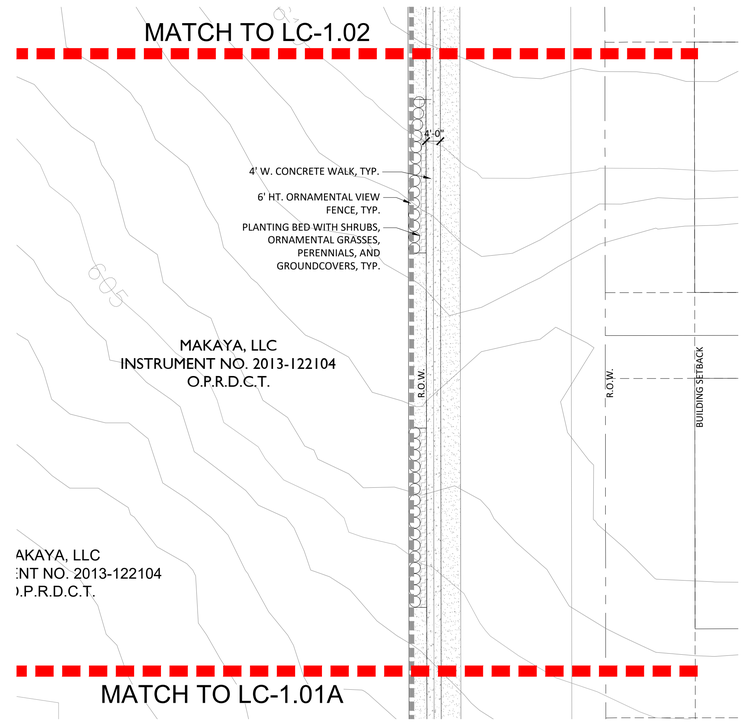


A LANDSCAPE AND SCREENING

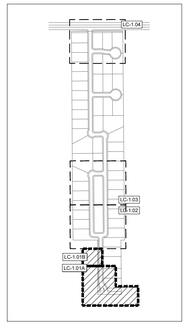
SCALE: 1" = 20-0"



B LANDSCAPE AND SCREENING

SCALE: 1" = 20'-0"

KEYMAP



LEGEND

LB-MT	LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
MT-6"	6" MITIGATION TREE
	EXISTING SPECIMEN TREE
	EXISTING PROTECTED TREE

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972.855.8705

REGISTERED LANDSCAPE ARCHITECT PAUL J. COZZOLINO 2825 STATE OF TEXAS
11/03/2021

client
Toll Southwest LLC
Mike Boswell
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DIXON TRACT
TOWN OF FLOWER MOUND
DENTON COUNTY, TX
LANDSCAPE / SCREENING PLAN

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revisions

title
Landscape and Screening

project number 210002

date 05.10.2021 City Submittal

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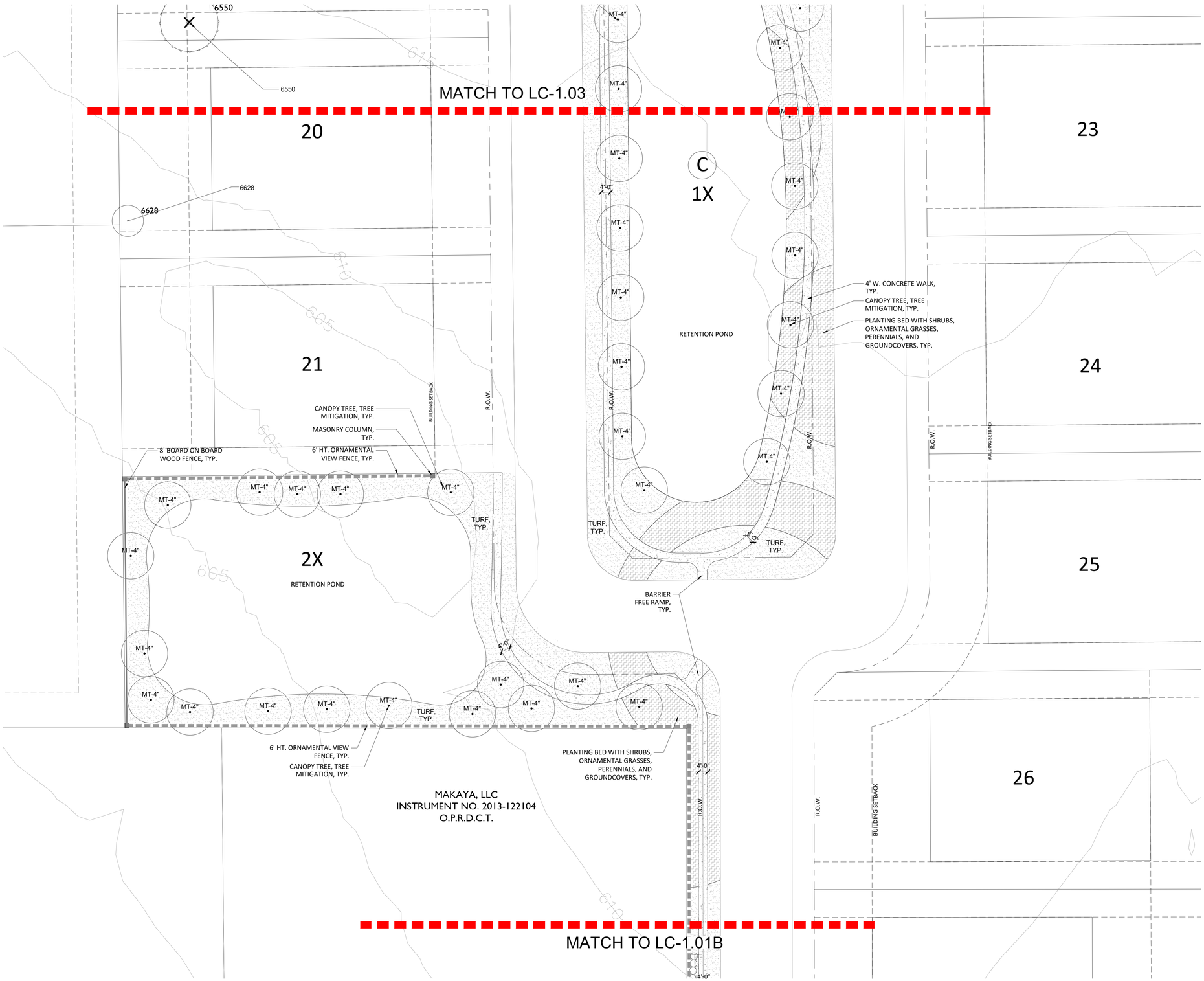
LC-1.01



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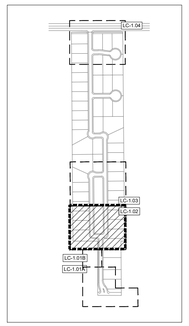

LEGEND

LB-MT	LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
MT-6"	6" MITIGATION TREE
	EXISTING SPECIMEN TREE
	EXISTING PROTECTED TREE

SCALE : 1" = 20'-0" NORTH

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PAUL J. COZZOLINO
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11/03/2021

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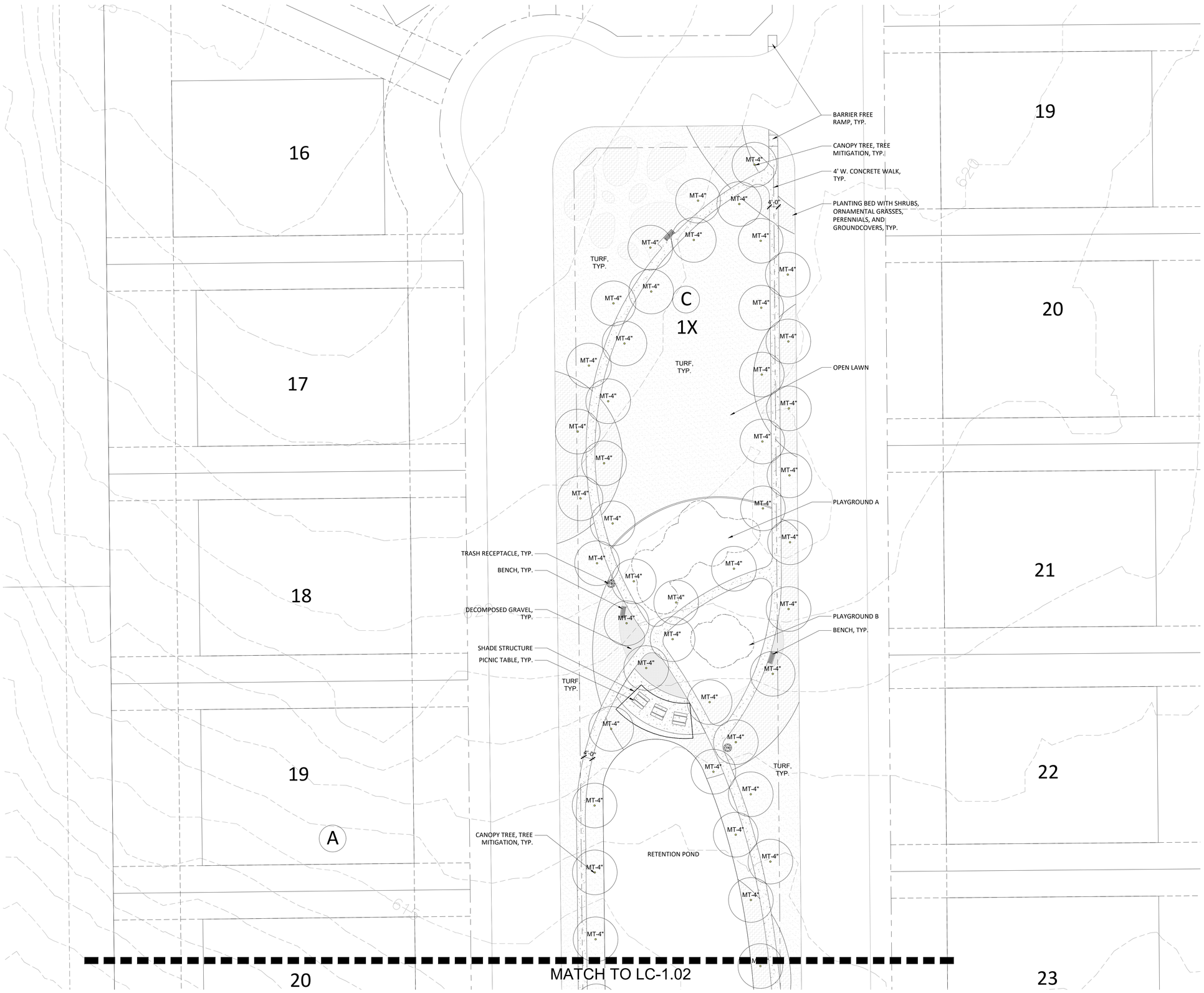

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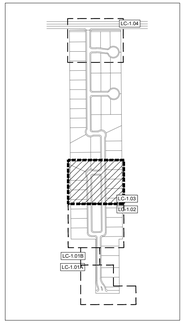

LEGEND

LB-MT	LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
MT-6"	6" MITIGATION TREE
	EXISTING SPECIMEN TREE
	EXISTING PROTECTED TREE

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

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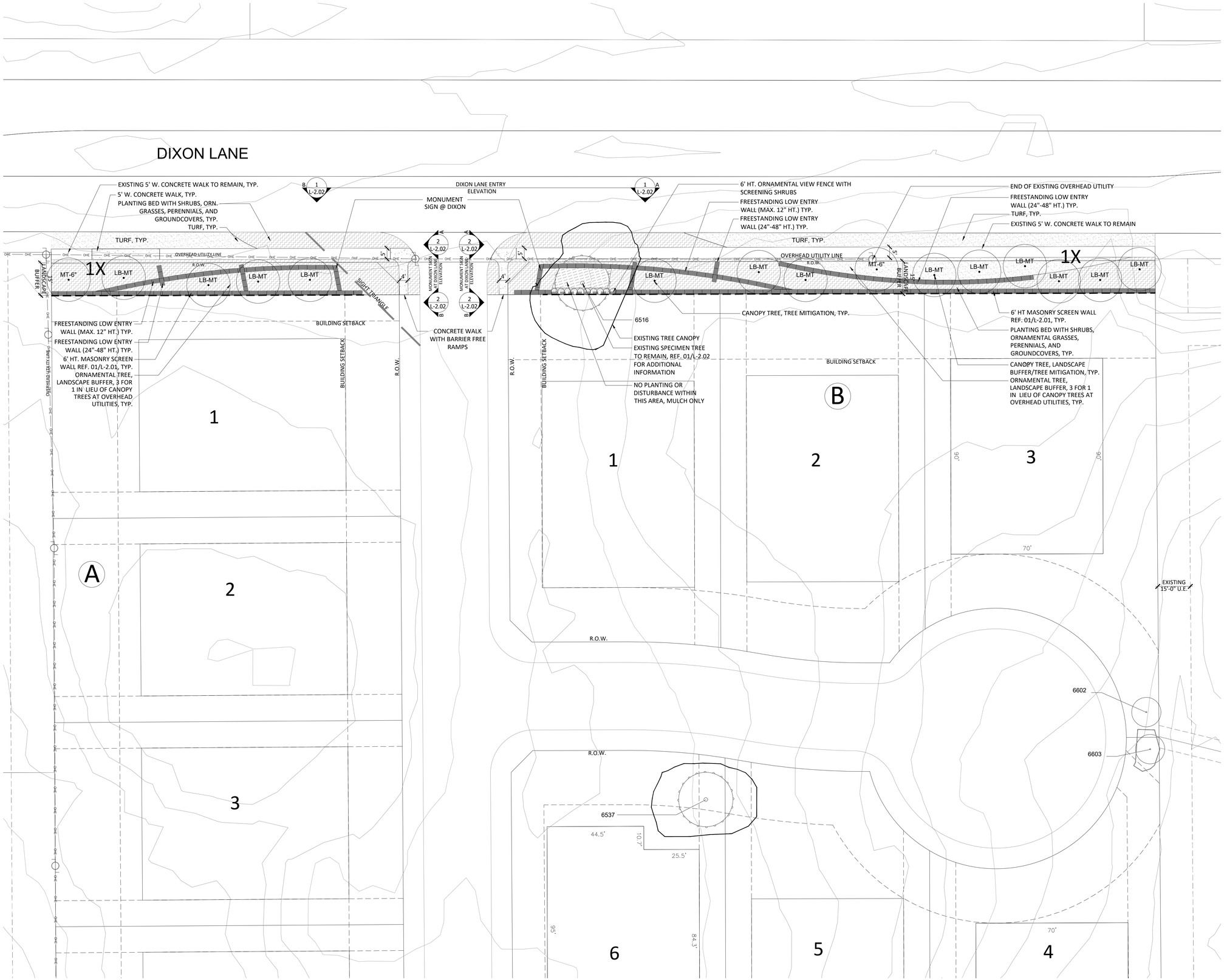

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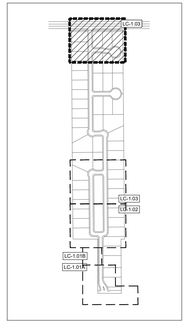

LEGEND

LB-MT	LANDSCAPE BUFFER TREE AND 3" MITIGATION TREE
MT-6"	6" MITIGATION TREE
	EXISTING SPECIMEN TREE
	EXISTING PROTECTED TREE

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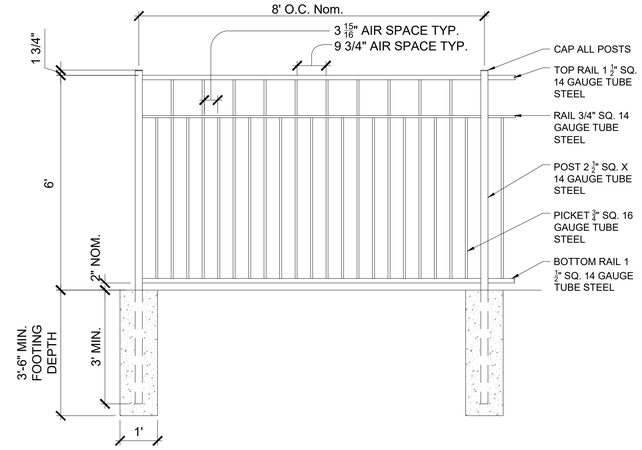


STEEL NOTES:

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FABRICATION OF FENCE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

ALL WELDS SHALL BE CONTINUOUS, FILLED AND GROUND SMOOTH PRIOR TO PAINTING.

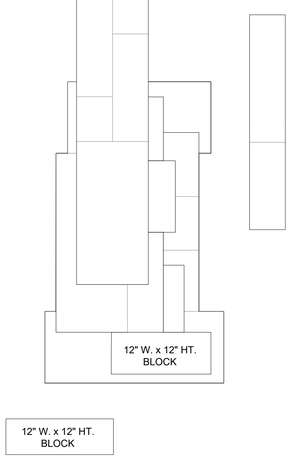
USE SHERWIN WILLIAMS DTM ALKYD ENAMEL (SEMI GLOSS)

COLOR:
BLACK TO MATCH EXISTING ORNAMENTAL METAL FENCES WITHIN THE OAKBRIDGE COMMUNITY

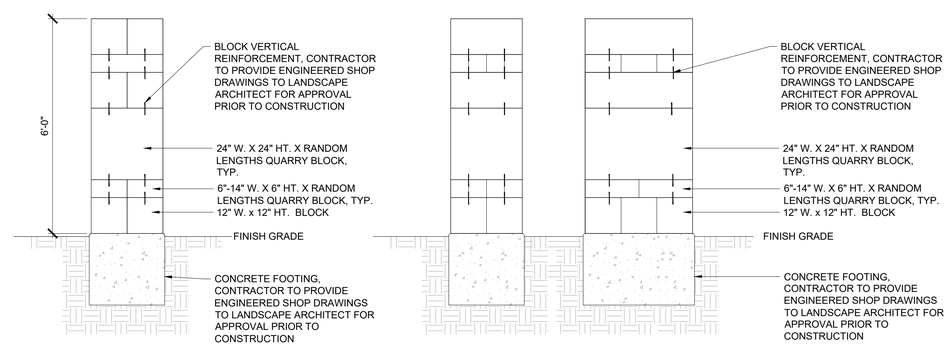
02 ORNAMENTAL METAL VIEW FENCE

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

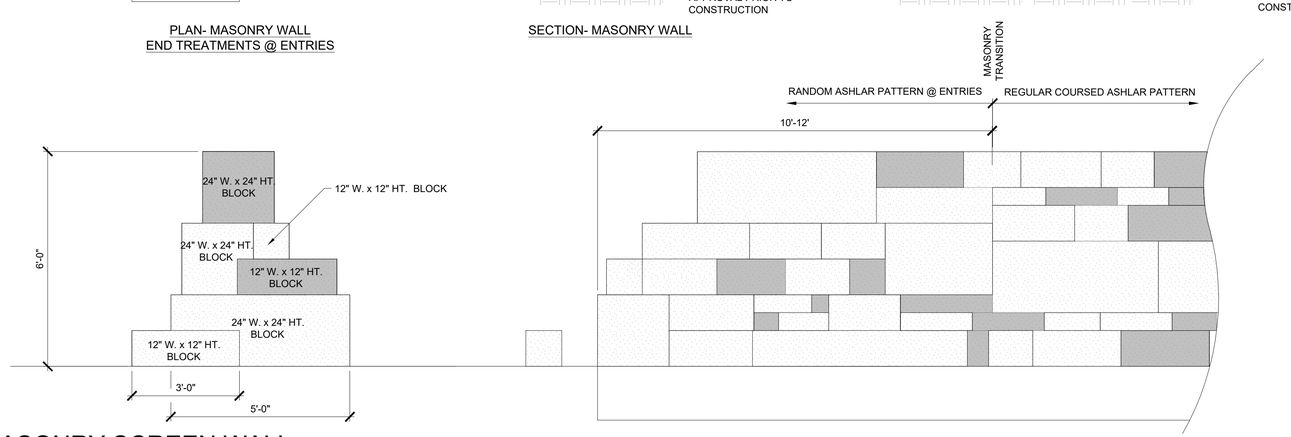
NOTE:
1. DIMENSIONS AND MATERIALS SHOWN IN DETAILS ARE PROVIDED TO SHOW GENERAL DESIGN INTENT, AND AS A BASIS FOR THE CONTRACTOR'S STRUCTURAL ENGINEER TO PROVIDE SEALED SHOP DRAWINGS FOR REVIEW.
2. SUBMIT ENGINEERED SHOP DRAWINGS FOR STRUCTURAL DESIGN OF WALL, FOOTINGS, WALL COLUMNS, ENHANCED COLUMNS.



PLAN- MASONRY WALL
END TREATMENTS @ ENTRIES



SECTION- MASONRY WALL



01 MASONRY SCREEN WALL

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

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L-2.01

SEE MONUMENT SIGN AT WAKETON FOR SIMILAR NOTES

NOTE:
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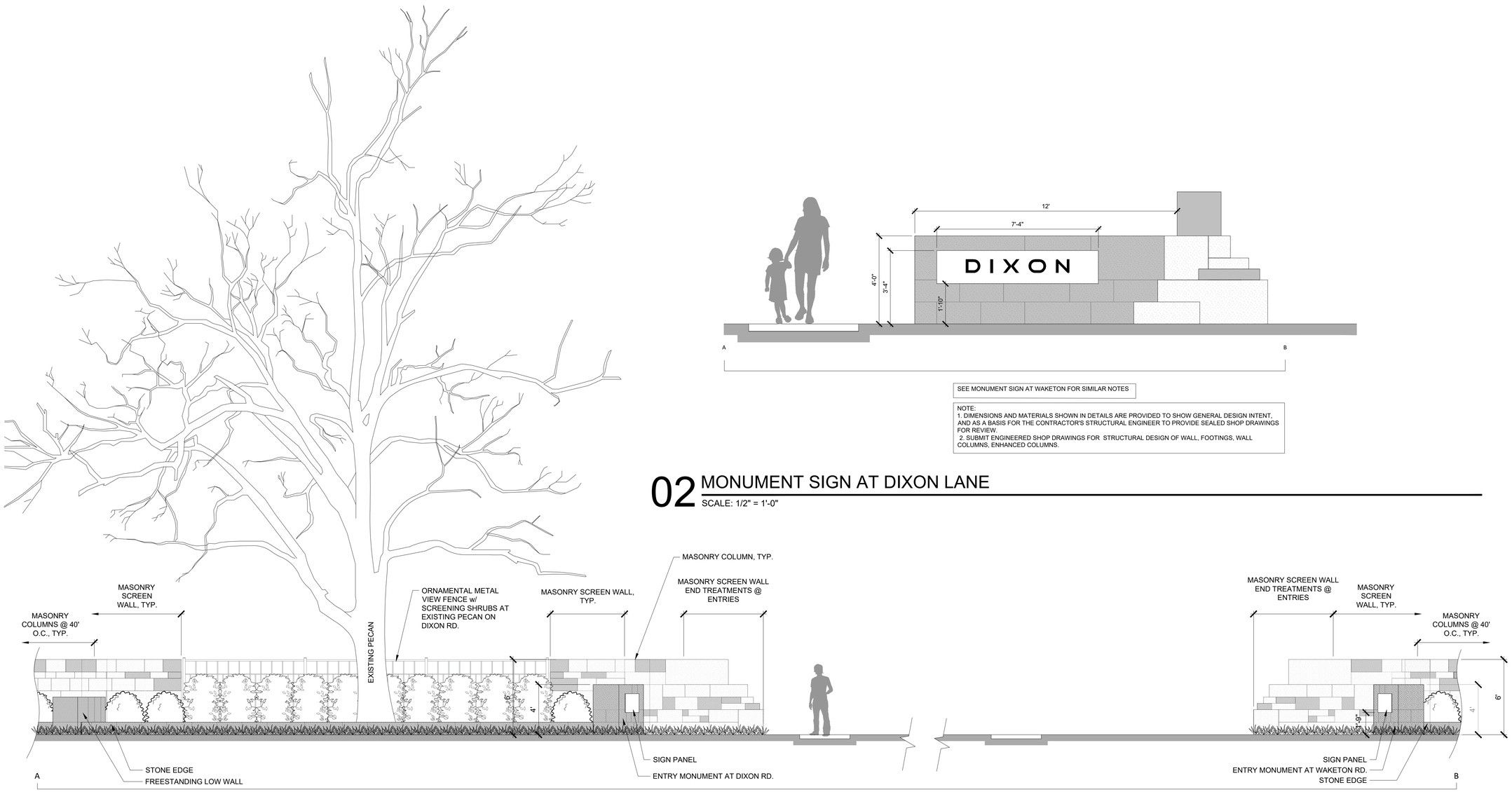
02 MONUMENT SIGN AT DIXON LANE

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



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01 DIXON LANE ENTRY ELEVATION

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

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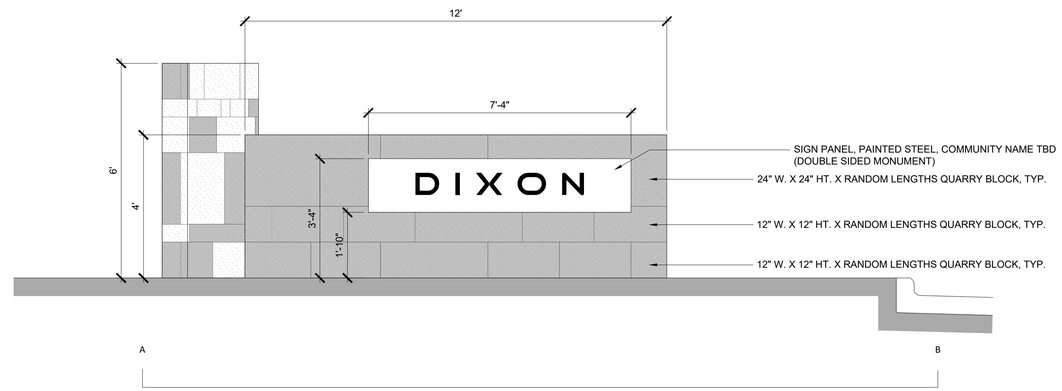
L-2.02

PRODUCT & FURNISHING SCHEDULE

QTY	DESCRIPTION	MANUFACTURER/ SUPPLIER	MODEL	FINISH/COLOR	CONTACT	REMARKS/ SUBMITTALS
2	Trash Receptacle	TEXACRAFT	TBA		Jerry Leigh 800-231-9790 jleigh@texacraft.com	Install per manuf. recommendations.
3	Bench		TBA			
3	Tables		TBA			
1	Playscape 'A'	All People Can Play	TBD		Angela Roberts 1-888-401-6446 angela.roberts@apcplay.com	Fall surface approximatly 34' x 35'; ages 5-12; Install per manuf. Recommendations
1	Playscape 'B'		TBD			Fall surface approximatly 25' x 27'; ages 2-5; Install per manuf. Recommendations



NOTE:
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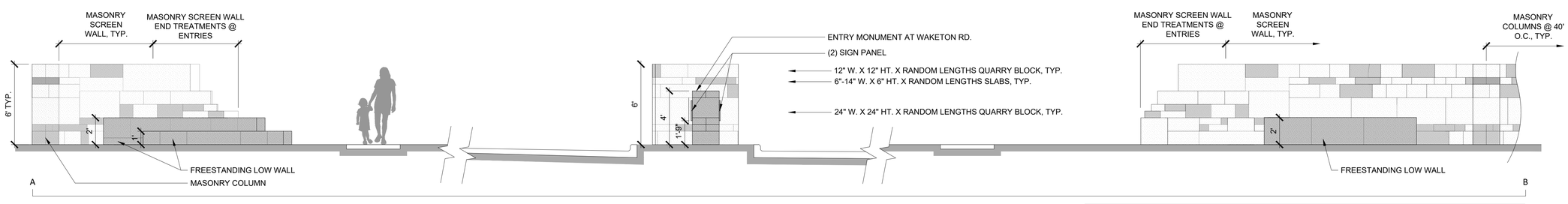
02 MONUMENT SIGN AT WAKETON ROAD

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



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01 WAKETON ROAD ENTRY ELEVATION

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

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date 11/03/2021

sheet
L-2.03

PLANTING SHEDULE

MITIGATION TREES		
PE	Carya illinoinensis/ Native Pecan	6" OR 4"
BO	Quercus marcocarpa / Bur Oak	6" OR 4"
WO	Quercus nigra / Water Oak	6" OR 4"
SO	Quercus shumardi / Shumard Oak	6" OR 4"
PO	Quercus stellata / Post Oak	6" OR 4"
TRO	Quercus texana / Texas Red Oak	6" OR 4"
WE	Ulmus alata / Winged Elm	6" OR 4"
CE	Ulmus crassifolia / Cedar Elm	6" OR 4"
SE	Ulmus rubra / Slippery Elm	6" OR 4"
TOTAL:		
LANDSCAPE BUFFER TREES		
PEC	Carya illinoinensis/ Native Pecan	6"
BC	Taxodium distichum / Bald Cypress	6"
JE	Juniperus virginiana/ Eastern Red Cedar	6"
EO	Quercus fusiformis / Escarpment Live Oak	6"
BO	Quercus marcocarpa / Bur Oak	6"
CO	Quercus muehlenbergii/ Chinquapin Oak	6"
WO	Quercus nigra / Water Oak	6"
MO	Quercus polymorpha/ Monterrey Oak	6"
SO	Quercus shumardi / Shumard Oak	6"
TRO	Quercus texana / Texas Red Oak	6"
LO	Quercus Virginiana/ Live Oak	6"
WI	Ulmus alata / Winged Elm	6"
AE	Ulmus americana / American Elm	6"
CE	Ulmus crassifolia / Cedar Elm	6"
LE	Ulmus parvifolia / Lacebark Elm	6"
TOTAL:		
TURF		
TURF	Cynodon dactylon/ Common Bermuda Grass	

NOTE: All landscape buffer trees, and mittigation trees to be selected from the above list.

All proposed landscape areas to be fully irrigated

MITIGATION SUMMARY

A	B	C	D	E	F	G	H
Required Mitigation (inches)	Preservation Credits	Preservation Credits (B X 3 inches)	Total Mitigation Inches Required (A-C)	Total Mitigation Provided (Inches)	Total Mitigation Provided (Trees)	Excess / Shortage (D-E)	Escrow Fee
796	19	57	739	400	12 - 6" Caliper Mitigation Trees 6" X 12=72" 73 - 4" Caliper Mitigation Trees 4" X 73= 292" 13 - 6" Caliper Trees Landscape Buffer / Mitigation Trees 3" X 13= 36"	(339)	$ -

NOTE: Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.

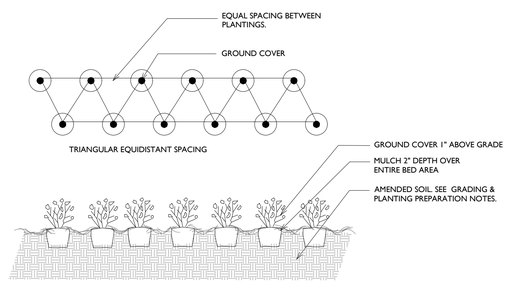
LANDSCAPE TABULATION CHART

Street Buffer Landscape

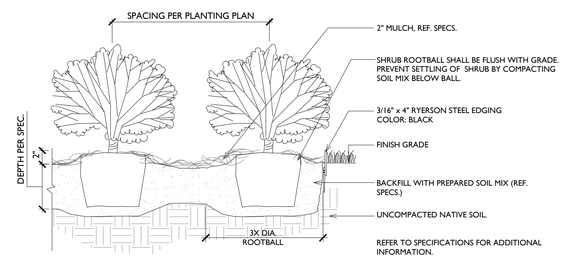
Street	Required	Provided		
Dixon Lane	15' Buffer	15' Buffer		
Waketon Road	15' Buffer	15' Buffer		

Street Buffer Trees

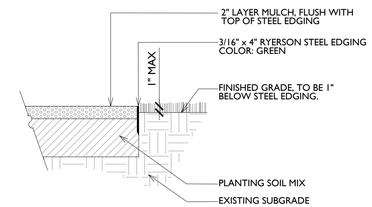
Street	Linear Frontage	Standard	Required	Provided
Dixon Lane	407 LF	1 per 30 LF	14 Canopy Trees	13 - Canopy Trees 1 - Preserved Protected Trees Tree #'s 6516
Waketon Road	78 LF	1 per 30 LF	3 Canopy Trees	0 - Canopy Trees 4 - Preserved Protected Trees Tree #'s 6632, 6633, 6634, 6635



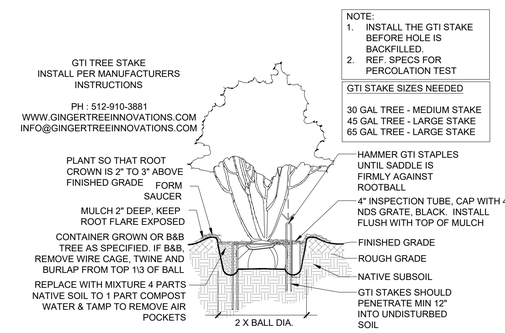
05 GROUNDCOVER PLANTING
N.T.S.



04 SHRUB & PERENNIAL BED PLANTING
N.T.S.



03 STEEL EDGE
N.T.S.

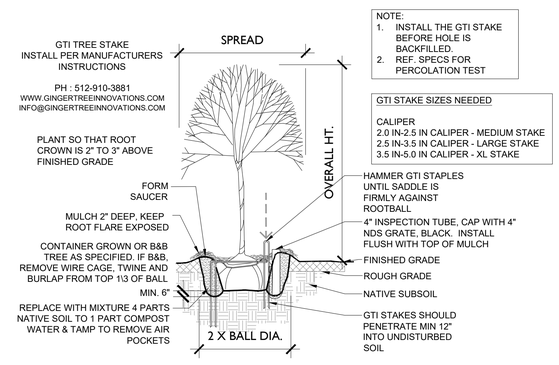


NOTE:
1. INSTALL THE GTI STAKE BEFORE HOLE IS BACKFILLED.
2. REF. SPECS FOR PERCOLATION TEST

GTI STAKE SIZES NEEDED

30 GAL TREE - MEDIUM STAKE
45 GAL TREE - LARGE STAKE
65 GAL TREE - LARGE STAKE

02 ORNAMENTAL TREE PLANTING
N.T.S.



NOTE:
1. INSTALL THE GTI STAKE BEFORE HOLE IS BACKFILLED.
2. REF. SPECS FOR PERCOLATION TEST

GTI STAKE SIZES NEEDED

CALIPER
2.0 IN-2.5 IN CALIPER - MEDIUM STAKE
2.5 IN-3.5 IN CALIPER - LARGE STAKE
3.5 IN-5.0 IN CALIPER - XL STAKE

01 CANOPY TREE PLANTING
N.T.S.

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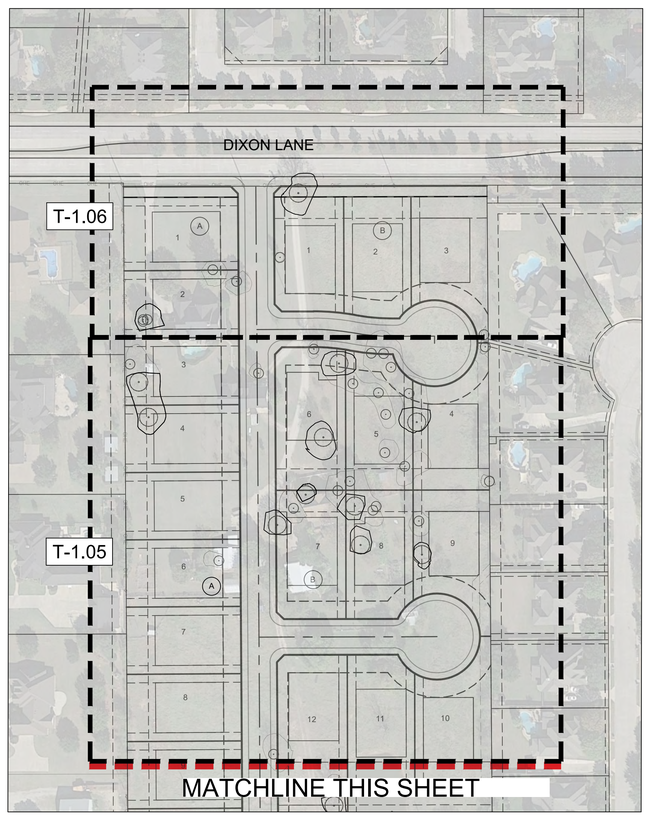
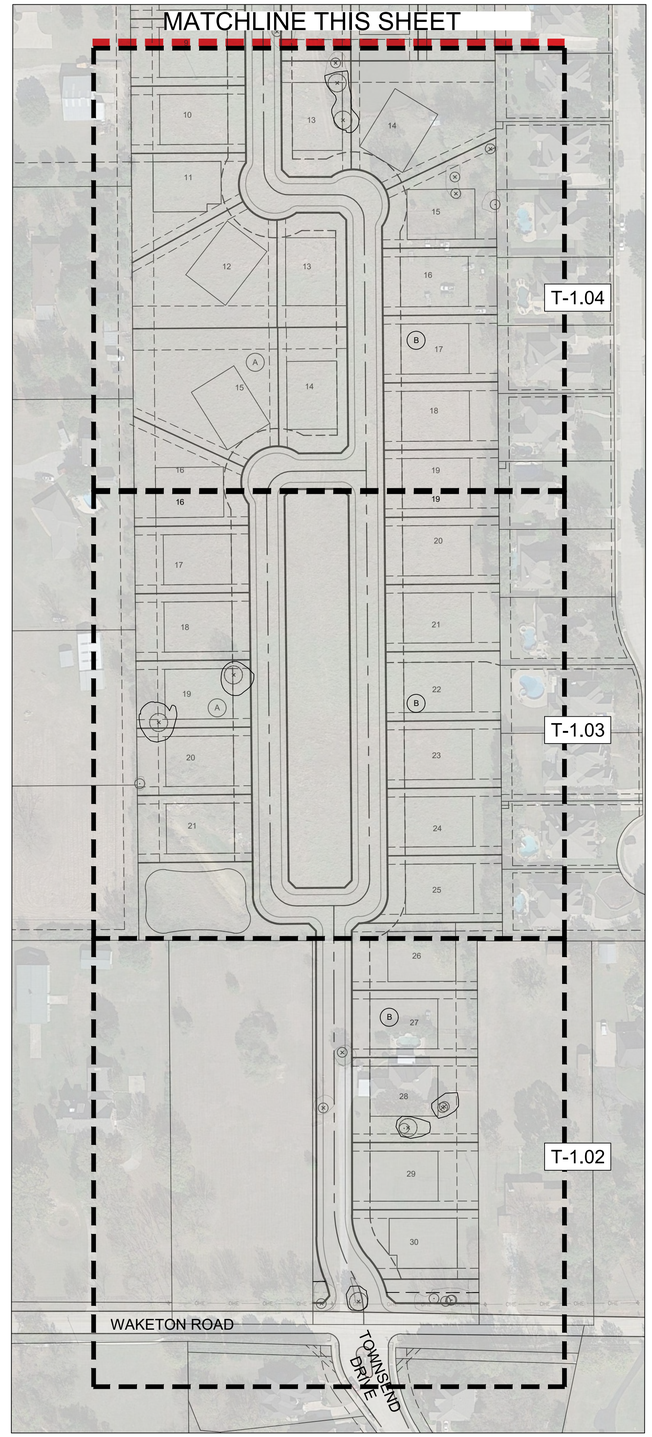


B OVERALL PLAN

SCALE: 1" = 100'-0"

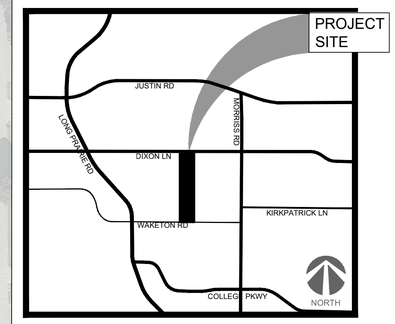
0' 100' 200'
SCALE : 1" = 100'-0"
NORTH



A OVERALL PLAN

SCALE: 1" = 100'-0"

0' 100' 200'
SCALE : 1" = 100'-0"
NORTH



VICINITY MAP N.T.S.

