

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

03/28/2022

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

(IMMEDIATELY FOLLOWING THE 6:00PM SMARTGROWTH COMMISSION MEETING)

.....
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 *(following the SMARTGrowth Commission Meeting)*

B. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form, which is located in the lobby of Town 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.

C. 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).

D. DIRECTOR'S REPORT

1. Web Resources

E. 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 February 28, 2022: Consider approval of the minutes of the February 28, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D: Consider a request for a Replat (RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D) to enlarge two existing single-family residential lots. The property is generally located north and west of Nan Lane and Alberta Lane.

3. RC21-0004 – Windhaven Senior Living: Consider a request for a Record Plat (RC21-0004 – Windhaven Senior Living) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

F. 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.

4. SUP21-0008 – River Walk Retail Phase II: Public Hearing to consider an ordinance granting Specific Use Permit No. 474 (SUP21-0008– River Walk Retail Phase II) to permit a fast food restaurant with a drive-through window. The property is generally located south of Promenade Way and east of Long Prairie Road.
5. RP22-0002 – Trimble Addition Lot 1 & 2, Block A: Public Hearing to consider a request for a Replat (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) to create two residential lots with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located east of High Road and south of Arabian Circle.
6. SUP21-0011 – 3800 High Road Accessory Dwelling: Public Hearing to consider an ordinance granting a Specific Use Permit No. 476 (SUP21-0011– 3800 High Road Accessory Dwelling) to permit an accessory dwelling. The property is generally located east of High Road and south of Arabian Circle.
7. SUP21-0012 – Ivybrook Academy – Prairie Plaza Building 6: Public Hearing to consider an ordinance granting Specific Use Permit No. 477 (SUP21-0012– Ivybrook Academy – Prairie Plaza Building 6) to permit a day care center use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.
8. ZPD21-0011 – Townlake Phase Five & Six: 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. *(The Planning & Zoning Commission tabled this item by a vote of 6 to 0 at its February 14, 2022, meeting.)*

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.

G. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Presentation and discussion on the Town's CTCDD Cluster Development Survey.

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: March 24, 2022, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: March 28, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 28, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 28, 2022.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF FEBRUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:36 PM

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

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

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

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:36 P.M.

Administrative Note: Chair Ruthrauff changed the order of the original posted Agenda and moved Public Comment after the Director's Report and Future Agenda Items.

B. DIRECTOR'S REPORT

1. Coordination of Calendars

C. FUTURE AGENDA ITEMS

1. None

D. PUBLIC COMMENT

Regarding Cross Timbers Business Park:

Heidi Schultz-Berns; 6612 Dolan Falls; in opposition
Carolyn Glover; 6209 Savannah Oak Trail; in opposition
Eric Jensen; 6209 Savannah Oak Trail; in opposition
Clarence Davis; 6379 Prairie Brush Trail; in opposition
Kay Davis; 6379 Prairie Brush Trail; in opposition
Wesley Parton; 10833 Pedernales Falls Drive; in opposition
John Leonard; 11500 Antler Ridge Way; in opposition
Scott Morgan; 6409 Whiskerbrush Road; in opposition
Shawnette Gauer; 6921 Brooms Edge Drive; in opposition
Larry Mathis; 6336 Savannah Oak Trail; in opposition
Dan Klemetsen; 6925 Basket Flower Road; in opposition
Dave Aestream, address not given; in opposition
Sean Stewart; 5313 Castellano Court; in opposition
Valerie Del Rio; 11700 Bull Creek Drive; in opposition, did not wish to speak
William Del Rio; 11700 Bull Creek Drive; in opposition, did not wish to speak

Regarding Item #4: SP21-0009 – Doctor's Urgent Care

Linda Stevens; 2616 Creekhaven Drive; in opposition
Darrell Stevens; 2616 Creekhaven Drive; in opposition, did not wish to speak

E. CONSENT ITEMS

1. Minutes of February 14, 2022: Consider approval of the minutes of the February 14, 2022, Planning and Zoning Commission Regular Session.
2. RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E: Consider a request for a Replat (RP21-0010 – Lakeside Village Lots 5R1 & 5R2, Block E) to create a mixed-use subdivision. The property is generally located south of Lakeside Village Parkway and east of Sunset Boulevard.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

F. NON-DISCRETIONARY ITEMS

3. Consider a request for a Site Plan (SP21-0017 – Wild Fork Foods) to redevelop and add an extension to an existing retail building. The property is generally located south of Dixon Lane and east of Long Prairie Road.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Josh Gardner, First Hartford; present for questions, no presentation
Walt McMennamy, Wild Fork Foods; present for questions, no presentation

Commission Deliberation

Vice-Chair Cox moved to approve SP21-0017 – Wild Fork Foods. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission convened into closed session at 7:25 p.m.

At 7:42 p.m., the Planning and Zoning Commission reconvened into regular session.

G. REGULAR ITEMS

- 4. Consider a Site Plan (SP21-0009 – Doctor's Urgent Care) to develop a medical office, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, a partial exception to Section 82-302, Compatibility buffer of the Code of Ordinances and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Joshua Storment, BAS Property, LLC; present for questions, no presentation
Al Wischkowsky, RC3D, Inc.; present for questions, no presentation

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SP21-0009 – Doctor's Urgent Care, without the compatibility buffer exception and with the requirement that updated plans showing the compatibility buffer wall be submitted. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 5. Public Hearing to consider an ordinance amending the zoning (ZPD21-0012 – Windhaven Assisted Living PD Amendment) to amend Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain waivers, exceptions and modifications to the Code of Ordinance. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Goldstein, DW Gold Construction, Inc.; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to recommend approval of ZPD21-0012 – Windhaven Senior Living PD Amendment. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 6. Public Hearing to consider an ordinance amending the zoning (Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R) from Planned Development-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Single Family District-15 (SF-15) uses. The property is generally located north and west of Nan Lane and Alberta Lane.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Goldstein, DW Gold Construction, Inc.; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

- 7. Public Hearing to consider an ordinance amending the zoning (Z21-0009 – Flower Mound Ranch Prairie Vista) from Interim Holding (IH) uses to Single Family Estate (SF-E) uses. The property is generally located north of Cross Timbers Road and east of U.S. Hwy. 377.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Applicant Presentation

Misty Ventura, Shupe Ventura, PLLC; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Questions of Informational Nature or Concerns

Sean Stewart, 5313 Castellano Court

Commission Deliberation

Commissioner Wells moved to recommend approval of Z21-0009 – Flower Mound Ranch Prairie Vista. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

8. **Public Hearing to consider an ordinance for rezoning (MU21-0003 – Lakeside Village) to amend Mixed Use District-1 (MU-1) to amend certain development standards related to Character Zone Standards, Open Space Standards, Parking Standards, Architectural and Building Standards, and Signage Standards in the Lakeside Village Development Code. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Rebecca Everitt, Realty Capital

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of MU21-0003 – Lakeside Village. Vice-Chair Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to recommend approval passed by a vote of 6 to 0.

H. **ADJOURNMENT – REGULAR SESSION: 9:33 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: March 28, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Replat (RP21-0009 – Flower Mound Woods Lots 3R1 & 4R1, Block D) to enlarge two existing single-family residential lots. The property is generally located north and west of Nan Lane and Alberta Lane.**

I. ITEM SUMMARY

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

The project has a companion application, Record Plat (RC21-0004), for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission (P&Z).

II. APPLICATION ANALYSIS

The purpose of this application is to increase the size of the two subject residential lots by approximately 3,537 square feet. A 13-foot-wide strip of land is being added to these lots from the property to the north.

On March 7, 2022, the Town Council approved an ordinance amending the zoning for the above referenced 3,537 square feet (Z22-0001 – Flower Mound Woods Block D, Lots 3R & 4R) from Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility to Single Family District-15 (SF-15) uses. The subject lots are now appropriately zoned for Single Family District-15 (SF-15) uses in their entirety.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

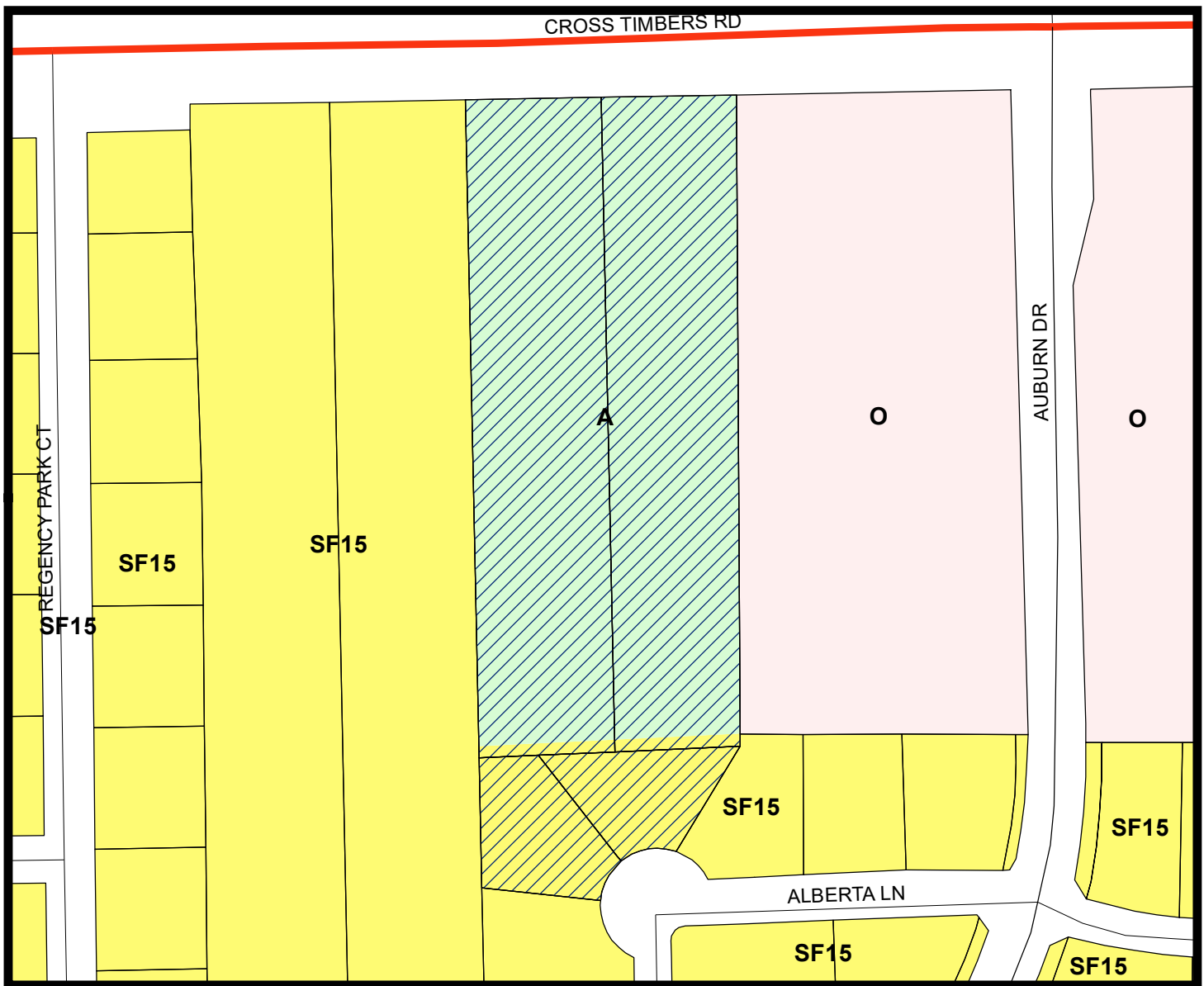
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP21-0009



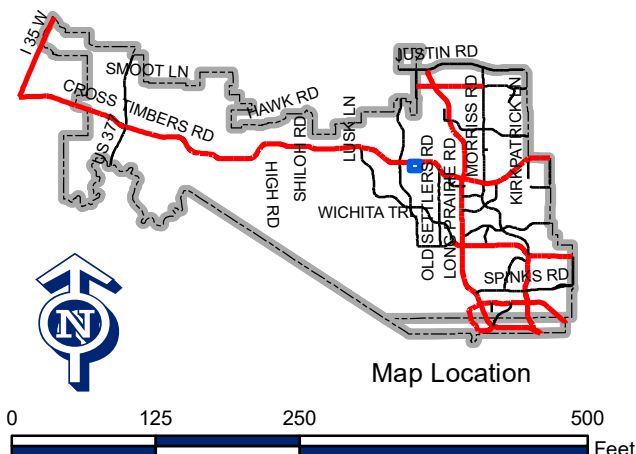
LEGEND

 Agriculture
  Office
  Single Family 15

 — Subject Property

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.





March 21, 2022

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

RE: Letter of Intent for 3801 Cross Timbers Road – Assisted Living Development

To whom it may concern:

Bowman Consulting is submitting replat for the lots 3R1 and 4R1, Block D of the Flower Mound Woods Subdivision (Property ID# 339763 & 339764 Respectively).

The intent for this replat is for both lots 3R1 and 4R1, Block D of the Flower Mound Woods Subdivision to obtain approximately 13' of extended lot depth from the neighboring northern property being developed per the agreement between all parties. This replat was requested by the owner(s) of 4R1 in order to place a specimen tree on their own property and add an extension of both residences property coverage.

Should you have any questions regarding this submittal, please feel free to give me a call at 254-776-1519 or you can reach me at Clint.Lannen@1519llc.com.

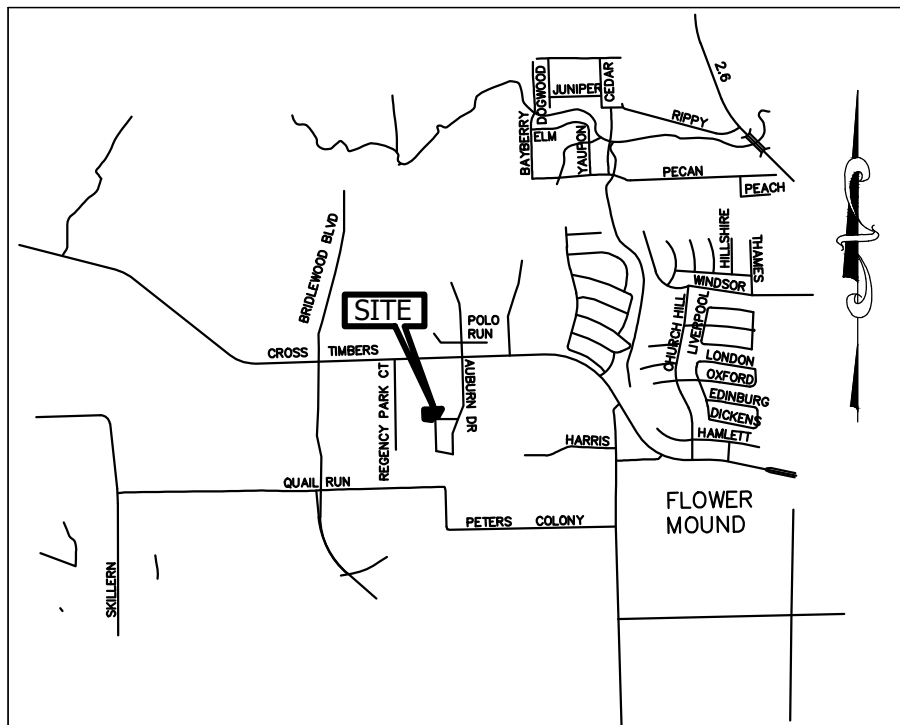
Sincerely,

Bowman Consulting
TBPE Firm Registration No. F-17299

Clint Lannen, P.E.

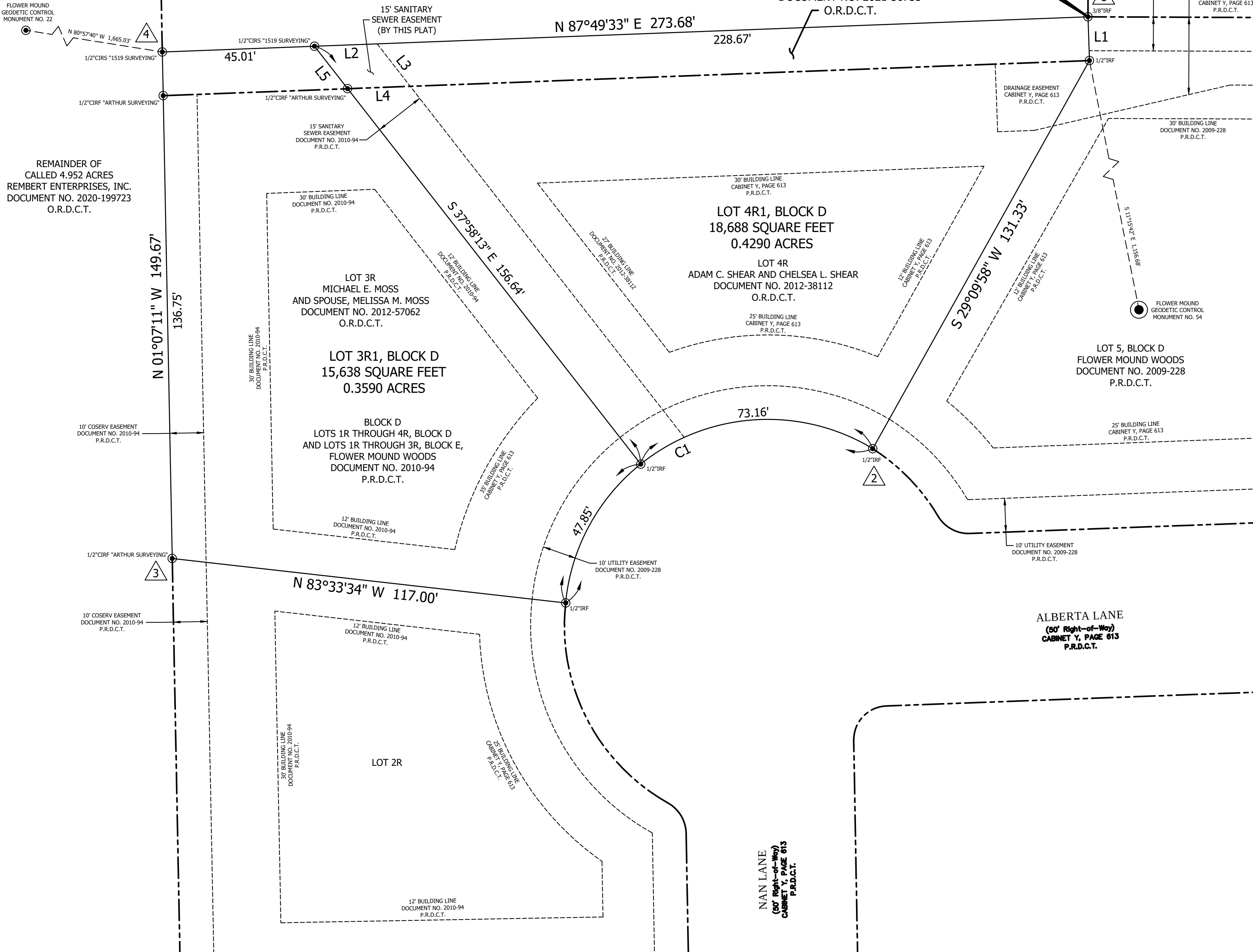
A handwritten signature in blue ink that reads "Clint Lannen".

xc: Project File



VICINITY MAP

(1" = 3,000')

PERRY MALONE SURVEY
ABSTRACT NO. 836REMAINDER OF
CALLED 4.367 ACRES
MONTGOMERY CAPITAL
PARTNERS II, LP
DOCUMENT NO. 2021-36733
O.R.D.C.T.PORTION OF
CALLED 4.367 ACRES
MONTGOMERY CAPITAL
PARTNERS II, LP
DOCUMENT NO. 2021-36733
O.R.D.C.T.POINT OF
BEGINNINGREMAINDER OF 5.2185 ACRES
GARY JOHNSON
DOCUMENT NO. 99-R012887
O.R.D.C.T.

CONTROL MONUMENTS		
NO.	NORTHING	EASTING
1	7,064,052.35	2,401,037.74
2	7,063,924.76	2,400,974.17
3	7,063,892.33	2,400,767.19
4	7,064,041.97	2,400,764.26

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°53'57" E	12.92'
L2	N 87°49'33" E	18.49'
L3	S 37°58'13" E	15.93'
L4	S 87°49'33" W	18.49'
L5	N 37°58'13" W	15.93'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	ARC LENGTH
C1	60.00'	115°33'31"	S 63°20'14" W	101.52'

LEGEND

- Monument Found As Noted
- Lot Line
- Property Line
- Easement Line
- O.R.D.C.T.
- Plat Records of Denton County Texas
- P.R.D.C.T.
- Denton County Texas

OWNER: Montgomery Capital Partners II, LP
ADDRESS: 2500 Dallas Pkwy., Ste. 300, Plano, TX 75093
PHONE: 214-509-5041
CONTACT: Tom MontgomeryOWNER: Michael E. Moss and Melissa M. Moss
ADDRESS: 3817 Nan Ln., Flower Mound, TX 75022
PHONE: 214-477-4849OWNER: Adam C. Shear and Chelsea L. Shear
ADDRESS: 3712 Alberta Ln., Flower Mound, TX 75022
PHONE: 303-476-8785SURVEYOR: 1519 Surveying, LLC
ADDRESS: 1200 W. Magnolia Ave., Suite 300, Fort Worth, TX 76104
PHONE: 214-848-8386
CONTACT: Shaun Piepkorn, RPLS

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Shaun Marvin Piepkorn, do hereby attest that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Dated this _____ day of _____, 2022

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.Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 64392
TBPELS Firm No. 10120600Owner's Certificate and Legal Description
State of Texas

County of Denton

Whereas, Montgomery Capital Partners II, LP, acting by and through the undersigned, is the sole owner of a tract of land located in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Document Number 2021-36733 of the Official Records of Denton County, Texas.

Whereas, Adam C. Shear and Chelsea L. Shear are the sole owners of a tract of land located in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Document Number 2012-37062 of the Official Records of Denton County, Texas.

And whereas, Michael E. Moss and spouse, Melissa M. Moss are the sole owners of a tract of land located in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Document Number 2012-38112 of the Official Records of Denton County, Texas.

Being a 0.7880 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being all of Lot 3R, Block D of Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas recorded in Document No. 2010-94 of the Plat Records of Denton County, Texas, said Lot 3R being described in the deed to Michael E. Moss and spouse, Melissa M. Moss recorded in Document No. 2012-37062 of the Official Records of Denton County, Texas, being all of Lot 4R of said Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods, said Lot 4R being described in the deed to Adam C. Shear and Chelsea L. Shear recorded in Document No. 2012-38112 of said Official Records of Denton County, Texas, and also being a portion of a called 4.367 acre tract of land described in the deed to Montgomery Capital Partners II, LP recorded in Document No. 2021-36733 of said Official Records of Denton County, Texas, 0.7880 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for the common southwest corner of a called 5.2185 acre tract of land described in the deed to Gary Johnson recorded in Document No. 99-R012887 of said Official Records of Denton County, Texas and northwest corner of Lot 5, Block D of Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas recorded in Document No. 2009-228 of said Plat Records of Denton County, Texas, said 3/8 inch iron rod also being in the east line of said 4.367 acre tract of land;

THENCE South 01 degree 53 minutes 57 seconds East, with the common east line of said 4.367 acre tract of land and west line of said Lot 5, a distance of 12.92 feet to a 1/2 inch iron rod found for the common southeast corner of said 4.367 acre tract of land, northeast corner of said Lot 4R, and a reentrant corner of said Lot 5;

THENCE South 29 degrees 09 minutes 58 seconds West, with the common southeasterly line of said Lot 4R and northwesterly line of said Lot 5, a distance of 131.33 feet to a 1/2 inch iron rod found for the common southeast corner of said Lot 4R and most westerly southwest corner of said Lot 5, said 1/2 inch iron rod also being in the north right-of-way line of Alberta Lane (50' right-of-way), said 1/2 inch iron rod also being the beginning of a non-tangent curve to the left having a radius of 60.00 feet, a central angle of 115 degrees 33 minutes 31 seconds, and a chord that bears South 63 degrees 20 minutes 14 seconds West, a chord length of 101.52 feet;

THENCE Southwesterly, with the common south line of said Lot 4R and north right-of-way line of said Alberta Lane, passing at a distance of 73.16 feet, a 1/2 inch iron rod found for the common southeast corner of said Lot 4R and most easterly southeast corner of said Lot 3R, said 1/2 inch iron rod also being the intersection of the north right-of-way line of said Alberta Lane with the west right-of-way line of Nan Lane (50' right-of-way), in all, an arc length of 121.01 feet to a 1/2 inch iron rod found for the common most southerly southeast corner of said Lot 3R and northeast corner of Lot 2R of said Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods;

THENCE North 83 degrees 33 minutes 34 seconds West, with the common southwesterly line of said Lot 3R and northeasterly line of said Lot 2R, a distance of 117.00 feet to a 1/2 inch iron rod with cap stamped "Arthur Surveying" found for the common southwest corner of said Lot 3R and northwest corner of said Lot 2R, said 1/2 inch iron rod with cap stamped "Arthur Surveying" also being in the east line of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Denton County, Texas;

THENCE North 01 degree 07 minutes 11 seconds West, with the common west line of said Lot 3R and east line of said 4.952 acre tract of land, passing at a distance of 136.75 feet, a 1/2 inch iron rod with cap stamped "Arthur Surveying" found for the common northwest corner of said Lot 3R and southwest corner of said 4.952 acre tract of land, in all, a distance of 149.67 feet to a 1/2 inch iron rod with cap stamped "1519 Surveying" set for corner;

THENCE North 87 degrees 49 minutes 33 seconds East, over and across said 4.367 acre tract of land, a distance of 273.68 feet to the POINT OF BEGINNING and containing 34,326 square feet or 0.7880 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD 83), North Central Zone 1429B.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Montgomery Capital Partners II, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Windhaven Senior Living Addition, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the normal use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this _____ day of _____, 2022

Tom Montgomery
President
Montgomery Capital Partners II, LPSTATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Tom Montgomery of Montgomery Capital Partners II, LP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Michael E. Moss and spouse Melissa M. Moss, do hereby adopt this plat designating herein above described property as Lot 3R1 and 4R1, Block D, Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the normal use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this _____ day of _____, 2022

Michael E. Moss
Melissa M. MossSTATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Michael E. Moss and Melissa M. Moss known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Adam C. Shear and Chelsea L. Shear, do hereby adopt this plat designating herein above described property as Lot 3R1 and 4R1, designated herein as Lot 3R1 and 4R1, Block D, Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, and rights-of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire line easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the normal use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this _____ day of _____, 2022

Adam C. Shear
Chelsea L. ShearSTATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Adam C. Shear and Chelsea L. Shear known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2022.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSIONBrad Ruthrauff, Chairman
Planning and Zoning CommissionLexin Murphy, Director of Planning Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

REPLAT

A Record Plat of Lots 3R1 and 4R1, Block D, Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas, being a replat of Lots 3R and 4R, Block D, Flower Mound Woods, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat recorded in Document No. 2010-94, of the Plat Records of Denton County, Texas



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

CONSENT ITEM

DATE: March 28, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Record Plat (RC21-0004 – Windhaven Senior Living) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Replat (RP21-0009), for consideration on the same agenda.

This application will require final action by the Planning and Zoning Commission (P&Z).

II. APPLICATION ANALYSIS

The purpose of this application is to create one buildable non-residential lot to facilitate the construction of a nursing or congregate care facility. All necessary access and utility easements are being provided.

On March 7, 2022, the Town Council approved an ordinance amending the zoning on the subject property (ZPD21-0012 - Windhaven Assisted Living PD Amendment) to modify Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain waivers, exceptions and modifications to the Code of Ordinances. The approved conceptual site plan provides for four one-story buildings designed to accommodate 64 assisted living units (16 units per building). Additionally, a 1,234 square foot office is sited within the northeast quadrant of the property. A site plan for the subject development will be brought forward for P&Z consideration in the near future.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

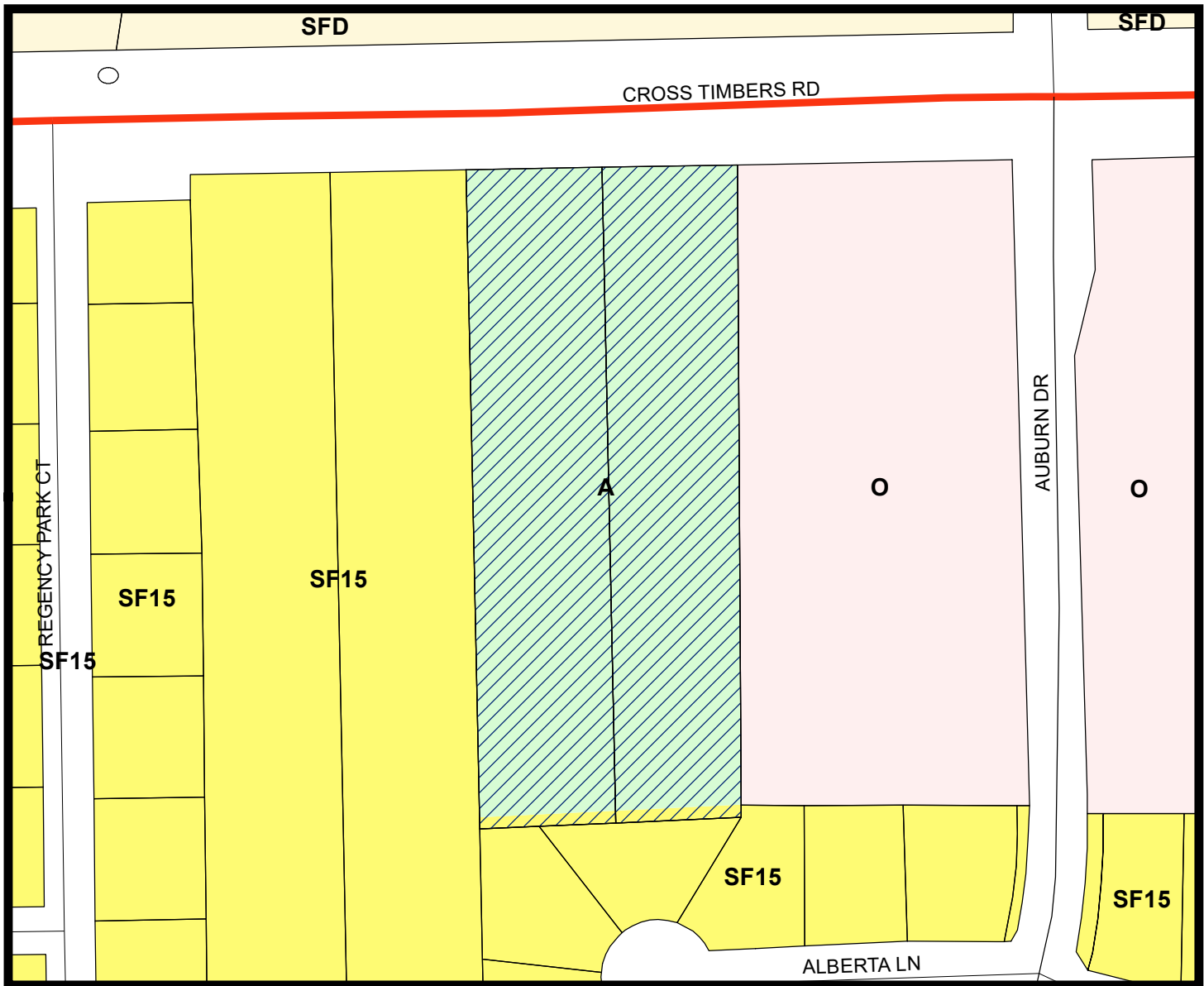
B. Application Details

1. Record Plat Package

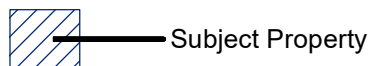


Vicinity Map

Reference Project: RC21-0004

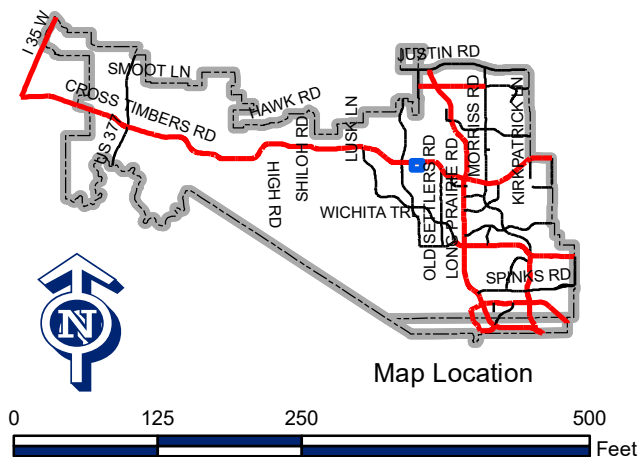


LEGEND



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.





March 21, 2022

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

RE: Letter of Intent for 3801 Cross Timbers Road – Assisted Living Development

To whom it may concern:

Bowman Consulting is submitting the Record Plat for Lot 1, Block 1 Windhaven Senior Living Addition.

The intent for this Record plat is for the development of the Windhaven Senior Living assisted living management company. This plat will identify all locations of new and old property corners, as well as R.O.W. dedications and locations of easements necessary for the development of the aforementioned company.

Should you have any questions regarding this submittal, please feel free to give me a call at 254-776-1519 or you can reach me at Clint.Lannen@1519llc.com.

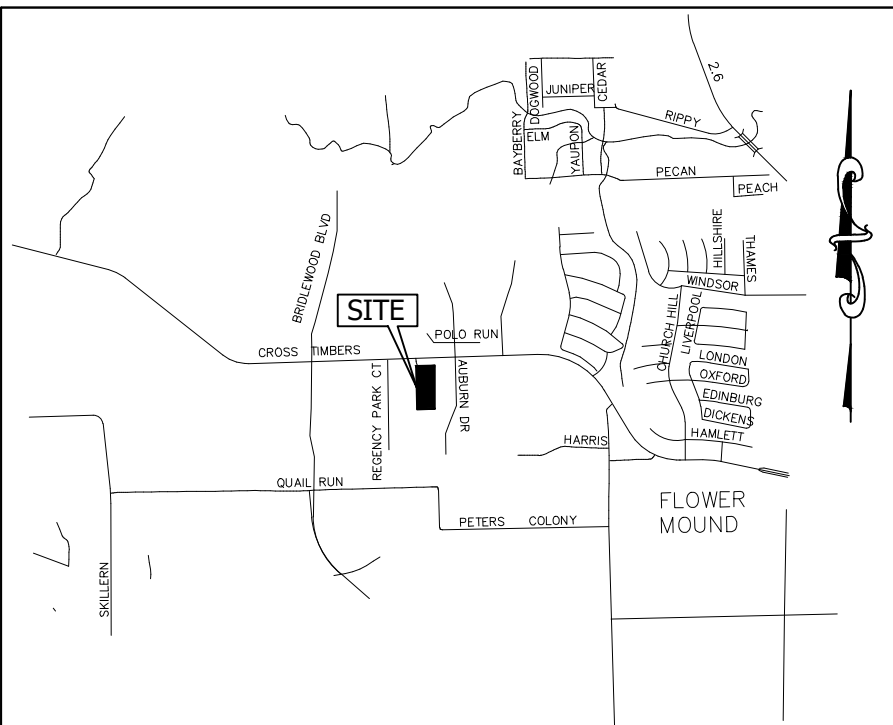
Sincerely,

Bowman Consulting
TBPE Firm Registration No. F-17299

Clint Lannen, P.E.

A handwritten signature in blue ink that reads "Clint Lannen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

xc: Project File



VICINITY MAP
(1" = 3,000')

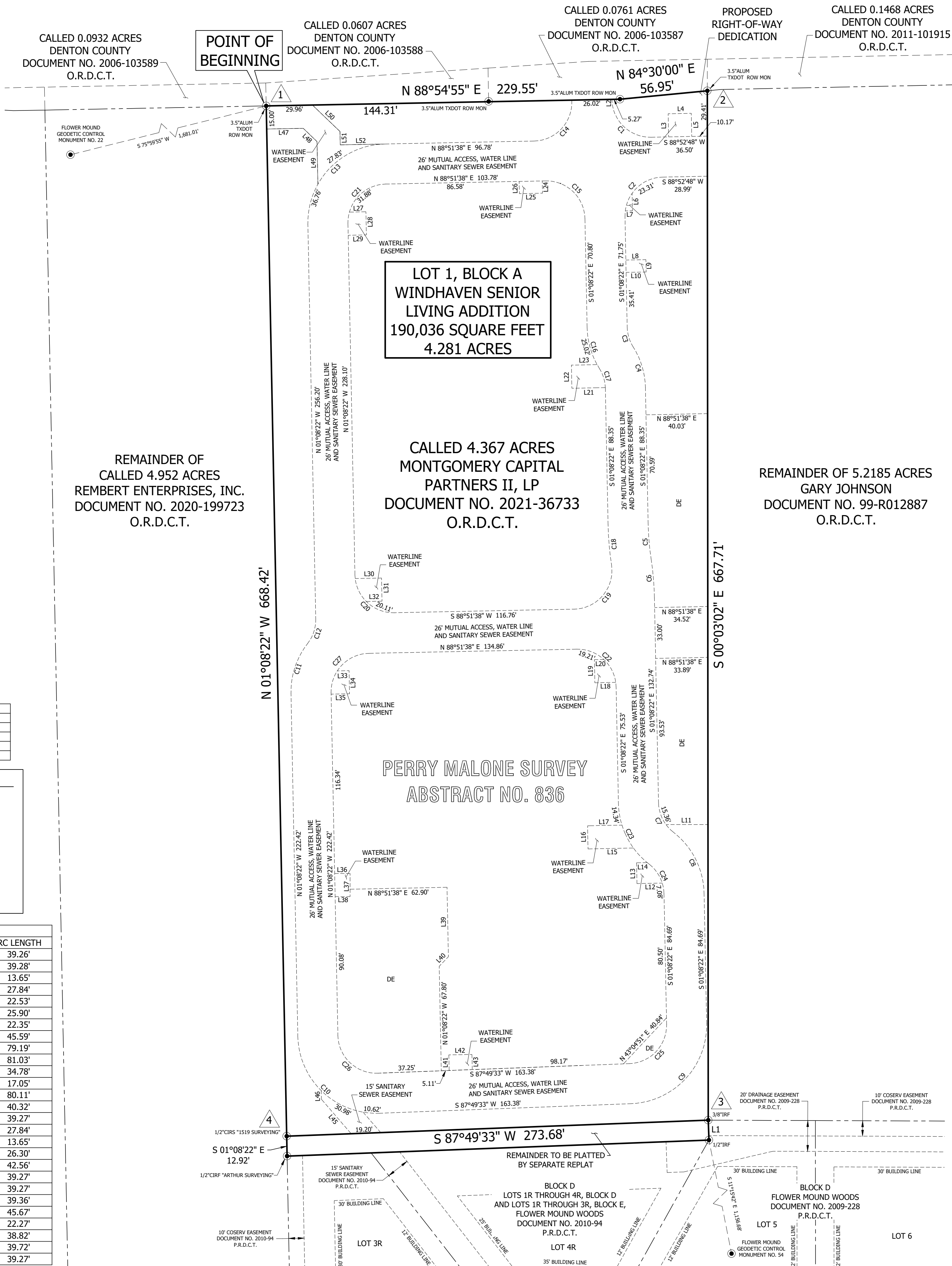
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°53'57" E	12.92'
L2	S 01°08'22" E	0.07'
L3	N 01°07'12" W	15.00'
L4	N 88°52'48" E	15.00'
L5	S 01°07'12" E	15.00'
L6	S 01°08'18" E	11.36'
L7	S 88°51'42" W	4.68'
L8	N 88°51'38" E	13.00'
L9	S 01°08'22" E	8.00'
L10	S 88°51'38" W	13.00'
L11	N 89°56'58" E	27.26'
L12	S 88°51'38" W	16.41'
L13	N 01°08'22" W	13.49'
L14	N 88°51'38" E	6.88'
L15	S 88°51'38" W	29.45'
L16	N 01°08'22" W	15.00'
L17	N 88°51'38" E	22.31'
L18	S 88°51'38" W	13.56'
L19	N 01°08'22" W	15.00'
L20	N 88°51'38" E	6.11'
L21	S 88°51'38" W	21.70'
L22	N 01°08'22" W	15.00'
L23	N 88°51'38" E	16.68'
L24	S 01°08'22" E	7.93'
L25	S 88°51'38" W	15.00'
L26	N 01°08'22" W	7.93'
L27	N 88°51'38" E	10.74'
L28	S 01°08'22" E	15.00'
L29	S 88°51'38" W	11.82'
L30	N 88°51'38" E	17.11'
L31	S 01°08'22" E	15.00'
L32	S 88°51'38" W	10.23'
L33	N 88°51'38" E	7.66'
L34	S 01°08'22" E	15.00'
L35	S 88°51'38" W	11.95'
L36	EAST	10.00'
L37	SOUTH	15.00'
L38	WEST	9.70'
L39	S 01°08'22" E	45.04'
L40	S 43°51'38" W	8.61'
L41	N 01°08'22" W	10.11'
L42	N 88°51'38" E	15.00'
L43	S 01°08'22" E	9.84'
L44	S 40°48'23" E	17.52'
L45	N 40°48'23" W	29.52'
L46	N 01°08'22" W	5.57'
L47	N 88°54'55" E	23.76'
L48	S 46°06'44" E	12.40'
L49	S 01°08'22" E	27.66'
L50	S 46°06'44" E	24.81'
L51	S 01°08'22" E	8.65'
L52	N 88°51'38" E	29.00'

CONTROL MONUMENTS		
NO.	NORTHING	EASTING
▲	7,064,710.26	2,400,750.96
▲	7,064,720.06	2,401,037.15
▲	7,064,052.35	2,401,037.74
▲	7,064,041.97	2,400,764.26

LEGEND	
●	Monument (As Noted)
---	Lot Line
---	Property Line
---	Easement Line
O.R.D.C.T.	Official Records of Denton County Texas
P.R.D.C.T.	Plat Records of Denton County Texas
DE	Drainage Easement

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	89°58'49"	S 46°07'47" E	35.35'	39.26'
C2	25.00'	90°01'11"	S 43°52'13" W	35.36'	39.28'
C3	25.00'	31°16'28"	S 16°46'34" E	13.48'	13.65'
C4	51.00'	31°16'26"	S 16°46'35" E	27.49'	27.84'
C5	174.00'	07°25'06"	S 04°50'55" E	22.51'	22.53'
C6	200.00'	07°25'06"	S 04°50'54" E	25.88'	25.90'
C7	25.00'	51°13'11"	S 26°44'57" E	21.61'	22.35'
C8	51.00'	51°13'11"	S 26°44'58" E	44.09'	45.59'
C9	51.00'	88°57'55"	S 43°20'35" W	71.47'	79.19'
C10	51.00'	91°02'05"	N 46°39'25" W	72.77'	81.03'
C11	51.00'	39°04'32"	N 18°23'54" E	34.11'	34.78'
C12	25.00'	39°04'33"	N 18°23'53" E	16.72'	17.05'
C13	51.00'	90°00'02"	N 43°51'37" E	72.13'	80.11'
C14	25.00'	92°23'48"	N 42°39'45" E	36.09'	40.32'
C15	25.00'	90°00'01"	S 46°08'23" E	35.36'	39.27'
C16	51.00'	31°16'26"	S 16°46'35" E	27.49'	27.84'
C17	25.00'	31°16'26"	S 16°46'35" E	13.48'	13.65'
C18	200.00'	07°32'00"	S 04°54'22" E	26.28'	26.30'
C19	25.00'	97°32'00"	S 40°05'38" W	37.60'	42.56'
C20	25.00'	90°00'00"	N 46°08'22" W	35.36'	39.27'
C21	25.00'	90°00'09"	N 43°51'33" E	35.36'	39.27'
C22	25.00'	90°12'14"	S 46°14'29" E	35.42'	39.36'
C23	51.00'	51°18'19"	S 26°47'32" E	44.16'	45.67'
C24	25.00'	51°02'39"	S 26°39'42" E	21.54'	22.27'
C25	25.00'	88°57'55"	S 43°20'35" W	35.03'	38.82'
C26	25.00'	91°02'05"	N 46°39'25" W	35.67'	39.72'
C27	25.00'	90°00'00"	N 43°51'38" E	35.36'	39.27'

FM 1171 (Cross Timbers Road) (Variable Width Right-of-Way)



State of Texas
County of Denton

Whereas, Montgomery Capital Partners II, LP, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, according to the deed recorded under Document Number 2021-36733 of the Official Records of Denton County, Texas, and being more particularly described as follows:

Being a portion of a called 4.363 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of the called 4.367 acre tract of land described in the deed to Montgomery Capital Partners II, LP recorded in Document No. 2021-36733 of the Official Records of Denton County, Texas, said 4.363 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common northwest corner of said 4.363 acre tract of land, southwest corner of a called 0.0607 acre tract of land described in the deed to Denton County recorded in Document No. 2006-103588 of said Official Records of Denton County, Texas, southeast corner of a called 0.0932 acre tract of land described in the deed to Denton County recorded in Document No. 2006-103389 of said Official Records of Denton County, Texas, and northeast corner of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Denton County, Texas, said 3.5 inch aluminum Texas Department of Transportation right-of-way monument also being in the south right-of-way line of FM 1171 (Cross Timbers Road) (a variable width right-of-way);

THENCE North 88 degrees 54 minutes 55 seconds East, with the common north line of said 4.363 acre tract of land, south line of said 0.0607 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), passing at a distance of 144.31 feet, a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common southeast corner of said 0.0607 acre tract of land and southwest corner of a called 0.0761 acre tract of land described in the deed to Denton County, recorded in Document No. 2006-103587 of said Official Records of Denton County, Texas, in all, a distance of 229.55 feet to a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for and angle point in the common north line of said 4.363 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road);

THENCE North 84 degrees 30 minutes 00 seconds East, with the common north line of said 4.363 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), a distance of 56.95 feet to a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common northeast corner of said 4.363 acre tract of land, southeast corner of said 0.0761 acre tract of land, and southwest corner of a called 0.1468 acre tract of land described in the deed to Denton County, recorded in Document No. 2010-094 of the Plat Records of Denton County, Texas bears South 01 degree 53 minutes 57 seconds East, a distance of 12.92 feet;

THENCE South 00 degrees 03 minutes 02 seconds East, with the common east line of said 4.363 acre tract of land and west line of said 5.2185 acre tract of land, a distance of 667.71 feet to a 3/8 inch iron rod found for the northwest corner of Lot 5, Block D of Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in Document No. 2009-228 of said Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found for the common southeast corner of said 4.363 acre tract of land and northeast corner of Lot 4R, Block D of Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in Document No. 2010-094 of the Plat Records of Denton County, Texas bears South 01 degree 53 minutes 57 seconds East, a distance of 12.92 feet;

THENCE South 87 degrees 49 minutes 33 seconds West, over and across said 4.363 acre tract of land, a distance of 273.68 feet to a 1/2 inch iron rod with cap stamped '1519 SURVEYING' set for corner in the common west line of said 4.363 acre tract of land and east line of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Denton County, Texas, from which a 1/2 inch iron rod with cap stamped 'Arthur Surveying' found for the common southwest corner of said 4.363 acre tract of land and northwest corner of Lot 3R, Block D of said Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods bears South 01 degree 08 minutes 22 seconds East, a distance of 12.92 feet;

THENCE North 01 degree 08 minutes 22 seconds West, with the common west line of said 4.363 acre tract of land and east line of said 4.952 acre tract of land, a distance of 668.42 feet to the POINT OF BEGINNING, and containing 186,499 square feet or 4.281 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD 83), North Central Zone (4202).

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Montgomery Capital Partners II, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as Lot 1, Block A, Windhaven Senior Living Addition, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, 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 being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this ____ day of ____ 2022

Tom Montgomery
President
Montgomery Capital Partners II, LP

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Tom Montgomery of Montgomery Capital Partners II, LP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the ____ day of _____, 2022.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, Shaun Marvin Piepkorn, do hereby attest that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

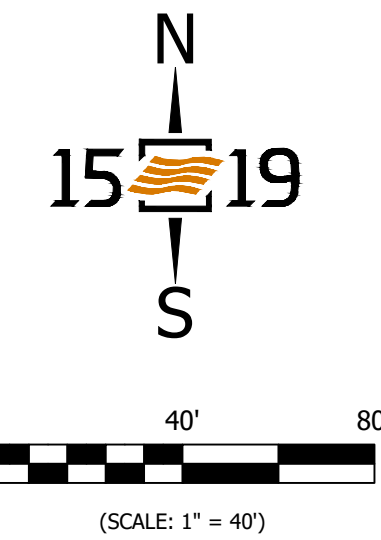
Dated this ____ day of ____ 2022

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.

Shaun Marvin Piepkorn
Registered Professional Land Surveyor
Texas No. 6432
TBPELS Firm No. 10120600

OWNER: Montgomery Capital Partners II, LP
ADDRESS: 2300 Dallas Pkwy., Ste. 300, Plano, TX 75093
PHONE: 214-509-5041
CONTACT: Tom Montgomery
SURVEYOR: Bowman Consulting Group, Ltd.
ADDRESS: 1200 W. Magnolia Ave., Suite 300, Fort Worth, TX 76104
PHONE: 214-484-8386
CONTACT: Shaun Piepkorn, RPLS

A RECORD PLAT OF LOT 1, BLOCK A, WINDHAVEN SENIOR LIVING ADDITION, BEING 4.281 ACRES OF LAND LOCATED IN THE PERRY MALONE SURVEY, ABSTRACT NO. 836, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: March 28, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 474 (SUP21-0008– River Walk Retail Phase II) to permit a fast food restaurant with a drive-through window. The property is generally located south of Promenade Way and east of Long Prairie Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 4474) to permit an approximately 2,250-square-foot restaurant with drive-thru facility to occupy the south end of the proposed 4,078 square-foot multi-tenant retail building to be developed on Lot 1, Block B, of the River Walk Retail Addition. The subject site is approximately 0.855 acres and currently contains some parking spaces that were constructed during River Walk Retail Phase I construction. The River Walk Retail Phase I development consists of retail and office spaces that are located between Promenade Way and Central Park Avenue. The subject site is located within the Town Center subdistrict of The River Walk development, which requires approval of a SUP for a restaurant with drive-thru.

The proposed building requires 37 parking spaces, and the site plan depicts 53 on-site spaces. The River Walk ordinance allows for mixed use parking calculation and off-site parking. The overall parking needed for Phase I and Phase II buildings is 113 per the mixed-use calculation and there are 116 on-site and on-street parking spaces available to meet the parking needs of both buildings.

The proposed drive-through lane indicates the required five car queuing space. If the SUP is approved, a site plan application (SP20-0017) that is currently under review will be brought forward for Planning and Zoning Commission's consideration. As the developer has not identified a specific tenant to occupy the lease space proposed for the fast food restaurant, the developer would like to request SUP approval for the entire building square footage, which would give them the ability to lease it to a single tenant. The ordinance for the SUP will include the following conditions for the restaurant use:

1. The Specific Use Permit encompasses all of 4,078 square-foot River Walk Retail, Phase II building.
2. The hours of operation for the drive-through facility are limited to 5am-9pm, seven days a week.

The building materials and colors comply with The River Walk development standards. The revised development standards adopted on January 15, 2015, included an architectural rendering for the retail buildings south of Central Park Avenue. The proposed building complements the architectural style of the existing Phase I building to the north of Promenade Way. The proposed SUP is in conformance with the approved concept plan and development standards for [The River Walk](#).

Unresolved issue:

The Town's parking and queuing ordinance was updated in 2021 to include an escape/bypass lane requirement for any business that has a drive-thru lane. The purpose of this update was to clarify when a bypass lane is required and its location. The escape lane provides the vehicles with the ability to exit the queuing line up to and before the first point of service (ex: menu board). The proposed layout does not show a bypass lane and any vehicle wanting to exit the lane must wait in line till they reach the end of the drive-thru lane. As the project application pre-dated the adoption of the updated ordinance, the applicant has indicated that they would like to proceed with the site layout as proposed.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0008 had a total of 27 Property Owner Notifications mailed. At the time this report was written, staff had received one phone call expressing concern regarding the drive-thru traffic.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

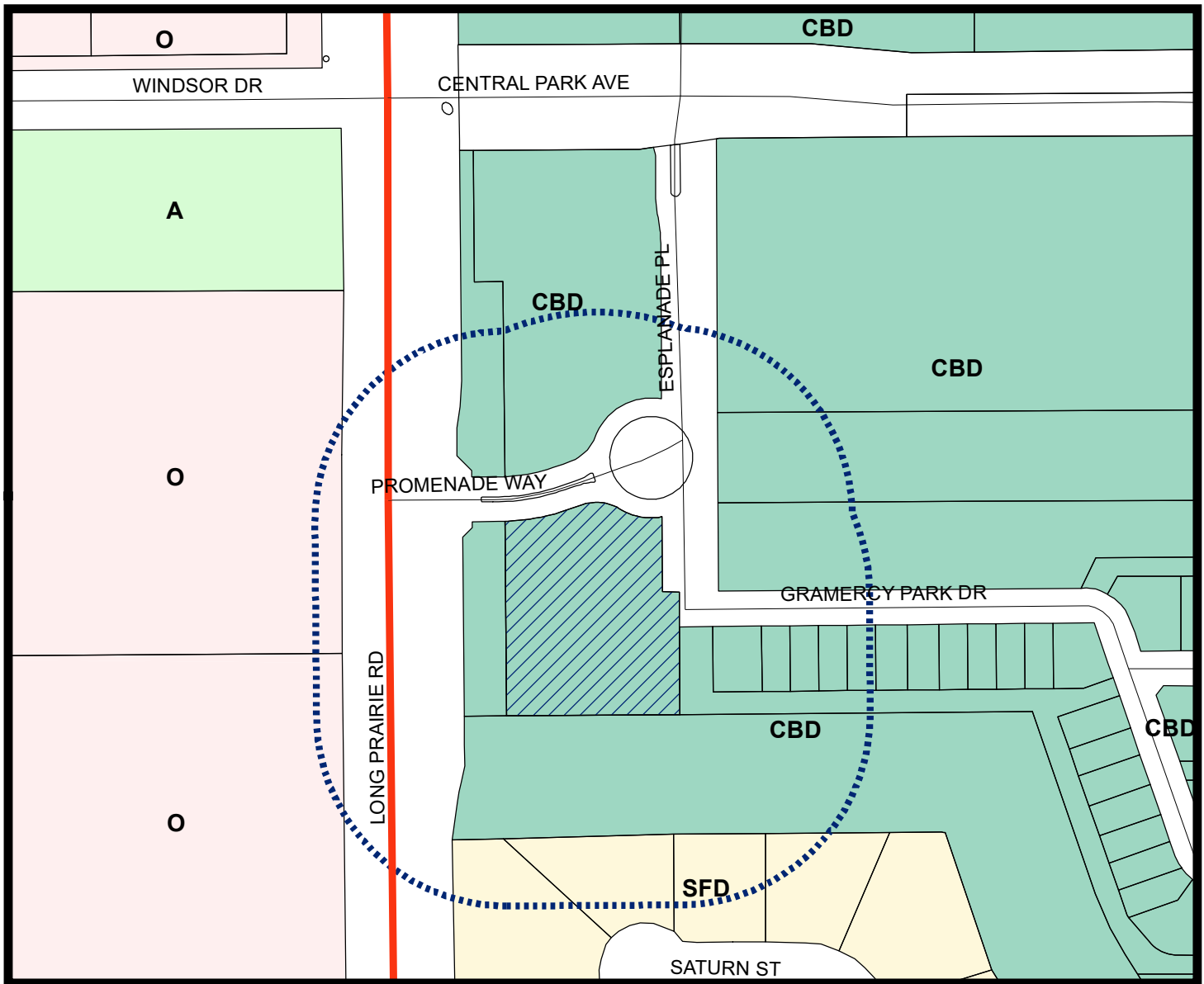
B. Application Details

1. Specific Use Permit Package

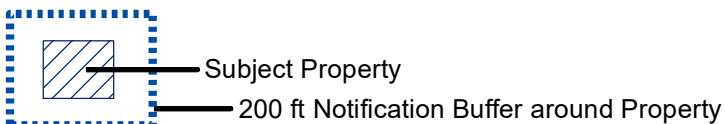


Vicinity Map

Reference Project: SUP21-0008

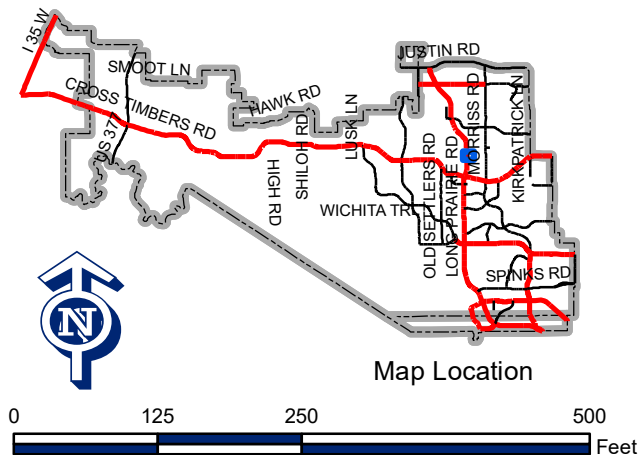


LEGEND



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 > RIVER WALK RETAIL PHASE II

July 29, 2021

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

**RE: Specific Use Permit Application – River Walk Retail Phase II
 Letter of Intent
 McAdams Job No. MRW-20010**

Lexin:

Please accept this letter, on behalf of Centurion American, as an explanation of the proposed specific use permit application. The property, Lot 1, Block B, of the River Walk Retail Addition, is located at the southeast corner of FM 2499 and Promenade Way, in the River Walk at Central Park. This site plan is for the 'future' building indicated on the phase I plans for River Walk Retail.

