AGENDA

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

MAY 23, 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

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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. ELECTION OF VICE CHAIR

E. REGULAR ITEMS

1. *Minutes of May 9, 2016*

   Consider approval of the minutes of the May 9, 2016, Planning and Zoning Commission Regular Session.

2. *SP15-0021 – Lakeside Tower*

   Consider a request for a Site Plan to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway. ***(This item was tabled at the May 9, 2016, Planning and Zoning Commission meeting.)***

3. *RP16-0012 – Estates of Tour 18, Section Two* *Public Hearing*

   Public Hearing to consider a request for a Replat to create two residential lots. The property is generally located north of Doral Court and east of Lighthouse Drive.

4. *RC16-0004 - Lakeside DFW-Greystar Phase III*

   Consider a request for a Record Plat to create a mixed use subdivision. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.

5. *SP16-0003 - Lakeside DFW-Greystar Phase III*

   Consider a request for a Site Plan to develop a mixed use development. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.

6. *SP16-0015 – River Walk Retail*

   Consider a request for a Site Plan to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east of Long Prairie Road.

7. *ZPD16-0004 –The Pines of Flower Mound* *Public Hearing*

   Public Hearing to consider a request for rezoning to amend Planned Development District No. 82 (PD-82) with Retail District-2 (R-2) uses, by amending the Development Standard(s) to amend the Comprehensive Sign Package. The property is generally located south of Flower Mound Road and west of Gerault Road.

8. *RC16-0006 – Prairie Commons*

   Consider a request for a Record Plat to create a non-residential subdivision. The property is generally located north of Sagebrush Drive and west of Yucca Drive.

9. *SP16-0005 - Prairie Commons*

   Consider a request for a Site Plan to develop a retail and office center. The property is generally located west of Yucca Drive and north of Sagebrush Drive.

10. *SP16-0013 – Crossfire*

    Consider a request for a Site Plan to develop an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.

11. *LDR16-0002 – Tree Ordinance Amendments* *Public Hearing*

Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations of the Code of Ordinances, by amending Section 94-22, entitled "Protected tree lists," Section 94-23, entitled "Tree survey; development projects," Section 94-32, entitled "Trees located in buildable area," Section 94-39, entitled "Mitigation requirements for authorized tree removal," Section 94-40, entitled "Incentives for preservation of protected, specimen, and historic trees," Section 94-51, entitled "Enumeration," Section 94-65, entitled "Residential lots," Section 94-66, entitled "Approved tree planting lists," Section 94-81, entitled "Exceptions," and deleting Section 94-67, entitled "Landscape credit for large trees."

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: May 19, 2016, at 1:30 pm, 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 9TH DAY OF MAY, 2016, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Claudio Forest	Chair
Don McDaniel	Vice Chair
Sandeep Sharma	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Perfecto Solis	Commissioner, Place 7
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brian Smiley	Commissioner, Place 6

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

And the following members of Town staff present:

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

There were none.

D. REGULAR ITEMS

1. **Consider approval of the minutes of the April 25, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

DRAFT

Vice Chair McDaniel moved to approve the April 25, 2016, minutes as presented. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: **Solis, Ruthrauff, McDaniel, McCall**

NAYS: **None**

ABSTAIN: **Sharma, Strittmatter**

ABSENT: **Smiley**

The motion passed with a vote of 4-0-2.

2. **Public Hearing to consider a request for a Replat (RP16-0009 – Franklin Hills Addition, Lot 9R, Block F-2) to create one residential lot. The property is generally located east of Sunnyview Lane and north of Lakewood Lane.**

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Sharma moved to approve RP16-0009 – Franklin Hills Addition, Lot 9R, Block F-2. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Smiley**

The motion passed with a vote of 6-0.

Commissioner Solis announced that he was recusing himself from the discussion of Items 3 and 4, and left the Council Chambers.

3. **Consider a request for a Record Plat (RC15-0012 – Lakeside Tower) to create a mixed use subdivision. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

DRAFT

4. **Consider a request for a Site Plan (SP15-0021 - Lakeside Tower) to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Jimmy Archie, Realty Capital Management

Commission Deliberation (RC15-0012)

Vice Chair McDaniel moved to approve RC15-0012 – Lakeside Tower. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC15-0012)

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Smiley, Solis**

The motion passed with a vote of 5-0.

Commission Deliberation (SP15-0021)

Vice Chair McDaniel moved to table SP15-0021 - Lakeside Tower to the May 23, 2016, meeting. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP15-0021)

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Smiley, Solis**

The motion passed with a vote of 5-0.

Commissioner Solis returned to the Council Chambers.

E. ADJOURNMENT: 7:35 P.M.

DRAFT

TOWN OF FLOWER MOUND, TEXAS

_____

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

_____

Cindi Price, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2

DATE: May 23, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP15-0021 - Lakeside Tower) to develop a condominium tower. The property is generally located south of Edgemere Road and west of Lakeside Parkway.** ***(This item was tabled at the May 9, 2016, Planning and Zoning Commission meeting.)***

At the May 9, 2016, Planning and Zoning Commission (P&Z) meeting, staff and several Commissioners expressed concerns about the proposed site plan. The concerns included the applicant's proposal to provide a small landscaped area at the intersection of Lakeside Parkway and Edgemere Road in lieu of the required vertical tower element to serve as a terminus for Lakeside Parkway. The other concern related to the number of required mitigation trees planted within the 0.15-acre park west of the tower as well as the trees planted on the east side of the tower. There are several existing large canopy trees in the area west of the tower and adding another 22 mitigation trees would potentially cause overcrowding. The trees on the east side of the tower did not appear to provide adequate screening of the proposed parking garage from Lakeside Parkway (see staff report below).

At the time this staff report was being drafted (Wednesday, May 18, at 5:00 p.m.), the applicant emailed a revised landscape plan and an image of a tower element to serve as a terminus for Lakeside Parkway (see Attachments B(2) and B(3)). Staff has not had adequate time to review these new documents, and will provide our analysis during the staff presentation at the May 23 P&Z meeting. The remainder of the staff report below is unchanged.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 247,690-square-foot, 15-story condominium tower consisting of 48 condominium residences, four bungalows, and associated surface and structured parking. The

subject property consists of 2.62 acres and is currently undeveloped. The tower and the bungalows can be accessed from Edgemere Road and Lakeside Parkway through a mutual access easement from the property located to the south of this site. The companion record plat application creates two lots, Lot 1 for the construction of the proposed condo tower and Lot 2 for future development.

The applicant has indicated that the size of the residential units in the condominium will range from 1,345 square feet to 5,726 square feet in size. The four bungalows facing Edgemere Road will be approximately 3,100 square feet each. The tower includes approximately 54,000 square feet of ground floor area within which is a 4,576-square-foot spa and salon. Remaining area is covered by service areas and a two-story parking structure consisting of 159 parking spaces that serves the residential units within the condo tower as well as the bungalows. Additionally, the site plan depicts 41 surface parking spaces around the building.

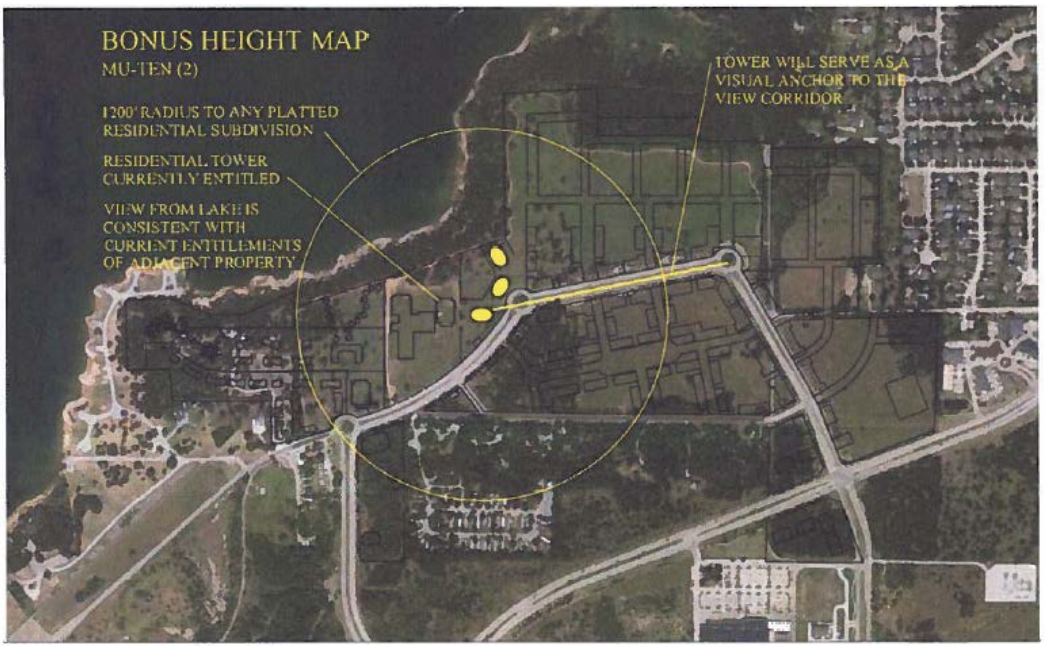
The Mixed Use zoning for Lakeside DFW (LDFW) was approved by the Town Council on November 19, 2012, along with a companion Master Plan Amendment. The LDFW project contains approximately 155 total acres of land and additional information regarding the project can be viewed at http://www.flower-mound.com/index.aspx?NID=1035.

The subject site is located within the MU-TEN(2) subzone of the Lakeside DFW Mixed Use District. The development standards for Lakeside DFW contain specific standards related to architecture, open space, parks and trails, and other design elements for each of the subzones. Contained in this staff report is an overview of the MU-TEN (2) subzone standards which apply to the condo tower.

Lakefront Microzone:
A minimum 0.15-acre and 30-foot-wide trailhead park, containing a section of trail system, is required in the MU-TEN(2) subzone. The site plan and landscape plan depict the trailhead park meeting the minimum standards. The Parks department has reviewed the landscape plan and has raised concerns on the number of required mitigation trees planted within this 0.15-acre park. There are several existing large canopy trees in this area and adding another 22 mitigation trees would potentially cause overcrowding.

Building Area Microzone:
Under this microzone, buildings greater than four stories should be designed as a terminus to the view corridor. The approved concept plan depicted three towers, with one tower serving as a visual anchor to the view corridor. The proposal now is for a single tower with parking structure and bungalows that are located away from the view corridor. Staff has continually expressed concerns over not meeting the intent of the concept plan. In lieu of the tower serving as a terminus, the developer has provided a small landscaped area at the intersection of Lakeside Parkway and Edgemere Road, the view of which may be blocked or

hidden entirely by the proposed roundabout at that intersection. Driving south on Lakeside Parkway, the view now includes the rear of the parking structure.



The maximum building and parking coverage in this subzone is limited to 50 percent. The building and parking occupy approximately 47 percent of this subzone leaving approximately three percent of land (or 5,500 square feet) for future development on Lot 1. The building is in compliance with all other standards in this microzone.

Streetscape Microzone:
The landscape plan depicts required landscape buffers within this microzone. In addition to the subzone standards, the Lakeside DFW district also has certain open space and landscape standards. The minimum open space requirement in this subzone is five percent. But, due to the bonus height requested, an additional three percent open space shall be required. The landscape plan depicts required eight percent open space. A minimum 0.15-acre trailhead park with amenities such as benches, trash receptacles, directory map, and bike rack is required and provided.

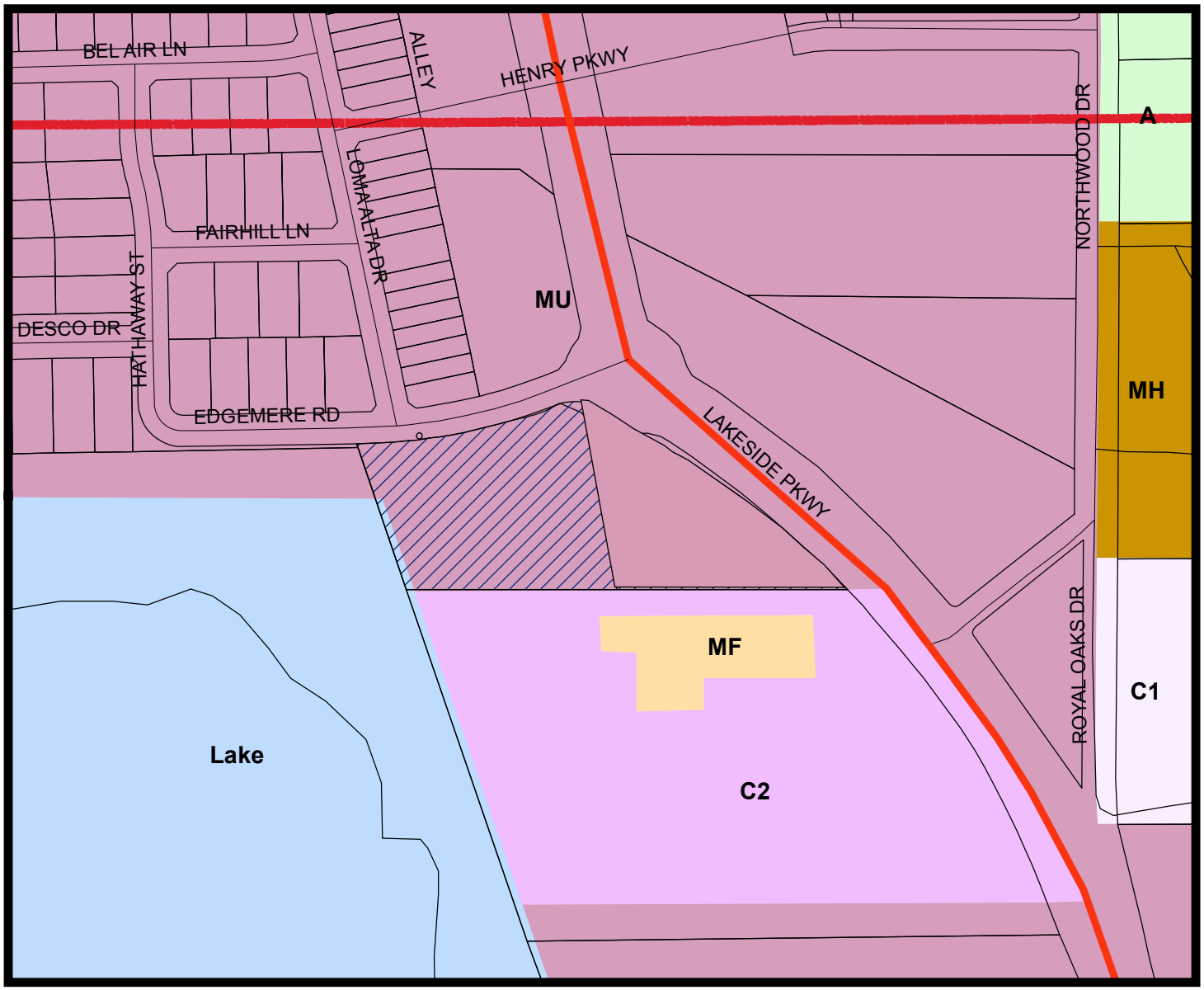
III. ATTACHMENTS

A. Background Information
1. Vicinity Map
2. Letter of Intent

B. Application Details
1. Site Plan Package
2. Revised Landscape Plan
3. Image of Tower Element

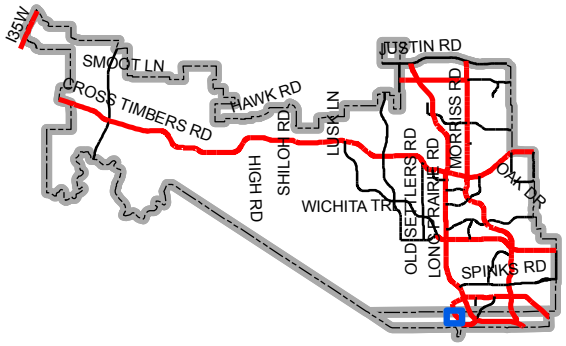
Vicinity Map

Reference Project: SP15-0021



LEGEND

- Mixed Use
- Agriculture
- Multi-Family
- Mobile Home
- Commercial 2
- Commercial 1
- Subject Property



Map Location

0 190 380 760 Feet

REALTY CAPITAL

April 22, 2016

Poornima Srinarasi
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028
972.874.6349
poornima.srinarasi@flower-mound.com

RE: Revised Letter of Intent for Site Plan and Plat Application for The Lakeside Tower

Dear Ms. Srinarasi,

Realty Capital Management has submitted a site plan and record plat application (SP15-0021, RC15-0012), with subsequent revisions, for the Town's review process for The Lakeside Tower. Located along the northern shore of Lake Grapevine, The Lakeside Tower will be a Mediterranean-style 15-story luxury high-rise condominium tower that will consist of 48 condominium residences ranging in size from 1,345-5726 square feet, along with four bungalows of approximately 3,100 square feet each.

The site will be legally known as Lots 1 and 2, Block A, Lakeside Tower. Lot 1, which The Lakeside Tower will be developed on, is 2.62 acres in size. A parking structure containing 159 parking spaces will be built to serve both the condominiums and villas. Included in the approximately 54,000 square feet of ground floor building area will be a 4,576 square foot spa and salon. 41 additional surface parking spaces will be built to serve guest and salon patron parking. To meet the open space requirement per the Lakeside DFW development standards, 19,778 square feet of general open space is being provided, which is 4,584 square feet above the required open space for the entire subzone.

Please do not hesitate to contact me if you have any questions.

Thank you for your consideration.

