

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

02/14/2022

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
.....

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. New Online Resources

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 January 24, 2022: Consider approval of the minutes of the January 24, 2022, Planning and Zoning Commission Regular Session.
2. RP20-0010 – Lakeside Village Phase I: Consider a request for a Replat (RP20-0010 - Lakeside Village Phase I) to create a non-residential subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

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.

3. ZPD18-0014 – Silveron Park PD-171: Public Hearing to consider an ordinance amending the zoning (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 waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
4. ZPD21-0011 – Townlake Phase Five & Six PD-187: Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake Phase Five & Six) from Agricultural District (A) to Planned Development District No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

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 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: February 10, 2022, at 3:00 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: February 14, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the January 24, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on January 24, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 24TH DAY OF JANUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Brad Ruthrauff	Commissioner, Place 1
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:

Robbie Cox	Commissioner, Place 2
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:31 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. Coordination of Calendars
 - a. *The Planning & Zoning Commission unanimously agreed to cancel the Monday, March 14, 2022 Meeting date due to Spring Break.*
2. Property Owner Notification Update

G. REGULAR ITEMS

- 1. Consider approval of the minutes of the January 10, 2022, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Naylor moved to approve the Minutes of the January 10, 2022 Planning and Zoning Regular Session. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Naylor, Wilson, Gilmore, Wells, Hobbs

NAYS: None

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

H. ADJOURNMENT – REGULAR SESSION: 6:39 P.M.

i. CALL TO ORDER WORK SESSION: 6:40 P.M.

- a. Presentation and discussion on the Town's Master Plan and associated SMARTGrowth standards.

- Staff Presentation: Lexin Murphy, Director of Planning Services

The work session was closed at 7:57 P.M.

TOWN OF FLOWER MOUND, TEXAS

**_____
Lexin Murphy, Director of Planning Services**

ATTEST:

**_____
LauriAnn Cash, Executive Assistant**



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: February 14, 2022

FROM: Claire Barnes, Planner

ITEM: **Consider a request for a Replat (RP20-0010 - Lakeside Village Phase I) to create a non-residential subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.**

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this application is to divide two non-residential lots into five non-residential lots and one x-lot.

The property is zoned Mixed Use and is part of the Lakeside DFW development. A previous replat for the property (RP20-0002 – Lakeside Village Phase I) was approved by P&Z on June 22, 2020.

The plat depicts necessary easements and setbacks.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

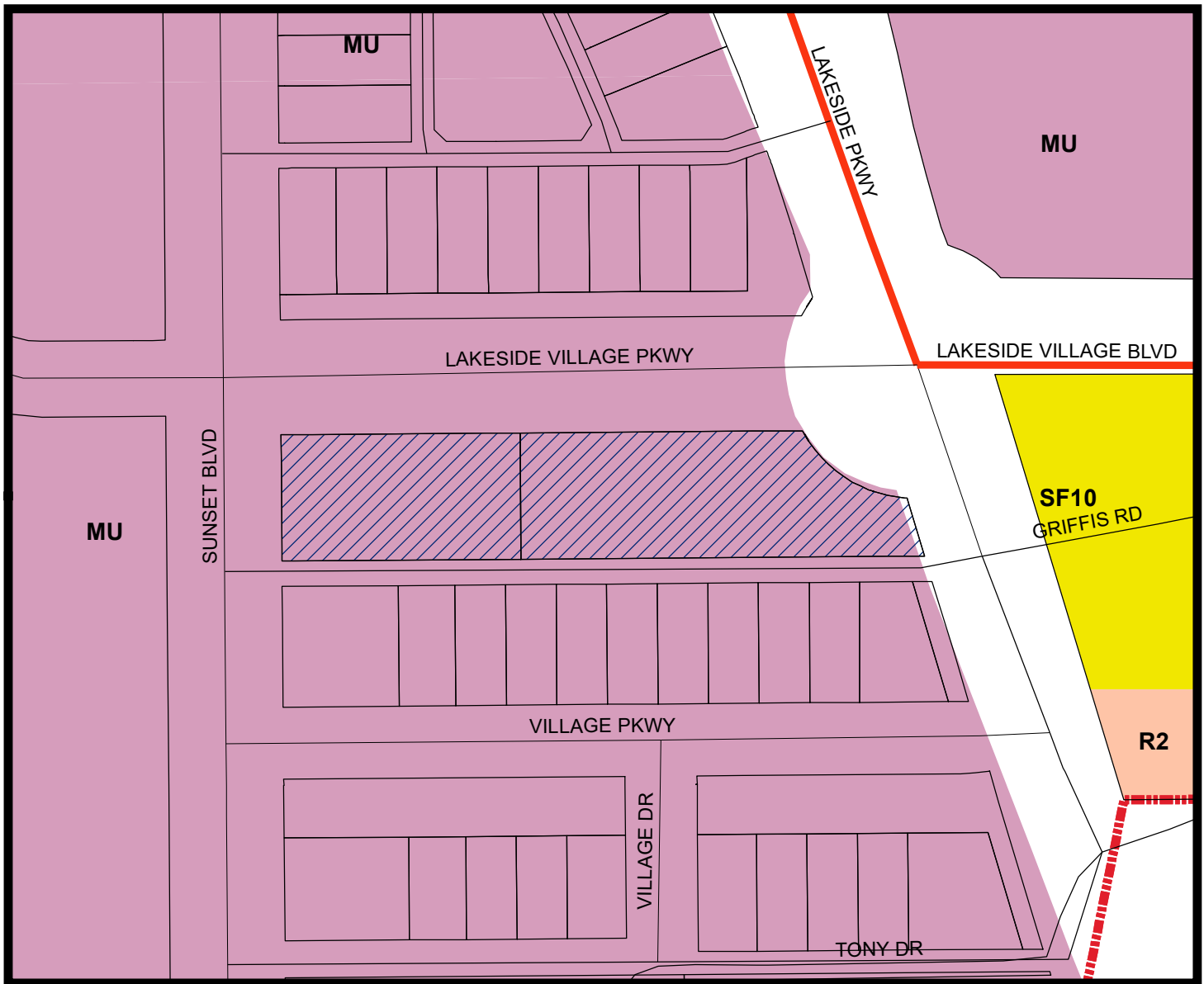
B. Application Details

1. Replat Package

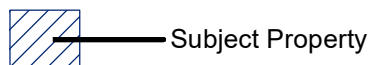


Vicinity Map

Reference Project: RP20-0010

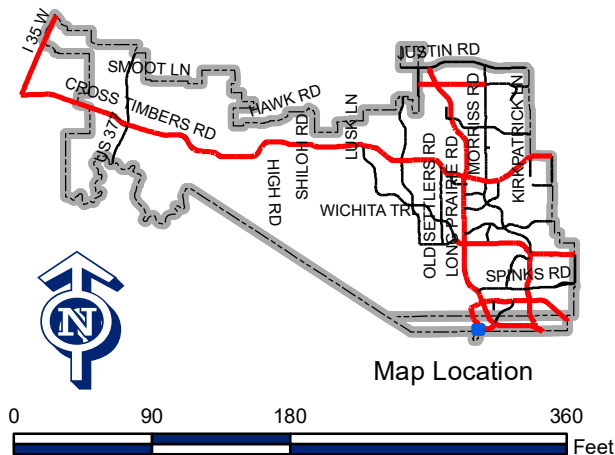


LEGEND



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.





LETTER OF INTENT > LAKESIDE VILLAGE RE-PLAT

December 28, 2020

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

RE: Lakeside Village Phase I – Re-plat Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a re-plat application for Lots 1 and 2, block C of the Lakeside Village Phase I. The two lots are being subdivided into 6 non-residential lots and 1 x-lot. A site plan application will accompany this application for Lot 6 of the proposed re-plat.

The property is currently zoned as MU17-0002.

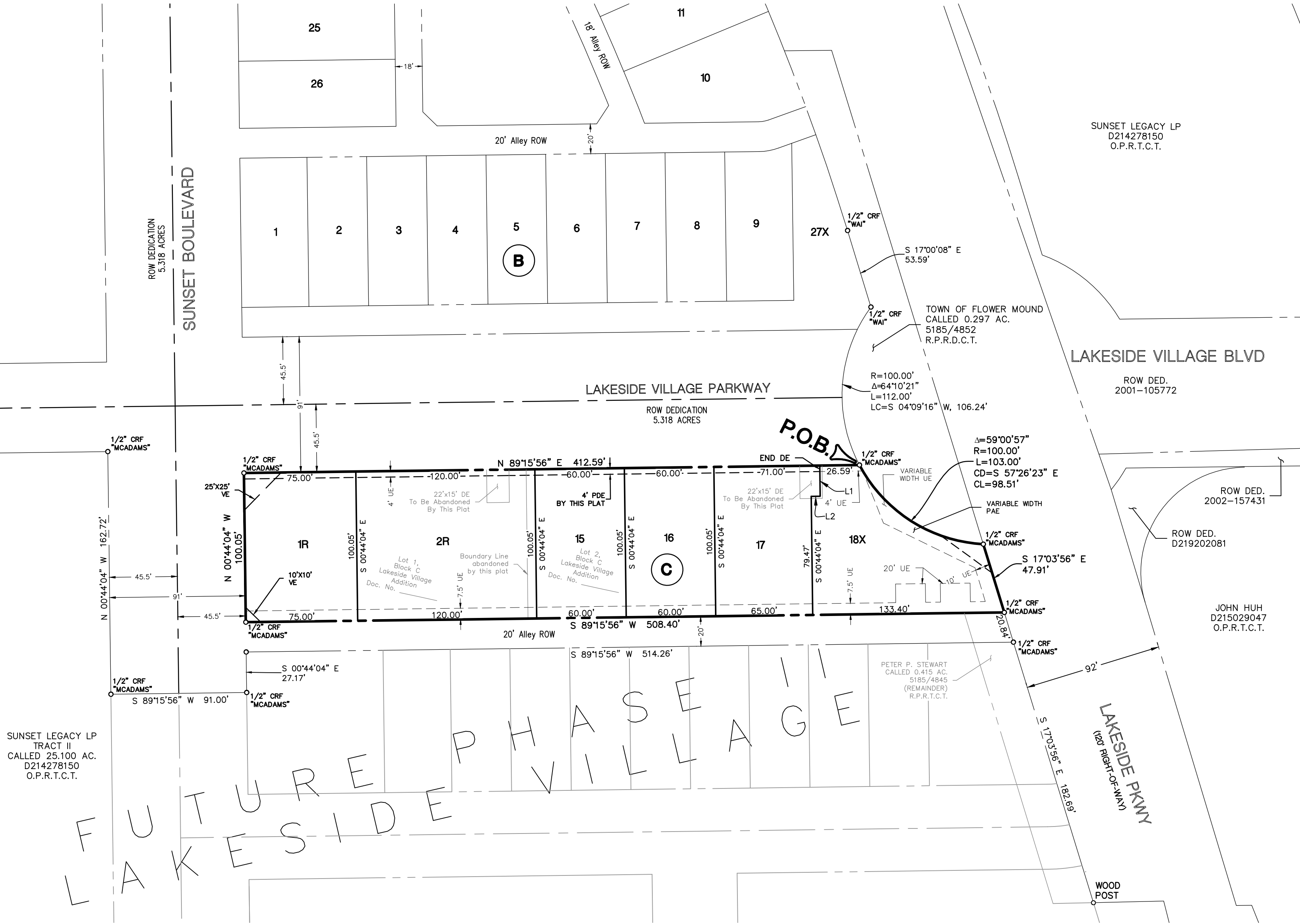
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', with a horizontal line extending from the end.

Scott Minnis
Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E., McAdams
Ms. Rebecca Everitt, Realty Capital Management



NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Lakeside Village are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station numbers 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
Northeast Corner (POB): N 7044518.53'; E 2408375.74'
Bearing and distance from the Northeast corner to Geo Point 19: N 47°06'53" E, 8151.94'
Northwest Corner: N 7044513.24'; E 2407963.24'
Bearing and distance from the Southeast corner to Geo Point 18: N 25°44'48" E, 5436.87'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by McAdams on the subject property.
- Lot 18X, Block C, to be dedicated to Lakeside Village HOA.

Drainage Easement Notes per Town of Flower Mound

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the town ordinance
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within the easement area.

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1R	C	7,504	0.172
2R	C	12,006	0.276
15	C	6,003	0.138
16	C	6,003	0.138
17	C	6,627	0.152
18	C	8,595	0.197

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°44'04" E	20.57'
L2	S 89°15'56" W	6.00'

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 1/18/22

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

LEGAL DESCRIPTION

BEING all that certain lot, tract, or parcel of land, situated in the James N. Tannehill Survey, Abstract Number 1252, Town of Flower Mound, Tarrant County, Texas, and being all of Lots 1 and 2, Block C, Lakeside Village, Phase 1, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number _____, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found, stamped "MCADAMS" at the northeast corner of said Lot 2, being the southeast corner of Lakeside Village Parkway, as dedicated by said Phase 1 plat of Lakeside Village, being in the west line of a certain called 0.297 acre tract of land, to the Town of Flower Mound, recorded in Volume 5158, Page 4852, Real Property Records, Denton County, Texas, and being in the west line of Lakeside Parkway;

THENCE Southeasterly, with the east line of said Lot 2, the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway, with the arc of a curve to the left, having a radius of 100.00 feet, a central angle of 59°00'57", passing at an arc length of 73.62 feet, a 1/2" capped rebar found, stamped "WAI", continuing a total arc length of 103.00 feet, whose chord bears S 57°26'23" E, 98.51, to a 1/2" capped rebar found, stamped "MCADAMS" in the east line of said Lot 2, some being the southern corner of said 0.297 acre tract, and being in the west line of Lakeside Parkway;

THENCE S 17°03'56" E, with the east line of said Lot 2, and the west line of said Lakeside Parkway, a distance of 47.91 feet, to a 1/2" capped rebar found, stamped "MCADAMS", being the southeast corner of said Lot 2, being the northeast corner of a 20' Alley right-of-way dedication, dedicated by said Plat of Lakeside Village, Phase 1, and being in the west line of Lakeside Parkway;

THENCE S 89°15'56" W, with the south line of said Lot 2, and the north line of said 20' Alley, passing the southwest corner of said Lot 2, some being the southeast corner of said Lot 1, continuing a total distance of 508.40 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the southwest corner of said Lot 1, being the northwest corner of said 20' Alley, and being in the east line of Sunset Boulevard, as dedicated by said plat of Lakeside Village, Phase 1;

THENCE N 00°44'04" W, with the west line of said Lot 1, and the east line of said Sunset Boulevard, a distance of 100.05 feet to a 1/2" capped rebar found, stamped "MCADAMS" at the northwest corner of said Lot 1, same being the southeast intersection of said Lakeside Village Parkway, and said Sunset Boulevard;

THENCE N 89°15'56" E, with the north line of said Lot 1, and the south line of said Lakeside Village Parkway, passing the northeast corner of said Lot 1, same being the northwest corner of said Lot 2, continuing a total distance of 412.59 feet to the POINT OF BEGINNING, and containing approximately 1.073 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, SUNSET LEGACY LP, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as LAKESIDE VILLAGE PHASE 1, an addition to the Town of Flower Mound, Tarrant County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

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

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

WITNESS MY HAND this _____ day of _____, 2021.

JIMMY ARCHIE
Authorized Representative

STATE OF TEXAS: _____;
COUNTY OF _____;

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____;
COUNTY OF _____;

Whereas, _____, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder: _____
Authorized Representative

Date: _____

STATE OF _____;
COUNTY OF _____;

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2021.

Notary Public

My commission expires the _____ day of _____, _____.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

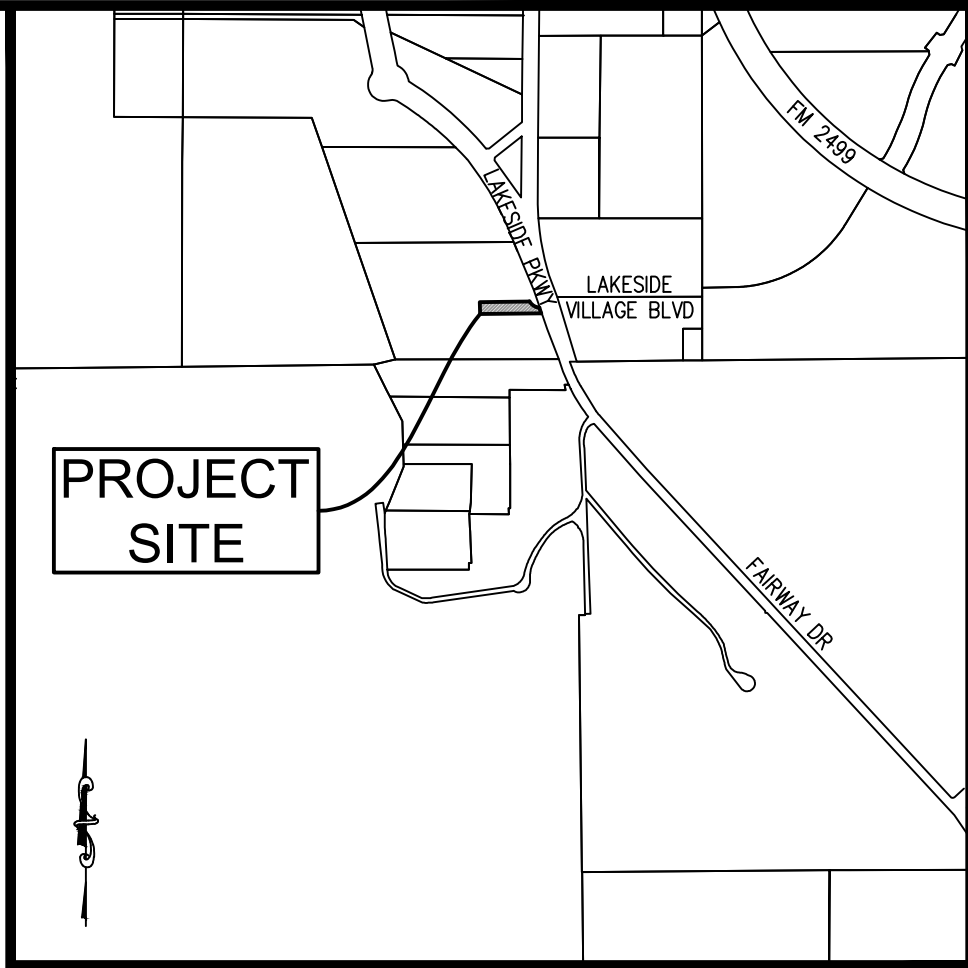
Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

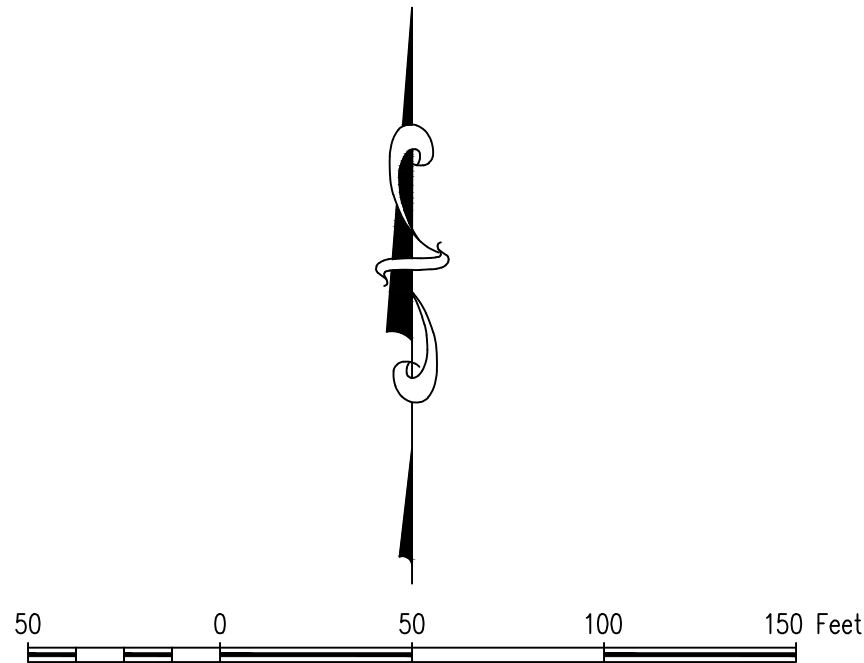
Date: _____, 2021.

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



VICINITY MAP: NOT TO SCALE



LEGEND

- UE = UTILITY EASEMENT
- CRF = CAPPED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- VE = VISIBILITY EASEMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- PDE = PRIVATE DRAINAGE EASEMENT
- ROW = RIGHT OF WAY
- OPRTCT = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

REPLAT

A Record plat of

Lots 1R, 2R, 15-17, & 18X, Block C

an addition to the Town of Flower Mound,

Tarrant County, Texas,

Being a Replat of Lot 1 and 2, Block C

Lakeside Village, Phase 1,

an addition to the Town of Flower Mound,

Tarrant County, Texas, according to the Plat

recorded in Instrument Number _____ P.R.T.C.T

1.073 Acres

in the

JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1252

TOWN OF FLOWER MOUND

TARRANT COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 76262
940.240.1012

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

DRAWN BY: SP DATE: 12/18/2020 SCALE: 1"=50' JOB. No. **REALTY CAP 2020310434**

OWNER/DEVELOPER
REALTY CAPITAL MANAGEMENT
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-633-4144
Contact: REBECCA EVERITT



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 3

REGULAR ITEM

DATE: February 14, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (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 waivers, 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

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

The purpose of this request is to rezone approximately 49.77 acres of land in order to create a planned development district which includes a mixture of both non-residential and residential uses, in accordance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

As part of the request, the applicant has requested certain waivers, exceptions and modifications to the Code of Ordinances. In summary, the major items are listed below.

Waiver:

- **Roof Pitch:** Waiver to Section 12.1 of the Town's Urban Design Plan requiring roofs of non-residential buildings 15,000 square feet or less to reflect hip and/or gable styles that replicate residential scale and pitch.

Modifications:

- **Street Buffer:** A modification to Section 98-846 of the Town Code requiring a 60-foot landscape buffer along Lakeside Village Boulevard. The applicant is proposing a 15-foot landscape buffer.
- **Setbacks:** A modification to Sec. 98-845. - Minimum and maximum dimensions of the Town Code to provide a 40-foot building setback along International

Parkway and a 25-foot building setback along Lakeside Village Boulevard in lieu of the required 60-foot building setback.

- **Parking:** A modification to Section 82-74 of the Town Code that requires two parking spaces per residential dwelling unit. The applicant is proposing to provide one and a half spaces per unit.
- **Modifications to PD-31 and Base Campus Commercial District Standards:** See below for details.

The applicant is required to comply with Section 2, Area Plans, of the Master Plan which was in effect at the time of their application, it defines Campus Commercial as follows:

“Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District’s Vision:
 - a. Create high quality, regional commercial development;
 - b. Competes in the economic development arena; and
 - c. Develops a balanced tax base to reduce the residential tax burden.
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and,
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics and should be facilitated through the balancing of market demand and community preferences.”

The requested underlying zoning in the PD will be based on certain uses and standards in the Campus Commercial (CC) district. The Town’s Land Development Regulations defines this district as follows:

‘The CC campus commercial district is designed primarily to accommodate a variety of large-scale campus commercial developments such as corporate offices, office parks, hotels, resorts and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the campus commercial uses could be appropriate if they are planned as integral elements of the developments. In addition to the use and area regulations of this division, development in the CC campus commercial district shall be in compliance with all other applicable provisions of this chapter.’

With respect to permitted uses, the applicant has requested that one additional residential use not typically permitted in the CC Campus Commercial District be allowed in this planned development, using the limited residential allowance provided for in the Master Plan:

- Multifamily

The applicant is also prohibiting the following uses that are allowed within the CC district subject to Town Council approval of a Specific Use Permit:

- 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).

The undeveloped 49.77-acre site possesses frontage along International Parkway and Lakeside Village Boulevard. Access to the development will consist of four ingress/egress points along International Parkway and one along Lakeside Village Boulevard and an access point to the Southgate development to the east. The accompanying conceptual site plan [Attachment B(1)] provides for a mixture of uses as well as designated public and private open space areas.

Non-residential component

The conceptual site plan provides for the following nonresidential uses:

- 525,200 square feet of office uses located within eight buildings ranging in height from one to four stories
- 45,880 square feet of retail/restaurant uses located within five one-story buildings
- 281,400 square feet located within a five-story parking garage

Residential component

The applicant is requesting a maximum of 200 multifamily dwelling units located within three four-story buildings (238,800 square feet).

Public and Private Open Space and Pedestrian Connectivity

The Planned Development will require various components of publicly accessible privately owned open space to be provided so as to engage tenants, employees, and residents within the Planned Development as well as providing access to visitors outside of the development (See Attachment B(1)). The applicant is proposing a series of interconnected trails 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. 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 and a landscape maintenance plan has been submitted for public open space areas.

Phasing

The Planned Development includes a phasing component that obligates the developer to complete certain nonresidential development triggers prior to the construction and completion of any residential dwelling units:

- Issuance of the first Certificate of Occupancy for a multifamily use in Phase 1B is subject to the following:
 - i. Completed construction of 75,000 square feet of non-residential building space in Phase 1A to include the completion of a building final inspection indicating finish out permits are ready to be applied for; 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.
- 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.)
- 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. The required landscaping for the temporary parking lot shall be provided. In lieu of providing the required landscaping within the temporary parking lot area, the required landscaping may be located within the 25' landscape buffer in Phase 1.
- In Phase 2, the construction of either building 7, 11, or 13 will require the construction of a parking garage prior to final building inspections of either building 7, 11 or 13.
- Landscape buffers along Lakeside Village Boulevard and Long Prairie Road in Phase 1, 2, and 3 shall be constructed prior to the building final inspection for the first building of Phase 1A. A landscape buffer along Phase 4 shall be installed with the development of Phase 4.

Parking

The submitted conceptual site plan provides for a total of 2,420 off-street parking (1,521 surface spaces and 899 structured garage spaces). According to the applicant's required parking study:

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.

The Town Code requires a total of **3,011** parking spaces. The applicant's proposed **2,420** parking spaces are within the allowable 20 percent deviation from the Town Code.

Modifications to PD-31 and Base Campus Commercial District Standards

The applicant has requested the proposed Planned Development be based, in part, on the uses and development standards in the Campus Commercial district (CC) uses, with certain modifications to the dimensional regulations for this district. As the property is currently zoned PD-31 for Campus Commercial District uses, a comparison of the respective development standards where different is noted in the following table:

Development Standard	Existing PD-31 and Campus Commercial District Standards	Proposed PD-171 Standards
Minimum Front Yard	International Parkway and Lakeside Village Boulevard 65 feet with first 25 feet as a street buffer. Parking prohibited within the first 45 feet	International Parkway- 40 feet with 25 feet as a street buffer and parking prohibited within the first 25 feet Lakeside Village Boulevard- 25 feet with 15 feet as a street buffer and parking prohibited within the first 25 feet No minimum setbacks for internal nonresidential buildings
Minimum Rear Yard	15 feet	No minimum setbacks for internal nonresidential buildings
Maximum Lot Coverage	50 percent	95 percent for multifamily buildings and 60 percent for nonresidential buildings
Height and Stories	120 feet and 10 stories	Multifamily, 60 feet and 4 stories Building numbers 9, 10, 11, 12, and 13, maximum number of stories is five. Maximum height for nonresidential buildings, excluding parking garages, is 86 feet. Maximum height for a parking structure is 66-feet.

Parks Board

At their June 4, 2020 meeting, the Parks Board recommended approval to Town Council of the minimum allowance for all eligible open space as publicly accessible and privately maintained park land as shown on Attachment (B1) and in accordance with Sec. 90-449, Park Credit Option, and moved to allow Park Development Fees to be reimbursable for

amenities outlined in Sec. 90-449, Park Credit Option not to exceed \$277,600.00. The Parks Board meeting may be viewed here:

<https://flowermoundtx.swagit.com/play/06042020-949/7/>

Environmental Conservation Commission (ECC)

At their October 1, 2019 meeting, the ECC recommended approval to Town Council of an application for a tree removal permit for eight specimen trees located on the subject property. The site contains 37 specimen trees. The ECC meeting may be viewed here:

<https://flowermoundtx.swagit.com/play/10012019-1372/8/>

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. ZPD18-0014 had a total of 13 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study
4. Existing PD-31 Ordinance

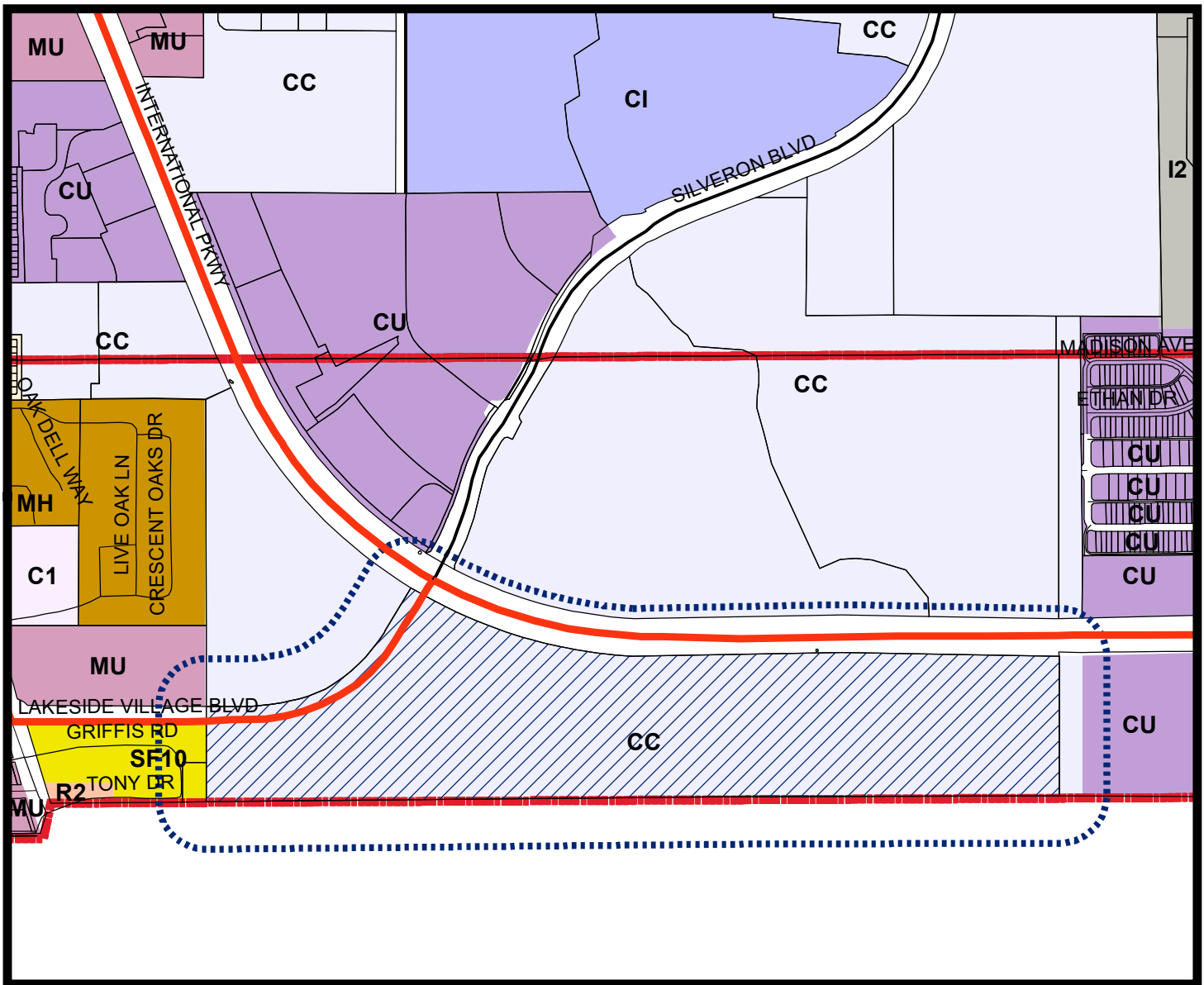
B. Application Details

1. Planned Development Package
2. Draft PD Standards

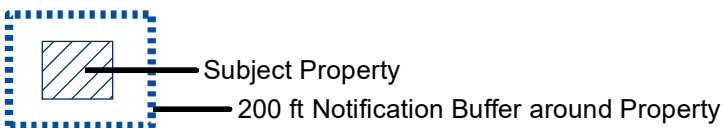
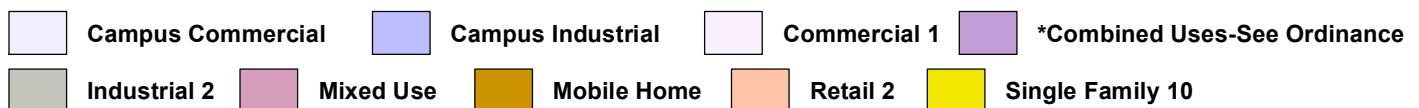


Vicinity Map

Reference Project: ZPD18-0014

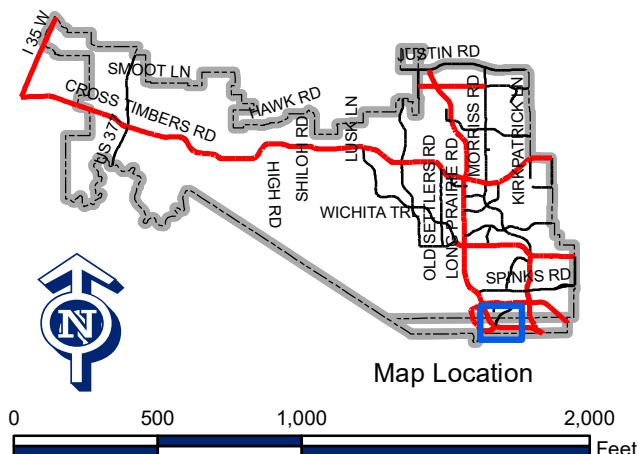


LEGEND



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.





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.



REVISIONS LETTER > SILVERON PARK

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



REVISIONS LETTER > SILVERON PARK

April 26, 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 12th 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:

- Building 1 has decreased in size from 32,000 sf to 24,000 sf;
- Building 2 has decreased in size from 52,700 sf to 22,000 sf;
- The parking lot around building 2 has decreased in size and subsequently the building location has been pushed closer to FM 2499. This additional space that has been created is being put into “The Green” park;
- “The Green” park has increased in size from 0.709 acre to 1.233 acres (0.524-acre increase);
- Building 3 has decreased in size from 44,500 sf to 22,000 sf; and
- “Silveron Park” has increase in size as a result of the buildings decreased size from 1.083 acres to 1.355 acres (0.272-acre increase).

In summary, there has been a total building square footage decrease of 61,200 square feet. These changes have led to a decrease in 85 parking stalls from being constructed and an additional 0.796 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.

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



LETTER OF INTENT > SILVERON PARK

June 26, 2020

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

**RE: Zoning Change Request – Silveron Park (Graham Tract)
Letter of Intent**

Mr. Russell:

Please accept this letter, on behalf of Joe Graham, Trez Capital, and Thompson Realty, as an explanation of the proposed Zoning Change Request for approximately 50 acres of land located at the southeast corner of Lakeside Village Blvd. and FM 2499. This property is located along the Town boundary and has direct adjacency to the City of Grapevine and the Corps of Engineers property south of the property. The site is within the Lakeside Business District and has a land use designation of Campus Commercial. The property is currently zoned PD-31 with Campus Commercial uses.

This site has been widely referred to as the 'Graham Tract' for several years, based on Mr. Graham's ownership. As we have been working through this rezoning process, we are providing the project name for which this property will be developed as and marketed to tenants and users. It is Silveron Park which has links to the Lakeside Business District history.

SITE CHARACTERISTICS

Although the property is approximately 50 acres in size and has generous frontage along FM 2499, the property is relatively narrow. The site has over 2,700 feet of frontage along FM 2499 and over 1,100 feet along Lakeside Village Blvd., but it is only +/- 600 feet deep. Since it is so much longer than it is deep, the overall arrangement of buildings and drives is very linear. The depth of the property limits the type of block structure in the design.



Layout issues due to the narrow width is compounded by the fact that the southern boundary of the site is Corp property that will not be developed. Roads and access points to the south cannot be made due to the restrictions of the adjacent property. The limitation of extending access to the south however is offset by the site having a southern boundary that is a protected open space area.

There are two creeks that flow through the property, both running from the north to the south. One is located close to the western property line at Lakeside Village Blvd. The other is further east at the location of the existing culvert that is under FM 2499. This creek acts as a natural divide between the eastern third of the tract and the rest of the property. This eastern portion has extensive topographic relief. Along the east side of the creek, there are steep slopes that lead up to a somewhat flat area before crossing the east property line. On the west side of this creek, there is 40 feet of terrain change as the site extends to the west and then slopes down again before reaching another creek area that crosses under the existing overhead lines. In addition, as the site extends from east to west, the vegetation also changes. There is a significant amount of mature trees and upland habitat within the western third of the property, the remaining areas are sparsely treed.

There is an existing 18" sewer main located in a 30' easement that runs along the southern property line. Water is also available to the site with an existing 12" line along FM 2499 and Lakeside Village Blvd.

PROJECT DESCRIPTION

Being ideally located along one of the busiest sections of FM 2499, Silveron Park is one of the last stops for motorists before reaching three major highways south of the Town or DFW Airport. As Silveron Park spans wide from east to west, so do the choices it will offer to the Flower Mound community. There are choices for the resident, the guest, the foodie, the employee, the shopper, and the jogger.

Silveron Park includes a mixture of land uses that include retail, restaurant, office, medical office, and residential components. The configuration of these uses are strategically placed in order to provide connections between the different uses as well as promote the visibility of the non-residential uses along FM 2499 and Lakeside Village Blvd.. The residential uses are concentrated along the south property line and constitute only 21% of overall site area, which is consistent with the goals of the Town's Master Plan for Lakeside



Business District. The mixed commercial areas consist of 39% of the site and are predominantly located along the frontage of both streets. The remaining portions of the project are the various open space areas and they constitute nearly 40% of the site.

The mix of uses are connected via a pedestrian circulation system that originates from The Green and the actual Silveron Park, which are the main open space areas. From The Green, the trails are dispersed throughout the development in order to connect all the different uses and the other open space areas. The Silveron Park acts as the spine of the open space connection and the community itself. It is a wide yet linear, highly amenitized open space corridor that will serve as the main trail that runs from east to west in Silveron Park. The park also acts as large



landscaped buffer separating the commercial areas from the residential ones while still providing connectivity to access all the uses and other open space areas. This creates the inter-linked web of pedestrian connections to allow residents, patrons, and employees to travel on foot between their destinations or for recreation. Including The Green, there are five open space areas. The others are The West Park, Silveron Park, Central Park, and Oak Bluff Park.

The existing property owner, Mr. Joe Graham, has been communicating with UT Southwestern Medical (UTSW) for several years regarding their interest in a future campus location on this property. Mr. Graham has provided the Town Manager's office with a letter dated April 21, 2020 that provides an update to the commitment with UTSW. In short summary of that letter, UTSW is not able to provide a guaranteed time frame to construct the new campus and the developer, Thompson Realty, has committed to reserve a site for them on another location of the property and to construct, lease, and manage a multi-story, Class A office building in the location that was previously shown for UTSW on the Concept Plan. This building will be built as part of Phase I.

The other components that will be constructed as part of Phase I with the Class A office building include approximately 284 urban living units, and approximately 6 acres of open space.



LETTER OF INTENT > SILVERON PARK

PROPOSED ZONING

We are requesting to change the zoning to create a Planned Development (PD) with Development Standards. The PD will have a base zoning of Campus Commercial and provide regulations for uses, open space, pedestrian standards, landscaping, parking, and architectural requirements.

ARCHITECTURE

The various users within the development will adhere to design standards that will be consistent throughout Silveron Park. A contemporary vernacular is prevalent in the metroplex for creating upscale developments and will create an esthetically pleasing, upscale development in this important site. The location does isolate the site to adjacent properties and therefore we believe it is an opportunity to provide an architectural style that is not repetitive of other developments within the Lakeside area. The materials selected for the development will adhere to the Town's Urban Design Standards and are quality and durable materials that will serve to create an enduring development.

CONCLUSION

The development of this property has been discussed with the Town for a few years. After putting together the different components and a world class team, the timing is right to realize the potential for this property. We appreciate the attention the Town has so generously provided to us as we were putting this vision together. We are pleased to bring you a complete application and respectfully request your support for this zoning change. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

A handwritten signature in black ink that reads 'Randi L. Rivera'.

Randi L. Rivera, AICP

Director, Planning + Entitlement

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

Silveron Park - Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898, November 18, 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	1/200	120	96	169
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	1/250	324	259	#
8	Office	45,000	N/A	1/250	180	144	348
9	Office	90,000	N/A	1/250	360	288	
10	Parking Gar.	N/A	N/A	0	0	0	
11	Office	93,100	N/A	1/250	373	299	988
12	Office	60,000	N/A	1/250	240	192	
13	Office	80,300	N/A	1/250	322	258	
14	Office	51,900	N/A	1/250	208	167	257
15	Residential	N/A	90	2 per unit	180	144	
16	Residential	N/A	44	2 per unit	88	71	165
17	Residential	N/A	66	2 per unit	132	106	
Totals		254,730	500		3,011	2,417	2,420*

Table 1.0

*Additional structured parking may be added below Buildings 7, 8, 9 & 12. The chart above includes garage parking within residential buildings 15, 16 & 17, (34 total)

Parking totals included with Buildings 10-13 due to the Building 7 utilizing the parking structure.

As illustrated in Table 1.0 above, the Town of Flower Mound's standard parking requires 2,987 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 2,398 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	2,005	201	201	101	101
MED. OFFICE	120	12	12	6	6
RETAIL	28	51	56	40	3
RESTAURANT	213	426	426	426	43
RESIDENTIAL	300	300	300	300	300
TOTALS	2,666	990	995	873	453

Table 2.1

Conclusion:

Table 2.1 indicates that 'Weekday, Daytime 6A - 6P', determines the most amount of required parking. This indicates that a minimum of 2,666 parking spaces should be provided to adequately park the proposed development. As indicated within Table 1.0, Silveron Park is proposing 2,420n total parking spaces dispersed throughout the property, or approximately 8.5% below 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 2,666 parking spaces should be provided. The 2,420 parking spaces (plus the possible additional spaces below buildings 7, 8, 9 & 12) is appropriate for this development.

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 33-00**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES (LAND DEVELOPMENT CODE) AND REPEALING ORDINANCE NUMBER 69-85 OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 281.443 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 AND THE J.N. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, BY AMENDING THE ZONING EXHIBIT WITHIN PLANNED DEVELOPMENT NUMBER 31 (PD-31), WHICH ALLOWS FOR COMMERCIAL DISTRICT-2 (C-2) AND INDUSTRIAL DISTRICT-1 (I-1) USES TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI), AND BY CHANGING THE ZONING ON APPROXIMATELY 128.31 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI) REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment Chapter 12 of the Code of Ordinances (Land Development Code) and repealing Ordinance Number 69-85 of the Town of Flower Mound, Texas, by changing the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, by amending the zoning exhibit within Planned Development Number 31 (PD-31), which allows for Commercial District-2 (C-2) and Industrial District-1 (I-1) uses to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI), and by changing the zoning on approximately 128.31 acres in the Joseph Knight Survey, Abstract Number 692 from Agricultural District (A) to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI); and,

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town that the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252 and the zoning of an additional 128.31 acres land in the Joseph Knight Survey, Abstract Number 692 be amended as described below;

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

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The uses allowed on a certain tract of land being approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned as Planned Development Number 31 (PD-31) with Commercial District-2 (C-2) and Industrial District-1 (I-1) uses and a certain tract of land being approximately 128.31 acres of land in the Joseph Knight Survey, Abstract Number 692, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned Agricultural District (A) are changed to Planned Development Number 31 (PD-31) with Campus Commercial District (CC) and Campus Industrial District (CI) uses in accordance with Exhibit "B," attached hereto and incorporated herein."

SECTION 3

A general development plan, depicting the general tract sizes and zoning classifications thereof, is attached hereto as Exhibit "C" and incorporated herein.

SECTION 4

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the

ORDINANCE NO. 33-00

PAGE 3

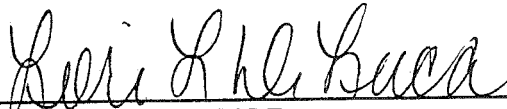
remainder of the ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 6

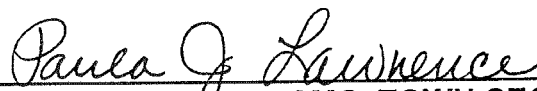
This Ordinance shall take effect and be in full force from and after its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 17TH DAY OF APRIL, 2000.

APPROVED:


Lori DeLuca, MAYOR

ATTEST:


Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, TOWN ATTORNEY

03-14-00 17:10 From-

EXHIBIT "A-1"

Legal Descriptions

TRACT I: BEING 288.497 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas, and all of the 4.003 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1470, Page 279 of the Real Property Records of Denton County, Texas, and all of the tracts of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deeds recorded in Denton County Clerk's Files No. 96R-0075624, No. 96R-0085598 and No. 96-0091514. Said 208.496 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the East boundary line of said 284.535 acre tract with the North right-of-way line of Farm-to-Market Road No. 2499 (a 160 foot wide right-of-way). Said Point of Beginning also being located at a point S 89° 52' 42" E 3690.83 feet, and THENCE N 00° 20' 16" W 767.37 feet from the Southwest corner of said JOSEPH KNIGHT SURVEY;

THENCE Along the North right-of-way line of said Farm-to-Market Road No. 2499, as follows:

1. S 89° 46' 02" W 1790.47 feet, to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Right;
2. NORTHWESTERLY 2189.77 feet, along said curve to the Right, having a radius of 1829.86 feet, a central angle of 68° 33' 54" and a chord bearing N 55° 57' 01" W 2061.41 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 21° 40' 04" W 1224.17 feet, to a 1/2" iron rod set, at the intersection of the centerline of Old Donald Road, being the North boundary line of aforesaid 284.535 acre tract;

THENCE S 88° 39' 39" E 257.70 feet, along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the common boundary between the aforesaid KNIGHT and TANNEHILL SURVEYS;

THENCE SOUTH along the common line between said surveys, generally following a fence at 25.0 feet passing a 1/2" iron rod in the former South right-of-way line of said Old Donald Road, and in all 499.95 feet along the West boundary line of the tract of land conveyed to Mae Powell, by the deed recorded in Volume 373, Page 467 of the Deed Records of Denton County, Texas, to a 1/2" iron rod set, at the Southwest corner of said Powell Tract;

THENCE N 89° 52' 08" E 857.83 feet, along a fence in the South boundary line of said Mae Powell Tract to a 1/2" iron rod set, at the Southeast corner of said Powell Tract;

THENCE N 00° 15' 17" W 2557.72 feet, along the East boundary line of said Powell Tract to a 1/2" iron rod set, in the South right-of-way line of Spinks Road;

THENCE S 89° 10' 58" E 742.23 feet, along the South right-of-way line of said Spinks Road to a 1/2" iron rod set, at the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by Denton County Clerk's File No. 96R-0075623;

THENCE S 00° 15' 17" E 1457.48 feet, departing said Spinks Road and running along the West boundary line of said Harris Tract to a 1/2" iron rod set, at the Southwest corner of said Harris Tract;

03-14-00 17:10 From-

1. S 01° 40' 34" E 284.72 feet, to a 1/2" iron rod set at the beginning of a curve to the left;
2. SOUTHEASTERLY 145.72 feet, along said curve to the left having a radius of 1000.00 feet, a central angle of 08° 20' 57" and a chord bearing S 85° 57' 00" E 145.59 feet to a 1/2" iron rod set at the end of said curve;
3. N 89° 52' 32" E 177.01 feet, to a 1/2" iron rod set at the Southeast corner of said Harris Tract, lying at the most Westerly Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0075624;

THENCE N 89° 52' 32" E 272.92 feet, along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod set;

THENCE N 04° 03' 59" W 1500.05 feet, along the West boundary line of said E-Systems Tract to a 1/2" iron rod set, at the most Northerly Northwest corner of said E-Systems Tract, lying in the South right-of-way line of aforesaid Spinks Road;

THENCE Along the South right-of-way line of said Spinks Road as follows:

1. S 89° 08' 14" E 200.63 feet to a 5/8" iron rod found, at the Northeast corner of the aforesaid E-Systems Tract, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0065598;
2. S 89° 20' 53" E 470.78 feet along the North boundary line of said E-Systems Tract to a 1/2" iron rod set, at the Northeast corner thereof, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96-0091514;
3. S 89° 23' 28" E 560.49 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said E-Systems Tract;

THENCE S 00° 26' 21" E 484.96 feet departing said right-of-way line and running along the most Westerly East boundary line of said E-Systems Tract to a 1/2" iron rod found;

THENCE N 89° 33' 41" E 360.08 feet along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod found, at the most Easterly Northeast corner of said E-Systems Tract, lying in the West boundary line of the Tract of land conveyed to United States of America by the deed recorded in Volume 2014, Page 746 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the west boundary line of said United State of America Tract as follows:

1. S 00° 25' 16" E 729.74 feet to a 1/2" iron rod set;
2. S 89° 22' 53" W 90.00 feet to a 5/8" iron rod found;
3. S 00° 37' 07" E 100.56 feet to a 5/8" iron rod found, at the Southwest corner of said United States of America Tract;
4. N 89° 18' 55" E 130.17 feet to a 5/8" iron rod found, at the Southeast corner of said United States of America Tract, lying in the West boundary line of the Tract of land conveyed to Suzann Ruff by the deed recorded in Volume 2162, Page 247 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the West boundary line of said Ruff Tract, also being the same line defined by the boundary line agreement recorded in Denton County Clerk's File No. 96-R0025321, as follows:

1. S 00° 03' 24" E 421.68 feet to a 60d nail found;

03-14-00 17:11 From-

3. S 00° 47' 23" E 902.24 feet to a 6" steel fence post found at the Southeast corner of said E-Systems Tract;

THENCE N 69° 32' 38" W 341.96 feet along the South boundary line of said E-Systems Tract to a 6" steel fence post found, at the most Easterly Northeast corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE S 00° 20' 16" E 1259.09 feet along the East boundary line of said E-Systems Tract to THE PLACE OF BEGINNING, containing 288.497 acres of land.

EXHIBIT "A-2"

Legal Descriptions

TRACT I:

B.

BEING 72.948 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas. Said 72.948 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/4" iron pipe found, at a fence corner marking the Southwest of said JOSEPH KNIGHT SURVEY and the Southeast corner of said J.N. TANNEHILL SURVEY, and lying in the boundary line between Denton and Tarrant Counties;

THENCE N 00° 20' 37" W 1663.16 feet along the common line between said KNIGHT and TANNEHILL SURVEYS to a fence post at the Northeast corner of the tract of land conveyed to M.E. & S.J. Colville, by the deed recorded in Volume 82, Page 213 of the Deed Records of Denton County, Texas;

THENCE N 87° 58' 47" W 209.85 feet along a fence and the North boundary line of said Colville Tract to a 1/2" iron rod found, at the Southeast corner of the tract of land conveyed to Austin Allen Roach, et ux., Elizabeth M. Roach, by the deed recorded in Volume 811, Page 519 of the Deed Records of Denton County, Texas;

THENCE N 00° 09' 36" W 573.63 feet to a 1/2" iron rod found, at the Northeast corner of said Roach Tract;

THENCE S 89° 23' 57" W 64.15 feet along the North boundary line of said Roach Tract to a fence post at the Southeast corner of the tract of land conveyed to Sadie S. Allen, by the deed recorded in Volume 865, Page 760 of the Deed Records of Denton County, Texas;

THENCE along the East and North boundary line of said Allen Tract, also being the West boundary line of aforesaid 284.535 acre tract, as follows:

1. N 00° 49' 28" W 273.48 feet to a 1/2" iron rod found;
2. N 85° 13' 07" W 129.73 feet to a 1/2" iron rod found;
3. N 07° 24' 36" E 321.52 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said Allen Tract;
4. S 89° 24' 24" W 483.82 feet along the North boundary line of said Allen Tract to a 1/2" iron rod set, at the Northwest corner thereof, lying in the East right-of-way line of Old Farm-to-Market Road No. 2499;

THENCE N 00° 07' 00" W along the East right-of-way line of said Old Farm-to-Market Road No. 2499, at 193.76 feet passing a 1/2" iron rod in the South right-of-way line of Old Donald Road, and in all 218.76 feet, to a 1/2" iron rod set, in the centerline of said Old Donald Road;

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

EXHIBIT "A-3"
Legal Descriptions

TRACT II:

BEING 20.551 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 632, Denton County, Texas, and being a portion of the tract of land conveyed to Trustees, E-Systems, Inc. Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas. Said 20.551 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northeast corner of said E-Systems Tract, lying in the South right-of-way line of Spinks Road. Said point of beginning also being the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas;

THENCE S 00° 27' 06" E 1499.60 feet generally following a fence along the common boundary line between said E-Systems and Harris Tracts to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 177.01 feet severing said E-Systems Tract to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE NORTHWESTERLY 145.72 feet along said curve to the right having a radius of 1,000.00 feet a central angle of 08° 20' 57" and a chord bearing N 85° 57' 00" W 145.59 feet to a 1/2" iron rod set at the end of said curve;

THENCE N 81° 46' 32" W 284.72 feet to a 1/2" iron rod set;

THENCE N 00° 15' 17" W 1457.48 feet to a 1/2" iron rod set in the North boundary line of aforesaid E-Systems Tract and the South right-of-way line of said Spinks Road;

THENCE S 89° 10' 58" E 598.75 feet along the North boundary line of said E-Systems Tract and the South boundary line of said Spinks Road to THE PLACE OF BEGINNING, containing 20.551 acres (895,204 square feet) of land.

EXHIBIT "A-4"
Legal Descriptions

TRACT II:

B.

BEING 7.757 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, Denton County, Texas, and being a portion of the tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas. Said 7.757 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northwest corner of said Harris Tract, lying in the South right-of-way line of Spinks Road:

THENCE S 69° 05' 14" E 178.38 feet along the North boundary line of said Harris Tract and the South right-of-way line of said Spinks Road to a 1/2" iron rod set;

THENCE S 04° 03' 59" E 1500.06 feet severing said Harris Tract to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 272.92 feet to a 1/2" iron rod set in a fence in the West boundary line of said Harris Tract being the East boundary line of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE N 00° 27' 06" W 1499.60 feet, generally following a fence along the common boundary line between said Harris and E-Systems Tracts to THE PLACE OF BEGINNING, containing 7.757 acres (337,923 square feet) of land.

EXHIBIT "A-5"

PROPERTY DESCRIPTION

BEING a 7.0969 acre tract of land situated in the JOSEPH KNIGHT SURVEY, Abstract Number 692 and the J.N. TANNEHILL SURVEY, Abstract Number 1252, Denton County, Texas and being part of the same tracts of land as conveyed to Trustees, E-Systems, Inc. Pool Trust by the deeds recorded in the County Clerk's Files 96R-0075624, 96R-0065598 and 96R-009151 of the Real Property Records of Denton County, Texas; said 7.0969 acres being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ " iron pipe at the southwest corner of said Knight Survey, being the southeast corner of said Tannehill Survey, lying in the Denton and Tarrant County line; thence N00°20'37"W along the line between said Knight and Tannehill Surveys a distance of 1663.16 feet to a fence post for the POINT OF BEGINNING, said fence post being the northeast corner of the Colville tract recorded in Volume 882, Page 213, Deed Records, Denton County, Texas;

THENCE N87°58'47"W along the north line of said Colville tract a distance of 209.85 feet to a $\frac{1}{2}$ " iron rod at the southeast corner of the Roach tract recorded in Volume 811, Page 519, Deed Records, Denton County, Texas;

THENCE N00°09'36"W along the east line of said Roach tract a distance of 573.63 feet to a $\frac{3}{8}$ " iron rod at the northeast corner thereof;

THENCE S89°23'57"W along the north line of said Roach tract a distance of 64.15 feet to a fence post at the southeast corner of the Allen tract recorded in Volume 865, Page 760, Deed Records, Denton County, Texas;

THENCE N00°49'28"W along the east line of said Allen tract a distance of 273.48 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N86°13'07"W continuing with said east line a distance of 129.73 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N07°24'36"E continuing with said east line a distance of 321.52 feet to a $\frac{1}{2}$ " iron rod for the northeast corner thereof;

THENCE S33°13'50"W a distance of 1189.37 feet;

THENCE S56°46'10"W a distance of 340.00 feet to the POINT OF BEGINNING and containing 7.0969 acres of land, more or less.

EXHIBIT "B"**DEVELOPMENT STANDARDS**

- I. The development on approximately 280.3 acres depicted on Exhibit "C" shall be for Campus Commercial District (CC) uses in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract One, consisting of approximately 24.6 acres; Tract Two, consisting of approximately 29.3 acres; Tract Three, consisting of approximately 41.3 acres; and Tract Four, consisting of approximately 185.1 acres shall be developed for Campus Commercial District (CC) uses allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- II. The development on approximately 93.1 acres depicted on Exhibit "C" shall be for Campus Industrial District (CI) uses in accordance with the Town's Land Development Code, as amended and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract Five, consisting of 21.4 acres; Tract Six, consisting of 28.2 acres; and Tract Seven, consisting of 43.5 acres shall be developed for Campus Industrial District (CI) uses as allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- III. General requirements for Planned Development Number 31 (PD-31) shall be as follows:
 - A. A comprehensive site plan for each proposed development shall be submitted for approval to the Planning and Zoning Commission. Each comprehensive site plan shall be in general conformity to the requirements of the general development plan attached hereto as Exhibit "C" and all other applicable provisions of the Town's Comprehensive Plan and Land Development Code.