PROJECT DESCRIPTION

This site plan is for a single retail building ~ 4,100 SF, that will contain two lease spaces. One lease space, for a coffee retailer, is proposed at the southern portion of the building. This use will utilize the drive through lane indicated within the plans and contains at least 5 queue spaces in accordance with general queuing requirements of Town code.

This application is required since a drive through use, in this section of the River Walk, requires a specific use permit. The proposed building is split into at least 2 lease spaces, one of 2,250 Sf and the other ~1,828 SF. This application is accompanied by a site plan application already going through the process. The SUP will be for the 2,250 SF lease space.

Portions of the required infrastructure have already been constructed with phase I. Public utilities have been stubbed out to the property and an existing parking area has been provided. A portion of the existing parking will need to be removed for the drive through lane, however additional parking will be added along the north side of the building. Part of the parking will be removed for access to and from the drive through lane, and other portions will be re-striped. When completed there is a net increase of 8 parking spaces on the property.

The building design is consistent with the buildings in Phase I, and the proposed buildings along Promenade Way to the east and northeast.



LETTER OF INTENT > RIVER WALK RETAIL PHASE II

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

Sincerely,

MCADAMS

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

Scott Minnis

Project Manager, Engineering



RIVER WALK RETAIL PHASE II
Lot 1, Block B
0.855 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

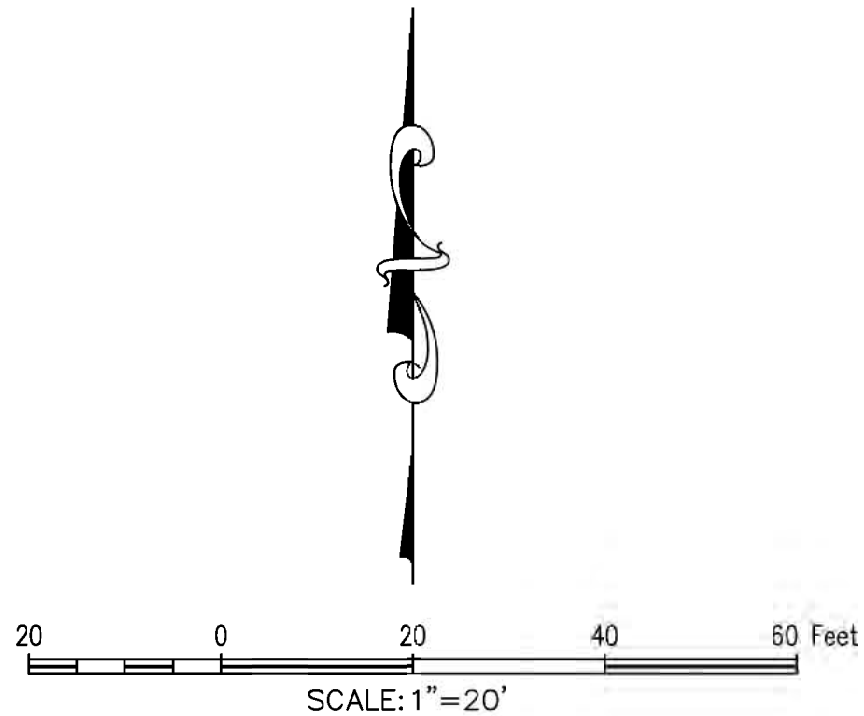
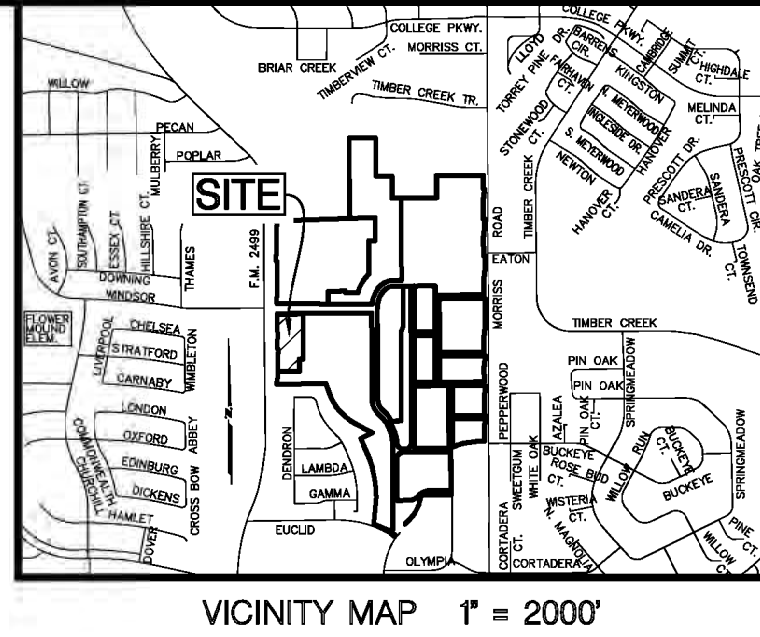
CONCEPTUAL SITE PLAN

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 DOLAK, JR.,
P.E. #96898
DATE 3/17/2022

Drawn By: ASC
Date: 08/10/2020
Scale: 1" = 20'
Revisions:
11/03/2020
07/29/2021
01/05/2022
01/04/2022
02/14/2022
03/17/2022

MRW-20010

CON



TBM - TOFM 5 - 2" ALUMINUM CAP SET IN ON BUCKEYE DRIVE, EAST OF MORRIS ROAD, APPROXIMATELY 3' EAST OF THE TRAFFIC MEDIAN ELEV. 599.65 (CALLED 600.29)

TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. Q OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX Q OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

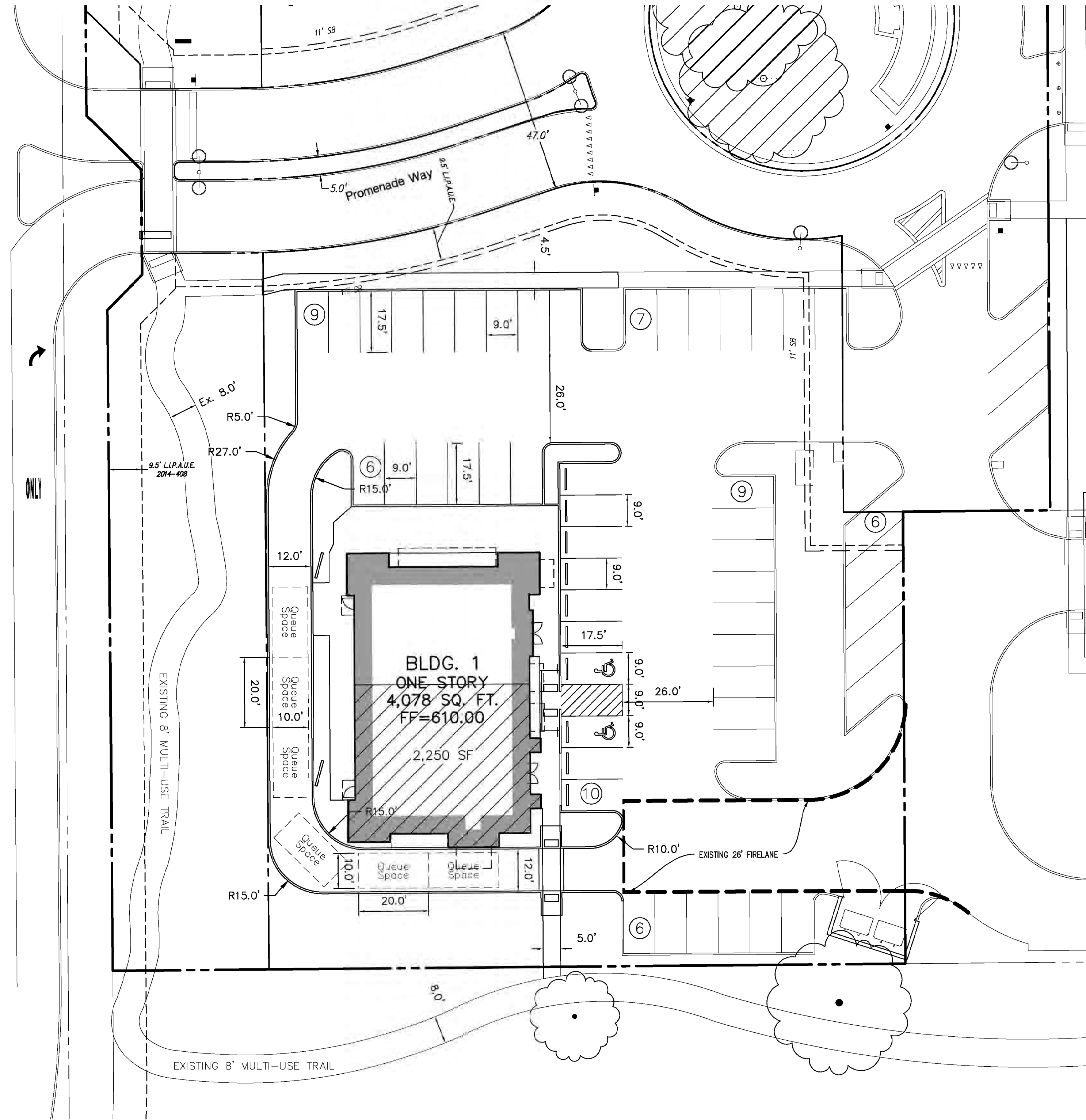
TBM - MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" ON THE BACK OF CURB AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF LONG PRAIRIE ROAD AND EUCLID AVE. ELEV. 639.01 (CALLED 639.51)

TBM - "□" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRIS ROAD ELEV. 576.15

- NOTES:
- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
 - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
 - ALL PARKING SPOTS ARE 9.0'x 17.5' UNLESS OTHERWISE NOTED.
 - ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
 - THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 - ALL 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. WOOD FENCING SHALL BE PROHIBIT. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
 - THE CONTRACTOR IS TO REFER TO THE CONCEPT LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

SITE DATA TABLE - RIVER WALK RETAIL - PHASE II		
Physical Address	TBD	
Gross Site Area	0.855 A; 37,243 SF	
Net Site Area	0.855 A; 37,243 SF	
Sub-District	Sub-District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Building 1	4,078 SF; ±10.9%	
Impervious Coverage	±85%	
Pervious Area	±15%	
Parking Summary - TRWCP or Town	Required	Provided
Surface Parking		
Retail - 1 space per 250 Square Feet		
Restaurant - 1 space per 75 Square Feet		
RIVER WALK RETAIL - PHASE II		
Building 1 (Retail 1,828 SF)	7	7
Building 1 (Restaurant 2,250 SF)	30	30
Existing On Street Parking	N.A.	N.A.
Total Parking	37	53
Accessible Parking	2	2
Building 1 Data		
Height Zone	One Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	23' 3"	
Mean Height	24' 6"	
Total Square Footage	4,078 SF	

* refer to the Schedule of Mixed Use Parking; Section 7.9 of the River Walk Ordinance, and detailed below.
Note: Phase I & II combined there are 113 parking spaces required and 116 provided on-site and on-street.

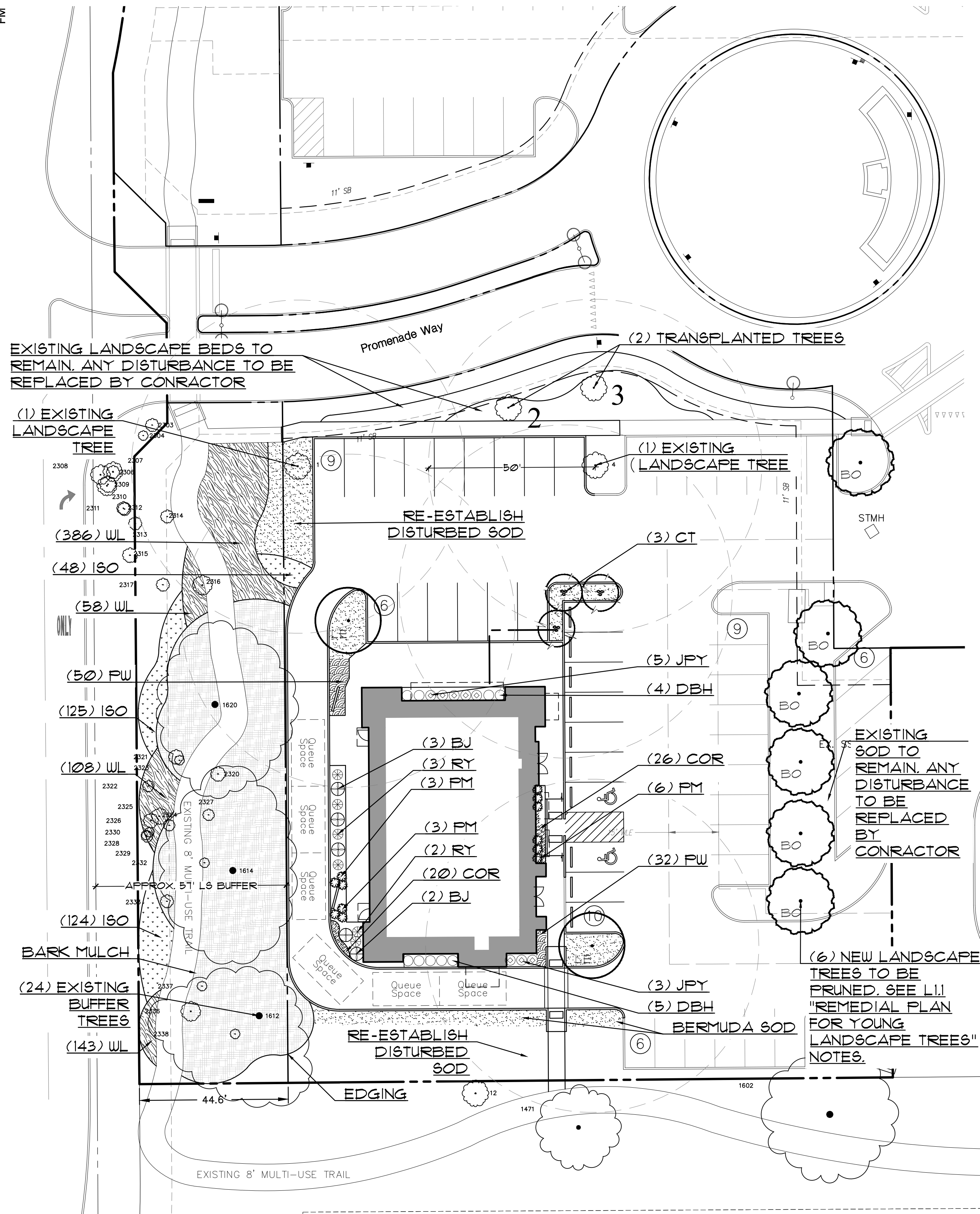


FM 2499 - LONG PRAIRIE ROAD
Town of Flower Mound
1986-53454
RETRACT



OWNER/DEVELOPER
MRW INVESTORS
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. 214-287-9009
Contact: MICHAEL BEATY

NOTE: PRIOR TO ANY AND ALL LANDSCAPE OPERATIONS, REFER TO TREE SURVEY L.I.1 FOR "PRESERVATION PLAN FOR POST OAKS" AND "REMEDIAL PLAN FOR YOUNG LANDSCAPE TREES" TO PROPERLY APPLY SPECIAL TREE CARE.

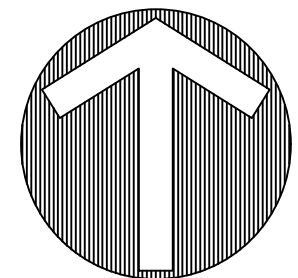


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HGT	REMARKS		
	BO	6	Quercus macrocarpa / Burr Oak	3"	10'-12'	PER PLAN		
	LE	2	Ulmus parvifolia / Lacebark Elm	3"	10'-12'			
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL	HGT	REMARKS		
	CT	3	Vitex agnus-castus / Chaste Tree	20 GAL	6'-8'			
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	SPREAD	REMARKS	SPACING
	JPY	8	Cephalotaxus harringtonii var. drupacea / Japanese Plum Yew	3 gal	36"	3'-0"	XERI	36" o.c.
	RY	6	Hesperaloe parviflora / Red Yucca	3 gal	12"	3'-0"	XERI	36" o.c.
	DBH	9	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal	30"	3'-0"	FULL	36" o.c.
	BJ	5	Juniperus sabina 'Buffalo' / Buffalo Juniper	3 gal	18"	4'-0"	XERI	48" o.c.
	PM	12	Muhlenbergia capillans / Pink Muhly	3 gal	18"	3'-0"	XERI	36" o.c.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPREAD		
	SOD	1,208 sf	/ Bermuda Sod	--				
	MULCH	3,063 sf	/ Bark Mulch	--				
	ISO	297 sf	Chasmanthum latifolium / Inland Sea Oats	1 gal	30"-36"	24 o.c.		
	COR	46 sf	Coreopsis verticillata / Coreopsis	4" pot	6"	12" o.c.		
	WL	695	Eragrostis curvula / Weeping Lovegrass	1 gal	12"	3'-0"		24" o.c.
	PW	118 sf	Euonymus fortunei 'Coloratus' / Coloratus Purple Wintercreeper	1 gal				
	AJ	185 sf	Trachelospermum asiaticum / Asian Jasmine	4" pot	6"	18" o.c.		

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND River Walk FM 2499 Retail Development Phase II

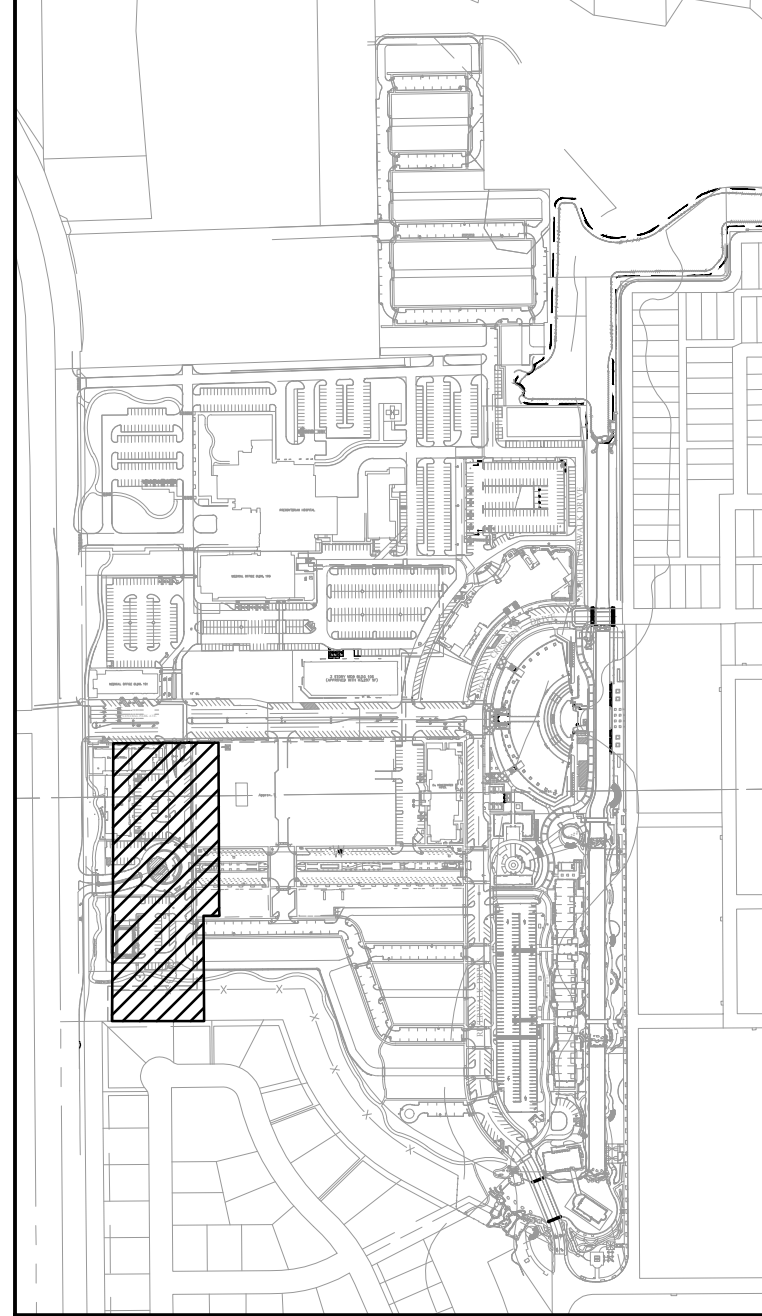
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD (FM 2499)		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	LONG PRAIRIE PH II 209 L.F.	7 Trees (3" cal.)	34 existing trees (satisfied in PH I)
1 per 30 l.f.	ESPLANADE PL PH II 79 L.F.	3 Trees (3" cal.)	6 trees (min. 3" cal.) (replaced old LS trees)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARKING SPACE	REQUIRED	PROVIDED
1 per 10 parking spaces	25 new spaces, 53 spaces total	53/10= 6 trees	8 trees (min. 3" cal.) 1 existing LS tree 3 ornamental trees
1 shade tree within 50' of a parking space	N/A	N/A	1 shade trees within 50' of every parking space
**All Parking spaces to be located within 50' of shade tree			



NORTH

20 0 20 40 60 Feet
SCALE: 1"=20'

LOCATOR MAP



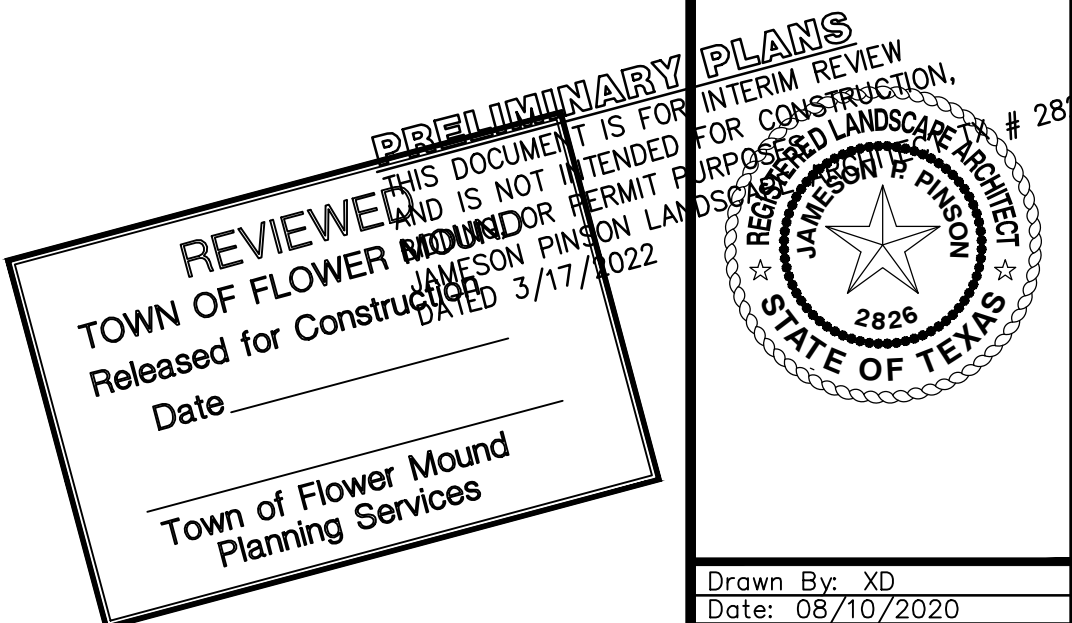
SCALE - 1:500

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79337
972.436.9712
201 County View Drive
Reno, NV 89502
940.240.1012
TPE-1902 TPLS-1019440
www.mcadamsco.com



RIVER WALK RETAIL PHASE II
RIVER WALK RETAIL ADDITION
Lot 1, Block B
0.855 Acres
in the
J.T. STEWART SURVEY ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE PLAN

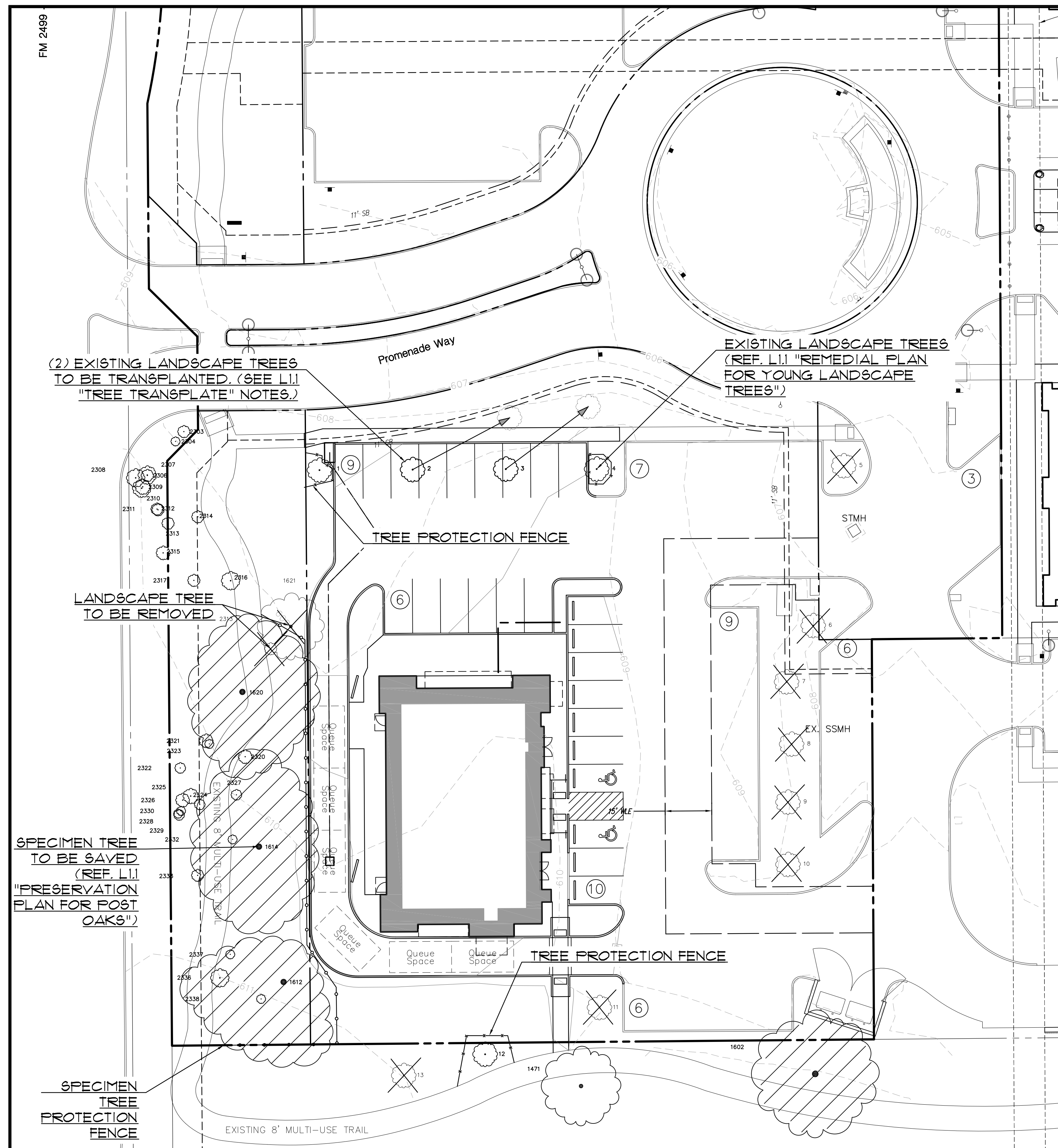


OWNER/DEVELOPER
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MRW-20010

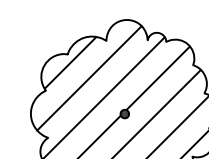
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LEGEND



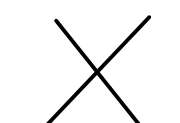
TREE TO BE SAVED



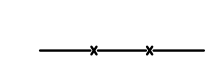
SPECIMEN TREE TO BE SAVED



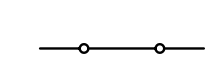
LANDSCAPE TREE TO BE TRANSPLANTED



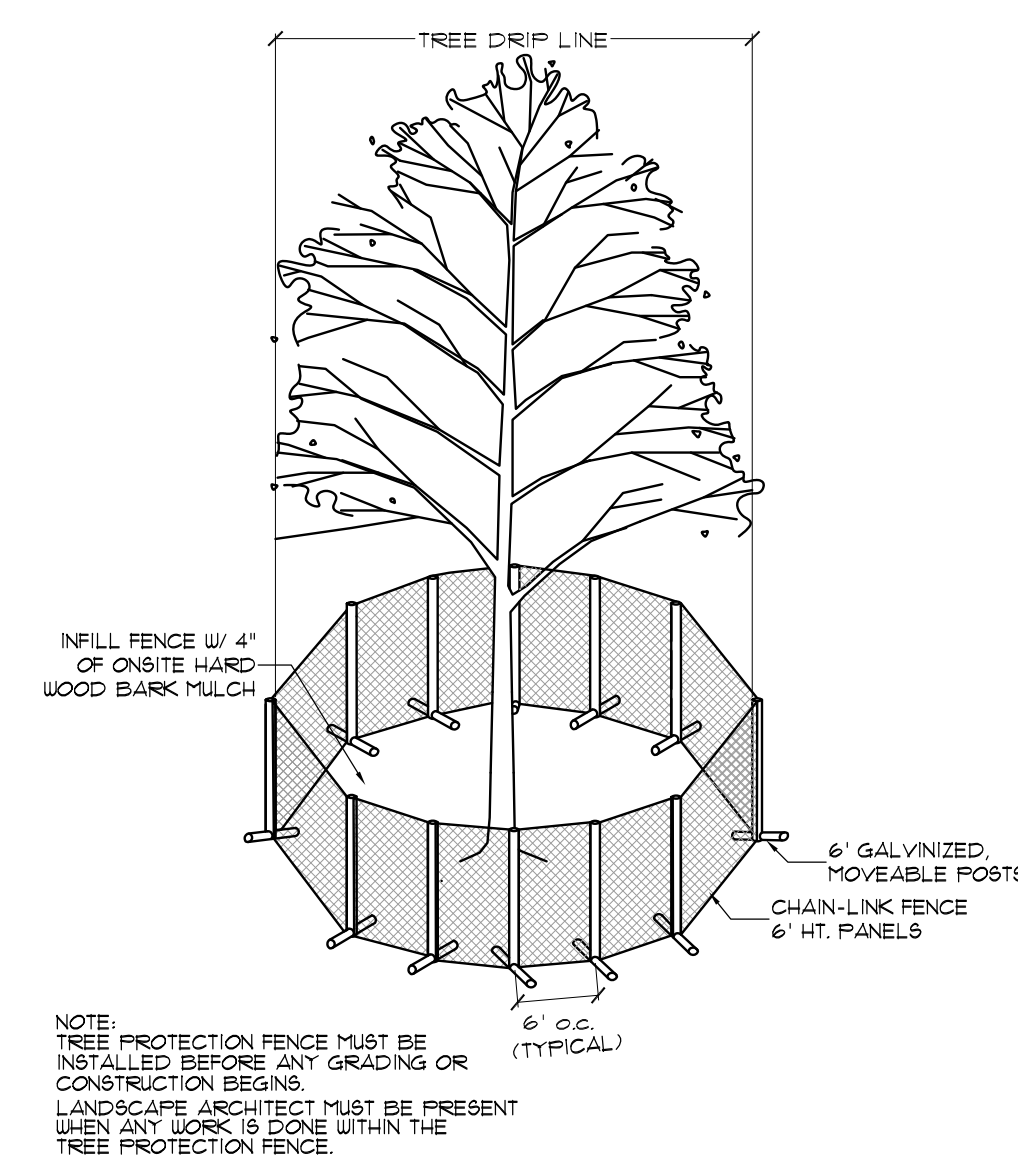
TREE TO BE REMOVED



TREE PROTECTION FENCING

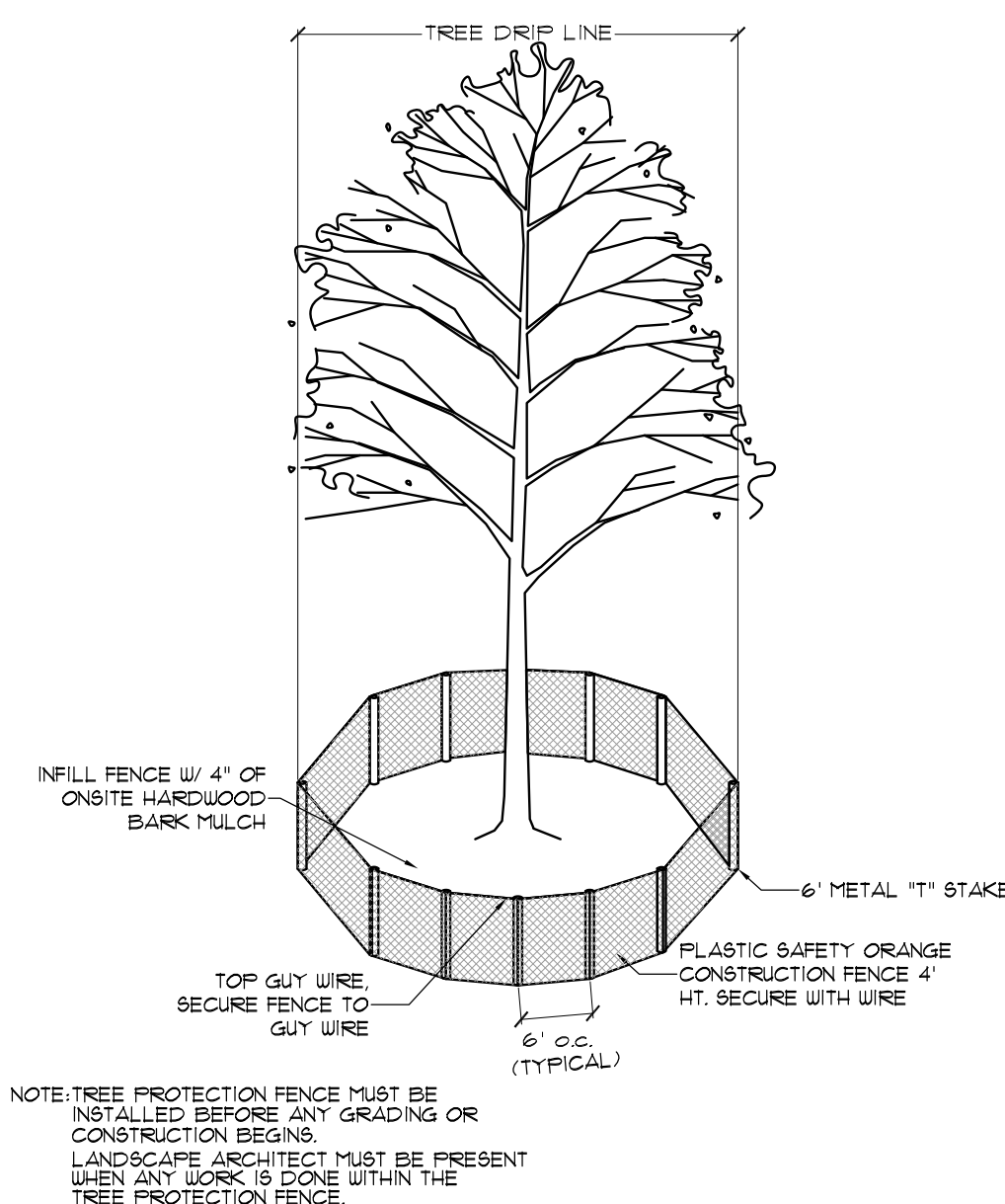


SPECIMEN TREE PROTECTION FENCING

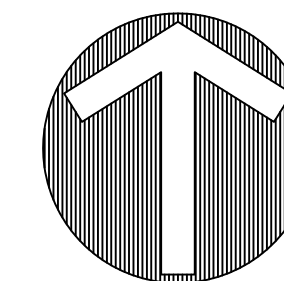


1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'

TREE PROTECTION FENCING
MAY BE ADJUSTED AT TIME OF
SIDEWALK CONSTRUCTION

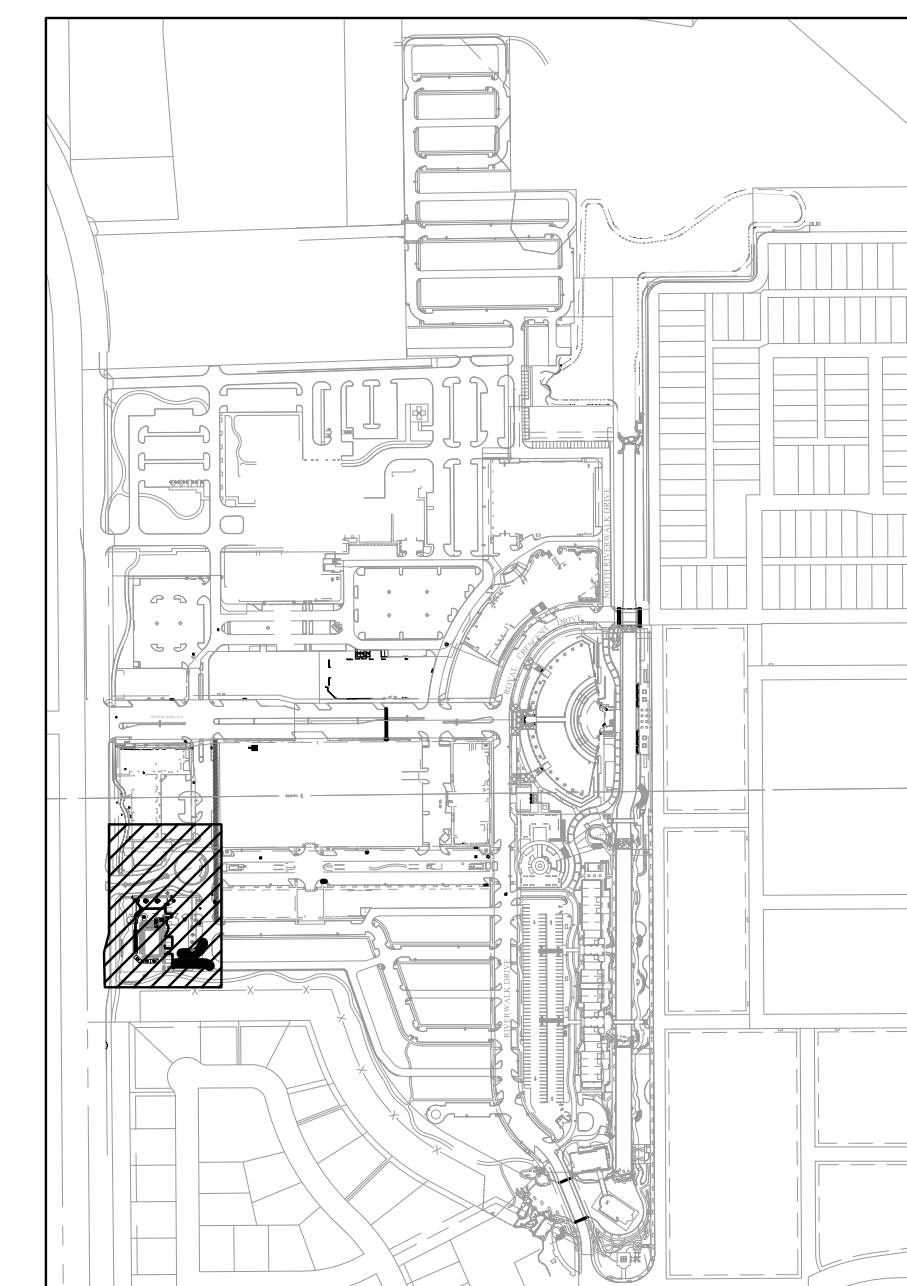


2. TREE PROTECTION FENCING



NORTH

LOCATOR MAP



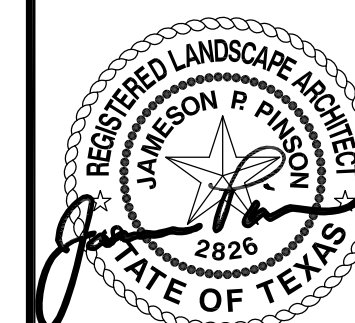
SCALE - 1:500

RIVER WALK RETAIL PHASE II

RIVER WALK RETAIL ADDITION

HIVER WALK RETAIL ADDITION
Lot 1, Block B
0.855 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY



03/09/2022

Drawn By: XD
Date: 08/10/2020
Scale: 1"=20'
Revisions:
11/03/2020
07/29/2021
01/04/2022
02/14/2022

MRW-20010

(L1.0

OWNER/DEVELOPER
MRW INVESTORS
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS
Ph. 214-287-9009
Contact: MICHAEL BEATY



RIVER WALK RETAIL PHASE II



5 PERSPECTIVE VIEW

MATERIAL CALCULATION CHART					
ITEM NO.	CATAGORY	NORTH	SOUTH	WEST	EAST
1.	TOTAL FACADE SF	1,289.2 SF	1,322.02 SF	2,020.5 SF	2,007.34 SF
2.	FACADE SF (EXCL. DOORS & WINDOWS	1,091.2 SF	1,165.62 SF	1878.33 SF	1,593.12 SF
3.	DOORS & WINDOWS SF	198 SF	156.40 SF	142.17 SF	414.22 SF
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	882.4 SF & 80.9% OF 2	982.19 SF & 84.3% OF 2	1,511.9 SF & 80.5% OF 2	1,371.81 SF & 86.1% OF 2
	BRICK SF ("BR 1, BR 2")	667.7 SF & 61.2% OF 2	783.11 SF & 67.2% OF 2	1,252.58 SF & 66.7% OF 2	1,143.57 SF & 71.8% OF 2
	STONE VENEER ("CS-1")	214.7 SF & 19.7% OF 2	199.08 SF & 17.1% OF 2	259.32 SF & 13.8% OF 2	228.24 SF & 14.3% OF 2
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	208.8 SF & 19.1% OF 2	183.43 SF & 15.7% OF 2	366.43 SF & 19.5% OF 2	221.31 SF & 13.9% OF 2
	EIFS	208.8 SF & 19.1% OF 2	183.43 SF & 15.7% OF 2	366.43 SF & 19.5% OF 2	221.31 SF & 13.9% OF 2

MATERIAL LEGEND

BRICK ("BR-1")
"CONFEDERATE"

BRICK ("BR-2")
"DESERT PEACH"

CLAY TILE ROOF ("CT-1")
"PALERMO BLEND"

PAINT ("PT-1")
COLOR TO MATCH AL-1
(AWNINGS, DOORS,
BRACKETS)

STUCCO ("ST-1")
LIGHT COLOR

PRECAST STONE ("PC-1")

STONE VENEER ("CS-1")
"TEXAS CREAM"

ALUMINUM STOREFRONT ("AL-1")
"DARK BRONZE"
(DOOR & WINDOW FRAMES)



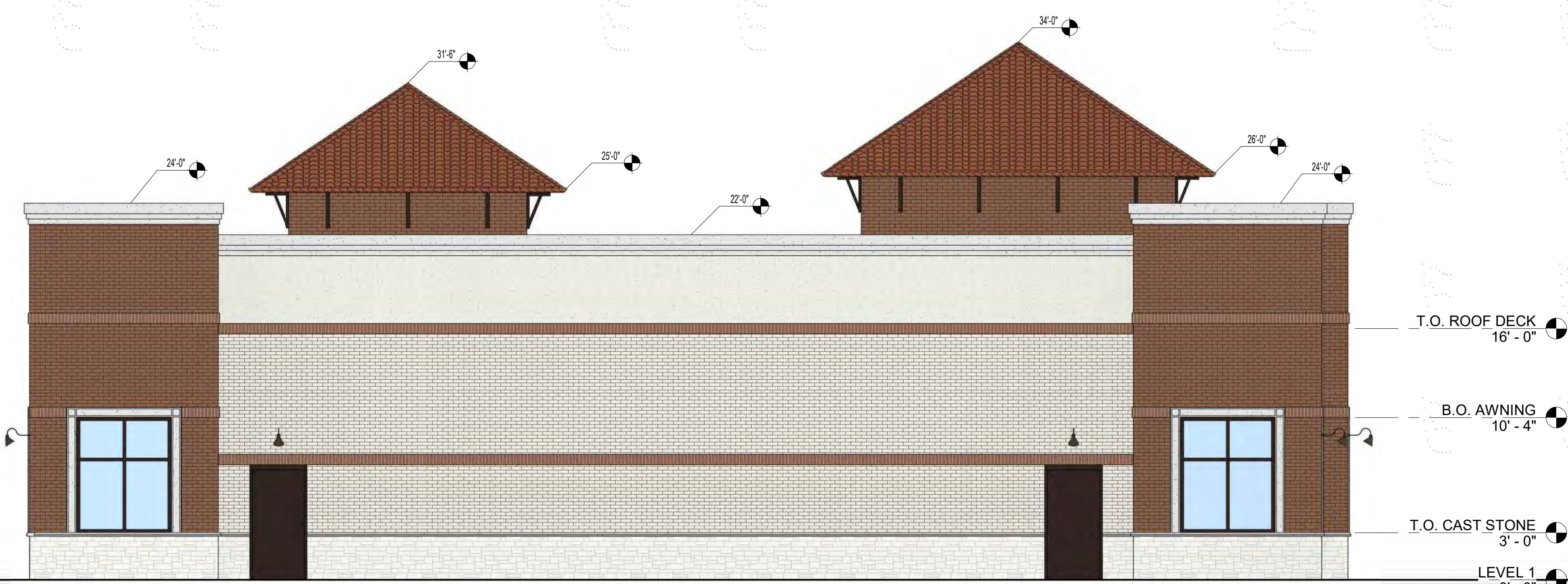
2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



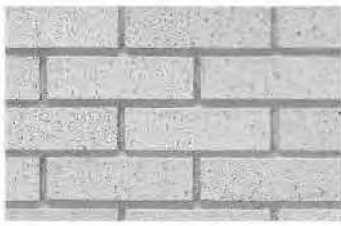
4 WEST ELEVATION
3/16" = 1'-0"



5 PERSPECTIVE VIEW

MATERIAL CALCULATION CHART					
ITEM NO.	CATAGORY	NORTH	SOUTH	WEST	EAST
1.	TOTAL FACADE SF	1,289.2 SF	1,322.02 SF	2,020.5 SF	2,007.34 SF
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MATERIAL LEGEND



BRICK ("BR-1")
"CONFEDERATE"



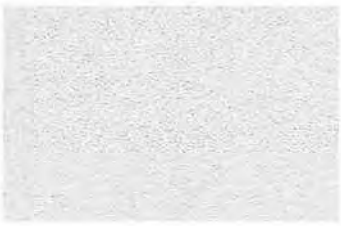
BRICK ("BR-2")
"DESERT PEACH"



CLAY TILE ROOF ("CT-1")
"PALERMO BLEND"



PAINT ("PT-1")
COLOR TO MATCH AL-1
(AWNINGS, DOORS,
BRACKETS)



STUCCO ("ST-1")
LIGHT COLOR



PRECAST STONE ("PC-1")



STONE VENEER ("CS-1")
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ALUMINUM STOREFRONT ("AL-1")
"DARK BRONZE"
(DOOR & WINDOW FRAMES)



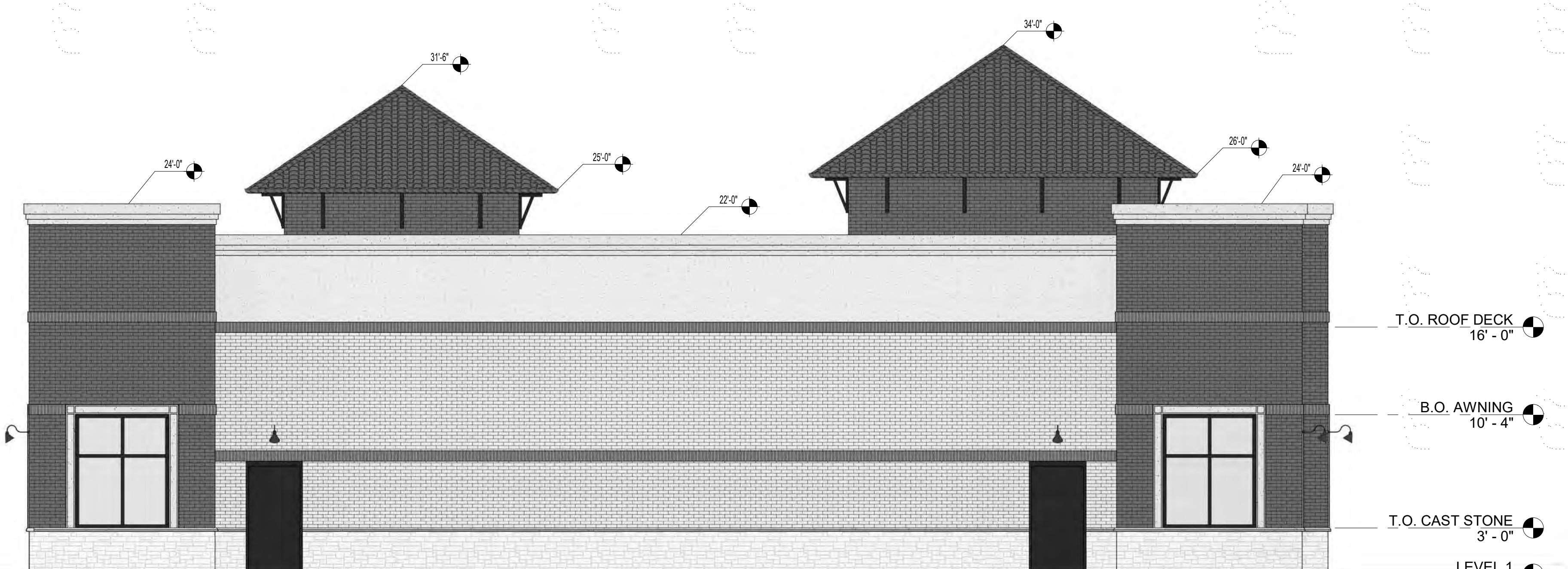
2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: March 28, 2022

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider a request for a Replat (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) to create two residential lots with an exception to the grading criteria, regarding residential lot-to-lot drainage, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located east of High Road and south of Arabian Circle.**

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 project has a companion Specific Use Permit application (SUP21-0012) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to create two buildable, single-family residential lots with a minimum lot size of 2-acres. The site contains approximately 4.40 acres. A portion of Lot 2, Block A was previously a part of Immel Estates Lot 7, Block B. The property was sold via metes and bounds and is being incorporated into the Trimble Addition as part of this application. The Town has also received a replat application for Lot 7 to reflect this land transfer.

The applicant is requesting an exception to the Town's Engineering Design Criteria and Construction Standards regarding grading and drainage standards.

A. Exception to the Town's Engineering Design Criteria and Construction Standards

On April 15, 2019, the Town Council approved an update to the Engineering Design Criteria and Construction Standards related to grading and drainage. Per the updated standards, each residential lot must drain either to the right-of-way or to a drainage easement that is contained within an open-space lot owned and maintained by the Homeowner's Association, unless the Town Council grants an exception to this standard. The developer is requesting an exception to this requirement. The

applicant is proposing for Lot 1 to drain to Lot 2. From there, Lot 2 drains to an existing drainage easement along Immel Drive. To service this lot-to-lot drainage, the plat depicts private drainage easements within lot 2. Private drainage easements are maintained by the property owner.

3. Residential Construction

a. Lot Grading

- (1) No lot-to-lot drainage is permitted in residential sub-divisions; lots shall be designed so that they drain to either the ROW or to a drainage easement contained within an X-Lot. The Town Council may grant an exception to this section provided that the developer agrees to install a private drainage system that is located within a drainage easement dedicated to the HOA and that the system meets the minimum private storm water system standards contained in Part B, Section IV of the Design Criteria.

The plat depicts necessary right-of-way dedications, easements, and setbacks. Lot 1 accesses High Road, and Lot 2 accesses Immel Drive.

III. CORRESPONDENCE

Residential replats with exceptions require a Public Hearing. RP22-0002 had a total of 14 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

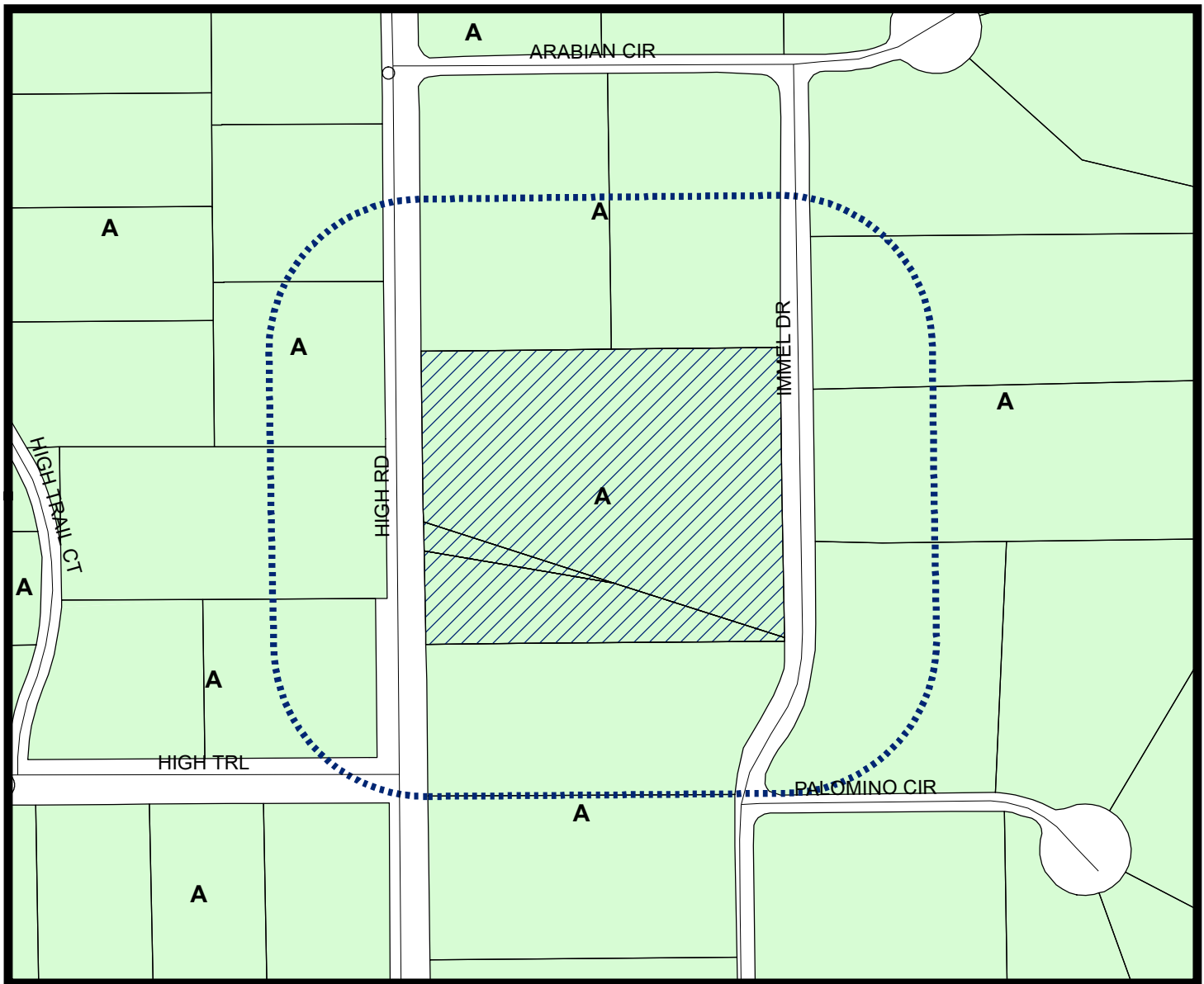
B. Application Details

1. Replat Package



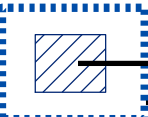
Vicinity Map

Reference Project: RP22-0002 & SUP21-0011



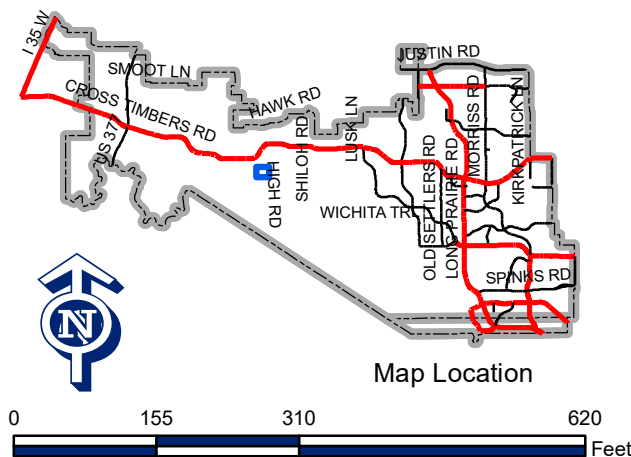
LEGEND

 Agriculture

 Subject Property
 200 ft Notification Buffer around Property

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.



Marcus Trimble
3800 High Road
Flower Mound, Texas 75022

March 14, 2022

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

Re: Record Plat of Lot 1 & Lot 2, Block A, Trimble Addition.