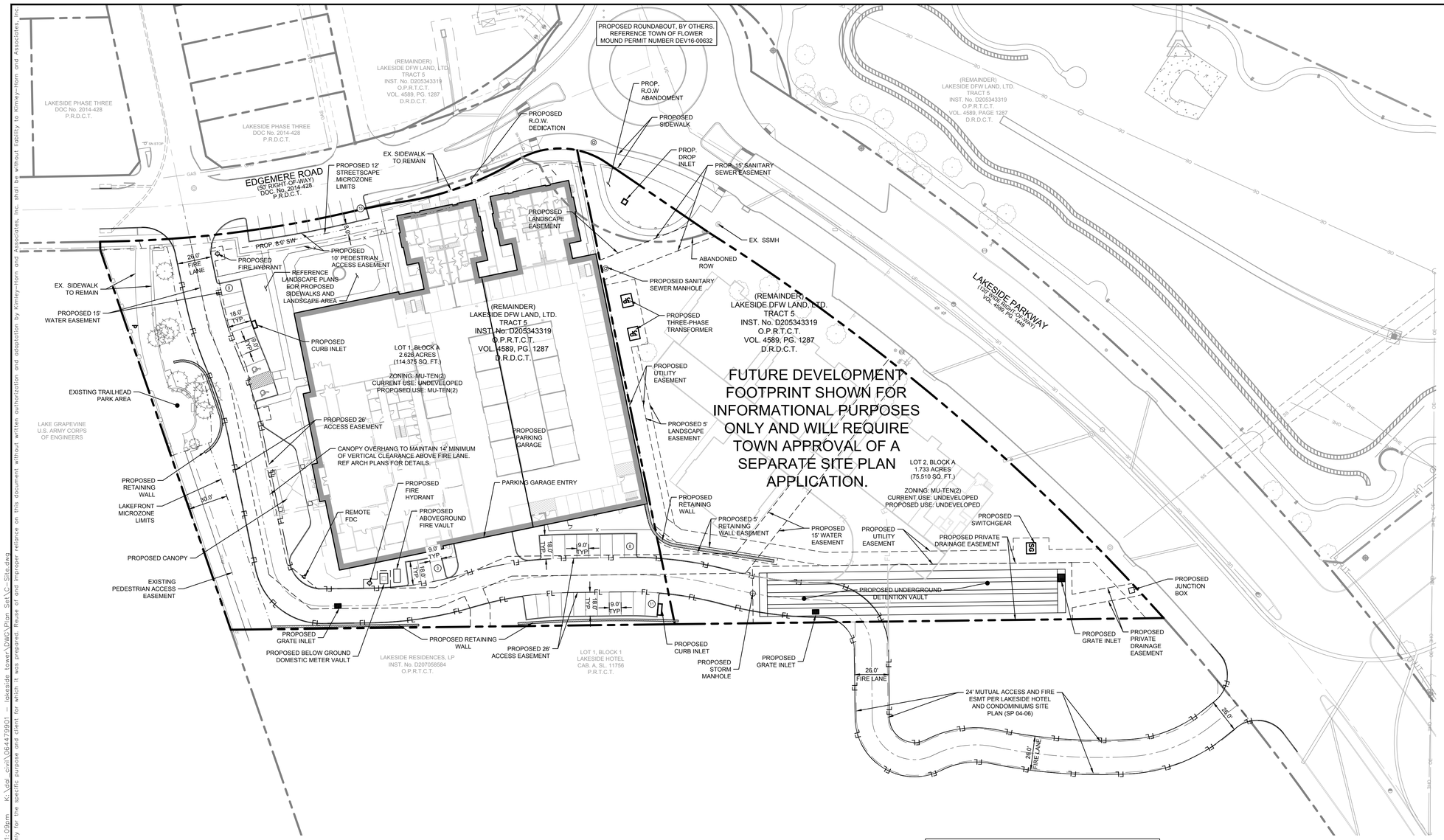
Richard Myers
Managing Director
Realty Capital Management, LLC
817.313.5000 (c)
Myers@RealtyCapital.com

Lakeside Tower Parking Calculations

Use Type	Number of Units	Parking Requiremen	Required Parking
2 Bedroom	12	1.8 spaces per unit	22
3 Bedroom	30	2 spaces per unit	60
4 Bedroom	10	2 spaces per unit	20
Spa	4,750 sf	1 per 250 sf	19
Total Parking Required:			**121**
Total Parking Provided:			**200**

Parking Summary

Parking Type	Spaces Provided
Surface Parking	39
ADA Surface Parking	2
Garage Parking	153
ADA Garage Parking	6
Total Parking:	**200**



OWNER

CAPITAL MANAGEMENT, LLC
900 LAKE CAROLYN PARKWAY, STE 150
IRVING, TEXAS 75039
PHONE: 469-533-4131
CONTACT: JIMMIE ARCHIE
JWARCHIE@REALTYCAPITAL.COM

ARCHITECT

EDI INTERNATIONAL
10550 RICHMOND AVENUE #160
HOUSTON, TEXAS 77042
PHONE: 713-375-1410
CONTACT: BRIT PERKINS
BRIT@EDI-INTERNATIONAL.COM

ENGINEER

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PHONE: 972-770-1300
CONTACT: JAMIE L. PLOETZNER, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT. REFERENCE LANDSCAPE PLANS FOR DETAILS.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
5. REFERENCE LANDSCAPE PLANS FOR OPEN SPACE CALCULATIONS.

LEGEND

PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
FIRE LANE	FL — FL

PROPOSED ROUNADABOUT DESIGN SHOWN ON THIS PLAN IS BY OTHERS. LAKESIDE TOWER PLANS HAVE BEEN PREPARED UNDER THE ASSUMPTION THAT CONSTRUCTION OF THE ROUNDABOUT HAS COMMENCED PRIOR TO BEGINNING CONSTRUCTION ON SITE. REFERENCE TOWN OF FLOWER MOUND PERMIT NUMBERS DEV16-00632 AND DEV16-00633 FOR ROUNDABOUT CONSTRUCTION PLANS AND ADJACENT DEVELOPMENT PLANS.

SITE DATA TABLE

SITE DATA TABLE

Physical Address		TBD	
Existing Site Area Data			
Gross Site Area	4.26 AC		185,566
Lot One Site Area	2.60 AC		113,256
Lot Two Site Area	1.66 AC		72,310
Proposed Site Area Data with R.O.W Adjustments			
Gross Site Area	4.36 AC		189,922
Lot One Site Area	2.62 AC		114,127
Lot Two Site Area	1.74 AC		75,795
Zoning	MU-TEN(2)		
Current Use	UNDEVELOPED		
Proposed Use	MU-TEN(2)		
SubZone MU-TEN(2) Coverage Data	%		SF
Building Coverage Area		29%	54,500
Impervious Area		18%	35,000
Pervious Area		53%	100,400
Lakefront MicroZone Data			
Total Acreage on Lot 1	0.25 AC		
Trail Data			
Trail Head Park	0.15 AC		
Trail Linear Feet	300 LF		
Streetscape MicroZone			
Total Acreage on Lot 1	0.08 AC		
Linear Park			
To be provided with Lot 2 development (min 0.05 AC)			

SITE DATA TABLE

Parking Summary	Required	Provided
Surface Parking		39
ADA Surface Parking		2
Garage Parking		153
ADA Garage Parking		6
Total Parking	102	200
Building Data		
Building	15 STORIES	
Peak Height	195' 6"	
Mean Height	101' 0"	
Total Square Footage	247,690 SF	

SITE PLAN

LOT 1 AND 2, BLOCK A
LAKESIDE TOWER

BEING 4.368 ACRES OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ASTRACT NO. 1548 AN ADDITION IN THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS.

811 Know what's below. Call before you dig.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer JAMIE L. PLOETZNER
P.E. No. 110199 Date 04/20/2016

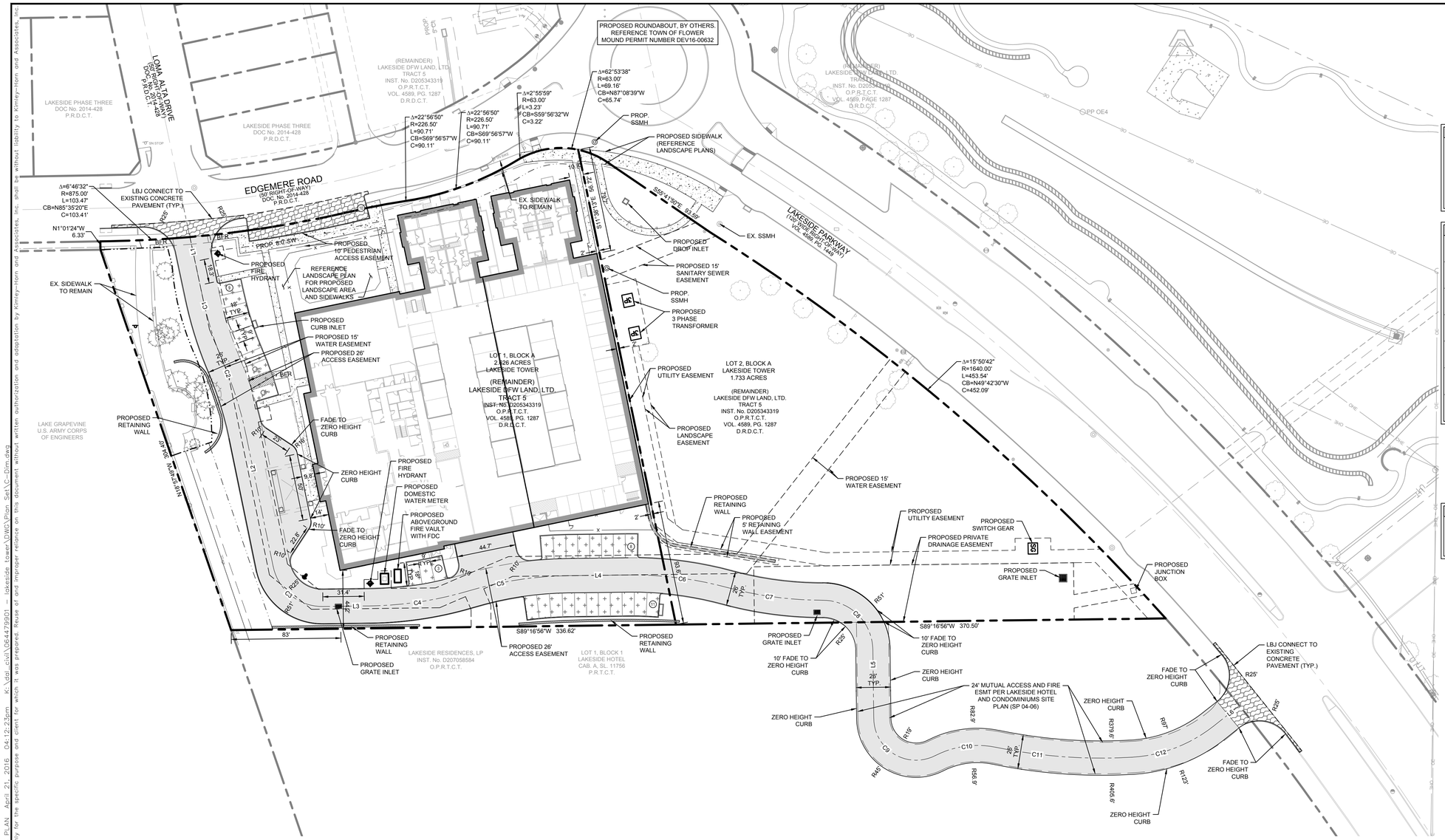
KHA PROJECT 064479901
DATE 04/20/2016
SCALE AS SHOWN
DESIGNED BY JLP
DRAWN BY TCP
CHECKED BY DEM

SITE PLAN

LAKESIDE TOWER
PREPARED FOR
REALTY CAPITAL
FLOWER MOUND TEXAS

SHEET NUMBER
C-101

Plotted By:Phillips, Tessa Sheet Set:LAKESIDE TOWER Layout:C-101 SITE PLAN April 21, 2016 04:11:09pm K:\dal_civil\064479901 - lakeside tower\DWG\Plan Set\C-Site.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT FOR DETAILS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
5. REFER TO LANDSCAPE PLANS FOR GRADING DETAILS IN LANDSCAPE AREAS AND RETAINING WALL DETAILS.

LEGEND

PROPERTY LINE	
SAWCUT LINE	
PROPOSED CURB	
LIGHT DUTY PAVEMENT (SEE SECTION ON THIS SHEET)	
MEDIUM PAVEMENT (SEE SECTION ON THIS SHEET)	
HEAVY DUTY PAVEMENT (SEE SECTION ON THIS SHEET)	
PROPOSED SIDEWALK	

SURFACE PARKING COUNT

ADA	2
PARALLEL	0
REGULAR	39
TOTAL*	41

*DOES NOT INCLUDE GARAGE PARKING

GEOTECHNICAL REPORT
PROJ. NO. 94155222
TERRACON CONSULTANTS, INC.
DALLAS, TEXAS
SEPTEMBER 2, 2015

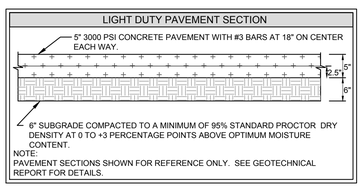
LINE TABLE

LINE	LENGTH	BEARING
L1	72.03	N11°59'01.00"W
L2	101.57	N11°38'13.24"W
L3	35.33	S89°16'56.33"W
L4	45.14	S89°16'56.33"W
L5	51.59	N0°43'03.67"W
L6	24.92	S51°39'09.51"W

CURVE TABLE

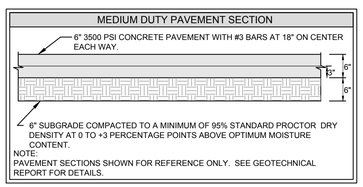
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	666.25'	60.28'	N18°26'33"W	60.26'	5°11'03"	30.16'
C2	25.00'	8.82'	S69°20'50"W	8.77'	20°12'49"	4.46'
C2	298.03'	48.88'	N16°20'09"W	48.83'	9°23'52"	24.50'
C3	38.00'	52.45'	N51°10'38"W	48.38'	79°04'50"	31.37'
C4	275.00'	76.24'	S81°20'25"W	75.99'	15°53'03"	38.37'
C5	275.00'	76.24'	S81°20'25"W	75.99'	15°53'03"	38.37'
C6	275.00'	76.24'	N82°46'32"W	75.99'	15°53'03"	38.37'
C7	275.00'	72.84'	N82°25'20"W	72.63'	15°10'37"	36.64'
C8	38.00'	59.22'	N45°21'51"W	53.41'	89°17'34"	37.53'
C9	31.90'	65.53'	N58°36'19"W	54.60'	117°41'08"	52.77'
C10	68.72'	47.01'	S82°09'09"W	46.10'	39°12'04"	24.47'
C11	392.56'	103.66'	N85°48'43"W	103.36'	15°07'48"	52.13'
C12	110.00'	67.14'	S69°08'16"W	66.10'	34°58'13"	34.65'

LIGHT DUTY PAVEMENT SECTION



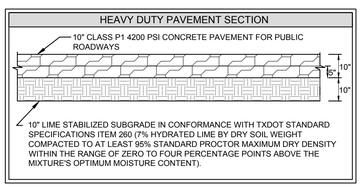
NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR DETAILS.

MEDIUM DUTY PAVEMENT SECTION



NOTE:
PAVEMENT SECTIONS SHOWN FOR REFERENCE ONLY. SEE GEOTECHNICAL REPORT FOR DETAILS.

HEAVY DUTY PAVEMENT SECTION



PROPOSED ROUNADABOUT DESIGN SHOWN ON THIS PLAN IS BY OTHERS. LAKESIDE TOWER PLANS HAVE BEEN PREPARED UNDER THE ASSUMPTION THAT CONSTRUCTION OF THE ROUNDABOUT HAS COMMENCED PRIOR TO BEGINNING CONSTRUCTION ON SITE. REFERENCE TOWN OF FLOWER MOUND PERMIT NUMBERS DEV16-00632 AND DEV16-00633 FOR ROUNDABOUT CONSTRUCTION PLANS AND ADJACENT DEVELOPMENT PLANS.

811 Know what's below. Call before you dig.

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Engineer JAMIE L. PLOETZNER
P.E. No. 110199 Date 04/20/2016

KHA PROJECT 064479901
DATE 04/20/2016
SCALE AS SHOWN
DESIGNED BY JLP
DRAWN BY TCP
CHECKED BY ----

DIMENSION CONTROL AND PAVING PLAN

LAKESIDE TOWER
PREPARED FOR
REALTY CAPITAL

FLOWER MOUND TEXAS

SHEET NUMBER
C-201

Plotted By:Philipp, Tessa Sheet Set:LAKESIDE TOWER Layout:C-201 DIMENSION CONTROL AND PAVING PLAN April 21, 2016 04:12:23pm K:\dal_civil\064479901 - lakeside tower\CWO\Plan Set\C-Plan.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MITIGATION

1. To Mitigate the unauthorized removal of six (6) protected trees, penalty options of either paying $9,000.00 or planting twenty four (24) 3" cal. trees were provided. The developer will plant Thirty two Mitigation trees as part of the development which completely covers the tree mitigation balance.

