

Planning & Zoning Commission



September 9, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flowermound.gov or by calling 972.874.6350 and leaving a message.

AGENDA

A. CALL 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 Board/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 Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Board/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 Board/Commission.
- Please state your name and address when speaking.

E. COORDINATION OF CALENDARS

1. Monday, September 23, 2024
2. Monday, October 14, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. Quarterly Development Report
2. Town Estimated Population Dashboard

H. CONSENT ITEM(S)

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 August 26, 2024 - Consider approval of the minutes from August 26, 2024.

I. ADJOURN

J. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
 - Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
 - Times may be adjusted by the Chair depending on the number of speakers.
 - Donated time will not be recognized.
 - Please state your name and address when speaking, and direct comments to the Commission.
-
1. MPA23-0005 & ZPD23-0012 - Monarch - A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA23-0005 - Monarch) from Campus Commercial uses to High Density Residential uses and rezoning (ZPD23-0012 – Monarch) from Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses and Interim Holding to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the 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: September 5, 2024, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.

Planning & Zoning Commission



August 26, 2024
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the regular meeting to order at 6:31 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Todd Bayuk, Place 3
Ryan Geddie, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7
Michelle Jackson, Place 8 Alternate
Clare Harris, Place 9 Alternate

with the following member(s) absent:
None

constituting a quorum with the following members of the Town Staff participating:

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Chuck Russell, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

Speaker name and address	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, September 9, 2024
2. Monday, September 23, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

None

G. STAFF/DIRECTOR REPORT

1. Town Council Work Session - FY24-25 Budget
2. Upcoming Work Session for Development Project(s)

H. CONSENT ITEM(S)

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 8, 2024 - Consider approval of the minutes from July 8, 2024.

ACTION: Commissioner Bayuk moved to approve H.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

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.

1. SP24-0010 - Box Addition - Consider a request for a Site Plan (SP24-0010 – Box Addition) to develop an office and warehouse facility. The property is generally located south of Lakeside Parkway and east of Silveron Boulevard.

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Todd Marchesani, Box Investment Group; present for questions, no presentation

ACTION: Commissioner Langley moved to approve I.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

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.

1. SP23-0018 - St. Philip Catholic Church, Phases 2 & 3 - Consider a Site Plan (SP23-0018 – St. Philip Catholic Church, Phases 2 & 3) to expand a religious assembly/institution use with a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Jeff Miles, St. Philip Catholic Church

ACTION: Commissioner Bayuk moved to approve J.1. as presented in the agenda caption. Commissioner Schultz seconded the motion.

AYES: Schultz, Hobbs, Bayuk, Geddie, Langley, Jostes

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 7:05 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA J.1. WORK SESSION

DATE: September 9, 2024
FROM: Poornima Kashyap, Planning Manager
ITEM: **A Work Session in conjunction with a future Public Hearing for a Master Plan Amendment (MPA23-0005 - Monarch) from Campus Commercial uses to High Density Residential uses and rezoning (ZPD23-0012 – Monarch) from Planned Development District No. 98 (PD-98) with Campus Commercial District (CC) uses and Interim Holding to Planned Development District No. 200 (PD-200) with Campus Commercial District (CC) uses and Single Family-Attached (SF-A) uses with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road, west of Highway 377, and east of Interstate 35-W.**

BACKGROUND:

I. ITEM SUMMARY

The Monarch development encompasses approximately 200 acres that is located in western Flower Mound with Interstate 35 (I-35) frontage. The purpose of this request is to amend the Town's Master Plan on approximately 42.5 acres from Campus Commercial uses to High Density Residential uses to allow the development of Townhomes. There is a companion Planned Development Zoning application to rezone the properties from Interim Holding (IH) and Planned Development District 98 (PD-98) with Campus Commercial uses to Planned Development District 200 (PD-200) with Campus Commercial Uses and Single Family-Attached (SF-A) uses.

This application will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. WORK SESSION CRITERIA

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

- Master Plan Amendment
- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers.

III. APPLICATION ANALYSIS

The project area consists of approximately 157 acres of Campus Commercial zoning and approximately 42.5 acres of Single Family-Attached (SF-A) uses.

Campus Commercial – Campus Commercial (CC) means a mixture of uses which includes corporate

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

The conceptual plans identify big box retail developments, restaurants, fast food restaurants, and office uses along with necessary parking and landscaping within the CC zoning and approximately 290 townhomes within the SF-A zoning district.

The project will need to receive recommendations from the Parks Board prior to the Planning and Zoning Commission public hearing. A work session with the Parks Board was held on [February 1, 2024](#). A second work session with the Parks Board has been scheduled for [September 5, 2024](#).

If, after public hearing, the ZPD request is approved, the project will still require review and approval of site plan, subdivision site plan, and record plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

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

1. The applicant has included definitions for certain uses listed below:

- Auto Service Center, Accessory use
- Indoor Storage Area
- Outdoor Sales, Temporary
- Outdoor Storage, Limited
- Outdoor Storage, Temporary
- Public and Private Open Space

Staff has expressed concerns over allowing the outdoor storage, temporary use that would allow storage containers to be stored outside without screening, and is in discussion with the applicant to propose an alternate solution.

2. The applicant is requesting 12 uses that normally require approval of a Specific Use Permit (SUP) from the Town Council to be permitted by right within the Campus Commercial district.

- Car wash uses, convenience store uses, drug store or pharmacy, gasoline sales, accessory use, health club or athletic club, Institutional, drug, or psychiatric treatment, fast food restaurant, retail single tenant (50,000 sf but less than 75,000 sf)/ (75,000 sf but less than 100,000 sf)/(100,000 sf or more). Staff had indicated concerns with car wash uses and institutional, drug, or psychiatric treatment use to be allowed by right.

3. Modifications to Campus Commercial district dimensional regulations.

4. Modifications for SF-A district dimensional regulations and a request to allow Single Family Detached uses under SF-A district.

5. Lot width to depth exception for residential lots
6. Modification to compatibility buffer requirements.
7. Parking deviation to exceed the Town's allowable 20 percent limit.
8. Modifications to the Town's Urban Design Plan
 - Waiver to the roof pitch requirement for buildings 15,000 square feet or less
 - Allow up to 25 percent secondary masonry on buildings

V. ITEMS UNDER DISCUSSION

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

- Parkland dedication vs. Park Credit Option
- Parking deviation
- Compatibility buffer exception
- Environmental Protection Plan
- Traffic
- Schmitz Blvd alignment
- Miscellaneous development standard language

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

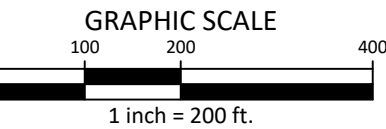
ATTACHMENTS:

1. Master Plan Amendment Exhibit
2. Zoning Planned Development Package
3. Draft Development Standards

DRAFT MOTION: No action is required by the Planning & Zoning Commission on this item.



www.mcadamsco.com



Monarch - Master Plan Amendment

+/-200.172 Acres
Town of Flower Mound, Texas

NO.	DATE	DESCRIPTION
	11/21/2023	Zoning Exhibit
	01/16/2024	1st Review Comments
	03/13/2024	2nd Review Comments
	06/28/2024	3rd Review Comments
	08/19/2024	4th Review Comments

PLAN INFORMATION

PROJECT NO. SPEC22509
FILENAME
2024-08-07 SPEC22509 MONARCH ZONING EXHIBIT.DWG
CHECKED BY RR
DRAWN BY AB
SCALE 200 Scale
DATE 09/19/2024

SHEET

Master Plan Amen.

MPA

Master Plan Features	
Existing Zoning	(IH) Interim Holding / PD-98
Proposed Zoning	CC / SF High Density
Land Use Plan	Denton Creek Area Plan
Specific Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Parks and Trails	12' Multiuse Trail & Bicycle Trail
Throughfare Plan	Urban Minor Arterial w/Bike Lane - Denton Creek & Mulkey Road

August 19, 2024

Ms. Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Monarch – Master Plan Amendment and Planned Development Application

Dear Ms. Kashyap,

Please accept this letter, on behalf of 85 and 71 Avalon Holdings, LLC, as an explanation of the proposed Master Plan Amendment and Zoning Change Request for approximately 200.172 acres of land located in the western most property within the Town of Flower Mound. This property is located along the Interstate Highway 35W and is bisected by the future right-of-way of Denton Creek Boulevard. This property is designated as Campus Commercial per the Master Plan.

SITE CHARACTERISTICS

The Monarch property is approximately 200.172 acres that is surrounded by the Town of Argyle to the north, the Town of Northlake to the south, Canyon Falls to the east, and Interstate Highway 35W to the west. There are approximately ±3,600 feet of frontage along Interstate Highway 35W, and as the property travels from west to east the property quickly slopes to the Graham Branch floodplain area. The Graham Branch travels from the Town of Argyle into our property and eventually drains into Grapevine Lake.

PROJECT DESCRIPTION

The name of this project is Monarch, and it will serve as the western most gateway into the Town of Flower Mound. The proposed development will include a combination of residential and commercial uses. These uses are designed in a cohesive way that captures the goals and vision of the Town of Flower Mound. For development to occur entitlements must be sought. The Town's Master Plan identifies this property as Campus Commercial land use. Additionally, the Thoroughfare Plan identifies the extension of Denton Creek Blvd and Cleveland Gibbs across the

property to access I-35W. With the highway frontage as one the site's greatest assets, the property presents an opportunity to capture uses that produce high tax revenue and provide much needed services for residents and visitors. This opportunity can also serve to create a place that exemplifies the best of the Town of Flower Mound and all that this vibrant community has to offer. It is with these goals in mind, that we are proposing multiple uses, such as restaurants, big box retail users, commercial shops, businesses, and single family living options integrated with pedestrian and open space amenities.

PROPOSED ZONING

The Monarch property is currently zoned as Interim Holding (IH), which is a place holder after annexation has taken place to allow for zoning to be proposed on the property. We are respectfully requesting to rezone the property to a Planned Development that allows for Campus Commercial (157.0 acres), Single-Family lots (42.5 acres). A Master Plan Amendment is also being proposed, as this property is designated as Campus Commercial. The requirement for a Master Plan Amendment stems from the proposed residential land-use component. Best practices in land-use development promote a transition of land-uses from most intensive along major thoroughfares to least intensive adjacent to existing neighborhoods. Due to the proximity of the Canyon Falls neighborhood, best practices would promote a transition from highly intensity land-uses to a lesser intense use like residential.

EXCEPTIONS

Within the proposed development standards for the Monarch PD, we are requesting some exceptions and modifications from the Town's requirements. This is largely due to the property location along the interstate that does not exist anywhere else throughout the Town. For this site to be a competitive power center to attract users and shoppers to come to Flower Mound, special consideration should be provided in order to develop and design a place that meets the needs of the end users while balancing the regulatory standards of the Town's code and quality of life goals.

Below are exceptions/modifications being requested:

1. Section 98-842 Permitted Uses and Section 98-843 Specific Uses:
Request: To add typical highway uses and large retail, single tenant uses to be permitted uses instead of specific uses. These include Auto Repair, Car Wash, Convenience Store with Gas Sales, Health Club, Restaurant (fast food), and Retail, Single Tenant over 100,000 sf and more.
2. Section 98-842
Request: Accessory uses have been added to the PD. These uses are conducive for big box retail users that is appropriate along the highway. They include Auto Service, Indoor Storage Area, Building Materials Sales and

Storage (Outdoors). Additionally, we have added newly defined accessory uses that are necessary for big box retail to serve the area. These include Outdoor Storage, Limited, Outdoor Storage, Temporary, and Outdoor Sales, Temporary.

3. Section 98-845(d) Minimum Front Yard

Requirement: 60' without parking.

Request: To allow parking within the 60' setback up to the 25' landscape buffer.

4. Section 98-425 Single Family -A

Requirement: For SF- A, The minimum lot area is 5,000 sq ft, the minimum front yard setback is 25', the maximum lot coverage is 50%.

Request: For SF-A, the minimum lot area is 1,800 sq ft, the minimum front yard setback is 10', and the maximum lot coverage is 80%.

5. Section 98-435 Single Family -5

Requirement: For SF-5, the minimum lot area is 5,000 sq ft, the minimum lot width is 50', the minimum front yard setback is 20', the minimum side yard setback is 5', the maximum lot coverage is 55%.

Request: For SF-5, the minimum lot area is 3,000 sq ft, the minimum lot width is 30', the minimum front yard setback is 10', the minimum side yard setback is 5' on one side and 0' on the other, the maximum lot coverage is 65%.

6. Section 98-845(g) Minimum Rear Setback

Requirement: 15'

Request: None

7. Urban Design Plan, Section 14.1 Pitched Roofs

Requirement: Roofs of non-residential buildings 15,000 sq ft or less should be hip and/or gable with slope between 6/12 and 9/12.

Request: To allow buildings less than 15,000 sq ft to not be required to have pitched roofs. There is no existing residential adjacency for the Campus Commercial area.

8. Section 82-73(1) Parking in Excess of 20% Allowed Deviation

Requirement: Parking may only deviate 20% from required number of spaces.

Request: To allow greater than 20% excess of required parking spaces as a result from requests of retail users for ability to park at higher ratios due to highway proximity and visibility.

9. Section 82-302(1) Compatibility Buffer

Requirement: Location of required masonry wall is on the property line.

Request: Location of the required masonry wall can be within the buffer/setback. In this location, there will be grade separation between the two uses. By locating the masonry wall on the commercial side of the grading, the residents will have access to the sidewalk.

CONCLUSION

The development of the Monarch property has been discussed now for multiple years, and the importance of this property's development cannot go unmentioned. As the western most gateway into the Town of Flower Mound and the only piece of property in Flower Mound with interstate highway frontage, the importance to provide a world class development is at the forefront of the design and ownership teams. We appreciate the attention the Town Staff and elected officials have shown us thus far in putting together the framework for this application. We are pleased to bring you this application and respectfully request your support for this zoning and master plan change. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

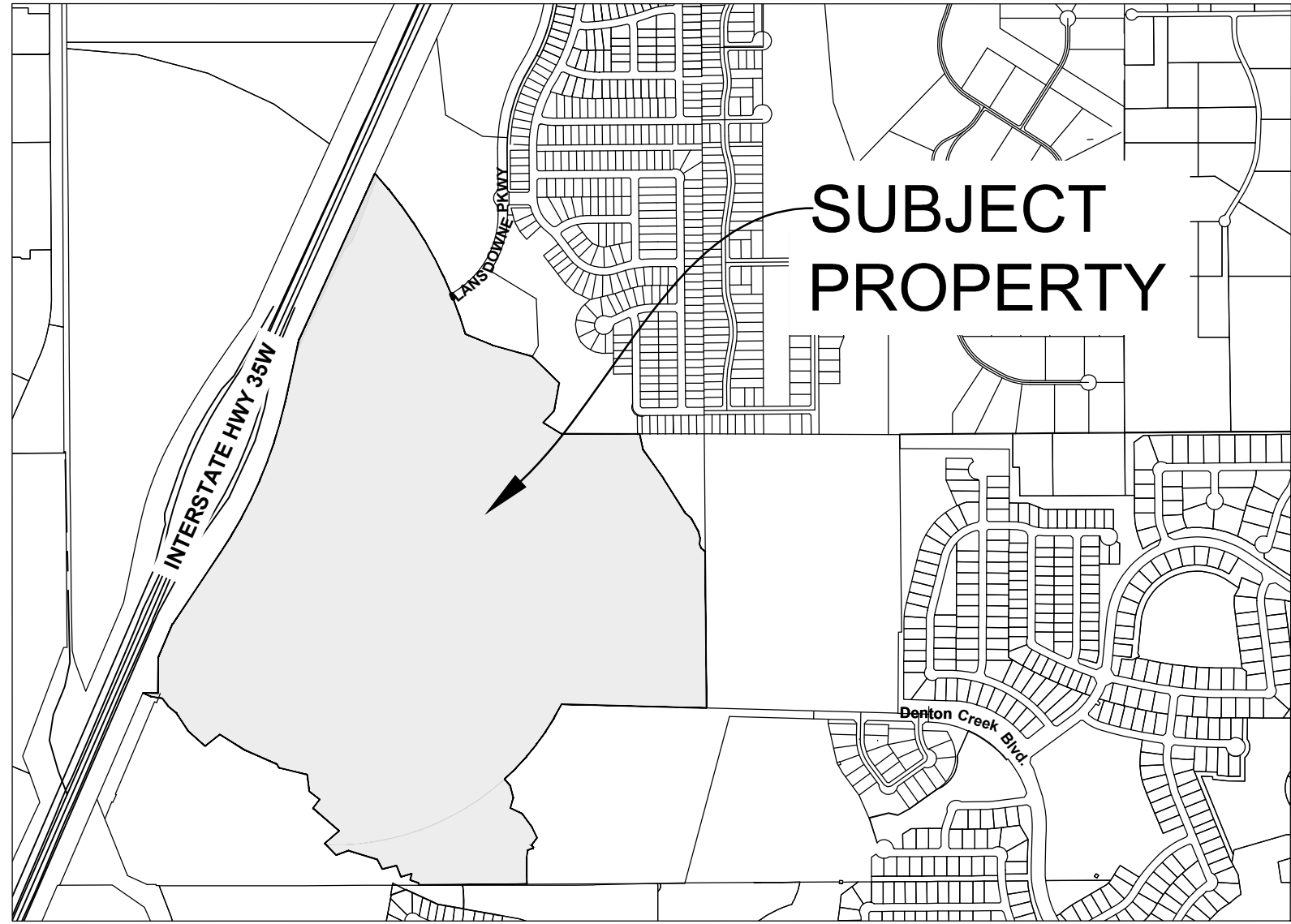
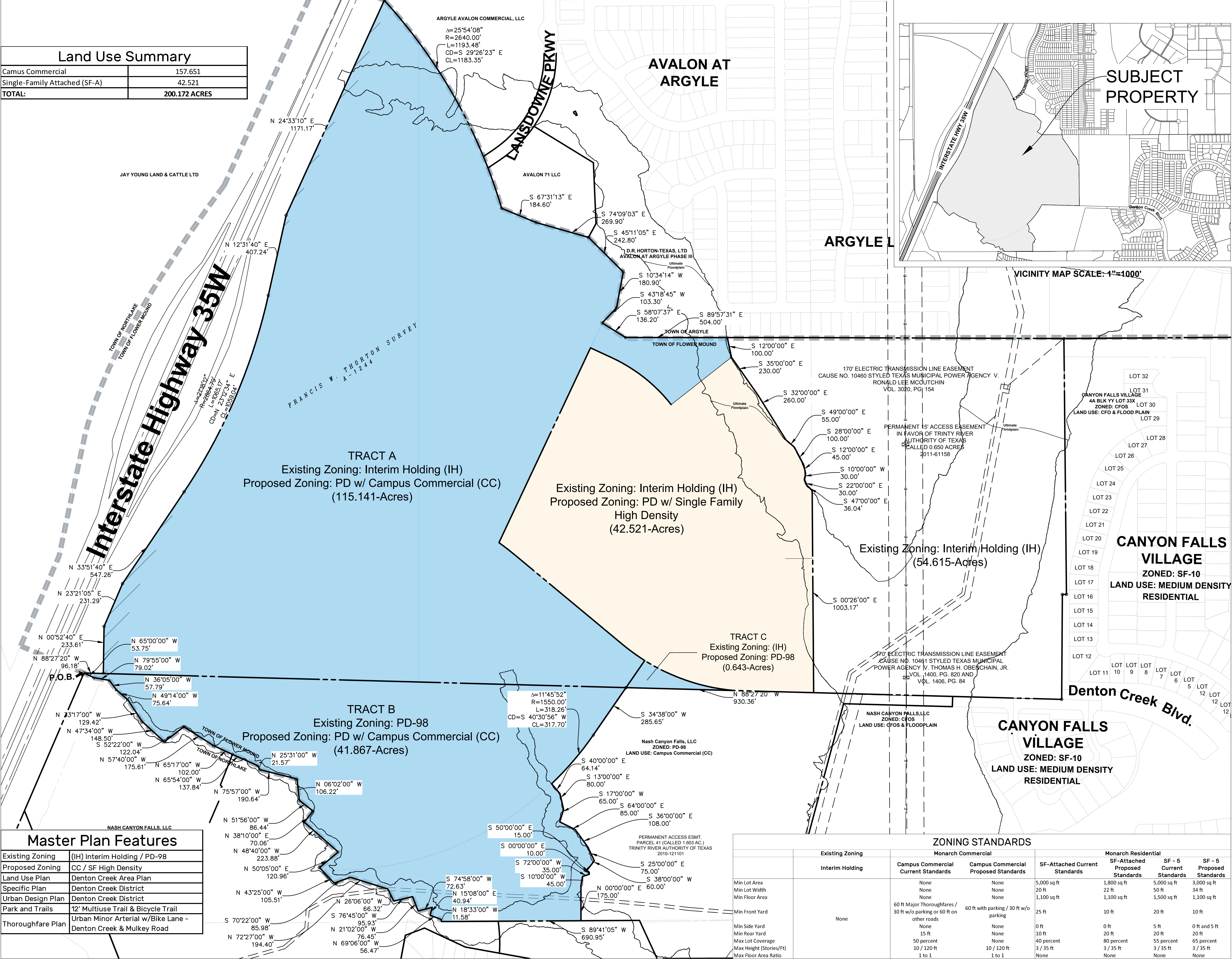
MCADAMS

Patricia Fant, AICP
Land Planner

cc: 85 and 71 Avalon Holdings, LLC

Land Use Summary	
Camus Commercial	157.651
Single-Family Attached (SF-A)	42.521
TOTAL:	200.172 ACRES

Master Plan Features	
Existing Zoning	(IH) Interim Holding / PD-98
Proposed Zoning	CC / SF High Density
Land Use Plan	Denton Creek Area Plan
Specific Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Park and Trails	12' Multiuse Trail & Bicycle Trail
Thoroughfare Plan	Urban Minor Arterial w/Bike Lane - Denton Creek & Mulkey Road



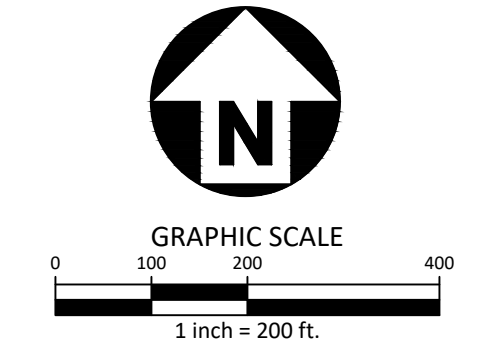


McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

phone 972. 436. 9712
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TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT
85 & 71 Avalon Holdings, LLC
Eric Schmitz



Monarch - Zoning Exhibit

+/-200.172 Acres
Town of Flower Mound, Texas

REVISIONS		
NO.	DATE	DESCRIPTION
11/21/2023		Zoning Exhibit
01/16/2024		1st Review Comments
03/13/2024		2nd Review Comments
06/28/2024		3rd Review Comments
08/19/2024		4th Review Comments

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	2024-08-07 SPEC22509 MONARCH ZONING EXHIBIT.DWG
CHECKED BY	RR
DRAWN BY	AB
SCALE	200 Scale
DATE	08/19/2024
SHEET	

Zoning Exhibit

ZE

ZONING STANDARDS						
	Existing Zoning	Monarch Commercial		Monarch Residential		
		Campus Commercial Current Standards	Campus Commercial Proposed Standards	SF-Attached Current Standards	SF-Attached Proposed Standards	SF - 5 Current Standards SF - 5 Proposed Standards
Min Lot Area	Interim Holding	None	None	5,000 sq ft	1,800 sq ft	5,000 sq ft
Min Lot Width		None	None	20 ft	22 ft	50 ft
Min Floor Area		None	None	1,100 sq ft	1,100 sq ft	1,100 sq ft
Min Front Yard		60 ft Major Thoroughfares / 30 ft w/o parking or 60 ft on other roads	60 ft with parking / 30 ft w/o parking	25 ft	10 ft	10 ft
Min Side Yard	None	None	None	0 ft	0 ft	5 ft
Min Rear Yard		15 ft	None	10 ft	20 ft	20 ft
Max Lot Coverage		50 percent	None	40 percent	80 percent	55 percent
Max Height (Stories/Ft)		10 / 120 ft	10 / 120 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft
Max Floor Area Ratio		1 to 1	1 to 1	None	None	None

K:\Project\SPEC\SPEC 2023\SPEC22509 MONARCH\04-Producer\Planning and L&E\Sub\Planning\CAD\Planning Working Files\3024-08-07 SPEC22509 MONARCH Zoning Exhibit.dwg, 8/12/2024 3:08:35 PM, Alex Brown

LEGAL DESCRIPTION
200.172 ACRES

BEING all that certain lot, tract or parcel of land situated in the Francis W. Thornton Survey, Abstract Number 1244, Town of Flower Mound, Denton County, Texas, and being all of that certain called 85.000 acre tract of land described in deed in favor of Avalon 162, LLC, recorded in Document Number 2022-9178 of the Real Property Records of Denton County, Texas, and being part of that certain called 1,116.758 acre tract of land described as Parcel 1 in deed in favor of WS-DCF Investments, LLC, recorded in Document Number 2012-101123 of the Real Property Records of Denton County, Texas, and being part of that certain called 472.679 acre tract of land described in deed in favor of MM VMF I, LLC, recorded in Document Number 2021-33813 of the Real Property Records of Denton County, Texas, and being part of that certain called 71.446 acre tract of land described in deed in favor of Avalon 71, LLC, recorded in Document Number 2022-74580 of the Real Property Records of Denton County, Texas, and being part of that certain called 129.759 acre tract of land described in deed in favor of Avalon 130, LLC, recorded in Document Number 2023-116526 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Texas Department of Transportation (TXDOT) concrete right-of-way monument found on the east line of Interstate Highway 35W (I. H. 35W) at the southwest corner of said 85.000 acre tract, being the southeast corner of that certain called 53.638 acre tract of land described as Parcel 28, Part 2 as evidenced by Cause Number 6002 Styled State of Texas v. McCutchin Investment Co. recorded in Volume 548, Page 469 of the Deed Records of Denton County, Texas, and being on the north line of said 1,116.758 acre tract, from which a TXDOT concrete right-of-way monument found at the most westerly northwest corner of said 1,116.758 acre tract and the northwest corner of said 129.759 acre tract bears N 88°27'20" W, 96.18 feet;

THENCE with the west line of said 85.000 acre tract and the east line of said 53.638 acre tract and the east line of said Interstate Highway 35W the following:

N 00°52'40" E, 233.61 feet (called 238.40 feet in said 53.638 acre deed) to the remnants of a broken concrete TxDOT right-of-way monument found;

N 23°21'05" E, 231.29 feet (called 230 feet) to the remnants of a broken concrete TxDOT right-of-way monument found;

N 33°51'40" E, 547.26 feet (called 548.46 feet) to the remnants of a broken concrete TxDOT right-of-way monument found at a point of curvature of a curve to the left;

Northeasterly with the arc of said curve, having a radius of 2,864.79 feet, a central angle of 21°18'12", an arc length of 1,065.17 feet (called 1,064.95 feet) whose chord bears N 23°12'34" E, 1,059.04 feet to a concrete TxDOT right-of-way monument found;

N 12°31'40" E, 407.24 feet (called 405.31 feet) to the remnants of a broken concrete TxDOT right-of-way monument found;

N 24°33'10" E, 1,171.17 feet to a 1/2" capped rebar found (MCADAMS) at the most northerly corner of said 85.000 acre tract, and being the southwest corner of that certain called 15.056 acre tract of land described as Tract I in deed in favor of Avalon and I35W LP, recorded in Document Number 2023-86481 of the Real Property Records of Denton County, Texas;

THENCE Southeasterly, with the north line of said 85.000 acre tract and the south line of said 15.056 acre tract, with the arc of a curve to the right, having a radius of 2,640.00 feet, passing at an arc length of 921.15 feet the south corner of said 15.056 acre tract, passing at an arc length of 951.82 feet the most northerly northeast corner of said 85.000 acre tract, continuing a total arc length of 1,193.48 feet, having a central angle of 25°54'08" and a chord that bears S 29°26'23" E, 1,183.35 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 67°31'13" E, 184.60 feet to a 1/2" capped rebar set;

THENCE S 74°09'03" E, 269.90 feet to a 1/2" capped rebar found (G&A) on the north line of said 71.446 acre tract, being the west line of Lot 47X, Block M of Avalon at Argyle, Phase III, an addition to the Town of Argyle, Denton County, Texas, according to the plat thereof recorded in Document Number 2022-435 of the Plat Records of Denton County, Texas;

THENCE S 45°11'05" E, 242.80 feet with the north line of said 71.466 acre tract and the west line of said Lot 47X to a 1/2" capped rebar found (G&A);

THENCE S 10°34'14" W, 180.90 feet continuing with the north line of said 71.446 acre tract and the west line of said Lot 47X to a 1/2" capped rebar found (G&A);

THENCE S 43°18'45" W, 103.30 feet continuing with the north line of said 71.446 acre tract and the west line of said Lot 47X to a 1/2" capped rebar found (G&A);

THENCE S 58°07'37" E, 136.20 feet continuing with the north line of said 71.446 acre tract and the west line of said Lot 47X to a 1/2" capped rebar found (G&A) at the most southerly southwest corner of said Lot 47X;

THENCE S 89°57'31" E, with the north line of said 71.446 acre tract and the south line of said Lot 47X, passing at 254.00 feet a 1/2" capped rebar set (MCADAMS) at the northeast corner of said 71.446 acre tract, continuing with the south line of said Lot 47X, passing at 498.97 feet a 1/2" capped rebar set (MCADAMS) at the southeast corner of said lot 47X, and the southwest corner of Lot 39, Block M of said Avalon at Argyle, Phase II, continuing with the south line of Lot 39 a total distance of 504.00 feet to a point from which the southwest corner of that certain called 222.240 acre tract of land described as Tract I and the northwest corner of that certain called 15.302 acre tract of land described as Tract II in deed in favor of CADG Avalon At Argyle, LLC, recorded in Document Number 2022-2817 of the Real Property Records of Denton County, Texas, bears S 89°57'31" E, 414.97 feet;

THENCE S 12°00'00" E, 100.00 feet;

THENCE S 35°00'00" E, 230.00 feet;

THENCE S 32°00'00" E, 260.00 feet;

THENCE S 49°00'00" E, 55.00 feet;

THENCE S 28°00'00" E, 100.00 feet;

THENCE S 12°00'00" E, 45.00 feet;

THENCE S 10°00'00" W, 30.00 feet;

THENCE S 22°00'00" E, 30.00 feet;

THENCE S 47°00'00" E, 36.04 feet to the west line of said 15.301 acre tract;

THENCE S 00°26'00" E, with the west line of said 15.301 acre tract, passing at 634.52 feet a 1/2" capped rebar found (MCADAMS) at the most easterly northeast corner of said 71.446 acre tract, continuing with the east line of said 71.446 acre tract a total distance of 1,003.17 feet to an 8" metal pipe fence corner post on the southwest corner of said 15.301 acre tract and the southeast corner of said 71.446 acre tract, being on the south line of the aforementioned 1,116.758 acre tract, from which a 5/8" rebar found next to a cross tie fence corner post at the most southerly southeast corner of said 472.679 acre tract, and being a reentrant corner in the north line of said 1,116.758 acre tract, bears S 88°27'20" E, 1,229.44 feet;

THENCE N 88°27'20" W, 930.36 feet with the south line of said 71.446 acre tract and the north line of said 1,116.758 acre tract to a 1/2" capped rebar set (MCADAMS), from which a 1/2" capped rebar set (MCADAMS) at the southwest corner of said 71.446 acre tract and the southeast corner of the aforementioned 85.000 acre tract, bears N 88°27'20" W, 514.00 feet;

THENCE S 34°38'00" W, 285.65 feet to a 1/2" capped rebar set at the beginning of a curve to the right;

THENCE with the arc of said curve to the right having a radius of 1,550.00 feet, a central angle of 11°45'52" and an arc length of 318.26 feet whose chord bears S 40°30'56" W, 317.70 feet;

THENCE S 40°00'00" E, 64.14 feet;

THENCE S 13°00'00" E, 80.00 feet;

THENCE S 17°00'00" W, 65.00 feet;

THENCE S 64°00'00" E, 85.00 feet;

THENCE S 36°00'00" E, 108.00 feet;

THENCE S 25°00'00" E, 75.00 feet;

THENCE S 38°00'00" W, 60.00 feet;

THENCE S 50°00'00" E, 15.00 feet;

THENCE South, 10.00 feet;

THENCE S 72°00'00" W, 35.00 feet;

THENCE S 10°00'00" W, 45.00 feet;

THENCE South, 175.00 feet to the south line of said 129.759 acre tract and the north line of that certain called 109.981 acre tract of land described in deed in favor of the Town of Northlake, Texas, recorded in Document Number 2018-146273 of the Real Property Records of Denton County, Texas;

THENCE S 89°41'05" W, 690.95 feet with the south line of said 129.759 acre tract and being on the north line of said 109.981 acre tract to the southwesterly line of that certain called 582.974 acre tract of land described in Exhibit A as "Field Note Description City of Flower Mound Tract 1" in Development Agreement between the Town of Flower Mound, Texas, and Canyon Falls Land Partners, L.P., recorded in Document Number 2008-23094 of the Real Property Records of Denton County, Texas;

THENCE in a northwesterly direction up the thalweg of Tributary 8 of Graham Branch (as shown and referenced on the Flood Insurance Rate Map for Denton County, Texas, Map Number 48121CS05G revised April 18, 2011) and generally with the meander calls on the southwesterly line of said 582.974 acre tract as follows:

N 18°33'00" W, 11.58 feet;

N 69°06'00" W, 56.47 feet;

N 15°08'00" E, 40.94 feet;

S 74°58'00" W, 72.63 feet;

N 21°02'00" W, 76.45 feet;

S 76°45'00" W, 95.93 feet;

N 26°06'00" W, 66.32 feet;

N 72°27'00" W, 194.40 feet;

S 70°22'00" W, 85.98 feet;

N 43°25'00" W, 105.51 feet;

N 50°05'00" E, 120.96 feet;

N 48°40'00" W, 223.88 feet;

N 38°10'00" E, 70.06 feet;

N 51°56'00" W, 86.44 feet;

N 06°02'00" W, 106.22 feet;

N 75°57'00" W, 190.64 feet;

N 25°31'00" W, 21.57 feet;

N 65°54'00" W, 137.84 feet;

N 65°17'00" W, 102.00 feet;

N 57°40'00" W, 175.61 feet;

S 52°22'00" W, 122.04 feet;

N 47°34'00" W, 148.50 feet;

N 33°17'00" W, 129.42 feet;

N 49°14'00" W, 75.64 feet;

N 36°05'00" W, 57.79 feet;

N 79°55'00" W, 79.02 feet;

N 65°00'00" W, 53.75 feet to the remnants of a TXDOT concrete right-of-way monument found on the east line of said I. H. 35W at the northwest corner of said 1,116.758 acre tract and the northwest corner of said 129.759 acre tract, being the most westerly northwest corner of said 582.974 acre tract, and being the northeast corner of that certain called 9.023 acre tract of land described in deed in favor of the State of Texas, recorded in Volume 520, Page 220 of the Deed Records of Denton County, Texas, and being on the south line of the aforementioned 53.638 acre tract of land described as Parcel 28, Part 2;

THENCE S 88°27'20" E, 96.18 feet with the east line of said I. H. 35W and the north line of said 1,116.758 acre tract and the south line of said 53.638 acre tract to the POINT OF BEGINNING and containing approximately 200.172 acres of land.

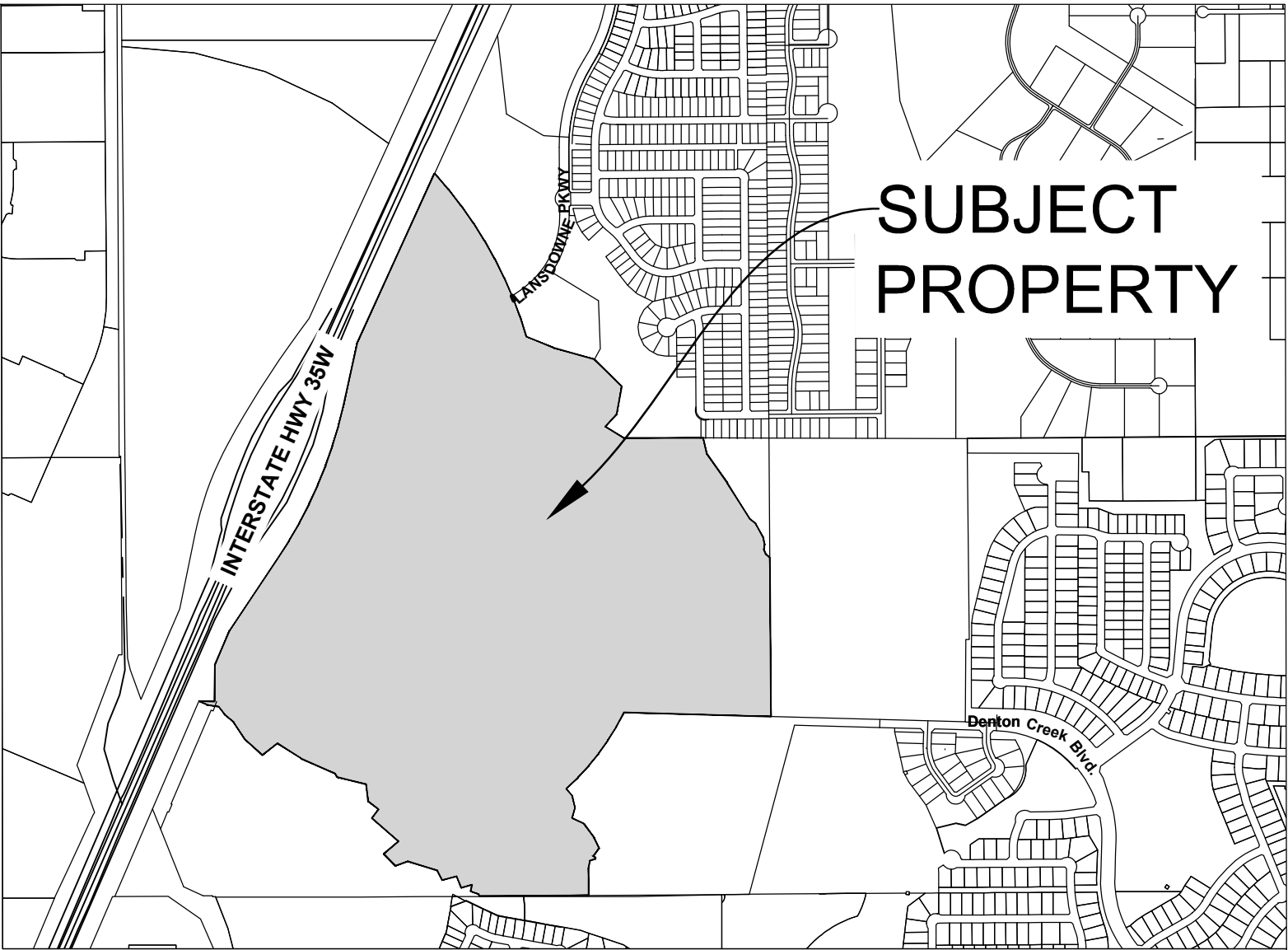
Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

Original field work performed during the months of October & November 2015, revisited in November of 2023.