TREE MITIGATION

(A) TOTAL # OF PROTECTED SPECIMEN TREES ON SITE: 17

(B) TOTAL # OF PROTECTED TREES ON SITE: 45

(C) TOTAL NUMBER OF PROTECTED SPECIMEN TREES REMOVED: 13

(D) TOTAL NUMBER OF PROTECTED TREES REMOVED: 32 (x3 = 96")

(E) CREDITS FOR PROTECTED TREES TO REMAIN: 19 (x3 = 57")

(F) TOTAL MITIGATION REQUIRED FOR REMOVED SPECIMEN TREES: 700"

(G) TOTAL MITIGATION REQUIRED: (D) 96" + (F) 700" - (E) 57" = 739"

*Ref. Sheet LC-3.01 for Tree Mitigation Summary

NOTES:

TREES 6 INCHES AND GREATER AT HEIGHT SPECIFIED BY TOWN OF FLOWER MOUND ORDINANCE WERE TAGGED.

ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE ADVERSE AFFECT ON THE EXISTING OR FUTURE PLANTING ARE PROHIBITED.

ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.

ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.

NO PROTECTED OR SPECIMEN TREES ARE LOCATED WITHIN 20' OF PROPOSED BORING LOCATIONS OR ACCESS PATH.

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REGISTERED LANDSCAPE ARCHITECT
PAUL J. COZZOLINO
2825
STATE OF TEXAS
11/03/2021

client
Toll Southwest LLC
Mike Boswell
2555 SW Grapevine Parkway,
Suite 100
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DIXON TRACT

TOWN OF FLOWER MOUND
DENTON COUNTY, TX

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revisions
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title
Tree Survey & Preservation Plan

project number 210002

date 11/03/2021

sheet

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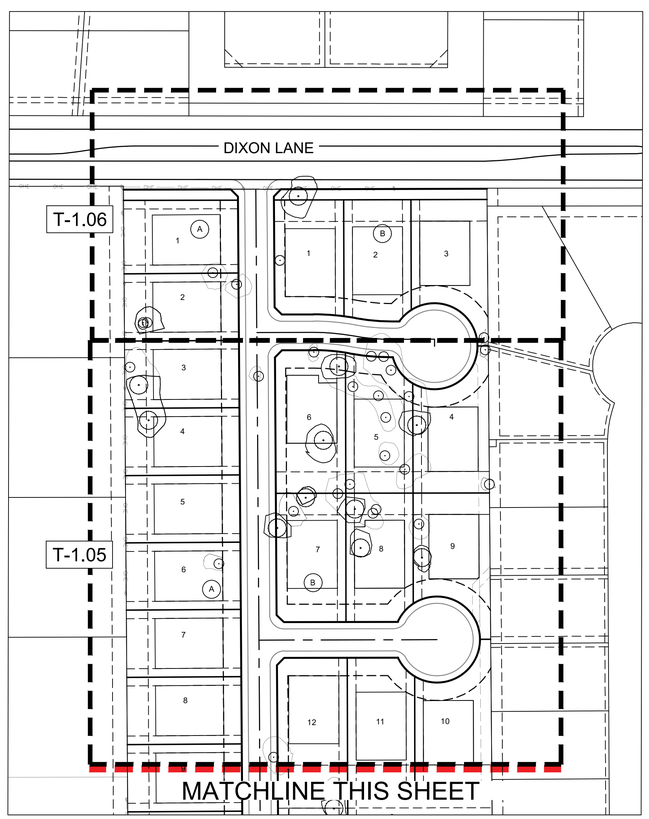
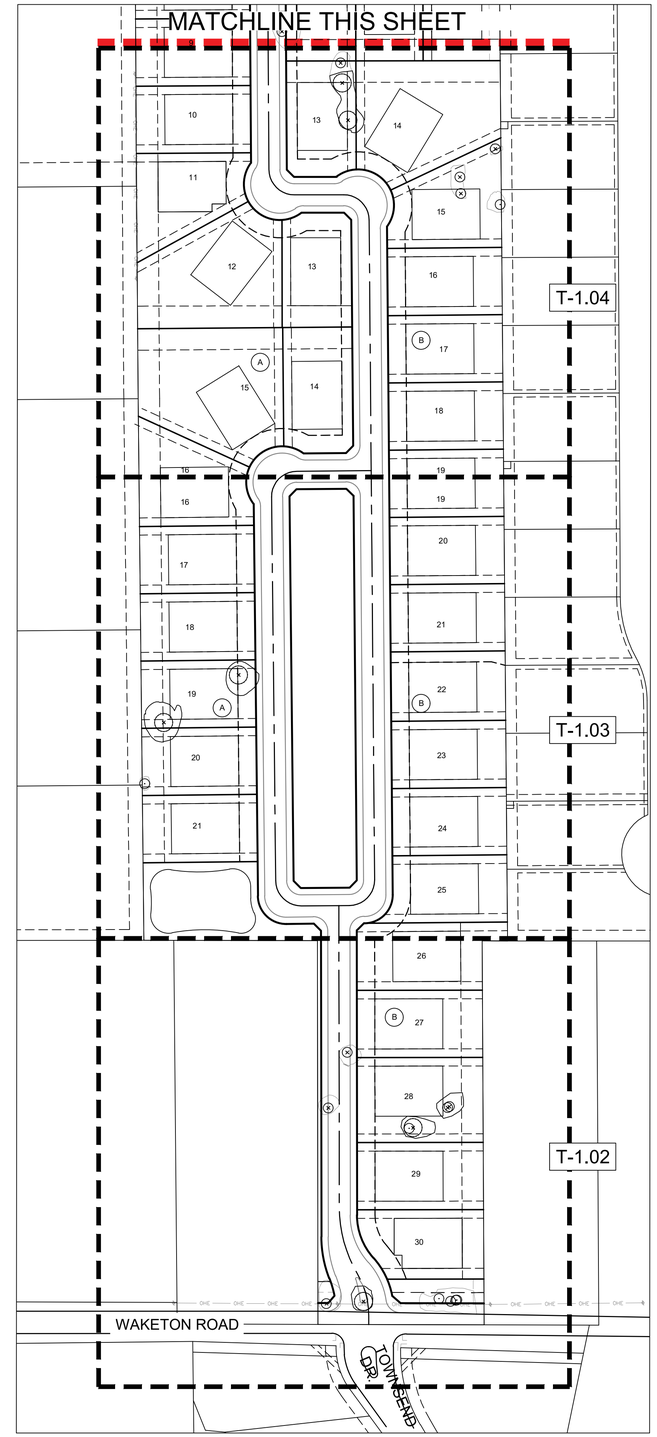


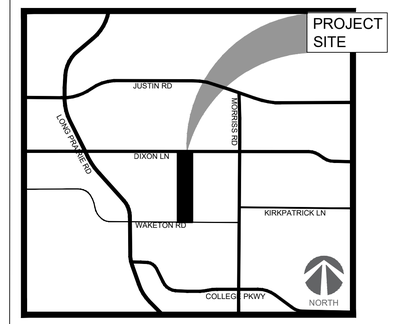
B OVERALL PLAN

SCALE: 1" = 100'-0"



A OVERALL PLAN

SCALE: 1" = 100'-0"



VICINITY MAP N.T.S.

NOTES:

TREES 6 INCHES AND GREATER AT HEIGHT SPECIFIED BY TOWN OF FLOWER MOUND ORDINANCE WERE TAGGED.

ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. STORAGE OF MATERIALS OR EQUIPMENT, CLEARING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE ADVERSE AFFECT ON THE EXISTING OR FUTURE PLANTING ARE PROHIBITED.

ALL DECLINING, HAZARDOUS, AND TREES IN POOR HEALTH ARE TO BE REMOVED. CONTRACTOR TO REVIEW TREES WITH ARBORIST PRIOR TO REMOVAL.

NO WORK MAY COMMENCE PRIOR TO THE INSTALLATION AND INSPECTION OF TREE PROTECTION. INSPECTION TO BE PERFORMED BY THE TOWN OF FLOWER MOUND'S ENVIRONMENTAL SERVICES DEPT.

ALL TREE CANOPY AREAS ARE APPROXIMATE AND ARE BASED ON THE BEST INFORMATION AVAILABLE.

NO PROTECTED OR SPECIMEN TREES ARE LOCATED WITHIN 20' OF PROPOSED BORING LOCATIONS OR ACCESS PATH.

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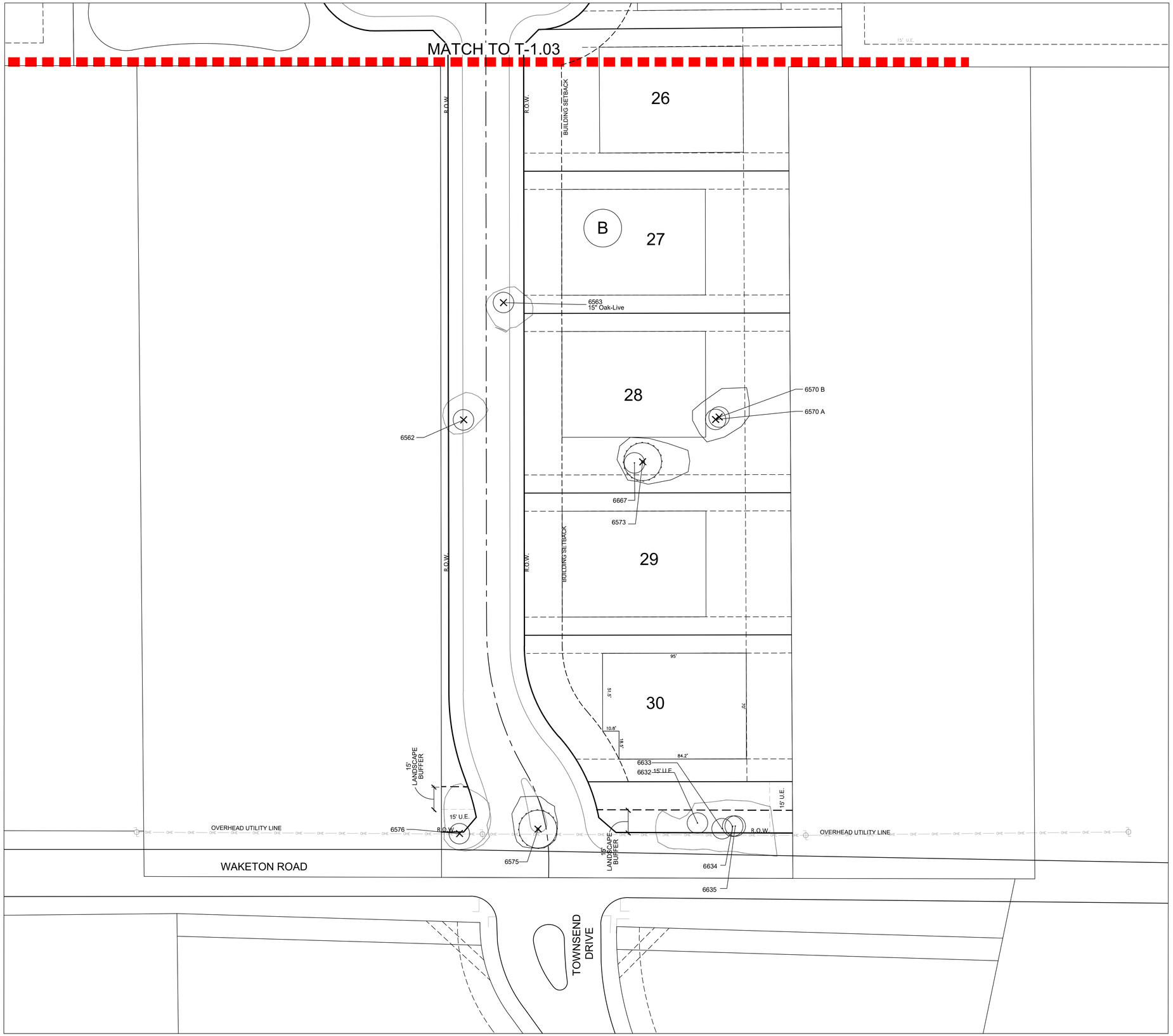

LEGEND

- SPECIMEN TREE
- SPECIMEN TREE TO BE REMOVED
- PROTECTED TREE
- PROTECTED TREE TO BE REMOVED

0' 30' 60'
SCALE : 1" = 30'-0"
NORTH

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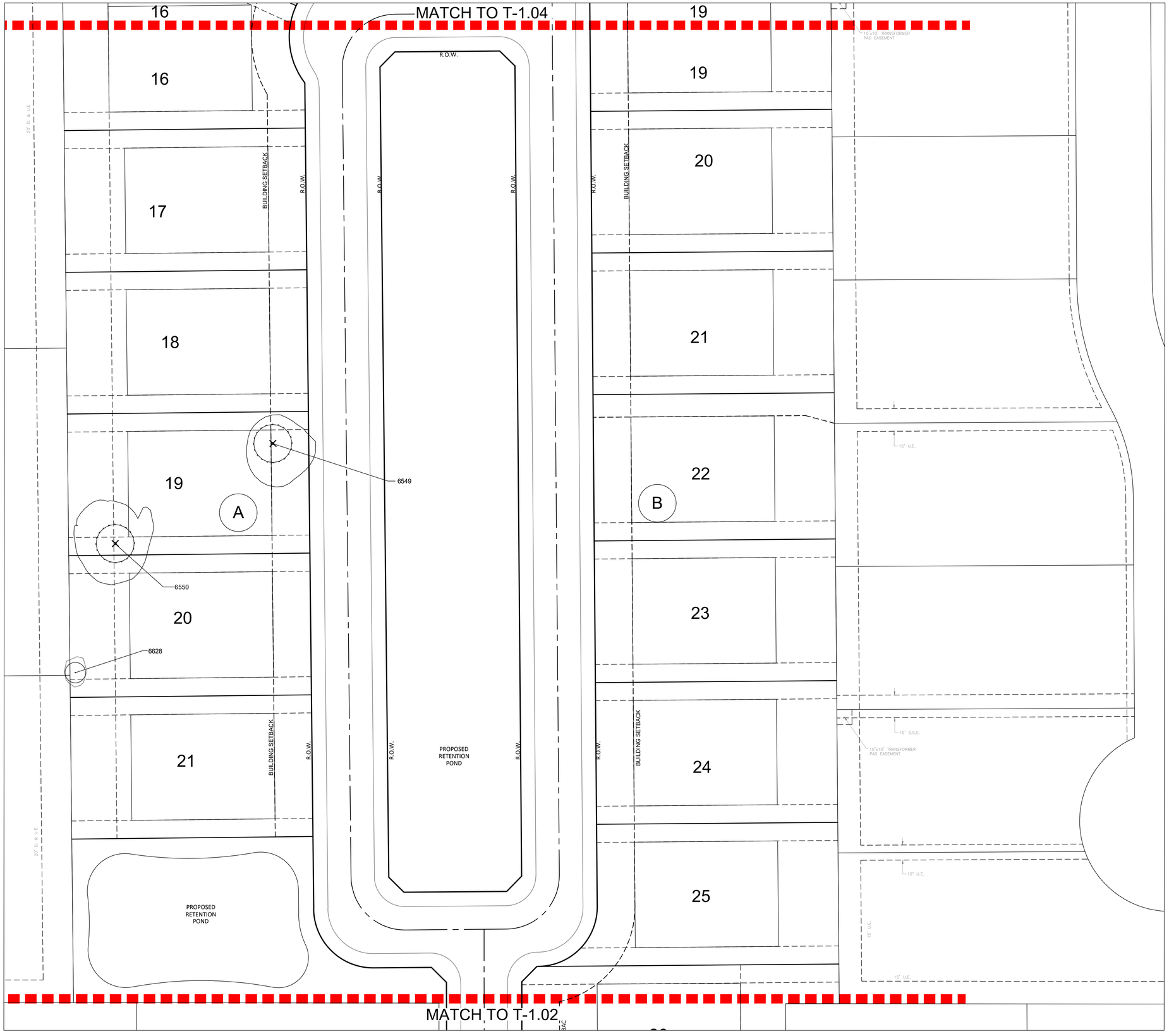

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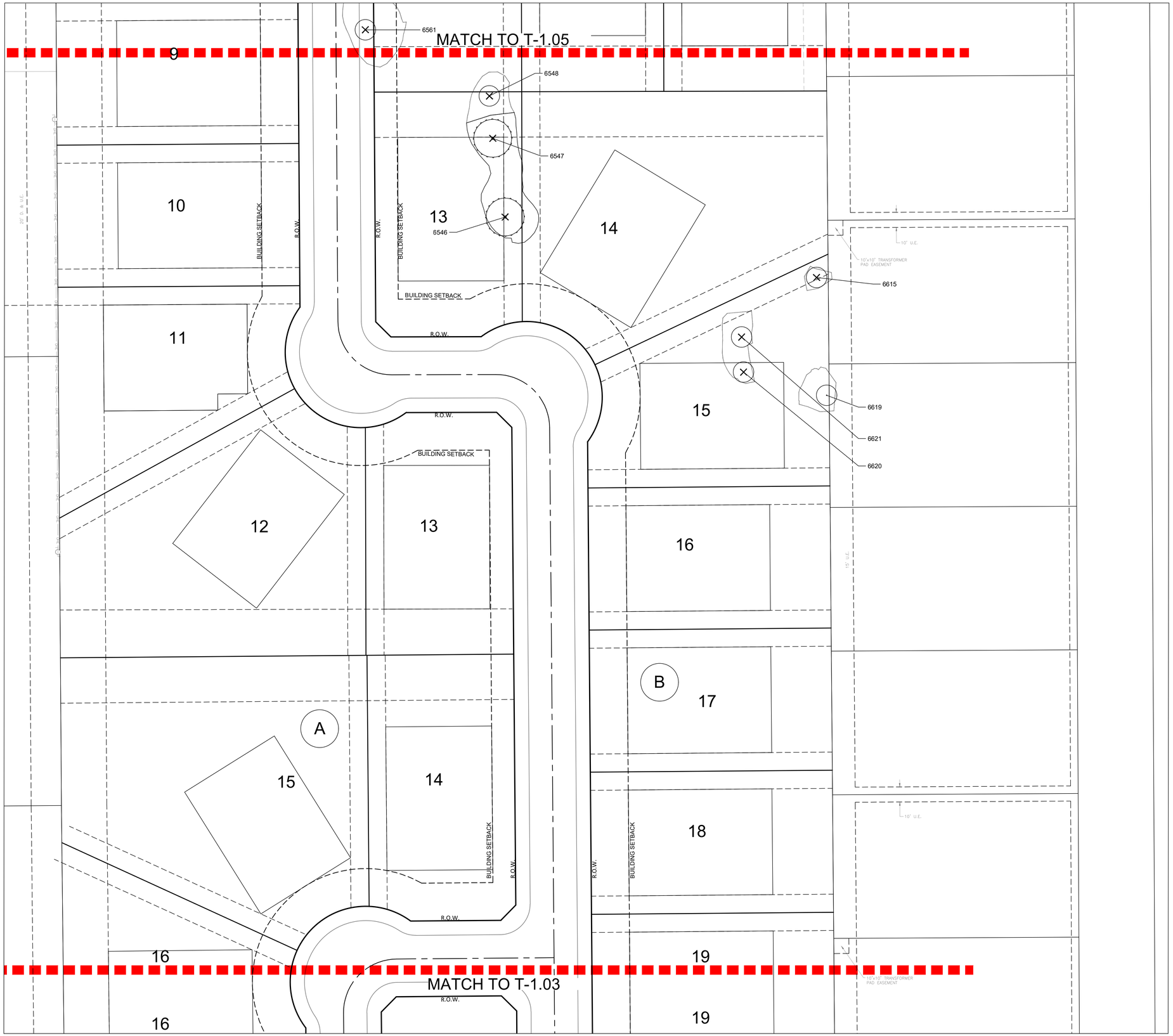

LEGEND

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- PROTECTED TREE
- PROTECTED TREE TO BE REMOVED

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SCALE : 1" = 30'-0"
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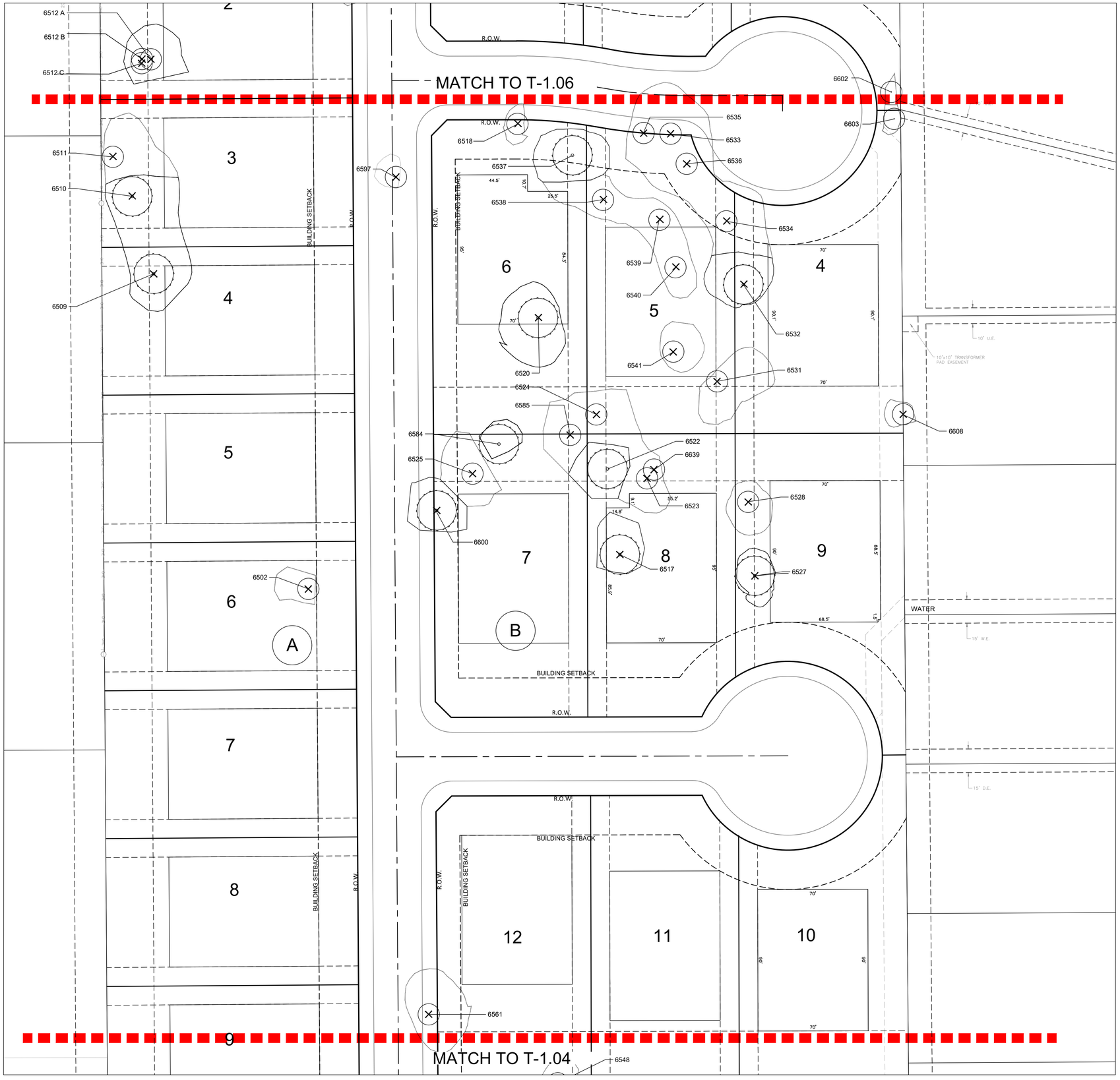

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- PROTECTED TREE
- PROTECTED TREE TO BE REMOVED

0' 30' 60'
SCALE : 1" = 30'-0"
NORTH

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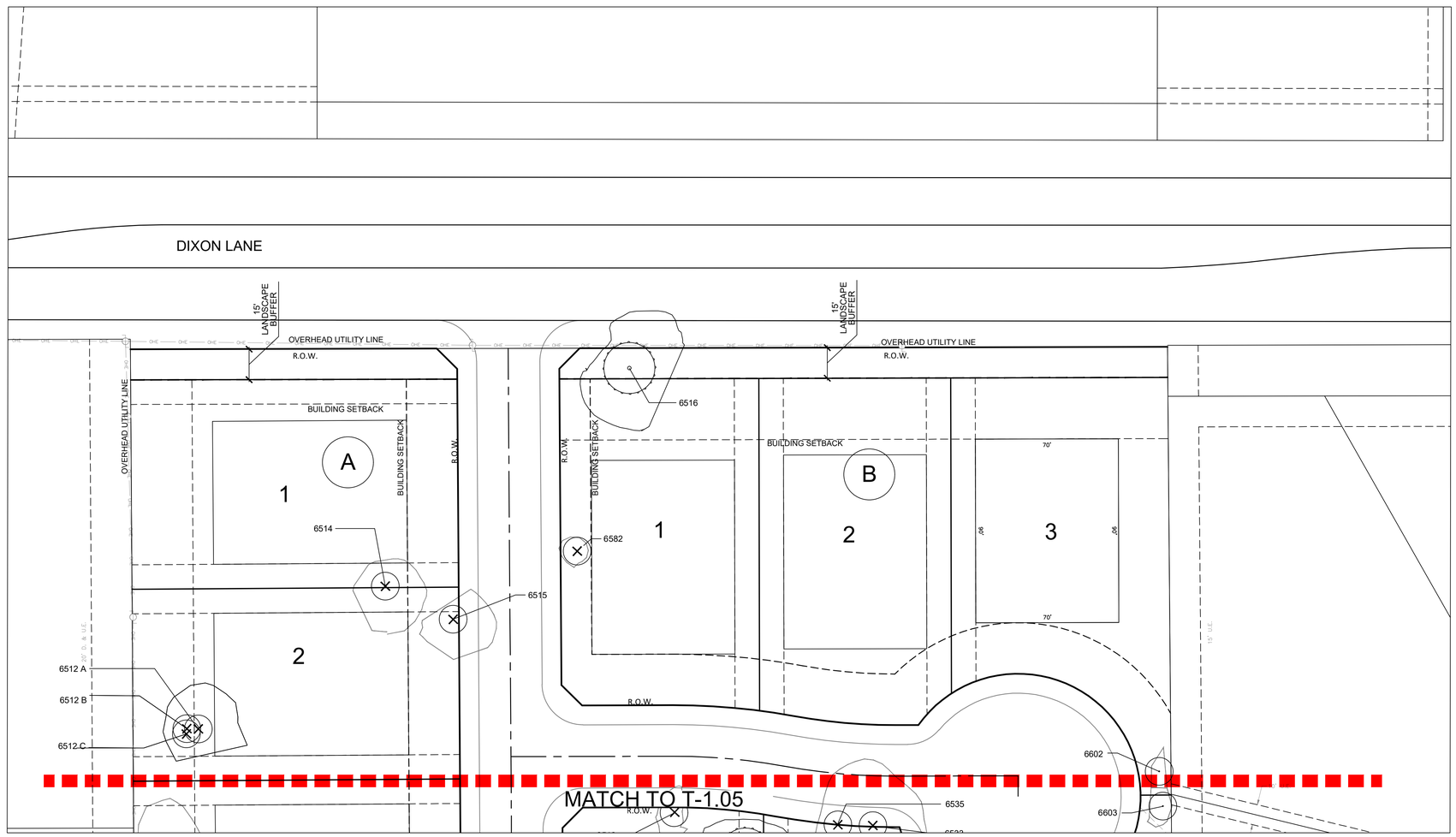

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Tag #	Scientific Name	Common Name	DBH Height (feet)	DBH (inches)	Est. Canopy Spread (feet)	Condition	Protected Status	Specimen Status	Remove / Remain	Street ROW	Landscape Buffer	Buildable Area	Poor Health	Preservation Credits	Preservation Credits (x 3 inches)	Mitigation Multplier	Required Mitigation (inches)	
6502	*Carya illinoinensis*	Pecan	1.0	17	35	Fair	Protected		Remove			X			0		3	Located in Lot 6, Block A
6509	*Carya illinoinensis*	Pecan	4.5	27	55	Good	Protected	Specimen	Remove			X			0	2	54	Located in Lot 4, Block A
6510	*Carya illinoinensis*	Pecan	4.5	28	60	Fair	Protected	Specimen	Remove			X			0	2	56	Located in Lot 3, Block A
6511	*Carya illinoinensis*	Pecan	3.0	22	50	Fair	Protected		Remove			X			0		3	Located in Lot 3, Block A
6512 A	*Quercus virginiana*	Oak-Live	4.5	13	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6512 B	*Quercus virginiana*	Oak-Live	4.5	12	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6512 C	*Quercus virginiana*	Oak-Live	4.5	12	28	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6514	*Quercus shumardii*	Oak-Shumard	4.5	18	40	Good	Protected		Remove			X			0		3	Located in Lot 1, Block A
6515	*Quercus virginiana*	Oak-Live	3.0	15	35	Fair	Protected		Remove			X			0		3	Located in Lot 2, Block A
6516	*Carya illinoinensis*	Pecan	4.5	29	65	Good	Protected	Specimen	*Remain*		*X*				0		0	Exists in Landscape Buffer
6517	*Quercus stellata*	Oak-Post	4.5	26	55	Good	Protected	Specimen	Remove			X			0	2	52	Located in Lot 8, Block B
6518	*Carya illinoinensis*	Pecan	4.5	21	35	Fair	Protected		Remove			X			0		3	Located in Lot 6, Block B
6520	*Carya illinoinensis*	Pecan	2.0	31	55	Fair	Protected	Specimen	Remove			X			0	2	62	Located in Lot 6, Block B
6522	*Quercus stellata*	Oak-Post	4.5	33	65	Good	Protected	Specimen	*Remain*			X		6	18		0	Located in Lot 8, Block B
6523	*Carya illinoinensis*	Pecan	0.5	19	65	Good	Protected		Remove			X			0	0	3	Located in Lot 8, Block B
6524	*Carya illinoinensis*	Pecan	4.5	13	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6525	*Carya illinoinensis*	Pecan	4.5	22	50	Fair	Protected		Remove			X			0		3	Located in Lot 7, Block B
6527	*Carya illinoinensis*	Pecan	4.5	25	40	Fair	Protected	Specimen	Remove			X			0	2	50	Located in Lot 9, Block B
6528	*Carya illinoinensis*	Pecan	4.5	20	30	Fair	Protected		Remove			X			0		3	Located in Lot 9, Block B
6531	*Carya illinoinensis*	Pecan	4.5	16	30	Good	Protected		Remove			X			0		3	Located in Lot 5, Block B
6532	*Carya illinoinensis*	Pecan	4.5	27	45	Fair	Protected	Specimen	Remove			X			0	2	54	Located in Lot 4, Block B
6533	*Carya illinoinensis*	Pecan	4.5	19	45	Good	Protected		Remove			X			0		3	Located in Lot 5, Block B
6534	*Carya illinoinensis*	Pecan	4.5	12	25	Poor	Protected		Remove			X	X		0		0	Located in Lot 5, Block B, no mitigation poor health
6535	*Carya illinoinensis*	Pecan	3.0	24	60	Fair	Protected		Remove	X					0		3	Located in proposed ROW
6536	*Carya illinoinensis*	Pecan	4.5	19	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6537	*Carya illinoinensis*	Pecan	3.0	25	50	Fair	Protected	Specimen	*Remain*			X		5	15		0	Located in Lot 6, Block B
6538	*Carya illinoinensis*	Pecan	2.0	12	15	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6539	*Carya illinoinensis*	Pecan	3.0	18	35	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6540	*Carya illinoinensis*	Pecan	4.0	13	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6541	*Carya illinoinensis*	Pecan	4.5	18	30	Fair	Protected		Remove			X			0		3	Located in Lot 5, Block B
6546	*Carya illinoinensis*	Pecan	3.0	28	35	Fair	Protected	Specimen	Remove			X			0	2	56	Located in Lot 13, Block B
6547	*Carya illinoinensis*	Pecan	4.5	29	35	Fair	Protected	Specimen	Remove			X			0	2	58	Located in Lot 13, Block B
6548	*Carya illinoinensis*	Pecan	4.5	22	25	Fair	Protected		Remove			X			0		3	Located in Lot 13, Block B
6549	*Carya illinoinensis*	Pecan	4.0	25	45	Good	Protected	Specimen	*Remove*			X			0	2	50	Located in Lot 19, Block A
6550	*Carya illinoinensis*	Pecan	2.0	30	55	Good	Protected	Specimen	*Remove*			X			0	2	60	Located in Lot 19, Block A
6561	*Carya illinoinensis*	Pecan	4.5	24	55	Poor	Protected		Remove	X			X		0		0	Located in proposed ROW, no mitigation poor health
6562	*Fraxinus pennsylvanica*	Ash-Green	4.5	13	25	Good	Protected		Remove	X					0		3	Located in proposed ROW
6563	*Quercus virginiana*	Oak-Live	4.5	15	25	Fair	Protected		Remove	X					0		3	Located in proposed ROW
6570 A	*Quercus marilandica*	Oak-Blackjack	4.5	13	35	Fair	Protected		Remove			X			0		3	Located in Lot 28, Block B
6570 B	*Quercus marilandica*	Oak-Blackjack	4.5	11	35	Fair	Protected		Remove			X			0		3	Located in Lot 28, Block B
6573	*Ulmus americana*	Elm-American	4.0	33	55	Fair	Protected	Specimen	*Remove*			X			0	2	66	Located in Lot 28, Block B
6575	*Quercus marilandica*	Oak-Blackjack	4.5	19	30	Good	Protected	Specimen	*Remove*	X					0	2	38	Located in proposed ROW
6576	*Ulmus americana*	Elm-American	4.5	23	40	Fair	Protected		Remove	X					0		0	Located in existing ROW of Waketon Road
6582	*Quercus muehlenbergii*	Oak-Chinquapin	4.0	6	10	Good	Protected		Remove			X			0		3	Located in Lot 1, Block B
6584	*Ilex vomitoria*	Yaupon	2.0	13	15	Good	Protected	Specimen	*Remain*			X		3	9		0	Located in Lot 7, Block B
6585	*Ilex vomitoria*	Yaupon	2.0	10	15	Good	Protected		Remove			X			0		3	Located in Lot 7, Block B
6597	*Quercus shumardii*	Oak-Shumard	4.5	7	20	Good	Protected		Remove	X					0		3	Located in proposed ROW
6600	*Quercus stellata*	Oak-Post	4.5	22	55	Good	Protected	Specimen	Remove			X			0	2	44	Located in Lot 7, Block B
6602	*Carya illinoinensis*	Pecan	4.5	6	35	Good	Protected		*Remain*			X		1	3		0	Located in Lot 4, Block B
6603	*Carya illinoinensis*	Pecan	4.5	6	20	Fair	Protected		*Remain*			X		1	3		0	Located in Lot 4, Block B
6608	*Ulmus americana*	Elm-American	4.5	8	25	Fair	Protected		Remove			X			0		3	Located in Lot 4, Block B
6615	*Ulmus americana*	Elm-American	4.5	11	25	Fair	Protected		Remove			X			0		3	Located in Lot 15, Block B
6619	*Carya illinoinensis*	Pecan	4.5	18	35	Good	Protected		*Remain*			X		1	3		0	Located in Lot 15, Block B
6620	*Carya illinoinensis*	Pecan	3.0	7	15	Fair	Protected		Remove			X			0		3	Located in Lot 15, Block B
6621	*Carya illinoinensis*	Pecan	3.0	12	25	Poor	Protected		*Remove*			X	X		0		0	Located in Lot 15, Block B, no mitigation poor health
6628	*Carya illinoinensis*	Pecan	4.5	7	15	Fair	Protected		*Remain*			X		1	3		0	Located in Lot 20, Block A
6632	*Carya illinoinensis*	Pecan	4.5	6	10	Good	Protected		*Remain*		*X*				0		0	Exists in Landscape Buffer
6633	*Ulmus americana*	Elm-American	4.5	13	20	Good	Protected		*Remain*		*X*				0		0	Exists in Landscape Buffer
6634	*Ulmus americana*	Elm-American	3.0	14	25	Fair	Protected		*Remain*		*X*				0		0	Exists in Landscape Buffer
6635	*Ulmus americana*	Elm-American	4.5	8	20	Fair	Protected		*Remain*		*X*				0		0	Exists in Landscape Buffer
6639	*Carya illinoinensis*	Pecan	4.5	11	20	Good	Protected		*Remove*			X			0		3	Located in Lot 8, Block B
6667	*Bumelia languinosa*	Chittamwood	4.5	6	10	Fair	Protected		*Remain*			X		*1*	*3*		0	Located in Lot 28, Block B
														19	**57**		**796**	
																	57	TOTAL MITIGATION CREDITS (INCHES)
																	739	**TOTAL MITIGATION INCHES REQUIRED**

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date 11/03/2021

sheet
T-2.00

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: November 8, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z21-0004-Sethi Property – Waketon Road) from Agricultural District (A) uses to Single-Family District-15 (SF-15) uses. The property is generally located north of Waketon Road and east of Timber Way Drive.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 3.99-acre parcel from Agricultural District (A) uses to Single-Family District-15 (SF-15) uses to allow for the proposed development. The proposed Single-Family District-15 zoning is consistent with the Town's Master Plan designation of Low Density for the property.

The subject site is adjacent to a vacant tract to the west and a large residential lot to the east that is currently zoned Agricultural and master planned for low density residential uses. Windridge Addition, a residential subdivision zoned Agricultural and Single Family-Estate (SF-E) is located to the north of the proposed development.

