



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

APRIL 11, 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. REGULAR ITEMS

1. *Minutes of March 28, 2016*

Consider approval of the minutes of the March 28, 2016, Planning and Zoning Commission Regular Session.

2. *RC15-0019 – Canyon Falls, Village 5*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located west of Denton Creek Boulevard.

3. *RP16-0004 – Franklin Hills Addition, Lot 3R, Block D1* *Public Hearing*

Public Hearing to consider a request for a Replat to create one residential lot. The property is generally located west of Sunnyview Lane and south of Shady Trail.

4. *DP15-0011 – Southgate*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located west and east of Gerault Road and north of Long Prairie Road.

5. *SP15-0030 – Wells Fargo*

Consider a request for a Site Plan to develop a banking facility, with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

E. 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: April 7, 2016, at 1:10pm, 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.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 28TH DAY OF MARCH, 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
Brian Smiley	Commissioner, Place 6
Perfecto Solis	Commissioner, Place 7
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Emily Strittmatter	Commissioner, Place 5
Vacant	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
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:31 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 March 14, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McDaniel moved to approve the March 14, 2016, minutes as presented. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Smiley, McDaniel, McCall

NAYS: None

ABSTAIN: Solis, Sharma, Ruthrauff

ABSENT: Strittmatter

The motion passed with a vote of 3-0-3.

2. Consider a request for a Record Plat (RC16-0003 – Stryker-Silveron Addition) to create a nonresidential subdivision. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.
3. Consider a request for a Site Plan (SP15-0029 – Stryker-Silveron Addition) to develop one nonresidential building. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation (RC16-0003)

Commissioner Sharma moved to approve RC16-0003 – Stryker-Silveron Addition.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC16-0003)

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

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 6-0.

Commission Deliberation (SP15-0029)

Commissioner Sharma moved to approve SP15-0029 – Stryker-Silveron Addition.
Commissioner Solis seconded the motion.

VOTE ON THE MOTION (SP15-0029)

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

NAYS: None

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for a Master Plan Amendment (MPA16-0001 – Hawks Hill QT) to amend Section 3.0, Specific Plans, and Section 4.0, Urban Design Plan, by amending the roof and parapet standards for Specific Plan Area 5 (SPA 5) that apply to the subject property. The property is generally located west of Long Prairie Road and south of Waketon Road.**
5. **Public Hearing to consider a request for a Specific Use Permit No. 443 (SUP16-0001 - Hawks Hill QT) to permit a convenience store with gasoline sales. The property is generally located west of Long Prairie Road and south of Waketon Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

J.D. Dudley, QuikTrip Corporation

Spoke In Favor:

Faith Heckman, 4812 Pacer Way, Flower Mound
Eddie White, 3104 Beaver Creek, Flower Mound
William Maddie, 1004 Forest Vista, Flower Mound
Kevin Cummings, 2728 Skinner, Flower Mound
David Johnson, 3617 San Paula, Flower Mound
Carol Kohankie, 4312 Lauren Way, Flower Mound
Al Picardi, 1525 Lindby, Flower Mound
Patsy Mizeur, 1821 Castle Court, Flower Mound
Jody Smith, 3705 Sarah Springs Trail, Flower Mound

Submitted a card in favor, but did not wish to speak:

Dennis Heckman, 4812 Pacer Way, Flower Mound
Janet Jones, 2113 Columbia, Flower Mound

Spoke In Favor of Specific Use and Made Comments on Franchise Architecture:

Paul Stone, 709 Lakebluff, Flower Mound

Spoke In Favor of Specific Use, but In Opposition to MPA:

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearings

Commission Deliberation (MPA16-0001)

Vice Chair McDaniel moved to recommend approval of MPA16-0001 – Hawks Hill QT as presented, but limiting the exception to this site specifically. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (MPA16-0001)

AYES: Ruthrauff, McCall, McDaniel, Smiley, Solis

NAYS: Sharma

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 5-1.

Commission Deliberation (SUP16-0001)

Vice Chair McDaniel moved to recommend approval of SUP16-0001 – Hawks Hill QT with the addition of enhanced screening around the dumpster area. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SUP16-0001)

AYES: Solis, Smiley, McDaniel, McCall, Ruthrauff

NAYS: Sharma

ABSTAIN: None

ABSENT: Strittmatter

The motion passed with a vote of 5-1.

E. ADJOURNMENT: 8:08 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: April 11, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC15-0019 - Canyon Falls, Village 5) to create a residential subdivision. The property is generally located west of Denton Creek Boulevard.

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of the application is to create 46 buildable, single-family residential lots with a minimum lot size of 10,000 square feet. The proposed single-family residential lots are located in the third phase of the Canyon Falls development and are in conformance with the underlying Single-Family District-10 (SF-10) standards within Planned Development District-98 (PD-98). Village 5 contains approximately 29 acres.

Access to the development is provided from Denton Creek Boulevard. The current project includes the establishment of all required easements, landscaping, fencing, and associated open space (x-lots) for this phase (Attachment B(1)).

The proposed record plat is consistent with the development plan (DP13-0003) approved by the Town Council on March 17, 2014, for Phase III containing 303 buildable lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

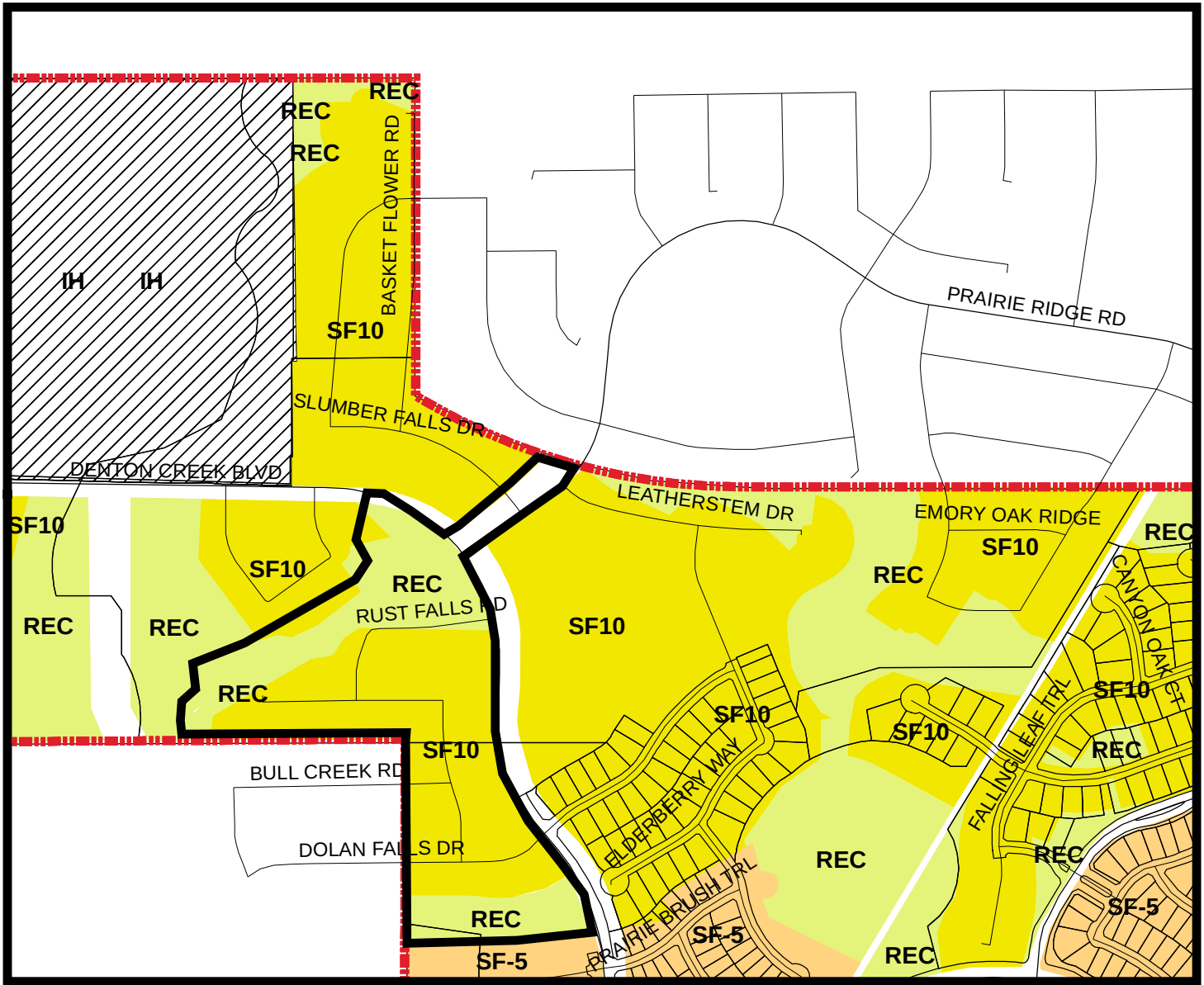
B. Application Details

1. Record Plat Package

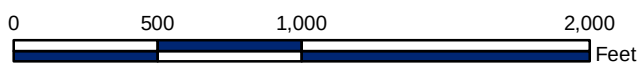
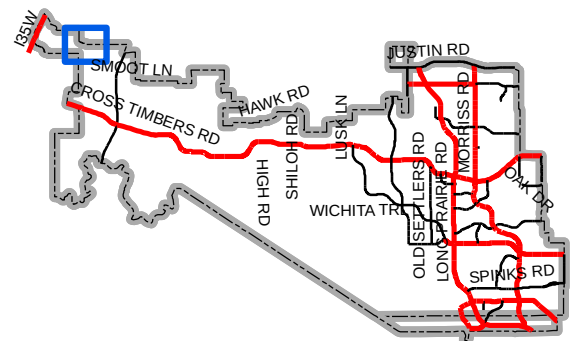
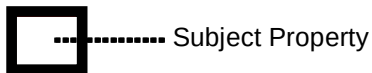


Vicinity Map

Reference Project: RC15-0019



LEGEND



Map Location

December 28, 2015

Ms. Poornima Srinarasi
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Record Plat – Village 5

Dear Poornima,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality new community. This master planned community is intended to provide increased recreation amenities, high quality homes and shopping alternatives that will be designed in a comprehensive fashion, which will enhance the quality of life for future residents and the Town of Flower Mound. We believe that Canyon Falls will be a great addition for the Town of Flower Mound and the rooftops generated within the development will support the future plans and growth of Flower Mound for commercial and retail development along the western side of its Town Limits. Additionally, the proximity of the development to I-35W and U.S. 377 provide a great transition between the commercial and more intense zoning districts that exist along the I-35W and U.S. 377 corridors.

Record Plat - Village 5 Site Data:

Existing Zoning District: Planned Development with SF-10

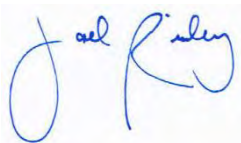
Record Plat – Village 5 Acreage: 29.008 Acres

Lot breakdown: 46 Single-Family Lots & 3 Open Space/HOA Lots

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

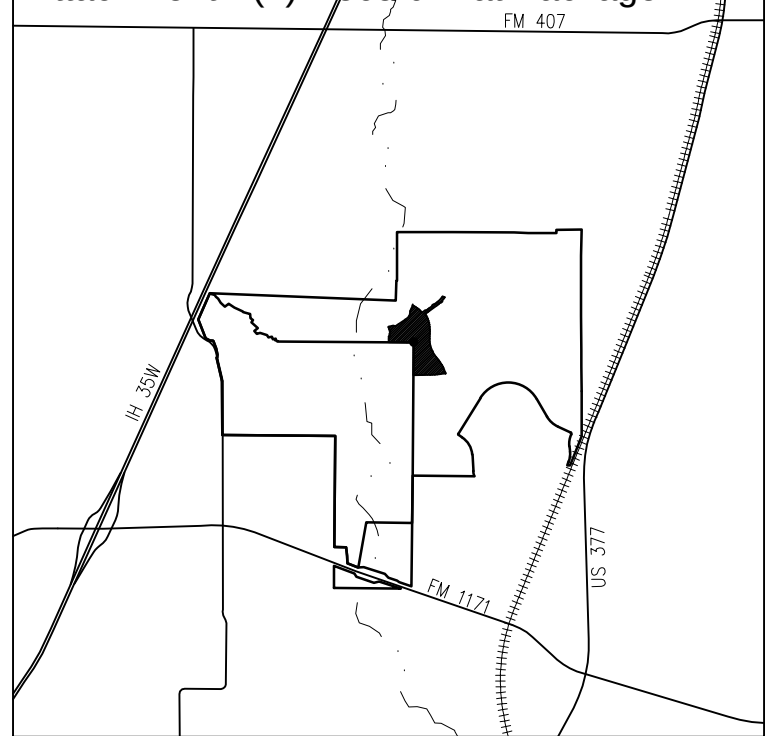
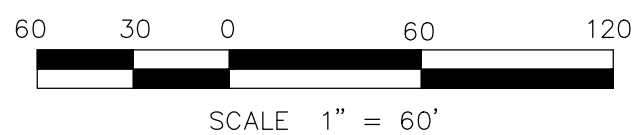
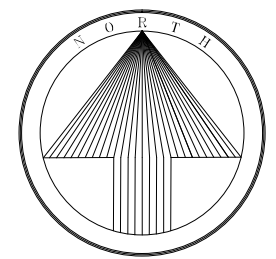
Sincerely,

J. VOLK CONSULTING, INC.



Joel Richey
Engineer

cc: Brian Cramer, Assistant Vice President, Newland Real Estate

VICINITY MAP
N.T.S.

NOTE:
1. BEARINGS BASED ON STATE PLANE COORDINATES (SURFACE) TEXAS NORTH CENTRAL ZONE AS OBSERVED BY TOPCON GPS. A COMBINED SCALE FACTOR OF 1.0001596 SHALL BE USED TO TRANSLATE TO NAD 83 GRID.

RECORD PLAT OF CANYON FALLS VILLAGE 5

BLOCK V, LOTS 1-2, 3X, 4-13;
BLOCK TT, LOTS 1-3, 4X;
BLOCK UU, LOTS 1-8, 9X;
BLOCK VV, LOTS 1-5;
BLOCK XX, LOTS 1-18, 19X

46 SINGLE FAMILY LOTS &
4 OPEN SPACE/HOA LOTS

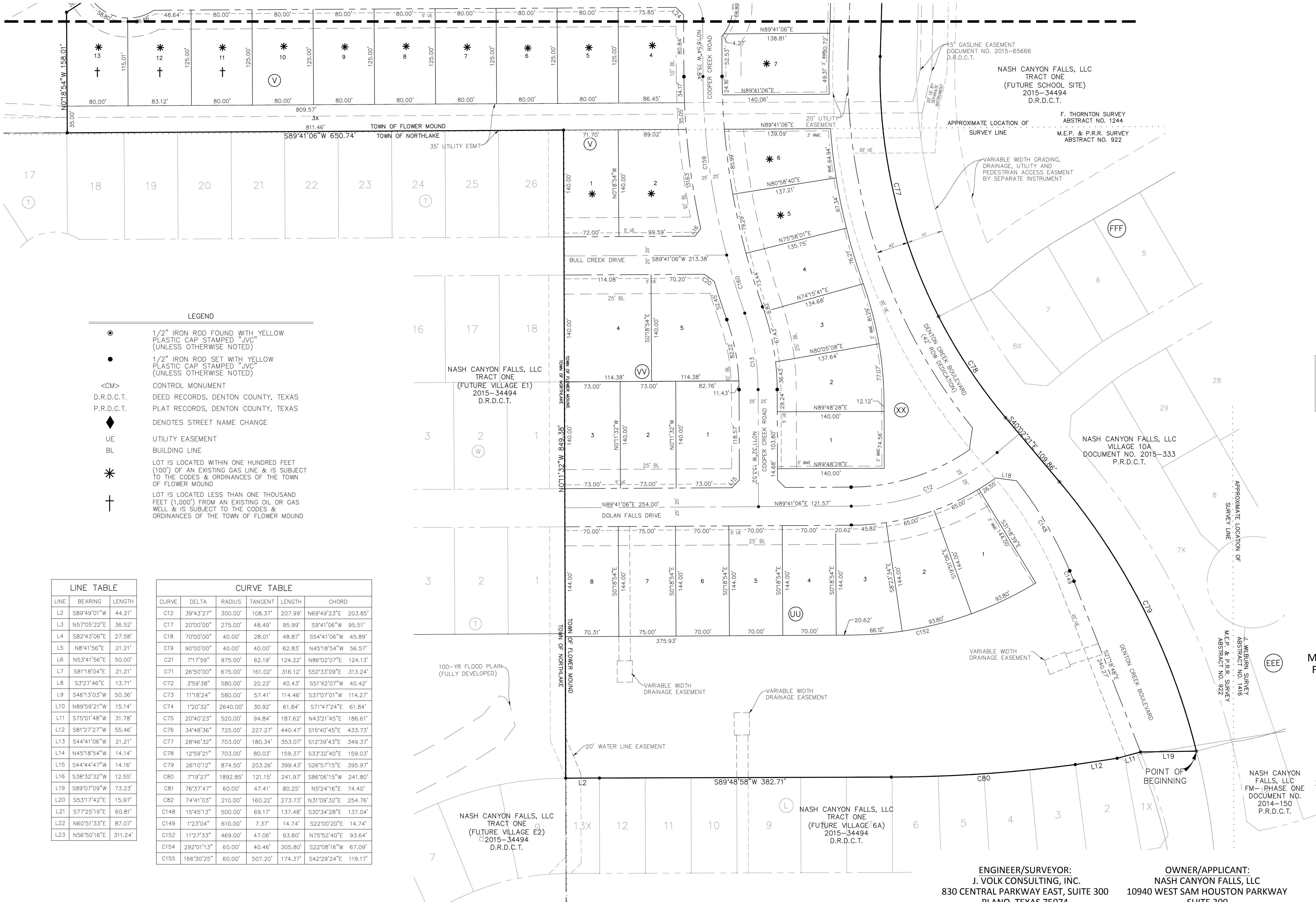
BEING 29.008 ACRES LOCATED IN THE
M.E.P. & P.R.R. SURVEY - ABSTRACT 922 &
F. THORNTON SURVEY - ABSTRACT 1244
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

Date: March 23, 2016

SHEET 1 OF 3

RECORDING INFORMATION

MATCH LINE - SHEET 2 OF 3



ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TEXAS 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

LEGAL DESCRIPTION:

BEING a 29.008 acre tract of land situated in the M.E.P. & P.R.R. SURVEY, ABSTRACT NO. 922 AND the F. THORNTON SURVEY, ABSTRACT NO. 1244, Town of Flower Mound, Denton County, Texas, and being part of that tract of land described in Deed to NASH CANYON FALLS, LLC, as recorded in Document No. 2015–34494, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at Flower Mound Town Monument #38;

THENCE North 60 degrees 57 minutes 17 seconds West, a distance of 7408.33 feet to the POINT OF BEGINNING of the tract of land herein described;

THENCE South 89 degrees 07 minutes 09 seconds West, a distance of 73.23 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 75 degrees 01 minutes 48 seconds West, a distance of 31.78 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 81 degrees 27 minutes 27 seconds West, a distance of 55.46 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 07 degrees 19 minutes 27 seconds, a radius of 1892.85 feet and a chord bearing and distance of South 86 degrees 06 minutes 15 seconds West, 241.80 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 241.97 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 48 minutes 58 seconds West, a distance of 382.71 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 49 minutes 01 seconds West, a distance of 44.21 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 11 minutes 32 seconds West, a distance of 849.38 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 89 degrees 41 minutes 06 seconds West, a distance of 650.74 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 00 degrees 18 minutes 54 seconds West, a distance of 158.01 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 57 degrees 05 minutes 22 seconds East, a distance of 36.52 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 76 degrees 37 minutes 47 seconds, a radius of 60.00 feet and a chord bearing and distance of North 05 degrees 24 minutes 16 seconds East, 74.40 feet;

THENCE Northeasterly, with said curve to the right, an arc distance of 80.25 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 17 degrees 29 minutes 16 seconds West, a distance of 167.78 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 76 degrees 01 minutes 10 seconds East, a distance of 127.58 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 77 degrees 25 minutes 19 seconds East, a distance of 60.81 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 60 degrees 51 minutes 33 seconds East, a distance of 87.07 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 54 degrees 48 minutes 21 seconds East, a distance of 215.00 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 74 degrees 41 minutes 03 seconds, a radius of 210.00 feet and a chord bearing and distance of North 31 degrees 09 minutes 32 seconds East, 254.76 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 273.73 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 24 degrees 01 minutes 51 seconds East, a distance of 171.88 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 26 degrees 50 minutes 00 seconds, a radius of 675.00 feet and a chord bearing and distance of South 52 degrees 33 minutes 09 seconds East, 313.24 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 316.12 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 50 degrees 51 minutes 51 seconds East, a distance of 100.00 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 82 degrees 43 minutes 06 seconds East, a distance of 27.58 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 53 degrees 41 minutes 56 seconds East, a distance of 188.24 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 08 degrees 41 minutes 56 seconds East, a distance of 21.21 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 53 degrees 41 minutes 56 seconds East, a distance of 50.00 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 81 degrees 18 minutes 04 seconds East, a distance of 21.21 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 53 degrees 41 minutes 56 seconds East, a distance of 101.30 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 20 degrees 40 minutes 23 seconds, a radius of 520.00 feet and a chord bearing and distance of North 43 degrees 21 minutes 45 seconds East, 186.61 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 187.62 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the left having a central angle of 01 degrees 20 minutes 32 seconds, a radius of 2640.00 feet and a chord bearing and distance of South 71 degrees 47 minutes 24 seconds East, 61.84 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 61.84 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 11 degrees 18 minutes 24 seconds, a radius of 580.00 feet and a chord bearing and distance of South 37 degrees 07 minutes 01 seconds West, 114.27 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 114.46 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 03 degrees 27 minutes 46 seconds East, a distance of 13.71 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 46 degrees 13 minutes 03 seconds West, a distance of 50.36 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE North 89 degrees 59 minutes 21 seconds West, a distance of 15.14 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 03 degrees 59 minutes 38 seconds, a radius of 580.00 feet and a chord bearing and distance of South 51 degrees 42 minutes 07 seconds West, 40.42 feet;

THENCE Southwesterly, with said curve to the right, an arc distance of 40.43 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 53 degrees 41 minutes 56 seconds West, a distance of 439.71 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non–tangent curve to the right having a central angle of 34 degrees 48 minutes 36 seconds, a radius of 725.00 feet and a chord bearing and distance of South 15 degrees 40 minutes 45 seconds East, 433.73 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 440.47 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 01 degrees 43 minutes 33 seconds West, a distance of 232.54 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 28 degrees 46 minutes 32 seconds, a radius of 703.00 feet and a chord bearing and distance of South 12 degrees 39 minutes 43 seconds East, 349.37 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 353.07 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 12 degrees 59 minutes 21 seconds, a radius of 703.00 feet and a chord bearing and distance of South 33 degrees 32 minutes 40 seconds East, 159.03 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 159.37 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner;

THENCE South 40 degrees 02 minutes 21 seconds East, a distance of 109.86 feet to a 1/2 iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 26 degrees 10 minutes 12 seconds, a radius of 874.50 feet and a chord bearing and distance of South 26 degrees 57 minutes 15 seconds East, 395.97 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 399.43 feet to the POINT OF BEGINNING and containing 29.008 acres of land, more or less.

OWNER’S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – VILLAGE 5, an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
IT’S AGENT

BY: _____
BRIAN CRAMER, ASSISTANT VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____§

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Specific Plans	Not within a Specific Area Plan
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377-Major Arterials, Canyon Falls Dr. & Denton Creek Blvd.-Urban Minor Arterials, Prairie Ridge Rd.-Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Flower Mound, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest,
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

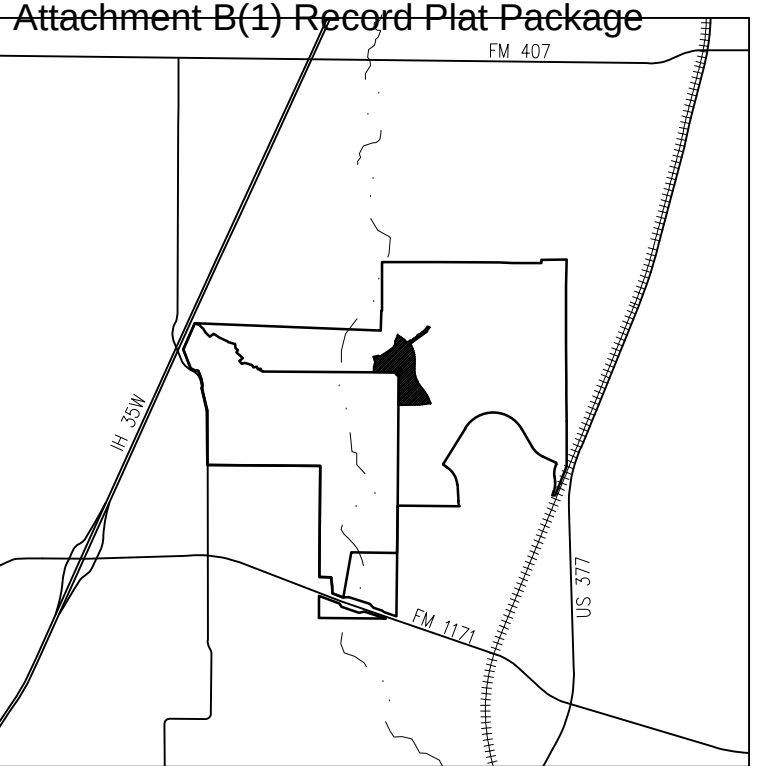
Lot Area Table		
Lot No.	Block	Area
1	BLOCK V	10059 sq. ft.
2	BLOCK V	13608 sq. ft.
3X	BLOCK V	28364 sq. ft.
4	BLOCK V	10688 sq. ft.
5	BLOCK V	10000 sq. ft.
6	BLOCK V	10000 sq. ft.
7	BLOCK V	10000 sq. ft.
8	BLOCK V	10000 sq. ft.
9	BLOCK V	10000 sq. ft.
10	BLOCK V	10000 sq. ft.
11	BLOCK V	10000 sq. ft.
12	BLOCK V	10151 sq. ft.
13	BLOCK V	10162 sq. ft.

Lot Area Table		
Lot No.	Block	Area
1	BLOCK TT	10222 sq. ft.
2	BLOCK TT	10400 sq. ft.
3	BLOCK TT	10408 sq. ft.
4X	BLOCK TT	241656 sq. ft.

Lot Area Table		
Lot No.	Block	Area
1	BLOCK UU	11434 sq. ft.
2	BLOCK UU	11433 sq. ft.
3	BLOCK UU	11029 sq. ft.
4	BLOCK UU	10080 sq. ft.
5	BLOCK UU	10080 sq. ft.
6	BLOCK UU	10080 sq. ft.
7	BLOCK UU	10800 sq. ft.
8	BLOCK UU	10102 sq. ft.

Lot Area Table		
Lot No.	Block	Area
1	BLOCK VV	11569 sq. ft.
2	BLOCK VV	10220 sq. ft.
3	BLOCK VV	10220 sq. ft.
4	BLOCK VV	15992 sq. ft.
5	BLOCK VV	14017 sq. ft.

Lot Area Table		
Lot No.	Block	Area
1	BLOCK XX	10438 sq. ft.
2	BLOCK XX	10769 sq. ft.
3	BLOCK XX	10111 sq. ft.
4	BLOCK XX	10561 sq. ft.
5	BLOCK XX	10005 sq. ft.
6	BLOCK XX	10411 sq. ft.
7	BLOCK XX	11227 sq. ft.
8	BLOCK XX	13739 sq. ft.
9	BLOCK XX	20160 sq. ft.
10	BLOCK XX	10408 sq. ft.
11	BLOCK XX	10008 sq. ft.
12	BLOCK XX	10000 sq. ft.
13	BLOCK XX	10705 sq. ft.
14	BLOCK XX	12152 sq. ft.
15	BLOCK XX	10001 sq. ft.
16	BLOCK XX	10332 sq. ft.
17	BLOCK XX	10258 sq. ft.
18	BLOCK XX	10000 sq. ft.
19X	BLOCK XX	55764 sq. ft.



NOTES:

1. THE BEARINGS CONTAINED HEREIN ARE BASED UPON THE DEED TO NASH CANYON FALLS, LLC. RECORDED IN INSTRUMENT NO. 2015–34494 OF THE DEED RECORDS OF DENTON COUNTY, TX (D.R.D.C.T.).
2. ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
3. TOWN MONUMENT USED IS #38.
4. 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 HOMEOWNERS'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.
5. ALL X–LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X–LOTS SHALL ALSO BE DEDICATED AS WATER, SEWER, PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
6. WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
7. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
8. ALL RETAINING WALLS, TURN DOWN CURBS & TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.

RECORD PLAT
OF
**CANYON FALLS
VILLAGE 5**

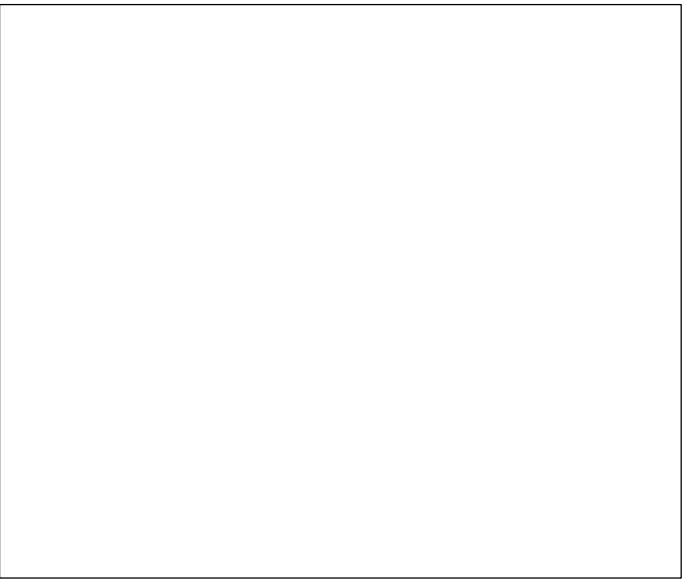
**BLOCK V, LOTS 1-2, 3X, 4-13;
BLOCK TT, LOTS 1-3, 4X;
BLOCK UU, LOTS 1-8, 9X;
BLOCK VV, LOTS 1-5;
BLOCK XX, LOTS 1-18, 19X**

**46 SINGLE FAMILY LOTS &
4 OPEN SPACE/HOA LOTS**

**BEING 29.008 ACRES LOCATED IN THE
M.E.P. & P.R.R. SURVEY - ABSTRACT 922 &
F. THORNTON SURVEY - ABSTRACT 1244
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS**

Date: March 23, 2016

SHEET 3 OF 3



RECORDING INFORMATION

LOT/BLOCK ANALYSIS	
SMALLEST LOT SIZE (SF)	10,000
LARGEST LOT SIZE (SF)	20,160
AVERAGE LOT SIZE (SF)	10,937
TOTAL NO. OF LOTS	46

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TEXAS 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER/APPLICANT:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM



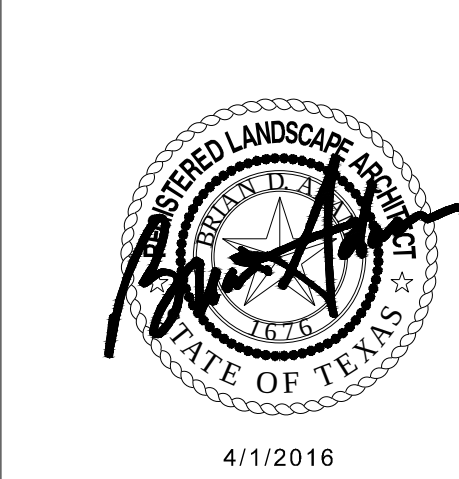
PLANTING LEGEND		
LABEL	QUANTITY	BOTANICAL/COMMON NAME
CANOPY TREES		
QM	19	QUERCUS MACROCARPA / BUR OAK
PC	29	PISTACIA CHINENSIS/ CHINESE PISTACHE
OS	21	QUERCUS SHUMARDII / SHUMARD OAK
UC	36	ULMUS CRASSIFOLIA / CEDAR ELM
UNDERSTORY TREES		
ID	34	ILEX DECIDUA / POSSUMHAW HOLLY
JV	14	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR
IV	2	ILEX VOMITORIA / YAUPON HOLLY

STREET BUFFER LANDSCAPING		
STREET NAME	REQUIRED WIDTH	PROVIDED
DENTON CREEK BLVD	25	25'
PRAIRIE RIDGE RD	15'	15'

STREET BUFFER TREES (1 TREE PER 30 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED TREES	PROVIDED
DENTON CREEK BLVD	2263	75	75 SHADE TREES, 87 MITIGATION TREES, 29 ORNAMENTAL TREES
PRAIRIE RIDGE RD	658	22	22

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston
Pkwy., North, Suite 300
Houston, TX 77064
T 713 575 9000
F 214 734 5924
C 214 734 5924

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 446-0950
F (214) 446-0951
W www.callison.com



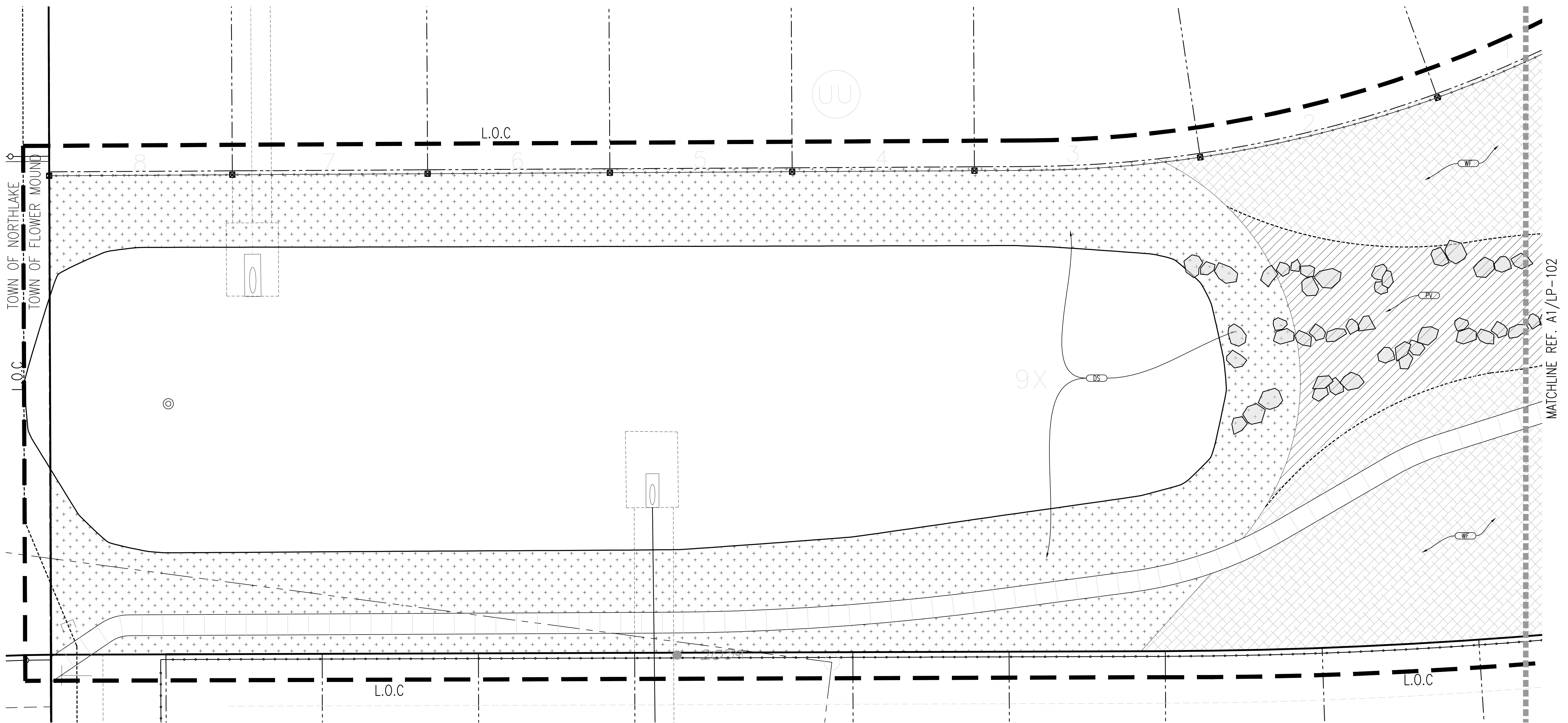
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CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas
PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

LP-100



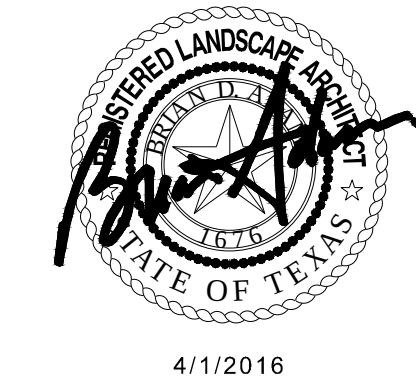
C1 LANDSCAPE PLANTING PLAN SCALE: 1"=20'

0 10 20 40

TRUE NORTH



KEY PLAN



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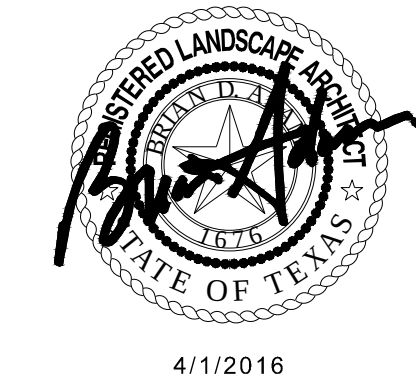
OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston
Pkwy., North, Suite 300
Houston, TX 77064
T 713 575 9000
C 214 734 5924

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CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas
PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
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CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN



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VILLAGE 5
Town of Flower Mound, Texas
PROJECT 217098.00

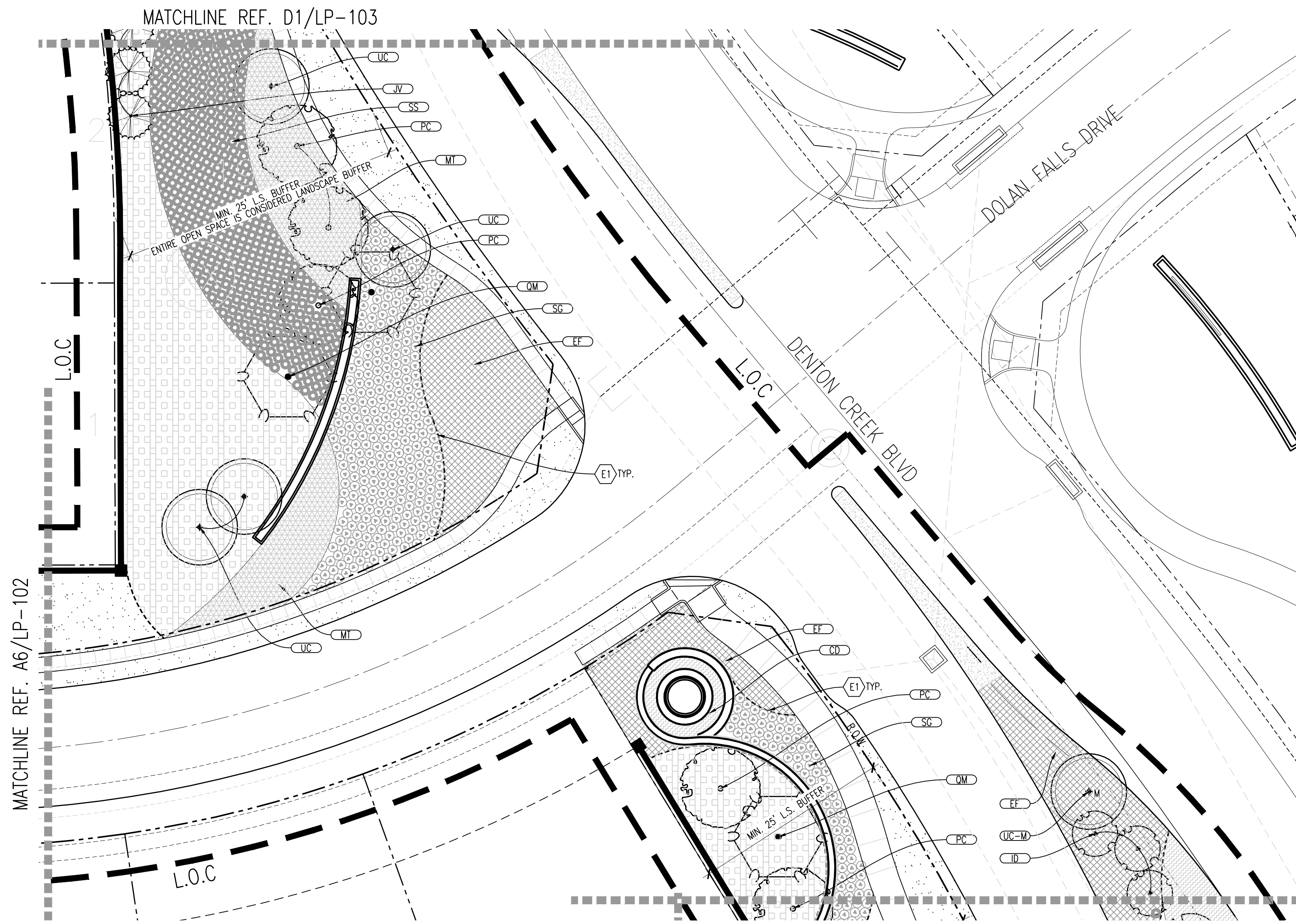
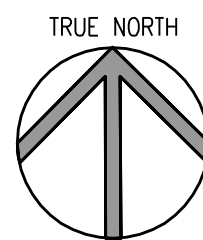
ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

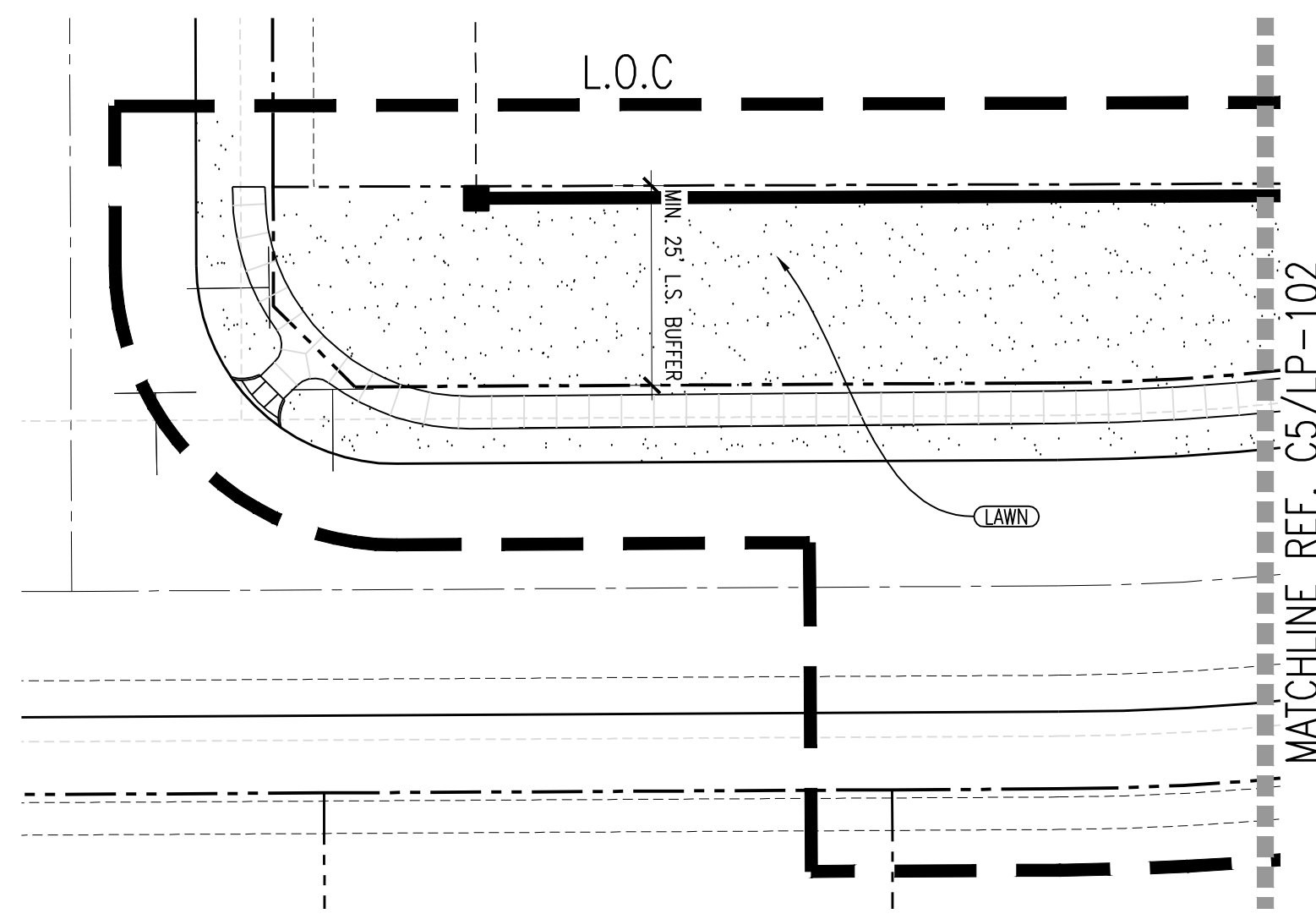
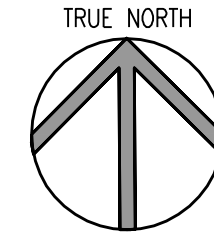
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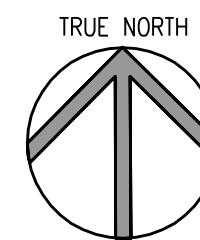
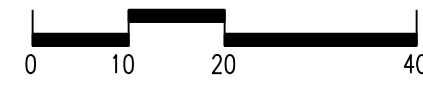
A1 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'



C5 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'



A6 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'



KEY PLAN

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston
Pkwy., North, Suite 300
Houston, TX 77064
T 713 575 9000
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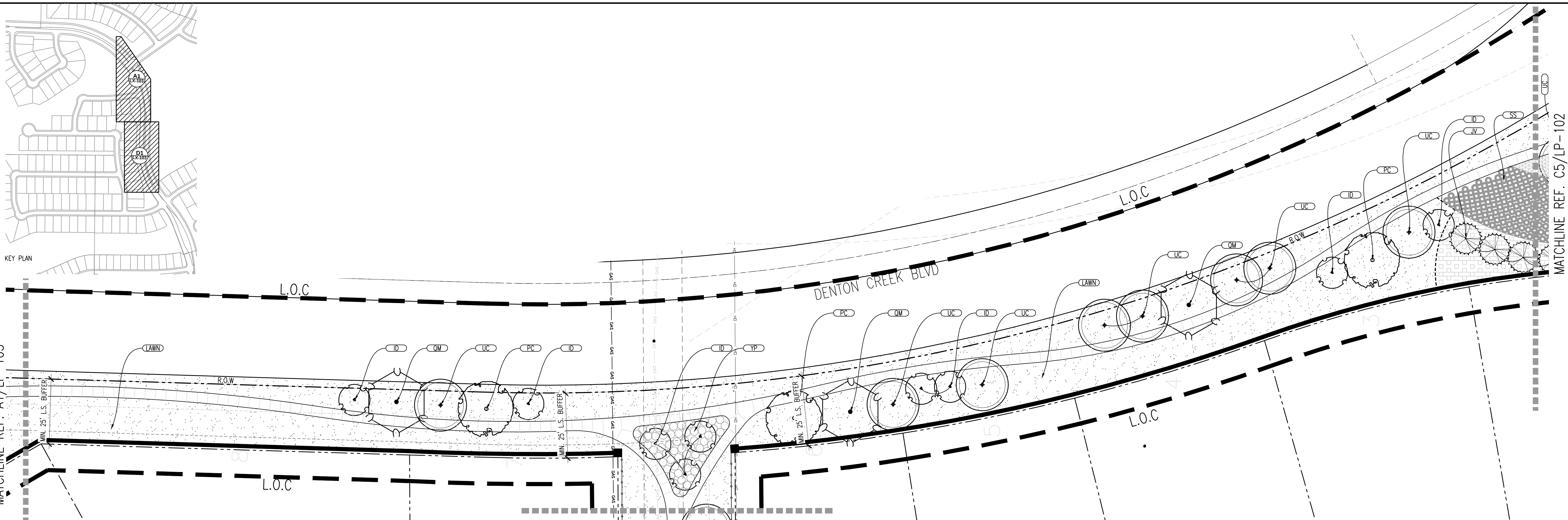
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CANYON FALLS
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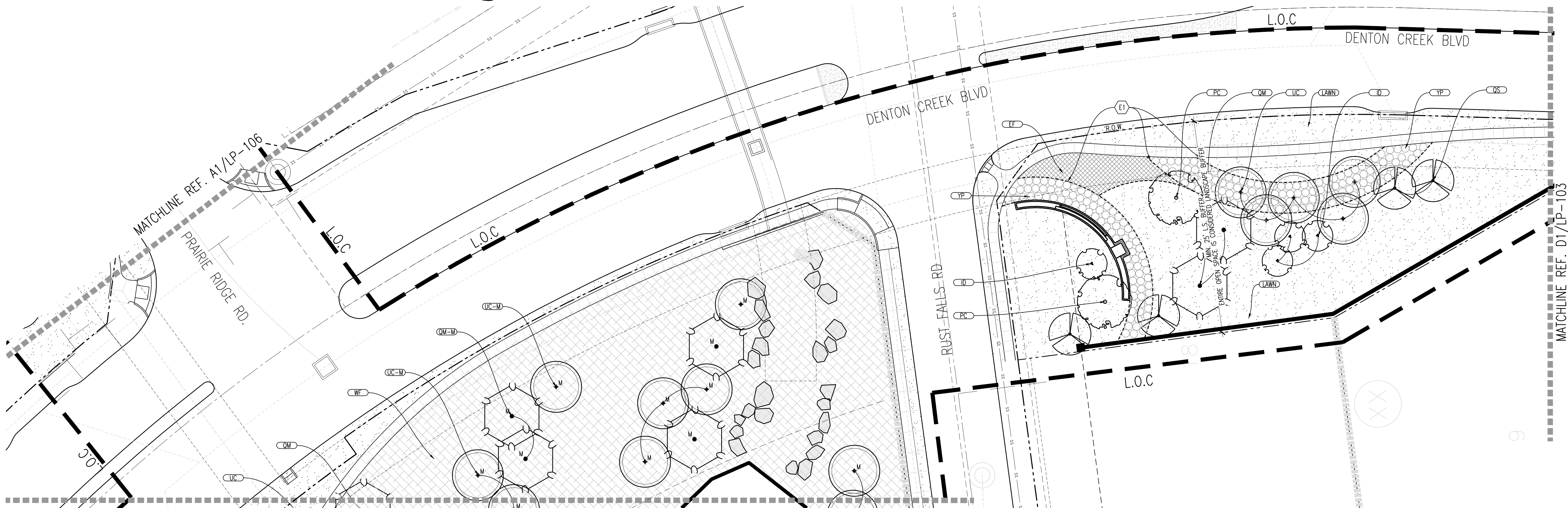
ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

LP-103



D1 LANDSCAPE PLANTING PLAN SCALE: 1"=20'
0 10 20 40
TRUE NORTH



A1 LANDSCAPE PLANTING PLAN SCALE: 1"=20'
0 10 20 40
TRUE NORTH

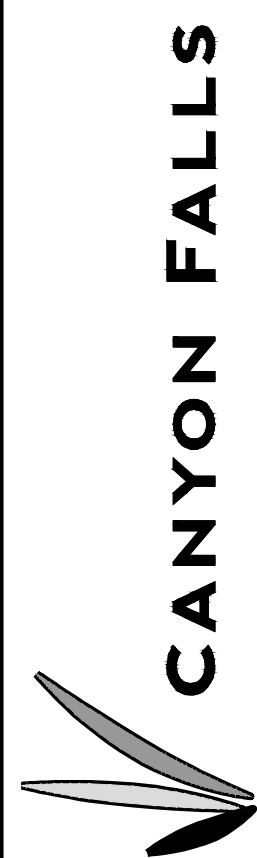
OWNER:
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C 214 734 5924

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CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas

PROJECT 217098.00

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CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

LP-104

MATCHLINE REF. A1/LP-103

MATCHLINE REF. A1/LP-105



A1 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'

0 10 20 40

TRUE NORTH

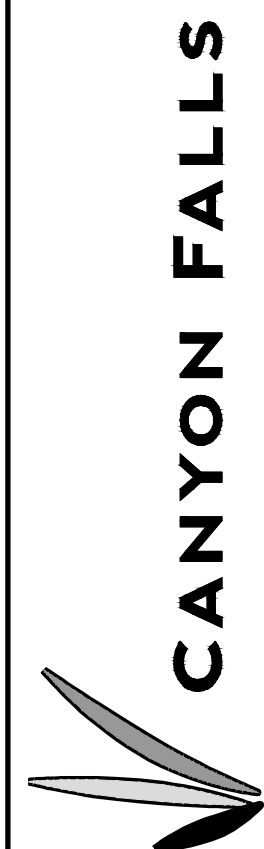
OWNER:
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10940 W. Sam Houston
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T 713 575 9000
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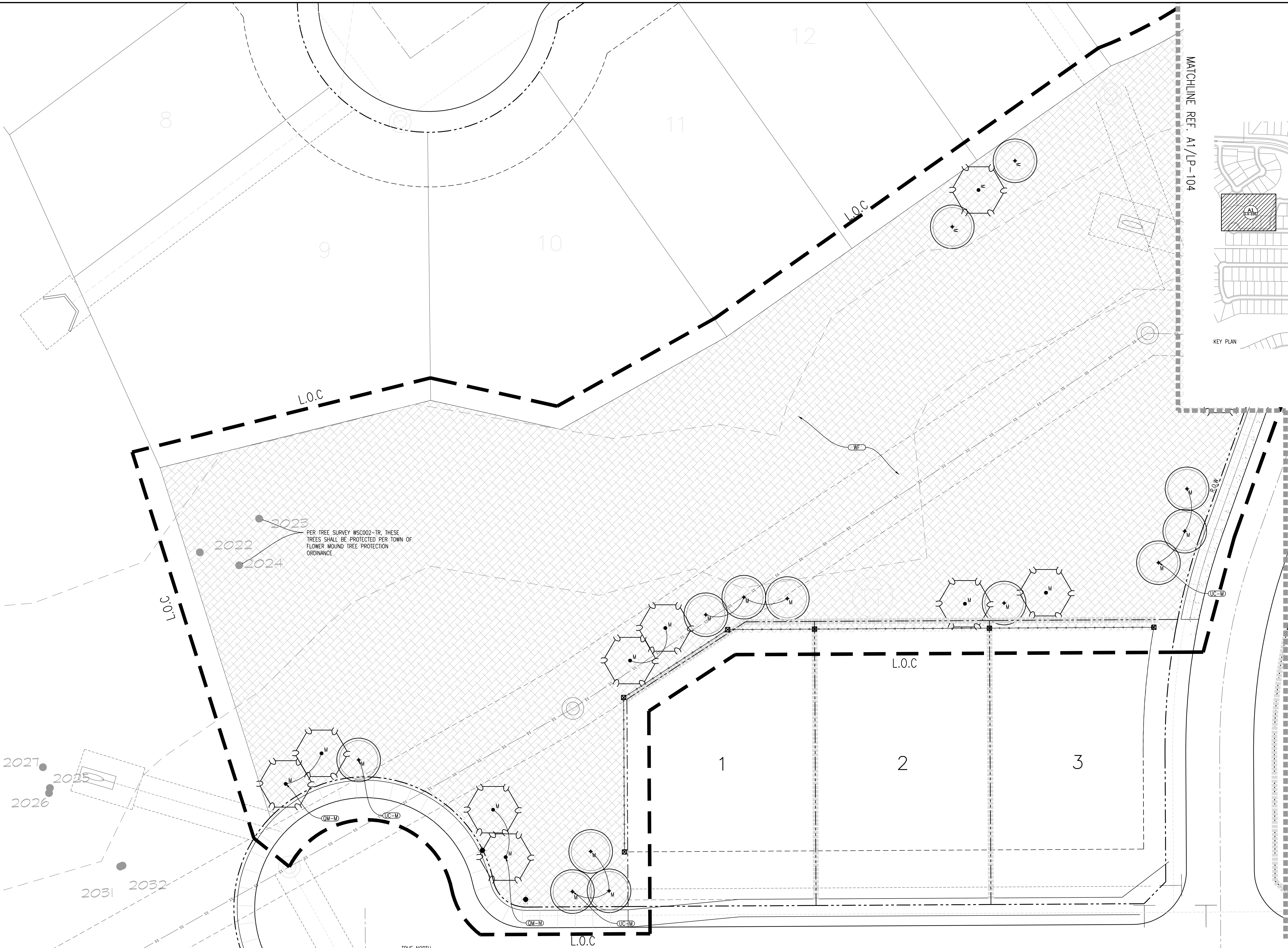
CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas

PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

LP-105



A1

LANDSCAPE PLANTING PLAN

1"=20'

SCALE: 1"=20'

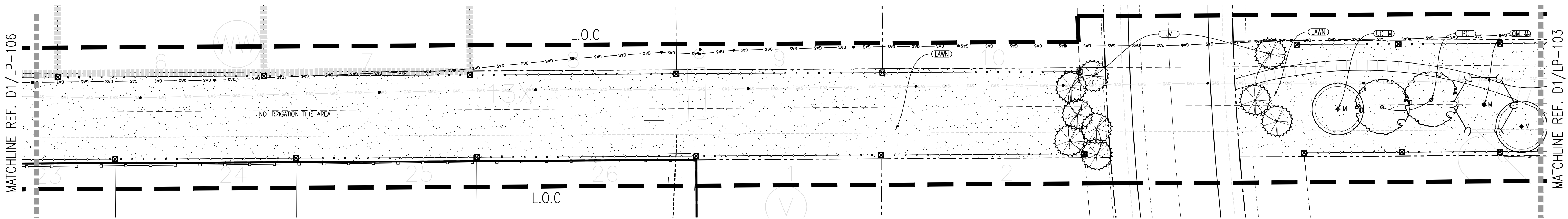
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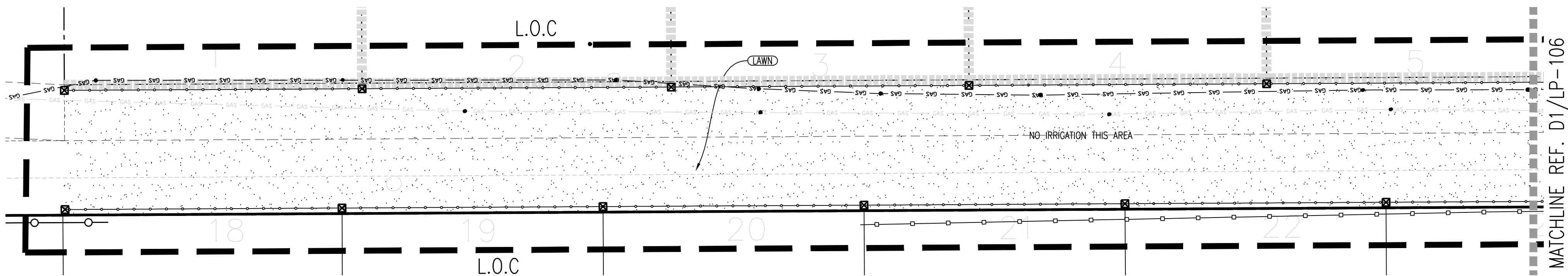
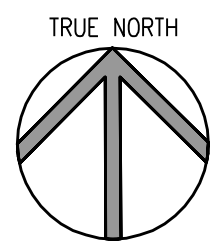
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TRUE NORTH



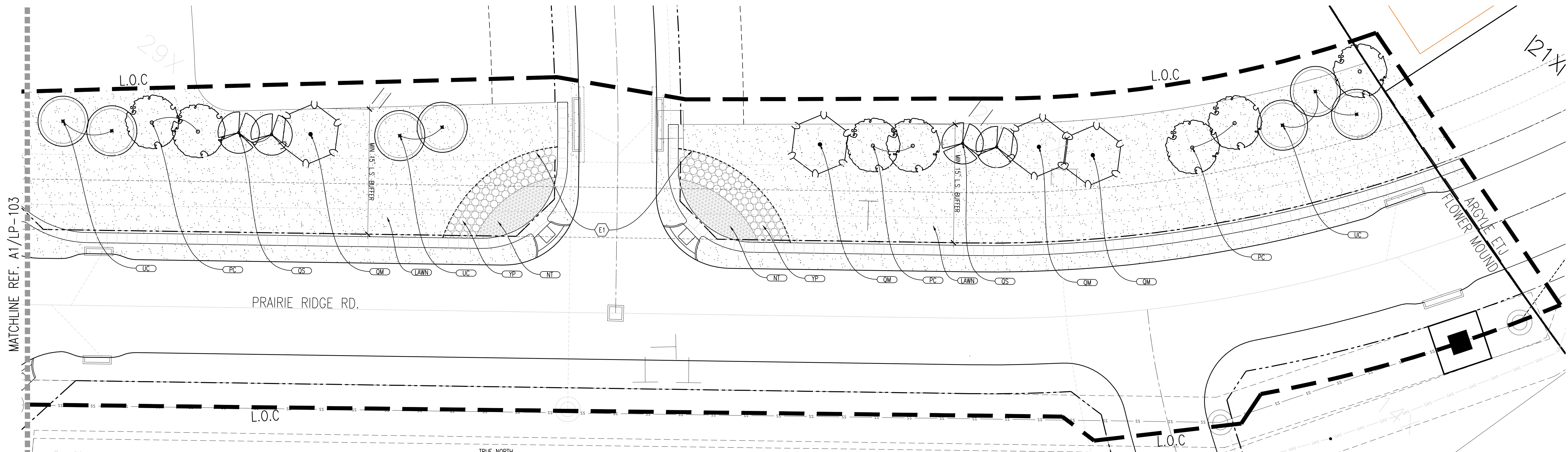
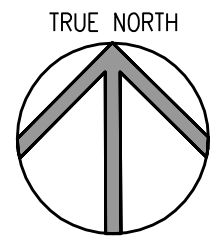
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0 10 20 40



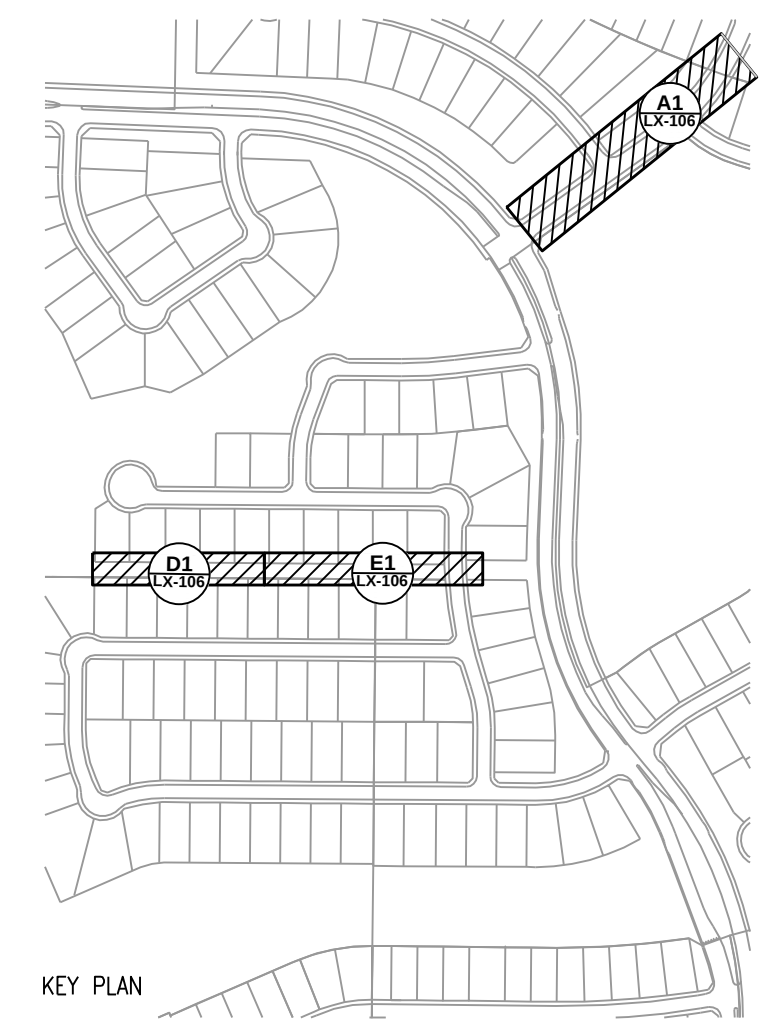
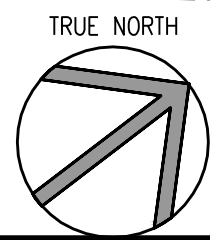
D1 LANDSCAPE PLANTING PLAN
1"=20' SCALE: 1"=20'

0 10 20 40



A1 LANDSCAPE PLANTING PLAN
1"=20' SCALE: 1"=20'

0 10 20 40



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CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas
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CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE PLANTING PLAN

LP-106

STREET BUFFER LANDSCAPING		
STREET NAME	REQUIRED WIDTH	PROVIDED
DENTON CREEK BLVD	25	25'
PRAIRIE RIDGE RD	15'	15'

STREET BUFFER TREES (1 TREE PER 30 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED TREES	PROVIDED
DENTON CREEK BLVD	2263	75	75 SHADE TREES, 87 MITIGATION TREES, 29 ORNAMENTAL TREES
PRAIRIE RIDGE RD	658	22	22

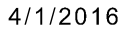
TREE MITIGATION		
TOTAL INCHES OUTSTANDING	TOTAL INCHES PROVIDED THIS PHASE	NEW TOTAL INCHES OUTSTANDING
1318.9	348	970.9

STREET BUFFER SHRUBS (10 SHRUBS PER 50 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED	PROVIDED
DENTON CREEK BLVD	2263	453	673
PRAIRIE RIDGE RD	658	132	136

TREE MITIGATION		
TOTAL INCHES OUTSTANDING	TOTAL INCHES PROVIDED THIS PHASE	NEW TOTAL INCHES OUTSTANDING
1318.9	348	970.9

STREET BUFFER SHRUBS (10 SHRUBS PER 50 LF.)			
STREET NAME	FRONTAGE (LF)	REQUIRED	PROVIDED
DENTON CREEK BLVD	2263	453	673
PRAIRIE RIDGE RD	658	132	136

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
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VILLAGE 5
Town of Flower Mound, Texas

PROJECT 217098.00

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PROTECTED TREE & SPECIMEN TREE MITIGATION PLAN LIST: VILLAGE 5								
LABEL	SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
QM-M		37 (148 cal. inches)	QUERCUS MACROCARPA / BUR OAK – MITIGATION TREE	4"	12'-14'	6'-8'	B&B	NURSERY GROWN, FULL & MATCHED, STRAIGHT CENTRAL LEADER
UC-M		50 (200 cal. inches)	ULMUS CRASSIFOLIA / CEDAR ELM – MITIGATION TREE	4"	12'-14'	6'-8'	B&B	NURSERY GROWN, FULL & MATCHED, STRAIGHT CENTRAL LEADER

PROTECTED TREE & SPECIMEN TREE MITIGATION SUMMARY

TOTAL TREE MITIGATION REQUIRED: 2138.9"
TOTAL TREE MITIGATION CARRYING FROM PREVIOUS PHASES: 820.0"
TOTAL OUTSTANDING INCHES TO BE MITIGATED: 1318.9"
TOTAL TREE TREE MITIGATION PROVIDED PER PLAN (VILLAGE 5): 348"
TOTAL TREE MITIGATION REQUIRED IN REMAINING PHASES: 970.9"

UPLAND HABITAT MITIGATION PLANT LIST: VILLAGE 14								
LABEL	SYMBOL	QUANTITY	BOTANICAL/COMMON NAME	SIZE	HT.	SPREAD	CONT.	REMARKS
NT		2605 SF	NASELLA TENUISSIMA/MEXICAN FEATHER GRASS	1 GAL.	12"-14"	12"-24"	CONT.	CONTAINER GROWN, FULL AND WELL ROOTED
LN		3461 SF	LANTANA SP. 'NEW GOLD' / NEW GOLD LANTANA	1 GAL.	8"	12'''	CONT.	CONTAINER GROWN, FULL AND WELL ROOTED
PV		8914 SF	PANICUM VIRGATUM SHENANDOAH / SHENANDOAH SWITCHGRASS	1 GAL.	24"	12"	CONT.	CONTAINER GROWN, FULL AND WELL ROOTED

UPLAND HABITAT MITIGATION SUMMARY

UPLAND HABITAT MITIGATION REQUIRED: \$258,600.00
(17.24 ACRES OF HABITAT TO BE MITIGATED x \$15,000 PER ACRE = \$258,600.00)

TOTAL UPLAND HABITAT CARRYING FROM PHASE 1 & 2: \$0.00
HABITAT TREE COST: 0 TREES @ \$500.00 PER TREE: \$0
HABITAT GRASSES SHRUBS: 14980 SF @ \$7.50 PER SF = \$112,350.00
TOTAL HABITAT MITIGATION PROVIDED PER PLAN: \$112,350.00
TOTAL HABITAT FROM PREVIOUS PHASE 10A & 13 & 14& STONE CREST: \$76072.50
TOTAL HABITAT MITIGATION REMAINING TO BE PLANTED IN FUTURE PHASES: \$70,177.50

TREE AND UPLAND HABITAT MITIGATION NOTES

1. PER THE APPROVED ENVIRONMENTAL PROTECTION PLAN DATED JANUARY 23, 2013, THE DESCRIPTION OF THE UPLAND HABITAT IS AS FOLLOWS:

THE TOWN DEFINES UPLAND HABITAT AS: "AREAS, A MAXIMUM OF 10 ACRES IN SIZE, EQUAL TO OR EXCEEDING 50 TREES PER ACRE, WHICH CONTAIN A PREDOMINANT 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.

THE TOWN IDENTIFIED THREE UPLAND AREAS OF VARYING SIZES LOCATED IN THE NORTHEASTERN PORTION OF THE SITE. THESE UPLAND AREAS TOTAL APPROXIMATELY 76 ACRES IN SIZE AND ARE LOCATED OUTSIDE OF THE 100-YEAR FLOODPLAIN. THE NORTHERNMOST AREA IS THE LARGEST AND EXTENDS TO THE NORTH AND OUTSIDE THE TOWN'S BOUNDARY. THE MOST COMMON SPECIES OBSERVED BY THE TOWN INCLUDE POST OAK (QUERCUS STELLATA) AND CEDAR ELM (ULMUS CRASSIFOLIA) BOTH ON THE TOWN'S PROTECTED TREE SPECIES LIST. THE TOWN BELIEVES THE ONSITE UPLAND HABITAT IS INDICATIVE OF THE CROSS TIMBERS ECOREGION.

WOODY SPECIES OBSERVED IN THE UPLAND AREA DURING THE SITE VISIT INCLUDED POST OAK (QUERCUS STELLATA), BLACKJACK OAK (QUERCUS MARILANDICA), CEDAR ELM (ULMUS CRASSIFOLIA), PECAN (CARYA ILLINOENSIS), AMERICAN ELM (ULMUS AMERICANA), MESQUITE (PROSOPIS JULIFLORA), EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), BLACK WILLOW (SALIX NIGRA), AND SUGARBERRY (CELTIS LAEVIGATA). KBA IDENTIFIED POST OAK (QUERCUS STELLATA) AND CEDAR ELM (ULMUS CRASSIFOLIA) AS THE PREDOMINANT SPECIES ONSITE. ALL TREE SPECIES OBSERVED ONSITE APPEARED TO BE IN GOOD CONDITION. COMMON UPLAND HABITAT ALSO INCLUDED JAPANESE BROME (BROMUS JAPONICUS), ANNUAL RYEGRASS (LOLIUM PERENNE), SILVER BLUESTEM (BOTHRIOCHLOA SACCHAROIDES), WESTERN RAGWEED (AMBROSIA PSILOSTACHYA), SWITCHGRASS (PANICUM VERGATUM), COMMON GREENBRIER (SMILAX BONA-NOX), COMMON SUNFLOWER (HELIANTHUS ANNUUS), AND PRICKLY-PEAR CACTUS (OPUNTIA PHAEACANTHA). THE TOWN IDENTIFIED AN AREA OF MID- TO LATE-SUCCESSIONAL NATIVE GRASSES IN THE NORTHEASTERN PORTION OF THE NORTHERN TRACT THAT INCLUDED LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), CANADA WILD RYE (ELYMUS CANADENSIS), CAROLINA JOINT-TAIL (COELORACHIS CYLINDRICA), PURPLE TOP (TRIDENS FLAVUS), SWITCH GRASS (PANICUM VERGATUM), AND KNOT-ROOT BRISTLE GRASS (SETARIA GENICULATA). THE VEGETATION OBSERVED ONSITE APPEARED TO BE IN GOOD HEALTH. BASED ON THE SITE'S LOCATION WITHIN UPLAND HABITAT GREATER THAN 10-ACRES IN SIZE AND THE MATRIX OF TREE SPECIES FOUND ON THE TOWN'S PROTECTED TREE LIST ONSITE, THESE AREAS ARE CONSIDERED AN ESA BY THE TOWN'S DEFINITION OF UPLAND HABITAT.

EVERY EFFORT HAS BEEN MADE TO SAVE AS MANY TREES AS POSSIBLE WITH THE UPLAND HABITAT AREAS, HOWEVER, THERE ARE STILL SOME TREES THAT WILL NEED TO BE REMOVED AS A RESULT OF THE PROPOSED DEVELOPMENT. USING THE TREE SURVEY DATA TO REFINE THE LIMITS OF THE UPLAND HABITAT AREA, WE ARE EXPECTING TO REMOVE 17.24 ACRES OF ESA OR UPLAND HABITAT AREA WITH THIS DEVELOPMENT PLAN (SEE ATTACHED EXHIBIT). MITIGATION OF THE REMOVED UPLAND HABITAT AREA WILL BE IN THE FORM OF TREE OR NATIVE GRASS PLANTINGS ON SITE. WE WILL WORK WITH THE TOWN ON THE SPECIFIC LOCATIONS OF THESE PLANTINGS AT THE TIME OF RECORD PLAT/PLANS OF OUR FIRST PHASE OF LOTS.

2. THE UPLAND HABITAT AREA THAT IS IMPACTED BY PHASE 3 IS 17.24 ACRES. PER THE TOWN OF FLOWER MOUND'S REQUIREMENTS, A FEE OF \$15,000 PER ACRE SHALL BE OWED TO THE TOWN'S TREE PRESERVATION FUND. IT IS THE INTENT OF THIS UPLAND HABITAT MITIGATION PLAN TO PROVIDE PLANTING IN THE AMOUNT THAT WILL BE OWED TO THE TREE PRESERVATION FUND IN LIEU OF STANDARD PAYMENT.