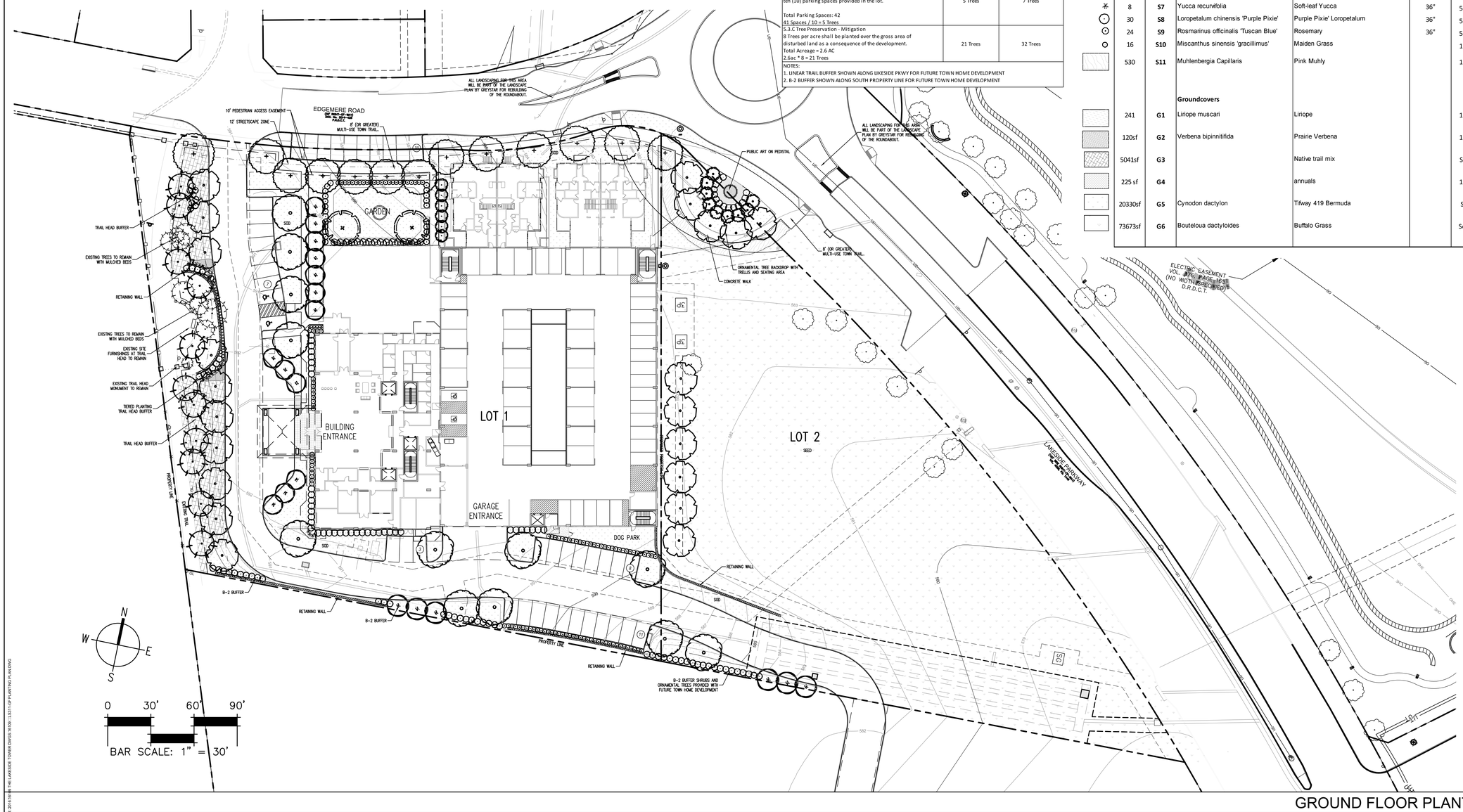
Lakeside DFW Development Code

	Required	Provided
3.2 - Section 4 Lakeside Pkwy Trees at 40' O.C., 4.5' min. width continuous planting area	Yes	Yes
5.1 8% of gross area to be open space. (Only for Lot 1) Residential pocket park Gross site area: 189,922 sf Open Space: (189,922) * 8% = 15,193.8 sf	15,194 sf	39,475 sf
Lot 1 Open space Residential Pocket Park (dog park and garden) Trail Head Esplanade Streetfront B-2 Buffer General Open Space		4,724 sf 6,624 sf (0.15 ac) LOT 2 4,114 sf 4,235 sf 19,778 sf
Lot 2 Open space Residential Pocket Park (sculpture) Linear Esplanade B-2 Buffer General Open Space	0 0 928 sf 0 0	4,420 sf TBD 928 sf TBD 74,658 sf
5.3.A.1 Required Landscaping - Street Trees (Lot 1) 1 Tree per 30' along Edgemere Rd. 293LF / 30 = 10 Trees	10 Trees	13 Trees
5.3.A.2 Required Landscaping - Median Trees 1 Tree per 30' Edgemere Rd: 145LF / 30 = 5 Trees	5 Trees	Submitted by Greystar for the rebuilding of the roundabout
5.3.A.3 Required Landscaping - Shrubs and Groundcover Required along streets	Yes	Yes
5.3.A.5 Required Landscaping (Lot 1) 15 trees per acre 39,475 sf = .91 acres (.91) *15 Trees = 14 Trees	14 Trees	22 Trees
5.3.A Tree Preservation - Buffers Borders of property in accordance with varying buffer types specified in the code: B-1: Edgemere Road Visual screening with hedge, Higher tree canopy B-2: South of property Line Solid hedges, small trees placed close together Trail Head Buffer: West of property line Existing trees to remain, natural tree placement	B-1: Yes B-2: Yes Trail Head: Yes	B-1: Yes B-2: Yes Trail Head: Yes
5.3.B. Required Landscaping - Surface Parking Lot Trees Parking lots shall have, within the lot area, a minimum of one (1) tree, three inch (3") ten (10) parking spaces provided in the lot. Total Parking Spaces: 42 41 Spaces / 10 = 5 Trees	5 Trees	7 Trees
5.3.C Tree Preservation - Mitigation 8 Trees per acre shall be planted over the gross area of disturbed land as a consequence of the development. Total Acreage = 2.6 AC 2.6ac * 8 = 21 Trees	21 Trees	32 Trees

NOTES:
1. LINEAR TRAIL BUFFER SHOWN ALONG LIKESIDE PKWY FOR FUTURE TOWN HOME DEVELOPMENT
2. B-2 BUFFER SHOWN ALONG SOUTH PROPERTY LINE FOR FUTURE TOWN HOME DEVELOPMENT

Lakeside Plant List

Quantity	SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
		Trees				
12	T1	Acer saccharum 'Caddo'	Caddo' Maple	14'	3"	
2	T2	Pictacia chinensis	Chinese Pistachio	16'	3"	
13	T3	Quercus virginiana	Live Oak	16'	3"	
21	T4	Quercus shumardii	Shumard Red Oak	16'	3"	Mitigation trees
11	T5	Ulmus crassifolia	Cedar Elm	16'	3"	Mitigation trees
6	T6	Cercis canadensis texana	Texas Redbud	8'	15gal	Multi Trunk
9	T7	Ilex Nellie R Stevens	Nellie R Stevens Holly	8'	15gal	
19	T8	Lagerstroemia Indica	Crepe Myrtle	8'	15gal	Multi trunk, deep red
		Shrubs & Grasses				
54	S1	Leucophyllum frutescens	Texas Sage	36"	5gal	
21	S2	Abelia x grandiflora 'Rose Creek'	Abelia	42"	5 gal	
39	S3	Berberis Thunbergii Atropurpurea nana	Dw Redleaf Japanese Barberry	36"	5 gal	
25	S4	Callicarpa americana	American Beautyberry	36"	5 gal	
18	S5	Hesperaloe parviflora 'Brakelights'	Brakelights' Red Yucca	36"	5 gal	
50	S6	Raphiolepsis indica	Indian Hawthorn	36"	5 gal	
8	S7	Yucca recurvifolia	Soft-leaf Yucca	36"	5 gal	
30	S8	Loropetalum chinensis 'Purple Pixie'	Purple Pixie' Loropetalum	36"	5 gal	
24	S9	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	36"	5 gal	
16	S10	Miscanthus sinensis 'gracillimus'	Maiden Grass		1 gal	
530	S11	Muhlenbergia Capillaris	Pink Muhly		1 gal	
		Groundcovers				
241	G1	Liriope muscari	Liriope		1 gal	
120sf	G2	Verbena bipinnitifida	Prairie Verbena		1 gal	
5041sf	G3		Native trail mix		SEED	
225 sf	G4		annuals		1 gal	Seasonal To Be Determined
20330sf	G5	Cynodon dactylon	Tifway 419 Bermuda		SOD	
73673sf	G6	Bouteloua dactyloides	Buffalo Grass		Seed	Lot 2 low maintenance lawn seed



GROUND FLOOR PLANTING PLAN

SCALE: 1"=30'

1

EDI International
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TEXAS · CALIFORNIA · NEW YORK

OWNER:

CIVIL:

STRUCTURAL:

MEP:

LANDSCAPE:

INTERIOR DESIGNER:

The Lakeside Tower

THE LAKESIDE TOWER

FLOWER MOUND, TEXAS

REALTY CAPITAL MANAGEMENT

REALTY CAPITAL

HAROLD G. HENRY JR. 1792

04/01/16

ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12130
COMPANY:EDI INTERNATIONAL,INC.
FIRM ID #: 445226-00

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NO	DATE	ISSUE
1	04/20/16	CITY COMMENTS

Project Number: 16109.000
Issued: SCHEMATIC DESIGN
Issue Date: APRIL 20, 2016

DRAWING TITLE

PLANTING PLAN

DRAWING NUMBER

LS311

PLANTING PLAN

P:\2016\16109 THE LAKESIDE TOWER\DWGS\16109 - LS311 GF PLANTING PLAN.DWG

Realty Capital Management

The Lakeside Tower, Flower Mound, Texas
West Elevation

EDF International
February 19, 2016

Realty Capital Management

The Lakeside Tower, Flower Mound, Texas

North Elevation

EDF International

February 19, 2016

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East Elevation

EDF International

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South Elevation

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February 19, 2016

NORTH ELEVATION - VILLAS | 2

PERSPECTIVE VIEW VILLAS LOOKING SOUTHWEST | 1

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The Lakeside Tower

THE LAKESIDE TOWER

FLOWER MOUND, TEXAS

REALTY CAPITAL MANAGEMENT

Realty Capital

ARCHITECT: BRITTEN L. PERKINS
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COMPANY EDI INTERNATIONAL,INC.
FIRM ID # 4452226-00

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NO.	DATE	ISSUE

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Issue Date: APRIL 8, 2016

DRAWING TITLE

EXTERIOR VIEWS
SCALE: NO SCALE

DRAWING NUMBER

G015
EXTERIOR VIEWS

EAST PARTIAL ELEVATION | 2

NORTH PARTIAL ELEVATION | 3

PERSPECTIVE LOOKING SOUTHWEST | 1

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THE LAKESIDE TOWER

FLOWER MOUND, TEXAS

REALTY CAPITAL MANAGEMENT

REALTY CAPITAL

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Project Number: 16109.000
Issued: SCHEMATIC DESIGN
Issue Date: APRIL 22, 2016

DRAWING TITLE

EXTERIOR VIEWS
SCALE: NO SCALE

DRAWING NUMBER

G016
EXTERIOR VIEWS

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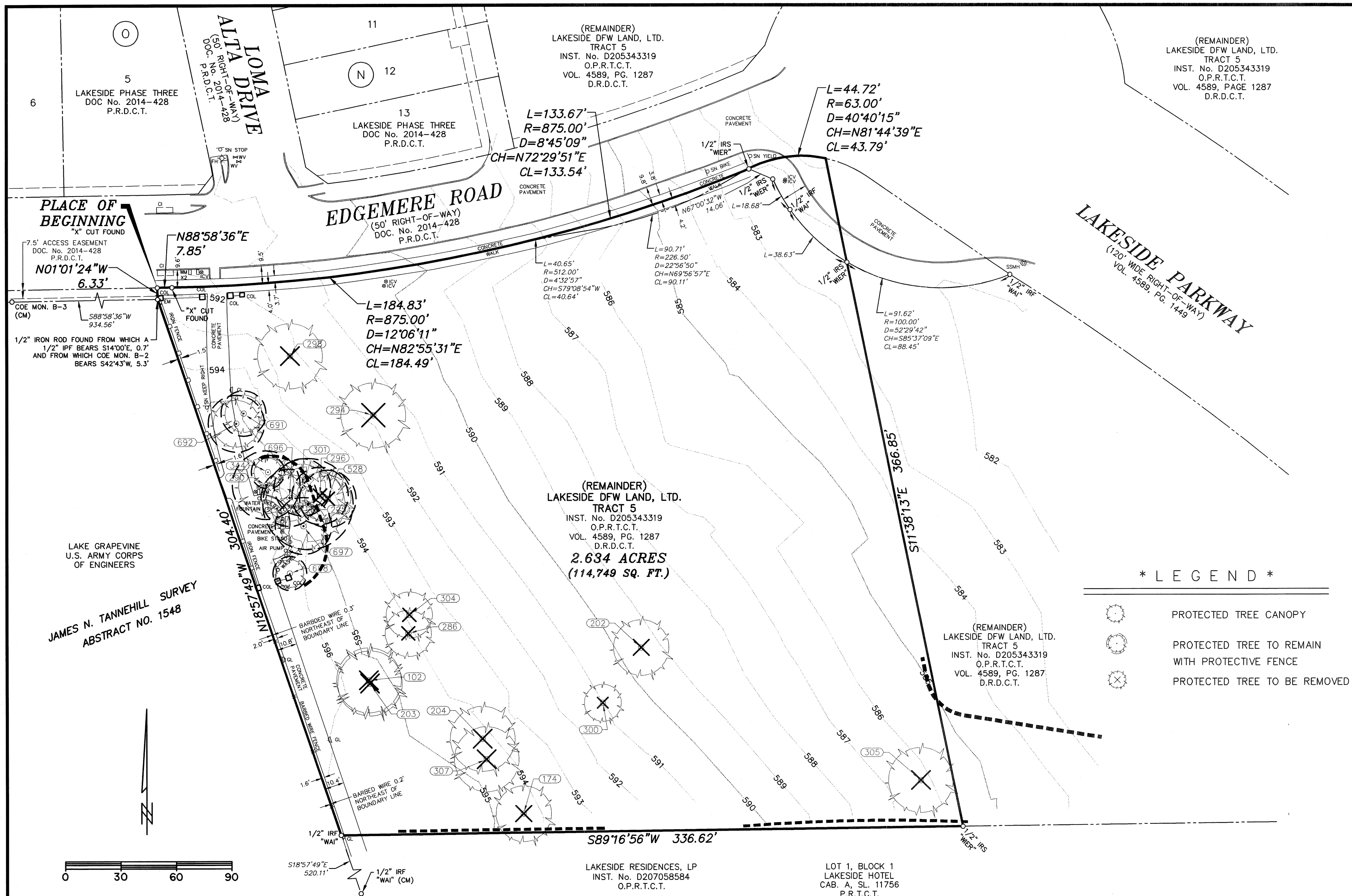
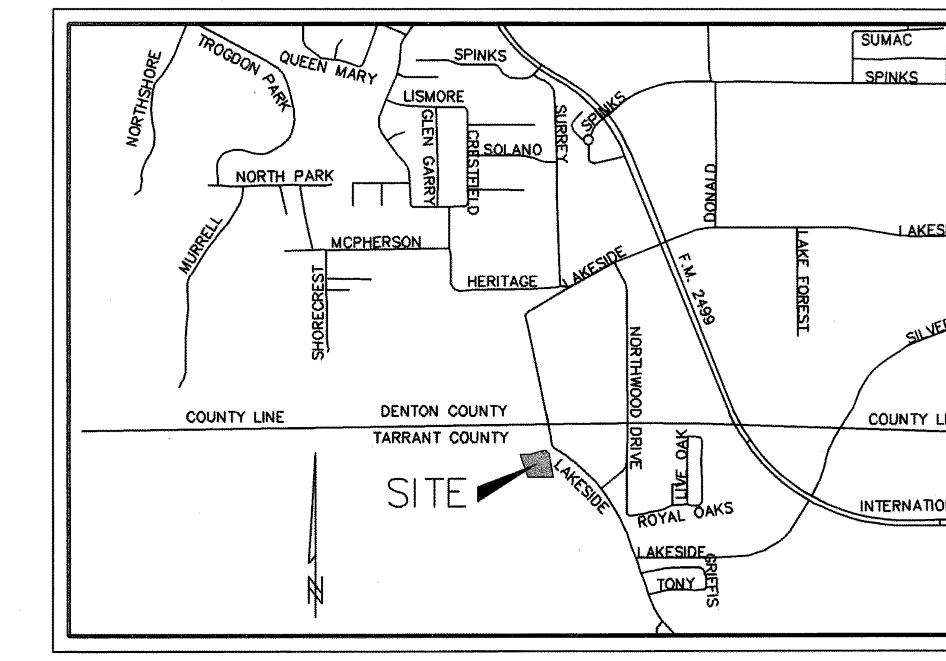




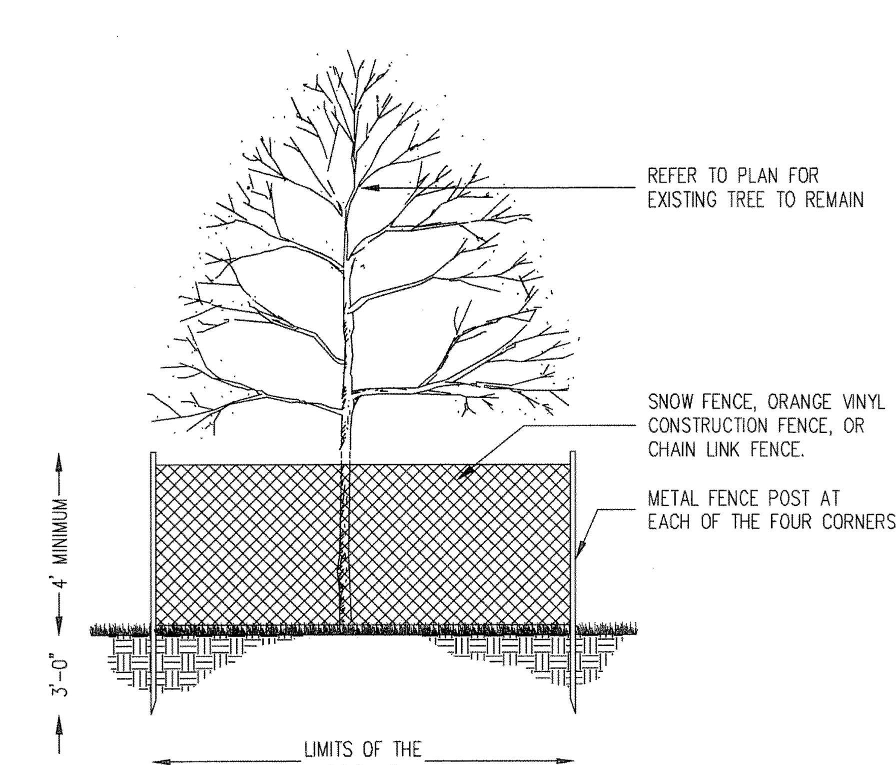
VICINITY MAP
NOT TO SCALE

EXISTING TREE PROTECTION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS IS ENCOUNTERED DURING EXCAVATION, A LICENSED ARBORIST SHALL BE SECURED FOR RECOMMENDATIONS CONCERNING PRUNING AND/OR BRIDGING THE ROOT(S), ETC.
3. GRADES/ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRIP LINE FOR ANY LENGTH OF TIME. MAKE SURE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
4. MATERIAL STORAGE - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
5. EQUIPMENT CLEANING / LIQUID DISPOSAL - NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED NEAR OR WITHIN THE LIMITS OF THE DRIP LINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
6. TREE ATTACHMENTS - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. VEHICULAR TRAFFIC - NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES. WHERE CONSTRUCTION ACTIVITIES MUST TAKE PLACE WITHIN THE DRIP LINE OF THE TREE, PLACE A THREE INCH (3") LAYER OF SHREDDED HARDWOOD MULCH TO CUSHION PEDESTRIAN TRAFFIC.
8. BORING OF UTILITIES - MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.
9. TRENCHING - UTILITY & IRRIGATION CONTRACTOR SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. HAND-DIG ALL TENCHES WITHIN CANOPY OF TREE.
10. PROTECTIVE FENCING - ALL TREES AS NOTED ON DRAWINGS TO REMAIN, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S). REFER TO TREE PROTECTION DETAIL(S).
11. BARK PROTECTION - IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY FIRST WRAPPING THE ENTIRE CIRCUMFERENCE OF THE TRUNK WITH BURLAP, THEN, ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
12. CONSTRUCTION PRUNING - IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