- B. Access points of ingress/egress from any major street or thoroughfare into any of the tracts shown on Exhibit "C" shall be determined at the time the comprehensive site plan for the respective Tract is submitted for approval by the Planning and Zoning Commission.
- C. Prior to the issuance of a Certificate of Occupancy, that portion of the north/south road as shown in Exhibit "C" and directly adjacent to any platted lot for which the application for a Certificate of Occupancy has been filed shall be completed and accepted in accordance with the required standards of the Town.
- D. Developer and owner agree that all ingress and egress from any major street or thoroughfare shall be limited in a manner approved by the Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.
- E. All development must be in compliance with all components outlined in the Lakeside Business District Area Plan of the Comprehensive Plan.

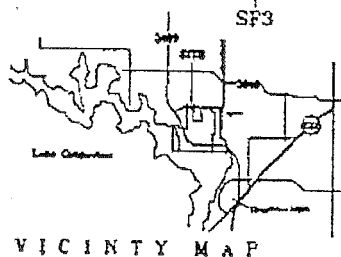
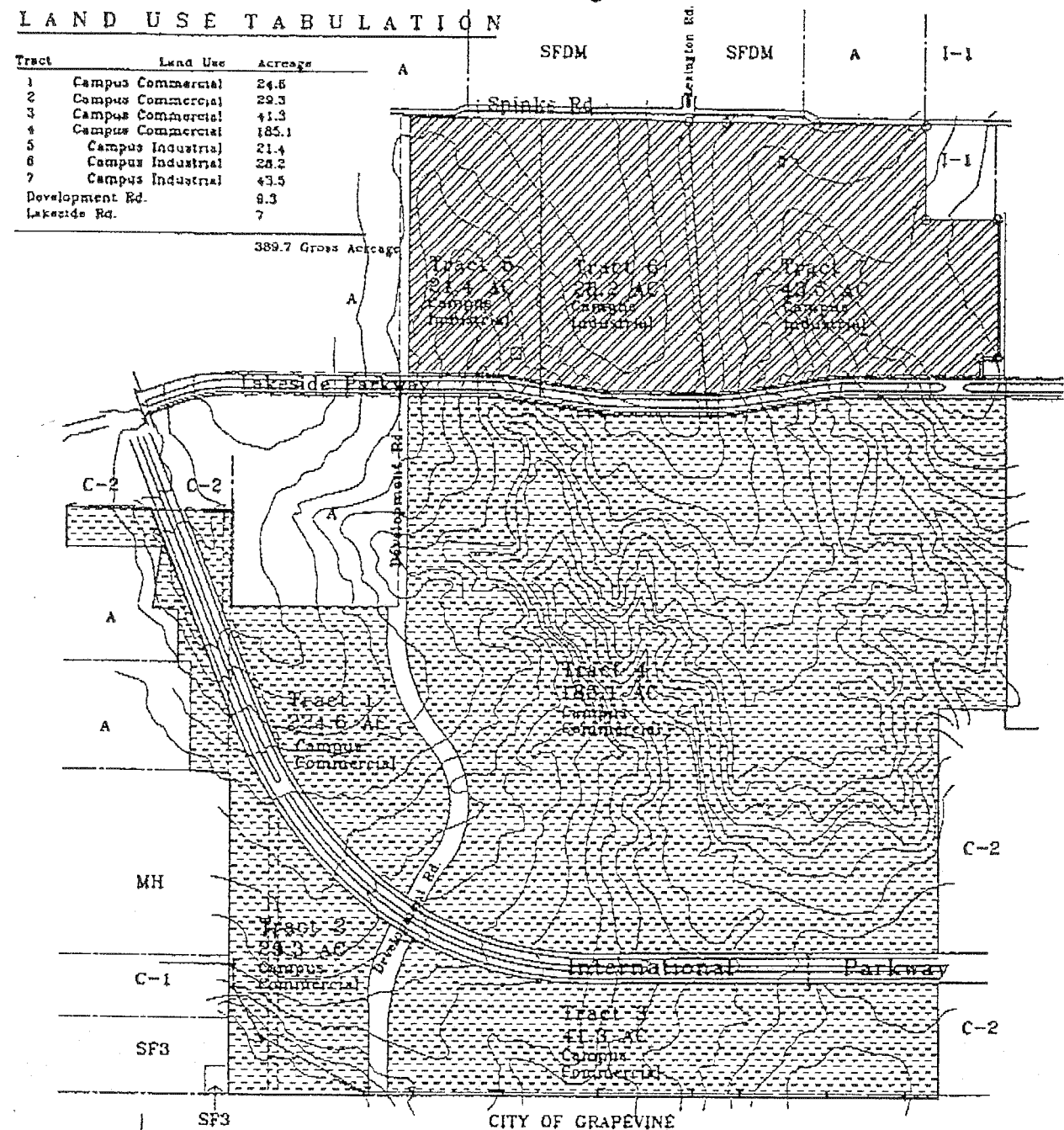
Exhibit "C"

General Development Plan

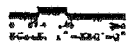
LAND USE TABULATION

Tract	Land Use	Acreage
1	Campus Commercial	24.6
2	Campus Commercial	29.3
3	Campus Commercial	41.3
4	Campus Commercial	185.1
5	Campus Industrial	21.4
6	Campus Industrial	28.2
7	Campus Industrial	43.5
Development Rd.		9.3
Lakeside Rd.		7

389.7 Gross Acreage



389.7 ACRE TRACT
 Planned Development 31
 Flower Mound, Texas



02/28/00

TBC
 PARTNERS

BROCKETTE DAVIS DRAKE, inc.
 consulting engineers

CROFT COMPTON CO.
 ARCHITECTURE & INTERIOR DESIGN

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TPE: 19762 TPLS: 10194440
www.mcadamsco.com



SILVERON PARK
in the
49.77 Gross (48.115 Net) Acres
J. TANNEHILL SURVEY, ABSTRACT NO. 252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL CONCEPT PLAN

PRELIMINARY PLANS

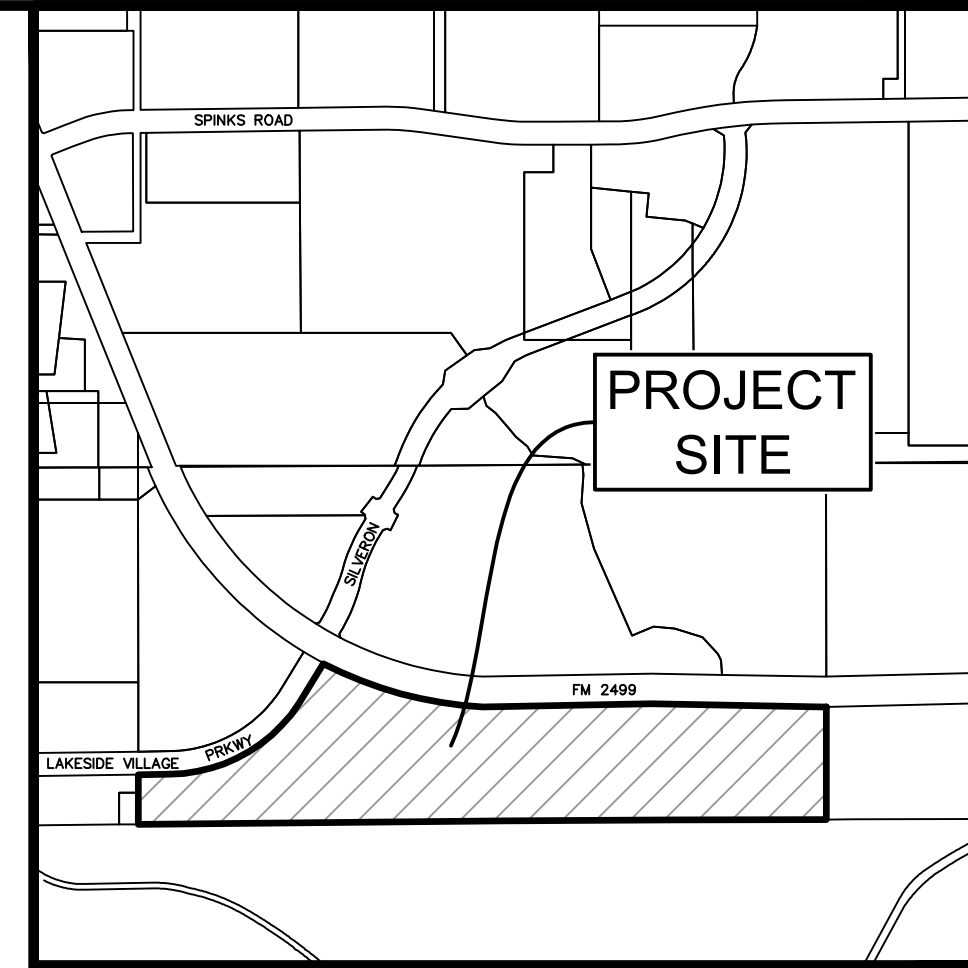
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #36898
DATE 1/6/2022

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
11/18/2021

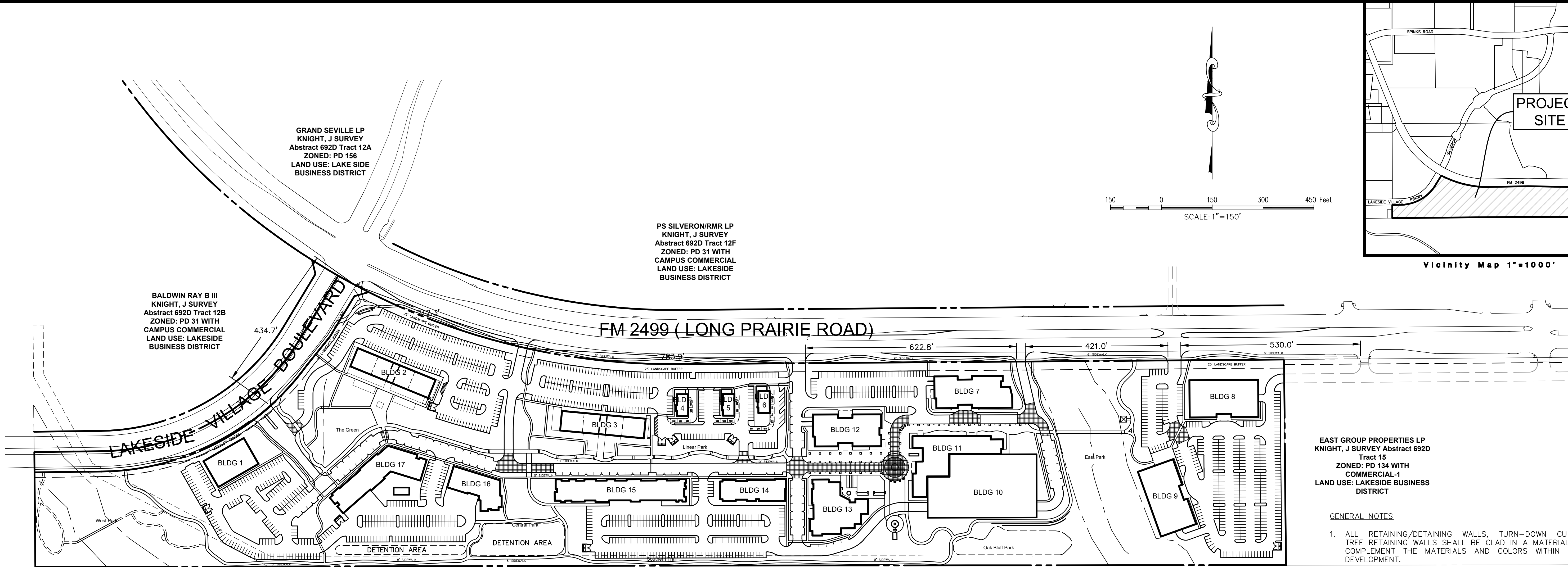
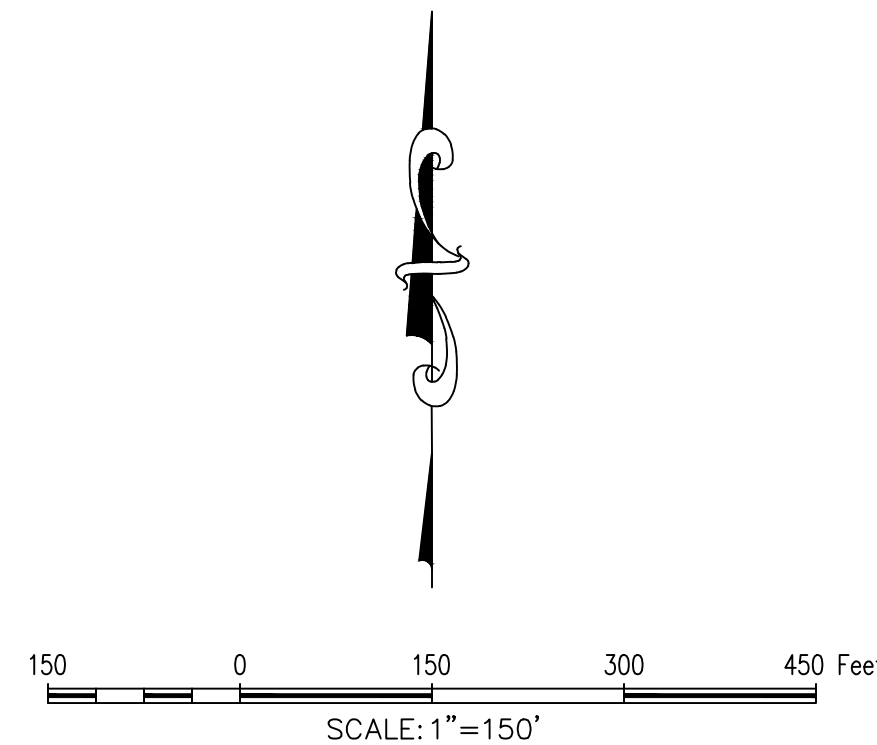
18257

CP1

OWNER/DEVELOPER
TREZ CAPITAL
6055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



Vicinity Map 1"=1000'



EAST GROUP PROPERTIES LP
KNIGHT, J SURVEY Abstract 692D
Tract 15
ZONED: PD 134 WITH
COMMERCIAL-1
LAND USE: LAKESIDE BUSINESS
DISTRICT

GENERAL NOTES

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

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

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)	60' Along FM 2499; 40' w/o Parking
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.	10/86' (Non Res) and 4/60' (Res.)
Maximum Floor: Area Ratio	1:1	1:1 (throughout Silveron Park)

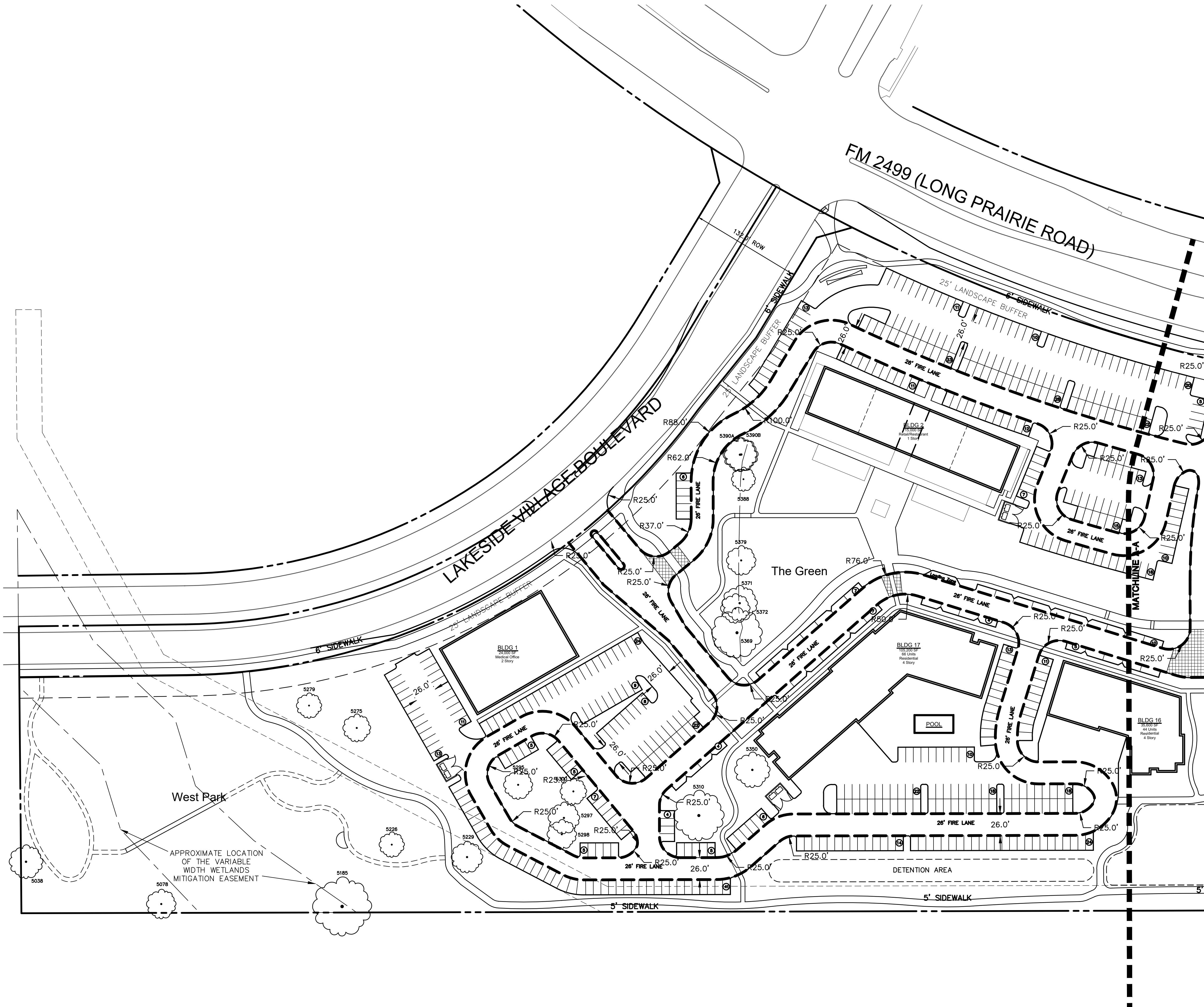
Building Summary					Parking Summary				Height Summary	
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided	PEAK HEIGHT*	MEAN HEIGHT*
1	24,000	Medical Office	0	2	200	120	169	0	40'0"	34'0"
2	7,000	Retail	0	1	250	28	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	250	324	348	TBD	71'0"	68'6"
8#	45,000	Office	0	2	250	180		TBD	35'6"	34'0"
9#	90,000	Office	0	4	250	360		71'0"	64'0"	
10	281,400	Parking Structure	0	5	1.5	0	123	865	66'0"	64'0"
11	93,100	Office	0	4	250	373		0	71'0"	68'6"
12#	60,000	Office	0	4	250	240		0	71'0"	68'6"
13	80,300	Office	0	4	250	322	242	0	71'0"	68'6"
14	51,900	Office	0	4	250	208		15	60'0"	52'0"
15	98,000	Multifamily	90	4	2	180		9	60'0"	52'0"
16	35,600	Multifamily	44	4	2	88	146	10	58'5"	51'4"
17	105,200	Multifamily	66	4	2	132				
Totals	1,091,280		200			3,011	1521	899		
							2420			

SITE DATA TABLE – SILVERON PARK	
Physical Address	TBD
Gross Site Area	48,115 A; 2,095,901 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	2,500 SF
Building 5 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 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

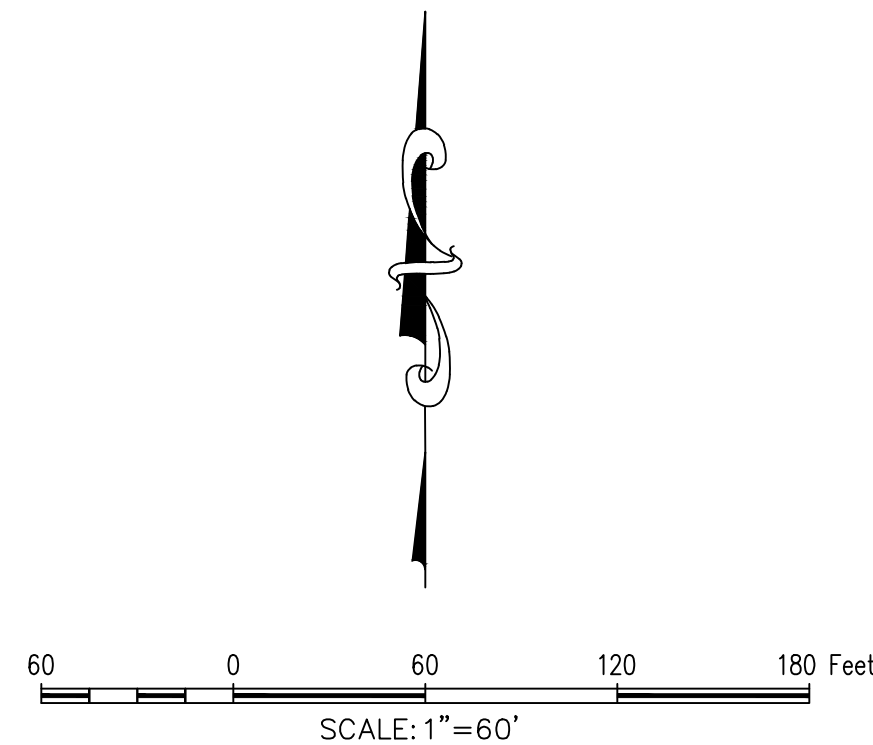
SITE DATA TABLE – SILVERON PARK	
Building 12 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	60,000 SF
Building 13 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	80,300 SF
Building 14 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	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	98,000 SF
Building 16 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	35,600 SF
Building 9 Data	
Height	4 Story
Peak Height	58' 5"
Mean Height	51' 4"
Total Square Footage	105,200 SF

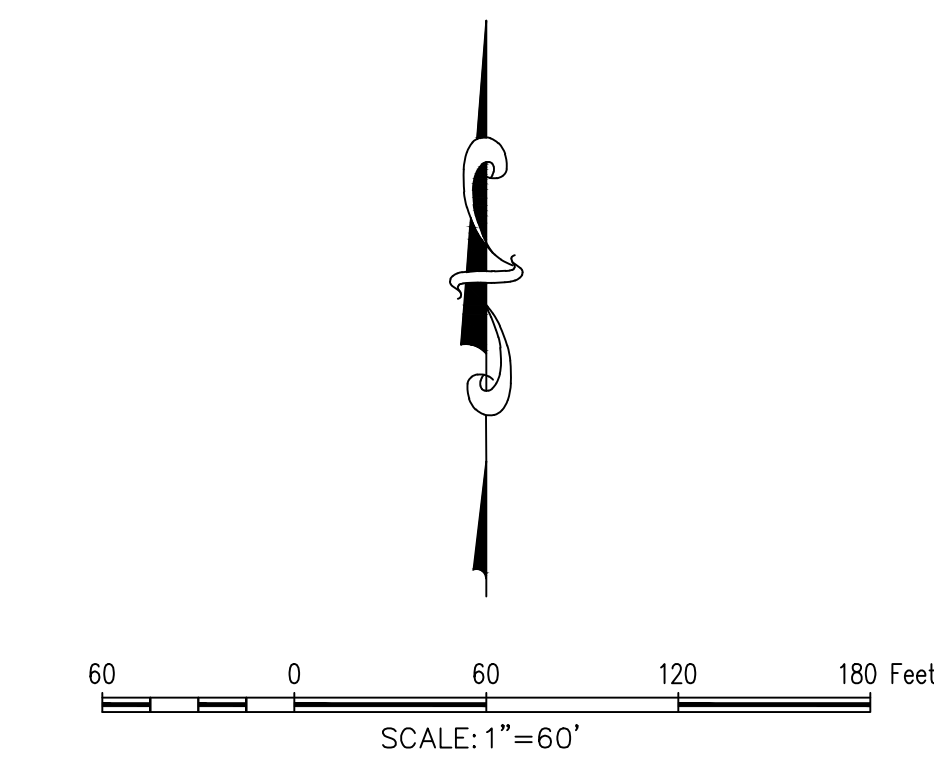
OWNER/DEVELOPER
TREZ CAPITAL
6055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



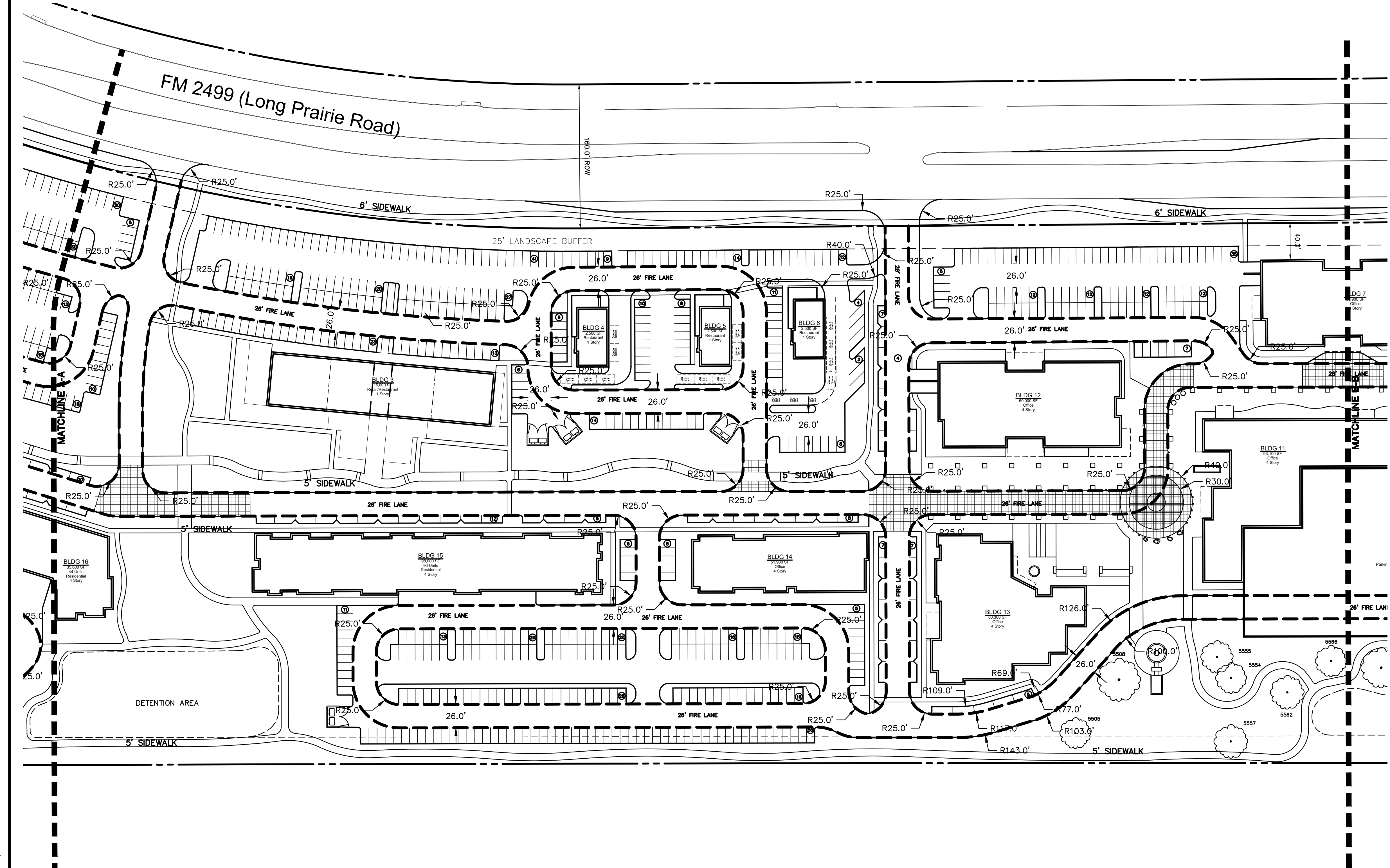
GENERAL NOTES

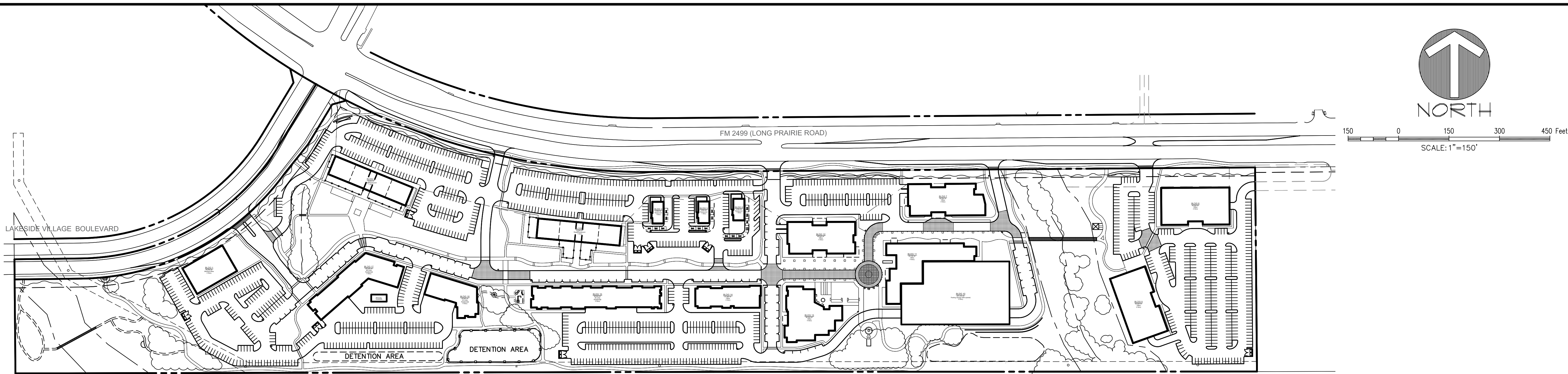
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2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING IN WHICH IT 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'





- 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.
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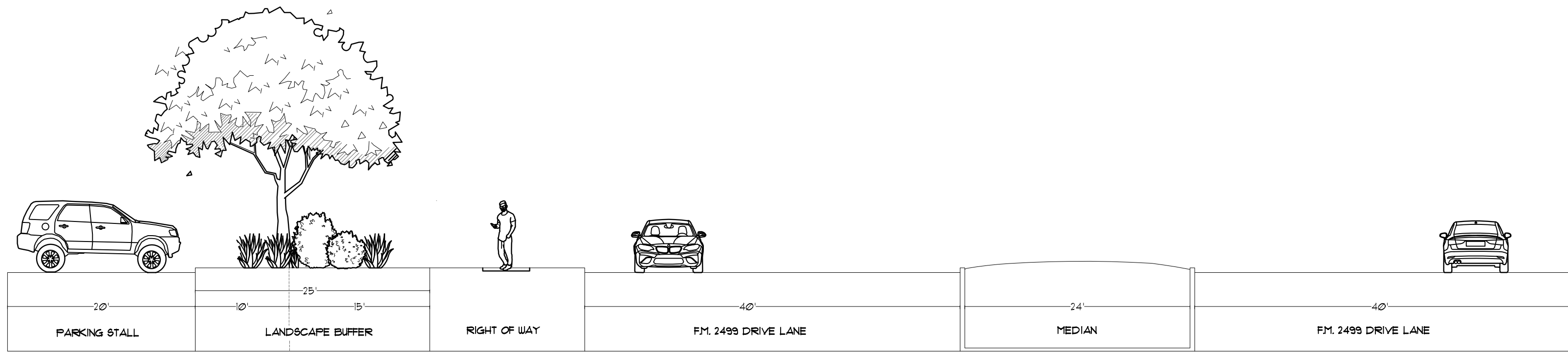




PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>
	(CLO) CATHEDRAL LIVE OAK <i>Quercus virginiana 'SOLN'</i>		(JBP) JAPANESE BLACK PINE <i>Pinus thunbergii</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(CM) CRAPMEYRTLE <i>Lagerstroemia indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(PH) POSSEMAW HOLLY <i>Ilex decidua</i>
	(CO) CHINGUAPIN OAK <i>Quercus muhlenbergii</i>		(RB) RIVER BIRCH <i>Betula nigra 'Durham'</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Bertels'</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(DWM) DWARF WAX MYRTLE <i>Myrica pauciflora</i>
	(CAD) CADDO MAPLE <i>Acer rubrum 'October Glory'</i>		(AMS) ADAGIO MAIDEN GRASS <i>Phacelia stans 'Adagio'</i>
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		(EGA) EDWARD GOUCHER ABELIA <i>Abelia x 'Edward Goucher'</i>
	DETENTION LAWN TREE		(DBH) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
			(DGA) DWARF GOLDEN ARBORVITAE <i>Thuja orientalis 'Aurea Nana'</i>
			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 ornamentals 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	2,420 parking spaces	18,150 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'

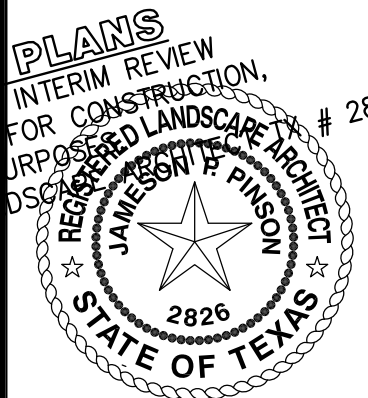
The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 Country View Drive
Richardson, Texas 75082
940.240.1012
TBP#: 19762, TBP#: 10194440
www.gamc.com



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**

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING
JAMESON PINSON LAND ARCHITECTS, P.C.
DATED 11/19/2021

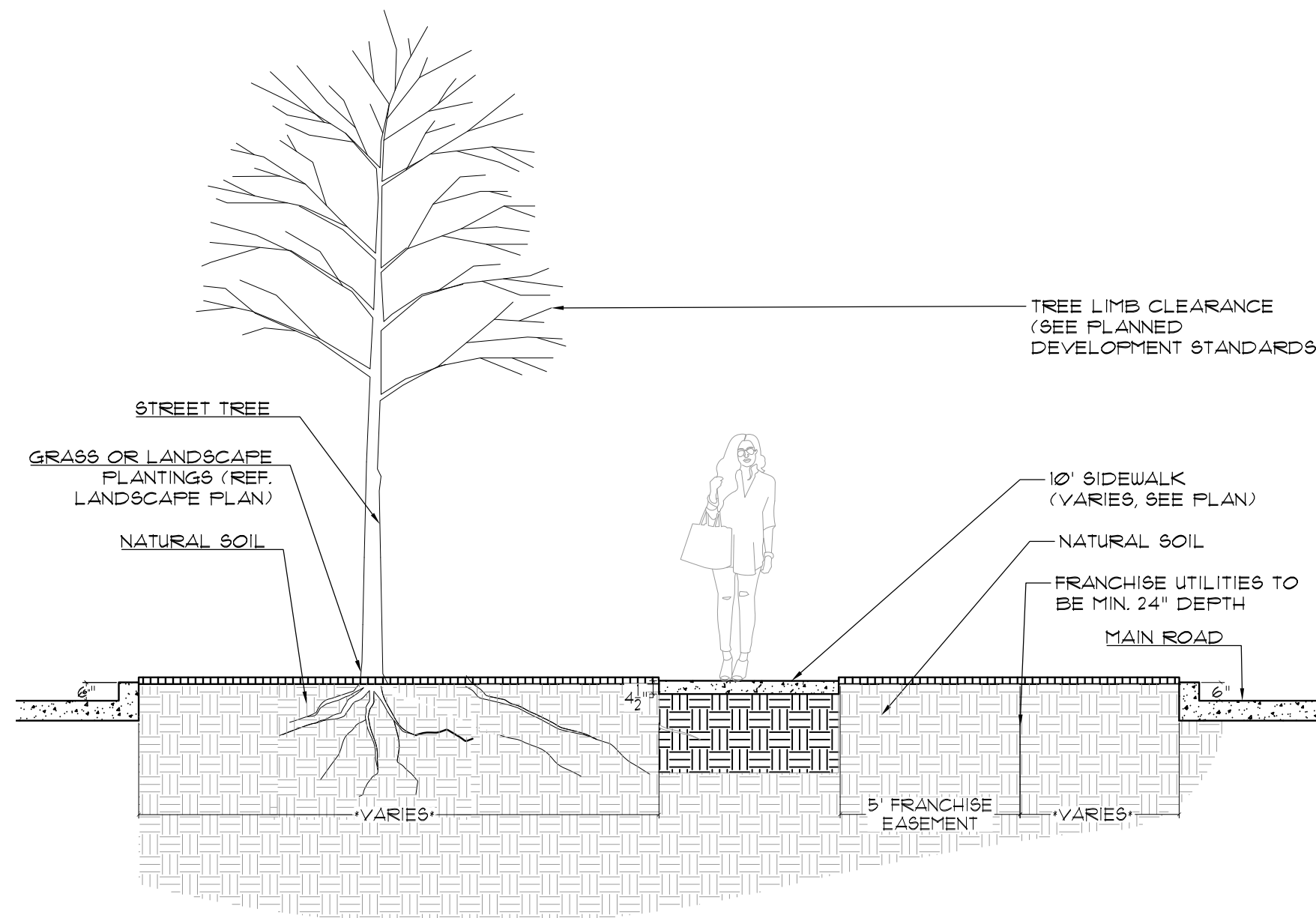
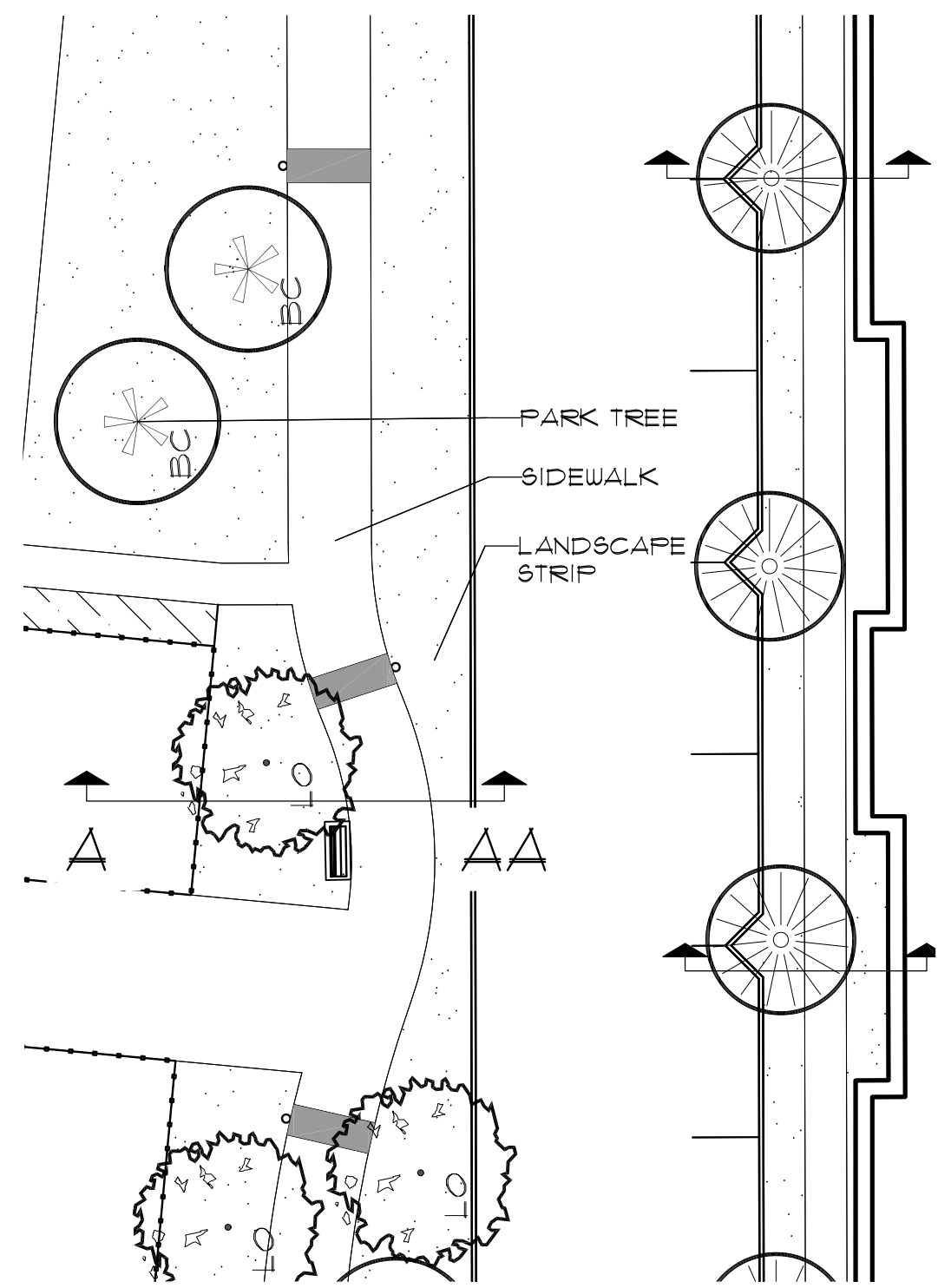


Drawn By: --
Date: 12/26/2018
Scale: 1"=150'
Revisions:
02/26/2019
05/15/2019
07/26/2019
09/12/2019
10/18/2019
04/30/2020
06/26/2020
10/01/2021
11/18/2021

18257

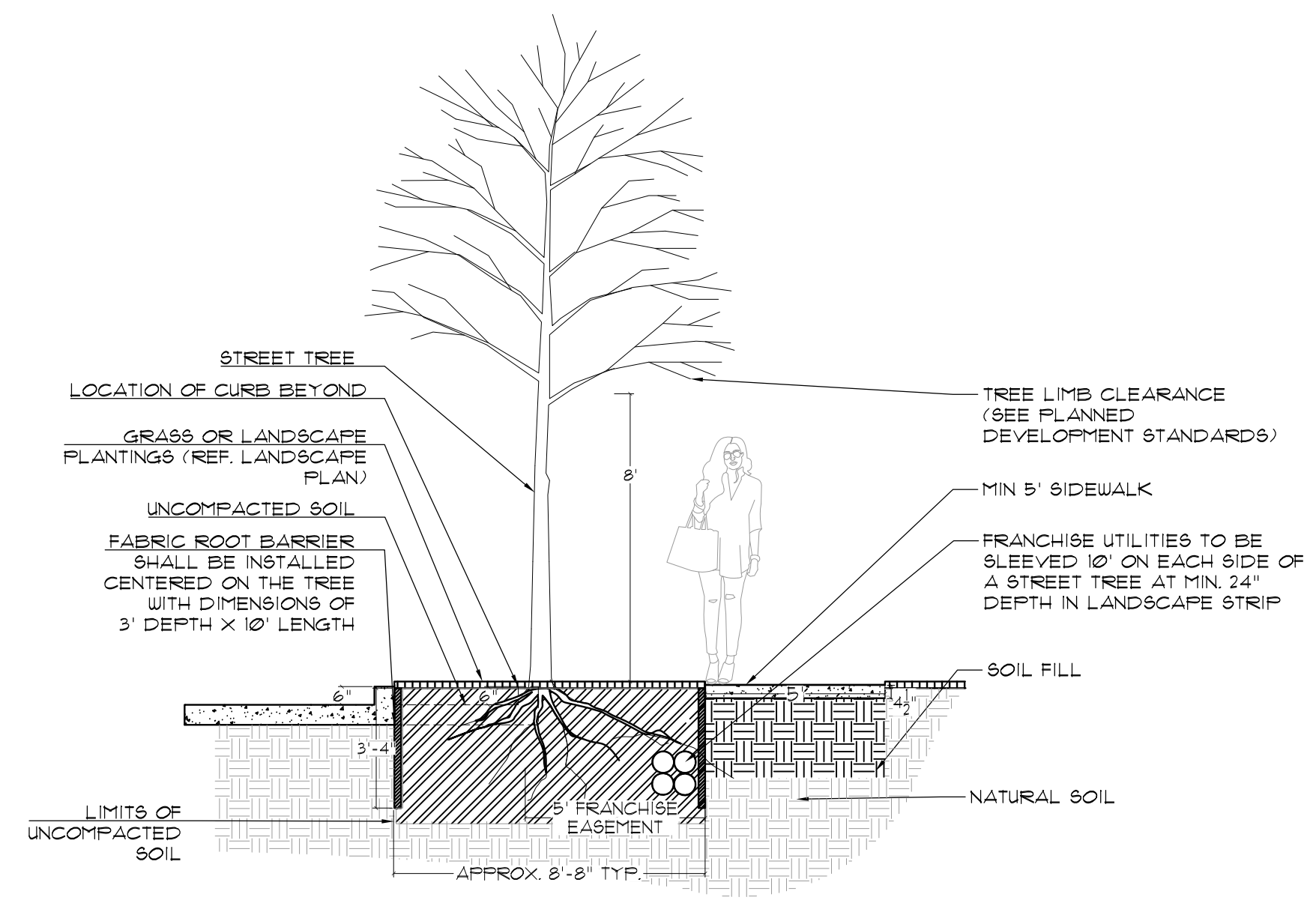
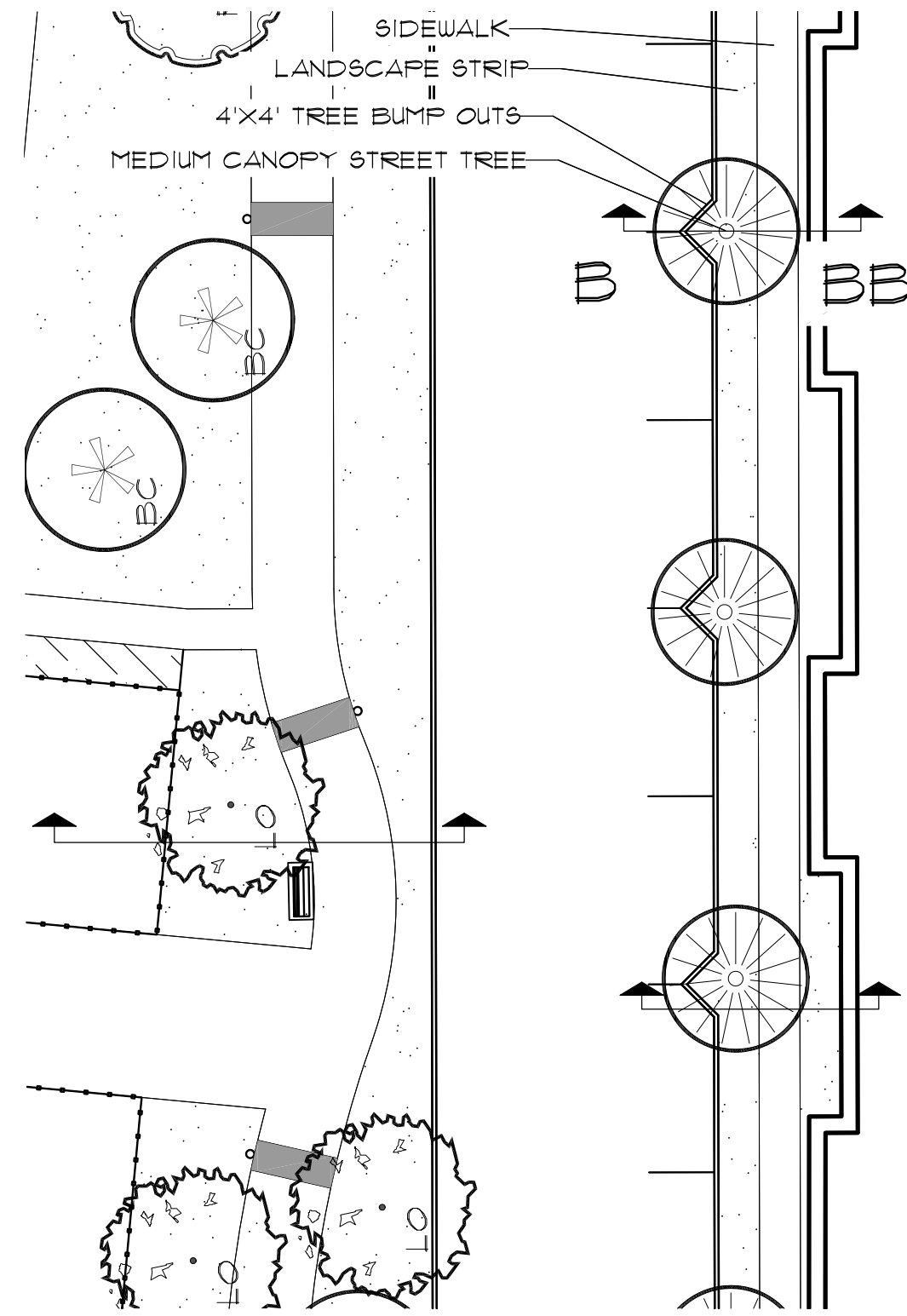
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OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



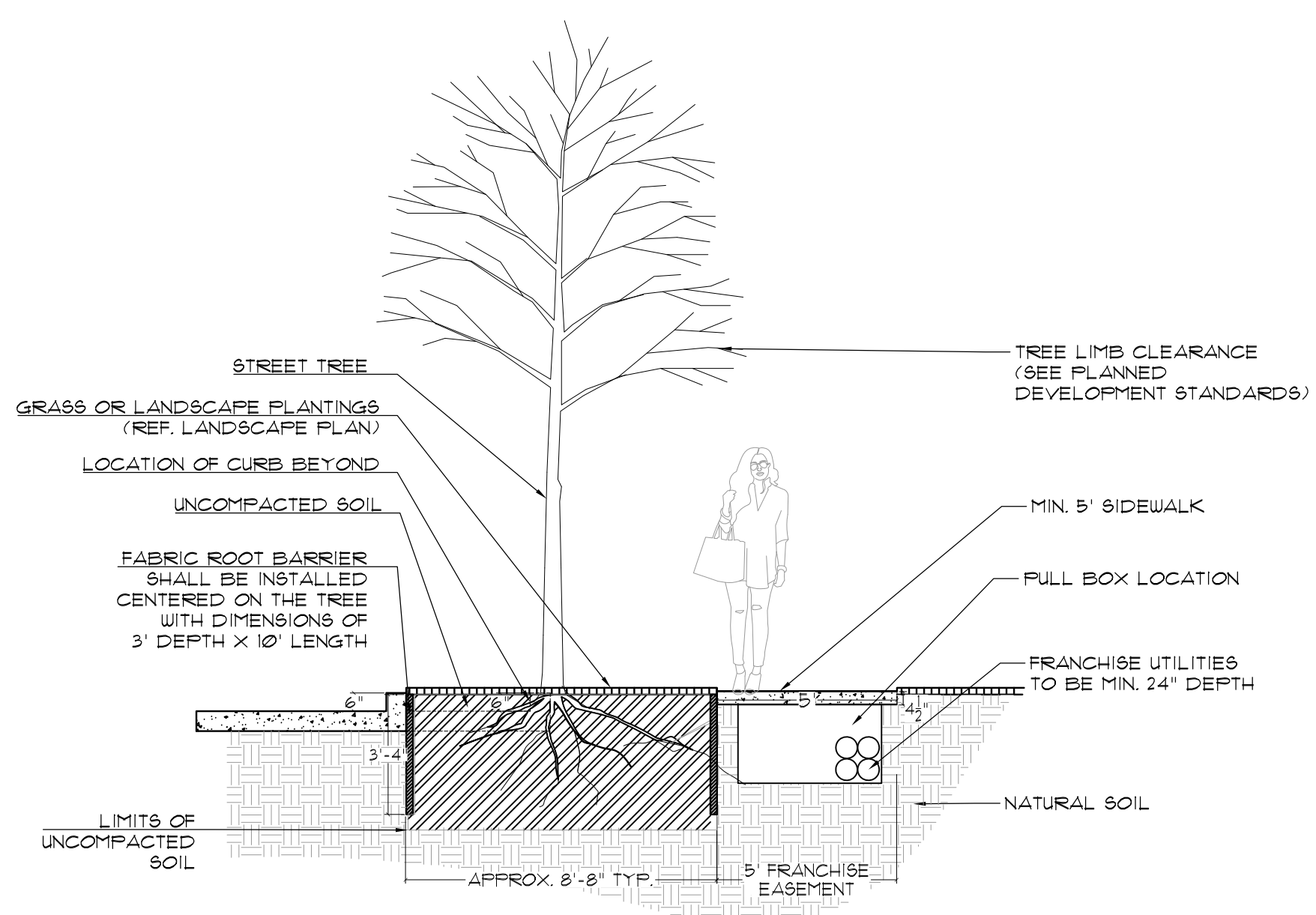
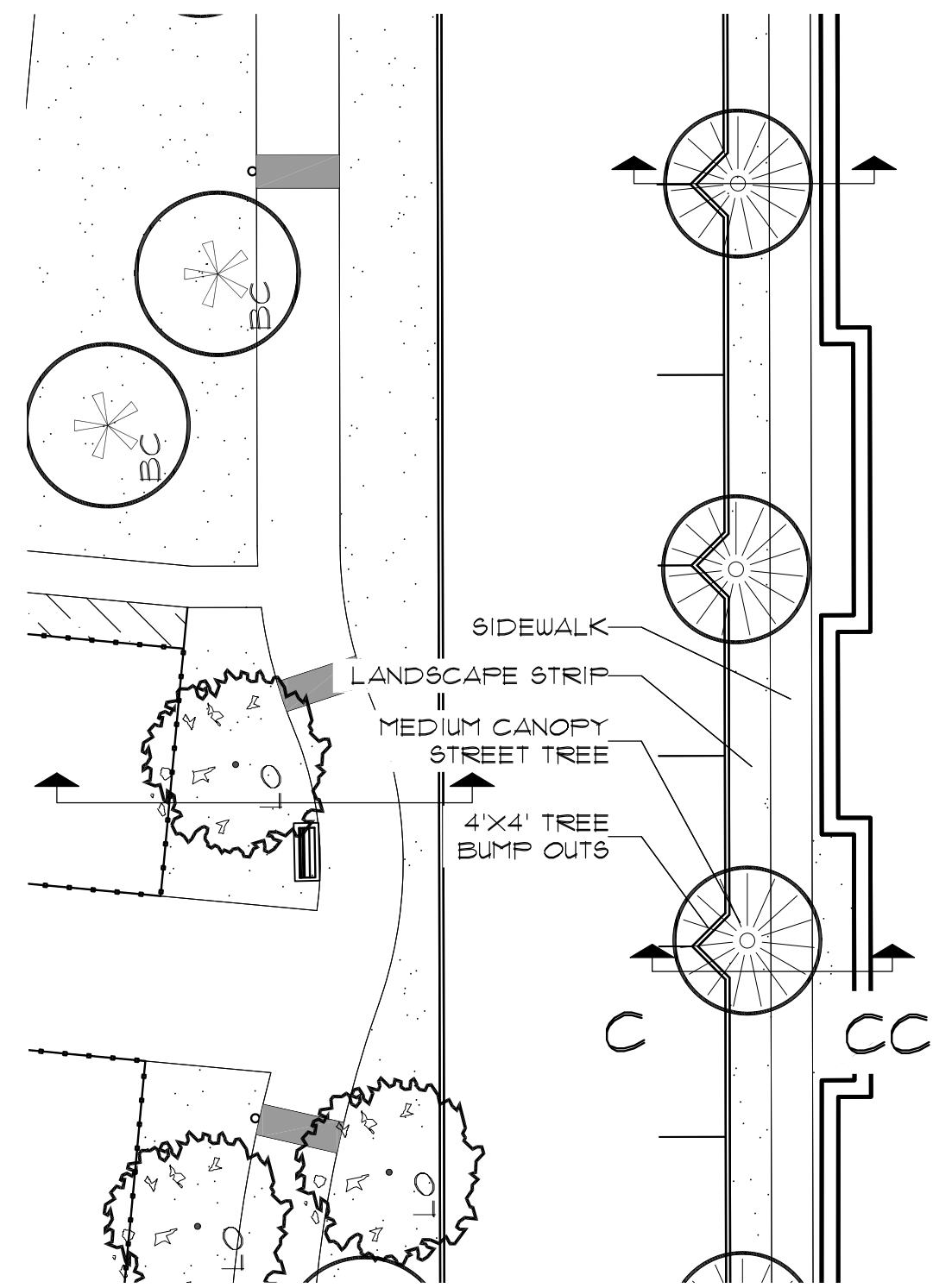
SECTION CUT A-AA
NORTH SIDE OF MAIN STREET

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
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JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 11/19/2021



MCADAMS

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 County View Drive
Rockwall, Texas 75087
972.436.3712
TBP# 19762, TBP# 10194440
www.gamc.com

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

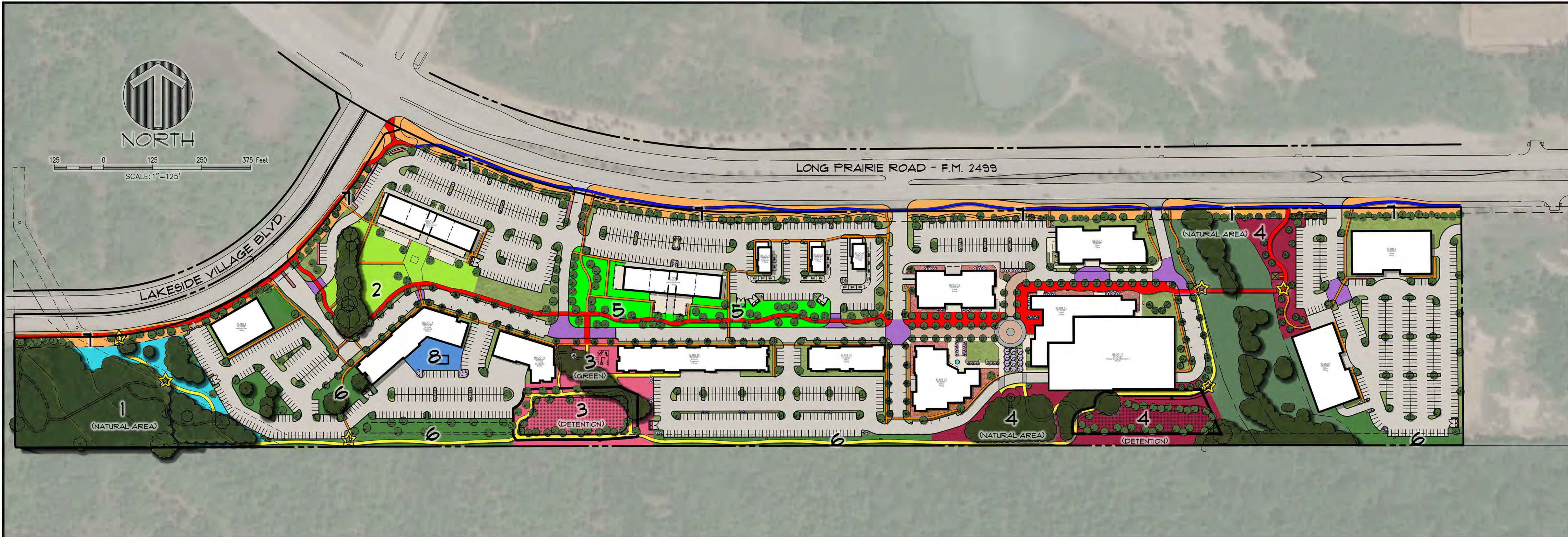
EXHIBIT D-
CONCEPT LANDSCAPE
PLAN

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
11/18/2021

18257

L1.2

SILVERON PARK





MCADAMS

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TBP#E: 19762, TBP#L: 10194440
www.greem.com

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TARRANT COUNTY, TEXAS

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

LEGEND

1

2

3

4

5

THE WEST PARK
*NATURAL AREA

THE GREEN
*GREEN

CENTRAL PARK
*GREEN = 0.856 AC
*DETENTION = 0.911 AC

OAK BLUFF PARK
*NATURAL AREA = 1.007 AC
*DETENTION = 1.192 AC
*NATURAL AREA (EAST) = 0.603 AC

SILVERON PARK
*GENERAL OPEN SPACE

3.203 ACRES

1.233 ACRES

1.761 ACRES

2.802 ACRES

1.347 ACRES

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10.352 ACRES

6

7

8

ADDITIONAL OPEN SPACE

PERIMETER CIRCULATION AND LANDSCAPE

PRIVATE PARK
*PLAZA

5.968 ACRES

3.716 ACRES

0.207 ACRES

5FT PATHWAY

6FT PATHWAY

8FT TRAIL

10FT PATHWAY

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	1.347 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		X						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		X	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 AGREEMENT WITH TOWN OF FLOWER MOUND'S ORDINANCE NO. 13-19.