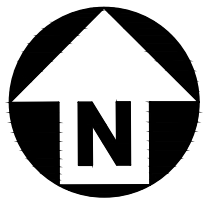
PRELIMINARY DOCUMENT:

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

MARK PAINE, RPLS 5078 08.05.2024



VICINITY MAP SCALE: 1" = 1000'



McADAMS

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CLIENT

85 & 71 Avalon Holdings, LLC

Eric Schmitz

Monarch - Legal Description

+/-200.172 Acres

Town of Flower Mound, Texas

REVISIONS

NO.	DATE	DESCRIPTION
	11/21/2023	Zoning Exhibit
	01/16/2024	1st Review Comments
	03/13/2024	2nd Review Comments
	06/28/2024	3rd Review Comments
	08/19/2024	4th Review Comments

PLAN INFORMATION

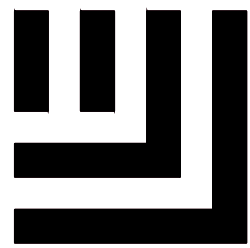
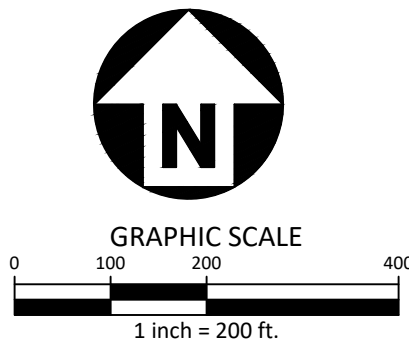
PROJECT NO.	SPEC22509
FILENAME	2024-08-07 SPEC22509 MONARCH ZONING EXHIBIT.DWG
CHECKED BY	RR
DRAWN BY	AB
SCALE	200 Scale
DATE	08/19/2024

SHEET

Zoning Exhibit

ZE

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CLIENT

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207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
7. DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
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10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509 PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	200 SCALE
DATE	08.19.2024

SHEET

CONCEPT PLAN

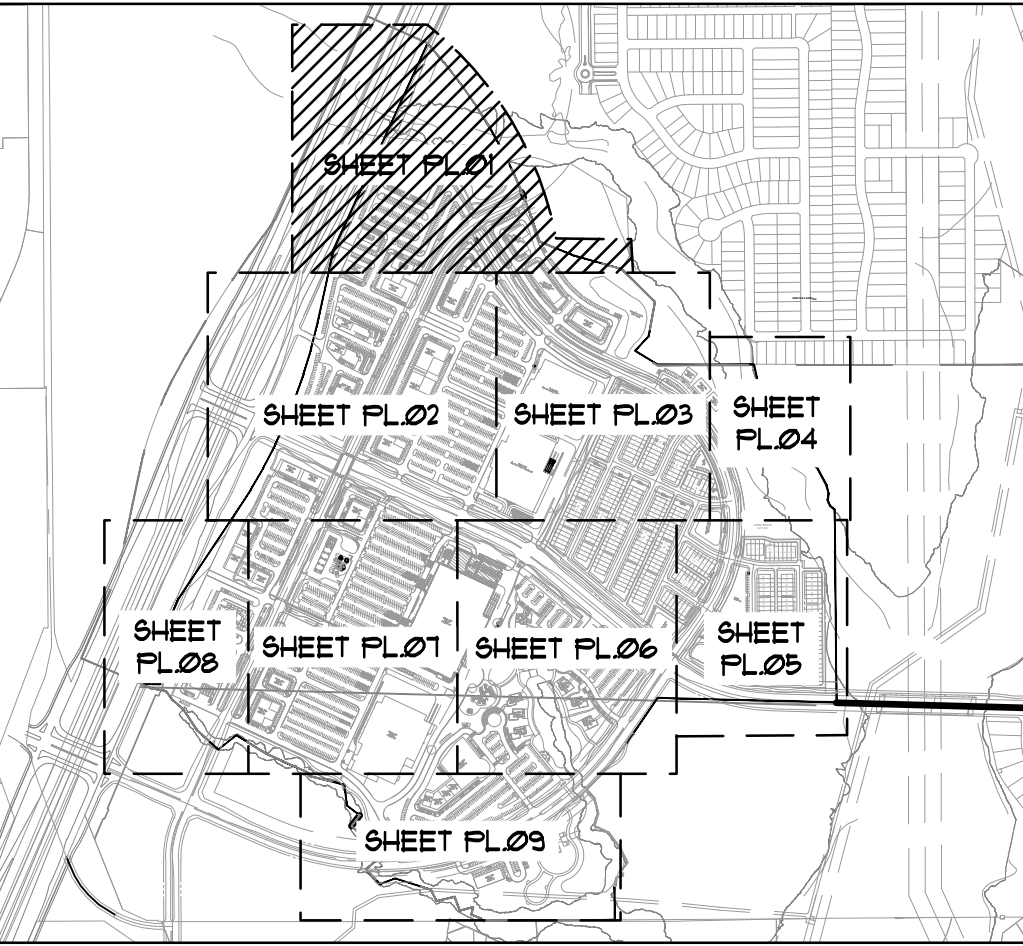
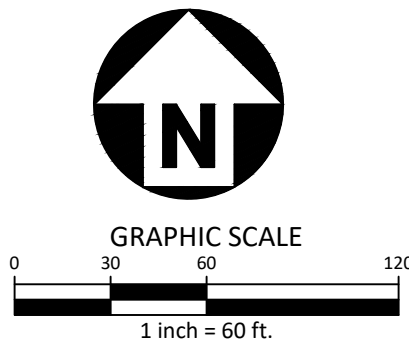
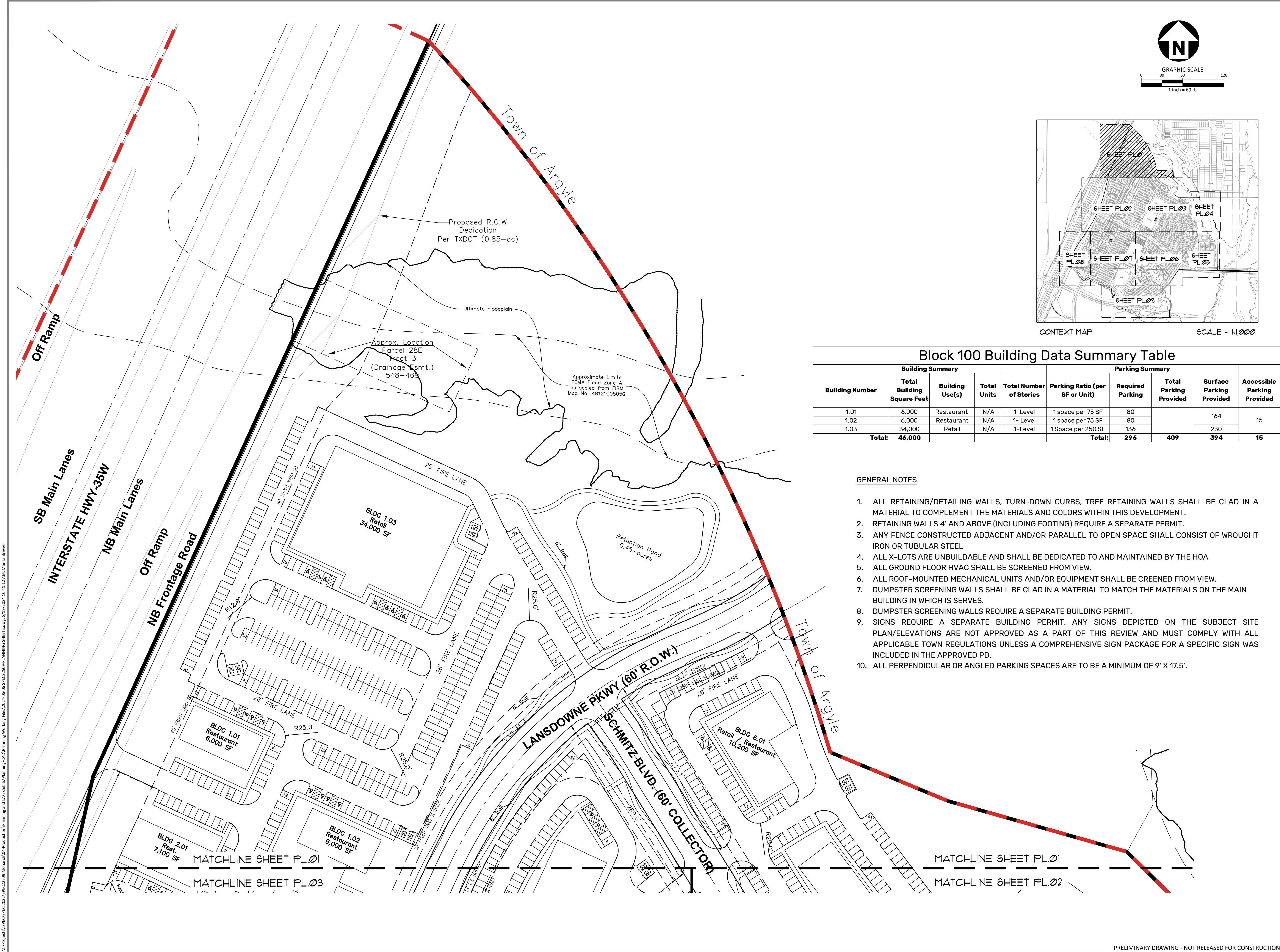
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LAND USE: MEDIUM DENSITY RESIDENTIAL

	Existing Zoning	Monarch Commercial		Monarch Residential			
		Campus Commercial Current Standards	Campus Commercial Proposed Standards	SF-Attached Current Standards	SF-Attached Proposed Standards	SF - 5 Current Standards	SF - 5 Proposed Standards
Min Lot Area	None	None	None	5,000 sq ft	1,800 sq ft	5,000 sq ft	3,000 sq ft
Min Lot Width		None	None	20 ft	22 ft	50 ft	34 ft
Min Floor Area		None	None	1,100 sq ft	1,100 sq ft	1,500 sq ft	1,100 sq ft
Min Front Yard		60 ft Major Thoroughfares / 30 ft w/o parking or 60 ft on other roads	60 ft with parking / 30 ft w/o parking	25 ft	10 ft	20 ft	10 ft
Min Side Yard		None	None	0 ft	0 ft	5 ft	0 ft and 5 ft
Min Rear Yard	None	15 ft	None	10 ft	20 ft	20 ft	20 ft
Max Lot Coverage		50 percent	None	40 percent	80 percent	55 percent	65 percent
Max Height (Stories/Ft)		10 / 120 ft	10 / 120 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft
Max Floor Area Ratio		1 to 1	1 to 1	None	None	None	None

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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Block 100 Building Data Summary Table

Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
1.01	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80	409	164	15
1.02	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80		230	
1.03	34,000	Retail	N/A	1-Level	1 Space per 250 SF	136		394	
Total:	46,000				Total:	296			

GENERAL NOTES

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- ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.



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CLIENT

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MR. ERIC SCHMITZ
(972) 567-6754

MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

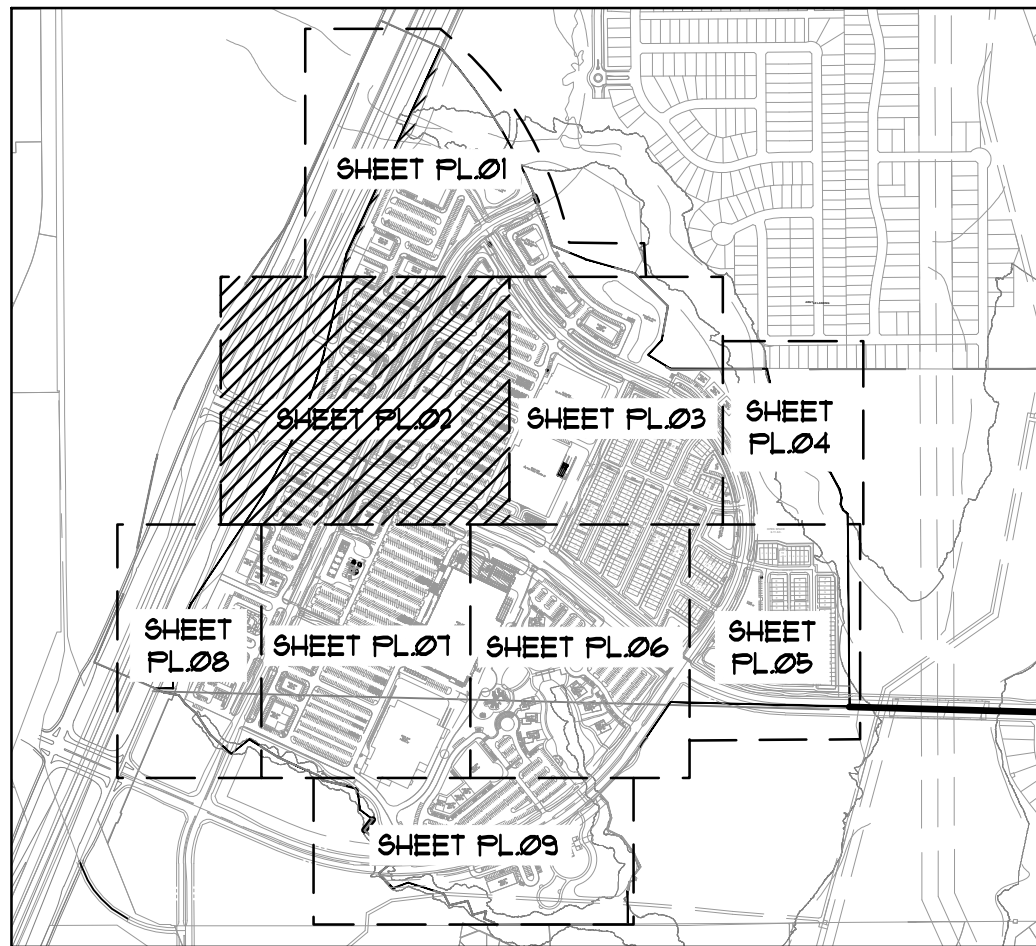
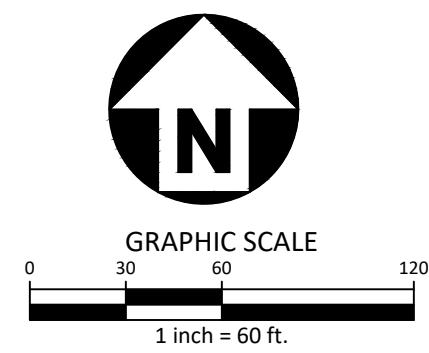
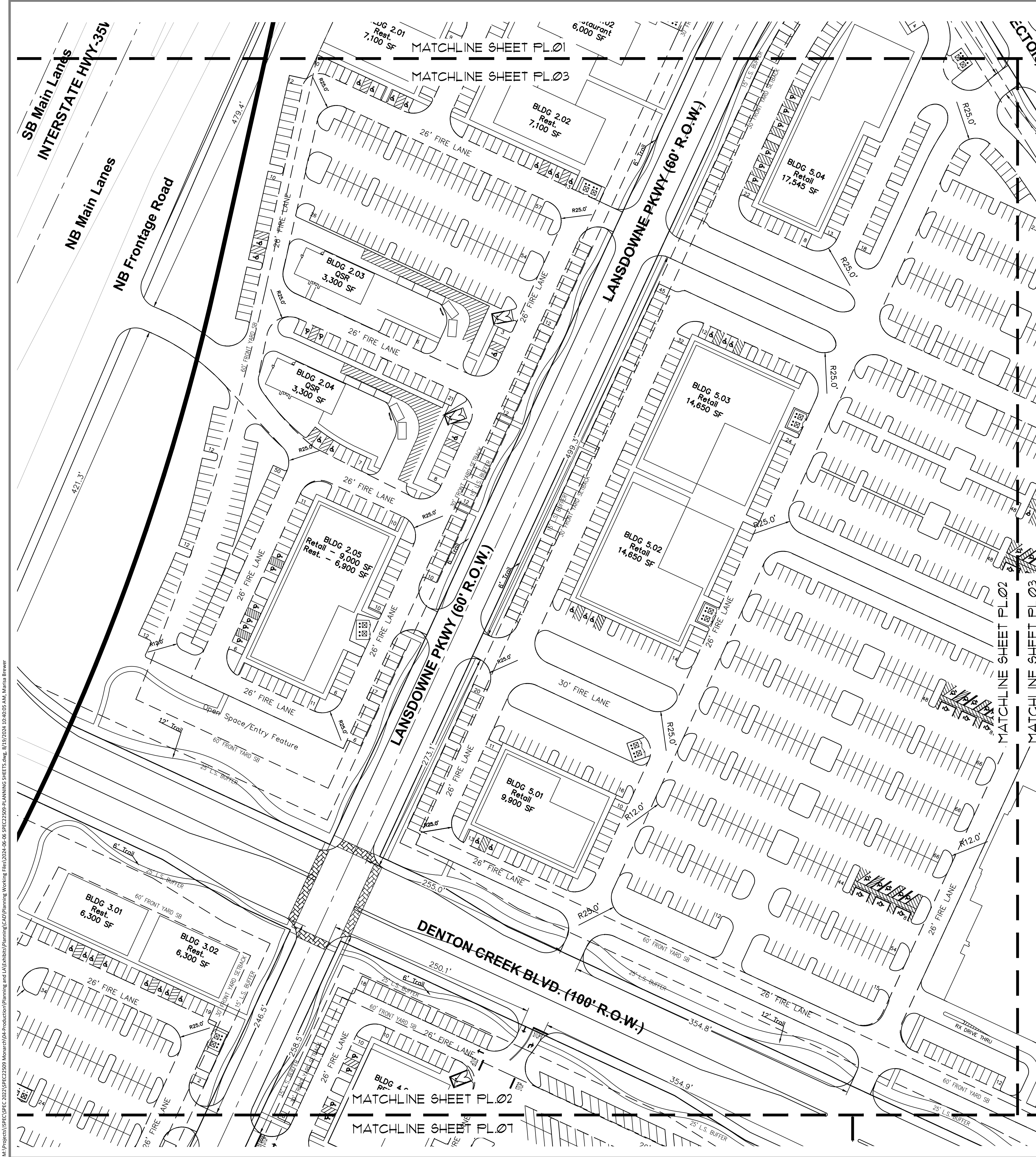
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CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	08.19.2024

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CONCEPT PLAN

PL.01

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CONTEXT MAP SCALE - 1:1,000

GENERAL NOTES

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10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.

Block 200 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF for Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
2.01	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95	158	106	22
2.02	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95			
2.03	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44			
2.04	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44	169		
2.05	9,000	Retail	N/A	1-Level	1 Space per 250 SF	36			
2.05	6,900	Restaurant	N/A	1-Level	1 Space per 75 SF	92			
Total:	36,700					Total: 405	455	433	22

Block 300 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF for Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
3.01	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84	261	89	20
3.02	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84			
3.03	7,800	Retail	N/A	1-Level	1 Space per 250 SF	32			
3.04	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20	66		
3.05	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20			
3.06	7,500	Retail	N/A	1-Level	1 Space per 250 SF	30			
3.07	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44			
3.08	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44			
3.09	5,000	Retail	N/A	1-Level	1 Space per 250 SF	20			
Total:	49,280					Total: 378	436	416	20

Block 500 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF for Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
5.01	9,900	Retail	N/A	1-Level	1 Space Per 250 SF	40	1153	93	2
5.02	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59		75	3
5.03	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59		60	3
5.04	17,545	Retail	N/A	1-Level	1 Space Per 250 SF	71		71	10
5.05	104,000	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	416		402	17
5.06	78,600	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	315		400	17
Total:	239,345					Total: 960	1153	1101	52



McADAMS

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CLIENT
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MR. ERIC SCHMITZ
(972) 567-6754

MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	SPEC22509
FILENAME	2024-06-05 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	08.16.2024

SHEET

CONCEPT PLAN

PL.02



phone 972. 436. 9712
fax 972. 436. 9715
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CLIENT

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MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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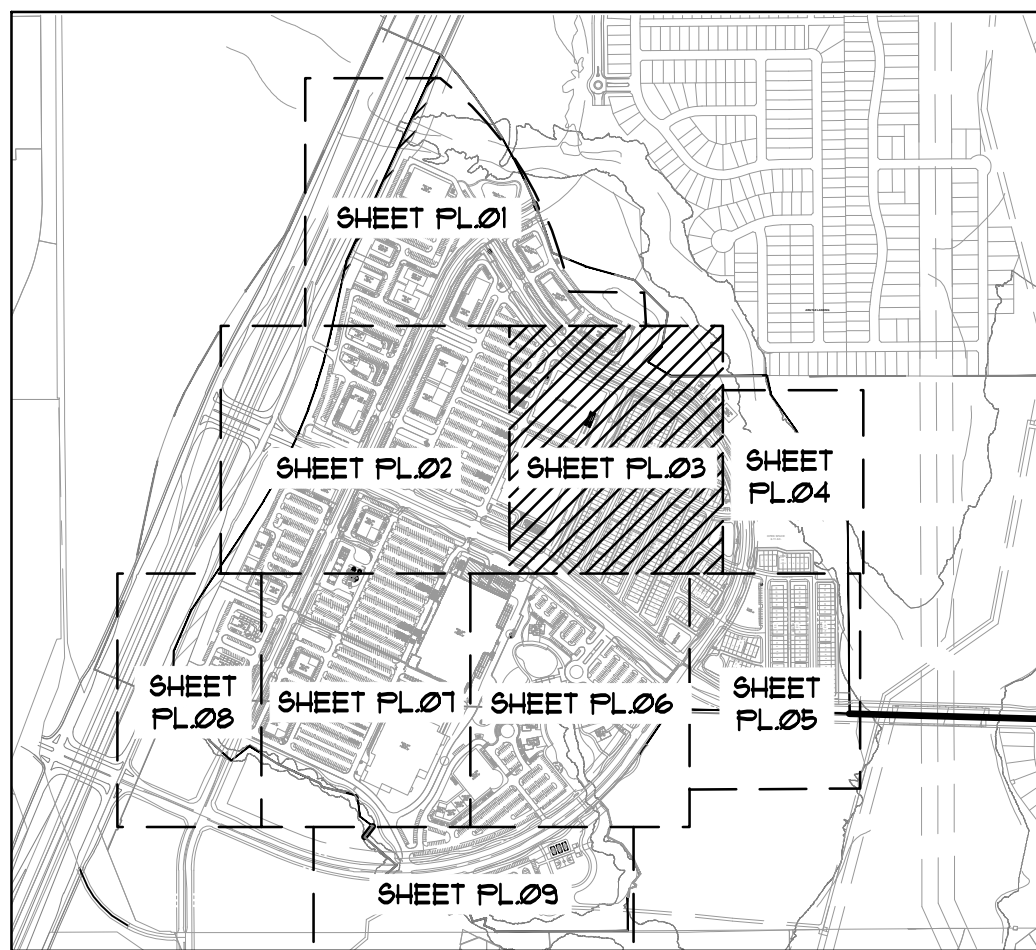
PLAN INFORMATION

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FILENAME	2024-06-06 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	08.19.2024

CONCEPT PLAN

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PL.03



CONTEXT MAP [] SCALE - 1:1,000

GENERAL NOTES

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10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.

Block 500 Building Data Summary Table

Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
5.01	9,900	Retail	N/A	1-Level	1Space Per 250 SF	40		93	2
5.02	14,650	Retail	N/A	1-Level	1Space Per 250 SF	59		75	3
5.03	14,650	Retail	N/A	1-Level	1Space Per 250 SF	59		60	3
5.04	17,545	Retail	N/A	1-Level	1Space Per 250 SF	71		71	10
5.05	104,000	Big Box Retail	N/A	1-Level	1Space Per 250 SF	416		402	17
5.06	78,600	Big Box Retail	N/A	1-Level	1Space Per 250 SF	315		400	17
Total:	239,345				Total:	960	1153	1101	52

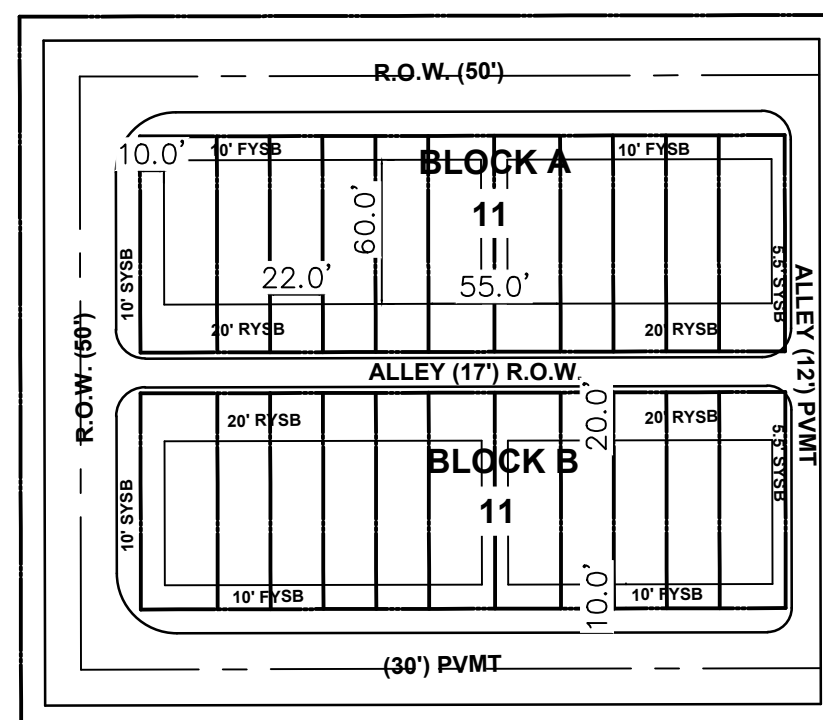
Block 600 Building Data Summary Table

Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
6.01	5,100	Retail	N/A	1-Level	1 Space Per 250 SF	21	269		6
	5,100	Restaurant	N/A	1-Level	1 Space Per 75 SF	68			
6.02	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24			
	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80			
6.03	10,200	Retail	N/A	1-Level	1 Space Per 250 SF	41			
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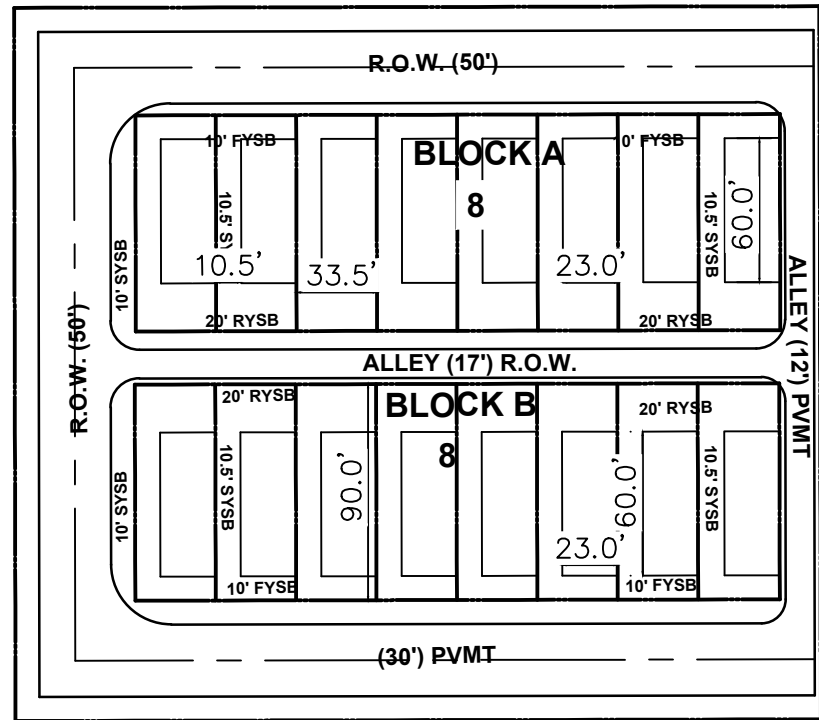
Block 700 Building Data Summary Table

Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
7.01	3,600	Office	N/A	1-Level	1 Space Per 200 SF	18	49		6
7.02	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25			
7.03	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25			
Total:		13,600			Total:	68	55	49	6

Lot Detail
Single Family Attached



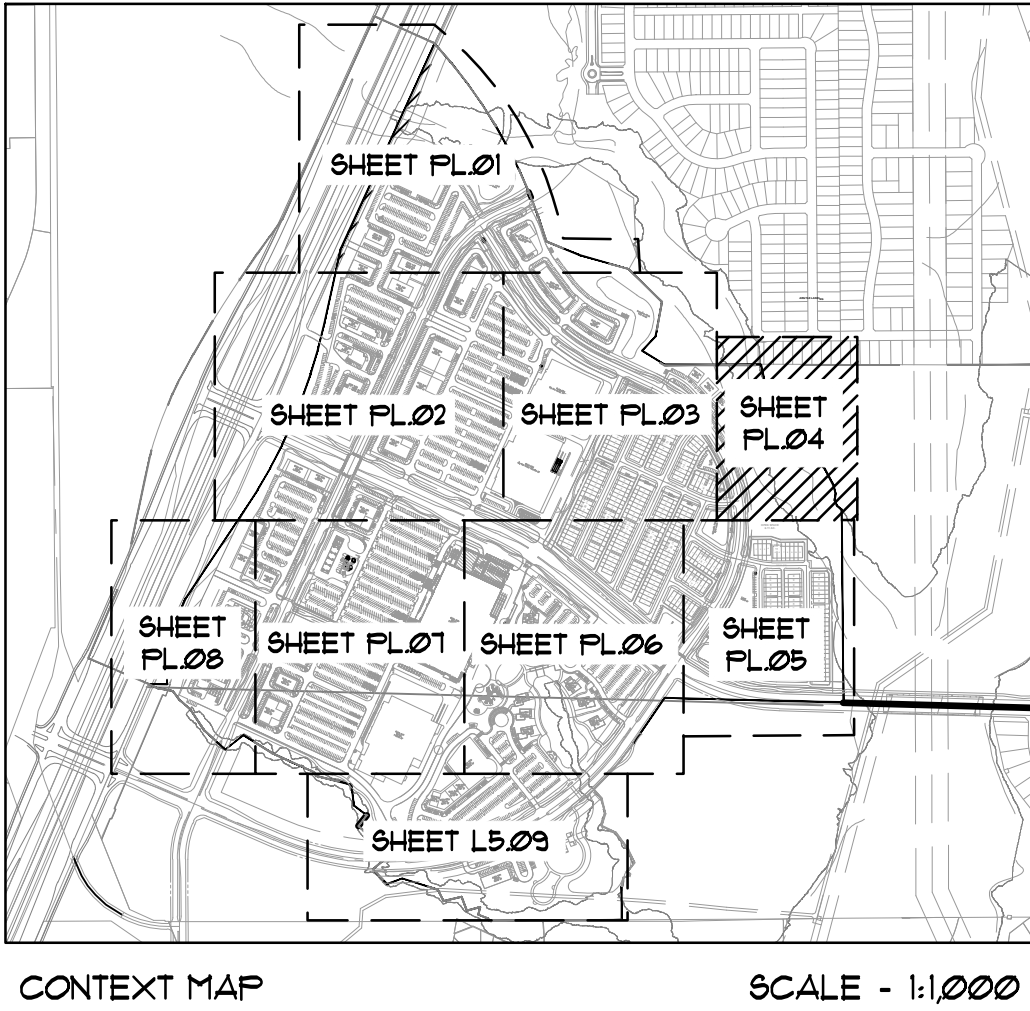
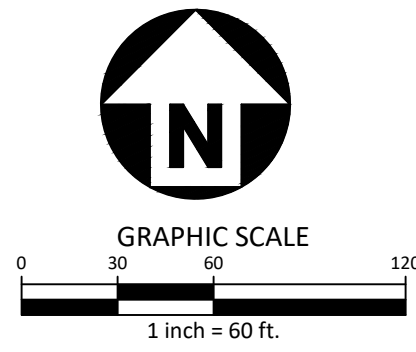
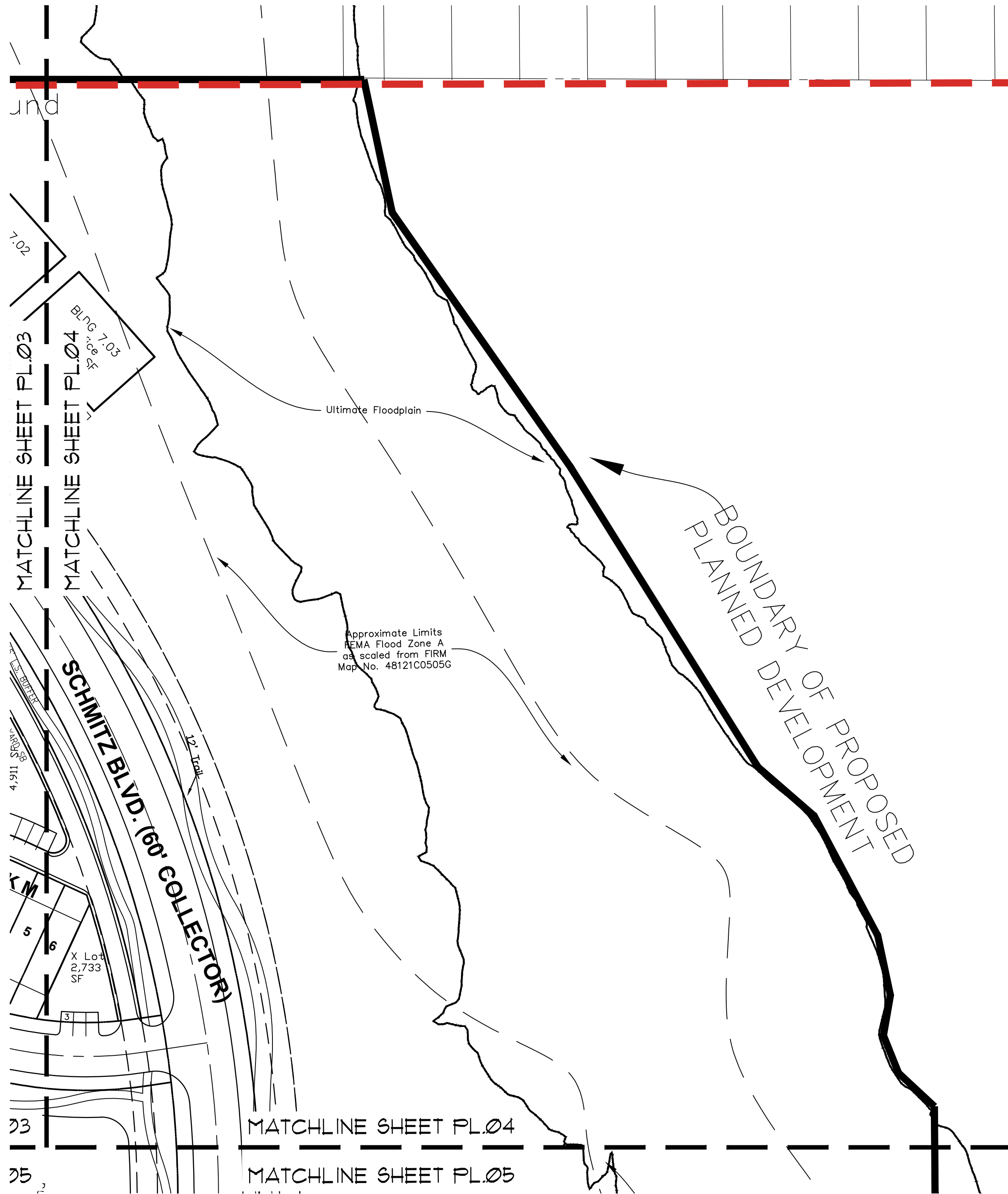
Lot Detail
Single Family Detached



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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CLIENT

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MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

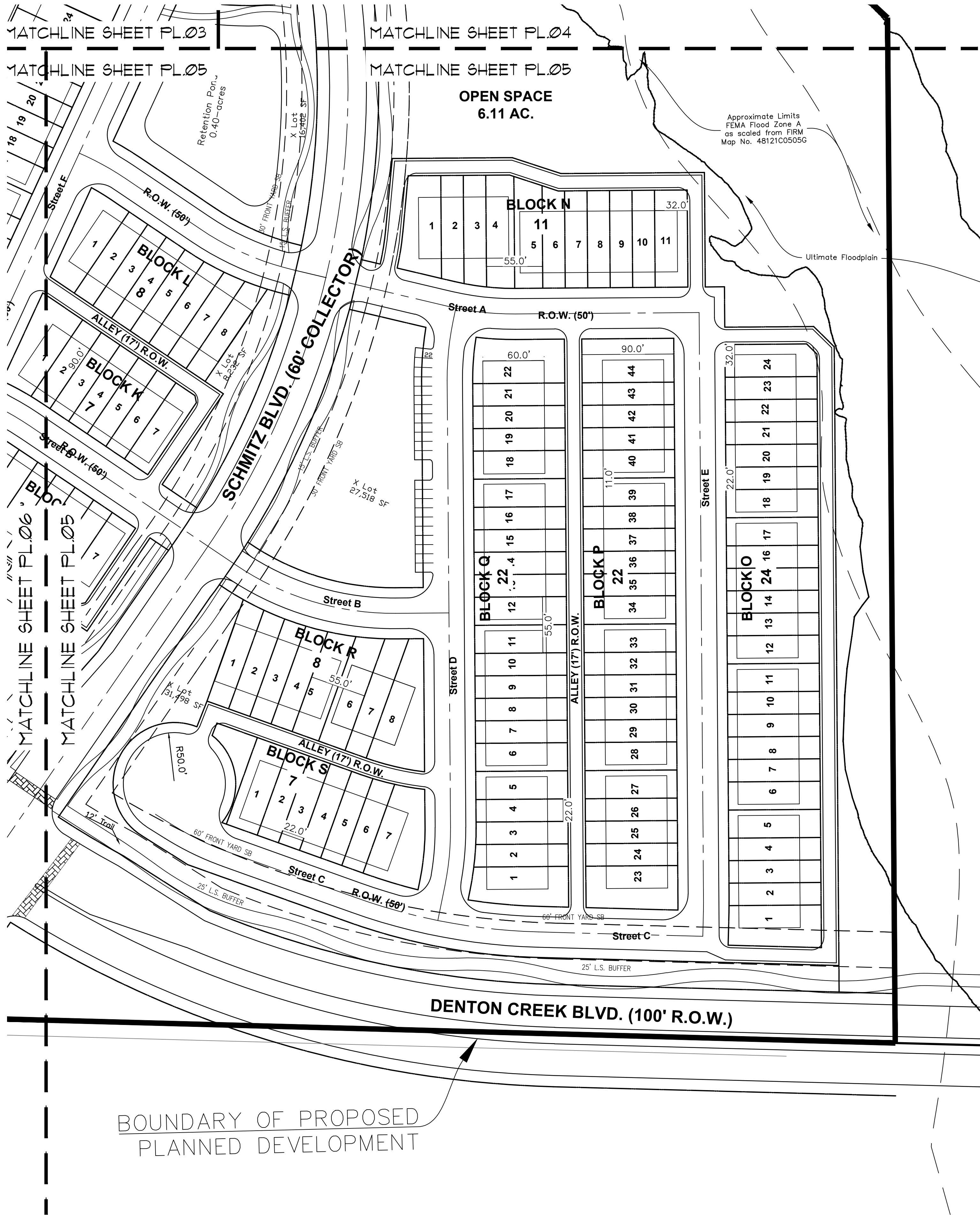
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DATE	08.19.2024

SHEET

CONCEPT PLAN

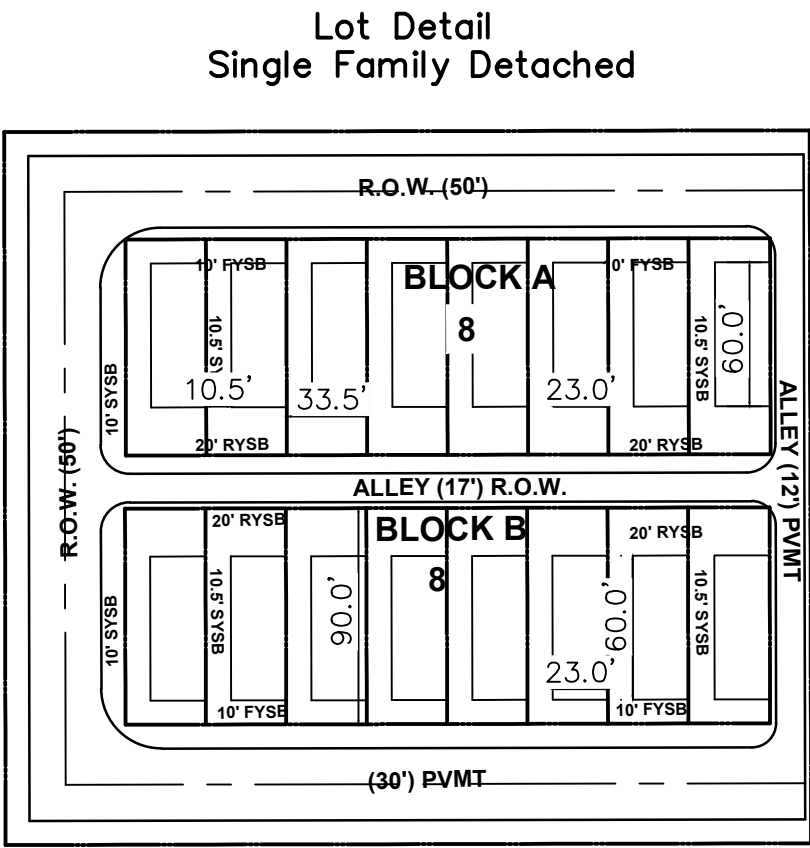
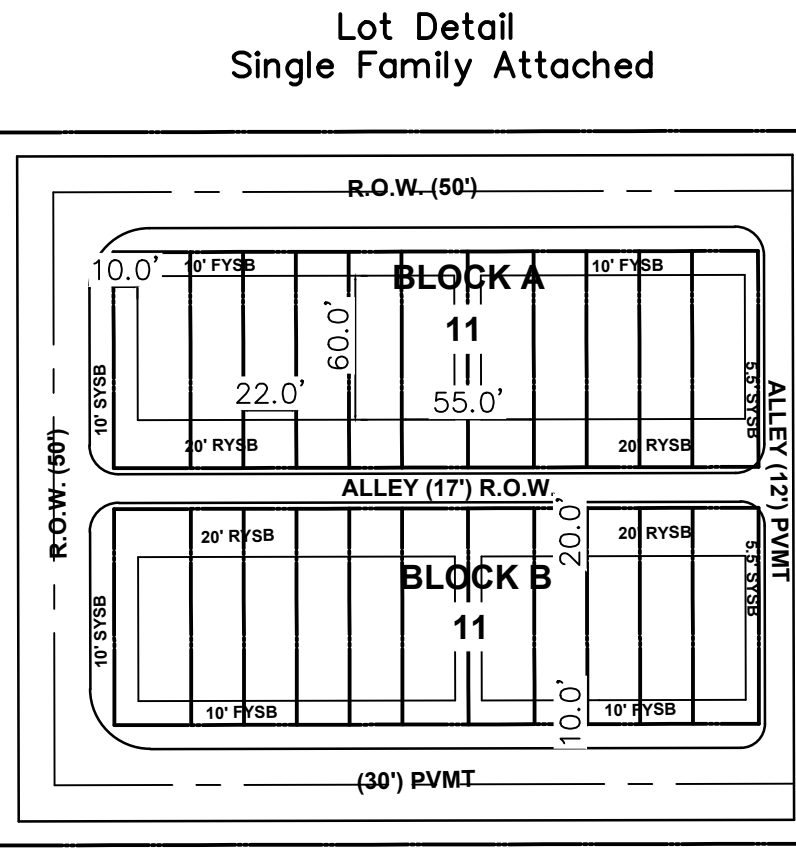
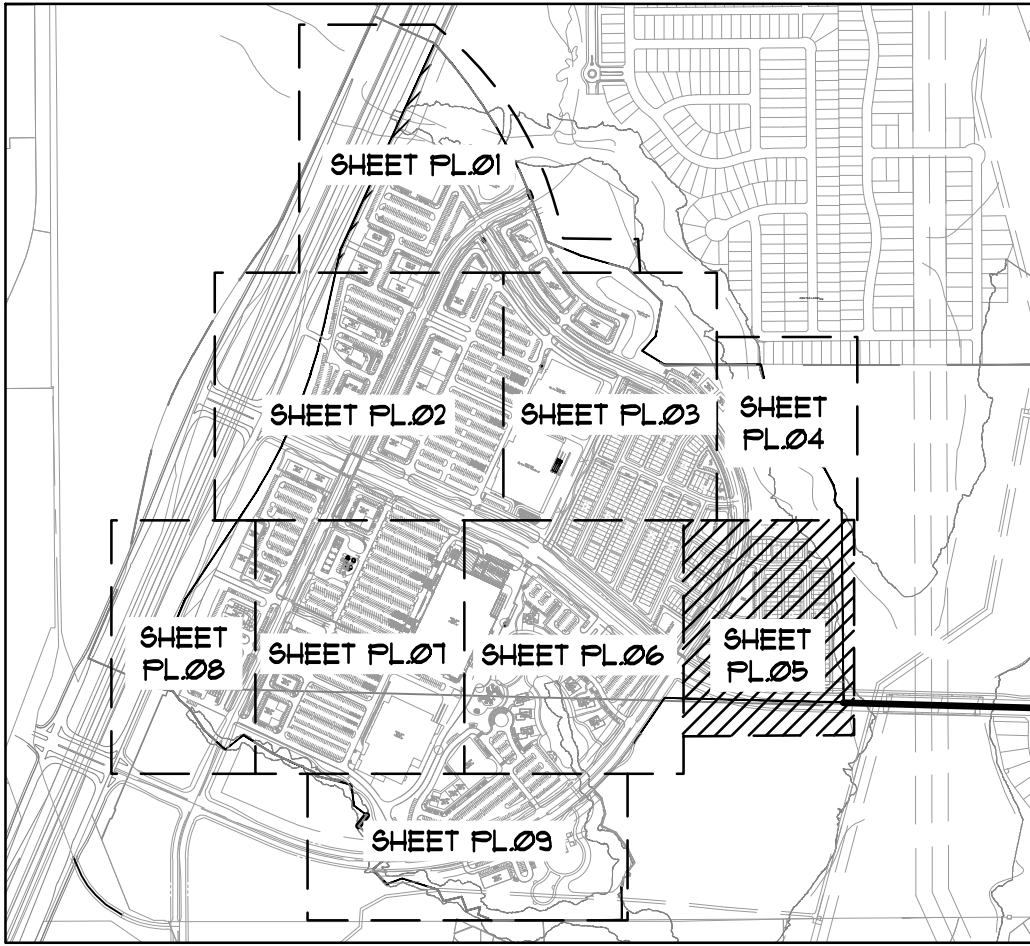
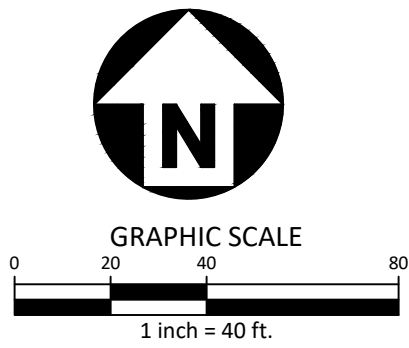
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GENERAL NOTES

- ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
- ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE CREENED FROM VIEW.
- DUMPSTER SCREENING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IS SERVES.
- DUMPSTER SCREENING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.