Tree #	Northing	Easting	Name	Scientific Name	Size (inches)	Canopy (feet)	Condition	Status	Save
102	7045360.806	2407331.376	Black Jack Oak	(Quercus marilandica)	8	35	Good	Protected	
174	7045288.904	2407414.999	Post Oak	(Quercus stellata)	9	30	Good	Protected	
202	7045378.15	2407478.753	Post Oak	(Quercus stellata)	13	30	Good	Protected	
203	7045359.1	2407331.976	Black Jack Oak	(Quercus marilandica)	9	35	Good	Protected	
204	7045329.211	2407392.85	Black Jack Oak	(Quercus marilandica)	11	35	Good	Protected	
225	7045455.608	2407298.551	Black Jack Oak	(Quercus marilandica)	12	40	Good	Protected	x
286	7045385.983	2407352.739	Post Oak	(Quercus stellata)	7	25	Good	Protected	
290	7045465.743	2407275.944	Post Oak	(Quercus stellata)	8	30	Good	Protected	x
294	7045503.033	2407333.853	Texas Ash	(Fraxinus texensis)	8	35	Good	Protected	
296	7045460.06	2407305.065	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	
298	7045534.856	2407288.834	Post Oak	(Quercus stellata)	10	35	Good	Protected	
300	7045348.447	2407457.967	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	
301	7045464.535	2407295.57	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
304	7045395.979	2407353.295	Post Oak	(Quercus stellata)	8	25	Good	Protected	
305	7045306.609	2407630.034	Pecan	(Cayra illinoinensis)	9	35	Good	Protected	
307	7045318.245	2407395.004	Post Oak	(Quercus stellata)	10	35	Good	Protected	
344	7045472.732	2407276.851	Post Oak	(Quercus stellata)	7	15	Good	Protected	x
528	7045458.438	2407309.284	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	
691	7045504.042	2407263.686	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	x
692	7045498.59	2407259.764	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
696	7045459.006	2407288.443	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	x
697	7045443.893	2407296.063	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	x
698	7045418.416	2407288.699	Black Jack Oak	(Quercus marilandica)	9	15	Good	Protected	x

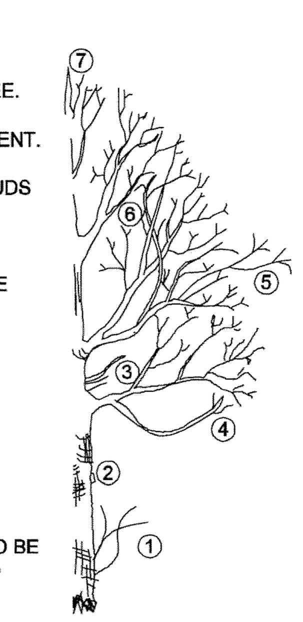
TOTAL NUMBER OF PROTECTED TREES IS 23, OF WHICH 14 ARE TO BE REMOVED FROM BUILDABLE AREA



1 TREE PROTECTION
NTS

1. REMOVE SUCKER SHOOTS AT BASE OF TREE.
2. MAKE CLEAN CUTS ON OLD STUDS IF PRESENT.
3. REMOVE ENTIRE SUPPLY OF TWIGS AND BUDS ON TRUNK.
4. REMOVE LOWER BRANCH WHERE AN OVERLYING BRANCH OCCUPIES APPROX. SAME AREA.
5. SHAPE TREE BY REMOVING INJURED AND MISSHAPED BRANCHES.
6. REMOVE CROSS BRANCHES AND THOSE DEVELOPING INTO SECONDARY LEADERS.
7. DO NOT REMOVE LEADER.

NOTE: DASHED LINES INDICATE BRANCHES TO BE REMOVED. BALD CYPRESS - NO MORE THAN 20 PERCENT OF LIMBS, FOLIAGE, ETC., TO BE REMOVED.



2 TREE PRUNING
NTS

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

REVISIONS	DATE	BY

2.634 ACRES OF LAND

LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT No. 1548 TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS

TREE SURVEY LAKESIDE DFW TOWN OF FLOWER MOUND

STATE OF TEXAS
DON C. WHEELER
717
REGISTERED LANDSCAPE ARCHITECT

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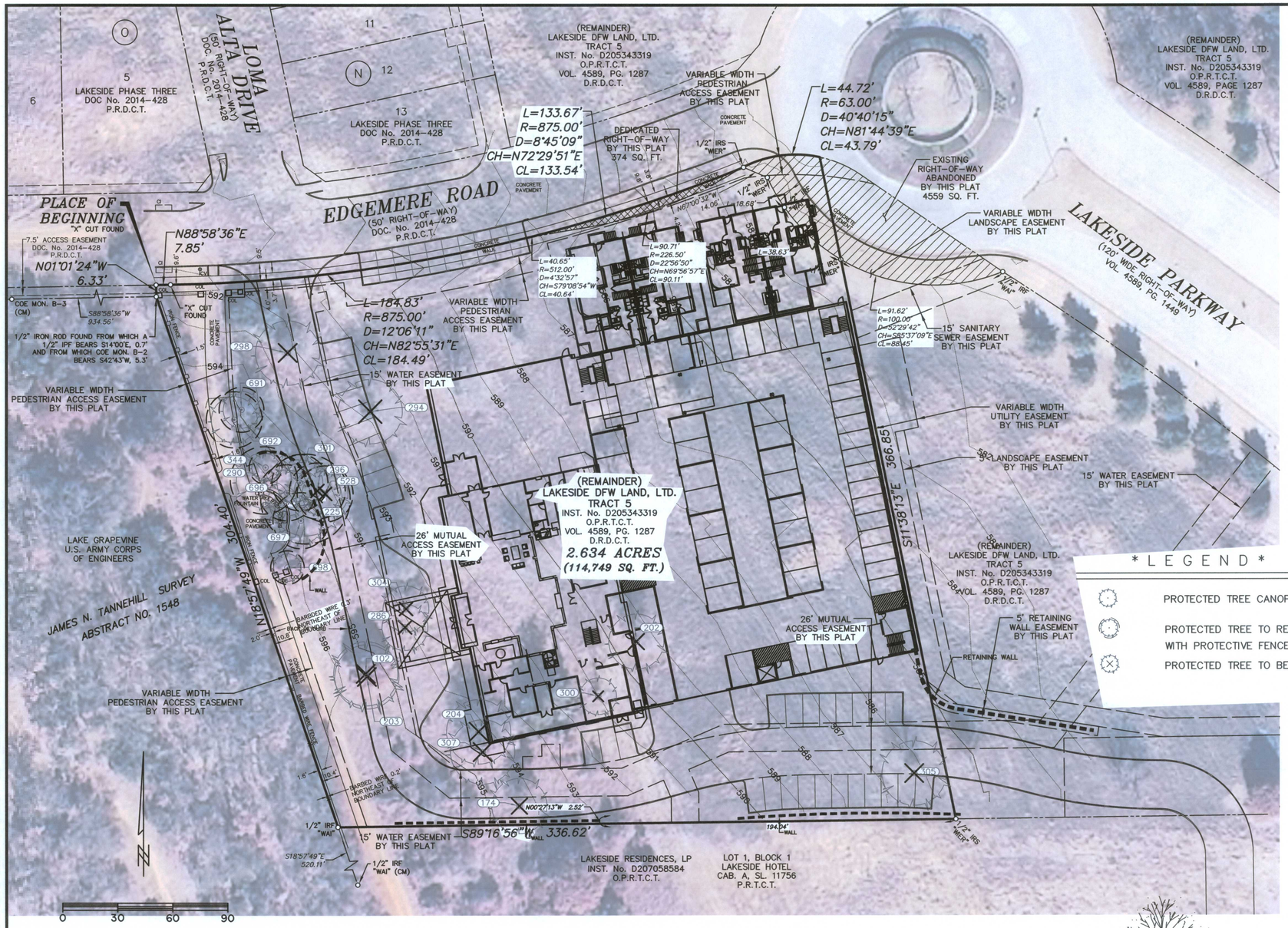
LAST SHEET EDIT
DATE 4/20/2016
WA# 12174.01
SHEET NO. 1 OF 1

PRINTED: 4/20/2016 STB FILE: WIER-SURVEY.STB LAST SAVED: 4/20/2016 1:02 PM SAVED BY: JAMESV FILE: TREE SURVEY 12174.01-REV1.DWG



* LEGEND *

- PROTECTED TREE CANOPY
- PROTECTED TREE TO REMAIN WITH PROTECTIVE FENCE
- PROTECTED TREE TO BE REMOVED

Tree #	Northing	Easting	Name	Scientific Name	Size (inches)	Canopy (feet)	Condition	Status	Save
102	7045360.806	2407331.376	Black Jack Oak	(Quercus marilandica)	8	35	Good	Protected	
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294	7045503.033	2407333.853	Texas Ash	(Fraxinus texensis)	8	35	Good	Protected	
296	7045460.06	2407305.065	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	
298	7045534.856	2407288.834	Post Oak	(Quercus stellata)	10	35	Good	Protected	
300	7045348.447	2407457.967	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	
301	7045464.535	2407295.57	Cedar Elm	(Ulmus crassifolia)	6	25	Good	Protected	x
304	7045395.979	2407353.295	Post Oak	(Quercus stellata)	8	25	Good	Protected	
305	7045306.609	2407630.034	Pecan	(Cayra illinoinensis)	9	35	Good	Protected	
307	7045318.245	2407395.004	Post Oak	(Quercus stellata)	10	35	Good	Protected	
344	7045472.732	2407276.851	Post Oak	(Quercus stellata)	7	15	Good	Protected	x
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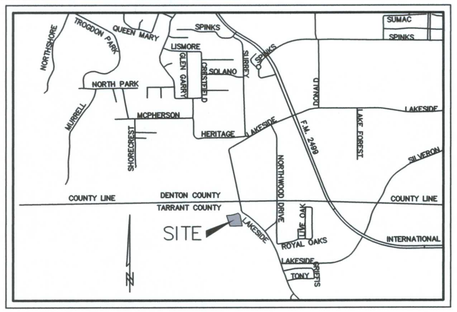
TOTAL NUMBER OF PROTECTED TREES IS 23, OF WHICH 14 ARE TO BE REMOVED FROM BUILDABLE AREA



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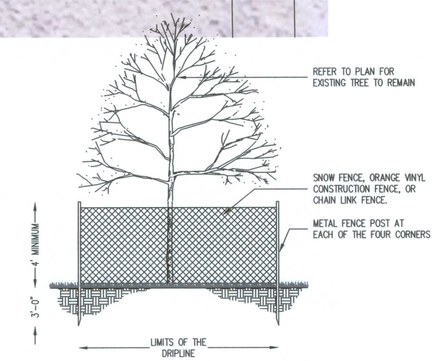

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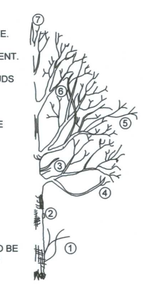

2 TREE PRUNING
NTS

PREPARED BY:
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ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

REVISIONS	DATE	BY

2.634 ACRES OF LAND
LOCATED IN THE JAMES N. TANNEHILL SURVEY,
ABSTRACT No. 1548 TOWN OF FLOWER MOUND,
TARRANT COUNTY, TEXAS

TREE SURVEY
LAKESIDE DFW
TOWN OF
FLOWER MOUND

STATE OF TEXAS
DON C. WHEELER
1067
REGISTERED LANDSCAPE ARCHITECT

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SHEET NO.
1 OF 1

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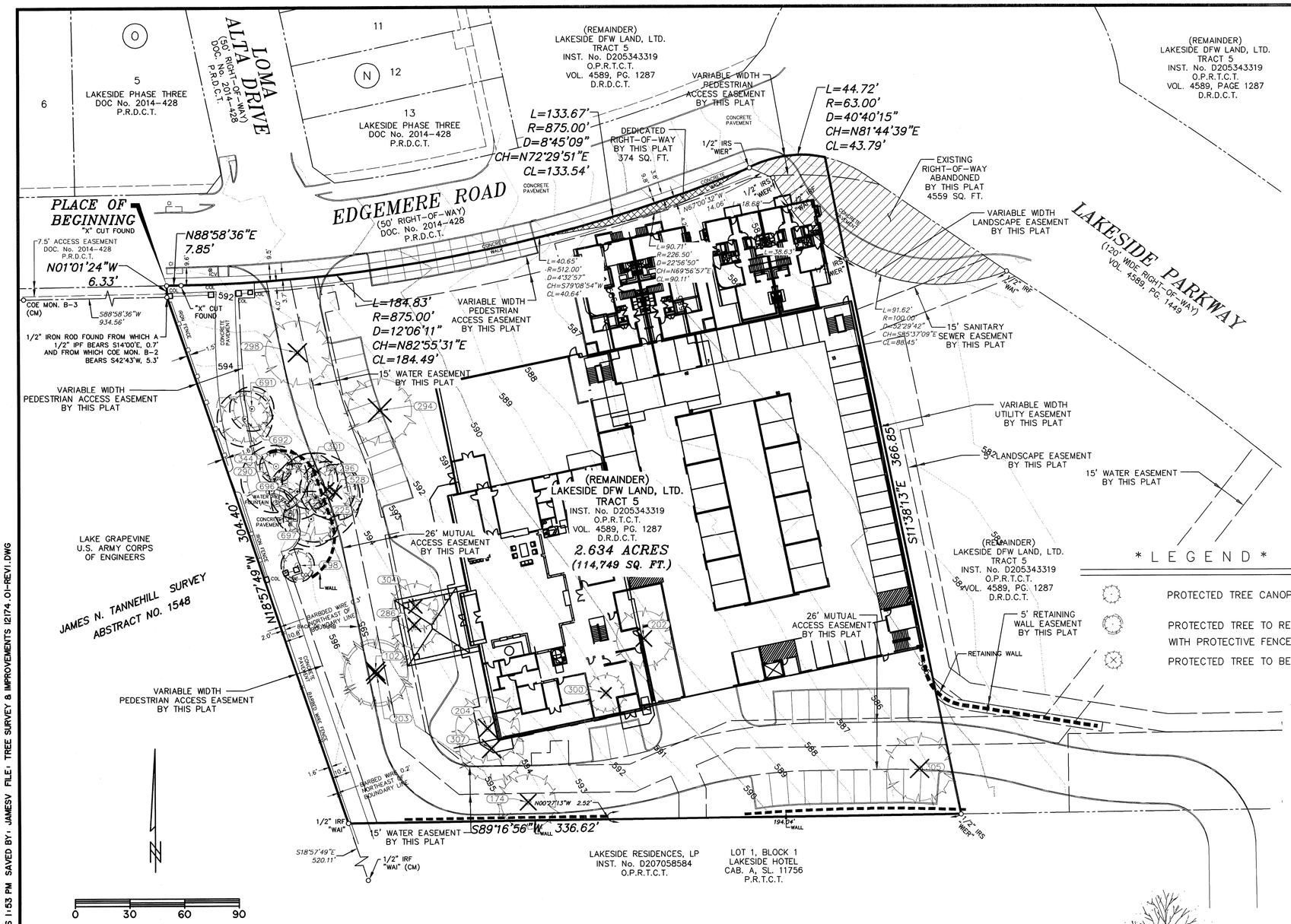