Dear Sir/Madam,

The current property is zoned Agricultural and is approximatey 4.4 acres in size as 4 separate tracts. I am the owner and give authorization in requesting a record plat to combine the 4 tracts into two Lots, Lot 1 being 2.14 acres and Lot 2 being 2.00 acres. There is not an approved conceptual site plan for the subject property.

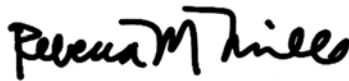
We request a lot to lot drainage exception. Lot 1 gently slopes towards Lot 2, and as seen in previous heavy rains, there have not been any draining issues because of the large permeable area and easy slopes. The proposed attached drainage modifications have been carefully engineered to allow water to pass from the upper lot to the lower lot by the use of strategically placed drainage easements. This allows for a low impact solution to the existing trees and makes the best use of existing grades. In the foreseeable future, a new residence would be built on the South end of Lot 2. It is also desired that nothing be built on the North end of Lot 2 because of the numerous trees and steeper slopes.

Should you have any questions regarding this letter of intent please feel free to contact me.

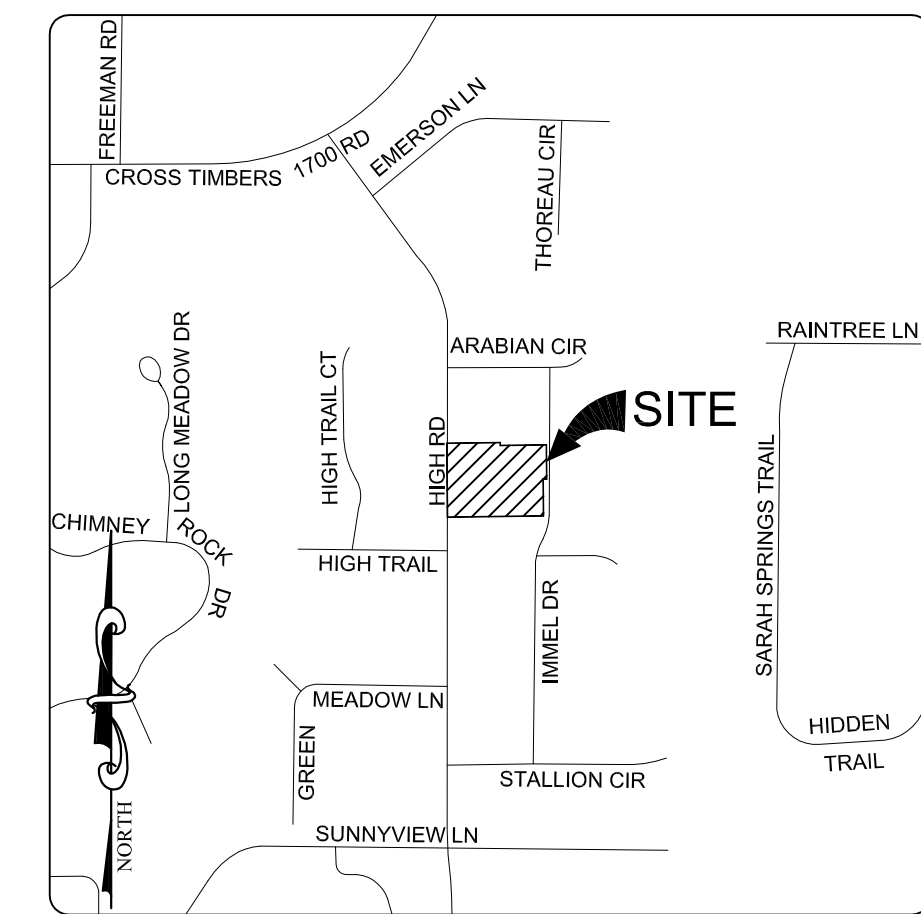
Sincerely,

A handwritten signature in black ink, appearing to read 'Marcus R. Trimble', with a horizontal line extending from the end.

Marcus R. Trimble

A handwritten signature in black ink, appearing to read 'Rebecca M. Trimble', with a horizontal line extending from the end.

Rebecca M. Trimble

VICINITY MAP
NOT TO SCALE**GENERAL NOTES:**

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 520 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED A - AGRICULTURAL.
- THE PURPOSE OF THIS RECORD PLAT IS TO CREATE TWO (2) RESIDENTIAL LOTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
- SELLING A PORTION OF THIS ADDITION BY METES AND BONDS IS A VIOLATION OF TOWN SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- LOT GRADING EXHIBIT AND TREE SURVEY WILL BE REQUIRED WITH THE BUILDING PERMIT PACKAGE SUBMITTED TO THE TOWN OF FLOWER MOUND.
- A TREE SURVEY WILL BE REQUIRED WHEN AN SFD PERMIT IS SUBMITTED FOR LOT 2, BLOCK A.
- DECK TO BE REMOVED ON THE CONDITIONS SURVEY FOR LOT 1, BLOCK A.

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT 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 THIS EASEMENT AREA.
- DRAINAGE EASEMENTS WITH OPEN CHANNEL MAY BE CROSSED BY TUBULAR STEEL FENCING. THERE MUST BE A MINIMUM OF 4" OF CLEARANCE BETWEEN THE LOWEST PART OF A FENCE AND THE TOP OF A PRIVATE SWALE. DRAINAGE EASEMENTS MUST BE KEPT IN A STATE THAT WILL NOT INHIBIT FLOW.

BENCHMARKS:

TOWN OF FLOWER MOUND BM #36: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET NEAR THE CENTER OF A CUL DE SAC ON ARABIAN CIRCLE. MONUMENT IS LOCATED 80.5± NORTH OF AN ELECTRIC JUNCTION BOX ON THE SOUTH SIDE OF ARABIAN CIRCLE, 165± EAST NORTHEAST OF A LIGHT POLE IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF ARABIAN DRIVE AND IMMEL DRIVE AND 197± EAST SOUTHEAST OF A FIRE HYDRANT LOCATED ON THE NORTH SIDE OF ARABIAN DRIVE NEAR THE INTERSECTION OF IMMEL DRIVE.

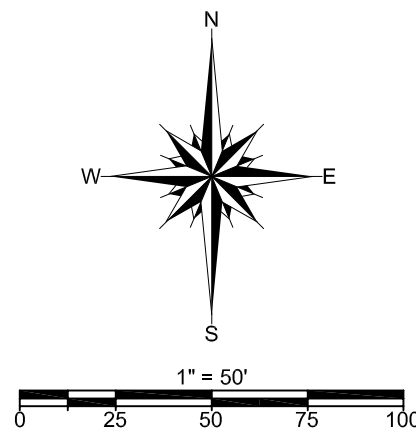
N: 7,064,275.461
E: 2,382,824.092
ELEV: 595.83'

TOWN OF FLOWER MOUND BM #36: A 3 1/4" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" ON A 5/8" IRON ROD SET IN CONCRETE ON THE SOUTHWEST SIDE OF A CUL DE SAC ON INDIAN TRAIL. MONUMENT IS LOCATED 72± SOUTH SOUTHEAST OF A UTILITY POLE ON THE WEST SIDE OF INDIAN TRAIL, 48± SOUTHWEST OF A UTILITY POLE ON THE WEST SIDE OF THE CUL DE SAC ON INDIAN TRAIL AND 52± EAST NORTHEAST OF THE SOUTHEAST CORNER OF A WOOD AND STONE HOUSE AT #3205 INDIAN TRAIL.

N: 7,059,912.222
E: 2,382,023.018
ELEV: 591.05'

LEGEND

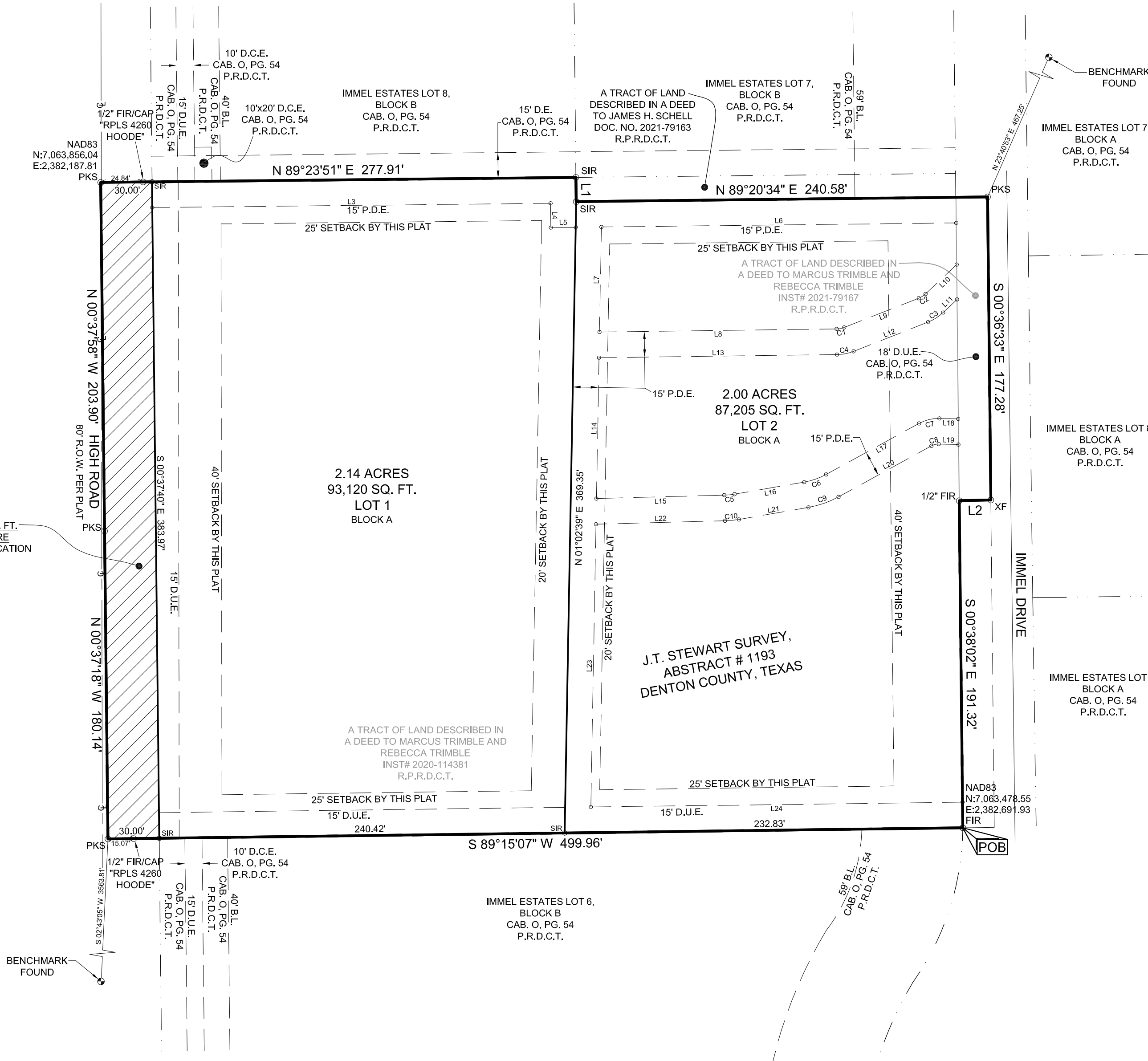
POB = POINT OF BEGINNING
R.O.W. = RIGHT OF WAY
PKS = PK NAIL SET
SIR = CAPPED IRON ROD SET
FIR = IRON ROD FOUND
FIR/CAP = CAPPED IRON ROD FOUND
D.U.E. = DRAINAGE AND UTILITY EASEMENT
D.C.E. = DENTON COUNTY ELECTRIC EASEMENT
B.L. = BUILDING LINE
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
BENCHMARK
— = ROAD CENTERLINE

**SURVEYOR:**

KAZ SURVEYING, INC.
1720 WESTMINSTER STREET
DENTON, TEXAS 76205
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:

MARCUS TRIMBLE & REBECCA TRIMBLE
3800 HIGH ROAD
FLOWER MOUND, TEXAS 75022



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°36'33" E	14.17'
L2	S 88°40'59" W	18.49'
L3	N 89°23'51" E	232.91'
L4	S 00°36'33" E	14.18'
L5	N 89°20'34" E	14.57'
L6	S 89°20'34" W	207.52'
L7	S 01°02'39" W	61.44'
L8	N 89°15'07" E	138.71'
L9	N 68°34'02" E	46.81'
L10	N 46°41'36" E	25.00'
L11	S 46°41'36" W	11.16'
L12	S 68°34'02" W	46.81'
L13	S 89°15'07" W	139.18'
L14	S 01°02'39" W	82.42'
L15	N 88°28'53" E	74.79'
L16	N 80°11'19" E	41.30'
L17	N 61°13'27" E	61.97'
L18	S 88°34'59" E	10.97'
L19	N 88°34'59" W	11.51'
L20	S 61°13'27" W	61.97'
L21	S 80°11'19" W	41.30'
L22	S 88°28'53" W	75.46'
L23	S 01°02'39" W	165.43'
L24	N 89°15'07" E	217.38'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.50'	4.51'	4.49'	N 78°54'35" E	20°41'05"
C2	12.50'	4.77'	4.74'	N 57°37'49" W	21°52'27"
C3	27.50'	10.50'	10.44'	S 57°37'49" W	21°52'27"
C4	27.50'	9.93'	9.87'	S 78°54'35" W	20°41'05"
C5	41.50'	6.01'	6.00'	N 84°20'06" E	8°17'34"
C6	41.50'	13.74'	13.67'	N 70°42'23" E	18°57'52"
C7	23.50'	12.38'	12.24'	N 76°19'14" E	30°11'34"
C8	8.50'	4.48'	4.43'	S 76°19'14" W	30°11'34"
C9	56.50'	18.70'	18.62'	S 70°42'23" W	18°57'52"
C10	56.50'	8.18'	8.17'	S 84°20'06" W	8°17'34"

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Lexin Murphy, Director of Planning Services
Town of Flower Mound

OWNER'S CERTIFICATE**STATE OF TEXAS
COUNTY OF DENTON**

WHEREAS, MARCUS TRIMBLE AND REBECCA TRIMBLE, are the owners of all that certain lot, tract or parcel of land lying and being a part of the J.T. Stewart Survey, Abstract Number 1193 and being situated in the Town of Flower Mound, Denton County, Texas and being a part of a tract of land described in a deed to Marcus Trimble and Rebecca Trimble, recorded in Document Number 2020-114381, Real Property Records, Denton County, Texas, and being all of a tract of land described in a deed to Marcus Trimble and Rebecca Trimble, recorded in Document Number 2021-79167, Real Property Records, Denton County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at an iron rod found for the Southeast corner of the herein described tract, same being the Northeast corner of Lot 6, Block B, Immel Estates, recorded in Cabinet O, Page 54, Plat Records, Denton County, Texas, and being in the West right of way line of Immel Drive;

THENCE South 89 degrees 15 minutes 07 seconds West, departing said West right of way line and along the common line of said herein described tract and said Lot 6, passing a capped 1/2 inch iron rod found stamped "RPLS 4260 HOODE" at a distance of 484.89 feet, continuing for a total distance of 499.96 feet to a PK Nail set near the centerline of High Road for the Southwest corner of said herein described tract;

THENCE North 00 degrees 37 minutes 18 seconds West, departing said common line and along said centerline of High Road, a distance of 180.14 feet to a PK Nail set near said centerline of High Road;

THENCE North 00 degrees 37 minutes 58 seconds West, continuing along said centerline of High Road, a distance of 203.90 feet to a PK Nail set near said centerline of High Road for the Northwest corner of said herein described tract;

THENCE North 89 degrees 23 minutes 51 seconds East, departing said centerline of High Road and along the common line of said herein described tract and Lot 8, of said Block B, Immel Estates, passing a capped 1/2 inch iron rod found stamped "RPLS 4260 HOODE" at a distance of 24.84 feet, continuing for a total distance of 277.91 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southeast corner of said Lot 8, same being the Northwest corner of a tract of land described in a deed to James H. Schell, recorded in Document Number 2021-79163, Real Property Records, Denton County, Texas;

THENCE South 00 degrees 36 minutes 33 seconds East, departing said common line and along the common line of said herein described tract and said Schell tract, a distance of 14.17 feet to a capped 1/2 inch iron rod set stamped "KAZ SURVEYING" for the Southwest corner of said Schell tract;

THENCE North 89 degrees 20 minutes 34 seconds East, continuing along said common line, a distance of 240.58 feet to a PK Nail set in said West right of way line of Immel Drive for the Northeast corner of said herein described tract;

THENCE South 00 degrees 36 minutes 33 seconds East, departing said common line and along said West right of way line, a distance of 177.28 feet to an "X" cut found in said West right of way line;

THENCE South 88 degrees 40 minutes 59 seconds West, continuing along said West right of way line, a distance of 18.49 feet to a 1/2 inch iron rod found in said West right of way line;

THENCE South 00 degrees 38 minutes 02 seconds East, continuing along said West right of way line, a distance of 191.32 feet to the POINT OF BEGINNING and containing 191,842 square feet or 4.40 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MARCUS TRIMBLE AND REBECCA TRIMBLE, do hereby adopt this amended record plat designating the herein above described property as **TRIMBLE ADDITION**, an Addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

BY: MARCUS TRIMBLE

SIGNATURE

BY: REBECCA TRIMBLE

SIGNATURE

**STATE OF TEXAS
COUNTY OF DENTON**

BEFORE ME, the undersigned authority, on this day personally appeared Marcus Trimble, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for

State of Texas

My Commission Expires: _____

**STATE OF TEXAS
COUNTY OF DENTON**

BEFORE ME, the undersigned authority, on this day personally appeared Rebecca Trimble, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2022.

Notary Public in and for

State of Texas

My Commission Expires: _____

CERTIFICATE OF SURVEYOR**STATE OF TEXAS
COUNTY OF DENTON**

I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER R.P.L.S. #112

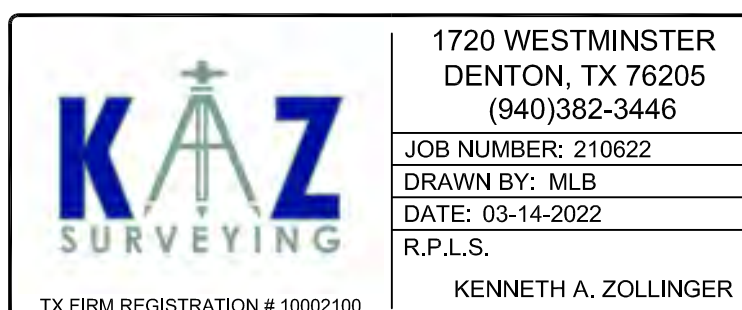
1/2022
DATE

**STATE OF TEXAS
COUNTY OF DENTON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

**RECORD PLAT
OF LOT 1 & LOT 2, BLOCK A,
TRIMBLE ADDITION**

AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, BEING A PART OF A TRACT OF LAND DESCRIBED IN A DEED TO MARCUS AND REBECCA TRIMBLE, RECORDED IN DOC. NO. 2020-114381, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN A DEED TO MARCUS AND REBECCA TRIMBLE, RECORDED IN DOC. NO. 2021-79167, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS, AND BEING A REPLAT OF A PORTION OF LOT 7, BLOCK B, IMMEL ESTATES, CAB. O. PG. 54, PLAT RECORDS, DENTON COUNTY, TEXAS

TOWN OF FLOWER MOUND
CASE NO. RC22-0001



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: March 28, 2022

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 476 (SUP21-0011– 3800 High Road Accessory Dwelling) to permit an accessory dwelling. The property is generally located east of High Road and south of Arabian Circle.**

I. ITEM SUMMARY

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

A companion Replat application (RP22-0002 – Trimble Addition Lot 1 & 2, Block A) is on the same agenda for consideration.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-468) to allow for a 1,826-square-foot accessory dwelling on a proposed 2.14 acre lot currently zoned Agricultural District (A) and located within the Cross Timbers Conservation Development District. Section 98-273 of the Land Development Regulations requires Town Council approval of a Specific Use Permit for an accessory dwelling within the A zoning district. The applicant plans to develop a 4,395-square-foot (habitable area) main dwelling on the existing lot. The accessory dwelling (an existing habitable structure) is 1,826 square feet of habitable floor area, which is approximately 41.5 percent of the main structure, and the lot coverage for the property is approximately 7.4 percent. Colors used will match and/or complement the main dwelling. In addition, the accessory dwelling will meet building setbacks from all property lines and will be at least 10 feet back from the rear wall of the main dwelling, in compliance with setback requirements.

Section 98-983 of the Code of Ordinances contains additional provisions for the construction and occupancy of accessory dwellings (see below). Seven of the nine regulations are addressed with this proposal. The remaining two provisions prohibit the accessory dwelling from being used as a rental property and require the accessory building to be served by the same utility meters as the existing primary dwelling; these will be addressed during the building permit review phase.

Sec. 98-983. - Accessory dwelling.

The issuance of permits for construction and occupancy of an accessory dwelling shall be subject to compliance with the following conditions:

- (1) The accessory dwelling shall be located on the same lot/tract as the existing primary dwelling and located in a separate structure.
- (2) An accessory dwelling shall not be located on any lot/tract of less than two acres.
- (3) No more than one accessory dwelling per tract or lot shall be allowed.
- (4) Accessory dwellings shall not be used as rental units.
- (5) The accessory dwelling shall be serviced by the same utility meter as the primary dwelling, and the building materials and architecture will be similar to or in concert with the primary dwelling.
- (6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.
- (7) An accessory dwelling shall conform to the same side and rear yard setbacks as provided for the primary dwelling in the zoning district in which it is located.
- (8) The front building line for an accessory dwelling shall be behind the primary structure at a point not closer than ten feet from the rear wall line of the primary dwelling.
- (9) In no case shall the combined area of the primary dwelling, accessory dwelling and/or other accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0011 had a total of 14 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

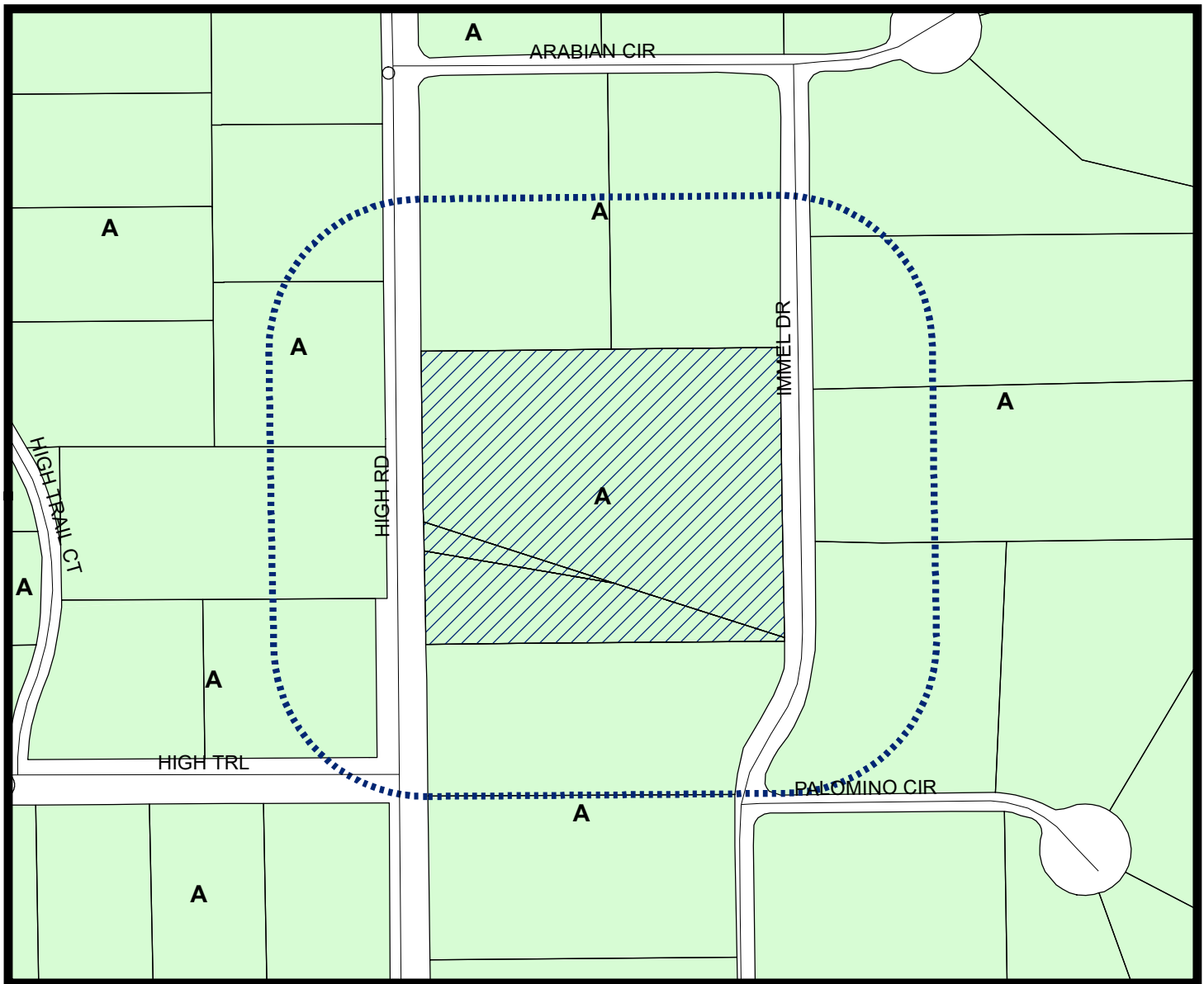
B. Application Details

1. Accessory Dwelling Package



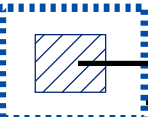
Vicinity Map

Reference Project: RP22-0002 & SUP21-0011



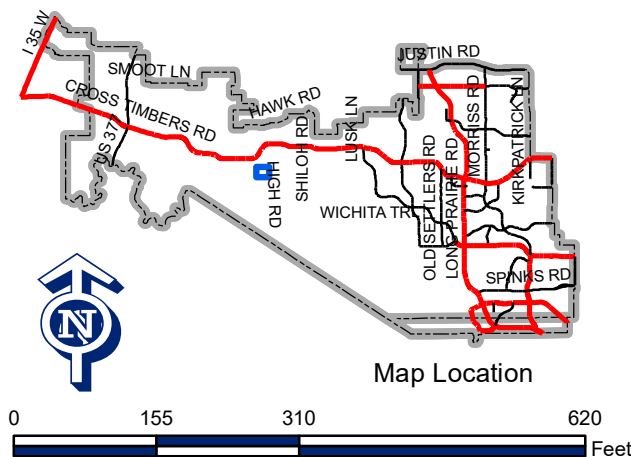
LEGEND

 Agriculture

 Subject Property
 200 ft Notification Buffer around Property

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.



Marcus Trimble
3800 High Road
Flower Mound, Texas 75022

January 10, 2021

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

Re: 3800 High Rd Accessory Dwelling SUP.

Dear Sir/Madam,

We are requesting a Special Use Permit for an Accessory Dwelling for 3800 High Road. The request is a little backwards, but we would like to make the current existing structure the accessory dwelling and build a new main home. The existing structure is a tight fit for our family of six, and we need to build a larger home to meet our family's growth. The existing structure is sound and is in good condition, but there is not a feasible way to add on to the existing structure and make it work for our family's needs. It is best to keep the two structures separate. Our intent is to use the existing structure as a guest house for friends and family and in the near future making it the in-law suite for our aging parents.

The building materials and architecture will be similar with each dwelling. The architecture style for each dwelling is contemporary farmhouse. Each dwelling material will consist of board and batten siding and asphalt shingle roof.

The square footages shown in the site plan are for habitable area. The property is zoned Agricultural and is approximately 4.4 acres in size. The property is currently in the process of being replatted into two (2) acre lots.

Should you have any questions regarding this letter of intent please feel free to contact me.

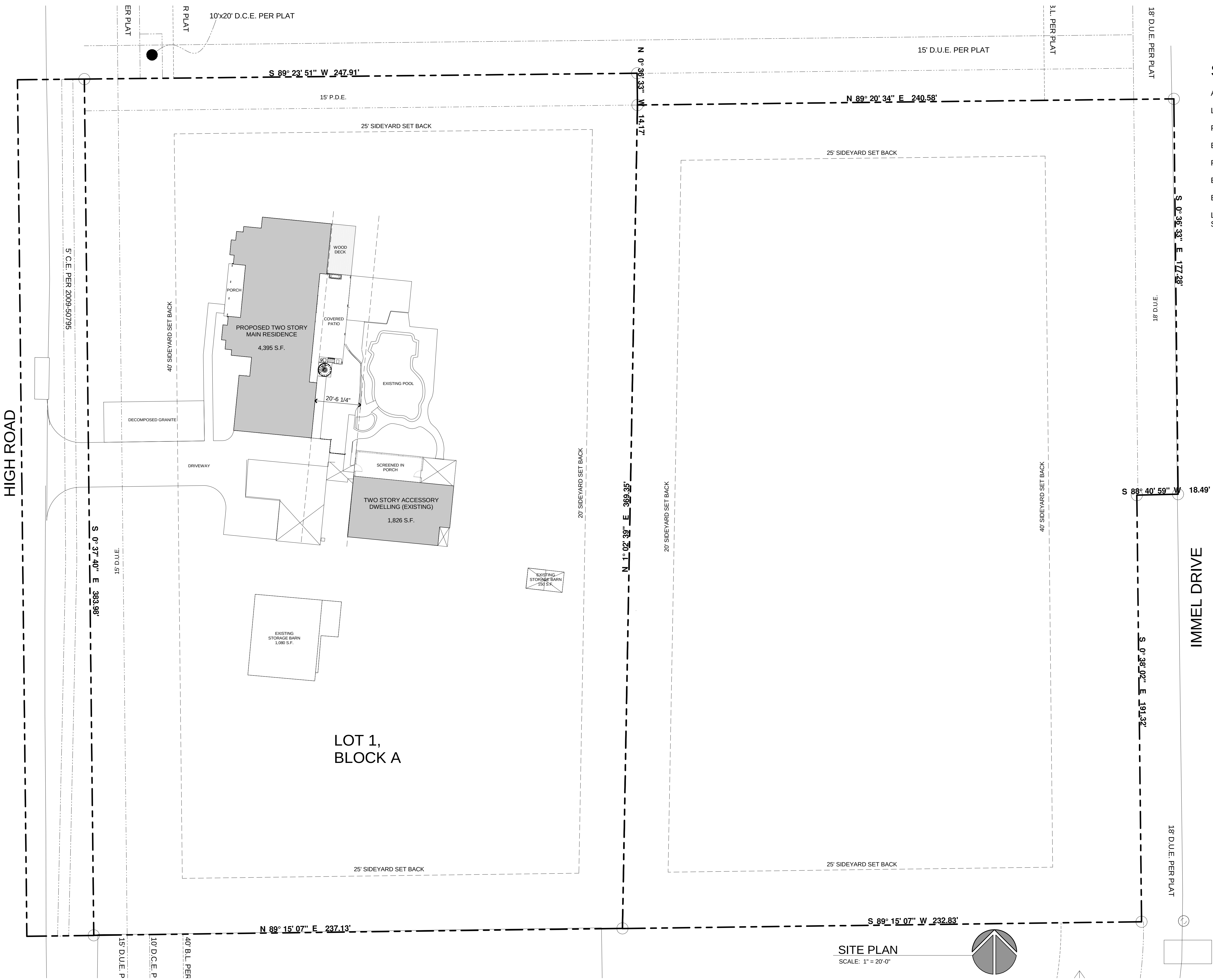
Sincerely,

A handwritten signature in black ink, appearing to read 'Marcus R. Trimble', with a stylized, flowing script.

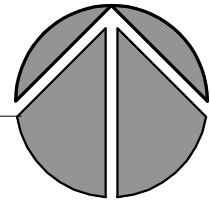
Marcus R. Trimble

SITE DATA

A1193A J. STEWART, TR 16
LOT 1 BLOCK A LOT SIZE - 2.14 ACRES
PROPOSED MAIN RESIDENCE - 4,395 HABITABLE S.F.
EXISTING ACCESSORY DWELLING - 1,826 HABITABLE S.F.
PROPOSED MAIN RESIDENCE - 4,256 FOUNDATION S.F.
EXISTING ACCESSORY DWELLING - 1,488 FOUNDATION S.F.
EXISTING ACCESSORY STORAGE BARN - 1,230 S.F.
LOT COVERAGE - 6,974 FOUNDATION S.F. / 2.14 AC. (93,120 S.F.) = APPROXIMATLY 7.4%



SITE PLAN
SCALE: 1" = 20'-0"



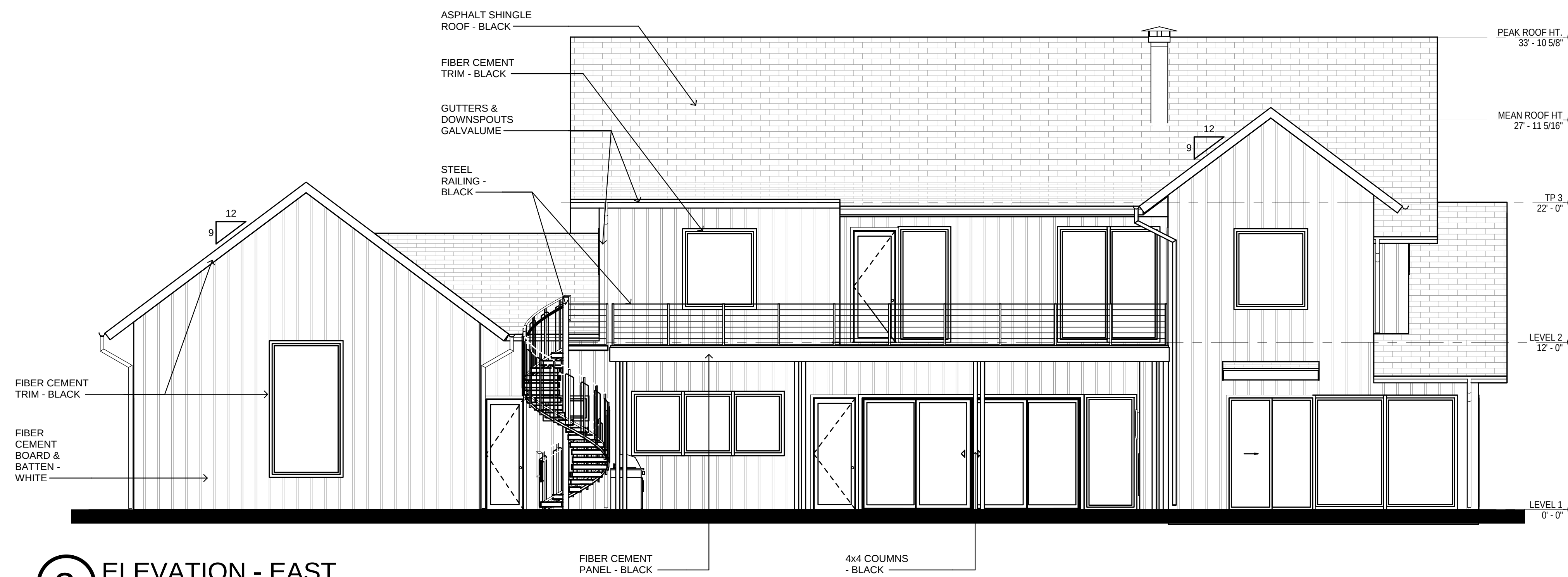
MAIN RESIDENCE (PROPOSED)



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



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



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



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

3800 High Road - Flower Mound, Texas



DOCUMENTS ARE INCOMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL.
PERMIT, OR CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

MAIN HOUSE



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

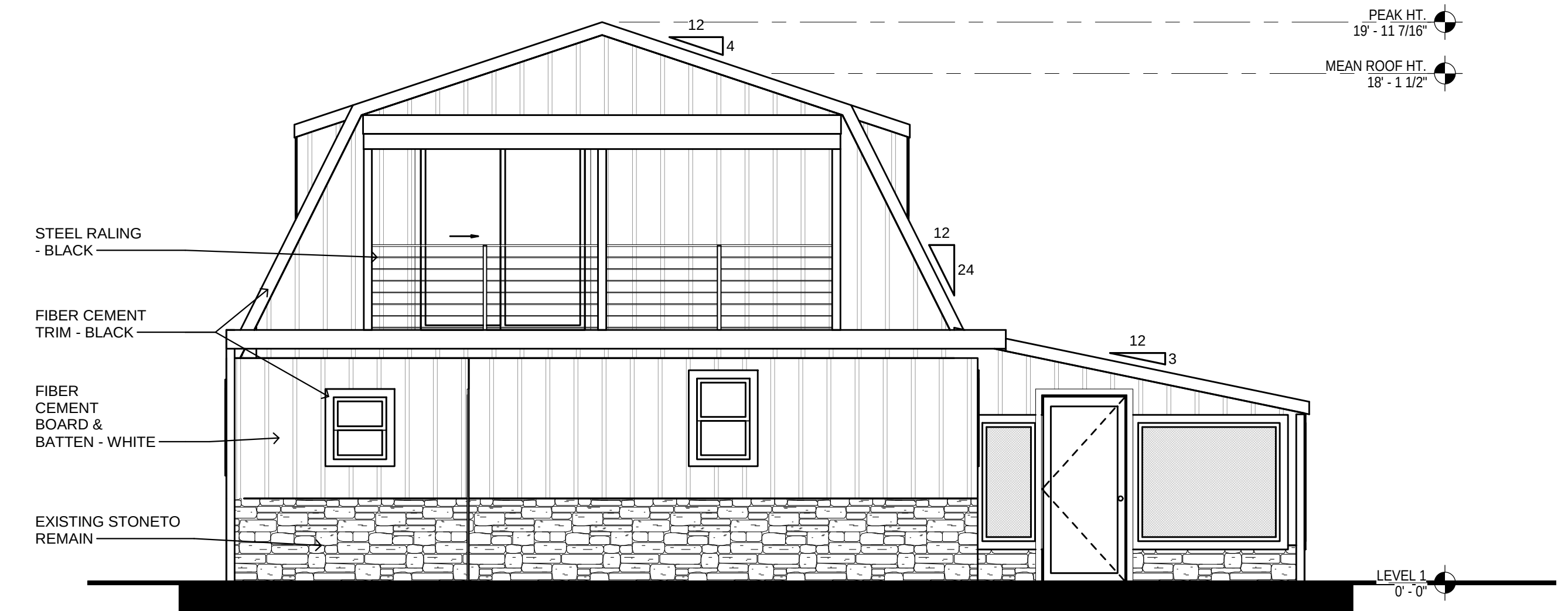


NORTH ELEVATION

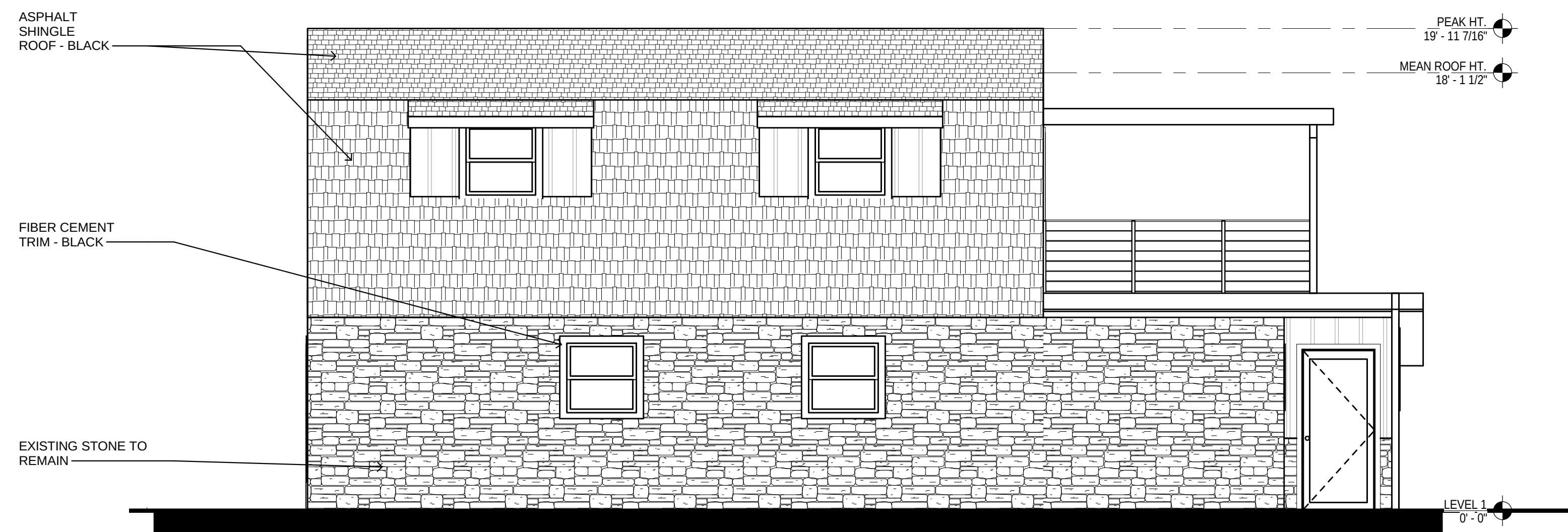
ACCESSORY DWELLING (EXISTING)



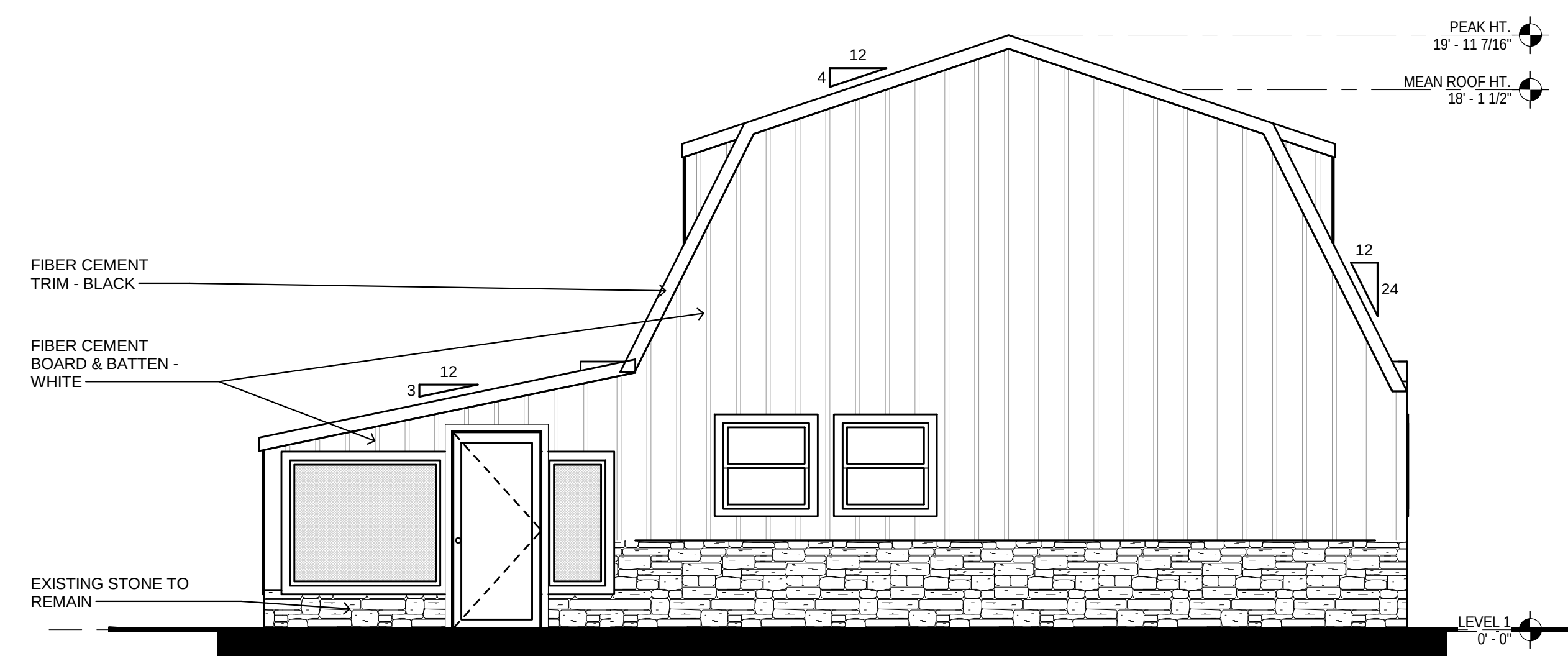
1 ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



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



2 ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



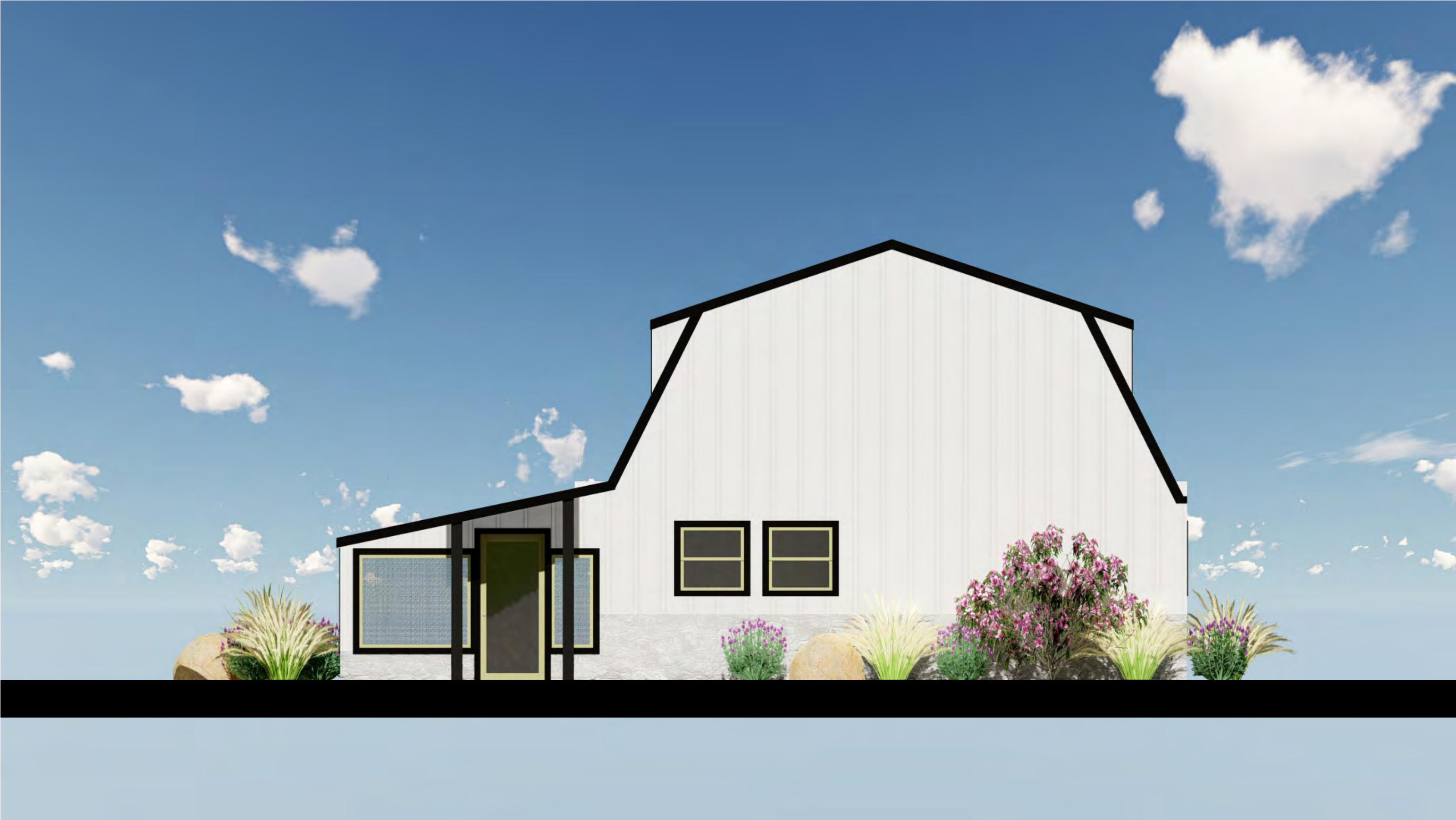
5 ELEVATION - WEST
SCALE: 1/4" = 1'-0"

3800 High Road - Flower Mound, Texas



DOCUMENTS ARE INCOMPLETE
AND MAY NOT BE USED FOR
REGULATORY APPROVAL.
PERMIT, OR CONSTRUCTION.
MARCUS R. TRIMBLE
TX #24416

ACCESORY DWELLING (EXISTING)



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: March 28, 2022

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 477 (SUP21-0012– Ivybrook Academy – Prairie Plaza Building 6) to permit a day care center use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 477) to permit a day care center use to occupy 5,766 square-feet of a building (Building 6) located on Lot 1, Block A of the Prairie Plaza Addition. The remaining 1,467 square-feet of building space is to be occupied by a separate tenant and is not included in this SUP request.

The subject site is approximately 4.76 acres. The property is zoned Planned Development No. 150 with underlying Office zoning. The land use is Office.

A day care center use requires approval of a Specific Use Permit (SUP) in Office zoning.

On June 12, 2017, P&Z approved a site plan SP17-0003 Prairie Plaza, Phase I for Buildings 1-3 of the development. On September 28, 2020, P&Z approved a site plan SP19-0015 Prairie Plaza Phase 2 for Buildings 4-6 of the development.

A day care center use has a parking ratio of one (1) space four (4) persons accommodated. Including staff, the day care center would have 65 people accommodated. This would require approximately 17 parking spaces. As there are 203 parking spaces being constructed for the development, parking on-site is adequate. The applicant is not proposing to use queuing for pick-up and drop-off. Patrons would be required to park and walk to the door. The applicant has indicated that there is a 30-minute gap between the morning and afternoon sessions to prevent parking issues during drop-off and pick-up. As parking is shared within the planned development,

parking compliance will be reviewed with each subsequent certificate of occupancy request.

As part of this application, the applicant is proposing to fence a portion of the rear yard for a playground. The playground may not encroach on the rear 30' compatibility buffer, but it is permitted within the 60' compatibility building setback. Minor amendments to the elevations to modify doors and windows are also proposed. All changes as presented would require an amended site plan application to be reviewed by staff.

The ordinance for the SUP will include the following conditions for the day care center use:

1. An amended site plan application is required for the proposed site modifications.
2. Equipment generating sound outside the day care (such as a bell tone) is prohibited.
3. Day care center hours of operation are limited to between 8:15 a.m. to 4:30 p.m., Monday through Friday, except that twice a year the hours may be extended by 2-hours.
4. Queuing for pick-up and drop-off is not permitted. All pick-up and drop-off traffic is required to utilize parking spaces.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0012 had a total of 29 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

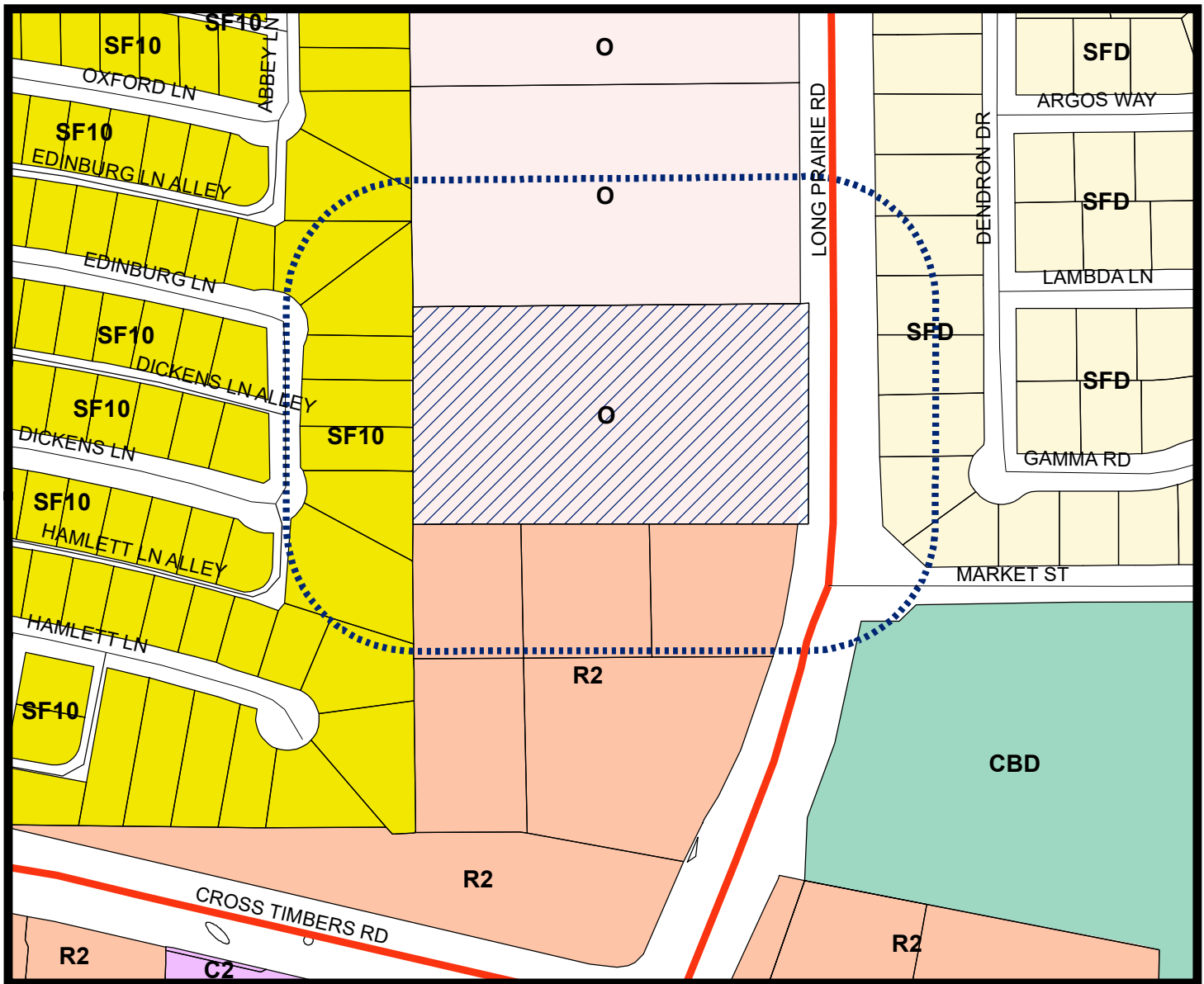
B. Application Details

1. Specific Use Permit Package

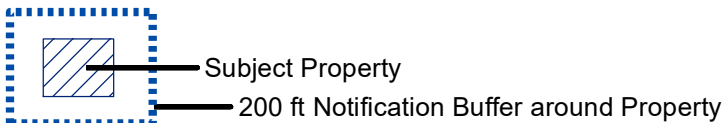


Vicinity Map

Reference Project: SUP21-0012

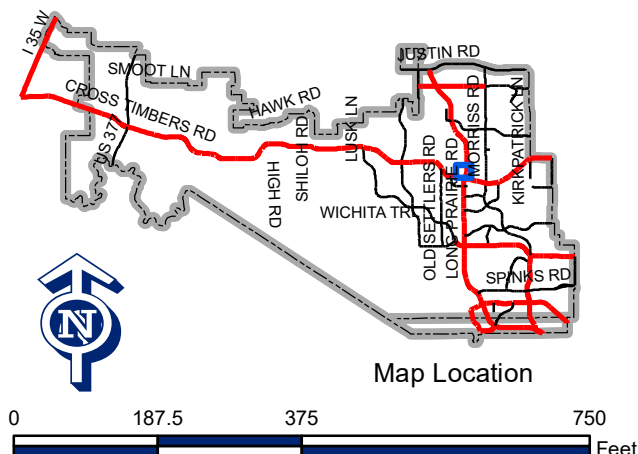


LEGEND



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.





Ivybrook Academy : Letter of Intent

A Specific Use Permit is being sought as a “Daycare” is not permitted within this PD. Ivybrook Academy is a licensed Half-Day Progressive Pre-school using Montessori Curriculum. There are approximately 24 Ivybrook Academy’s across the United States, but all are locally owned and operated franchises.

This Letter of Intent seeks to describe the various aspects of the Ivybrook Academy Tenant Finish-Out of Building 6 at Prairie Plaza on Long Prairie Road. The specific address is 3917 Long Prairie Road. There were comments and discussion points at the previously held DRC meeting and there have been items that are a part of the continuance of the design. All of these items will be addressed within this letter and with submittals that will accompany this letter. Although a “daycare” (as this is being classified as) is not a Permitted Use, it is a compatible use in the overall Prairie Plaza Development. The developers of Prairie Plaza are excited to have Ivybrook Academy as a part of their community.

Philosophy :

Ivybrook believes that children are individuals whose strengths and gifts should be valued and nurtured. Children should be active participants in their learning and their natural curiosity cultivated. This is best achieved through a hands-on, discovery-based approach to learning. We believe that this approach provides children with the flexibility to research, inquire about and reflect on the world around them. Ivybrook provides a progressive approach to early childhood education, which values students’ individual voices within a vibrant community and cultivates compassionate citizens who find joy in learning.

Hours :

Typical school hours are 8:15 AM – 4:30 PM which comprises (2) half-day sessions.

Children :

The Tenant Improvement Design (which will be the subject of separate Permitting) will accommodate approximately 50 students from the ages of 18 months to 5 years of age.