The proposed subdivision will have access from Waketon Road to the south and connect to an existing residential neighborhood to the north. If approved, the project will require a development plan and record plat prior to issuance of building permits.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z21-0004 had a total of 24 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

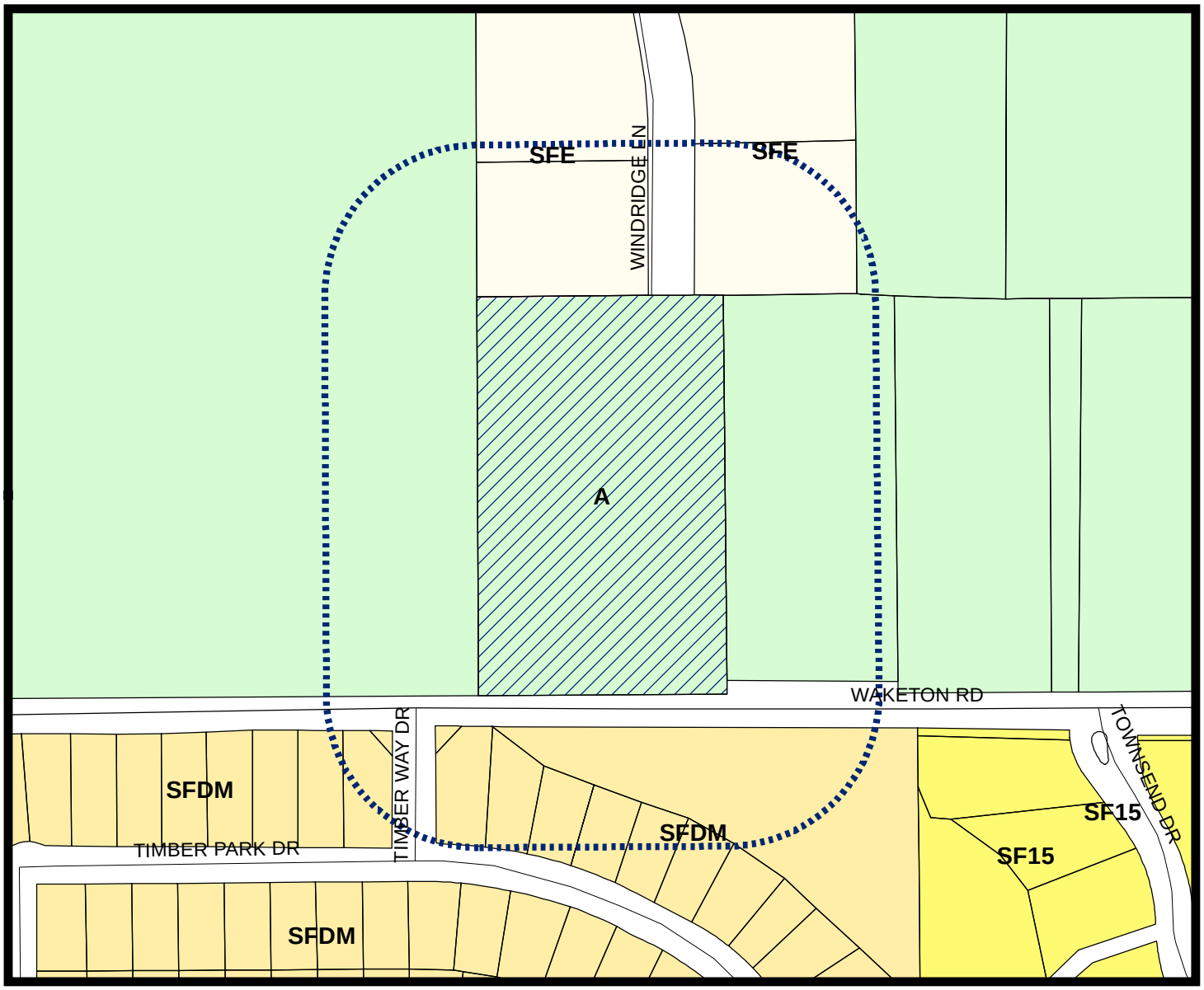
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Exhibit

Vicinity Map

Reference Project: Z21-0004

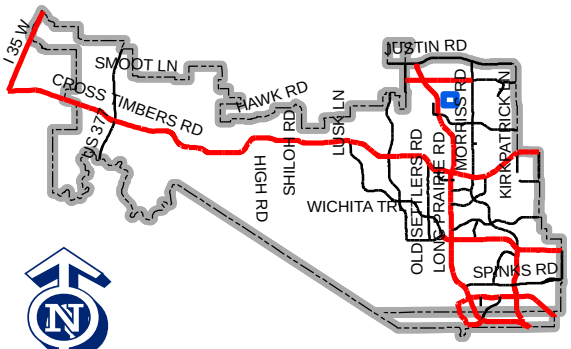


LEGEND

- Agriculture
- Single Family 15
- Single Family Density Medium
- Single Family Estate

Subject Property

200 ft Notification Buffer around Property



Map Location

0 155 310 620 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flower-mound.com/notifyme to sign up for text message and/or email alerts for future projects.

MCADAMS

LETTER OF INTENT > **2600 WAKETON**

October 18, 2021

Lexin Murphy
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX, 75028

Re: Letter of Intent regarding 2600 Waketon Rd

Ms. Murphy:

Please accept this letter, on behalf of Manish Sethi, as an explanation of the proposed Zoning Request for the property located at 2600 Waketon Road. The site is approximately 3.99 acre site, located north of Waketon, east of Timber Way Drive. The property is currently zoned Agricultural.

The application is to rezone the property to Single Family 15 (SF-15) in accordance with the Town's Master Plan. The development will be a single family project with a single street that extends to the north. It is estimated that seven buildable lots can be developed on the site. Also, we understand that the street serving the proposed lots must be extended to the north to connect to the existing ROW within the Windridge Addition subdivision.

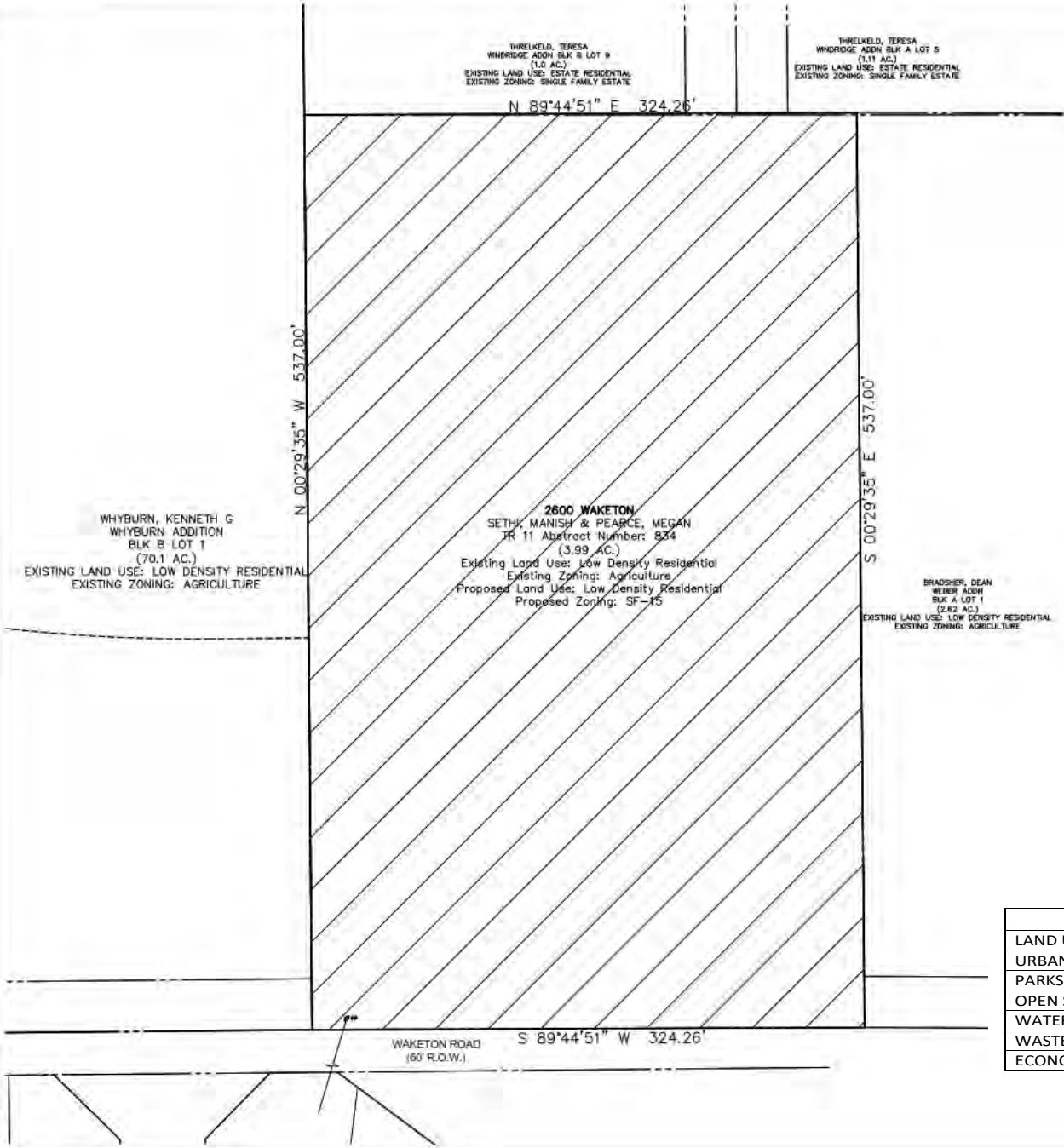
The one existing power pole, located on the southwest corner of the property currently serves the existing single family house on the site. That pole will be removed when the house is demolished as part of the new development. All service to the new homes built in the subdivision will be placed underground.

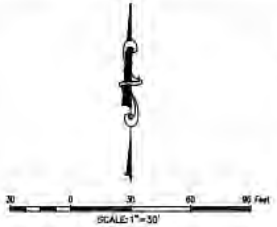
We believe that the proposed development meets the Town's standards and look forward to continuing to work with the staff on this site. Please do not hesitate to contact me if you have any questions or need any additional information.

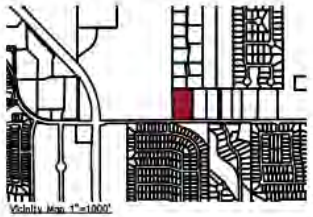
Sincerely,
MCADAMS

Doug Powell

Doug Powell







Legal Description for Zoning
2600 Waketon
Town of Flower Mound
Denton County, Texas

METES AND BOUNDS
3.997 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the Edwin Marsh Survey, Abstract Number 834, Denton County, Texas, being a certain tract of land, described by deed to Manesh Sethi & Megan Pearce, recorded in Document Number 2019-69729, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Sethi tract, being the southeast corner of a certain called 0.799 acre right-of-way dedication to the Town of Flower Mound, recorded in Document Number 2020-12059, Deed Records, Denton County, Texas, and being in the north line of Waketon Road;

THENCE N 00°29'35" W, with the west line of said Sethi tract, and the east line of said 0.799 acre right-of-way dedication, passing the northeast corner thereof, same being the southeast corner of Lot 1, Block B, Whyburn Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2020-187, Plat Records, Denton County, Texas, continuing a total distance of 537.00 feet to the northwest corner of said Sethi tract, being in the east line of said Lot 1, Block B, and being the southwest corner of Lot 9, Block B, Windridge Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Cabinet E, Page 74, Plat Records, Denton County, Texas;

THENCE N 89°44'51" E, with the north line of said Sethi tract, and the south line of said Lot 9, Block B, passing the southeast corner thereof, same being the southwest corner of Windridge Lane, according to said plat of Windridge Addition, passing the southeast corner thereof, same being the southwest corner of Lot 8, Block A, of said Windridge Addition, continuing a total distance of 324.26 feet to the northeast corner of said Sethi tract, being in the south line of said Lot 8, Block A, and being the northwest corner of Lot 1, Block A, Weber Addition, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2000-12267, Plat Records, Denton County, Texas;

THENCE S 00°29'35" E, with the east line of said Sethi tract, same being the west line of said Lot 1, Block A, passing the southwest corner thereof, same being the northwest corner of a 30-foot right-of-way dedication, according to said plat of Weber Addition, continuing a total distance of 537.00 feet to the southwest corner thereof, same being the southeast corner of said Sethi tract, and being in the north line of Waketon Road;

THENCE S 89°44'51" W, with the south line of said Sethi tract, and the north line of Waketon Road, a distance of 324.26 feet to the **POINT OF BEGINNING** and containing approximately 3.997 acres of land.

MASTER PLAN FEATURES	
LAND USE PLAN	LOW DENSITY RESIDENTIAL
URBAN DESIGN PLAN	LOW DENSITY RESIDENTIAL
PARKS AND TRAILS	PROPOSED MULTI-USE GENERAL
OPEN SPACE PLAN	URBAN COLLECTOR
WATER PLAN	EXISTING WATERLINES IN WAKETON
WASTEWATER PLAN	EXISTING 12" MAIN IN WAKETON
ECONOMIC IMPACT PLAN	N/A

DEVELOPER
[redacted]

2600 WAKETON

McADAMS

2600 WAKETON
TRACT 11, ABSTRACT 834
3.99 Acres
in the
EDWIN MARSH SURVEY, ABSTRACT NO. 834
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LOW DENSITY ZONING EXHIBIT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. McADAMS COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON, P.E. #129227
DATE 8/13/2021

Dwgn Sp: ---
Date: 08/30/2021
Scale: 1"=30'
Revisions:
06/28/2021 Low Density
08/13/2021 Zoning Exhibit

310586

ZE

PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: November 8, 2021

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z21-0006 – Caldwell Court) from Agricultural District (A) to Single Family District-10 (SF-10). The property is generally located east of Morriss Road and north of Cortadera Street.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 5.395-acre parcel from Agricultural District (A) uses to Single-Family District-10 (SF-10) uses to allow for a single-family subdivision. The proposed Single-Family District-10 zoning is consistent with the Town's Master Plan designation of Medium Density for the property.

To the north, south and east, properties are zoned Planned Development No. 1 with single-family detached uses. To the west (across Morriss Road), properties are zoned Central Business District as part of the River Walk development.

Primary access to this development will be from Morriss Road. If approved, the project will require a development plan and record plat prior to issuance of building permits.

III. PARKS BOARD

On October 7, 2021, the Parks Board voted to recommend acceptance of cash in the amount of $90,720.00 in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of $20,820.00 with credit towards the Park Development Fees of a 6' sidewalk connecting Caldwell Park to Cortadera Park. The October 7, 2021, Parks Board meeting can be viewed here:

https://flowermoundtx.swagit.com/play/10072021-720

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. Z20-0006 had a total of 60 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

V. ATTACHMENTS

A. Background Information

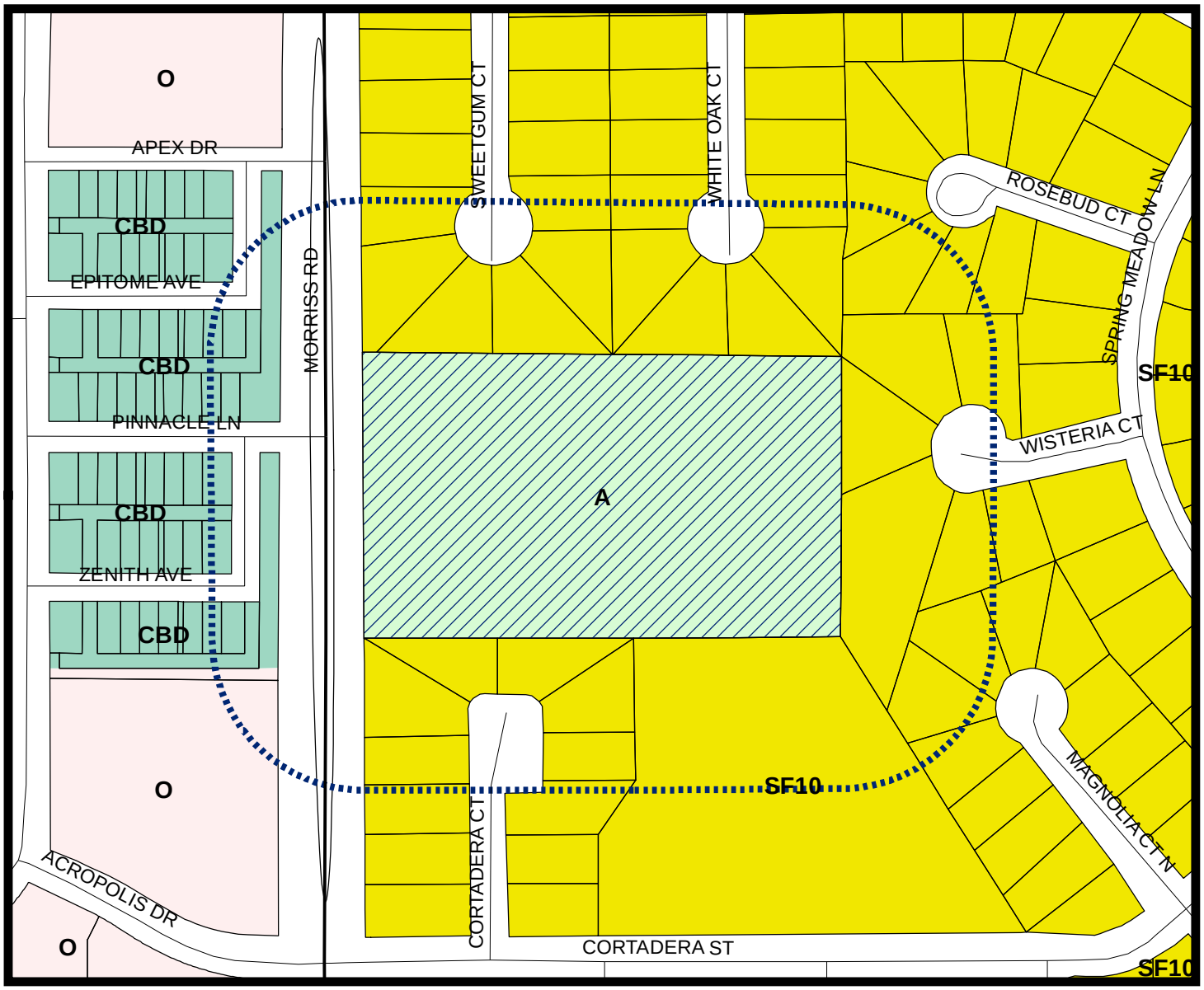
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Exhibit

Vicinity Map

Reference Project: Z21-0006

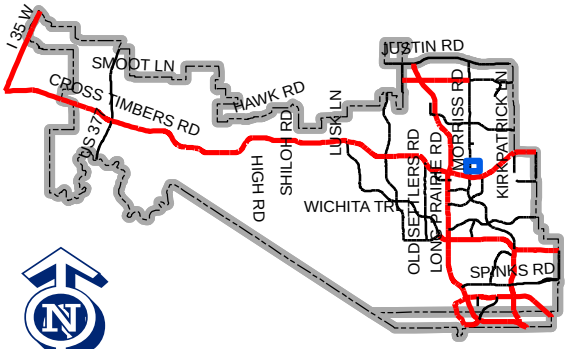


LEGEND

- Agriculture
- Central Business District
- Office
- Single Family 10

Subject Property

200 ft Notification Buffer around Property



Map Location

0 155 310 620 Feet

Visit www.fmdevmap.com to learn more about this project.

Visit https://www.flower-mound.com/notifyme to sign up for text message and/or email alerts for future projects.

HOMEYER
ENGINEERING, INC.
CIVIL ENGINEERING • PLATTING
SITE & LAND PLANNING

July 13, 2021

Development Services
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

RE: Caldwell Court Zoning Change Submittal

To Whom It May Concern,

The intent of this zoning change submittal is to change the existing zoning from Agricultural (A) to Single Family District-10 (SF-10). The subject property consists of 5.40 acres and is surrounded by existing SF-10 zoning on the north, east and south boundaries. Morriss Road, an urban minor arterial, is located on the west side of the property. The site will be served by an existing 8 inch water line located on the west side of Morriss Road. In addition, the site will be served by an existing 8 inch sanitary sewer line located on the north side of Cortadera Street. In order to access the existing sewer line, the proposed sewer line will need to cross the east side of the existing Cortadera Park. A proposed retention pond will be provided in the northeast corner of the property to regulate stormwater flows in accordance with town standards.

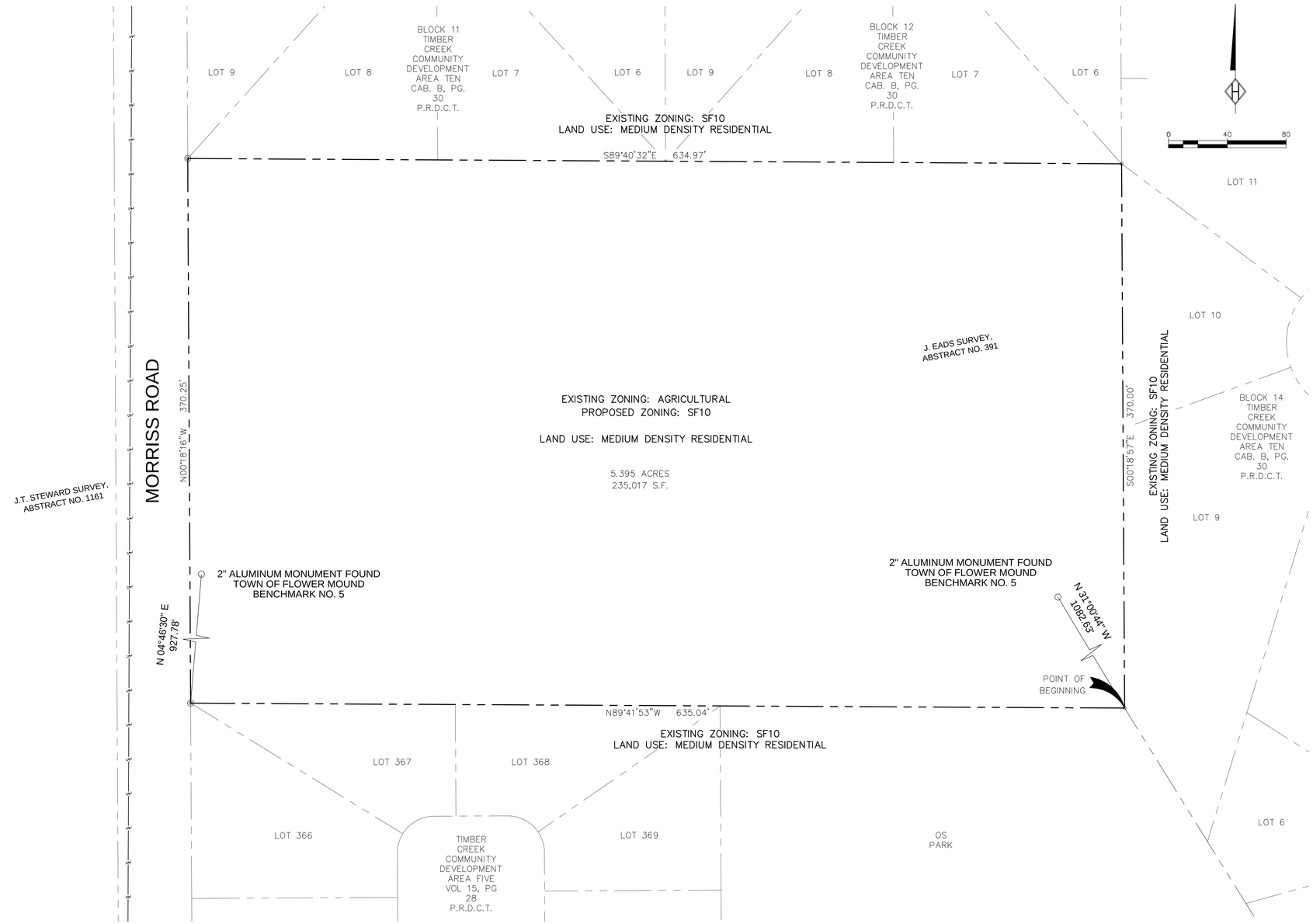
Should you have any questions regarding this submittal, please feel free to contact me at 972-906-9985 or shomeyer@hei.us.com

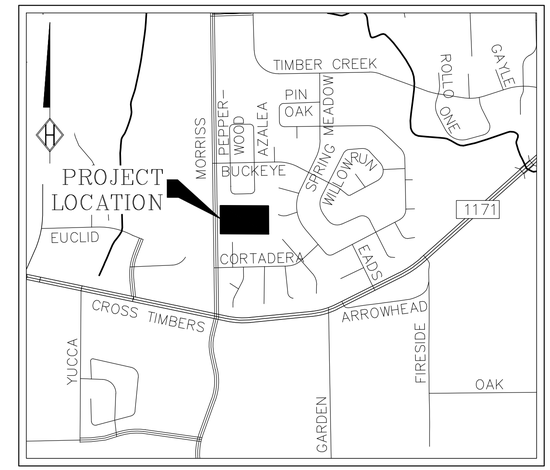
Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

Steven R. Homeyer, P.E.
President

P.O. BOX 294527 • LEWISVILLE, TX 75029





VICINITY MAP
SCALE: 1"=1000'

LEGAL DESCRIPTION

BEING A 5.40 ACRE TRACT OR PARCEL OF LAND SITUATED IN THE JESSE EADS SURVEY, ABSTRACT NUMBER 391 IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 29.98 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO CALDWELL LIVING TRUST, RECORDED IN DOCUMENT NUMBER 96-R0035820 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 14 OF TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN, AN ADDITION TO THE TOWN OF FLOWER MOUND, RECORDED IN CABINET B, PAGE 30 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS AND BEING IN THE NORTH LINE OF TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE AN ADDITION TO THE TOWN OF FLOWER MOUND, RECORDED IN CABINET K, PAGE 33 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89°41'53" WEST, WITH THE NORTH LINE OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE, A DISTANCE OF 635.04 FEET TO A CAPPED 1/2" IRON ROD STAMPED "EAGLE SURVEYING" SET AT THE NORTHWEST CORNER OF LOT 367 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA FIVE AND BEING IN THE EAST RIGHT-OF-WAY OF MORRIS ROAD;

THENCE NORTH 00°18'16" WEST, WITH THE EAST RIGHT-OF-WAY OF SAID MORRIS ROAD, A DISTANCE OF 370.25 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 11 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN;

THENCE SOUTH 89°40'32" EAST, WITH THE SOUTH LINE OF BLOCK 11 AND BLOCK 12 OF SAID TIMBER CREEK COMMUNITY DEVELOPMENT AREA TEN, A DISTANCE OF 634.97 FEET TO A 2" METAL FENCE POST FOUND AT THE SOUTHEAST CORNER OF SAID BLOCK 12;

THENCE SOUTH 00°18'57" EAST, WITH THE WEST LINE OF SAID BLOCK 14, A DISTANCE OF 370.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.40 ACRES OF LAND MORE OR LESS.

MASTER PLAN FEATURES

LAND USE PLAN	SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL
URBAN DESIGN PLAN	DOES NOT APPLY
PARKS AND TRAILS	EXISTING MULTIUSE TRAIL IN MORRISS ROAD RIGHT-OF-WAY
OPEN SPACE PLAN	NOT IN A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	MORRISS ROAD – URBAN MINOR ARTERIAL
WATER PLAN	8 INCH WATER LINE LOCATED ON THE WEST SIDE OF MORRISS ROAD
WASTEWATER PLAN	8 INCH SANITARY SEWER LINE LOCATED ON THE NORTH SIDE OF CORTADERA STREET

ZONING TABLE

EXISTING ZONING: AGRICULTURAL (A)

PROPOSED ZONING: SINGLE FAMILY 10 (SF-10)

	REQUIRED	PROVIDED
MINIMUM LOT AREA:	10,000 SF	10,000 SF
MINIMUM LOT WIDTH:	70 FT	70 FT
MINIMUM FRONT YARD:	25 FT	25 FT
MINIMUM SIDE YARD:	10 FT	10 FT
MINIMUM REAR YARD:	25 FT	25 FT
MAXIMUM LOT COVERAGE:	40%	40%
MINIMUM FLOOR AREA:	1,800 SF	1,800 SF
MAXIMUM HEIGHT:	3 STORIES OR 35 FT	3 STORIES OR 35 FT

PROPERTY OWNER
CALDWELL LIVING TRUST
9814 SW 112TH ST
VASHON, WASHINGTON 98070
CONTACT: JANA CALDWELL

DEVELOPER
LAND SUPPLY ASSOCIATES, LLC
PO BOX 271073
FLOWER MOUND, TEXAS 75027
CONTACT: JACK OPPEL
PHONE: 972-539-0459

ENGINEER
HOMEYER ENGINEERING, INC
PO BOX 294527
LEWISVILLE, TEXAS 75029
CONTACT: STEVEN R. HOMEYER, PE
PHONE: 972-906-9985

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 09/07/2021

HOMEYER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

CALDWELL COURT
5.395 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT

DRAWN: SRH

DATE: 10/10/19

HEI #: 19-1001

SHEET NO:
Z1

Thursday, September 09, 2021 4:07:41 PM
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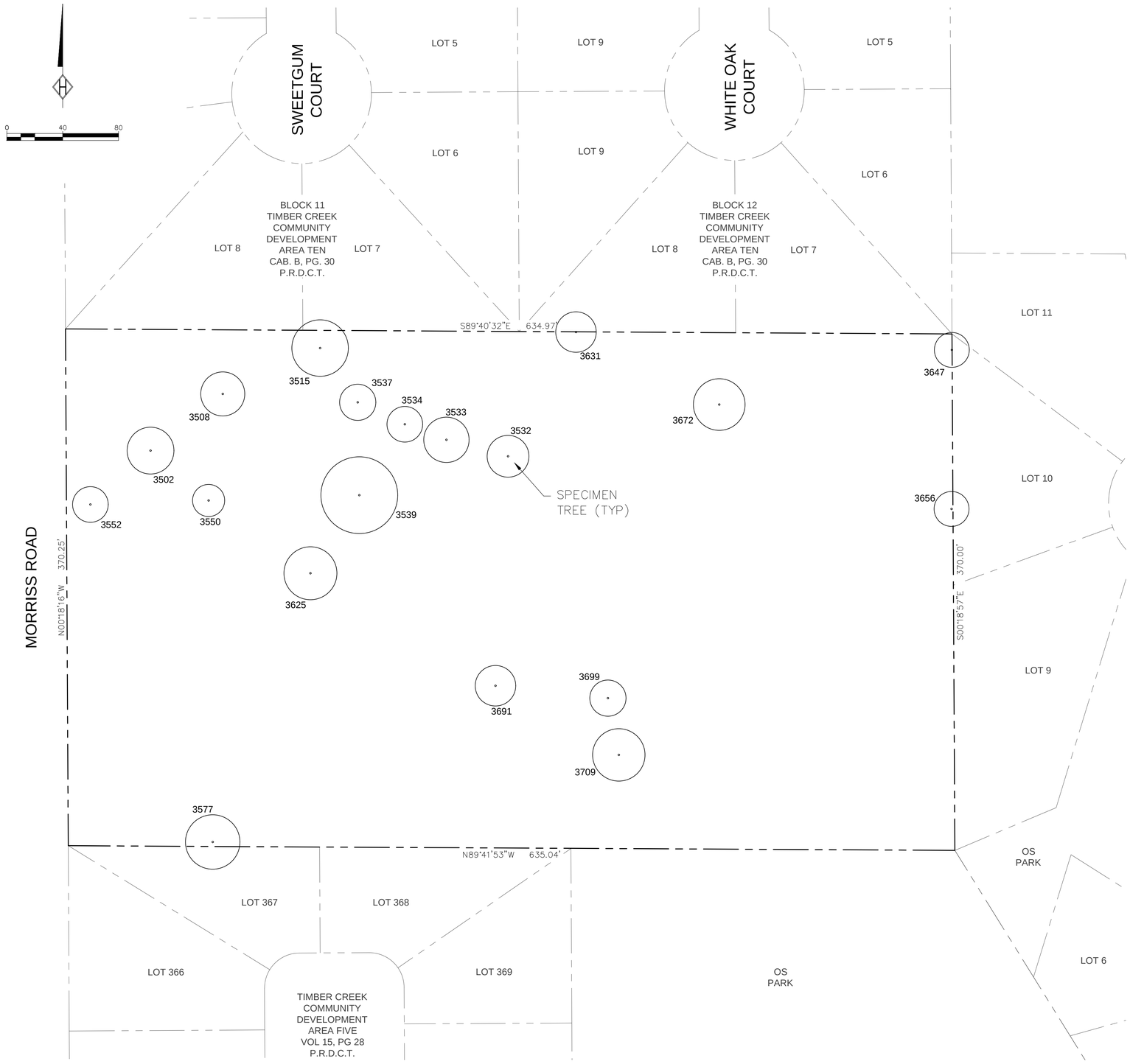

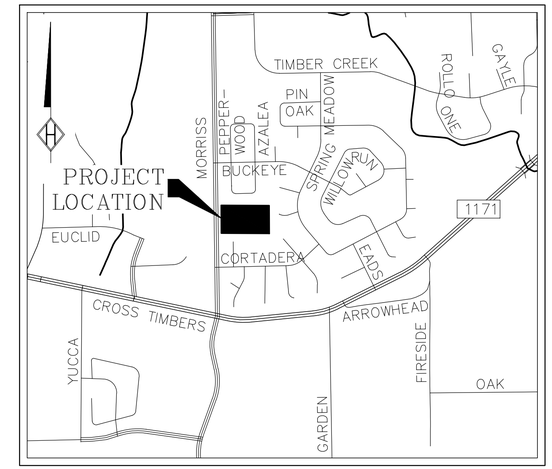

VICINITY MAP
SCALE: 1"=1000'

NUMBER OF PROTECTED TREES: 137
NUMBER OF SPECIMEN TREES: 19
TOTAL NUMBER OF PROTECTED AND SPECIMEN TREES: 156

CODY DAVIS
ARBORIST #76108

HOMEYER
ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

CALDWELL COURT
5.395 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

DRAWN: SRH
DATE: 10/10/19
HEI #: 19-1001

SHEET NO:
TS1

PLANNING AND ZONING COMMISSION

AGENDA ITEM *i*.(a)

WORK SESSION

DATE: November 8, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **A Work Session in conjunction with a future Public Hearing for a request for a rezoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 49.77 acres of land to create a Planned Development District with Campus Commercial and multifamily uses.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers
- Located along entrance to Town (International Parkway)

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change to develop a mix of office, retail, restaurant and multifamily uses. The property is located within the Campus Commercial portion of the Lakeside Business District Area Plan.

The concept plan depicts 17 buildings with a total square footage of 1,091,280 square feet (sq. ft.). The project includes:

- 8 office buildings (525,200 sq. ft.) ranging in height from one to four stories
- 5 one-story retail/restaurant buildings (45,880 sq. ft. including outdoor seating areas)
- 3 four-story multifamily buildings (238,800 sq. ft. with 200 apartment units)
- 1 five-story parking structure (281,400 sq. ft.)

The applicant is proposing a series of interconnected trails both internal to the development as well as providing connections to the Town's trail network. Five internal,

publicly accessible open space areas containing a total 10.36 acres are being proposed for park dedication credit. At total of 3,288 parking spaces are shown on the conceptual site plan (2,389 surface spaces and 899 structured garage spaces). Access to the project will be provided from one driveway on Lakeside Village Boulevard and four driveways on International Parkway. Cross access is also provided to the property east of the site.

If, after public hearing, the ZPD request is approved, the project will still require Development Plan, Site Plan, and Record Plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

- Roof pitch (buildings less than 15,000 sq. ft.)
- Street buffer width along Lakeside Village Boulevard
- Building setback width along International Parkway
- Parking modifications
- Tree planting modifications
- Use modifications

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the current specific areas of entitlements continuing to be discussed:

- Phasing language for timing of multifamily construction
- Elevations and Unified Design Theme
- Trail widths
- Drive-through restaurant circulation
- Size of tree planting areas and proposed tree species
- Miscellaneous development standard language

VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package

MCADAMS

REVISIONS LETTER > **SILVERON PARK**

October 7, 2021

Ms. Lexin Murphy
Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Zoning Change Request – Silveron Park (Graham Tract)
Revisions Letter

Ms. Murphy:

Please accept this letter, on behalf of Joe Graham, Trez Capital, and Thompson Realty, and McAdams as an explanation of the changes that have been made to the concept plan since our last submittal. This is the 13th submittal made to the Town of Flower Mound pertaining to the zoning application for Silveron Park. We hope these changes are satisfactory and address the comments and discussion received by Town Staff. Below is the list of changes:

- Buildings 4-6 now have drive-thru services;
- The number of multifamily units has decreased from 500 units to 200 units;
- The side of the property west of East Park has been redesigned to account for the new office buildings that are being proposed on the site;
- Building 2 and Building 3 no longer proposes 7,000 sf of office space;
- Building 4 has decreased in size from 3,050 sf to 2,500 sf;
- Building 5 has decreased in size from 2,800 sf to 2,500 sf;
- Building 7 as increased from a 2-story building to a 4-story building. The square footage has increased from 35,000 sf to 80,900 square feet;
- Building 10 is now a 5-story parking garage with 865 parking spaces;
- Building 11 is now an office building that is 93,100 sf;
- Building 12 is no longer a parking garage. It is now an office building that is 60,000 sf;
- Building 13 is now an office building that is 80,300 sf;
- Building 14 is now an office building that is 51,900 sf;
- Building 15 has increased in size from 66,800 sf to 98,000 sf, and the number of multifamily units have increased from 60 units to 90 units;

The proposed changes are a result of numerous meetings held with members of City Council between the previous submittal and now. We believe these changes will satisfy the vision of the property for many in the Town of Flower Mound. In summary, there has been a total office building square footage has increased from 208,000 square feet to 525,000 square feet. The total number of multifamily units has decreased from 500 units to 200 units. These changes have led to an additional 0.456 acre of open space/parks area being provided. This increase in open space/park area is an added benefit to the development and we are not requesting additional credit beyond the Park Board recommendation. The recommended 10.326 acres by the Parks Board is preferred. We hope Town Staff finds these changes satisfactory towards the overall project and we look forward to receiving feedback.

111 Hillside Drive, Lewisville, TX 75057 / 972. 436. 9712

Sincerely,
MCADAMS

Randi L. Rivera, AICP
Director, Planning + Entitlement

cc: Joe Graham, Owner, Graham Mortgage
John Hutchinson, President, Trez Capital
Tom Field, President, Thompson Capital Realty

Exhibit "B"
Development Standards

Planned Development District - 171 (PD-171)
Silveron Park

The development on the property comprising approximately 49.77 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

Development of the Campus Commercial District area designated on Exhibit "C", comprising of approximately 49.77 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. DEFINITIONS.

