



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JANUARY 25, 2016

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

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

E. REGULAR ITEMS

1. *Minutes of January 11, 2016*

Consider approval of the minutes of the January 11, 2016, Planning and Zoning Commission Regular Session.

2. *ZPD15-0006 – The Conservatory Estates*

Public Hearing

Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 140 (PD-140) for a cluster development. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*

3. *DP15-0001 – The Conservatory Estates*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*

4. *SUP15-0025 – Crossfire*

Public Hearing

Public Hearing to consider a request for a Specific Use Permit No. 442 to permit an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.

5. *RC16-0001 – Lakeside DFW-Greystar Phase II*

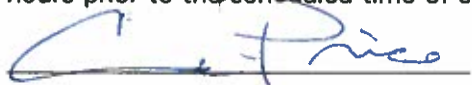
Consider a request for a Record Plat to create a mixed use subdivision. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.

6. *SP15-0023 – Lakeside DFW-Greystar Phase II*

Consider a request for a Site Plan to develop a mixed use development. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Jan. 21, 2016, at 2:47pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF JANUARY, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Claudio Forest	Chair
Don McDaniel	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brian Smiley	Commissioner, Place 6
Freddie Guerra	Commissioner, Place 8

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the December 14, 2015, Planning and Zoning Commission Regular Session and Work Session.**

Commission Deliberation

Commissioner McCall moved to approve the December 14, 2015, minutes as presented. Commissioner Sharma seconded the motion.

VOTE ON THE MOTION

AYES: Solis, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: Ruthrauff

ABSENT: Smiley

The motion passed with a vote of 5-0-1.

2. Consider a request for a Record Plat (RC14-0026 – Lake Forest Plaza, Phase 3) to create a non-residential subdivision. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Vice Chair McDaniel moved to approve RC14-0026 – Lake Forest Plaza, Phase 3. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Ruthrauff, Solis

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP15-0017 – Franklin Hills, Block F-2, Lot 18R) to create one residential lot. The property is generally located east of Lakewood Lane and north of Sunnyview Lane.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to approve RP15-0017 – Franklin Hills, Block F-2, Lot 18R. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Solis, Ruthrauff, McDaniel, McCall, Sharma, Strittmatter

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Replat (RP15-0014 – J.L. Allison Realty Company Subdivision, Lot 26R) to create a residential subdivision. The property is generally located south of Oak Drive and west of Fireside Drive.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Clark Byroad, Property Owner

Questions and Comments of an Informational Nature

Melinda Forehand, 3124 Almond Drive, Flower Mound

Joe Martinez, 3136 Almond Drive, Flower Mound

Greg Winterton, 3132 Almond Drive, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair McDaniel moved to approve RP15-0014 – J.L. Allison Realty Company Subdivision, Lot 26R. Commissioner Solis seconded the motion.

VOTE ON THE MOTION

AYES: Strittmatter, Sharma, McCall, McDaniel, Ruthrauff, Solis

NAYS: None

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request for a Master Plan Amendment (MPA15-0010 – Silveron Industrial Warehouse) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial uses to Campus Industrial uses on approximately 41.24 acres of land within the Lakeside Business District Area Plan. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.
6. Public Hearing to consider a request for rezoning (ZPD15-0013 – Silveron Industrial Warehouse) from Planned Development District No. 31 (PD-31) for Campus Commercial District (CC) uses to Planned Development District No. 145 (PD-145) for Campus Industrial District (CI) uses with certain exceptions to the Code of Ordinances. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Will Munding, Crow Holdings, Dallas
Megan Turner, Stryker Communications, Dallas

In Favor – None

In Opposition –

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearings

Commission Deliberation (MPA15-0010)

Commissioner Sharma moved to recommend denial of MPA15-0010 – Silveron Industrial Warehouse. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION (MPA15-0010)

AYES: Solis, Ruthrauff, Sharma, Strittmatter

NAYS: McDaniel, McCall

ABSTAIN: None

ABSENT: Smiley

The motion passed with a vote of 4-2.

Commission Deliberation (ZPD15-0013)

[Since the Commission recommended denial of the Master Plan amendment, there was no cause for a recommendation with respect to the rezoning request.]

E. ADJOURNMENT: 8:15 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: January 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD15-0006 – The Conservatory Estates) from Agricultural District (A) to Planned Development District No. 140 (PD-140) for a cluster development. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*

At the December 14, 2015, Planning and Zoning Commission meeting, several Commissioners expressed concerns about the proposed development. The major concerns included the applicant's proposal to provide narrow 20-foot-wide strips of open space between single family lots. These strips of open space did not appear to be consistent with the intent of a cluster development to maximize open space conservation with a continuation and/or connection of open space areas between adjacent developments that protect the ecological value in the Cross Timbers Conservation Development District (CTCDD). Another major concern was the lack of specificity regarding the location, number and size of proposed accessory structures within the open space areas.

The applicant has revised their conceptual site plan to remove almost all of the narrow open space strips creating larger contiguous spaces. They have also located the proposed accessory structures on the conceptual site plan and limitations on the size and number of structures have been incorporated into the proposed development standards. The proposed plan still contains 64 single family lots, but no longer contains two types of lots. The minimum size for all lots is now 27,000 square feet instead of 26,000 square feet for Type 1 lots and 28,000 square feet for Type 2 lots.

The revised plans are located in Attachment B(1) and the revised development standards are located in Attachment B(2). The staff report has also been updated to reflect these changes. The applicant's request is now much more consistent with the goals and objectives of the cluster development option contained within the CTCDD.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This project has a companion Development Plan application (DP15-0001) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 103.23 acres of land in order to develop 64 residential lots in accordance with the cluster development option outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan (see below). The cluster development standards allow for lots that are smaller than the minimum two acres required by the existing Agricultural District (A) zoning.

The subject property has direct frontage along Cross Timbers Road and is mostly undeveloped except for two existing single family dwellings and accessory agricultural structures. The property located on all four sides of the site is designated as CTCDD in the Town's Master Plan and is zoned a combination of Agricultural District (A) and Single-Family Estate District (SFE), with an area southeast of the site zoned PD-73 for the Chimney Rock conservation development.

The property south of the site across Cross Timbers Road contains single family and agricultural uses, as well as a gas well pad site to the southwest. The property west of the site contains The Estates at Tour 18 residential development and golf course. The property north of the site is primarily undeveloped. The property east of the site is developed with the Flower Mound Equestrian Center and a Town water tower facility.

The accompanying concept plan (Attachment B(1)) depicts the subdivision design including the proposed lot layout and designated open space areas. The applicant is proposing a maximum of 64 developable single-family lots with a minimum lot size of 27,000 square feet. The main entrance for the subdivision will be from Cross Timbers Road and emergency access will be provided from Freeman Road. The developer has worked with staff to realign Freeman Road at its intersection with Cross Timbers Road to align with Chimney Rock. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems.

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

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

The Cross Timbers Conservation Development District Area Plan preserves the integrity of the largely intact Cross Timbers ecological area in central Flower

Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur. The area plan establishes development options within the district and identifies specific elements needing consideration."

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

- Retain all or part of the property for personal use.
- Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
- Develop all or part of the property in Rural Development (lot sizes five acres or larger) that reflects the country atmosphere and natural environment of Flower Mound, as permitted under the existing Agricultural zoning.
- Develop the property as a conservation development (minimum lot size of one acre and minimum 50% open space).
- Develop all or part of the property as appropriate non-residential development.

The cluster development option is as follows:

"8. Develop the property as a cluster development. The intent of the clustering option is to **maximize open space conservation**, including preserving Scenic Corridors and Vistas, on a site by site basis to realize a community benefit that provides the Town with its unique country atmosphere and natural environment. The **continuation and/or connection of open space areas between adjacent developments are important** in protecting the ecological value in the District. Cluster developments may be allowed in the District and must demonstrate the following:

- a. **Density shall be commensurate with the quality and character of the open or natural lands conserved** and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation Development District's country character, including its open, natural, scenic and ecological values. Density will be evaluated on a project-by-project basis. The maximum density that can be granted for a cluster development can be no more than 1 unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density). For example, on a 100 acre development, the 100 acres is divided by 1.6 to produce 62 units or a 24% (12 unit) increase in density above the base density of 1:2 or 50 units.
- b. Minimum lot size is one-half acre or 21,780 square feet; however, any development shall contain a mixture of lot sizes and any development shall be cognizant of external adjacent lot sizes.
- c. Open space may be managed by a land trust, Homeowners Association, and/or the Town. Any development proposal must detail the perpetual maintenance and funding for the open space areas, which must be

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

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

The gross land area for the proposed development is 103.23 acres. The applicant is proposing a density of 1 unit per 1.6 acres, which is the maximum allowed under the cluster development option. The applicant's Open Space plan indicates approximately 21.78 acres of land is being dedicated as open space (50.6%) Although the applicant has been in discussions with a third party non-profit entity, at this point they have indicated the open space will be maintained by the Homeowner's Association. It is staff's opinion that the applicant has made a good effort at locating the proposed lots in a way that preserves and protects some of the environmentally significant features on the site (e.g. trees, slopes) and has accounted for preservation of some of these quality areas via their open space plan. The proposed buffer along Cross Timbers Road is also in excess of the 50 feet in width required by the Town's regulations.

The applicant has provided landscaping, Town trails, and split rail fence along Cross Timbers Road in accordance with the Town's Urban Design standards. The width of the buffer along Cross Timbers Road exceeds the Town's requirement of 50 feet. The applicant has also arranged lots and open space within the development to provide view corridors on Cross Timbers Road so the open space areas are visible at the perimeter of the development. A total of 26 specimen trees have been identified on the site, and the applicant is proposing to preserve all 26 trees at this time.

As a part of the cluster development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. Anyone who has signed up online is invited to these meetings, as well as adjacent property owners and HOAs. The first informational meeting was held on December 18, 2014, and the second informational meeting was held on March 3, 2015.

On July 7, 2015, the Environmental Conservation Commission (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the July 7, 2015, ECC meeting is:

<http://flowermoundtx.swagit.com/play/07072015-989/#7>

On June 4, 2015, the Parks, Arts and Library Services (PALS) Board recommended approval to Town Council that cash, in the amount of \$70,425.60, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$88,832.00 for the Conservatory Estates project. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

On June 4, 2015, the Parks, Arts and Library Services (PALS) Board also recommended denial to Town Council of the proposed 15-foot Equestrian Trail and 8-foot Town Multi-use Trail locations provided per a previous draft Development Plan. After modifications were made by the applicant, this item was reconsidered at the October 8, 2015, PALS meeting and a recommendation of approval was made to Town Council of the proposed 15-foot Equestrian Trail and 8-foot Town Multi-use Trail locations provided per the current draft Development Plan.

The link to the June 4, 2015, PALS meeting is:

<http://flowermoundtx.swagit.com/play/06042015-781/#8>

The link to the October 8, 2015, PALS meeting is:

<http://flowermoundtx.swagit.com/play/10082015-802/#8>

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had not received any correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Cross Timbers Conservation Development District Area Plan

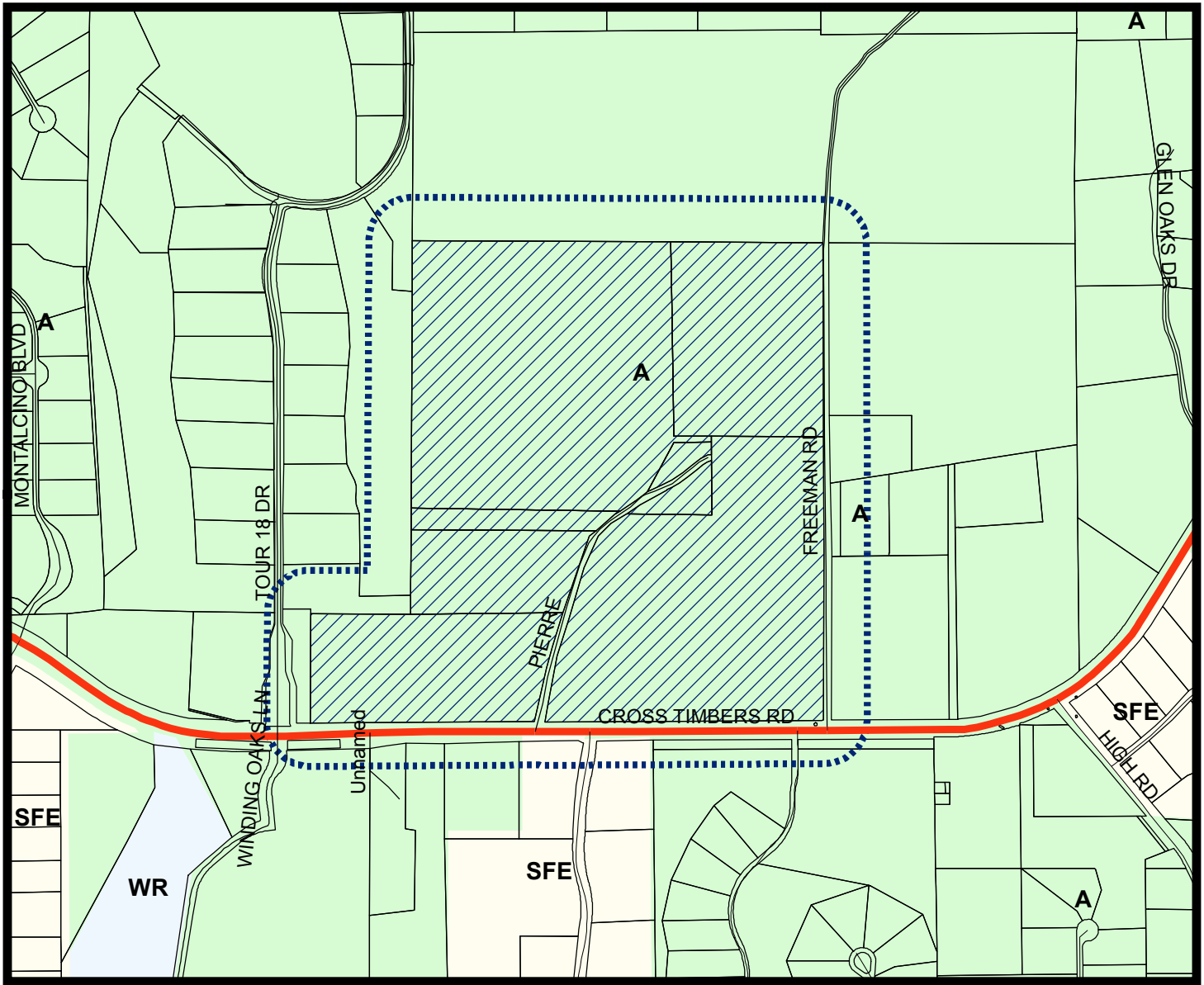
B. Application Details

1. Revised Zoning Package
2. Revised Draft Development Standards
3. Revised Draft Open Space Management Plan
4. Environmental Protection Plan
5. Transportation Analysis

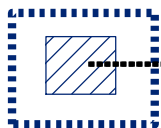


Vicinity Map

Reference Project: ZPD15-0006

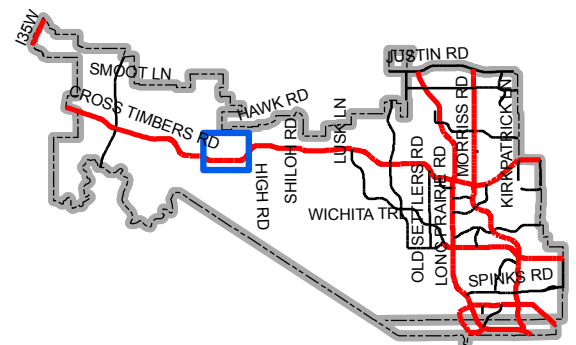


LEGEND

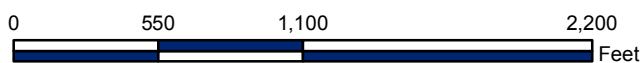


Subject Property

200 ft Notification Buffer around Property



Map Location





April 23, 2015

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: PD ZONING CHANGE REQUEST – The Conservatory Estates - Letter of Intent
G&A Job No. 14164**

Mr. Powell:

Please accept this letter, on behalf of Raco Development, as an explanation of the proposed planned development zoning change request on approximately 103.225 acres of land located along FM 1171, directly east of the Estates at Tour 18, and within the Cross Timbers Conservation Development District that is currently zoned agricultural. A Development Plan application has also been submitted concurrently with this request.

The Conservatory Estates will be a high quality, gated, open space community with a total of 64 residential lots, 4 "X" lots that consist of over 51 acres of open space, four amenity ponds, a rambling brook, wildflower meadows, preserved tree stands, expansive natural buffers and scenic vistas along FM 1171, extensions of Town's multi-use trail and equestrian trail, and an enhanced private entrance. Each lot is directly adjacent to open space in the rear, with 20' open space buffers between all lots. The development is in accordance with the Master Plan update from 2013 regarding cluster developments within the CTCDD and a maximum .62 du/ac density. The development will be completed in a single phase.

The enhanced entry to the site will include a divided entrance drive in a curvilinear design up to a guard house and the entry gates. One of the four amenity ponds is located at this entrance to create an elaborate view and drive experience. The 'look and feel' of The Conservatory Estates is old world estate and it will include a split rail fence along FM 1171 within the landscape buffer.

A secondary access point is located east of the main entrance. This 13' drive, which will be used for emergency access, will intersect with the proposed realignment of Freeman Road. We are proposing that RACO Development will provide a 40' Private Access Easement to allow access from Freeman Road to the median cut at the entrance to Chimney Rock. Please refer to the letter from RACO Development dated March 30, 2015 for a more detailed description. The

proposed street section for the Conservatory Estates will be an estate residential street that has a pavement width of 26' with 17' drainage and utility easements on each side.

The proposed PD standards for this development are similar to the Single Family-15 (SF-15) zoning district within the Town's Code of Ordinance and include a lot area minimum of 26,000 square feet, a minimum lot width of 100', and setbacks of 30' for the front yard, 20' for the rear yards, and 10' for the side yards. Additional requirements that are requested within the proposed Development Standards include a minimum amount of open space of 50%, possible future improvements within the open space areas, and the option for the home owner or home builder to choose whether or not to install an ornamental metal fence adjacent to open space areas.

We would like to respectfully request an exception to the upland habitat mitigation requirement. Our client is exceeding tree preservation requirements by saving 71% of the existing tree canopy. We feel that the amount of preservation as well as an exceptional subdivision design merits an exemption from the mitigation requirement. An EPP has been prepared and submitted with this application.

An additional request by Raco Development is to dedicate approximately 3.6 acres of parkland in the form of a minimum 50' wide Parks Easement along the South border of The Conservatory Estates property, which would be deducted from the park land dedication requirement and fees in lieu of dedication. This easement will include the 15' Equestrian Easement and 8' Multi-Use Trail. This area would include enhanced landscape beyond the Town's minimum requirements. They would like to present this request to the Town's Parks, Arts, and Library Services Board on May 7th, 2015. A more detailed description is available in the letter from RACO Development, dated March 30, 2015.

Please feel free to contact us to discuss any comments or questions you have during the review of this request.

Sincerely,



Randi L. Rivera, AICP

cc: Mr. Robert J. Dollak, Jr., P.E.
Mr. Raman Chandler, Raco Development

2.0 AREA PLANS

Cross Timbers Conservation Development District Area Plan

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

There are several development options within the District:

1. Retain all or part of the property for personal use. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some economic benefit.
2. Develop all or part of the property, or sell all or part of the property to others for development, on two acre lots as permitted under the existing Agricultural zoning.
3. Develop all or part of the property, or sell all or part of the property to others for development, as a conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program. This option would include the potential donation of a conservation easement on all or part of the property in order to realize some additional economic benefit.
4. Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.
5. Develop all or part of the property in Rural Development (lot sizes five acres or larger) that reflects the country atmosphere and natural environment of Flower Mound, as permitted under the existing Agricultural zoning. This could include coordinated development for specialized types of development, such as equestrian oriented developments.
6. Coordinate development planning with adjoining land owners as a combined conservation development, with the number of lots as permitted under the existing Agricultural zoning, but with smaller lots and eligibility for incentive benefits as established by the Town's SMARTGrowth Program, as a coordinated Planned Development. This option would include (but not require) the potential of donating a conservation easement on all or part of the property in order to realize some additional economic benefit.
7. Develop all or part of the property as appropriate non-residential development. Appropriate non-residential development might include active equestrian commercial activities (similar to the existing Flower Mound Equestrian Center), active use "country" commercial uses (similar to the Circle R Ranch, or roadside farm product stands), or other commercial uses that reinforce the "country atmosphere and natural environment"

2.0 AREA PLANS

that is characteristic of the Cross Timbers Conservation Development District, and are fully compatible with and acceptable to neighbors and landowners in the Zone.

8. Develop the property as a cluster development. The intent of the clustering option is to maximize open space conservation, including preserving Scenic Corridors and Vistas, on a site-by-site basis to realize a community benefit that provides the Town with its unique country atmosphere and natural environment. The continuation and/or connection of open space areas between adjacent developments are important in protecting the ecological value in the District. Cluster developments may be allowed in the District and must demonstrate the following:

- a. Density shall be commensurate with the quality and character of the open or natural lands conserved and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation Development District's country character, including its open, natural, scenic and ecological values. Density will be evaluated on a project-by-project basis. The maximum density that can be granted for a cluster development can be no more than 1 unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density). For example, on a 100 acre development, the 100 acres is divided by 1.6 to produce 62 units or a 24% (12 unit) increase in density above the base density of 1:2 or 50 units.
- b. Minimum lot size is one-half acre or 21,780 square feet; however, any development shall contain a mixture of lot sizes and any development shall be cognizant of external adjacent lot sizes.
- c. Open space may be managed by a land trust, Homeowners Association, and/or the Town. Any development proposal must detail the perpetual maintenance and funding for the open space areas, which must be feasible and appropriate for the areas preserved. Recreational uses may be allowed which may be appropriate given the type, location, intensity, and adjacency. Any recreational use should be characteristic of the District, compatible with adjacent land uses and should be open to the public. Floodplain may be counted as open space.
- d. Cluster development shall demonstrate how the development provides an appropriate transition to existing land uses. Factors to be considered include lot sizes, intervening roadways, and use of open space, among other factors.
- e. The approval of a development application for a cluster development shall require an enhanced public notification process. This process is to increase notice and encourage participation of the adjacent property owners and includes the following:
 1. Any developer using the cluster option must present plans to adjacent property owners and Homeowner Associations for comment and input on the proposed application.

2.0 AREA PLANS

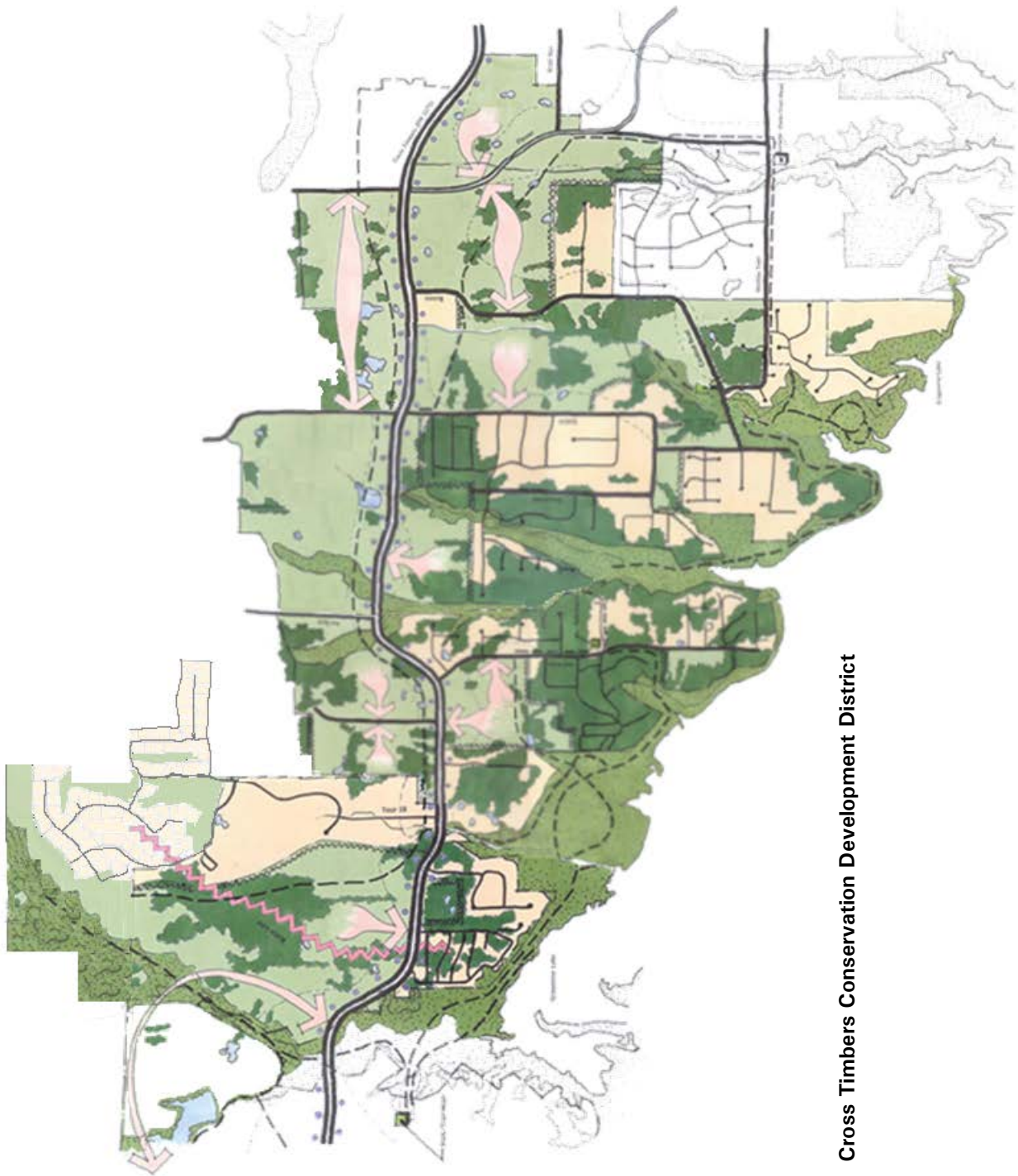
2. At the time of pre-application, Town staff will notify the affected property owners of the potential development.
3. A meeting will be coordinated with the Developer and interested parties prior to the submittal of a development application.
4. A second meeting will be held prior to the Planning and Zoning Commission meeting to update the interested parties prior to the public hearing. The agenda item for the proposal will reflect any consensus reached by the group as well as individual comments.

Elements needing consideration within the district include:

1. Scenic Corridors and Vistas - The scenic corridor along FM 1171 has extensive views into the District. These viewsheds need to be incorporated into any development proposal, if development is contemplated, and would require compliance with the "Town of Flower Mound SMARTGrowth Program" SMARTGrowth Analysis. Compliance with the SMARTGrowth Analysis could be achieved by conservation or cluster development, placing new houses outside of the view area, or by siting any new lots so the houses face toward FM 1171 across conserved open space, with access from a street internal to the development, rather than providing a view from FM 1171 into back yards or rear alleys.
2. Scenic corridors are present along the following roadways in addition to the roads identified in the Town's Urban Design Plan within the Cross Timbers Conservation Development District:
 - a. Skillern Road
 - b. Scenic Road
 - c. Shiloh Road
 - d. Rocky Point Road
 - e. Red Rock Road
 - f. High Road
 - g. FM 1171 at the Cross Timbers Escarpment

Properties adjacent to these roads provide extensive views into the District. Compliance with the SMARTGrowth Analysis could be achieved by conservation or cluster development, placing new houses outside of the view area, or by siting any new lots so the houses face the roadways across conserved open space, with access from a street internal to the development, rather than providing a view from the roadways into back yards or rear alleys.

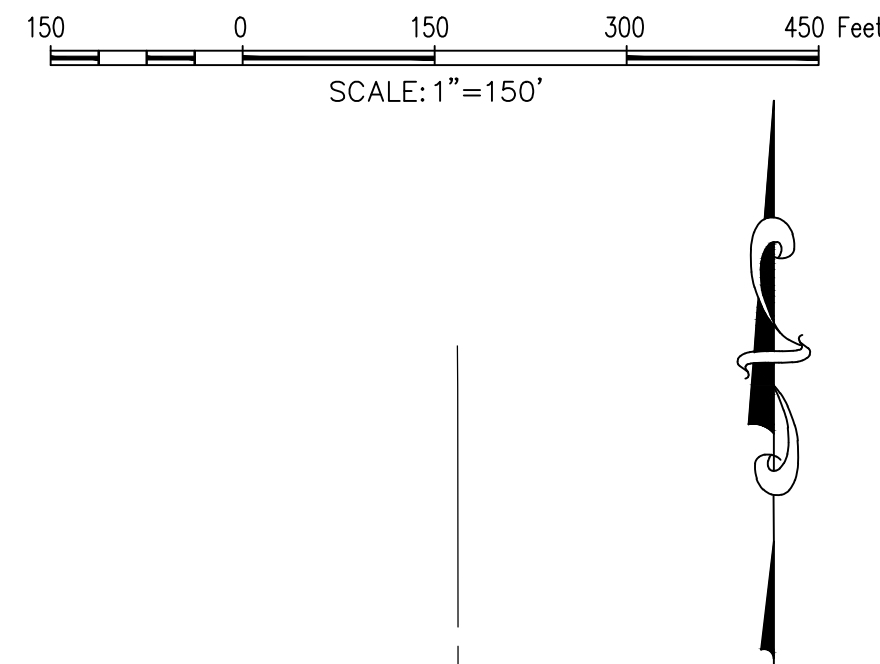
2.0 AREA PLANS



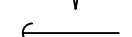
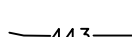
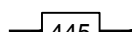
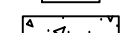
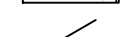
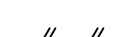
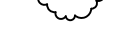
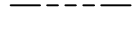
-Attachment B(1): Revised Zoning Package

Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	27,000 sq. ft
Minimum Lot Width	200 ft	100 ft.
Minimum Floor Area	1,800 sq. ft.	4,000 sq. ft.
Minimum Front Yard	40 ft.	30 ft.
Minimum Side Yard	25 ft.	10 ft. adj. to open space, 20 ft. adj. to lot
Minimum Rear Yard	20 ft.	10 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plan	Not included in a Specific Plan Area
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	8' multi-use trail along F.M. 1171, 15' equestrian easement along F.M. 1171 and Freeman Road
Open Space Plan	Cluster Development
Thoroughfare Plan	F.M. 1171 – Major (Principal) Arterial : 120' ROW
Water Plan	Cross Timbers Conservation Development District
Wastewater Plan	Cross Timbers Conservation Development District



Gross Site Area	103,225 A; 4,496,481 SF
Open Space Lots:	
Lot 53X, Block A	26,540 A; 1,156,098 SF
Lot 54X, Block A	12,111 A; 527,543 SF
Lot 55X, Block A	4,470 A; 194,716 SF
Lot 56X, Block A	2,671 A; 116,366 SF
Lot 57X, Block A	0.496 A; 21,593 SF
Lot 11X, Block B	3,675 A; 160,104 SF
Lot 3X, Block C	2,385 A; 103,900 SF
Landscape Islands within Lot 1X, Block E	0.335 A; 14,607 SF
Total: 8	52,683 A; 2,294,871 SF
Private Street Lot:	
Lot 1X, Block E	5.599 A; 243,883 SF
Proposed Lots:	
Residential	64
Open Space	8
Private Street Lot	1
Total:	73

L E G E N D			
C.R.F.	Capped Rebar Found		Overhead Power Lines
C.R.S.	Capped Rebar Set		Down Guy Wire
C.M.	Control Monument		Existing Contours
Mon.	Monument		Proposed Contours
BM	Benchmark		Concrete Pavement
FH	Fire Hydrant		Asphalt Pavement
WM	Water Meter		Wood Fence
W	Water Valve		Chain Link Fence
W/L	Water Line		Wire Fence
ICV	Irrigation Control Valve		Masonry Wall
SSMH	Sanitary Sewer Manhole		Existing Tree
CO	Sanitary Sewer Cleanout		(FL) Flowline
UP	Utility Pole		Centerline of Creek, Swale, or Waterway
LP	Light Pole		Creek, Swale, or Waterway Embankment
TC	Top of Curb		
TP	Top of Pavement		
TW	Top of Wall		
FG	Finished Grade		
U.E.	Utility Easement		
D.E.	Drainage Easement		
B.L.	Building Line		
R.O.W.	Right-of-Way		
D.R.	Deed Records		
P.R.	Plot Records		

GENERAL NOTES:

1. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGEWAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.

2. ALL "X" LOTS ARE OPEN SPACE LOTS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

3. ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.

4. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.

5. LOT 1X, BLOCK E WILL BE DEDICATED TO THE H.O.A AS A PRIVATE STREET, AND FOR THE CONSTRUCTION OF THE PUBLIC WATERLINE(S), AND FOR CONSTRUCTION OF GUARD SHACK, CARRIAGE HOUSE, AND CONSERVATORY BUILDING WITHIN THE PROPOSED MEDIAN OF INITIAL ENTRY.

6. AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.

LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land situated in the Nathaniel E. Thompson Survey, Abstract Number 1270, Town of Flower Mound, Denton County, Texas, and being part of that certain called 100 acre tract of land described in deed to J. A. Miller recorded in Volume 362, Page 294 of the Deed Records of Denton County, Texas, and being part of that certain called 48.424 acre tract of land described in deed to Allen L. Powdermaker and Francois Usher recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 14.500 acre tract of land described in deed to David, Jill and Karin Powdermaker recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 38.800 acre tract described in deed to Alan L. Powdermaker and Renate Powdermaker recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being that certain called 6.800 acre tract of land described in deed to Francis Usher recorded in Volume 1130, Page 509 of the Deed Records of Denton County, Texas, and being all of Lots 1 and 2, Block 1 of the Powdermaker Addition, as shown on the plat of said Powdermaker Addition, recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, as addition the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas, and being all of Tract 1 and Tract 2, of that same tract of land described to Denton County recorded in Document Number 2008-115823, Official Records, Denton County, Texas, and being all that certain called 1.1 acre tract of land described as Tract No. 19 in deed to Denton County recorded in Volume 429, Page 123 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at an axle found at an inner ell corner in the west line of said 100 acre tract and said 48,424 acre tract, being the southeast corner of Lot 1, Block 1 of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, and being the recognized southeast corner of the J. Gibson Survey, Abstract Number 484 and an inner ell corner in the west line of said Nathaniel E. Thompson Survey, Abstract Number 1270;

THENCE N 00°08'15" W, with a west line of said 100 acre tract and said 48.424 acre tract and the most east line of said Lot 1, Block 1, pass at 90.22 feet the most easterly northeast corner, being the southeast corner Lot 10, Block 1 of said addition, continuing with the east line of said Lot 1, passing the northerly northwest corner of said 48.424 acre tract and the southwest corner of said 6.800 acre tract continuing with the west line thereof, passing the northwest corner of said 6.800 acre tract and the westerly southwest corner of said 30.800 acre tract, continuing with the west line thereof, passing at 1607.20 feet the northeast corner of said Lot 10, Block 1 and the southeast corner of Lot 9, Block 1 of said addition, continuing with the east line thereof a total distance of 1719.94 feet to a 1/2" capped rebar set (G&A) at the southwest corner of that certain called 42.0093 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Document Number 1997-88963 of the Real Property Records of Denton County, Texas, and being the most northerly northwest corner of said 100 acre tract and said 30.800 acre tract and being the northwest corner of said Lot 1, Block 1, Powdermaker Addition;

THENCE S 89°56'35" E, 1870.10 feet with the south line of said 42.0093 acre tract and the north line of said 100 acre tract and said 30.800 acre tract, passing the northeast corner of said 30.800 acre tract and the northwest corner of said 14.500 acre tract, continuing with the north line thereof to a 1/2" capped rebar set (G&A) at the northeast corner thereof and the northeast corner of said 100 acre tract and being the northwest corner of that certain called 27.4102 acre tract of land described in deed to Tom W. Kindred recorded in Volume 1379, Page 434 of the Real Property Records of Denton County, Texas, from which a 5/8" capped rebar found (PBS&J) at the southeast corner of said 42.0093 acre tract bears S 89°56'35" E, 60.0 feet;

THENCE S 00°23'10" E, with the east line of said 100 acre tract and said 14,500 acre tract and the west line of said 27,410.2 acre tract, passing at 819.85 feet the northwest corner of a called 0.265 acre 40' right-of-way dedication as shown on the plat of Western Elevated Tank Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 211-112 of the Plat Records of Denton County, Texas, continuing with the west line of said Western Elevated Tank Addition, passing the southeast corner of said 14,500 acre tract and the northeast corner of said 48,424 acre tract, continuing with the east line thereof 111.16 feet (called 1106.11 feet in said 27,410.2 acre tract deed) to a 1/2" rebar found at the southwest corner of said Western Elevated Tank Addition and the southwest corner of said 27,410.2 acre tract, being the northwest corner of that certain called 5,000 acre tract of land described as Tract Two in deed to Prime Time Properties, Inc., recorded in Volume 3112, Page 428 of the Real Property Records of Denton County, Texas;

THENCE S 00°28'05" E, 329.56 feet continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 5.000 acre tract to a 1/2" rebar found at the southwest corner of said 5.000 acre tract, being the northwest corner of that certain call to 10.1743 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Volume 2444, Page 779 of the Real Property Records of Denton County, Texas;

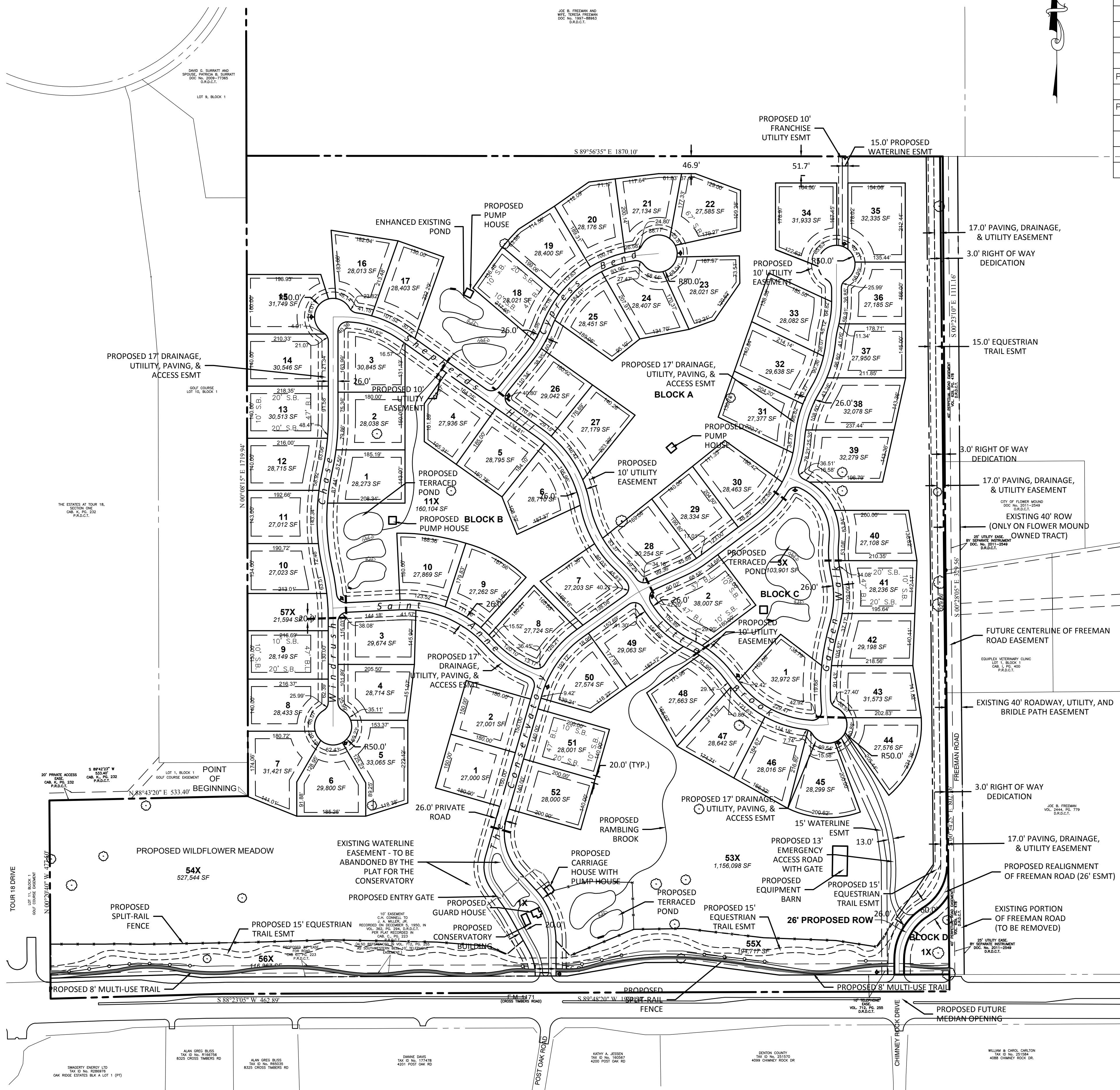
THENCE S 00°34'25" E, continuing with the east line of said 100 acre tract and said 48,424 acre tract and the west line of said 10,1743 acre tract passing at 756.41 feet a 5/8" rebar found at the southeast corner of said 48,424 acre tract and the southwest corner of said 10,1743 acre tract and being on the north line of F.M. 1171 and the north line of said 1.1 acre tract of land, continuing a total distance of 802.16 feet;

THENCE S 89°48'20" W, 1951.54 feet with the south line of said 1.1 acre tract;

THENCE S 88°23'05" W, 462.89 feet with the south line of said 1.1 acre tract;

THENCE N 00°20'40" W, passing at 55.02 feet a 1/2" capped rebar set (G&A) at the northwest corner of said Tract 1, and being on the east line of a 45' right-of-way dedication shown on the aforementioned plat of the Estates at Tour 18, Section One, from which an aluminum TxDOT monument found bears N 88°23'00" E, 0.8 feet, continuing with the west line of said 100 acre tract and said 48.424 acre tract and the east line of said 45' right-of-way dedication, passing at 91.4 feet the northeast corner thereof and the southeast corner of Lot 11, Block 1 of said Estates at Tour 18, Section One, continuing with the east line there 477.50 feet to an old wood fence corner post found at the most westerly northwest corner of said 100 acre tract and said 48.424 acre tract, and being the most southerly southwest corner of the aforementioned Lot 1, Block 1, Estates at Tour 18, Section One;

THENCE N 88°43'20" E, 533.40 feet with the common line between said 100 acre tract and said 48.424 acre tract and said Lot 1, Block 1 to the POINT OF BEGINNING and containing approximately 103.225 acres of land



File: Z:\2014\14164\Drawings\Zoning\14164 ZCP
 Plotted: 1/18/2016 3:52 PM, by Katie Lucas Saved: 12/9/2015 4:22 PM, by Katie

CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE



111 Hillside Dr.
10 Byron Nelson Blvd.

103.225 Acres
in the
PIMPSON SURVEY, ABSTRACT NO. 1270
OF FLOWER MOUND
TOWN COUNTY, TEXAS

NATHANIEL E. THOMAS
TOWN
DEN

ZONING CONCEPT PLAN

PRELIMINARY PLANS

DOCUMENT IS FOR
IM REVIEW AND IS
NTENDED FOR
TRUCTION, BIDDING,
ERMIT PURPOSES.
CONSULTANTS, F-1798
RT JOHN DOLLAK, JR.,
#86898
1/18/2016

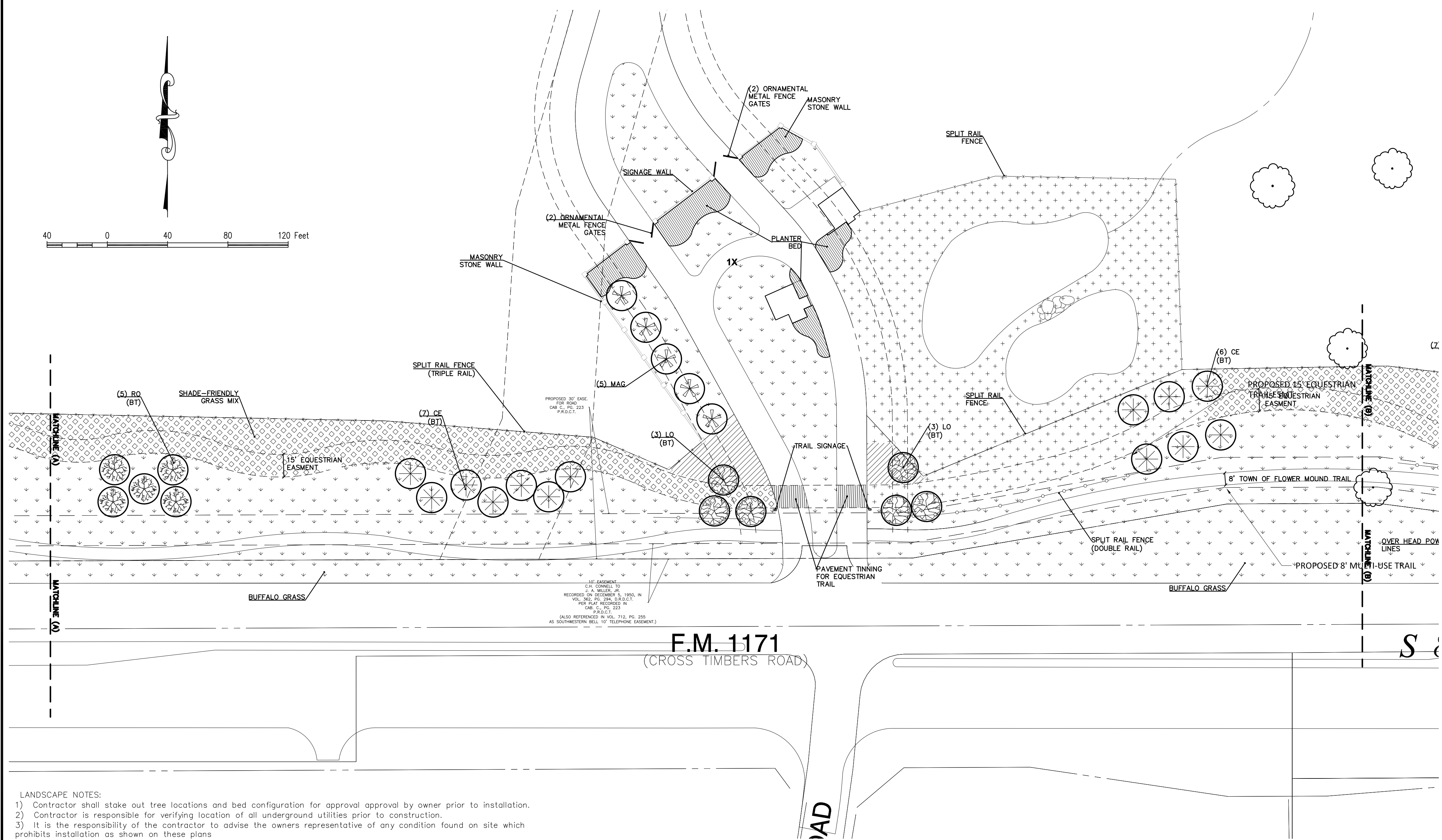
By: EKL
01/26/2015
1"=150'
ons:
/2015
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/2015
/2015
/2016

14164

ZCP

<u>OWNER</u>	<u>DEVELOPER</u>
POWDERMAKER FIRST FAMILY LIMITED PARTNERSHIP 4401 PIERRE LANE FLOWER MOUND TX, 75022	RACO DEVELOPMENT, LLC P.O. BOX 611 COLLEYVILLE, TX 76034 Ph. 817.975.5588
Contact: DAVID POWDERMAKER	Contact: CHRIS CHANDLER

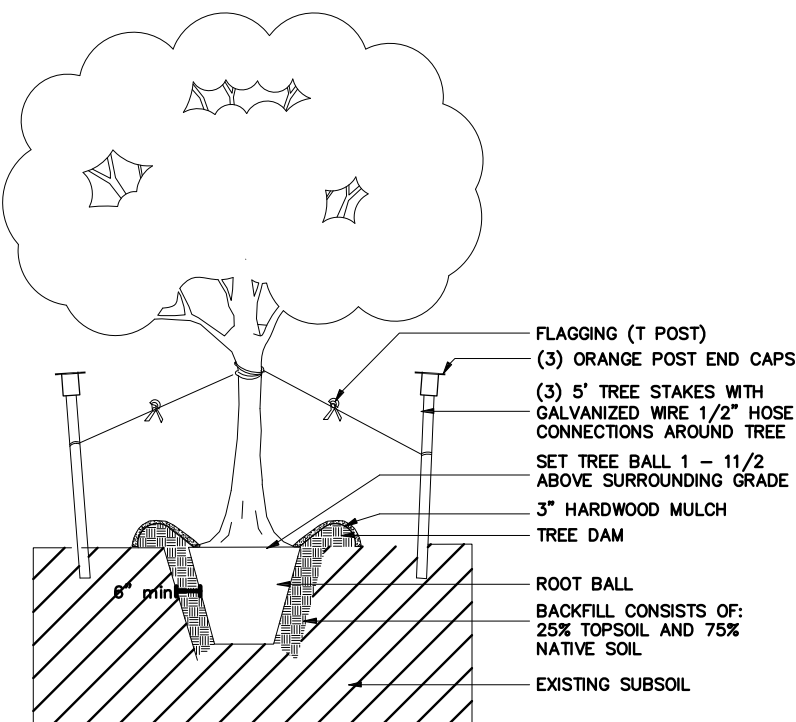
Fig. 3 - LANDSCAPE PLAN (Landscape Plan) - 10/26/2015, 12:18 PM, by WSW
Project: 178/2015, 12:18 PM, by WSW
178/2015, 12:18 PM, by WSW



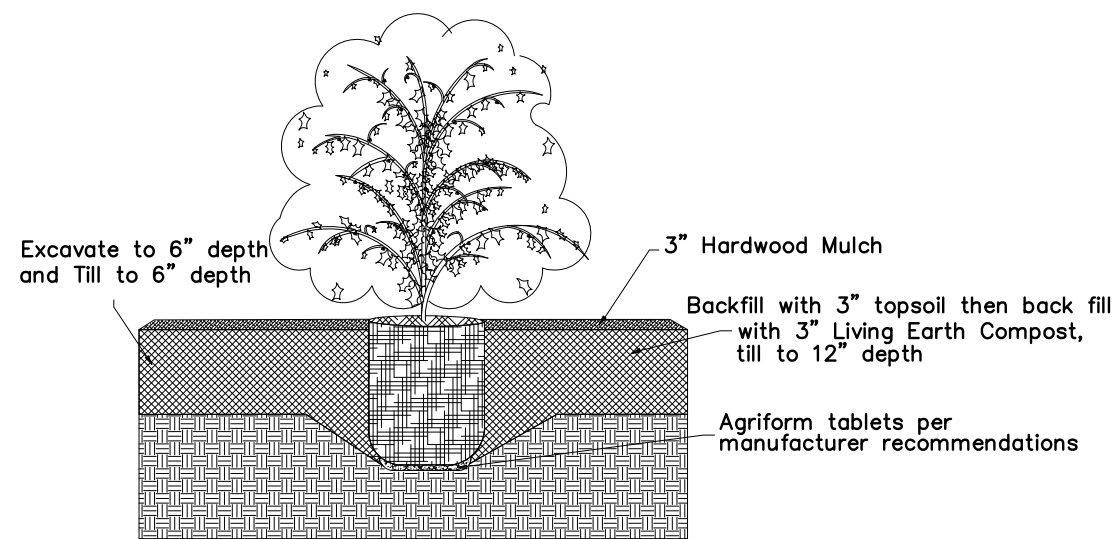
- LANDSCAPE NOTES:
- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

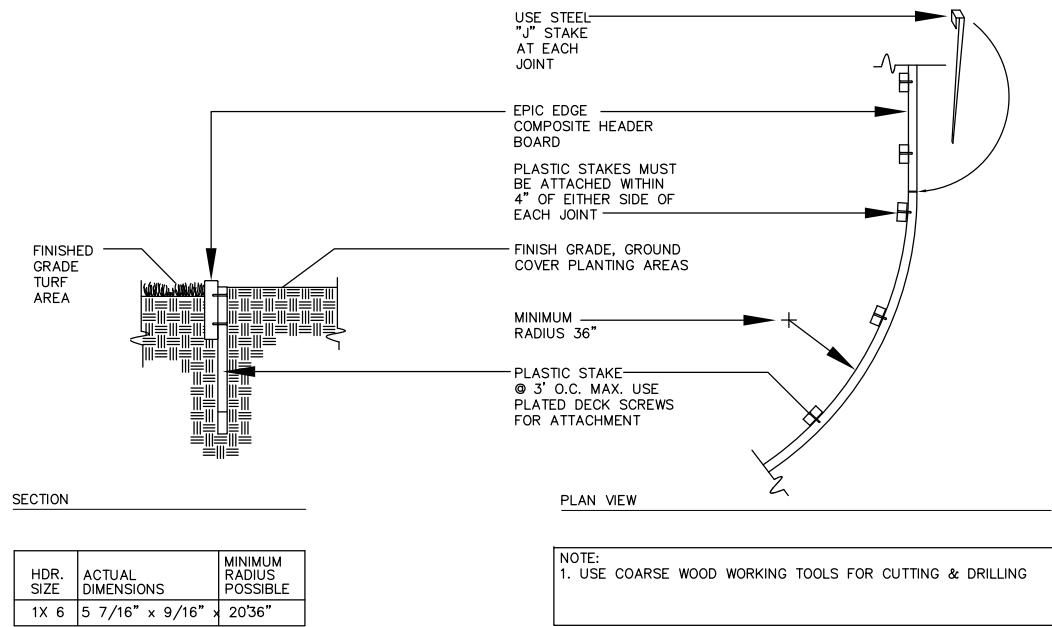
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
16	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	per plan	Single trunk
13	RED OAK	Quercus texana	3" cal.	10'-12'	per plan	Single trunk
21	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	per plan	Single trunk
16	CHINKAPIN OAK	Quercus muehlenbergii	3" cal.	10'-12'	per plan	Single trunk
20	MAGNOLIA	Magnolia grandiflora	3" cal.	10'-12'	per plan	Single trunk



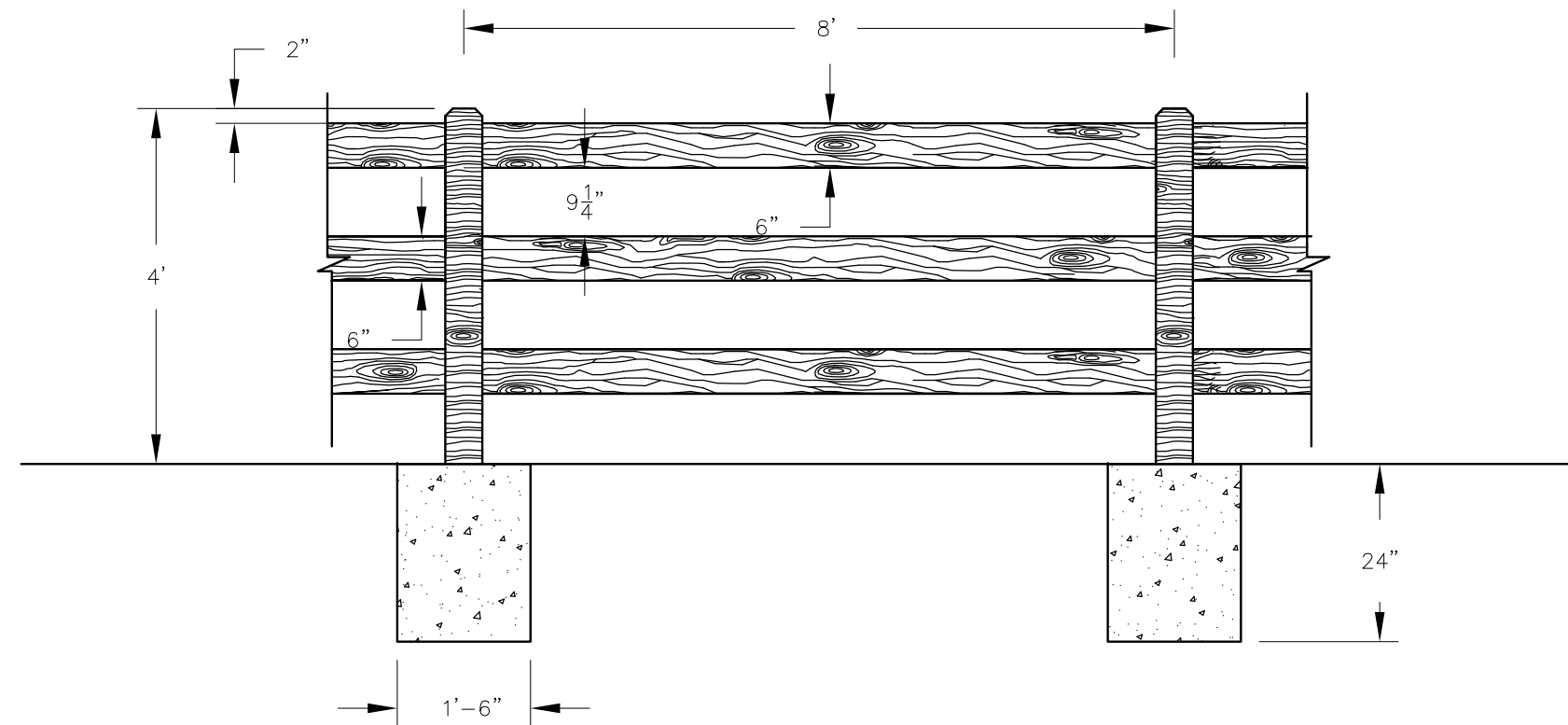
1. TREE STAKING
NOT TO SCALE



2. SHRUB DETAIL
NOT TO SCALE



3. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



4. CEDAR SPLIT RAIL FENCE DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Belle Trace

Final landscape plan will meet all Town of Flower Mound site development standards.
All landscape will be maintained according to town standards. 5.03 (c)(6)
All landscape will be 100% watered by an underground irrigation system. 5.03 (d)(4)
All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists. 5.03 (f)(7)

STREET BUFFER LANDSCAPING

REQUIRED: Street buffer trees shall be provided in a ratio of one (1) tree for every thirty feet (30') of linear frontage
F.M. 1171- 2340 ft. / 30 ft. = 78 trees

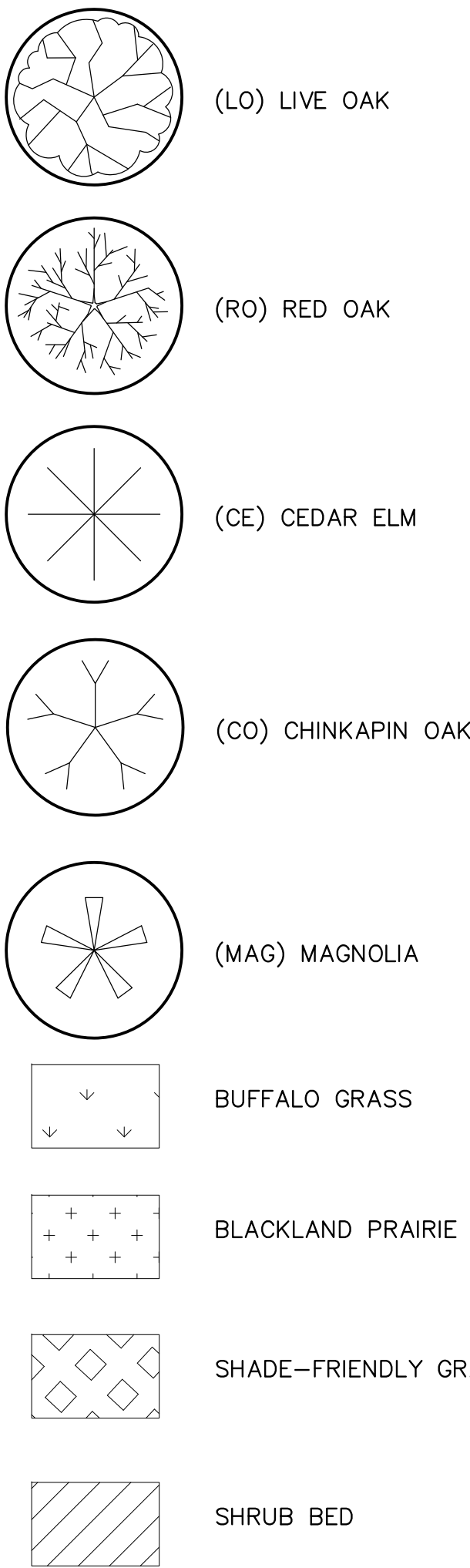
PROVIDED: F.M. 1171 - (81) new trees

PERIMETER FENCING

REQUIRED: Subdivision perimeter fences and walls constructed adjacent and parallel to the rights of way of arterial and collector streets shall consist of masonry, stone, wrought iron or tubular steel, or combination thereof.

PROVIDED: 6' Masonry stone wall and split rail fence

LEGEND



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hildebrand Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

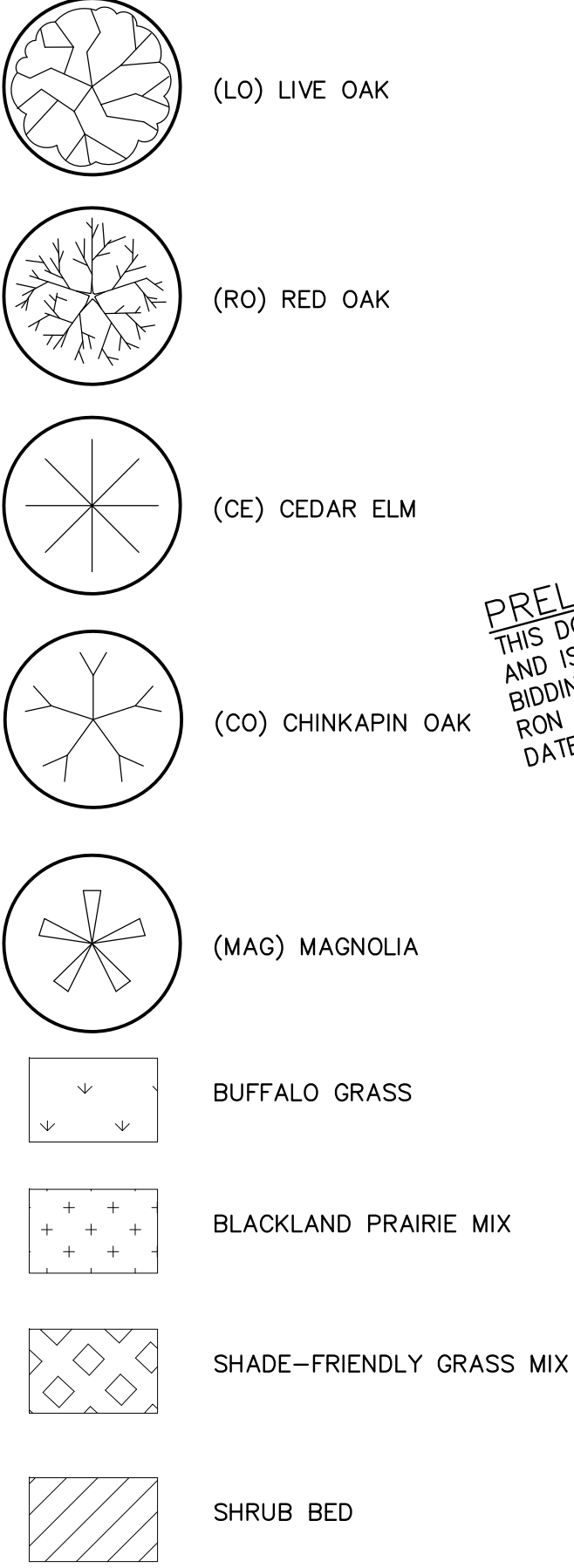
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
REVISIONS:
04/09/2015
05/26/2015
DATED 1/18/2016



Drawn By: WS
Date: 01/26/2015
Scale: 1"=40'
Revisions:
04/09/2015
05/26/2015

14164

L1.0



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/18/2016



Drawn By: WS
Date: 01/26/2015
Scale: 1"=30'
Revisions:
04/09/2015
05/26/2015

14164

L1.1

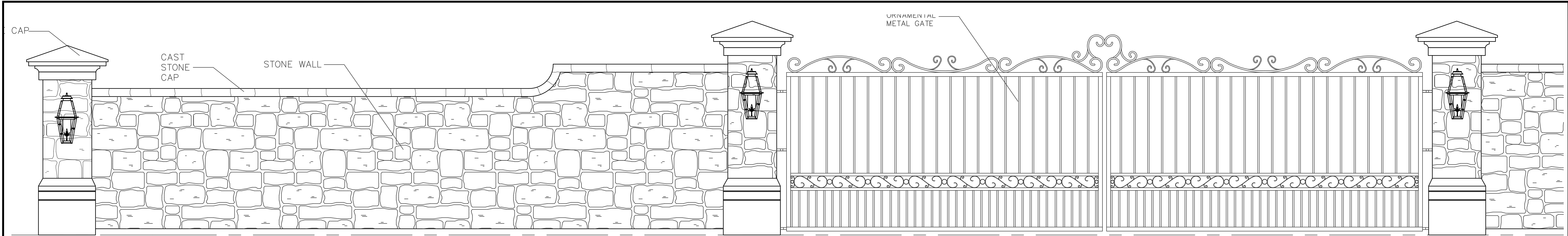
ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
• Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

1111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715
a division of G & A Consultants, LLC.

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

STREET FRONTAGE LANDSCAPE PLAN

THE CONSERVATORY ESTATES

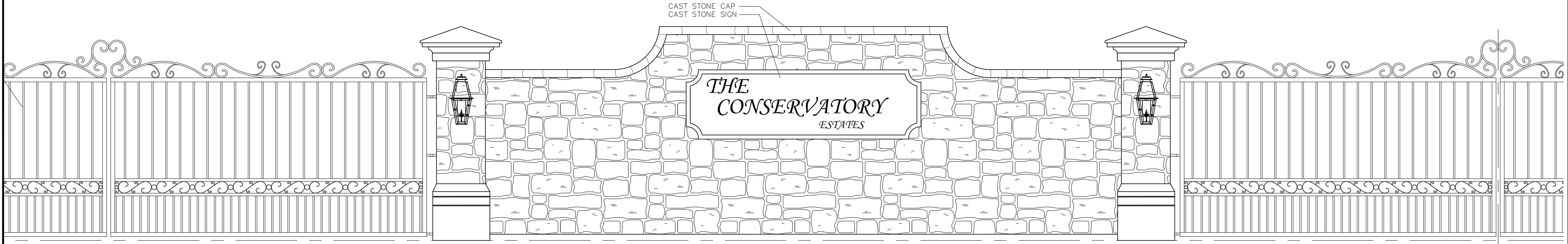


FOUNDATIONS & PIERS
DESIGNED & SEALED BY
LICENSED STRUCTURAL
ENGINEER

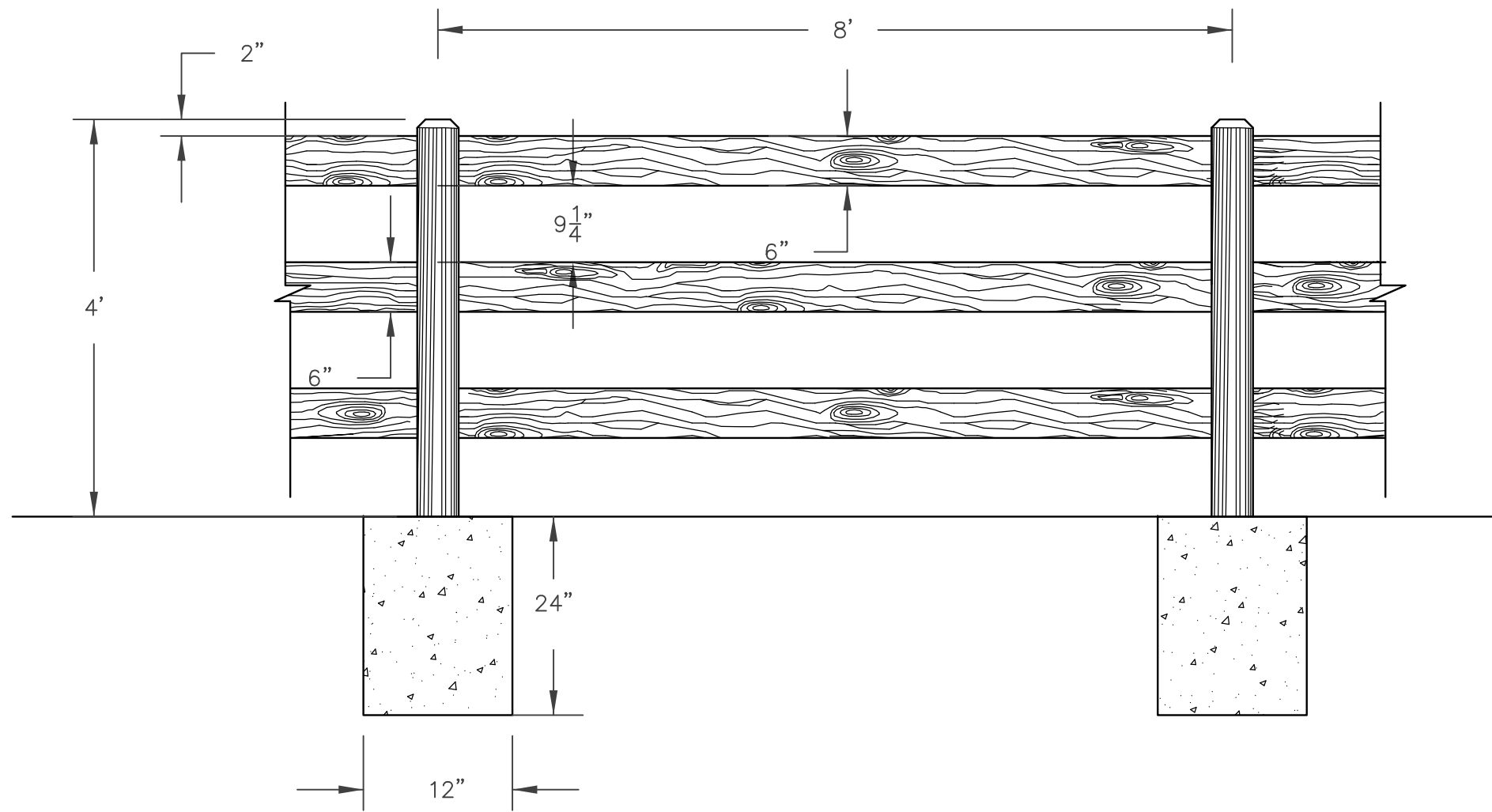
MANUFACTURER TO SUBMIT SHOP
DRAWINGS FOR FINAL DESIGN.

WELD NOTES: ALL WROUGHT IRON AND
FIELD WELDS TO BE PRIMED AND
PAINTED.

1. ENTRY WALL AND GATE
SCALE: 1/2"=1'



2. ENTRY SIGNAGE
SCALE: 1/2"=1'



3. SPLIT RAIL FENCE DETAIL
NTS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/18/2016



Drawn By: RLS
Date: 01/26/2015
Scale: 1/2"=1'
Revisions:
04/09/2015

17/07/2016 11:43 AM by William Chandler, Owner. 17/07/2016 11:43 AM by William Chandler, Owner. 17/07/2016 11:43 AM by William Chandler, Owner.



TREE #	TAG	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	CLASSIFICATION	STATUS
1	257	27	Post Oak	<i>Quercus stellata</i>	No	Specimen	
2	4944	29.5	American Elm	<i>Ulmus Americana</i>	No	Specimen	Cavity at base, embedded wire
3	2402	30	Post Oak	<i>Quercus stellata</i>	No	Specimen	
4	471	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
5	476	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
6	500	31.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	Mistletoe in a few branches
7	468	26.5	Pecan	<i>Carya illinoensis</i>	No	Specimen	
8	244	27.5	Pecan	<i>Carya illinoensis</i>	No	Specimen	Embedded rebar in base
9	4941	23	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	No branching on the east side
10	4942	34.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
11	4943	36.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
12	2399	24	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
13	446	29.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
14	2400	26	Post Oak	<i>Quercus stellata</i>	No	Specimen	
15	2401	25	American Elm	<i>Ulmus Americana</i>	No	Specimen	
16	4937	25.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	Trimmed for powerlines
17	4940	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
18	4939	31	Post Oak	<i>Quercus stellata</i>	No	Specimen	
19	450	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
20	488	24.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
21	4935	22	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	Greenbriar in canopy
22	4945	26.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
23	462	25.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
24	2934	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
25	2934	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
26	501	26	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
27	502	32	Post Oak	<i>Quercus stellata</i>	No	Specimen	Embedded barbed wire

DEVELOPMENT STANDARDS

Planned Development District 140 (PD-140) The Conservatory Estates

The development on the property comprising approximately 103.225 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit XX to this Zoning Ordinance adopting PD-140 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to Section 98-972;
 - c. Garage Sale, subject to Section 98-982;
 - d. Home occupation, subject to Section 98-984;
 - e. Model home;
 - f. Swimming pool, private; subject to Section 98-996;
 - g. Tennis Courts;
2. Specific Uses: No specific uses requiring the issuance of a specific use permit shall be permitted in PD-140, except:
 - a. Accessory Dwelling, subject to section 98-983.
3. Temporary Uses. Only the following temporary uses may be permitted in PD-140 subject to the approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974
 - b. Building material yard; and
 - c. Field office, temporary
4. Accessory Uses Permitted in Lots Owned by HOA ("X" Lots). The following uses are permitted in PD-140 within lots owned by the Homeowner's Association as shown on the attached Conceptual Site Plan (Exhibit "XX")
 - a. Pump Houses:
 - i. Size: 500 sq. ft. maximum
 - ii. Number: Maximum of 4.
 - iii. Construction; In compliance with Town regulations
 - iv. Appearance: Designed to accent the Garden Areas with traditional style.
 - v. Purpose: Pump House, irrigation equipment, garden supplies and tools.

- b. Barn;
 - i. Size: 3,200 sq. ft. maximum
 - ii. Number: Maximum of 1.
 - iii. Construction: Stone and Mortar walls with barn doors and pitched roof. In compliance with Town regulations.
 - iv. Appearance: Traditional Scenic Barn
 - v. Purpose: Storage of Equipment and Supplies for husbandry of the woodlands and the scenic agricultural uses.
- c. Conservatory Building; (may be connected to Guard House) at the Entrance.
 - i. Size: 2,400 sq. ft. maximum
 - ii. Number: Maximum of 1.
 - iii. Construction: Masonry Walls with glass windows and engineered roof to consist of aluminum frame with glass panels. In compliance with Town regulations.
 - iv. Appearance: Stone and mortar walls supporting the engineered glass and aluminum roof and windows (European Country or Wine Country appearance).
 - v. Purpose: Workplace for germinating flowers and potted plants to use in the gardens as well as seasonal color. Also, Garden Sitting Area for neighborhood (HOA) committee meetings or small "get-togethers". Possibly, Conservation Education
- d. Carriage House;
 - i. Size: 1,600 sq. ft. maximum
 - ii. Number: Maximum of 1.
 - iii. Construction: Stone and Mortar walls with carriage house doors, 5 each at front and 2 each side doors. In compliance with Town regulations.
 - iv. Appearance: Traditional Carriage House with decorative trim and pitched roof.
 - v. Purpose: Parking for Guards i.e. Administrators, storage of equipment and supplies for the Conservatory, pumps and irrigation equipment for the adjacent ponds, entry landscaping, gates, lighting, and seasonal decorations.
- e. Livestock, subject to Section 98-985.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. Planned Development (PD) Zoning District 140 Residential Lot Standards:
 - a. Minimum lot area per dwelling. The minimum lot area shall be twenty-seven thousand (27,000) square feet, subject to section 98-1023;
 - b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be one hundred feet (100'), subject to section 98-1024;
 - c. Minimum front yard. The minimum front yard setback shall be thirty feet (30'), subject to section 98-1026.
 - d. Minimum side yard. The minimum side yard shall be ten feet (10'), subject to section 98-1027;
 - e. Minimum rear yard. The minimum rear yard shall be ten feet (10'), subject to section 98-1027.
 - f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be four thousand square feet (4,000 sq. ft.) for a single story building, and five thousand square feet (5,000 sq. ft.) for a two (2) story building.

- g. Maximum lot coverage. The maximum lot coverage shall be thirty-five percent (35%) for all uses, subject to section 98-129;
 - h. Maximum height. The maximum height of buildings and structures shall be three (3) stories or thirty-five feet (35') for all uses, subject to section 98-1031; and
2. The dimensional and area regulations contained in this section shall not apply to common areas or lots owned by the homeowner's association for The Conservatory Estates at Flower Mound ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within The Conservatory Estates.

1. There shall be a maximum residential lot density of 0.62 dwelling units per gross acres of the entire The Conservatory Estates property which equates to 64 total residential lots.

D. SUPPLEMENTAL STANDARDS

1. The development of PD-140 is subject to the approved Environmental Protection Plan.
2. The development of PD-140 is subject to an Open Space Management Plan.
3. The home owner or home builder may choose to install an ornamental metal fence on the residential lot that is adjacent to open space, or may choose to leave their property unfenced. If a pool is installed, a fence must be constructed either by the homebuilder or homeowner.
4. As a Cluster Development, PD-140 shall have a minimum of fifty percent (50%) of the gross land area preserved as open space for the development as depicted in Exhibit "XX" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "XX" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, HOA or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. The final Open Space Management Plan (OSMP) shall conform with the following:
- a. The Open Space Management Plan shall be in accordance with Ordinance No. 64-13; Section 5/Cross Timbers Conservation District Area Plan (CTCDD)
 - b. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.