Site Modifications :

The modifications to the Site (Civil Engineering / Landscape Architecture) are predominantly behind the building. Ivybrook seeks to have a “play yard” that will be fenced with a 4’ ornamental iron fence with a gate on the east end. This fence will match the others present and / or planned in the rest of the development. The “play yard” will occupy the open space between the building (which is essentially set on the 60’ rear building setback) and the 30’ required landscape buffer. The fenced space will be the entire width of the Ivybrook Academy’s portion of Building 6 (all but one potential space). The yard will

continue to be grass (as was already planned). There will be pieces of play equipment and those are catalogued in a separate attachment, but they are not of a normal playground



equipment are focused on learning aspects. As this area will now be fenced with the intent of providing a level of safety and security for the children, a sidewalk was added to allow for a rear service door from the remaining (currently unoccupied) tenant space. This sidewalk wraps around the building and connects back to the front of the building near the parking. This is shown most specifically on the Civil site plan. The Landscape in this area was simply intended to be grass – that has not changed. The location of the trees on the 30' landscape buffer will remain where originally placed. The Landscape Architect has stated that there is no issue with the fence line location in proximity to the trees.

That is the full extent of the modifications to the site. There will be no modifications to the pavement or parking as may have been mentioned or discussed in prior conversations.

Building Modifications :

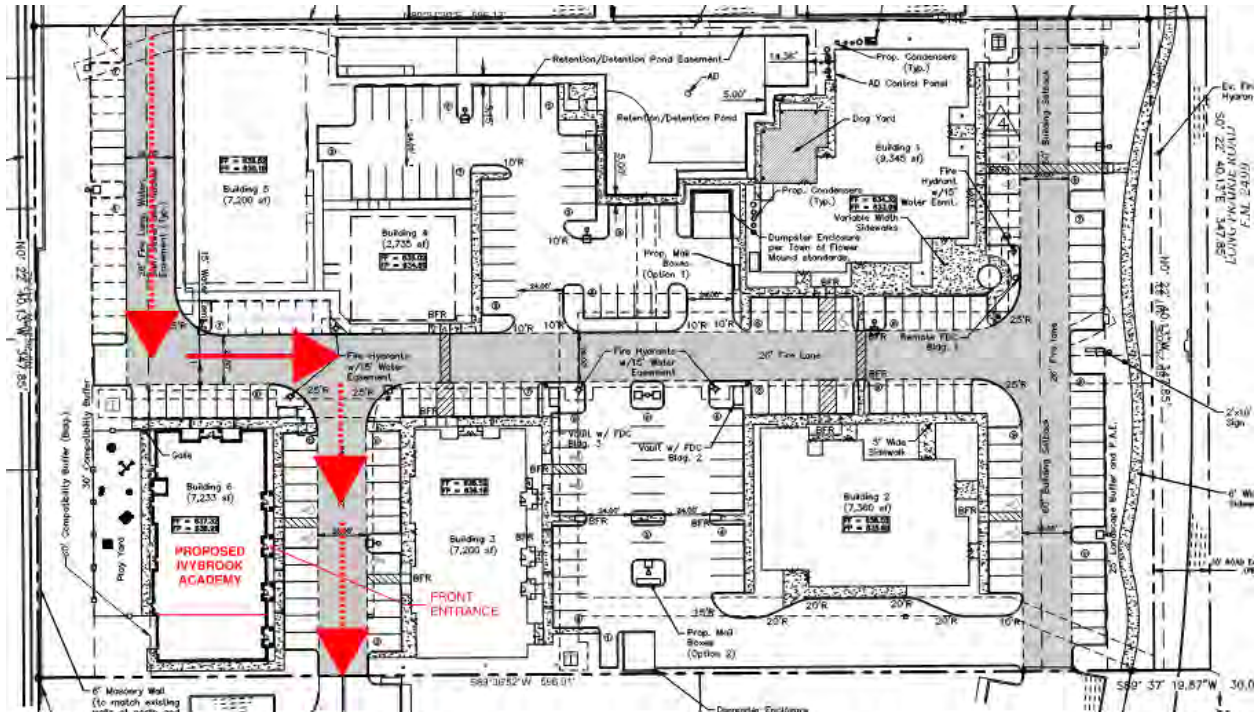
Building 6 (3917 Long Prairie Road) is a Permitted Shell Building that will soon be breaking ground. The modifications requested by and for Ivybrook have to do with door changes (aesthetic) and minor window placements.

- **Exterior Front Doors :** We are modifying the Iron Doors that have been used on Building 1, 2, and 3 to an insulated fiberglass door with a large window. This is a typical door that is used by Ivybrook in other locations that allows natural light into the classrooms and a level of “security” with not have a full lite door as had been planned. This is being done for all Front Elevation (East) doors. Additionally, there were a pair of doors on the North Elevation. This will be changed to a Single door.
- **Rear Service Doors :** We are modifying the rear doors on Ivybrook to a half lite door, matching the front elevation doors. This is being done for the same reason as the Front / East Elevation. It will provide additional natural light into the classroom over the solid (no lite) doors that are a part of the original and approved design.
- **Window Placement :** During the design phase of working with Ivybrook on their interior layout, there were a few places where walls / doors / windows were in conflict. Windows and doors locations were adjusted to accommodate but the aesthetics and balance of the building did not change. We have shown these modifications on the submitted building plans but they occur on the Front / East Elevations and on the Rear / West Elevation. Neither their size, nor their quantity changed – simply their location on the elevation. In fact, they were just shifted between 6” and 18” from their original location.

Pick-up / Drop off :

The intent of Ivybrook Academy is to minimally disturb the adjacent buildings and properties with pick-up and drop-off. From the hours stated previously, this is a timed event occurring 5 days a week in the mornings starting around 7:50 AM and being completed by 8:25 AM. In the afternoons, pick-up will begin around 4:15 PM and end by 4:45 PM. Parents and guardians will utilize available parking in the

development for this time and there will not a designated loading zone. Parents and Guardians will NOT be allowed leave cars unattended in the fire lane consequently impeding the flow of traffic shown in the below diagram.



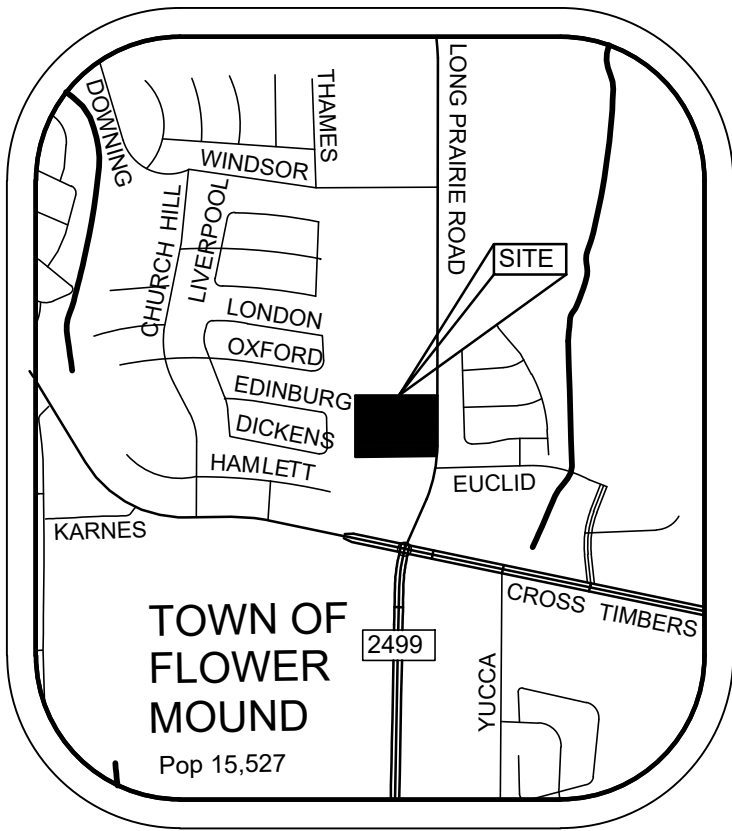
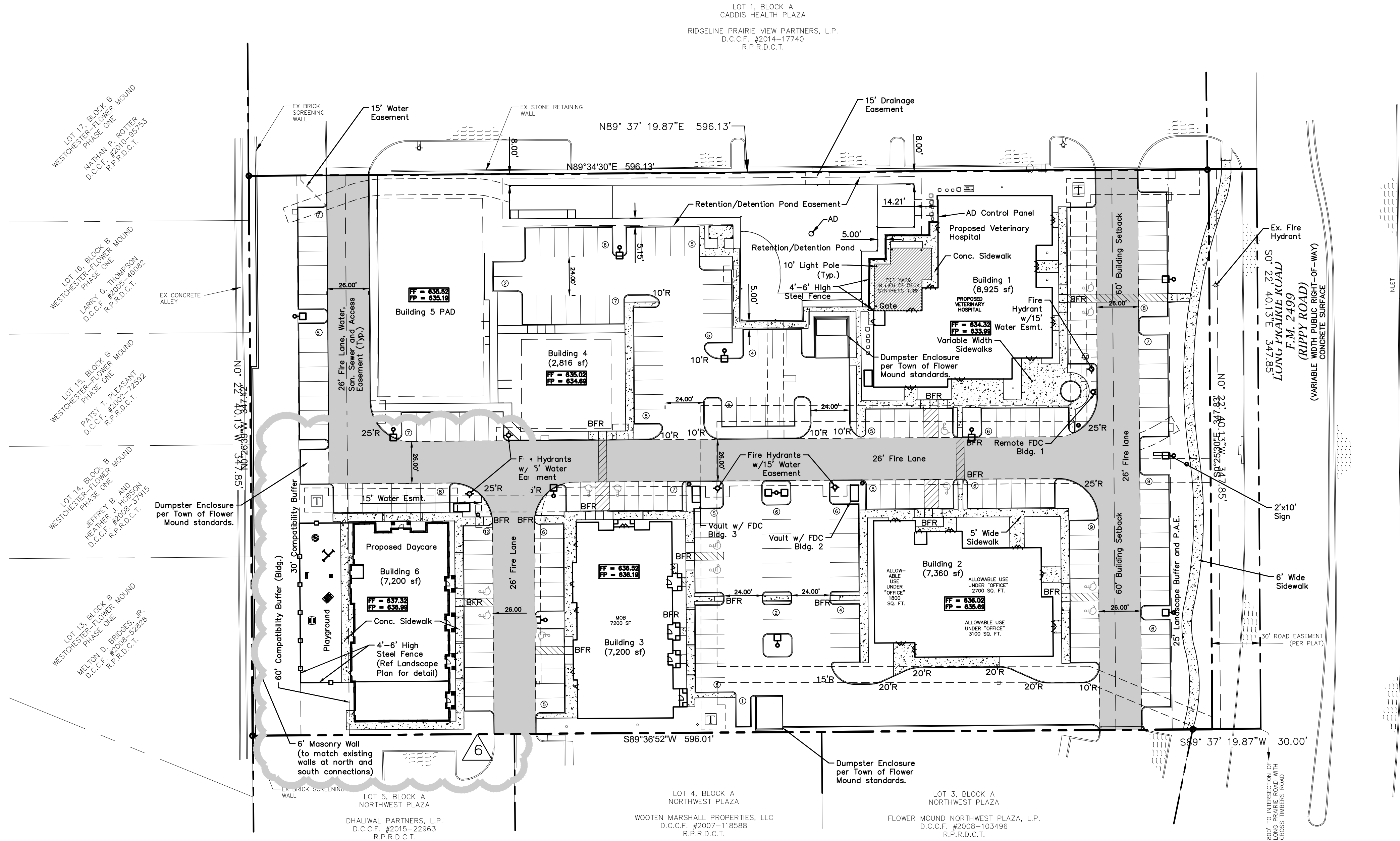
With a staff of 15, there will be plenty of parking available around Building 6 (Ivybrook Academy) and the parking at Prairie Plaza is shared between buildings. Parking will be available to accommodate these short windows of drop-off and pick-up.

After you have had the opportunity to review the above, please reach out with any and all questions. We will make every effort to quickly respond with additional information or graphic representations.

Thank you for the time and effort it takes to review all of these documents, we appreciate it.

Sincerely,

Matthew J Peterson, AIA
Vice-President of Design and Development



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

SITE DATA -- PHASE I and II

Address:	3901 Long Prairie Road Town of Flower Mound, Texas
Gross Lot Area:	5.00 Acres (217,799 sf)
Net Lot Area:	4.7604 Acres (207,364 sf)
Zoning:	PD-150 with Office uses
Proposed Use:	Office/Medical Office Uses
Lot Coverage Data:	Building Coverage 23,485 sf Impervious Area 91,104 sf Pervious Area 91,710 sf

Site Parking Summary:	Required	Provided
Medical Office	65 Spaces	65 Spaces
Medical Office (Vet Clinic)	38 Spaces	38 Spaces
App. Office Use (Retail)	11 Spaces	15 Spaces
App. Office Use (Rest.)	45 Spaces	59 Spaces
Office	9 Spaces	9 Spaces
Daycare	17 Spaces	17 Spaces
Total Parking	185 Spaces	203 Spaces

Building Parking Summary:	Required	Provided
Building 1 Vet Clinic 9345sf	38	38
Building 2 Restaurant 4200sf Retail 3160sf	45 11	59 15
Building 3 Medical Office 7200sf	29	29
Building 4 Office 2735sf	9	9
Building 5 Medical Office 7200sf	29	29
Building 6 Medical Office 1467sf Daycare 5766sf	7 17	7 17
Total Parking (Ph II)	185 Spaces	*203 Spaces

* Phase II spaces includes 14 spaces from Phase I development.

Total Accessible Parking (Phase II)	3 Spaces
Total Accessible Parking (Phase I)	11 Spaces

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR SUP PURPOSES FOR BUILDING 1 ONLY.

BUILDING 6 ONLY:

Parking Required	
Medical Office 1467sf (1 space/200 sf)	7
Daycare 65 People (1/4 people accomodated)	17

REVISIONS FOR SUP-BLDG. 6

Issue Dates:	Revisions:	Date:
1 7-20-2017	1 Water	11/19/19
2	2 Grd, Stm	3/10/20
3	3 Bldg & FL	5/22/20
4	4 Bldg 1	8/18/21
5	5 Prkg & Grd	12/30/21
6	6 SUP Exh.	3/07/22

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069 972.562.4409 Texas P.E. Firm No. F-3935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SUP EXHIBIT		Sheet No.
PRAIRIE PLAZA PHASE 1		SUP
DB Constructors, Inc.		
Town of Flower Mound, Texas		Project No. 16047

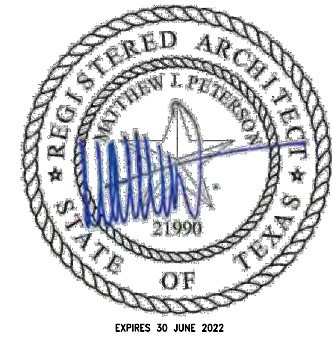
SUP EXHIBIT
PRAIRIE PLAZA PHASE 1
DB Constructors, Inc.
Town of Flower Mound, Texas

STANDARD NOTES:

- All Parking Spaces are 9'x18' unless otherwise noted.
- Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
- Future phases shall contain Medical Office Buildings. Parking and sidewalks for each shall be constructed at the time of development.
- All infrastructure necessary for the full development of the property to be constructed with Phase I.
- The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

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.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.



MATTHEW J. PETERSON, AIA

ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300

STATUS:
ISSUE FOR PERMIT : 15 JULY 2021

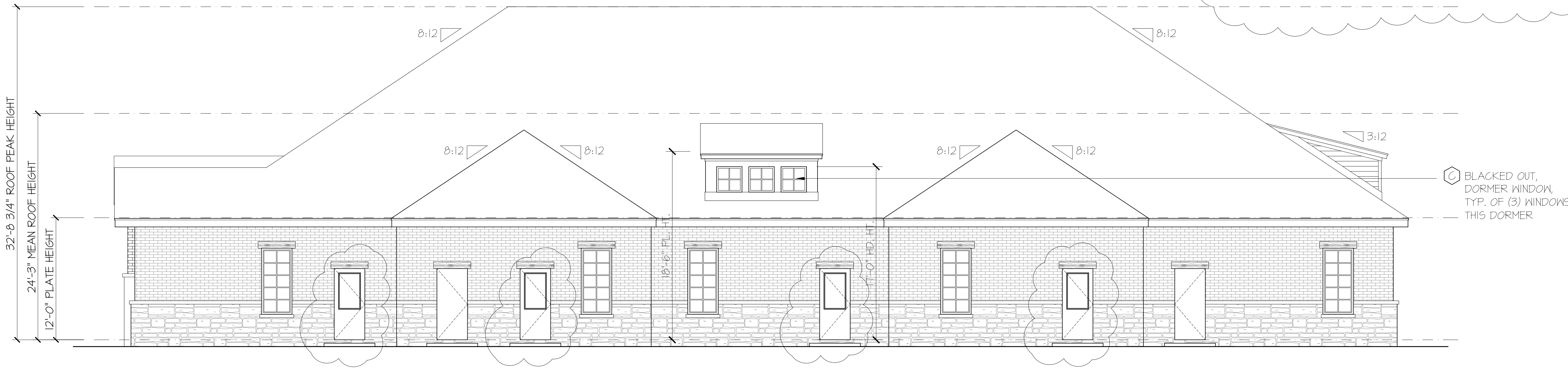
EXTERIOR FINISH MATERIAL SCHEDULE

		Revised : 30-Nov-21	
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)
WINDOWS	YKK	Storefront Oil Rubbed Bronze	Storefront w/Low-E Tint
ENTRY DOORS	Therma Tru	Fiber-Classic Oak Collection	1/2 lite / Driftwood
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

ELEVATIONS : MATERIAL CALCULATIONS TABLE		REVISED : 30-Nov-21	
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II			
	NORTH*	SOUTH*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	853	782	1610
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	633	647	1123
DOORS AND WINDOWS SQ. FT.	220	135	488
PRIMARY MASONRY TOTALS (%)	98.42%	96.60%	99.11%
BRICK SQ. FT.	456	357	662
STONE SQ. FT.	167	268	451
SECONDARY MASONRY TOTALS (%)	1.58%	3.40%	0.89%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	10	22	32

*All numbers within the column are in square feet (SQ. FT.), U.N.O.



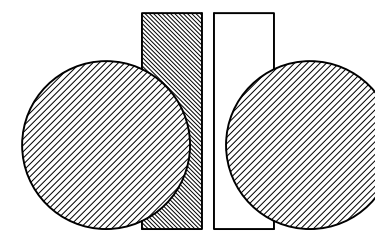
2 WEST ELEVATION

SCALE: 3/16" = 1'-0"



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



d/b constructors inc.
DESIGN-BUILD CONTRACTOR

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-4305 FAX

SHELL RETAIL & OFFICE

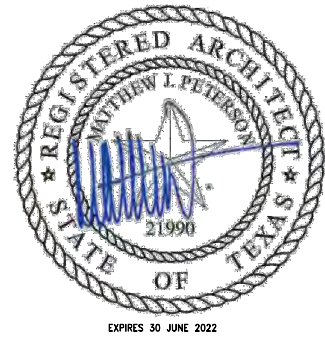
for

PRAIRIE PLAZA

LONG PRAIRIE ROAD
FLOWER MOUND, TX

Drawing Number

A-601



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FT. WORTH, TEXAS 76106
817 626-1300

STATUS:
ISSUE FOR PERMIT : 15 JULY 2021

BUILDING 6
3917 LONG PRAIRIE ROAD
FLOWER MOUND, TX

EXTERIOR FINISH MATERIAL SCHEDULE

Revised : 30-Nov-21

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
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BRICK	ACME	Texas Heritage Modular	Brick
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EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

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ELEVATIONS : MATERIAL CALCULATIONS TABLE					REVISED :	30-Nov-21
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	NORTH*	SOUTH*	EAST*	WEST*		
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FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	633	647	1123	1273		
DOORS AND WINDOWS SQ. FT.	220	135	488	220		
PRIMARY MASONRY TOTALS (%)	98.42%	96.60%	99.11%	97.49%		
BRICK SQ. FT.	456	357	662	767		
STONE SQ. FT.	167	268	451	474		
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*All numbers within the column are in square feet (SQ. FT.), U.N.O.



2 NORTH ELEVATION

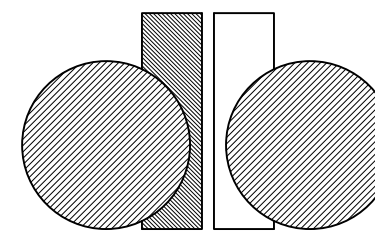
SCALE: 3/16" = 1'-0"



Ⓢ BLACKED OUT, DORMER WINDOW, TYP. OF (3) WINDOWS THIS DORMER

1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



d/b constructors inc.
DESIGN-BUILD CONTRACTOR

2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300
817 626-4305 FAX

SHELL RETAIL & OFFICE

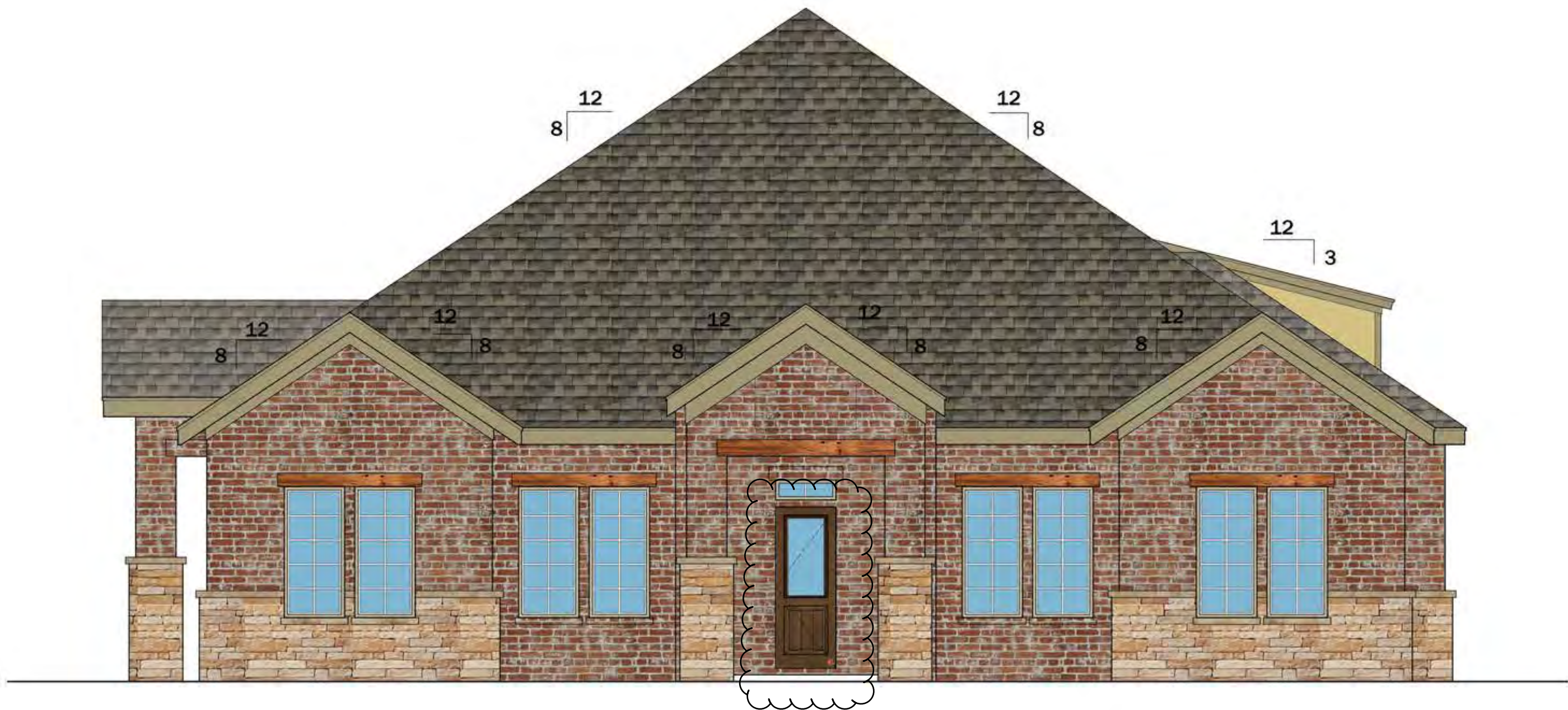
for

PRAIRIE PLAZA

LONG PRAIRIE ROAD
FLOWER MOUND, TX

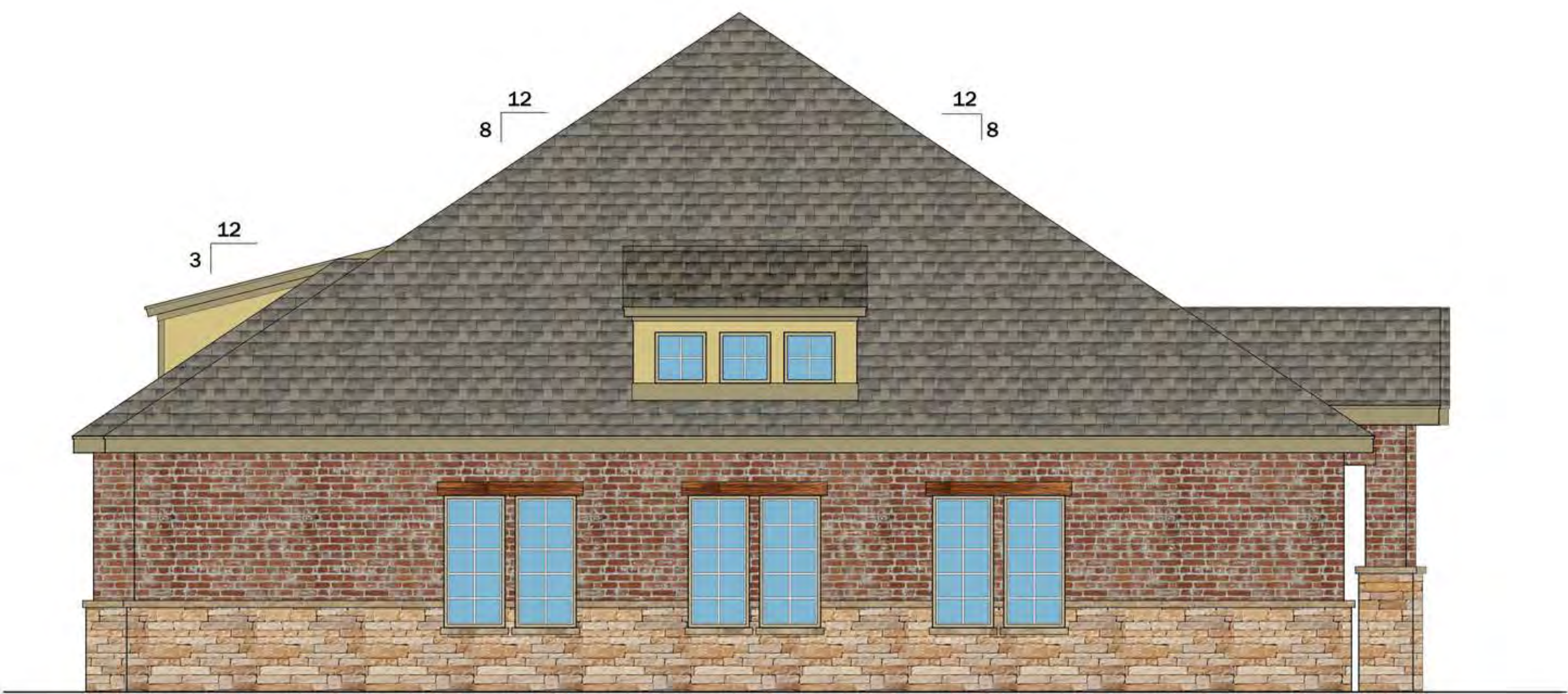
Drawing Number

A-602



4 NORTH ELEVATION

SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

EXTERIOR FINISH MATERIAL SCHEDULE

Revised : 30-Nov-21

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2 WEST ELEVATION

SCALE: 3/16" = 1'-0"

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 6 : MEDICAL OFFICE BUILDING - PHASE II

REVISED : 30-Nov-21

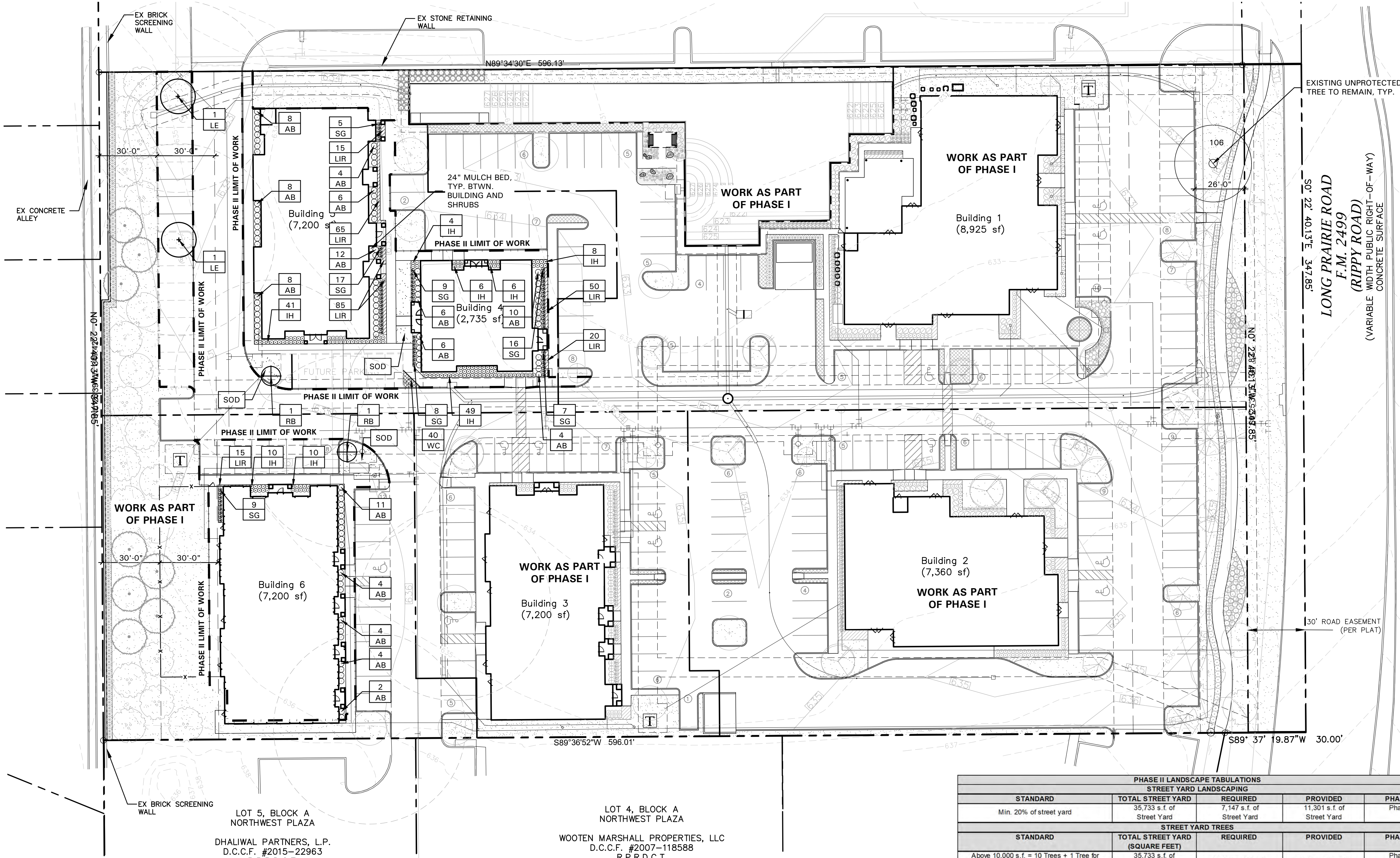
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*All numbers within the column are in square feet (SQ. FT.), U.N.O.



1 EAST ELEVATION

SCALE: 3/16" = 1'-0"



LOT 5, BLOCK A
NORTHWEST PLAZA
DHALIWAL PARTNERS, L.P.
D.C.C.F. #2015-22963
R.P.R.D.C.T.

LOT 4, BLOCK A
NORTHWEST PLAZA
WOOTEN MARSHALL PROPERTIES, LLC
D.C.C.F. #2007-118588
R.P.R.D.C.T.

PLANT LIST - PHASE II

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
LE	TREES				
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	2	3" cal.	container grown, 8' ht., 4' spread min.
AB	SHRUBS/GROUNDCOVER				
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Goucher'	97	5 gal.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	134	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	250	4" pots	container full top of container, 12" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	71	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	40	4" pots	container (3) 12" runners min., 12" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PHASE II LANDSCAPE TABULATIONS				
STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED	PHASING
Min. 20% of street yard	35,733 s.f. of Street Yard	7,147 s.f. of Street Yard	11,301 s.f. of Street Yard	Phase I
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED	PHASING
Above 10,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	35,733 s.f. of Street Yard	20 Trees (3" cal.)	19 Trees (3" cal.) 7 Trees (30 gal.)	Phase I
STREET BUFFER LANDSCAPING				
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED	PHASING
FM 2499		25 ft.	25 ft.	Phase I
STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED	PHASING
1 per 30 l.f.	FM 2499 = 348 l.f.	12 Trees (3" cal.)	10 Trees (3" cal.) 6 Trees (30 gal.)	Phase I
PARKING AREA LANDSCAPING				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
90 s.f. per 12 spaces	205 Parking Spaces	1,523 s.f.	8,507 s.f.	Updated with Phase II
PARKING AREA TREES				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
1 per 10 parking spaces	205 parking spaces	21 trees (3" cal.)	24 trees (3" cal.) 7 trees (30 gal.)	Updated with Phase II
** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.				
PARKING AREA SCREENING				
STANDARD		Landscape berm or screening shrubs	PROVIDED	PHASING
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)	Phase I
COMPATIBILITY BUFFER LANDSCAPING				
STANDARD	Square Footage	REQUIRED	PROVIDED	PHASING
30 ft. Compatibility Buffer Along West Res. Adj.	Not Applicable	30 ft.	30 ft.	Phase I
One Shade Tree per 400 s.f. of Comp. Buffer	10,435 s.f.	26 Trees (3" cal.)	26 Trees	Phase I
Min. 6' Masonry Wall	Not Applicable	6 ft.	6 ft. masonry wall	Phase I
Understory Screening Plants	Not Applicable	6' Screening Shrubs	6' Screening Shrubs	Phase I

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W. THAT MAY BE DAMAGED DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O

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

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



3901 Long
Prairie Road
Phase 2
PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 04.03.19
Drawn By: NAY
Checked By: KAH

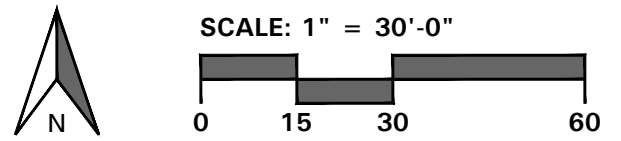
Revisions	No.	Date:	Detail:
1.	10/08/19		Town Comments
2.	06/01/20		Coordination
3.	07/08/20		Town Comments
4.	09/25/20		Town Comments
5.	12/02/21		Town Comments

Sheet Title:

LANDSCAPE
PLAN

Sheet Number:

L1.01



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel and crushed stone. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

- Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
- Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

- At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
- Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as is shown and called for on both. The plant schedule is an aid to buyers only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and branch requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UP) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafli Mirascape' by Mirafli Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".

- J. Do not wrap trees.

- K. Do not over prune.

- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

- Pruning shall be done with clean, sharp tools.

- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

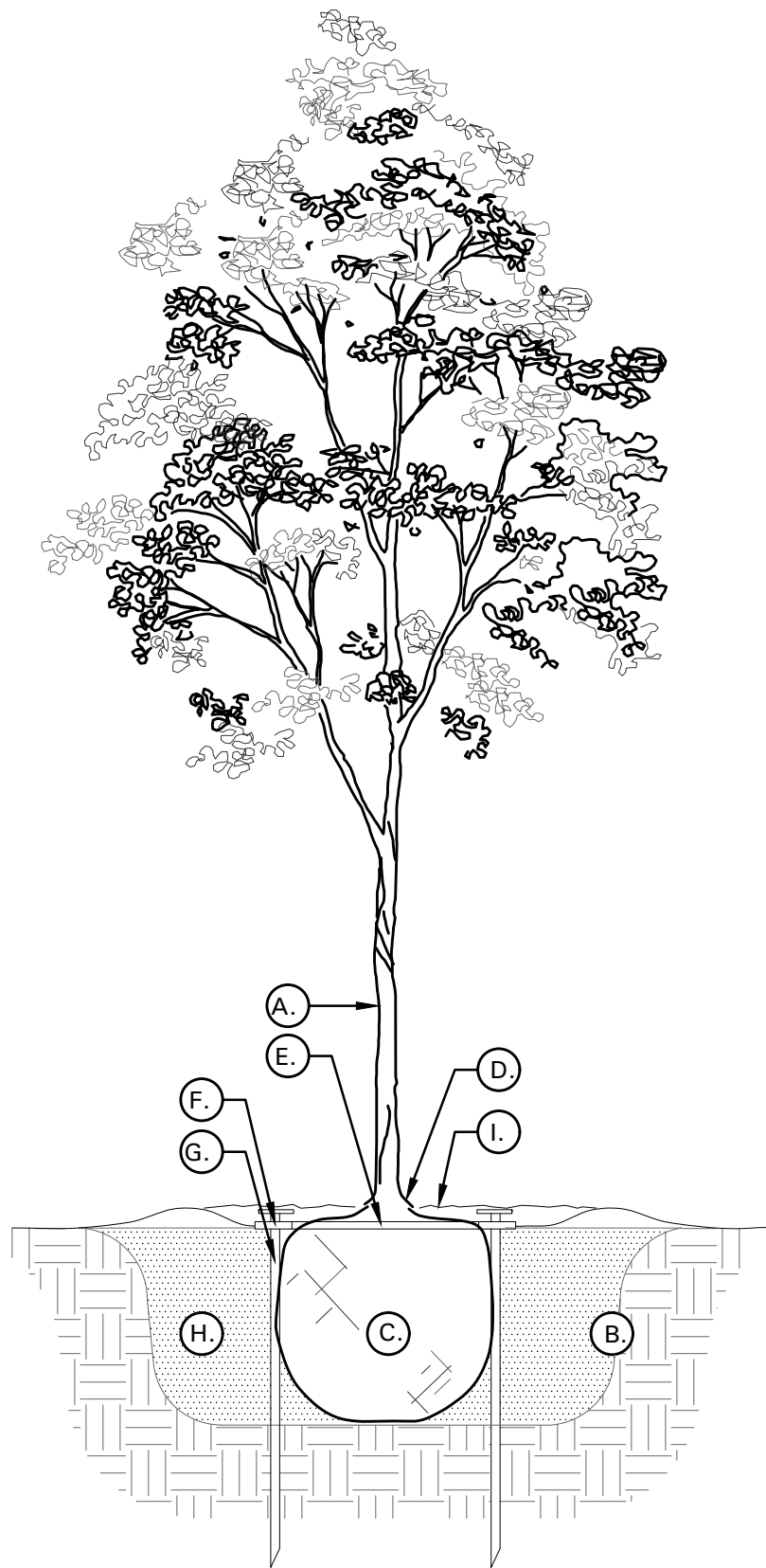
- Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: March 28, 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. (The Commission tabled this item by a vote of 6 to 0 at the February 14, 2022, meeting.)

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

Summary of changes:

The table below summarizes proposed changes between the plans that was considered by P&Z on February 14th and the updated submittal attached to this staff report.

	02/14 P&Z	03/28 P&Z
No. of Lots	67	65
Width of buffer along FM1171	Approx. 105 ft.	Approx. 230 ft.
Open space acreage	52.257 acres	55.203 acres
Average lot size	29,772 sf/0.683 ac.	28,892 sf/0.663 ac.
Exception to impact 5%-12% slopes	8.784 acres	2.304 acres
Exception to impact 12% or > slopes	0.549 acres	0.495 acres

The purpose of this request is to rezone approximately 107.262 acres of land in order to develop 65 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 Walsingham Drive to the south. The property to the east is developed as an Institutional use (Church). This Phase consists of 26 buildable lots with access to the subdivision from Walsingham Drive. Phase 6 is the southern tract with access to the subdivision from Walsingham 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 Walsingham 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 Walsingham 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 55.203 acres (>50%) of land 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 fencing 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 2.304 acres of the impacted land that have topographic slopes between 5% and 12% and for the 0.495 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 one item of correspondence in support of this request, and one item in opposition to this request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

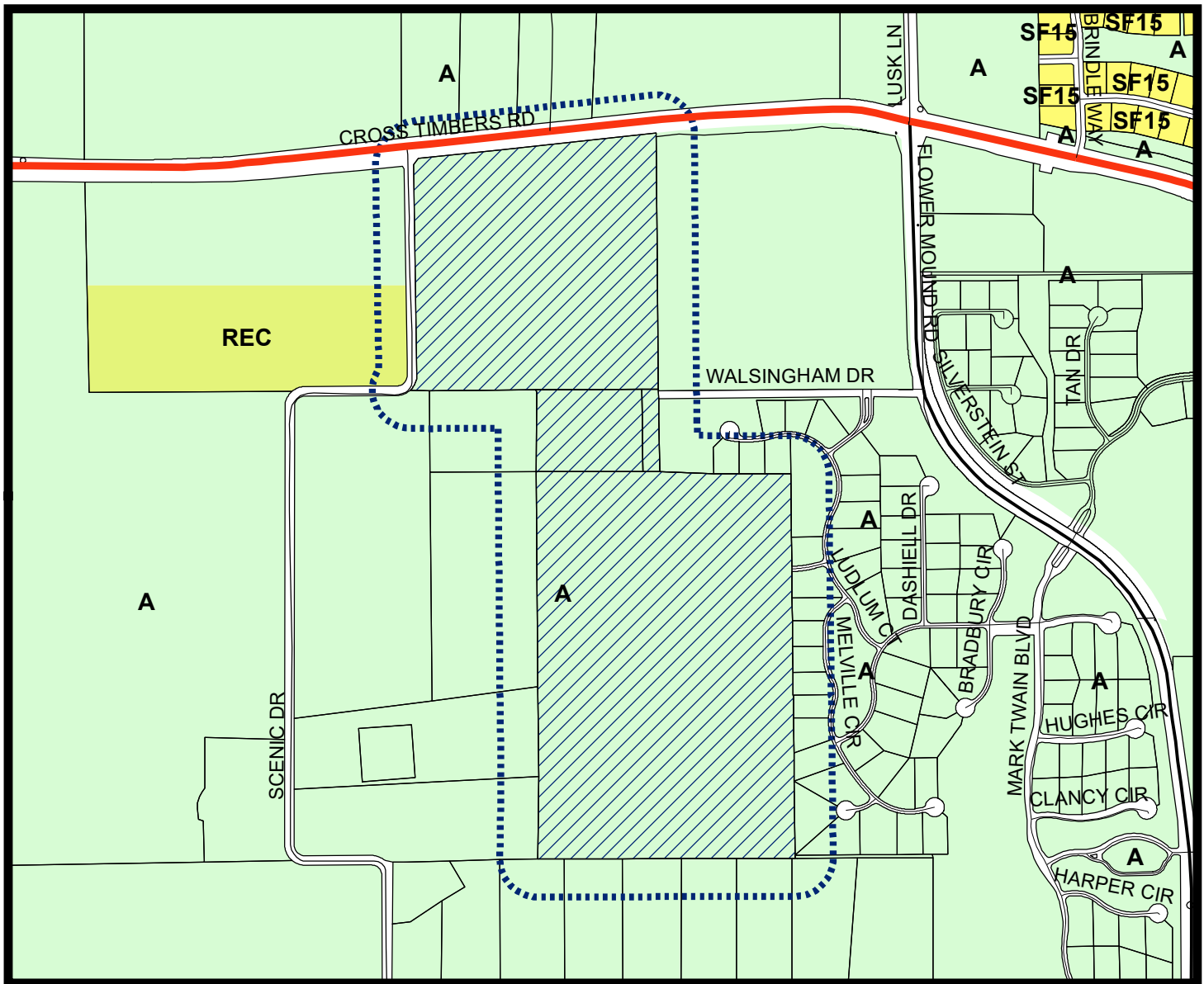
B. Application Details

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



Vicinity Map

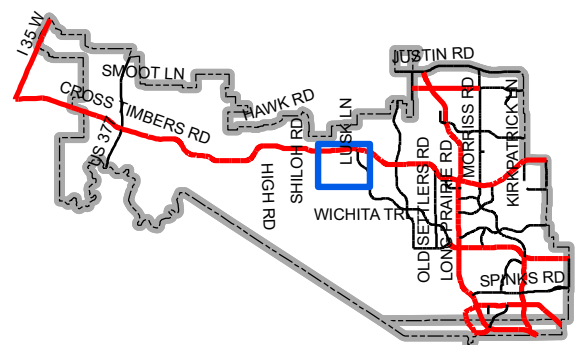
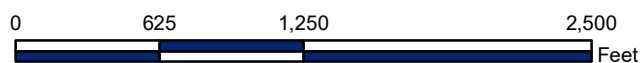
Reference Project: ZPD21-0011



LEGEND

- Agriculture
- Recreation
- Single Family 15

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



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

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

March 15, 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.

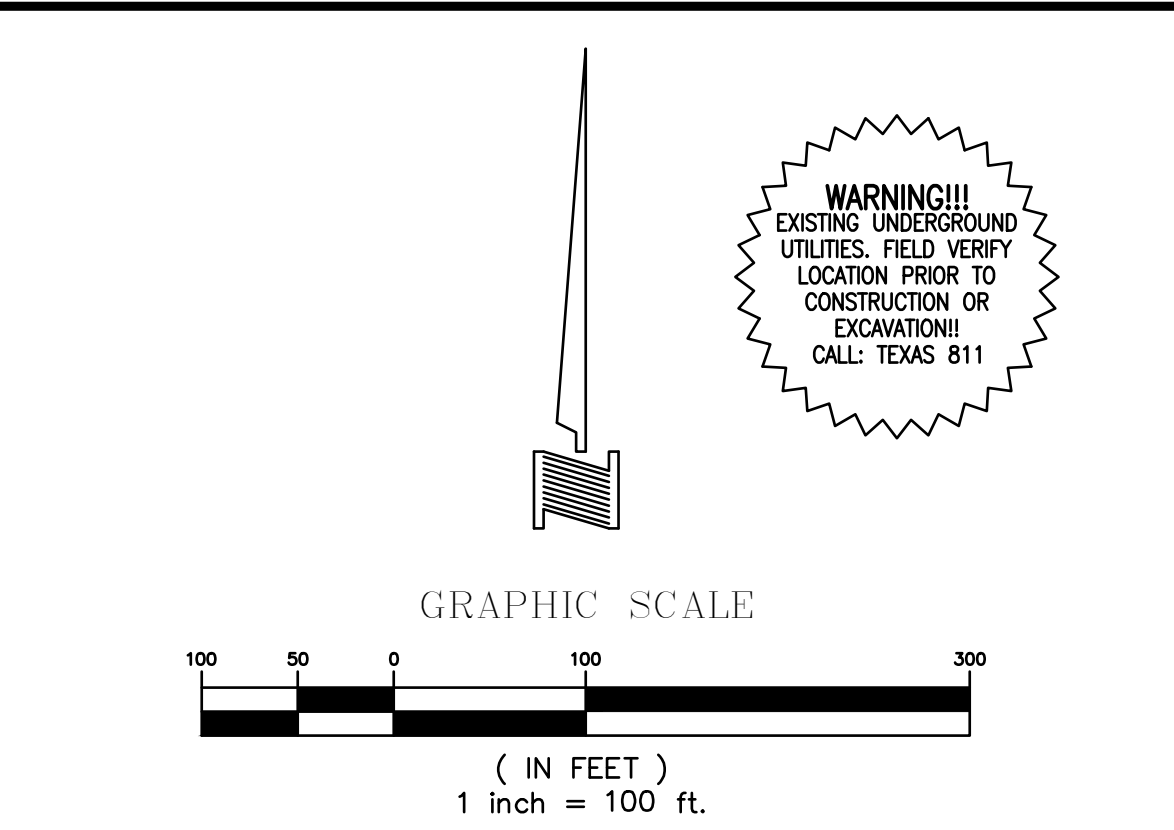
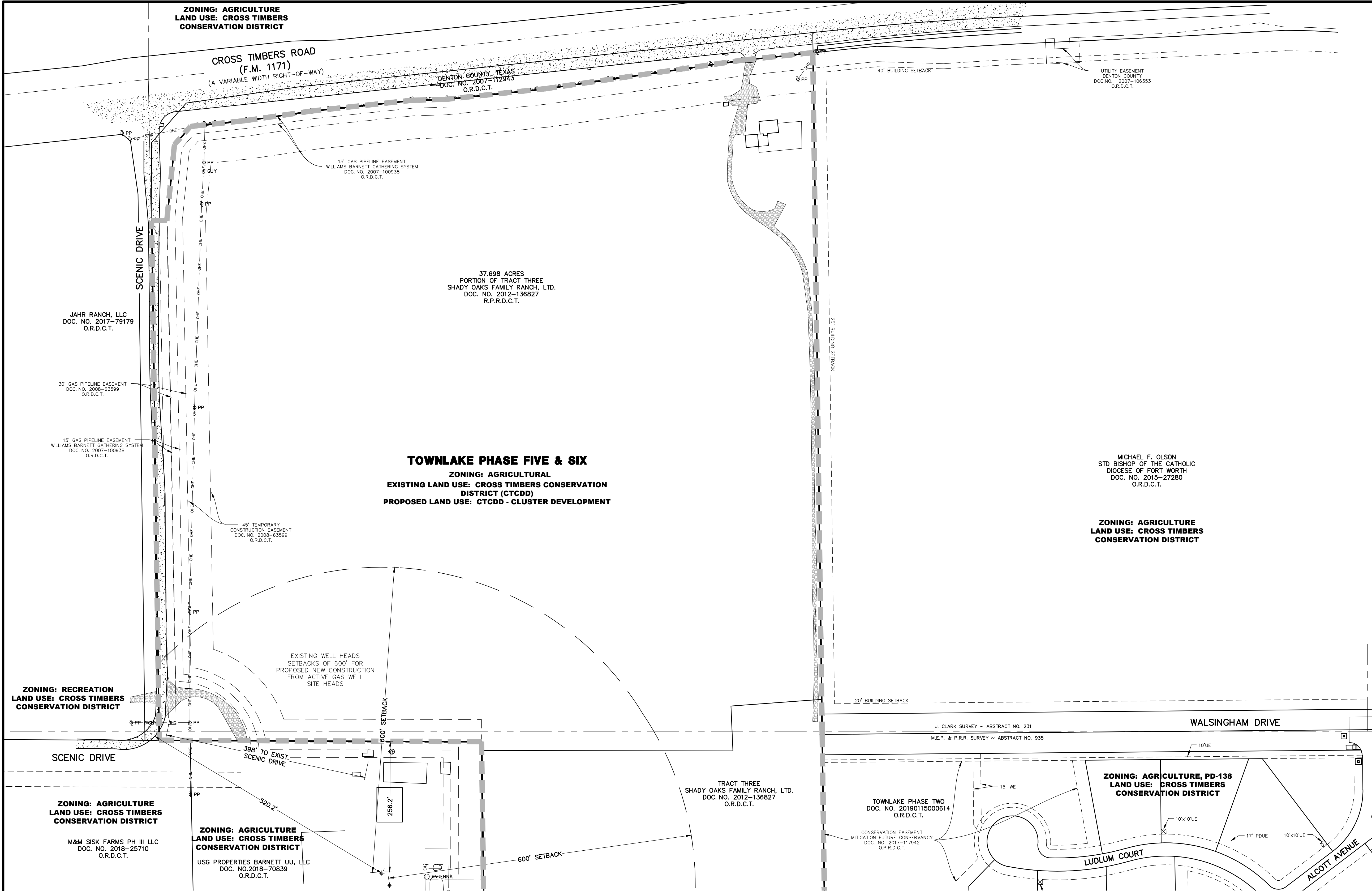
The attached Concept Plan proposes 65 residential lots and 9 common area lots across the site's 107.262 acres and conforms to the corresponding Zoning Concept Plan under review. The plan closely follows the Town's Development Code but we are asking for a Topographical Slope Exception request. It is anticipated 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,


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).

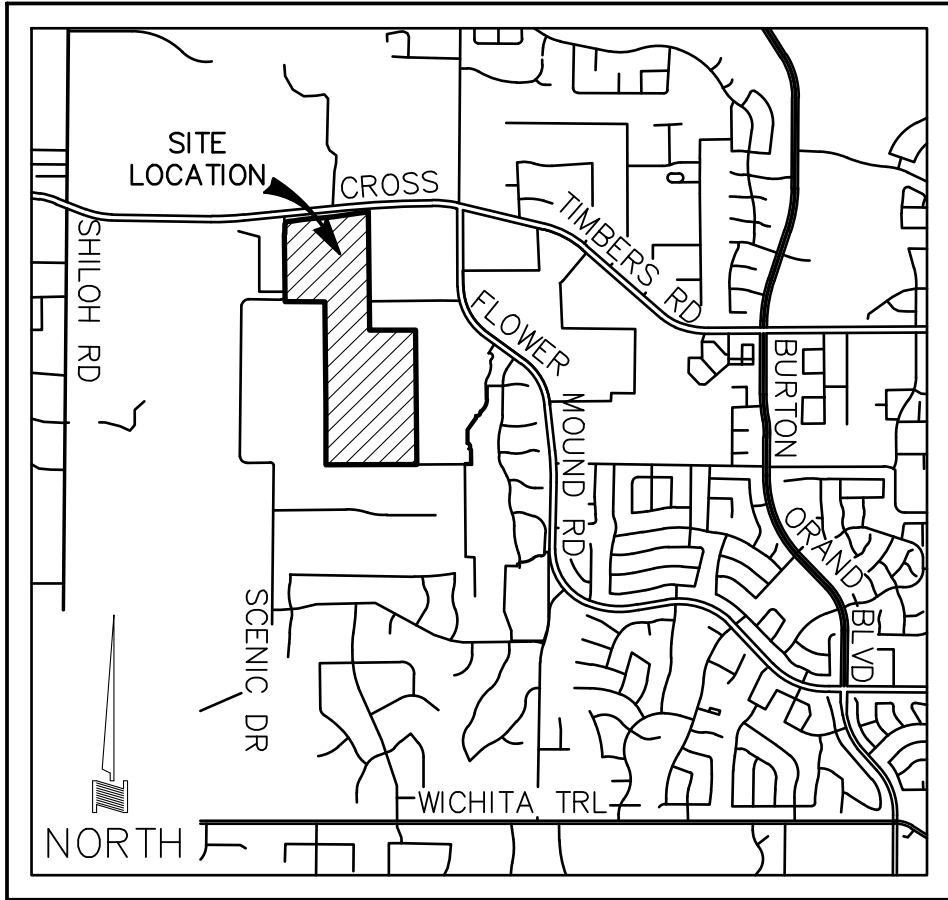
ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
67 RESIDENTIAL LOTS 10 OPEN SPACE LOTS

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
MARCH 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



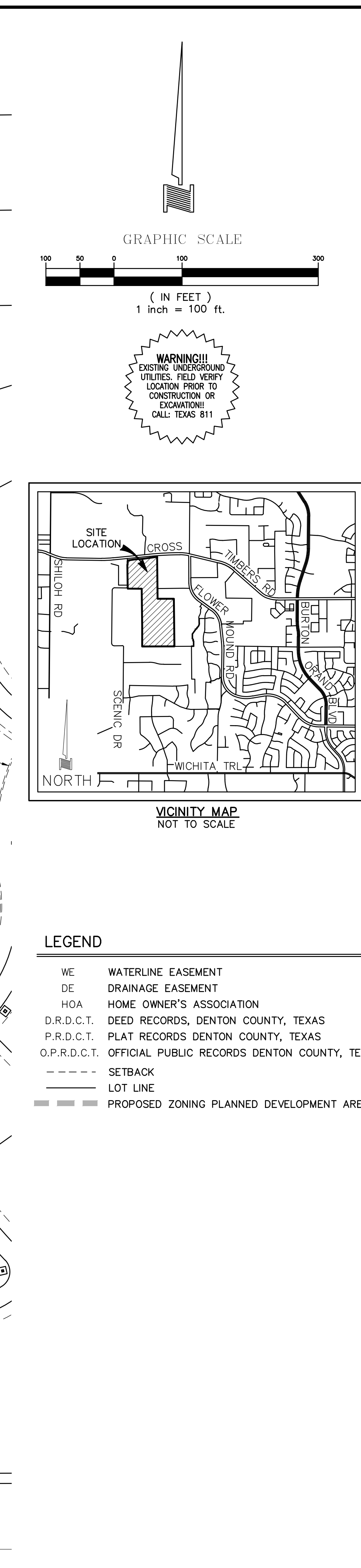
VICINITY MAP
NOT TO SCALE

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



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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THOROUGHFARE PLAN	FLOWER MOUND RD & CROSS TIMBERS RD (MAJOR ARTERIAL) SCENIC DR & WALSHINGHAM DR (RURAL COLLECTOR)
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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.

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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

ZONING EXHIBIT
CASE NUMBER ZPD21-0011
TOWNLAKE PHASE FIVE & SIX
AN ADDITION TO THE TOWN OF FLOWER MOUND
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DENTON COUNTY, TEXAS
MARCH 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 DARZNIEKS AND LORRAINE DARZNIEKS, 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 DARZNIEKS AND LORRAINE DARZNIEKS 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.

