

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

08/15/2022

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

6:30 P.M.

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

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.
Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours. To speak to the Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Commission.
- Please state your name and address when speaking.

E. FUTURE AGENDA ITEMS

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

F. DIRECTOR'S REPORT

1. Work Sessions

G. CONSENT ITEMS

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

1. Minutes of July 25, 2022: Consider approval of the minutes of the July 25, 2022, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

2. RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A: Consider a request for a Record Plat (RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A) to create two non-residential lots. The property is generally located north of International Parkway and east of Silveron Boulevard.
3. SP22-0003 – Duke Silveron: Consider a request for a Site Plan (SP22-0003 – Duke Silveron) to develop an office, warehouse and distribution facility. The property is generally located north of International Parkway and east of Silveron Boulevard.
4. DP21-0005 – Townlake Phase Five and Six: Consider a request for a Development Plan (DP21-0005 – Townlake Phase Five and Six) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Scenic Drive.

I. 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.

5. SUP22-0003 – Stay N' Play: Public Hearing to consider an ordinance granting Specific Use Permit No. 480 (SUP22-0003 – Stay N' Play) to permit an amusement and recreation (indoors) facility. The property is generally located west of Yucca Drive and south of Churchill Drive.
6. Z22-0003 – Radionov Estate: Public Hearing to consider an ordinance amending the zoning (Z22-0003- Radionov Estate) from Agricultural District (A) uses to Single-Family Estate District (SF-E) uses. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.

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.

J. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: August 11, 2022, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350. Additional time limits will be provided to members of the public that need to address the Commission through a translator.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: August 15, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the July 25, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on July 25, 2022.

II. ATTACHMENTS

1. Draft Minutes of July 11, 2022

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF JULY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 PM

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

Brad Ruthrauff	Chair; Commissioner, Place 1
Robbie Cox	Vice-Chair; Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

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

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Bob Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
John Chapman	Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:32 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

Chair Ruthrauff allowed a Public Comment card turned in to speak under Regular Item #2, SP21-0008 – McIver Flower Mound.

- E. **FUTURE AGENDA ITEMS**

- 1. Commissioner Kilpper suggested having a database of approved or denied exceptions for reference to develop consistency on the basis of granting exceptions. Chair

Ruthrauff asked Staff if that type of list currently existed. Director of Planning Services, Lexin Murphy, answered that it did not, but if it was something the Commission felt would be helpful, Staff could begin tracking that information. Town Attorney, Alicia Kreh, reminded the Commission that there was no precedent established in these situations and that the Commission looks at each case individually. Commissioner Wilson said that type of resource could be valuable if they were looking at the exact same scenario multiple times, but he doubted that would occur, and if we were seeing the exact same request multiple times, it likely meant an ordinance amendment was needed. The Commission elected not to move forward with this suggestion at this time.

F. DIRECTOR'S REPORT

1. Development Update

G. CONSENT ITEMS

1. Minutes of July 11, 2022: Consider approval of the minutes of the July 11, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Gilmore moved to approve Consent Item 1. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. **Consider a request for a Site Plan (SP21-0008 – McIver Flower Mound) to develop an office, warehouse and distribution facility with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north and west of Lakeside Parkway and Enterprise Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Clay Cristy, Claymore Engineering

Spoke Regarding Informational Nature:

Fred Vincent, 3933 Bordeaux Circle, Flower Mound
Tim Whisenant, 2300 Olympia Drive, Flower Mound (donated time to Fred Vincent)

Commission Deliberation

Commissioner Naylor moved to recommend approval of SP21-0008 – McIver Flower Mound. Vice Chair Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 7:44 P.M.

i. CALL TO ORDER WORK SESSION

At the beginning of the Regular Session, Chair Ruthrauff announced that the Work Session for LDR22-0001 – Landscape Ordinance Update would be tabled to a date uncertain.

- a. Presentation and discussion of LDR22-0001 – Landscape Ordinance Update

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

NON-DISCRETIONARY ITEM

DATE: August 15, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Record Plat (RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A) to create two non-residential lots. The property is generally located north of International Parkway and east of Silveron Boulevard.**

I. ITEM SUMMARY

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

The project has a companion application, Site Plan (SP22-0003), 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 two buildable non-residential lots to facilitate the construction of two office, warehouse and distribution buildings that will contain 525,223 square feet and 161,716 square feet respectively. The property is zoned as Tract I of Planned Development District No.181 (PD-181) for Campus Industrial (CI) District uses. The subject property is currently undeveloped and contains approximately 66.90 acres.

The plat depicts all required setbacks and easements necessary for the construction of the subject use. Four points of access are being provided from Silveron Boulevard.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

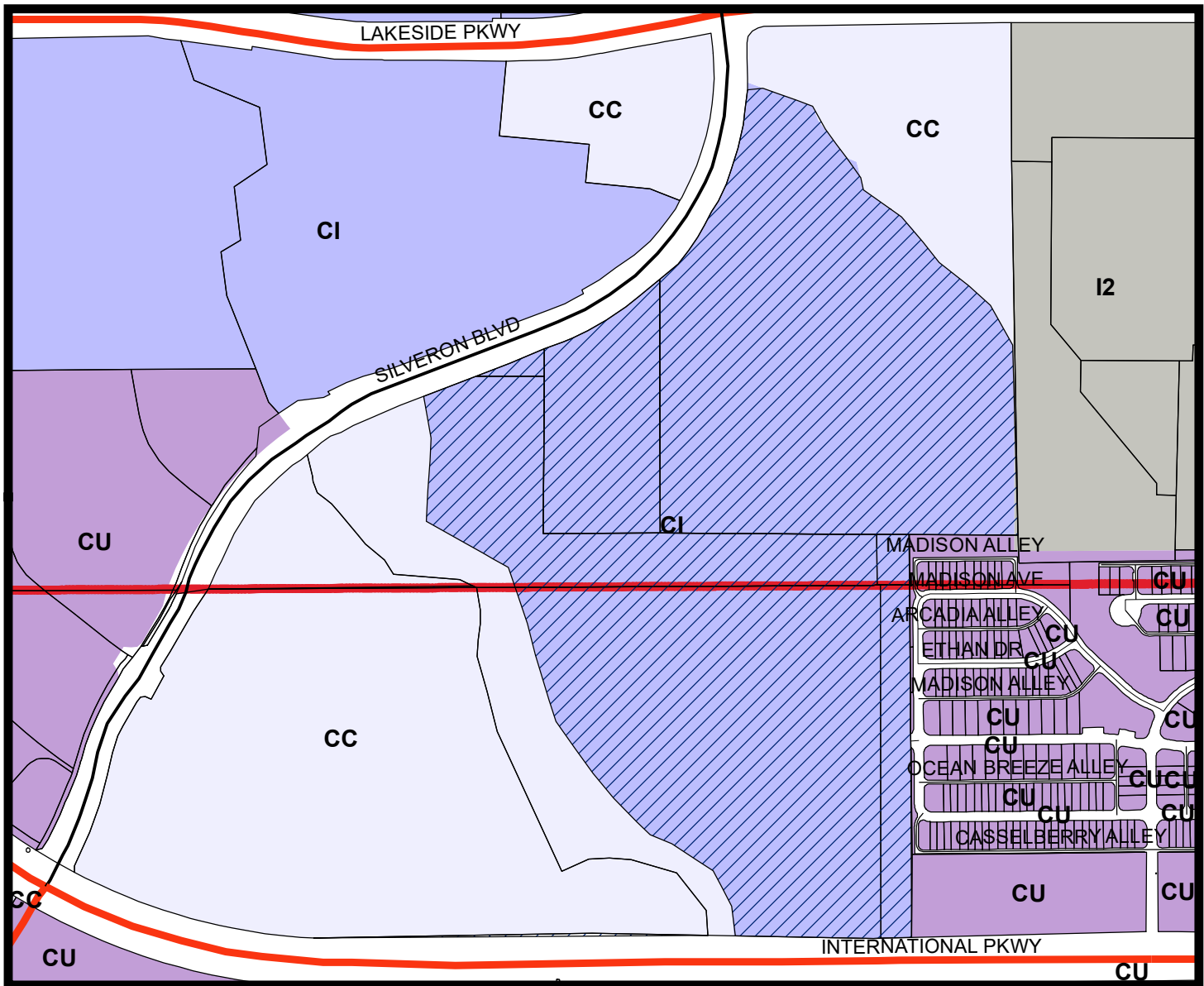
B. Application Details

1. Record Plat Package



Vicinity Map

Reference Project: RC22-0005

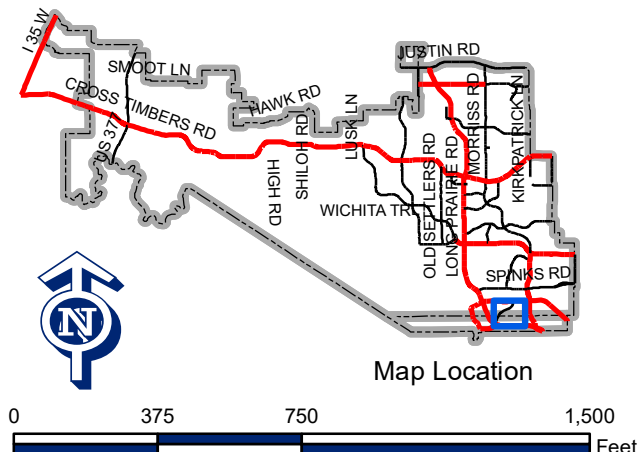


LEGEND



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.





14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700
dukerealty.com

March 28, 2022

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

Re: ***LETTER OF INTENT- Record Plat
(Silveron Boulevard and FM Road 2499)***

To whom it may concern,

This shall serve as our Letter of Intent for the Record Plat for Duke Silveron.

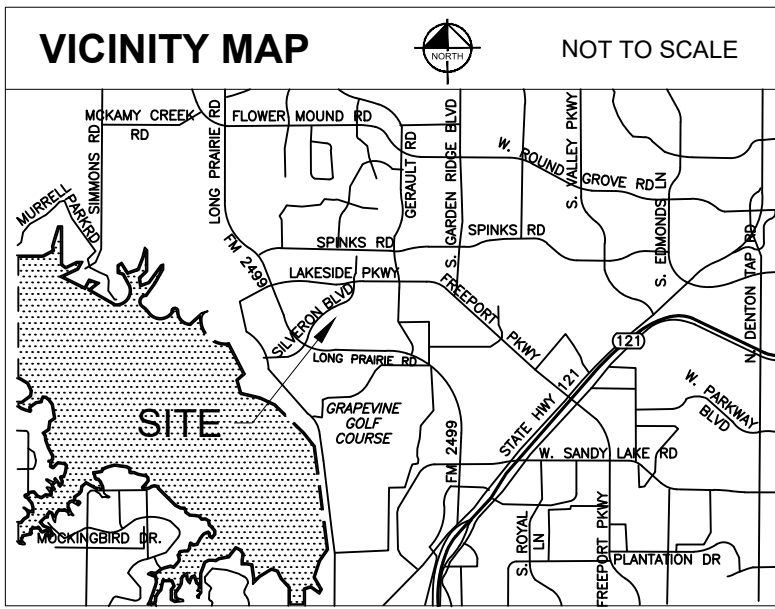
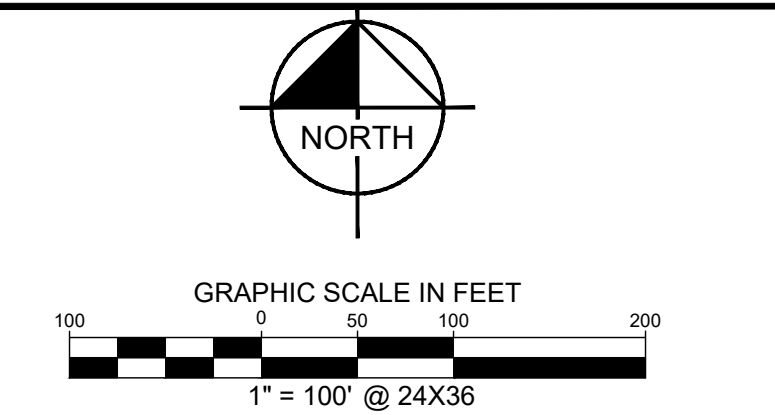
The 66.90-acre site is zoned PD-181, within the Lakeside Business District, which provides for Campus Industrial use on the Town of Flower Mound Master Plan. Per the proposed Record Plat, the site will consist of two lots comprised of access areas, drainage areas, and a retention area.

Duke Realty intends to develop two speculative buildings that will consist of warehouse and office uses in substantial conformity with the Planned Development. The two buildings will have a combined square footage of approximately 690,000 square feet and the project will be developed in a single phase. The buildings will be on two separate lots with site access from Silveron Boulevard to both lots.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Thornton", with a stylized flourish at the end.

Jeff Thornton
Regional SVP
Duke Realty Corporation



LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	GAS LINE
	OVERHEAD UTILITY LINE
	UNDERGROUND UTILITY LINE
	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

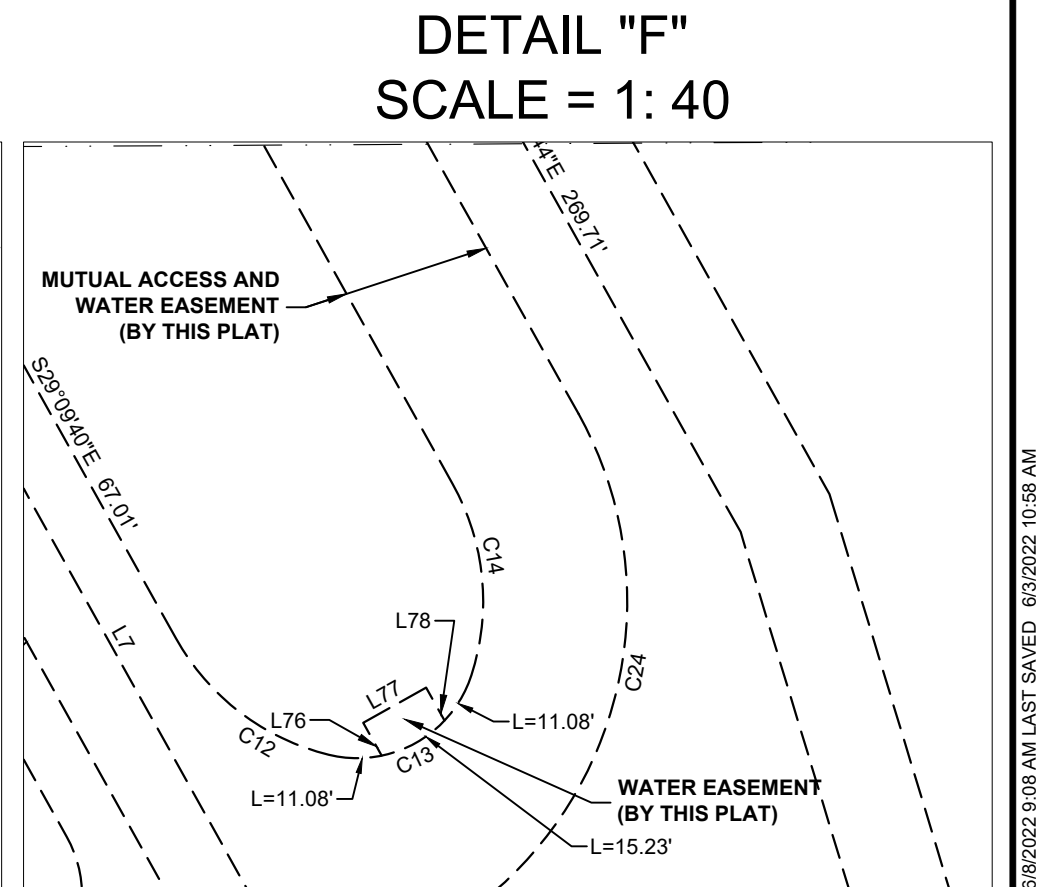
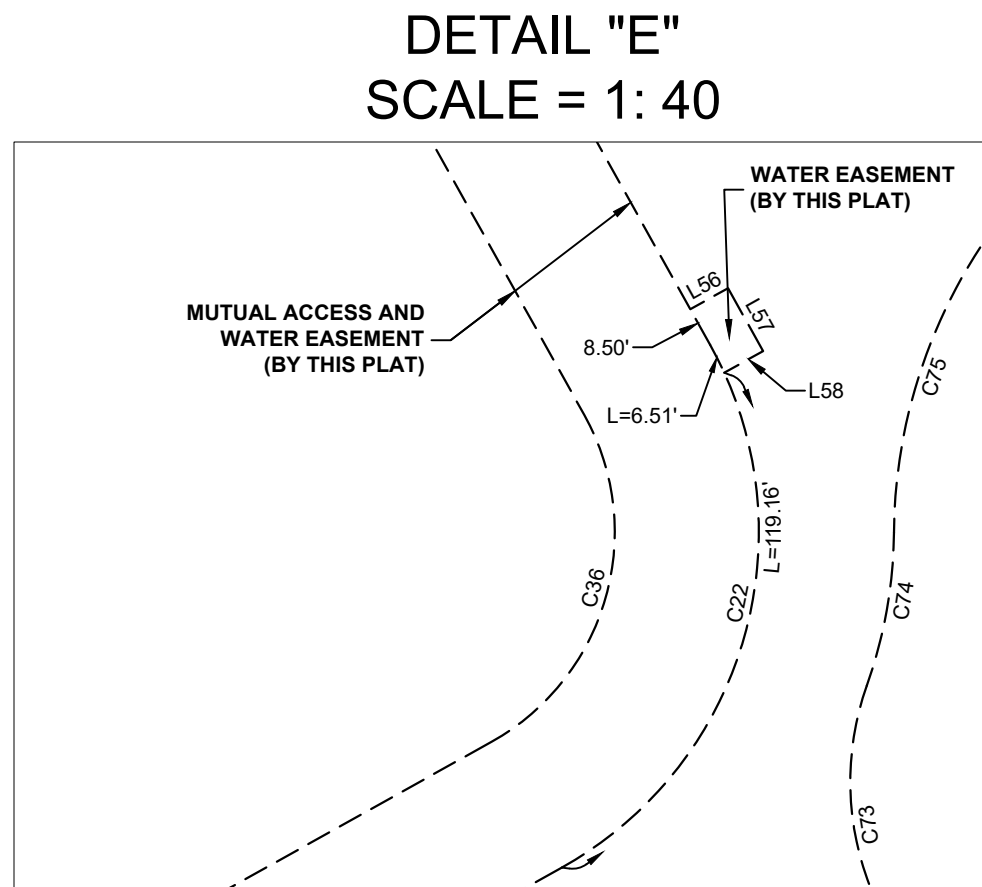
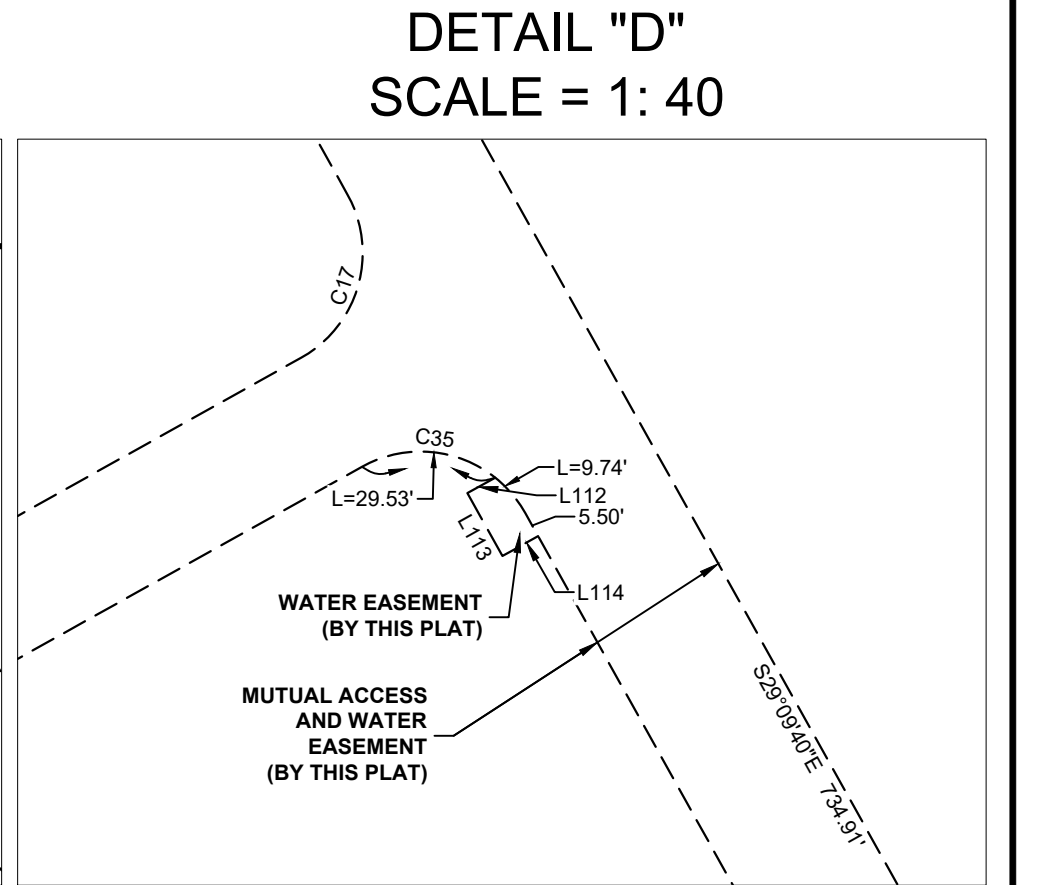
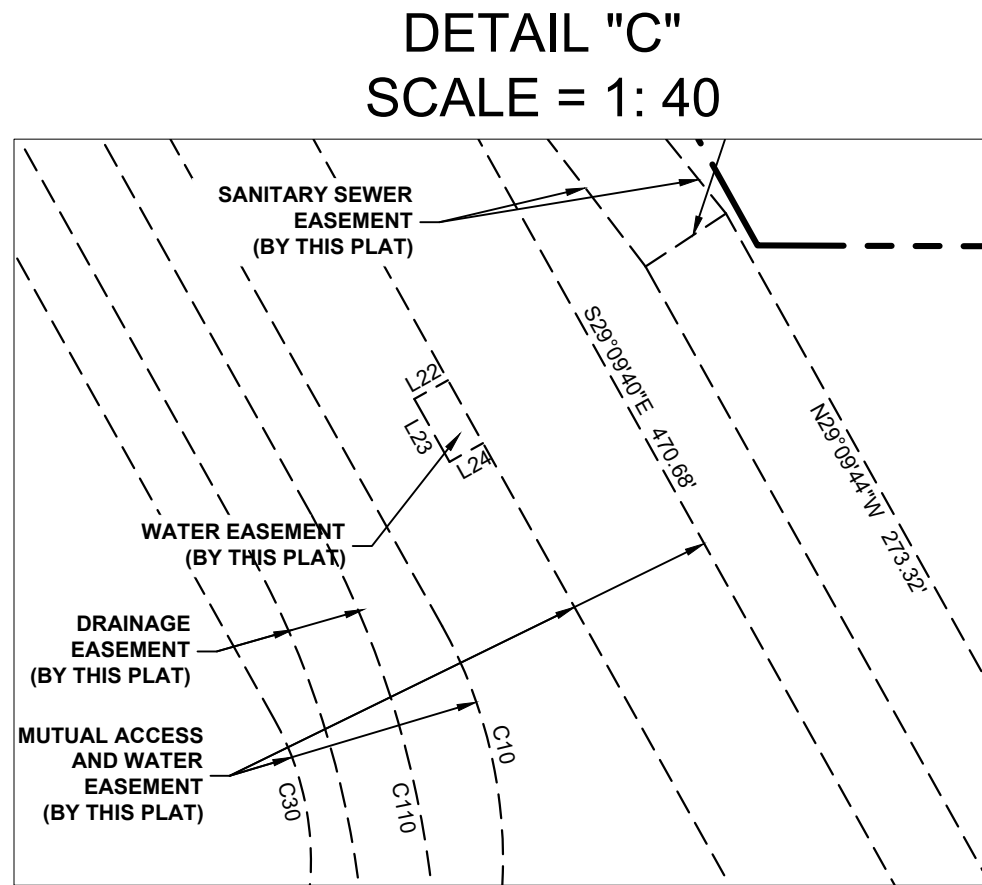
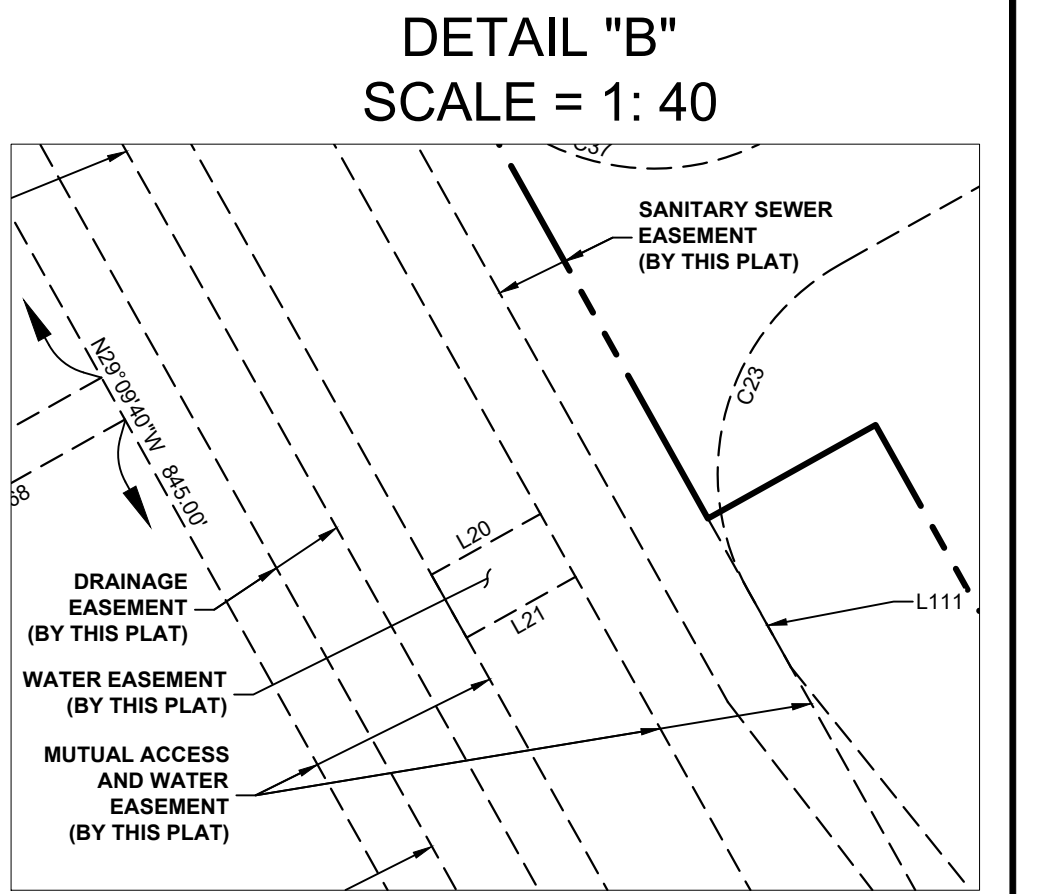
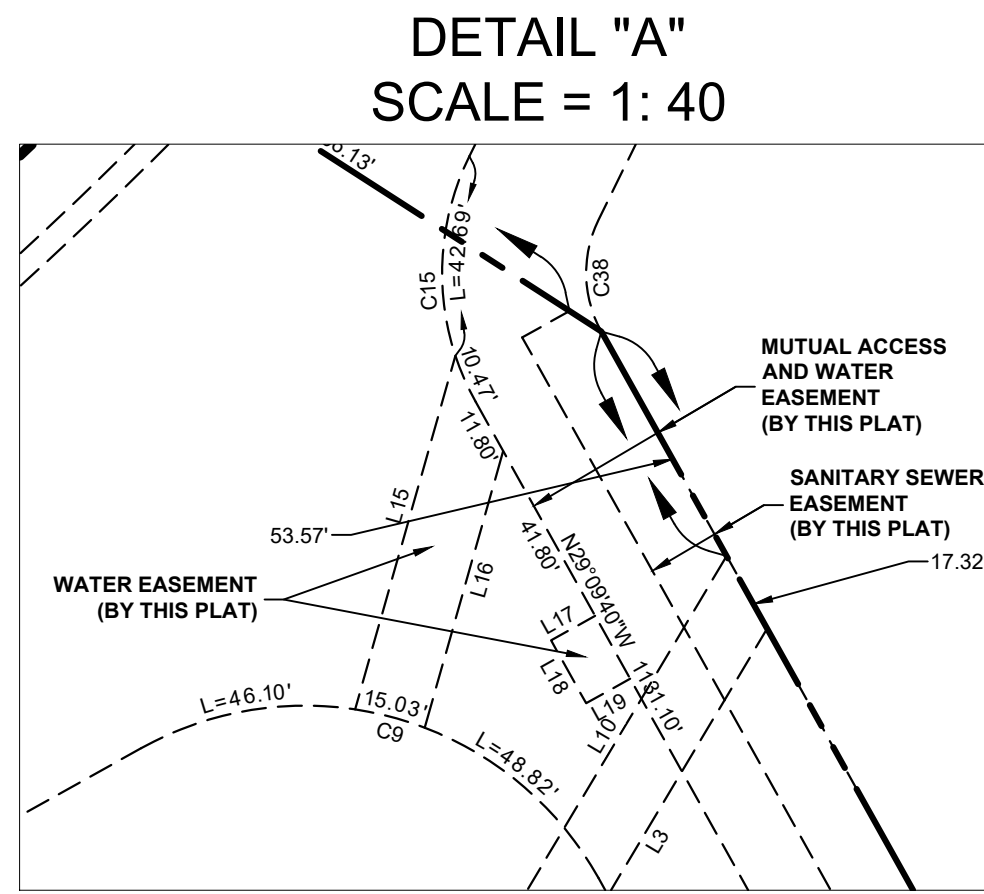
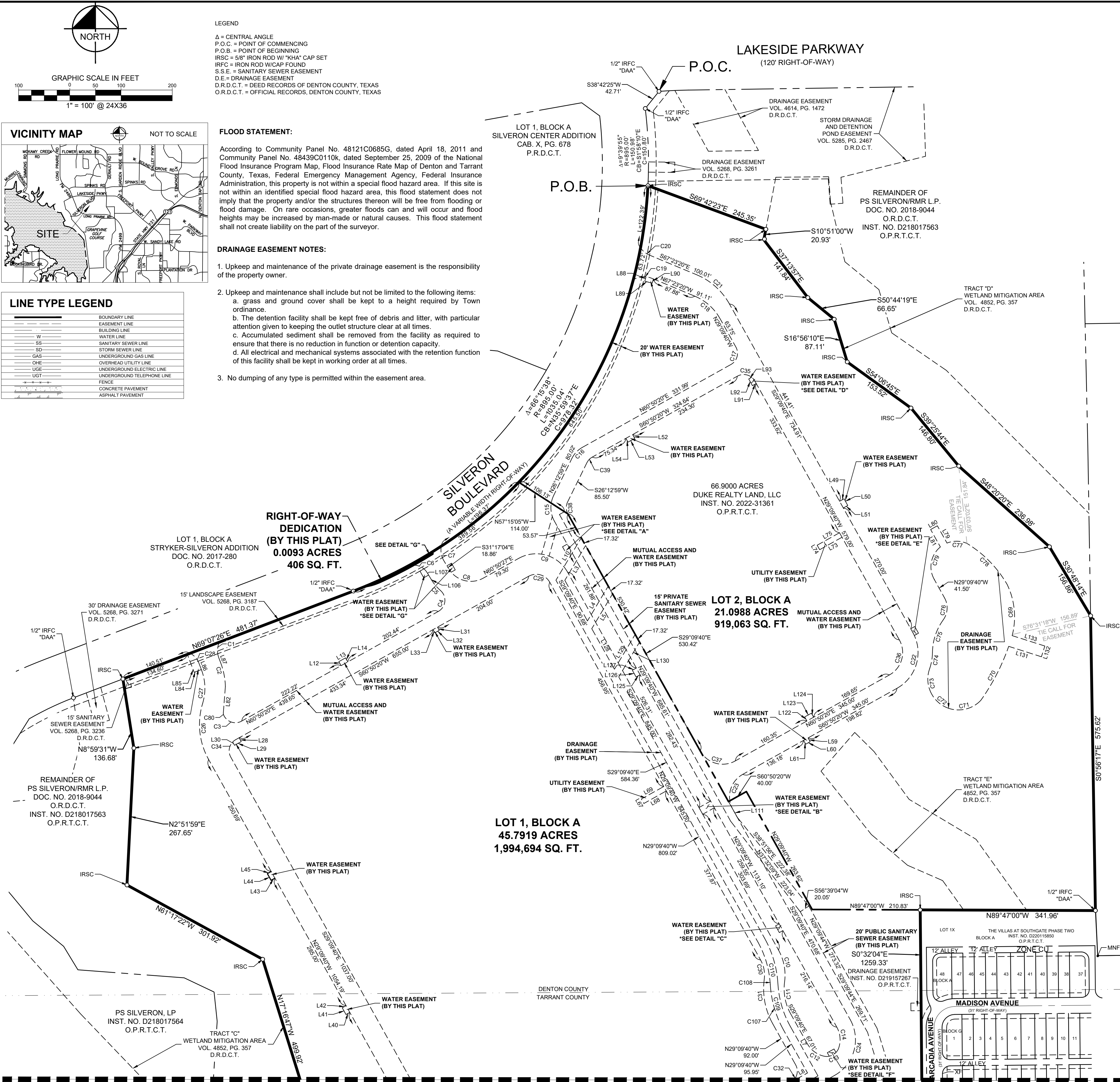
Δ = CENTRAL ANGLE
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = IRON ROD W/CAP FOUND
S.S.E. = SANITARY SEWER EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.D.C.T. = DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

FLOOD STATEMENT:

According to Community Panel No. 48121C0685G, dated April 18, 2011 and Community Panel No. 48439C0110K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton and Tarrant County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

DRAINAGE EASEMENT NOTES:

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



LOT 2-X, BLOCK A
LAKESIDE RIDGE
ADDITION
DOC. NO. 2013-361
O.R.D.C.T.
ZONE 12

RECORD PLAT
A RECORD PLAT OF LOTS 1 & 2, BLOCK A,
SILVERON INDUSTRIAL,
BEING 66.9000 ACRES OF LAND LOCATED IN THE
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692, AN
ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY & TARRANT COUNTY, TEXAS

Kimley»Horn

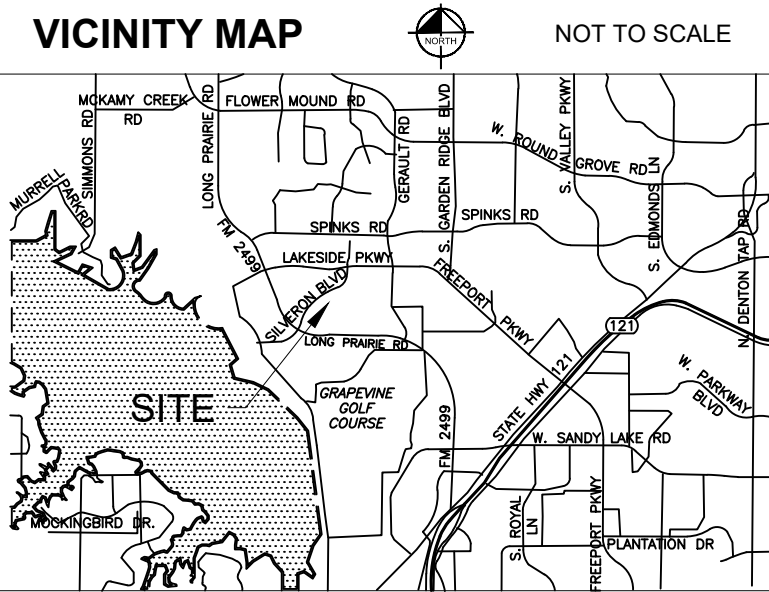
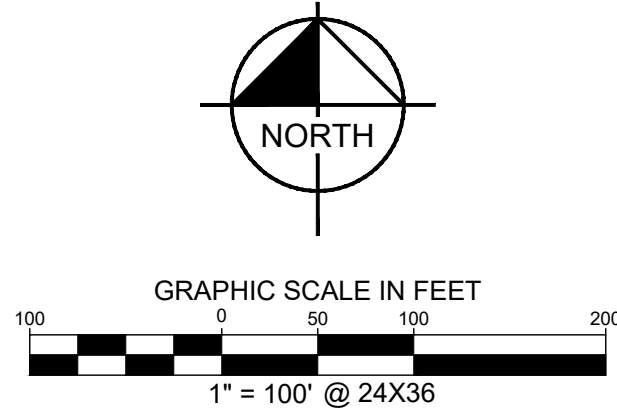
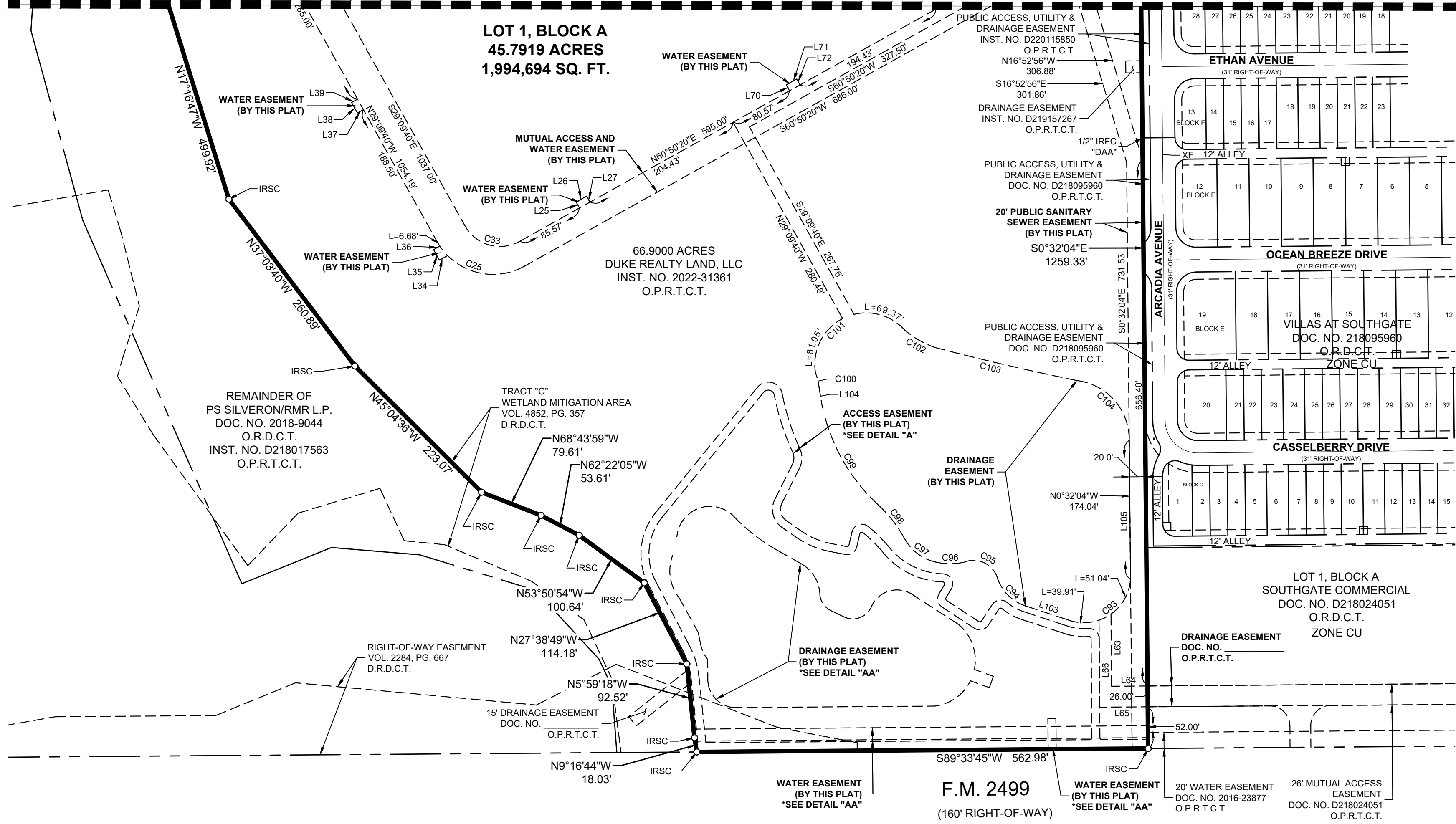
13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Jun 2022	064082018	1 OF 3

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES,
INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
CONTACT: J. ANDY DOBBS
PHONE: 972-770-1300

ENGINEER:
KIMLEY-HORN AND ASSOCIATES,
INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
CONTACT: JEFF DOLAN, P.E.
PHONE: 972-770-1300

MATCHLINE SEE SHEET 1



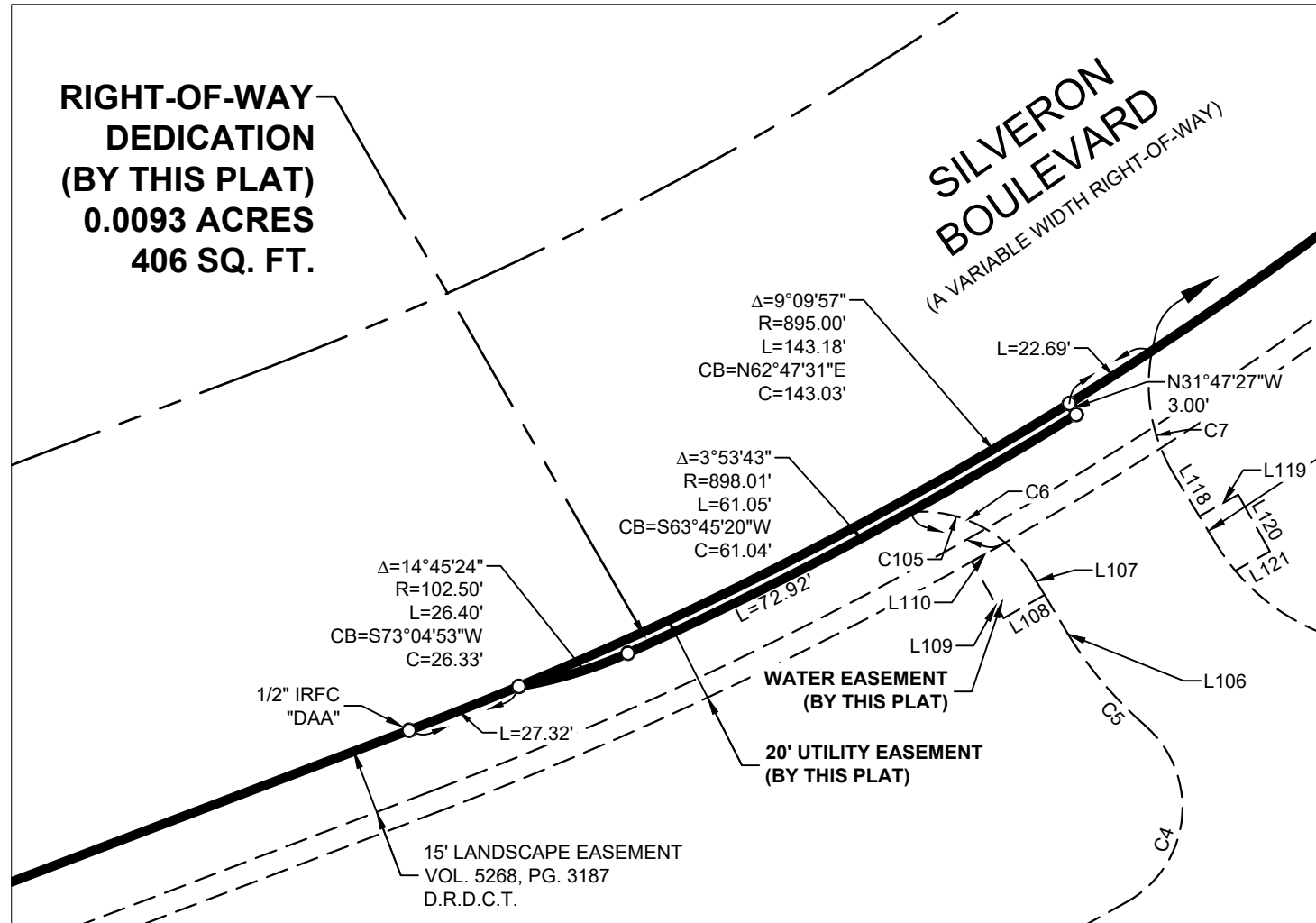
LINE TYPE LEGEND

_____	BOUNDARY LINE
_____	EASEMENT LINE
_____	BUILDING LINE
_____	WATER LINE
_____ W _____	SANITARY SEWER LINE
_____ SS _____	STORM SEWER LINE
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_____ OHE _____	UNDERGROUND ELECTRIC LINE
_____ UGE _____	UNDERGROUND TELEPHONE LINE
_____ UGT _____	FENCE
_____	CONCRETE PAVEMENT
_____	ASPHALT PAVEMENT

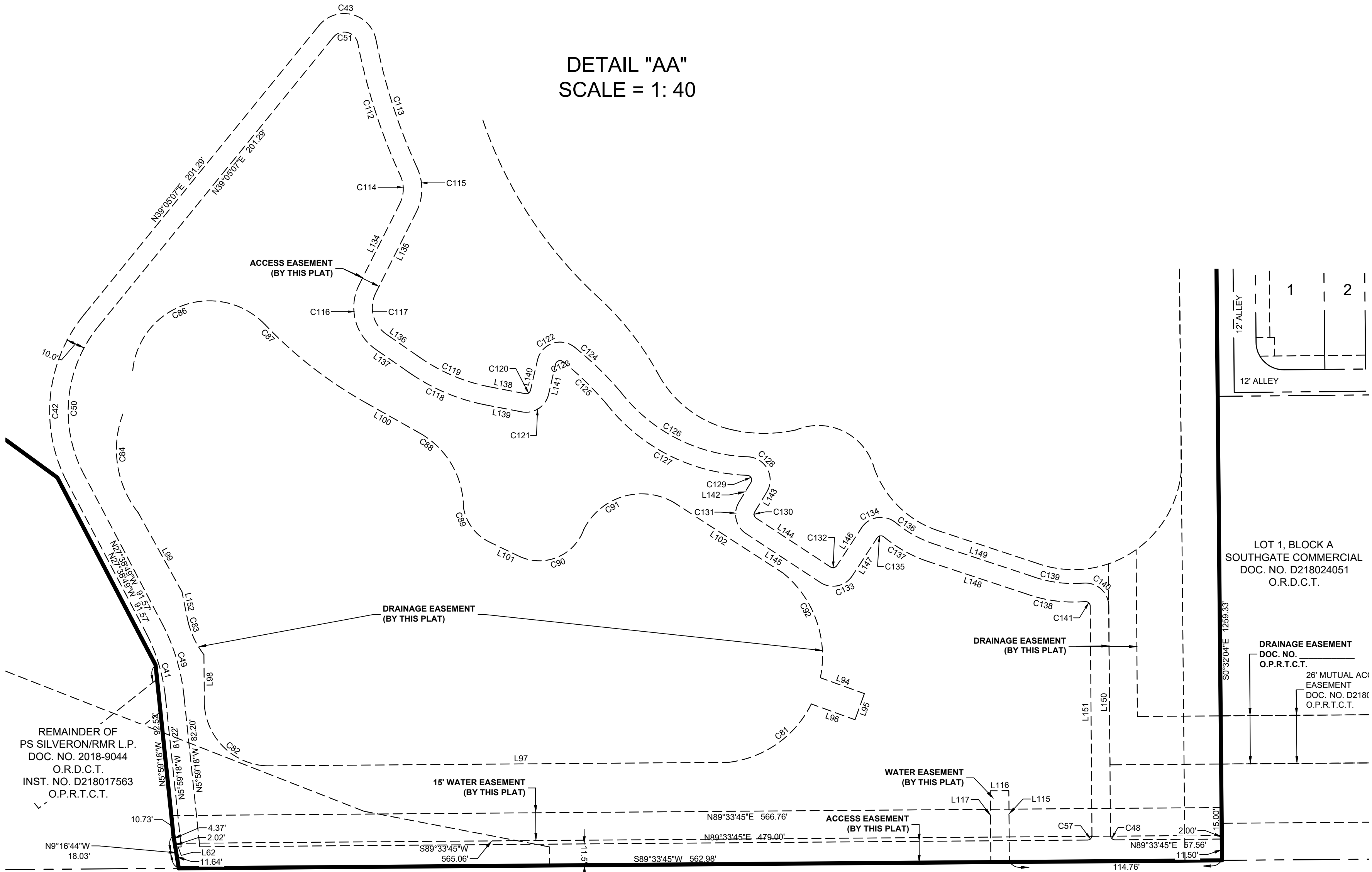
LEGEND

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O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS

DETAIL "G"
SCALE = 1: 40



DETAIL "AA"
SCALE = 1: 40



RECORD PLAT
A RECORD PLAT OF LOTS 1 & 2, BLOCK A,
SILVERON INDUSTRIAL,
BEING 66.9000 ACRES OF LAND LOCATED IN THE
JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692, AN
ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY & TARRANT COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JDF	JAD	Jun 2022	064082018	2 OF 3

OWNER/APPLICANT:
DUKE REALTY LAND, LLC
CONTACT: JEFF THORNTON
PHONE: 972-361-6700

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: J. ANDY DOBBS
PHONE: 972-770-1300

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
CONTACT: JEFF DOLAN, P.E.
PHONE: 972-770-1300

STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, DUKE REALTY LAND, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Joseph Knight Survey, Abstract No. 692, Town of Flower Mound, Denton & Tarrant County, Texas and being all of a 66.9000 acre tract of land described in Special Warranty Deed to Duke Realty Land, LLC, recorded in Instrument No. 2022-31361, Official Public Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with cap stamped "DAA" found for the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Lakeside Parkway, (a 120' wide right-of-way) and the southeast right-of-way line of Silveron Boulevard, (a variable width right-of-way) and being the most northerly northwest corner of the remainder of a 86.557 acre tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P., recorded in Document No. 2018-9044,of said Official Public Records;

THENCE with said corner clip, South 38°42'25" West a distance of 42.71 feet to a 1/2" iron rod with cap stamped "DAA" found for the south end of said corner clip and the beginning of a non-tangent curve to the right, with a radius of 895.00 feet, central angle of 09°39'55", a chord bearing of South 01°58'10" East, and a chord length of 150.80 feet;

THENCE with said southeast right-of-way line of Silveron Boulevard and said non-tangent curve to the right, an arc distance of 150.98 feet to 5/8" iron rod with red plastic cap stamped "KHA" set for the POINT OF BEGINNING;

THENCE departing said southeast right-of-way line and with the northeast line of said 66.9000 acre tract, South 69°42'23" East, a distance of 245.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the southwest line of called 2.4154 acre tract of land described as Tract D in Conservation Deed Restriction, recorded in Volume 4852, Page 357, Deed Records, Denton County, Texas;

THENCE continuing with the northeast line of said 66.9000 acre tract and with said southeast line of the 2.4154 acre tract, the following courses and distances:

South 10°51'00" West, a distance of 20.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 37°13'57" East, a distance of 141.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 50°44'19" East, a distance of 66.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 16°56'10" East, a distance of 87.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 54°06'45" East, a distance of 153.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 39°25'44" East, a distance of 146.88 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 48°20'20" East, a distance of 236.98 to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 30°48'14" East, a distance of 156.86 to a 5/8" iron rod with red plastic cap stamped "KHA" set for the south corner of said 2.4154 acre in the east line of said PS Silveron/RMR, L.P. tract remainder (2018-9044) and the west line of Lot 2-X, Block A, Lakeside Ridge, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document No. 2013-361, Official Records, Denton County, Texas;

THENCE with said west line of Lot 2-X, South 0°56'17" East, a distance of 575.62 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for corner;

THENCE departing said west line of Lot 2-X and with a south line of said 66.9000 acre tract, North 89°47'00" West, a distance of 341.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE with an east line of said 66.9000 acre tract, South 0°32'04" East, a distance of 1,259.33 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 66.9000 acre tract in the north right-of-way line of F.M. 2499 (a 160' wide right-of-way);

THENCE with said north right-of-way line of F.M. 2499, South 89°33'45" West, a distance of 562.98 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of a called 10.5390 acre tract of land described as Tract C in said Conservation Deed Restriction and being the southwest corner of said 66.9000 acre tract;

THENCE departing said north right-of-way line of F.M. 2499 and with the northeast line of said 10.5930 acre tract and southwest line of said 66.9000 acre tract, the following courses and distances:

North 9°16'44" West, a distance of 18.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 5°59'18" West, a distance of 92.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 27°38'49" West, a distance of 114.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 53°50'54" West, a distance of 100.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 62°22'05" West, a distance of 53.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 68°43'59" West, a distance of 79.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 45°04'36" West, a distance of 223.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 37°03'40" West, a distance of 260.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 17°16'47" West, a distance of 499.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 61°17'22" West, a distance of 301.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 2°51'59" East, a distance of 267.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 8°59'31" West, a distance of 136.68 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 10.5390 acre tract in said southeast right-of-way line of Silveron Boulevard;

THENCE with said southeast right-of-way line of Silveron Boulevard, the following courses and distances:

North 69°07'26" East, a distance of 481.37 feet to a 1/2" iron rod with cap stamped "DAA" found at the beginning of a tangent curve to the left having a central angle of 66°15'38", a radius of 895.00 feet, a chord bearing and distance of North 35°59'37" East, 978.32 feet. In a northeasterly direction with said curve to the left, an arc distance of 1,035.02 feet to the POINT OF BEGINNING and containing 66.9000 acres or 2,914.162 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

AVIGATION EASEMENT AND RELEASE
STATE OF TEXAS
COUNTY OF DENTON

§
§

WHEREAS, DUKE REALTY LAND, LLC, Hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in The Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be; NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt of sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities", for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomever owned and operated, in the air space over the Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or many have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles. It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at _____, Texas, this _____ day of _____, A.D. 20_____.

OWNER

ATTEST:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DUKE REALTY LAND, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **SILVERON INDUSTRIAL** an addition to the Town of Flower, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights- of-way, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

Owners Agent Title

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared _____, PS Silveron/RMR, L.P. 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 _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF DENTON

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 acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A.D., 20_____.