OWNER/DEVELOPER
TREZ CAPITAL
5065 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75061
Ph. 972-644-2400
Contact: MR. TOM FIELD

Drawn By: XD
Date: 11/18/2021
Scale: 1"=125'
Revisions:

18257

OSP



LEGEND

1	THE WEST PARK *NATURAL AREA	3.203 ACRES
2	THE GREEN *GREEN	1.233 ACRES
3	CENTRAL PARK *GREEN = 0.896 AC *DETENTION = 0.911 AC	1.761 ACRES
4	OAK BLUFF PARK *NATURAL AREA = 1.001 AC *DETENTION = 1.192 AC *NATURAL AREA (EAST) = 0.603 AC	2.802 ACRES
5	SILVERON PARK *GENERAL OPEN SPACE	1.341 ACRES
TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10.352 ACRES		
6	ADDITIONAL OPEN SPACE	5.968 ACRES
7	PERIMETER CIRCULATION AND LANDSCAPE	3.116 ACRES
8	PRIVATE PARK *PLAZA	0.201 ACRES
	5FT PATHWAY	
	6FT PATHWAY	
	8FT TRAIL	
	10FT PATHWAY	
	ENHANCED PAVEMENT CROSSWALK	
	NATURE TRAIL	
	TRAIL SIGNAGE	
	DETENTION AREA	

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

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TARRANT COUNTY, TEXAS

EXHIBIT F -
PHASING PLAN

Drawn By: XD
Date: 11/19/2021
Scale: 1"=125'
Revisions:

18257

PH1

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75061
Ph. 972-644-2400
Contact: MR. TOM FIELD

- NOTES:
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 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 BUILDING 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 Faade S.F.	11,460	6,346	3,800	4,460	8,967	3,764
2	Faade 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
4	Primary Masonry Totals (Min. 80%)	6,727	82%	3,552	82%	2,446	85%
	Stone S.F.	820	10%	1,308	30%	1,036	36%
	Brick S.F.	1,641	20%	467	11%	291	10%
	Stucco S.F.	4,266	52%	1,777	41%	1,119	39%
5	Secondary Masonry Totals	1,230	15%	534	12%	360	12%
	Hardiplank S.F.	1,230	15%	534	12%	360	12%
6	Other Material Totals	246	3%	246	6%	78	3%
	Metal S.F.	246	3%	246	6%	78	3%



MULTIFAMILY NORTHEAST ELEVATION



MULTIFAMILY NORTHWEST ELEVATION

MATERIALS:

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

SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL
ELEVATIONS
MULTIFAMILY
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SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL
ELEVATIONS
MULTIFAMILY
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- 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 BUILDING.
 5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF 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.



MULTIFAMILY SOUTHEAST ELEVATION



MULTIFAMILY EAST ELEVATION

MATERIALS:

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

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



MULTIFAMILY WEST ELEVATION



MULTIFAMILY SOUTHWEST ELEVATION

MATERIALS:

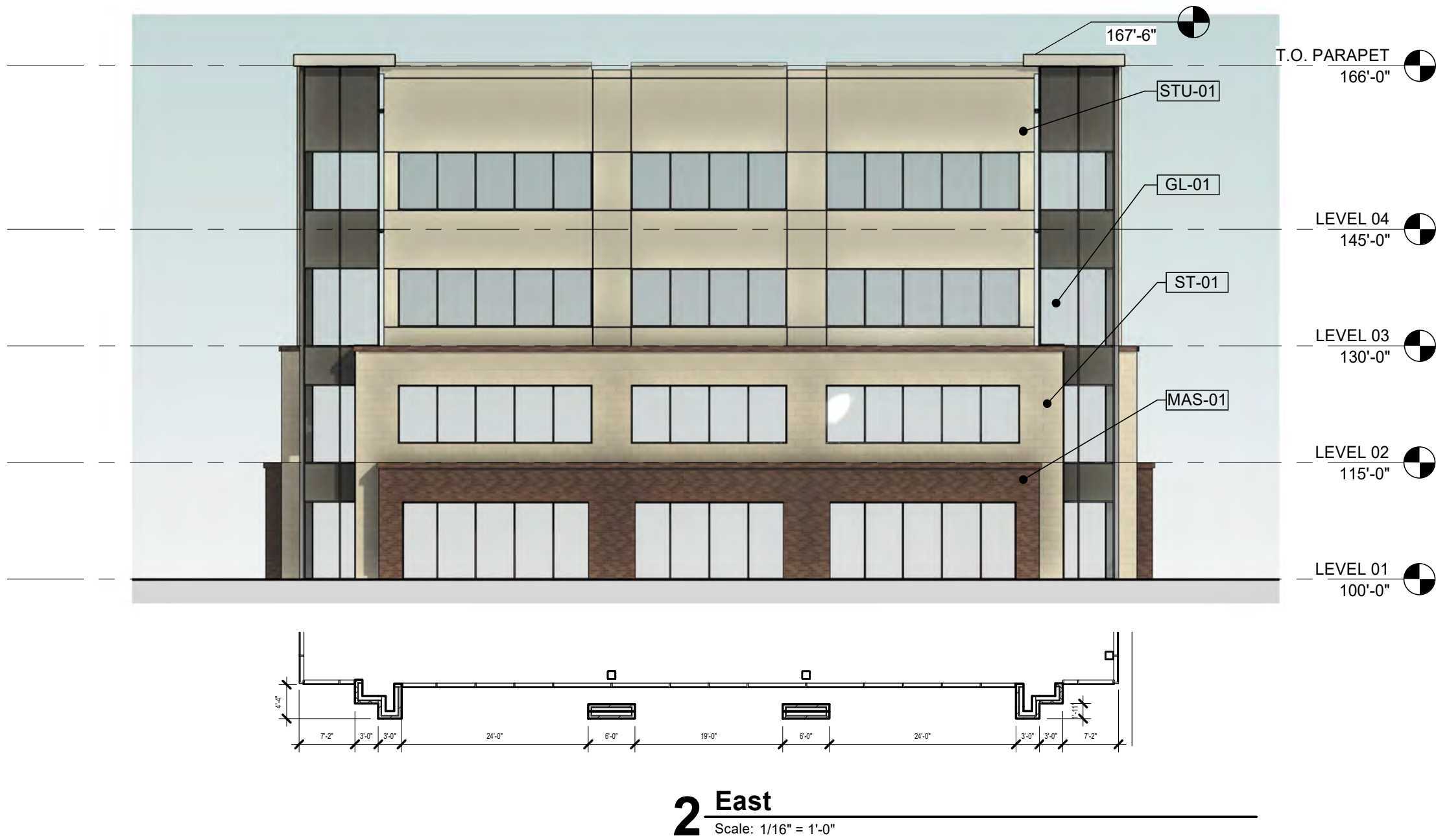
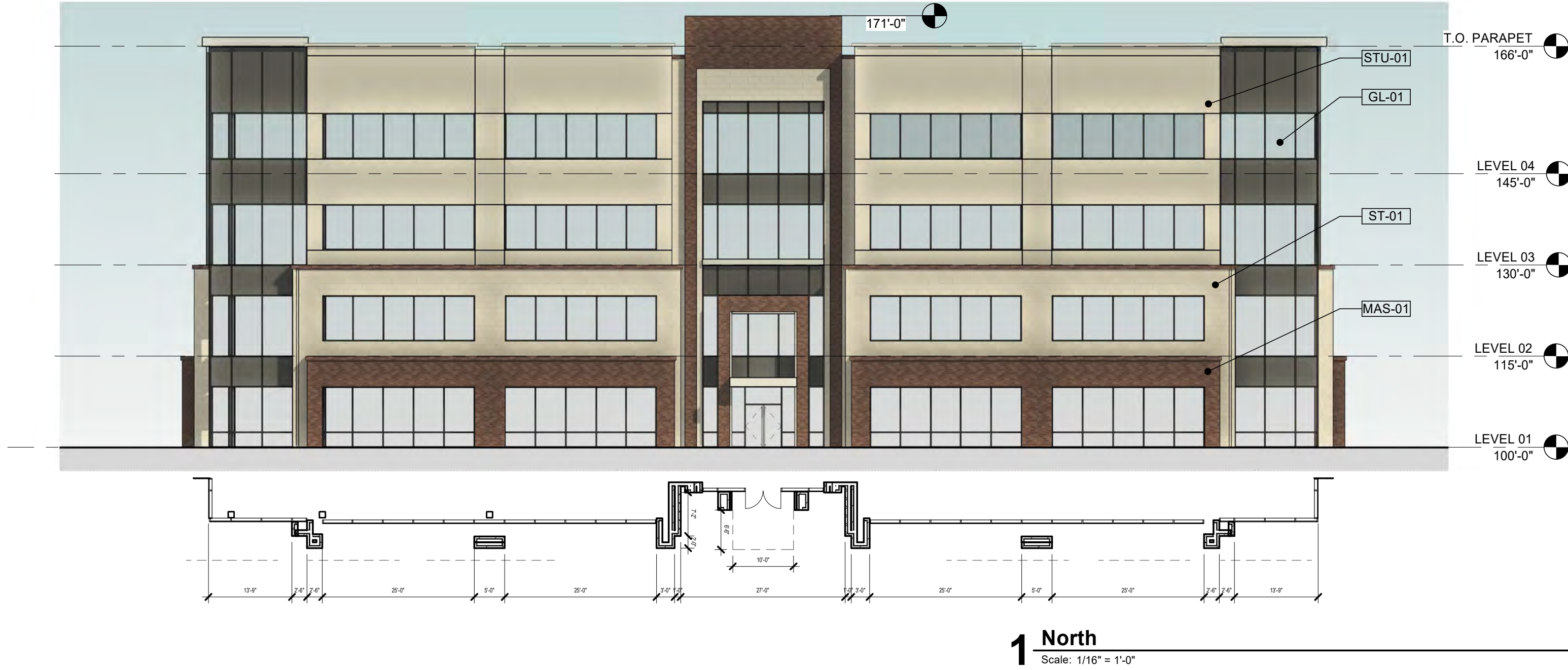
	BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT		BRICK ROWLOCK ACME BRICK BRISTOL OAK		NATURAL STONE ACME BRICK CREAM CHOPPED		STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH		STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH		SIDING SW 9006 ROJO DUST		METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE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

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



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.

Silveron Park

Flower Mound, Texas

Building 2
Office

Conceptual
Elevations

		NORTH/FRONT		SOUTH/REAR		EAST/SIDE		WEST/SIDE	
1	TOTAL FAÇADE S.F.	6928.96		7,066		1,675		1,675	
2	FAÇADE S.F. (LESS DOORS & WINDOWS)	4,054		4,377		1,200		1,200	
3	DOORS & WINDOWS S.F.	2,875		2,689		475.4		475.4	
		SF	%	SF	%	SF	%	SF	%
4	PRIMARY MASONRY TOTAL (MIN. 80%)	3338	82.4%	3,503	80.0%	1,009	84.1%	1,009	84.1%
	BRICK S.F.	1160	28.6%	1,015.99	23.2%	602	50.2%	602	50.2%
	STONE S.F.	758	18.7%	85.2	1.9%	191	15.9%	191	15.9%
	STUCCO S.F.	1421	35.0%	2,402	54.9%	216.26	18.0%	216.26	18.0%
5	SECONDARY MASONRY TOTAL	0	0.0%	437	10.0%	0	0.0%	0	0.0%
	HARDPLANK S.F.			273.68	6.8%				
	EIFS			163.56	3.7%				
6	OTHER MATERIALS TOTAL	715	17.6%	437	10.0%	191	15.9%	191	15.9%
	ARCH. METAL PANEL S.F.	715	17.6%	437	10.0%	191.25	15.9%	191.25	15.9%
* ALL PERCENTAGES ARE CALCULATED FROM TOTAL FAÇADE S.F. EXCLUSIVE OF DOORS & WINDOWS									



02 WEST ELEVATION & PARTIAL PLAN

3/32" = 1'-0"

- STANDARD NOTES:
1. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
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01 NORTH ELEVATION & PARTIAL PLAN

3/32" = 1'-0" FRONT

Architectural elevation drawing of a building facade. The drawing includes the following callouts and dimensions:

- Dimensions:**
 - 0" AFF (Finish)
 - 1" AFF (Finish)
 - 4" AFF (Finish)
- Materials:**
 - BRICK
 - STONE
 - STUCCO
 - ARCHITECTURAL METAL FINISH
 - GLASS

The drawing shows a cross-section of the building facade with a brick wall, a stone wall, and a stucco wall. A window is shown in the brick wall, and a glass door is shown in the stucco wall. The architectural metal finish is shown above the glass door. The glass is shown in the window and door. The drawing is a technical illustration of a building facade.

$$3/32" = 1'-0"$$

- [illegible]

$$3/32" = 1'-0"$$



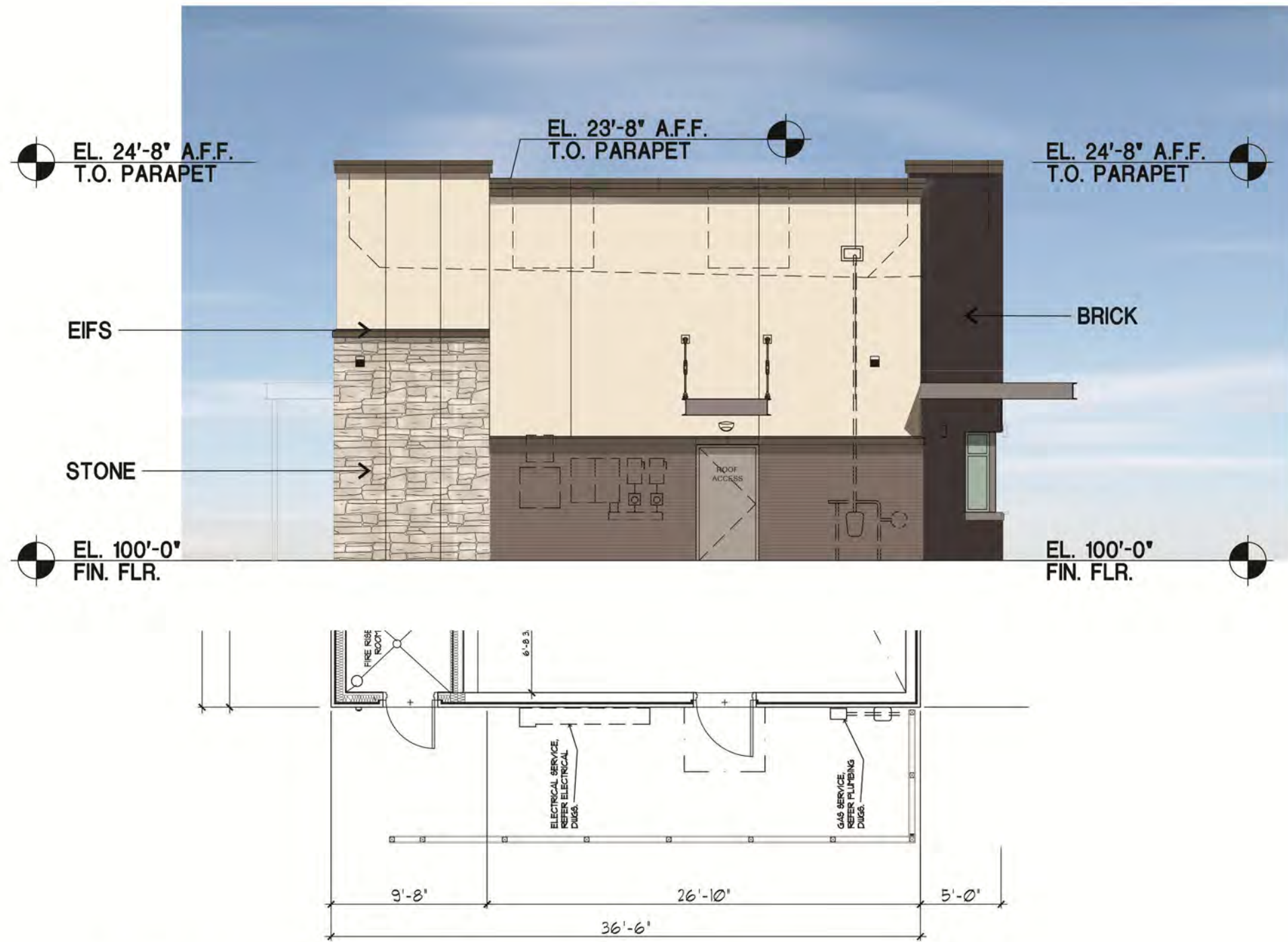

01 FRONT (EAST) ELEVATION

1/8" = 1'-0"



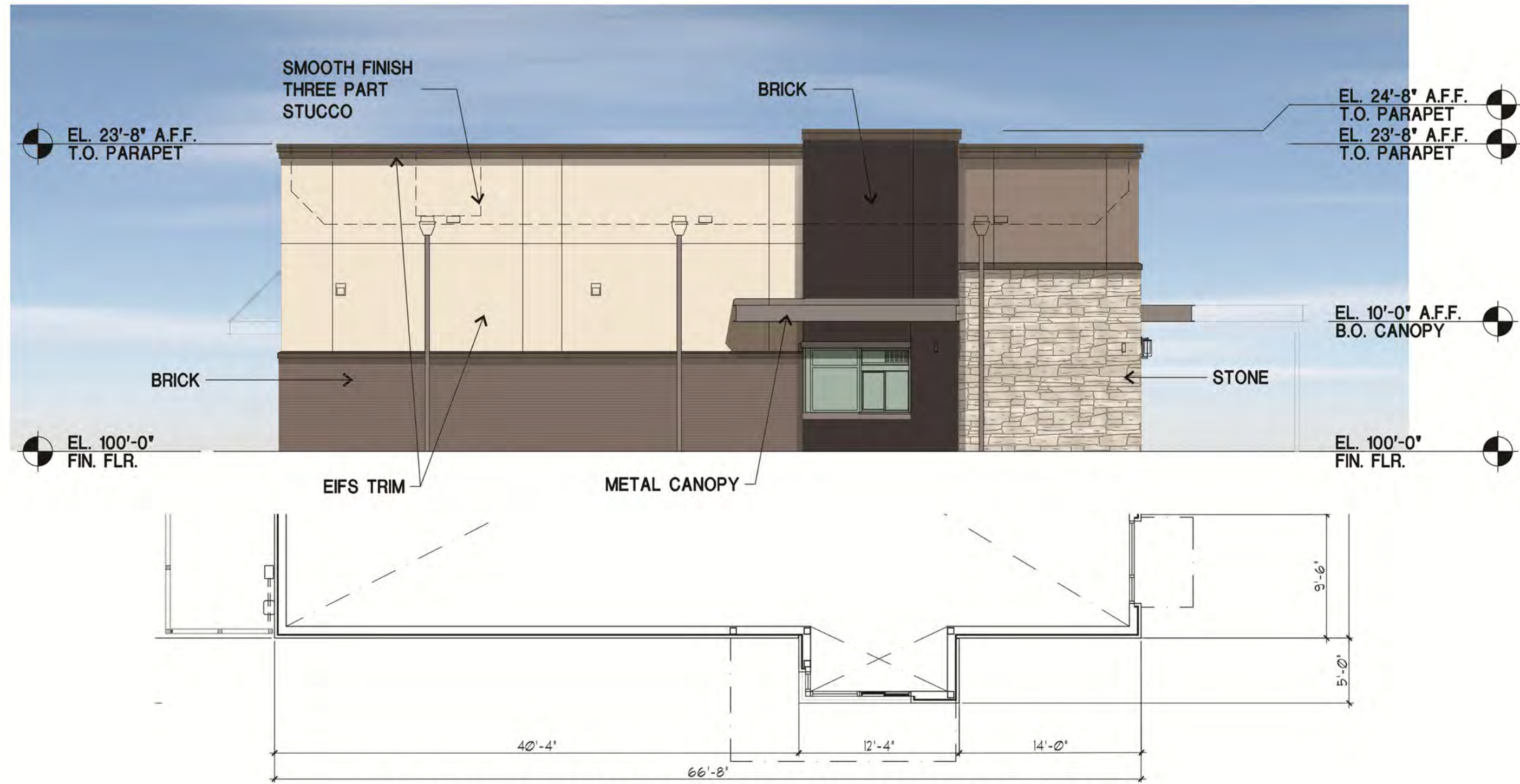
02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"



03 REAR (WEST) ELEVATION

1/8" = 1'-0"



04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:	
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 6039 POISED TAUPE
STUCCO (SECONDARY):	COLOR TO MATCH SW 7013 IVORY LACE
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED
BRICK @ TOWER:	ENDICOTT - GREY BLEND SMOOTH
BRICK @ WATER TABLE:	ENDICOTT - DARK IRONSPOT

		EAST		WEST		SOUTH		NORTH	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	999.7		999		1566		1620	
	WINDOWS & DOORS	243		37		41		332	
	TOTAL LESS WINDOWS & DOORS	756.7		962		1525		1288	
PRIMARY MASONRY	BRICK	175	23.13	267	27.75	513	33.64	269	20.89
	STONE	215	28.41	133	13.83	196	12.85	435	33.77
	STUCCO	280	37.00	488	50.73	699	45.84	411	31.91
	PRIMARY MASONRY TOTALS (MIN. 80%)	670.0	88.5	888.0	92.3	1408.0	92.3	1115.0	86.6
SECONDARY	EIFS	46.7	6.17	60	6.24	96	6.30	59	4.58
	METAL CANOPY	40	5	14	1.46	21	1.38	55	4.27
OTHER	WOOD							59	4.58
	TOTAL	756.7	100	962	100	1525	100	1288	100



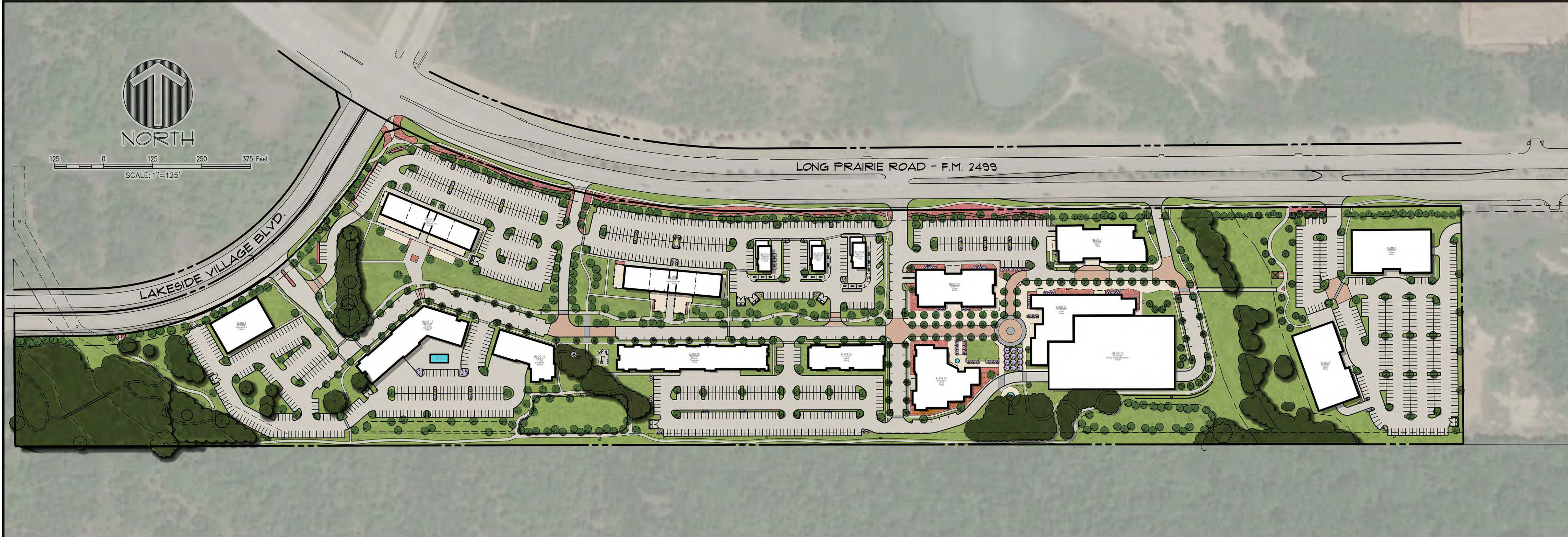
DALLAS, TX 972.385.9651
www.GSOarchitects.com
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SILVERON PARK -ONE STORY RETAIL, BUILDING 6

FLOWER MOUND, TEXAS

H.S. MILLER RETAIL

ISSUE DATE: 06/19/2020 PRELIMINARY FACADE PLAN



The John R. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBP#E: 19762 TBP#L: 10194440
www.gaoon.com



MCADAMS

SILVERON PARK

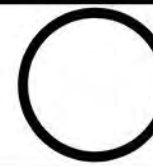
SILVERON PARK
49.77 Gross (48.15 Net) Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

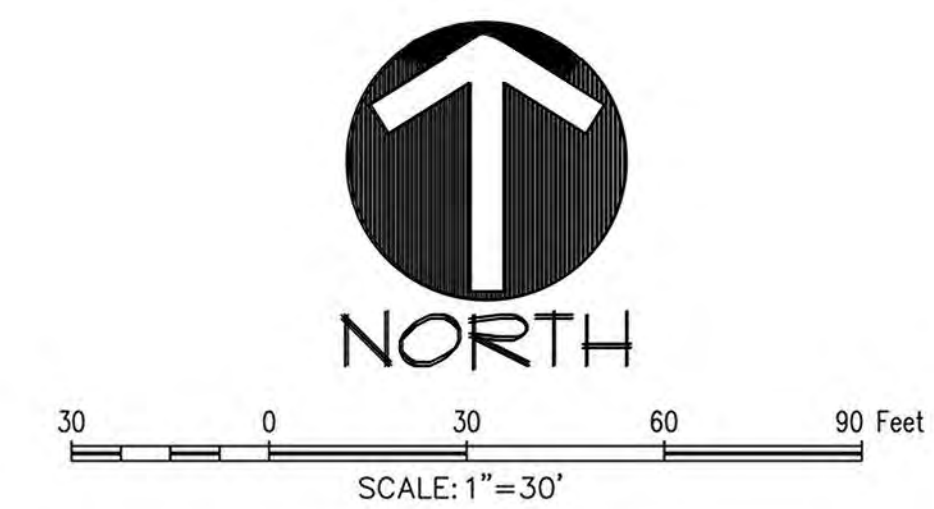
**EXHIBIT H-
SILVERON PARK RENDERING**

Drawn By: XD
Date: 11/18/2021
Scale: 1"=125'
Revisions:

18257

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75061
Ph. 972-644-2400
Contact: MR. TOM FIELD





*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.



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

EXHIBIT H-
WEST PARK

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

18257

1

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www.mcadamsco.com

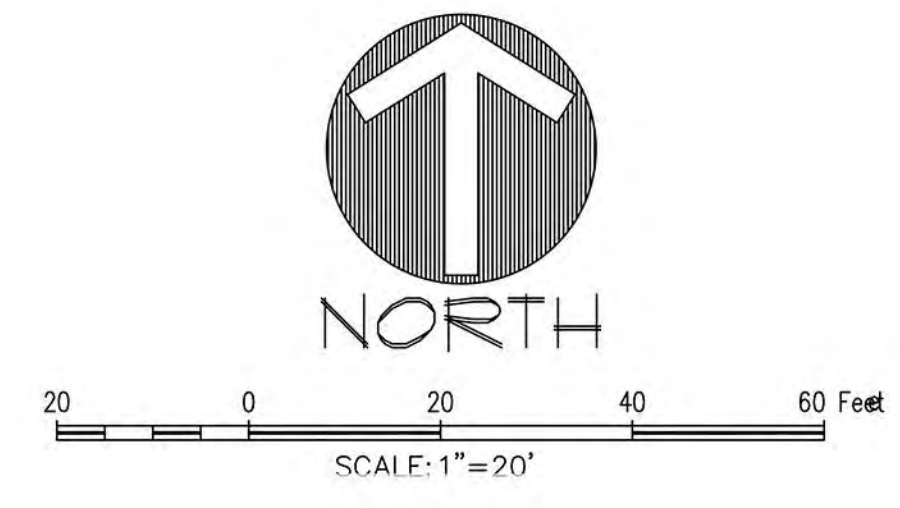


SILVERON PARK
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in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H-
THE GREEN**

Drawn By: ---
Date: 11/19/2021
Scale: 1" = 80'
Revisions:

18257



The John R. McAdams
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SILVERON PARK
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J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H-
SILVERON PARK**

Drawn By: --
Date: 11/19/2021
Scale: 1"=40'
Revisions:

18257

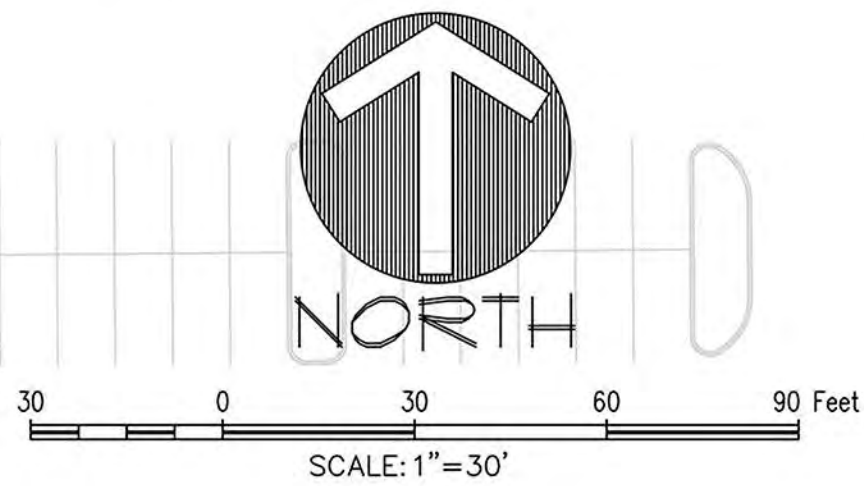
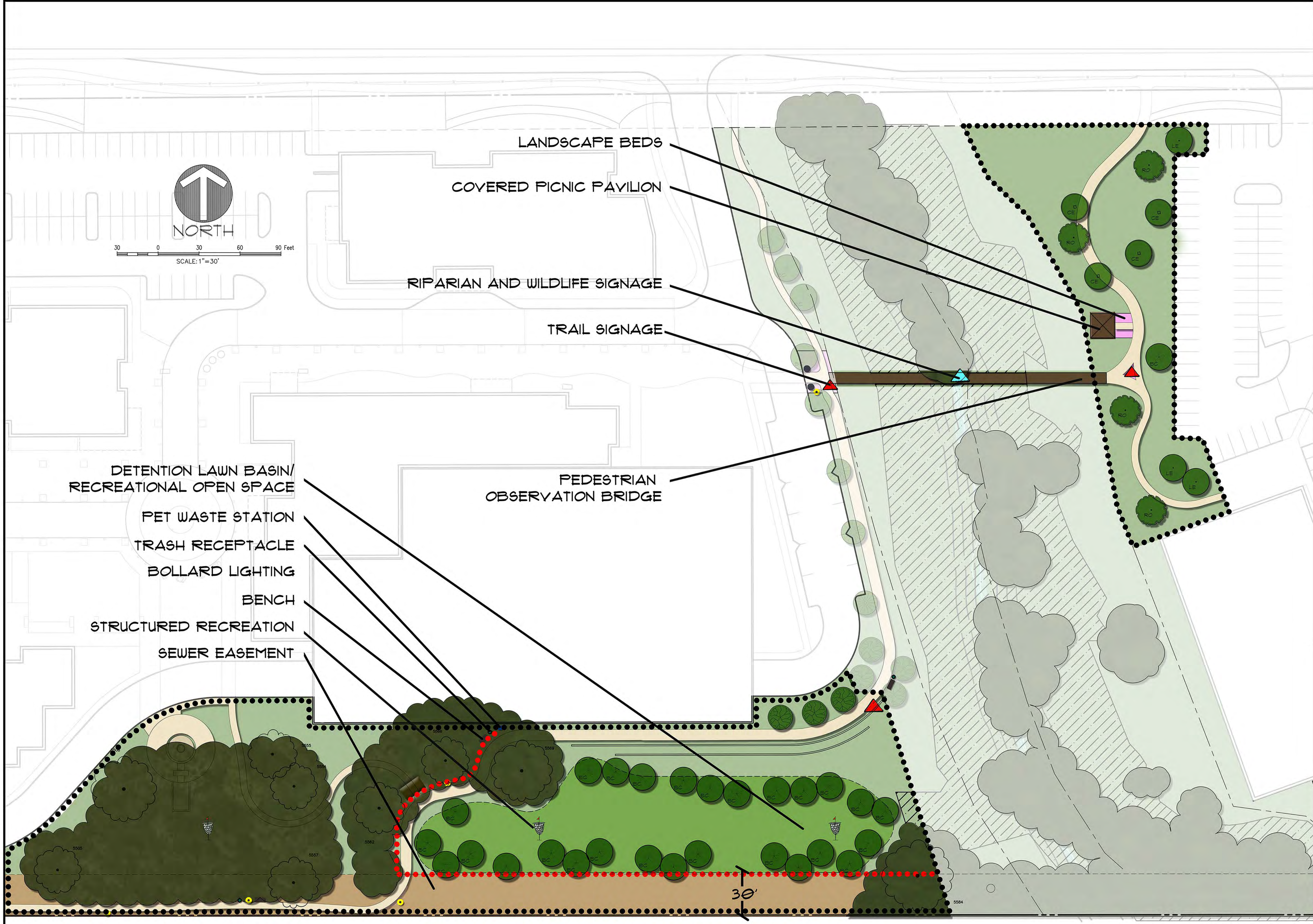
5

SILVERON PARK



CROSSWALK BOLLARD
ENHANCED PAVEMENT
STREET TREES
PATIO SEATING

BENCH
BOLLARD LIGHTING
PROPOSED 10' SIDEWALK
TRASH RECEPTACLE
LANDSCAPE BEDS



LANDSCAPE BEDS
COVERED PICNIC PAVILION
RIPARIAN AND WILDLIFE SIGNAGE
TRAIL SIGNAGE

DETENTION LAWN BASIN/
RECREATIONAL OPEN SPACE
PET WASTE STATION
TRASH RECEPTACLE
BOLLARD LIGHTING
BENCH
STRUCTURED RECREATION
SEWER EASEMENT

PEDESTRIAN
OBSERVATION BRIDGE

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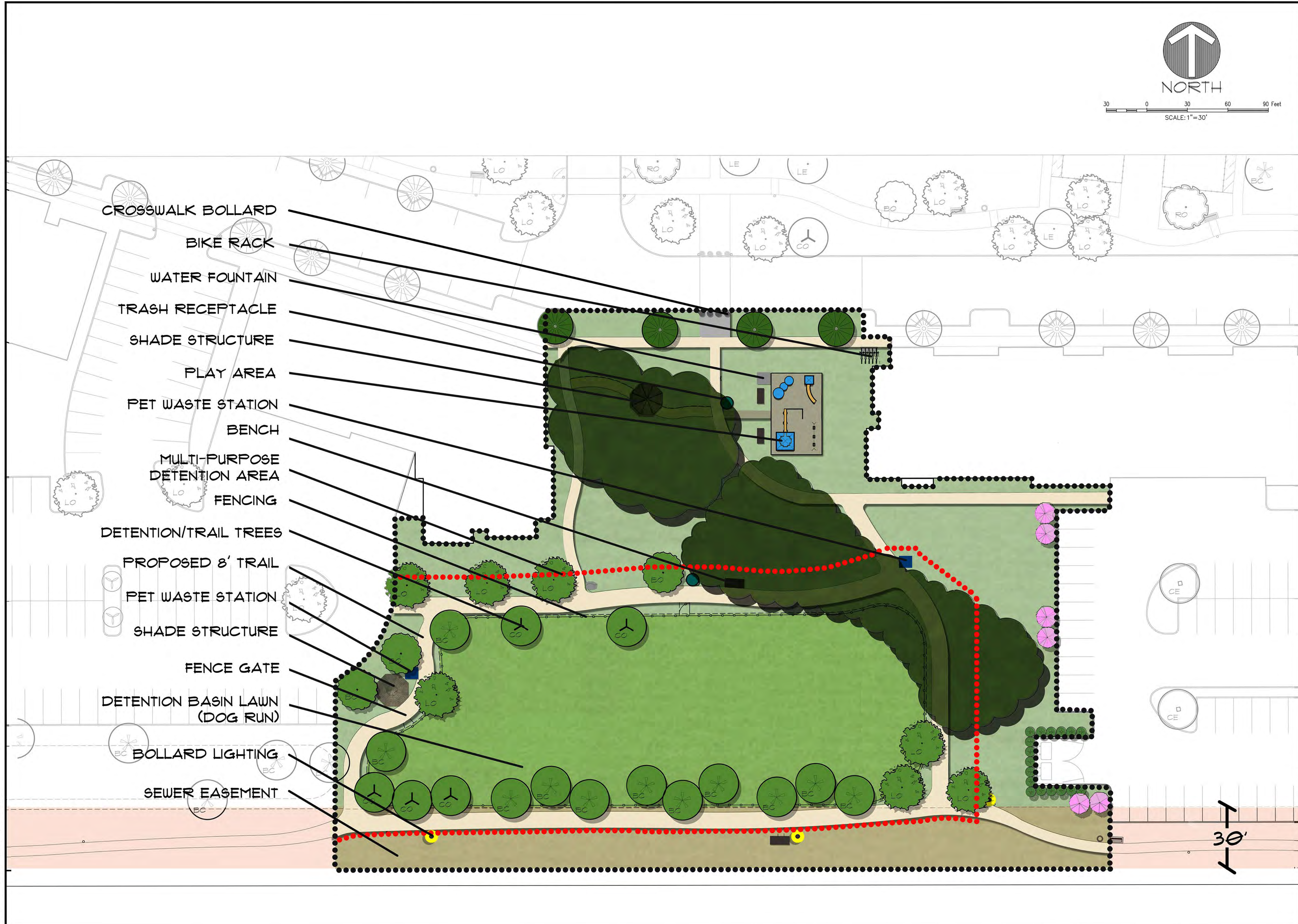
SILVERON PARK
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in the
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TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H -
OAK BLUFF PARK**

Drawn By: _____
Date: 10/12/2021
Scale: 1" = 30'
Revisions: _____

18257

4





SHADE STRUCTURE OPTION #1



NATURE OBSERVATION DECK



SHADE STRUCTURE OPTION #2



NATURE PLAY



BRIDGE



RAISED CROSSWALK WITH ENHANCED PAVEMENT



ENHANCED PAVEMENT OPTION



PLAYGROUND



TRAIL HEAD SIGNAGE



TRASH RECEPTACLE



PET WASTE STATION



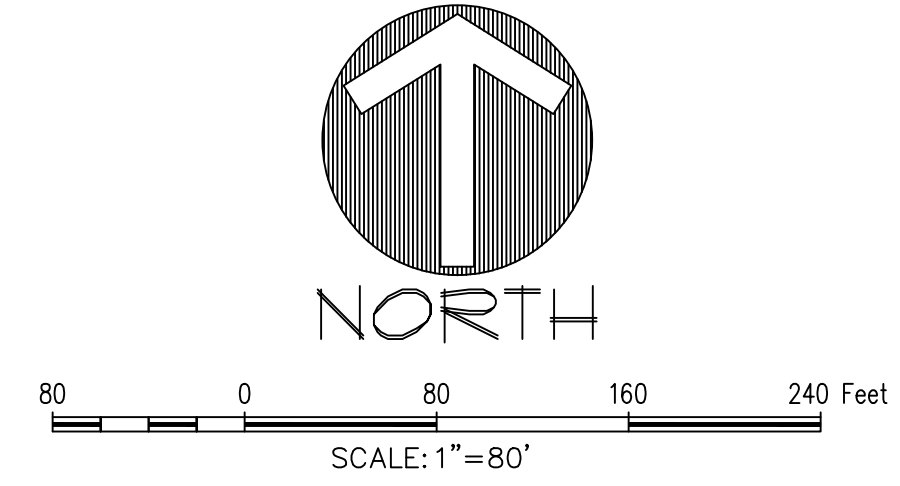
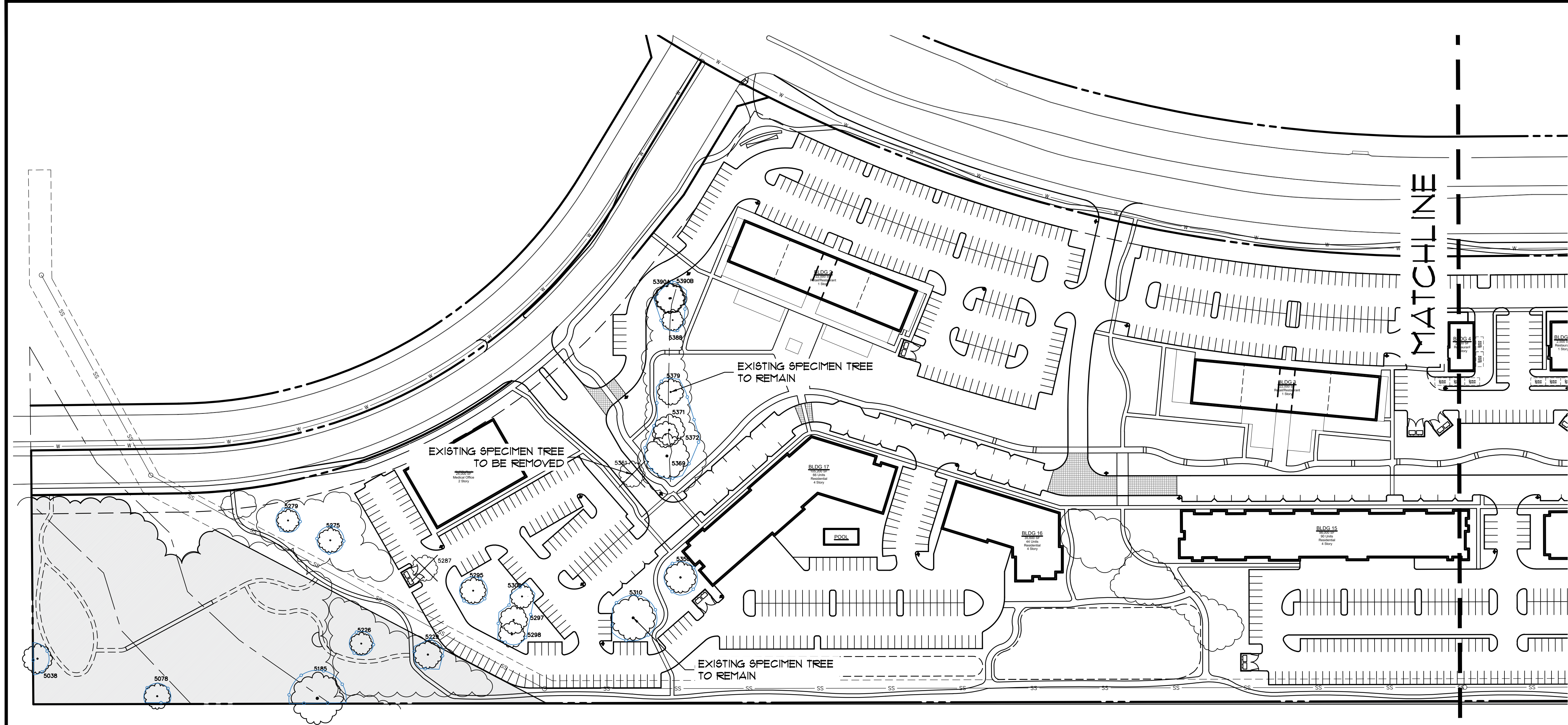
BENCH



BOLLARD LIGHTING

EXHIBIT H - AMENITIES AND MATERIALS

File: J:\2018\18257\Drawings\Landscaping\18257 SPECIMEN TREE SURVEY.dwg
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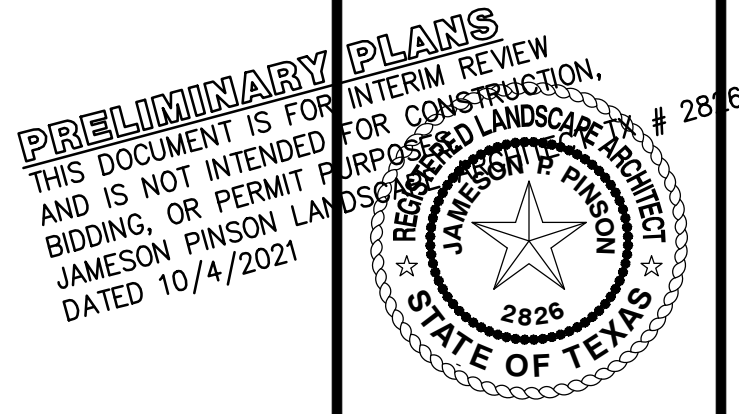
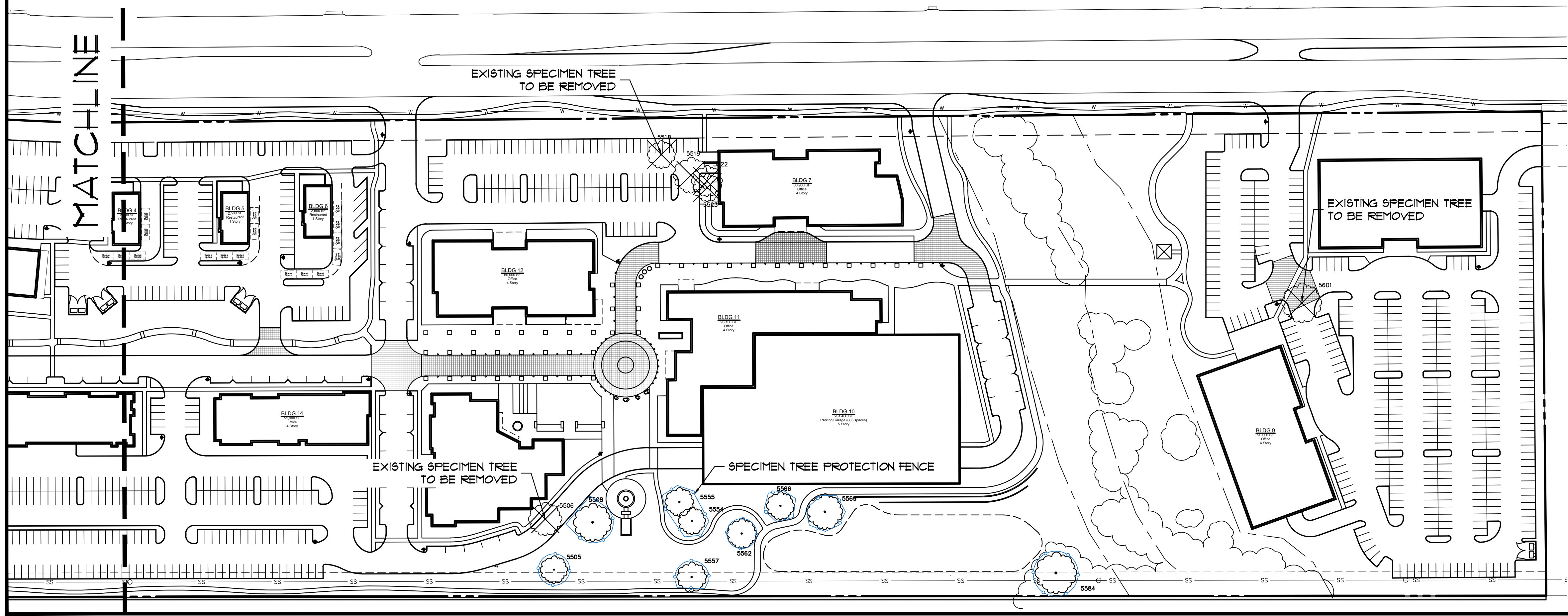
PLANT LEGEND

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

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

SPECIMEN TREES SHALL BE MITIGATED BY NEWLY ADDED 3" CALIFER 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

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

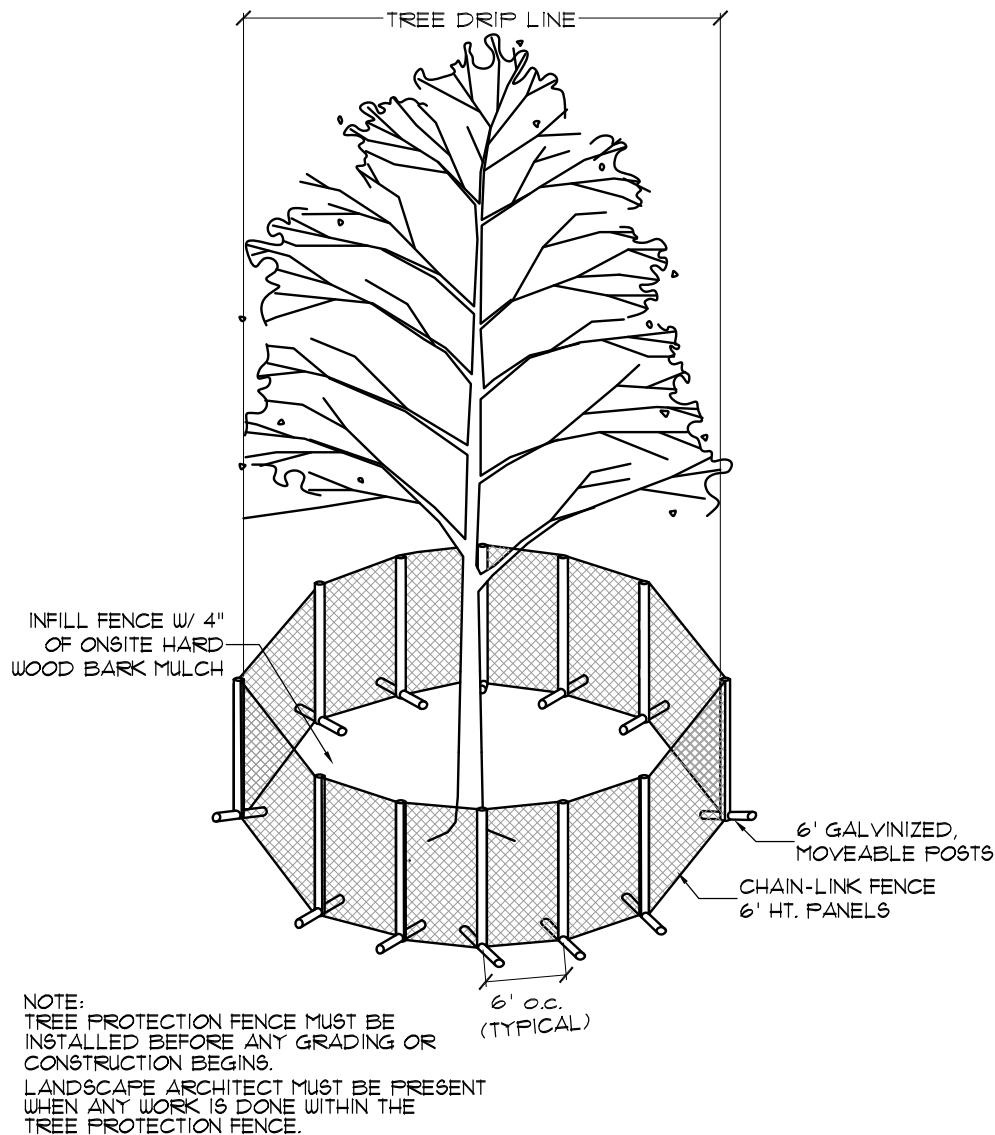
SPECIMEN TREE SURVEY

18257

T1.0

SILVERON PARK

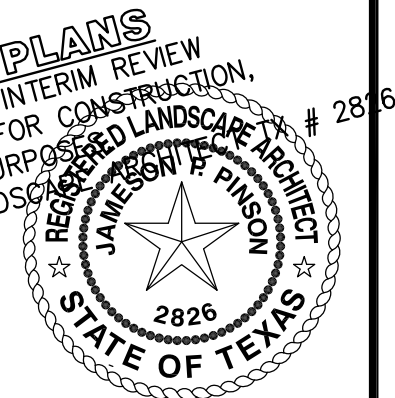
LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	REMOVED	HEALTH	REMARKS	CANOPY
1	5038	25	RED OAK	<i>Quercus rubra</i>	NO	HEALTHY		40
2	5078	22	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		35
3	5185	19	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		35
4	5226	22	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY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



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

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 removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly 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



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

18257

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

T1.1

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

SPECIMEN TREE SURVEY



Drawn By:XD
 Date: 12/26/2018
 Scale:
 Revisions:
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 Company, Inc.
 (DBA: G&A McAdams)
 111 Hillside Drive
 Lewisville, Texas 75057
 972.436.9712
 201 County View Drive
 Suite 202
 Rowlett, TX 75081
 972.440.2400
 TBP#: 19762 TBP#: 10194440
 www.gamco.com





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 comply 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
 - e. Exhibit “G”: Conceptual Elevations
 - f. Exhibit “H”: Open Space Renderings

C. USE STANDARDS.

1. PERMITTED USES. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town’s Zoning Ordinance may be permitted in this Planned Development.
 - a. The following additional use is permitted in this Planned

Development.

- i. Multifamily.

- b. The following use is prohibited in this Planned Development:

- i. Swimming pool, commercial.

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

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

- i. Amusement and recreation (outdoors).
- ii. Car wash, automatic.
- iii. Car wash, full service.
- iv. Convenience store with gasoline sales.
- v. Institution, drug, or psychiatric treatment.
- vi. Office-showroom/warehouse.
- vii. Retail, single tenant (50,000 sf, but less than 75,000 sf).
- viii. Retail, single tenant (75,000 sf, but less than 100,000 sf).
- ix. 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 be located as shown on Exhibit "E."
 - a. General Open Space. General open space is open space that 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 replanted with native plant material or mulched. General Open Space shall 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 "H." Areas west of the concrete sidewalk shall 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 replanted 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 replanted 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 an Environmental Sensitive area. Environmentally Sensitive Areas include Ephemeral Stream, Intermittent Stream, Protected Slopes, and Upland Habitat. Any construction for approved amenities shall avoid or mitigate disturbance that may occur to ESAs during construction.

West Park shall include a minimum of the following:

- i. Gathering area at the trailhead of patterned or stamped concrete, with a minimum of 125 square feet of land area.

- ii. Pedestrian bridge (min. four-foot (4') width)
- iii. Seating areas (benches/seat walls) with associated shade.
- iv. Trash receptacles.
- v. Trail signage, not to exceed five (5) square feet.
- vi. Bollard lighting.
- vii. 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.
- viii. A nature pathway and a wildlife viewing deck. Viewing deck to meet minimum 100 square feet.

- c. The Green (2). There shall be a minimum 1.233 acres of land area, identified as "The Green" provided in the general location shown on Exhibit "H." 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 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 per year, weekly trash pickup, and annual tree trimming shall be performed.

The Green shall include a minimum of the following:

- i. Use of natural and hardscape elements to create active gathering area.
- ii. Seating areas (benches, tables and chairs, seat walls).
- iii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
- iv. Trash receptacles.
- v. Bollard lighting.
- vi. Bicycle rack.
- vii. Enhanced landscaping and turf grass.
- viii. Play area (min. 1,000 square feet) that uses natural materials to encourage interaction with the environment.