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EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

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PLAN INFORMATION

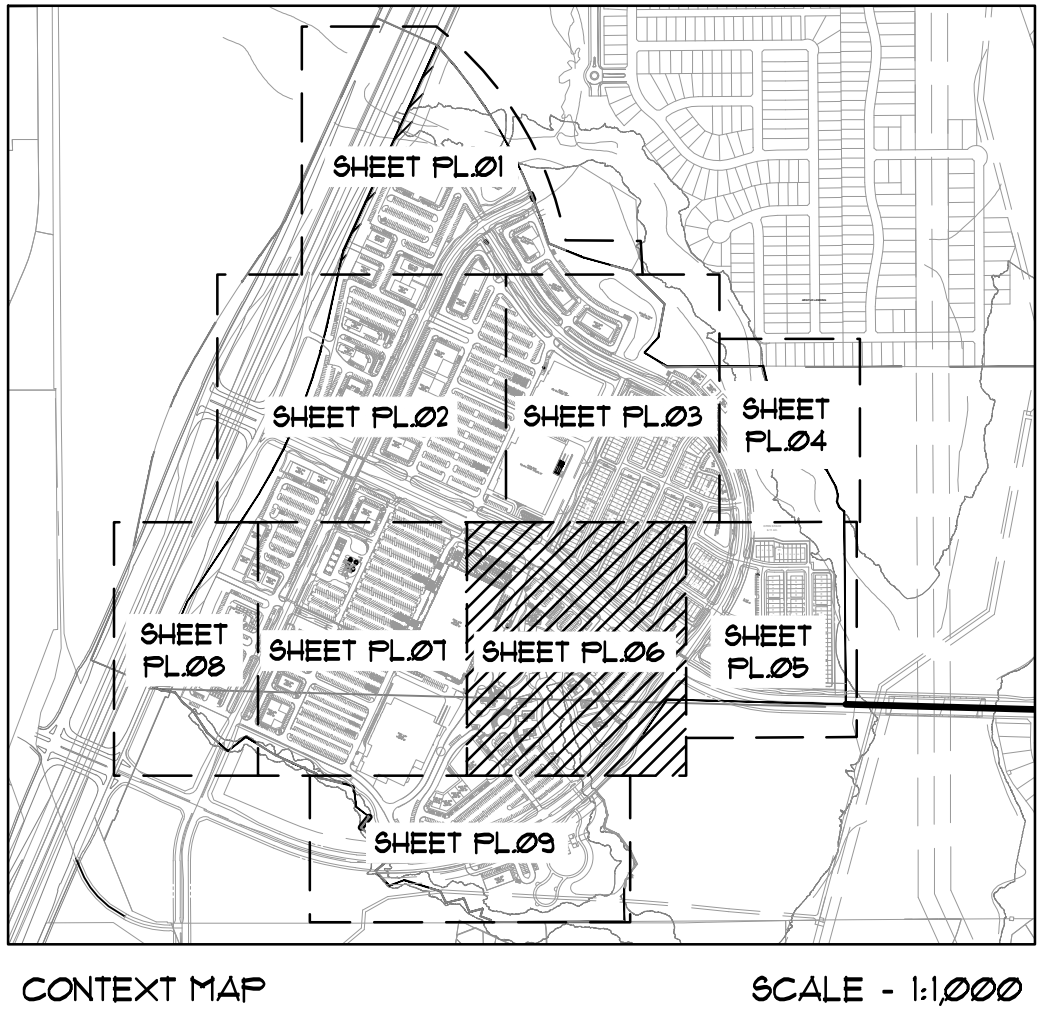
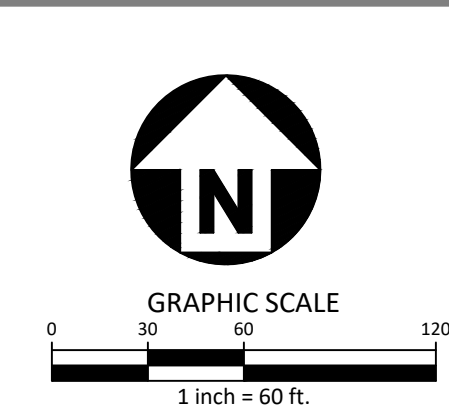
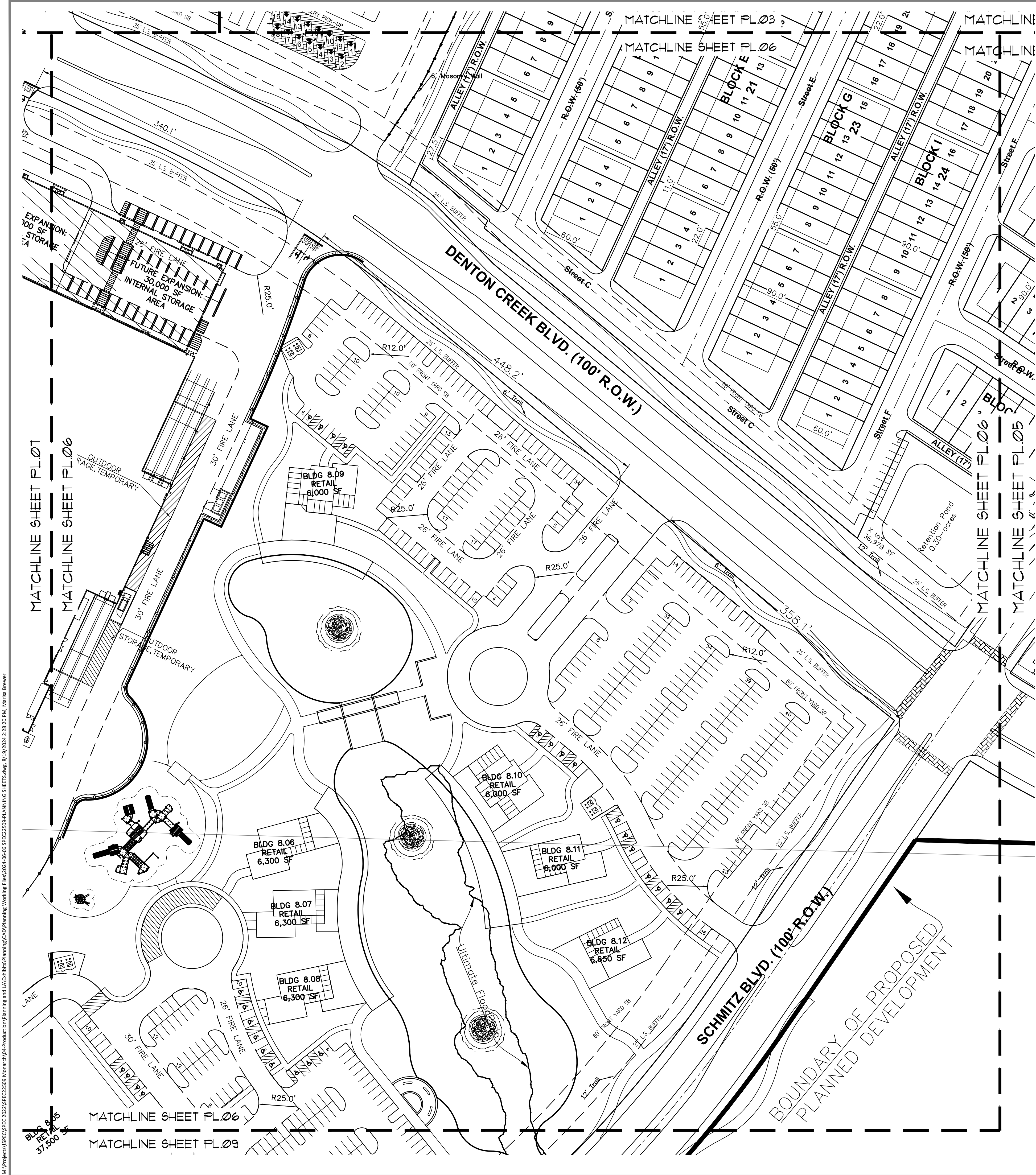
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SHEET

CONCEPT PLAN

PL.05

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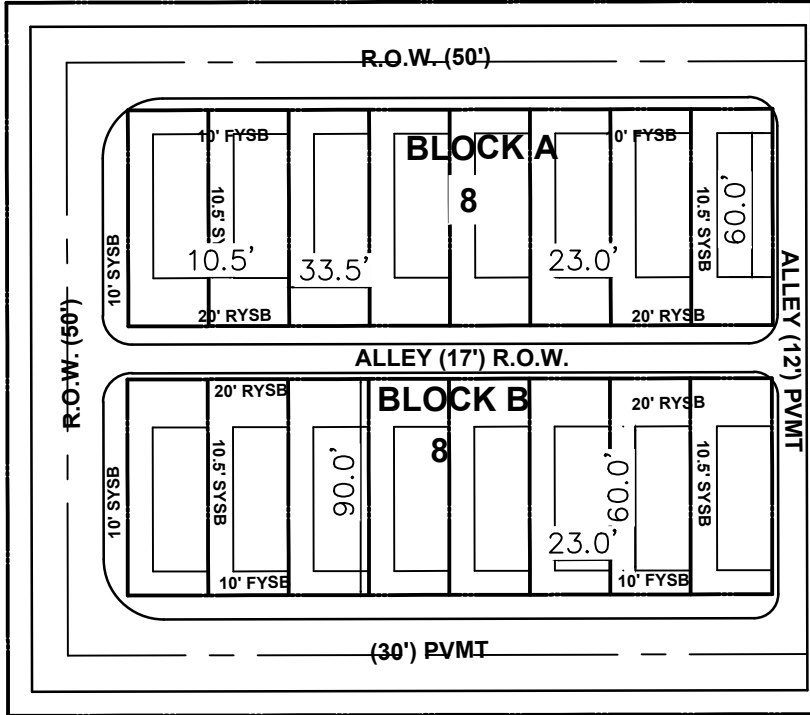


GENERAL NOTES

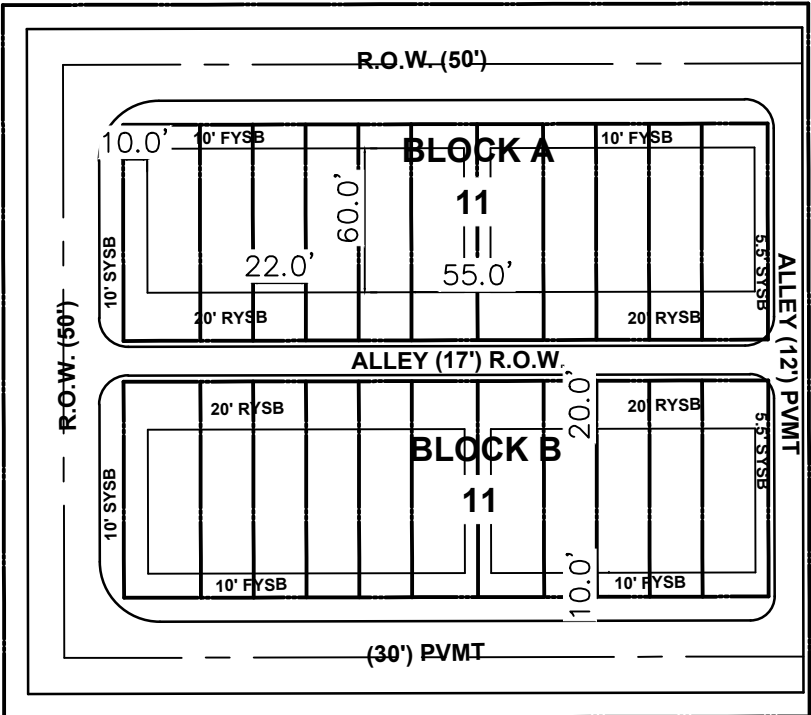
1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
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10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.

Building Summary							Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	Parking Provided for Parks		
8.01	3,175	Retail	N/A	1-Level	1Space Per 250 SF	13						
8.02	4,885	Retail	N/A	1-Level	1Space Per 250 SF	20						
8.03	3,750	Retail	N/A	1-Level	1Space Per 250 SF	15						
8.04	3,750	Retail	N/A	1-Level	1Space Per 250 SF	15						
8.05	37,500	Retail	N/A	1-Level	1Space Per 250 SF	150						
8.06	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84						
8.07	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84						
8.08	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84						
8.09	6,000	Restaurant	N/A	1-Level	1Space Per 75 SF	80						
8.10	6,000	Restaurant	N/A	1-Level	1Space Per 75 SF	80						
8.11	6,300	Restaurant	N/A	1-Level	1Space Per 75 SF	84						
8.12	6,650	Restaurant	N/A	1-Level	1Space Per 75 SF	89						
Total:	96,910					Total: 798	836	788	43	5		

Lot Detail
Single Family Detached



Lot Detail
Single Family Attached



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MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

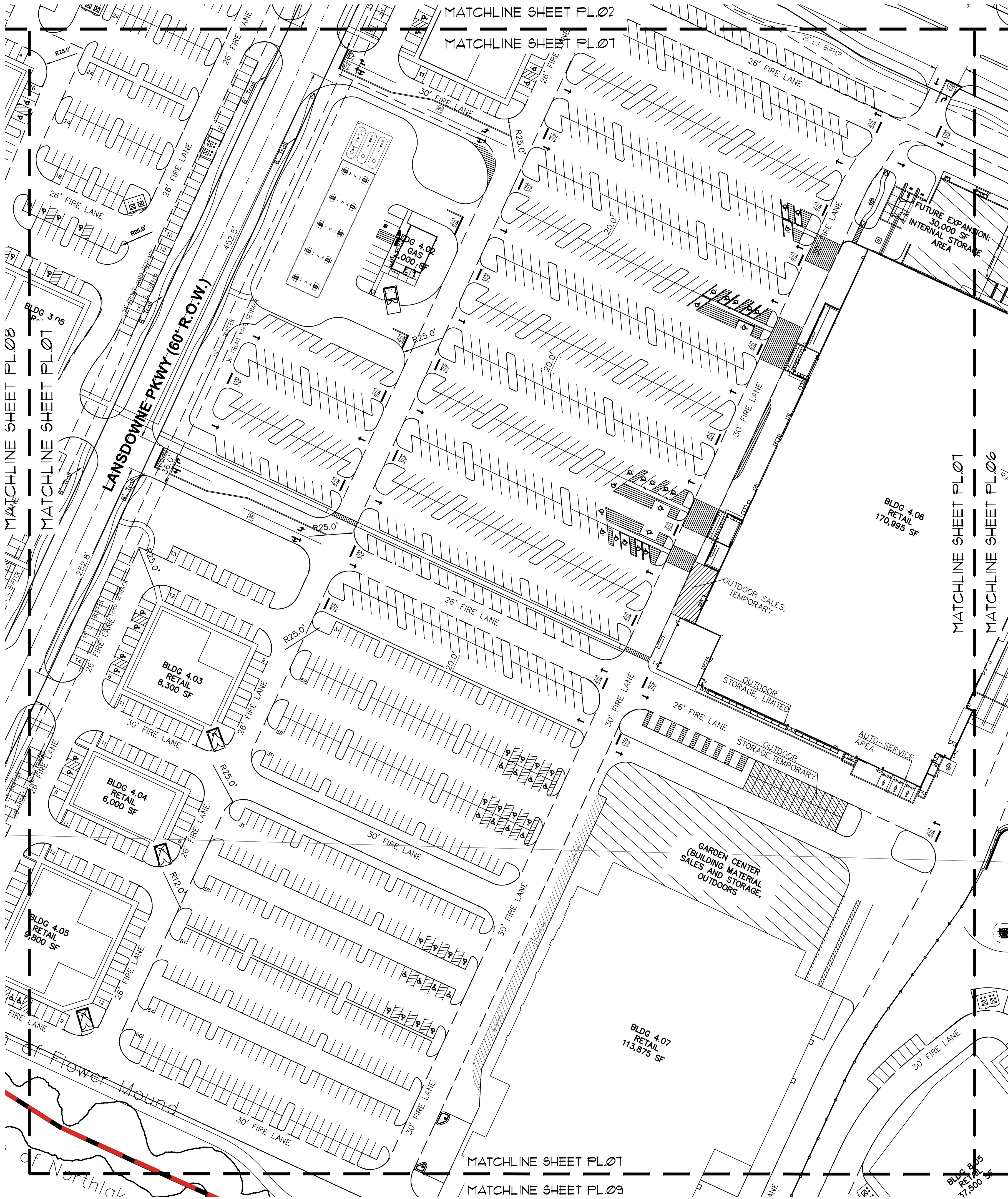
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CHECKED BY	RR
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SCALE	60 SCALE
DATE	08.19.2024

SHEET

CONCEPT PLAN

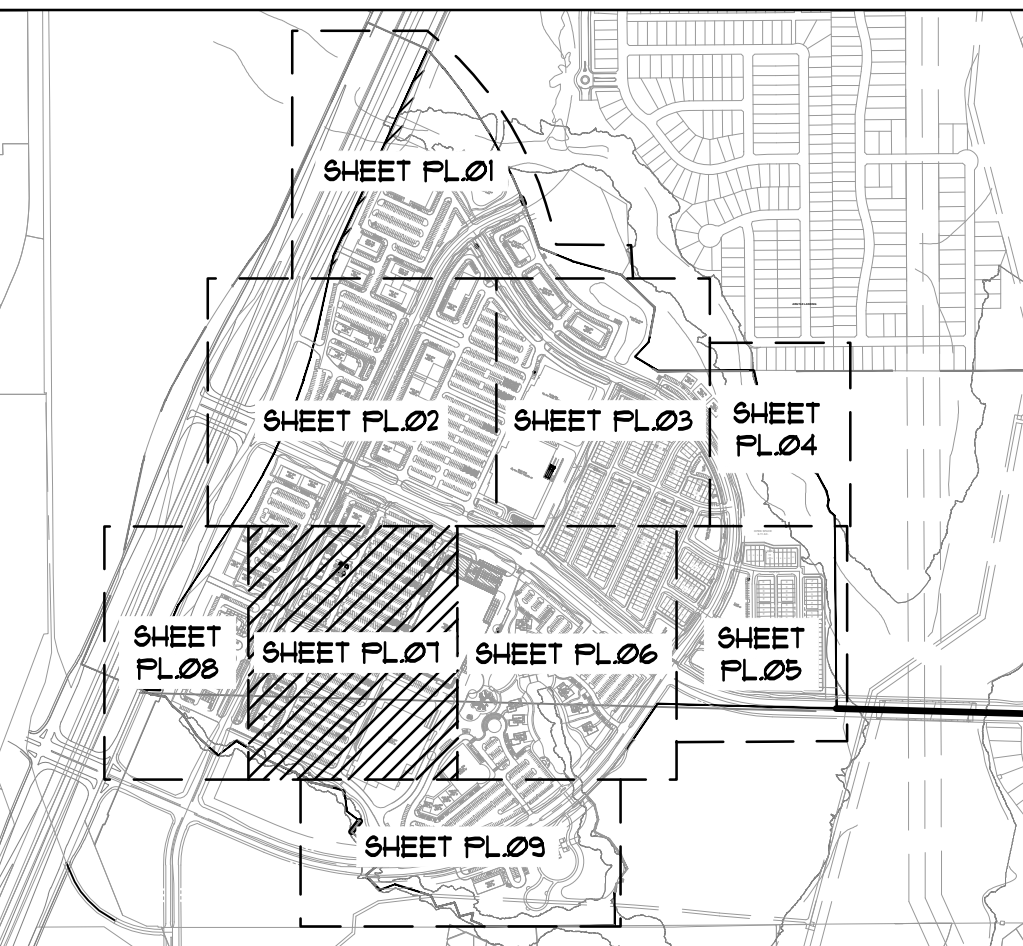
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GENERAL NOTES

1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
4. ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA
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10. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE A MINIMUM OF 9' X 17.5'.

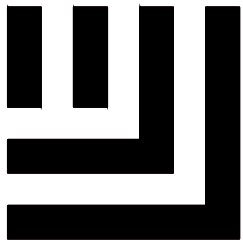


CONTEXT MAP

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Block 400 Building Data Summary Table

Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
4.01	10,000	Retail	N/A	1-Level	1Space Per 250 SF	40		78	4
4.02	2,000	GAS	N/A	1-Level	1Space Per 250 SF	16		7	1
4.03	6,300	Retail	N/A	1-Level	1Space Per 250 SF	33		177	9
4.04	6,000	Retail	N/A	1-Level	1Space Per 250 SF	24			
4.05	9,800	Retail	N/A	1-Level	1Space Per 250 SF	39			
4.06	150,750	Big Box Retail	N/A	1-Level	1Space Per 250 SF	603		757	25
4.06	50,250	Indoor Storage	N/A	1-Level	1Space Per 1,000 SF	50		421	28
4.07	113,875	Big Box Retail	N/A	1-Level	1Space Per 250 SF	456			
Total:	350,975				Total:	1261	1507	1440	67



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(972) 567-6754

MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

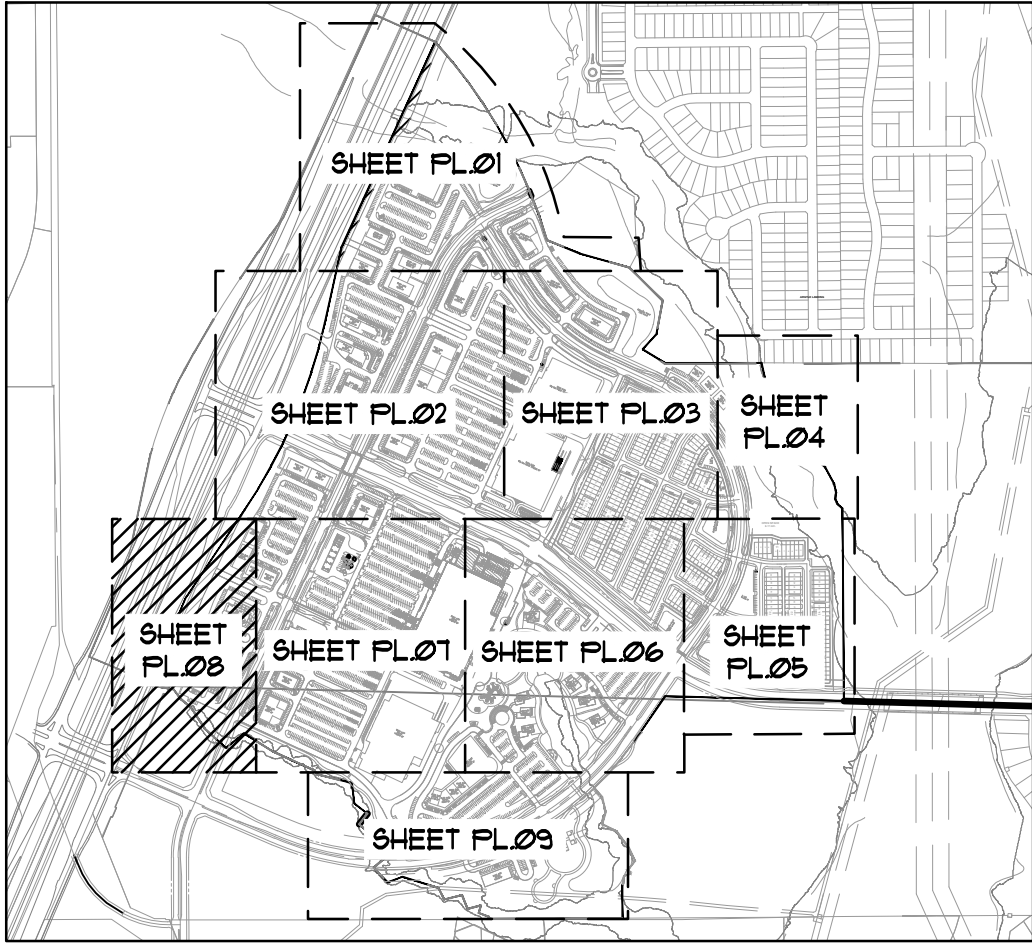
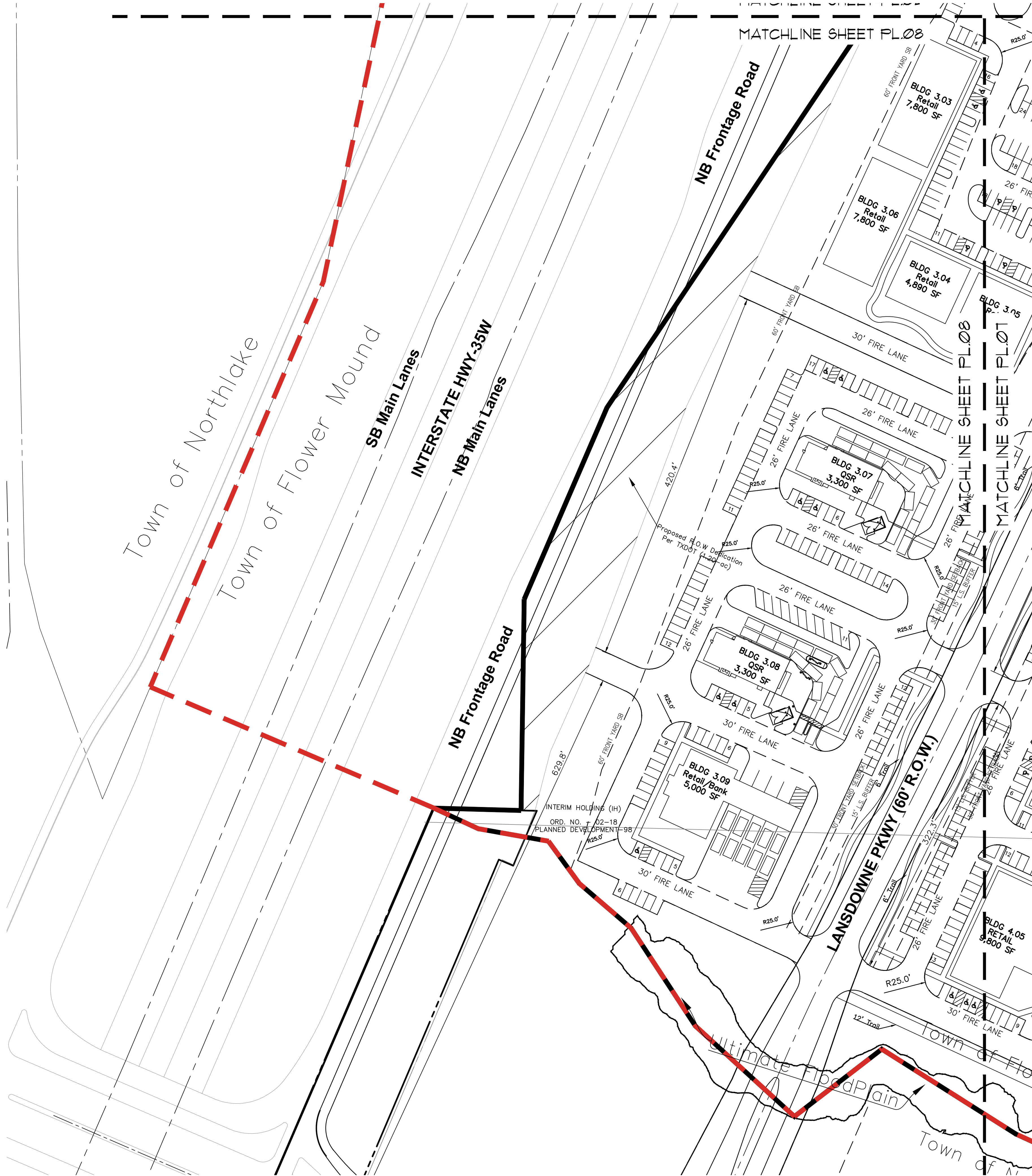
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CHECKED BY	RR
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SCALE	60 SCALE
DATE	08.19.2024

SHEET

CONCEPT PLAN

PL.07

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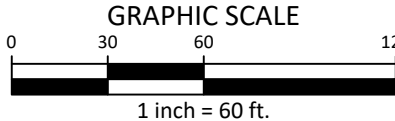
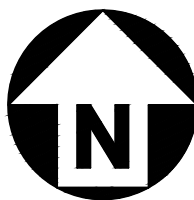
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GENERAL NOTES

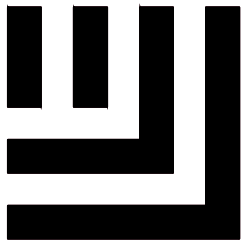
1. ALL RETAINING/DETAILING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
3. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL
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5. ALL GROUND FLOOR HVAC SHALL BE SCREENED FROM VIEW.
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Block 300 Building Data Summary Table

Building Summary					Parking Summary			
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Accessible Parking Provided
3.01	6,300	Restaurant	N/A	1-Level	1Space per 75 SF	84	261	20
3.02	6,300	Restaurant	N/A	1-Level	1Space per 75 SF	84		
3.03	7,800	Retail	N/A	1-Level	1Space per 250 SF	32		
3.04	4,890	Retail	N/A	1-Level	1Space per 250 SF	20		
3.05	4,890	Retail	N/A	1-Level	1Space per 250 SF	20	89	
3.06	7,500	Retail	N/A	1-Level	1Space per 250 SF	30		
3.07	3,300	QSR	N/A	1-Level	1Space per 75 SF	44	66	
3.08	3,300	QSR	N/A	1-Level	1Space per 75 SF	44		
3.09	5,000	Retail	N/A	1-Level	1Space per 250 SF	20		
Total:	49,280				Total:	378	436	20



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MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO. DATE DESCRIPTION

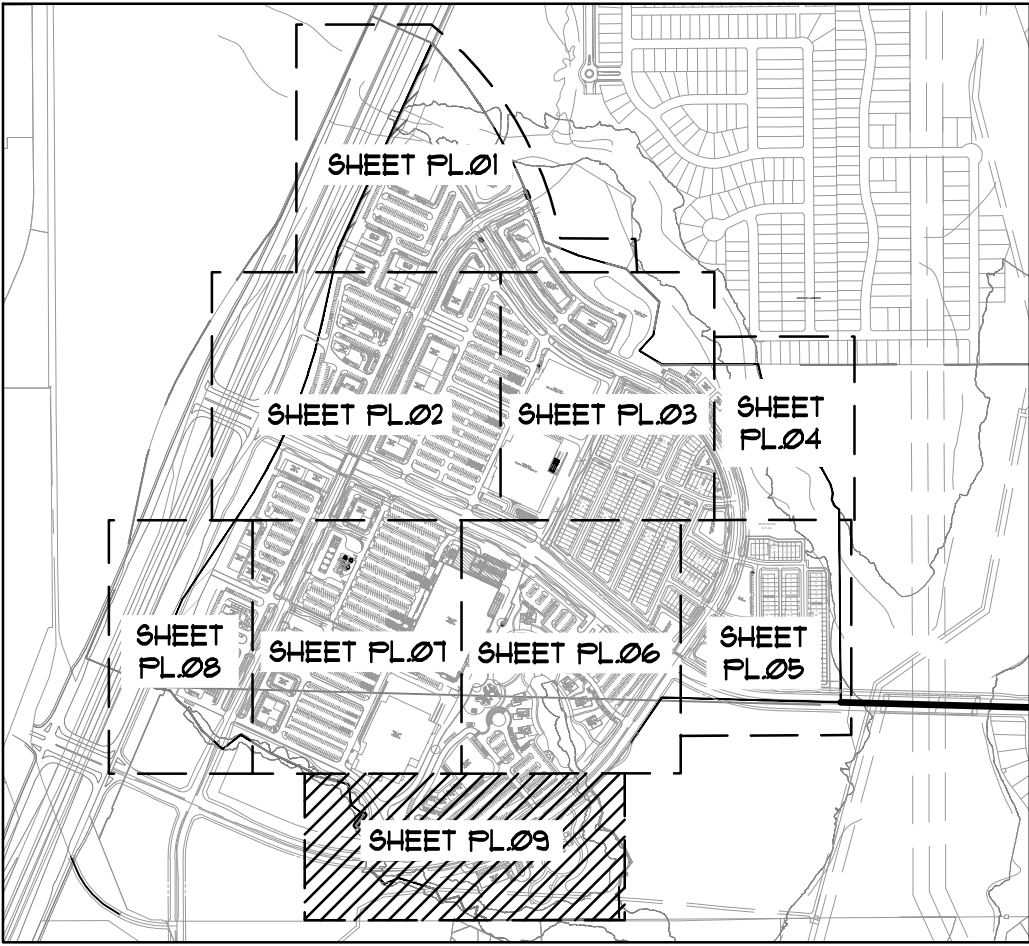
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DATE 08.19.2024

SHEET

CONCEPT PLAN

PL.08



CONTEXT MAP
SCALE - 1:1,000

GENERAL NOTES

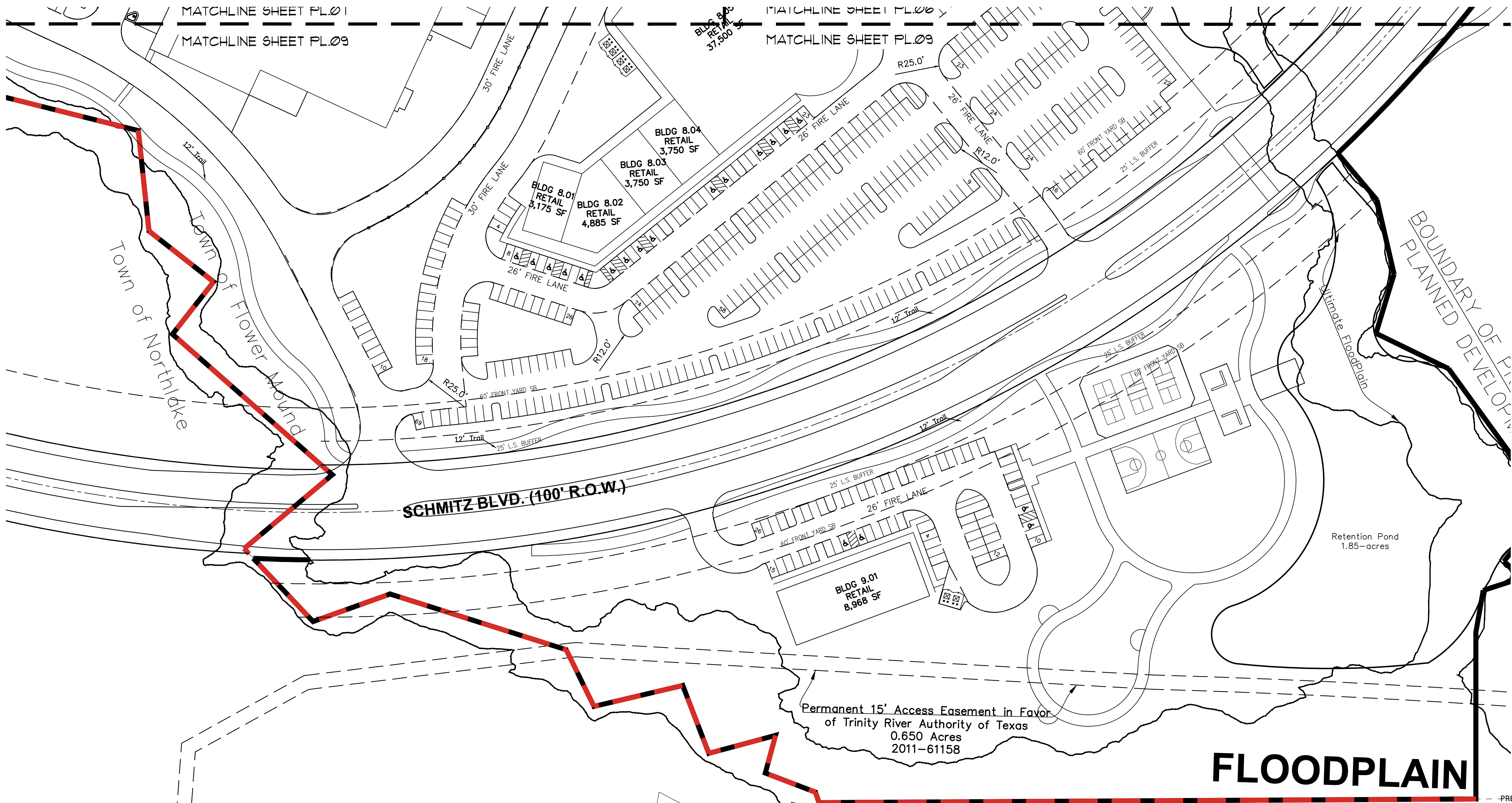
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Block 800 Building Data Summary Table