NOTARY PUBLIC in and for the State of Texas

My commission expires:

KNOW ALL MEN BY THESE PRESENTS:

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

Signature Date

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared J. Andy Dobbs, 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 _____, 20_____.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman Lexin Murphy, Director of Planning
Planning and Zoning Commission Services Town of Flower Mound

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary Town of Flower Mound

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	45°43'44"	40.00'	31.92'	S01°59'17"W	31.08'	C36	90°00'00"	50.00'	78.54'	N15°50'20"E	70.71'	C93	105°49'03"	58.37'	107.80'	N57°25'56"E	93.12'	C130	87°49'49"	2.50'	3.83'	S12°46'29"E	3.47'
C2	19°20'49"	139.99'	47.27'	N11°12'13"W	47.04'	C37	90°00'00"	50.00'	78.54'	S74°09'40"E	70.71'	C94	51°32'27"	55.00'	49.48'	S45°51'48"E	47.82'	C131	89°24'32"	12.50'	19.51'	S13°33'51"E	17.59'
C3	93°49'21"	25.00'	40.94'	S72°14'59"E	36.51'	C38	55°22'38"	25.00'	24.16'	S01°28'20"E	23.23'	C95	98°08'43"	31.32'	53.65'	N63°34'18"W	47.32'	C132	90°08'19"	2.50'	3.93'	N78°14'42"E	3.54'
C4	109°49'26"	25.00'	47.92'	N05°55'37"E	40.91'	C39	34°37'22"	25.00'	15.11'	S43°31'40"W	14.88'	C96	25°16'34"	80.00'	35.29'	S89°39'45"E	35.01'	C133	91°43'02"	12.50'	20.01'	N79°01'48"E	17.94'
C5	17°42'02"	90.00'	27.80'	S40°08'05"E	27.69'	C41	21°39'31"	97.50'	36.86'	N16°49'03"W	36.64'	C97	48°36'41"	60.00'	50.91'	S62°43'07"E	49.39'	C134	96°46'21"	12.50'	21.11'	N81°33'28"E	18.69'
C6	63°36'10"	30.00'	33.30'	N63°05'09"W	31.62'	C42	66°43'56"	82.50'	96.09'	S05°43'09"W	90.75'	C98	19°03'51"	158.24'	52.65'	N37°56'42"W	52.41'	C135	96°46'21"	2.50'	4.22'	N81°33'28"E	3.74'
C7	42°31'12"	40.00'	29.68'	S10°01'28"E	29.01'	C43	129°57'37"	17.50'	39.69'	N75°56'04"W	31.72'	C99	32°03'38"	230.00'	128.70'	S31°26'48"E	127.03'	C136	21°35'03"	62.50'	23.54'	S60°50'53"E	23.41'
C8	87°52'36"	50.00'	76.69'	S75°13'22"E	69.39'	C48	90°00'00"	2.50'	3.93'	S45°26'15"E	3.54'	C100	15°26'47"	70.00'	18.87'	N13°48'12"W	18.81'	C137	21°35'29"	72.50'	27.32'	S60°51'06"E	27.16'
C9	90°00'00"	70.00'	109.96'	N74°09'40"W	98.99'	C49	21°39'31"	107.50'	40.64'	N16°49'03"W	40.39'	C101	147°48'01"	64.21'	165.64'	S64°16'29"W	123.38'	C138	24°51'34"	75.87'	32.92'	S82°20'41"E	32.66'
C10	36°52'12"	100.00'	64.35'	N10°43'34"W	63.25'	C50	66°43'56"	72.50'	84.44'	S05°43'09"W	79.75'	C102	21°49'47"	115.40'	43.97'	S60°01'46"E	43.70'	C139	24°59'35"	65.87'	28.73'	S82°16'40"E	28.51'
C11	36°52'12"	99.98'	64.34'	S10°43'22"E	63.23'	C51	129°57'37"	7.50'	17.01'	N75°56'04"W	13.59'	C103	2°57'26"	3520.71'	181.72'	S76°52'40"E	181.70'	C140	94°20'13"	12.50'	20.58'	S47°36'21"E	18.33'
C12	47°09'23"	50.00'	41.15'	S52°44'21"E	40.00'	C57	90°00'00"	2.50'	3.93'	N44°33'45"E	3.54'	C104	83°26'03"	74.17'	108.00'	N41°27'03"W	98.71'	C141	94°20'13"	2.50'	4.12'	S47°36'21"E	3.67'
C13	85°41'14"	25.00'	37.39'	N60°50'20"E	34.00'	C69	39°47'11"	144.57'	100.39'	S06°03'55"E	98.39'	C105	45°19'10"	30.00'	23.73'	N72°13'39"W	23.12'						
C14	47°09'23"	50.00'	41.15'	N05°34'58"W	40.00'	C70	16°14'04"	420.72'	119.21'	S27°19'06"W	118.81'	C107	25°50'31"	207.50'	93.59'	N16°14'24"W	92.80'						
C15	55°22'38"	55.00'	53.16'	S01°28'20"E	51.11'	C71	68°59'25"	60.00'	72.25'	S78°08'40"W	67.96'	C108	25°50'31"	192.50'	86.82'	N16°14'24"W	86.09'						
C16	34°37'22"	50.00'	30.21'	S43°31'40"W	29.76'	C72	39°51'23"	59.95'	41.70'	N47°18'02"W	40.87'	C109	25°50'31"	192.50'	86.82'	S16°14'24"E	86.09'						
C17	90°00'00"	25.00'	39.27'	N15°50'20"E	35.36'	C73	47°06'13"	59.95'	49.29'	N04°03'43"W	47.91'	C110	25°50'31"	207.50'	93.59'	N16°14'24"W	92.80'						
C18	38°13'40"	100.00'	66.72'	N48°16'30"W	65.49'	C74	19°08'57"	97.49'	32.58'	S10°02'29"W	32.43'	C112	13°42'37"	314.05'	75.15'	S17°48'34"E	74.97'						
C19	53°51'06"	40.00'	37.60'	S85°41'02"W	36.23'	C75	35°31'46"	110.00'	68.21'	N18°13'54"E	67.12'	C113	13°42'37"	304.05'	72.76'	S17°48'34"E	72.58'						
C20	32°44'42"	39.99'	22.85'	S51°01'18"E	22.54'	C76	65°09'27"	40.00'	45.49'	S03°25'04"W	43.08'	C114	51°17'29"	17.50'	15.67'	S00°58'52"W	15.15'						
C21	38°13'40"	130.00'	86.74'	N48°16'30"W	85.14'	C77	45°48'25"	50.00'	39.87'	S88°59'03"E	38.92'	C115	51°17'29"	27.50'	24.62'	S00°58'52"W	23.80'						
C22	90°00'00"	80.00'	125.66'	N15°50'20"E	113.14'	C78	28°35'16"	226.84'	113.18'	S44°25'38"E	112.01'	C116	81°48'35"	27.50'	39.27'	S11°48'35"E	36.01'						
C23	90°00'00"	50.00'	78.54'	S15°50'20"W	70.71'	C79	80°00'53"	50.00'	69.83'	S10°50'47"W	64.29'	C117	81°48'35"	17.50'	24.99'	S14°16'41"E	22.92'						
C24	90°00'00"	80.00'	125.66'	N15°50'20"E	113.14'	C80	29°43'48"	10.00'	5.19'	S10°28'25"E	5.13'	C118	23°56'54"	107.50'	44.93'	S67°09'25"E	44.61'						
C25	90°00'00"	80.00'	125.66'	S74°09'40"E	113.14'	C81	56°35'38"	57.39'	56.69'	N54°39'09"E	54.41'	C119	23°56'54"	97.50'	40.75'	S67°09'25"E	40.46'						
C26	46°15'02"	140.00'	113.01'	S06°02'09"E	109.97'	C82	84°02'03"	35.24'	51.69'	S45°26'15"E	47.18'	C120	87°50'20"	2.50'	3.83'	N56°56'58"E	3.47'						
C27	37°57'57"	100.00'	66.26'	N01°53'36"W	65.06'	C83	24°10'23"	47.72'	20.13'	S25°33'45"E	19.98'	C121	88°37'20"	12.50'	19.33'	N57°20'28"E	17.46'						
C28	42°14'56"	34.99'	25.80'	N41°59'48"W	25.22'	C84	58°35'46"	55.17'	56.42'	S08°49'58"E	53.99'	C122	115°42'24"	12.50'	25.24'	N70°53'00"E	21.17'						
C29	90°00'00"	30.00'	47.12'	N74°09'40"W	42.43'	C86	131°12'33"	41.55'	95.15'	S70°48'15"W	75.68'	C123	115°42'24"	2.50'	5.05'	N70°53'00"E	4.23'						
C30	36°52'12"	60.00'																					



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: August 15, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP22-0003 – Duke Silveron) to develop an office, warehouse and distribution facility. The property is generally located north of International Parkway and east of Silveron Boulevard.**

I. ITEM SUMMARY

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

The project has a companion application, Record Plat (RC22-0005), 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 request is to obtain site plan approval to develop two office, warehouse and distribution buildings. The property is zoned as Tract I of Planned Development District No.181 (PD-181) for Campus Industrial (CI) District uses. The subject property is currently undeveloped and contains approximately 66.90 acres.

The site plan provides for two, one-story buildings that will contain 525,223 square feet and 161,716 square feet respectively. The property will also provide for open space, retention pond areas and a private trail that will be accessible to the public. Four points of access are being provided from Silveron Boulevard and the applicant is providing 554 of the required 504 parking spaces, which is within the Town's allowable 20% deviation. The applicant has also executed a shared parking agreement between the two proposed lots that will be recorded with the proposed record plat.

The landscape plan and elevations meet or exceed the standards in the Town Code as well as the Town's Urban Design Plan and are in compliance with the approved plans for Tract 1 of PD-181.

TOWN COUNCIL

On January 18, 2022, the Town Council approved an ordinance for a Master Plan Amendment for the subject property (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan by

changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. At the same meeting, the Town Council approved an ordinance amending the zoning for the subject property (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses, with certain waivers, exceptions and modifications to the Code of Ordinances

The meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/01192022-1124/9/>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

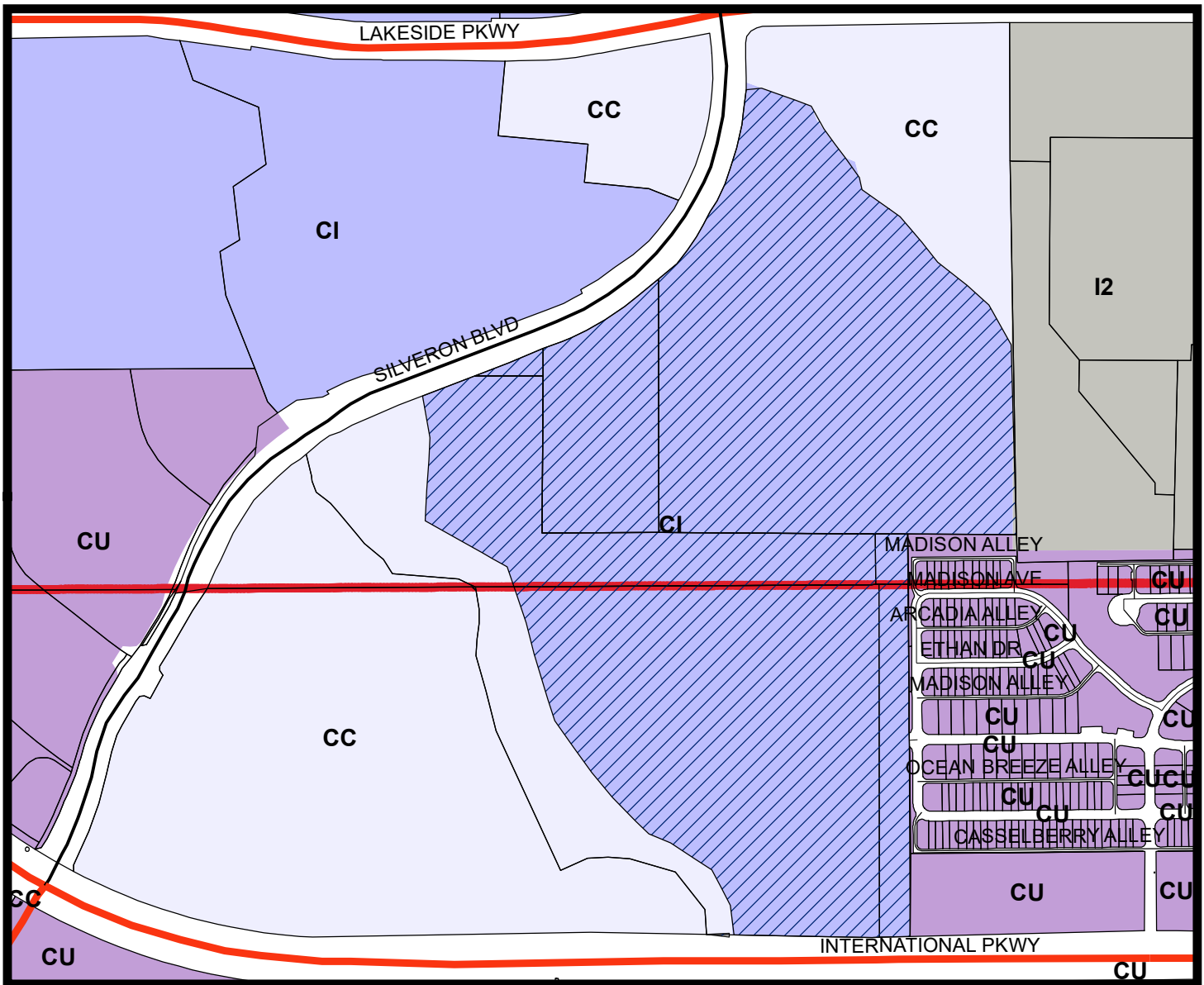
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP22-0003



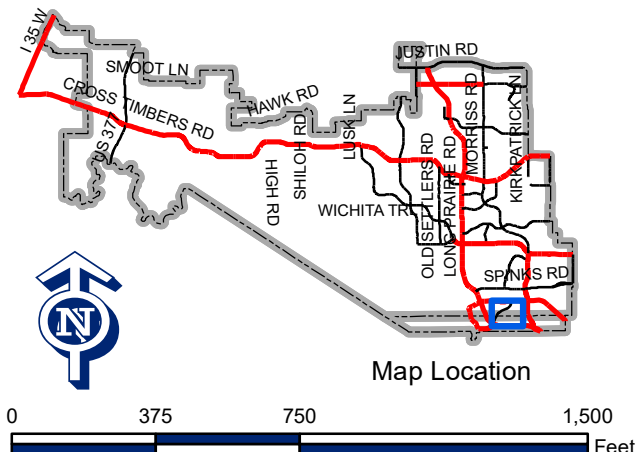
LEGEND

Campus Commercial
 Campus Industrial
 *Combined Uses-See Ordinance
 Industrial 2

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.





14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700
dukerealty.com

March 28, 2022

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

Re: ***LETTER OF INTENT - Site Plan***
Duke Silveron Site Plan (Silveron Boulevard and FM 2499)

To whom it may concern,

This shall serve as our Letter of Intent for the Site Plan for Duke Silveron.

The 66.90-acre site is zoned PD-181, within the Lakeside Business District, which provides for Campus Industrial use on the Town of Flower Mound Master Plan. Per the proposed Record Plat, the site will consist of two lots comprised of access areas, drainage areas, and a retention area.

Duke Realty Land, LLC intends to develop two speculative buildings that will consist of warehouse and office uses in substantial conformity to the Planned Development. The two buildings will have a combined square footage of approximately 690,000 square feet and the project will be developed in a single phase. The buildings will be on two separate lots with site access from Silveron Boulevard to both lots.

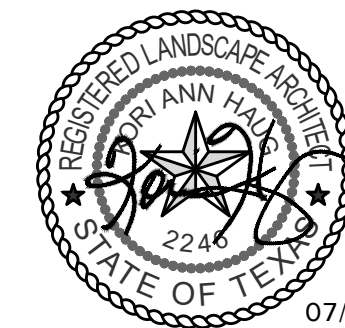
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Thornton", with a long horizontal flourish extending to the right.

Jeff Thornton
Regional SVP
Duke Realty Corporation



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)



07/12/22
Professional Seal

DUKE SILVERON
FLOWER MOUND, TEXAS

OVERALL LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

Scale: 1"=150'-0"
Date: 05/22/2022
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

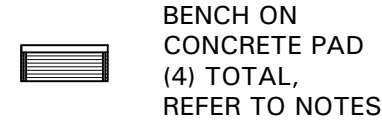
L2.00

THE TOWN OF FLOWER MOUND - LAKESIDE BUSINESS DISTRICT (Campus Industrial)			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	319,939 s.f. of Street Yard	63,988 s.f. of Street Yard	151,352 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	319,939 s.f. of Street Yard	92 Trees (3" cal.)	99 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Silveron Blvd.		25 ft.	25 ft.
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Silveron Blvd. = 1,516 l.f.	51 Trees (3" cal.)	51 Trees (3" cal.)
	FM 2499 = 563 l.f.	19 Trees (3" cal.)	19 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	554 Parking Spaces	4,155 s.f.	19,418 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	554 parking spaces	56 trees (3" cal.)	63 trees (3" cal.)
** 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
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)

MITIGATION TREE LEGEND



FURNITURE LEGEND



EXISTING TREE LEGEND

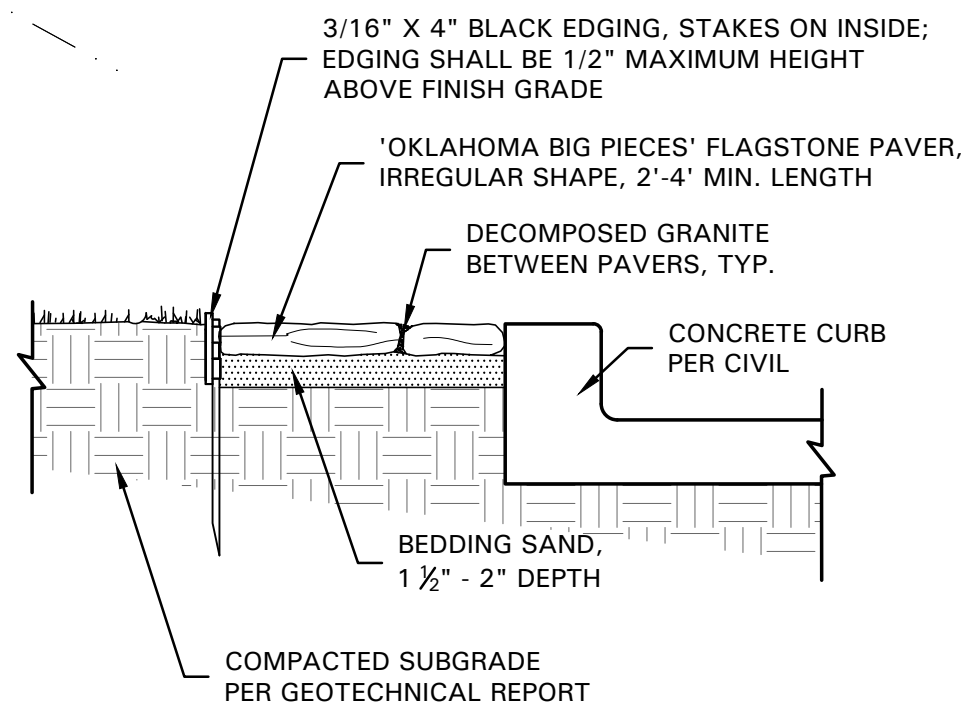


PLANT LIST

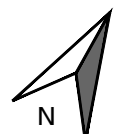
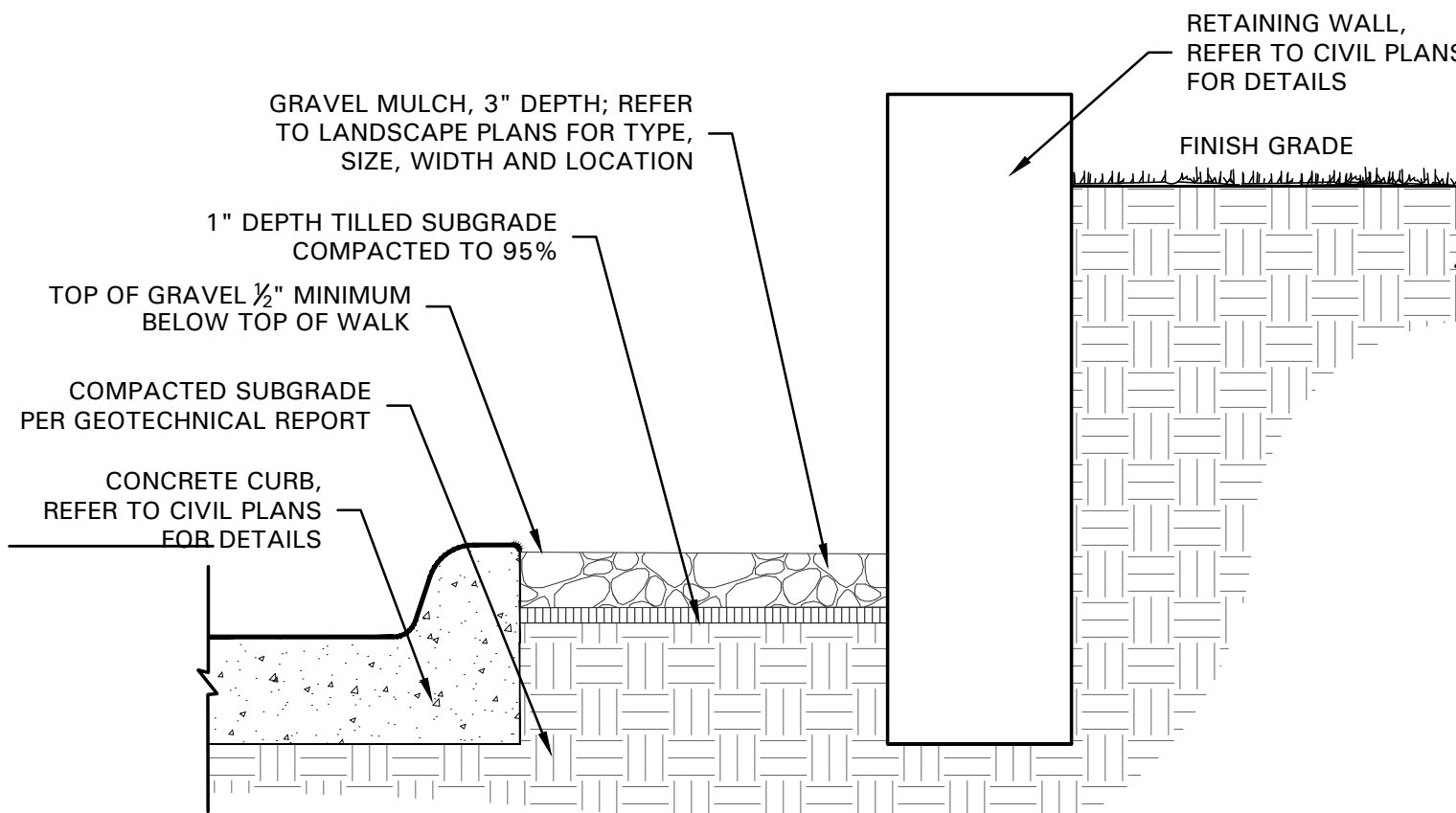
SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
AP	<i>Pinus eldarica</i>	Afgan Pine	75	6' ht.	B&B or container grown, full to base, 3' spread
BC	<i>Taxodium distichum</i>	Bald Cypress	38	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	41	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	58	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	55	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	65	6' ht.	B&B or container grown, full to base, 3' spread
LO	<i>Quercus virginiana</i>	Live Oak	78	3" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	28	30 gal.	container grown, 8' ht., 4' spread min.
RO	<i>Quercus buckleyi</i>	Texas Red Oak	52	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	46	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
TYH	<i>Ilex vomitoria</i>	Tree Yaupon Holly	39	6' ht.	container grown, tree form, 3-5 trunk, 3' clear trunk, no cross canes, 4' spread, matching
SHRUBS/GROUNDCOVER					
DHG	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Hameln Grass	674	3 gal.	container full, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	337	5 gal.	container full, 24" spread, 24" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'	645	3 gal.	container full, 18" spread, 24" o.c.
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	465	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	155	7 gal.	container full to base, 36" ht., 36" o.c.
SY	<i>Yucca recurvifolia</i>	Softleaf Yucca	71	5 gal.	container full, 48" o.c.
BS	<i>Carex divisa</i>	Berkeley Sedge	795	1 gal.	container full, 30" o.c.
LBS	<i>Schizachyrium scoparium</i>	Little Bluestem	130	4" pot	container full, 12" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	1,220	1 gal.	container full, 24" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes
HYDRO		Native Grass Mix			hydromulch, refer to Hydromulch Notes
G-1		Crushed Utility Gravel			with temporary irrigation until 100% establishment with curlex on 4:1 slopes greater than 4:1

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.

01 PARKING STEP OUT
NOT TO SCALE



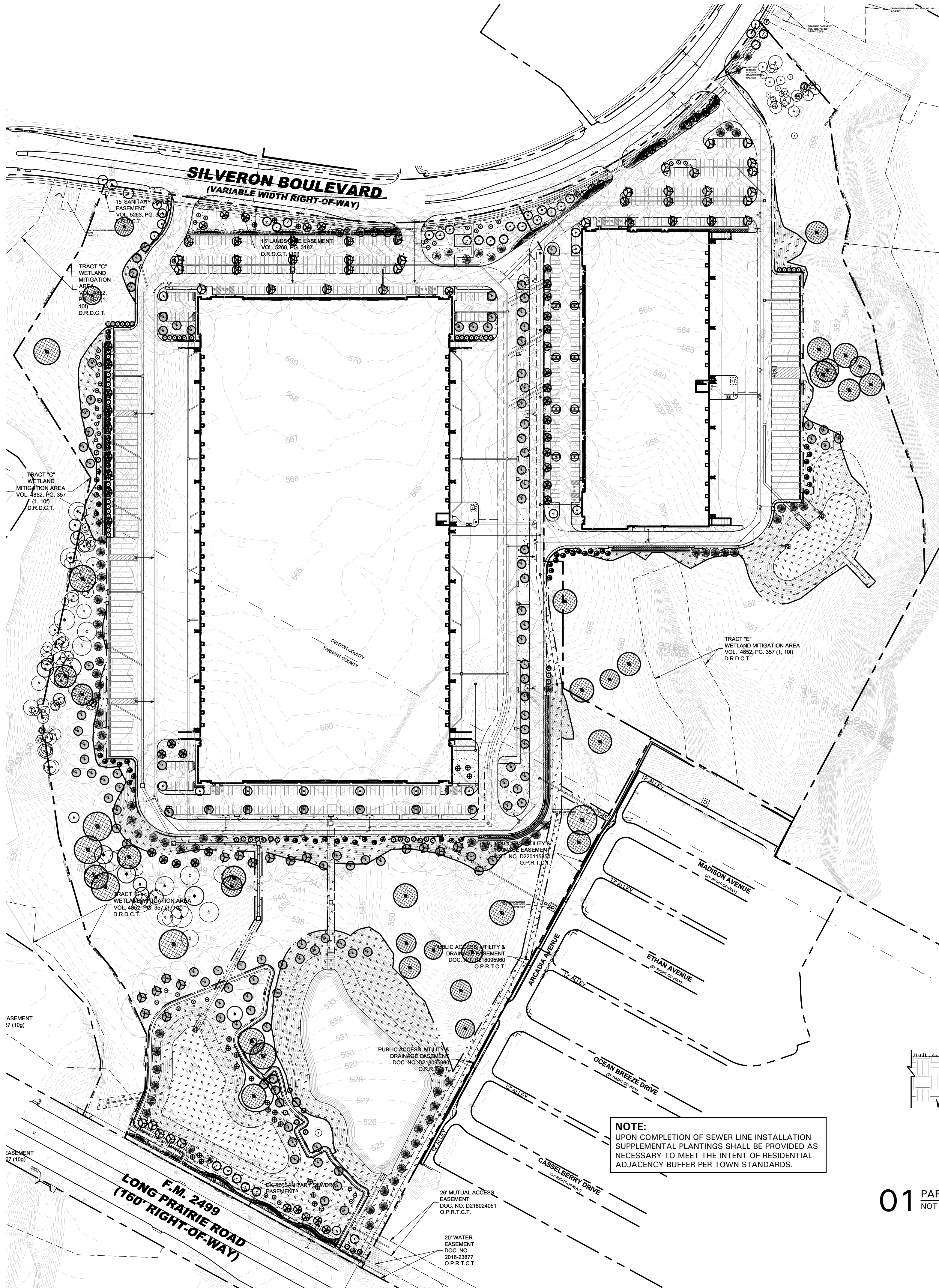
02 AGGREGATE BAND AT PARKING
NOT TO SCALE



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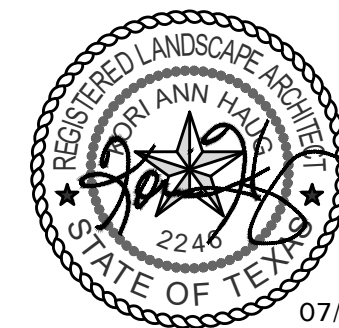


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DUKE SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

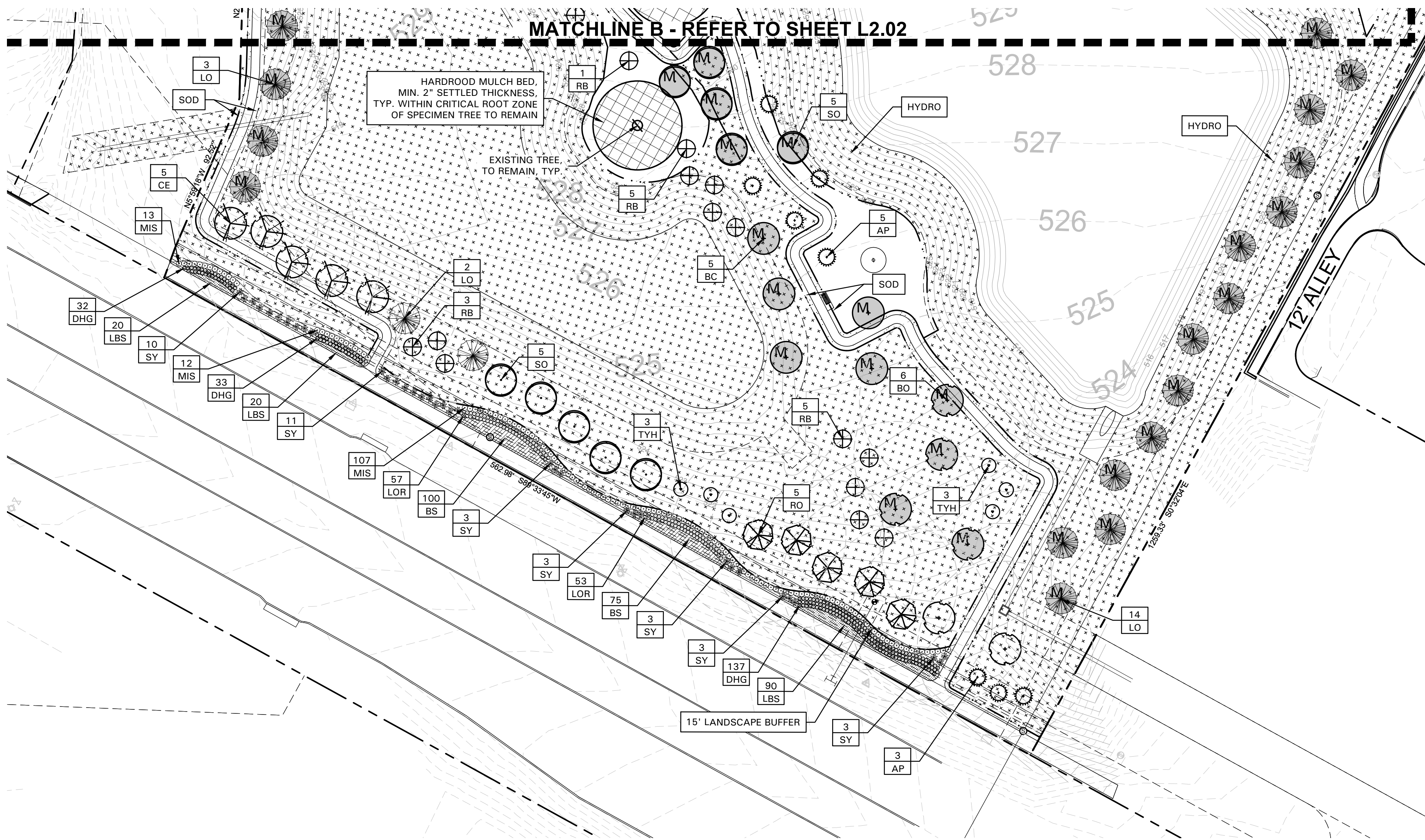
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Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.01



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 FINE 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.

NOTE:

REMOVE EXISTING BARBED WIRE FENCE AND CLEAN FENCE LINE AT RESIDENTIAL ADJACENCY.

UPON COMPLETION OF SEWER LINE INSTALLATION SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NECESSARY TO MEET THE INTENT OF RESIDENTIAL ADJACENCY BUFFER PER TOWN STANDARDS.

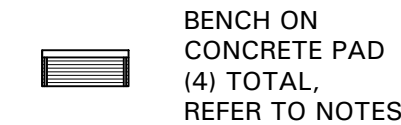
EXISTING TREE LEGEND



MITIGATION TREE LEGEND



FURNITURE LEGEND



PLANT LEGEND

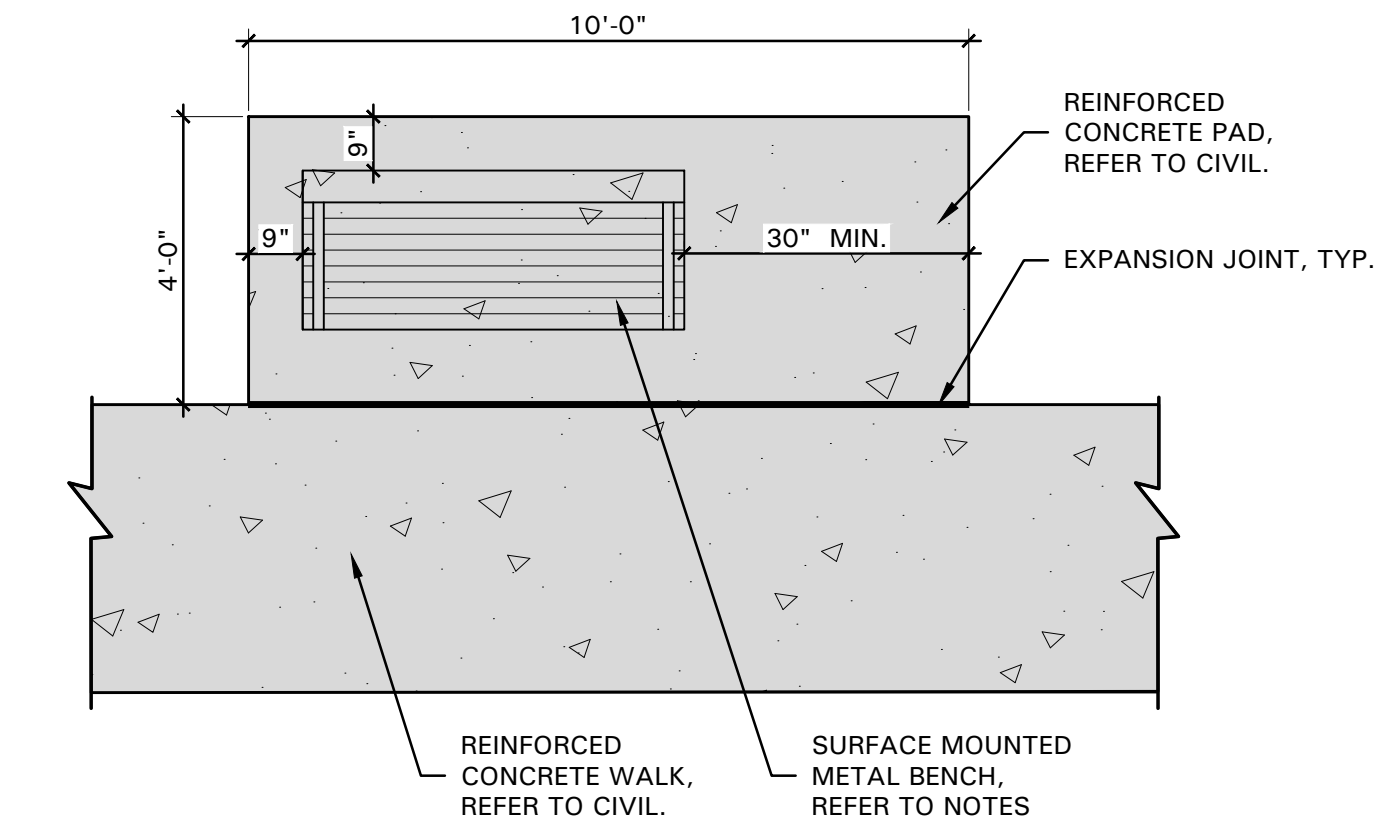
SYMBOL	COMMON NAME
AP	Afgan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
RB	Forest Pansy Redbud
RO	Texas Red Oak
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
LBS	Little Bluestem
MFG	Mexican Feathergrass
SOD	Common Bermudagrass

HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

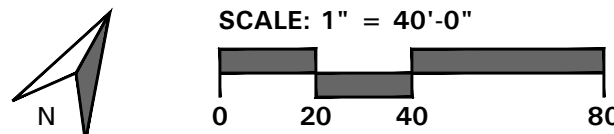
REFER TO PLANT LIST L2.00

BENCH NOTES

- BENCHES SHALL BE:
 - MODEL: MBE-0970-00010
 - COLOR: POWDERCOAT SILVER 14
 - TOTAL: FOUR (4)
 - CONTRACTOR SHALL VERIFY QUANTITY ON PLANS
- BENCHES AVAILABLE FROM:
MAGLIN SITE FURNITURE
SALES: JENNY GRIFFIN
(519) 539-6776
- CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF BOLLARDS INCLUDING, BUT NOT LIMITED TO: SHIPMENT, HANDLING, ASSEMBLY, PLACEMENT, INSTALLATION, ETC.
- CONTRACTOR SHALL COORDINATE WITH THE OWNER'S AUTHORIZED REPRESENTATIVE FOR FINAL SELECTION PRIOR TO PLACING ORDER.
- CONTRACTOR SHALL COORDINATE SHIPPING AND ORDER PLACEMENT WITH PROPOSED CONSTRUCTION SCHEDULE. ALLOW 10-12 WEEKS FROM ORDER PLACEMENT TO SHIPMENT TO SITE.



01 BENCH ON REINFORCED CONCRETE PAD
scale: 3/8" = 1'-0"



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07/12/22
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DUKE SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

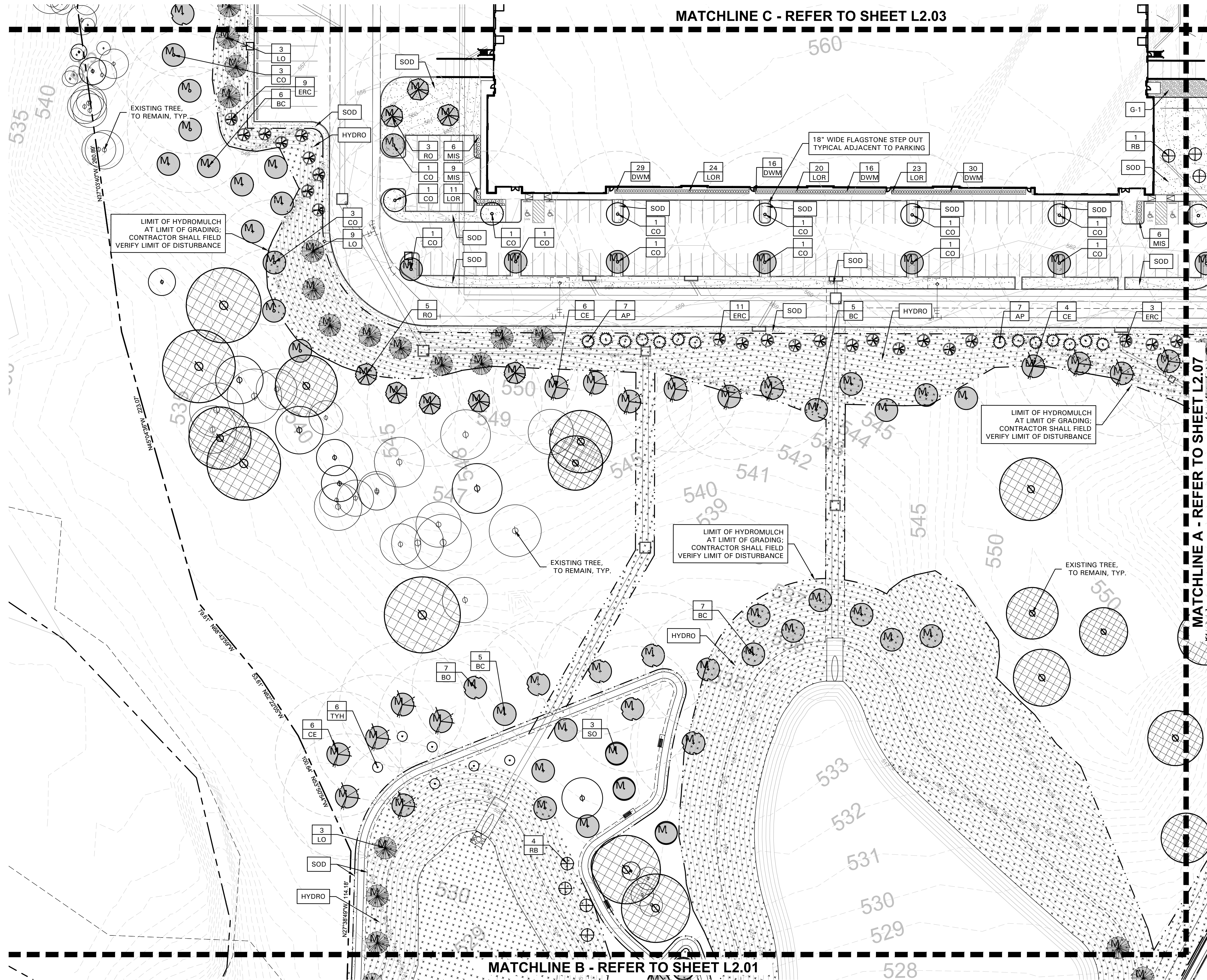
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Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

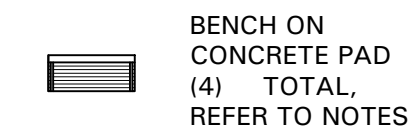
L2.02



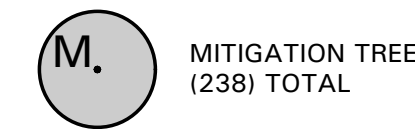
EXISTING TREE LEGEND



FURNITURE LEGEND



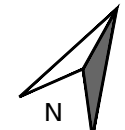
MITIGATION TREE LEGEND



PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
RB	Forest Pansy Redbud
RO	Texas Red Oak
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
LBS	Little Bluestem
MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

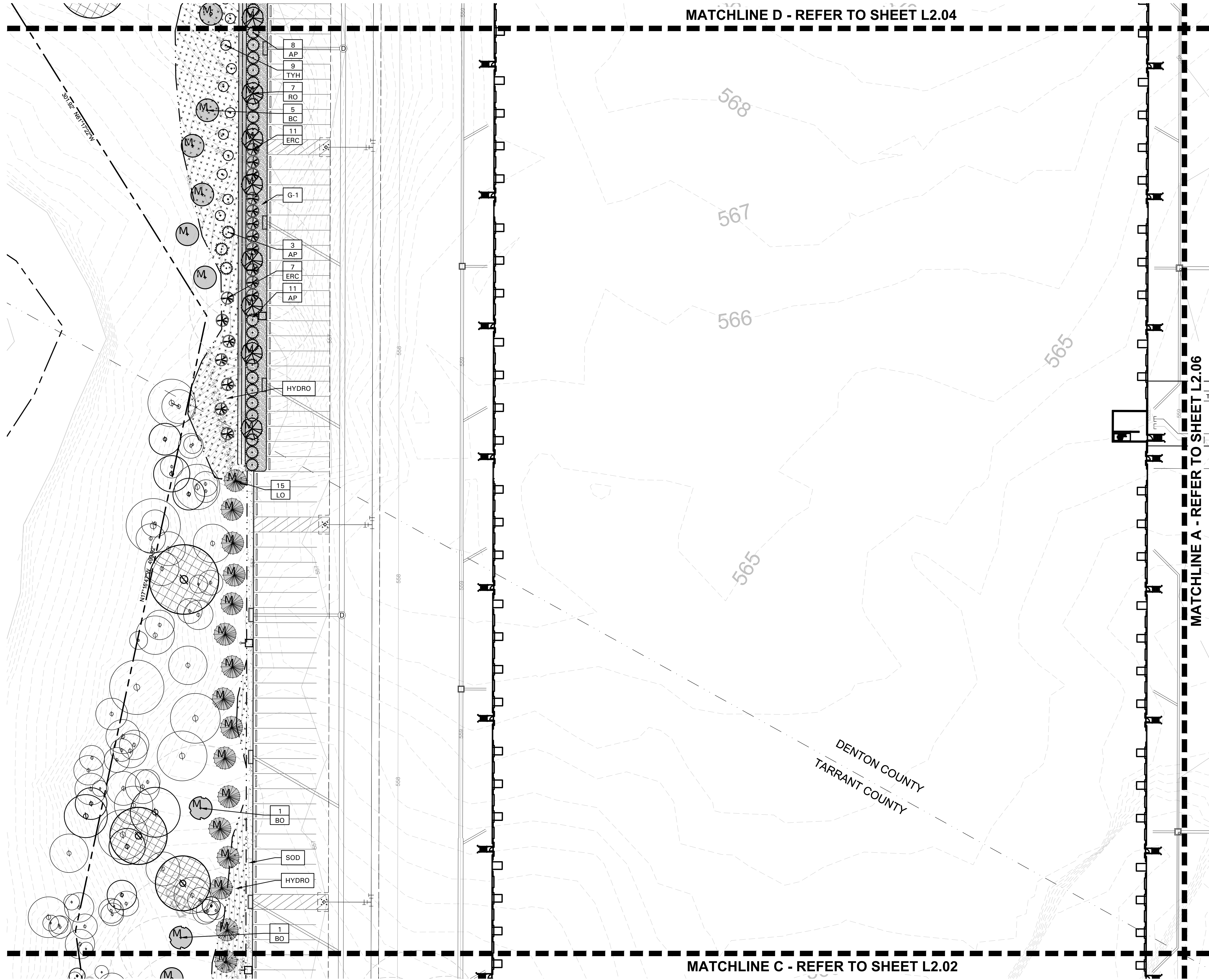
REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"
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EXISTING TREE LEGEND



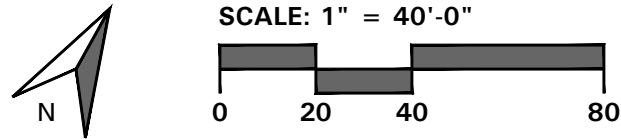
MITIGATION TREE LEGEND



PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
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RO	Texas Red Oak
SO	Shumard Red Oak
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SY	Softleaf Yucca
BS	Berkeley Sedge
LBS	Little Bluestem
MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

REFER TO PLANT LIST L2.00



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07/12/22
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FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

Scale: 1"= 40'-0"
Date: 05/22/2022
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DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.03



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ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

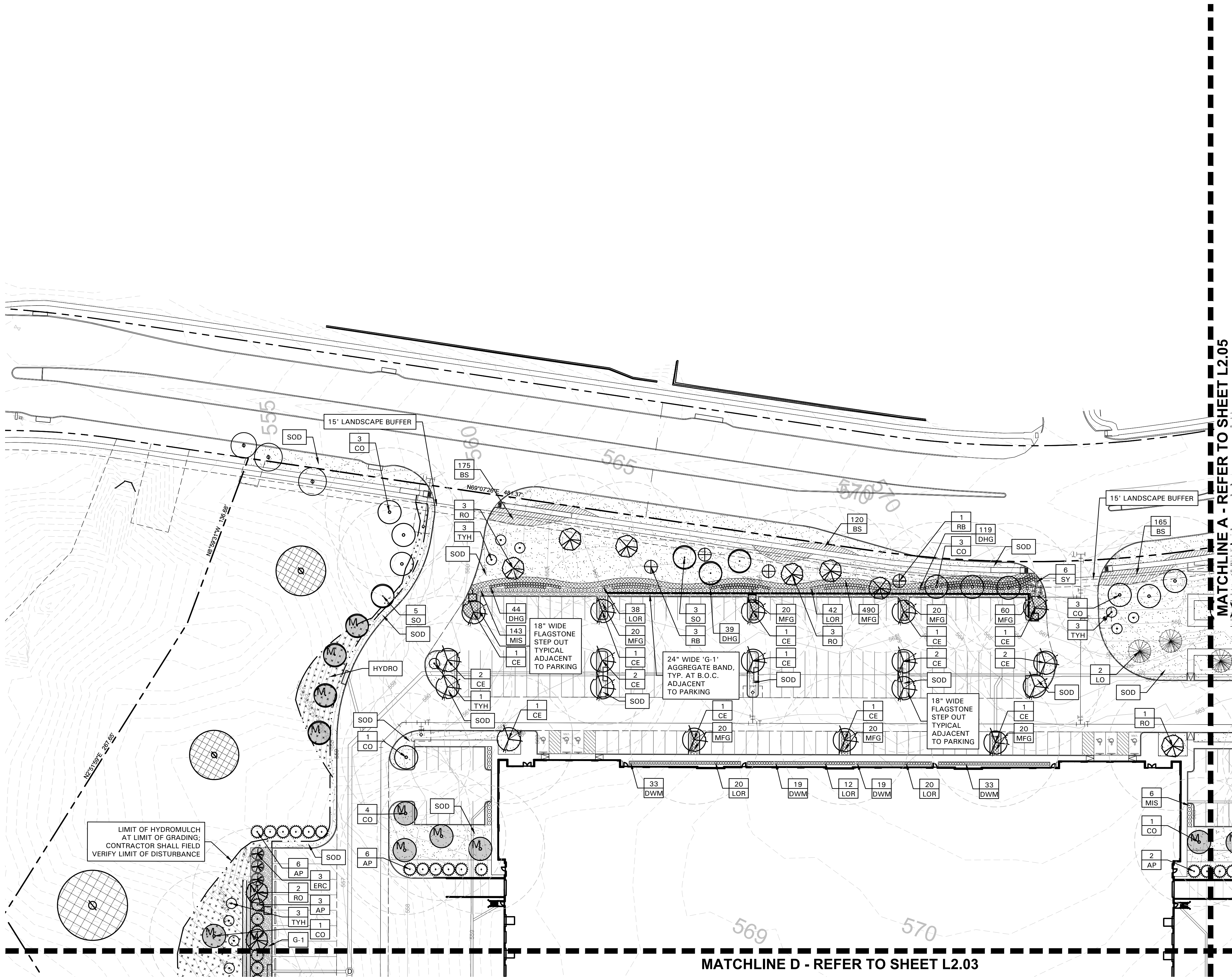
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A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.04



EXISTING TREE LEGEND



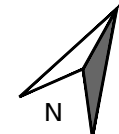
MITIGATION TREE LEGEND



PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
RB	Forest Pansy Redbud
RO	Texas Red Oak
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
LBS	Little Bluestem
MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"
0 20 40 80



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LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

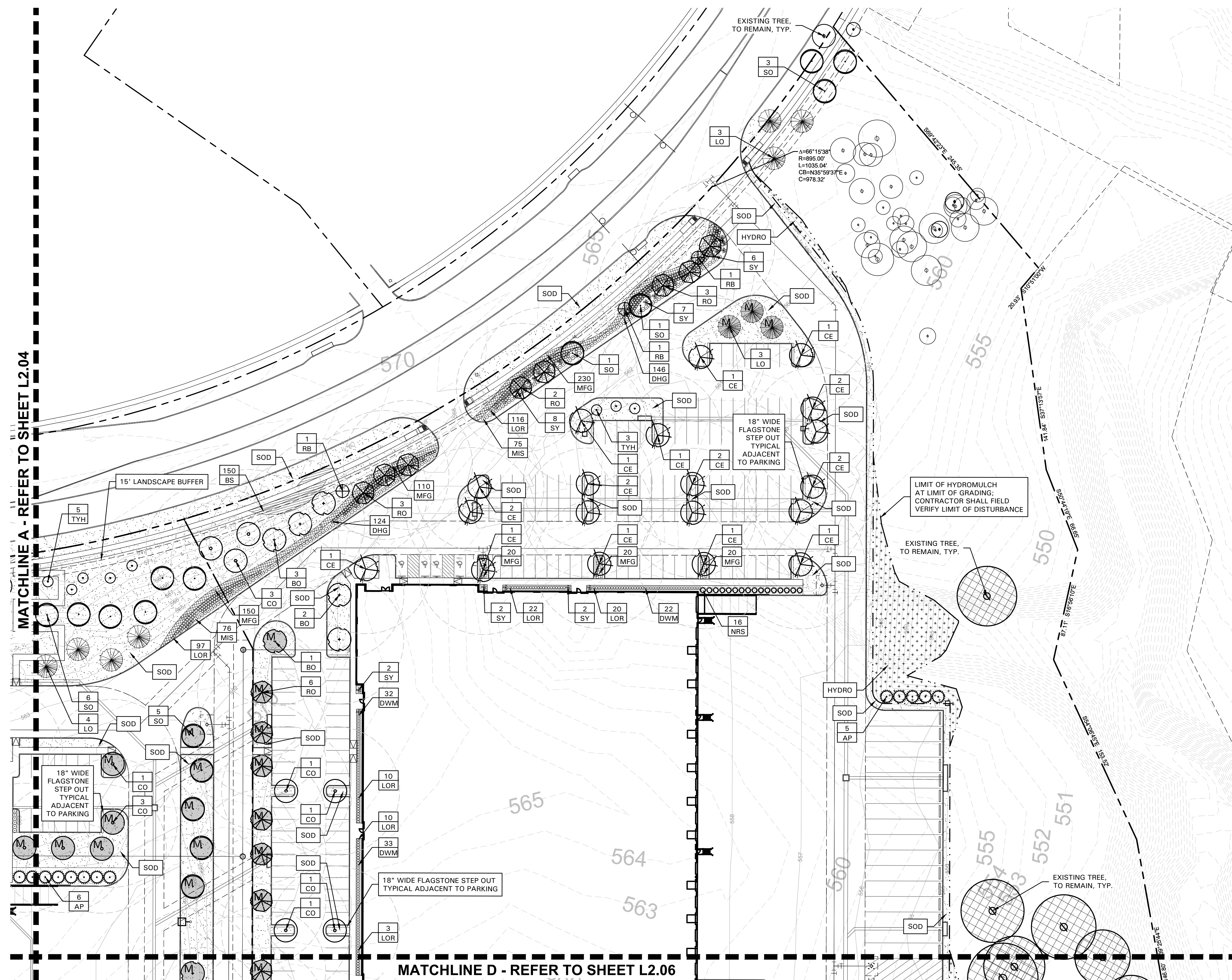
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A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.05



EXISTING TREE LEGEND



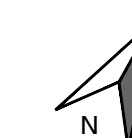
MITIGATION TREE LEGEND



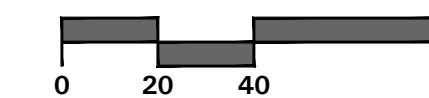
PLANT LEGEND

SYMBOL	COMMON NAME
AP	Algan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
MS	Live Oak
RB	Forest Pansy Redbud
RO	Texas Red Oak
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWR	Dwarf Wax Myrtle
LOR	Loropetalum "Plum Delight"
MIS	Miscanthus "Adagio"
NRS	Nellie R. Stevens Holly
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BS	Berkeley Sedge
LBS	Little Bluestem
MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"



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PERMIT APPROVAL	05-02-2022
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DRAWING INFORMATION