1. ORDINANCE NO. 13-19 means an amending ordinance to various sections of Chapters 90 and 98 of the Code of Ordinances, approved by the Town Council on April 15, 2019.

2. PRIVATE OPEN SPACE means areas that are privately owned and maintained, but not accessible by the general public.

3. PUBLIC OPEN SPACE means areas that are privately owned and maintained but publicly accessible.

B. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

   a. Exhibit "C": Conceptual Site Plan.
   b. Exhibit "D": Conceptual Landscape Plan.
   c. Exhibit "E": Pedestrian Circulation and Open Space Plan.
   d. Exhibit "F": Phasing Exhibit.
   d. Exhibit "G": Conceptual Elevations.
   e. Exhibit "H": Open Space Renderings.

C. USE STANDARDS.

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

   a. The following additional use is permitted in this Planned Development.

      - Multifamily.

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

      - Parking lot, commercial.

- Parking structure, commercial.
- Swimming pool, commercial.

c. The following uses are prohibited in this Planned Development as a Permitted Uses:

- Hotel or motel.

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

a. The following use is permitted as a Specific Use.

- Hotel or motel.

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

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

3. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

D. PUBLIC OPEN SPACE STANDARDS.

1. Public open space shall generally be located as shown on Exhibit "E". These areas shall either comply with Ordinance No. 13-19 or are open spaces that shall provide for minimum improvements/amenities as noted in this section.

2. All public open space shall be privately owned and maintained and shall be publicly accessible.

3. The following open space areas shall include the minimum improvements and amenities as noted for each and located as shown on Exhibit "E".

a. General Open Space. General open space is open space which does not fit into a specific open space category as defined by the Town's Open Space Ordinance but includes eligibility. General Open Space may contain pedestrian circulation pathways or may serve as isolated open spaces or linkages to larger open space parks. All areas of disturbance under existing tree canopy shall be re-planted with

native plant material or mulched. The general open space will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

b. The West Park (1). There shall be a minimum of 3.203 acres categorized as a Natural Area as described by the Town's Open Space Standards. The West Park will be generally located in two separate zones as shown in Exhibit E. Areas west of the concrete sidewalk will be maintained in a natural state with minimal clearing to provide means to construct a nature trail, pedestrian bridge, signage, seating and observation deck. Perpetual maintenance for areas and nature trails west of the concrete sidewalk may include removal of invasive vines and underbrush. All areas of disturbance shall be re-planted with native plant material. Mowing shall be performed directly adjacent to the concrete sidewalk (5' mowing space maximum) on each side to prohibit grass and brush from growing over the path. Trail maintenance shall be performed at least once a year.

   Areas east of the concrete sidewalk shall be maintained in a semi-natural state and shall be perpetually maintained by having understory, consisting of non-protected trees, saplings, vines and brush, cleared with annual maintenance. Protected trees may be pruned of all deadwood and low hanging branches. All areas of disturbance shall be re-planted with native plant material. Mowing shall be performed directly adjacent to the concrete sidewalk (5' mowing space maximum) on each side to prohibit grass and brush from growing over the path. Open native grass areas shall be mowed once a year in late winter prior to spring growth.

   A portion of the West Park is classified as Environmental Sensitive area. Environmentally Sensitive Areas include Ephemeral Stream, Intermittent Stream, Protected Slopes and Upland Habitat. Any construction for approved amenities should avoid or mitigate disturbance that may occur to ESAs during construction.

   The acreage of the West Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

   - Gathering area at the trailhead of patterned or stamped concrete, with a minimum of 125 s.f. of land area.
   - Pedestrian bridge (min. 4' width)
   - Seating areas (benches/seat walls) with associated shade.
   - Trash receptacles.
   - Trail signage, not to exceed 5 s.f.
   - Bollard lighting.
   - Five-foot-wide unobstructed walking path designed to extend to the east along the southern property line. Connection to adjacent properties will be at the right-of-way.
   - A nature pathway and a wildlife viewing deck. Viewing deck to meet minimum 100 s.f.

c. The Green (2). There shall be a minimum 1.233 acres of land area, identified as "The Green" on Exhibit E provided in the general location shown on Exhibit E. The designated area is categorized as a Green per the Town's Open Space Ordinance and will serve as a public outdoor extension of the adjacent retail and restaurant

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uses as well as gathering place for the development. Protected trees may be pruned of all deadwood and low hanging branches. All areas under specimen tree canopies are to be mulched and pruned with hand-held equipment only. No machinery or heavy equipment is allowed under specimen tree canopies. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

The area shall include a minimum of the following:

- Use of natural and hardscape elements to create active gathering area.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Bollard lighting.
- Bicycle rack.
- Enhanced landscaping and turf grass.
- Play area.

d. The Central Park (3). There shall be a minimum 1.767 acres of land area identified as "Central Park" provided in the general location shown on Exhibit "E". Central Park is comprised of two categories. A Green (0.856 acres) and Detention (0.911 acres) as defined by the Town's Opens Space Ordinance. Central Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

Central Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Use of natural and hardscape elements to create an open space area linking. Silveron Park to the southern detention basins and pedestrian trail.
- Playground (min. 1,000 s.f. and intended for ages 5-12).
- Seating areas (benches, tables and chairs, seat walls) with associated shade.
- Detention basin open space lawns with ornamental fence perimeter and gates for multi-purpose use. Areas shall be used for dog park/dog runs. Where feasible as defined by the Town's Open Space Ordinance, detention area will incorporate an 8' perimeter circulation path and canopy trees around perimeter of facility.
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Bollard lighting.
- Bicycle rack.
- Enhanced landscaping, turf, and seasonal color.

e. Oak Bluff Park (4). There shall be a minimum 2.802 acres of land area identified as "Oak Bluff Park" provided in the general location shown on Exhibit "E". The west portion of Oak Bluff Park consists of a Natural Area (1.007 acres) and Detention (1.192 acres). The east portion of the park consists of Natural Area (0.603 acres). Acreage defined as Natural Area is categorized and described by the Town's Open Space Standards. Oak Bluff Park will be maintained in two separate zones. Natural areas shall be perpetually maintained by having understory consisting of non-protected trees, saplings, vines and brush, cleared

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with annual maintenance. Protected trees shall be pruned of all deadwood and low hanging branches. All areas within the wetland mitigation easement of disturbance shall be re-planted with native plant material. A portion of the Oak Bluff Park is classified as Environmental Sensitive area. Environmental Sensitive areas include Ephemeral Stream, Intermittent Stream, and Protected Slopes. Any construction for approved amenities will avoid or mitigate disturbance that may occur to ESAs during construction.

Within acreage as defined as Natural Area, all areas outside of existing tree canopy and outside of the wetland mitigation easement and adjacent to sidewalk or trail may have maintained turf areas. All areas of disturbance under existing tree canopy, whether within or outside of the wetland mitigation easement, shall be re-planted with native plant material or mulched. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

Oak Bluff Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Pedestrian Bridge (min. 5' width)
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Proposed 8' Silveron Trail
- Trash receptacles.
- Bollard lighting.
- Trail signage.
- Native understory plant material, enhanced landscaping and turf.

Acreage defined as Detention will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed. Oak Bluff Park is generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Use of natural and hardscape elements to create an open space area linking the southern walkway to the eastern residential block.
- Seating Areas (Benches/seat walls)
- Detention basin open space lawn. Detention basin lawn will be constructed in a manner to achieve multi-purpose uses. Facility shall include passive recreation elements such as Frisbee golf nets for active recreational use.
- Shade structure, tree plantings to provide a shade canopy or other elements.
- Trash receptacles.
- Bollard lighting.
- Native understory plant material, enhanced landscaping and turf.

f. The Silveron Park (5). There shall be a linear park, identified as "Silveron Park" provided in the general location shown on Exhibit "E", along the east/west street connecting all buildings with Pedestrian Access containing and it will be a minimum 1.355 acres of land area. In addition to enhanced landscaping and turf grass, the area will contain a proposed 8' Silveron Trail. The general open space in Silveron Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

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Silveron Park shall include a minimum of the following:

- Seating/patio areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Proposed 8' Silveron Trail.
- Trash receptacles.
- Bollard lighting.
- Enhanced sidewalk pavement banding.
- Safety bollards at intersections.

4. Open space phasing.

   a. This Planned Development is proposed to be developed in phases.

   b. Land area and improvements for the open space areas detailed in Paragraph 3 shall be provided in the general locations shown on Exhibit "E".

   c. A certificate of occupancy shall not be issued for the building(s) in a phase until all of the respective open space areas within that phase have been completed.

   d. A certificate of occupancy shall not be issued for the building(s) in a phase until landscape maintenance plan has been submitted for public open space areas.

5. Public Open Space and Trail Requirements.

   a. An aggregate of 10.360 acres of public open space shall be provided and consist of areas that meet the standards provided in Ordinance No. 13-19 and additional requirements provided in Paragraph 3.

   b. To track compliance with required land area minimums, each submitted site plan that includes an open space area shall include the following table. The table shall be updated with each submittal and placed on each site plan:

Public Open Space Type per Ordinance No. 13-19 and other Open Space Areas (see PD-171, Exhibit "E" for location of each)	Required (Approximate acreage per PD-171)	Proposed	Total Public Open Space approved prior to this submittal (include PZ approval date for each)	Total Public Open Space inclusive of this submittal	Aggregate acreage-Remaining requirement (based on 17.3 acres per PD-171)
Date of this Plan	10/01/2021				
1 – The West Park (Natural Area)	3.203 acres				
2 – The Green (Green)	1.233 acres				
3 – Central Park (Green) (Detention)	1.767 ac. total 0.856 acres 0.911 acres				

4- Oak Bluff Park (Natural Area) (Detention) ---------- (Natural Area)	2.802 ac. total 1.007 acres 1.192 acres 0.603 acres				
5- The Silveron Park (General Open Space)	1.355 acres				
TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY ORDINANCE NO. 13-19	**10.360 acres**				

E. BUILDING STANDARDS.

1. SETBACKS.

   a. Long Prairie Road.

      i. Except as provided in this section, the minimum building setback for all structures is 60 feet.

      ii. The minimum building setback for a building that does not have surface parking between the building and Long Prairie Road is 40 feet.

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

      iv. Minimum setbacks are measured from the existing right-of-way at the time of passage of this ordinance.

   b. Lakeside Village Boulevard.

      i. The minimum building setback for all structures is 25 feet.

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

      iii. Minimum setbacks are measured from the existing right-of-way at the time of passage of this ordinance.

   c. Buildings fronting a private street or access way.

      i. No minimum building setback.

2. Lot Coverage.

   a. Residential uses. Maximum lot coverage is 95 percent, combined.

   b. Commercial uses. Maximum lot coverage is 60 percent, combined.

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c. All site plans shall contain an aggregate calculation of lot coverage by use category, either Residential or Commercial. The following table shall be provided with each site plan application and amended site plan application:

Lot Coverage required per Ordinance: Residential-95 percent, combined Commercial-60 percent, combined	This Site Plan	Existing (prior to this site plan)	Cumulative (Including this site plan)
Proposed Use:	__ percent	__ percent	__ percent

3. Floor area ratio. For purposes of this planned development district, the entire Property is considered one lot and a maximum floor area ratio in the aggregate for the Property is 1:1 notwithstanding that any individual lot may exceed a floor area ratio of 1:1.

4. Stories.

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

   b. Multifamily. Maximum number of stories is four.

   c. Building Numbers 9, 10, 11, 12, and 13.

      i. Minimum number of stories is four

   e. Podium parking or parking levels below grade shall not count towards the maximum number of stories for any permitted use.

5. Height.

   a. Maximum height for multifamily buildings is 60 feet.

   b. Maximum height for nonresidential buildings, excluding parking garages, is 71 feet.

   c. Maximum height for a parking structure is 66-feet.

      i. The height of the parking structure shall be measured as the vertical distance above finish grade measured to the highest point of the structure.

F. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

1. Street Setbacks.

   a. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along FM 2499 as measured from the existing right-of-way.

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b. There shall be a minimum landscape buffer of 15 feet along Lakeside Village Boulevard as measured from the existing right-of-way.

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

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

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

5. Tree Planting Requirements.

a. Trees provided for development shall be grown and obtained through a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.

b. Provide only healthy stock to be free of disease, insets, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.

c. Trees should not have coarse, circling roots that are visible from top of root ball.

d. Provide trees of the sizes indicated in the planting lists, on designs and in accordance with dimensional relationship requirements of ANSI-Z60.1 for kind and type of plant material required.

e. It is required that all canopy trees have a minimum of 600 cubic feet of uncompacted soil and all ornamental trees have a minimum of 450 cubic feet of uncompacted soil. If the minimum standard of cubic feet for trees cannot be met, alternatives such as structural soils or soil cells shall be utilized.

f. Parking Lot Trees.

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

g. Street Trees.

i. Street trees, as defined as trees between a back of curb and adjacent sidewalk, shall have a minimum depth of 24" of sandy loam to make up the top 2 feet of the 600 cubic feet of uncompacted soil. In areas of limited space, ornamental trees are recommended to maintain a minimum of 450 cubic feet. There shall be a minimum 2'-6" clearance from trunk to the edge of pavement. and root barriers shall be installed.

ii. Should hardscapes such as sidewalks, roads, or building foundations prevent the cubic foot minimum recommendations of uncompacted soil

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volume, alternate methods of supplementation such as structural soils or soil cells shall be utilized.

iii. Street trees shall be provided at a ratio of one tree for every 50 feet of lineal frontage.

iv. Trees shall always receive adequate water to keep roots alive.

v. Street trees shall generally be columnar species and always be columnar species when within 20 feet of a building facade.

vi. Sandy loam shall have a written specification based on the Soil Classification Pyramid with a range for each of silt, clay, and sand.

vii. Street trees shall be installed after all major construction, including franchise utilities, is completed within each tract adjacent to the street trees.

viii. No lime stabilized base concrete shall be installed within 10 feet of a street tree.

ix. Street trees shall be a minimum of 5" caliper and be trimmed up to have an 8-foot clearance for pedestrians and parking. Street trees shall be trimmed up to have a 14-foot clearance for streets and drive aisles.

x. When installing utilities that share a landscape strip with street trees, utilities shall be located (a) in a 5-foot franchise utility easement under the sidewalk with pull boxes OR (b) in a 5-foot franchise utility easement from the edge of the sidewalk and extending toward the street. Utility lines shall be sleeved for 10 feet either side of the tree planting location. Pull boxes and transformers shall be located halfway between street trees spaces as required.

6. Nonresidential Building Main Entry. Each landscape plan shall provide for compliance with the following design standard:

   a. Building entry points should have site design features such as special paving, landscaping, pedestrian lights, pedestrian benches, earth forms, water fountains / displays and other furnishings.

7. Enhanced Pavement. Enhanced pavement pedestrian crosswalks shall be required at major intersections along the main road. . Safety bollards shall be provided at all intersections.

G. ACCESS, PARKING, AND LOADING STANDARDS.

1. PARKING. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Land Development Regulations.

   a. Multifamily. One and one-half spaces per dwelling unit.

b. Office.

i. Except as provided in this subparagraph, one space for each 300 square feet of floor area.

ii. An office parking ratio other than one space for each 300 square feet of floor area may apply provided the following are included with a site plan application to support an alternative ratio:

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

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

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

c. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. For purposes of this subparagraph, cross-parking shall not include structured parking and podium parking for those parking spaces that are reserved. A site plan that includes structured parking or podium parking shall provide detail as to the number of parking spaces that are reserved and the number of parking spaces that are available for cross-parking. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.

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

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

i. <u>Structured Parking</u>.

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

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

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

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

ii. Podium Parking.

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

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

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

2. LOADING AND WASTE AREAS. Loading and waste areas shall be provided as outlined in the Town of Flower Mound Land Development Regulations.

H. STREET, SIDEWALK, & CROSSWALK STANDARDS.

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

2. Street Segments. The internal access within the Planned Development will use private streets and access drives as shown in Exhibit "C". All of the private streets and access drives will have a minimum 26 feet of pavement and may have parking along the travel lanes.

3. Pedestrian Crossings. Enhanced pavement, such as patterned or stamped concrete or pavers shall be used at prominent pedestrian crossings as shown on Exhibit "E". Final locations may be addressed during site plan application, but shall provide for the integrity of connectivity as shown on Exhibit "E".

4. Long Prairie Road Sidewalk. There shall be a minimum unobstructed six-foot-wide sidewalk generally located along the property's frontage.

5. Lakeside Village Boulevard Sidewalk. There shall be a minimum unobstructed eight-foot-wide sidewalk along the property's frontage.

6. Temporary internal sidewalks and pathways.

a. Development of the Planned Development is anticipated to be constructed in phases. As depicted on Exhibit "F", all publicly accessible open spaces and sidewalks and pathways shall be connected.

b. Each site plan submitted within the Planned Development shall include details of how the site will connect to the overall pedestrian network. This will include permanent and temporary connections.

c. The sidewalks and pathways shall link all building and activity areas as shown on Exhibit "E".

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d. Internal sidewalks and pathways shall be a minimum unobstructed four-foot-wide and will apply to both permanent and temporary connections as noted in subparagraph 6(b).

I. MISCELLANEOUS STANDARDS.

1. PUBLIC OPEN SPACE RENDERINGS. All site plan applications submitted for approval shall also include plan(s) detail for respective public open space areas as shown on Exhibit "E". These respective open space areas shall comply with the depiction of improvements, sidewalk/pedestrian access connectivity to and through the public open space area as shown on Exhibit "H".

2. MULTIFAMILY AND COMMERCIAL BUILDING RENDERINGS. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, private open space areas (if applicable), sidewalk/crosswalk detail, and elevations as shown on Exhibit "G".

3. ELEVATIONS.

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

   b. The conceptual elevations attached to this ordinance denote design detail that corresponds to a particular building design (i.e., two-story retail/office). Each building design that is duplicated may deviate in application of design elements, materials, and finishes but shall maintain the unified design theme in this Planned Development.

   c. A unified design theme as defined in Section 9 of the Town of Flower Mound Urban Design Plan (UDP) shall be established by the aggregate of conceptual elevations attached to this ordinance.

4. DENSITY. Maximum number of residential dwelling units is 200.

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

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

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

8. PHASING. Phases of development for the Property are indicated in Exhibit "F", the "Phasing Exhibit". Development of the Property shall be subject to the following:

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a. Issuance of the first Certificate of Occupancy for a multifamily use in Phase 1B is subject to the following: (i) construction of 75,000 square feet of non-residential building space in Phase 1A; and, (ii) completion of horizontal site work, but not vertical construction, shall be completed within the three restaurant pad sites along Long Prairie Road in Phase 1A.
b. Phases 2, 3, and 4 are not required to be developed sequentially (e.g. Phase 2 does not need to be constructed prior to development of Phase 3 or Phase 4.)
c. A temporary parking area may be constructed in Phase 1A or in Phase 2 for the first office building constructed in Phase 1A. Said parking area shall be constructed of concrete.
d. A parking garage shall be built with the first to be constructed of Buildings 7, 11, and 13 in Phase 2.
e. Landscape buffers along Lakeside Village Boulevard and Long Prairie Road in Phase 1, 2, and 3 shall be constructed with Phase 1A. A landscape buffer along Phase 4 shall be installed with the development of Phase 4.

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

1. Pitched Roofs – Urban Design Plan, Section 12.1.
   A waiver to the pitched roof requirement of buildings less than 15,000 square feet is granted.

K. ADMINISTRATION.

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

1. Landscape buffers along Long Prairie Road and Lakeside Village Boulevard.

2. Publicly accessible open space areas.

3. Striping of parking spaces and pedestrian crosswalks.

4. Cross-access and cross-parking agreements.

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

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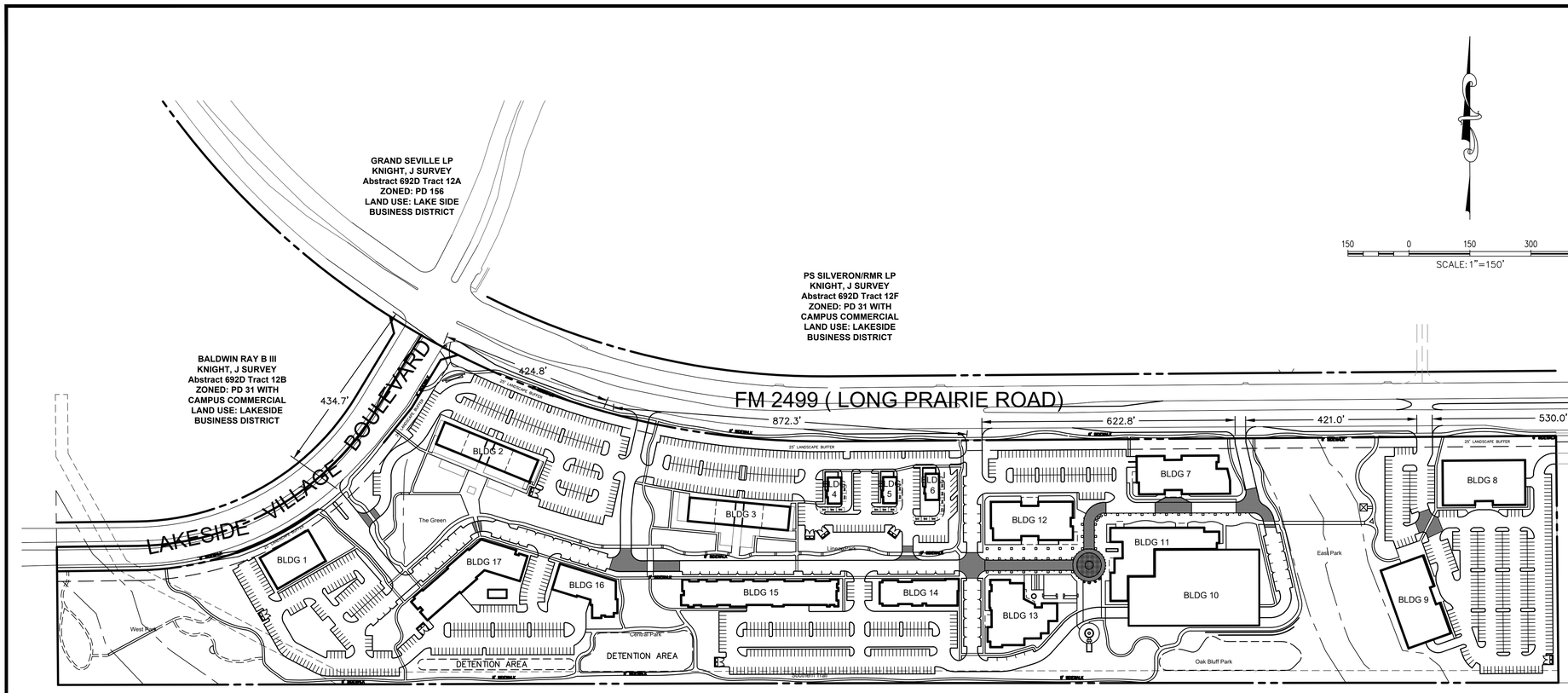

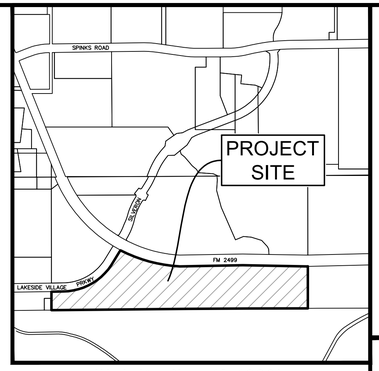

Vicinity Map 1"=1000'

GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. 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 IN WHICH IT SERVES.
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 IN WHICH IT SERVES.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
8. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE 9' X 17.5'; ALL PARALLEL PARKING SPACES TO BE 8' X 20'

SITE DATA TABLE – SILVERON PARK	
Physical Address	TBD
Gross Site Area	48.115 A; 2,095,889 SF
Net Site Area	46.461 A; 2,023,841 SF
Lot Coverage	
Building Coverage*	
Building 1	12,500 SF; 0.6%
Building 2	15,000 SF; 0.7%
Building 3	15,000 SF; 0.7%
Building 4	2,500 SF; 0.1%
Building 5	2,500 SF; 0.1%
Building 6	2,500 SF; 0.1%
Building 7	20,225 SF; 1.0%
Building 8	22,550 SF; 1.1%
Building 9	22,550 SF; 1.1%
Building 10	56,250 SF; 2.8%
Building 11	23,300 SF; 1.2%
Building 12	19,000 SF; 0.9%
Building 13	20,100 SF; 1.0%
Building 14	12,300 SF; 0.6%
Building 15	24,650 SF; 1.2%
Building 16	12,350 SF; 0.6%
Building 17	21,550 SF; 1.1%
Total	304,825 SF; 15.1%
Impervious Coverage	35%
Pervious Area	65%
Parking Summary	
Surface Parking (refer to the parking charts to the right)	
Building 1 Data	
Height	2 Story
Peak Height	40' 0"
Mean Height	34' 0"
Total Square Footage	24,000 SF
Building 2 Data	
Height	1 Story
Peak Height	32' 0"
Mean Height	27' 0"
Total Square Footage	15,000 SF
Building 3 Data	
Height	1 Story
Peak Height	32' 0"
Mean Height	27' 0"
Total Square Footage	15,000 SF

SITE DATA TABLE – SILVERON PARK	
Building 4 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	3,050 SF
Building 5 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,800 SF
Building 6 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 SF
Building 7 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	80,900 SF
Building 8 Data	
Height	2 Story
Peak Height	35' 6"
Mean Height	34' 0"
Total Square Footage	45,000 SF
Building 9 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	64' 0"
Total Square Footage	90,000 SF
Building 10 Data	
Height	5 Story
Peak Height	66' 0"
Mean Height	64' 0"
Total Square Footage	N/A – Parking Garage
Building 11 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	93,100 SF

SITE DATA TABLE – SILVERON PARK	
Building 12 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	60,000 SF
Building 13 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	80,300 SF
Building 14 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	51,900 SF
Building 15 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	66,800 SF
Building 16 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	35,600 SF
Building 17 Data	
Height	4 Story
Peak Height	58' 5"
Mean Height	51' 4"
Total Square Footage	105,200 SF

Existing Zoning Standard	Existing Campus Commercial	Proposed PD–171 (Campus Comm. Uses)
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60' ft. (Major Thoroughfares) 30'–60' Depending on Parking	60' Along FM 2499; 40' w/o Parking 25' Along Lakeside Vilalge Parkway
Minimum Side Yard	None	None
Minimum Rear Yard	None	None
Maximum Lot Coverage	50%	60% average – non Residential 95% average – Residential
Max Height (stories/ft.)	10/120 ft.	10/120' (Non Res) and 4/60' (Res.)
Maximum Floor: Area Ratio	1:1	1:1 (throughout Silveron Park)

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

Building Summary					Parking Summary				Height Summary	
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided	PEAK HEIGHT*	MEAN HEIGHT*
1	24,000	Medical Office	0	2	250	96	163	0	40'0"	34'0"
2	7,000	Retail	0	1	250	28	241	0	32'0"	27'0"
	8,000	Restaurant	0		75	107				
	4,780	Restaurant Patios			75	64				
3	7,000	Retail	0	1	250	28	146	0	32'0"	27'0"
	8,000	Restaurant	0		75	107				
	3,600	Restaurant Patios			75	48				
4	2,500	Restaurant	0	1	75	34	106	0	25'0"	23'0"
5	2,500	Restaurant	0	1	75	34			25'0"	23'0"
6	2,500	Restaurant	0	1	75	34			25'0"	23'0"
7*	80,900	Office	0	4	300	270	348	TBD	71'0"	68'6"
8	45,000	Office	0	2	300	150			35'6"	34'0"
9	90,000	Office	0	4	300	300			71'0"	64'0"
10	281,400	Parking Structure	0	5	1.5	0	988	865	66'0"	64'0"
11	93,100	Office	0	4	300	311		0	71'0"	68'6"
12	60,000	Office	0	4	300	200		0	71'0"	68'6"
13	80,300	Office	0	4	300	268		0	71'0"	68'6"
14	51,900	Office	0	4	300	173	235	0	71'0"	68'6"
15	98,000	Multifamily	90	4	1.5	135		15	60'0"	52'0"
16	35,600	Multifamily	44	4	1.5	66	162	9	60'0"	52'0"
17	105,200	Multifamily	66	4	1.5	99		10	58'5"	51'4"
Totals	**1,091,280**		**200**			**2,552**	2389	899		
							3288			

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

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111 Lakeside Drive
Lewisville, Texas 75057
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201 Country View Drive
Roanoke, Texas 76262
940. 240. 5100

TBPE: 19762 TBPLS: 10194440
www.jrmcadams.com
www.gscon.com

McADAMS

SILVERON PARK

SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 10/4/2021

Drawn By: SM
Date: 12/26/2018
Scale: 1"=150'
Revisions:
02/26/2019 05/15/2019
07/26/2019 09/12/2019
10/18/2019
04/30/2020
06/26/2020
04/27/2021
10/01/2021

18257

CP1

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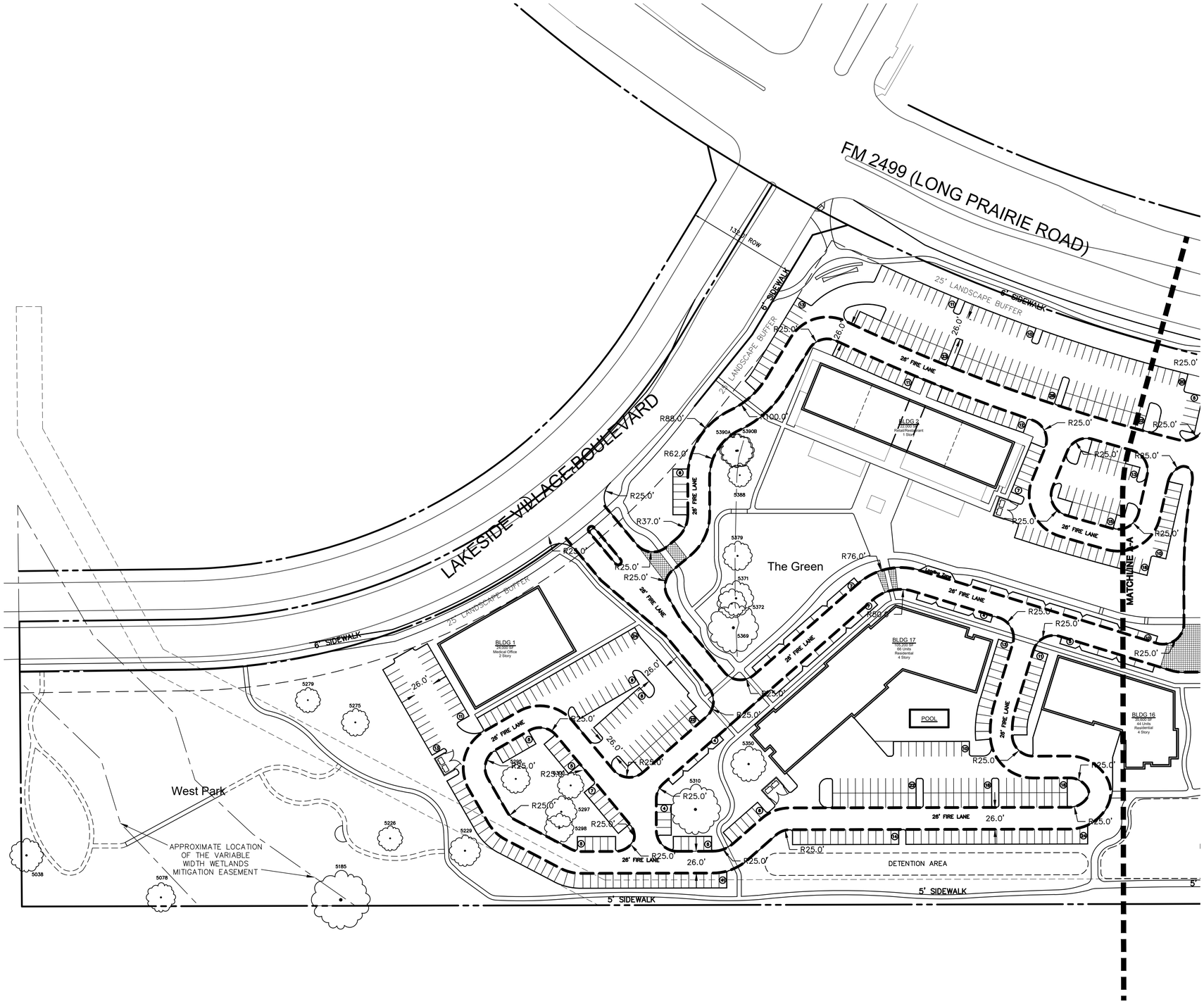

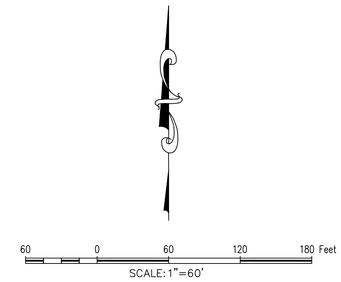

GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. 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 IN WHICH IT SERVES.
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 IN WHICH IT SERVES.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
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CONCEPT PLAN WEST

PRELIMINARY PLANS

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ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 10/1/2021

Drawn By:	SM
Date:	12/26/2018
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Revisions:	
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06/26/2020	
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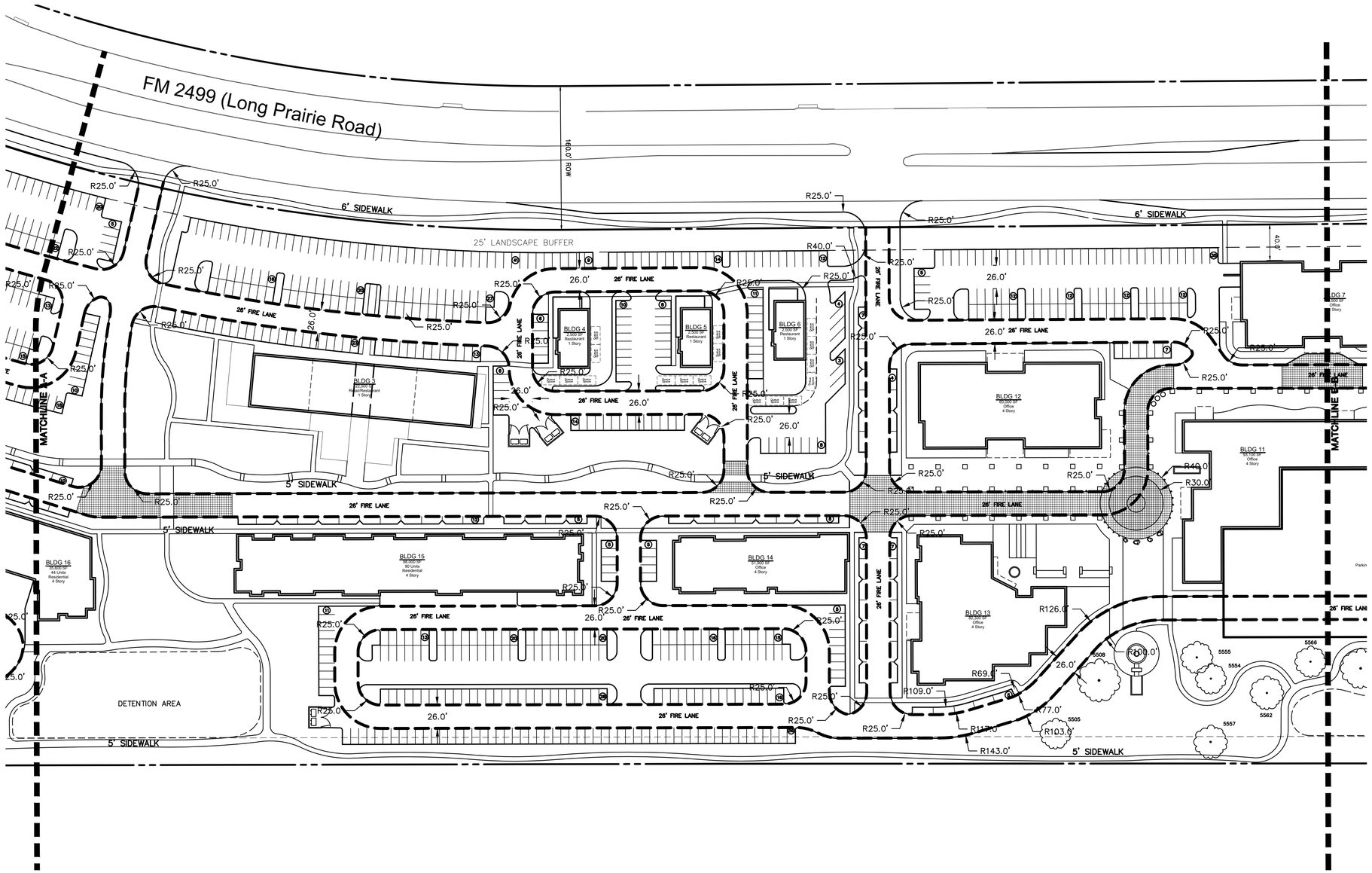