- c. Be recorded in the deed records of Denton County Texas as a restriction running with the land prior to the submittal of the first record plat within the development.
 - d. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the Zoning application (ZPD15-0006) and identified as Attachment XX of the agenda item.
- 5. A multi-use trail with a minimum width of eight feet (8') shall be provided along FM 1171.
- 6. An equestrian trail with a minimum width of fifteen feet (15') shall be provided along FM 1171 and the eastern boundary of the property along Freeman Road.
- 7. Prior to approval of a record plat, a tree survey shall be submitted and accepted by staff for all areas of the subject property outside of Environmentally Sensitive Areas (ESA's) that are impacted by public improvements including but not limited to roads. Furthermore, a tree survey shall be required for each residential lot at the time a building permit application is sought prior to the construction of any structure. This allows the custom home-builder to have flexibility in the design and placement of buildings in order to optimize the preservation of existing natural features, such as trees, that are unique to each lot.
- 8. A secondary/emergency access with a minimum width of thirteen feet (13') shall be provided as shown on the approved Concept Plan, Exhibit XX.
- 9. Individual lot grading design shall not be required for all residential lots during the Record Plat/Construction Plan phase; however, for those lots not graded on the Grading Plan included in the set of Construction Plans shall require a separate grading plan at the time of building permit submittal and must be completed by an engineer.
- 10. House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with the Engineering Design Criteria and Construction Standards. The grading and drainage within Conservatory and along the perimeter of all lots within each phase of the development shall be complete prior to final acceptance of that phase of the development by the Town. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of each phase of the development. Developer agrees that for each pad site that is not being benched, as identified herein-above, prior to final acceptance of that particular phase the following will occur:
 - a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;

- b. Erosion control measures including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;
 - c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulates or is otherwise stockpiled within the development;
 - d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.
11. The development of PD-140 is subject to the approved Developer's Agreement.
12. All amenity ponds shall have aeration by recirculating pumps or by fountains.
13. All landscaping shall be in conformance with Exhibit "XX", the Conceptual Landscape Plan.

OPEN SPACE MANAGEMENT PLAN
Planned Development District 140 (PD-140)
The Conservatory Estates

Maintenance of Common Areas:

The Conservatory Estates has dedicated **52.683** acres as open space, which is equivalent to 51% of the land. This exceeds the suggested 50% requirement by **1.073 acres** (46,740 sq. ft.). A total combined footprint for Accessory Buildings will not exceed 12,000 sq. ft.

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

The structure and guidelines for the HOA will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the HOA Board of Directors. The Common Areas and their care will be as follows:

1. Bar Ditch Open Space

a. Bar Ditches

i. Description:

1. Located along streets in open space areas, comprising approximately 1.6 acres
2. Bar ditches to be seeded with native grasses and wildflowers; some bordering trees may be added by the developer

ii. Maintenance:

1. Seasonal mowing as determined by the grasses and wildflowers and the natural seeding process of the vegetation
2. Supervision and maintenance of culverts with natural stone facades
3. Maintained by the HOA

iii. Uses:

1. Pedestrian access throughout the Estates for the residents
2. Drainage and utilities

2. Private Park Area and Entry Open Space

a. Entrance Facilities

i. Description:

1. All buildings, signs, masonry walls, gates and operating equipment, fences, and all accessories and equipment. The buildings will include the guard house, carriage house, and the adjoining conservatory (green house).
 - a. The guard house is a structure to provide shelter for the guards who may monitor ingress and egress into the subdivision
 - b. The carriage house may be used to house equipment, seasonal decorations, and the guards' cars
 - c. The conservatory is intended as a workplace for germinating flowers and potted plants and/or as a small meeting area
- ii. Maintenance:
 1. Service and repairs of all the above items and the employment of guards at the entrance.
- iii. Uses:
 1. Location for the guards and for the entrance-exit by the estate owners and guests. The conservatory may be used for flower seeding and as a small meeting area
- b. Private Park Areas with Ponds
 - i. Description:
 1. Four (4) locations with gardens surrounding small lakes. Located on lots 3X, 11X, and 53X, these private park areas comprise approximately 5.6 acres. Proposed ponds locations have been carefully selected – they will replace existing hay fields and horse corrals, with minimal impact on existing trees.
 2. Lakes will be maintained with well water, overflow and rainwater.
 3. Lakes will have re-circulating pumps, waterfalls and spillovers to aerate the water and create continuous flow of the waterfalls and spillovers.
 4. Pump houses may be constructed within private park areas, subject to the conditions specified in the Development Standards.
 - ii. Maintenance:
 1. The park areas and lakes will be maintained by the Developer initially, then by the HOA, as provided in the dedications and restrictions.
 2. Lakes comprise approximately half of the 5.6 acres allocated as private park areas, leaving only 3 to 4 acres that will be maintained by mowing, landscaping, etc.
 - iii. Uses:
 1. These private park areas will be landscaped and maintained with flowers, shrubbery, trees and seasonal color. They will be the focal points of the subdivision with beautiful views from the interior roads and from the homes clustered around the parks and small lakes. They will also be enjoyed by the residents as places for passive recreation and interaction with the outdoors.

2. The lake at the entrance will be a scenic feature for all vehicular passengers to enjoy as they drive past The Conservatory Estates along Cross Timbers Road.

3. Private Grassland Open Space

a. Meadows

i. Description:

1. Open space within the development that lacks significant tree cover. Most of these meadows have been used for the past five generations as hay fields and horse corals. They are not a part of the Ancient Cross Timbers Habitat, and therefore do not need to be maintained as they are. The plan is to over-seed and maintain the meadows with native grasses and wildflowers, which will be part of the scenic country vistas along FM 1171 and in some of the open spaces.
2. Meadows are comprised of approximately 8.1 acres.

ii. Maintenance:

1. Bramble sprouts and under growth may be controlled by cultivation or herbicide.
2. Meadows will be mowed in the fall and over-seeded with grasses and wildflowers. Sheep may be used to control existing Bermuda grasses while encouraging the germination and growth of wildflowers and native grasses. Eventually wildflowers and native grasses will replace existing Bermuda grass.
3. The adjacent bar ditches and open spaces will be maintained by the HOA as part of the meadows, since the vegetation will be the same and may feature the same sort of vegetation.

iii. Uses:

1. The wildflower seeds may be harvested and sold or reused as a permitted agricultural use
2. Scenic views are a significant function for the meadows, and may be used for passive recreation

4. Native Prairie Habitat

a. Native Prairie Habitat

i. Description:

1. This meadow is presently seeded with little bluestem. This will be expanded to include adjacent savannahs and wildflower meadows, in order to facilitate a conservation concept.
2. Native prairie habitat areas comprise approximately 3.4 acres

ii. Maintenance:

1. Compatible wildflowers will be over-seeded to provide seasonal colors. Various wildflowers are seeded in spring, others in the fall.
2. Once established, these areas may be maintained with seed harvesting and seasonal sheep grazing. Since the conservation district advocates

agricultural conservation, the HOA must work with natural and seasonal timing.

iii. Uses:

1. Again, the rural pastoral meadow vistas will be significant. The homeowners and their guests may enjoy these areas for picnics, parties and passive recreation

5. Woodland Open Space

a. Wooded Open Space

i. Description:

1. Wooded areas with tree coverage ranging from 25-100%. Currently, the vines and undergrowth have been left to take over the trees which is causing damage by invading the tree canopy and covering up the leaves. The vines and undergrowth are predominantly poison ivy, poison oak, greenbrier, and mustang grape vines, most of which are undesirable, very aggressive, and must be managed or removed in order to save the existing trees.
2. Wooded open space areas are comprised of approximately 28.2 acres

ii. Maintenance:

1. Brush, vines and undergrowth will be cleared and removed. Mistletoe and dead wood will be cleared and trees will be pruned to let light in to the forest floor. Less desirable trees (like cedars) may be removed to allow more room for native species to thrive.
2. These areas will be seeded with native grasses, wildflowers, and/or native ("slow-growth") ground cover to prevent topsoil erosion and to provide visual interest and a welcoming habitat for native creatures.
3. Initial restoration will be done by the developer. The conservation husbandry will be overseen by the HOA or by a conservation easement trust, if so determined by the HOA.
4. Heavily treed areas will be under the supervision of a licensed arborist or forester, retained by the Developer and/or the HOA
5. The developer will plant a minimum of approximately 185 trees in and around the development as part of the landscape plan, and to provide additional screening. All lots with no or few existing trees will be required to plant four to six trees, depending on the number of existing trees. This will result in another approximately 141 trees being added to the site, for a total estimate of 326 additional trees being planted.

iii. Uses:

1. In coordination with the Meadows, the wooded open space areas will contribute to the rural vistas and may be used for hiking, wildlife observation and other passive recreation.

6. Street Buffer Open Space

a. Meandering Street Buffer

i. Description:

1. A meandering linear pedestrian and equestrian buffer along FM 1171.
 2. Street buffer land shall include an 8' trail and a 15' equestrian trail easement.
 3. Open space may include enhanced landscape, understory trees, irrigation, a split rail fence, benches, and sidewalks.
 4. Street buffer open space areas are comprised of approximately 5.8 acres
- ii. Maintenance:
 1. By the HOA. Maintenance will be similar to that of Private Park areas and may include the use of drought-resistant grass.
 - iii. Uses:
 1. Street Buffer land open to the public for use of the hike-and-bike trail and the equestrian trail

The objective for all areas is to establish a program - which will be embraced by the members of the HOA - to restore the native settings of the meadows, savannahs, and woodlands, and then be subject to an ongoing Conservation Program.

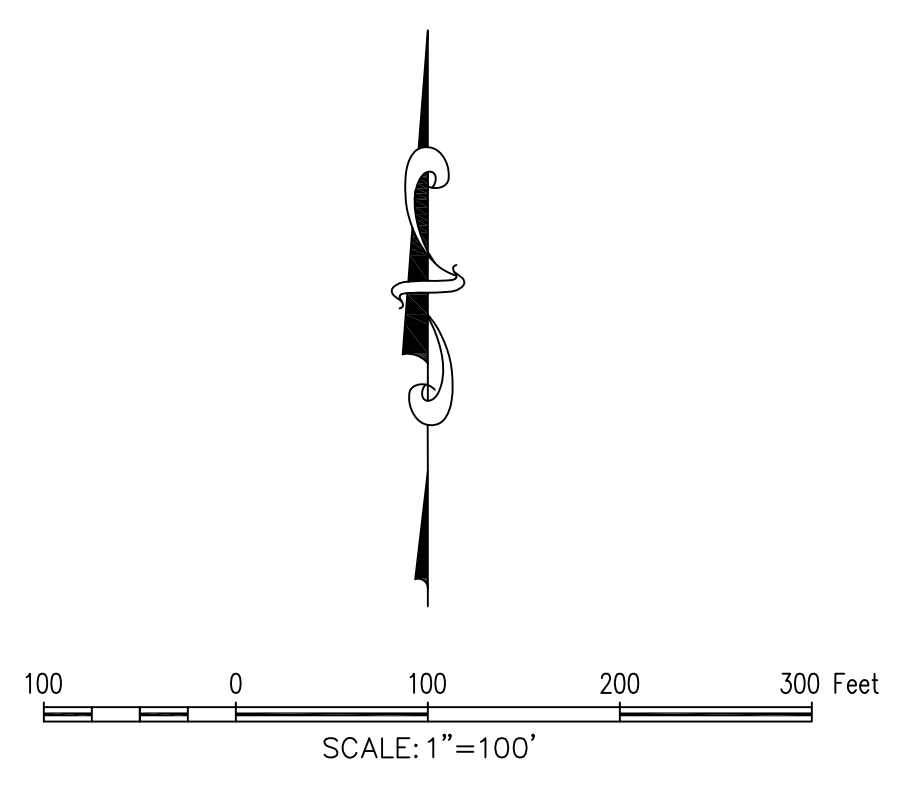
The husbandry by the HOA will provide an environment which will be much more than isolated and forgotten woodlands, savannahs and meadows, but rather a native habitat to be preserved, protected and enjoyed by all. Native grasses and wildflowers shall come from species within the Native American Seed company mixes – “Blackland Prairie Mix”, “Shade-Friendly Grass Mix”, and “Native Texas Mix” are all potential options.

Prohibited activities include, but are not limited to the removal of protected trees within the open space unless otherwise allowed by town ordinance, burning, dumping or illegal activities as listed in the Town of Flower Mound Code of Ordinances.

All open space areas may be either placed under a Conservation Easement to be supervised by a licensed or certified Conservator, or supervised by the Conservation Committee appointed by the HOA Board of Directors. The Conservation Committee will be under the supervision of a licensed Arborist, Forester or by a Certified Conservationist to be retained by the HOA. The Conservation Committee will fulfill the conservation covenants as provided in the deed restrictions.

Please refer to the open space plan, the environmental protection plan (EPP), and the Planned Development – 140 for additional clarification.

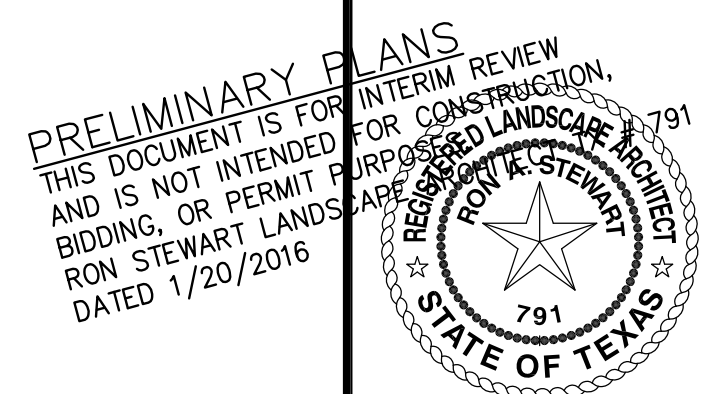
Fig. 1: 1/20/2015, 11:45 AM, Drawn by: Chris Chandler, RACO Development, LLC, 1111 Hildebrand Drive, Suite 100, Colleyville, TX 76034
Printed: 1/20/2015, 5:08 PM, by: William Stewart, RACO Development, LLC, 1111 Hildebrand Drive, Suite 100, Colleyville, TX 76034



LEGEND

	PRIVATE WOODLAND OPEN SPACE (28.2 ACRES)
	PRIVATE MEADOWS OPEN SPACE (8.1 ACRES)
	NATIVE PRAIRIE HABITAT (3.4 ACRES)
	PRIVATE PARK AREA/ ENTRY OPEN SPACE (5.6 ACRES)
	STREET BUFFER OPEN SPACE (5.8 ACRES)
	BAR DITCH OPEN SPACE (1.6 ACRES)
TOTAL OPEN SPACE - 52.7 ACRES	

*PLEASE REFER TO THE OPEN SPACE MANAGEMENT PLAN AND THE ENVIRONMENTAL PROTECTION PLAN FOR ADDITIONAL CLARIFICATION



Drawn By: WS
Date: 01/26/2015
Scale: 1"=100'
Revisions:
04/07/2015
01/07/2016

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THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OPEN SPACE PLAN

14164

L1.3



Environmental Protection Plan
First Revision
Conservatory Estates
E.M. 1171 & Freeman Road
Town of Flower Mound, Texas



ENVIRONMENTAL PROTECTION PLAN

FIRST REVISION

**CONSERVATORY ESTATES
103.225 ACRES
F.M. 1171 AND FREEMAN ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JUNE 4, 2015

Prepared For:

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PROJECT NO. 967.023



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FIGURES

- Figure 1 Site Location Map
- Figure 2 Environmentally Sensitive Areas
- Figure 3 Topographic Slope Protection Map
- Figure 4 National Wetland Inventory Map
- Figure 5 Soil Survey Map

APPENDICES

- A Town's ESA Survey
- B Physical Setting Sources: FEMA FIRM and Hydric Rating Soil Map
- C Photographic Log
- D Threatened and Endangered Species Lists for Area and TXNDD Report
- E Climate Data and Field Data Forms
- F Tree Survey Map with Specimen Trees

EXECUTIVE SUMMARY

W&M Environmental Group, LLC (W&M) developed this Environmental Protection Plan (EPP) for the proposed Conservatory Estates development located on approximately 103 acres in the Town of Flower Mound (Town), Denton County, Texas (Site). This is the first revision of our April 22, 2015 EPP and has been revised to include Upland Habitat that is non-contiguous with other Upland Habitats per the direction of the Town. The Site is located northwest of the intersection of F.M. 1171 (also known as Cross Timbers Road) and Freeman Road. The regional location of the Site is shown on **Figure 1**.

Environmentally Sensitive Areas (ESAs) are defined in the Town's SMARTGrowth Program and include upland habitat, riparian habitat, waters of the state (WOTS), prairie habitat, and developed and undeveloped floodplain. The Town requires preparation of an EPP prior to certain approvals of residential and non-residential developments at properties where ESAs are identified. The purpose of the EPP is to describe the ecological setting and condition of the property, identify and map ESAs, and present best management practices (BMPs) to "protect, conserve and/or restore" ESAs at the Site. The EPP commonly also addresses other elements of the SMARTGrowth Program that include the identification of jurisdictional wetlands or waters of the U.S., topographic slope protection (varying degrees of protection for slopes greater than 5 and 12 percent), threatened and endangered species survey, and water impoundment protection (protection for impoundments with surface area capacity equal or greater than 0.5 acre).

The Town completed an Environmental Survey at the Site (**Appendix A**) dated February 11, 2015, which identified upland habitat, prairie habitat, waters of the State, and topographical slope protection ESAs at the Site. ESA boundaries are presented on **Figure 2**, which also shows the Site boundaries. W&M's topographic slope protection map is presented as **Figure 3** and is based on the Town's map and data. The ESA areas are summarized in **Table 1** below along with the typical ESA mitigation strategy.

Table 1 – ESA Summary Table:

ESA	ESA Detail	ESA Mitigation
Upland Habitat	48.02 acres	Impacts to upland habitat have been minimized to approximately 19.55 acres. A waiver will be requested to waive per acre payment to tree mitigation fund for the remaining impacts to upland habitat.
Waters of the State	4,350 linear feet (LF) of swales (WOTS). Three non-jurisdictional stock pond wetlands: Wetland 1 = 0.03 Acre Wetland 2 = 0.49 Acre Wetland 3 = 0.01 Acre	Impacts to WOTS are typically mitigated by facilitating their flow within the on-Site drainage plan. The swales and wetlands are non-jurisdictional; therefore, no Section 404 of the Clean Water Act permits are necessary.
Prairie Habitat	2.28 acres in southwest corner of Site.	The prairie habitat is not planned to be impacted by the proposed development.
Topographic Slope Protection	Areas of slope between 5 and 12 percent have been mapped at the Site (Figure 3).	Construction activities in areas with slope between 5% and 12% may proceed with limitations per the Topographic Slope Protection in the SMARTGrowth Analysis.

The overall ecological health of the Site is somewhat degraded as much of the Site has been affected by historical agricultural activities that included cleared, improved pastures, grazing, and surface water capture. With exception of one native prairie area, the pastures support introduced, non-native, invasive

plant species and were not dominated by mid-successional or climax native grasses. Invasive plant species such as nandina and saw greenbrier were present in the wooded area and the native prairie area, respectively.

The proposed residential development plan requires some impacts to ESAs including upland areas and swales. Much of the upland habitat area has been avoided, but a waiver will be requested for the remaining impacts to upland habitat to waive payment of the associated per acre fee to the Town of Flower Mound Tree Fund. Based on the wetland delineation and jurisdictional determination, none of the swales or wetlands appears to be waters of the U.S. and would not require a U.S. Army Corps of Engineers (USACE) Section 404 of the Clean Water Act (CWA) permit. The Site contains three stock tanks that have berms on the down gradient end and may be considered impoundments, but none is greater than the 0.5 acre minimum size that requires preservation by current Town standards. Impacts to swales or stock tanks would be absorbed into the planned storm water system.

As a result of the ESA survey, adjustments were made to one proposed lot to avoid impacting the margin of a prairie habitat area leaving no planned impacts to the prairie habitat ESA.

Portions of the Site have moderately steep slopes ranging between 5 and 12 percent. The current Town development standards limit mass grading in areas of greater than 5% slopes with rise greater than 6 feet or slope length greater than 50 feet. The identification of slopes has been completed based on data provided by the Town.

Twenty seven specimen trees have been identified at the Site in a tree survey completed by G&A Consultants, Inc. At this time, no specimen trees are planned for removal.

The potential for the proposed development to impact the habitat of state and federally-listed threatened and endangered species, as well as other species of concern identified by the U.S. Fish and Wildlife Service (USFWS) and Texas Parks and Wildlife Department (TPWD), was assessed during the preparation of this EPP. No threatened or endangered species are anticipated to inhabit the Site, and the proposed development plan will have no significant effect on listed species.

1.0 INTRODUCTION

W&M Environmental Group, LLC (W&M) developed this Environmental Protection Plan (EPP) for the proposed Conservatory Estates development located on approximately 103 acres in the Town of Flower Mound (Town), Denton County, Texas (Site). This is the first revision of our April 22, 2015 EPP and has been revised to include Upland Habitat that is non-contiguous with other Upland Habitats per the direction of the Town. The Site is located northwest of the intersection of F.M. 1171 (also known as Cross Timbers Road) and Freeman Road. The regional location of the Site is shown on **Figure 1**. The Site boundaries and Environmentally Sensitive Areas (ESAs) map are presented on **Figure 2**.

1.1 EPP Summary

On March 12, 2015, W&M conducted a Site reconnaissance for the preparation of this EPP, which included identification and mapping of ESAs present on the Site in compliance with the Town's SMARTGrowth requirements. The Town produced an ESA Map of the Site dated February 11, 2015. W&M's results agreed with the Town's ESA mapping with a few minor exceptions based on some additional detail gathered during the reconnaissance and subsequent analysis.

ESAs identified at the Site include upland habitat, prairie habitat, and swales and wetlands that are water of the state (WOTS). The features were delineated and mapped by use of a Geographic Information System (GIS) mapping and field verification by use of global positioning system (GPS) using Wide Area Augmentation System (WAAS) corrections for accuracy of each position within approximately 10 feet.

State and federally-listed threatened, endangered, and candidate species and state-defined species of concern were assessed for their likelihood to occur at the Site and for the potential effects of the proposed project on listed species with a high probability of occurrence at the Site.

This EPP identifies the principal flora and fauna species present at the Site and indicates the overall ecological integrity/health of the Site. This EPP also describes ESAs and describes possible best management practices (BMPs) to "protect, conserve, and/or restore" ESAs for consideration during development of the Site. Possible plans to educate future residents of the development about the conservation efforts at the Site also are proposed.

2.0 SITE DESCRIPTION

The Site consists of an approximately 103-acre property that is bordered by residential property and a golf course to the west, agricultural property to the north, a mix of agricultural land and commercial across Freeman Road to the east, and a mix of agricultural, residential, and commercial property across FM 1711 to the south.

The overall ecological health of the Site is somewhat degraded as much of the Site has been affected by historical agricultural activities that included cleared and improved pastures, grazing, and surface water capture. With exception of one native prairie area, the pastures support introduced non-native invasive plant species and were not dominated by mid-successional or climax native grasses. Invasive species such as nandina and saw greenbrier were present in the wooded area and the native prairie area, respectively.

2.1 Site Topography

The United States Geological Survey (USGS) 7.5-Minute Topographic Map for Argyle, Texas Quadrangle (1978) is depicted on **Figure 1**, and shows an “intermittent stream” starting north of the Site and crossing the northwest corner. The Site topography varies from approximately 650 feet above mean sea level (MSL) across most of the middle and along the east side of the Site and slopes downward toward a small valley in the southeast corner down to 620 feet above MSL and toward another valley northwest of the Site at 600 feet above MSL. The topographic map depicts the access road (Pierre Lane) and at least one building north of the road where a pasture is now located. The topographic map apparently also indicates a small pond or tank at that location, but no aquatic feature was noted at that location in the aerial photographs reviewed for this report or during the Site reconnaissance.

2.2 National Wetland Inventory Map

The United States Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) Map from the internet-based Wetlands Mapper (<http://www.fws.gov/wetlands/Data/Mapper.html>, no date) depicts three wetlands on the Site. The smaller of the two tanks/wetlands in the north-central portion of the Site is represented as a palustrine, unconsolidated bottom, semi-permanently flooded (PUBF) wetland. A tank that is either misrepresented or long-ago filled in is identified in the central portion of the Site as a palustrine, unconsolidated shore, seasonally flooded, excavated (PUSC_x) wetland. The intermittent stream represented in the southeast corner of the Site is represented as a palustrine, forested, broad-leaf deciduous, and temporarily flooded (PFO1A) wetland. The NWI Map for the Site is presented as **Figure 4**.

2.3 Site Soil Data

The principal soil map units represented at the Site on the U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Soil Survey map from the Web Soil Survey (www.websoilsurvey.nrcs.usda.gov) are the Gasil fine sandy loam, 1 to 3 percent (%) and 3 to 8% slopes; Birome fine sandy loam, 3 to 5% slopes; Birome-Rayex-Aubrey complex, 2 to 15% slopes; and Konsil fine sandy loam, 3 to 8% slopes. The hydric (wetland) rating for each of these soil units is 0 as they are composed of non-hydric components as presented in the hydric rating map in **Appendix B**. The soil survey map is presented as **Figure 5**. Descriptions for these soil series from the USDA are presented below.

The Gasil series consists of very deep, well drained, moderately permeable soils formed in deeply weathered loamy sediments and sandstones. These soils are on nearly level to strongly sloping uplands. Areas with these soils are used mainly for pasture. Principal cultivated crops are grain sorghum, small grains, and peanuts. Native vegetation is post oak and blackjack oak with an understory of bluestems and other grasses.

The Birome series consists of moderately deep, well drained, slowly permeable soils that formed in iron enriched loamy and clayey sediments. These gently sloping to moderately steep soils are on low hills and ridges. Typically, the surface layer is neutral, brown fine sandy loam about 6 inches thick. This soil is used primarily as pasture, for which it has moderate potential. Its potential for crops is medium due to its restricted root zone. This soil series is mostly located in wooded pastures where native vegetation consists of post oak and blackjack oak.

The Birome-Rayex-Aubrey complex is an undifferentiated area of soils with properties ranging between these series. The Aubrey series consists of moderately deep, well drained, slowly permeable soils that formed in acid clay shales. The soils are on gently sloping to moderately steep erosional uplands. The Rayex series consists of shallow, well drained, moderately slowly permeable soils that formed in stratified sandstone and shaly materials. These sloping to moderately steep soils are on narrow ridges and low hills.

The Konsil series is a deep, gently sloping soil that lies on convex ridges and side slopes. Typically, the surface layer is neutral, brown, fine sandy loam about 12 inches thick. This soil is well drained, runoff is slow and permeability is moderate. Available water capacity is high, but erosion is a moderate hazard. The root zone is deep and easily penetrated. Plants are easily established on this soil. The potential is high for crops, and a few fields are planted with grain sorghum and peanuts. This series has a high potential for both recreational development and wildlife use. Native vegetation is mainly post oak and blackjack oak with an understory of little bluestem, big bluestem and Indiangrass.

2.4 Floodplain Data

A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number FM48121C0520G, dated April 18, 2011, did not identify floodplain on or adjacent to the Site. The FIRM is included in **Appendix B**.

2.5 Historic Records

W&M reviewed Google Earth historical imagery that is a mix of private collections and photographs provided by the USGS and USDA Farm Service Agency with coverage of the Site between January 1995 and October 2014 (within the past 5 years or more). Each of the three stock ponds was visible in the aerial photographs with water levels that varied between the existing approximate wetland boundary and declining to lower levels in what was likely seasonal or drought-period lows.

2.6 Principal Flora and Fauna Observed at the Site

Principal Fauna

During the Site reconnaissance on March 12, 2015, W&M observed and identified the following principal fauna species and/or signs of these species: white-tailed deer (*Odocoileus virginianus*), raccoon (*Procyon lotor*), nine-banded armadillo (*Dasypus novemcinctus*), eastern cotton-tail rabbit (*Sylvilagus floridanus*), coyote (*Canis latrans*), fox squirrel (*Sciurus niger*), red-tailed hawk (*Buteo jamaicensis*), northern cardinal (*Cardinalis cardinalis*), blue jay (*Cyanocitta cristata*), great-tailed grackle (*Quiscalus*

mexicanus), northern mockingbird (*Mimus polyglottos*), turkey vulture (*Cathartes aura*), American crow (*Corvus brachyrhynchos*), downy woodpecker (*Picoides pubescens*), mourning dove (*Zenaida macroura*), Carolina chickadee (*Poecile carolinensis*), and red imported fire ants (*Solenopsis invicta*).

Principal Flora

The principal plant communities identified on the Site can be divided into four basic types labeled pasture, hardwood forest, mesic prairie, and emergent wetland. Descriptions of the plant communities are presented below and photographs of the Site are presented in **Appendix C**:

PASTURE

The Site contains large areas of improved pasture. The principal species identified in these areas include Bermudagrass (*Cynodon dactylon*), broomsedge bluestem (*Andropogon virginicus*), dallisgrass (*Paspalum dilatum*), and bluets (*Houstonia sp.*).

HARDWOOD FOREST

The principal species identified in wooded areas were blackjack oak (*Quercus marilandica*), post oak (*Quercus stellata*), cedar elm (*Ulmus crassifolia*), American elm (*Ulmus Americana*), sugarberry (*Celtis laevigata*), coral berry (*Symphoricarpos orbiculatus*), red bud (*Cercis Canadensis*), pecan (*Carya illinoensis*), hawthorne (*Crataegus sp.*), eastern red cedar (*Juniperus virginiana*), saw greenbrier (*Smilax bona-nox*), poison ivy (*Toxicodendron radicans*), and the invasive shrub nandina (*Nandina domestica*).

MESIC PRAIRIE

A small area of native prairie was observed in the southwest corner of the Site. Most of the vegetation was still dormant from winter, but several species were identified, at least to genera, including little bluestem (*Schizachyrium scoparium*), blanket flower (*Gaillardia sp.*), bluets (*Houstonia sp.*), saw greenbrier, southern dewberry (*Rubus trivialis*), prickly pear (*Opuntia*), and silver-leaf nightshade (*Solanum elaeagnifolium*).

EMERGENT WETLANDS

The fringes of the three stock tanks appear to support emergent wetlands, but the fringes were dormant during the Site visit. Cattails (*Typha sp.*) were still present at Wetland-1. Wetland-2 had no living plants visible at the fringe. Algae was visible in Wetland-3 with some annual bluegrass (*Poa annus*) occurring near the boundary.

3.0 HABITAT EVALUATION

The “taking” of state and federally-listed threatened and endangered species is regulated by state and federal law. A habitat evaluation was conducted to assess the presence, or likely presence, of federally and state-listed threatened or endangered species potentially occurring at the Site. The habitat evaluation considered the habitat provided by the Site compared to critical habitat and habitat preferences of the listed species during either reproductive, foraging, or migratory stages.

An annotated list of species of concern for Denton County was obtained from the Texas Parks and Wildlife Department (TPWD) prior to the Site visit and is enclosed in **Appendix D**. The TPWD Annotated County Lists of Rare Species for Denton County created in coordination with the USFWS threatened and endangered species list was last updated on February 28, 2011. Species habitat descriptions are included with the TPWD list. W&M also checked the USFWS threatened and endangered species list for Denton County, and requested element occurrence documentation from the Texas Natural Diversity Database (TXNDD), which is enclosed in **Appendix D**.

3.1 Listed Species of Concern

The bird, mammal, mollusk, reptile, and plant species identified by the USFWS and/or the TPWD as rare (species of concern), threatened or endangered species potentially occurring in Denton County are listed in **Table 2**.

Table presented on next page.

Table 2 – Federal- and State-Listed Rare, Threatened, and Endangered Species Potentially Present in Denton County, Texas

Common Name	Scientific Name	Federal Status	State Status
Birds			
American Peregrine Falcon	<i>Falco peregrinus anatum</i>	De-listed	Threatened
Artic Peregrine Falcon	<i>Falco peregrinus tundrius</i>	De-listed	Species of concern
Bald Eagle	<i>Haliaeetus leucocephalus</i>	De-listed	Threatened
Henslow's Sparrow	<i>Ammordramus henslowii</i>	Not Listed	Species of concern
Peregrine Falcon	<i>Falco peregrinus</i>	De-listed	Threatened
Sprague's Pipit	<i>Anthus spragueii</i>	Candidate, ready for proposal	Species of concern
Least Tern	<i>Sterna antillarum</i>	Endangered	Not identified on Denton County list
Piping plover	<i>Charadrius melodus</i>	Threatened	Not identified on Denton County list
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>	Not Listed	Species of concern
White-faced Ibis	<i>Peladis chihi</i>	Not Listed	Threatened
Whooping Crane	<i>Grus americana</i>	Endangered	Endangered
Wood Stork	<i>Mycteria americana</i>	Not Listed	Threatened
Mammals			
Plains spotted skunk	<i>Spilogale putorius interrupta</i>	Not listed	Species of concern
Red wolf	<i>Canis rufus</i>	Endangered	Endangered
Mollusks			
Fawnsfoot	<i>Truncilla donaciformis</i>	Not listed	Species of concern
Little spectaclecase	<i>Villosa lienosa</i>	Not listed	Species of concern
Louisiana pigtoe	<i>Pleurobema riddellii</i>	Not listed	Threatened
Texas heelsplitter	<i>Potamilus amphichaenus</i>	Not listed	Threatened
Wabash pigtoe	<i>Fusconaia flava</i>	Not listed	Species of concern
Reptiles			
Texas garter snake	<i>Thamnophis sirtalis annectens</i>	Not listed	Species of concern
Texas Horned Lizard	<i>Phrynosoma cornutum</i>	Not Listed	Threatened
Timber Rattlesnake	<i>Crotalus horridus</i>	Not Listed	Threatened
Plants			
Glen Rose yucca	<i>Yucca necopina</i>	Not listed	Species of concern

3.2 Listed Species Evaluation

No rare, threatened, or endangered species were observed on the Site during the reconnaissance. After review of the species descriptions and conducting the Site reconnaissance, W&M concluded that the Site is not likely habitat for most of the species listed above and no significant impacts to listed threatened or endangered species are anticipated and no critical habitat was identified.

The Site could potentially serve as a temporary stopover or flyover route for the migrating bird species, but conditions are not favorable for nesting or critical forage areas of these species. The swales and stock ponds do not provide the open water necessary for some of the bird species listed above. Burrows were visible along some of the larger swales, but not in the open grassy areas where western burrowing owls may otherwise find suitable habitat.

Due to very general habitat requirements for select species, some habitat present at the Site may be suitable for the plains spotted skunk, the Texas garter snake, and the timber/canebrake rattlesnake. The timber rattlesnake is a State-listed threatened species and some habitat identified at the Site is similar to that described for the species. Similar habitat exists on adjacent properties and the Site is not designated critical habitat for the species. The proposed development is not likely to affect these species.

Due to the ephemeral nature of the swales at the Site and habitat requirements of the listed mollusks, none of the mollusks are anticipated to be affected by the proposed project.

The presence of red imported fire ants at the Site and the dense vegetation support the conclusion that the Texas horned lizard is not anticipated to occur at the Site. Red imported fire ants may outcompete the Texas horned lizard's preferred food; harvester ants. The red imported fire ants also are known to kill small animals such as the Texas horned lizard. The Glen Rose yucca was not found at the Site.

4.0 ENVIRONMENTALLY SENSITIVE AREAS

W&M evaluated the ESAs at the Site using the definitions established by the Town of Flower Mound. The ESAs identified within the Site include waters of the state (swales and stock ponds), upland habitat, and prairie habitat. Additional features evaluated during the survey include topographical slope protection, water impoundment protection, and specimen tree identification and are addressed in following sections. The boundaries of the ESAs were identified during field work on March 12, 2015, as presented on **Figure 2**. Details about the various ESAs defined by the Town are presented below along with notes from our observations for these ESAs.

4.1 Upland Habitat

The Town defines upland habitat as:

"Areas, a minimum of 10 acres in size, equal to or exceeding 50 trees per acre, which contain a pre-dominant matrix of tree species identified on the Town's protected tree list. Any tree species that makes up over 30 percent of the population within a complex is considered to be the predominant species."

Areas of upland habitat were delineated at the Site covering 48.02 acres. The predominant species are described in the hardwood forest description in Section 2.6. Impacts to upland habitat total approximately 19.55 acres.

4.2 Prairie Habitat

The Town defines prairie habitat as:

"Areas designated as containing on-site predominant distributions of climax or mid-successional native grass species underlain by intact (non-eroded) prairie and savannah soil types."

An area of prairie habitat was delineated in the southwest corner of the Site covering approximately 2.28 acres. The area contains a portion that is un-mowed where bunch-grasses are obviously present. The adjoining mowed area has similar species, but the prairie is limited where it grades into areas that have soil disturbances or where the predominant vegetation is comprised of pioneer grasses such as purple three-awn or woody vines such as saw greenbrier. The predominant species of the prairie habitat are described in the mesic prairie description in Section 2.6.

4.3 Riparian Habitat

The Town defines riparian habitat as:

"Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominantly native water related habitat. These areas include wetlands."

No riparian habitat was identified at the Site. There is no FEMA-designated 100-year floodplain at the Site, wetlands are limited to stock ponds in open areas, and there are no areas of predominantly native water-related habitat outside of the stock ponds.

4.4 Floodplain

The Town defines undeveloped floodplain as:

"Areas within the FEMA 100-year floodplain, or other floodplain that is undeveloped and in their natural state."

The FEMA FIRM does not identify any 100-year floodplain at the Site. A flood study was not part of the EPP survey, but W&M did not observe indications of areas of undesignated floodplain that are undeveloped and in a natural state.

4.5 Waters of the State

The Town defines waters of the state as "groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state."

The Town's definition of a water of the state is more inclusive of drainage channels than the federal definition of a jurisdictional water of the U.S. Therefore, the swales that do not have an ordinary high water mark (OHWM) and drainages that do not have an apparent significant nexus to a downstream navigable water are not considered waters of the U.S., but were identified as waters of the state. Similarly, the stock ponds at the Site do not appear to have a significant nexus to downstream navigable waters and are not themselves waters of the U.S.

Five swale systems totaling approximately 4,350 linear feet of drainages and three stock ponds were identified at the Site as shown on **Figure 2**. The stock pond identified as Wetland-1 is 0.03 acre, Wetland-2 is 0.49 acre, and Wetland-3 is 0.01 acre.

4.6 Waters of the U.S

The Town defines Wetlands as "jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the U.S. Army Corps of Engineers (USACE), including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands."

W&M completed a wetland delineation and jurisdictional determination at the Site. The results indicate that there are no waters of the U.S. at the Site. Results of the desktop review and field work are summarized below:

Desktop Review

W&M conducted a wetland determination for waters of the U.S. in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual (1987) and the Great Plains Regional Supplement (2010). The delineation activities began with routine assessment of the historical and physical setting sources (desktop review) that are detailed in Section 2.0 of this report. These records indicated that there were four stock tanks at the Site that appeared to be off-channel ponds and two drainages identified as intermittent streams in the USGS topographic map that had headwaters at or adjacent to the Site. Each of these features was further evaluated in the field.

The antecedent precipitation conditions at the Site were evaluated prior to conducting the field work using the NRCS Method as documented on the Rainfall Documentation worksheet in **Attachment E**. The method utilizes National Weather Service Preliminary Monthly Climate Data (CF6) precipitation totals from the nearest reporting station (DFW Airport) for the previous 3 months compared to historical ranges of normal precipitation as reported in the NRCS WETS table for the nearest station (DFW Airport). Based on this evaluation, the antecedent precipitation was wetter than normal at the time the delineation was conducted on March 12, 2015.

Field Work Results

Four general plant communities were identified at the Site: pasture, hardwood forest, mesic prairie, and emergent wetlands. The hardwood forest and pasture areas did not exhibit indications of wetlands. Swales observed through the forest, including the two indicated as intermittent streams in the USGS topographic map, exhibited evidence of erosion, but did not exhibit OHWMs. None of the swales had enough flow to clear last fall's oak leaves from their channels even in a wetter than normal period. The channels associated with swales in the southeast corner of the Site terminated where the slopes moderated from steep to moderate grades. Historical precipitation variance and land use changes, including stock pond construction at the Site, likely contributed to the lack of sufficient hydrology for these swales to exist as streams. Without OHWMs or other significant nexus to downstream navigable waters, these swales are not jurisdictional waters of the U.S.

Each of the three stock tanks identified at the Site were classified as wetlands. The wetland/upland boundary is identified and documented by creating transections across the boundary and observing test plots for the vegetation, hydrology indicators, and soil indicators to determine whether the test plot was located at a wetland. Test plot TP-1A was documented at Wetland-1 where a small stock pond holds water and still contains some cattails from the 2014 growing season. Wetland-2 was identified at an excavated, off-channel stock-pond that receives surface runoff from nearby pastures. The pond does not have a consolidated shore, but there were some indications of dormant emergent plants along the edge of the pond. Test plots TP-2A and TP-2B were documented along a transect crossing the wetland/upland boundary at Wetland-3 within another stock pond at the north portion of the Site. The wetland boundaries were confined within the steep banks of the stock ponds and isolated from downstream waters of the U.S. by high dikes and lack of regular connection with downstream navigable waters. Wetland-3 had swales approaching the pond from up gradient and others down gradient from the Site, but there were no OHWMs approaching or leaving the Site and there was a berm separating the pond from the down gradient swale. The test plot Field Data Forms are presented in **Appendix E** and their locations represented on **Figure 2** along with the wetland boundaries.

Jurisdiction

The swales identified at the Site do not have ordinary high water marks. Many have indications of channels eroded into the soil, but do not have marks or conditions indicating regular inundation with frequency to establish an OHWM. Furthermore, the swale channels in the southeast portion of the Site terminated on the Site where steeper slopes transitioned to more moderate slopes. This is a common occurrence where runoff water focused into swales slows and soaks into the ground where the slopes moderate. The stock tanks are separated from regular connection with downstream navigable waters and do not have another significant nexus to downstream navigable waters; therefore, they are not jurisdictional waters of the U.S. Only the USACE and the U.S. Environmental Protection Agency (EPA) have the authority to determine jurisdiction of waters of the U.S.

4.7 Impoundments

The Town's SMARTGrowth Program requires preservation and enhancement of impoundments greater than 0.5 acre identified at proposed developments. The three stock tanks at the Site could be considered impoundments. Wetland-1 has a capacity of approximately 0.03 acre, Wetland-2 has a capacity of approximately 0.49 acre, and Wetland-3 has a capacity of approximately 0.01 acre. Because each of the impoundments has a capacity under 0.5 acre, none is subject to the impoundment preservation criteria.

4.8 Specimen Trees

G&A Consultants completed a tree survey and identified 27 specimen trees at the Site. Their tree survey map is included in **Appendix F**.

4.9 Topographical Slope Protection

The Town's SMARTGrowth Analysis contains topographical slope protection criterion as it applies to development on existing topographical slopes of 12 percent (%) or greater, or projects that propose to alter existing topographical slopes that are less than 12.0% but equal to or greater than 5.0% (other than within 5 feet of the footprint of the proposed structure or structures). This criterion applies when the stated topographical slopes exist for a total horizontal distance over 50 feet or if the total vertical rise is over 6 feet. Our current interpretation of the SMARTGrowth requirements restrict construction within areas containing slopes greater than 12% and restrict mass grading resulting in the leveling of areas with 5% slopes or greater, both with rise over 6 feet or slope length greater than 50 feet.

Based on the Town's topographic slope protection map, several areas on the Site contain slopes between 5% and 12% and are subject to corresponding development criteria. Those areas are highlighted in **Figure 3**.

5.0 PROPOSED DEVELOPMENT PLAN

The current development plan is depicted on **Figure 2**. It includes construction of 64 single-family residential lots and associated access roads. The layout of the residential lots and roads are designed to preserve large areas of trees, including areas identified as upland habitat, prairie habitat, and some swales.

6.0 MITIGATION MEASURES

The construction of the residential development will have some impact to Town-designated upland habitat at the Site. Impacts to upland habitat have been minimized during project planning and a waiver will be submitted to waive the per acre fee to the Town of Flower Mound Tree Fund for the remaining impacts.

The development plan was slightly modified after mapping of the prairie habitat to avoid impacts to Town-designated prairie habitat at the Site.

The construction of the residential development will impact portions of the waters of the state-designated swales and stock ponds. Mitigation for the impacts to the waters of the state will be accomplished by facilitating their surface water within the on-Site drainage plan.

The following BMPs are proposed to protect the ESAs and potential threatened and endangered species identified during this study:

- Structural controls will be installed and maintained as described in the development plan's erosion control plan to reduce impacts to area water quality and protect surface waters from excessive sedimentation.
- In the event that active migratory bird nesting areas of protected species (e.g., peregrine falcon or bald eagle) are reported and confirmed during construction, the USFWS will be notified promptly. However, such state and federally-listed species are not anticipated to occur at the Site.
- Grading of areas with slope between 5% and 12% and greater than 5 feet from planned structures will be avoided.

Opportunities to educate the public about the EPP are commonly presented by making the plan available to purchasers and by signage posted at preserved areas.

7.0 PLAN SUMMARY

Based on the Site visits and the proposed development plan for the Site, the following conclusions have been developed:

- The Site does not contain suitable habitat for most state- and federal-listed threatened or endangered species, and protected species are not anticipated to be significantly affected by the proposed activities.
- The Site has some habitat similar to the habitat occupied by timber rattlesnakes, which are state-listed threatened species. Due to the occurrence of similar habitat near the Site, the lack of critical habitat for the species at the Site, the lack of federal listing for the species, and a measure of upland habitat avoidance integrated to the Site plan for other purposes, future development plans are not likely to affect the species or require a “take” permit from the USFWS.
- ESAs identified on the Site included waters of the state (ponds containing wetlands and swales; not waters of the U.S.), prairie habitat, and upland habitat.
- Impacts to upland habitat have been minimized to approximately 19.55 acres, and a waiver will be submitted to waive the per acre fee to the Town’s Tree Fund for these impacts.
- BMPs will be implemented by the builder to protect surface water from excessive sedimentation.
- G&A Consultants identified 27 specimen trees at the Site. Currently, none of the trees need to be removed to accommodate the development.
- Grading in areas of topographic slope between 5% and 12% and greater than 5 feet from planned structures will be avoided.

8.0 GENERAL QUALIFICATIONS

This EPP has been prepared on behalf of G&A Consultants, LLC to provide information about ESAs and possible mitigation associated with future development of the Conservatory Estates project. The standard of care exercised for this type of project is similar to that used by other professionals currently practicing in this field at this location. No warranty, express or implied, is made regarding the environmental condition of the Site.

Very truly yours,

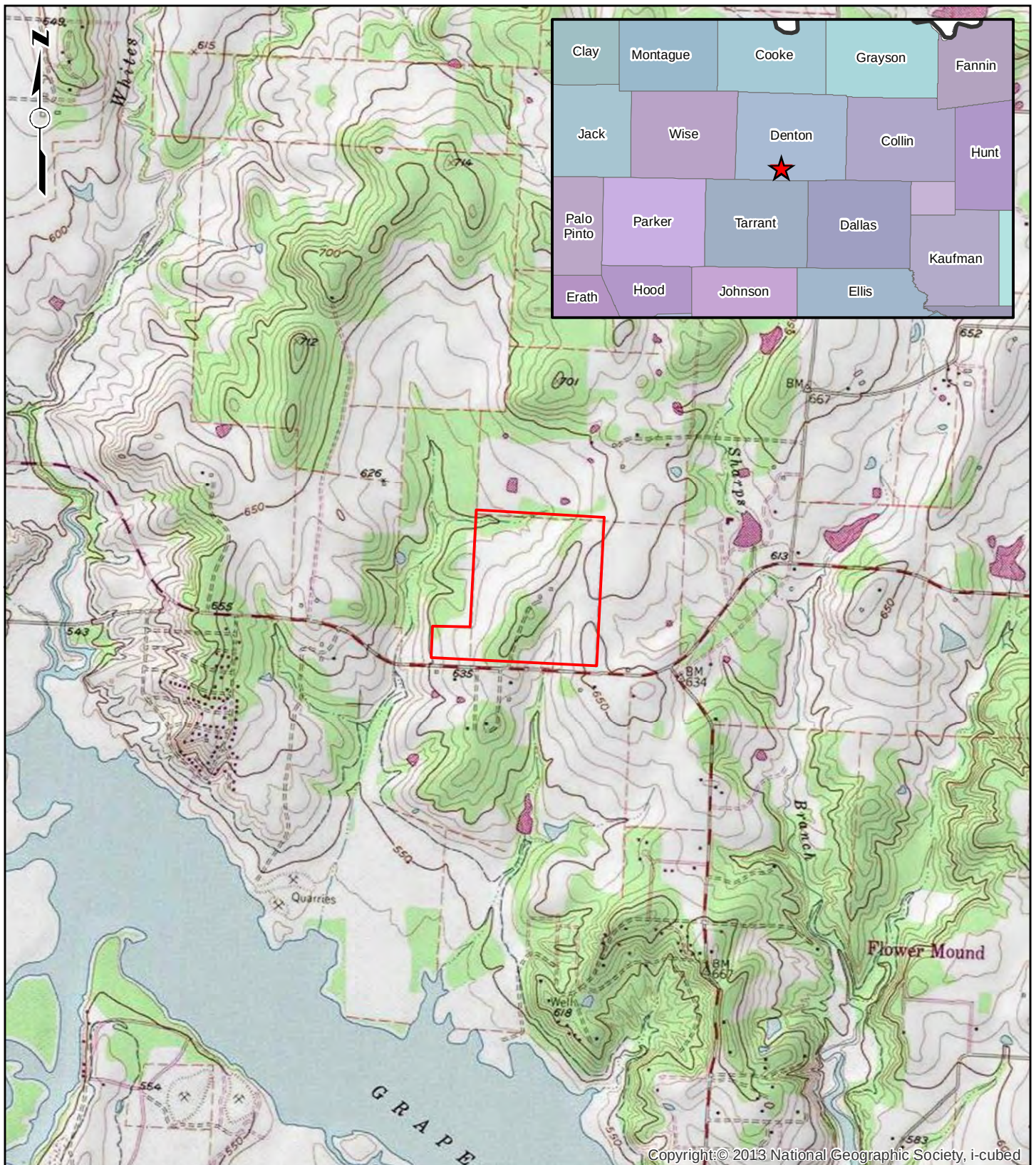
W&M ENVIRONMENTAL GROUP, LLC



Aaron Brewer, P.G.
Project Consultant
Certified Wetland Delineator (MN)



Michael Whitehead
CEO



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Legend

Approximate Site Boundary

Source: USGS Topographic Map,
Argyle Quadrangle (1978)

0 1,000 2,000 4,000
Feet

SCALE: 1"=2,000' (1:24,000)

Figure 1 Site Location Map

Conservatory Estates
Flower Mound, Texas



3/19/2015

W&M Project No.: 967.023

Drawn by: JPM

Checked by: AB

Revised:



Legend

- Approximate Site Boundary
- Prairie Habitat
- Upland Habitat
- Wetland
- X Test Plot (TP-#)

Sources:
Flower Mound Environmental Services Department,
Site Plan (G&A Consultants), ESRI (12/2010)

Figure 2 Environmentally Sensitive Areas

Conservatory Estates
Flower Mound, Texas



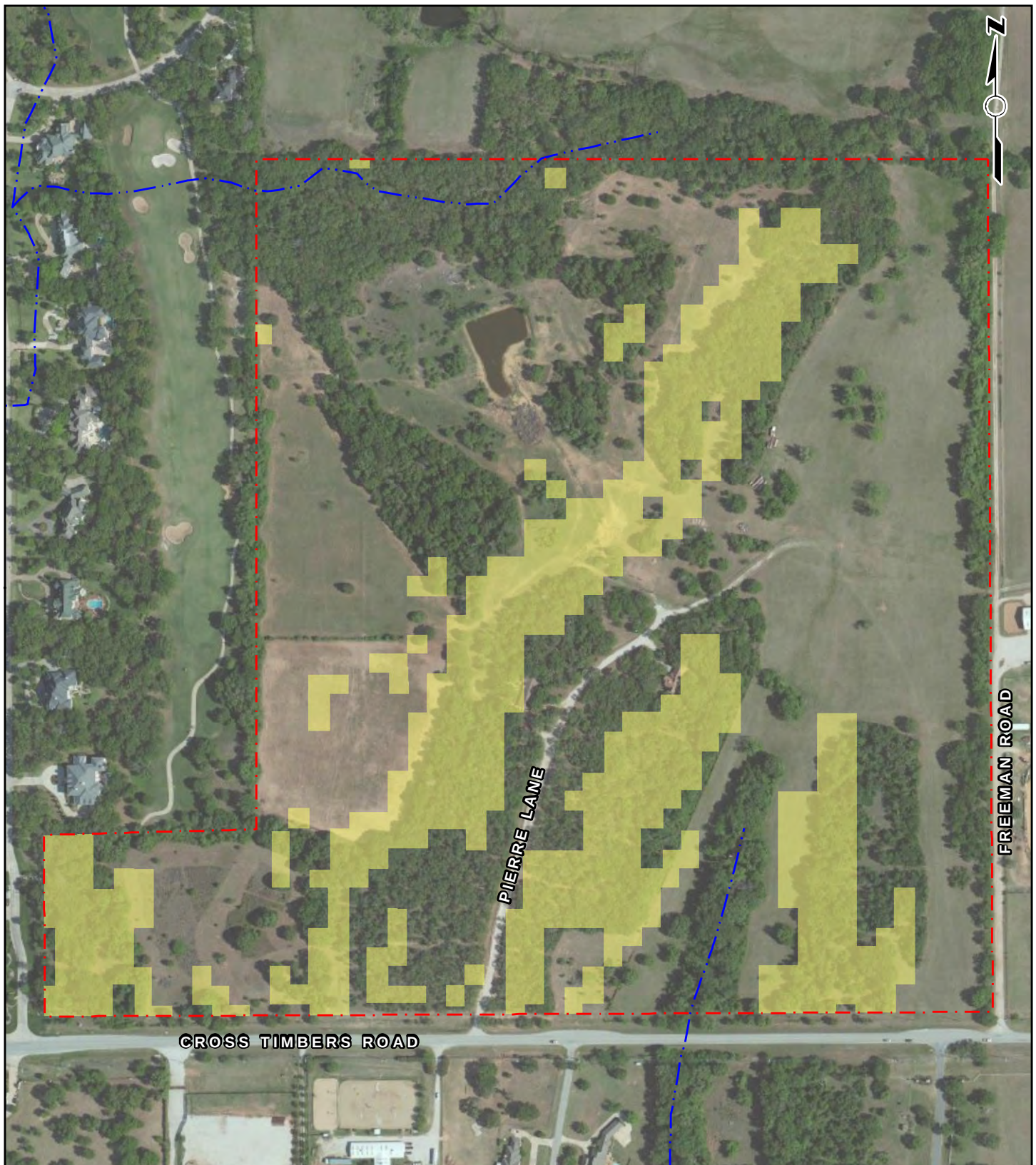
6/3/2015

W&M Project No.: 967.023

Drawn by: JPM

Checked by: AB

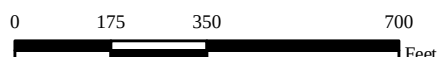
Revised:



Legend

- Approximate Site Boundary
- 5%-12% Slope
- Intermittent Stream (USGS)

Source: Town of Flower Mound ESA Survey, USGS
National Hydrography Dataset, ESRI (12/2010)



SCALE: 1"=350'

Figure 3 Topographic Slope Protection Map

Conservatory Estates
Flower Mound, Texas



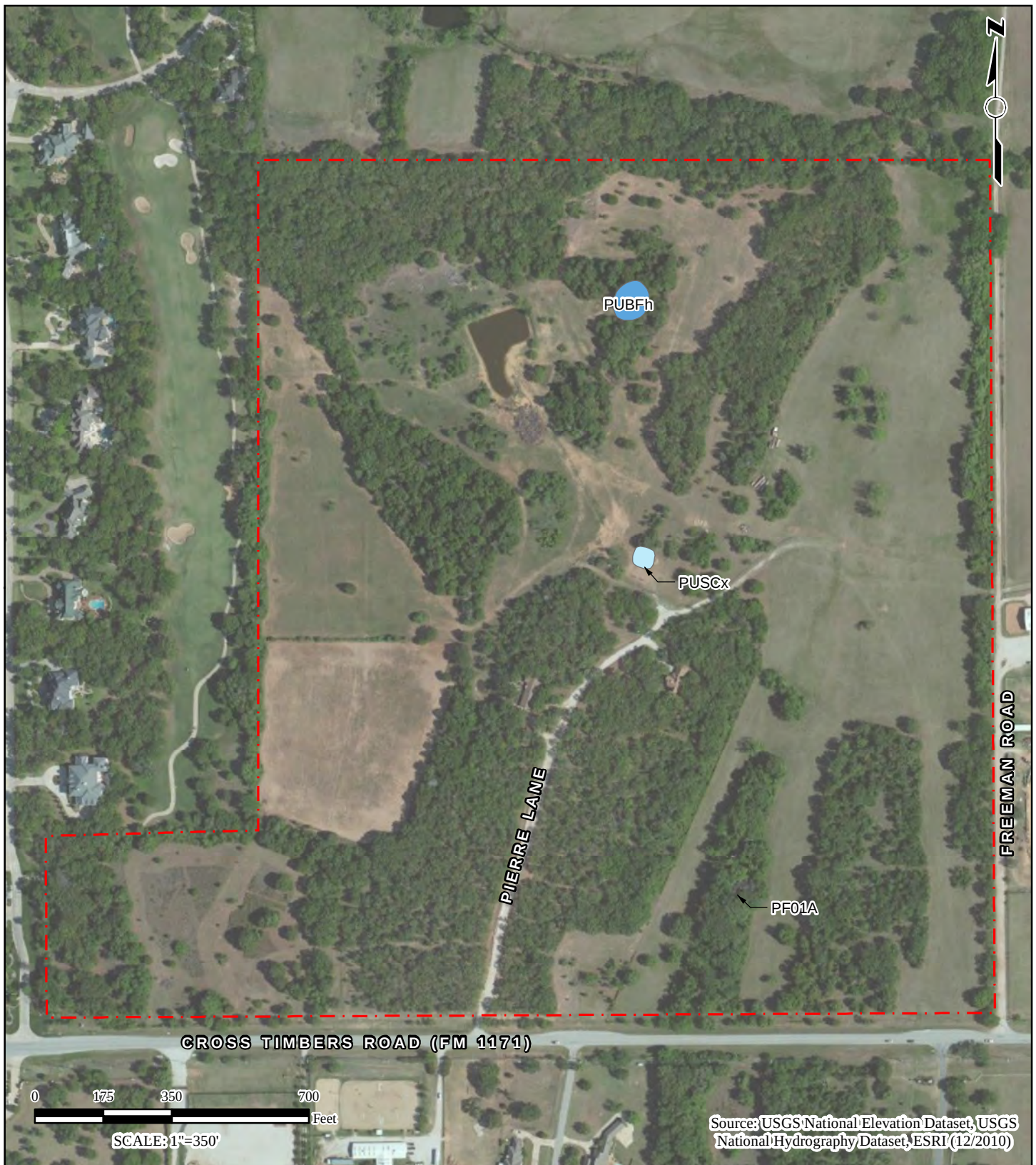
3/19/2015

W&M Project No.: 967.023

Drawn by: JPM

Checked by: AB

Revised:



Legend

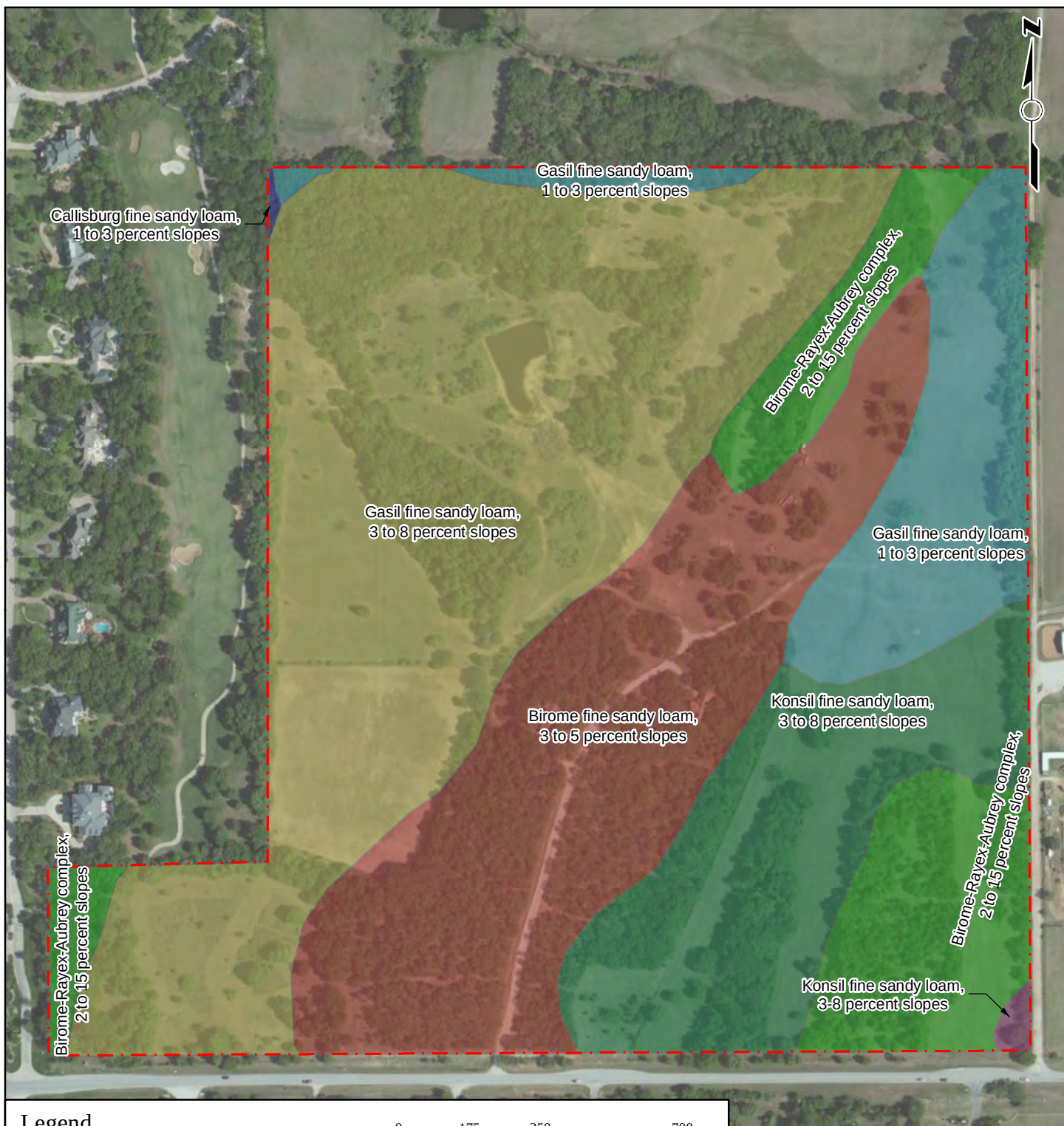
- Approximate Site Boundary
- Intermittent Stream (USGS)
- PUBFh** - Palustrine System, Unconsolidated Bottom, Semipermanently Flooded, Diked/Impounded
- PUSCcx** - Palustrine System, Unconsolidated Shore, Seasonally Flooded, Excavated
- PF01A** - Palustrine System, Forested, Broad-Leaved Deciduous, Temporary Flooded

Figure 4

National Wetlands Inventory Map

Conservatory Estates
Flower Mound, Texas

4/10/2015	W&M Project No.: 967.023	Drawn by: JPM	Checked by: AB	Revised:
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Legend

- Approximate Site Boundary
- Birome fine sandy loam, 3 to 5 percent slopes
- Birome-Rayex-Aubrey complex, 2 to 15 percent slopes
- Callisburg fine sandy loam, 1 to 3 percent slopes
- Gasil fine sandy loam, 1 to 3 percent slopes
- Gasil fine sandy loam, 3 to 8 percent slopes
- Konsil fine sandy loam, 1 to 3 percent slopes
- Konsil fine sandy loam, 3 to 8 percent slopes

0 175 350 700
Feet

SCALE: 1"=350'

Source: USDA NRCS Web Soil Survey, USGS National Hydrography Dataset, ESRI (12/2010)

Figure 5 Soil Survey Map

Conservatory Estates
Flower Mound, Texas



4/10/2015

W&M Project No.: 967.023

Drawn by: JPM

Checked by: AB

Revised:

TOWN ESA SURVEY

APPENDIX A



Environmentally Sensitive Area Survey

Property Name: Belle Trace		Contact: Ron Stewart – G&A Consultants
Property Address: Generally located west of Freeman Road and north of Cross Timbers Road.		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☒ Yes ☐ No	There are several mature Post oak, Blackjack oak, American elm, Cedar elm and Ash tree stands on this site, which are considered upland habitat areas, per the Town's definition. The developer will be required to preserve all protected trees located outside the buildable area. Buildable area is the area included in the right-of-way, house pads, and drive ways (+ 10 feet for the house pad).	
<u>Riparian Habitat</u> Criteria Present? ☐ Yes ☒ No	While there are two ephemeral streams shown on the ESA Survey map, there was no riparian habitat observed with either stream.	
<u>Prairie Habitat</u> Criteria Present? ☒ Yes ☐ No	Prairie habitat is isolated to the SW corner of the property, with a dominant matrix of Little bluestem. A good portion of the prairie habitat area shown on the ESA Survey has been mowed within the last year.	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	Any body of water or stream on the site qualifies as a Waters of the State per the Town's SMARTGrowth Program. Therefore, both streams are considered to be Waters of the State. These areas may also be considered Jurisdictional Waters of the US.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No		
<u>Wetlands</u> Criteria Present? ☐ Yes ☒ No	There is evidence that Jurisdictional Waters of the US exist on this site. Please see the Waters of the State section of this report for more information. A delineation of jurisdictional wetlands / Waters of the US is required on this site.	
<u>Water Impoundment Protection</u> Criteria Present? ☐ Yes ☒ No	There are two (2) small stock ponds on the site that are both less than ½ acre in size.	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No	According to approximate slope maps, there doesn't appear to be any areas on this site that exceed 12% in slope. However, there are a few areas where the slope is between 5% and 12%. While development in these area is not prohibited, these slopes do need to be incorporated into the development. Modification of these areas is only allowed to occur within 5 feet of proposed structures. More information about this requirement can be found in the Town's SMARTGrowth Program – Environmental Quality Section.	
Action Steps/Additional Notes		
Several of the Environmentally Sensitive Areas – as defined by the Town's SMARTGrowth Program can be found on this site. An Environmental Protection Plan (EPP) is required for this site. Requirements for the EPP can be found in the Environmental Quality section of the Town's SMARTGrowth Program on the Town's website. Examples of previous EPPs can be provided upon request. In general, the EPP should precisely determine the extent of the ESAs on the site, determine the status of threatened and/or endangered species on the site, discuss impacts that will occur as a result of the development activities, outline mitigation strategies and BMPs that will be used, and discuss any onsite or offsite restoration activities that are proposed. Mitigation/restoration is a requirement for impacts to ESAs. These can be in the form of on / offsite restoration activities, payment into the Town's Tree Preservation Fund, or a combination of both. Examples of previous mitigation / restoration activities can be provided if needed.		
EPP Required? ☒ Yes ☐ No	<u>Attachments</u> ☒ Site Orthographic Aerial Photograph ☐ Other:	
EPP Consultant: TBD		
Submitted by: (print) James Hoefert		Signature & Date: James Hoefert February 11, 2015

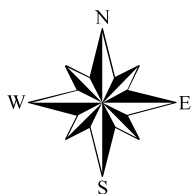
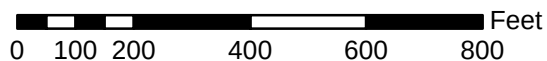
Forwarded to Applicant: February 11, 2015	Filed with Development Services & Environmental Services		Last Modified: February 11, 2015

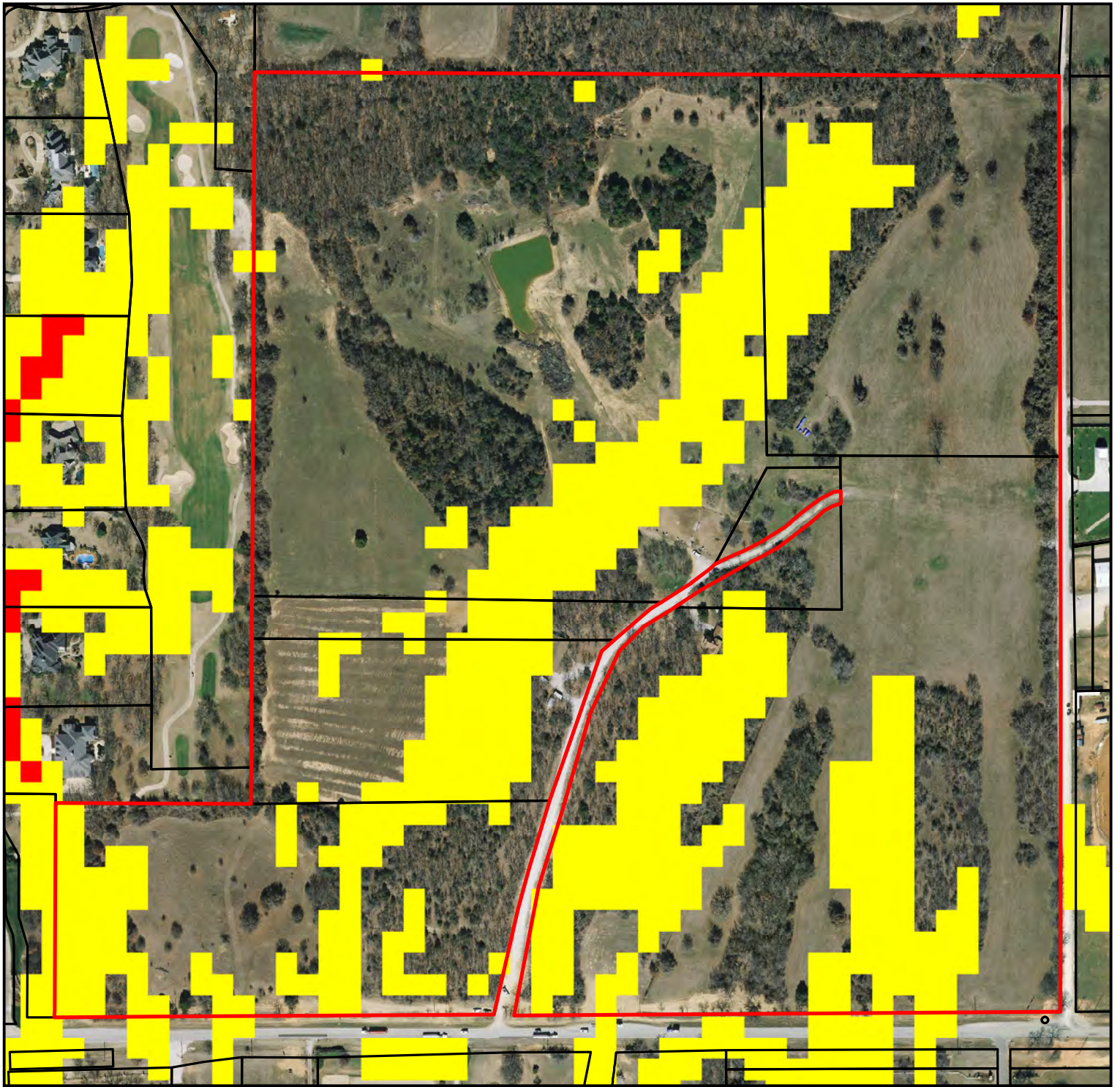


Environmentally Sensitive Area Survey Belle Trace

Map Created: February 10, 2015
Environmental Services Department
Town of Flower Mound

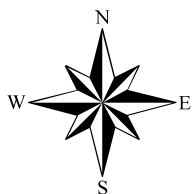
1 inch = 330 feet



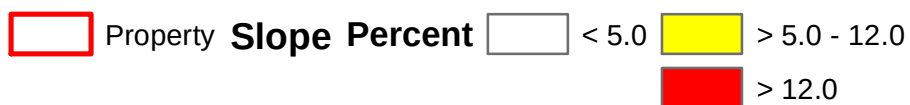
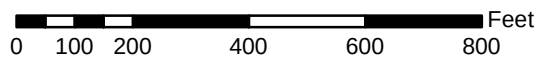


Belle Trace - Slope Map

Map Created: February 10, 2015
Environmental Services Department
Town of Flower Mound



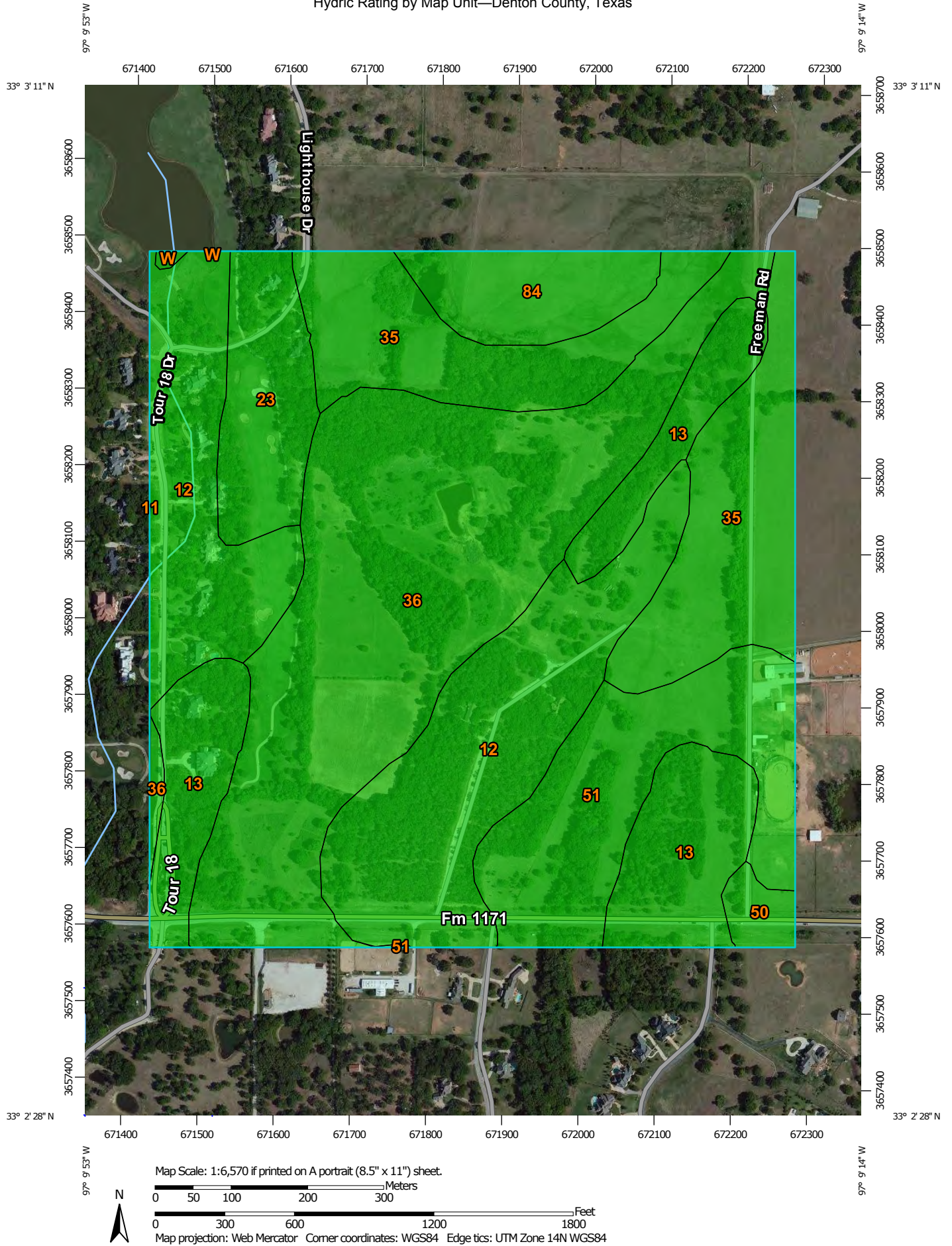
1 inch = 330 feet



**PHYSICAL SETTING
SOURCES: HYDRIC RATING
SOIL MAP AND FEMA FIRM**

APPENDIX B

Hydric Rating by Map Unit—Denton County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/10/2015
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Denton County, Texas
Survey Area Data: Version 10, Sep 29, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 13, 2010—May 7, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Denton County, Texas (TX121)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Birome fine sandy loam, 1 to 3 percent slopes	0	0.0	0.0%
12	Birome fine sandy loam, 3 to 5 percent slopes	0	42.3	22.1%
13	Birome-Rayex-Aubrey complex, 2 to 15 percent slopes	0	22.9	12.0%
23	Callisburg fine sandy loam, 1 to 3 percent slopes	0	10.0	5.3%
35	Gasil fine sandy loam, 1 to 3 percent slopes	0	31.3	16.4%
36	Gasil fine sandy loam, 3 to 8 percent slopes	0	54.0	28.3%
50	Konsil fine sandy loam, 1 to 3 percent slopes	0	1.9	1.0%
51	Konsil fine sandy loam, 3 to 8 percent slopes	0	20.3	10.6%
84	Wilson clay loam, 1 to 3 percent slopes	0	8.1	4.3%
W	Water	0	0.2	0.1%
Totals for Area of Interest			191.0	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

PHOTOGRAPHIC LOG

APPENDIX C



Photo 1: Improved pasture and wooded areas (upland habitat in background) in the southeast corner of the Site viewing south.



Photo 2: Gap in upland habitat along east property boundary near southeast corner of Site viewing east.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 3: Remnants of a channel with no ordinary high water mark in southeast corner of property (Swale-1). View is to the north from within the channel.