3. A TOTAL OF 112,350.00 OF NATIVE LANDSCAPE MATERIAL SHALL BE PLANTED ON SITE AS SHOWN ON THE UPLAND HABITAT MITIGATION PLAN TO SATISFY THE REQUIRED FEE OF \$258,600.00 TO THE TREE PRESERVATION FUND. ANY REMAINING UPLAND HABITAT FEE WILL BE PLANTED IN FUTURE PHASES

4. AT SUBMISSION OF THE PLAT FOR THE FINAL PHASE OF THE PROJECT, IF ANY PROTECTED TREE, HABITAT TREE OR UPLAND HABITAT MITIGATION IS NOT FULLY SATISFIED BY THE FINAL PLAT'S PROPOSED LANDSCAPE MITIGATION PLAN, PAYMENT WILL BE PAID FOR ANY REMAINING OUTSTANDING MITIGATION CREDITS OF SPECIMEN TREES, HABITAT TREES AND/OR UPLAND HABITAT MITIGATION.

OWNER:
NASH CANYON FALLS, LLC
10940 W. Sam Houston
Pkwy, North, Suite 300
Houston, TX 77064
T 713 575 9000
C 214 734 5924

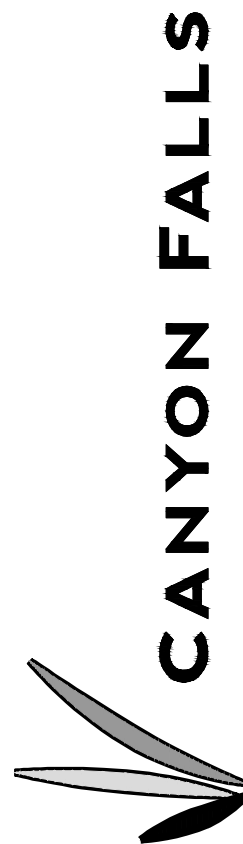
LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 448-0950
F (214) 448-0951
www.callison.com



4/1/2016

CALLISON
AN ARCADIS COMPANY

CALLISON, LLC
www.callison.com



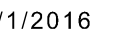
Town of Flower Mound, Texas

PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

TREE MITIGATION NOTES & DETAILS

LANDSCAPE ARCHITECT:
CALLISON, LLC
2001 BRYAN ST., SUITE 3900
DALLAS, TX 75201
T (214) 446-0950
F (214) 446-0951
www.callison.com



CALLISON, LLC
www.callison.com

LANDSCAPE DETAILS

O:\Projects\LACFI\Cadd\LACFI0-Villages\Village 5\Sheets\LACF-FM-V5_LS-502.dwg 4/1/16 12:12 PM COPYRIGHT © 2015 CALLISON



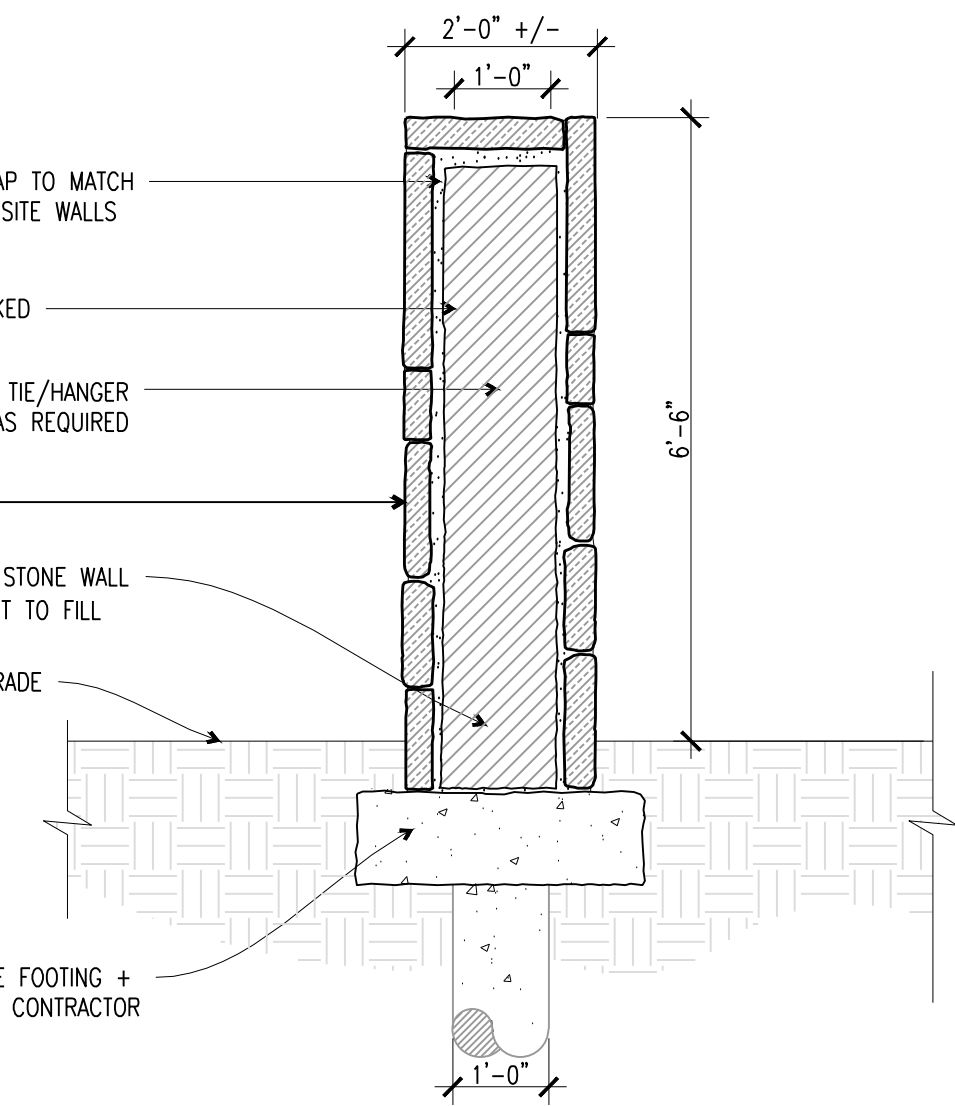
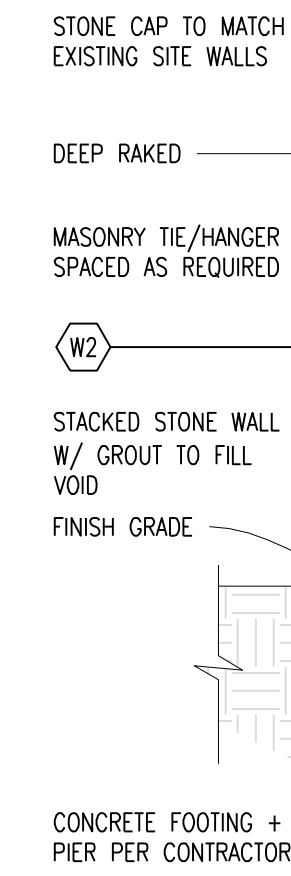
A cross-section diagram of a retaining wall. The wall is composed of several layers: a concrete footing and pier at the base, followed by a masonry screen wall to match existing walls, and a masonry screen wall column to match existing walls. The wall is shown above a finish grade line. A concrete footing and pier are shown at the base of the wall, with a note indicating they are shown for graphical purposes and their width and depth are to be determined by the contractor and structural engineer based on construction typology (pier specification by wall contractor).

MASONRY SCREEN WALL COLUMN
TO MATCH EXISTING WALLS

MASONRY SCREEN WALL
TO MATCH EXISTING WALLS

FINISH GRADE

CONCRETE FOOTING & PIER AT BASE OF WALL
SHOWN FOR GRAPHICAL PURPOSES: WIDTH AND
DEPTH TBD BY CONTRACTOR AND STRUCTURAL
ENGINEER BASED ON CONSTRUCTION TYPOLOGY
(PIER SPECIFICATION BY WALL CONTRACTOR)



E9 SCREEN WALL COLUMN
1/2"=1'-0"



A1 ENTRY SIGN WALL
3/8"=1'-0"



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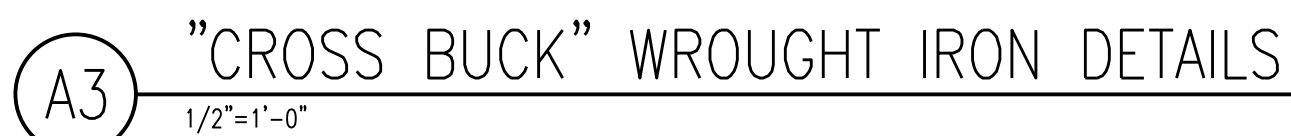
CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas

PROJECT 217098.00

ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE DETAILS

LS-504





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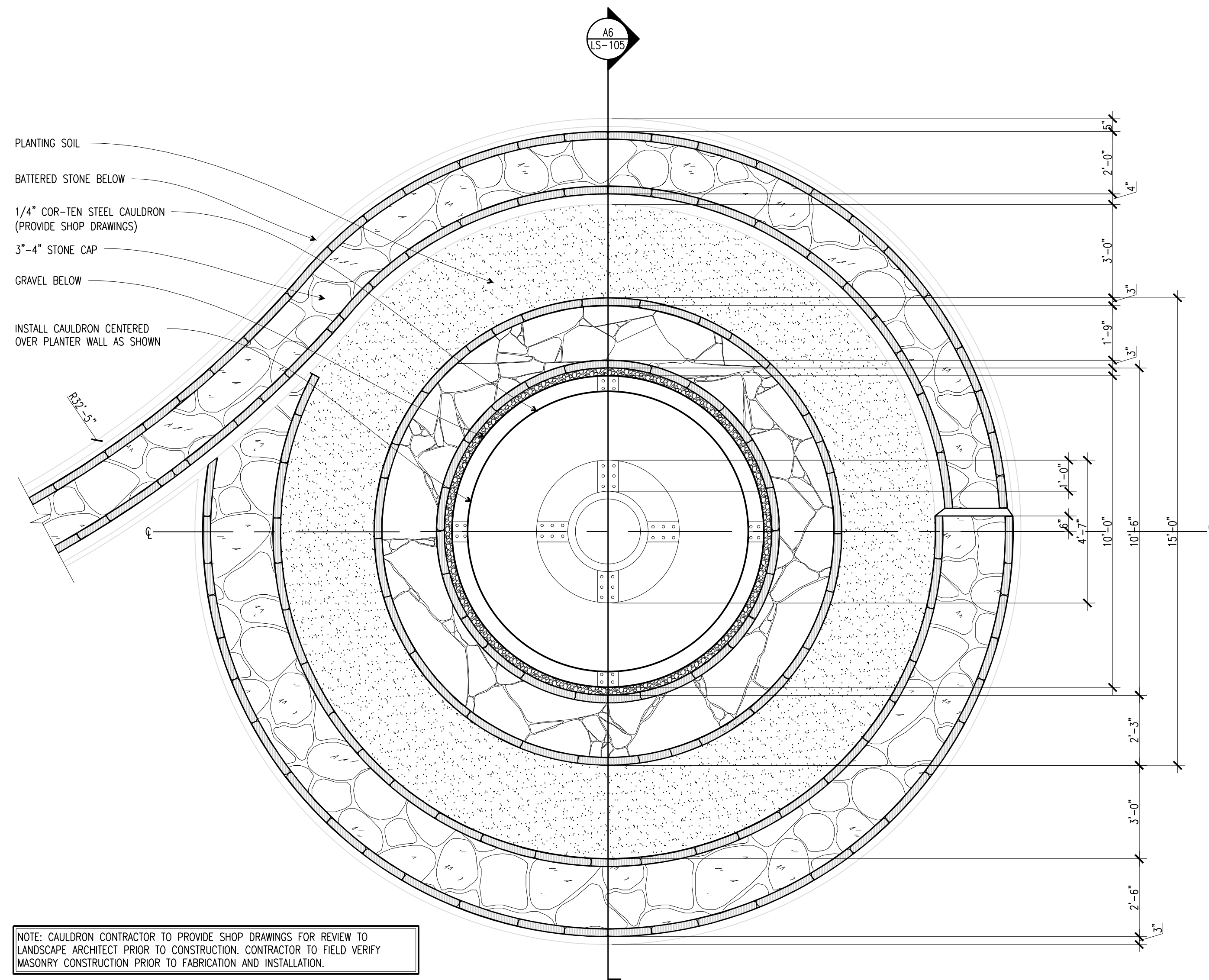


CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas

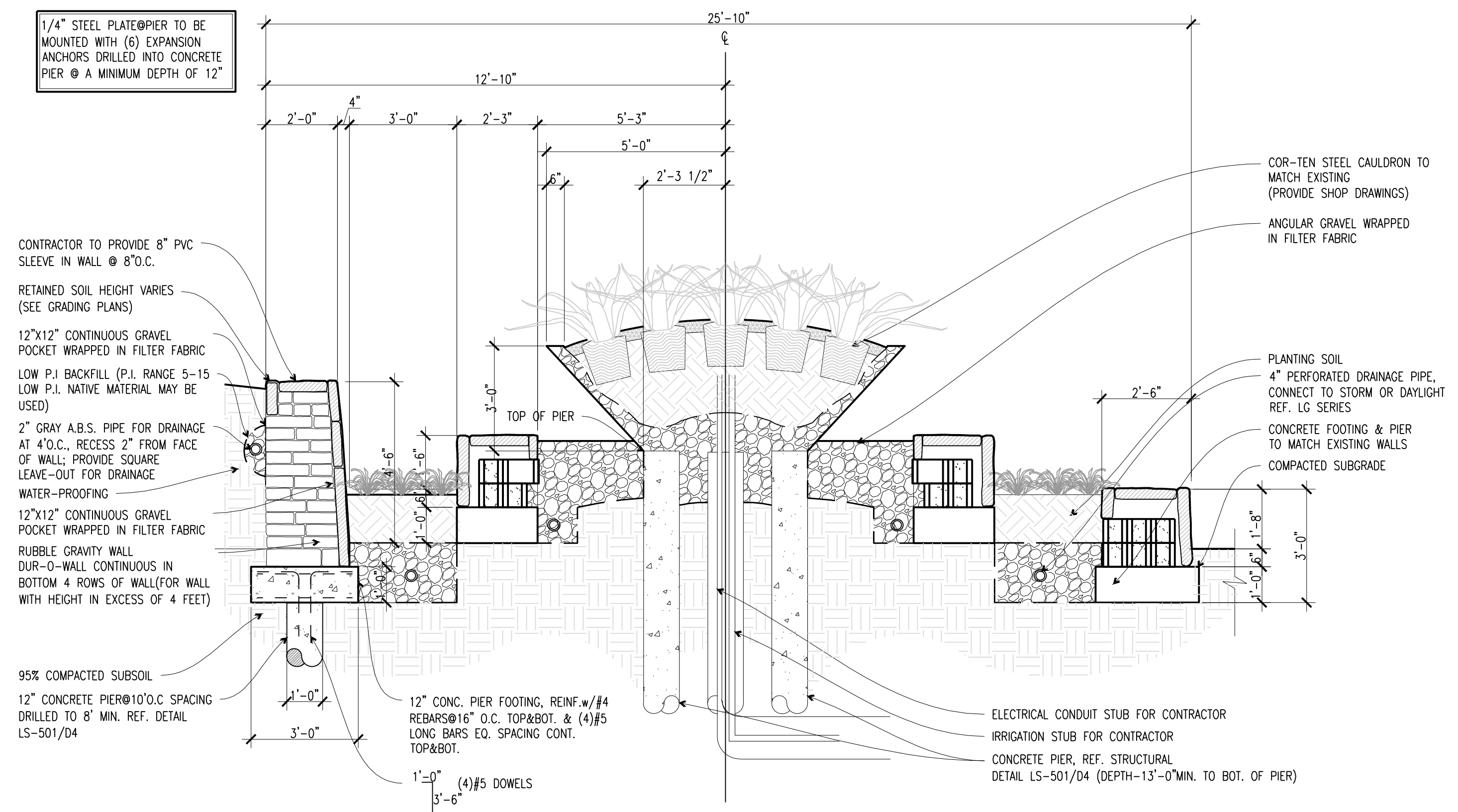
ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE DETAILS

LS-505



A1 ARTWORK CAULDRON DETAIL PLAN
3/8" = 1' - 0"



A6 ARTWORK CAULDRON SECTION
3/8" = 1' - 0"



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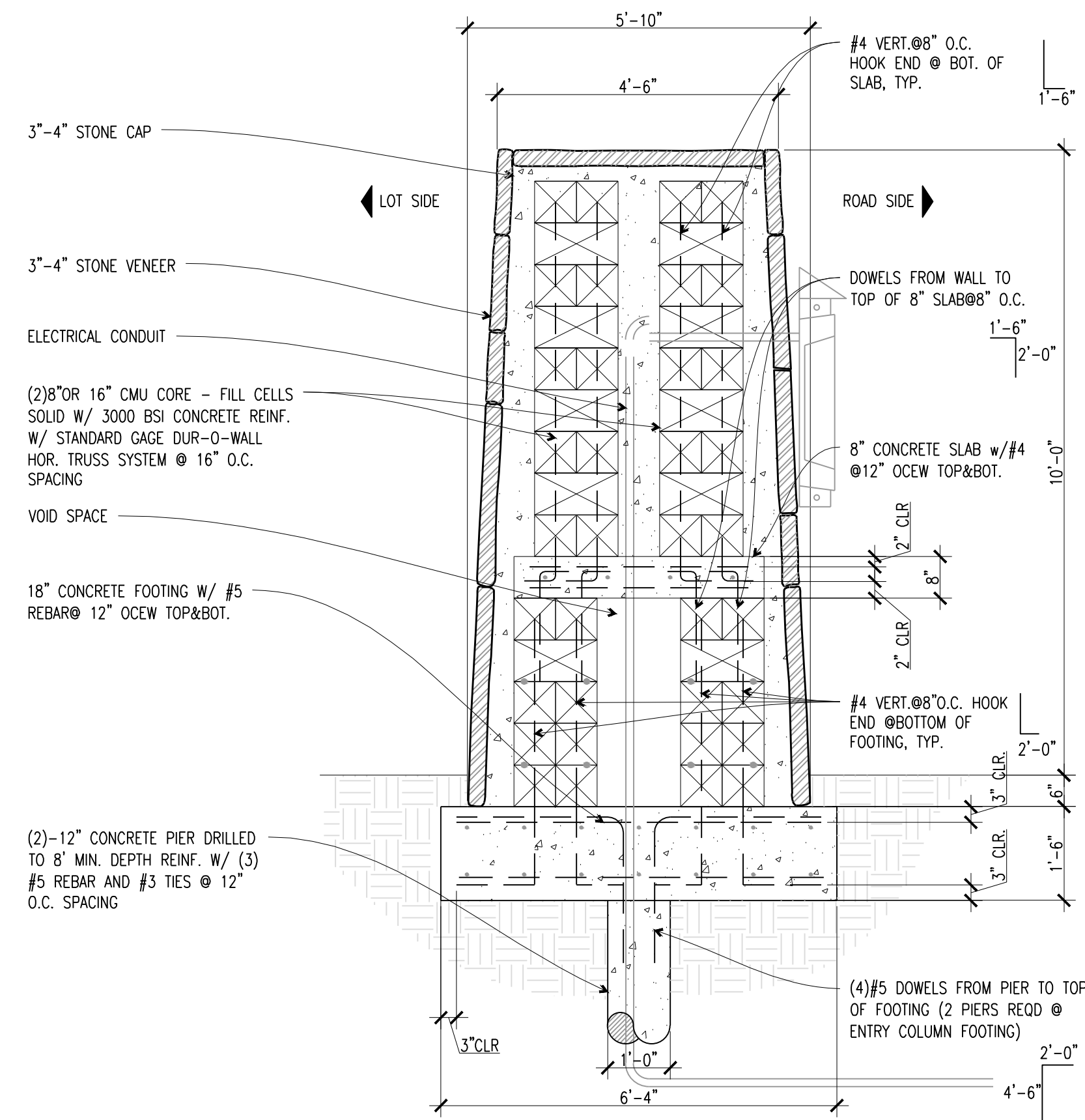
CANYON FALLS
VILLAGE 5
Town of Flower Mound, Texas

PROJECT 217098.00

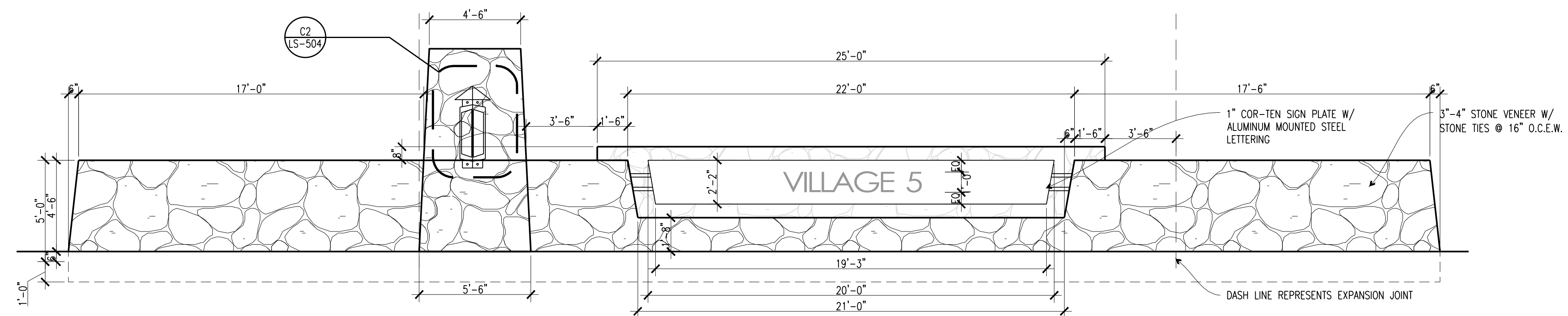
ISSUED / REVISED	DATE
CITY SUBMITTAL	02/01/2016
CITY SUBMITTAL	02/22/2016
CITY SUBMITTAL	03/14/2016
CITY SUBMITTAL	04/01/2016

LANDSCAPE DETAILS

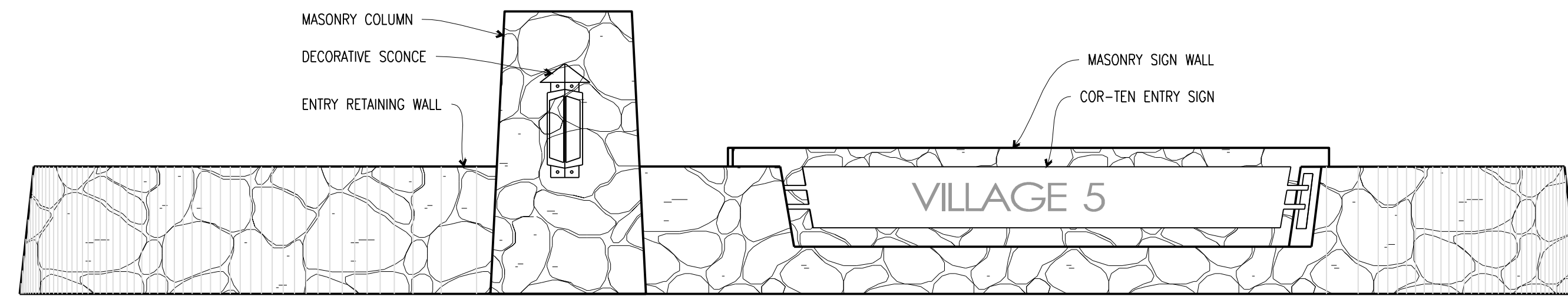
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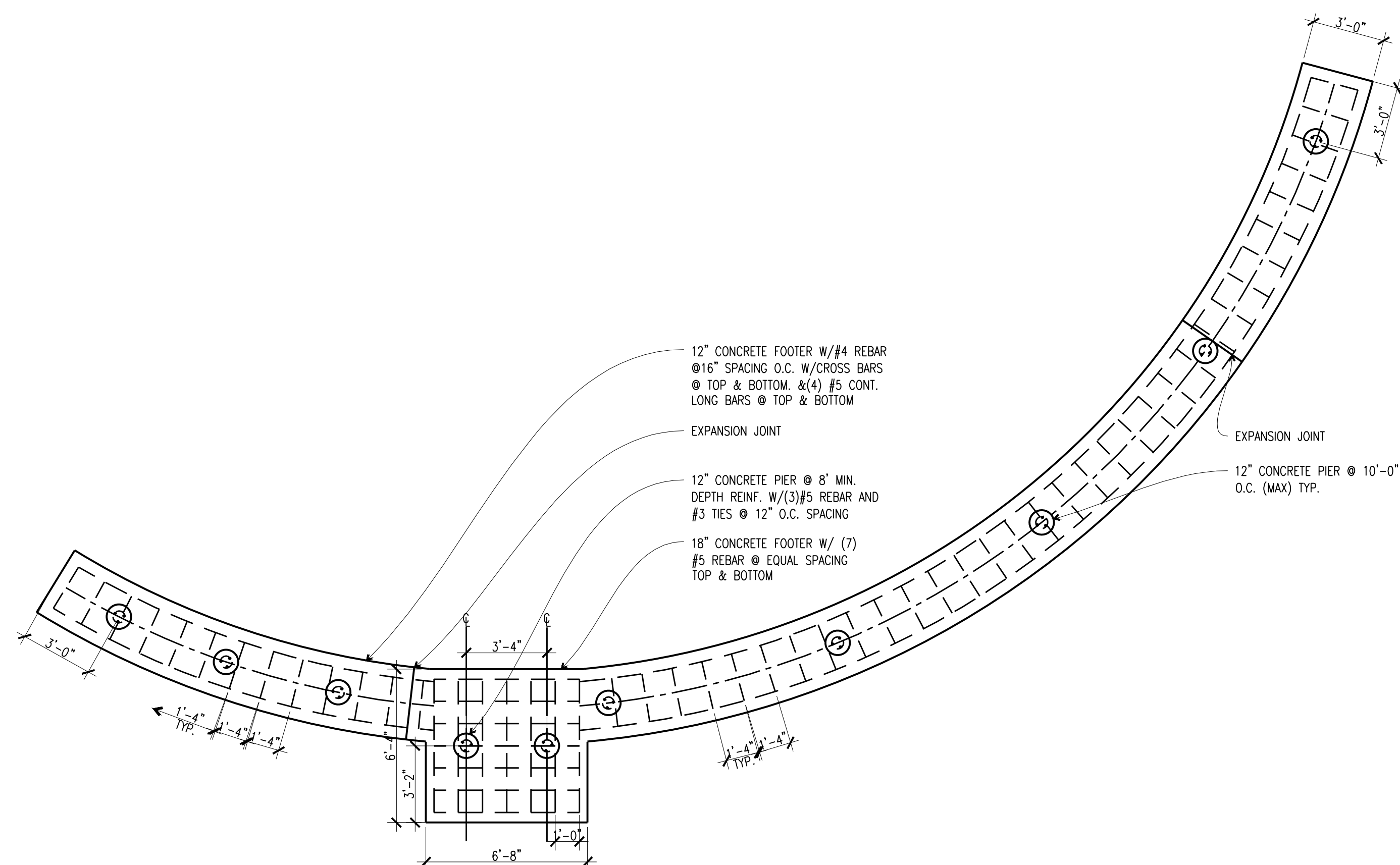
(D1) NORTH ENTRY COLUMN AND SCENCE DETAIL
1/2"=1'-0"



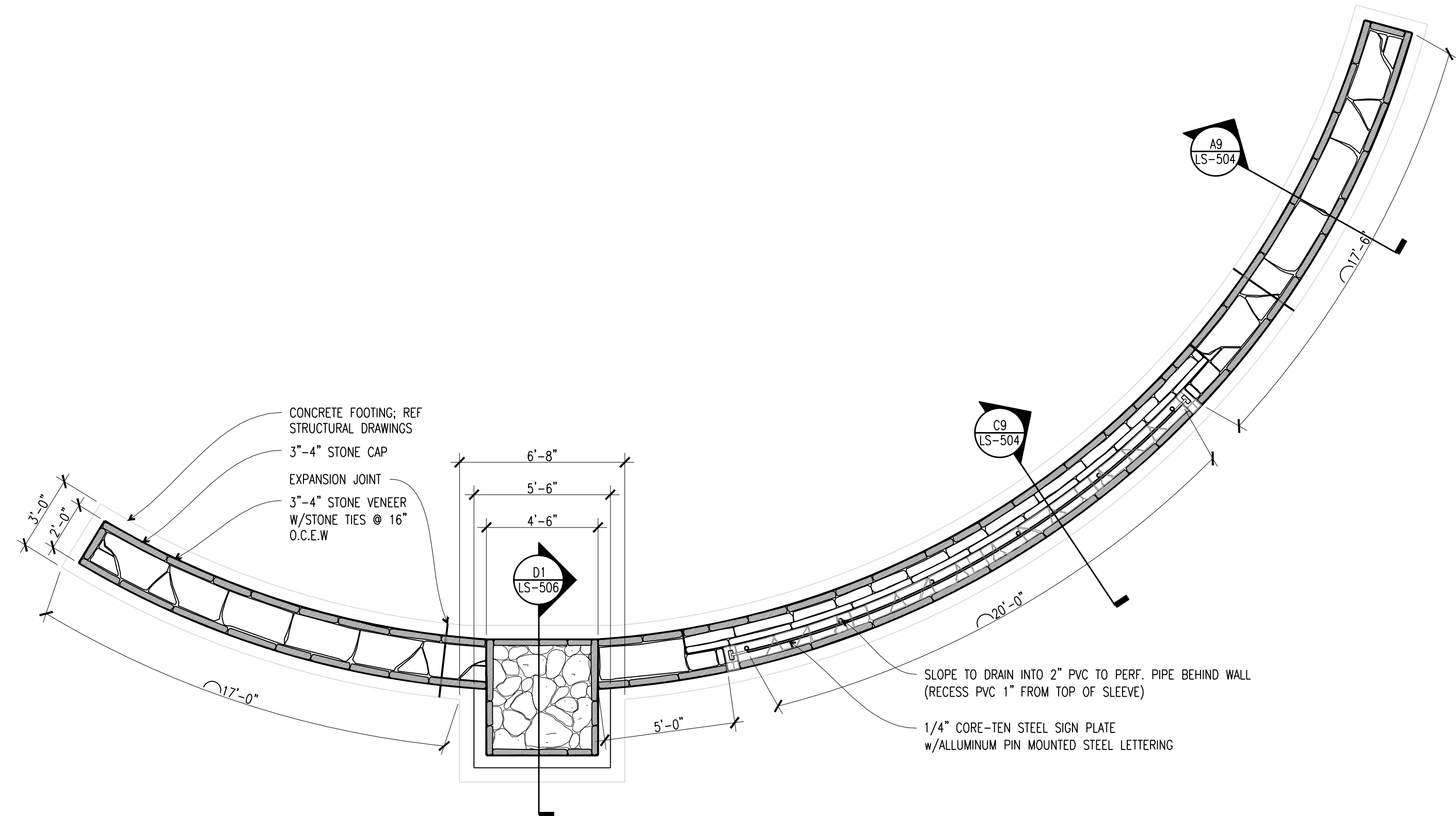
FLATTENED ELEVATION

ELEVATION

(D4) NORTH ENTRY SIGN WALL & COLUMN ELEVATION
1/4"=1'-0"



A1 NORTH ENTRY SIGN WALL & COLUMN FOUNDATION LAYOUT PLAN
1/4"=1'-0"



(A6) NORTH ENTRY SIGN WALL & COLUMN PLAN
1/4"=1'-0"

Plotted by: Leonard Plot Date: 9/27/2013 9:09 AM

Drawing: S:\Projects\WSC002\DWG\WSC002-TR.dwg Saved By: Leonard Save Time: 9/26/2013 5:01 PM

TREE INFORMATION

SPECIMEN TREES ON SITE
TO REMAIN - SIX (6)

SYMBOL
4433

SPECIMEN TREES ON SITE
TO BE REMOVED - SEVEN (7)

8325

PROTECTED TREES TO BE
REMOVED FROM EASEMENTS /
RIGHTS-OF-WAYS

2148

PROTECTED TREES TO BE
REMOVED FROM THE BUILDABLE
AREA

2104

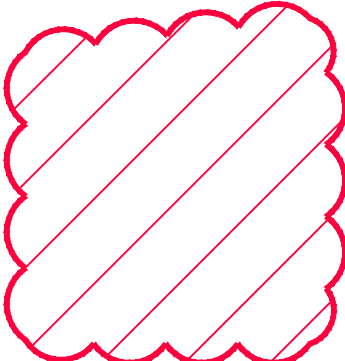
PROTECTED TREES TO REMAIN

2122

TREES TO BE REMOVED

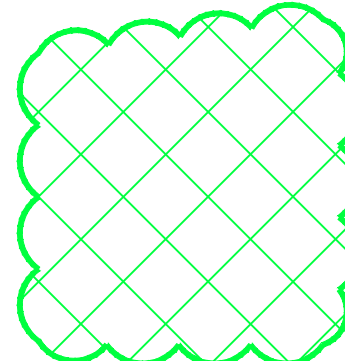
2178

UPLAND HABITAT AREA
TO BE REMOVED AND MITIGATED

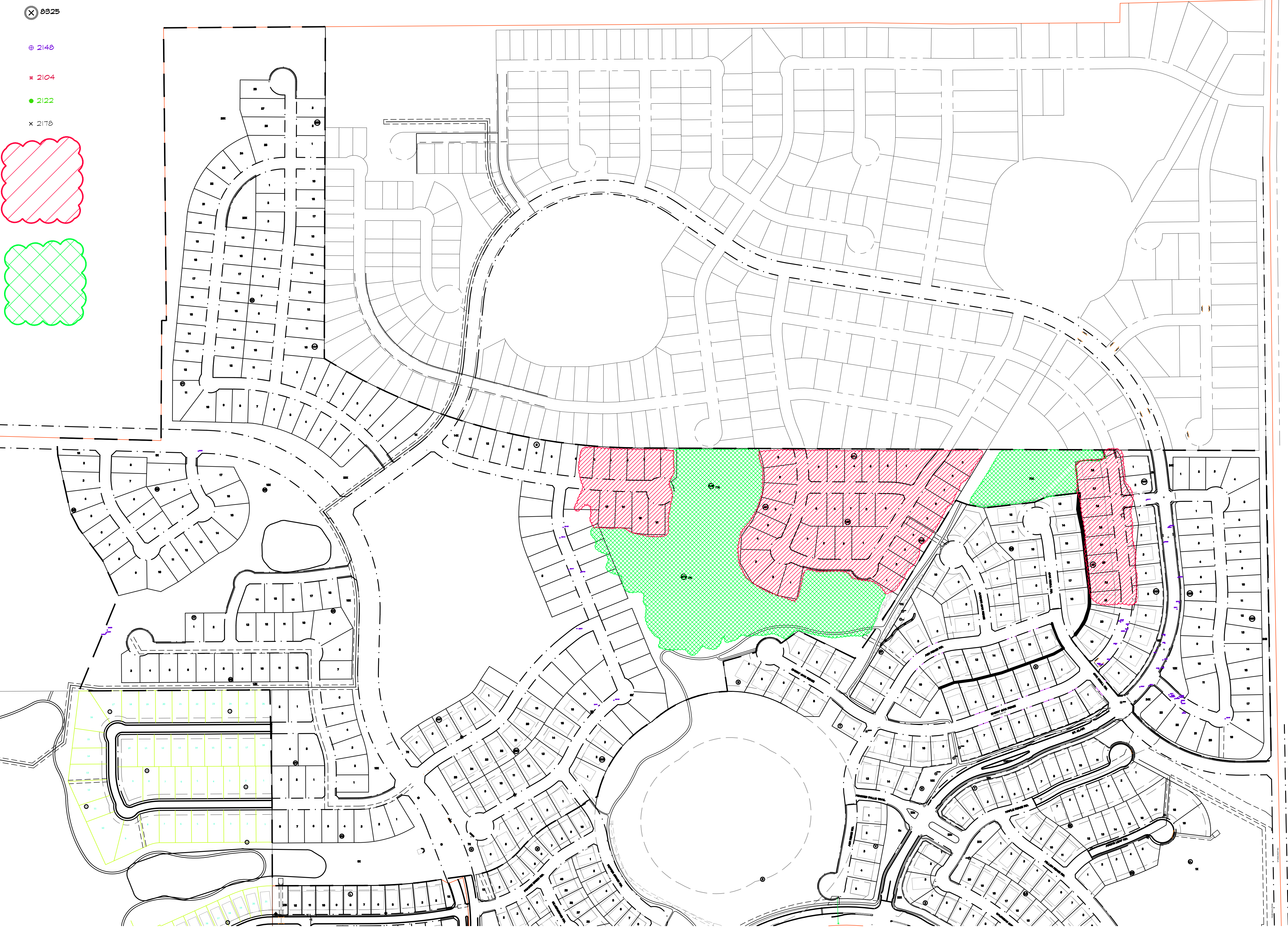


750,995 SF or 17.24 ACRES

UPLAND HABITAT AREA
TO BE REMAIN AND TO
BE PROTECTED



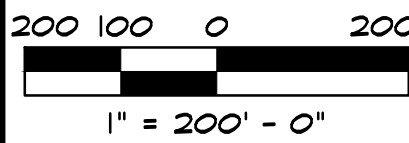
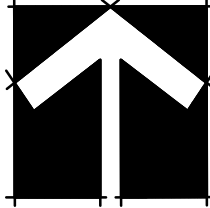
619,191 SF or 14.21 ACRES



THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE BASED ON THE PAD LOCATION, THEREFORE, ADDITIONAL TREES WILL BE SAVED.

STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900



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

One Inch

UPLAND HABITAT

Overall Plan

Canyon Falls - Phase 1

Town of Flower Mound, Denton County, Texas

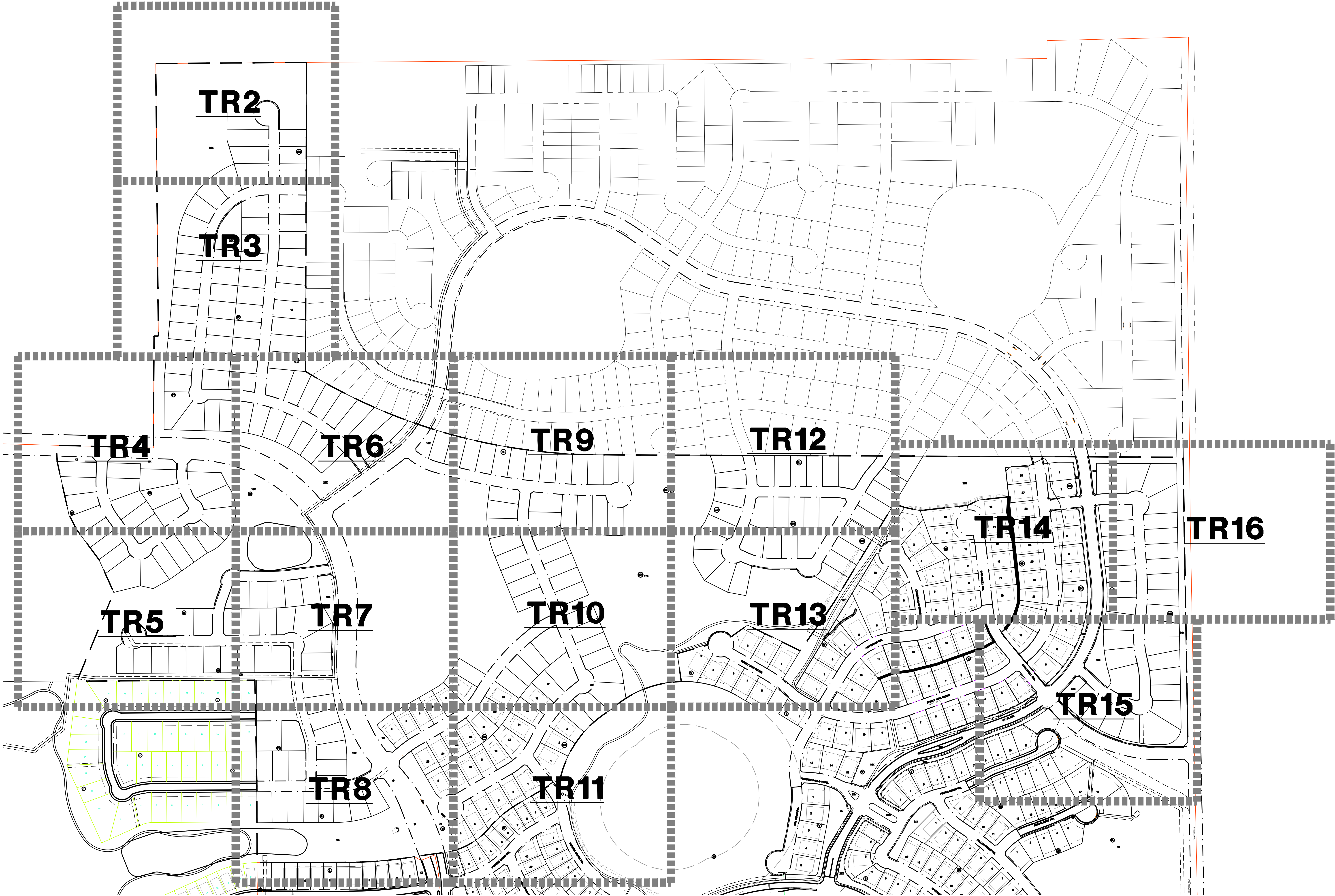
PLAN REVIEW REVISIONS		BY	DATE
#	Revised Site Layout	LWR	12-7-2012
1			
2	Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

PROJECT
WSC002

SHEET
TR1A of 16

Plotted by: Leonard Plot Date: 9/27/2013 9:09 AM

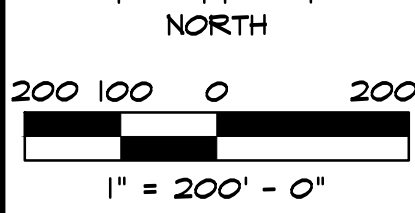
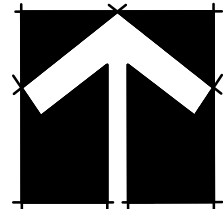
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THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE BASED ON THE PAD LOCATION, THEREFORE, ADDITIONAL TREES WILL BE SAVED.



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519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900



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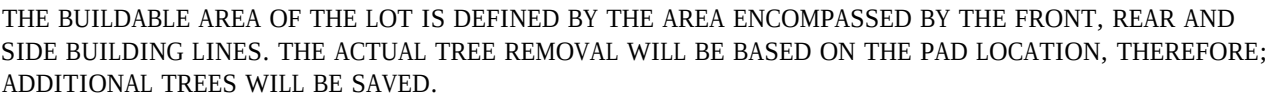
One Inch

TREE SURVEY	
Overall Plan	
Canyon Falls - Phase 1	
Town of Flower Mound, Denton County, Texas	

PLAN REVIEW REVISIONS		BY	DATE
#	1	LWR	12-7-2012
	2	LWR	9-20-2013

PROJECT
WSC002

SHEET
TR1 of 16



SYMBOL

© 493E

8325

 $\oplus 2148$

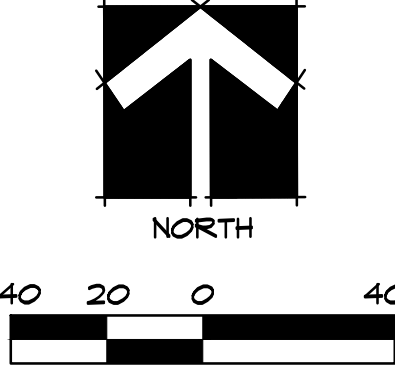
✕ 2104

● 2122

x 2178

NORTH

One Inch

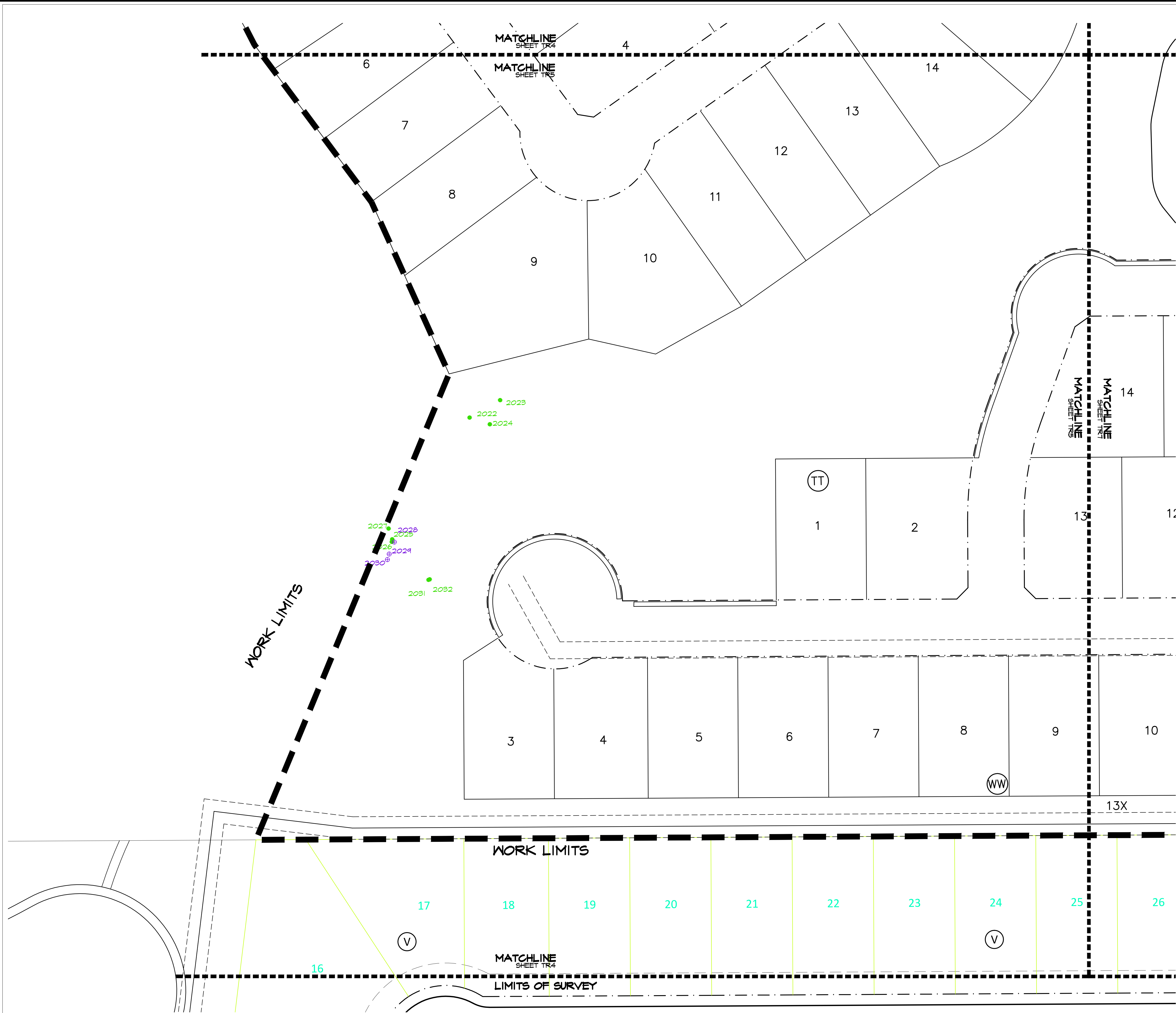


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2	Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

SHEET
TR4 of 16

Plotted by: Leonard Plot Date: 9/27/2013 9:09 AM

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TREE INFORMATION

SPECIMEN TREES ON SITE
TO REMAIN - SIX (6)

SPECIMEN TREES ON SITE
TO BE REMOVED - SEVEN (7)

PROTECTED TREES TO BE
REMOVED FROM EASEMENTS /
RIGHTS-OF-WAYS

PROTECTED TREES TO BE
REMOVED FROM THE BUILDABLE
AREA

PROTECTED TREES TO REMAIN

TREES TO BE REMOVED

UPLAND HABITAT AREA
TO BE REMOVED AND MITIGATED

750,995 SF or 17.24 ACRES

UPLAND HABITAT AREA
TO BE REMAIN AND TO
BE PROTECTED

619,194 SF or 14.21 ACRES

SYMBOL

4433

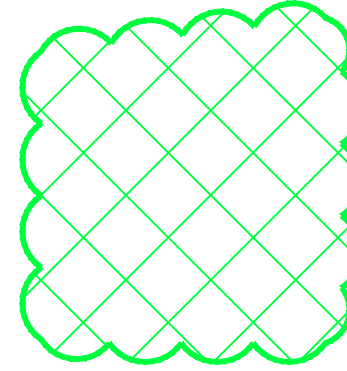
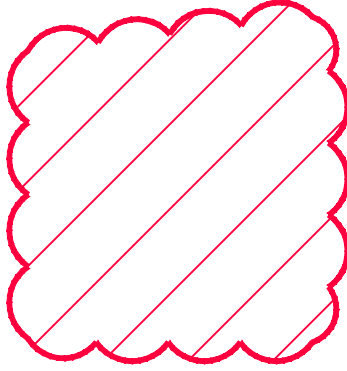
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2148

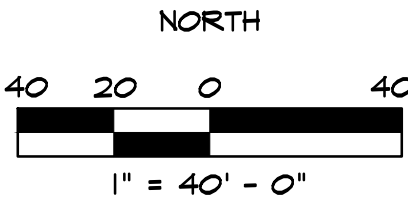
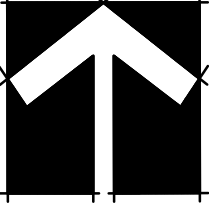
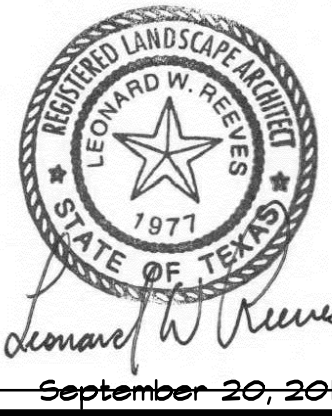
2104

2122

2178



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519 Bennett Lane, Suite 203
Lewisville, Texas 75057
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drawing. If not one inch on this
sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Removal Plan

Canyon Falls - Phase 1

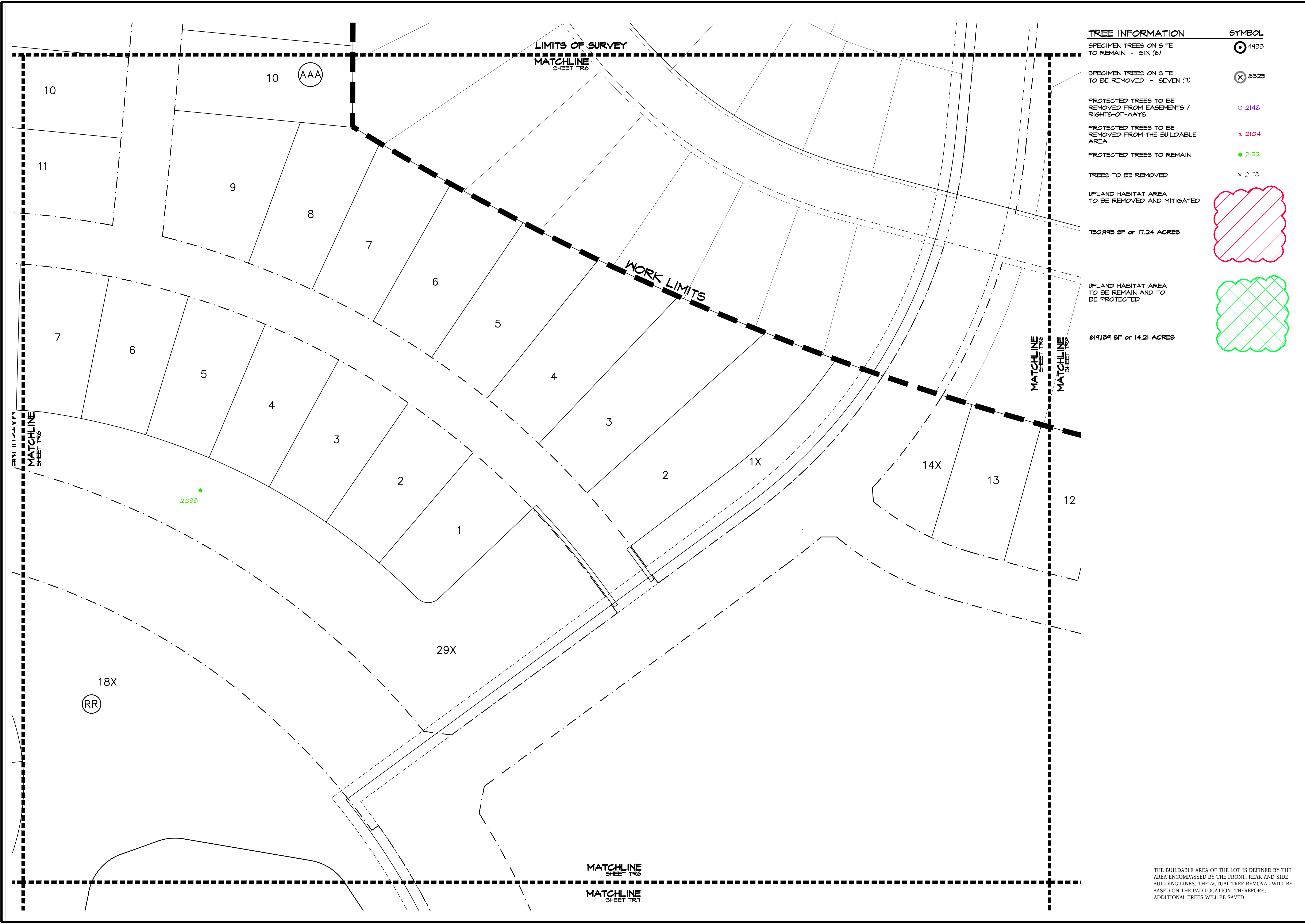
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1 Revised Site Layout	LWR	12-7-2012
2 Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

THE BUILDABLE AREA OF THE LOT IS DEFINED BY
THE AREA ENCOMPASSED BY THE FRONT, REAR
AND SIDE BUILDING LINES. THE ACTUAL TREE
REMOVAL WILL BE BASED ON THE PAD LOCATION,
THEREFORE; ADDITIONAL TREES WILL BE SAVED.

Plotted by: Leonard Plot Date: 9/27/2013 9:09 AM

Drawing: S:\Projects\WSC002\DWG\WSC002-TR.dwg Saved By: Leonard Save Time: 9/26/2013 5:01 PM



TREE INFORMATION

SPECIMEN TREES ON SITE
TO REMAIN - SIX (6)

SYMBOL

4433

SPECIMEN TREES ON SITE
TO BE REMOVED - SEVEN (7)

8325

PROTECTED TREES TO BE
REMOVED FROM EASEMENTS /
RIGHTS-OF-WAYS

2148

PROTECTED TREES TO BE
REMOVED FROM THE BUILDABLE
AREA

2104

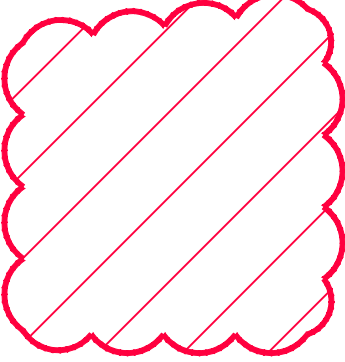
PROTECTED TREES TO REMAIN

2122

TREES TO BE REMOVED

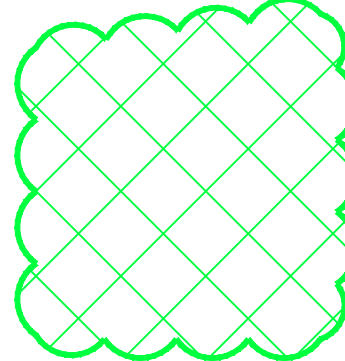
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UPLAND HABITAT AREA
TO BE REMOVED AND MITIGATED



750,995 SF or 17.24 ACRES

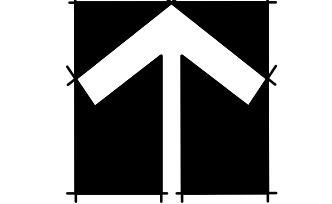
UPLAND HABITAT AREA
TO BE REMAIN AND TO
BE PROTECTED



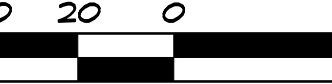
619,191 SF or 14.21 ACRES



Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900



NORTH



1" = 40' - 0"

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

One Inch

TREE SURVEY

Removal Plan

Canyon Falls - Phase 1

Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Site Layout	LWR	12-7-2012
2	Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

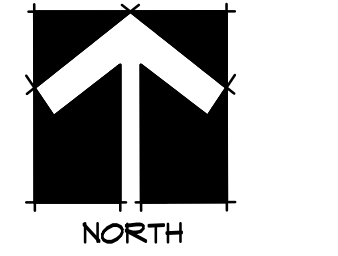
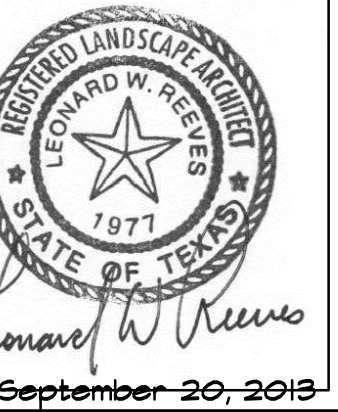
PROJECT

WSC002

SHEET

TR6 of 16

THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE
AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE
BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE
BASED ON THE PAD LOCATION, THEREFORE;
ADDITIONAL TREES WILL BE SAVED.



$|^{\text{II}} = 40^{\text{I}} - 0^{\text{III}}$

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

TREE SURVEY

Removal Plan	Full	Partial
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Canyon Falls - Phase I

Town of Flower Mound, Denton County, Texas

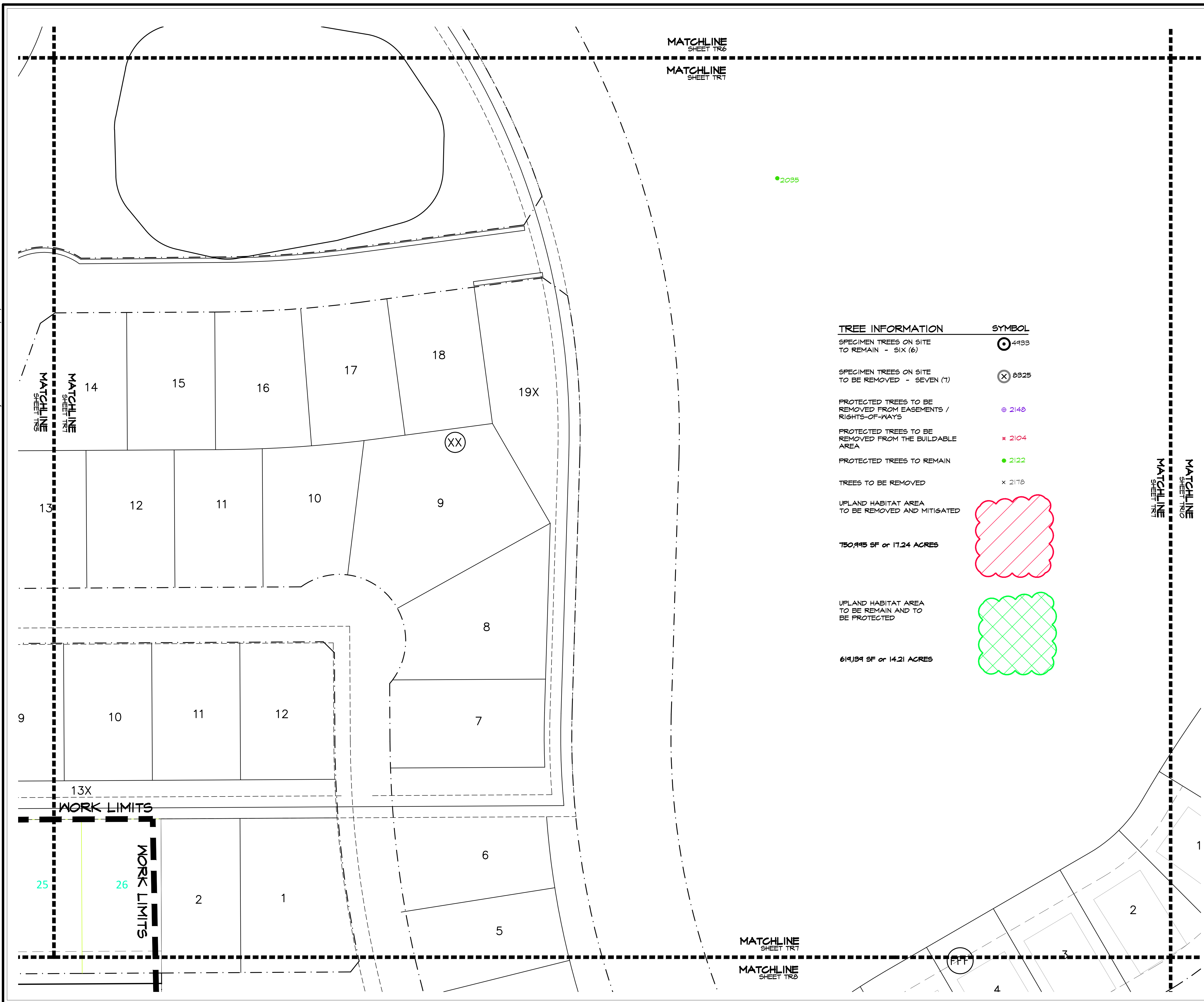
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2	Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

PROJECT

NSC002

SHEET

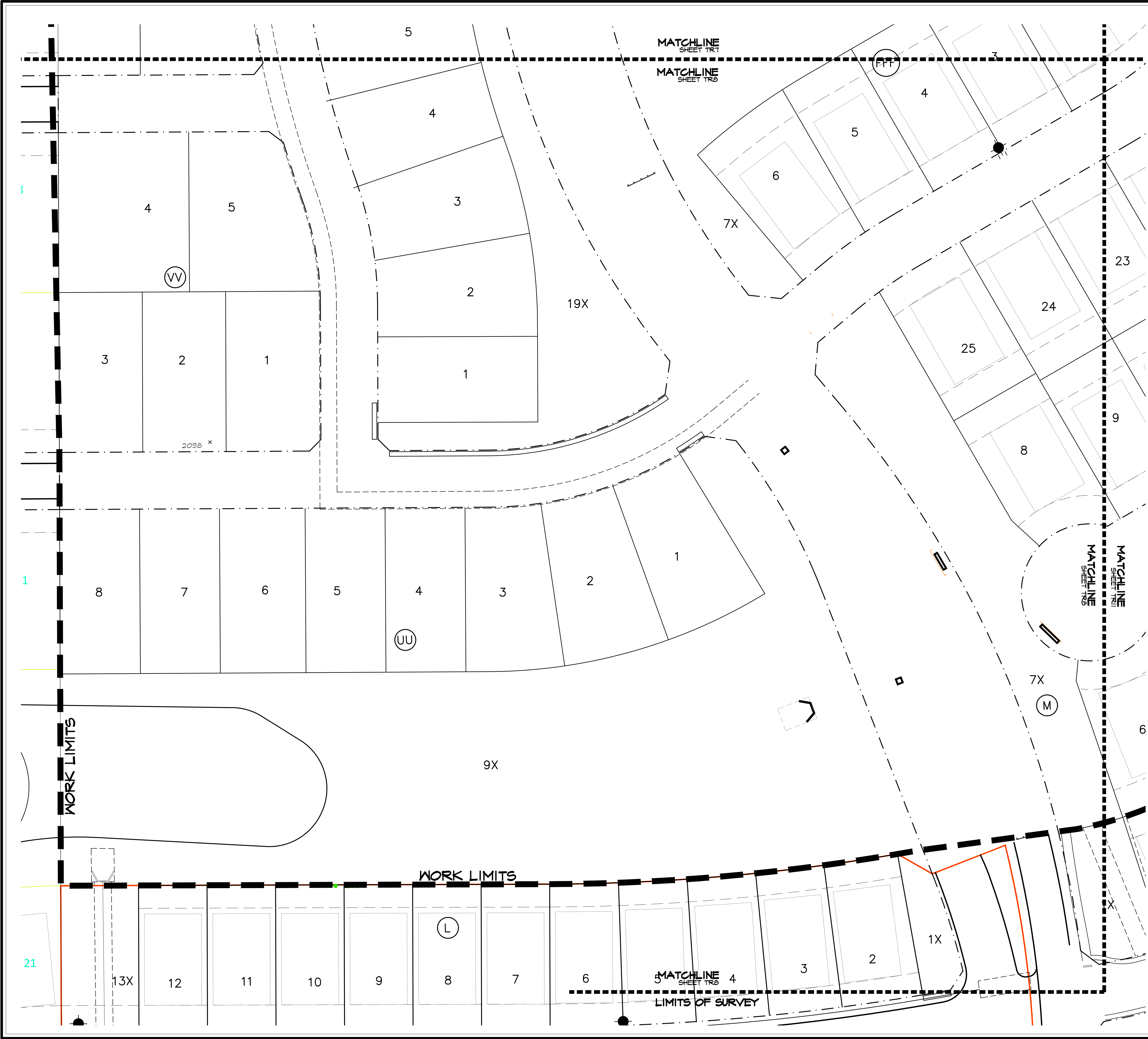
TR7 of 16



THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE BASED ON THE PAD LOCATION, THEREFORE; ADDITIONAL TREES WILL BE SAVED.

Plotted by: Leonard Plot Date: 9/27/2013 9:10 AM

Drawing: S:\Projects\WSC002\DWG\WSC002-TR.dwg Saved By: Leonard Save Time: 9/26/2013 5:01 PM



TREE INFORMATION

SPECIMEN TREES ON SITE
TO REMAIN - SIX (6)

SPECIMEN TREES ON SITE
TO BE REMOVED - SEVEN (7)

PROTECTED TREES TO BE
REMOVED FROM EASEMENTS /
RIGHTS-OF-WAYS

PROTECTED TREES TO BE
REMOVED FROM THE BUILDABLE
AREA

PROTECTED TREES TO REMAIN

TREES TO BE REMOVED

UPLAND HABITAT AREA
TO BE REMOVED AND MITIGATED

UPLAND HABITAT AREA
TO BE REMAIN AND TO
BE PROTECTED

750,915 SF or 17.24 ACRES

619,139 SF or 14.21 ACRES

SYMBOL

4433

8325

2148

2104

2122

2178

THE BUILDABLE AREA OF THE LOT IS DEFINED BY THE AREA ENCOMPASSED BY THE FRONT, REAR AND SIDE BUILDING LINES. THE ACTUAL TREE REMOVAL WILL BE BASED ON THE PAD LOCATION, THEREFORE; ADDITIONAL TREES WILL BE SAVED.

Studio 13 Design Group, PLLC.
519 Bennett Lane, Suite 203
Lewisville, Texas 75057
469-635-1900

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

One Inch

TREE SURVEY	
Removal Plan	
Canyon Falls - Phase 1	
Town of Flower Mound, Denton County, Texas	

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised Site Layout	LWR	12-7-2012
2	Revised to show Upland Habitat per Town Urban Forester	LWR	9-20-2013

PROJECT	
WSC002	
SHEET	
TR8 of 16	



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: April 11, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Public Hearing to consider a request for a Replat (RP16-0004 – Franklin Hills Addition, Lot 3R, Block D1) to create one residential lot. The property is generally located west of Sunnyview Lane and south of Shady Trail.

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this replat is to combine two lots into one residential lot, containing a total of 0.583 acres (25,384 square feet). The property is zoned Single-Family District-10 (SF-10). The plat depicts necessary setbacks and the access to the newly created lot will continue to be from Shady Trail. There is an existing residence on the subject property.

III. CORRESPONDENCE

Since this property is zoned single-family residential, 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 that also live within the same subdivision. At the time this report was written, staff had received no correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

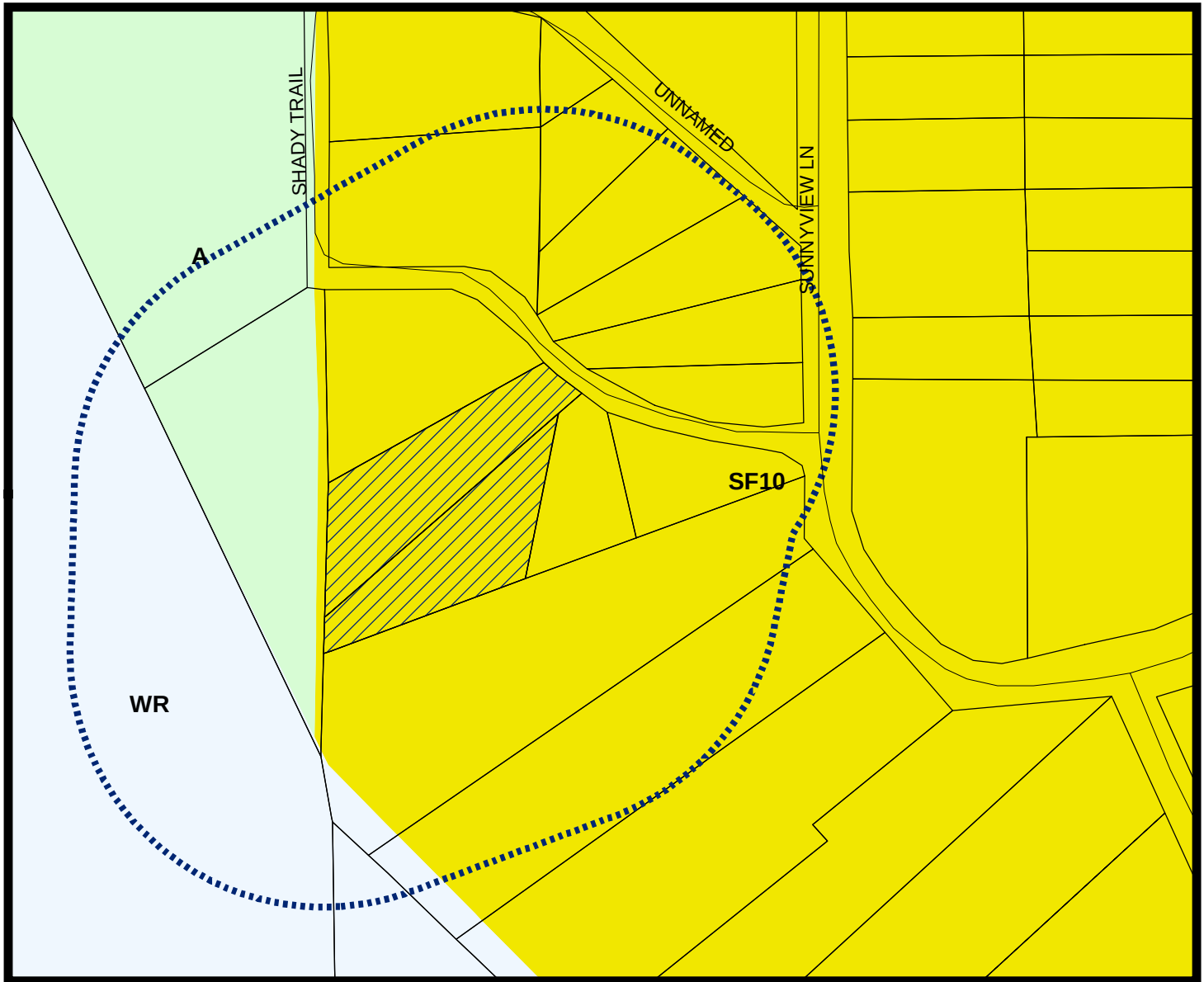
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Replat Package

Vicinity Map

Reference Project: RP16-0004



LEGEND



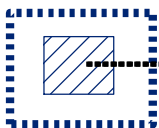
Agriculture



Single Family 10

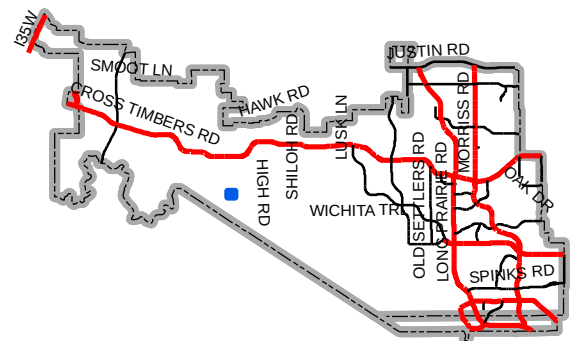


Water Recreation

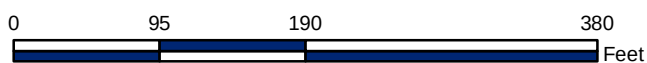


Subject Property

200 ft Notification Buffer around Property



Map Location



LETTER OF INTENT AND CONSENT

March 2, 2016

RE: Replat of Lots 3 and 4, Block D-1, Franklin Hills Addition, Second Revised Plat, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114, Map Records, Denton County, Texas, combining the 2 platted lots into a single lot.

To whom it may concern:

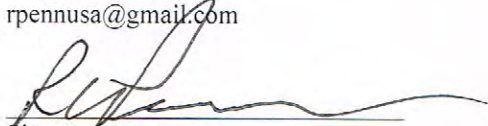
I, Randall Penn, am the sole owner of the abovementioned lots, physical address of 3429 Shady Trail, Town of Flower Mound, Denton County Appraisal District Account Numbers 8790 & 8792. I intend to combine the two platted lots into a single lot for the purpose of constructing an accessory building.