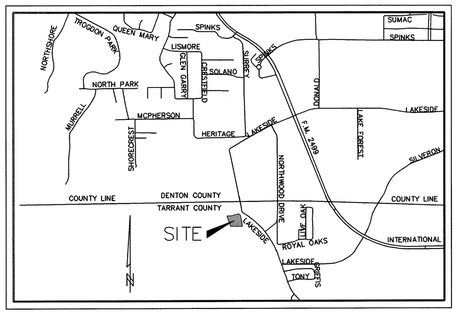

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* L E G E N D *

- PROTECTED TREE CANOPY
- PROTECTED TREE TO REMAIN WITH PROTECTIVE FENCE
- PROTECTED TREE TO BE REMOVED

Tree #	Northing	Easting	Name	Scientific Name	Size (inches)	Canopy (feet)	Condition	Status	Save
102	7045360.806	2407331.376	Black Jack Oak	(Quercus marilandica)	8	35	Good	Protected	
174	7045288.904	2407414.999	Post Oak	(Quercus stellata)	9	30	Good	Protected	
202	7045378.15	2407478.753	Post Oak	(Quercus stellata)	13	30	Good	Protected	
203	7045359.1	2407331.976	Black Jack Oak	(Quercus marilandica)	9	35	Good	Protected	
204	7045329.211	2407392.85	Black Jack Oak	(Quercus marilandica)	11	35	Good	Protected	
225	7045455.608	2407298.551	Black Jack Oak	(Quercus marilandica)	12	40	Good	Protected	x
286	7045385.983	2407352.739	Post Oak	(Quercus stellata)	7	25	Good	Protected	
290	7045465.743	2407275.944	Post Oak	(Quercus stellata)	8	30	Good	Protected	x
294	7045503.033	2407333.853	Texas Ash	(Fraxinus texensis)	8	35	Good	Protected	
296	7045460.06	2407305.065	Texas Ash	(Fraxinus texensis)	6	25	Good	Protected	
298	7045534.856	2407288.834	Post Oak	(Quercus stellata)	10	35	Good	Protected	
300	7045348.447	2407457.967	Texas Ash	(Fraxinus texensis)	7	20	Good	Protected	
301	7045464.535	2407295.57	Cedar Elm	(Ulmus crassifolia)	6	25	Good	Protected	x
304	7045395.979	2407353.295	Post Oak	(Quercus stellata)	8	25	Good	Protected	
305	7045306.609	2407630.034	Pecan	(Cayra illinoinensis)	9	35	Good	Protected	
307	7045318.245	2407395.004	Post Oak	(Quercus stellata)	10	35	Good	Protected	
344	7045472.732	2407276.851	Post Oak	(Quercus stellata)	7	15	Good	Protected	x
528	7045458.438	2407309.284	Texas Ash	(Fraxinus texensis)	7	25	Good	Protected	
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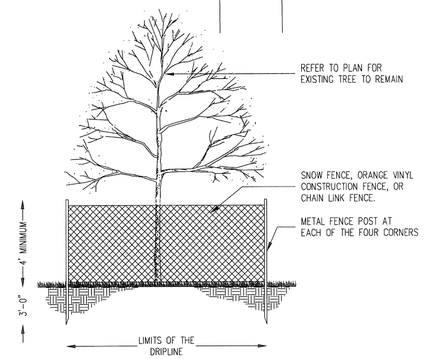
TOTAL NUMBER OF PROTECTED TREES IS 23, OF WHICH 14 ARE TO BE REMOVED FROM BUILDABLE AREA



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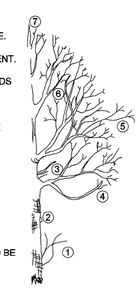

2 TREE PRUNING
NTS

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Texas Board of Professional Land Surveying Registration No. 10033900

REVISIONS	DATE	BY

2.634 ACRES OF LAND

LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT No. 1548 TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS

TREE SURVEY LAKESIDE DFW TOWN OF FLOWER MOUND

STATE OF TEXAS
DON A. WHEELER
REGISTERED PROFESSIONAL ENGINEER

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SHEET NO.
1 OF 1

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Attachment B(2) Revised Landscape Plan

MITIGATION

1. To Mitigate the unauthorized removal of six (6) protected trees, penalty options of either paying $9,000.00 or planting twenty four (24) 3" cal. trees were provided. The developer will plant Thirty two Mitigation trees as part of the development which completely covers the tree mitigation balance.

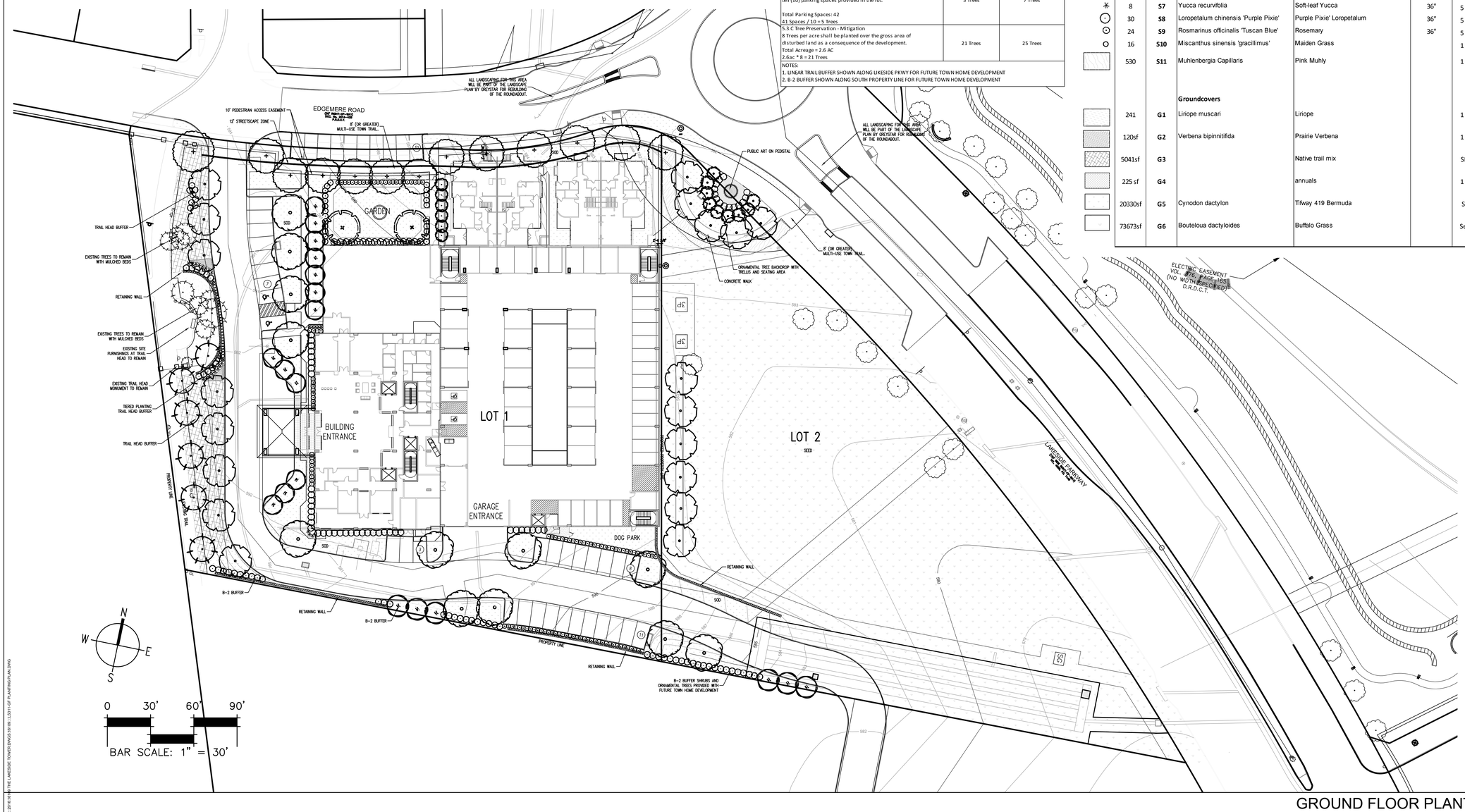
Lakeside DFW Development Code

	Required	Provided
3.2 - Section 4 Lakeside Pkwy Trees at 40' O.C., 4.5' min. width continuous planting area	Yes	Yes
5.1 8% of gross area to be open space. (Only for Lot 1) Residential pocket park Gross site area: 189,922 sf Open Space: (189,922) * 8% = 15,193.8 sf	15,194 sf	39,475 sf
Lot 1 Open space Residential Pocket Park (dog park and garden) Trail Head Esplanade Streetfront B-2 Buffer General Open Space		4,724 sf 6,624 sf (0.15 ac) LOT 2 4,114 sf 4,235 sf 19,778 sf
Lot 2 Open space Residential Pocket Park (sculpture) Linear Esplanade B-2 Buffer General Open Space	0 0 928 sf 0 0	4,420 sf TBD 928 sf TBD 74,658 sf
5.3.A.1 Required Landscaping - Street Trees (Lot 1) 1 Tree per 30' along Edgemere Rd. 293LF / 30 = 10 Trees	10 Trees	13 Trees
5.3.A.2 Required Landscaping - Median Trees 1 Tree per 30' Edgemere Rd: 145LF / 30 = 5 Trees	5 Trees	Submitted by Greystar for the rebuilding of the roundabout
5.3.A.3 Required Landscaping - Shrubs and Groundcover Required along streets	Yes	Yes
5.3.A.5 Required Landscaping (Lot 1) 15 trees per acre 39,475 sf = 91 acres (.91) *15 Trees = 14 Trees	14 Trees	22 Trees
5.3.A Tree Preservation - Buffers Borders of property in accordance with varying buffer types specified in the code: B-1: Edgemere Road Visual screening with hedge, Higher tree canopy B-2: South of property line Solid hedges, small trees placed close together Trail Head Buffer: West of property line Existing trees to remain, natural tree placement	B-1: Yes B-2: Yes Trail Head: Yes	B-1: Yes B-2: Yes Trail Head: Yes
5.3.B. Required Landscaping - Surface Parking Lot Trees Parking lots shall have, within the lot area, a minimum of one (1) tree, three inch (3") ten (10) parking spaces provided in the lot. Total Parking Spaces: 42 41 Spaces / 10 = 5 Trees	5 Trees	7 Trees
5.3.C Tree Preservation - Mitigation 8 Trees per acre shall be planted over the gross area of disturbed land as a consequence of the development. Total Acreage = 2.6 AC 2.6ac * 8 = 21 Trees	21 Trees	25 Trees

NOTES:
1. LINEAR TRAIL BUFFER SHOWN ALONG LIKESIDE PKWY FOR FUTURE TOWN HOME DEVELOPMENT
2. B-2 BUFFER SHOWN ALONG SOUTH PROPERTY LINE FOR FUTURE TOWN HOME DEVELOPMENT

Lakeside Plant List

Quantity	SYM	BOTANICAL NAME	COMMON NAME	HEIGHT	CALIPER	REMARKS
		Trees				
12	T1	Acer saccharum 'Caddo'	Caddo' Maple	14'	3"	
2	T2	Pictacia chinensis	Chinese Pistachio	16'	3"	
13	T3	Quercus virginiana	Live Oak	16'	3"	
19	T4	Quercus shumardii	Shumard Red Oak	16'	3"	Mitigation trees
6	T5	Ulmus crassifolia	Cedar Elm	16'	3"	Mitigation trees
6	T6	Cercis canadensis texana	Texas Redbud	8'	15gal	Multi Trunk
9	T7	Ilex Nellie R Stevens	Nellie R Stevens Holly	8'	15gal	
19	T8	Lagerstroemia Indica	Crepe Myrtle	8'	15gal	Multi trunk, deep red
		Shrubs & Grasses				
54	S1	Leucophyllum frutescens	Texas Sage	36"	5gal	
21	S2	Abelia x grandiflora 'Rose Creek'	Abelia	42"	5 gal	
39	S3	Berberis Thunbergii Atropurpurea nana	Dw Redleaf Japanese Barberry	36"	5 gal	
25	S4	Callicarpa americana	American Beautyberry	36"	5 gal	
18	S5	Hesperaloe parviflora 'Brakelights'	Brakelights' Red Yucca	36"	5 gal	
50	S6	Raphiolepsis indica	Indian Hawthorn	36"	5 gal	
8	S7	Yucca recurvifolia	Soft-leaf Yucca	36"	5 gal	
30	S8	Loropetalum chinensis 'Purple Pixie'	Purple Pixie' Loropetalum	36"	5 gal	
24	S9	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	36"	5 gal	
16	S10	Miscanthus sinensis 'gracillimus'	Maiden Grass		1 gal	
530	S11	Muhlenbergia Capillaris	Pink Muhly		1 gal	
		Groundcovers				
241	G1	Liriope muscari	Liriope		1 gal	
120sf	G2	Verbena bipinnitifida	Prairie Verbena		1 gal	
5041sf	G3		Native trail mix		SEED	
225 sf	G4		annuals		1 gal	Seasonal To Be Determined
20330sf	G5	Cynodon dactylon	Tifway 419 Bermuda		SOD	
73673sf	G6	Bouteloua dactyloides	Buffalo Grass		Seed	Lot 2 low maintenance lawn seed



GROUND FLOOR PLANTING PLAN

SCALE: 1"=30'

1

EDI International
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HOUSTON, TEXAS 77042
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FAX (713) 375-1600
www.EDI-International.com
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Fax: 469-522-4150
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CIVIL:
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Dallas, Texas 75251
Phone No.: (972) 770-1300 (Office)
Contact: Jason Poe Inner, P.E.
E-mail: jason.poe@kimley-horn.com

STRUCTURAL:
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12804 Westheimer Drive, Suite B
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Contact: Andrew D. Burman, P.E.
E-mail: andy@sbengineering.com

MEP:
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E-mail: cone@jordanskala.com

LANDSCAPE:
EDI INTERNATIONAL
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Houston, Texas 77042
Phone No.: 713-375-1400
Fax No.: 713-375-1600
Contact: Don Henry
E-mail: don.henry@EDI-International.com

INTERIOR DESIGNER:

The Lakeside Tower

THE LAKESIDE TOWER
FLOWER MOUND, TEXAS
REALTY CAPITAL MANAGEMENT

REALTY CAPITAL

REGISTERED ARCHITECT BRITTEN L. PERKINS 12138 STATE OF TEXAS
04/01/16
ARCHITECT: BRITTEN L. PERKINS
LICENSE NO.: 12130
COMPANY:EDI INTERNATIONAL,INC
FIRM ID #: 445226-00

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Project Number: 16109.000
Issued: CONDO DOCS
Issue Date: May 18, 2016

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
LS311
PLANTING PLAN

© 2016 16109 THE LAKESIDE TOWER DWGS 16109 - LS311 GF PLANTING PLAN.DWG

Attachment B(3): Image of Tower Element

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 3

DATE: May 23, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0012 - The Estates of Tour 18, Section Two, Lots 3R1 & 3R2X, Block 12) to create two residential lots. The property is generally located north of Doral Court and east of Lighthouse Drive.**

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 subdivide Lot 3, Block 12, into two lots. The replat will create a 2.3-acre residential lot with an existing residence and a 0.4-acre lot that will be purchased by the Tour 18 Homeowner's Association for perpetual maintenance. The property is zoned Agricultural (A). The plat depicts necessary setbacks, and the access to the lot will remain unchanged.

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.

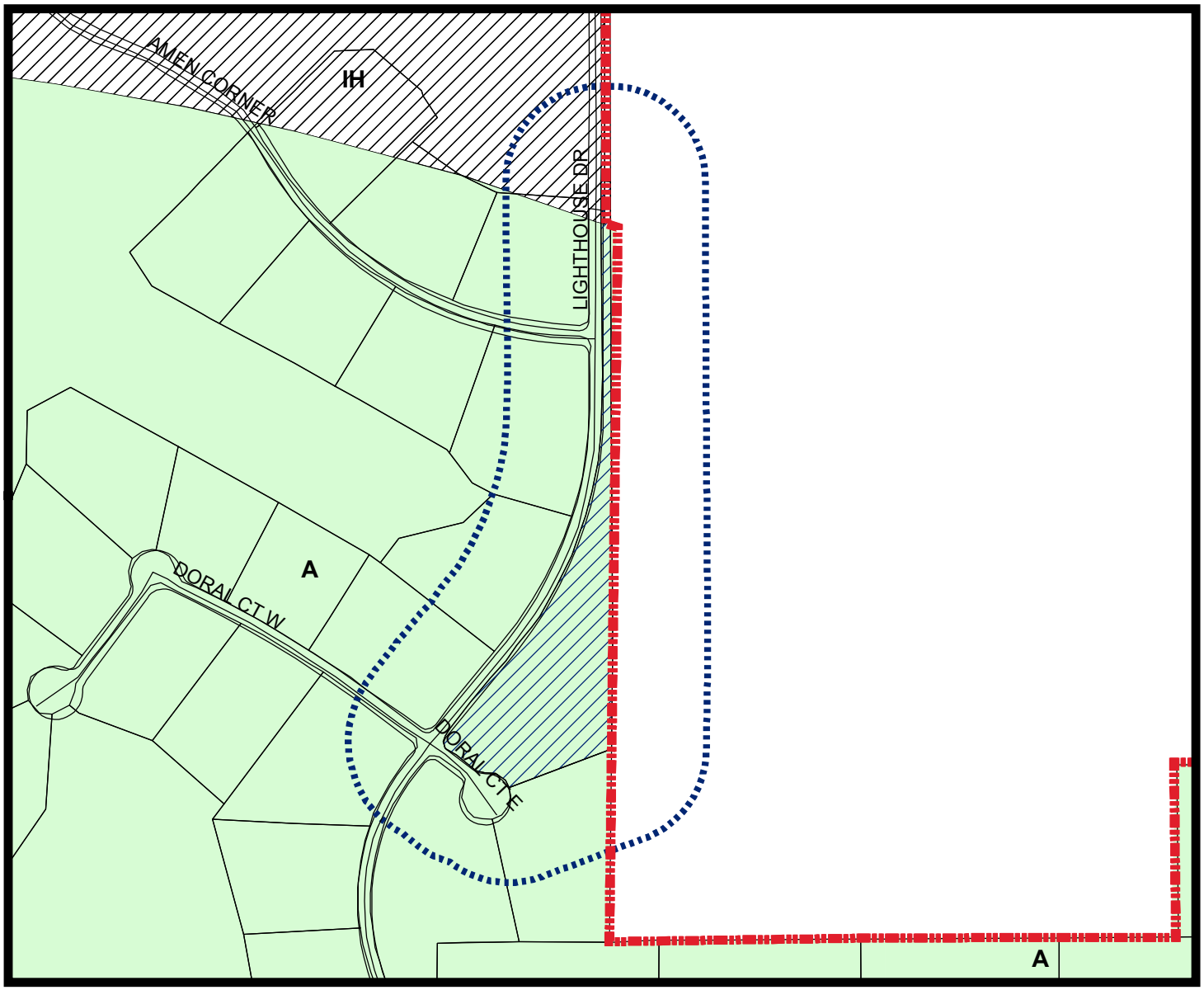
IV. ATTACHMENTS

A. Background Information
1. Vicinity Map
2. Letter of Intent

B. Application Details
1. Replat Package

Vicinity Map

Reference Project: RP16-0012



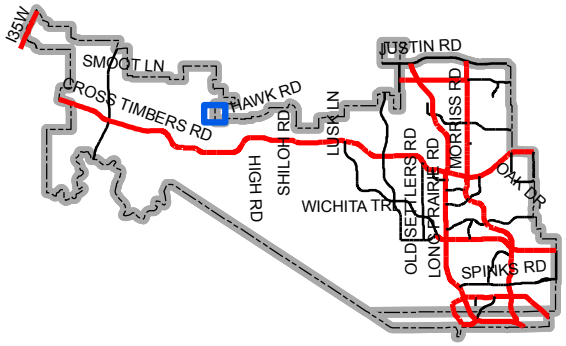
LEGEND

Agriculture

Interim Holding

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

Arthur Surveying Co., Inc.
Professional Land Surveyors

P.O. Box 54 ~ Lewisville, Texas 75067
Office: (972) 221-9439 ~ Fax: (972) 221-4675