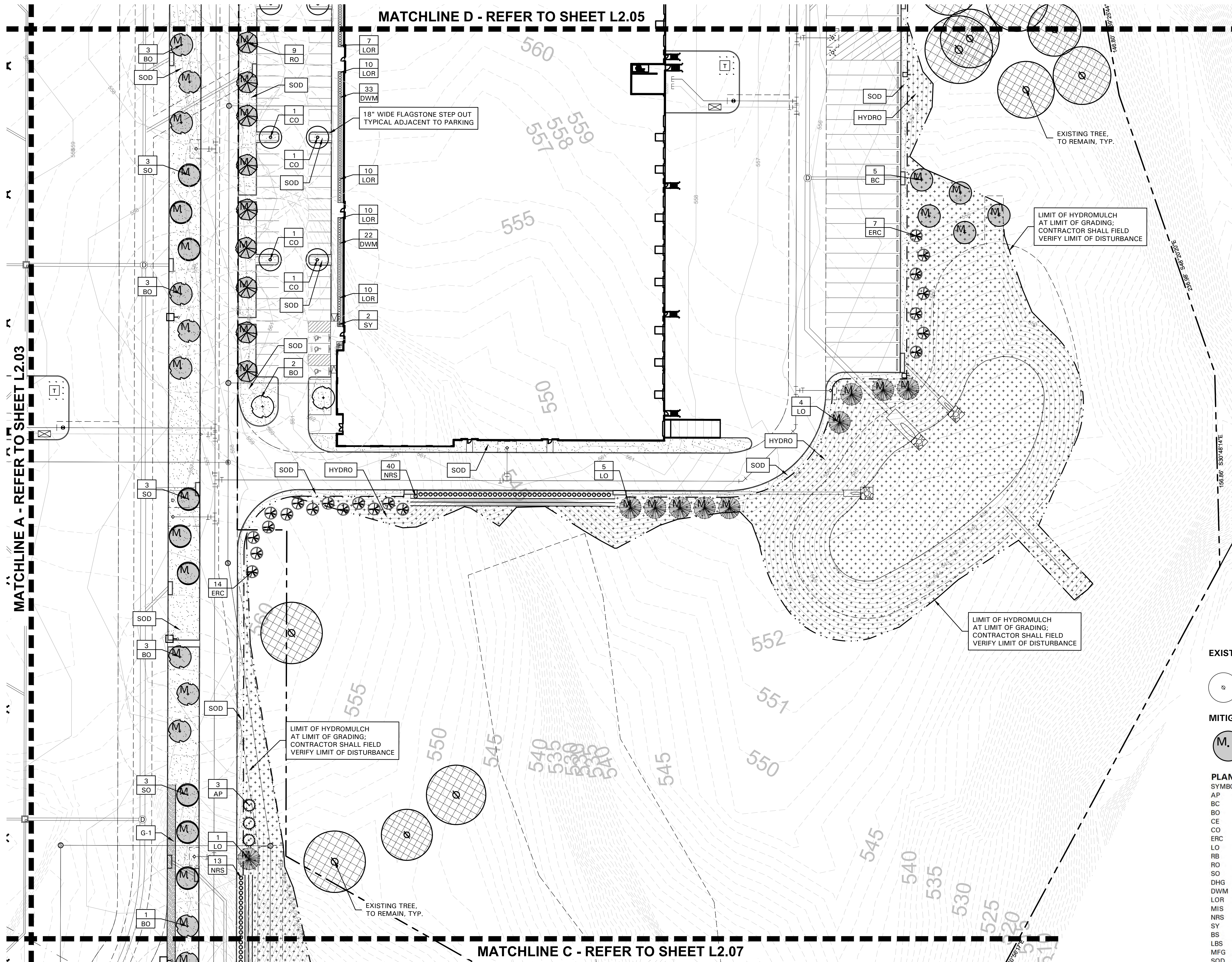
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Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.06



EXISTING TREE LEGEND



MITIGATION TREE LEGEND



PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
RB	Forest Pansy Redbud
RO	Texas Red Oak
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
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MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"
0 20 40 80



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07/12/22
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LANDSCAPE PLAN

ISSUANCES

PERMIT APPROVAL	05-02-2022
CITY COMMENTS	06-10-2022
CITY COMMENTS	07-12-2022

DRAWING INFORMATION

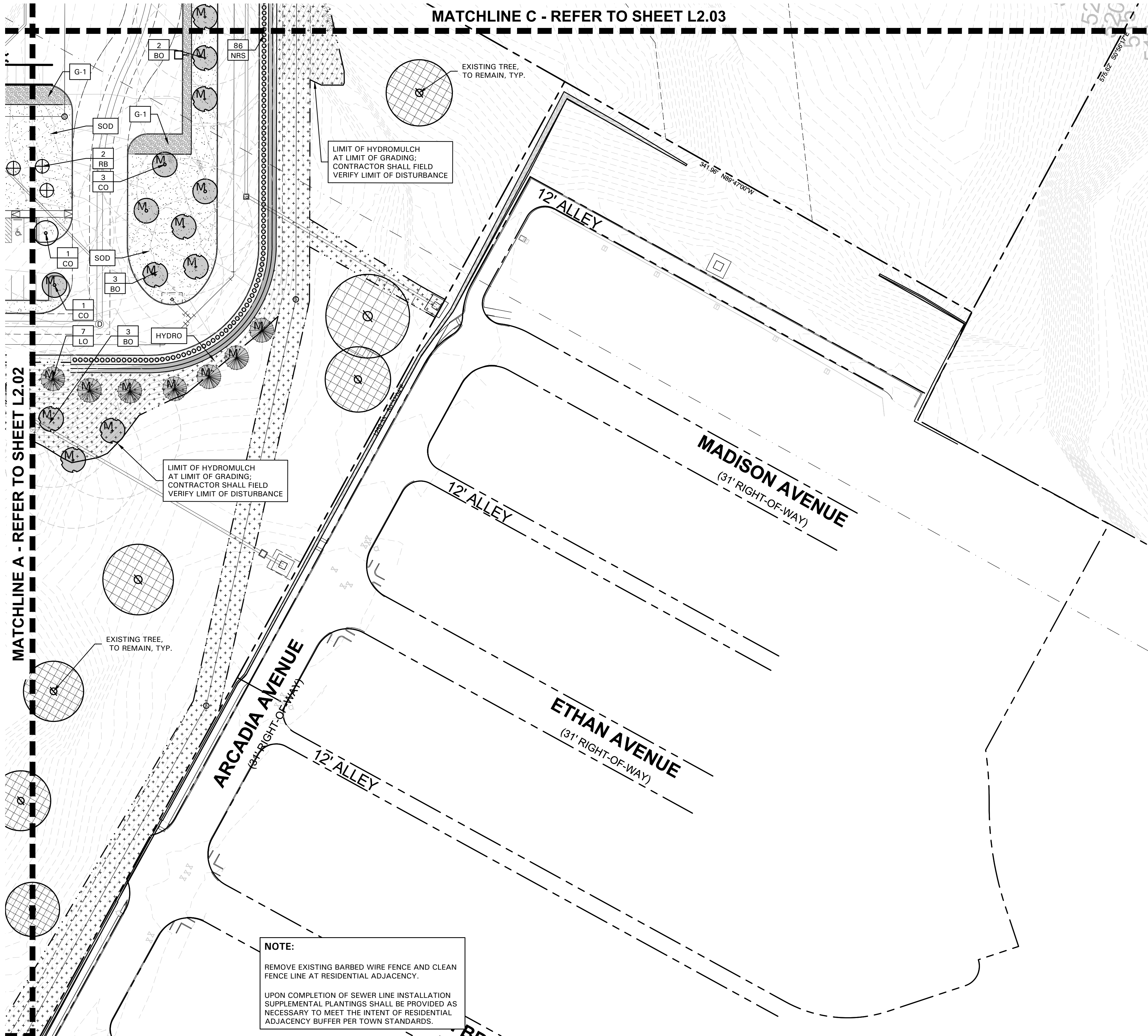
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Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.07



EXISTING TREE LEGEND



MITIGATION TREE LEGEND



PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
LO	Live Oak
RB	Forest Pansy Redbud
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SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
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MFG	Mexican Feathergrass
SOD	Common Bermudagrass
	Solid Sod
HYDRO	Native Grass Mix
	Hydromulch
G-1	Crushed Utility Gravel

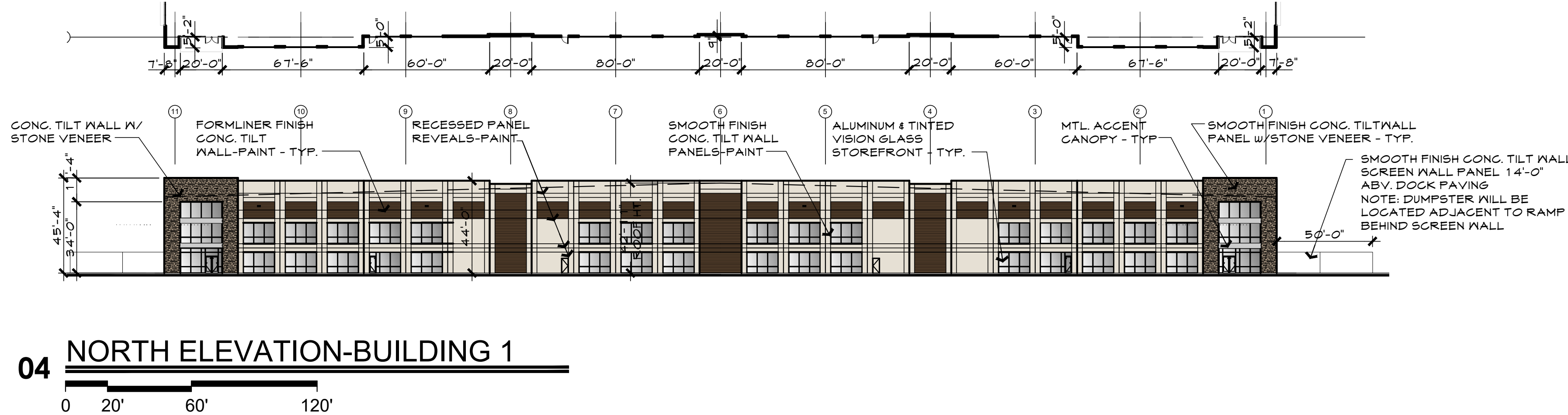
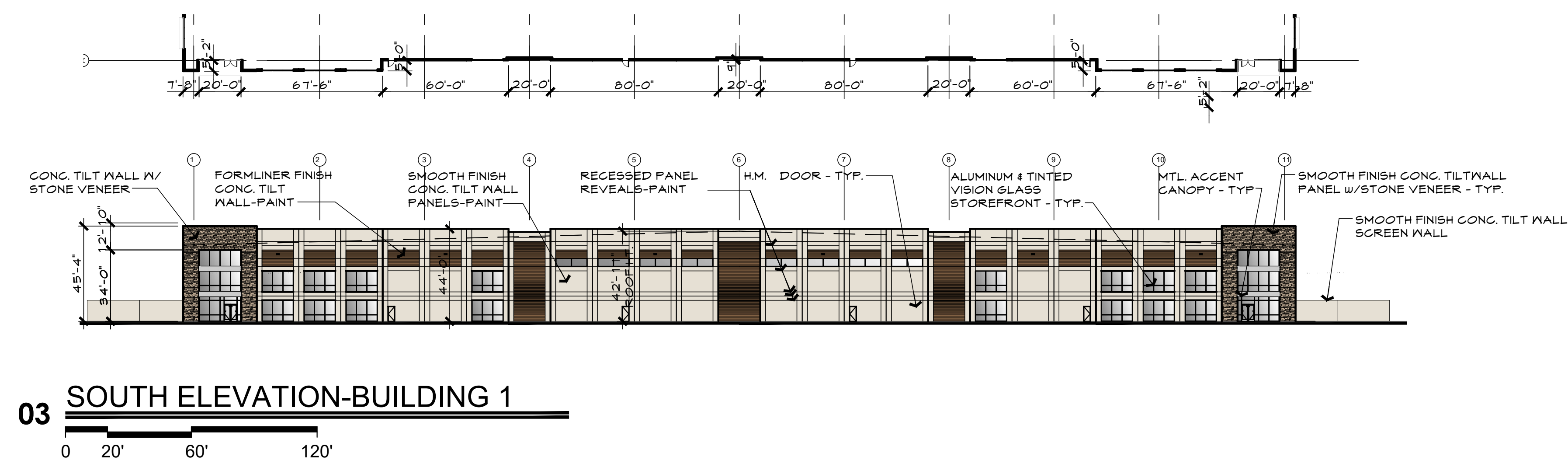
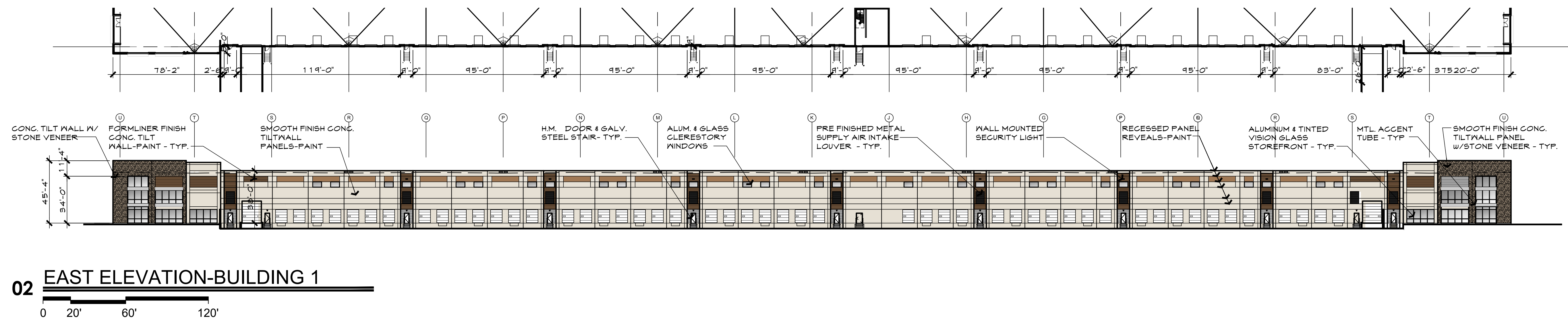
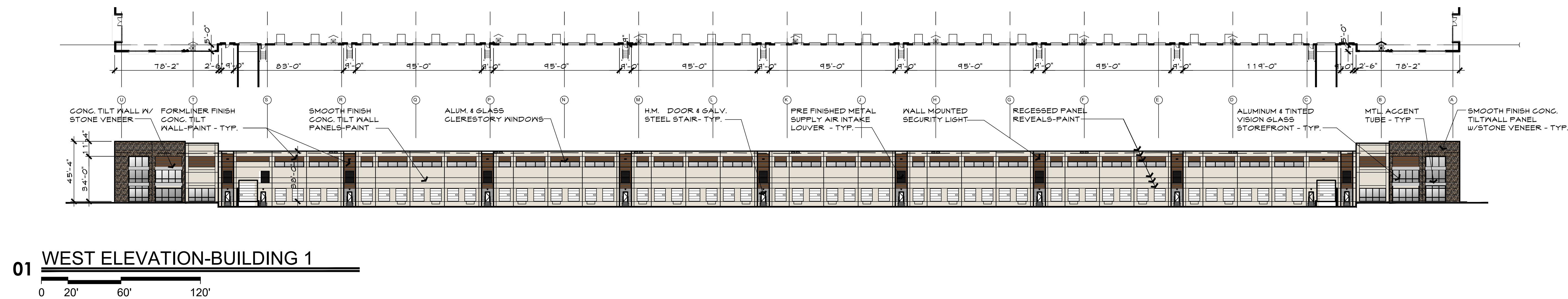
REFER TO PLANT LIST L2.00



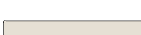
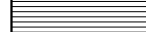
SCALE: 1" = 40'-0"
0 20 40 80



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COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDREL GLAZING
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			 MTL. ACCENT CANOPY

MATERIAL USE TABLE

	<u>MATERIAL</u>	<u>NORTH ELEV.</u>	<u>SOUTH ELEV.</u>	<u>EAST ELEV.</u>	<u>WEST ELEV.</u>	
1.	TOTAL FACADE S.F.	23,368 S.F.	23,368 S.F.	43,056 S.F.	43,056 S.F.	
2.	FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	17,406 S.F.	19,326 S.F.	34,652 S.F.	32,897 S.F.	
3.	DRS,LOUVERS AND WINDOWS S.F.	5,962 S.F.	4,042 S.F.	8,404 S.F.	10,159 S.F.	
4.	PRIMARY MASONRY TOTALS - (MIN. 80%)	17,406 S.F. / 100%	19,326 S.F. / 100%	34,652 S.F. / 100%	32,897 S.F. / 100%	
	*CONC. WALL S.F.	11,278 S.F. / 65%	13,678 S.F. / 71%	29,862 S.F. / 86%	25,471 S.F. / 77%	
	*TEXTURED STONE S.F.	1,828 S.F. / 11%	1,828 S.F. / 9%	2,440 S.F. / 7%	2,440 S.F. / 7%	
	*RECESSED FORM LINER S.F.	4,300 S.F. / 25%	3,820 S.F. / 20%	2,350 S.F. / 7%	4,986 S.F. / 16%	
5.	SECONDARY - METAL ACCENT S.F.	160 SF / 0.9%	160 S.F. / 0.7%	120 S.F. / 0.3%	120 S.F. / 0.3%	

NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 • 972.361.6800 (fx)

Client / Consultant 1

Client / Consultant 2

MEINHARDT & ASSOCIATES ARCHITECTS P.L.L.C.
14643 DALLAS PARKWAY, SUITE 636
DALLAS, TEXAS 75254
972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
SILVERON ELEVATION - B1

ISSUANCES

SITE PLAN APPROVAL 05-02-2022

Description Date

DRAWING INFORMATION

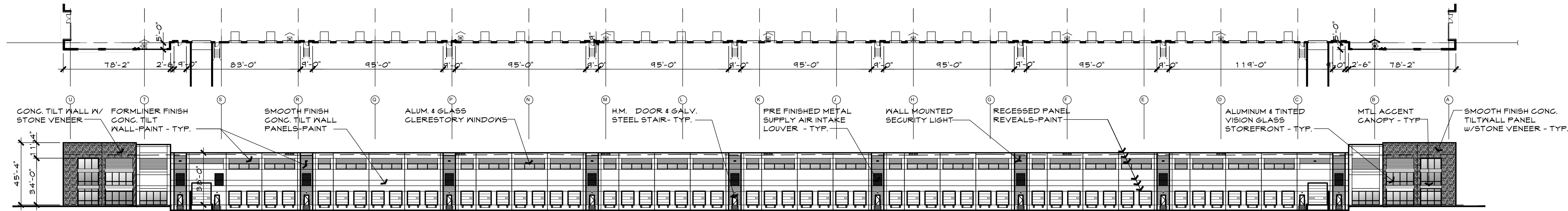
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Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

BUILDING ELEVATIONS - B1
Town Approval

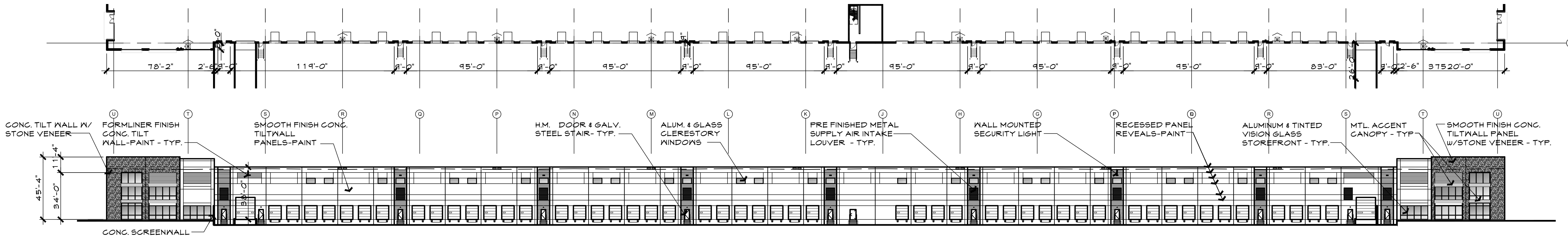
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A6.01



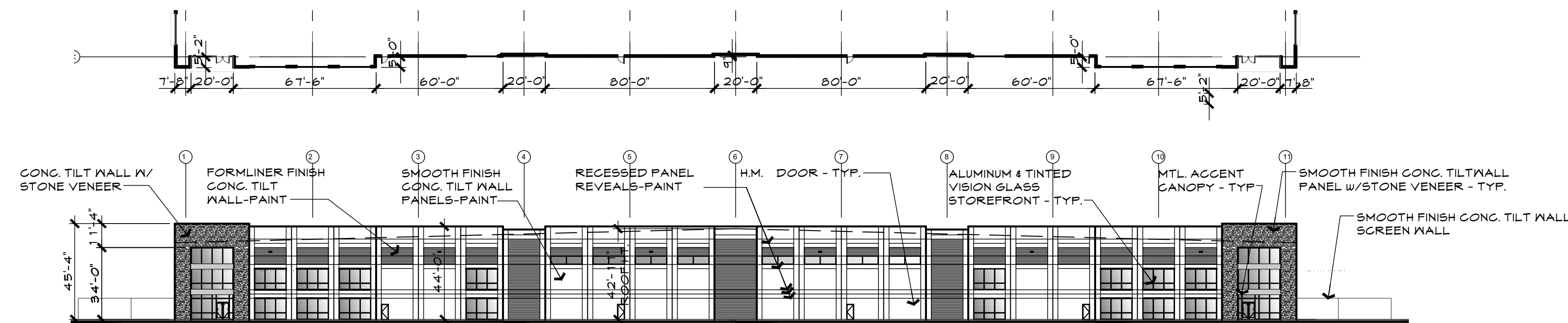
01 WEST ELEVATION-BUILDING 1

0 20' 60' 120' SCALE: 1' =40'-0"



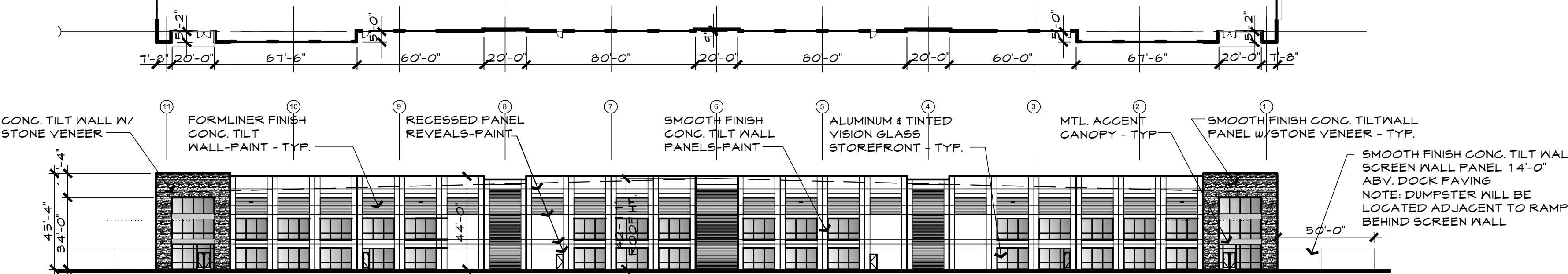
02 EAST ELEVATION-BUILDING 1

0 20' 60' 120' SCALE: 1' =40'-0"



03 SOUTH ELEVATION-BUILDING 1

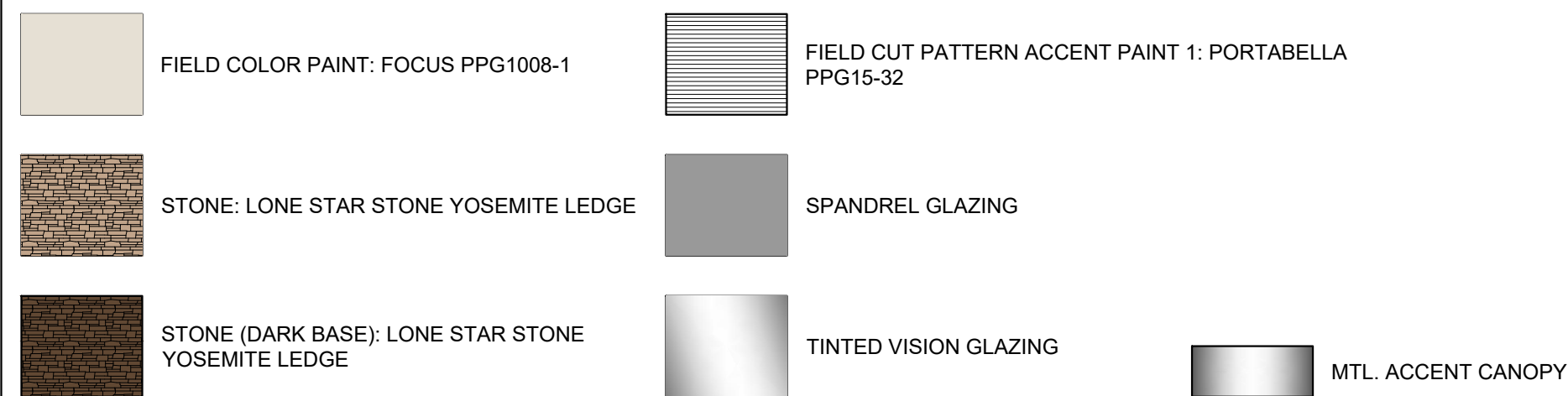
0 20' 60' 120' SCALE: 1' =40'-0"



04 NORTH ELEVATION-BUILDING 1

0 20' 60' 120' SCALE: 1' =40'-0"

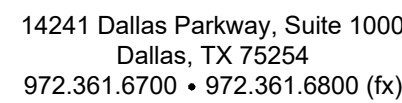
COLOR SELECTION KEY



MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	23,368 S.F.	23,368 S.F.	43,056 S.F.	43,056 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	17,566 S.F.	19,486 S.F.	34,772 S.F.	33,017 S.F.
3. DRS.LOUVERS AND WINDOWS S.F.	5,962 S.F.	4,042 S.F.	8,404 S.F.	10,159 S.F.
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	17,406 S.F. / 99%	19,326 S.F. / 99%	34,652 S.F. / 99%	32,897 S.F. / 99%
*CONC. WALL S.F.	11,278 S.F. / 64%	13,678 S.F. / 70%	29,862 S.F. / 85%	25,471 S.F. / 77%
*TEXTURED STONE S.F.	1,828 S.F. / 10%	1,828 S.F. / 9%	2,440 S.F. / 7%	2,440 S.F. / 7%
*RECESSED FORM LINER S.F.	4,300 S.F. /24%	3,820 S.F. / 20%	2,350 S.F. / 7%	4,986 S.F. / 15%
5. SECONDARY - METAL ACCENT S.F.	160 SF / 0.9%	160 S.F. / 0.8%	120 S.F. / 0.3%	120 S.F. / 0.3%

NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



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DALLAS, TEXAS 75254
972-980-8980



600 SILVERON BLVD.
FLOWER MOUND, TEXAS

PROPOSED ELEVATION

SITE PLAN SUBMITTAL 03-25-2022

NORTH ELEVATION GLASS 08025-21

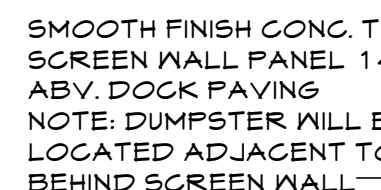
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Description	Date

Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

BUILDING ELEVATIONS - B2
Town Approval

SHEET NUMBER

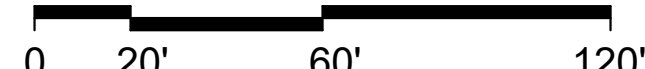
A6.02



03 NORTH ELEVATION-BUILDING 2



04 SOUTH ELEVATION-BUILDING 2



	FIELD COLOR PAINT: FOCUS PPG 1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG 15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDEL GLAZING
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

	MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1.	TOTAL FACADE S.F.	10,426 S.F.	10,426 S.F.	24,026 S.F.	25,404 S.F.
2.	FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	7,684 S.F.	8,884 S.F.	19,502 S.F.	23,199 S.F.
3.	DOORS AND WINDOWS S.F.	2,742 S.F.	1,542 S.F.	4,524 S.F.	2,205 S.F.
4.	PRIMARY MASONRY TOTALS - (MIN. 80%)	7,684 S.F. / 100%	8,884 S.F. / 100%	19,502 S.F. / 100%	23,199 S.F. / 100%
	*CONC. WALL S.F.	5,782 S.F. / 75%	6,882 S.F. / 82%	18,459 S.F. / 94%	17,925 S.F. / 77%
	*TEXTURED STONE S.F.	820 S.F. / 11%	820 S.F. / 9%	-	2,156 S.F. / 9%
	*CONC. FIELD CUT PATTERN S.F.	1,182 S.F. / 15%	1,182 S.F. / 9%	1,043 S.F. / 5%	3,118 S.F. / 13%
5.	SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.4%

NOTE:
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TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

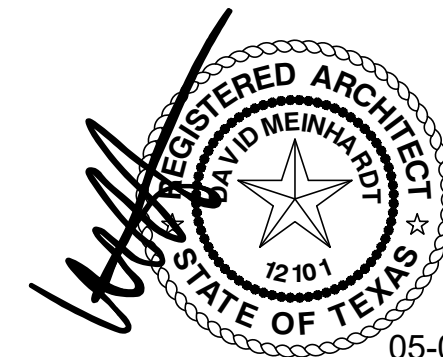


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972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
ELEVATIONS-B2

ISSUANCES

PERMIT SUBMITTAL 05-02-2022

NORTH ELEVATION GLASS 08025-21

ZPD SUBMITTAL 03-22-21
Description Date

DRAWING INFORMATION

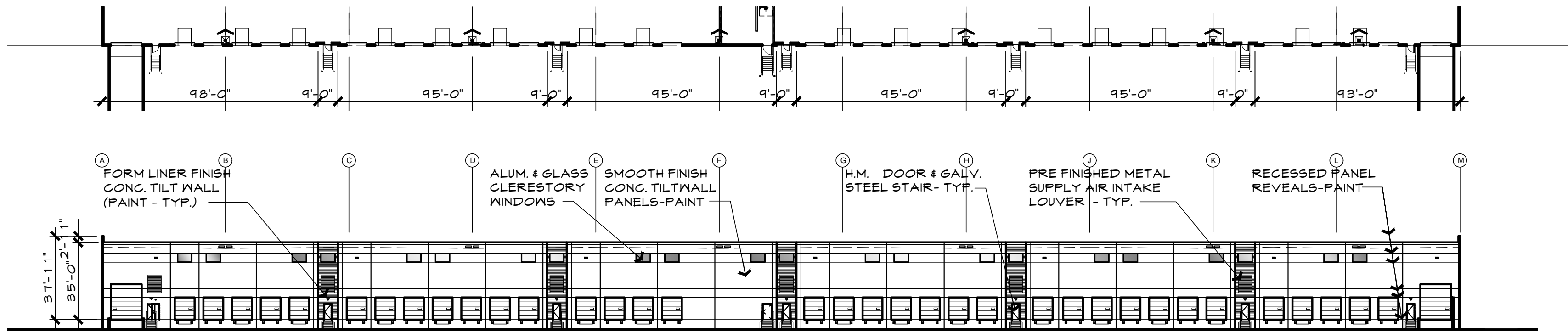
Scale:
Date: 05-02-2022
Checked By:
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DRAWING / SHEET TITLE

BUILDING ELEVATIONS - B2
Town Approval

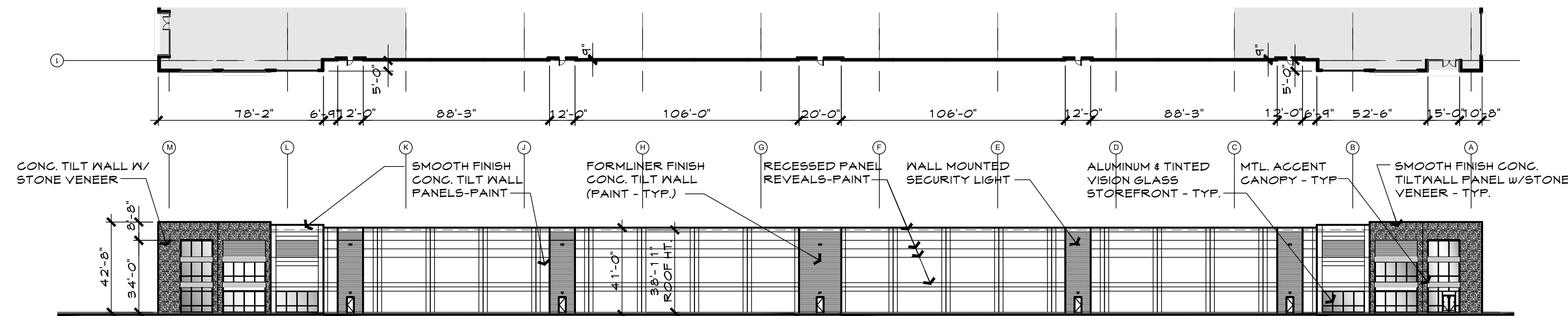
SHEET NUMBER

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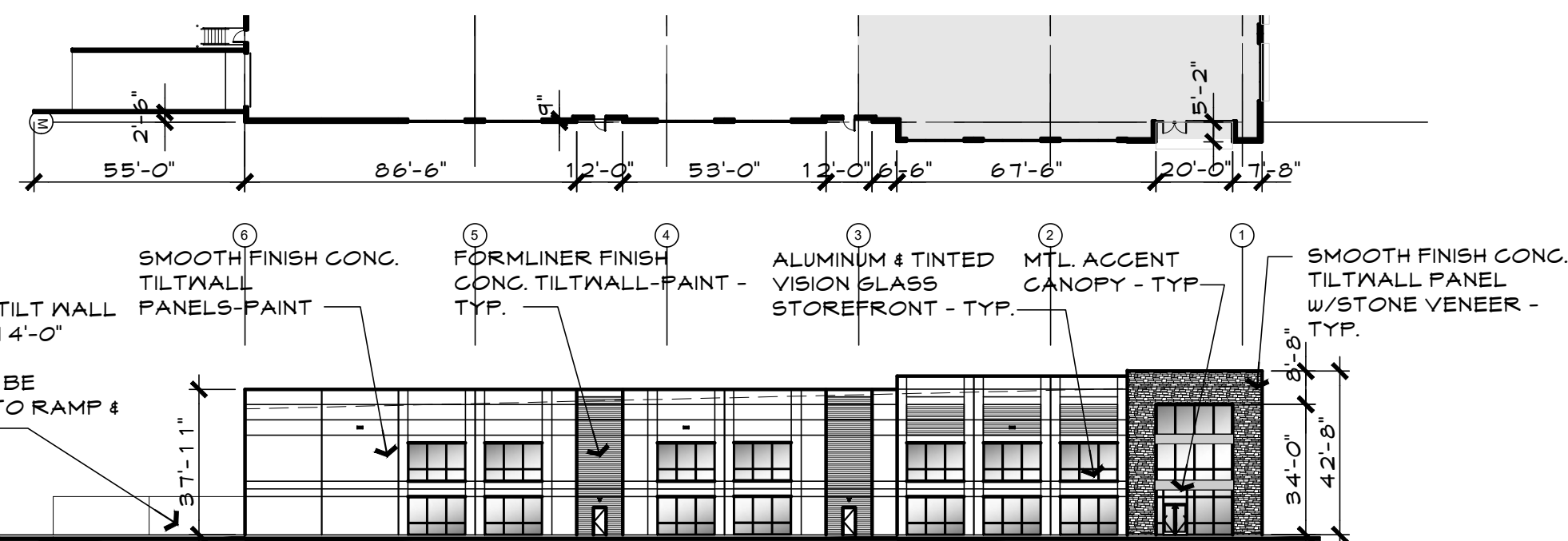
01 EAST ELEVATION-BUILDING 2

0 20' 60' 120'



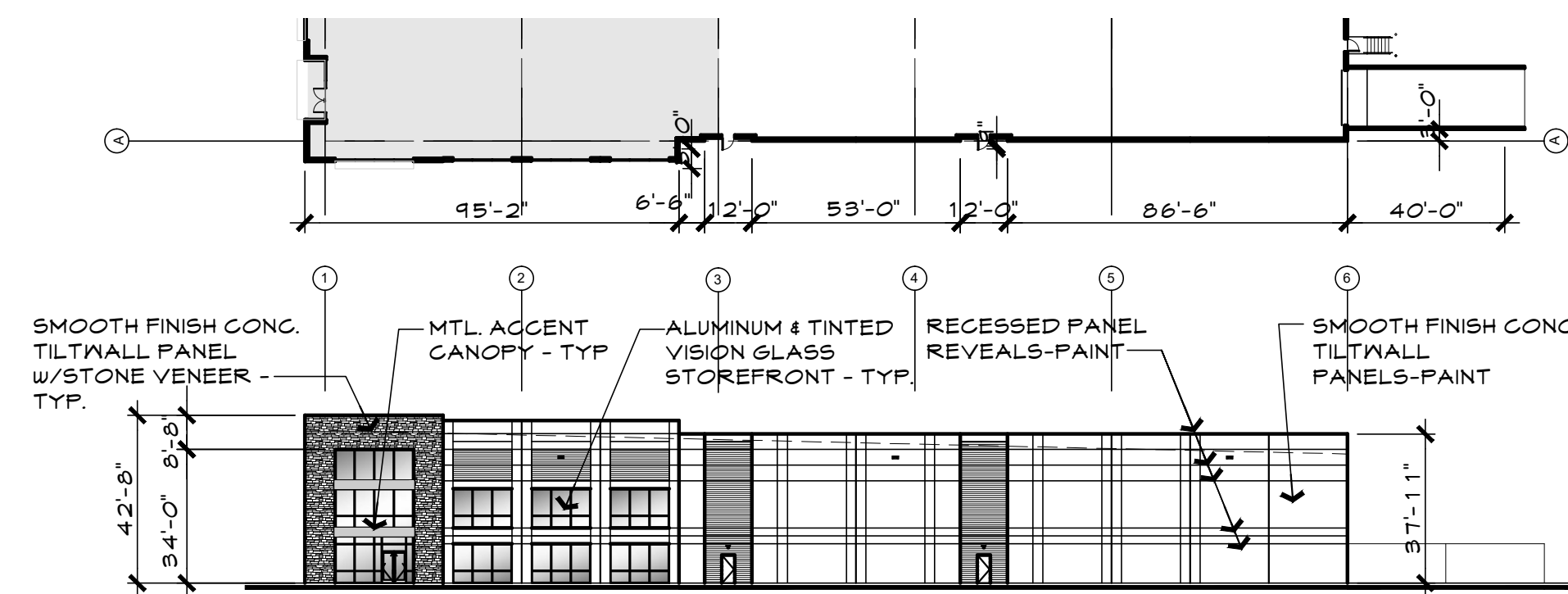
02 WEST ELEVATION-BUILDING 2

0 20' 60' 120'



03 NORTH ELEVATION-BUILDING 2

0 20' 60' 120'



04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
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	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
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5. SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.5%

NOTE:
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

NON-DISCRETIONARY ITEM

DATE: August 15, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Development Plan (DP21-0005 – Townlake Phase Five and Six) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

A development plan is intended to show all the planning factors necessary to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The purpose of this application is to obtain design approval for 65 buildable, single-family 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. The site contains approximately 107.262-acres.

On April 4, 2021, Town Council approved a Zoning change (ZPD21-0011 - Townlake Phase Five and Six) for the property to change the zoning from Agricultural to Planned Development No.187 (PD-187) for a cluster development. The proposed development plan is in conformance with the PD-187 conceptual plans.

The applicant is proposing to develop this subdivision in two phases. Phase 5 is the northern tract consisting of 26 buildable lots with access to the subdivision from Walsingham Drive. Phase 6 is the southern tract consisting of 39 buildable lots with access to the subdivision from Walsingham Drive. There is a second point of access from Townlake Phases 1 and 2.

The landscape plan depicts required landscape buffers and split rail fence along all street frontages, equestrian trail easements, and extension of the existing Town trail in accordance with the Town's Urban Design standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

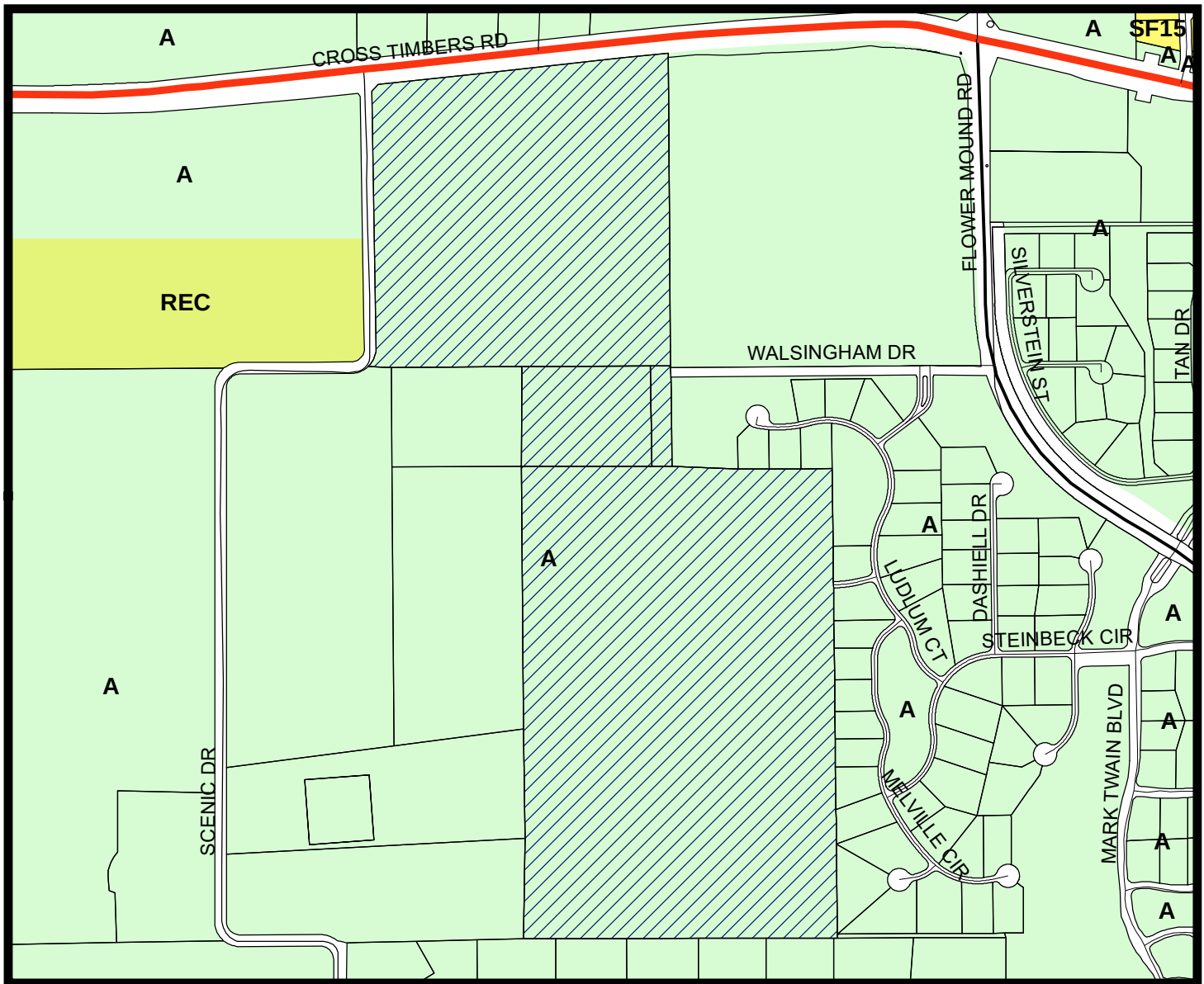
B. Application Details

1. Development Plan Package

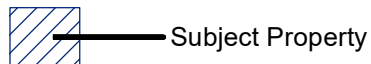
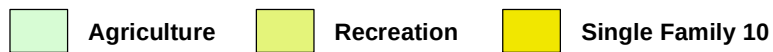


Vicinity Map

Reference Project: DP21-0005

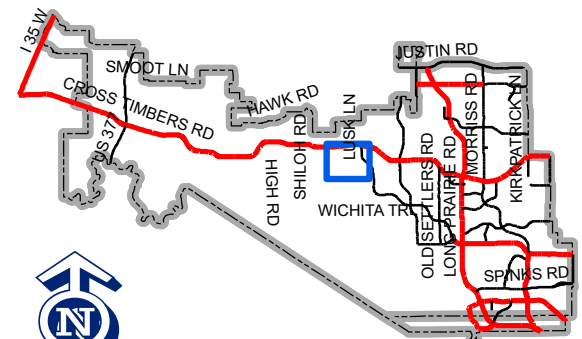


LEGEND

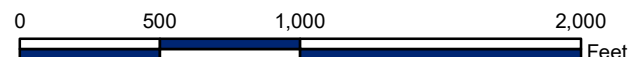


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





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

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

May 13, 2022

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

RE: Townlake 5 & 6 (DAA No. 19023 – 70245-00)
LOI for Development Plan

Dear Mr. Russell,

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

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.

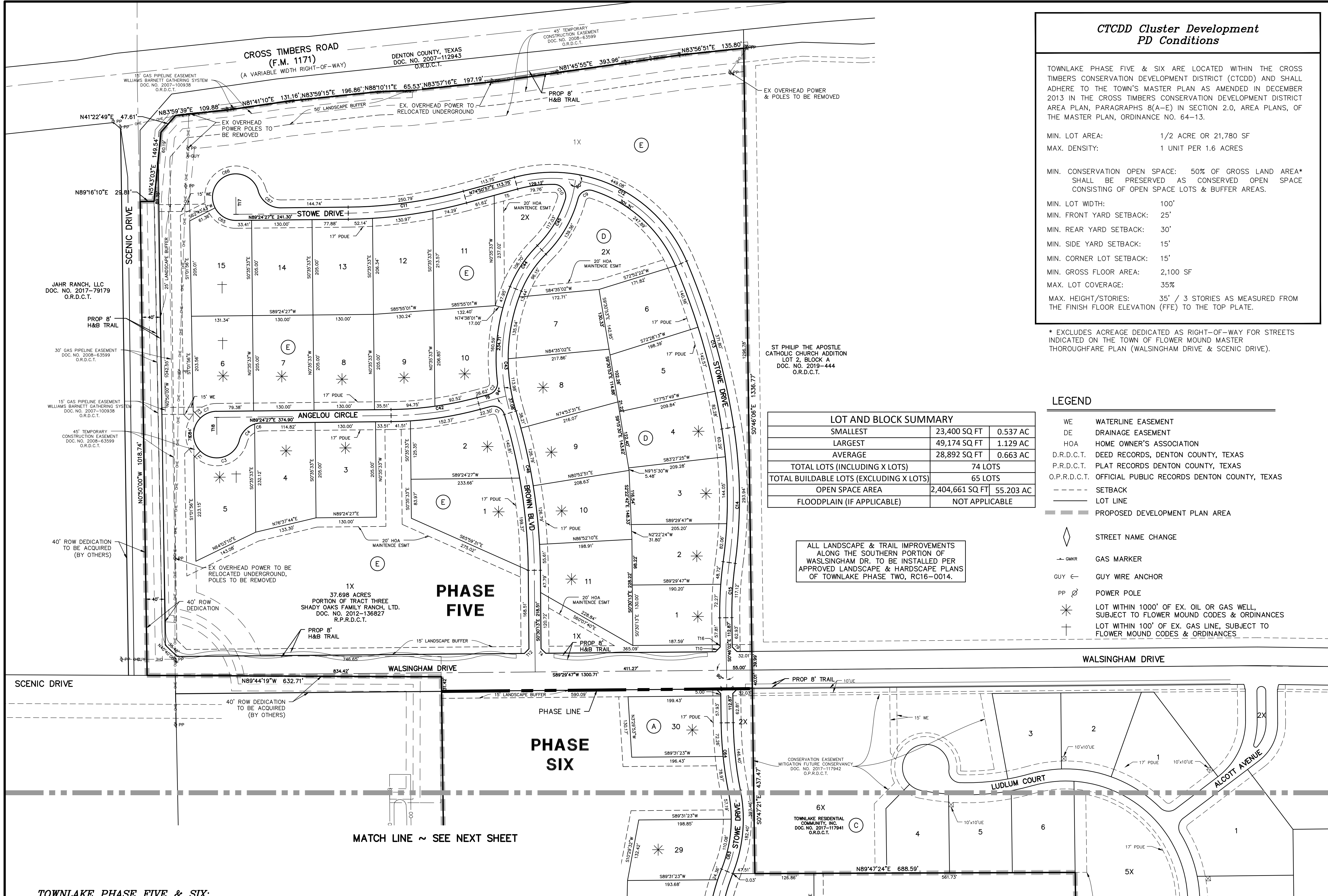
The attached Development Plan proposes 65 residential lots and 9 common area lots across the site's 107.262 acres and conforms to the corresponding Zoning Concept Plan approved by Town Council on April 4, 2022. The plan closely follows the Town's Development Code. It is anticipated that the proposed 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. The Tree Survey and Removal Permit was approved by Town Council with the ZPD on April 4, 2022. 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.

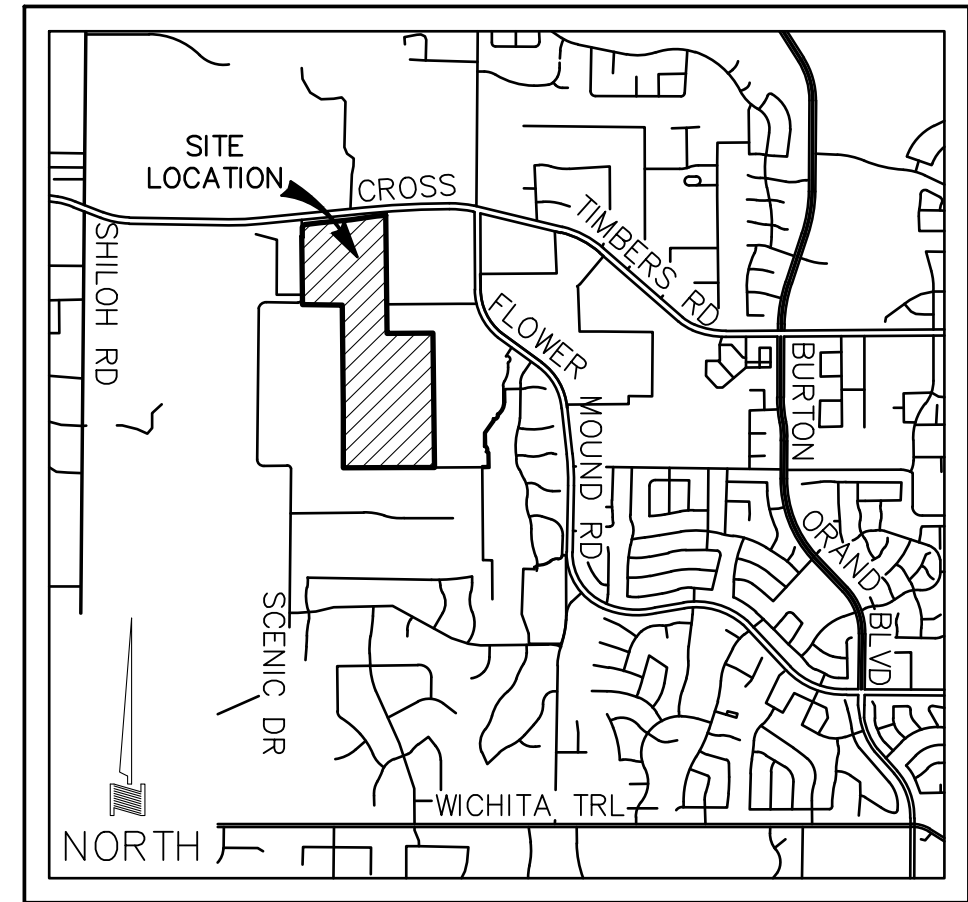
MIN. LOT WIDTH: 100'
MIN. FRONT YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 30'
MIN. SIDE YARD SETBACK: 15'
MIN. CORNER LOT SETBACK: 15'
MIN. GROSS FLOOR AREA: 2,100 SF
MAX. LOT COVERAGE: 35%
MAX. HEIGHT/STORIES: 35' / 3 STORIES AS MEASURED FROM THE FINISH FLOOR ELEVATION (FFE) TO THE TOP PLATE.

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

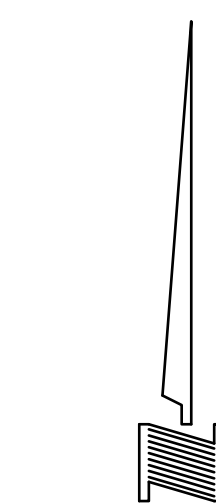
LEGEND

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 DEVELOPMENT PLAN 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

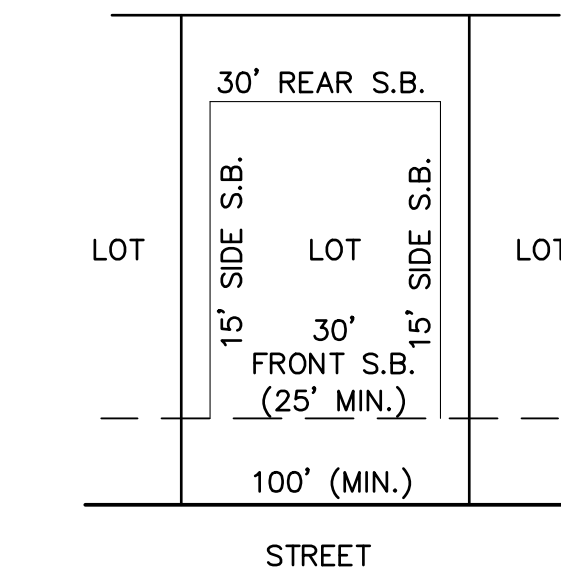
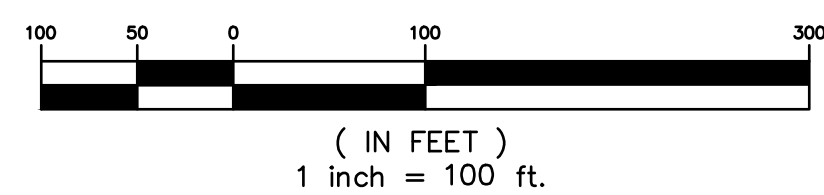
ALL LANDSCAPE & TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS OF TOWNLAKE PHASE TWO, RC16-0014.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



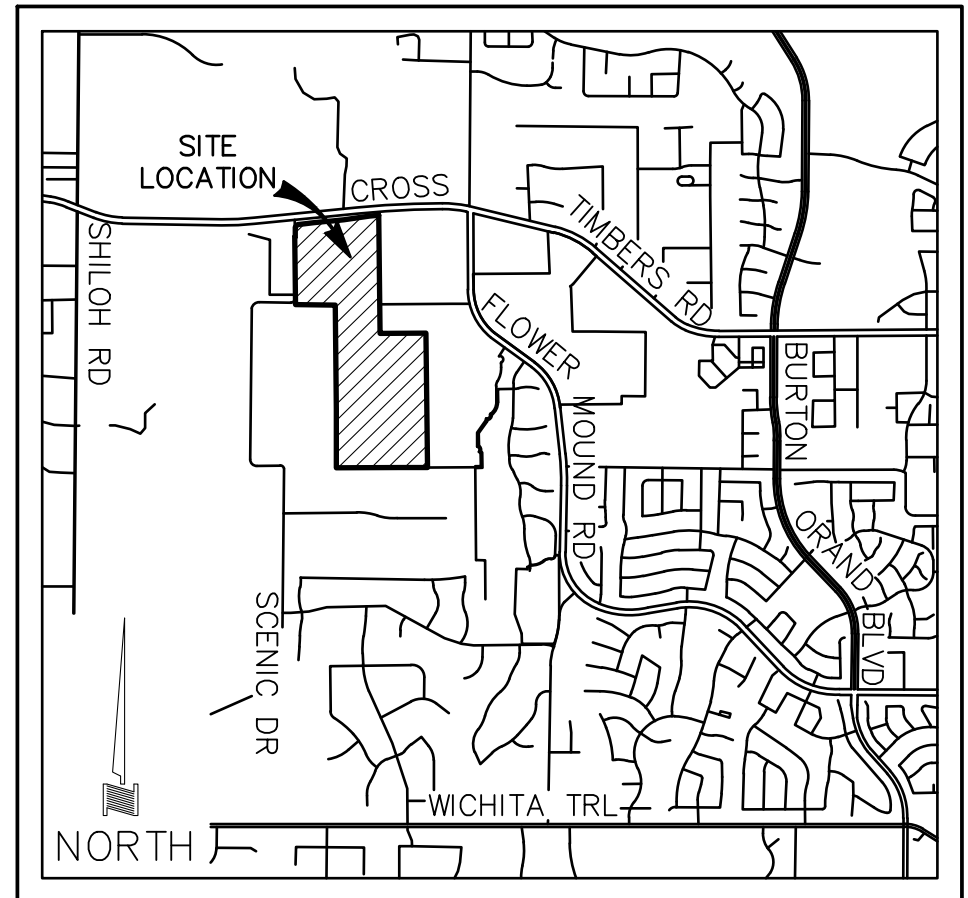
TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

NOTES:

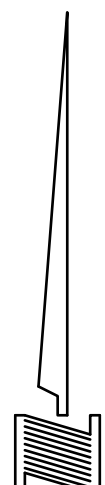
- KEY LOTS SHALL HAVE FRONT SETBACKS ON BOTH STREET FRONTAGES.
- ALL LANDSCAPE AND TRAIL IMPROVEMENTS ALONG THE SOUTHERN PORTION OF WALSINGHAM DR. TO BE INSTALLED PER APPROVED LANDSCAPE & HARDSCAPE PLANS FOR TOWNLAKE PHASE II, RC16-0014.