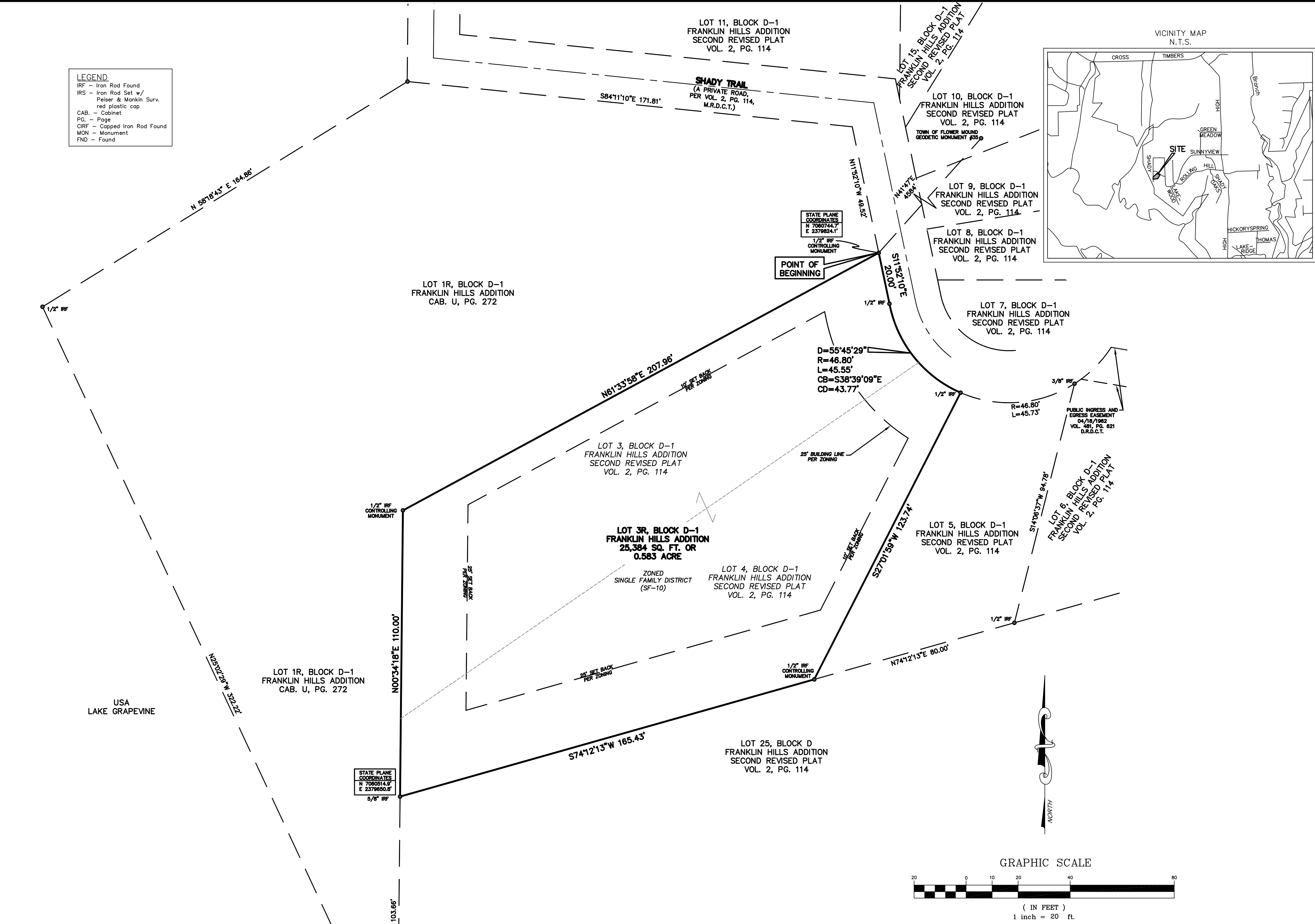
- Zoning Residential
- Acreage 0.583 acre
- Proposed Lots 1
- There are no conceptual Site Plans or Engineering Plans for this site
- There are no special considerations for this site

I have hired the services of Peiser & Mankin Surveying for the replat process.

Peiser & Mankin Surveying
623 E. Dallas Road
Grapevine, Texas 76051
817-481-1806 x 22
Contact: Timothy Mankin

Randall L. Penn, Owner of Lots 3 & 4, Block D-1, Franklin Hills Addition
3429 Shady Trail
Flower Mound, Texas 75022
214-236-5047
rpennusa@gmail.com


Signature



BENCHMARK:
COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT #35, A 2" DIAMETER DOMED ALUMINUM DISK STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET NEAR THE CENTER OF A CLU DE SAC ON ARABIAN CIRCLE. Northing - 7064200.07; Easting - 2382830.25' Elevation - 596.15'

NOTE:
"THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

NOTE:
THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM 2 PLATTED LOTS.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C05206 subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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.

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, 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

OWNER:
Randall L. Penn
3429 Shady Trail
Flower Mound, Texas 75022

JOB NO.: 15-1107		DATE: 01-12-2016		REV: 03-02-2016	
SCALE: 1" = 20'		DRAWN: J.B.W.		CHECKED: T.R.M.	
FEBRUARY 2016		SHEET 1 OF 1		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	
623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		Texas Society of Professional Surveyors Member Since 1977	

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS Randall L. Penn in the owner of that certain 0.583 acre tract of land situated in the Wilson Madlin Survey, Abstract No. 828, in the Town of Flower Mound, Denton County, Texas and all of Lots 3 and 4, Block D-1, Franklin Hills Addition Second Revised Plat, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114, Map Records, Denton County, Texas, and being more particularly described as follows:
BEGINNING at a 1/2 inch iron rod found for the north corner of said Lot 3, same being the most easterly corner of Lot 1R, Block D-1, Franklin Hills Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 272, said Map Records, same being in the monumented southwest line of Shady Trail (a Private Road, per Volume 2, Page 114);
THENCE South 11 deg. 52 min. 10 sec. East, along the common line of said Lot 3, and said Shady Trail, a distance of 20.00 feet to a 1/2 inch iron rod found for the beginning of a curve to the left having a radius of 46.80 feet, a delta angle of 55 deg. 45 min. 29 sec., and a chord bearing and distance of South 38 deg. 39 min. 09 sec. East, 43.77 feet;
THENCE along said curve to the left, and continuing along the common line of said Lot 3, and said Shady Trail, passing the common east corner of said Lot 3, and aforesaid Lot 4, and continuing along the common line of said Lot 4, and said Shady Trail, and said curve to the left, a total arc distance of 45.55 feet to a 1/2 inch iron rod found for the northeast corner of said Lot 4, same being the northwest corner of Lot 5, said Block D-1, aforesaid Franklin Hills Addition Second Revised Plat;
THENCE South 27 deg. 01 min. 59 sec. West, along the common line of said Lot 4, and said Lot 5, a distance of 123.74 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 4, same being the southwest corner of said Lot 5, same being in the north line of Lot 25, said Block D-1, said Franklin Hills Addition Second Revised Plat;
THENCE South 74 deg. 12 min. 13 sec. West, along the common line of said Lot 4, and said Lot 25, a distance of 165.43 feet to a 5/8 inch iron rod found for the southwest corner of said Lot 4, same being the northwest corner of said Lot 25, same being in an east line of aforesaid Lot 1R;
THENCE North 00 deg. 34 min. 18 sec. East, along the common line of said Lot 4, and said Lot 1R, passing the common west corner of said Lot 4, and aforesaid Lot 3, and continuing along the common line of said Lot 3, and said Lot 1R, a total distance of 110.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3, same being an internal corner of said Lot 1R;
THENCE North 61 deg. 33 min. 58 sec. East, continuing along the common line of said Lot 3, and said Lot 1R, a distance of 207.96 feet to the POINT OF BEGINNING and containing 25,384 square feet or 0.583 acre of computed land, more or less.

SURVEYOR'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF TARRANT §
I, Timothy Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying
PRELIMINARY-FOR REVIEW ONLY
NOT TO BE RECORDED
Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051
STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the _____ day of _____, 2016.
Notary Public in and for Tarrant County, Texas
My commission expires: 08/15/16

OWNER'S DEDICATION
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:
That Randall L. Penn does hereby adopt this plat designated herein as **FRANKLIN HILLS ADDITION**, an addition to the TOWN OF FLOWER MOUND, 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 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 the same.
All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, 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, reconstruction, 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.
WITNESS, my hand, this the _____ day of _____, 2016.
(SIGNATURE) _____ RANDALL L. PENN
STATE OF TEXAS §
COUNTY OF _____ §
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared randall L. Penn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.
Notary Public in and for _____ County, Texas
My Commission Expires: _____



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: April 11, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Development Plan (DP15-0011 - Southgate) to develop a residential subdivision. The property is generally located west and east of Gerault Road and north of Long Prairie 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 the application is to obtain design approval for 422 buildable, single family lots out of which 347 are single family attached residential lots and 75 are single family detached residential lots. Both types of lots within the development have distinct size and setback standards. The development plan includes both the Northwest and Northeast tracts within the Southgate development and contains approximately 78.69 acres of land. The proposed plan is in compliance with the Development Agreement for Southgate which limits the maximum number of single family residential units to 475 (See Attachment A(4)).

The Northwest Tract is located west of Gerault Road, within the SG-R2 subzone of the Southgate development and contains approximately 34.96 acres. The development plan depicts 261 attached and detached residential lots within this tract which is planned to be developed in two phases. The plan depicts approximately 9.28 acres of open space area comprising of general open space, landscape buffers, preserve area, pocket parks, neighborhood parks, and central park. The plan also depicts an amenity center with parking. Access to lots within the Northwest tract is provided from Gerault Road and Long Prairie Road.

The Northeast Tract is located east of Gerault Road, within the SG-R1 subzone of the Southgate development and contains approximately 17.1 acres. The development plan depicts 161 attached and detached residential lots within this tract which is planned as a future phase. The plan depicts approximately 3.8

acres of open space area comprising of general open space, landscape buffers, pocket parks and a neighborhood park. Access to lots within the Northeast tract is provided from Gerault Road.

The development plan depicts necessary easements and right-of-way dedications. The proposed subdivision is in compliance with the SG-R1 and SG-R2 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

On September 21, 2015, the Town Council approved development plans (DP15-0008, DP15-0009, and DP15-0010) for the Northeast, Northwest and South Tracts to identify the different phases of development and to dedicate rights-of-way for median openings, turn lanes, and curb cuts along Long Prairie Road and Gerault Road.

On April 20, 2015, the Town Council approved a Master Plan Amendment (MPA14-0004) to change the land use from Campus Industrial uses to Campus Commercial uses on approximately 28 acres of land to allow the entire 108.3-acre Southgate development to fall under the same land use designation of Campus Commercial. On the same agenda, the Town Council also approved a zoning amendment (ZPD14-0006) to change the zoning from Planned Development District No. 47 (PD-47) with Commercial District-2 (C-2) and Industrial District-2 (I-2) uses to 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 (See Attachment A(3)).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 25-15
4. Southgate Development Agreement

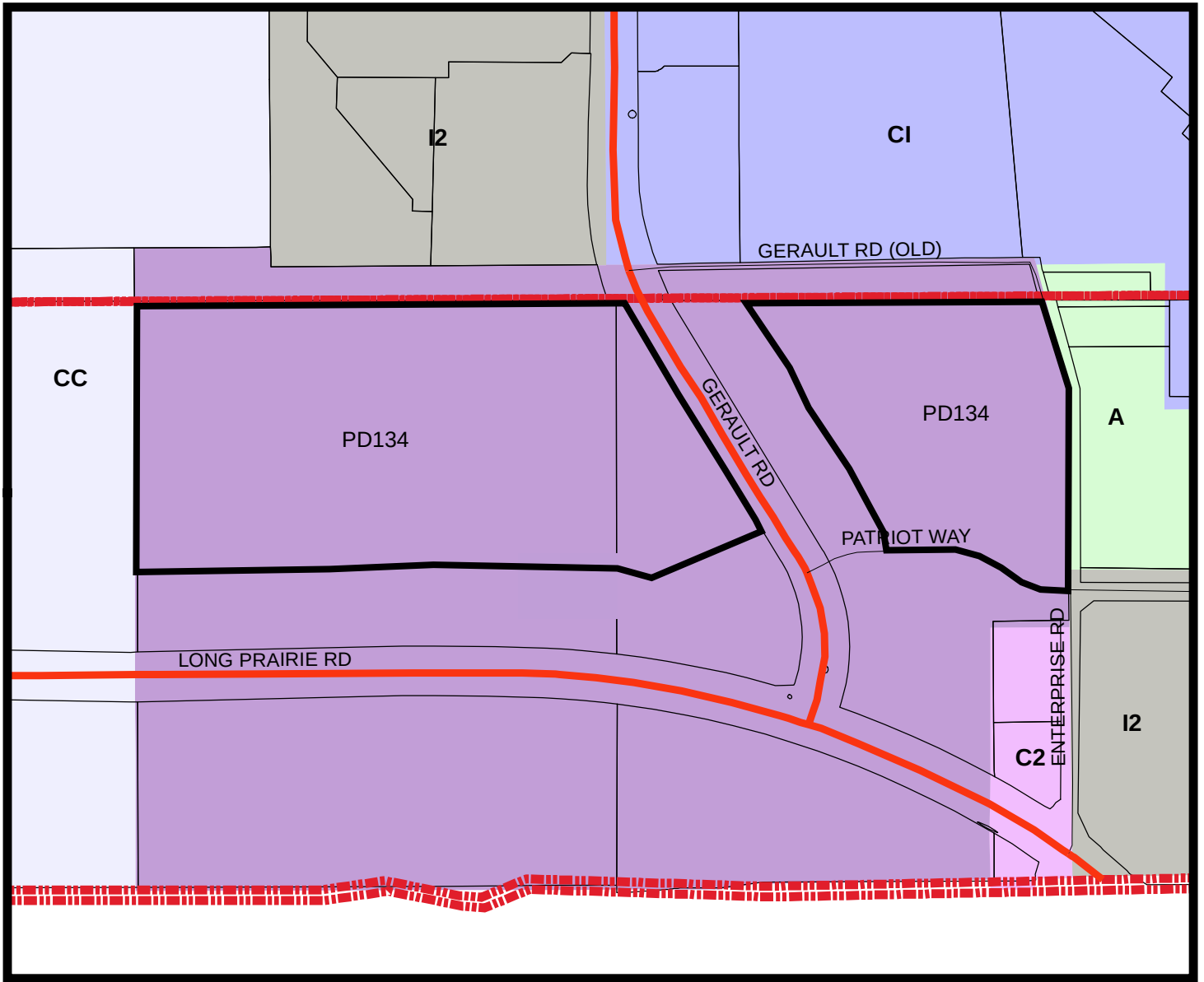
B. Application Details

1. Development Plan Package



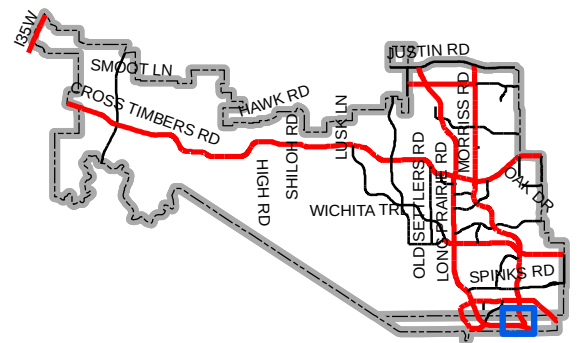
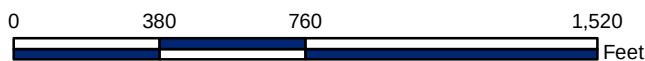
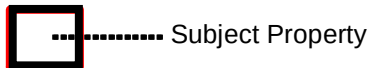
Vicinity Map

Reference Project: DP 15-0011



LEGEND

- Agriculture
- Industrial 2
- Commercial 2
- Campus Industrial
- Campus Commercial



Map Location



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

April 06, 2016

Doug Powell
Executive Director of Development Services
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Southgate (DAA No.:14032)
Flower Mound, Texas

Dear Mr. Powell

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

On April 20, 2015, the Flower Mound Town Council approved a Master Plan Amendment and Zoning Change for a PD-134 per Ordinance No. 25-15. As you are aware, that zoning amendment divided the overall tract into several new and distinct Mixed Used zones.

Our proposed Development Plan is specific to and only within the ZONE SG-R2 and ZONE SG-R1 sub-zones. Furthermore, this Development Plan is only for the 34.964 acres west of Gerault Road and the 17.101 acres east of Gerault Road out of the overall approximately 78.69 acres within the approved PD-134. This Development Plan illustrates 347 single family attached residential lots, 75 single family detached residential lots, as well as a total of 19 HOA open space lots that comply with the ZONE SG-R2 and ZONE SG-R1 sub-zones standards described in Ordinance No. 25-15 and is submitted for the Town's review and subsequent approval. The total amount of HOA Open space provided within the Zone SG-R2 is ± 9.28 acres comprised of proposed general open space, buffer landscape area, the preserve area, pocket parks, neighborhood parks, and the central park. The total amount of HOA Open space provided within the Zone SG-R1 is ± 3.80 acres comprised of proposed general open space, buffer landscape area, pocket parks, and the neighborhood park.

This proposed Development Plan conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and a minimum of two points of access for safety considerations.

Please feel free to contact me should you have any questions regarding our request. Thank you.

Sincerely,


Traci Shannon Yost Kilmer
Planning Project Manager

Cc: Jed Dolson – Green Brick Partners; File;

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 25-15**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 78.69 ACRES OF LAND SITUATED IN THE J. KNIGHT SURVEY, ABSTRACT NUMBER 692, AND APPROXIMATELY 28.69 ACRES OF LAND SITUATED IN THE J. TURNER SURVEY, ABSTRACT NUMBER 1251, FROM PLANNED DEVELOPMENT DISTRICT NO. 47 (PD-47) WITH COMMERCIAL DISTRICT-2 (C-2) AND INDUSTRIAL DISTRICT-2 (I-2) USES TO PLANNED DEVELOPMENT DISTRICT NO. 134 (PD-134) WITH BOTH NON-RESIDENTIAL AND RESIDENTIAL USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 78.69 acres of land situated in the J. Knight Survey, Abstract Number 692, and approximately 28.69 acres of land situated in the J. Turner Survey, Abstract Number 1251, have filed an application for a planned development district to change the zoning from Planned Development District No. 47 (PD-47) with Commercial District-2 (C-2) and Industrial District-2 (I-2) uses to Planned Development District No. 134 (PD-134) with both non-residential and residential uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on December 8, 2014, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 20, 2015, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development on the property; and,

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety

ORDINANCE NO. 25-15**Page 2**

and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

78.69 acres of land situated in the J. Knight Survey, Abstract Number 692, and 28.69 acres of land situated in the J. Turner Survey, Abstract Number 1251, Denton County and Tarrant County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 134 (PD-134) with both non-residential and residential uses.

SECTION 2

The development standards of the proposed Planned Development District No. 134 (PD-134), attached hereto as Exhibit "B," incorporated herein for all purposes allowed by law, are hereby approved as the development standards for this Planned Development District No. 134 (PD-134).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 134 (PD-134), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibit "B," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared

ORDINANCE NO. 25-15**Page 3**

unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 20th DAY OF APRIL, 2015.

APPROVED:


 Thomas E. Hayden, MAYOR *pro tem*
 JEAN Levenick

ATTEST:


 Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

ORDINANCE NO. 25-15

Page 4


Bryn Meredith, TOWN ATTORNEY

ORDINANCE NO. 25-15

Page 5

Exhibit "A"
Description of Property

© 2007 by The Authors
Journal compilation © 2007 by Blackwell Publishing Ltd



ORDINANCE NO. 25-15

Page 6

Exhibit "B"
Development Standards

SOUTHGATE
PLANNED DEVELOPMENT CODE
PD-134

FLOWER MOUND, TX

Submittal Date: April 16, 2015

A DEVELOPMENT BY
Beverly Development Corporation
P.O. Box 190746
Dallas, TX 75219

PLANNING BY
Roaring Brook Development Co.
3058 Lakeside Parkway
Flower Mound, TX 75022
817.706.8353

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

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SECTION 2	Definitions
SECTION 3	Character Zones Standards
SECTION 4	Vehicular and Pedestrian Thoroughfare Standards
SECTION 5	Civic / Open Space / Trail and Landscape Standards
SECTION 6	Parking Standards
SECTION 7	Architecture and Building Standards
APPENDIX	Environmental Exhibits

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 1

ADMINISTRATION

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

SECTION 1: Administration

- A. The Tract Plan (See Figure 1.1): The Tract Plan shows the three tracts within the Southgate Planned Development (PD 134) each tract under separate ownership. The Tracts are further subdivided into zones with applicable regulations specified in Section 3.
- B. Regulating Plan: The Regulating Plan and associated limits, is included in PD 134.
- C. Thoroughfare Plan: The Thoroughfare Plan and associated limits is included in PD 134.
- D. Concept Plan: The Concept Plan is included in PD 134.
- E. Development Plans: Development Plans shall be submitted for each Tract, separately or together. Within a Development Plan, the phases of development shall be identified. Current phases shall comply with Section 90-33 of the Code of Ordinances and future phases shall provide, at a minimum, the following information:
1. Preliminary water and sewer alignments and estimated sizes;
 2. Proposed public rights-of-way;
 3. Proposed vehicular ingress and egress;
 4. Proposed land uses;
 5. Proposed location and areas of public parks and open spaces;
 6. Proposed location and alignment of Town trails;
 7. Preliminary Drainage Plans.
 8. Subsequent phases shall update and revise the Development Plan.
- F. Site Plan: Site Plans shall only be required for current phases of development, not for future phases. Site Plans shall comply with the requirements of Section 82-33 of the Code of Ordinances.
- F. Record Plat: Record Plats shall only be required for current phases of development, not for future phases and shall comply with Section 90-93 of the Code of Ordinances.

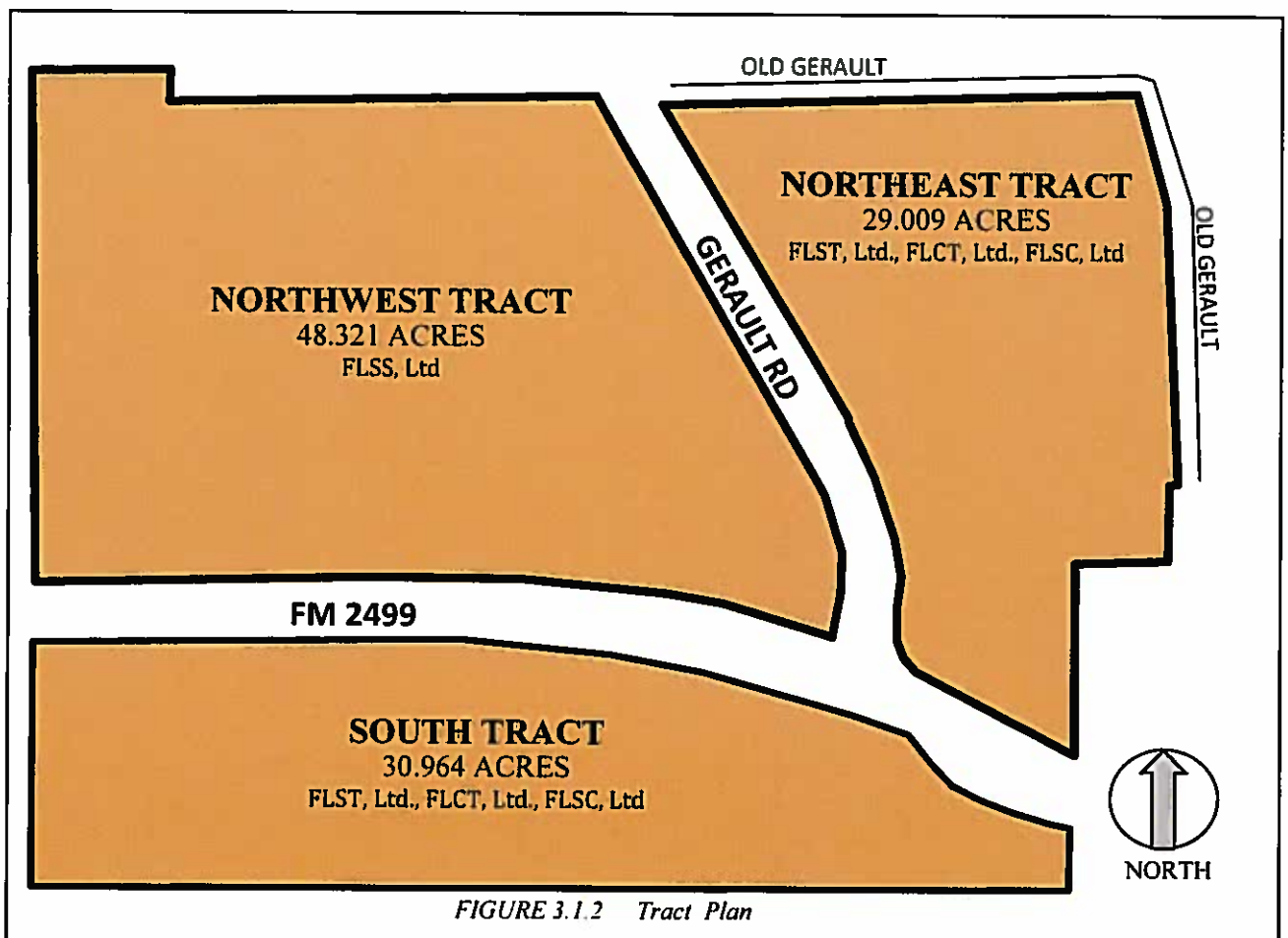


FIGURE 3.1.2 Tract Plan

SOUTHGATE DEVELOPMENT CODE
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SECTION 2

DEFINITIONS

SOUTHGATE DEVELOPMENT CODE

Flower Mound, TX

Words shall have the meanings defined in Sections 78-3 and 98-2 or as understood in general usage, except as defined below, or where the context indicates a different meaning.

ADMINISTRATIVE

- Concept Plan:** A plan encompassing the entire Planned Development area, showing boundaries, proposed thoroughfare alignments, proposed land uses, open space areas, and Town trail alignments.
- PD Boundary:** The boundary line defining the limit of PD-134 where it is adjacent to private property.
- Regulating plan:** A plan for adoption of zoning that establishes the location of component zones, establishes land uses and development standards.
- Zone:** An area within the Regulating Plan of PD-134 that specifies a specific set of development rules and standards as defined throughout PD-134.

BLOCKS

- Block:** An urban structure consisting of buildings, parking lots, sidewalks and streets, arranged concentrically, such that parking is surrounded by buildings and the buildings are surrounded by sidewalks, and sidewalks are surrounded by streets.
- Block Boundary:** A Block shall be bounded by a street right-of-way, a park or open space, or the PD boundary.
- Block Face:** The sum of all contiguous lot frontages on a single street, uninterrupted by streets, open spaces or the PD Boundary
- Block Area:** The sum of all lots within the block boundaries.
- Block Gap:** The space measured along the Block Face, between buildings that does not consist of open space
- Boundary, PD:** The limits of the area bounded by the legal description of PD-134

BUILDINGS

- Building Footprint:** The exterior wall perimeter of a building including all areas under roof.
- Building Area:** The total square feet of floor space within the outside dimensions of a building, including all floor levels under roof.

Building GLA: Gross Leasable Area within a building includes all area under roof demised for the exclusive use of a tenant, plus the proportional share of common areas.

Commercial Standards: Commercial Standards refer to the Ground Floor requirements for buildings as described in Section 7 of PD-134, not to building codes regulating health and safety.

Facade: Façade is the exterior face of the building fronting or oriented toward a street or roadway, excluding alleyways.

Finish Floor Elevation: The vertical measurement of the any floor relative to the vertical position of other floors and to adjacent elements such as the sidewalk, street, and parking lot

Floor Area: See Building Area

Ground Floor: The floor of a building which contains the primary entrance and exit nearest to the exterior grade level for pedestrian access.

Ground Floor Elevation: The vertical measurement of the Ground Floor relative to the vertical position of adjacent elements such as the sidewalk, street, and parking lot.

Glass Area: The area of glass and its supporting frame that meets the standards identified in Section 7 of PD 134.

Primary entrance: The primary entrance is the main or principal pedestrian entrance of all buildings (except outbuildings). For buildings fronting a street, the primary entrance is the entrance designed for access by pedestrians from the sidewalk. This is the principle principal architectural entrance even though day-to-day residential access may be via a secondary entrance associated with a garage, driveway or other vehicular use area.

Sign Band: The portion of a building façade, above the first floor glass area, devoted to signs indicating the names or marks of the businesses occupying the tenant spaces.

Sign, on-Premise: An On-Premise Sign refers to any business within PD Boundary of PD-134

LOTS

- Building line:** See "Setback"
- Build-to Line:** Means a line parallel or approximately parallel to the street line or property line, at a specified distance therefrom, establishing the defined distance from the street line or property

SOUTHGATE DEVELOPMENT CODE

Flower Mound, TX

line that a building may be erected. Compare to *Setback*.

Lot line, front: Means any lot line adjacent to a street or public access easement.

Lot line, rear: Means any lot line opposite a front lot line and not adjacent to a street or public access easement.

Lot Depth: The average distance between the front lot line and the rear lot line

Setback means a line parallel or approximately parallel to the street line or property line, at a specified distance therefrom, establishing the minimum distance from the street line or property line that a building may be erected. Compare to *Build-to-line*.

Street Frontage: The side of a lot facing or abutting a street or public park

OPEN SPACE

Buffer, Landscape: Areas of land parallel to streets or to adjacent land uses, and abutting a property line, set aside to provide visual screening through the use of landscaping or fences or both.

Detention Area: A class of floodplain that is specifically designed to store storm water above grade temporarily.

Floodplain: A class of open space, through design or designation, set aside to accept and temporarily store storm water above grade. May also be used as a Park or other Open Space.

Open Space: Any outdoor area generally without buildings or parking, except as an accessory use.

Open Space, Public: A class of Open Space that is regularly open to the general public. Public Open Space may be owned and operated either publicly or privately.

Open Space, General: A class of Open Space that meets the standards identified in PD-134, Table 5.1.

Open Space, Private: Private common open space means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use by the residents, employees, and/or visitors to a development.

Open Space, Personal Private: Private personal open space means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use

solely by the individual residents of a condominium or multi-family dwelling unit

Park: A park is a type of Open Space that is designed mainly for unstructured recreation. A park consists of areas of turf, trees, paths, trails, and park furnishings.

Plaza: A plaza is an open space available for civic purposes and commercial activities. A plaza is bounded by buildings and streetscape and consists primarily of pavement with trees being optional. Plazas can be wider sidewalks or extensions of sidewalks for the purpose of providing outdoor seating for restaurants and cafes.

Preserve: An open space reserved for land that is intended for conservation. It consists of areas in the flood plain, woodlands, creeks, water bodies, steep grades, and other environmentally sensitive lands.

Trail: A continuous route for pedestrians, equestrians, or bicycles, and may be paved or unpaved.

Trail, Town: A continuous route for pedestrians or bicycles, at least 8 feet in width, and paved in concrete.

PARKING

Parking, Carport: A roofed structure open on at least one side and used or designed to be used for the storage of one or more vehicles at or near the same elevation as the adjacent driveway, alley, or parking lot.

Parking Deck (Structured Parking): A building containing multiple stories, either above or below grade, for the purpose of storing vehicles.

Parking Garage: An enclosed space, or portion of a building to store vehicles at or near the ground floor level.

Parking Lot: An area within a lot, to store multiple vehicles

Parking Space: A paved area to store one vehicle

STREETS AND STREETScape

Alley: A space or thoroughfare that affords secondary means of access to a lot. Lot lines adjacent to alleys, alley easements, or alley rights-of-way do not constitute frontage.

Median: The portion of the street, between the travel lanes of opposite direction, devoted to landscaping.

SOUTHGATE DEVELOPMENT CODE

Flower Mound, TX

- Parking Lane:** The portion of the street devoted to on-street parking.
- Parking, On-street:** A lane within the Street devoted to the storage of vehicles.
- Pedestrian Easement:** A continuous area on private land, parallel to and adjacent to the street, permitting public access for pedestrians.
- Porch Space:** An area between the Build-to Line or the Setback line and the Property Line that permits portions of the building, such as porches, to encroach into the setback area.
- Streetscape:** Streetscape includes all improvements in a public right-of-way or private easement between the street curb and the Building Façade. Improvements include sidewalk, street trees, street lights, signage, and furnishings such as benches, trash receptacles, drinking fountains, bike racks, etc.
- Travel Lane:** The portion of the street devoted to moving vehicles.
- (Tree) Parkway:** The continuous landscaped area located within the Pedestrian Easement, between the sidewalk and the street curb, devoted to trees.
- Tree Space:** The portion of the Pedestrian Easement, adjacent to the street curb, devoted to trees
- Tree Well:** A location for a tree within the Tree Space, limited in area, for one tree.

USES

- Hotel:** A building or group of buildings designed and occupied as a temporary abiding place of individuals containing a minimum of 12 individual guestrooms or units and shall furnishing customary hotel services.
- Hotel Full-service:** A Hotel containing a minimum of 100 guest rooms, a ground floor lobby, a full service restaurant, a lounge or bar, and exercise facilities.
- Hotel Select Service:** A Hotel containing a minimum of 50 guest rooms, a ground floor lobby, a lounge or bar, and exercise facilities. Guestrooms may not occupy more than 50% of the ground floor within the building.
- Hotel Limited Service:** A Hotel containing a minimum of 25 guest rooms and a reception desk.
- Live-work unit:** A live-work unit is a dwelling unit that is also used for work purposes, provided

that the 'work' component is restricted to the uses under 3,000 SF and is located on the street level. The 'live' component may be located on the street level (behind or beside the work component) or any other level of the building.

Mixed Use Building: A Building with residential or non residential uses on the second floor and above, with a ground floor limited to general office, medical office, parking, restaurant, and retail.

Multifamily unit: A dwelling unit located within a building that is used only for residential occupancy.

Office Flex: Office space with ancillary warehouse space which shall not exceed eighty eight percent of the gross building square footage.

Restaurant, Full-service: Full-service restaurants provide food services to patrons who order and are served while seated and pay after eating. They may provide this service in combination with selling alcoholic beverages, providing takeout services, and may provide meals for take-out.

Restaurant, fast food: An establishment where the principal business is the sale of food and beverages in a ready-to-consume state and where the design or method of operation includes any service to a customer in a motor vehicle, other than an establishment classified as a drive-in restaurant.

Residential loft: Residential loft is a residential unit located on the second floor or above, where the street level ground floor is used for non-residential occupancy.

Residential Occupancy: Space used for human habitation.

Single-family residential, detached dwelling unit: A single-family detached residential unit is a free-standing building on an individual lot or tract of land intended for occupancy by one family.

Single-family residential, attached dwelling unit: A single-family attached residential unit is a building on an individual lot intended for occupancy by one family that shares one or more common walls with similar adjacent units, also on individual lots.

Shooting Range (Indoor): An enclosed and conditioned building containing an enterprise offering to the general public, for a fee or a charge, a place to practice the discharge of fire arms or to practice archery, and may include retail sales, and related training and educational facilities.

SOUTHGATE DEVELOPMENT CODE
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SECTION 3

ZONE STANDARDS

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

SECTION 3: ZONE STANDARDS

SUBSECTION 3.1: General Standards Applicable to All Zones

- A. General: The following tables and illustrations identify general regulations for all zones within the Southgate Planned Development. Additional Regulations specific to each zone are found in the following Sections and subsections.
- B. Town Manager or his designee may approve increases or reductions beyond the minimum and maximum areas depicted in Section 3 "Zone Standards" of Table 3.2. Staff denial of a requested increase or reduction to the size of a Zone may be appealed to the Town Council.
- C. Town Manager or his designee shall interpret all definitions, terms, standards, text and statements within Planned Development 134 that are not already listed or defined in the Town Code to the best of their ability. Any disputes or disagreements resulting from said interpretations may be appealed to the Town Council.
- D. Regulating Plan (See Figure 3.1): The Regulating Plan shows the Zones within the Southgate Planned Development (PD 134). The Zones are subject to regulations governing the following aspects of the development:
 1. Minimum and maximum areas permitted within each zone;
 2. Permitted Uses within each zone;
 3. Maximum and minimum residential and commercial uses;
 4. The primary street network of required streets.
 5. Open Space, Park and Trail requirements specific to each zone;
 6. Streetscape and building façade restrictions specific to each zone;
 7. Parking on-street, off-street and garage parking restrictions;
 8. Other restrictions that may affect the land use, character or aesthetics of each zone.
- F. If conflicts exist between the rules and standards in PD-134 and the Town's Land Development Regulations, PD-134 shall govern. If conflicts exist between PD-134 and a Developer Agreement between the Applicant the Town, the Developer Agreement shall govern.

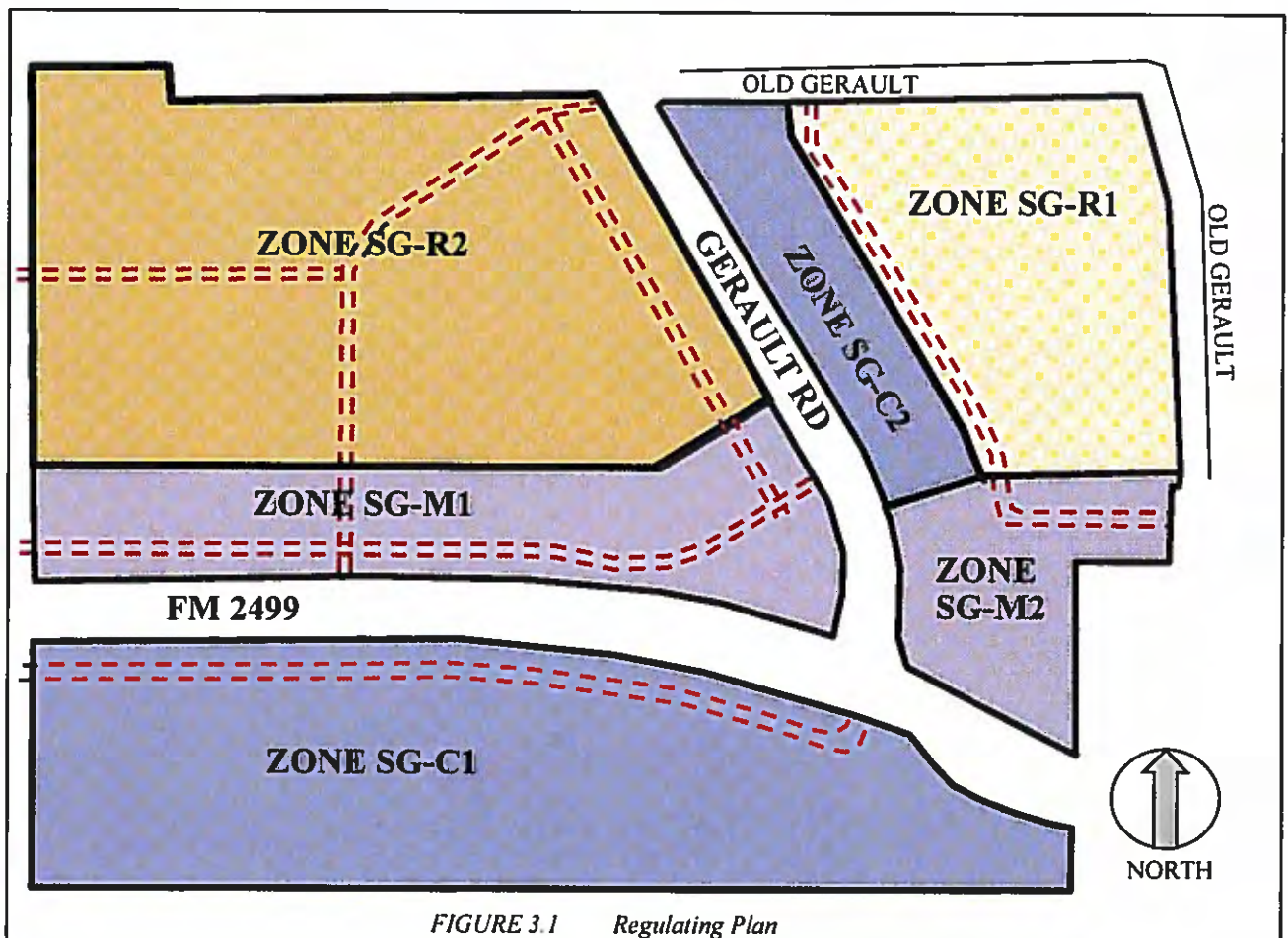


FIGURE 3.1 *Regulating Plan*

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

TABLE 3.1 PERMITTED USE TABLE		Use Status					
Land Use Category	SG-R1	SG-R2	SG-M1	SG-M2	SG-C1	SG-C2	
Commercial Uses (Office, Retail, and Service Uses)							
Retail sales or service (excluded from this category are retail sales and services establishments geared towards automobiles & gas stations.)	NP	P	P	P	P	P	
Retail sales or service establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	NP	P	P	P	P	P	
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	NP	P	P	P	P	P	
Office Flex	NP	NP	NP	NP	P	P	
Restaurant, Full Service	NP	P	P	P	P	P	
Restaurant, Fast Food	NP	NP	NP	SUP	SUP	SUP	
Drive-through businesses such as banks	NP	NP	SUP	P	P	P	
Arts, Entertainment, and Recreation Uses							
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P	SUP	
Games arcade establishments	NP	SUP	P	P	P	P	
Assembly Hall	NP	SUP	P	P	P	SUP	
Museums and other special purpose recreational institutions	NP	P	P	P	P	P	
Parks, greens, plazas, squares, environmental preserves,	P	P	P	P	P	P	
Art, antique, furniture or electronics repair, or fabrication	NP	SUP	SUP	SUP	SUP	SUP	
Amusement & Recreation	NP	NP	SUP	SUP	P	SUP	
Shooting Range	NP	NP	NP	SUP	SUP	SUP	
Residential Uses							
Home occupations	P	P	P	P	NA	NA	
Live/work units	NP	P	NOTE 1	NOTE 1	NP	NP	
Residential Lofts (Residential on 2ND Floor and above)	NA	P	P	P	NP	NP	
Multifamily Units (Residential Ground Floor and above)	NP	P	NP	NP	NP	NP	
Age-restricted dwelling units	P	P	NOTE 1	NOTE 1	NP	NP	
Assisted Living Dwelling Units	NP	P	NOTE 1	NOTE 1			
Single-family residential attached dwelling unit (Townhomes)	P	P	NP	NP	NP	NP	
Single-family residential detached dwelling unit	P	P	NP	NP	NP	NP	

P = Permitted use; NP = Not Permitted; SUP = Special Use Permit; NA = Not Applicable

NOTE 1: The residential component shall be located on the 2nd floor or above.

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

TABLE 3.1 PERMITTED USE TABLE	Use Status					
Land Use Category	SG-R1	SG-R2	SG-M1	SG-M2	SG-C1	SG-C2
Educational, Public Administration, Health Care and Other Institutional Uses						
Business associations and professional membership organizations	NP	P	P	P	P	P
Child day care and preschools	NP	SUP	SUP	SUP	SUP	SUP
Schools, libraries, and community halls	NP	NP	NP	P	P	P
Universities and colleges	NP	P	P	P	P	P
Hospitals	NP	P	P	P	P	P
Civic uses	NP	P	P	P	P	P
Social and fraternal organizations	NP	P	P	P	P	P
Public safety facilities	NP	P	P	P	P	P
Religious institutions	P	NP	P	P	P	P
Other Uses						
Model homes, attached and detached, for sales and promotion	P	P	NP	NP	NP	NP
Full-service hotels	NP	P	P	P	P	P
Select Service Hotels	NP	P	P	P	P	P
Limited Service hotels	NP	SUP	SUP	SUP	SUP	SUP
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in public spaces	P	P	P	P	P	P
Outdoor vendor sales, Temporary	NP	P	P	P	P	P
Parking, surface	NP	P	P	P	P	P
Parking, structured	NP	P	P	P	P	P
Sales from kiosks	NP	SUP	P	P	P	P
Veterinary Hospital (indoor pens only)	SUP	SUP	SUP	SUP	SUP	SUP
Information centers	P	P	P	P	P	P
Cell and communication towers	NP	NOTE 2	NOTE 2	NOTE 2	NOTE 2	NOTE 2

P = Permitted use; NP = Not Permitted; SUP = Special Use Permit; NA = Not Applicable

NOTE 2: Cell towers are permitted provided they are co-located on building towers or roof structures using Stealth Design Standards, in accordance with Flower Mound Code of Ordinances

SOUTHGATE DEVELOPMENT CODE
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SECTION 3

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	SG-R1	SG-R2	SG-M1	SG-M2	SG-C1	SG-C2	TOTAL	
SECTION 3: Zone Standards								
Estimated Area (acres)	15.6	33.4	14.9	7.0	30.9	6.3	108.1	
Minimum Area	0	25	10	4	30	5		
Maximum Area	19	35	25	10	31	25		
Maximum Dwelling Units	Total of all zones may not exceed 475 dwelling units							475 Maximum
Block Standards								
Block Dimensions								
Maximum Length of Block Face	800'	800'	800'	NA	NA	800'		NOTE 1; NOTE 5
SECTION 4: Thoroughfare Standards								
See Section 4 for specific vehicular and pedestrian thoroughfare standards								
SECTION 5: Open/Civic Space Standards								
Minimum Open Space: %	10%	10%	5%	5%	5%	5%	7.27%	NOTE 3; NOTE 4
Surplus open space area in any zone may be applied to required minimum areas in other zones								
Minimum Park Amenities	(Numbers below represent parks or portions of parks defined in Section 5)							
CENTRAL PARK	0	0	1	0	0	0	1	
NEIGHBORHOOD PARK	1	1	0	0	0	0	2	2 Pocket Parks= 1 Neighborhood Park
POCKET PARK	1	1	0	1	0	0	3	2 Pocket Parks= 1 Neighborhood Park
LINEAR PARK	0	0	0	0	0	0	0	
PRESERVE	0	1	0	0	0	0	1	
PLAZA	0	0	0	0	0	0	0	
BUFFER FRONT	0	0	1	1	1	1	4	
BUFFER REAR	0	0	0	0	0	0	0	
GENERAL OPEN SPACE	0	0	0	0	0	0	0	
TOTALS	2	3	2	2	1	1	11	
SECTION 6: Parking Standards								
On-street Parking								
Parallel	P	P	P	P	P	P		
Angled	NA	P	P	P	P	P		
Parking Lane Width								
Parallel	8	8	8	8	8	8		Back of Curb to Travel Lane
Angled	18	18	18	18	18	18		Back of Curb to Travel Lane
Off-Street Parking								
Mandatory cross-access easement required	no	no	yes	no	yes	yes		
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18		
Drive Aisle width	NA	24'	24'	24'	24'	24'		
Off Street Loading	Shall comply with Section 82-83 of the Town LDR							
Screening	Shall comply with Division 3 Article V of the Town LDR Land							
Landscaping	Shall comply with Division 2 Article V of the Town LDR							
Lighting	Shall comply with Section 82-275 of the Town LDR							

Note 1: The minimum and maximum Block Face dimension shall be measured as the continuous lot frontage, uninterrupted by streets or open space.

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

Note 3: Open Spaces shall be dedicated to to a Property Owners' Association for maintenance

Note 4: See Open Space Standards for definitions of qualifying Open Space

Note 5: See additional restrictions in the individual Zone Standards

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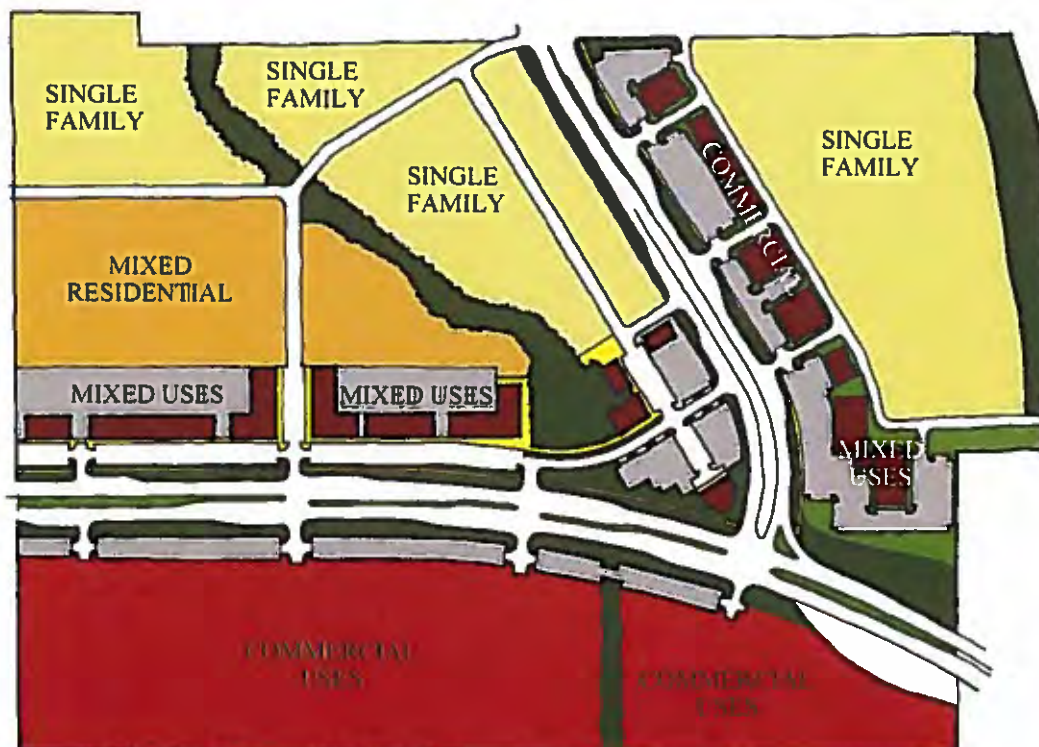
SECTION 3

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	SG-R1	SG-R2	SG-M1	SG-M2	SG-C1	SG-C2	TOTAL
SECTION 7: Building Standards							
Ground Floor Requirements							
Built to commercial standards: See Section 7	NA	P	R	R	R	R	
Residential occupancy on ground floor	P	P	NP	NP	NP	NP	
Residential occupancy on upper floors	P	P	P	P	NP	NP	
Building Height							
Minimum Height	1 Story	1 Story	1 Story	1 Story	1 Story	1 Story	
Maximum Height	3 Stories	4 Stories	10 Stories	10 Stories	4 Stories	4 Stories	
Set Backs							
	Note 5	Note 5	Note 5	Note 5	Note 5	Note 5	

P=PERMITTED R=REQUIRED NP=NOT PERMITTED NA=NOT APPLICABLE

- Note 1: The minimum and maximum Block Face dimension shall be measured as the continuous lot frontage, uninterrupted by streets or open space.
 Note 2: Turning radii shall be the smallest radius approved by the Public Works Department
 Note 3: Open Spaces shall be dedicated to a Property Owners' Association for maintenance
 Note 4: See Open Space Standards for definitions of qualifying Open Space
 Note 5: See additional restrictions in the individual Zone Standards

G. CONCEPT PLAN

Illustrative Concept of the proposed land use is an example of the possible build-out of the subject property under the proposed zoning. The illustrative concept is not regulatory, and the final build-out may differ from the illustration.

Figure 3.1.2 Concept Plan

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 3

SUBSECTION 3.2: STANDARDS : ALL ZONES

A. GENERAL

1. Each of the designated Zones has standards that define the appearance, character, and function of the site and buildings. These rules not only include the setbacks, height limits and coverage ratios, but also the relationship of the urban block structure to the open spaces and to the parking. There are certain measures that are common across multiple zones and the definitions of those measures are indicated below.
2. Each Subsection is divided into General; Streetscape; Lot; Block; and Zone regulations. The following **STREETSCAPE STANDARDS**, **LOT STANDARDS**, and **BLOCK STANDARDS** define the measures that are regulated within each Zone.
3. Blocks are defined primarily by the street grid. In the Southgate Planned Development, the block is bounded by streets, by the designated parks and open spaces, and by the limits of the Planned Development 134 zoning.
4. Each Zone may have specific development requirements, and those would be identified in the Zone regulations subsection.
5. See Section 2 for Definitions.

B. STREETSCAPE STANDARDS AND COMPONENTS

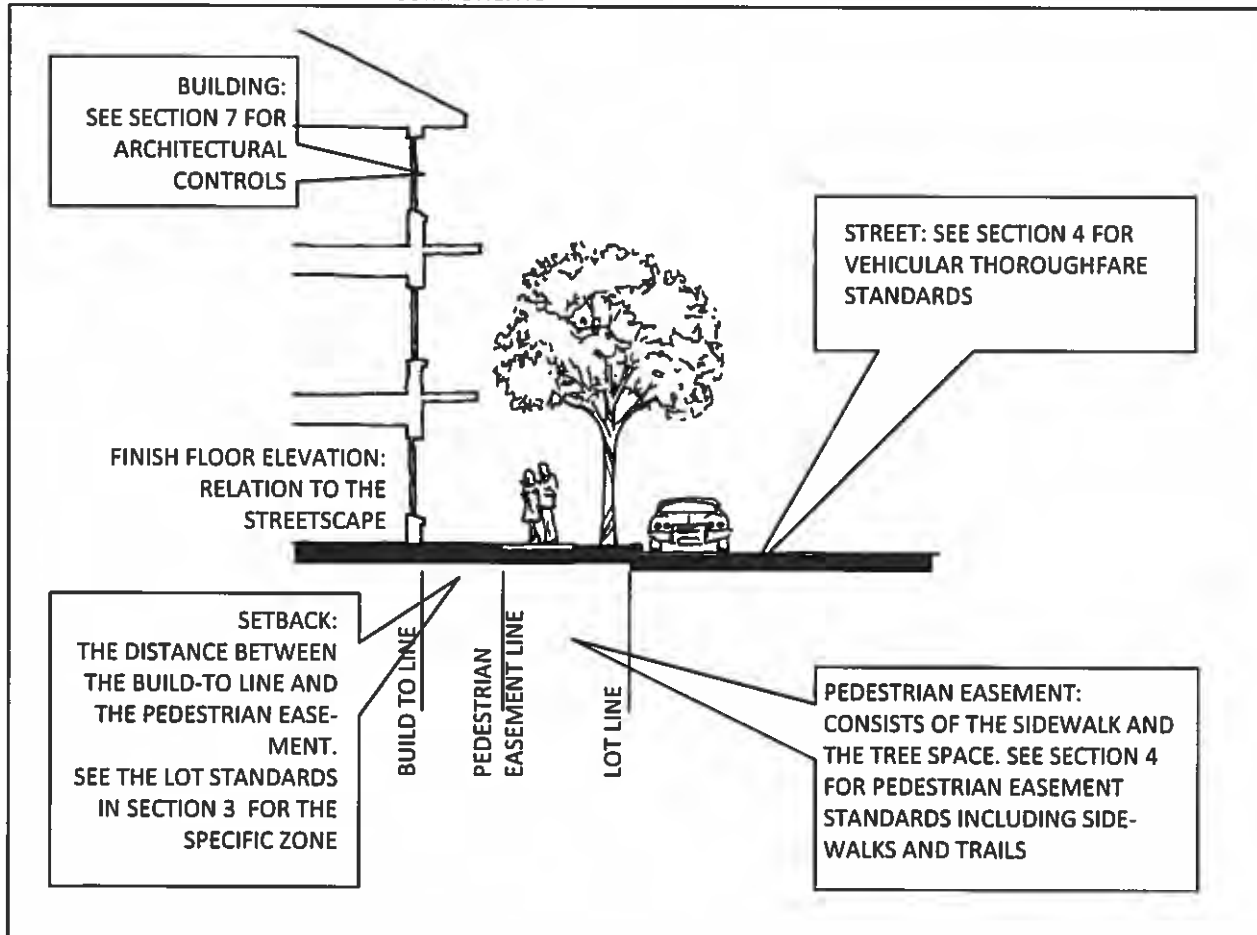


FIGURE 3.2.1 Standard Streetscape Components

C. LOT STANDARDS

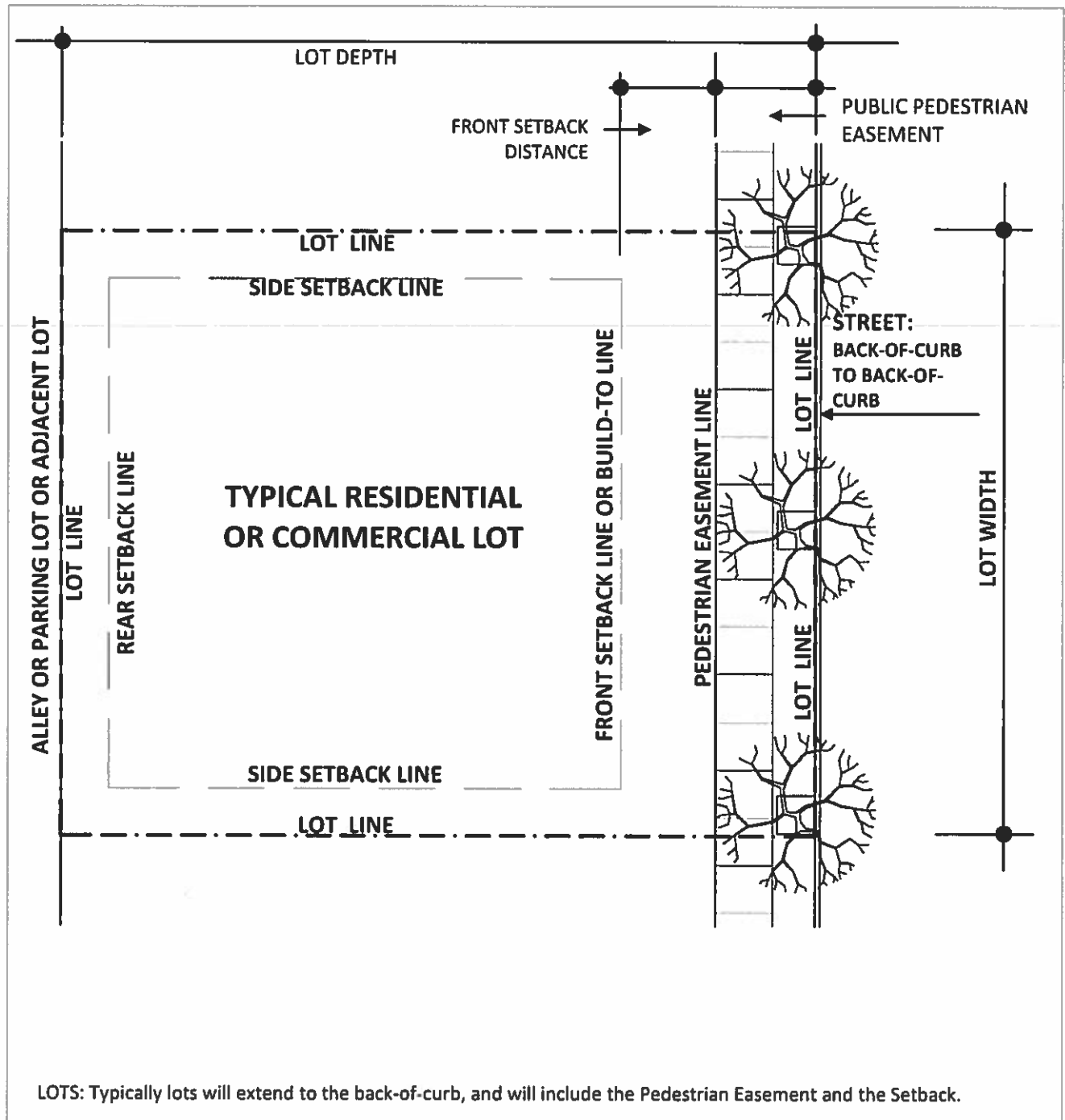


FIGURE 3.2.2 Typical Lot Components

D. BLOCK STANDARDS

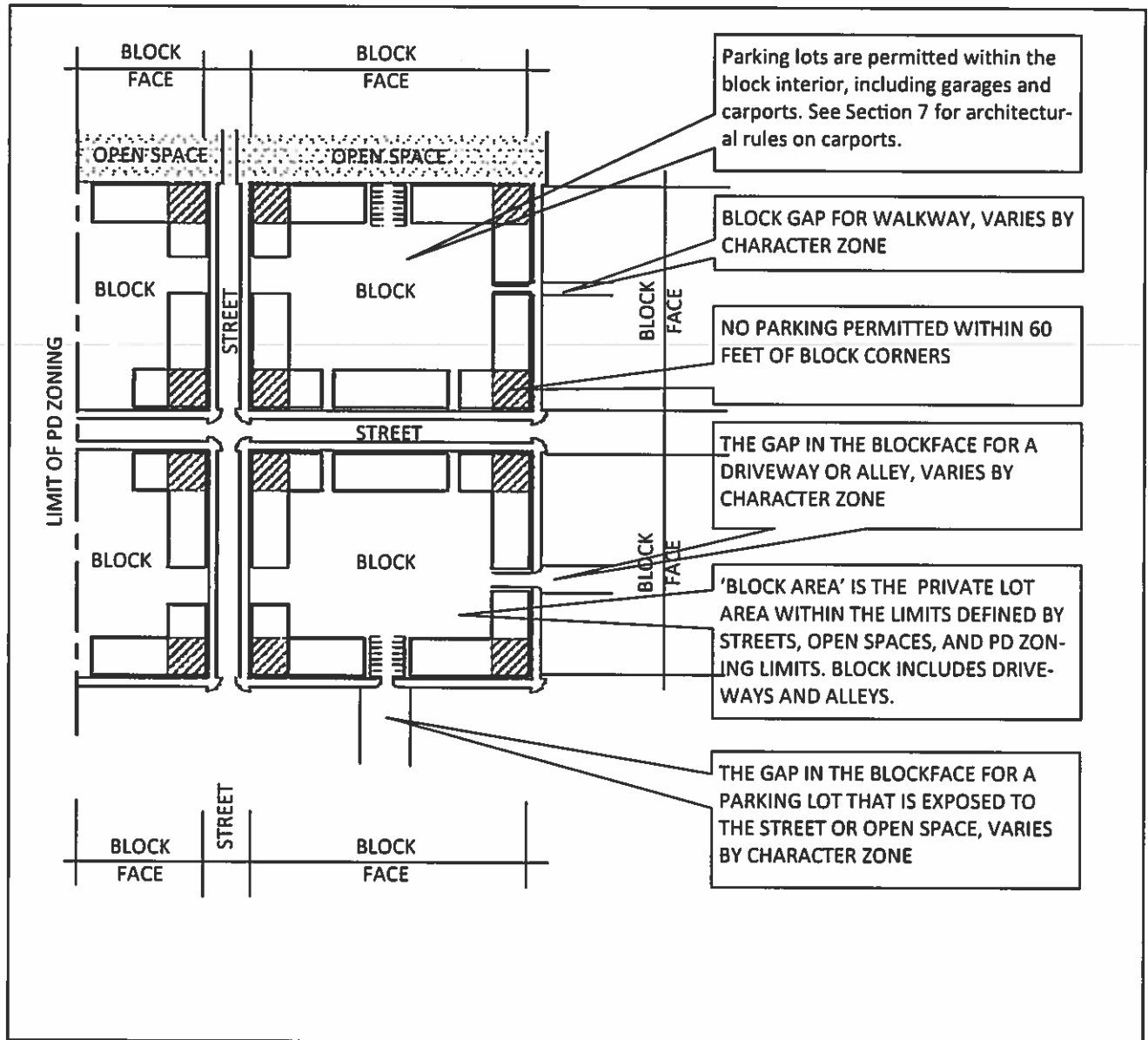


FIGURE 3.2.3 Typical Block Components

E. ZONE STANDARDS: See Subsections 3.3 through 3.9

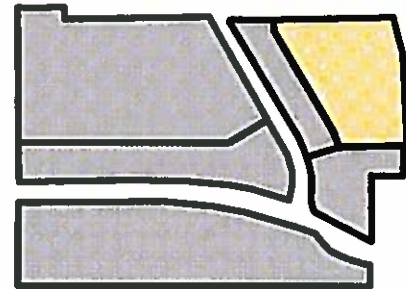
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SECTION 3

SUBSECTION 3.3: STANDARDS FOR SG-R1 ZONE

A. GENERAL

1. Zone SG-R1 is bounded by Old Gerault Road on the eastern and northern boundaries and by Zone SG-C2 on the western boundary, and by Zone SG-M2 on the southern boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions



B. SG-R1 STREETSCAPE STANDARDS

1. Tree space: Conform to Pedestrian Easement 1 (See Section 4)
2. Sidewalk: Conform to Pedestrian Easement 1 (See Section 4)
3. Setback / Build-to line: Conform to Lot Standards, Section 3.3.C.
4. Porch Space: The porch and other elements may project into the setback. See Lot Standards for specific distances. A porch or portico is required for each lot.
5. Finished Floor Elevation: The minimum finished floor elevation shall be at least 12 inches above the highest point of the curb fronting the lot, but may not exceed 36 inches. A stair landing does not qualify as a finished floor.
6. Roadway Types: See Block Standards for permitted roadway types.
7. Trees: All trees on any Block Face shall be of the same species.

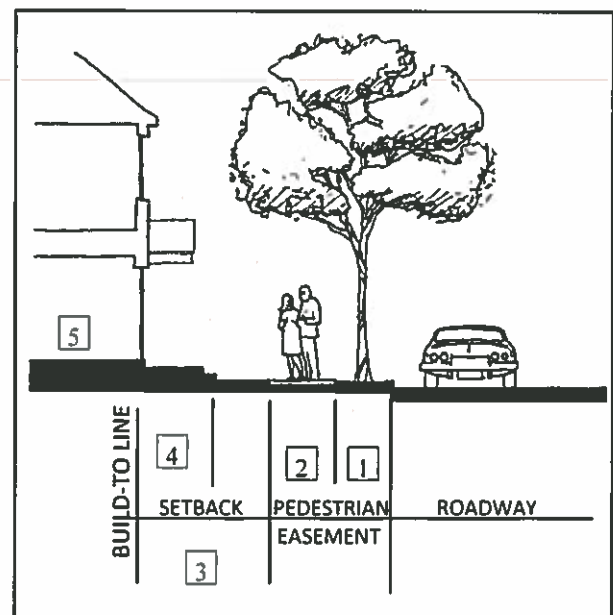


FIGURE 3.3.1 SG-R1 Streetscape Components

C. SG-R1 LOT STANDARDS

1. On lots with side setbacks less than 5' in width, lots shall include an easement for maintenance of the neighboring lot and for encroachment of foundation and roof overhang.
2. On corner lots, side setback shall equal front setback of the same lot.
3. Locate mechanical equipment where it will be least visible from the street, on the side or rear of the lot, or on the roof. Where it is visible from the street, it shall be screened with landscaping. If on the roof it shall be screened architecturally.
4. Driveway depth shall be 18' minimum from alley or street.
5. Driveway width shall be 18' maximum.
6. Wood privacy fencing may extend up to 50% of the lot depth along the side property line. Open iron fencing may extend the length of the side yard to the front setback line.
7. A front walkway is required and shall connect to the sidewalk, or trail.
8. Alleys must maintain a minimum of 20' between the street curb and the first driveway.
9. Townhome common wall maintenance shall be addressed in the deed restrictions.

D. SG-R1 LOT STANDARDS: SINGLE FAMILY DETACHED AND ATTACHED*Table 3.3.2 Lot Standards*

LOT STANDARDS	DETACHED	ATTACHED
MIN WIDTH	30'	22'
MIN DEPTH	80'	80'
MIN AREA	2400 SF	1760 SF
MAX COVERAGE	90%	100%
FRONT BUILD-TO LINE	8' Min 20' Max	8' Min; 15' Max
MINIMUM SIDE SETBACK	4' left 1' right	0'
SIDE CORNER SETBACK	Match front setback	Match front setback
REAR SETBACK—BLDG	8'	8'
REAR SETBACK FENCE	3' to alley paving; 0' if no alley	3'
REAR UTILITY EASEMENT	7.5'	7.5'
DRIVEWAY ACCESS	FRONT DRIVEWAY OR ALLEY	ALLEY ONLY
MAX DRIVEWAY WIDTH	18'	18'
DRIVEWAY LENGTH	18' MIN FRONT; 8 MIN REAR	8' MIN
REAR FENCE , MAX HEIGHT	6'	6'
REAR FENCE , MATERIAL	Wood / Iron	Wood, Iron
PERMITTED ENCROACHMENTS INTO SETBACKS		
PORCH OR PORTICO DEPTH	Max 100% of Setback; Steps may not encroach on the Sidewalk	Max 100% of Setback; Steps may not encroach on the Sidewalk
MIN PORCH AREA	0 SF	25 SF
ROOF OVERHANG ENCROACHMENT	3' Max Front; 1' Max on sides	3' Max Front; 1' Max on sides
ENCLOSED OR SCREEDED PORCH	No Encroachment Permitted	No Encroachment Permitted
FOUNDATIONS	Encroachment permitted	Encroachment permitted
BAY WINDOWS	3' Max	3' Max

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E. SG-R1 BLOCK STANDARDS

1. At alley corners, locate fencing or landscaping to block view down the length of the ally drive-ways.
2. On single family detached lots, the same façade may not be repeated on the 2 lots to the left or the 2 lots to the right or across the street.
3. The alleys serving four or fewer lots, may terminate in a dead end.

Table 3.3.4 RI Block Standards

BLOCK STANDARD	SINGLE FAMILY
ROADWAY TYPE	Local 1 or 2 w or w/o MEDIAN
ALLEY TYPE	Local 3 Residential Alley
PEDESTRIAN EASEMENT TYPE	P.E. 1
TREE SPECIES FOR STREET TREES	See Section 5
MAX BLOCK GAP FOR TRAIL	20'
MAX BLOCK GAP FOR ALLEY	55'
BLOCK CORNER	NO BULBOUT
DETACHED	
MAX LOTS PER BLOCK FACE	26
ATTACHED	
MAX LOTS PER BLOCK FACE	36
MAX LOTS PER BUILDING	8

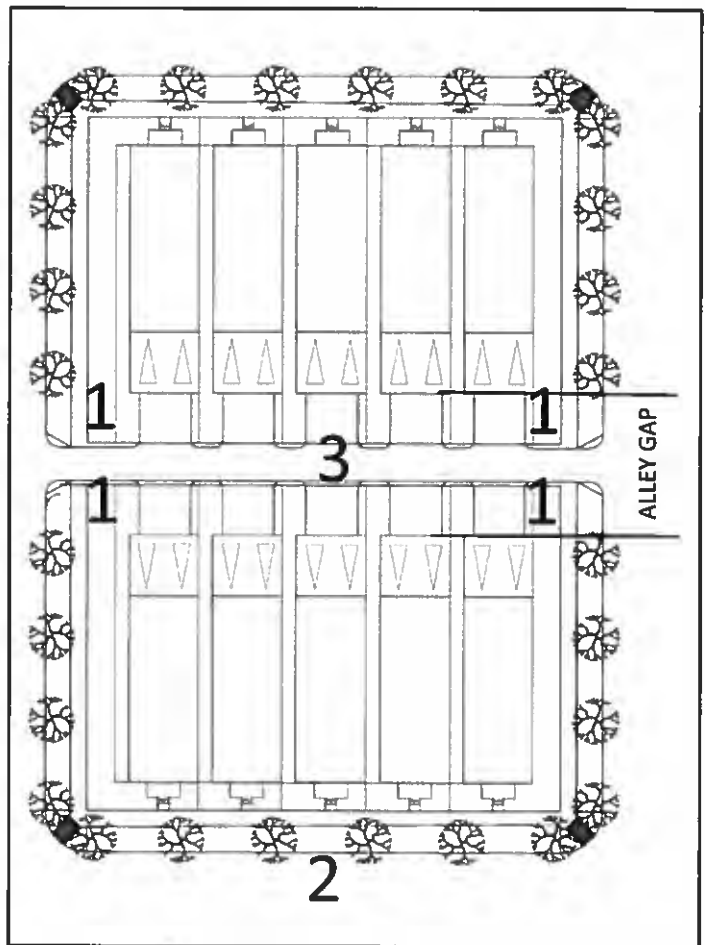


FIGURE 3.3.4 SG-R1 Block Standards

F. SG-R1 ZONE STANDARDS, WHOLE ZONE



FIGURE 3.3.5 Zone SG-R1 Components

1. The neighborhood park design shall be coordinated with the single family lot design. The location and configuration of the parks shall comply with Section 5 Park and Open Space Standards.
2. Lots adjacent to the neighborhood park shall face the park, if practical.
3. Lots adjacent to primary streets shall front toward the primary street, if the lot is not adjacent to a park.
4. Any additional parks shall be located at the end of one of the primary streets and should have street frontage. It should not be located internal to the block.
5. Lots or alleys abutting the Old Gerault right-of-way shall be separated from the right-of-way by an iron or masonry fence 6' to 8' in height and by a minimum of 20' of open space.
6. Align Street J with Enterprise Drive and connect to Enterprise Drive.
7. Street network shown in Figure 3.3.5 is an example only, and is not regulatory, and does not indicate required locations or network of the streets or parks or open space.

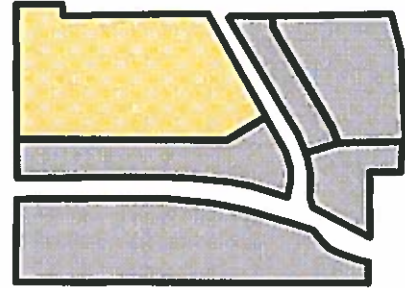
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SUBSECTION 3.4: STANDARDS FOR SG-R2 ZONE

A. GENERAL

1. Zone SG-R2 is bounded by Gerault Parkway on the eastern boundary, by the PD Boundary on the northern and western boundary, and by the SG-M1 zone on the south boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions



B. SG-R2 STREETSCAPE STANDARDS

1. Tree space: Conform to Pedestrian Easement 2
2. Sidewalk: Conform to Pedestrian Easement 2
3. Setback / Build-to line: Conform to Lot Standards.
4. Porch Space: The porch (ground floor) or balcony (upper floors) and other elements may project into the setback. See Lot Standards for specific distances.
5. Finished Floor Elevation: The finished floor elevation at any entry may be above or below the elevation of the adjacent sidewalk by a maximum of one-half story. At least one entry is required to be accessed directly from the sidewalk for all buildings fronting the Pedestrian Easement.
6. Roadway Types: See Block Standards for permitted roadway types.
7. Trees: Tree spacing not to exceed 36' feet on center.