- 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 "H." The Central Park is comprised of two categories. A Green (0.856 acres) and Detention (0.911 acres) as defined by the Town's Open Space Ordinance. The Central Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows per year, weekly trash pickup, and annual tree trimming shall be performed.

The Central Park shall include a minimum of the following:

- i. Use of natural and hardscape elements to create an open space area linking Silveron Park to the southern detention basins and pedestrian trail.
 - ii. Playground (min. 1,000 square feet and intended for ages 5-12).
 - iii. Seating areas (benches, tables and chairs, seat walls) with associated shade.
 - iv. Detention basin open-space lawn with multi-purpose use capabilities. The open-space lawn shall be used for dog park/dog runs, common leisure, etc. Detention basin shall have an ornamental fence perimeter and security gates. Where feasible as defined by the Town's Open Space Ordinance, detention area will incorporate a 10' perimeter circulation path and canopy trees around the perimeter of the facility.
 - v. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
 - vi. Trash receptacles.
 - vii. Bollard lighting.
 - viii. Bicycle rack.
 - ix. 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 "H." The west portion of Oak Bluff Park consists of a Natural Area (1.007 acres) and Detention (1.192 acres). The east portion of Oak Bluff Park consists of a 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 with annual maintenance. Protected trees shall be pruned of all deadwood and lowhanging branches. All areas within the wetland mitigation easement of disturbance shall be replanted with native plant material. A portion of Oak Bluff Park is classified as Environmental Sensitive Area ("ESA"). 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 Natural Areas, all areas outside of existing tree canopy, outside of the wetland mitigation easement, and adjacent to sidewalks or trails 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 per year, weekly trash pickup, and annual tree trimming shall be performed.

Oak Bluff Park shall include a minimum of the following:

- i. Pedestrian Bridge (min. five-foot (5)' width).
- ii. Seating areas (benches, tables and chairs, seat walls).
- iii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
- iv. Proposed 8 foot (8') Silveron Trail.
- v. Trash receptacles.
- vi. Bollard lighting.
- vii. Trail signage.
- viii. 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 per year, weekly trash pickup, and annual tree trimming shall be performed. Oak Bluff Park is generally located as shown on Exhibit "H" and shall include a minimum of the following:

- i. Use of natural and hardscape elements to create an open-space area linking the southern walkway to the eastern residential block.
- ii. Seating Areas (benches/seat walls).
- iii. Detention basin open-space lawn. A detention basin lawn shall 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.
- iv. Shade structure, tree plantings to provide a shade canopy or other shade producing elements.
- v. Trash receptacles.
- vi. Bollard lighting.
- vii. Native understory plant material, enhanced landscaping, and turf.

- f. Silveron Park (5). There shall be a minimum of 1.346 acres of linear open space, identified as "Silveron Park" provided in the general location shown on Exhibit "H," along the east/west street connecting all buildings with Pedestrian Access. In addition to enhanced landscaping and turf grass, the area will contain a proposed ten-foot (10') Silveron Trail. The general open space in Silveron Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows per year, weekly trash pickup,

and annual tree trimming shall be performed.

Silveron Park shall include a minimum of the following:

- i. Seating/patio areas (benches, tables and chairs, seat walls).
- ii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
- iii. Proposed ten-foot (10') Silveron Trail.
- iv. Trash receptacles.
- v. Bollard lighting.
- vi. Enhanced sidewalk pavement banding.
- vii. 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 "F."
- 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 a landscape maintenance plan has been submitted for public open space areas.

5. PUBLIC OPEN SPACE AND TRAIL REQUIREMENTS.

- a. An aggregate of 10.352 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, which 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 requirements (based on 17.3 acres per PD-171)
Date of this Plan	11/11/2021				
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)	2.802 ac. total 1.007 acres 1.192 acres				
----- (Natural Area)	0.603 acres				
5- The Silveron Park (General Open Space)	1.347 acres				
TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY ORDINANCE NO. 13-19	10.352 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.
- 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, the maximum number of stories is ten (10).
 - b. Multifamily. Maximum number of stories is four (4).
 - c. Building Numbers 9, 10, 11, 12, and 13.
 - i. Maximum number of stories is five.
 - d. 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 86 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.
 - 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 (1) 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. Trees provided shall be only healthy stock to be free of disease, insets, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
 - c. Trees shall not have coarse, circling roots that are visible from top of root ball.
 - d. Trees provided shall be 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.
 - i. 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 topsoil recycled from the site or an otherwise loamy soil to make up the top two (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 volume, alternate methods of supplementation such as structural soils or soil cells shall be utilized.
- iii. Trees along internal roads shall be provided at a ratio of one tree for every 50 feet of lineal frontage.
- iv. Public street trees, such as those which are located along F.M. 2499 or Lakeside Village Boulevard, shall comply with the Town standards and shall be provided at a ratio of one (1) tree for every 30 feet of lineal frontage.
- v. Trees shall always receive adequate water to keep roots alive. Street trees shall generally be columnar species and always be columnar species when within 20 feet of a building facade.
- vi. Uncompacted soil 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 ten (10) feet of a street tree.
- ix. Street trees shall be a minimum of five-inch (5") caliper and be trimmed up to have an eight-foot (8') clearance for pedestrians and parking. Street trees shall be trimmed up to have a fourteen-foot (14') 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 five-foot (5') franchise utility easement under the sidewalk with pull boxes OR (b) in a five-foot (5') franchise utility easement from the edge of the sidewalk and extending toward the street. Utility lines shall be sleeved for ten (10) feet either side of the tree planting location. Pull boxes and transformers shall be located halfway

- between street trees spaces as required.
 - xi. Upon installation of tree planting strips along drive aisles, the Town may conduct soil percolation tests to ensure proper drainage and soil compaction standards.
- 6. NONRESIDENTIAL BUILDING MAIN ENTRY. Each landscape plan shall provide for compliance with the following design standard:
 - a. Building entry points shall 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 (1) space for each 250 square feet of floor area.
 - ii. An office parking ratio other than one (1) space for each 250 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.
 - 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 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. Structured Parking.

- AA. Design of the structure shall incorporate materials, fenestrations, and other architectural features that are consistent with the building(s) in which the parking serves, and shall include vertical elements such as reveals, projecting ribs, and offsets.
- BB. An exterior horizontal line shall be maintained on any exterior façade.
- CC. Except for point(s) of ingress/egress, openings in the parking structure facade shall not exceed 60 percent of the total facade area for each level of parking and shall be designed in such a manner to screen headlights.
- DD. 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.

CC. Below grade parking shall be provided for Buildings 7, 8, 9, 12, and 13.

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. 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.
2. PEDESTRIAN CROSSINGS. Pedestrian sidewalks, pathways, and crossing areas shall generally be provided in the locations as shown on Exhibit "E." 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."
3. LONG PRAIRIE ROAD SIDEWALK. There shall be a minimum unobstructed six-foot-wide sidewalk generally located along the property's frontage.
4. LAKESIDE VILLAGE BOULEVARD SIDEWALK. There shall be a minimum unobstructed ten-foot-wide sidewalk along the property's frontage.
5. 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, 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."

- 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 5(b).

I. MISCELLANEOUS STANDARDS.

1. PUBLIC OPEN SPACE RENDERINGS. All site plan applications submitted for approval shall also include plan(s) details for respective public open space areas as shown on Exhibit "E." These respective open space areas shall comply with the depiction of improvements and 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:
 - a. Issuance of the first Certificate of Occupancy for a multifamily use in Phase 1B is subject to the following:
 - i. Completed construction of 75,000 square feet of non-residential building space in Phase 1A to include the completion of a building final inspection indicating finish out permits are ready to be applied for; 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. The required landscaping for the temporary parking lot shall be provided. In lieu of providing the required landscaping within the temporary parking lot area, the required landscaping may be located within the 25' landscape buffer in Phase 1.
 - d. In Phase 2, the construction of either building 7, 11, or 13 will require the construction of a parking garage prior to final building inspections of either building 7, 11 or 13.
 - e. Landscape buffers along Lakeside Village Boulevard and Long Prairie Road in Phase 1, 2, and 3 shall be constructed prior to the building final inspection for the first building of 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 a 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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: February 14, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD21-0011 – Townlake, Phase Five & Six) from Agricultural District (A) to Planned Development District No. 187 (PD-187) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 107.262 acres of land in order to develop 67 residential lots in accordance with the cluster development option outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan (see below). The cluster development standards allow for lots that are smaller than the minimum two acres required by the existing Agricultural District (A) zoning.

As part of the request, the applicant is requesting an exception to the Code of Ordinances. In summary (see Section III, below, for detail):

Exception:

- Topographical Slope Exception

The applicant is proposing to develop this subdivision in two phases. Phase 5 is the northern tract that is surrounded by Cross Timbers Road to the north, Scenic Road to the west and proposed Walshingham Drive to the south. The property to the east is developed as an Institutional use (Church). This Phase consists of 28 buildable lots with access to the subdivision from Walshingham Drive. Phase 6 is the southern tract with access to the subdivision from Walshingham Drive. This tract is surrounded by Townlake Phases 1-3 to the east, large residential lots to the south and a large undeveloped tract to the west. This Phase consists of 39 buildable lots with primary access to the

subdivision from Walshingham Drive. There is a second point of access from Townlake Phases 1 and 2.

On December 16, 2013, the Town Council approved Ordinance No. 64-13 which amended the CTCDD. The CTCDD is described in the Master Plan as:

“Predominantly residential development, typically being single family residential development at net densities no greater than one unit per two acres. Moderate increases in densities may be appropriate in combination with cluster developments, conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem, other natural systems, and Scenic Corridors and Vistas. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.

The Cross Timbers Conservation Development District Area Plan preserves the integrity of the largely intact Cross Timbers ecological area in central Flower Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur. The area plan establishes development options within the district and identifies specific elements needing consideration.”

The Area Plan contains several development options for land within the Cross Timbers District; a cluster development is one of the options.

The cluster development option is as follows:

- “8. Develop the property as a cluster development. The intent of the clustering option is to **maximize open space conservation**, including preserving Scenic Corridors and Vistas, on a site-by-site basis to realize a community benefit that provides the Town with its unique country atmosphere and natural environment. The **continuation and/or connection of open space areas between adjacent developments are important** in protecting the ecological value in the District. Cluster developments may be allowed in the District and must demonstrate the following:
 - a. **Density shall be commensurate with the quality and character of the open or natural lands conserved** and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation Development District's country character, including its open, natural, scenic and ecological values. Density will be evaluated on a project-by-project basis. The maximum density that can be granted for a cluster development can be no more than 1 unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density). For example, on a 100-acre development, the 100 acres is divided by 1.6 to produce 62 units or a 24% (12 unit) increase in density above the base density of 1:2 or 50 units.
 - b. Minimum lot size is one-half acre or 21,780 square feet; however, any development shall contain a mixture of lot sizes and any development shall be cognizant of external adjacent lot sizes.
 - c. Open space may be managed by a land trust, Homeowners Association, and/or the Town. Any development proposal must detail the perpetual maintenance and funding for the open space areas, which must be feasible

and appropriate for the areas preserved. Recreational uses may be allowed which may be appropriate given the type, location, intensity, and adjacency. Any recreational use should be characteristic of the District, compatible with adjacent land uses and should be open to the public. Floodplain may be counted as open space.

Cluster development shall demonstrate how the development provides an appropriate transition to existing land uses. Factors to be considered include lot sizes, intervening roadways, and use of open space, among other factors.”

The gross land area for the proposed development is 107.262 acres. As required by the Town’s Thoroughfare Plan, the applicant is dedicating approximately 2.786 acres of right-of-way for Scenic Road and Walshingham Drive improvements. Excluding the right-of-way dedications for the exterior streets, the gross land area is 104.476 acres. The applicant’s Open Space Plan indicates approximately 52.238 acres (50%) of land is being dedicated as open space. The open space within the subdivision will be maintained by the Homeowner’s Association. The applicant is proposing a density of 1 unit per 1.6 acres, which is the maximum allowed under the cluster development option.

The applicant has provided landscape buffers and split rail fence along all street frontages, equestrian trail easements, and extension of the existing Town trail in accordance with the Town’s Urban Design standards. A total of 162 specimen trees have been identified on the site, and the applicant is proposing to preserve 115 specimen trees at this time.

As a part of the cluster development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. Anyone who has signed up online is invited to these meetings, as well as adjacent property owners and HOAs. The first informational meeting was held on June 7, 2021, and the second informational meeting was held on November 18, 2021.

III. EXCEPTION:

A. Exception to Section 98-147, Topographic Slope

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

The developer is seeking an exception to impact protected slopes between 5% and 12% and greater than 12%. Per the approved Environmental Protection Plan (EPP), exceptions for the 8.784 acres of the impacted land that have topographic slopes between 5% and 12% and for the 0.445 acres with naturally occurring topographic slopes greater than 12% are being requested.

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

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

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

PARKS Board

On October 7, 2021, the [Parks Board](#) voted to recommend cash in the amount of \$84,420 be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$92,996 for the proposed Townlake Phase 5 & 6 development. The items will be forwarded to the Town Council for consideration at the same time as the subject project.

ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On February 1, 2022, the [Environmental Conservation Commission](#) (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. On the same agenda, the ECC recommended approval of a permit to remove 47 specimen trees on the site. The items will be forwarded to the Town Council for consideration at the same time as the subject project.

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. ZPD21-0011 had a total of 51 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

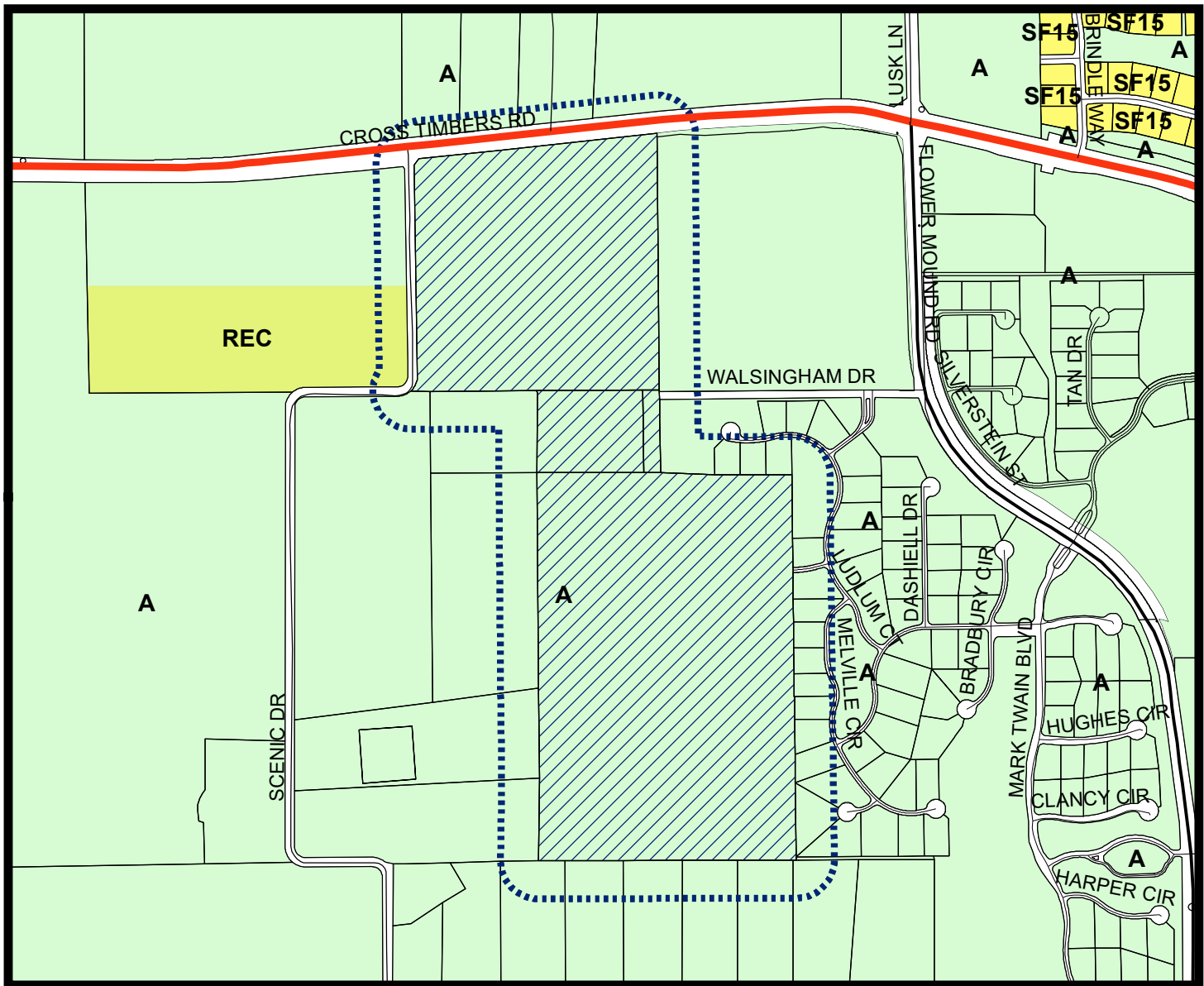
B. Application Details

1. Planned Development Package
2. Draft PD Standards
3. Open Space Management Plan

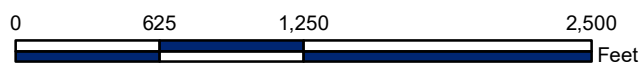
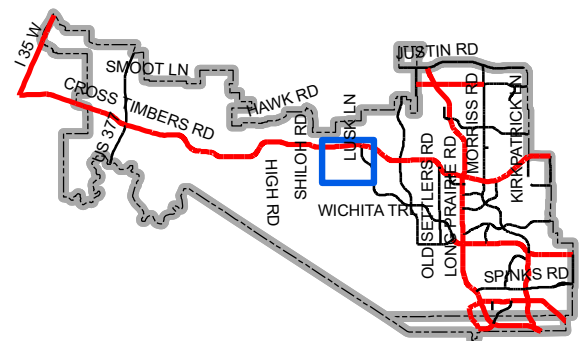
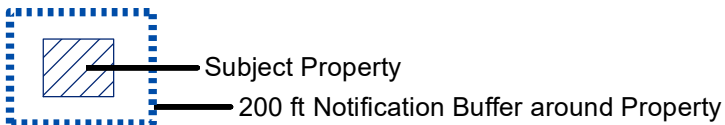


Vicinity Map

Townlake Phase 5 & 6 (Proposed Development)



LEGEND



Map Location



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

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

February 9, 2022

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

RE: Townlake 5 (DAA No. 19023)
LOI for Zoning Planned Development

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 Zoning Planned Development.

Townlake 5 & 6 is a 107.262 acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan; Ordinance No. 64-13. The tract is identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG and the use is consistent with the existing zoning.

The attached Concept Plan proposes 67 residential lots and 9 common area lots across the site's 107.262 acres and conforms to the corresponding Zoning Concept Plan under review. The plan closely follows the Town's Development Code but we are asking for a Topographical Slope Exception request. It is anticipated that the proposed site will be a continuation of Townlake, Phase 5 and Phase 6, 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 multiple points of access for safety considerations.

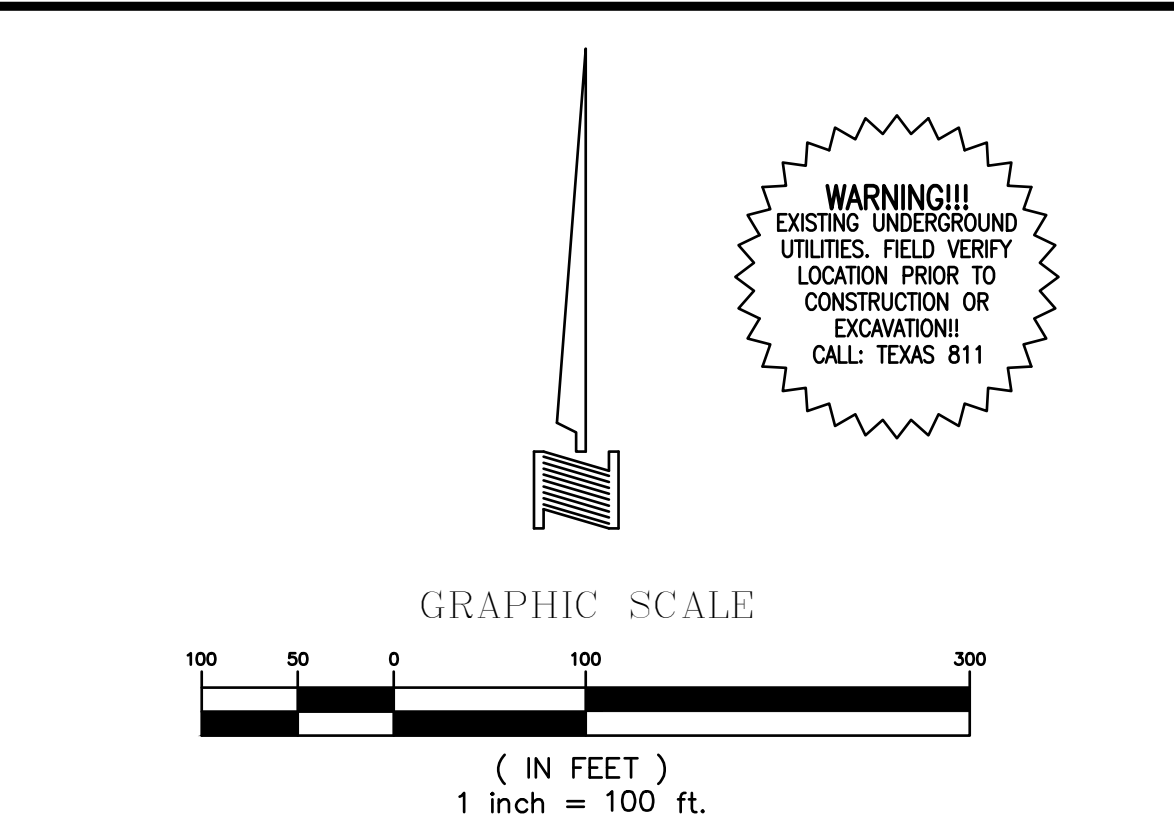
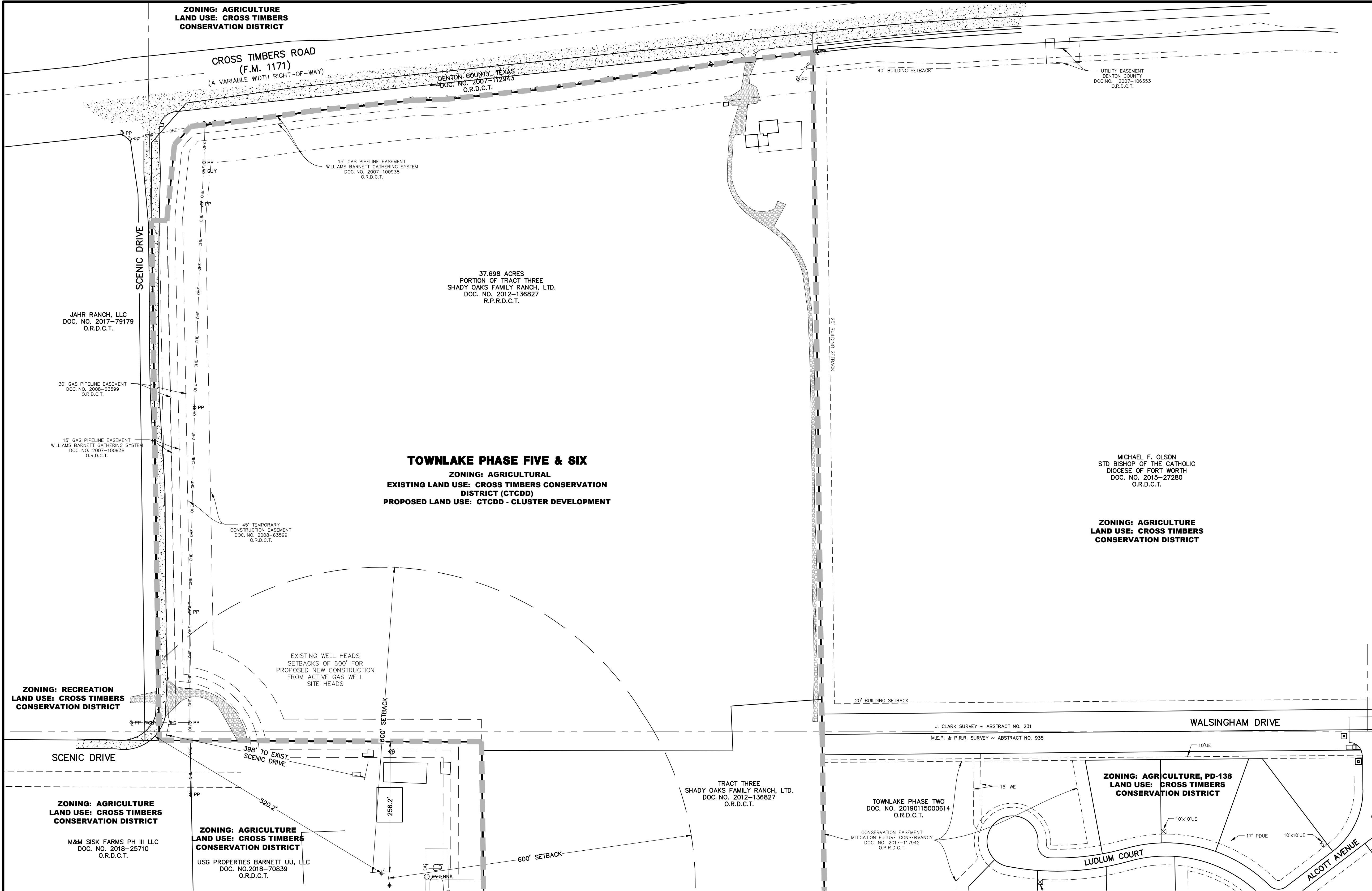
The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Concept Plan review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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Hunsaker", with a long horizontal flourish extending to the right.

Aaron Hunsaker



**CTCDD Cluster Development
PD Conditions**

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA*
SHALL BE PRESERVED AS CONSERVED OPEN SPACE
CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.

MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 15'
MIN. CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

* EXCLUDES ACREAGE DEDICATED AS RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE).

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 10 OPEN SPACE LOTS

ZONING EXHIBIT
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

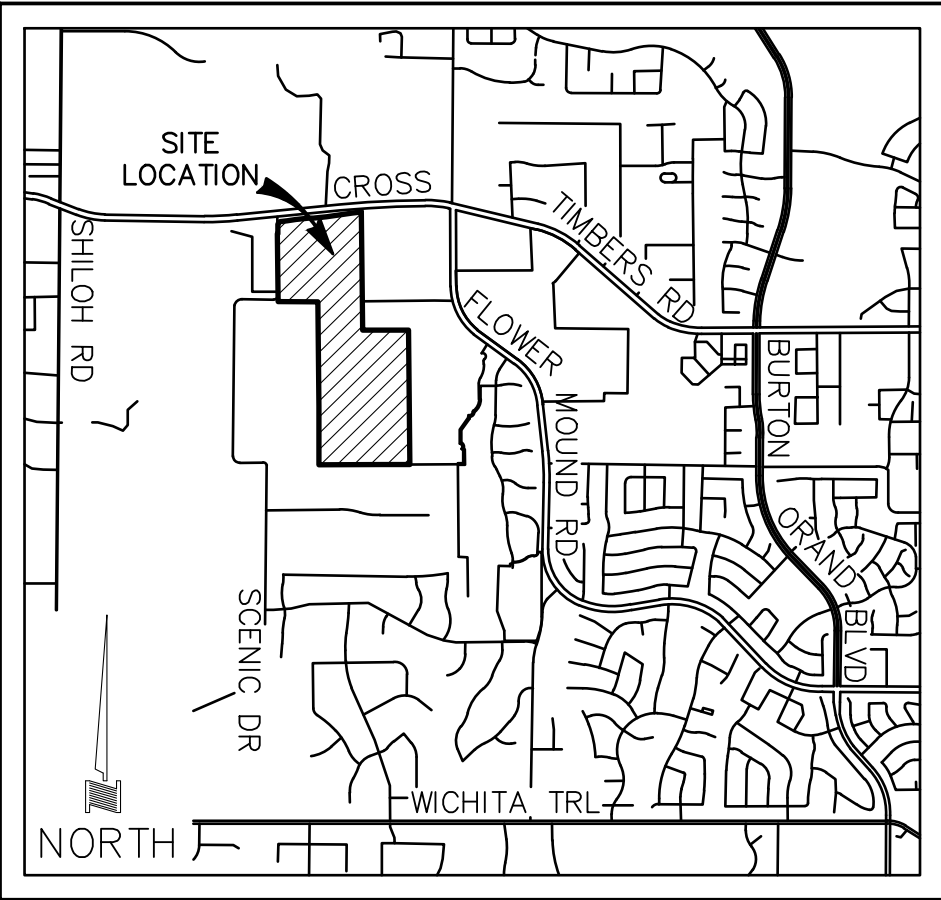
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399

TOWNLAKE PHASE FIVE & SIX:

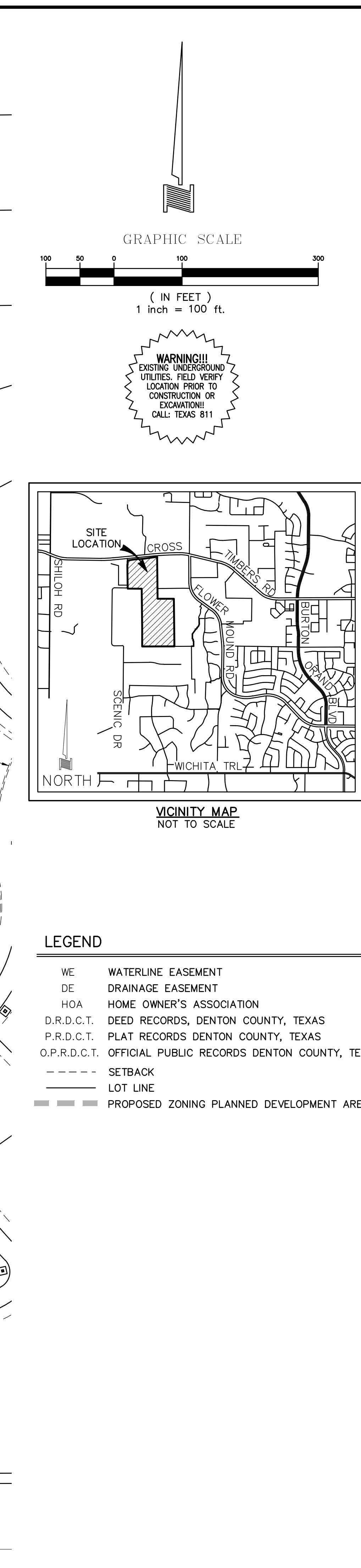
MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE; A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND RD & CROSS TIMBERS RD (MAJOR ARTERIAL) SCENIC DR & WALSINGHAM DR (RURAL COLLECTOR)
WATER PLAN	12" WITHIN CROSS TIMBERS ROAD (FM 1171), SCENIC DRIVE, & WALSINGHAM DRIVE, 8" WITHIN STOWE DRIVE
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
---	SETBACK
---	LOT LINE
---	PROPOSED ZONING PLANNED DEVELOPMENT AREA



VICINITY MAP
NOT TO SCALE



MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASE ONE THRU THREE; A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
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WATER PLAN	12" WITHIN CROSS TIMBERS ROAD (FM 1171), SCENIC DRIVE, & WALSHINGHAM DRIVE, 8" WITHIN STOWE DRIVE
WASTEWATER ECONOMIC IMPACT	NO SEWER SERVICE

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA*
SHALL BE PRESERVED AS CONSERVED OPEN SPACE
CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.

MIN. LOT WIDTH:	100'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	30'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	15'
MIN. GROSS FLOOR AREA:	2,100
MAX. LOT COVERAGE:	35%

MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM
THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

* EXCLUDES ACREAGE DEDICATED AS RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE).

WE WATERLINE EASEMENT
DE DRAINAGE EASEMENT
HOA HOME OWNER'S ASSOCIATION
D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T. PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- - - - - SETBACK
_____ LOT LINE
■ ■ ■ ■ ■ PROPOSED ZONING PLANNED DEVELOPMENT AREA

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 10 OPEN SPACE LOTS

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS

JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

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

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 935, IN DENTON COUNTY, TEXAS; AND BEING PART OF ALL OF THAT TRACT THREE CONVEYED IN DEED TO SHADY OAKS FAMILY RANCH, LTD, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2012-136827, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MONUMENT FOUND STAMPED '3257'; FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTHWEST CORNER OF LOT 1, BLOCK A OF THE RECORD PLAT OF ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-444, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS; ALSO BEING ON THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171, PER DEEDS TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENTS OF RECORD FILED IN DOCUMENT NUMBER 2007-112943 AND 2007- 106352, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 1,366.77 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND FOR THE COMMON WEST CORNER OF SAID LOT 1, BLOCK A OF THE ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION AND THE AMENDED RECORD PLAT OF TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-308, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- SOUTH 00 DEGREES 47 MINUTES 21 SECONDS EAST, 437.47 TO A METAL FENCE POST;
- NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, 688.59 TO A 1/2 INCH IRON ROD FOUND;
- SOUTH 00 DEGREES 47 MINUTES 55 SECONDS EAST, 2,015.92 TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND ON THE NORTH LINE OF THE RECORD PLAT OF KENSINGTON PARK ESTATES, ACCORDING TO THE DOCUMENT OF RECORD FILED IN CABINET M, PAGE 183, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, A DISTANCE OF 413.90 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, AND WITH THE NORTH LINE OF THE REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-35, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 191.84 FEET A 1/2 INCH REBAR WITH CAP, DEFACED FOUND FOR THE NORTH COMMON CORNER OF LOTS 1 AND 2 OF SAID KENSINGTON PARK ESTATES, AND PASSING AT A DISTANCE OF 802.71 FEET A 5/8 INCH REBAR WITH CAP, STAMPED 'KHA' FOUND FOR THE NORTH COMMON CORNER OF LOTS 3 AND 4, BLOCK A OF SAID REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 951.96 FEET TO A CONCRETE HOLE OF A FENCE POST REMAIN FOR THE SOUTHEAST OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-103592, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR BEARS NORTH, A DISTANCE OF 0.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID M&M SISK FARMS PH III TRACT, AND WITH THE EAST LINE OF A TRACT OF LAND CONVEYED IN DEED TO MARIS DARZNIKES AND LORRAINE DARZNIKES, HUSBAND AND WIFE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 96-R0019623, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 882.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MARIS DARZNIKES AND LORRAINE DARZNIKES TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-70839, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, A DISTANCE OF 1,563.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT AND AN ELL CORNER OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, PASSING AT DISTANCE OF 571.98 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED 'SEMPCO SURVEYING INC' FOUND FOR THE NORTHWEST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT , ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-25710, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 632.71 FEET TO A 1/2 INCH IRON ROAD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, ACROSS THE EXISTING SCENIC DRIVE, A DISTANCE OF 1,018.74 FEET TO A PK NAIL WITH WASHER FOUND ON THE ROAD FOR THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171 PER SAID DEED TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2007-112943, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE IN AN EASTERLY NORTHEASTERLY DIRECTION ALONG THE SAID NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1171 (A VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

- NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 05 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 149.54 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 41 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 47.61 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 83 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.88 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 81 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.16 FEET TO A 5/8 INCH IRON ROAD FOUND;
- NORTH 83 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 196.86 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 83 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 197.19 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;
- NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 393.96 FEET TO A 1/2 IRON ROD WITH CAP STAMPED 'AG PROP COR' SET;
- NORTH 83 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 135.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,672,339.6 SQUARE FEET OR 107.262 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2021.

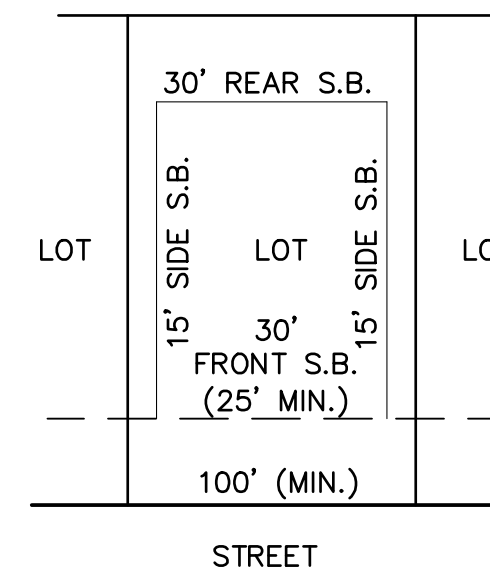
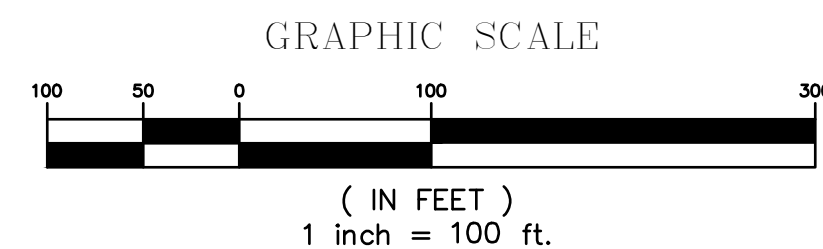
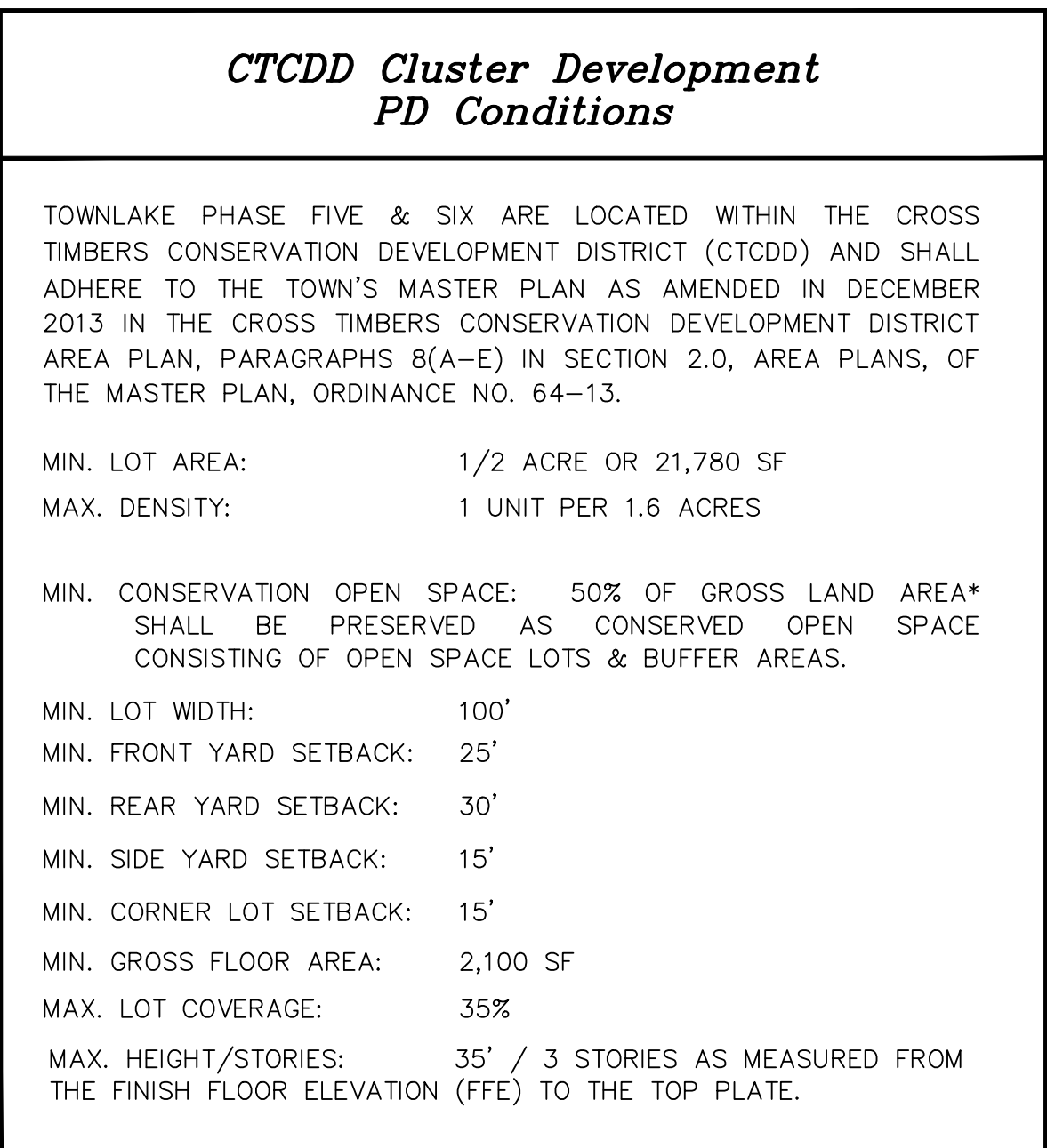
Notary Public in and for the State of Texas

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 10 OPEN SPACE LOTS

ZONING EXHIBIT
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: --

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

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



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE
NOTES:

1. KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
2. ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN

CASE NUMBER ZPD21-0011
TOWN LAKE PHASE FIVE & SIX

AN ADDITION TO THE TOWN OF FLOWER MOUND

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

DENTON COUNTY, TEXAS

JANUARY 2022 SCALE: 1"=100'

OWNER

TOLL DALLAS TX LLC

2557 S.W. GRAPEVINE PARKWAY, SUITE 100
7-329-8770 GRAPEVINE TEXAS 76039

TABLE 1

SURVEYOR
ALLIANCE GEOSERVICES

ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 210

14-998-6560 GRAPEVINE, TEXAS 75

CONTACT: JESUS LAJARA

PLANNER/ENGINEER

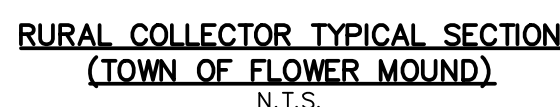
DOWDEY, ANDERSON & ASSOCIAT

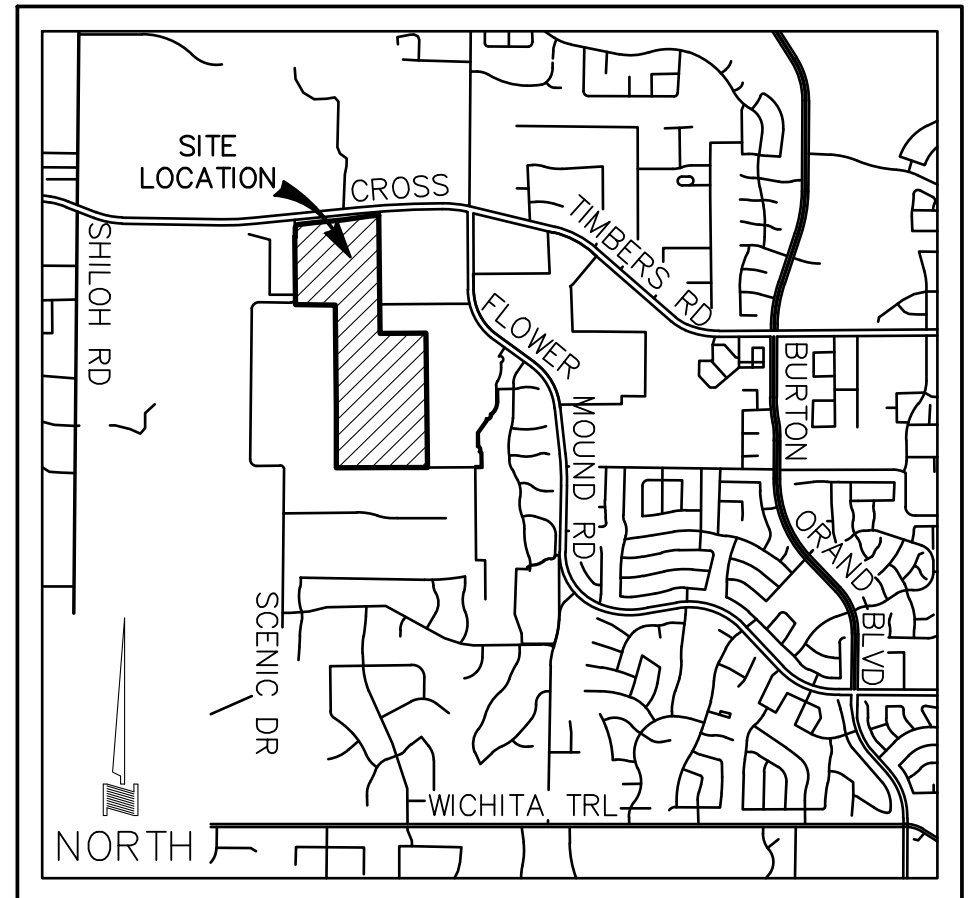
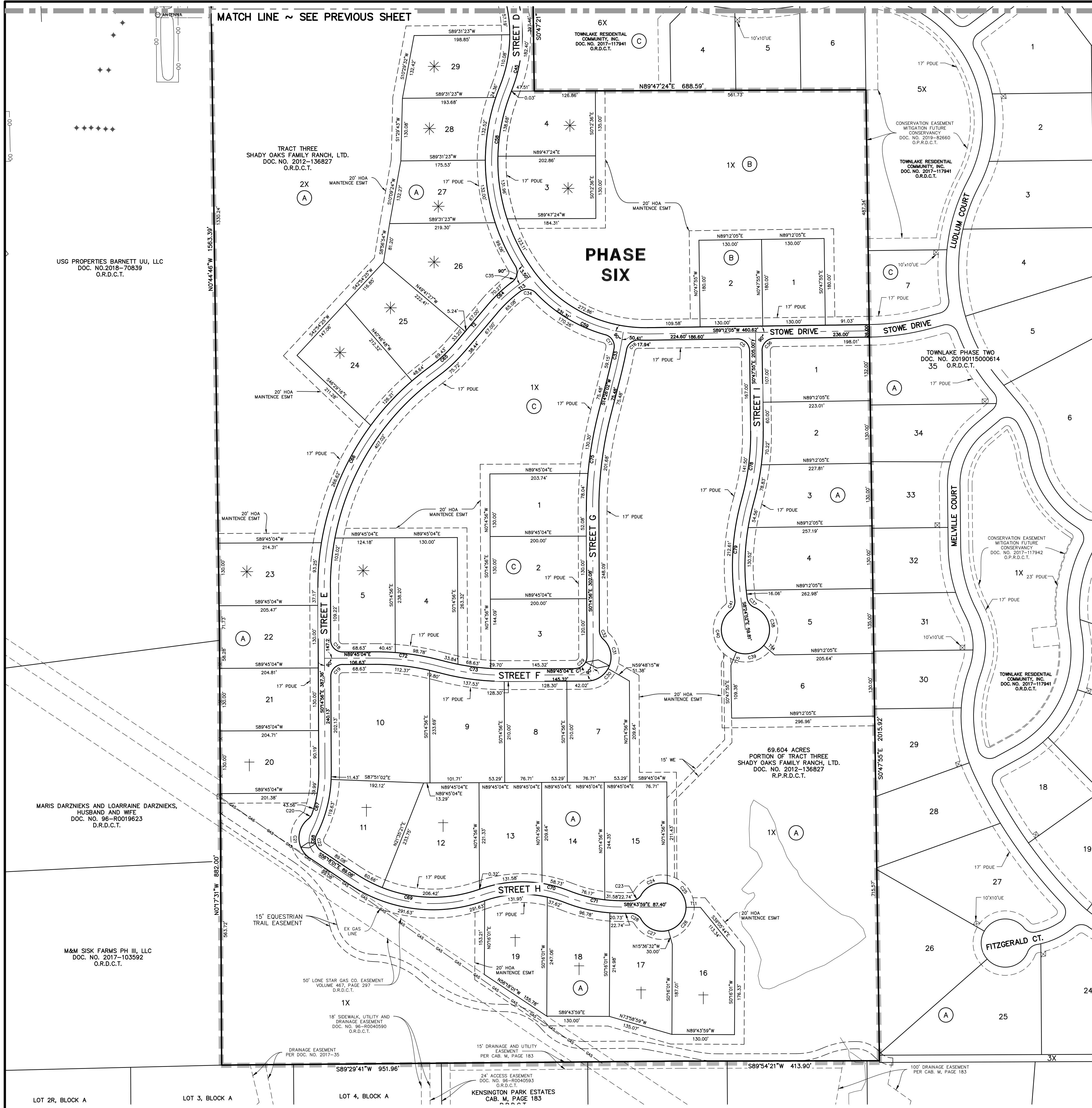
5225 Village Creek Drive, Suite 200 Plano, Texas 75093

STATE REGISTRATION NUMBER: F-399
CONTACT: AARON JUUNSAKER

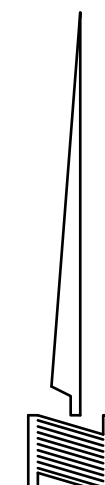
CONTACT: AARON THONSAKER

MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE, A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	FLOWER MOUND RD & CROSS TIMBERS RD (MAJOR ARTERIAL)
WATER PLAN	SCENIC DR & WALSINGHAM DR (RURAL COLLECTOR)
	12" WITHIN CROSS TIMBERS ROAD (FM 1171), SCENIC DRIVE, & WALSINGHAM DRIVE, 8" WITHIN STOWE DRIVE
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

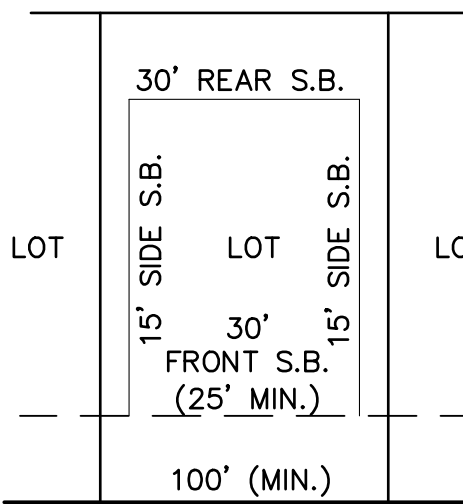
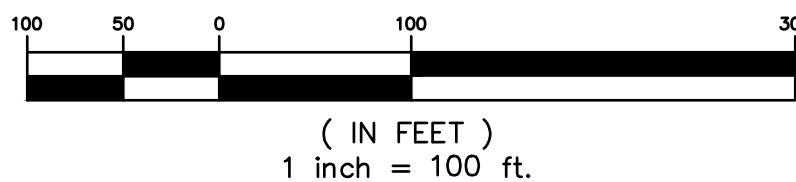




VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

NOTES:

1. KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
2. ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WASLSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

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

**CTCDD Cluster Development
PD Conditions**

TOWNLAKE PHASE FIVE & SIX ARE LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN DECEMBER 2013 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E) IN SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.

MIN. LOT AREA: 1/2 ACRE OR 21,780 SF
MAX. DENSITY: 1 UNIT PER 1.6 ACRES

MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA*
SHALL BE PRESERVED AS CONSERVED OPEN SPACE
CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.

MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 30'
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MIN. CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

* EXCLUDES ACREAGE DEDICATED AS RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE).

LEGEND

- | | |
|--------------|--|
| WE | WATERLINE EASEMENT |
| DE | DRAINAGE EASEMENT |
| HOA | HOME OWNER'S ASSOCIATION |
| D.R.D.C.T. | DEED RECORDS, DENTON COUNTY, TEXAS |
| P.R.D.C.T. | PLAT RECORDS DENTON COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS |
| --- | SETBACK |
| --- | LOT LINE |
| --- | PROPOSED ZONING PLANNED DEVELOPMENT AREA |
| ◇ | STREET NAME CHANGE |
| — GMR | GAS MARKER |
| GUY — | GUY WIRE ANCHOR |
| PP — | POWER POLE |

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

BEING A TRACT OF LAND SITUATED IN THE JOSEPH CLARK SURVEY, ABSTRACT NO. 231 AND THE M.E.P. & P.R.R. CO. SURVEY, ABSTRACT 935, IN DENTON COUNTY, TEXAS, AND BEING PART OF ALL OF THAT TRACT THREE CONVEYED IN DEED TO SHADY OAKS FAMILY RANCH, LTD, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2012-136827, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE SOUTH 00 DEGREES 46 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 1,366.77 FEET TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND FOR THE COMMON WEST CORNER OF SAID LOT 1, BLOCK A OF THE ST PHILIP THE APOSTLE CATHOLIC CHURCH ADDITION AND THE AMENDED RECORD PLAT OF TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2019-308, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE WEST LINE OF SAID TOWNLAKE PHASE TWO, AN ADDITION TO THE TOWN OF FLOWER MOUND, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

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NORTH 89 DEGREES 47 MINUTES 24 SECONDS EAST, 688.59 TO A 1/2 INCH IRON ROD FOUND;

SOUTH 00 DEGREES 47 MINUTES 55 SECONDS EAST, 2,015.92 TO A 1/2 INCH IRON ROD WITH CAP, STAMPED 'G&A' FOUND ON THE NORTH LINE OF THE RECORD PLAT OF KENSINGTON PARK ESTATES, ACCORDING TO THE DOCUMENT OF RECORD FILED IN CABINET M, PAGE 183, OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, A DISTANCE OF 413.90 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE SOUTH 89 DEGREES 29 MINUTES 41 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID KENSINGTON PARK ESTATES, AND WITH THE NORTH LINE OF THE REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-35, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, PASSING AT A DISTANCE OF 191.84 FEET A 1/2 INCH REBAR WITH CAP, DEFACED FOUND FOR THE NORTH COMMON CORNER OF LOTS 1 AND 2 OF SAID KENSINGTON PARK ESTATES, AND PASSING AT A DISTANCE OF 802.71 FEET A 5/8 INCH REBAR WITH CAP, STAMPED 'KHA' FOUND FOR THE NORTH COMMON CORNER OF LOTS 3 AND 4, BLOCK A OF SAID REPLAT OF LOTS 2R, 3 AND 4, BLOCK A OF THE CMP FAMILY ADDITION, AND CONTINUING FOR A TOTAL DISTANCE OF 951.96 FEET TO A CONCRETE HOLE OF A FENCE POST REMAIN FOR THE SOUTHEAST OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2017-103592, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, FROM WHICH A 1/2 INCH REBAR BEARS NORTH, A DISTANCE OF 0.58 FEET;

THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID M&M SISK FARMS PH III TRACT, AND WITH THE EAST LINE OF A TRACT OF LAND CONVEYED IN DEED TO MARIS DARZNIKES AND LORRAINE DARZNIKS, HUSBAND AND WIFE, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 96-R0019623, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, A DISTANCE OF 882.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MARIS DARZNIKS AND LORRAINE DARZNIKS TRACT, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC., ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-70839, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 44 MINUTES 46 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE EAST LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, A DISTANCE OF 1,563.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT AND AN ELL CORNER OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH;

THENCE NORTH 89 DEGREES 44 MINUTES 19 SECONDS WEST, ALONG THE COMMON LINE OF SAID PART OF TRACT THREE OF THE SHADY OAK FAMILY RANCH WITH THE NORTH LINE OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT, PASSING AT DISTANCE OF 571.98 FEET A 5/8 INCH IRON ROD WITH CAP STAMPED 'SEMPCO SURVEYING INC' FOUND FOR THE NORTHWEST CORNER OF SAID EAGLERIDGE ENERGY, LLC & USG PROPERTIES BARNETT II, INC. TRACT , ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED IN DEED TO M&M SISK FARMS PH III, LLC, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2018-25710, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND CONTINUING FOR A TOTAL DISTANCE OF 632.71 FEET TO A 1/2 INCH IRON ROAD FOUND;

THENCE NORTH 00 DEGREES 50 MINUTES 00 SECONDS WEST, ACROSS THE EXISTING SCENIC DRIVE, A DISTANCE OF 1,018.74 FEET TO A PK NAIL WITH WASHER FOUND ON THE ROAD FOR THE NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD 1171 PER SAID DEED TO DENTON COUNTY, TEXAS, ACCORDING TO THE DOCUMENT OF RECORD FILED IN DOCUMENT NUMBER 2007-112943, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS;

THENCE IN AN EASTERLY NORTHEASTERLY DIRECTION ALONG THE SAID NEW SOUTHERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY 1171 (A VARIABLE WIDTH RIGHT-OF-WAY), THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 16 MINUTES 10 SECONDS EAST, A DISTANCE OF 29.81 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 05 DEGREES 43 MINUTES 03 SECONDS EAST, A DISTANCE OF 149.54 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 41 DEGREES 22 MINUTES 49 SECONDS EAST, A DISTANCE OF 47.61 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 109.88 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 41 MINUTES 10 SECONDS EAST, A DISTANCE OF 131.16 FEET TO A 5/8 INCH IRON ROAD FOUND;

NORTH 83 DEGREES 59 MINUTES 15 SECONDS EAST, A DISTANCE OF 196.86 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST, A DISTANCE OF 65.53 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 83 DEGREES 57 MINUTES 16 SECONDS EAST, A DISTANCE OF 197.19 FEET TO A TxDOT ALUMINUM DISK MONUMENT FOUND;

NORTH 81 DEGREES 45 MINUTES 55 SECONDS EAST, A DISTANCE OF 393.96 FEET TO A 1/2 IRON ROD WITH CAP STAMPED 'AG PROP COR' SET;

NORTH 83 DEGREES 56 MINUTES 51 SECONDS EAST, A DISTANCE OF 135.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,672,339.6 SQUARE FEET OR 107.262 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

JESUS J. LAJARA
Registered Professional Land Surveyor
No. 6378

STATE OF TEXAS §
COUNTY OF COLLIN §

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

WITNESS MY HAND AND SEAL OF OFFICE, this _____day of _____, 2021.