DEVELOPMENT PLAN
CASE NUMBER DP21-0005
TOWNLAKE PHASE FIVE & SIX
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
65 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

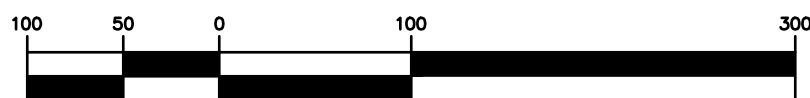
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. CLARK SURVEY ~ ABSTRACT NO. 231
M.E.P. & P.R.R. SURVEY ABSTRACT NO. 935
DENTON COUNTY, TEXAS
JULY 2022 SCALE: 1"=100'



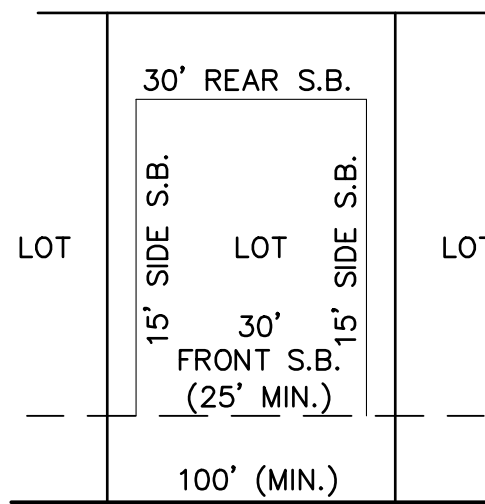
VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

NOTES:

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

DEVELOPMENT PLAN
CASE NUMBER DP21-0005
TOWNLAKE PHASE FIVE & SIX
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
65 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

AN ADDITION TO THE TOWN OF FLOWER MOUND
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DENTON COUNTY, TEXAS
JULY 2022 SCALE: 1"=100'

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

PAGE 2 OF 3

LEGAL DESCRIPTION

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

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

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

SOUTH 00 DEGREES 47 MINUTES 21 SECONDS EAST, 437.47 TO A METAL FENCE POST;

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

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

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

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

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

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

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

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

NOTES:

1. THIS PROPERTY IS SUBJECT TO PD-187.
2. 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.
 - 2.1. THE MAXIMUM SHALL BE NO MORE THAN 1 DWELLING UNIT PER 1.6 ACRES (107.262/1.6=67 UNITS).
 - 2.2. 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.
3. 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.
4. LANDSCAPE BUFFER LOTS, OPEN SPACE LOTS, AND DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA.
5. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF TUBULAR STEEL.
6. 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:
 - 6.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - 6.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 6.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
7. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE PRIVATE DRAINAGE EASEMENT AREA.
8. 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.
9. 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.
10. NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

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'

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'

ROADWAY CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C56	27°30'24"	260.00'	63.64'	124.82'	S13°30'16"W 123.63'
C57	83°33'29"	38.00'	33.95'	55.42'	S14°31'16"E 50.64'
C58	53°23'00"	300.00'	150.83'	279.51'	S82°59'31"E 269.51'
C59	41°27'41"	250.00'	94.62'	180.91'	S88°57'10"E 176.99'
C60	21°30'39"	300.00'	56.99'	112.63'	S78°58'39"E 111.97'
C61	54°28'24"	300.00'	154.42'	285.22'	S63°33'43"E 274.60'
C62	58°17'39"	400.00'	223.07'	406.97'	S07°10'41"E 389.64'
C63	33°23'40"	300.00'	89.99'	174.85'	S05°16'19"W 172.39'
C64	10°39'30"	800.00'	74.62'	148.82'	S06°05'47"E 148.60'

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

DEVELOPMENT PLAN
CASE NUMBER DP21-0005
TOWNLAKE PHASE FIVE & SIX
A CLUSTER DEVELOPMENT ~ 107.262 ACRES
65 RESIDENTIAL LOTS 9 OPEN SPACE LOTS

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



GENERAL CONSTRUCTION NOTES

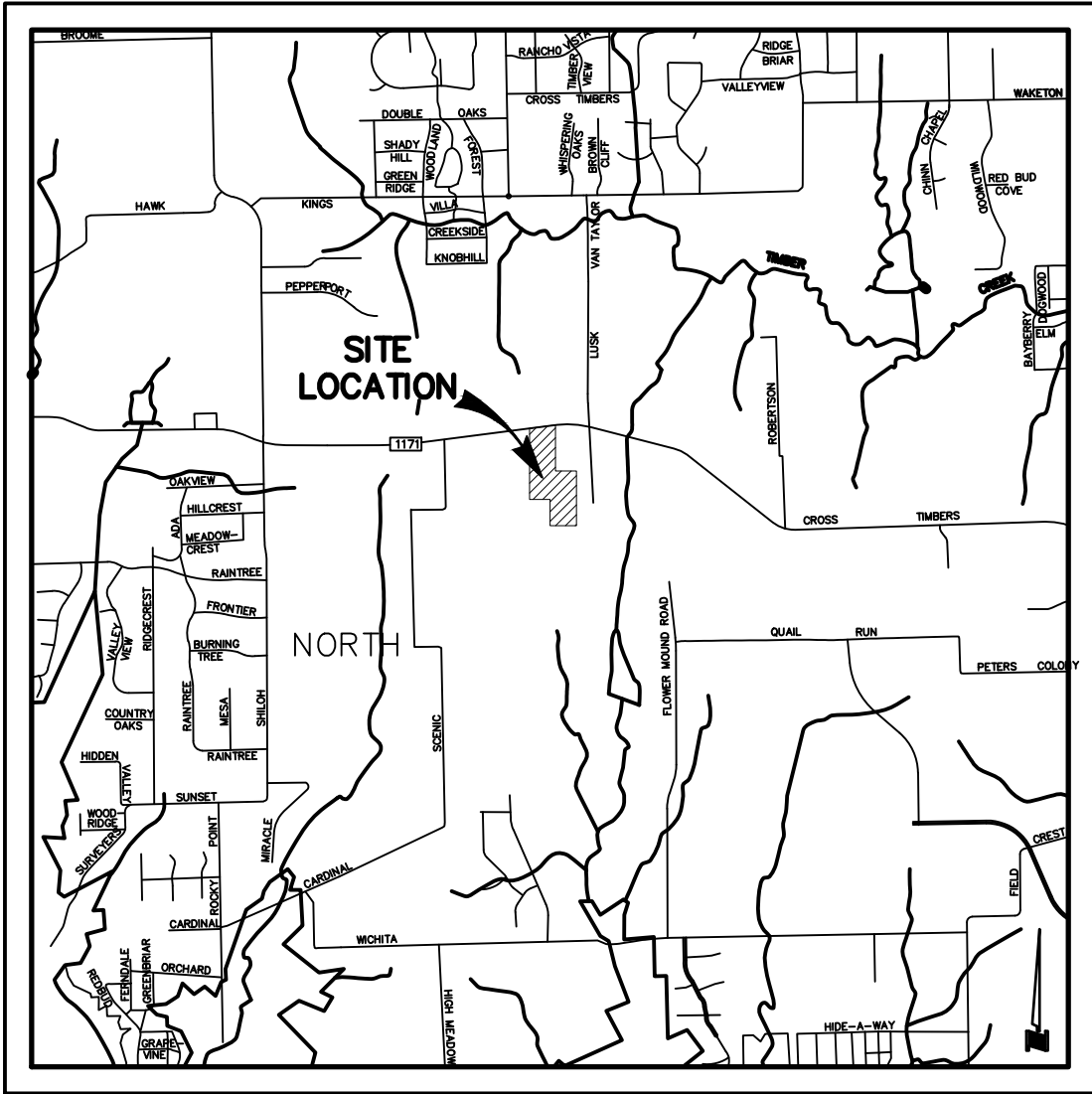
1. IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE TOWN OF FLOWER MOUND. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS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

CONSTRUCTION PLANS

LANDSCAPE & SCREENING

~Townlake Ph. 5 & 6~

Town of Flower Mound
Denton County, Texas



LOCATION MAP
NOT TO SCALE

SHEET INDEX

HS1	OVERALL LAYOUT PLAN
HS2 - HS14	HARDSCAPE PLANS
S1 - S4	HARDSCAPE DETAILS
TX1 - TX2	TXDOT STANDARD DETAILS
L1 - L13	LANDSCAPE PLANS
L14	LANDSCAPE DETAILS
IR1-IR13	IRRIGATION PLANS
IR14-IR15	IRRIGATION DETAILS

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.

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: X - 3" CALIPER TREES IN ODD NUMBER DRIFTS

WALSINGHAM DRIVE (SCENIC ROADWAY CONNECTOR)

- 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
1,140 LF OF FRONTAGE / 25 LF = 46 - 3" CAL. TREES REQUIRED.
PROVIDED: X - 3" CALIPER TREES IN ODD NUMBER DRIFTS

SCENIC DRIVE (RURAL COLLECTOR)

- 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
1,146 LF OF FRONTAGE / 25 LF = 46 - 3" CAL. TREES REQUIRED.
PROVIDED: X - 3" CALIPER TREES IN ODD NUMBER DRIFTS

Submittal 11-19-2021



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469-635-1900

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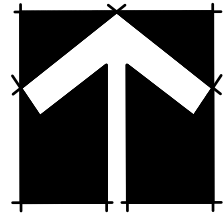


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February 25, 2022



NORTH



1" = 200' - 0"

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One Inch

LANDSCAPE AND SCREENING

Overall Layout Plan

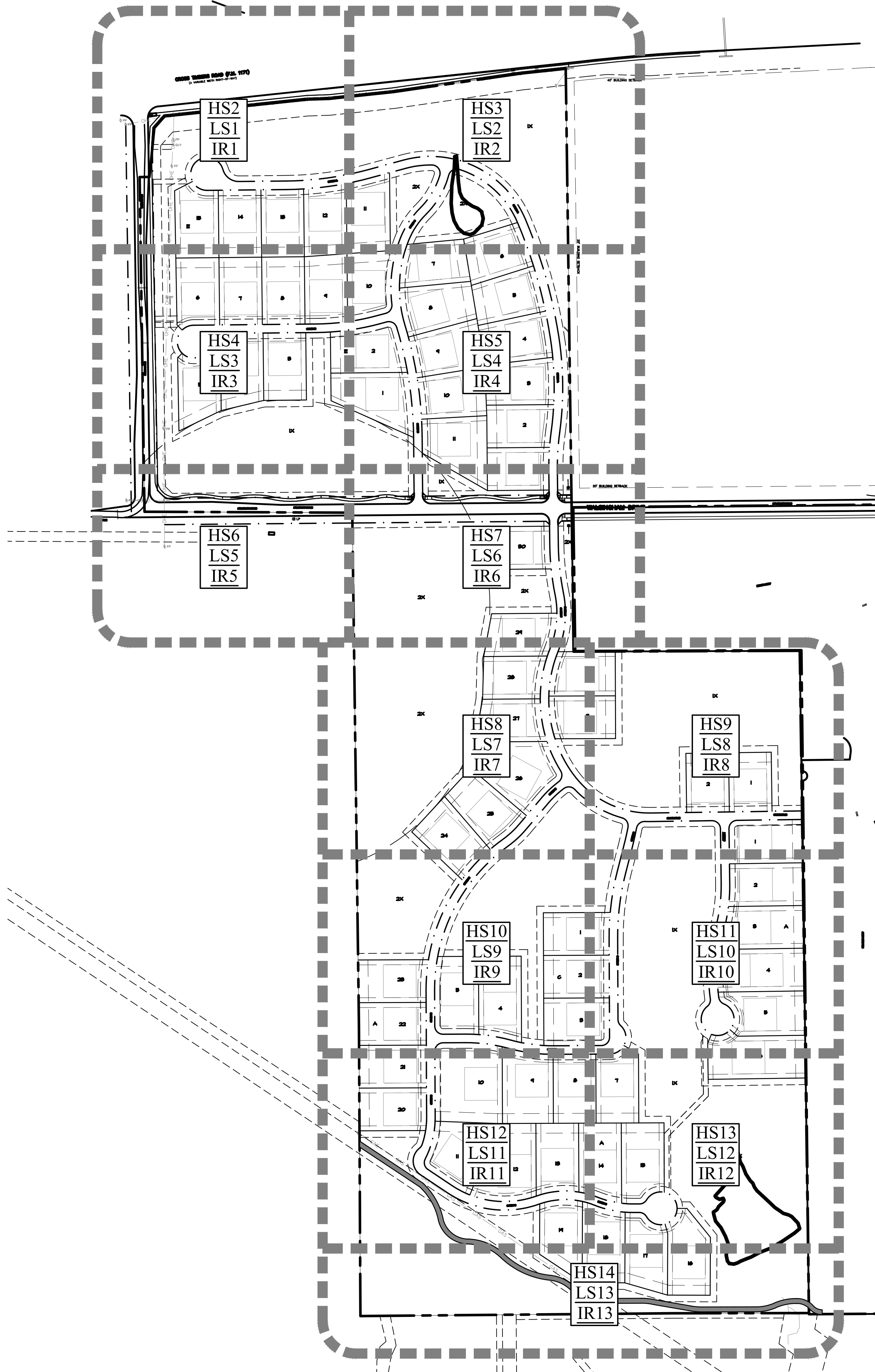
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

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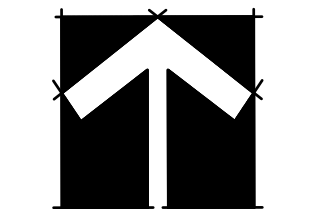


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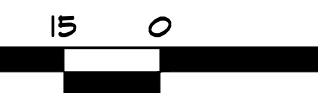
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NORTH



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

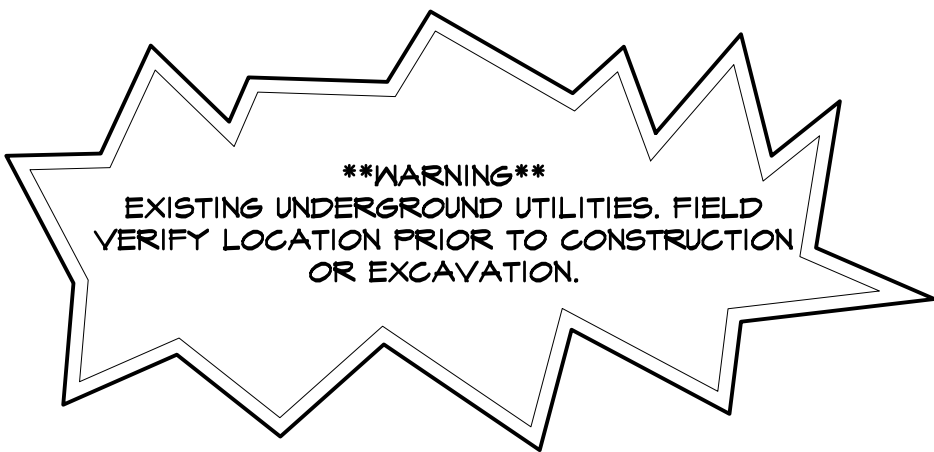
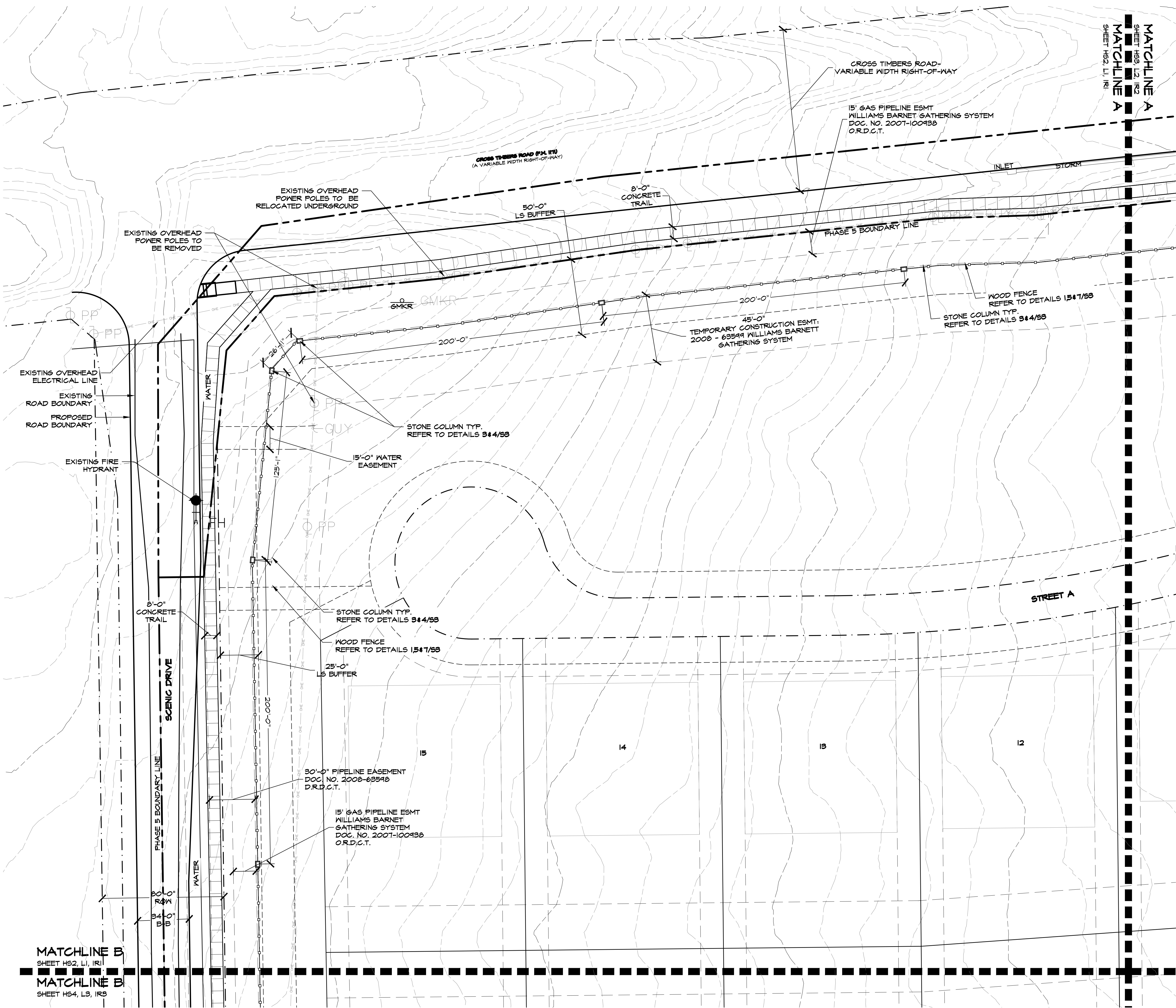
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

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ACCESSIBILITY GENERAL NOTES

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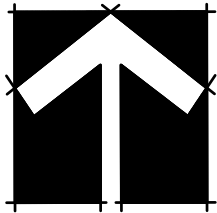


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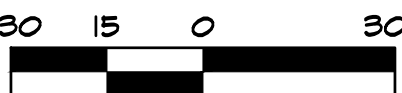
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February 25, 2022



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LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

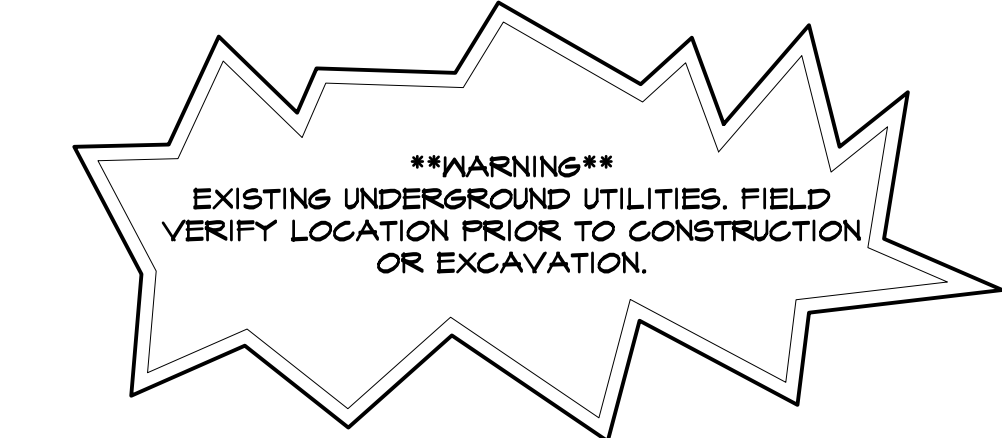
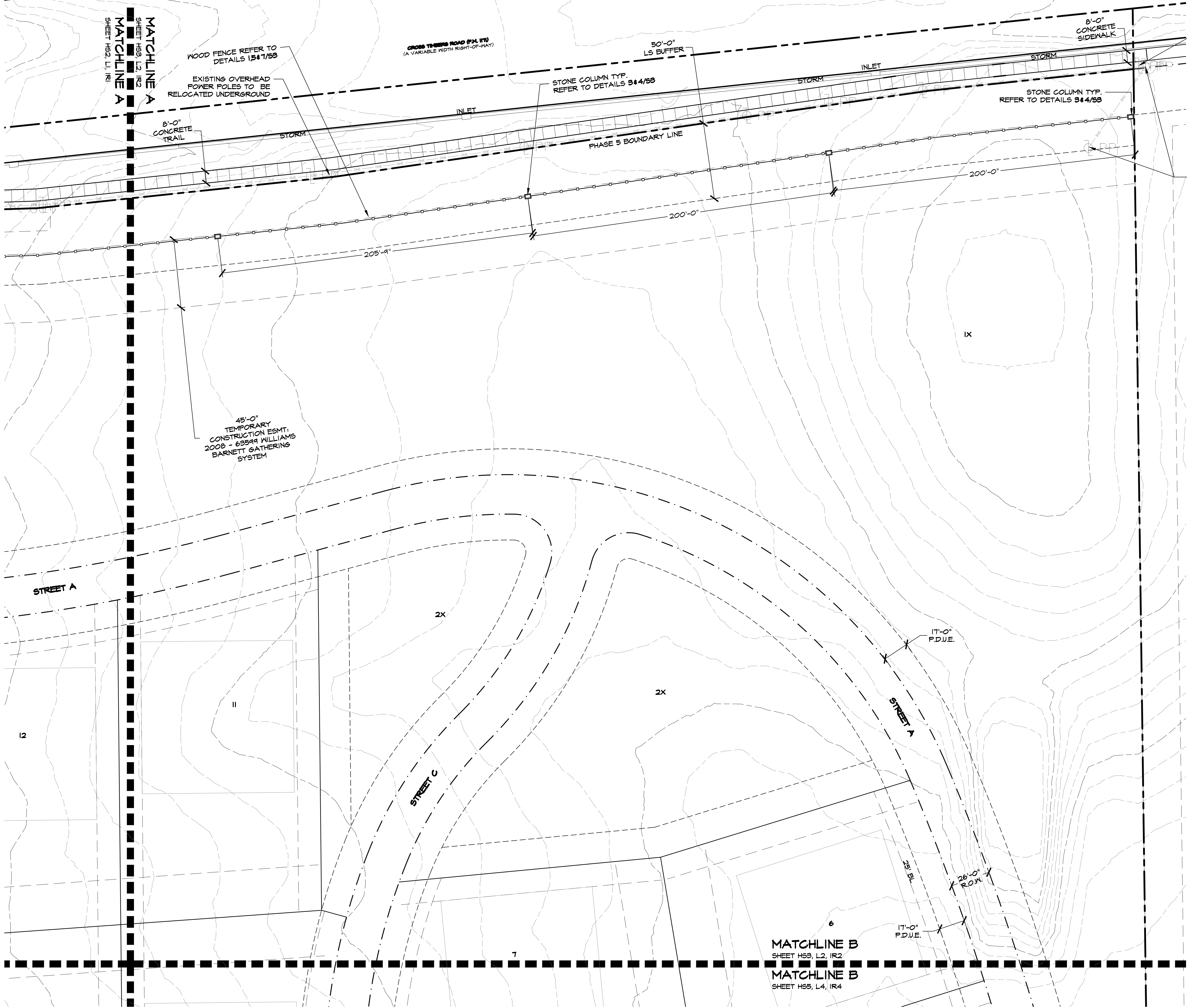
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TBI018

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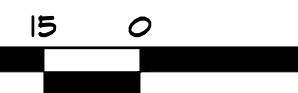
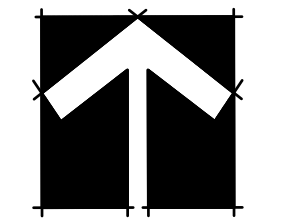


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February 25, 2022



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LANDSCAPE AND SCREENING

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

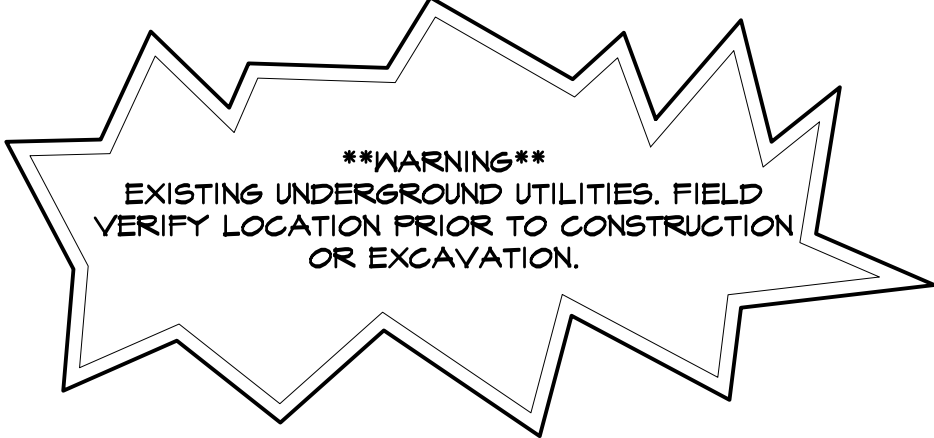
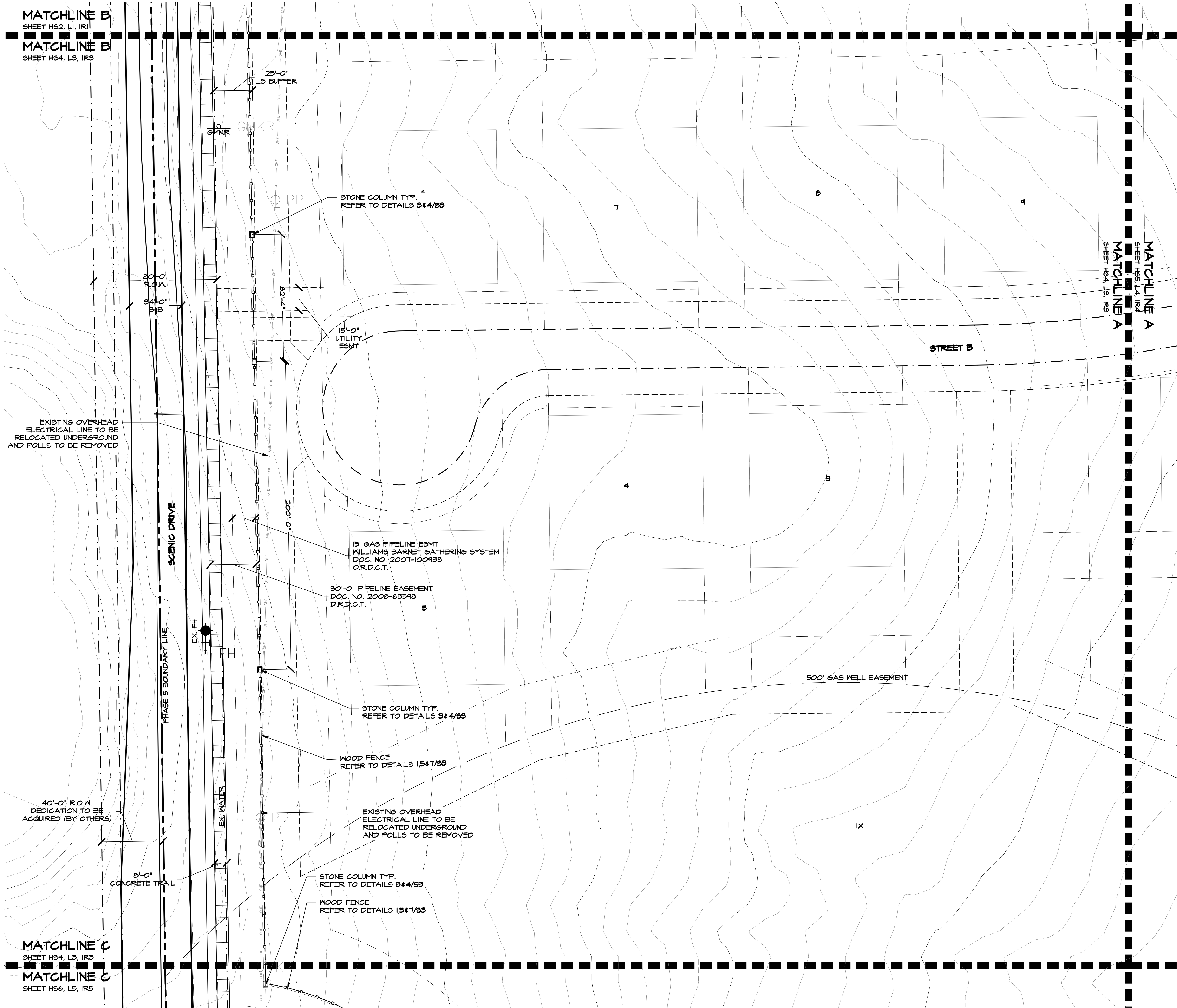
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TBI018

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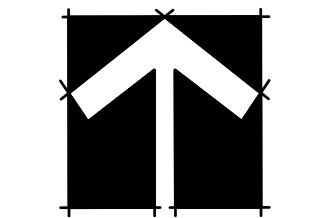


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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

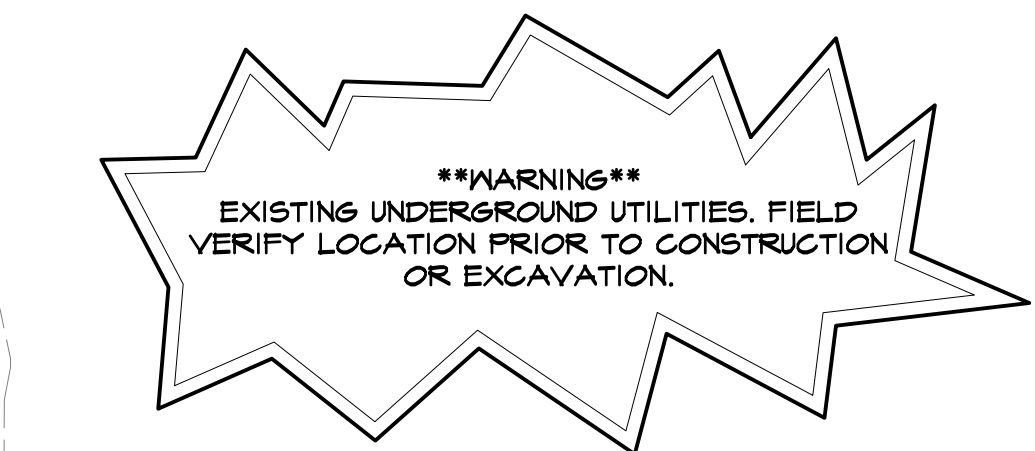
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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MATCHLINE B
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

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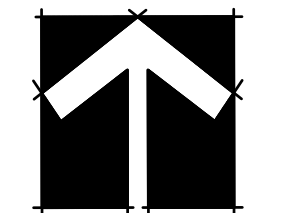


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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

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

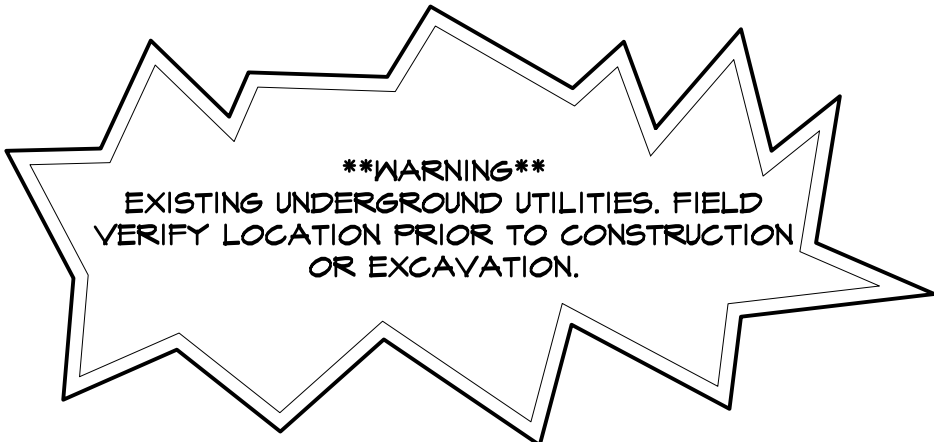
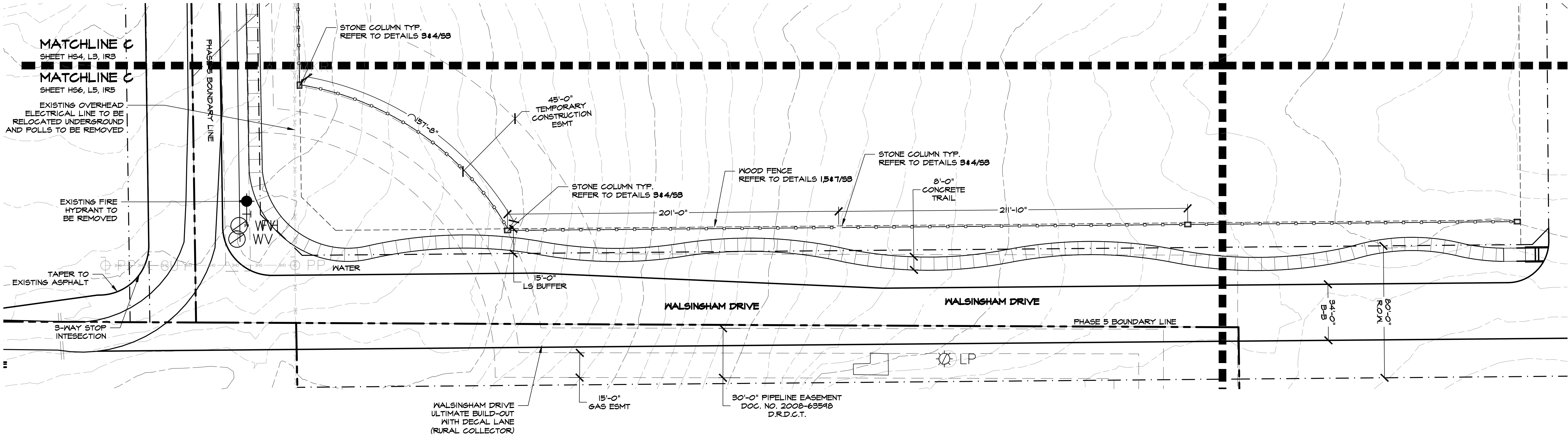
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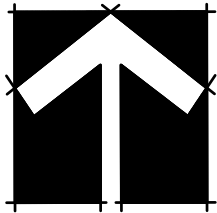


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February 25, 2022



NORTH

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

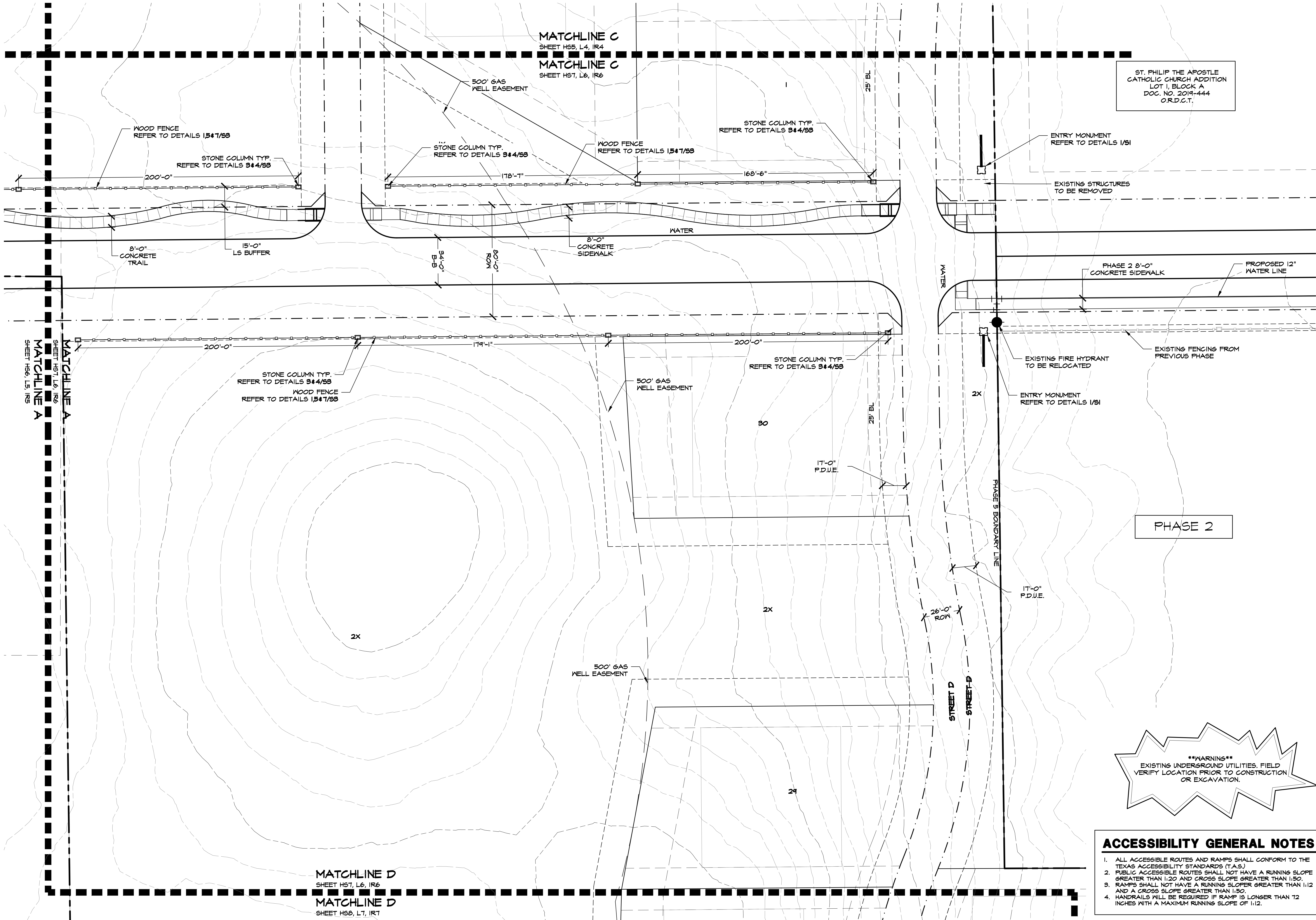
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

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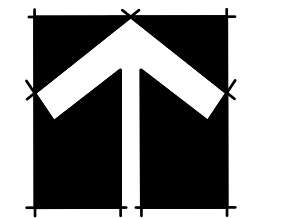
SHEET
HS7 of 14



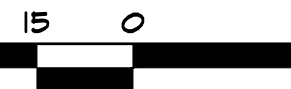
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Februaru 25. 2022.



NORTH


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Hardscape Layout

Hardscape Layout
Townlake, Ph. 5

Hardscape Layout

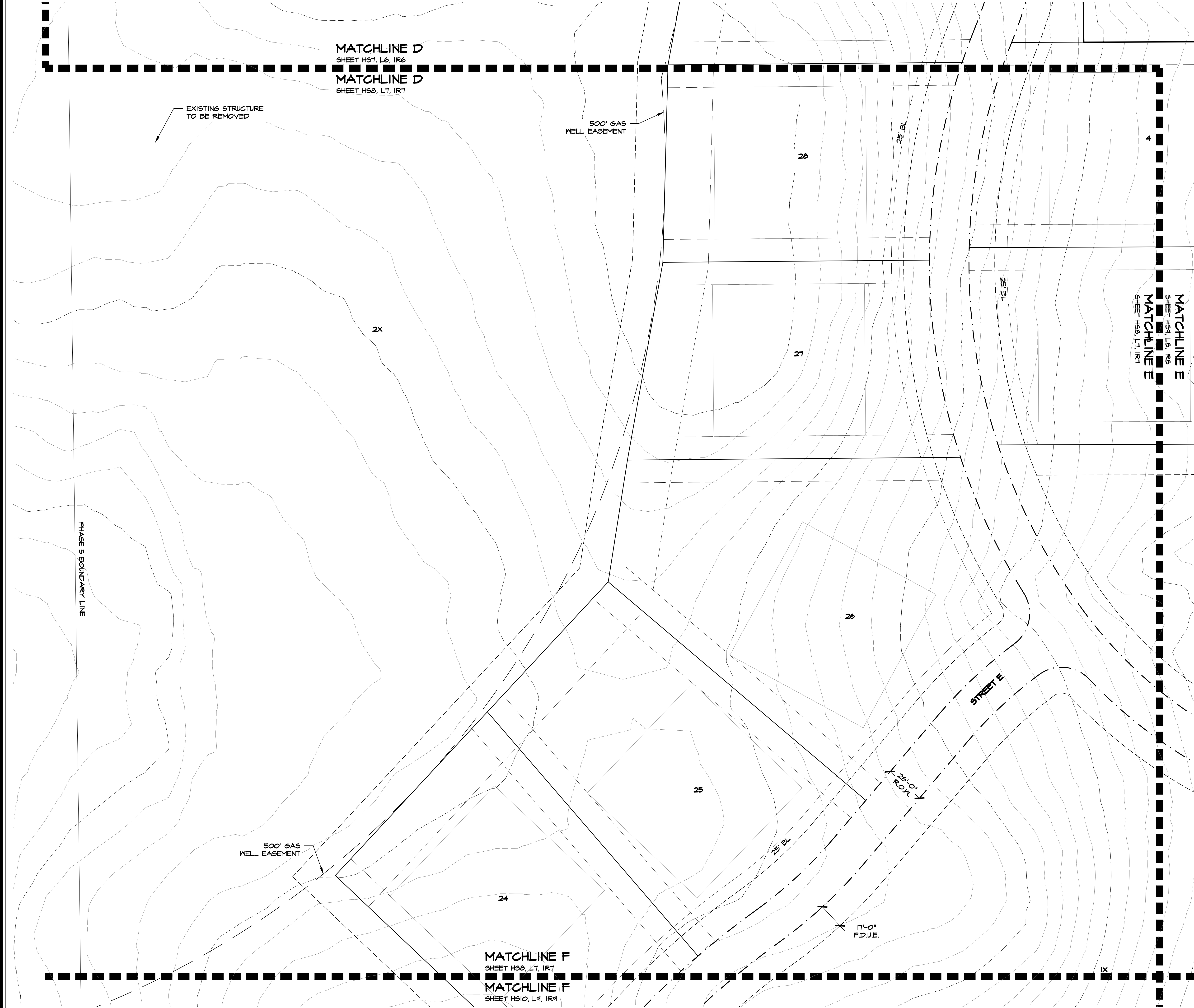
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Town of Flower Mound, Denton County, Texas

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TBI018

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

ACCESSIBILITY GENERAL NOTES

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4. HANDRAILS WILL BE REQUIRED IF RAMP IS LONGER THAN 72 INCHES WITH A MAXIMUM RUNNING SLOPE OF 1:12.

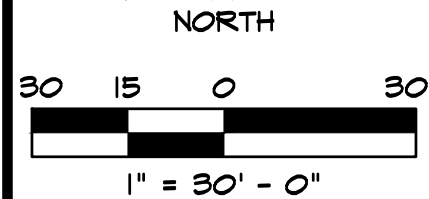
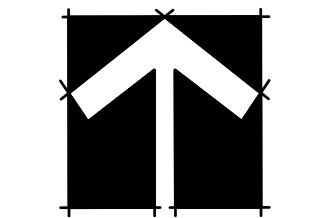


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469-635-1900

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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

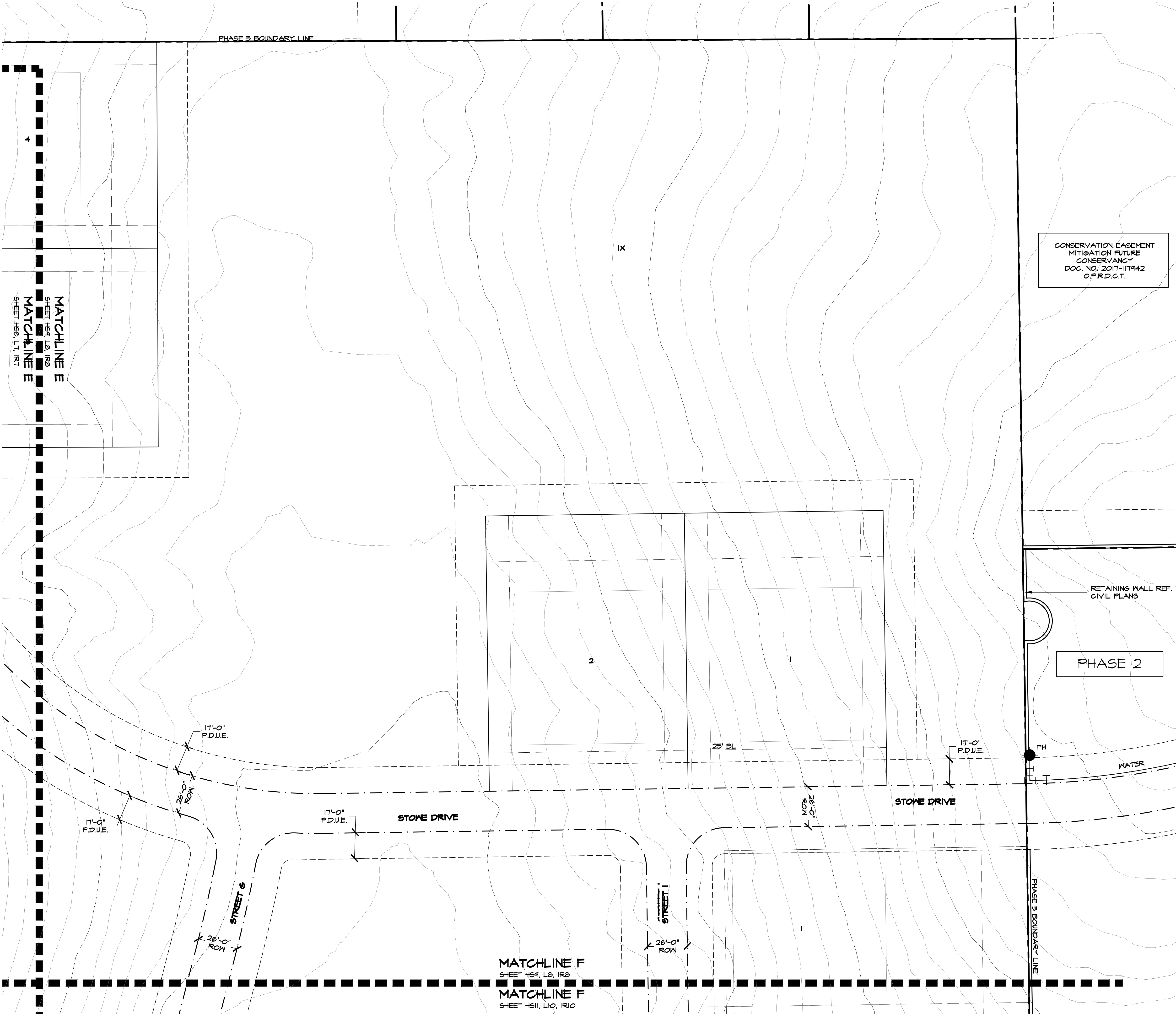
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

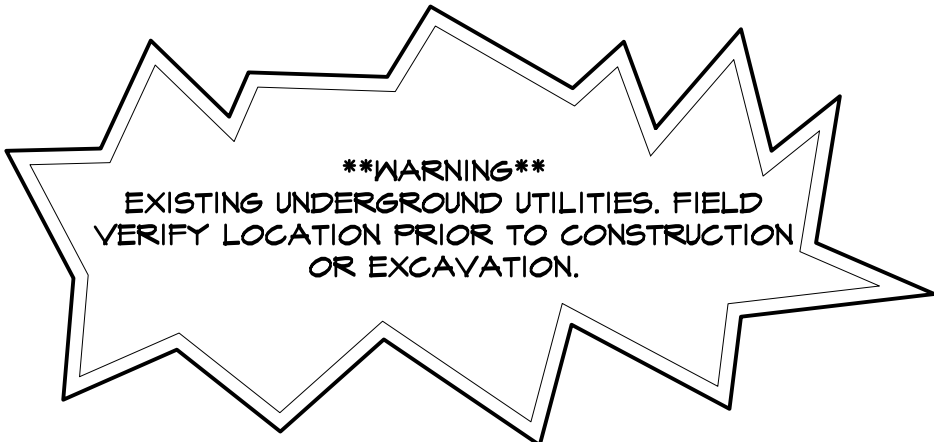
PROJECT
TBI018

SHEET
HS9 of 14



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

PHASE 2



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.
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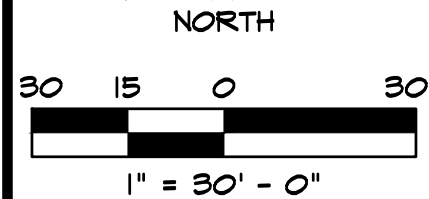
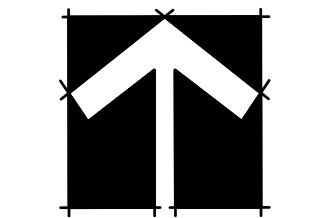


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One Inch

LANDSCAPE AND SCREENING

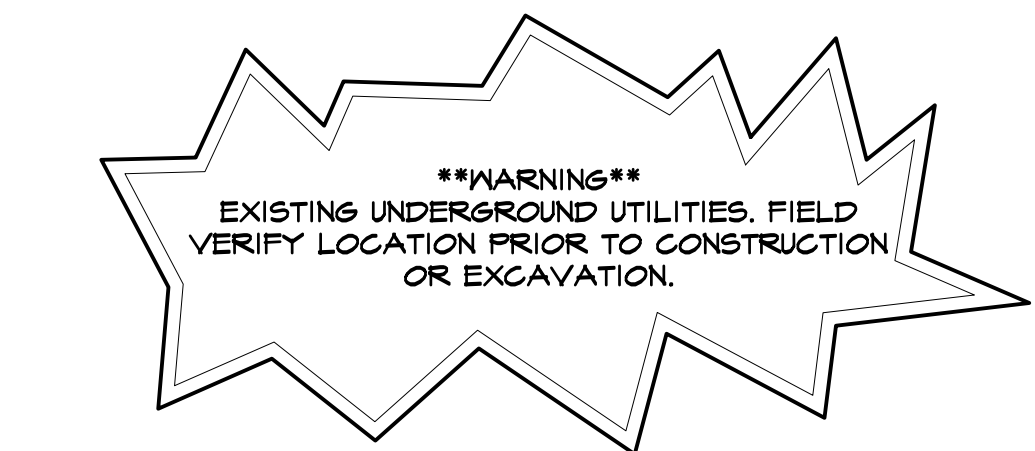
Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

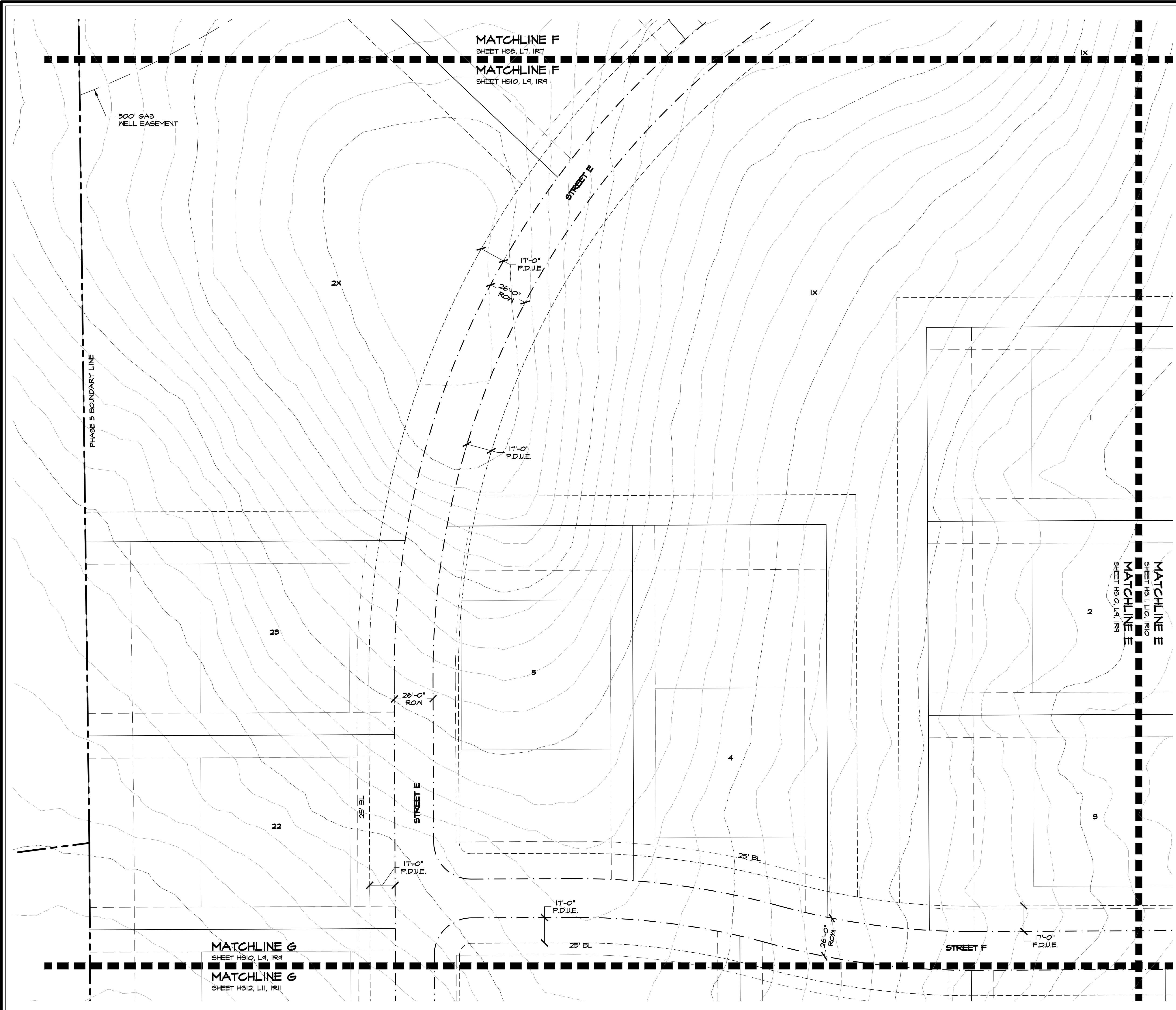
#	0
PROJECT	TBI018
SHEET	HS10 of 14



ACCESSIBILITY GENERAL NOTES

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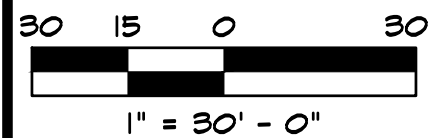
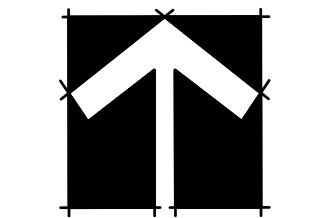


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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

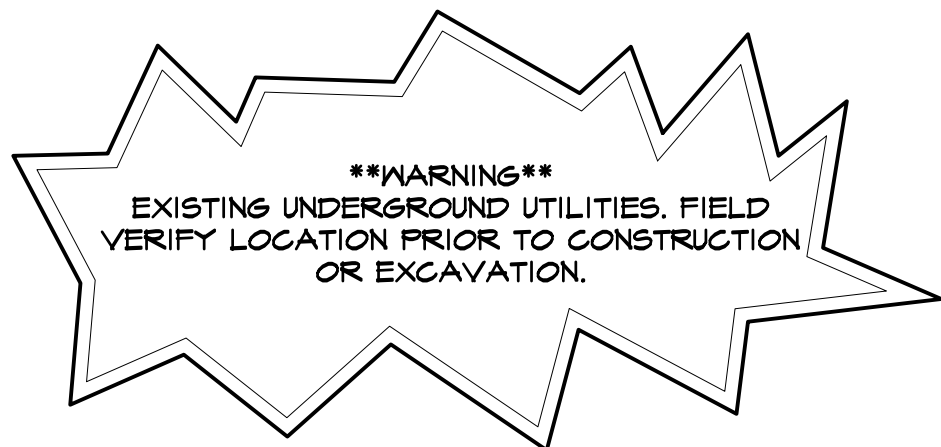
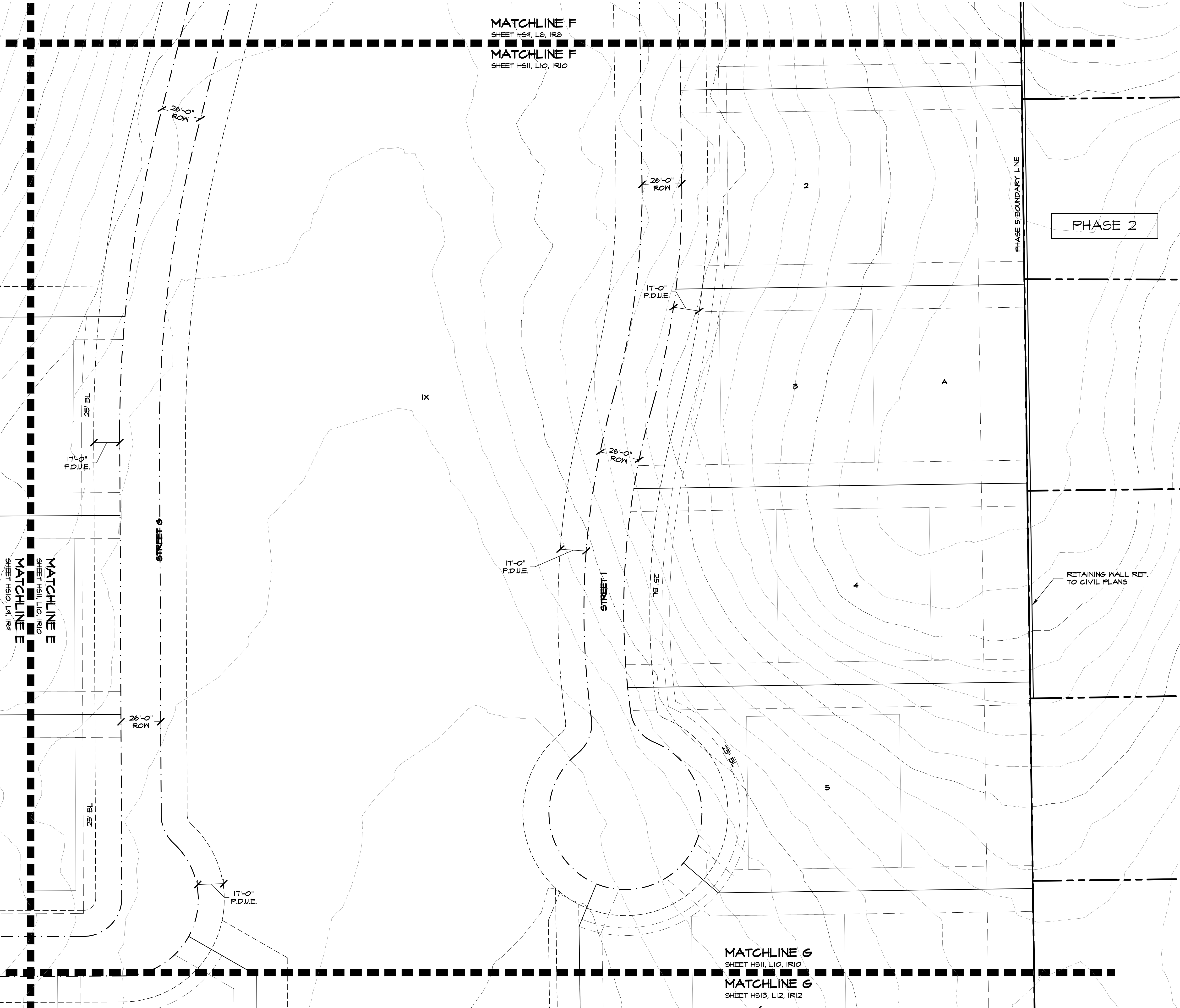
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
HS11 of 14

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

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

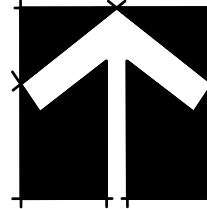


ACCESSIBILITY GENERAL NOTES

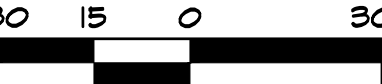
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Februaru 25. 2022.