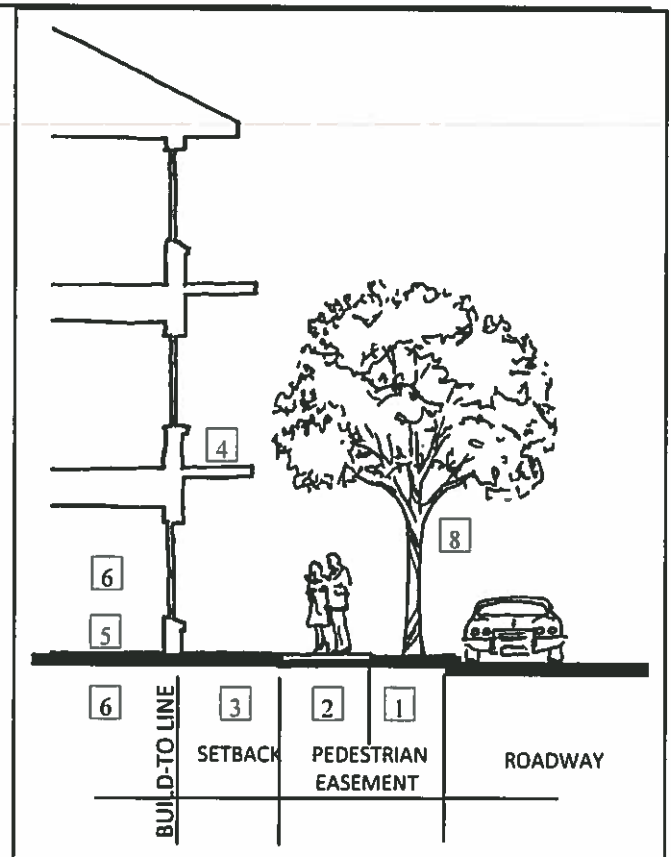


FIGURE 3.4.1 SG-R2 Streetscape Components

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C. SG-R2 LOT STANDARDS

Table 3.4.1 Lot Standards

LOT STANDARDS	
DETACHED SINGLE FAMILY LOTS	SEE ZONE SG-R1
ATTACHED SINGLE FAMILY LOTS	SEE ZONE SG-R1
MULTIFAMILY LOTS	
MIN WIDTH	100'
MIN DEPTH	80'
MIN AREA	8000 SF
MAX COVERAGE	100%
FRONT BUILD-TO LINE	8' Min; 15' Max
MINIMUM SIDE SETBACK	0'
SIDE CORNER SETBACK	Match Front
SETBACKS TO THE ARTERIAL R.O.W.	
Street, Alley or Parking lot	15' min
Building	30'
Screening	8' Masonry wall and 15' landscaped buffer <u>or</u> comply with the SG-M1 frontage in Figure 3.5.2
REAR SETBACK	
Building to Alley	3'
Building to Parking Lot	0'
Building to Zone Boundary	0'
Building to PD Boundary	25'
FRONT FENCE, MAX HEIGHT	6' Max;
FRONT FENCE, MATERIAL	Decorative Metal
PERMITTED ENCROACHMENTS INTO SETBACKS	
PORCH OR BALCONY DEPTH	Up to 100% of set- back
MIN PORCH AREA	0
ROOF OVERHANG ENCROACHMENT	Not Applicable
ENCLOSED OR SCREENED BALCONY OR PORCH	No Encroachment
FOUNDATIONS	As needed
BAY WINDOWS	3' Max

D. SG-R2 BLOCK STANDARDS

Table 3.4.2 Block Standards

BLOCK STANDARDS	
ROADWAY TYPES PERMITTED	Commercial 2 Comm 2 w Median* Local 1 Local 1 w Median* Commercial 3 One Way
ALLEY TYPE	Commercial Alley or Commercial 3
PEDESTRIAN EASEMENT TYPE	P.E. 2
MINIMUM AREA OF BLOCK	See Table 3.2
MAXIMUM AREA OF BLOCK	See Table 3.2
TREE SPECIES FOR STREET TREES	See Section 5
MAX BLOCK GAP FOR SIDEWALK	20'
MAX BLOCK GAP FOR DRIVEWAY	40'
MAX GAP FOR PARKING LOT	70'
BLOCK CORNER	Bulb-out required where on-street parking is per- mitted
MAX BUILDING LENGTH	400'
*Requires Fire Department Approval	

PLANNED DEVELOPMENT BOUNDARY SETBACKS

MINIMUM BUILDING SETBACK FROM PD BOUNDARY	25'
MINIMUM PARKING LOT SETBACK FROM PD BOUNDARY	10'
MINIMUM ALLEY OR ROADWAY SETBACK FROM PD BOUNDARY	0'

E. SG-R2 BLOCK STANDARDS

1. Zone SG-R2 permits SG-R1 uses (single family detached, single family attached) and multifamily dwelling units, as well as commercial uses. The single family lot

standards are the same as Zone SG-R1.

2. A block may contain both single family lots and multifamily dwelling units and commercial uses without buffers.

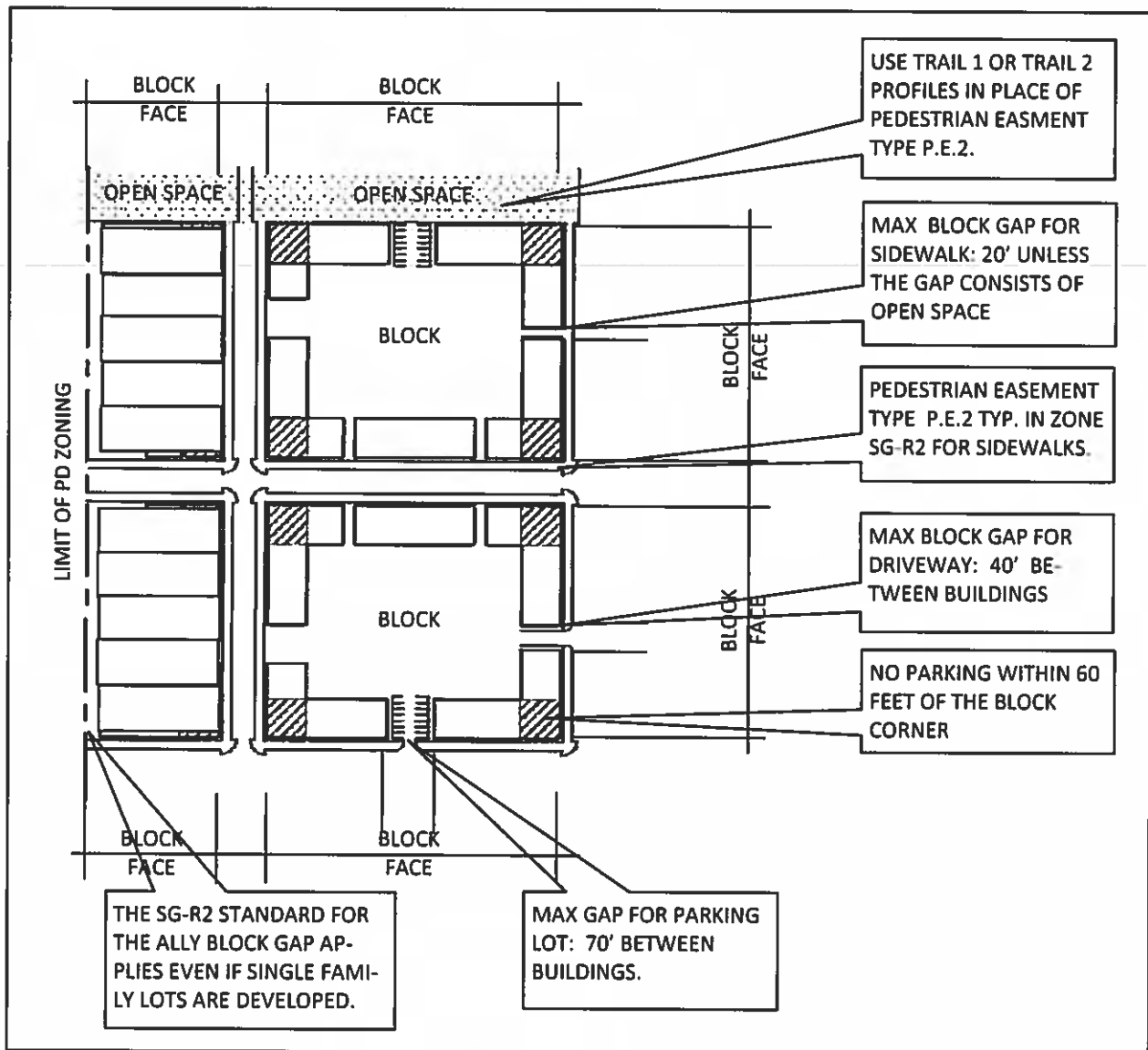


FIGURE 3.4.3 SG-R2 Block Standards

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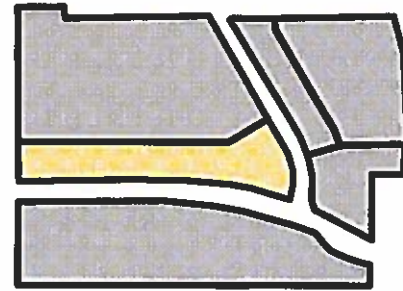
G. SG-R2 ZONE STANDARDS

1. The existing natural water course (labelled as "IS-1" on Page 4 of Appendix B, Environmental Protection Plan) shall be preserved with adjacent natural habitat to the maximum extent possible to comply with the requirements for a Preserve as defined in Section 5, Parks and Open Space.
2. A roadway is required that connects the western boundary of Planned Development 134 to the Gerault/Old Gerault intersection. The location of the connection to the western PD Boundary may occur anywhere on the northernmost 500' of the western boundary. This is shown on the Thoroughfare Plan as Street D.
3. A roadway entrance into the SG-R2 zone is required from the FM 2499 arterial. This is shown on the Thoroughfare Plan as Street A1. Street A1 must intersect with Street D.
4. A roadway is required that connects Street E in Zone SG-M1 to the full access intersection at Gerault. This connection allows traffic from the Zone SG-M1, directly or indirectly, to exit to the north. This is shown on the Thoroughfare Plan as Street C.
5. An additional entrance from the Zone SG-M1 to the Zone SG-R2 is permitted. The location may be placed anywhere between Street A1 and the western PD Boundary.
6. The street crossing over the preserve areas shall be a minimum of 2 traffic lanes and one pedestrian lane. The curb-to-curb width shall not exceed 28' and pedestrian lane shall not exceed 8'. The crossing may be constructed as a bridge or culvert.
7. The frontage of Zone SG-R2 on Gerault shall comply with either the SG-M1 frontage standard in Figure 3.5.2 or the frontage shall be separated from the right-of-way by an iron or masonry fence 6' to 8' in height with a minimum of 15' of open space, and landscaped in compliance with Section 94-62 of the Code of Ordinances.
8. No buffers are required between SG-R2 uses and SG-M1 uses.

SUBSECTION 3.5: STANDARDS FOR SG-M1 ZONE

A. GENERAL

1. Zone SG-M1 is bounded by the FM 2499 Parkway on the southern boundary, by PD Boundary on the western boundary, by the SG-R2 Zone on the north boundary, and by the Gerault Parkway on the eastern boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions



B. SG-M1 STREETSCAPE STANDARDS, TYPICAL

1. **Tree space:** Conform to Pedestrian Easement 4
2. **Sidewalk:** Conform to Pedestrian Easement 4
3. **Setback / Build-to line:** The setback is 0' in the SG-M1 zone. The Build-to Line is the edge of the Pedestrian Easement.
4. **Porch Space:** The porch does not exist on the ground floor, the balcony (upper floors) and other elements may project into the Pedestrian Easement. See Lot Standards for specific distances.
5. **Finished Floor Elevation:** The finished floor elevation at any entry must be accessible from the approximate sidewalk elevation.
6. **Building Entrances:** Buildings shall not have more than 75 linear feet of frontage without a pedestrian entrance onto the sidewalk.
7. **Roadway Types:** See Block Standards for permitted roadway types.

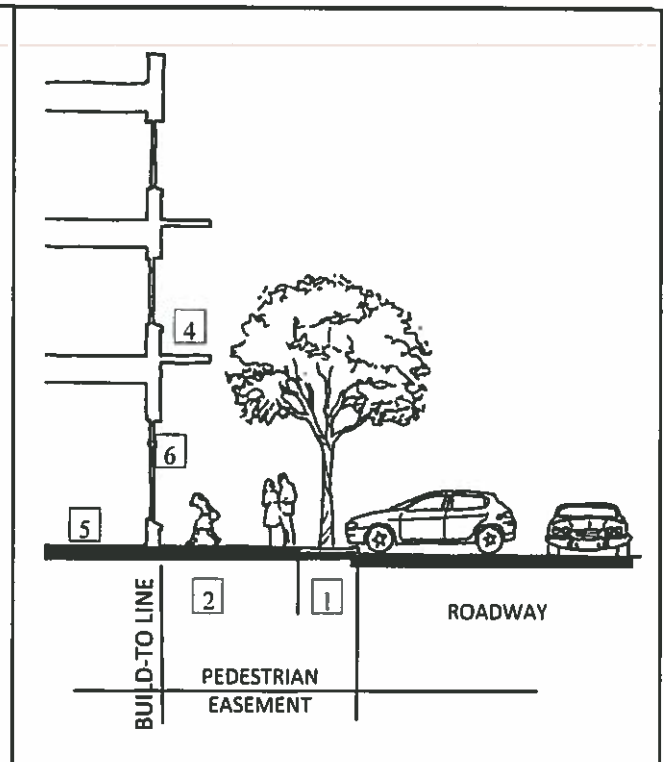


FIGURE 3.5.1 SG-M1 Streetscape Components

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C. SG-M1 (WESTERN PORTION) ZONE ARTERIAL FRONTAGE STANDARDS

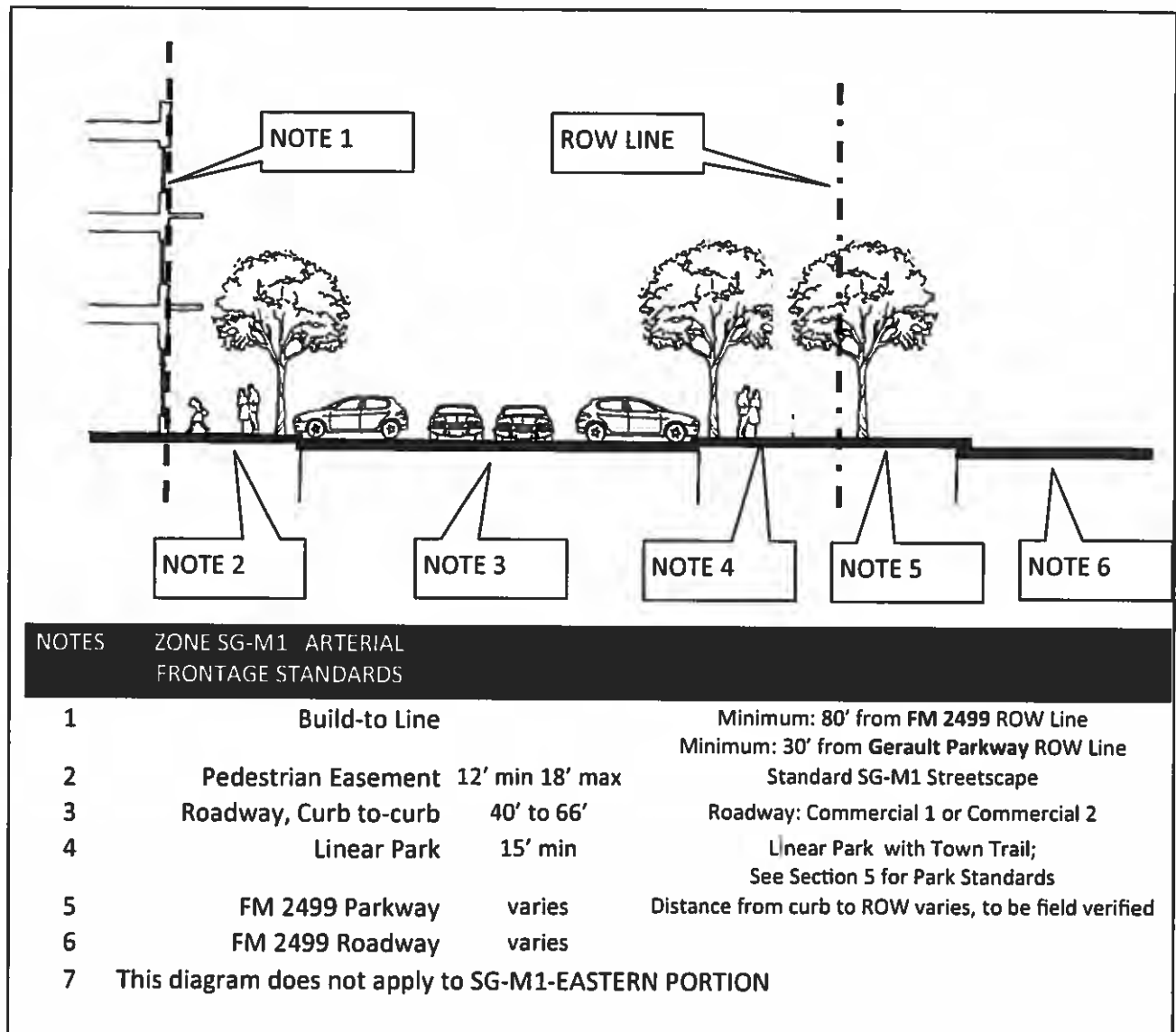


FIGURE 3 5 2 SG-M1 Arterial Frontage Components

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D. SG-M1 LOT STANDARDS

1. The SG-M1 lot standards do not require a minimum area. Lot Standards require that buildings are located on the perimeter of the block, adjacent to the Pedestrian Easement.
2. Table 3.5.1 summarizes the SG-M1 Lot Standards

TABLE 3.5.1 Lot Standards SG-M1 Lots

LOT STANDARDS	COMMERCIAL OR MIXED USE LOTS
MIXED USE LOTS	
MIN WIDTH	NA
MIN DEPTH	NA
MIN AREA	NA
MAX COVERAGE	100%
FRONT BUILD-TO LINE	0'
MINIMUM SIDE SETBACK	0'
MIN REAR SETBACK	0'
PERMITTED ENCROACHMENTS INTO PEDESTRIAN EASEMENTS	
BALCONIES	6'
AWNINGS	6'
SIGNAGE	4'
ROOF OVERHANG	4'
ENCLOSED OR SCREENED BALCONY	0'
FOUNDATIONS	PERMITTED, BELOW GRADE
BAY WINDOWS	2' GROUND FLOOR, AND 4' UPPER FLOORS
FENCING	YES, restaurants only
SIDEWALK DINING	YES
DAILY SIDEWALK DISPLAY	YES
PARKING	NO
MECHANICAL EQUIPMENT	NO
DUMPSTERS	NO
LOADING AREAS	NO

E. SG-M1 BLOCK STANDARDS

1. The SG-M1 Zone permits dwelling units on the second floor and above, but not on the ground floor. Commercial uses are permitted on all floors.
2. A single block may contain both dwelling units and commercial uses without buffers.
3. Primary building entrances must be accessible from the sidewalk.
4. Table 3.5.2 summarizes the SG-M1 Block Standards

TABLE 3.5.2 Block Standards SG-M1 Blocks

BLOCK STANDARDS	COMMERCIAL OR MIXED USE BLOCKS
PERMITTED ROADWAY TYPES	
	Commercial 1
	Comm 1 w Median*
	Commercial 2
	Comm 2 w Median*
	Local 1
	Local 1 w Median*
	One Way Streets
PERMITTED ALLEY TYPES	
	Commercial Alley or Commercial 3
PEDESTRIAN EASEMENT TYPE	
	P.E. 4
MINIMUM BLOCK LENGTH	120'
MAXIMUM BLOCK LENGTH	800'
TREE SPECIES FOR STREET TREES	See Section 5
MAX BLOCK GAP FOR SIDEWALK	20'
MAX BLOCK GAP FOR DRIVEWAY	40'
MAX GAP FOR PARKING LOT	NOT PERMITTED
BLOCK CORNER	Bulb-out required where on-street parking is permitted
MAX BUILDING LENGTH	400'

PLANNED DEVELOPMENT BOUNDARY SETBACKS

MINIMUM BUILDING SETBACK FROM PD BOUNDARY	25'
MINIMUM PARKING LOT SETBACK FROM PD BOUNDARY	10'
MINIMUM ALLEY OR ROADWAY SETBACK FROM PD BOUNDARY	0'

E. SG-M1 BLOCK STANDARDS, CONTINUED

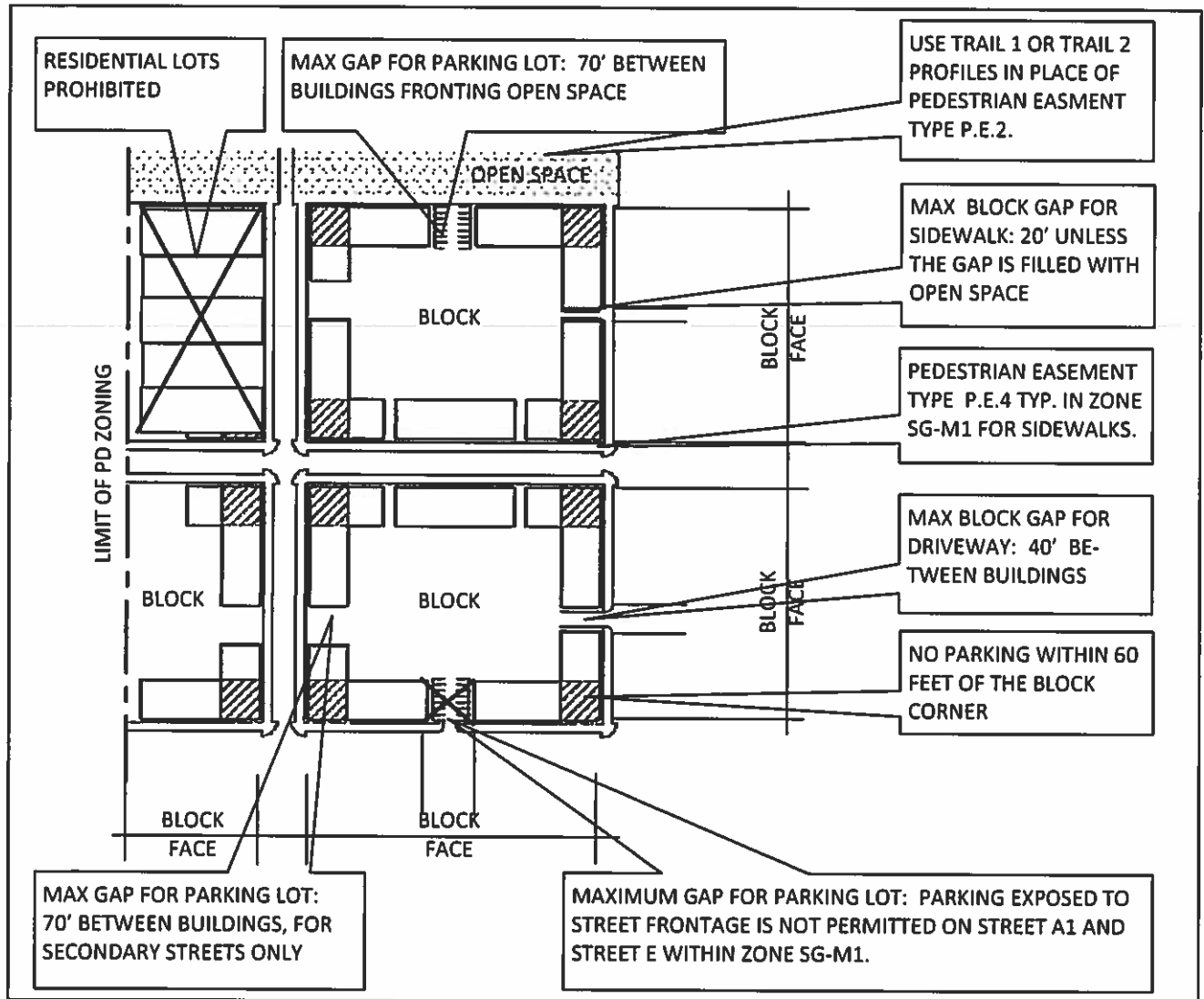


FIGURE 3.5.3 SG-M1 Block Components

F. SG-M1 ZONE STANDARDS, WESTERN PORTION

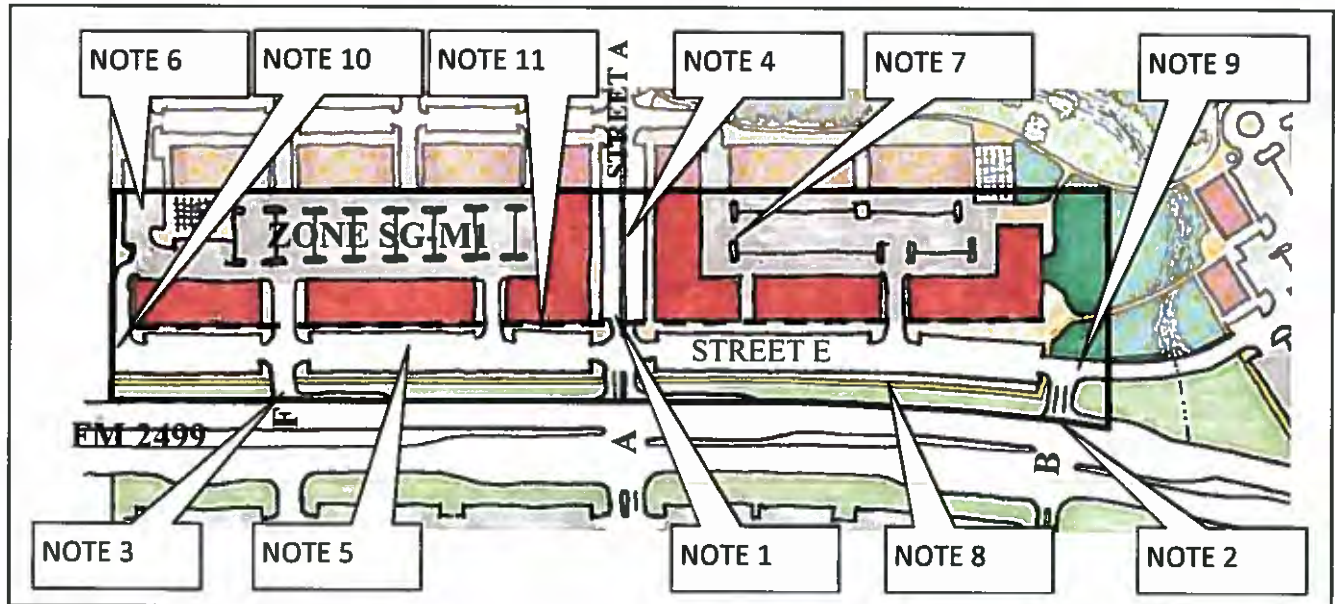


FIGURE 3.5.4 Zone SG-M1, western portion

1. The primary entrance to Street A shall align with the existing median break and shall be designed to allow internal vehicular movements to the left, right or straight upon entry.
2. A secondary entry shall be added, subject to approval by the Authorities having Jurisdiction, at an additional median break located approximately midway between the existing median break and the intersection with Gerault Parkway. This entry is referred to as Street B in the Thoroughfare Plan.
3. A third entry may be added allowing a right-in/right-out vehicular turning movement, west of the Street A intersection. This is referred to as Street F in the Thoroughfare Plan.
4. Street E shall run roughly perpendicular to Street A and shall also require a commercial street section identified in Section 4.
5. Parking is limited to on-street parking between the Build-to Line and the Arterial.
6. A secondary street connection to the SG-R2 zone to the north is permitted, but not required.
7. Parking shall be located internally within the block and shall comply with the lot and block standards. See Section 6, Parking Standards, for more information on parking.
8. Provide a Linear Park in compliance with Section 5 Park Standards. The Park shall include the segment of the Town trail. Trail alignment shall be coordinated with required drainage, roadway and open space improvements.
9. Street E shall connect to Street B and to the eastern portion of Zone SG-M1.
10. The connection of Street E to the property to the west shall be designed to accommodate a mutual cross-access easement.
11. Location of the Build-to Line, See Figure 3.5.2.

D. SG-M1 (EASTERN PORTION) BLOCK AND ZONE STANDARDS

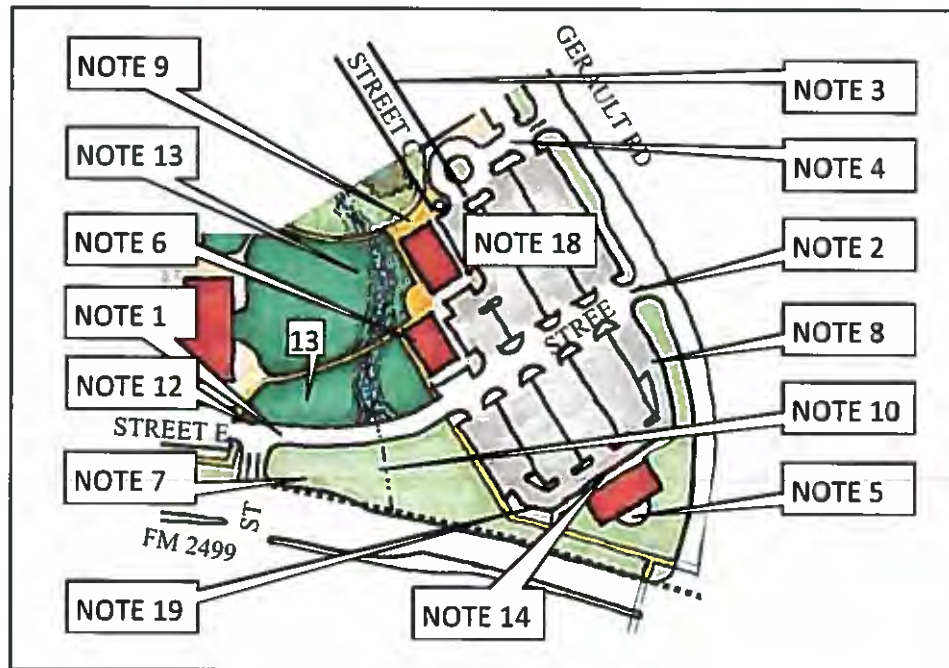


FIGURE 3.5.5 Zone SG-M1 Eastern Portion

1. The entrance to the SG-M1 Zone from the west shall be via Street E.
2. The entrance from southbound traffic on Gerault into the SG-M1 Zone shall be a right-in/right-out movement into Street E.
3. Street C shall provide a connection to Zone SG-R2.
4. An additional right-in/right-out access from southbound Gerault shall be permitted to provide a connection to Zone SG-R2, Street C and the SG-M1 parking areas.
5. Any building located on the hard corner of Gerault and FM 2499 shall require a design appropriate to the highly visible and landmark location. No parking shall be permitted within 100' of the corner of the ROW' lines of Gerault and FM 2499.
6. Buildings fronting the central park shall comply with the SG-M1 Zone Lot standards and no parking shall be permitted between the building and the park.
7. Provide a linear park that includes the regional Town Trail along FM 2499, provided the alignment is coordinated with detention, roadway and open space requirements.
8. Parking lots may be exposed to view in the eastern portion of Zone SG-M1 along the Gerault and FM 2499 except within 100' of the hard corner.
9. Provide a sidewalk that connects the SG-R2 zone, to the SG-M1 Zone.
10. Coordinate the alignment of the trail with any detention, roadway and open space improvements.
11. Zone SG-M1 may use any of the roadway types herein, or may use another roadway section provided the Town Manager deems the proposed roadway appropriate.
12. Street E intersects with Street B.
13. The proposed park shall be the central open space. The central open space may be required to include detention and/or fill of the existing riparian habitat. See Section 5 for required features and amenities of the Central Park.
14. A tree space is not required but trees, approximately 36' on center between any building and the adjacent parking lots, are required.
15. Sidewalks are not required to conform to a Pedestrian Easement type, and are not required to be continuous.
16. The Setback and Build-to Line is not applicable.
17. The finished floor elevation at any entry is not required to match grade, subject to applicable ADA regulations.
18. The Parking Areas shall be developed, to the extent possible, as a shared parking lot, rather than as pad sites with ascribed parking spaces to specific businesses.
19. The parking lot may be located adjacent to the Linear Park without any additional setback.

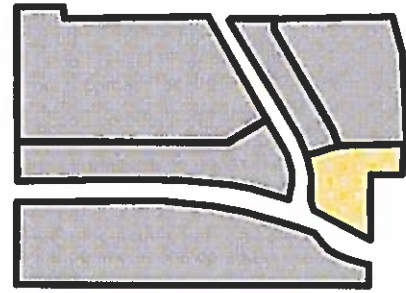
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SUBSECTION 3.6: SG-M2 ZONE STANDARDS

A. GENERAL

1. Zone SG-M2 is bounded by Gerault Parkway on the western boundary, by Zone SG-R1 & SG-C2 on the northern boundary, by FM 2499 ROW on the southern boundary and by the PD Boundary on the eastern boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions.



B. SG-M2 STREETSCAPE STANDARDS

1. **Tree space:** A tree space is not required.
2. **Sidewalk:** Sidewalks are not required to conform to a Pedestrian Easement type, and are not required to be continuous, however pedestrians must have access to the Town Trail.
3. **Setback / Build-to line:** See SG-M2 Lot Standards for setbacks.
4. **Porch Space:** The porch space is not required in the SG-
5. **Roadway Types:** See Block Standards for permitted roadway types.
6. **Trail Access:** A linear park adjacent to the Gerault ROW containing a section of the Town Trail for the length of the Gerault frontage. Access to the commercial buildings from the Public Trail network is permitted.

SG-M2 zone, but if there are balconies they shall comply with Standards in SG-M1.

C. SG-M2 ARTERIAL FRONTAGE STANDARDS

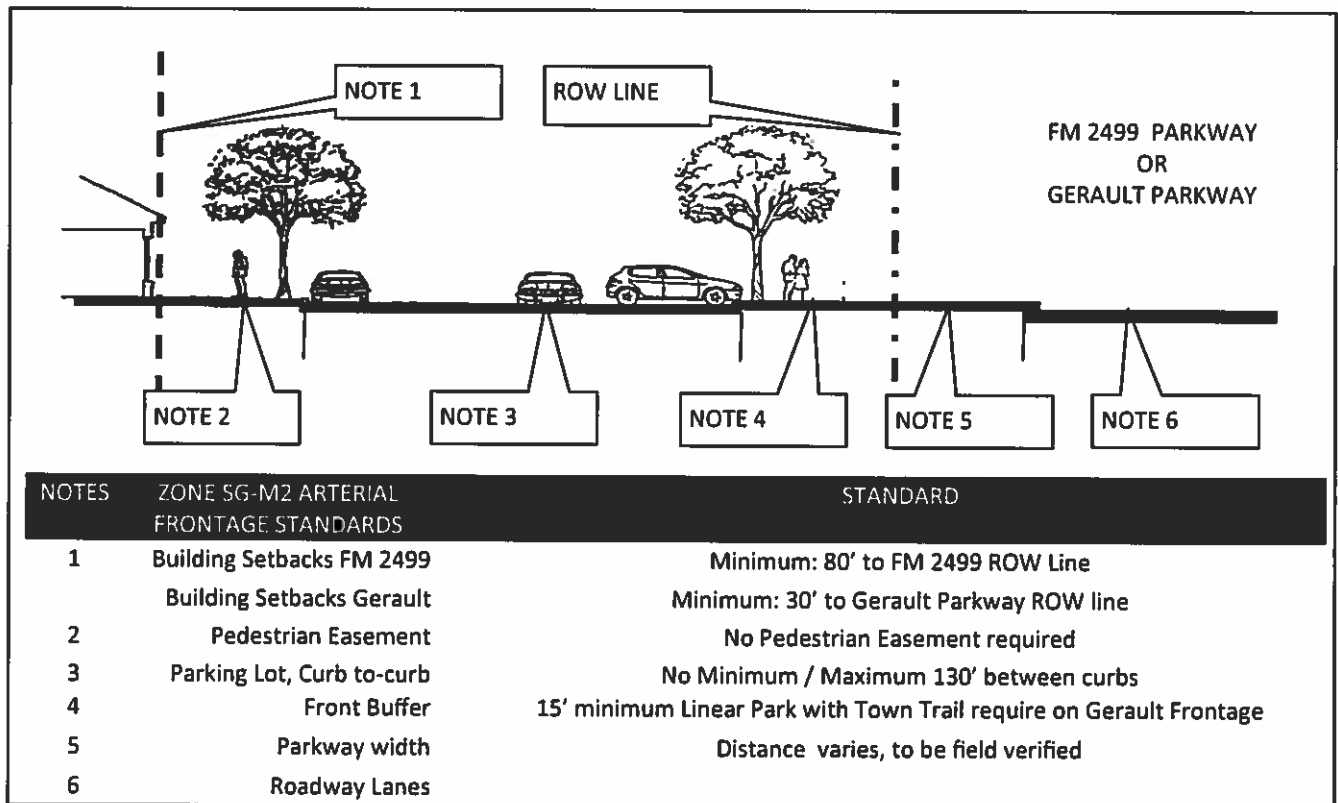


FIGURE 3.6.1 SG-M2 Arterial Streetscape Components

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C. SG-M2 LOT STANDARDS:

1. Arterial Frontage: Arterial frontage standards apply to the FM 2499 frontage and the Gerault frontage.
 2. Building Footprint: Buildings may be oriented in any direction with the front entry located on any facade. There is no minimum or maximum square footage limits. See table 3.2 for height limits.
 3. Building Setback: Dumpsters and service uses may be located within the side setbacks, or to the rear parking areas, provided equipment and service areas are screened from view of the arterials. Setbacks shall comply with 98-545 of the Code of Ordinances.
 4. Parking Areas: The parking areas may be developed as a single shared parking lot, rather than as isolated pad sites with ascribed parking to specific businesses.
 5. Parking Lot Setback to Linear Park: The parking lots may be located adjacent to the Linear Park.
-

D. SG-M2 BLOCK AND ZONE STANDARDS

1. The entrance to the SG-M2 Zone for traffic originating from the north shall be via Street G or Street J. The entrance for traffic from the east or west shall be via Street I or Street J.
2. Any building located on the hard corner of Gerault and FM 2499 shall require a design appropriate to the landmark location. No parking shall be permitted within 100' of the intersection of the ROW lines of Gerault and FM 2499.
3. Provide a linear park that includes the regional Town Trail along Gerault Parkway.
4. Coordinate the alignment of the trail with any detention or grading issues and, if necessary, re-route the trail as needed. The slope of the Town Trail shall generally match the slope of Gerault Parkway.
5. Except as provided herein, parking lots may be exposed to view along the arterials.
6. Zone SG-C2 may use the roadway types specified in Table 4.1, or may use another roadway section provided the Town Manager deems the proposed roadway appropriate.

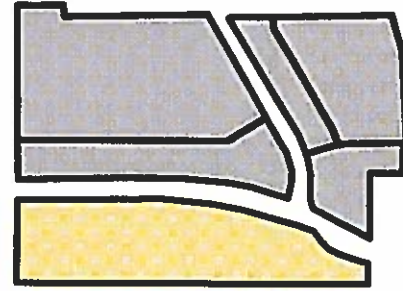
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SUBSECTION 3.7: SG-C1 ZONE STANDARDS

A. GENERAL

1. Zone SG-C1 is bounded by FM 2499 Parkway on the northern boundary, by City of Grapevine on the South and east boundary, by the PD Boundary on the western boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions.



B. SG-C1 STREETSCAPE STANDARDS

1. **Tree space:** A tree space adjacent to internal roadways is not required.
2. **Sidewalk:** Sidewalks are not required to conform to a Pedestrian Easement type, and are not required to be continuous.
3. **Setback / Build-to line:** See SG-C1 Lot Standards for setbacks.
4. **Porch Space:** The porch space is not applicable in the SG-C1 zone.
5. **Finished Floor Elevation:** The finished floor elevation at any entry is not required to match grade, subject to applicable ADA regulations
6. **Roadway Types:** See Block Standards for permitted roadway types.

C. SG-C1 ARTERIAL FRONTAGE STANDARDS

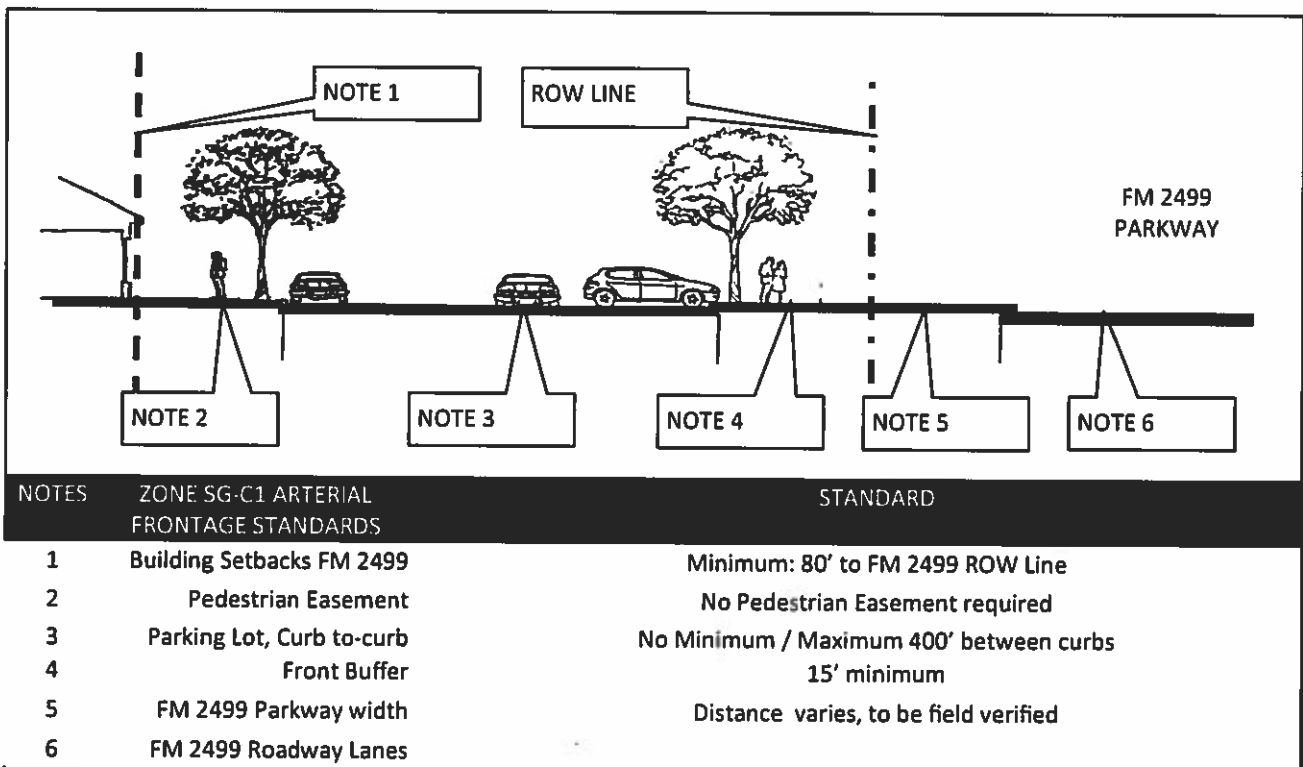


FIGURE 3.7.1 SG-C1 Arterial Streetscape Components

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C. SG-C1 LOT STANDARDS:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. <u>Arterial Frontage</u>: Lots with FM 2499 frontage shall comply with Figure 3.7.1. 2. <u>Building Setback</u>: Setbacks shall comply with Section 98-545 of the Code of Ordinances. 3. <u>Building Footprint</u>: Buildings may be oriented in any | <p>direction with front entry located on any façade. There is no minimum or maximum square footage. See Table 3.2 for height limits.</p> <ol style="list-style-type: none"> 4. <u>Parking Areas</u>: The Parking Areas may be developed as a single shared parking lot, or as isolated pad sites with landscaped buffers between lots. |
|---|---|
-

D. SG-C1 BLOCK AND ZONE STANDARDS

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. The entrance to the SG-C1 Zone, accessed only from the north, shall be via the Street A median break, the Street B median break, the Gerault Parkway median break, plus one additional right-in-right-out access. 2. All Entrances shall be connected through internal streets or easements. An easement shall extend to the western property boundary. | <ol style="list-style-type: none"> 3. Except as defined herein, parking lots may be exposed to view along the arterials. The maximum parking lot depth between the arterial ROW and the associated building is 400'. 4. Zone SG-C2 may use the roadway types specified in Table 4.1, or may use another roadway section provided the Town Manager deems the proposed roadway appropriate. |
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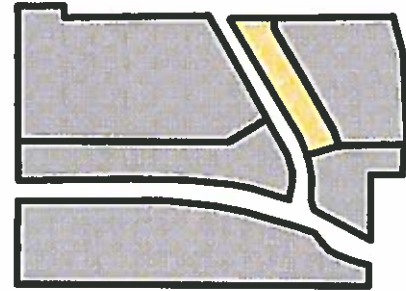
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SECTION 3

SUBSECTION 3.8: STANDARDS FOR SG-C2 ZONE

A. GENERAL

1. Zone SG-C2 is bounded by Old Gerault Road on the northern boundary, Zone SG-R1 on the western boundary, and by Zone SG-C3 on the southern boundary.
2. See Table 3.1 for Land Use restrictions.
3. See Table 3.2 for Area restrictions



B. SG-C2 STREETSCAPE STANDARDS, TYPICAL

1. **Tree space:** Use Pedestrian Easement 3 on any street shared with Zone SG-R1.
2. **Sidewalk:** Use Pedestrian Easement 3 on any street shared with Zone SG-R1.
3. **Setback / Build-to line:** See SG-C2 Lot Standards for Setback requirements.
4. **Porch Space:** A porch or stoop is not applicable.
5. **Building Entrances:** Building front entrances may be oriented either toward Gerault frontage or toward an internal street.
6. **Roadway Types:** See Block Standards for permitted roadway types.

C. SG-C2 ZONE ARTERIAL FRONTAGE STANDARDS

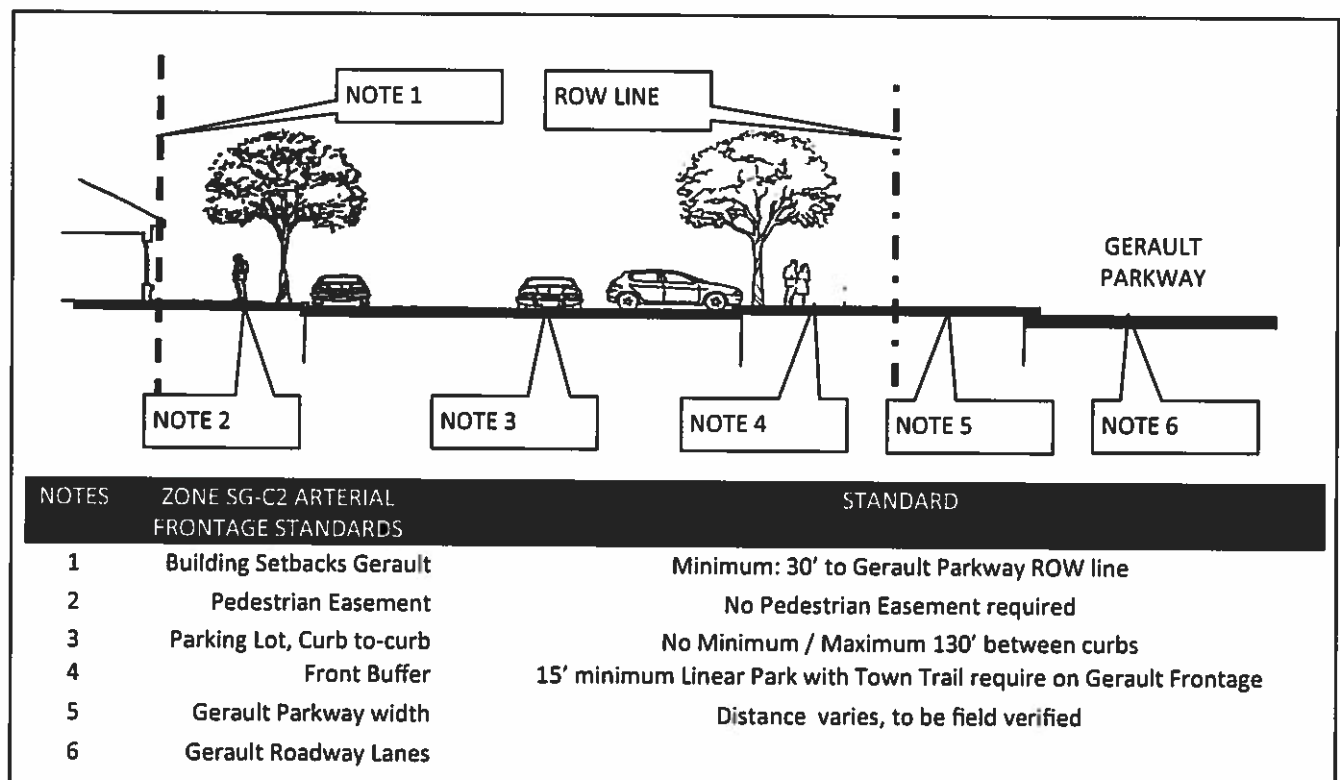


FIGURE 3.8.1 SG-C2 Arterial Streetscape Components

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SECTION 3

C. SG-C2 LOT STANDARDS:

1. Arterial Frontage: Lots with Gerault frontage shall comply with Figure 3.8.1.
2. Building Setback: Setbacks shall comply with Section 98-545 of the Code of Ordinances.
3. Building Footprint: Building front entrances may be

oriented either toward Gerault frontage or toward an internally street.

4. Parking Areas: The Parking Areas may be developed as a single shared parking lot, or as isolated pad sites with buffers between lots.

D. SG-C2 BLOCK AND ZONE STANDARDS

1. The entrance to the SG-C2 Zone for traffic originating from the north shall be via Street G. The entrance for traffic from the east or west shall be via Street H, I or Street J.
2. All lots shall be connected through internal streets or easements.
3. Except as defined herein, parking lots may be exposed to view along the arterial. The maximum parking lot depth between the arterial ROW and the associated building is 180'.

4. The eastern boundary of Zone SG-C2 shares a boundary with Zone SG-R2. The lots within SG-C2 may face Street G, or they may be oriented away from Street G. If they face away from Street G, a buffer shall be required between the SG-C2 and SG-R1. The buffer shall consist of a 10' landscaped buffer and a masonry wall approximately 8' in height.
5. Zone SG-C2 may use the roadway types specified in Table 4.1, or may use another roadway section provided the Town Manager deems the proposed roadway appropriate.

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 4

THE STREET AND THOROUGHFARE STANDARDS

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 4

SECTION 4: THOROUGHFARE STANDARDS

A. GENERAL

1. The Thoroughfare standards consist of a proposed street network and permitted street sections.
2. The street locations are not fixed by dimension, but are required connections. The locations may be adjusted within the limits prescribed in the Zone Standards.
3. Proposed curb cuts and median breaks are incorporated into the proposed Regulating Plan Street Network.
4. Streets shall be dedicated to the Town upon completion and acceptance by the Town.
5. The curb cut at Gerault Parkway and Street A2 shall align with the existing median break.
6. Street H and Street I are optional.
7. Curb cut F is optional.
8. Up to 3 curb cuts for right-in/right-out movements are permitted on each side of Gerault Rd.
9. Additional streets may be added within the blocks defined by the proposed street network. The proposed network constitutes the minimum connectivity.
10. Additional streets may use any of the street sections defined in this section, subject to a public safety review.
11. Medians may be added to any street section subject to a safety review by the Fire Marshall. If the median is wider than 20' it shall be designated a common area lot.
12. One-Way streets are permitted provided that the roadway section is approved for the specific location by the Fire Marshall.
13. Adjustments to the Curb-to-curb width may be permitted provided they are minor and do not compromise public safety.

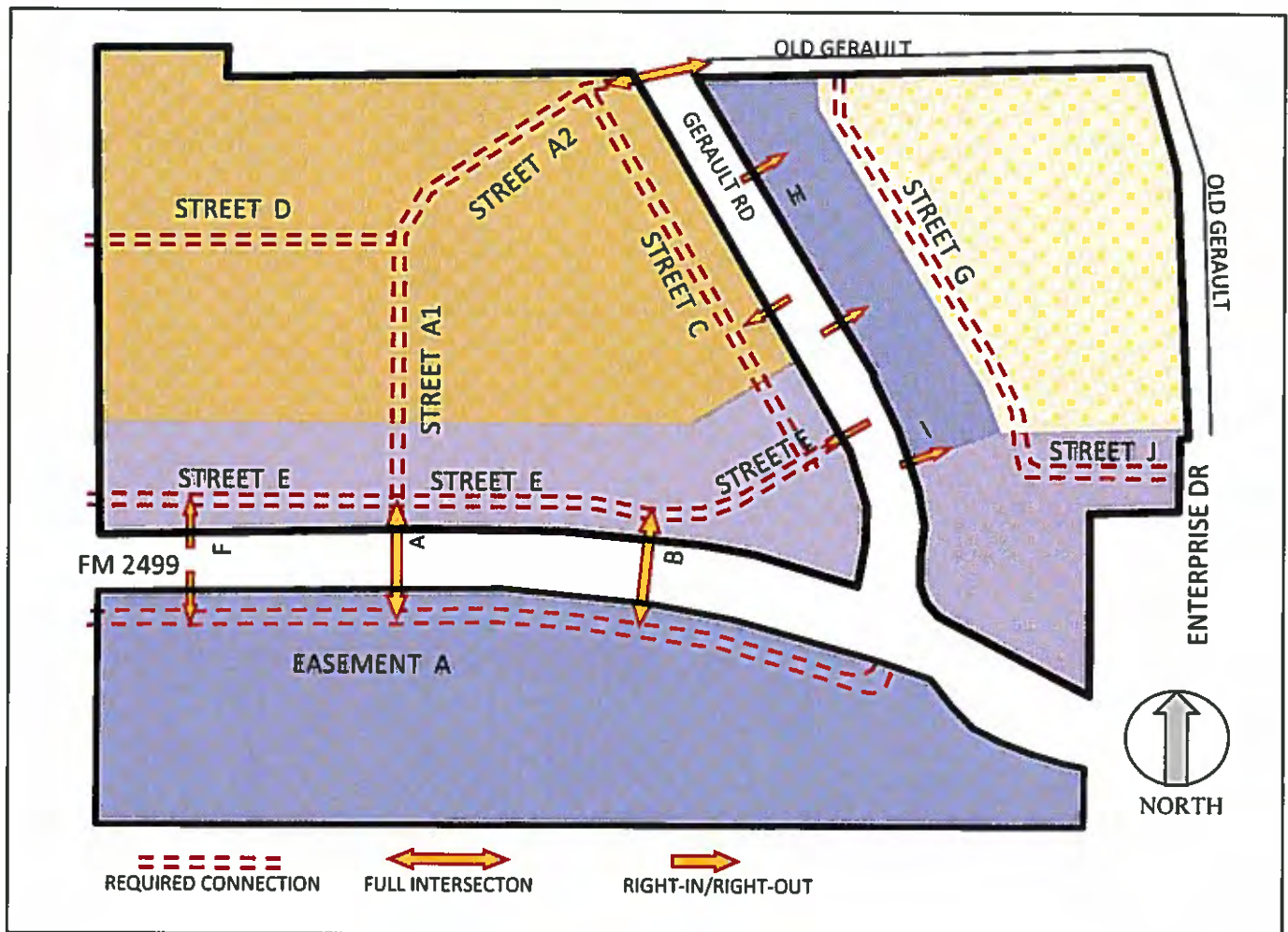


FIGURE 4.1 *Thoroughfare Plan*

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 4

B. THOROUGHFARE TABLES

TABLE 4.1 Permitted Street Sections

PERMITTED THOROUGHFARE TYPES												
	STREET NAME											EASEMENT NAME
	A 1	A 2	B	C	D	E	F	G	H	I	J	A
BOULEVARD	P	P	P	P	P	NP	P	P	P	P	P	P
COMMERCIAL 1	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL 2 w MEDIAN	P	P	P	P	P	NP	P	P	P	P	P	P
COMMERCIAL 2	P	P	P	P	P	P	P	P	P	P	P	P
COMMERCIAL 3	P	P	P	P	P	NP	P	P	P	P	P	P
LOCAL 1 w MEDIAN	NP	P	NA	P	P	NP	NP	P	P	P	P	P
LOCAL 1	NP	P	NA	P	P	NP	NP	P	P	P	P	P
LOCAL 2	NP	NP	NA	NP	NP	NP	P	NP	P	P	P	NP
LOCAL 3	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP
COMMERCIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
COMMERCIAL FIRE LANE	NP	NP	NP	NP	NP	NP	NP	P	P	P	P	P
RESIDENTIAL ALLEY	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP

R = Required; P = Permitted; NP = Not Permitted; NA = Not Applicable

TABLE 4.2 Street Sections Summary

	ROW = CURB			
	TO CURB	Median	Drive Lane	Parking Lane
BOULEVARD (COMMERCIAL 1 W MEDIAN)	66	6	12	18
COMMERCIAL 1	60		12	18
COMMERCIAL 2 w MEDIAN ¹	46	6	12	8
COMMERCIAL 2	40		12	8
COMMERCIAL 2 W MEDIAN ¹	46		12	8
COMMERCIAL 3	26		11	0
LOCAL 1 W MEDIAN ¹	42	6	11	8
LOCAL 1	36		11	Intermittent
LOCAL 2	30		11	Intermittent
LOCAL 3	26		11	Intermittent
COMMERCIAL ALLEY	20		20	0
COMMERCIAL FIRE LANE	24		12	0
RESIDENTIAL ALLEY	15		12	0

ROW = Right-of-way

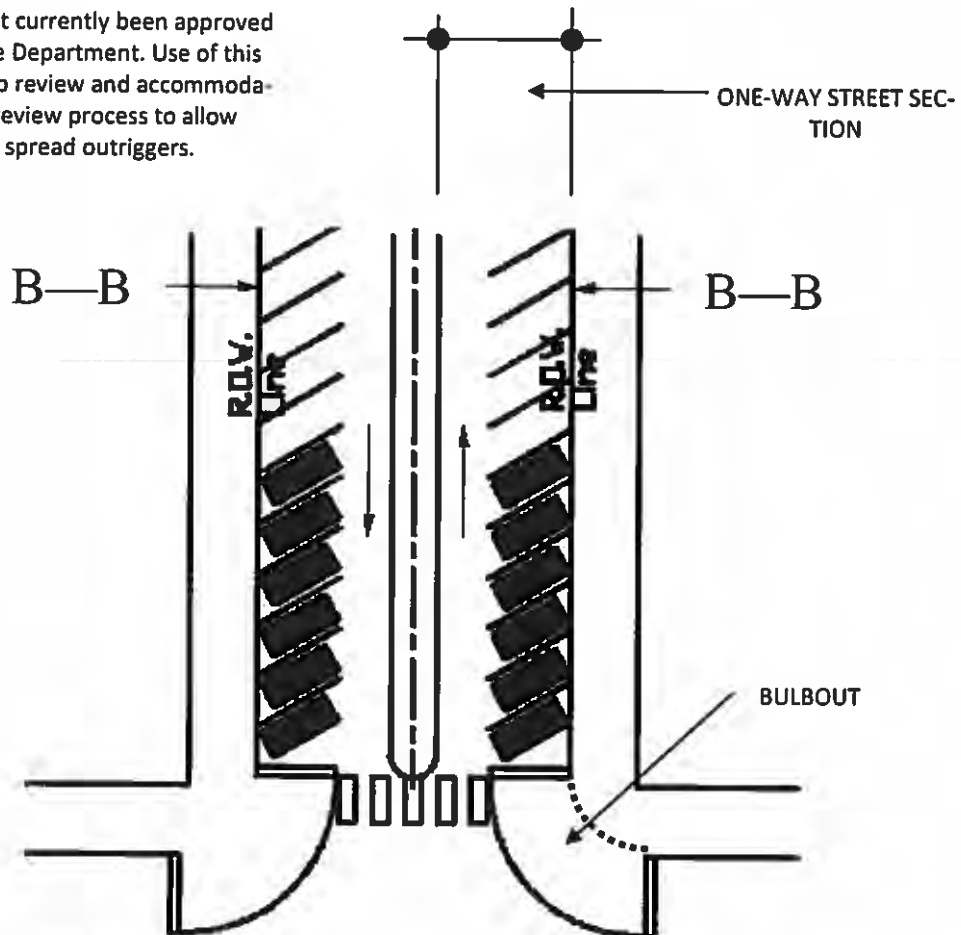
B-B = Back-of-Curb to Back-of-Curb; All dimensions are to Back-of-Curb unless otherwise noted.

NOTE 1: The street section has not currently been approved by the Flower Mound Fire Department. Use of this street section is subject to review and accommodation during the Site Plan review process to allow emergency equipment to spread outriggers.

C. THOROUGHFARE DESIGN

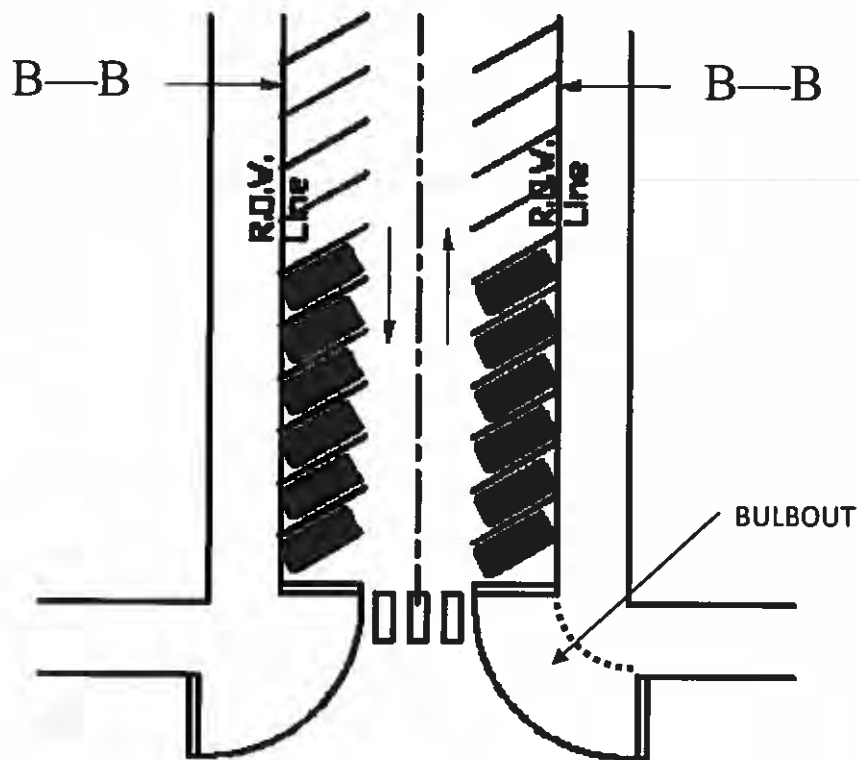
FIRE DEPARTMENT NOTE:

This street section has not currently been approved by the Flower Mound Fire Department. Use of this street section is subject to review and accommodation during the Site Plan review process to allow emergency equipment to spread outriggers.



ROADWAY	BOULEVARD (COMMERCIAL 1 W MEDIAN)
DESCRIPTION	Commercial Main Street
MEDIAN	6' but may vary
CURB TO CURB (B-B)	66'
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	18'
PARKING ANGLE	60°
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	YES
CROSSWALK WIDTH	6' MIN
PARKWAY/ TREEWELL	TREEWELL

C. THOROUGHFARE DESIGN

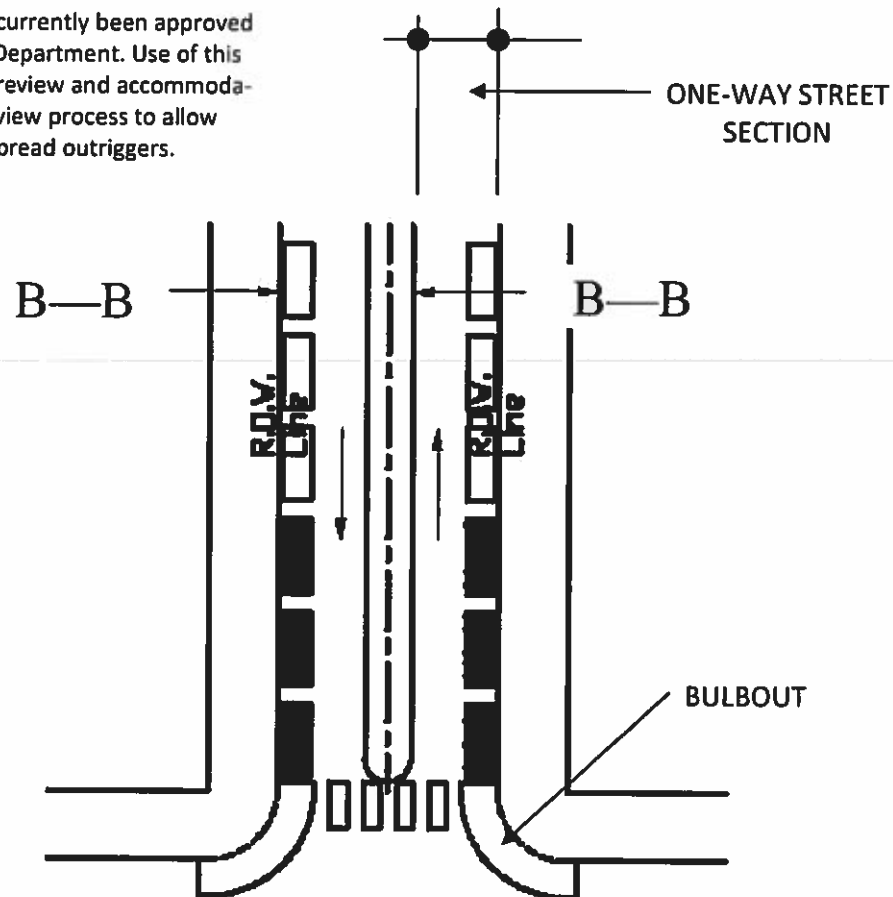


ROADWAY	COMMERCIAL 1
DESCRIPTION	Commercial Street
MEDIAN	NO
CURB TO CURB (B-B)	60'
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	18'
PARKING ANGLE	60°
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	YES
CROSSWALK WIDTH	6' MIN
PARKWAY/ TREEWELL	TREEWELL

C. THOROUGHFARE DESIGN

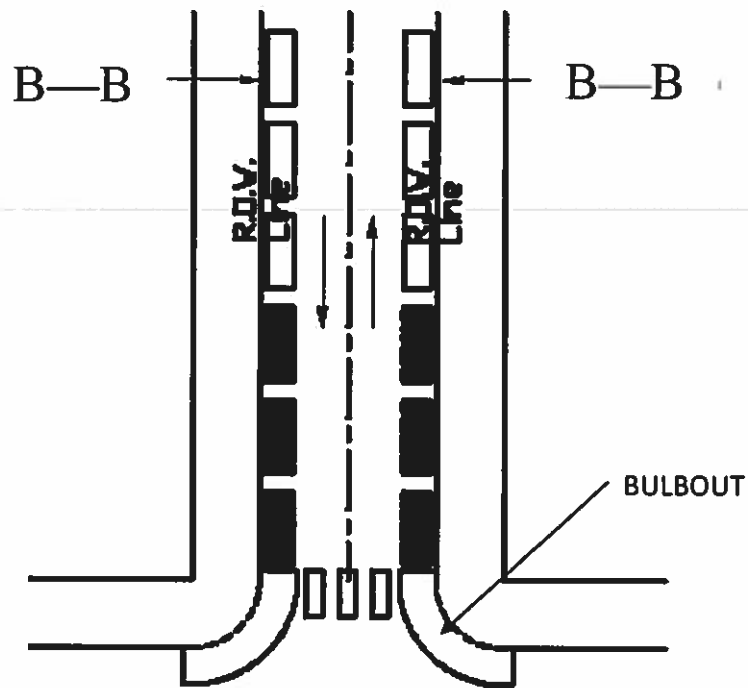
FIRE DEPARTMENT NOTE:

This street section has not currently been approved by the Flower Mound Fire Department. Use of this street section is subject to review and accommodation during the Site Plan review process to allow emergency equipment to spread outriggers.



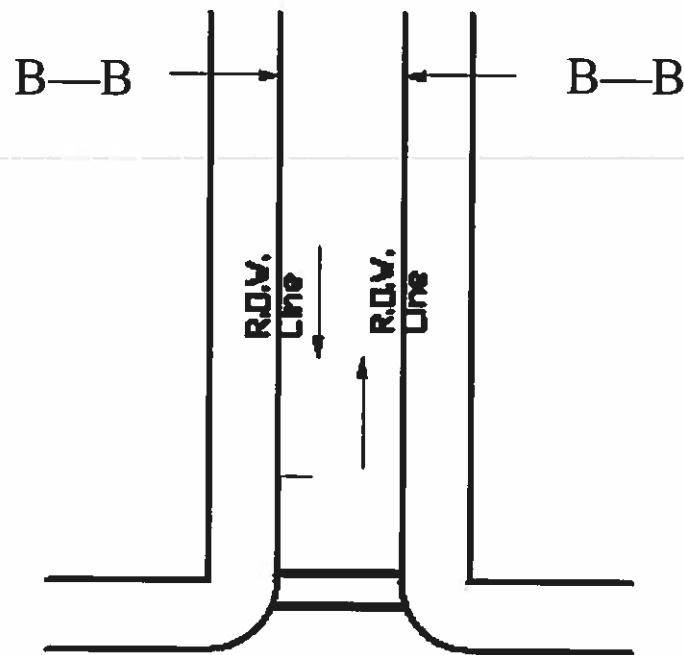
ROADWAY	COMMERCIAL 2 w MEDIAN
DESCRIPTION	Commercial or Residential Street
MEDIAN	6' but may vary
CURB TO CURB (B-B)	46'
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	8'
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	YES
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	EITHER

C. THOROUGHFARE DESIGN



ROADWAY	COMMERCIAL 2
DESCRIPTION	Commercial or Residential Street
MEDIAN	NO
CURB TO CURB (B-B)	40'
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	8'
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	OPTIONAL
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	EITHER

C. THOROUGHFARE DESIGN

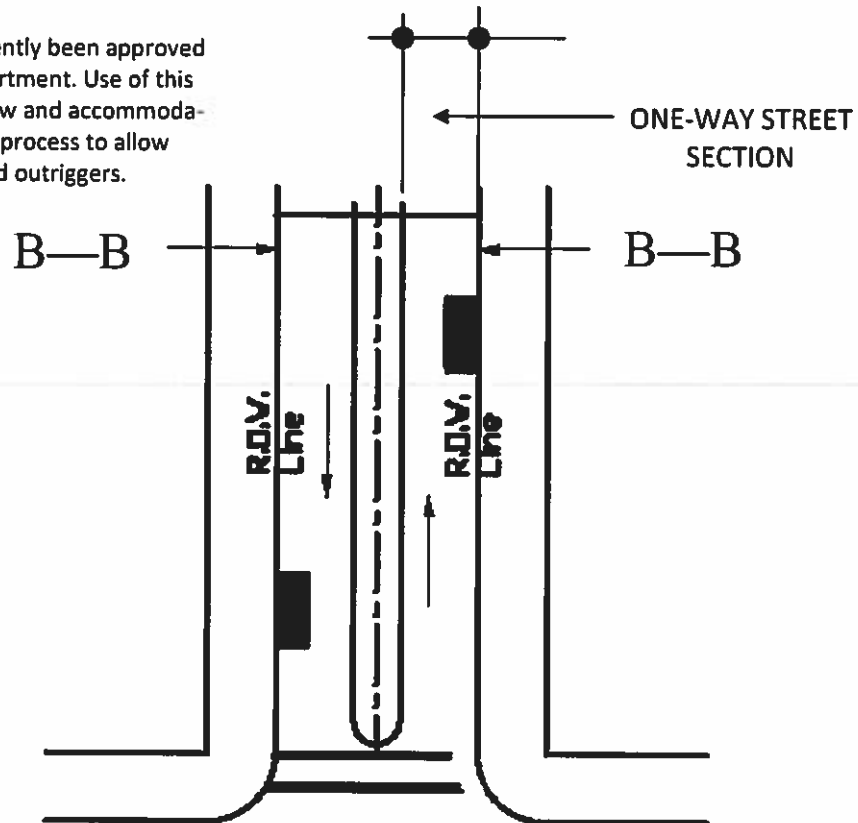


ROADWAY	COMMERCIAL 3
DESCRIPTION	Commercial Street buildings or parking fronting street.
MEDIAN	NO
CURB TO CURB (B-B)	26'
TRAVEL LANE WIDTH	11'
PARKING LANE WIDTH	NO PARKING
PARKING ANGLE	Not Applicable
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	PARKWAY/ LANDSCAPE

C. THOROUGHFARE DESIGN

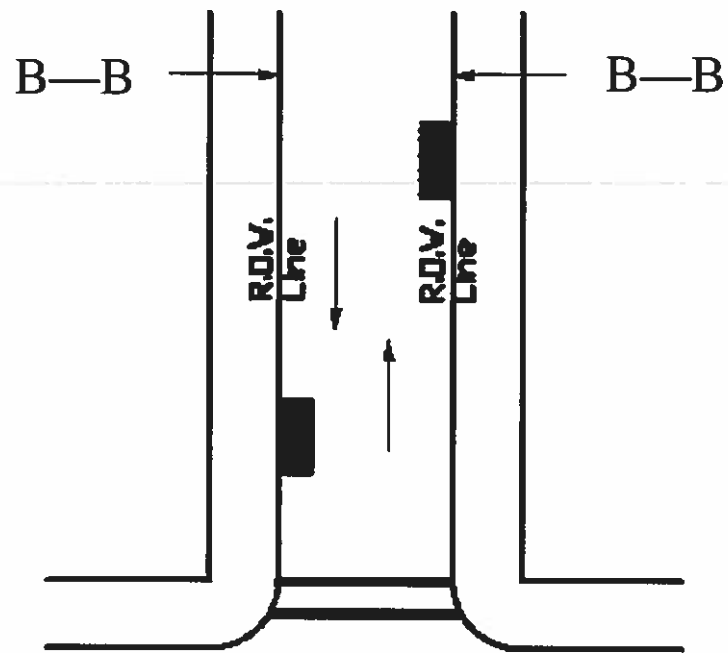
FIRE DEPARTMENT NOTE:

This street section has not currently been approved by the Flower Mound Fire Department. Use of this street section is subject to review and accommodation during the Site Plan review process to allow emergency equipment to spread outriggers.