Photo 4: Swale-1 disarticulates as slope diminishes toward south boundary. View is to the south from within the channel.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 5: Swale-4 in northeast corner of Site. View from within swale facing south-southwest.



Photo 6: Wetland-1 west of residence. View is to the south from the north side of the tank.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 7: Prairie habitat in southwest corner of the Site. View is to the west from the east side of the prairie.



Photo 8: Limits of prairie habitat exhibited by soil disturbances, invasive grasses, and dense greenbrier. View is to the north from FM 1171 right-of-way south of Site.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 9: Swale-5 in southwest corner of Site draining to west. View is to the east from west Site boundary near off-Site culvert.



Photo 10: Swale-3 in northwest corner of Site. View is upstream to east near west property boundary.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 11: Swale-3 in northwest corner of Site at west boundary. View is from within swale toward the west.



Photo 12: View from within swale near northwest corner of Site.



Appendix C

Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 13: Wetland-2/tank in north-central portion of Site. View is to the east from northwest corner of the tank.



Photo 14: Wetland-3/tank in north central portion of Site. View is to the northwest from south side of tank.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 15: Lack of ordinary high water mark in swales up gradient from Westland-3. View is to the southeast from southwest of Wetland-3.



Photo 16: Gap in upland habitat located in area northeast of Wetland-2. View is to the north from area east of Wetland-2.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023



Photo 17: Area on top of ridge in pasture where NWI Map indicates an excavated wetland (in front of oak centered in photograph). View is to the north from near access road.



Photo 18: Gap in upland habitat located in area north of prairie habitat. View is to the north from northwest side of prairie habitat.



Appendix C Photographic Log

Conservatory Estates
Flower Mound, Texas

03/19/15

EPP

W&M Project No. 967.023

**THREATENED AND
ENDANGERED SPECIES
LISTS FOR AREA, TXNDD
REPORT
APPENDIX D**

DENTON COUNTY

BIRDS

		Federal Status	State Status
American Peregrine Falcon	<i>Falco peregrinus anatum</i>	DL	T
year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Arctic Peregrine Falcon	<i>Falco peregrinus tundrius</i>	DL	
migrant throughout state from subspecies' far northern breeding range, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	DL	T
found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds			
Henslow's Sparrow	<i>Ammodramus henslowii</i>		
wintering individuals (not flocks) found in weedy fields or cut-over areas where lots of bunch grasses occur along with vines and brambles; a key component is bare ground for running/walking			
Peregrine Falcon	<i>Falco peregrinus</i>	DL	T
both subspecies migrate across the state from more northern breeding areas in US and Canada to winter along coast and farther south; subspecies (F. p. anatum) is also a resident breeder in west Texas; the two subspecies' listing statuses differ, F.p. tundrius is no longer listed in Texas; but because the subspecies are not easily distinguishable at a distance, reference is generally made only to the species level; see subspecies for habitat.			
Sprague's Pipit	<i>Anthus spragueii</i>	C	
only in Texas during migration and winter, mid September to early April; short to medium distance, diurnal migrant; strongly tied to native upland prairie, can be locally common in coastal grasslands, uncommon to rare further west; sensitive to patch size and avoids edges.			
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>		
open grasslands, especially prairie, plains, and savanna, sometimes in open areas such as vacant lots near human habitation or airports; nests and roosts in abandoned burrows			
White-faced Ibis	<i>Plegadis chihi</i>		T
prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats			
Whooping Crane	<i>Grus americana</i>	LE	E
potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties			

DENTON COUNTY

BIRDS

		Federal Status	State Status
Wood Stork	<i>Mycteria americana</i>		T
forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960			

MAMMALS

		Federal Status	State Status
Plains spotted skunk	<i>Spilogale putorius interrupta</i>		
catholic; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie			
Red wolf	<i>Canis rufus</i>	LE	E
extirpated; formerly known throughout eastern half of Texas in brushy and forested areas, as well as coastal prairies			

MOLLUSKS

		Federal Status	State Status
Fawnsfoot	<i>Truncilla donaciformis</i>		
small and large rivers especially on sand, mud, rocky mud, and sand and gravel, also silt and cobble bottoms in still to swiftly flowing waters; Red (historic), Cypress (historic), Sabine (historic), Neches, Trinity, and San Jacinto River basins.			
Little spectaclecase	<i>Villosa lienosa</i>		
creeks, rivers, and reservoirs, sandy substrates in slight to moderate current, usually along the banks in slower currents; east Texas, Cypress through San Jacinto River basins			
Louisiana pigtoe	<i>Pleurobema riddellii</i>		T
streams and moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity (historic) River basins			
Texas heelsplitter	<i>Potamilus amphichaenus</i>		T
quiet waters in mud or sand and also in reservoirs. Sabine, Neches, and Trinity River basins			
Wabash pigtoe	<i>Fusconaia flava</i>		
creeks to large rivers on mud, sand, and gravel from all habitats except deep shifting sands; found in moderate to swift current velocities; east Texas River basins, Red through San Jacinto River basins; elsewhere occurs in reservoirs and lakes with no flow			

REPTILES

		Federal Status	State Status
Texas garter snake	<i>Thamnophis sirtalis annectens</i>		
wet or moist microhabitats are conducive to the species occurrence, but is not necessarily restricted to them; hibernates underground or in or under surface cover; breeds March-August			

DENTON COUNTY

REPTILES

Federal Status

State Status

Texas horned lizard

Phrynosoma cornutum

T

open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September

Timber rattlesnake

Crotalus horridus

T

swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland; limestone bluffs, sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto

PLANTS

Federal Status

State Status

Glen Rose yucca

Yucca necopina

Texas endemic; grasslands on sandy soils and limestone outcrops; flowering April-June

Group	Name	Population	Status	Lead Office	Recovery Plan Name	Recovery Plan Stage
Birds	Whooping crane (Grus	except where EXPN	Endangered	Assistant Regional Director-	Whooping Crane Recovery	Final Revision 3
Birds	Bald eagle (Haliaeetus	lower 48 States	Recovery	Rock Island Ecological Services	Recovery Plan for the Pacific	Final
Birds	Bald eagle (Haliaeetus	lower 48 States	Recovery	Rock Island Ecological Services	Chesapeake Bay Bald Eagle	Final Revision 1
Birds	Bald eagle (Haliaeetus	lower 48 States	Recovery	Rock Island Ecological Services	Northern States Bald Eagle	Final
Birds	Bald eagle (Haliaeetus	lower 48 States	Recovery	Rock Island Ecological Services	Southeastern States Bald Eagle	Final Revision 1
Birds	Bald eagle (Haliaeetus	lower 48 States	Recovery	Rock Island Ecological Services	Southwestern Bald Eagle	Final
Birds	Piping Plover (Charadrius	except Great Lakes watershed	Threatened	Office Of The Regional Director	Great Lakes & Northern Great	Final
Birds	Piping Plover (Charadrius	except Great Lakes watershed	Threatened	Office Of The Regional Director	Piping Plover Atlantic Coast	Final Revision 1
Birds	Least tern (Sterna antillarum)	interior pop.	Endangered	Mississippi Ecological Services	Least Tern (Interior Pop.)	Final

USFWS Print Out of Listed Species for Denton County, Texas.

Occurrence List for Quads Surrounding Request Area

<u>Scientific Name:</u>	<u>Common Name:</u>	<u>Occurrence Number:</u>	<u>State Status:</u>	<u>Federal Status:</u>	<u>Eo Id:</u>
<i>Potamilus amphichaenus</i>	Texas Heelsplitter	1	T		9883
<i>Potamilus amphichaenus</i>	Texas Heelsplitter	2	T		9884
<i>Schizachyrium scoparium - Andropogon gerardii</i> <i>- Sorghastrum nutans - Bifora americana</i> <i>Mollisol Herbaceous Vegetation</i>	Mollisol Blackland Prairie	8			11567
<i>Schizachyrium scoparium - Andropogon gerardii</i> <i>- Sorghastrum nutans - Bifora americana</i> <i>Mollisol Herbaceous Vegetation</i>	Mollisol Blackland Prairie	9			11568
<i>Schizachyrium scoparium - Andropogon gerardii</i> <i>- Sorghastrum nutans - Bifora americana</i> <i>Mollisol Herbaceous Vegetation</i>	Mollisol Blackland Prairie	10			11569
<i>Schizachyrium scoparium-sorghastrum nutans</i> <i>series</i>	Little Bluestem-indiangrass Series	105			2293
<i>Thamnophis sirtalis annectens</i>	Texas Garter Snake	20			434

Element Occurrence Record

Scientific Name: Potamilus amphichaenus

Occurrence #: 2

Eo Id: 9884

Common Name: Texas Heelsplitter

Track Status: Track all extant and selected historical EOs

TX Protection Status: T

Global Rank: G1G2

State Rank: S1

Federal Status:

Location Information:

Directions:

Mussels were collected from Lake Grapevine.

Survey Information:

First Observation: 1975-10-31

Survey Date: 1975-10-31

Last Observation: 1975-10-31

Eo Type:

Eo Rank: E

Eo Rank Date: 1975-10-31

Observed Area:

Comments:

General

Description:

Comments: 1975 specimen: The species identification was verified by Raymond W. Neck and Robert G. Howells. Originally the specimen was deposited at Texas Christian University, Fort Worth, TX. Randklev, et al., 2010 lists the specimen in the Joseph Britton Freshwater Mussel Collection, Elm Fork Natural Heritage Museum, University of North Texas.

Protection

Comments:

Management

Comments:

Data:

EO Data: 31 Oct 1975: Three specimens were collected; one was taken alive.

Reference:

Citation:

Neck, Raymond W. and R. G. Howells. 1995. Interim performance reports and final report for Project No. 47: Status survey for the Texas heelsplitter. TPWD contract no. 333-0208. Submitted to Texas Parks & Wildlife Dept. 30 November 1993, 30 November 1994, and October 1995..

Randklev, Charles R., B. Lundeen, J. H. Kennedy. 2010. Summary of unpublished records for candidate mussel species from four museums in north central Texas.

Specimen:

Joseph Britton Freshwater Mussel Collection, Elm Fork Natural Heritage Museum, University of North Texas, Denton, TX; K. O'Kane (# 1782), Catalog # unknown, 31 Oct 1975, JBFWMC; UNT.

Element Occurrence Record

Scientific Name: Schizachyrium scoparium - Andropogon gerardii
- Sorghastrum nutans - Bifora americana
Mollisol Herbaceous Vegetation

Occurrence #: 11 **Eo Id:** 11570

Common Name: Mollisol Blackland Prairie

Track Status: Track all extant and selected historical EOs

TX Protection Status:

Global Rank: G1G2 **State Rank:** SNR

Federal Status:

Location Information:

Directions:

Survey Information:

First Observation:

Survey Date:

Last Observation:

Eo Type:

Eo Rank:

Eo Rank Date:

Observed Area:

Comments:

General

Description:

Comments:

Protection

Comments:

Management

Comments:

Data:

EO Data:

Reference:

Citation:

Specimen:

**CLIMATE DATA AND FIELD
DATA FORMS**

APPENDIX E

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Conservatory Estates City/County: _____ Sampling Date: 3-12-15
 Applicant/Owner: _____ State: _____ Sampling Point: TP-1A
 Investigator(s): _____ Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 5-20
 Subregion (LRR): _____ Lat: 33.046058 Long: -97.159992 Datum: NAD 83
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Y Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>Y</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u> No _____	
Wetland Hydrology Present?	Yes <u>Y</u> No _____	
Remarks: <u>wetter than normal. Test plot at tank west of residence. Excavated, disturbed soil.</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Sapling/Shrub Stratum (Plot size: <u>30</u>) <u>0</u> = Total Cover 1. _____ 2. _____ 3. _____ 4. _____ 5. _____				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Herb Stratum (Plot size: <u>5</u>) <u>0</u> = Total Cover 1. <u>Typha sp</u> <u>10</u> <u>Y</u> <u>OBL</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____				
Woody Vine Stratum (Plot size: <u>30</u>) _____ = Total Cover 1. _____ 2. _____				
% Bare Ground in Herb Stratum <u>0</u> = Total Cover				
Remarks: <u>Boundary delineated by OHWM + transition to bermudagrass</u>				

Sampling Point: TP-1A

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one required; check all that apply)				
☒ Surface Water (A1)	☐ Salt Crust (B11)		☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☐ Aquatic Invertebrates (B13)		☐ Sparsely Vegetated Concave Surface (B8)	
☐ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)		☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Dry-Season Water Table (C2)		☐ Oxidized Rhizospheres on Living Roots (C3)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)		☐ (where tilled)	
☐ Drift Deposits (B3)	☐ (where not tilled)		☐ Crayfish Burrows (C8)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)		☐ Saturation Visible on Aerial Imagery (C9)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)		☐ Geomorphic Position (D2)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)		☐ FAC-Neutral Test (D5)	
☐ Water-Stained Leaves (B9)			☐ Frost-Heave Hummocks (D7) (LRR F)	
Field Observations: Surface Water Present? Yes ☒ No ☐ Depth (inches): 0-3" Water Table Present? Yes ☐ No ☐ Depth (inches): _____ Saturation Present? Yes ☐ No ☐ Depth (inches): _____ (includes capillary fringe)			Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				

WETLAND DETERMINATION DATA FORM - Great Plains Region

Project/Site: Conservatory Estates City/County: Flower Mound Sampling Date: 3-12-15
 Applicant/Owner: _____ State: TX Sampling Point: TP-2A
 Investigator(s): A. Brewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 5-8
 Subregion (LRR): I-SW Prairies Lat: 33-048682 Long: -97-158994 Datum: NAD83
 Soil Map Unit Name: Gasil fine sandy loam 3-8% NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation X, Soil X, or Hydrology X significantly disturbed? Y Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>	
Wetland Hydrology Present?	Yes _____ No <u>X</u>	

Remarks: wetter than normal. Tank, excavated, grazed.

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. _____				Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-):	<u>1</u> (A)
2. _____				Total Number of Dominant Species Across All Strata:	<u>2</u> (B)
3. _____				Percent of Dominant Species That Are OBL, FACW, or FAC:	<u>50</u> (A/B)
4. _____					
= Total Cover					
Sapling/Shrub Stratum (Plot size: <u>30</u>)				Prevalence Index worksheet:	
1. _____				Total % Cover of:	Multiply by:
2. _____				OBL species	x 1 =
3. _____				FACW species <u>20</u>	x 2 = <u>40</u>
4. _____				FAC species	x 3 =
5. _____				FACU species <u>70</u>	x 4 = <u>280</u>
= Total Cover				UPL species	x 5 =
				Column Totals: <u>90</u> (A)	<u>320</u> (B)
				Prevalence Index = B/A = <u>3.5</u>	
Herb Stratum (Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators:	
1. <u>Houstonia spp.</u>	<u>70</u>	<u>Y</u>	<u>FACU/UPL</u>	1 - Rapid Test for Hydrophytic Vegetation	
2. <u>Hieracium autumnale</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	2 - Dominance Test is >50%	
3. <u>clover sp</u>	<u>1</u>	<u>N</u>		3 - Prevalence Index is ≤3.0 ¹	
4. <u>grass - Fescue?</u>	<u>2</u>	<u>N</u>		4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
5. _____				Problematic Hydrophytic Vegetation ¹ (Explain)	
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
= Total Cover					
Woody Vine Stratum (Plot size: <u>30</u>)				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>	
1. _____					
2. _____					
= Total Cover					
% Bare Ground in Herb Stratum <u>20</u>					
Remarks:					

SOIL Sampling Point: 1P 2A

Sampling Point: 1P-2A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|---|-----------------------------------|---|
| ___ Histosol (A1) | ___ Sandy Gleyed Matrix (S4) | ___ 1 cm Muck (A9) (LRR I, J) |
| ___ Histic Epipedon (A2) | ___ Sandy Redox (S5) | ___ Coast Prairie Redox (A16) (LRR F, G, H) |
| ___ Black Histic (A3) | ___ Stripped Matrix (S6) | ___ Dark Surface (S7) (LRR G) |
| ___ Hydrogen Sulfide (A4) | ___ Loamy Mucky Mineral (F1) | ___ High Plains Depressions (F16) |
| ___ Stratified Layers (A5) (LRR F) | ___ Loamy Gleyed Matrix (F2) | ___ (LRR H outside of MLRA 72 & 73) |
| ___ 1 cm Muck (A9) (LRR F, G, H) | ___ Depleted Matrix (F3) | ___ Reduced Vertic (F18) |
| ___ Depleted Below Dark Surface (A11) | ___ Redox Dark Surface (F6) | ___ Red Parent Material (TF2) |
| ___ Thick Dark Surface (A12) | ___ Depleted Dark Surface (F7) | ___ Very Shallow Dark Surface (TF12) |
| ___ Sandy Mucky Mineral (S1) | ___ Redox Depressions (F8) | ___ Other (Explain in Remarks) |
| ___ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H) | ___ High Plains Depressions (F16) | ___ ³ Indicators of hydrophytic vegetation and |
| ___ 5 cm Mucky Peat or Peat (S3) (LRR F) | ___ (MLRA 72 & 73 of LRR H) | ___ wetland hydrology must be present, |

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

Secondary Indicators (minimum of two required)

- | | | |
|--|---|---|
| ☐ Surface Water (A1) | ☐ Salt Crust (B11) | ☐ Surface Soil Cracks (B6) |
| ☐ High Water Table (A2) | ☐ Aquatic Invertebrates (B13) | ☐ Sparsely Vegetated Concave Surface (B8) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) | ☐ Drainage Patterns (B10) |
| ☐ Water Marks (B1) | ☐ Dry-Season Water Table (C2) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Oxidized Rhizospheres on Living Roots (C3) | ☐ (where tilled) |
| ☐ Drift Deposits (B3) | ☐ (where not tilled) | ☐ Crayfish Burrows (C8) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) | ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Iron Deposits (B5) | ☐ Thin Muck Surface (C7) | ☐ Geomorphic Position (D2) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) | ☐ FAC-Neutral Test (D5) |
| ☐ Water-Stained Leaves (B9) | | ☐ Frost-Heave Hummocks (D7) (LRR F) |

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? Yes _____ No X Depth (inches): _____
(Includes capillary fringe)

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Conservatory Estates City/County: Flower Mound Sampling Date: 3-12-15
 Applicant/Owner: _____ State: TX Sampling Point: TP-28
 Investigator(s): A. Brewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): concave Slope (%): 5-8
 Subregion (LRR): J - SW Prairies Lat: 33.0418683 Long: 97.158978 Datum: _____
 Soil Map Unit Name: Gasil fine sandy loam 3-8% NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present? Yes <u>X</u> No _____	
Wetland Hydrology Present? Yes <u>X</u> No _____	
Remarks: <u>Pond based on TP-1 result + wet conditions, current inundation boundary sufficient for determination. wetter period than normal.</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____) 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ _____ = Total Cover				
Herb Stratum (Plot size: _____) 1. <u>algae</u> 2. _____ 3. _____ 4. _____ 5. _____ 6. _____ 7. _____ 8. _____ 9. _____ 10. _____ _____ = Total Cover				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation _____ 2 - Dominance Test is >50% _____ 3 - Prevalence Index is ≤3.0 ¹ _____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size: _____) 1. _____ 2. _____ _____ = Total Cover				
% Bare Ground in Herb Stratum _____ = Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Remarks: _____				

SOIL

Sampling Point: TP-2B

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			Secondary Indicators (minimum of two required)	
Primary Indicators (minimum of one required; check all that apply)				
☒ Surface Water (A1)	☐ Salt Crust (B11)		☐ Surface Soil Cracks (B6)	
☐ High Water Table (A2)	☒ Aquatic Invertebrates (B13)		☒ Sparsely Vegetated Concave Surface (B8)	
☒ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)		☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Dry-Season Water Table (C2)		☐ Oxidized Rhizospheres on Living Roots (C3)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)		☐ (where tilled)	
☒ Drift Deposits (B3)	☐ (where not tilled)		☐ Crayfish Burrows (C8)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)		☒ Saturation Visible on Aerial Imagery (C9)	
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)		☒ Geomorphic Position (D2)	
☒ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)		☐ FAC-Neutral Test (D5)	
☐ Water-Stained Leaves (B9)			☐ Frost-Heave Hummocks (D7) (LRR F)	
Field Observations:				
Surface Water Present?	Yes ☒ No ☐	Depth (inches): <u>up to 6"</u>		
Water Table Present?	Yes ☐ No ☐	Depth (inches): _____		
Saturation Present?	Yes ☐ No ☐	Depth (inches): _____		
(includes capillary fringe)			Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				

Figure 19-7 Rainfall documentation worksheet

**Rainfall Documentation
(use with photographs)**Date: March 12, 2015Weather station: DFW Airport, TX

Landowner: _____

Tract no.: _____

County: DentonState: TX

Soil name: _____

Growing season: 2/19 to 11/30 (50% chance above 28 F)

Photo date: _____

Long-term rainfall records								
Month	3 yrs. in 10 less than	Normal	3 yrs. in 10 more than	Rain fall	Condition dry, wet, normal	Condition value	Month weight value	Product of previous two columns
1st prior month* Feb	1.26	2.37	2.89	2.96	Wet	3	3	9
2nd prior month* Jan	1.02	1.90	2.35	3.62	Wet	3	2	6
3rd prior month* Dec	1.18	2.57	3.13	1.13	Dry	1	1	1
							Sum	16

* Compared to photo date

Note: If sum is

6 - 9 then prior period has been
drier than normal

10 - 14 then prior period has been
normal

15 - 18 then prior period has been
wetter than normal

Condition value:

Dry =1

Normal =2

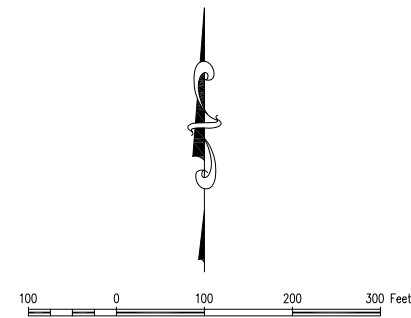
Wet =3

Conclusions: Antecedent precipitation was wetter than normal.

**TREE SURVEY MAP WITH
SPECIMEN TREES**

APPENDIX F

TREE #	TAG	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	CLASSIFICATION	STATUS
1	257	27	Post Oak	<i>Quercus stellata</i>	No	Specimen	
2	4944	29.5	American Elm	<i>Ulmus Americana</i>	No	Specimen	Cavity at base, embedded wire
3	2402	30	Post Oak	<i>Quercus stellata</i>	No	Specimen	
4	471	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
5	476	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
6	500	31.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	Mistletoe in a few branches
7	468	26.5	Pecan	<i>Carya illinoensis</i>	No	Specimen	
8	244	27.5	Pecan	<i>Carya illinoensis</i>	No	Specimen	Embedded rebar in base
9	4941	23	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	No branching on the east side
10	4942	34.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
11	4943	36.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
12	2399	24	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
13	446	29.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
14	2400	26	Post Oak	<i>Quercus stellata</i>	No	Specimen	
15	2401	25	American Elm	<i>Ulmus Americana</i>	No	Specimen	
16	4937	25.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	Trimmed for powerlines
17	4940	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
18	4939	31	Post Oak	<i>Quercus stellata</i>	No	Specimen	
19	450	25.5	Post Oak	<i>Quercus stellata</i>	No	Specimen	
20	488	24.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
21	4935	22	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	Greenbriar in canopy
22	4945	26.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
23	462	25.5	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	
24	2934	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
25	2934	25	Post Oak	<i>Quercus stellata</i>	No	Specimen	
26		26	Blackjack Oak	<i>Quercus marilandica</i>	No	Specimen	



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE

a division of G & A Consultants, LLC,
111 Hillside Drive • Lewisville, TX 75057 • P: 972.371.0276 • F: 972.436.3715

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 3/19/2015

791

791

STATE OF TEXAS

Drawn By: WS
Date: 01/26/2015
Scale: 1"=100'
Revisions:

14164

L2.0



September 4, 2015

Via Electronic Mail and U.S. Mail

Mr. Matthew J. Hotelling, P.E., PTOE
Traffic Engineer
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

**Re: SMARTGrowth Transportation Analysis
Case ZPD15-0006 – The Conservatory Estates**

Dear Mr. Hotelling:

We have reviewed the proposed Conservatory Estates development (Case ZPD15-0006), located on the north side of FM 1171 (Cross Timbers Road), west of Freeman Road in the northwest part of the Town. The proposed development consists of 64 single family dwelling units on approximately +/- 103.225 acres.

This proposed development is not an economic development, civic, or institutional use and is therefore subject to the Flower Mound SMARTGrowth Transportation Analysis evaluation. The criteria is based upon the existing available capacity of each link and adjacent signalized intersection and includes any capacity improvements programmed for commencement of construction within the current or next fiscal year of the Town's Capital Improvement Program and the State's Letting Schedule.

The first component to the transportation analysis is to determine which links and intersections are significantly impacted by the development. A significant impact is defined as development generated traffic greater than 5% of the directional capacity of any Town collector or arterial link. If the development traffic exceeds this minimum threshold, additional capacity analyses are conducted to determine if the Town links and adjacent Town and State signalized intersections operate at an acceptable level of service (LOS). The minimum acceptable LOS for Town facilities is LOS C. These analyses are conducted with and without the development traffic in place using the *TransCAD 4.7™* software package. If the existing and/or projected LOS fails to meet the minimum acceptable LOS defined above, the development fails the transportation analysis.

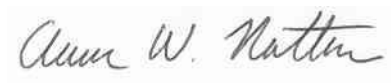
Based on information provided by Town staff, the development is anticipated to have direct access to FM 1171 (Cross Timbers Road). FM 1171 is a State facility and is identified as a Major Arterial on the Town's Master Thoroughfare Plan.

Based upon the transportation analysis completed for this development, the traffic generated by this development does not exceed the 5% threshold along any Town collector or arterial links (due to direct access onto a State facility). Therefore, based on this evaluation, the proposed project meets the minimum criteria for adequate public transportation infrastructure.

If you have any questions or comments regarding the results of the transportation analysis, please contact me at (972) 770-1300.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Aaron W. Nathan, P.E., AICP

Project Engineer

AWN:awn

K:\FTW_TPTO\061000157-2015 SMARTGrowth\175 - The Conservatory Estates\TA_ZPD15_0006_Conservatory.docx



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: January 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Development Plan (DP15-0001 – The Conservatory Estates) to develop a residential subdivision. The property is generally located west of Freeman Road and north of Cross Timbers Road. *(The Planning and Zoning Commission tabled this item at its December 14, 2015, meeting.)*

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This project has a companion Zoning Planned Development application (ZPD15-0006) for consideration on the same agenda. Approval of this application is contingent on Town Council's approval of the companion Zoning Planned Development application.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to obtain design approval for 64 buildable, single-family lots with a minimum lot size of 27,000 square feet. The site contains approximately 103.23 acres of land. The proposed development will have primary access points from Cross Timbers Road and emergency access from a proposed realigned Freeman Road. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems.

The subject property is zoned Agricultural District (A). In conjunction with the development plan, a request for rezoning (ZPD15-0006 – The Conservatory Estates) is being considered to change the zoning to Planned Development District No. 140 (PD-140) for a cluster development. The proposed Development Plan is in compliance with the PD-140 standards as proposed, as

well as the cluster development standards outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan of the Master Plan.

On July 7, 2015, the Environmental Conservation Commission (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the July 7, 2015, ECC meeting is:

<http://flowermoundtx.swagit.com/play/07072015-989/#7>

On June 4, 2015, the Parks, Arts and Library Services (PALS) Board recommended approval to Town Council that cash, in the amount of \$70,425.60, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$88,832.00 for the Conservatory Estates project. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

On June 4, 2015, the Parks, Arts and Library Services (PALS) Board also recommended denial to Town Council of the proposed 15-foot Equestrian Trail and 8-foot Town Multi-use Trail locations provided per a previous draft Development Plan. After modifications were made by the applicant, this item was reconsidered at the October 8, 2015, PALS meeting and a recommendation of approval was made to Town Council of the proposed 15-foot Equestrian Trail and 8-foot Town Multi-use Trail locations provided per the current draft Development Plan.

The link to the June 4, 2015, PALS meeting is:

<http://flowermoundtx.swagit.com/play/06042015-781/#8>

The link to the October 8, 2015, PALS meeting is:

<http://flowermoundtx.swagit.com/play/10082015-802/#8>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

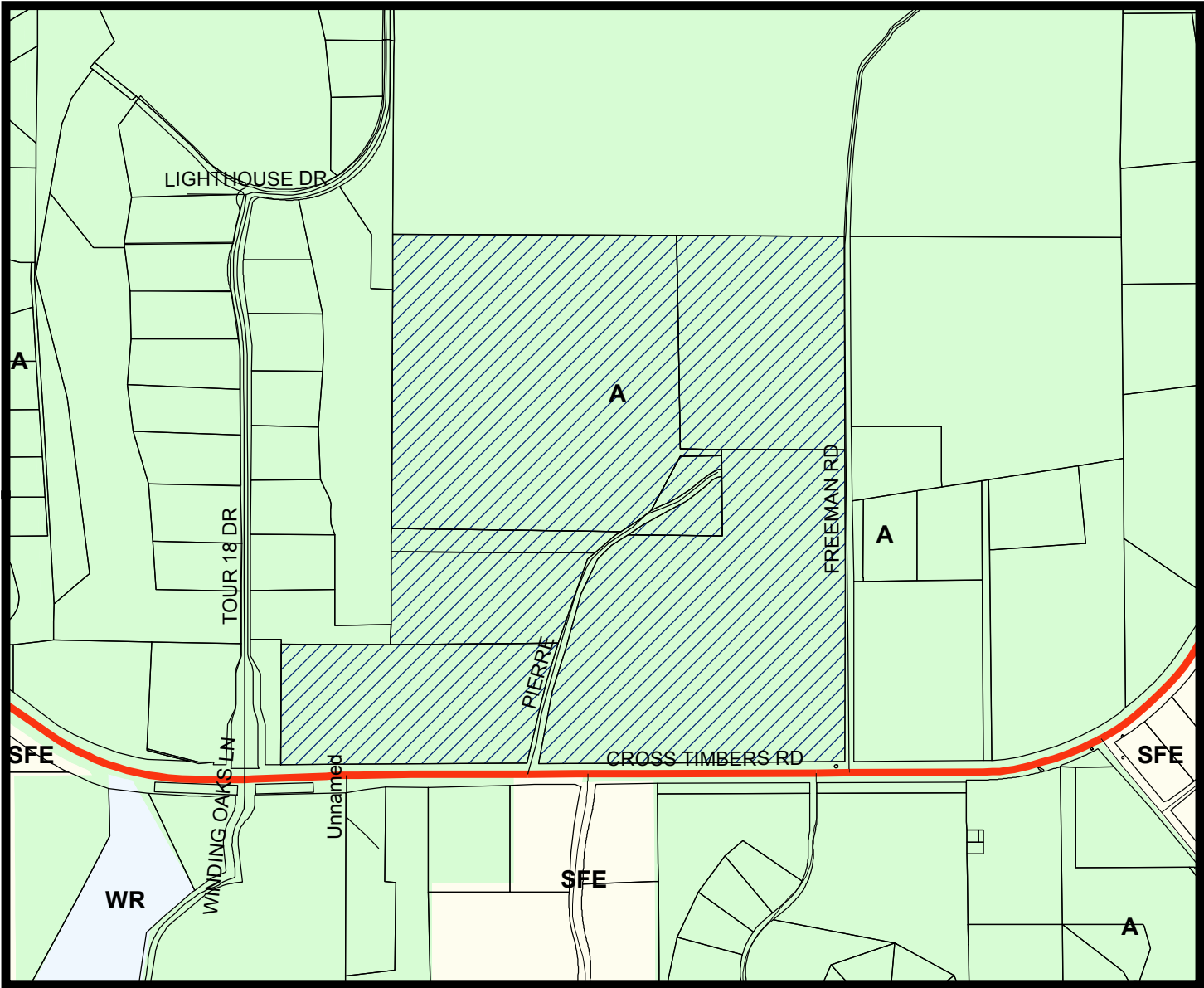
B. Application Details

1. Revised Development Plan Package



Vicinity Map

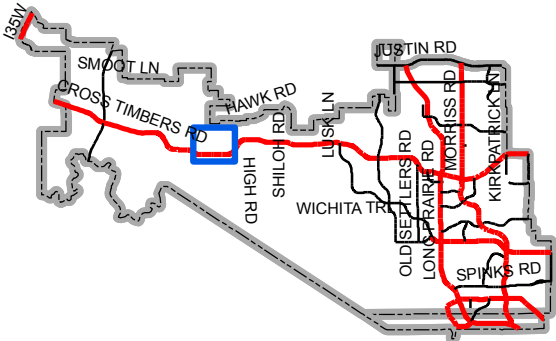
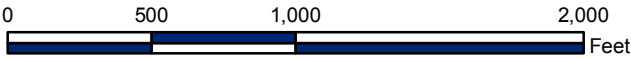
Reference Project: DP15-0001



LEGEND

- Agriculture
- Single Family Estate
- Water Recreation

Subject Property



Map Location



April 23, 2015

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: PD ZONING CHANGE REQUEST – The Conservatory Estates - Letter of Intent
G&A Job No. 14164**

Mr. Powell:

Please accept this letter, on behalf of Raco Development, as an explanation of the proposed planned development zoning change request on approximately 103.225 acres of land located along FM 1171, directly east of the Estates at Tour 18, and within the Cross Timbers Conservation Development District that is currently zoned agricultural. A Development Plan application has also been submitted concurrently with this request.

The Conservatory Estates will be a high quality, gated, open space community with a total of 64 residential lots, 4 "X" lots that consist of over 51 acres of open space, four amenity ponds, a rambling brook, wildflower meadows, preserved tree stands, expansive natural buffers and scenic vistas along FM 1171, extensions of Town's multi-use trail and equestrian trail, and an enhanced private entrance. Each lot is directly adjacent to open space in the rear, with 20' open space buffers between all lots. The development is in accordance with the Master Plan update from 2013 regarding cluster developments within the CTCDD and a maximum .62 du/ac density. The development will be completed in a single phase.

The enhanced entry to the site will include a divided entrance drive in a curvilinear design up to a guard house and the entry gates. One of the four amenity ponds is located at this entrance to create an elaborate view and drive experience. The 'look and feel' of The Conservatory Estates is old world estate and it will include a split rail fence along FM 1171 within the landscape buffer.

A secondary access point is located east of the main entrance. This 13' drive, which will be used for emergency access, will intersect with the proposed realignment of Freeman Road. We are proposing that RACO Development will provide a 40' Private Access Easement to allow access from Freeman Road to the median cut at the entrance to Chimney Rock. Please refer to the letter from RACO Development dated March 30, 2015 for a more detailed description. The

proposed street section for the Conservatory Estates will be an estate residential street that has a pavement width of 26' with 17' drainage and utility easements on each side.

The proposed PD standards for this development are similar to the Single Family-15 (SF-15) zoning district within the Town's Code of Ordinance and include a lot area minimum of 26,000 square feet, a minimum lot width of 100', and setbacks of 30' for the front yard, 20' for the rear yards, and 10' for the side yards. Additional requirements that are requested within the proposed Development Standards include a minimum amount of open space of 50%, possible future improvements within the open space areas, and the option for the home owner or home builder to choose whether or not to install an ornamental metal fence adjacent to open space areas.

We would like to respectfully request an exception to the upland habitat mitigation requirement. Our client is exceeding tree preservation requirements by saving 71% of the existing tree canopy. We feel that the amount of preservation as well as an exceptional subdivision design merits an exemption from the mitigation requirement. An EPP has been prepared and submitted with this application.

An additional request by Raco Development is to dedicate approximately 3.6 acres of parkland in the form of a minimum 50' wide Parks Easement along the South border of The Conservatory Estates property, which would be deducted from the park land dedication requirement and fees in lieu of dedication. This easement will include the 15' Equestrian Easement and 8' Multi-Use Trail. This area would include enhanced landscape beyond the Town's minimum requirements. They would like to present this request to the Town's Parks, Arts, and Library Services Board on May 7th, 2015. A more detailed description is available in the letter from RACO Development, dated March 30, 2015.

Please feel free to contact us to discuss any comments or questions you have during the review of this request.

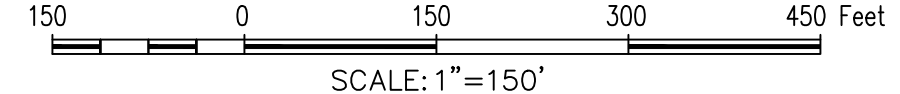
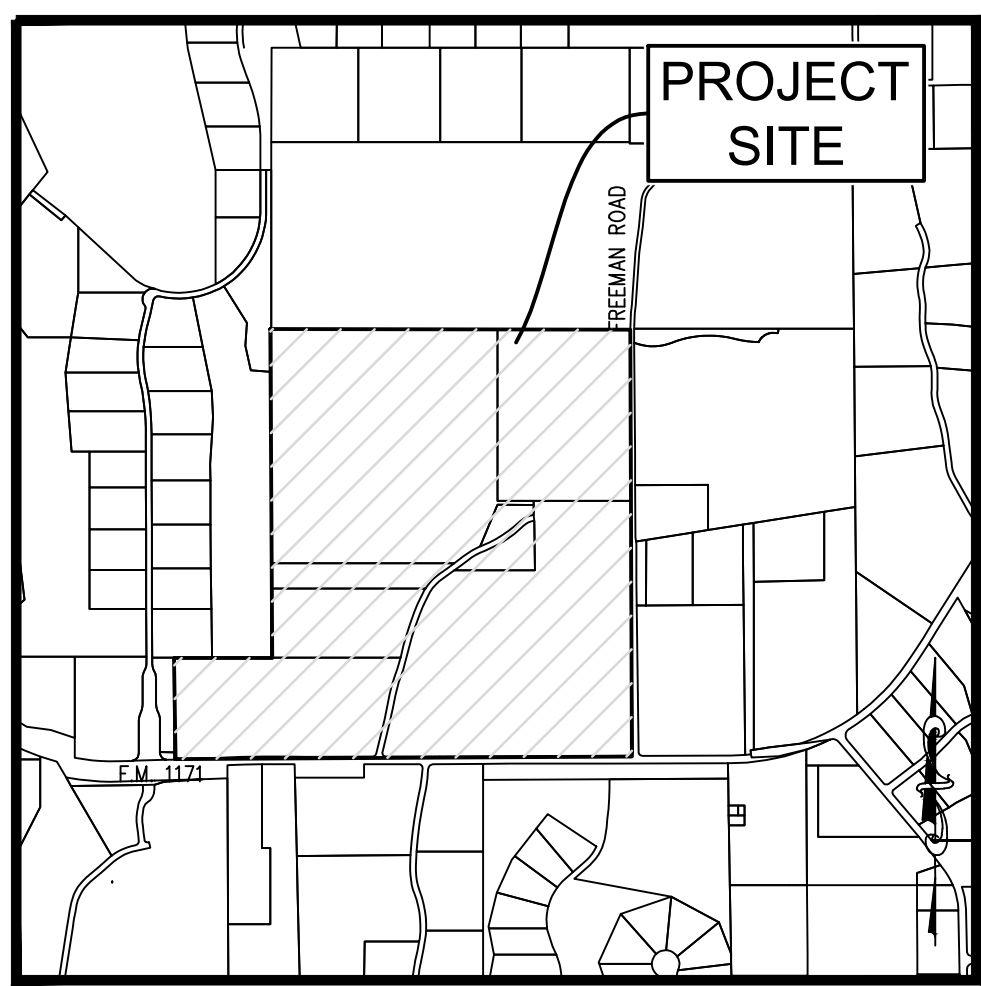
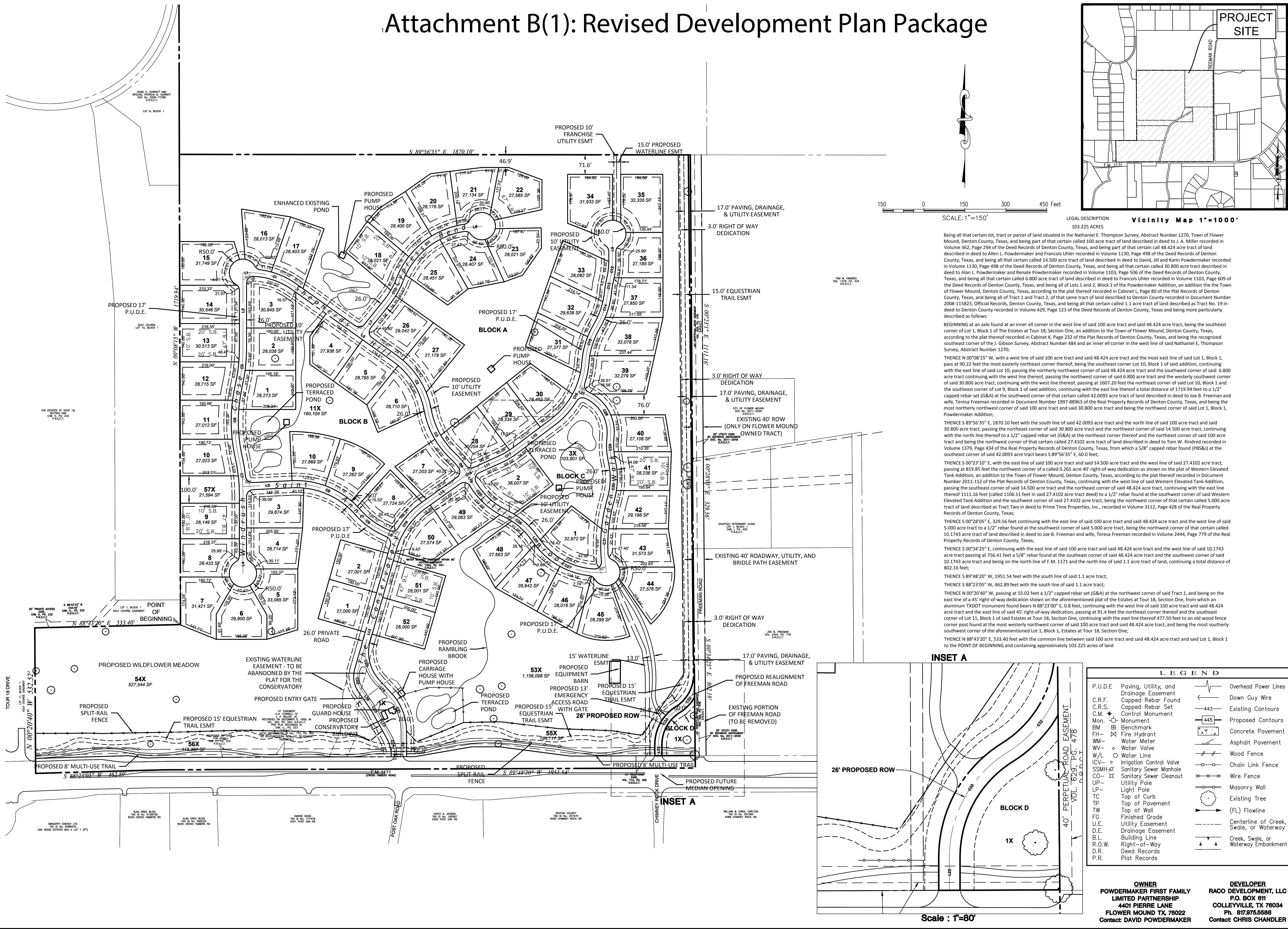
Sincerely,



Randi L. Rivera, AICP

cc: Mr. Robert J. Dollak, Jr., P.E.
Mr. Raman Chandler, Raco Development

Attachment B(1): Revised Development Plan Package



Vicinity Map 1"=1000'

Being all that certain lot, tract or parcel of land situated in the Nathaniel E. Thompson Survey, Abstract Number 1270, Town of Flower Mound, Denton County, Texas, and being part of that certain called 100 acre tract of land described in deed to J. A. Miller recorded in Volume 362, Page 294 of the Deed Records of Denton County, Texas, and being part of that certain called 48.424 acre tract of land described in deed to Allen L. Powdermaker and Francois Uhler recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 14.500 acre tract of land described in deed to David, III and Karin Powdermaker recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 30.800 acre tract described in deed to Alan L. Powdermaker and Renate Powdermaker recorded in Volume 1103, Page 506 of the Deed Records of Denton County, Texas, and being all that certain called 6.800 acre tract of land described in deed to Francois Uhler recorded in Volume 1103, Page 509 of the Deed Records of Denton County, Texas, and being all of Lots 1 and 2, Block 1 of the Powdermaker Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas, and being all of Tract 1 and Tract 2, of that same tract of land described to Denton County recorded in Document Number 2008-115823, Official Records, Denton County, Texas, and being all that certain called 1.1 acre tract of land described as Tract No. 19 in deed to Denton County recorded in Volume 429, Page 123 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at an angle found at an inner ell corner in the west line of said 100 acre tract and said 48.424 acre tract, being the southeast corner of Lot 1, Block 1 of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, and being the recognized southeast corner of the J. Gibson Survey, Abstract Number 484 and an inner ell corner in the west line of said Nathaniel E. Thompson Survey, Abstract Number 1270;

THENCE N 00°08'15" W, with a west line of said 100 acre tract and said 48.424 acre tract and the most east line of said Lot 1, Block 1, pass at 90.22 feet the most easterly northeast corner thereof, being the southeast corner Lot 10, Block 1 of said addition, continuing with the east line of said Lot 10, passing the northerly northeast corner of said 48.424 acre tract and the southwest corner of said 6.800 acre tract continuing with the west line thereof, passing the northwest corner of said 6.800 acre tract and the westerly southwest corner of said 30.800 acre tract, continuing with the west line thereof, passing at 1607.20 feet the northeast corner of said Lot 10, Block 1 and the southeast corner of Lot 9, Block 1 of said addition, continuing with the east line thereof a total distance of 1719.94 feet to a 1/2" capped rebar set (G&A) at the southwest corner of that certain called 42.0093 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Document Number 1997-88863 of the Real Property Records of Denton County, Texas, and being the most northerly northwest corner of said 100 acre tract and said 30.800 acre tract and being the northwest corner of said Lot 1, Block 1, Powdermaker Addition;

THENCE S 89°56'35" E, 1870.10 feet with the south line of said 42.0093 acre tract and the north line of said 100 acre tract and said 30.800 acre tract, passing the northeast corner of said 30.800 acre tract and the northwest corner of said 14.500 acre tract, continuing with the north line thereof to a 1/2" capped rebar set (G&A) at the northeast corner thereof and the northeast corner of said 100 acre tract and being the northwest corner of that certain called 27.4102 acre tract of land described in deed to Tom W. Kindred recorded in Volume 1379, Page 434 of the Real Property Records of Denton County, Texas, from which a 5/8" capped rebar found (P85&J) at the southeast corner of said 42.0093 acre tract bears S 89°50'35" E, 60.0 feet;

THENCE S 00°23'10" E, with the east line of said 100 acre tract and said 14.500 acre tract and the west line of said 27.4102 acre tract, passing at 819.85 feet the northwest corner of a called 0.265 acre 40' right-of-way dedication as shown on the plat of Western Elevated Tank Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2011-112 of the Plat Records of Denton County, Texas, continuing with the west line of said Western Elevated Tank Addition, passing the southeast corner of said 14.500 acre tract and the northeast corner of said 48.424 acre tract, continuing with the east line thereof 1111.16 feet (called 1106.11 feet in said 27.4102 acre tract deed) to a 1/2" rebar found at the southwest corner of said Western Elevated Tank Addition and the southwest corner of said 27.4102 acre tract, being the northwest corner of that certain called 5.000 acre tract of land described as Tract Two in deed to Prime Time Properties, Inc., recorded in Volume 3112, Page 428 of the Real Property Records of Denton County, Texas;

THENCE S 00°28'05" E, 329.56 feet continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 5.000 acre tract to a 1/2" rebar found at the southwest corner of said 5.000 acre tract, being the northwest corner of that certain called 10.1743 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Volume 2444, Page 779 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'25" E, continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 10.1743 acre tract passing at 755.41 feet a 5/8" rebar found at the southeast corner of said 48.424 acre tract and the southwest corner of said 10.1743 acre tract and being on the north line of F.M. 1171 and the north line of said 1.1 acre tract of land, continuing a total distance of 802.16 feet;

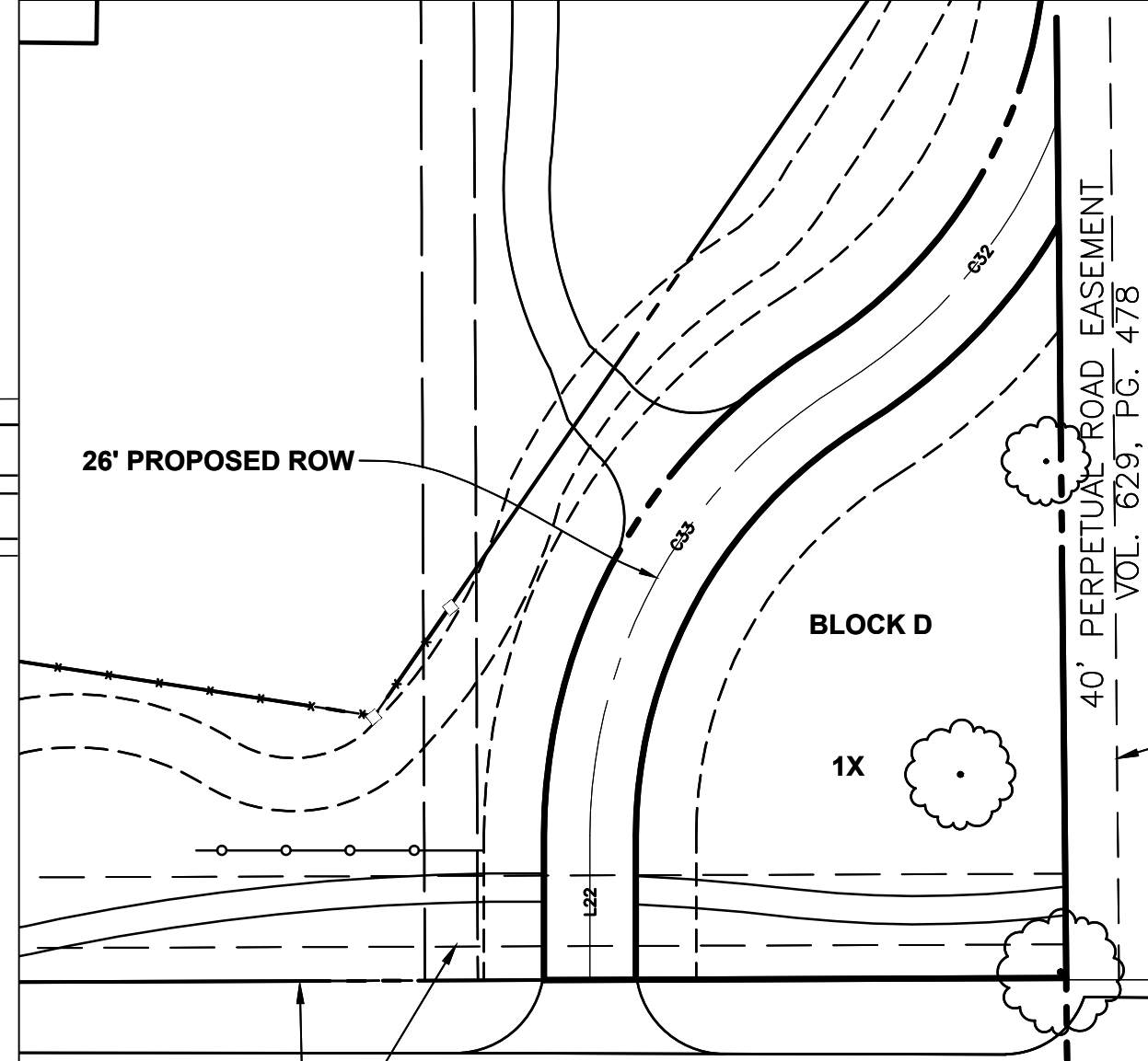
THENCE S 89°48'20" W, 1951.54 feet with the south line of said 1.1 acre tract;

THENCE S 88°23'05" W, 462.89 feet with the south line of said 1.1 acre tract;

THENCE N 00°20'40" W, passing at 55.02 feet a 1/2" capped rebar set (G&A) at the northwest corner of said Tract 1, and being on the east line of a 45' right-of-way dedication shown on the aforementioned plat of the Estates at Tour 18, Section One, from which an aluminum TXDOT monument found bears N 88°23'00" E, 0.8 feet, continuing with the west line of said 100 acre tract and said 48.424 acre tract and the east line of said 45' right-of-way dedication, passing at 91.4 feet the northeast corner thereof and the southeast corner of Lot 11, Block 1 of said Estates at Tour 18, Section One, continuing with the east line thereof 477.50 feet to an old wood fence corner post found at the most westerly northwest corner of said 100 acre tract and said 48.424 acre tract, and being the most southerly southwest corner of the aforementioned Lot 1, Block 1, Estates at Tour 18, Section One;

THENCE N 88°43'20" E, 533.40 feet with the common line between said 100 acre tract and said 48.424 acre tract and said Lot 1, Block 1 to the POINT OF BEGINNING and containing approximately 103.225 acres of land

INSET A



Scale: 1"=80'

LEGEND		
P.U.D.E.	Paving, Utility, and Drainage Easement	Overhead Power Lines
C.R.F.	Capped Rebar Found	Down Guy Wire
C.R.S.	Capped Rebar Set	Existing Contours
C.M.	Control Monument	Proposed Contours
Mon.	Monument	Concrete Pavement
BM	Benchmark	Asphalt Pavement
FH	Fire Hydrant	Wood Fence
WM	Water Meter	Chain Link Fence
WV	Water Valve	Wire Fence
W/L	Water Line	Masonry Wall
ICV	Irrigation Control Valve	Existing Tree
SSMH	Sanitary Sewer Manhole	(FL) Flowline
CO	Sanitary Sewer Cleanout	Centerline of Creek, Swale, or Waterway
UP	Utility Pole	Creek, Swale, or Waterway Embankment
LP	Light Pole	
TP	Top of Curb	
TP	Top of Pavement	
TW	Top of Wall	
FG	Finished Grade	
U.E.	Utility Easement	
D.E.	Drainage Easement	
B.L.	Building Line	
R.O.W.	Right-of-Way	
D.R.	Deed Records	
P.R.	Plat Records	

OWNER
POWDERMAKER FIRST FAMILY
LIMITED PARTNERSHIP
4401 PIERRE LANE
FLOWER MOUND TX, 76022
Contact: DAVID POWDERMAKER

DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

DEVELOPMENT PLAN

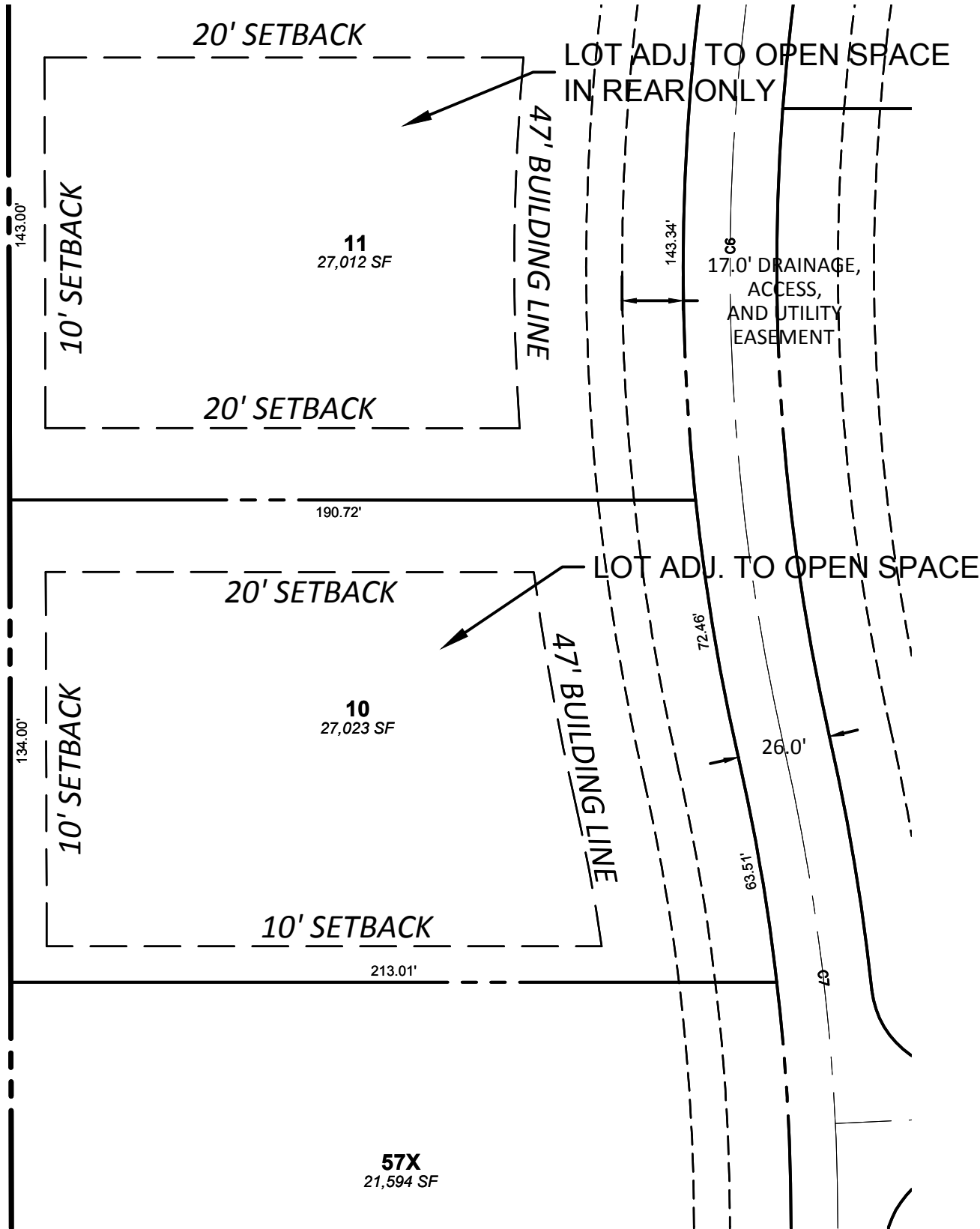
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 1/18/2016

Drawn By: CMK
Date: 01/26/2015
Scale: 1"=150'
Revisions:
04/23/2015
06/18/2015
08/21/2015
11/08/2015
01/18/2016

14164

D1

Plat: 2:10714164(1466) (Public-Ready) (CITY) (466) 05/16/2015 12:27 PM, by K&A
Revised: 1/18/2015 3:34 PM, by K&A, L&A, S&A, T&A, U&A, V&A, W&A, X&A, Y&A, Z&A, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ



TYPICAL LOT SETBACK DETAIL
Scale 1"=40'

Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	27,000 sq. ft
Minimum Lot Width	200 ft	100 ft.
Minimum Floor Area	1,800 sq. ft.	4,000 sq. ft.
Minimum Front Yard	40 ft.	30 ft.
Minimum Side Yard	25 ft.	10 ft. adj. to open space, 20 ft. adj. to lot
Minimum Rear Yard	20 ft.	10 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Specific Plan	Not included in a Specific Plan Area
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	8' multi-use trail along F.M. 1171, 15' equestrian easement along F.M. 1171 and Freeman Road
Open Space Plan	Cluster Development
Thoroughfare Plan	F.M. 1171 – Major (Principal) Arterial : 120' ROW
Water Plan	Cross Timbers Conservation Development District
Wastewater Plan	Cross Timbers Conservation Development District

PROJECT DATA TABLE	
Gross Site Area	103.225 A; 4,496,481 SF
Open Space Lots:	
Lot 53X, Block A	26.540 A; 1,156,098 SF
Lot 54X, Block A	12.111 A; 527,543 SF
Lot 55X, Block A	4.470 A; 194,716 SF
Lot 56X, Block A	2.671 A; 116,366 SF
Lot 57X, Block A	0.496 A; 21,593 SF
Lot 11X, Block B	3.675 A; 160,104 SF
Lot 3X, Block C	2.385 A; 103,900 SF
Landscape Islands within Lot 1X, Block E	0.335 A; 14,607 SF
Total: 8	52.683 A; 2,294,871 SF
Private Street Lot:	
Lot 1X, Block E	5.599 A; 243,883 SF
Proposed Lots:	
Residential	64
Open Space	8
Private Street Lot	1
Total:	73

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK A	27,000	0.620	
2	BLOCK A	27,000	0.620	
3	BLOCK A	29,673	0.681	
4	BLOCK A	28,713	0.659	
5	BLOCK A	33,065	0.759	
6	BLOCK A	29,800	0.684	
7	BLOCK A	31,421	0.721	
8	BLOCK A	28,432	0.653	
9	BLOCK A	28,149	0.646	
10	BLOCK A	27,023	0.620	
11	BLOCK A	27,012	0.620	
12	BLOCK A	28,715	0.659	
13	BLOCK A	30,512	0.700	
14	BLOCK A	30,546	0.701	
15	BLOCK A	31,748	0.729	
16	BLOCK A	28,013	0.643	
17	BLOCK A	28,402	0.652	
18	BLOCK A	28,020	0.643	
19	BLOCK A	28,399	0.652	
20	BLOCK A	28,176	0.647	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
21	BLOCK A	27,134	0.623	
22	BLOCK A	27,585	0.633	
23	BLOCK A	28,021	0.643	
24	BLOCK A	28,407	0.652	
25	BLOCK A	28,450	0.653	
26	BLOCK A	29,041	0.667	
27	BLOCK A	27,179	0.624	
28	BLOCK A	30,254	0.695	
29	BLOCK A	28,333	0.650	
30	BLOCK A	28,463	0.653	
31	BLOCK A	27,377	0.628	
32	BLOCK A	29,637	0.680	
33	BLOCK A	28,082	0.645	
34	BLOCK A	31,932	0.733	
35	BLOCK A	32,335	0.742	
36	BLOCK A	27,184	0.624	
37	BLOCK A	27,950	0.642	
38	BLOCK A	32,078	0.736	
39	BLOCK A	32,279	0.741	
40	BLOCK A	27,108	0.622	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
41	BLOCK A	28,236	0.648	
42	BLOCK A	29,198	0.670	
43	BLOCK A	31,572	0.725	
44	BLOCK A	27,575	0.633	
45	BLOCK A	28,298	0.650	
46	BLOCK A	28,015	0.643	
47	BLOCK A	28,642	0.658	
48	BLOCK A	27,662	0.635	
49	BLOCK A	29,063	0.667	
50	BLOCK A	27,573	0.633	
51	BLOCK A	28,000	0.643	
52	BLOCK A	28,000	0.643	
53X	BLOCK A	1156,098	26.540	
54X	BLOCK A	527,543	12.111	
55X	BLOCK A	194,716	4.470	
56X	BLOCK A	116,366	2.671	
57X	BLOCK A	21,593	0.496	
1	BLOCK B	28,272	0.649	
2	BLOCK B	28,038	0.644	
3	BLOCK B	30,845	0.708	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
4	BLOCK B	27,935	0.641	
5	BLOCK B	28,794	0.661	
6	BLOCK B	28,710	0.659	
7	BLOCK B	27,202	0.624	
8	BLOCK B	27,724	0.636	
9	BLOCK B	27,261	0.626	
10	BLOCK B	27,869	0.640	
11X	BLOCK B	160,104	3.675	
1	BLOCK C	32,971	0.757	
2	BLOCK C	38,006	0.873	
3X	BLOCK C	103,900	2.385	

GENERAL NOTES:

- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL "X" LOTS ARE OPEN SPACE LOTS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- LOT 1X, BLOCK E WILL BE DEDICATED TO THE H.O.A AS A PRIVATE STREET, AND FOR THE CONSTRUCTION OF THE PUBLIC WATERLINE(S), AND FOR CONSTRUCTION OF GUARD SHACK, CARRIAGE HOUSE, AND CONSERVATORY BUILDING WITHIN THE PROPOSED MEDIAN OF INITIAL ENTRY.
- AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.

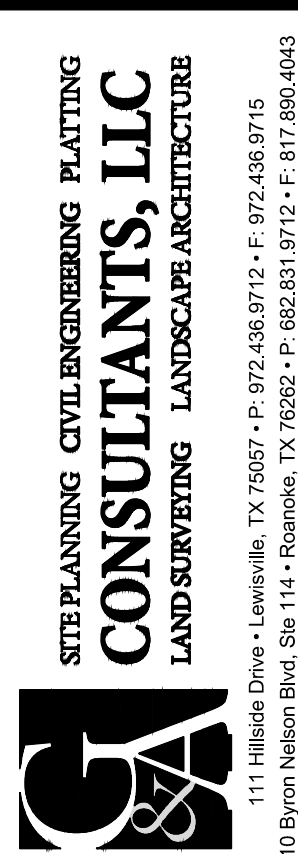
CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	275.00'	35°25'00"	169.99'	N 72°17'05" W, 167.29'
C2	300.00'	44°16'02"	231.78'	N 32°26'34" W, 226.06'
C3	300.00'	36°36'31"	191.68'	S 28°36'49" E, 188.44'
C4	300.00'	16°58'21"	88.87'	N 38°25'54" W, 88.54'
C5	600.00'	12°50'19"	134.45'	N 06°25'34" E, 134.16'
C6	600.00'	25°40'38"	268.89'	S 00°00'25" W, 266.65'
C7	600.00'	12°50'19"	134.45'	N 06°24'45" W, 134.16'
C8	300.00'	51°17'35"	268.57'	N 67°04'43" W, 259.69'
C9	300.00'	23°58'37"	125.54'	S 53°25'14" E, 124.63'
C10	300.00'	18°07'08"	94.87'	N 29°52'54" E, 94.48'
C11	300.00'	64°11'05"	336.07'	S 52°54'52" W, 318.77'
C12	275.00'	14°10'33"	68.04'	N 07°05'41" E, 67.87'
C13	275.00'	8°58'37"	43.09'	S 09°41'40" W, 43.04'
C14	300.00'	25°38'17"	134.24'	N 18°01'30" E, 133.12'
C15	300.00'	26°44'33"	140.02'	S 17°28'22" W, 138.76'
C16	300.00'	48°56'39"	256.27'	N 28°34'25" E, 248.55'
C17	300.00'	12°33'15"	65.73'	N 59°19'22" E, 65.60'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C18	300.00'	11°05'05"	58.04'	S 60°03'28" W, 57.95'
C19	300.00'	39°28'59"	201.50'	S 35°16'25" W, 197.73'
C20	163.00'	58°29'17"	166.39'	S 13°12'43" E, 159.26'
C21	188.50'	42°15'23"	139.02'	N 21°19'39" W, 135.89'
C22	87.00'	57°03'12"	77.52'	S 09°29'40" E, 74.98'
C23	200.00'	6°06'19"	21.31'	N 31°58'06" W, 21.30'
C24	140.00'	28°42'59"	70.17'	N 14°33'27" W, 69.44'
C25	275.00'	33°48'46"	162.29'	S 47°38'30" E, 159.95'
C26	275.00'	27°35'37"	132.44'	N 50°45'04" W, 131.16'
C27	275.00'	59°33'58"	285.90'	S 66°44'14" E, 273.19'
C28	150.00'	71°21'40"	186.82'	N 29°26'30" W, 174.98'
C29	275.00'	19°03'43"	91.49'	S 03°17'32" E, 91.07'
C30	275.00'	29°05'46"	139.65'	N 01°43'29" E, 138.16'
C31	600.00'	25°38'27"	268.51'	S 03°27'09" W, 266.28'
C32	150.00'	37°41'34"	98.68'	N 39°18'44" E, 96.91'
C33	150.00'	58°09'31"	152.26'	S 29°04'46" W, 145.81'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°59'35" E	27.66'
L2	S 54°34'35" E	451.77'
L3	N 00°00'25" E	277.58'
L4	N 00°00'25" E	289.18'
L5	S 87°16'30" W	181.09'
L6	N 65°24'33" W	49.03'
L7	N 38°56'27" E	150.75'
L8	S 85°00'25" W	46.26'
L9	N 00°00'37" E	101.51'
L10	S 53°02'45" E	171.25'
L11	N 65°36'00" E	102.79'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L12	N 54°30'55" E	165.45'
L13	N 16°01'56" E	459.58'
L14	N 42°27'21" W	69.04'
L15	N 00°11'58" W	94.39'
L16	N 35°01'16" W	70.54'
L17	N 28°54'57" W	108.97'
L18	N 00°11'58" W	4.93'
L19	N 29°56'43" W	39.42'
L20	N 36°57'15" W	30.00'
L21	N 65°07'20" W	36.28'
L22	N 00°00'00" E	40.86'

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.876.5588
Contact: CHRIS CHANDLER



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
11 Hillside Drive • Lewisville, TX 76044 • P: 817.438.9712 • F: 817.438.9715
610 Byron Avenue • Denton, TX 76201 • P: 817.386.0463
TXPE Firm No. 1738

THE CONSERVATORY ESTATES

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

DEVELOPMENT PLAN
NOTES

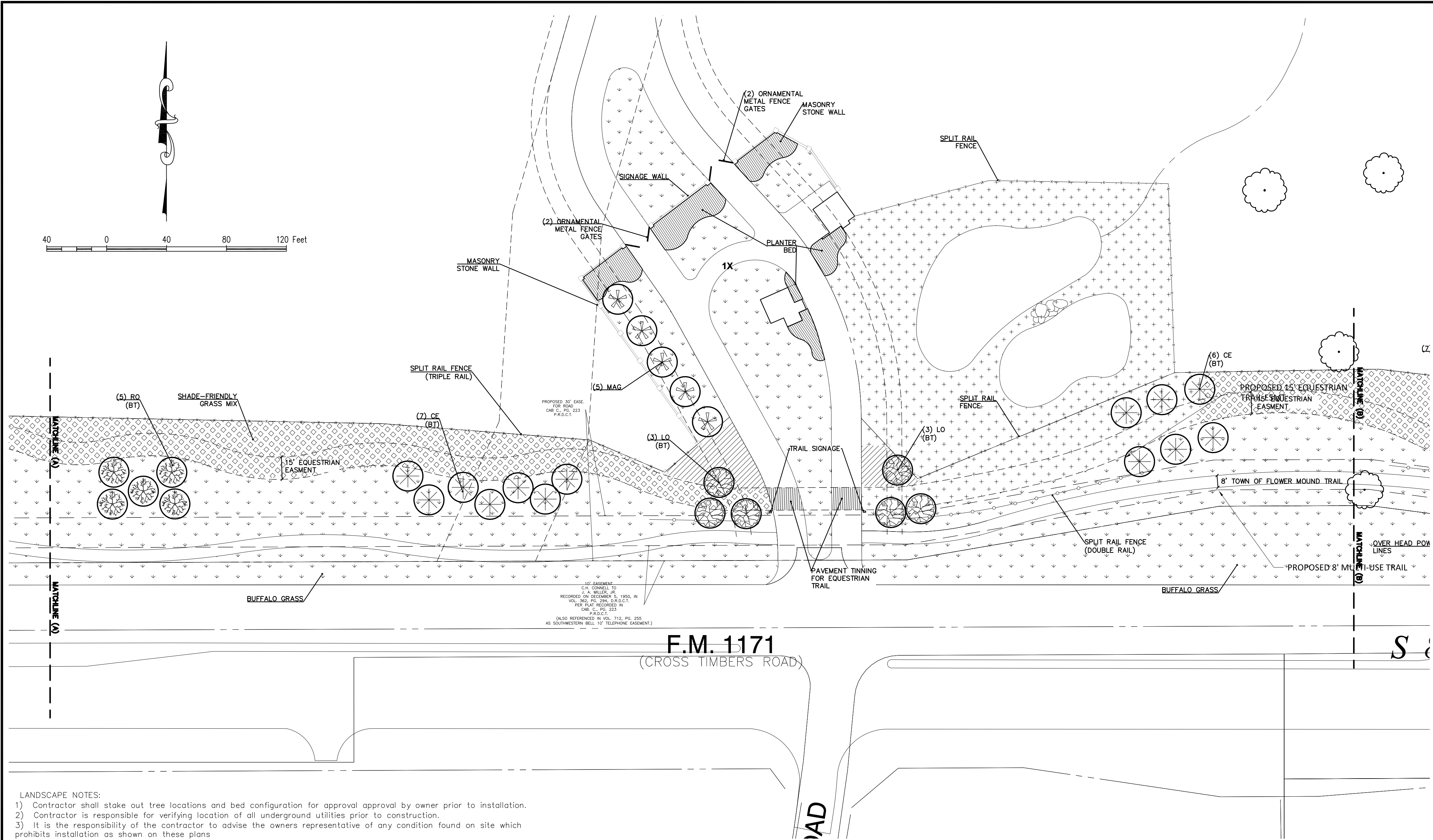
PRELIMINARY PLANS
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G&A CONSULTANTS, P-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 1/18/2016

Drawn By: CMK
Date: 01/26/2015
Scale: N.T.S.
Revisions:
04/23/2015
06/18/2015
08/21/2015
11/08/2015
01/18/2016

14164

D2

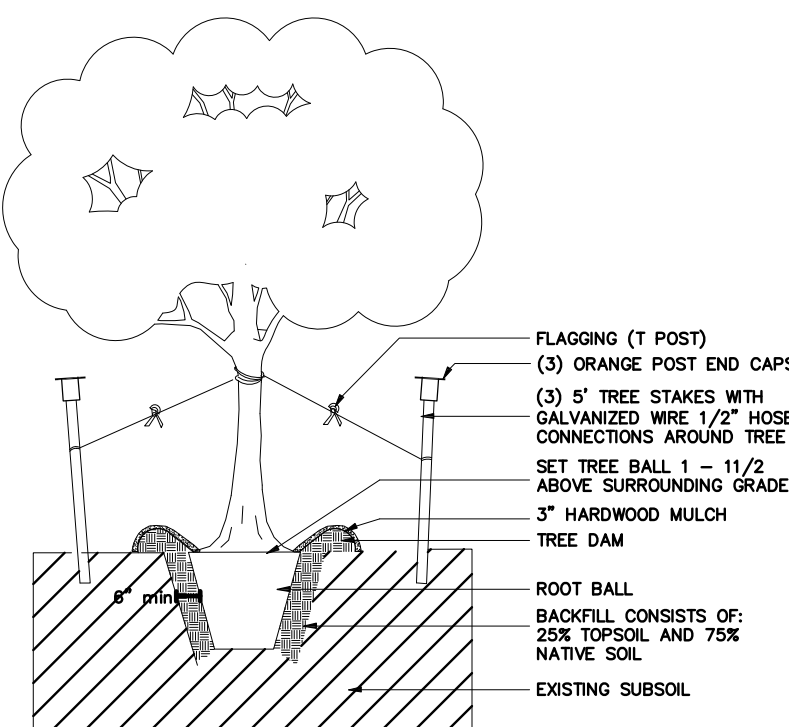
Fig. 3 - LANDSCAPE PLAN (Landscape Plan) - 10/26/2015, 12:18 PM, by WSW
Project: 178/2015, 12:18 PM, by WSW
Revised: 04/09/2015, 05/26/2015



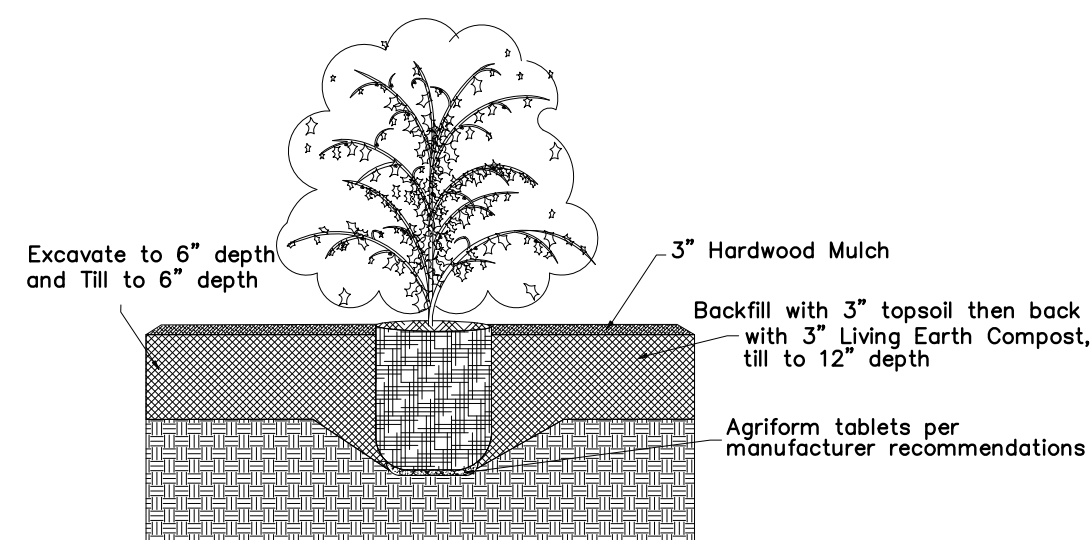
- LANDSCAPE NOTES:
- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

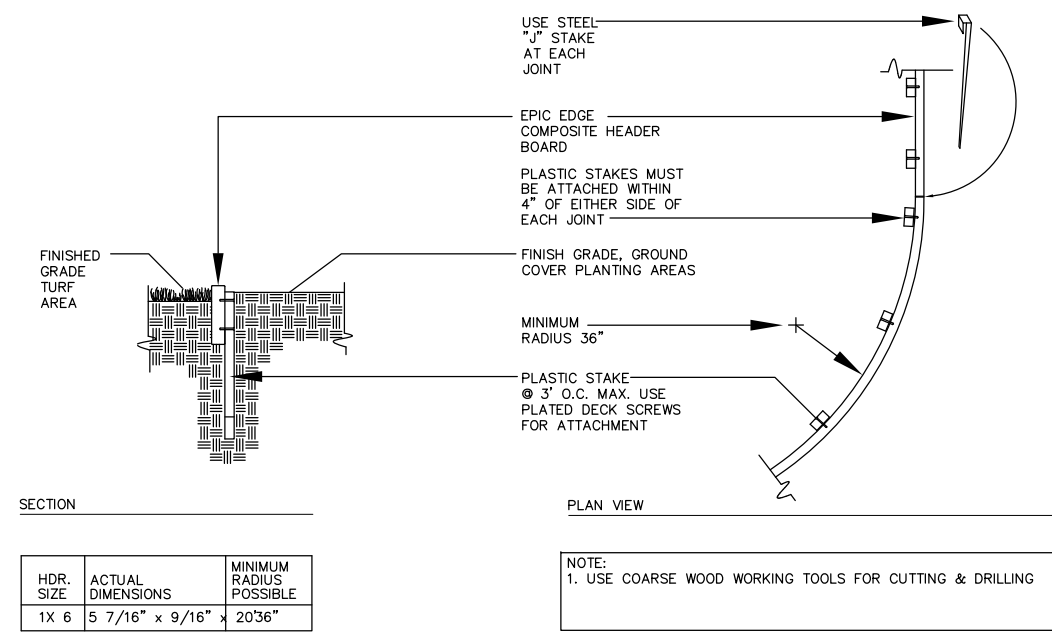
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
16	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	per plan	Single trunk
13	RED OAK	Quercus texana	3" cal.	10'-12'	per plan	Single trunk
21	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	per plan	Single trunk
16	CHINKAPIN OAK	Quercus muehlenbergii	3" cal.	10'-12'	per plan	Single trunk
20	MAGNOLIA	Magnolia grandiflora	3" cal.	10'-12'	per plan	Single trunk



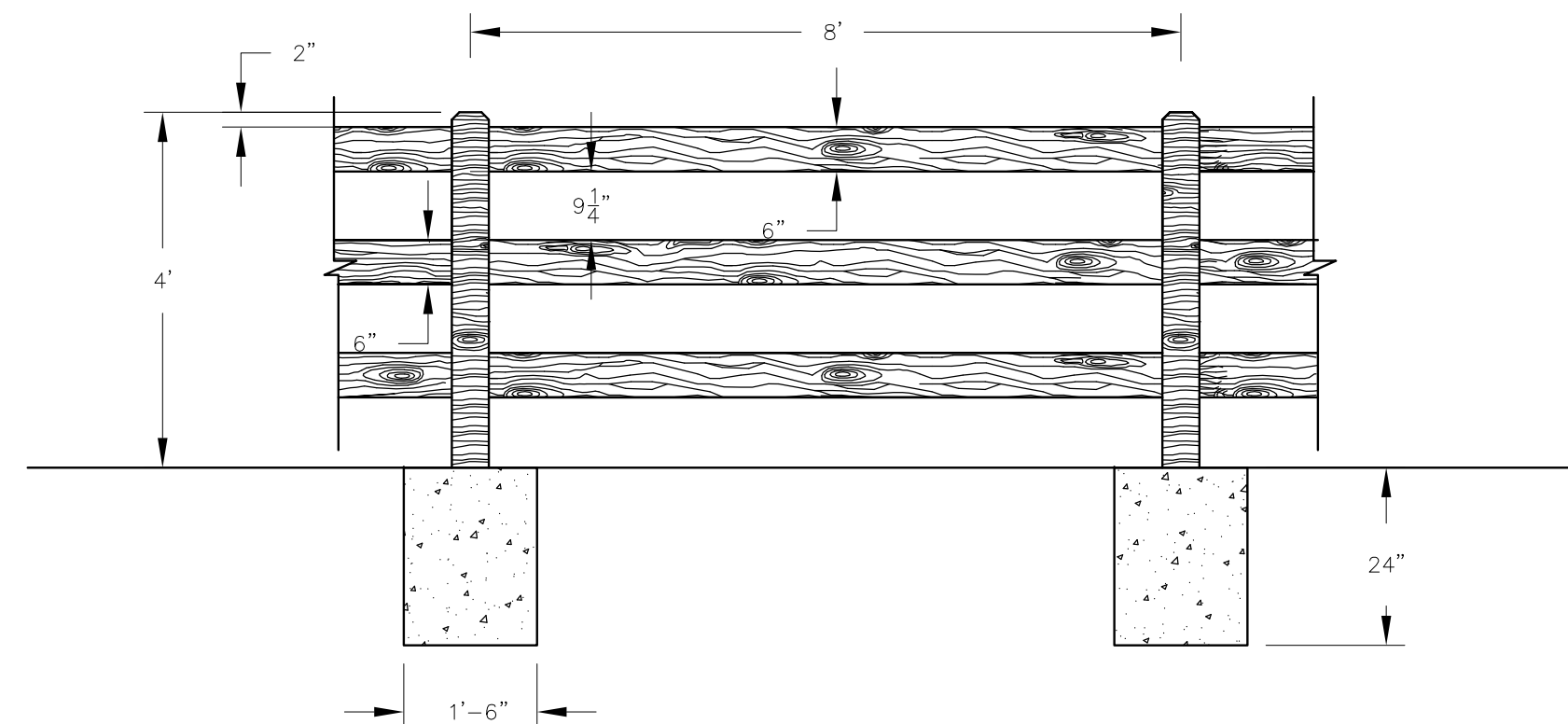
1. TREE STAKING
NOT TO SCALE



2. SHRUB DETAIL
NOT TO SCALE



3. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE



4. CEDAR SPLIT RAIL FENCE DETAIL
NOT TO SCALE

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Belle Trace

Final landscape plan will meet all Town of Flower Mound site development standards.
All landscape will be maintained according to town standards. 5.03 (c)(6)
All landscape will be 100% watered by an underground irrigation system. 5.03 (d)(4)
All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists. 5.03 (f)(7)

STREET BUFFER LANDSCAPING

REQUIRED: Street buffer trees shall be provided in a ratio of one (1) tree for every thirty feet (30') of linear frontage
F.M. 1171- 2340 ft. / 30 ft. = 78 trees

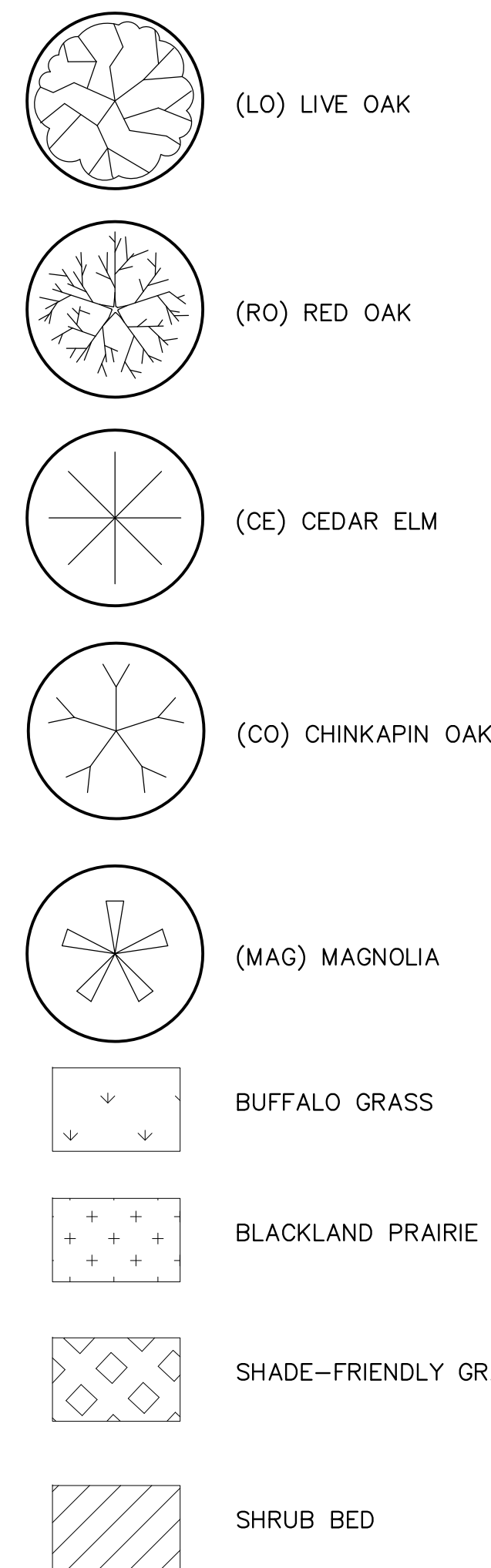
PROVIDED: F.M. 1171 - (81) new trees

PERIMETER FENCING

REQUIRED: Subdivision perimeter fences and walls constructed adjacent and parallel to the rights of way of arterial and collector streets shall consist of masonry, stone, wrought iron or tubular steel, or combination thereof.