Notary Public in and for the State of Texas

LOT LINE TABLE

LINE	BEARING	LENGTH
T1	N41°53'00"E	34.73'
T3	N37°39'00"E	30.00'
T4	S43°35'07"E	31.94'
T5	N45°38'07"W	14.17'
T6	S44°21'53"W	14.11'
T7	N44°21'53"E	14.11'
T8	S45°38'07"E	14.17'
T9	N45°30'13"W	14.14'
T10	S44°29'47"W	14.14'
T11	S89°43'59"E	30.00'
T14	S49°20'00"E	30.00'
T15	S22°17'11"W	30.00'
T16	S81°45'55"W	376.48'
T17	S6°00'21"E	9.00'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	177°09'38"	50.00'	2017.52'	154.60'	S40°27'49"W 99.97'
C2	119°48'06"	50.00'	86.26'	104.55'	N71°58'57"E 86.52'
C3	44°45'45"	25.00'	10.29'	19.53'	N73°20'14"W 19.04'
C4	61°34'41"	25.00'	14.90'	26.87'	N42°52'14"E 25.59'
C5	90°00'00"	25.00'	25.00'	39.27'	N45°47'55"W 35.36'
C6	7°48'08"	500.00'	34.10'	68.09'	S85°39'59"W 68.03'
C7	64°34'46"	345.00'	218.01'	388.86'	N65°56'42"W 368.60'
C8	137°57'32"	4.00'	10.41'	9.63'	S55°23'45"E 7.47'
C9	138°24'05"	4.00'	10.53'	9.66'	N5°49'39"E 7.48'
C10	142°43'25"	4.00'	11.86'	9.96'	S64°43'23"W 7.58'
C11	122°38'49"	50.00'	91.42'	107.03'	S8°58'24"W 87.73'
C12	122°38'49"	50.00'	91.42'	107.03'	S8°58'24"W 87.73'
C13	106°52'52"	50.00'	67.42'	93.27'	N74°12'33"E 80.32'
C14	39°42'29"	50.00'	18.05'	34.65'	N0°54'53"E 33.96'
C15	89°14'10"	25.00'	24.67'	38.94'	N25°40'43"E 35.12'
C16	81°38'06"	25.00'	21.59'	35.62'	S51°40'02"W 32.68'
C17	85°35'51"	25.00'	23.15'	37.35'	N31°47'55"W 33.97'
C18	90°00'00"	25.00'	25.00'	39.27'	S45°14'56"E 35.36'
C19	90°00'00"	25.00'	25.00'	39.27'	N44°45'04"E 35.36'
C20	32°44'58"	25.00'	7.35'	14.29'	S35°30'25"W 14.10'
C21	108°10'55"	50.00'	69.05'	94.41'	S21°2'33"E 80.99'
C22	83°33'29"	25.00'	22.34'	36.46'	N14°31'16"W 33.31'
C23	59°33'29"	25.00'	14.31'	25.99'	S60°29'17"W 24.83'
C24	72°00'56"	50.00'	36.34'	62.85'	S66°43'01"W 58.79'
C25	77°32'33"	50.00'	40.16'	67.67'	N38°30'15"W 62.62'
C26	74°07'27"	50.00'	37.76'	64.69'	N37°19'45"E 60.27'
C27	75°26'02"	50.00'	38.67'	65.83'	S67°53'31"E 61.18'
C28	59°33'29"	25.00'	14.31'	25.99'	S59°57'14"E 24.83'
C29	90°00'00"	25.00'	25.00'	39.27'	S44°45'04"W 35.36'
C30	60°53'31"	50.00'	29.39'	53.14'	N59°18'18"E 50.67'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T2	S40°18'33"W	105.43'
T12	S37°39'17"W	20.91'
T13	S53°10'19"W	36.36'
T18	N01°01'56"W	23.43'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C31	76°15'52"	50.00'	39.25'	66.55'	N9°16'23"W 61.75'
C32	47°09'23"	25.00'	10.91'	20.58'	N23°49'38"W 20.00'
C34	83°16'02"	25.00'	22.22'	36.33'	N85°03'50"W 33.22'
C35	85°01'17"	25.00'	22.92'	37.10'	N10°39'43"E 33.79'
C36	90°00'00"	25.00'	25.00'	39.27'	N44°12'05"E 35.36'
C37	60°08'05"	25.00'	14.47'	26.24'	N37°52'58"W 25.05'
C38	108°37'00"	50.00'	69.60'	94.79'	N13°38'30"W 81.22'
C39	71°37'11"	50.00'	36.07'	62.50'	N76°28'36"E 58.51'
C40	118°52'35"	50.00'	84.67'	103.74'	S81°6'31"E 86.11'
C41	59°03'36"	25.00'	14.16'	25.77'	S21°37'59"W 24.84'
C42	16°37'31"	1000.00'	146.11'	290.17'	N0°33'12"W 289.15'
C43	10°03'18"	345.00'	30.35'	60.55'	N28°37'39"W 60.47'
C44	8°31'35"	800.00'	59.64'	119.05'	N3°29'46"E 118.94'
C45	33°23'40"	300.00'	89.99'	174.85'	N5°16'19"E 172.39'
C47	10°39'30"	800.00'	74.62'	148.82'	N6°05'47"W 148.60'
C58	58°17'39"	400.00'	223.07'	406.97'	N7°10'41"W 389.64'
C59	54°28'24"	300.00'	154.42'	285.22'	N63°33'43"W 274.60'
C60	142°56'22"	4.00'	11.93'	9.98'	S52°50'23"W 7.59'
C61	141°02'56"	4.00'	11.31'	9.85'	N28°47'04"E 7.54'
C62	117°43'24"	4.00'	6.62'	8.22'	S49°17'04"E 6.85'
C63	90°00'00"	6.00'	6.00'	9.42'	S38°59'39"W 8.49'
C76	5°34'24"	1000.00'	48.67'	97.27'	S86°46'51"W 97.23'
C77	14°44'02"	1500.00'	193.94'	385.73'	N16°13'59"W 384.67'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C33	5°33'59"	1000.00'	48.61'	97.15'	N11°39'02"E 97.11'
C46	13°38'07"	1200.00'	143.47'	285.58'	S07°19'17"E 284.90'
C48	110°04'19"	100.00'	143.01'	192.11'	S17°22'52"E 163.90'
C49	108°41'24"	100.00'	139.40'	189.70'	S88°00'00"E 162.51'
C50	13°17'13"	250.00'	29.12'	57.98'	S31°00'41"W 57.85'
C51	11°08'59"	500.00'	48.80'	97.30'	S29°56'34"W 97.15'
C52	60°48'37"	238.00'	139.66'	252.60'	S65°55'21"W 240.91'
C53	53°37'00"	238.00'	120.27'	222.72'	S08°42'33"W 214.68'
C54	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C55	83°44'53"	250.00'	224.11'	365.42'	S56°00'47"E 333.75'
C56	11°48'59"	1200.00'	124.18'	247.48'	N76°12'17"E 247.04'
C57	71°19'44"	21.77'	15.62'	27.10'	N34°37'56"E 25.38'
C64	12°51'46"	300.00'	33.82'	67.35'	S46°44'26"W 67.21'
C65	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C66	54°25'08"	550.00'	282.78'	522.38'	S26°57'38"W 502.97'
C67	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C68	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C69	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C70	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C71	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C72	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C73	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C74	90°00'00"	38.00'	38.00'	59.69'	N44°45'04"E 53.74'
C75	14°40'58"	800.00'	103.07'	205.01'	S07°05'33"W 204.45'
C78	16°38'49"	500.00'	73.15'	145.27'	S07°31'29"W 144.76'
C79	24°15'46"	500.00'	107.48'	211.73'	S03°43'01"W 210.15'

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

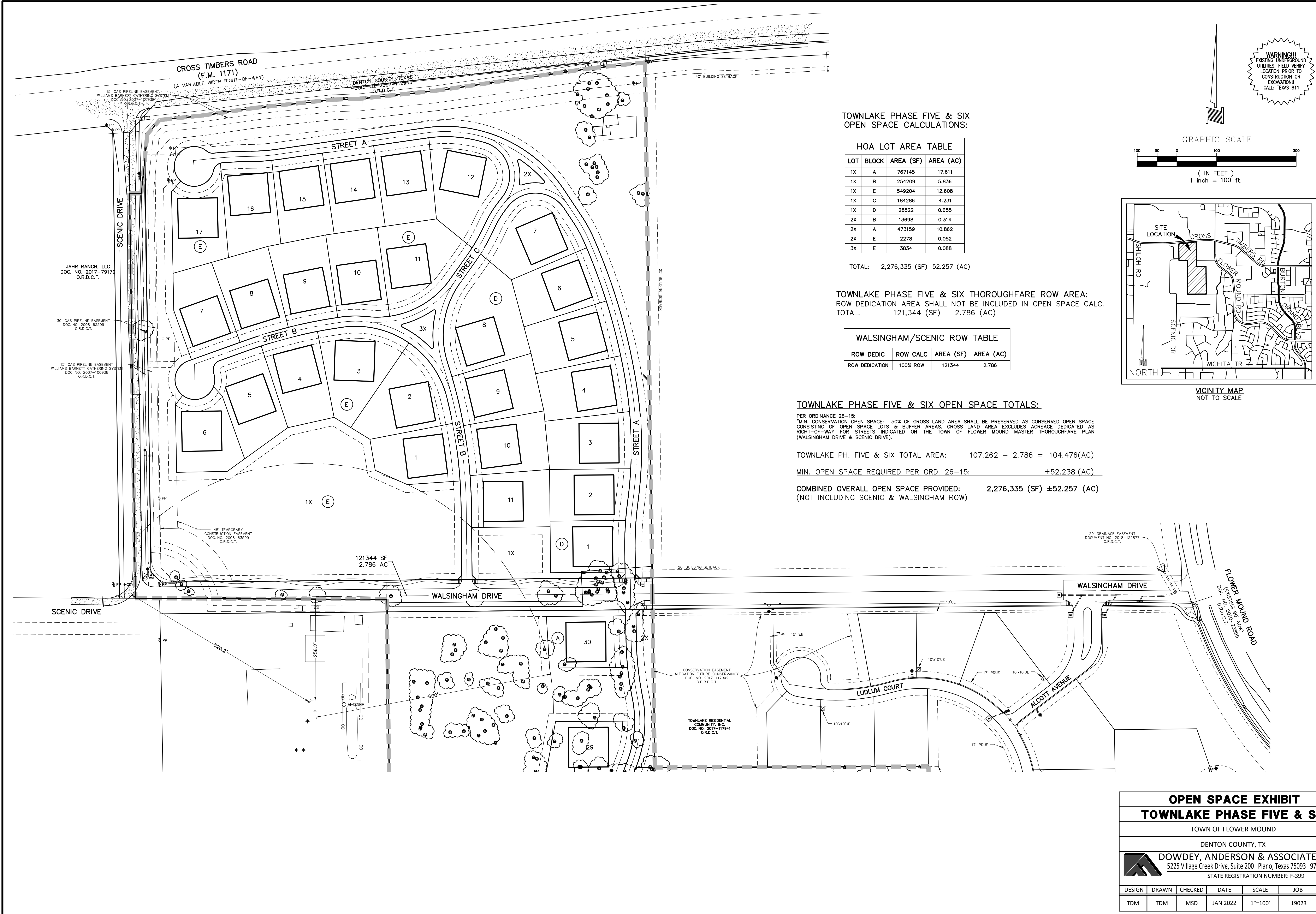
ZPD CONCEPT PLAN
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ~ ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JANUARY 2022 SCALE: 1"=100'

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

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





TOWNLAKE PHASE FIVE & SIX
OPEN SPACE CALCULATIONS:

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	767145	17.611
1X	B	254209	5.836
1X	E	549204	12.608
1X	C	184286	4.231
1X	D	28522	0.655
2X	B	13698	0.314
2X	A	473159	10.862
2X	E	2278	0.052
3X	E	3834	0.088

TOTAL: 2,276,335 (SF) 52.257 (AC)

TOWNLAKE PHASE FIVE & SIX THOROUGHFARE ROW AREA:
ROW DEDICATION AREA SHALL NOT BE INCLUDED IN OPEN SPACE CALC.
TOTAL: 121,344 (SF) 2.786 (AC)

WALSINGHAM/SCENIC ROW TABLE			
ROW DEDIC	ROW CALC	AREA (SF)	AREA (AC)
ROW DEDICATION	100% ROW	121344	2.786

TOWNLAKE PHASE FIVE & SIX OPEN SPACE TOTALS:

PER ORDINANCE 26-15:
"MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA SHALL BE PRESERVED AS CONSERVED OPEN SPACE CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS. GROSS LAND AREA EXCLUDES ACREAGE DEDICATED AS RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN (WALSINGHAM DRIVE & SCENIC DRIVE)."

TOWNLAKE PH. FIVE & SIX TOTAL AREA: 107.262 - 2.786 = 104.476(AC)

MIN. OPEN SPACE REQUIRED PER ORD. 26-15: ±52,238 (AC)

COMBINED OVERALL OPEN SPACE PROVIDED: 2,276,335 (SF) ±52.257 (AC)
(NOT INCLUDING SCENIC & WALSINGHAM ROW)

OPEN SPACE EXHIBIT

TOWNLAKE PHASE FIVE & SIX

TOWN OF FLOWER MOUND

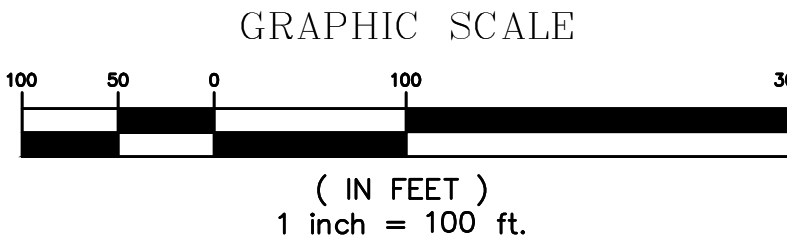
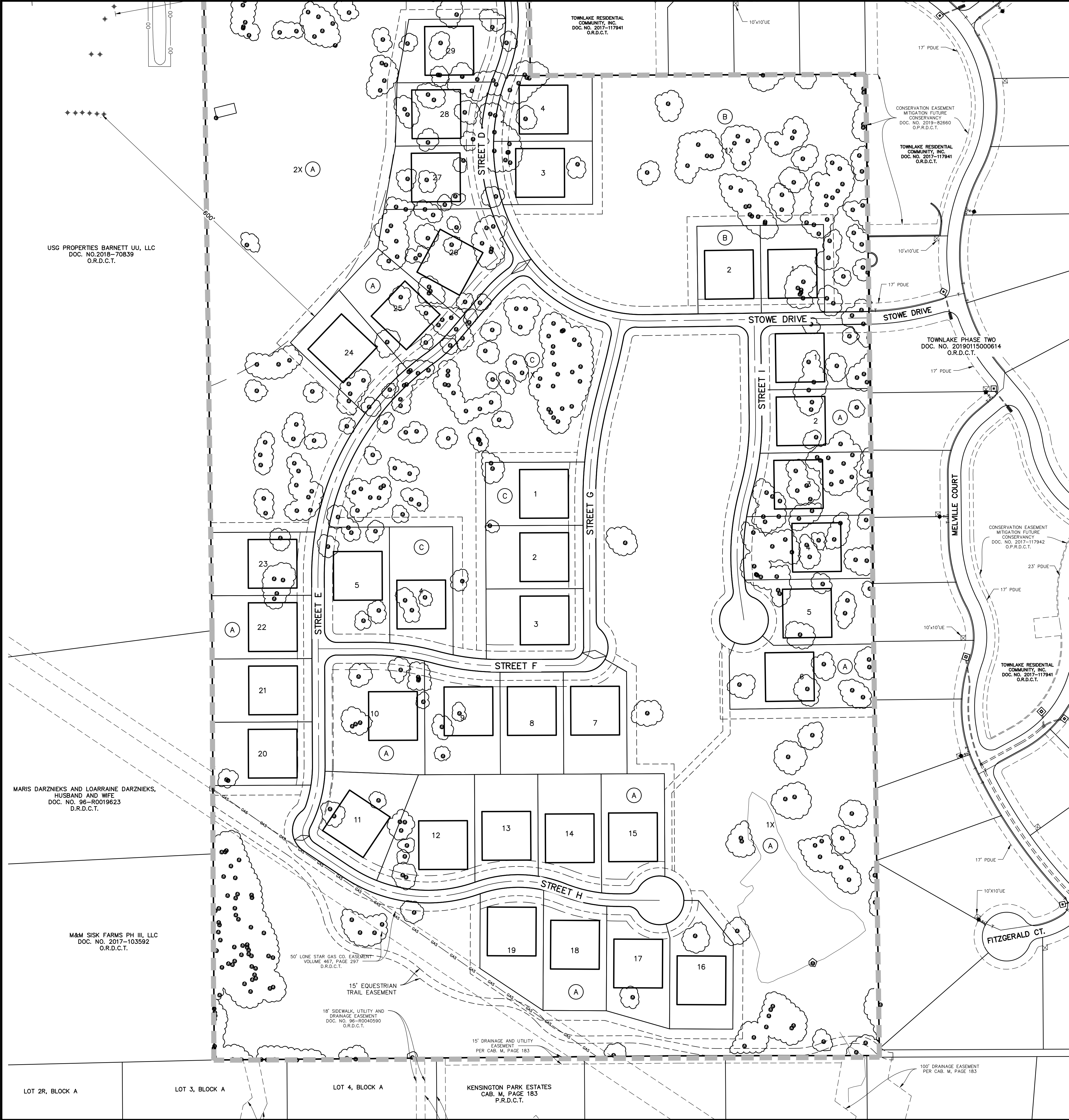
DENTON COUNTY, TX

DOWDEY, ANDERSON & ASSOCIATES, INC.

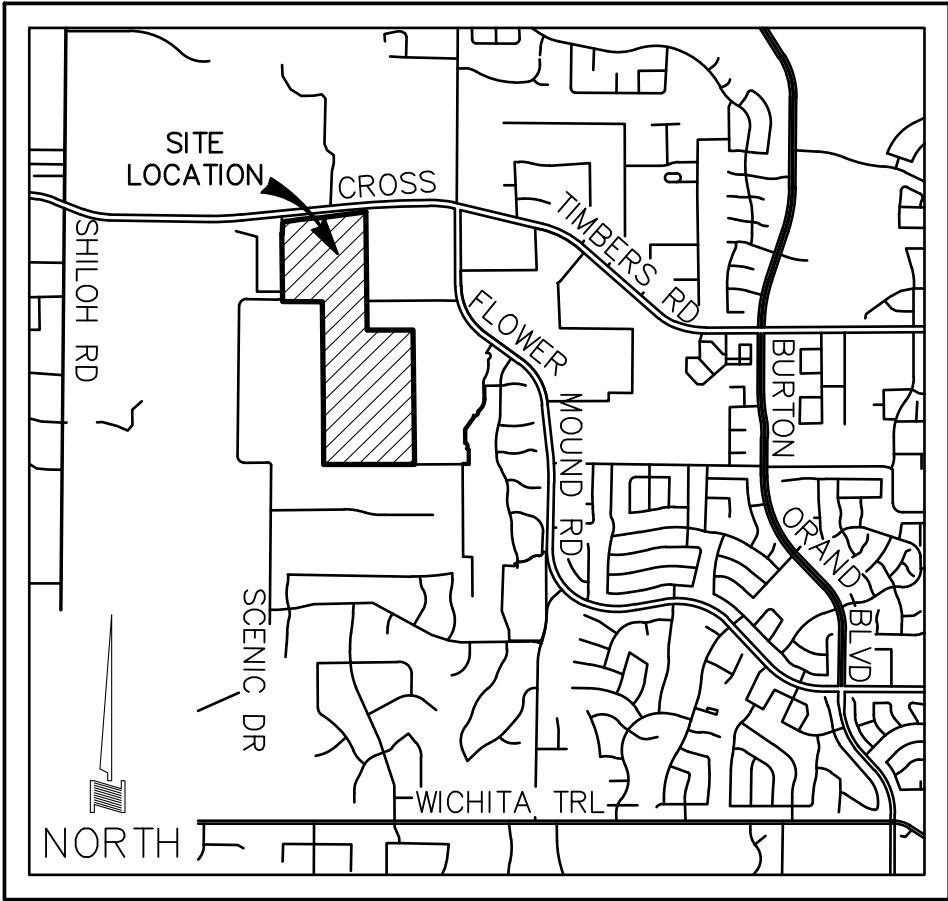
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	MSD	JAN 2022	1"=100'	19023	1 / 2



WARNING!!!
EXISTING UNDERGROUND
UTILITIES. FIELD VERIFY
LOCATION PRIOR TO
CONSTRUCTION OR
EXCAVATION!!
CALL: TEXAS 811



TOWNLAKE PHASE FIVE & SIX
OPEN SPACE CALCULATIONS:

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1X	A	767145	17.611	
1X	B	254209	5.836	
1X	E	549204	12.608	
1X	C	184286	4.231	
1X	D	28522	0.655	
2X	B	13698	0.314	
2X	A	473159	10.862	
2X	E	2278	0.052	
3X	E	3834	0.088	

TOTAL: 2,276,335 (SF) 52.257 (AC)

TOWNLAKE PHASE FIVE & SIX THOROUGHFARE ROW AREA:
ROW DEDICATION AREA SHALL NOT BE INCLUDED IN OPEN SPACE CALC.
TOTAL: 121,344 (SF) 2.786 (AC)

WALSINGHAM/SCENIC ROW TABLE				
ROW DEDIC	ROW CALC	AREA (SF)	AREA (AC)	
ROW DEDICATION	100% ROW	121344	2.786	

TOWNLAKE PHASE FIVE & SIX OPEN SPACE TOTALS:

PER ORDINANCE 26-15:
"MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA SHALL BE PRESERVED AS CONSERVED OPEN SPACE
CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS. GROSS LAND AREA EXCLUDES AREAS DEDICATED AS
RIGHT-OF-WAY FOR STREETS INDICATED ON THE TOWN OF FLOWER MOUND MASTER THOROUGHFARE PLAN
(WALSINGHAM DRIVE & SCENIC DRIVE).

TOWNLAKE PH. FIVE & SIX TOTAL AREA: 107.262 - 2.786 = 104.476(AC)

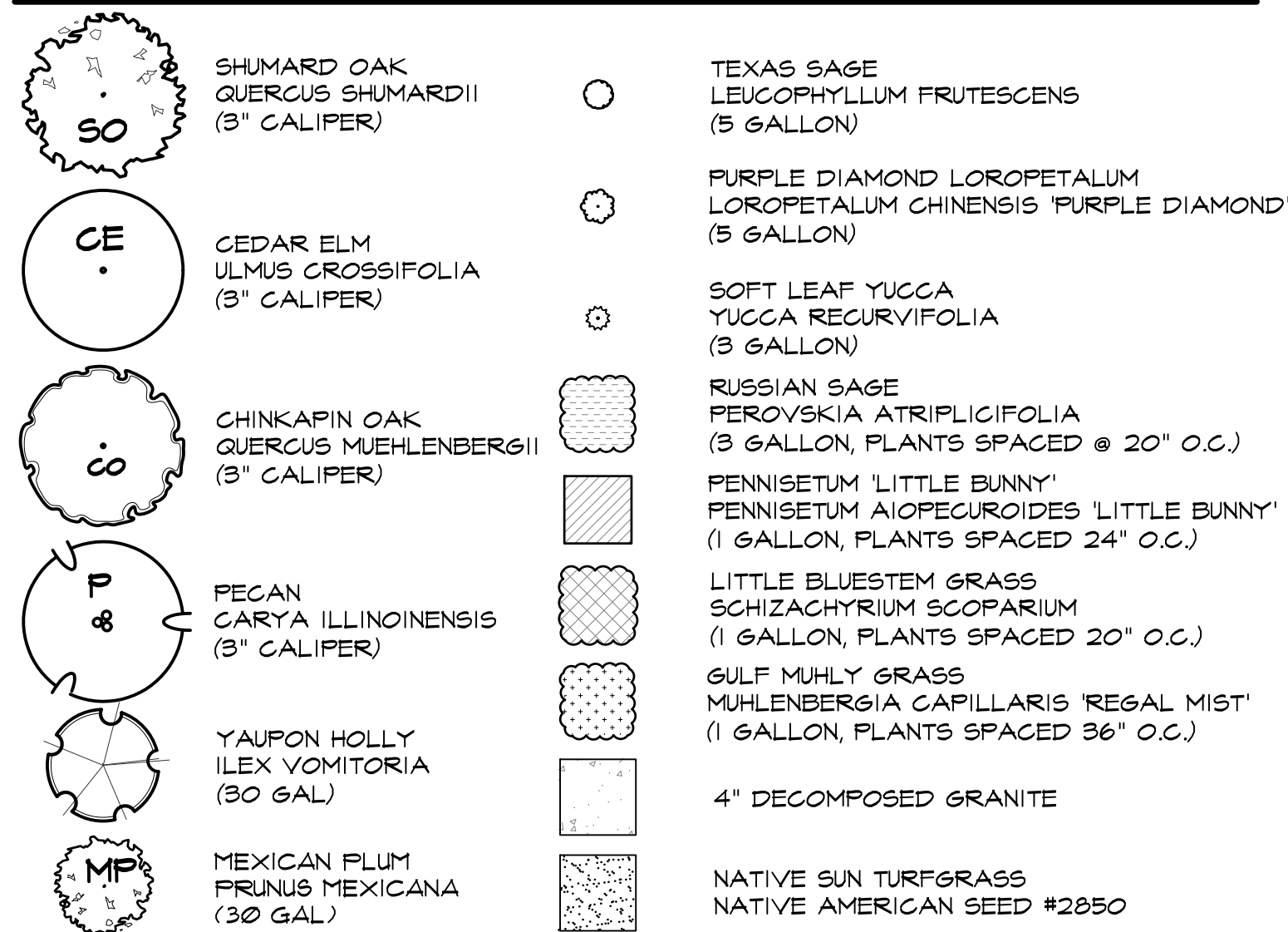
MIN. OPEN SPACE REQUIRED PER ORD. 26-15: ±52.238 (AC)

COMBINED OVERALL OPEN SPACE PROVIDED: 2,276,335 (SF) ±52.257 (AC)
(NOT INCLUDING SCENIC & WALSINGHAM ROW)

OPEN SPACE EXHIBIT						
TOWNLAKE PHASE FIVE & SIX						
TOWN OF FLOWER MOUND						
DENTON COUNTY, TX						
 DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 STATE REGISTRATION NUMBER: F-399						
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
TDM	TDM	MSD	JAN 2022	1"=100'	19023	2

Town of Flower Mound, Denton County, Texas

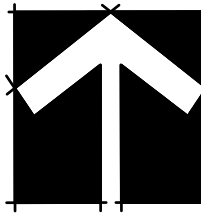
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Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1980

TBAE Firm #BR643



NORTH
30 15 0 30

1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

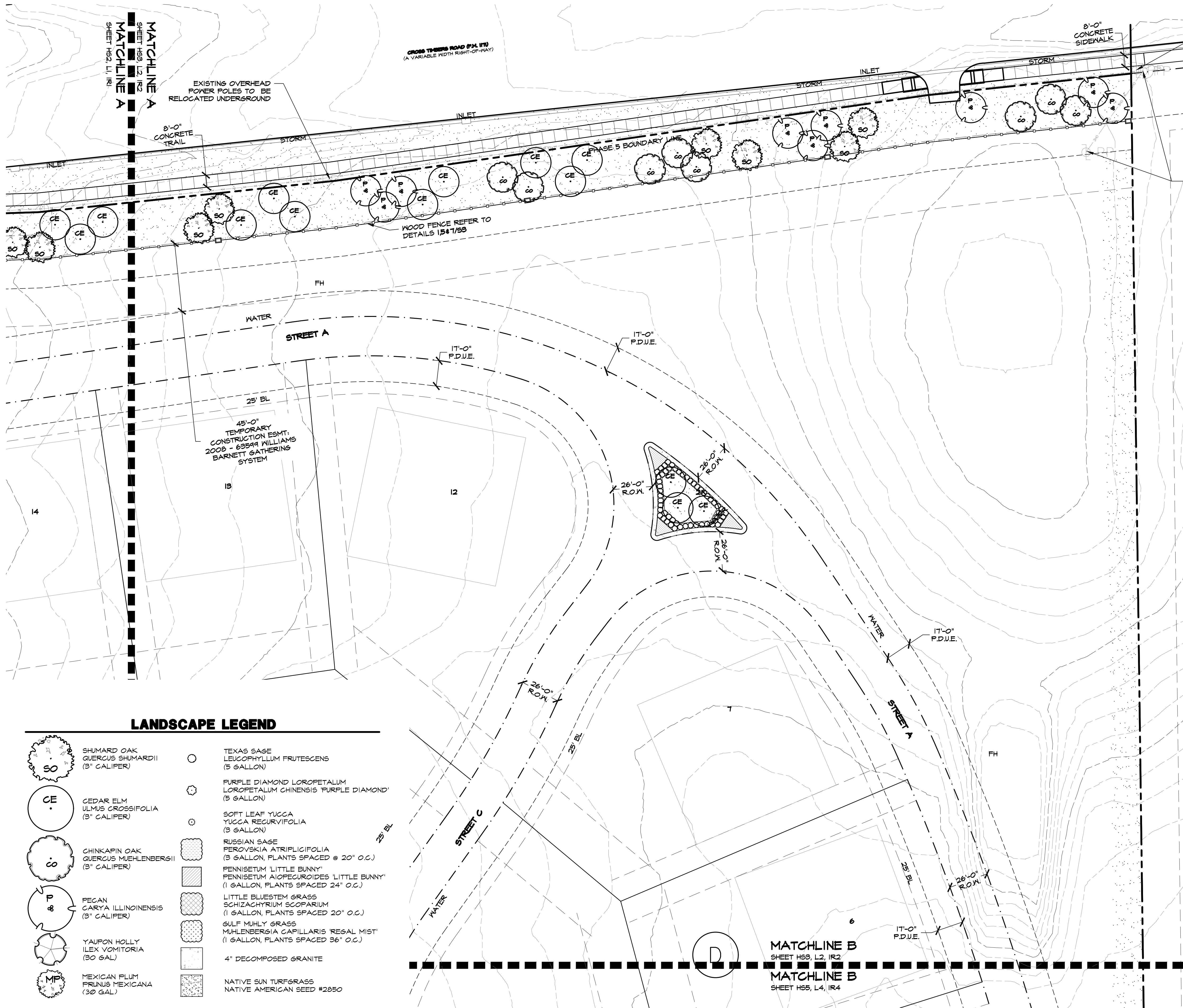
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
L2 of 14

Plotted by: ##### Plot Date: 1/26/2022 1:17 PM

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LANDSCAPE LEGEND

	SHUMARD OAK QUERCUS SHUMARDII (3" CALIPER)		TEXAS SAGE LEUCOPHYLLUM FRUTESCENS (5 GALLON)
	CEDAR ELM ULMUS CROSSIFOLIA (3" CALIPER)		PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	CHINKAPIN OAK QUERCUS MUEHLENBERGII (3" CALIPER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
	PECAN CARYA ILLINOINENSIS (3" CALIPER)		RUSSIAN SAGE PEROVSKIA ATRIPICIFOLIA (3 GALLON, PLANTS SPACED @ 20" O.C.)
	YAUPOH HOLLY ILEX VOMITORIA (30 GAL)		FENNISETUM 'LITTLE BUNNY' FENNISETUM AIOPEGROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 24" O.C.)
	MEXICAN PLUM FRUNUS MEXICANA (30 GAL)		LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 20" O.C.)
			GULF MUHLY GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS NATIVE AMERICAN SEED #2850

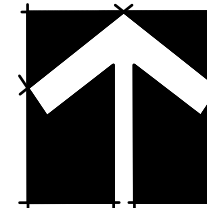
ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE SUN TURF MIX



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386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



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LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

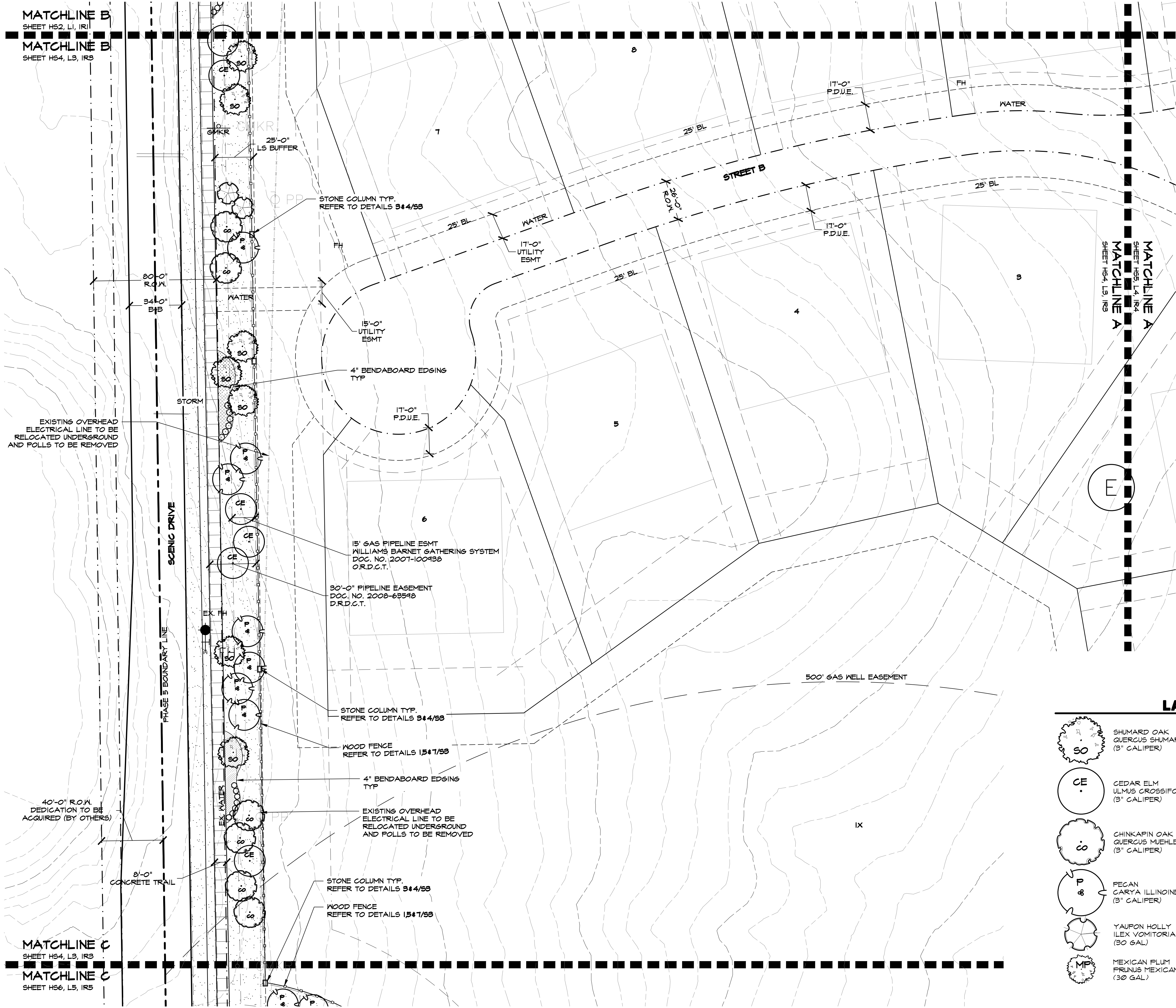
Town of Flower Mound, Denton County, Texas

BY	DATE	PLAN REVIEW/REVISIONS

PROJECT
TBI018

SHEET
L3 of 14

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ALL DISTURBED AREAS
TO BE DRILL SEEDDED
WITH NATIVE SUN TURF
MIX

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED
PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR
TOWNLAKE PHASE II, RCI6-0014.

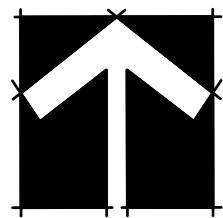
LANDSCAPE LEGEND

	SHUMARD OAK QUERCUS SHUMARDII (3" CALIPER)		TEXAS SAGE LEUCOPHYLLUM FRUTESCENS (5 GALLON)
	CEDAR ELM ULMUS CRASSIFOLIA (3" CALIPER)		PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	CHINKAPIN OAK QUERCUS MUEHLBERGII (3" CALIPER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
	PECAN CARYA ILLINOINENSIS (3" CALIPER)		RUSSIAN SAGE PEROVSKIA ATRIPICIFOLIA (3 GALLON, PLANTS SPACED @ 20" O.C.)
	YAUPOH HOLLY ILEX VOMITORIA (30 GAL)		PENNISETUM 'LITTLE BUNNY' PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 24" O.C.)
	MEXICAN PLUM PRUNUS MEXICANA (30 GAL)		LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 20" O.C.)
			GULF MUHLY GRASS MUHLBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS NATIVE AMERICAN SEED #2850



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Lewisville, Texas 75057
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1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

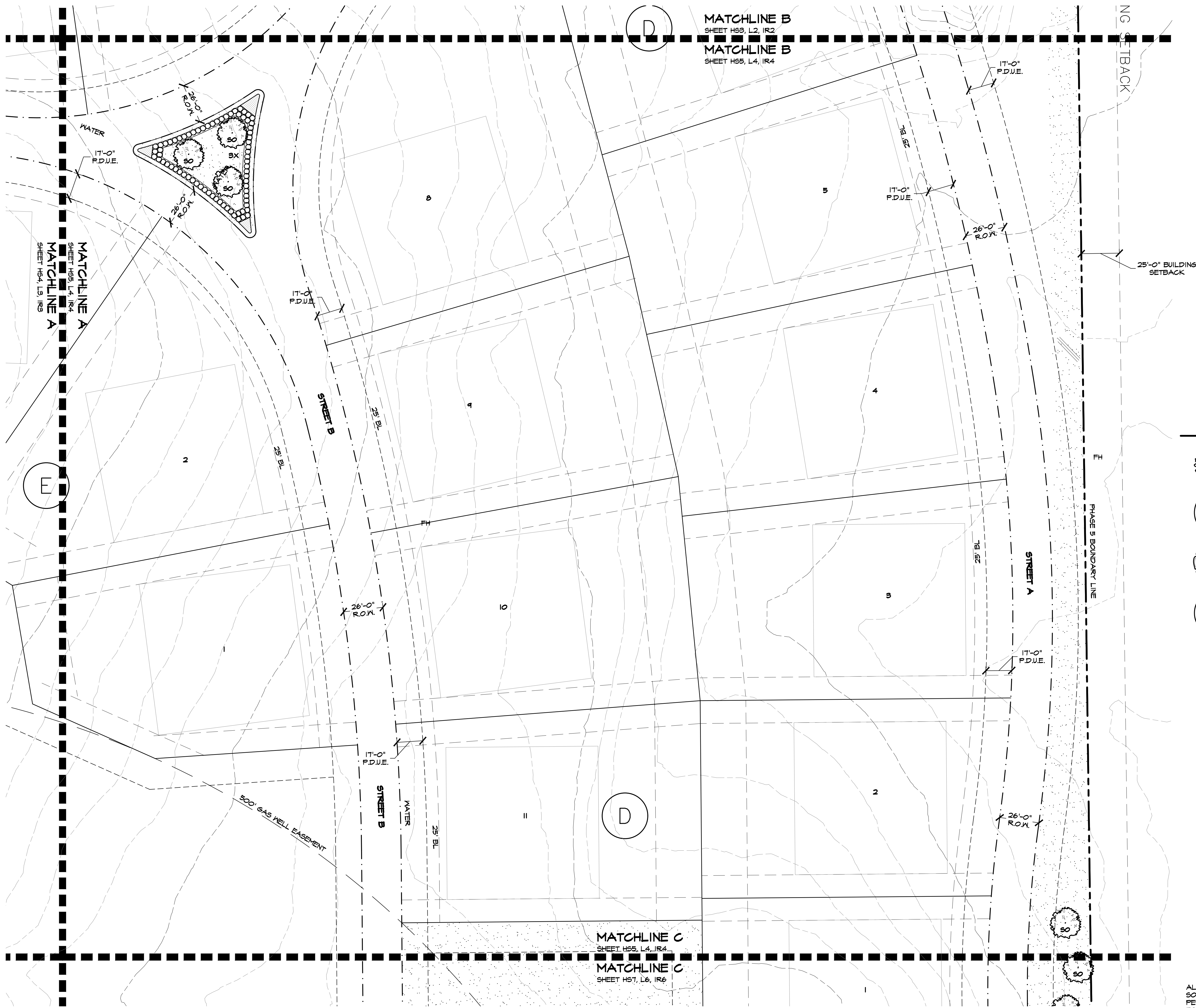
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
L4 of 14



ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

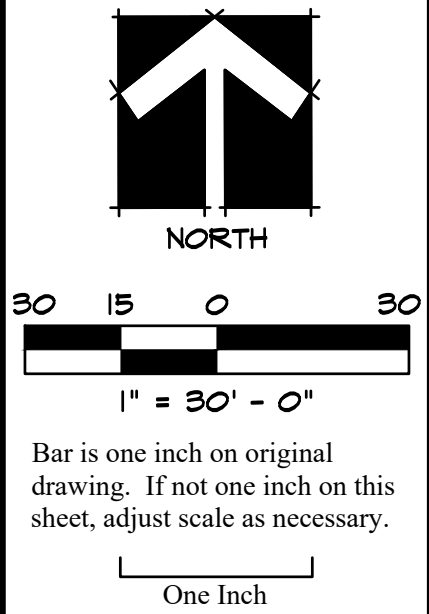
LANDSCAPE LEGEND

- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)
- CEDAR ELM
ULMUS CRASSIFOLIA
(3" CALIPER)
- CHINKAPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIPER)
- PECAN
CARYA ILLINOENSIS
(3" CALIPER)
- YAUPOH HOLLY
ILEX VOMITORIA
(30 GAL)
- MEXICAN PLUM
PRUNUS MEXICANA
(30 GAL)
- TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
(3 GALLON)
- PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'
(5 GALLON)
- SOFT LEAF YUCCA
YUCCA RECURVIFOLIA
(3 GALLON)
- RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA
(3 GALLON, PLANTS SPACED @ 20" O.C.)
- PENNISETUM 'LITTLE BUNNY'
PENNISETUM AIOPEGUROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 24" O.C.)
- LITTLE BLUESTEM GRASS
SCHIZACHYRIUM SCOPARIUM
(1 GALLON, PLANTS SPACED 20" O.C.)
- GULF MUHLY GRASS
MUHLENBERGIA CAPILLARIS 'REGAL MIST'
(1 GALLON, PLANTS SPACED 36" O.C.)
- 4" DECOMPOSED GRANITE
- NATIVE SUN TURF/GRASS
NATIVE AMERICAN SEED #2850

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED
PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR
TOWNLAKE PHASE II, RC16-0014.

THESE DOCUMENTS ARE
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Submittal 11-19-2021



LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
L7 of 14

LANDSCAPE LEGEND

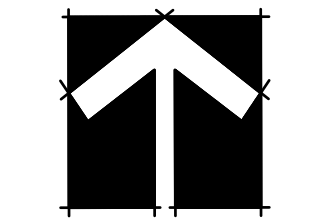
- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIFER)
- CEDAR ELM
ULMUS CRASSIFOLIA
(3" CALIFER)
- CHINKAPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIFER)
- PECAN
CARYA ILLINOENSIS
(3" CALIFER)
- YAUPOH HOLLY
ILEX VOMITORIA
(30 GAL)
- MEXICAN PLUM
PRUNUS MEXICANA
(30 GAL)
- TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
(3 GALLON)
- PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'
(5 GALLON)
- SOFT LEAF YUCCA
YUCCA RECURVIFOLIA
(3 GALLON)
- RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA
(3 GALLON, PLANTS SPACED @ 20" O.C.)
- PENNISETUM 'LITTLE BUNNY'
PENNISETUM AIOPECUROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 24" O.C.)
- LITTLE BLUESTEM GRASS
SCHIZACHYRIUM SCOPARIUM
(1 GALLON, PLANTS SPACED 20" O.C.)
- GULF MUHLY GRASS
MUHLENBERGIA CAPILLARIS 'REGAL MIST'
(1 GALLON, PLANTS SPACED 36" O.C.)
- 4" DECOMPOSED GRANITE
- NATIVE SUN TURFGRASS
NATIVE AMERICAN SEED #2850

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX



Studio 13 Design Group, PLLC.
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NORTH



1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

BY	DATE	PLAN REVIEW/REVISIONS

PROJECT

TBI018

SHEET

L8 of 14

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2017-117442
O.P.R.D.C.T.

PHASE 2

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

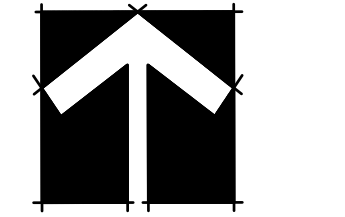
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	CEDAR ELM ULMUS CRASSIFOLIA (3" CALIPER)		PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	CHINKAPIN OAK QUERCUS MUEHLENBERGII (3" CALIPER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
	PECAN CARYA ILLINOINENSIS (3" CALIPER)		RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA (3 GALLON, PLANTS SPACED @ 20" O.C.)
	YAUPOON HOLLY ILEX VOMITORIA (30 GAL)		PENNISETUM 'LITTLE BUNNY' PENNISETUM AIOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 24" O.C.)
	MEXICAN PLUM FRUNUS MEXICANA (30 GAL)		LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 20" O.C.)
			GULF MUHLY GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS
			NATIVE AMERICAN SEED #2850

MATCHLINE F
SHEET H51, L8, IR8

MATCHLINE F
SHEET H51, L10, IR10

THESE DOCUMENTS ARE
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bmittal 11-19-2021



NORTH

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$I'' = 30' - 0''$

is one inch on original
wing. If not one inch on this
set, adjust scale as necessary.

One Inch

LANDSCAPE AND SCULPTURE

Landscape I ran

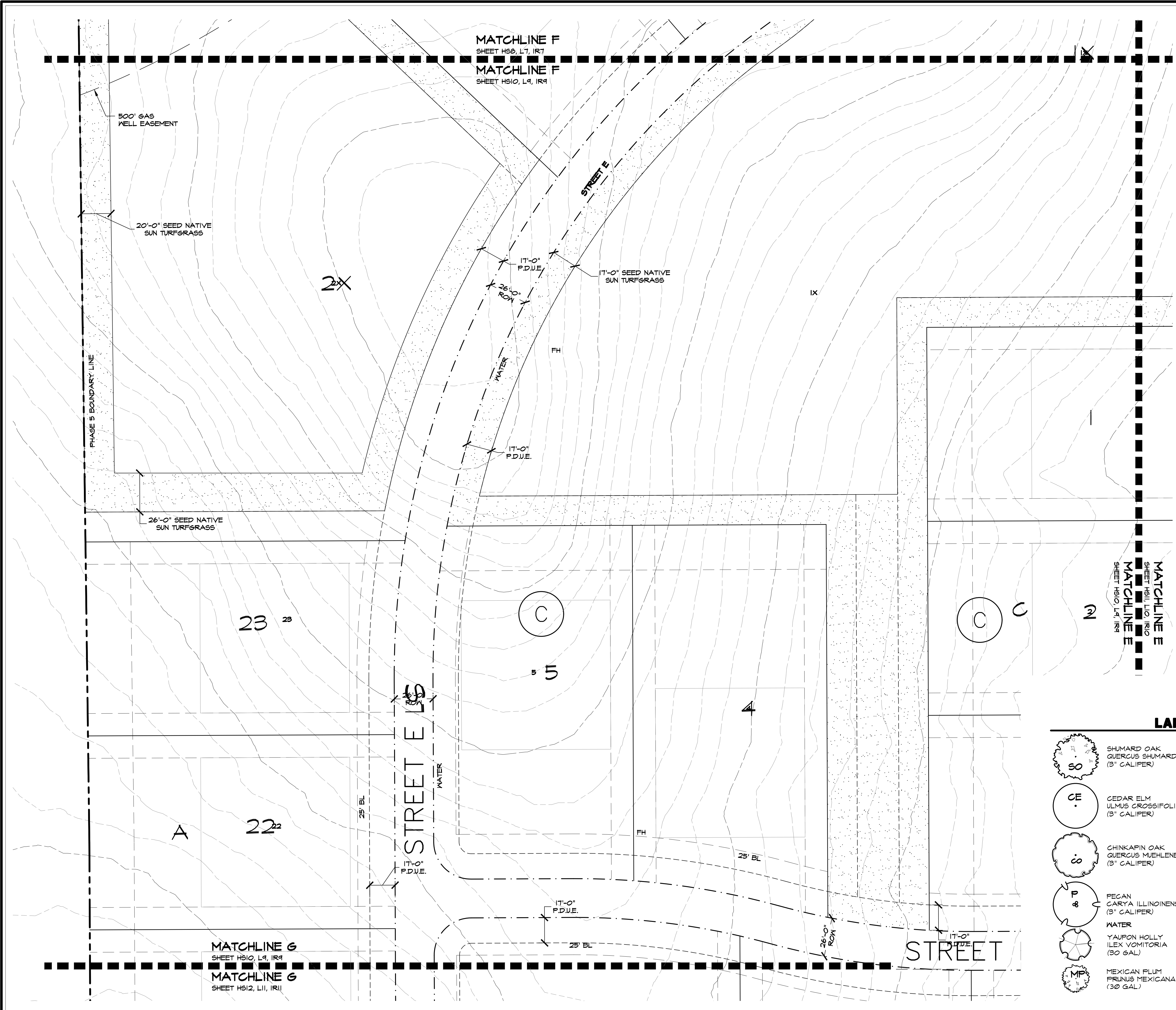
Townlake, Ph.D.

Town of Flower Mound, Denton County, Texas

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PROJECT
TBI018

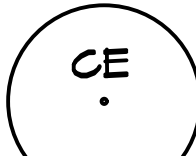
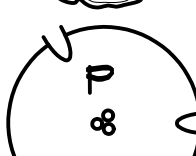
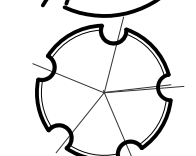
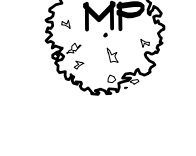
L9 of 14



ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ALL DISTURBED AREAS
TO BE DRILL SEEDING
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

	SHUMARD OAK QUERCUS SHUMARDII (3" CALIFER)		TEXAS SAGE LEUCOPHYLLUM FRUTESCENS (5 GALLON)
	CEDAR ELM ULMUS CRASSIFOLIA (3" CALIFER)		PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	CHINKAPIN OAK QUERCUS MUEHLBERGII (3" CALIFER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
	PECAN CARYA ILLINOINENSIS (3" CALIFER)		RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA (3 GALLON, PLANTS SPACED @ 20" O.C.)
	WATER		FENNISETUM 'LITTLE BUNNY' FENNISETUM AIOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 24" O.C.)
	YAUPOH HOLLY ILEX VOMITORIA (30 GAL)		LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 20" O.C.)
	MEXICAN PLUM PRUNUS MEXICANA (30 GAL)		GULF MUHLY GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS NATIVE AMERICAN SEED #2850

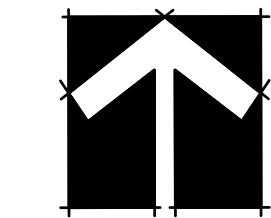
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Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
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ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

TOWNLAKE
DOC. NO. 2012-136827
O.R.

PHASE 2

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

	SHUMARD OAK QUERCUS SHUMARDII (3" CALIPER)		TEXAS SAGE LEUCOPHYLLUM FRUTESCENS (5 GALLON)
	CEDAR ELM ULMUS CROSSIFOLIA (3" CALIPER)		PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (5 GALLON)
	CHINKAPIN OAK QUERCUS MUEHLENBERGII (3" CALIPER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
	PECAN CARYA ILLINOINENSIS (3" CALIPER)		RUSSIAN SAGE PEROVSKIA ATRIPLICIFOLIA (3 GALLON, PLANTS SPACED @ 20" O.C.)
	YAUPOON HOLLY ILEX VOMITORIA (30 GAL)		PENNISETUM 'LITTLE BUNNY' PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' (1 GALLON, PLANTS SPACED 24" O.C.)
	MEXICAN PLUM PRUNUS MEXICANA (30 GAL)		LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 20" O.C.)
			GULF MUHLY GRASS MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS NATIVE AMERICAN SEED #2050

MATCHLINE F
SHEET HS4, L8, IR8
MATCHLINE F
SHEET HS11, L10, IR10

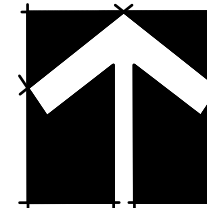
MATCHLINE G
SHEET HS11, L10, IR10
MATCHLINE G
SHEET HS13, L12, IR12

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SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
R.P.R.D.C.T.



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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

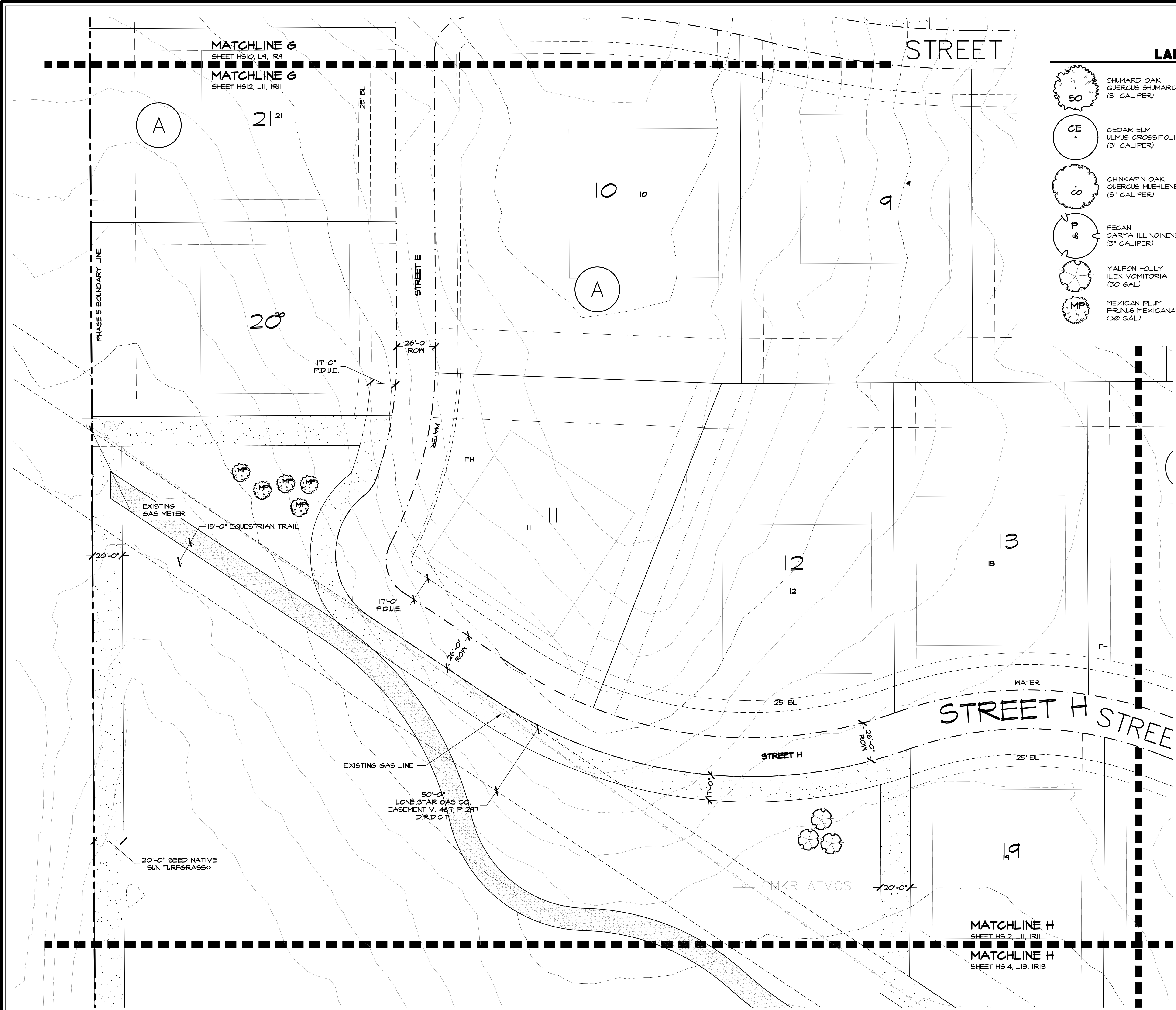
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
L11 of 14

Plotted by: ##### Plot Date: 1/26/2022 1:18 PM

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LANDSCAPE LEGEND

- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)
- CEDAR ELM
ULMUS CRASSIFOLIA
(3" CALIPER)
- CHINKAPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIPER)
- PECAN
CARYA ILLINOINENSIS
(3" CALIPER)
- YAUPOON HOLLY
ILEX VOMITORIA
(30 GAL)
- MEXICAN PLUM
PRUNUS MEXICANA
(30 GAL)
- TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
(5 GALLON)
- PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'
(5 GALLON)
- SOFT LEAF YUCCA
YUCCA RECURVIFOLIA
(3 GALLON)
- RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA
(3 GALLON, PLANTS SPACED @ 20" O.C.)
- PENNISSETUM 'LITTLE BUNNY'
PENNISSETUM ALOPECUROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 24" O.C.)
- LITTLE BLUESTEM GRASS
SCHIZACHYRIUM SCOPARIUM
(1 GALLON, PLANTS SPACED 20" O.C.)
- GULF MUHLY GRASS
MUHLENBERGIA CAPILLARIS 'REGAL MIST'
(1 GALLON, PLANTS SPACED 36" O.C.)
- 4" DECOMPOSED GRANITE
- NATIVE SUN TURFGRASS
NATIVE AMERICAN SEED #2850

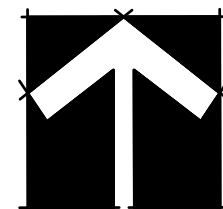
ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED
PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR
TOWNLAKE PHASE II, R016-0014.