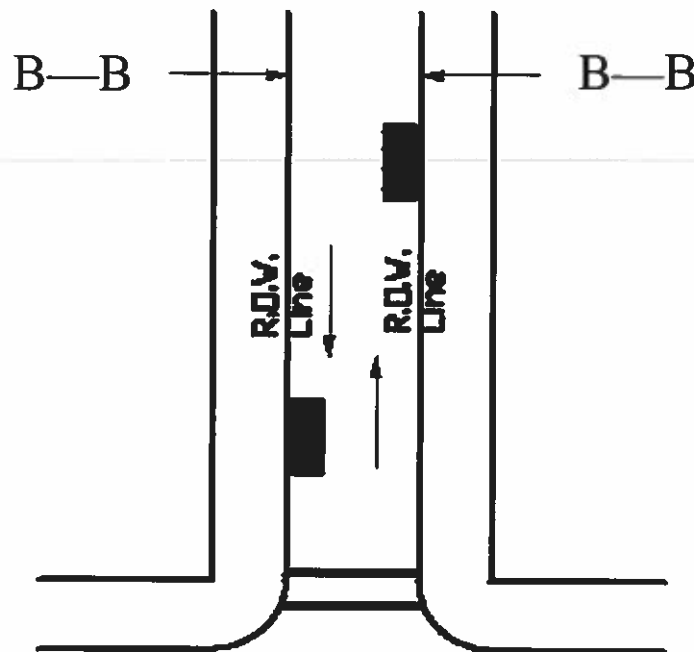
ROADWAY	LOCAL 1 w MEDIAN
DESCRIPTION	Residential Street
MEDIAN	6' but may vary
CURB TO CURB (B-B)	42'
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	intermittent
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	PARKWAY

C. THOROUGHFARE DESIGN



ROADWAY	LOCAL 1
DESCRIPTION	Residential Street
MEDIAN	NO
CURB TO CURB (B-B)	36'
TRAVEL LANE WIDTH	11'
PARKING LANE WIDTH	Intermittent
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	PARKWAY

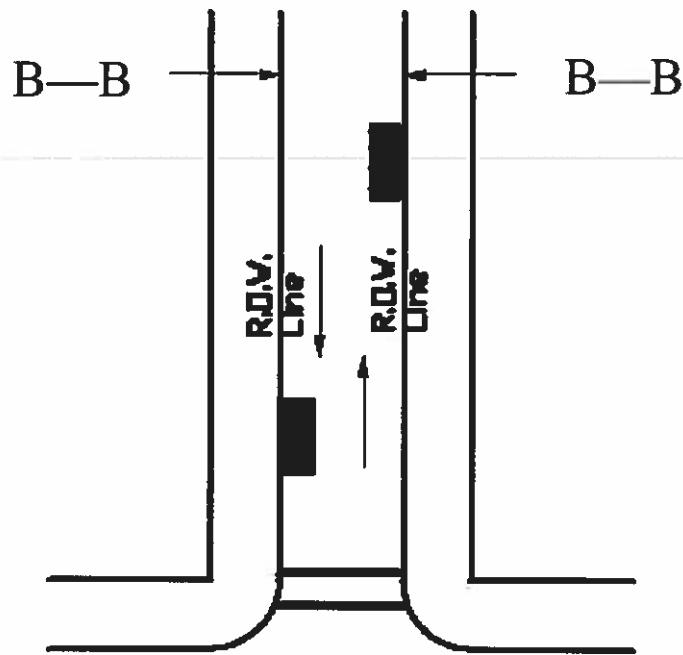
C. THOROUGHFARE DESIGN



RESIDENTIAL STREET

ROADWAY	LOCAL 2
DESCRIPTION	Residential Street
MEDIAN	NO
CURB TO CURB (B-B)	30'
TRAVEL LANE WIDTH	11'
PARKING LANE WIDTH	intermittent
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	PARKWAY

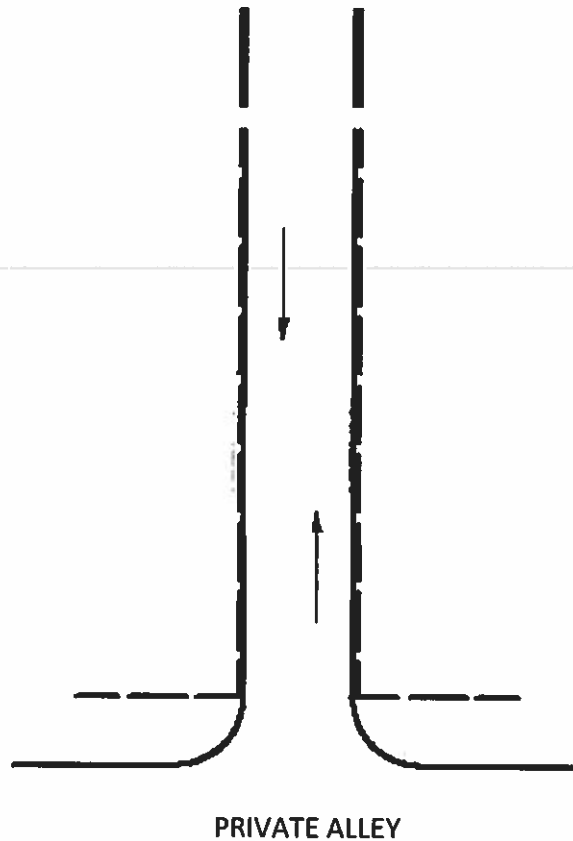
C. THOROUGHFARE DESIGN



RESIDENTIAL STREET

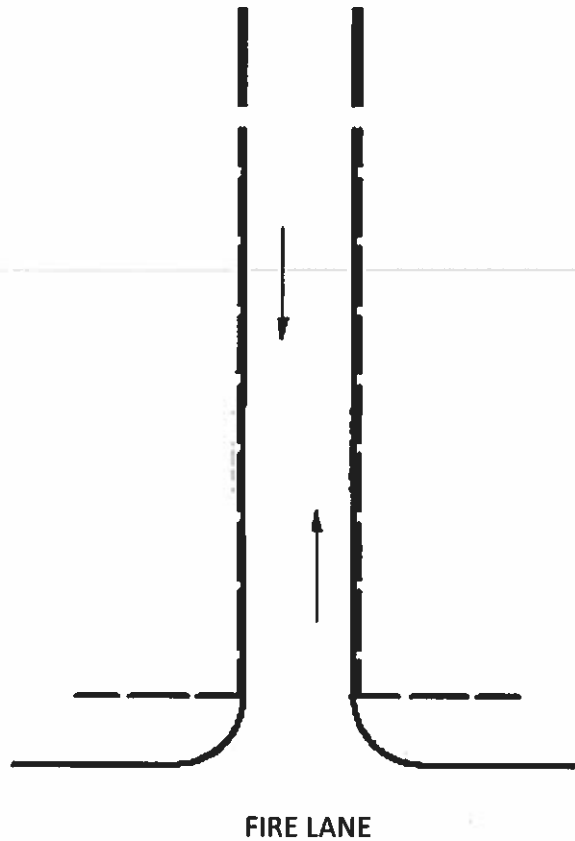
ROADWAY	LOCAL 3
DESCRIPTION	Residential Street
MEDIAN	NO
CURB TO CURB (B-B)	26'
TRAVEL LANE WIDTH	11'
PARKING LANE WIDTH	intermittent
PARKING ANGLE	parallel
INTERSECTION RADIUS	25'
ALLEY RADIUS	15'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	6'
PARKWAY/ TREEWELL	PARKWAY

C. THOROUGHFARE DESIGN



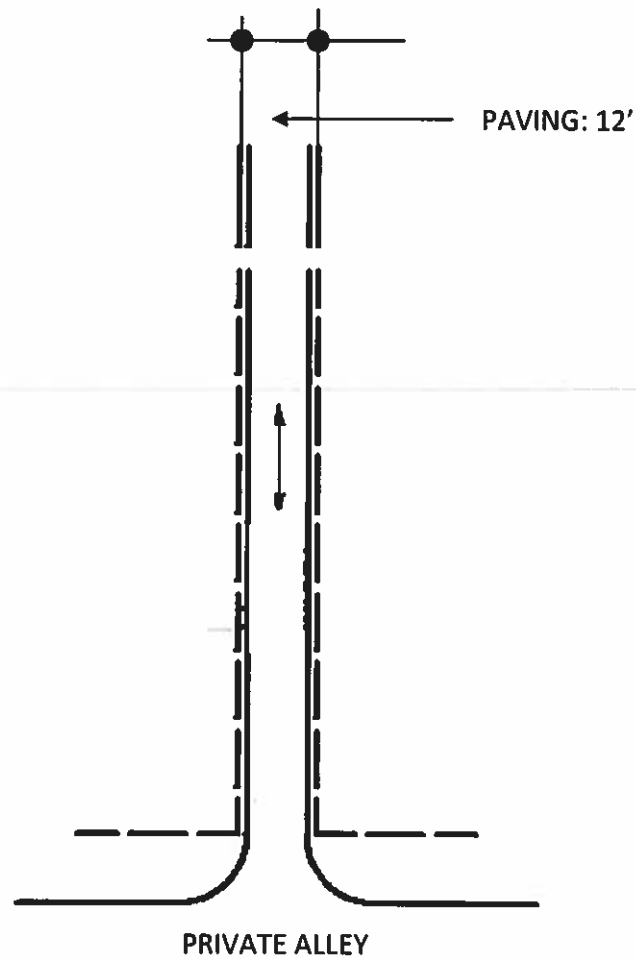
ROADWAY	COMMERCIAL ALLEY	
	Rear Alley	Commercial Access
DESCRIPTION		
MEDIAN	NO	
CURB TO CURB	20; no curb; reverse crown	
TRAVEL LANE WIDTH	10'	
PARKING LANE WIDTH	No parking	
PARKING ANGLE	No parking	
INTERSECTION RADIUS	25'	
ALLEY RADIUS	25'	
BULBOUT REQUIRED	NO	
CROSSWALK WIDTH	Not Applicable	
PARKWAY/ TREEWELL	Not Applicable	

C. THOROUGHFARE DESIGN



ROADWAY	FIRE LANE
DESCRIPTION	Commercial Access
MEDIAN	NO
CURB TO CURB	26' min
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	No parking
PARKING ANGLE	No parking
INTERSECTION RADIUS	25'
ALLEY RADIUS	25'
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	Not Applicable
PARKWAY/ TREEWELL	Not Applicable

C. THOROUGHFARE DESIGN



ROADWAY	RESIDENTIAL ALLEY
DESCRIPTION	Rear Alley Residential Access
MEDIAN	NO
CURB TO CURB	12' no curb, reverse crown
TRAVEL LANE WIDTH	12'
PARKING LANE WIDTH	No parking
PARKING ANGLE	No parking
INTERSECTION RADIUS	15'
ALLEY RADIUS	Not Applicable
BULBOUT REQUIRED	NO
CROSSWALK WIDTH	Not Applicable
PARKWAY/ TREETWELL	Not Applicable

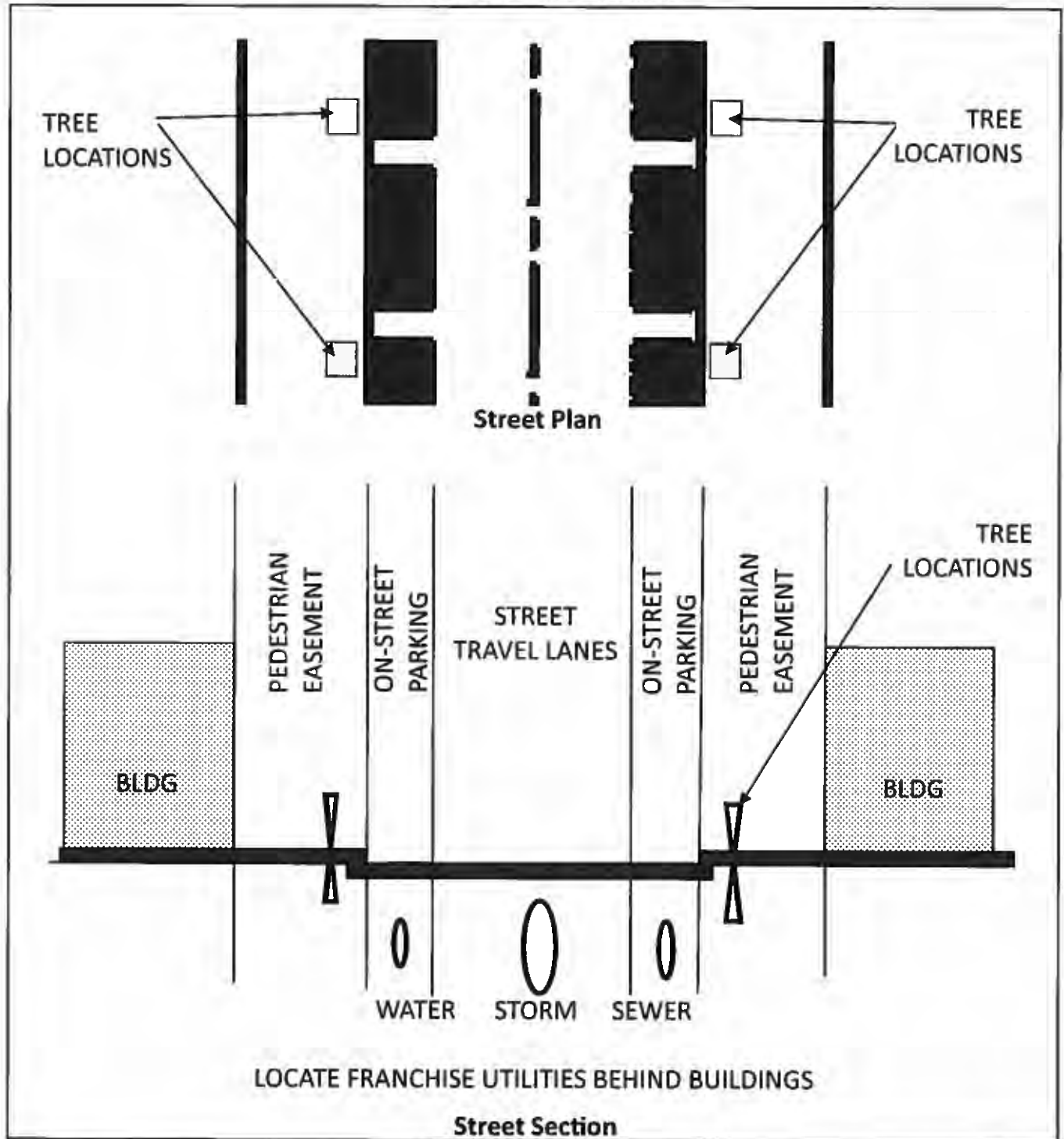
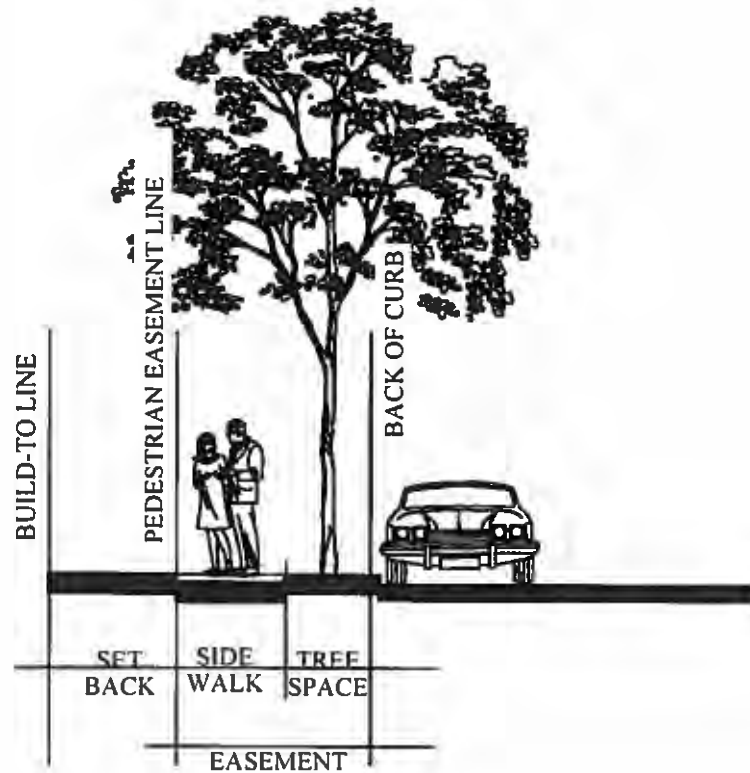
D. THOROUGHFARE DESIGN
INFRASTRUCTURE PLACEMENT

FIGURE 4.1 Utility Location

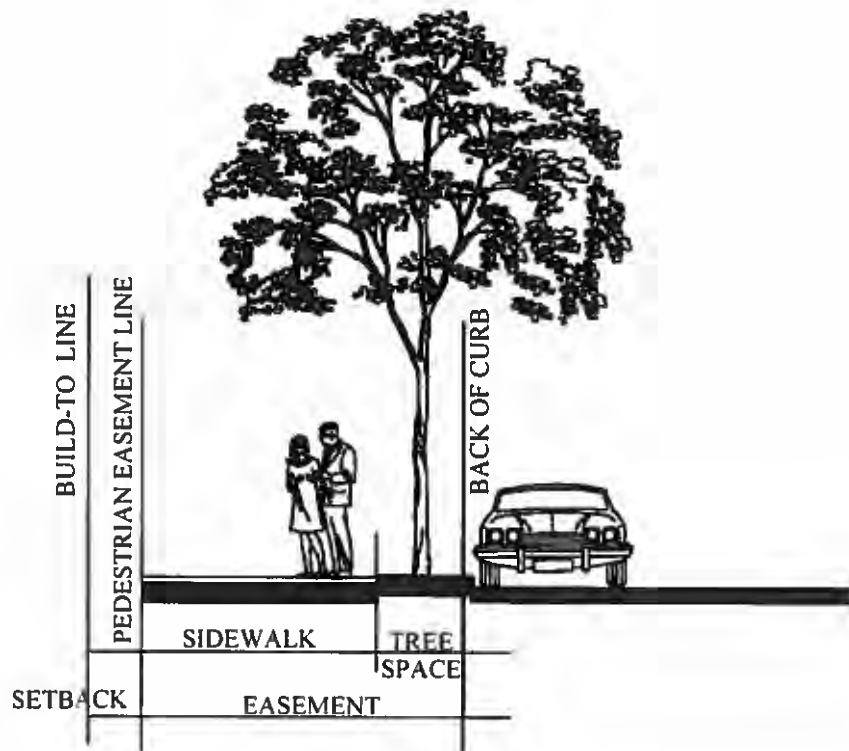
E. SIDEWALK AND PEDESTRIAN THROUGHFARE STANDARDS



PEDESTRIAN EASEMENT	PEDESTRIAN EASEMENT 1	PEDESTRIAN EASEMENT 2
DESCRIPTION	RESIDENTIAL STREETSCAPE	URBAN STREETSCAPE
SETBACK	SEE ZONE LOT & BLOCK	SEE ZONE LOT & BLOCK
MINIMUM WIDTH OF EASEMENT	10'	9'
MAXIMUM WIDTH OF EASEMENT	17'	20'
MINIMUM SIDEWALK WIDTH	5'	5'
MAXIMUM SIDEWALK WIDTH	8'	12'
TREE SPACING	40' MAXIMUM	40' MAXIMUM
TREE SPACE TYPE	CONTINUOUS PARKWAY	PARKWAY OR TREE WELLS
TREE SPACE MINIMUM WIDTH	5'	4'
TREE SPACE MAXIMUM WIDTH	9'	9'
TREEWELL MIN SIZE		4' X 8'

NOTE: WHERE TREES ARE PLANTED IN TREE WELLS, THE SIDEWALK WIDTH IS MEASURED TO THE CURB.
Tree wells smaller than 4' x 8' are permitted provided Silva Cell or a comparable technology is employed to insure there is adequate un-compacted soil volume around the tree well.

E. SIDEWALK AND PEDESTRIAN THROUGHFARE STANDARDS



PEDESTRIAN EASEMENT	PEDESTRIAN EASEMENT 3	PEDESTRIAN EASEMENT 4
DESCRIPTION	COMMERCIAL SIDEWALK	SIDEWALK FRONTING RETAIL
SETBACK	SEE ZONE LOT & BLOCK	SEE ZONE LOT & BLOCK
MINIMUM WIDTH OF EASEMENT	10'	12'
MAXIMUM WIDTH OF EASEMENT	15'	18'
MINIMUM SIDEWALK WIDTH	6'	12'
MAXIMUM SIDEWALK WIDTH	15'	18'
TREE SPACING	40' MAXIMUM	40' MAXIMUM
TREE SPACE TYPE	TREE WELL OR PARKWAY	TREE WELL
TREE SPACE MINIMUM WIDTH	4'	4'
TREE SPACE MAXIMUM WIDTH	6'	6'
TREE WELL MIN SIZE	4' X 8'	4' X 8'

NOTE: WHERE TREES ARE PLANTED IN TREE WELLS, THE SIDEWALK WIDTH IS MEASURED TO THE CURB.
Tree wells smaller than 4' x 8' are permitted provided Silva Cell or a comparable technology is employed to insure there is adequate un-compacted soil volume around the tree well.

F. TRAIL STANDARDS

TRAIL 1

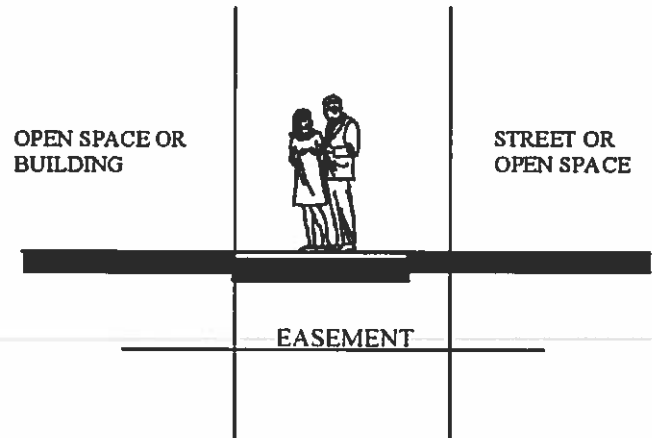
The Town trail is located within a 10' trail easement. The trail is a minimum of 8' wide and shall meet the Town's construction specifications for trails. The maximum slope shall be 5% or matching the slope of the adjacent street, whichever is greater.

Within the Planned Development 134, the trail may be located adjacent to a building, a street, an arterial, or a parking lot.

The Town Trail must be one continuous, unobstructed 8' or greater surface, except where crossing streets or driveways.

Minimum separation distances to the concrete surface are as follows:

1. Building: 5' separation
2. Street Curb: 5' separation
3. Parking Lot: 5' separation
4. Arterial: 15' separation to curb

TRAIL 2

The local trail is typically located within open space.

The local trail may be located adjacent to a building or a street. Minimum separation distances to the concrete surface are as follows:

1. Building: 4' separation
2. Street: 4' separation if trail is concrete
3. Parking Lot: 4' separation



TABLE 4.3 Trail Standards

SIDEWALK	TRAIL 1	TRAIL 2
DESCRIPTION	REGIONAL TRAIL	LOCAL TRAIL
MINIMUM WIDTH OF EASEMENT	10'	NONE REQ'D
MAXIMUM WIDTH OF EASEMENT	NA	NONE REQ'D
MINIMUM TRAIL WIDTH	8'	5' FOR CONCRETE; NO MINIMUM FOR D.G. SURFACE TRAILS
MAXIMUM TRAIL WIDTH	12'	NA
TREE SPACING	NONE REQ'D	NONE REQ'D
TREE SPACE	NA	TREE WELL
TRAIL SURFACE MATERIAL	BROOM FINISH CONCRETE	BROOM FINISH CONCRETE OR DECOMPOSED GRANITE

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 5

CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 5

SUBSECTION 5.1: PARK & OPEN SPACE ADMINISTRATION

- A. This Section defines the park and open space requirements for the mixed use Southgate Planned Development which is subject to Section 98-905 of the Code of Ordinances.
- B. Any changes to quantity, collection, or disbursement of park or environmental impact fees shall be addressed in the Developer Agreement.
- C. Each zone has requirements for minimum parks and open space and must comply with the following standards.
- D. The majority of the parks and open spaces require turf and trees as the minimum standard unless specified otherwise. The minimum tree planting is specified in table 5.1. The tree species must be selected from the Town's approved list of tree species.
- E. Minimum Open Space requirements are listed in Table 3.2.
- F. Surplus open space in one zone may be applied to deficiencies in other zones.
- G. Furnishings and equipment shall meet or exceed Town standards.

TABLE 5.1 Park and Open Space Requirements

PARK TYPES	CENTRAL PARK	NEIGHBORHOOD PARK	POCKET PARK	LINEAR PARK	PRESERVE	PLAZA	BUFFER FRONT	BUFFER REAR	GENERAL OPEN SPACE
MINIMUM AREA in SF	40,000	20,000	10,000	5,000	20,000	200	NA	NA	NA
MINIMUM WIDTH	50	40	30	15	50	15	15	5	10
TRAIL CONNECTION	REQ	P	P	REQ ¹	P	P	P	P	P
OPEN TO PUBLIC	REQ	P	P	REQ ¹	P	REQ ¹	P		P
WATER FEATURE	P	P	P			P			
SHADE STRUCTURE	P	P	P		< 60 SF	P			
LIGHTING	P	P	P	P		REQ			P
BENCHES & TRASH	REQ	REQ	REQ	P	P	REQ			
TABLES & CHAIRS	P	P	P			REQ			P
PICNIC TABLE			P						P
DRINKING FOUNTAIN	REQ	REQ	P	P	P	P	P	P	P
PLAYGROUND			P						
TREES	15/ac	10/ac	8/ac	30' O.C.	NOTE 5	15/AC	1/40'	1/50'	5/ac
GROUND COVER	Mostly Turf	Mostly Turf	Turf or Mulch	Turf or Mulch	Natural, Wild	Paved, gravel, some turf	Turf & Ground Cover	Turf & Ground Cover	Turf or Mulch
SEASONAL COLOR	200 SF MIN	100 SF MIN	P	P		P	P	P	P

P = PERMITTED ; REQ = REQUIRED; NA = NOT APPLICABLE; SHADED = PROHIBITED

NOTE 1 The trail within a linear park may be independent of the Town's trail network

NOTE 2 Not used

NOTE 3 Parks & open space may be in the form of parks, preserves, buffers, plazas, including floodplain areas.

NOTE 4 Open Spaces shall be dedicated to a Property Owners' Association and shall open to the public.

NOTE 5 The Preserve is intended to maintain the existing trees and canopy, although additional planting may be permitted.

SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 5

SUBSECTION 5.2: PARK & OPEN SPACE CHARACTER DEFINITION

A. CENTRAL PARK

1. **Frontage Requirement:** The park shall be surrounded by streets, front building facades, or open space on all sides.
2. The Central Park may contain areas of detention, either wet or dry, or floodplain provided the area is accessible to pedestrians.



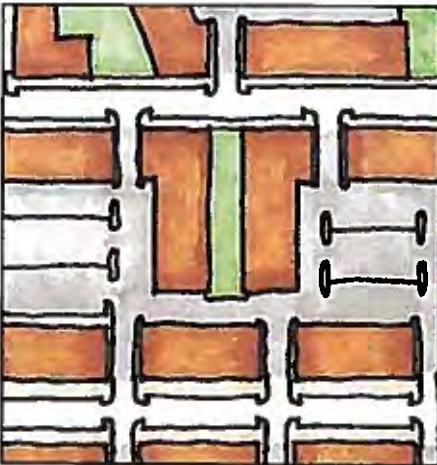
B. NEIGHBORHOOD PARK

1. **Frontage Requirement:** The Neighborhood Park must have frontage either on a public way or be adjacent to the fronts of lots for at least on half of its perimeter.
2. Locations for neighborhood parks are encouraged to be near the areas of steep topography, so that leaving some natural terrain and vegetation is desirable, with areas of trails, turf, and furnishings.



C. POCKET PARK

1. **Frontage Requirement:** The Pocket Park must have frontage either on a public way or be adjacent to the fronts of lots or buildings on at least one side.
2. Locations for neighborhood parks may be tucked into spaces between other lots or between buildings.

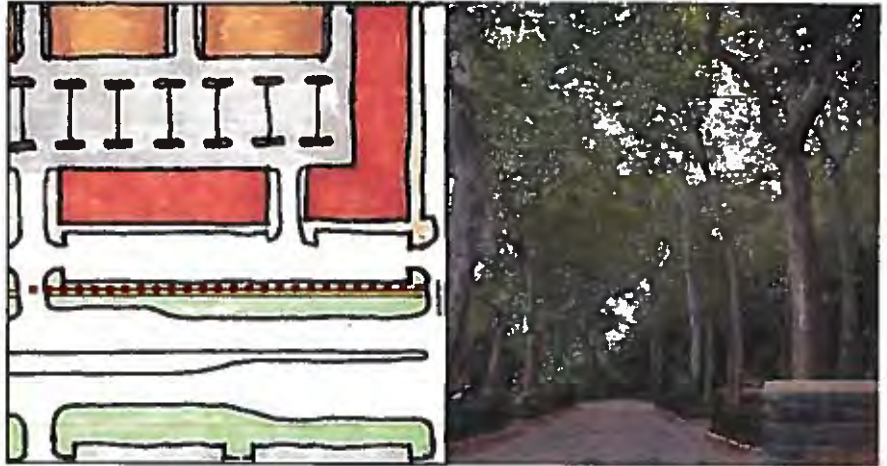


SOUTHGATE DEVELOPMENT CODE
Flower Mound, TX

SECTION 5

D. LINEAR PARK

1. Frontage Requirement: The Linear Park must have access from a public right-of-way.
2. Linear Parks may be located along the fronts, sides or rear of lots or buildings.
3. Linear Parks are a part of either the local trail system, or the Town's regional trail network. They shall have trees lining at least one side of the trail.



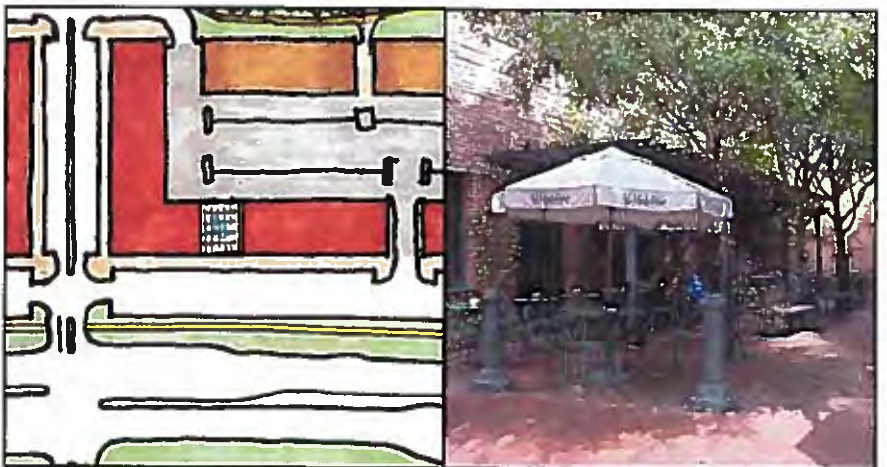
E. PRESERVE

1. Frontage Requirement: The Preserve must have access from a public right-of-way.
2. Preserves are common areas that leave the natural topography and habitat as close to its natural state as possible, and may include natural surface trails.



F. PLAZA

1. Frontage Requirement: The Plaza must have access from a public right-of-way. And have frontage on at least one side.
2. Plazas are common areas or commercial areas that may be entirely paved. The requirement for trees may be fulfilled with the addition of tree wells. Plazas may be fenced to comply with food service regulations or other prevailing laws.



G. FRONT BUFFER

1. Frontage Requirement: a Front Buffer is the linear space between the public way and the private frontages. It is required adjacent to all arterial roadways unless a Linear Park is used instead.
2. Front Buffer landscape requirements are indicated in the Landscape Table 5.2.
3. A sidewalk or Pedestrian Easement is not required.

**H. REAR BUFFER**

1. Frontage Requirement: A Rear Buffer is the linear space between private lots, or between private lots and public ways and are required to screen loading or service areas, or parking lots at the backs or sides of commercial property. No Frontage is required.
2. Rear Buffer landscape requirements are indicated in the Landscape Table 5.1.
3. A sidewalk or Pedestrian Easement is not required.

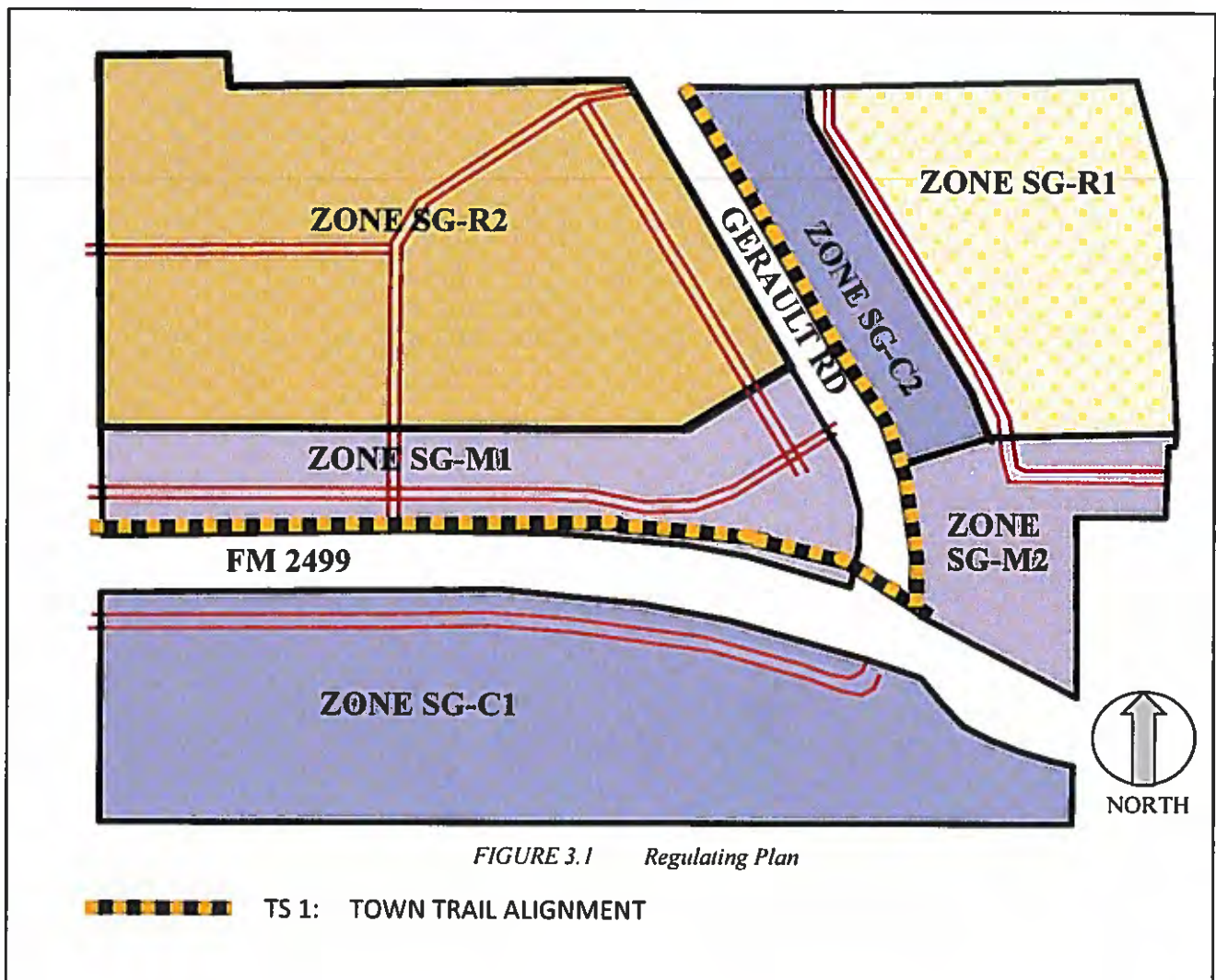
**I. GENERAL OPEN SPACE**

1. Frontage Requirement: No Frontage is required.
2. General Open Space landscape requirements are indicated in the Landscape Table 5.1. Where the slopes must be graded, they shall be graded to appear as natural and varied as possible.
3. A sidewalk or Pedestrian Easement is not required.



J. TOWN TRAIL PLAN

1. The Town's trail final design shall be designed in conformance to the Town's trail standards, except as defined herein.
2. The trail design shall be submitted and reviewed in accordance with site plan review procedures simultaneously with the specific property site plan application.
3. The maximum slope of the Trail may match the slope of the adjacent roadway but shall not exceed the slope of the adjacent roadway.



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K. Required Landscaping.

1. **Street Trees.** Street trees will be planted in tree wells or within landscape areas based on the type of street or Pedestrian Easement and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing as indicated in Section 4.C Pedestrian Easement.
2. Spacing may be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, pedestrian and vehicular block breaks and comparable features.
3. Street trees adjacent to streets or street parking and in medians shall be selected from the approved list of plantings in Lakeside Business District Plant Palette established by the Town, unless a different species is specified within the Southgate Planned Development Code or approved by the Town Manager. Street trees shall be installed in accordance with these criteria:
 - (a) a minimum of two feet (2'0") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, provide irrigation and drainage systems.
 - (c) Tree wells smaller than 4'x8' shall be permitted provided Silva Cell or equivalent technology is employed.
4. **Median Trees.** Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center.
5. **Shrubs and Groundcover along Streets and in Medians.** Shrubs and groundcover adjacent to streets or street parking and in medians shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is specified within the Southgate Planned Development Code or approved by the Town Manager. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
6. **Streetscape Furnishings and Fixtures.** Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and installed or constructed in accord-

ance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the applicable Owners' Association.

7. **Open Space Common Areas.** Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, band-stands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas.
8. **Landscaping within Yards.** Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.
9. **Landscape Requirements for Parking.**
 - a) **Parking Structures.** There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Rear Buffers.
 - b) **Surface Parking Lot Trees.** A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot.

L. Tree Preservation.

1. **Landscape Buffer Tree Requirements.** All landscape Front Buffers shall have a minimum of one (1) tree (minimum 3" caliper) per thirty (30) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
2. **Compliance: Tree Credit Schedule.** In achieving compliance with the requirements of this Section the property

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owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section based on tabulations submitted with the site plan applications. Tabulation of current information applicable to the site plan shall be submitted in form similar to sheets in Figures 5.2 and 5.3 regarding required mitigation and proposed credits. For transplanted trees, credits shall be based on one inch (1") of credit for each caliper inch of the trans-

planted tree, with fractional measurements being rounded to the nearest whole number.

3. Mitigation: Only areas that are within SG-R1 and SG-R2 and outside the ESA are subject to Tree Mitigation. Tree surveys of specimen trees only will be submitted with each applicable site plan. No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. No mitigation or impact fees shall be required for the zones containing commercial occupancy.

TABLE 5.2
TABULATION OF REQUIRED TREE MITIGATION

ZONES	SUBJECT TO MITIGATION		EXEMPT FROM MITIGATION					
	SG-R1	SG-R2	SG-M1	SG-M1	SG-M2	SG-G1	SG-C2	TOTALS
ZONE AREAS (SEE TABLE 3.2)	15.6	33.4	10.2	4.7	7.0	30.9	6.3	108.3
UPLAND HABITAT	0.0	22.2	0.0	1.5	0.0	0.0	0.0	23.7
RIPARIAN HABITAT	0.0	1.4	0.2	2.2	3.4	15.6	0.0	22.8
ESA AREA TOTALS	0.0	23.5	0.2	3.7	3.4	15.6	0.0	46.5
AREA SUBJECT TO ESA MITIGATION	0.0	23.5	0.0	0.0	0.0	0.0	0.0	23.5
AREA SUBJECT TO TREE MITIGATION	16.9	9.9	0.0	0.0	0.0	0.0	0.0	26.8
ESTIMATED MITIGATION REQUIREMENTS: TO BE VERIFIED AT SITE PLAN SUBMITTAL								
SPECIMEN TREES REMOVED	12	16	4	8	10	5	5	60
SPECIMEN TREES TO BE MITIGATED	5	4	0	0	0	0	0	9
CALIPER INCHES TO BE MITIGATED	150	120	0	0	0	0	0	270
3" TREES REQUIRED	100	80	0	0	0	0	0	180

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TABLE 5.3 TREE MITIGATION CREDITS

	SG-R1	SG-R2	SG-M1 WEST	SG-M1 EAST	SG-M2	SG-C1	SG-C2	TOTAL
	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees
FM 2499 N			51	15	16			83
FM 2499 S						64		64
GERAULT E					16		51	67
GERAULT W		28		22				50
STREET A1		32	19					51
STREET A2		69						69
STREET B								0
STREET C		28		9				37
STREET D		50						50
STREET E				29				29
STREET F								0
STREET G	40						40	80
STREET H							16	16
STREET I								0
STREET J	15				15		16	46
ADDED STREETS	206							206
	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	
PARKS								
CENTRAL	0	0	15	0	0	0	0	15
NEIGHBORHOOD	5	5	0	0	0	0	0	10
POCKET	2	2	0	2	0	0	0	5
GENERAL OPEN SPACE	0	5	0	5	10	10	0	30
	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees	Total Trees
COMMERCIAL PARKING LOTS		125		12	12	180	30	359
COMMERCIAL FRONT YARDS								
TOTALS	267	343	85	94	69	254	153	1266

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PARKING STANDARDS

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SUBSECTION 6.1: REQUIRED PARKING.

- A. The number of required parking spaces for uses in Southgate shall be determined as follows:
- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply as a whole, the determination that a development is a large development and is, therefore, required to 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.
- E. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

TABLE 6.1 Minimum Required Parking

OCCUPANCY / USE	MINIMUM REQUIRED PARKING
General Office and Retail "Blended Rate"	1 space per 250 sq ft. (4/1000 SF)
General Office Only	1 space per 333 sq ft. (3/1000 SF)
Restaurant	1 space per 100 sq ft. (10/1000 SF)
Hotel	1 space per lodging room
Loft / 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 Loft / Multifamily	
Age Restricted Housing	1 space per unit
Condominium Housing	1.8 spaces per unit
Single Family Attached	1 space per lot
Single Family Detached	2 spaces per lot
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

- F. Location and design of off-street parking.
 - 1. Any off-street surface parking area located adjacent to a street shall be screened in the form of a landscape row which is at least 3 feet in height at maturity.
 - 2. Structured Parking facilities may be used to meet the parking requirements provided they do not occupy more than 75' of ground floor street frontage per block.
- G. Required Parking.
 - 1. The number of required parking spaces for uses in Southgate Planned Development shall be determined by Table 6.1.
 - 2. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Planned Development 134 as a whole. The determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.
 - 3. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- H. Parking Dimensions.
 - 1. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6.
 - 2. On-Street Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the SG-M1 zoning District.
 - 3. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.
 - 4. Parking Structures. The dimensions of parking spaces located in parking structures shall be designed and submitted as part of the site plan review process.

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TABLE 6.2 Parking Standards

PARKING TYPE	PARKING STANDARD	COMMENT
ON-STREET PARKING:		
Parallel Parking:	8' x 20' min	From Back of Curb
Angled-in Parking	9' x 18' min (See Fig 6.1)	Angle = 60° from Curb
PARKING LOTS		
Parking Space, Typical	9' x 18'	Accessible spaces comply w ADA
Aisle Width	24' min	
Maximum area within a block	Unlimited	See Block Standards, Section 3
Maximum Depth Visible from Street	See Specific Zone Standards	
Landscape Requirements	See Section 5	
Perimeter Landscaping	5' wide landscaped buffer	
Tandem Spaces	9' x 20'	Only behind associated garage space for same tenant
GARAGES		
"Tuck-under" Garage Dimensions	10' x 20' Min	Permitted in SG-R2 and SG-M1 Zones
"Tuck-under" Garage Doors		Garage Doors Required
Carport Dimensions	9' x 20'	Not readily visible from Street

I. Mixed Use Parking.

1. Mixed use parking standards may be applied to satisfy parking requirements in Southgate Planned Development. In applying mixed use parking standards, the Schedule of Mixed Use Parking, Table 6.3, 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.

2. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

TABLE 6.3 Shared Parking for Mixed use Occupancy

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%

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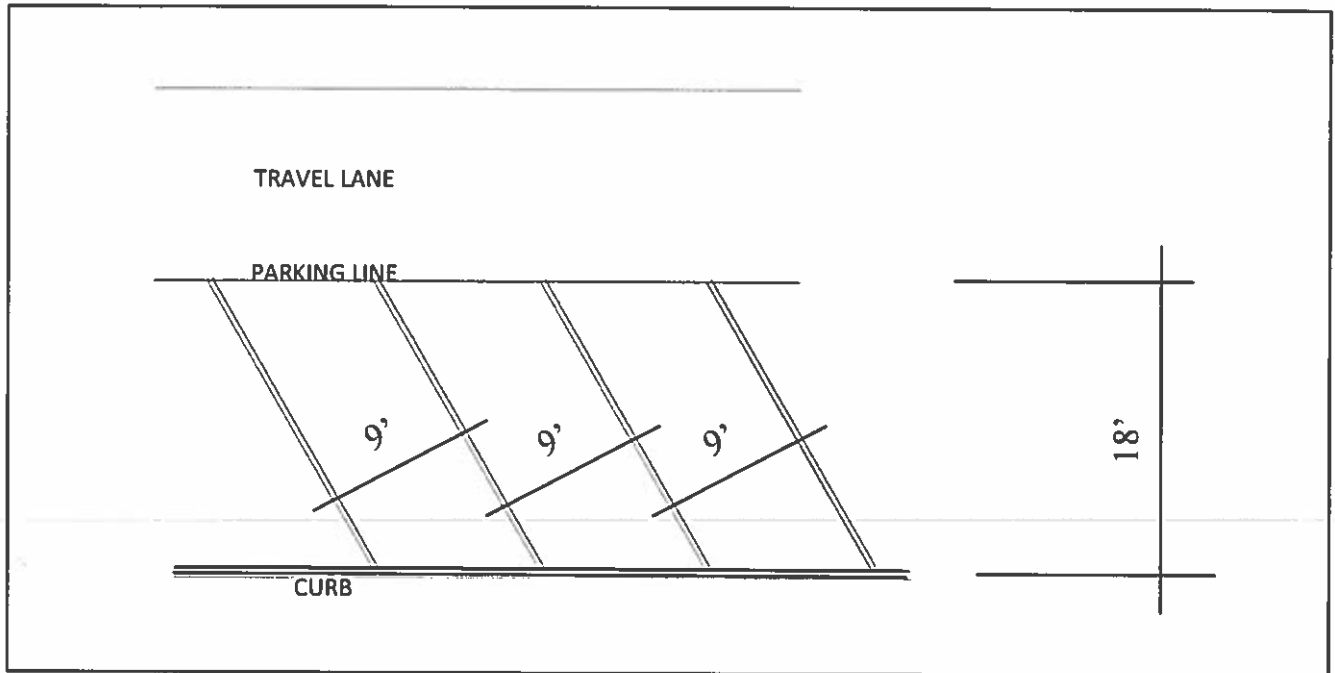


Figure 6.1: Angled-in Parking Dimensions

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ARCHITECTURE AND BUILDING STANDARDS

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Section 7.1 BUILDING DESIGN STANDARDS

- A. The intent of these design standards is to comply with the aesthetic goals of Sections 4.3 (Architectural Standards), 4.35 (Mixed Use Architectural Standards), and 4.43 (Lakeside Business District standards) of the Urban Design Plan Section of the Flower Mound Master Plan while tailoring the regulations to the specific project.
- B. Building Design Standards are divided into five categories.
 1. Commercial Buildings are occupied entirely by commercial uses including retail, hotel, restaurant or office.
 2. Mixed-use Buildings contain both commercial occupancy and residential occupancy.
 3. Multi-family Buildings contain multiple dwelling units within a single building on a single lot.
 4. Single Family Attached contain multiple dwelling units separated by shared walls on individually platted lots.
 5. Single Family Detached are freestanding individual dwelling units on a single lot.
- C. Commercial Structures—Conventional Commercial Structures (Freestanding Commercial, In-line Retail, Pad Sites)
 1. Zones Permitted: SG-C1, SG-C2, SG-M1, SG-M2. Exclusively commercial building are permitted in Zone SG-M1 but shall comply with mixed-use building standards.
 2. Materials—Permitted and Prohibited:
 - a) Materials for structures will be in compliance with the intent of Sections 4.3.5 Facade Materials of the Urban Design Plan of the Flower Mound Master Plan, subject to the specific modifications below.
 - b) Minimum exterior façade—100 percent masonry façade on all wall elevations.
 - c) Masonry Materials include: Brick, Stone, Cultured Stone, Cultured Brick, Stucco, and painted tilt-wall concrete, Horizontal Cementitious Siding.
 - d) Prohibited exposed materials include: Exposed Aggregate Concrete, Concrete Masonry Units, Exterior Insulation and Finish System (for primary wall surface), Metal Siding, Vinyl Siding, Wood Siding (for primary wall surface), vertical or panel siding.
 - e) Trim Materials: Wood, EIFS, Fiberglass.
 - f) Mirrored or tinted glass is permitted.
3. Building and accessory structures location on lot:
 - a) Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
 - b) Service and delivery and loading docks must be accessed from the alleys or rear of structures.
4. Required Features:
 - a) Enclosed and conditioned interior corridors on upper floors.
 - b) Elevators shall be used for multi-tenant buildings 2 or more full stories in height.
 - c) HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC units may be placed on the roof. Roof screening may be required to insure that equipment is not visible from the adjacent public right-of-way.

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D. Mixed-Use Structures (Lofts over Commercial)

1. Zones Permitted: SG-R2, SG-M1, SG-M2
2. Materials—Permitted and Prohibited:

- a) Materials for structures will be in compliance with the intent of Sections 4.3.5 Facade Materials of the Urban Design Plan of the Flower Mound Master Plan, subject to the specific modifications below.
- b) Exterior façade—100 percent masonry façade on all wall elevations.
- c) Masonry Materials include: Brick, Stone, Cultured Stone, Cultured Brick, Stucco may be used on all walls.
- d) Painted tilt-wall concrete, and Horizontal Cementitious Siding may be used for facades facing parking lots or alleys.
- e) Trim Materials: Wood, EIFS, Fiberglass may be used as trim materials not exceeding 15% of any exterior wall.
- f) Prohibited exposed materials include: Exposed Aggregate Concrete, Concrete Masonry Units, Exterior Insulation and Finish System (for primary wall surface), Metal Siding, Vinyl Siding, Wood Siding (for primary wall surface), vertical or panel siding.
- g) Mirrored or tinted glass is permitted on the second floor and above.

3. Building and accessory structures location on lot:

- a) Individual garages must be accessed from the alley or parking lot.
- b) Carports must be accessed from the alley or parking lot, and not readily visible from the adjacent public frontage.
- c) Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
- d) Ancillary buildings or outbuildings fronting the street must match the primary building in design and materials.

- e) Ground floors must have multiple primary entrances on the public sidewalk, not greater than 75' apart.
- f) Service and delivery and loading docks must be accessed from the parking lots or alleys.

4. Required Features:

- a) Minimum ground floor height shall be 10' clear to bottom of structure.
- b) Windows and glass area on the ground floor facing the street shall comply with Figure 7.1
- c) Upper stories, if used for residential occupancy, shall comply with the building standards for upper floors for the multifamily buildings.
- d) Stairways shall be concealed from the street and be placed within the building footprint.
- e) Pedestrian entrances shall be approximately level with, and accessible from the street.
- f) Elevators are required in buildings 4 or more stories in height.
- g) If a portion of the roof is visible from the adjacent public frontage, the roof material shall be slate, simulated slate, tile, simulated tile, standing seam metal roof, or architectural grade asphalt shingle.
- h) If brick is used, it shall be properly detailed: Brick shall course exactly to the top and bottom of all wall openings.
- i) If brick is used, a soldier course or other masonry header shall be placed above windows & doors on the street façade.
- j) HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC may be placed on the roof. Roof screening may be required to insure that equipment is not visible from adjacent public right-of-way.
- k) The roof, if sloped, shall have a finished eave and soffit, with a minimum 12 inch eave.
- l) The roof, if flat, shall terminate at a parapet with appropriate trim and articulation.

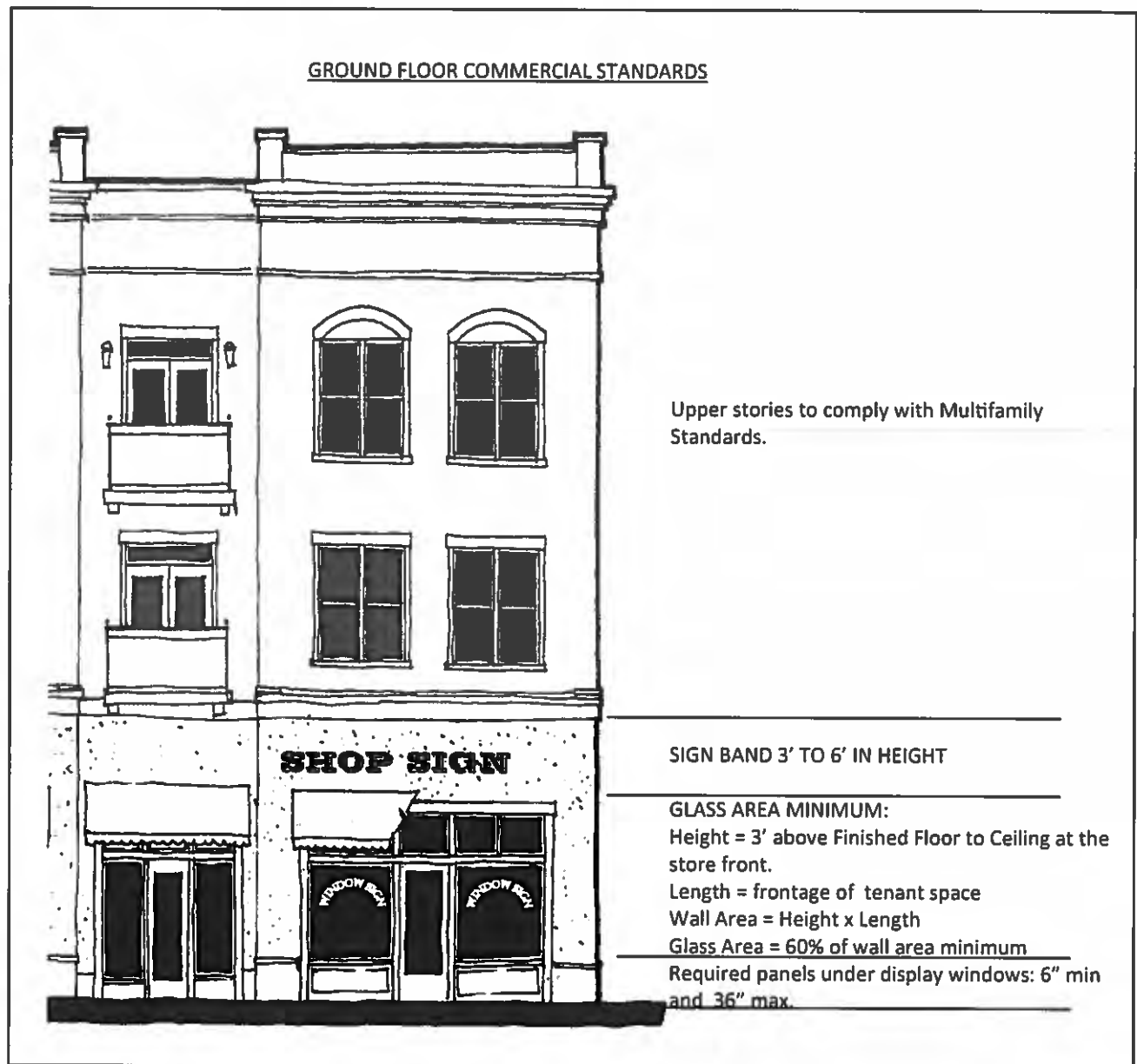


Figure 7.1. Ground floor built to commercial standards

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E. Residential Multifamily Structures

1. Zones Permitted: SG-R2
2. Materials—Permitted and Prohibited:
 - a) Materials for structures will be in compliance with the intent of Sections 4.3.5 Facade Materials of the Urban Design Plan of the Flower Mound Master Plan, subject to the specific modifications below.
 - b) Exterior façade—100 percent masonry façade on all wall elevations.
 - c) Masonry Materials include: Brick, Stone, Cultured Stone, Cultured Brick, Stucco may be used on all walls.
 - d) Painted tilt-wall concrete, and Horizontal Cementitious Siding may be used for facades facing parking lots or alleys.
 - e) Trim Materials: Wood, EIFS, Fiberglass may be used as trim materials not exceeding 15% of any exterior wall.
 - f) Prohibited exposed materials include: Exposed Aggregate Concrete, Concrete Masonry Units, Exterior Insulation and Finish System (for primary wall surface), Metal Siding, Vinyl Siding, Wood Siding (for primary wall surface), Rough-sawn wood, vertical or panel siding.
 - g) Mirrored or tinted glass is permitted.
 - h) Sliding glass doors are prohibited on the ground floor facing a public street or public open space. They may be permitted on upper floors or ground floors facing parking lots or alleys.
 - i) If a portion of the roof is visible from the adjacent public frontage, the roof material shall be slate, simulated slate, tile, simulated tile, standing seam metal roof, or architectural grade asphalt shingle.
3. Building and accessory structures location on lot:
 - a. Individual garages and carports must be accessed from the alley or parking lot. Carport columns must match primary building material, if visible from the public ROW.
 - b. Dumpsters must be accessed from the alley or parking lot and must be concealed by a masonry wall.
 - c. Any ancillary building or outbuilding fronting the street must match the primary building in design and materials.
4. Required Building Features:
 - a. Elevators are required in buildings 4 stories or greater.
 - b. Stairways should be concealed from the street and be placed within the building footprint, although stairs and corridors may be exposed to ambient weather.
5. Required Ground Floor Features
 - a. Pedestrian entrances serving multiple dwelling units shall be accessible from the adjacent pedestrian easement by walkway or stairs not to exceed one-half story.
 - b. Every building fronting the Pedestrian Easement shall have at least one entrance accessible from the public sidewalk.
 - c. There shall be no limit to the number or frequency of individual unit entrances accessible from the public frontage.
 - d. Where individual dwelling units have Personal Outdoor Space (patio or balcony) between the building and the adjacent Pedestrian Easement, there shall be a railing, not less than 2 feet nor greater than 4 feet in height, separating the Personal Outdoor Space from the public sidewalk.
6. Required Upper Floor Features
 - a. Projecting balconies may not be enclosed by walls, or portions of walls. Porch or balcony columns shall be roughly equal in width and depth.
 - b. HVAC units and utility meters shall be concealed from the public right-of-way, and shall be placed at the rear of the building or HVAC may be placed on the roof. Roof screening may be required to insure that equipment is not visible from adjacent public right-of-way.
 - c. Windows installed with the glass in the same plane as the primary wall surface are prohibited on facades facing the public street or a public park. The glass shall be recessed from the primary wall plane 1.5 inches or more.
 - d. Sloped roofs: the eave shall extend at least 12" from the wall plane below, and shall be trimmed and finished with permitted materials.
 - e. Flat roofs: The wall shall terminate in a parapet above the roof plane, sufficiently detailed to match the building style.

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F. Residential Attached Structures

1. Zones Permitted: SG-R1, SG-R2
2. Materials—Permitted and Prohibited:
 - a) Exterior façade—80 percent minimum masonry façade on all wall elevations, excluding doors and windows.
 - b) Masonry Materials include: Brick, Stone, Cultured Stone, Cultured Brick, Stucco, and Horizontal Cementitious Siding may be used on all walls.
 - c) Trim Materials: Wood, EIFS, Fiberglass may be used as trim materials not exceeding 15% of exterior walls.
 - d) Prohibited exposed materials include: Concrete Masonry Units, Exterior Insulation and Finish System (for primary wall surface), Metal Siding, Vinyl Siding, Wood Siding (for primary wall surface), vertical or panel siding.
 - e) Roof material shall be slate, simulated slate, tile, simulated tile, standing seam metal roof, or architectural grade asphalt shingle or other material of equal architectural quality.
3. Required Features:
 - a. Buildings may include as few as two lots, or as many as 8 units.
 - b. Architectural grade asphalt shingles, or better.
 - c. Wood front door.
 - d. Concealed HVAC units, trash storage and utility meters to insure equipment is not visible from adjacent ROW.
 - e. If shutters are used, they shall be exactly one-half the width of, and the same height of the associated opening.
 - f. If chimneys are visible, they shall be sheathed in real or cultured brick or stone, or stucco.
 - g. If chimneys are visible, they shall have a projecting cap
 - h. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - i. Front Stoop and Portico at front door.

G. Residential Detached Structures

1. Zones Permitted: SG-R1, SG-R2
2. Architecture
 - a. All single family residential structures shall provide an architectural style which is appropriate to the site, the project, and the town of Flower Mound.
 - b. All lots shall be served by alleys to access driveways and garages.
3. Materials—Permitted and Prohibited:
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. Required Features:
 - a. A covered stoop or porch is required for every dwelling unit.
 - b. Roof shall be architectural grade asphalt shingles, or better.
 - c. Wood or stained fiberglass simulated wood grain front door.
 - d. HVAC units, trash storage, and utility meters. Shall be concealed from the public street.
 - e. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. Shutters do not need to be operable.
 - f. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - g. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - h. The porch columns shall be consistent with the architectural style.

EXAMPLES OF RESIDENTIAL BUILDINGS



Figure 7.5: Residential Multifamily and Townhome Structures

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APPENDIX: EXCEPTIONS, WAIVERS, EXHIBITS

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WAIVERS AND EXCEPTIONS

SECTION	DESCRIPTION	
98-151	Economic Development Projects are eligible for ESA waivers. Waive fees for Riparian and Upland habitat in zones with commercial uses Waive topographic slope protection in all zones	Applies
98-169	Economic Development Projects are eligible for community character waivers.	Applies
98-905	Park Fees applicable to projects with a mixture of uses	Applies
98-906	Tree Mitigation rules applicable to projects with a mixture of uses	Applies
94-81.8	Tree Mitigation requirements applicable in Lakeside Business District	Applies
90-446	Applicable use of park fees	Applies
90-445	PALS Board recommendations required	Not Apply
94-38	ECC recommendations required	Not Apply
Chapter 32	An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.	Exception for median break

EXECUTIVE SUMMARY

W&M Environmental Group, Inc. (W&M) developed this Environmental Protection Plan (EPP) for the proposed Southgate at Flower Mound development located on 108 acres in the Town of Flower Mound (Town), Denton County, Texas (Site). The Site is located at the intersection of F.M. 2499 and Gerault 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).

No Environmental Survey was conducted by the Town at the Site prior to our engagement; however, W&M identified ESAs during our Site reconnaissance on November 4, 7, and 8, 2013. ESA boundaries are presented on Figure 2, which also shows the Site boundaries and how the property is referenced as three separate parcels: northwest parcel, northeast parcel, and the south parcel. W&M's topographic slope protection map is presented as Figure 3. The ESA areas are summarized in Table 1 below along with the typical ESA mitigation strategy. This EPP does not include a specific Site plan; therefore, it does not address ESA impact dimensions that may be part of a future Site development plan.

Table 1 – ESA Summary Table:

ESA	Parcel Details and ESA Area	ESA Mitigation
Riparian Habitat	Northwest parcel: 2.81 acres (plus portion of upland habitat) Northeast parcel: 2.82 acres South parcel: 14.83 acres Total area: 20.46	Mitigation for impacts to riparian areas is typically accomplished by payment into the Town's Tree Fund at \$15,000 per acre of impacted riparian habitat area.
Upland Habitat	Northwest parcel: 24.39 acres (includes portion of riparian habitat)	Impacts to upland habitat are typically mitigated by payment to Town's Tree Fund at \$15,000 per acre of impacted habitat.
Waters of the State	Northwest parcel: 1,463 linear feet (LF) of swales (WOTS). Northeast parcel: 1,735 LF of swales and non-jurisdictional impoundment (0.18 acre). South parcel: 722 LF of swales. Jurisdictional streams and wetlands described below are also included as WOTS.	Impacts to WOTS are typically mitigated by facilitating their flow within the on-Site drainage plan.

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Environmental Protection Plan

ESA	Parcel Details and ESA Area	ESA Mitigation
Wetlands/ Waters of the U.S.	Northwest parcel: Two large and one small ephemeral stream (ES) systems (3,385 LF) that drain into an intermittent stream (IS-1) at the Site. One impoundment (Impoundment-1, 0.08 acre) and one forested wetland (0.4 acre). Northeast parcel: One impoundment (Impoundment-2, 0.18 acre) and an emergent wetland (EW-1, 0.35 acre). South parcel: Continuation of IS-1. Total intermittent stream = 2,052 LF. The ephemeral streams, intermittent streams, Impoundment-1, forested wetland, and emergent wetland are likely jurisdictional waters of the U.S. (WOTUS).	Mitigation for impacts to wetlands is accomplished in accordance with requirements of the U.S. Army Corps of Engineers Section 404 permit. Purchase of wetland and stream credits is anticipated to be the selected method of wetland and stream mitigation.
Floodplain	No 100-year FEMA Floodplain was identified at the Site, but shaded portions of Zone-X (500-year floodplain) with 0.2-percent-annual chance floodplain are represented on east side of south parcel and south boundary of northeast parcel. A flood study map prepared by Jacobs in 2009 identified Town-defined floodplain adjacent to IS-1 and in low areas adjacent to the north of portions of F.M. 2499.	If development is proposed in portions of town-designated or FEMA (500-year) floodplain, Town approval and FEMA map revision may be required.
Prairie Habitat	No area meeting the Town's definition of prairie habitat was identified at the Site.	Although long periods of agricultural use that include grazing and surface disturbances have altered the species composition so that prairie habitat is not present, some native prairie plants are present and prairie restoration is an option in some areas if so desired.
Topographic Slope Protection	Areas of slope 5 to 12 percent and >12 percent have been mapped at the Site (Figure 3).	Construction activities in areas with slope equal or greater than 5% may proceed with a waiver from the Town for Topographic Slope Protection in the SMARTGrowth Analysis.
Water Impoundment Protection	Northwest parcel: Impoundment-1 contains a wetland of approximately 0.18 acre, but has a larger capacity of approximately 0.34 acre. Northeast parcel: Impoundment-2 has surface area capacity of 0.23 acre and contains a wetland of approximately 0.18 acre.	Neither impoundment is at or above the Town's 0.5-acre threshold for preservation.

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 pastures, grazing, surface mining, and historical channelizing of streams including much of the intermittent unnamed tributary to Denton Creek. Although several areas of mature tree stands are present at the Site, many of those stands are less than 30 years old. The waterways have been affected by impoundments, ditch construction, historic dumping of solid waste (farm-related debris), and construction of F.M. 2499 and Gerault Road. The pastures support introduced non-native invasive plant species and were not dominated by mid-successional or climax native grasses. The steep, wooded slopes in the northwest corner of the northwest parcel, including segments of intermittent and ephemeral streams, appeared to have the least impact from the aforementioned stressors.

Based on a review of historical aerial photographs and topographic maps, large areas of the three parcels that comprise the Site were cleared for agricultural fields or pastures; primarily in the lower elevations.

Although no development plan has been finalized at the date this EPP was drafted, it is assumed that most development plans for this property would require some impacts to ESAs identified at the Site. Based on preliminary findings, some of the ephemeral and intermittent streams and wetlands appear to be waters of the U.S. Impacts to jurisdictional streams and wetlands would be mitigated in accordance with requirements of the U.S. Army Corps of Engineers (USACE) Section 404 of the Clean Water Act (CWA) permit. Two impoundments have been identified at the Site, but none are greater than the 0.5 acre minimum size that requires preservation by current Town standards.

Areas of upland habitat and riparian habitat were identified at the Site. Impacts to both upland habitat and riparian habitat are typically mitigated by paying into the Town of Flower Mound Tree Fund at a rate of \$15,000 per acre of upland or riparian habitat impact.

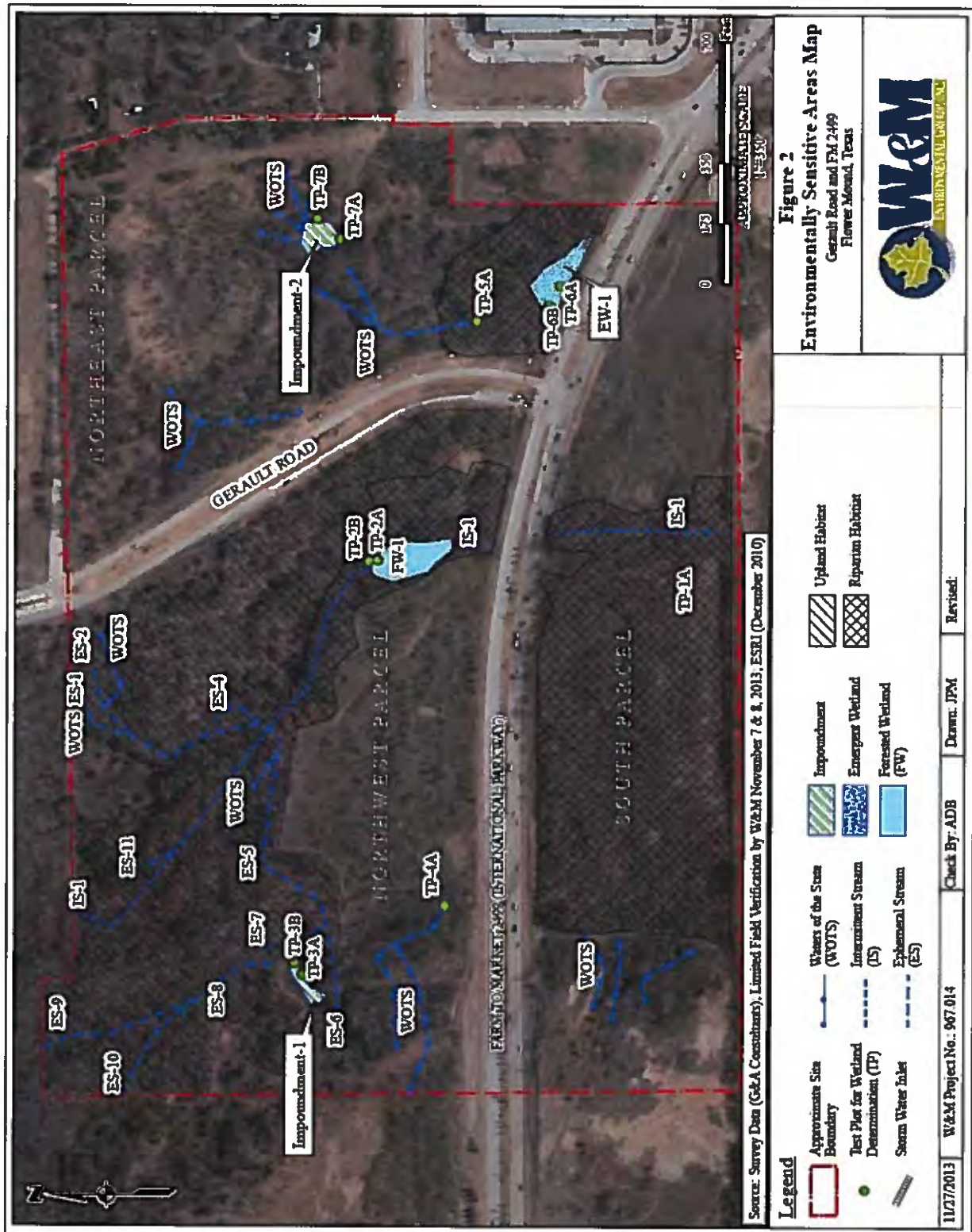
Portions of the Site have steep slopes above the two thresholds of 5 and 12 percent. The current Town development standards do not allow grading of slopes equal to and greater than 12% (greater than 6 foot rise) and limit mass grading in areas of greater than 5% slopes with rise greater than 6 feet or slope length greater than 50 feet. The identification of slopes has been completed by Geographic Information System (GIS) analysis of topographic data with limited Site verification. Verification of slope conditions compared to current Town standards by ground survey is recommended prior to finalizing the Site plan.

Several Specimen Trees have been identified at the Site in a previous tree survey completed by G&A Consultants, Inc. In our experience, elimination of some specimen trees is often approved by the Town during Site review and approval process; however, it is understood that avoidance is preferred where practicable.

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.

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Environmental Protection Plan



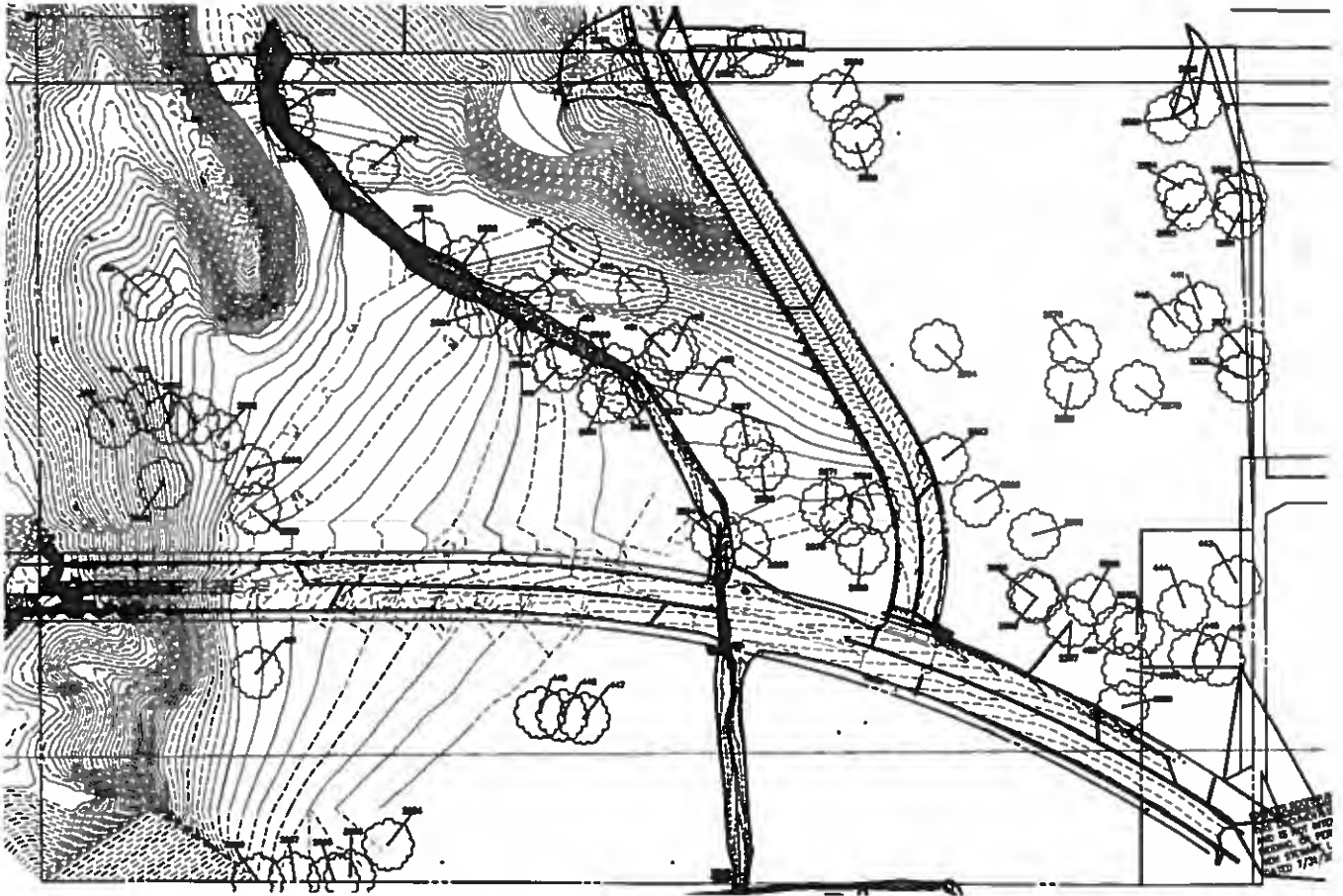
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P1 of 2, EXHIBIT C
Tree Survey



LIST	Tree Number	Caliper	Tree Type	Botanical	Protected Tree	Tree To Remain	Specimen Tree
1	441	21"	CEDAR ELM	Ulmus crassifolia	YES		YES
2	442	21"	CEDAR ELM	Ulmus crassifolia	YES		YES
3	443	22"	CEDAR ELM	Ulmus crassifolia	YES		YES
4	444	26"	POST OAK	Quercus stellata	YES		YES
5	445	29.5"	POST OAK	Quercus stellata	YES		YES
6	446	25"	POST OAK	Quercus stellata	YES		YES
7	447	37.5"	PECAN	Carya ilinoensis	YES		YES
8	448	32.5"	PECAN	Carya ilinoensis	YES		YES
9	449	34"	PECAN	Carya ilinoensis	YES		YES
10	451	29.5"	PECAN	Carya ilinoensis	YES		YES
11	452	21.5"	CEDAR ELM	Ulmus crassifolia	YES		YES
12	452	25"	POST OAK	Quercus stellata	YES		YES
13	453	22"	CEDAR ELM	Ulmus crassifolia	YES		YES
14	454	28.5"	POST OAK	Quercus stellata	YES		YES
15	455	26"	PECAN	Carya ilinoensis	YES		YES
16	456	27.5"	PECAN	Carya ilinoensis	YES		YES
17	458	33.5"	PECAN	Carya ilinoensis	YES		YES
18	459	28"	PECAN	Carya ilinoensis	YES		YES
19	460	27"	PECAN	Carya ilinoensis	YES		YES
20	461	25"	PECAN	Carya ilinoensis	YES		YES
21	462	27.5"	PECAN	Carya ilinoensis	YES		YES
22	2200	24"	CEDAR ELM	Ulmus crassifolia	YES		YES
23	2550	25"	POST OAK	Quercus stellata	YES		YES

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P2 of 2, EXHIBIT C
Tree Survey

24	2551	25.5"	RED OAK	Quercus shumardii	YES	YES
25	2552	29"	PECAN	Carya illinoensis	YES	YES
26	2553	26.5"	PECAN	Carya illinoensis	YES	YES
27	2554	25"	RED OAK	Quercus shumardii	YES	YES
28	2555	25.5"	RED OAK	Quercus shumardii	YES	YES
29	2556	27"	POST OAK	Quercus stellata	YES	YES
30	2557	26.5"	POST OAK	Quercus stellata	YES	YES
31	2558	29"	POST OAK	Quercus stellata	YES	YES
32	2559	28"	PECAN	Carya illinoensis	YES	YES
33	2560	26"	PECAN	Carya illinoensis	YES	YES
34	2561	37.5"	AMERICAN ELM	Ulmus americana	YES	YES
35	2562	36.5"	AMERICAN ELM	Ulmus americana	YES	YES
36	2563	36.5"	AMERICAN ELM	Ulmus americana	YES	YES
37	2564	MT 31.5", 16.5"	PECAN	Carya illinoensis	YES	YES
38	2565	27.5"	PECAN	Carya illinoensis	YES	YES
39	2566	27"	PECAN	Carya illinoensis	YES	YES
40	2567	35.5"	PECAN	Carya illinoensis	YES	YES
41	2568	32"	PECAN	Carya illinoensis	YES	YES
42	2569	26"	PECAN	Carya illinoensis	YES	YES
43	2570	35.5"	PECAN	Carya illinoensis	YES	YES
44	2571	30"	PECAN	Carya illinoensis	YES	YES
45	2572	26.5"	RED OAK	Quercus shumardii	YES	YES
46	2573	26"	RED OAK	Quercus shumardii	YES	YES
47	2574	36"	RED OAK	Quercus shumardii	YES	YES
48	2575	26.5"	POST OAK	Quercus stellata	YES	YES
49	2576	26.5"	POST OAK	Quercus stellata	YES	YES
50	2577	MT 16.5", 14"	TEXAS ASH	Fraxinus texensis	YES	NO
51	2578	26.5"	POST OAK	Quercus stellata	YES	YES
52	2579	26"	POST OAK	Quercus stellata	YES	YES
53	2580	31"	POST OAK	Quercus stellata	YES	YES
54	2581	26.5"	POST OAK	Quercus stellata	YES	YES
55	2582	34"	POST OAK	Quercus stellata	YES	YES
56	2583	MT 26", 19.5"	POST OAK	Quercus stellata	YES	YES
57	2584	MT 19.5", 18.5"	POST OAK	Quercus stellata	YES	NO
58	2585	26"	POST OAK	Quercus stellata	YES	YES
59	2586	MT 22", 16"	PECAN	Carya illinoensis	YES	NO
60	2587	25.5"	CEDAR ELM	Ulmus crassifolia	YES	YES
61	2588	25.5"	CEDAR ELM	Ulmus crassifolia	YES	YES
62	2589	26.5"	POST OAK	Quercus stellata	YES	YES
63	2591	37"	POST OAK	Quercus stellata	YES	YES
64	2592	27.5"	POST OAK	Quercus stellata	YES	YES
65	2593	32"	PECAN	Carya illinoensis	YES	YES
66	2594	25.5"	PECAN	Carya illinoensis	YES	YES
67	2595	31"	POST OAK	Quercus stellata	YES	YES
68	2596	25.5"	POST OAK	Quercus stellata	YES	YES
69	2597	27"	PECAN	Carya illinoensis	YES	YES
70	2598	27.5"	POST OAK	Quercus stellata	YES	YES
71	2599	27"	PECAN	Carya illinoensis	YES	YES
72	2600	23"	RED CEDAR	Juniperus virginiana	NO	NO
73	2601	33.5"	PECAN	Carya illinoensis	YES	YES
74	2602	28"	PECAN	Carya illinoensis	YES	YES
75	2603	25"	POST OAK	Quercus stellata	YES	YES
76	2604	25"	AMERICAN ELM	Ulmus americana	YES	YES
77	2605	22.5"	RED OAK	Quercus shumardii	YES	NO
78	2606	27"	RED OAK	Quercus shumardii	YES	YES
79	2607	26"	RED OAK	Quercus shumardii	YES	YES
80	2608	27"	POST OAK	Quercus stellata	YES	YES
81	2609	27"	POST OAK	Quercus stellata	YES	YES
82	3058	31"	POST OAK	Quercus stellata	YES	YES

DEVELOPMENT AGREEMENT FOR SOUTHGATE

This DEVELOPMENT AGREEMENT FOR SOUTHGATE (this "Agreement") is made and entered into to be effective this 6th day of May, 2015, by the Town of Flower Mound, Texas (the "Town"), FLSS, Ltd., FLST, Ltd., FLCT, Ltd., and FLSC, Ltd. (collectively, the "Developer"). The Developer and the Town are individually referred to as a "Party" and collectively, the "Parties".