PROVIDED: 6' Masonry stone wall and split rail fence

LEGEND

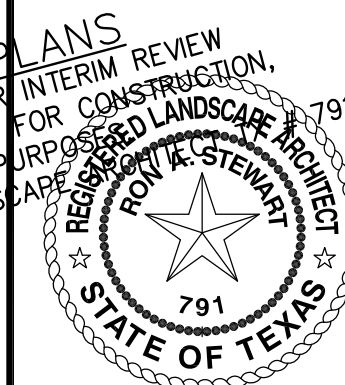


LANDSCAPE PLAN

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hildebrand Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

THE CONSERVATORY ESTATES

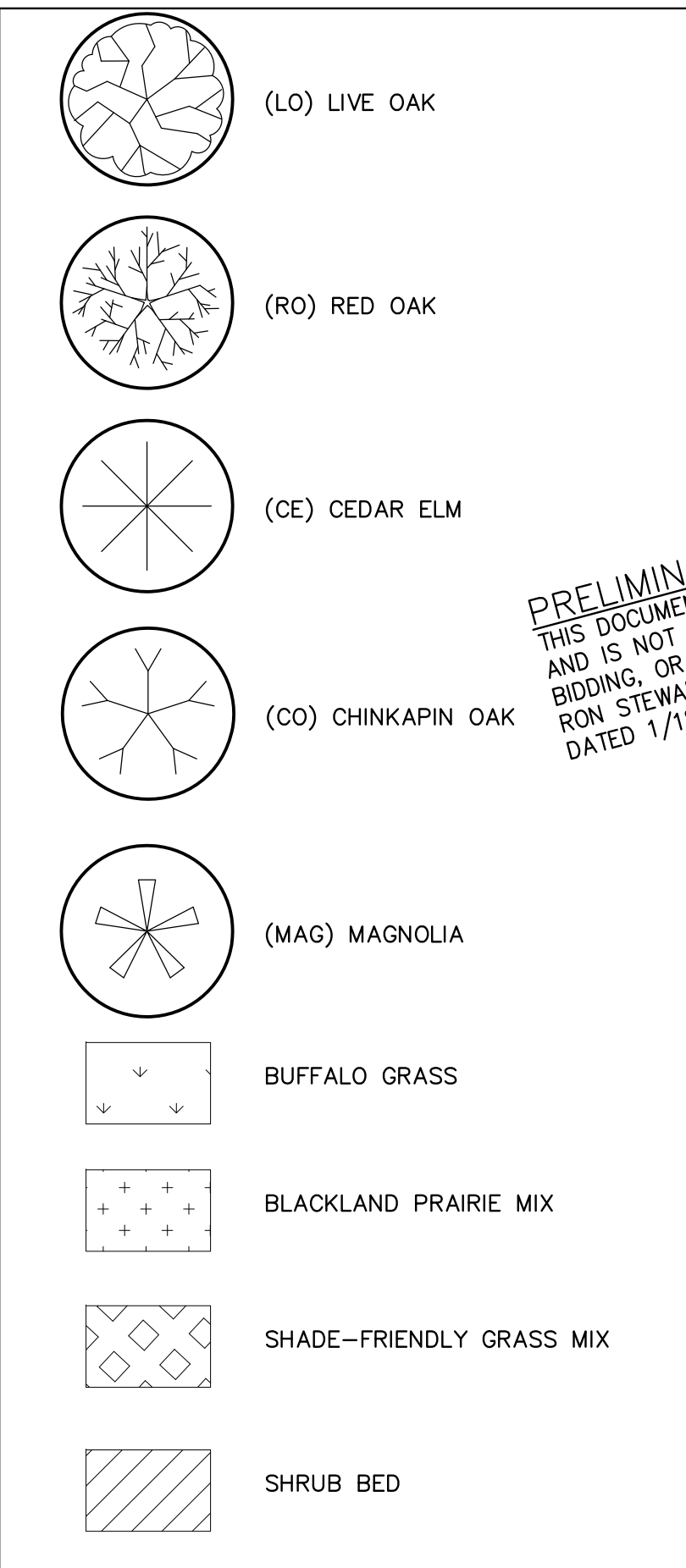
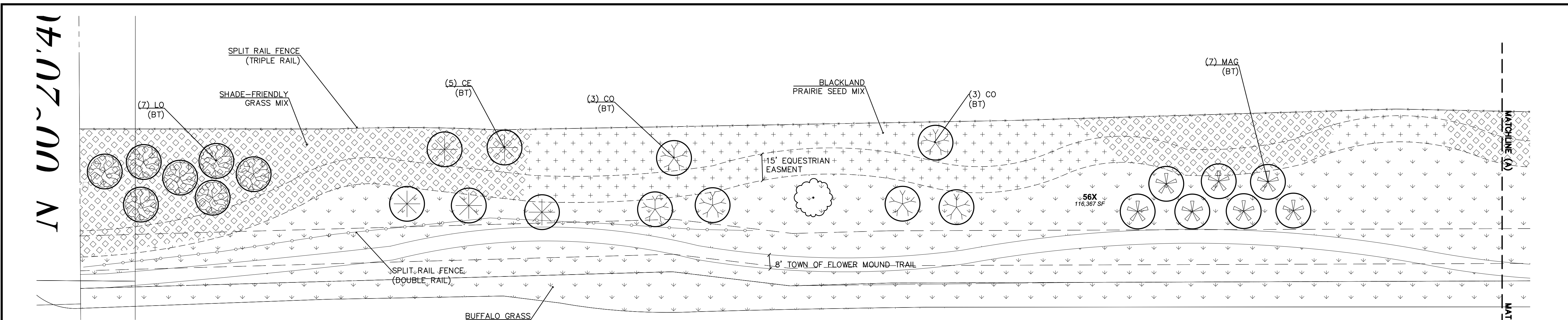
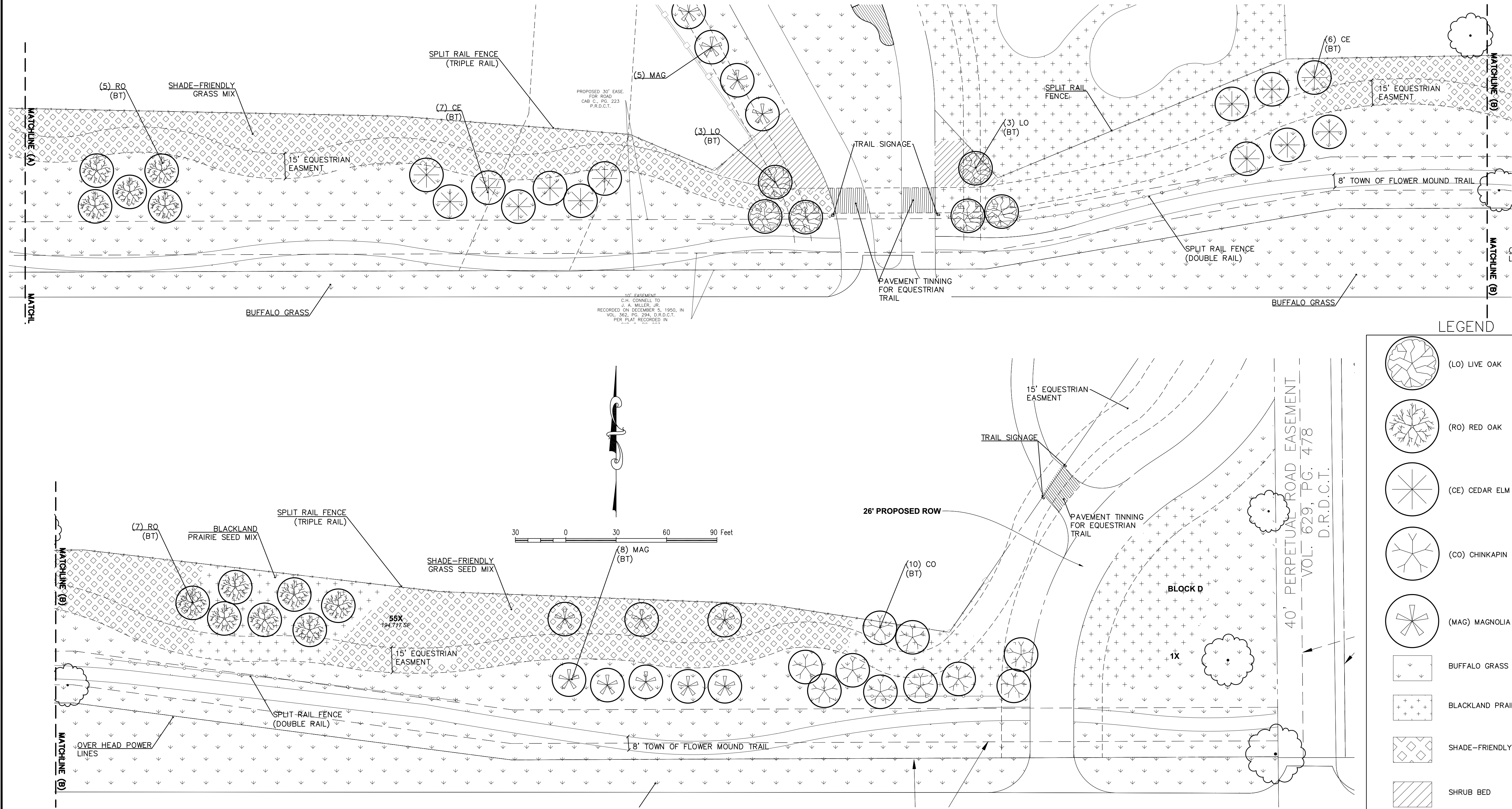


Drawn By: WS
Date: 01/26/2015
Scale: 1"=40'
Revisions:
04/09/2015
05/26/2015

14164

L1.0

Fig. 3 - Street Frontage Landscape Plan, Block D, 14166, PG. 45
Revised: 07/18/2015, 12:28 PM, by William J. Stewart, L.S.
1/18/2015 12:18 PM, by William J. Stewart, L.S.



PRELIMINARY PLANS
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REVISIONS
04/09/2015
05/26/2015
RON STEWART LANDSCAPE ARCHITECTURE
STATE OF TEXAS
791

Drawn By: WS
Date: 01/26/2015
Scale: 1"=30'
Revisions:
04/09/2015
05/26/2015

14164

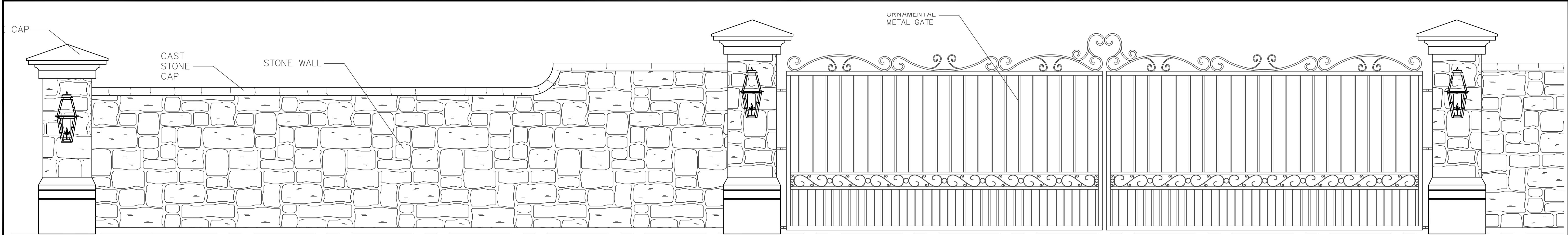
L1.1

STREET FRONTAGE LANDSCAPE PLAN

THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ENVIRONS GROUP
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THE CONSERVATORY ESTATES

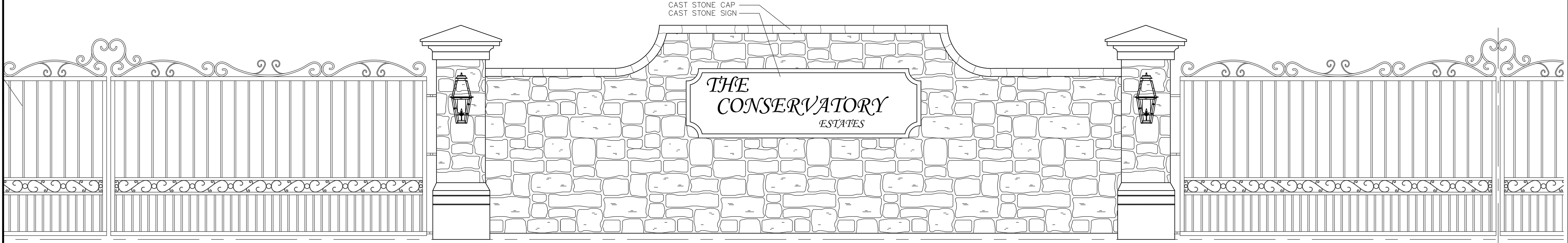


FOUNDATIONS & PIERS
DESIGNED & SEALED BY
LICENSED STRUCTURAL
ENGINEER

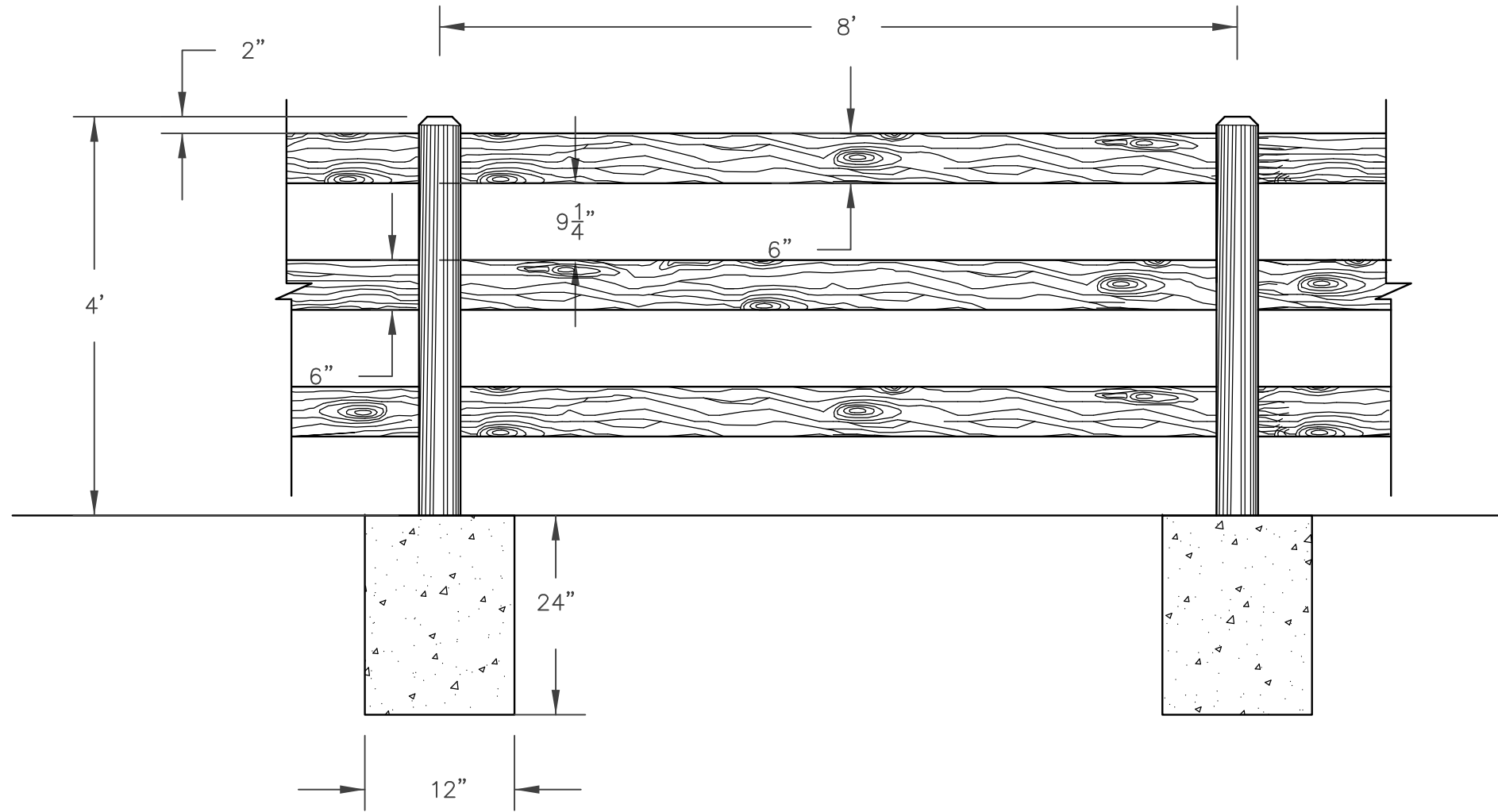
MANUFACTURER TO SUBMIT SHOP
DRAWINGS FOR FINAL DESIGN.

WELD NOTES: ALL WROUGHT IRON AND
FIELD WELDS TO BE PRIMED AND
PAINTED.

1. ENTRY WALL AND GATE
SCALE: 1/2"=1'

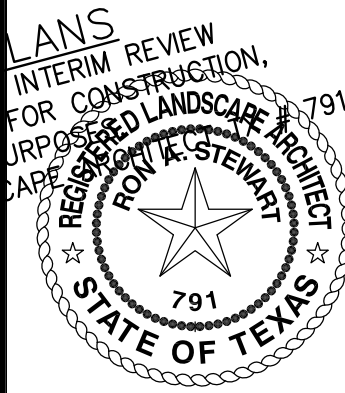


2. ENTRY SIGNAGE
SCALE: 1/2"=1'



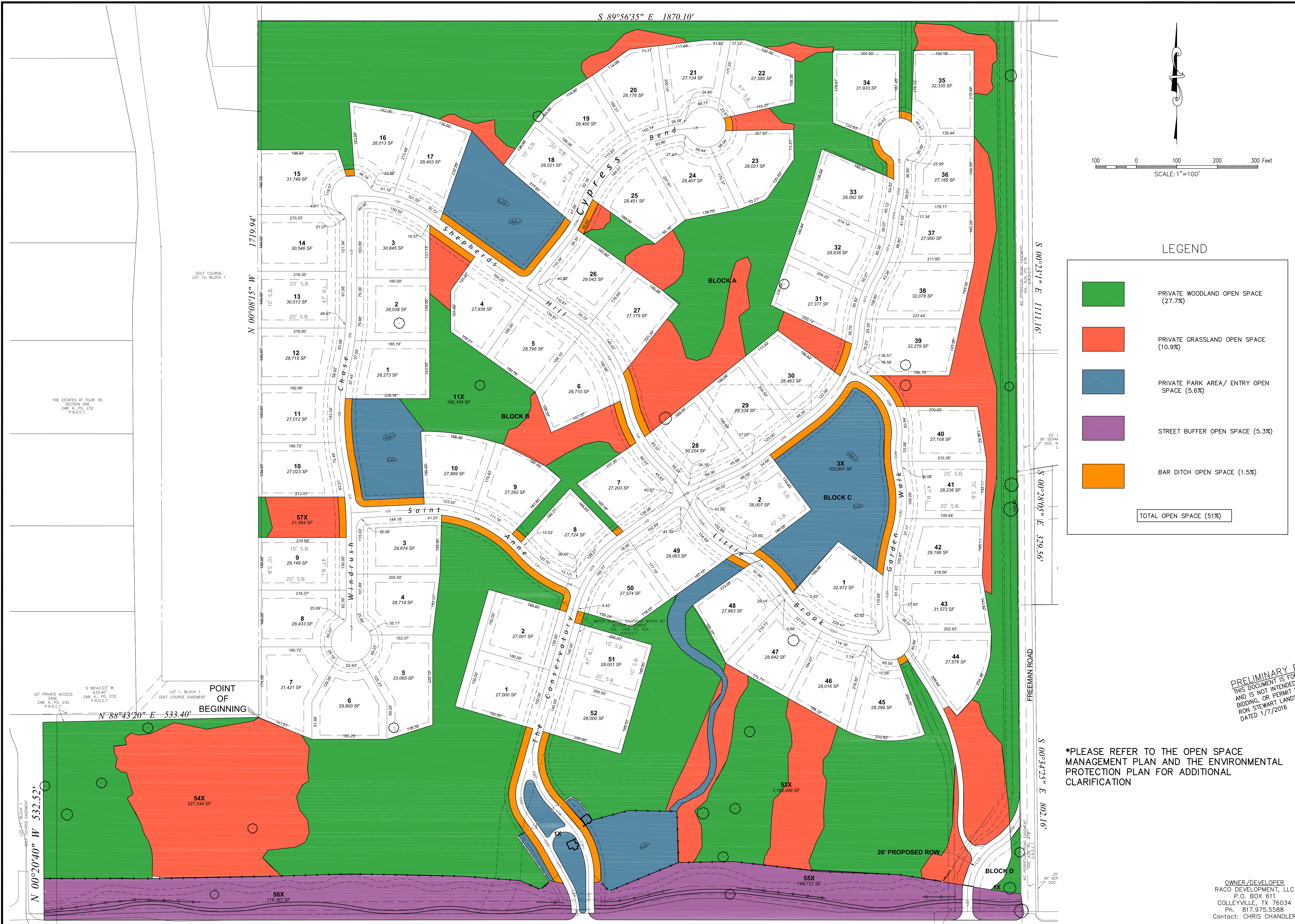
3. SPLIT RAIL FENCE DETAIL
NTS

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RON STEWART LANDSCAPE ARCHITECT
DATED 1/18/2016



Drawn By: RLS
Date: 01/26/2015
Scale: 1/2"=1'
Revisions:
04/09/2015

17/07/2016 11:43 AM by William Chandler, Owner
17/07/2016 11:43 AM by William Chandler, Owner
17/07/2016 11:43 AM by William Chandler, Owner



LEGEND

- PRIVATE WOODLAND OPEN SPACE (27.7%)
- PRIVATE GRASSLAND OPEN SPACE (10.9%)
- PRIVATE PARK AREA/ ENTRY OPEN SPACE (5.6%)
- STREET BUFFER OPEN SPACE (5.3%)
- BAR DITCH OPEN SPACE (1.5%)
- TOTAL OPEN SPACE (51%)

*PLEASE REFER TO THE OPEN SPACE MANAGEMENT PLAN AND THE ENVIRONMENTAL PROTECTION PLAN FOR ADDITIONAL CLARIFICATION

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RON STEWART LANDSCAPE ARCHITECTURE
DATED 1/7/2016

Drawn By: WS
Date: 01/26/2015
Scale: 1"=100'
Revisions:
04/07/2015
01/07/2016

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

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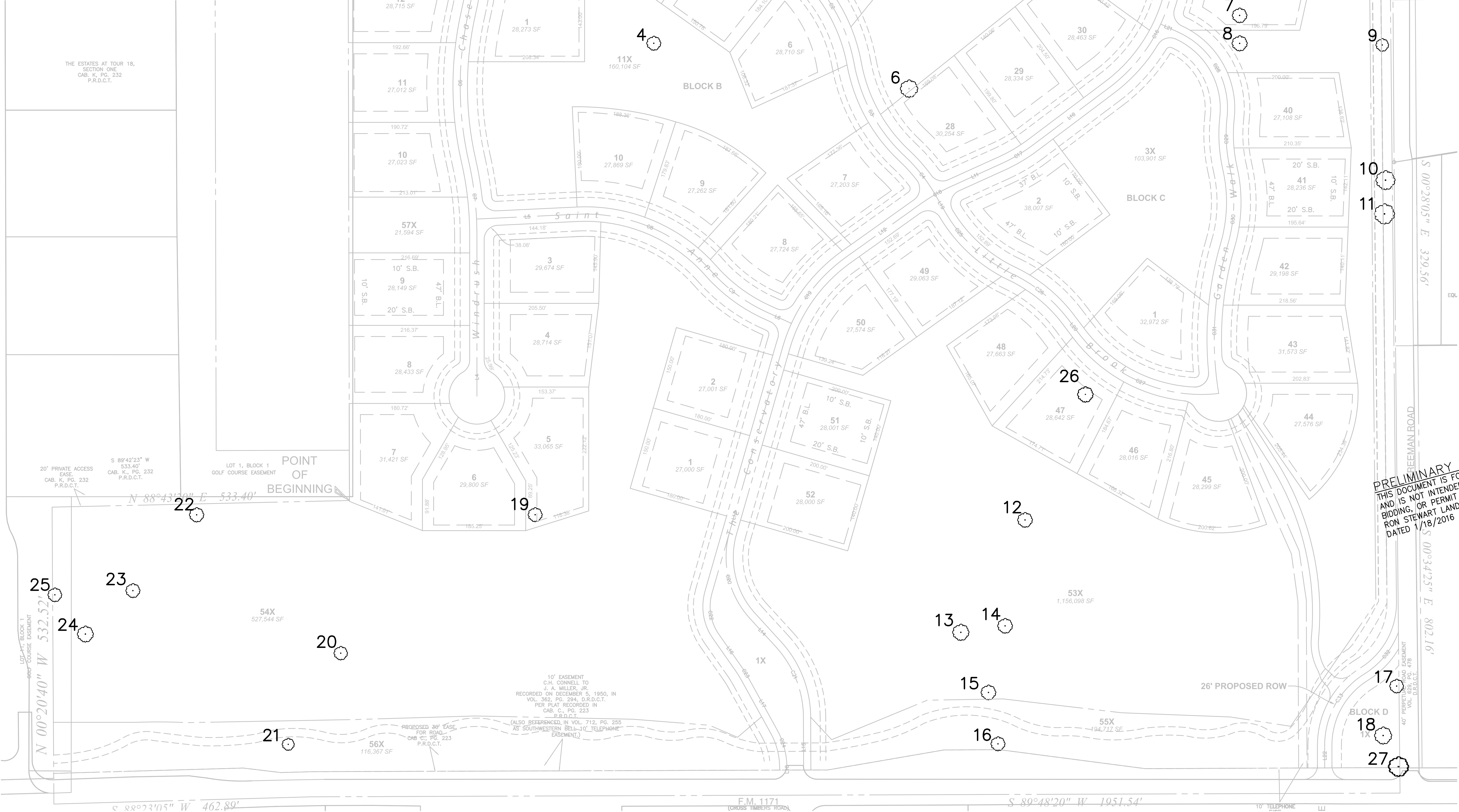
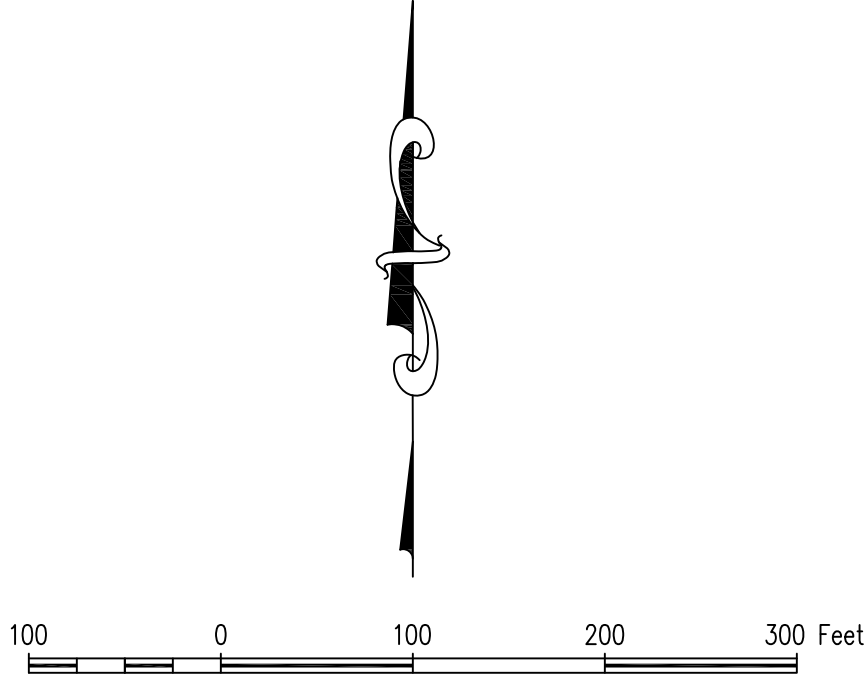
THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OPEN SPACE PLAN



TREE CHART

TREE #	TAG	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	CLASSIFICATION	STATUS
1	257	27	Post Oak	Quercus stellata	No	Specimen	
2	4944	29.5	American Elm	Ulmus Americana	No	Specimen	Cavity at base, embedded wire
3	2402	30	Post Oak	Quercus stellata	No	Specimen	
4	471	25.5	Post Oak	Quercus stellata	No	Specimen	
5	476	25.5	Post Oak	Quercus stellata	No	Specimen	
6	500	31.5	Post Oak	Quercus stellata	No	Specimen	Mistletoe in a few branches
7	468	26.5	Pecan	Carya illinoensis	No	Specimen	
8	244	27.5	Pecan	Carya illinoensis	No	Specimen	Embedded rebar in base
9	4941	23	Blackjack Oak	Quercus marilandica	No	Specimen	No branching on the east side
10	4942	34.5	Post Oak	Quercus stellata	No	Specimen	
11	4943	36.5	Post Oak	Quercus stellata	No	Specimen	
12	2399	24	Blackjack Oak	Quercus marilandica	No	Specimen	
13	446	29.5	Post Oak	Quercus stellata	No	Specimen	
14	2400	26	Post Oak	Quercus stellata	No	Specimen	
15	2401	25	American Elm	Ulmus Americana	No	Specimen	
16	4937	25.5	Blackjack Oak	Quercus marilandica	No	Specimen	Trimmed for powerlines
17	4940	25	Post Oak	Quercus stellata	No	Specimen	
18	4939	31	Post Oak	Quercus stellata	No	Specimen	
19	450	25.5	Post Oak	Quercus stellata	No	Specimen	
20	488	24.5	Blackjack Oak	Quercus marilandica	No	Specimen	
21	4935	22	Blackjack Oak	Quercus marilandica	No	Specimen	Greenbriar in canopy
22	4945	26.5	Blackjack Oak	Quercus marilandica	No	Specimen	
23	462	25.5	Blackjack Oak	Quercus marilandica	No	Specimen	
24	2934	25	Post Oak	Quercus stellata	No	Specimen	
25	2934	25	Post Oak	Quercus stellata	No	Specimen	
26	501	26	Blackjack Oak	Quercus marilandica	No	Specimen	
27	502	32	Post Oak	Quercus stellata	No	Specimen	Embedded barbed wire



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
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THE CONSERVATORY ESTATES
103.225 Acres
in the
NATHANIEL E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 1/18/2016

STATE OF TEXAS
791
RON STEWART
LANDSCAPE ARCHITECT

Drawn By: WS
Date: 01/26/2015
Scale: 1"=100'
Revisions:
04/09/2015

14164

L2.0



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: January 25, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 442 (SUP15-0025 – Crossfire) to permit an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-440) to permit a 42,030-square-foot indoor shooting range within the Northeast Tract of the Southgate development. The subject property is approximately 3.98 acres.

According to the applicant's letter of intent (Attachment A(2)), the facility will include an indoor shooting range; fitness center and self-defense studio; retail store and office spaces. The building is proposed to be developed in two phases; Phase 1 will include approximately 34,530 square feet of first floor space and 7,500 square feet of unconditioned second floor space. Phase 2 will include finishing out the second floor space.

The property is zoned Planned Development District No. 134 (PD-134) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. Per the approved development standards for Southgate, the proposed use requires Town Council approval of an SUP within the SG-M2 zone.

The applicant has provided a parking study (see Attachment A(3)) for the proposed uses. Parking for retail/office uses is calculated at one space per 250 square feet of the area or 61 spaces. With 20% deviation, 49 parking spaces will be required for the retail/office use. Since parking for a fitness

center/athletic club is not listed in the Southgate PD, a reduction of 35% in the number of required parking spaces is allowed, which brings down the number of parking spaces to 33. Parking for the gun range use is not listed within the Southgate PD or the Town's code. The parking study allocates a total of 18 spaces for 30 firing lanes. Additional 47 on-street parking spaces will be available along the proposed Margaret Avenue.

The conceptual elevations meet the Southgate PD standards in terms of design and material use. The landscape plan depicts the required buffers and trees. Currently, staff is reviewing a record plat application to facilitate the construction of the required infrastructure. The access to the lot will be from the proposed street named Margaret Avenue. The SUP application is only for the use of the site. Detailed plans of the proposed building will be included with the site plan application.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

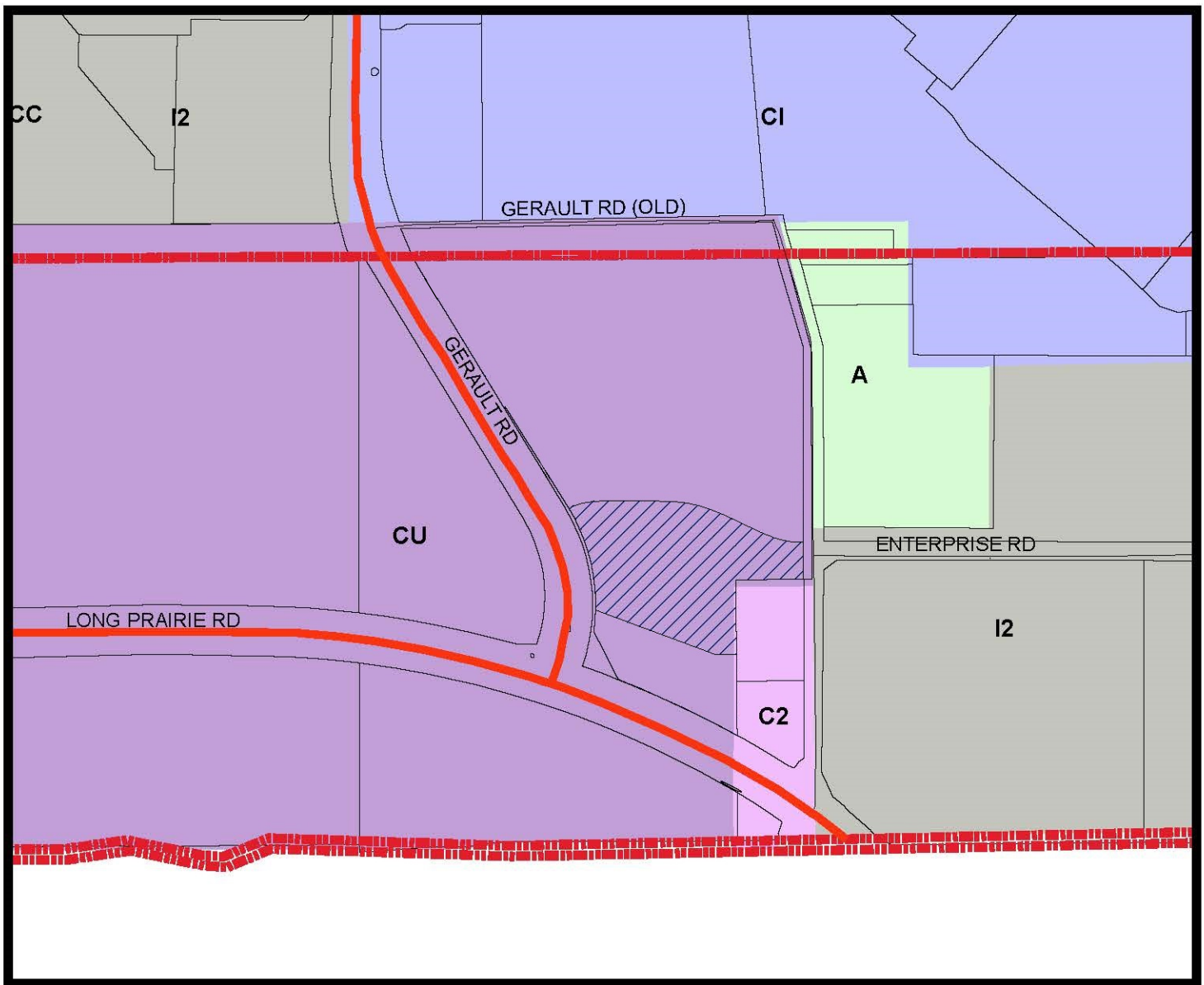
B. Application Details

1. Specific Use Permit Package



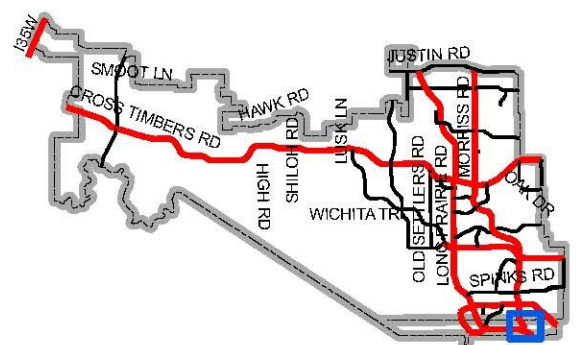
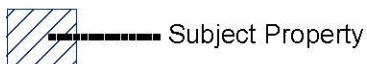
Vicinity Map

Reference Project: SUP15-0025



LEGEND

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



Map Location



January 5, 2016

Ms. Poornima Srinarasi
Town of Flower Mound
Senior Planner, Development Services
2121 Cross Timbers Road
Flower Mound, TX 75022

Dear Ms. Srinarasi,

I have submitted a special use permit application for Crossfire Defense Academy and Range on behalf of Crossfire Management Group, LLC. Crossfire Management Group is owned and operated by Flower Mound residents, David and Sarah Vaught.

Crossfire will be located on approximately 4 acres at 200 Gerault Rd in the Southgate development. This facility will bring a top tier shooting sports retail storefront and a dynamic indoor shooting facility coupled with a fitness gym and self-defense studio to Flower Mound. In addition, the facility will also contain office space where a nationally acclaimed marketing firm, VaughtStudio is planning to move in upon completion.

Crossfire is an exceptional fit for Southgate in that embodies the all of the commercial business uses Southgate was designed for including retail, recreational and office in one dynamic facility.

The building is designed with the customer in mind. Sound abatement inside the range will ensure our customers are comfortable while participating in the shooting sports and it serves to reduce or eliminate sound from traveling to other parts of the building and beyond. In order to achieve this, state of the art safety, noise/acoustic and environmental technology will be used. All applicable Federal, State and local regulations will be met or exceeded.

The design and infrastructure will exceed applicable safety regulations with proven bullet traps, armored ceiling baffling and armored station dividers.

Additionally, the HVAC system selected is similar to those utilized in hospital operating rooms and exchanges 100% of the range air every minute and a half. The three-phase filtration process meets all OSHA and NIOSH regulations and removes 99.9% of all particulate matter. This ensures air quality associated with the facility.

Due to the diverse uses within the range (retail, fitness, shooting and office) and Crossfire's commitment to being a respectful neighbor, the latest acoustics technology will be utilized. The technology will effectively reduce concussion and reverberation on the range so that customers (both on the range and in the retail / training areas of the building) will experience a superior sound reduction as compared to other indoor shooting facilities.

More importantly, the acoustic technology will allow the operation of the retail and fitness areas and VaughtStudio without disruption. Outside of the range, sounds heard will be the equivalent to the closing of a car door. Flower Mound's noise ordinance will be easily met.

Parking for the facility will easily be handled onsite. Additional parking (if any is ever needed) and traffic flow for the facility can be accommodated within the overall structure of Southgate without adjustment.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Kendra Stephenson". The signature is fluid and cursive, with the first name "Kendra" being more prominent than the last name "Stephenson".

Kendra Stephenson
Principal, Portmanteau Consulting



VASQUEZ ENGINEERING, L.L.C.

CROSSFIRE PARKING STUDY

Proposed Development: Crossfire – Gun Range/Retail/Office/Martial Arts/Fitness

Total Building Area: 42,030 SF

First Floor Area: 34,530 SF

Second Floor Area: 7,500 SF

Development Phases: I & II

Phase I: Finish out entire first floor space 34,530 SF; 2nd Floor space left unconditioned

Phase II: Finish out second floor space 7,500 SF

Phase I Uses: (First floor only)

- Retail/Office 15,192 SF
- Martial Arts/Fitness 9,748 SF
- Gun Range 9,590 SF (1200 SF used by user)
- 2nd Floor (unconditioned) 0 SF

Phase II Uses: (Entire facility)

- Retail/Office 15,192 SF
- Martial Arts/Fitness 12,498 SF
- Gun Range 14,340 SF (1800 SF used by user)

Parking Ratios per Southgate PD and Town of Flower Mound Code of Ordinances. For uses not defined under the Southgate PD parking ratios are to be 65% of the number spaces that would be required under the Code of Ordinances:

- General Office and Retail “Blended Rate” 1 Space/250 SF x 80%
- Martial Arts/Fitness 1 Space/250 SF x 65%₁
- Gun Range 1 Space/100 SF₂

1. Martial Arts/Fitness is not a defined use under the Southgate PD need to use comparable use designation under Zoning Ordinance, which is Athletic Club. Athletic Club parking ratio is 1 space/250 SF.
2. Gun Range is not a defined use under the Southgate PD or the Town’s Code of Ordinances. Use a rate of 1 space/100 SF of usable area, which is the area behind the fire line (usable area per each fire line is 15’ x 4’ = 60 SF). 20 total firing lanes in Phase I for a total usable area equal to 1,200 SF. Additional 10 firing lanes added in Phase II for a total usable area equal to 1,800 SF. Crossfire will be a multi-use facility with each use peaking at different times. Many customers who visit Crossfire will be there for more

than one of the uses for example a majority of the retail users will be there to use the gun range. Therefore, it is our opinion that the parking ratio defined for the gun range use is adequate.

Phase I Parking Required:

• Retail/Office	15,192 SF	49 spaces
• Martial Arts/Fitness	9,748 SF	26 spaces
• Gun Range	9,590 SF (1200 SF)	12 spaces
• 2 nd Floor (unconditioned)	0 SF	0 spaces
Total Required		87 spaces

Phase II Parking Required:

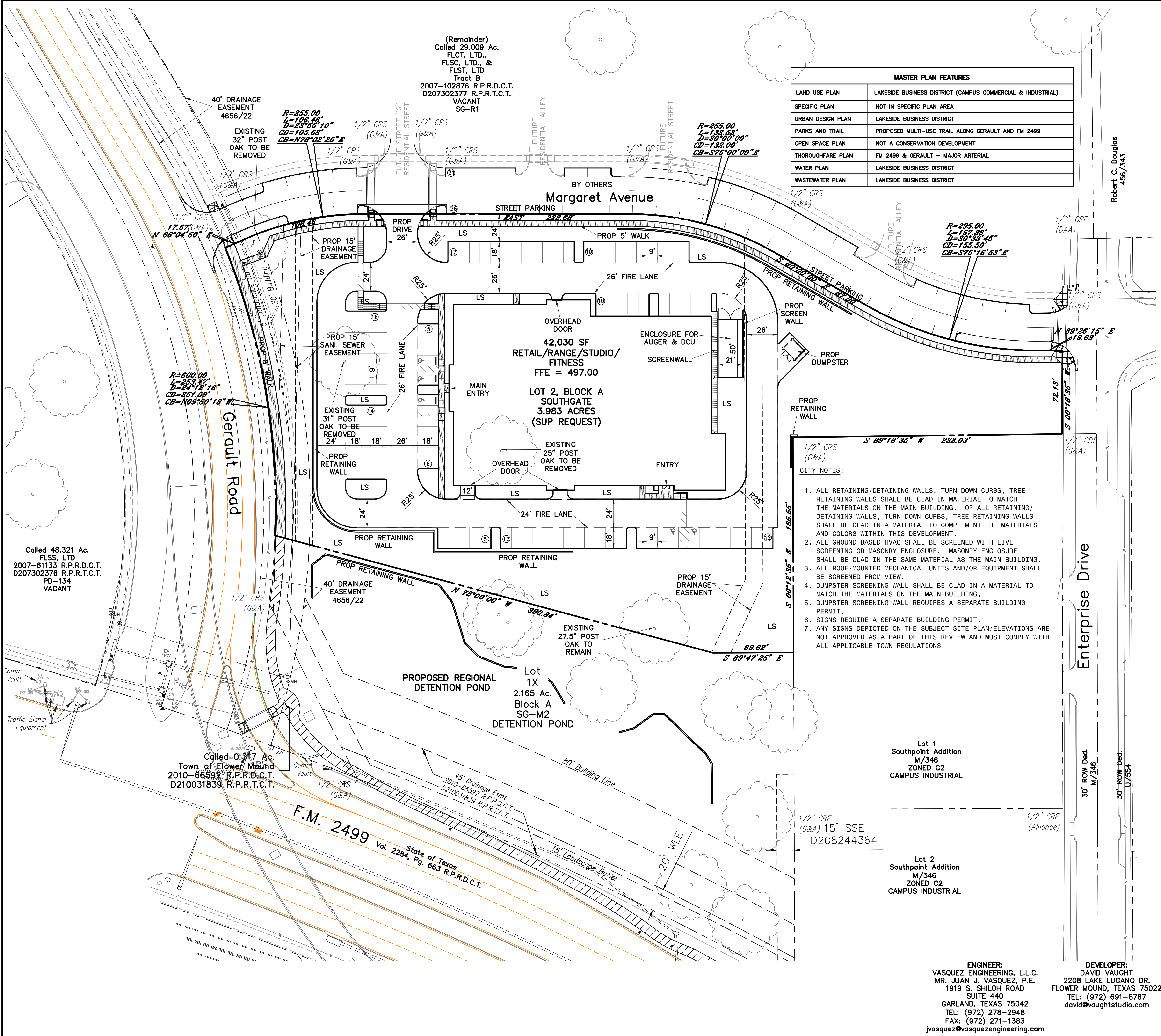
• Retail/Office	15,192 SF	49 spaces
• Martial Arts/Fitness	12,498 SF	33 spaces
• Gun Range	14,340 SF (1800 SF)	18 spaces
Total Required		100 spaces

Proposed parking to be provided on-site:

• Standard spaces 9' x 18'	97 spaces	
• Handicap spaces	5 spaces	
	Total Provided	102 spaces

Proposed parking to be provided in Margret Avenue 47 spaces

Total spaces available for use by Crossfire 149 spaces



MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT (CAMPUS COMMERCIAL & INDUSTRIAL)
SPECIFIC PLAN	NOT IN SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAIL	PROPOSED MULTI-USE TRAIL ALONG GERAULT AND FM 2499
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 2499 & GERAULT - MAJOR ARTERIAL
WATER PLAN	LAKESIDE BUSINESS DISTRICT
WASTEWATER PLAN	LAKESIDE BUSINESS DISTRICT

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

EXISTING

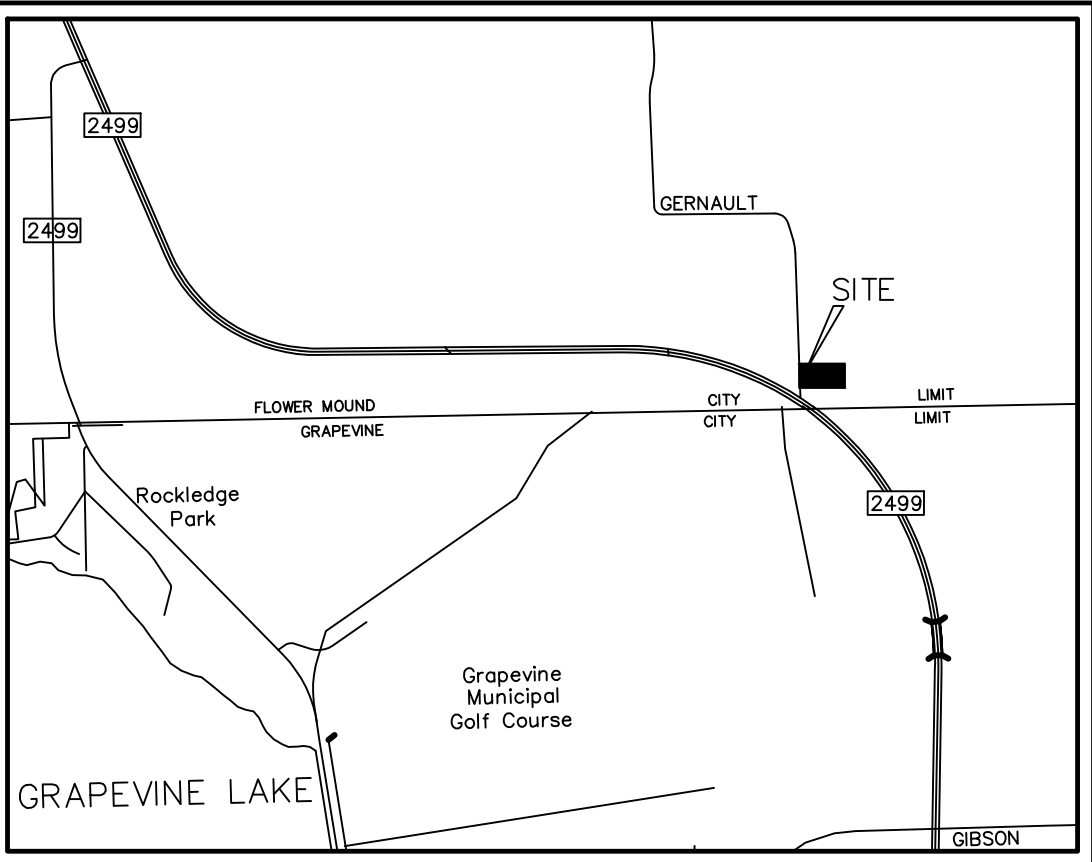
PROPOSED

LEGEND
PROPERTY LINE
PAVEMENT
PARKING COUNT
EXIST TREE
LANDSCAPE

LS

NOTES:
1. TOPOGRAPHY AND BOUNDARY BASED ON ENGINEERING PLANS & RECORD PLAT PREPARED BY G&A CONSULTANTS, LLC.
2. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
3. PROPOSED DRAINAGE RUNOFF FROM LOT 2 SHALL BE CONVEYED TO THE REGIONAL DETENTION POND TO BE LOCATED ON LOT 1X.
4. ACCORDING TO FEMA FIRM 48439C0110K, DATED 9/25/2009 THE PROPERTY IS WITHIN ZONE X.

SITE SUMMARY TABLE	
Site Address	GERAULT ROAD
County	TARRANT
Project Name	CROSSFIRE
Zoning District	SG-M2
Proposed use	RETAIL/RANGE/STUDIO/FITNESS
Site Area:	3.983 Acres 173,519 S.F.
Building Area	42,030 S.F. (34,530 SF First Floor)
Building Height:	2 Story
Lot Coverage:	34,530 / 173,519 = 19.9%
Floor Area Ratio:	34,530 / 173,519 = 1:20.0
Parking Required Phase I:	RETAIL/OFFICE/RANGE/MARTIAL ARTS/FITNESS RETAIL/OFFICE = 15,192 SF
	1/250 SF x 80% = 49 SPACES MARTIAL ARTS/FITNESS = 9,748 SF 1/250 SF x 65% = 26 SPACES RANGE = 9,590 SF (1200 SF Usuable) 1/100 SF = 12 SPACES 2ND FLR UNCONDITIONED SPACE = 7,500 SF = 0 spaces
	TOTAL REQUIRED = 87 SPACES
Parking Required Phase II:	FINISH OUT 2ND FLOOR (7,500 SF) RETAIL/OFFICE/RANGE/MARTIAL ARTS/FITNESS RETAIL/OFFICE = 15,192 SF 1/250 SF x 80% = 49 SPACES MARTIAL ARTS/FITNESS = 12,498 SF 1/250 SF x 65% = 33 SPACES RANGE = 14,340 SF (1800 SF Usuable) 1/100 SF = 18 SPACES TOTAL REQUIRED = 100 SPACES
On-Site Parking Provided:	Regular = 97 SPACES Handicap = 5 SPACES Total = 102 SPACES
Street Parking Provided:	Total = 47 SPACES
Impervious Area Ratio:	99,968 S.F. / 173,519 = 57.61%
Pervious Area Ratio:	73,551 S.F. / 173,519 = 42.39%



CONCEPT PLAN
CROSSFIRE
LOT 2, BLOCK A
SOUTHGATE
3.948 ACRES
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
JANUARY 20, 2016

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
MR. JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
TEL: (972) 278-2948
FAX: (972) 271-1383
jvasquez@vasquezengineering.com

DEVELOPER:
DAVID VAUGHT
2208 LAKE LUGANO DR.
FLOWER MOUND, TEXAS 75022
TEL: (972) 691-8787
david@vaughtstudio.com

APP. DATE NO.

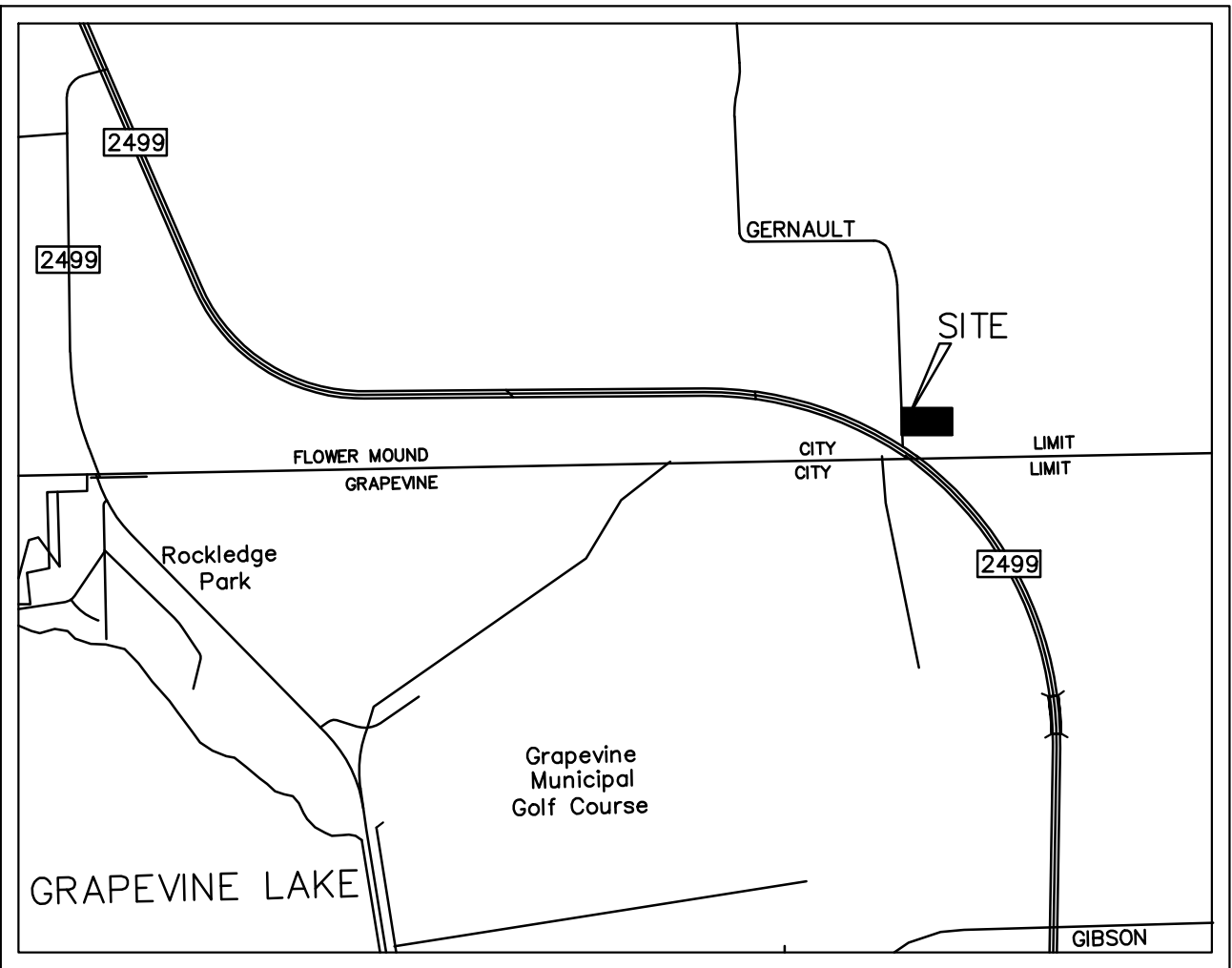
DATE NO.

VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
TEL: (972) 271-1383
P. 972 271 2948
T. 972 271 2286

DEVELOPER
DAVID VAUGHT
2208 LAKE LUGANO DRIVE
FLOWER MOUND, TX

CONCEPT PLAN
CROSSFIRE
GERAULT ROAD
TOWN OF FLOWER MOUND, TEXAS

SHEET
CP1

VICINITY MAP
N.T.S.

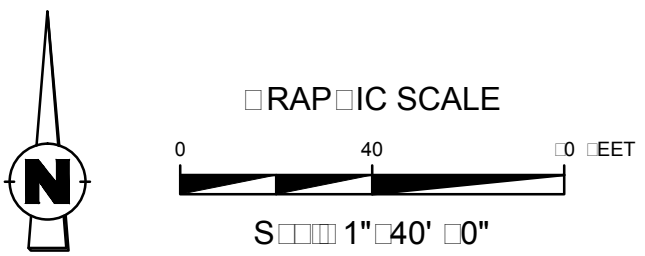
TOWN OF FLOWER MOUND

LANDSCAPE NOTES

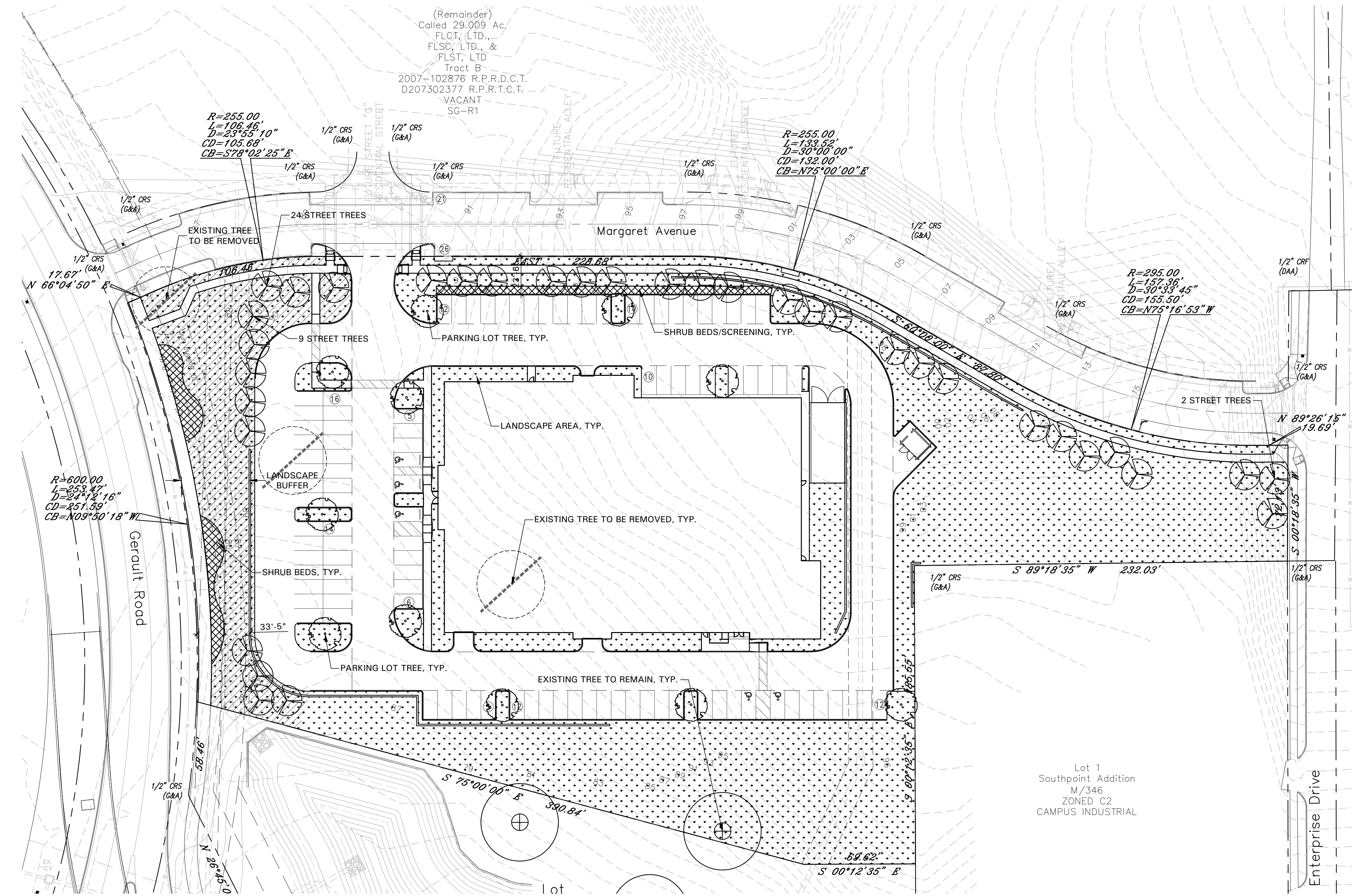
LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE GRADING AND DRAINAGE MANUAL.
2. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" OF HARDWOOD OR OTHER MULCH.
3. TREES SHALL BE PLANTED AT LEAST 4' FROM UTILITY LINE, CURB, WALK, FIRE CONNECTION, AND DRIVE.
4. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
5. SHRUBS SHALL BE PLANTED AT LEAST 4' FROM UTILITY LINE, CURB, WALK, DRIVE, AND DRIVEWAY. SHRUBS ARE NOT TO EXCEED 30" IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
6. THE OWNER, TENANT AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE AFTER THE PROJECT IS COMPLETED. 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 AS NECESSARY TO MAINTAIN THE LANDSCAPE IN A NEAT AND ORDERLY MANNER.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR DIES SHALL BE REPLACED WITHIN 90 DAYS OF THE DATE OF THE DAMAGE. ANY REPLACEMENT SHALL BE SUBJECT WITHIN 90 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
8. BEFORE DESTRUCTION, LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY AND RECORD THE LOCATION OF ALL EXISTING IRRIGATION AND SPRINKLER HEADS.
9. PLEASE REFER TO ALL LANDSCAPE AND IRRIGATION SPECIFICATIONS.
10. ALL PLANTER BEDS AND TURF AREAS SHALL BE SEPARATED WITH STEEL EDGING.
11. ALL LANDSCAPE BEDS TO BE 6" BELOW FINISHED FLOOR.
12. ALL HYDROMULCH OR SOO AREAS TO BE BROUGHT TO +/- 1/4" BY SITE GRADING CONTRACTOR.
13. ALL LANDSCAPE CONTRACTOR TO BRING ALL AREAS TO FINAL GRADE AND REMOVE ALL CLOSING ROCKS OR DEBRIS" IN DIAMETER.
14. ALL LANDSCAPE TO BE 100% IRRIGATED. ALL IRRIGATION WITH DRIP LINES ALL EXISTING TRENCHES TO BE RELOCATED TO THE PERMEABLE AREAS.
15. 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.
16. ALL IRRIGATION BEDS AND CONCERNED AREAS TO BE COVERED WITH GRASS BE ESTABLISHED 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 LANDSCAPE CONTRACTOR.

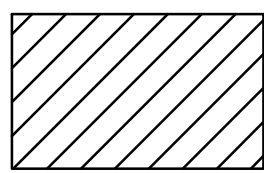
LANDSCAPE TABULATIONS for the Town of Flower Mound, TX			
Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum Landscape Buffer	Margaret Avenue	15'	15'
	Enterprise Drive	15'	15'
	Gerault Road	15'	15'
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	Margaret Avenue - 721 l.f.	24 trees, 3" cal.	24 trees, 3" cal.
	Enterprise Drive - 72 l.f.	2 trees, 3" cal.	2 trees, 3" cal.
	Gerault Road - 277 l.f.	9 trees, 3" cal.	9 trees, 3" cal. due to easements and utilities, trees were located close to back of curb
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	103	10 trees, 3" cal.	10 trees, 3" cal.