Block 800 Building Data Summary Table										
Building Summary					Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	Parking Provided for Parks
8.01	3,175	Retail	N/A	1-Level	1 Space Per 250 SF	13	798	438	27	5
8.02	4,885	Retail	N/A	1-Level	1 Space Per 250 SF	20				
8.03	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15				
8.04	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15				
8.05	37,500	Retail	N/A	1-Level	1 Space Per 250 SF	150				
8.06	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.07	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.08	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.09	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80				
8.10	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80				
8.11	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.12	6,650	Restaurant	N/A	1-Level	1 Space Per 75 SF	89				
Total:	96,910				Total:	798	836	788	43	5

Block 900 Building Data Summary Table

Building Summary					Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	Parking Provided for Parks
9.01	8,968	Retail	N/A	1-Level	1 Space Per 250 SF	36	68	61	4	3
Total:	8,968				Total:	36	68	61	4	3





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(972) 567-6754

MONARCH
EXHIBIT C-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-05 SPEC22509-PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	60 SCALE
DATE	08.19.2024

SHEET

CONCEPT PLAN

PL.09

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Block 100 Building Data Summary Table										
Building Summary					Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	
1.01	6,000	Restaurant	N/A	1-Level	1 space per 75 SF	80		164	15	
1.02	6,000	Restaurant	N/A	1- Level	1 space per 75 SF	80		230		
1.03	34,000	Retail	N/A	1-Level	1 Space per 250 SF	136				
Total:		46,000			Total:	296	409	394	15	

Block 200 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
2.01	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95		158	22
2.02	7,100	Restaurant	N/A	1-Level	1 Space per 75 SF	95		106	
2.03	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44			
2.04	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44		169	
2.05	9,000	Retail	N/A	1-Level	1 Space per 250 SF	36			
	6,900	Restaurant	N/A	1-Level	1 Space per 75 SF	92			
Total:	36,700				Total:	405	455	433	22

Block 300 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
3.01	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84		261	
3.02	6,300	Restaurant	N/A	1-Level	1 Space per 75 SF	84			
3.03	7,800	Retail	N/A	1-Level	1 Space per 250 SF	32			
3.04	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20		89	20
3.05	4,890	Retail	N/A	1-Level	1 Space per 250 SF	20			
3.06	7,500	Retail	N/A	1-Level	1 Space per 250 SF	30			
3.07	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44		66	
3.08	3,300	QSR	N/A	1-Level	1 Space per 75 SF	44			
3.09	5,000	Retail	N/A	1-Level	1 Space per 250 SF	20			
Total:	49,280				Total:	378	436	416	20

Block 400 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
4.01	10,000	Retail	N/A	1-Level	1 Space Per 250 SF	40		78	4
4.02	2,000	GAS	N/A	1-Level	1 Space Per 250 SF	16		7	1
4.03	8,300	Retail	N/A	1-Level	1 Space Per 250 SF	33		177	9
4.04	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24			
4.05	9,800	Retail	N/A	1-Level	1 Space Per 250 SF	39			
4.06	150,750	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	603		757	25
4.06	50,250	Indoor Storage	N/A	1-Level	1 Space Per 1,000 SF	50		421	28
4.07	113,875	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	456			
Total:	350,975				Total:	1261	1507	1440	67

Block 500 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
5.01	9,900	Retail	N/A	1-Level	1 Space Per 250 SF	40		93	2
5.02	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59		75	3
5.03	14,650	Retail	N/A	1-Level	1 Space Per 250 SF	59		60	3
5.04	17,545	Retail	N/A	1-Level	1 Space Per 250 SF	71		71	10
5.05	104,000	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	416		402	17
5.06	78,600	Big Box Retail	N/A	1-Level	1 Space Per 250 SF	315		400	17
Total:	239,345				Total:	960	1153	1101	52

Block 600 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
6.01	5,100	Retail	N/A	1-Level	1 Space Per 250 SF	21		269	6
	5,100	Restaurant	N/A	1-Level	1 Space Per 75 SF	68			
6.02	6,000	Retail	N/A	1-Level	1 Space Per 250 SF	24			
	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80			
6.03	10,200	Retail	N/A	1-Level	1 Space Per 250 SF	41			
Total:	32,400		N/A		Total:	234	275	269	6

Block 700 Building Data Summary Table									
Building Summary					Parking Summary				
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided
7.01	3,600	Office	N/A	1-Level	1 Space Per 200 SF	18		49	6
7.02	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25			
7.03	5,000	Office	N/A	1-Level	1 Space Per 200 SF	25			
Total:	13,600					68	55	49	6

Block 800 Building Data Summary Table										
Building Summary					Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	Parking Provided for Parks
8.01	3,175	Retail	N/A	1-Level	1 Space Per 250 SF	13		438		
8.02	4,885	Retail	N/A	1-Level	1 Space Per 250 SF	20				
8.03	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15				
8.04	3,750	Retail	N/A	1-Level	1 Space Per 250 SF	15				5
8.05	37,500	Retail	N/A	1-Level	1 Space Per 250 SF	150				
8.06	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.07	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.08	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.09	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80				
8.10	6,000	Restaurant	N/A	1-Level	1 Space Per 75 SF	80		350	16	
8.11	6,300	Restaurant	N/A	1-Level	1 Space Per 75 SF	84				
8.12	6,650	Restaurant	N/A	1-Level	1 Space Per 75 SF	89				
Total:	96,910				Total:	798	836	788	43	5

Block 900 Building Data Summary Table										
Building Summary					Parking Summary					
Building Number	Total Building Square Feet	Building Use(s)	Total Units	Total Number of Stories	Parking Ratio (per SF or Unit)	Required Parking	Total Parking Provided	Surface Parking Provided	Accessible Parking Provided	Parking Provided for Parks
9.01	8,968	Retail	N/A	1-Level	1 Space Per 250 SF	36				
Total:	8,968				Total:	36	68	61	4	3

Master Plan Features	
Existing Zoning	(IH) Interim Holding / PD-98
Proposed Zoning	CC/ SF
Land Use Plan	Denton Creek Area Plan
Specific Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Parks and Trails	12' Multiuse Trail & Bicycle Trail
Throughfare Plan	Urban Minor Arterial w/Bike Lane - Denton Creek & Mulkey Road

LAND USE: MEDIUM DENSITY RESIDENTIAL							
	Existing Zoning	Monarch Commercial		Monarch Residential			
		Campus Commercial Current Standards	Campus Commercial Proposed Standards	SF-Attached Current Standards	SF-Attached Proposed Standards	SF - 5 Current Standards	SF - 5 Proposed Standards
Min Lot Area	None	None	None	5,000 sq ft	1,800 sq ft	5,000 sq ft	3,000 sq ft
Min Lot Width		None	None	20 ft	22 ft	50 ft	34 ft
Min Floor Area		None	None	1,100 sq ft	1,100 sq ft	1,500 sq ft	1,100 sq ft
Min Front Yard		60 ft Major Thoroughfares / 30 ft w/o parking or 60 ft on other roads	60 ft with parking / 30 ft w/o parking	25 ft	10 ft	20 ft	10 ft
Min Side Yard		None	None	0 ft	0 ft	5 ft	0 ft and 5 ft
Min Rear Yard		15 ft	None	10 ft	20 ft	20 ft	20 ft
Max Lot Coverage		50 percent	None	40 percent	80 percent	55 percent	65 percent
Max Height (Stories/Ft)		10 / 120 ft	10 / 120 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft	3 / 35 ft
Max Floor Area Ratio		1 to 1	1 to 1	None	None	None	None



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MONARCH

EXHIBIT C-CONCEPT PLAN

35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	2024-06-06 SPEC22509 PLANNING SHEETS.DWG
CHECKED BY	RR
DRAWN BY	MB
SCALE	
DATE	08.19.2024

SHEET

CONCEPT PLAN

PL.10

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LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	A	3,553	0.08
2	A	1,980	0.05
3	A	1,980	0.05
4	A	1,980	0.05
5	A	2,475	0.06
6	A	2,475	0.06
7	A	1,980	0.05
8	A	1,980	0.05
9	A	1,980	0.05
10	A	1,980	0.05
11	A	1,980	0.05
12	A	2,475	0.06
13	A	2,475	0.06
14	A	1,980	0.05
15	A	1,980	0.05
16	A	1,980	0.05
17	A	1,980	0.05
18	A	1,980	0.05
19	A	1,980	0.05
20	A	2,025	0.05
21X	A	2,709	0.06
Total:		45,907	1.13

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	B	2,475	0.06
2	B	1,980	0.05
3	B	1,980	0.05
4	B	1,980	0.05
5	B	1,980	0.05
6	B	1,980	0.05
7	B	1,980	0.05
8	B	2,475	0.06
9	B	2,475	0.06
10	B	1,980	0.05
11	B	1,980	0.05
12	B	1,980	0.05
13	B	1,980	0.05
14	B	1,980	0.05
15	B	1,980	0.05
16	B	2,475	0.06
Total:		33,660	0.84

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	C	4,114	0.09
2	C	1,980	0.05
3	C	1,980	0.05
4	C	2,475	0.06
5	C	2,475	0.06
6	C	1,980	0.05
7	C	1,980	0.05
8	C	1,980	0.05
9	C	1,980	0.05
10	C	1,980	0.05
11	C	1,980	0.05
12	C	2,475	0.06
13	C	2,475	0.06
14	C	1,980	0.05
15	C	1,980	0.05
16	C	1,980	0.05
17	C	1,980	0.05
18	C	1,980	0.05
19	C	1,980	0.05
20	C	2,025	0.05
21X	C	4,054	0.09
Total:		47,813	1.17

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	D	2,475	0.06
2	D	1,980	0.05
3	D	1,980	0.05
4	D	1,980	0.05
5	D	1,980	0.05
6	D	1,980	0.05
7	D	2,475	0.06
8	D	2,475	0.06
9	D	1,980	0.05
10	D	1,980	0.05
11	D	1,980	0.05
12	D	1,980	0.05
13	D	1,980	0.05
14	D	2,475	0.06
Total:		29,700	0.74

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	E	4,252	0.10
2	E	1,980	0.05
3	E	1,980	0.05
4	E	1,980	0.05
5	E	2,475	0.06
6	E	2,475	0.06
7	E	1,980	0.05
8	E	1,980	0.05
9	E	1,980	0.05
10	E	1,980	0.05
11	E	1,980	0.05
12	E	1,980	0.05
13	E	2,475	0.06
14	E	2,475	0.06
15	E	1,980	0.05
16	E	1,980	0.05
17	E	1,980	0.05
18	E	1,980	0.05
19	E	1,980	0.05
20	E	1,980	0.05
21	E	2,025	0.05
22X	E	4,500	0.10
Total:		50,377	1.24

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	F	2,475	0.06
2	F	1,980	0.05
3	F	1,980	0.05
4	F	1,980	0.05
5	F	1,980	0.05
6	F	1,980	0.05
7	F	2,475	0.06
8	F	2,494	0.06
9	F	2,052	0.05
10	F	2,141	0.05
11	F	2,270	0.05
12	F	2,438	0.06
13	F	2,705	0.06
Total:		28,950	0.70

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	G	4,425	0.10
2	G	1,980	0.05
3	G	1,980	0.05
4	G	1,980	0.05
5	G	1,980	0.05
6	G	1,980	0.05
7	G	2,475	0.06
8	G	2,475	0.06
9	G	1,980	0.05
10	G	1,980	0.05
11	G	1,980	0.05
12	G	1,980	0.05
13	G	1,980	0.05
14	G	1,980	0.05
15	G	2,475	0.06
16	G	2,475	0.06
17	G	1,980	0.05
18	G	1,980	0.05
19	G	1,980	0.05
20	G	1,980	0.05
21	G	1,980	0.05
22	G	1,980	0.05
23	G	2,025	0.05
24X	G	3,720	0.09
Total:		53,730	1.33

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	H	2,475	0.06
2	H	1,980	0.05
3	H	1,980	0.05
4	H	1,980	0.05
5	H	1,980	0.05
6	H	1,980	0.05
7	H	2,477	0.06
8	H	3,651	0.08
9	H	2,029	0.05
10	H	2,102	0.05
Total:		22,634	0.55

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	I	4,545	0.10
2	I	1,980	0.05
3	I	1,980	0.05
4	I	1,980	0.05
5	I	1,980	0.05
6	I	1,980	0.05
7	I	1,980	0.05
8	I	2,475	0.06
9	I	2,475	0.06
10	I	1,980	0.05
11	I	1,980	0.05
12	I	1,980	0.05
13	I	1,980	0.05
14	I	1,980	0.05
15	I	1,980	0.05
16	I	2,475	0.06
17	I	2,475	0.06
18	I	1,980	0.05
19	I	1,980	0.05
20	I	1,980	0.05
21	I	1,980	0.05
22	I	1,980	0.05
23	I	1,980	0.05
24	I	2,025	0.05
25X	I	4,185	0.10
Total:		56,295	1.39

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	J	2,475	0.06
2	J	1,980	0.05
3	J	1,980	0.05
4	J	1,980	0.05
5	J	1,980	0.05
6	J	1,980	0.05
7	J	2,430	0.06
Total:		14,805	0.37

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	K	2,842	0.07
2	K	1,980	0.05
3	K	1,980	0.05
4	K	1,980	0.05
5	K	2,475	0.06
6	K	2,475	0.06
7	K	1,980	0.05
8	K	1,980	0.05
9	K	1,980	0.05
10	K	1,980	0.05
11	K	1,980	0.05
12	K	1,980	0.05
13	K	2,475	0.06
Total:		28,087	0.70

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	L	3,120	0.07
2	L	1,980	0.05
3	L	1,980	0.05
4	L	1,980	0.05
5	L	1,980	0.05
6	L	1,980	0.05
7	L	2,428	0.06
Total:		15,448	0.38

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	M	3,007	0.07
2	M	2,008	0.05
3	M	1,983	0.05
4	M	1,980	0.05
5	M	2,475	0.06
6	M	2,475	0.06
7	M	1,980	0.05
8	M	1,980	0.05
9	M	1,980	0.05
10	M	1,980	0.05
11	M	2,475	0.06
12	M	2,475	0.06
13	M	1,980	0.05
14	M	1,980	0.05
15	M	1,980	0.05
16	M	1,980	0.05
17	M	2,475	0.06
18	M	2,475	0.06
19	M	1,980	0.05
20	M	1,980	0.05
21	M	1,980	0.05
22	M	3,848	0.09
Total:		49,456	1.22

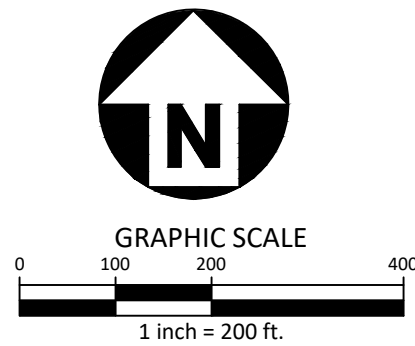
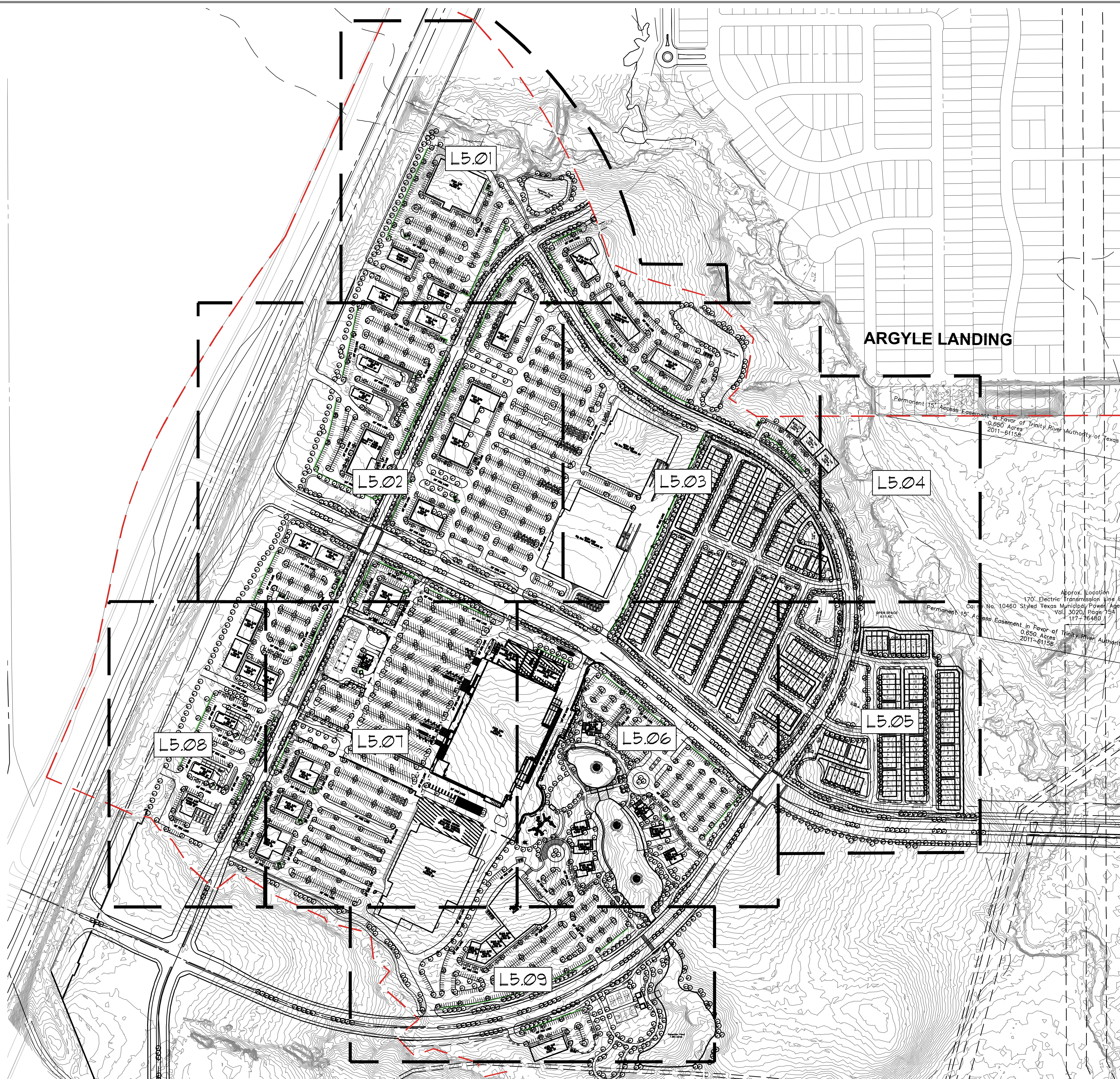
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	N	2,475	0.06
2	N	1,980	0.05
3	N	1,980	0.05
4	N	1,980	0.05
5	N	2,475	0.06
6	N	2,475	0.06
7	N	1,980	0.05
8	N	1,980	0.05
9	N	1,980	0.05
10	N	1,980	0.05
11	N	2,475	0.06
12	N	2,475	0.06
13	N	1,980	0.05
14	N	1,980	0.05
15	N	1,980	0.05
16	N	1,980	0.05
17	N	2,475	0.06
18	N	2,475	0.06
19	N	1,980	0.05
20	N	1,980	0.05
21	N	1,980	0.05
22	N	3,858	0.09
Total:		48,903	1.21

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	O	2,475	0.06
2	O	1,980	0.05
3	O	1,980	0.05
4	O	1,980	0.05
5	O	2,475	0.06
6	O	2,475	0.06
7	O	1,980	0.05
8	O	1,980	0.05
9	O	1,980	0.05
10	O	1,980	0.05
11	O	2,475	0.06
12	O	2,475	0.06
13	O	1,980	0.05
14	O	1,980	0.05
15	O	1,980	0.05
16	O	1,980	0.05
17	O	2,475	0.06
18	O	2,475	0.06
19	O	1,980	0.05
20	O	1,980	0.05
21	O	1,980	0.05
22	O	2,475	0.06
Total:		47,520	1.18

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	P	3,039	0.07
2	P	2,260	0.05
3	P	2,352	0.05
4	P	3,005	0.07
5	P	2,987	0.07
6	P	2,320	0.05
7	P	2,213	0.05
8	P	2,100	0.05
9	P	2,024	0.05
10	P	2,467	0.06
Total:		24,767	0.57

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	Q	2,276	0.05
2	Q	2,189	0.05
3	Q	2,188	0.05
4	Q	2,224	0.05
5	Q	2,885	0.07
6	Q	3,071	0.07
7	Q	2,627	0.06
8	Q	4,615	0.11
Total:		22,075	0.51

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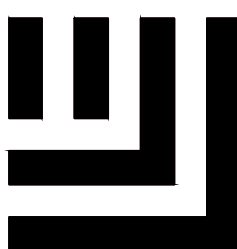


LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
MONARCH

STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
STREET 'A'		25 FT.	25 FT.
SCHMITZ ST.		15 FT.	15 FT.
LANDSDOWNE ST.		15 FT.	15 FT.
DENTON CREEK BLVD.		25 FT.	25 FT.
IH-35W FRONTAGE		25 FT.	25 FT.
COLLECTOR RD.		15 FT.	15 FT.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	902 L.F. STREET 'A'	30 TREES (3" CAL.) EACH SIDE	31 TREES (3" CAL.) EACH SIDE
1 PER 30 L.F.	3,000 L.F. MULKEY RD.	100 TREES (3" CAL.) EACH SIDE	200 TREES (3" CAL.)
1 PER 30 L.F.	3,160 L.F. LANDSDOWNE ST.	106 TREES (3" CAL.) EACH SIDE	112 TREES (3" CAL.)
1 PER 30 L.F.	3,600 L.F. DENTON CREEK BLVD.	120 TREES (3" CAL.) EACH SIDE	240 TREES (3" CAL.)
1 PER 30 L.F.	3,092 L.F. IH-35W FRONTAGE	104 TREES (3" CAL.)	107 TREES (3" CAL.)
1 PER 30 L.F.	1,656 L.F. SCHMITZ BLVD.	55 TREES (3" CAL.)	55 TREES (3" CAL.)

STREET YARD TREES				
	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
BLOCK 1.03-1.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	94,468 S.F. OF STREET YARD	44 TREES (3" CAL.)	50 TREES (3" CAL.)
BLOCK 2.03-2.05	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	111,408 S.F. OF STREET YARD	51 TREES (3" CAL.)	58 TREES (3" CAL.)
BLOCK 3.03-3.05	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	72,296 S.F. OF STREET YARD	35 TREES (3" CAL.)	49 TREES (3" CAL.)
BLOCK 3.08-3.09	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	70,737 S.F. OF STREET YARD	34 TREES (3" CAL.)	50 TREES (3" CAL.)
BLOCK 4.01-4.02, 4.06	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	151,578 S.F. OF STREET YARD	66 TREES (3" CAL.)	68 TREES (3" CAL.)
BLOCK 4.03-4.05, 4.07	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	56,205 S.F. OF STREET YARD	29 TREES (3" CAL.)	29 TREES (3" CAL.)
BLOCK 5.01-5.06	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	354,507 S.F. OF STREET YARD	99 TREES (3" CAL.)	100 TREES (3" CAL.)
BLOCK 6.01-6.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	84,300 S.F. OF STREET YARD	40 TREES (3" CAL.)	42 TREES (3" CAL.)
BLOCK 7.01-7.03	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	22,713 S.F. OF STREET YARD	15 TREES (3" CAL.)	15 TREES (3" CAL.)
BLOCK 8.01-8.08	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	114,826 S.F. OF STREET YARD	51 TREES (3" CAL.)	51 TREES (3" CAL.)
BLOCK 8.09-8.12	50 TREES + 1 TREE/5,000 S.F. AFTER 110,000 S.F.	245,874 S.F. OF STREET YARD	77 TREES (3" CAL.)	96 TREES (3" CAL.)
BLOCK 9.01	10 TREES + 1 TREE/2,500 S.F. AFTER 10,000 S.F.	15,200 S.F. OF STREET YARD	13 TREES (3" CAL.)	13 TREES (3" CAL.)
PARKING TREES				
	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
BLOCK 1.03-1.03	1 tree/10 SPACES	409 SPACES	41 TREES (3" CAL.)	46 TREES
BLOCK 2.03-2.05	1 tree/10 SPACES	455 SPACES	46 TREES (3" CAL.)	57 TREES
BLOCK 3.03-3.09	1 tree/10 SPACES	436 SPACES	44 TREES (3" CAL.)	67 TREES
BLOCK 4.01-4.07	1 tree/10 SPACES	1,507 SPACES	151 TREES (3" CAL.)	156 TREES
BLOCK 5.01-5.06	1 tree/10 SPACES	1,153 SPACES	115 TREES (3" CAL.)	136 TREES
BLOCK 6.01-6.03	1 tree/10 SPACES	275 SPACES	28 TREES (3" CAL.)	45 TREES
BLOCK 7.02-7.03	1 tree/10 SPACES	55 SPACES	6 TREES (3" CAL.)	10 TREES
BLOCK 8.03-8.12	1 tree/10 SPACES	836 SPACES	84 TREES (3" CAL.)	111 TREES
BLOCK 9.01	1 tree/10 SPACES	68 SPACES	7 TREES (3" CAL.)	11 TREES

**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.



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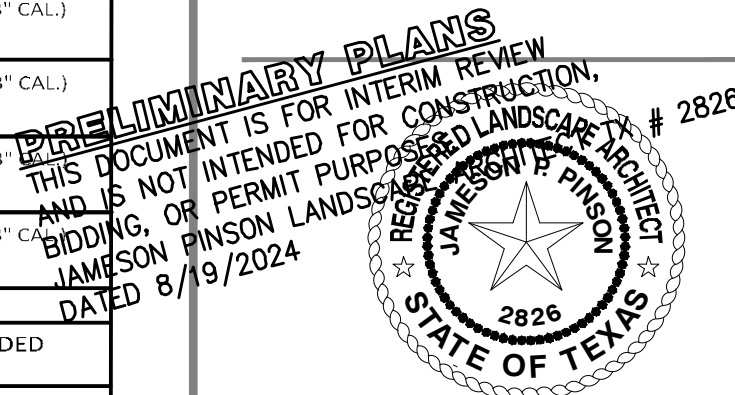
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MR. ERIC SCHMITZ

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

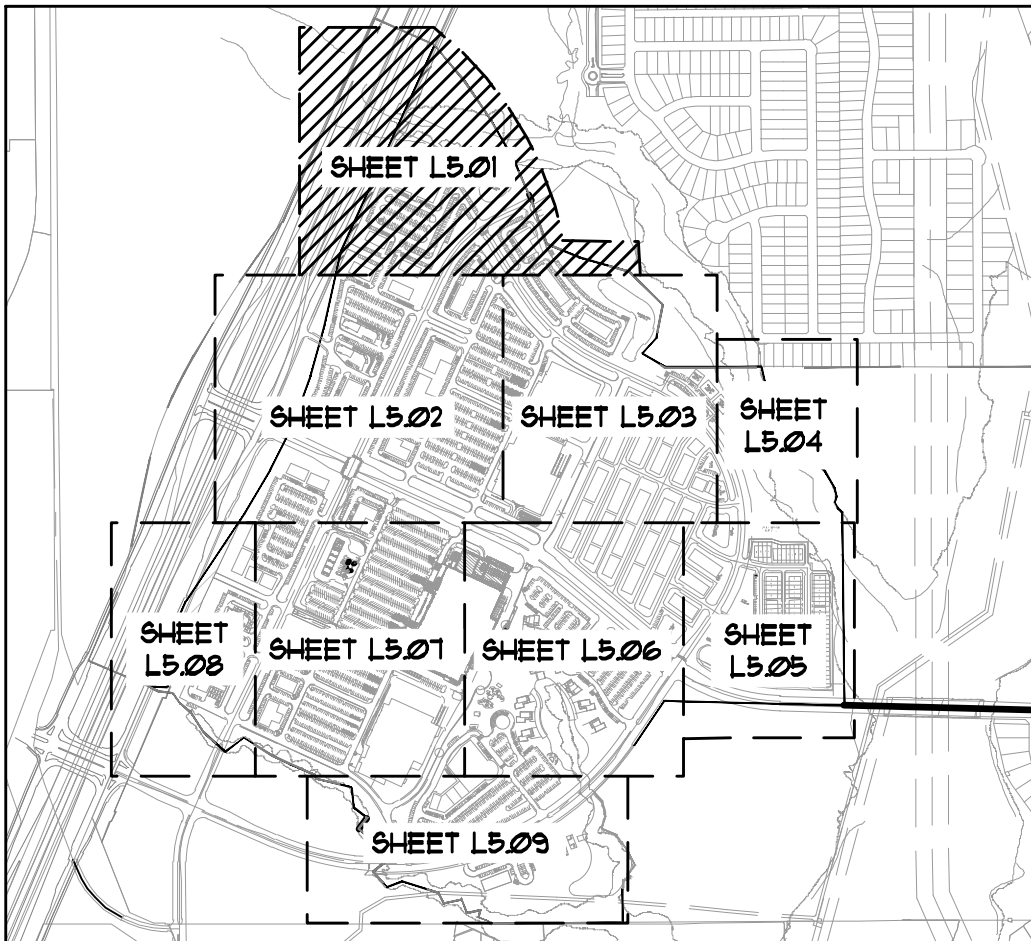
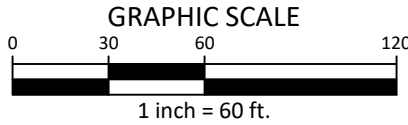
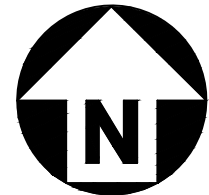
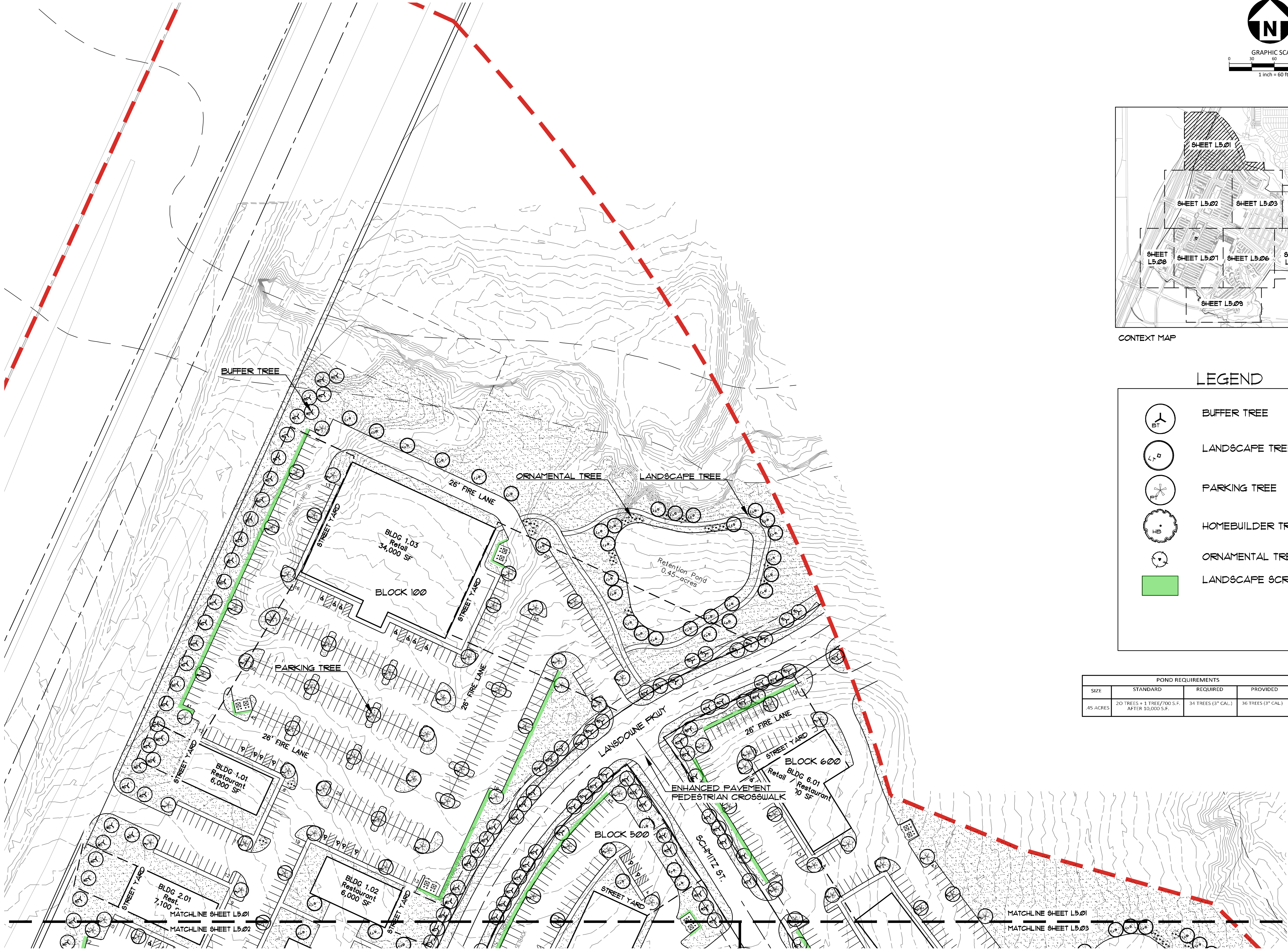
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DRAWN BY	PA
SCALE	200 SCALE
DATE	02.02.2024

SHEET

OVERALL LANDSCAPE
PLAN

L5.00

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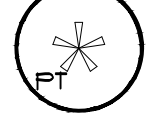
LEGEND



BUFFER TREE



LANDSCAPE TREE



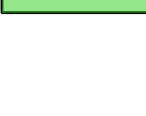
PARKING TREE



HOMEBUILDER TREE

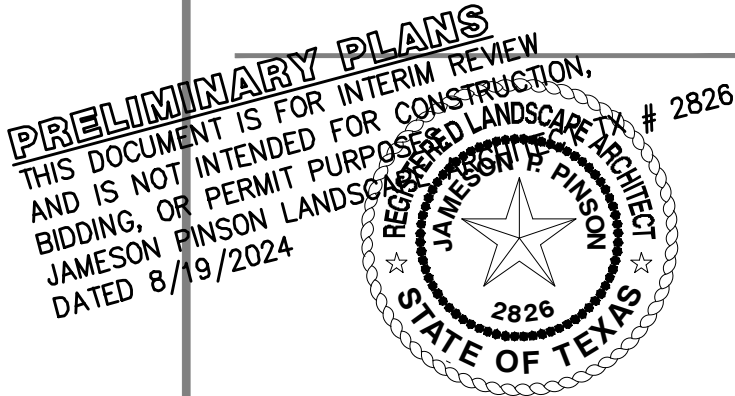


ORNAMENTAL TREE



LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
45 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	34 TREES (3" CAL.)	36 TREES (3" CAL.)