1. RECITALS

1.1 WHEREAS, the RECITALS contained in this Section 1 are true and correct, are incorporated as part of this Agreement for all purposes, and establish the basis upon which the Parties entered into this Agreement;

1.2 WHEREAS, capitalized terms that are defined in this Agreement shall have the meanings given to them in this Agreement unless the context in which they are used clearly requires a different meaning;

1.3 WHEREAS, capitalized terms used in, but not defined in, this Agreement shall have the meanings given to them in PD-134 unless the context in which they are used clearly requires a different meaning;

1.4 WHEREAS, unless otherwise specified, (1) all references in this Agreement to a "Section" shall mean a section of this Agreement, and (2) all references in this Agreement to an "Exhibit" shall mean an exhibit attached to and incorporated as part of this Agreement for all purposes;

1.5 WHEREAS, the Town is a Texas home-rule municipal corporation;

1.6 WHEREAS, each of FLSS, Ltd., FLST, Ltd., FLCT, Ltd., and FLSC, Ltd. is a Texas limited partnership;

1.7 WHEREAS, the Developer owns approximately 108 acres within the corporate limits of the Town at the intersection of FM 2499 (International Parkway) and Gerault Road, which property is described by metes and bounds on Exhibit A and depicted on Exhibit B (the "Property");

1.8 WHEREAS, the Property is divided into three tracts: (1) the approximately 30.964-acre tract south of FM 2499 as depicted on Exhibit C and described by metes and bounds on Exhibit D (the "South Tract"); (2) the approximately 29.009-acre tract at the northeast corner of FM 2499 and Gerault Road as depicted on Exhibit E and described by metes and bounds on Exhibit F (the "Northeast Tract"); and (3) the approximately 48.321-acre tract at the northwest corner of FM 2499 and Gerault Road as depicted on Exhibit G and described by metes and bounds on Exhibit H (the "Northwest Tract");

1.9 WHEREAS, the Northwest Tract is owned by FLSS, Ltd.;

1.10 WHEREAS, the Northeast Tract is owned, in undivided interests, by FLST, Ltd., FLCT, Ltd., and FLSC, Ltd.;

1.11 WHEREAS, the South Tract is owned, in undivided interests, by FLST, Ltd., FLCT, Ltd., and FLSC, Ltd.;

1.12 WHEREAS, the Property is zoned "PD 134";

1.13 WHEREAS, the Developer proposes to develop the Property in accordance with PD 134 as a unique, mixed-use project (commonly known as Southgate) that conforms to the Town's Master Plan (the "Project"), including, but not limited to, residential development that is constructed in phases with office and other non-residential development;

1.14 WHEREAS, the Parties desire to address in this Agreement various development issues related to the Project including, but not limited to: (1) the phasing of residential development; (2) the construction of drainage, roadway, water, and wastewater public infrastructure; (3) the waiver of certain development fees, and (4) the dedication of public easements;

1.15 WHEREAS, the Town's SMARTGrowth Program requires that public services and infrastructure to serve the Project must be consistent with: (1) the Town's Master Plan; (2) PD 134, and (3) development plans, record plats, and site plans for the Project;

1.16 WHEREAS, the Parties desire to address: (1) drainage, water, and wastewater infrastructure and related concerns associated with the Project due to its location; (2) traffic issues associated with ingress and egress to/from the Project and an anticipated

increase in traffic as a result of the Project; (3) the anticipated roadway and related improvements to be constructed at and near the Project necessitated by the development of the Project; and (4) the concern for the public health, safety and welfare due to the foregoing;

1.17 WHEREAS, the Parties acknowledge that the foregoing issues, along with other issues, if not addressed through this Agreement may result in the failure of the Project to satisfy the Town's SMARTGrowth Program; and

1.18 WHEREAS, due to the unique nature of the Project, the Parties acknowledge that it is in the best interests of the Parties that these issues be addressed in this Agreement while acknowledging that the Project, as contemplated by this Agreement, will be developed over several years.

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties covenant and agree as follows:

2. RESIDENTIAL DEVELOPMENT

The following apply to residential development within the Property:

2.1 The number of single-family residential units within the Property may not exceed 475.

2.2 The number of Multi-Family residential units and Loft residential units within the Property may not exceed 275. The number of single-family units permitted under section 2.1 shall be reduced on a one-to-one basis for each Multi-Family residential unit and Loft residential unit that is permitted under this section 2.2.

2.3 Prior to commencing construction of the 51st Multi-Family residential unit within the Property, "building final" shall have been issued by the Town for at least 300,000 square feet of non-residential (excluding fast-food restaurants) shell space within the Property.

3. ADDITIONAL PROVISIONS

3.1 Project Subject to Town Ordinances. Except as otherwise provided in this Agreement, the Project including, but not limited to, all public improvements, shall be developed in accordance with all applicable Town ordinances, as amended, including, but not limited to, PD 134 and all ordinances, as amended, approving impact fees adopted in accordance with Chapter 395, Texas Local Government Code, as amended.

3.2 Storm Water. Subject to the following, the Developer is required to comply with the Town's storm water detention requirements.

3.2.1 In the event that Regional Toll Revenue ("RTR") funding is available, the Town will commence reconstruction and enlargement of the existing undersize drainage structure that crosses FM 2499 west of the FM 2499/Gerault intersection during the calendar year 2015 (the "Intersection Drainage Improvements"). It is the Town's intent for the Intersection Drainage Improvements to be sized to carry up to 1,519 cubic feet per second (cfs) from the watershed located upstream from the Intersection Drainage Improvements. The exact storm water capacity of the Intersection Drainage Improvements will be determined during the design of the project and might be less than the anticipated 1,519 cfs due to limiting factors revealed during the design of the project. If Regional Toll Revenue (RTR) funding is available, the Town will also construct a new drainage structure that will carry water from the proposed new drainage structure under FM 2499 or, with the consent of the Developer, from a point of connection to any detention pond that may need to be constructed by the Developer on the south side of FM 2499 to accommodate storm water flows from the development of the Property (the "FM 2499 Drainage Improvements"). The FM 2499 Drainage Improvements will run in an easterly to southerly direction along the western side of FM 2499 to Denton Creek. It is the Town's intent for the FM 2499 Drainage Improvements to be sized to carry up to 650 cfs. The exact storm water capacity of the FM 2499 Drainage Improvements will also be determined during the design of this project and may be less than the anticipated 650 cfs. Collectively, the Intersection Drainage Improvements and the FM 2499 Drainage Improvements shall be henceforth referred to as the "Comprehensive Drainage Improvements." In the event that

Regional Toll Revenue ("RTR") funding is not available, the Town is not required to construct the improvements, and the Developer will develop the Property in phases in accordance with all applicable Town ordinances, as amended, including, but not limited to, the Town's Subdivision Ordinance.

3.2.2 If RTR funding is available to construct the Comprehensive Drainage Improvements, the Developer (upon receipt by the Developer of sixty (60) days prior written notice from the Town), will dedicate to the Town the permanent and temporary construction easements within the Property that are necessary to construct and maintain the Comprehensive Drainage Improvements. The notice shall include a statement that funds are available for the construction of the Comprehensive Drainage Improvements. The Town will provide the easement dedication forms that will include the metes and bounds legal descriptions of the permanent and temporary easements along with representative drawings of the easements. The easements shall lie roughly along the boundary of the South Tract adjacent to FM 2499. The permanent easements will be perpetual, non-exclusive easements located within the building setbacks specified by the PD 34 zoning regulations and shall be for the sole purpose of constructing, operating, maintaining, repairing, and replacing the Comprehensive Drainage Improvements. The easement dedication forms shall be reasonably approved by both the Town and the Developer and may include reservations by the Developer of subsurface and surface rights necessary to develop the Property (including reasonable uses of the surface that do not materially interfere with the use of the easements by the Town for the purposes described) and an agreement by the Town to repair any damage done to said surface uses directly caused by the Town.

3.3 Roadway Improvements.

3.3.1 The Developer shall construct all roadways and access drives within the Property as needed for the phased development of the Property. Deceleration lanes, if required along FM 2499 or Gerault Road, shall also be constructed by the Developer within the Property as needed for the phased development of the Property.

3.3.2 If the Town receives RTR funding, the Town will construct (contemporaneously with the construction of the Comprehensive Drainage Improvements) the following improvements to the intersection of FM 2499 and Gerault Road including, but not limited to: (1) the extension of the Gerault Road "fly-over lane;" (2) a westbound left turn lane within FM 2499 thereby converting the intersection from a three-way to a four-way intersection; (3) an optional eastbound deceleration lane within FM 2499; (4) a south leg of the new 4-way intersection paved from the edge of the existing pavement to the south boundary of the drainage easement; (5) associated traffic signal modifications; and (6) associated roadway striping (collectively, the "FM 2499 Roadway Improvements"). Notwithstanding the foregoing, the Developer will be required to complete the upgrades to that portion of the FM 2499 Roadway Improvements described in the Traffic Impact Analysis performed by Deshazo Tang & Associates, Inc. dated August 7, 2014 if the Town does not receive RTR Funding for these improvements and the Developer shall escrow funds for that portion of the FM 2499 Roadway Improvements with the Town (in an amount reasonably estimated by the Town, not to exceed \$711,000.00) within 90 days after record plat approval of the development within the South Tract that triggers the construction of the FM 2499 Roadway Improvements, as determined by the Town pursuant to the Town's rules and regulations governing same. The Town will issue a receipt for funds escrowed by the Developer and the funds will be segregated from the Town's general fund and accounted for; and any balance remaining after the improvements are designed, constructed and accepted by the Town will be refunded to the Developer. If that portion of the FM 2499 Roadway Improvements identified in the traffic impact analysis are required to be completed by the Developer, they will be constructed as needed to provide access and in conjunction with the construction of any development located within the South Tract.

3.3.3 If RTR funding is available to construct the FM 2499 Roadway Improvements contemporaneously with the Comprehensive Drainage Improvements, the Developer (upon 60 days prior written notice from the Town) will dedicate to the Town a non-exclusive, permanent easement to construct and maintain that portion of the south leg of the new 4-way intersection located outside of the existing FM 2499 right-of-way. The notice shall include a statement that funds are available to commence and complete construction of the

FM 2499 Roadway Improvements. The Town will provide the easement dedication forms that will include the metes and bounds legal description of the easement along with representative drawings of the easement. The easement will be perpetual and non-exclusive for the sole purpose of constructing, maintaining, repairing, and replacing the new south leg of the intersection that includes concrete paving, traffic signage and traffic signal related installations. The form of the dedication shall be reasonably approved by the Town and the Developer and may include a reservation by the Developer of subsurface rights necessary to develop the Property, provided that the exercise of such subsurface rights does not materially interfere with the use of the easement by the Town to construct, reconstruct, repair, improve and perpetually maintain the south leg of the new 4-way intersection located outside of the existing FM 2499 right-of-way.

3.3.4 Except as provided in Section 3.3.6, Section 3.3.7, and Section 3.3.8, if the Town constructs the FM 2499 Roadway Improvements, no further improvements to FM 2499, Gerault Road, Old Gerault Road, or to any other road or transportation improvements outside the boundaries of the Property shall be required to fully develop the Property.

3.3.5 If RTR funding is not available to construct the FM 2499 Roadway Improvements, the Developer shall develop the Property in phases in accordance with all applicable Town ordinances, as amended, including, but not limited to, the Town's Subdivision Ordinance, as amended.

3.3.6 Regardless of whether RTR funding is available to the Town to construct the FM 2499 Roadway Improvements, the Developer shall pay a portion of the cost of a traffic signal when warranted (as determined by the Town) at the intersection of Gerault Road and Old Gerault Road. The Developer shall escrow one-half of the cost (in an amount reasonably estimated by the Town, not to exceed \$107,500.00), which payment shall be due within 90 days after written notice from the Town describing the record plat approval within the Property that resulted in the warrant and stating that funds are available to commence and complete installation of the signal.

3.3.7 Regardless of whether RTR funding is available to the Town to construct the FM 2499 Roadway Improvements, the Developer shall fund the cost of a new traffic signal when warranted (as determined by the Town) at the existing median break located in FM 2499 approximately 1,200 feet west of the intersection of FM 2499 and Gerault Road. The Developer shall escrow such funds (in an amount reasonably estimated by the Town, not to exceed \$215,000.00) within 90 days after written notice from the Town describing the record plat approval within the Property that resulted in the warrant.

3.3.8 Regardless of whether RTR funding is available to the Town to construct the FM 2499 Roadway Improvements, the Developer shall: (1) improve to the Town's current minimum construction standards for a local commercial section (but not reconstruct any portion of the existing roadway that currently complies with the minimum local commercial section standard) the southern one-half of Old Gerault Road that is contiguous to northern boundary of the northeast tract within the Property from the intersection of Gerault Road and Old Gerault Road east to the first entrance to the northeast tract within the Property from Old Gerault Road estimated at being 500 feet; and (2) dedicate right-of-way for the south one-half of the right-of-way required for Old Gerault Road along the entire common boundary of Old Gerault Road and the northeast tract within the Property. The Developer shall begin construction of such improvements (or escrow funds for such construction in an amount reasonably estimated by the Town not to exceed \$180,000.00) and dedicate such right-of-way within 90 days after the earlier of record plat approval of the first phase of development within the Northeast Tract that is adjacent to Old Gerault Road or the first phase of development within the Northeast Tract that connects to Old Gerault Road. A roadway connection from the Northeast Tract to Old Gerault Road shall not be permitted until the Developer's construction obligation for Old Gerault Road as described above is completed and accepted by the Town.

3.4 Water Infrastructure Improvements.

3.4.1 The Town (when funds are deposited by the Developer in an amount reasonably estimated by the Town, not to exceed \$900,000.00) shall construct pipe and pump improvements to the Pintail Pump Station (located on property owned by the Town) that are required for full build out of the Property. Such funds shall be provided for the

phased development of the Property; however, such funds must be provided as a condition to record plat approval of the first residential lot in the Northwest Tract. Once funds have been deposited, the Town will use the funds to complete the required improvements within 20 months of upon receipt of the funds.

3.4.2 The Developer will provide all easements shown to be necessary on the Town's Water Master Plan, upon at least a 60 days prior written notice by the Town, prior to or concurrently with seeking plat approval of the Property. All easements provided prior to the platting of the Property shall be incorporated into any future platting of the Property. The easements shall be perpetual and non-exclusive, and the forms of the easements shall be reasonably approved by the Town and the Developer, including reservations of sub-surface and surface rights necessary to develop the Property (including reasonable uses of the surface which, if damaged by the Town, will be repaired by the Town) that do not materially interfere with the use of the easements for the purposes granted.

3.5 Sewer Infrastructure Improvements.

3.5.1 The Town shall complete the upgrades to its existing wastewater collection and treatment system that are currently underway. Once the upgrades are completed, no additional improvements to the Town's wastewater system shall be required for full build out of the Property. The Developer will participate in the cost of the system upgrades in the amount of \$8,000.00 payable as a condition to record plat approval of the residential lot.

3.5.2 The Developer will dedicate to the Town upon at least 60 days' prior written Notice from the Town (which Notice shall include metes and bounds descriptions of the proposed easements and diagrams of the proposed easements) perpetual, non-exclusive easements for the sole and exclusive purpose of providing gravel surface access over and along an existing storm water culvert that lies within the building setback required by PD-134 from the intersection of FM 2499 and Gerault Road to an existing wastewater lift station located south of FM 2499 near the southeast corner of the South Tract (a distance of approximately one-eighth mile). The access road shall be funded, constructed and

maintained by the Town. The final dimensions and locations of the easements will be approved by the Developer, which approvals shall not be unreasonably withheld. The forms of the easements shall be reasonably approved by the Town and the Developer, including reservations of sub-surface and surface rights necessary to develop the Property (including reasonable uses of the surface which, if damaged by the Town, will be repaired by the Town) that do not materially interfere with the use of the easements for surface access. So long as the surface of the easement is gravel, the Developer shall have the right, at its sole cost and expense, to relocate the easement to accommodate development of the Property. The Town shall have the right, at its cost and expense, to convert the gravel surface to a concrete surface when development of the property burdened by and adjacent to the easement has occurred; whereupon, the right of the Developer to relocate the easement shall terminate.

3.5.3 The Developer will provide all easements shown to be necessary on the Town's Wastewater Master Plan, upon at least a 60 days prior written notice by the Town prior to or concurrently with the platting of the Property. All easements provided prior to the platting of the Property shall be incorporated into any future platting of the Property. The easements shall be perpetual and non-exclusive, and the forms of the easements shall be reasonably approved by the Town and the Developer, including reservations of sub-surface and surface rights necessary to develop the Property (including reasonable uses of the surface which, if damaged by the Town, will be repaired by the Town) that do not materially interfere with the use of the easements for the purposes granted.

3.6 SMARTGrowth Waivers.

3.6.1 The Town Council hereby finds that the development of the Property is part of an economic development program, as described and defined in the Town's SMARTGrowth Program and as a result is eligible for waivers to certain SMARTGrowth development conditions.

3.6.2 The riparian habitat mitigation requirements set forth in the Town's SMARTGrowth Program and as a result the associated fees are hereby waived except as applied to development within the "SG-R1" and "SG-R2" subzones of PD 134. Riparian

habitat fees applicable within the "SG-R1" and "SG-R2" subzones shall be determined in accordance with PD 134.

3.6.3 The upland habitat mitigation requirements set forth in the Town's SMARTGrowth Program and as a result the associated fees are hereby waived except as applied to development within the "SG-R1" and "SG-R2" subzones of PD 134. Upland habitat fees applicable within the "SG-R1" and "SG-R2" subzones shall be determined in accordance with PD 134.

3.6.4 Tree protection and tree mitigation requirements (included, but not limited to the requirements of Ordinance No. 49-12) are hereby waived except as applied to development within the "SG-R1" and "SG-R2" subzones of PD 134. Tree protection and tree mitigation requirements applicable within the "SG-R1" and "SG-R2" subzones shall be determined in accordance with PD 134.

3.6.5 The slope protection requirements (i.e., for slopes over 5%) set forth in the Town's SMARTGrowth Program are hereby waived.

3.6.6 Except as specifically provided in this Section 3.6 (and unless the development density within the Property has increased beyond that permitted by PD-134), no fees, charges, dedications, or requirements of any kind related to riparian habitat, upland habitat, tree protection, tree mitigation, or slope protection shall be required as a condition precedent to developing the Property including, but not limited to, conditions precedent to obtaining approval of subdivision plats or other permits required for development.

3.7 Public Areas.

3.7.1 Development of public areas within the Property (including, but not limited to, parks, park land, open space, trails, and other public areas) shall be subject to PD 134 and to Section 98-905(b), *Park land dedication and park development fees requirements*, of Ordinance No. 49-12, adopted October 1, 2012. In the event of a conflict between PD 134 and Section 98-905(b), PD 134 shall control. All parks, park land, open space trails, and related improvements shall be completed with each phase of development of the Property prior to the issuance of 75% of the building permits within such phase. Commercial

buildings are exempt from this requirement.

3.7.2 Any area within the Property that is designated as a public park, public open space, public trail, or other public area must be accessible through perpetual, non-exclusive public access easements dedicated concurrently with the dedication of such public areas. The final dimensions and locations of such access easements (which may follow the most direct routes) must be approved by the Town (which approval will not be unreasonably withheld, delayed, or conditioned). The forms of the access easements shall be reasonably approved by the Town and the Developer including reservations of sub-surface and surface rights necessary for development of the Property (including reasonable uses of the surface which, if damaged by the Town, will be repaired by the Town) that do not materially interfere with the use of the easements for the purposes described above. With the written consent of the Town (which shall not be unreasonably withheld), the Developer, at its sole cost and expense, may relocate the public access easements, from time to time, to accommodate development of the Property.

3.7.3 The provisions of Section 3.7 detail the reasonably anticipated fees, charges, dedications and requirements related to parks, parkland, open space, trails and other public areas necessitated by the development of the Property. Notwithstanding the foregoing, if density within the Property increases beyond that allowed by PD-134, the requirements of Section 3.7 shall not be construed as a limitation on any parks, parkland, open space, trails and other public areas necessitated by the changed development (including, but not limited to, easements for such improvements or facilities) and lawfully required by the rules and regulations of the Town.

3.8 Calculation of Impact Fees.

3.8.1 Roadway impact fees for buildings containing a mixture of uses shall be calculated based upon the square footage for ground floor space and the number of residential units, to-wit: (1) impact fees for multifamily residential units shall be assessed in accordance with the Town's Building Codes, and (2) impact fees for ground floor uses shall be assessed as "Shopping Center" (as defined in the Institute of Transportation Engineers Trip Generation Manual, 8th Edition, Land Use Code 820).

3.8.2 A building containing a mixture of uses shall have separate domestic and commercial water meters. The domestic water meter shall serve the domestic component of building and the commercial water meter shall serve the commercial component of the building. Impact fees for water and wastewater shall be calculated pursuant to the Town's ordinances.

3.9 Captions and Headings. The captions and headings of the Sections of this Agreement are for convenience and reference only and shall not affect the provisions of this Agreement, nor shall they be employed to interpret this Agreement.

3.10 Rough Proportionality; Takings. The Developer: (1) waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the specific exactions required by the Town and agreed to by the Developer in this Agreement (collectively, the "Agreed Exactions") are roughly proportional to the anticipated impact of the Project; (2) waives and releases the Town from any and all liability under Section 212.904, Texas Local Government Code, as amended, that arises from the Agreed Exactions; and (3) waives and releases the Town from any and all claims by the Developer that the Agreed Exactions constitute a "taking" (i.e., an inverse condemnation) under the Texas or United States Constitutions.

3.11 Covenants Running with the Land. The obligations of the Developer under this Agreement are intended to constitute covenants that run with the land and that bind the Developer and all successor owners of the Property or any portion thereof; however, this Agreement shall automatically terminate (without any further action by the Town) with respect to any lot for which a record plat has been approved by the Town and recorded in the real property records of Denton County, Texas (a "Fully Improved Lot") and with respect to any portion of the Property that has been dedicated (whether in the form of an easement or fee title) and accepted by the Town, as required by this Agreement. Notwithstanding such automatic termination: (1) upon the written request of the owner of a Fully Improved Lot (or any person or entity with a security interest in a Fully Improved Lot or that has contracted to purchase a Fully Improved Lot) (the "Owner Requestor"), the

Town Manager shall execute and deliver to the Owner Requestor a recordable, full and unconditional release of the Fully Improved Lot from this Agreement and from any duties, obligations, or liabilities that arise under this Agreement; and (2) upon the written request of the owner of any other parcel (or any person or entity with a security interest in the parcel or that has contracted to purchase the parcel) (a "Third Party Requestor") for which the Town Manager reasonably determines should no longer be subject to this Agreement, the Town Manager shall execute and deliver to the Third Party Requestor a recordable, full and unconditional release of the parcel from this Agreement and from any duties, obligations, or liabilities that arise under this Agreement. This Agreement or a memorandum of this Agreement shall be filed by the Town in the real property records of Denton County, Texas.

3.12 Notice of Sale or Transfer. The Developer shall provide Notice to the Town of any sale or transfer of the Property or any portion thereof (excluding the sale or transfer of a Fully Improved Lot or any parcel for which the Town Manager has executed a release from this Agreement), which Notice shall identify the purchaser/transferee and shall describe by metes and bounds (and depict by a drawing) the Property or portion thereof being sold or transferred.

3.13 Notices. Any notice or communication (a "Notice") required by or given in connection with this Agreement shall be in writing and shall be deemed given: (1) five business days after the Notice is deposited with the US Postal Service for delivery by CERTIFIED MAIL RETURN RECEIPT REQUESTED to the addresses set forth below; or (2) when delivered to the addresses set forth below by a nationally recognized delivery service (e.g., UPS or FedEx) with evidence of delivery signed by any person at the delivery address whether or not such person is the named recipient of the Notice.

If to the **Town:** **Town of Flower Mound, Texas**
Attn: Town Manager
2121 Cross Timbers Road
Flower Mound, Texas 75028

With a copy to: *Taylor Olson Adkins Sralla & Elam, LLP*
Attn: Bryn Meredith
6000 Western Place, Suite 200
200Fort Worth, Texas 76107

If to the **Developer:** **FLSS, Ltd.**
Attn: Stephen Williamson
P.O. Box 190746
Dallas, Texas 75219

With a copy to: *Shupe Ventura Lindelow & Olson, PLLC*
Attn: Dwight Shupe
500 Main Street, Suite 800
Fort Worth, Texas 76102

FLST, Ltd.
Attn: Stephen Williamson
P.O. Box 190746
Dallas, Texas 75219

With a copy to: *Shupe Ventura Lindelow & Olson, PLLC*
Attn: Dwight Shupe
500 Main Street, Suite 800
Fort Worth, Texas 76102

FLCT, Ltd.
Attn: Stephen Williamson
P.O. Box 190746
Dallas, Texas 75219

With a copy to: *Shupe Ventura Lindelow & Olson, PLLC*
Attn: Dwight Shupe
500 Main Street, Suite 800
Fort Worth, Texas 76102

FLSC, Ltd.

Attn: Stephen Williamson

P.O. Box 190746

Dallas, Texas 75219

With a copy to:

Shupe Ventura Lindelow & Olson, PLLC

Attn: Dwight Shupe

500 Main Street, Suite 800

Fort Worth, Texas 76102

3.14 Representations and Warranties.

3.14.1 The Town represents and warrants to the Developer that: (1) the Town has the legal authority to enter into this Agreement; (2) this Agreement has been duly approved by the Town Council in compliance with all applicable requirements of Texas law including, but not limited to, the Texas Open Meetings Act; (3) the person executing this Agreement on behalf of the Town has been duly authorized by the Town Council to do so; and (4) this Agreement is binding on and enforceable against the Town in accordance with its terms.

3.14.2 The Developer represents and warrants to the Town that: (1) the Developer has the legal authority to enter into this Agreement; (2) this Agreement has been duly approved in accordance with the Developers' partnership agreements; (3) the persons executing this Agreement on behalf of the Developer have been duly authorized to do so; and (4) this Agreement is binding on and enforceable against the Developer in accordance with its terms.

3.15 Default. A Party shall be in "Default" under this Agreement if such Party fails to perform any obligation under this Agreement and such failure is not cured within 30 days after Notice of the failure is given by the other Party (which Notice shall set forth in reasonable detail the nature of the failure). If the failure is by the Developer, the Town shall concurrently give Notice to the Developer's lender if the lender's notice information has been provided by the Developer to the Town in accordance with Section 3.13. If the failure is not capable of being cured within 30 days, the non-performing Party shall have an additional reasonable period, not to exceed 30 additional days unless waived by the other

party in their sole discretion, within which to cure based on the nature of the failure and provided the non-performing Party is diligently pursuing a cure.

3.16 Remedies.

3.16.1 If any Party is in Default under this Agreement, the non-defaulting Party shall have the right to pursue all remedies available at law or in equity (including, but not limited to, a suit for declaratory judgment, injunctive relief, and specific performance); provided, however, the Parties waive the right to seek monetary damages and the right to terminate this Agreement. In the event of any action or proceeding by a Party to enforce this Agreement, the prevailing Party shall be entitled to recover its reasonable costs and attorneys' fees (including reasonable costs and attorneys' fees in connection with any appeal).

3.16.2 In addition to the remedies in Section 3.16.1, if the Developer or any subsequent owner of any portion of the Property is in Default with respect to the development of a phase or portion of the Property (a "Development Parcel"), all obligations of the Town with respect to the Development Parcel may be suspended during the continuance of the Default including, but not limited to, the approval of site plans and plats, issuance of building permits, waiver of impact fees and development fees, and the payment of economic development incentives, if any, for the Development Parcel.

3.17 Assignment. Except as provided in this section, neither Party may assign, in whole or in part, its rights or obligations under this Agreement without the prior written consent of the other Party, which consents shall not be unreasonably withheld, delayed, or conditioned. From and after any assignment permitted by this section, the Developer shall be released with respect to the obligations assigned and assumed by the assignees, and the Town shall look solely to the permitted assignees for performance; provided, however, that the Developer shall not be released from any Default caused by or attributed to the Developer that occurred prior to the date of assignment permitted by this section. Notwithstanding the foregoing:

3.17.1 the Developer has the right to assign to any affiliate (for the purposes of this Agreement, an “affiliate” means (i) a corporation, joint venture, partnership, or other entity that owns more than ten percent (10%) of the outstanding voting interest of the Developer or in which the Developer owns more than ten percent (10%) of the outstanding voting interest; or (ii) a corporation, joint venture, partnership or other entity in which, together with the Developer, more than ten percent (10%) of the outstanding voting interest of both the Developer and the other corporation, joint venture, partnership or other entities is owned or controlled by the same person or group of persons.) the rights and obligations of the Developer under this Agreement with Notice to but without the consent of the Town provided the Developer is not at the time of the assignment in Default and provided the affiliate/assignee agrees in writing (a complete, executed copy of which assignment must be provided to the Town within 10 days after the effective date of the assignment) to be bound by this Agreement pursuant to an assignment agreement, the provisions of which that directly affect the Town shall be subject to the reasonable approval of the Town.;

3.17.2 the Developer has the right to assign to any purchaser of the Property or portion thereof being sold the rights and obligations of the Developer under this Agreement that apply to the Property or portion thereof being sold with Notice to but without the consent of the Town provided the Developer is not at the time of the assignment in Default and provided the purchaser/assignee agrees in writing (a complete, executed copy of which assignment must be provided to the Town within 10 days after the effective date of the assignment) to be bound by this Agreement; and

3.17.3 the Developer has the right to collaterally assign to any lender the rights and obligations of the Developer under this Agreement with Notice to but without the consent of the Town provided the Developer is not at the time of the assignment in Default, and such lender/assignee shall have the right to cure any Default by the Developer without obligating the lender/assignee to assume the obligations of the Developer under this Agreement unless such lender/assignee expressly assumes such obligations in writing.

3.18 Estoppel Certificates. From time to time upon Notice from the Developer to the Town Manager with respect to the Property or any portion thereof (or from any person or

entity with a security interest in the Property or portion thereof or from any person or entity that has contracted to purchase the Property or any portion thereof), the Town Manager shall execute, in recordable form, a written estoppel certificate: (1) identifying any obligations of the Developer under this Agreement that are in Default or which, with the giving of Notice or passage of time would be in Default; and (2) stating, to the extent true, that to the best knowledge and belief of the Town, the Developer is in compliance with its obligations under this Agreement.

3.19 Applicable Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties under this Agreement are performable in Denton County, Texas; therefore, venue for any action or proceeding arising under this Agreement shall lie in Denton County, Texas.

3.20 Entire Agreement. This Agreement contains the entire agreement between the Parties with regard to the subject matter hereof and supersedes all prior agreements, oral or written, with regard to the subject matter hereof. The provisions of this Agreement shall not be construed strictly for or against any Party.

3.21 Severability. In the event any provision of this Agreement is determined by any court to be unenforceable for any reason, this remainder of this Agreement, to the extent reasonably possible, shall remain in full force and effect as if such unenforceable provision had never been part of this Agreement.

3.22 Term. The term of this Agreement shall commence on the effective date stated in the introductory paragraph of this Agreement and, except as provided by Section 3.11, shall continue until the earlier to occur of the date on which: (1) all duties and obligations of the Parties under this Agreement have been fully performed; or (2) the Parties agree, in writing, to terminate this Agreement.

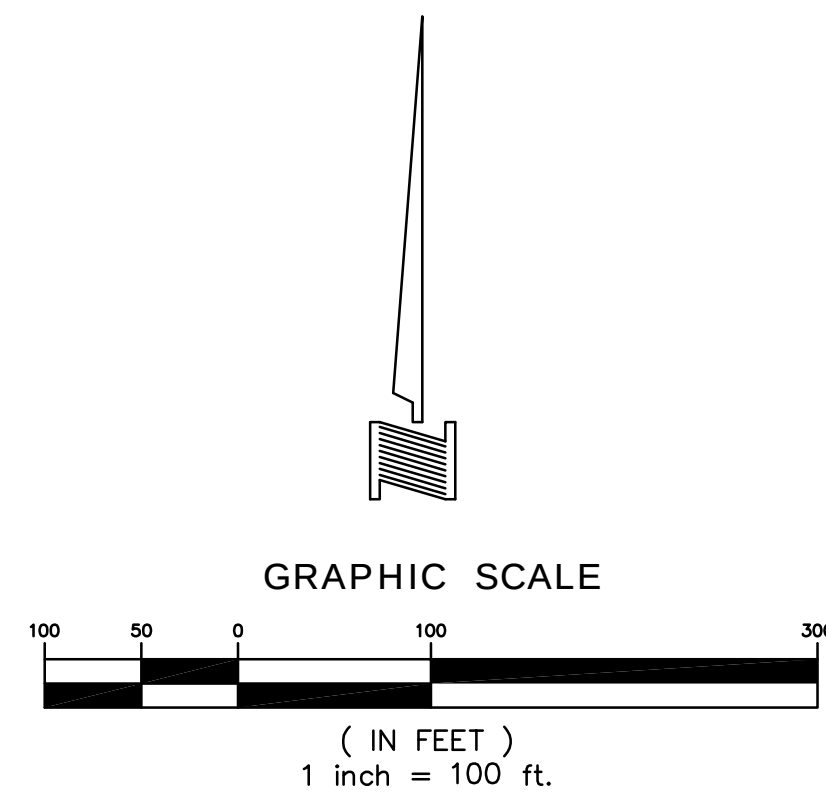
3.23 Application of Town Ordinances. Except as otherwise provided in this Agreement, the Parties shall be subject to all applicable ordinances of the Town.

3.24 **Exhibits.** The following exhibits are attached to and made a part of this Agreement for all purposes:

- | | |
|------------------|---|
| 3.24.1 Exhibit A | INTENTIONALLY LEFT BLANK |
| 3.24.2 Exhibit B | INTENTIONALLY LEFT BLANK |
| 3.24.3 Exhibit C | Depiction of the South Tract |
| 3.24.4 Exhibit D | Metes and Bounds Description of the South Tract |
| 3.24.5 Exhibit E | Depiction of the Northeast Tract |
| 3.24.6 Exhibit F | Metes and Bounds Description of the Northeast Tract |
| 3.24.7 Exhibit G | Depiction of the Northwest Tract |
| 3.24.8 Exhibit H | Metes and Bounds Description of the Northwest Tract |

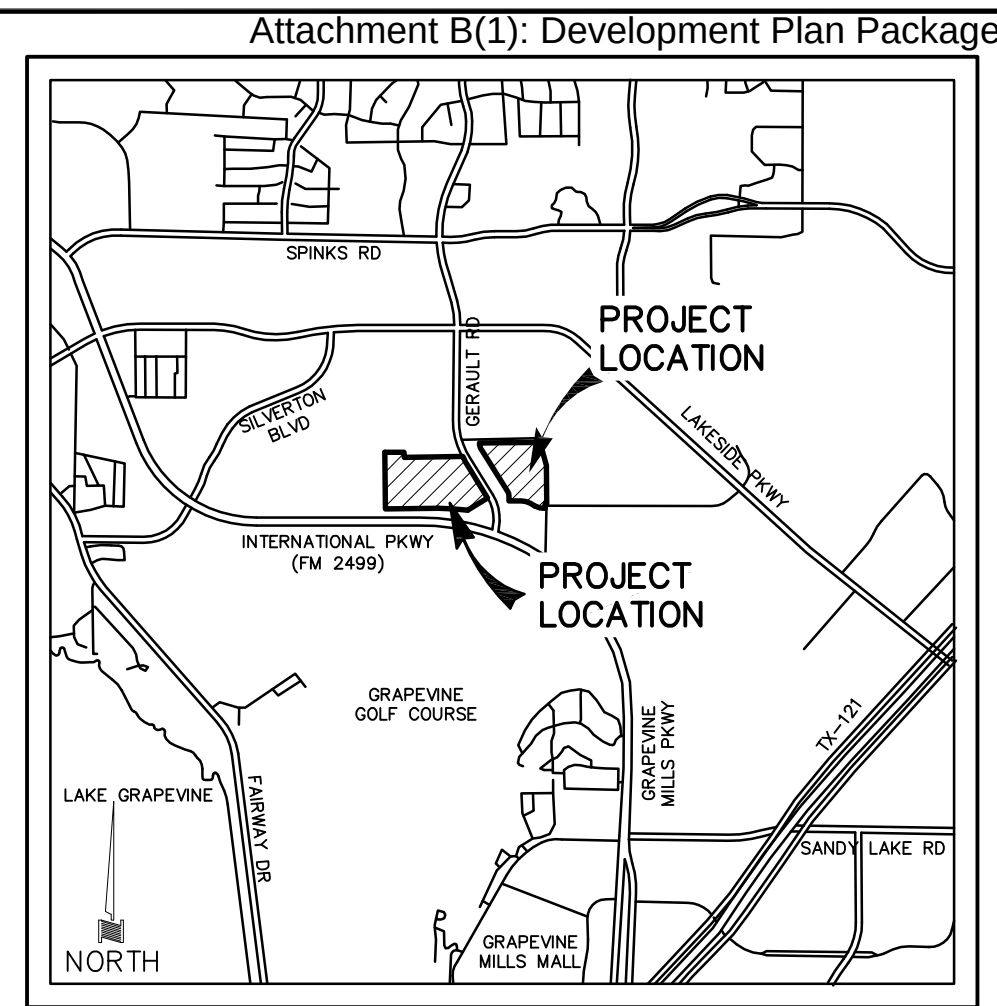
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the date set forth in the introductory paragraph of this Agreement.

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DEVELOPER	OWNER
GREEN BRICK PARTNERS	JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400	2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093	PLANO, TEXAS 75093
PH: (469) 573-6762	PH: (469) 573-6762
CONTACT: JED DOLSON	CONTACT: JED DOLSON

MASTER PLAN FEATURES	
LAND USE PLAN	LAKEVIEW BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
SPECIFIC PLANS	NOT IN A SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	AN 8-FT. MULTI-PURPOSE TRAIL IS SHOWN IN THE PLANNED DEVELOPMENT
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE (F.M. 2499)-MAJOR ARTERIAL / GERAULT - MAJOR ARTERIAL
WATER PLAN	EX. 16" IN GERAULT ROAD
WASTEWATER PLAN	EX. 12" IN GERAULT ROAD
ECONOMIC IMPACT	



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
 - <CM> CONTROL MONUMENT
 - FADUE FIRE ACCESS DRAINAGE EASEMENT
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BL BUILD-TO-LINE (FRONT) OR SIDE CORNER SETBACK
 - BSB BUILDING SETBACK LINE - PD-134, SEC 3 (D).3.3.2
 - PAE PUBLIC ACCESS EASEMENT
 - WME WALL MAINTENANCE EASEMENT
 - MAE MUTUAL ACCESS EASEMENT
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - GR/L GUARD RAIL
 - GAS GAS LINE MARKER
 - LP LIGHT POLE
 - SSMH SANITARY SEWER MANHOLE
 - STMH STORM MANHOLE
 - OHE- OVERHEAD ELECTRIC LINE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - ◇ DENOTES STREET NAME CHANGE
 - ▲ DENOTES THE ZERO LOT LINE

CASE NO. DP15-0011
DEVELOPMENT PLAN
SOUTHGATE
347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
19 HOA OPEN SPACE LOTS
WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES

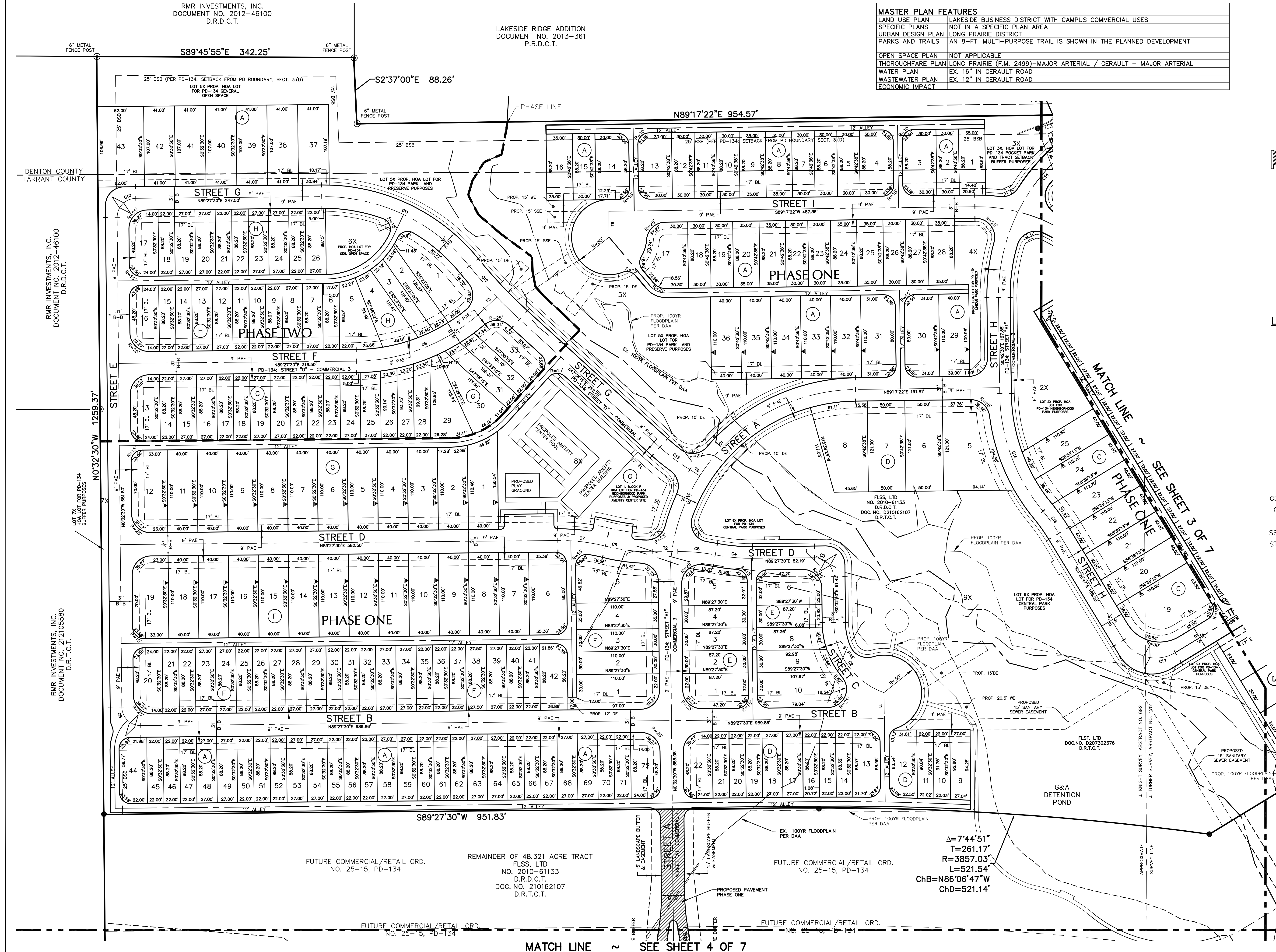
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

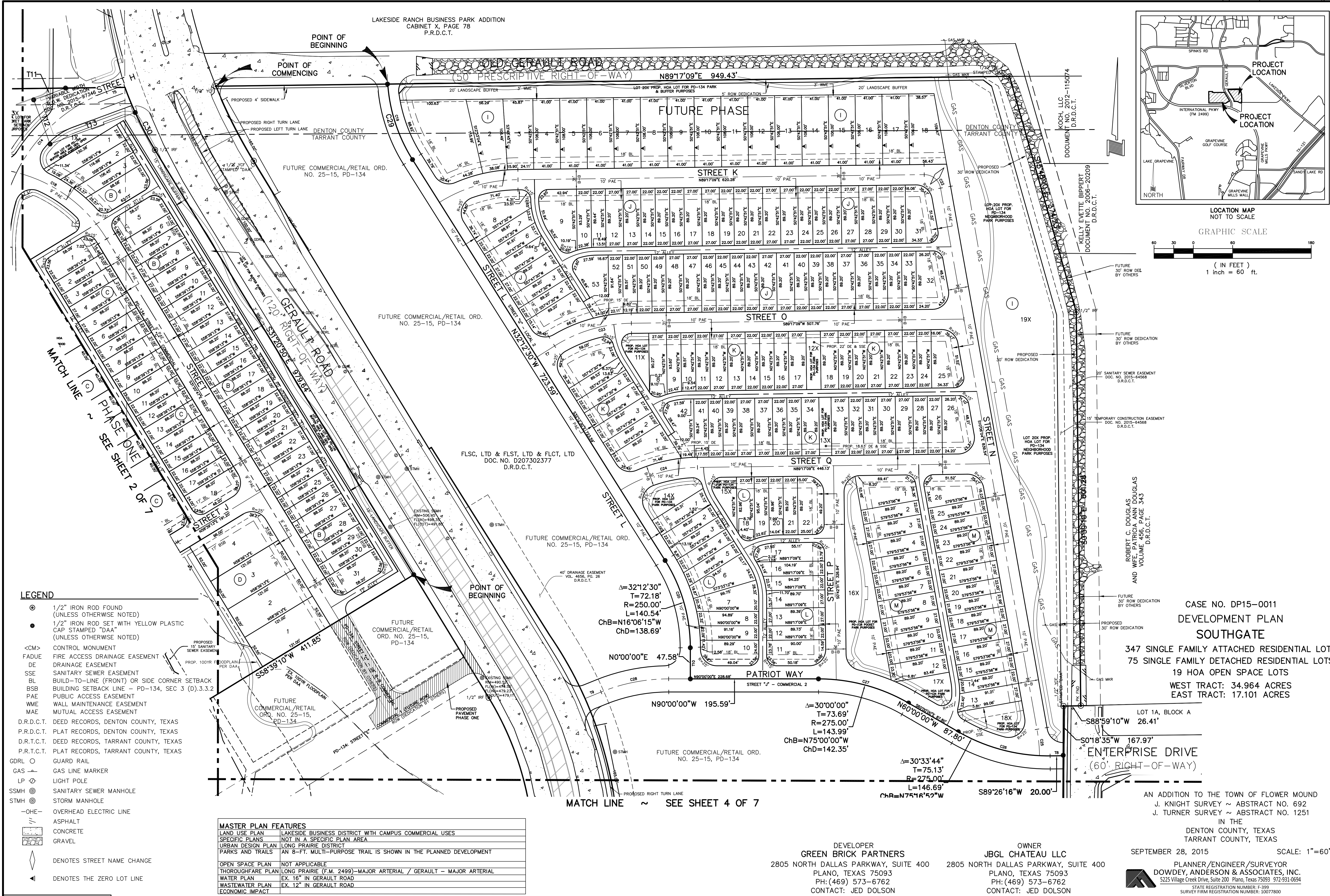
SEPTEMBER 28, 2015 SCALE: 1"=60'

DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
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GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

◎ 1/2" IRON ROD FOUND
 (UNLESS OTHERWISE NOTED)
 ● 1/2" IRON ROD SET WITH YELLOW PLASTIC
 CAP STAMPED "DAA"
 (UNLESS OTHERWISE NOTED)
 <CM> CONTROL MONUMENT
 FADUE FIRE ACCESS DRAINAGE EASEMENT
 DE DRAINAGE EASEMENT
 SSE SANITARY SEWER EASEMENT
 BL BUILD-TO-LINE (FRONT) OR SIDE CORNER SETBACK
 BSB BUILDING SETBACK LINE - PD-134, SEC 3 (D).3.3.
 SB SETBACK LINE
 PAE PUBLIC ACCESS EASEMENT
 WME WALL MAINTENANCE EASEMENT
 MAE MUTUAL ACCESS EASEMENT
 D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 GDRL ○ GUARD RAIL
 GAS — GAS LINE MARKER
 LP ⊕ LIGHT POLE
 SSMH ◎ SANITARY SEWER MANHOLE
 STMH ⊗ STORM MANHOLE
 —OHE— OVERHEAD ELECTRIC LINE
 ≡ ASPHALT
 CONCRETE
 GRAVEL
 DENOTES STREET NAME CHANGE
 ◀ DENOTES THE ZERO LOT LINE

SURVEY FIRM REGISTRATION NUMBER: 10077800

14032

MATCH LINE ~ SEE THIS SHEET

160' R.O.W. CLASSED
BUTLER & CHAMBERLAIN

FUTURE COMMERCIAL/RETAIL ORD.
NO. 25-15, PD-134

STREET "E" - COMMERCIAL 1 (FUTURE ROW)
ROW (DEDICATION BY OTHERS)

RIGHT-OF-WAY EASEMENT
VOL. 2284, PG. 652
D.R.D.C.T.

10' LANDSCAPE BUFFER
& EASEMENT

10' LANDSCAPE BUFFER
& EASEMENT

LOT 10' FOR PD-134 GEN. OPEN SPACE
NON LOT
PURPOSES

1/2" YCF

FOOM

FOOM

FOOM

FOOM GTE

FOOM

PROPOSED RIGHT TURN LANE - BY OTHERS

PROPOSED RIGHT TURN LANE - TO BE COORDINATED BY OTHERS

EXTENDED FUTURE LEFT TURN LANE - TO BE COORDINATED BY OTHERS

PROPOSED LEFT TURN LANE - BY OTHERS

LONG PRAIRIE ROAD
(F.M. 2499)
(160' RIGHT-OF-WAY)

STMH

STMH

MATCH LINE ~ SEE THIS SHEET

SEE THIS SHEET

MATCH LINE

POINT OF COMMENCING

LINE	BEARING	LENGTH
T11	N69°41'32"E	51.86'
T12	N20°18'28"W	72.00'
T13	S69°41'32"W	138.67'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C29	28°06'10"	250.00'	62.57'	122.62'	N18°09'25"W 121.40'
C30	6°58'53"	530.00'	32.33'	64.58'	N27°51'20"W 64.54'

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	1,940 SF
MINIMUM LOT WIDTH	22' AT BLDG LINE
MINIMUM LOT DEPTH	88.2'
MINIMUM FRONT YARD BL	17'
MINIMUM REAR YARD BL	8'
MINIMUM SIDE YARD BL	0'
MAXIMUM LOT COVERAGE	72%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST	1,940 SF	0.04 AC
LARGEST	11,156 SF	0.26 AC
AVERAGE	2,992 SF	0.07 AC
TOTAL LOTS (INCLUDING X LOTS)	441 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	422 RESIDENTIAL LOTS	

LINE	BEARING	DISTANCE
T1	N01°02'30"W	34.61'
T2	N89°27'30"E	33.33'
T3	N46°05'23"E	22.09'
T4	S57°20'30"E	15.50'
T5	S69°41'31"W	22.48'
T6	S00°42'38"E	34.50'
T7	S57°47'30"W	31.95'
T8	N89°26'16"E	19.70'
T9	N67°55'57"E	26.36'
T10	S00°00'00"E	47.58'

MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
SPECIFIC PLANS	NOT IN A SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	AN 8-FT. MULTI-PURPOSE TRAIL IS SHOWN IN THE PLANNED DEVELOPMENT
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE (F.M. 2499)-MAJOR ARTERIAL / GERAULT - MAJOR ARTERIAL
WATER PLAN	EX. 16" IN GERAULT ROAD
WASTEWATER PLAN	EX. 12" IN GERAULT ROAD
ECONOMIC IMPACT	

1. LOTS 3X, 4X, 5X 7X AND 10X OF BLOCK A, LOT 1X OF BLOCK B, LOT 2X OF BLOCK C, LOT 9X OF BLOCK D, LOT 8X OF BLOCK G, LOT 6X OF BLOCK H, LOT 19X OF BLOCK I, LOTS 11X, 12X AND 13X OF BLOCK K, LOTS 14X AND 15X OF BLOCK L AND LOTS 16X, 17X AND 18X OF BLOCK M ARE FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
2. LOT 5X OF BLOCK A AND LOT 9X OF BLOCK D ARE FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
3. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS #534,665 SF.
4. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
5. PURSUANT TO THE ORDINANCE NO. 25-15, PD-134 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSURE 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 IF 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 PARTIAL 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 ENTRYWAY.
6. ALL X-LOTS ARE UNBUILDABLE, SAVE AND EXCEPT LOT 8X BLOCK G SHALL REMAIN BUILDABLE FOR THE PROPOSED AMENITY CENTER LOCATION.
7. THE PROPOSED AMENITY CENTER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
8. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
9. RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
10. A RESERVED CONCRETE PAD FOR TRASH PICK UP SHALL BE DESIGNATED FOR LOTS 1-3, 14-16, AND 29-30 BLOCK A, LOTS 1-4, BLOCK B, LOTS 9-12, BLOCK D, LOTS 1-2 BLOCK F, LOTS 1-3 BLOCK J AND LOTS 1-3, BLOCK K.
11. A PORTION OF LOT 9X, BLOCK D IS IDENTIFIED AS ISI ON THE EPP AND SHALL BE PRESERVED IN ITS NATURAL STATE.
12. LOT 6X, BLOCK A SHALL BE IDENTIFIED AS THE PRESERVE AND IT IS INTENDED TO MAINTAIN EXISTING TREES AND CANOPY, ALTHOUGH ADDITIONAL PLANTING MAY BE PERMITTED PER PD-134.
13. SIDEWALKS SHALL BE 5'-0" IN WIDTH.
14. PROPOSED NEIGHBORHOOD PARK LOT 2X SHALL BE DEVELOPED WITH A WATER FOUNTAIN, BENCHES, AND TRASH RECEPTACLE. PROPOSED POCKET PARKS SHALL BE DEVELOPED WITH BENCHES AND TRASH RECEPTACLE.

CONTACT: JED DOLSON

REVISÉ: MARCH 27, 2016

SG–R2 – (BLOCKS A–H)

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	A	3089	0.07	ATTACHED
2	A	2646	0.06	ATTACHED
3	A	3872	0.09	ATTACHED
4	A	3872	0.09	ATTACHED
5	A	2646	0.06	ATTACHED
6	A	2646	0.06	ATTACHED
7	A	2646	0.06	ATTACHED
8	A	3087	0.07	ATTACHED
9	A	3087	0.07	ATTACHED
10	A	2646	0.06	ATTACHED
11	A	2646	0.06	ATTACHED
12	A	2646	0.06	ATTACHED
13	A	3872	0.09	ATTACHED
14	A	3872	0.09	ATTACHED
15	A	2646	0.06	ATTACHED
16	A	3087	0.07	ATTACHED
17	A	4801	0.11	ATTACHED
18	A	2646	0.06	ATTACHED
19	A	2646	0.06	ATTACHED
20	A	3087	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	A	3087	0.07	ATTACHED
22	A	2646	0.06	ATTACHED
23	A	2646	0.06	ATTACHED
24	A	3087	0.07	ATTACHED
25	A	3087	0.07	ATTACHED
26	A	2646	0.06	ATTACHED
27	A	2646	0.06	ATTACHED
28	A	3087	0.07	ATTACHED
29	A	4400	0.10	DETACHED
30	A	4963	0.11	DETACHED
31	A	4963	0.11	DETACHED
32	A	4400	0.10	DETACHED
33	A	4400	0.10	DETACHED
34	A	4400	0.10	DETACHED
35	A	4400	0.10	DETACHED
36	A	4400	0.10	DETACHED
37	A	4388	0.10	DETACHED
38	A	4387	0.10	DETACHED
39	A	4387	0.10	DETACHED
40	A	4387	0.10	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	A	4387	0.10	DETACHED
42	A	4387	0.10	DETACHED
43	A	6634	0.15	DETACHED
44	A	3166	0.07	ATTACHED
45	A	1940	0.04	ATTACHED
46	A	1940	0.04	ATTACHED
47	A	1940	0.04	ATTACHED
48	A	2381	0.05	ATTACHED
49	A	2381	0.05	ATTACHED
50	A	1940	0.04	ATTACHED
51	A	1940	0.04	ATTACHED
52	A	1940	0.04	ATTACHED
53	A	2381	0.05	ATTACHED
54	A	2381	0.05	ATTACHED
55	A	1940	0.04	ATTACHED
56	A	1940	0.04	ATTACHED
57	A	1940	0.04	ATTACHED
58	A	2381	0.05	ATTACHED
59	A	2381	0.05	ATTACHED
60	A	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
61	A	1940	0.04	ATTACHED
62	A	1940	0.04	ATTACHED
63	A	2381	0.05	ATTACHED
64	A	2381	0.05	ATTACHED
65	A	1940	0.04	ATTACHED
66	A	1940	0.04	ATTACHED
67	A	1940	0.04	ATTACHED
68	A	2381	0.05	ATTACHED
69	A	2381	0.05	ATTACHED
70	A	1940	0.04	ATTACHED
71	A	1940	0.04	ATTACHED
72	A	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	3360	0.08	ATTACHED
2	B	2452	0.06	ATTACHED
3	B	2251	0.05	ATTACHED
4	B	3398	0.08	ATTACHED
5	B	3168	0.07	ATTACHED
6	B	1940	0.04	ATTACHED
7	B	1940	0.04	ATTACHED
8	B	2381	0.05	ATTACHED
9	B	2381	0.05	ATTACHED
10	B	1940	0.04	ATTACHED
11	B	1940	0.04	ATTACHED
12	B	2381	0.05	ATTACHED
13	B	2381	0.05	ATTACHED
14	B	1940	0.04	ATTACHED
15	B	1940	0.04	ATTACHED
16	B	1940	0.04	ATTACHED
17	B	2381	0.05	ATTACHED
18	B	2381	0.05	ATTACHED
19	B	1940	0.04	ATTACHED
20	B	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	B	1940	0.04	ATTACHED
22	B	2381	0.05	ATTACHED
23	B	2381	0.05	ATTACHED
24	B	1940	0.04	ATTACHED
25	B	1940	0.04	ATTACHED
26	B	1940	0.04	ATTACHED
27	B	2381	0.05	ATTACHED
28	B	2381	0.05	ATTACHED
29	B	1940	0.04	ATTACHED
30	B	1940	0.04	ATTACHED
31	B	3167	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	C	3165	0.07	ATTACHED
2	C	1940	0.04	ATTACHED
3	C	1940	0.04	ATTACHED
4	C	2381	0.05	ATTACHED
5	C	2381	0.05	ATTACHED
6	C	1940	0.04	ATTACHED
7	C	1940	0.04	ATTACHED
8	C	2381	0.05	ATTACHED
9	C	2381	0.05	ATTACHED
10	C	1940	0.04	ATTACHED
11	C	1940	0.04	ATTACHED
12	C	1940	0.04	ATTACHED
13	C	2381	0.05	ATTACHED
14	C	2381	0.05	ATTACHED
15	C	1940	0.04	ATTACHED
16	C	1940	0.04	ATTACHED
17	C	1940	0.04	ATTACHED
18	C	3257	0.07	ATTACHED
19	C	8050	0.18	DETACHED
20	C	4400	0.10	DETACHED

SG–R2

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	C	4400	0.10	DETACHED
22	C	4400	0.10	DETACHED
23	C	4434	0.10	DETACHED
24	C	4581	0.11	DETACHED
25	C	4544	0.10	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	E	3916	0.09	ATTACHED
2	E	2616	0.06	ATTACHED
3	E	2616	0.06	ATTACHED
4	E	2616	0.06	ATTACHED
5	E	4327	0.10	ATTACHED
6	E	3916	0.09	ATTACHED
7	E	2616	0.06	ATTACHED
8	E	2684	0.06	ATTACHED
9	E	2987	0.07	ATTACHED
10	E	5323	0.12	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	F	5240	0.12	ATTACHED
2	F	3300	0.08	ATTACHED
3	F	3300	0.08	ATTACHED
4	F	3850	0.09	ATTACHED
5	F	6160	0.14	DETACHED
6	F	5443	0.12	DETACHED
7	F	4400	0.10	DETACHED
8	F	4400	0.10	DETACHED
9	F	4400	0.10	DETACHED
10	F	4400	0.10	DETACHED
11	F	4400	0.10	DETACHED
12	F	4400	0.10	DETACHED
13	F	4400	0.10	DETACHED
14	F	4400	0.10	DETACHED
15	F	4400	0.10	DETACHED
16	F	4400	0.10	DETACHED
17	F	4400	0.10	DETACHED
18	F	4400	0.10	DETACHED
19	F	5098	0.12	DETACHED
20	F	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	F	1940	0.04	ATTACHED
22	F	1940	0.04	ATTACHED
23	F	2381	0.05	ATTACHED
24	F	2381	0.05	ATTACHED
25	F	1940	0.04	ATTACHED
26	F	1940	0.04	ATTACHED
27	F	1940	0.04	ATTACHED
28	F	2381	0.05	ATTACHED
29	F	2381	0.05	ATTACHED
30	F	1940	0.04	ATTACHED
31	F	1940	0.04	ATTACHED
32	F	1940	0.04	ATTACHED
33	F	2381	0.05	ATTACHED
34	F	2381	0.05	ATTACHED
35	F	1940	0.04	ATTACHED
36	F	1940	0.04	ATTACHED
37	F	1940	0.04	ATTACHED
38	F	2426	0.06	ATTACHED
39	F	2381	0.05	ATTACHED
40	F	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	F	1940	0.04	ATTACHED
42	F	3203	0.07	ATTACHED

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE
1X	B	20650	0.47	POCKET PARK AND LANDSCAPE BUFFER
2X	C	20054	0.46	NEIGHBORHOOD PARK
3X	A	10931	0.25	POCKET PARK
4X	A	6984	0.16	LINEAR PARK
5X	A	109959	2.52	PRESERVE AND OPEN SPACE
6X	H	5670	0.13	GENERAL OPEN SPACE
7X	A	9791	0.22	BUFFER AND GENERAL OPEN SPACE
8X	G	34018	0.78	AMENITY CENTER AND PARK OPEN SPACE
9X	D	184605	4.24	CENTRAL PARK AND PRESERVE
10X	A	1810	0.04	GENERAL OPEN SPACE AND ENTRY MEDIAN

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	D	6359	0.15	DETACHED
2	D	6050	0.14	DETACHED
3	D	6050	0.14	DETACHED
4	D	7368	0.17	DETACHED
5	D	8648	0.20	DETACHED
6	D	6050	0.14	DETACHED
7	D	6050	0.14	DETACHED
8	D	7309	0.17	DETACHED
9	D	2525	0.06	ATTACHED
10	D	2030	0.05	ATTACHED
11	D	2008	0.05	ATTACHED
12	D	3273	0.08	ATTACHED
13	D	3190	0.07	ATTACHED
14	D	1945	0.04	ATTACHED
15	D	1941	0.04	ATTACHED
16	D	1940	0.04	ATTACHED
17	D	2381	0.05	ATTACHED
18	D	2381	0.05	ATTACHED
19	D	1940	0.04	ATTACHED
20	D	1940	0.04	ATTACHED
21	D	1940	0.04	ATTACHED
22	D	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	G	4793	0.11	DETACHED
2	G	4419	0.10	DETACHED
3	G	4400	0.10	DETACHED
4	G	4400	0.10	DETACHED
5	G	4400	0.10	DETACHED
6	G	4400	0.10	DETACHED
7	G	4400	0.10	DETACHED
8	G	4400	0.10	DETACHED
9	G	4400	0.10	DETACHED
10	G	4400	0.10	DETACHED
11	G	4400	0.10	DETACHED
12	G	5098	0.12	DETACHED
13	G	3257	0.07	ATTACHED
14	G	1940	0.04	ATTACHED
15	G	2381	0.05	ATTACHED
16	G	2381	0.05	ATTACHED
17	G	1940	0.04	ATTACHED
18	G	1940	0.04	ATTACHED
19	G	2381	0.05	ATTACHED
20	G	2381	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	G	1940	0.04	ATTACHED
22	G	1940	0.04	ATTACHED
23	G	1940	0.04	ATTACHED
24	G	2381	0.05	ATTACHED
25	G	2402	0.06	ATTACHED
26	G	2019	0.05	ATTACHED
27	G	2120	0.05	ATTACHED
28	G	2265	0.05	ATTACHED
29	G	3746	0.09	ATTACHED
30	G	3965	0.09	ATTACHED
31	G	2415	0.06	ATTACHED
32	G	2278	0.05	ATTACHED
33	G	3681	0.08	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	H	5840	0.13	ATTACHED
2	H	2664	0.06	ATTACHED
3	H	2498	0.06	ATTACHED
4	H	3699	0.08	ATTACHED
5	H	3713	0.09	ATTACHED
6	H	1948	0.04	ATTACHED
7	H	2381	0.05	ATTACHED
8	H	2381	0.05	ATTACHED
9	H	1940	0.04	ATTACHED
10	H	1940	0.04	ATTACHED
11	H	1940	0.04	ATTACHED
12	H	2381	0.05	ATTACHED
13	H	2381	0.05	ATTACHED
14	H	1940	0.04	ATTACHED
15	H	1940	0.04	ATTACHED
16	H	3257	0.07	ATTACHED
17	H	3257	0.07	ATTACHED
18	H	1940	0.04	ATTACHED
19	H	2381	0.05	ATTACHED
20	H	2381	0.05	ATTACHED

SG-R1 – (BLOCKS I-M)

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	I	11156	0.26	DETACHED
2	I	5229	0.12	DETACHED
3	I	4640	0.11	DETACHED
4	I	4428	0.10	DETACHED
5	I	4428	0.10	DETACHED
6	I	4428	0.10	DETACHED
7	I	4428	0.10	DETACHED
8	I	4428	0.10	DETACHED
9	I	4428	0.10	DETACHED
10	I	4428	0.10	DETACHED
11	I	4428	0.10	DETACHED
12	I	4428	0.10	DETACHED
13	I	4428	0.10	DETACHED
14	I	4428	0.10	DETACHED
15	I	4428	0.10	DETACHED
16	I	4428	0.10	DETACHED
17	I	4428	0.10	DETACHED
18	I	5130	0.12	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	J	3707	0.09	ATTACHED
2	J	1962	0.05	ATTACHED
3	J	1962	0.05	ATTACHED
4	J	2409	0.06	ATTACHED
5	J	2408	0.06	ATTACHED
6	J	1981	0.05	ATTACHED
7	J	2086	0.05	ATTACHED
8	J	5272	0.12	ATTACHED
9	J	4537	0.10	ATTACHED
10	J	2001	0.05	ATTACHED
11	J	1963	0.05	ATTACHED
12	J	2409	0.06	ATTACHED
13	J	2408	0.06	ATTACHED
14	J	1962	0.05	ATTACHED
15	J	1962	0.05	ATTACHED
16	J	1962	0.05	ATTACHED
17	J	2409	0.06	ATTACHED
18	J	2408	0.06	ATTACHED
19	J	1962	0.05	ATTACHED
20	J	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	J	1962	0.05	ATTACHED
22	J	2409	0.06	ATTACHED
23	J	2408	0.06	ATTACHED
24	J	1962	0.05	ATTACHED
25	J	1962	0.05	ATTACHED
26	J	1962	0.05	ATTACHED
27	J	2409	0.06	ATTACHED
28	J	2408	0.06	ATTACHED
29	J	1962	0.05	ATTACHED
30	J	1962	0.05	ATTACHED
31	J	3822	0.09	ATTACHED
32	J	3902	0.09	ATTACHED
33	J	1962	0.05	ATTACHED
34	J	1962	0.05	ATTACHED
35	J	1962	0.05	ATTACHED
36	J	2408	0.06	ATTACHED
37	J	2409	0.06	ATTACHED
38	J	1962	0.05	ATTACHED
39	J	1962	0.05	ATTACHED
40	J	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	J	2408	0.06	ATTACHED
42	J	2409	0.06	ATTACHED
43	J	1962	0.05	ATTACHED
44	J	1962	0.05	ATTACHED
45	J	1962	0.05	ATTACHED
46	J	1962	0.05	ATTACHED
47	J	2408	0.06	ATTACHED
48	J	2409	0.06	ATTACHED
49	J	1962	0.05	ATTACHED
50	J	1962	0.05	ATTACHED
51	J	1964	0.05	ATTACHED
52	J	1989	0.05	ATTACHED
53	J	3818	0.09	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	K	4090	0.09	ATTACHED
2	K	1962	0.05	ATTACHED
3	K	2408	0.06	ATTACHED
4	K	2408	0.06	ATTACHED
5	K	1962	0.05	ATTACHED
6	K	1963	0.05	ATTACHED
7	K	4222	0.10	ATTACHED
8	K	2584	0.06	ATTACHED
9	K	2005	0.05	ATTACHED
10	K	1963	0.05	ATTACHED
11	K	1962	0.05	ATTACHED
12	K	2409	0.06	ATTACHED
13	K	2408	0.06	ATTACHED
14	K	1962	0.05	ATTACHED
15	K	1962	0.05	ATTACHED
16	K	1962	0.05	ATTACHED
17	K	2408	0.06	ATTACHED
18	K	2408	0.06	ATTACHED
19	K	1962	0.05	ATTACHED
20	K	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	K	2409	0.06	ATTACHED
22	K	2408	0.06	ATTACHED
23	K	1962	0.05	ATTACHED
24	K	1962	0.05	ATTACHED
25	K	3822	0.09	ATTACHED
26	K	3902	0.09	ATTACHED
27	K	1962	0.05	ATTACHED
28	K	1962	0.05	ATTACHED
29	K	2408	0.06	ATTACHED
30	K	2409	0.06	ATTACHED
31	K	1962	0.05	ATTACHED
32	K	1962	0.05	ATTACHED
33	K	2408	0.06	ATTACHED
34	K	2408	0.06	ATTACHED
35	K	1962	0.05	ATTACHED
36	K	1962	0.05	ATTACHED
37	K	2408	0.06	ATTACHED
38	K	2409	0.06	ATTACHED
39	K	1962	0.05	ATTACHED
40	K	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	K	1962	0.05	ATTACHED
42	K	3230	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	L	2435	0.06	ATTACHED
2	L	1962	0.05	ATTACHED
3	L	1963	0.05	ATTACHED
4	L	1980	0.05	ATTACHED
5	L	2037	0.05	ATTACHED
6	L	3229	0.07	ATTACHED
7	L	3353	0.08	ATTACHED
8	L	2043	0.05	ATTACHED
9	L	1982	0.05	ATTACHED
10	L	3291	0.08	ATTACHED
11	L	3364	0.08	ATTACHED
12	L	1977	0.05	ATTACHED
13	L	2418	0.06	ATTACHED
14	L	2412	0.06	ATTACHED
15	L	2015	0.05	ATTACHED
16	L	2172	0.05	ATTACHED
17	L	2939	0.07	ATTACHED
18	L	2549	0.06	ATTACHED
19	L	2026	0.05	ATTACHED
20	L	1966	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	L	1962	0.05	ATTACHED
22	L	3386	0.08	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	M	4108	0.09	ATTACHED
2	M	1962	0.05	ATTACHED
3	M	2408	0.06	ATTACHED
4	M	2408	0.06	ATTACHED
5	M	1962	0.05	ATTACHED
6	M	1962	0.05	ATTACHED
7	M	1962	0.05	ATTACHED
8	M	2408	0.06	ATTACHED
9	M	2408	0.06	ATTACHED
10	M	1962	0.05	ATTACHED
11	M	1962	0.05	ATTACHED
12	M	2398	0.06	ATTACHED
13	M	2567	0.06	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
14	M	1976	0.05	ATTACHED
15	M	1962	0.05	ATTACHED
16	M	2408	0.06	ATTACHED
17	M	2408	0.06	ATTACHED
18	M	1962	0.05	ATTACHED
19	M	1962	0.05	ATTACHED
20	M	1962	0.05	ATTACHED
21	M	2408	0.06	ATTACHED
22	M	2408	0.06	ATTACHED
23	M	2253	0.05	ATTACHED
24	M	1962	0.05	ATTACHED
25	M	1962	0.05	ATTACHED
26	M	3836	0.09	ATTACHED

SG-R1

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE
11X	K	2281	0.05	GENERAL OPEN SPACE
12X	K	1963	0.05	GENERAL OPEN SPACE
13X	K	1662	0.04	GENERAL OPEN SPACE
14X	L	3343	0.08	GENERAL OPEN SPACE
15X	L	1916	0.04	GENERAL OPEN SPACE
16X	M	12342	0.28	POCKET PARK
17X	M	2433	0.06	GENERAL OPEN SPACE
18X	M	3654	0.08	GENERAL OPEN SPACE
19X	I	136350	3.13	NEIGHBORHOOD PARK AND BUFFER

CASE NO. DP15-0011

DEVELOPMENT PLAN

SOUTHGATE

347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS

75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS

19 HOA OPEN SPACE LOTS

WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251

IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

SEPTEMBER 28, 2015

SCALE: 1"=60'

DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PH:(469) 573-6762
CONTACT: JED DOLSON

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY
SUITE 400

PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800



HOA LOT TOTALS:

SR-G2 TOTAL = ± 404,472 SF
SR-G2 TOTAL = ± 9.28 AC

SR-G1 TOTAL = ± 165,944 SF
SR-G1 TOTAL = ± 3.80 AC

OVERALL HOA OPEN SPACE = ±570,416 SF
OVERALL HOA OPEN SPACE = ±13.095 AC

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

LEGAL DESCRIPTION
SOUTHGATE

WEST TRACT:

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas and being part of a that tract of land conveyed to FLST, LTD, according to the document filed of record in Document Number 207302376, Deed Records, Tarrant County, Texas and being part of that track of land conveyed to FLSS, LTD, according to the document filed for record in Document Number 210162107, Deed Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for the intersection of the north line of LONG PRAIRIE ROAD (FM 2499), a 160.00 foot right-of-way, and west line of Gerault Road, a 120.00 foot right-of-way;

THENCE With said west line, the following three (3) courses and distances:

North 17° 58' 07" East, a distance of 8.36 feet to a 1/2 inch iron rod with a yellow plastic cap found at the beginning of a curve to the left having a central angle of 49° 18' 54", a radius of 470.00 feet and a chord bearing and distance of North 06° 41' 20" West, 392.16 feet;

With said curve to the left, an arc distance of 404.53 feet to a 1/2 inch iron rod found for corner;

North 31° 20' 47" West, a distance of 221.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE Leaving said west line, over and across the above mentioned FLST, LTD and FLSS, LTD tracts, the following three (3) courses and distances:

South 58° 52' 57" West, a distance of 415.74 feet to the beginning of a non-tangential curve to the left having a central angle of 08° 16' 27", a radius of 3,576.49 feet and a chord bearing and distance of North 86° 17' 59" West, 516.03 feet.