October 29, 2015

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028

RE: Replat – 3R1 and 3R2, Block 12, The Estates at Tour 18, Section Two

Mr. Powell:

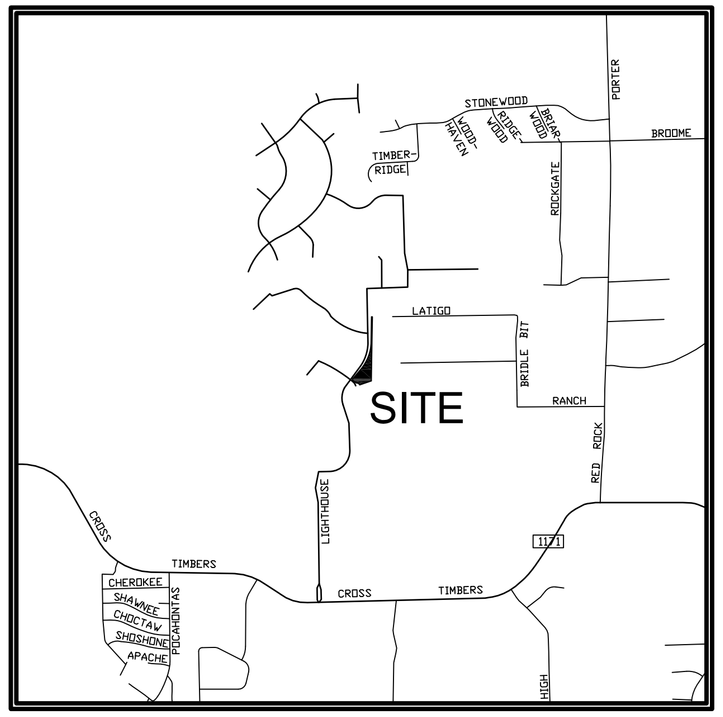
Please accept this letter, on behalf of our clients, as an explanation of the replat application attached hereto. We are submitting for approval of a replat of Lot 3, Block 12, of The Estates at Tour 18, Section Two, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 253, P.R.D.C.T.. The purpose of this replat is to divide Lot 3 into two lots, ~2.3 acres as the existing residential lot and ~0.4 acres to be purchased by the HOA.

The subject property is currently zoned "A". Total acreage for the current site is 2.812 acres.

If you have any other questions or concerns regarding this application please feel free to contact me.

Respectfully,

Jack Barton
Arthur Surveying Company



VICINITY MAP 1" = 2000'

50 0 50 100 150 Feet

Scale: 1" = 50'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD. BRG.	CHORD
C1	64.37	50.00	73°45'48"	37.52	N55°56'31"W	60.02
C2	17.69	25.00	40°32'09"	9.23	N72°33'20"W	17.32
C3	32.30	20.00	92°31'46"	20.90	N06°01'23"W	28.90

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____ _____
Claudio Forest, Chairman Doug Powell, Executive Director of
Planning and Zoning Commission Development Services

_____, 2016.
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

State of Texas §
County of Denton §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Douglas Reinscheld*, 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.

Given under my hand and seal of office, this _____ day of _____, 20_____.

_____
Notary Public in and for
the State of Texas

State of Texas §
County of Denton §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared *Jessica Reinscheld*, 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.

Given under my hand and seal of office, this _____ day of _____, 20_____.

_____
Notary Public in and for
the State of Texas

Owner's Certificate and Dedication

State of Texas §
County of Denton §

WHEREAS Douglas and Jessica Reinscheld are the owners of a 2.812 acre tract of land situated in the George Gibson Survey, Abstract Number 488, Town of Flower Mound, Denton County, Texas, being all of Lot 3, in Block 12, of The Estates at Tour 18, Section Two, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 253, of the Plat Records of Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the southeast corner of the herein described tract, same being the northeast corner of Lot 2, in said Block 12, also being in the west line of a tract of land described by deed to Ronnie Lynn White and Janet Leigh White, as recorded under Instrument Number 2009-76915, of the Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE South 70 degrees 57 minutes 01 seconds West, with the north line of said Lot 2, a distance of 231.45 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner in the northeast line of Lot 4, in said Block 12 (being known as Doral Court), said point being the beginning of a non-tangent curve to the left, having a radius of 50.00 feet and whose chord bears North 55 degrees 56 minutes 31 seconds West, a distance of 60.02 feet;

THENCE along said curve to the left, with the northeast line of said Doral Court, through a central angle of 73 degrees 45 minutes 48 seconds, for an arc distance of 64.37 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner, same being the beginning of a reverse curve, having a radius of 25.00 feet, and whose chord bears North 72 degrees 33 minutes 20 seconds West, a distance of 17.32 feet;

THENCE along said reverse curve, with the northeast line of said Doral Court, through a central angle of 40 degrees 32 minutes 09 seconds, for an arc distance of 17.69 feet to a ½ inch iron rod with yellow cap stamped "Arthur Surveying Company" set for corner;

THENCE North 52 degrees 17 minutes 16 seconds West, with the northeast line of said Lighthouse Drive, a distance of 77.31 feet to a ½ inch iron rod found for corner, said point being the beginning of a tangent curve to the right, having a radius of 20.00 feet, and whose chord bears North 06 degrees 01 minute 23 seconds West, a distance of 28.90 feet;

THENCE along said curve to the right, with the northeast line of said Doral Court, through a central angle of 92 degrees 31 minutes 46 seconds, for an arc distance of 32.30 feet to a ½ inch iron rod found for corner in the southeast line of Lighthouse Drive;

THENCE North 40 degrees 14 minutes 30 seconds East, with the southeast line of said Lighthouse Drive, a distance of 233.36 feet to a ½ inch iron rod found for corner, said point being the beginning of a tangent curve to the left, having a radius of 812.00 feet, and whose chord bears North 20 degrees 34 minutes 39 seconds East, a distance of 546.49 feet;

THENCE along said curve to the left, with the southeast line of said Lighthouse Drive, through a central angle of 39 degrees 19 minutes 43 seconds, for an arc distance of 557.37 feet to a point for corner from which a ½ inch iron rod found bears North 59 degrees 20 minutes 09 seconds East, a distance of 0.33 feet;

THENCE North 00 degrees 54 minutes 47 seconds East, a distance of 467.16 feet to a point for corner, same being the most southerly southwest corner of Lot 25, in Block 6, of The Estates at Tour 18, Section Three, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof, as recorded in Cabinet K, Page 254, P.R.D.C.T., from which a ½ inch iron rod found bears North 79 degrees 56 minutes 11 seconds East, a distance of 0.54 feet;

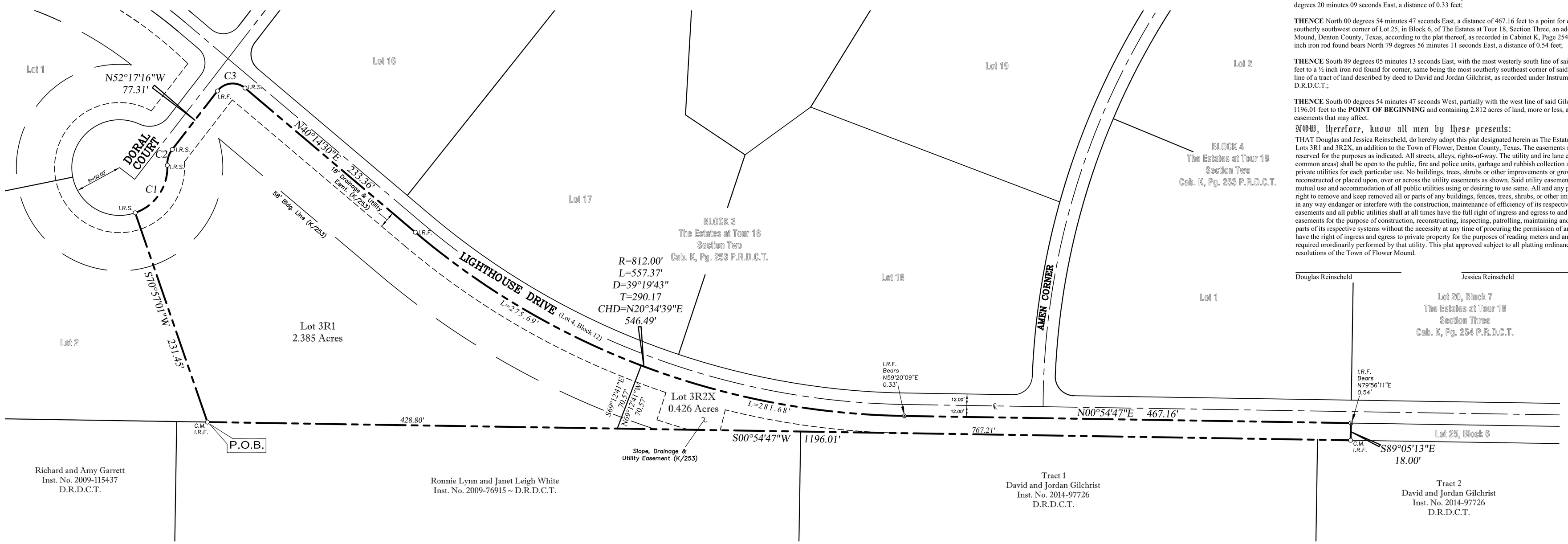
THENCE South 89 degrees 05 minutes 13 seconds East, with the most westerly south line of said Lot 25, a distance of 18.00 feet to a ½ inch iron rod found for corner, same being the most southerly southeast corner of said Lot 25, also being in the west line of a tract of land described by deed to David and Jordan Gilchrist, as recorded under Instrument Number 2014-97726, D.R.D.C.T.;

THENCE South 00 degrees 54 minutes 47 seconds West, partially with the west line of said Gilchrist tract, a distance of 1196.01 feet to the **POINT OF BEGINNING** and containing 2.812 acres of land, more or less, and being subject to any and all easements that may affect.

NOW, therefore, know all men by these presents:

THAT Douglas and Jessica Reinscheld, do hereby adopt this plat designated herein as The Estates at Tour 18, Section Two, Lots 3R1 and 3R2X, an addition to the Town of Flower, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way. The utility and ire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required orordinarily performed by that utility. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

Douglas Reinscheld Jessica Reinscheld



NOTES

1. No portion of subject property appears to lie within a Special Flood Hazard Area according to the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel No. 480777 0520 G, present effective date of map April 18, 2011, herein property is situated within Zone X (unshaded).
2. All iron rods found are ½ inch unless otherwise noted. All iron rods set are ½ inch with a yellow cap stamped "Arthur Surveying Company".
3. Bearings shown hereon are based on record plat of The Estates at Tour 18, Section Two, as recorded in Cabinet K, Page 253, P.R.D.C.T.
4. Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
5. No concentrated drainage shall be directed at downstream lots.
6. Lot 3R2X is to be owned and maintained by the Homeowners Association

State of Texas §
County of Denton §

THIS is to certify that I, Douglas L. Arthur, a Registered Professional Land Surveyor for the State of Texas, have platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT
DATED3/31/2016

_____
Douglas L. Arthur, R.P.L.S.
No. 4357

OWNER
Douglas and Jessica Reinscheld
5200 Lighthouse Drive
Flower Mound Texas, 75022

Arthur Surveying Co., Inc.
Professional Land Surveyors
(972) 221-9439 ~ Fax (972) 221-4675
220 Elm Street, Suite 200 ~ P.O. Box 54
Lewisville, Texas 75057 ~ TFRN No: 10063800
Established 1986
www.arthursurveying.com

DRAWN BY: JHB DATE: 10/21/2015 SCALE: 1"=50' CHECKED BY: D.L.A ASC NO.: 1510146

REPLAT
THE ESTATES AT TOUR 18
SECTION TWO
A Record Plat of Lots 3R1 and 3R2X, Block 12
Being a replat of Lot 3, Block 12, The Estates at Tour 18, Section Two, as recorded in Cabinet K, Page 253, P.R.D.C.T.
Being 2.812 acres out of the George Gibson Survey, Abstract No. 488
Town of Flower Mound,
Denton County, Texas
-- 2016 --

FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY
FOR DENTON COUNTY USE ONLY

P:\I--ARTHUR\Files\5200 Lighthouse\dwg\1510146.dwg 3/31/2016 7:52:29 AM CDT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4

DATE: May 23, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Record Plat (RC16-0004 - Lakeside DFW-Greystar Phase III) to create a mixed use subdivision. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.**

I. ITEM SUMMARY

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

A companion site plan application (SP16-0003) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create a building site as a part of Phase III of the Lakeside DFW development. The subject property is undeveloped and contains approximately 6.591 acres of land. The proposed plat dedicates various easements required for the new mixed use construction. Access to the development is provided along the respective frontages of Henry Parkway, Northwood Drive, and Lakeside Parkway.

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

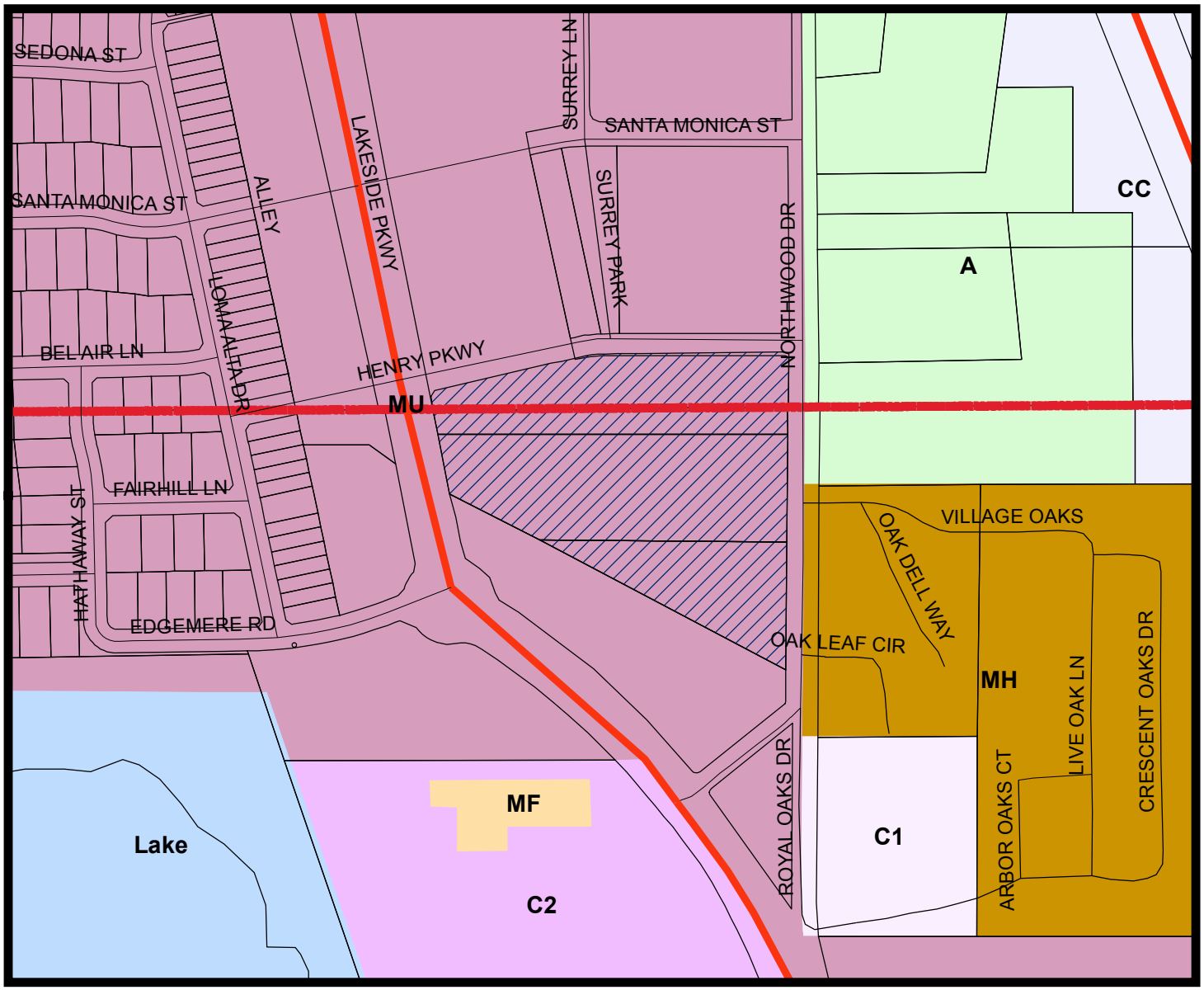
III. ATTACHMENTS

A. Background Information
1. Vicinity Map
2. Letter of Intent

B. Application Details
1. Record Plat Package

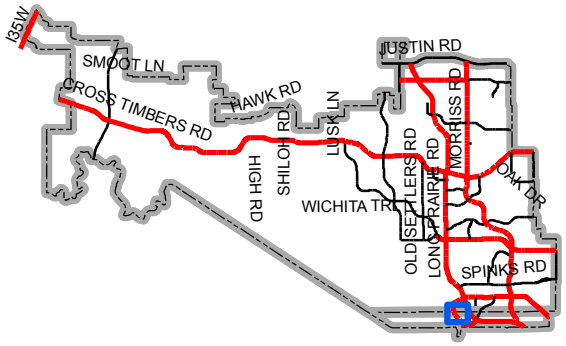
Vicinity Map

Reference Project: RC16-0004



LEGEND

- Agriculture
- Commercial 1
- Commercial 2
- Campus Industrial
- Campus Commercial
- Mixed Use
- Mobile Home
- Multi-Family
- Subject Property



Map Location

0 250 500 1,000 Feet

GREYSTAR

Attachment A(2)

March 30, 2016

MR. CHUCK RUSSELL
Town Planner
Town of Flower Mound
1001 Cross Timbers Road
Suite 2330
Flower Mound, Texas 75028

via email chuck.russell@flower-mound.com

Re: Lakeside DFW Greystar Phase III, (RC16-0004) | Record Plat Letter of Intent and Authorization

Dear Mr. Russell,

This shall serve as our Letter of Intent to process a Record Plat for Lakeside DFW Lot 7, Block A. The project, called Overture Flower Mound, is approximately 7.98 acres and spans across the following zoning districts: **MU-C(4)**, **MU-N**, and the **Esplanade**.