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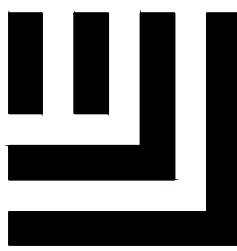
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PROJECT NO.	SPEC22509
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LANDSCAPE PLAN

L5.01



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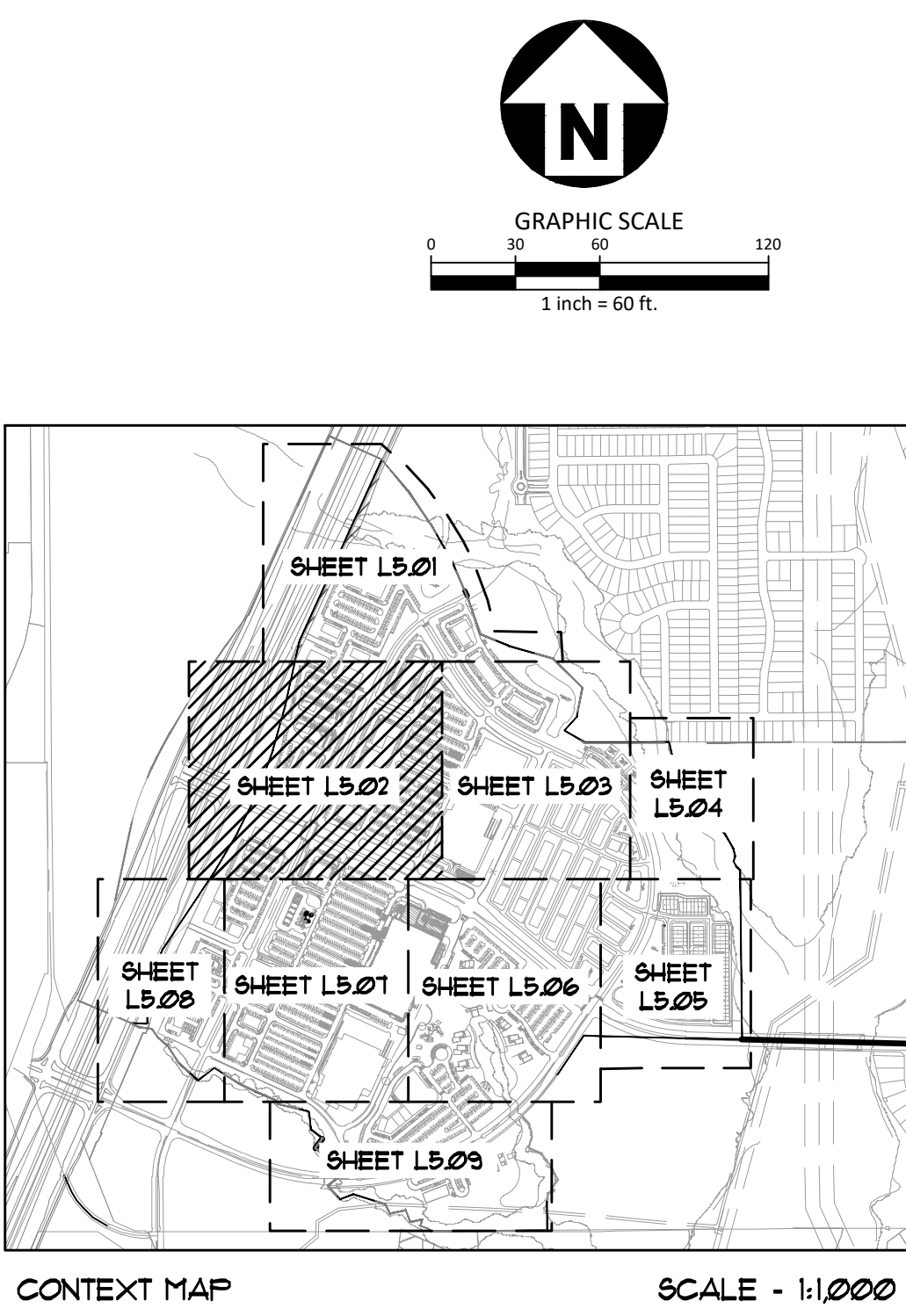
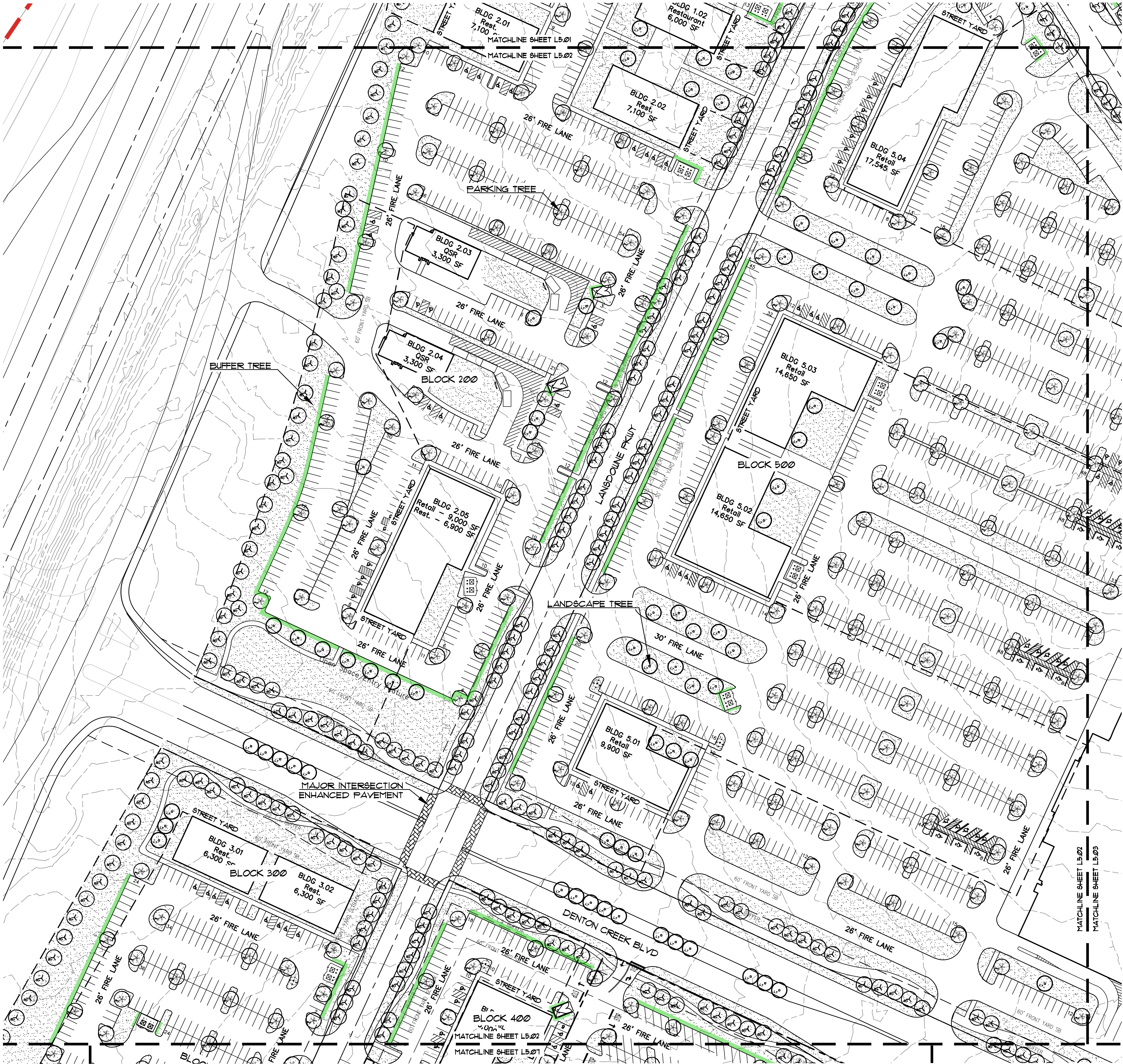
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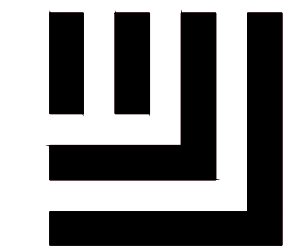
MONARCH
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35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



LEGEND

- BT: BUFFER TREE
- LT: LANDSCAPE TREE
- PT: PARKING TREE
- HT: HOMEBUILDER TREE
- OT: ORNAMENTAL TREE
- LS: LANDSCAPE SCREEN

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/19/2024



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TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

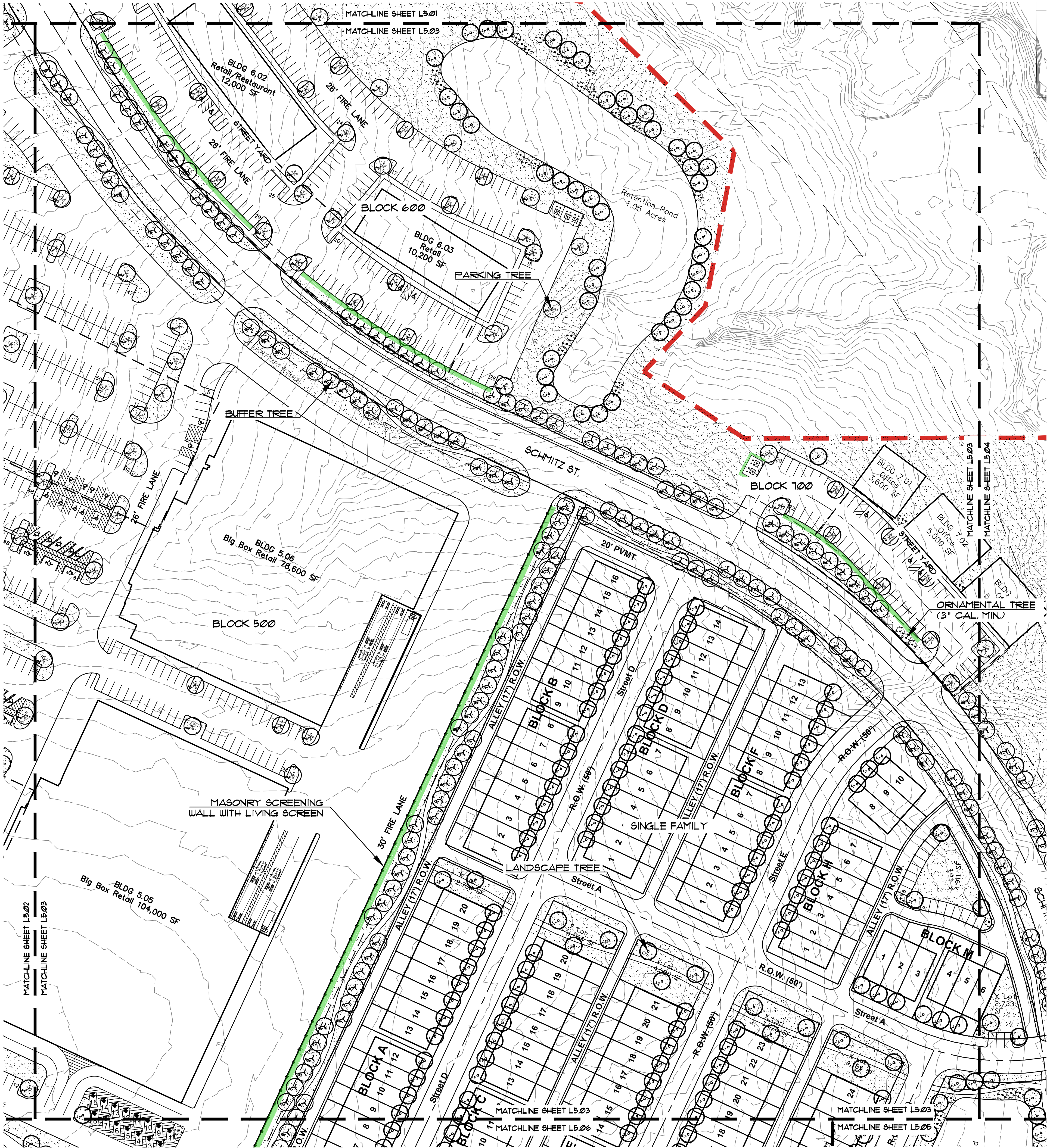
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DATE	02.02.2024

SHEET

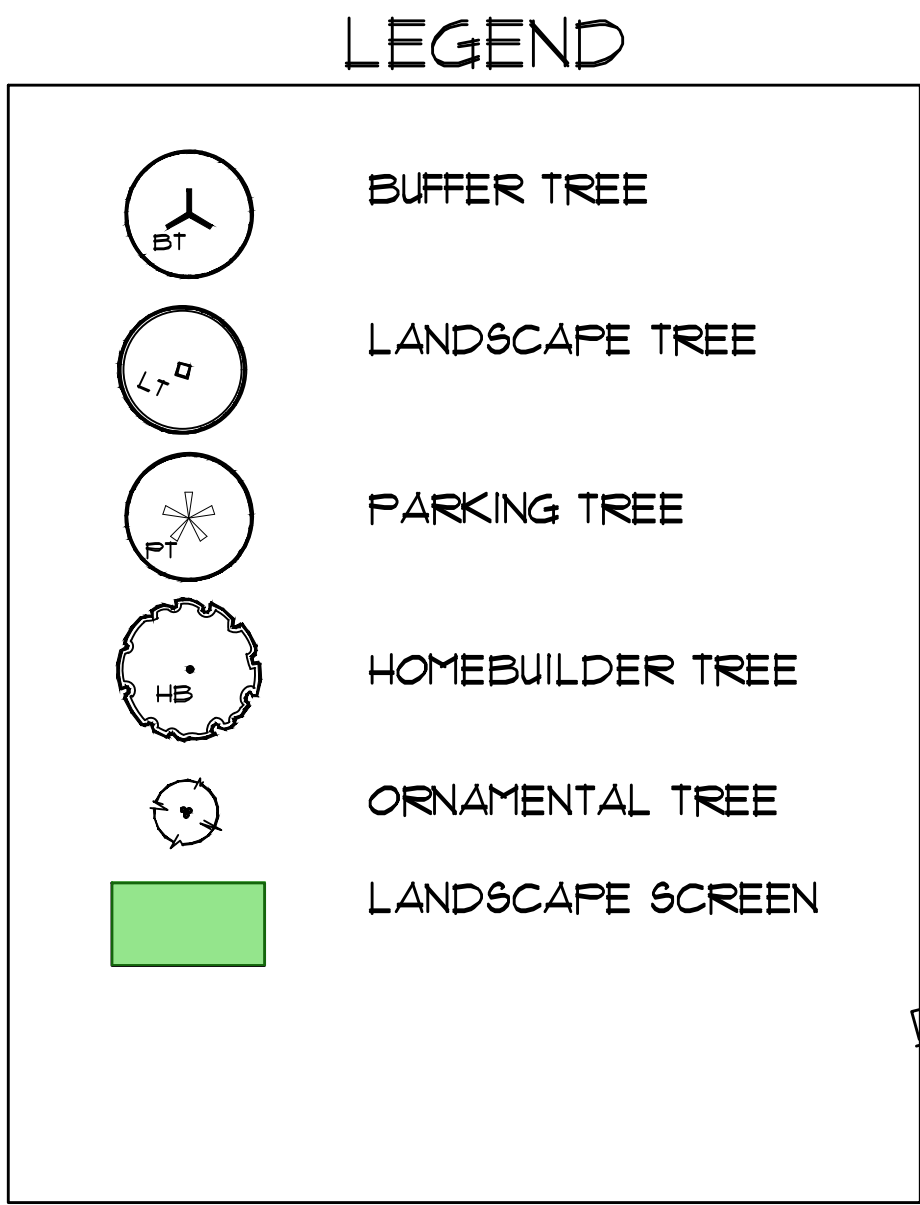
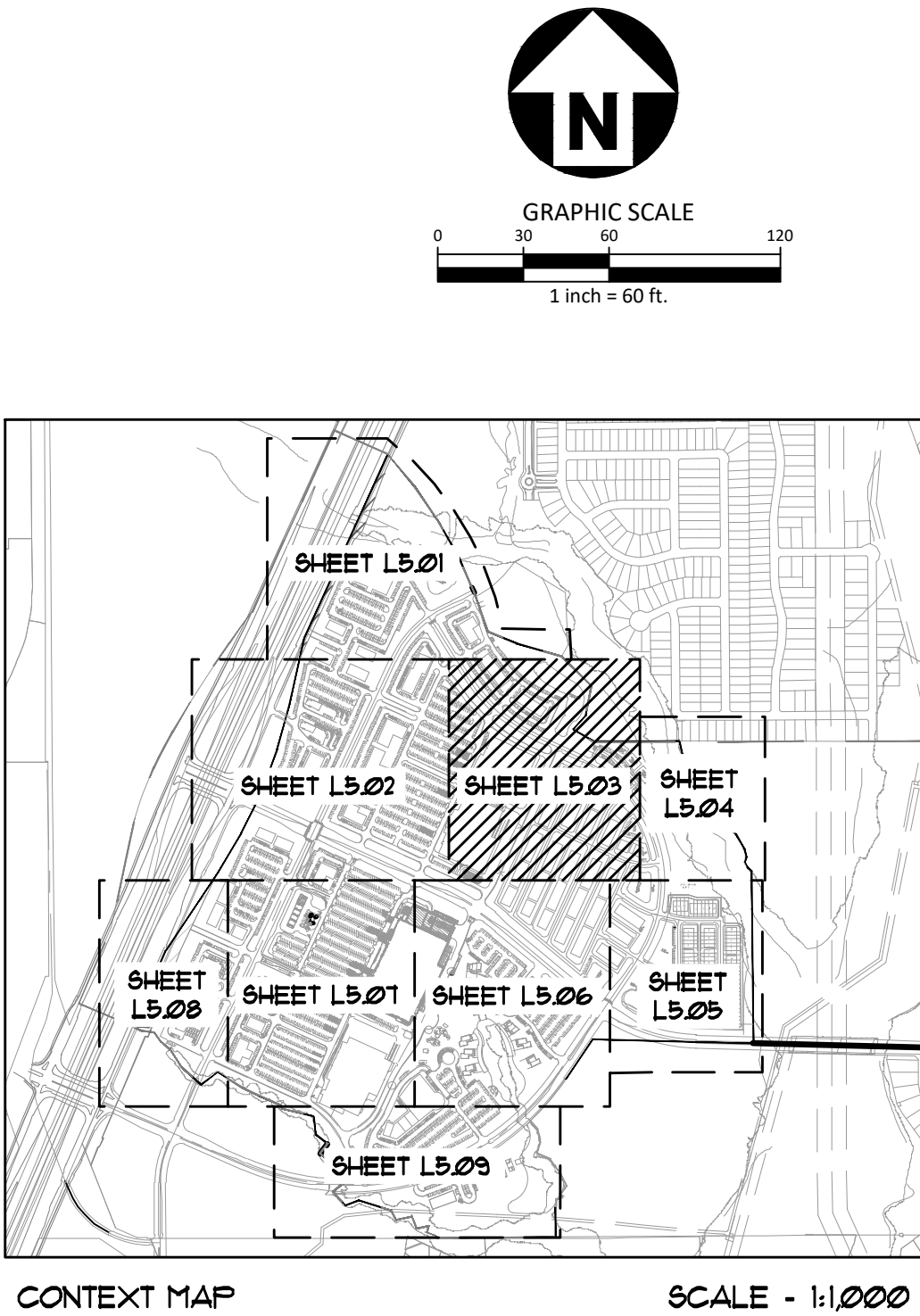
LANDSCAPE PLAN

L5.02

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* ALL SINGLE FAMILY LOTS UNDER 3,000 SQUARE FEET REQUIRE 1 TREES (2.5" CAL.) PER LOT.



POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
1.05 ACRES	49 TREES + 1 TREE/1,400 S.F. AFTER 35,000 S.F.	57 TREES (3" CAL.)	67 TREES (3" CAL.)

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

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LANDSCAPE PLAN

L5.03

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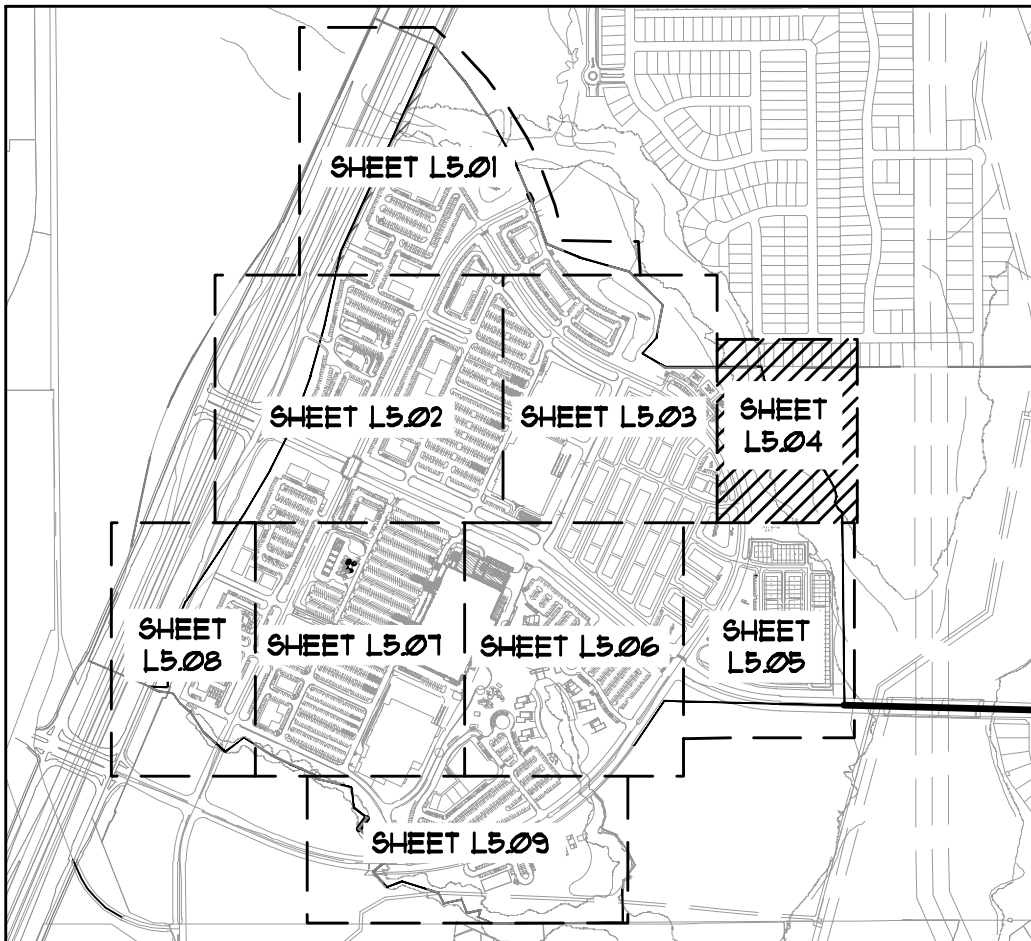
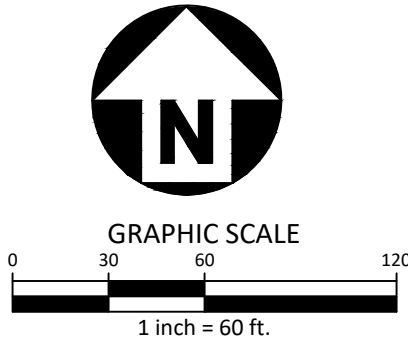
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35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

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JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/19/2024



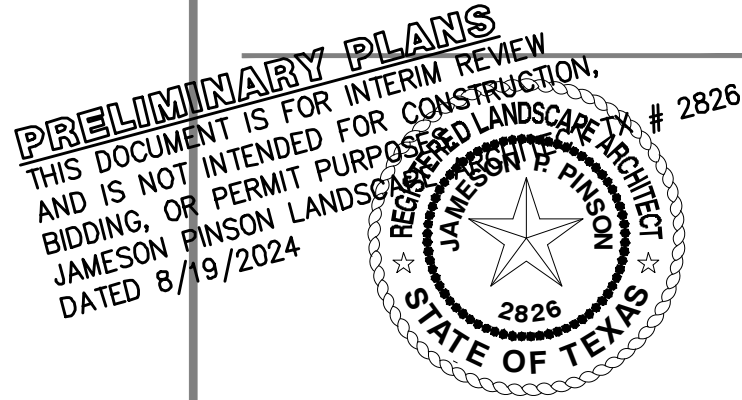
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CONTEXT MAP SCALE - 1:1,000

LEGEND

- BT BUFFER TREE
- LT LANDSCAPE TREE
- PT PARKING TREE
- HB HOMEBUILDER TREE
- OT ORNAMENTAL TREE
- LS LANDSCAPE SCREEN



REVISIONS

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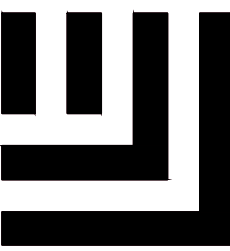
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LANDSCAPE PLAN

L5.04



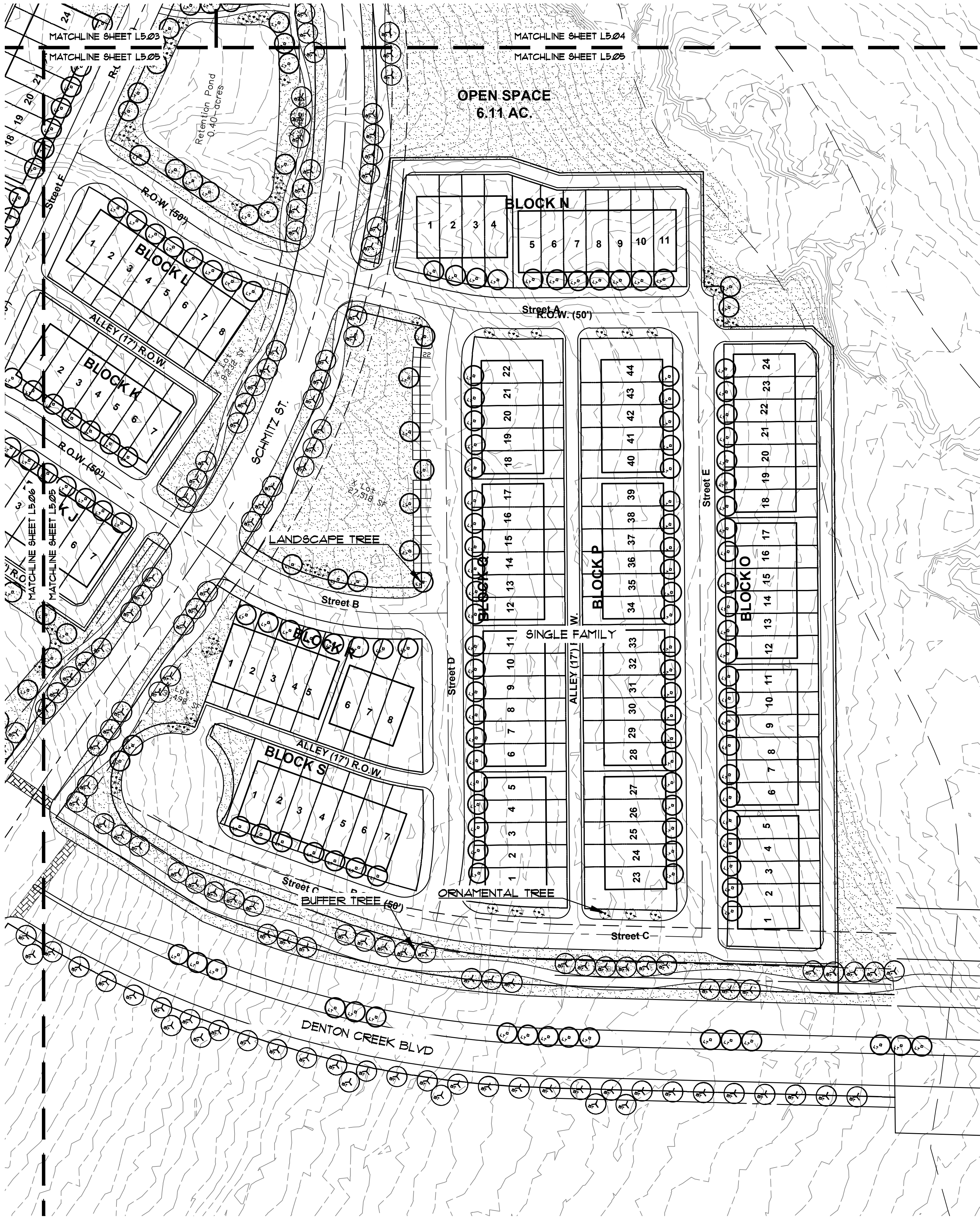
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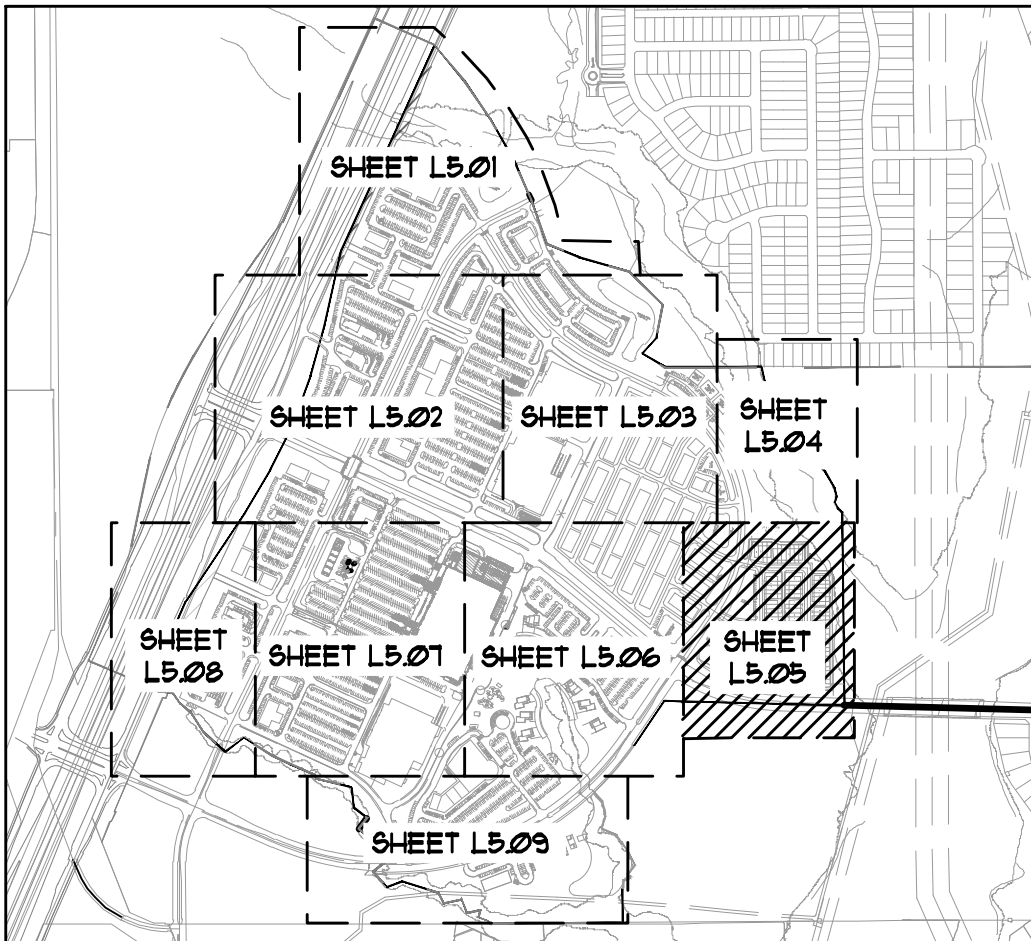
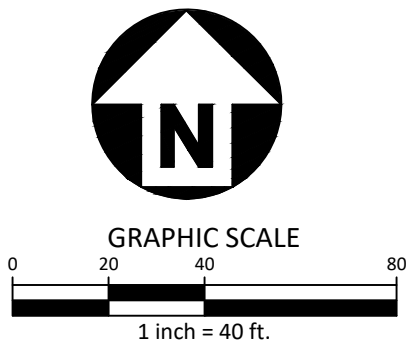
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TOWN OF FLOWER MOUND, TEXAS, 76226



* ALL SINGLE FAMILY LOTS BETWEEN 3,000 SQUARE FEET REQUIRE 1 TREES (2.5" CAL.) PER LOT.

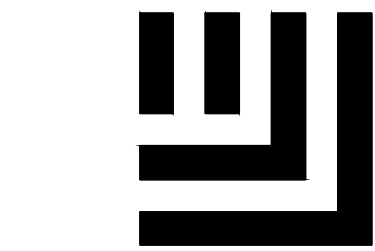


CONTEXT MAP SCALE - 1:1,000

LEGEND

	BUFFER TREE
	LANDSCAPE TREE
	PARKING TREE
	HOMEBUILDER TREE
	ORNAMENTAL TREE
	LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
.40 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	31 TREES (3" CAL.)	32 TREES (3" CAL.)



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DATED 8/19/2024



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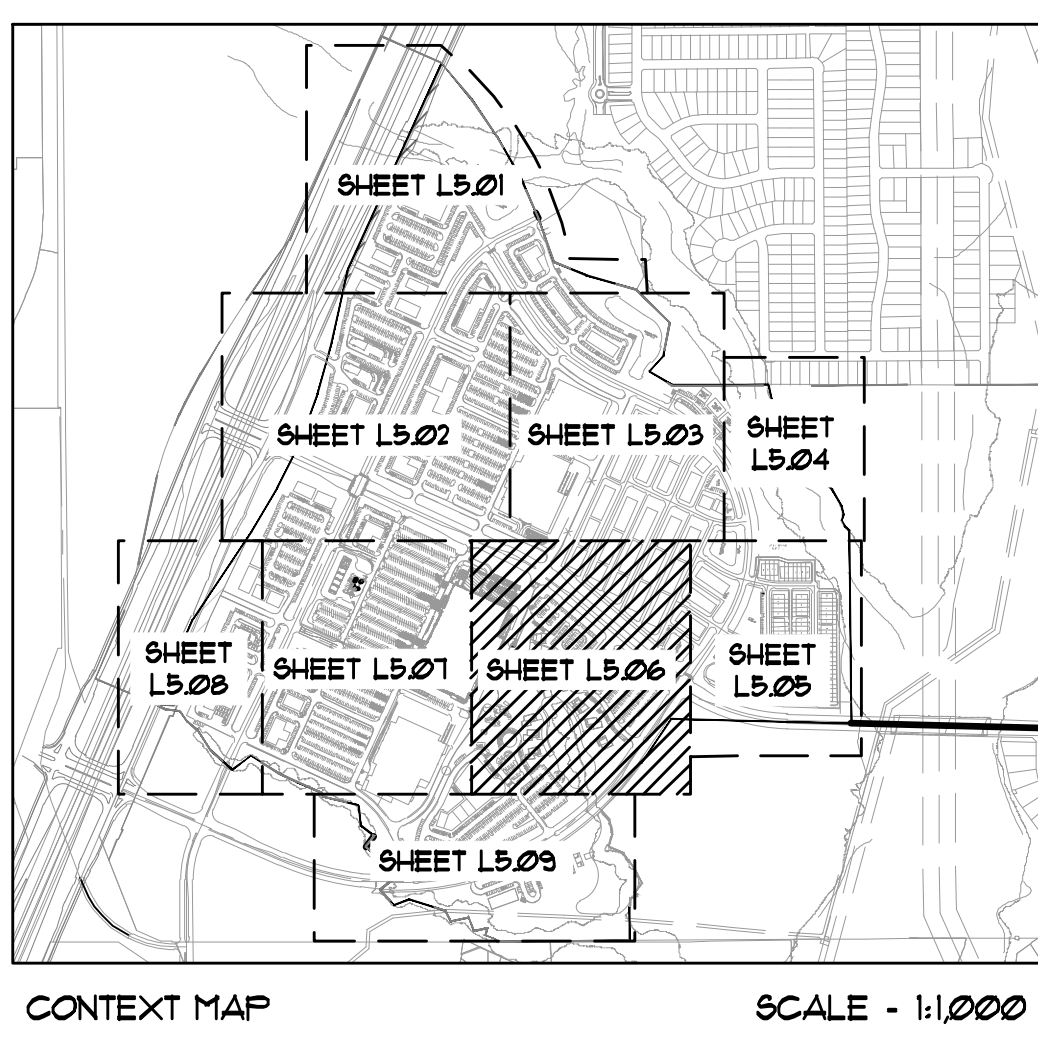
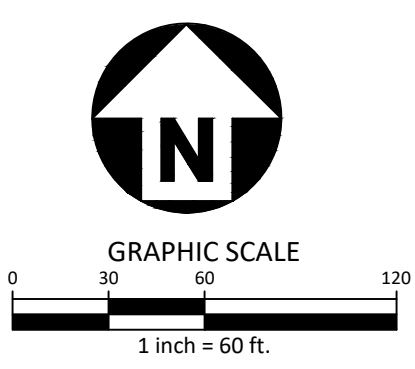
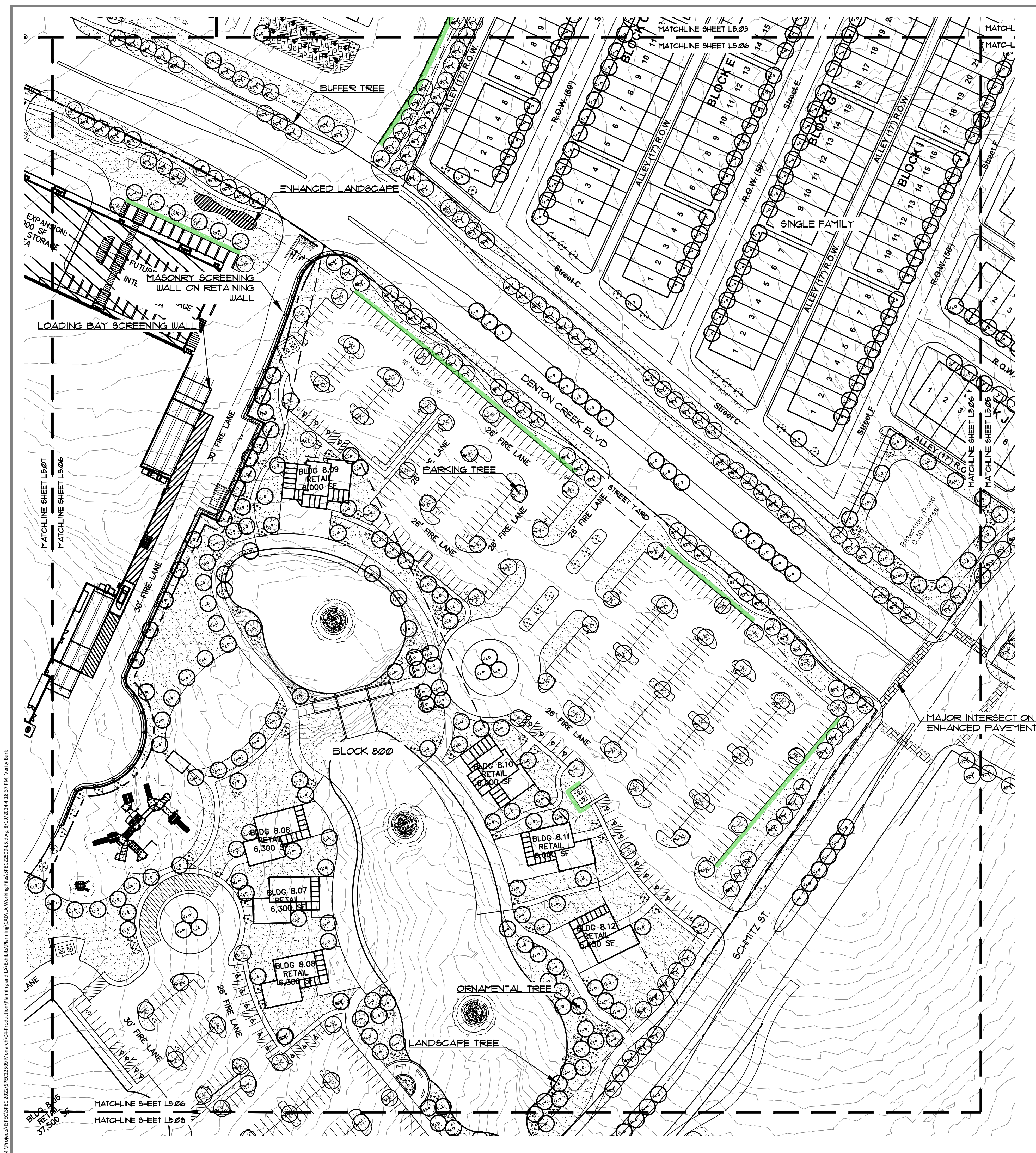
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SCALE	40 SCALE
DATE	02.02.2024

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LANDSCAPE PLAN

L5.05



CONTEXT MAP SCALE - 1:1,000

LEGEND

- BUFFER TREE
- LANDSCAPE TREE
- PARKING TREE
- HOMEBUILDER TREE
- ORNAMENTAL TREE
- LANDSCAPE SCREEN

POND REQUIREMENTS			
SIZE	STANDARD	REQUIRED	PROVIDED
.30 ACRES	20 TREES + 1 TREE/700 S.F. AFTER 10,000 S.F.	24 TREES (3" CAL.)	24 TREES (3" CAL.)