NOR-


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

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

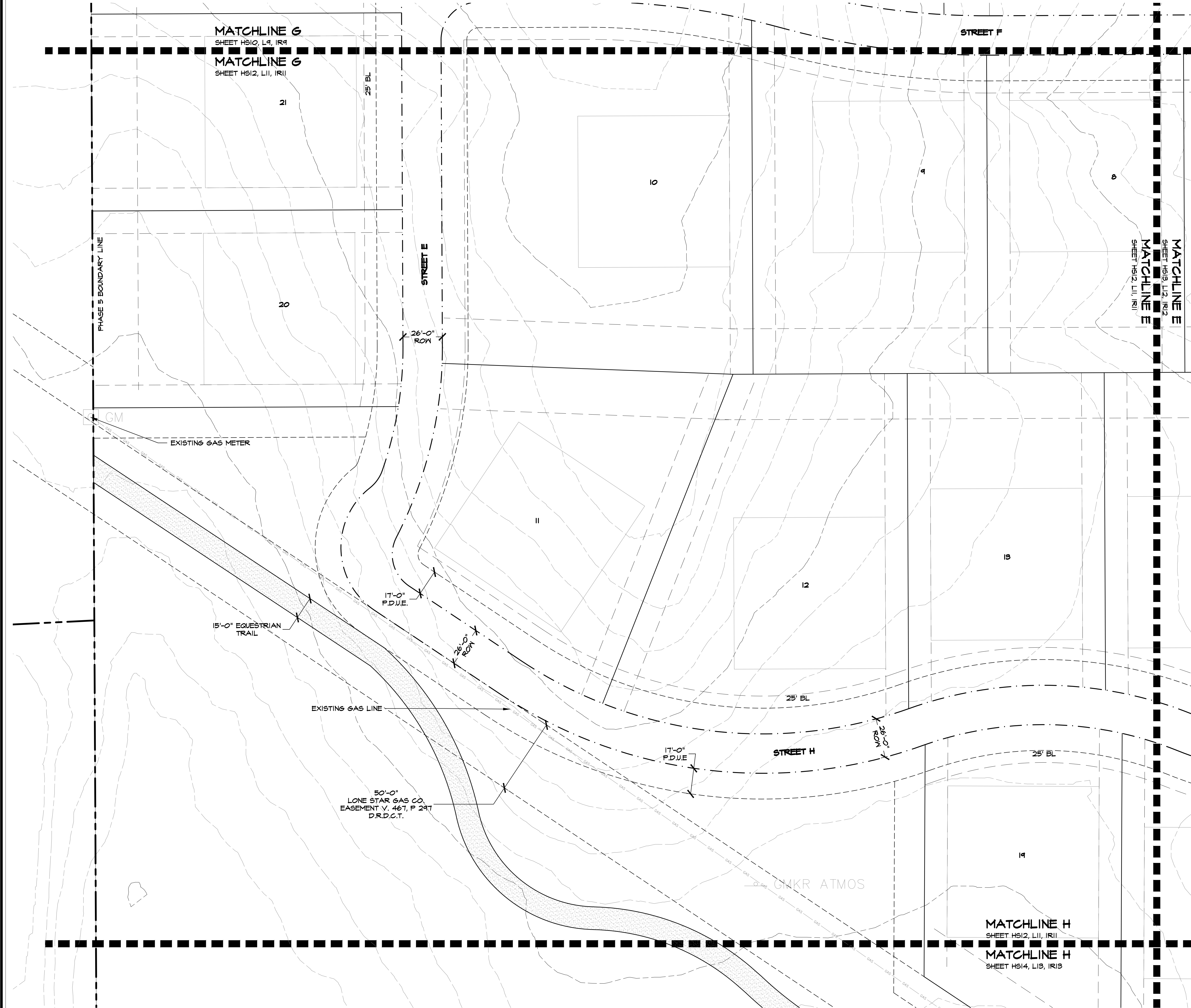
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PROJECT

TBI018

SHEET

HS12 of 14



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****WARNING****
UNDERGROUND UTILITIES
EXISTENCE NOT KNOWN
VERIFY LOCATION AND DEPTH
BEFORE EXCAVATION.

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

Plotted by: Station17 Plot Date: 7/28/2022 12:53 PM

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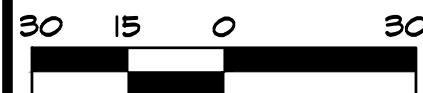
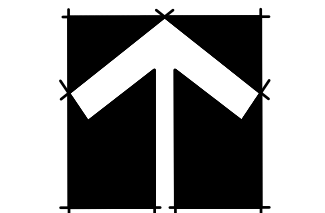


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February 25, 2022



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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

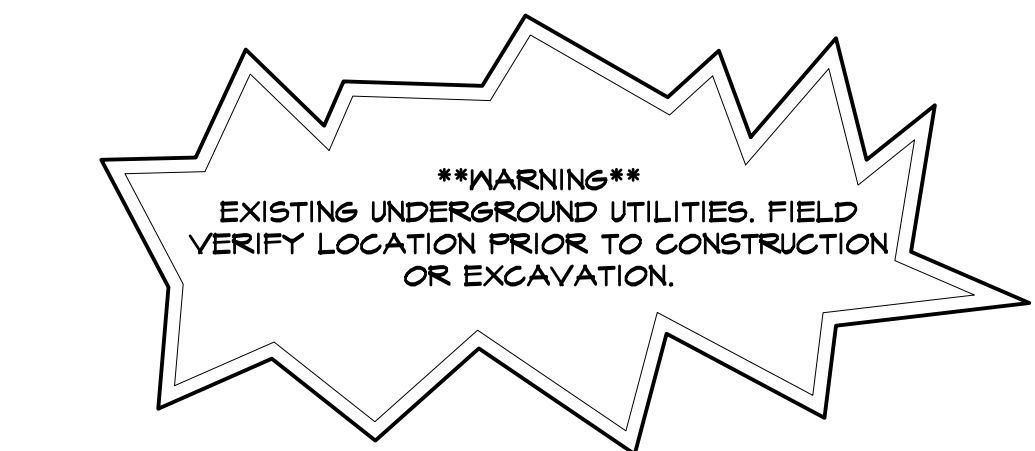
Townlake, Ph. 5

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

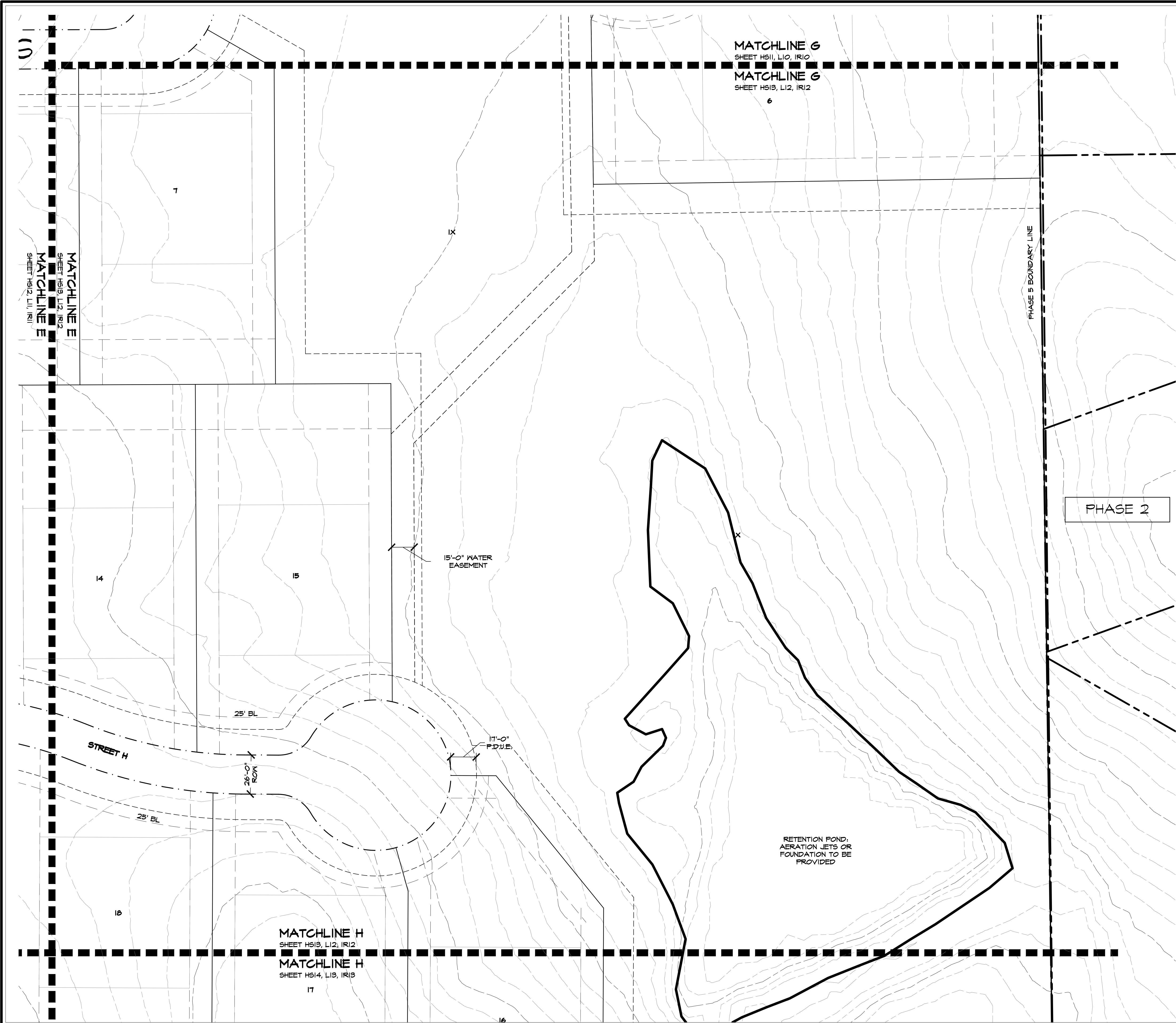
PROJECT
TBI018

SHEET
HS13 of 14



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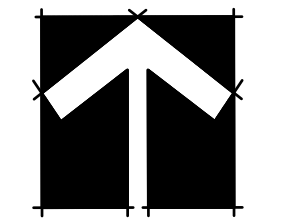


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February 25, 2022



NORTH



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LANDSCAPE AND SCREENING

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

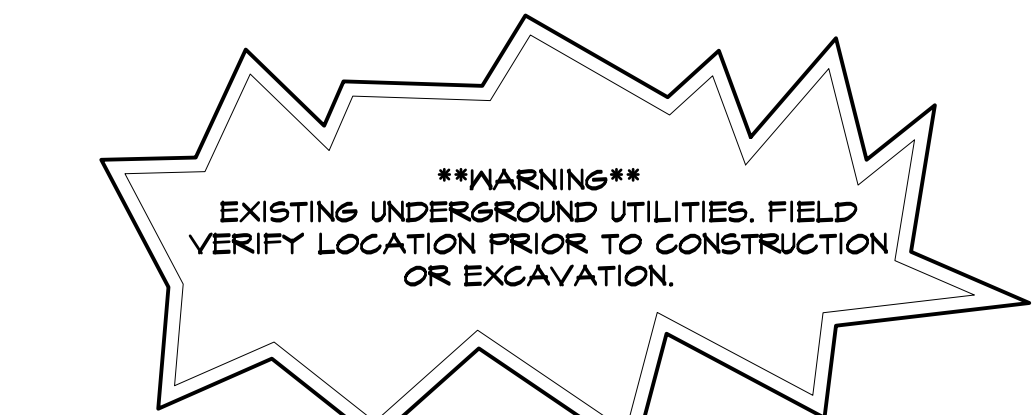
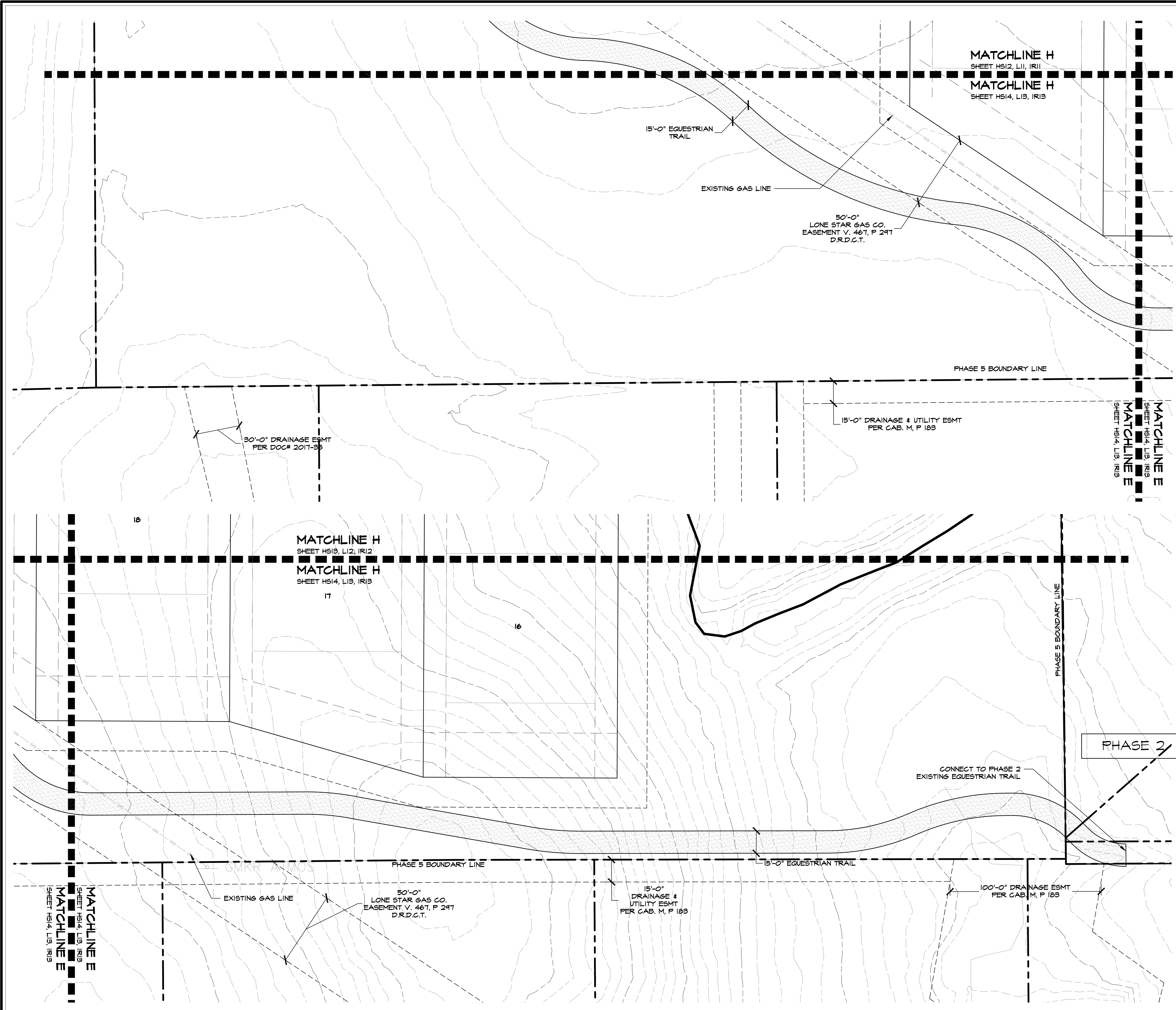
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

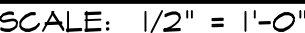
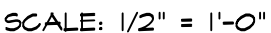
SHEET
HS14 of 14

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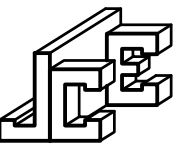


1

BRICK THIN-WALL NOTES

1. 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 AVOIDING AND PROTECTING ALL UTILITIES AND STRUCTURES SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
2. ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI 28 DAYS.
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.
4. WOOD MATERIAL FOR FENCE
 - 4.1. STRINGERS- CEDAR, #2 GRADE OR BETTER.
 - 4.2. PICKETS- CEDAR, #2 GRADE OR BETTER.
 - 4.3. CAPS- CEDAR, #2 GRADE OR, BETTER
 - 4.4. ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
5. ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC., ARE TO BE HOT DIPPED GALVANIZED.
6. ALL FASTENERS TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS, STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREW WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
7. ALL CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT ERECT 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. MIXER ALL EXPOSED FINISHED JOINTS.
8. ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
9. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.

S1



JORDAN CONSULTING
ENGINEERS, INC.

T&PE FIRM #443

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FOR INTERIM REVIEW
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FOR CONSTRUCTION OR
BIDDING PURPOSES.

Submittal 11-19-2021

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

One Inch

LANDSCAPE AND SCREENING

Hardscape Details

Townlake Ph.4

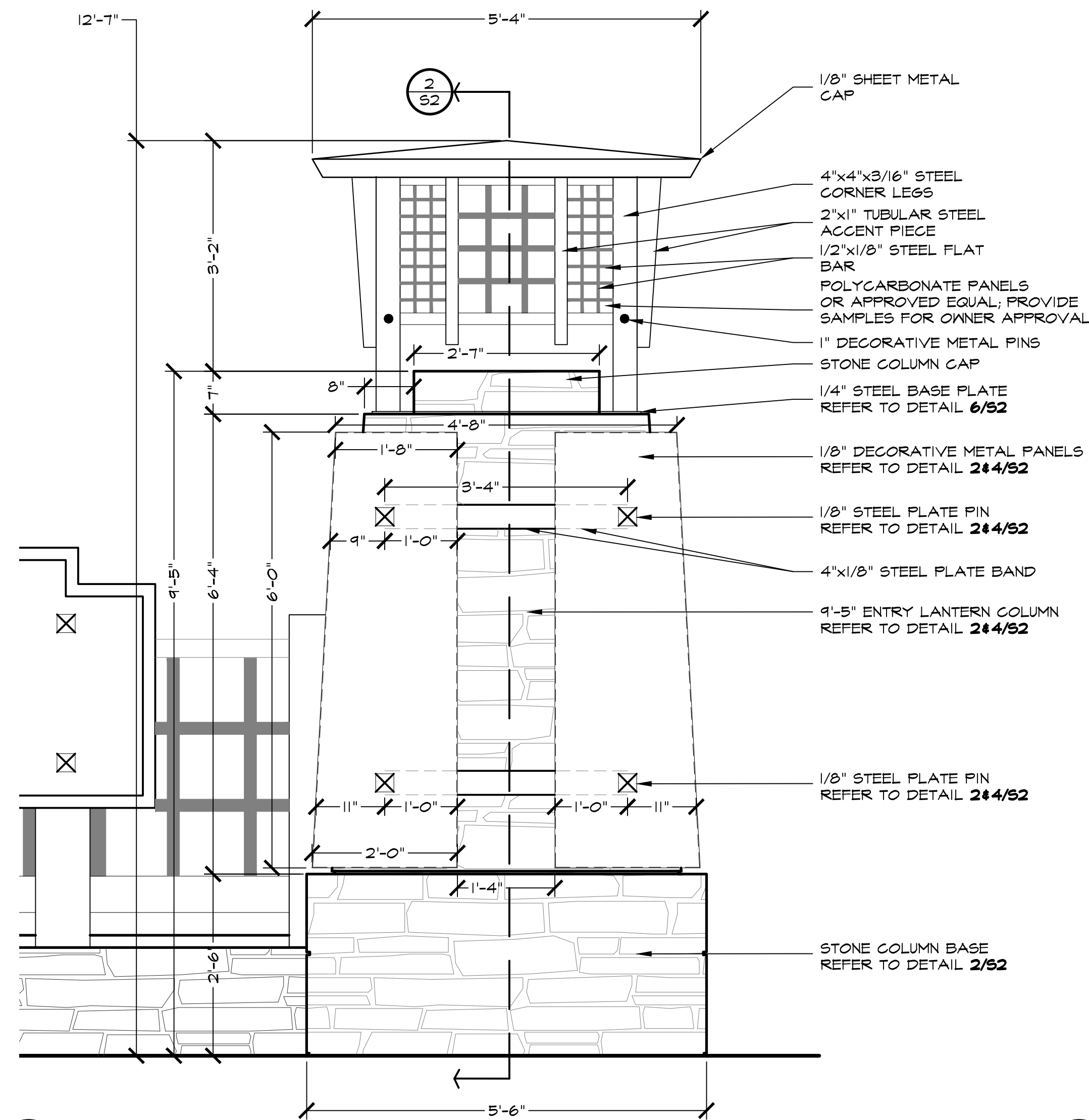
Town of Flower Mound, Denton County, Texas

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

PROJECT
TBI016

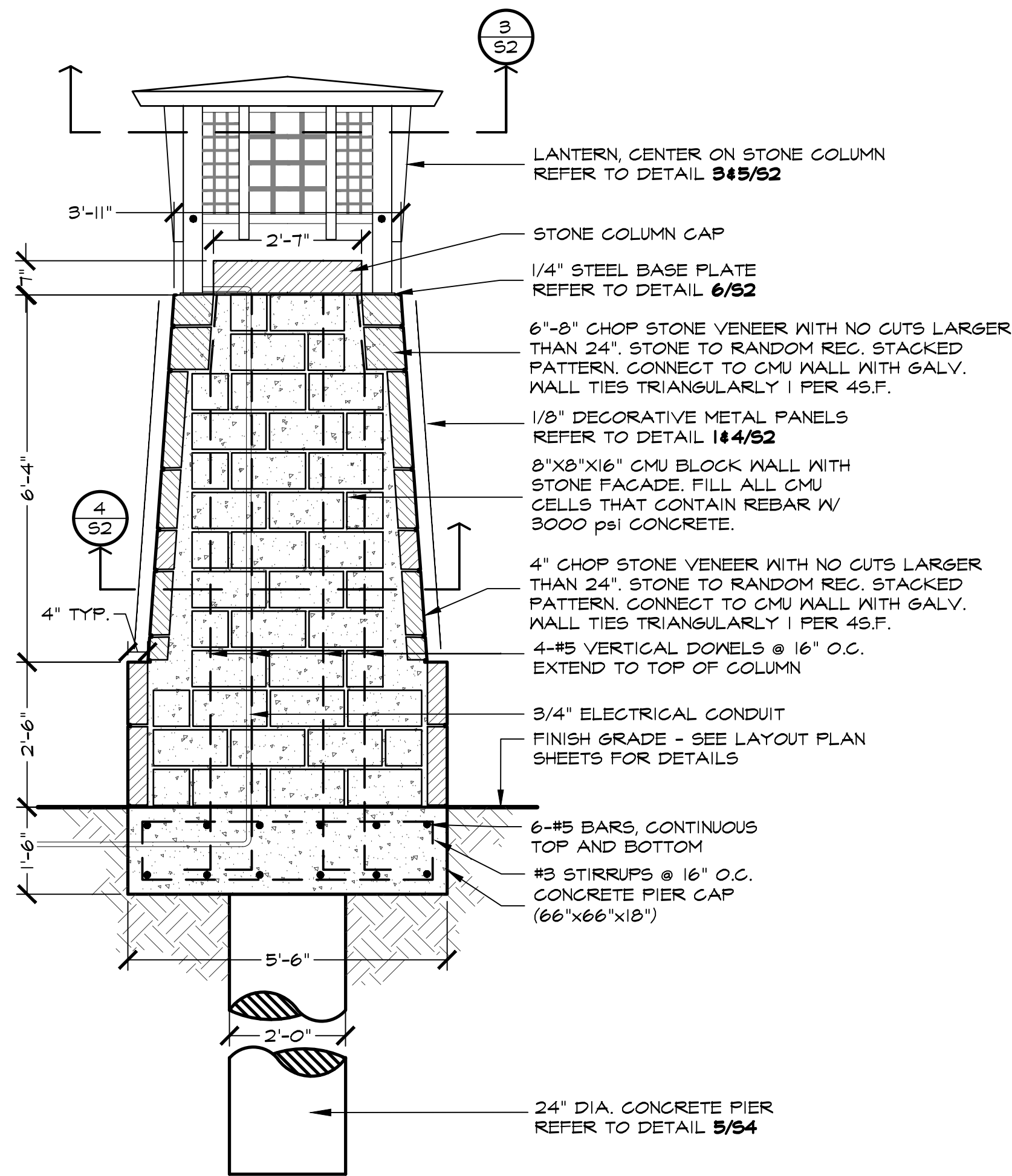
SHEET

S2 of 6



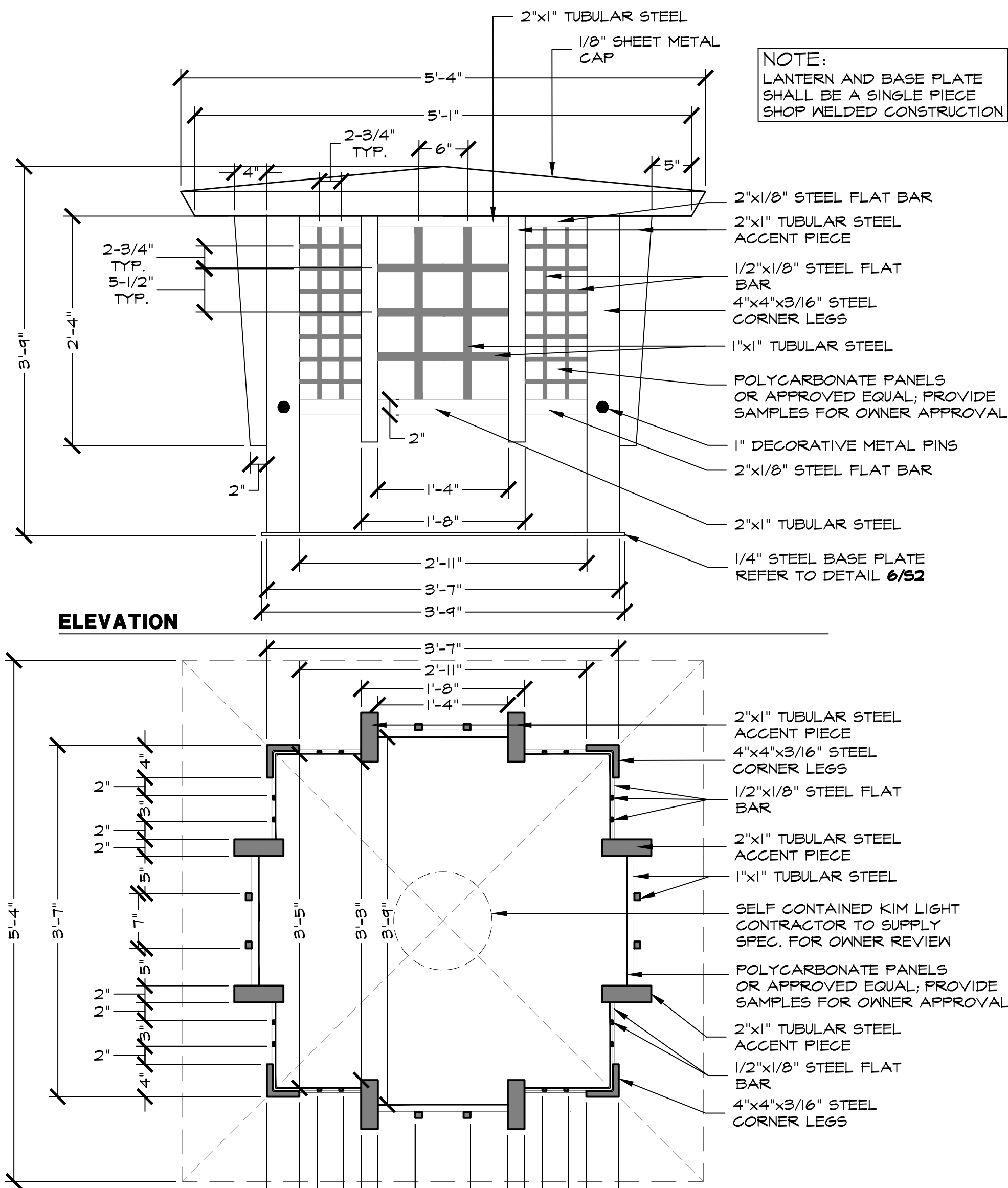
1 ENTRY LANTERN COLUMN
S2 ENLARGED ELEVATION

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



2 ENTRY LANTERN COLUMN S2 SECTION

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

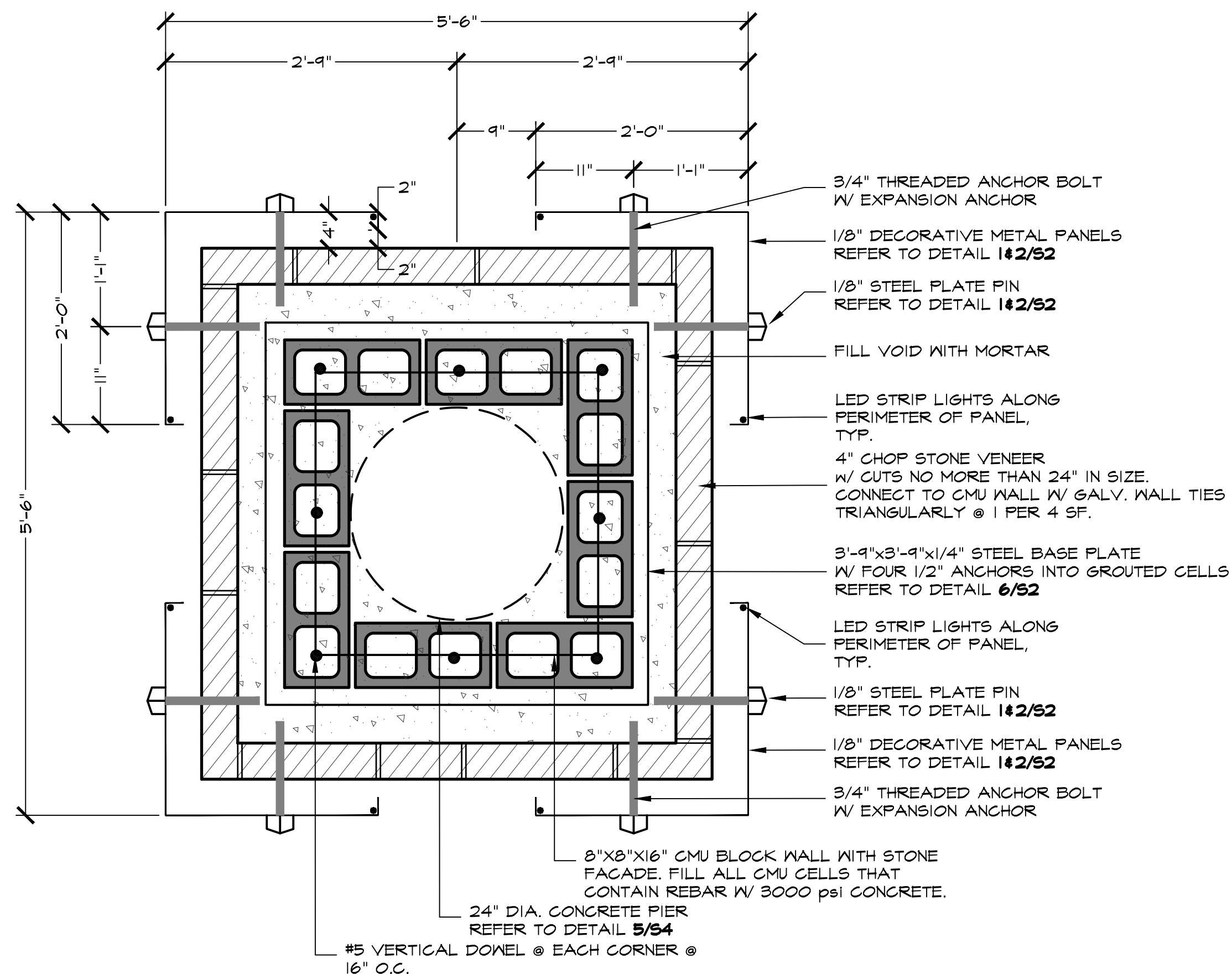


PLAN/SECTION

ENTRY LANTERN

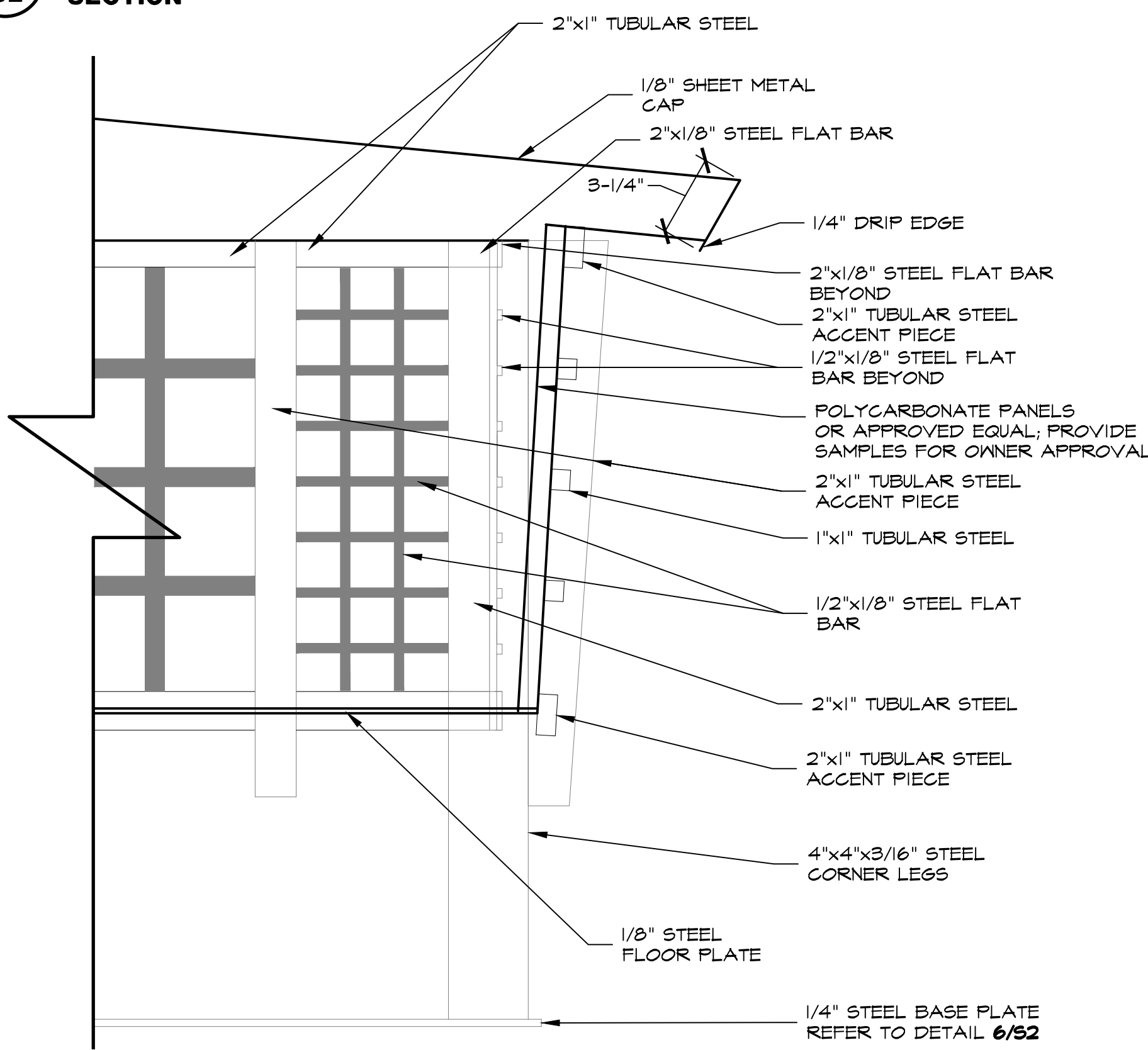
ELEVATION/PLAN/SECTION

SCALE: 1" = 1'-0"



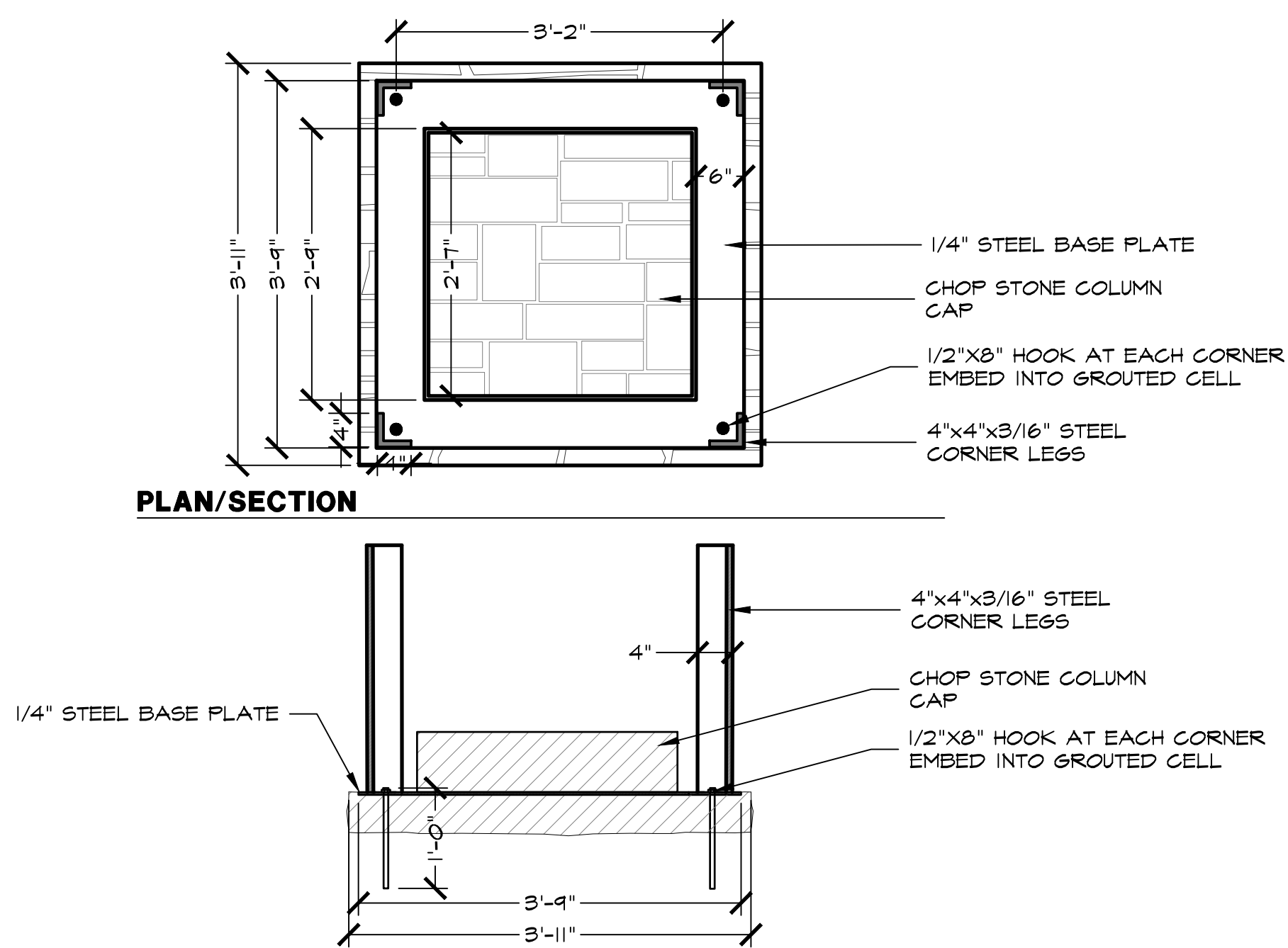
4 ENTRY LANTERN COLUMN
S2 PLAN SECTION

SCALE: 1" = 1'-0"



5 ENTRY LANTERN S2 SECTION

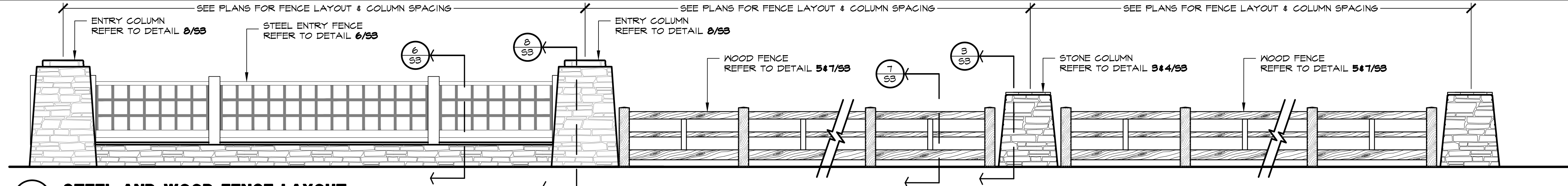
SCALE: 2" = 1'-0"



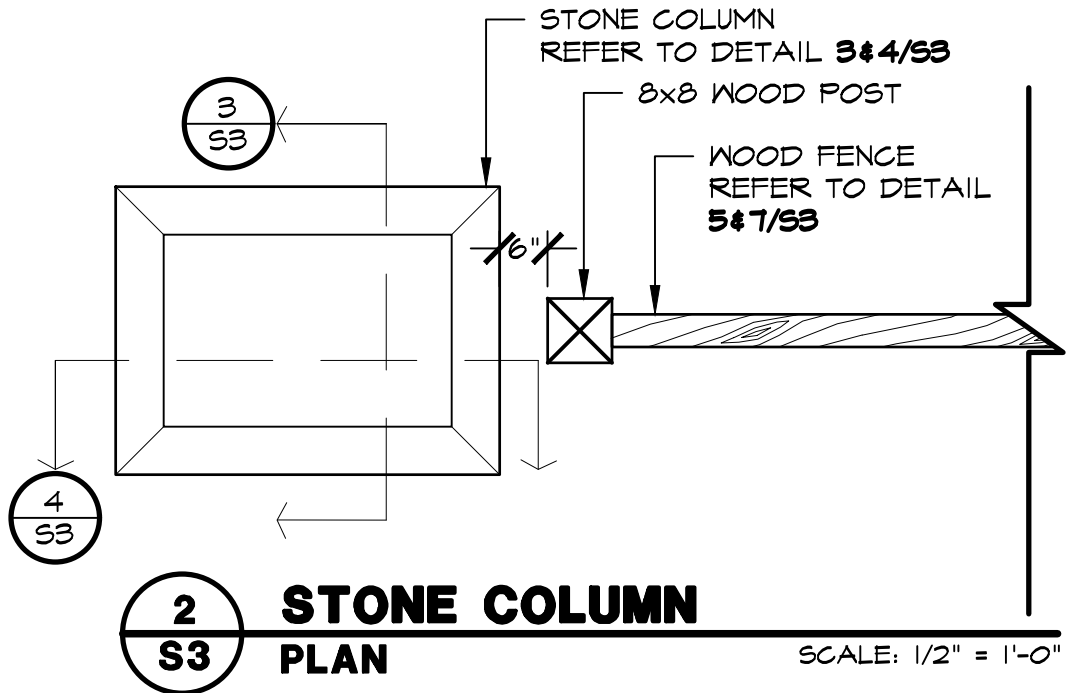
SECTION/ELEVATION
WELD PLATE ENLARGEMENT
ELEVATION/PLAN/SECTION

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

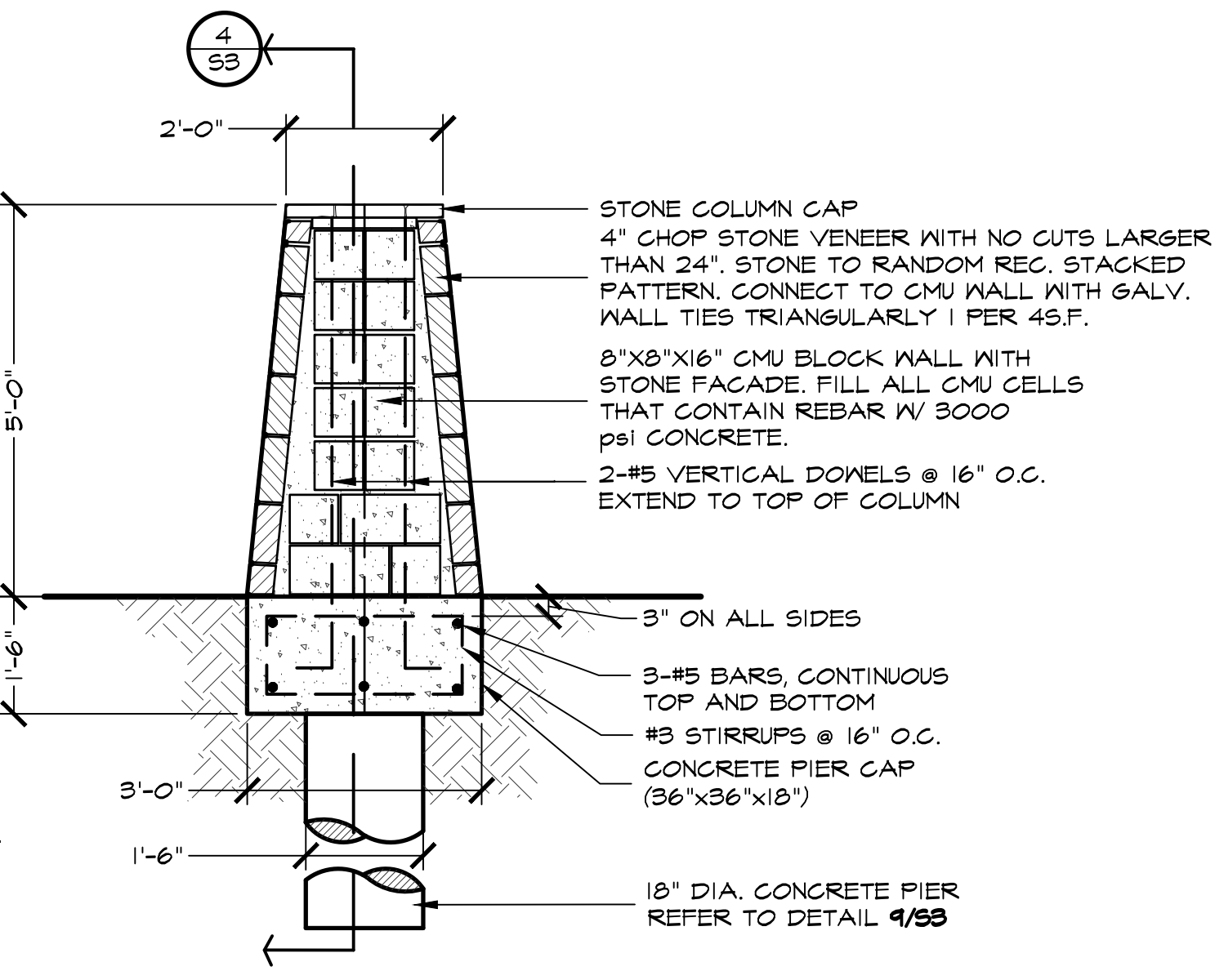
PLAN REVIEW REVISIONS	BY	DATE
Addressed Town Comments from 3-29-2019	LWR	4-8-2019
1		