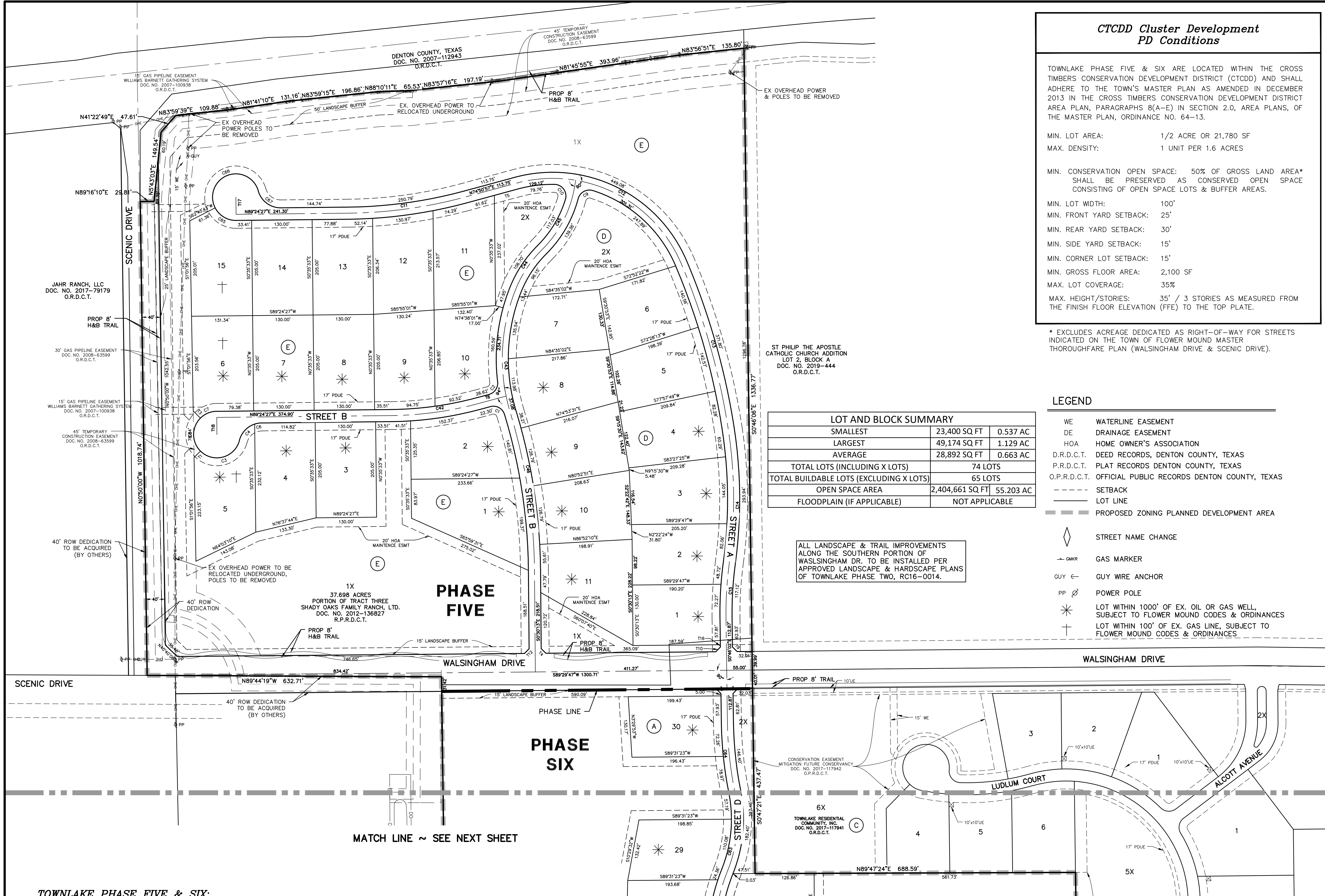
Notary Public in and for the State of Texas

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
MARCH 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



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.

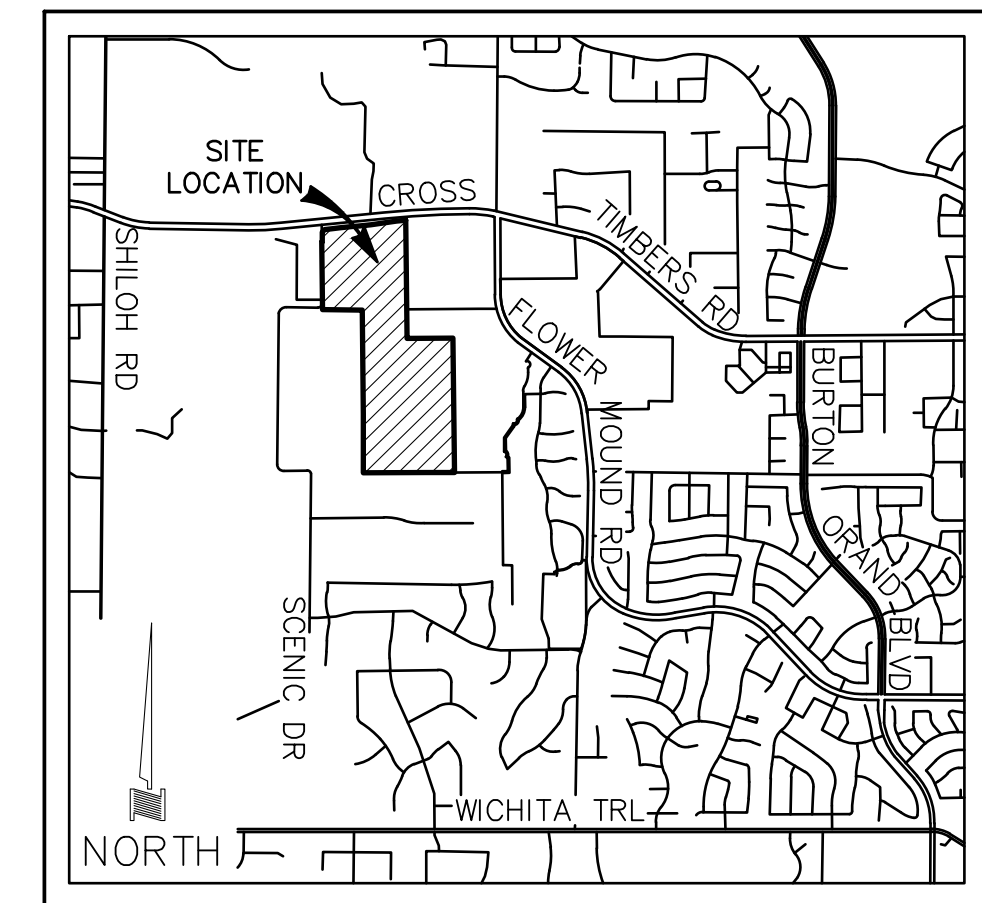
MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 15'
MIN. CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

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

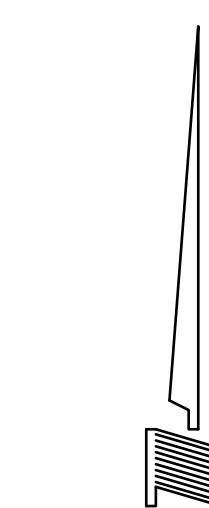
LEGEND

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
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE
*	LOT WITHIN 1000' OF EX. OIL OR GAS WELL, SUBJECT TO FLOWER MOUND CODES & ORDINANCES
+	LOT WITHIN 100' OF EX. GAS LINE, SUBJECT TO FLOWER MOUND CODES & ORDINANCES

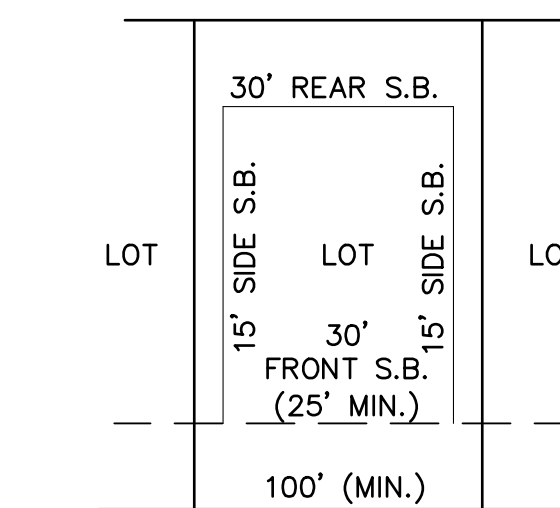
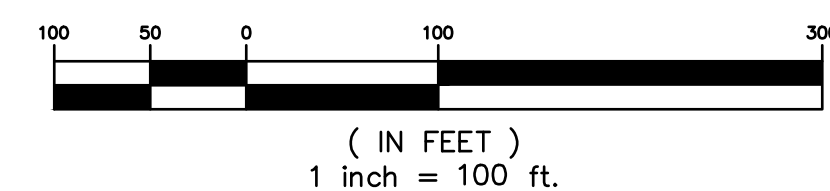
ALL LANDSCAPE & TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS OF TOWNLAKE PHASE TWO, RC16-0014.



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 WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
65 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
MARCH 2022 SCALE: 1"=100'

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

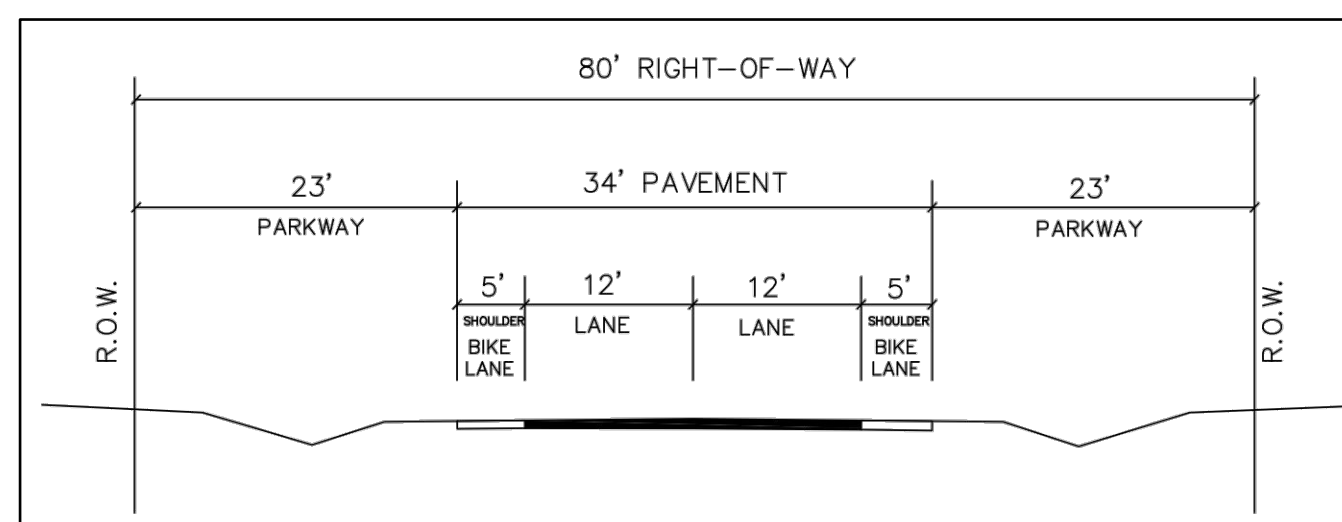
SURVEYOR
ALLIANCE GEOSERVICES
2311 GRAPEVINE MILLS CIRCLE SUITE 2106
214-998-6560 GRAPEVINE, TEXAS 75051
CONTACT: JESUS LAJARA

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

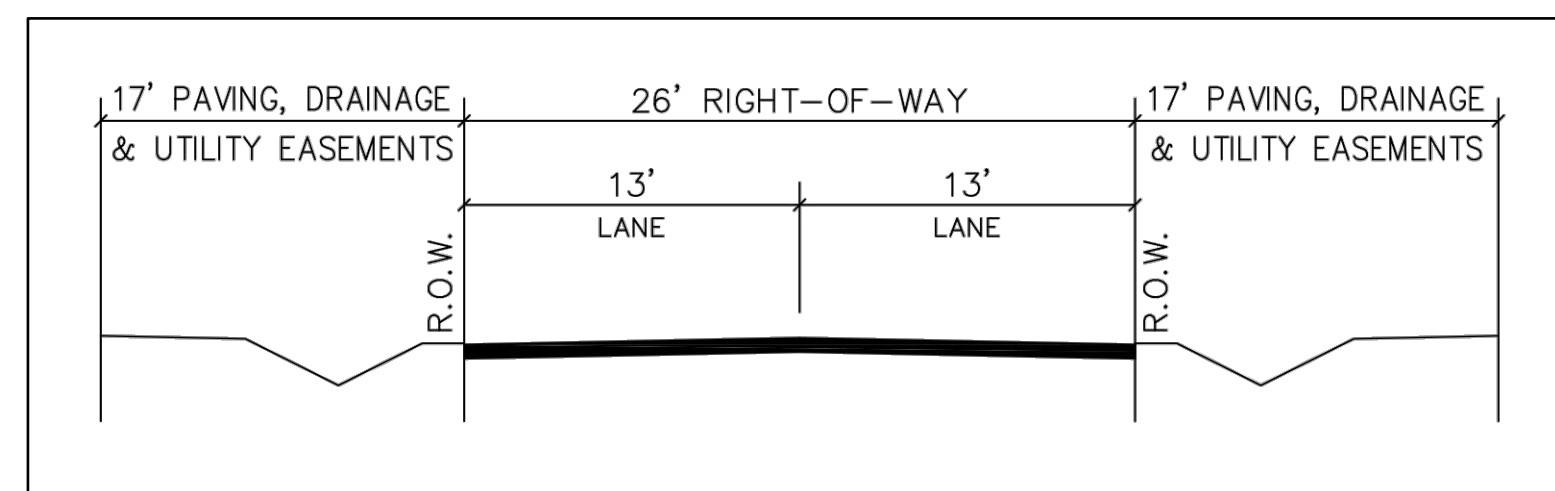
TOWNLAKE PHASE FIVE & SIX:

MASTER PLAN FEATURES

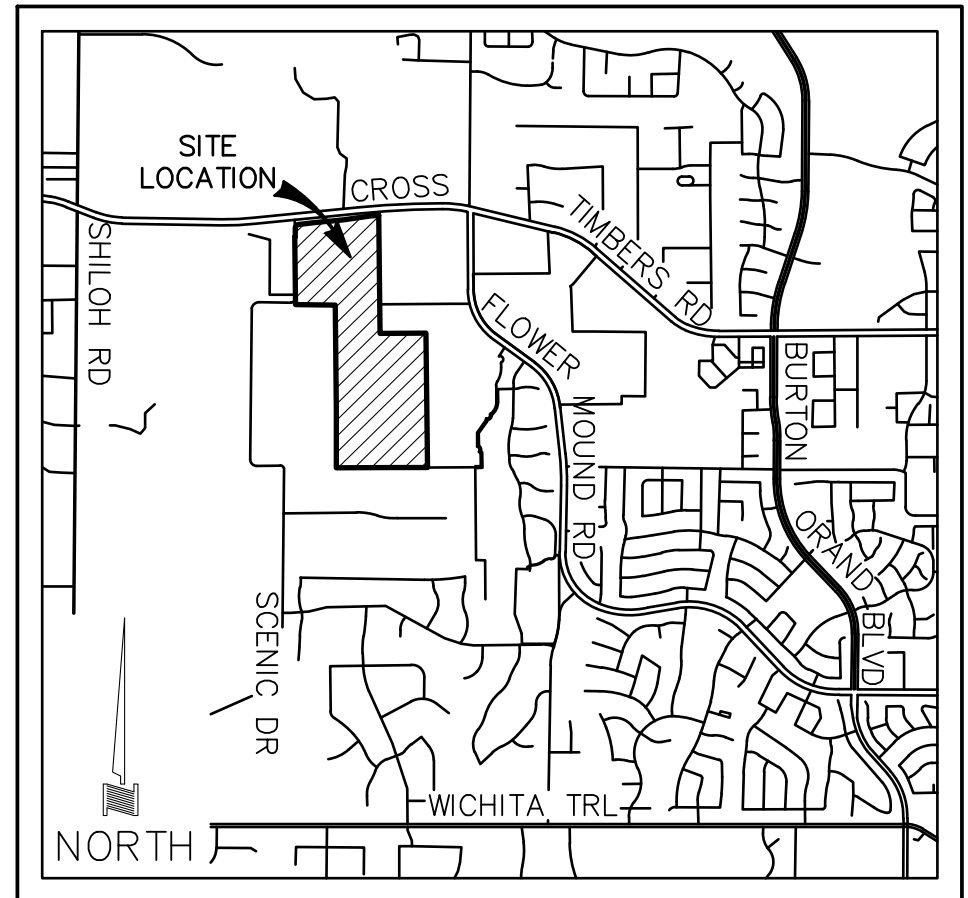
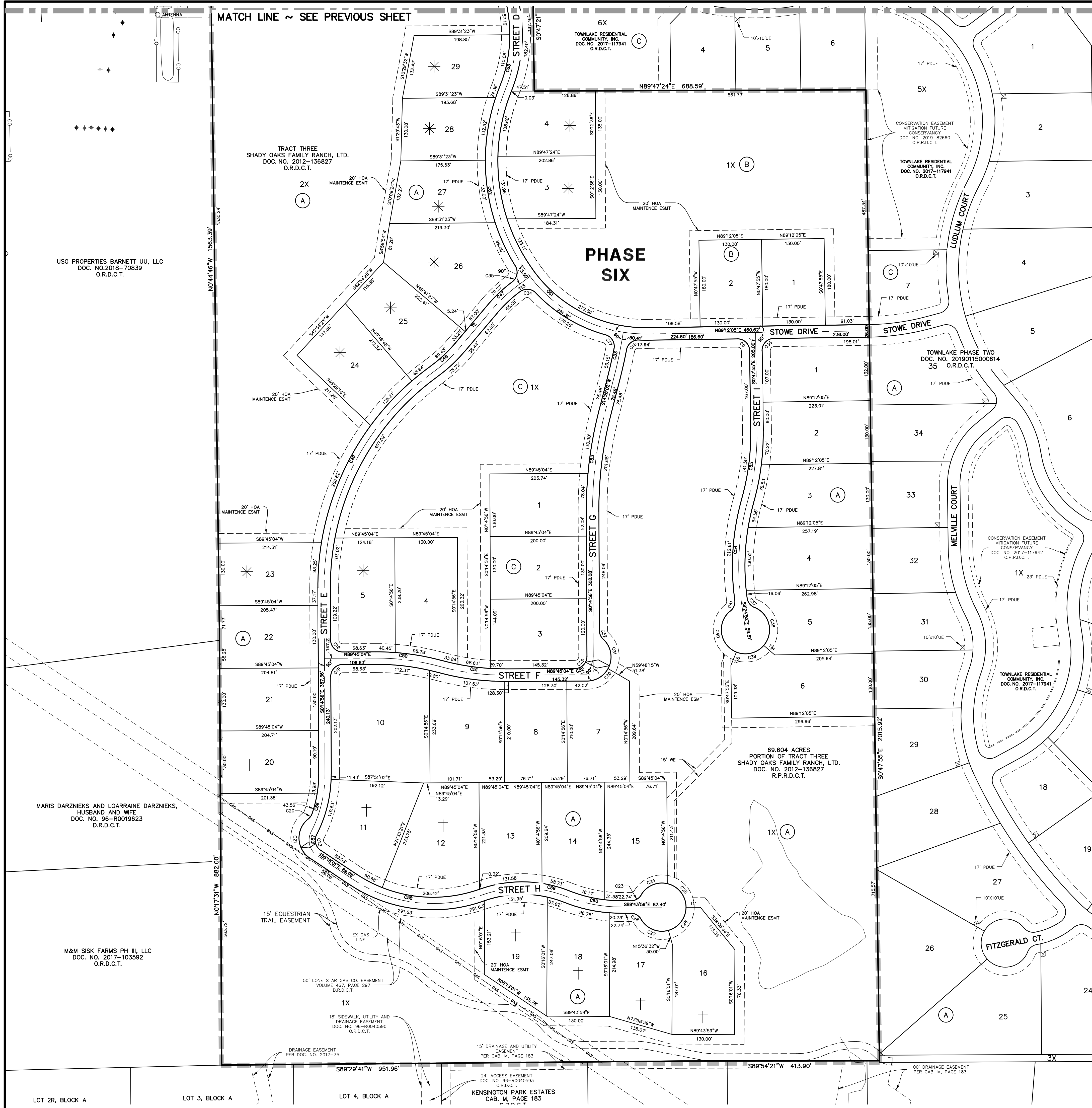
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE; A MULTI-PURPOSE TRAIL AND 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	



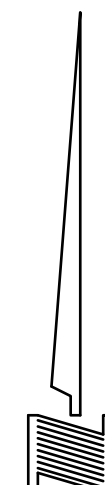
RURAL COLLECTOR TYPICAL SECTION
(TOWN OF FLOWER MOUND)
N.T.S.



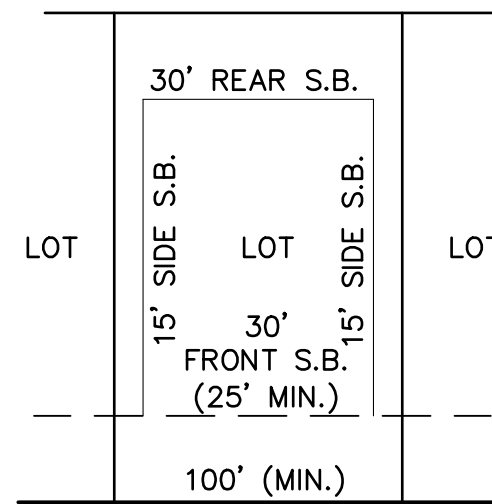
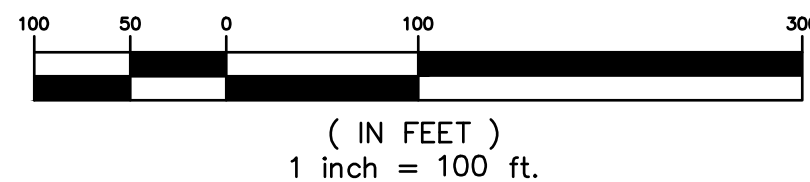
LOCAL RESIDENTIAL ESTATE TYPICAL SECTION
(TOWN OF FLOWER MOUND)
N.T.S.



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 WASLINGTON 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
65 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

ZPD CONCEPT PLAN
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TOWNLAKE PHASE FIVE & SIX
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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'
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 (WASLINGTON 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:

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 DARZNIKS 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'S'ET;

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	S45°00'00"W	19.47'
T3	S45°00'00"E	22.02'
T4	S45°30'13"E	14.14'
T5	S74°50'57"W	52.14'
T7	N44°21'53"E	14.11'
T8	S45°38'07"E	14.17'
T9	S45°38'07"E	14.17'
T10	N44°21'53"E	14.11'
T11	S89°43'59"E	30.00'
T12	N44°29'47"E	14.14'
T14	S49°20'00"E	30.00'
T15	S22°17'11"W	30.00'
T16	N0°46'02"W	5.00'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T2	S40°18'33"W	105.43'
T6	N74°50'57"E	60.86'
T13	S53°10'19"W	36.36'
T17	S00°35'33"E	37.00'
T18	N00°35'33"W	37.00'

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	88°13'36"	25.00'	24.24'	38.50'	N61°02'15"W 34.80'
C2	81°45'40"	25.00'	21.64'	35.67'	N33°58'07"E 32.72'
C3	120°31'21"	50.00'	87.52'	105.18'	S74°44'20"W 86.83'
C4	57°15'22"	50.00'	27.29'	49.97'	S43°06'20"W 47.91'
C5	90°00'00"	25.00'	25.00'	39.27'	N45°47'55"W 35.36'
C6	17°40'26"	50.00'	7.77'	15.42'	S80°34'14"W 15.36'
C7	44°24'27"	50.00'	20.41'	38.75'	N67°12'14"E 37.79'
C8	90°00'00"	50.00'	50.00'	78.54'	N0°00'00"E 70.71'
C9	92°39'46"	25.00'	26.19'	40.43'	S61°14'05"W 36.17'
C10	106°11'53"	25.00'	33.30'	46.34'	N36°07'44"W 39.98'
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'	S2°12'33"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'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
21	A	26619	0.61
22	A	26652	0.61
23	A	27022	0.62
24	A	28525	0.65
25	A	29478	0.68
26	A	40812	0.94
27	A	25202	0.58
28	A	23531	0.54
29	A	26111	0.60
30	A	25606	0.59

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	B	23400	0.54
2	B	23400	0.54
3	B	25658	0.59
4	B	26034	0.60

LOT CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
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'
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'	S8°16'31"E 86.11'
C41	59°03'36"	25.00'	14.16'	25.77'	S21°37'59"W 24.64'
C65	63°19'16"	50.00'	30.83'	55.26'	N58°55'55"W 52.49'
C66	191°36'32"	50.00'	491.86'	167.21'	N68°31'59"E 99.49'
C67	74°55'48"	50.00'	38.32'	65.39'	S53°07'39"E 60.83'

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	C	26097	0.60
2	C	26000	0.60
3	C	28857	0.66
4	C	32347	0.74
5	C	31266	0.72

LOT AREA TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)
1	D	24425	0.56
2	D	25708	0.59
3	D	27714	0.64
4	D	27917	0.64
5	D	27221	0.62
6	D	26251	0.60
7	D	25920	0.60
8	D	29395	0.67
9	D	29086	0.67
10	D	27814	0.64
11	D	32764	0.75

NOTES:

- THIS PROPERTY IS SUBJECT TO PD-187.
- THIS PROPERTY IS SUBJECT TO THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, PARAGRAPHS 8(A-E), SECTION 2.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 64-13.
 - THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (107.262/1.6=67 UNITS).
 - AS A CLUSTER DEVELOPMENT, PD-187 SHALL HAVE A MINIMUM OF FIFTY PERCENT (50% OF THE GROSS LAND AREA PRESERVED AS OPEN SPACE FOR THE DEVELOPMENT.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 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 PRIVATE DRAINAGE EASEMENT AREA.
- PER SEC. 34-422.D.2 OIL AND GAS WELL PERMIT OF THE OIL & GAS DRILLING ORDINANCE 26-03; THE IDENTIFIED TRACT OR LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL AND IS SUBJECT TO THE CODES AND ORDINANCES OF THE TOWN OF FLOWER MOUND.
- PER THE OIL & GAS BOARD OF APPEALS MEETING HELD ON APRIL 21, 2021, AN APPROVAL WAS GRANTED TO TOLL DALLAS TX LLC, FOR THE VARIANCE FROM SECTION 34-422.D.1.B & 34-422.D.1.F, AS SET FORTH IN ORDINANCE NO. 26-03 ADOPTED BY TOWN COUNCIL. THIS APPROVAL OF VARIANCE ALLOWS THE DECREASE OF THE 1,000' SETBACK TO APPROXIMATELY 600' FROM THE EXISTING GAS WELL HEADS TO RESIDENCES & DECREASE THE 500' SETBACK TO APPROXIMATELY 250' FOR ROADWAYS & DRAINAGE FACILITIES.
- NO 100-YEAR FLOOD PLAIN ON PROPERTY

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C11	14°33'31"	1000.00'	127.74'	254.09'	N82°07'42"E 253.41'
C12	82°12'19"	300.00'	261.73'	430.43'	S64°02'54"E 394.45'
C13	14°04'47"	1500.00'	185.24'	368.60'	S15°54'21"E 367.68'
C14	16°37'31"	1000.00'	146.11'	290.17'	S00°33'12"E 289.15'
C15	8°31'35"	800.00'	59.64'	119.05'	S03°29'46"W 118.94'
C33	5°33'59"	1000.00'	48.61'	97.15'	N11°39'02"E 97.11'
C42	14°33'31"	750.00'	95.80'	190.57'	N82°07'42"E 190.06'
C43	38°55'52"	400.00'	141.38'	271.79'	S02°33'10"W 266.59'
C44	23°14'44"	250.00'	51.42'	101.43'	S33°38'28"W 100.73'
C45	35°45'19"	250.00'	80.64'	156.01'	S27°23'10"W 153.49'
C46	16°24'33"	1200.00'	173.02'	343.67'	S08°42'30"E 342.50'
C47	12°51'46"	300.00'	33.82'	67.35'	S46°44'26"W 67.21'
C48	13°51'39"	300.00'	36.47'	72.57'	S47°14'22"W 72.40'
C49	54°25'08"	550.00'	282.78'	522.38'	S26°57'38"W 502.97'
C50	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C51	15°32'58"	500.00'	68.27'	135.69'	S82°28'28"E 135.28'
C52	90°00'00"	38.00'	38.00'	59.69'	N44°45'04"E 53.74'
C53	14°40'58"	800.00'	103.07'	205.01'	S07°05'33"W 204.45'
C54	24°15'46"	500.00'	107.48'	211.73'	S03°43'01"W 210.15'
C55	16°38'49"	500.00'	73.15'	145.27'	S07°31'29"W 144.76'

TOTAL: 2,404,661 (SF) 55.203 (AC)

ZONING PLANNED DEVELOPMENT
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
65 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,

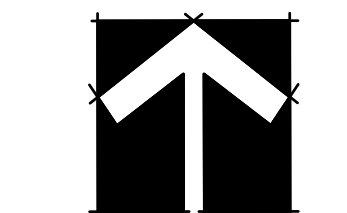


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469-635-1900

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Februaru 25. 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

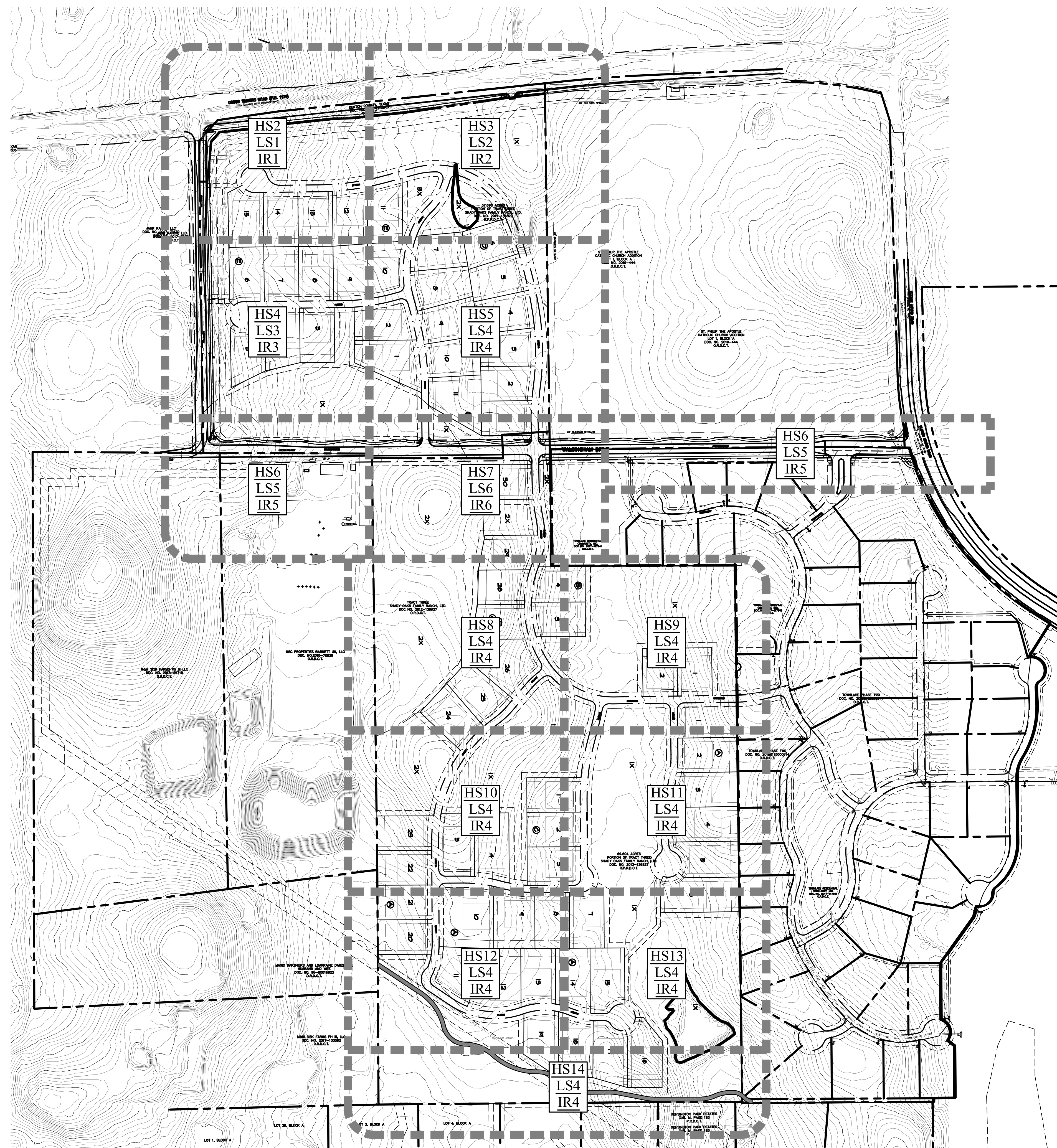
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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PROJECT	TBI018
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SHEET
HS1 of 14



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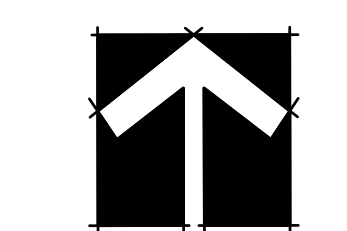
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February 25, 2022



30 15 0 30
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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

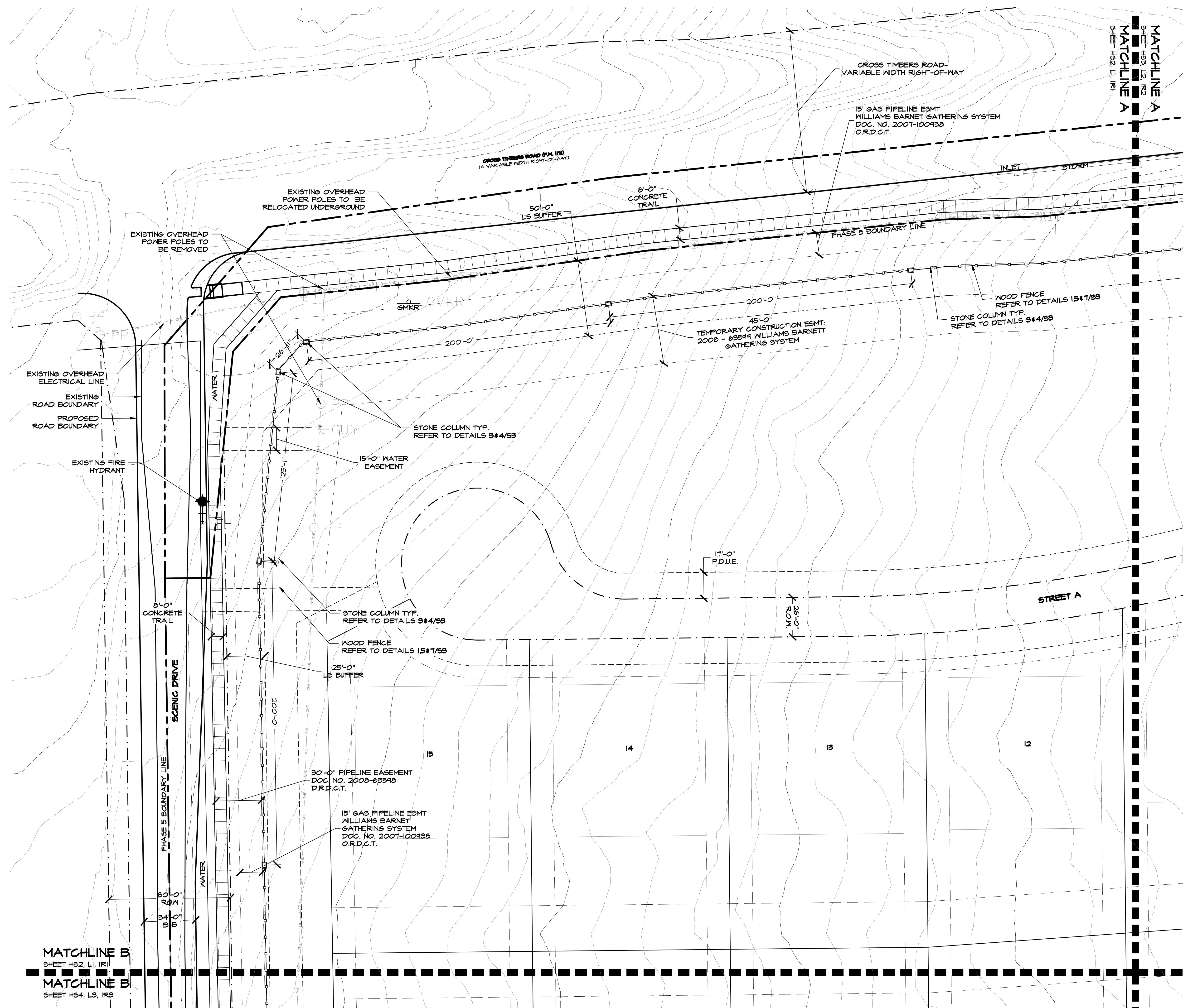
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS2 of 14

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

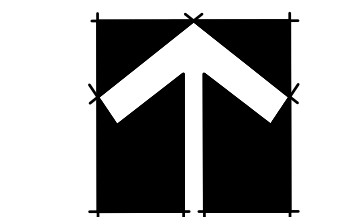


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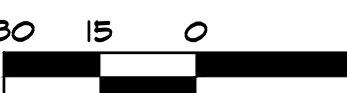
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February 25, 2022



NORTH



1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

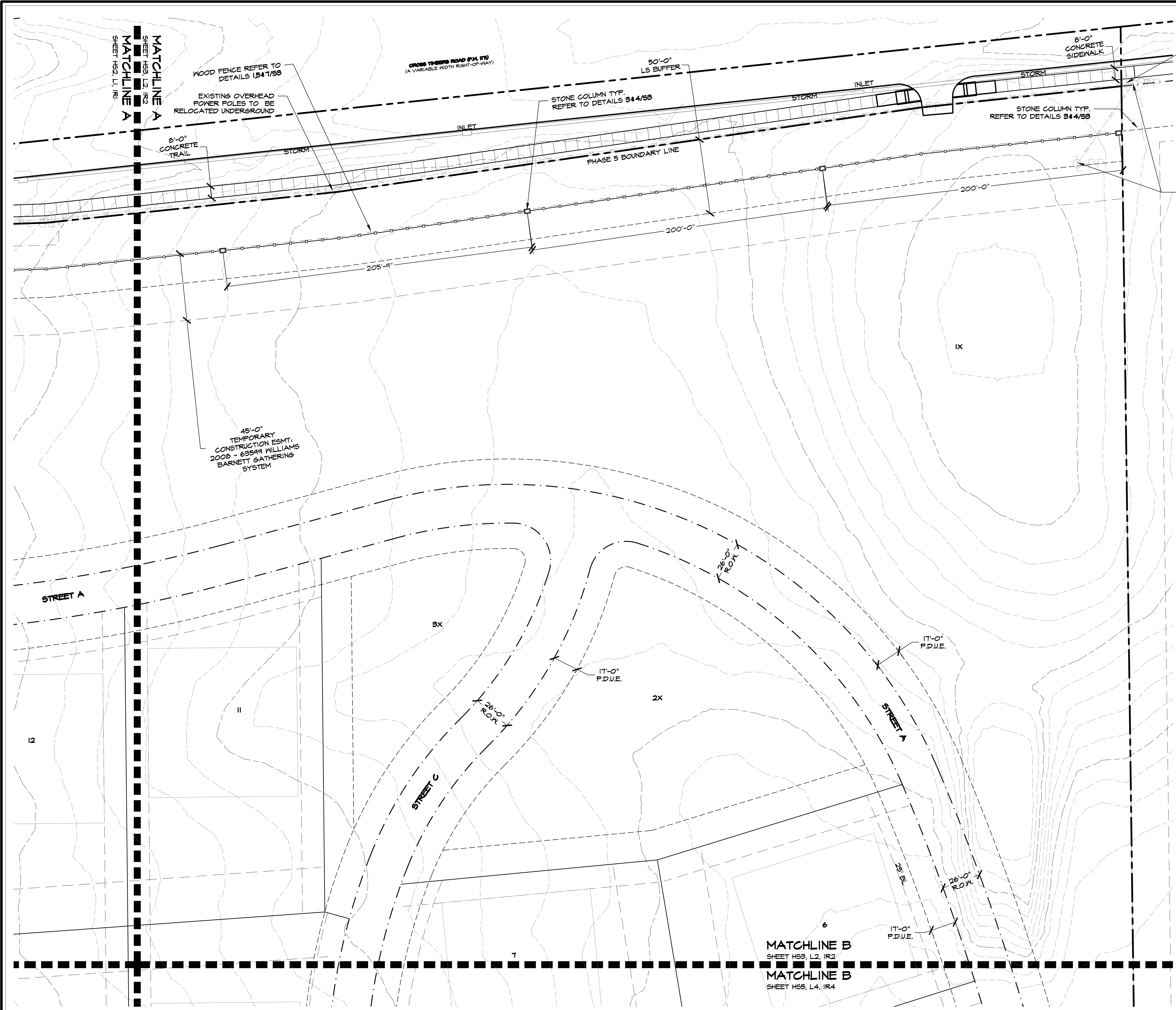
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

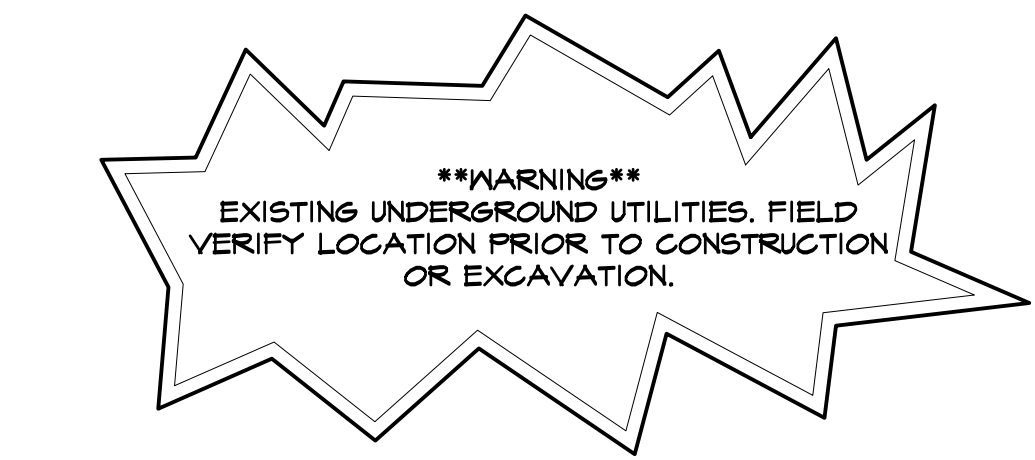
SHEET
HS3 of 14

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EXISTING OVERHEAD POWER POLES TO BE RELOCATED UNDERGROUND

EXISTING OVERHEAD POWER POLES AND LINE TO BE REMOVED



- ### 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.

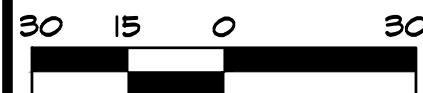
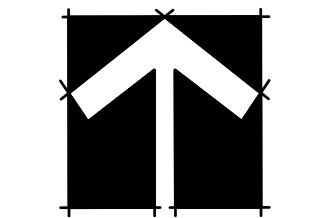


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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

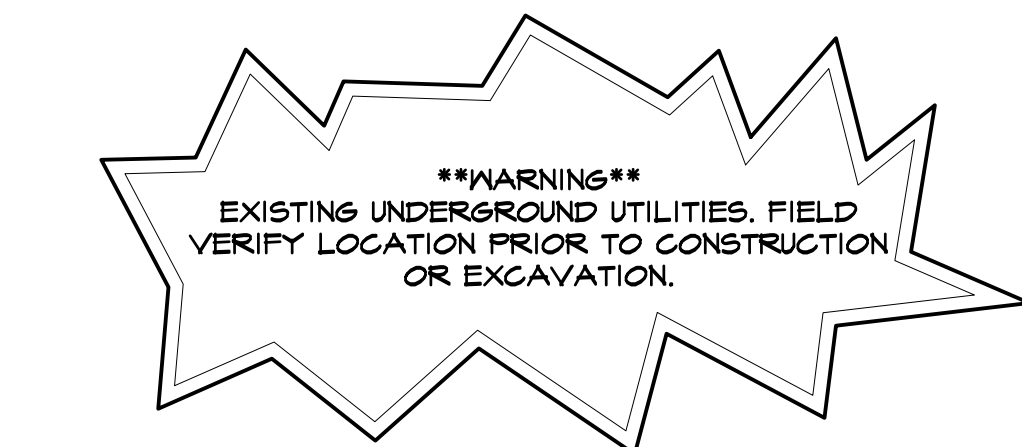
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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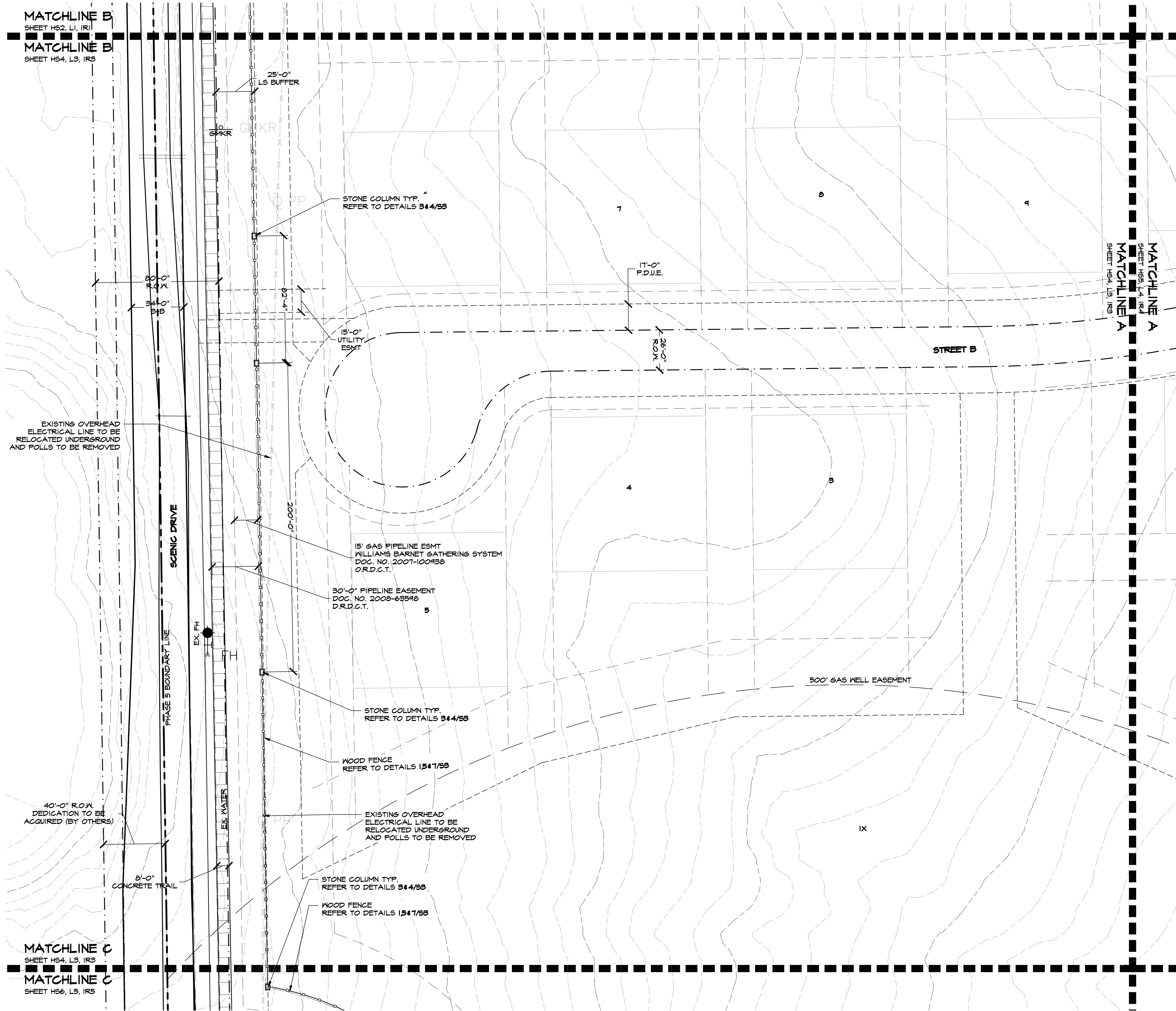
PROJECT
TBI018

SHEET
HS4 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.



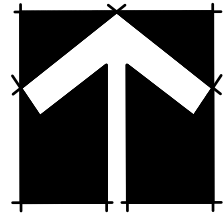


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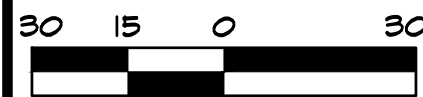
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February 25, 2022



NORTH



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

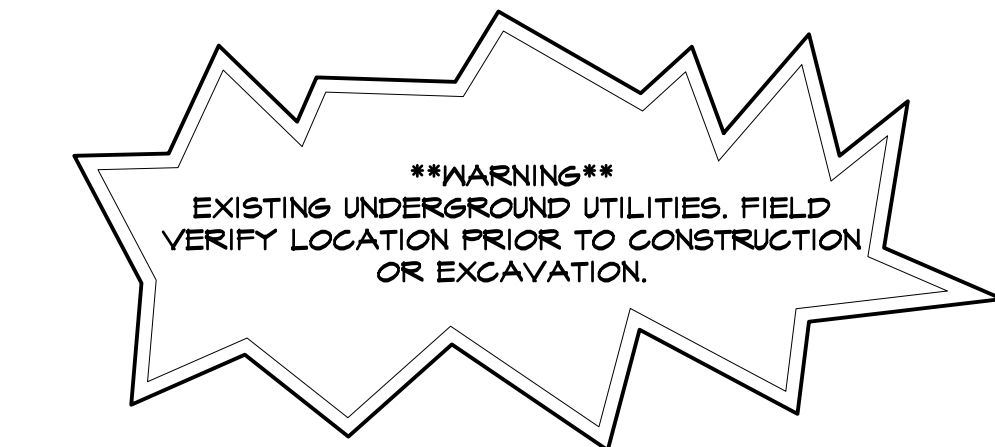
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
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PROJECT
TBI018

SHEET
HS5 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.

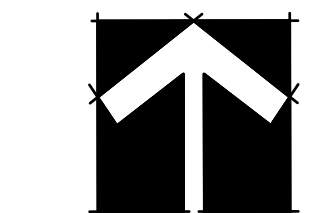
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SHEET HS3, L2, IR2
MATCHLINE B
SHEET HS5, L4, IR4

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

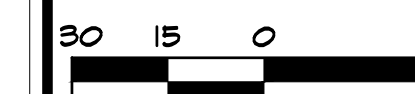
MATCHLINE A
SHEET HS5, L4, IR4
MATCHLINE A
SHEET HS4, L3, IR3



Februaru 25. 2022



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$$|'' = 30' - C$$

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One I

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake Ph 5

TOWNSHIP, P. H. 2

Town of Flower Mound, Denton County, Texas

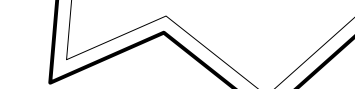
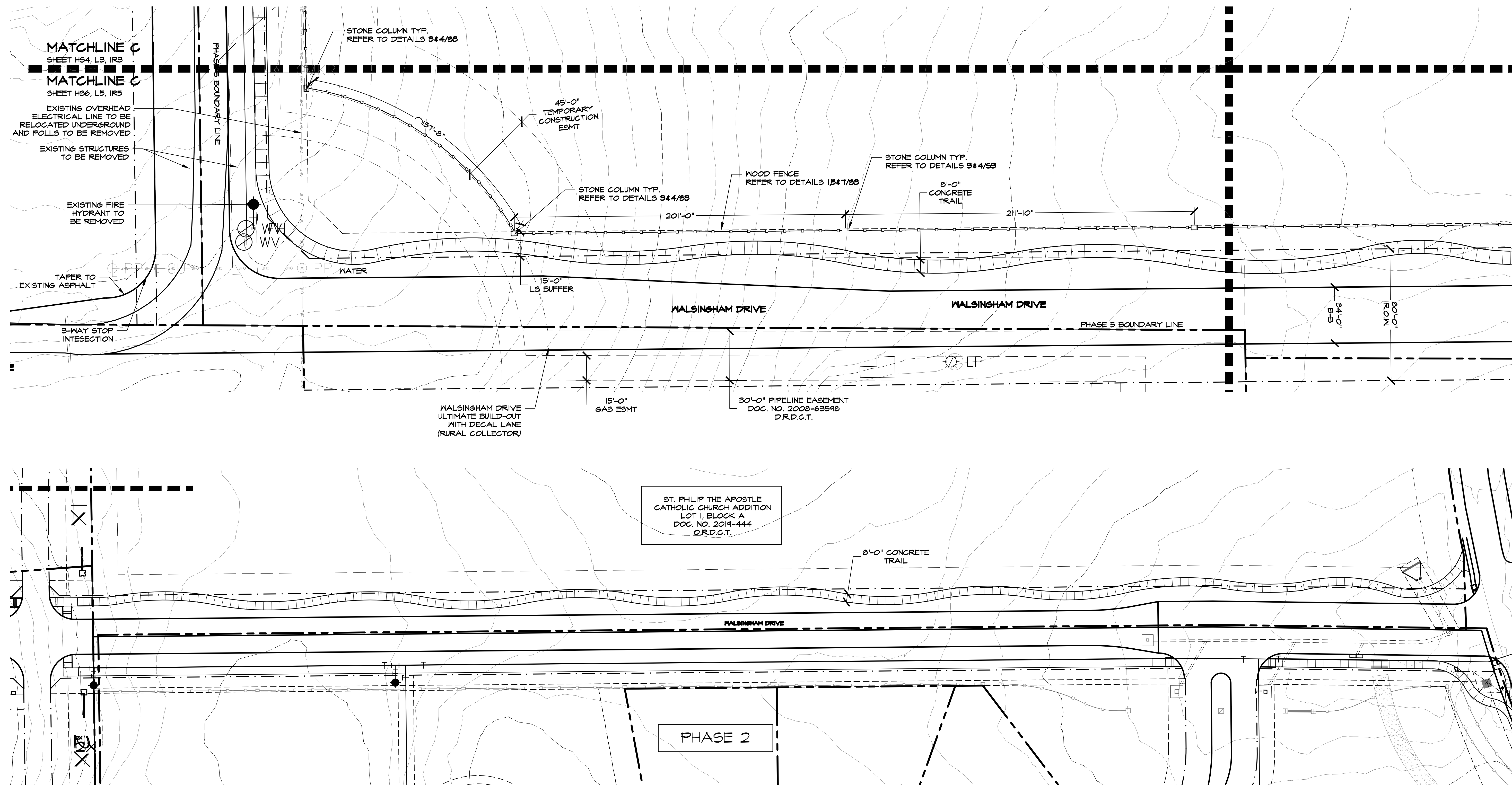
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PROJECT

TBI018

SHEET

HS6 of 14



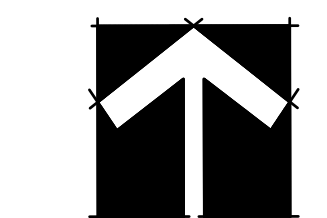
****WARNING****
EXISTING UNDERGROUND UTILITIES. FIELD
VERIFY LOCATION PRIOR TO CONSTRUCTION
OR EXCAVATION.