This project is the third phase of Lakeside developments, and will feature detached garages and two buildings for multi-family, age-restricted living. Also, the existing asphalt extents of Northwood Drive from phase 1 to the Lakeside Parkway connection will be replaced with paved road and parallel parking spaces to the west. This project includes one proposed lot and a total of 2.11 acres of open space.

The proposed development will connect to the existing esplanade sidewalk and maintain the Esplanade zoning, while the Environmental Protection Plan performed by KBA EnviroScience in 2013 for phase 1 applies, and the riparian habitat in the detention pond area is to be maintained.

With this letter we are also authorizing Kimley-Horn and Associates, Inc. to submit documents related to the record plat on our behalf.

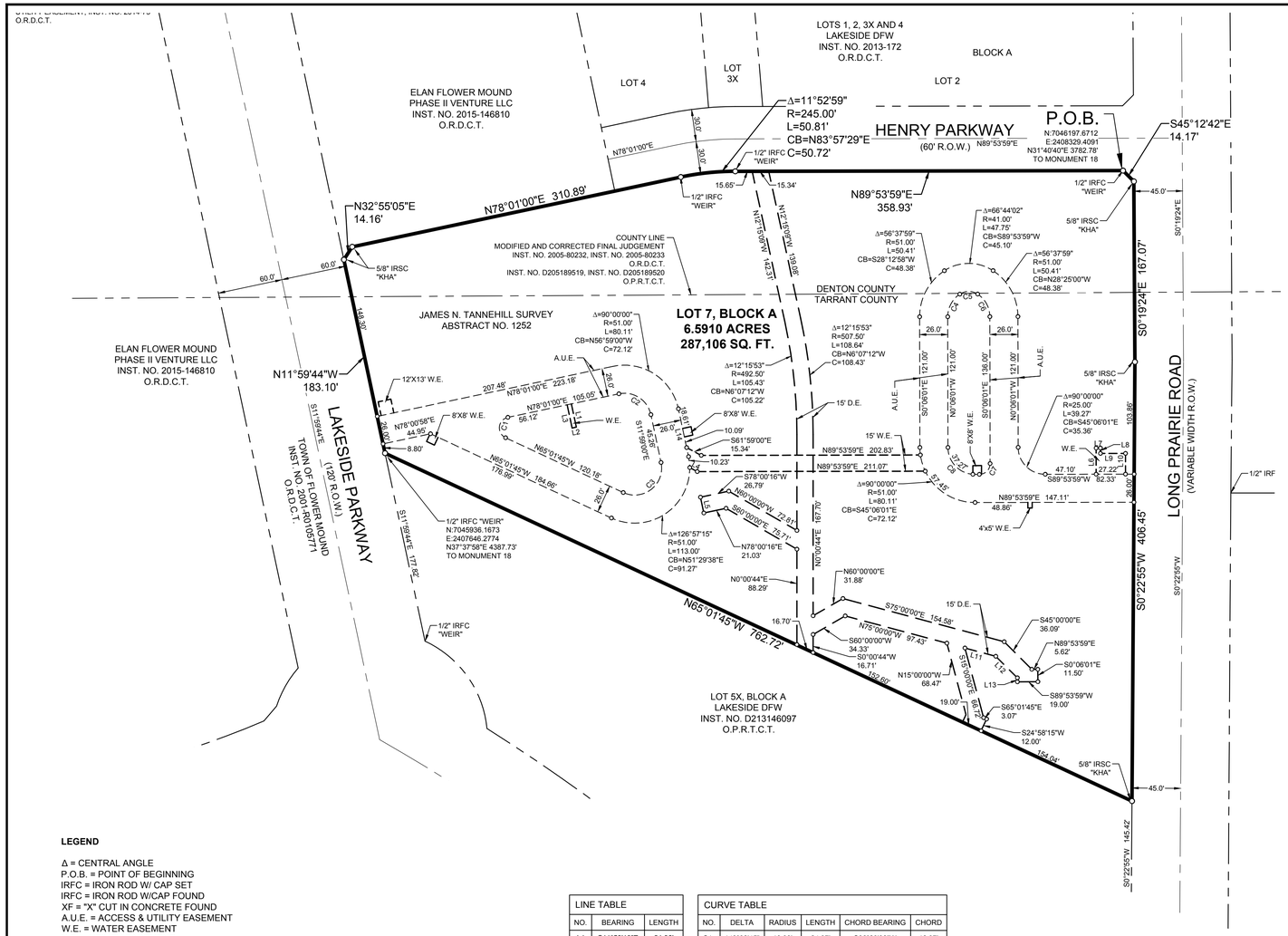
Please feel free to contact me at (469) 371-3176 or lhanna@greystar.com if you have any questions.

Respectfully Submitted,

Lance Hanna

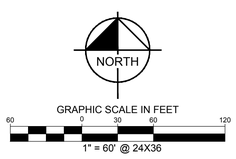
Lance Hanna, CFA ®
Managing Director | lhanna@greystar.com | 469.371.3176 (cell)

cc: Laird Sparks, Managing Director | Greystar Real Estate Partners, LLC
Andrew Ord, Senior Director | Greystar Real Estate Partners, LLC



LEGEND

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

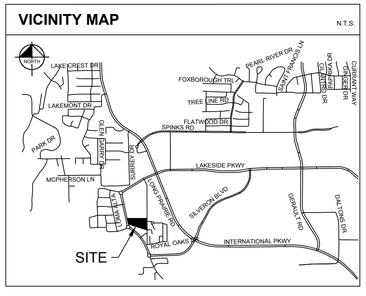


LINE TABLE		
NO.	BEARING	LENGTH
L1	S11°59'10"E	21.96'
L2	S78°00'16"W	4.00'
L3	N11°59'10"W	21.96'
L4	S61°59'00"E	7.84'
L5	S11°59'44"E	15.00'
L6	S00°00'00"E	24.20'
L7	N90°00'00"E	4.00'
L8	S00°00'00"E	4.94'
L9	N90°00'00"W	23.22'
L10	N00°00'00"E	19.21'
L11	N75°00'00"W	29.59'
L12	N45°00'00"W	28.18'
L13	N00°06'01"W	3.67'
L14	S11°59'00"E	45.26'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	143°02'45"	10.00'	24.97'	S06°29'38"W	18.97'
C2	90°00'00"	25.00'	39.27'	N56°59'00"W	35.36'
C3	126°57'15"	25.00'	55.39'	N51°29'38"E	44.74'
C4	56°37'59"	25.00'	24.71'	S28°12'58"W	23.72'
C5	66°44'02"	15.00'	17.47'	S89°53'59"W	16.50'
C6	56°37'59"	25.00'	24.71'	N28°25'00"W	23.72'
C7	90°00'00"	10.00'	15.71'	N44°53'59"E	14.14'
C8	90°00'00"	25.00'	39.27'	S45°06'01"E	35.36'

VICINITY MAP

N.T.S.



FLOOD STATEMENT:

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

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Kimley-Horn and Associates, Inc.
All rights reserved

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Elan Flower Mound Phase II Venture LLC, is the sole owner of a tract of land situated in the James N. Tannehill Survey, Abstract No.1252, Town of Flower Mound, Denton and Tarrant County, Texas and being part of a 92.275 acre tract of land described in Special Warranty Deed to Lakeside DFW, Ltd., recorded in Instrument No. 00-R0044768, Official Records of Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "Weir" found at the northernmost end of a right-of-way corner clip at the intersection of the south right-of-way line of Henry Parkway (a 60-foot wide right-of-way) and the west right-of-way line of Long Prairie Drive (a variable width right-of-way);

THENCE with said right-of-way corner clip, South 45°12'42" East, a distance of 14.17 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the southernmost end of said right-of-way corner clip;

THENCE with said west right-of-way line, the following courses and distances to wit:
South 0°19'24" East, a distance of 167.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
South 0°22'55" West, a distance of 406.45 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the northeast corner of Lot 5X, Block A, of Lot 5X, Block A, Lakeside DFW, an addition to the Town of Flower Mound, according to the plat recorded in Instrument No. D213148097, Official Public Records of Tarrant County, Texas;

THENCE departing said west right-of-way line and with the north line of said Lot 5X, Block A, North 65°01'45" West, a distance of 762.72 feet to a 1/2" iron rod with plastic cap stamped "Weir" found in the east right-of-way line of Lakeside Parkway (a 120-foot wide right-of-way) at the northwest corner of said Lot 5X, Block A;

THENCE with said east right-of-way line, North 11°59'44" West, a distance of 183.10 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;

THENCE departing said east right-of-way line, the following courses and distances to wit:
North 32°55'05" East, a distance of 14.16 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner;
North 78°01'00" East, at a distance of 248.50 feet, passing the southwest corner of the westerly terminus of said Henry Parkway, continuing with said south row line of Henry Parkway, in all a total distance of 310.89 feet to a 1/2" iron rod with plastic cap stamped "Weir" found at the beginning of a tangent curve to the right having a central angle of 11°52'59", a radius of 245.00 feet, a chord bearing and distance of North 83°57'29" East, 50.72 feet;

THENCE continuing with said south right-of-way line, the following courses and distances to wit:
In a northeasterly direction, with said curve to the right, an arc distance of 50.81 feet to a 1/2" iron rod with plastic cap stamped "Weir" found for corner;
North 89°53'59" East, a distance of 358.93 feet to the **POINT OF BEGINNING** and containing 6.5910 acres or 287,106 square feet of land.

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

SURVEYOR'S CERTIFICATE

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

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

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ELAN FLOWER MOUND PHASE II VENTURE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **LOT 7**, **BLOCK A, LAKESIDE DFW,** an addition to the Town of Flower, Denton County, Texas.

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

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

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

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

BY: _____
Laird Sparks

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

_____
Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

_____
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

A RECORD PLAT OF LOT 7, BLOCK A LAKESIDE DFW

BEING 6.5910 ACRES LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT NO.1252 TOWN OF FLOWER MOUND, DENTON COUNTY AND TARRANT COUNTY, TEXAS

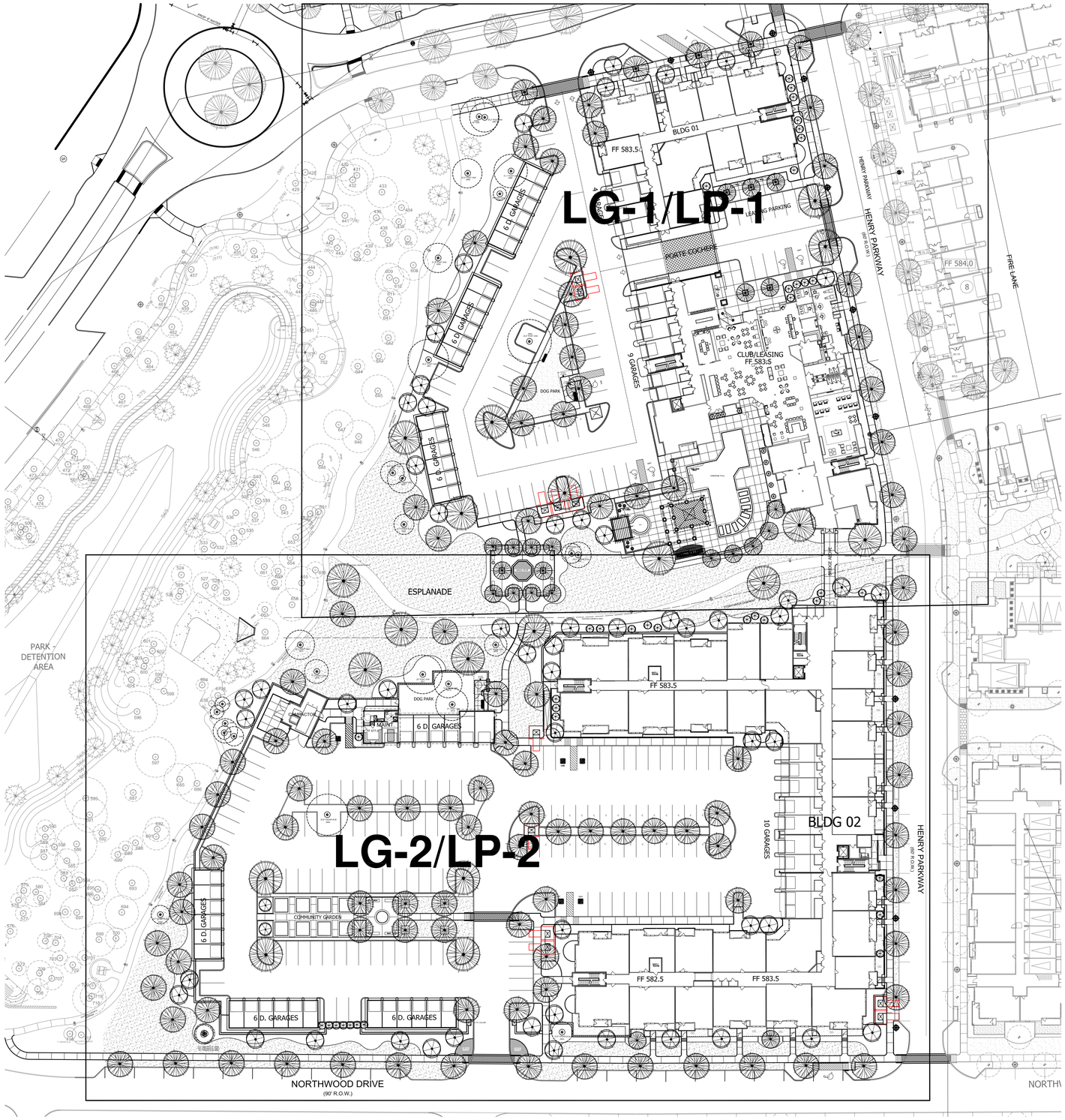
OWNER/APPLICANT:
Elan Flower Mound Phase II Venture LLC
600 East Las Colinas Blvd., Suite 2100
Irving, TX 75039

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

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

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

DWG NAME: K:\DAL_SURVEY\067771621-LAKESIDE GREYSTAR FLOWER MOUND\DWG\067771621-LAKESIDE DFW 3 PRELIMINARY PLAT.DWG PLOTTED BY DUNN, STACY 4/19/2016 9:35 PM LAST SAVED 4/19/2016 9:30 PM



NORTH

0' 20' 40' 80'

SCALE 1"=40'