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469-635-1900

TBAE Firm #BR643



NORTH



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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

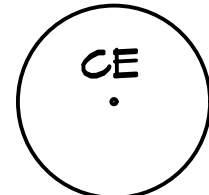
PLAN REVIEW/REVISIONS	BY	DATE

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PROJECT	TBI018								
SHEET	L12 of 14								

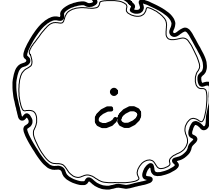
LANDSCAPE LEGEND



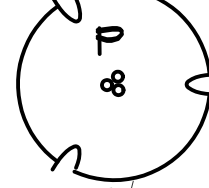
SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)



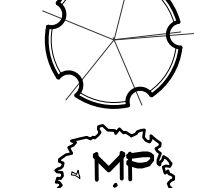
CEDAR ELM
ULMUS CROSSIFOLIA
(3" CALIPER)



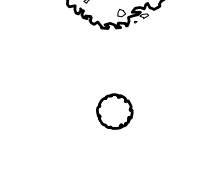
CHINKSPINE OAK
QUERCUS MUEHLBERGII
(3" CALIPER)



PECAN
CARYA ILLINOINENSIS
(3" CALIPER)



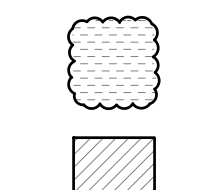
YAUPOON HOLLY
ILEX VOMITORIA
(30 GAL)



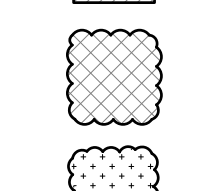
TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
(3 GALLON)



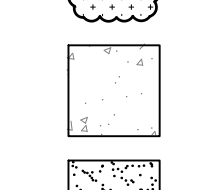
PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'
(5 GALLON)



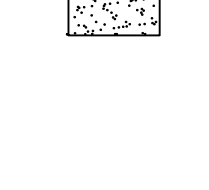
SOFT LEAF YUCCA
YUCCA REGURVIFOLIA
(3 GALLON)



RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA
(3 GALLON, PLANTS SPACED @ 20" O.C.)



PENNISETUM 'LITTLE BUNNY'
PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 24" O.C.)



LITTLE BLUESTEM GRASS
SCHIZACHYRIUM SCOPARIUM
(1 GALLON, PLANTS SPACED 20" O.C.)



GULF MUHLY GRASS
MUHLBERGIA CAPILLARIS 'REGAL MIST'
(1 GALLON, PLANTS SPACED 36" O.C.)



4" DECOMPOSED GRANITE



NATIVE SUN TURFGRASS
NATIVE AMERICAN SEED #2050

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED
PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR
TOWNLAKE PHASE II, RC16-0014.

MATCHLINE G

SHEET HS11, L10, IR10

MATCHLINE G 6

SHEET HS13, L12, IR12

6

20'-0" SEED NATIVE
SUN TURFGRASS

15'-0" WATER
EASEMENT

20'-0" SEED NATIVE
SUN TURFGRASS

PHASE 2

WATER

WATER

17'-0" P.D.U.E.

15'-0" WATER
EASEMENT

20'-0"

20'-0"

25' BL

26'-0" R.O.M.

25' BL

MATCHLINE H

SHEET HS13, L12, IR12

MATCHLINE H

SHEET HS14, L13, IR13

17

16

18

17

15

14

7

7

6

5

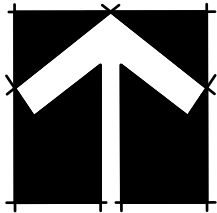
MATCHLINE E
SHEET HS13, L12, IR12
MATCHLINE E
SHEET HS12, L11, IR11

Plotted by: ##### Plot Date: 1/26/2022 1:18 PM

Drawing: W:\Shared With Me\shared\Projects\TBI018 - Townlake Ph. 5\DWG\TBI018-LS.dwg Saved By: Station17 Save Time: 1/26/2022 12:11 PM

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

Submittal 11-19-2021



30 15 0 30

1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

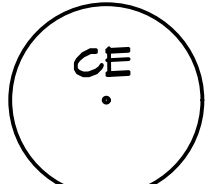
PROJECT
TBI018

SHEET
L13 of 14

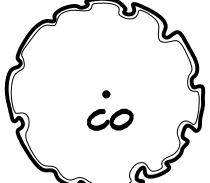
LANDSCAPE LEGEND



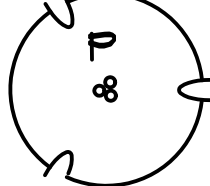
SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)



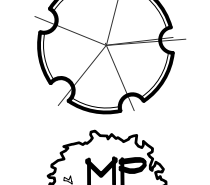
CEDAR ELM
ULMUS GROSSIFOLIA
(3" CALIPER)



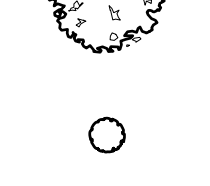
CHINKAPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIPER)



PECAN
CARYA ILLINOINENSIS
(3" CALIPER)



YAUPOH HOLLY
ILEX VOMITORIA
(30 GAL)



MEXICAN PLUM
PRUNUS MEXICANA
(30 GAL)

TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
(3 GALLON)

PURPLE DIAMOND LOROPETALUM
LOROPETALUM CHINENSIS 'PURPLE DIAMOND'
(5 GALLON)

SOFT LEAF YUCCA
YUCCA RECURVIFOLIA
(3 GALLON)

RUSSIAN SAGE
PEROVSKIA ATRIPLICIFOLIA
(3 GALLON, PLANTS SPACED @ 20" O.C.)

PENNISETUM 'LITTLE BUNNY'
PENNISETUM AIOPECUROIDES 'LITTLE BUNNY'
(1 GALLON, PLANTS SPACED 24" O.C.)

LITTLE BLUESTEM GRASS
SCHIZACHYRIUM SCOPARIUM
(1 GALLON, PLANTS SPACED 20" O.C.)

GULF MUHLY GRASS
MUHLENBERGIA CAPILLARIS 'REGAL MIST'
(1 GALLON, PLANTS SPACED 36" O.C.)

4" DECOMPOSED GRANITE

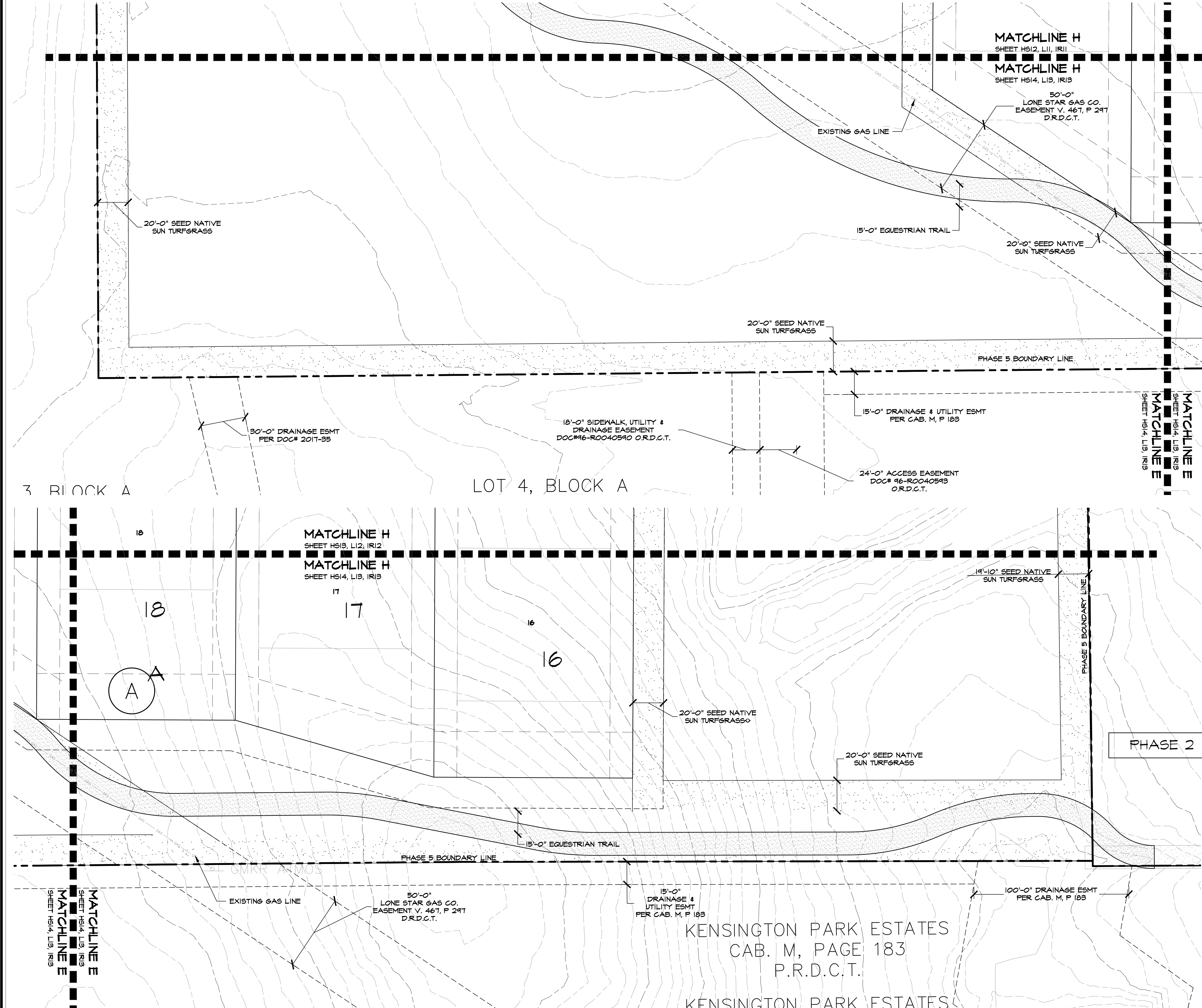
NATIVE SUN TURFGRASS
NATIVE AMERICAN SEED #2850

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED
PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR
TOWNLAKE PHASE II, R016-0014.

Plotted by: ##### Plot Date: 1/26/2022 1:18 PM

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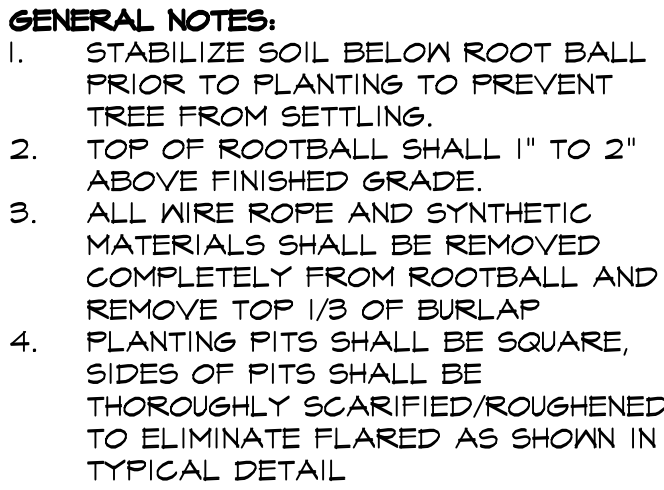


PLANTING SCHEDULE

STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LINEAR FEET)	CLASSIFICATION	REQUIRED	PROVIDED
1 PER 25 L.F.	CROSS TIMBERS (F.M. 1171)= 1265 L.F.	SCENIC ROADWAY	51 - 3" CAL. NATIVE SPECIES TREES = 153" TOTAL CAL.	51 - 3" CAL. NATIVE SPECIES TREES = 153" TOTAL CAL.
1 PER 30 L.F.	WALSINGHAM DRIVE = 1,190 L.F.	RURAL COLLECTOR	40 - 3" CAL. NATIVE SPECIES TREES = 120" TOTAL CAL.	40 - 3" CAL. NATIVE SPECIES TREES = 120" TOTAL CAL.
1 PER 30 L.F.	SCENIC DRIVE = 1,146 L.F.	RURAL COLLECTOR COUNTRY ROADWAY	39 - 3" CAL. NATIVE SPECIES TREES = 117" TOTAL CAL.	39 - 3" CAL. NATIVE SPECIES TREES = 117" TOTAL CAL.

STANDARD	STREET FRONTAGE (LINEAR FEET)	CLASSIFICATION	REQUIRED	PROVIDED
1 PER 25 L.F.	CROSS TIMBERS (F.M. 1171)= 1,265 L.F.	SCENIC ROADWAY	51 - 3" CAL. NATIVE SPECIES TREES = 153" TOTAL CAL.	51 - 3" CAL. NATIVE SPECIES TREES = 153" TOTAL CAL.
1 PER 30 L.F.	WALSINGHAM DRIVE = 1,190 L.F.	RURAL COLLECTOR	40 - 3" CAL. NATIVE SPECIES TREES = 120" TOTAL CAL.	40 - 3" CAL. NATIVE SPECIES TREES = 120" TOTAL CAL.
1 PER 30 L.F.	SCENIC DRIVE = 1,146 L.F.	RURAL COLLECTOR COUNTRY ROADWAY	39 - 3" CAL. NATIVE SPECIES TREES = 117" TOTAL CAL.	39 - 3" CAL. NATIVE SPECIES TREES = 117" TOTAL CAL.

ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.



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

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

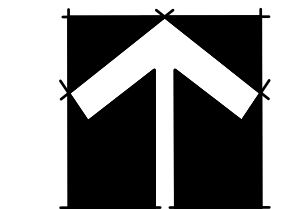


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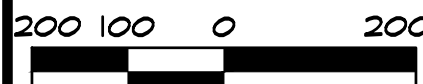
TBAE Firm #BR643



January 14, 2022



NORTH



1" = 200' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Overall Layout Plan

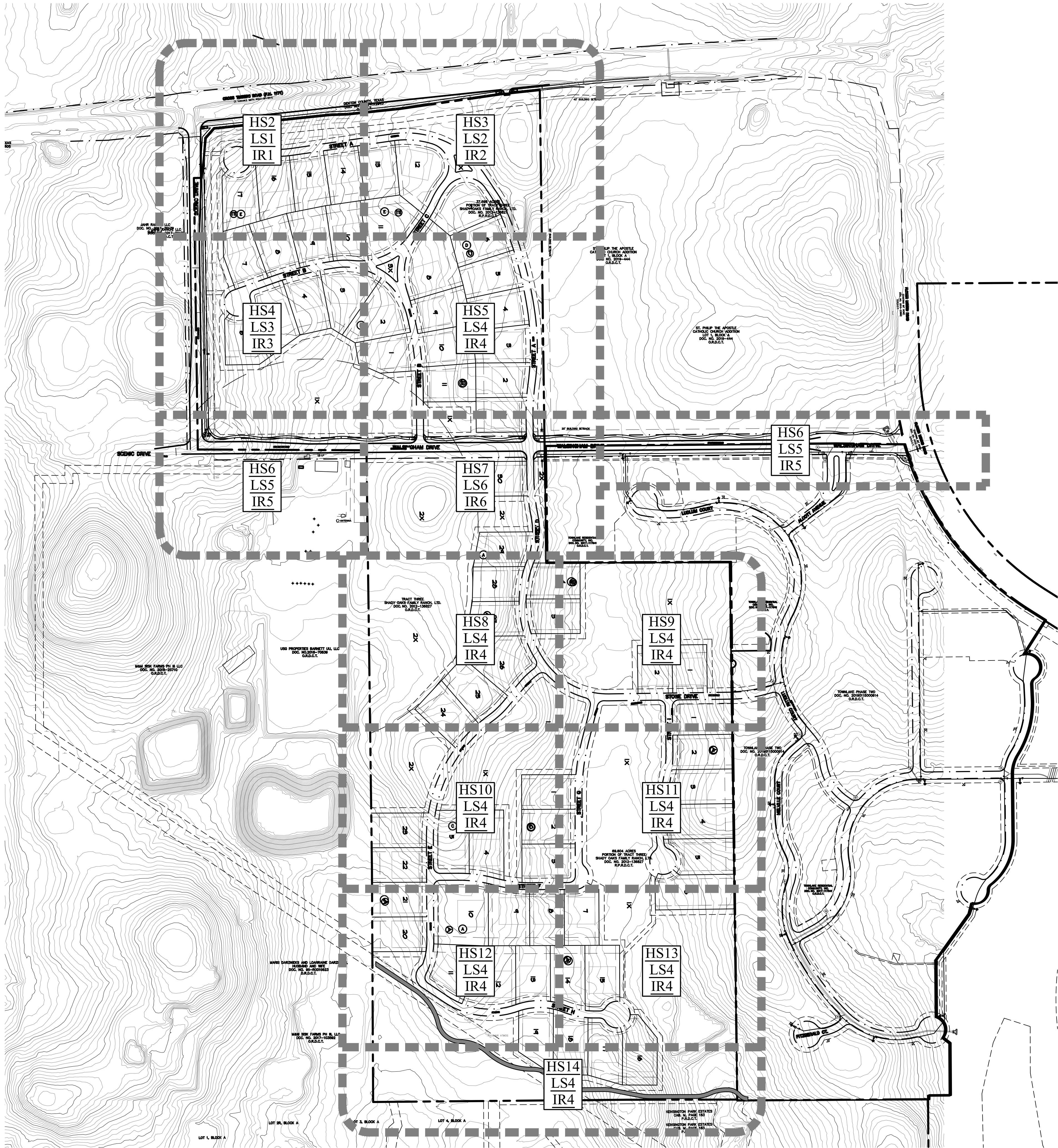
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

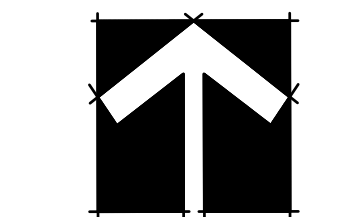
PROJECT
TBI018

SHEET
HS1 of 14

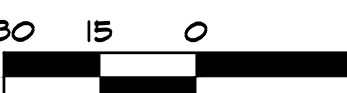




January 14, 2022



NORTH


$$1'' = 30' - 0''$$

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

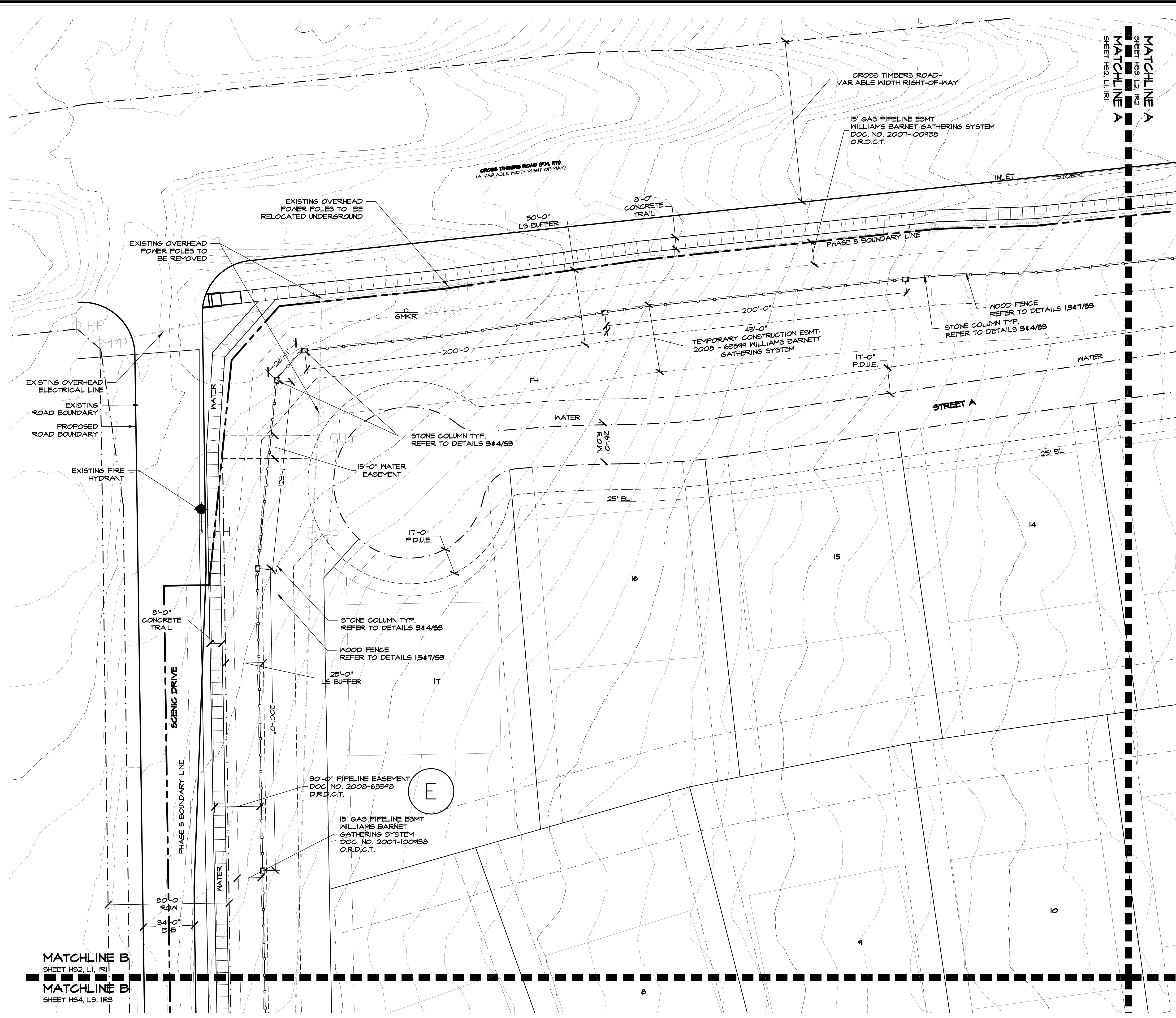
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT
TBI018

SHEET
HS2 of 14



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

ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. RAMP AND CROSS SLOPE SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

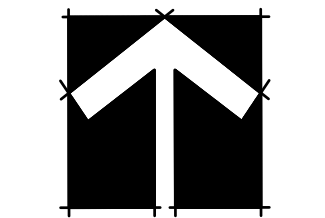


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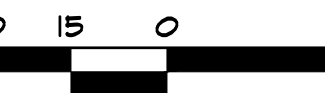
TBAE Firm #BR643



January 14, 2022



NORTH



1" = 30' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

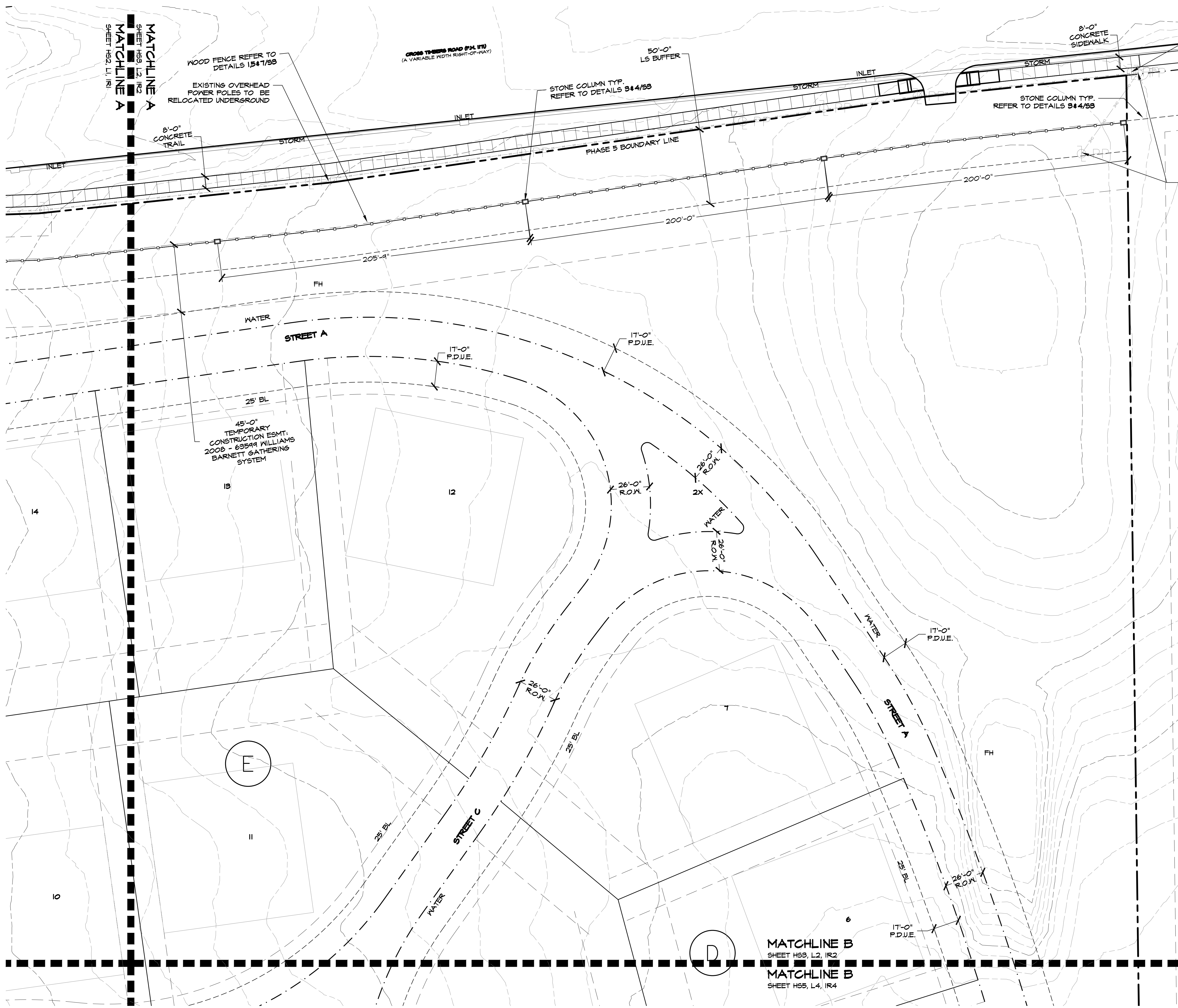
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS3 of 14



ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMP SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMP SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

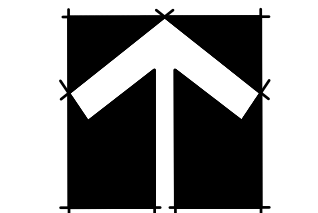


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January 14, 2022



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

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

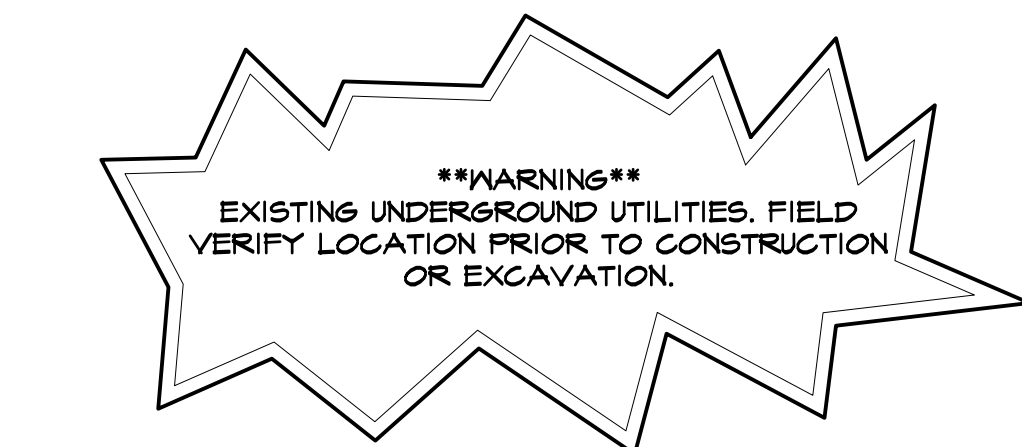
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS	BY	DATE
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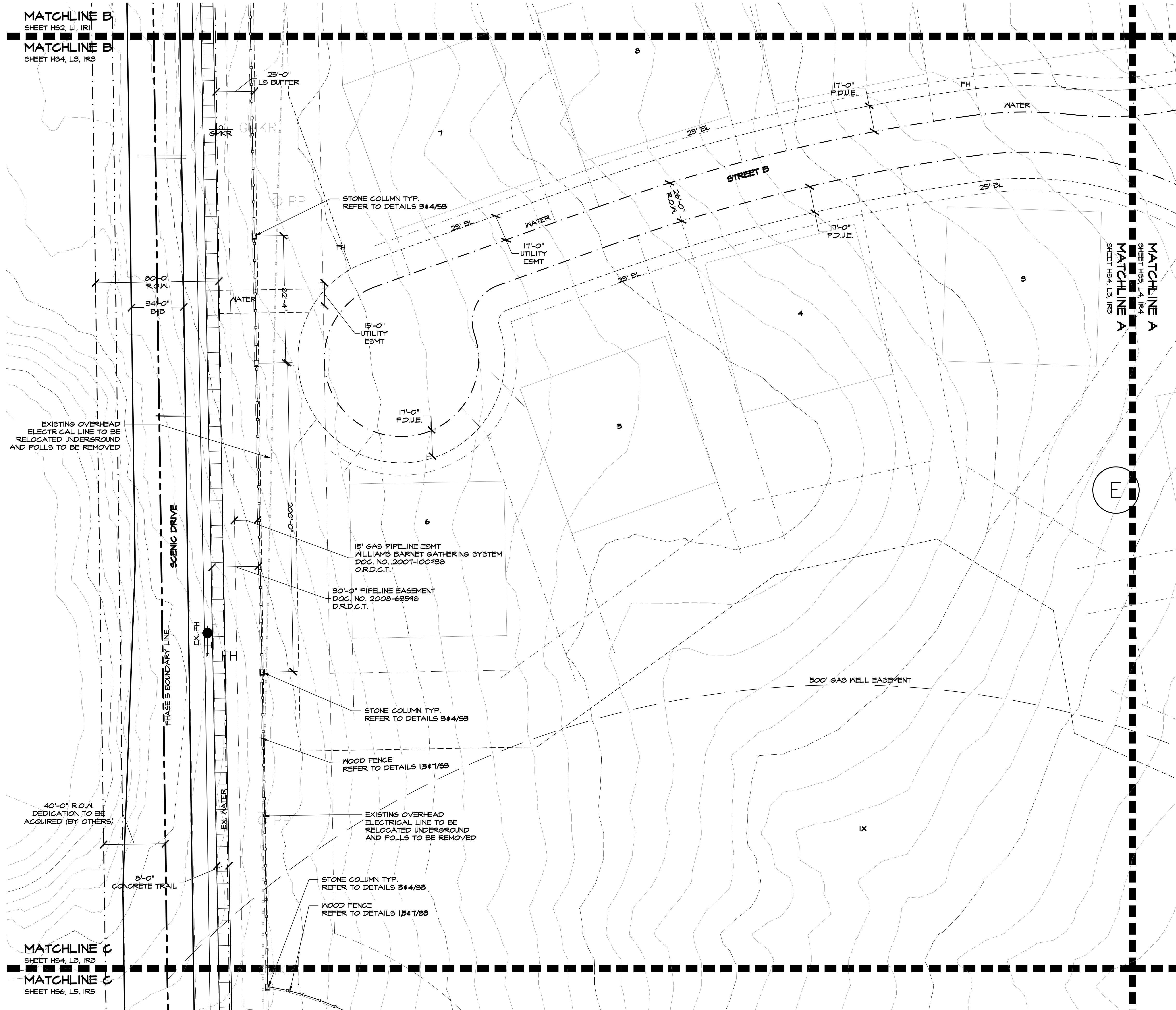
PROJECT
TBI018

SHEET
HS4 of 14



ACCESSIBILITY GENERAL NOTES

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3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.



MATCHLINE B
SHEET HS2, L1, IR1
MATCHLINE B
SHEET HS4, L3, IR3

MATCHLINE A
SHEET HS5, L4, IR4
MATCHLINE A
SHEET HS4, L3, IR3

MATCHLINE C
SHEET HS4, L3, IR3
MATCHLINE C
SHEET HS6, L5, IR5

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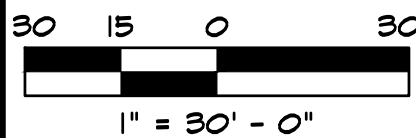
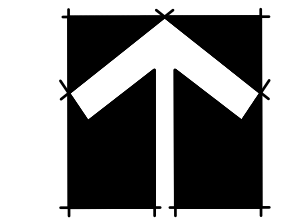


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January 14, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
TBI018

SHEET
HS5 of 14

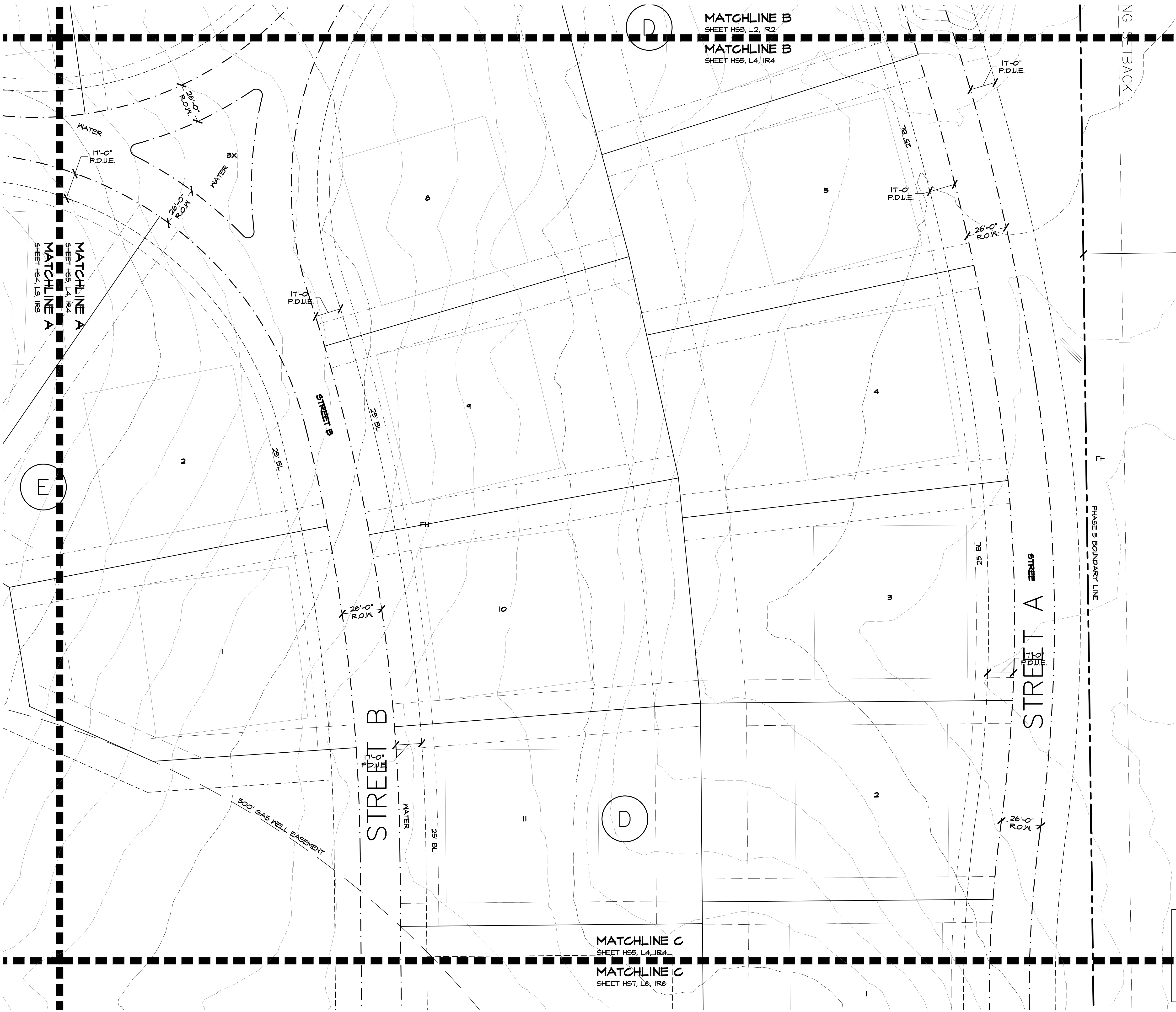
ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

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

MATCHLINE B
SHEET HS3, L2, IR2
MATCHLINE B
SHEET HS5, L4, IR4

MATCHLINE C
SHEET HS5, L4, IR4
MATCHLINE C
SHEET HS7, L6, IR6



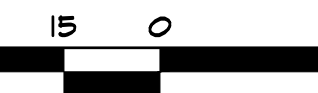
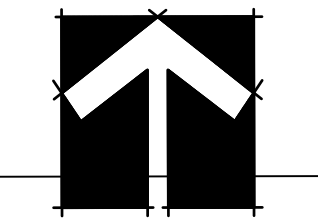


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Lewisville, Texas 75057
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January 14, 2022



1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout
Townlake, Ph. 5
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT

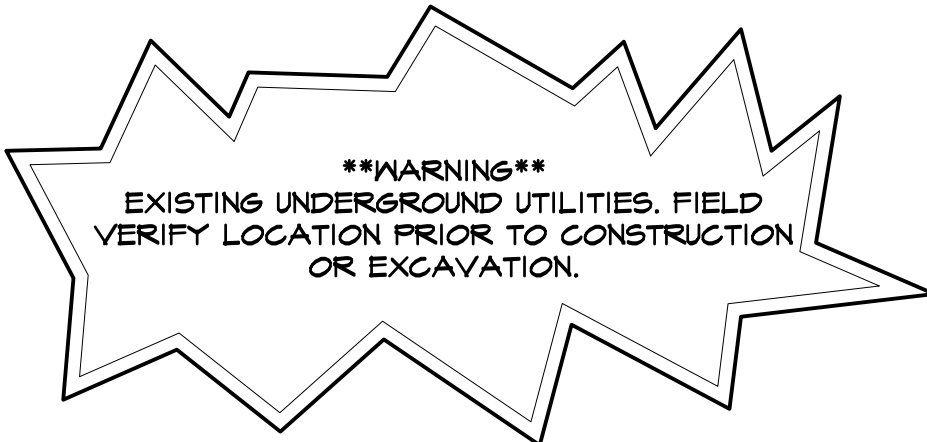
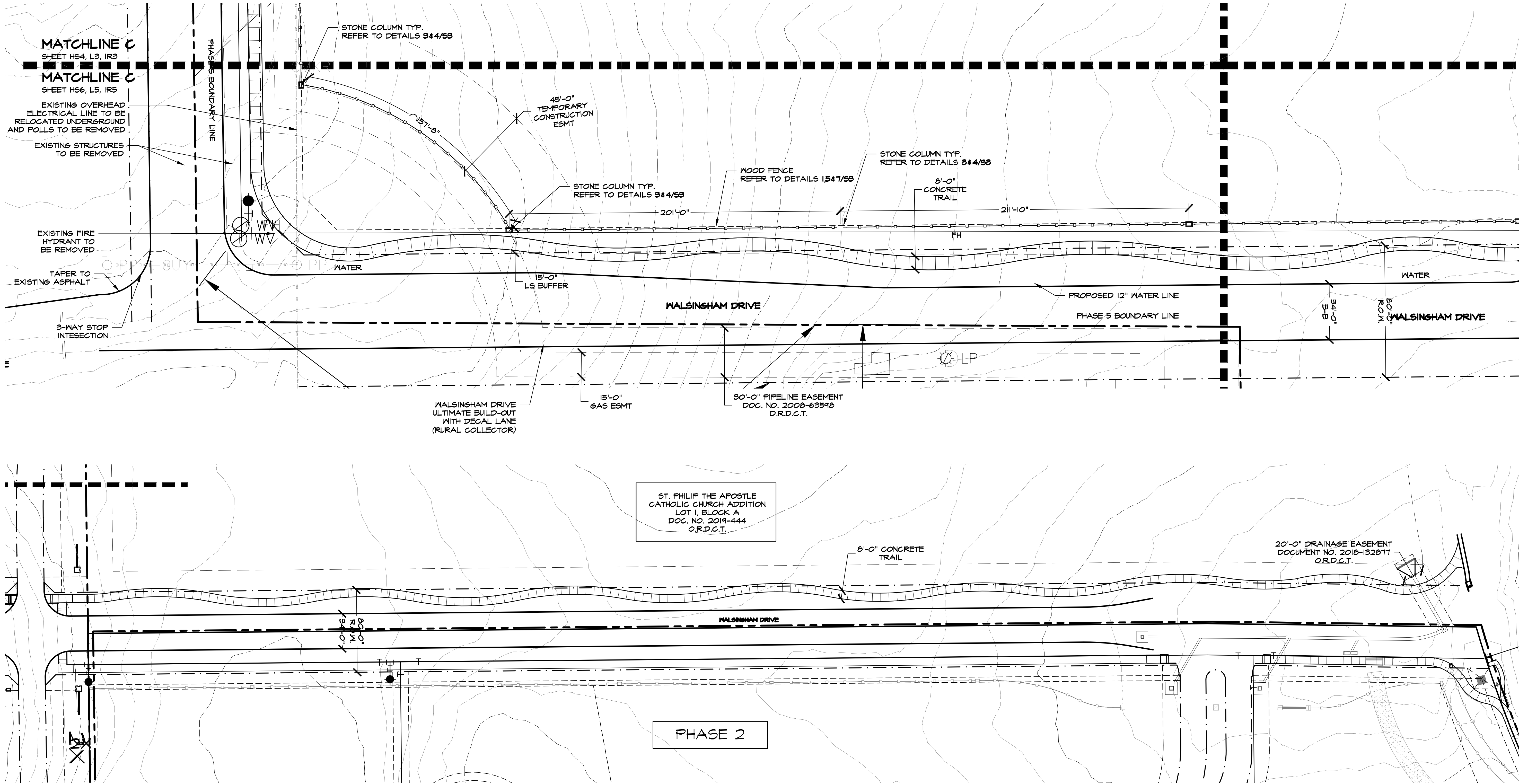
TBI018

SHEET

HS6 of 14

Plotted by: ##### Plot Date: 1/26/2022 1:09 PM

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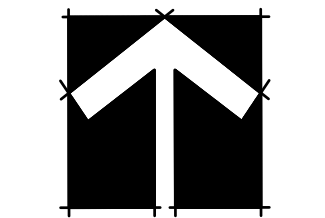


ACCESSIBILITY GENERAL NOTES

1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:20 AND CROSS SLOPE GREATER THAN 1:50.
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.



January 14, 2022



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

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
TBI018

SHEET
HS7 of 14

ST. PHILIP THE APOSTLE
CATHOLIC CHURCH ADDITION
LOT 1, BLOCK A
DOC. NO. 2019-444
O.R.D.C.T.

ENTRY MONUMENT
REFER TO DETAILS 1/51

EXISTING STRUCTURES
TO BE REMOVED

PHASE 2 8'-0" CONCRETE SIDEWALK

PROPOSED 12" WATER LINE

EXISTING FIRE HYDRANT
TO BE RELOCATED

EXISTING FENCING FROM
PREVIOUS PHASE

ENTRY MONUMENT
REFER TO DETAILS 1/51

PHASE 2

****WARNING****
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3. RAMPs SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 12 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

MATCHLINE C
SHEET HS5, L4, IR4
MATCHLINE C
SHEET HS7, L6, IR6

500' GAS
WELL EASEMENT

IX

WOOD FENCE
REFER TO DETAILS 1/547/53

STONE COLUMN TYP.
REFER TO DETAILS 3/4/53

200'-0"

WATER

8'-0" CONCRETE TRAIL

15'-0" L5 BUFFER

WALSINGHAM DRIVE

STONE COLUMN TYP.
REFER TO DETAILS 3/4/53

178'-7"

FH

WOOD FENCE
REFER TO DETAILS 1/547/53

PROPOSED 12" WATER LINE

STONE COLUMN TYP.
REFER TO DETAILS 3/4/53

15'-0" L5 BUFFER

168'-6"

WATER

8'-0" CONCRETE SIDEWALK

34'-0"

B-B

80'-0"

ROM

179'-1"

STONE COLUMN TYP.
REFER TO DETAILS 3/4/53

200'-0"

500' GAS
WELL EASEMENT

A

30

17'-0" P.D.U.E.

2X

500' GAS
WELL EASEMENT

A

29

STREET D

STREET D

26'-0" ROM

17'-0" P.D.U.E.

MATCHLINE D
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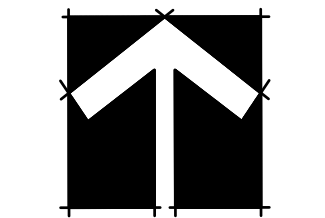


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #B6643



January 14, 2022



NORTH



1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

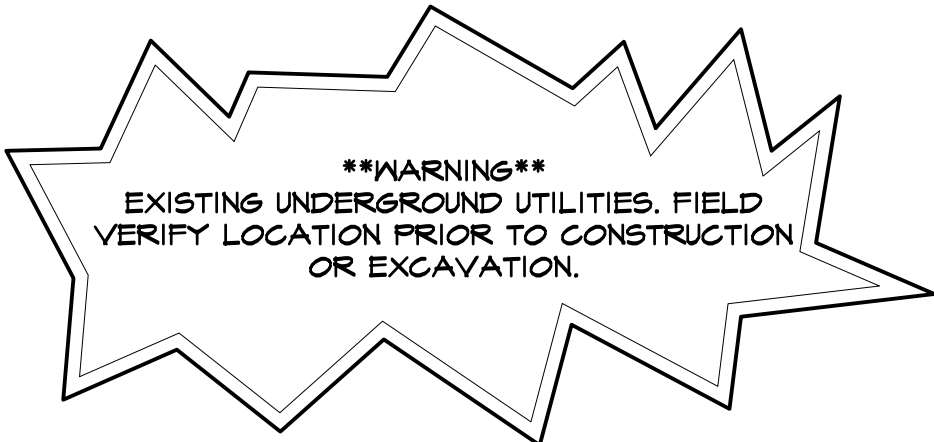
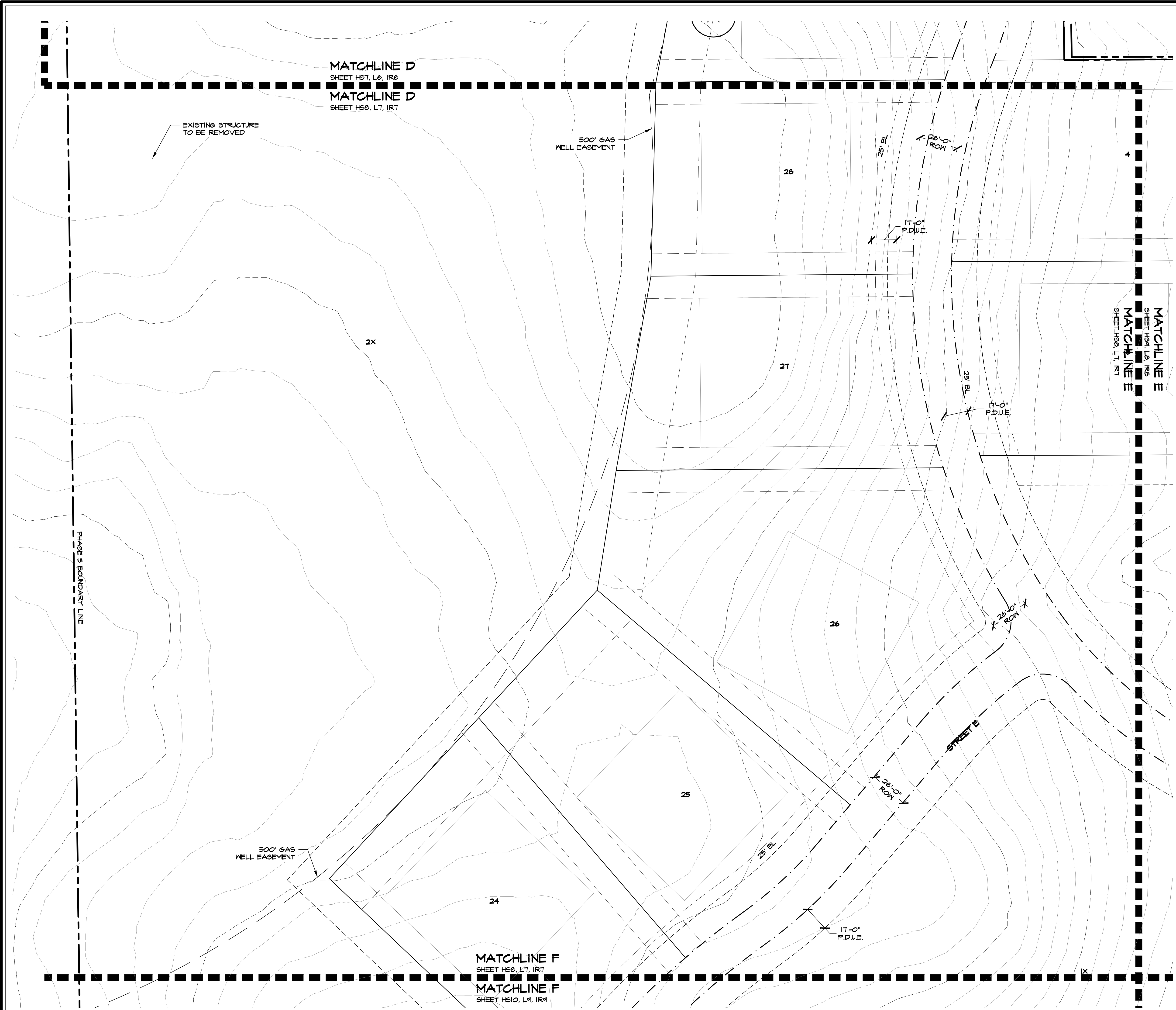
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PROJECT
TBI018

SHEET
HS8 of 14

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ACCESSIBILITY GENERAL NOTES

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3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50.
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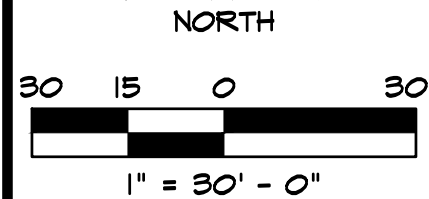
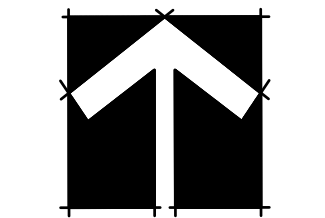


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LANDSCAPE AND SCREENING

Hardscape Layout

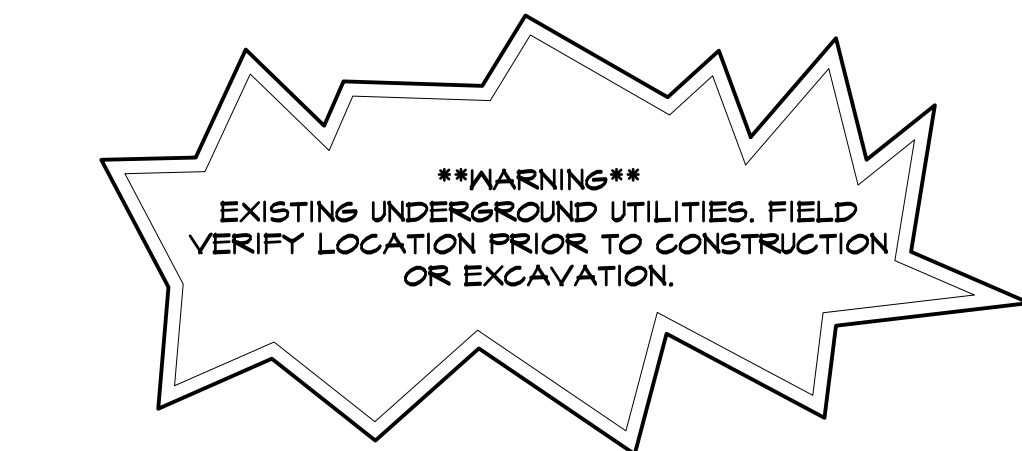
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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PROJECT
TBI018

SHEET
HS10 of 14

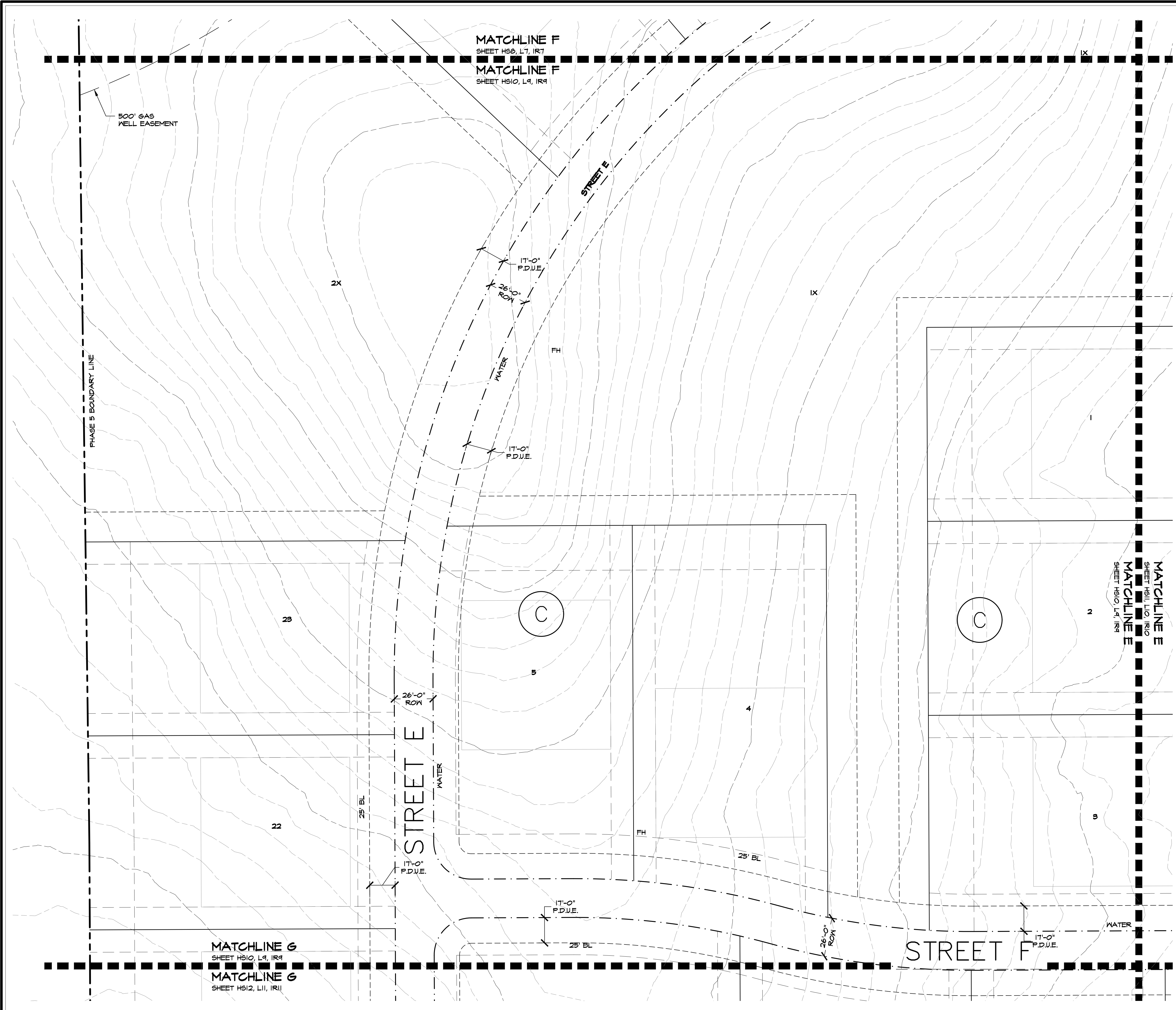


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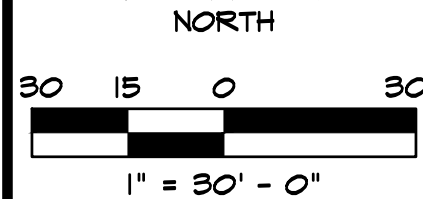
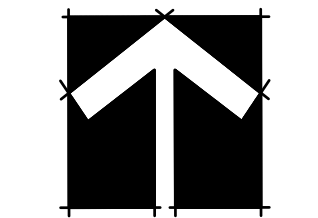


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LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