With said curve to the left, an arc distance of 516.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 33' 48" West, a distance of 951.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, in the common west line of the above mentioned FLSS, LTD tract and east line of a tract of land conveyed to RMR Investments, Inc., according to the document filed of record in Document Number 212105580, Deed Records, Tarrant County, Texas;

THENCE North 00° 31' 49" West, with said common line, a distance of 1,008.42 feet to a 6" metal fence post found in the south line of a tract of land conveyed to RMR Investments, Inc., according to the document filed of record in Document Number 2012-46100, Deed Records, Denton County, Texas;

THENCE South 89° 40' 36" East, with the common north line of said FLSS, LTD tract and south line of said RMR Investments, Inc. tract, a distance of 342.39 feet to a 6" metal fence post found for corner in the west line of LAKESIDE RIDGE ADDITION, according to the Plat filed for record in Cabinet 2013.Page 361, Plat Records, Denton County, Texas, for the southeast corner of said RMR Investment, Inc. tract;

THENCE South 02° 36' 49" East, with said west line, a distance of 87.62 feet to a 6 inch metal fence post found in the common north line of said FLSS, LTD tract and south line of said LAKESIDE RIDGE ADDITION, for the southwest corner of said Addition;

THENCE North 89° 17' 22" East, with said common line, a distance of 1,045.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of the above mentioned Gerault Road, said point being at the beginning of a non-tangential curve to the left having a central angle of 11° 28' 39", a radius of 530.00 feet and a chord bearing and distance of South 25° 36' 27" East, 105.99 feet.

THENCE With said west line and with said curve to the left, an arc distance of 106.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner

THENCE South 31° 20' 47" East, continuing with said west line, a distance of 758.16 feet to the POINT OF BEGINNING and containing 34.964 acres of land, more or less.

EAST TRACT:

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas and being part of a tract of land conveyed to FLSC, LTD, FLST, LTD, & FLCT, LTD, according to the document filed of record in Document Number 2007-102876, Deed Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found at the intersection of the west line of Gerault Road, a 120.00 foot right-of-way and south line of Old Gerault Road, a 50.00 foot right-of-way;

THENCE North 89° 17' 43" East, a distance of 261.84 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE North 89° 17' 43" East, with said south line, a distance of 949.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 15° 52' 14" East, with the approximate center line of said Old Gerault Road, a distance of 374.21 feet to a 1/2 inch iron rod found for corner;

THENCE South 00° 39' 18" East, continuing with said approximate center line, a distance of 601.04 feet to a PK nail found for corner;

THENCE South 88° 29' 16" West, leaving said approximate center line, a distance of 26.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the west line of said Old Gerault Road;

THENCE South 00° 23' 17" West, with said west line, a distance of 75.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 34° 43' 07", a radius of 275.00 feet and chord bearing and distance of North 77° 21' 31" West, 164.10 feet;

THENCE Leaving said west line, over and across the above mentioned FLSC, LTD, FLST, LTD, & FLCT, LTD tract, the following nine (9) courses and distances:

With said curve to the left, an arc distance of 166.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 59° 59' 57" West, a distance of 87.80 feet to the beginning of a curve to the left having a central angle of 30° 00' 00", a radius of 275.00 feet and a chord bearing and distance of North 74° 59' 57" West, 142.35 feet;

With said curve to the left, an arc distance of 143.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89° 59' 57" West, a distance of 195.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 00' 03" East, a distance of 76.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 32° 12' 29", a radius of 150.00 feet and a chord bearing and distance of North 16° 06' 12" West, 83.21 feet;

With said curve to the left, an arc distance of 84.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 32° 12' 27" West, a distance of 794.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 31° 29' 39", a radius of 100.00 feet and a chord bearing and distance of North 16° 27' 38" West, 54.28 feet

With said curve to the right, an arc distance of 54.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 42' 49" West, a distance of 27.53 feet to the POINT OF BEGINNING and containing 17.101 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JBGL CHATEAU LLC , a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SOUTHGATE, an addition to the TOWN OF FLOWER MOUND, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. THAT JBGL CHATEAU LLC , a Texas limited partnership, does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Flower Mound.
5. The Town of Flower Mound is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Flower Mound's use thereof.
7. The Town of Flower Mound and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Flower Mound and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Flower Mound.

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

WITNESS, my hand, this the _____ day of _____, 2016.

JBGL CHATEAU LLC .

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

By: _____

Name: JAMES R. BRICKMAN

Title: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared STEPHEN WILLIAMSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Flower Mound, Texas.

Dated this the _____ day of _____, 2016.

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

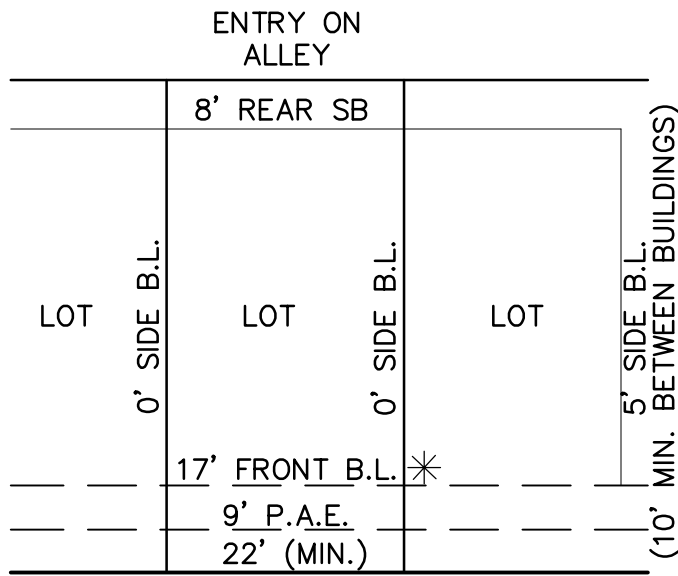
SEAN PATTON
Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §
COUNTY OF DALLAS §

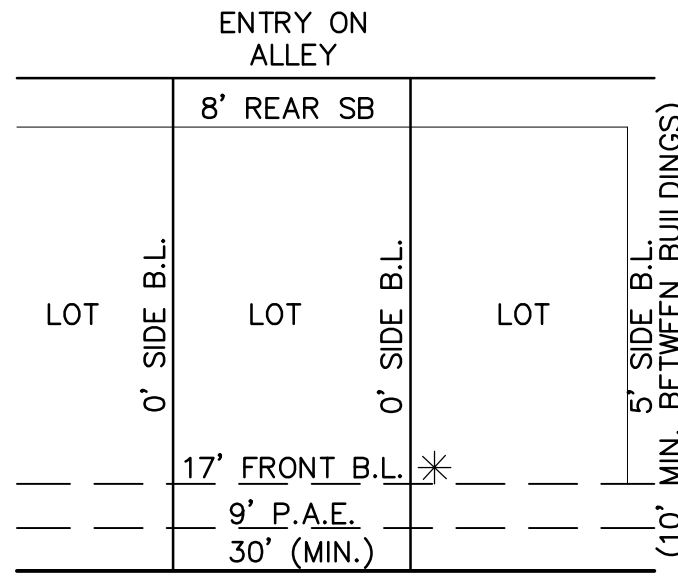
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed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

GIVEN under my hand and seal of office this _____ day of _____, 2016.

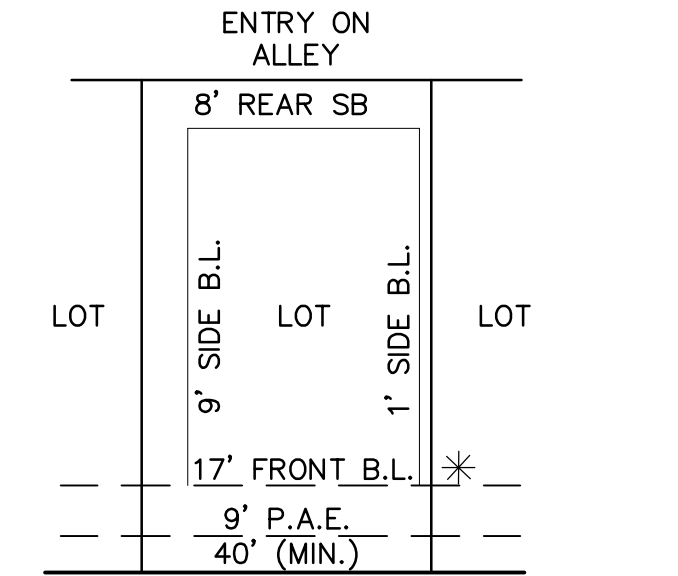
Notary Public in and for the State of Texas



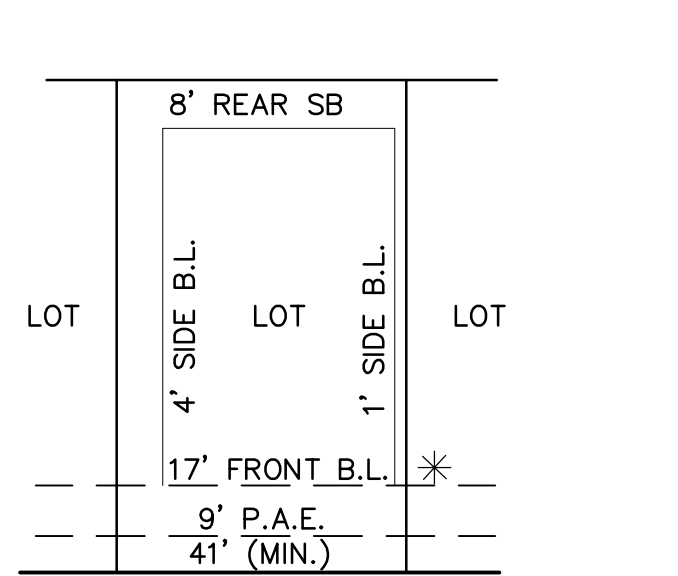
TYPICAL 22' RESIDENTIAL LOT DETAIL
SINGLE FAMILY ATTACHED
NOT TO SCALE



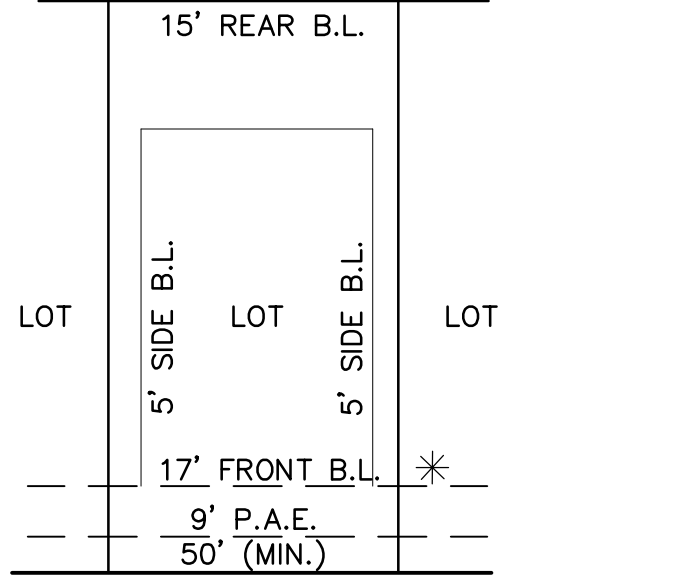
TYPICAL 30' RESIDENTIAL LOT DETAIL
SINGLE FAMILY ATTACHED
NOT TO SCALE



TYPICAL 40' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

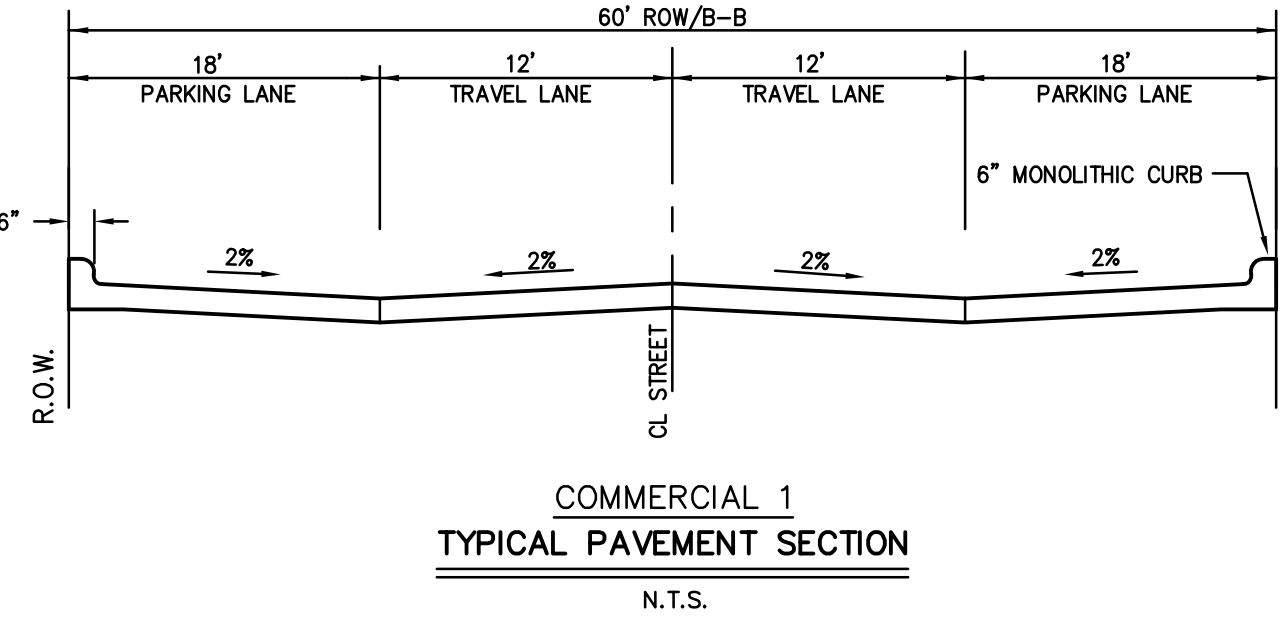


TYPICAL 41' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

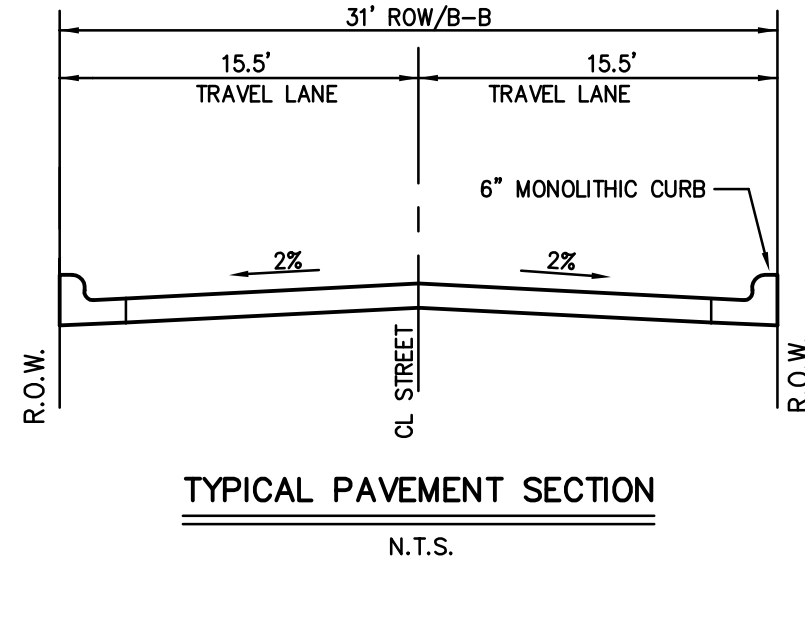


TYPICAL 50' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

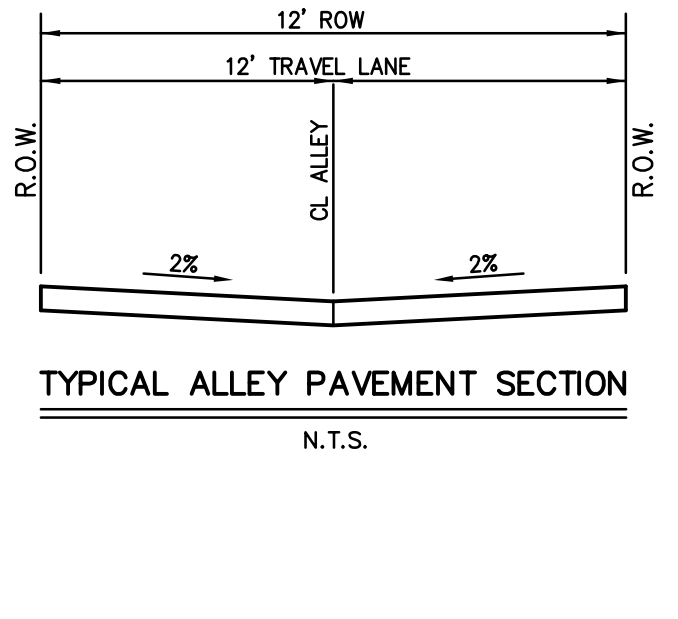
* AS MEASURED FROM THE PAVEMENT BACK-OF-CURB. PD-134 IDENTIFIES A MIN. 8' FRONT BUILD-TO-LINE (BL) AS MEASURED FROM THE PEDESTRIAN ACCESS EASEMENT (P.A.E.)



COMMERCIAL 1
TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL ALLEY PAVEMENT SECTION
N.T.S.

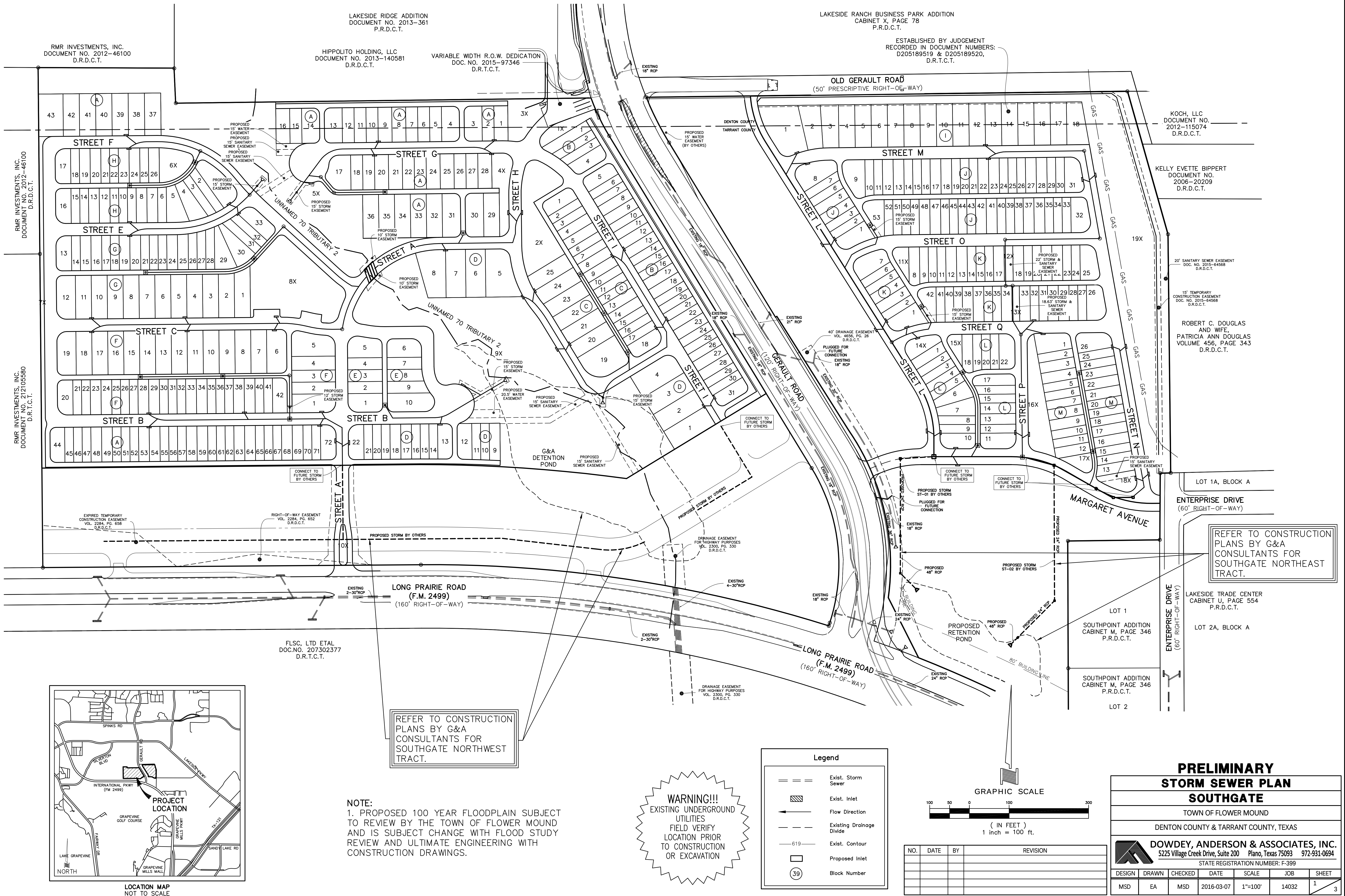
OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON



PLANNER/ENGINEER/SURVEYOR
DOWDY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

CASE NO. DP15-0011
DEVELOPMENT PLAN
SOUTHGATE
347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
19 HOA OPEN SPACE LOTS
WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS
SEPTEMBER 28, 2015
DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON
PLANNER/ENGINEER/SURVEYOR
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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800
9 OF 7





PRELIMINARY

STORM SEWER PLAN

SOUTHGATE

TOWN OF FLOWER MOUND

DENTON COUNTY & TARRANT COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.

5225 Village Creek Drive, Suite 200

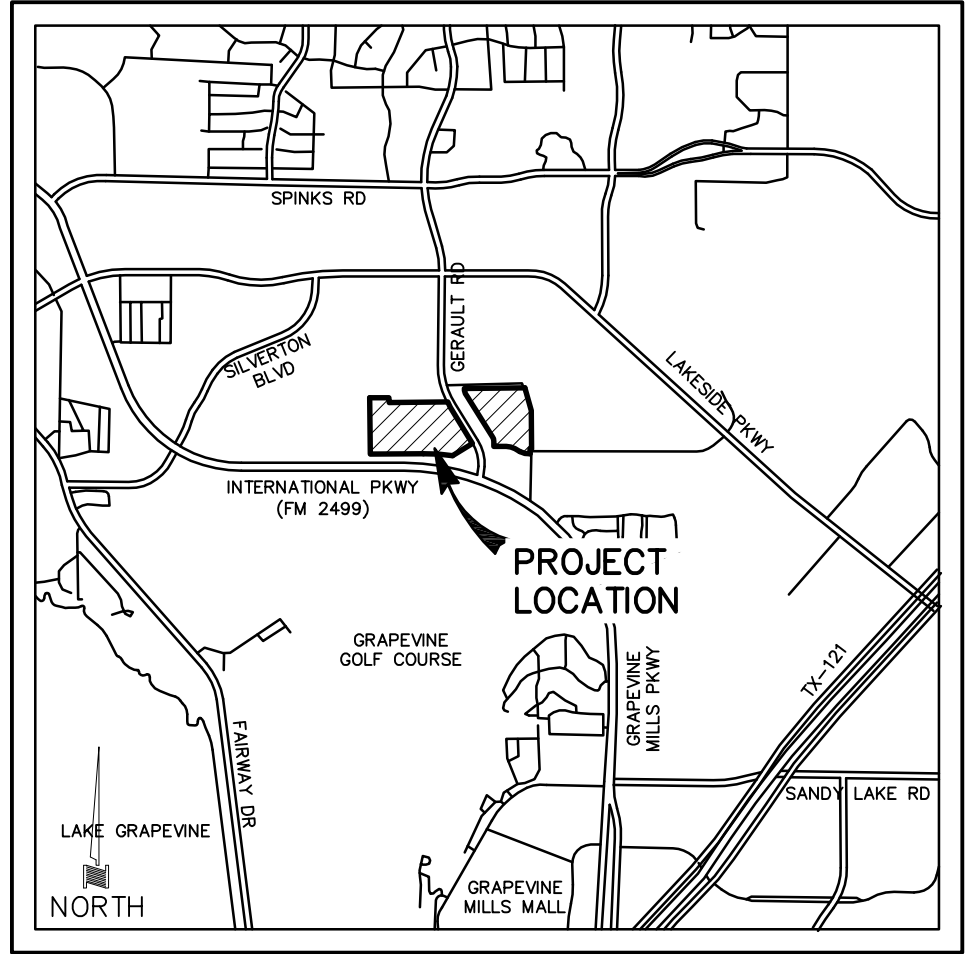
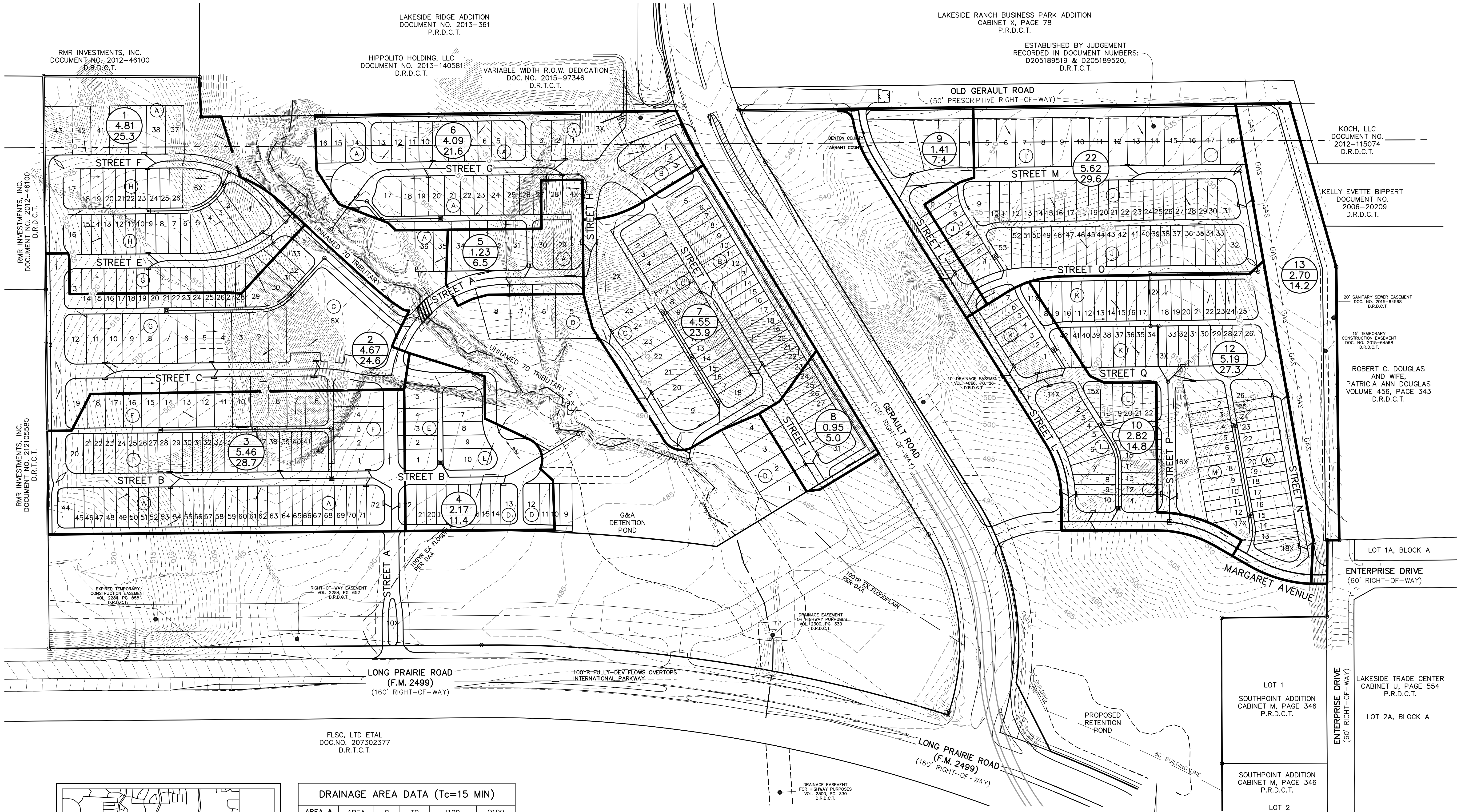
Plano, Texas 75093

972-931-0694

STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MSD	EA	MSD	2016-03-07	1"=100'	14032	1

PLATE NO.:



DRAINAGE AREA DATA (Tc=15 MIN)					
AREA #	AREA	C	TC	I100	Q100
1	4.81 AC	0.700	15 MIN	7.52 IN/HR	25.3 CFS
2	4.67 AC	0.700	15 MIN	7.52 IN/HR	24.6 CFS
3	5.46 AC	0.700	15 MIN	7.52 IN/HR	28.7 CFS
4	2.17 AC	0.700	15 MIN	7.52 IN/HR	11.4 CFS
5	1.23 AC	0.700	15 MIN	7.52 IN/HR	6.5 CFS
6	4.09 AC	0.700	15 MIN	7.52 IN/HR	21.6 CFS
7	4.55 AC	0.700	15 MIN	7.52 IN/HR	23.9 CFS
8	0.95 AC	0.700	15 MIN	7.52 IN/HR	5.0 CFS
10	2.82 AC	0.700	15 MIN	7.52 IN/HR	14.8 CFS
12	5.19 AC	0.700	15 MIN	7.52 IN/HR	27.3 CFS
13	2.70 AC	0.700	15 MIN	7.52 IN/HR	14.2 CFS

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

Legend

Flow Direction

Drainage Divide

Existing Drainage Divide

Exist. Contour

Proposed Inlet

Block Number

PRELIMINARY
DRAINAGE AREA MAP
SOUTHGATE

TOWN OF FLOWER MOUND

DENTON COUNTY & TARRANT COUNTY, TEXAS

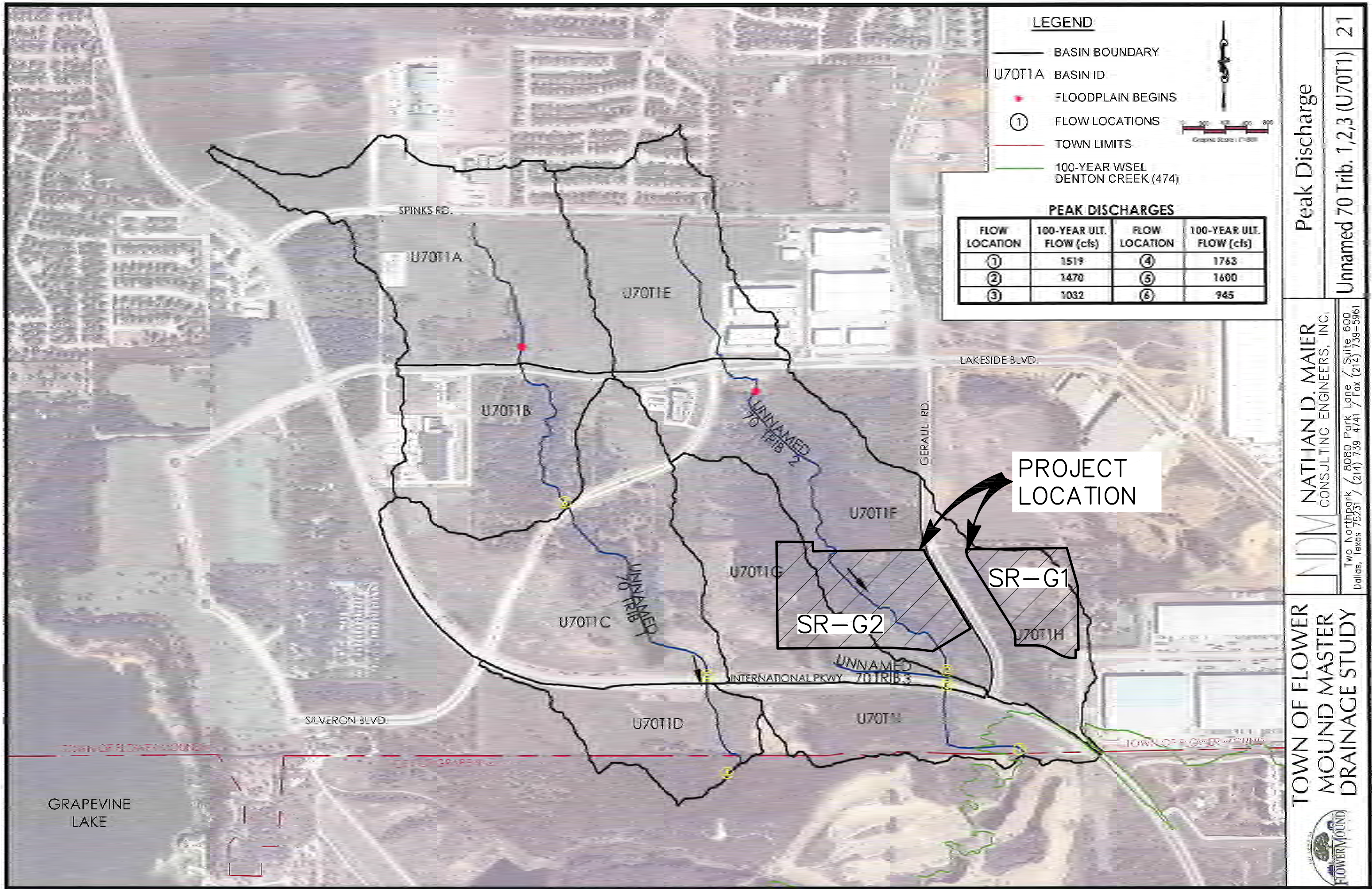
DOWDEY, ANDERSON & ASSOCIATES, INC.

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

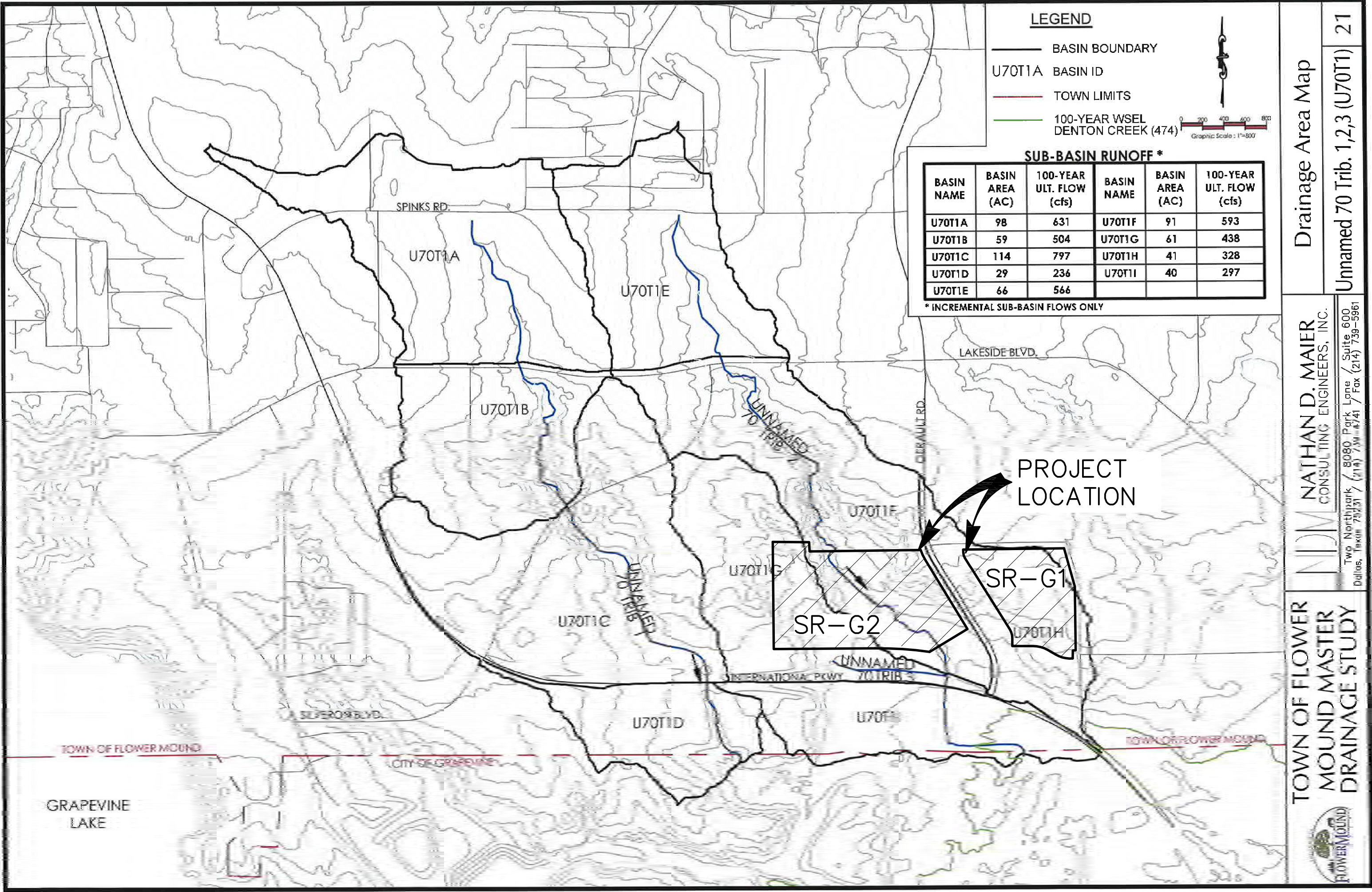
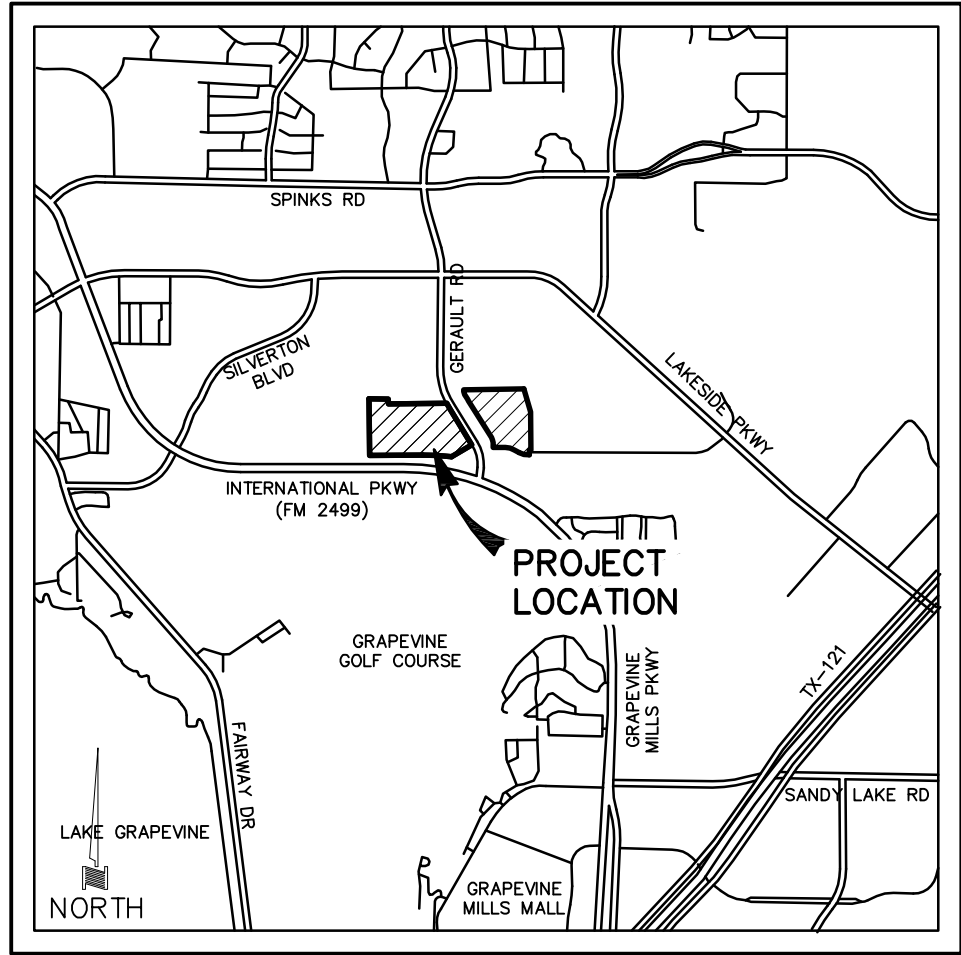
STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MSD	EA	MSD	2016-03-07	1"=100'	14032	2

PLATE NO.:



NOT TO SCALE



NOT TO SCALE

**OFFSITE DRAINAGE FROM
TOWN OF FLOWER MOUND
SOUTHGATE**

TOWN OF FLOWER MOUND
DENTON COUNTY & TARRANT COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
MSD	EA	MSD	216-03-07	1"=100'	14032	3

NO.	DATE	BY	REVISION

RMR INVESTMENTS, INC.
DOCUMENT NO. 2012-46100
D.R.D.C.T.

LAKESIDE RIDGE ADDITION
DOCUMENT NO. 2013-361
P.R.D.C.T.

HIPPOLITO HOLDING, LLC
DOCUMENT NO. 2013-140581
D.R.D.C.T.

LAKESIDE RANCH BUSINESS PARK ADDITION
CABINET X, PAGE 78
P.R.D.C.T.

RMR INVESTMENTS, INC.
DOCUMENT NO. 2012-46100
D.R.D.C.T.

RMR INVESTMENTS, INC.
DOCUMENT NO. 212105580
D.R.T.C.T.

REMAINDER OF 48.321 ACRE TRACT
FLSC, LTD
NO. 2010-61133
D.R.D.C.T.
DOC. NO. 210162107
D.R.T.C.T.

FLSC, LTD ETAL
DOC. NO. 207302377
D.R.T.C.T.

KOCH, LLC
DOCUMENT NO. 2012-115074
D.R.D.C.T.

KELLY EVETTE BIPPERT
DOCUMENT NO. 2006-20209
D.R.D.C.T.

LAKESIDE RANCH BUSINESS PARK ADDITION
CABINET X, PAGE 78
P.R.D.C.T.

ROBERT C. DOUGLAS
AND WIFE, PATRICIA ANN DOUGLAS
VOLUME 456, PAGE 343
D.R.D.C.T.

LOT 1A, BLOCK A

ENTERPRISE DRIVE
(60' RIGHT-OF-WAY)

LAKESIDE TRADE CENTER
CABINET U, PAGE 554
P.R.D.C.T.

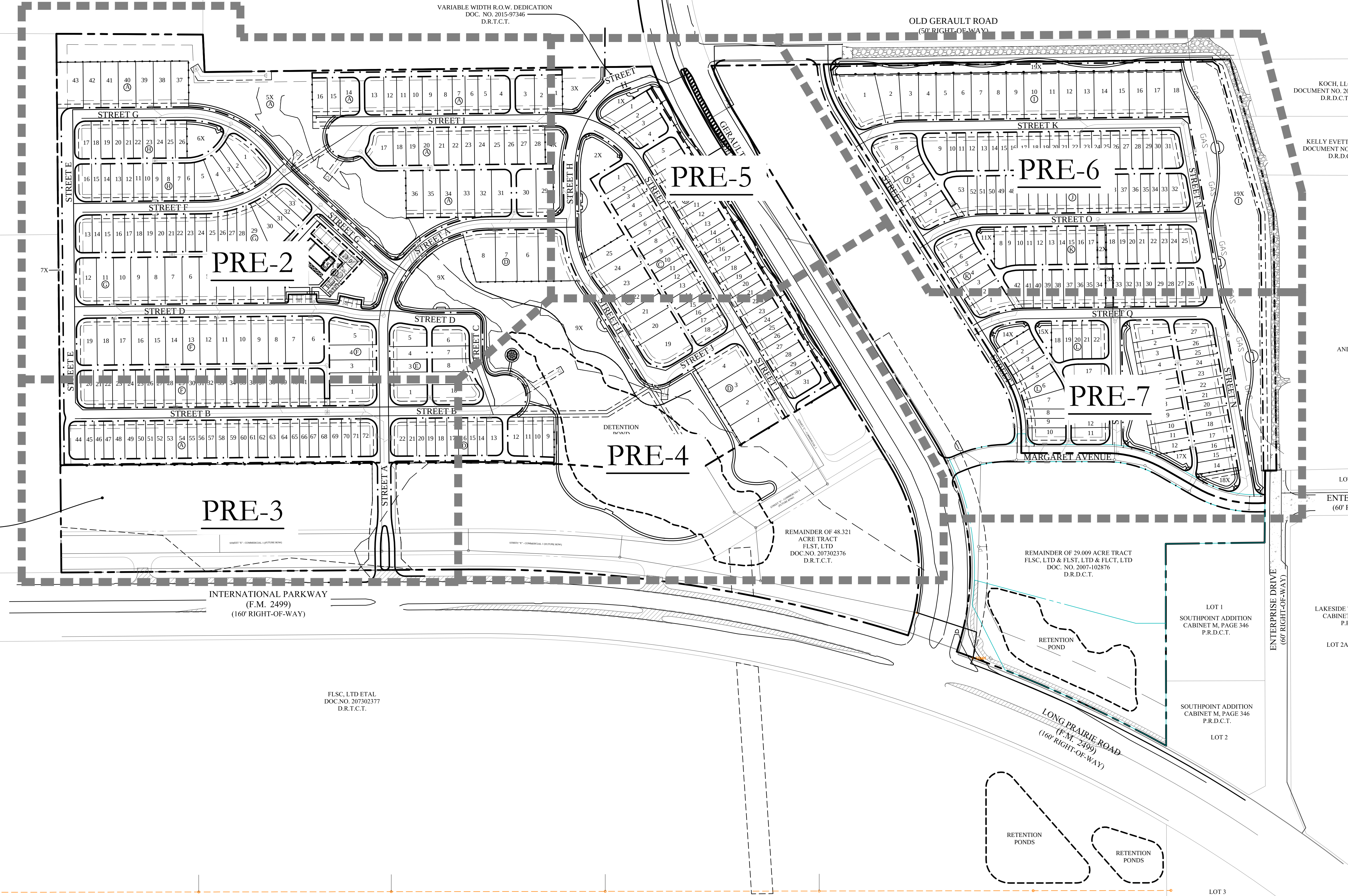
LOT 2A, BLOCK A

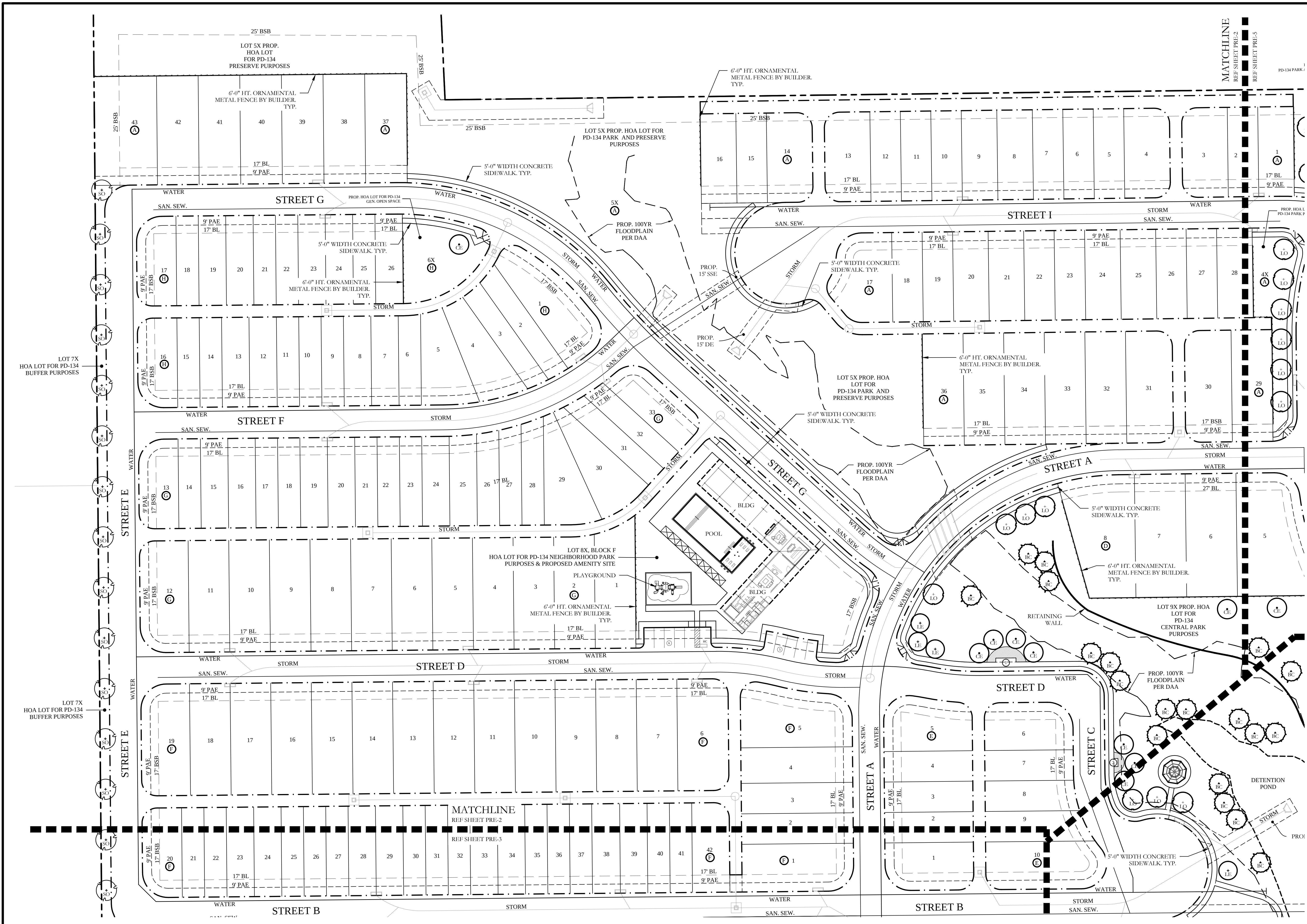
LOT 1
SOUTHPOINT ADDITION
CABINET M, PAGE 346
P.R.D.C.T.

SOUTHPOINT ADDITION
CABINET M, PAGE 346
P.R.D.C.T.

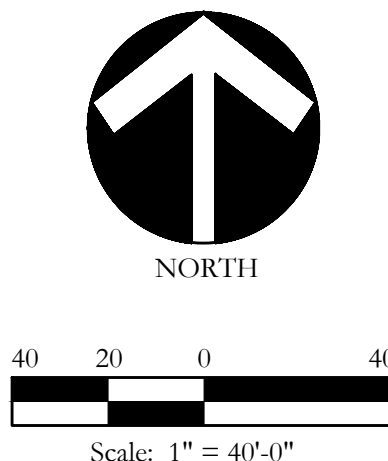
LOT 2

LOT 3
SOUTHPOINT ADDITION
CABINET M, PAGE 346
P.R.D.C.T.





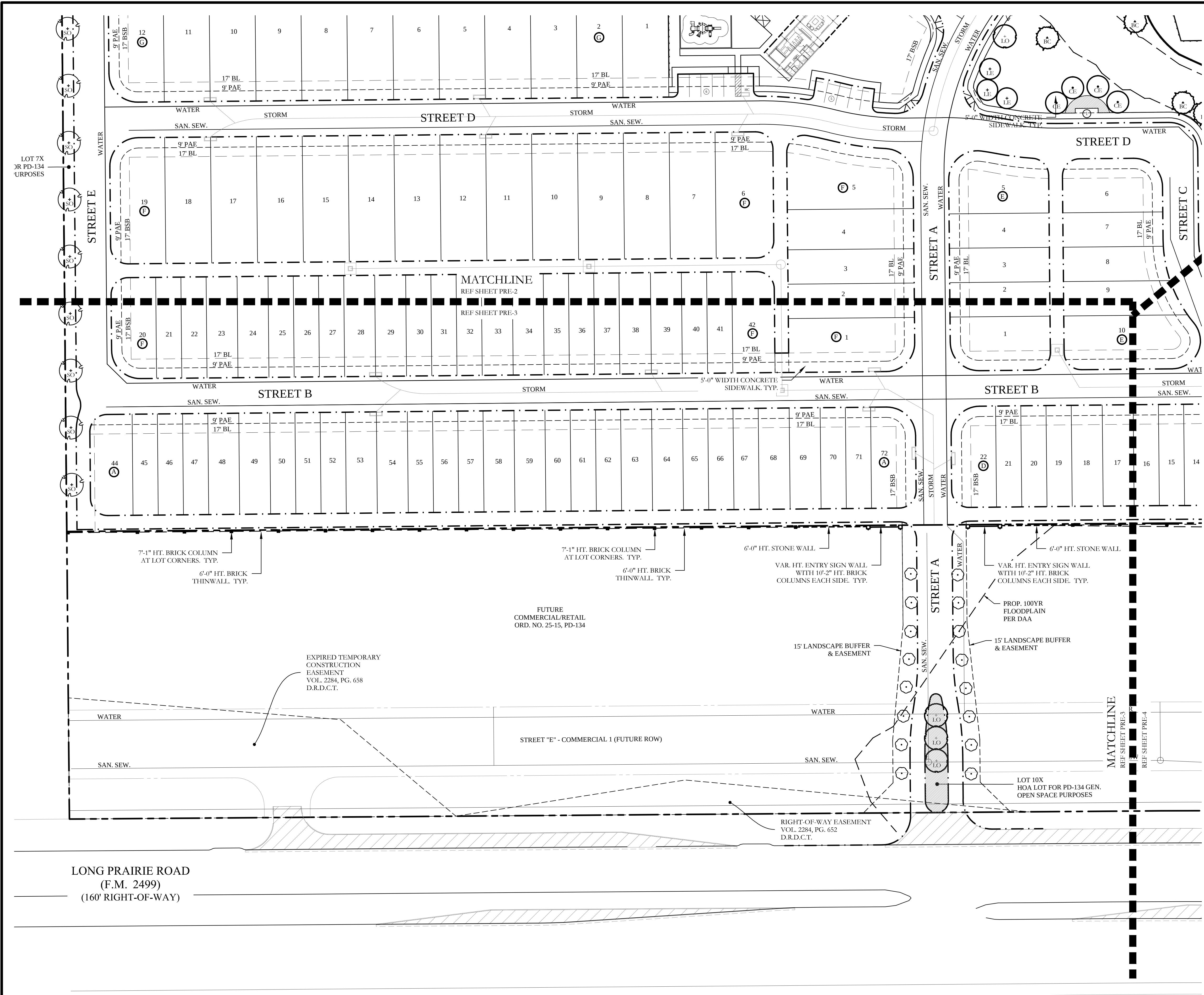
CODY JOHNSON
s.t.u.d.i.o



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

PRELIMINARY LANDSCAPE PLANS
Preliminary Landscape Plans
Southgate
Town of Flower Mound, Texas

CJS PROJECT NO.
GBP002
SHEET NO.
PRE-2



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
		LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
		SHRUB AND GROUND-COVER BED	SPECIES T.B.D.	T.B.D.	AS SHOWN

ALL DISTURBED AREAS WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL RECEIVE SOLID SOD AND/OR HYDROMULCH COMMON BERMUDA GRASS, NATIVE SUN TURF, BUFFALO GRASS OR ANY COMBINATION THEREOF.

ALL OPEN SPACE LOTS AND LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANTING.

ALL CONCRETE SIDEWALKS LOCATED WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL BE 5'-0" WIDITH.

A MINIMUM OF 100 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 20X.

A MINIMUM OF 200 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 11X.

HARDSCAPE LEGEND	
	10'-2" HT. BRICK COLUMN.
	VARIABLE HT. ENTRY SIGN WALL.
	VARIABLE HT. ENTRY SIGN BLADE.
	6'-0" HT. STONE WALL.
	9'-1" OR 7'-1" HT. BRICK COLUMN.
	8'-0" OR 6'-0" HT. BRICK THINWALL.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
	INCREASED SIDEWALK WIDTH TO PLACE (2) BENCHES AND (1) TRASH RECEPTACLE.
	INCREASED SIDEWALK WIDTH TO PLACE (1) DRINKING FOUNTAIN.

CODY JOHNSON

s.t.u.d.i.o

1217 CHATTAHOOCHEE DR. FRESNO, TEXAS 75055
PH: (937) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

March 2, 2016

40 20 0 40
Scale: 1" = 40'-0"

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

PRELIMINARY LANDSCAPE PLANS

Preliminary Landscape Plans

Southgate

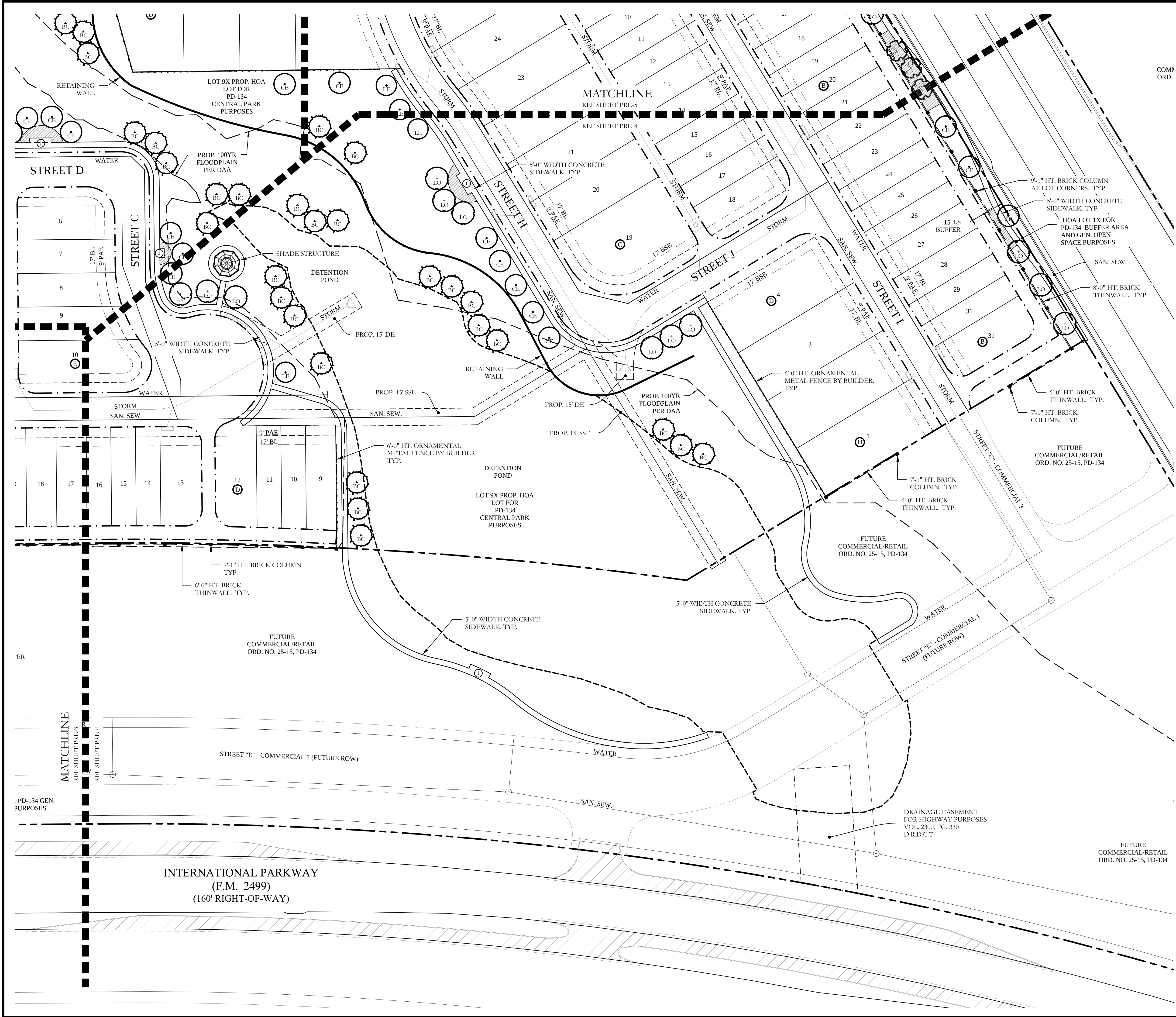
Town of Flower Mound, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

PRE-3



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
		LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
		SHRUB AND GROUND-COVER BED	SPECIES T.B.D.	T.B.D.	AS SHOWN

ALL DISTURBED AREAS WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL RECEIVE SOLID SOD AND/OR HYDROMULCH COMMON BERMUDA GRASS, NATIVE SUN TURF, BUFFALO GRASS OR ANY COMBINATION THEREOF.

ALL OPEN SPACE LOTS AND LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANTING.

ALL CONCRETE SIDEWALKS LOCATED WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL BE 5'-0" WIDE.

A MINIMUM OF 100 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 20X.

A MINIMUM OF 200 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 11X.

HARDSCAPE LEGEND	
	10'-2" HT. BRICK COLUMN.
	VARIABLE HT. ENTRY SIGN WALL.
	VARIABLE HT. ENTRY SIGN BLADE.
	6'-0" HT. STONE WALL.
	9'-1" OR 7'-1" HT. BRICK COLUMN.
	8'-0" OR 6'-0" HT. BRICK THINWALL.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
	INCREASED SIDEWALK WIDTH TO PLACE (2) BENCHES AND (1) TRASH RECEPTACLE.
	INCREASED SIDEWALK WIDTH TO PLACE (1) DRINKING FOUNTAIN.

CODY JOHNSON
s.t.u.d.i.o

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One Inch

PRELIMINARY LANDSCAPE PLANS

Preliminary Landscape Plans

Southgate

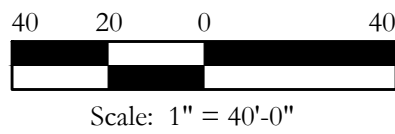
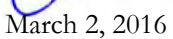
Town of Flower Mound, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

PRE-4



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



One Inch

PRELIMINARY LANDSCAPE PLANS

Preliminary Landscape Plans

Southgate

Town of Flower Mound, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

PRE-5

ALL DISTURBED AREAS WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL RECEIVE SOILD SOIL AND/OR TOPSOIL. ACCEPTABLE SOIL TYPES INCLUDE BUT NOT LIMITED TO: TURF, BUFFALO GRASS OR ANY COMBINATION THEREOF.

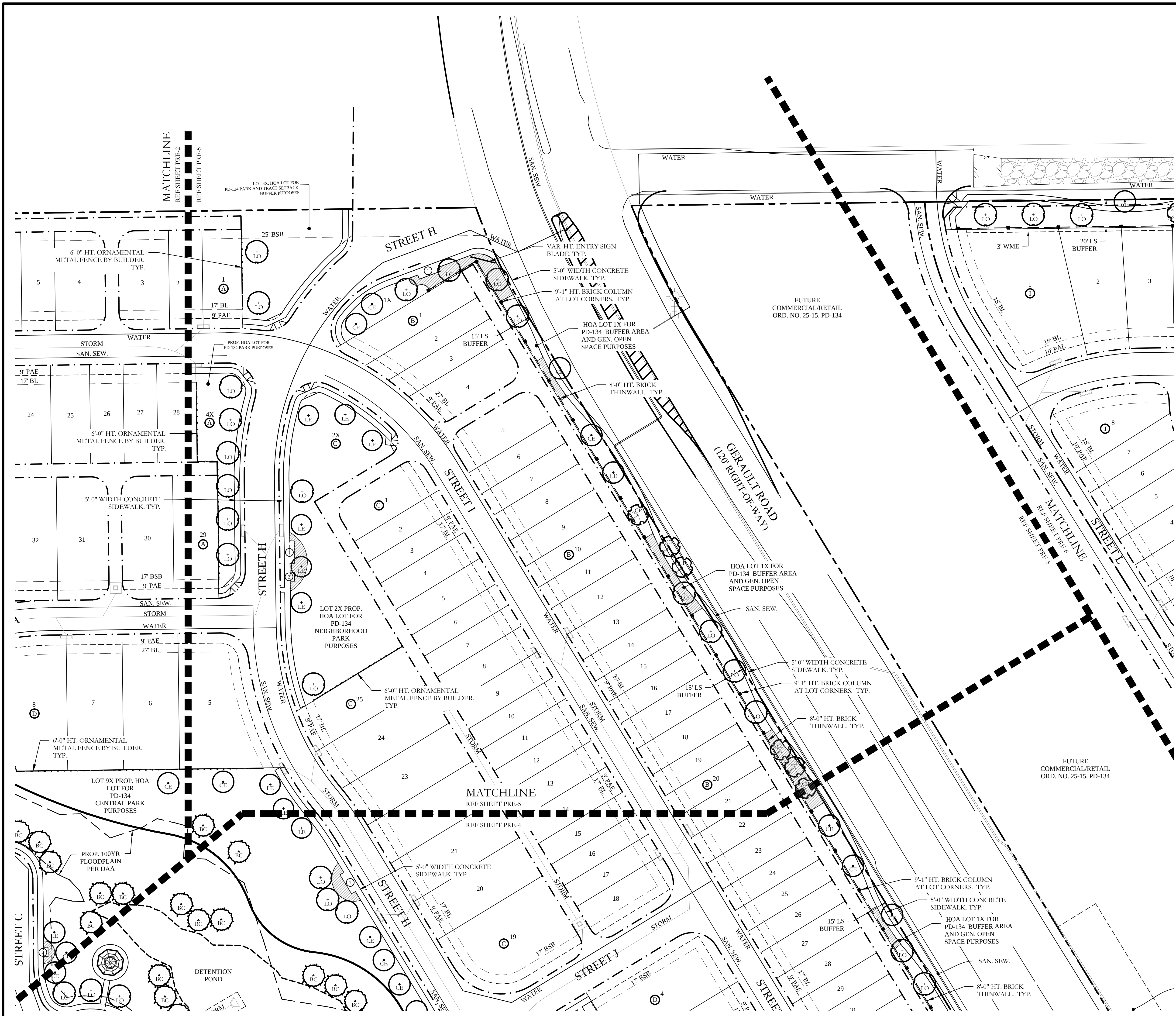
ALL OPEN SPACE LOTS AND LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANTING.

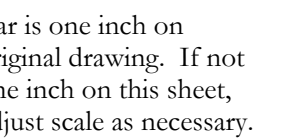
ALL CONCRETE SIDEWALKS LOCATED WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL BE 5'0" WIDTH.

A MINIMUM OF 100 SQUARE FEET OF ANNUAL COVER SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 20X.

A MINIMUM OF 200 SQUARE FEET OF ANNUAL COVER SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 11X.

	10'-2" HT. BRICK COLUMN.
	VARIABLE HT. ENTRY SIGN WALL.
	VARIABLE HT. ENTRY SIGN BLADE.
	6'-0" HT. STONE WALL.
	9'-1" OR 7'-1" HT. BRICK COLUMN.
	8'-0" OR 6'-0" HT. BRICK THINWALL.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
	INCREASED SIDEWALK WIDTH TO PLACE (2) BENCHES AND (1) TRASH RECEPTACLE.
	INCREASED SIDEWALK WIDTH TO PLACE (1) DRINKING FOUNTAIN.

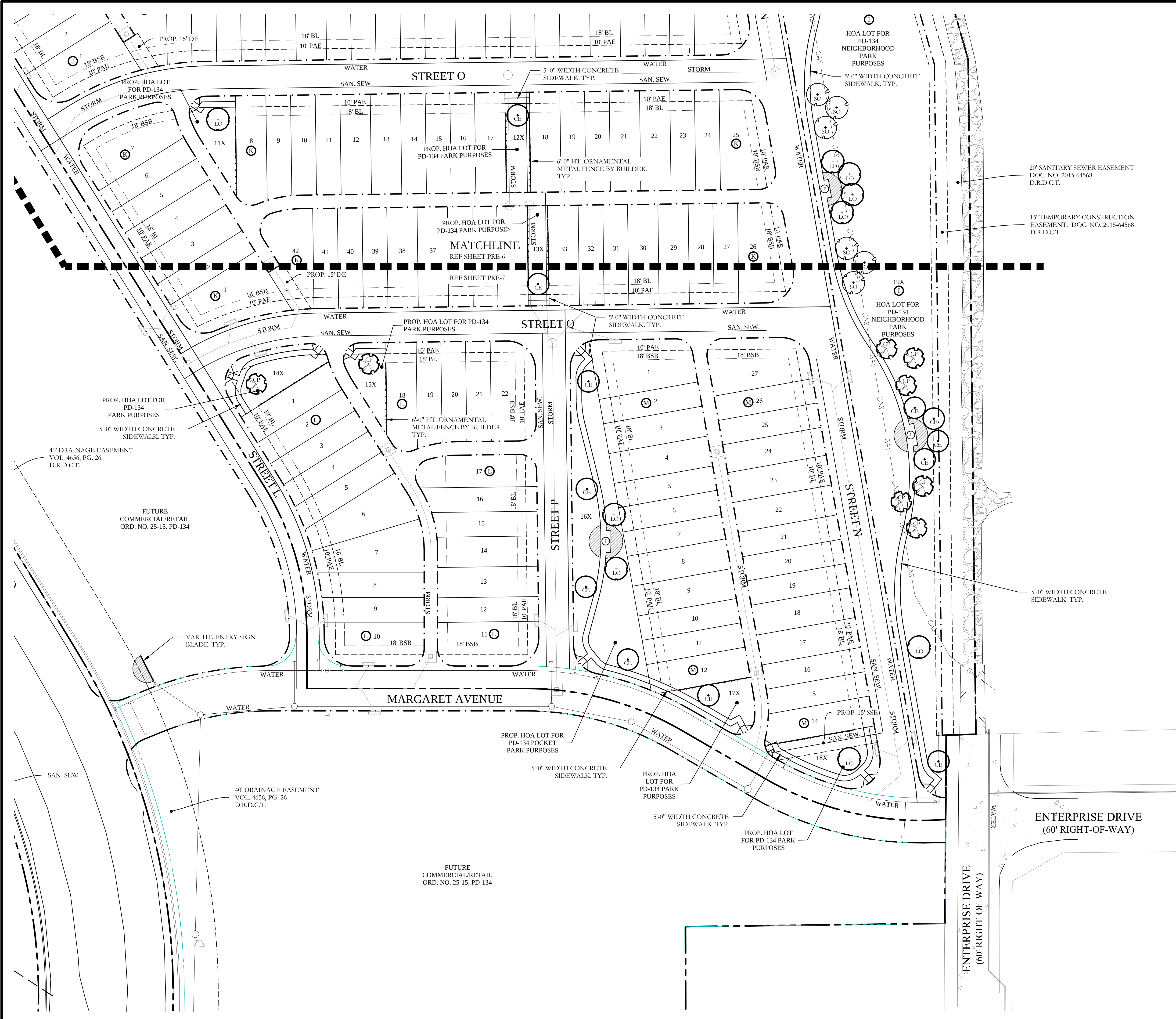




One Inch

Southgate
Town of Flower Mound, Texas

PRE-6



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
		LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN
		SHRUB AND GROUND-COVER BED	SPECIES T.B.D.	T.B.D.	AS SHOWN

ALL DISTURBED AREAS WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL RECEIVE SOLID SOD AND/OR HYDROMULCH COMMON BERMUDA GRASS, NATIVE SUN TURF, BUFFALO GRASS OR ANY COMBINATION THEREOF.