REVISIONS

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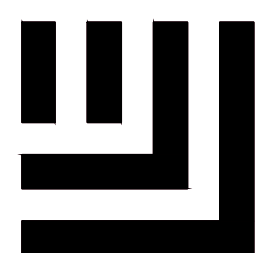
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LANDSCAPE PLAN

L5.06



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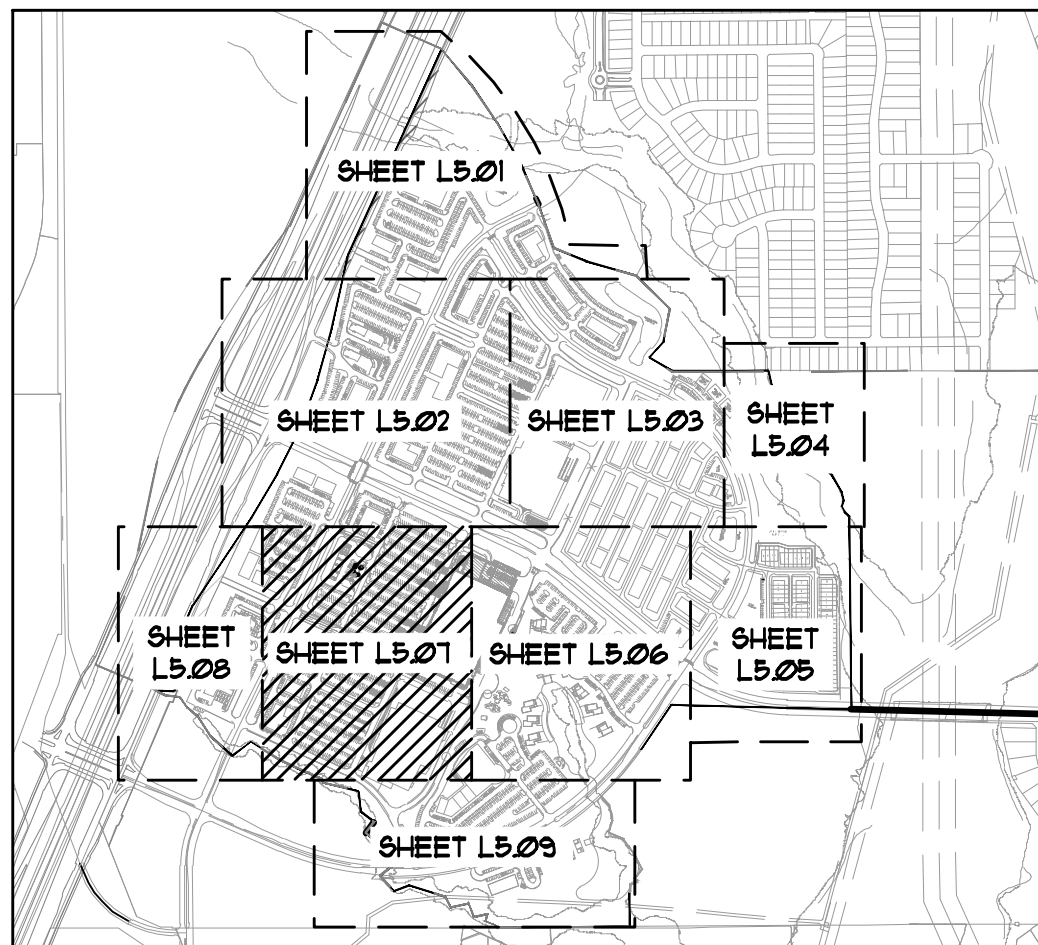
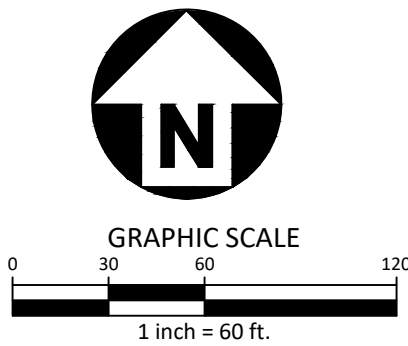
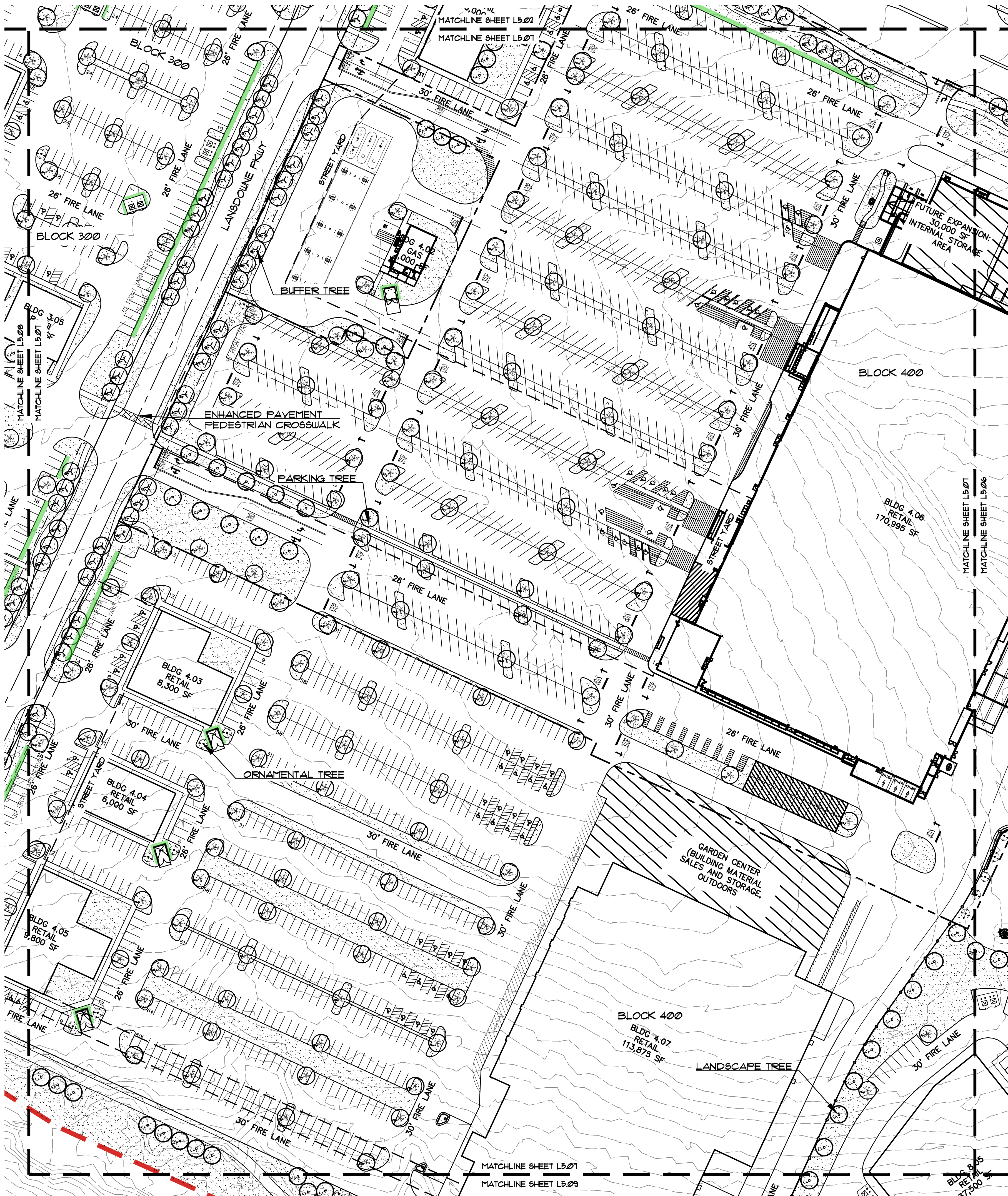
MONARCH

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35 W & DENTON CREEK BLVD

TOWN OF FLOWER MOUND, TEXAS, 76226

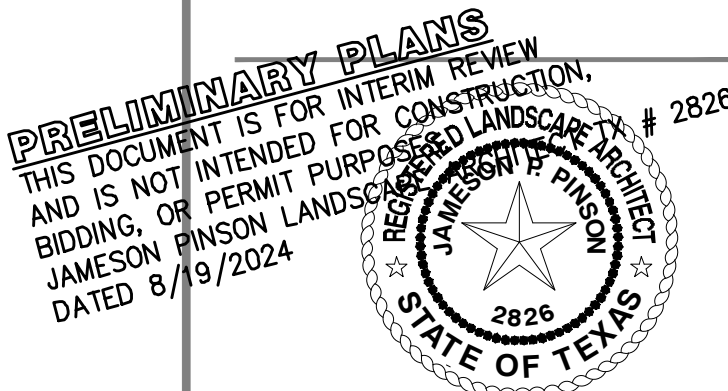
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CONTEXT MAP SCALE - 1:1,000

LEGEND

	BUFFER TREE
	LANDSCAPE TREE
	PARKING TREE
	HOMEBUILDER TREE
	ORNAMENTAL TREE
	LANDSCAPE SCREEN



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

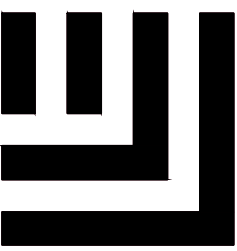
PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	02.02.2024

SHEET

LANDSCAPE PLAN

L5.07

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



McADAMS
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

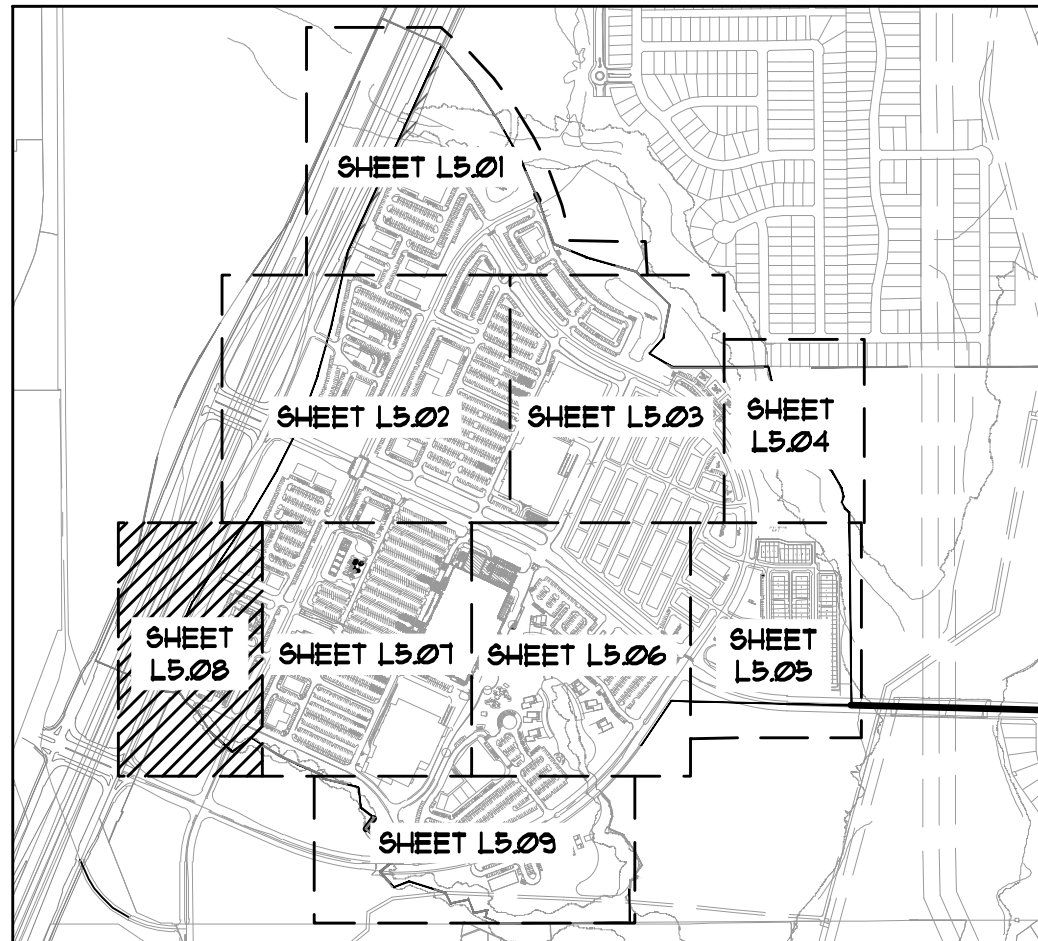
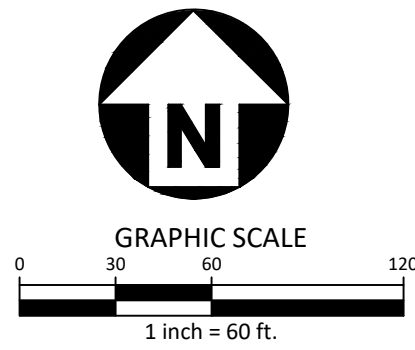
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ

W:\Projects\USPC\SPEC 2023\SPEC22509 Monarch\04-Production\Planning\CAD\LA Working Files\USPC22509-L5.dwg, 8/19/2024 4:22:25 PM, Verity Burk

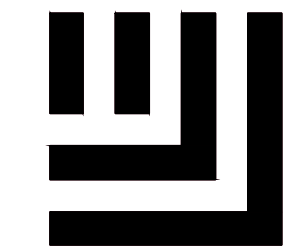


CONTEXT MAP SCALE - 1:1,000

LEGEND

	BUFFER TREE
	LANDSCAPE TREE
	PARKING TREE
	HOMEBUILDER TREE
	ORNAMENTAL TREE
	LANDSCAPE SCREEN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE PLAN # 2826
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 8/19/2024



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MR. ERIC SCHMITZ

MONARCH EXHIBIT D-CONCEPT PLAN 35 W & DENTON CREEK BLVD TOWN OF FLOWER MOUND, TEXAS, 76226

REVISIONS

NO.	DATE	DESCRIPTION
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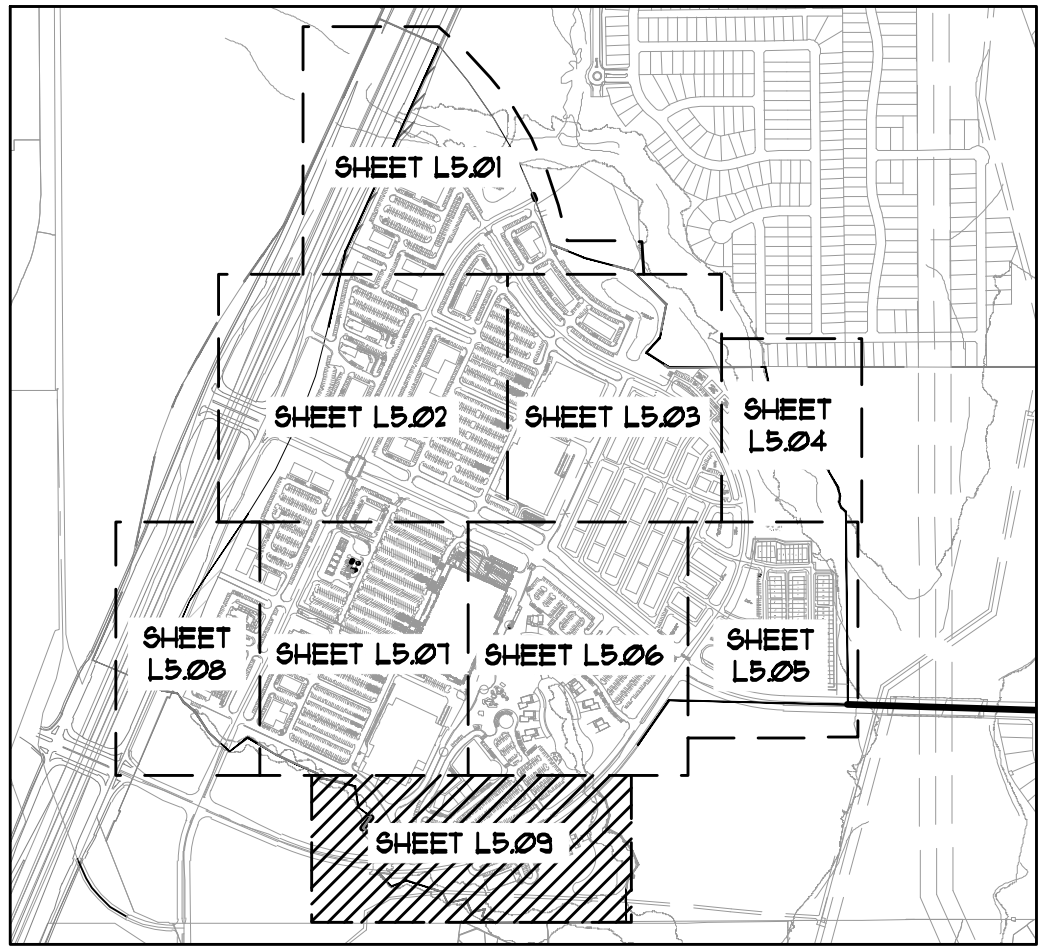
PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	02.02.2024

SHEET

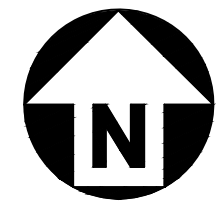
LANDSCAPE PLAN

L5.08



CONTEXT MAP

SCALE - 1:1,000



GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

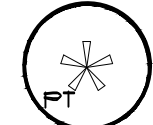
LEGEND



BUFFER TREE



LANDSCAPE TREE



PARKING TREE



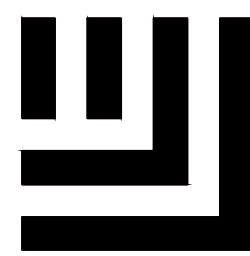
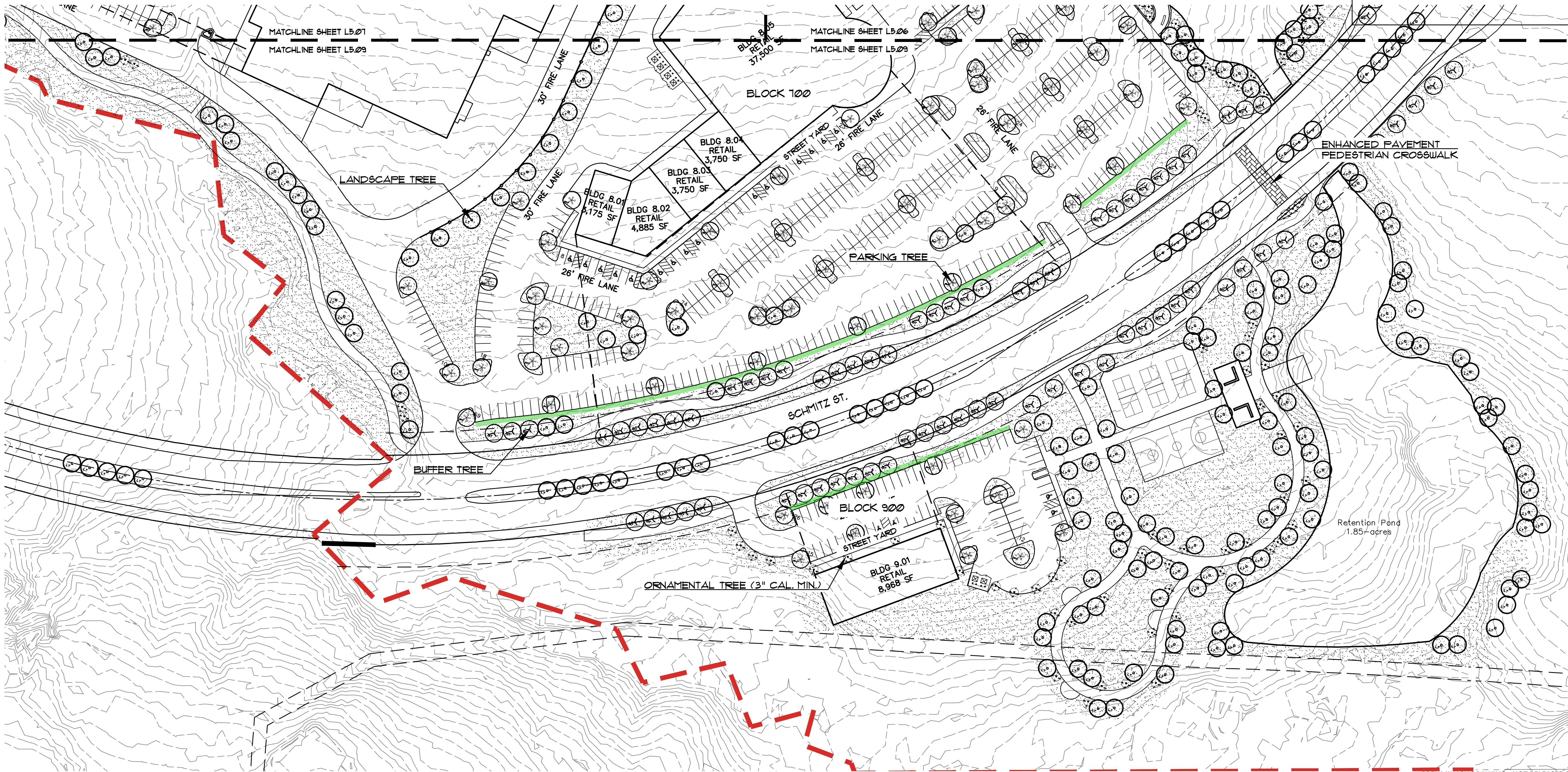
HOMEBUILDER TREE



ORNAMENTAL TREE



LANDSCAPE SCREEN



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MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. LANDSCAPE PLAN # 2826
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 8/19/2024



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-L5.DWG
CHECKED BY	VB
DRAWN BY	PA
SCALE	60 SCALE
DATE	02.02.2024

SHEET

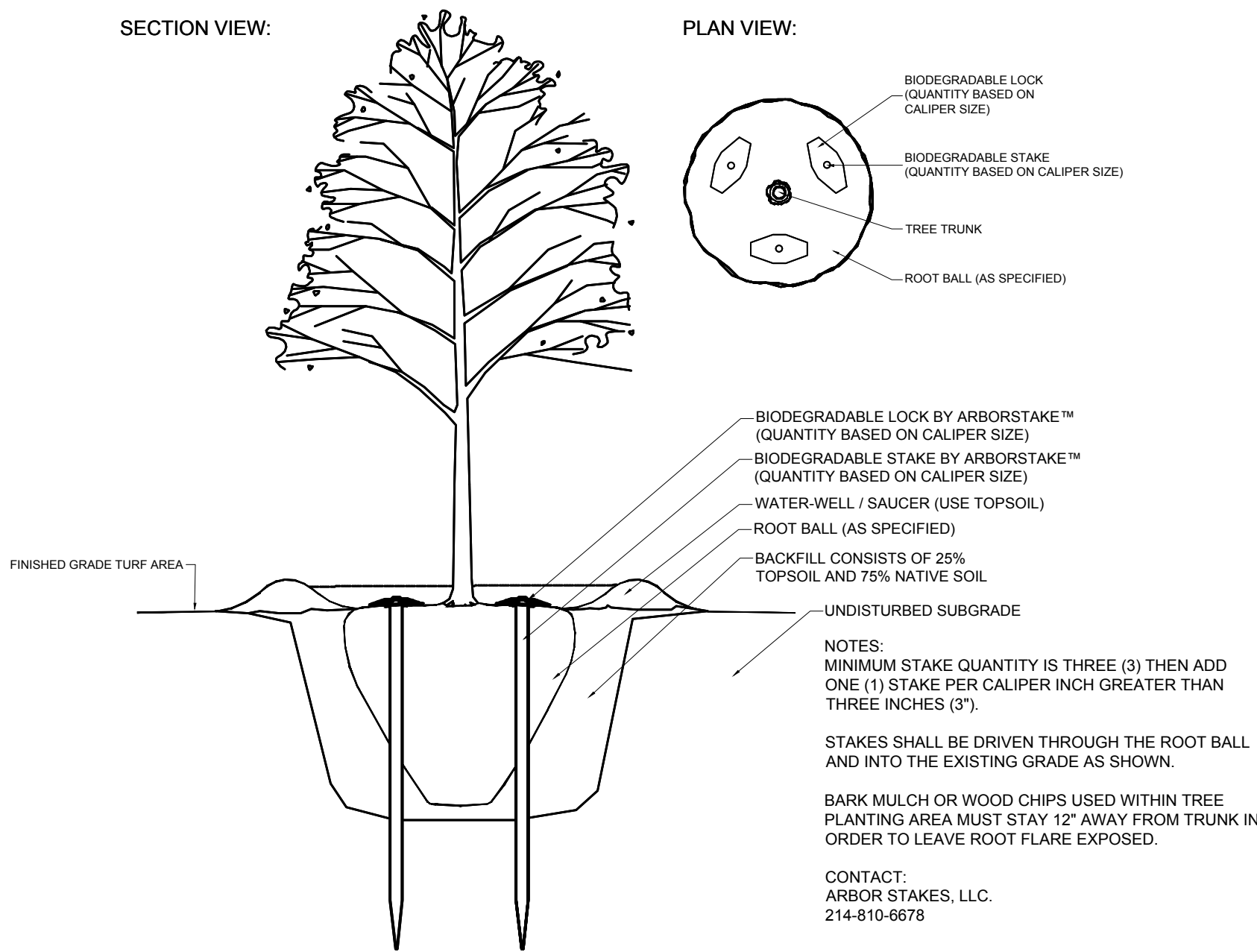
LANDSCAPE PLAN

L5.09

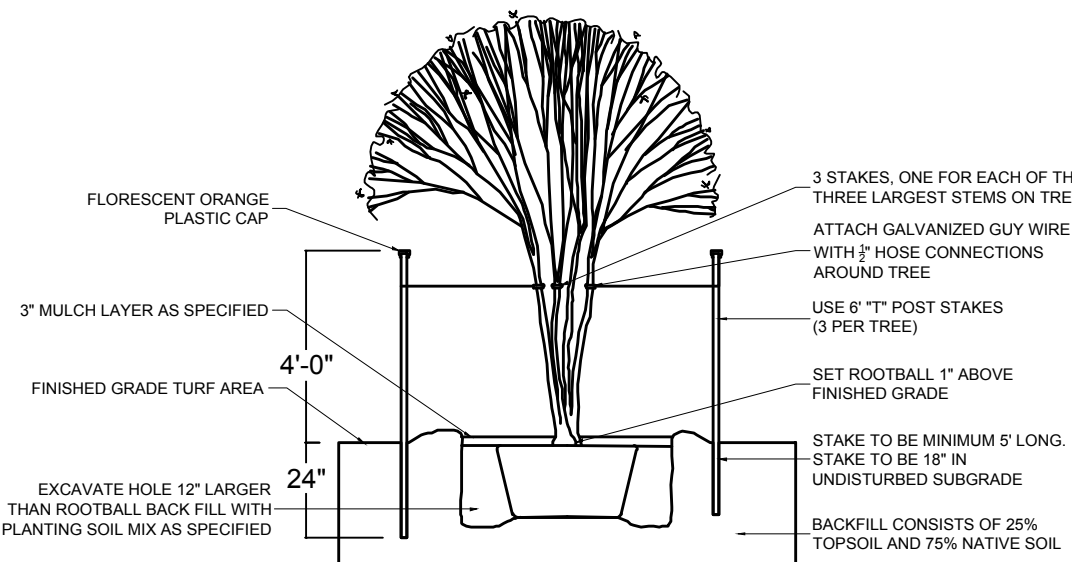
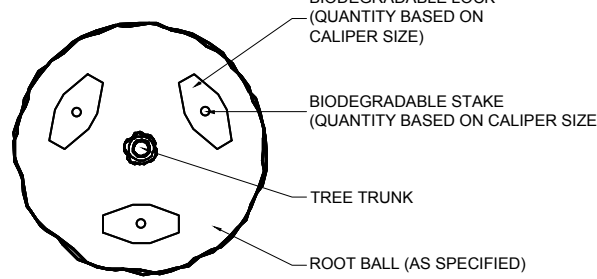
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

\\projects\USPEC\USPEC 2022\SPEC22509-Monarch\04-Production\Planning\CAD\LA Working Files\SPEC22509-L5.dwg, 8/19/2024 4:24:56 PM, Verity Burk

SECTION VIEW:



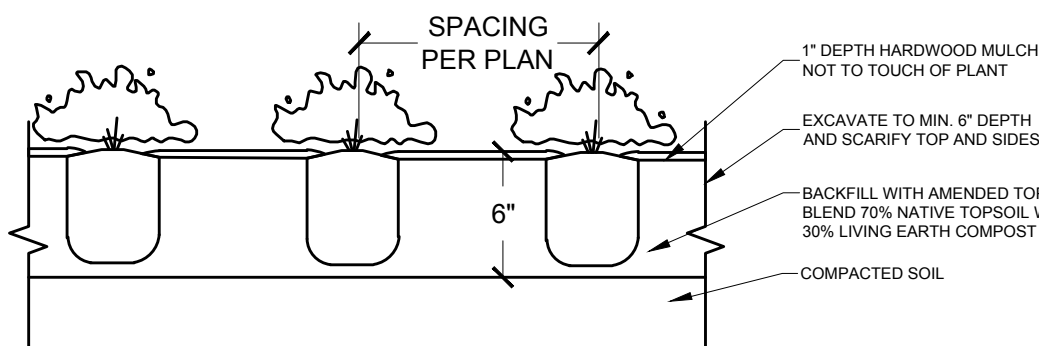
PLAN VIEW:



1 BELOWGROUND TREE STAKING DETAIL

SCALE: 1/4"=1'

NOTE: SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING SO AS TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT FOR ROOTS TO GROW THROUGH.

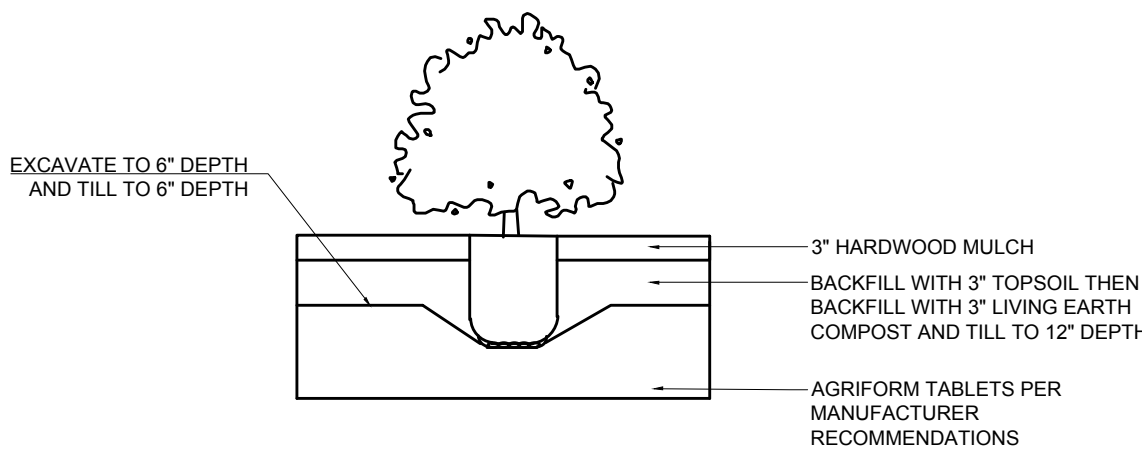


3 GROUNDCOVER PLANTING DETAIL

SCALE: NTS

2 MULTI TRUNK TREE STAKING

SCALE: 1/4"=1'



4 SHRUB PLANTING DETAIL

SCALE: 1/2"=1'

LANDSCAPE NOTES:

Town of Flower Mound

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

BLOCK 100 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
1.01-1.03	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	94,443 S.F. OF STREET YARD	44 TREES (3" CAL.)	50 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
1.01-1.03	1 tree/10 SPACES	409 SPACES	41 TREES (3" CAL.)	46 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 200 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
200	50 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	111,408 S.F. OF STREET YARD	51 TREES (3" CAL.)	58 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
200	1 tree/10 SPACES	455 SPACES	46 TREES (3" CAL.)	57 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 300 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
3.01-3.05	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	72,296 S.F. OF STREET YARD	35 TREES (3" CAL.)	49 TREES (3" CAL.)
3.06-3.09	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	70,737 S.F. OF STREET YARD	34 TREES (3" CAL.)	50 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
3.01-3.05	1 tree/10 SPACES	271 SPACES	27 TREES (3" CAL.)	36 TREES
3.06-3.09	1 tree/10 SPACES	165 SPACES	17 TREES (3" CAL.)	31 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 400 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
4.01-4.02 4.06	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	191,578 S.F. OF STREET YARD	66 TREES (3" CAL.)	68 TREES (3" CAL.)
4.03-4.05 4.07	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	56,205 S.F. OF STREET YARD	29 TREES (3" CAL.)	29 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
4.01-4.02 4.06	1 tree/10 SPACES	872 SPACES	87 TREES (3" CAL.)	88 TREES
4.03-4.05 4.07	1 tree/10 SPACES	635 SPACES	64 TREES (3" CAL.)	68 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 500 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
500	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	354,507 S.F. OF STREET YARD	99 TREES (3" CAL.)	100 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
500	1 tree/10 SPACES	1,153 SPACES	115 TREES (3" CAL.)	136 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

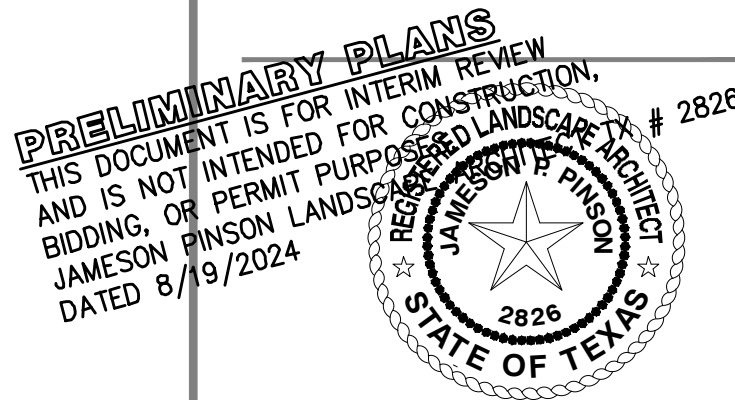
BLOCK 600 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
600	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	84,300 S.F. OF STREET YARD	40 TREES (3" CAL.)	42 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
600	1 tree/10 SPACES	275 SPACES	28 TREES (3" CAL.)	45 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 700 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
7.01-7.03	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	22,713 S.F. OF STREET YARD	15 TREES (3" CAL.)	15 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
7.01-7.03	1 tree/10 SPACES	55 SPACES	6 TREES (3" CAL.)	10 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 800 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
8.01-8.08	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	114,826 S.F. OF STREET YARD	51 TREES (3" CAL.)	51 TREES (3" CAL.)
8.09-8.12	50 TREES+ 1 TREE/5,000 S.F. AFTER 110,000 S.F.	245,874 S.F. OF STREET YARD	77 TREES (3" CAL.)	96 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
8.01-8.08	1 tree/10 SPACES	468 SPACES	47 TREES (3" CAL.)	62 TREES
8.09-8.12	1 tree/10 SPACES	368 SPACES	37 TREES (3" CAL.)	49 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

BLOCK 900 STREET YARD TREES				
BLOCK	STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
9.01	10 TREES+ 1 TREE/2,500 S.F. AFTER 10,000 S.F.	15,200 S.F. OF STREET YARD	13 TREES (3" CAL.)	13 TREES (3" CAL.)
PARKING TREES				
BLOCK	STANDARD	# OF PARKING SPACES	REQUIRED	PROVIDED
9.01	1 tree/10 SPACES	68 SPACES	7 TREES (3" CAL.)	11 TREES
**ALL PARKING SPACES TO BE LOCATED WITHIN 50 FT. OF PARKING LOT TREE.				

MONARCH
EXHIBIT D-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, #####, 76226



REVISIONS

NO. DATE DESCRIPTION

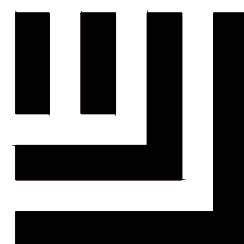
PLAN INFORMATION

PROJECT NO. SPEC22509
FILENAME SPEC22509-L5.DWG
CHECKED BY VB
DRAWN BY PA
SCALE
DATE 02.02.2024

SHEET

LANDSCAPE DETAILS

L5.10



McADAMS

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TBPE: 19762 TBPLS: 10194440

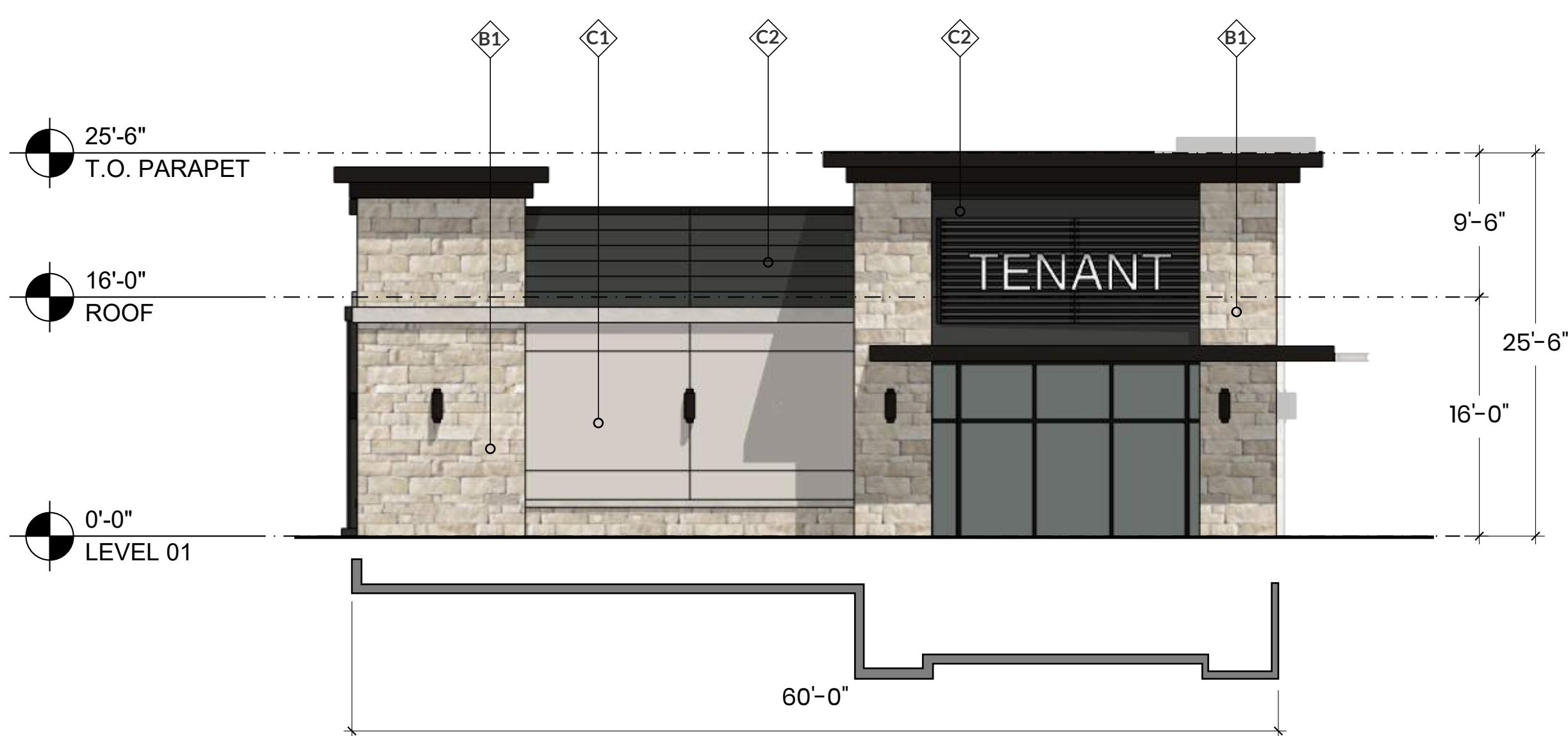
www.mcadamsco.com

CLIENT

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207 W. HICKORY ST.
DENTON, TEXAS 76201
(972) 567-6754
MR. ERIC SCHMITZ



4 RIGHT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"



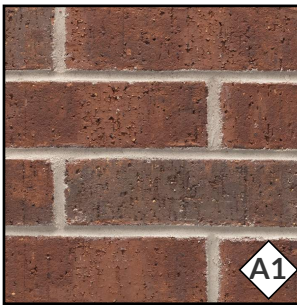
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SCALE: 1/8" = 1'-0"



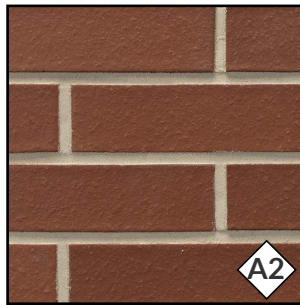
1 FRONT ELEVATION - IN-LINE RETAIL
SCALE: 1/8" = 1'-0"

In-Line Retail Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF	5,390		3,090		1,440		1,440		11,360	
2	Façade SF(minus windows & doors)	3,615		2,920		1,255		1,255		9,045	
3	Doors & Windows	1,775		170		185		185		2,315	
4		SF	%	SF	%	SF	%	SF	%	SF	%
	Primary Material Totals	2,545	70.4%	2,210	75.6%	910	72.5%	910	72.5%	6,575	72.6%
	Stone	1,050	41.2%	805	36.4%	780	85.7%	780	85.7%	3,415	51.9%
	Brick	695	27.3%	225	10.1%	0	0.0%	0	0.0%	920	13.9%
	Painted-Tilt Wall	800	31.4%	1,180	53.3%	130	14.2%	130	14.2%	2,240	34.0%
5	Secondary Material Totals	775	21.4%	425	14.5%	215	17.1%	215	17.1%	1,630	18.0%
	Cementitious Lap Siding	480	61.9%	140	32.9%	85	39.5%	85	39.5%	790	48.4%
	Metal	295	38.0%	285	67.0%	130	60.4%	130	60.4%	840	51.5%

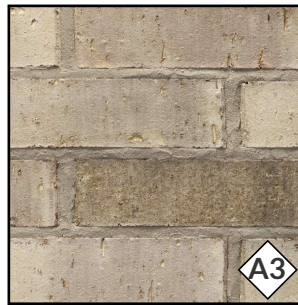
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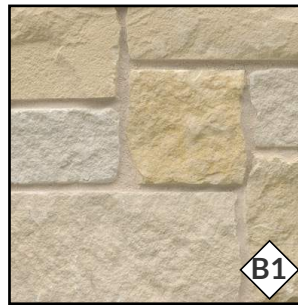
BRICK 1
ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



BRICK 2
ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



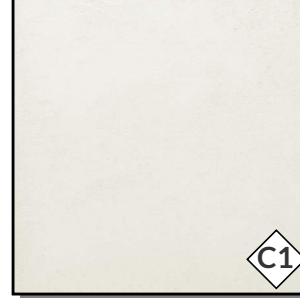
BRICK 3
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



STONE 1
Solado Stone
Sonoma Buff Lueders



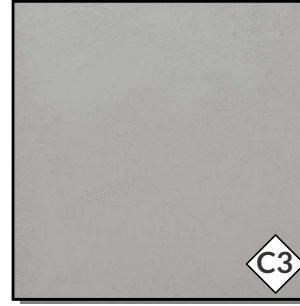
STONE 2
Coronado Stone
Smooth Limestone
White Sands



**PAINT 1 USED ON
TILT-WALL & STUCCO**
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



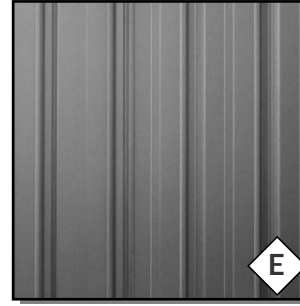
**PAINT 2 USED ON
TILT-WALL & STUCCO**
Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



**PAINT 3 USED ON
TILT-WALL & STUCCO**
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING
Cementitious Lap Siding
Integral Color



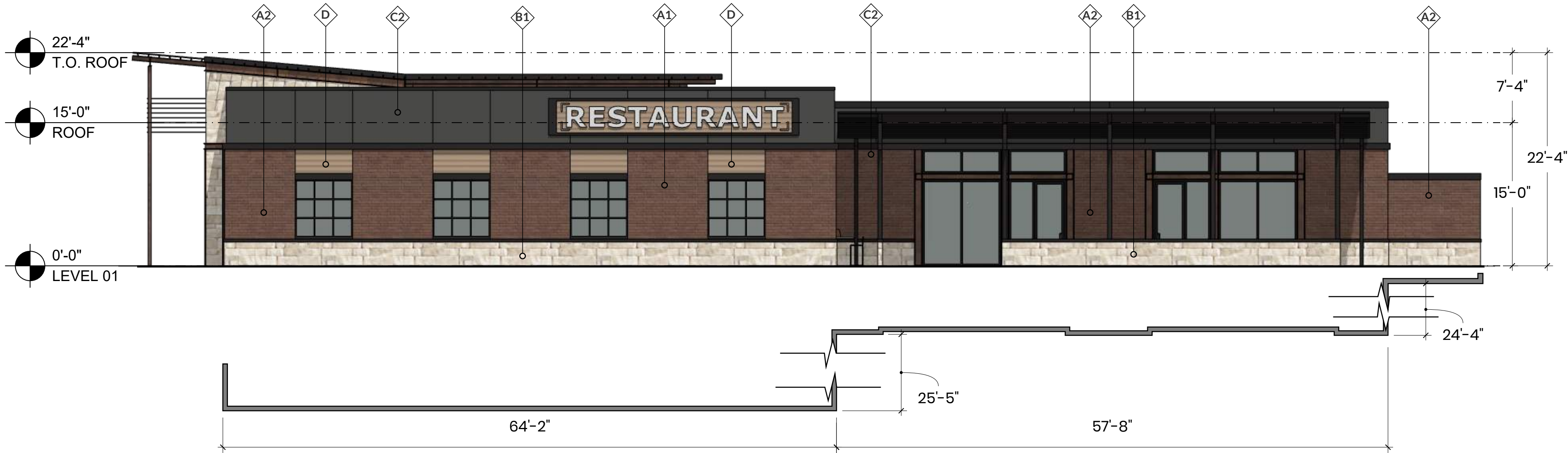
**METAL - STANDING
SEAM**
Tee-Panel
Standing Seam System