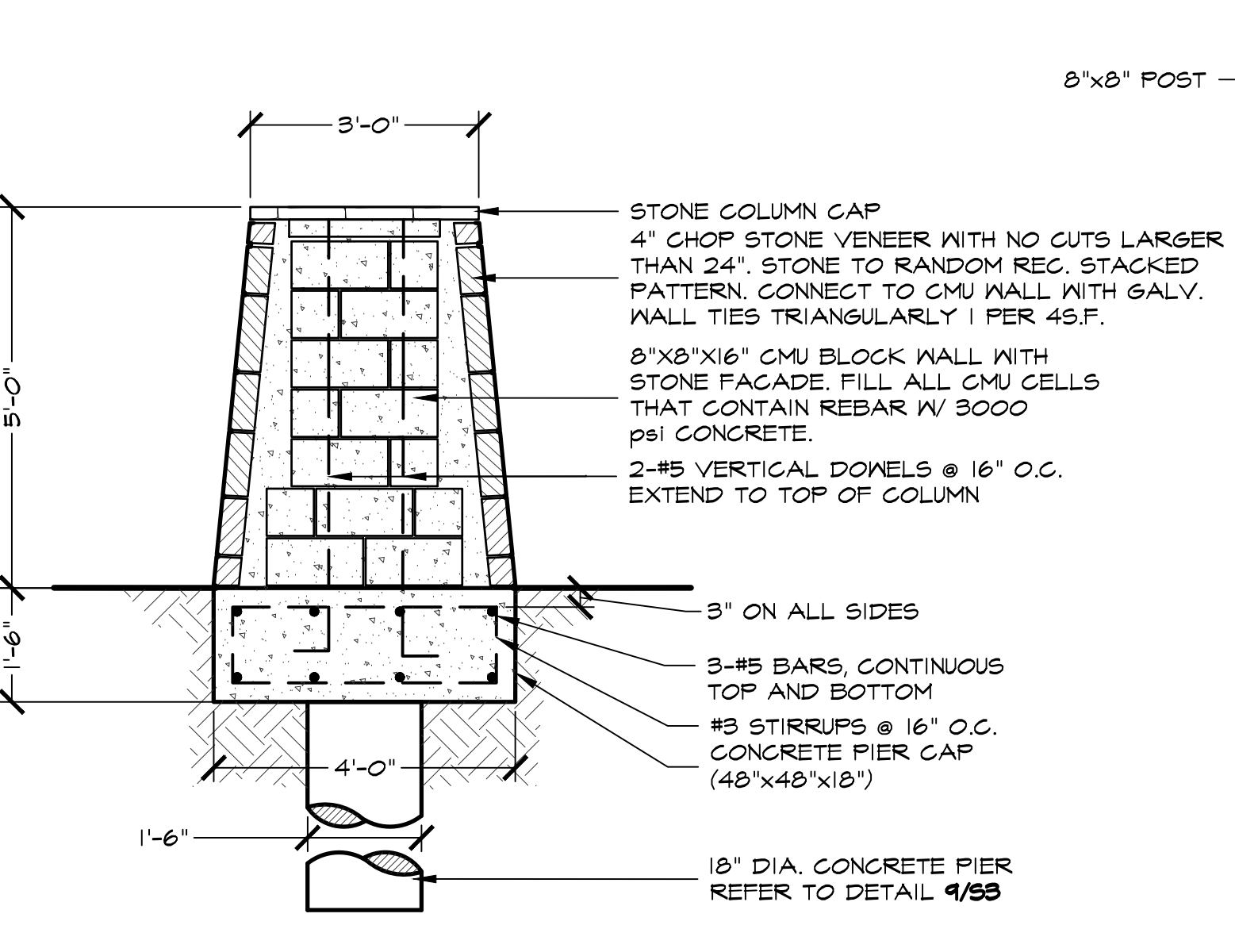
1 STEEL AND WOOD FENCE LAYOUT ELEVATION



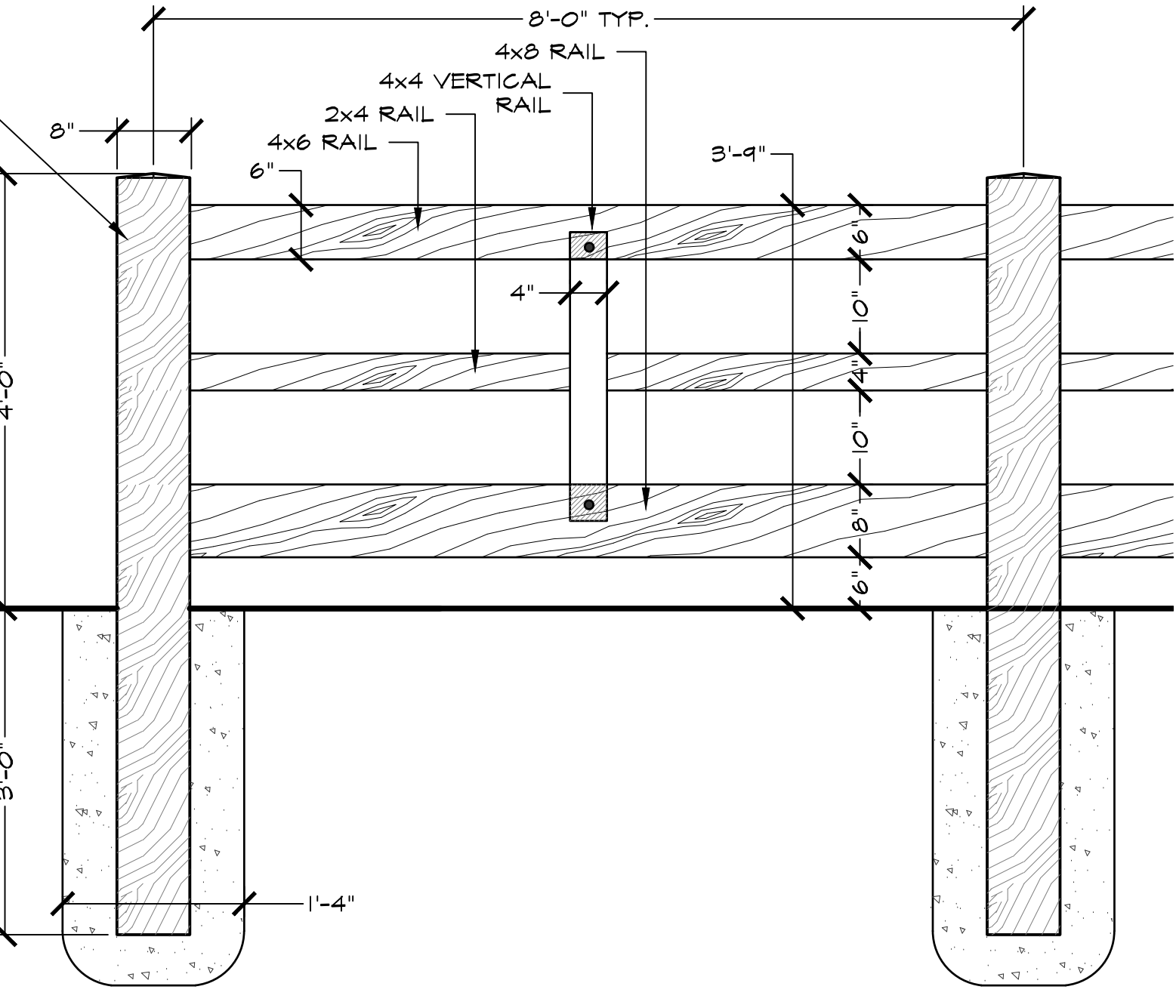
2 STONE COLUMN PLAN



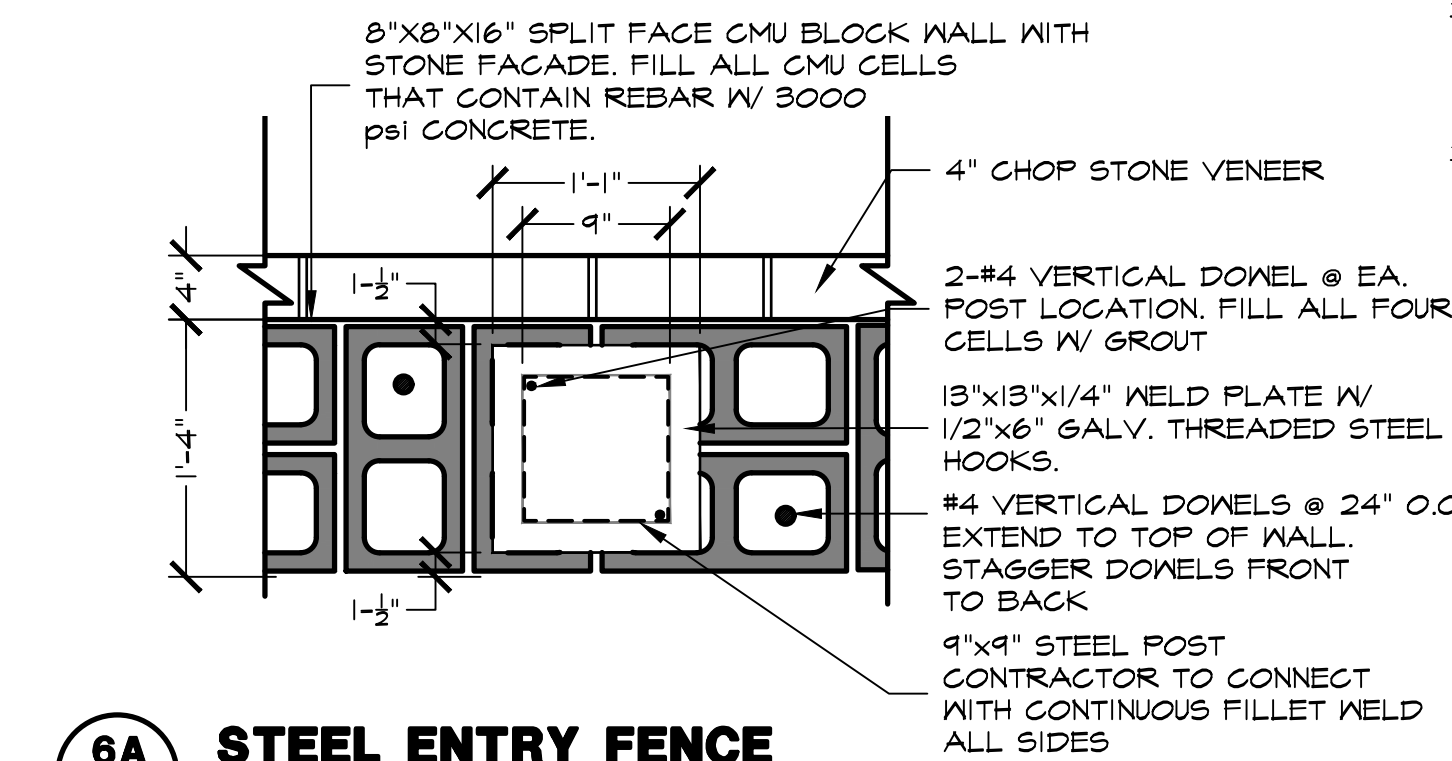
3 STONE COLUMN SECTION



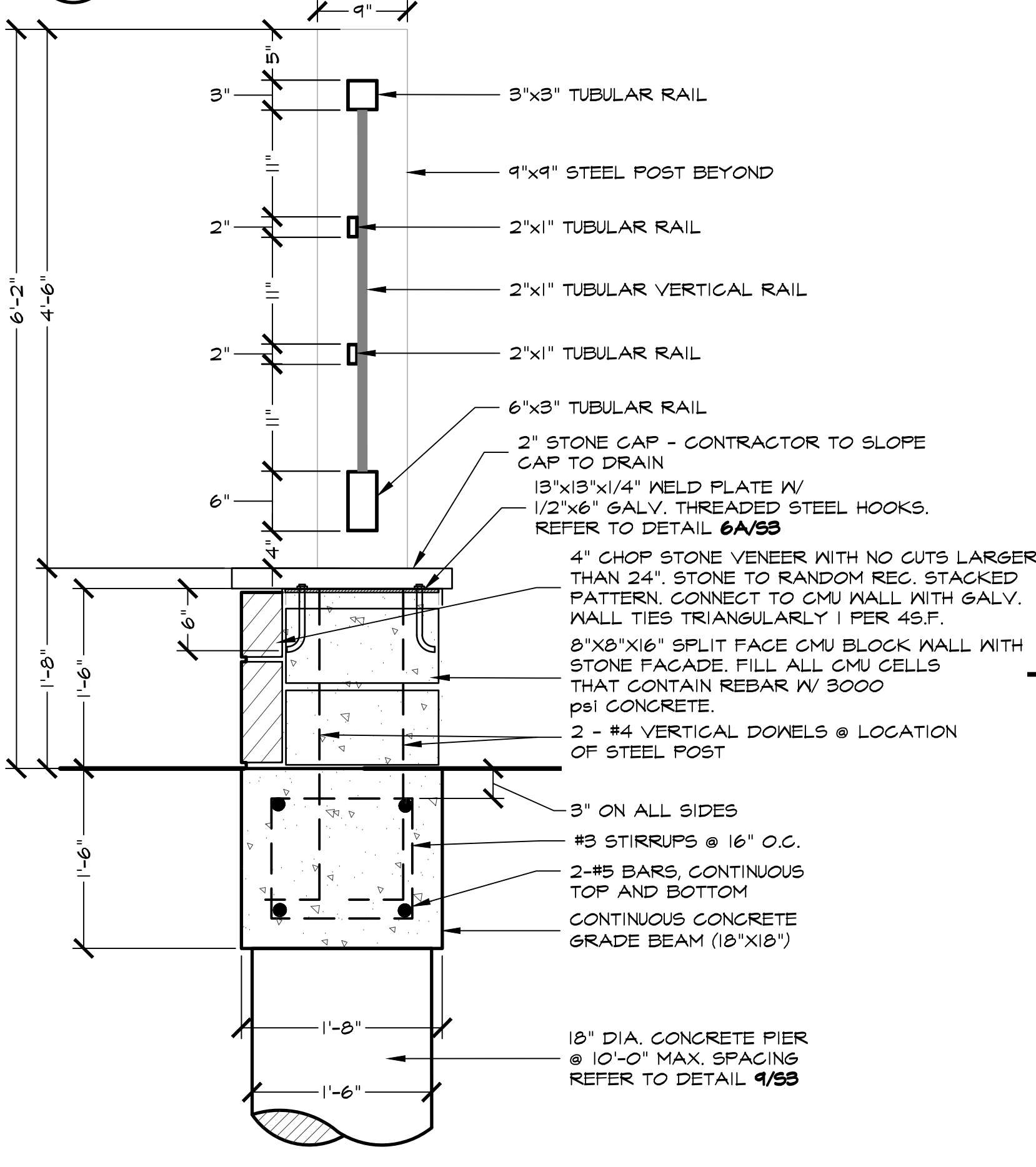
4 STONE COLUMN SECTION



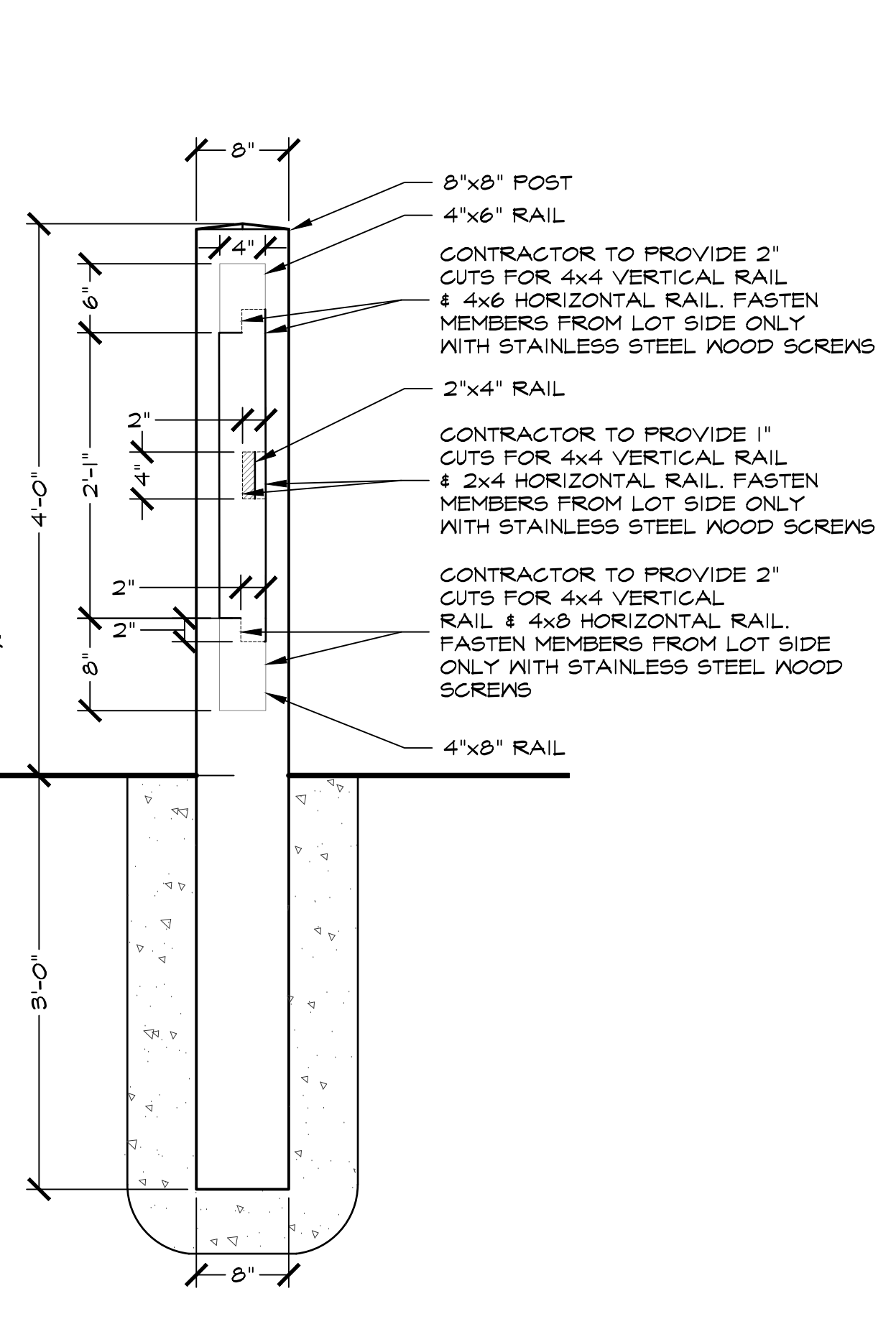
5 WOOD FENCE ELEVATION



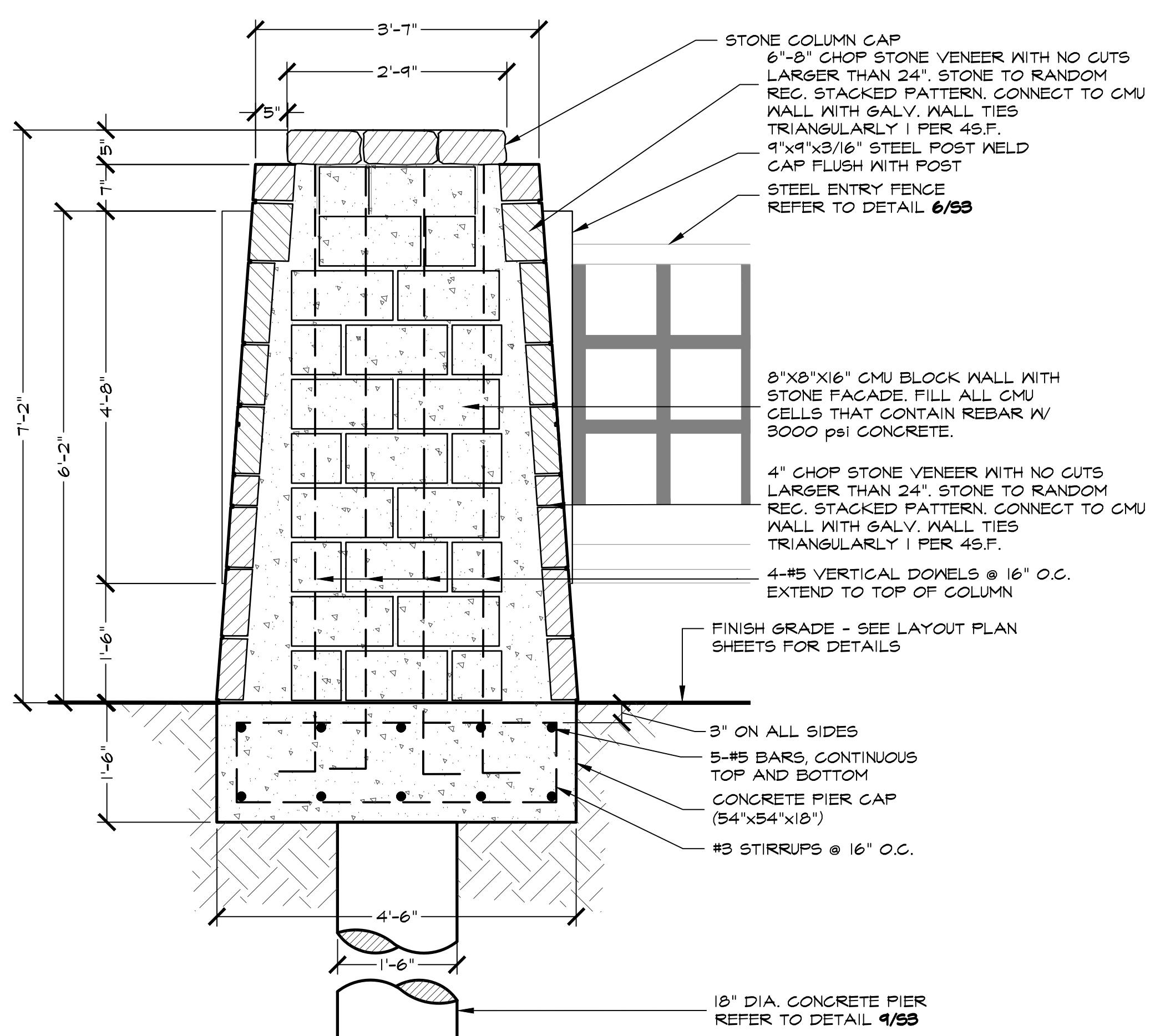
6A STEEL ENTRY FENCE PLAN SECTION



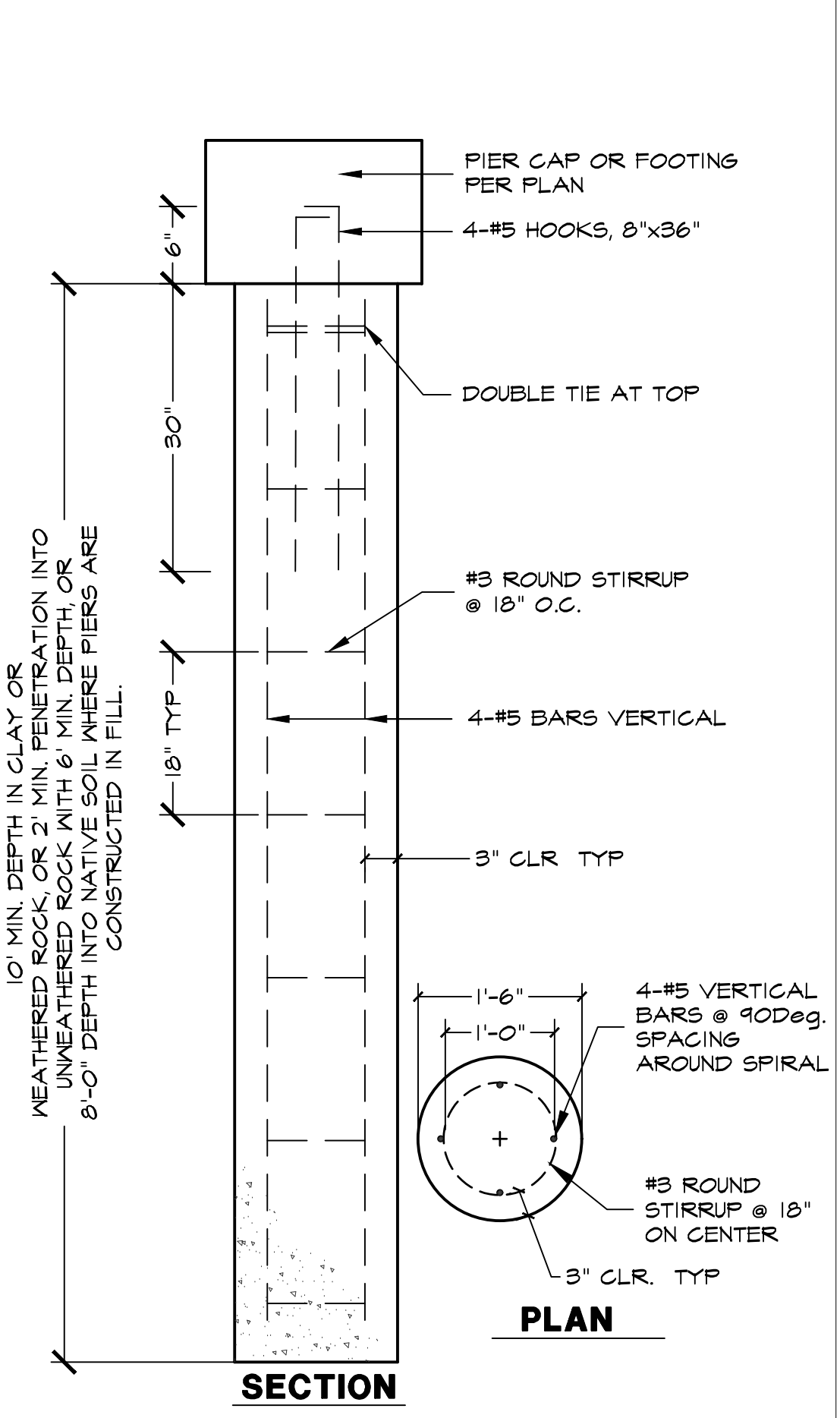
6 STEEL ENTRY FENCE SECTION



7 WOOD FENCE SECTION



8 ENTRY COLUMN SECTION



9 PIER (18' DIA.) PLAN/SECTION

LANDSCAPE AND SCREENING

Hardscape Details

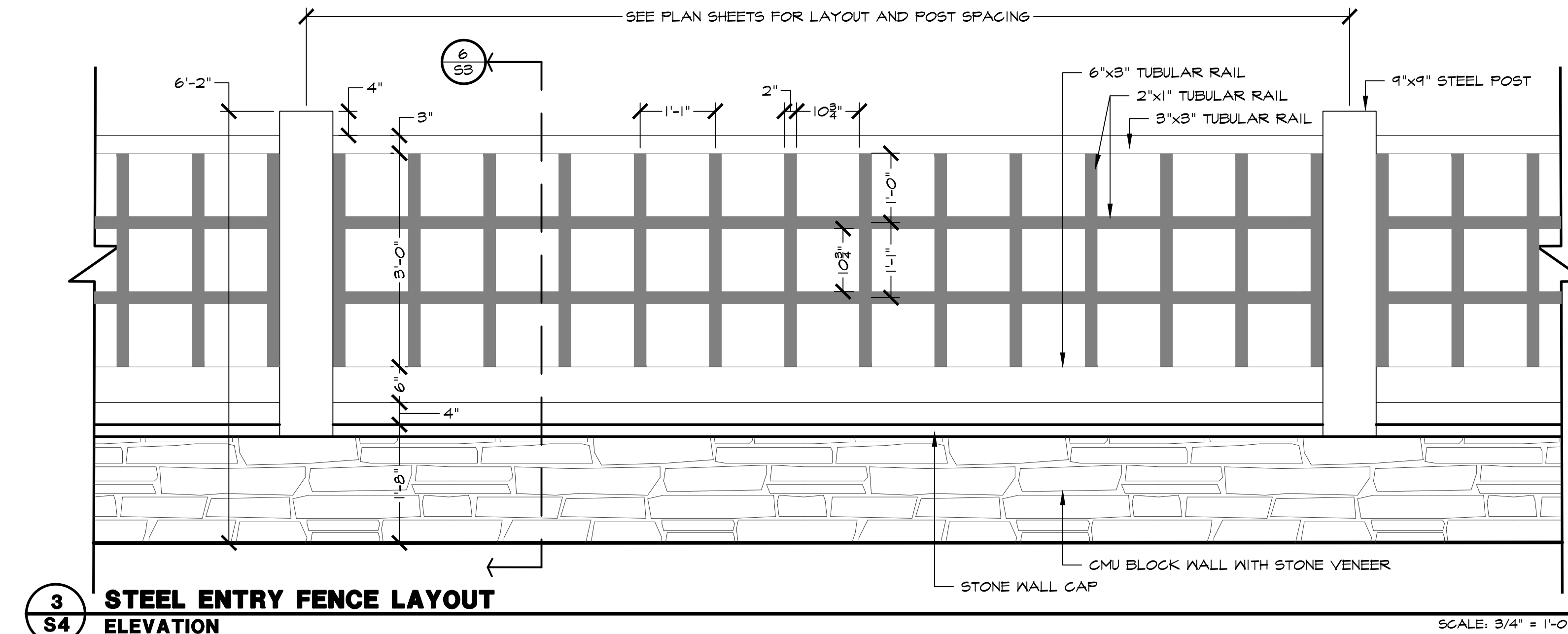
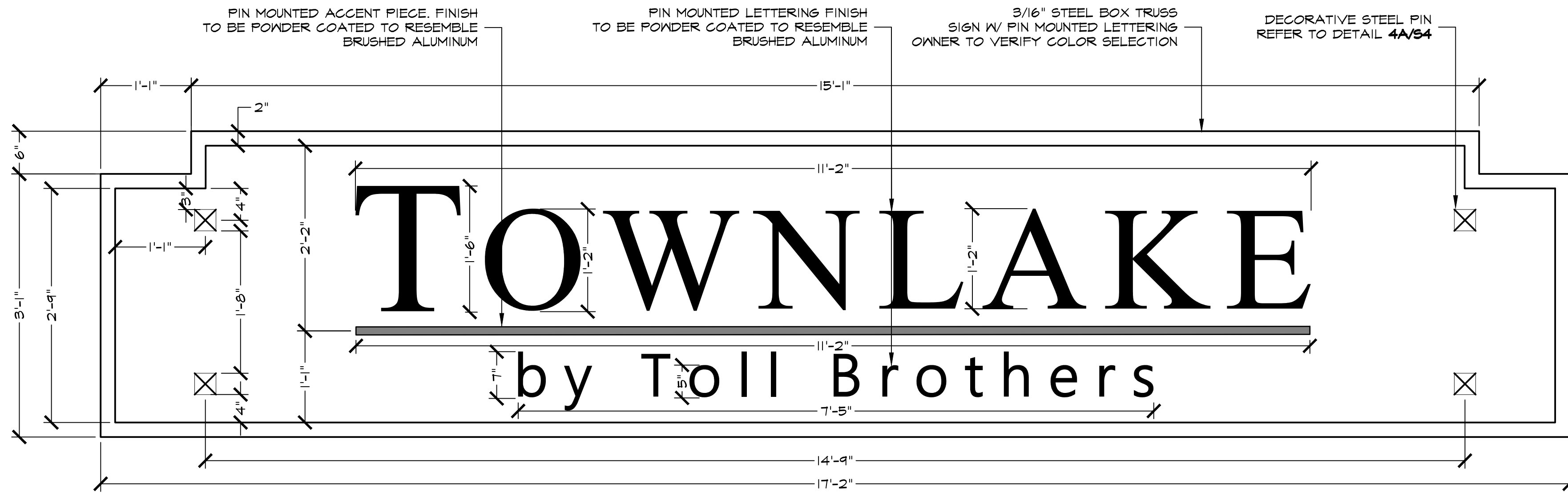
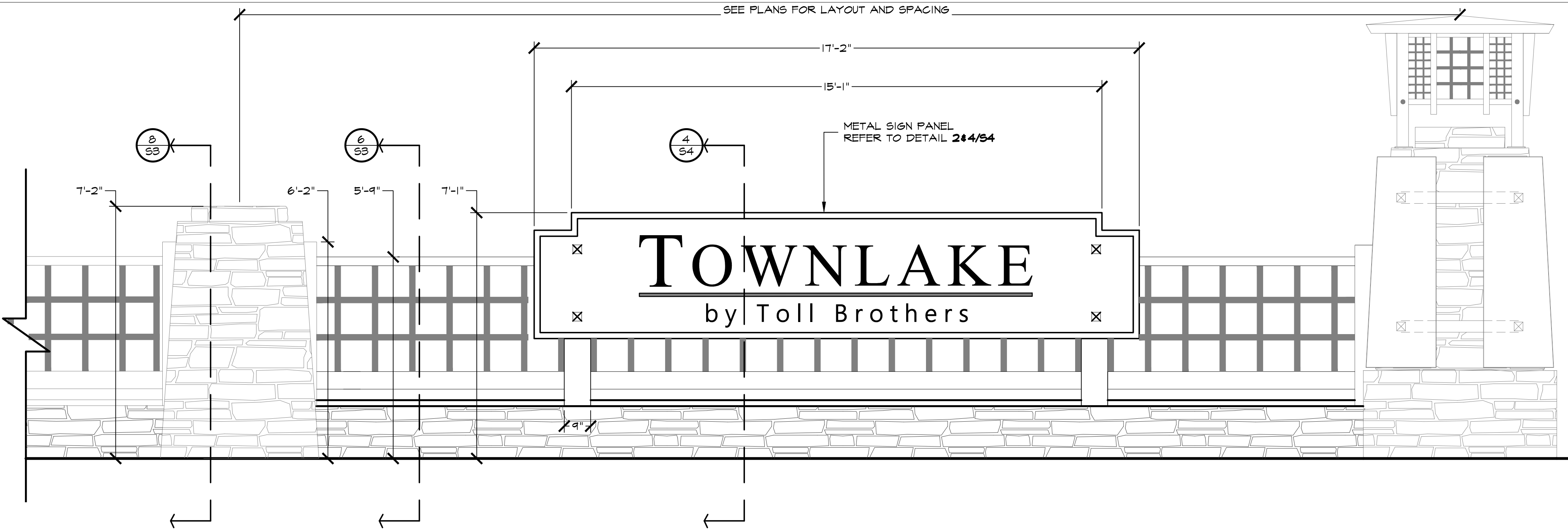
Townlake Ph.4

Town of Flower Mound, Denton County, Texas

#	DATE	BY	REVISIONS
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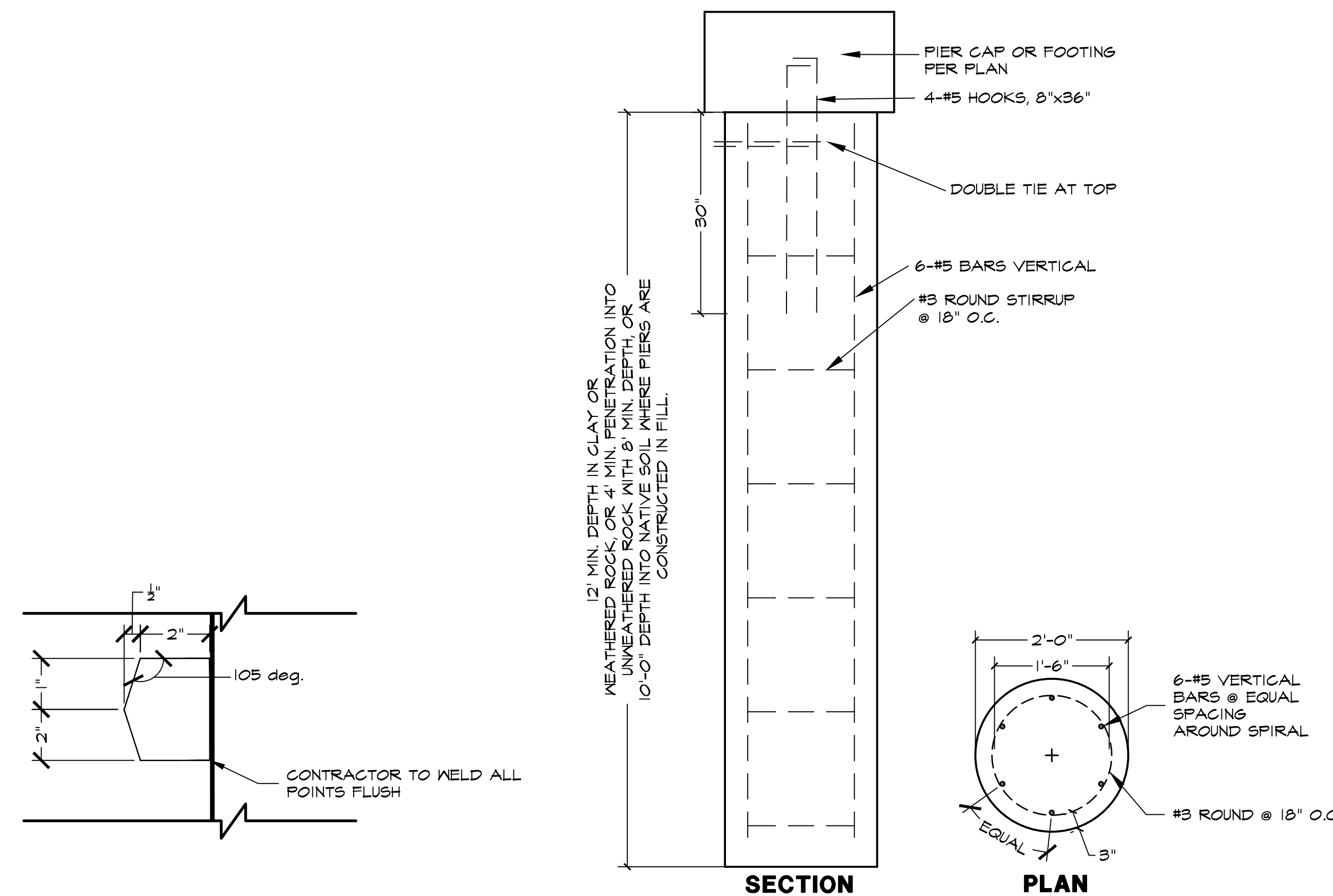
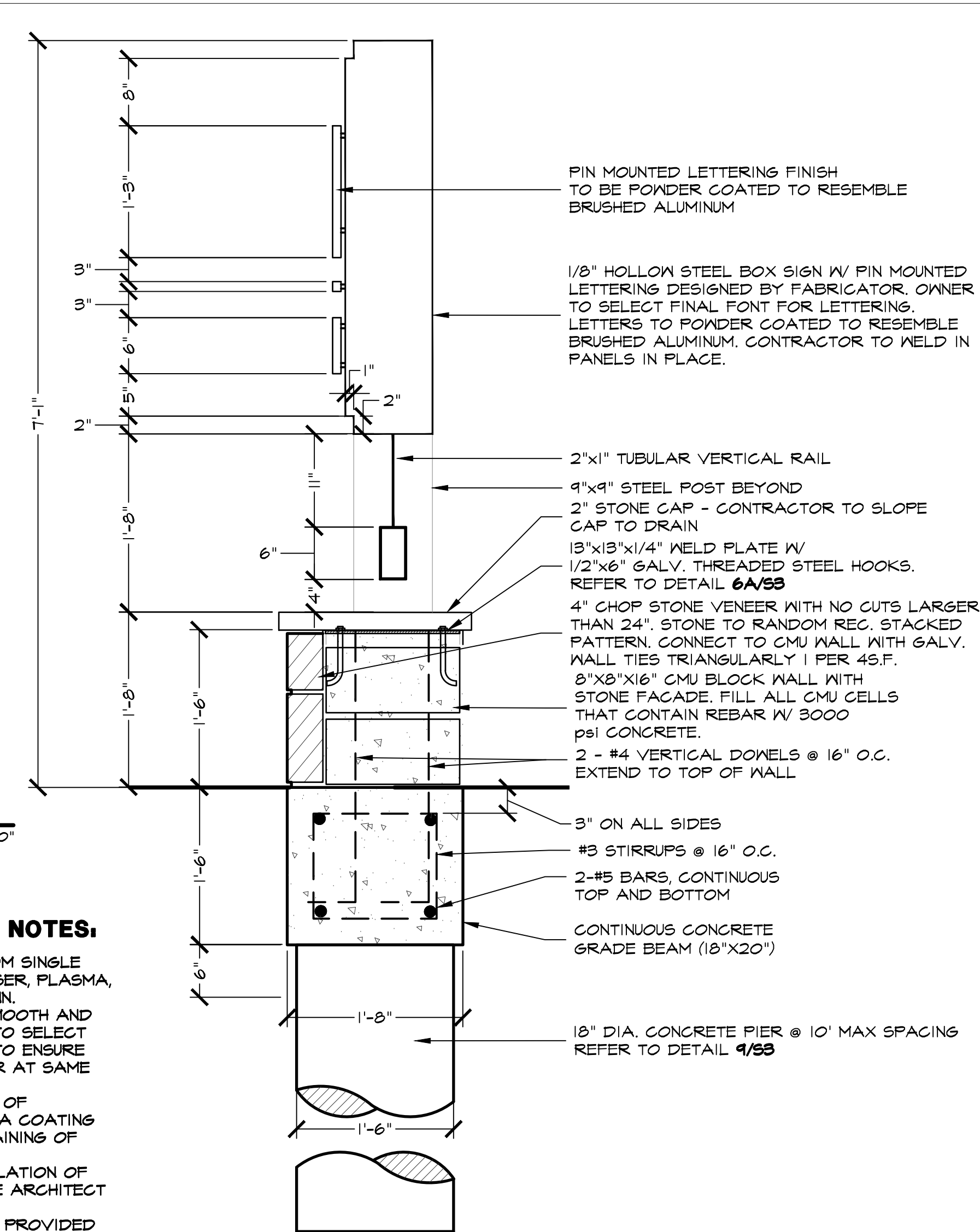
PROJECT
TBI016

SHEET
S4 of 6



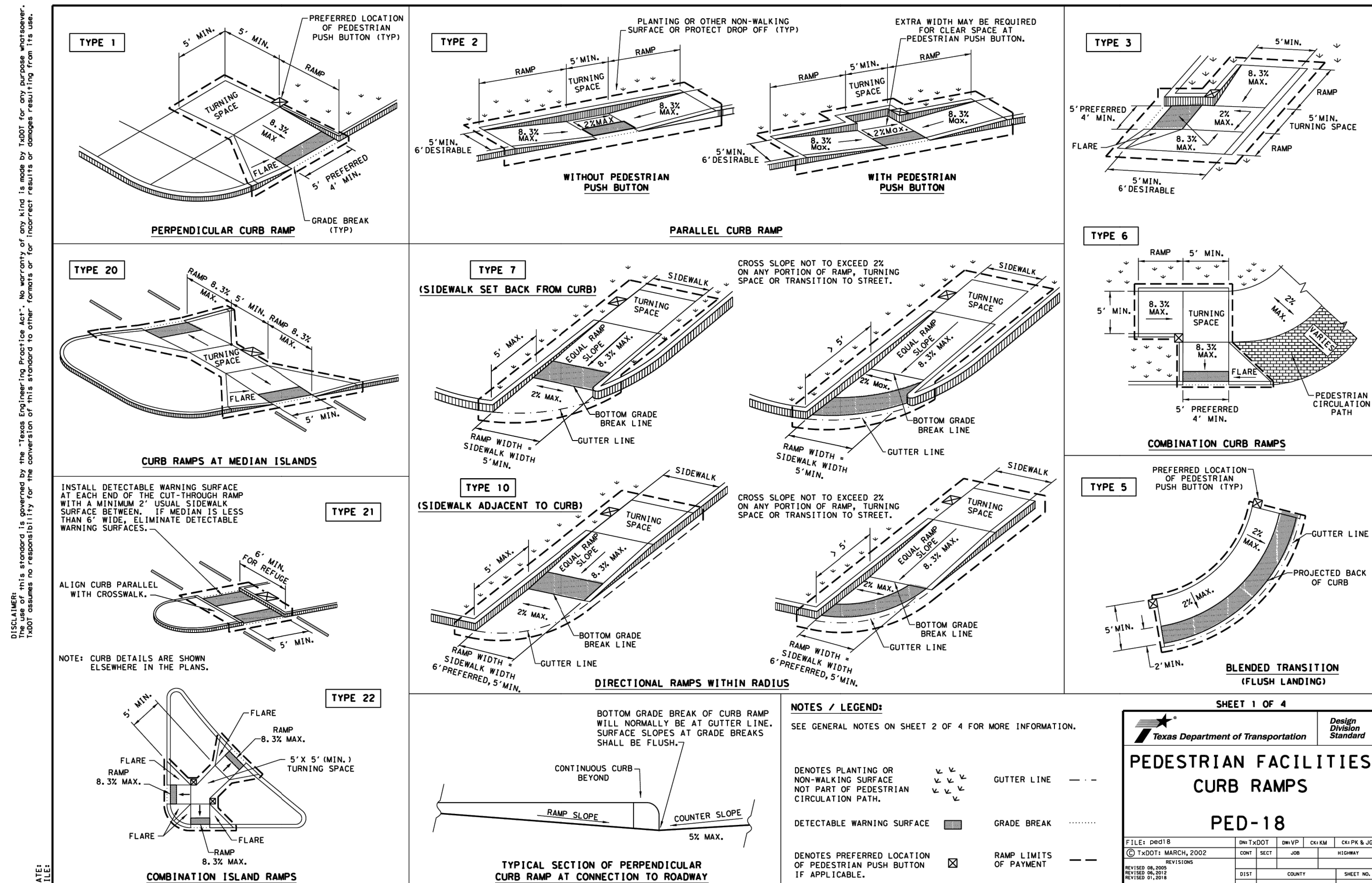
ENTRY PANEL CONSTRUCTION NOTES.

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



4A
S4 STEEL ENTRY FENCE
SECTION

SCALE: 4" = 1'-0"



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GENERAL NOTES:

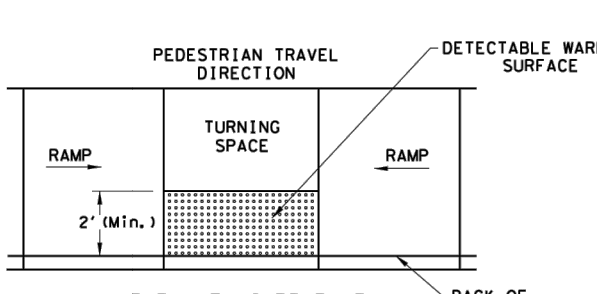
CURB RAMPS

2. Install a curb ramp or blended transition at each pedestrian street crossing.
3. All slopes shown are maximum allowable. Cross slopes of 1:5% and lesser running should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
4. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
5. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the book of curbs, the sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
6. Turning Slopes shall be 5' x 5' minimum. Cross slope shall be maximum 2%.
7. Clear space on the bottom of curb ramps shall be a minimum of 4' x 4' wholly containing the wheelchair crosswalk. Wholly contain the parallel wheelchair travel path.
8. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Flared sides may be sloped at 5% maximum, measured perpendicular to the curb ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
9. Additional information on curb ramp location, design, lighting reflective device and features may be found in the latest editions of the Proposed Guidelines for Pedestrian Facilities in the Public Right of Way (PROWAG) as published by the American Planning Institute and the American Institute of Transportation Engineers.
10. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from book of curbs. Medians should be designed to provide accessible crossing for all pedestrians through the median.
11. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
12. Crossover dimensions, crossover markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crossover markings are not required, curb ramps shall be placed adjacent to the curb ramp on the non-curb ramp side.
13. Provide curb ramps to connect the pedestrian access route at each pedestrian street crossing. Handrails are not required on curb ramps.
14. Curb ramps and landings shall be constructed and paid for in accordance with Item 53 of the Standard Specifications.
15. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
16. Furnish and install No. 3 reinforcing steel bars at 18" o.c. both ways, unless otherwise directed.
17. Provide a smooth transition where the curb ramps connect to the street.
18. Curb shown on sheet 1 within the limits of payment are considered part of the curb ramp. Payment will be made for concrete curb, gutter, or combined curb and gutter.
19. Existing features that comply with applicable standards may remain in place unless otherwise shown on the plans.

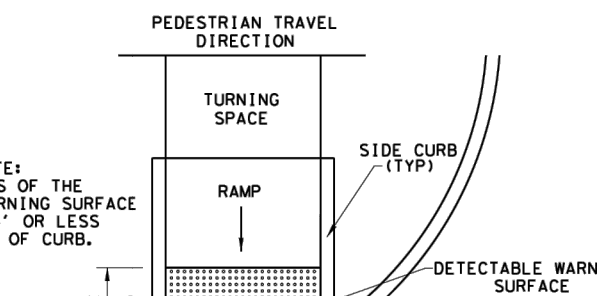
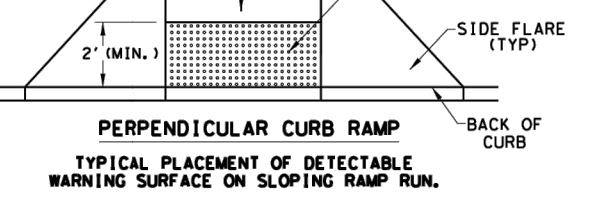
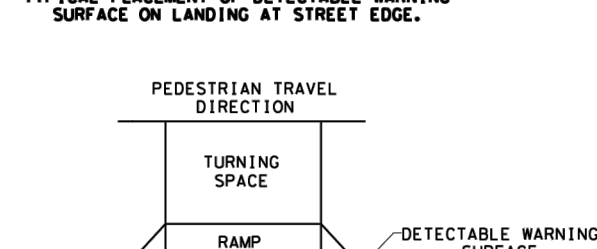
DETECTABLE WARNING MATERIAL

19. Curbs must contain a detectable warning surface that consists of raised truncated domes complying with PROWAG. The surface must contrast visually with the surrounding surface. Detectable warning surfaces may be made of cast-in-place dark brown or dark red detectable warning surface material or may be applied to uncoated concrete by casting or troweling.
20. Detectable Warning Materials must meet DOT's Departmental Materials Specification DMS 4350 and be listed on the Material Product List. Install products in accordance with manufacturer's application instructions.
21. Detectable warning surfaces must be firm, stable and slip resistant.
22. Detectable warning surfaces shall be a minimum of 24 inches in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the ramp meets the sidewalk.
23. Detectable warning surfaces shall be located so that edge nearest the curb line is at the back of curb and neither end of that edge is greater than 5 feet from the back of curb. Detectable warning surfaces may be curved along the corner radius.
24. Spaced-out Series of 1' indicates the approximate location for the detectable warning surface for each curb ramp type.

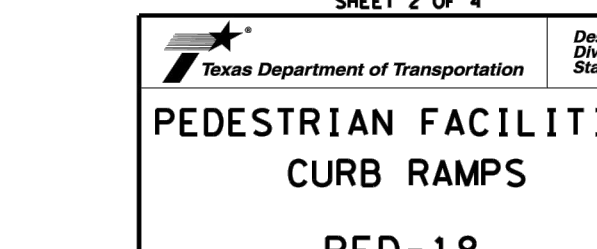
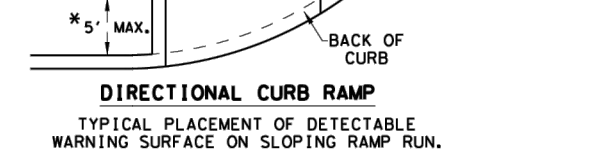
DETECTABLE WARNING SURFACE DETAILS



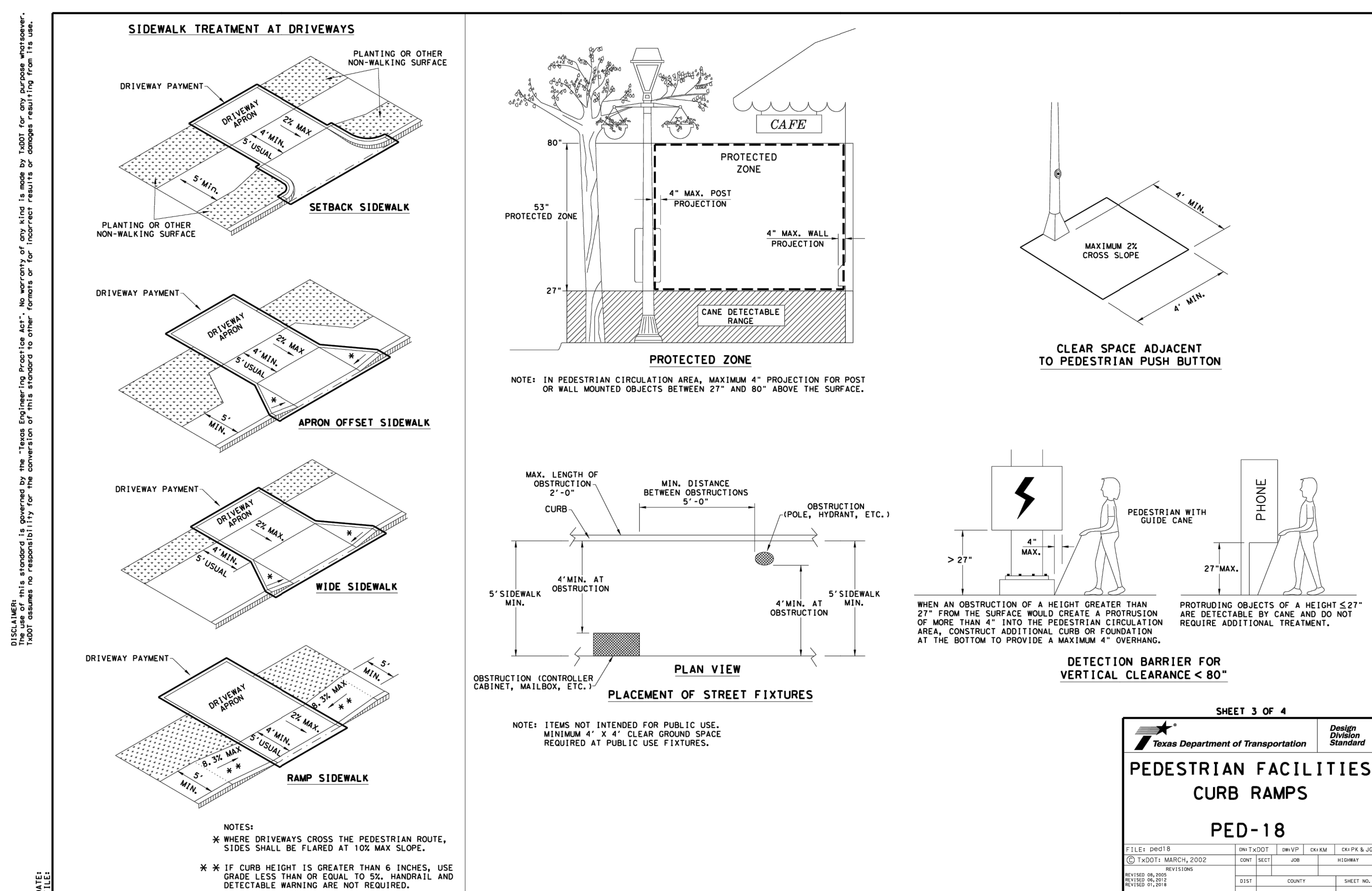
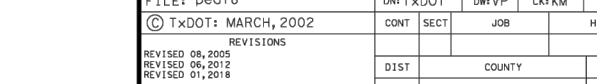
PARALLEL CURB RAMP
TYPICAL PLACEMENT OF DETECTABLE



2' MIN.