ALL OPEN SPACE LOTS AND LANDSCAPE AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM INSTALLED PRIOR TO PLANTING.

ALL CONCRETE SIDEWALKS LOCATED WITHIN OPEN SPACE LOTS AND LANDSCAPE BUFFERS SHALL BE 5'-0" WIDE.

A MINIMUM OF 100 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 20X.

A MINIMUM OF 200 SQUARE FEET OF ANNUAL COLOR SHALL BE PLANTING WITHIN THE SHRUB AND GROUND-COVER BEDS ALONG OPEN SPACE LOT 11X.

HARDSCAPE LEGEND	
	10'-2" HT. BRICK COLUMN.
	VARIABLE HT. ENTRY SIGN WALL.
	VARIABLE HT. ENTRY SIGN BLADE.
	6'-0" HT. STONE WALL.
	9'-1" OR 7'-1" HT. BRICK COLUMN.
	8'-0" OR 6'-0" HT. BRICK THINWALL.
	6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER.
	INCREASED SIDEWALK WIDTH TO PLACE (2) BENCHES AND (1) TRASH RECEPTACLE.
	INCREASED SIDEWALK WIDTH TO PLACE (1) DRINKING FOUNTAIN.

CODY JOHNSON
s.t.u.d.i.o

12217 CHANTANCOCA DR. FRESNO, TEXAS 75605
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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

NORTH

40 20 0 40

Scale: 1" = 40'-0"

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

One Inch

PRELIMINARY LANDSCAPE PLANS

Preliminary Landscape Plans

Southgate

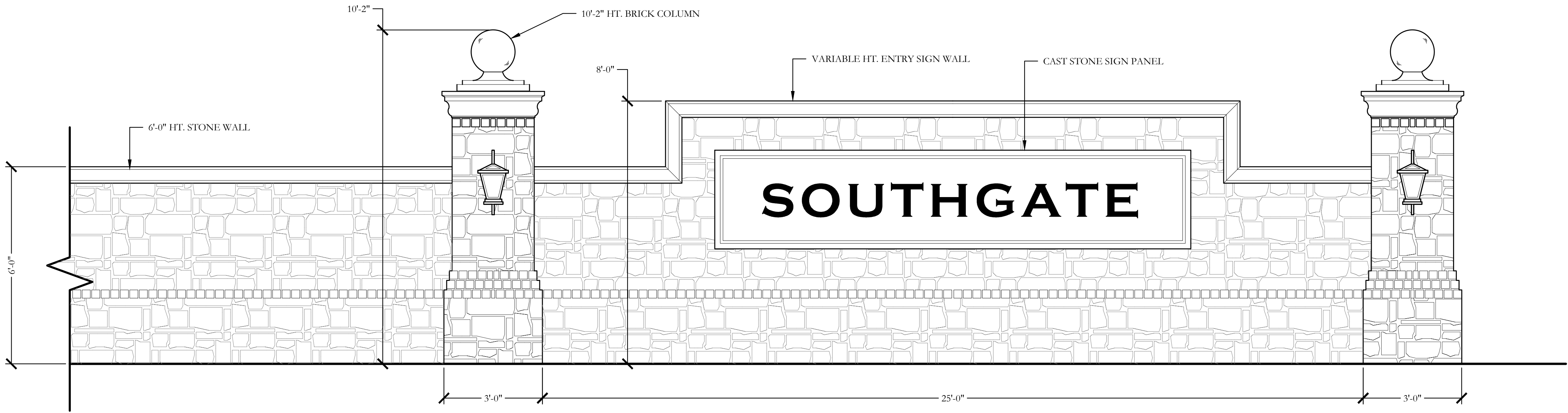
Town of Flower Mound, Texas

CJS PROJECT NO.

GBP002

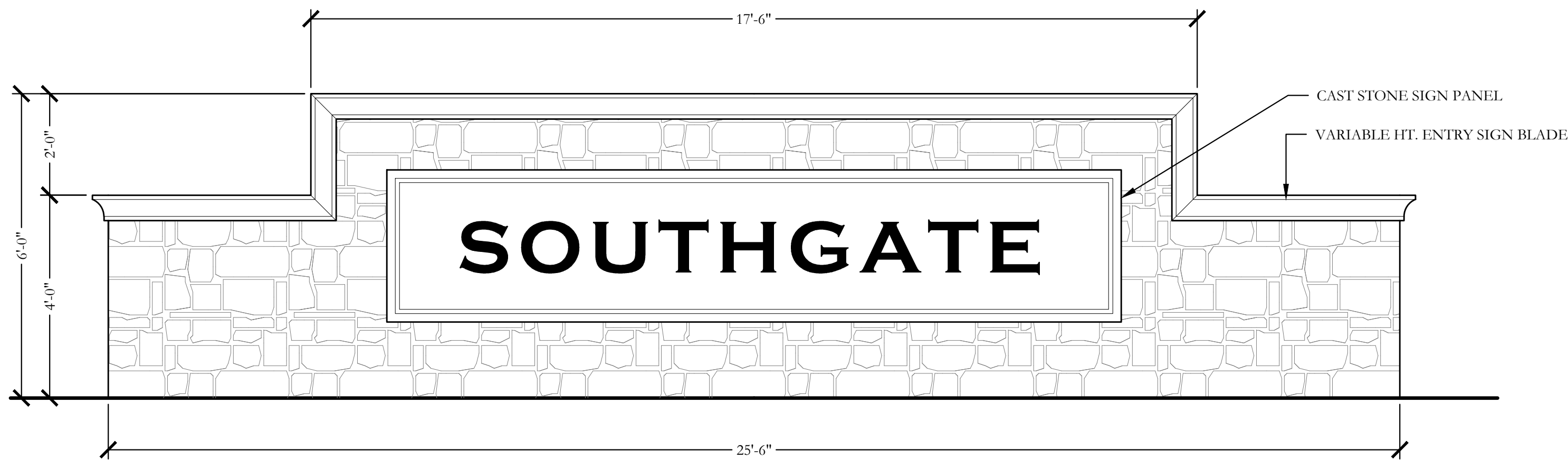
SHEET NO.

PRE-7



1 ENTRY SIGN WALL AND PARTIAL STONE WALL
ELEVATION

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



2 VARIABLE HT. ENTRY SIGN BLADE
ELEVATION

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

CODY JOHNSON
s · t · u · d · i · o

12117 CHAUTAUQUA DR. FRESCO, TEXAS 76055
PH: (803) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2033
STATE OF TEXAS

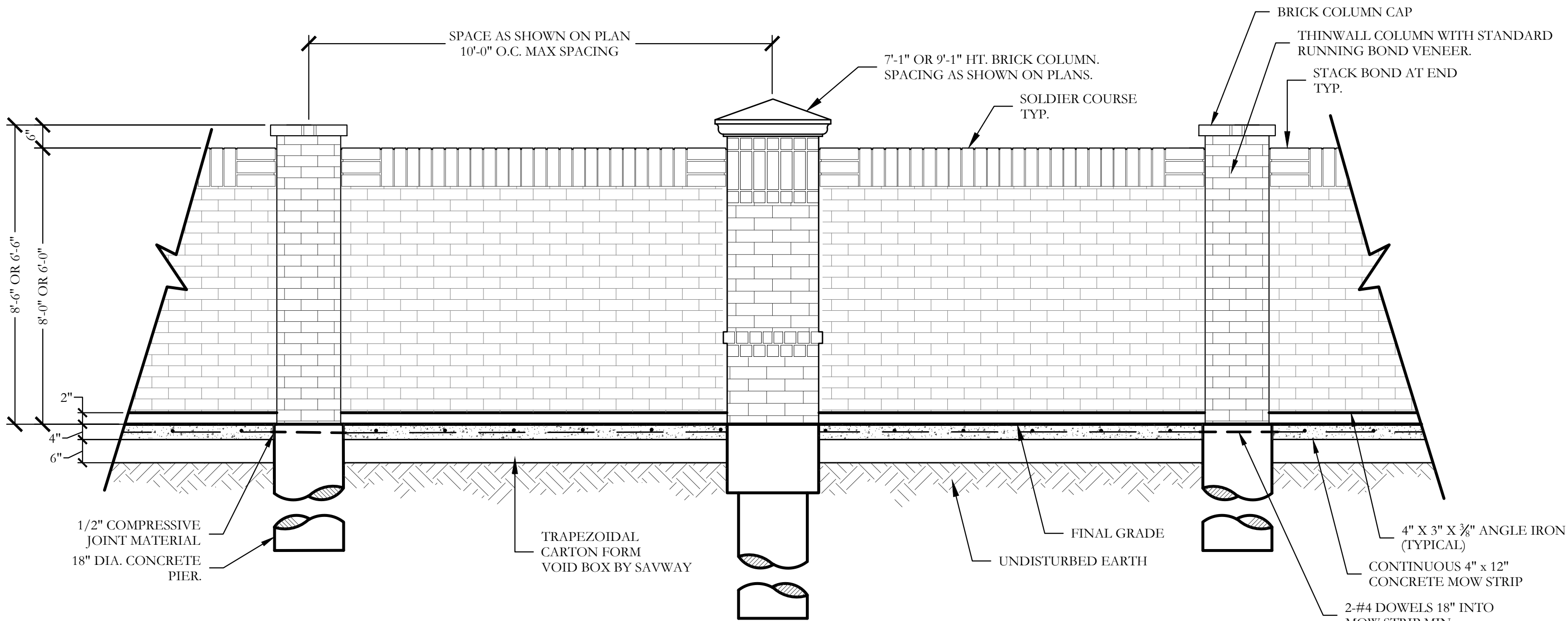
March 2, 2016

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

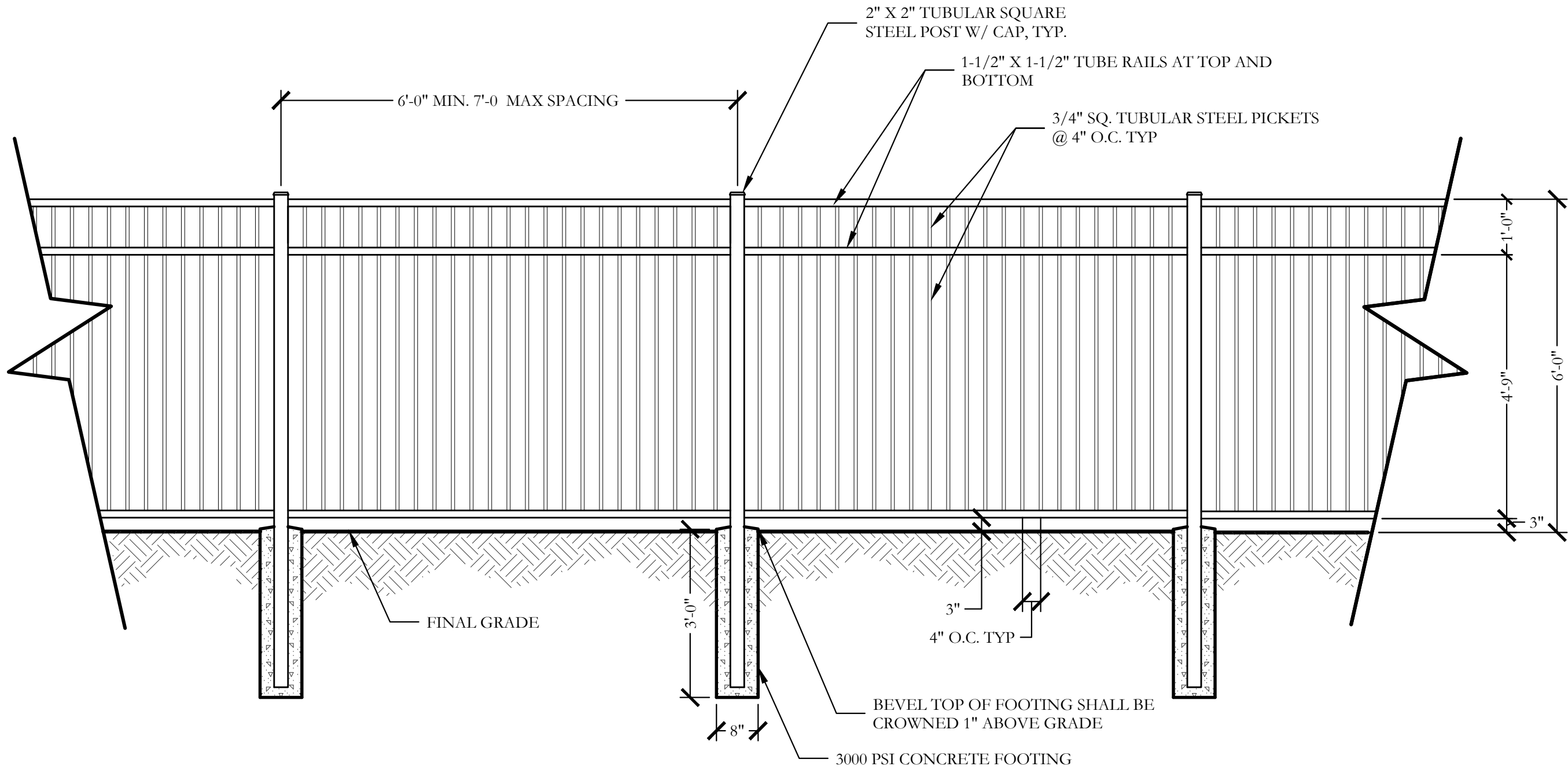
One Inch

PRELIMINARY LANDSCAPE PLANS
Preliminary Landscape Plans
Southgate
Town of Flower Mound, Texas

CJS PROJECT NO.
GBP002
SHEET NO.
PRE-8



1 PARTIAL BRICK THINWALL WITH BRICK COLUMN ELEVATION SCALE: 1/2" = 1'-0"



2 6'-0" HT. ORNAMENTAL METAL FENCE BY BUILDER ELEVATION SCALE: 1/2"=1'-0"

LANDSCAPE PROVIDED

STREET TREES (GERAULT ROAD)

REQUIRED:
1 - 3" CALIPER TREE PER 40 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
820 LINEAR FEET / 40 = 21 - 3" CALIPER TREES REQUIRED

PROVIDED:
21 - 3" CALIPER TREES

STREET TREES (OLD GERAULT ROAD)

REQUIRED:
1 - 3" CALIPER TREE PER 40 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
806 LINEAR FEET / 30 = 21 - 3" CALIPER TREES REQUIRED

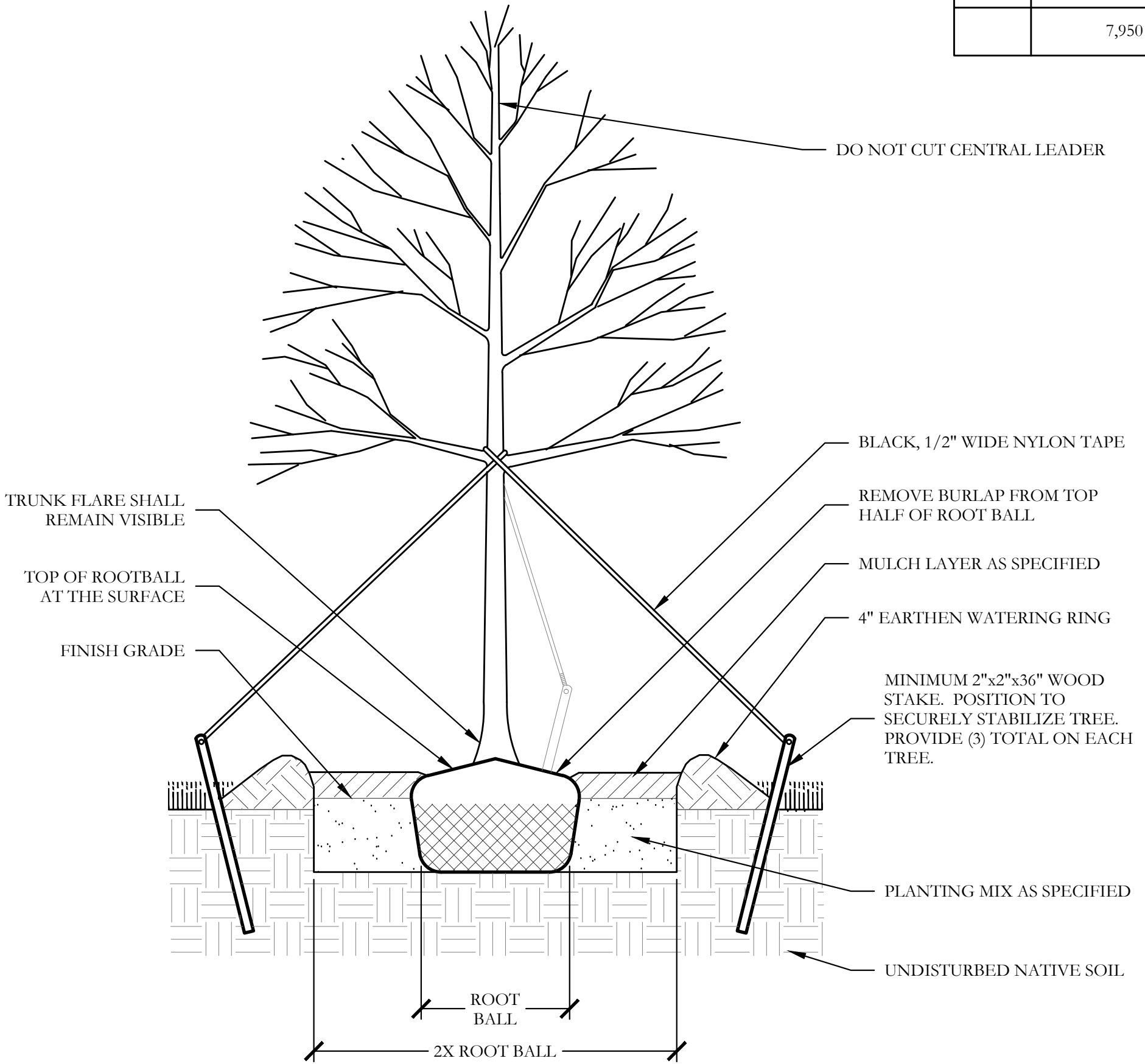
PROVIDED:
21 - 3" CALIPER TREES

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 40 L.F.	GERAULT ROAD = 820 L.F.	21 - 3" CAL. TREES	21 - 3" CAL. TREES
1 PER 40 L.F.	OLD GERAULT ROAD = 806 L.F.	21 - 3" CAL. TREES	21 - 3" CAL. TREES

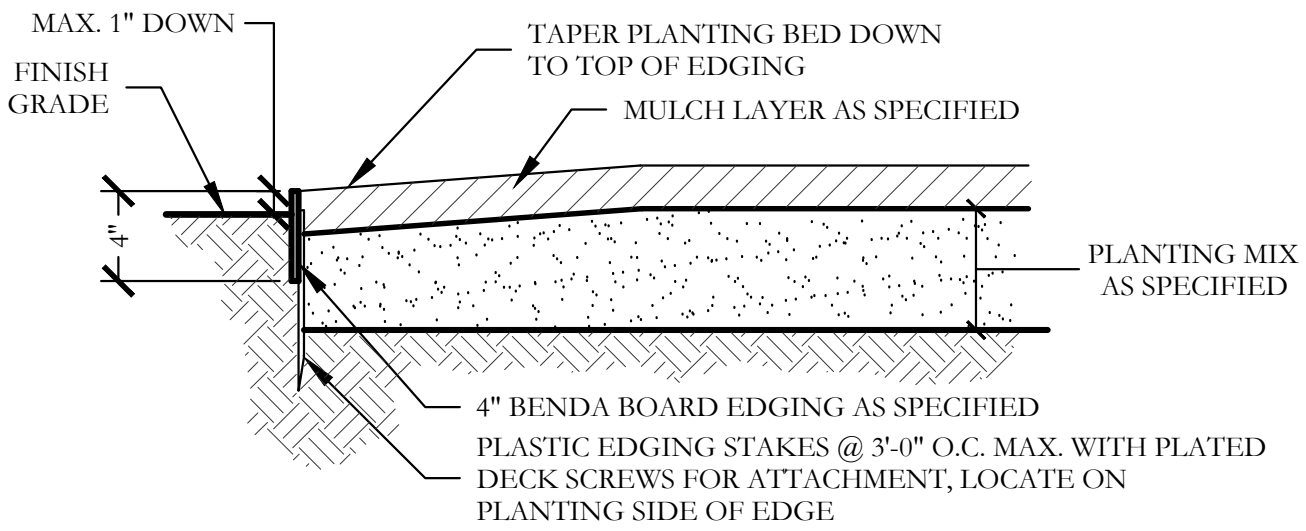
HOA LOT LANDSCAPE PROVIDED TABLE						
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE	TREES REQUIRED	TREES PROVIDED
1X	B	20650	0.47	POCKET PARK AND LANDSCAPE BUFFER	4	4
2X	C	20054	0.46	NEIGHBORHOOD PARK	5	5
3X	A	10931	0.25	POCKET PARK	2	2
4X	A	6984	0.16	LINEAR PARK	6	6
5X	A	109959	2.52	PRESERVE AND OPEN SPACE	0	0
6X	H	5670	0.13	GENERAL OPEN SPACE	1	4
7X	A	9791	0.22	BUFFER AND GENERAL OPEN SPACE	15	15
8X	G	36398	0.84	AMENITY CENTER AND PARK OPEN SPACE	0	0
9X	D	184605	4.24	CENTRAL PARK AND PRESERVE	64	64
10X	A	1810	0.04	GENERAL OPEN SPACE AND ENTRY MEDIAN	1	3

HOA LOT LANDSCAPE PROVIDED TABLE						
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE	TREES REQUIRED	TREES PROVIDED
11X	K	2281	0.05	GENERAL OPEN SPACE	1	1
12X	K	1963	0.05	GENERAL OPEN SPACE	1	1
13X	K	1662	0.04	GENERAL OPEN SPACE	1	1
14X	L	3343	0.08	GENERAL OPEN SPACE	1	1
15X	L	1916	0.04	GENERAL OPEN SPACE	1	1
16X	M	12342	0.28	POCKET PARK	3	6
17X	M	2433	0.06	GENERAL OPEN SPACE	1	1
18X	M	3654	0.08	GENERAL OPEN SPACE	1	1
19X	I	136350	3.13	NEIGHBORHOOD PARK AND BUFFER	32	32

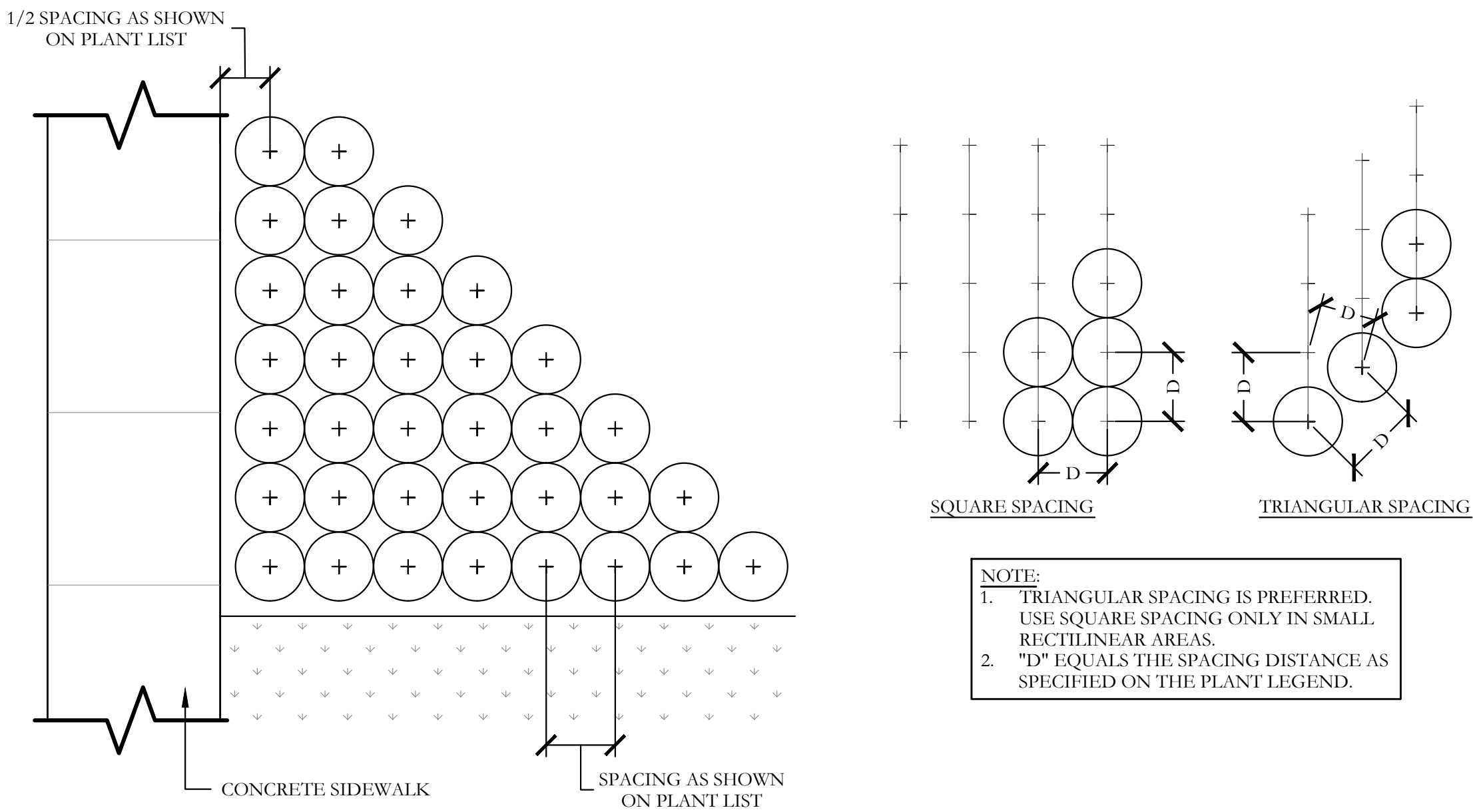
PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	52	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	27	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	13	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	46	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	24	CHINESE PISTACHE	PISTACIA CHINENSIS	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	30	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
	16	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	7,950	SHRUB AND GROUND-COVER BED	SPECIES T.B.D.	SQUARE FOOT	T.B.D.	CONTAINER GROWN; FULL PLANT.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



2 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION NOT TO SCALE

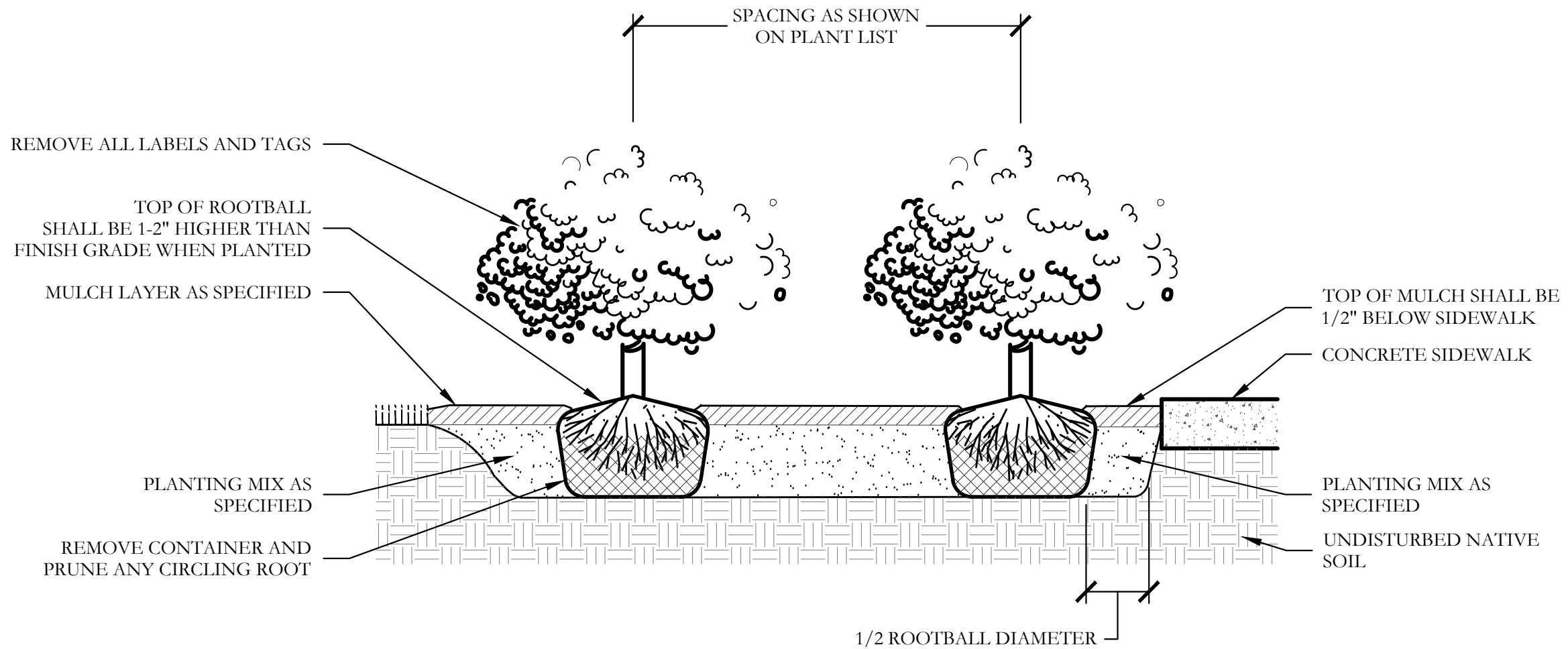
GENERAL LANDSCAPE NOTES

- INSPECTIONS:
- NO EXCAVATION SHALL OCCUR IN TOWN R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE TOWN AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.
- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE TOWN'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE TOWN HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60-1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE TOWN. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE TOWN'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM TOWN FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE TOWN.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE TOWN.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: April 11, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Site Plan (SP15-0030 - Wells Fargo) to develop a banking facility, with a request for a deviation to the required parking standard pursuant to Section 82-73 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, has been found to be in conformance with all applicable Town regulations.

Due to the requested parking deviation request, this application will require final action from the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 3,052-square-foot, single-story banking facility to be located on Lot 9 of Lake Forest Plaza, Phase 3. The property is currently zoned Planned Development District-29 (PD-29) for Retail District-2 (R-2) uses and master-planned Specific Plan Area 3 (SPA 3) for retail uses.

Primary access to the lot will be from a mutual access easement that connects the site to Flower Mound Road. The required parking for the proposed banking facility is 12 spaces and the site plan depicts 27 parking spaces, which exceeds the allowed 20% deviation. The site plan depicts necessary setbacks, landscape buffer and easements. The proposed site plan is consistent with the development guidelines in SPA 3 and PD-29. The building materials and architecture meet or exceed the Town's requirements and complement existing buildings within the Lake Forest Plaza.

On January 11, 2016, the Planning and Zoning Commission approved a record Plat (RC14-0026) for Lake Forest Plaza, Phase 3, to create four non-residential lots for future development.

A. Deviation to Parking Standards

The Town's Code of Ordinances requires 12 parking spaces for the proposed building. The proposed parking on this lot is in excess of the Town's allowable 20% deviation, and as such requires a parking analysis (Attachment A(3)) and approval by the Town Council upon recommendation by the Planning and Zoning Commission. The parking analysis explains the nature of business and the requirement for 27 parking spaces. Any parking in excess of 20 percent must be mitigated. As a part of mitigation for excess parking, the applicant has provided for 14 pervious parking spaces, onsite pretreatment of runoff associated with additional parking, enhanced landscaping, and the planting of five additional trees (see Attachment A(3)).

III. ATTACHMENTS

A. Background Information

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

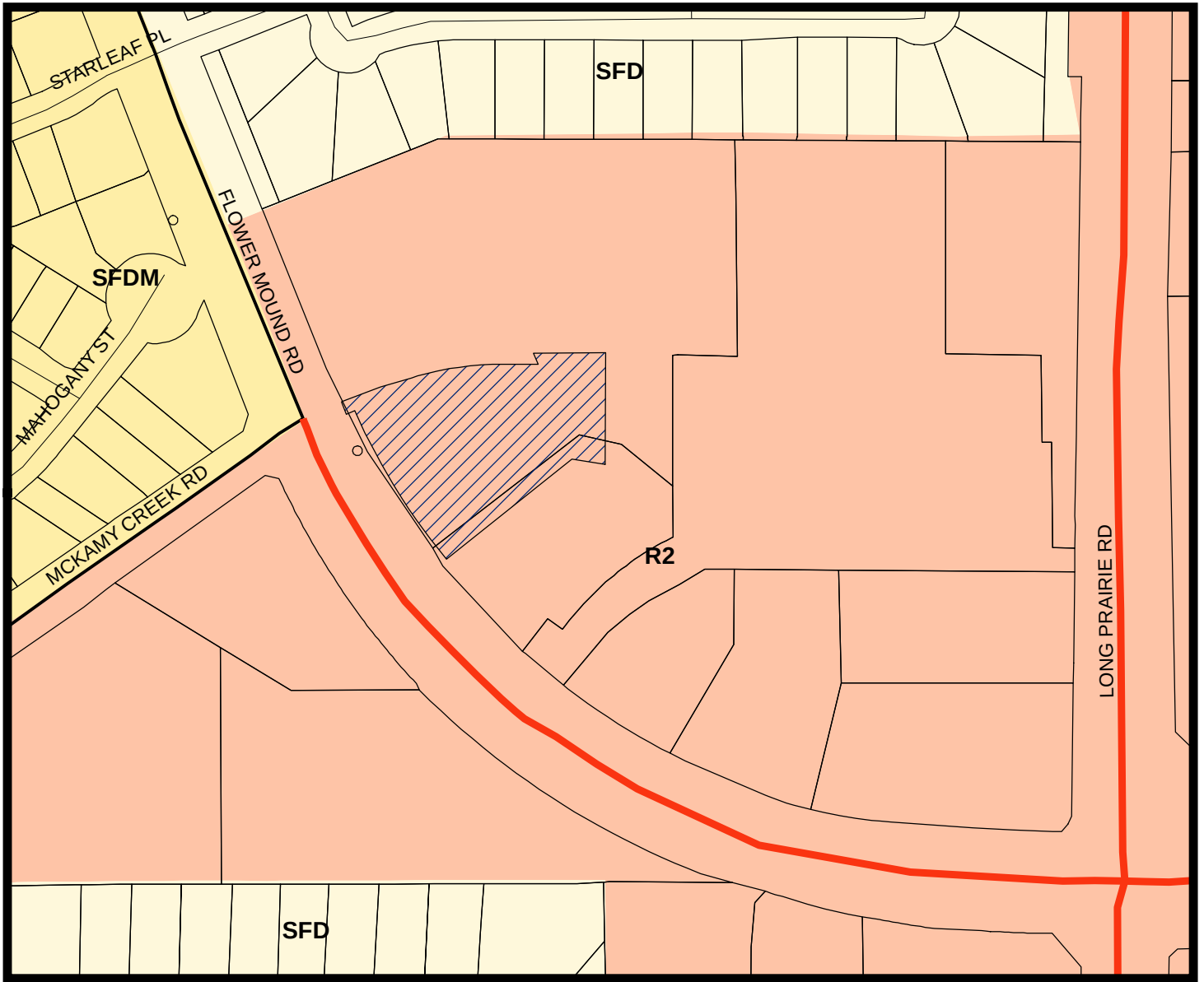
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP15-0030



LEGEND



Retail 2



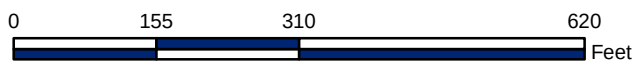
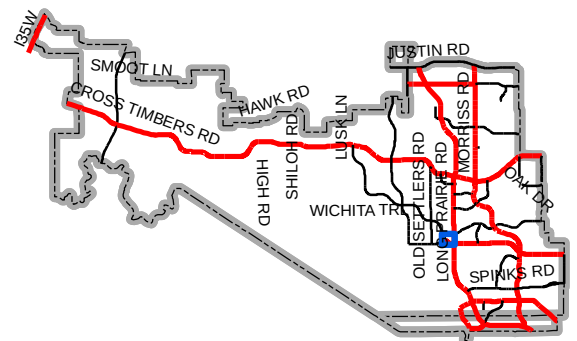
Single Family Density Medium



Single Family Density



Subject Property



Map Location



Wells Fargo Bank, N.A.
 5801 Pelican Bay Blvd
 Naples, FL 34104

December 17th, 2015
 Updated February 3rd, 2016

Letter of Intent to Develop 1.319 acres located at 2810 Block of Flower Mound Road

Property Info: Parcel ID#182454

1.319 acres located on the SE corner of Flower Mound Road and McKamy Creek Road

To whom it concern:

Please let this letter serve as our intent to develop the above referenced property as a free standing retail banking facility with 2 drive up lanes and 2 drive up ATM lanes. Wells Fargo has a purchase and sale agreement with the current property owner Lake Forest-Engler Land Inv Partners LP to purchase 1.319 acres of the 5.735 acres. Jacobs Engineering is working for the property owner to plat the property. When Wells Fargo receives its approvals we will close on the sale agreement with the property owner and escrow funds associated with installing the required infrastructure as per the construction plans associated with the approved plat. Wells Fargo would like to perform this offsite infrastructure work associated with the plat. Wells Fargo requests to have the the completion and acceptance of the platt work tied to Wells Fargo's Certificate of Occupancy instead of the building permit so that Wells Fargo can develop its site and building concurrently with the infrastructure work.

Our proposed site is located in an area zoned R-2 with a SPA-3 our proposed use of a retail banking facility with drive up is allowed within this zoning district. A Wells Fargo retail branch will be the only use on the proposed site. We will be developing a 3000SF building with a drive drive up canopy. It is our intent to open the facility in the 4th quarter of 2016 by commencing construction in June of 2016. The only staging of the work will be to meet the Fire Marshalls requirements of having the fire lane constructed prior to any vertical work.

Our development does have special considerations:

- Wells Fargo LEED certify's our buildings. This site at a minimum will receive a silver certification for New Construction However, we are having internal discussions to make this building our next test case for a net zero energy building that would be certified to platinum.
- We did not provide a tree survey as there are no trees on site. The current site has weeds.
- We are seeking relief from the maximum parking requirement. We will have up to 14 employees in the store at our peak times alone. In order to meet our customer demand as well we will need to have more parking spaces than is allowed by code. We are submitting a parking analysis based on comparable locations. In addition, we will be mitigating the impact of the additional ~12 parking spaces by using pervious concrete as well as having a stormwater pretreatment basin that will pretreat the first ½" of stormwater.

Sincerely,

Adam Deal
 Properties Project Manager
 Wells Fargo & Co.
 239-249-4962
 Adam.s.deal@wellsfargo.com

Parking Study

for

Wells Fargo

2810 Flower Mound Rd
Flower Mound, TX 75022

February 05, 2016

CSG JOB # WFB.19286

1.0 Parking Requirements (Code of Ordinance 83-73,74)

- The purpose of this study is to provide the necessary parking analysis to satisfy the parking study requirements outlined in the Town Code of Ordinance. Per Section 83-74 retail business are required to provide 1 space for every 250 square feet of building area.

Wells Fargo proposed building = 3,052 sq. ft.

Parking required = 13 spaces (20% allowable deviation = 3 spaces)

Total parking allowed = 16 spaces

Proposed parking = 28 spaces

Parking deviation = 12 spaces

2.0 Justification for Additional Parking

- Parking Generation

Number of employees = 14 peak, 9 average

Average transactions per month = 6972 (anticipated based on stores of similar size
see table below)

Transactions per hour = 34 (based on open hours of 205 hours/month)
= 17 per ½ hour

Parking spaces required for customers = 17

Parking spaces required for employees = 9 to 14

Total parking spaces required = 26 to 31

- **Wells Fargo Parking Spaces and Average Transactions in the Dallas/Fort Worth metroplex**

Address	Building Size (sq. ft.)	Avg Transactions (per month)	Parking Spaces
6201 Long Prairie Rd Flower Mound, TX 75028	3745	6315	26
5352 N Garland Ave Garland, TX 75040	3740	6873	31
5015 Eldorado Pkwy Frisco, TX 75034	3783	6859	30
131 N Denton Tap Rd Coppell, TX 75019	3785	7060	37
2400 E Plano Pkwy Plano, TX 75074	4190	6862	33

3.0 Mitigation for Additional Parking

- **Pervious/Porous Concrete**

Wells Fargo proposes the use of pervious/porous concrete for the 14 parking space deviation in excess of 20% of the allowable. The location of these parks is depicted in the Paving Plan Sheet C9.

- **Stormwater Pretreatment**

Runoff associated with the area of additional parking is routed to a dry retention forebay prior to discharge to the master stormwater system. The forebay was designed to treat the first 0.5" of runoff from this basin. Refer to the basin identified as "Pretreatment Pond" on the Post-Development Drainage Area Map shown on the Drainage Area Maps Sheet C15. Refer to the calculations below.

Pretreatment Pond directly connected impervious area = 11,600 SF
0.5" runoff over the impervious area = 483 CF of storage required

The stage storage for the proposed Pretreatment Pond is as follows:

Elevation	Cumulative Storage (Cubic Feet)
626	0
627	78
628	510

510 CF is greater than 483 CF which is the 0.5" runoff from the directly connected impervious area sheetflowing to the forebay.

- **Lake Forest Plaza Master Stormwater Drainage Facility**

Lake Forest Plaza Phase 1 as designed by Unzicker, Schnurbusch & Associates, Inc., utilized the rational method and a coefficient of 0.90 to design the detention pond adjacent to and serving the subject site. Per the Phase 2 plans, prepared by Jacobs as the primary consultant and JBI and Partners for the drainage design, the rational method and a coefficient of 0.85 was utilized for the buildout conditions of Lot 9 (subject parcel). The proposed site plan as designed has a coefficient of 0.72 which results in less runoff than designed and provides more freeboard within the detention pond. Refer to calculations below.

Phase 2: Lot 9 design 100 year release rate, 10 min TC

$$Q = CIA = 1.319 \text{ ac} * 7.9 * 0.85 = 8.86 \text{ CFS}$$

Subject Parcel: Lot 9 actual 100 year release rate, 10 min TC

$$Q = CIA = 1.319 \text{ ac} * 7.9 * 0.72 = 7.50 \text{ CFS}$$

- **Additional landscaping has been provided.**

Street Yard Landscaping:

Required: Min 20% of the street yard shall be landscaped.

Provided: 32.38 %

Flower Mound Road: 4,562.25 SF landscaped. 6,070 SF total street yard area.

Parking Area Landscaping:

Required: Min ratio of 90 SF per 12 spaces shall be landscaped. 28 spaces * 90

SF/12 spaces = 210 SF.

Provided: 4,830.5 SF

Parking Area Trees:

Required: 1 tree for each 10 parking spaces. 28 spaces / 10 spaces = 3 trees.

Provided: 6 trees.

Additional Plantings: 5 trees beyond the above provided are proposed for aesthetics.

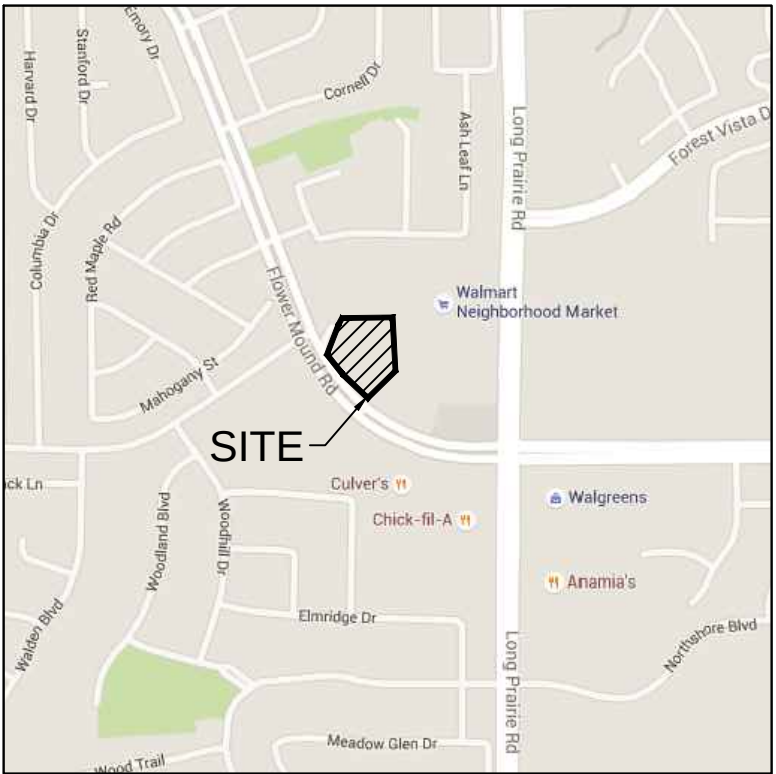
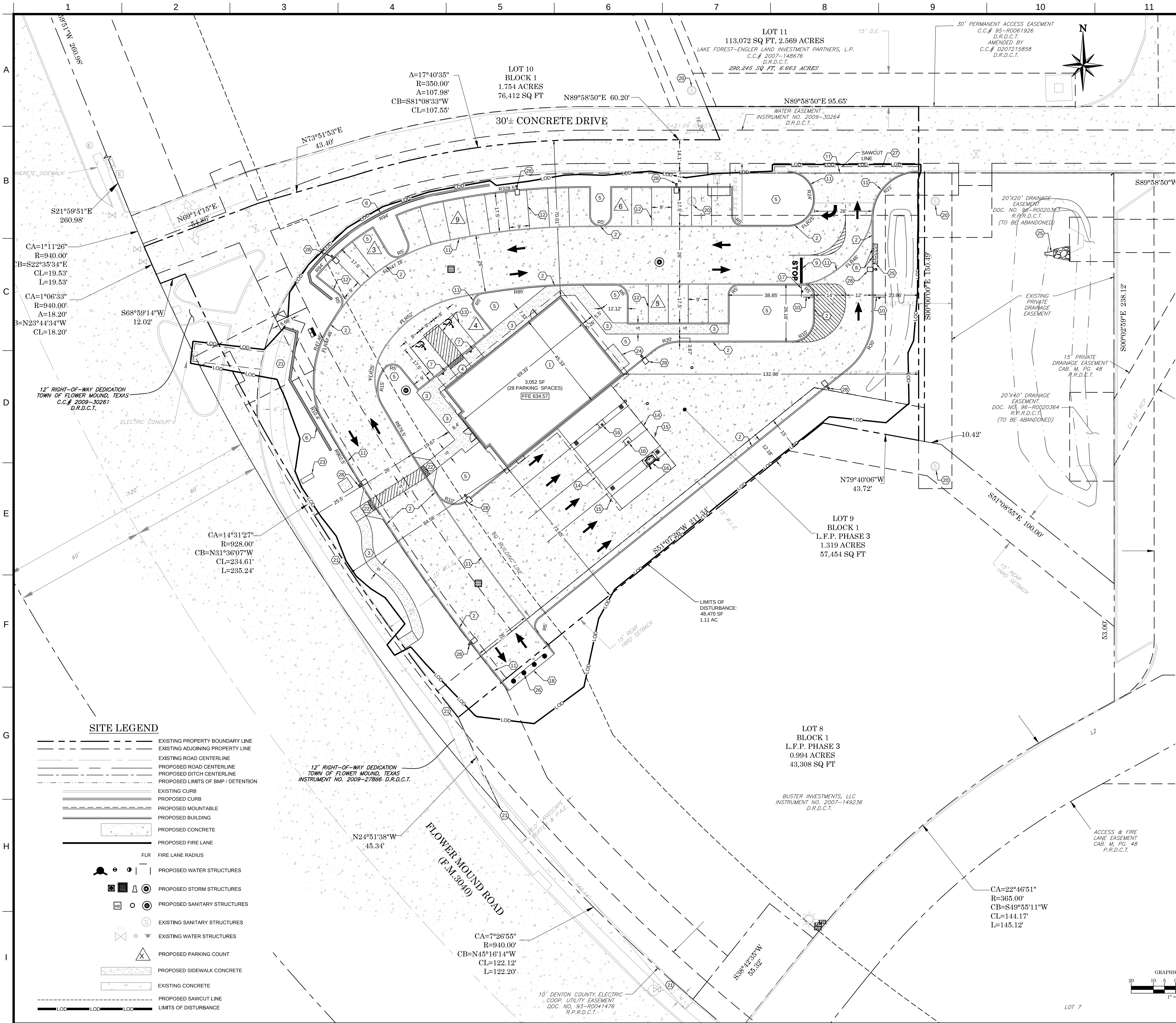
- **Wells Fargo LEED Implementation**

The subject parcel is planned as a LEED energy building that would apply for LEED platinum certification. This environmentally sustainable store delivers the following results:

- Use less energy, water, material and land, compared to conventionally designed stores
- Add natural light
- Improved air quality
- Improved health, comfort, and productivity
- Fewer emissions and pollutants
- More waste diversion from incineration and landfills

4.0 Conclusion

- The additional parking is justified based on the local operational conditions of existing Wells Fargo branches similar in building size, transactions, and parking spaces. Deviation to the maximum parks allowed by code is offset by proposed pervious parking resulting in no net new impervious associated with additional parking, onsite pretreatment of the runoff associated with additional parking, site design effectively utilizing 30 percent open space, and enhanced landscaping and vegetation. The implementation of net zero energy consumption and environmentally sustainable practices proposed for the building provide direct and indirect benefits to the community that further offset the additional parking needed to properly operate this financial branch and serve its clients.



VICINITY MAP:
SCALE = 1" = 1,000'

SITE PLAN NOTES:

- ALL REINFORCING WALLS, TURN-OUT 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.
- 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.

SITE DATA TABLE

PHYSICAL ADDRESS	2820 FLOWER MOUND ROAD, FLOWER MOUND, TX 75022	
GROSS SITE AREA	1.319 AC.,	57,454 SF
NET SITE AREA	1.319 AC.,	57,454 SF
ZONING	R-2 (RETAIL DISTRICT 2)	
CURRENT USE	VACANT	
LOT COVERAGE DATA		
BUILDING COVERAGE	5.31% / 3,052 SF	
IMPERVIOUS AREA	64.42% / 37,009 SF	
PERVIOUS AREA	30.37% / 17,450 SF	
PARKING SUMMARY		
	REQUIRED	PROVIDED
SURFACE PARKING		
OTHER (BANK) (1 SPACE PER 250 SF)	3,052 / 250 = 12	27
TOTAL PARKING		27
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	20.69 FEET	
MEAN HEIGHT	16.91 FEET	
TOTAL SQUARE FOOTAGE	3,052 SF (4,574 SF WITH DRIVE THRU CANOPY)	

KEY NOTES:

- PROPOSED 3,052 SF WELLS FARGO BANK.
- PROPOSED 6" CURB. REFER TO C19 FOR DETAIL.
- PROPOSED ADA COMPLIANT CONCRETE SIDEWALK. REFER TO C17 FOR DETAIL.
- PROPOSED ADA RAMP. REFER TO C17 FOR DETAIL.
- PROPOSED LANDSCAPE AREA. REFER TO LANDSCAPE PLAN ON SHEET C14.
- PROPOSED RETAINING WALL. REFER TO C19 FOR DETAIL. COLOR TO BE HEADWATER LIMESTONE ALABASTER AND GRAY.
- PROPOSED ADA SIGN PER LOCAL CODE. REFER TO C19 FOR DETAIL.
- PROPOSED NOSE DOWN CURB. REFER TO C19 FOR DETAIL.
- PROPOSED STOP BAR. REFER TO SHEET C19 FOR DETAIL.
- PROPOSED "DO NOT ENTER" SIGN. REFER TO SHEET C19 FOR DETAIL.
- PROPOSED FIRE LANE STRIPING WITH "FIRE LANE NO PARKING" OR "NO PARKING FIRE LANE" AT 20' INTERVALS (TYP.) REFER TO SHEET C19 FOR DETAIL. ALL FIRE LANES TO FOLLOW STEEL SPACING TOWNSHIP DETAILS. SEE SHEET C20.
- PROPOSED PARKING STRIPING. REFER TO SHEET C19 FOR DETAIL.
- PROPOSED ADA PARKING STRIPING. REFER TO SHEET C19 FOR DETAIL.
- PROPOSED CONCRETE ISLAND.
- PROPOSED CANOPY. REFER TO PLANS PREPARED BY RS&H INC.
- PROPOSED DRIVE THRU KIOSK.
- PROPOSED "STOP" SIGN. REFER TO C19 FOR DETAIL.
- PROPOSED INTER PARCEL CONNECTION.
- PROPOSED TEMPORARY DO NOT ENTER SIGN AND BARRIER.
- FUTURE SANITARY SYSTEM PER APPROVED PLANS PREPARED BY JACOBS TITLED "CIVIL CONSTRUCTION PLANS FOR LAKE FOREST PLAZA, PHASE 2" DATED NOVEMBER 2015.
- FUTURE SIDEWALK DESIGN PER APPROVED PLANS PREPARED BY JACOBS TITLED "CIVIL CONSTRUCTION PLANS FOR LAKE FOREST PLAZA, PHASE 2" DATED NOVEMBER 2015.
- PROPOSED PERPENDICULAR ADA RAMP.
- PROPOSED MONUMENT SIGN DESIGNED BY OTHERS.
- PROPOSED CONC. HVAC PAD.
- PROPOSED RIP RAP.
- PROPOSED TRAFFIC BARRIER. REFER TO SHEET C19 FOR DETAIL.
- PAVEMENT TO TIE INTO EXISTING PER CITY HEADER DETAIL. REFER TO SHEET C21 FOR DETAIL.
- PROPOSED LIGHT POLE. PLEASE REFER TO THE PHOTOMETRIC PLAN BY ARKON LED DATED MARCH3, 2016 FOR FINAL LOCATIONS.

NOTE: THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

CORE STATES GROUP

12700 HILLCREST ROAD, #192
DALLAS, TX 75230
PHONE (813) 415-5618
PBENNETT@CORE-ENG.COM

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811

Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE 811 INFORMATION PROVIDED HEREIN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION OR DRILLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOLLOWING ALL APPLICABLE REGULATIONS.

REVISIONS			
REV	DATE	COMMENT	BY
1	02-05-16	PER CITY COMMENTS	MV
2	03-04-16	PER CITY COMMENTS	DD
3	03-21-16	PER CITY COMMENTS	MV
4	04-06-16	PER CITY COMMENTS	BP

DOCUMENT
CIVIL
CONSTRUCTION
PLANS

PROJECT
WELLS FARGO AT
FLOWER MOUND, TX

CLIENT

WELLS FARGO

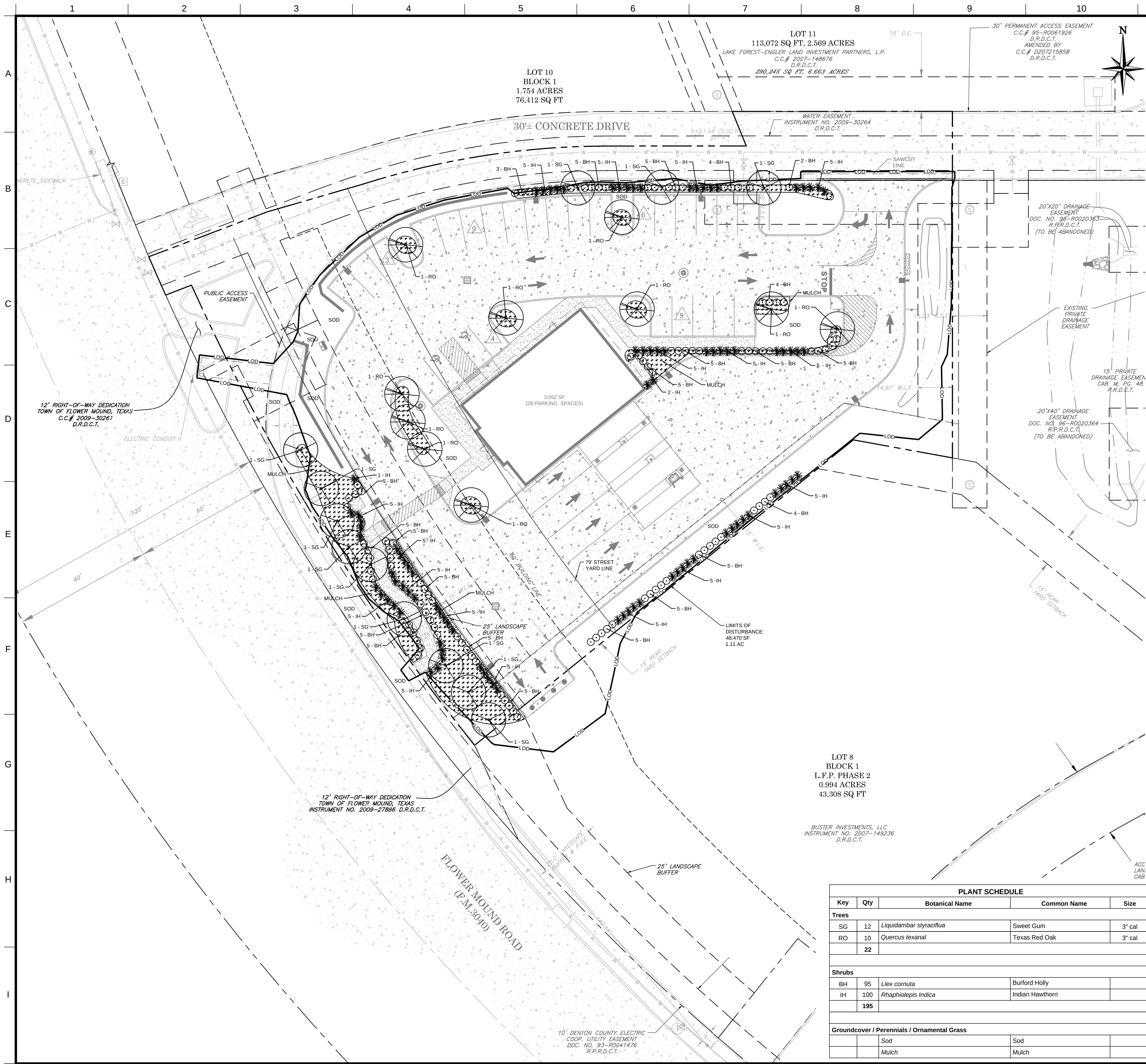
SITE LOCATION
2820 FLOWER MOUND ROAD
FLOWER MOUND, TX 75022
LOTS 9 BLOCK 1
LAKE FOREST PLAZA PHASE 3

ENGINEER SEAL
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS NOT
INTENDED FOR
CONSTRUCTION, BIDDING, OR
PERMIT PURPOSES.
CORESTATES GROUP, P.C.
PATRICK BENNETT, P.E.
P.E. #97857
DATE 04/06/2016

SHEET TITLE
SITE PLAN

JOB #: WFB-19286
DATE: 12-22-15
SCALE: 1"=20'
DRAWN BY: MV
CHECKED BY: CC

SHEET NO.
C8
OF 25



LANDSCAPE CALCULATIONS:

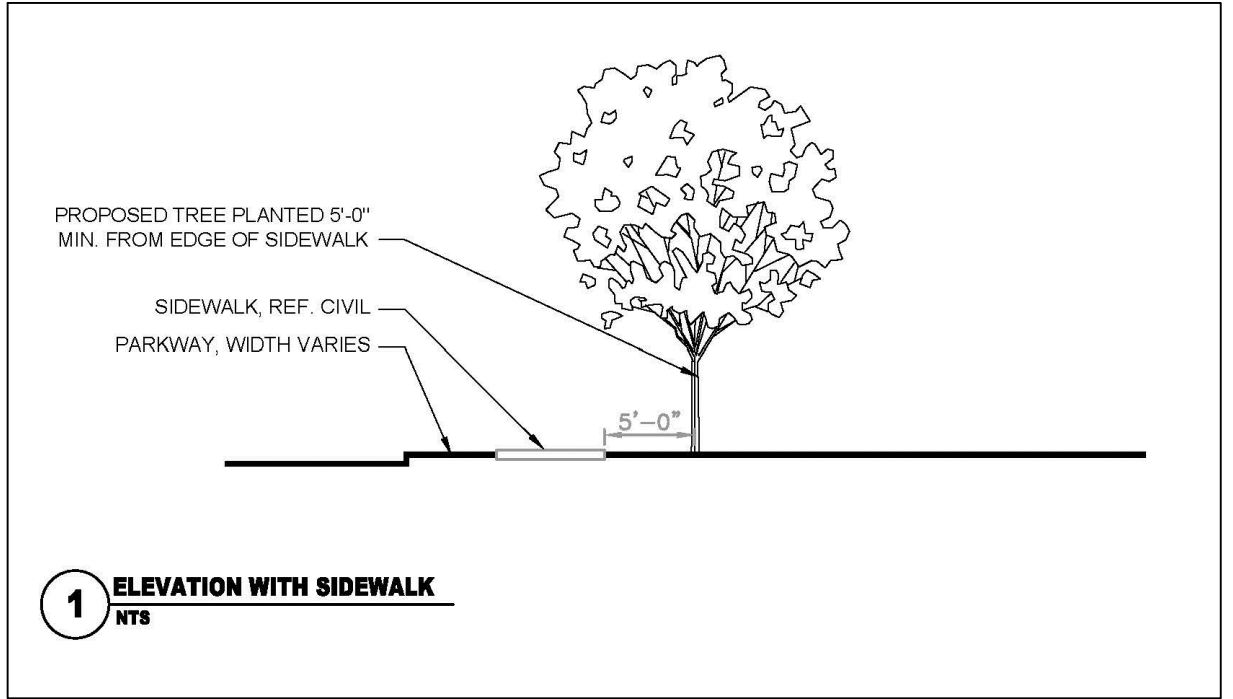
STREET YARD LANDSCAPING (82-241):	
REQUIRED:	A MINIMUM OF 20% OF THE STREET YARD OF EACH LOT OR TRACT SHALL BE LANDSCAPED.
PROVIDED:	3,748 SF 18,742 SF TOTAL STREET YARD AREA. 6,070 SF LANDSCAPED. 32.38% LANDSCAPED.
STREET BUFFER LANDSCAPING (82-242):	
REQUIRED:	THE MINIMUM WIDTH OF THE LANDSCAPED STREET BUFFER FROM THE STREET RIGHT-OF-WAY LINE ADJACENT TO A PRINCIPAL OR COUNTRY ROADWAY SHALL BE 25 FT. THE MINIMUM WIDTH OF THE LANDSCAPED STREET BUFFER FROM THE STREET RIGHT-OF-WAY LINE ADJACENT TO ALL OTHER STREETS SHALL BE 15 FT.
PROVIDED:	25 FT BUFFER.
PARKING AREA LANDSCAPING (82-243):	
REQUIRED:	LANDSCAPED AREAS SHALL BE PROVIDED WITHIN OFF-STREET PARKING AREAS AT A MINIMUM RATIO OF 90 SF PER 12 SPACES. 28 SPACES / 12 SPACES = 2.33 * 90 SF = 210 SF.
PROVIDED:	4,830.5 SF.
PARKING AREA SCREENING (82-271):	
REQUIRED:	PARKING AREAS SHALL BE SCREENED FROM STREET VIEW TO A MINIMUM HEIGHT OF THREE FEET ABOVE THE HIGHEST FINISHED GRADE ADJACENT TO THE STREET OR CURBLINE OF THE PARKING AREA. SUCH SCREENING MAY BE ACCOMPLISHED WITH THE USE OF PLANTS.
PROVIDED:	ADEQUATE PLANT SCREENING FROM FLOWER MOUND ROAD AND NORTHERN ROAD FROM THE PARKING AREA WAS PROVIDED.
STREET YARD TREES (94-61):	
REQUIRED:	FOR AREAS BETWEEN 10,000 SF AND 110,000 SF TEN TREES SHALL BE REQUIRED PER FIRST 10,000 SF PLUS 1 TREE PER ADDITIONAL 2,500 SF. 18,742 SF TOTAL STREET FRONT AREA - 10 TREES + (8,742 SF / 2,500 SF) = 13 TREES.
PROVIDED:	13 TREES.
STREET BUFFER TREES (94-62):	
REQUIRED:	STREET BUFFER TREES SHALL BE PROVIDED IN A RATIO OF ONE TREE FOR EVERY 30 FT OF LINEAL FRONTAGE. 266 FT / 30 FT = 9 TREES
PROVIDED:	9 TREES
PARKING AREA TREES (84-63):	
REQUIRED:	ONE TREE SHALL BE PROVIDED FOR EACH TEN PARKING SPACES PROVIDED ON THE SITE. PARKING AREA TREES SHALL BE A MINIMUM OF THREE-INCH CALIPER.
PROVIDED:	28 SPACES / 10 SPACES = 3 TREES. 6 TREES

IRRIGATION NOTES

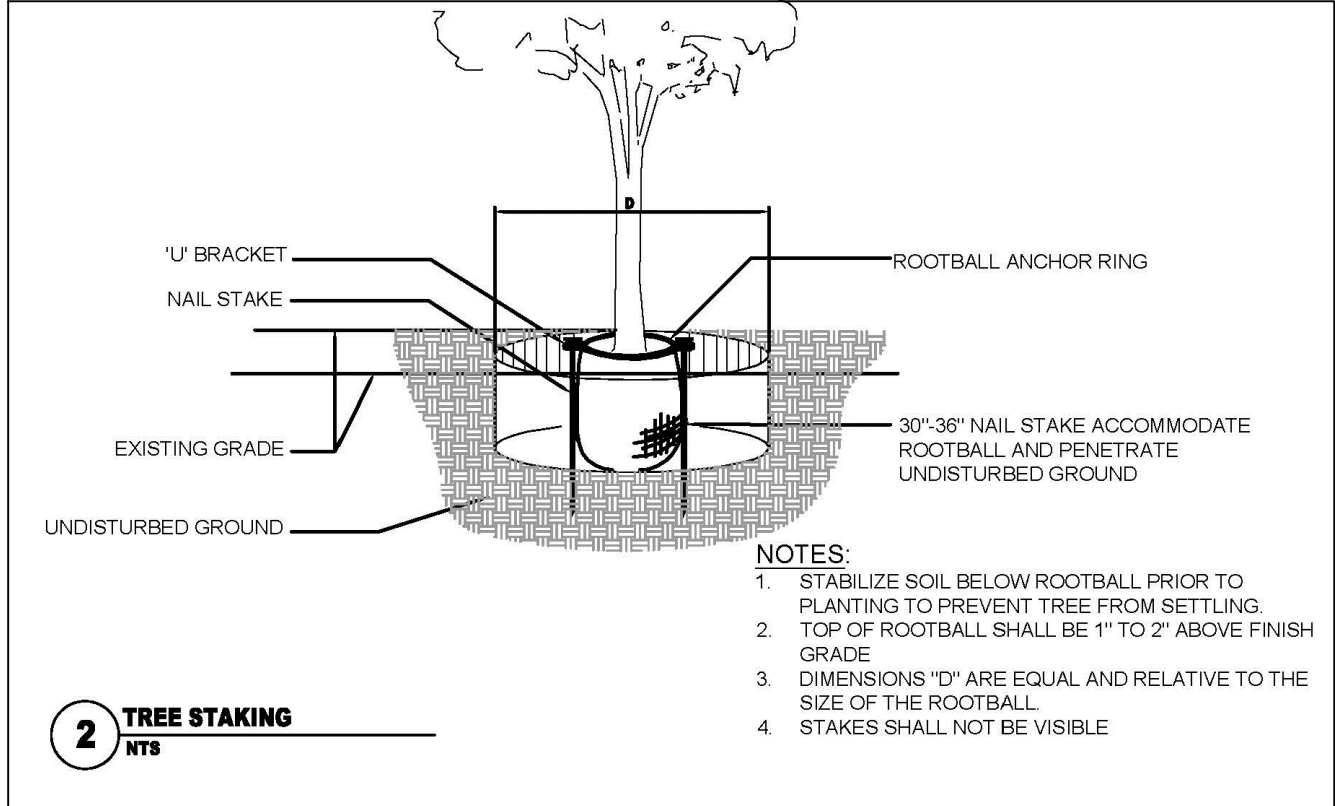
- A. GENERAL CONTRACTOR TO PROVIDE 100% IRRIGATION COVER OF OPEN SPACE AND SHALL SUBMIT AN IRRIGATION PLAN TO THE CITY FOR REVIEW PRIOR TO INSTALLATION OF SYSTEM.

LANDSCAPE NOTES

- EXISTING LANDSCAPING SHOWN IS BASED ON AVAILABLE INFORMATION. CONTRACTOR TO VERIFY EXISTING LANDSCAPING.
- ALL LAWN AREAS NOT DISTURBED DURING CONSTRUCTION SHALL BE OVERSEED TO MATCH NEW LAWN AREAS.
- ALL AREAS NOT PLANTED SHALL BE SODDED.
- CONTRACTOR TO PROVIDE TREE PROTECTION FENCING IN ACCORDANCE WITH THE CITY STANDARDS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR DAMAGED PLANT MATERIAL THAT HAS NOT BEEN IDENTIFIED TO BE REMOVED.
- EDGING MATERIAL REQUIRED BETWEEN ALL MULCH BEDS AND GRASS OR PAVEMENT AREAS.



1 ELEVATION WITH SIDEWALK NTS



2 TREE STAKING NTS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES IS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

NOTE: THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT

REVIEWED

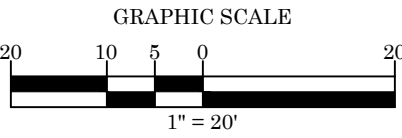
TOWN OF FLOWER MOUND

Released for Construction

Date

Town of Flower Mound

Engineering Services Division



PLANT SCHEDULE					
Key	Qty	Botanical Name	Common Name	Size	Symbol
Trees					
SG	12	<i>Liquidambar styraciflua</i>	Sweet Gum	3" cal	☉
RO	10	<i>Quercus texana</i>	Texas Red Oak	3" cal	☉
	22				
Shrubs					
BH	95	<i>Ilex cornuta</i>	Burford Holly		☉
IH	100	<i>Rhaphiolepis indica</i>	Indian Hawthorn		☉
	195				
Groundcover / Perennials / Ornamental Grass					
		Sod	Sod		☉
		Mulch	Mulch		☉

CORE STATES GROUP

12700 HILLCREST ROAD, #192
DALLAS, TX 75230
PHONE (813) 415-5618
PRENNETT@CORE-ENG.COM

DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USER'S OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES IS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

REV	DATE	COMMENT	BY
1	02-05-16	PER CITY COMMENTS	MV
2	03-04-16	PER CITY COMMENTS	DD
3	03-21-16	PER CITY COMMENTS	MV
4	04-06-16	PER CITY COMMENTS	BP

DOCUMENT

CIVIL

CONSTRUCTION

PLANS

PROJECT

WELLS FARGO AT

FLOWER MOUND, TX

CLIENT

WELLS FARGO

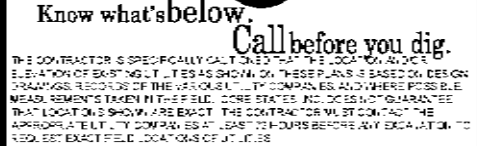
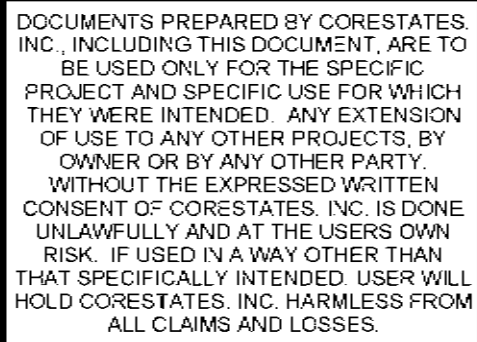
SITE LOCATION
2820 FLOWER MOUND ROAD
FLOWER MOUND, TX 75022
LOTS 9 BLOCK 1
LAKE FOREST PLAZA PHASE 2

ENGINEER SEAL
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
CORE STATES GROUP, P.C.
PATRICK BENNETT, P.E.
P.E. #97857
DATE 04/06/2016

SHEET TITLE
LANDSCAPE PLAN

JOB #: WFB-19286
DATE: 12-22-15
SCALE: 1"=20'
DRAWN BY: MV
CHECKED BY: CC

SHEET NO.
C14
OF 25

A blank sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is a vertical margin line on the left side, creating a narrow left margin. The paper appears to be from a notebook or a standard writing template.

PROJECT
WELLS FARGO AT
FLOWER MOUND, TX



SHEET TITLE

**EXTERIOR
ELEVATIONS**

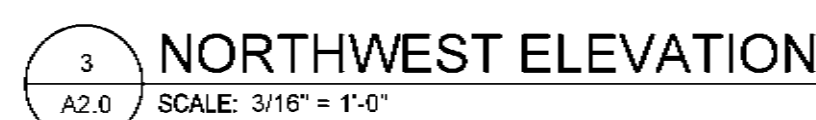
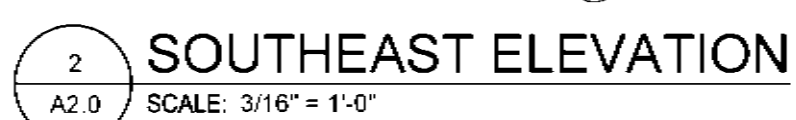
JOB #: WFB-19285

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

CHECKED BY:	TC
SHEET NO.	

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010

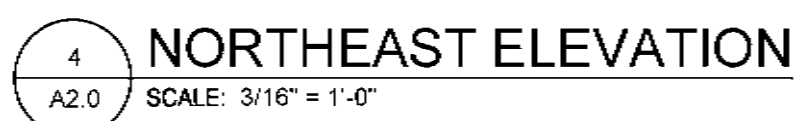


A2.0 SCALE: 3/16" = 1'-0"

A2.0 SCALE: 3/16" = 1'-0"

1. ALL BUILDING SIGNAGE SHALL BE COMPLETED UNDER SEPARATE PERMIT.
2. ALL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

MARK	DESCRIPTION	MATERIAL	MANUFACTURER / COLOR
------	-------------	----------	----------------------



A2.0 SCALE: 3/16" = 1'-0"



CORE STATES GROUP

201 S. Maple Avenue
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Fax (215) 809-2124
Abodenschatz@core-eng.com

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811

Know what's below. Call before you dig.

THE CONTRACTOR SPECIFICALLY WARRANTS THAT THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THESE PLANS IS BASED ON REASONABLE INVESTIGATION AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY EXCAVATION. ANY CHANGES TO THE LOCATION AND DEPTH OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES FROM DAMAGE DURING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND STRUCTURES TO ORIGINAL CONDITION AFTER ANY EXCAVATION.

REVISIONS			
REV	DATE	COMMENT	BY

DOCUMENT
EXTERIOR
ELEVATIONS

PROJECT
WELLS FARGO AT
FLOWER MOUND, TX

CLIENT

WELLS FARGO

SITE LOCATION

2810 FLOWER
MOUND ROAD
FLOWER MOUND, TX
75022

ENGINEER SEAL

SHEET TITLE

EXTERIOR
ELEVATIONS

JOB #:

WFB-19286

DATE:

03-03-16

SCALE:

3/16" = 1'-0"

DRAWN BY:

TC

CHECKED BY:

TC

SHEET NO.

A2.0

OF 17