METAL ACCENT
Color: Dark Bronze



4 FRONT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



3 BACK ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



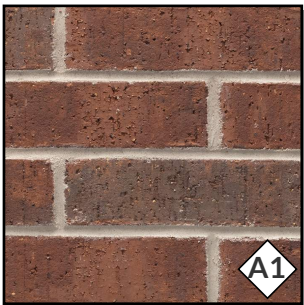
2 RIGHT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION - SIT-DOWN RESTARAUNT
SCALE: 1/8" = 1'-0"

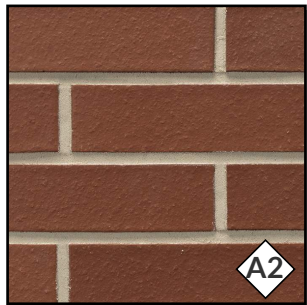
Restaurant Building		Front		Back		Left		Right		Building Totals		
1	Total Façade SF	2,455		2,330		1,730		1,740		8,255		
2	Façade SF(minus windows & doors)	2,010		1,845		1,550		1,380		6,785		
3	Doors & Windows	445		485		180		360		1,470		
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	
		1,655	82.3%	1,485	80.4%	1,120	72.2%	1,200	86.9%	5,460	80.4%	
		Stone	745	45.0%	345	23.2%	310	27.6%	620	51.6%	2,020	36.9%
		Brick	430	25.9%	680	45.7%	480	42.8%	235	19.5%	1,825	33.4%
5	Secondary Material Totals	Stucco	480	29.0%	460	30.9%	330	29.4%	345	28.7%	1,615	29.5%
		265	13.1%	300	16.2%	290	18.7%	130	9.4%	985	14.5%	
		Cementitious Lap Siding	175	66.0%	240	80.0%	150	51.7%	80	61.5%	645	65.4%
		Metal	90	33.9%	60	20.0%	140	48.2%	50	38.4%	340	34.5%

ELEVATIONS ON PAGE



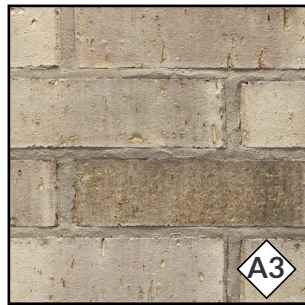
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



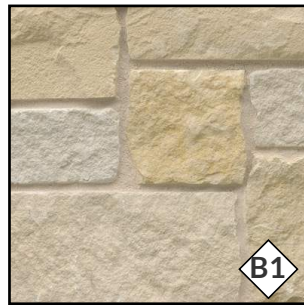
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



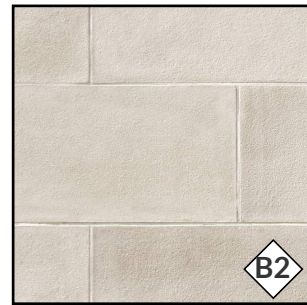
BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



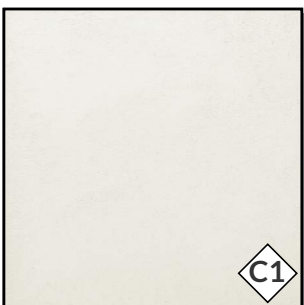
STONE 1

Solado Stone
Sonoma Buff Lueders



STONE 2

Coronado Stone
Smooth Limestone
White Sands



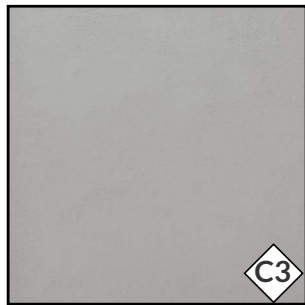
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



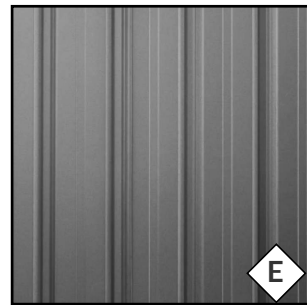
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



METAL - STANDING SEAM

Tee-Panel
Standing Seam System



METAL ACCENT

Color: Dark Bronze

BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136

BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003

BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806

STONE 1

Solado Stone
Sonoma Buff Lueders

STONE 2

Coronado Stone
Smooth Limestone
White Sands

PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229

PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65

PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164

SIDING

Cementitious Lap Siding
Integral Color

METAL - STANDING
SEAM

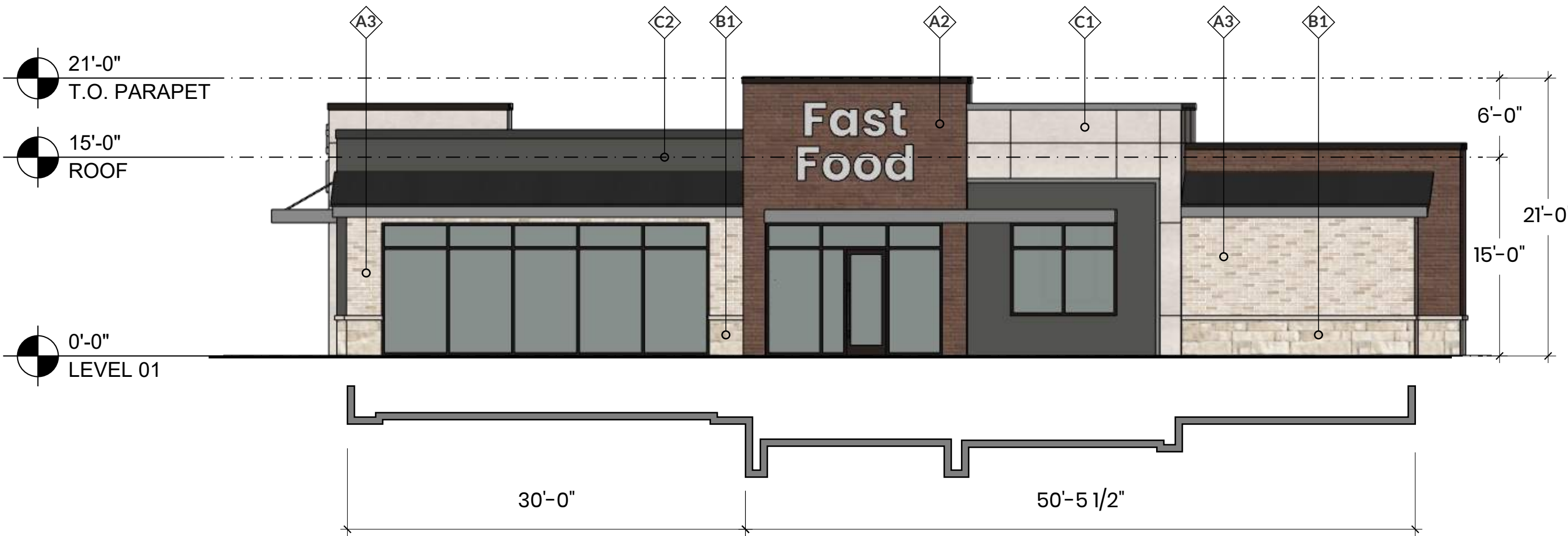
Tee-Panel
Standing Seam System

METAL ACCENT

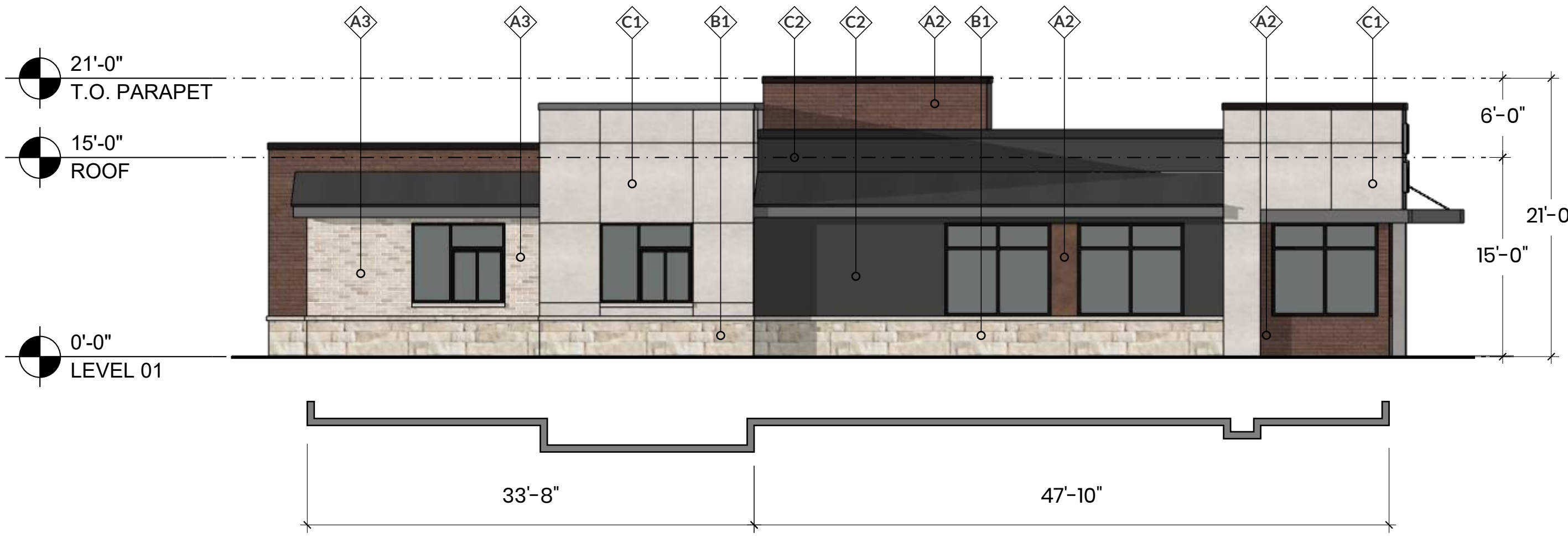
Color: Dark Bronze

Fast Food Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF	1,625		1,710		730		647		4,712	
2	Façade SF(minus windows & doors)	1,135		1,490		565		647		3,837	
3	Doors & Windows	490		220		165		0		875	
	SF	%	SF	%	SF	%	SF	%		SF	%
4	Primary Material Totals	835	73.5%	1,050	70.4%	505	89.3%	575	88.8%	2,965	77.2%
	Stone	90	10.7%	215	20.4%	75	14.8%	130	22.6%	510	17.2%
	Brick	410	49.1%	230	21.9%	100	19.8%	445	77.3%	1,185	39.9%
	Stucco	335	40.1%	605	57.6%	330	65.3%	0	0.0%	1,270	42.8%
5	Secondary Material Totals	150	13.2%	220	14.7%	30	5.3%	36	5.5%	436	11.3%
	Cementitious Lap Siding	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	Metal	150	100.0%	220	100.0%	30	100.0%	36	100.0%	436	100.0%

ELEVATIONS ON PAGE



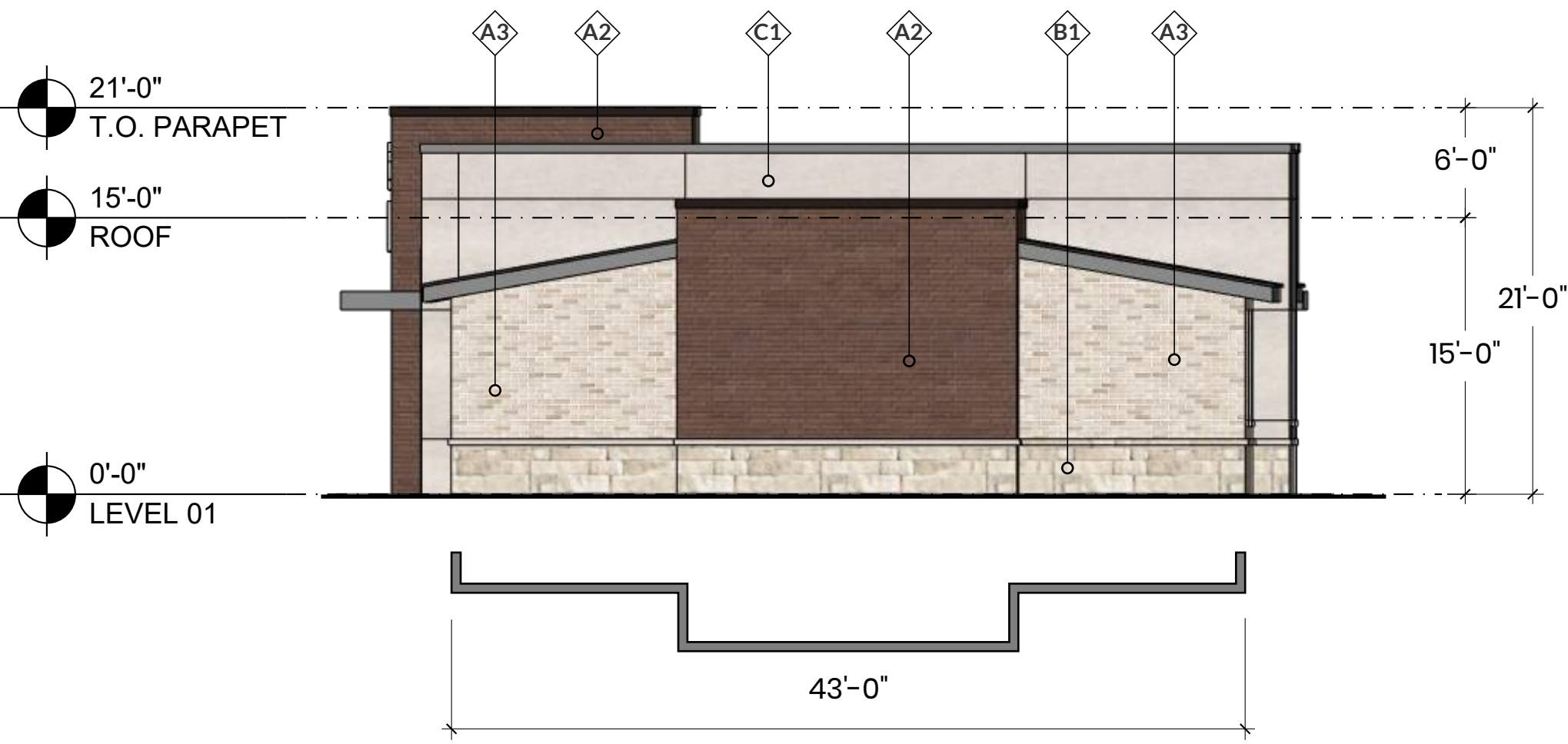
4 FRONT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION - FAST FOOD USER
SCALE: 1/8" = 1'-0"

BRICK 1
ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136

BRICK 2
ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003

BRICK 3
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806

STONE 1
Solado Stone
Sonoma Buff Lueders

STONE 2
Coronado Stone
Smooth Limestone
White Sands

PAINT 1 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229

PAINT 2 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65

PAINT 3 USED ON
TILT-WALL & STUCCO
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164

SIDING
Cementitious Lap Siding
Integral Color

METAL - STANDING
SEAM
Tee-Panel
Standing Seam System

METAL ACCENT
Color: Dark Bronze

Bank Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF	1,505		1,810		1,400		1,400		6,115	
2	Façade SF(minus windows & doors)	1,215		1,520		1,325		1,325		5,385	
3	Doors & Windows	290		290		75		75		730	
	SF	%	SF	%	SF	%	SF	%		SF	%
4	Primary Material Totals	1,015	83.5%	1,020	67.1%	1,285	96.9%	1,285	96.9%	4,605	85.5%
	Stone	285	28.0%	265	25.9%	625	48.6%	625	48.6%	1,800	39.0%
	Brick	730	71.9%	655	64.2%	450	35.0%	450	35.0%	2,285	49.6%
	Stucco	0	0.0%	100	9.8%	210	16.3%	210	16.3%	520	11.2%
5	Secondary Material Totals	200	16.4%	350	23.0%	20	1.5%	20	1.5%	590	10.9%
	Cementitious Lap Siding	200		200		0		0		400	
	Metal	0	0.0%	150	9.8%	20	1.5%	20	1.5%	190	3.5%

ELEVATIONS ON PAGE



4 BACK ELEVATION - BANK
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION - BANK
SCALE: 1/8" = 1'-0"



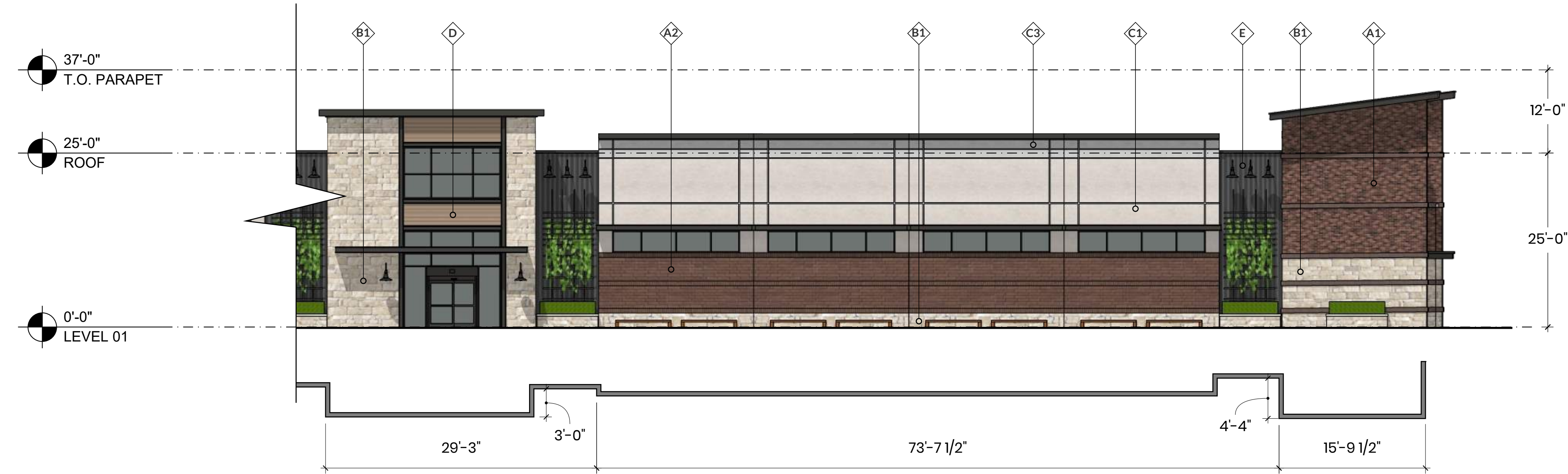
3 FRONT ELEVATION - BANK
SCALE: 1/8" = 1'-0"



1 RIGHT ELEVATION - BANK
SCALE: 1/8" = 1'-0"



FRONT ELEVATION (FULL) - BIG BOX RETAIL
SCALE: NTS



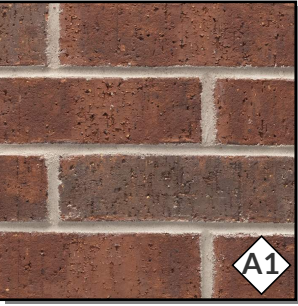
2 FRONT ELEVATION 2 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"

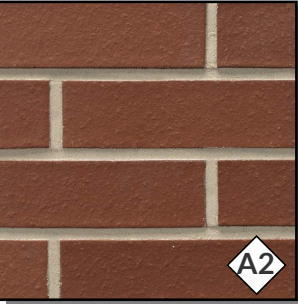
	Big Box Retail Building		Front		Back		Left		Right		Building Totals	
1	Total Façade SF		12,208		12,760		9,475		9,475		43,918	
2	Façade SF(minus windows & doors)		11,718		12,610		9,360		9,360		43,048	
3	Doors & Windows		490		150		115		115		870	
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%	
		7,225	61.6%	10,170	80.6%	7,045	75.2%	7,045	75.2%	31,485	73.1%	
		1,435	19.8%	365	3.5%	780	11.0%	780	11.0%	3,360	10.6%	
		2,665	36.8%	4,615	45.3%	2,595	36.8%	2,595	36.8%	12,470	39.6%	
		Brick										
		3,125	43.2%	5,190	51.0%	3,670	52.0%	3,670	52.0%	15,655	49.7%	
		2,434	20.7%	1,220	9.6%	1,345	14.3%	1,345	14.3%	6,344	14.7%	
5	Secondary Material Totals	2,434	20.7%	1,220	9.6%	1,345	14.3%	1,345	14.3%	6,344	14.7%	
		Cementitious Lap Siding										
		375	15.4%	0	0.0%	375	27.8%	375	27.8%	1,125	17.7%	
6	Metal	2,059	84.5%	1,220	100.0%	970	72.1%	970	72.1%	5,219	82.2%	

ELEVATIONS ON PAGE



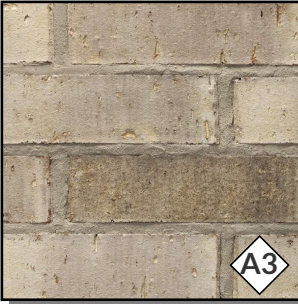
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



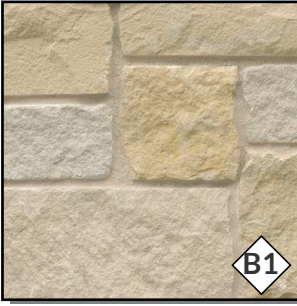
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



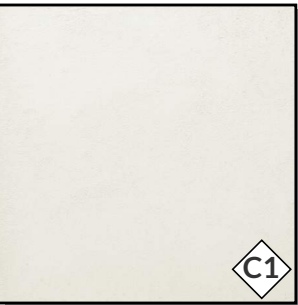
STONE 1

Solado Stone
Sonoma Buff Lueders



STONE 2

Coronado Stone
Smooth Limestone
White Sands



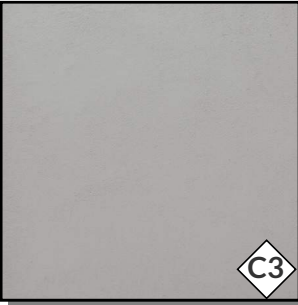
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



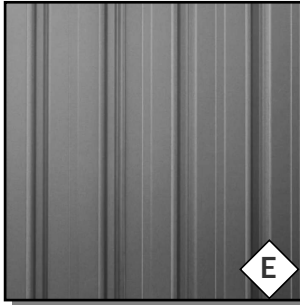
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



METAL - STANDING SEAM

Tee-Panel
Standing Seam System

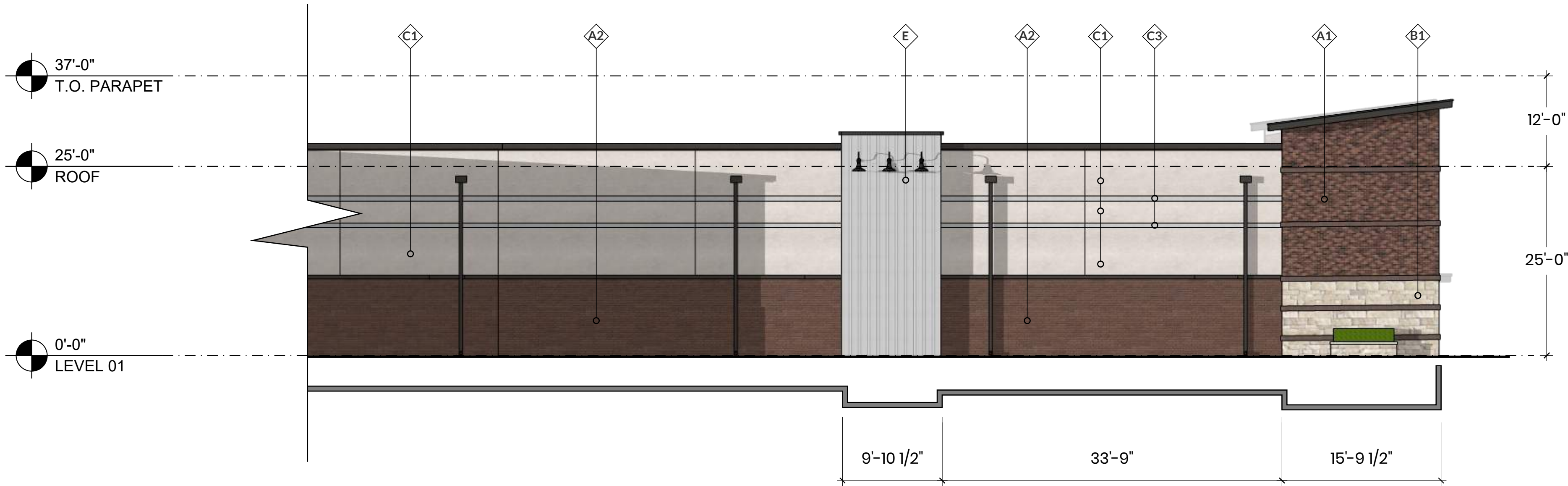


METAL ACCENT

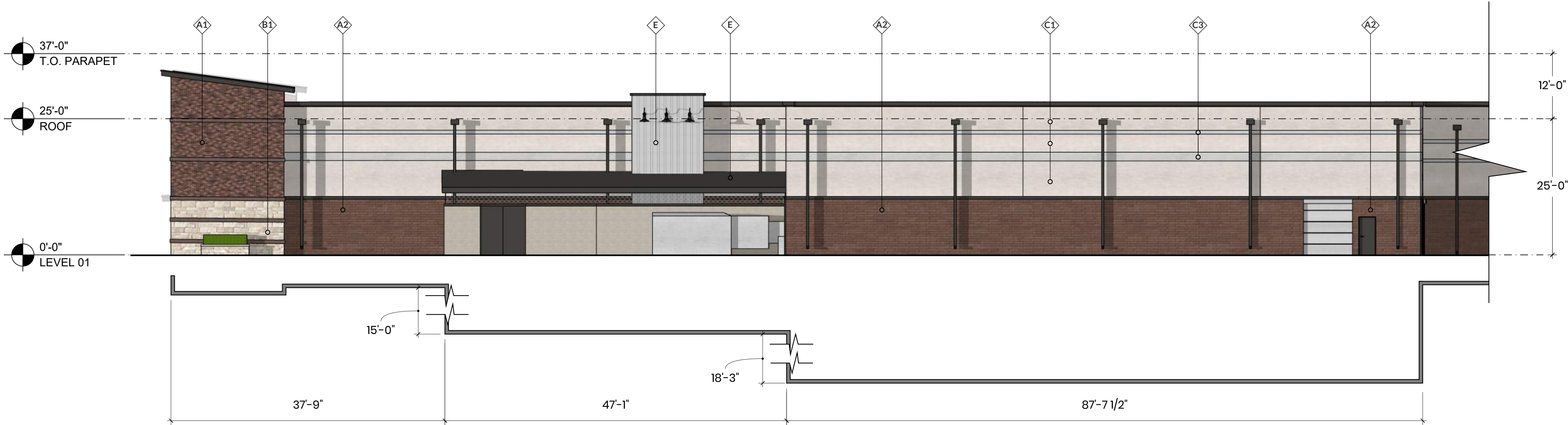
Color: Dark Bronze



BACK ELEVATION (FULL) - BIG BOX RETAIL
SCALE: NTS



2 BACK ELEVATION 2 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"



1 BACK ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"

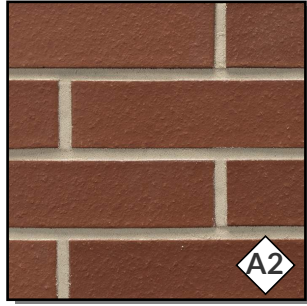
	Big Box Retail Building	Front		Back		Left		Right		Building Totals	
1	Total Façade SF	12,208		12,760		9,475		9,475		43,918	
2	Façade SF(minus windows & doors)	11,718		12,610		9,360		9,360		43,048	
3	Doors & Windows	490		150		115		115		870	
		SF	%	SF	%	SF	%	SF	%	SF	%
4	Primary Material Totals	7,225	61.6%	10,170	80.6%	7,045	75.2%	7,045	75.2%	31,485	73.1%
	Stone	1,435	19.8%	365	3.5%	780	11.0%	780	11.0%	3,360	10.6%
	Brick	2,665	36.8%	4,615	45.3%	2,595	36.8%	2,595	36.8%	12,470	39.6%
	Stucco	3,125	43.2%	5,190	51.0%	3,670	52.0%	3,670	52.0%	15,655	49.7%
5	Secondary Material Totals	2,434	20.7%	1,220	9.6%	1,345	14.3%	1,345	14.3%	6,344	14.7%
	Cementitious Lap Siding	375	15.4%	0	0.0%	375	27.8%	375	27.8%	1,125	17.7%
6	Metal	2,059	84.5%	1,220	100.0%	970	72.1%	970	72.1%	5,219	82.2%

ELEVATIONS ON PAGE



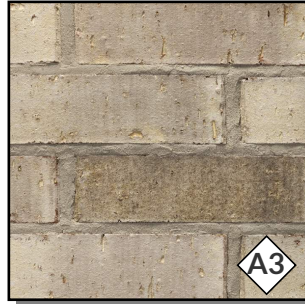
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



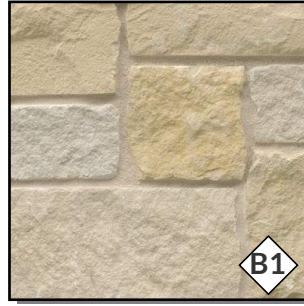
BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



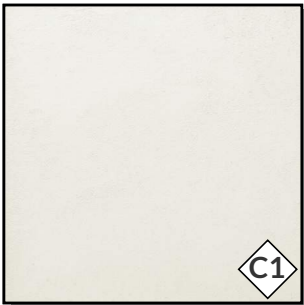
STONE 1

Solado Stone
Sonoma Buff Lueders



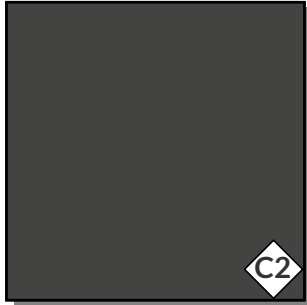
STONE 2

Coronado Stone
Smooth Limestone
White Sands



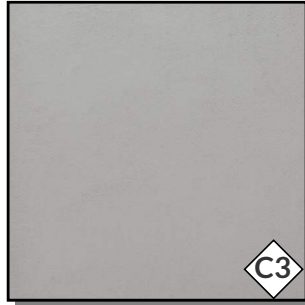
PAINT 1 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



PAINT 2 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



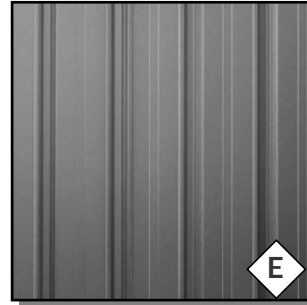
PAINT 3 USED ON
TILT-WALL & STUCCO

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING

Cementitious Lap Siding
Integral Color



METAL - STANDING SEAM

Tee-Panel
Standing Seam System

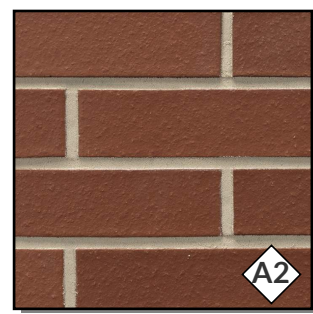


METAL ACCENT

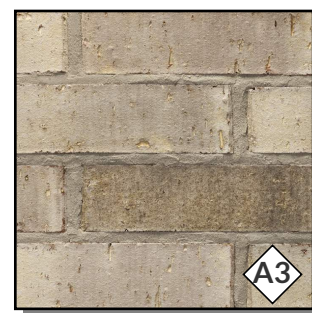
Color: Dark Bronze



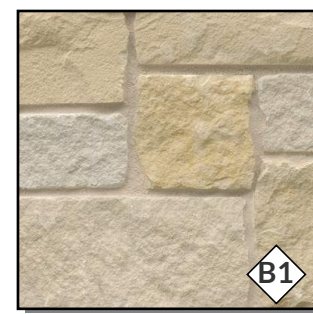
BRICK 1
ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



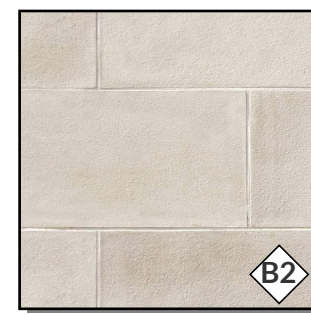
BRICK 2
ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



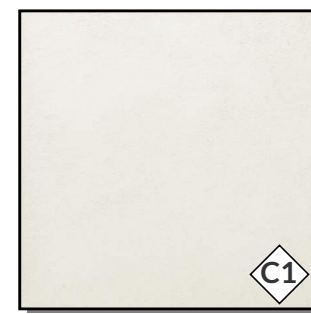
BRICK 3
ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



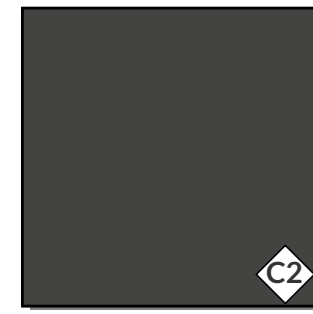
STONE 1
Solado Stone
Sonoma Buff Lueders



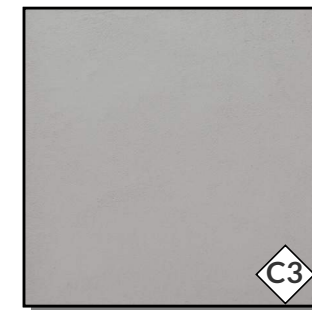
STONE 2
Coronado Stone
Smooth Limestone
White Sands



PAINT 1 USED ON TILT-WALL & STUCCO
Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



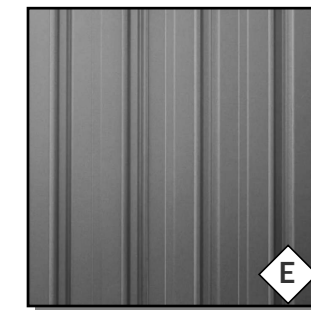
PAINT 2 USED ON TILT-WALL & STUCCO
Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



PAINT 3 USED ON TILT-WALL & STUCCO
Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



SIDING
Cementitious Lap Siding
Integral Color



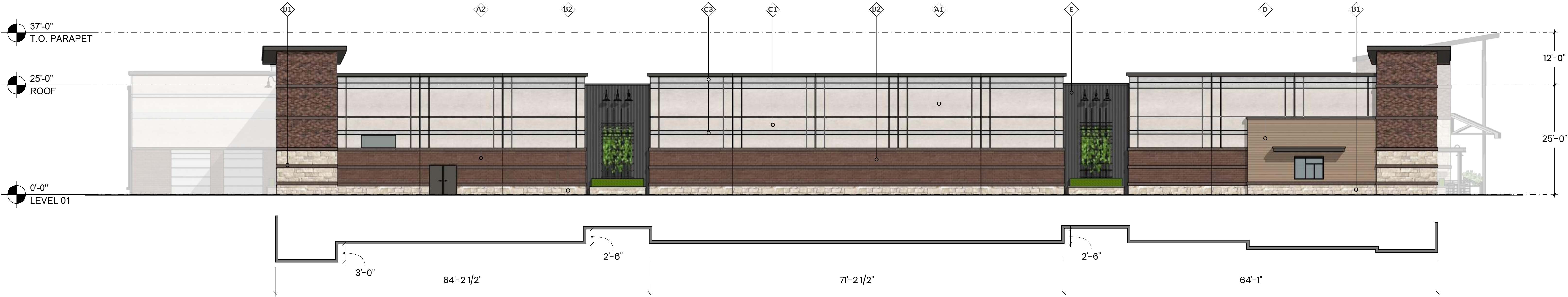
METAL - STANDING SEAM
Tee-Panel
Standing Seam System



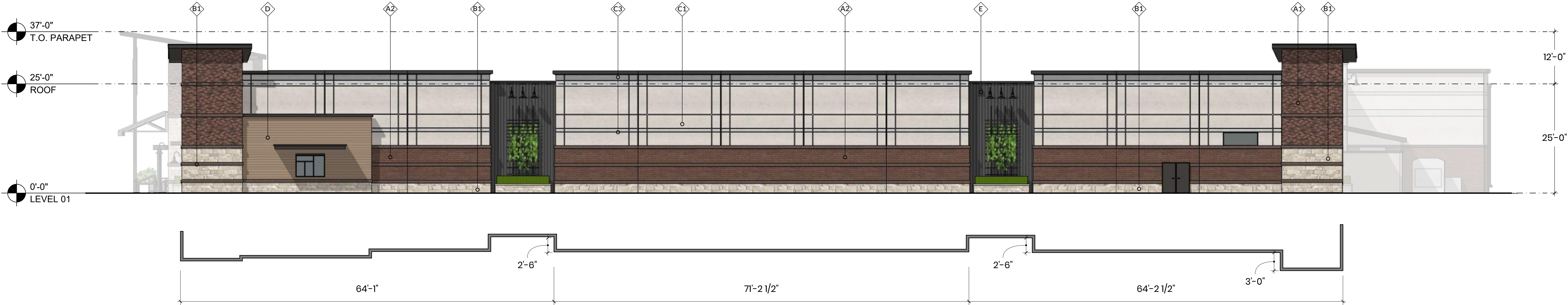
METAL ACCENT
Color: Dark Bronze

	Big Box Retail Building		Front		Back		Left		Right		Building Totals		
1	Total Façade SF		12,208		12,760		9,475		9,475		43,918		
2	Façade SF(minus windows & doors)		11,718		12,610		9,360		9,360		43,048		
3	Doors & Windows		490		150		115		115		870		
4	Primary Material Totals	SF	%	SF	%	SF	%	SF	%	SF	%		
		7,225	61.6%	10,170	80.6%	7,045	75.2%	7,045	75.2%	31,485	73.1%		
		Stone	1,435	19.8%	365	3.5%	780	11.0%	780	11.0%	3,360	10.6%	
		Brick	2,665	36.8%	4,615	45.3%	2,595	36.8%	2,595	36.8%	12,470	39.6%	
		Stucco	3,125	43.2%	5,190	51.0%	3,670	52.0%	3,670	52.0%	15,655	49.7%	
5	Secondary Material Totals	2,434	20.7%	1,220	9.6%	1,345	14.3%	1,345	14.3%	6,344	14.7%		
6	Cementitious Lap Siding	375	15.4%	0	0.0%	375	27.8%	375	27.8%	1,125	17.7%		
	Metal	2,059	84.5%	1,220	100.0%	970	72.1%	970	72.1%	5,219	82.2%		