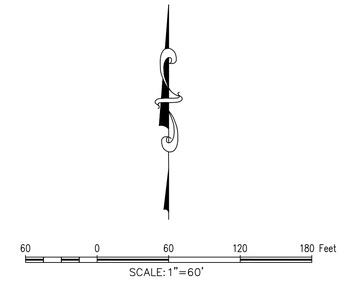

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Contact: MR. TOM FIELD

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TARRANT COUNTY, TEXAS

CONCEPT PLAN CENTRAL

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 10/1/2021

Drawn By: SM	
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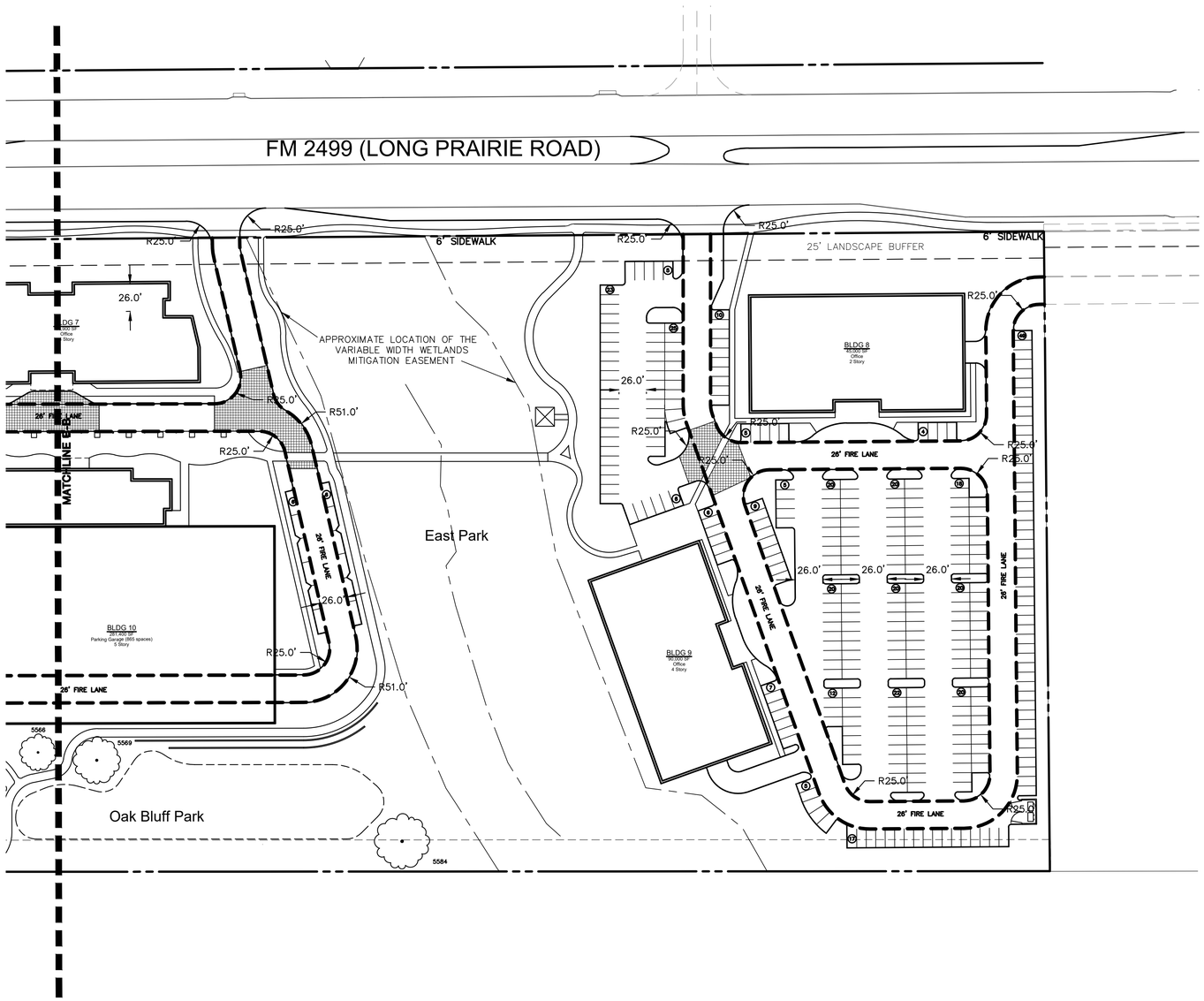

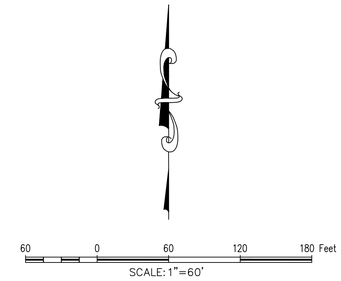

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Contact: MR. TOM FIELD

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J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

CONCEPT PLAN EAST

PRELIMINARY PLANS

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THE JOHN R. MCADAMS COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 10/1/2021

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Date: 12/26/2018	
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04/27/2021	
10/01/2021	

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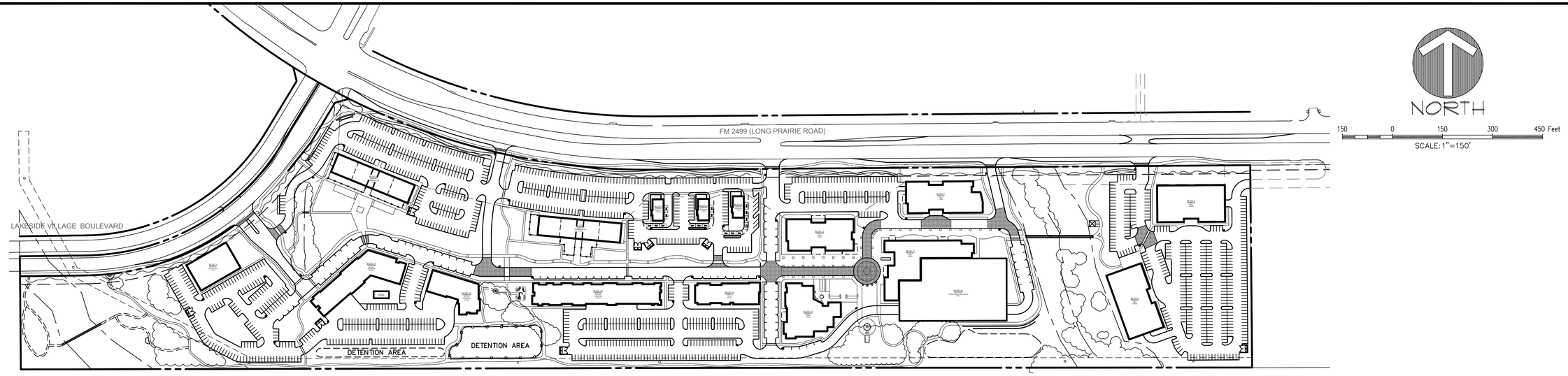
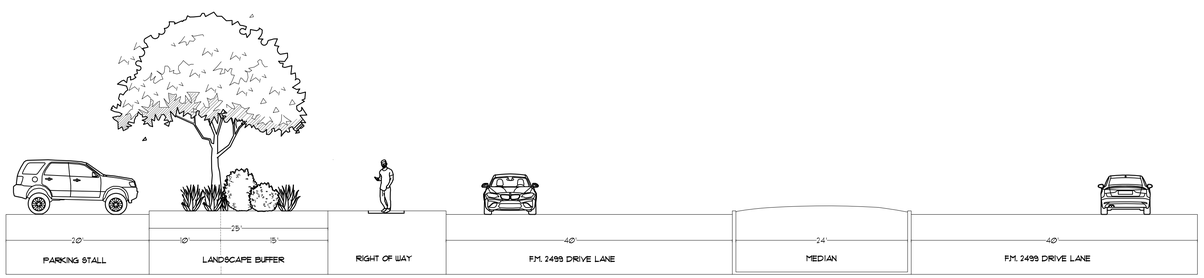


PLANT LEGEND

- (LO) LIVE OAK — *Quercus virginiana*
- (CLO) CATHEDRAL LIVE OAK — *Quercus virginiana 'SCLN'*
- (BO) BUR OAK — *Quercus macrocarpa*
- (RO) RED OAK — *Quercus shumardii*
- (CO) CHINQUAPIN OAK — *Quercus muehlenbergii*
- (LE) LACEBARK ELM — *Ulmus parvifolia*
- (CE) CEDAR ELM — *Ulmus crassifolia*
- (BC) BALD CYPRESS — *Taxodium distichum*
- (CAD) CADDO MAPLE — *Acer rubrum 'October Glory'*
- (PC) POND CYPRESS — *Taxodium ascendens*
- DETENTION LAWN TREE
- (LGM) LITTLE GEM MAGNOLIA — *Magnolia grandiflora*
- (JBP) JAPANESE BLACK PINE — *Pinus thunbergii*
- (CY) CRAPEMYRTLE — *Lagerstroemia indica*
- (PH) POSSUMHAW HOLLY — *Ilex decidua*
- (RB) RIVER BIRCH — *Betula nigra 'Dura Heat'*
- (NRS) NELLIE R. STEVENS — *Ilex x Nellie R. Stevens'*
- (DTS) DWARF TEXAS SAGE — *Leucophyllum frutescens 'Berlander'*
- (DWM) DWARF WAX MYRTLE — *Myrica pusilla*
- (AMS) ADAGIO MAIDEN GRASS — *Miscanthus sinensis 'Adagio'*
- (EG) EDWARD GOUCHER ABELIA — *Abelia x 'Edward Goucher'*
- (DBH) DWARF BURFORD HOLLY — *Ilex cornuta 'Dwarf Burford'*
- (DGA) DWARF GOLDEN ARBORVITAE — *Thuja orientalis 'Aurea Nana'*
- BERMUDA SOD
- ENHANCED LANDSCAPE
- ENHANCED PAVEMENT TYPE 'A'
- ENHANCED PAVEMENT TYPE 'B'
- NATURAL AREA

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Silveron Park

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
LAKESIDE VILLAGE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Long Prairie - 2,669 l.f.	89 trees (3" cal.)	79 trees (3" cal.) 30 ornamentals = 10 canopy trees
1 per 30 l.f.	Lakeside Village - 1,134 l.f.	38 trees (3" cal.)	38 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	268,959 s.f. of Long Prairie Rd.	82 trees (3" cal.)	105 trees (3" cal.) 62 ornamental trees (includes buffer trees)
Between 10,000-110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	34,598 s.f. of Lakeside Village	20 trees (3" cal.)	23 trees (3" cal.) 2 specimen trees (includes buffer trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	2,389 parking spaces	17,924 s.f.	232,108 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.			Every parking lot tree is within 50 ft. radius
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)



1. LANDSCAPE BUFFER SECTION
1"=10'

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/1/2021

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
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EXHIBIT D-
CONCEPT LANDSCAPE PLAN

Drawn By: ---
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07/26/2019
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04/30/2020
06/26/2020
10/01/2021

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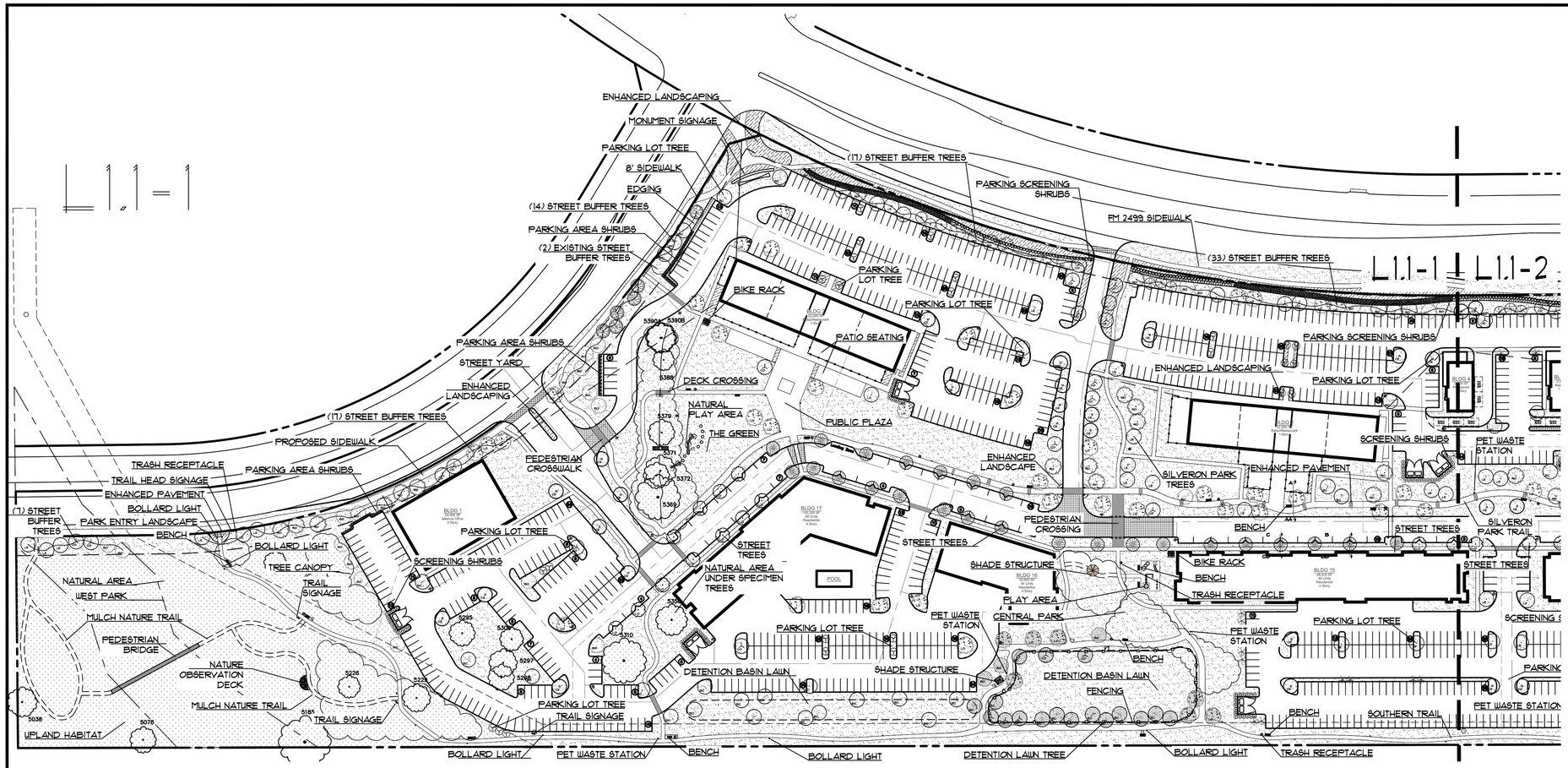
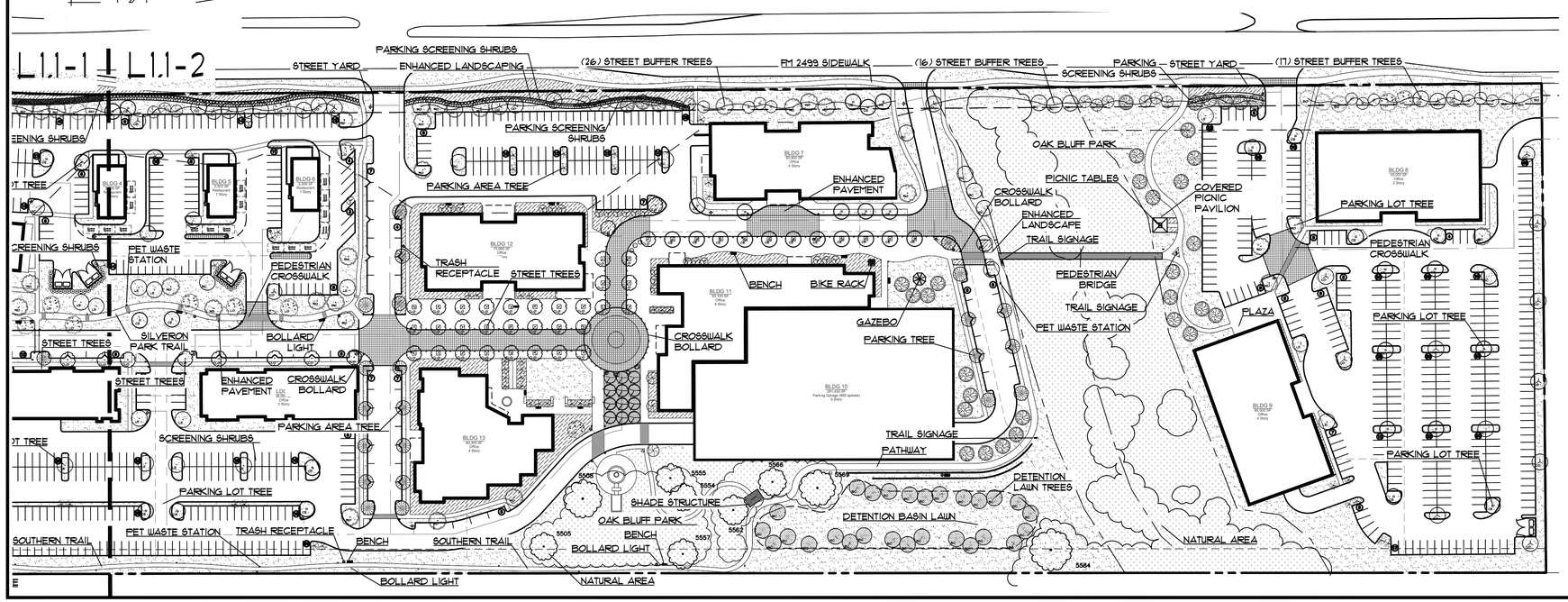


PLANT LEGEND

Symbol	Common Name	Botanical Name
LO	(LO) LIVE OAK	Quercus virginiana
CLO	(CLO) CATHEDRAL LIVE OAK	Quercus virginiana 'SCLN'
BO	(BO) BUR OAK	Quercus macrocarpa
RO	(RO) RED OAK	Quercus shumardii
CO	(CO) CHINQUAPIN OAK	Quercus muhlenbergii
LE	(LE) LACEBARK ELM	Ulmus parvifolia
CE	(CE) CEDAR ELM	Ulmus crassifolia
BC	(BC) BALD CYPRESS	Taxodium distichum
CAD	(CAD) CADDO MAPLE	Acer rubrum 'October Glory'
PC	(PC) POND CYPRESS	Taxodium ascendens
	DETENTION LAWN TREE	
	(LGM) LITTLE GEM MAGNOLIA	Magnolia grandiflora
JBP	(JBP) JAPANESE BLACK PINE	Pinus thunbergii
CM	(CM) CRAPEMYRTLE	Lagerstroemia indica
PHJ	(PHJ) POSSUMHAW HOLLY	Ilex decidua
RB	(RB) RIVER BIRCH	Betula nigra 'Duraheat'
NRS	(NRS) NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'
DTS	(DTS) DWARF TEXAS SAGE	Leucophyllum frutescens 'Berstular'
DWM	(DWM) DWARF WAX MYRTLE	Myrica pusilla
APG	(APG) ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'
EG	(EG) EDWARD GOUCHER ABELIA	Abelia x 'Edward Goucher'
DBH	(DBH) DWARF BURFORD HOLLY	Ilex cornuta 'Dwarf Burford'
DGA	(DGA) DWARF GOLDEN ARBORVITAE	Thuja orientalis 'Aurea Nana'
	BERMUDA SOD	
	ENHANCED LANDSCAPE	
	ENHANCED PAVEMENT TYPE 'A'	
	ENHANCED PAVEMENT TYPE 'B'	
	NATURAL AREA	



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Silveron Park

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
LAKESIDE VILLAGE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Long Prairie - 2,669 l.f.	89 trees (3" cal.)	79 trees (3" cal.) 30 ornamentals = 10 canopy trees
1 per 30 l.f.	Lakeside Village - 1,134 l.f.	38 trees (3" cal.)	38 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	268,959 s.f. of Long Prairie Rd.	82 trees (3" cal.)	105 trees (3" cal.) 62 ornamental trees (includes buffer trees)
Between 10,000-110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	34,598 s.f. of Lakeside Village	20 trees (3" cal.)	23 trees (3" cal.) 2 specimen trees (includes buffer trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	2,389 parking spaces	17,924 s.f.	232,108 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.			Every parking lot tree is within 50 ft. radius
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

PRELIMINARY PLANS
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REGISTERED LANDSCAPE ARCHITECT
JAMESON W. PINSON # 2826
STATE OF TEXAS
DATED 10/1/2021

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
1111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
972. 436. 9712
TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadamsco.com

McADAMS

SILVERON PARK

SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT D-
CONCEPT LANDSCAPE PLAN

Drawn By: ---
Date: 12/26/2018
Scale: 1"=80
Revisions:
02/26/2019
05/15/2019
07/26/2019
09/12/2019
10/18/2019
04/30/2020
06/26/2020
10/01/2021

18257

L1.1

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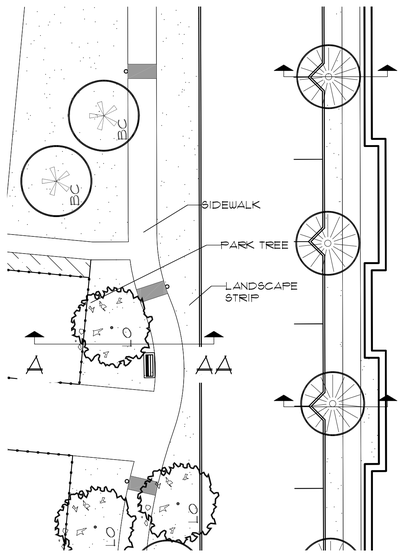
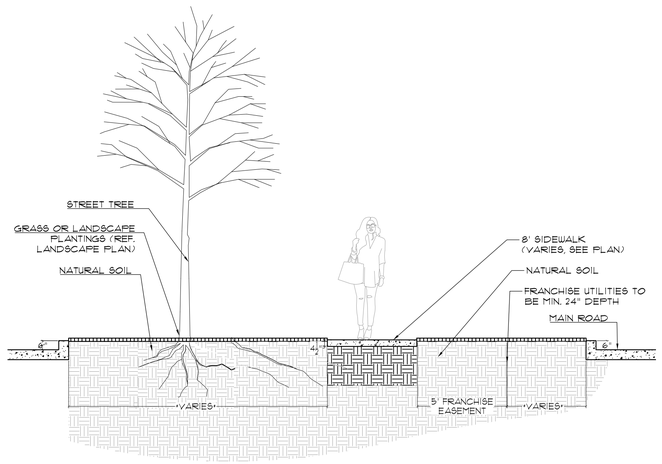
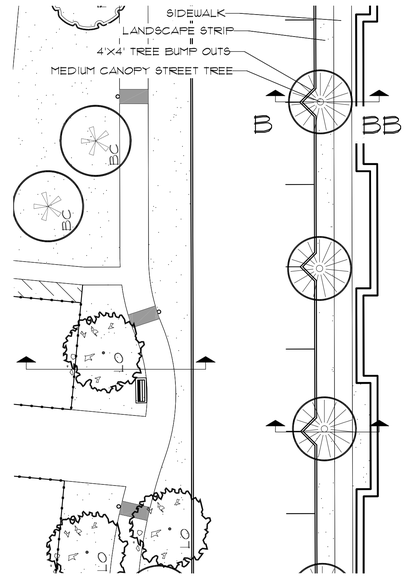
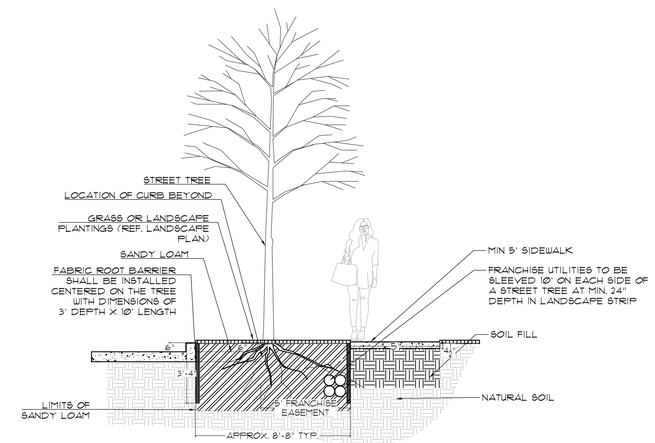




SECTION CUT A-AA
NORTH SIDE OF MAIN STREET

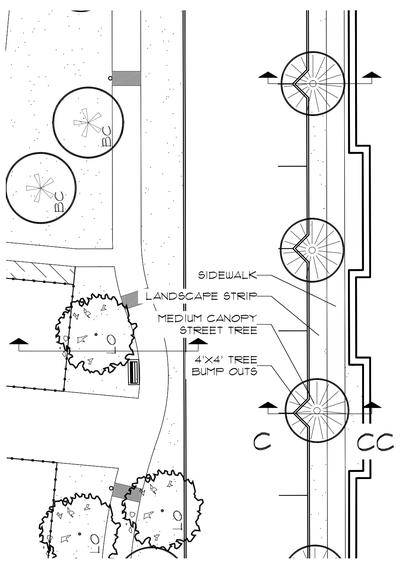
1. STREET TREE AND UTILITIES DETAIL
1"=10'

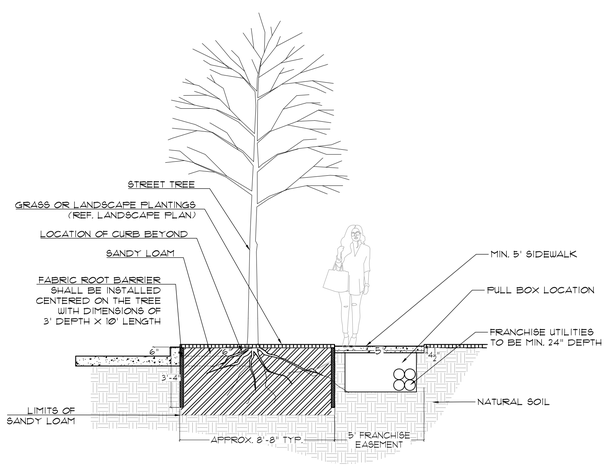




SECTION CUT B-BB
IN LANDSCAPE STRIP

2. STREET TREE AND UTILITIES DETAIL
1"=10'





SECTION CUT C-CC
UNDER SIDEWALK

3. STREET TREE AND UTILITIES DETAIL
1"=10'

LANDSCAPE NOTES:
Town of Flower Mound

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/1/2021

REGISTERED LANDSCAPE ARCHITECT
JAMESON R. PINSON
2826
STATE OF TEXAS
2826

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
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MCADAMS

SILVERON PARK

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

EXHIBIT D-
CONCEPT LANDSCAPE PLAN

Drawn By:	--
Date:	12/28/2018
Scale:	1"=80'
Revisions:	
	02/26/2019
	05/15/2019
	07/26/2019
	09/12/2019
	10/18/2019
	04/30/2020
	06/26/2020
	10/01/2021

18257

L1.2

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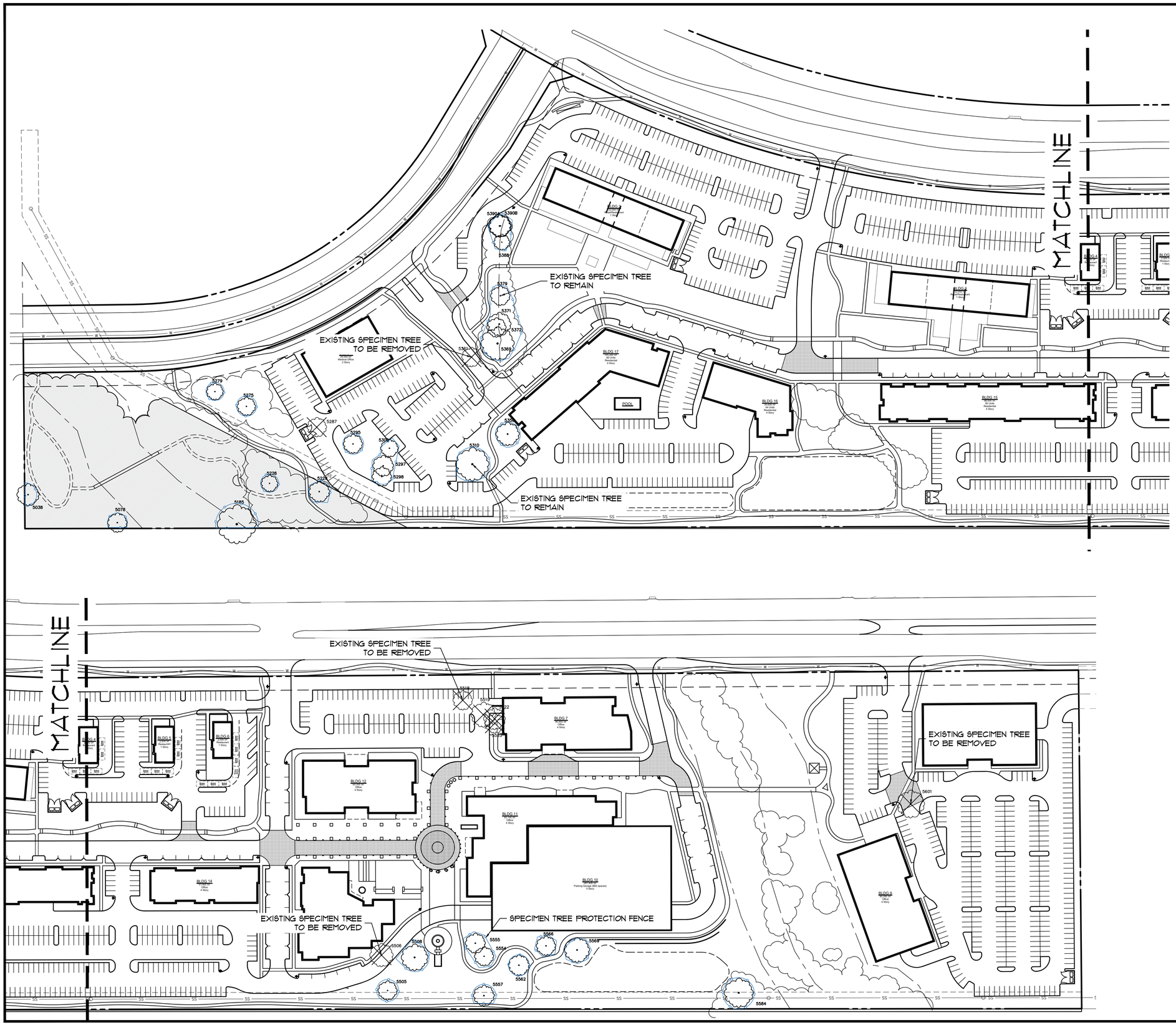

NORTH

80 0 80 160 240 Feet

SCALE: 1"=80'

PLANT LEGEND

- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCE
- UPLAND HABITAT

THERE ARE A TOTAL OF 37 SPECIMEN TREES.
31 OF THE 37 SPECIMEN TREES ARE OUTSIDE OF THE UPLAND HABITAT.
5 OF THE 37 SPECIMEN TREES ARE INCLUDED IN THE UPLAND HABITAT.

SPECIMEN TREES SHALL BE MITIGATED BY NEWLY ADDED 3" CALIPER TREES ON SITE.

NOTE: LIME STABILIZATION IS NOT PERMITTED WITHIN 20 FEET OF SHOWN SPECIMEN TREE CANOPY.

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TOM FIELD

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 10/4/2021

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON K. PINSON
2826
STATE OF TEXAS

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
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TARRANT COUNTY, TEXAS

SPECIMEN TREE SURVEY

Drawn By: XD
Date: 12/26/2018
Scale: 1"=80'
Revisions:
04/28/2021
10/01/2021

18257

T1.0

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 SPECIMEN TREE SURVEY.Y
Plotted: 10/4/2021 11:29 AM, by Jackelyn Davis Saved: 9/29/2021 2:32 PM, by Admin

LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	REMOVED	HEALTH	REMARKS	CANOPY
1	5038	25	RED OAK	*Quercus rubra*	NO	HEALTHY		40
2	5078	22	POST OAK	*Quercus stellata*	NO	HEALTHY		35
3	5185	19	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		35
4	5226	22	POST OAK	*Quercus stellata*	NO	HEALTHY		30
5	5275	24.5	POST OAK	*Quercus stellata*	NO	HEALTHY		35
6	5229	21	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		50
7	5279	21	CEDAR ELM	*Ulmus crassifolia*	NO	DECLINING	Multitrunk	45
8	5287	23	CEDAR ELM	*Ulmus crassifolia*	**YES**	HEALTHY		35
9	5295	23.5	POST OAK	*Quercus stellata*	NO	HEALTHY		40
10	5297	28	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY	Multitrunk	40
11	5298	20	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		35
12	5300	21	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		45
13	5310	27	POST OAK	*Quercus stellata*	NO	HEALTHY		60
14	5350	29.5	POST OAK	*Quercus stellata*	NO	HEALTHY		50
15	5361	25	POST OAK	*Quercus stellata*	**YES**	HEALTHY		35
16	5369	25	POST OAK	*Quercus stellata*	NO	HEALTHY		60
17	5371	29.5	POST OAK	*Quercus stellata*	NO	HEALTHY		55
18	5372	25.5	POST OAK	*Quercus stellata*	NO	HEALTHY		35
19	5379	26.5	POST OAK	*Quercus stellata*	NO	HEALTHY		40
20	5388	20.5	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		40
21	5390A	42	POST OAK	*Quercus stellata*	NO	HEALTHY		30
22	5390B	23	POST OAK	*Quercus stellata*	NO	HEALTHY		30
23	5505	22	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY	Multitrunk	35
24	5506	30	POST OAK	*Quercus stellata*	**YES**	HEALTHY		45
25	5508	32.5	POST OAK	*Quercus stellata*	NO	HEALTHY		50
26	5518	25	POST OAK	*Quercus stellata*	**YES**	HEALTHY		35
27	5519	24.5	POST OAK	*Quercus stellata*	**YES**	HEALTHY		45
28	5522	22	POST OAK	*Quercus stellata*	**YES**	HEALTHY		40
29	5523	23	POST OAK	*Quercus stellata*	**YES**	HEALTHY		40
30	5554	24	POST OAK	*Quercus stellata*	NO	HEALTHY		35
31	5555	25	POST OAK	*Quercus stellata*	NO	HEALTHY		40
32	5557	26.5	POST OAK	*Quercus stellata*	NO	DECLINING	Trunk Rot; SS ESMT	45
33	5562	28.5	POST OAK	*Quercus stellata*	NO	HEALTHY		55
34	5566	19.5	CEDAR ELM	*Ulmus crassifolia*	NO	HEALTHY		35
35	5569	23	POST OAK	*Quercus stellata*	NO	HEALTHY		60
36	5584	31	POST OAK	*Quercus stellata*	NO	HEALTHY	Multitrunk; SS ESMT	60
37	5601	25	POST OAK	*Quercus stellata*	**YES**	HEALTHY		50

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

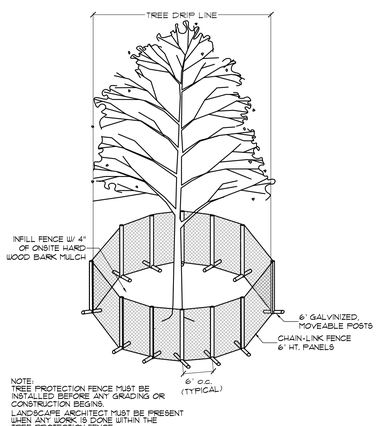
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumfrence of the tree at the TPZ.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
   (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   (iv) Reduce end weight on heavy, horizontal branches by selectively removeing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



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

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 5/26/2021

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TOM FIELD

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TARRANT COUNTY, TEXAS

SPECIMEN TREE SURVEY

Drawn By:XD
Date: 12/26/2018
Scale:
Revisions:
04/26/2021

18257

T1.1

File: J:\2018\18257\Drawing\Zoning\SHEETS\18257-SPECIMEN TREE SURVEY
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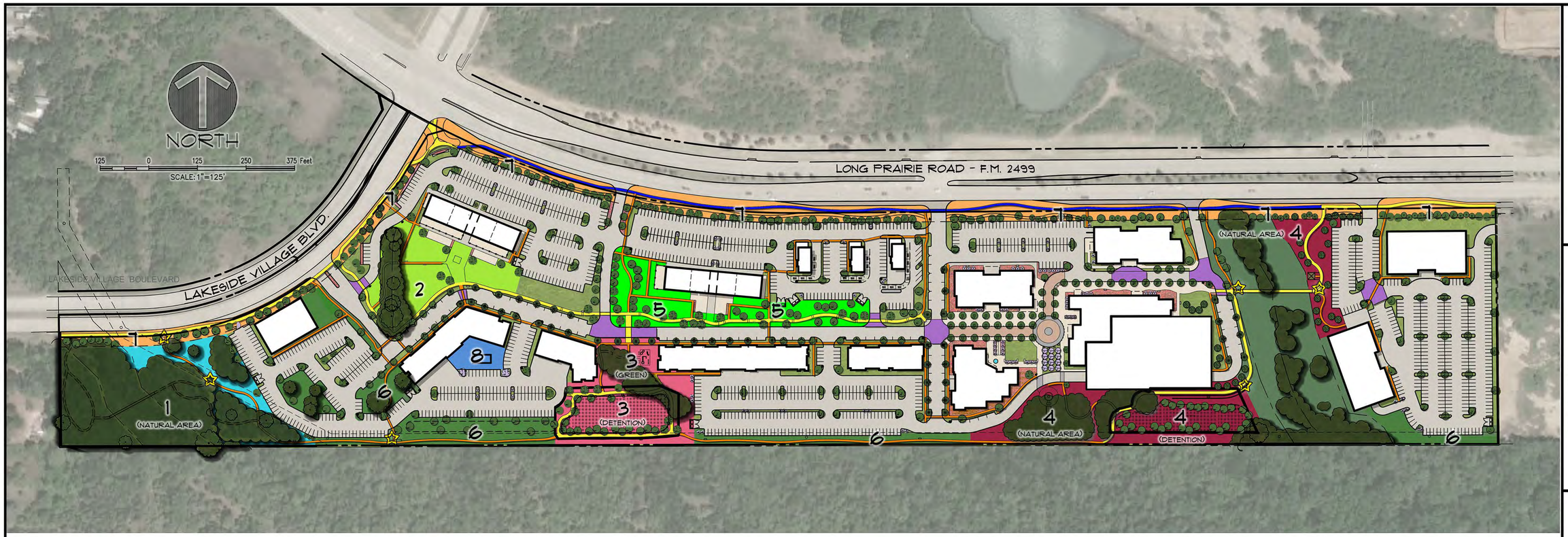

LEGEND

1	THE WEST PARK •NATURAL AREA	3.203 ACRES
2	THE GREEN •GREEN	1.233 ACRES
3	CENTRAL PARK •GREEN =0.856 AC •DETENTION =0.911 AC	1.767 ACRES
4	OAK BLUFF PARK •NATURAL AREA = 1.007 AC •DETENTION = 1.192 AC •NATURAL AERA (EAST) = 0.603 AC	2.802 ACRES
5	SILVERON PARK •GENERAL OPEN SPACE	1.355 ACRES

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10.360 ACRES

6	ADDITIONAL OPEN SPACE	5.968 ACRES
7	PERIMETER CIRCULATION AND LANDSCAPE	3.776 ACRES
8	PRIVATE PARK •PLAZA	0.207 ACRES

5FT PATHWAY
6FT PATHWAY
8FT TRAIL
ENHANCED PAVEMENT CROSSWALK
NATURE TRAIL
TRAIL SIGNAGE
DETENTION AREA

SILVERON PARK DEVELOPMENT STANDARDS		1	2	3	4	5	7	8
PARK NAME	Additional Open Space	West Park	The Green	Central Park	Oak Bluff Park	Silveron Park	Perimeter Sidewalks	Private
APPROXIMATE AREA	5.968 ACRES	3.203 ACRES	1.233 ACRES	1.767 ACRES	2.802 ACRES	1.355 ACRES	3.776 ACRES	0.207 ACRES
PARK TYPE	N/A	NATURAL AREA	GREEN	GREEN (0.856 AC); DETENTION (0.911 AC)	NATURAL AREA (1.007 AC); DETENTION (1.192 AC); NATURAL AREA (0.603 AC)	GENERAL OPEN SPACE	GREEN	PLAZA
TRAIL CONNECTION	YES	YES	YES	YES	YES	YES	YES	N/A
STRUCTURES								
SHADED SEATING (MIN. 200 S.F.)	O	X	X	X	X	X		X
POOL								O
OVERLOOK DECK		X						
PLAY AREA	O	O	X	X	O	O		O
HARDSCAPE (TRAILS NOT INCLUDED)								
PEDESTRIAN BRIDGE	O	X	O		X		O	
ENHANCED PAVEMENT	O	X	X	O	O	X	O	X
LANDSCAPE								
ENHANCED LANDSCAPE	O	X	X	X	X	O	X	X
MULTI-PURPOSE LAWNS	O		X	X	X		O	O
CANOPY TREES	O	O	X	X	X	X	X	O
ORNAMENTAL TREES	O	O	O	O	O	O	X	O
IRRIGATION	X	X	X	X	X	X	X	X
SITE FURNISHINGS								
BENCHES	O	X	X	X	X	X		O
TABLES AND CHAIRS	O	O	X	X	X	X		O
TRASH RECEPTACLES	O	X	X	X	X	X		O
BIKE RACK	O	O	X	X	O	O		O
PET WASTE STATIONS	O	O	O	X	O	O		O
LIGHTING								
TRAIL BOLLARD LIGHTING (50' O.C. TYP.)	O	X	X	X	X	X		
SIGNAGE								
INFORMATIONAL SIGNAGE	O	X	O	O	X	O		
WAYFINDING	O	X	O	O	O	O		
TRAIL MARKERS	O	X	O	O	X	O		

X = Required
O = Optional

*PARK CATEGORIES ARE INTENDED TO BE IN AGREEANCE WITH TOWN OF FLOWER MOUND'S ORDINANCE NO. 13-19.