ACCESSIBILITY GENERAL NOTES

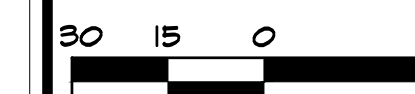
1. ALL ACCESSIBLE ROUTES AND RAMPS SHALL CONFORM TO THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.)
2. PUBLIC ACCESSIBLE ROUTES SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12. RAMP SLOPE GREATER THAN 1:50
3. RAMPS SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 1:12 AND A CROSS SLOPE GREATER THAN 1:50
4. HANDRAILS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



Februaru 25. 2022



NOR


$$I'' = 30' - C$$

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One I

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

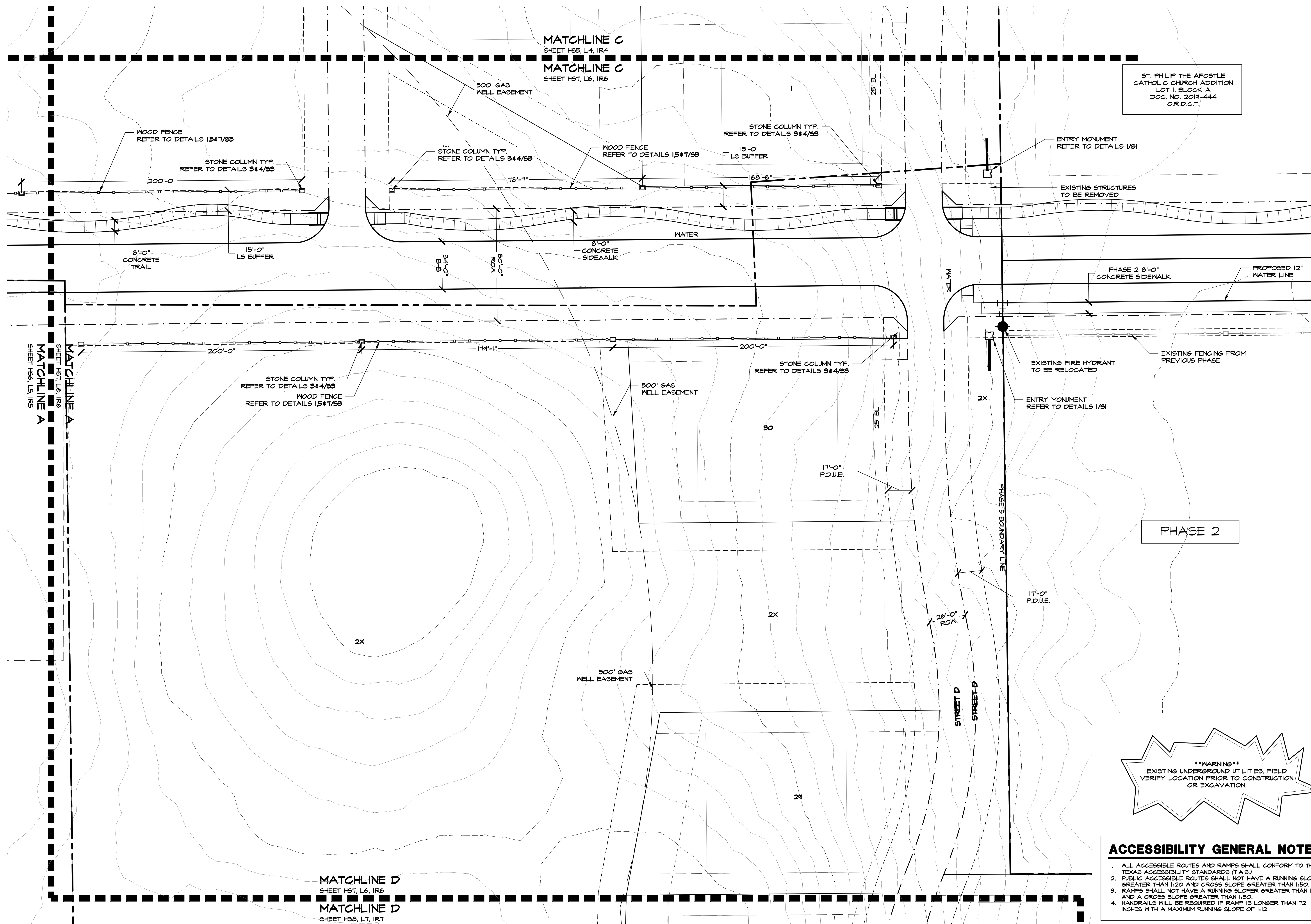
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PROJECT

TBI018

SHEET

HS7 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. SIDEWALKS SHALL HAVE A 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

Plotted by: ##### Plot Date: 2/23/2022 10:49 AM

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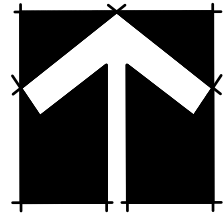


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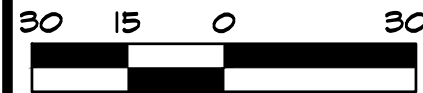
TBAE Firm #B6643



February 25, 2022



NORTH



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

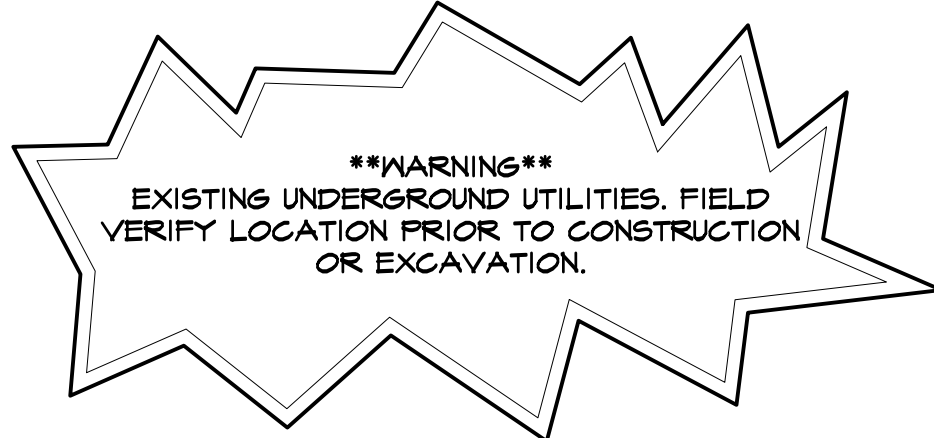
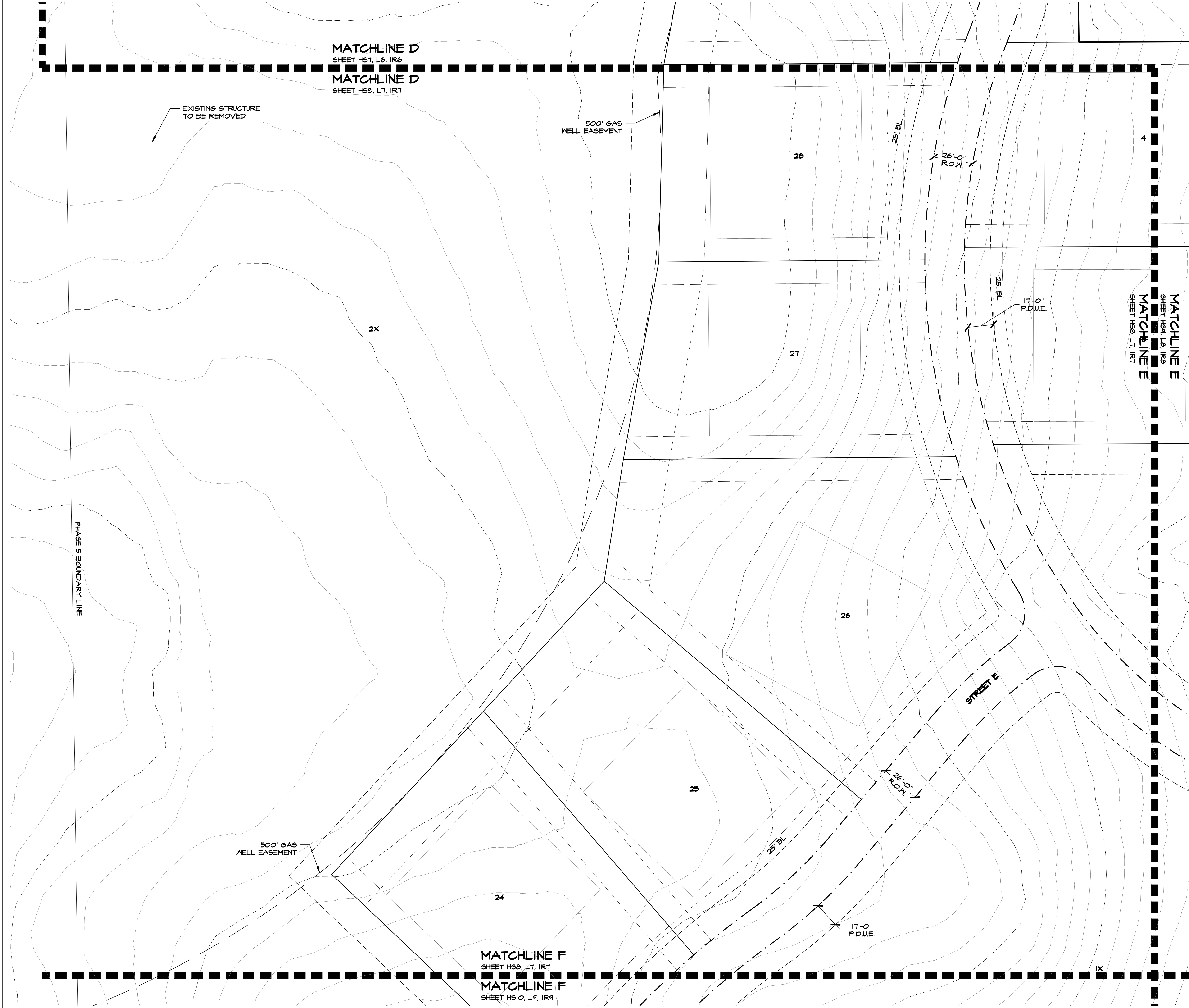
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS8 of 14

Plotted by: ##### Plot Date: 2/23/2022 10:49 AM

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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.

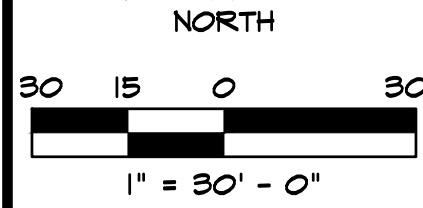
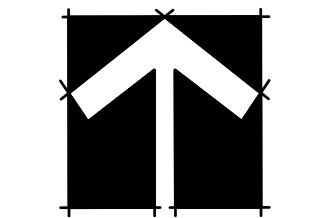


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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

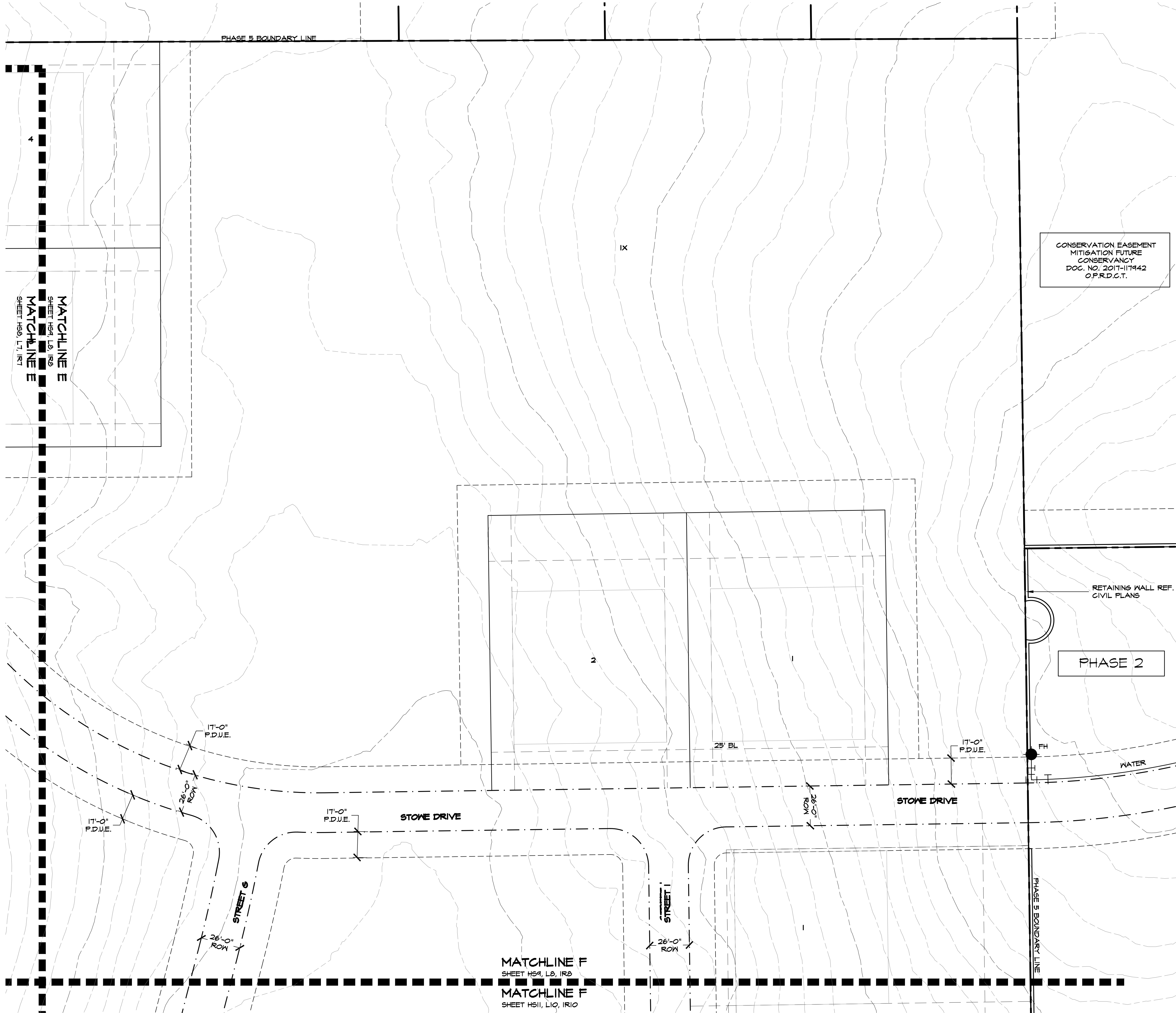
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS9 of 14

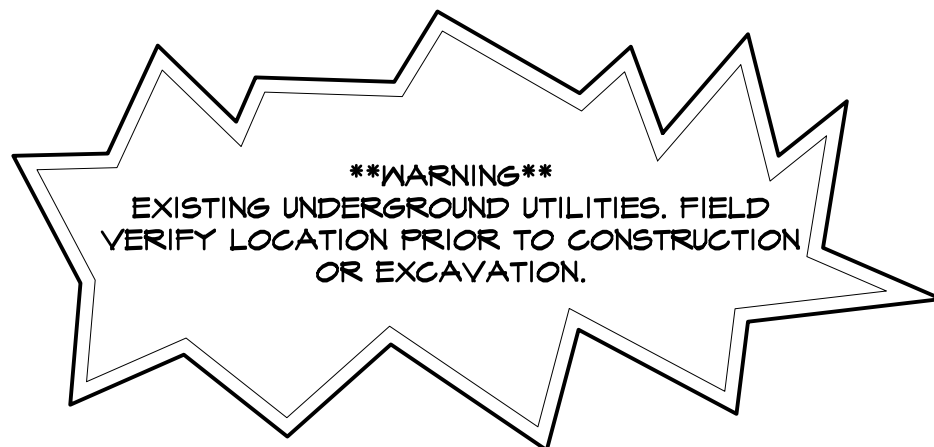


CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2017-111942
O.P.R.D.C.T.

RETAINING WALL REF. TO
CIVIL PLANS

PHASE 2

WATER



ACCESSIBILITY GENERAL NOTES

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MATCHLINE F
SHEET HS9, L8, IR8
MATCHLINE F
SHEET HS11, L10, IR10

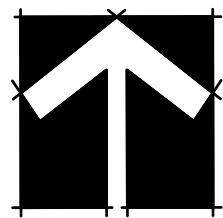


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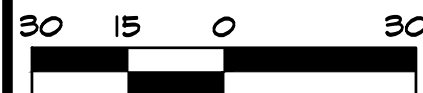
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LANDSCAPE AND SCREENING

Hardscape Layout

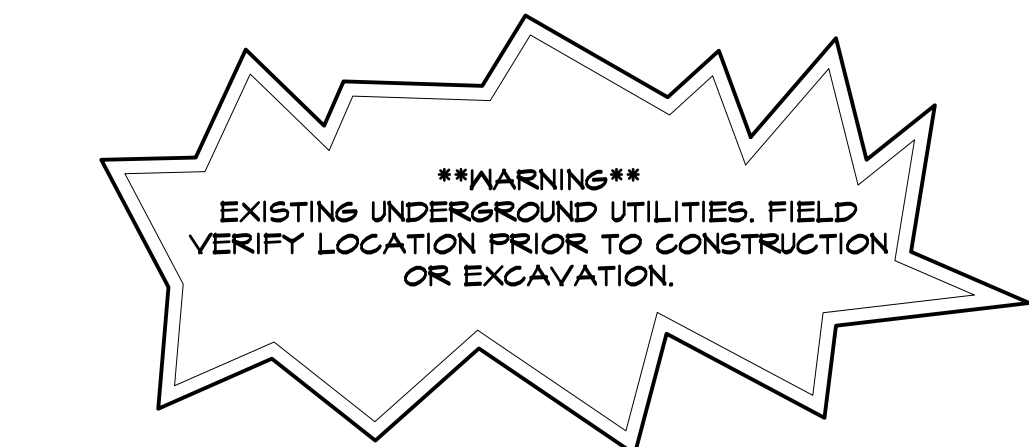
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
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PROJECT
TBI018

SHEET
HS10 of 14

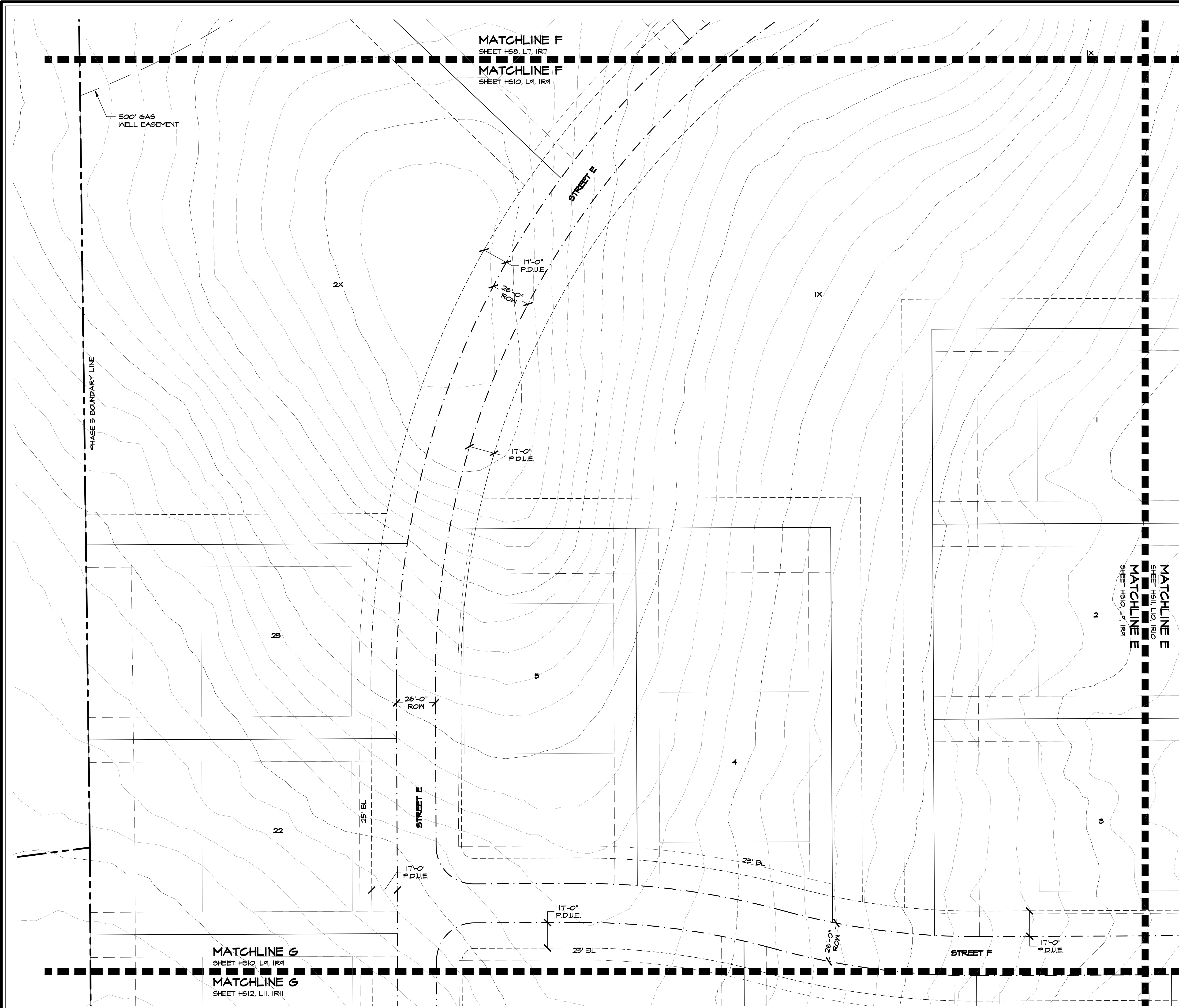


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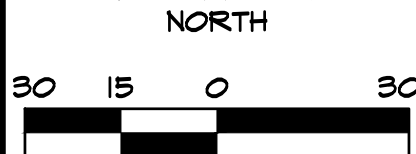
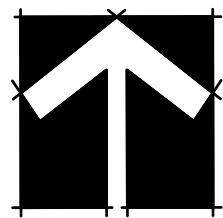


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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS11 of 14

MATCHLINE F
SHEET HS9, L8, IR8
MATCHLINE F
SHEET HS11, L10, IR10

PHASE 2

PHASE 5 BOUNDARY LINE

RETAINING WALL REF.
TO CIVIL PLANS

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

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

STREET 1

STREET 6

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

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

26'-0" ROW

26'-0" ROW

26'-0" ROW

25' BL

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

26'-0" ROW

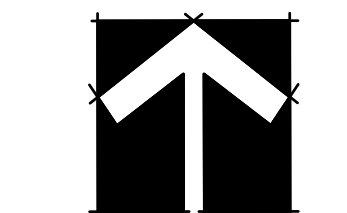
25' BL

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

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



Februaru 25. 2022



NORT


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

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

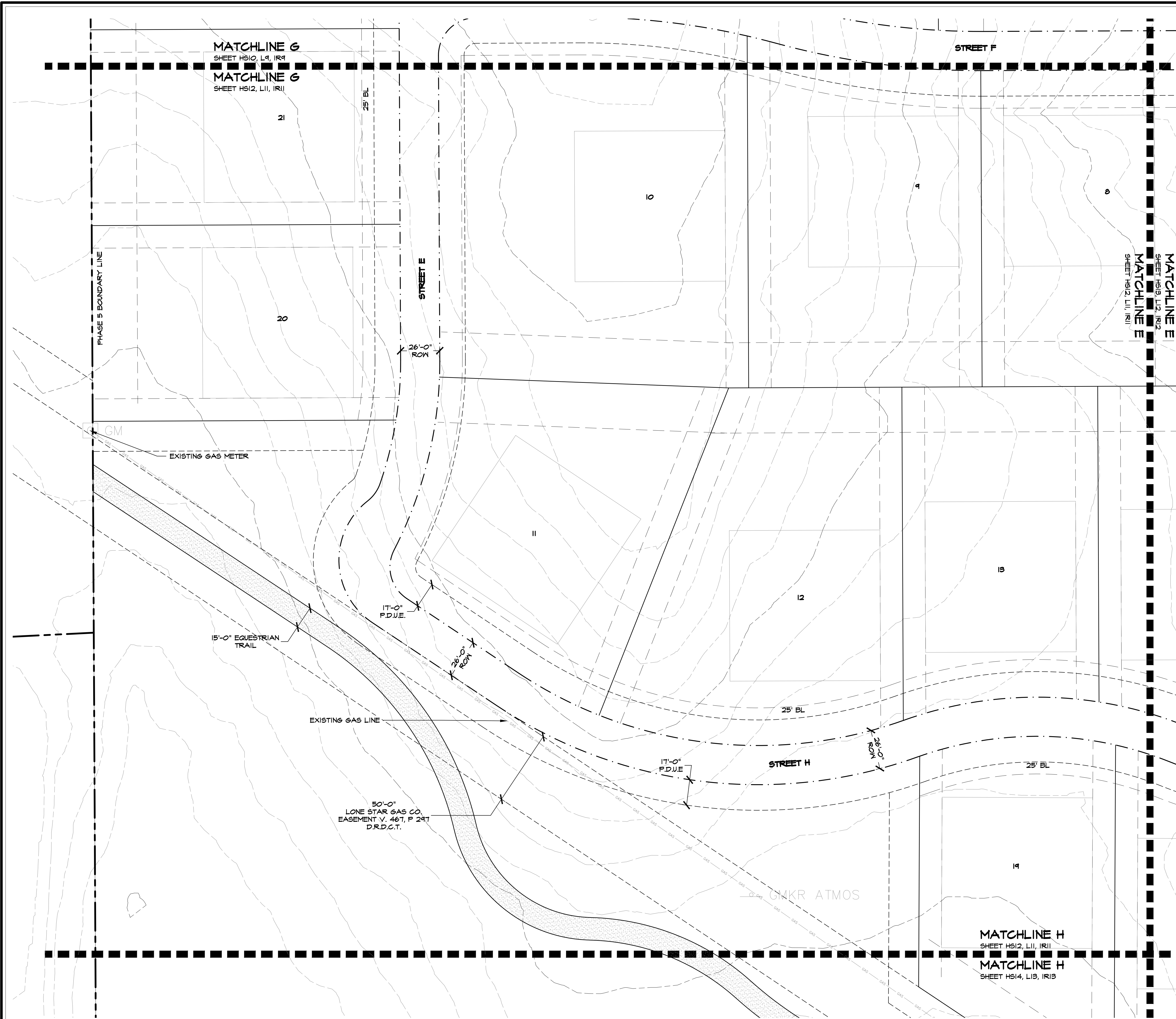
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PROJECT

TBI018

SHEET

HS12 of 14



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4. A CROSS SLOPE GREATER THAN 1:50
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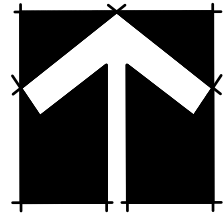


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February 25, 2022



30 15 0 30
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LANDSCAPE AND SCREENING

Hardscape Layout

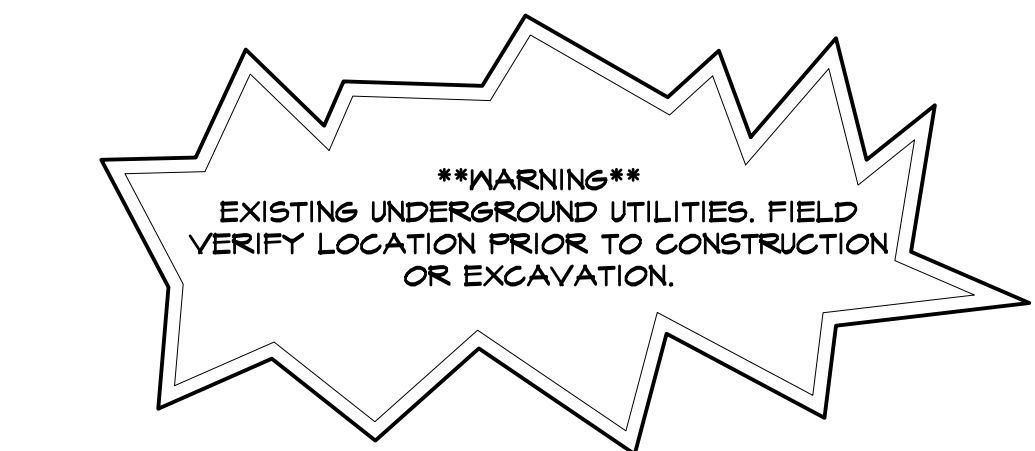
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

PROJECT
TBI018

SHEET
HS13 of 14



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MATCHLINE G
SHEET HS11, LI0, IR10
MATCHLINE G
SHEET HS13, LI2, IR12
6

PHASE 2 BOUNDARY LINE

PHASE 2

RETENTION POND:
AERATION JETS OR
FOUNDATION TO BE
PROVIDED

15'-0" WATER
EASEMENT

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

25' BL

26'-0" ROW

25' BL

MATCHLINE H
SHEET HS13, LI2, IR12
MATCHLINE H
SHEET HS14, LI3, IR13
17

MATCHLINE E
SHEET HS13, LI2, IR12
MATCHLINE E
SHEET HS12, LI1, IR11

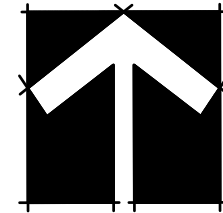


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LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

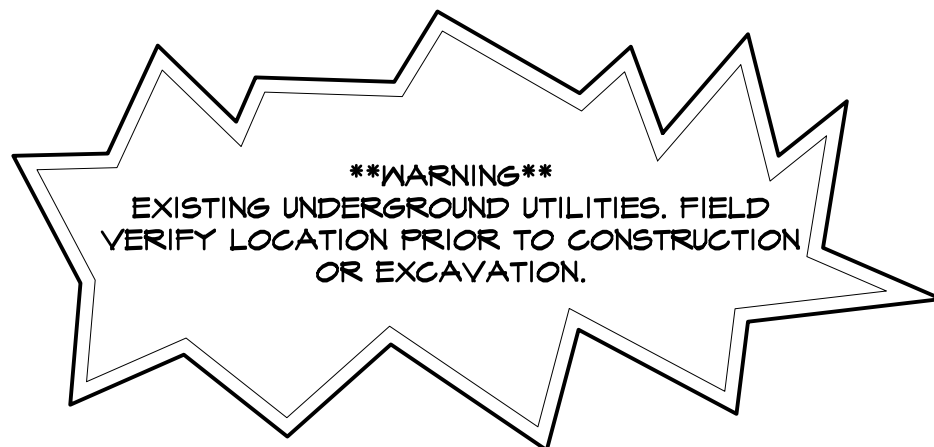
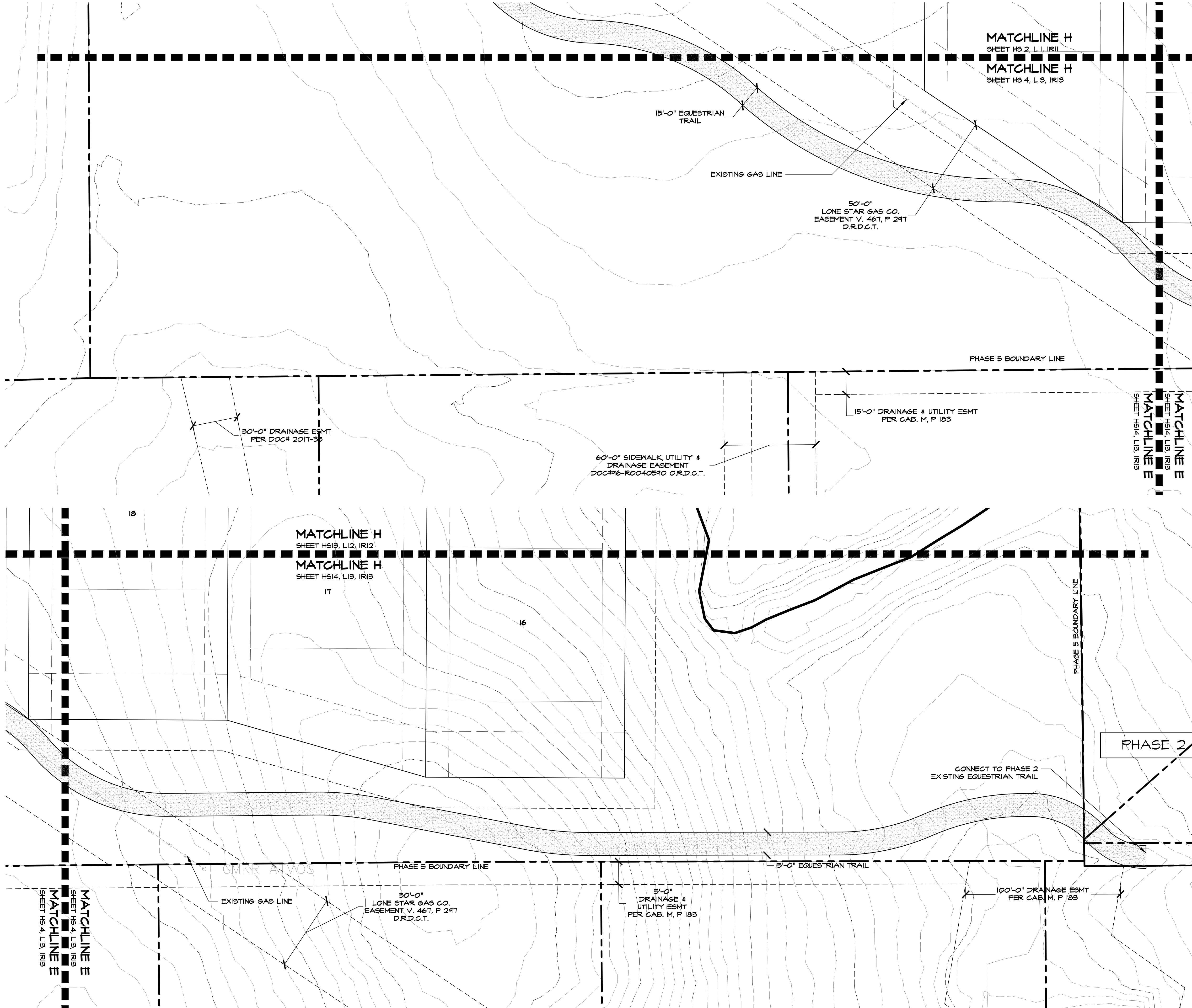
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
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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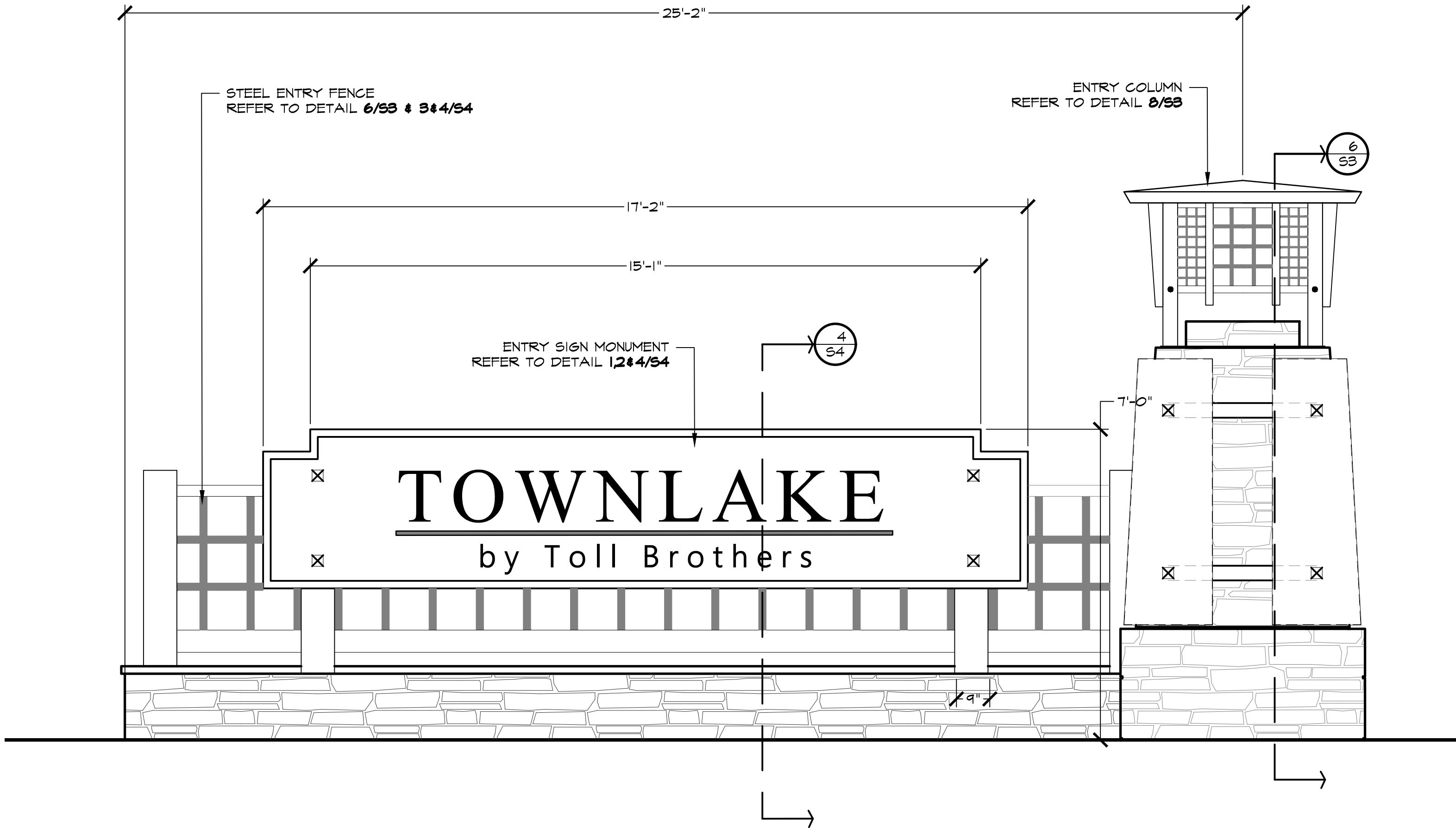
One Inch

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 SK (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

SHEET

S1

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Submittal 11-19-2021

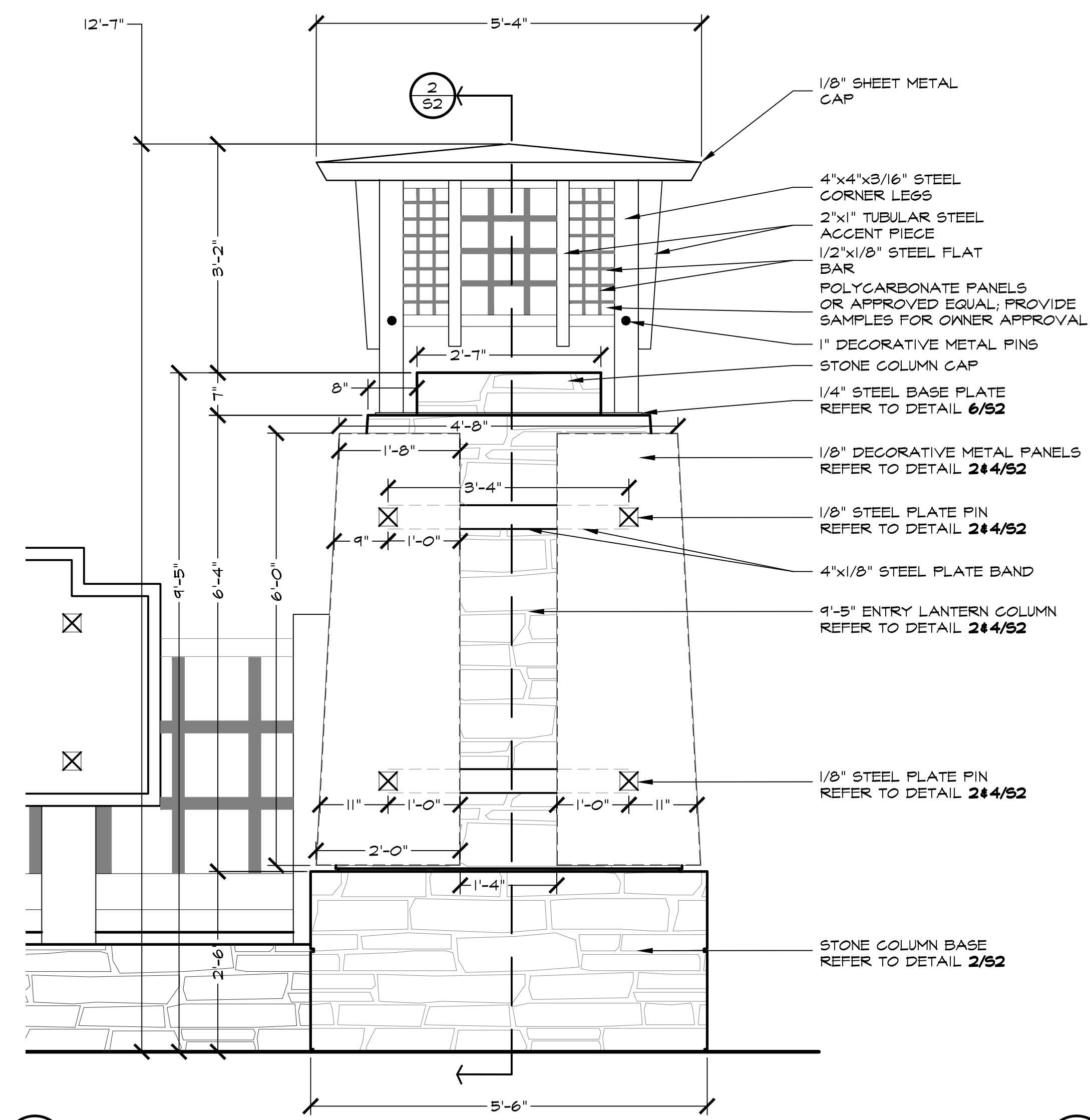
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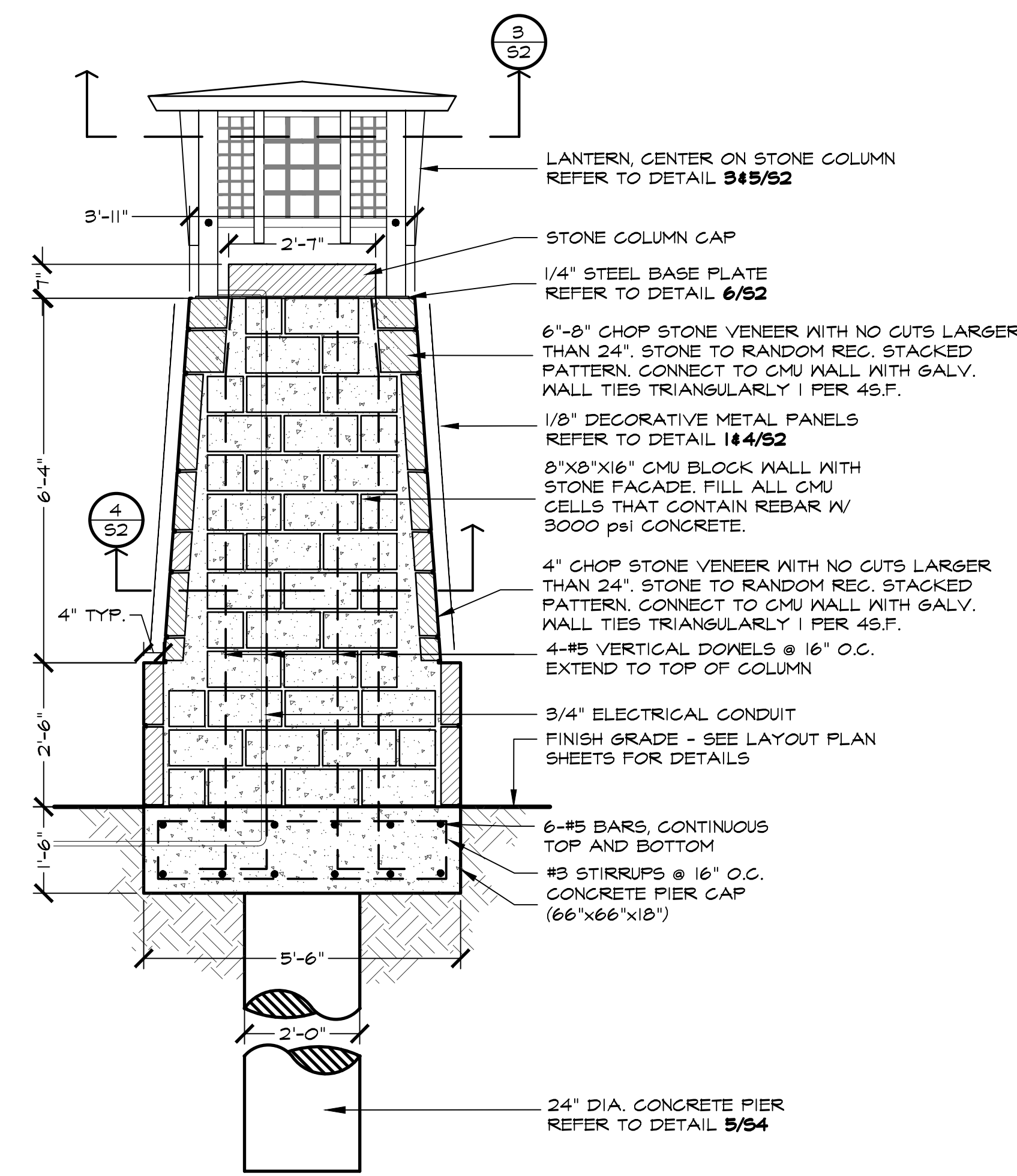
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PROJECT
TBI016

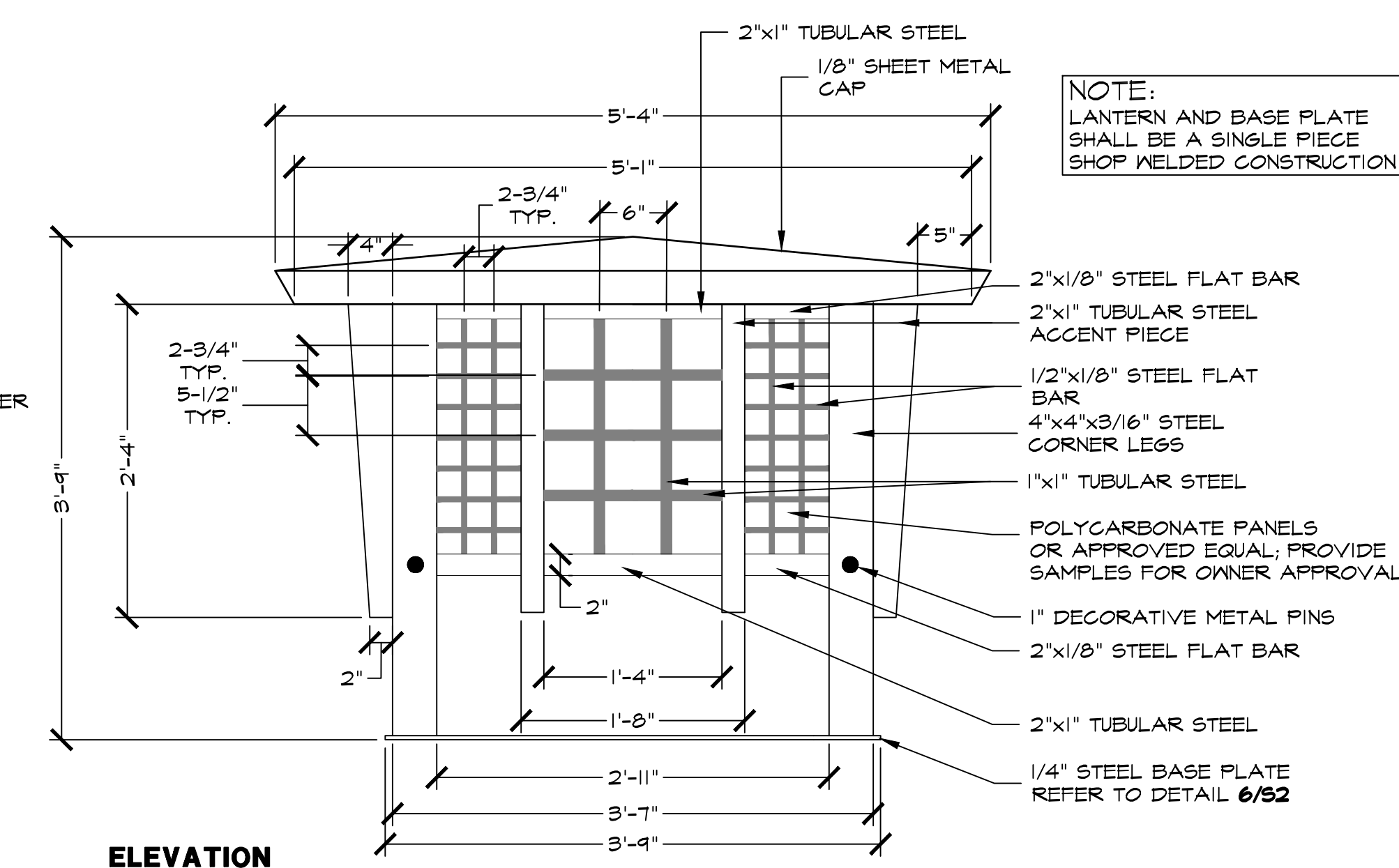
SHEET
S2 of 6



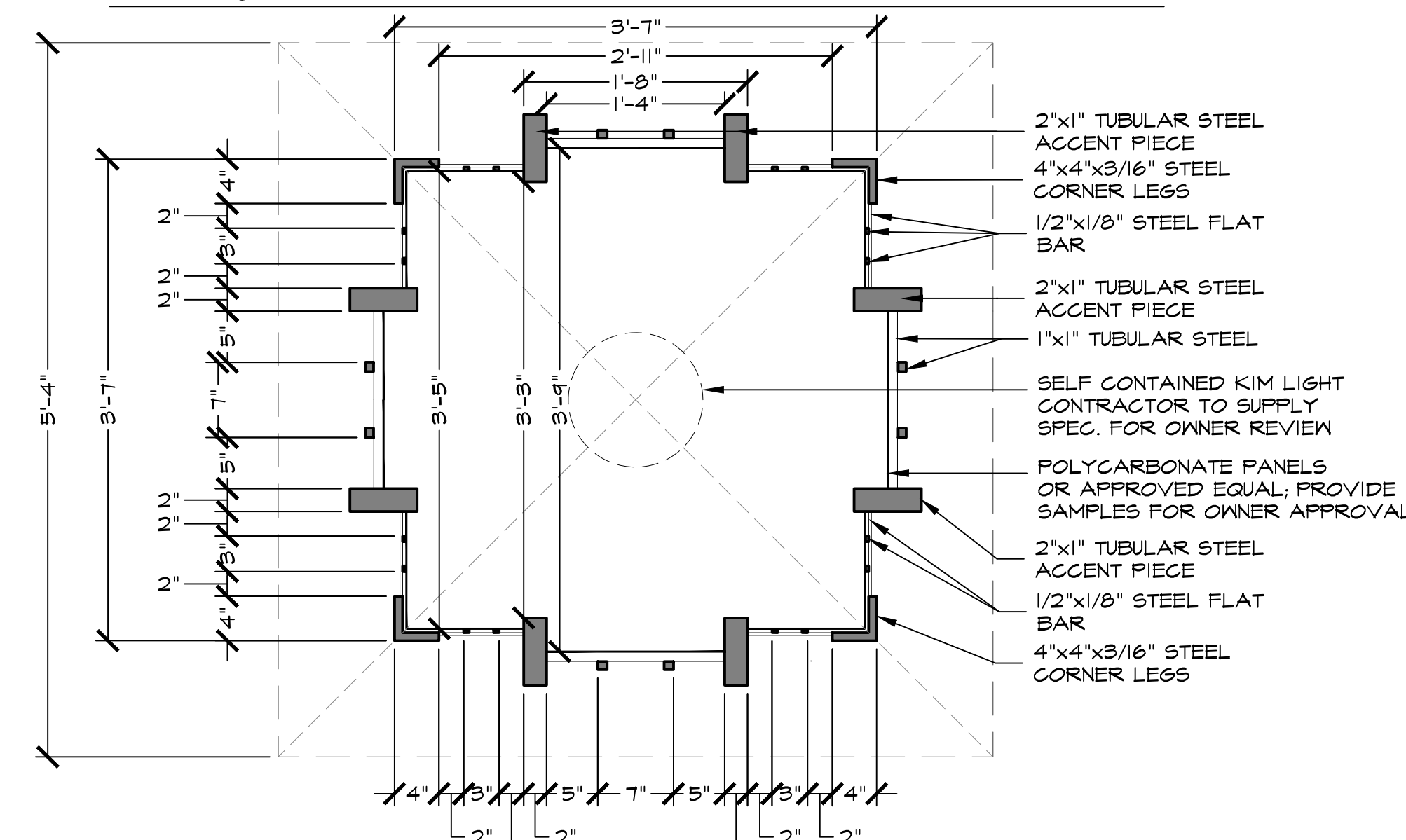
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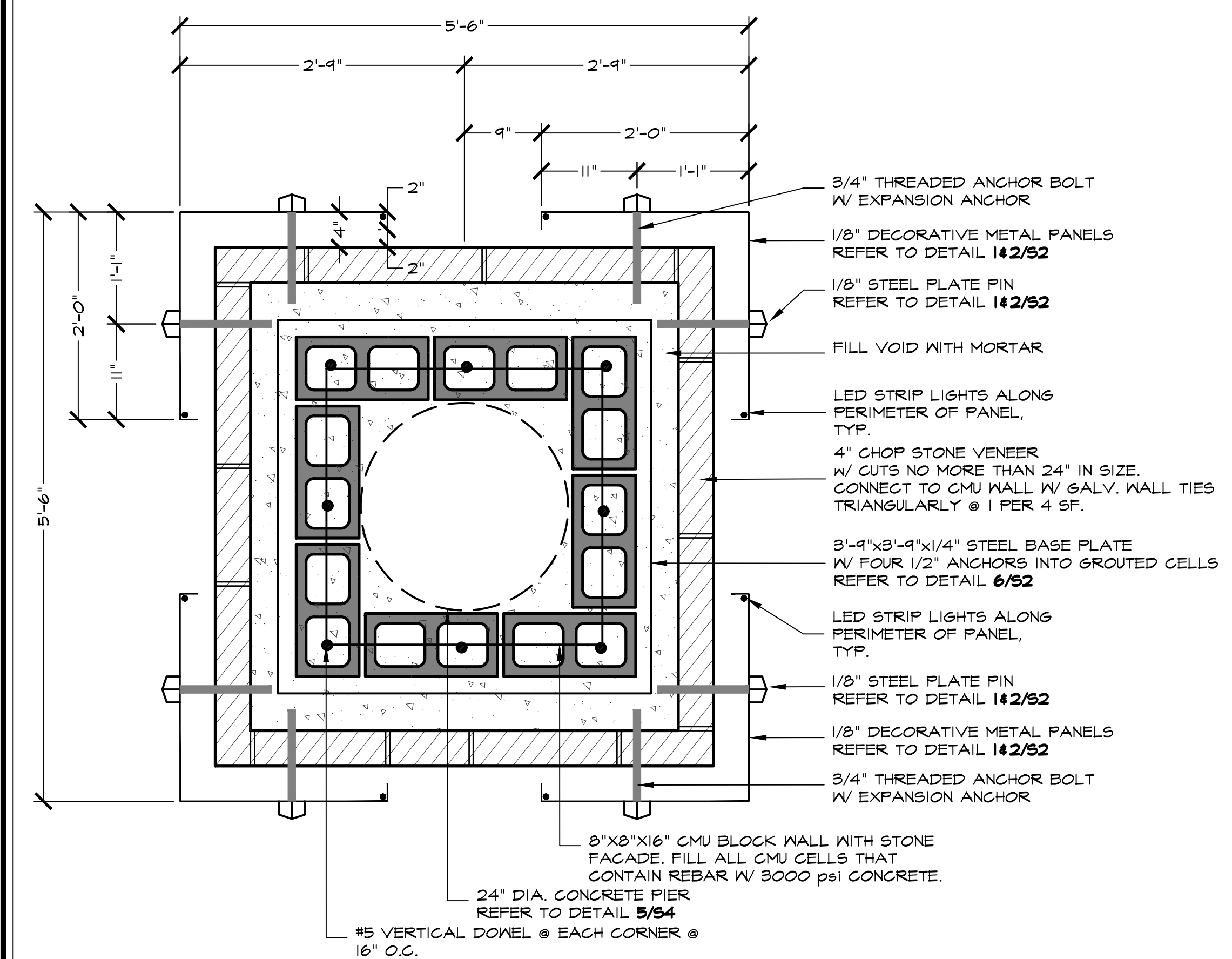
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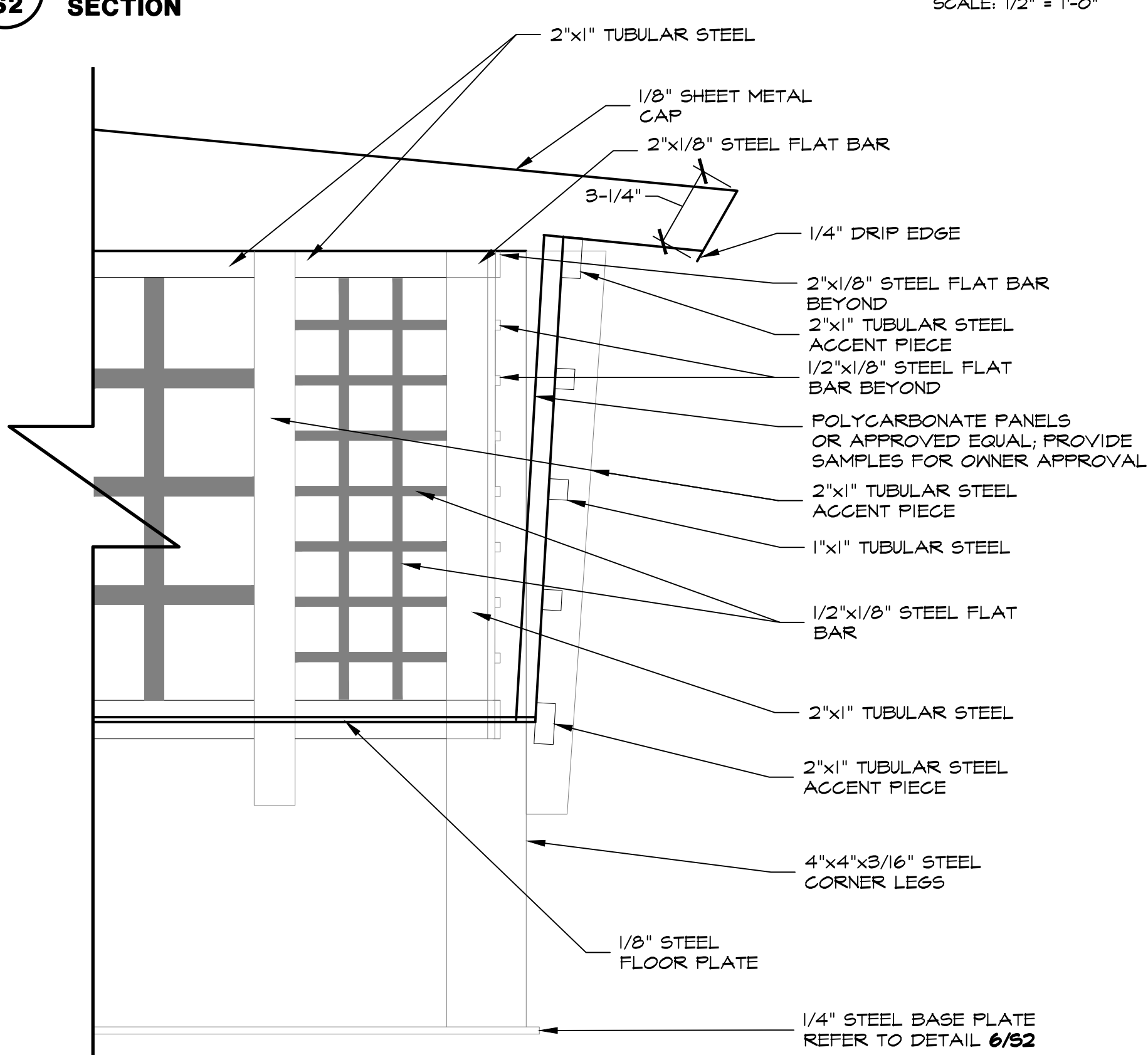