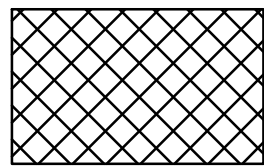
CONCEPTUAL LANDSCAPE PLAN
CROSSFIRE
LOT 2, BLOCK A
SOUTHGATE
3.948 ACRES
J. TURNER SURVEY,
ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
NOVEMBER 13, 2015



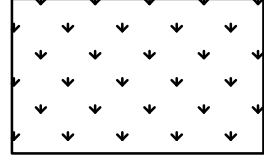
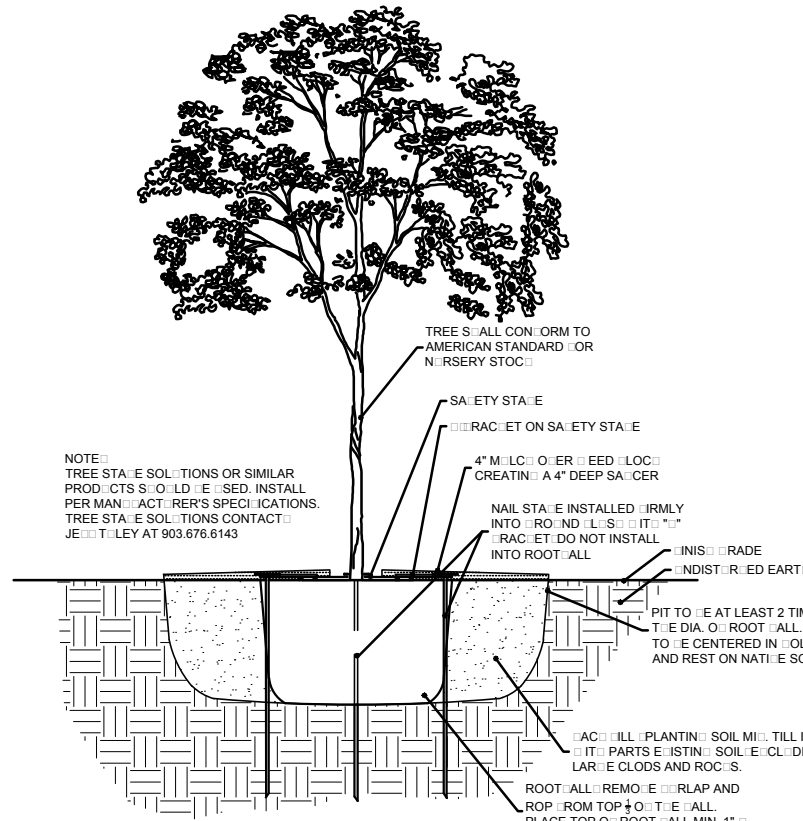
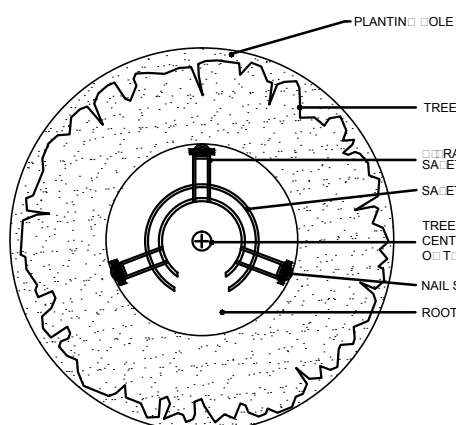
Lot 1
Southpoint Addition
M/346
ZONED C2
CAMPUS INDUSTRIAL



LANDSCAPE BUFFERYARD



SHRUB BEDS AS REQUESTED BY CITY

**LANDSCAPE/GRASS AREAS**

1 TREE PLANTING

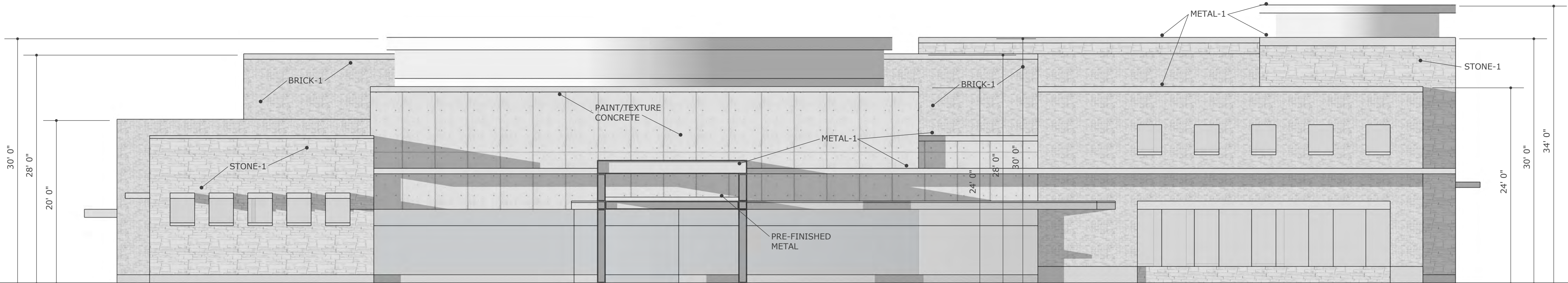


AWR Designs, LLC
10321 Bradshaw Drive
Fort Worth, Texas 76108
awr.designs@mail.com
c. 512.517.5589

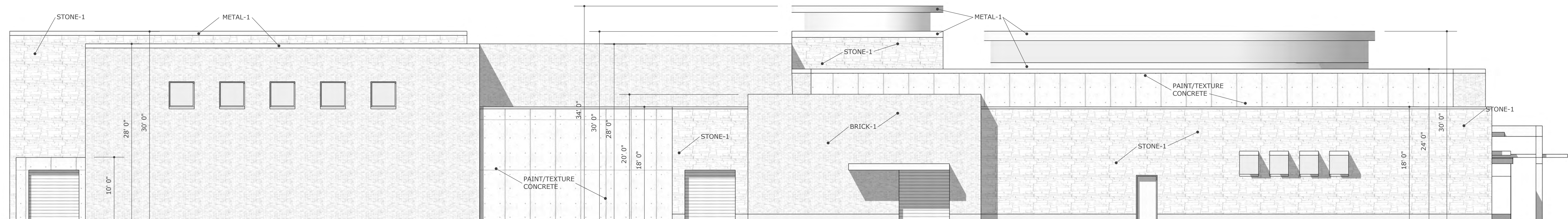
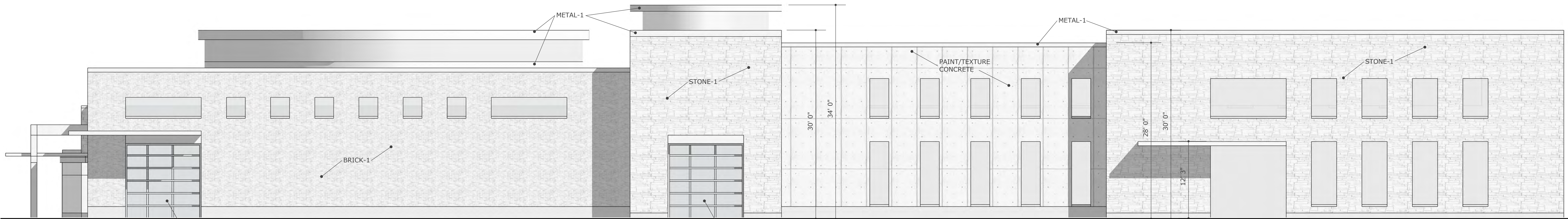
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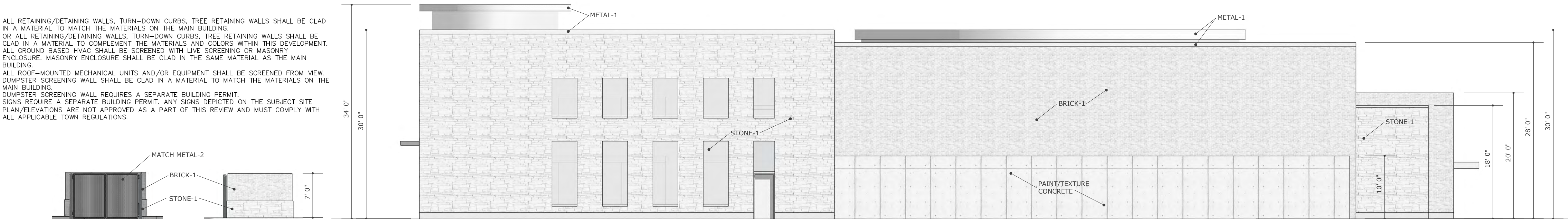
	North		South		East		West	
1 Total Façade	6,790		6,790		5,230		4,682	
2 Façade s.f. (exclusive of doors and windows)	5,945		5,496		4,938		2,874	
3 Doors and Windows s.f.	845		1,294		292		1,808	
	s.f.	%	s.f.	%	s.f.	%	s.f.	%
4 Primary Masonry Totals (Minimum 80%)	5,480	92%	4,988	91%	4,646	94%	2,348	82%
Brick	2,767	46.5%	1,498	27.3%	2,270	46.0%	921	32.0%
Stone	1,565	26.3%	2,112	38.4%	1,558	31.6%	692	24.1%
Paint/Texture Concrete	1,148	19.3%	1,378	25.1%	818	16.6%	735	25.6%
5 Secondary Masonry Totals (Maximum 20%)	465	8%	508	9%	292	6%	526	18%
Metal Accents	465	7.8%	508	9.2%	292	5.9%	526	18.3%
EIFS	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Hardiplank	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Additional	0	0.0%	0	0.0%	0	0.0%	0	0.0%



GERAULT ROAD VIEW, WEST ELEVATION



MARGARET ROAD VIEW, NORTH ELEVATION



DUMPSTER ELEVATIONS

BACK, EAST ELEVATION



A PLUS DESIGN
GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

972-724-4440
APDG.US

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GROUP 2015

Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
CONSTRUCTION

These Drawings are
incomplete and may not be
used for regulatory approval,
permit, or construction

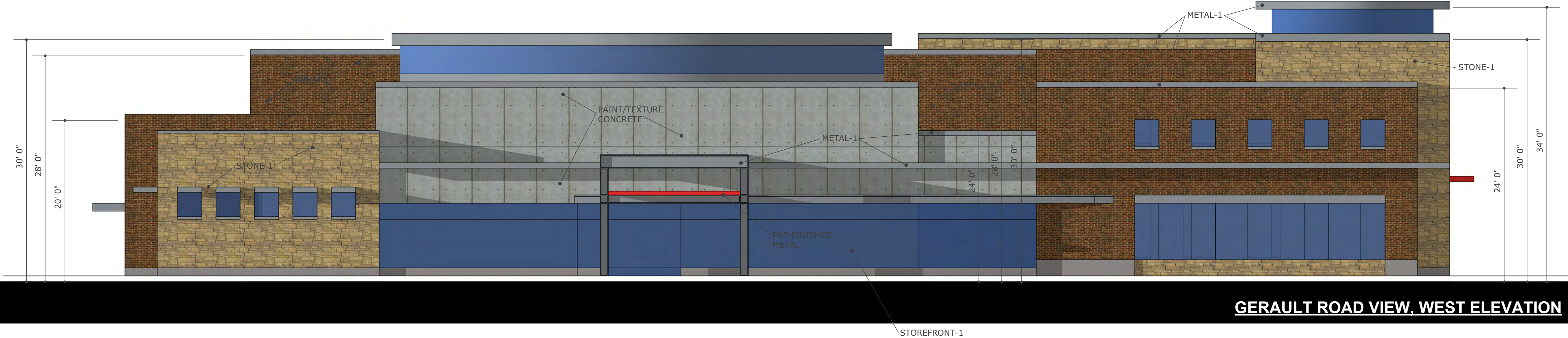


CROSSFIRE

DESIGN C

JANUARY 19, 2016

	North		South		East		West		
1 Total Façade	6,790		6,790		5,230		4,682		
2 Façade s.f. (exclusive of doors and windows)	5,945		5,496		4,938		2,874		
3 Doors and Windows s.f.	845		1,294		292		1,808		
4 Primary Masonry Totals (Minimum 80%)	s.f.	%	s.f.	%	s.f.	%	s.f.	%	
	5,480	92%	4,988	91%	4,646	94%	2,348	82%	
	Brick	2,767	46.5%	1,498	27.3%	2,270	46.0%	921	32.0%
	Stone	1565	26.3%	2112	38.4%	1558	31.6%	692	24.1%
5 Secondary Masonry Totals (Maximum 20%)	Paint/Texture Concrete	1148	19.3%	1378	25.1%	818	16.6%	735	25.6%
	465	8%	508	9%	292	6%	526	18%	
	Metal Accents	465	7.8%	508	9.2%	292	5.9%	526	18.3%
	EIFS	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Additional	Hardiplank	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	0	0.0%	0	0.0%	0	0.0%	0	0.0%	



GERAULT ROAD VIEW, WEST ELEVATION



FM 2499 VIEW, SOUTH ELEVATION



MARGARET ROAD VIEW, NORTH ELEVATION



DUMPSTER ELEVATIONS

BACK, EAST ELEVATION



A PLUS DESIGN
GROUP
ARCHITECTURE
INTERIORS
CONSTRUCTION

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Trent W. Clark Architect
TX Registration # 17084

PRELIMINARY
NOT FOR
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These Drawings are
incomplete and may not be
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permit, or construction



CROSSFIRE

DESIGN C

JANUARY 19, 2016



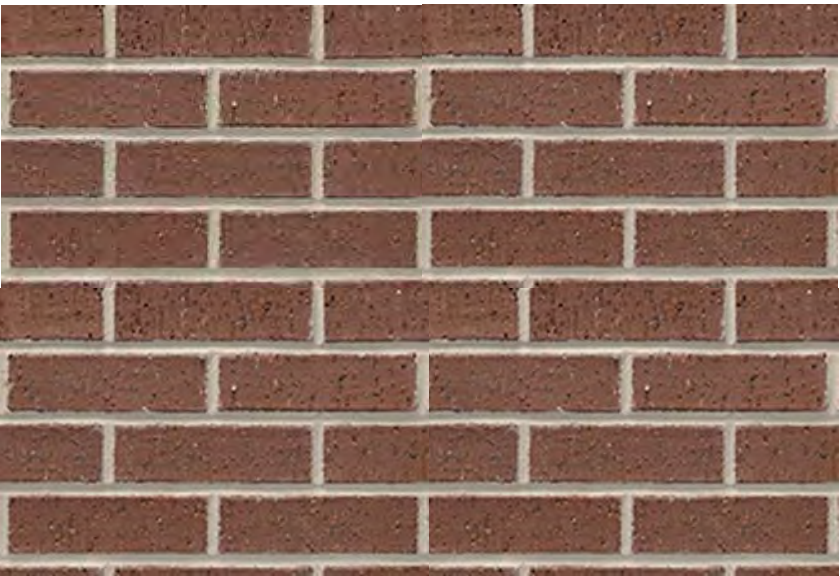
EXTERIOR FINISHES - CROSSFIRE



Stone-1
Eldorado Stone, Cliffstone - Barley



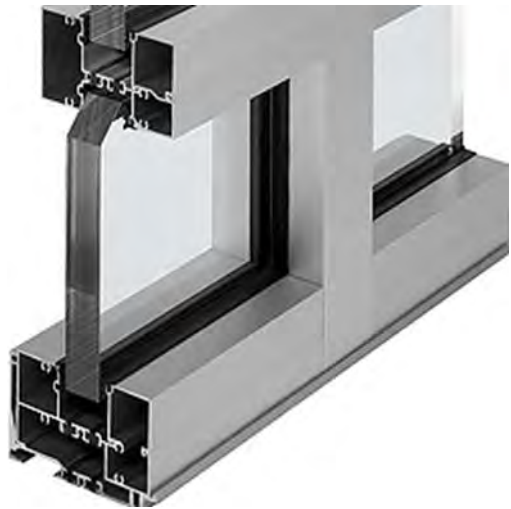
Paint-1
Painted/Textured Concrete



Brick-1
Acme Brick, Denton Plant, 157 Roxbury



Aluminum Overhead Doors, Clear Anodized Finish



Aluminum Storefront, Clear Anodized Finish



Metal-2, Red Fire



Metal-1, Silver Metallic



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: January 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC16-0001 - Lakeside DFW-Greystar Phase II) to create a mixed use subdivision. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

A companion site plan application (SP15-0023) is on the same agenda for consideration.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the application is to create six buildable lots as a part of Phase II of the Lakeside DFW development. The subject property is undeveloped and contains 14.2 acres of land. The proposed plat dedicates easements required for the new mixed use construction. The plat also dedicates the required rights-of-way. Access to the development is provided by Lakeside Parkway, Surrey Lane, Santa Monica Street, and Henry Parkway.

On November 19, 2012, the Town Council approved a Master Plan Amendment and zoning amendment on approximately 155 acres of land to Mixed Use. The proposed record plat application is consistent with the approved mixed use standards.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

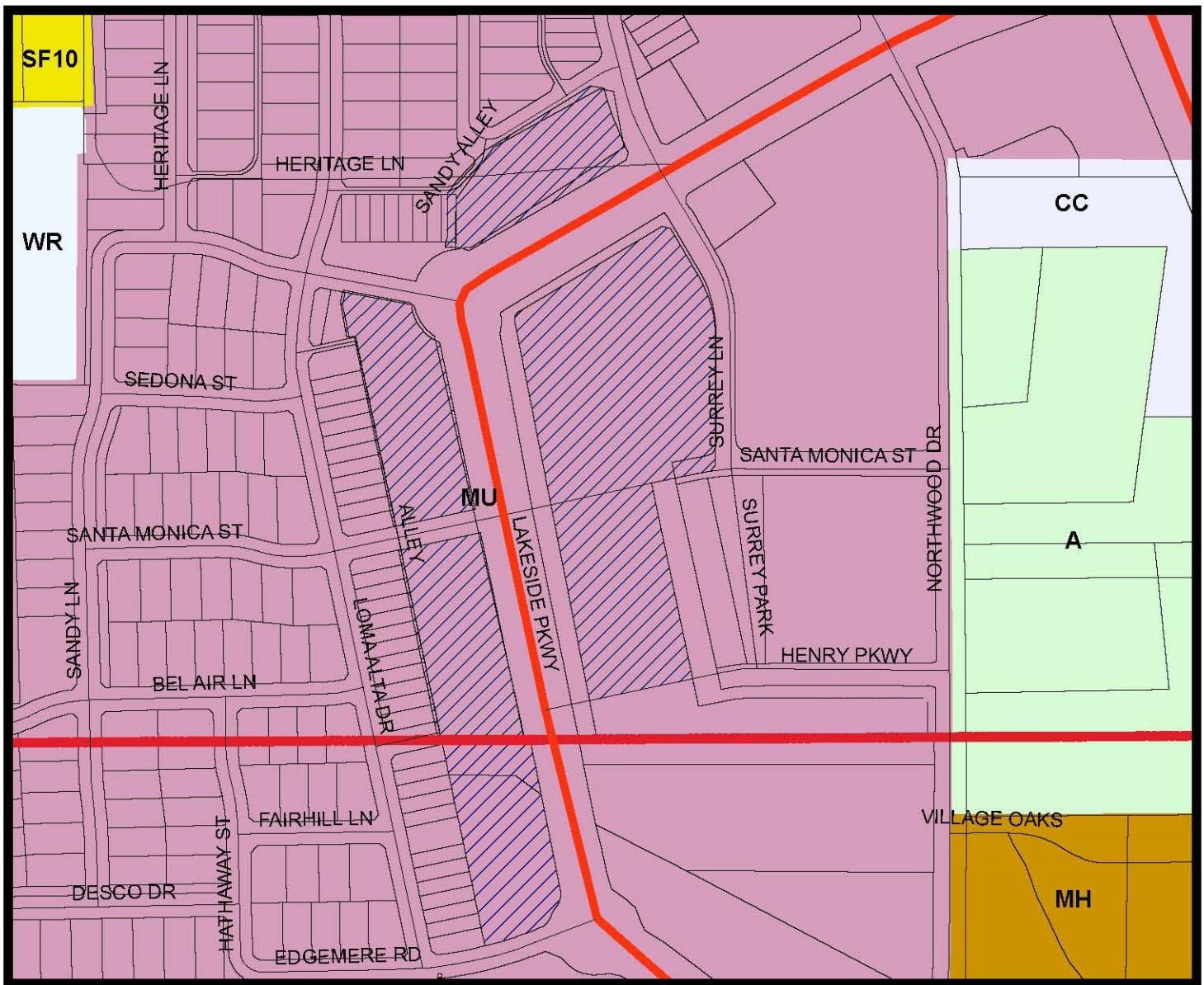
B. Application Details

1. Record Plat Package

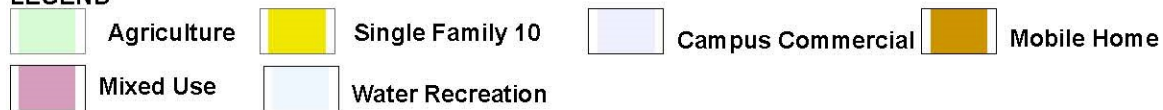


Vicinity Map

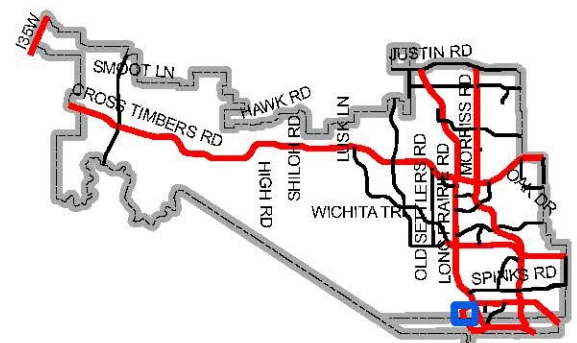
Reference Project: RC16-0001 & SP15-0023



LEGEND



 Subject Property



Map Location

GREYSTAR

January 14, 2016

Mr. Chuck Russell
Town Planner
Town of Flower Mound
1001 Cross Timbers Road
Suite 2330
Flower Mound, Texas 75028

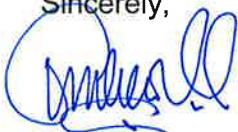
Re: Lakeside DFW Greystar Phase II, (RC16-0001)
Letter of Intent and Authorization

Dear Mr. Russell,

This shall serve as out Letter of Intent to process a Record Plat for Elan Flower Mound No. 1 Addition, Elan Flower Mound No. 2 Addition, Elan Flower Mound No. 3 Addition and Elan Flower Mound No. 4 Addition. With this letter we are also authorizing Kimley-Horn and Associates, Inc. to submit documents related to the record plat on our behalf.

Please feel free to contact me at (972) 444-2197 or aord@greystar.com if you have any questions.

Sincerely,



Andrew Ord
Director of Development

Attachment B(1): Record Plat Package

FLOOD STATEMENT:

According to Community Panel No. 48439C0105K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Community Panel No. 48121C0680 G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N12°00'02"W	8.50'	L26	S33°00'16"W	6.37'
L2	S78°00'56"W	29.98'	L27	S11°59'44"E	7.89'
L3	N32°59'58"E	7.72'	L28	S33°00'16"W	6.36'
L4	N78°00'16"E	9.39'	L29	S77°59'46"W	15.00'
L5	S11°59'44"E	10.41'	L30	S12°00'14"E	7.89'
L6	S32°59'58"W	1.87'	L31	S33°00'16"W	21.22'
L7	S77°59'58"W	7.94'	L32	S78°00'16"W	8.50'
L8	N12°02'26"W	7.05'	L33	S11°59'44"E	15.00'
L9	N78°00'16"E	7.00'	L34	N78°00'16"E	8.50'
L10	N11°59'44"W	4.45'	L35	S11°59'44"E	8.16'
L11	N77°59'50"E	8.00'	L36	S33°00'16"W	29.85'
L12	S12°00'02"E	11.50'	L37	N56°59'44"W	15.00'
L13	N89°59'58"E	11.50'	L38	N33°00'16"E	14.85'
L14	S00°00'02"E	12.37'	L39	S59°14'26"W	4.47'
L15	N89°59'58"E	8.68'	L40	N14°15'09"E	10.72'
L16	N13°55'31"W	3.13'	L41	S30°44'51"E	23.78'
L17	S07°54'52"E	26.42'	L42	N59°14'27"E	6.17'
L18	N90°00'00"E	4.03'			
L19	N00°00'00"E	3.08'			
L20	S89°59'59"E	12.68'			
L21	N00°07'03"W	23.67'			
L22	N90°00'00"W	5.81'			
L23	N00°00'00"E	4.50'			
L24	N90°00'00"W	14.98'			
L25	S11°59'44"E	7.89'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'18"	51.00'	80.12'	S56°59'53"E	72.13'
C2	90°00'18"	25.00'	39.27'	S56°59'53"E	35.36'
C3	89°59'42"	51.00'	80.11'	S33°00'07"W	72.12'
C4	89°59'42"	25.00'	39.27'	S33°00'07"W	35.35'
C5	10°52'09"	25.00'	4.74'	S83°26'02"W	4.74'
C9	12°11'32"	25.00'	5.32'	N71°54'11"E	5.31'
C10	11°09'22"	25.00'	4.87'	S83°34'39"W	4.86'
C11	9°57'50"	25.00'	4.35'	N73°01'03"E	4.34'
C12	17°07'41"	25.17'	7.52'	S19°39'02"E	7.50'
C13	16°16'21"	25.00'	7.10'	N03°51'34"W	7.08'
C14	59°14'25"	51.00'	52.73'	S29°37'13"W	50.41'
C15	59°14'25"	25.00'	25.85'	S29°37'13"W	24.71'
C16	20°12'49"	25.00'	8.82'	S69°20'50"W	8.77'
C17	16°14'53"	25.00'	7.09'	N51°06'59"E	7.07'

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/ CAP SET
XF = "X" CUT IN CONCRETE FOUND
W.E. = WATER EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
INST. NO. = INSTRUMENT NUMBER
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
5	2.132	92,859
6	4.545	198,002
R.O.W.	0.358	15,610
R.O.W.	0.356	15,510

WHEREAS, Elan Flower Mound Phase II Venture LLC, is the sole owner of a tract of land situated in the James N. Tannehill Survey, Abstract No. 1252, Denton County, in the Town of Flower Mound, Texas, and being part of a tract of land described as "Tract 4" in Special Warranty Deed to Elan Flower Mound Phase II Venture LLC, recorded in Instrument No. 2015-146810, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "Weir" found at the westernmost end of a right-of-way corner clip at the intersection of the southeast right-of-way line of Lakeside Parkway (a 120-foot wide right-of-way) and the southwest right-of-way line of Surrey Lane (a 60-foot wide right-of-way);

THENCE with said right-of-way corner clip, South 75°45'13" East, a distance of 14.14 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the easternmost end of said right-of-way corner clip;

THENCE with said southwest right-of-way line, the following courses and distances to wit:
South 30°44'51" East, a distance of 118.37 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a tangent curve to the right having a central angle of 30°38'50", a radius of 245.00 feet, a chord bearing and distance of South 15°25'26" East, 129.49 feet;
In a southeasterly direction, with said curve to the right, an arc distance of 131.05 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 0°06'01" East, a distance of 271.14 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the easternmost end of a right-of-way corner clip at the intersection of said west right-of-way line and the north right-of-way line of Santa Monica Street (a 60-foot wide right-of-way);

THENCE with said right-of-way corner clip, South 44°53'15" West, a distance of 16.10 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the beginning of a non-tangent curve to the left having a central angle of 4°05'05", a radius of 305.00 feet, a chord bearing and distance of South 80°03'33" West, 21.74 feet;

THENCE with said north right-of-way line, the following courses and distances to wit:
In a southwesterly direction, with said curve to the left, an arc distance of 21.74 feet to a 1/2" iron rod with plastic cap stamped "Weir" found for corner;
South 78°01'00" West, a distance of 104.13 feet to a 1/2" iron rod found (disturbed) at the northwest corner of the westerly terminus of said Santa Monica Street;

THENCE with said westerly terminus, South 11°59'44" East, at a distance of 60.00 feet, passing the southwest corner of said westerly terminus and the northwest corner of Lot 4, Block A, of Lots 1, 2, 3X and 4, Lakeside DFW, an addition to the Town of Flower Mound, Texas according to the plat recorded in Instrument No. 2013-172, Official Records of Denton County, Texas, continuing with the west line of said Lot 4, Block A, at a distance of 419.42 feet passing the northwest corner of the westerly terminus of Henry Parkway (a 60-foot wide right-of-way), continuing with said westerly terminus, in all a total distance of 479.42 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southwest corner of said westerly terminus;

THENCE South 78°01'00" West, a distance of 248.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 32°55'05" West, a distance of 14.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the east right-of-way line of said Lakeside Parkway;

THENCE with said east right-of-way line, North 11°59'44" West, a distance of 839.02 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the southernmost end of a circular right-of-way corner clip and at the beginning of a non-tangent curve to the left having a central angle of 35°01'27", a radius of 100.00 feet, a chord bearing and distance of North 23°37'21" East, 60.18 feet;

THENCE with said circular right-of-way corner clip, in a northeasterly direction, with said curve to the left, an arc distance of 61.13 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the northermost end of said right-of-way corner clip;

THENCE with said south right-of-way line of Lakeside Parkway, North 59°14'26" East, a distance of 380.42 feet to the **POINT OF BEGINNING** and containing 7.392 acres or 321,981 square feet of land.

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

SURVEYOR'S CERTIFICATE

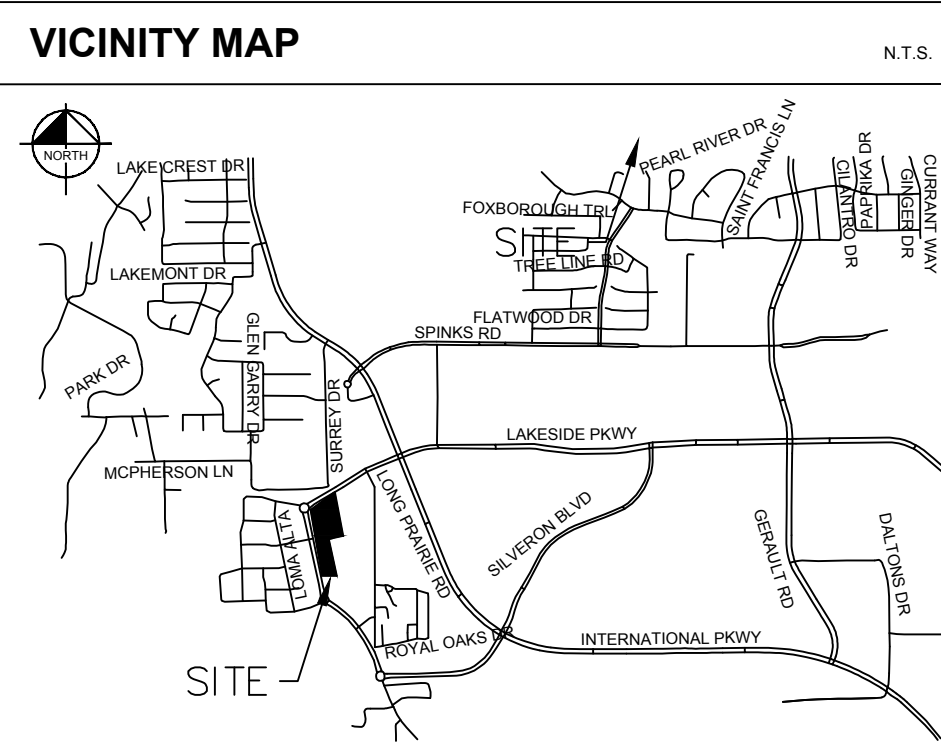
That I, Dana Brown, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas



OWNER/APPLICANT:
Elan Flower Mound Phase II Venture LLC
600 East Las Colinas Blvd., Suite 2100
Irving, TX 75039

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DAVID MEYERS, P.E.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAN FLOWER MOUND PHASE II VENTURE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as ELAN FLOWER MOUND NO. 1 ADDITION, an addition to the Town of Flower, Denton County, Texas.

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

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

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

BY: Elan Flower Mound Phase II Venture LLC, a Delaware limited liability company

BY: _____
Laird Sparks

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

THOMAS GROSS, CHAIRMAN PLANNING AND ZONING COMMISSION DOUG POWELL, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

_____, 2016

SIGNED AND SEALED: TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

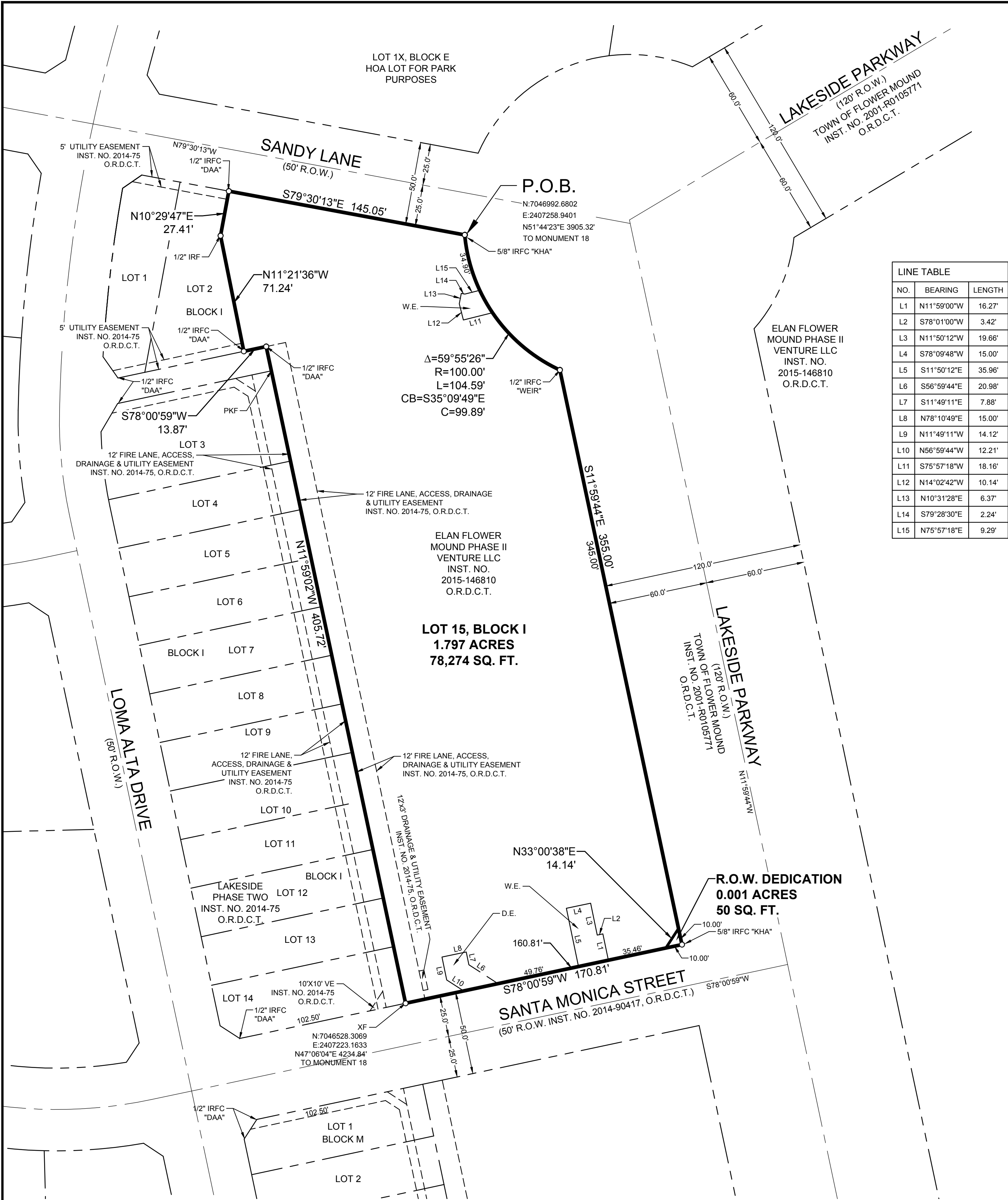
A RECORD PLAT OF LOTS 5 & 6, BLOCK A ELAN FLOWER MOUND NO. 1 ADDITION

BEING 7.392 ACRES LOCATED IN THE
JAMES N. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	JAN. 2016	067771621	1 OF 1



LINE TABLE		
NO.	BEARING	LENGTH
L1	N11°59'00\"W	16.27'
L2	S78°01'00\"W	3.42'
L3	N11°50'12\"W	19.66'
L4	S78°09'48\"W	15.00'
L5	S11°50'12\"E	35.96'
L6	S56°59'44\"E	20.98'
L7	S11°49'11\"E	7.88'
L8	N78°10'49\"E	15.00'
L9	N11°49'11\"W	14.12'
L10	N56°59'44\"W	12.21'
L11	S75°57'18\"W	18.16'
L12	N14°02'42\"W	10.14'
L13	N10°31'28\"E	6.37'
L14	S79°28'30\"E	2.24'
L15	N75°57'18\"E	9.29'

D OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Elan Flower Mound Phase II Venture LLC, is the sole owner of a tract of land situated in the James N. Tannehill Survey, Abstract No. 1252, Denton County, in the Town of Flower Mound, Texas and being part of a tract of land described as "Tract 2" in Special Warranty Deed to Elan Flower Mound Phase II Venture LLC, recorded in Instrument No. 2015-146810, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found at the northernmost end of a circular right-of-way corner clip at intersection of the south right-of-way line of Sandy Lane (a 50-foot wide right-of-way) and the west right-of-way line of Lakeside Parkway (a variable width right-of-way at this point) and being the beginning of a non-tangent curve to the left having a central angle of 59°55'26", a radius of 100.00 feet, a chord bearing and distance of South 35°09'49" East, 99.89 feet;

THENCE with said right-of-way corner clip, in a southeasterly direction, with said curve to the left, an arc distance of 104.59 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the southernmost end of said circular right-of-way corner clip;

THENCE with said west right-of-way line (120-feet wide at this point), South 11°59'44" East, a distance of 355.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of said west right-of-way line and the north right-of-way line of Santa Monica Street (a 50-foot wide right-of-way per dedication recorded in Instrument No. 2014-90417, Official Records of Denton County, Texas);

THENCE with said north right-of-way line, South 78°00'59" West, a distance of 170.81 feet to a "X" cut in concrete found at the southeast corner of Lot 14, Block I, Lakeside Phase Two, an addition to the Town of Flower Mound, Texas according to the plat recorded in Instrument No. 2014-75, Official Records of Denton County, Texas;

THENCE departing said north right-of-way line and with the east line of said Block I, North 11°59'02" West, a distance of 390.72 feet, passing a "PK" nail found at the southeast corner of the easterly terminus of a 15-foot wide alley, continuing with said easterly terminus, in all a total distance of 405.72 feet to a 1/2" iron rod with plastic cap stamped "DAA" found at the northeast corner of said easterly terminus;

THENCE with the north right-of-way line of said 15-foot wide alley, South 78°00'59" West, a distance of 13.87 feet to a 1/2" iron rod with plastic cap stamped "DAA" found at the southeast corner of Lot 2, of said Block I, Lakeside Phase Two, an addition to the Town of Flower Mound, Texas according to the plat recorded in Instrument No. 2014-75, Official Records of Denton County, Texas;

THENCE departing said north right-of-way line and with the east line of said Lot 2, Block I, the following courses and distances to wit:
North 11°21'36" West, a distance of 71.24 feet to a 1/2" iron rod found for corner;
North 10°29'47" East, a distance of 27.41 feet to a 1/2" iron rod with plastic cap stamped "DAA" found in said south right-of-way line of Sandy Lane;

THENCE with said south right-of-way line, South 79°30'13" East, a distance of 145.05 feet to the **POINT OF BEGINNING** and containing 1.798 acres or 78,324 square feet of land.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAN FLOWER MOUND PHASE II VENTURE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as ELAN FLOWER MOUND NO. 3 ADDITION, an addition to the Town of Flower, Denton County, Texas.

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

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

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

BY: Elan Flower Mound Phase II Venture LLC, a Delaware limited liability company

BY: Laird Sparks

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

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

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

THOMAS GROSS, CHAIRMAN PLANNING
AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR
OF DEVELOPMENT SERVICES

_____, 2016
DATE

SIGNED AND SEALED: TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

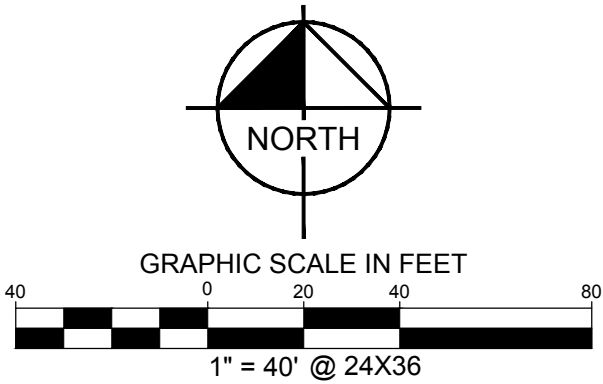
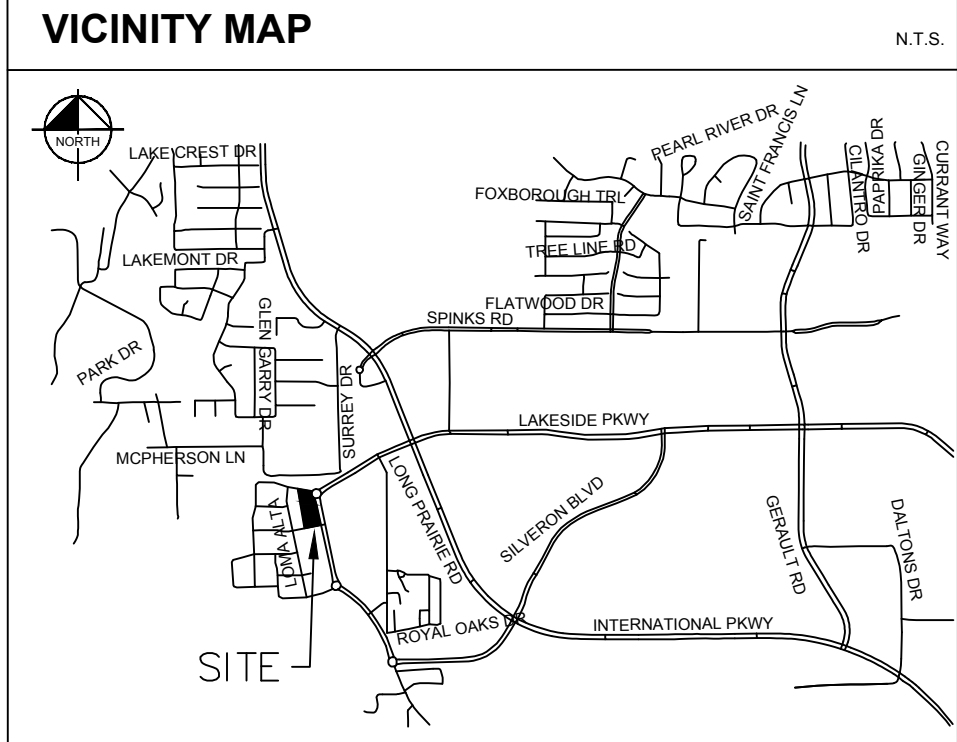
A RECORD PLAT OF
LOT 15, BLOCK I
ELAN FLOWER MOUND NO. 3
ADDITION

BEING 1.798 ACRES LOCATED IN THE
JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	SRD	DAB	JAN. 2016	067771621	1 OF 1



FLOOD STATEMENT:

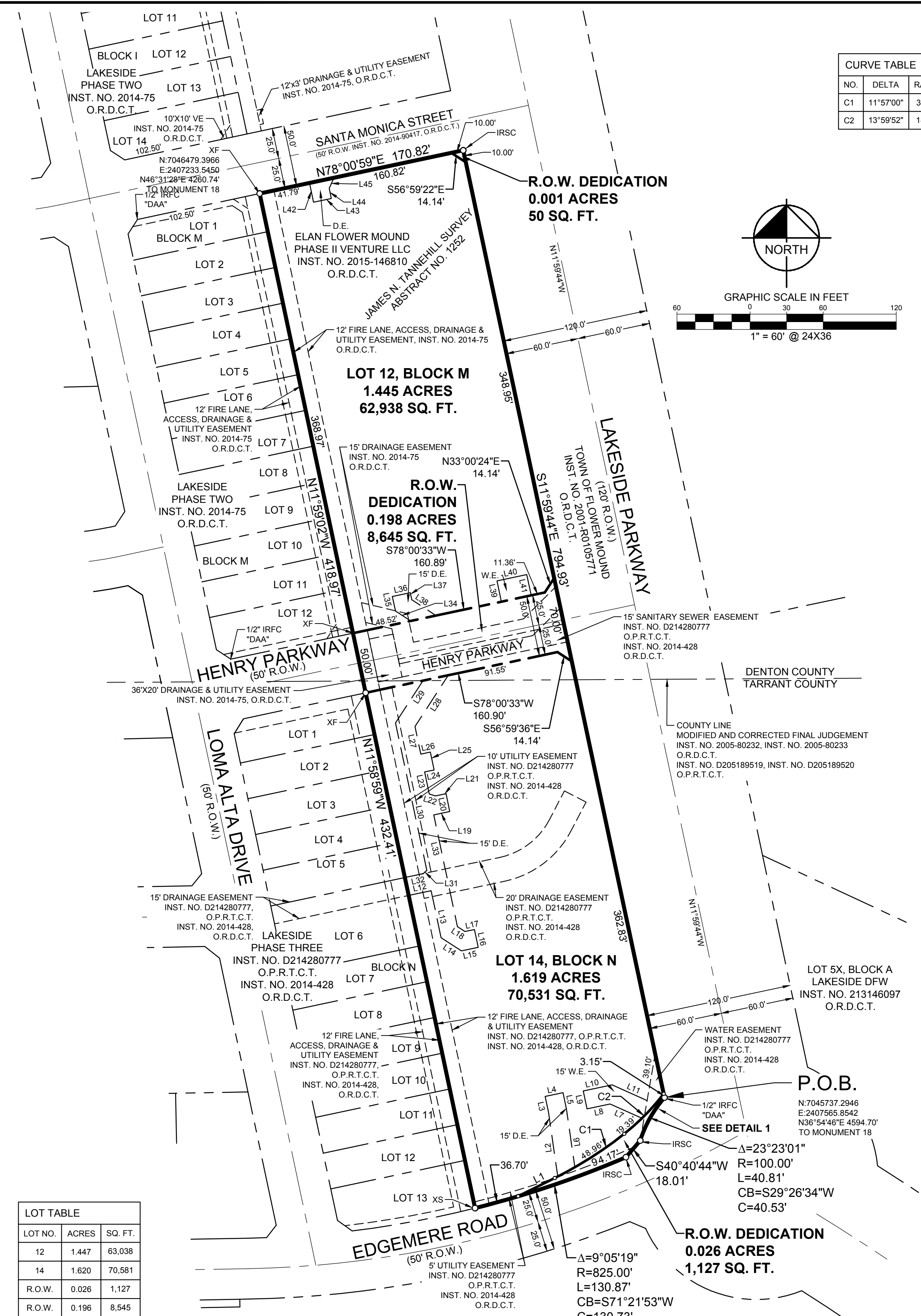
According to Community Panel No. 48439C0105K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Community Panel No. 48121C0680 G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

LEGEND

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P.O.B. = POINT OF BEGINNING
IRSC = IRON ROD W/ CAP SET
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O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

OWNER/APPLICANT:
Elan Flower Mound Phase II Venture LLC
600 East Las Colinas Blvd., Suite 2100
Irving, TX 75039

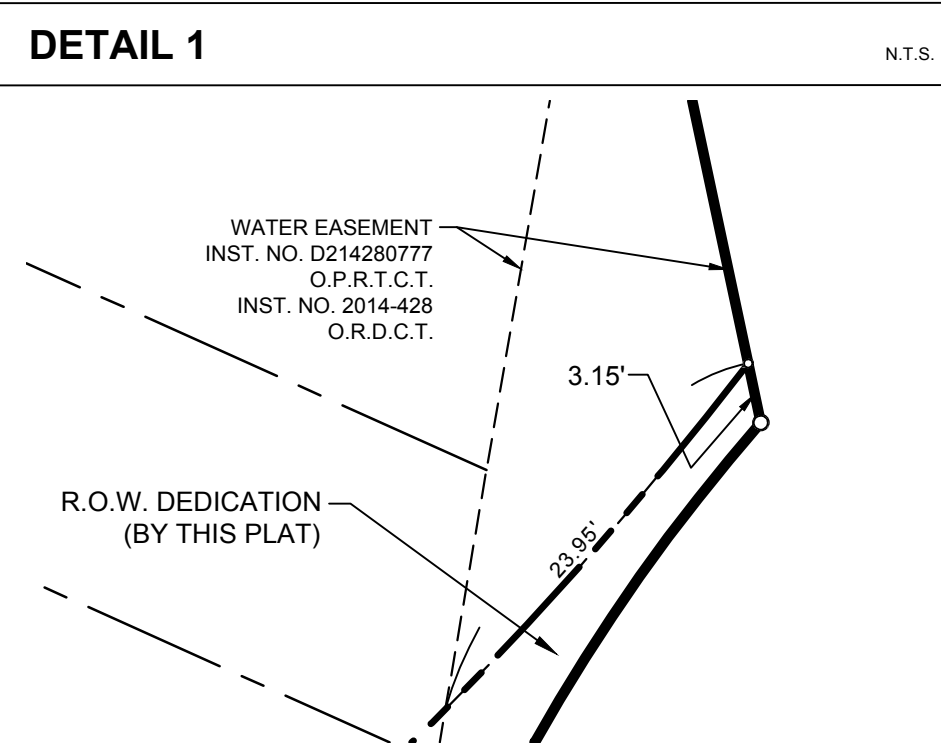
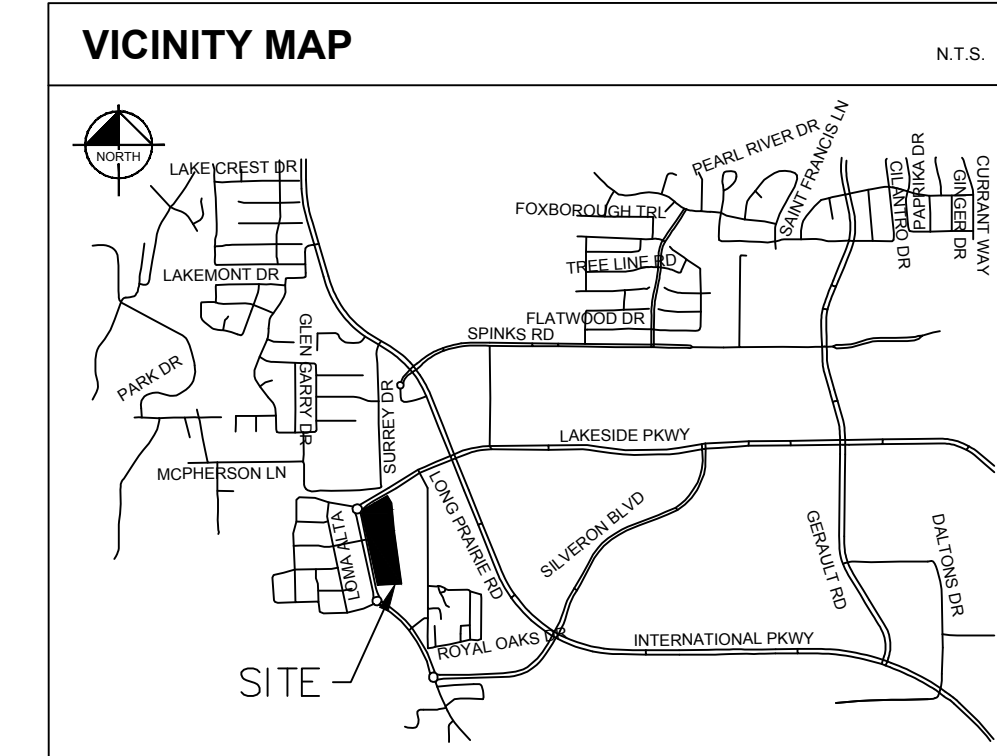
ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DAVID MEYERS, P.E.



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	11°57'00"	324.50'	67.68'	N57°33'45"E
C2	13°59'52"	189.50'	46.30'	N44°35'19"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N63°32'15"E	33.58'
L2	S08°11'21"E	53.29'
L3	S11°49'11"E	13.26'
L4	S78°10'49"W	15.00'
L5	N11°49'11"W	13.74'
L6	N08°11'21"W	48.26'
L7	S65°48'51"E	28.64'
L8	N78°10'50"E	19.37'
L9	S11°49'10"E	15.00'
L10	S78°10'50"W	24.25'
L11	N65°48'51"W	31.43'
L12	N78°01'01"E	18.87'
L13	S11°58'59"E	39.55'
L14	N56°58'59"W	19.82'
L15	S78°08'00"W	14.10'
L16	S11°52'00"E	15.00'
L17	N78°08'00"E	7.90'
L18	N56°58'59"W	7.41'
L19	N78°11'34"E	13.46'
L20	N11°48'26"W	15.00'
L21	S78°11'34"W	9.00'
L22	N71°58'59"W	5.20'
L23	N11°58'59"W	18.47'
L24	N78°11'34"E	7.96'
L25	N11°48'26"W	15.00'
L26	S78°11'34"W	8.01'
L27	N11°58'59"W	23.11'
L28	N33°00'16"E	50.19'
L29	S33°00'16"W	41.41'
L30	S11°58'59"E	123.75'
L31	S48°00'16"W	3.94'
L32	S77°57'01"W	15.50'
L33	N11°58'59"W	93.70'
L34	S56°54'44"E	15.00'
L35	N11°59'27"W	12.17'
L36	S78°00'33"W	15.00'
L37	N11°59'27"W	5.97'
L38	N56°54'44"W	23.76'
L39	N11°59'27"W	17.43'
L40	S78°00'33"W	25.00'
L41	N11°59'27"E	17.43'
L42	S11°49'11"E	16.13'
L43	N78°10'49"E	15.00'
L44	N11°49'11"W	8.54'
L45	N24°26'46"E	9.49'

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
12	1.447	63,038
14	1.620	70,581
R.O.W.	0.026	1,127
R.O.W.	0.196	8,545



FLOOD STATEMENT:

According to Community Panel No. 48439C0105K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Community Panel No. 48121C0680 G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §
COUNTY OF TARRANT §

WHEREAS, Elan Flower Mound Phase II Venture LLC, is the sole owner of a tract of land situated in the James N. Tannehill Survey, Abstract No.1252, Denton County and Tarrant County, in the Town of Flower Mound, Texas and being part of a tract of land described as "Tract 3" in Special Warranty Deed to Elan Flower Mound Phase II Venture LLC, recorded in Instrument No. 2015-146810, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "DAA" found at the northernmost end of a circular right-of-way corner clip at the intersection of the west right-of-way line of Lakeside Parkway (a 120-foot wide right-of-way) and the north right-of-way line of Edgemere Road (a 50-foot wide right-of-way) at the beginning of a non-tangent curve to the left having a central angle of 23°23'01", a radius of 100.00 feet, a chord bearing and distance of South 29°26'34" West, 40.53 feet;

THENCE with said circular right-of-way corner clip, in a southwesterly direction, with said curve to the left, an arc distance of 40.81 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost end of said circular right-of-way corner clip;

THENCE with said north right-of-way line, the following courses and distances to wit:
South 40°40'44" West, a distance of 18.01 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the beginning of a non-tangent curve to the right having a central angle of 9°05'19", a radius of 825.00 feet, a chord bearing and distance of South 71°21'53" West, 130.73 feet;
In a southwesterly direction, with said curve to the right, an arc distance of 130.87 feet to a "X" cut in concrete found at the southeast corner of Lot 13, Block N, Lakeside Phase Three, an addition to the Town of Flower Mound, Texas according to the plat recorded in Instrument No. D214280777, Official Public Records of Tarrant County, Texas;

THENCE departing said north right-of-way line, and with the east line of said Block N, North 11°58'59" West, a distance of 432.41 feet to a "X" cut in concrete found at the southeast corner of the easterly terminus of Henry Parkway (a 50-foot wide right-of-way) and at the northeast corner of Lot 1, Block N;

THENCE with said easterly terminus, North 11°59'02" West, at a distance of 50.00 feet, passing a "X" cut in concrete found at the northeast corner of said easterly terminus and at the southeast corner of Lot 12, Block M, Lakeside Phase Two, an addition to the Town of Flower Mound, Texas according to the plat recorded in Instrument No. 2014-75, Official Records of Denton County, Texas, continuing with the east line of said Block M, in all a total distance of 418.97 feet to a "X" cut in concrete found at the intersection of said northeast line and the south right-of-way line of Santa Monica Street (a 50-foot wide right-of-way per dedication recorded in Instrument No. 2014-90417, Official Records of Denton County, Texas) at the northeast corner of Lot 1, Block M;

THENCE with said south right-of-way line, North 78°00'59" East, a distance of 170.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of said south right-of-way line and said west right-of-way line;

THENCE with said west right-of-way line, South 11°59'44" East, a distance of 794.93 feet to the **POINT OF BEGINNING** and containing 3.290 acres or 143,291 square feet of land.

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAN FLOWER MOUND PHASE II VENTURE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as ELAN FLOWER MOUND NO. 4 ADDITION, an addition to the Town of Flower, Denton County, Texas.

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

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

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

BY: Elan Flower Mound Phase II Venture LLC, a Delaware limited liability company

BY: Laird Sparks

STATE OF TEXAS §
COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRSC = IRON ROD W/ CAP SET
IRFC = IRON ROD W/CAP FOUND
XF = "X" CUT IN CONCRETE FOUND
INST. NO. = INSTRUMENT NUMBER
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
D.E. = DRAINAGE EASEMENT
W.E. = WATER EASEMENT

OWNER/APPLICANT:
Elan Flower Mound Phase II Venture LLC
600 East Las Colinas Blvd., Suite 2100
Irving, TX 75039

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: DAVID MEYERS, P.E.

SURVEYOR'S CERTIFICATE

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

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

Dana Brown
Registered Professional Land Surveyor No. 5336
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Ph. 972-770-1300
dana.brown@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2016.

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

THOMAS GROSS, CHAIRMAN PLANNING AND ZONING COMMISSION

DOUG POWELL, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

DATE _____, 2016

SIGNED AND SEALED: TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

A RECORD PLAT OF LOT 14, BLOCK N, AND LOT 12, BLOCK M ELAN FLOWER MOUND NO. 4 ADDITION

BEING 3.290 ACRES LOCATED IN THE
JAMES N. TANNEHILL SURVEY, ABSTRACT NO.1252
TOWN OF FLOWER MOUND, DENTON COUNTY AND
TARRANT COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000 Dallas, Texas 75251 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	SRD	DAB	JAN. 2016	067771621	1 OF 1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: January 25, 2016

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Site Plan (SP15-0023 - Lakeside DFW-Greystar Phase II) to develop a mixed use development. The property is generally located on both sides of Lakeside Parkway, west of Surrey Lane.

I. ITEM SUMMARY

This application has been reviewed by DRC and found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

There is a companion Record Plat application on the same agenda for consideration (RC16-0001).

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the project is to obtain approval for the construction of the second phase of the mixed use component of the Lakeside DFW project. The subject property consists of 14.2 acres and is currently undeveloped.

The Mixed Use zoning for Lakeside DFW (LDFW) was approved by the Town Council on November 19, 2012, along with a companion Master Plan Amendment. The LDFW project contains approximately 155 total acres of land and additional information regarding the project can be viewed at <http://www.flower-mound.com/index.aspx?NID=1035>. The zoning for the LDFW allows a total of 1,952 apartment and townhome units within the entire project.

The site plan for Phase I of the LDFW mixed use project was approved by the Planning and Zoning Commission on April 22, 2013 (see Attachment A(5)). This phase contained approximately 45,415 square feet of retail/office space and 425 apartment and townhome units. All of the buildings in Phase I are either complete or under construction and nearing completion.

The proposed site plan for Phase II contains approximately 15,894 square feet of retail/office space, 7,217 square feet of clubhouse/leasing space and a total of 466 apartment and townhome units. Phase II features two mixed use buildings on both sides of Lakeside Parkway immediately west of the existing mixed use buildings and a series of five, four-story apartment buildings along both sides Lakeside Parkway between the north and central roundabouts (see Attachment B(1)). The four story apartment buildings will be constructed in accordance with the LDFW zoning regulations that require the first floor of each building to be built to commercial standards for potential conversion to retail and office uses in the future. The site plan also contains six townhome buildings east of the apartments that line Lakeside Parkway.

Phase II is located within three Subzones of the LDFW development described as follows. The proposed site plan is consistent with the standards that accompany each Subzone.

- **MU-C (1)** is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These buildings will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories will house apartments, lofts, or offices. The architecture will be consistent with small-town downtowns.
- **MU-C (4)** is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permits residential uses to enliven the streetscape.
- **MU-N (1)** is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

In June of 2013, the Lakeside DFW developer submitted Design Guidelines (Attachment A(3)) for the entire development. These standards include architectural standards, streetscape standards, park and trail standards and other elements such as enhanced street signs. The proposed site plan, landscape plan and elevations have been reviewed against these guidelines, as well as the regulations contained within the LDFW zoning ordinance, and have been found to be consistent with both documents. Relevant sections of the LBD mixed use zoning ordinance are contained in Attachment A(4). The Lakeside DFW Architectural Review authority has also reviewed the applicant's proposal and approved it for submittal to the Town.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Design Guidelines
4. Sections of the Lakeside DFW Mixed Use Ordinance
5. Approved Phase I Site Plan

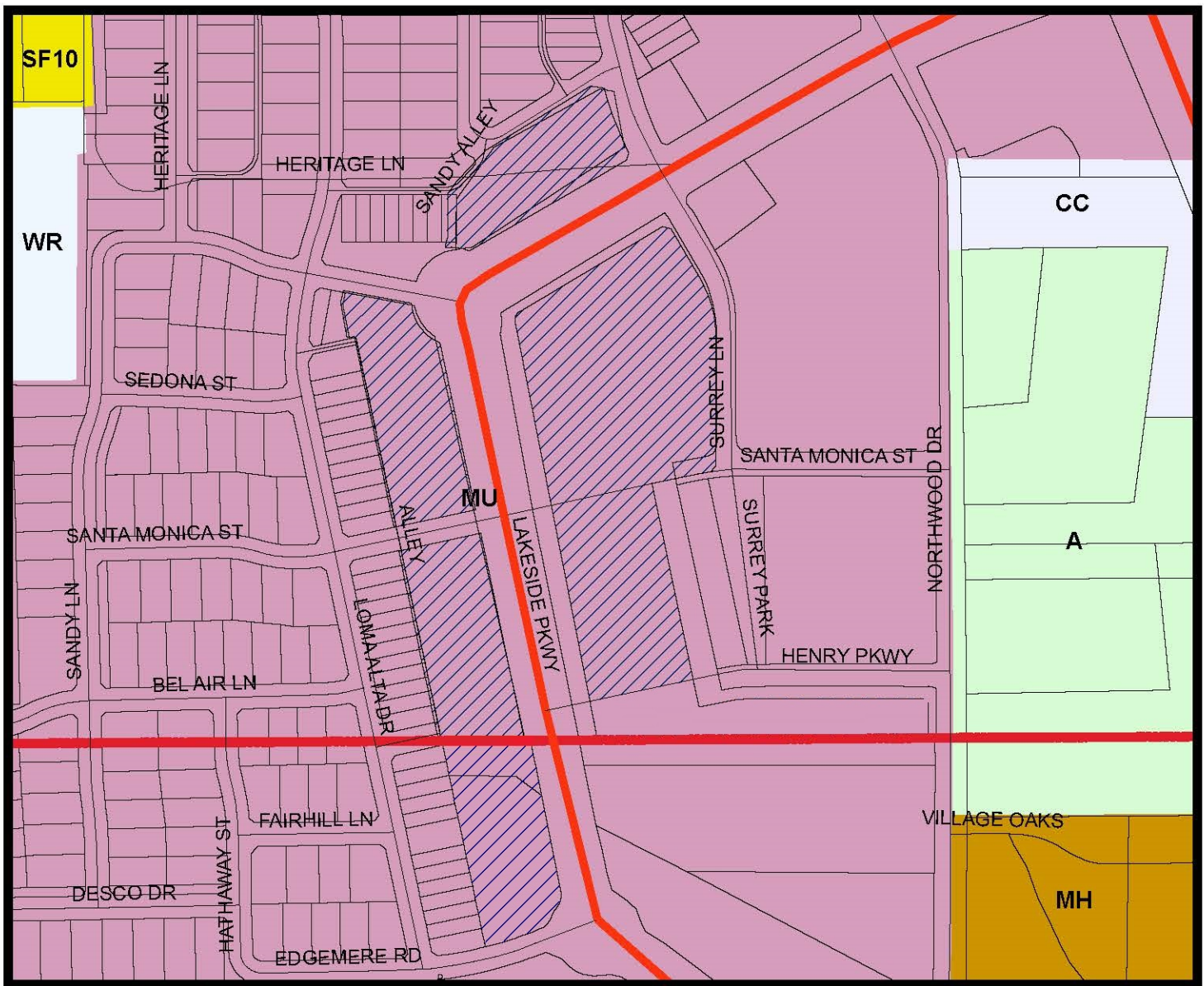
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: RC16-0001 & SP15-0023



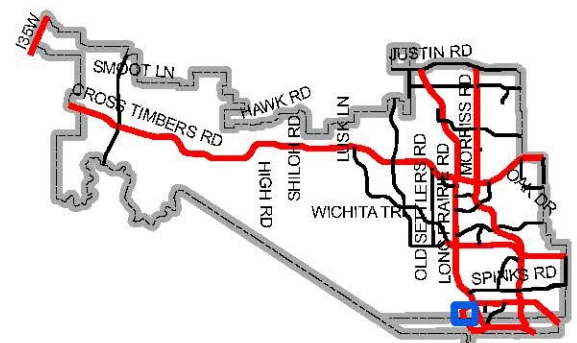
LEGEND

	Agriculture		Single Family 10		Campus Commercial		Mobile Home
	Mixed Use		Water Recreation				

Subject Property



0 250 500 1,000 Feet



Map Location



December 18, 2015

Mr. Chuck Russell
Town Planner
Town of Flower Mound
1001 Cross Timbers Road
Suite 2330
Flower Mound, Texas 75028

Re: Lakeside DFW Greystar Phase II, (SP15-0023)
Letter of Intent

Dear Mr. Russell,

This shall serve as out Letter of Intent for the Lakeside DFW Greystar Phase II development. The following summarizes some of the key components of the project:

- Existing Zoning Districts – NU-N, MU-C(1), MU-C(4)
- Project consist of 4 tracts of land totaling 14.01 acres
- Proposed Zoning – No Zoning changes are being proposed
- The use of the property will be multifamily rental product and retail
- Building square footages are as depicted on the Site Plan
- The proposed development will be constructed as a single phase but will be sequenced in turns to be determined by the developer
- We are not seeking any variances for this project.

Please feel free to contact me at (972) 444-2197 or aord@greystar.com if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Ord".

Andrew Ord
Director of Development



A Realty Capital Project

DESIGN GUIDELINES

June 26, 2013

BY
ROARING BROOK DEVELOPMENT COMPANY
105 LONG PRAIRIE RD
FLOWER MOUND, TX
75022

TABLE OF CONTENTS

SECTION 0	Administrative Issues
SECTION 1	Guidelines for the 30' Single Family Lots
SECTION 2	Guidelines for the 55' & 60' Single Family Lots
SECTION 3	Guidelines for the Multi-family Development
SECTION 4	Signage
SECTION 5	Trail Standards
SECTION 6	Streetscape Standards

ADMINISTRATIVE ISSUES

I. GENERAL

- A) These Design Guidelines are established under the authority of the prevailing Master Deed Restriction for the project known as Lakeside DFW in Flower Mound Texas. The Master Deed Restrictions establish the right of the landowner to create, enforce and modify a set of Design Guidelines through a process of submittal and review by the LDFW Reviewer which may be an individual or a board, who is appointed by the Declarant, or in the absence of a Declarant, by a Property Owners Association. This Review is referred to in this document as the Design Review Board or DRB.
- B) The Town of Flower Mound, Texas has passed zoning ordinances specific to this property which govern the development within the project and which supersede these Design guidelines.
- C) Designs and specifications in this document may change without notice. Applicants may propose substitutions for any items or designs shown or specified and such substitutions may be approved or denied by the DRB.

II. SUBMITTALS

- A) Applicable submittals must be submitted prior to or concurrently with applications to the municipal authorities and must be approved prior to start of construction.
- B) Single Family Attached and Detached Subdivision: Applicant shall submit the following documentation for approval of a residential Subdivision.
 - 1) Preliminary Plat
 - 2) Street Plan and profile
 - 3) Storm Water & Drainage Plan
 - 4) Water and Sewer Plan
 - 5) Landscape Plan
 - 6) Proposed product types
 - 7) Home Owner Association documents including Deed Restrictions

- B) Single Family Homes: Applicant shall submit the following documentation for approval of single family attached or detached homes.

- 1) Prototype plans and front elevations if applicable
- 2) Lot Plan with Lot and Block and address, showing house footprint, driveway, sidewalk, curb, street tree locations, and fence location and materials
- 3) Floor plans of the home
- 4) Elevations of all facades of the building identifying brick type, stone, roofing material, garage door finish, paint colors
- 5) Window and roofing specification
- 6) Landscape package

- B) Multifamily and Commercial Development: Applicant shall submit the following documentation for approval of a multifamily development, a mixed use development, or a commercial development.

- 1) Preliminary Plat
- 2) Street Plan and profile
- 3) Storm Water & Drainage Plan
- 4) Water and Sewer Plan
- 5) Landscape Plan
- 6) Proposed product types
- 7) Building plans and elevations
- 8) Building Specifications
- 9) Material samples of exterior colors, and finishes
- 10) Property Owner Association documentation if applicable

II. REMEDIES

- A) Failure to comply with the submittal and approval process may result in remedies more specifically set forth in the applicable Deed Restrictions.

SECTION 1: DESIGN GUIDELINES FOR 30' WIDE LOTS

Design Guidelines Criteria

1. Should provide a transition between the mixed use buildings on Lakeside Parkway and the single family homes
2. Should improve the appearance, integration and character of a mixed use/ mixed density community
3. Pedestrian experience should be more enjoyable than conventional developments
4. Homes should be varied in design and façade, but should still be similar enough to have a neighborhood feeling
5. Should facilitate, not impede, sales to home-buyers



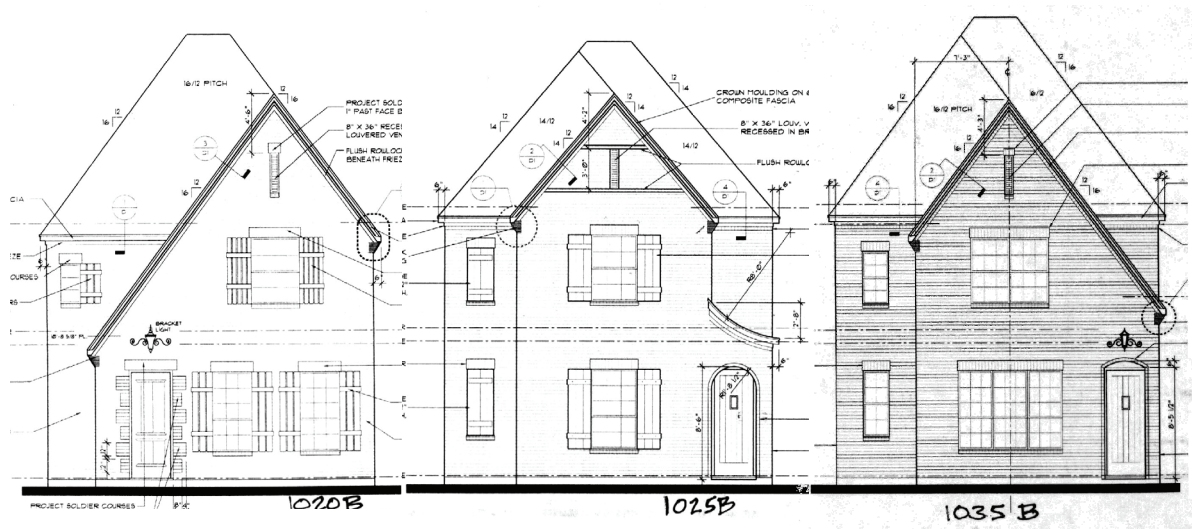
TYPE 1 HOMES: TRADITIONAL HOME STYLES: Examples below (*Darling Model #'s: 1015 A, 1015 C, 1020 C, 1030 C, 1040 B, 1040 C*)



COMMON FEATURES:

1. Medium pitch roof
2. Porch or portico in front of the front wall of home.
3. Materials include plank siding, stone, or stucco. No exposed or painted brick.

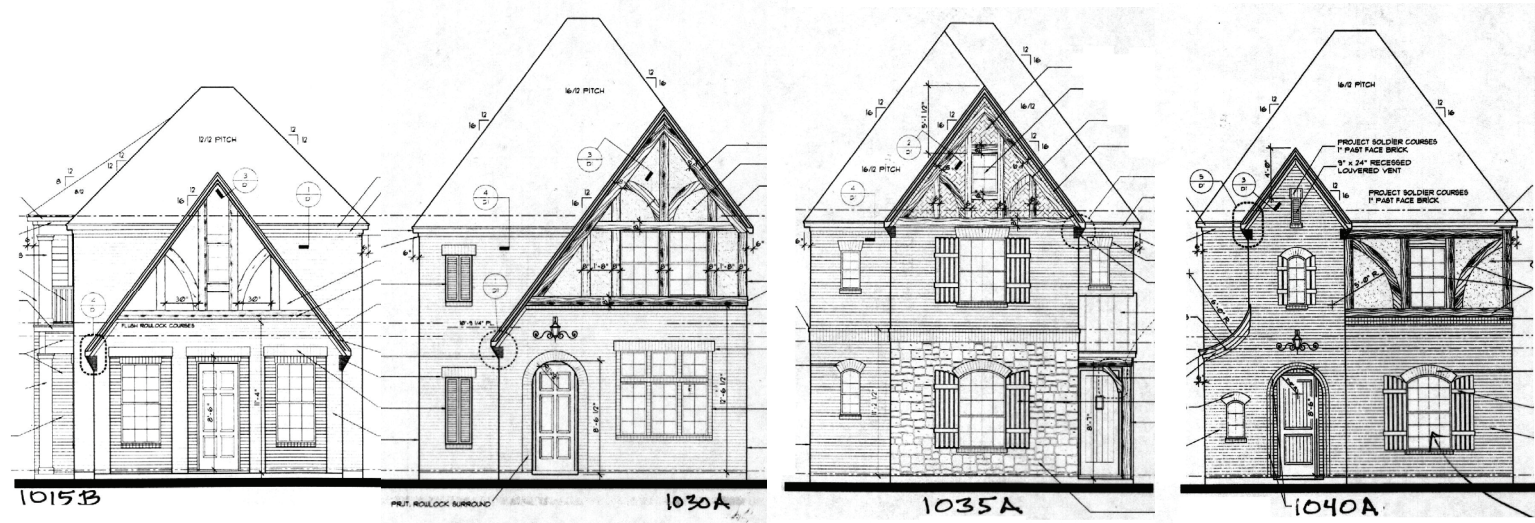
TYPE 2 HOMES: PAINTED BRICK HOMES: Examples below: (*Darling Model #'s 1020 B, 1025 B, 1035 B*)



COMMON FEATURES:

1. Steeper pitch roof
2. Recessed entry door
3. Painted brick façade. No stone, no plank siding, no natural or exposed brick.

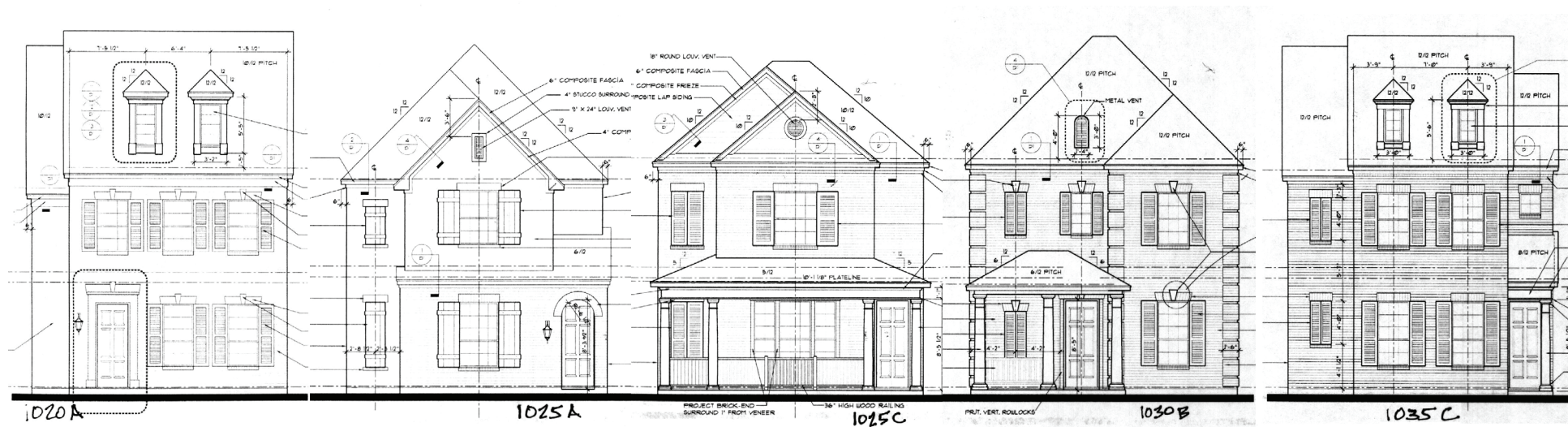
TYPE 3 HOMES: TIMBERED FACADES: Examples below (*Darling Model #'s: 1015 B, 1030 A, 1035 A, 1040 A*)



COMMON FEATURES:

1. Steeper pitch roof
2. Recessed entry door
3. Natural Brick, stucco and timber on upper story (Tudor architectural style)

FACADES NOT RECOMMENDED: Examples below (*Darling Model #'s: 1020 A, 1025 A, 1025 C, 1030 B, 1035 C*)



COMMON FEATURES:

1. Roof pitch varies
2. Entry door condition varies.
3. Natural brick façade (Colonial, Provincial, Federal architectural styles.)

These facades may be approved by the DRB on an individual basis with a different material palette, or other changes to the front elevations that consistent with the architectural style and the neighborhood.

REQUIRED MEDITERANEAN STYLE COMMON FEATURES:

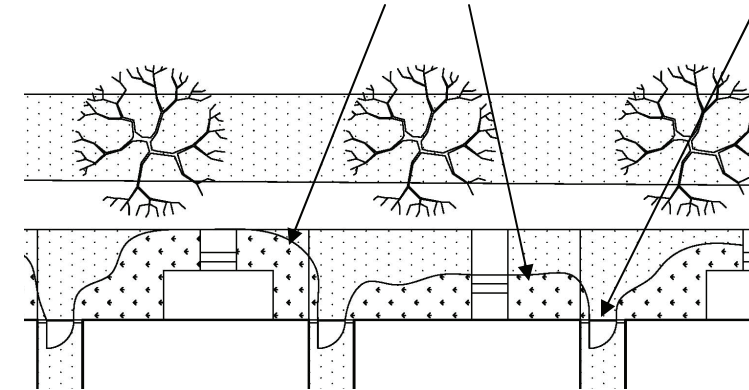
1. Stucco facade material
2. Lower slope roof
3. Red tile roof
4. Recessed entry condition or cast stone door frame
5. Arches are common

**ADDITIONAL RULES:****CONNECTING GATE DESIGN:**

Between each home, a gate provides access to the side and rear yards. The gate is an architectural element that reinforces the continuity of the street façade. Gates (about 3' in width) should be decorative iron (aluminum) or wood and connected to wing walls (approximately 1 foot in width) should match the masonry material of the adjacent home, where feasible or consist of cast iron with decorative spindles and cast balusters. Gate must be placed at the front corner of the house, flush with the front wall.

**FRONT YARD PLANTING GUIDE**

Planting bed should not exceed approximately 5' from front wall or front porch unless there is an iron fence or picket fence around the front yard.



- The gate between houses shall be located at the front wall of the house and shall be made of iron or wood and attached to the wing walls which shall be made of iron or a material matching the front wall of the house.

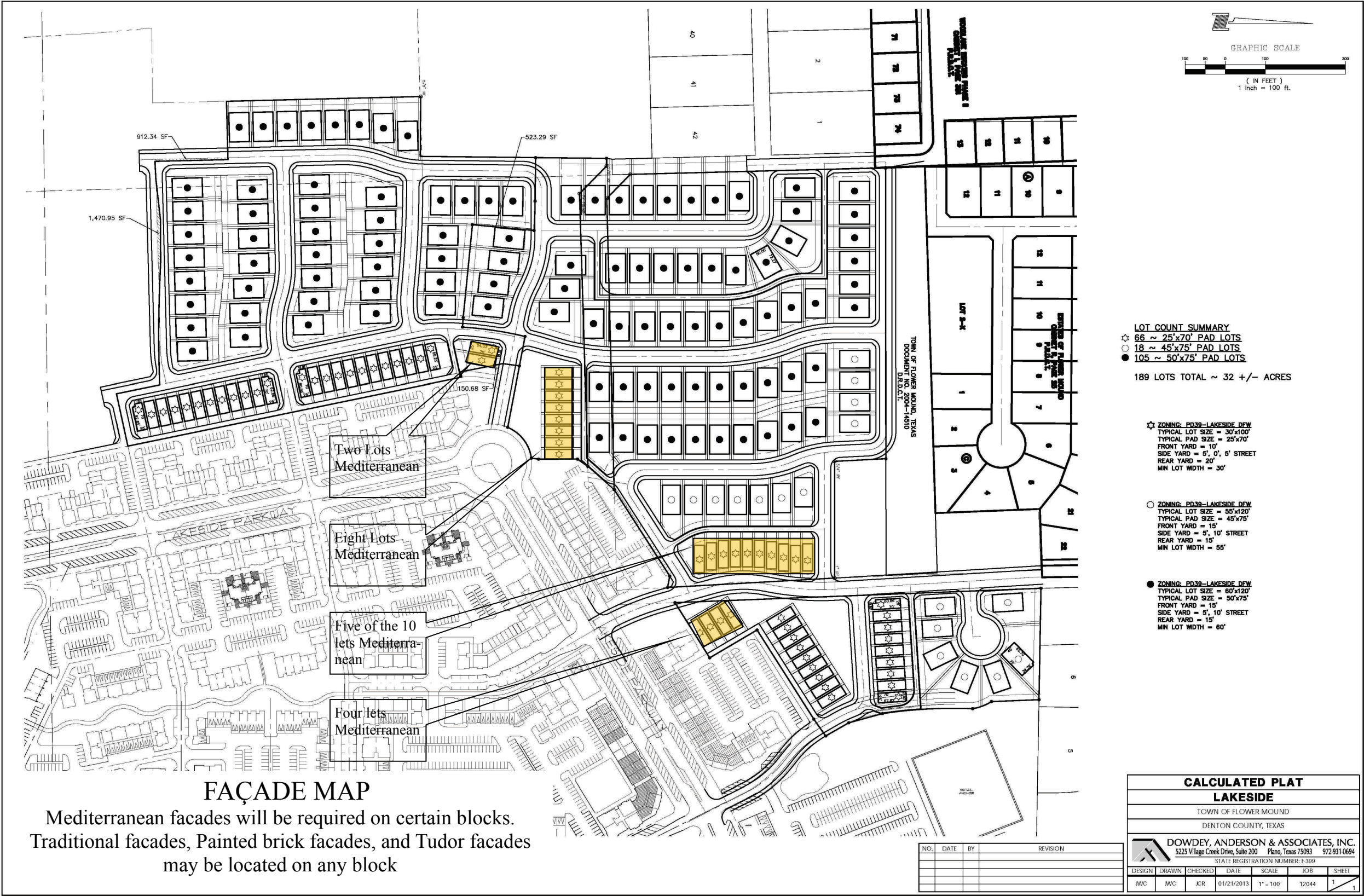
WINDOW MULLIONS EXTERIOR MOUNTED:

The more authentic look of divided light with the mullions visible on the exterior surface of the glass is a required feature.