ELEVATIONS ON PAGE



2 LEFT ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"

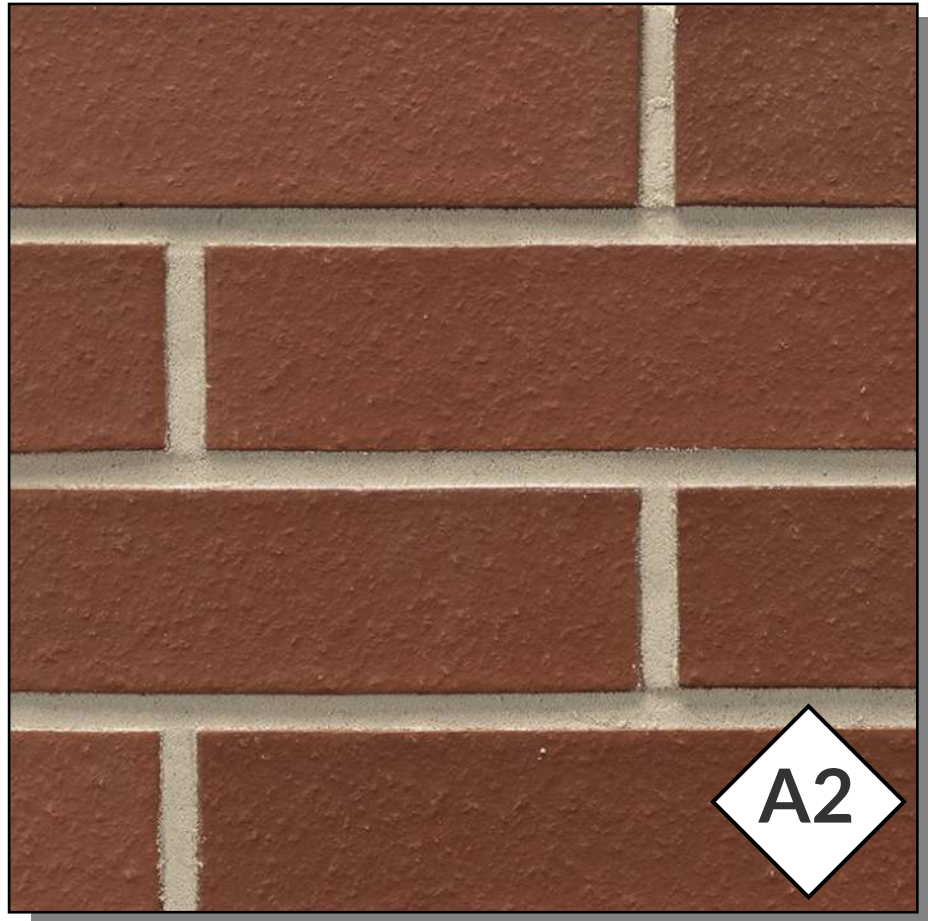


1 RIGHT ELEVATION 1 - BIG BOX RETAIL
SCALE: 3/32" = 1'-0"



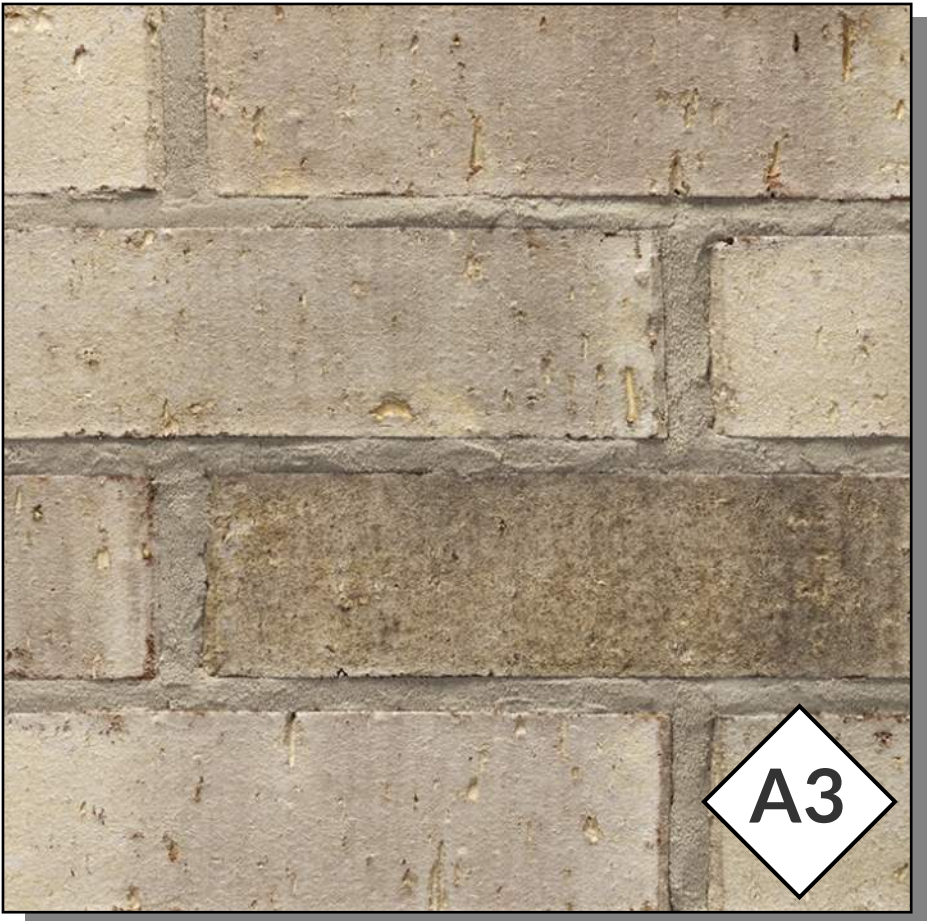
BRICK 1

ACME Quorum - King Size
Heritage Texture
Denton Plant
Blend: DTP136



BRICK 2

ACME Crimson - King Size
Smooth Texture
Tulsa Plant
Blend: TUP003



BRICK 3

ACME Stone Bay - King Size
Heritage Texture
San Felipe Plant
Blend: SFP806



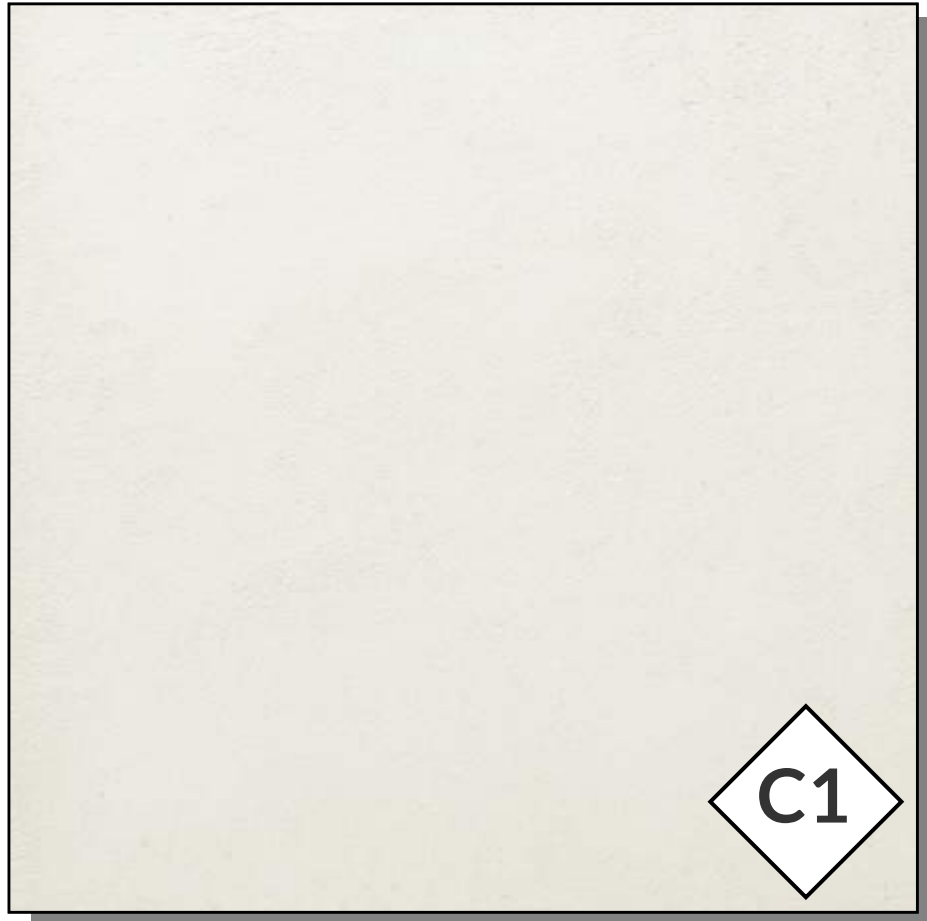
STONE 1

Solado Stone
Sonoma Buff Lueders



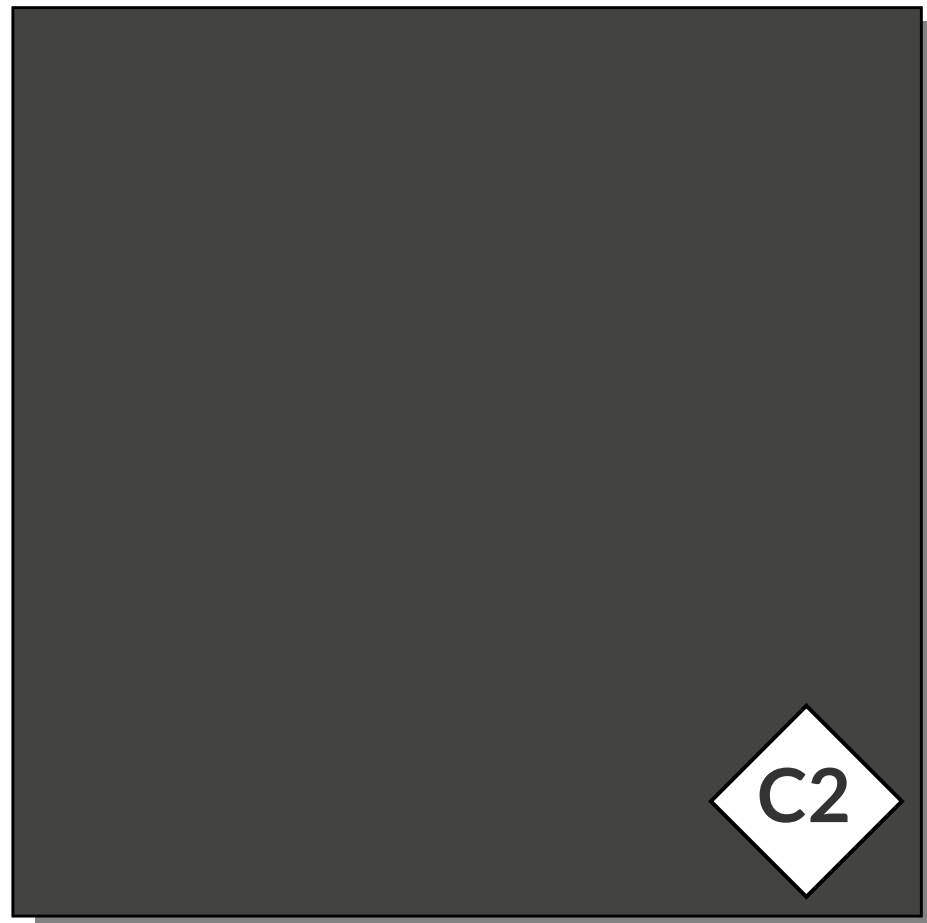
STONE 2

Coronado Stone
Smooth Limestone
White Sands



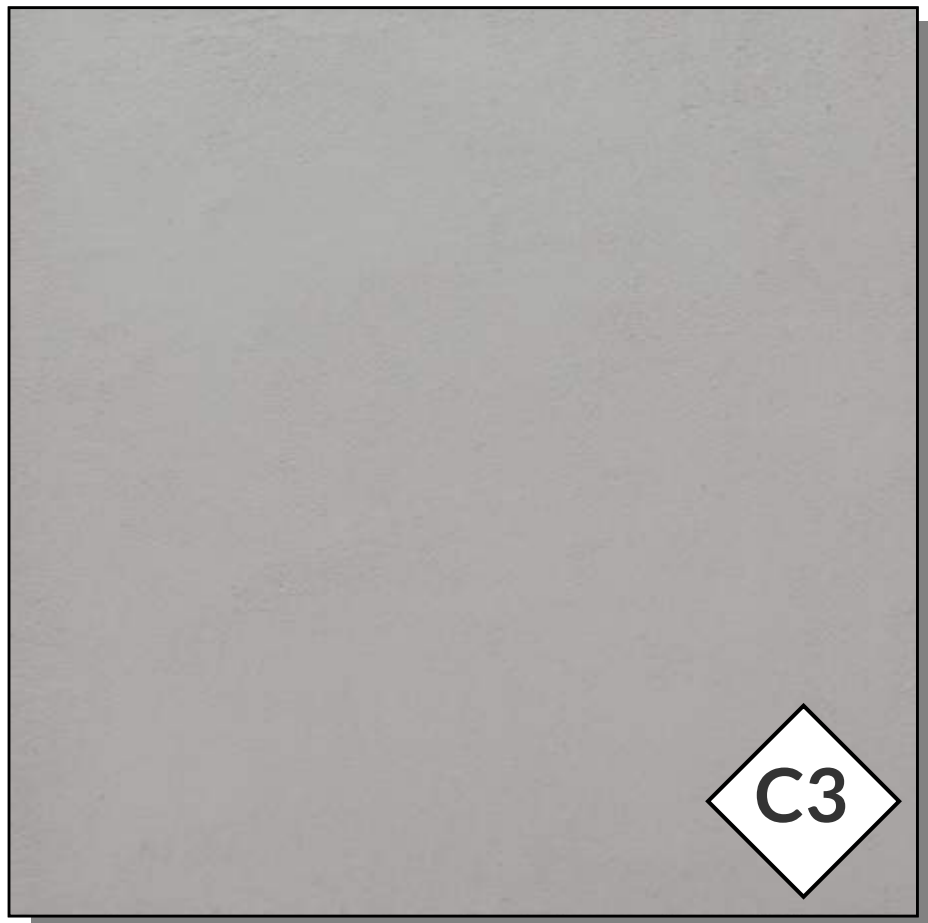
**PAINT 1 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7004
Snowbound
RGB: 237 / 234 / 229



**PAINT 2 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7069
Iron Ore
RGB: 67 / 67 / 65



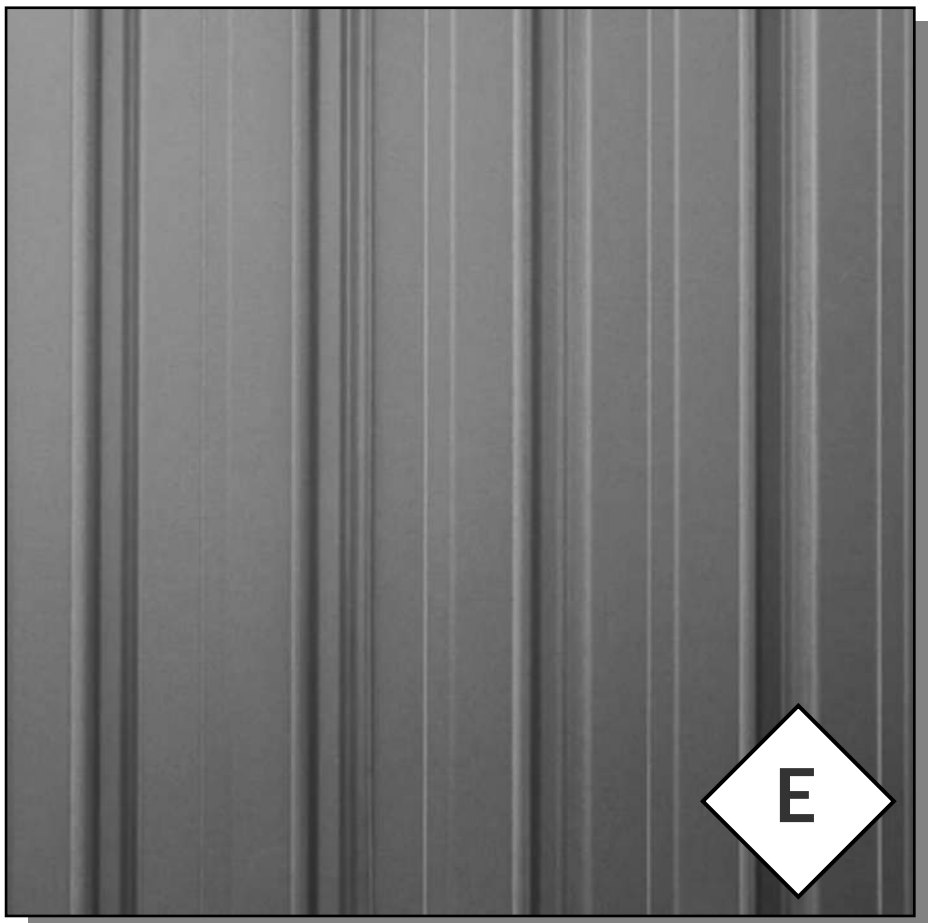
**PAINT 3 USED ON
TILT-WALL & STUCCO**

Integral Color: SW 7650
Ellie Gray
RGB: 170 / 169 / 164



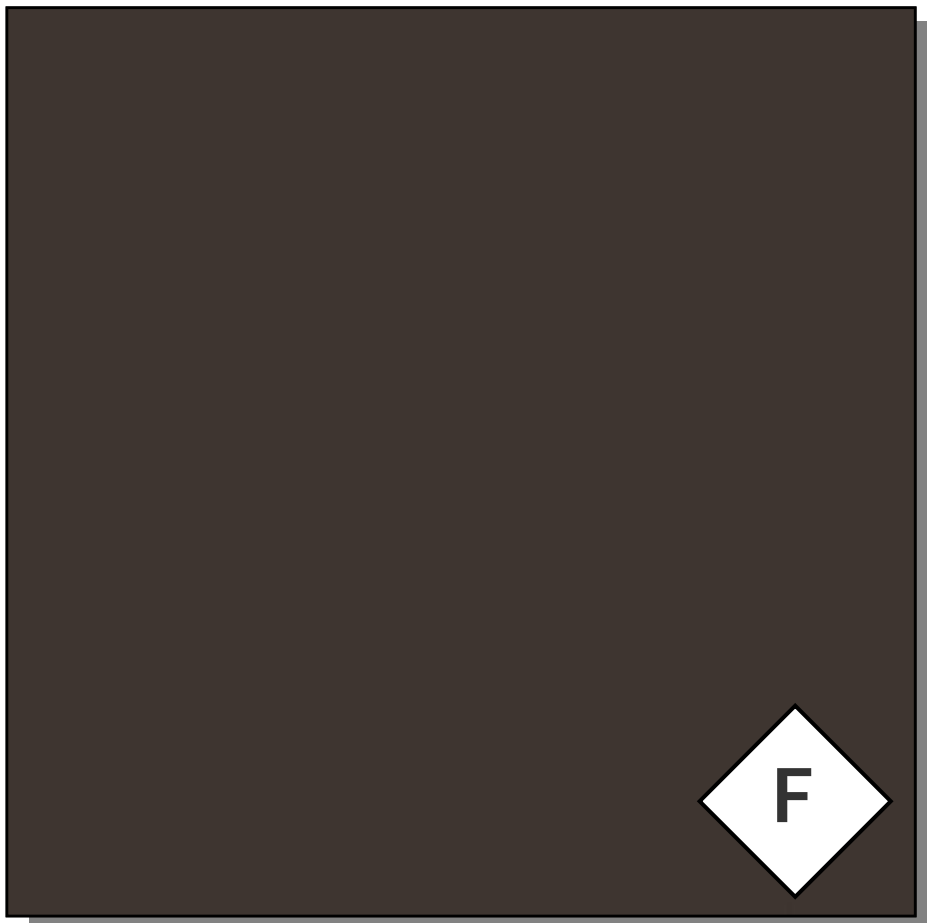
SIDING

Cementitious Lap Siding
Integral Color



**METAL - STANDING
SEAM**

Tee-Panel
Standing Seam System



METAL ACCENT

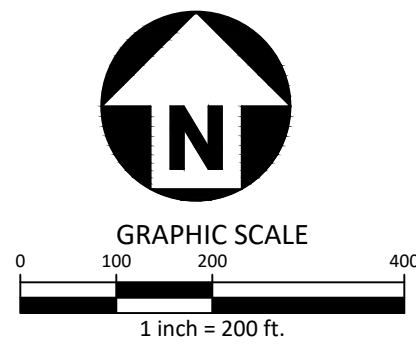
Color: Dark Bronze

\\projects\spec\spec 2022\spec22509 - Monarch\04-Production\Planning and L&E\Exhibits\Planning\CADD\LA Working Files\SPEC22509-OPEN SPACE.dwg, 8/19/2024 3:41:55 PM, Verne Burk



- LEGEND**
- PD OPEN SPACE (24.75 AC.)
 - PARK CREDIT OPEN SPACE (9.08 AC.)
 - DETENTION POND (6.36 AC.)
 - 6'-0" SIDEWALK
 - 12'-0" TRAIL

PARK CREDIT:
TOTAL ACERAGE FOR PARKS
CREDIT = 9 AC.



McAdams
The John R. McAdams Company, Inc.
4400 State Highway 121, Suite 800
Lewisville, Texas 75056

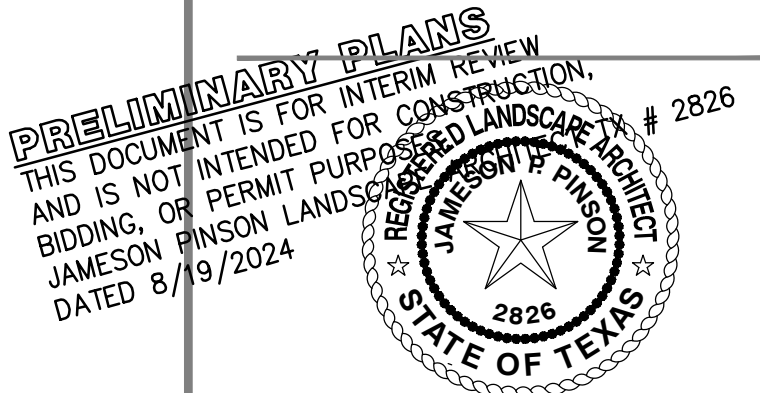
phone 972. 436. 9712
fax 972. 436. 9715
TBPE: 19762 TBPLS: 10194440

www.mcadamsco.com

CLIENT

85 AND 71 AVALON HOLDINGS, LLC
207 W. HICKORY ST.
DENTON, TEXAS 76201
MR. ERIC SCHMITZ
(972) 567-6754

MONARCH
EXHIBIT E-CONCEPT PLAN
35 W & DENTON CREEK BLVD
TOWN OF FLOWER MOUND, TEXAS, 76226



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	SPEC22509
FILENAME	SPEC22509-OPEN SPACE.DWG
CHECKED BY	VB
DRAWN BY	JS
SCALE	1"=200'
DATE	01.29.2024

SHEET

PEDESTRIAN AND OPEN SPACE PLAN

OSP.00

**Exhibit “B”
Development Standards**

**Planned Development District 200 (PD-200)
Monarch – Flower Mound**

The development on the property comprising approximately 200 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as of this approved planned development, and shall be subject to the following conditions and requirements.

Development shall be in compliance with all regulations applicable to the Campus Commercial District (CC), Single Family Attached District (SF-A), uses contained in the Town’s Land Development Regulations as of the date of this approved planned development, except as otherwise provided in this Ordinance.

I. DEFINITIONS.

- A. AUTO SERVICE, ACCESSORY means providing general repair and servicing of motor vehicles as an accessory use to a primary business. Such services may include oil change and tire rotations; replacement or repair of brakes, shock absorbers, tires, batteries and other similar mechanical or electronic components. In no instance shall such establishment in this district include auto leasing or auction services. Additionally, this use shall not include collision repair or wrecker service. Within this district, services will be provided indoors; however, roll up door may be used and remain open during business hours. Roll up doors shall be subject to Section 82-274.
- B. INDOOR STORAGE AREA means an area within an establishment engaged in the retail or wholesale sales of goods which is not accessible to the general public and is devoted only to retail and grocery storage and pickup and distribution of online purchases. Such area may consist of up to 25% of the total building square footage for indoor storage for the calculation of parking reductions.
- C. OUTDOOR SALES, TEMPORARY means seasonal sale of products/retail sales operation during the months October through December. Areas to be used for Outdoor Sales, Temporary shall be identified on Exhibit C – Concept Plan.
- D. OUTDOOR STORAGE, LIMITED means an area used for storing goods, such as mulch, along a portion of the building exterior for retail, single tenant building that is 50,000 square feet or larger. Said area shall not be visible from public right-of-way and shall be identified on Exhibit C – Concept Plan.

- E. **OUTDOOR STORAGE, TEMPORARY** means an enclosed object(s) used to store products, which may include shipping containers, and may be used annually during the months October through January. Areas to be used for Outdoor Storage, Temporary, shall be identified on approved site plan. Additionally, said areas may not exceed 15% of the total building square footage of the retail building.
- F. **PRIVATE OPEN SPACE** means areas that are privately owned and maintained, but not accessible by the general public.
- G. **PUBLIC OPEN SPACE** means areas that are privately owned and maintained, but publicly accessible.

II. EXHIBITS.

- A. The following Exhibits are incorporated into this Planned Development.
 - 1. Exhibit "A": Zoning Exhibit.
 - 2. Exhibit "B": Development Standards.
 - 3. Exhibit "C": Conceptual Site Plan.
 - 4. Exhibit "D": Conceptual Landscape Plan.
 - 5. Exhibit "E": Pedestrian Circulation and Open Space Plan.
 - 6. Exhibit "F": Phasing Plan.
 - 7. Exhibit "H": Conceptual Elevations.

III. DISTRICT REGULATIONS. The following zoning districts and regulations shall apply to this planned development as depicted on Exhibit "A":

A. Campus Commercial (CC) District – Tract A and B

- 1. Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development.
 - a) The following additional use is permitted in the Campus Commercial District (CC):
 - i. Car Wash, automatic
 - ii. Car Wash, full service
 - iii. Convenience Store
 - iv. Convenience Store with gasoline sales
 - v. Drugstore or Pharmacy
 - vi. Gasoline Sales (accessory use).
 - vii. Health Cub or Athletic Club.
 - viii. Restaurant, Fast Food
 - ix. Retail, single tenant (50,000 sf but less than 75,000 sf).
 - x. Retail, single tenant (75,000 sf but less than 100,000 sf).
 - xi. Retail, single tenant (100,000 sf or more)

2. Accessory Uses. The uses listed as Accessory Uses in the Campus Commercial District (CC) in this Planned Development may be permitted only when accompanying a retail, single tenant 75,000 SF and above.
 - a) The following accessory uses are permitted in the Campus Commercial District (CC):
 - i. Auto Service, Accessory
 - ii. Indoor Storage Area
 - iii. Building material sales and storage (outdoors)
 - iv. Outdoor Sales, Temporary
 - v. Outdoor Storage, Temporary
3. Specific Uses The uses listed as Specific Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit, unless otherwise listed in the permitted uses above.
4. Temporary Uses The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
5. Dimensional Regulations. The dimensional regulations listed for Campus Commercial (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:
 - a) Minimum front yard. There shall be a minimum 60-foot setback if parking is located between building(s) and street. Parking is allowed within said setback. If there is no parking between building(s) and street, then the minimum setback shall be 30-feet.
 - b) Minimum rear yard. There shall be no minimum rear yard setback requirement. Minimum lot coverage. There shall be no minimum lot coverage requirement.

B. Campus Commercial (CC) District – Tract C

Tract C shall be subject to regulations set forth in Planned Development District – 98 (PD-98) of Canyon Falls.

C. Single Family – High Density

1. Attached (SF-A)

- a) Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Single Family - Attached (SF-A) in the Town's Zoning Ordinance may be

permitted in this Planned Development. . In addition to the uses listed as Permitted Uses in SF-A in the Town’s Zoning Ordinance, the following use is also permitted:

- Dwelling, single-family detached (in accordance with SF-5 standards in this PD)

- b) Specific Uses The uses listed as Specific Uses in the Single Family Attached (SF-A) in the Town’s Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit.
- c) Temporary Uses The uses listed as Temporary Uses in the Single Family Attached (SF-A) in the Town’s Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.
- d) Dimensional Regulations. Except as provided in this section, the dimensional regulations in the Single Family – Attached (SF-A) in the Town’s Zoning Ordinance shall apply.
 - i. Minimum lot area. The minimum lot area shall be 1,800-square feet.
 - ii. Minimum lot width. The minimum lot width shall be 22-feet.
 - iii. Minimum front yard. The minimum front yard requirement shall be 10-feet.
 - iv. Minimum rear yard. The minimum rear yard requirement shall be 20-feet.
 - v. Maximum lot coverage. The maximum lot coverage requirement shall be 80-percent. All lots within the SF-Attached zoning shall have rear loaded garages.
 - vi. The maximum number of SF-Attached lots shall not exceed 290.
 - vii. Minimum building setback (front, side rear) from Denton Creek shall be 60 feet and 30 feet from Schmitz Blvd..

2. Dwelling Single Family Detached (SF-5)

- a) Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Single Family - Detached (SF-5) in the Town’s Zoning Ordinance may be permitted in this Planned Development.
- b) Specific Uses The uses listed as Specific Uses in the Single Family Detached (SF-5) in the Town’s Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit.
- c) Temporary Uses The uses listed as Temporary Uses in the Single Family Detached (SF-5) in the Town’s Zoning Ordinance may be permitted in this Planned Development only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

- d) Dimensional Regulations. Except as provided in this section, the dimensional regulations in the Single Family –Detached (SF-5) in the Town’s Zoning Ordinance shall apply.
- i. Minimum lot area. The minimum lot area shall be 3,000-square feet.
 - ii. Minimum lot width. The minimum lot width shall be 30-feet.
 - iii. Minimum floor area. The minimum floor area per dwelling unit shall be 1,100 square feet.
 - iv. Minimum front yard. The minimum front yard requirement shall be 10-feet.
 - v. Minimum side yard. The minimum side yard requirement shall be 5-feet on one side and 0-feet on the other, there shall be a minimum of 5-feet between buildings.
 - vi. Minimum rear yard. The minimum rear yard requirement shall be 20-feet.
 - vii. Maximum lot coverage. The maximum lot coverage requirement shall be 65-percent.
 - viii. The maximum number of SF-Detached lots shall not exceed 240 lots.
 - ix. Minimum building setback (front, side rear) from Denton Creek shall be 60 feet and Schmitz Blvd shall be 30 feet.

IV. PUBLIC AND PRIVATE OPEN SPACE STANDARDS

- A. Public open space shall generally be located as shown on Exhibit “E”. These areas are open space areas that shall provide for minimum improvements/amenities as noted in this section.
 - B. All public open space areas shall be privately owned and maintained and shall be publicly accessible.
 - C. The following public open space areas shall include the minimum improvements and amenities as noted for each location as shown on Exhibit “E”.
- 1. Entrance Open Space. There shall be 0.50 acres of open space at the intersection of I-35W and Denton Creek Blvd.
 - a) There shall be a distinctive entry demarcation to the Town of Flower Mound and to the Monarch development. The monumentation shall comply with the District Elements of the Denton Creek District Area Plan and the gateway requirements of the Median and Right-of-way Design Guidelines.
 - 2.) Town Center Open Space. There shall be 9 acres of open space within the Town Center that is privately maintained and publicly accessible. The Town Center Open Space shall be generally located in three separate zones as shown in Exhibit “E”

Open Space Plan. Areas west of the 12-foot northern retention pond trail shall be identified as Town Center West and shall include active amenities. Areas encompassing the 12-foot trail and retention ponds shall be identified as Town Center East and will serve as a passive public outdoor extension of the adjacent restaurant uses. Town Center East consists of minimum 2.2 acres of Retention. Areas south of Schmitz Boulevard shall be identified as South Schmitz and include active amenities connected to the northern open space by pedestrian crossing.

- b) Town Center West and South Schmitz shall be categorized as Park Open space and receive a minimum credit ratio of one and one-half acres of required park land for every one acre of park open space provided.
- c) Town Center East shall be categorized as Retention/Detention Facilities and receive as minimum credit ratio of one and one-half acres of required park land for every one acre of park open space provided.
- d) Town Center West shall include a minimum of the following:
 - i. Playground structures that serve 2–5 year-old users and 5-12 year-old users.
 - ii. (1) Swing set
 - iii. (1) Shade structure
 - iv. (1) Seating area associated with shade
 - v. (2) Benches around Playground
 - vi. (2) Trash Receptacles
 - vii. Landscape lighting
 - viii. Four-foot-wide unobstructed walking path designed to connect Town Center West to Town Center East.
 - ix. 1,000 square-foot flexible lawn space
 - x. Park signage at entrance.
- e) Town Center East shall include a minimum of the following:
 - i. 1,000 linear feet of 12-foot-wide walking paths throughout the retention ponds
 - ii. (1) Shade structure
 - iii. (2) Benches
 - iv. (2) Trash receptacles
 - v. (1) Bollard light every 100 linear feet of walking path
 - vi. 400 linear feet of variable-width boardwalk adjacent to the restaurant outdoor dining areas. Minimum width of boardwalk shall be 12 feet.
 - vii. (1) Water fountain feature located within the retention ponds.
 - viii. (3) Reserved parking spaces designated with signage.
 - ix. Park signage at entrance.
- f) South Schmitz shall include a minimum of the following:
 - i. (1) Basketball court
 - ii. (2) Pickleball courts

- iii. Sport court lighting to fulfill minimum photometric requirements.
- iv. (1) Shade structure
- v. (2) Benches
- vi. (2) Trash receptacles
- vii. (1) Bollard light every 150 linear feet of walking path
- viii. 1,000 linear feet of 12-foot-wide walking paths throughout the open space
- ix. (3) Outdoor fitness equipment installations
- x. 1,000 square-foot flexible law space
- xi. (3) Reserved parking spaces designated with signage.
- xii. Park signage at entrance

2. Single Family Open Space. There shall be a minimum of 2 acre of open space throughout single family district.

a) There shall be a minimum of a 10-foot trail along the Schmitz Blvd..

D. There shall be a minimum 5% of open space (public) within the Campus Commercial District.

E. There shall be a minimum 4% of open space (public or private) within the Single Family District.

F. Open Space Maintenance. The general open space in Monarch will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

G. Open Space Phasing

- a) This Planned Development is proposed to be developed in phases.
- b) Land area and improvements for the open space areas detailed in this section shall be provided in the general locations shown on Exhibit “E”.
- c) To track compliance with required land area minimums, each submitted site plan that includes an open space area shall include the following table. The table shall be updated with each submittal and placed on each site plan:

Public Open Space Type per Planned Development	Required (Approximate acreage per PD)	Proposed	Total Public Open Space approved prior to this submittal (include PZ approval date for each)	Total Public Open Space inclusive of this submittal	Aggregate acreage-Remaining requirement (based on 17.3 acres per PD-171)
Date of this Plan					
1 – Town Center Park	9.00 acres				
2 – Single Family Open Space	2.00 acre				
3 – Campus Commercial Open Space	8.00 ac. total				

TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY PLANNED DEVELOPMENT	18.00 acres			
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V. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

- A. Landscape shall substantially comply with the approved Conceptual Landscape Plan (Exhibit “D”) and shall be in accordance with the Denton Creek Area Plan and the Town’s Landscape Ordinance, as amended,
- B. Street Buffers.
 1. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along Denton Creek Boulevard, and Schmitz Boulevard, and I-35W frontage road.
 2. There shall be a minimum landscape buffer of 15 feet along other collector rights-of-way.
- C. Enhanced Screening. There shall be enhanced screening to screen the loading area of Building 4.06, as shown on the Concept Plan, from Denton Creek Blvd. Said enhanced screening shall be located within/adjacent to the 25’ landscape buffer west of the rear ingress/egress point at Denton Creek Blvd. The enhanced screening shall include additional trees.
- D. Enhanced Masonry Screening. There shall be a masonry wall to screen the loading area of Building 4.06, as shown on the Concept Plan, from Denton Creek Blvd. Said masonry wall shall be located along the southeast property line (rear lot line) of the lot for Building 4.06.
- E. Enhanced Pavement. Enhanced pavement pedestrian crosswalks shall be required at major intersections. Enhanced pavement may consist of decorative pavement pattern by using either stamped and/or stained concrete or the use of brick or concrete pavers.
- F. Single Family Landscape Requirements.
 1. A minimum of one tree, with a minimum caliper width of two and one-half inches to three inches, shall be provided for each attached and detached single family lot. Required tree planting shall be located in the front yard or side yard.
 2. Tree species shall be chosen from the Town approved tree planting list.

3. There shall be no more than 50 percent of any tree species, and no more than 75 percent of any tree genus permitted to satisfy the planting requirements.
4. Street buffers along Denton Creek Boulevard and Schmitz Boulevard shall include tree plantings at a ratio of one tree for every 30 feet of linear frontage excluding any necessary driveways. Street buffer trees shall be a minimum of three-inch caliper at time of installation.

VI. ARCHITECTURAL STANDARDS FOR CAMPUS COMMERCIAL

- A. These guidelines are a minimum set of development design guidelines for all architecture in the Campus Commercial Area. The intended use is to provide a framework to illustrate and define common design objectives for a unified aesthetic in the Campus Commercial Area.
- B. Elevations shall generally comply with the approved Elevation Plan (Exhibit “X”), and in accordance with the Town of Flower Mound Urban Design Plan.
- C. Determination of a proposed building design’s compliance with these standards will be made by the Town’s staff and/or Planning and Zoning Commission and Town Council in the case of any design exceptions.
- D. Façade Articulation
 1. Each building elevation greater than 80 linear feet in length, should have a minimum of two planes, offset by at least two feet. For any facades longer than 250 feet a minimum of three planes will be required.
 2. For Three or more stories a minimum of two offsets in vertical and horizontal planes will be required with each offset being a minimum of two feet.
 3. Buildings should vary in their levels of detail, richness of material and overall complexity of design.
- E. Façade Materials
 1. For non-residential buildings of two or fewer stories the percentage of door and window openings should not exceed 50% unless facades are not visible from streets and adjacent to open space in which case up to 75% openings can be shown.
 2. For non-residential buildings of three or more stories the percentage of door and window openings should not exceed 60% on the first floor and should not exceed 70% on the floors above, when not abutting residences.

3. Excluding windows and door openings, building materials should be at least 80% masonry (stone, brick, stucco, finished tilt-wall concrete, or any combination of these materials) and up to 20% alternative materials (concrete block, wood, metal, EIFS, other sustainable materials, and/or building materials approved by International Code Council, Inc.), except for a few buildings as shown in the approved Conceptual Elevations, Exhibit “X”, may be allowed to increase the use of secondary materials by no more than 25%.
4. Outward facing mirrored glass shall not be allowed.

F. Façade Colors

1. Natural and earth tones colors should compromise at least 80% of each elevation and shall be generally consistent with colors provided on approved Conceptual Elevations, Exhibit “X”.
2. Brick and stone, in their natural states, may also include color variations associated with reds and tans.
3. Accent colors may compromise the remaining 20% of each building elevation and should relate to the primary tones.
4. A limited number of other colors may be included on special elements such as canopies and awnings, patio umbrellas, planter boxes/pots, pavement, bike racks, trellis/lattice, green walls, and signage.

G. Massing and Form

1. Building elevations should vary in their levels of detail, richness of material and overall complexity and attempt to avoid monotony and linear forms. Building projections are encouraged.

H. Building Entry Points

1. Buildings should have a recognizable main entry, which should directly relate to the primary street address of that building.
2. Entry points should have an identifiable design presence through a change of materials, variation of wall planes, roof features, special paving, landscaping, pedestrian lights, pedestrian benches, earth forms, water fountains/displays, and other furnishings.

I. Large Tenant Retail or Warehouse

1. Buildings should avoid long, monotonous, uninterrupted walls or roof planes. Include building façade and roof height offsets to add architectural interest to large buildings.
2. Tilt-wall concrete should include details and/or patterns to provide interest.

VII. ACCESS & PARKING STANDARDS.

- A. Parking. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Zoning Ordinance.
 1. This planned development is subject to an approved parking study.
 2. Total parking provided in the Campus Commercial District shall not exceed 25% of the total required parking.
 3. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town with the Subdivision Site Plan for the development.
 4. Head in parking shall be allowed on the Local Residential streets as generally location on areas shown on Exhibit "X".
 5. Parking for Indoor Storage Area shall be 1 space per 1,000 square feet. Parking for multiple uses on one lot shall be required for each use.

VIII. MISCELLANEOUS STANDARDS.

- A. Environmental Protection Plan. This Planned Development is subject to an approved Environmental Protection Plan.
- B. Phasing. This Planned Development includes a non-binding phasing plan for planning purposes only. Phasing may adjust as the property is developed over a period of time.
- C. Queuing and Stacking Analysis. At the time of Site Plan application, a queuing and stacking analysis shall be submitted as required per Section 82-82, "Queuing requirements for drive-through facilities."

IX. PHASING

- A. Recent developments with commercial and residential usually propose contingency plan for residential that certain square footage of commercial is built before residential

can be platted. Is this something the developer would be willing to commit to? We anticipate this topic coming up during P&Z and TC meetings.

X. EXCEPTIONS. The following exceptions to the Town's Ordinance shall apply to this Planned Development.

- A. Pitched Roof Requirement. Buildings less than 15,000 square feet that are not adjacent to residential development are not required to have pitched roofs.
- B. Parking. Provided parking in the Campus Commercial area may be over parked from the allowed 25% from the total required parking.
- C. Compatibility Buffer. The screening wall is not required to be located on the property line. It may be located on the edge of the compatibility landscape buffer adjacent to the commercial use.

XI. ADMINISTRATION.

- A. There shall be established a Monarch Property Owners' association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Estate Records with the first record plat application and said POA shall be responsible for the maintenance of the following:
 - 1. Landscape buffers along Denton Creek Boulevard, Lansdowne Boulevard, and Schmitz Boulevard.
 - 2. Publicly accessible open space areas, unless otherwise described in this planned development.
 - 3. Striping of parking spaces and pedestrian crosswalks.
 - 4. Cross-access and cross parking agreements.
 - 5. Other items as listed in the CC&Rs.
- B. Minor amendments to this planned development may be approved by Town Manager, or designee, provided that said amendment is not a substantial change to the approved concept plan, as defined below. A substantial change to the approved concept plan shall be defined as any one of the following:
 - 1. Increase in maximum number of residential units.
 - 2. Decrease by more than 10-percent of any approved open space area, provided that the minimum required open space for parkland dedication is still met, if applicable.

3. Elimination of approved thoroughfares; however realignment may be permitted provided that it does cause a substantial change,
4. Other changes as determined by Town Manager or designee, and;
5. Building footprints and building square feet totals may be adjusted during with site plan approval provided there is not an increase or decrease of more than 20 percent square feet and that all other provisions of this planned development and the Town's Code of Ordinances, as of the date of this approved planned development, are met.