PLAN/SECTION

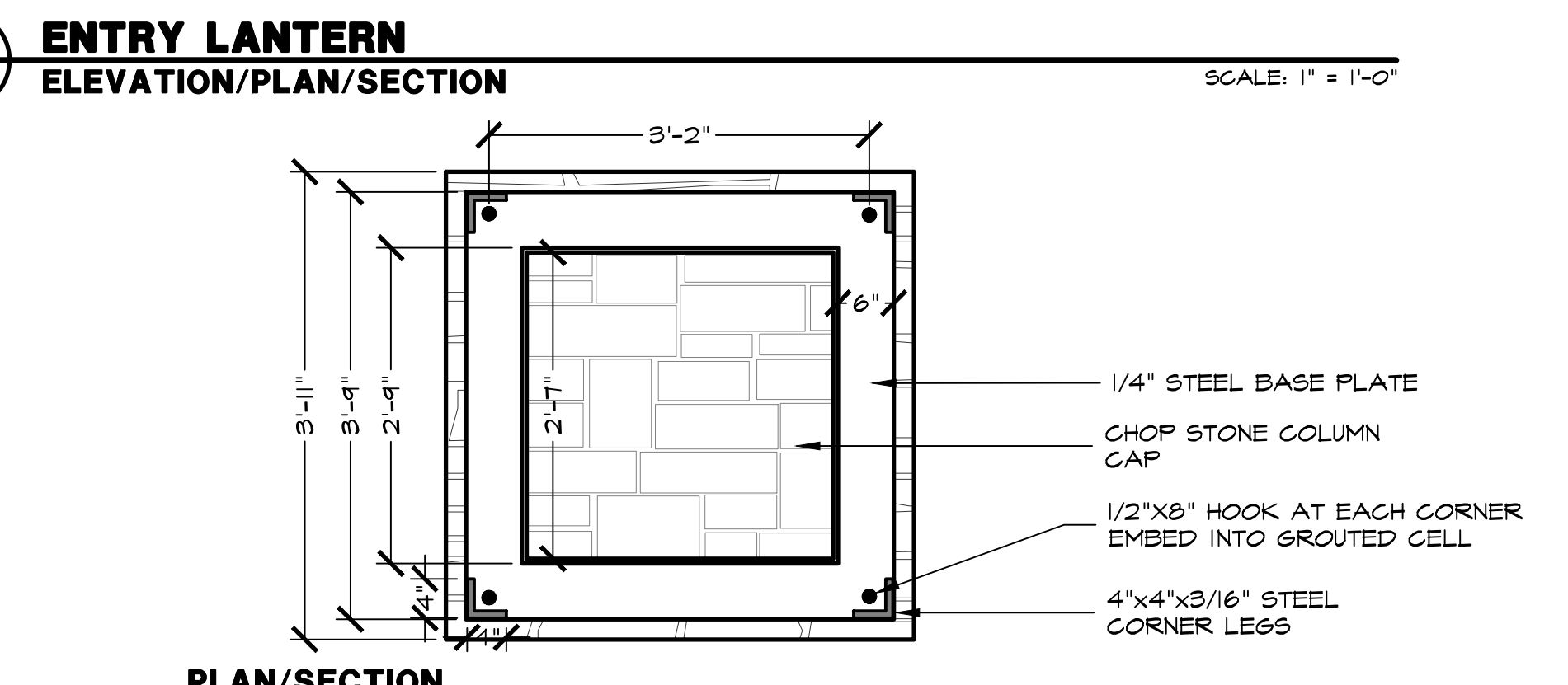


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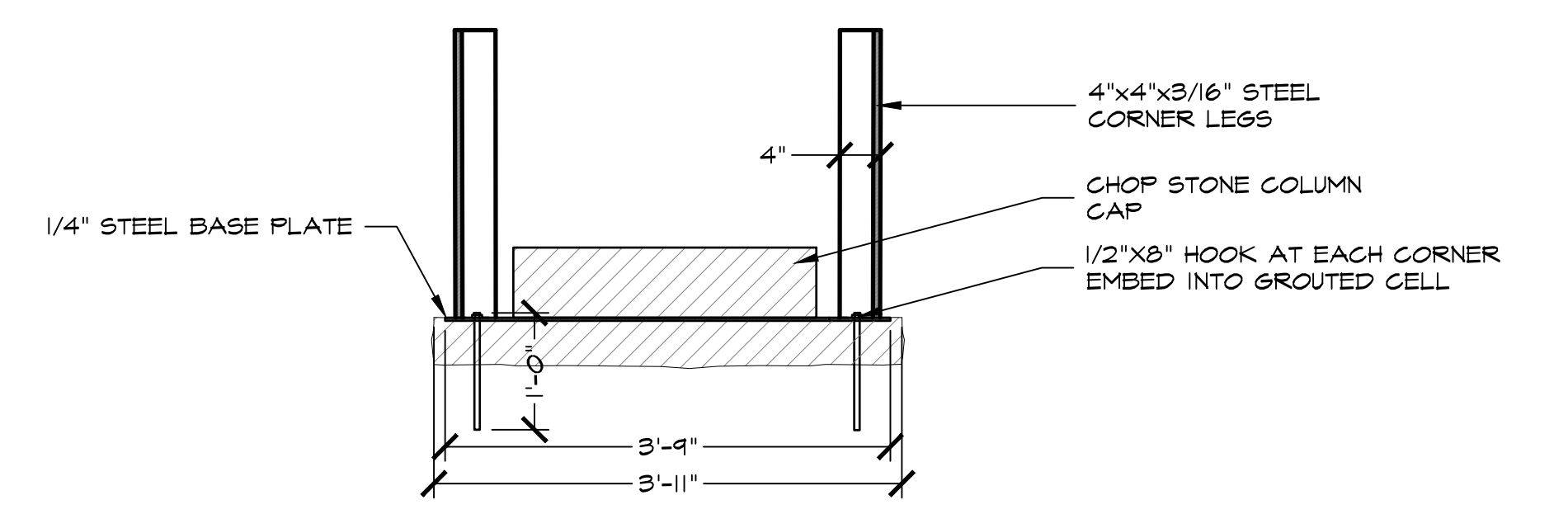
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5 ENTRY LANTERN
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PLAN/SECTION _____



SECTION/ELEVATION

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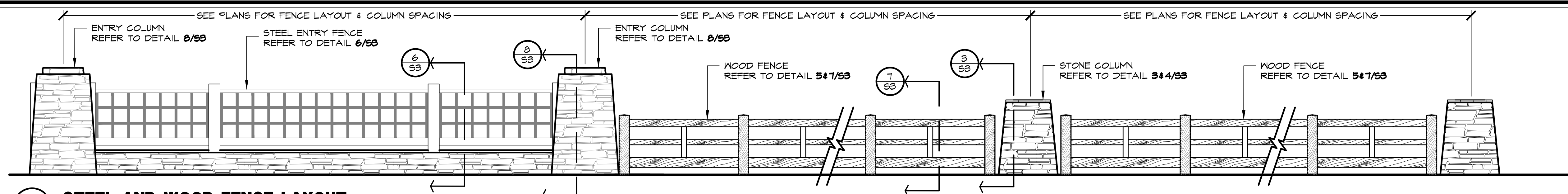
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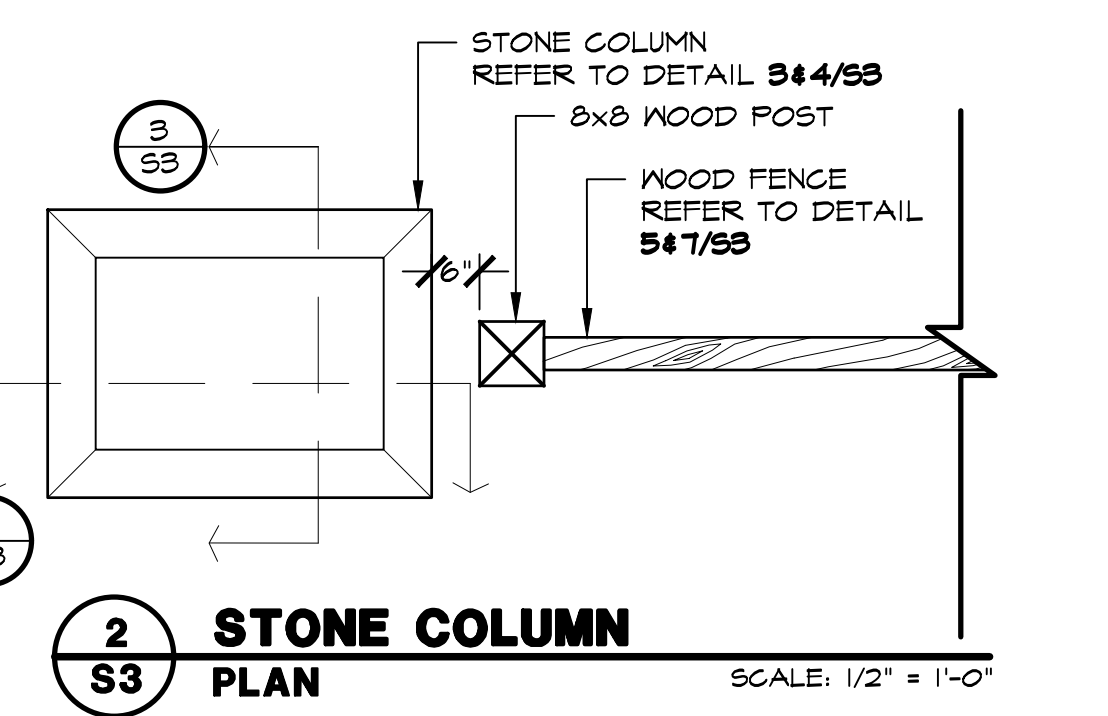
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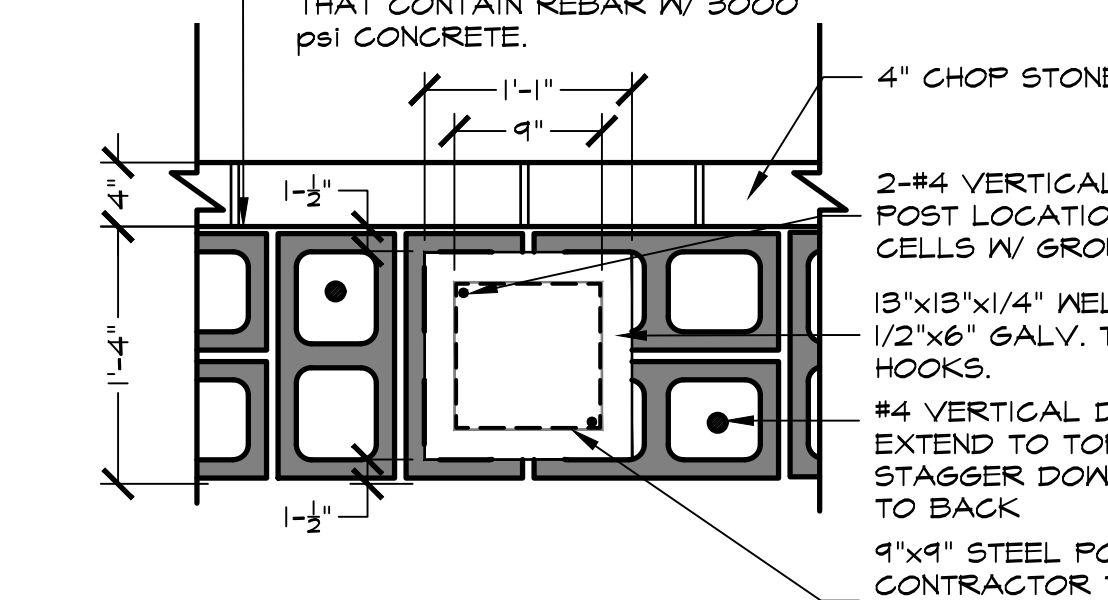
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Addressed Town Comments from 3-29-2019		
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PROJECT		
TBI016		
SHEET		
S3 of 6		



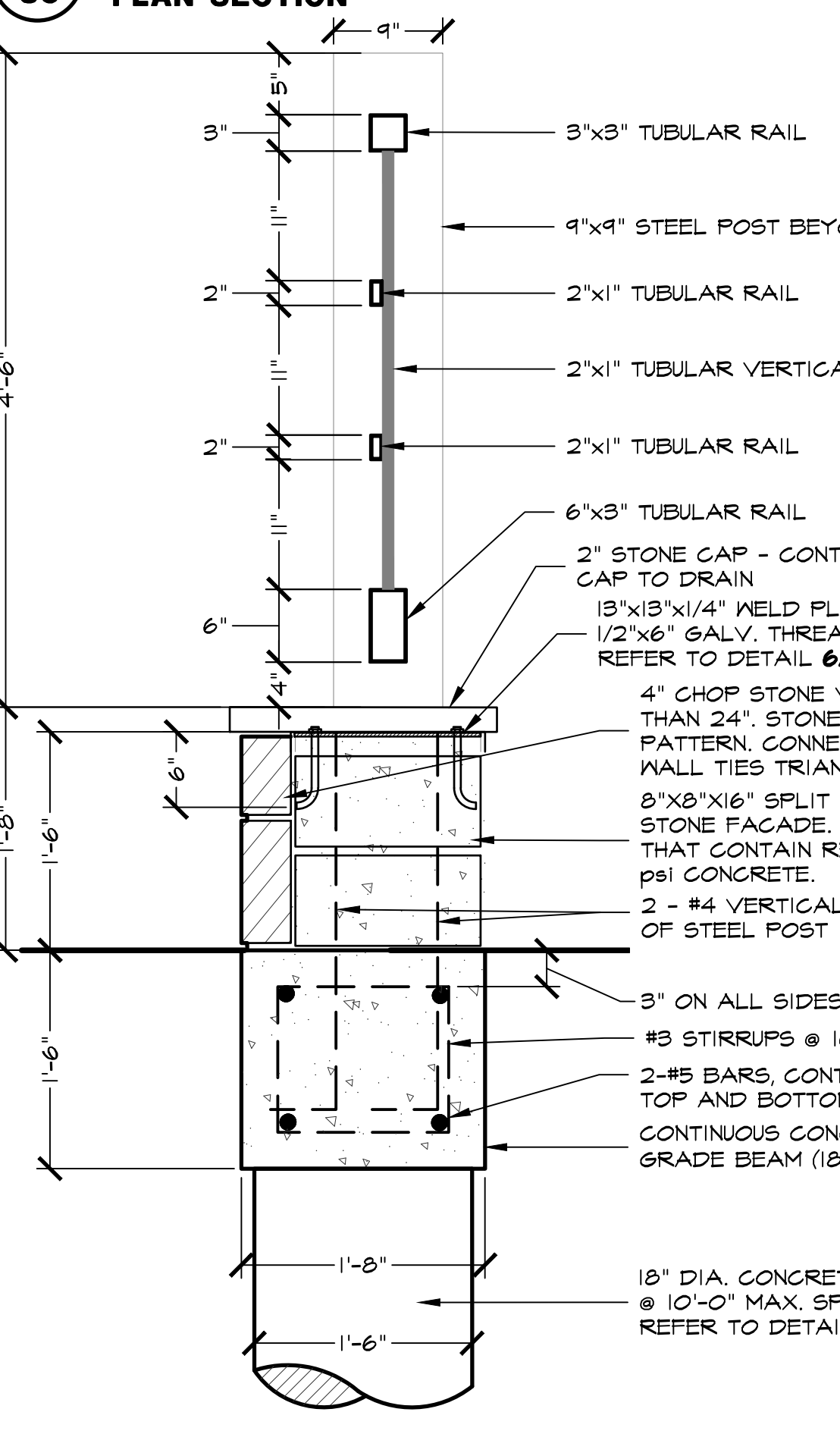
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2 STONE COLUMN PLAN

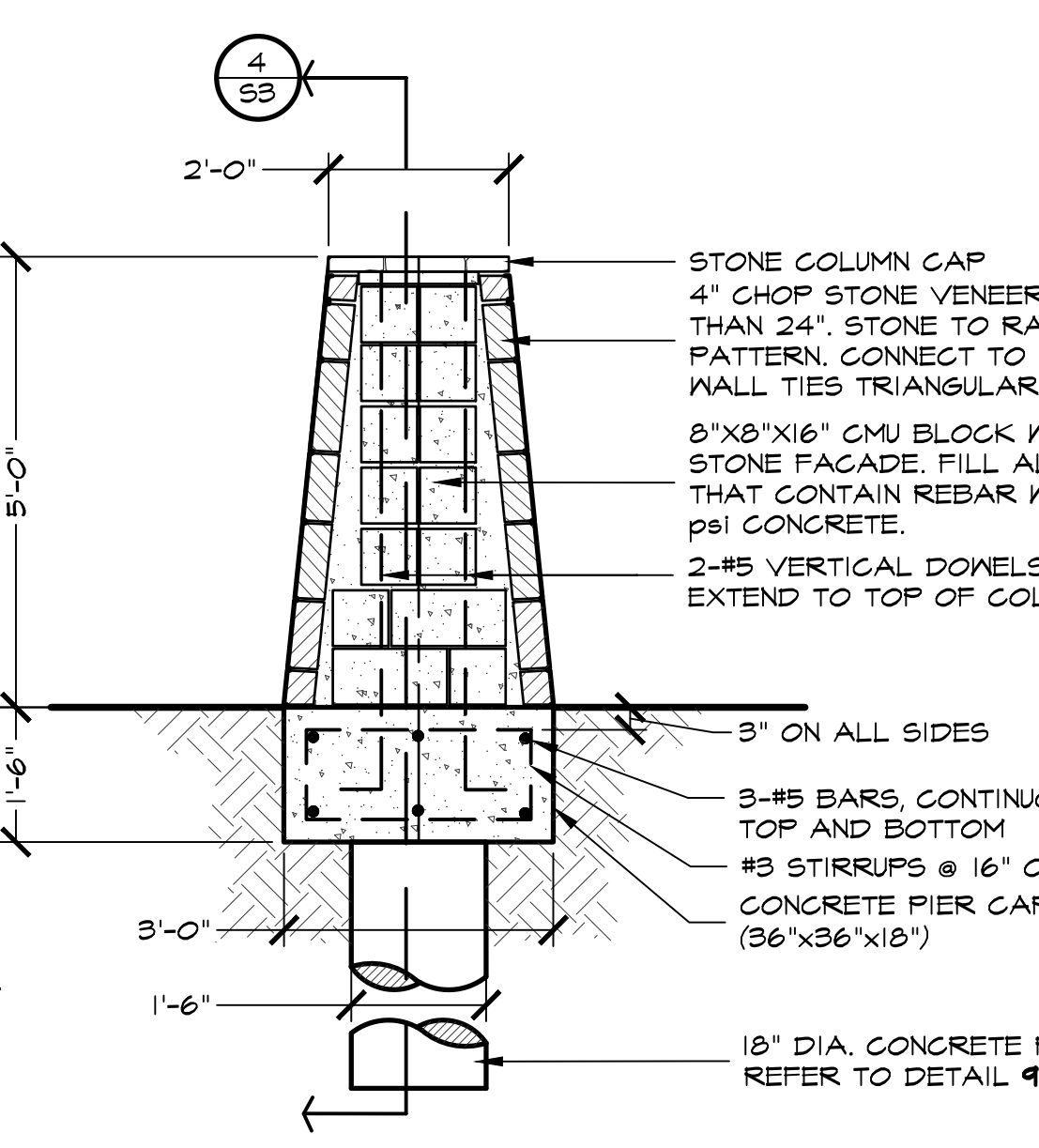


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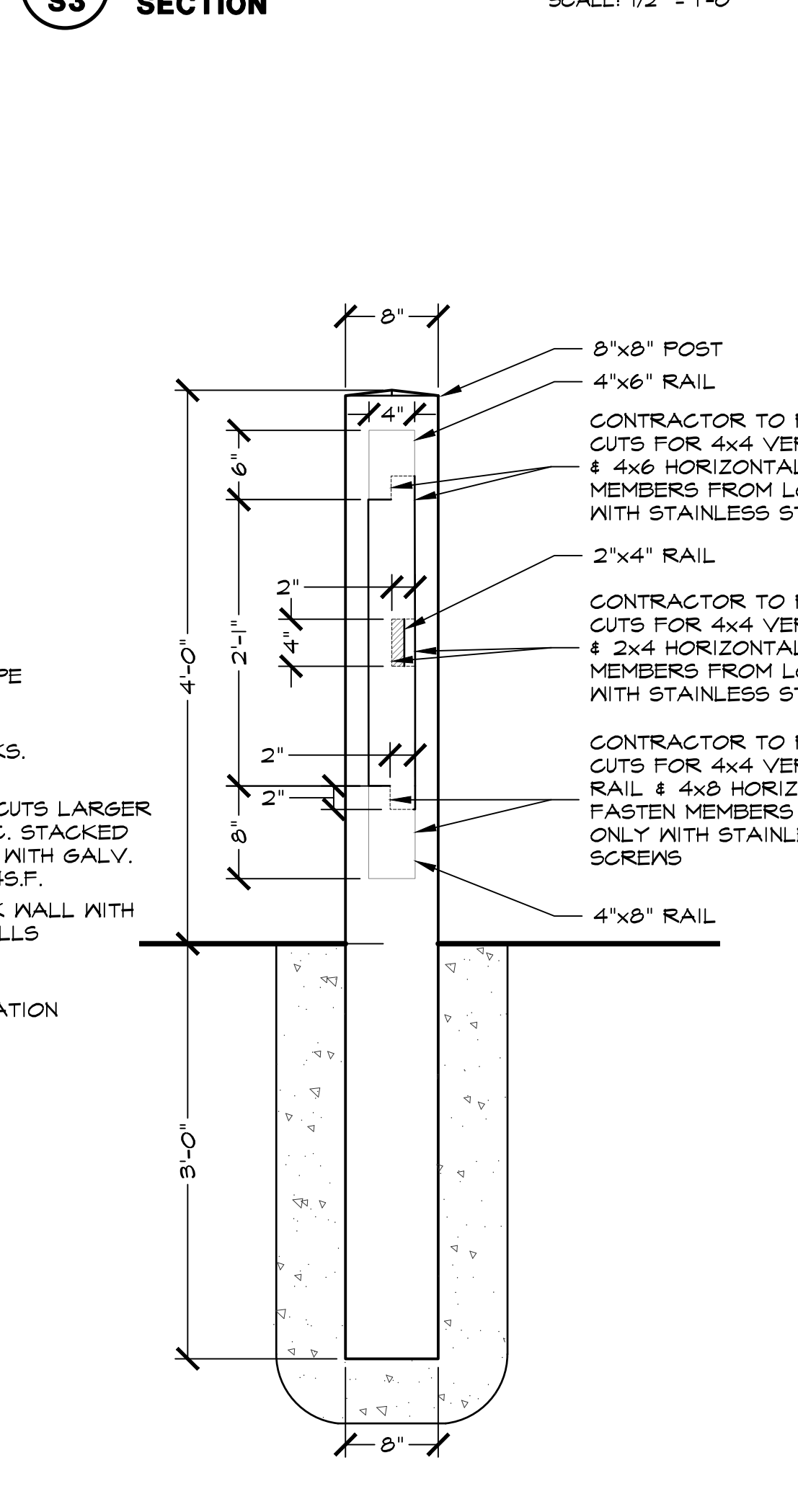


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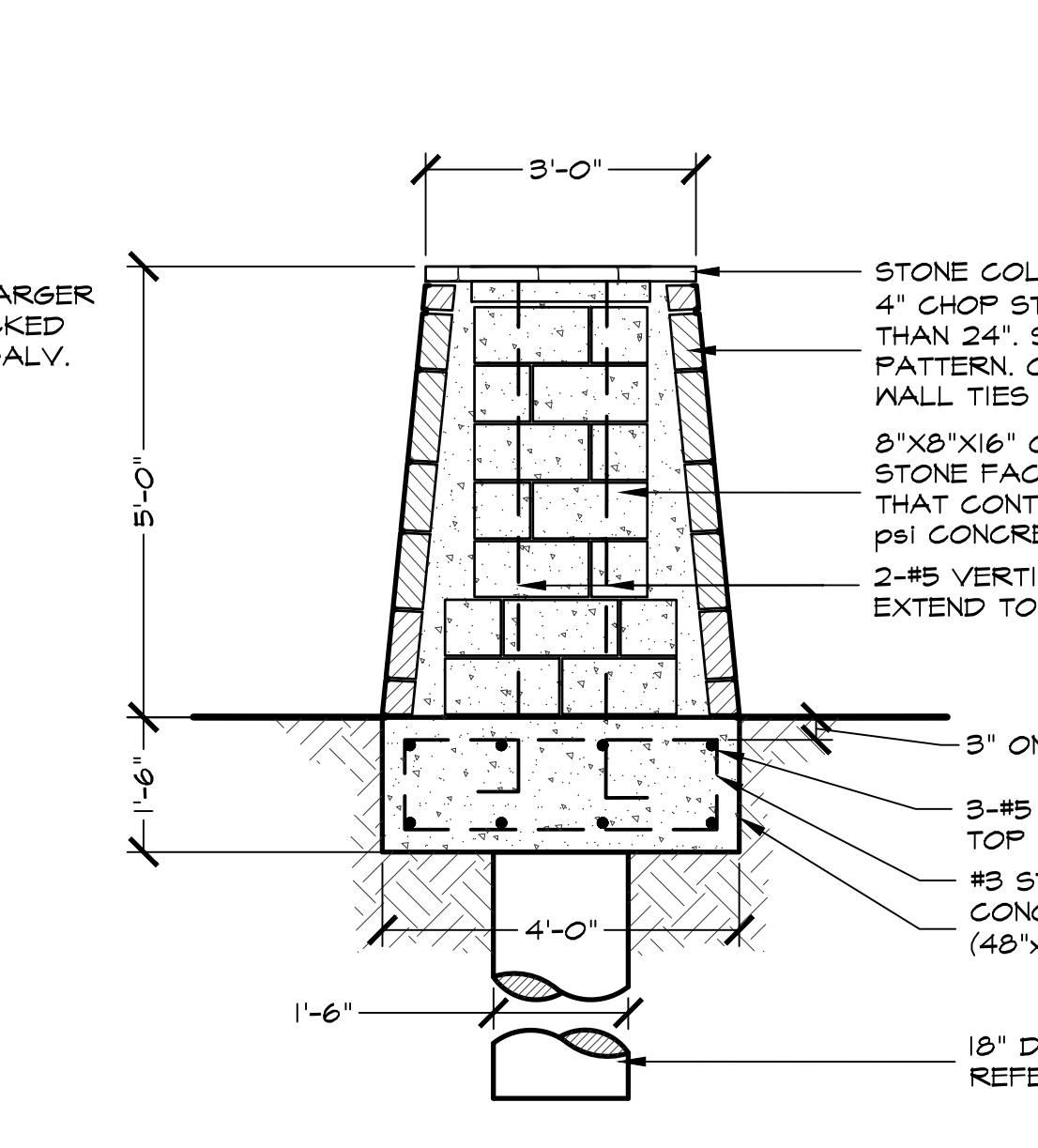


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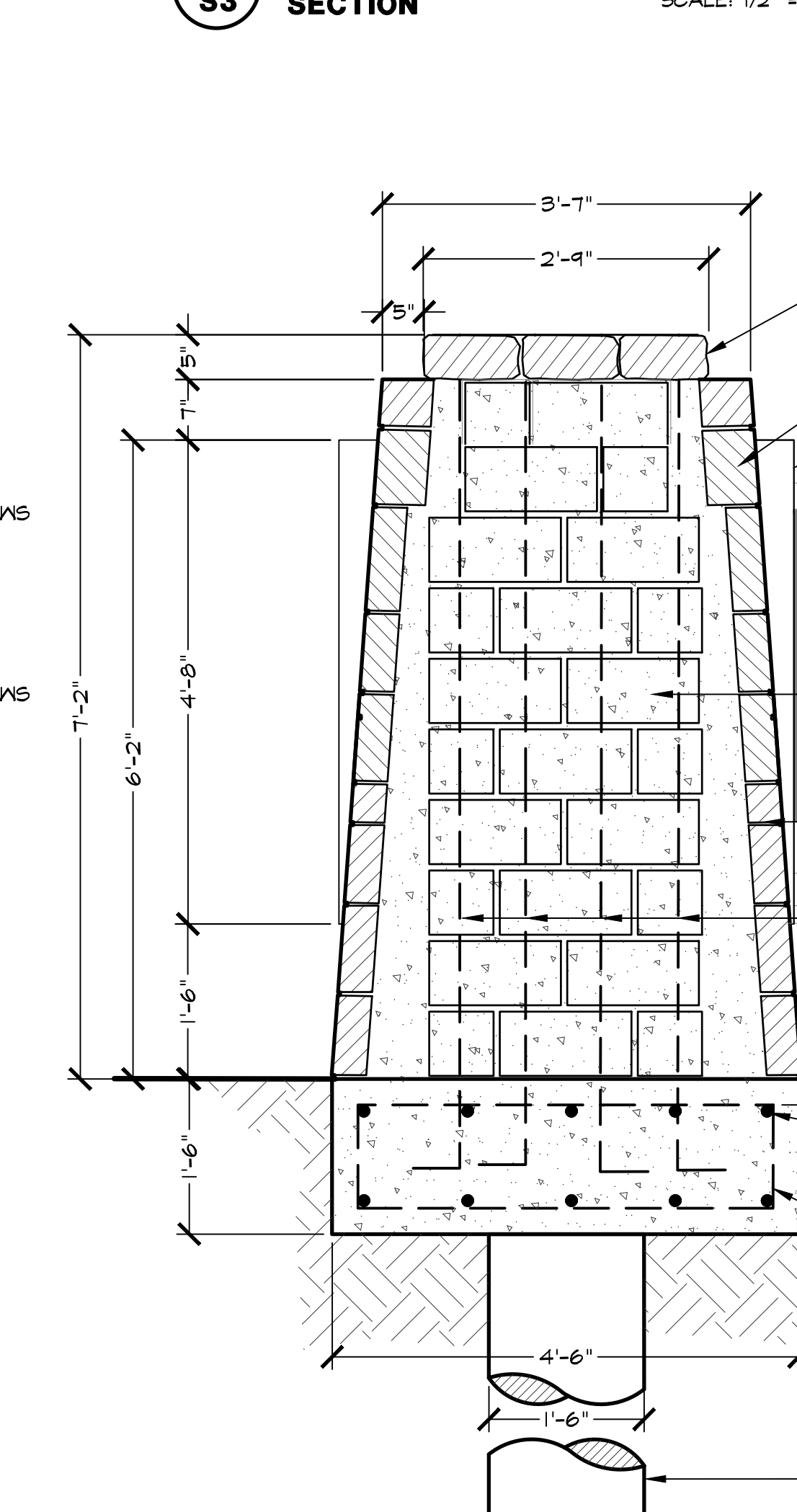


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8 ENTRY COLUMN SECTION

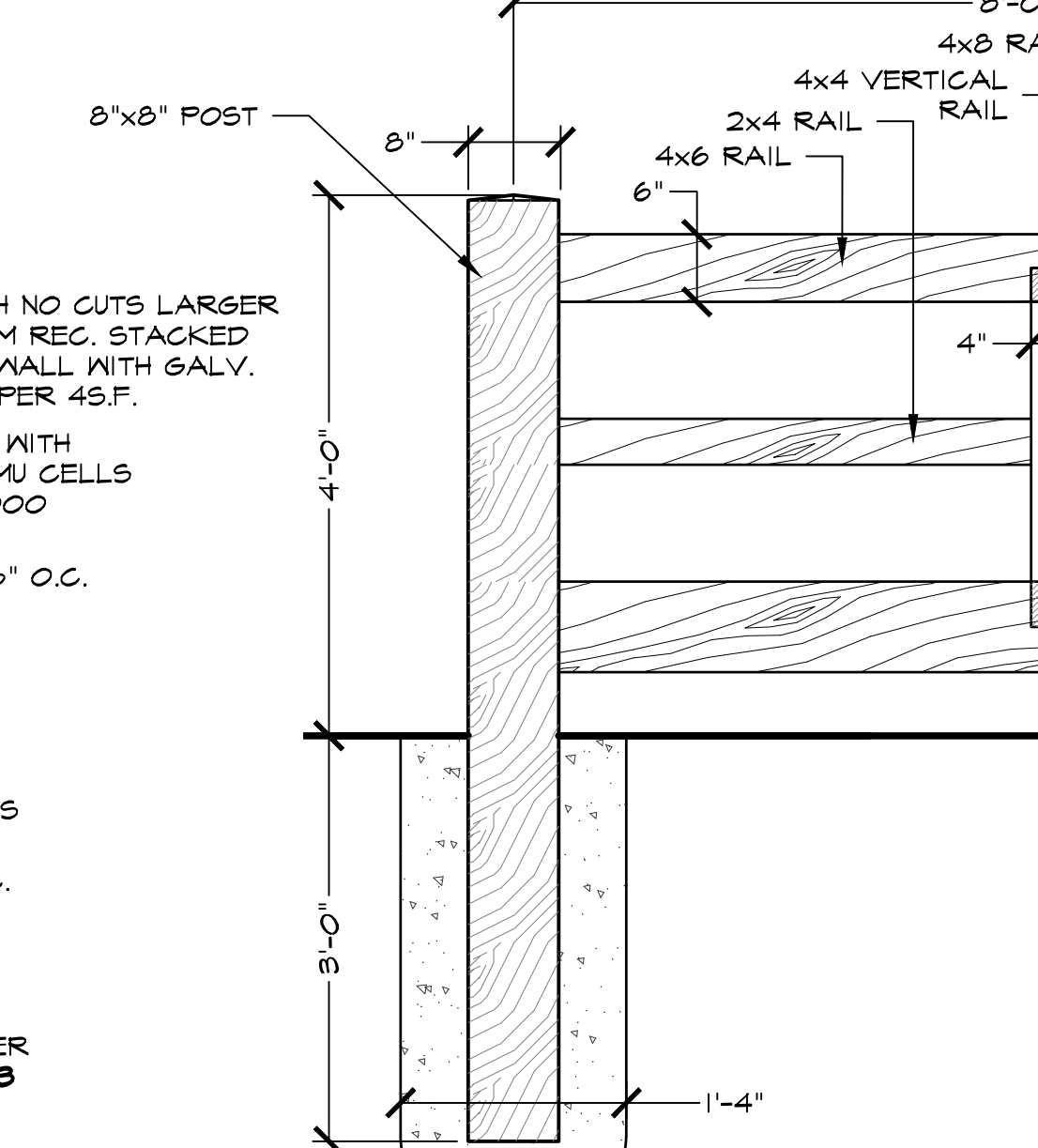


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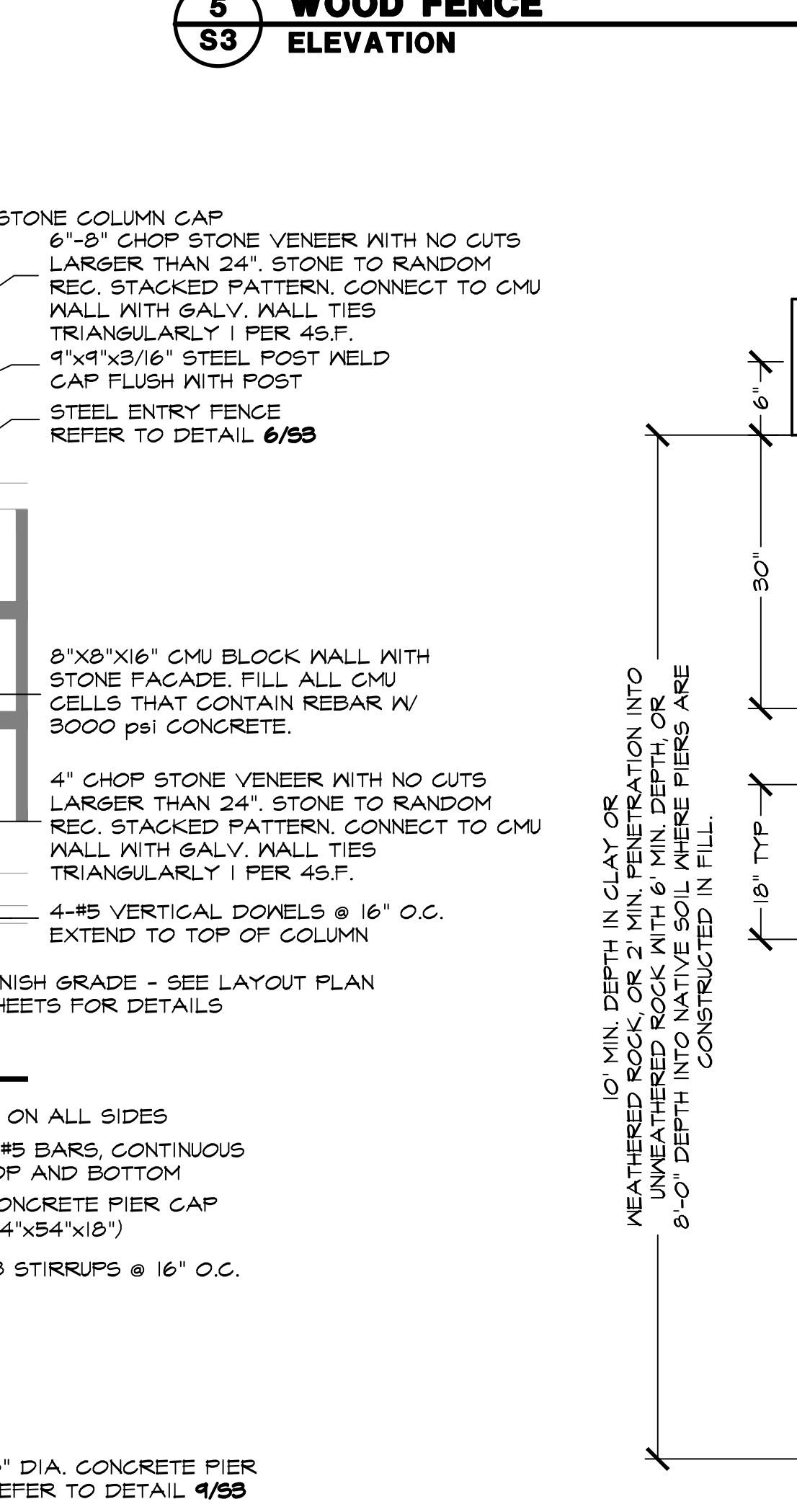


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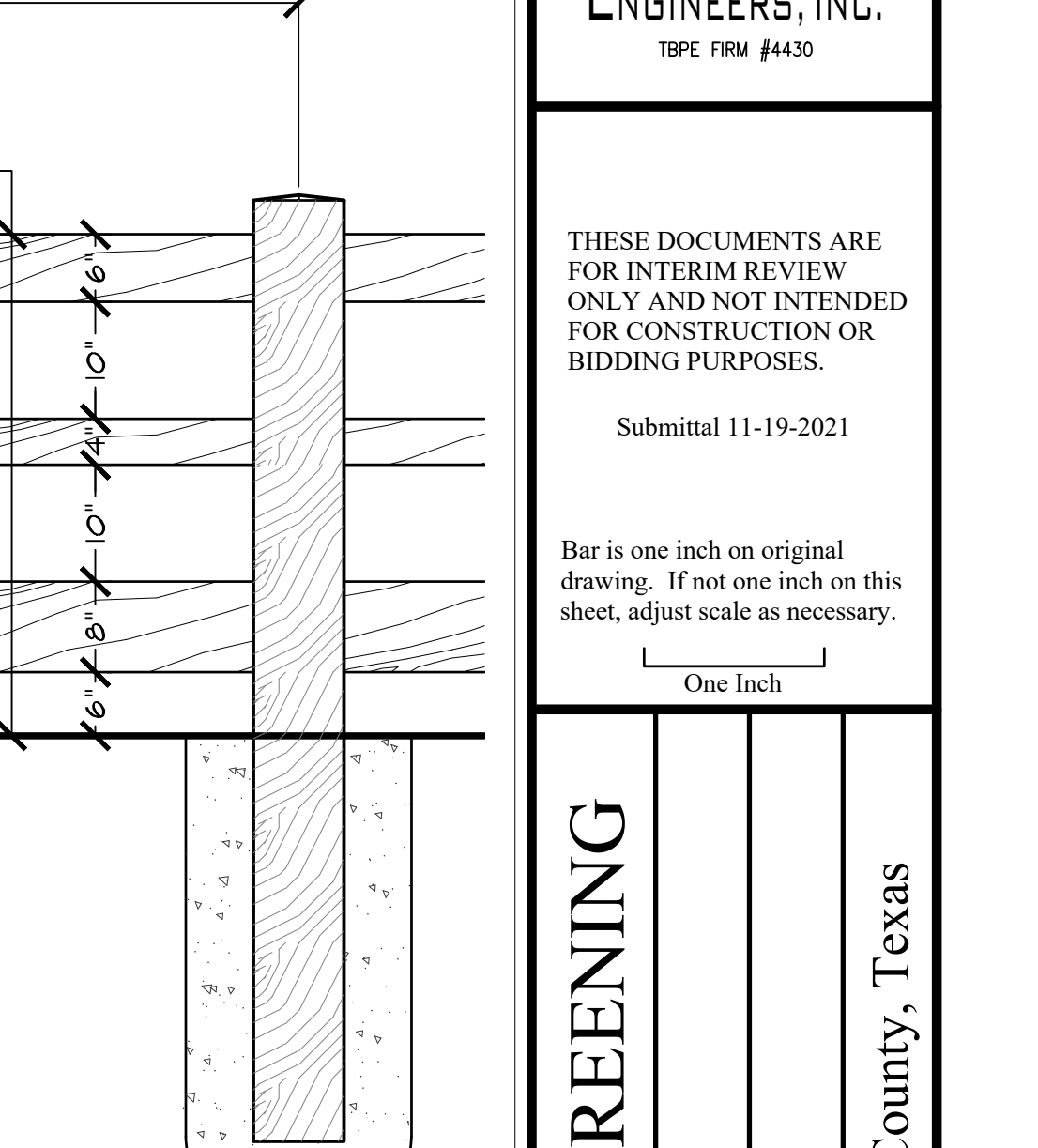


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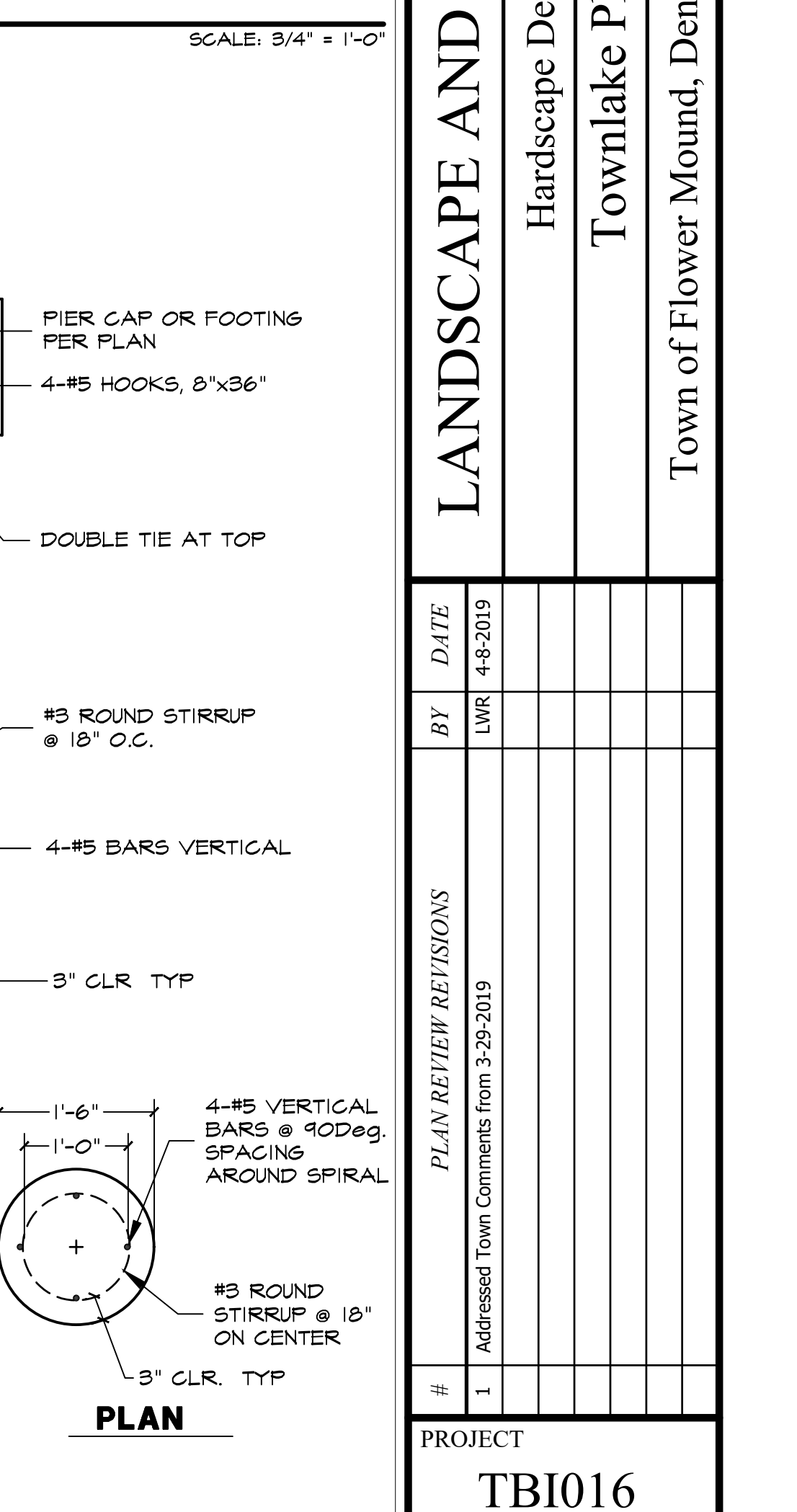


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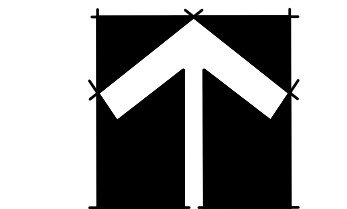
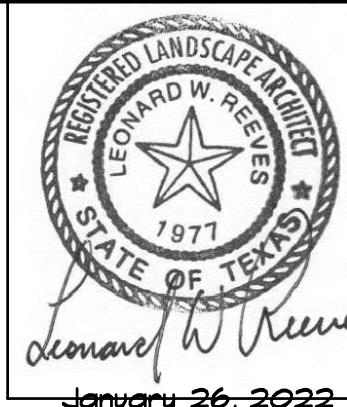
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14 PIER (18\"/>



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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

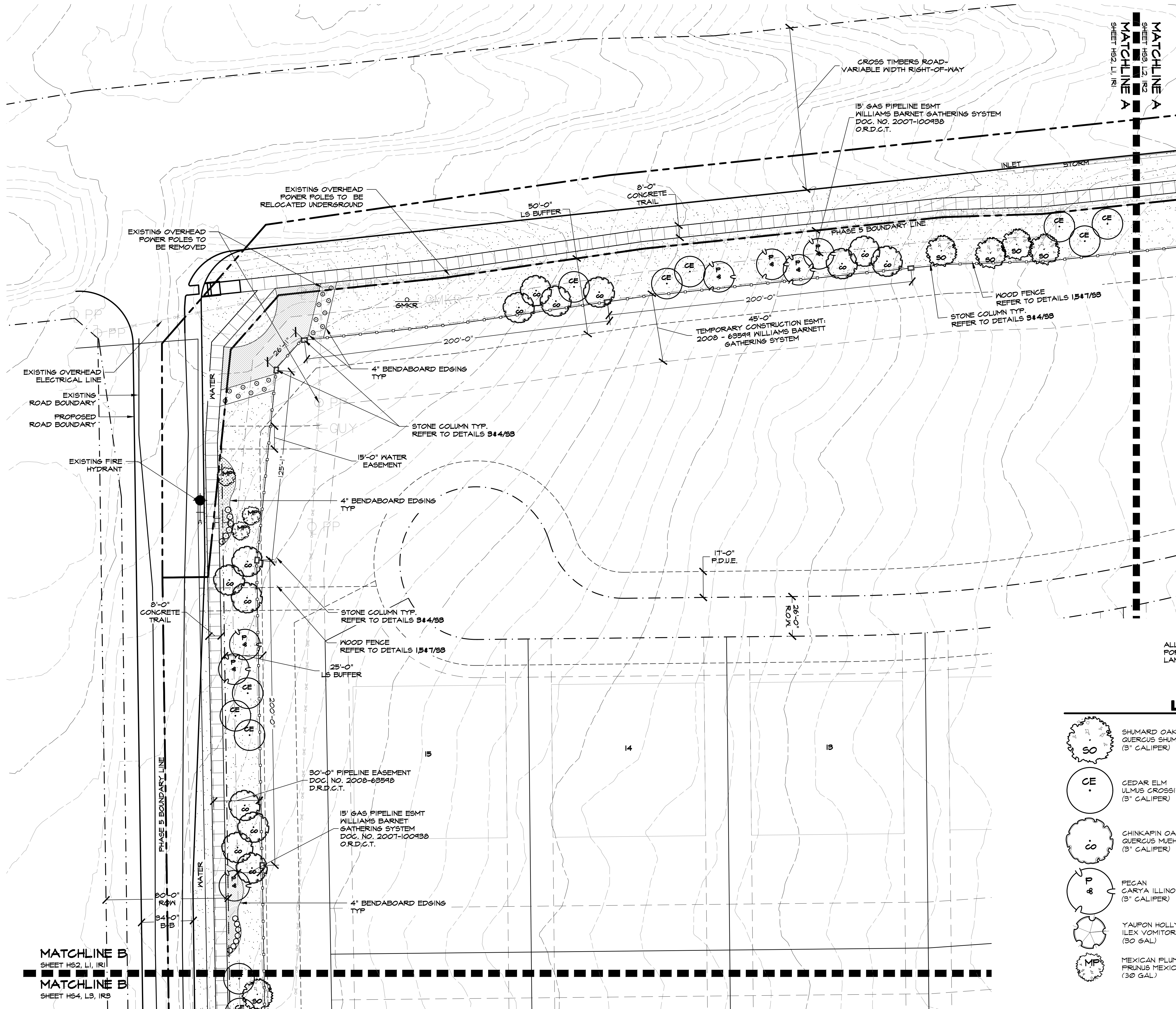
BY	DATE	PLAN REVIEW REVISIONS

PROJECT
TBI018

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L1 of 14

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

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.