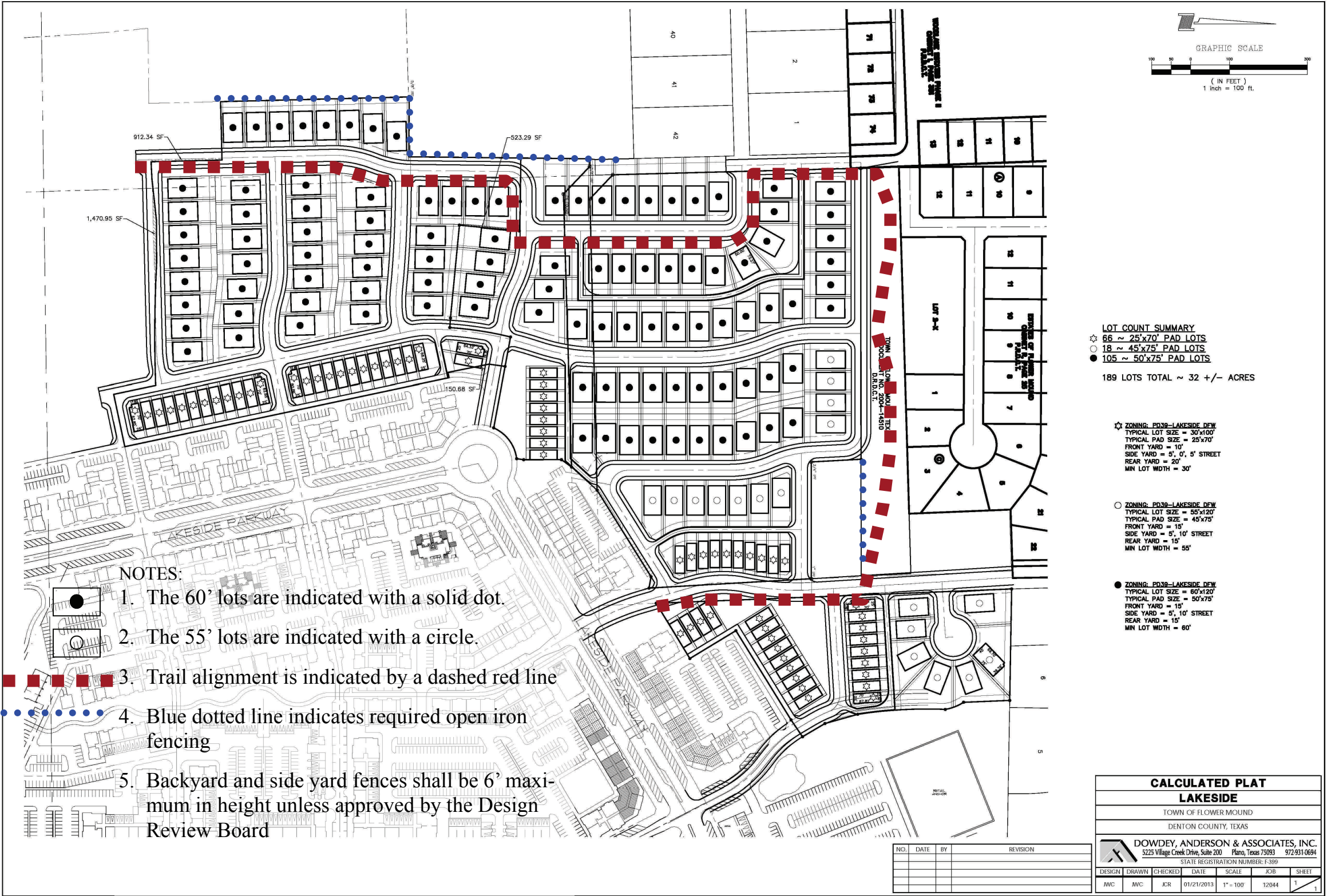
**WOOD OR IRON FRONT DOOR:**

The front door of all homes shall be stained or painted wood or be made of a composite material that accurately simulates the appearance of wood. Or the front door shall be exposed metal with decorative iron grate over the vision panel.





SECTION 2: DESIGN GUIDELINES FOR 55' & 60' WIDE LOTS

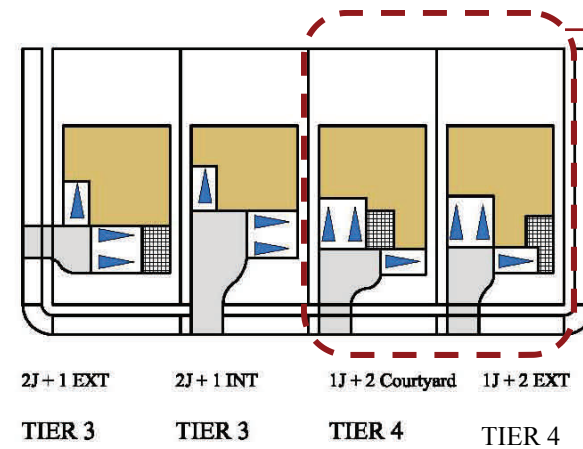


SECTION 2: DESIGN GUIDELINES FOR 60' WIDE LOTS



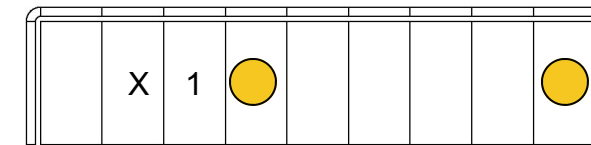
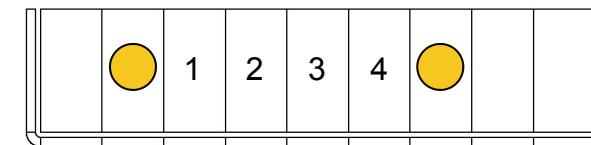
TIER 1 THROUGH 4 LOT TYPES

- A) Provide at least 4 windows facing the street with a combined area of at least 50 square feet.
- B) Front door, or front gate, or front entry courtyard must be visible from the street.
- C) Garage doors visible from the street shall be wood finish or simulated wood finish "carriage style" garage doors.

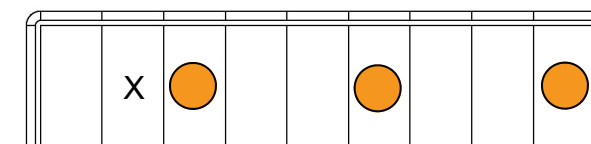
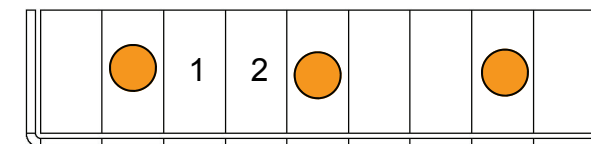


Tier 4 approvals are subject to architectural review to insure the presence of a significant entry condition. Location of Tier 4 lots may be relocated to any tier 3 lot on the same street without increasing the number of Tier 4 lots.

MAXIMUM PRODUCT MIX REPETITION

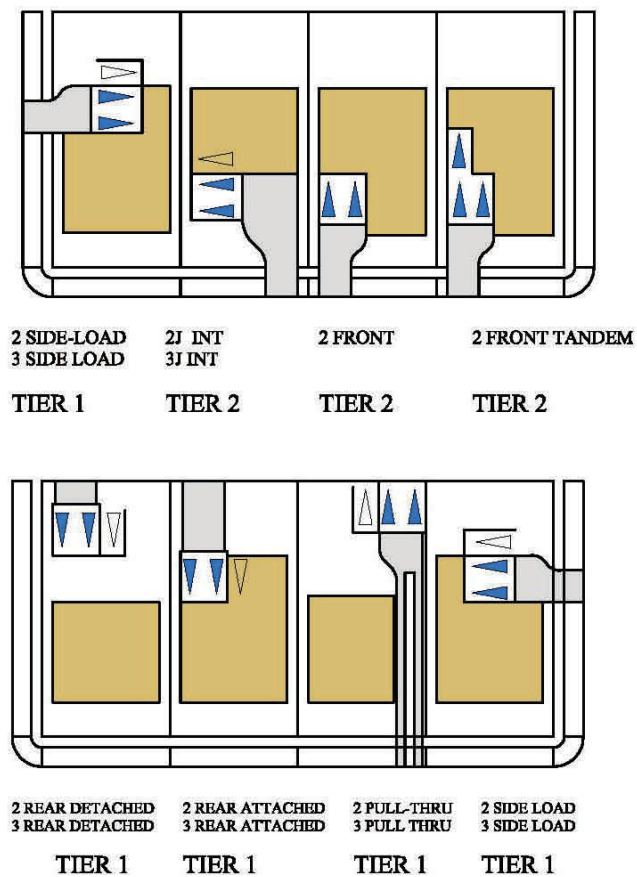


The Same Façade may be located with 4 lots between on the same side of the street and 1 lot between on the opposite side of the street.

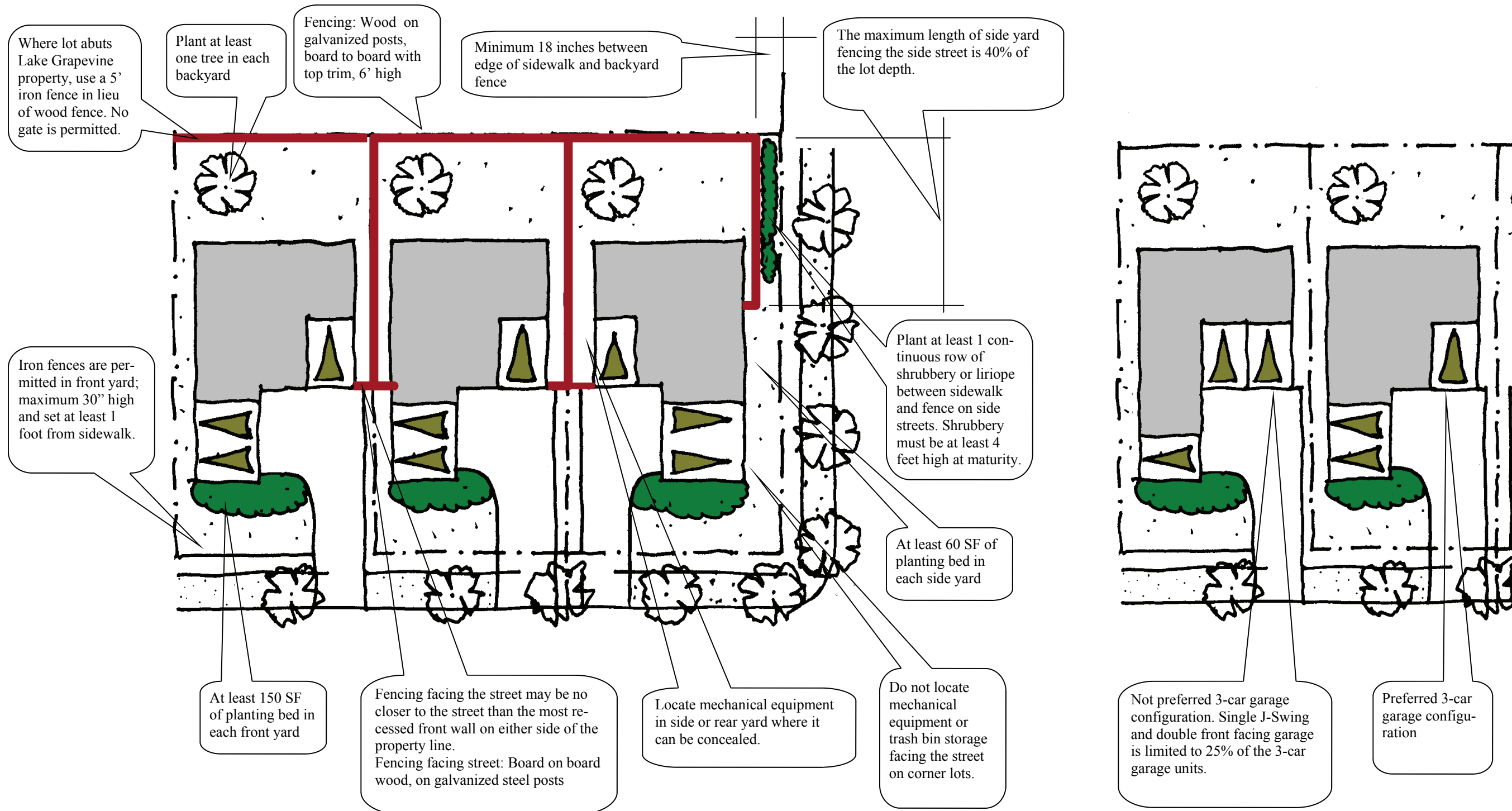


The Same Floor Plan may be located with 2 lots between on the same side of the street and not directly opposite on the opposite side of the street.

The Same Brick may be used with 2 lots between on the same side of the street and not directly opposite on the opposite side of the street.



FENCE AND LANDSCAPE RULES FOR DETACHED SINGLE FAMILY LOTS



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS
Typical Multifamily building front façade and rear garage facade



Architecture of three story multi-family structures shall be substantially similar to the buildings shown here in terms of architecture, materials, fenestration, roofing, and parking accommodations. Significant deviations from this architecture may result in a disapproval by the Design Review board.



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Typical front façade and rear garage façade for rental townhomes



Architecture of three story townhome structures shall be substantially similar to the buildings shown here in terms of architecture, materials, fenestration, roofing, and parking accommodations.

Significant deviations from this architecture may result in a disapproval by the Design Review board.

MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

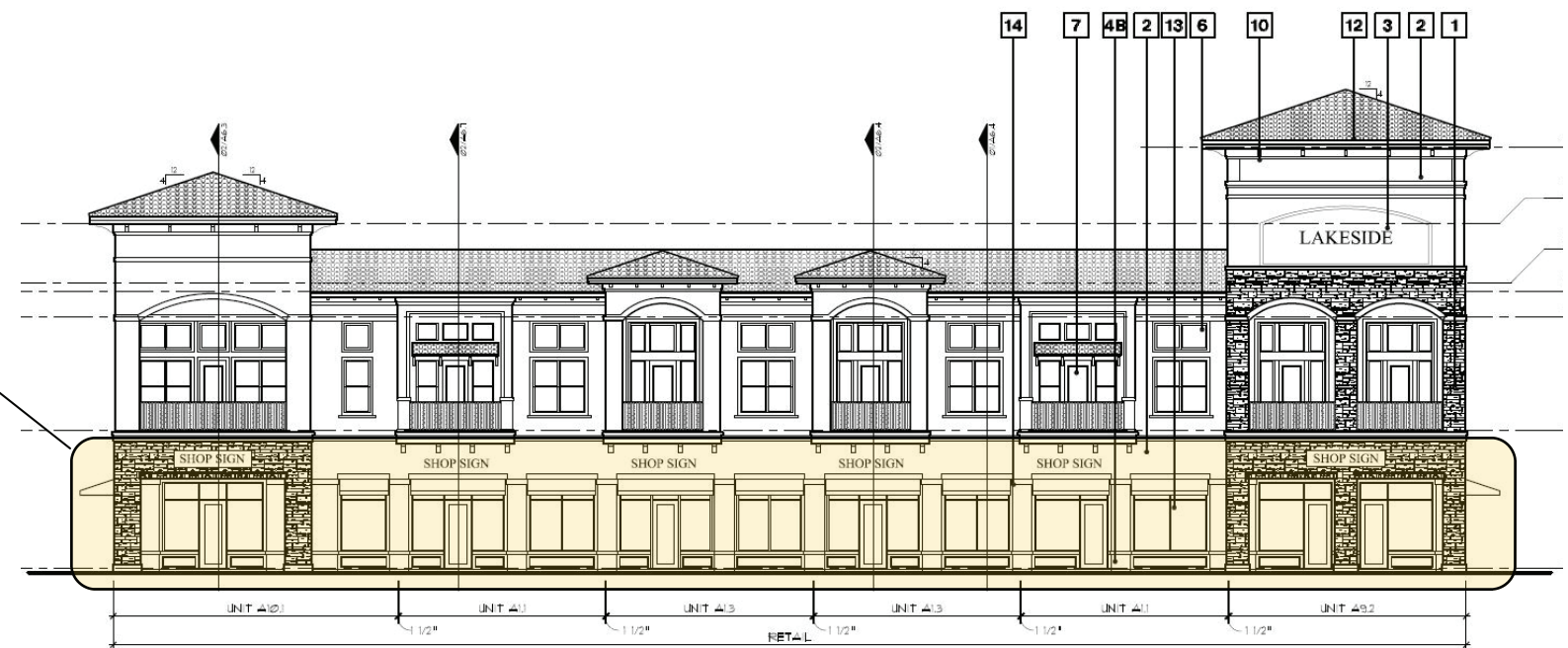
Typical Mixed Use Street Facades



STOREFRONT NOTE

It is intended that the storefront design and construction shall be completed and installed by the Tenant occupying the retail or office space. Broad creative latitude is available for the execution of these storefronts, but the conventional "strip mall character" is strongly discouraged. The following pages show examples of acceptable and unacceptable storefront architecture.

Architecture of three story mixed use structures shall be substantially similar to the buildings shown here in terms of architecture, materials, fenestration, roofing, and parking accommodations. Significant deviations from this architecture may result in a disapproval by the Design Review board.



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Examples of acceptable storefronts

STOREFRONT DESIGN

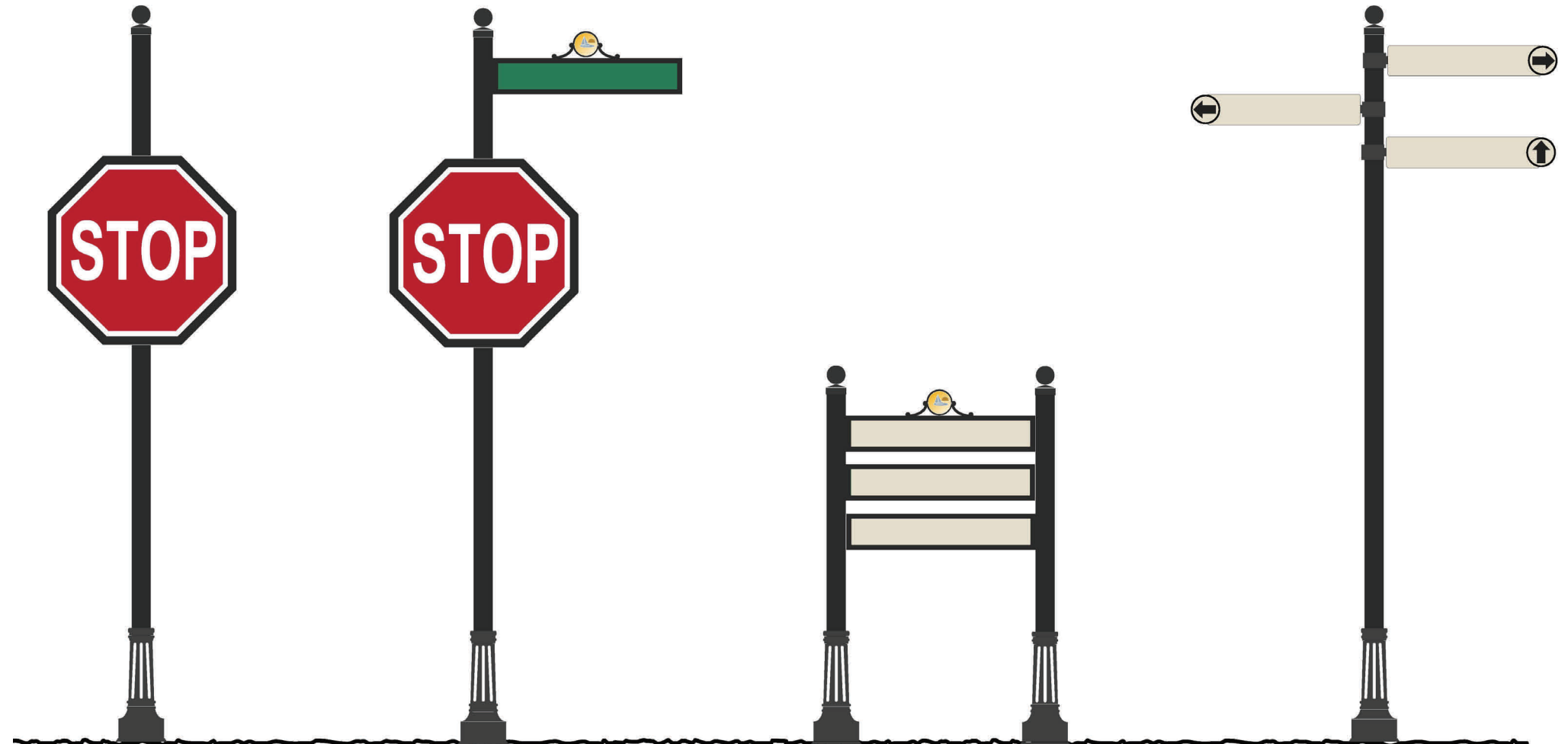


MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Examples of Unacceptable Storefronts



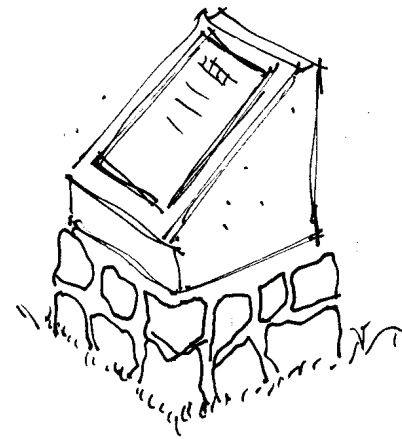
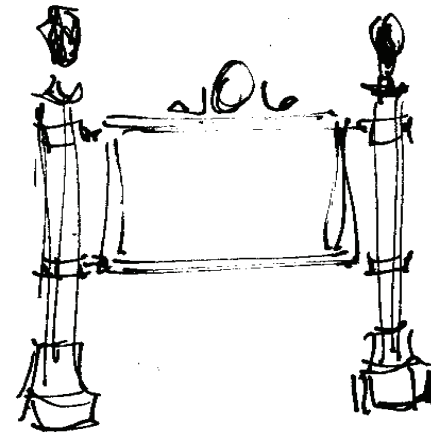
SIGNAGE



ALL PRODUCTS ARE EXTRUDED AND CAST ALUMINUM WITH POWDER COATED FINISH. ALL POLES ARE 4 IN. DIAMETER, SMOOTH. STOP SIGNS ARE 30 IN. PRISMATIC REFLECTIVE. STREET SIGNS ARE SIZED AND LETTERED AS REQUIRED BY TOWN OF FLOWER MOUND. DOUBLE-POLE WAYFINDING FRAMED PANELS ARE 7 X 37 IN. O.D. SINGLE-POLE WAYFINDING PANELS ARE 6 X 30 IN. SUPPLEMENTAL LOGOS ARE 5 IN. DIAMETER X 13 IN. LENGTH.

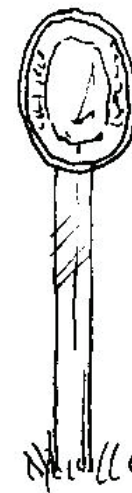
VARIOUS PARK AND TRAIL IDENTIFIERS FOR: TRAILS, NEIGHBORHOOD PARKS, TOWN PARK, SUBDIVISION SIGN

PARK IDENTIFIERS



Park identification signs should reflect the character of the park. Signs may be stone, cast stone, wood or powder coated metal or a combination thereof. Sign assemblies should not exceed 7' in height and the message area of the sign should not exceed 8 SF on each side.

TRAIL MARKERS



SANBLASTED
PAINTED WOOD
SIGNS ON 4' CEDAR
POST

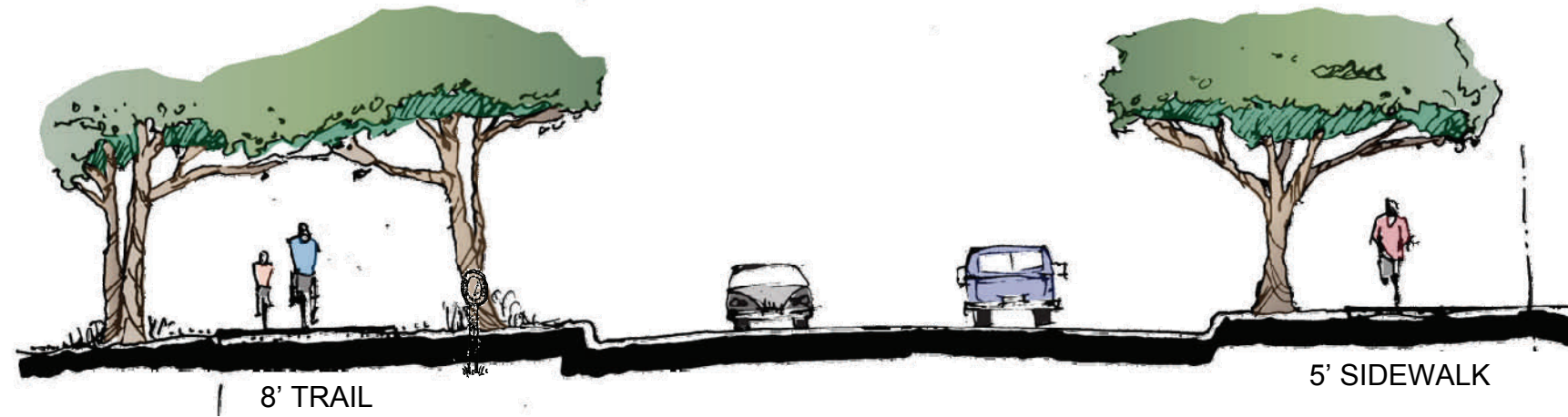
PARK PERIMETER ELEMENT



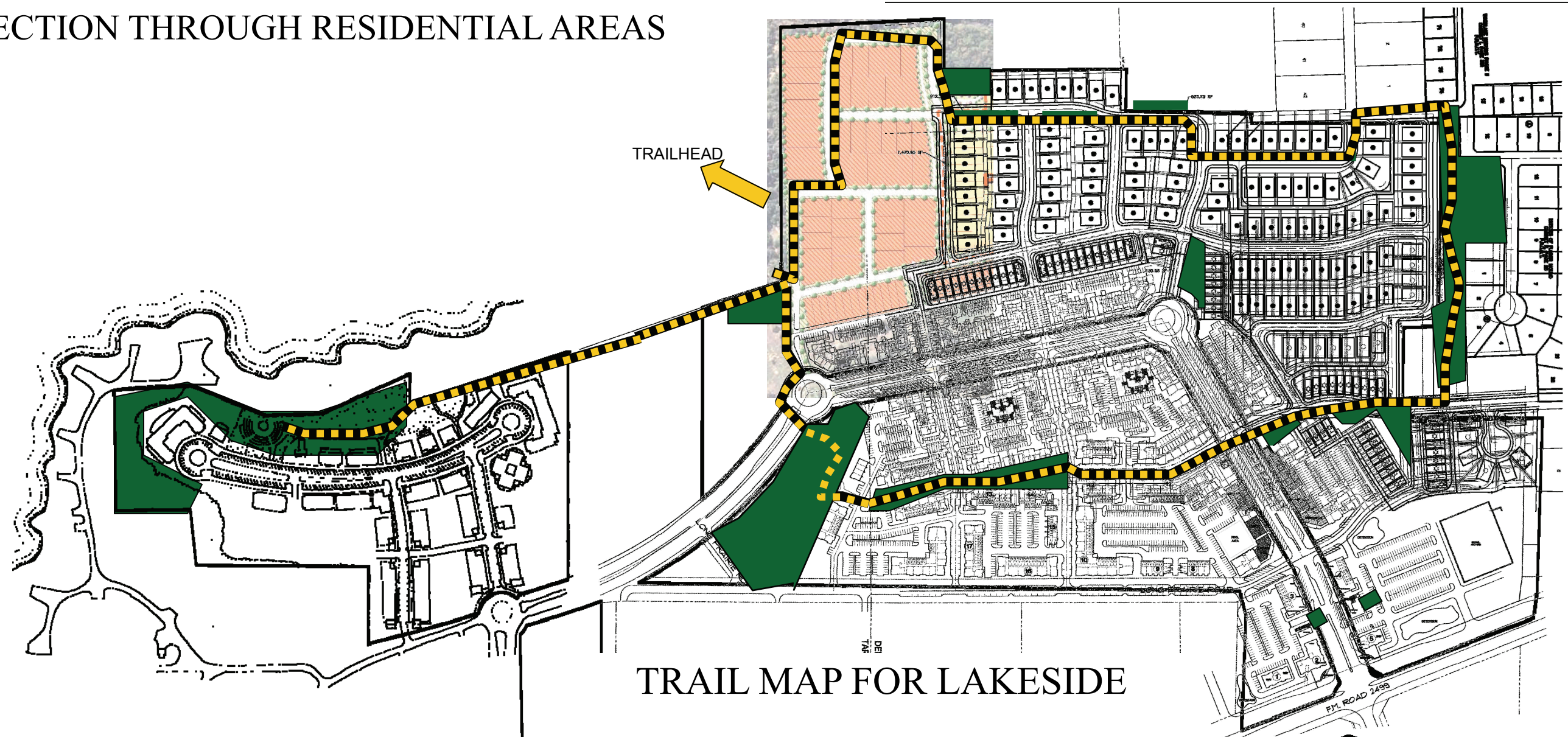
Bollard and chain detail around perimeter of the parks may be metal, or cast concrete subject to the approval of the Design Review Board. Minimum weight of chain is 1.5 pounds per linear foot and shall be black in color

Low iron fencing shall be decorative, heavy duty municipal grade and quality, and painted black or dark green.

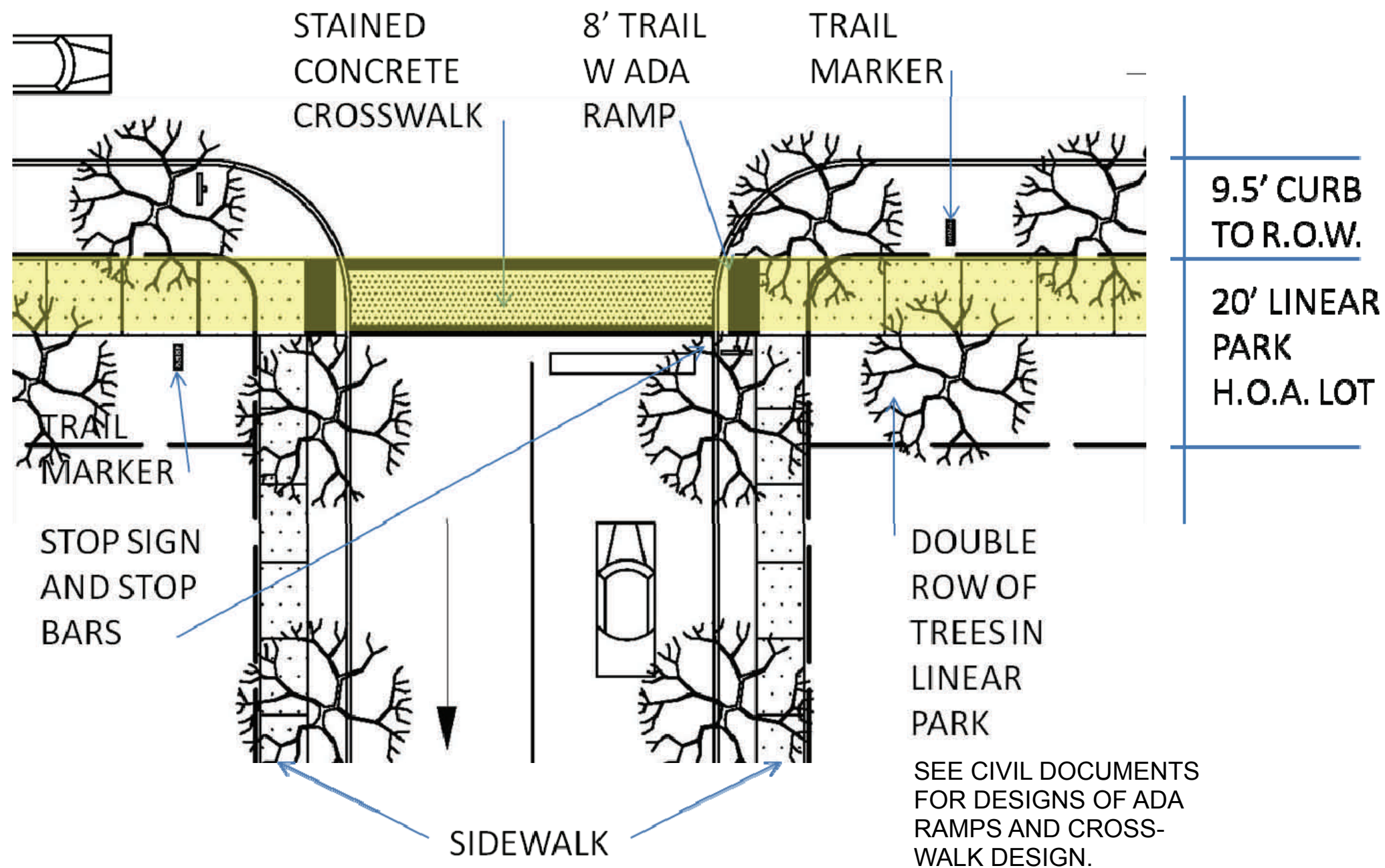
TRAIL STANDARDS



TRAIL SECTION THROUGH RESIDENTIAL AREAS



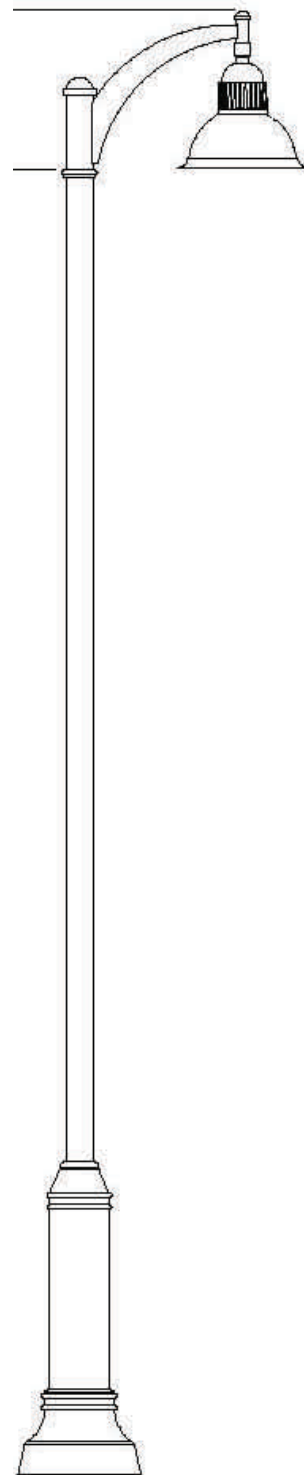
TRAIL STANDARDS AT INTERSECTIONS



982 SERIES

BOLLARD TRAIL LIGHTING:
Shaper Lighting series 982 architectural
wedge light at 40' O.C.

STREETSCAPE STANDARDS

**Philadelphia Style Pole****STREET LIGHTS**

Street lights along Lakeside Parkway shall be the Philadelphia Style Pole and Hanover Luminaire as provided by Oncor Electric Delivery with powder coated cast aluminum poles with HPS lamps.

Street Lights along Lakeside Parkway shall be placed no farther apart than 90' o.c. and shall achieve a minimum of 2 footcandles of light per square foot of sidewalk.

Spacing of street lights on other streets shall comply with the minimum established in the Town's Land Development Regulations.

**BIKE RACKS**

The EBRP EVCOR bike rack is an individual post that can accommodate multiple bikes. It allows bike racks to be distributed across the development without aggregating the bike parking area to specific locations. Alternate bike racks may be submitted to the DRB for approval. Bike racks shall be powder coated and color to be black or dark green.

**PARK BENCHES**

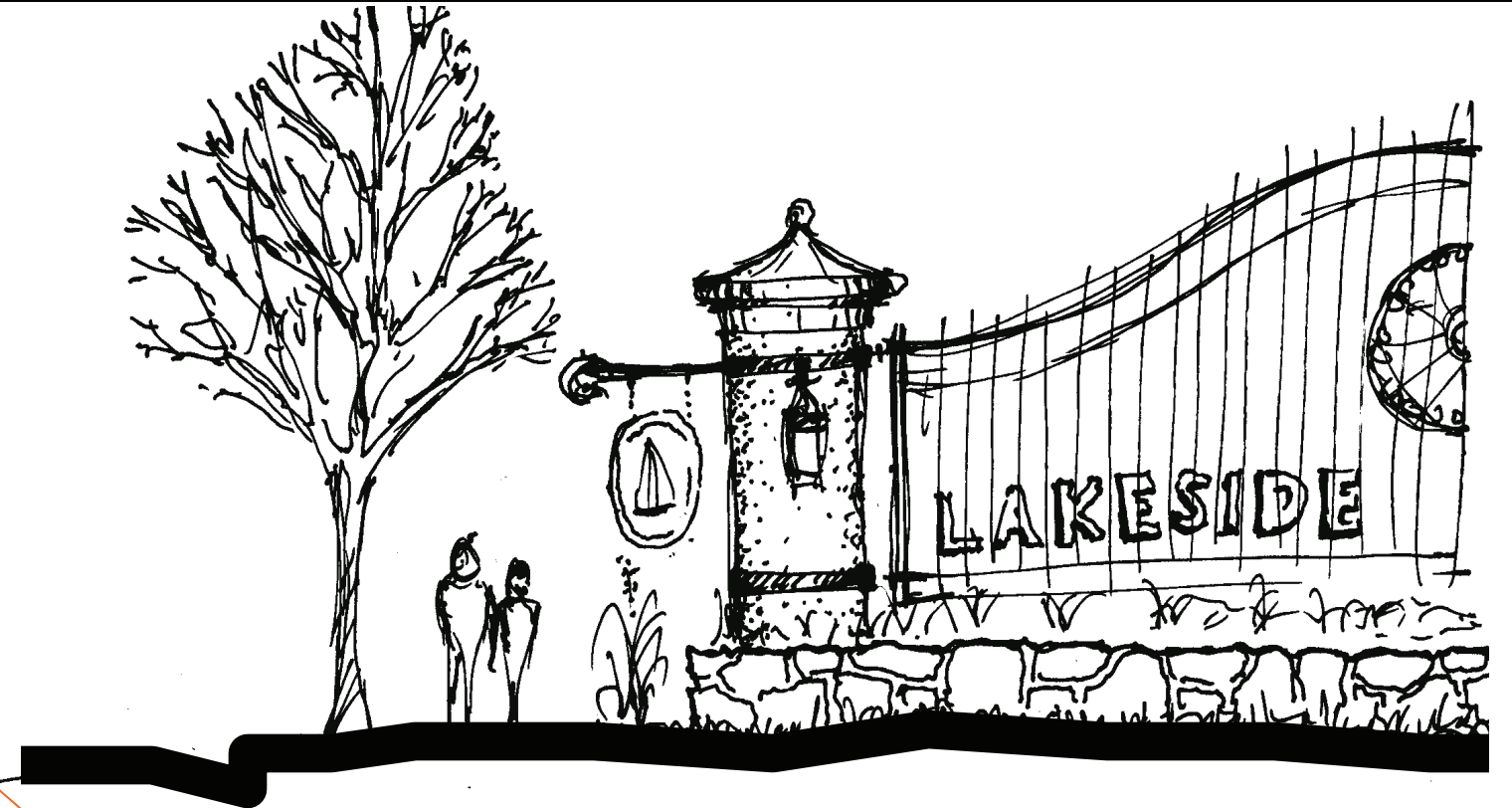
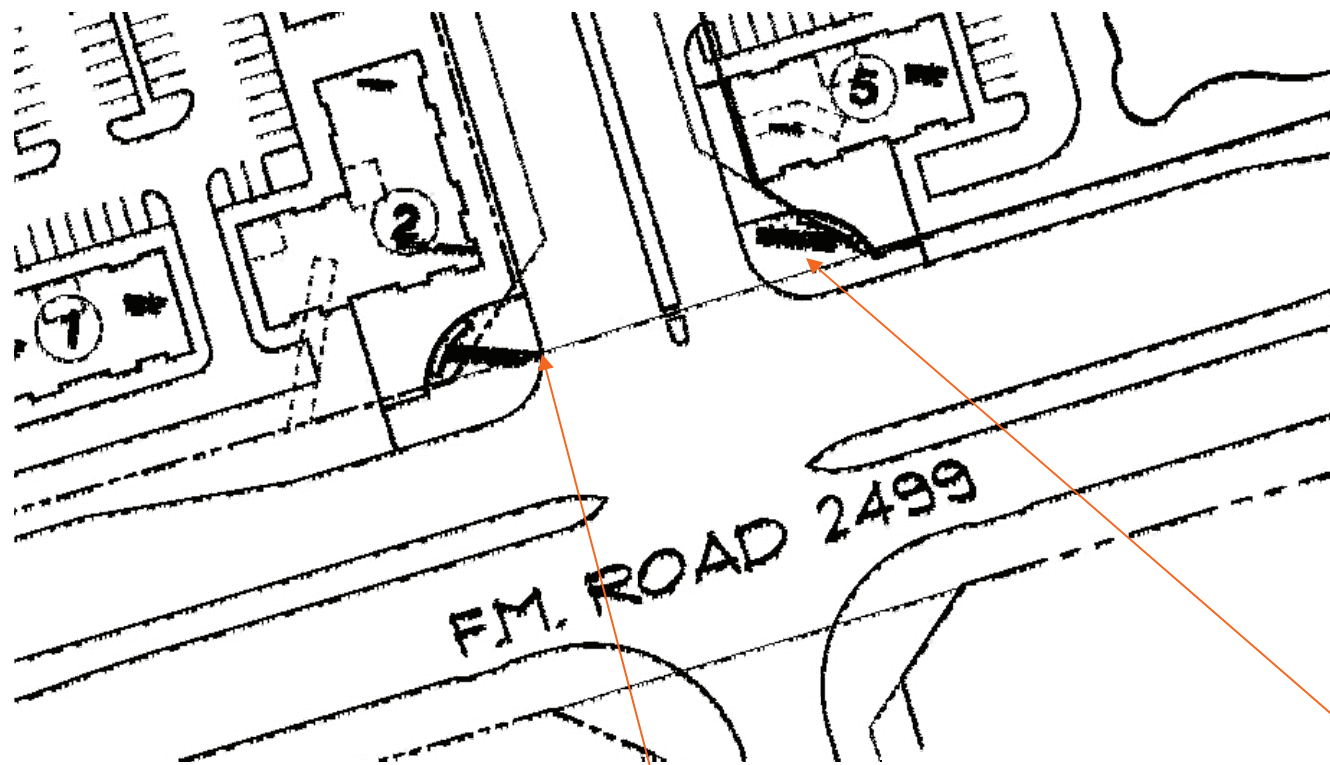
The EVCOR, LLC EBBR-30-P park bench, or equal, with customized Lakeside logo. Available in 3, 4, 5, 6 foot lengths.



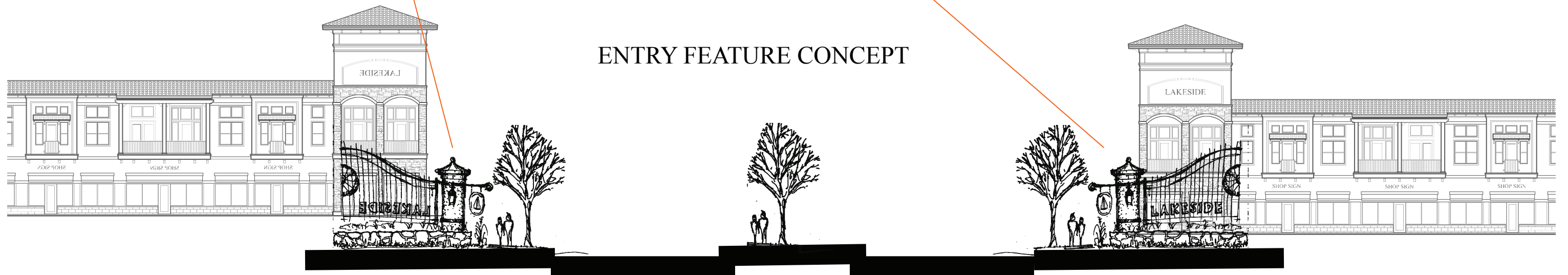
DRINKING FOUNTAIN:
MUDOCK OUTDOOR FOUNTAIN OR
EQUAL
2 per mile of trail

**WASTE RECEPTACLES**

Thirty two gallon, painted steel frame EVCOR ETR Series waste receptacles or equal



ENTRY FEATURE CONCEPT





LAKESIDE DFW
DEVELOPMENT CODE
FLOWER MOUND, TX

November 20, 2012

A DEVELOPMENT BY
Realty Capital Management, LLC
8333 Douglas Ave, Suite 110
Dallas, TX 75225
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
101 Summit Ave, Suite 606
Fort Worth, TX 76102
Dan Quinto
817.706.8353

SECTION 3: DEFINITION OF CHARACTER ZONES

It is the intention of the Applicant to create a development uniquely appropriate to the site and to preserve the most beneficial aspects of the land while creating and attracting new amenities, services, businesses, and residents to the project.

The proposed development encompasses over 150 acres and covers a variety of land, conditions, access, visibility and value. Because the tract is so large and diverse, we have divided the site into more subzones than the original Mixed Use ordinance had envisioned. The purpose of subzones is to allow each portion of the larger development to respond uniquely to the site and the surrounding conditions.

Despite this division into subzones, the intention of the development is to maintain consistency among the various subzones, the subsequent phases, and the different developers so that the singular character of the place is recognizable as unique.

MU-C (1) is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle. where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These building will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories would house apartments, lofts, or offices. The architecture would be consistent with small-town downtowns.

MU-C (2) is comprised of the major natural drainage area. This area will contain the detention/retention areas required by the project and landscaping consistent with the aesthetics of the project.

MU-C (3) plans for a pair of high rise office towers bracketing a ravine and green space. Parking would also need to be structured on this site to meet the demand for an office of that size.

MU-C (4) is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permit residential uses to enliven the streetscape.

MU-N (1) is predominantly higher density residential

with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

MU-TNG anticipates a highly walk-able residential community comprised of small blocks, sidewalks with street trees, and several pocket parks, including locations adjacent to the Corps property with views of the lake. The pocket parks could also act as a trailhead to the CORPS property if permitted by the CORPS and would be open and available to the public. The largest lots would be located where the views to the water would be the most advantageous.

MU-TEN (1) is the south peninsula, with immediate proximity to the lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that is woven into the landscape and the topography. It would house restaurants with broad porches and views of the lake, public parks, small shops and upper story living within the development. A small amphitheater would fit comfortably into the setting for weddings or gatherings looking for a dramatic setting.

There is also ample room for a small unique hotel, a B&B or lakefront cottages on the property. Near the existing roadway there is also room for additional retail and office space.

MU-TEN (2) affords spectacular views of Grapevine Lake and the opportunity to take advantage of the location. This is a good location for high-rise towers because of the view, the geography of the site, and the proximity to a proposed highrise tower nex door. Parking could be structured under and adjacent to the towers leaving much of the land available to take advantage of the open space, both public and private.

MU-TMR (1) encompasses the intersection of FM 2499 and Lakeside Parkway as the entrance to the project. It offers and opportunity to provide great retail and commercial space while establishing the entrance to the project with multi-story buildings on the corners. The upper stories of the buildings may house residential or office occupancies. Tucked between these initial buildings are small public plazas. There is also room for a larger retail anchor visible from 2499.

MU-TMR (2) is located across FM 2499 from the major entrance to the project, and MU-MR (1). It is appropriate that this site be exclusively commercial, since pedestrian

connectivity to the site may slightly longer across the arterial than is comfortable.

There are ample opportunities for making great places among these nine zones. A network of trails ties these zones together through a string of pocket parks and open spaces. Where the trail runs along the western boundary of the property, it is intended to have the character of an elevated trail overlooking the views of the water.

This array of development opportunities allows the development team to initiate development at the most promising areas. The actual sequence of development will follow the dictates of the market.

Each of the subzones contains its own set of development regulations embedded in Table 3.1, the Table of Permitted Uses, in Table 3.2, the table of Development Standards, and in the subzone rules on the following pages.

Administrative Provisions:

Discrepancies: In the case of a discrepancy between this Development Code and the existing Mixed Use Ordinance 62-08, the LDR's, or the SmartGrowth requirements, this Development Code shall govern.

Planning Director: The planning director may approve minor changes or variations to the plan at the time of the Site Plan application, or of Preliminary Platting.

Permitted Changes: The following criteria shall allow the planning Director to approve non-material changes at the time of preliminary plat application or Site Plan application.

1. **Streets:** streets may be realigned up to 200 feet from the location indicated in the regulating plan and or street plan.
2. **Street Profile:** the profile or cross section of the street may be adjusted by adjusting size and location of medians, sidewalks, changing landscaping or furnishings if, in the opinion of the Planning director, the changes benefit the project and the public interest.
3. **Subzones:** Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.
4. **Setbacks:** Setbacks or Build-to-lines may be adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.
5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

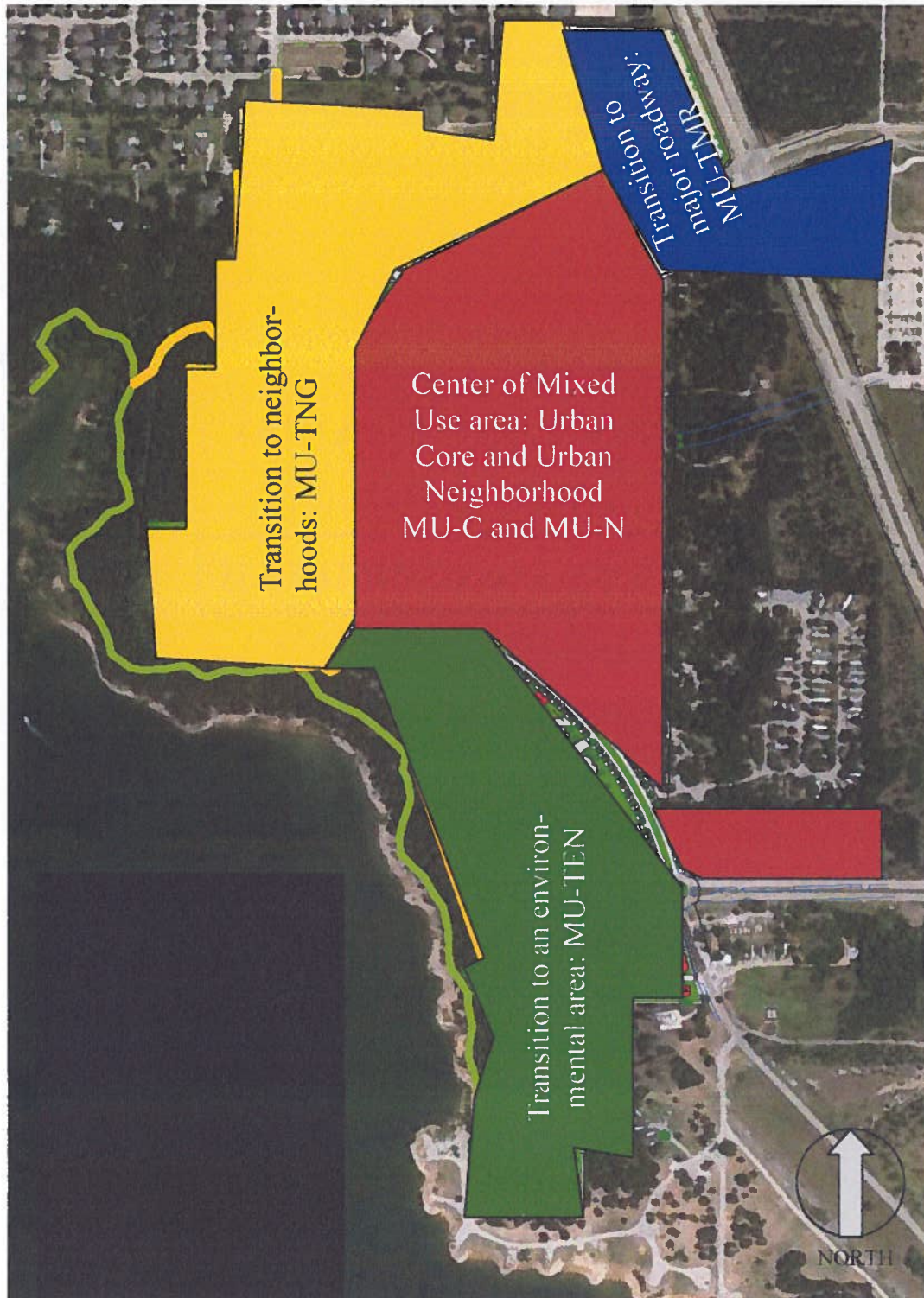
Private Deed Restrictions:

Concurrent with the Plat Application, or earlier, the Applicant will submit to the Town Planning Department a copy of proposed deed restrictions applicable to the development district. Deed restrictions shall conform to the standards established in this Development Code and where a conflict exists between the proposed deed restrictions and this Development Code, then this Development Code shall govern. The deed restrictions will, at a minimum, address the following issues:

1. Establish design guidelines for residential and commercial buildings that conform to and compliment the Mixed Use Ordinance requirements.
2. Establish design guidelines for landscaping and open space that conform to and compliment the Mixed Use Ordinance requirements.
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the Town, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the development district.

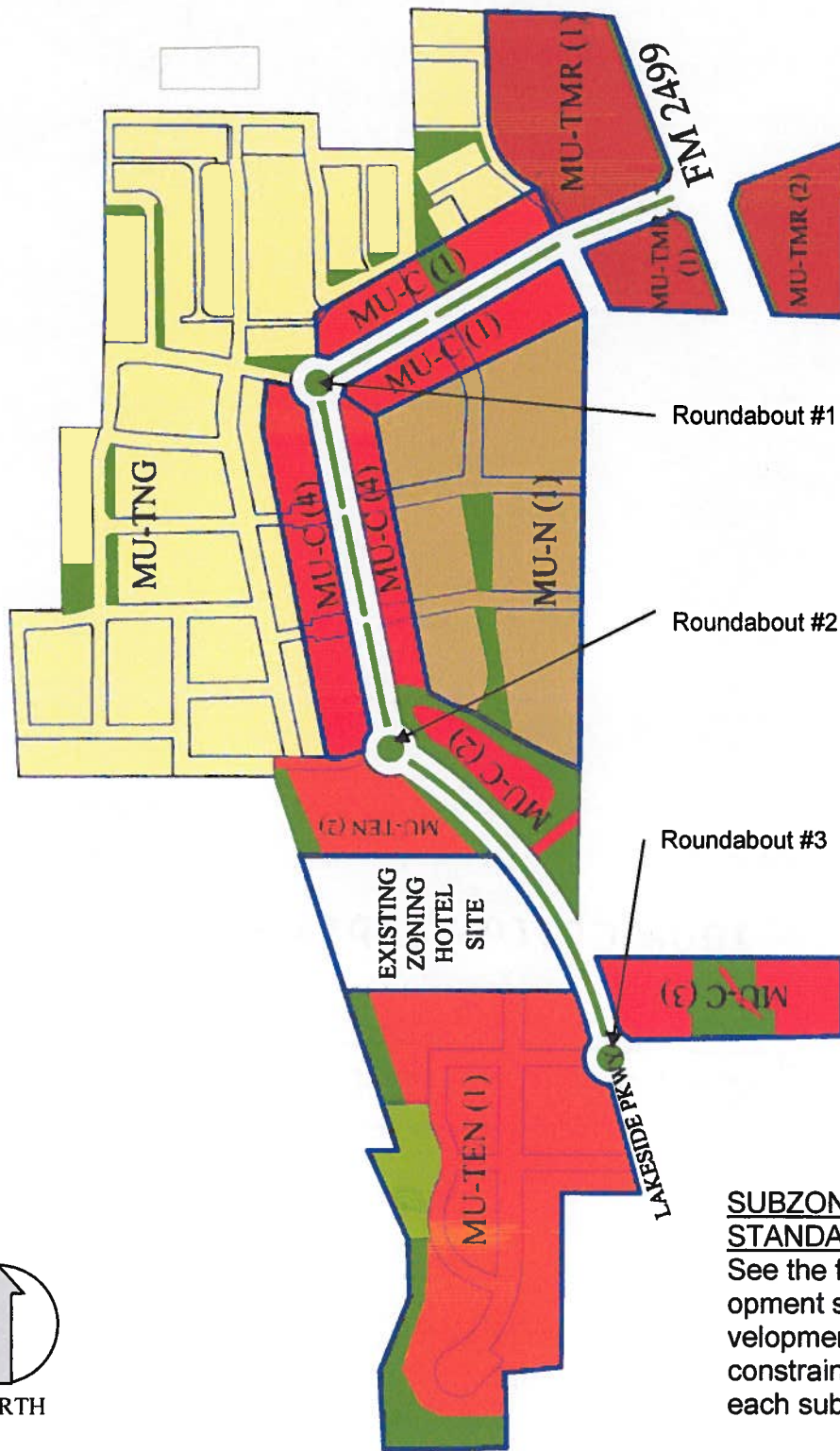
The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

GENERAL RATIONALE OF CHARACTER ZONES



LAKESIDE™
DFW

CONCEPT PLAN AND REGULATING PLAN



SUBZONE DEVELOPMENT STANDARDS

See the following subzone development standards for specific development rules, restrictions and constraints on development with each subzone.

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Table 3.1: PERMITTED USE TABLE Land Use Category	Use Status									
	MU- C1	MU- C2	MU- C3	MU- C4	MU-N	MU-T (Transition)				
						NG	EN1	EN2	MR1	MR2
Commercial Uses (Office, Retail, and Service Uses)										
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P	P	P	P/C	NP	P	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P	P	P	P/C	NP	P	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P/C	NP	P	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P/C	NP	P	P	P	P
Accessory residential uses such as leasing office or fitness center.	P	P	NP	P	P	NP	P	P	P	NP
Residential Uses										
Home occupations	NA	NA	NA	NA	A	A	NA	NA	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	P	NP	NP
Residential lofts (Upper Floor Residential)	P	P/C	P/C	P	P	NP	P	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	NP	NP	NP	P	P	NP	P	P	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P/C	P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P/C	P/C	NP	NP
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P/C	NP	P	P	P	P
Games arcade establishments	P	P	P	P	NP	NP	P/C	P/C	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP	P	P/C	P	P
Museums and other special purpose recreational institutions	P	P	P	P	NP	NP	P	P/C	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P	P	P	P/C	NP	P	P	P	P

Table 3.1: PERMITTED USE TABLE cont'd		Use Status									
Land Use Category		MU- C1	MU- C2	MU- C3	MU- C4	MU-N	MU-T (Transition)				
							NG	EN1	EN2	MR1	MR2
Educational, Public Administration, Health Care and Other Institutional Uses											
Business associations and professional membership organizations		P	P	P	P	NP	NP	P	P/C	P	P
Child day care and preschools		P	P	P	P	P/C	NP	P/C	P/C	P	P
Schools, libraries, and community halls		P	P	P	P	P/C	NP	P	P	P	P
Universities and colleges		P/C	P/C	P/C	P/C	NP	NP	P/C	P/C	P	P
Hospitals		P	P	P	P	NP	NP	NP	NP	P	P
Civic uses		P	P	P	P	P/C	NP	P	P	P	P
Social and fraternal organizations		P	P	P	P	P/C	NP	P	P	P	P
Public safety facilities		P	P	P	P	P/C	NP	P	P	P	P
Religious institutions		P	P	P	P	P/C	NP	P	P	P	P
Other Uses											
Model homes, attached and detached, for sales and promotion**		P/C	P/C	P/C	P/C	P	P	P/C	P/C	P/C	P/C
Full-service hotels		P	P	P	P	NP	NP	P	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces		SUP	SUP	SUP	SUP	NP	NP	SUP	SUP	SUP	SUP
Outdoor vendor sales		P	P	P	P	NP	NP	P	P	NP	NP
Parking, surface		P	P	P	P	P	A	P	P	P	P
Parking, structured		P	P	P	P	P	NP	P	P	P	P
Sales from kiosks		P	P	P	P	NP	NP	P/C	P/C	P/C	P/C
Any permitted use with a drive through facility		NP	NP	NP	NP	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)		SUP	SUP	SUP	SUP	NP	NP	NP	NP	P	P
Information centers		P	P	P	P	P	NP	P	P	P	P

P= Permitted
P/C= Permitted only where identified in the subzone rules
NP= Not Permitted
SUP= Permitted with a Specific Use Permit
A= Permitted as an accessory use
NA= Not applicable

Apartments are residential units that may occupy any floor of a building including the ground floor.

Lofts are residential unit, that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2

Ground floor residential in subzones MU-TEN(1) and MU-TEN (2) is limited to 50% of the ground floor in any individual building.

NOTE 1:

Added clarifications of definitions in the MU Ordinance :

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

SECTION 3: Character Zones	SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS									
	MU-C (1)	MU-C (2)	MU-C (3)	MU-C (4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Area Concept Plan [acres]	7.2	4.8	5.7	8.1	20.5	26.2	4.3	56.8	11.5	4.5
Minimum Area	7	4	5	8	20	26	4	35	11	4
Maximum Area	12	6	6	12	23	27	5	59	17	5
Maximum Residential Units	276	0	0	958	735	175	360	248	48	0
Maximum Commercial SF	180,000	8,400	240,000	180,000	8,000	150,000	20,000	-	85,000	34,000

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS

Lot and Block Standards	Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Face Dimensions	200'	NA	200'	200'	200'	200'	200'	200'	200'	NA
Minimum (Note 5)	600'	NA	750	600'	600'	1200'	600'	750	600'	NA
Lot Dimensions										
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	NA	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	NA	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	NA	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	85%	50%	90%	100%	90%

SECTION 4: Street Standards SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS

Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed	MU BLVD	MU Street	MU BLVD	MU Street	MU BLVD	MU Street	MU Loc 1	MU Loc 2	MU Loc 3	MU Loc 1
MU Commercial	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Loc 1	MU Loc 2	MU Loc 3	MU Street
MU Local 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 2	MU Loc 3	MU Loc 1
MU Local 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 3	MU Loc 2
MU Local 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3
MU Commercial Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley
MU Residential Alley 1										
MU Residential Alley 2										
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10', 15', 25'	5', 10', 15', 25'	15', 25'	5', 10', 15'	15', 25'	15', 25'
Alleys	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide
Commercial	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Residential	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Streetscape Standards										
Sidewalks, Trails, Walkways										
Minimum Width	18'	12'	18'	18'	12'	18'	12'	12'	18'	18'
Maximum Width										
Pathway/Planter	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min	4.5' min
Continuous Tree Wall	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C(1)	MU-Q2	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Street Trees	40'	NA	40'	40'	40'	40'	40'	40' Note 10	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species										

Oak, Elm, Maple, Redbud, Ash, Gingko, Texas Palm, Chestnut

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS									
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS									

SECTION 6: Parking Standards

On-street Parking (Excluding alleys)										
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted
Parking Lane Width										
Parallel	8	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	18	18	NA	18	18

Off-Street Parking

Mandatory cross-access easement required	yes	no	no	yes	no	yes	no	no	yes	yes
Mn Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width										
Maximum Street Frontage per block face										
Off Street Loading										
Screening										
Landscaping										
Lighting										

25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners

Shall comply with Section 82-83 of the Town LDR

Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.

Shall comply with Division 2 Article V of the Town LDR

Shall comply with Section 82-275 of the Town LDR

SECTION 7: Building Standards

Ground Floor Requirements										
Built to commercial standards										
See Section 7										
Residential occupancy on ground floor										
Building Height										
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	1 Story	1 Story	NOTE 7	1 Story
Maximum Height	4 Stories	1 story	25 Stories	4 Stories	4 Stories	25 Stories	18 Stories	3 Stories	4 Stories	4 Stories
Setbacks										
Front - Min	0'	0'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Front - Max	5' Note 8	5' Note 8	NOTE 9	5' Note 8	15'	25'	15'	See Section 3	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Side/Corner	0'	10'	0'	0'	0'	0'	0'	match adj	0'	0'

SEE SECTION 7: ARCHITECTURAL AND BUILDING STANDARDS

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN(1)	MU-TEN(2)	MU-TNG	MU-TMR(1)	MU-TMR(2)
Building Orientation	5' to Street	10'	5' to Street	5' to Street	5' to Street	5' to Lake & St	0' to Lake	5' (Note 1) to Street	5' to Street	5' to Street
Accessory Buildings										

Note 1: Setback from the ACOE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical under existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front facade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silver on is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

TABLE 3.3 BONUS HEIGHT PROVISIONS

MU ORDINANCE REQUIREMENT	MU-C(3)	MU-TEN(1)	MU-TEN(2)
BASE HEIGHT BY ORDINANCE (IN STORIES)	5	5	5
PROPOSED HEIGHT	25	25	18
MAXIMUM RESIDENTIAL UNITS	0	175	360
MAXIMUM COMMERCIAL SF	240000	150000	20000
1200' FROM PLATTED SUBDIVISION	YES	YES	YES
3% INCREASE IN OPEN SPACE	YES, SEE OPEN SPACE TABLE 5.1		
12' BUILDING SETBACK AT 6TH STORY	YES	YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL	NO	YES	YES
VISUAL IMPACTS ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS		
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN		
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN		
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN		
OPEN SPACE AMENITIES	SEE PARK AND OPEN SPACE PLAN/ SUBZONE STANDARDS		

See Section 7, Figure 7.xxx on Building standards for buildings exceeding 4 stories.

SUBZONE STANDARDS

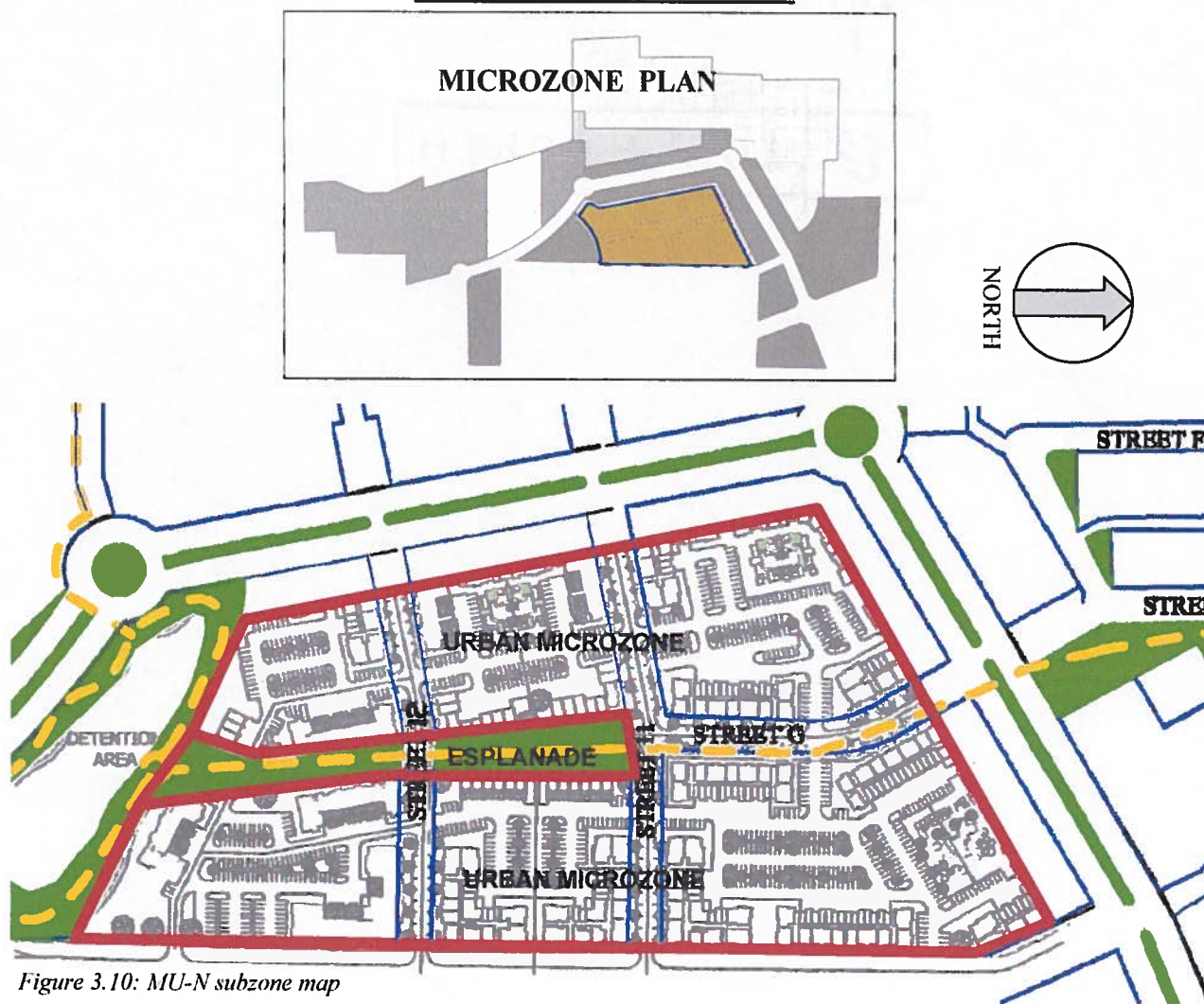


Figure 3.10: MU-N subzone map

ESPLANADE MICROZONE

1. Generally defined by the urban blocks and residential buildings to the east and west and by Long Prairie park to the south.
2. Park requirements must comply with the park standards defined in Section 5 and in Table 5.1
3. Trail requirements are defined in Section 5 and Table 5.1.
4. Must be a minimum of 1.25 acres and 50' in width.

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C(4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer

than 4 and no greater than 6 blocks.

3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS

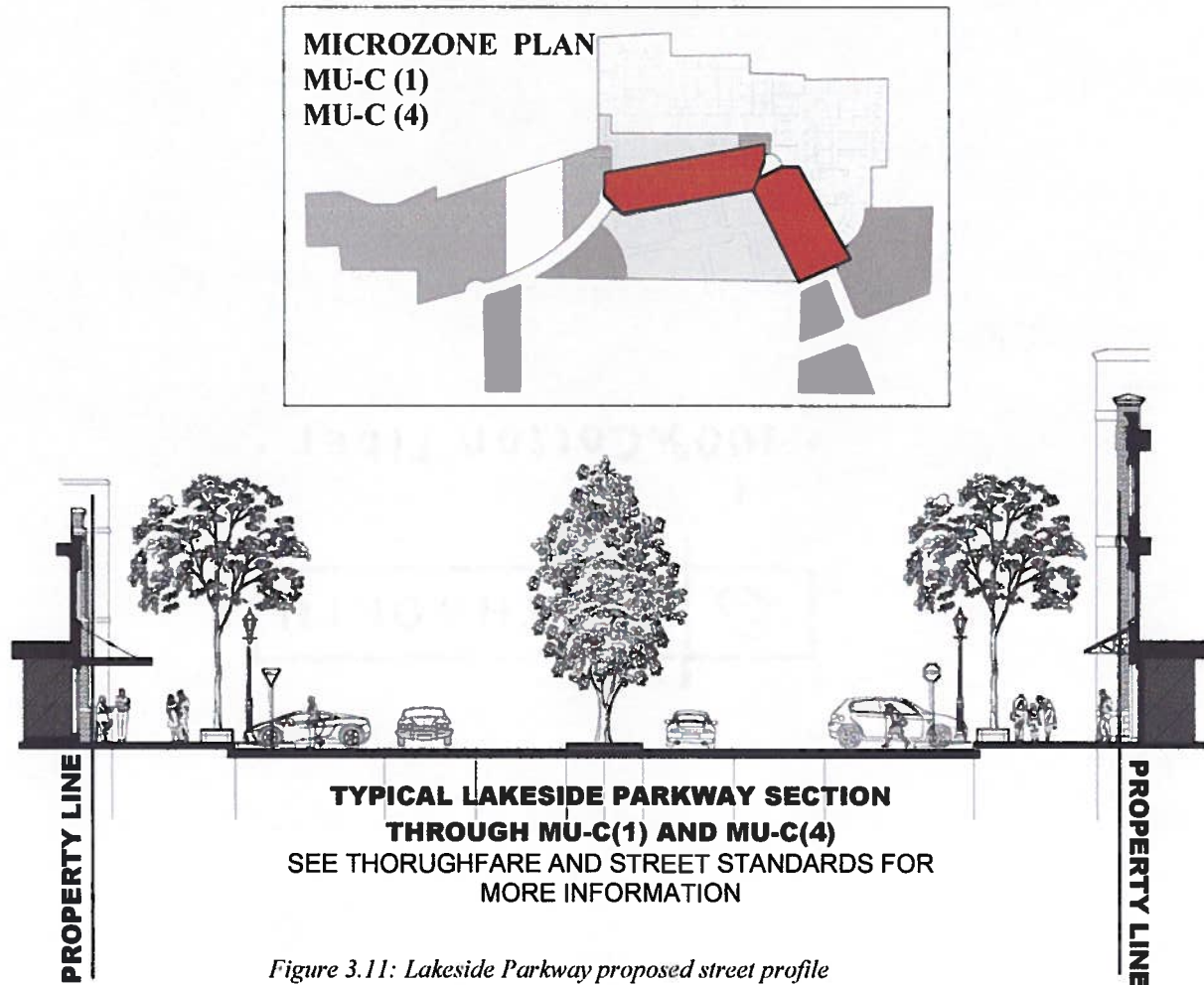


Figure 3.11: Lakeside Parkway proposed street profile

MU-C(1) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between FM 2499 and the first roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor must also be occupied by non-residential occupancies or remain vacant.
4. The subzone must also include a park complying with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent Subzone.

SUBZONE STANDARDS

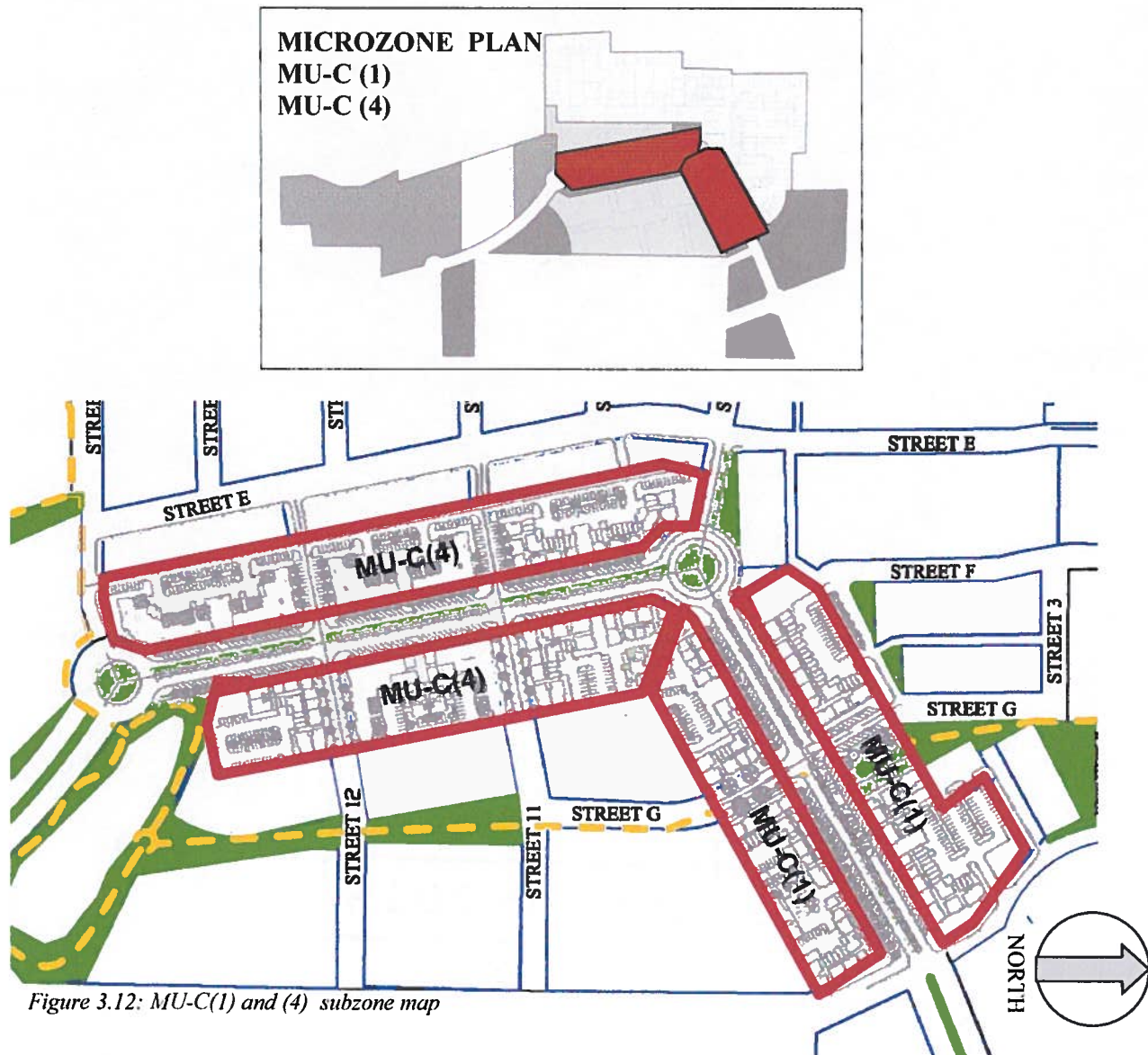


Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between the first roundabout and the second roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor may be occupied by residential or by non-residential occupancies.
4. The subzone must also comply with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets and must be a minimum of 20' high to the lowest point on the parapet or eave of the roof.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent subzone.