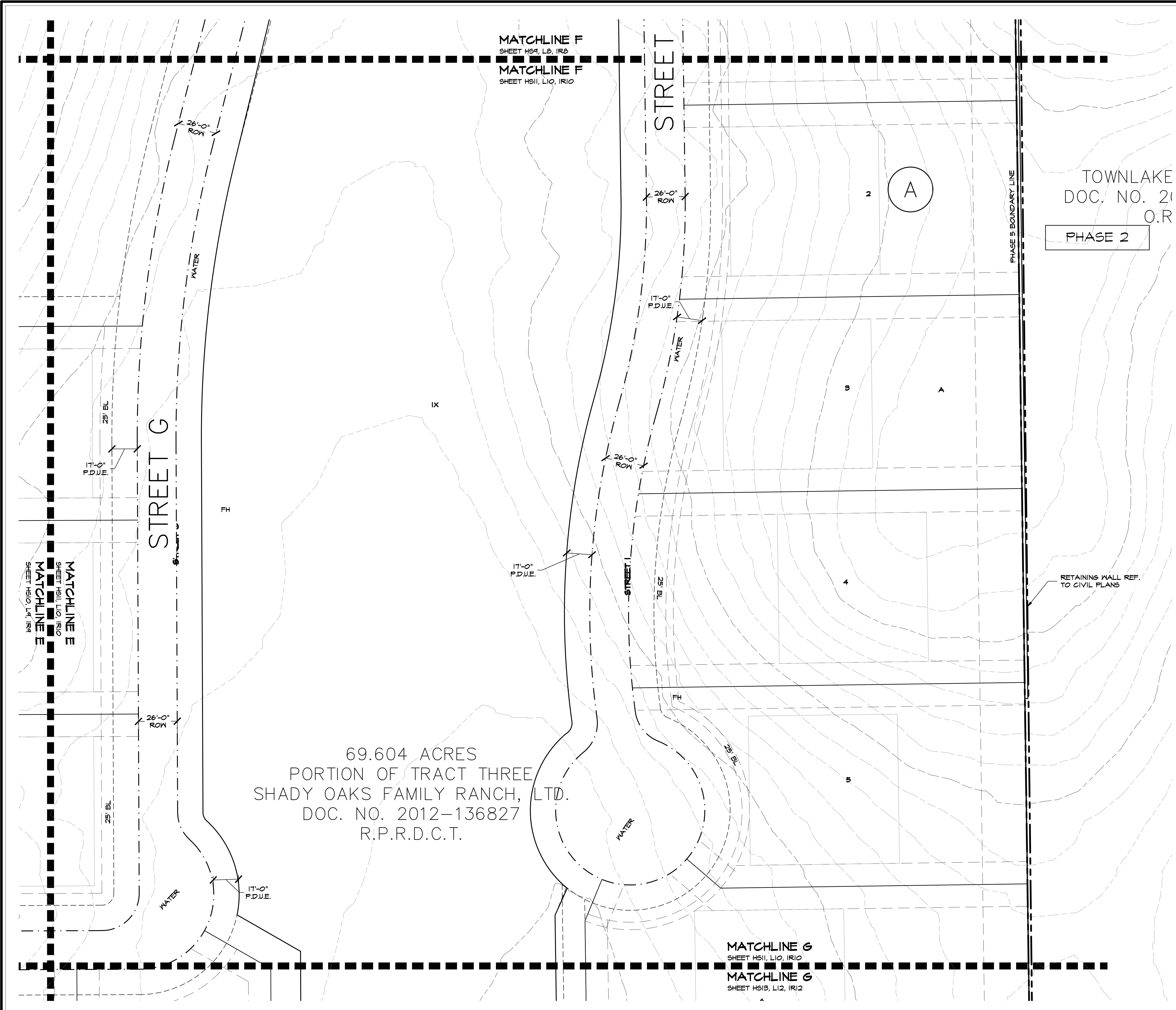
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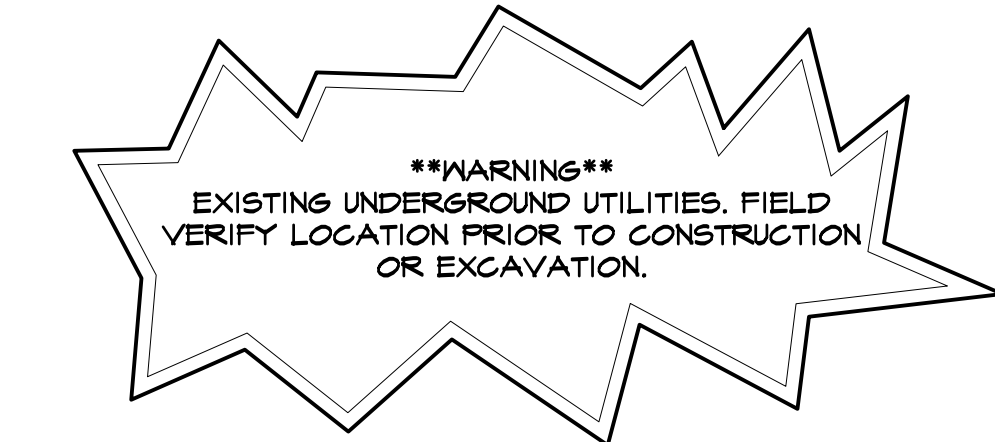
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SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
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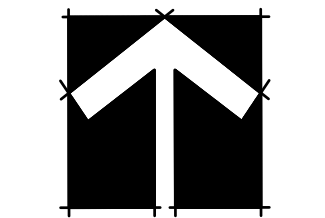


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January 14, 2022



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LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

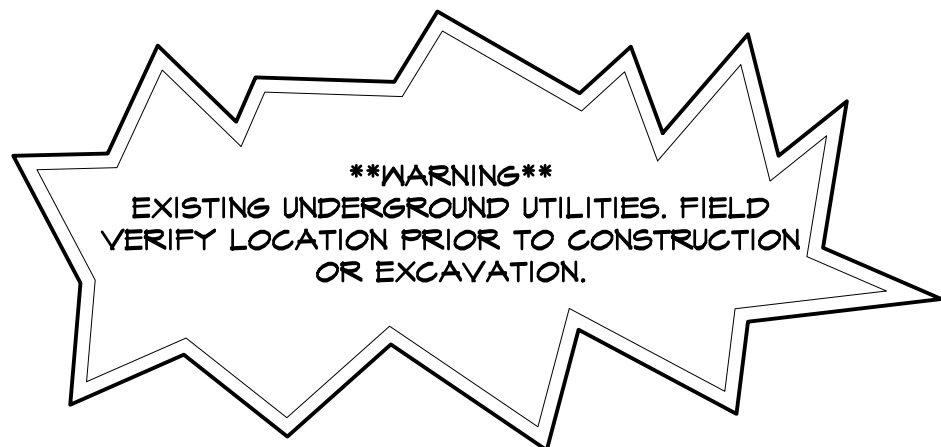
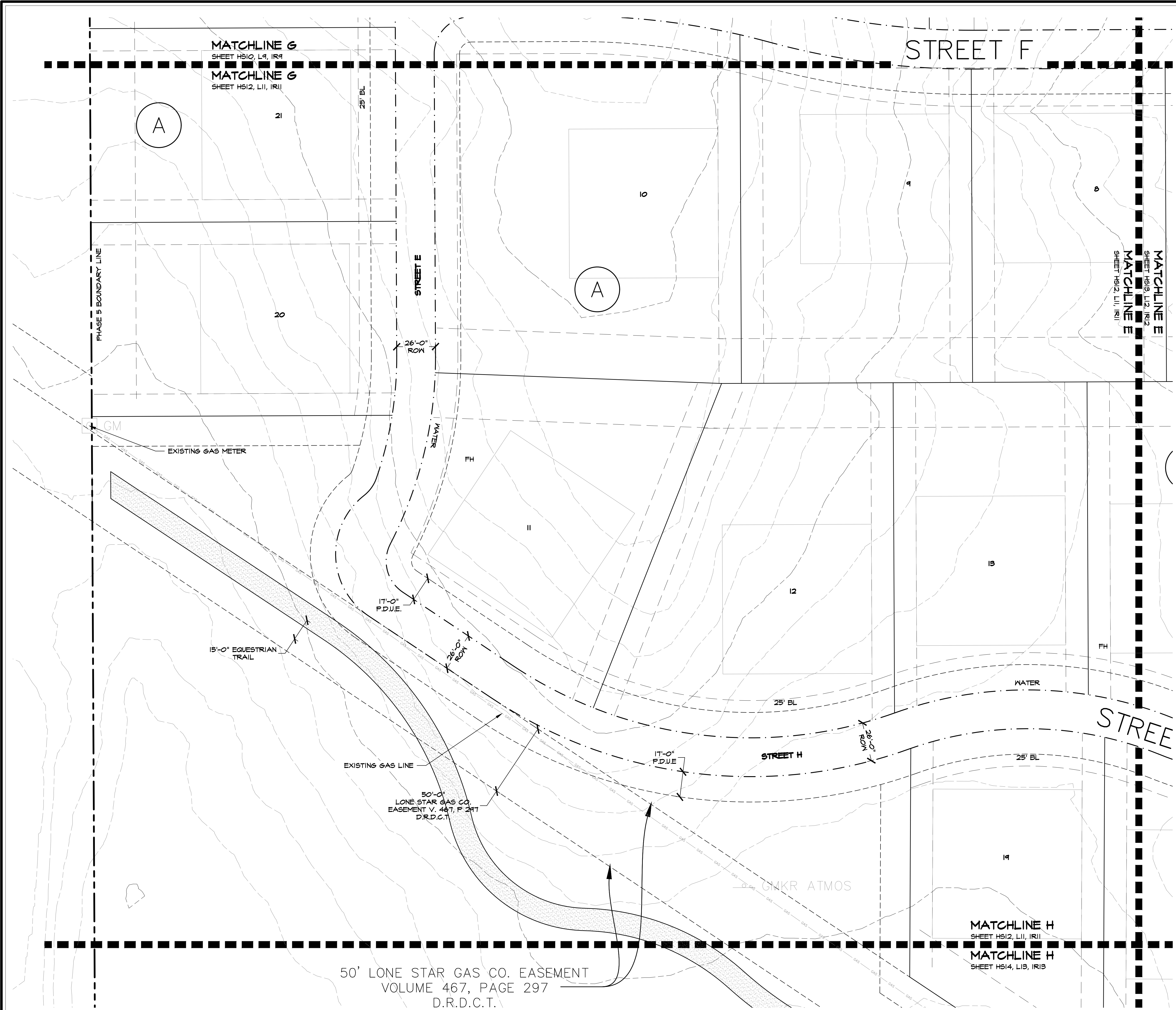
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PROJECT
TBI018

SHEET
HS12 of 14

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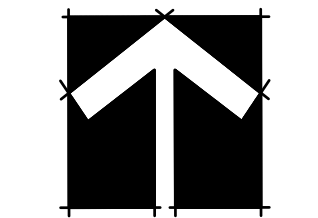


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LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

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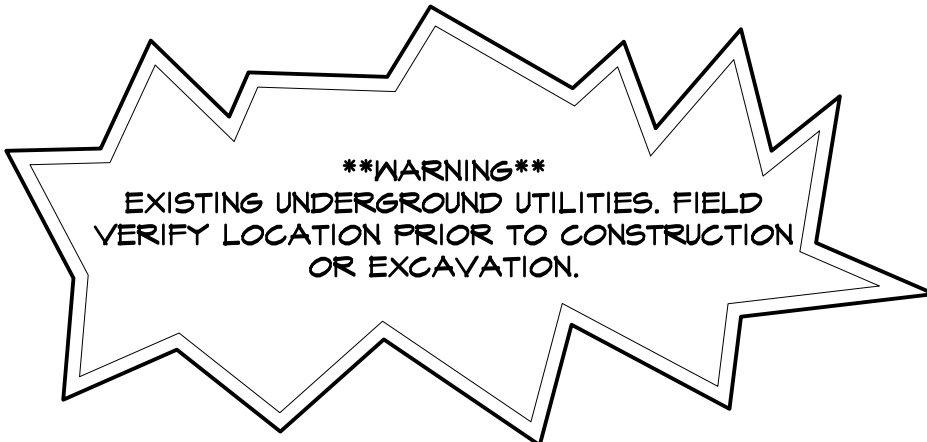
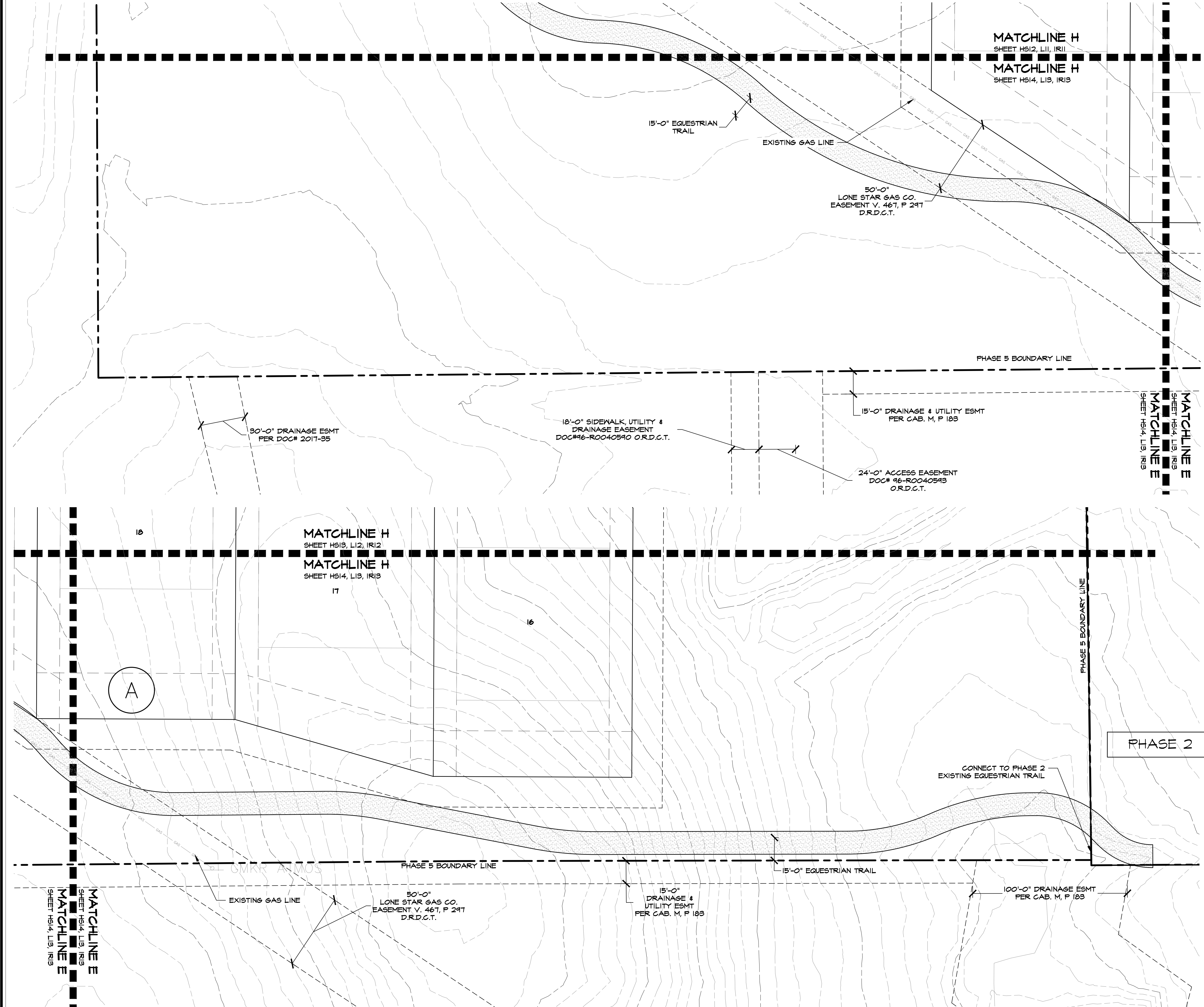
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HS14 of 14

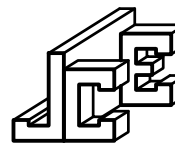
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THESE DOCUMENTS ARE
FOR INTERIM REVIEW
ONLY AND NOT INTENDED
FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 11-19-2021

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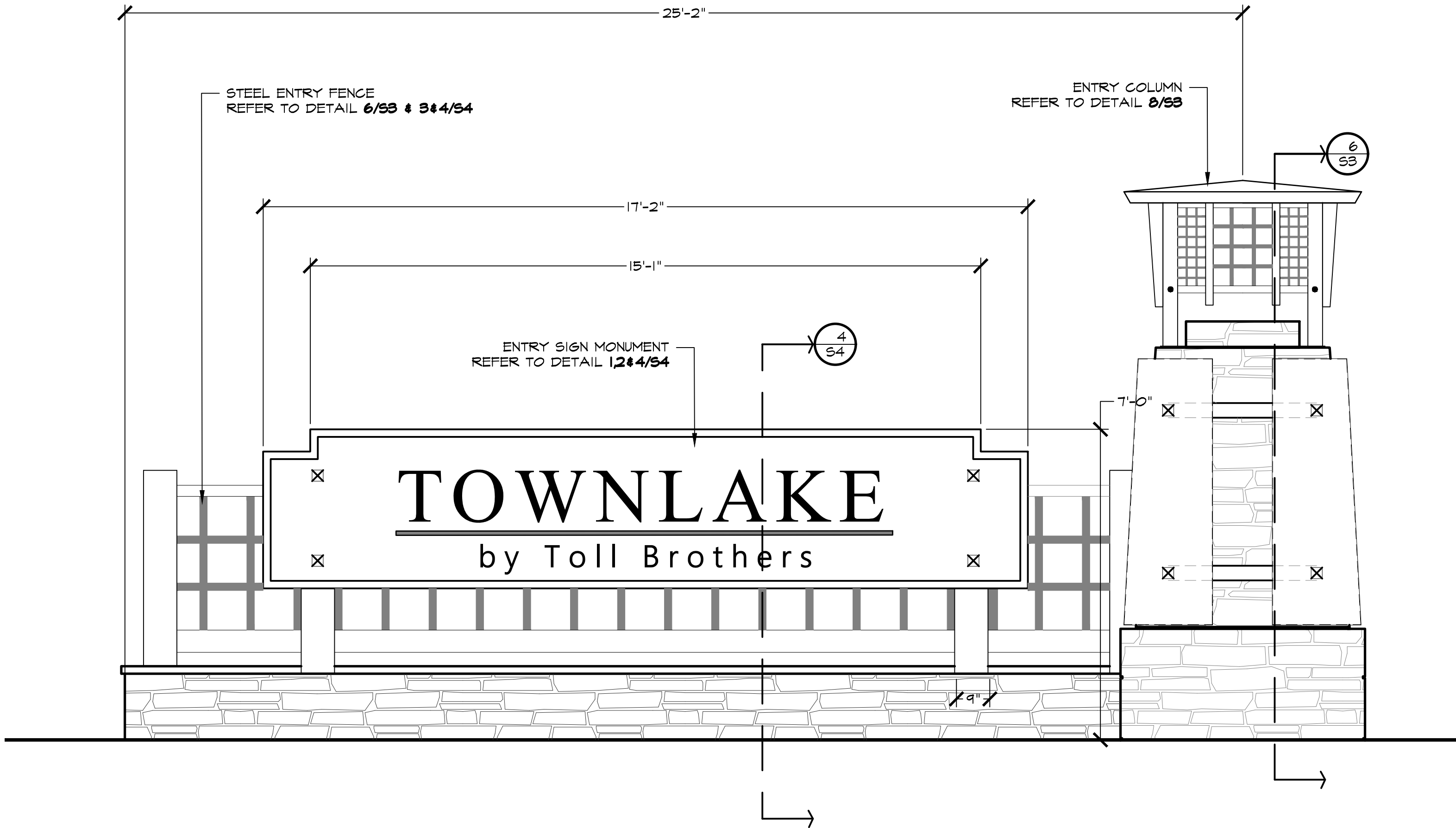
One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas



1
S1 ENTRY MONUMENT
ENLARGED ELEVATION

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

CONSTRUCTION NOTES.

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

WALL NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
- CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
- REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
- ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
- ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
- BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
- BRICK MATERIAL, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
- VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
- LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- THE STONE MATERIAL AND PATTERN, IF NOT SPECIFIED ON PLANS OR DETAILS, SHALL BE SELECTED BY THE OWNER PRIOR TO CONSTRUCTION.
- LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
- CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
- THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNER'S REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

GENERAL PAVING NOTES

- THE LAYOUT OF ALL PROPOSED PAVING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION DETAILS SHOWN HEREIN.
- THE SUB GRADE BENEATH ALL PAVING SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- THE EDGES OF ALL FINISHED PAVING AND PLAYGROUND EDGES SHALL BE SMOOTH, GRACEFUL CURVILINEAR OR STRAIGHTFORMS WITH NO INTERRUPTIONS SUCH AS CHORDS, WAVES, JOSS, OR MISSED TANGENTS. ANY PAVEMENT WITH SUCH INTERRUPTIONS SHALL BE SUBJECT TO REPLACEMENT AT NO COST TO THE OWNER.
- CONCRETE SHALL NOT BE POURED UNTIL THE OWNER'S REPRESENTATIVE HAS INSPECTED THE FORMS AND REINFORCING. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AT LEAST 48 HOURS IN ADVANCE OF ALL CONCRETE POURS.
- PROVIDE AN UNDERCUT HEADER WHEREVER PROPOSED CONCRETE PAVING IS TO ABUT EXISTING CONCRETE PAVING.
- ALL EXPOSED VERTICAL CONCRETE SURFACES SHALL HAVE A HAND RUBBED FINISH WITH NO HONEYCOMBS OR VOIDS.
- ALL CONSTRUCTION SHALL CONFORM WITH THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS AND DETAILS.

BRICK THIN-WALL NOTES

- MORTAR SHALL BE TYPE S WITH WELL GRADED SAND
- BRICK PANEL REINFORCING WIRE SHALL BE 1/2 INCH CENTER TO CENTER 4 GAGE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
- GROUT FILL SHALL BE PEA-GRAVEL AND PORTLAND CEMENT MIX. GROUT SHALL BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
- BRICK SHALL BE GRADE 5M (SEVERE WEATHERING) RATED BRICK.
- CONCRETE FOR PIERS AND MOW STRIP SHALL BE 3000 PSI COMPRESSIVE STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
- WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACING.
- SPACING BETWEEN COLUMNS SHALL NOT EXCEED 10 FEET.

FENCE LAYOUT NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
- DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED WALLS AND COLUMNS. THE OWNER'S ENGINEER SHALL STAKE THE LOCATIONS OF THE PROPERTY, R.O.M. LINES AND EASEMENTS.
- THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE LAYOUT AFTER STAKING AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
- ALL "STEPS" IN THE WALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
- ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, FIXTURES TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADINGS AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.

ORNAMENTAL METAL FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
- ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND CITY INSPECTIONS.
- ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
- PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS. GRIND SMOOTH ALL WELDS.
- ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE.
- ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM B19 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
- FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - PICKETS, 3/4" SQUARE 16 GA.
 - RAILS, 1-1/2" X 1-1/2" SOLID FLAT 16 GA.
 - POSTS, 2" SQUARE 11 GA.; SEE DETAILS
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
- CONCRETE FOOTING FOR POSTS SHALL BE 4X POST.
- POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 7'-0" O.C.

WOOD FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
- ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND CODES AND REQUIREMENTS.
- WOOD MATERIAL FOR FENCE
 - STRINGERS- CEDAR, #2 GRADE OR BETTER.
 - PICKETS- CEDAR, #2 GRADE OR BETTER.
 - CAPS- CEDAR, #2 GRADE OR BETTER.
- ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC., ARE TO BE HOT DIPPED GALVANIZED.
- ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREEN WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
- REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

GENERAL MASONRY NOTES

- CAST-IN-PLACE CONCRETE
 - ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C39.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 310.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1".

- CONCRETE REINFORCING STEEL
 - ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 50 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH: 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER, NO.5 BAR AND SMALLER: 1 1/2"
 - CONCRETE EXPOSED TO EARTH OR WEATHER, NO.6 THROUGH NO.10 BARS: 2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND: 3/4"

- ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS
 - PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDINGS WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
 - PROVIDE PIER TO GRADE BEAM DOVELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOVEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOVEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOVEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT
 - CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C40 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1400 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 1 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 12 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6"-8" MAXIMUM LIFTS.

PROJECT

TBI018

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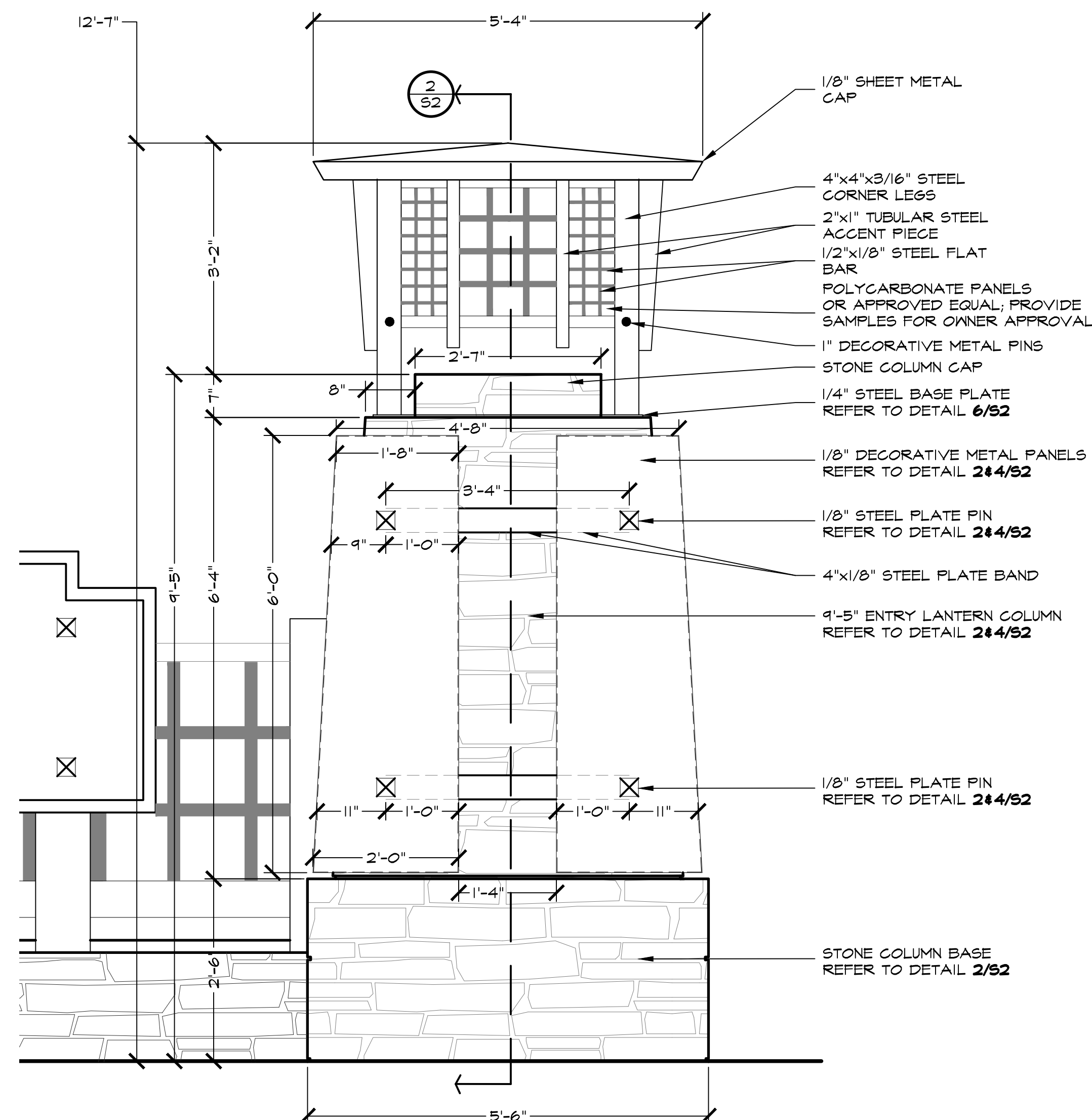
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#	PLAN REVIEW REVISIONS	BY	DATE
1	Addressed Town Comments from 3-29-2019	LWR	4-8-2019

PROJECT
TBI016

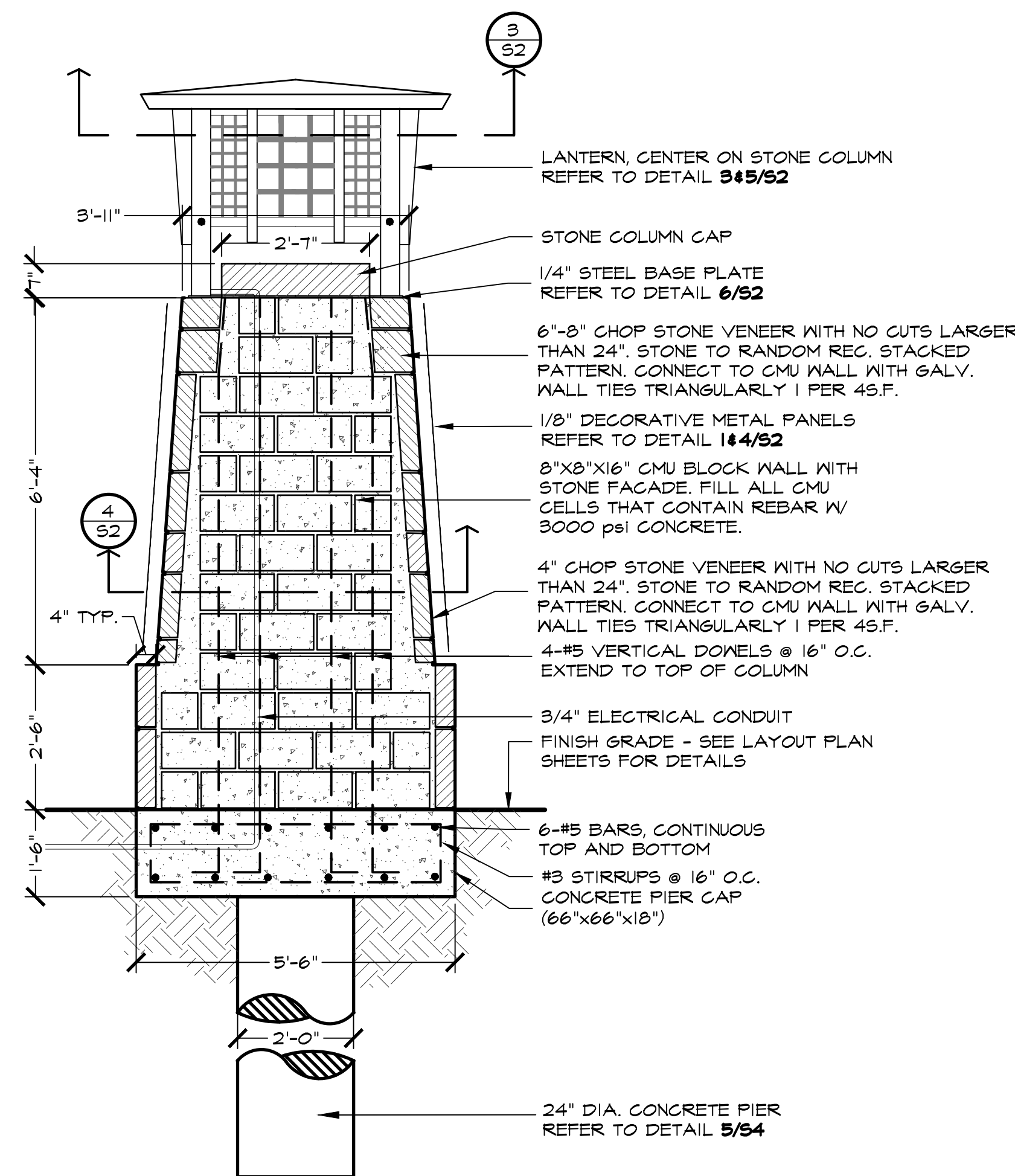
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S2 of 6



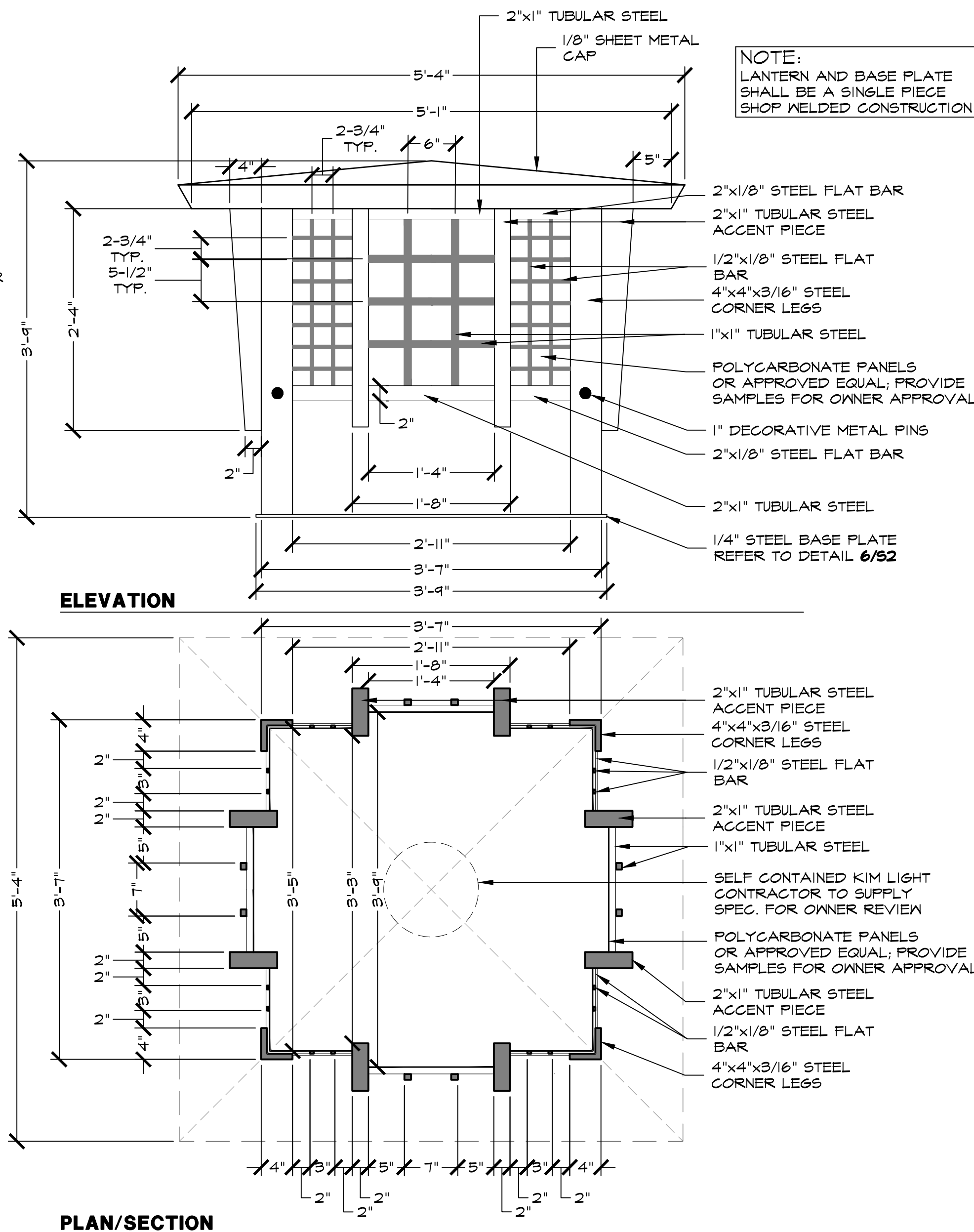
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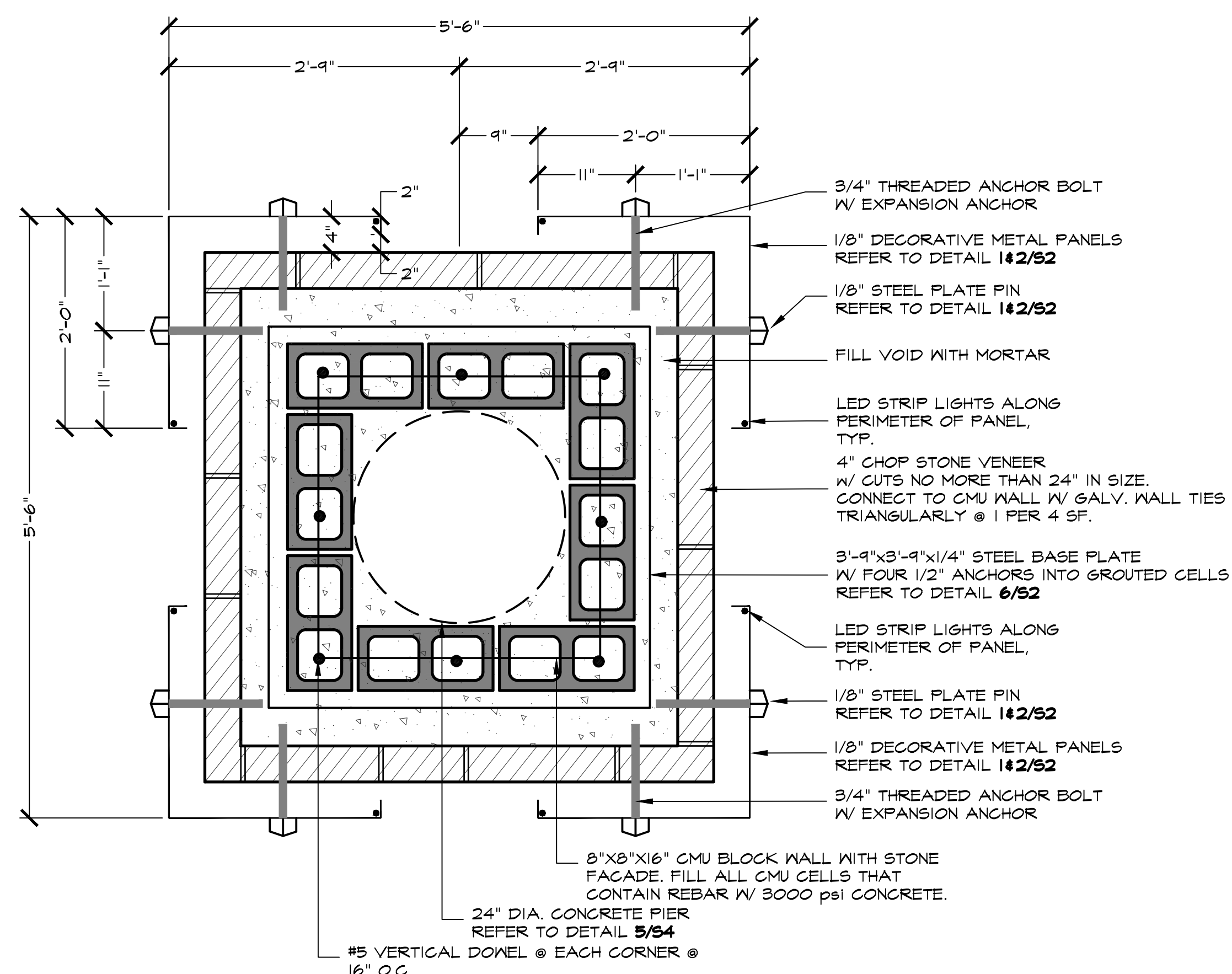
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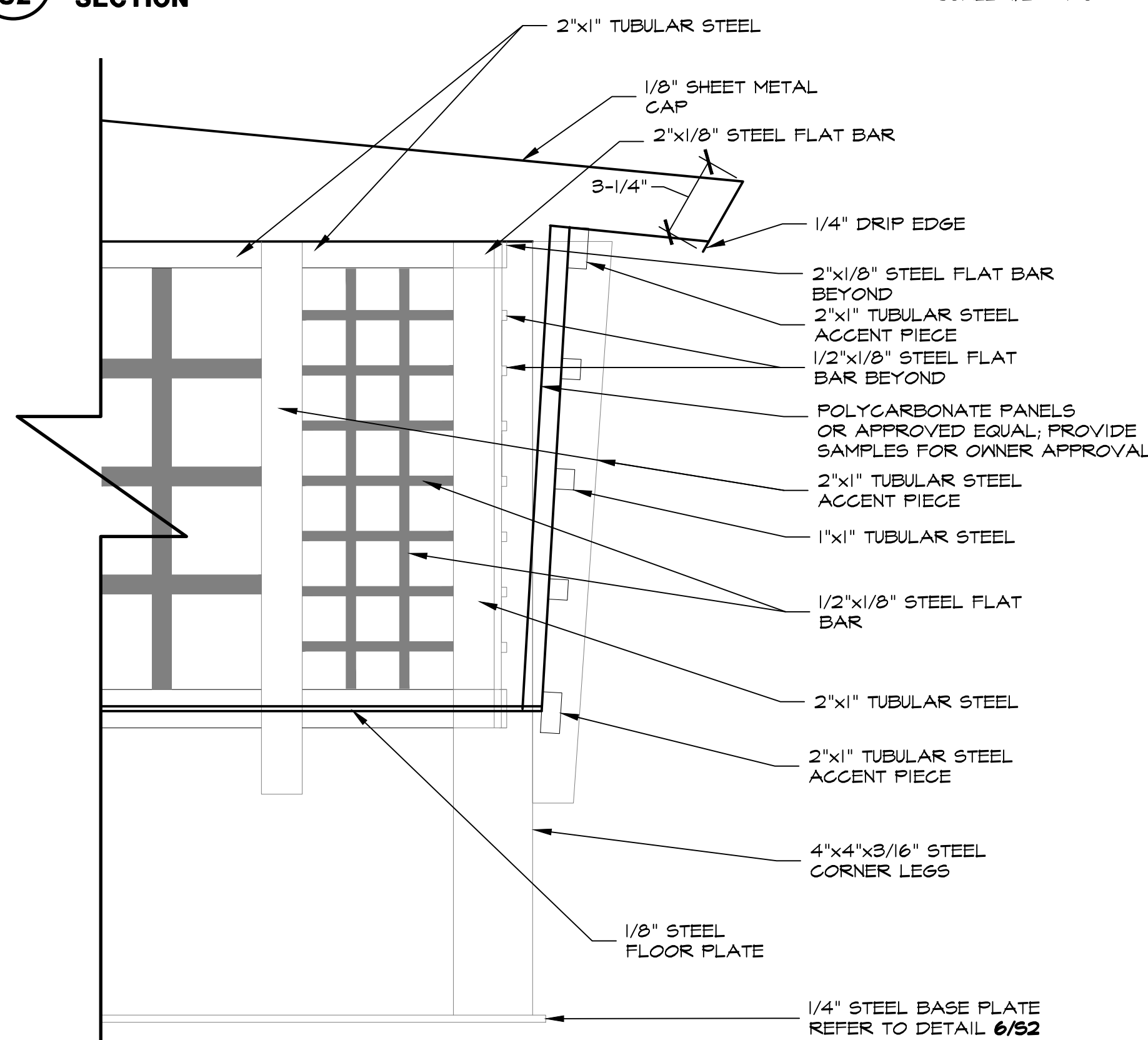
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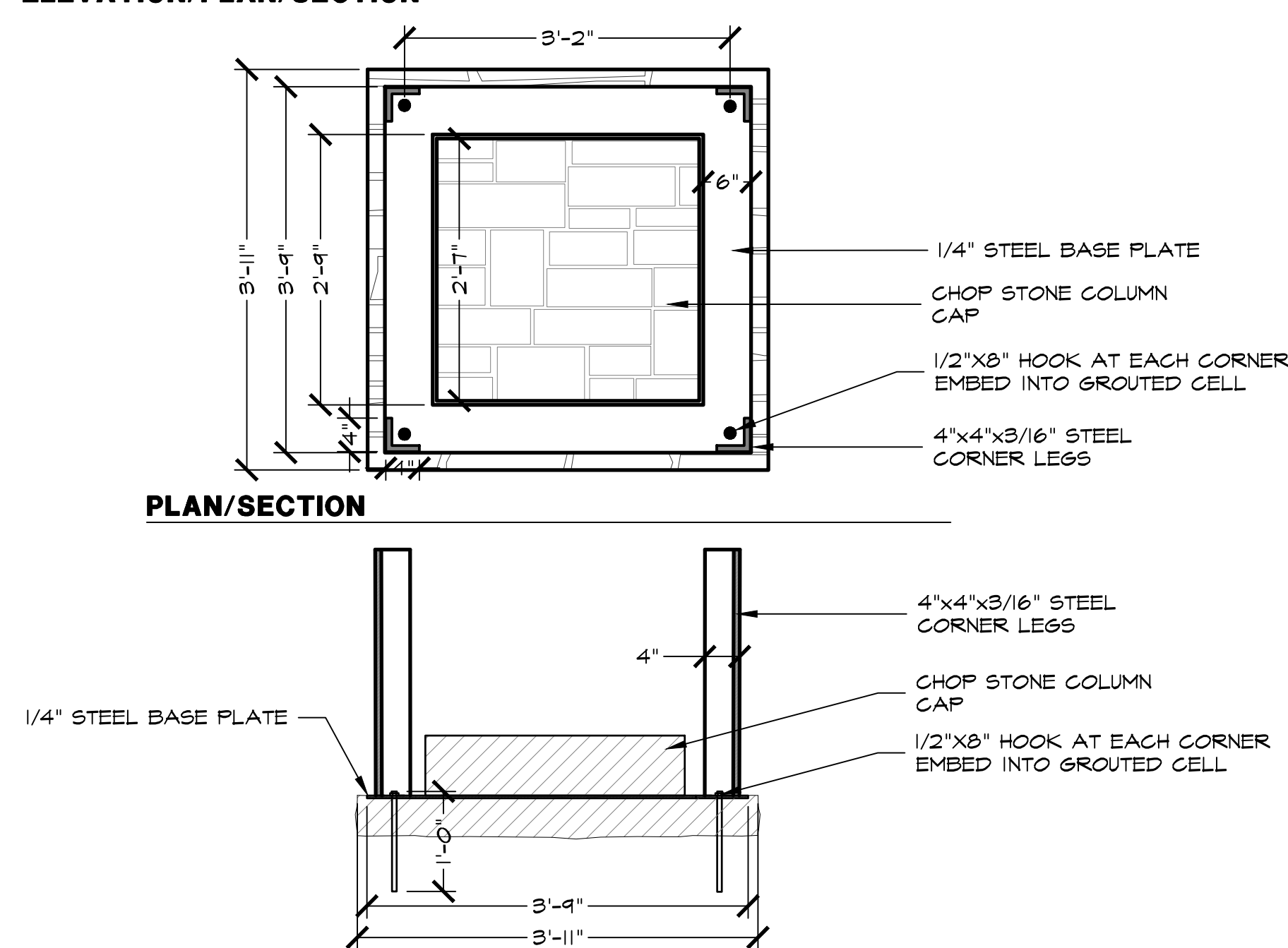
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S2 PLAN SECTION

SCALE: 1" = 1'-0"



5 ENTRY LANTERN
S2 SECTION

SCALE: 2" = 1'-0"



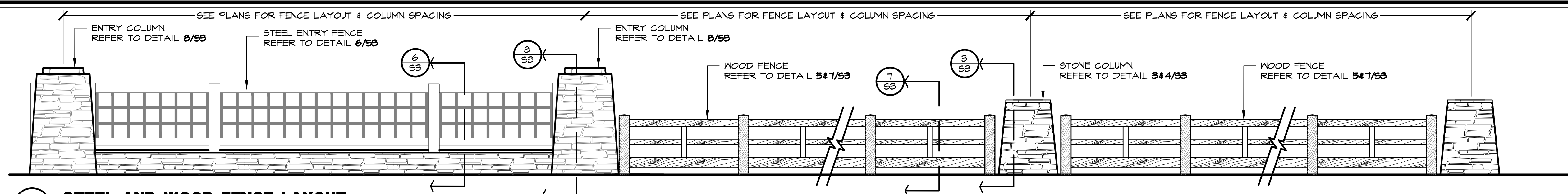
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WELD PLATE ENLARGEMENT
ELEVATION/PLAN/SECTION

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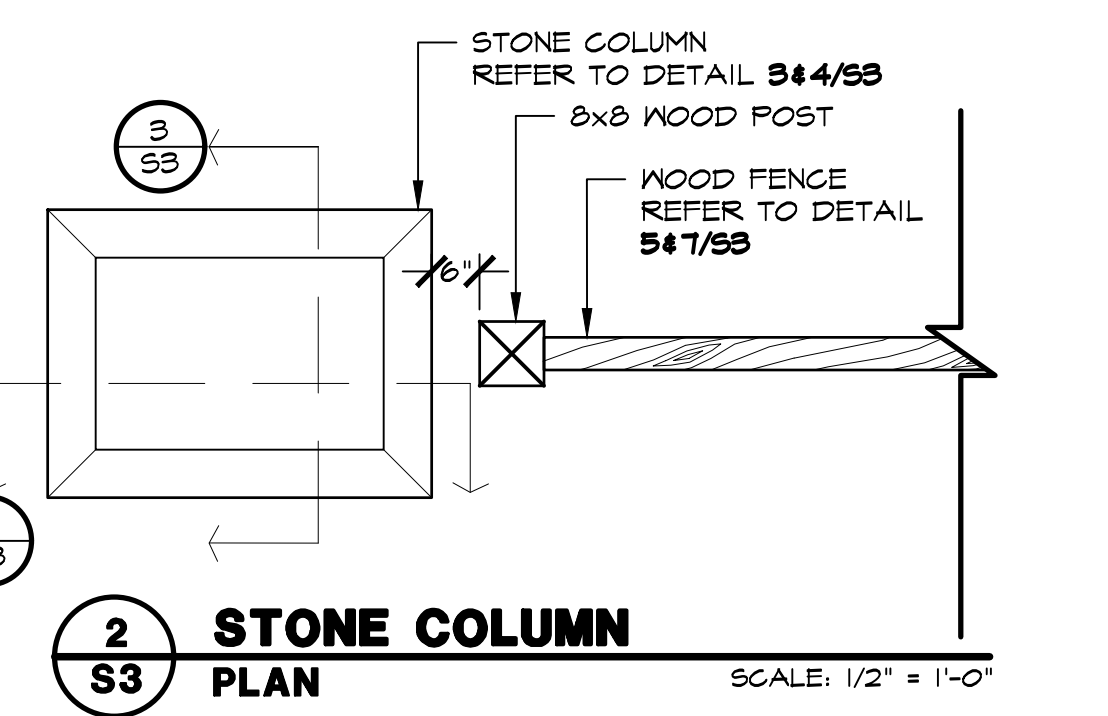
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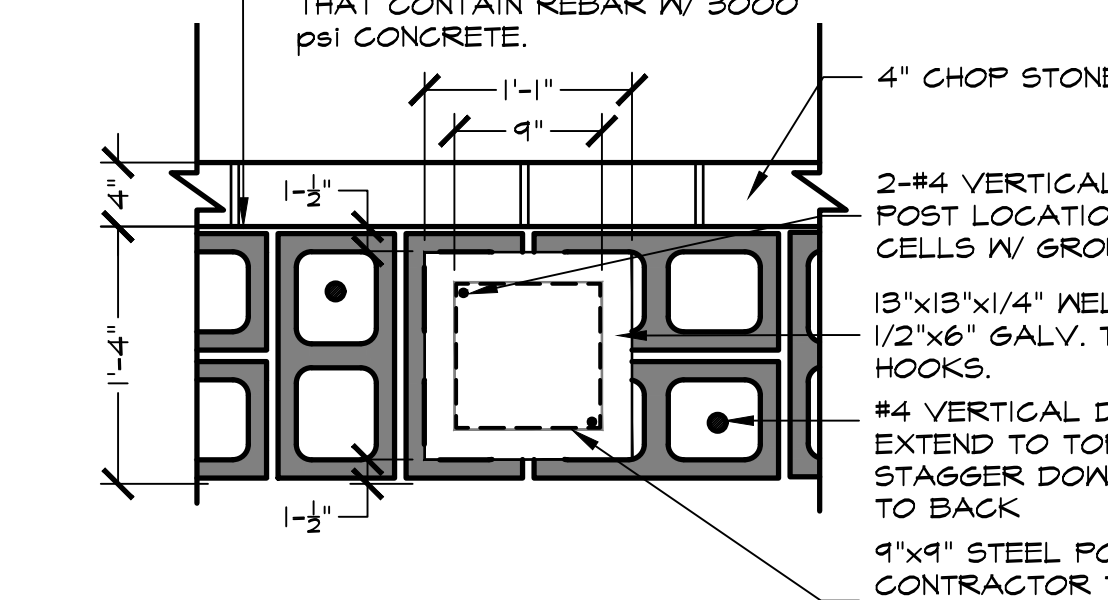
PLAN REVIEW REVISIONS	BY	DATE
Addressed Town Comments from 3-29-2019	LWR	4-8-2019
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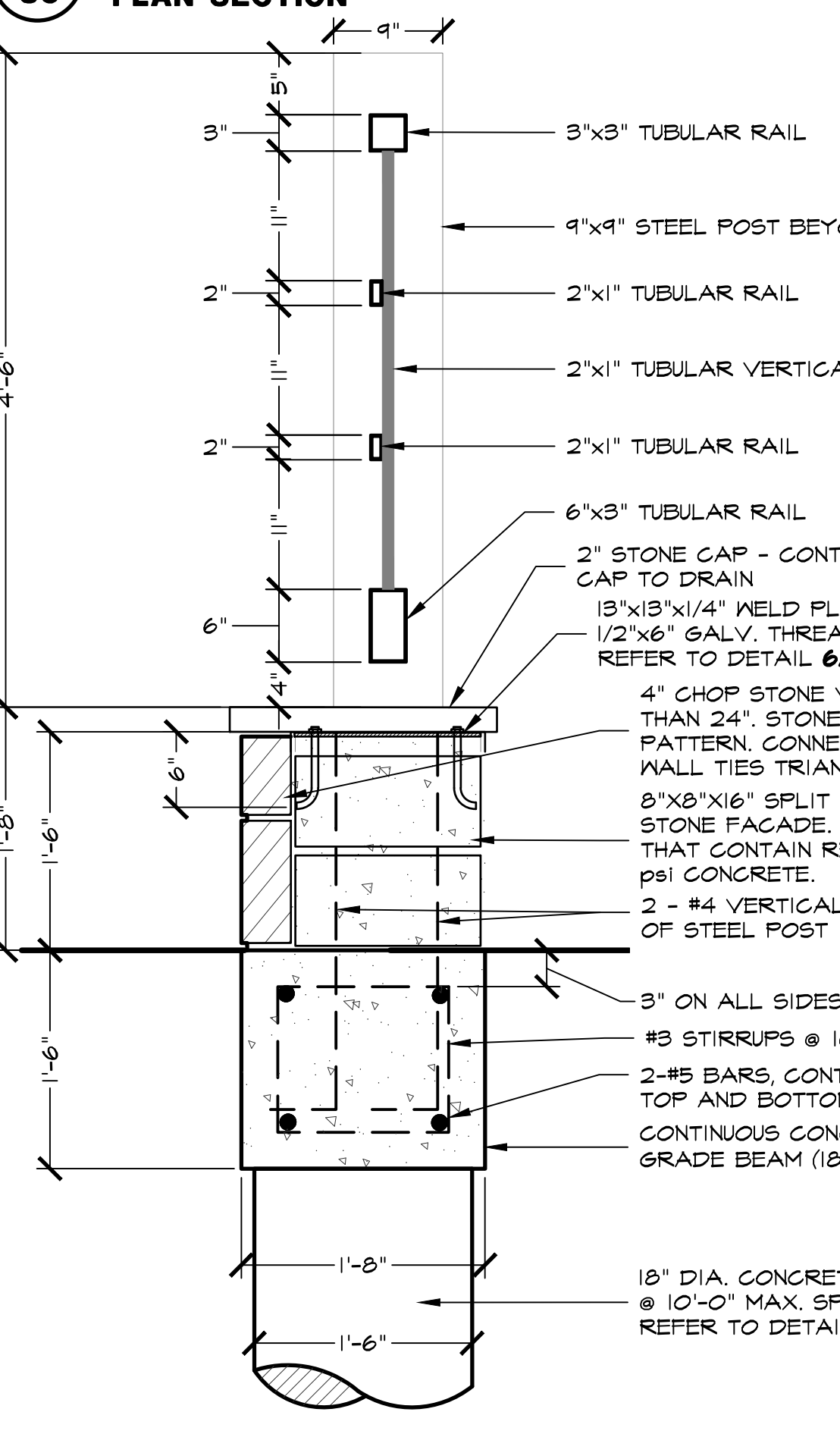
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2 STONE COLUMN PLAN