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TOM FIELD

The John R. McAdams Company, Inc.
(DBA, G&A | McAdams)
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Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
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TBPE: 19702 TBPLS: 10194440
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SILVERON PARK

SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT E-
PEDESTRIAN CIRCULATION
AND
OPEN SPACE PLAN**

Drawn By: XD
Date: 10/12/2021
Scale: 1"=125'
Revisions:

18257

OSP

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 4/12/2021 12:23 PM by jhaas-jacobsen

Silveron Park - Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898, October 1, 2021

Summary:

Silveron Park is an ~43.7-acre development generally located at the southeast corner of FM 2499 (Long Prairie Road) and Lakeside Village Parkway. The site is planned to include retail, restaurant, office, medical office and residential uses. The Concept Plan is included in Exhibit "C" of this study.

Base Code Parking Requirements:

The table below represents the base parking required by the Town of Flower Mound Zoning Ordinance, Section 82-79 for the proposed development. In addition, the table also includes the allowed reductions from the base parking requirements.

Town of Flower Mound Parking Analysis:

Building #	Use	Quantity (SF)	Units (SF)	Town Code Parking Rate	# of Spaces Required	20% Reduction (rounded up)	# of Spaces Provided
1	Medical Office	24,000	N/A	1/250	96	77	163
2	Retail	7,000	N/A	1/250	28	23	241
	Restaurant	8,000	N/A	1/75	107	86	
	Rest. Patios	4,780	N/A	1/75	64	52	
3	Retail	7,000	N/A	1/250	28	23	146
	Restaurant	8,000	N/A	1/75	107	86	
	Rest. Patios	3,600	N/A	1/75	48	39	
4	Restaurant	2,500	N/A	1/75	34	28	106
5	Restaurant	2,500	N/A	1/75	34	28	
6	Restaurant	2,500	N/A	1/75	34	28	
7	Office	80,900	N/A	1/300	270	216	#
8	Office	45,000	N/A	1/300	150	120	348
9	Office	90,000	N/A	1/300	300	240	
10	Parking Gar.	N/A	N/A	0		0	988
11	Office	93,100	N/A	1/300	311	248	
12	Office	60,000	N/A	1/300	200	160	
13	Office	80,300	N/A	1/300	268	215	
14	Office	51,900	N/A	1/300	173	139	235
15	Residential	N/A	90	2 per unit	180	144	
16	Residential	N/A	44	2 per unit	88	71	162
17	Residential	N/A	76	2 per unit	152	122	
	Totals	254,730	500		2,672	2,145	2,389*

Table 1.0

*Additional structured parking may be added below Buildings 7, 8 & 9

Parking totals included with Buildings 10-13 due to the use of the parking structure.

Parking Study

As illustrated in Table 1.0 above, the Town of Flower Mound's standard parking requires 2,672 total spaces for this site. Per Town standards, large developments require a 20% reduction to the total parking provided. Taking this reduction into account, the minimum required number of parking spaces to 2,145 parking spaces, fractions of spaces have been rounded up to the nearest whole number.

Silveron Park Proposed Parking:

There are two proposed changes to the Town's standard parking requirements within the Silveron Park PD zoning. First is a reduction in the parking ratio for multi-family dwelling units. Our proposed ratio is 1.5 spaces per unit. Second is the utilization of shared parking analysis. Shared parking allows for a more distributed analysis of the parking needed for large development. Residents and customers visiting the site are more than likely going to use one parking space to visit multiple tenants. Residents will walk to dinner, instead of driving, a patient visiting the doctor will do a little shopping before or after their appointment, or a shopper will eat lunch between visiting the various shopping options.

Typical Shared Parking Ratios:

	SCHEDULE OF MIXED-USE PARKING – PERCENTAGES				
	WEEKDAY		WEEKEND		NIGHT
	DAYTIME 6A - 6P	EVENING 6P - MID	DAYTIME 6A - 6P	EVENING 6P - MID	MIDNIGHT - 6A
OFFICE	100%	10%	10%	5%	5%
MED. OFFICE	100%	10%	10%	5%	5%
RETAIL	50%	90%	100%	70%	5%
RESTAURANT	50%	100%	100%	100%	10%
RESIDENTIAL	100%	100%	100%	100%	100%

Table 2.0

Utilizing the proposed square footages listed in Table 1.0 and the parking ratios in Table 2.0, the following parking numbers are determined.

Shared Parking Counts:

	SCHEDULE OF MIXED-USE PARKING – PERCENTAGES				
	WEEKDAY		WEEKEND		NIGHT
	DAYTIME 6A - 6P	EVENING 6P - MID	DAYTIME 6A - 6P	EVENING 6P - MID	MIDNIGHT - 6A
OFFICE	1,671	168	168	84	84
MED. OFFICE	96	10	10	5	5
RETAIL	28	51	56	40	3
RESTAURANT	213	426	426	426	43
RESIDENTIAL	300	300	300	300	300
TOTALS	2,308	955	960	855	435

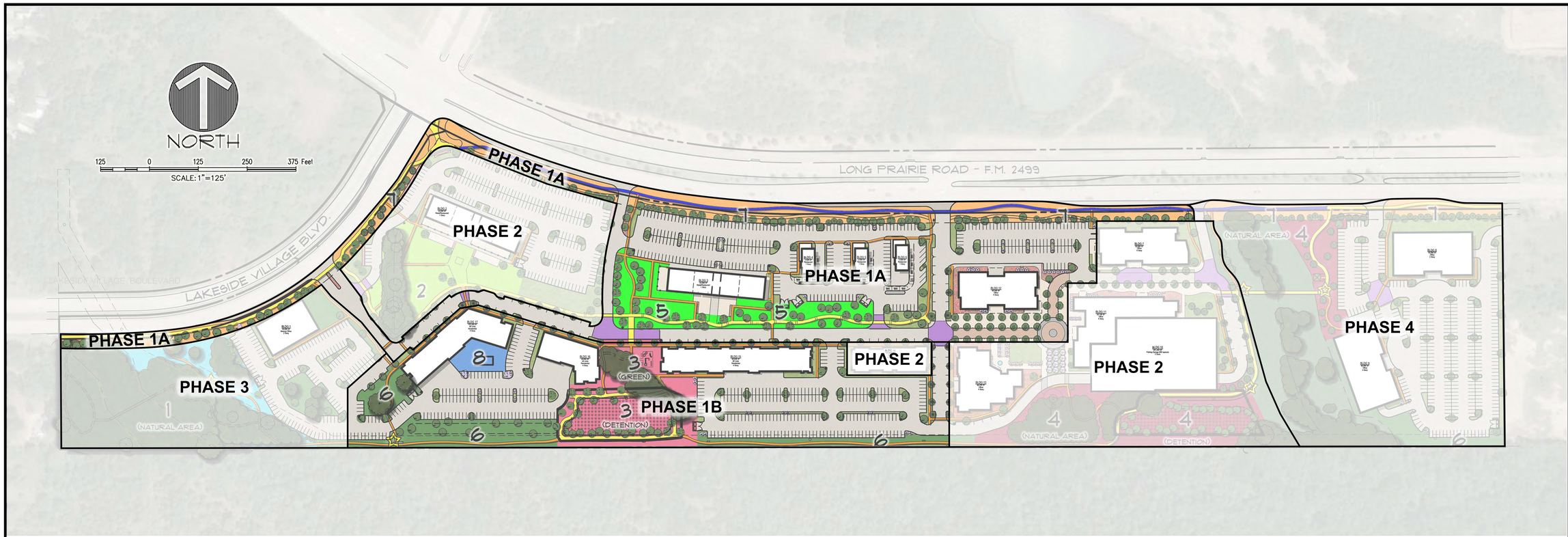
Table 2.1

Parking Study

Conclusion:

Table 2.1 indicates that 'Weekday, Daytime 6A - 6P', determines the most amount of required parking. This indicates that a minimum of 2,308 parking spaces should be provided to adequately park the proposed development. As indicated within Table 1.0, Silveron Park is proposing 2,389 total parking spaces dispersed throughout the property, or approximately 3.5% above the minimum required. This parking number will be reduced slightly once the required accessible parking and striped loading spaces are dispersed through the property as individual buildings are developed.

Based on the multiple uses proposed, a minimum of 2,308 parking spaces should be provided. The 2,389 parking spaces (plus the possible additional spaces below buildings 7, 8 & 9) is appropriate for this development.



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in the
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TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT F - PHASING PLAN

Drawn By: XD
Date: 10/1/2021
Scale: 1"=125'
Revisions:

18257

PH1

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 9/22/2021 10:28 AM by jhaas Jim Haas Sheet: 4@1/2(D)(18.00 x 24.00 in) Hydrostatics

Conceptual Elevations

NOTES:
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 IN WHICH THEY SERVE.
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 BUIDLING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MAETERIAL TO MATCH THE MATERIALS ON THE MAIN BUIDLING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUIDLING PERMIT THROUGH THE BUILDING DEPARTMENT.

SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.

MATERIAL CALCULATION CHART

	Building 'A'	Northwest		Northeast		East		Southeast		Southwest		West	
1	Total Façade S.F.	11,460		6,346		3,800		4,460		8,967		3,764	
2	Façade S.F. (exclusive of doors & windows)	8,203		4,332		2,884		3,202		6,380		2,875	
3	Doors & Windows S.F.	3,257		2,014		916		1,258		2,587		889	
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	**Primary Masonry Totals (Min. 80%)**	6,727	82%	3,552	82%	2,446	85%	2,648	83%	5,231	82%	2,376	83%
	Stone S.F.	820	10%	1,308	30%	1,036	36%	304	9%	463	7%	1,078	37%
	Brick S.F.	1,641	20%	467	11%	291	10%	451	14%	795	12%	291	10%
	Stucco S.F.	4,266	52%	1,777	41%	1,119	39%	1,893	59%	3,973	62%	1,007	35%
5	**Secondary Masonry Totals**	1,230	15%	534	12%	360	12%	554	17%	1,149	18%	416	14%
	Hardiplank S.F.	1,230	15%	534	12%	360	12%	554	17%	1,149	18%	416	14%
6	**Other Material Totals**	246	3%	246	6%	78	3%	0	0%	0	0%	78	3%
	Metal S.F.	246	3%	246	6%	78	3%	0	0%	0	0%	78	3%

MULTIFAMILY NORTHEAST ELEVATION

MULTIFAMILY NORTHWEST ELEVATION

MATERIALS:

BRICK (1) KANSAS BRICK & TILE 530 DARK - GREY GROUT	BRICK ROWLOCK (2) ACME BRICK BRISTOL OAK	NATURAL STONE (3) ACME BRICK CREAM CHOPPED	STUCCO (4) SW 7013 IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT (5) SW 6039 POISED TAUPE SANDPEPPLE FINISH	SIDING (6) SW 9006 ROJO DUST	METAL PANEL (7) BERRIDGE MANUFACTURING CO. ZINC-COTE	METAL ACCENT (8) BERRIDGE MANUFACTURING CO. AGED BRONZE	SHINGLES (9) GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD

Cross architects

SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL ELEVATIONS MULTIFAMILY

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Conceptual Elevations

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MULTIFAMILY SOUTHEAST ELEVATION

MULTIFAMILY EAST ELEVATION

MATERIALS:

BRICK (1)	BRICK ROWLOCK (2)	NATURAL STONE (3)	STUCCO (4)	STUCCO ACCENT (5)	SIDING (6)	METAL PANEL (7)	METAL ACCENT (8)	SHINGLES (9)
KANSAS BRICK & TILE 530 DARK - GREY GROUT	ACME BRICK BRISTOL OAK	ACME BRICK CREAM CHOPPED	SW 7013 IVORY LACE SANDPEPPLE FINISH	SW 6039 POISED TAUPE SANDPEPPLE FINISH	SW 9006 ROJO DUST	BERRIDGE MANUFACTURING CO. ZINC-COTE	BERRIDGE MANUFACTURING CO. AGED BRONZE	GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD

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SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

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CONCEPTUAL
ELEVATIONS
MULTIFAMILY

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MULTIFAMILY WEST ELEVATION

MULTIFAMILY SOUTHWEST ELEVATION

MATERIALS:

BRICK (1) KANSAS BRICK & TILE 530 DARK - GREY GROUT	BRICK ROWLOCK (2) ACME BRICK BRISTOL OAK	NATURAL STONE (3) ACME BRICK CREAM CHOPPED	STUCCO (4) SW 7013 IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT (5) SW 6039 POISED TAUPE SANDPEPPLE FINISH	SIDING (6) SW 9006 ROJO DUST	METAL PANEL (7) BERRIDGE MANUFACTURING CO. ZINC-COTE	METAL ACCENT (8) BERRIDGE MANUFACTURING CO. AGED BRONZE	SHINGLES (9) GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD

Cross architects

SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL ELEVATIONS MULTIFAMILY

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		East		West		South		North	
1	Total Façade S.F.	7230 SF		7230 SF		12816 SF		12816 SF	
2	Façade S.F. (exclusive of doors and windows)	3836 SF		3836 SF		6280 SF		6280 SF	
3	Doors and Windows S.F.	3394 SF		3394 SF		6536 SF		6536 SF	
4	**Primary Masonry Totals (min 80%)**	**3761 SF**	**98 % of 2**	**3761 SF**	**98 % of 2**	**6136 SF**	**98 % of 2**	**6136 SF**	**98 % of 2**
	Brick	734 SF	19 % of 2	734 SF	19 % of 2	1557 SF	25 % of 2	1557 SF	25 % of 2
	Stone	996 SF	26 % of 2	996 SF	26 % of 2	1753 SF	28 % of 2	1753 SF	28 % of 2
	Stucco	2031 SF	53 % of 2	2031 SF	53 % of 2	2826 SF	45 % of 2	2826 SF	45 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
5	**Secondary Masonry Totals (max 20%)**	**0 SF**	**0 % of 2**	**0 SF**	**0 % of 2**	**0 SF**	**0 % of 2**	**0 SF**	**0 % of 2**
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
6	**Other Materials**	**75 SF**	**2 % of 2**	**75 SF**	**2 % of 2**	**144 SF**	**2 % of 2**	**144 SF**	**2 % of 2**
	Metal Panel	75 SF	2 % of 2	75 SF	2 % of 2	144 SF	2 % of 2	144 SF	2 % of 2

1 North
Scale: 1/16" = 1'-0"

2 East
Scale: 1/16" = 1'-0"

3 West
Scale: 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE	
Mark	Description
AL-01	Clear Anodized Aluminum
GL-01	1" Insulated Glazing System
GL-02	1" Insulated Glazing System
MAS-01	Endicott Executive Ironspot Smooth
MTL-01	Metal Panel System - Alucobond Castle Gray
ST-01	Arriscraft Birchbark Rocked
ST-02	Arriscraft Birchbark Sandblasted
STU-01	SW 7013 Ivory Lace

See the ordinance for Planned Development No. 171 (PD-171) for requirements related to required design/elevation details that shall be incorporated into each site plan application on the Property.

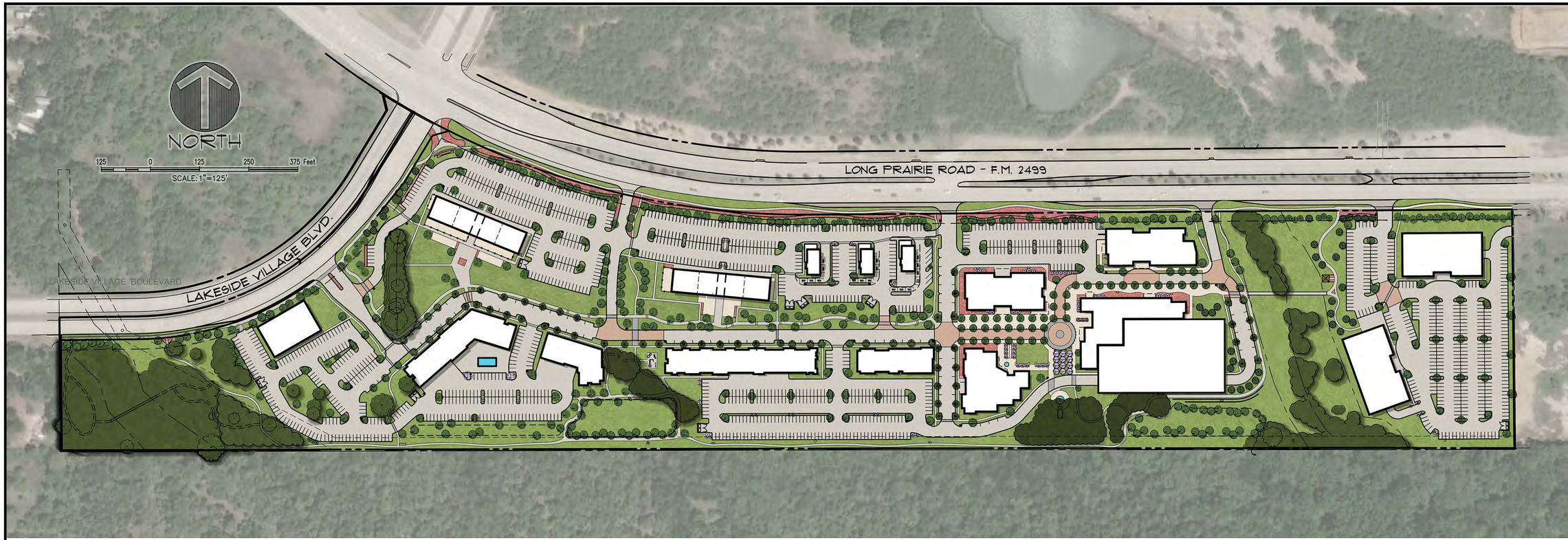
4 South
Scale: 1/16" = 1'-0"

ALLIANCE ARCHITECTS
1600 N. Collins Blvd., Suite 1000
Richardson, Texas 75080
Ph: (972) 233-0400

Silveron Park
Flower Mound, Texas

Building 2
Office

Conceptual Elevations



The John R. McAdams Company, Inc.
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McADAMS

SILVERON PARK

SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT H-
SILVERON PARK RENDERING

Drawn By: XD
Date: 10/1/2021
Scale: 1"=125'
Revisions:

18257

OSP

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 9/7/2021 7:15:31 AM by jrobertson Layout: 40" x 22" (36.00 x 22.00 inches)

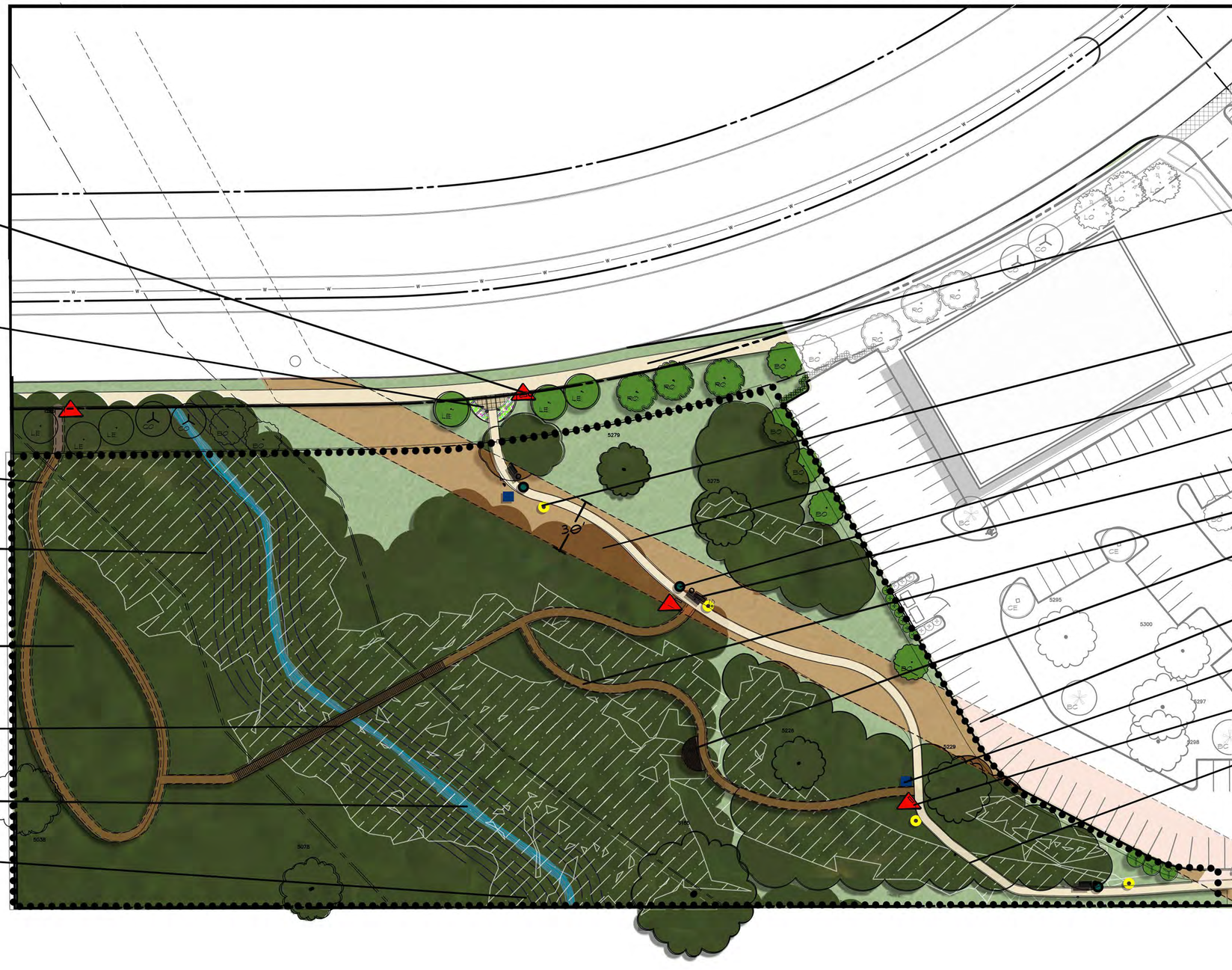
NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

*THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 36% OF THE 3.203 ACRE PARK.

*THE PERCENTAGE OF THE SITE NOT IN THE"12% OR GREATER" SLOPE AREA IS APPROXIMATELY 64% OF THE 3.203 ACRE PARK.



TRAIL HEAD SIGNAGE

ENHANCED TRAIL ENTRY

NATURE TRAIL

AREA CONTAINS 12% OR GREATER SLOPES

AREA WEST OF STREAM IN UPLAND HABITAT

PEDESTRIAN OBSERVATION BRIDGE

INTERMITTENT STREAM

AREA CONTAINS PROTECTED SLOPES

PERIMETER SIDEWALK

BOLLARD LIGHTING

CONCRETE SIDEWALK

TRASH RECEPTACLE

BENCH

MULCH TRAIL

NATURE OBSERVATION DECK (MIN. 100 S.F.)

SEWER EASEMENT

PET WASTE STATION

TRAIL SIGNAGE

SIDEWALK CROSSING <12% OR GREATER SLOPES

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TARRANT COUNTY, TEXAS

**EXHIBIT H-
WEST PARK**

Drawn By: --
Date: 10/1/2021
Scale: 1"=40'
Revisions:

18257

1

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TARRANT COUNTY, TEXAS

**EXHIBIT H-
THE GREEN**

Drawn By: --
Date: 10/1/2021
Scale: 1"=80'
Revisions:

18257

2

File: Z:\2018\18257\Drawing\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 9/17/2021 12:18 PM, by Delia, Nashlyn; Saved: 9/14/2021 5:53 PM, by adeka

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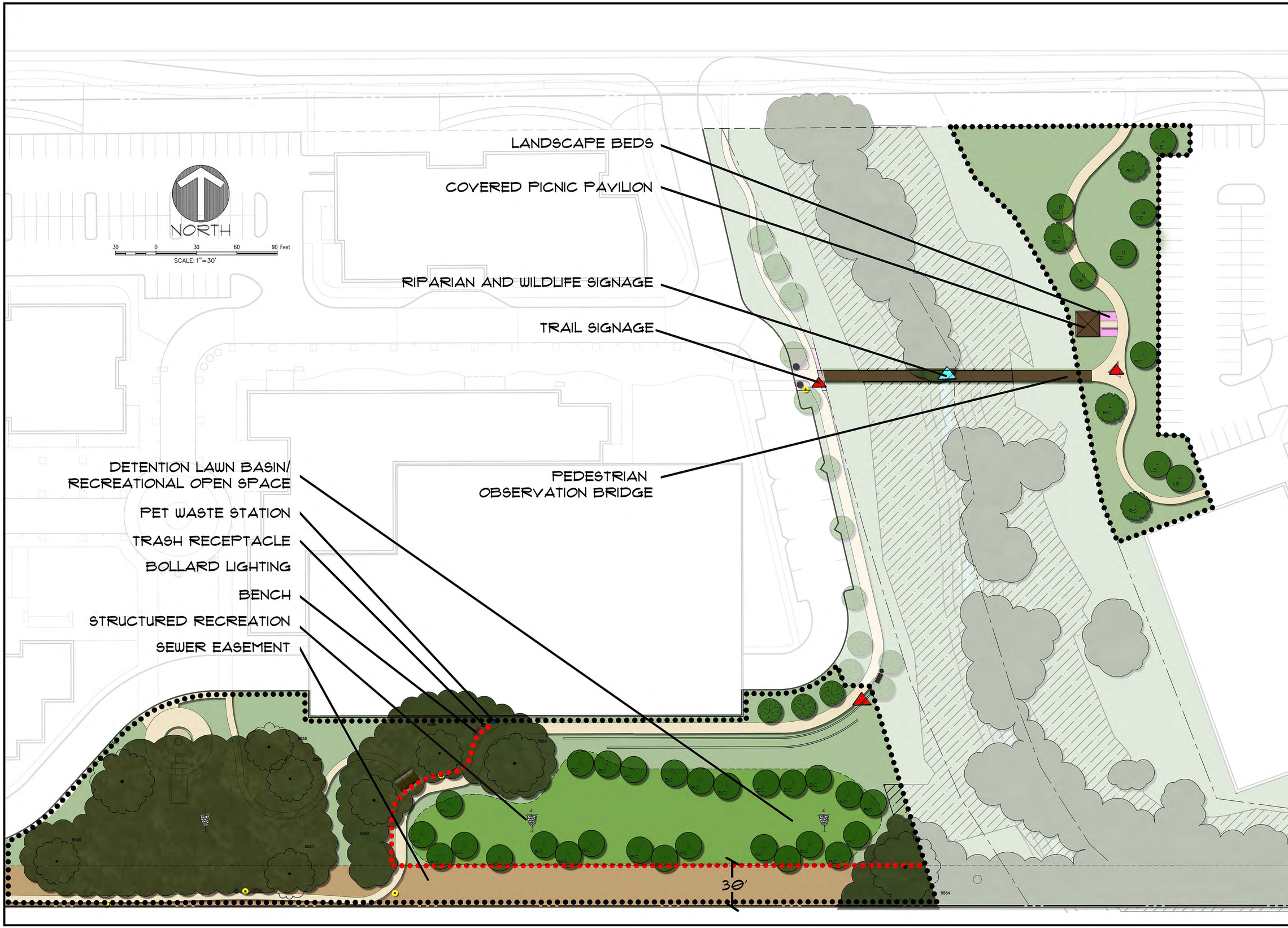
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT H-
SILVERON PARK

Drawn By: --
Date: 10/1/2021
Scale: 1"=40'
Revisions:

18257

File: Z:\2018\18257\Drawings\Zoning\SHEETS\18257 LANDSCAPE PLAN
Plotted: 6/26/2020 11:57 AM, by Doris, Nichlyn; Saved: 6/24/2020 5:54 PM, by ddoris



The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 County View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

SILVERON PARK

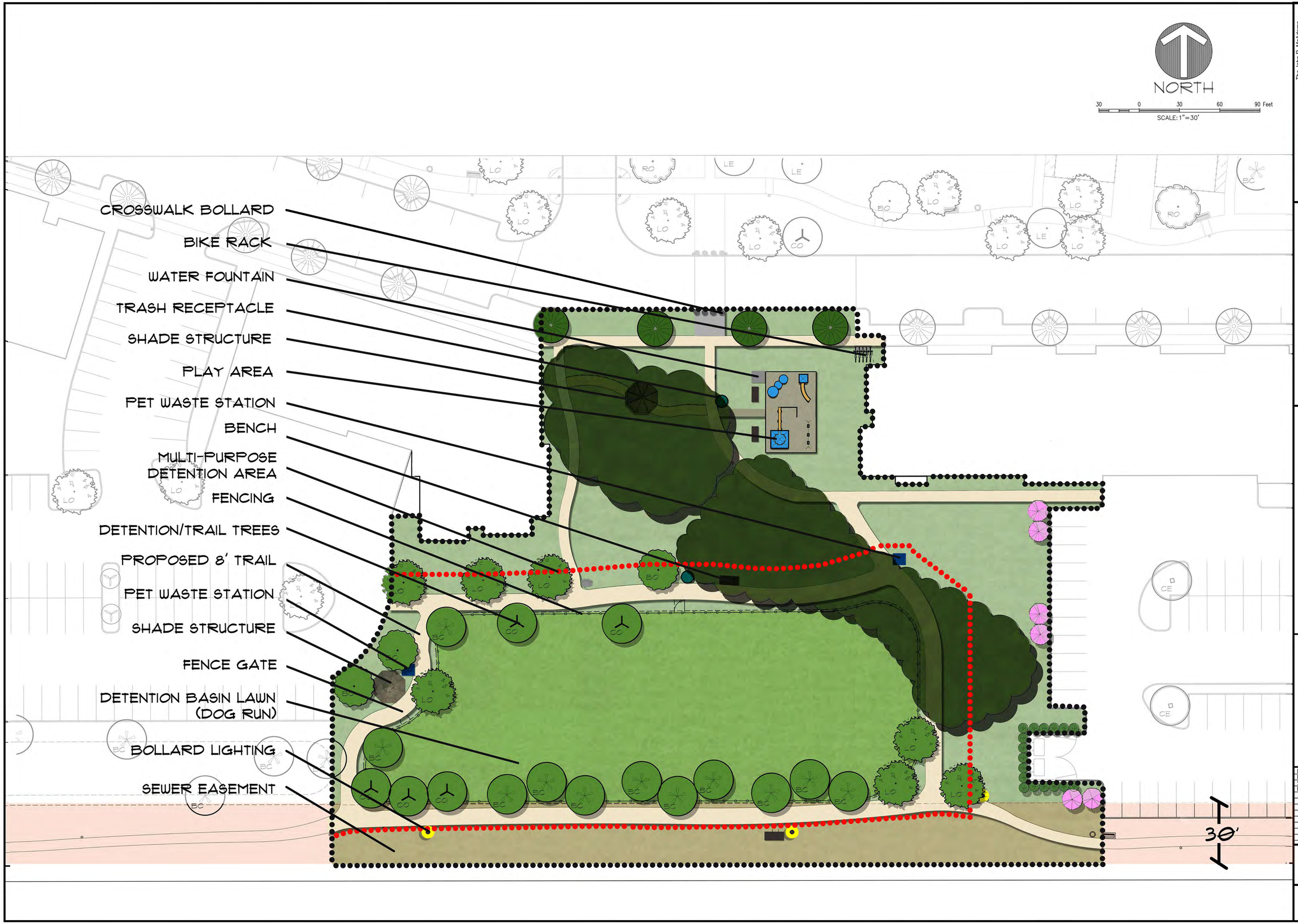
SILVERON PARK
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

EXHIBIT H -
OAK BLUFF PARK

Drawn By: --
Date: 10/1/2021
Scale: 1"=30'
Revisions:

18257

4



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J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H-
CENTRAL PARK**

Drawn By: ---
Date: 10/1/2021
Scale: 1"=30'
Revisions:

18257

EXHIBIT H - AMENITIES AND MATERIALS

SHADE STRUCTURE OPTION #1

NATURE OBSERVATION DECK

SHADE STRUCTURE OPTION #2

NATURE PLAY

BRIDGE

PLAYGROUND

RAISED CROSSWALK WITH ENHANCED PAVEMENT

ENHANCED PAVEMENT OPTION

TRAIL HEAD SIGNAGE

TRASH RECEPTACLE

PET WASTE STATION

BENCH

BOLLARD LIGHTING

PLANNING AND ZONING COMMISSION

AGENDA ITEM *i*.(b)

WORK SESSION

DATE: November 8, 2021

FROM: Claire Barnes, Planner

ITEM: **A Work Session in conjunction with a future Public Hearing for a request for a rezoning (ZPD21-0014 – Cross Timbers Business Park) from Interim Holding uses to Planned Development District No. 188 (PD-188) with Campus Industrial and Industrial District-2 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of US Highway 377.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 263 acres of land to create a planned development district with Campus Industrial and Industrial District-2 uses.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers
- Located along entrance to Town (1171)
- Comprehensive Sign Package

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change from Interim Holding to Campus Industrial and Industrial District-2 zoning to develop an industrial subdivision.

Currently, a portion of the property is master planned for Campus Industrial and Commercial/Industrial or Mixed Density Residential land uses within the Denton Creek District Area Plan.

The concept plan shows eight buildings with a total square footage of 3,690,190 square feet. The project includes the extension of Denton Creek Boulevard and Stonecrest Drive. A Traffic Impact Analysis is underway.

The applicant is proposing to increase the minimum landscape buffers along Cross Timbers Road from 25 feet to 50 feet as shown on the provided concept landscape plan. The applicant is also proposing to increase the building setback to 110 feet along Cross

Timbers Road as shown on the provided concept plan. As these modifications are stricter than what is required by current Town code, these modifications are not included in the “Requested Exceptions and Modifications” category.

In addition to street buffers, a 25-foot compatibility buffer and 60-foot building setback is required on the west side adjacent to the residential properties. A 25-foot buffer is also provided adjacent to the railroad on the east side of the development.

If, after public hearing, the ZPD request is approved, the project will still require Site Plan and Record Plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant’s request for a Planned Development includes various modifications to the development standards:

- Modification to off-site parking standards
- Height exception
- Comprehensive Sign Package

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- Possible parking exception
- Off-site parking modification
- Truck court screening along Denton Creek Boulevard
- Elevations, primarily along 1171
- Pending TIA

VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package

CROW HOLDINGS
INDUSTRIAL

3819 Maple Avenue
Dallas, Texas 75219

Phone: 214-661-8094
Email: bcooper@chindustrial.com

Claire Barnes
Planner, Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75022

Dear Ms. Barnes

Crow Holdings Industrial has submitted an application for a Zoning Planned Development for Cross Timbers Business Park. The application is for approximately 263 acres of land located to the west of Cross Timbers Road (FM 1171) and FM 377. The property is located within the Denton Creek District Area Plan. The property is currently zoned Interim Holding. The property is bordered on the north by Argyle High School; on the west by the Canyon Falls residential subdivision and Canyon Falls Drive; on the east by undeveloped property known as "Furst Ranch" and on the south by Cross Timbers Road (FM 1171) and the Trailwood residential subdivision.

The zoning being requested is Campus Industrial and Industrial District Two and is in accordance with Flower Mound's Master Plan designated future land use for the property. Designated future land uses include Campus Industrial, Commercial/Industrial and Commercial/Industrial or Mixed Density Residential.

The conceptual site plan has been designed to meet the anticipated demand for the Alliance Corridor sub-market which the property is in. Demand in this submarket is predominately for distribution warehouses. Specifically, significant demand in this sub-market exists for larger buildings with floor plates of 500,000 square feet to 1,000,000 square feet or more. The site plan is balanced by smaller floorplate buildings that also provide needed buffering from the adjacent residential subdivisions, schools, and prominent roadways.

Cross Timbers Business Park, in accordance with the Denton Creek Area Plan, establishes a Class A business park that will accommodate a variety of tenants including light and general industry (general industry is only allowed in the I2 portion of the development), clean assembly, service/repair and other similar uses. Further the proposed development meets the intent of the area plan through the buildings that are designed to attract tenants that require co-location of office and industrial operations.

The property is located at a prominent Flower Mound entryway. Special care was taken in designing Cross Timbers Business Park to honor the importance of the location to the Town of Flower Mound and comply with the Town's entryway design standards. The central focus of the landscaping along Cross Timbers Road is to showcase Flower Mound's dedication to open space and its unique country atmosphere through increased setbacks and enhanced landscaping.

Additionally, building architecture and entryway features have been designed to build upon the spirit of the architecture of the established residential, municipal, and institutional uses in the area as well as comply with the requirements of Flower Mound's Urban Design Guidelines.

CROW HOLDINGS
INDUSTRIAL

3819 Maple Avenue
Dallas, Texas 75219

Phone: 214-661-8094
Email: bcooper@chindustrial.com

To meet current market requirements, an exception to Flower Mound's maximum height requirements is being requested for a portion of the property. To lessen the visual impact of the increased height, building setbacks and landscape buffers on Cross Timbers Rd are being increased from 60 feet to 110 feet and from 25 feet to 50 feet, respectively.

As anticipated by Flower Mound's Master Plan, development of this property will bring significant tax revenue to Flower Mound, Argyle ISD and Denton County. A economic impact study is being prepared to demonstrate the value of Cross Timbers Business Park to the community.

We look forward to working with you on this project. Our team is available to answer any questions you may have.

Sincerely,

Brad Cooper
Vice President of Development
Crow Holdings Industrial

Draft Planned Development Standards

Development Standards

Planned Development ZPD – 21 - 0014
Cross Timbers Business Park

The development of the property comprising approximately 263 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. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

   a. Exhibit "C": Conceptual Site Plan.
   b. Exhibit "D": Conceptual Landscape Plan.
   c. Exhibit "E": Conceptual Elevations.
   d. Exhibit "F": Entryway Monument

B. PERMITTED USES.

The Permitted Uses listed in the Campus Industrial District(CI) in the Town's Zoning Ordinance shall be permitted in the area designated as CI on Exhibit"C". Additionally, manufacturing, general shall be a permitted use.