FIGURE 5.1: PARK AND OPEN SPACE PLAN

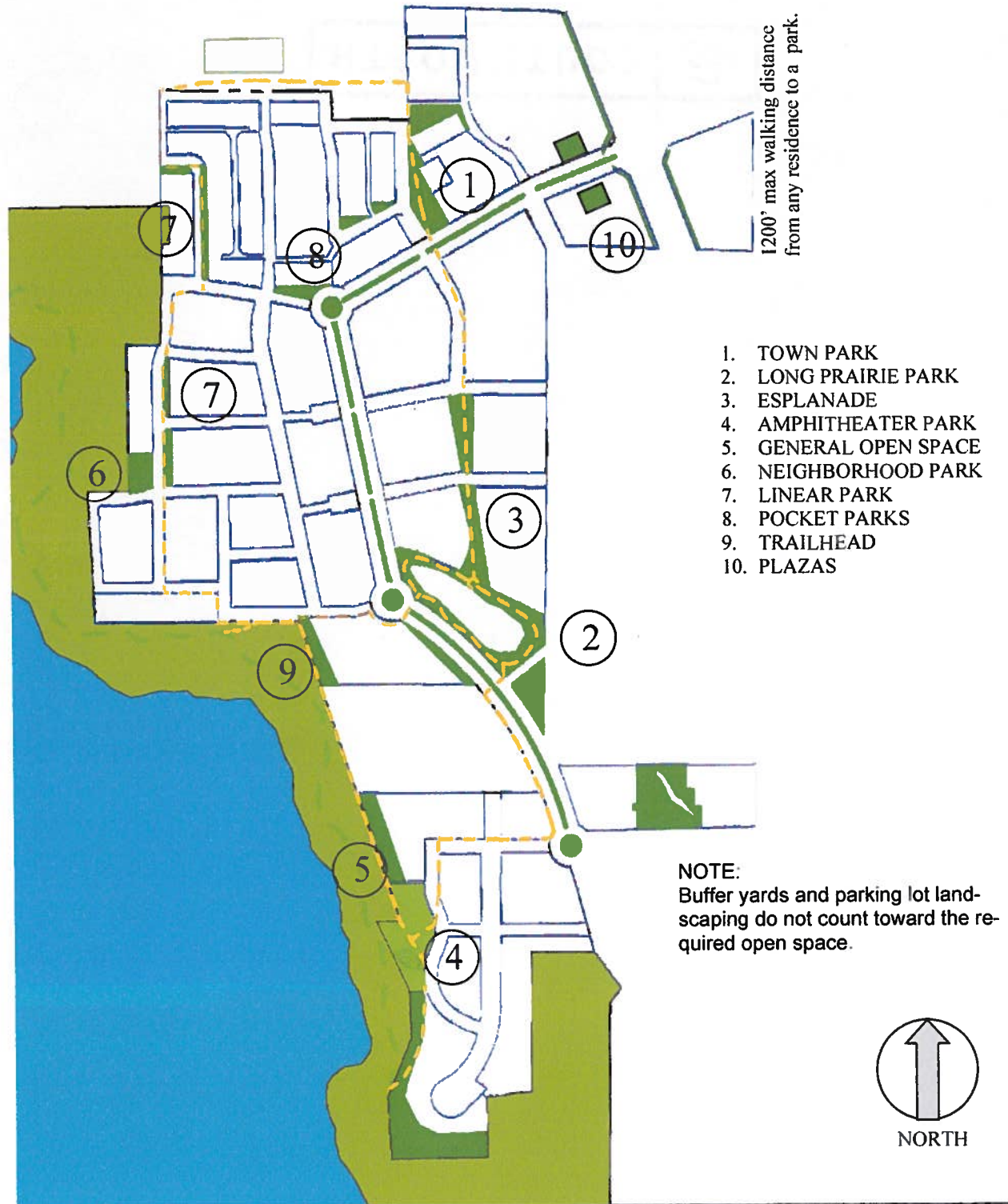


TABLE 5.1 OPEN SPACE MINIMUM REQUIREMENTS

SUBZONE TRACTS	ACRES IN SUBZONE	% OPEN SPACE REQ'D	ADDED OPEN SPACE REQUIRED FOR SINGLE FAMILY AND BONUS HEIGHT	OPEN SPACE REQ'D: ACRES	OPEN SPACE PROVIDED: MINIMUM STANDARDS	MINIMUM NUMBER OF PARKS	MIN ACRES PER PARK	PARK & OPEN SPACE AREA: ACRES	MIN TRAIL LENGTH PER SUBZONE
MU-C (1)	7.2	5%		0.36	0.50	TOWN PARK	1	0.50	100'
MU-C (2)	4.8	5%		0.24	2.40	LONG PRAIRIE PARK	1	2.40	0
MU-C (3)	5.7	5%	3%	0.46	1.50	GENERAL OPEN SPACE	1	1.50	0
MU-C (4)	8.1	5%		0.41	0.10	PLAZAS	2	0.05	0
MU-N	20.5	5%		1.03	1.25	ESPLANADE	1	1.25	1200'
		5%		0.00	0.10	TRAILHEAD	1	0.10	100'
MU-TNG	56.8	10%		5.68	0.25	NEIGHBORHOOD PARKS	1	0.25	2000'
					0.30	POCKET PARKS	3	0.10	
					0.10	LINEAR PARK	1	0.10	
MU-TEN (1)	26.2	5%	3%	2.10	2.50	GENERAL OPEN SPACE	1	2.50	500'
					2.50	AMPHITHEATER	1	2.50	
					0.00	TRAILHEAD	1	0.00	
MU-TEN (2)	4.3	5%	3%	0.34	0.50	TRAILHEAD	1	0.50	300'
					0.05	LINEAR PARK	1	0.05	
					0.10	GENERAL OPEN SPACE	1	0.10	
MU-TMR (1)	11.5	5%		0.58	0.10	PLAZAS	2	0.05	0
MU-TMR (2)	4.5	5%		0.23	0.00	NONE	0	0.00	0
TOTALS	149.6	7.62%		11.41	12.25	8.19%	20	12.25	3700

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories, and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas. The requirements contained in this section provide those standards.

FIGURE 6.1: PARKING PLAN AND ANALY-

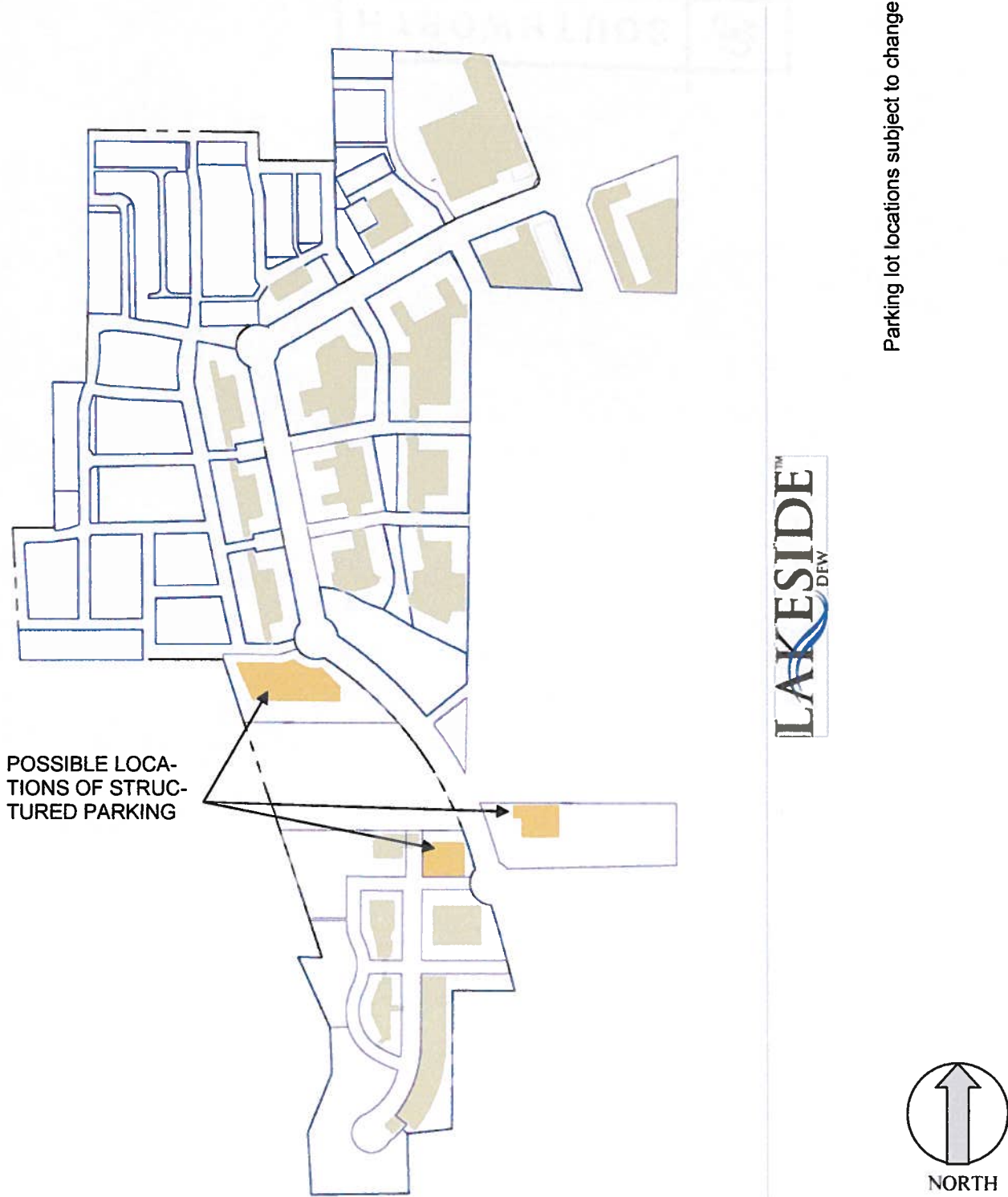


TABLE 6.1 LAND USE TABLE

<u>SUBZONES</u>	Area in Acres	Maximum Residential units	Maximum Commercial SF	Residential Parking Req'd	Commercial Parking Percentage	Restaurant Parking Percentage	Commercial Parking Req'd	Total Parking Req'd
MU-C (1)	7.2	276	105,000	386.4	95%	5%	452	839
MU-C (2)	4.8	0	8,400	0	95%	5%	36	37
MU-C (3)	5.7	0	240,000	0	100%	0%	960	961
MU-C (4)	8.1	358	110,000					
MU-N	20.5	735	8,000	1029	100%	0%	32	1062
MU-TEN (1)	26.2	175	150,000	350	75%	25%	825	1176
MU-TEN (2)	4.3	360	20,000	720			-	720
MU-TNG	56.8	248	0	na			-	0
MU-TMR (1)	11.5	48	85,000	67	95%	5%	366	434
MU-TMR (2)	4.5	0	34,000	0	95%	5%	146	147
Totals	149.5	2200	760,400	2553			2816	5376

6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally

located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.

- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:
- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to

Table 6.2: SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.

- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

6.3 Mixed Use Parking.

- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest number of parking spaces is the parking requirement.
- B. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

- A. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6. Minimum parking space dimensions shall comply with Section 82-77—Parking Space and Aisle Dimensions in the Flower Mound Code of Ordinances.
- B. On-Street Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the MU zoning District.
- C. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.
- D. Parking Structures. The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle.
- D. On-Street Parking. The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.
- E. Parking Access Aisles. Parking access aisles that are not also fire lanes shall have these widths:
 1. two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
 2. not less than a minimum width of twelve feet (12') for one-way or angled parking.

6.4 Parking Dimensions.

Table 6.3: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

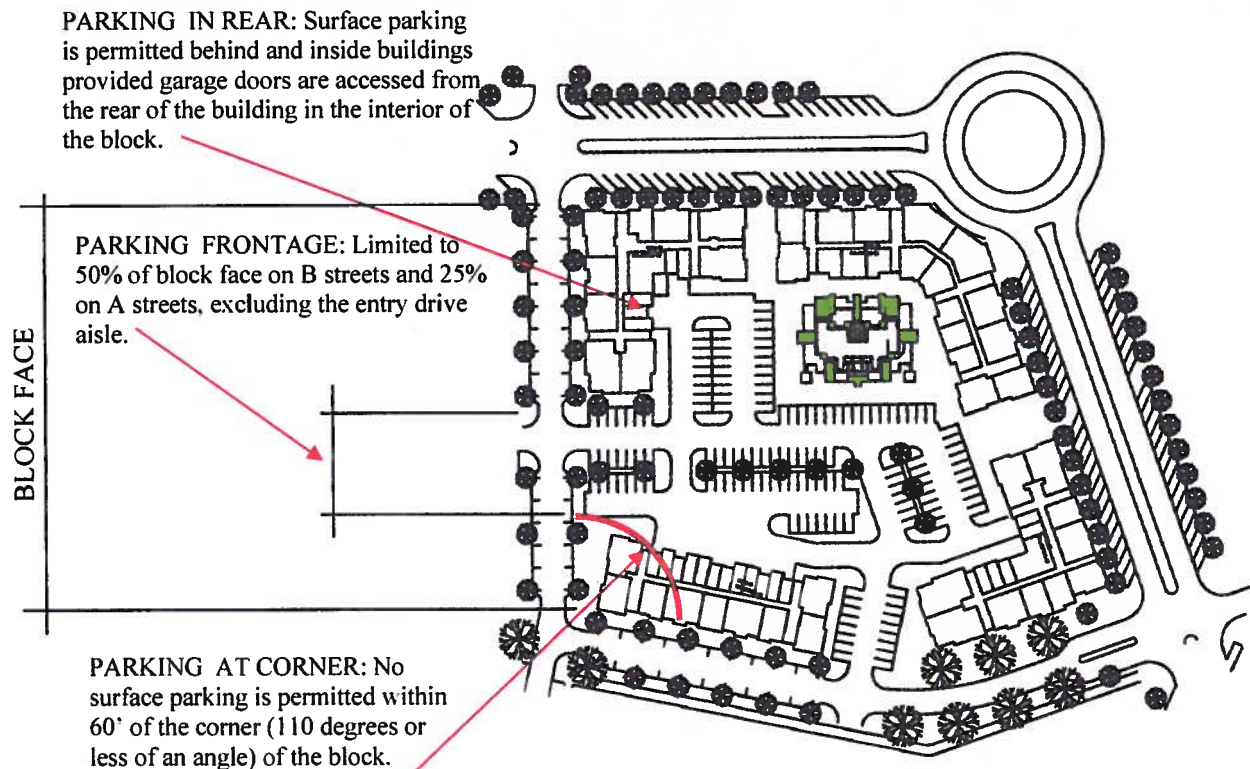


Figure 6.2: Surface parking rules

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION

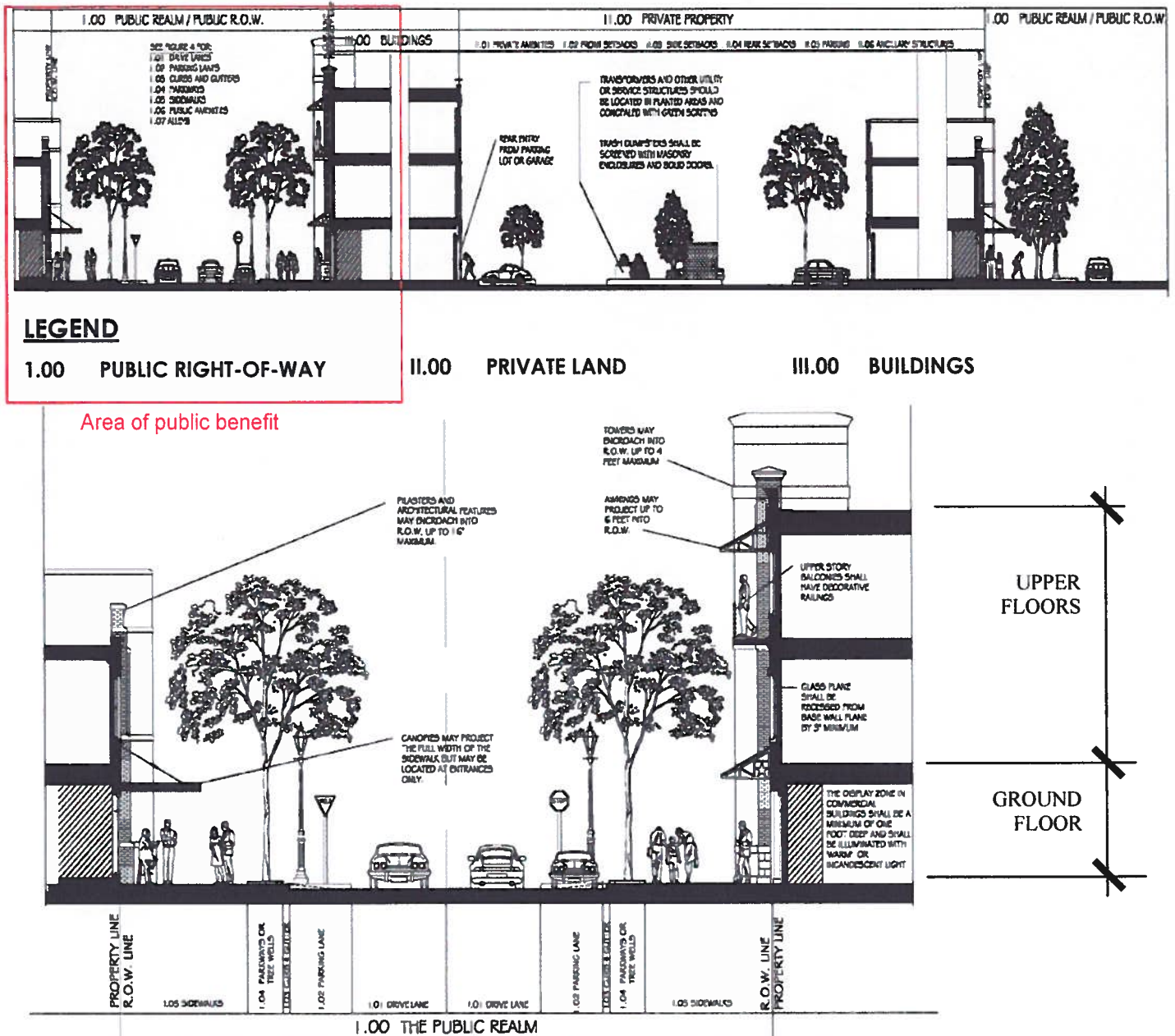


Figure 7.1: This illustration represents the area of regulatory priority.

Photo of mixed use streetscape

NOTES ON STREETScape:

1. **Street Lighting:** Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. **Street Lights:** The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. **Lighting:** Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW. Within, between or among any lots or sites located wholly in Lakeside DFW, no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. **Street Signs:** Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. **Street Furniture:** Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. **Displays:** Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. **Temporary Signage:** Temporary signage is permitted with the approval of the LCOA.



GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D



Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	60%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots

BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

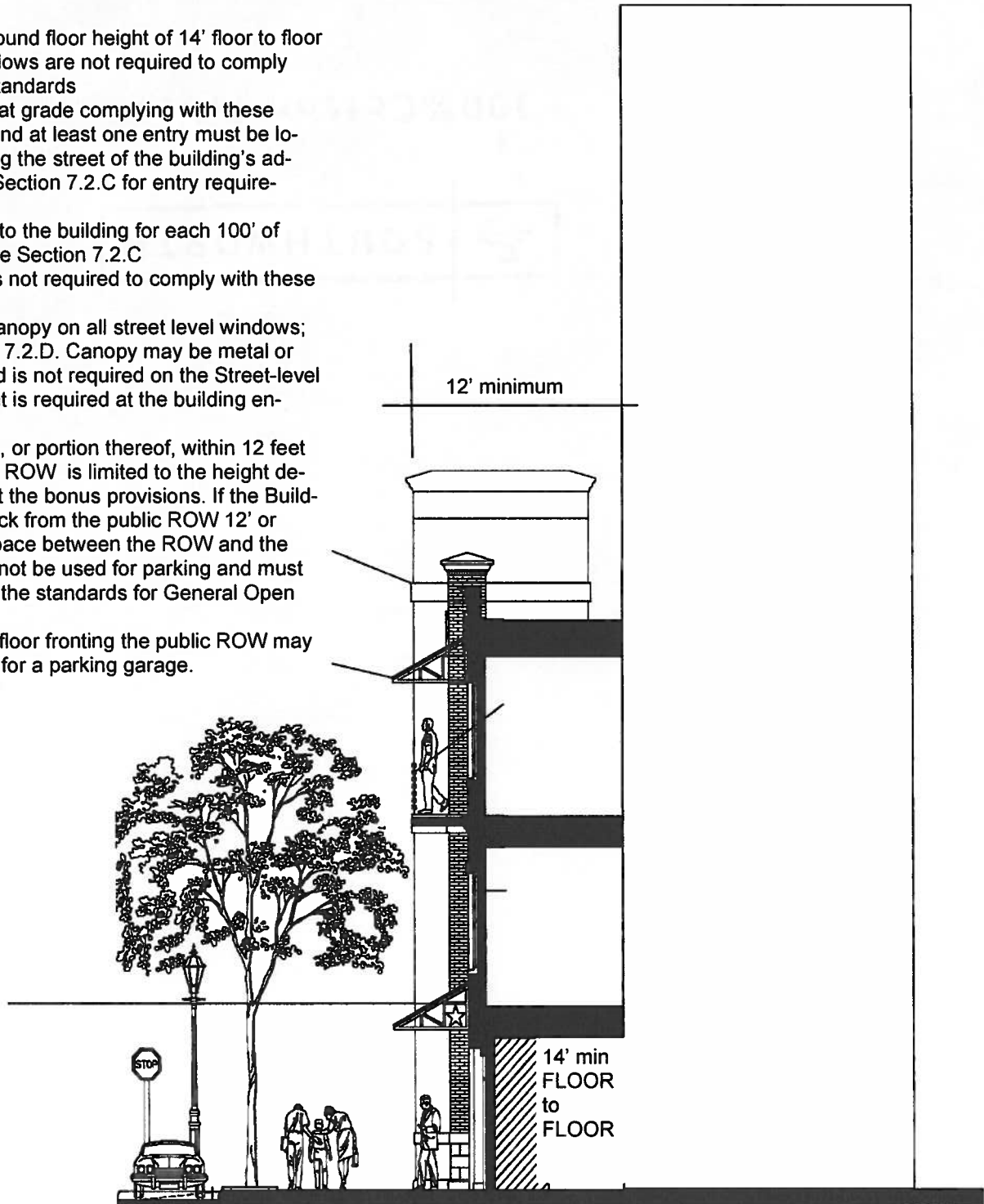


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. **Facade:** The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. **Proportions:** The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. **Pilasters and Columns:** Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet.
4. **Entry Conditions:** The major entry is required to be placed on the public ROW façade and

requires at least one entry into the building for each 100 feet of frontage on the property line.

5. **Maximum Façade Length:** One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. **Transition A to B Facades:** An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. **Unrestricted Materials:** These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
2. **Limited Façade Materials:** The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.



3. **Prohibited Materials:** The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or , corrugated metal siding.
4. **Color:** Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

7.2 COMMERCIAL GROUND FLOOR BUILDINGS

A. DISPLAY WINDOW

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. **Window Display:** The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. **Window Display Floor:** A raised floor is



recommended but not required.

3. **Window Display Lighting:** Lighting should be warm in color and either incandescent or metal

halide. Fluorescent lighting is prohibited.

4. **Window Display Window Coverings:** If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. **Display Window, Glass:** The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. **Display Window, Sills:** Window sills must be sloped to drain over the window pediment.
7. **Window Pediment:** This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. **Display Window, Jambs:** The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. **Display Window, Head:** The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. **Entry Doors:** Entry doors must be a minimum of zero percent glass, no maximum.
2. **Entry Doors, Jambs:** Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display

window.

3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door (s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.
2. Maximum Height: The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. Maximum Length: The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. Base or Watertable: The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
 2. Awnings: Awnings on all street level windows are required. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.
- d. Lighting: Indirect lighting of the signage and

identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a



ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

1. Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. Entry Doors, Private Primary - Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. Entry Doors, To Common Conditioned space: Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. Entry Doors, To Common Un-conditioned space: Entry doors or gates to a common non-

conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. Entry Doors, Weather Refuge - awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the facade far enough to permit a person to stand out of the weather.
5. Entry Doors, Lighting - decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. Entry Doors, Sliding - slide opening doors are prohibited on the street facade.

C. WINDOWS

1. Windows, Type - Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. Window shutters - if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. Windows, Interior coverings - interior coverings of ground floor windows may be of wood, or wood-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the facade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS



1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.

2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.
4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of

railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

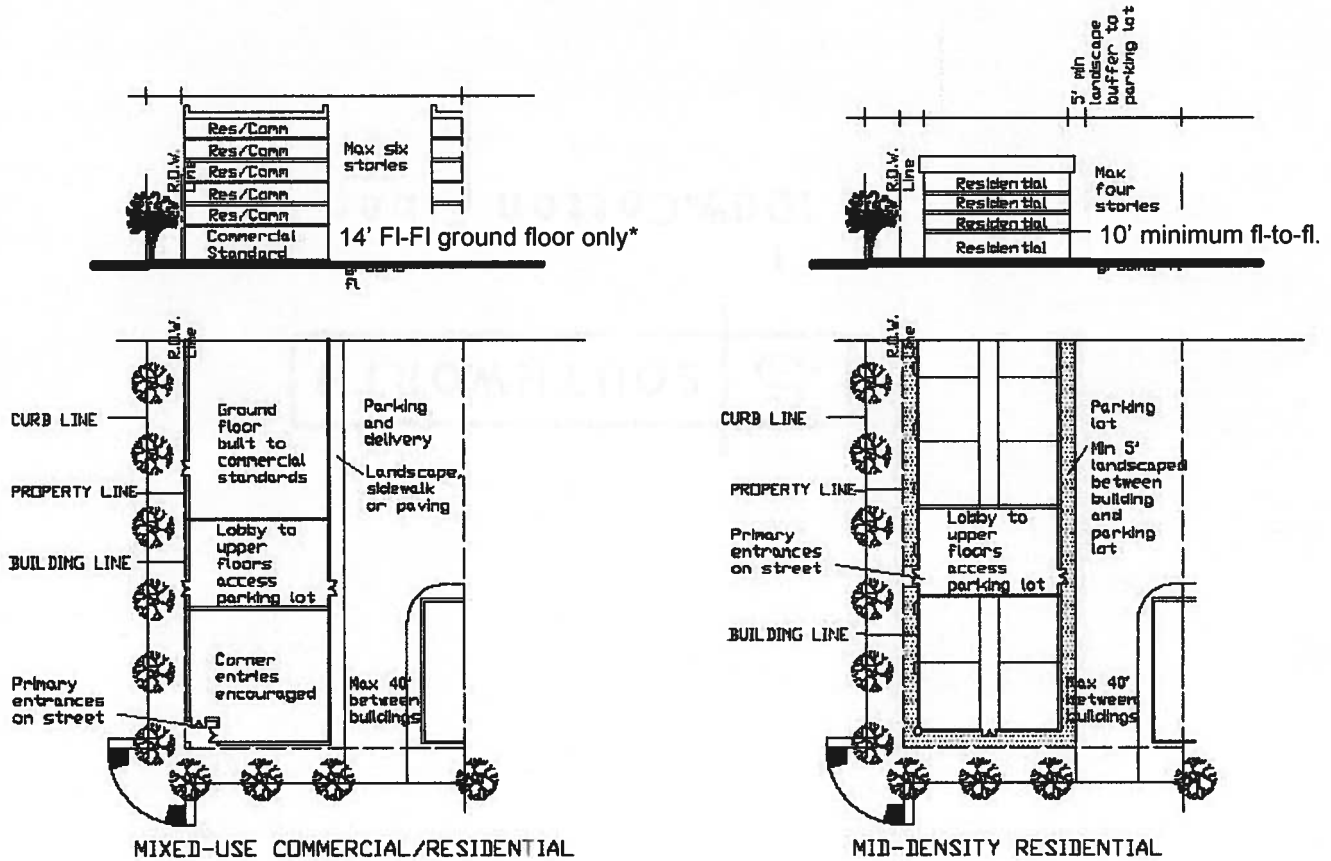
D. ROOF

The water repelling surface covering the building area below.

1. Material Specifications: For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. Gutters and downspouts: If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.



FIGURE 7.6 COMMERCIAL LOT STANDARDS



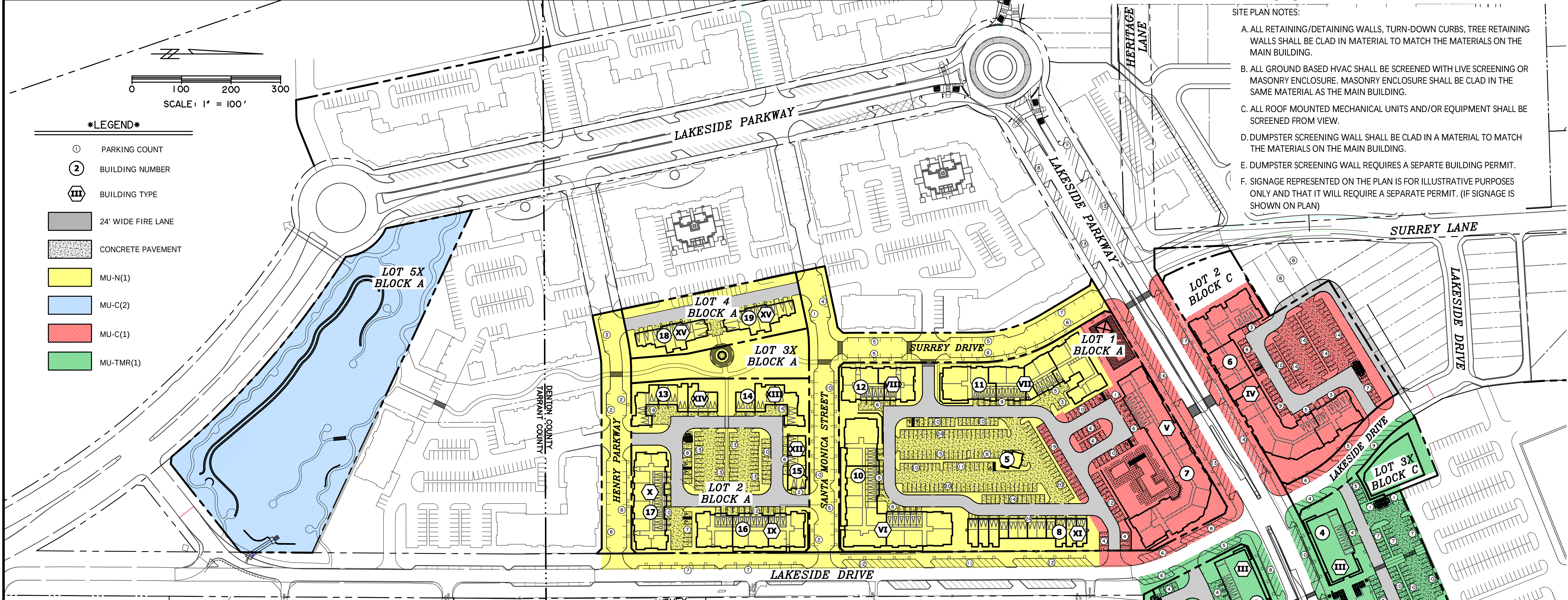
* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

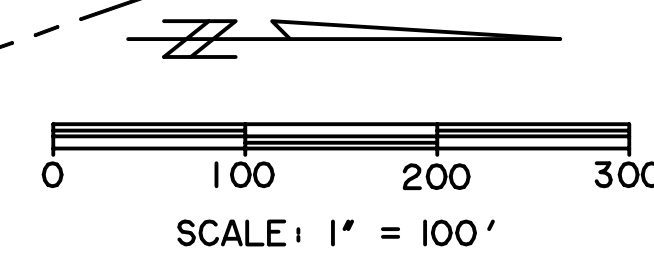
2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).



- SITE PLAN NOTES:
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARTE BUILDING PERMIT.
 - SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT. (IF SIGNAGE IS SHOWN ON PLAN)

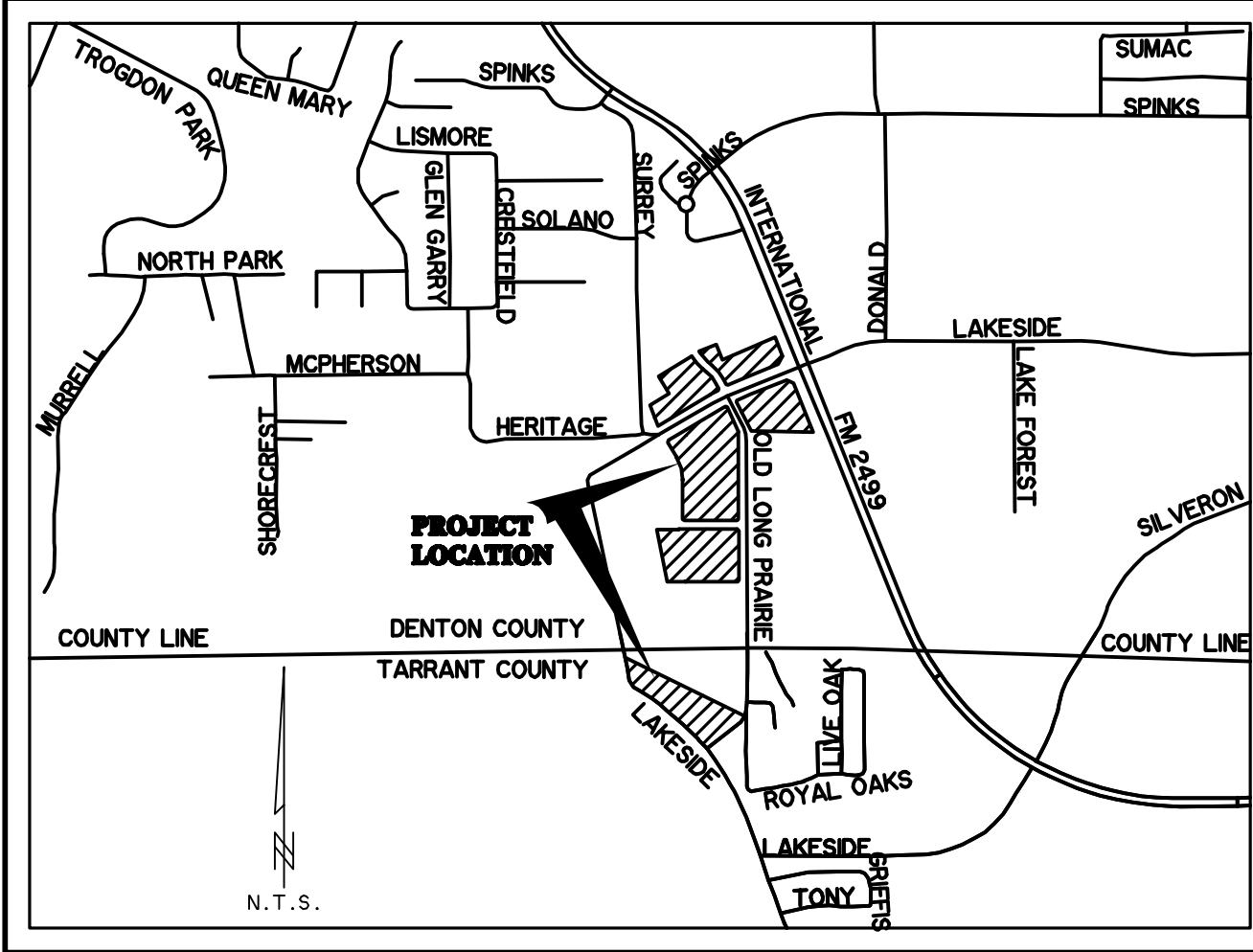
- *LEGEND*
- PARKING COUNT
 - BUILDING NUMBER
 - BUILDING TYPE
 - 24' WIDE FIRE LANE
 - CONCRETE PAVEMENT
 - MU-N(1)
 - MU-C(2)
 - MU-C(1)
 - MU-TMR(1)



J.N. TANNAHILL SURVEY
ABSTRACT No. 1548

J.N. TANNAHILL SURVEY
ABSTRACT No. 1252

SITE DATA - PHASE I - SUBZONES		
SITE LOCATION LAKESIDE PARKWAY AND FM ROAD 2499 FLOWER MOUND, TEXAS		
MU-TMR (1) SUBZONE		
SITE AREA TOTAL UNITS TOTAL RETAIL		
UNIT MIX TYPE OF UNIT: # OF UNITS TOTAL %:		
PARKING REQUIRED APARTMENTS: 1 BEDROOM (71) @ 1.0 SPACE/UNIT 2 BEDROOM (51) @ 1.8 SPACE/UNIT		
COMMERCIAL (1/250 S.F.) @ 17,411 S.F. 70 SPACES		
2% H.C. SPACES (5 SPACES)		
TOTAL SPACES REQUIRED 238 SPACES		
PARKING PROVIDED		
SURFACE 151 SPACES		
COMPACT 7 SPACES		
STREET ANGLED PARKING 85 SPACES		
TUCK-UNDER GARAGES 16 SPACES		
TAN-DEM 14 SPACES		
2% H.C. SPACES 6 SPACES		
TOTAL 279 SPACES		
MU-C (2) SUBZONE		
SITE AREA 4.010 ACRES		
MU-C (1) SUBZONE		
SITE AREA 4.350 ACRES		
TOTAL UNITS 122 UNITS		
TOTAL COMMERCIAL 17,411 S.F.		
TOTAL LEASING/CLUB 8,577 S.F.		
UNIT MIX TYPE OF UNIT: # OF UNITS TOTAL %:		
ONE BEDROOM 71 58 %		
TWO BEDROOM 51 42 %		
TOTAL 122 100 %		
PARKING REQUIRED APARTMENTS: 1 BEDROOM (71) @ 1.0 SPACE/UNIT 2 BEDROOM (51) @ 1.8 SPACE/UNIT		
COMMERCIAL (1/250 S.F.) @ 17,411 S.F. 70 SPACES		
2% H.C. SPACES (5 SPACES)		
TOTAL SPACES REQUIRED 238 SPACES		
PARKING PROVIDED		
SURFACE 151 SPACES		
COMPACT 7 SPACES		
STREET ANGLED PARKING 85 SPACES		
TUCK-UNDER GARAGES 16 SPACES		
TAN-DEM 14 SPACES		
2% H.C. SPACES 6 SPACES		
TOTAL 279 SPACES		
MU-N (1) SUBZONE		
SITE AREA 8.738 ACRES		
TOTAL UNITS 255 UNITS		
UNIT MIX TYPE OF UNIT: # OF UNITS TOTAL %:		
ONE BEDROOM 121 47 %		
TWO BEDROOM 66 26 %		
THREE BEDROOM 18 7 %		
ONE BED - TOWNHOMES 10 4 %		
TWO BED - TOWNHOMES 25 10 %		
THREE BED - TOWNHOMES 15 6 %		
TOTAL 255 100 %		
PARKING REQUIRED APARTMENTS: 1 BEDROOM (121) @ 1.0 SPACE/UNIT 2 BEDROOM (66) @ 1.8 SPACE/UNIT 3 BEDROOM (18) @ 2.0 SPACE/UNIT TOWNHOMES (10) @ 1.0 SPACE/UNIT TOWNHOMES (40) @ 2.0 SPACE/UNIT		
2% H.C. SPACES (8 SPACES)		
TOTAL SPACES REQUIRED 366 SPACES		
PARKING PROVIDED		
SURFACE 183 SPACES		
COMPACT SPACES 42 SPACES		
STREET ANGLED PARKING 35 SPACES		
STREET PARALLEL PARKING 71 SPACES		
TUCK-UNDER GARAGES 63 SPACES		
TAN-DEM 24 SPACES		
TOWNHOME GARAGES 90 SPACES		
2% H.C. SPACES 8 SPACES		
TOTAL STANDARD 516 SPACES		



VICINITY MAP

**SITE PLAN
LOTS 1, 2, 3X, 4 & 5
BLOCK A
LOTS 1 & 2X, BLOCK B
LOTS 1, 2 & 3X BLOCK C
LAKESIDE DFW**

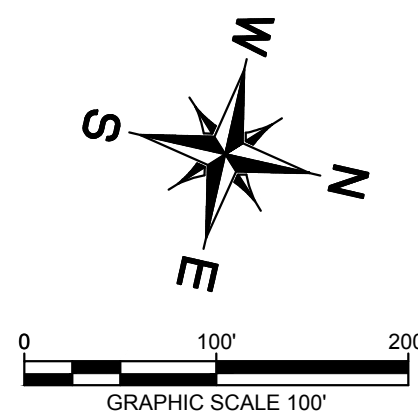
BEING 22.35 ACRES OF LAND LOCATED IN THE
J.N. TANNEHILL SURVEY, ABSTRACT No. 1252
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTY, TEXAS.

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 4/22/2013
TC N/A
SEE FILE FOR CONDITIONS SP 01-13

ENGINEER:
WIER AND ASSOCIATES, Inc.
701 HIGHLANDER BLVD. STE 300
ARLINGTON, TEXAS 76015
CONTACT: ULYS LANE, III
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
PREPARATION DATE: 2-06-2013

Attachment B(1): Site Plan Package



LEGEND

⑪ PARKING COUNT
⑫ BUILDING NUMBER
⑬ BUILDING TYPE
26' WIDE FIRE LANE
MU-N
MU-C(1)
MU-C(4)
COLONADE (BUILDING ABOVE)
ZONING DELINEATION

NOTES

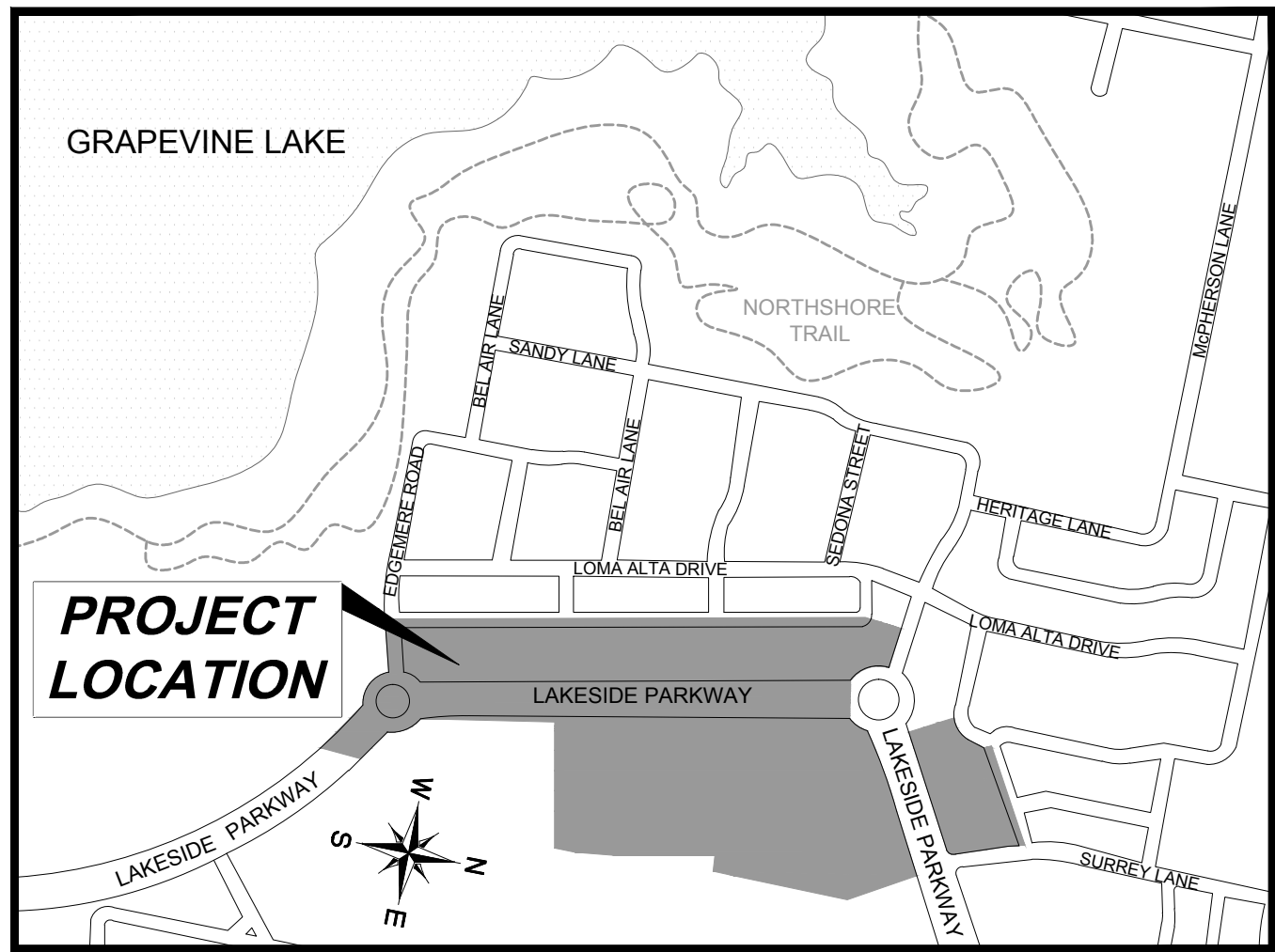
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- GROUND FLOOR OF BUILDINGS WITHIN MU-C(4) SUBZONE WILL BE BUILT TO COMMERCIAL STANDARDS PER SECTION 7 OF THE LAKESIDE DFW ORDINANCE.

UNIT SUMMARY BY PHASE				
SUBZONE	PHASE 1	PHASE 2	TOTAL	ALLOWED
MU-C(1)	122	108	230	276
MU-C(4)	0	318	318	358
MU-N	255	40	295	735

COMMERICAL SQUARE FOOTAGE BY PHASE				
SUBZONE	PHASE 1	PHASE 2	TOTAL	ALLOWED
MU-C(1)	17,411 S.F.	15,894 S.F.	33,305 S.F.	180,000 S.F.
MU-C(4)	0 S.F.	0 S.F.	0 S.F.	180,000 S.F.
MU-N	0 S.F.	0 S.F.	0 S.F.	8,000 S.F.

SITE DATA - PHASE 2 - SUBZONES

MU-C(1) SUBZONE			MU-C(4) SUBZONE			MU-N SUBZONE		
SITE AREA			3.0 ACRES			8.2 ACRES		
# OF BUILDINGS			2			5		
TOTAL COMMERCIAL			15,894 S.F.			323		
TOTAL LEASING/CLUB			7,217 S.F.					
TOTAL UNITS			108					
UNIT MIX			TYPE OF UNIT:			TYPE OF UNIT:		
ONE BEDROOM			72			5		
TWO BEDROOM			30			20		
THREE BEDROOM			6			10		
TOTAL			108			35		
PARKING REQUIRED			PARKING REQUIRED			PARKING REQUIRED		
APARTMENTS:			APARTMENTS:			APARTMENTS:		
1 BEDROOM (72) @ 1.0 SPACE/UNIT			1 BEDROOM (213) @ 1.0 SPACE/UNIT			1 BEDROOM (6) @ 1.0 SPACE/UNIT		
2 BEDROOM (36) @ 1.8 SPACES/UNIT			2 BEDROOM (98) @ 1.8 SPACES/UNIT			2 BEDROOM (24) @ 1.8 SPACES/UNIT		
3 BEDROOM (0) @ 2.0 SPACES/UNIT			3 BEDROOM (7) @ 2.0 SPACES/UNIT			3 BEDROOM (10) @ 2.0 SPACES/UNIT		
OFFICE & RETAIL (1/250 S.F.) @ 23,111 S.F.			OFFICE & RETAIL (1/250 S.F.) @ 23,111 S.F.			2% H.C. SPACES REQUIRED		
2% H.C. SPACES REQUIRED			2% H.C. SPACES REQUIRED			2% H.C. SPACES REQUIRED		
TOTAL SPACES REQUIRED			TOTAL SPACES REQUIRED			TOTAL SPACES REQUIRED		
231 SPACES*			398 SPACES*			61 SPACES*		
PARKING PROVIDED WITHIN SUBZONE			PARKING PROVIDED WITHIN SUBZONE			PARKING PROVIDED WITHIN SUBZONE		
STANDARD SURFACE			STANDARD SURFACE			STANDARD SURFACE		
COMPACT SPACES			COMPACT SPACES			COMPACT SPACES		
STREET ANGLED PARKING			STREET ANGLED PARKING			STREET ANGLED PARKING		
UNIT GARAGE PARKING			UNIT GARAGE PARKING			UNIT GARAGE PARKING		
H.C. SPACES			H.C. SPACES			H.C. SPACES		
TOTAL			TOTAL			TOTAL		
136 SPACES*			458 SPACES*			328 SPACES*		
TOTAL PHASE 2 PARKING REQUIRED			TOTAL PHASE 2 PARKING REQUIRED			TOTAL PHASE 2 PARKING REQUIRED		
690 SPACES			690 SPACES			690 SPACES		
TOTAL PHASE 2 PARKING PROVIDED			TOTAL PHASE 2 PARKING PROVIDED			TOTAL PHASE 2 PARKING PROVIDED		
922 SPACES			922 SPACES			922 SPACES		



VICINITY MAP
N.T.S.

SITE PLAN
TRACTS 1, 2, & 3
ELAN FLOWER MOUND

BEING 14.209 ACRES OF LAND
LOCATED IN THE JAMES N. TANNEHILL
SURVEY, ABSTRACTS 1548, TARRANT
COUNTY AND 1252, DENTON COUNTY,
IN THE TOWN OF FLOWER MOUND,
TEXAS.

NO.	REVISIONS	DATE	BY

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer: DAVID E MEYERS
P.E. No. 81512 Date: 01/20/2016

KHA PROJECT	067771621	DATE	01/20/2016	SCALE	AS SHOWN	DESIGNED BY	CRA	DRAWN BY	JKL	CHECKED BY	DEM
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ELAN FLOWER MOUND
PREPARED FOR
GREYSTAR

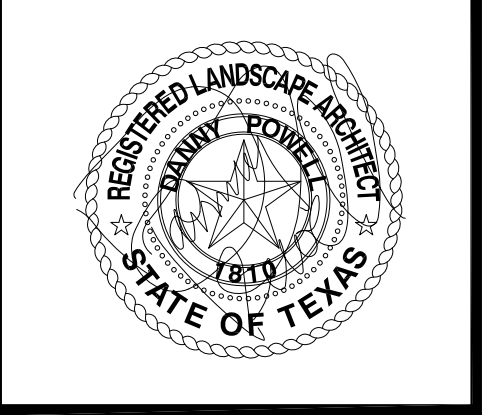
TEXAS
FLOWER MOUND

SITE PLAN

SHEET NUMBER



1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com



ELAN FLOWER MOUND
FLOWER MOUND, TX
A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY
GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1404.1

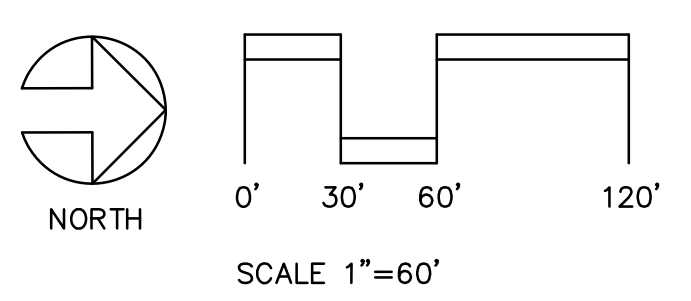
DRAWN BY: DLP
CHECKED BY:
ISSUED FOR SITE PLAN APPROVAL:
JANUARY 8, 2016

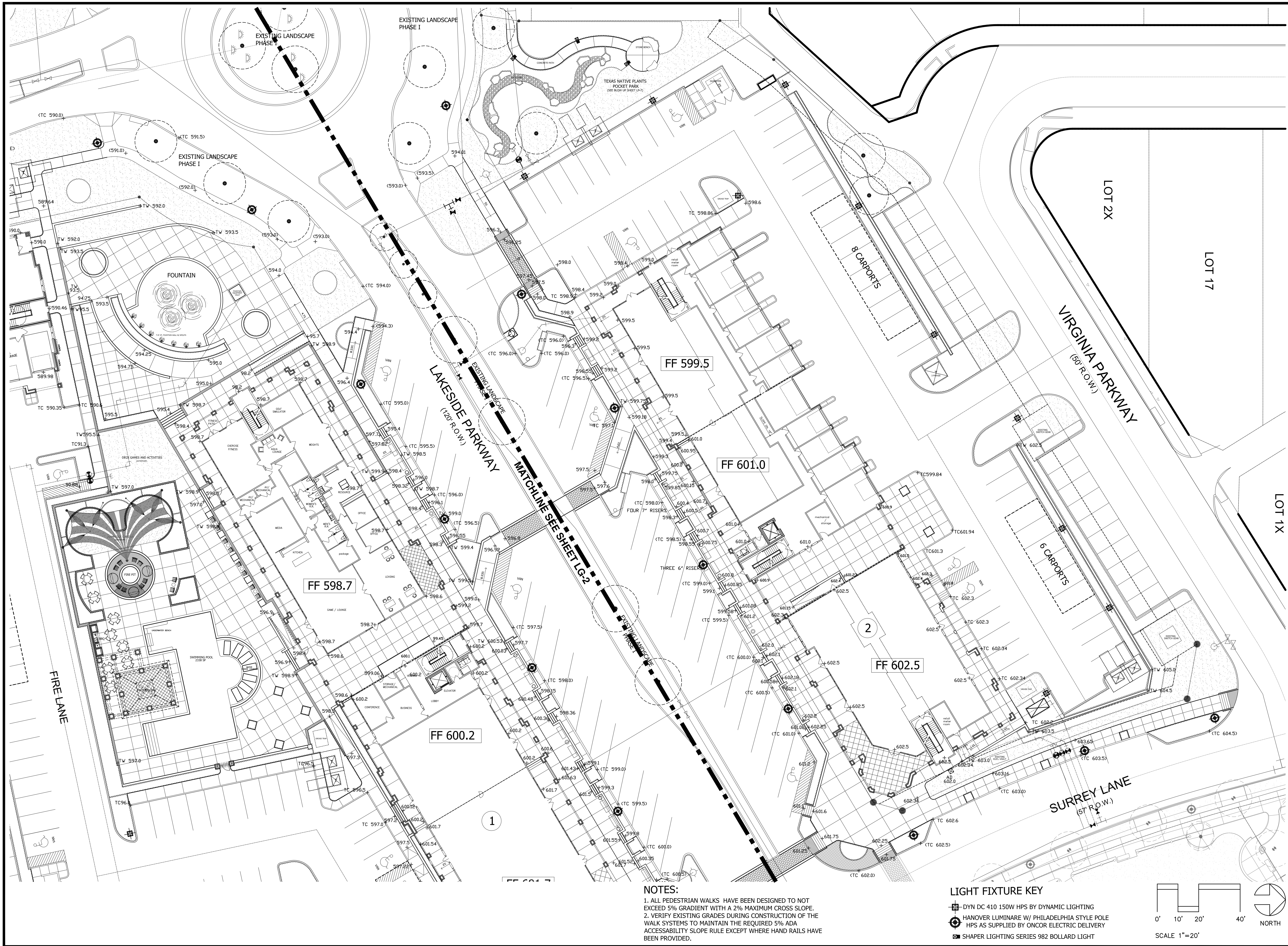
REVISIONS		
NO.	DATE	BY
1	1-19-16	DLP

CITY APPROVAL
SHEET TITLE

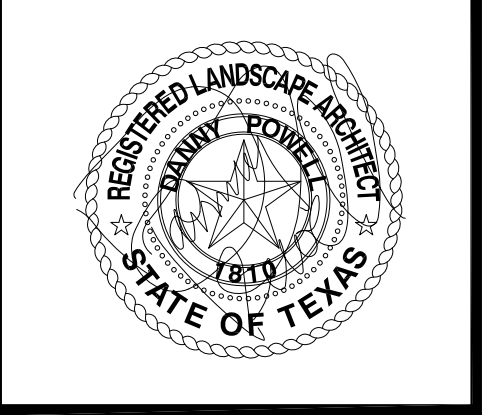
COVER SHEET

CS-1





1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com



ELAN FLOWER MOUND

FLOWER MOUND, TX

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GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1404.1

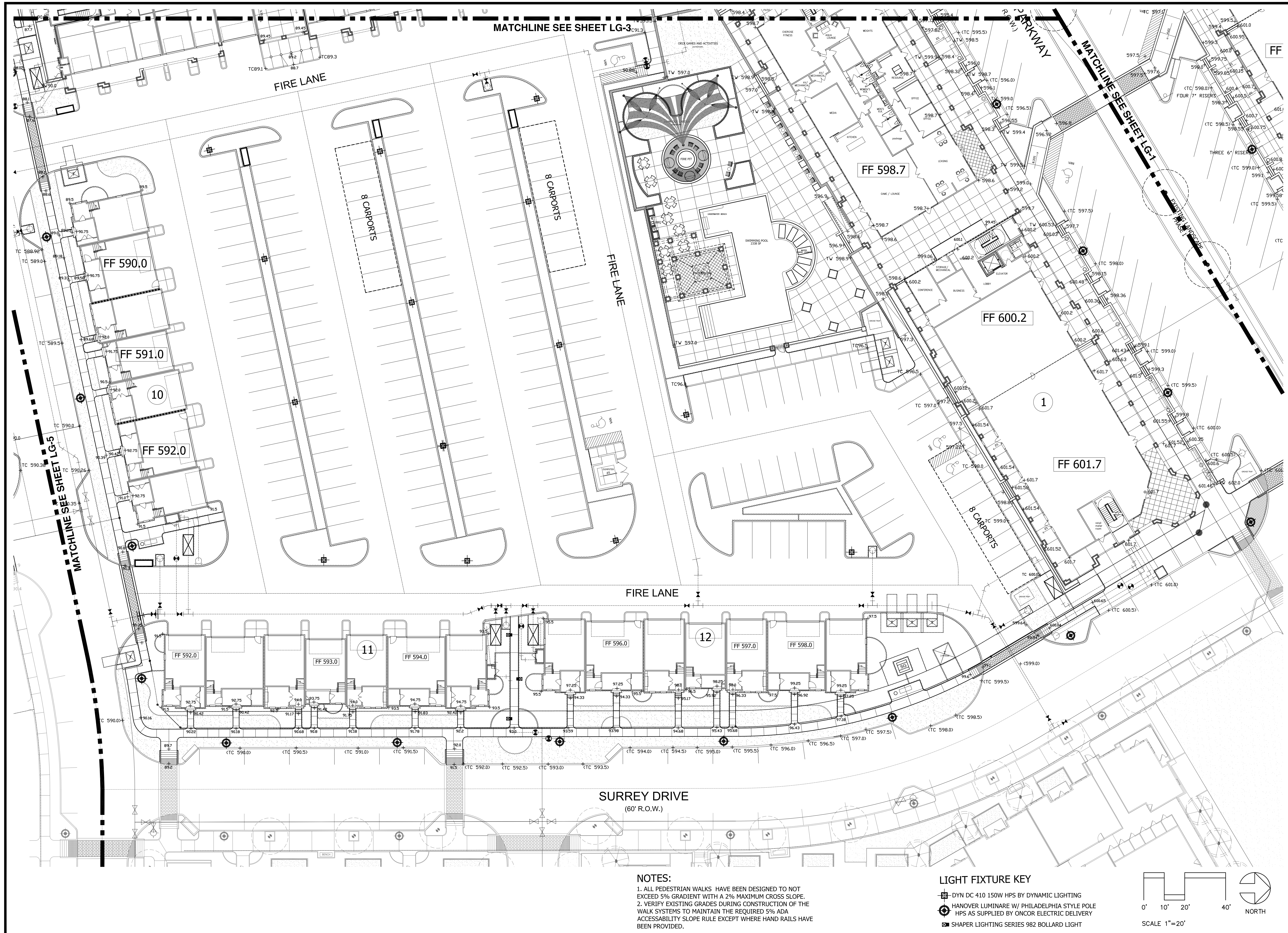
DRAWN BY: DLP
CHECKED BY:
ISSUED FOR SITE PLAN APPROVAL:
JANUARY 8, 2016

REVISIONS		
NO.	DATE	BY
1	1-19-16	DLP

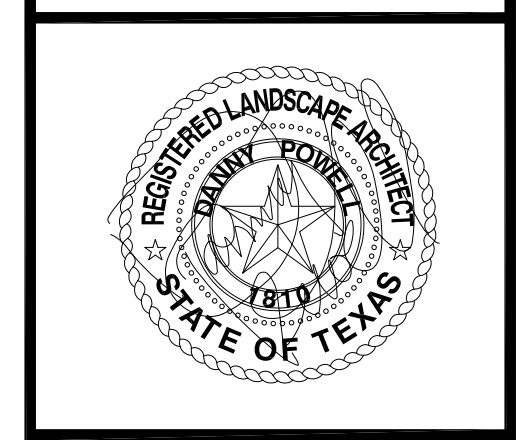
CITY APPROVAL
SHEET TITLE

GRADING PLAN

LG-1



1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com



ELAN FLOWER MOUND
FLOWER MOUND, TX
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GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1404.1

DRAWN BY: DLP
CHECKED BY:
ISSUED FOR SITE PLAN APPROVAL:
JANUARY 8, 2016

REVISIONS		
NO.	DATE	BY
1	1-19-16	DLP

CITY APPROVAL
SHEET TITLE

GRADING PLAN

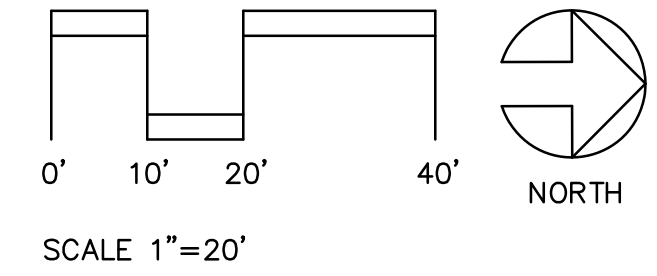
LG-2

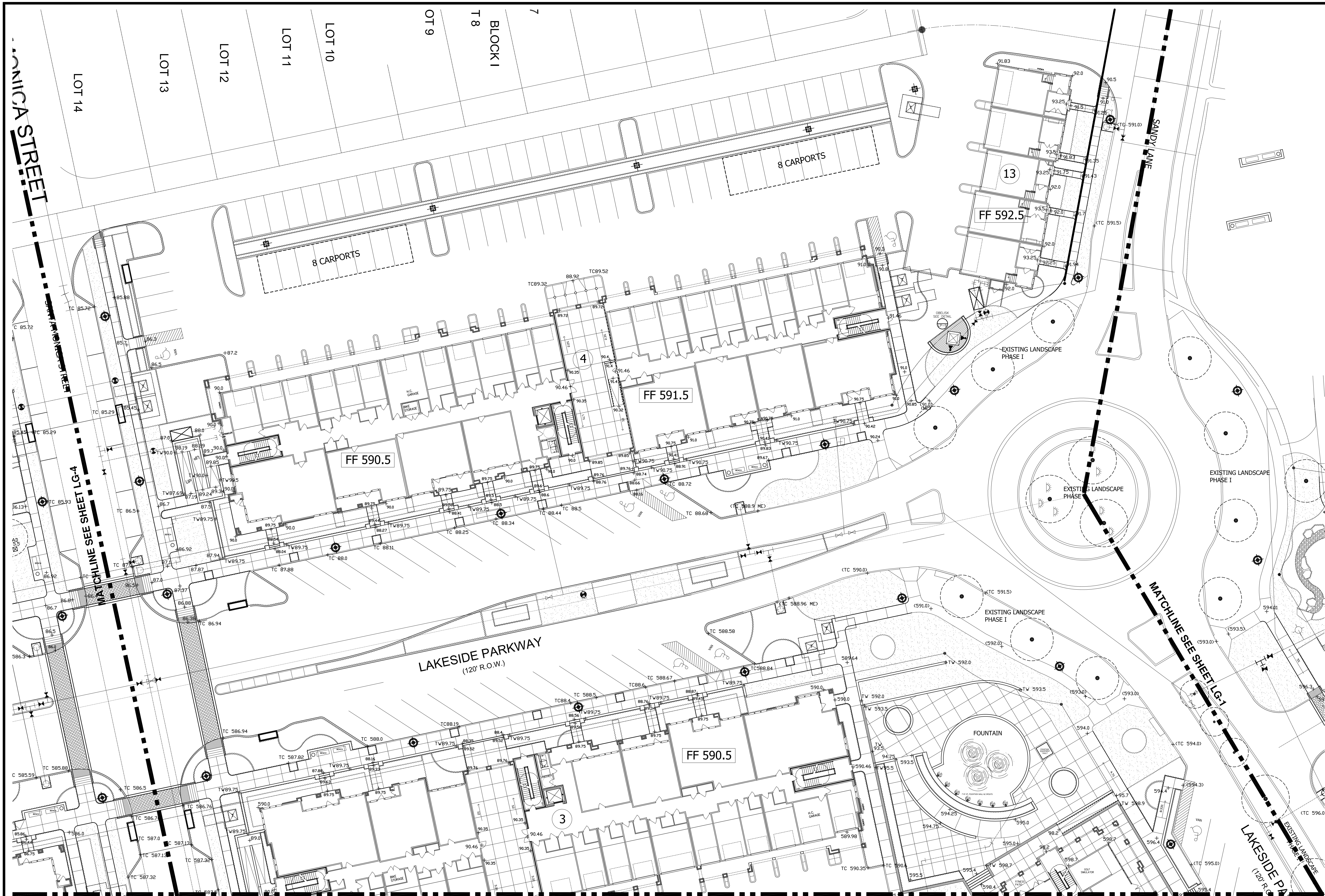
NOTES:

- ALL PEDESTRIAN WALKS HAVE BEEN DESIGNED TO NOT EXCEED 5% GRADIENT WITH A 2% MAXIMUM CROSS SLOPE.
- VERIFY EXISTING GRADES DURING CONSTRUCTION OF THE WALK SYSTEMS TO MAINTAIN THE REQUIRED 5% ADA ACCESSIBILITY SLOPE RULE EXCEPT WHERE HAND RAILS HAVE BEEN PROVIDED.