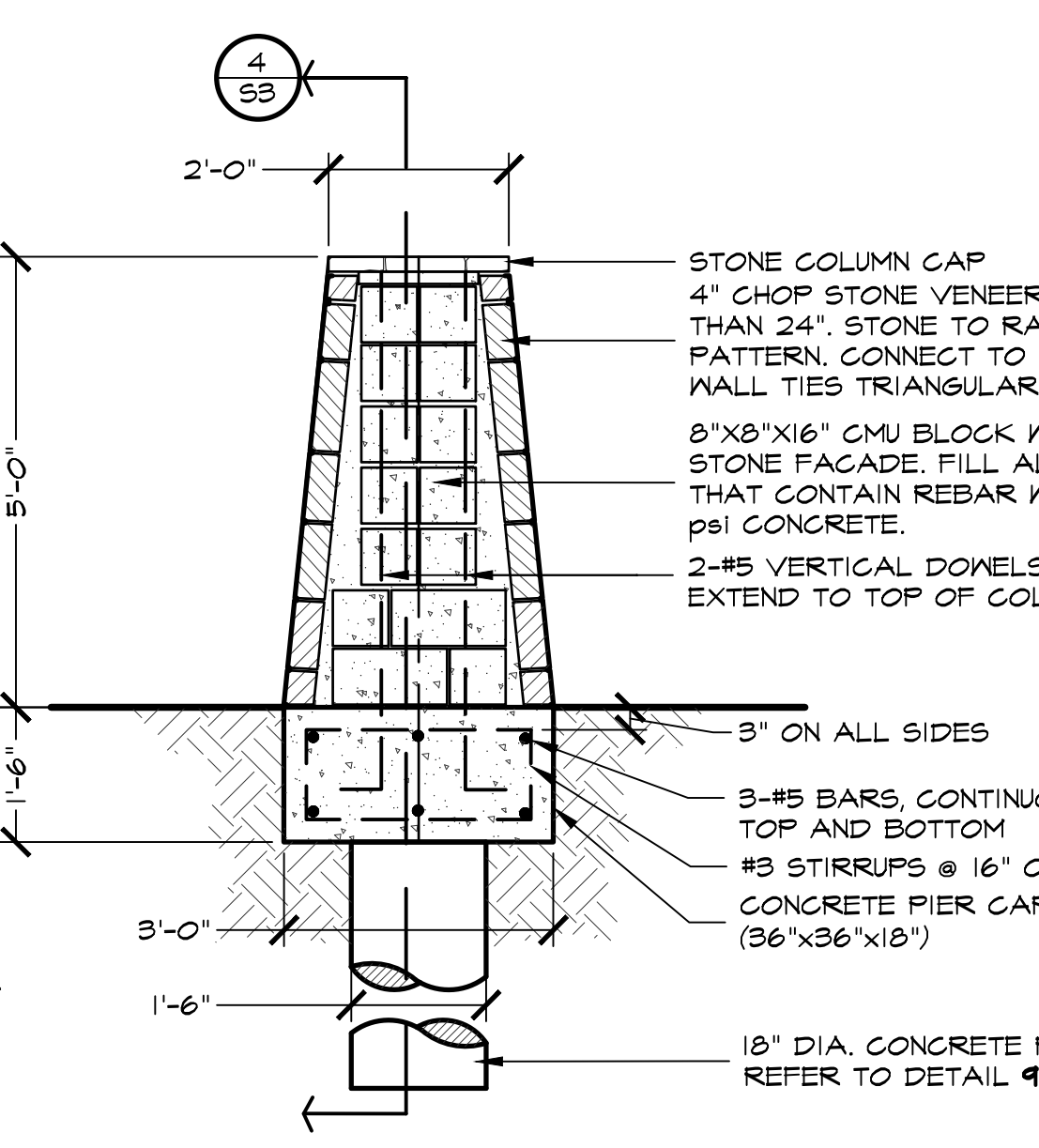
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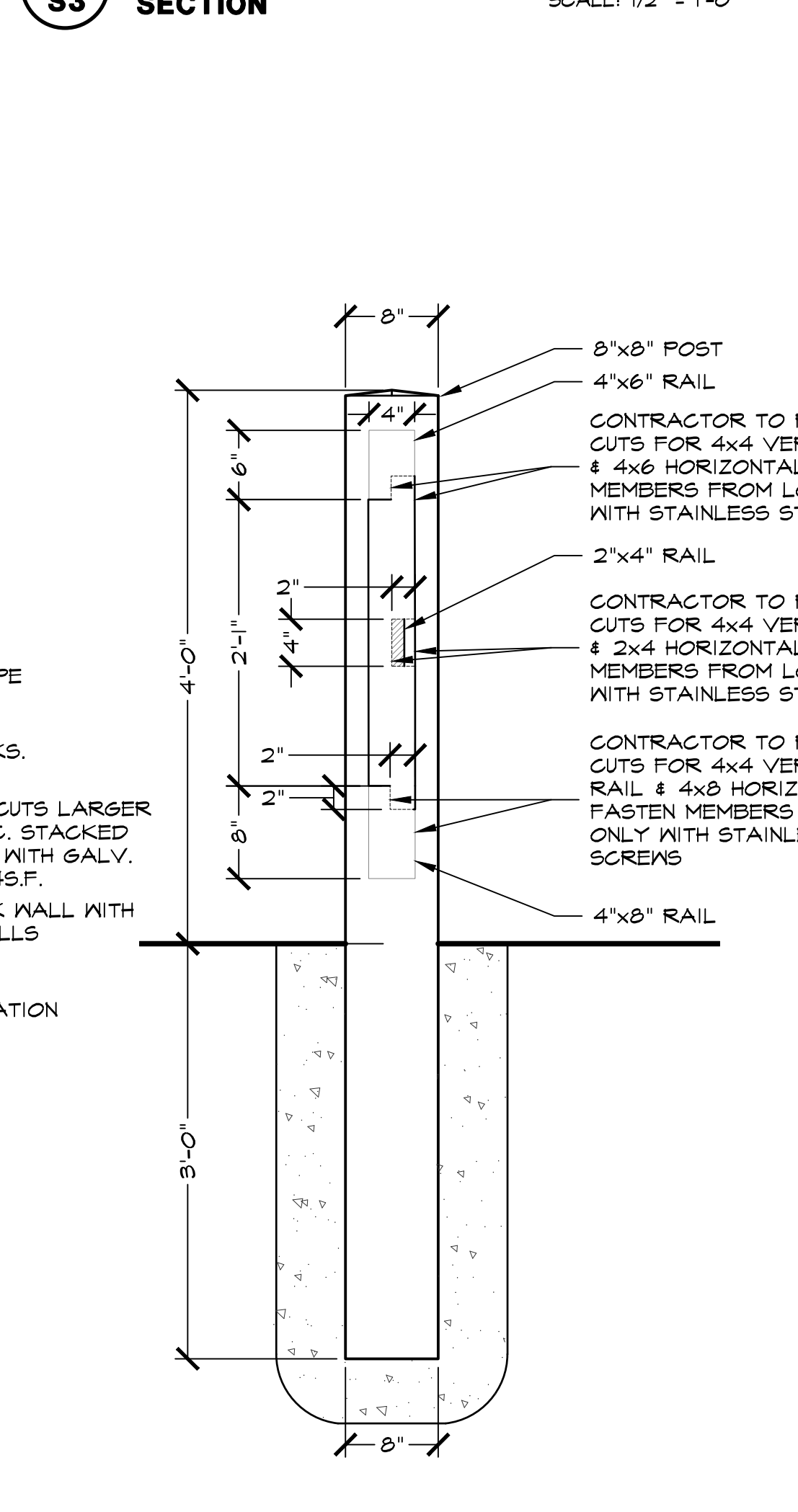
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5 WOOD FENCE ELEVATION

6 STEEL ENTRY FENCE PLAN SECTION



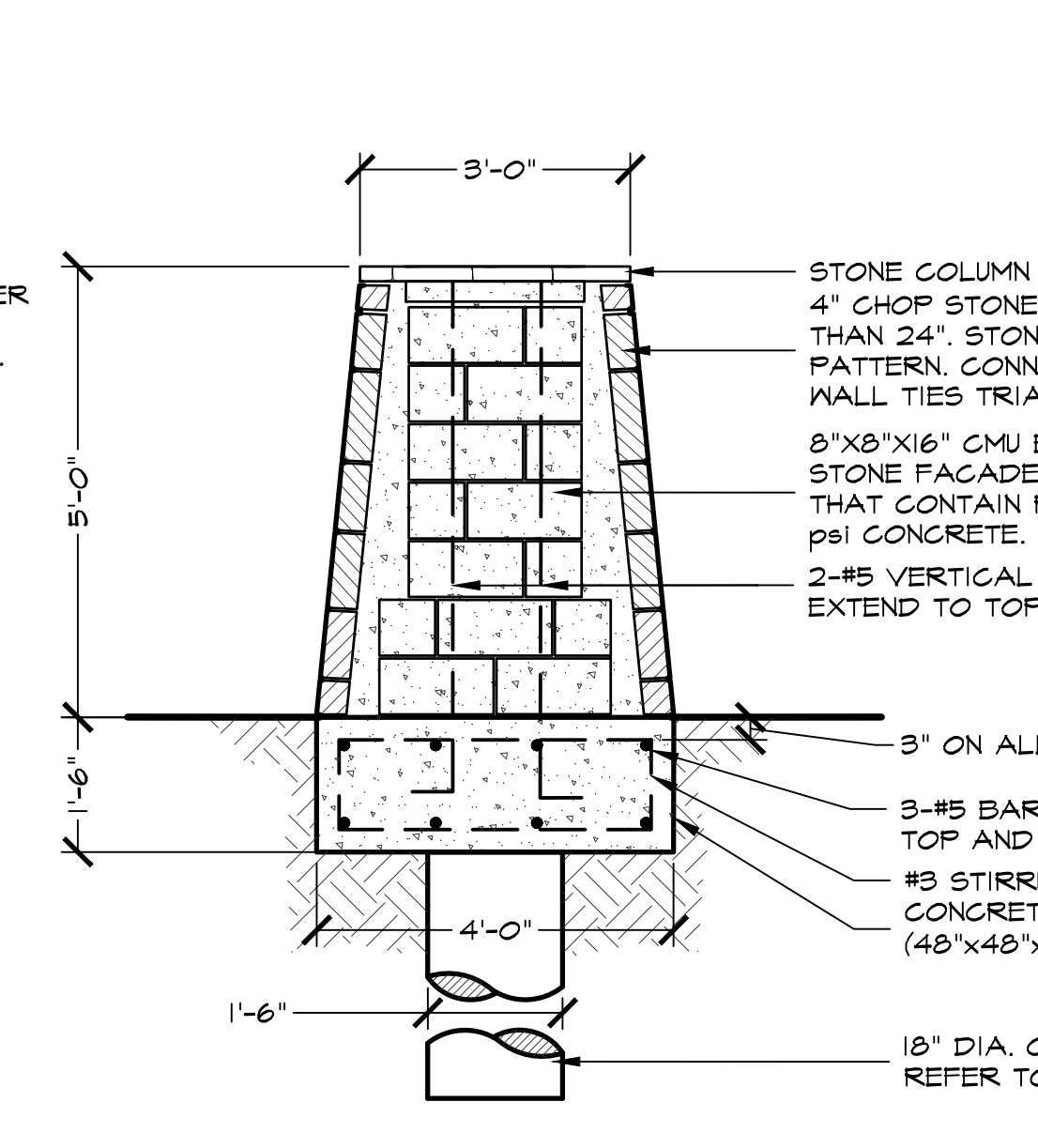
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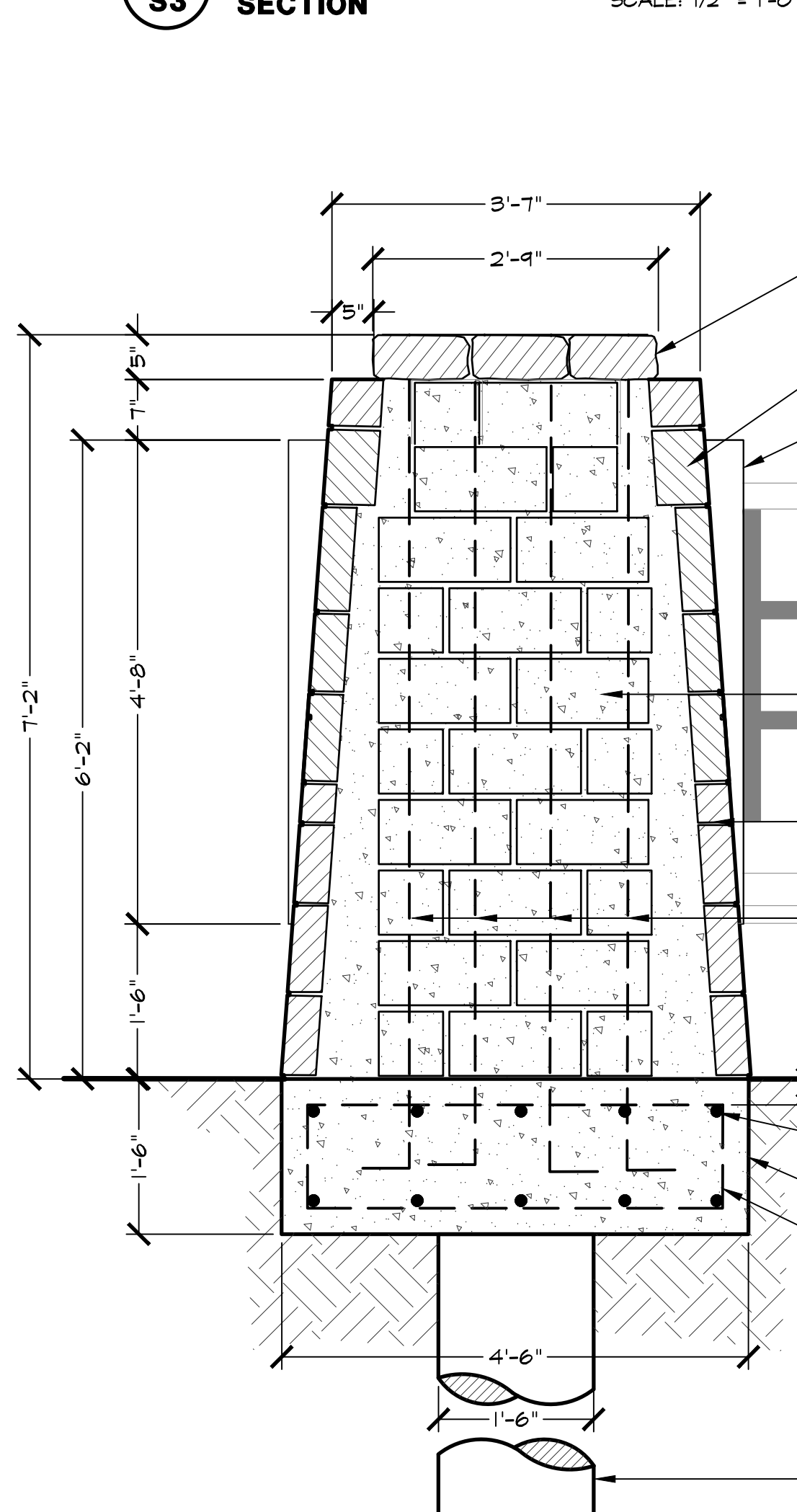
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9 PIER (18" DIA.) PLAN/SECTION

10 STEEL ENTRY FENCE SECTION



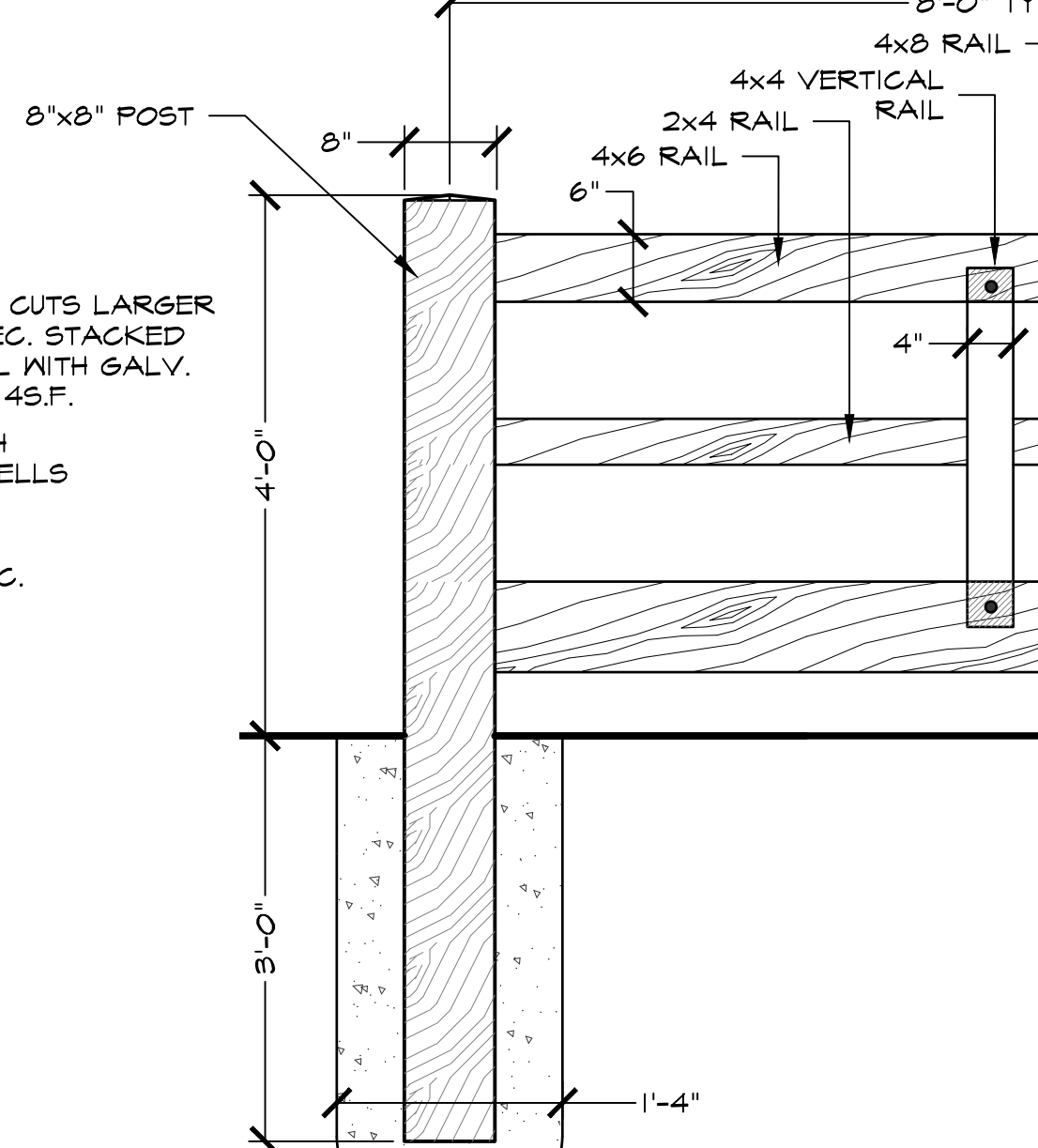
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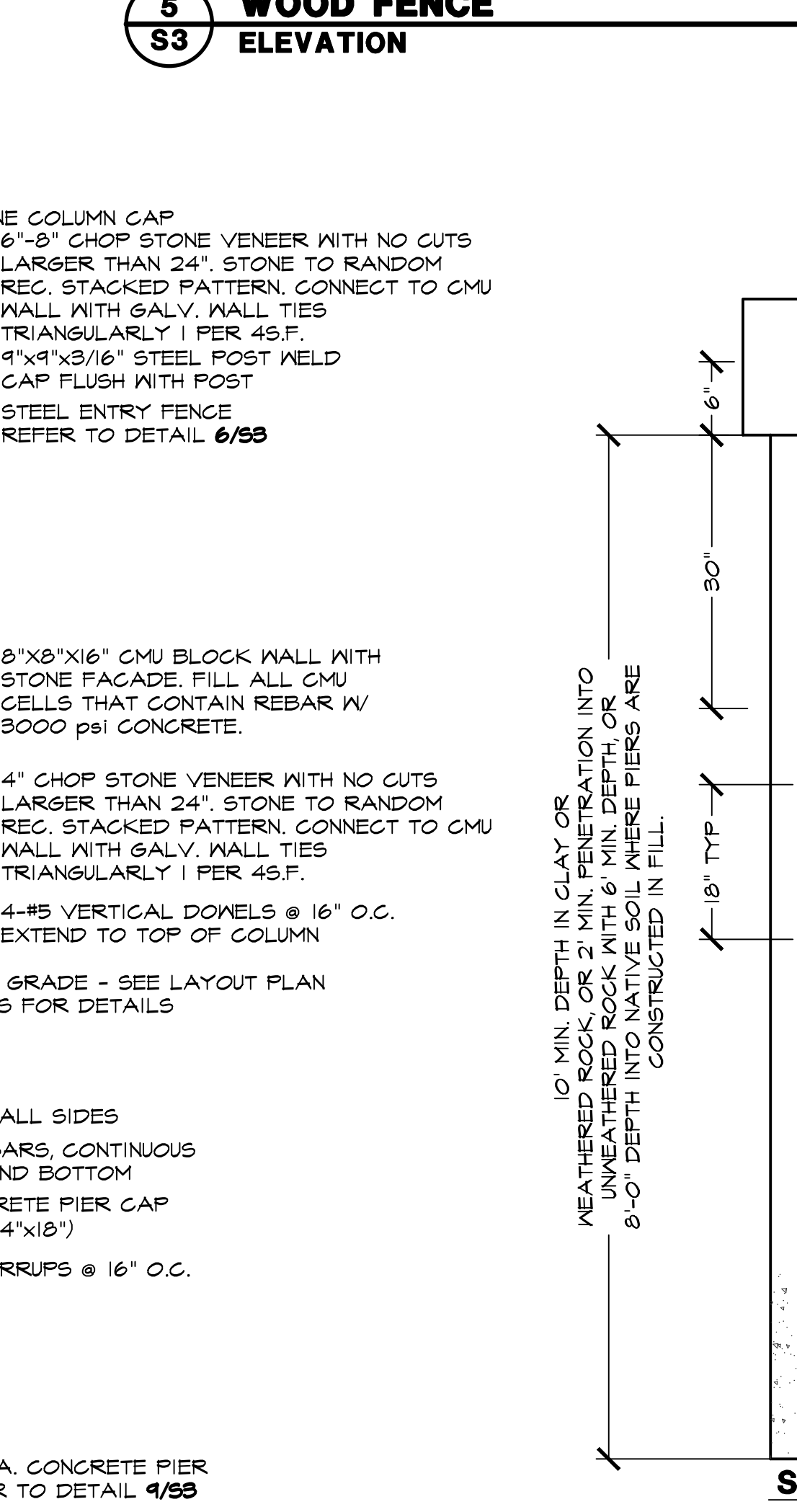
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13 STEEL ENTRY FENCE SECTION

14 WOOD FENCE SECTION



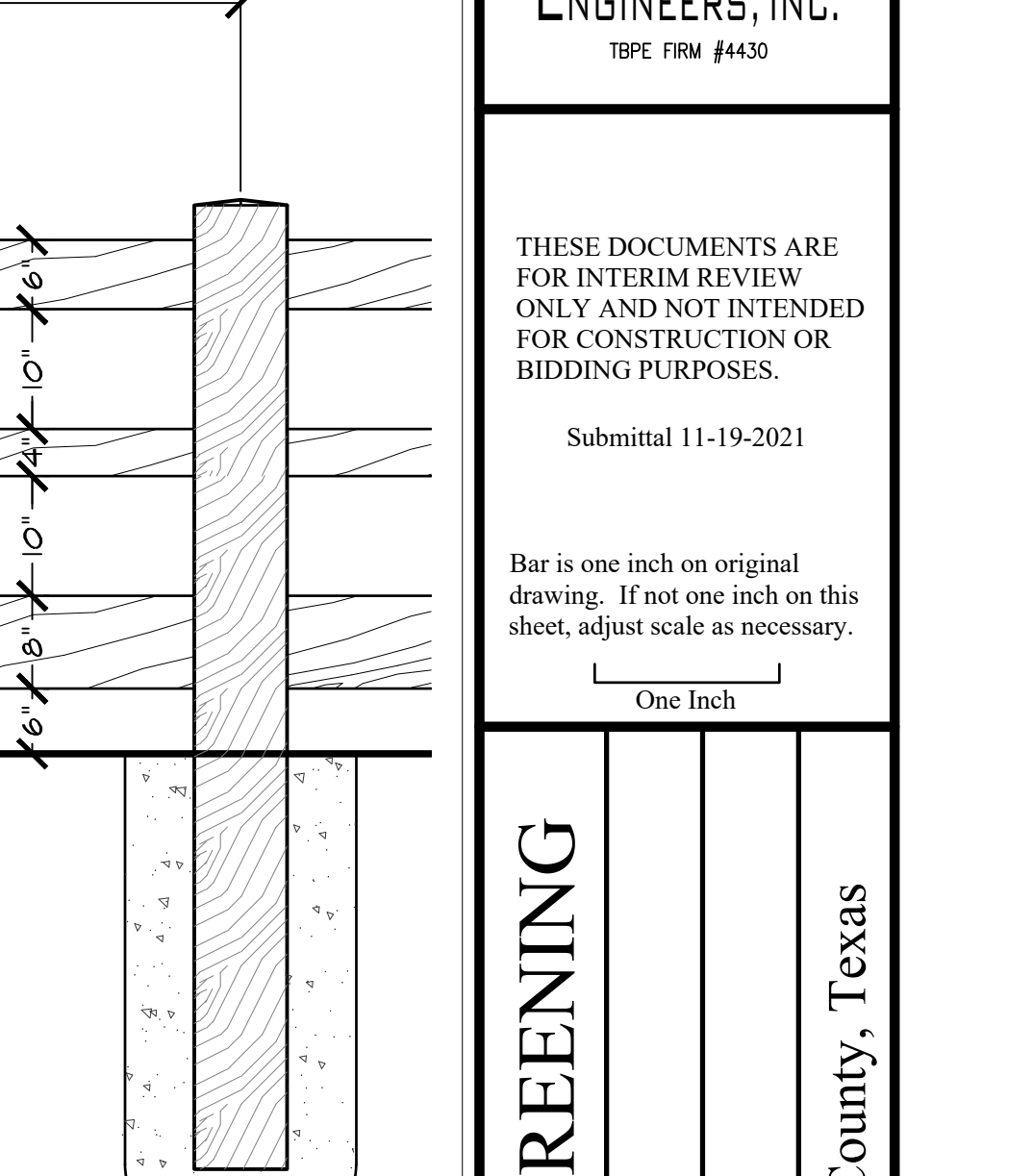
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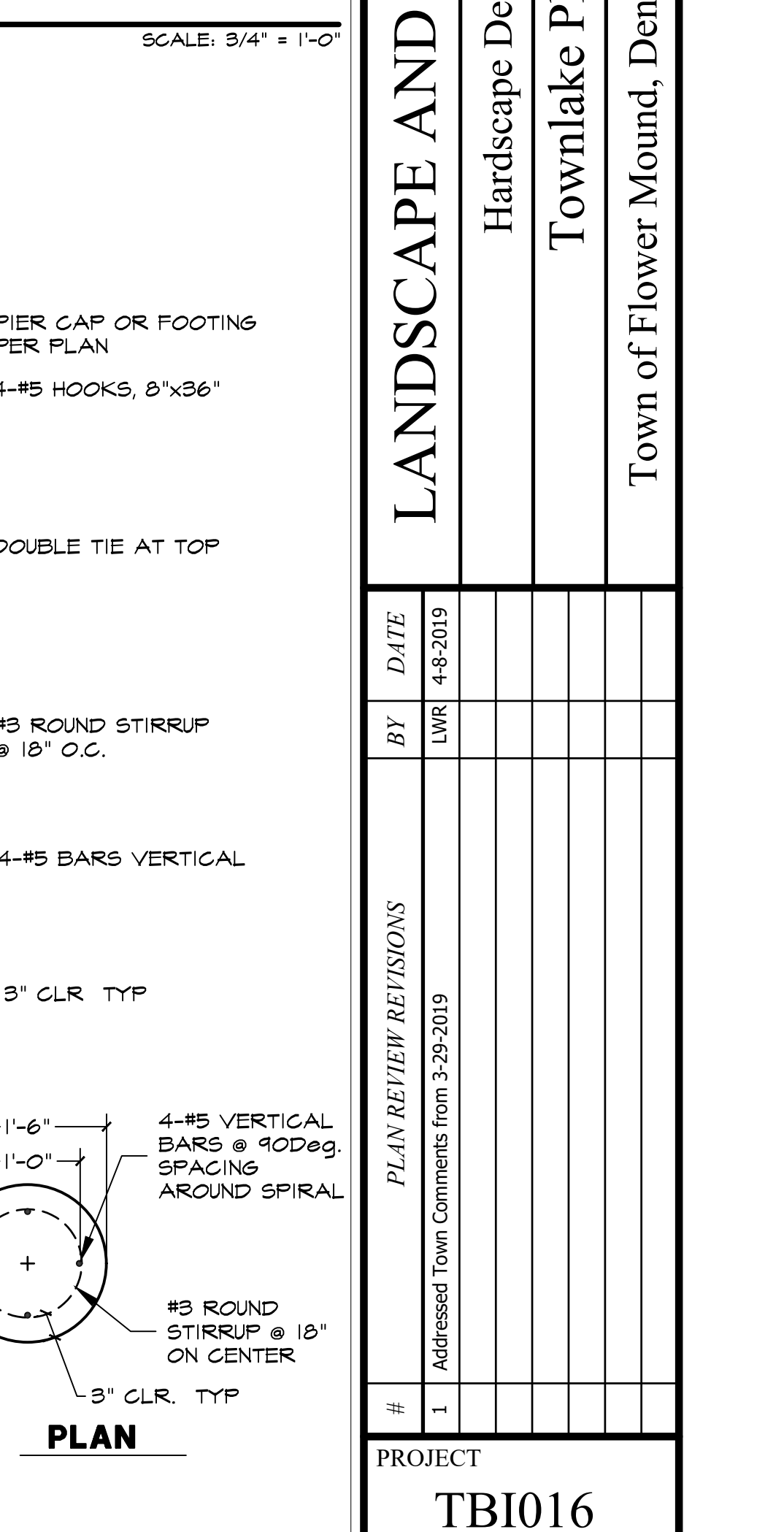
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17 WOOD FENCE SECTION

18 STEEL ENTRY FENCE SECTION



19 PIER (18" DIA.) PLAN/SECTION

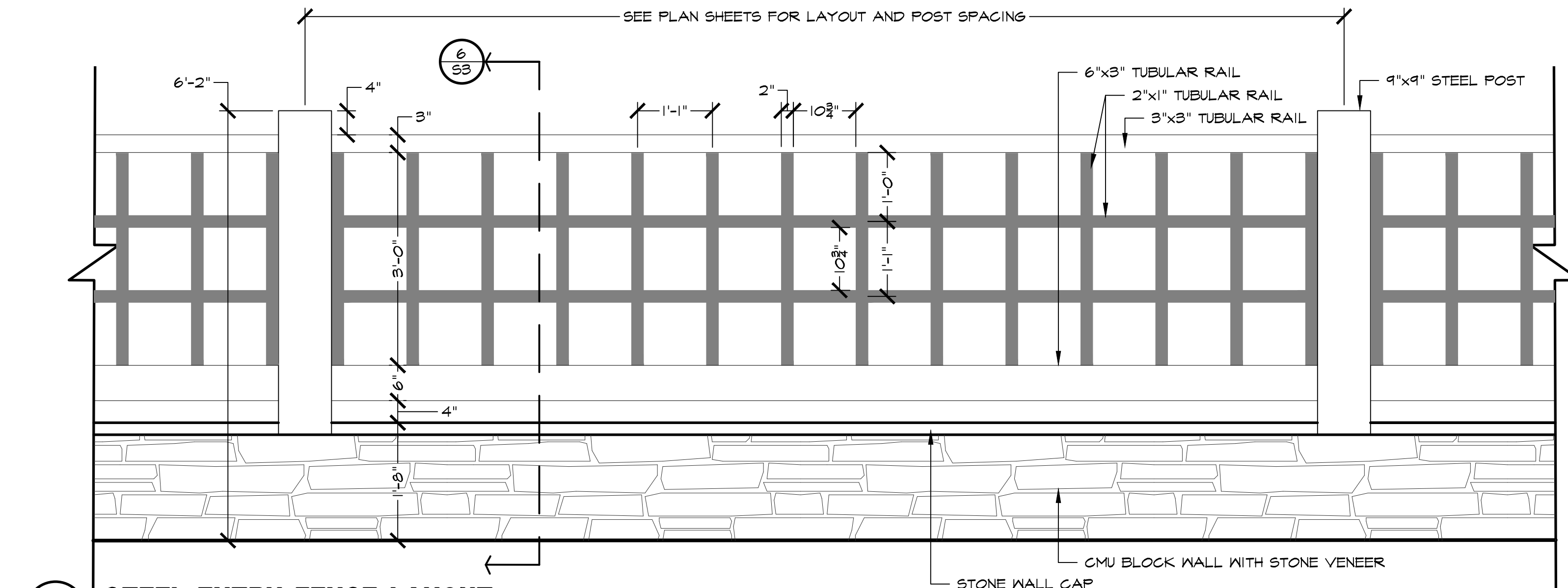
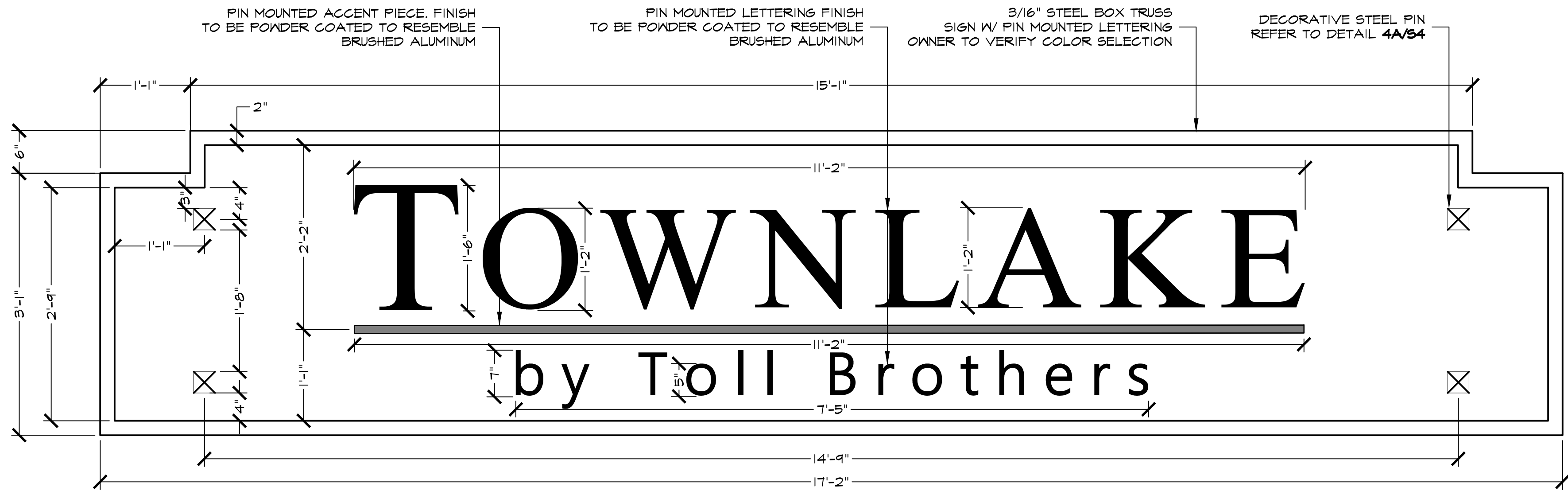
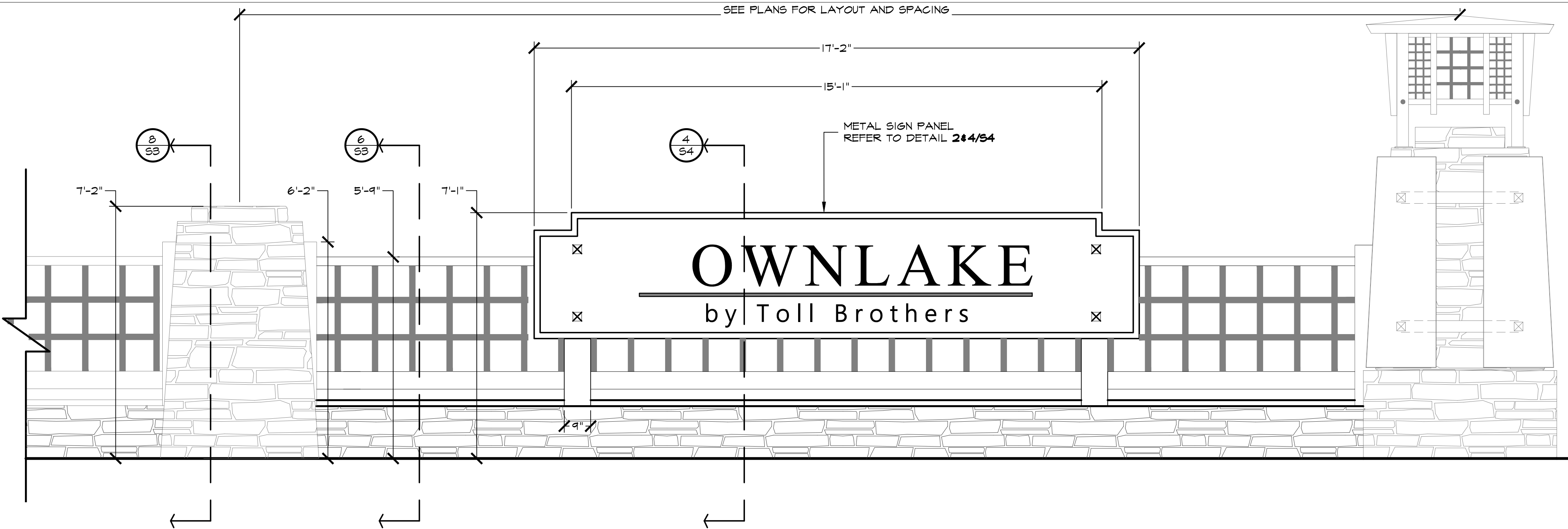


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21 WOOD FENCE SECTION

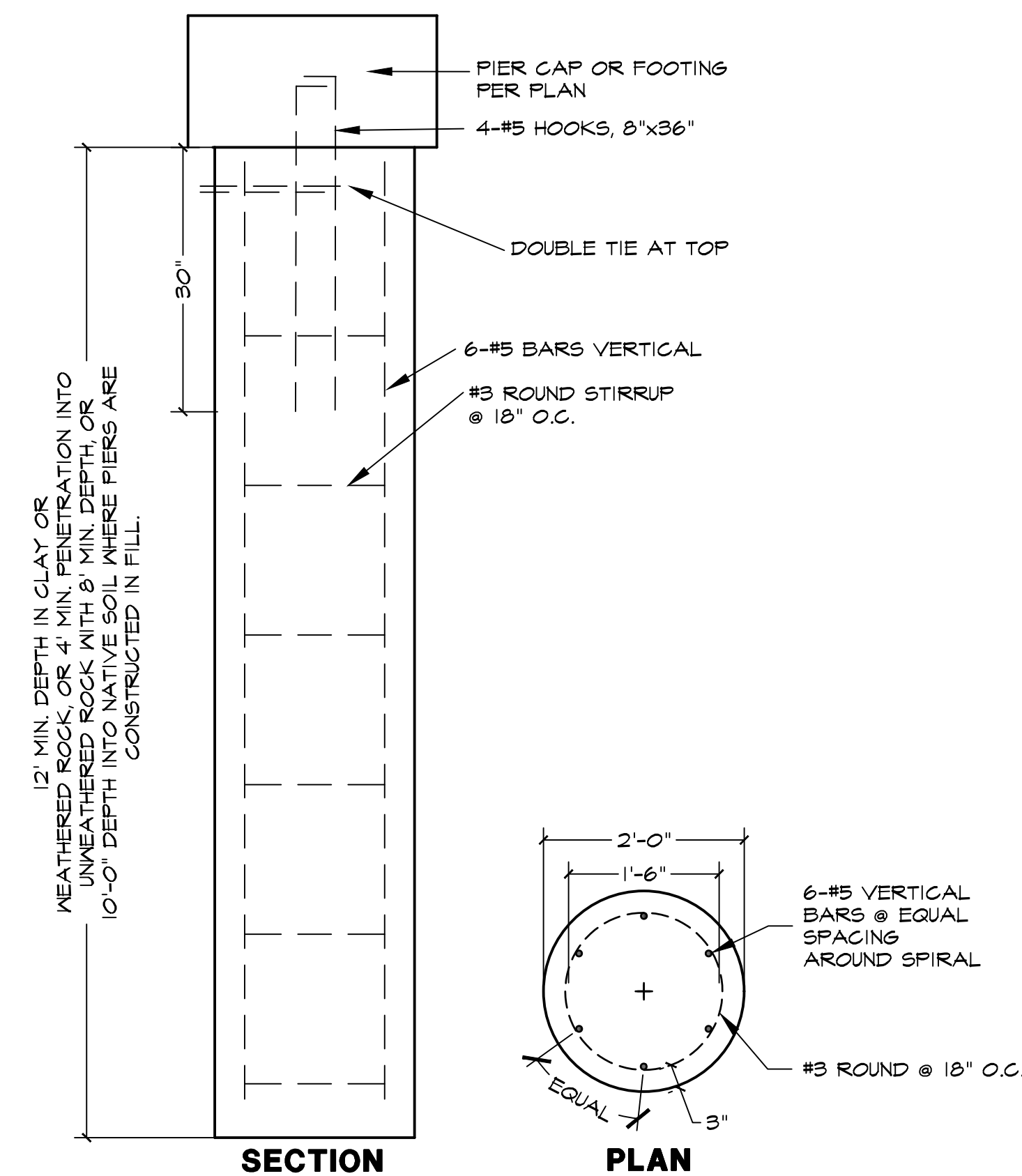
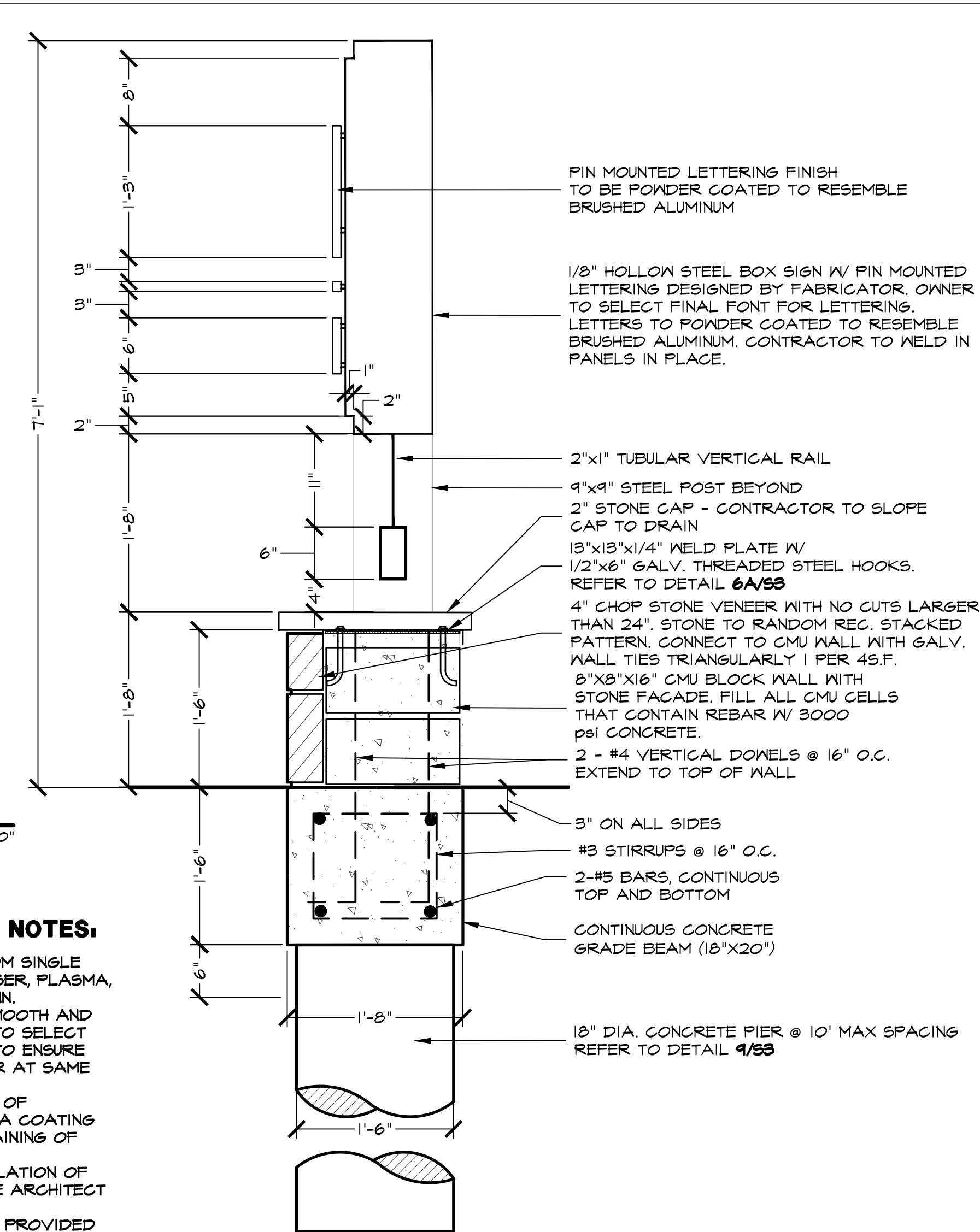
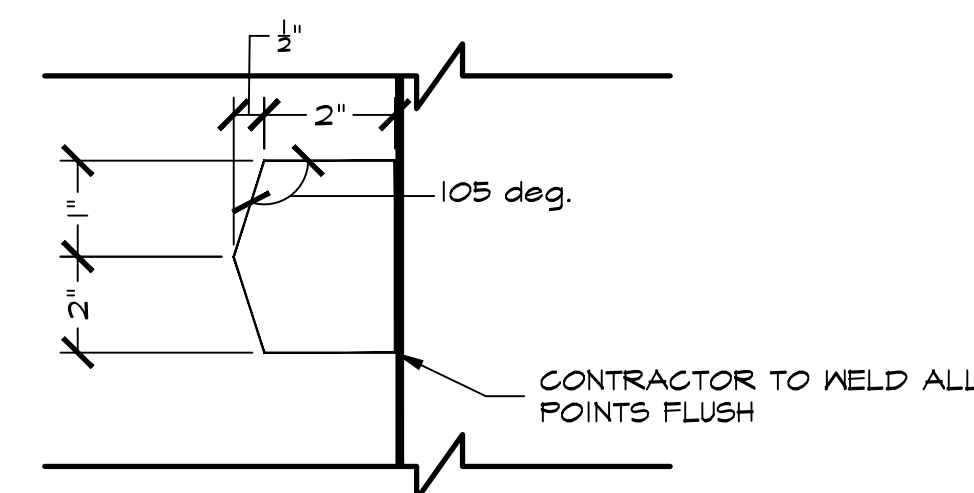
22 STEEL ENTRY FENCE SECTION

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ENTRY PANEL CONSTRUCTION NOTES:

1. STEEL PANELS TO BE FABRICATED FROM SINGLE SHEET OF 3/16" STEEL AND CUT VIA LASER, PLASMA, OR WATER-CUTTER TO DESIGN AS SHOWN.
2. ANY WELDS OR CUTS TO BE GRIND SMOOTH AND REFINISHED TO MATCH. CONTRACTOR TO SELECT WELDING MATERIALS AND TECHNIQUES TO ENSURE THAT FINISHED WELDS LOOK & WEATHER AT SAME RATE.
3. ALL SIGN PANELS TO BE CONSTRUCTED OF WEATHERING STEEL AND FINISHED WITH A COATING TO PREVENT FURTHER RUSTING AND STAINING OF ADJACENT SURFACES.
4. CONTRACTOR TO FIELD VERIFY INSTALLATION OF EACH PANEL PATTERN WITH LANDSCAPE ARCHITECT PRIOR TO FINAL ATTACHMENT.
5. AUTOCAD FILES OF EACH PANEL TO BE PROVIDED BY LANDSCAPE ARCHITECT FOR FABRICATION UPON REQUEST.



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

Submital 11-19-2021

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

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Exhibit "B"
DEVELOPMENT STANDARDS

Planned Development District No. 187 (PD-187)
Townlake, Phases Five & Six

The development on the property comprising approximately 107.262 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-187 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Development of Townlake, Phase Five & Six, comprising approximately 107.262 acres and consisting of single family detached and open space lots as shown on the approved Concept Plan, Exhibit "C", shall comply with all regulations contained in the Town's Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;
 - c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Local utility line;
 - f. Model home;
 - g. Off-street parking, accessory;
 - h. Swimming pool, private, subject to section 98-996;
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-187, except as listed below.
 - a. Accessory Dwelling, subject to section 98-983;
3. Temporary Uses. Only the following temporary uses may be permitted in PD-187 uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
 - b. Building material yard and construction office;
 - c. Field office, temporary;

B. RESIDENTIAL DIMENSIONAL REGULATIONS**1. Planned Development District No. 187 Residential Lot Standards are as follows:****Minimum dimensions.**

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

Maximum dimensions.

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

C. RESIDENTIAL LOT REQUIREMENTS

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

1. The maximum density shall be no more than 1 dwelling unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density).
2. There shall be a maximum of 67 residential lots as depicted on the attached Zoning Conceptual Plan.

D. SUPPLEMENTAL STANDARDS

1. As a Cluster Development, PD-187 shall have a minimum of 50% of the gross land area (excludes right-of-way dedication for Scenic Road and Walshingham Drive) preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" as "Conservation Areas" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. All designated open space areas shall be conserved in a

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

- a. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - b. Be recorded in the deed records of Denton County Texas as a restriction running with the land prior to the submittal of the first record plat within the development.
 - c. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (ZPD21-0011) and identified as Attachment B3 of the agenda item.
2. As outlined in Exhibit "E" within PD-187, the conserved areas and approved Open Space Management Plan for the cluster development shall be maintained by the Homeowner's Association (HOA), or qualified land trust or similar entity. The established HOA shall provide an open space management and maintenance report annually following subdivision acceptance to the Town's Environmental Conservation Commission and Environmental Services Department.
 3. All landscaping, trails and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.
 4. A wrought iron or tubular steel fence shall be required where a residential lot abuts an open space/conservation easement area and shall be installed by the homebuilder at the time the residential structure is being built.
 5. All amenity ponds shall have aeration by recirculating pumps or by fountains.

E. EXCEPTIONS

1. Topographical Slope Exception: An exception to Section 98-147, Topographical Slope Protection is granted; however, the developer shall provide drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography with subsequent record plat applications. In addition, the developer shall conform with the following requirements with subsequent record plat applications:
 - a. The identification of those specific Best Management Practices ("BMPs") that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the Town's Engineering Design and Construction Standards.
 - b. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four foot (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet (8') in height are prohibited except on a showing that the property owner will suffer undue hardship in the development of an individual lot in the absence of such an eight foot (8') tall retaining wall.

OPEN SPACE MANAGEMENT PLAN

Townlake, Ph. 5 & 6

Maintenance of Common Areas:

Townlake Ph. 5 & 6 is comprised of 107.262 Acres total. Approximately 2.786 acres will be dedicated a right-of-way for Scenic Road and Walsingham Drive which are indicated as required streets per the Town's Thoroughfare Plan. Excluding this right-of-way dedication, the total land acreage is 104.476 acres. Approximately 52.257 acres of land has been dedicated as open space which meets the minimum 50% open space dedication requirement.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (H.O.A.) by the Developer. The H.O.A. will be established by the Developer as a Nonprofit Corporation. The Members will be the **Townlake Lot** owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the H.O.A., including the conservation requirements of the Town.

<u>Open Space</u> <u>Lot</u>	<u>Block</u>	<u>Area (SF)</u>	<u>Area</u> <u>(AC)</u>
1X	A	767,145	17.611
1X	B	254,209	5.836
1X	C	184,286	4.231
1X	D	28,522	0.655
1X	E	549,204	12.608
2X	A	473,159	10.862
2X	B	13,698	0.314
2X	E	2,278	0.052
3X	E	3,834	0.088
		<u>2,276,335</u>	<u>52.257</u>

The structure and guidelines for the H.O.A. will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines, and reporting standard for the HOA and/or Land Trust to provide an annual open space management report annually to the Town/EEC.

The maintenance and management of the Common Areas will be the responsibility of the H.O.A. Board of Directors. See Exhibit A on page 5 for map. The Common Areas and their care will be as follows:

1. Entry Open Spaces

1) Entry Features and Open Space

a) Description:

- i) Location: Lot 2X, Block B and a small section of Lot 1X, Block E; both at the north end of Walsingham Drive.
- ii) All Entry Hardscape Monuments, Masonry Columns, and Entry Fence.
- iii) Entry open space area is comprised of approximately 0.223 acres (9,697.15 sf)

- b) Maintenance:
 - i) Service and repairs of all the above items.
- c) Uses:
 - i) Locations for the major entrance/exit by the residence and guests.

2. Street Buffer Open Space

- 1) Street Buffer
 - a) Description:
 - i) Location: Areas included are the 50'-0" Landscape buffer along Cross Timbers Road, Scenic Drive, and Walsingham Drive, as well as Block E, lots 2X and 3X
 - ii) Street buffer land shall include a 30'-0" pipeline easement, a 20'-0" H.O.A. Maintenance easement, and a varying width drainage easement.
 - iii) Street buffer area shall include an existing 8'-0" concrete trail, Primary Entry Monuments, Enhanced Landscape, Required Street Trees, and Split Rail Fencing.
 - iv) Street buffer area is comprised of approximately 6.306 acres (274,708.26 SF)
 - b) Maintenance:
 - i) Street buffer open space and amenities will be maintained by the developer initially, then by the H.O.A., as outlined in the dedications and restrictions. Service and repairs of all the items listed above.
 - c) Uses:
 - i) Street buffer will be open to the public to contribute to the aesthetic rural vistas as well as for use of the 8'-0" hike and bike trail located along Cross Timbers Road, Scenic Drive, and Walsingham Drive.

3. Existing Woodland Upland Habitat

- 1) Woodland Upland Habitat
 - a) Description:
 - i) Location: The forested section of Lot 1X, Block A; The forested section of Lot 1X, Block B; The forested section of Lot 1X, Block E; Lot 1X, Block C; and Lot 2X, Block A.
 - ii) Outcrop of existing Wooded open space with trees covering 20%-100% of the included lots.
 - iii) Majority of the existing Wooded Upland Habitats are comprised of Post Oaks and Cedar Elms.
 - iv) Other mentionable species on site included American Elms, Eastern Red Cedars and Black Jack Oaks.
 - v) Wooded open spaces make up approximately 23.668 Acres (103,1005.26 SF).
 - b) Maintenance:
 - i) This Open Space will remain with all wildlife habitats undisturbed*.
 - ii) Gas well site will be under the supervision of the gas well site owner and act as a buffer.
 - iii) Heavily treed areas will be under the supervision of an ISA certified arborist retained by the Developer and/or the H.O.A.

*To the extent improvements to the existing stock pond located on Lot 1X, Block A are needed or required, improvements will be appropriately permitted and constructed in such a manner minimizing impacts to the existing surrounding habitat and wetlands. The pond maintenance will include a mix of biological, chemical, or mechanical methods as required and directed by a certified fisheries professional.

c) Uses:

- i) In coordination with the Private Meadows Open Space, the Wooded Upland Habitat areas will contribute to buffering the sound of the active gas system adjacent to the residences.
- ii) The approved and finalized areas of the gas well easement shall be open to the homeowners and their guests to enjoy these areas for hiking, wildlife observations, and passive recreation.

4. Private Open Space Eco-Fringe**1) Private Open Space Eco-Fringe**

a) Description:

- i) Location: Eco-Fringe is considered within 10 foot off of a residential lot property line or trail system and within 20 foot of a Private Meadow, Entry Open Space or Street Buffer Open Space.
- ii) Private open space eco-fringe areas are comprised of approximately 2.653 acres (115,584.43SF)
- iii) At this time, vines and undergrowth have been left to take over the trees which is causing damage by invading trees and their canopies. The Vines and undergrowth are mainly comprised of poison ivy and greenbrier – other notable vines present on site are Poison Oak, Carolina Snailseed, and Virginia Creeper. All vines should be managed by pruning, cutting or selected herbicides.
- iii) Invasive and non-native brush, vines and undergrowth should be cleared and removed. Mistletoe, oak decline, relative Canker fungus', Dutch elm disease, and powdery mildew may be cleared or dealt with immediately to insure the health of the particular tree or neighboring trees. Developer or H.O.A. should contact the local registered Arborists or Forester to help outline further maintenance schedules for appropriate trees.
- iv) All non-protected trees may be removed to allow appropriate room for native trees, plants, and groundcover – all applicable permits and regulations shall be considered and executed.
- v) Eco-fridge areas may be seeded with shade friendly native grass mixes, wildflower mixes, and/or native vegetation to help establish groundcover and provide erosion control measures in appropriate areas.
- vi) Initial restoration measure may be done by the developer. The conservation restoration measures, and maintenance will be overseen by the H.O.A.
- vii) Heavily treed areas will be under the supervision of an ISA certified arborist, retained by the Developer and/or the H.O.A. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded habitat or native Prairie Habitat.

b) Uses:

- i) In coordination with the Private Meadows Open Space, the Wooded Open Space Eco-Fringe areas will contribute to buffering the sound of the active gas system adjacent to the residences.

5. Bar Ditch Open Space**1) Bar Ditch**

a) Description:

- i) Location: Along streets in open space common areas approximately 17'-0" off of the Right-of-Way. These are areas along native prairie habitat, private meadow open space, and woodland upland habitat, all where these areas run along streets.
- ii) Bar Ditch Open Space is currently comprising of 2.124 acres (92,506.0 SF)
- iii) Bar ditches are to be: (Based on Option 1 or 2 Native Prairie Habitat Maintenance)
 - (1) Option 1) Sodded with Bermuda grass.
 - (2) Option 2) Seeded with native mix, lined with Curlex erosion control blanket

b) Maintenance:

- i) Required mowing as needed per seasonal grass growth, and as outlined by developer and H.O.A. agreements.
- ii) Edged between Bermuda grass or native mix and open space meadows or pastures should be maintained by a constant mowed 'natural' edge or shoveled edge.
- iii) Supervision and maintenance of culverts or other natural drainage structures.
- iv) To be maintained and cared for by the H.O.A.

c) Uses:

- i) Pedestrian access throughout the open spaces for the residents and guests
- ii) Drainage and utilities

6. Native Prairie Habitat

1) Native Prairie Habitat

a) Description:

- i) Location: Open prairie (Lacking Trees) sections of Lot 1X, Block A and B; Lot 1X, Block D; and the southern section of Lot 1X, Block E which includes Native Prairie Habitat.
- ii) These meadows presently have primarily coastal Bermuda grass.
- iii) Native Prairie Habitat areas comprise approximately 17.283 Acres (752,833.9 SF)

b) Maintenance:

- i) Option 1: Keep as Bermuda for low maintenance open space.
- ii) Option 2: Control burn to remove the current Bermuda. Then addition of native mix groundcover like buffalo grass, other native grasses, native wildflowers, and other approved seed mixes shall be seeded seasonally.
- iii) The developer and H.O.A. to create a schedule to coincide with appropriate seasonal timing. Developer and H.O.A. to seek consultant supervision and information over appropriate seeding measures and specifications.

c) Uses:

- i) The rural pastoral open space vistas will be significant and the homeowners and their guests may enjoy these areas for picnics, parties and passive recreation.
- ii) Interpretive signage is recommended for native plants along trails for education and interest.

Exhibit A