The Permitted Uses listed in the Industrial – 2 District (I2) in the Town's Zoning Ordinance shall be permitted in the area designated as I2 on Exhibit "C".

Manufacturing - hazardous and objectionable as defined in the Town's Code (Section 98-2) is specifically prohibited anywhere in the Development.

C. SPECIFIC USES.

The uses listed as Specific Uses in the Campus Industrial District (CI)in the Town's Zoning Ordinance shall be permitted in the area designated as CI on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

The uses listed as Specific Uses in the Industrial – 2 District (I2)in the Town's Zoning Ordinance shall be permitted in the area designated as I2 on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES

The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in the area designated as CI onExhibit "C" 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."

DRAFT

Draft Planned Development Standards

The uses listed as Temporary Uses in the Industrial – 2 District (I2) in the Town's Zoning Ordinance shall be permitted in the area designated as I2 onExhibit "C" 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."

E. DIMENSIONAL REGULATIONS.

F. The dimensional regulations listed in the Campus Industrial District (CI) and the Industrial 2 District (I2) in the Town's Zoning Ordinance shall be required for this Planned Development in general accordance with the designated areas on Exhibit "C" except as noted in paragraph O "Modifications and Exceptions" below.

G. Minor arterial screening

In general, buildings finished floor elevation will be constructed at or near average street grade along Denton Creek Boulevard, as measured along the building frontage. Where required, screening of building operations including truck docks will be achieved through the use of berms and landscaping as conceptually depicted in Exhibit E.

If, at site plan, it is determined that a building will be materially below or above average street grade, and screening requirements of the Town's Urban Design Standards cannot be achieved using berms and landscaping, masonry walls may be required in addition to berms and landscaping to meet the screening requirements contained in the Town's Urban Design Standards.

H. Parking

1. Parking lots must comply with the landscaping standards found in Section 82-243 of the Town's Code of Ordinances. This standard shall apply to truck courts if they are redeveloped as parking lots at any point in time.
2. Offsite parking that is not contiguous with the principal lot shall be allowed provided
   a. The lot is separated from the principal lot by a town required roadway AND a protected pedestrian crossing with a pedestrian activated signal is provided OR a pedestrian crossing at a stop-controlled intersection.
   b. Zoning for the off-site parking shall be consistent with the zoning on the principal lot.
   c. For any proposed off-site parking, an "off-site shared parking irrevocable consent form" provided by the town, shall be executed, and delivered to the Town of Flower Mound during the site plan approval process to ensure all required off-street parking spaces shall remain available throughout the life of the principal use(s).

I. Architectural Standards**:**

Building elevations shall be in substantial compliance with the conceptual elevations in Exhibit E. Exhibit E contains conceptual elevations for three representative buildings. These elevations reflect the various floorplate sizes and configurations anticipated to meet the demands of the submarket.

Development of Planned Development District No. (PD-1xx) is subject to the Town's

DRAFT

Draft Planned Development Standards

Urban Design Plan and the following specific building component elements:

The Development's Architectural theme will be in conformance with the Town's Urban Design Plan, and will utilize culture stone, steel canopies with factory finished wood textured metal soffits and paint finished concrete tilt-wall.

.

1. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations (Exhibit "E").
2. The unified design theme depicted on the Concept Elevations (Exhibit E) shall be required within the development.
3. Building entries will be identified by various architectural features including canopies and portals.
4. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan. Buildings will reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from Arterial Roadways.
5. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Flower Mound Road.
6. Colors should be earth tones, or members of the beige, brown, and yellow family of color.
7. Roof top mounted mechanical equipment shall not be visible from the public right-of-way or from neighboring residential buildings.
8. Specific Building Material Standards shall include:
   a. A minimum of eighty percent (80%) of the building wall area (not including doors and windows) on any elevation shall be of a primary masonry identified within the Town's Urban Design Plan. Up to twenty percent (20%) of any wall surface material on any elevation may be fiber cement board, cementitious plaster, E.I.F.S., CMU, or a combination of all.
   b. The use of exposed standard concrete shall not be utilized for any elevation.
   c. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish, if available. Weathered steel will be permitted for signage.
   d. Not more than fifteen percent (15%) of any elevation shall be comprised of a color that is not considered an earth or wood tone. White or shades of white shall be considered an earth tone color.
9. Accessory buildings will be in substantial compliance with the building materials, colors and architectural standards outlined above.

J. <u>Entryway Monument</u>

1. Entryway monument on the east side of FM1171 and Denton Creek Boulevard will be in substantial compliance with the design, materials and dimensions contained in Exhibit F.

K. <u>High Voltage Electrical Transmission Line –</u>

1. No building within the development shall be permitted within 50 feet of the edge of the right-of-way or easement of the high voltage electrical transmission line IF the

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use is also listed as a permitted use in the Town's office district (O) zoning classification (Chapter 98-542).

2. No building shall be located within the right of way or easement for a high voltage electrical transmission line.

L. Modifications and Exceptions The following modifications and exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Height – Height within the area marked H1 on Exhibit C will be a maximum of 60 feet. In all other areas the height maximums contained in the CI and I2 zoning classifications shall be required for this Planned Development in accordance with the designated areas on Exhibit "C".
2. Minimum setbacks and landscape buffer adjacent to Cross Timbers Road:
   a. Building setbacks will be increased from 60 to 110 feet
   b. Landscape buffer will be increased from 25 to 50 feet.
   c. These increased building setbacks and landscape buffer standards apply only to areas directly adjacent to Cross Timbers Road and shall be measured from the property line.
3. Off-site parking shall be allowed in accordance with Section G.2.

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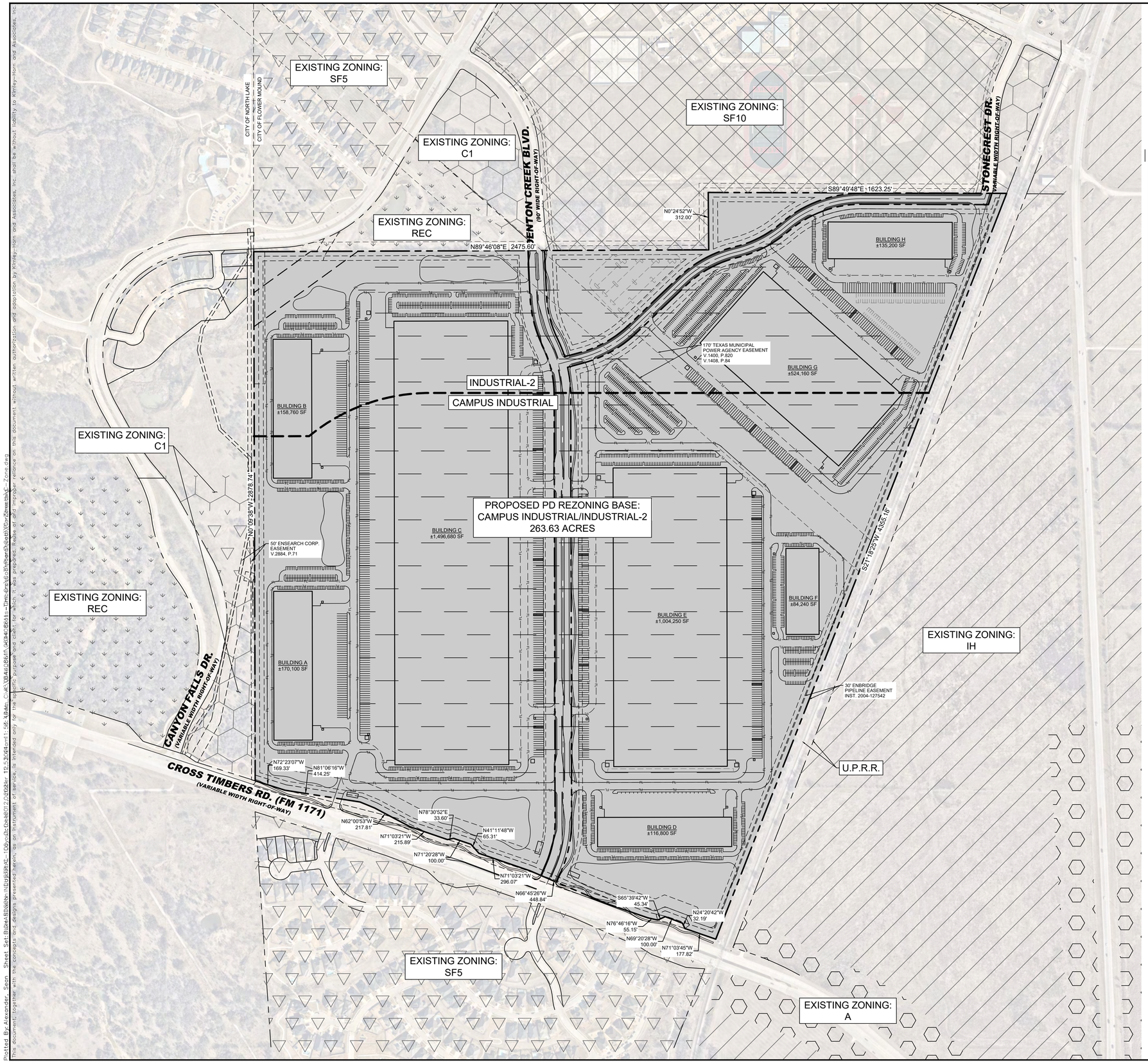
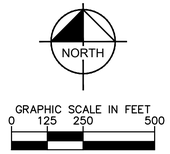
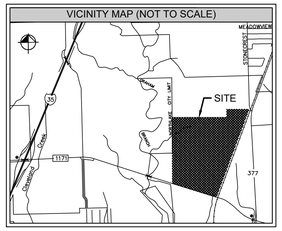




LEGEND
PROPERTY LINE
EASEMENT LINE
PROP. RET. WALL
PROPOSED PD ZONING (BASE CI/I2 ZONING)
IH ZONING
SF10 ZONING
C1 ZONING
REC ZONING
SF5 ZONING
A ZONING
PROP. BUILDING
H1 AREA

VICINITY MAP (NOT TO SCALE)



ZONING INFORMATION	
LAND USE PLAN	
EXISTING	INTERIM HOLDING (IH)
PROPOSED	CAMPUS INDUSTRIAL (CI)/INDUSTRIAL - 2 (I2)
COUNTY	DENTON COUNTY
URBAN DESIGN PLAN	DENTON CREEK AREA
PARKS AND TRAILS PLAN	FUTURE BIKE LANE AND SHARED LANE WITHIN THE SITE
OPEN SPACE PLAN	SEE LANDSCAPE PLANS
THOROUGHFARE PLAN	FM 1171 (MAJOR ARTERIAL) DENTON CREEK BLVD. (MINOR ARTERIAL) STONECREST DR. (URBAN COLLECTOR)
PHASING	AN INITIAL PHASE SHALL INCLUDE, BUT NOT LIMITIED TO, DENTON CREEK BLVD., STONECREST DR., ASSOCIATED INFRASTRUCTURE, AND BUILDINGS AS THE MARKET DICTATES.
WATER PLAN	24" WATER ALONG EAST PROPERTY LINE 12" WATER ALONG FM 1171 12" WATER ALONG STONECREST DR. 12" WATER ALONG DENTON CREEK BLVD. 8" RAW WATER ALONG STONECREST DR. 12" RAW WATER ALONG DENTON CREEK BLVD.
WASTEWATER PLAN	21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE 12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
ECONOMIC IMPACT	APPROX. 250 MILLION OVER A 20-YEAR PERIOD

*THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PLANNED DEVELOPMENT.

PLANS SUBMITTAL/REVIEW LOG

1ST PLANNED DEVELOPMENT (ZPD) SUBMITTAL 08/30/2021

2ND PLANNED DEVELOPMENT (ZPD) SUBMITTAL 10/12/2021

SURVEYORS CERTIFICATION:

This is to certify that this map is based on a survey completed on September 7, 2021. The field work was completed on August 30, 2021.

J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

DEVELOPER

CROW HOLDINGS INDUSTRIAL
3819 MAPLE AVENUE
DALLAS, TX 75219
PHONE: (214) 770-4141
CONTACT: BRAD COOPER
EMAIL: BCOOPER@CHINDUSTRIAL.COM

OWNER

LA ESTANCIA INVESTMENTS, LP
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PLANO, TX 75024
PHONE: (972) 612-6120
CONTACT: FINLEY EWING, III
EMAIL: FIN@EWINGAUTOGROUP.COM

ENGINEER/SURVEYOR

Kimley»Horn
13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300
CONTACT: ALEX RATHBUN, P.E. / ANDY DOBBS, RPLS
TEXAS REGISTERED ENGINEERING FIRM NO. F-928
SURVEY FIRM #: 101155-00
EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064408611
DATE 10/12/2021
SCALE AS SHOWN
DESIGNED BY RAR
DRAWN BY SPA
CHECKED BY RAR

ZONING EXHIBIT

CROSS TIMBERS BUSINESS PARK
PREPARED FOR
CROW HOLDINGS INDUSTRIAL
FLOWER MOUND TEXAS

SHEET NUMBER
C-100

Plotted By:Alexander, Sean Sheet Set:Bubble\Bldg\Nv:INDUSTRIAL - IH\Dwg:C-Cover\01/2/2021\Dwg: 12:53:39\Xref:ref:SP2 XRefs: C-XR \\BAUS\BSVR\Kimley-Horn\Projects\Kimley-Horn\Cross Timbers Industrial - Zone.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANS SUBMITTAL/REVIEW LOG

1ST PLANNED DEVELOPMENT (ZPD) SUBMITTAL	08/30/2021
2ND PLANNED DEVELOPMENT (ZPD) SUBMITTAL	10/12/2021

CONCEPTUAL SITE DATA TABLE		
Physical Address	NEC CROSS TIMBERS RD. (FM 1171) AND CANYON FALLS DR.	
Gross Site Area	263 AC (11,491,576 SF)	
Net Site Area	263 AC (11,491,576 SF)	
Zoning	PD-XXX	
Current Use	INTERIM HOLDING	
CONCEPTUAL LOT COVERAGE DATA		
CONCEPTUAL BUILDING COVERAGE	32.1% (3,690,190 SF)	
CONCEPTUAL IMPERVIOUS AREA	67.0% (7,693,114 SF)	
CONCEPTUAL PERVIOUS AREA	33.1% (3,798,462 SF)	
PARKING SUMMARY	**REQUIRED**	**PROVIDED**
CONCEPTUAL SURFACE PARKING		
CONCEPTUAL OFFICE (1/250SF)	237	237
CONCEPTUAL WAREHOUSE (1/2000SF)	1838	1838
TOTAL PARKING	2075	2938 SPACES

CONCEPTUAL BUILDING DATA

	BUILDING A	BUILDING B	BUILDING C	BUILDING D	BUILDING E	BUILDING F	BUILDING G	BUILDING H
# OF STORIES	1	1	1	1	1	1	1	1
PEAK HEIGHT	45'	45'	56'	40'	56'	40'	50'	40'
MEAN HEIGHT	45'	45'	56'	40'	56'	40'	50'	40'
OFFICE USE	5,436 SF	5,436 SF	10,872 SF	5,208 SF	11,272 SF	5,208 SF	10,416 SF	5,208 SF
WAREHOUSE USE	164,664 SF	153,324 SF	1,485,808 SF	111,592 SF	992,978 SF	79,032 SF	513,744 SF	129,992 SF
TOTAL SF	170,100 SF	158,760 SF	1,496,680 SF	116,800 SF	1,004,250 SF	84,240 SF	524,160 SF	135,200 SF

ZONING INFORMATION	
LAND USE PLAN	
EXISTING	INTERIM HOLDING (IH)
PROPOSED	CAMPUS INDUSTRIAL (CI)/INDUSTRIAL - 2 (I2)
COUNTY	DENTON COUNTY
URBAN DESIGN PLAN	DENTON CREEK AREA
PARKS AND TRAILS PLAN	FUTURE BIKE LANE AND SHARED LANE WITHIN THE SITE
OPEN SPACE PLAN	SEE LANDSCAPE PLANS
THOROUGHFARE PLAN	FM 1171 (MAJOR ARTERIAL) DENTON CREEK BLVD. (MINOR ARTERIAL) STONECREST DR. (URBAN COLLECTOR)
PHASING	AN INITIAL PHASE SHALL INCLUDE, BUT NOT LIMITIED TO, DENTON CREEK BLVD., STONECREST DR., ASSOCIATED INFRASTRUCTURE, AND BUILDINGS AS THE MARKET DICTATES.
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WASTEWATER PLAN	21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE 12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
ECONOMIC IMPACT	APPROX. 250 MILLION OVER A 20-YEAR PERIOD

*THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PLANNED DEVELOPMENT.

NOTES

1. THIS DEVELOPMENT IS LOCATED IN DENTON COUNTY.

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

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 WILL 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 SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

8.THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS COMPREHENSIVE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY WAVERS, EXCEPTIONS, OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.

9.ALL PARKING SPACES WILL BE A MINIMUM OF 9' BY 18'.

10. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PLANNED DEVELOPMENT.

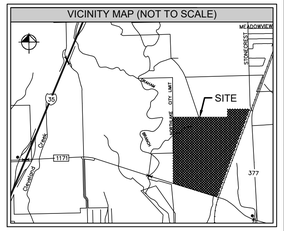
LEGEND	
PROPERTY LINE	
EASEMENT LINE	
PROP. RET. WALL	
PROP. TRUCK CIRCULATION	
PROP. FIRELANE	FL
PROP. SANITARY MH	
PROP. FIRE HYDRANT	FH
PROP. FIRE DEPT. CON.	FDC
PROP. BUILDING	

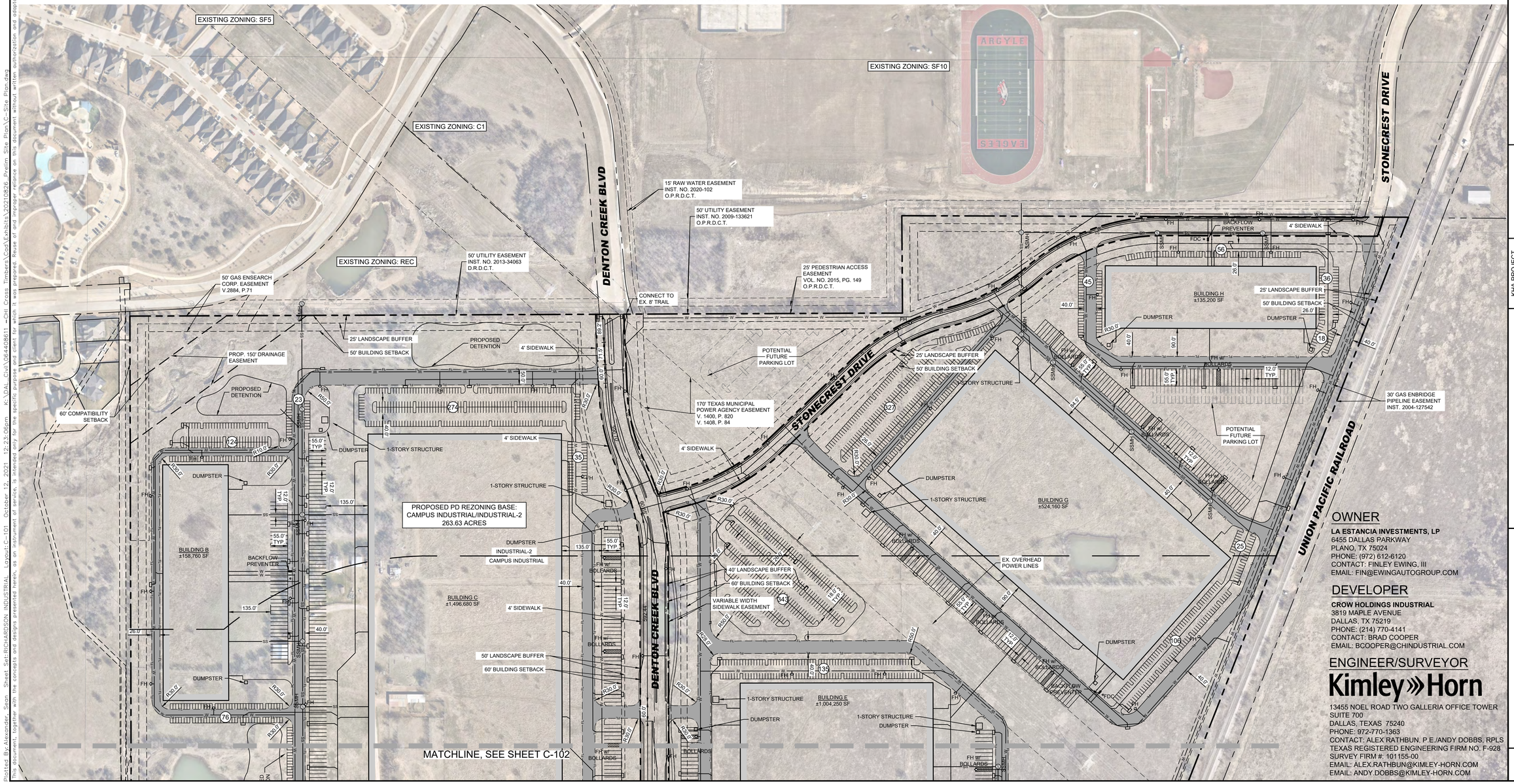
NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

PARKING BREAKDOWN BY BUILDING	REQUIRED
BUILDING A	85
BUILDING B	80
BUILDING C	749
BUILDING D	59
BUILDING E	503
BUILDING F	43
BUILDING G	262
BUILDING H	68

VICINITY MAP (NOT TO SCALE)





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ENGINEER/SURVEYOR

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PHONE: 972-770-1363
CONTACT: ALEX RATHBUN, P.E./ANDY DOBBS, RPLS
TEXAS REGISTERED ENGINEERING FIRM NO. F-928
SURVEY FIRM #: 101155-00
EMAIL: ALEX.RATHBUN@KIMLEY-HORN.COM
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT	064408611
DATE	10/12/2021
SCALE	AS SHOWN
DESIGNED BY	RAR
DRAWN BY	SPA
CHECKED BY	RAR

CONCEPTUAL SITE PLAN

CROSS TIMBERS BUSINESS PARK
PREPARED FOR
CROW HOLDINGS INDUSTRIAL
FLOWER MOUND TEXAS

SHEET NUMBER
C-101

Plotted By: Alexander, Sean Sheet Set: RICHARDSON INDUSTRIAL Layout: C-101 October 12, 2021 12:23:09pm K:\DAL_CIV\064408611 - CHI Cross Timbers\Cad\Exhibits\20210826 - Prelim Site Plan\C- Site Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES

1. THIS DEVELOPMENT IS LOCATED IN DENTON COUNTY.

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

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 WILL 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 SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

8.THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS COMPREHENSIVE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY WAVERS, EXCEPTIONS, OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.

9.ALL PARKING SPACES WILL BE A MINIMUM OF 9' BY 18'.

10. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PLANNED DEVELOPMENT.

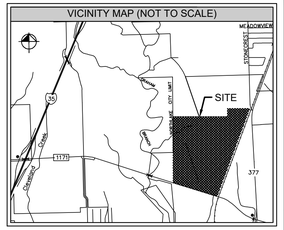
LEGEND

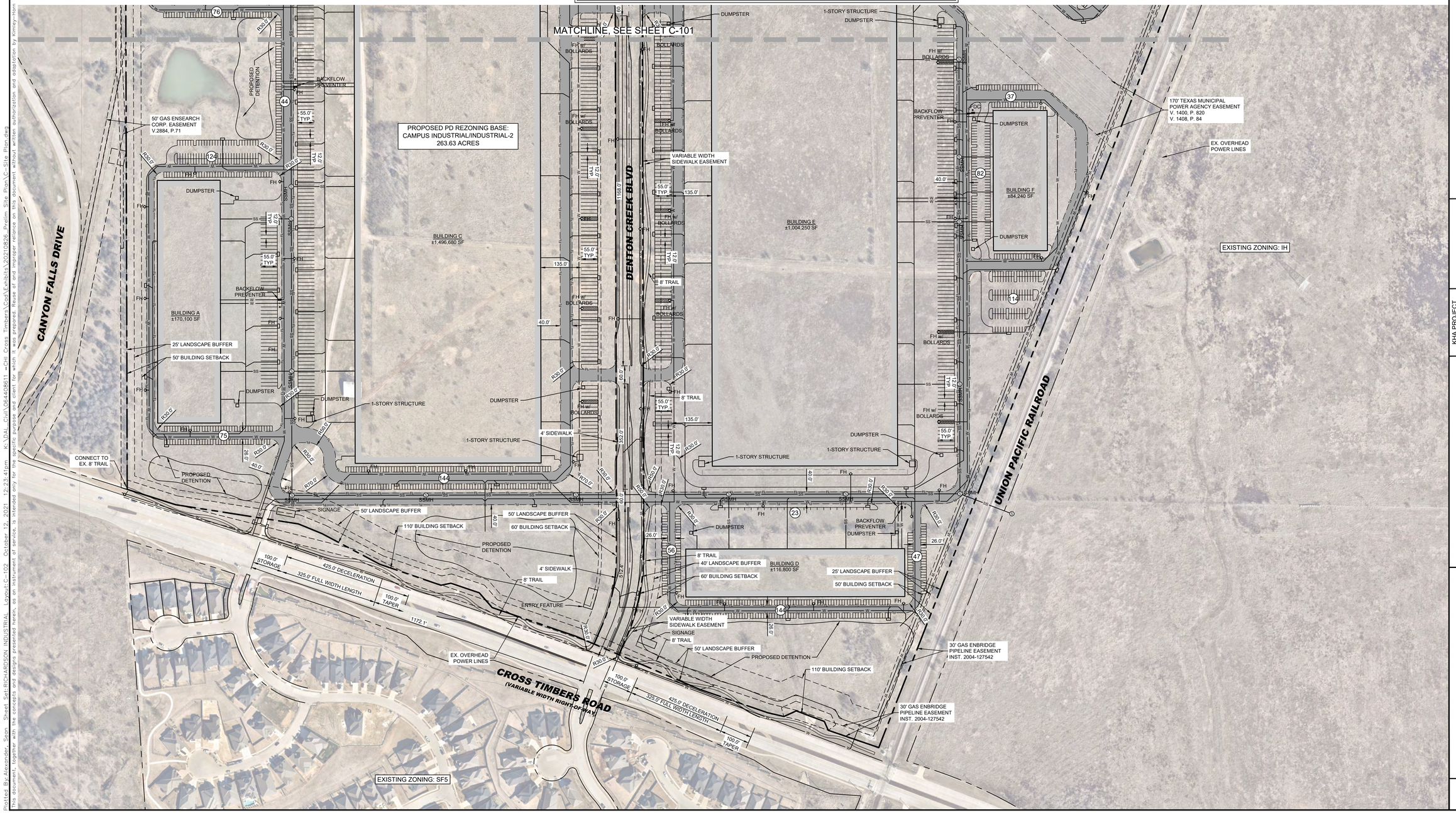
PROPERTY LINE	
EASEMENT LINE	
PROP. RET. WALL	
PROP. TRUCK CIRCULATION	
PROP. FIRELANE	FL
PROP. SANITARY MH	
PROP. FIRE HYDRANT	FH
PROP. FIRE DEPT. CON.	FDC
PROP. BUILDING	

NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

VICINITY MAP (NOT TO SCALE)





No.	REVISIONS	DATE	BY

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KHA PROJECT 064408611
DATE 10/12/2021
SCALE AS SHOWN
DESIGNED BY RAR
DRAWN BY SPA
CHECKED BY RAR

CONCEPTUAL SITE PLAN

CROSS TIMBERS BUSINESS PARK

PREPARED FOR
CROW HOLDINGS INDUSTRIAL

FLOWER MOUND TEXAS

SHEET NUMBER
C-102

Plotted By:Alexander, Sean Sheet Set:RICHARDSON INDUSTRIAL Layout:C-102 October 12, 2021 2:23:41pm K:\DAL_Civil\064408611 - CHI Cross Timbers\Civil\Exhibits\20210826 - Prelim Site Plan\C-Site Plan.dwg
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Kimley»Horn

MEMORANDUM

To: Matthew J. Hotelling, P.E., PTOE
Transportation Services
Town of Flower Mound

From: Brandon Forsythe, P.E.
Kimley-Horn and Associates, Inc.
TPBE Registered Firm Number F-928

Date: October 8, 2021

Re: Cross Timbers Parking Study
Flower Mound, Texas

PURPOSE

Kimley-Horn and Associates, Inc. conducted a parking study for the proposed Cross Timbers Warehousing development located directly northeast of the FM 1171 & Canyon Falls Drive intersection in the Town of Flower Mound, Texas. This memorandum summarizes the results of the parking study required in Section 82-73 of the Town's Code of Ordinances.

According to the conceptual plan (**Appendix Item A**), the site is proposed with 3,690,190 square feet of warehousing land use. This study is intended to determine the number of parking spaces needed on site in order to adequately serve the development and meet requirements outlined by the Town of Flower Mound and the Institute of Transportation Engineers (ITE).

METHODOLOGY

Two analyses were performed for this study:

- **Flower Mound Code of Ordinances**
  Utilized off-street parking requirements outlined in Section 82-74.
- **ITE Parking Generation**
  Utilized the average peak period parking demand rates.

Typically, consideration is given to the Urban Land Use Institute (ULI) Shared Parking Generation. However, due to only warehousing land use being proposed on site and no rates being provided for industrial type developments, this study does not evaluate parking demand based on ULI.

PROPOSED SUPPLY

Table 1 outlines the total number of spaces currently planned to be provided on site. Based on the conceptual site plan for the development, 2,232 spaces are planned to be provided on site, with 516 additional spaces also planned if needed for the future.

Table 1 - Planned Parking On-Site			
Land Use	Square Feet	Total Provided Parking	Total Future Provided Parking
Industrial - Warehousing	3,690,190	**2,232**	**2,748**

PARKING ANALYSIS

Flower Mound Code of Ordinances

As stated in Section 82-73 of the Town's Code of Ordinances, the required number of parking spaces for a proposed development is to be based on the requirements listed in section 82-74. These sections of the Town's Code of Ordinances are provided in **Appendix Item B**.

The site plan proposes approximately 3.7 million square feet of warehousing land use. From a parking determination standpoint, when developments are classified as "large," or requiring over 250 parking spaces, a minimum reduction of 20% from the sum of the specific parking required for each use is permitted.

Table 2 summarizes the calculations behind the Town's required number of parking spaces. Using the base ratio outlined for Warehousing land use in the Town's Code of Ordinances, 1 space per 2,000 square feet, 1,845 spaces are required for the site. However, considering the site as a large development it qualifies for the 20% reduction, resulting in 1,476 required spaces.

Table 2 - Town Parking Requirements				
Land Use	Parking Requirement	Square Feet	Town Required Parking (Total)	Town Required Parking (Large Development)*
Industrial	1 space per 2,000 sqft	3,690,190	**1,845**	**1,476**

*20% minimum reduction applied to developments requiring more than 250 spaces

ITE Parking Generation

The *ITE Parking Generation Manual* summarizes collected parking demand data which is compiled into statistics. Average peak period demand rates were used for each specified land use to obtain an anticipated parking demand for the site.

The Warehousing land use is defined in the *Parking Generation Manual* as a warehouse "primarily devoted to the storage of materials, but it may also include office and maintenance areas." It's peak period of usage occurs between 12:00 and 4:00 PM on weekdays with the highest peak occurring at 3:00 PM. The manual utilizes data from 31 parking demand studies of this land use type, resulting in an average parking demand rate of 0.39 spaces per 1,000 square feet of gross floor area (GFA).

Table 3 summarizes the analysis carried out using the *Parking Generation Manual*. Based on the peak period demand and the site, the anticipated parking demand is 1,440 spaces.

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Table 3 - ITE Parking Generation			
Land Use	Parking Requirement	Square Feet	ITE Required Parking
Industrial - Warehousing	0.39 spaces per 1,000 sqft GFA	3,690,190	**1,440**

PARKING ANALYSIS SUMMARY

According to these two analyses, the current conceptual site plan exceeds the number of minimum spaces recommended by the Town and ITE. **Table 4** summarizes the anticipated parking supply for the development and the parking projections based on these analyses.

Table 4 - Parking Analysis Summary			
Land Use	Town Required Parking (Large Development)	ITE Required Parking	Current Provided Parking
Industrial - Warehousing	1,476	1,440	2,232*

*516 additional parking spaces are also planned on the site in the event there is a need for more capacity

CONCLUSIONS

The current conceptual site plan provides 2,232 spaces, with 516 more being planned for the future if needed. When looking at the two analyses the following was observed:

- **Flower Mound Code of Ordinances:** Proposes a minimum parking rate of 1 space per 2,000 square feet for warehousing land use types, with a 20% reduction applied since the site is considered a “large development”. This results in a recommended 1,476 minimum spaces.
- **ITE Parking Generation Manual:** Utilizes research of similar land use types to determine when the peak parking demand of the site will occur. Warehousing land use has an average rate of 0.39 parking spaces per 1,000 square feet for Warehousing developments. This results in a recommended 1,440 spaces.
- **Recommendation:** Since the proposed site exceeds the two recommended minimums by the Town and ITE, the site is anticipated to be adequately parked with 2,232 spaces.

If you have any questions, please contact me at brandon.forsythe@kimley-horn.com or by phone at 817-339-2289.

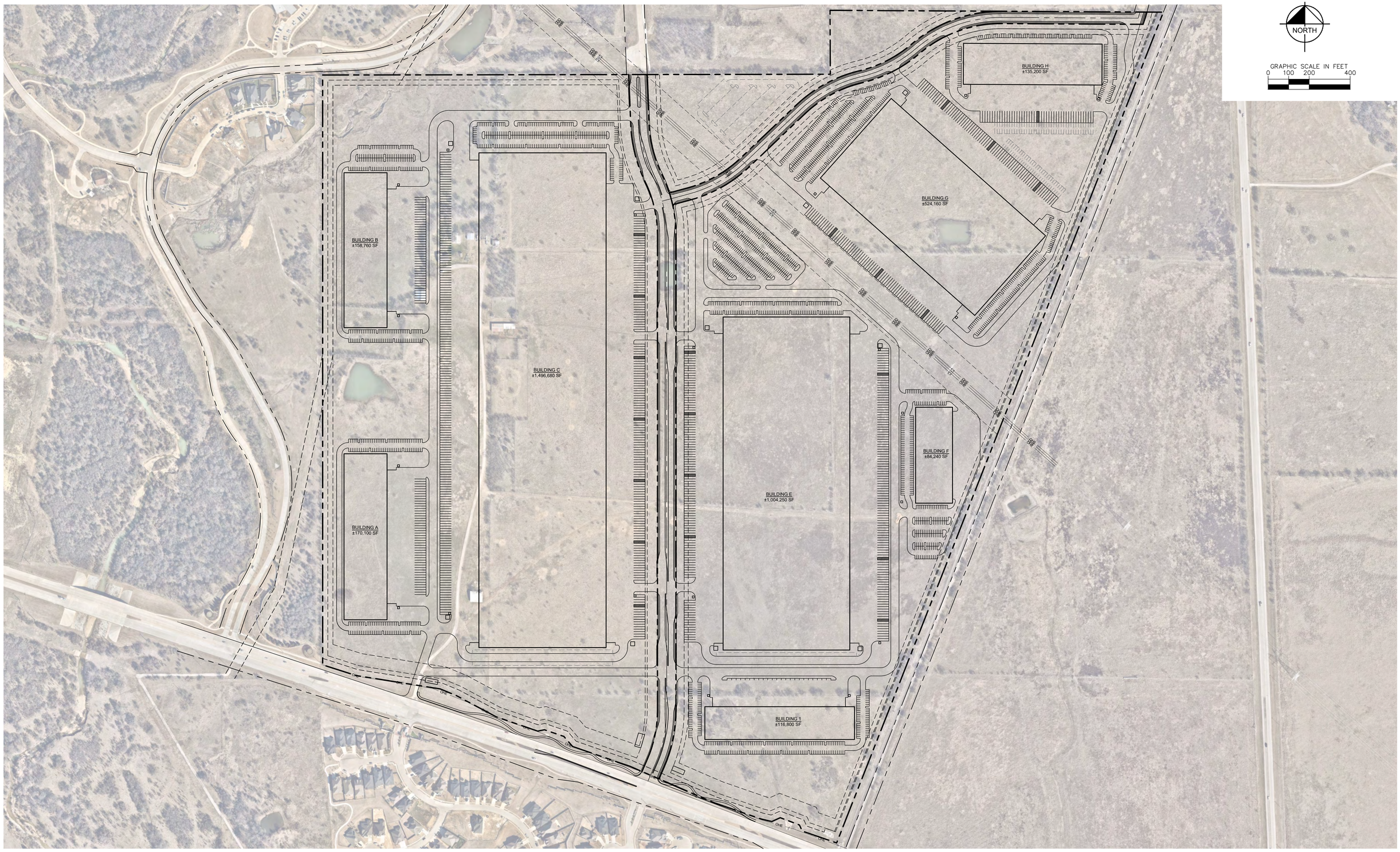
Appendix

A. **Conceptual Site Plan**

B. **Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74**

A. Conceptual Site Plan

Parking Study



CHI - EWING SITE

FLOWER MOUND, TEXAS SEPTEMBER 2021

Kimley»Horn
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B. Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74

Parking Study

Sec. 82-73. - Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking and loading space requirements, and the following provisions:

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

(2) *Unlisted uses.* Where questions arise concerning the minimum off-street parking and loading requirements for any use not specifically listed, the requirements may be interpreted by the town as those of a similar use.

(3) *Large developments.* A large development is defined as any development that is required to provide over 250 parking spaces based on the parking ratios listed in section 82-74. All large developments are required to provide a parking study as defined in this section and should provide a minimum reduction of 20 percent from the sum of the specific parking required for each use.

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

(5) *Location.* All required parking shall be located and arranged on the site to insure optimal access and use.

(6) *Fractions.* When measurements determining the number of required parking and loading spaces result in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded upward to the next highest full number.

(7) *Seating capacity.* Where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code.

(8) *Floor area.* Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking and loading requirements of any use.

(Code 1989, ch. 12, § 5.02(c); Ord. No. 62-04, § 4, 7-19-2004)

____

Sec. 82-74. - Off-street parking and loading space requirements.