LIGHT FIXTURE KEY

- DYN DC 410 150W HPS BY DYNAMIC LIGHTING
- HANOVER LUMINARE W/ PHILADELPHIA STYLE POLE HPS AS SUPPLIED BY ONCOR ELECTRIC DELIVERY
- SHAPER LIGHTING SERIES 982 BOLLARD LIGHT





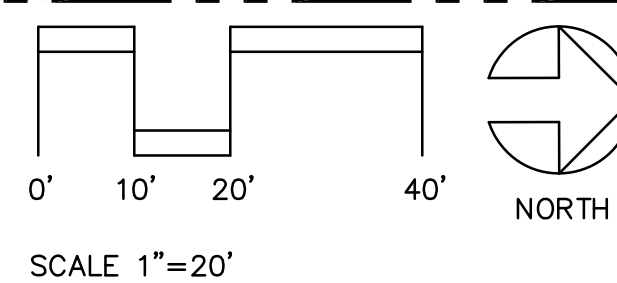
MATCHLINE SEE SHEET LG-2

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ELAN FLOWER MOUND

FLOWER MOUND, TX

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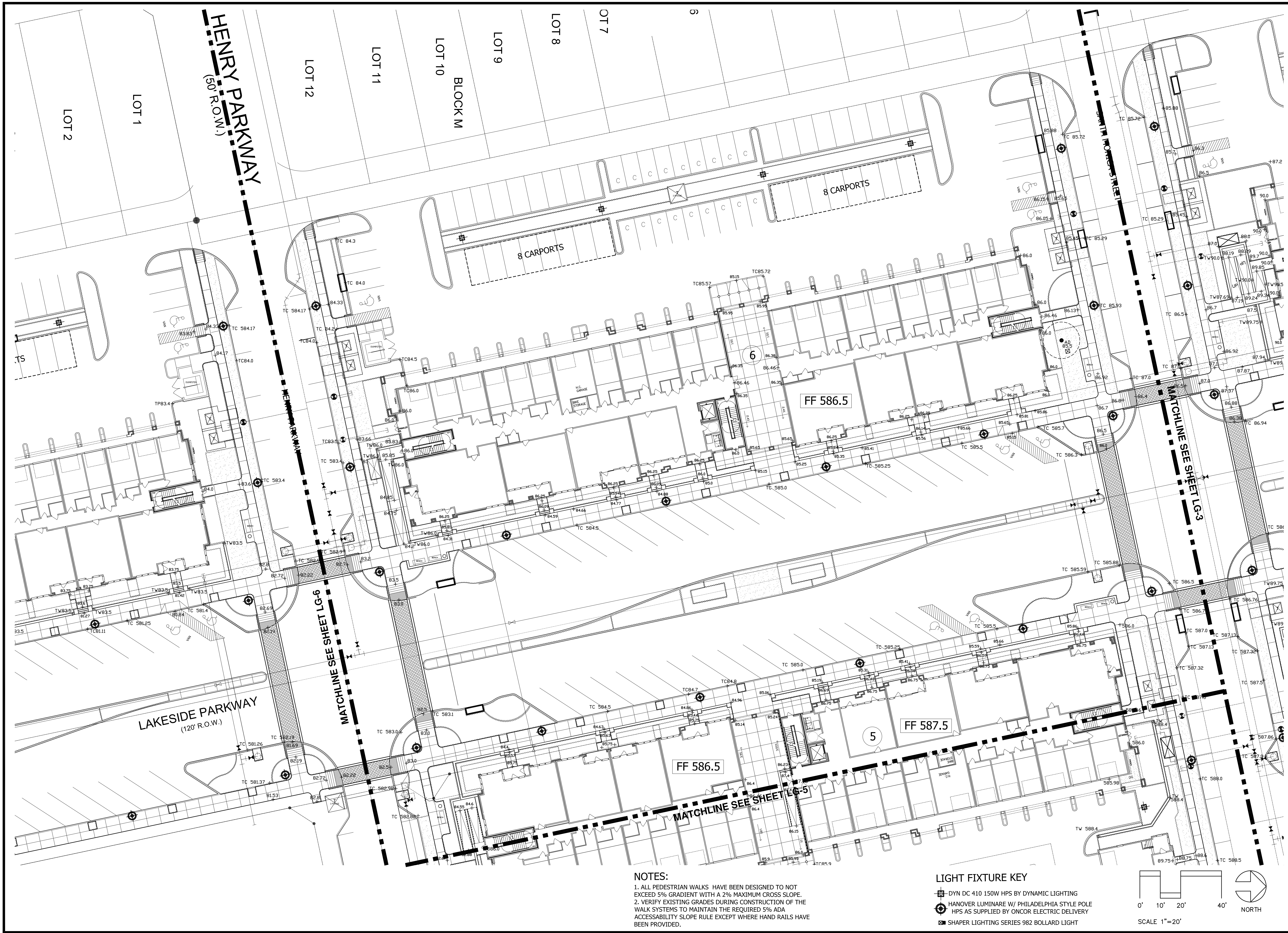
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CITY APPROVAL
SHEET TITLE
GRADING PLAN

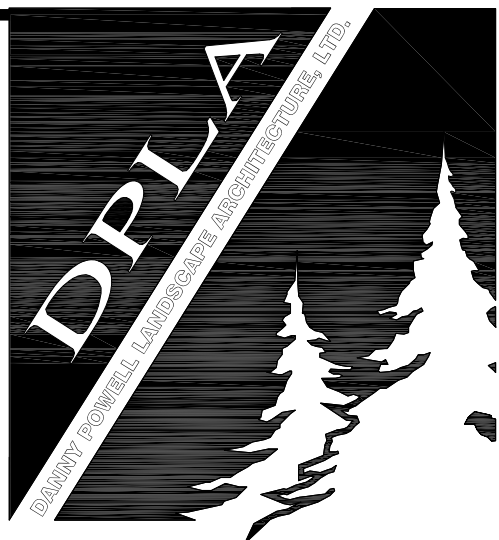
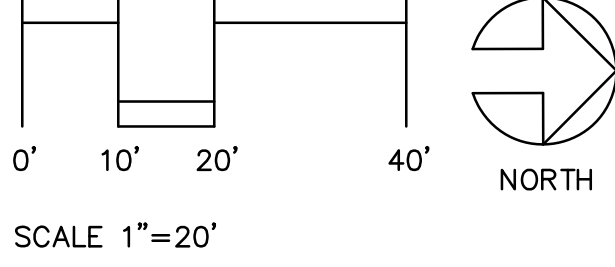
LG-3



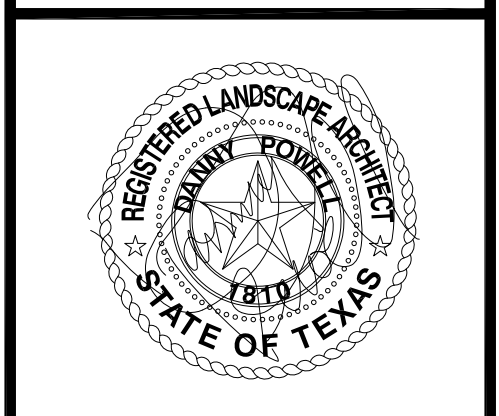
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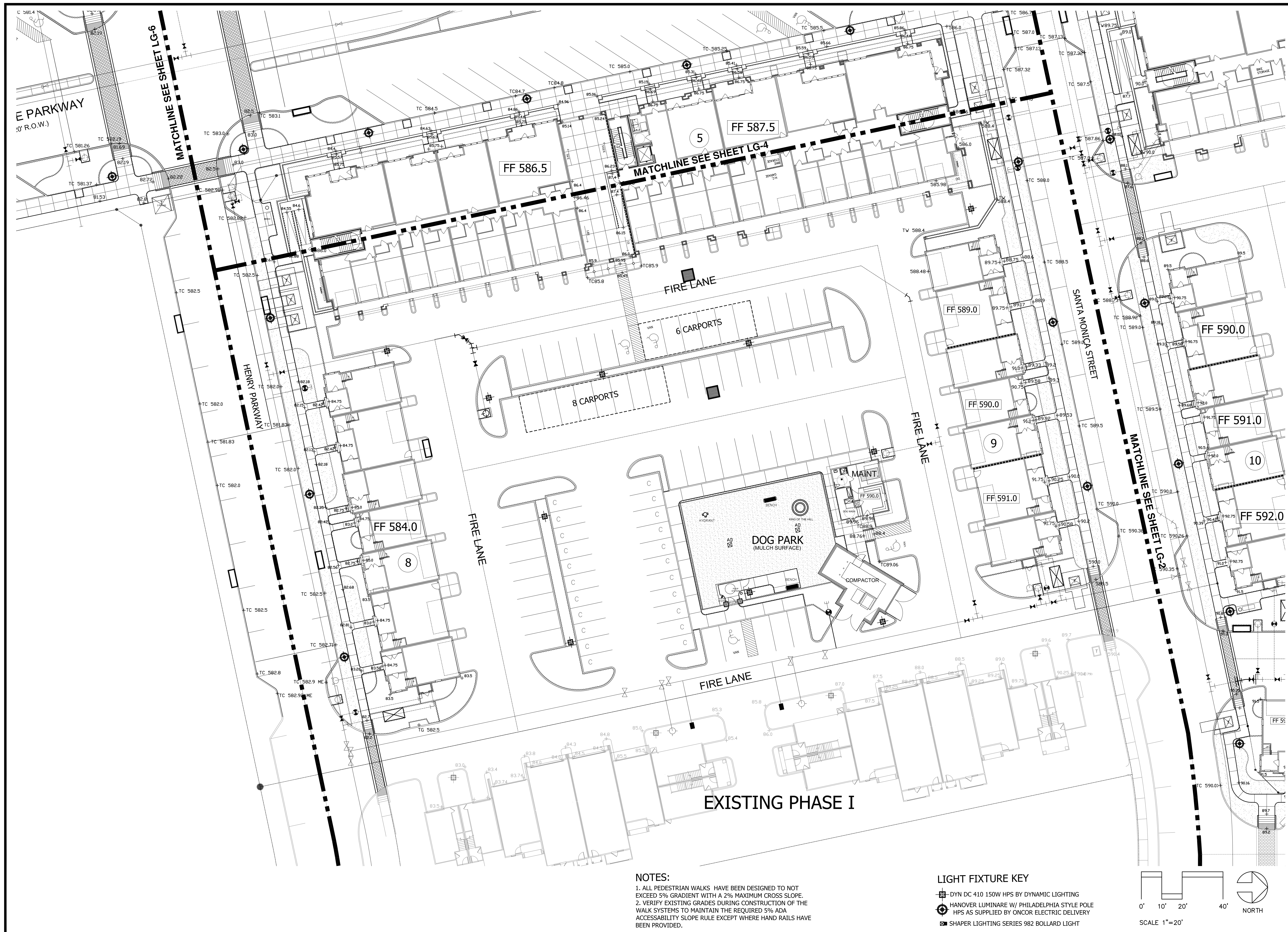
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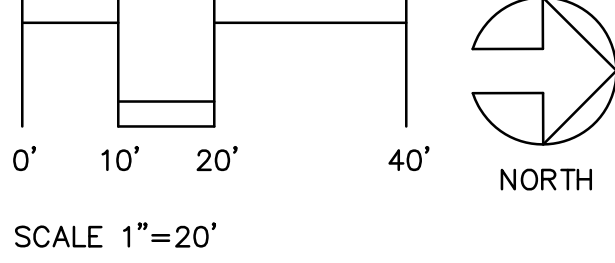
GRADING PLAN

LG-4



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REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
STATE OF TEXAS
1810

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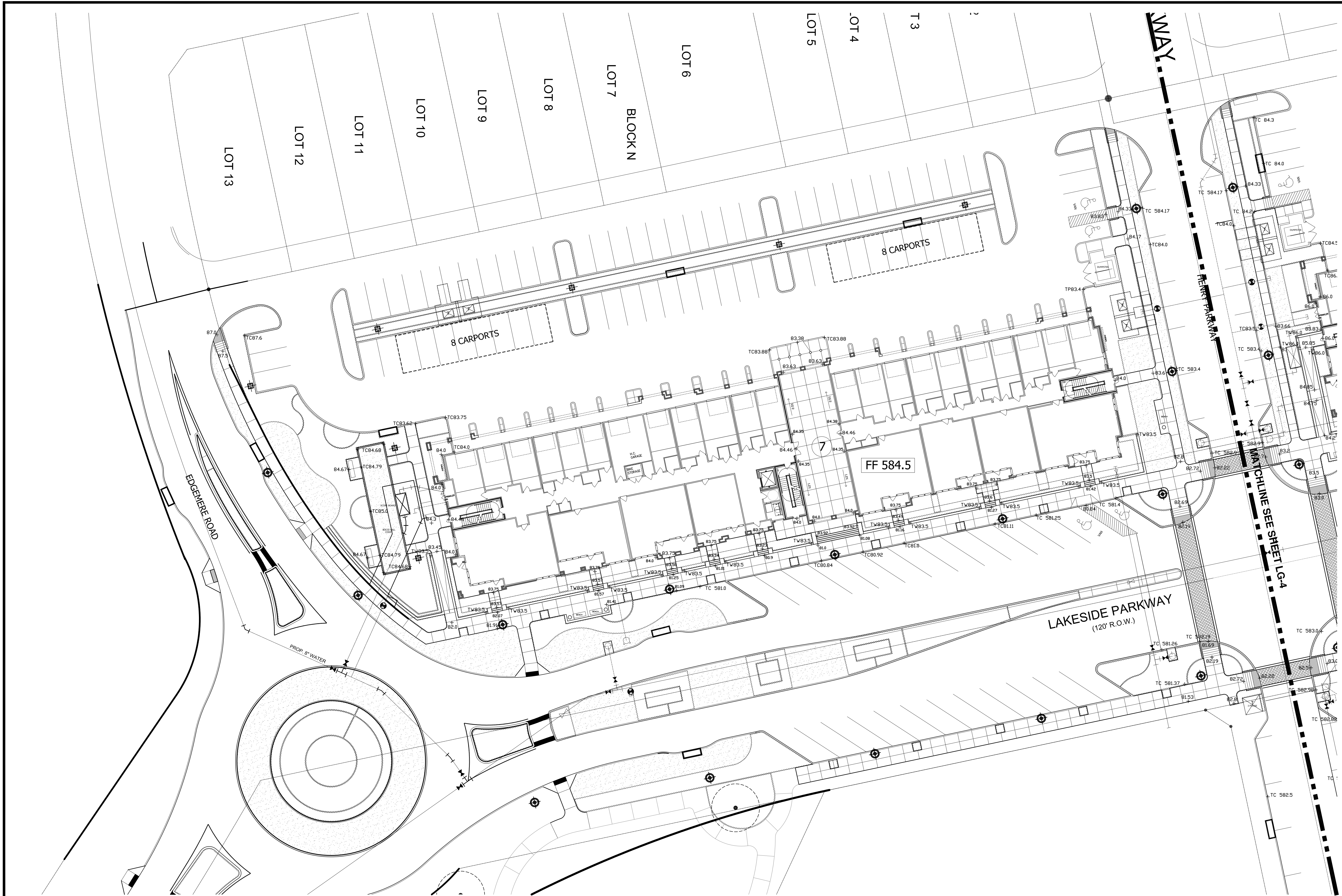
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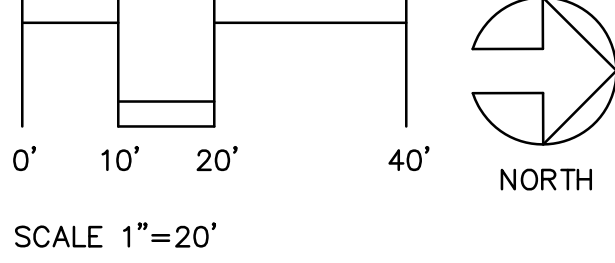
SHEET TITLE
GRADING PLAN

LG-5



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LG-6



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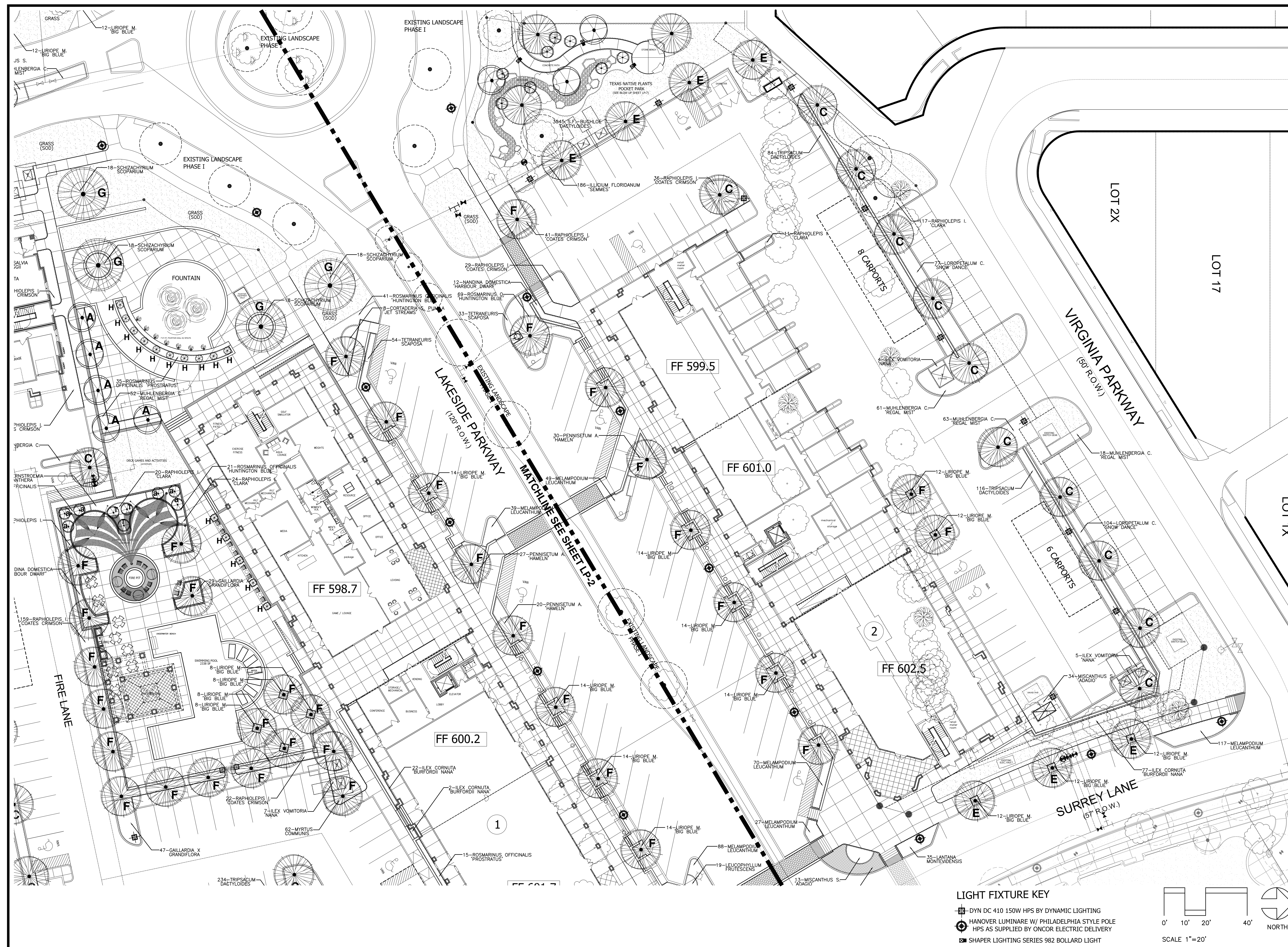
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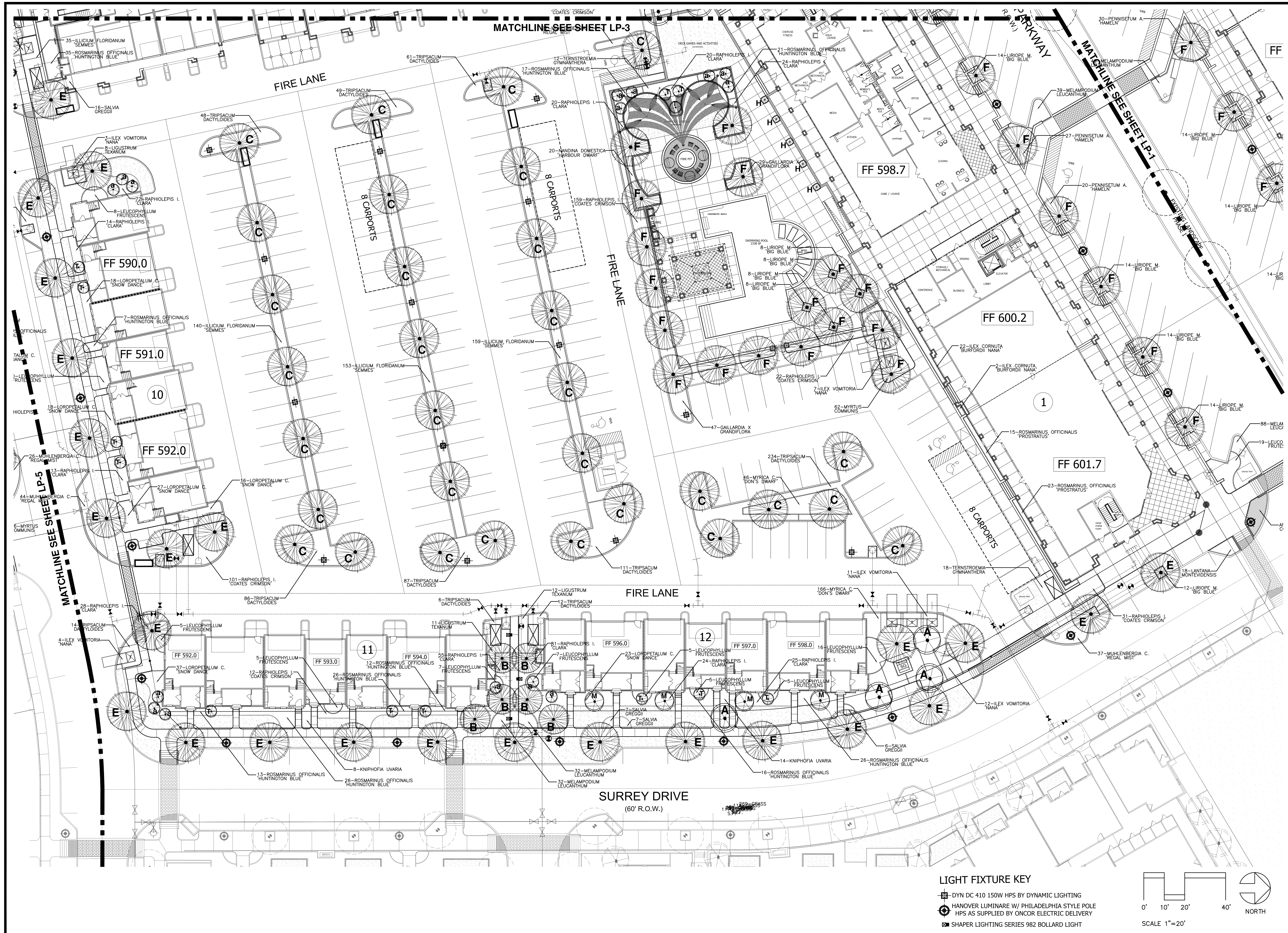
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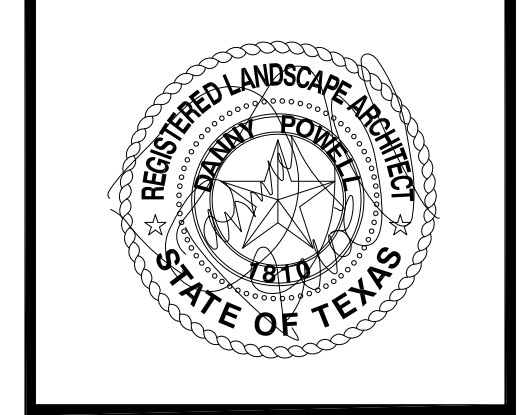
PLANTING PLAN

LP-1





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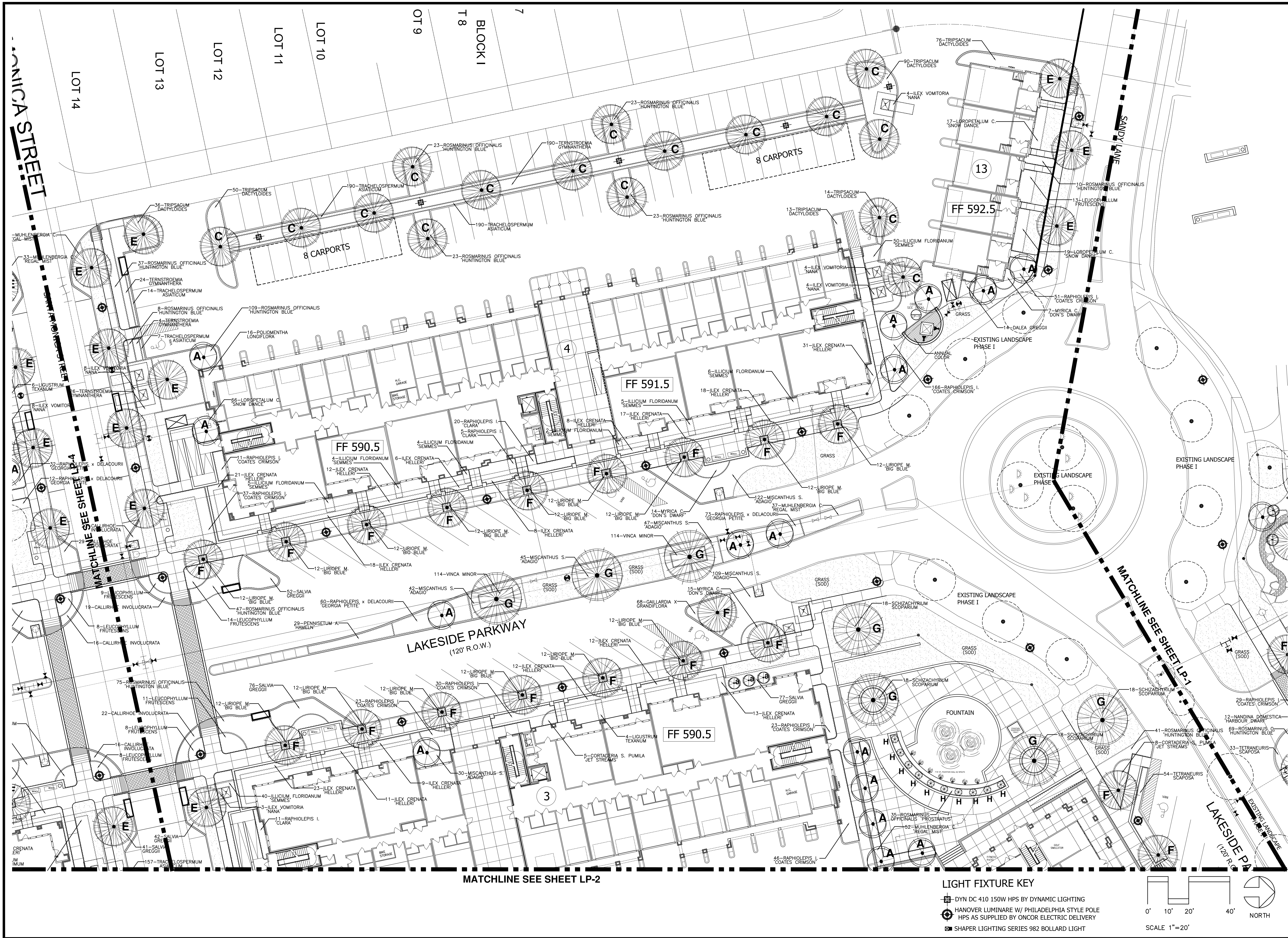
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CITY APPROVAL
SHEET TITLE

PLANTING PLAN

LP-2



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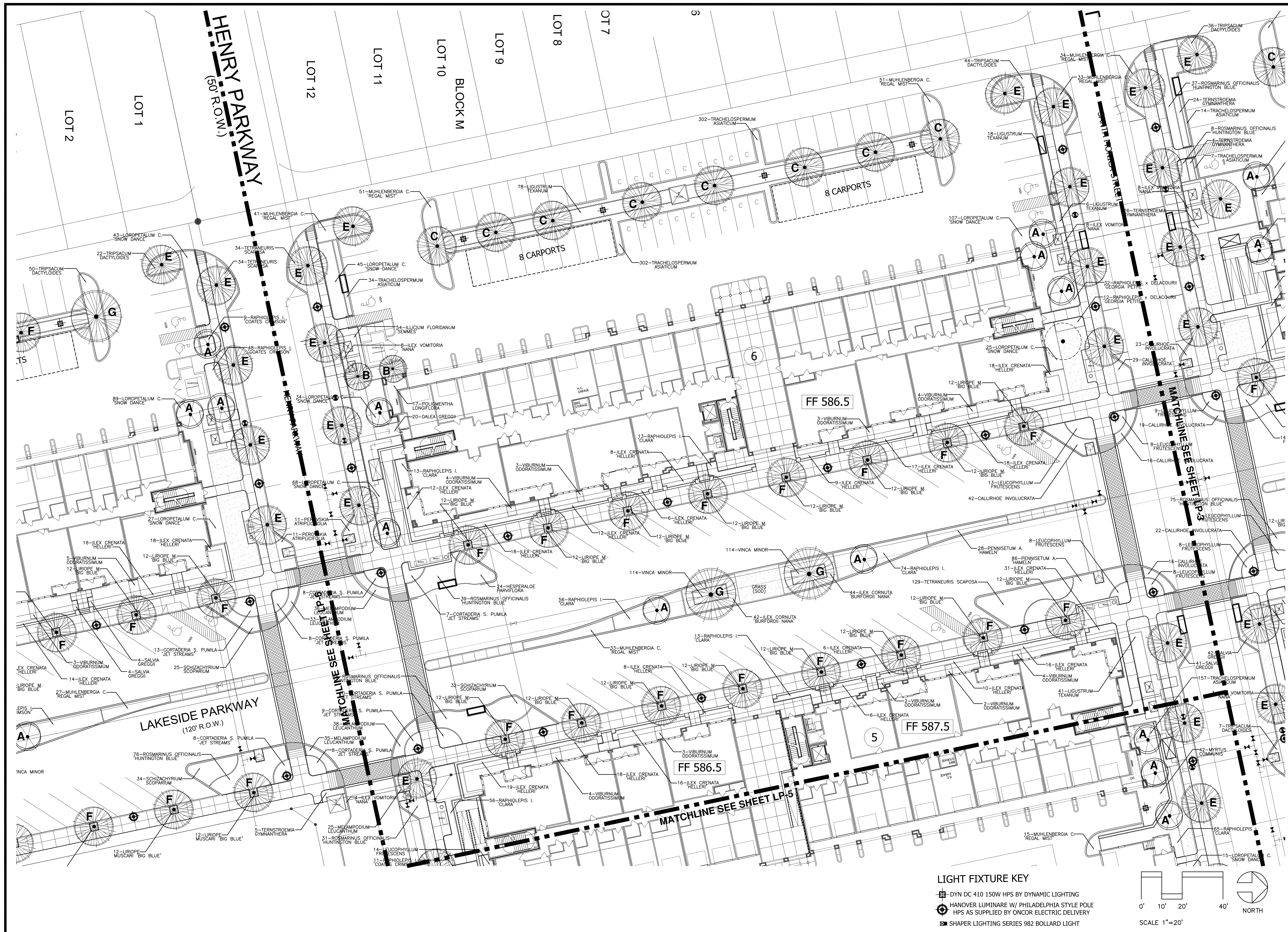
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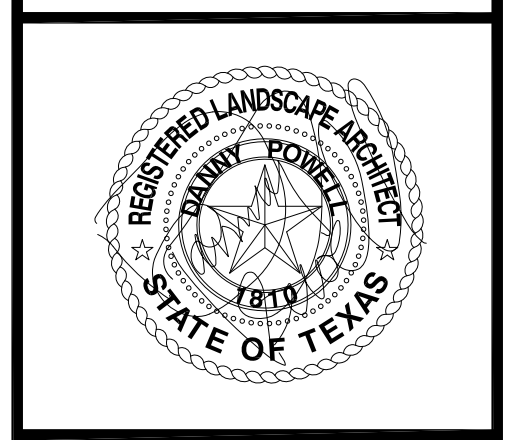
CITY APPROVAL
SHEET TITLE

PLANTING PLAN

LP-3



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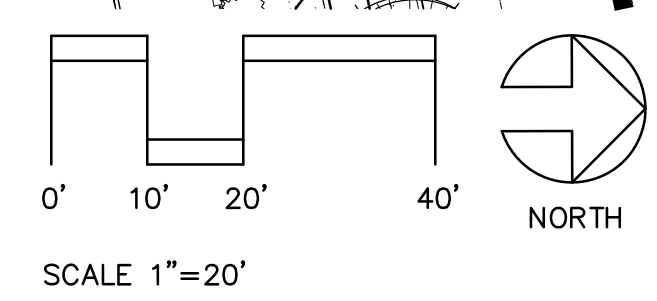
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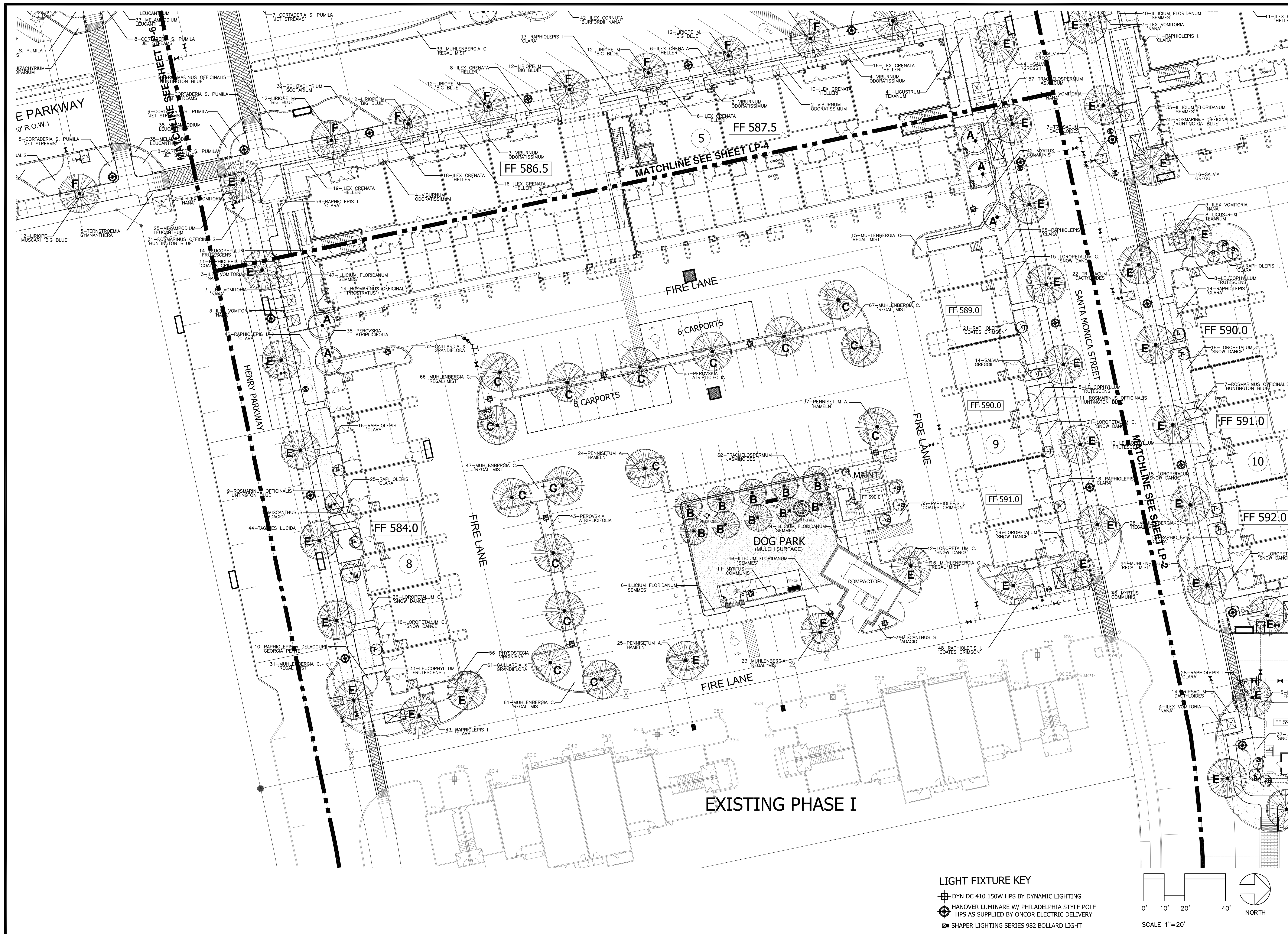
CITY APPROVAL
SHEET TITLE
PLANTING PLAN

LP-4

LIGHT FIXTURE KEY

- DYN DC 410 150W HPS BY DYNAMIC LIGHTING
- ⊕ HANOVER LUMINAIRE W/ PHILADELPHIA STYLE POLE
HPS AS SUPPLIED BY ONCOR ELECTRIC DELIVERY
- ⊠ SHAPER LIGHTING SERIES 982 BOLLARD LIGHT





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CITY APPROVAL
SHEET TITLE
PLANTING PLAN

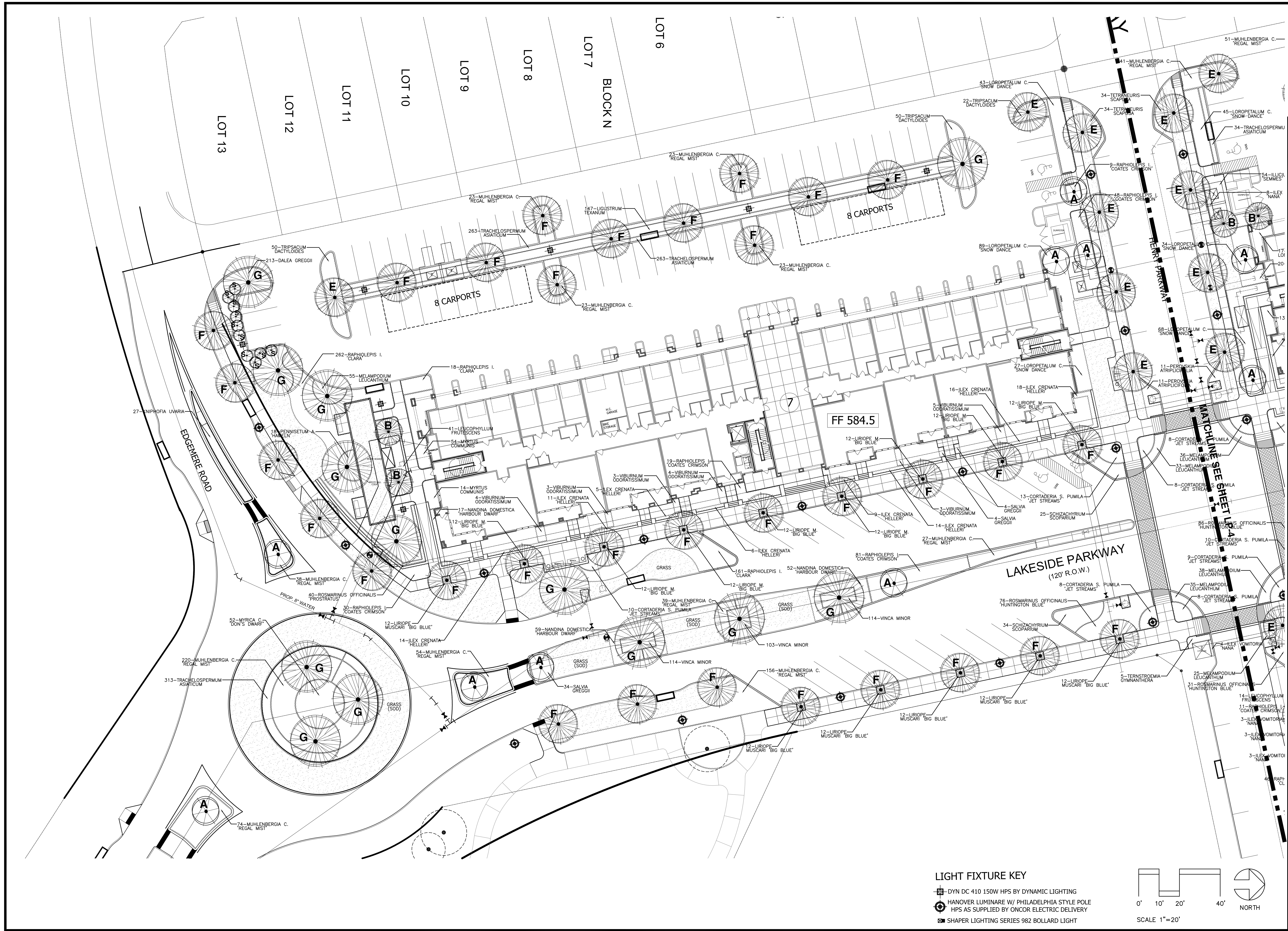
LP-5

LIGHT FIXTURE KEY

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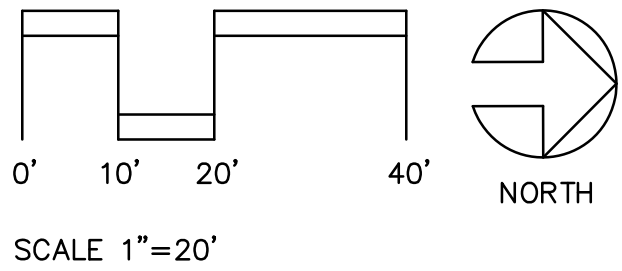
SCALE 1"=20'

NORTH

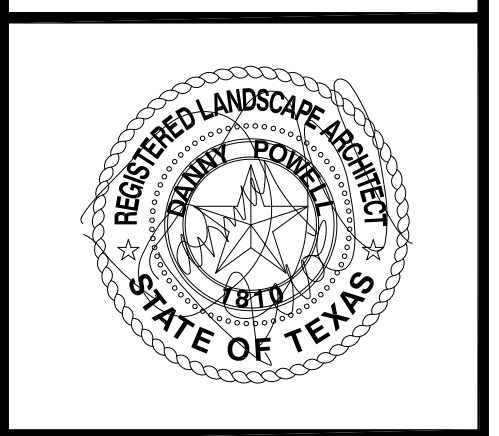


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SHEET TITLE
PLANTING PLAN

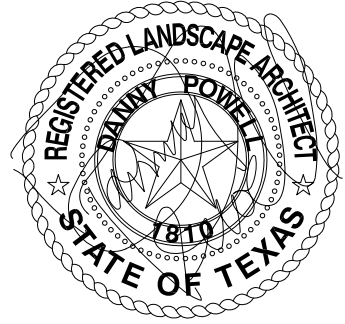
LP-6



TEXAS NATIVE POCKET PARK
SCALE 3/16" = 1'-0"



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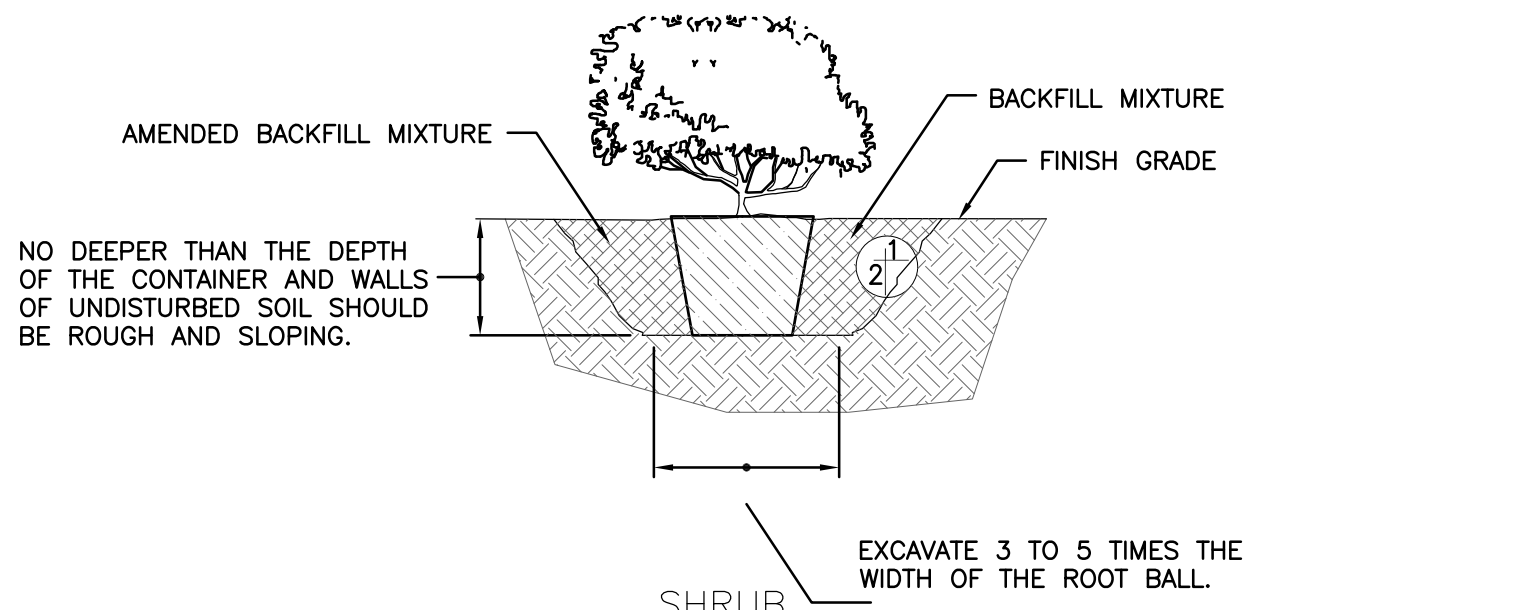
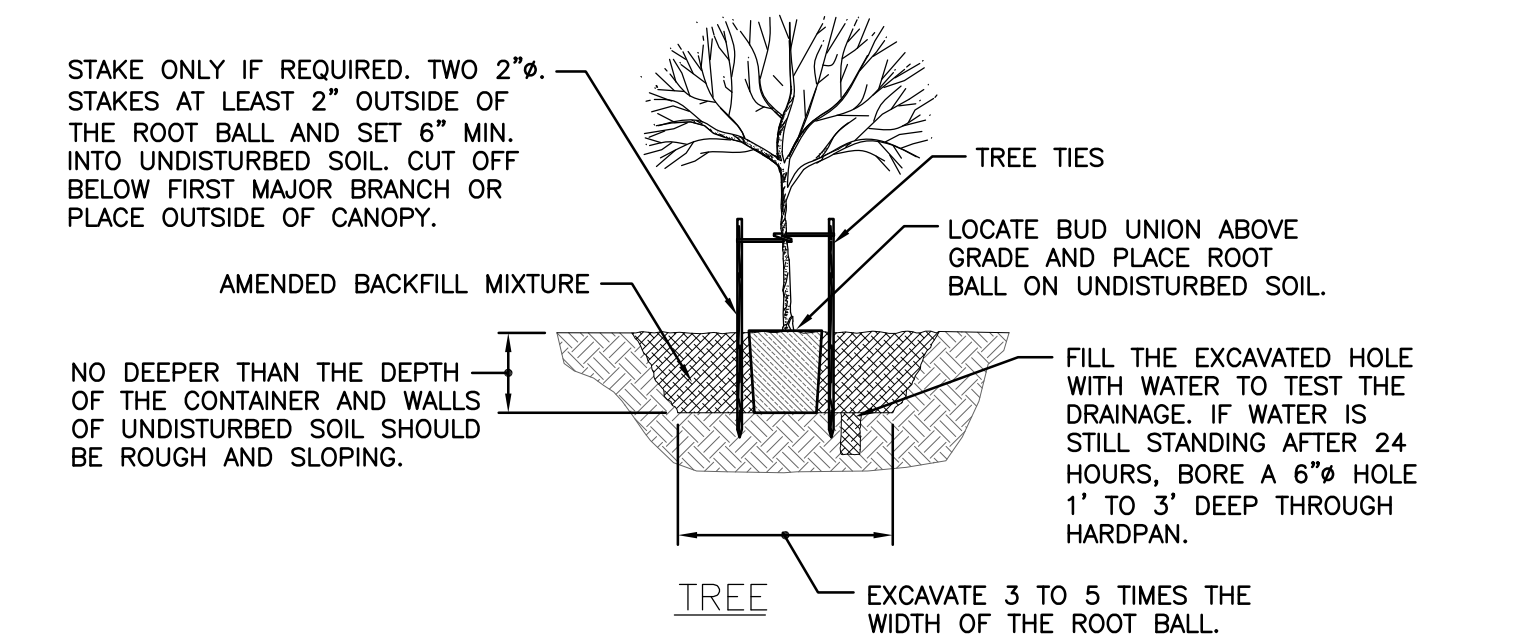
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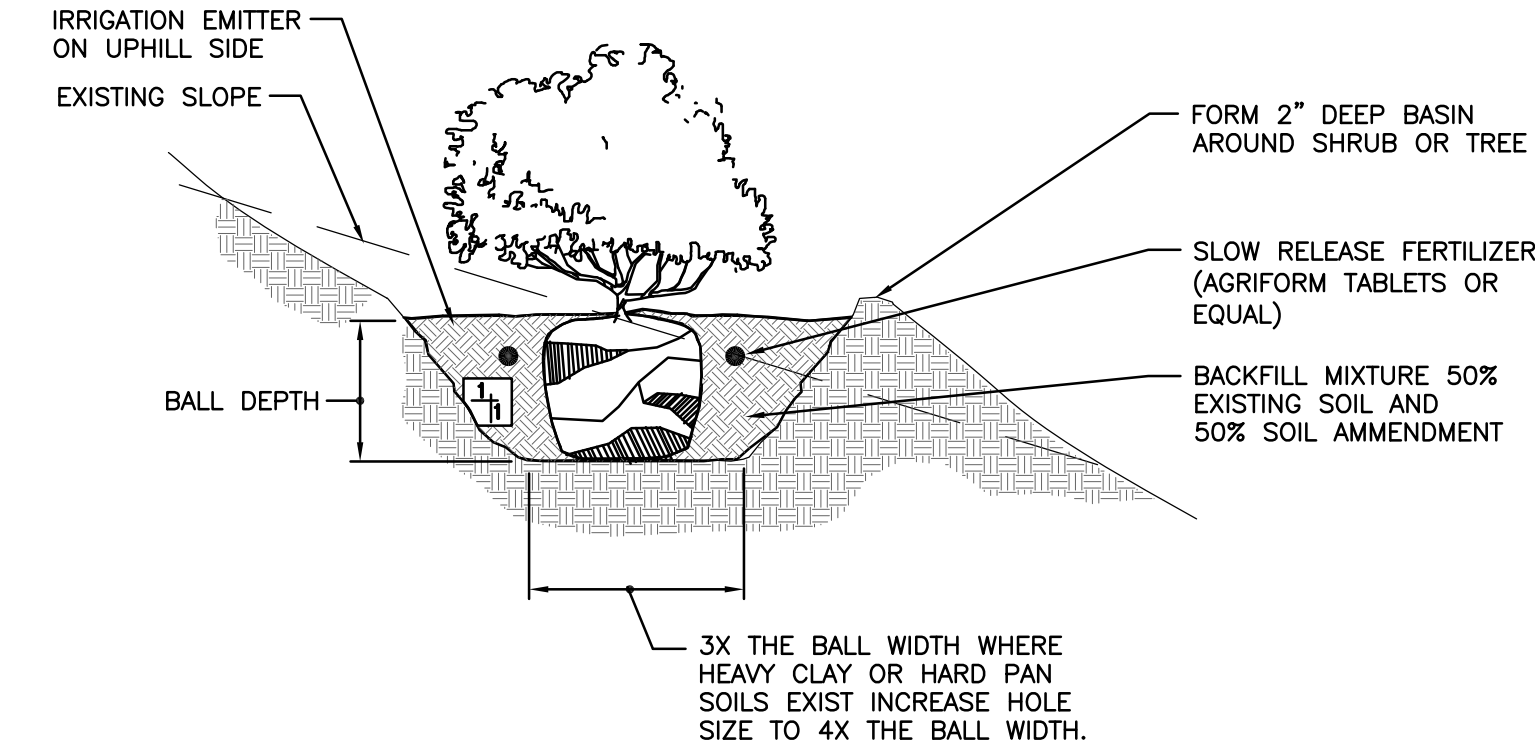
SHEET TITLE
PLANTING PLAN

LP-7



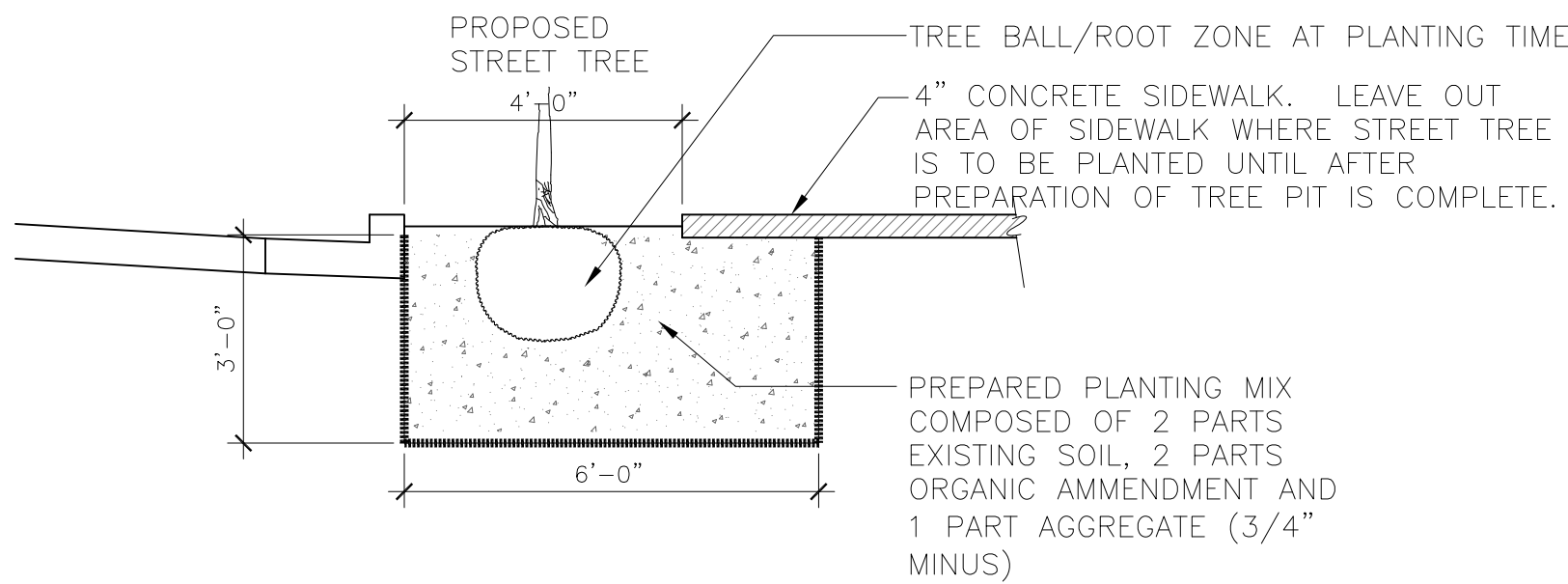
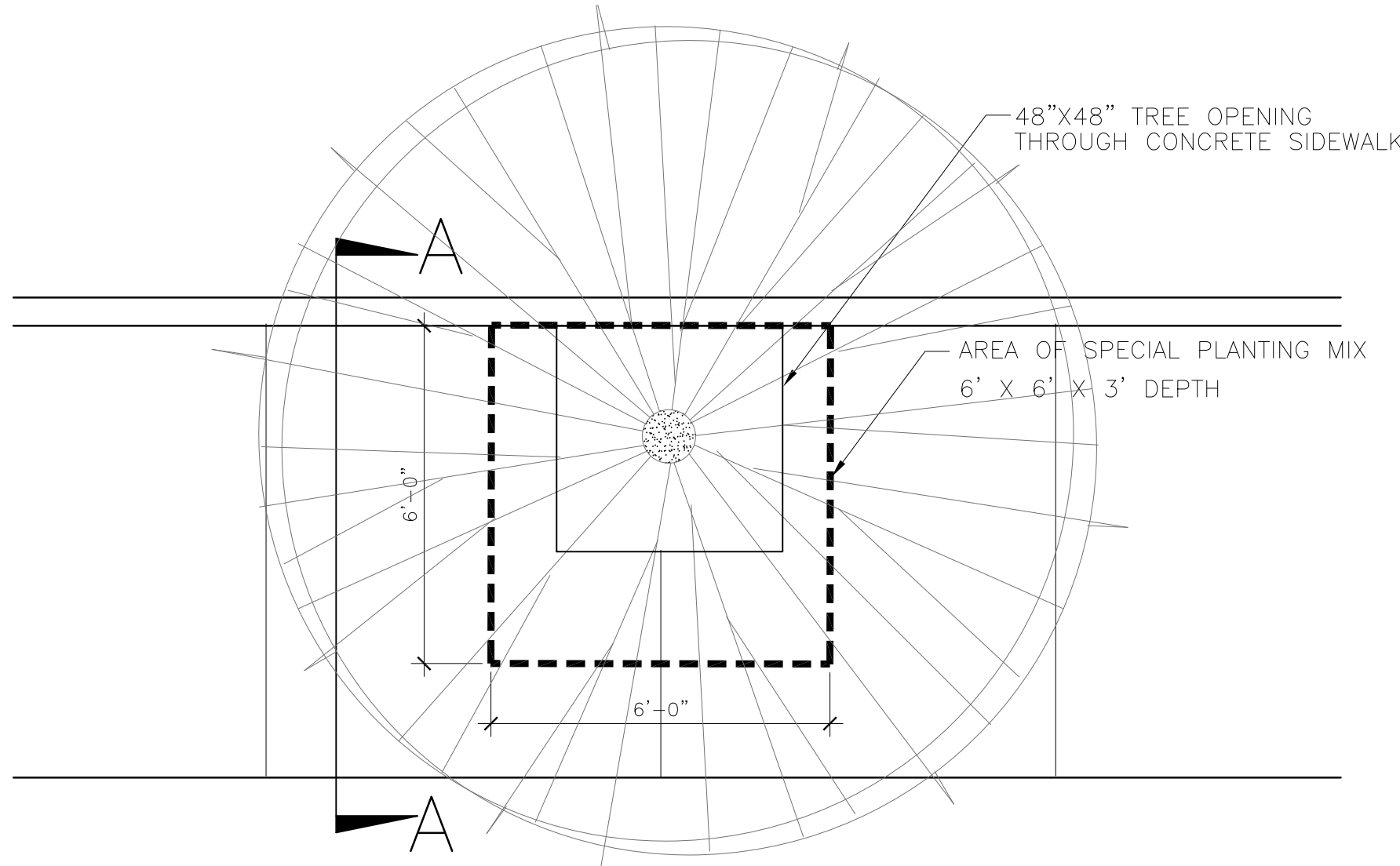
PLANTING DETAILS

NOT TO SCALE



SLOPE PLANTING DETAIL

NOT TO SCALE



STREET TREE W/ STRUCTURED SOIL MIX

SCALE 3/8" = 1'-0"

PLANT LIST

CANOPY TREES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
C	82	Ulmus crassifolia	Cedar Elm	As Shown	3" cal., 10'-12' HT., 4'-5' SPD., min. 5' Clr. Trunk	Dense, evenly branched crown	Yes	High
K	3	Viburnum rufidulum	Rusty Blackhaw	As Shown	3" cal., 8'-10' HT., 4'-5' SPD.	Dense, evenly branched	Yes	High
E	80	Quercus virginiana	Live Oak	As Shown	3" cal., 10'-12' HT., 5'-6' SPD., min. 5' Clr. Trunk	Dense, evenly branched	Yes	High
F	100	Ulmus parvifolia sempervirens 'Athena'	Athena Lacebark Elm	As Shown	3" cal., 10'-12' HT., 5'-6' SPD., min. 5' Clr. Trunk	Dense, evenly branched SPECIMENS	No	Moderate
G	22	Quercus virginiana	Live Oak	As Shown	6"-8" cal., 16'-18' HT., 10'-12' SPD., min. 5' Clr. Trunk SPECIMENS Supplied by Owner	Dense, evenly branched	Yes	High
J	3	Sophora secundiflora	Texas Mountain Laurel	As Shown	3" cal., 8'-10' HT., 4'-5' SPD.	Dense, evenly branched	Yes	High

ORNAMENTAL TREES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
A	40	Lagerstroemia indica 'Natchez'	Crape Myrtle	As Shown	1.5" cal. / multi-stem trunk (min. 3 trunks), 8'-10' HT., 4'-5' SPD.	Dense branching, multi-trunk	No	High
B	20	Magnolia grandiflora 'Little Gem'	Little Gem Upright Magnolia	As Shown	3" cal., 10'-12' HT., 4'-6' SPD.	Dense, low branched	No	Moderate
H	15	Cupressus sempervirens	Italian Cypress	As Shown	3-4" cal., 12' HT. SPECIMENS	Dense, evenly branched	No	High

SHRUBS TO BE SELECTED FROM THE FOLLOWING LIST

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
v	5	Agave americana	Blue Agave	As Shown	5 gal., 30" SP., 30" HT.	Dense, compact form and foliage	Yes	High
	94	Cortaderia selloana pumila 'Jet Streams'	Jet Streams Dwarf Pampus Grass	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Adapted	High
u	3	Chilopsis linearis	Desert Willow	As Shown	15 gal., 4" SP., 6' HT.	Dense, compact form and foliage	Yes	High
	36	Hesperaloe parviflora	Red Yucca	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Yes	High
	187	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	560	Ilex crenata 'Helleri'	Dwarf Helleri Holly	30" o.c.	3 gal., 14" SP., 12" HT.	Dense, compact form and foliage	No	Moderate
S	10	Ilex 'Nellie Stevens'	Nellie Stevens Holly	As Shown	5 gal., 24" SP., 30" HT.	Dense, compact form and foliage	No	Moderate
	101	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	30" o.c.	3 gal., 14" SP., 12" HT.	Dense, compact form and foliage	Yes	High
	948	Illicium floridanum 'Semmes'	Sweet Anise	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	No	High
	61	Kniphofia uvaria	Red Hot Poker	30" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	Yes	High
	308	Leucophyllum frutescens	Texas Sage	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	Yes	High
	325	Ligustrum japonicum	Wax Ligustrum	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	No	Moderate
	999	Loropetalum chinensis 'Snow Dance'	Chinese Fringe Flower	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
M	6	Magnolia soulangeana	Saucer Magnolia	As Shown	5 gal., 30" SP., 42" HT.	Dense, compact form and foliage	No	Moderate
	459	Miscanthus sinensis 'Adagio'	Maiden Grass	30" o.c.	5 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	High
a	21	Myrica cerifera	Wax Myrtle	As Shown	5 gal., 30" SP., 42" HT.	Dense, compact form and foliage	Adapted	High
	300	Myrica cerifera 'Don's Dwarf'	Dwarf Wax Myrtle	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Adapted	High
	229	Myrtus communis	Myrtle	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
T	20	Osmanthus fragrans	Sweet Olive	As Shown	5 gal., 20" SP., 36" HT.	Dense, compact form and foliage	Adapted	High
	158	Perovskia atriplicifolia	Russian Sage	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	No	High
	56	Physostegia virginiana	Obedient Plant	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	59	Poliomentha longifolia	Mexican Oregano	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	160	Nandina domestica 'Harbour Dwf.'	Dwarf Heavenly Bamboo	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	High
	187	Raphiolepis x delacourii 'Georgia Petite'	Gerogia Petite Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	1417	Raphiolepis indica 'Clara'	Clara Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	1120	Raphiolepis indica 'Coates Crimson'	Coates Crimson Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	939	Rosmarinus o. 'Huntington Blue'	Hunnington Blue Rosemary	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	127	Rosmarinus o. 'Prostratus'	Dwarf Hanging Rosemary	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	380	Salvia greggii 'Navajo Bright Red'	Autumn Sage	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	Yes	High
	186	Schizachyrium scoparium	Little Blue Stem	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	Yes	High
	279	Termstromia gymnanthera	Cleyera	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	51	Viburnum odoratissimum	Sweet Viburnum	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate

GROUNDCOVERS VINES AND GRASSES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
	3045 SF	Buchloe dactyloides	Buffalo Grass	As Shown	N/A	Seeded	Yes	High
	167	Callirhoe involucrata	Wine Cups	24" o.c.	3 gal., 10" SP., 12" HT.	Dense, compact form and foliage	Yes	High
	39678 SF	Cynodon dactylon	Common Bermuda Grass	As Shown	N/A	Sod	No	Moderate
	247	Dalea greggii	Gregg's Dalea	24" o.c.	3 gal., 12" SP., 8" HT.	Dense, compact form and foliage	Yes	High
	290	Gaillardia x grandiflora	Blanket Flower	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	53	Lantana montevidensis	Lantana	30" o.c.	3 gal., 18" SP., 12" HT.	Dense, compact form and foliage	Adapted	High
	754	Liriope muscari 'Blue Giant'	Blue Giant Lily Turf	18" o.c.	1 gal., 12" SP., 16" HT.	Dense, compact form and foliage	No	High
	743	Melampodium leucanthum	Blackfoot Daisy	18" o.c.	3 gal., 12" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	1654	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly Grass	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	Moderate
	324	Pennisetum a. 'Hameln'	Hameln's Fountain Grass	30" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	High
	70	Tagetes lucida	Mint Marigold	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Adapted	High
	312	Tetranneuris scaposa	Four Nerve Daisy	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Yes	High
	2035	Trachelospermum asiaticum	Asian Jasmine	18" o.c.	1 gal., 12" SP., 12" HT.	Dense, compact form and foliage	No	Moderate
	62	Trachelospermum jasminoides'	Star Jasmine	30" o.c.	5 gal., 12" SP., 36" HT. Trained Vine	Dense, compact form and foliage	No	Moderate
	1533	Tripsacum dactyloides	Fakahatchee Grass / Gamagrass	30" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Yes	High
	787	Vinca minor	Dwarf Periwinkle	12" o.c.	1 gal., 12" SP., 8" HT.	Dense, compact form and foliage	No	Moderate
		Annual Color	To Be Selected	9" o.c.	4" pot, 4" HT/SPD.	Dense, compact form and foliage	No	Low

NOTES:

All landscaping to be installed according to sound nursery practices.

All landscape areas planted with shrubs or groundcover shall have a minimum of 2" mulch coverage.

Site to be 100% irrigated with all underground irrigation, sprinkler, or water systems that shall be equipped with rain and freeze sensors and in accordance with the town of Flower Mound building code.

All irrigated landscape areas are to be divided into zones based on their varying water requirements.

All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to mowing, edging, pruning, fertilizing, watering, and weeding.

Plant materials used to meet the minimum required landscaping provisions which dies or are removed for any reason shall be replaced, with plant material of similar variety and size, within 90 days.

All AC units shall be screened from view from the public right-of-way and from adjacent residential properties with evergreen shrubs.



1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com



ELAN FLOWER MOUND

FLOWER MOUND, TX

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JOB NUMBER

1404.1

DRAWN BY: DLP

CHECKED BY:

ISSUED FOR SITE PLAN APPROVAL:
JANUARY 8, 2016

REVISIONS

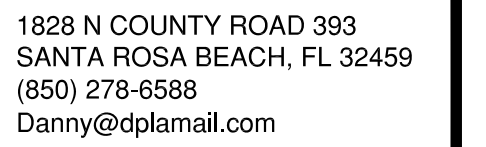
NO.	DATE	BY
1	1-19-16	DLP

CITY APPROVAL

SHEET TITLE

PLANTING PLAN

LP-8



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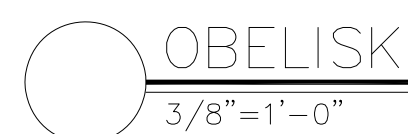
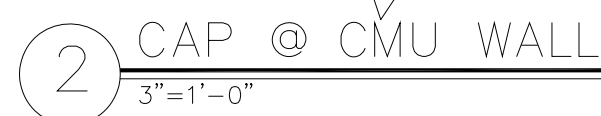
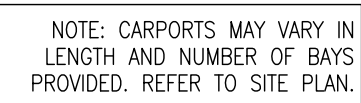
DISCUSSION

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APPROVAL

SITE PLAN DETAILS

LP-9





ELAN FLOWER MOUND
FLOWER MOUND, TX
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NO.	DATE	BY
1	1-19-16	DLP

CITY APPROVAL _____

SHEET TITLE

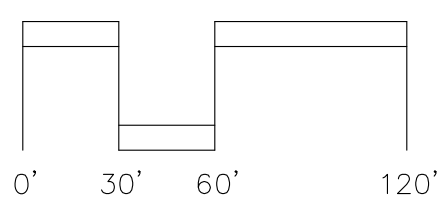
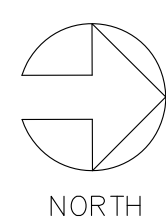
SITE PLAN

SP-1



LIGHT FIXTURE KEY

-  DYN DC 410 150W HPS BY DYNAMIC LIGHTING
 HANOVER LUMINARE W/ PHILADELPHIA STYLE POLE
HPS AS SUPPLIED BY ONCOR ELECTRIC DELIVERY
 SHAPER LIGHTING SERIES 982 BOLLARD LIGHT



SCALE 1"=60'

Building Type 1 / Building # 4, 5, 6, & 7 / MU-C(4) SUBZONE												
Section 7: Building Standards												
Material Compliance												
	Front Elevation "Type A"			Rear Elevation "Type B"			Left Elevation "Type A"			Right Elevation "Type A"		
	Total Façade S.F.			11113			9589			2855		
S.F. excluding windows & doors				8968			8177			2389		
	Required		Provided		Required		Provided		Required		Provided	
	S.F.		%		S.F.		%		S.F.		%	
Stucco	unlimited	3672	41%	unlimited	864	11%	unlimited	1194	50%	unlimited	1390	47%
Brick	unlimited	3971	44%	unlimited	1924	24%	unlimited	1143	48%	unlimited	1394	47%
Other	20% Max	1325	15%	80% Max	5389	65%	20% Max	52	2%	20% Max	162	5%
Glazing Compliance for Facades Facing Type "A" streets												
	Required		Provided									
	Min.	Max	%									
Glazing @ First Floor	60%	75%	62%									
Glazing @ Upper Floor	30%	60%	38%									

KEYNOTE LEGEND:			
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK	5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS
2	NOT USED	6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)
3A	TYPICAL STUCCO SYSTEM	7A	TYP. COMPOSITION SHINGLE ROOF
3B	CONTROL JOINT	7B	ACCENT CLAY TILE ROOF
4A	SMOOTH FINISH HORIZ. FIBER CEMENT SIDING	8	TYP. CANVAS CANOPY AWNING
4B	WOOD ACCENT SIDING	9	DECORATIVE WOODEN BRACKETS



4 BLDG TYPE 1 - LEFT ELEVATION
3/32"=1'-0"



3 BLDG TYPE 1 - RIGHT ELEVATION
3/32"=1'-0"



2 BLDG TYPE 1 - REAR ELEVATION
3/32"=1'-0"



1 BLDG TYPE 1 - FRONT ELEVATION
3/32"=1'-0"

NOTE: APPROXIMATELY 50% OF THE ROOF TO BE FLAT / 50% OF THE ROOF TO BE PITCHED

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR

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CONCEPTUAL DESIGN

M
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A-01
JOB NO. 14032

01.19.16

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Building Type 1A / Building # 1 / MU-C(1) SUBZONE												
Section 7: Building Standards												
Material Compliance												
	Front Elevation "Type A"			Rear Elevation "Type B"			Left Elevation "Type A"			Right Elevation "Type A"		
Total Façade S.F.	10638			9325			2752			3207		
S.F. excluding windows & doors	9426			8072			2424			2643		
	Required		Provided	Required		Provided	Required		Provided	Required		Provided
		S.F.	%		S.F.	%		S.F.	%		S.F.	%
Stucco	unlimited	3846	41%	unlimited	1037	13%	unlimited	1319	54%	unlimited	1303	49%
Brick	unlimited	3831	41%	unlimited	3788	47%	unlimited	944	39%	unlimited	1262	48%
Other	20% Max	1749	19%	80% Max	3247	40%	20% Max	161	7%	20% Max	78	3%
Glazing Compliance for Facades Facing Type "A" streets												
	Required		Provided									
	Min.	Max	%									
Glazing @ First Floor	60%	75%	62%									
Glazing @ Upper Floor	30%	60%	41%									
KEYNOTE LEGEND:												
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK					5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS					
2	NOT USED					6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)					
3A	TYPICAL STUCCO SYSTEM					7A	TYP. COMPOSITION SHINGLE ROOF					
3B	CONTROL JOINT					7B	ACCENT CLAY TILE ROOF					
4B	WOOD ACCENT SIDING					8	TYP. CANVAS CANOPY AWNING					
						9	DECORATIVE WOODEN BRACKETS					



4 BLDG TYPE 1A - LEFT ELEVATION
3/32"=1'-0"



3 BLDG TYPE 1A - RIGHT ELEVATION
3/32"=1'-0"



2 BLDG TYPE 1A - REAR ELEVATION
3/32"=1'-0"



1 BLDG TYPE 1A - FRONT ELEVATION
3/32"=1'-0"

NOTE: APPROXIMATELY 50% OF THE ROOF TO BE FLAT / 50% OF THE ROOF TO BE PITCHED

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR

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M
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A-02

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Building Type 1 / Building # 4, 5, 6, & 7 / MU-C(4) SUBZONE												
Section 7: Building Standards												
Material Compliance												
	Front Elevation "Type A"			Rear Elevation "Type B"			Left Elevation "Type A"			Right Elevation "Type A"		
Total Façade S.F.	11113			9589			2855			3644		
S.F. excluding windows & doors	8968			8177			2389			2946		
	Required	Provided		Required	Provided		Required	Provided		Required	Provided	
		S.F.	%		S.F.	%		S.F.	%		S.F.	%
Stucco	unlimited	3672	41%	unlimited	864	11%	unlimited	1194	50%	unlimited	1390	47%
Brick	unlimited	3971	44%	unlimited	1924	24%	unlimited	1143	48%	unlimited	1394	47%
Other	20% Max	1325	15%	80% Max	5389	65%	20% Max	52	2%	20% Max	162	5%
Glazing Compliance for Facades Facing Type "A" streets												
	Required		Provided									
	Min.	Max	%									
Glazing @ First Floor	60%	75%	62%									
Glazing @ Upper Floor	30%	60%	38%									

KEYNOTE LEGEND:			
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK	5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS
2	NOT USED	6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)
3A	TYPICAL STUCCO SYSTEM	7A	TYP. COMPOSITION SHINGLE ROOF
3B	CONTROL JOINT	7B	ACCENT CLAY TILE ROOF
4A	SMOOTH FINISH HORIZ. FIBER CEMENT SIDING	8	TYP. CANVAS CANOPY AWNING
4B	WOOD ACCENT SIDING	9	DECORATIVE WOODEN BRACKETS



4 BLDG TYPE 1B - LEFT ELEVATION
3/32"=1'-0"



3 BLDG TYPE 1B - RIGHT ELEVATION
3/32"=1'-0"



2 BLDG TYPE 1B - REAR ELEVATION
3/32"=1'-0"



1 BLDG TYPE 1B - FRONT ELEVATION
3/32"=1'-0"

NOTE: APPROXIMATELY 50% OF THE ROOF TO BE FLAT / 50% OF THE ROOF TO BE PITCHED

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR

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M
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A-03
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Building Type 2 / Building # 3 / MU-C(4) SUBZONE												
Section 7: Building Standards												
Material Compliance												
	Front Elevation "Type A"			Rear Elevation "Type B"			Left Elevation "Type A"			Right Elevation "Type A"		
Total Façade S.F.	10198			9154			3437			3980		
S.F. excluding windows & doors	8254			7628			2999			3271		
	Required		Provided	Required		Provided	Required		Provided	Required		Provided
		S.F.	%		S.F.	%		S.F.	%		S.F.	%
Stucco	: unlimited	3376	40.9%	unlimited	1386	18%	unlimited	1850	62%	unlimited	1189	36%
Brick	: unlimited	3591	43.5%	unlimited	2826	37%	unlimited	874	29%	unlimited	1671	51%
Other	: 20% Max	1286	15.6%	80% Max	3416	45%	20% Max	275	9%	20% Max	411	13%
Glazing Compliance for Facades Facing Type "A" streets												
	Required		Provided									
	Min.	Max	%									
Glazing @ First Floor	60%	75%	62%									
Glazing @ Upper Floor	30%	60%	40%									
KEYNOTE LEGEND:												
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK				5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS						
2	NOT USED				6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)						
3A	TYPICAL STUCCO SYSTEM				7A	TYP. COMPOSITION SHINGLE ROOF						
3B	CONTROL JOINT				7B	ACCENT CLAY TILE ROOF						
4A	SMOOTH FINISH HORIZ. FIBER CEMENT SIDING				8	TYP. CANVAS CANOPY AWNING						
4B	WOOD ACCENT SIDING				9	DECORATIVE WOODEN BRACKETS						



4 BLDG TYPE 2 - LEFT ELEVATION
3/32"=1'-0"



3 BLDG TYPE 2 - RIGHT ELEVATION
3/32"=1'-0"



2 BLDG TYPE 2 - REAR ELEVATION
3/32"=1'-0"



1 BLDG TYPE 2 - FRONT ELEVATION
3/32"=1'-0"

NOTE: APPROXIMATELY 50% OF THE ROOF TO BE FLAT / 50% OF THE ROOF TO BE PITCHED

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR

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A-04

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Building Type 2A / Building # 2 / MU-C(1) SUBZONE													
Section 7: Building Standards													
Material Compliance													
		Front Elevation "Type A"			Rear Elevation "Type B"			Left Elevation "Type A"			Right Elevation "Type A"		
Total Façade S.F.		9734			9154			3250			3706		
S.F. excluding windows & doors		8184			7628			2857			3111		
		Required		Provided	Required		Provided	Required		Provided	Required		Provided
		S.F.		%	S.F.		%	S.F.		%	S.F.		%
Stucco		unlimited	3202	39.1%	unlimited	1386	18%	unlimited	1850	65%	unlimited	1169	38%
Brick		unlimited	3715	45.4%	unlimited	2826	37%	unlimited	743	26%	unlimited	1787	57%
Other		20% Max	1267	15.5%	80% Max	3416	45%	20% Max	264	9%	20% Max	155	5%
Glazing Compliance for Facades Facing Type "A" streets													
		Required		Provided									
		Min.	Max	%									
Glazing @ First Floor		60%	75%	60%									
Glazing @ Upper Floor		30%	60%	41%									
KEYNOTE LEGEND:													
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK					5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS						
2	NOT USED					6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)						
3A	TYPICAL STUCCO SYSTEM					7A	TYP. COMPOSITION SHINGLE ROOF						
3B	CONTROL JOINT					7B	ACCENT CLAY TILE ROOF						
4A	SMOOTH FINISH HORIZ. FIBER CEMENT SIDING					8	TYP. CANVAS CANOPY AWNING						
4B	WOOD ACCENT SIDING					9	DECORATIVE WOODEN BRACKETS						



4 BLDG TYPE 2A - LEFT ELEVATION
3/32"=1'-0"



3 BLDG TYPE 2A - RIGHT ELEVATION
3/32" = 1'-0"



2 BLDG TYPE 2A - REAR ELEVATION
3/32"=1'-0"



1 BLDG TYPE 2A - FRONT ELEVATION
3/32"=1'-0"

NOTE: APPROXIMATELY 50% OF THE ROOF TO BE FLAT / 50% OF THE ROOF TO BE PITCHED

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR

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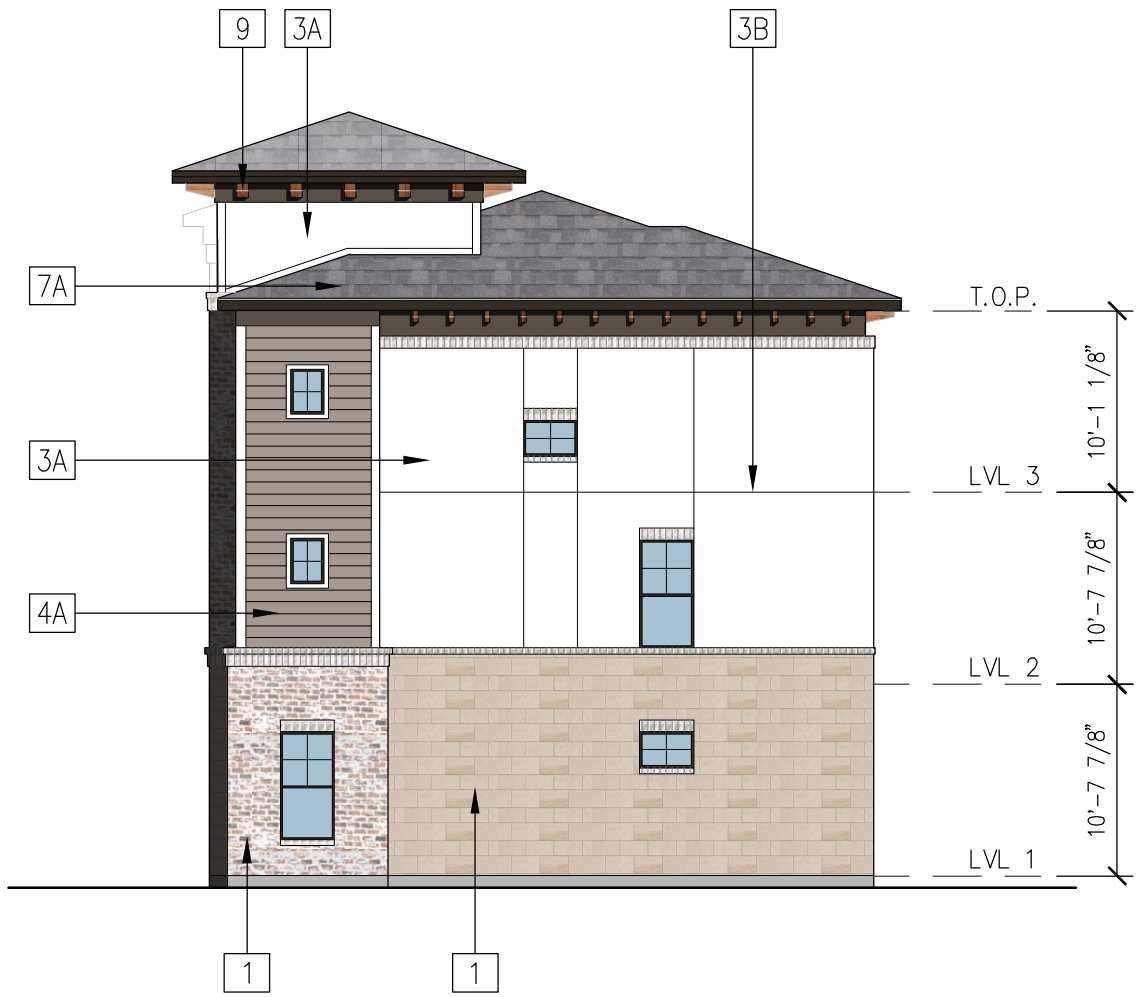
A-05

JOB NO. 14032

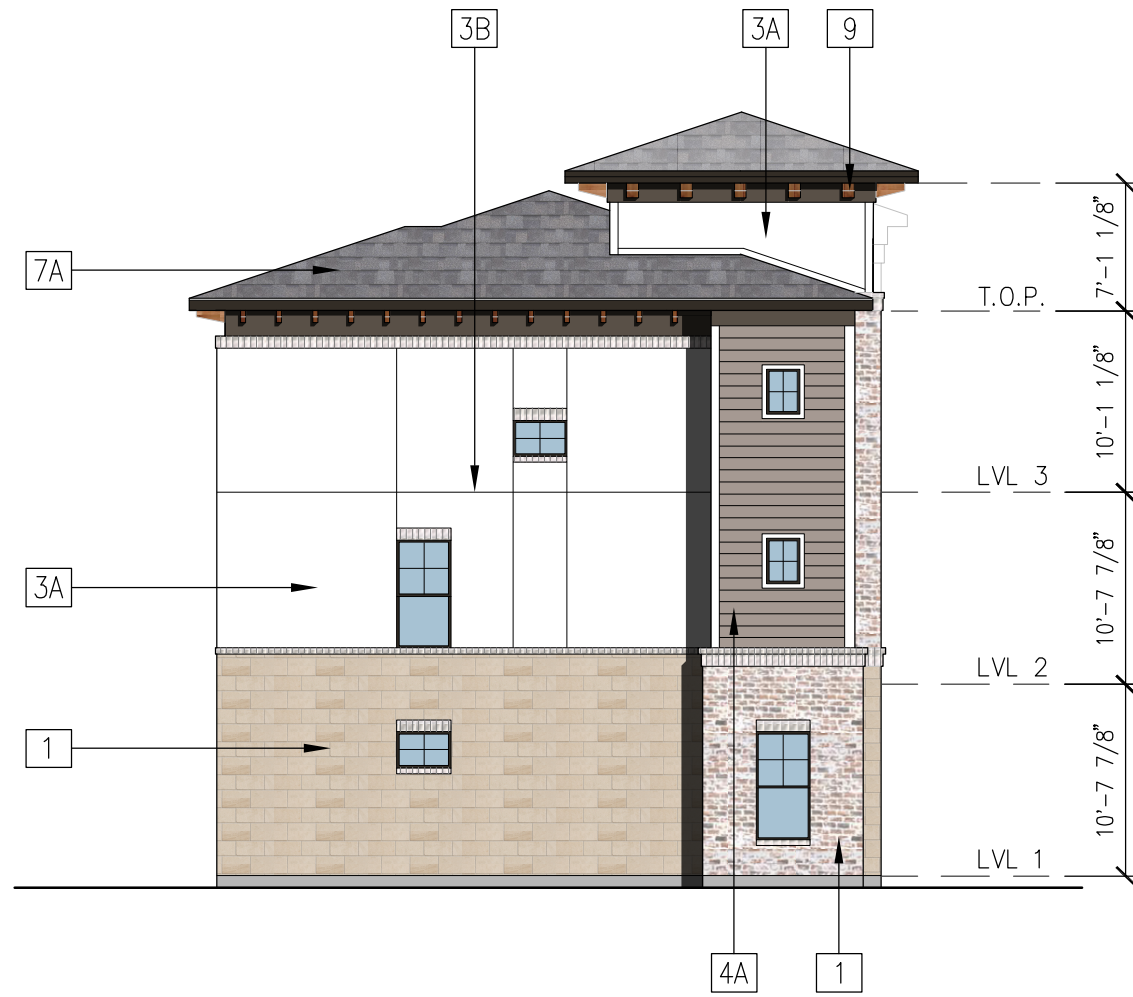
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Building Type TH / Building # 8, 9, 10, 11, 12, & 13 / URBAN MICROZONE									
Section 7: Building Standards									
Material Compliance									
	Front Elevation "Type A"			Rear Elevation "Type B"		Left Elevation "Type A"		Right Elevation "Type A"	
Total Façade S.F.	5142			4168		1252		1252	
S.F. excluding windows & doors	4139			3591		1194		1194	
	Required	Provided		Required	Provided	Required	Provided	Required	Provided
	S.F.	%		S.F.	%	S.F.	%	S.F.	%
Stucco	unlimited	1123 27%		unlimited	680 19%	unlimited	587 49%	unlimited	587 49%
Brick	unlimited	1531 37%		unlimited	659 18%	unlimited	83 7%	unlimited	83 7%
Burnished Block / Stone	unlimited	652 16%		unlimited	520 14%	unlimited	323 27%	unlimited	323 27%
Other	20% Max	833 20%		80% Max	1732 48%	20% Max	201 17%	20% Max	201 17%

KEYNOTE LEGEND:			
1	TYPICAL BRICK VENEER AND / OR BURNISHED BLOCK	5	42" HEIGHT MTL. GUARDRAIL W/ 4" O/C MTL. PICKETS
2	NOT USED	6	STOREFRONT SYSTEM (DEPTH OF STOREFRONT T.B.D. BASED ON RETAIL USAGE)
3A	TYPICAL STUCCO SYSTEM	7A	TYP. COMPOSITION SHINGLE ROOF
3B	CONTROL JOINT	7B	ACCENT CLAY TILE ROOF
4A	SMOOTH FINISH HORIZ. FIBER CEMENT SIDING	8	TYP. CANVAS CANOPY AWNING
4B	WOOD ACCENT SIDING	9	DECORATIVE WOODEN BRACKETS



4 TOWNHOME BUILDING - LEFT ELEVATION
3/32"=1'-0"



3 TOWNHOME BUILDING - RIGHT ELEVATION
3/32"=1'-0"



2 TOWNHOME BUILDING - REAR ELEVATION
3/32"=1'-0"



1 TOWNHOME BUILDING - FRONT ELEVATION
3/32"=1'-0"

BUILDING ELEVATIONS - FLOWER MOUND

FLOWER MOUND, TX - GREYSTAR