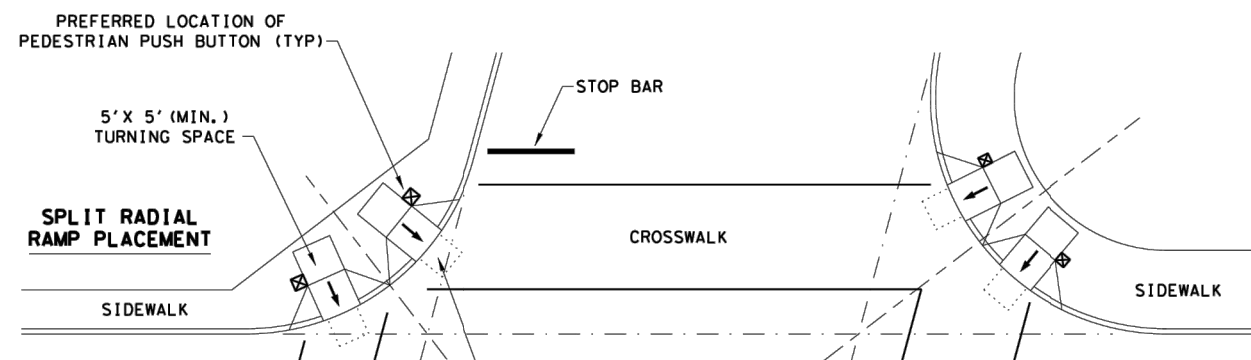


PE

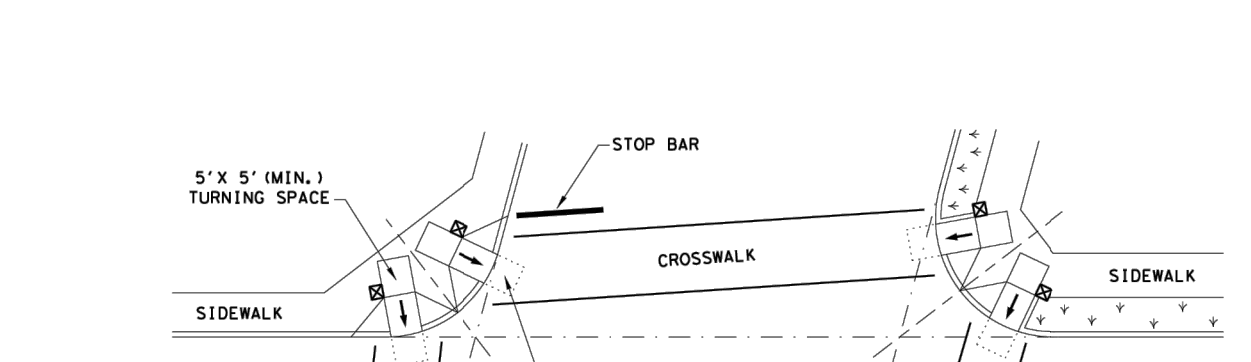


DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by T300T for any purpose whatsoever. T300T assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

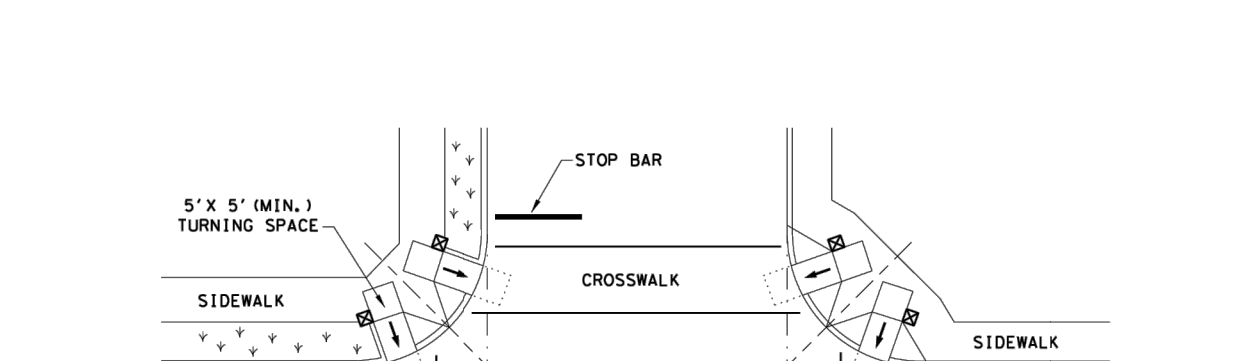
TYPICAL CROSSING LAYOUTS
SEE SHEET 1 OF 4 FOR DETAILS AND DIMENSIONS



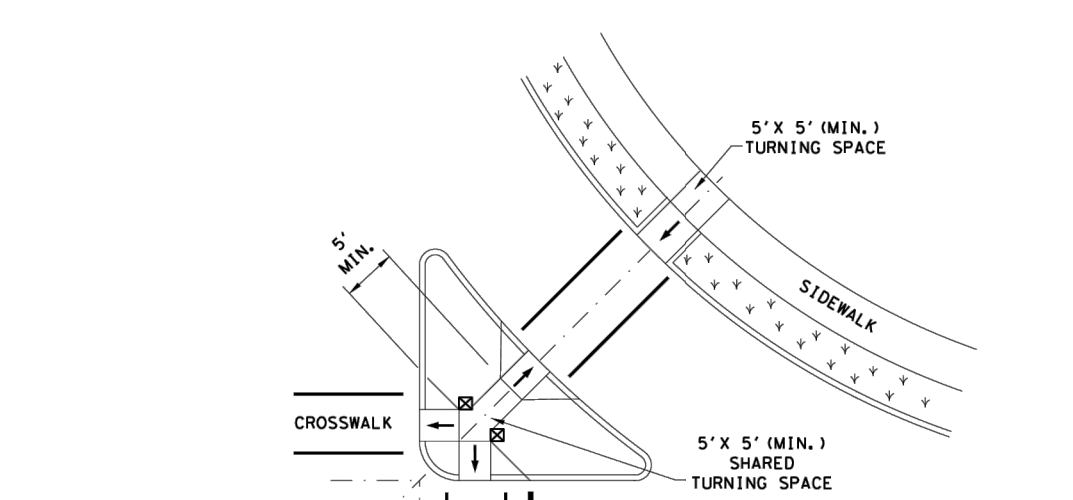
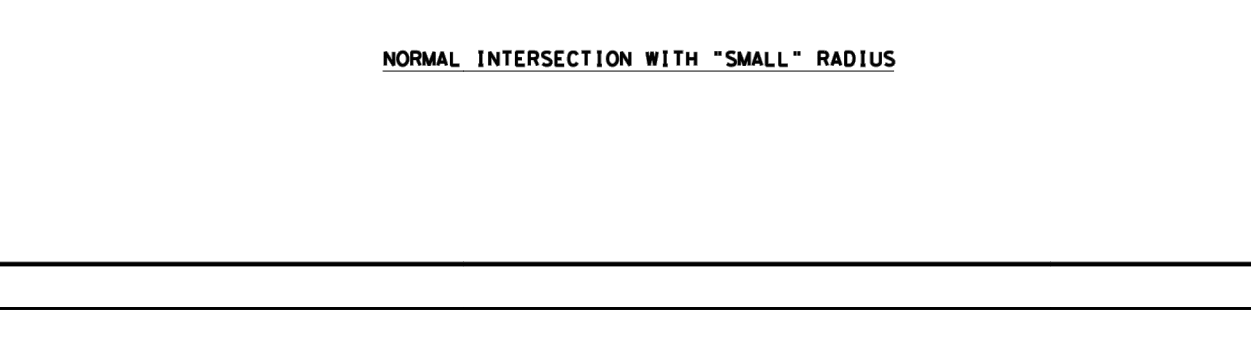
SKewed Intersection with "Large" Radius



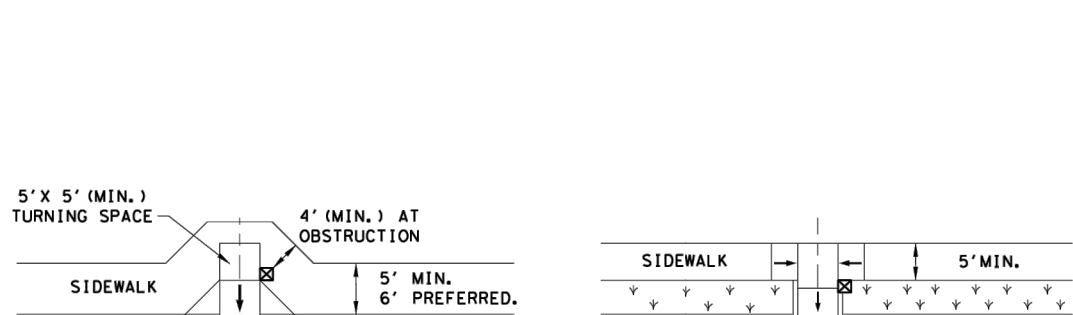
SKewed Intersection with "Small" Radius



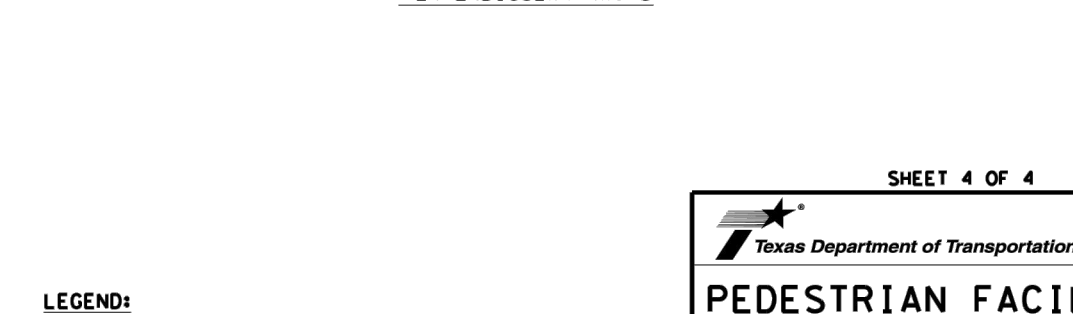
SPACES



AT INTERSECTION
W/FREE RIGHT TURN & ISLAN



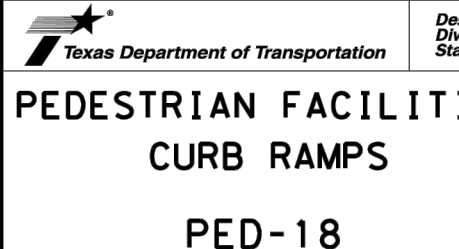
**MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS**



LEGEND:

- SHOWS DOWNWARD SLOPE.
- DENOTES PREFERRED LOCATION OF PEDESTRIAN
PUSH BUTTON (IF APPLICABLE).
- DENOTES PLANTING OR NON-WALKING SURFACE.
NOT PART OF PEDESTRIAN CIRCULATION PATH.

SHEET 4 OF 4



FILE: pd018	CR: TxDOT
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Submittal 11-19-2021

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

LANDSCAPE AND SCREENING

TxDOT Standard Details

Townlake Ph.4

Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS	BY	DATE

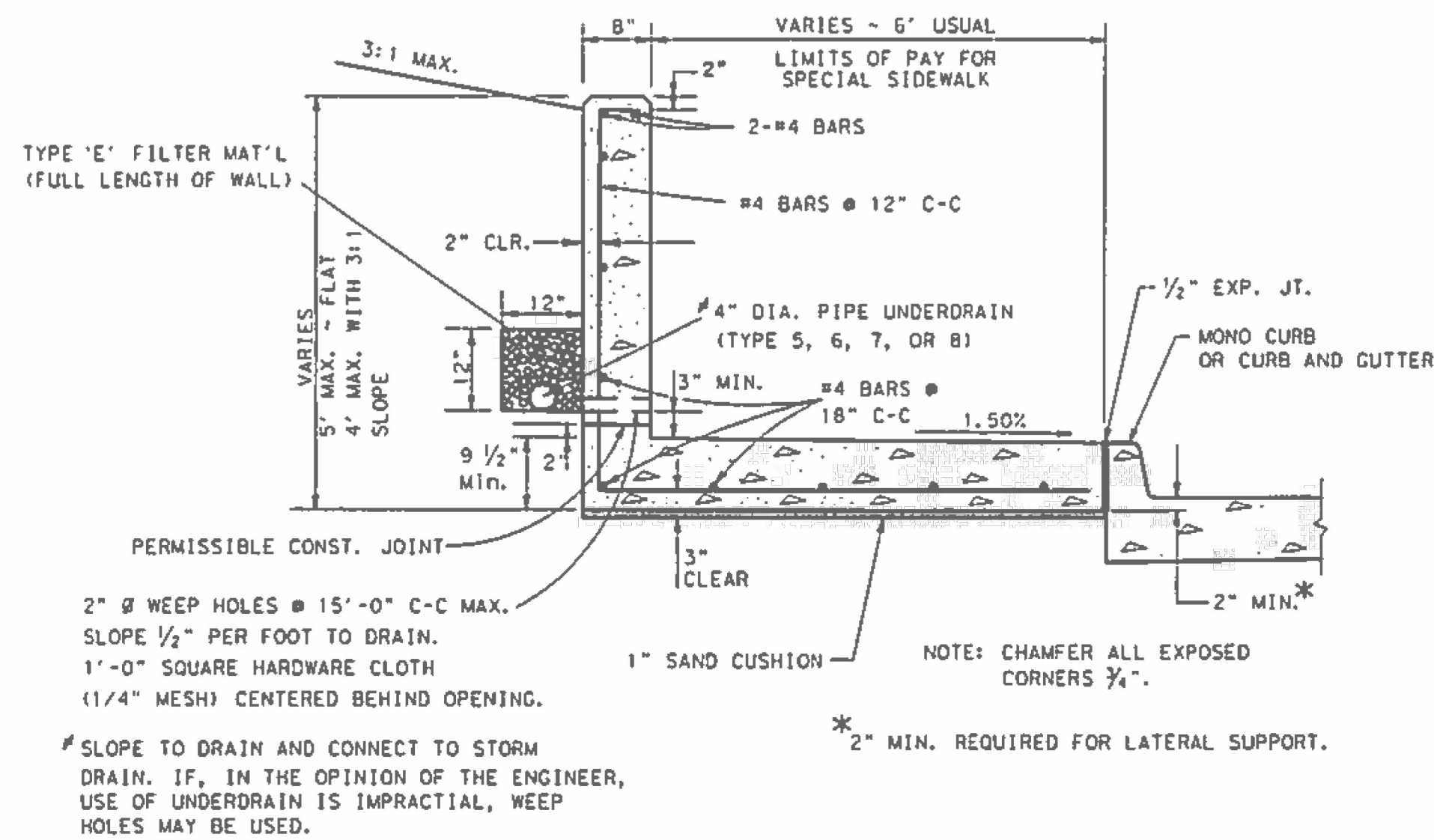
Plotted by: Station17 Plot Date: 7/28/2022 12:52 PM

Drawing: W:\Shared With Me\Shared\Projects\TBI016 - Townlake Ph. 5\DWG\TBI016-HS.dwg Saved By: Station17 Save Time: 7/27/2022 11:52 AM

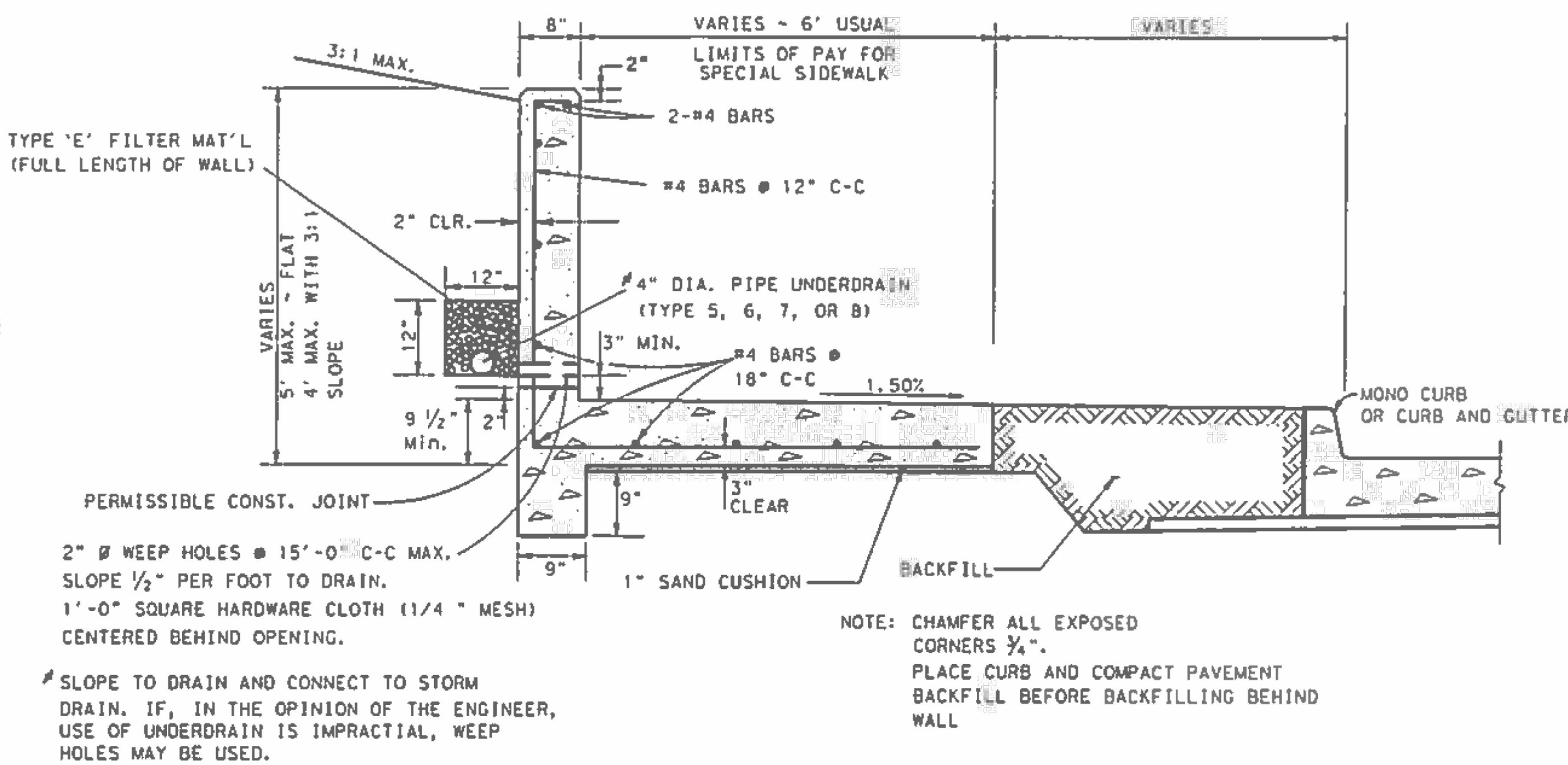
DISCLAIMER: of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

http://www.dot.state.tx.us/ftw/specinfo/standard.htm cswdfw.dgn

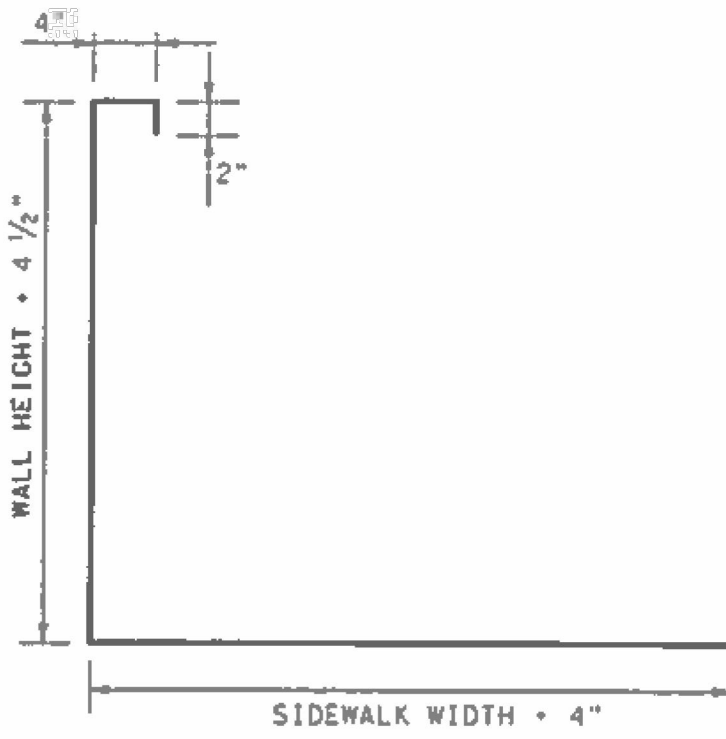
LEVELS DISPLAYED
1
6



SIDEWALK ADJACENT TO CURB

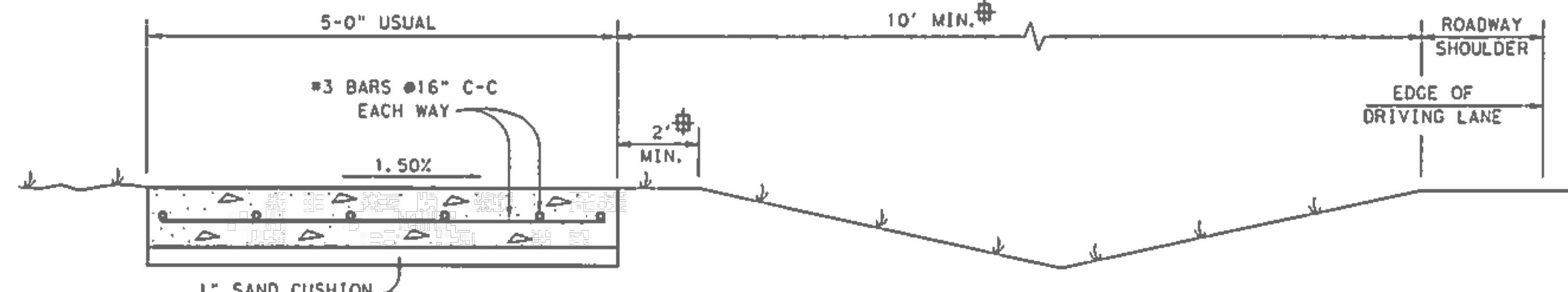


SIDEWALK REMOTE FROM CURB



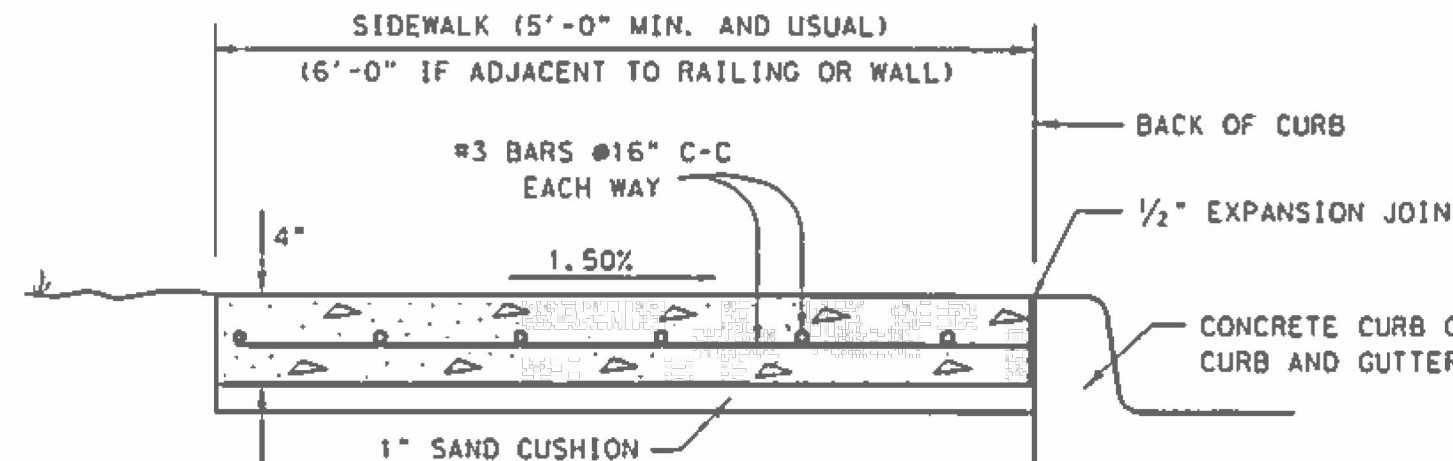
REINFORCING STEEL DETAIL

SPECIAL CONCRETE SIDEWALK w/ RETAINING WALL

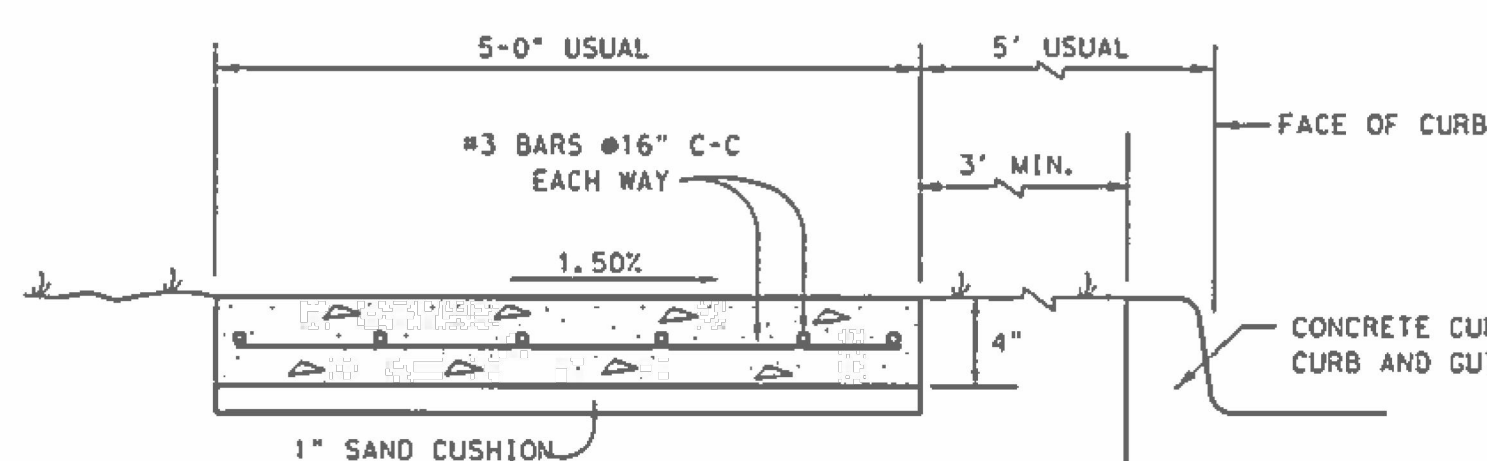


CONCRETE SIDEWALK (ROADWAY W/O CURB)

SIDEWALK TO BE 10' MIN. FROM EDGE OF SHOULDER OR 2' MIN. FROM TOP OF DITCH BACK SLOPE, WHICHEVER IS GREATER (10' MIN. FROM EDGE OF SHOULDER IF NO DITCH.)

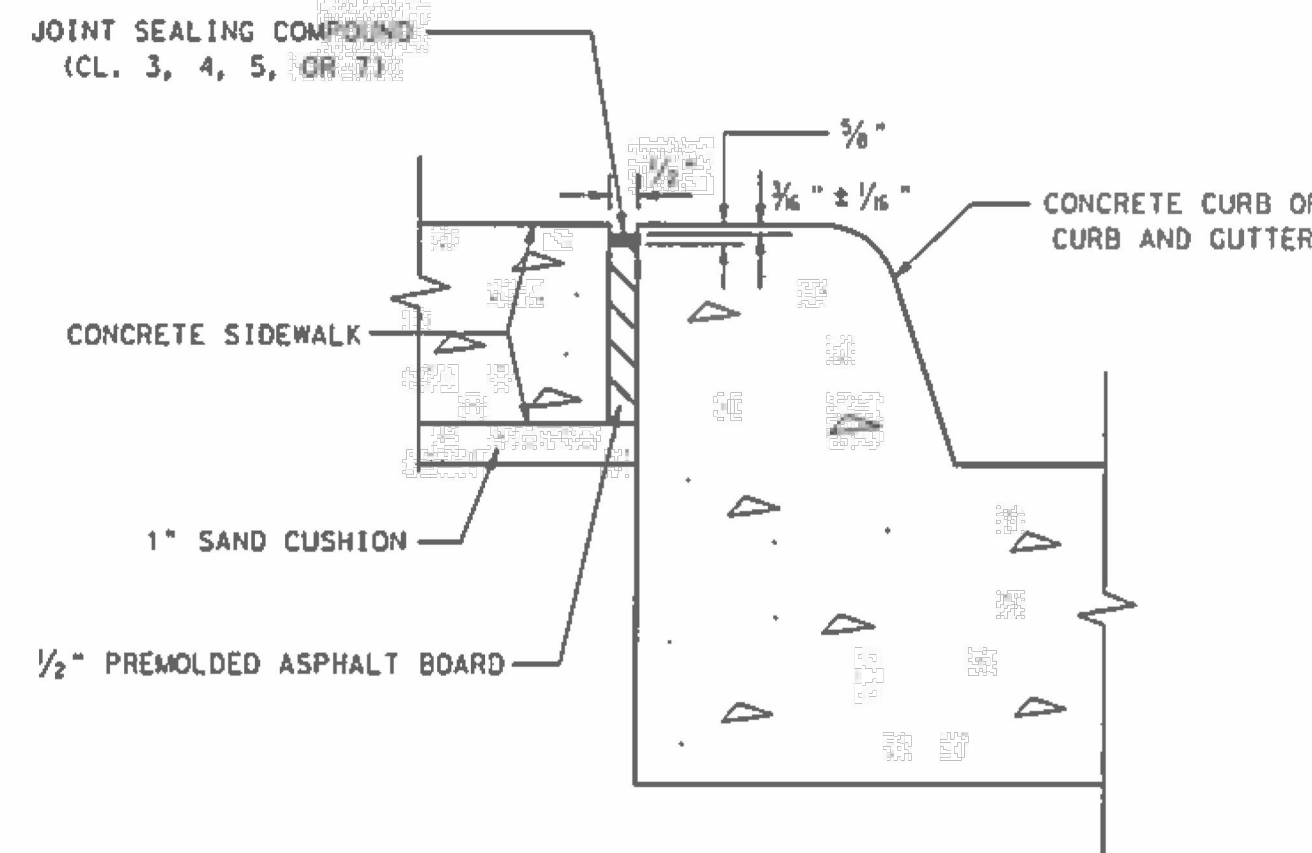


CONCRETE SIDEWALK (ADJACENT TO CURB)

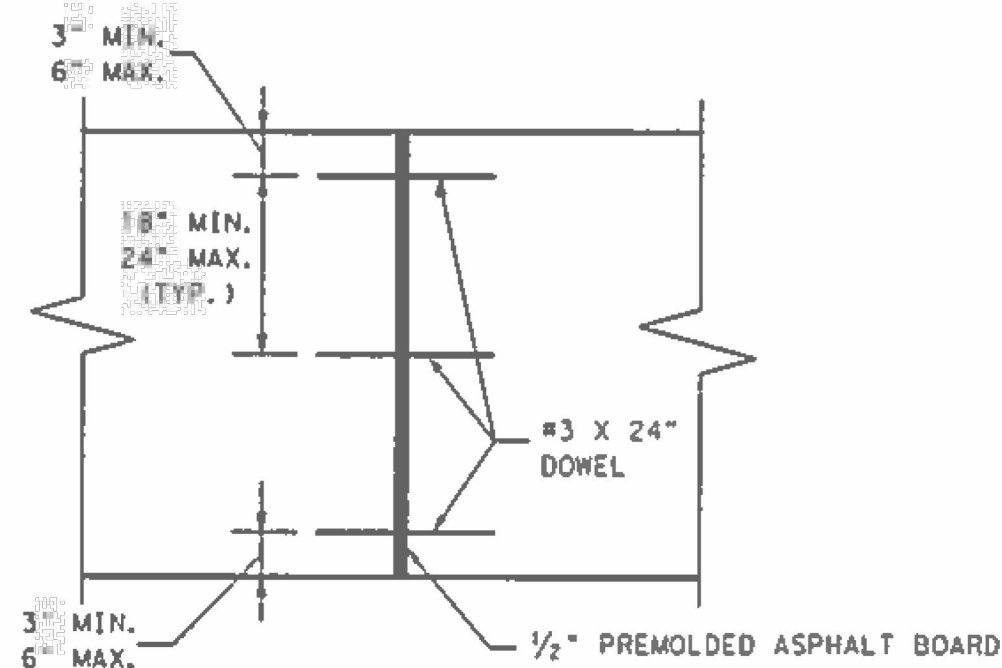


CONCRETE SIDEWALK (REMOTE FROM CURB)

CONCRETE SIDEWALK DETAILS



1/2" EXPANSION JOINT (SIDEWALK ADJACENT TO CURB)



TRANSVERSE EXPANSION JOINT

SEE PLAN SHEETS FOR LOCATIONS OF SIDEWALKS AND RETAINING WALLS.

LONGITUDINAL SLOPE OF SIDEWALKS SHALL NOT EXCEED 5% EXCEPT IN CASES WHERE THE ADJACENT ROADWAY SLOPE EXCEEDS 5%. IF ROADWAY SLOPE EXCEEDS 5%, LONGITUDINAL SLOPE OF SIDEWALK MAY MATCH THAT OF ROADWAY.

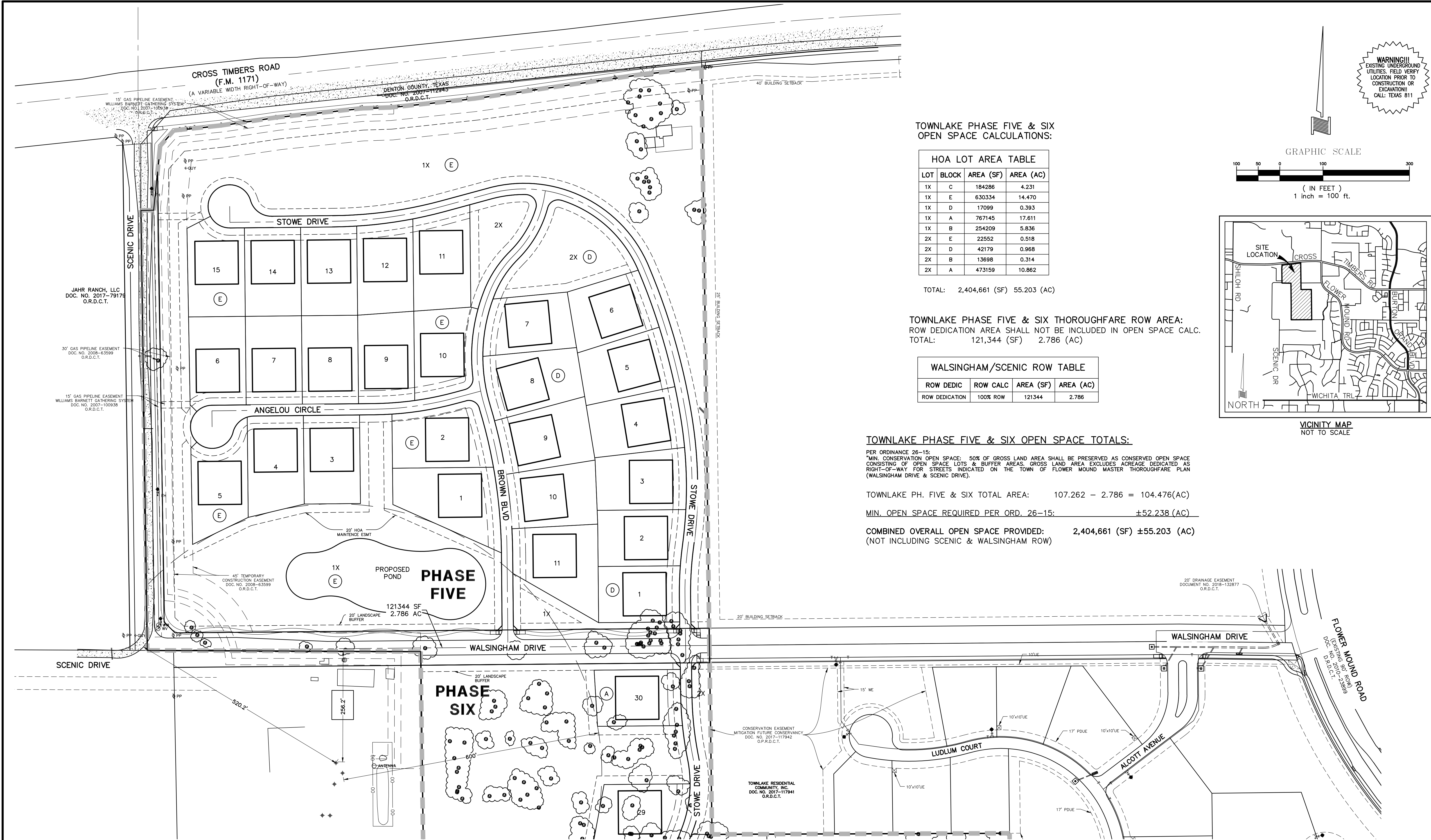
IF SIDEWALK WIDTH IS LESS THAN 5', PROVIDE 5" x 5" PASSING AREAS AT INTERVALS NOT TO EXCEED 200' SPACING.

WHERE SIDEWALK WITH RETAINING WALL IS SPECIFIED, RETAINING WALL WILL BE SUBSIDIARY TO THE ITEM, "CONCRETE SIDEWALK (SPECIAL) (RETAINING WALL)", WITH LIMITS OF PAY AS SHOWN HEREON.

SURFACE TREATMENT OF RETAINING WALL FACE DETAILED ELSEWHERE IN THE PLANS.

FORT WORTH DISTRICT
CONCRETE SIDEWALK DETAILS
CSWD-08 (FW)

ORIGINAL DRAWING	FED. RD. DIV. NO.	PROJECT NO.	SHEET NO.
JUNE 2008	6		
REVISIONS:	STATE	DIST.	COUNTY
	TEXAS		
	CONF.	SECT.	JOB HIGHWAY NO.



TOWNLAKE PHASE FIVE & SIX
OPEN SPACE CALCULATIONS:

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

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

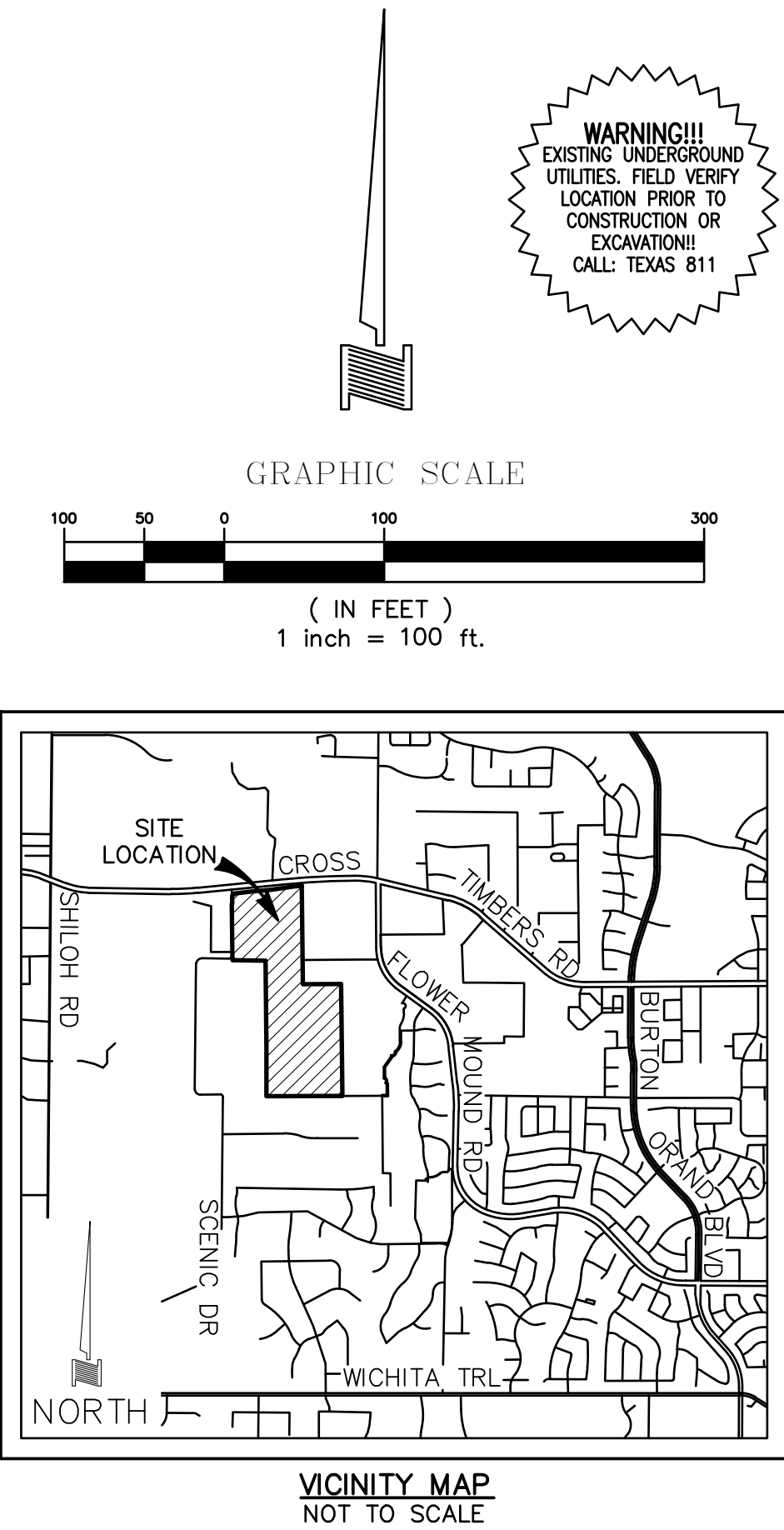
TOWNLAKE PHASE FIVE & SIX OPEN SPACE TOTALS:

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)."

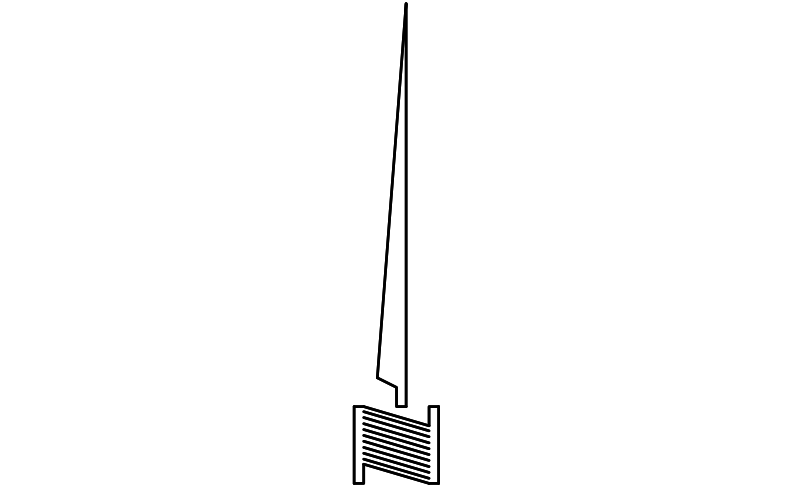
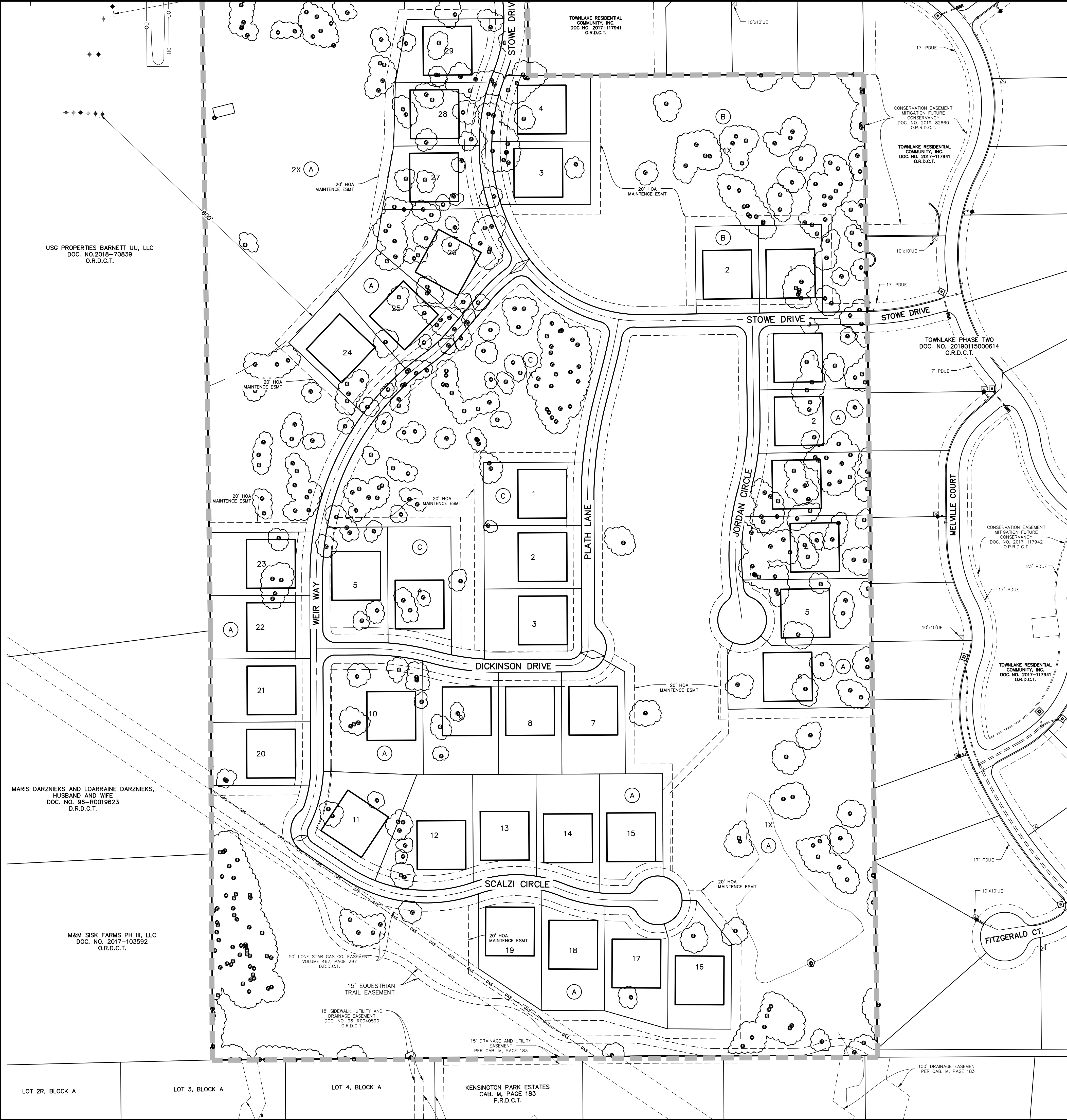
TOWNLAKE PH. FIVE & SIX TOTAL AREA: 107.262 - 2.786 = 104.476(AC)

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

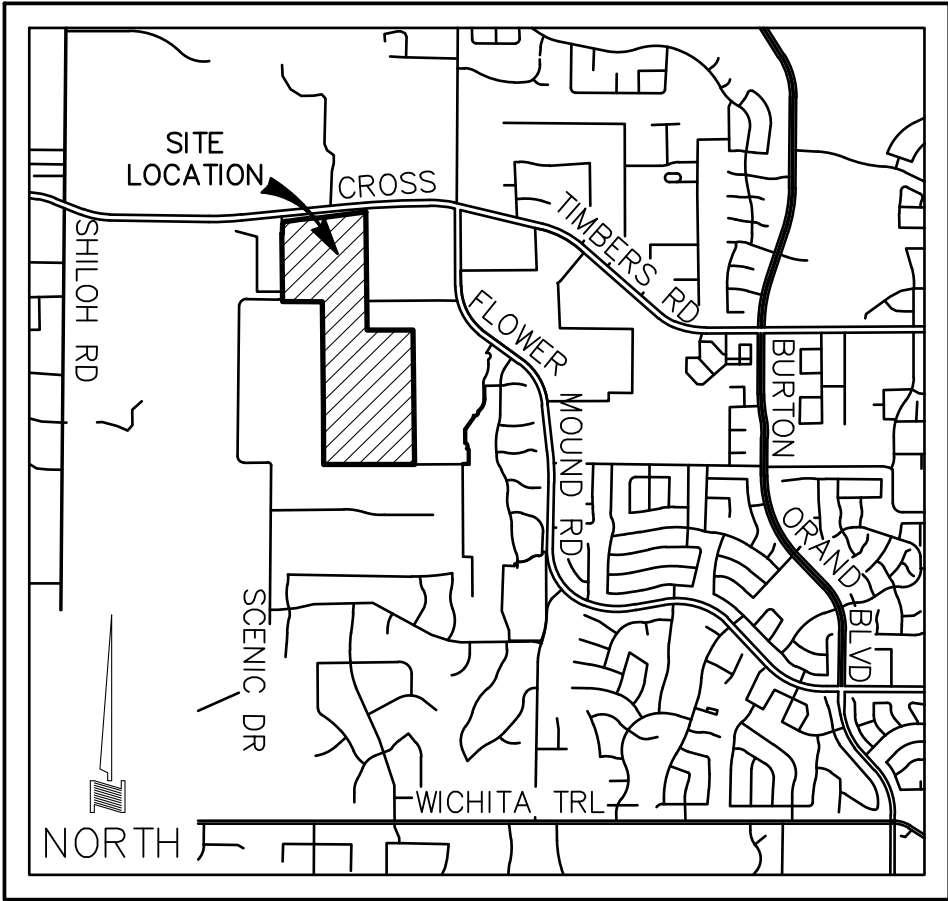
COMBINED OVERALL OPEN SPACE PROVIDED: 2,404,661 (SF) ±55.203 (AC)
(NOT INCLUDING SCENIC & WALSINGHAM ROW)



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
TDM	TDM	MSD	AUG 2022	1"=100'	19023
					SHEET
					1
					2



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



VICINITY MAP
NOT TO SCALE

TOWNLAKE PHASE FIVE & SIX
OPEN SPACE CALCULATIONS:

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	
1X	C	184286	4.231	
1X	E	630334	14.470	
1X	D	17099	0.393	
1X	A	767145	17.611	
1X	B	254209	5.836	
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2X	B	13698	0.314	
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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
TDM	TDM	MSD	AUG 2022	1"=100'	19023
					SHEET
					2

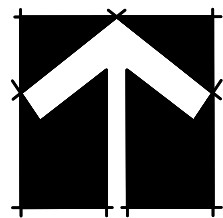


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

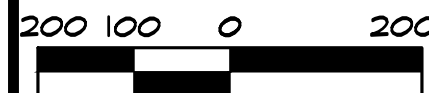
TBAE Firm #B6643



August 8, 2022



NORTH



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

One Inch

TREE SURVEY PLAN

Overall Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

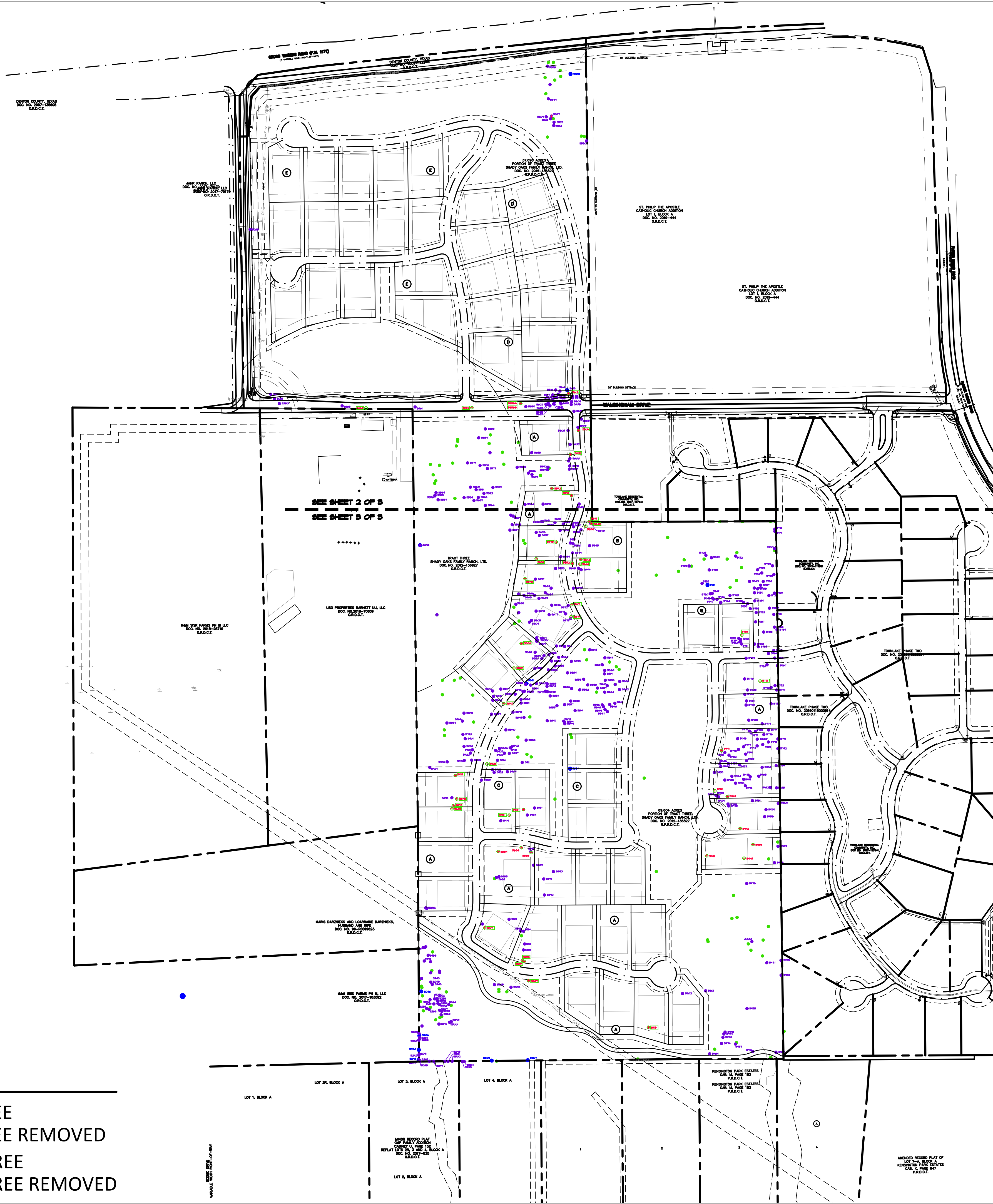
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
TR1 of 3

LEGEND

- 55471 ● SPECIMEN TREE
- 55471 ⊕ SPECIMEN TREE REMOVED
- 5574 ● PROTECTED TREE
- 5574 ⊕ PROTECTED TREE REMOVED



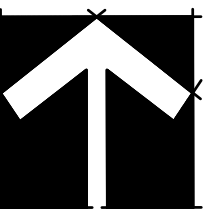


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

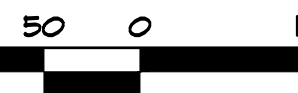
TBAE Firm #B643



August 8, 2022



NORTH



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

One Inch

TREE SURVEY PLAN

Tree Survey

Townlake, Ph. 5 & Ph. 6

Town of Flower Mound, Denton County, Texas

PLAN REVIEW/REVISIONS

BY

DATE

#

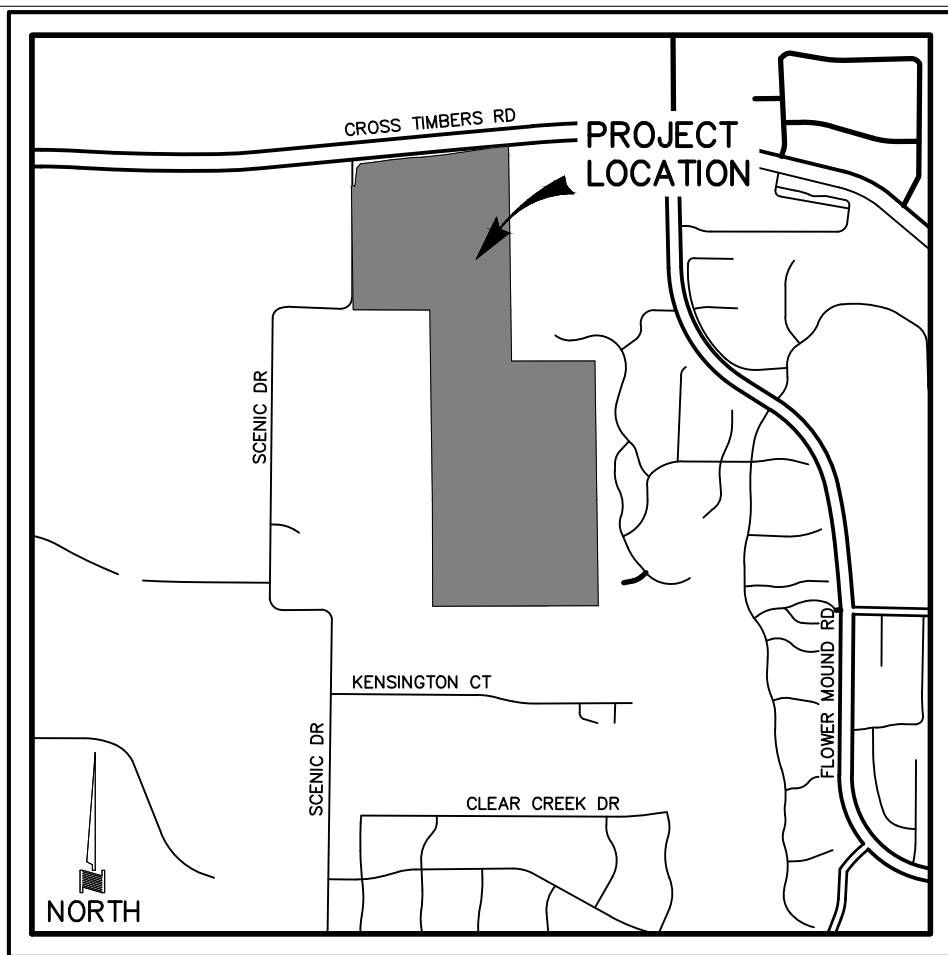
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PROJECT

TBI018

SHEET

TR2 of 3



LOCATION MAP
NOT TO SCALE

JAHN RANCH, LLC
DOC. NO. 2017-79179
O.R.D.C.T.

30' GAS PIPELINE EASEMENT
DOC. NO. 2008-63599
O.R.D.C.T.

15' GAS PIPELINE EASEMENT
WILLIAMS BARNETT GATHERING SYSTEM
DOC. NO. 2007-100938
O.R.D.C.T.

40' ROW DEDICATION
TO BE ACQUIRED
(BY OTHERS)

CROSS TIMBERS ROAD (F.M. 1171)
(A VARIABLE WIDTH RIGHT-OF-WAY)

DENTON COUNTY, TEXAS
DOC. NO. 2017-112943
O.R.D.C.T.

UTILITY EASEMENT
DENTON COUNTY
DOC. NO. 2007-100353
O.R.D.C.T.

37.698 ACRES
PORTION OF TRACT THREE
SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
R.P.R.D.C.T.

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

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

WALSINGHAM DRIVE

CONSERVATION EASEMENT
MITIGATION FUTURE CONSERVANCY
DOC. NO. 2017-117842
O.P.R.D.C.T.