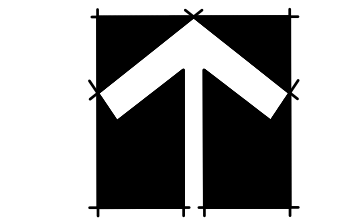
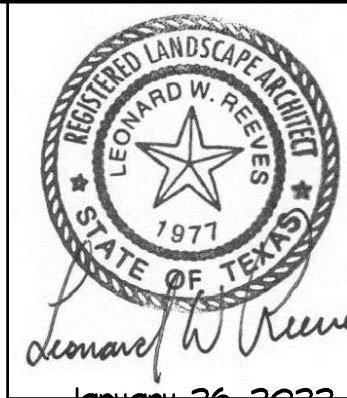
LANDSCAPE LEGEND

	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 MUEHLENBERGII (3" CALIPER)		SOFT LEAF YUCCA YUCCA RECURVIFOLIA (3 GALLON)
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			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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NORTH



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LANDSCAPE AND SCREENING

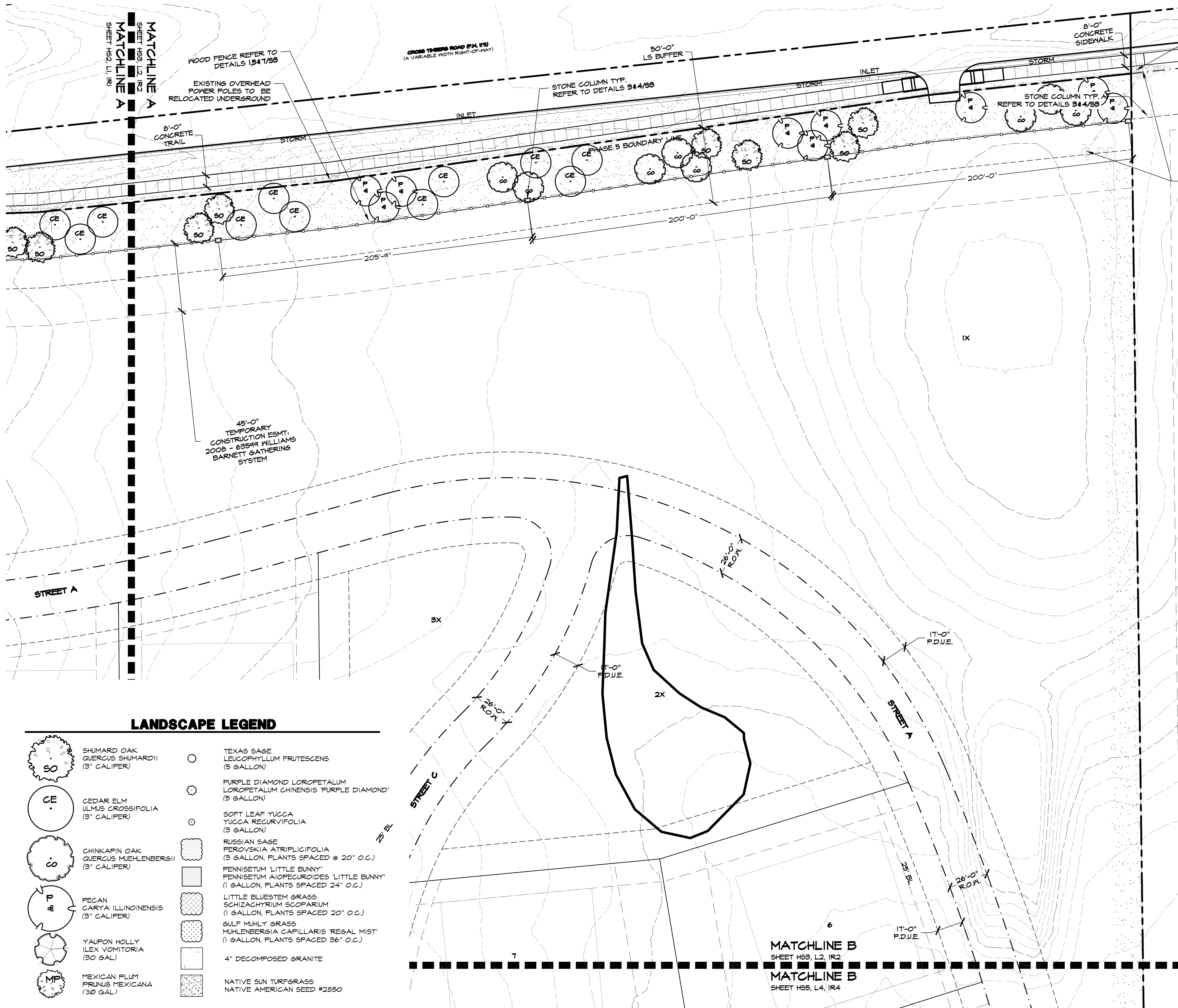
Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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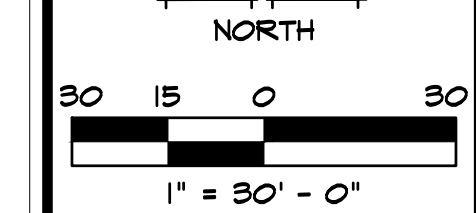
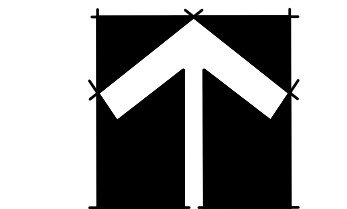
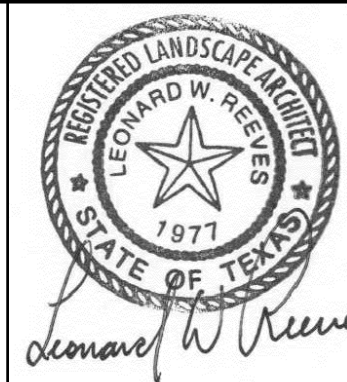
ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSHINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE AND HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

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



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LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

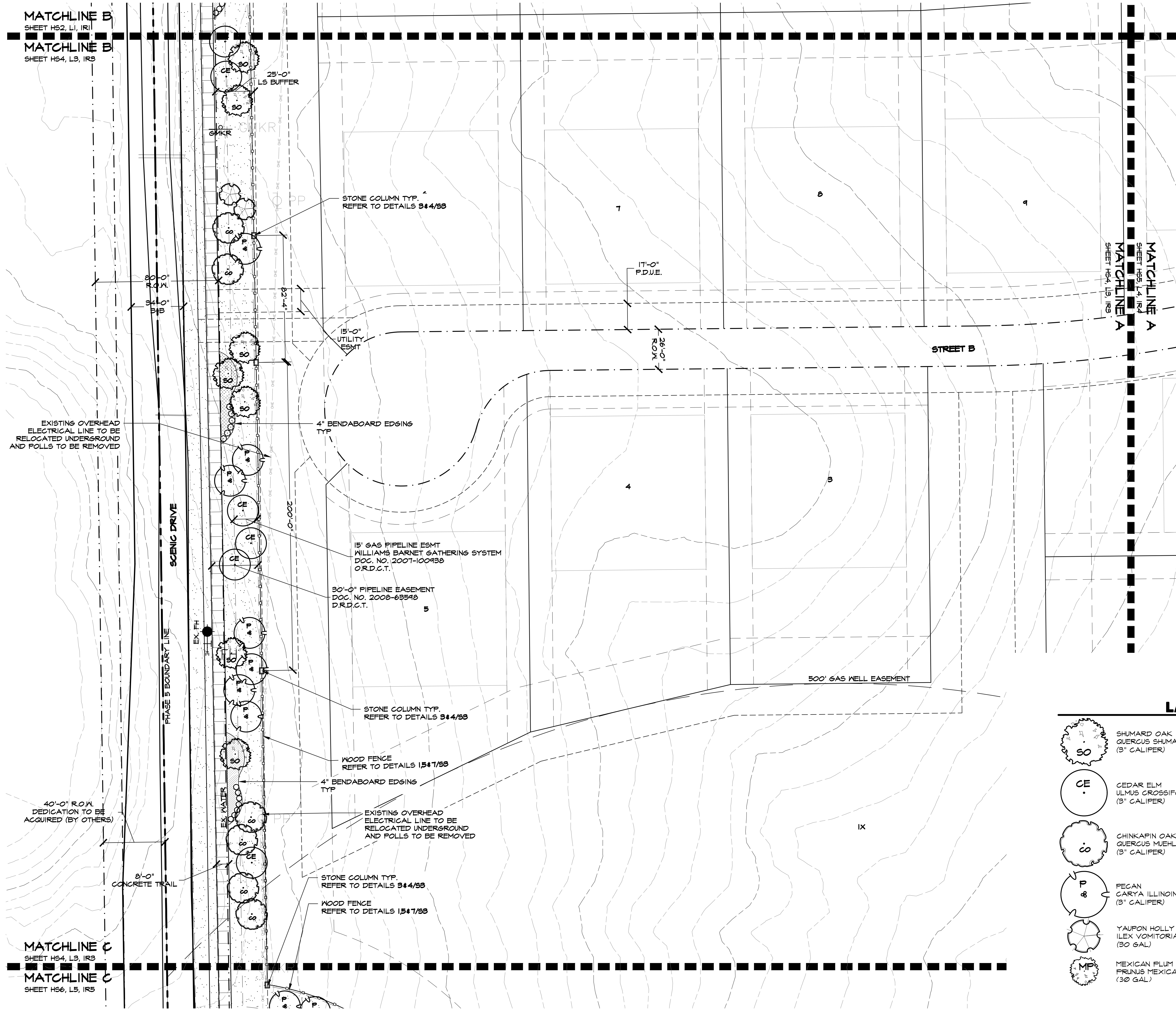
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT	TBI018
SHEET	L3 of 14

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ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE
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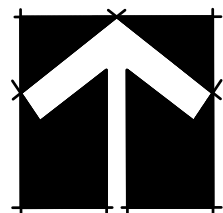
LANDSCAPE LEGEND

	SHUMARD OAK QUERCUS SHUMARDII (3" CALIPER)		TEXAS SAGE LEUCOPHYLLUM FRUTESCENS (5 GALLON)
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			4" DECOMPOSED GRANITE
			NATIVE SUN TURFGRASS NATIVE AMERICAN SEED #2850



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LANDSCAPE AND SCREENING

Landscape Plan

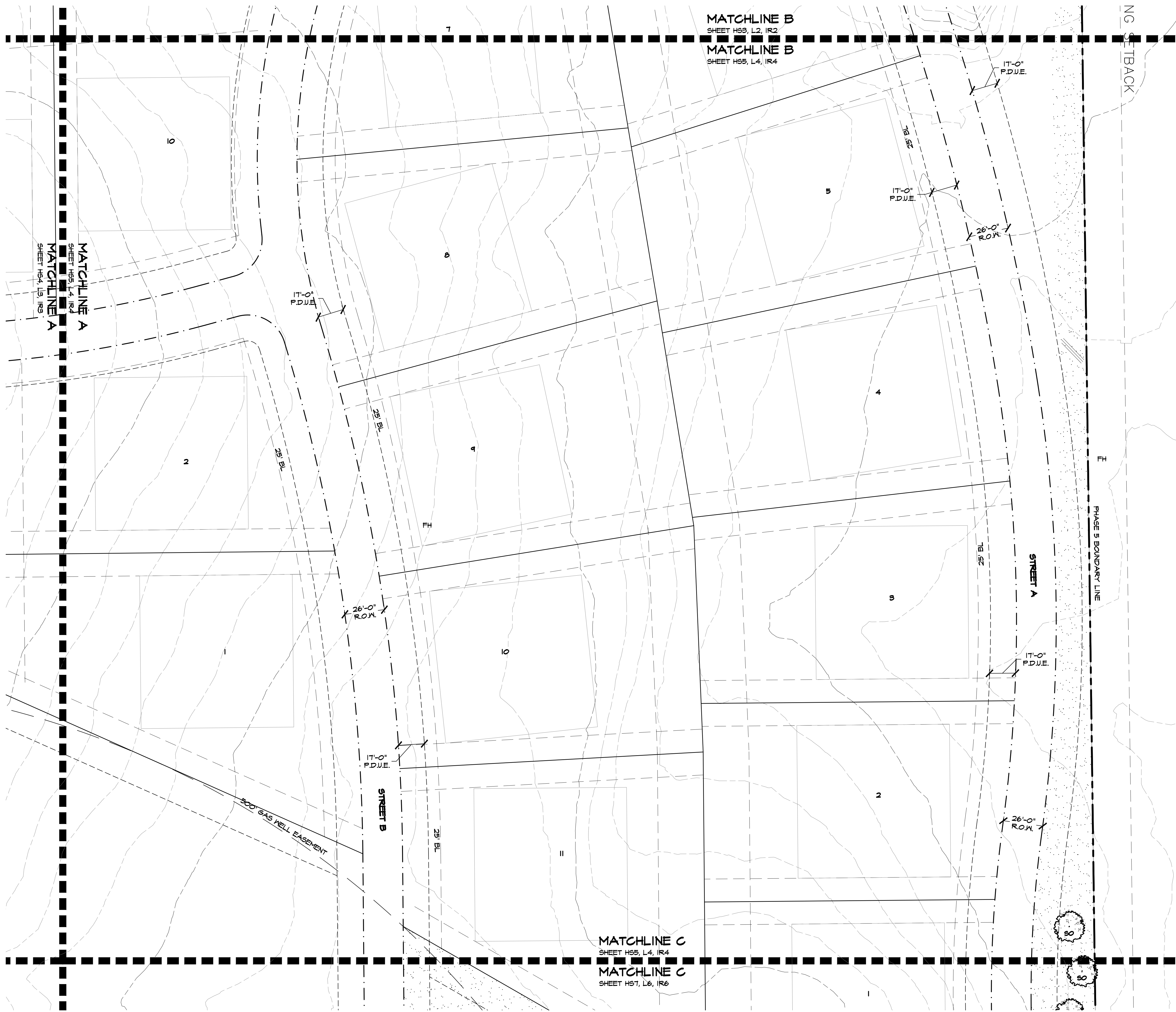
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

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L4 of 14



ALL DISTURBED AREAS
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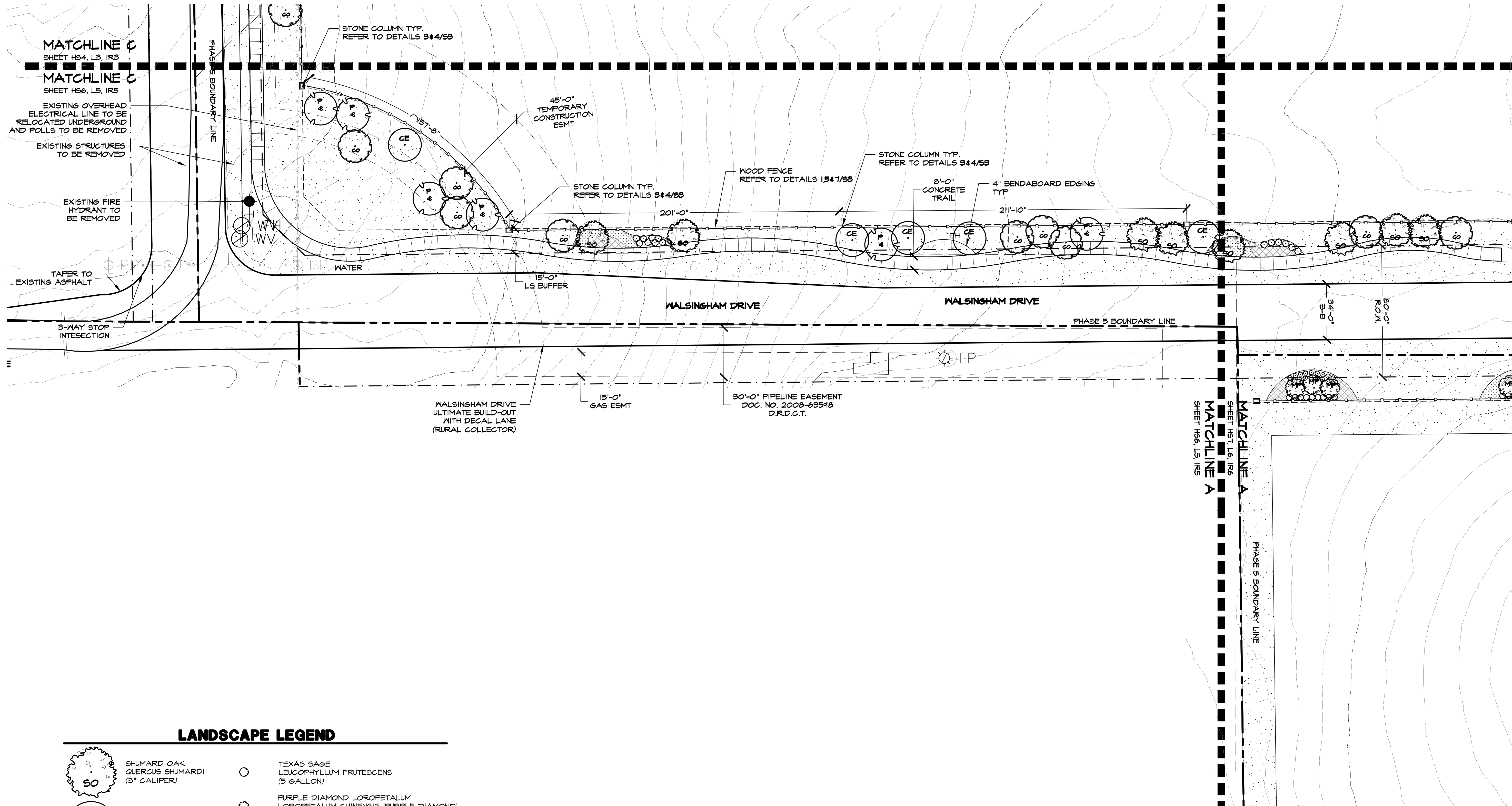
LANDSCAPE LEGEND

- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)
- CEDAR ELM
ULMUS CROSSIFOLIA
(3" CALIPER)
- CHINKSPIN 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)
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PEROVSKIA ATRIFLIGIFOLIA
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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
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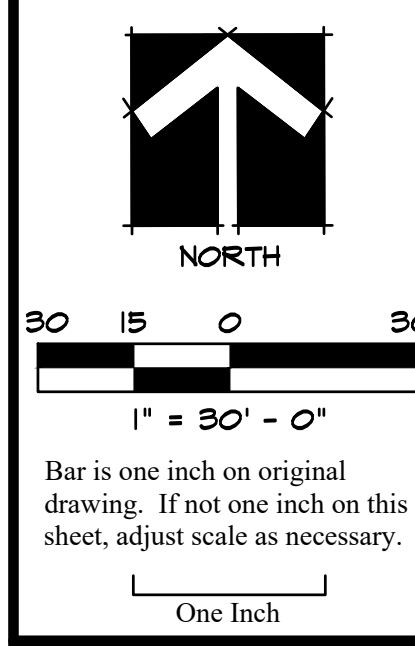


LANDSCAPE LEGEND

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			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
DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1909
TBAE Firm #BR643



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			
L5 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.

LANDSCAPE AND SCREENING

Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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PROJECT

TBI018

SHEET

L6 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.

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

20' BUILDING SETBACK

ENTRY MONUMENT
REFER TO DETAILS 1/51

EXISTING STRUCTURES
TO BE REMOVED

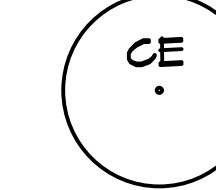
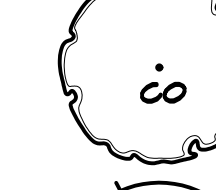
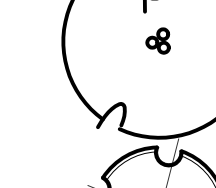
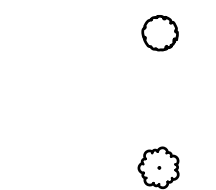
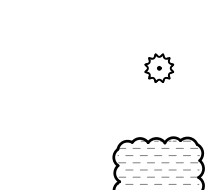
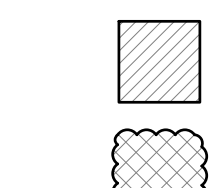
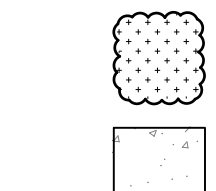
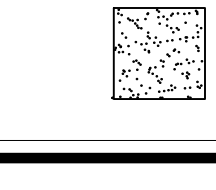
PHASE 2 8'-0" CONCRETE SIDEWALK

PROPOSED 12" WATER LINE

EXISTING FIRE HYDRANT
TO BE RELOCATED

PHASE 2

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)
-  YAUPOON 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.)
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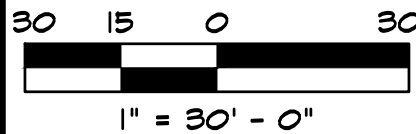
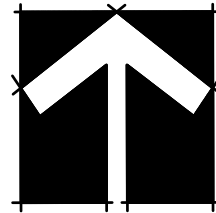


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Submittal 11-19-2021



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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

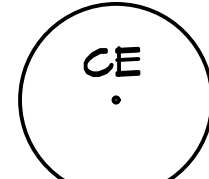
PROJECT
TBI018

SHEET
L7 of 14

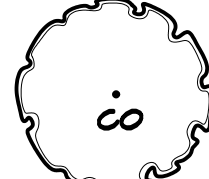
LANDSCAPE LEGEND



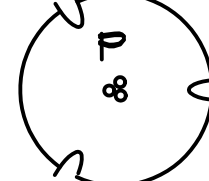
SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIFER)



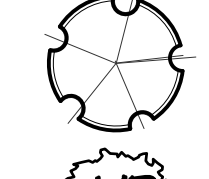
CEDAR ELM
ULMUS CRASSIFOLIA
(3" CALIFER)



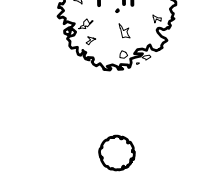
CHINKSPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIFER)



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

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 D

SHEET HS7, L6, IR6

MATCHLINE D

SHEET HS8, L7, IR7

EXISTING STRUCTURE
TO BE REMOVED

500' GAS
WELL EASEMENT

28

25' BL

26'-0" R.O.W.

4

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

25' BL

MATCHLINE E

SHEET HS9, L8, IR8

MATCHLINE E

SHEET HS8, L7, IR7

27

26

STREET E

25' BL

26'-0" R.O.W.

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

25

24

MATCHLINE F

SHEET HS9, L8, IR8

MATCHLINE F

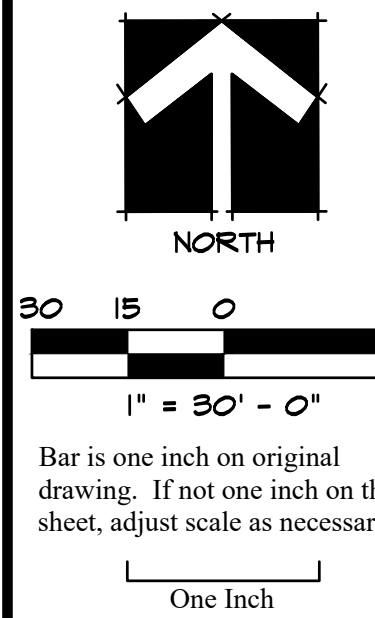
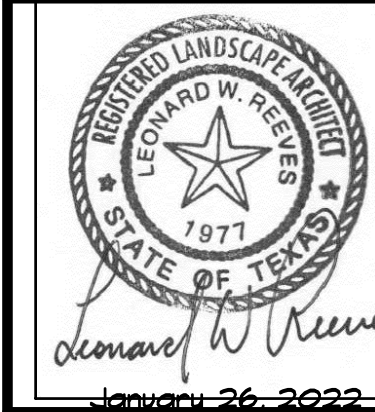
SHEET HS10, L9, IR9

20'-0" SEED NATIVE
SUN TURFGRASS

20'-0" SEED NATIVE
SUN TURFGRASS

500' GAS
WELL EASEMENT

PHASE 5 BOUNDARY LINE



LANDSCAPE AND SCREENING

Landscape Plan
Townlake, Ph. 5
Town of Flower Mound, Denton County, Texas

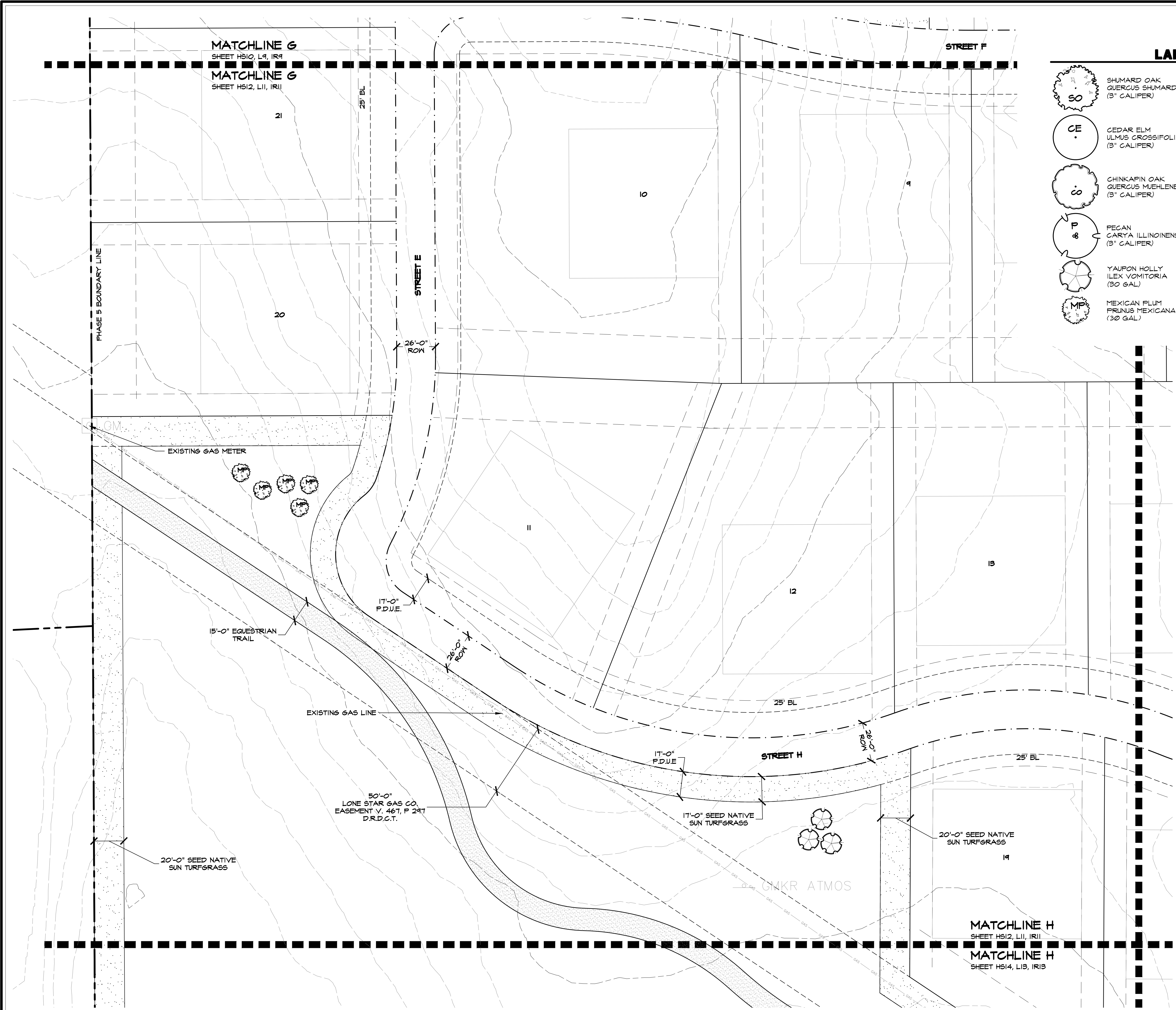
PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
L11 of 14

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LANDSCAPE LEGEND

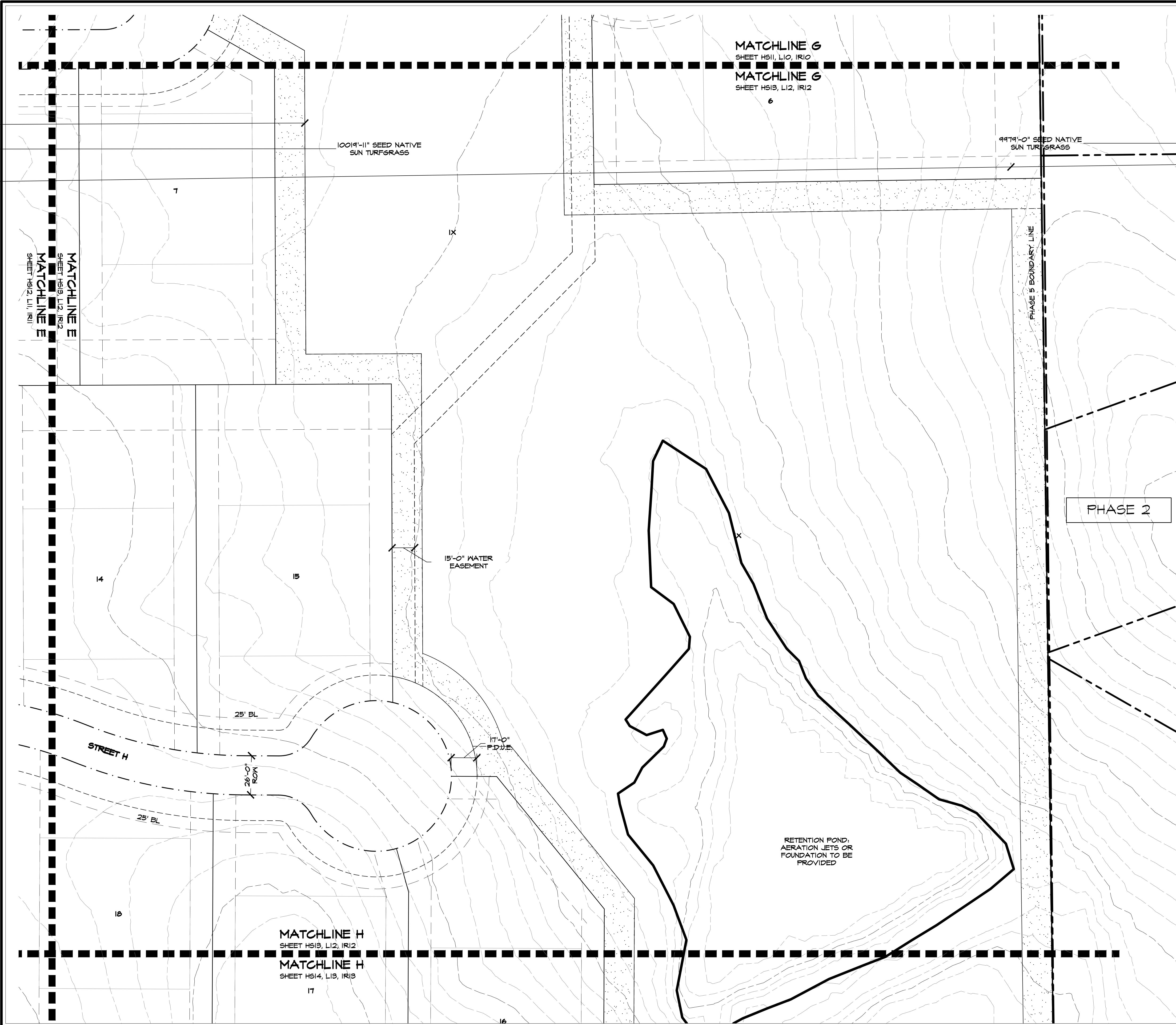
- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)
- CE
CEDAR ELM
ULMUS CRASSIFOLIA
(3" CALIPER)
- CO
CHINKAPIN OAK
QUERCUS MUEHLENBERGII
(3" CALIPER)
- P &
PECAN
CARYA ILLINOINENSIS
(3" CALIPER)
- YAUPOH HOLLY
ILEX VOMITORIA
(30 GAL)
- MP
MEXICAN PLUM
PRUNUS MEXICANA
(30 GAL)
- TEXAS SAGE
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PENNISSETUM 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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LANDSCAPE LEGEND

SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)

CEDAR ELM
ULMUS CROSSIFOLIA
(3" CALIPER)

CHINKSPIN OAK
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(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.

STUDIO 13
DESIGN GROUP

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469-635-1989
TBAE Firm #BR643

NORTH

1" = 30' - 0"

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One Inch

LANDSCAPE AND SCREENING

Landscape Plan

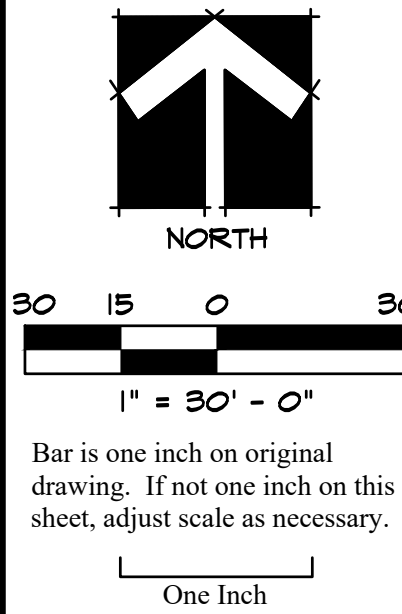
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW / REVISIONS		BY	DATE
#	0		
PROJECT		TBI018	
SHEET		L12 of 14	

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Submission 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
L13 of 14

LANDSCAPE LEGEND

- SHUMARD OAK
QUERCUS SHUMARDII
(3" CALIPER)
- CEDAR ELM
ULMUS GROSSIFOLIA
(3" CALIPER)
- CHINKAPIN OAK
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- 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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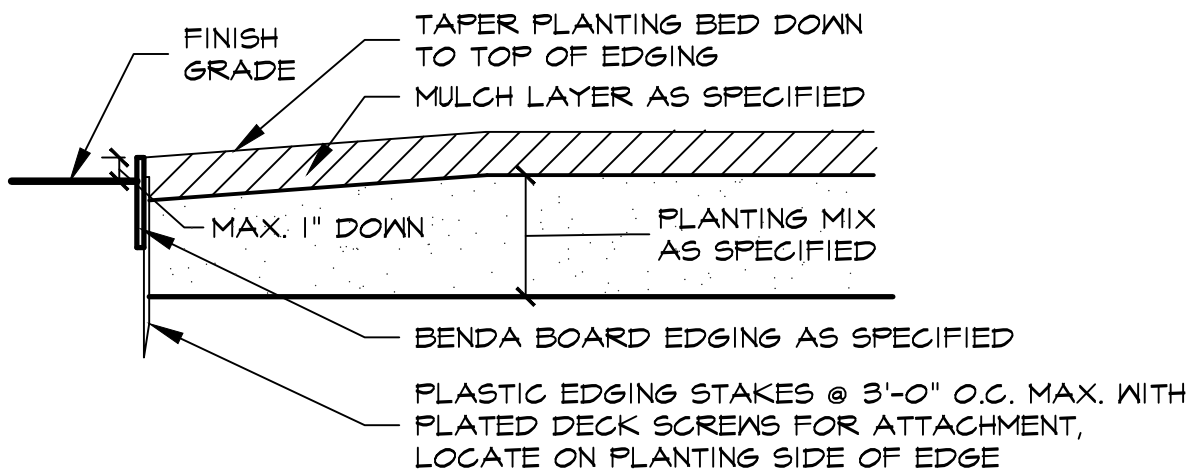
LANDSCAPE NOTES:

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

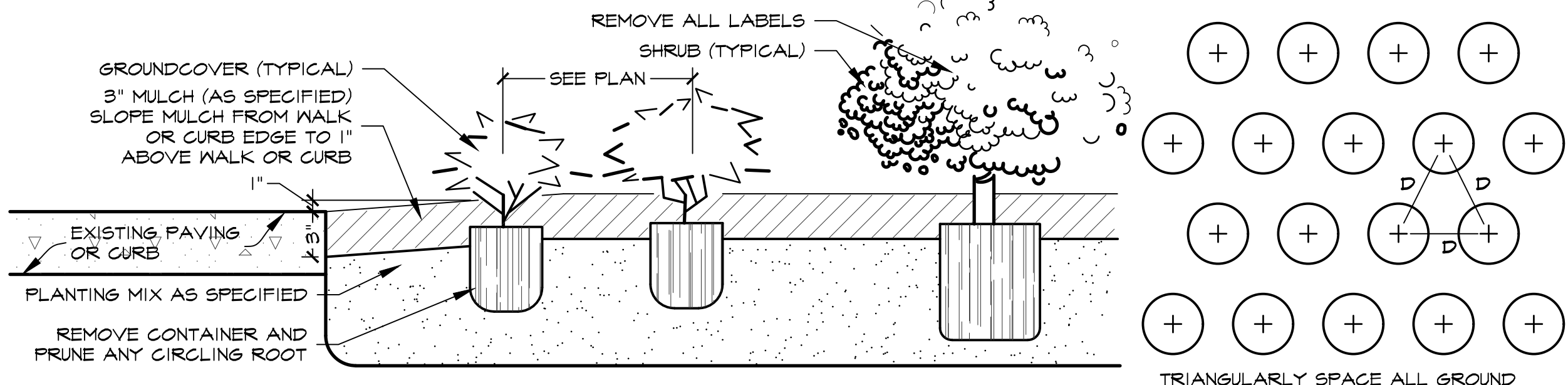
PLANTING SCHEDULE

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
SO	SHUMARD OAK (OR SIMILAR NATIVE SP.) QUERCUS SHUMARDII	3" GALIPER	AS SHOWN	33	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
CE	CEDAR ELM (OR SIMILAR NATIVE SP.) ULMUS GRASSIFOLIA	3" GALIPER	AS SHOWN	36	4' MINIMUM SPREAD; MINIMUM 6' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
CO	CHINKAPIN OAK (OR SIMILAR NATIVE SP.) QUERCUS MUEHLENBERGII	3" GALIPER	AS SHOWN	41	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
P	PEGAN (OR SIMILAR NATIVE SP.) CARTA ILLINOINENSIS	3" GALIPER	AS SHOWN	41	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
	YALPON HOLLY (OR SIMILAR NATIVE SP.) ILEX VOMITORIA	30 GALLON	AS SHOWN	5	FULL PLANTS
	MEXICAN PLUM (OR SIMILAR NATIVE SP.) PRUNUS MEXICANA	30 GALLON	AS SHOWN	28	FULL PLANTS
	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	5 GALLON	AS SHOWN	54	FULL PLANTS
	PURPLE DIAMOND LOROPETALUM LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	5 GALLON	AS SHOWN	27	FULL PLANTS
	SOFT LEAF YUCCA YUCCA RECURVIFOLIA	3 GALLON	AS SHOWN	96	FULL PLANTS
	RUSSIAN SAGE PEROVSKIA ATRIPLIGIFOLIA	3 GALLON	24" O.C.	324	FULL PLANTS
	PENNISETUM 'LITTLE BUNNY' PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	24" O.C.	881	FULL PLANTS
	LITTLE BLUESTEM GRASS SCHIZACHYRIUM SCOPARIUM	1 GALLON	24" O.C.	240	FULL PLANTS
	GULF MUHLY MUHLENBERGIA CAPILLARIS	1 GALLON	36" O.C.	280	FULL PLANTS
	NATIVE SUN TURFGRASS	HYDROMULCH SEED	SQUARE FEET	541,875	100% DENSITY
	DECOMPOSED GRANITE	4" DEPTH	SQUARE FEET	2,966	PLACE WITHIN BENDABOARD EDGING; FILTER FABRIC BENEATH
	BENDABOARD EDGING	4" BOARD	LINEAR FEET	1,200	EDGE BEDS

STREET BUFFER TREES				
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.



3 TYPICAL BED EDGING DETAIL NOT TO SCALE



2 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE

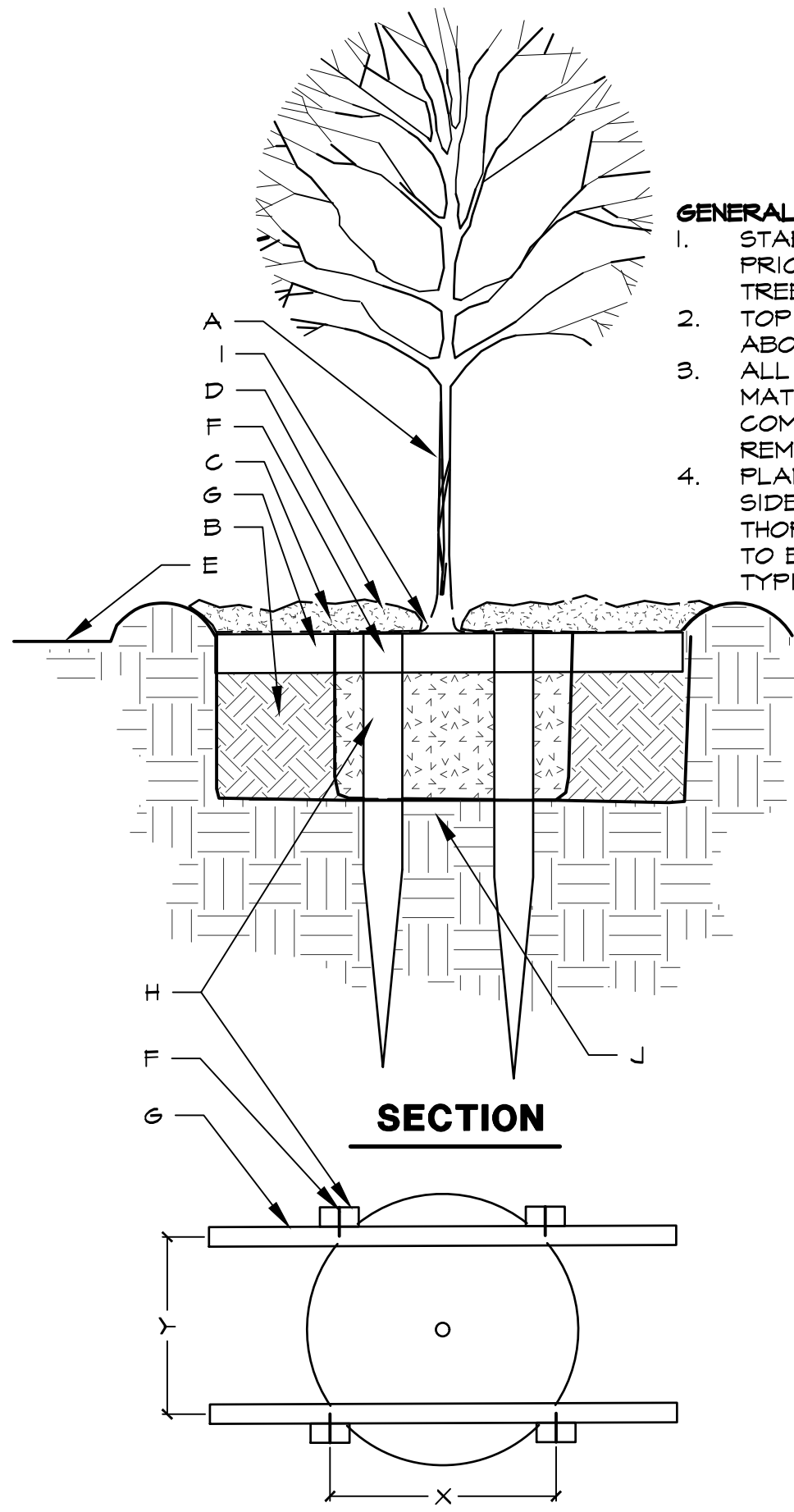
LANDSCAPE PROVIDED

- CROSS TIMBERS (SCENIC ROADWAY)
- A. MINIMUM FIFTY (50) FOOT LANDSCAPE BUFFER YARD PROVIDED
 - B. WOOD SCREENING FENCE PROVIDED
 - C. 1-3" CAL. NATIVE CANOPY TREE / 25 LF OF LANDSCAPE EDGE 1,265 LF OF FRONTAGE / 25 LF = 51 - 3" CAL. TREES REQUIRED. PROVIDED: 51 - 3" CALIPER TREES IN ODD NUMBER DRIFTS

- WALSINGHAM DRIVE (RURAL CONNECTOR)
- A. MINIMUM FIFTY (25) FOOT LANDSCAPE BUFFER YARD PROVIDED
 - B. WOOD SCREENING FENCE PROVIDED
 - C. 1-3" CAL. NATIVE CANOPY TREE / 30 LF OF LANDSCAPE EDGE 1,190 LF OF FRONTAGE / 25 LF = 40 - 3" CAL. TREES REQUIRED. PROVIDED: 40 - 3" CALIPER TREES IN ODD NUMBER DRIFTS

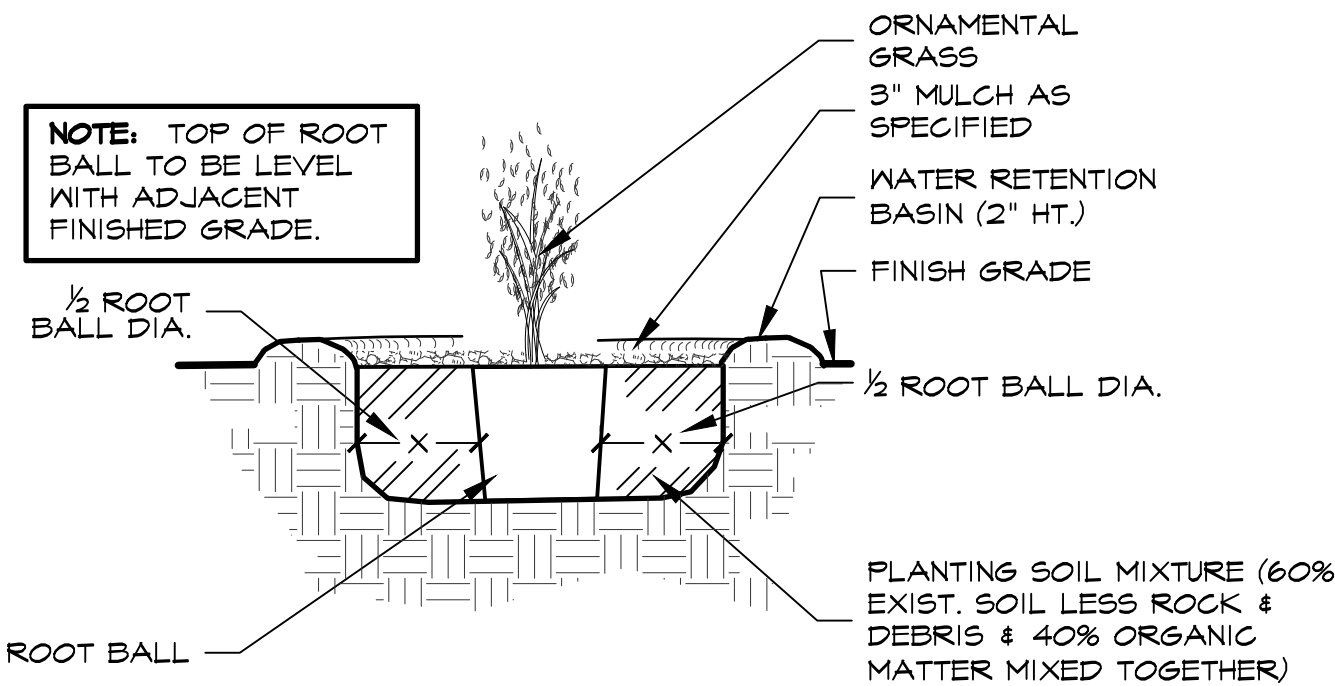
- SCENIC DRIVE (RURAL COLLECTOR COUNTRY ROADWAY)
- A. MINIMUM FIFTY (15) FOOT LANDSCAPE BUFFER YARD PROVIDED
 - B. WOOD SCREENING FENCE PROVIDED
 - C. 1-3" CAL. NATIVE CANOPY TREE / 30 LF OF LANDSCAPE EDGE 1,146 LF OF FRONTAGE / 25 LF = 39 - 3" CAL. TREES REQUIRED. PROVIDED: 39 - 3" CALIPER TREES IN ODD NUMBER DRIFTS

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.



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

- CONSTRUCTION NOTES:
- A. TREE
 - B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
 - C. WATER RETENTION BASIN
 - D. 3" DEPTH MULCH AS SPECIFIED
 - E. FINISH GRADE
 - F. 2 1/2 DRYWALL SCREEN (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. TAPER (UNTREATED LUMBER)
 - I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
 - J. ROOTBALL SHALL BE PLACED ON UNDISTURBED NATIVE SOIL.



1 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



Studio 13 Design Group, PLLC.
286 W. Main Street
Lewisville, Texas 75057
469-635-1909

TBAE Firm #BR643



LANDSCAPE AND SCREENING

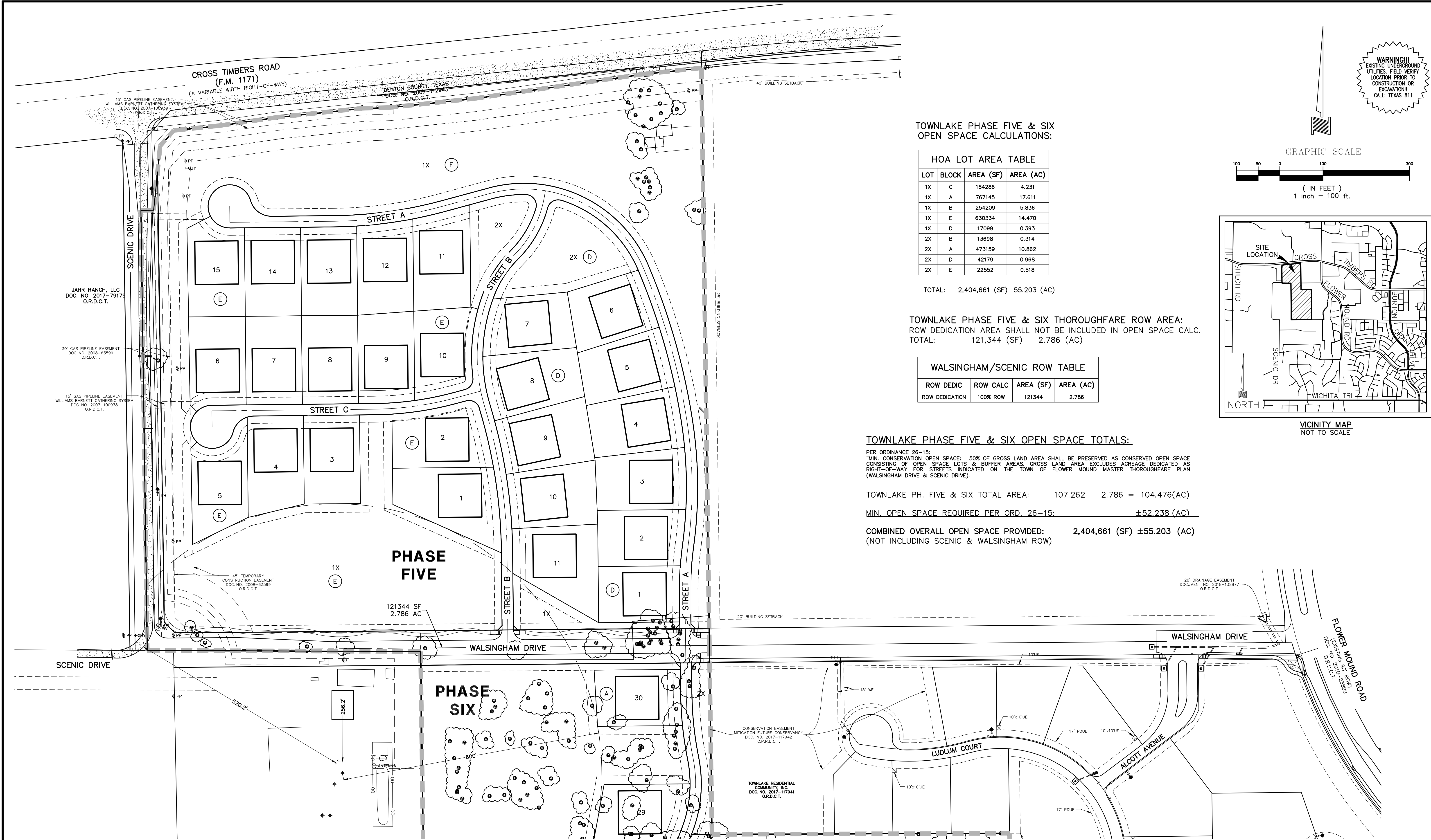
Landscape Plan

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT	TBI018
SHEET	L14 of 14



TOWNLAKE PHASE FIVE & SIX
OPEN SPACE CALCULATIONS:

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	C	184286	4.231
1X	A	767145	17.611
1X	B	254209	5.836
1X	E	630334	14.470
1X	D	17099	0.393
2X	B	13698	0.314
2X	A	473159	10.862
2X	D	42179	0.968
2X	E	22552	0.518

TOTAL: 2,404,661 (SF) 55.203 (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: 2,404,661 (SF) ±55.203 (AC)
(NOT INCLUDING SCENIC & WALSINGHAM ROW)

OPEN SPACE EXHIBIT

TOWNLAKE PHASE FIVE & SIX

TOWN OF FLOWER MOUND

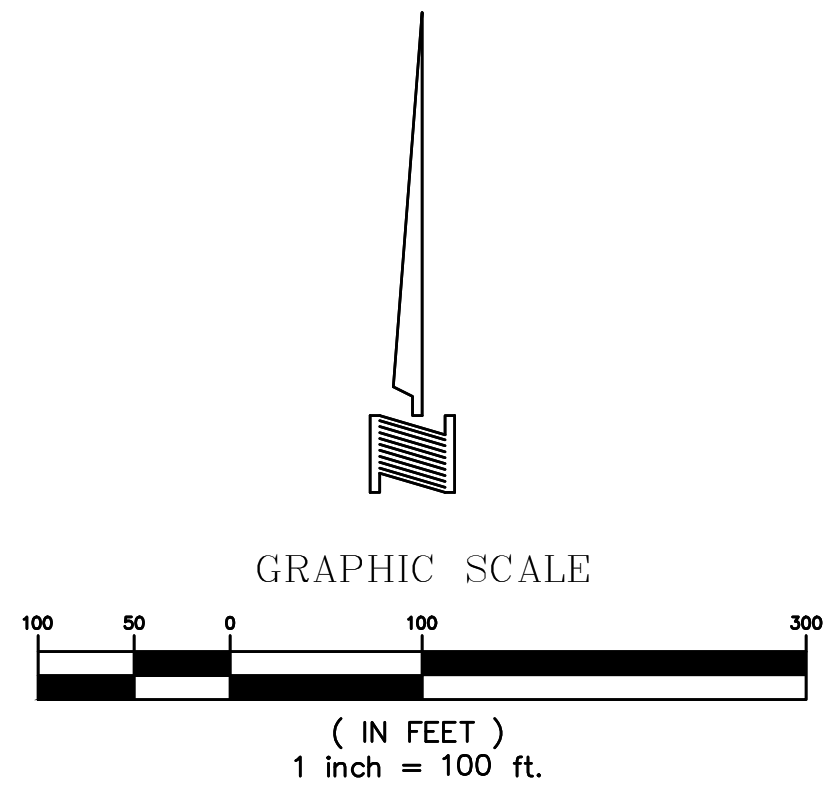
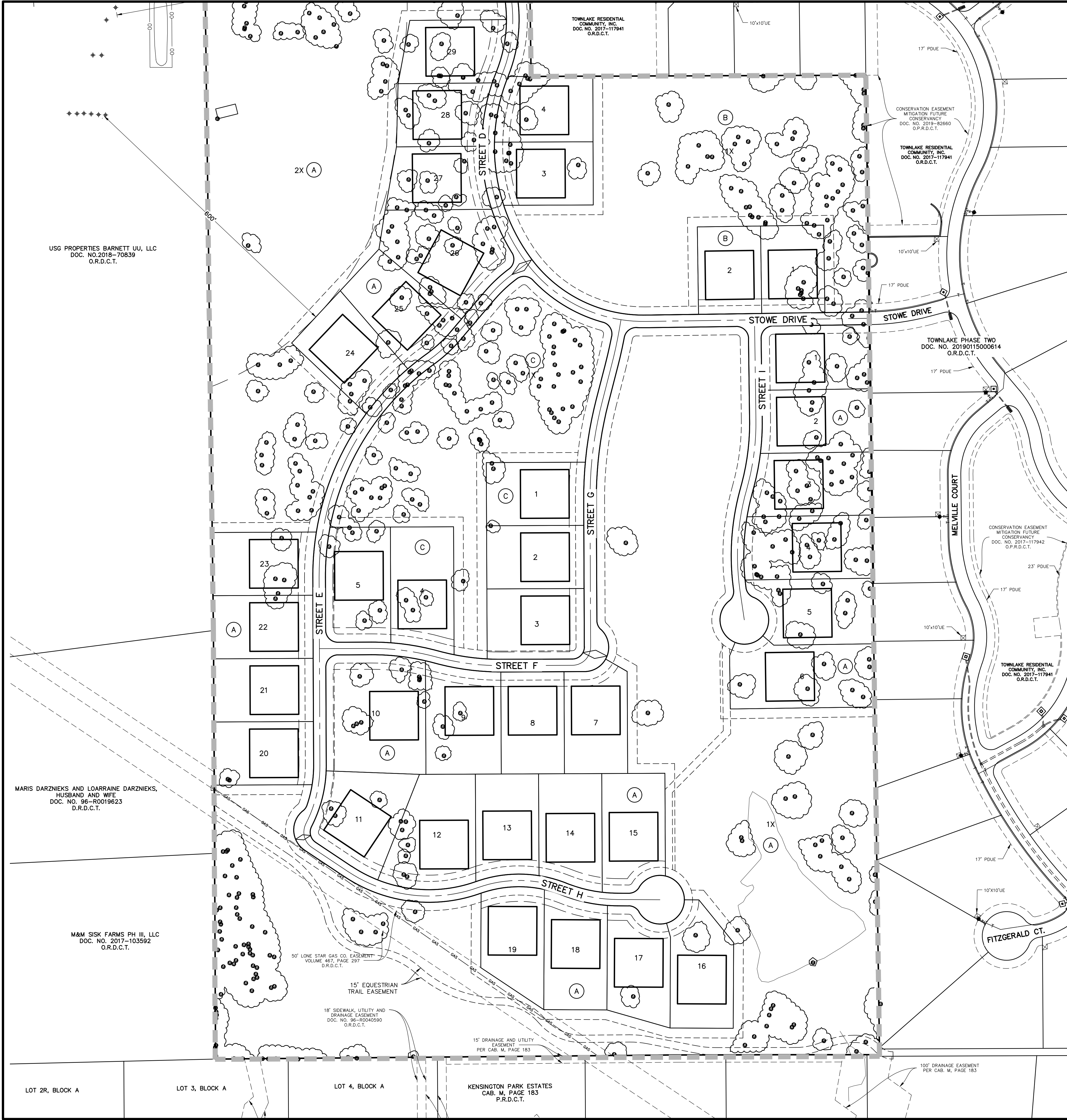
DENTON COUNTY, TX

DOWDEY, ANDERSON & ASSOCIATES, INC.

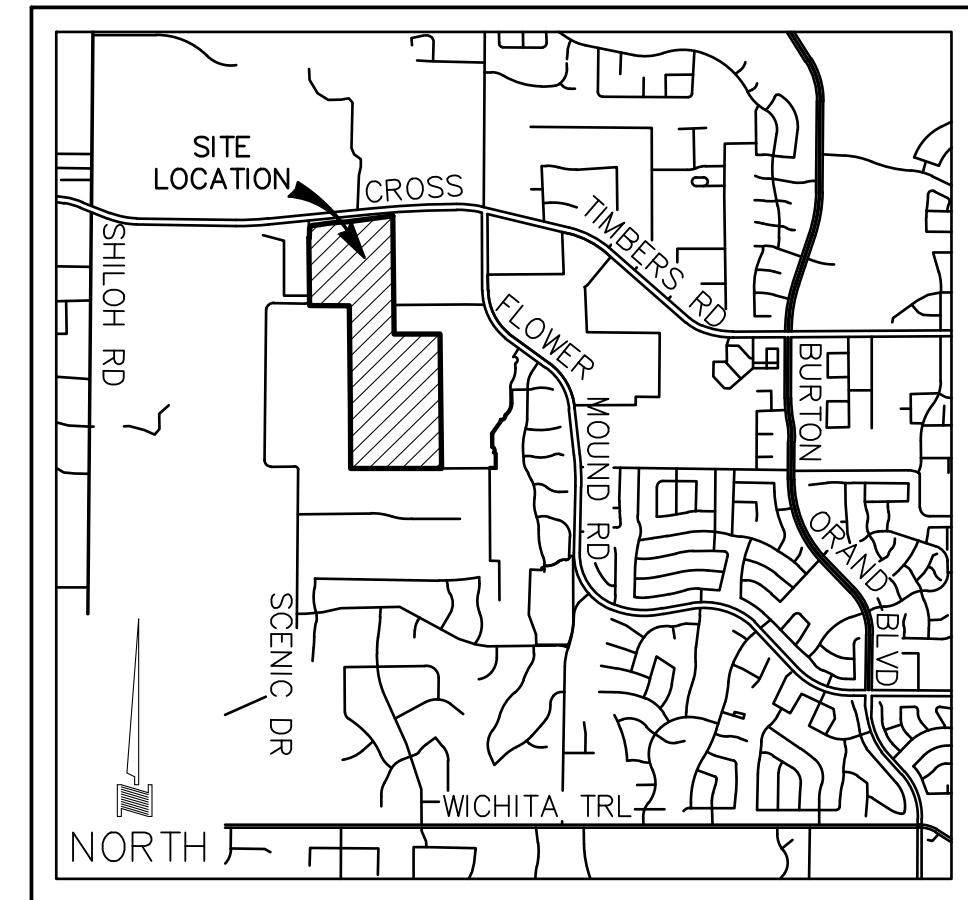
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399

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



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	C	184286	4.231
1X	A	767145	17.611
1X	B	254209	5.836
1X	E	630334	14.470
1X	D	17099	0.393
2X	B	13698	0.314
2X	A	473159	10.862
2X	D	42179	0.968
2X	E	22552	0.518

TOTAL: 2,404,661 (SF) 55.203 (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: 2,404,661 (SF) ±55.203 (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	MAR 2022	1"=100'	19023	2 / 2

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 65 residential lots as depicted on the attached Zoning Conceptual Plan.

CI. 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 55.203 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	17,099	0.393
1X	E	630,334	14.470
2X	A	473,159	10.862
2X	B	13,698	0.314
2X	D	42,179	0.968
2X	E	22,552	0.518
		<u>2,404,661</u>	<u>55.203</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 (7,043 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.
 - 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 5.346 acres (235,502 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 D; 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 32.618 Acres (1,420,854 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 3.575 acres (155,725 SF)
- 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 2.919 acres (127,178 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 native prairie habitat (lacking trees) sections of Lot 1X of Block B & Lot 1X, Block A; Lot 1X & 2X of Block D; and Lots 1X & 2X of Block E.
 - ii) These meadows presently have primarily coastal Bermuda grass.
 - iii) Native Prairie Habitat areas comprise approximately 10.522 Acres (458,359 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