The following are the off-street parking and loading space requirements:

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

Use Type	Parking
Residential Uses	
All residential uses	2 spaces per dwelling unit
Educational, institutional and special uses	
Church or rectory	1 space per 3 seats in main sanctuary
College or university	A space per classroom/instruction area plus 1 space per 3 students accommodated
Day care center	1 space per 4 persons accommodated

Parking Study

Fraternal club or lodge	1 space per 4 persons accommodated
Hospital	2 spaces per 3 beds
Institution, drug or psychiatric treatment	2 spaces per 3 beds
Medical office	1 space per 250 square feet
Museum, library or art gallery (public)	10 plus 1 space per 500 square feet
Nursing or congregate care facility	2 spaces per 3 beds
School, elementary or secondary	Elem. or Jr. High, 1 space per classroom plus 1 space per 3 seats in gym or assembly; high school (see college)
Utility and public service uses	
All utility and public service uses	To be determined by town engineer
Transportation-related uses	
All Transportation-related uses	To be determined by town engineer
Retail uses	
Restaurant	1 space per 75 square feet
All other retail uses	1 space per 250 square feet
Personal service uses	

Parking Study

Hotel or motel	1 space per guest suite plus specified requirements for restaurant and other associated uses
Laboratory, medical and dental	1 space per 300 square feet
Office, general business and professional	1 space per 300 square feet
Studio, television or radio	1 space per 300 square feet
All other personal service uses	1 space per 250 square feet
Recreational and entertainment uses	
Amusement and recreation (indoors)	10 spaces, plus 1 space per 200 square feet over 2,000 square feet; bowling alleys: 6 per bowling lane
Health club or athletic club	1 space per 250 square feet
Stable, commercial boarding or rental	1 space per 2 stalls
Theater	1 space per 3 seats
Automobile and related service uses	
Car wash, self-service	2 spaces plus 1 space per bay for drying area
Motor vehicle fuel service station	6 spaces
All other automobile and related service uses	1 space per 250 square feet

Parking Study

Heavy commercial uses	
Building material sales and storage (indoors)	1 space per 250 square feet
Building material sales or storage (outdoors)	1 space per 250 square feet
Cabinet and upholstery shop	1 space per 750 square feet
Cleaning, dyeing or laundry plant	1 space per 750 square feet
Laboratory, manufacturing	1 space per 750 square feet
Laboratory, scientific and research	1 space per 750 square feet
Lithographic or print shop	1 space per 250 square feet
Maintenance service	1 space per 750 square feet
Miniwarehouse	1 space per 75 storage bays with minimum of 3 spaces
Office-showroom/warehouse	Retail — 1 space per 250 square feet; Office — 1 space per 300 square feet; Showroom/warehouse — 1 space per 2,000 square feet
Repair services, general	1 space per 250 square feet
Warehousing and wholesale, general	1 space per 2,000 square feet
Vehicle and equipment sales or rental	1 space per 250 square feet

Welding or machine shop	1 space per 250 square feet
Industrial uses	
All industrial uses	1 space per 750 square feet
Agriculture and extractive uses	
Feed store	1 space per 250 square feet
Greenhouse, wholesale	1 space per 500 square feet

(Code 1989, ch. 12, § 5.02(d); Ord. No. 75-99, § 4, 12-6-1999; Ord. No. 14-00, § 10, 2-17-2000; Ord. No. 40-00, § 2, 6-5-2000; Ord. No. 48-03, § 2, 8-18-2003; Ord. No. 62-04, § 5, 7-19-2004; Ord. No. 06-12, § 7, 2-20-2012)

____

Sec. 82-75. - Off-site parking.

Required off-street parking spaces shall be on the same lot as the principal use, provided that all or a portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located, based on the following provisions:

(1) *Contiguous.* The off-site parking shall be located on a lot that is immediately adjacent to, and contiguous with the lot containing the principal use.

(2) *Ownership.* If a proposed off-site parking area is not under the same ownership as the principal use to which it is accessory, all necessary legal instruments shall be executed to ensure that the required number of spaces shall remain available throughout the life of the principal use.

(3) *Zoning.* An off-site parking area shall be located on a lot zoned to permit the principal use as a permitted or specific use. If the principal use is authorized as a specific use in the district in which the proposed off-site parking area is to be located, a specific use permit shall be required for the off-site parking area.

Conceptual Landscape Plan

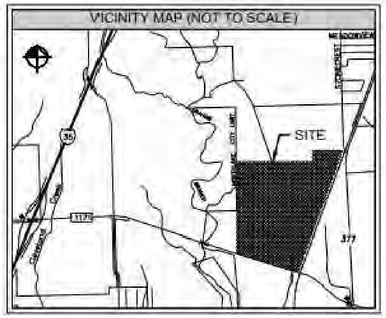
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% STREET YARD	2,871,639 S.F.	574,328 S.F.	1,211,007 S.F. OR 42%
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
50 TREES FOR FIRST 110,000 SF PLUS + 1 PER 5,000 SF FOR THE REMAINING AREA	2,871,639 S.F.	602 TREES	609 TREES
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
CROSS TIMBERS ROAD	60 FT.	60 FT.	
DENTON CREEK BLVD	50 FT.	50 FT.	
STONECREST ROAD	25 FT.	25 FT.	
STREET BUFFER TREE			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	CROSS TIMBERS ROAD = 2,697 L.F.	90 TREES	91 TREES
1 PER 30 L.F.	DENTON CREEK BLVD = 3,465 L.F.	116 TREES	119 TREES
1 PER 30 L.F.	STONECREST ROAD = 2,613 L.F.	87 TREES	93 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	2,233 SPACES	16,748 SF	47,829 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	2,233 SPACES	223 TREES	242 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT OF A TREE.			
COMPATIBILITY BUFFER (60' WIDTH)			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 TREE PER 400 S.F. OF BUFFER	42,200 S.F.	108 TREES	108 TREES PLANTED IN CLOSE PROXIMITY

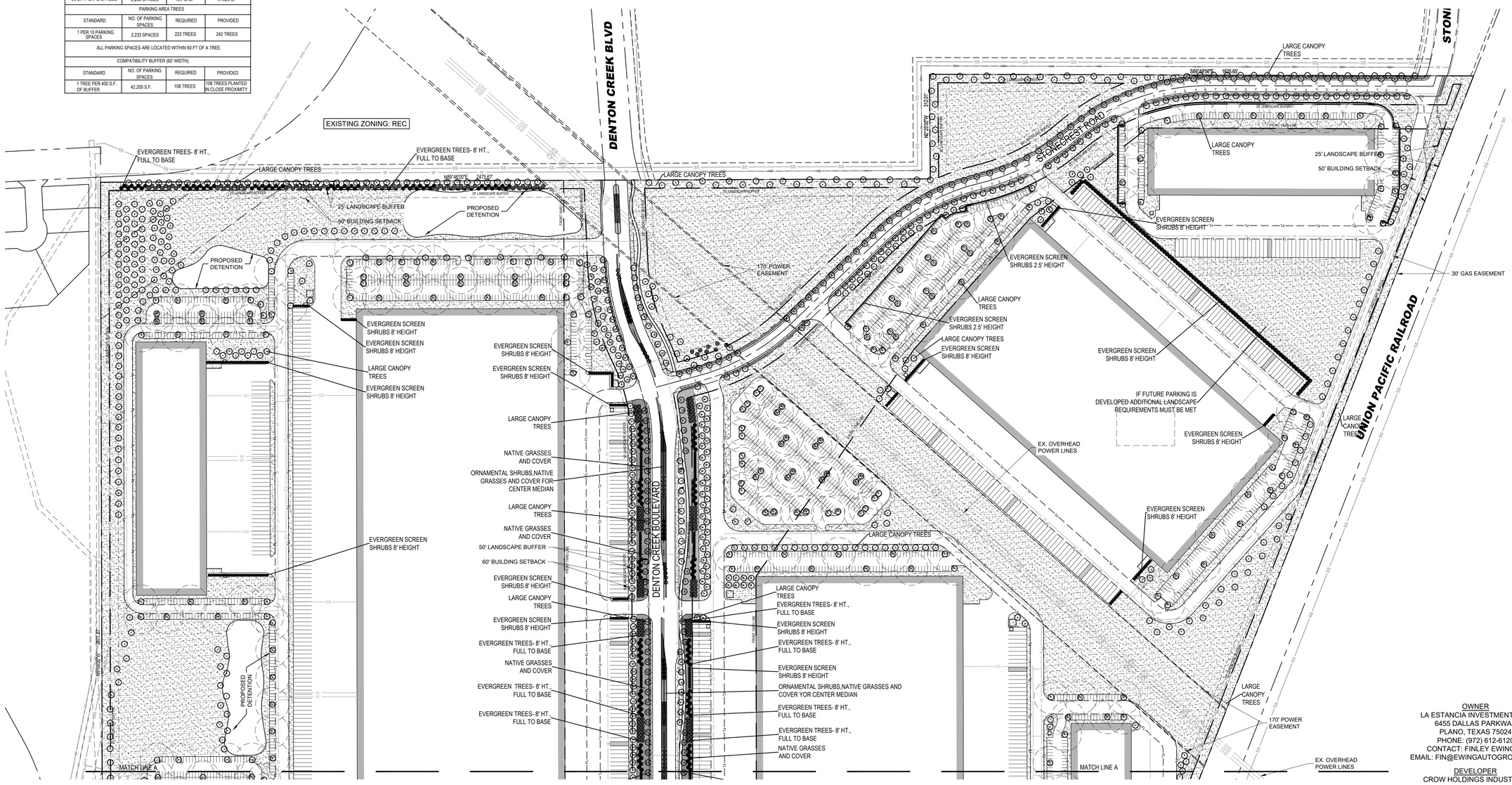
TREE LEGEND

Y - STREET YARD TREE
S - STREET BUFFER TREE
P - PARKING AREA TREE

TREE TOTALS

TOTAL TREES REQUIRED - 1,226 TREES
TOTAL TREES PROPOSED - 1,623 TREES





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01 CONCEPT LANDSCAPE PLAN

SCALE 1"=150'-0"

0 75 150 300

CROSS TIMBERS BUSINESS PARK

PREPARED FOR
CROW HOLDINGS INDUSTRIAL
FLOWER MOUND, TEXAS

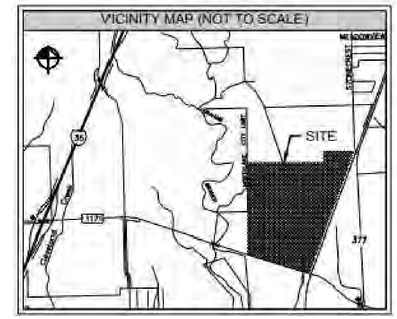
ISSUE:
1ST PD (ZPD) SUBMITTAL 08.30.2021
2ND PD (ZPD) SUBMITTAL 10.13.2021

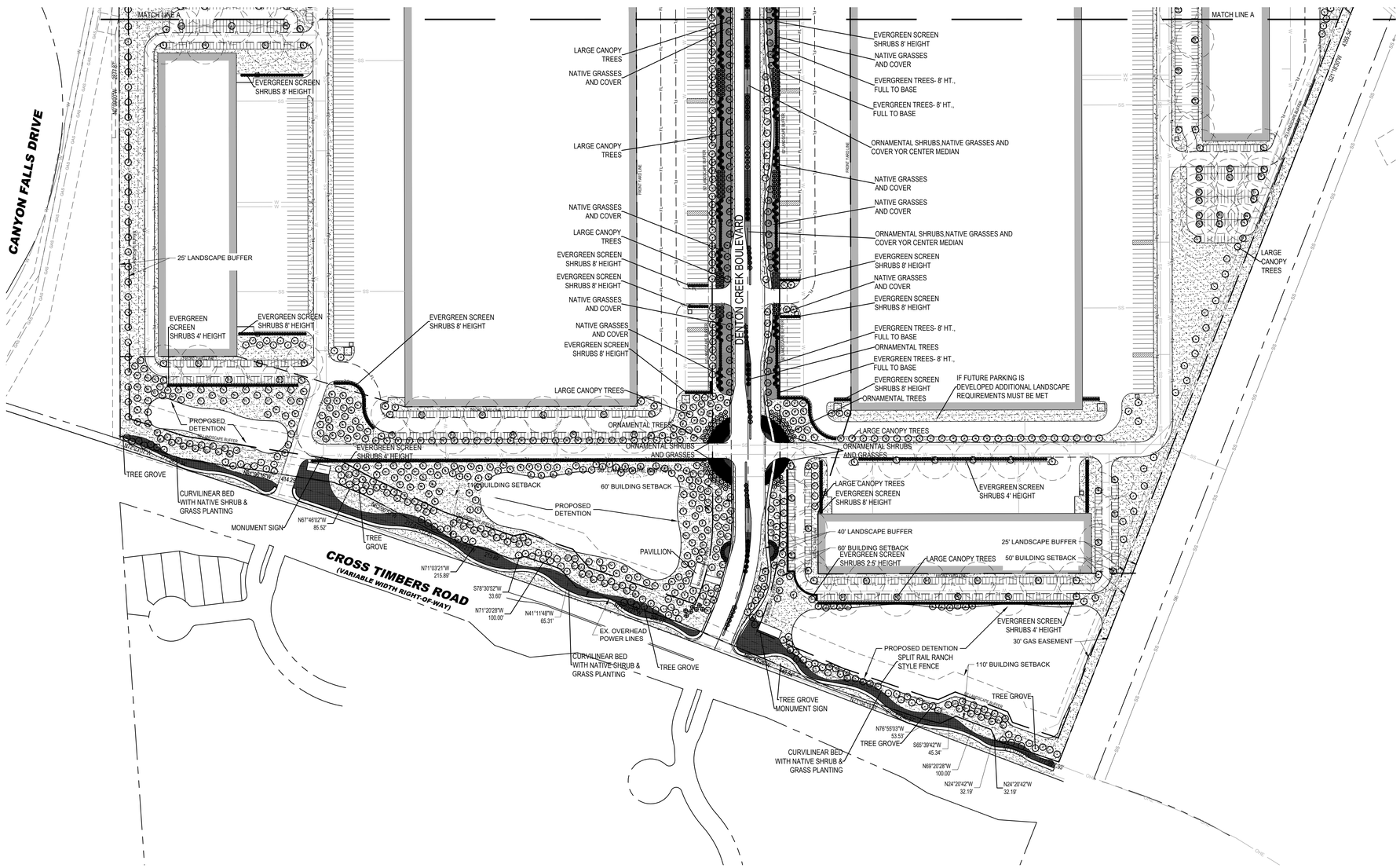
DATE:
10.13.2021

SHEET NAME:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:

L1.01





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CROSS TIMBERS BUSINESS PARK
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ISSUE:
1ST PD (ZPD) SUBMITTAL 08.30.2021
2ND PD (ZPD) SUBMITTAL 10.13.2021

DATE:
10.13.2021

SHEET NAME:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:
L1.02

Conceptual Elevations

ELEVATIONS LEGEND

- PT1 - SW6672 “Morning Sun”
- PT2 - SW6113 “Interactive Cream”
- PT3 - SW7522 “Meadowlark”
- Black Painted Steel
- Coronado Country Rubble - Texas Cream
- Glass

		North	South	East	West
1.	Total Facade S.F.	9,271	9,271	38,500	36,370
2.	Facade S.F.	8,252	8,252	32,256	36,178
3.	Doors + Windows S.F.	1,019	1,019	6,244	192
4.	Primary Masonry Totals	8,252 - 100%	8,252 - 100%	32,256 - 100%	36,178 - 100%
	Stone S.F.	706 - 8.6%	706 - 8.6%	1,262 - 3.9%	N/A
	Tilt Wall S.F.	7,546 - 91.4%	7,546 - 91.4%	30,994 - 96.1%	36,178 - 100%

ELEVATION NOTES

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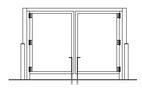
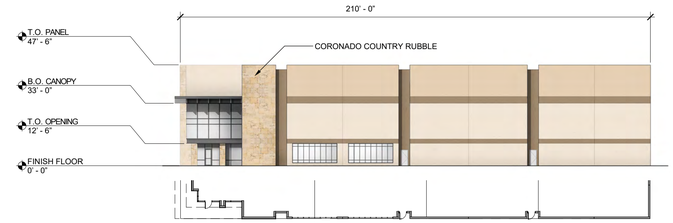


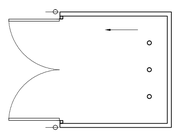
06 TRASH ENCLOSURE ELEVATION

Scale: 1/8” = 1’ - 0”



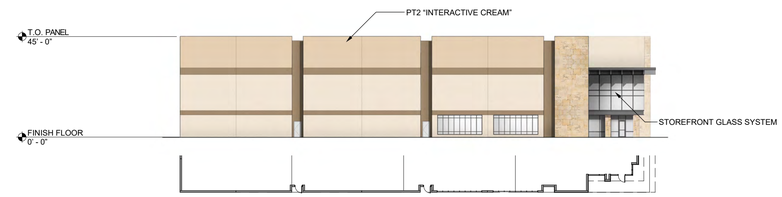
04 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1/32” = 1’ - 0”



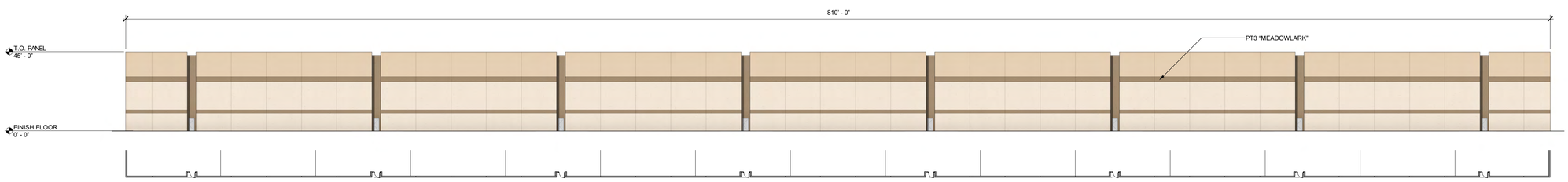
05 TRASH ENCLOSURE PLAN

Scale: 1/8” = 1’ - 0”



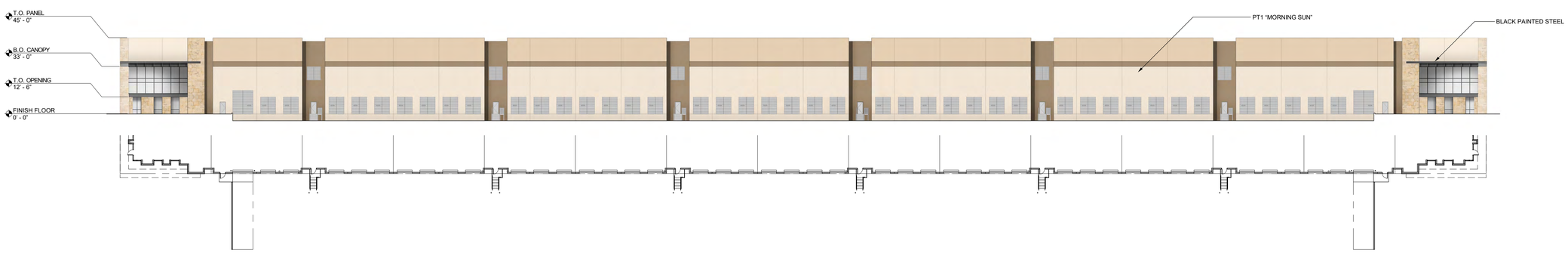
03 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1/32” = 1’ - 0”



02 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1/32” = 1’ - 0”



01 EXTERIOR BUILDING ELEVATION - EAST

Scale: 1/32” = 1’ - 0”

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Conceptual Elevations

ELEVATIONS LEGEND

- PT1 - SW6672 “Morning Sun”
- PT2 - SW6113 “Interactive Cream”
- PT3 - SW7522 “Meadowlark”
- Black Painted Steel
- Coronado Country Rubble - Texas Cream
- Glass

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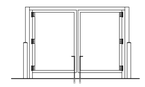
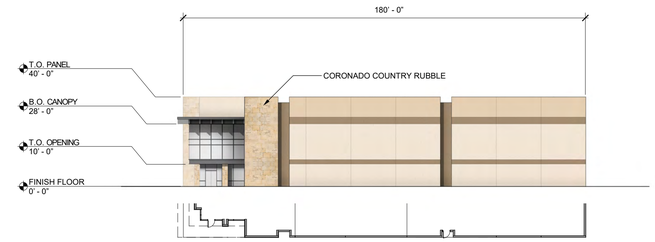
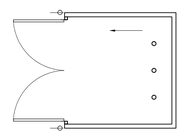
		North	South	East	West
1.	Total Facade S.F.	33,908	30,634	6,993	6,993
2.	Facade S.F.	28,498	26,507	6,371	6,371
3.	Doors + Windows S.F.	5,410	4,127	622	622
4.	Primary Masonry Totals	28,498 - 100%	26,507 - 100%	6,371 - 100%	6,371 - 100%
	Stone S.F.	N/A	2,796 - 10.5%	625 - 9.8%	625 - 9.8%
	Tilt Wall S.F.	28,498 - 100%	23,711 - 89.5%	5,746 - 90.2%	5,746 - 90.2%



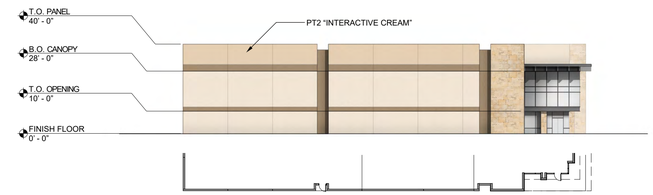
06 TRASH ENCLOSURE ELEVATION
Scale: 1/8” = 1’ - 0”



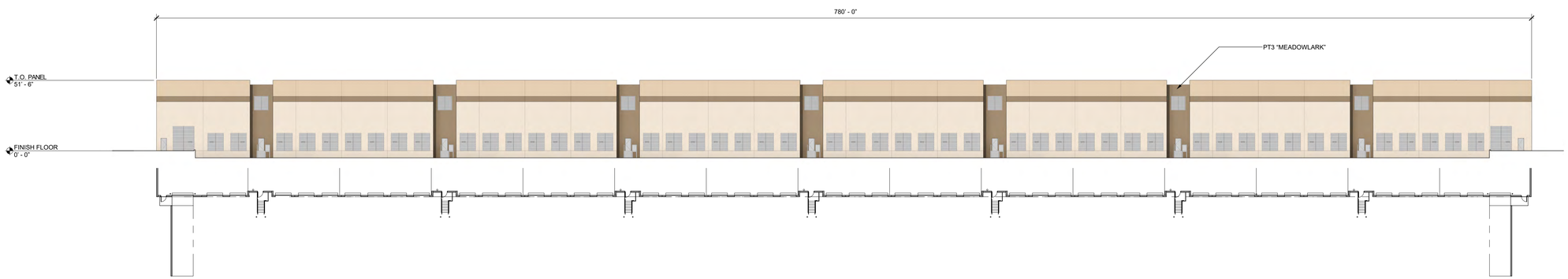
04 EXTERIOR BUILDING ELEVATION - EAST
Scale: 1” = 32’-0”



05 TRASH ENCLOSURE PLAN
Scale: 1/8” = 1’ - 0”



03 EXTERIOR BUILDING ELEVATION - WEST
Scale: 1” = 32’-0”



02 EXTERIOR BUILDING ELEVATION - NORTH
Scale: 1” = 32’-0”

01 EXTERIOR BUILDING ELEVATION - SOUTH
Scale: 1” = 32’-0”

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ELEVATIONS LEGEND

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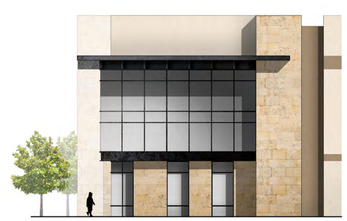
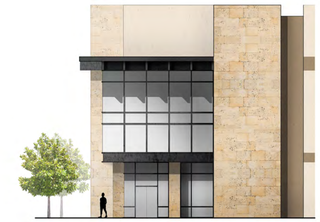
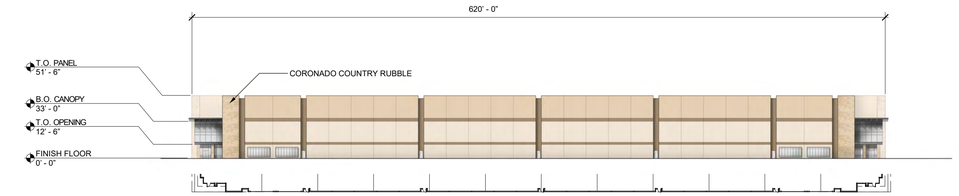
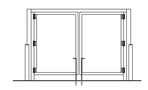




		North	South	East	West
1.	Total Facade S.F.	31,385	31,385	88,424	88,424
2.	Facade S.F.	29,107	29,107	76,908	76,908
3.	Doors + Windows S.F.	2,278	2,278	11,516	11,516
4.	Primary Masonry Totals	29,107 - 100%	29,107 - 100%	76,908 - 100%	76,908 - 100%
	Stone S.F.	1,610 - 5.5%	1,610 - 5.5%	1,474 - 1.9%	1,474 - 1.9%
	Tilt Wall S.F.	27,497 - 94.5%	27,497 - 94.5%	75,434 - 98.1%	75,434 - 98.1%





06 TRASH ENCLOSURE ELEVATION

Scale: 1/8” = 1’ - 0”

04 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1” = 64’-0”

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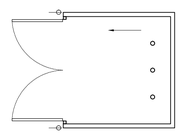
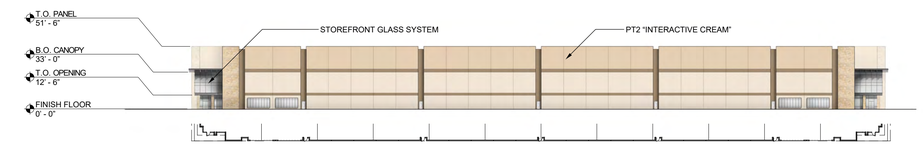


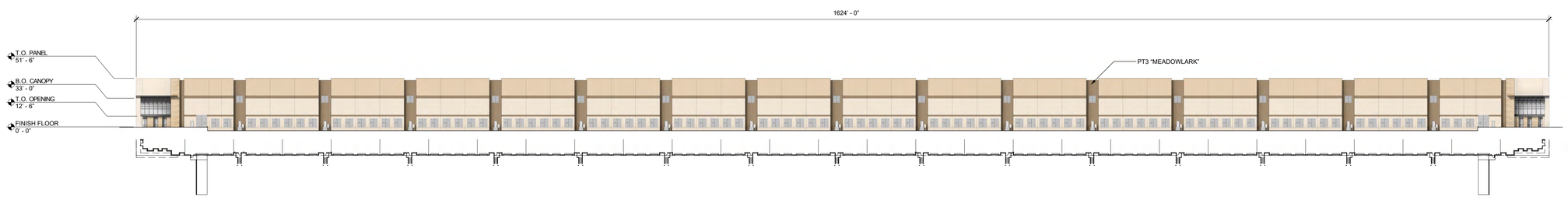


05 TRASH ENCLOSURE PLAN

Scale: 1/8” = 1’ - 0”

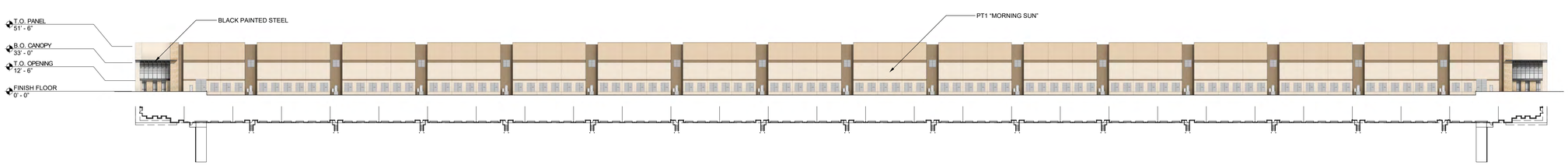
03 EXTERIOR BUILDING ELEVATION - SOUTH

Scale: 1” = 64’-0”



02 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1” = 64’-0”



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		North	South	East	West
1.	Total Facade S.F.	24,223	24,223	48,807	48,807
2.	Facade S.F.	21,969	21,969	40,967	40,967
3.	Doors + Windows S.F.	2,254	2,254	7,840	7,840
4.	Primary Masonry Totals	21,969 - 100%	21,969 - 100%	40,967 - 100%	40,967 - 100%
	Stone S.F.	1,490 - 6.8%	1,490 - 6.8%	1,346 - 3.3%	1,346 - 3.3%
	Tilt Wall S.F.	20,479 - 93.2%	20,479 - 93.2%	39,621 - 96.7%	39,621 - 96.7%

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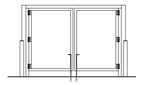
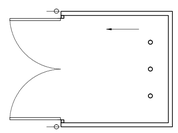


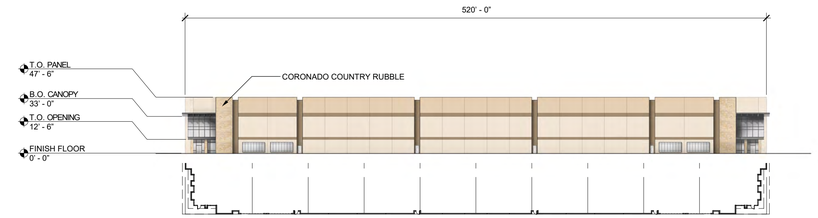
06 TRASH ENCLOSURE ELEVATION

Scale: 1/8” = 1’ - 0”



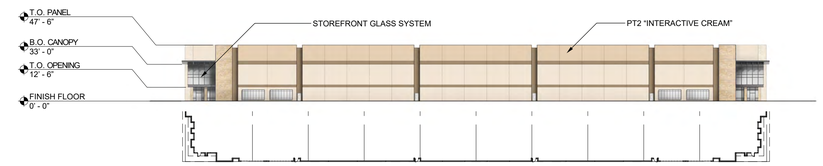
05 TRASH ENCLOSURE PLAN

Scale: 1/8” = 1’ - 0”



04 EXTERIOR BUILDING ELEVATION - NORTH

Scale: 1” = 64’-0”



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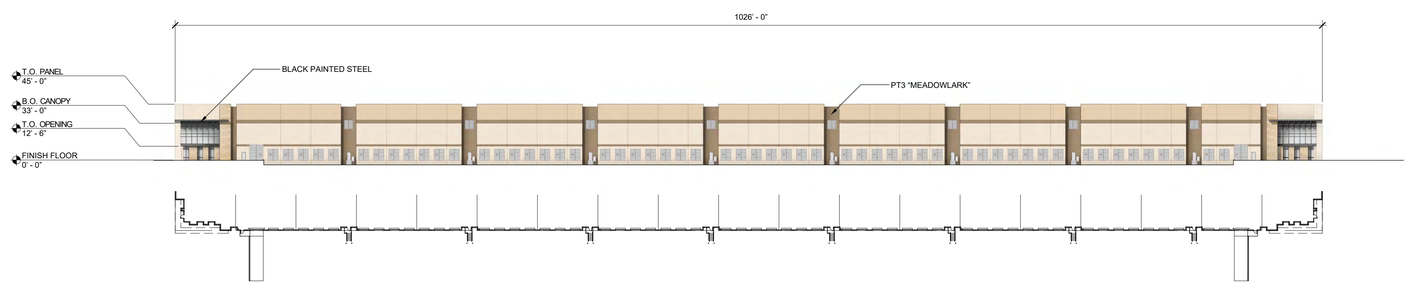
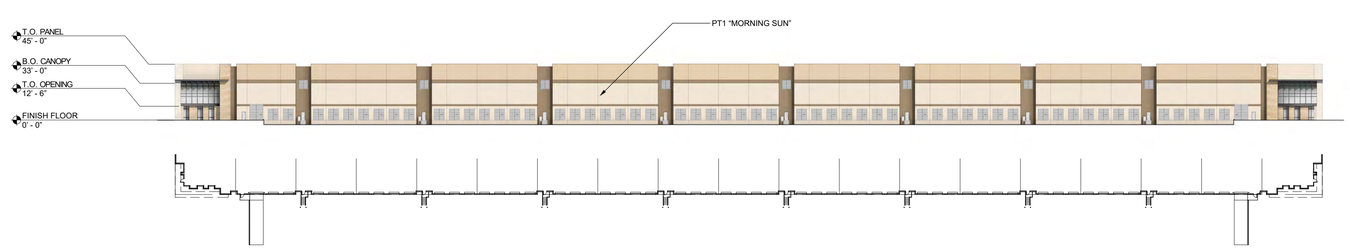


02 EXTERIOR BUILDING ELEVATION - WEST

Scale: 1” = 64’-0”



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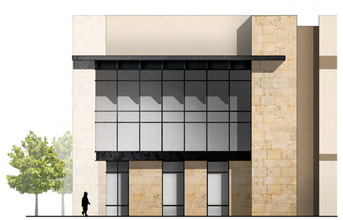

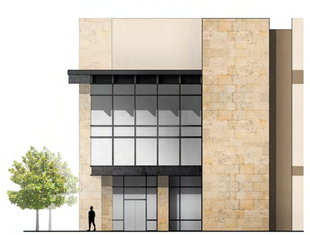

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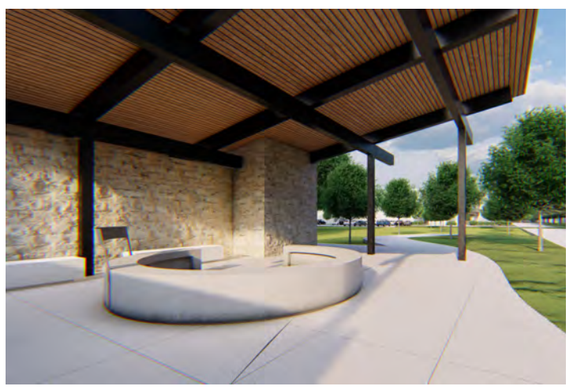
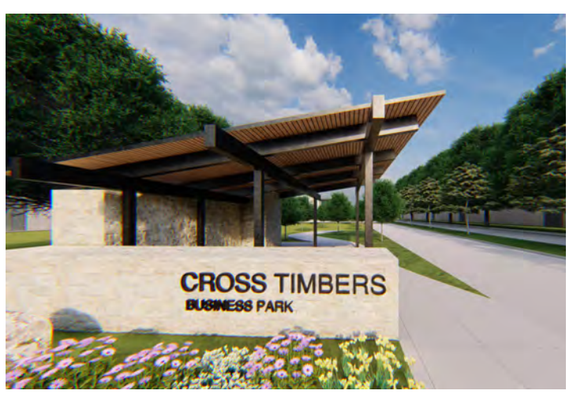
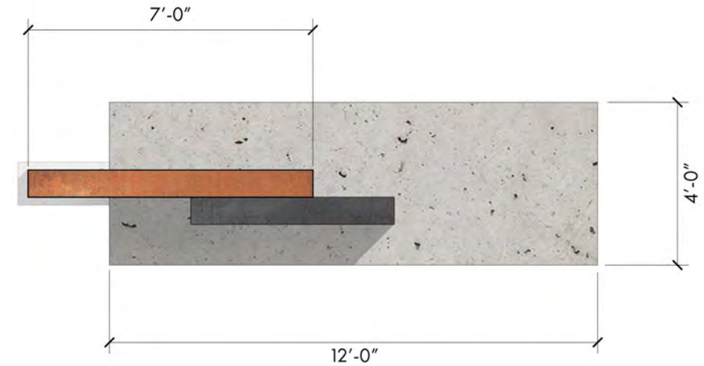
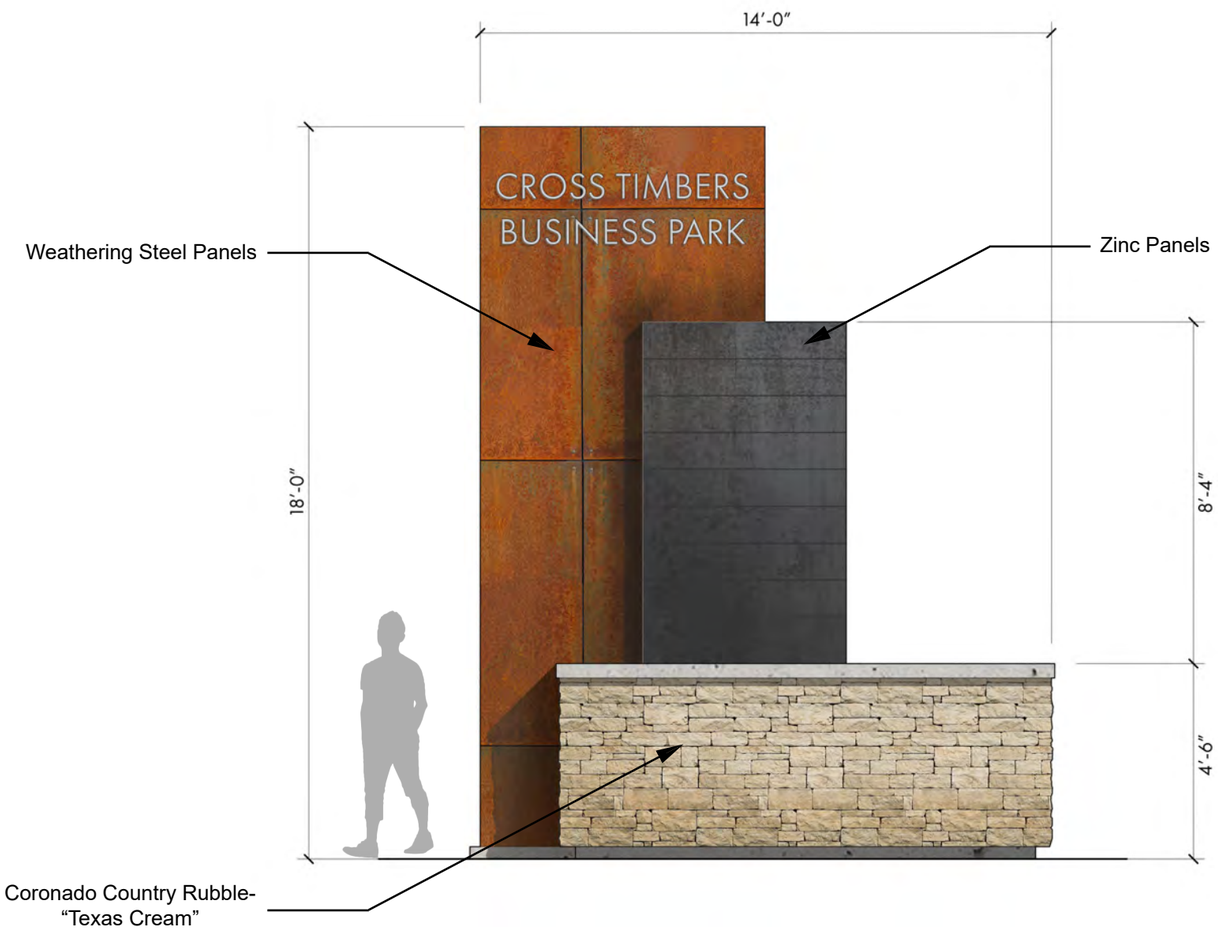
Entryway Monument

2718 Cross Timbers Business Park
Town of Flower Mound
October 8, 2021









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