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

512' TO EXIST.
SCENIC DRIVE

258.7'

SEE SHEET 2 OF 3
SEE SHEET 3 OF 3

LEGEND

- 55471 ● SPECIMEN TREE
- 55471 ⊕ SPECIMEN TREE REMOVED
- 55714 ● PROTECTED TREE
- 55714 ⊕ PROTECTED TREE REMOVED

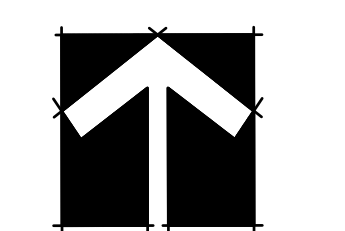


Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #B643



August 8, 2022



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

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

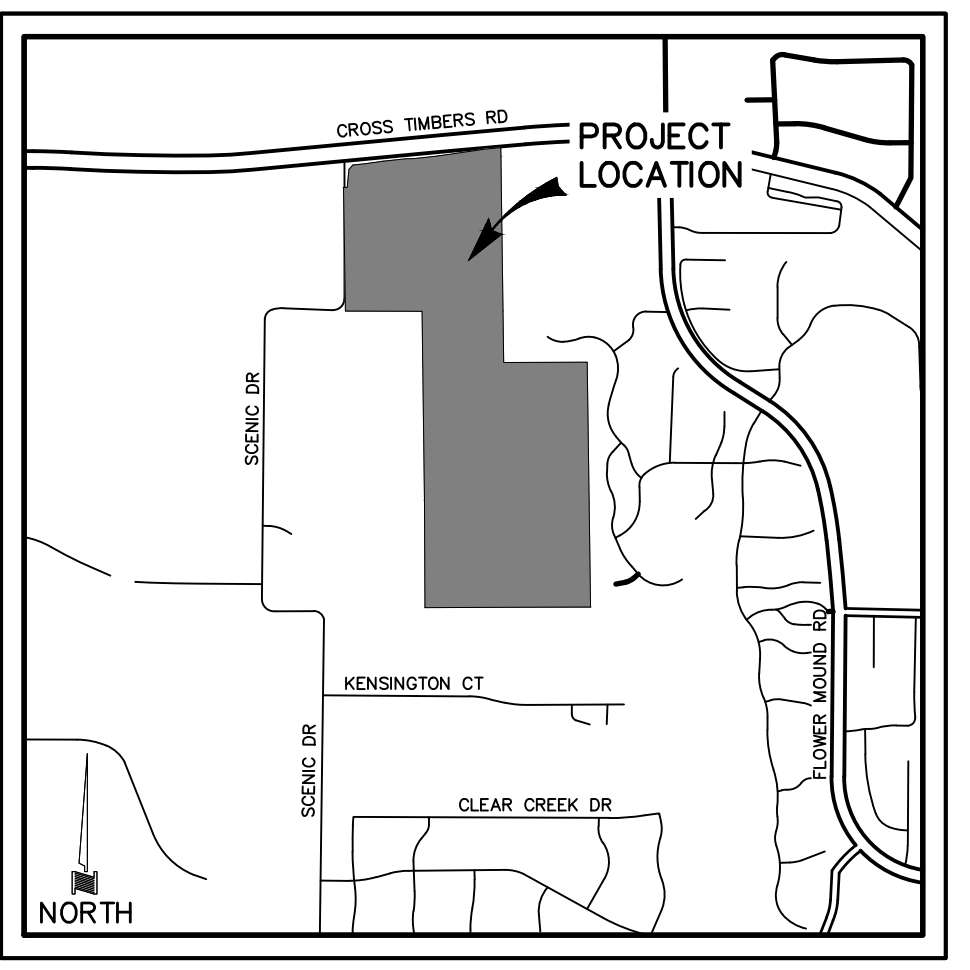
One Inch

TREE SURVEY PLAN	
Tree Survey	
Townlake, Ph. 5 & Ph. 6	
Town of Flower Mound, Denton County, Texas	

PLAN REVIEW/REVISIONS	BY	DATE

PROJECT
TBI018

SHEET
TR3 of 3



SEE SHEET 2 OF 3
SEE SHEET 3 OF 3

USG PROPERTIES BARNETT UU, LLC
DOC. NO. 2018-70839
O.R.D.C.T.

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

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2019-62660
O.P.R.D.C.T.

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

TOWNLAKE PHASE TWO
DOC. NO. 20190115000914
O.R.D.C.T.

CONSERVATION EASEMENT
MITIGATION FUTURE
CONSERVANCY
DOC. NO. 2017-117942
O.P.R.D.C.T.

TOWNLAKE RESIDENTIAL
COMMUNITY, INC.
DOC. NO. 2017-117941
O.R.D.C.T.

69.604 ACRES
PORTION OF TRACT THREE
SHADY OAKS FAMILY RANCH, LTD.
DOC. NO. 2012-136827
R.P.R.D.C.T.

MARIS DARZNIKS AND LOARRAINE DARZNIKS,
HUSBAND AND WIFE
DOC. NO. 96-R0019623
O.R.D.C.T.

M&M SISK FARMS PH III, LLC
DOC. NO. 2017-103592
O.R.D.C.T.

50' LONE STAR GAS CO. EASEMENT
VOLUME 467, PAGE 297
O.R.D.C.T.

18' SIDEWALK, UTILITY AND
DRAINAGE EASEMENT
DOC. NO. 96-R0040590
O.R.D.C.T.

15' DRAINAGE AND UTILITY
EASEMENT
PER CAB. M, PAGE 183

KENSINGTON PARK ESTATES
CAB. M, PAGE 183
P.R.D.C.T.

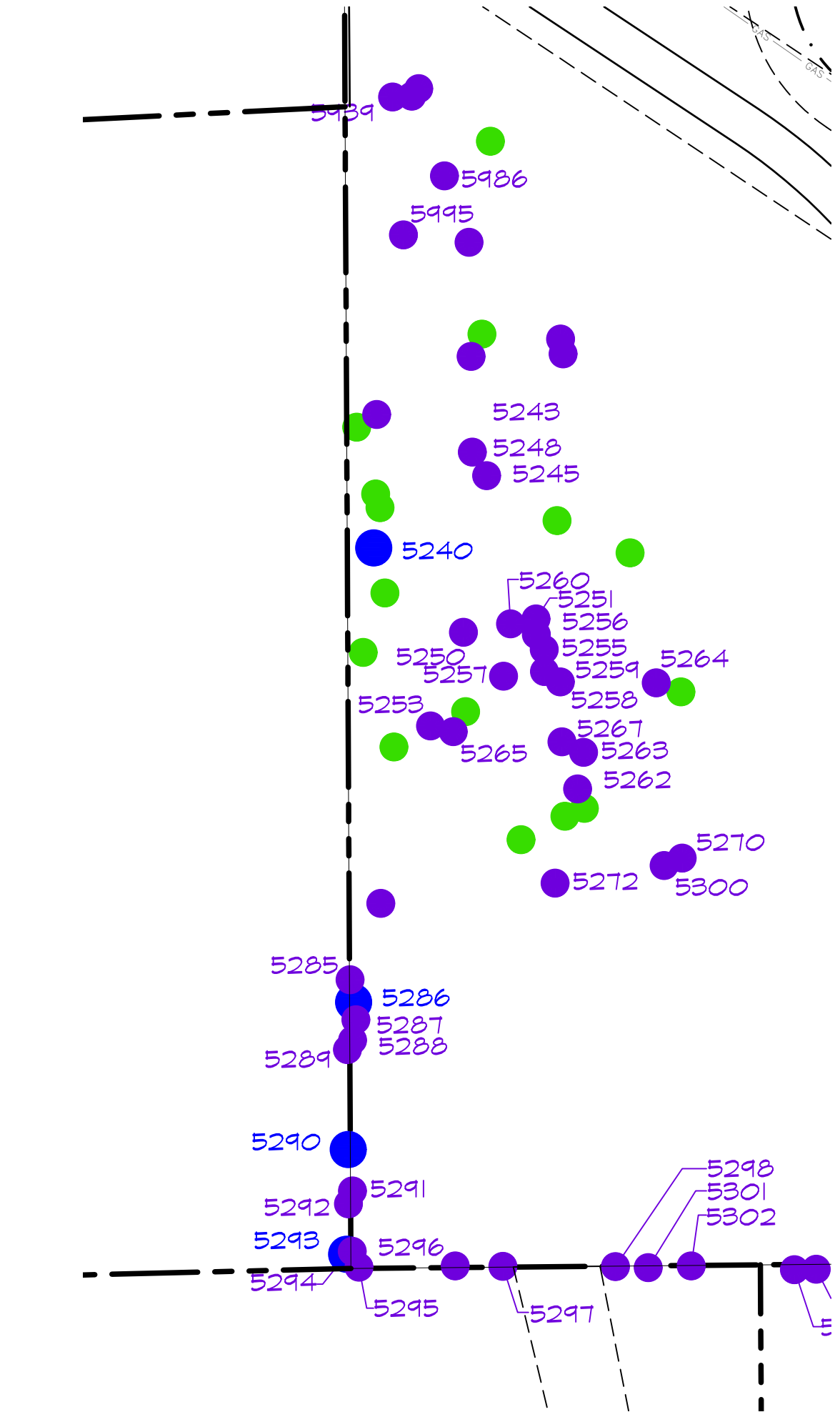
KENSINGTON PARK ESTATES
CAB. M, PAGE 183
P.R.D.C.T.

100' DRAINAGE EASEMENT
PER CAB. M, PAGE 183

LOT 2R, BLOCK A

LOT 3, BLOCK A

LOT 4, BLOCK A



LEGEND

- 5541 ● SPECIMEN TREE
- 5541 ⊕ SPECIMEN TREE REMOVED
- 5574 ● PROTECTED TREE
- 5574 ⊕ PROTECTED TREE REMOVED

Plotted by: ##### Plot Date: 8/8/2022 10:30 AM
Drawing: W:\Shared With Me\shared\Projects\TBI018 - Townlake Ph. 5\DWG\TBI018-TS- All Trees.dwg Saved By: Station13 Save Time: 8/7/2022 5:33 PM



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: August 15, 2022

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 480 (SUP22-0003 – Stay N’ Play) to permit an amusement and recreation (indoors) facility. The property is generally located west of Yucca Drive and south of Churchill Drive.**

I. ITEM SUMMARY

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

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-480) to provide for an amusement and recreation (indoors) use to occupy a portion of the multi-tenant retail building within the Prairie Commons development. The property is zoned Planned Development District No. 142 (PD-142). This request is located within the Retail-2 District (R-2) portion of PD-142.

On May 23, 2016, the Planning and Zoning Commission approved a site plan for Prairie Commons, a seven-building office and retail development. An 18,086 square foot building (Building 3) was approved in the retail portion of the site. The applicant proposes to occupy approximately 1,638 square feet within Building 3 to provide for the requested use. There are no proposed revisions to the approved landscape plan or elevations for the building.

The Town Code requires 10 parking spaces for the proposed use. A total of 159 parking spaces exist for the development. Based on the current tenant mix of the existing retail building, approximately 129 parking spaces are required, including the proposed use. Parking will continue to be monitored during the Certificate of Occupancy process to ensure compliance with parking regulations.

As part of the request, the applicant has agreed to the following standards:

1. The Specific Use Permit is limited to an approximately 1,638 square foot lease space located in the 18,086 square foot Prairie Commons retail building as shown in Exhibit “A”.

2. The hours of operation for the facility are limited to Monday through Thursday (9:30 a.m. to 1:00 p.m.), Friday (9:30 a.m. to 1:00 p.m. and 4:00 p.m. to 8:00 p.m.) and Saturday through Sunday (10:00 a.m. to 7:30 p.m.).
3. The lease area will be soundproofed so that no noise is audible to adjacent tenants.

The retail development has direct access from Yucca Drive.

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 rezoning requests. SUP22-0003 had a total of 47 Property Owner Notifications mailed. At the time this report was written, staff had received no correspondence in support or in opposition to the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan, Landscape Plan and Elevations

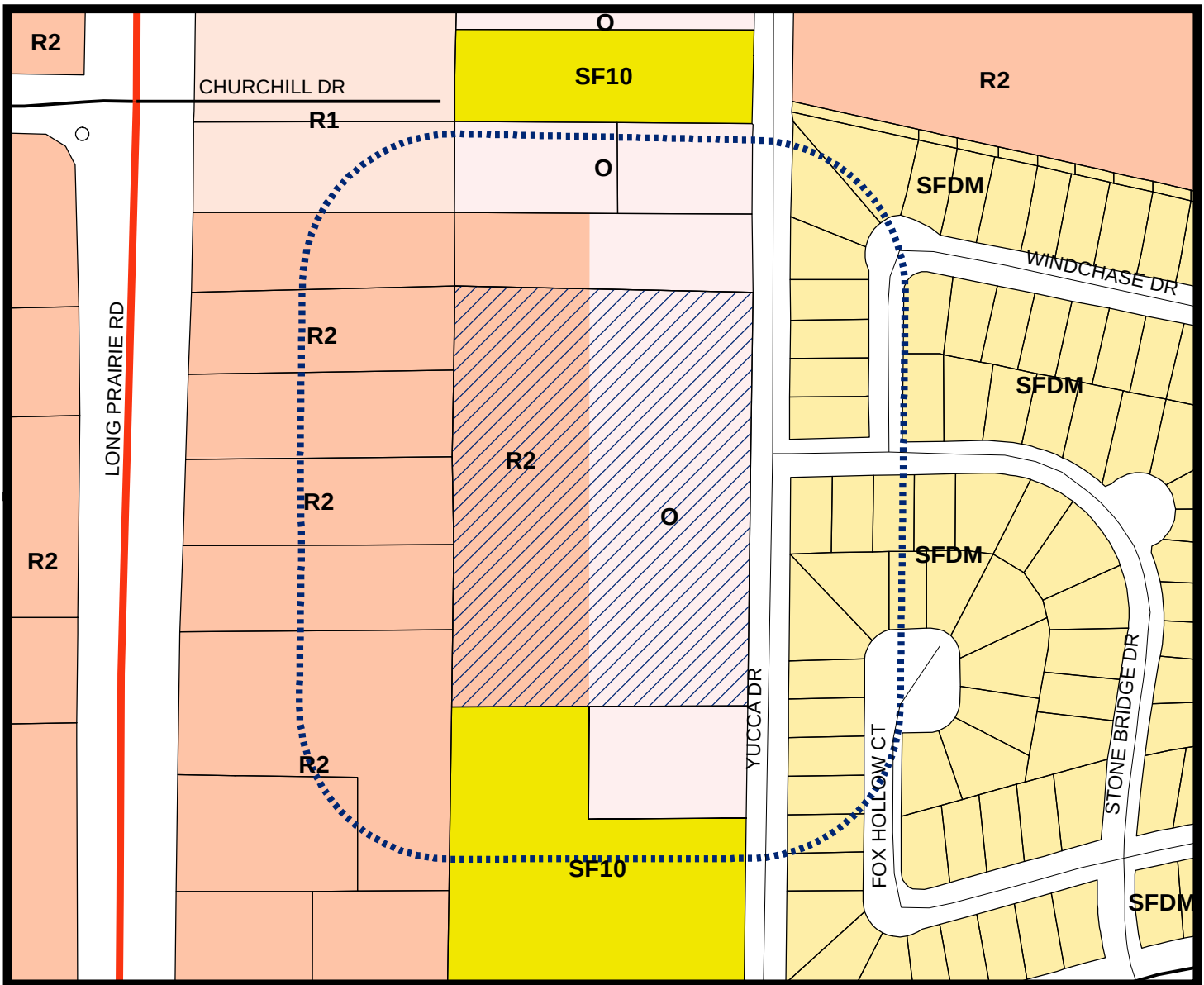
B. Application Details

1. Specific Use Permit Package

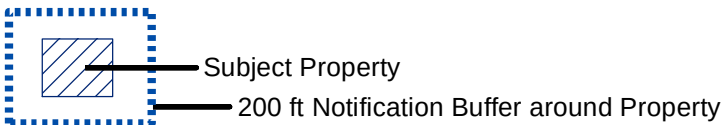


Vicinity Map

Reference Project: SUP22-0003

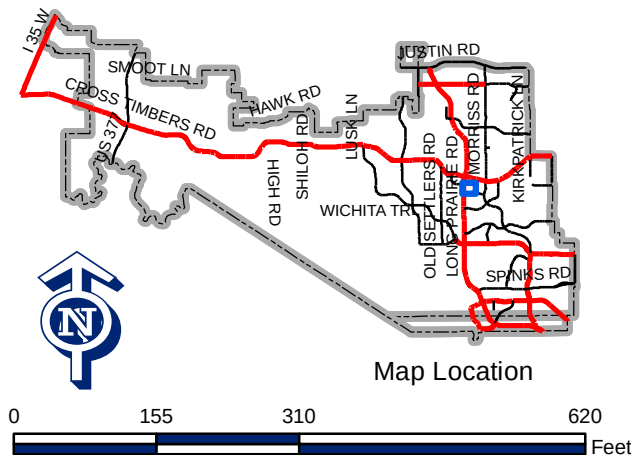


LEGEND



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

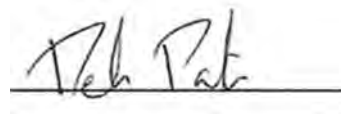
Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



6/10/2022

Town of Flower Mound Planning Services Division,

I, Debra Porter, am seeking a Specific Use Permit for Amusement and Recreation Use (indoors) (98-973) for the property located at 3434 Long Prairie Rd. Ste 100, Flower Mound TX 75022. The space interior will include fun themed playscape equipment for children aged 1-5 including a bounce house, play village house area and party tables for families to reserve for a private 2 hr event slot for up to 15 children. Stay N' Play will provide a safe, fun, vibrant entertainment space for events & parties. We are focused on ensuring our guests, both children and adults, have a great time while creating cherished memories with family and friends. Hours of operation: Monday through Thursday 9:30am – 1:00pm, Friday: 9:30am-1:00pm & 4pm-8pm, Saturday & Sunday: 10am-7:30pm. The existing zoning for this space is Planned Development 142 with Retail 2 permitted uses. Property is .03760331 acres.

A handwritten signature in black ink, appearing to read "Debra Porter", is written over a horizontal line.

Debra Porter

Stay N' Play Owner

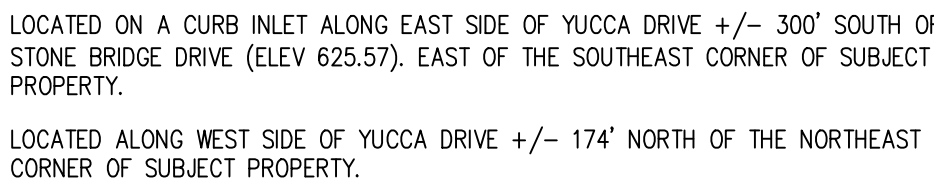


OWNER
PRAIRIE COMMONS HOLDINGS, LLC
C/O IMARK REALTY ADVISORS LLC, DEVELOPER

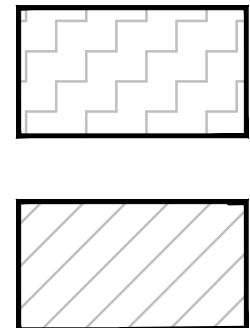


REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

**Town of Flower Mound
Engineering Services**



L E G E N D	
C.R.F.	Capped Rebar Found
C.R.S.	Capped Rebar Set
C.M.	Control Monument
CP	Control Point
Mon.	Monument
BM	Benchmark
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
W/L	Water Line
ICV	Irrigation Control Valve
SSMH	Sanitary Sewer Manhole
CO	Sanitary Sewer Cleanout
UP	Utility Pole
LP	Light Pole
PP	Power Pole
Ex TC	Existing Top of Curb
Ex TP	Existing Top of Pavement
TC	Top of Curb
G	Gutter
PG	Proposed Grade
TP	Grade at Top of Pavement
TA	Grade at Top of Asphalt
TW	Grade at Top of Wall
BW	Grade at Bottom of Wall
GR	Grade at Retaining Wall
TG	Grade at Top of Gate
RR	Rail road
FG	Finished Grade
FF	Finished Floor
FP	Finished Pad
FL	Flowline
U.E.	Utility Easement
D.E.	Drainage Easement
B.L.	Building Line
R.O.W.	Right-of-Way
D.R.	Deed Records
P.R.	Plat Records
P.A.E.	Pedestrian Access Easement
S.B.	Suback line
WLE	Waterline Easement
MAE	Mutual Access Easement
	Overhead Power Lines
	Down Guy Wire
	Existing Contours
	Proposed Contours
	Concrete Pavement
	Asphalt Pavement
	Wood Fence
	Chain Link Fence
	Wire Fence
	Masonry Wall
	Existing Tree
	(FL) Flowline
	Centerline of Creek, Swale, or Waterway



RETAIL DISTRICT-2 (R-2)

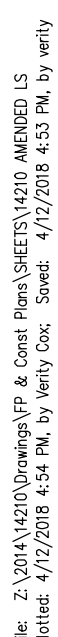
OFFICE DISTRICT (0)

GENERAL NOTE:

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB).
3. ALL RADI ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB).
4. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, SPECIFICATIONS AND SCHEDULES FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
5. ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
6. ALL RETAINING / DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. RETAINING WALL MAX HEIGHT DOES NOT INCLUDE FOOTER.
7. 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.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. STOP LINES ARE TO BE TWO FOOT BEHIND THE CROSSWALKS.
10. A SEPARATE RETAINING WALL PERMIT THROUGH INSPECTIONS IS REQUIRED PRIOR TO CONSTRUCTION FOR RETAINING WALLS THAT ARE OVER 4' IN HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING.

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z May 23, 2016
TTC NA
SEE FILE FOR CONDITIONS SP16-0005

File: Z:\2014\14210\Drawings\FP & Const Plans\SHEETS\14210 SITE
 Plotted: 5/2/2016 1:07 PM, by Michael Duval; Saved: 4/8/2016 2:31 PM, by Michael



APPROVED
By Chuck Russell at 4:53 pm, May 16, 2018



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Prairie Commons

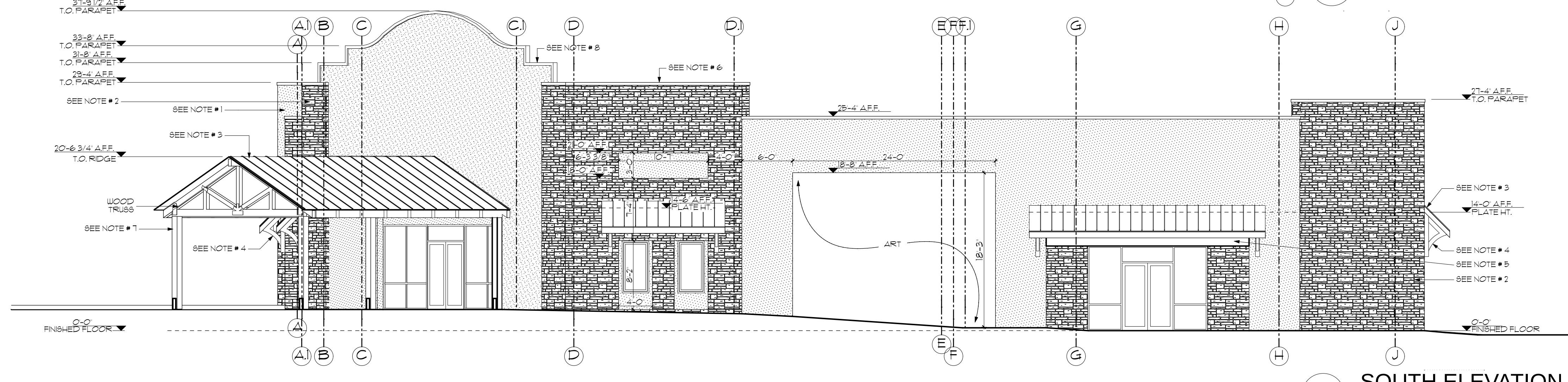
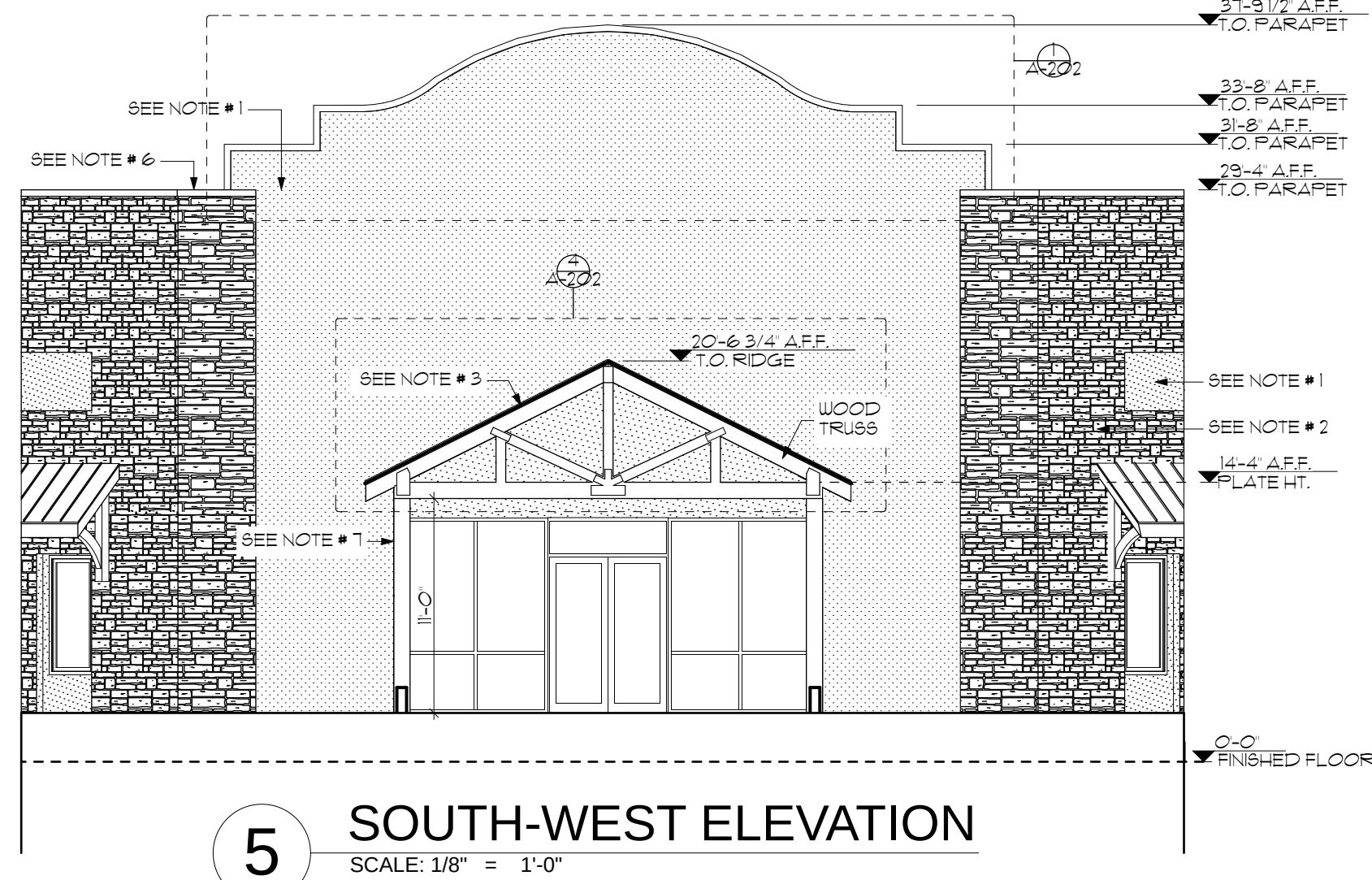
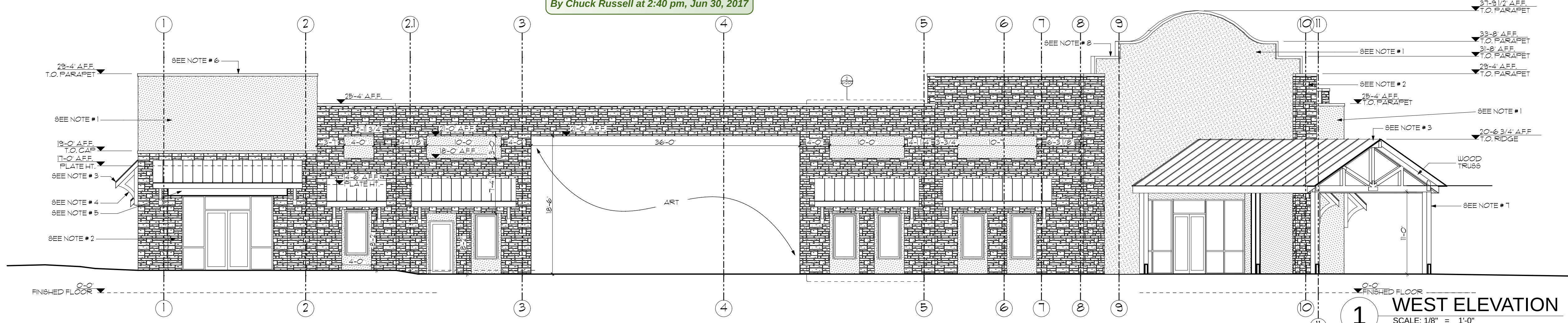
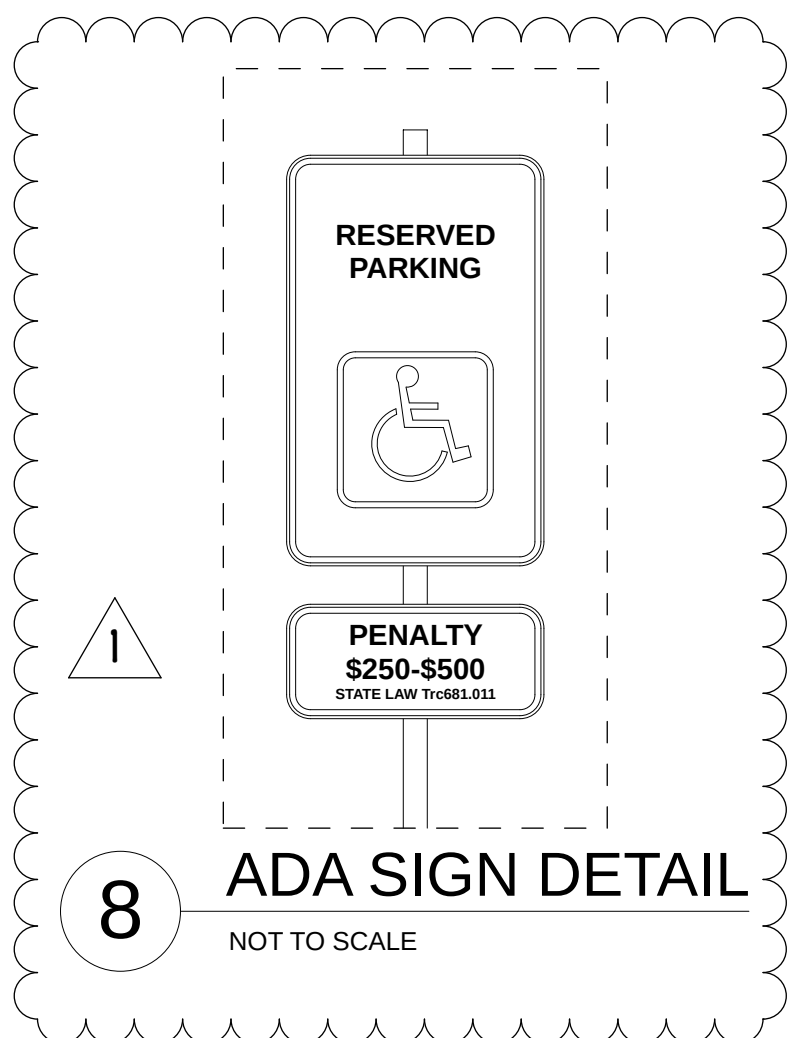
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	54,190 S.F. of street yard	10,838 s.f. of street yard	27,672 s.f. of street yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f. = 10 + 1 tree for every 2,500 sf. after 10,000 sf.	54,190 s.f. of street yard	28 trees (3" cal.)	16 new trees + (8) existing trees = 24 credits [458,459,3508,3519,3522 3542,3556,3557,3558] = 41 Trees
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Yucca Dr.		30 ft.	30 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Yucca dr.- 541 l.f.	19 trees (3" cal.)	8 existing trees = 24 credits
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	159 parking spaces	1,120 s.f.	13,411 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	159 parking spaces	16 trees (3" cal.)	5 new canopy trees = 5 credits 13 new median trees = 13 credits 7 existing trees = 22 credits = 50 Total Tree Credits
**All parking spaces to be located within 100 ft. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	retaining walls (3' ht.)
COMPATIBILITY BUFFER			
STANDARD		REQUIRED	PROVIDED
6' brick or masonry wall		6' brick/masonry wall	6' brick/masonry wall
25' landscape buffer with continuous 6' screening plant			*variance requested
1 native shade tree per 400 sf. of buffer area (3" cal.)			*variance requested

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	BUR OAK	<i>Quercus macrocarpa</i>	3"	10'-12'	Per Plan	Single Trunk
5	CHINGUAPIN OAK	<i>Quercus muehlenbergii</i>	3"	10'-12'	Per Plan	Single Trunk
2	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
8	MEXICAN BUCKEYE	<i>Unquadia speciosa</i>	30gal.	7'-8'	Per Plan	Single Trunk
2	REDBUD	<i>Cercis canadensis</i>	15gal.	6'-7'	Per Plan	Single Trunk
3	MEXICAN PLUM	<i>Fernus mexicana</i>	30gal.	7'-8'	Per Plan	Single Trunk
3	POSSUMHAW HOLLY	<i>Ilex decidua</i>	B4B	6'-7'	Per Plan	Multi Trunk
3	EVE'S NECKLACE	<i>Sophora affinis</i>	B4B	5'-6'	Per Plan	Single Trunk

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

▲ 03/08/2018
 ▲ 04/10/2018
 ▲ 04/12/2018
OWNER/DEVELOPER
IMARK REALTY
140 RED OAK LANE
FLOWER MOUND, TX 75021
Ph. 214-550-5017
Contact: MARK GLOVER

APPROVED
By Chuck Russell at 2:40 pm, Jun 30, 2017

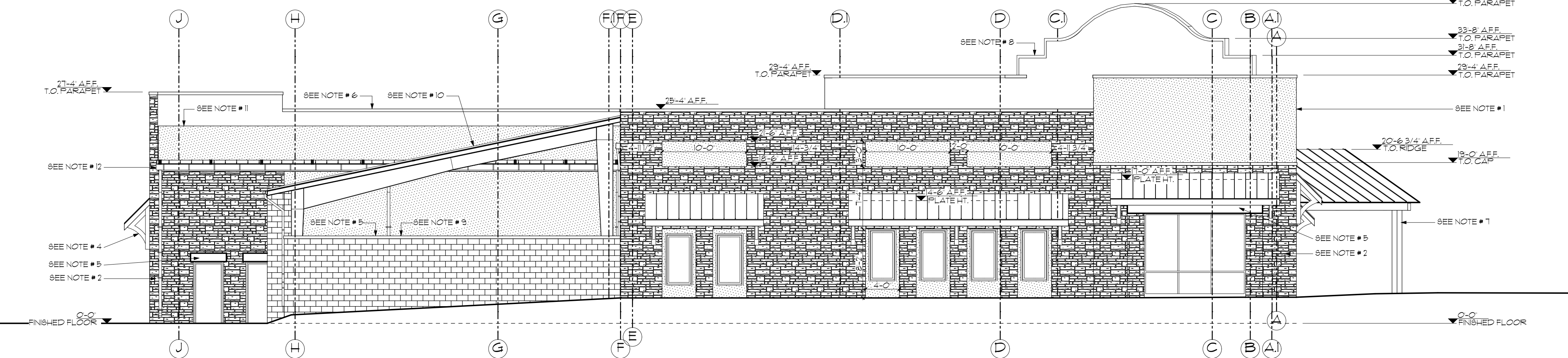
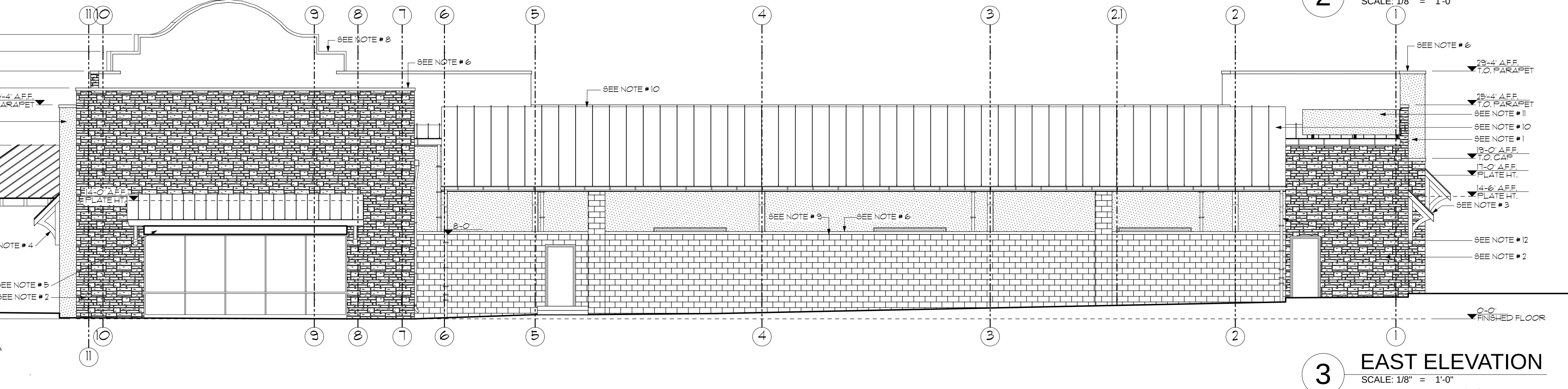
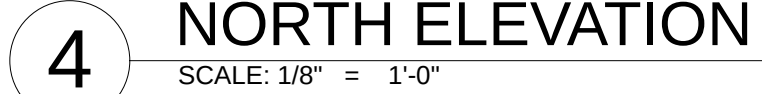


- EXTERIOR ELEVATIONS NOTES:**
1. STUCCO
 2. CHOPPED STONE - AUSTIN MIX, G.C. PROVIDE MOCKUP OF STONE
 3. GALVALUME STANDING SEAM ROOF & AWNING
 4. WOOD BRACKET
 5. WOOD HEADER
 6. METAL CAP, COLOR: BRONZE
 7. WOOD POST
 8. STUCCO CAP
 9. CMU BLOCK, FLAT JOINT
 10. STRUCTURAL STANDING SEAM ROOF, 1/4" PER 12" SLOPE
 11. 48" HT. SCREEN WALL
 12. GUTTER & DOWNSPOUT

MATERIAL TABULATION CHART						
BUILDING 3		NORTH	SOUTH	EAST	WEST	SOUTH/ WEST
1	TOTAL FACADE S.F.	2482	2450	2449	3056	1367
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	2190	2269	2156	2792	1159
3	DOORS AND WINDOWS S.F.	292	181	293	264	208
4	PRIMARY MASONRY TOTALS (MIN. 80%)	2190 S.F. 100 % OF 2	2269 S.F. 100 % OF 2	2156 S.F. 100 % OF 2	2792 S.F. 100 % OF 2	1367 S.F. 100 % OF 2
STONE S.F.		1443 S.F. 66 % OF 2	963 S.F. 42 % OF 2	1124 S.F. 52 % OF 2	1620 S.F. 58 % OF 2	212 S.F. 16 % OF 2
CMU BLOCK (FLAT JOINT) WITH MURAL S.F.		339 S.F. 15 % OF 2	426 S.F. 19 % OF 2	892 S.F. 42 % OF 2	660 S.F. 23 % OF 2	---
STUCCO FINISH S.F.		408 S.F. 19 % OF 2	880 S.F. 39 % OF 2	140 S.F. 6 % OF 2	512 S.F. 19 % OF 2	947 S.F. 84 % OF 2
TOTAL PER BUILDING		10,714 S.F. - 100 % OF PRIMARY MASONRY				

ELEVATION NOTES:

- ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN.



06-08-2017

These plans are intended to provide the basic construction information necessary to construct the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project. The architect is not responsible for the construction of the project.

1mark
Reality Advisors, LLC.

PRAIRIE COMMONS

BUILDING 3

LOT 1, BLOCK A
FLOWER MOUND, TX 75022

WILLIAM PECK & ASSOCIATES INC. ARCHITECTS

Lewisville, TX 972-221-1424

REVISIONS

1	06-08-2017	CITY COMMENTS
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ISSUE DATE:
05-15-2017
FOR PERMIT

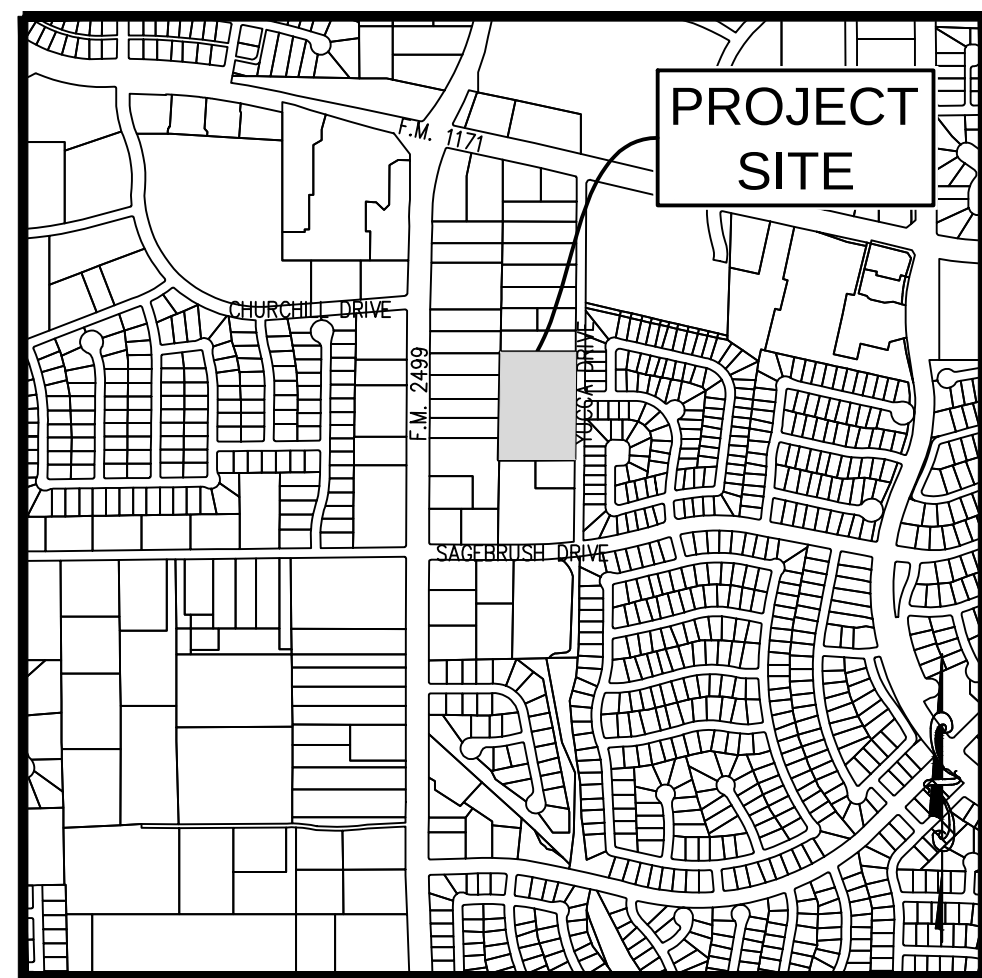
Scale: REF. PLAN

Drawn: MW

Job: PRAIRIE COMMONS BUILDING 3

Sheet Number: A-201

SHEET 15 OF 28



Vicinity Map 1"=1000'

SITE DATA TABLE	
PHYSICAL ADDRESS	YUCCA DRIVE
GROSS SITE AREA	4.755 ACRES
NET SITE AREA	4.755 ACRES
ZONING	PD 142 W/ R-2 OFFICE USES
CURRENT USE	VACANT
PROPOSED USED	NON RESIDENTIAL MIXED USE

LOT COVERAGE DATA		
BUILDING COVERAGE	1.30 AC	27%
IMPERVIOUS AREA	3.82 AC	80%
PERVIOUS AREA	0.94 AC	20%

PARKING SUMMARY	
REQUIRED RETAIL (24,806) 1:250	104 SPACES
REQUIRED OFFICE (28,444) 1:300	94 SPACES
REQUIRED TOTAL	198 SPACES
PROVIDED PARKING	159 SPACES
HANDICAP PARKING	8 SPACES

BUILDING DATA	
BUILDING # 3	
NUMBER OF FLOORS	1
PEAK HEIGHT	26'-4"
MEAN HEIGHT	19'-3"
TOTAL SQUARE FOOTAGE	18,086 SF
BUILDINGS # 4,5,7,8	
NUMBER OF FLOORS	1
PEAK HEIGHT	25'-6 $\frac{3}{4}$ "
MEAN HEIGHT	18'-6 $\frac{1}{4}$ "
TOTAL SQUARE FOOTAGE	4,860 SF
BUILDING # 6	
NUMBER OF FLOORS	1
PEAK HEIGHT	28'-4"
MEAN HEIGHT	23'-5 $\frac{1}{2}$ "
TOTAL SQUARE FOOTAGE	16,911 SF

BUILDING #9	
NUMBER OF FLOORS	1
PEAK HEIGHT	25'-6 $\frac{3}{4}$ "
MEAN HEIGHT	18'-6 $\frac{1}{2}$ "
TOTAL SQUARE FOOTAGE	4,570 SF
MASTER PLAN FEATURES	
LAND USE PLAN	SPA 1
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN	YUCCA DRIVE (60' ROW)

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.
P.E. #86898
DATE 5/2/2016

Drawn By: AM
Date: 2/8/2016
Scale: 1"=40'
Revisions:
03/07/2016
04/08/2016
05/02/2016

14210

C4

PRAIRIE COMMONS

**LOT 1, BLOCK A
PRAIRIE COMMONS
4.755 Acres**

J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN

OWNER
PRAIRIE COMMONS HOLDINGS, LLC
C/O IMARK REALTY ADVISORS LLC, DEVELOPER



DEVELOPER
IMARK REALTY ADVISORS, LLC
140 RED OAK LANE
FLOWER MOUND, TX 75028
Ph. 214-550-5017
Contact: MARK GLOVER

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

**Town of Flower Mound
Engineering Services**

GENERAL NOTE:

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB).
3. ALL RADI ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB).
4. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, SPECIFICATIONS AND SCHEDULES FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
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RETAIL DISTRICT-2 (R-2)

OFFICE DISTRICT (0)

File: Z:\2014\14210\Drawings\VP & Const Plans\SHEETS\14210 SITE
 Plotted: 5/2/2016 1:07 PM, by Michael Duval
 Sowed: 4/8/2016 2:31 PM, by Michael



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 6

REGULAR ITEM

DATE: August 15, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (Z22-0003-Radionov Estate) from Agricultural District (A) uses to Single-Family Estate District (SF-E) uses. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 1.096-acre tract of land from Agricultural District (A) uses to Single-Family Estate District (SF-E) uses to allow for the development of one single family residential lot. The subject property is not platted and contains several parcels under common ownership. To obtain a building permit to construct a new home, the tract must be platted into one lot. Since the existing Agricultural zoning district requires a minimum lot size of two acres, and the subject property is only a little over an acre in size total, it must be rezoned first prior to being platted.

The proposed SF-E zoning requires a minimum lot size of one acre. This is less dense than the Town's current Master Plan designation of Medium Density for the property. Medium Density requires a minimum lot size of 10,000 square feet. Per Sec. 78-181 of the Town code, Master Plan Amendments shall not be required for zoning changes proposing single-family detached residential land uses that are less dense than those allowed pursuant to the existing land use category. If the proposed rezoning is approved, the subject property will be limited to one, 1.096-acre residential lot.

The subject site is currently developed with a single-family house and an accessory building, which are planned to be removed when applicant constructs new single-family home (subject to rezoning and record plat approval). The site currently has two points of access from Morriss Road, and the applicant will be allowed to have one driveway on to Morriss Road when the new home is constructed.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Z22-0003 had a total of 35 Property Owner Notifications mailed. At the time this report was written, staff had received no correspondence in support or opposition to the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

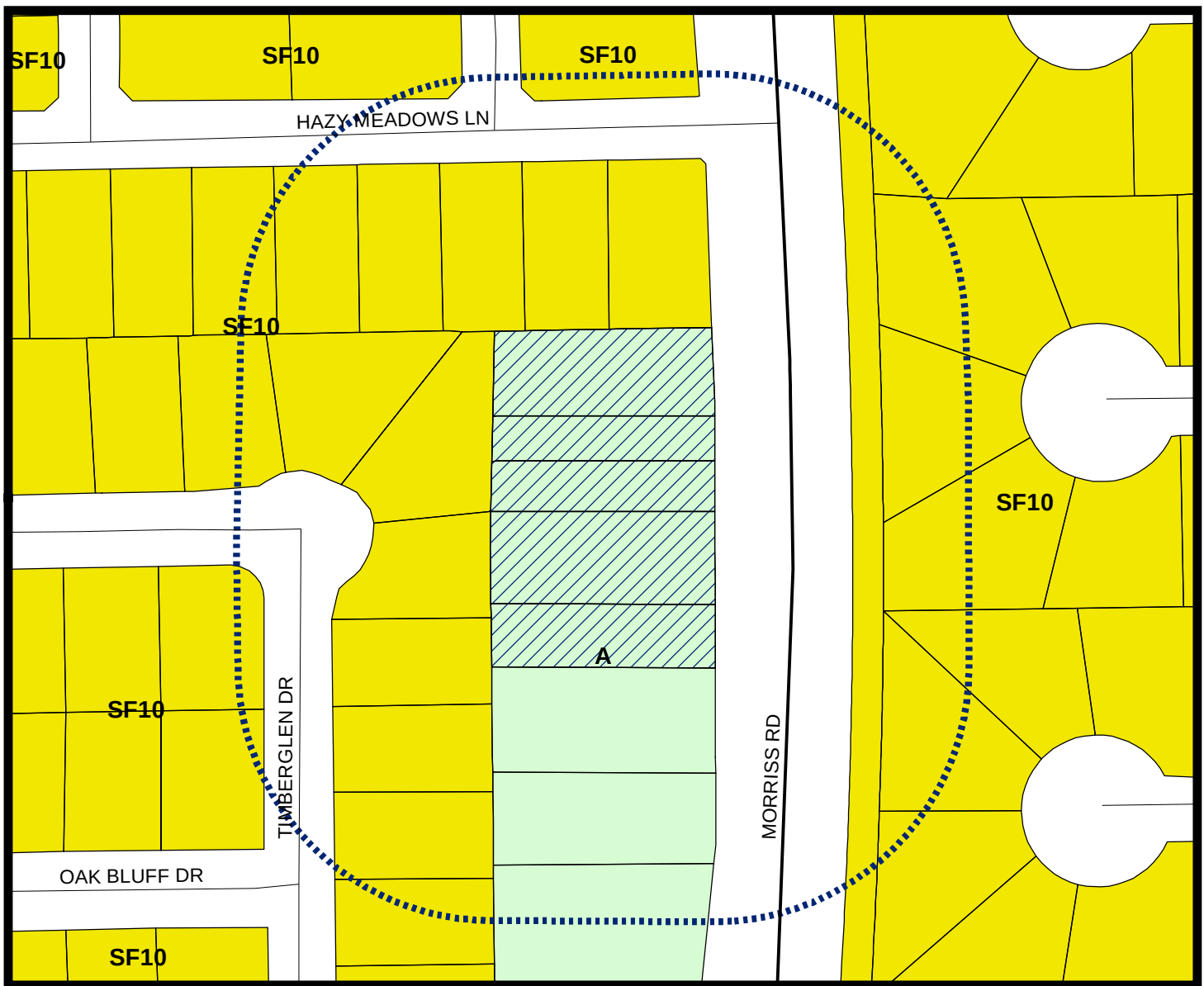
B. Application Details

1. Zoning Exhibit Package



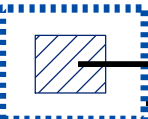
Vicinity Map

Reference Project: Z22-0003



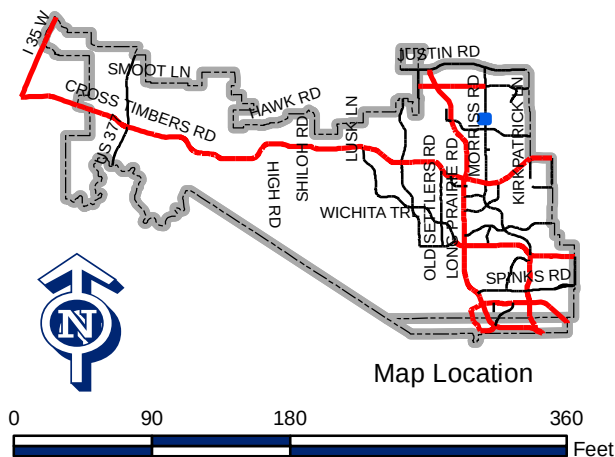
LEGEND

 Agriculture  Single Family 10

  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.



Flower Mound
Planning Services Division
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972-8746350

Gregory Radionov
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5141 Morriss Road, Flower Mound, TX, 75028
Denton County

Contact address:
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8184260526

6/7/2022

LETTER OF INTENT

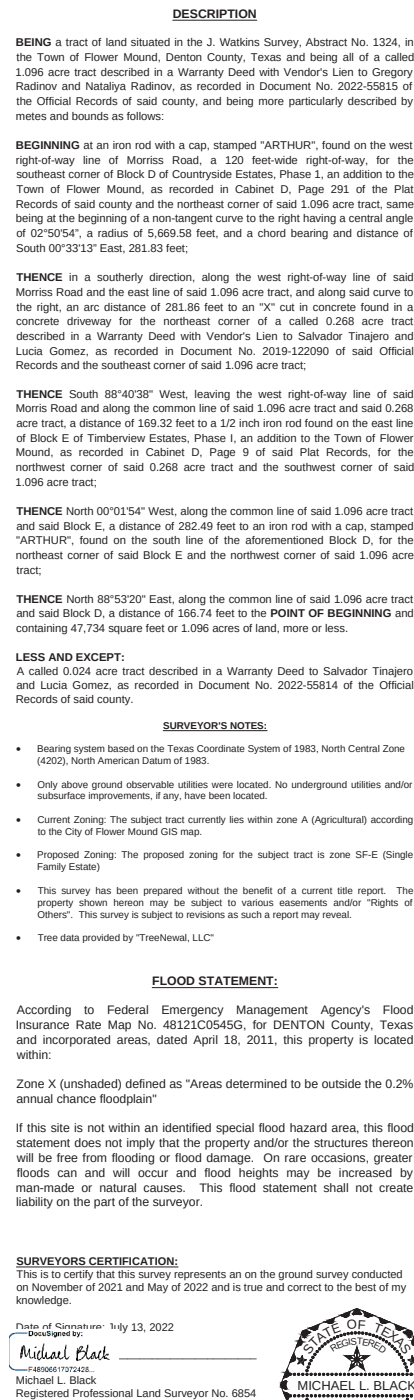
We, Radionov family, purchased the property at 5141 Morriss Road, Flower Mound, TX, 75028 with the goal of building our dream home and make it our permanent residence upon completion of construction. The property is currently zoned Agricultural. Proposed re-zoning is Single Family Estate.

Agricultural zoning requirement is 2 acres minimum. According to attached Survey the property size is 1.096 acres. For this reason, this zoning should be corrected.

Minimum requirement for Single Family Estate is 1 (one) acre. The surveyed property meets the requirement with 1.096 acres' total size. The intended purpose of land use is to build one single story single family house with one accessory building. For that reason, we respectfully request this property to be re-zoned to Single Family Estate classification.

Attached documents:

- Survey
- Tax certificate
- Land use map fragment
- Zoning map fragment
- Proposed zoning map fragment
- Subdivisions map fragment
- Street map fragment
- Map connections to Geodetic Control Network
- Tree survey
- Proposed building on a lot



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

5141 MORRISS ROAD
SURVEY SHOWING A HOUSE AND
IMPROVEMENTS AND TREES ON A CALLED
1.096 ACRE TRACT IN THE J. WATKINS SURVEY,
ABSTRACT NO. 1324, LOCATED IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS


TRINITY
 LAND SURVEYING LLC
 1222 Greenbriar St. Denton, Texas 76201 FIRM # 10104687 Tel. No. (940) 293-3111
 Scale: 1" = 20' Drawn by: MLB Checked by: TLS Date: 07/12/2022 Project No.: 2021-036 Sheet No.: 1 OF 1