DPLA

1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com

REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
1817
STATE OF TEXAS

FLOWER MOUND PHASE III

FLOWER MOUND, TX

A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY

GREYSTAR DEVELOPMENT GROUP

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

JOB NUMBER
1602.1

DRAWN BY: DLP

CHECKED BY: DLP

ISSUED FOR SITE PLAN APPROVAL:
APRIL 18, 2016

REVISIONS

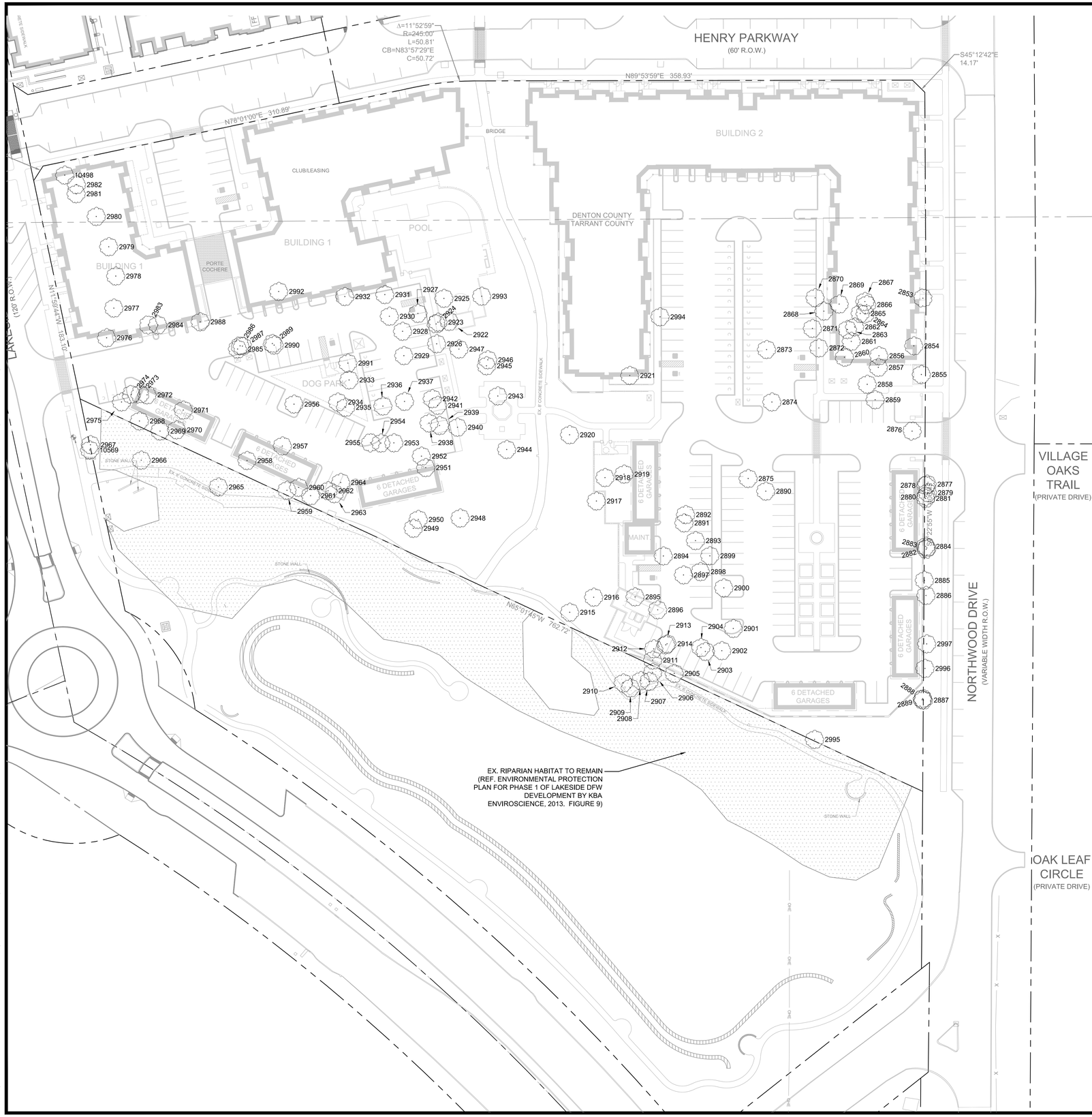
NO.	DATE	BY

CITY APPROVAL

SHEET TITLE

COVER SHEET

CS-1



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

NORTH

LEGEND

EXISTING RIPARIAN HABITAT TO REMAIN (REF. ENVIRONMENTAL PROTECTION PLAN FOR PHASE 1 OF LAKESIDE DFW DEVELOPMENT BY KBA ENVIROSCIENCE, 2013. FIGURE 9)

EXISTING TREE

TREE TABLE

NO.	TREE TYPE	ACTION
2855	12.9" CEDAR ELM	SAVE
2853	14.8" AMERICAN ELM	REMOVE
2854	9.3" CEDAR ELM	REMOVE
2859	6.5" CEDAR ELM	REMOVE
2858	6.1" CEDAR ELM	REMOVE
2857	6.4" CEDAR ELM	REMOVE
2856	6.8" CEDAR ELM	REMOVE
2860	9.1" CEDAR ELM	REMOVE
2861	8.6" CEDAR ELM	REMOVE
2863	6.7" CEDAR ELM	REMOVE
2862	7.0" CEDAR ELM	REMOVE
2864	7.2" CEDAR ELM	REMOVE
2865	8.3" CEDAR ELM	REMOVE
2866	6.6" CEDAR ELM	REMOVE
2867	9.7" CEDAR ELM	REMOVE
2869	6.2" CEDAR ELM	REMOVE
2868	20.2" AMERICAN ELM	REMOVE
2870	9.3" GUM BUMELIA	REMOVE
2872	8.6" CEDAR ELM	REMOVE
2871	7.3" CEDAR ELM	REMOVE
2873	9.0" AMERICAN ELM	REMOVE
2994	12.0" AMERICAN ELM	REMOVE
2874	22.1" LOBLOLLY PINE	REMOVE
2875	6.6" GUM BUMELIA	REMOVE
2890	15.3" AMERICAN ELM	REMOVE
2899	7.3" CEDAR ELM	REMOVE
2896	11.1" GUM BUMELIA	REMOVE
2914	6.4" GREEN ASH	REMOVE
2913	8.6" GREEN ASH	REMOVE
2912	8.9" CEDAR ELM	REMOVE
2911	8.3" CEDAR ELM	REMOVE
2900	32.8" CEDAR ELM	SAVE
2901	6.8" POST OAK	REMOVE
2902	21.3" POST OAK	REMOVE
2903	7.9" GREEN ASH	REMOVE
2904	7.3" GREEN ASH	REMOVE
2905	7.6" CEDAR ELM	REMOVE
2906	11.3" POST OAK	SAVE
2907	6.0" CEDAR ELM	SAVE
2908	16.1" POST OAK	SAVE
2909	7.0" CEDAR ELM	SAVE
2910	7.9" CEDAR ELM	SAVE
2915	22.1 POST OAK	SAVE
2916	17.9" POST OAK	SAVE
2895	24.1" POST OAK	REMOVE
2894	12.2" CEDAR ELM	REMOVE
2897	15.7" POST OAK	REMOVE
2898	20.9" POST OAK	REMOVE
2893	6.3" POST OAK	REMOVE
2891	24.5" POST OAK	REMOVE

TREE TABLE

NO.	TREE TYPE	ACTION
2892	12.9" GREEN ASH	REMOVE
2917	25.0" POST OAK	SAVE
2919	21.0" POST OAK	SAVE
2918	19.5" POST OAK	SAVE
2920	7.1 GREEN ASH	SAVE
2921	6.8" CEDAR ELM	REMOVE
2876	7.6" CEDAR ELM	REMOVE
2877	22.6" CEDAR ELM	REMOVE
2878	10.7" CEDAR ELM	REMOVE
2879	13.7" CEDAR ELM	REMOVE
2880	8.5" CEDAR ELM	REMOVE
2881	11.7" CEDAR ELM	REMOVE
2884	9.0" CEDAR ELM	REMOVE
2883	10.2" CEDAR ELM	REMOVE
2882	12.2" CEDAR ELM	REMOVE
2885	11.0" CEDAR ELM	REMOVE
2886	9.6" CEDAR ELM	REMOVE
2997	6.7" CEDAR ELM	REMOVE
2996	11.8" GUM BUMELIA	REMOVE
2888	12.5" CEDAR ELM	SAVE
2887	10.7" CEDAR ELM	SAVE
2889	8.2" CEDAR ELM	SAVE
2995	8.2" CEDAR ELM	SAVE
2937	29.7" POST OAK	REMOVE
2942	6.6" GREEN ASH	REMOVE
2941	6.5" GREEN ASH	REMOVE
2938	9.0" CEDAR ELM	REMOVE
2939	25.2" POST OAK	REMOVE
2940	9.4" CEDAR ELM	REMOVE
2944	6.4" CEDAR ELM	REMOVE
2943	7.9" CEDAR ELM	REMOVE
2945	12.1" CEDAR ELM	SAVE
2946	19.9" CEDAR ELM	SAVE
2947	6.5" CEDAR ELM	REMOVE
2926	7.5" CEDAR ELM	REMOVE
2922	7.2" CEDAR ELM	REMOVE
2924	6.7" CEDAR ELM	REMOVE
2923	6.7" CEDAR ELM	REMOVE
2925	17.2 AMERICAN ELM	REMOVE
2993	13.2" CEDAR ELM	REMOVE
2936	6.3" CEDAR ELM	REMOVE
2929	9.7" AMERICAN ELM	REMOVE
2928	8.7" AMERICAN ELM	REMOVE
2927	6.8" AMERICAN ELM	REMOVE
2930	6.2" AMERICAN ELM	REMOVE
2931	36.6" POST OAK	REMOVE
2992	9.0" GREEN ASH	REMOVE
2932	19.3" CEDAR ELM	REMOVE
2933	6.8" GREEN ASH	REMOVE
2934	8.4" GREEN ASH	REMOVE

TREE TABLE

NO.	TREE TYPE	ACTION
2935	9.2" AMERICAN ELM	REMOVE
2955	6.2" GREEN ASH	REMOVE
2954	7.2" GREEN ASH	REMOVE
2953	8.3" CEDAR ELM	REMOVE
2952	20.5" POST OAK	REMOVE
2951	19.5" POST OAK	REMOVE
2948	8.1" CEDAR ELM	SAVE
2950	28.9" POST OAK	SAVE
2949	10.8" POST OAK	SAVE
2964	11.9" POST OAK	REMOVE
2963	14.9" POST OAK	REMOVE
2962	12.3" POST OAK	REMOVE
2961	25.3" POST OAK	SAVE
2960	6.2" GREEN ASH	REMOVE
2959	6.5" GREEN ASH	REMOVE
2957	14.7" CEDAR ELM	REMOVE
2956	34.3" POST OAK	SAVE
2991	7.7" CEDAR ELM	REMOVE
2990	6.0" MEXICAN PLUM	REMOVE
2989	7.4" MEXICAN PLUM	REMOVE
2987	7.0" MEXICAN PLUM	REMOVE
2986	6.0" MEXICAN PLUM	REMOVE
2985	6.9" MEXICAN PLUM	REMOVE
2988	12.5" MEXICAN PLUM	REMOVE
2984	11.7" MEXICAN PLUM	REMOVE
2983	12.4" MEXICAN PLUM	REMOVE
2982	11.9" LIVE OAK	S/T
2981	8.1" SHUMARD OAK	S/T
2980	6.1" SHUMARD OAK	S/T
2979	9.5" SHUMARD OAK	S/T
2978	6.6" SHUMARD OAK	S/T
2977	6.9" SHUMARD OAK	S/T
2976	6.2" SHUMARD OAK	S/T
2958	21.5" POST OAK	REMOVE
2965	21.7" POST OAK	SAVE
2971	10.0" MEXICAN PLUM	REMOVE
2970	8.1" MEXICAN PLUM	REMOVE
2969	6.0" POST OAK	SAVE
2968	31.1" POST OAK	SAVE
2972	7.6" MEXICAN PLUM	REMOVE
2973	6.7" GREEN ASH	REMOVE
2974	8.5" AMERICAN ELM	REMOVE
2975	6.1" GREEN ASH	REMOVE
2966	20.2" POST OAK	SAVE
2967	24.8" POST OAK	SAVE
10569	39" OAK	SAVE
10498	16" OAK	S/T

LEGEND:
S/T = SAVE TREE / TRANSPLANT TO NURSERY
SAVE = SAVE TREE IN CURRENT LOCATION
REMOVE = REMOVE TREE

DPLA
1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com

REGISTERED LANDSCAPE ARCHITECT
DANNY PARKER
STATE OF TEXAS

LAKESIDE APARTMENTS II
FLOWER MOUND, TX
A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY
GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1404.1

DRAWN BY: DLP
CHECKED BY:
ISSUED FOR CONSTRUCTION:
MARCH 28, 2016

REVISIONS

NO.	DATE	BY

CITY APPROVAL

SHEET TITLE
TREE SURVEY

TS-1

Plotted By:Aaker, Callie Sheet Set:Lakeside 2 Layout:Tree Survey 1 March 30, 2016 03:27:54pm K:\DAL_Civil\067771638-Lakeside 3\CAD\Exhibits\20160328-Tree Survey-Lakeside 3.dwg
Tree Survey #4

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5

DATE: May 23, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP16-0003 - Lakeside DFW-Greystar Phase III) to develop a mixed use development. The property is generally located on the east side of Lakeside Parkway, south of Henry Parkway.**

I. ITEM SUMMARY

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

There is a companion Record Plat application on the same agenda for consideration (RC16-0004).

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

II. APPLICATION ANALYSIS

The purpose of the project is to obtain approval for the construction of the third phase of the mixed use component of the Lakeside DFW project. The subject property consists of approximately 6.591 acres and is currently undeveloped.

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

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

The site plan for Phase II of the LDFW mixed use project was approved by the Planning and Zoning Commission on January 25, 2016 [see Attachment A(6)]. This phase contains approximately 15,894 square feet of retail/office space, 7,217 square feet of clubhouse/leasing space, and a total of 466 multifamily and townhome dwelling units. Two mixed use buildings will be developed on both sides of Lakeside Parkway, immediately west of the existing mixed use buildings in Phase I and a series of four-story multifamily buildings along both sides of Lakeside Parkway, between the north and central roundabouts [see Attachment B(1)], will be constructed. The site plan also contains six townhome buildings east of the multifamily dwelling units that line Lakeside Parkway. Construction has not commenced within Phase II at this point.

The proposed site plan for Phase III will provide for 200 multifamily dwelling units, surface parking (inclusive of seven detached parking structures located within the southern portion of the site), and a dog park situated within the southwest quadrant of the site [see Attachment B(1). Additionally, approximately 30,492 square feet of land splits the site and will provide for the esplanade connectivity (with Phase I, north of this phase). The multifamily buildings located along Lakeside Parkway will be constructed in accordance with the LDFW zoning regulations that require the first floor of each building to be constructed to commercial standards for potential conversion to permitted retail and office uses in the future.

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

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

- **MU-N (1)** is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

As noted above, the Esplanade Subzone traverses through the site, originating within the Phase I portion (approximately 0.8 acres) of the development and extending southward through this phase. This amenity area is required to provide a minimum of 1.25 acres (approximately 1.5 acres being provided), a minimum width of 50 feet, as well as complying with required park and trail standards as provided for in the ordinance.

In June of 2013, the Lakeside DFW developer submitted Design Guidelines [Attachment A(3)] for the entire development. These standards include architectural standards, streetscape standards, park and trail standards and other elements such as enhanced street signs. The proposed site plan,

landscape plan and elevations have been reviewed against these guidelines, as well as the regulations contained within the LDFW zoning ordinance, and have been found to be consistent with both documents. Relevant sections of the LDFW mixed use zoning ordinance are contained in Attachment A(4). The Lakeside DFW Architectural Review authority has also reviewed the applicant's proposal and approved it for submittal to the Town.

III. ATTACHMENTS

A. Background Information

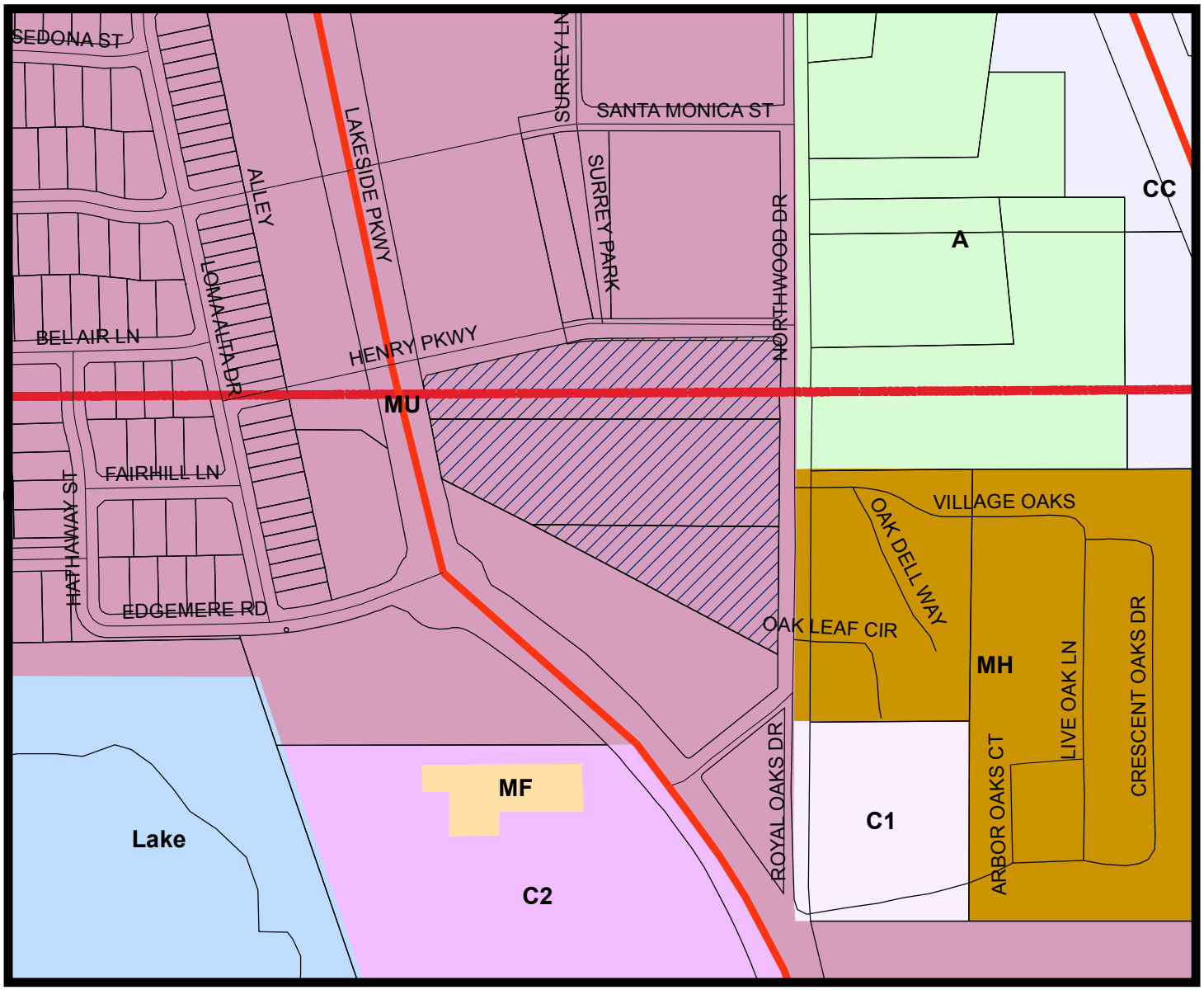
1. Vicinity Map
2. Letter of Intent
3. Design Guidelines
4. Sections of the Lakeside DFW Mixed Use Ordinance
5. Approved Phase I Site Plan
6. Approved Phase II Site Plan

B. Application Details

1. Site Plan Package

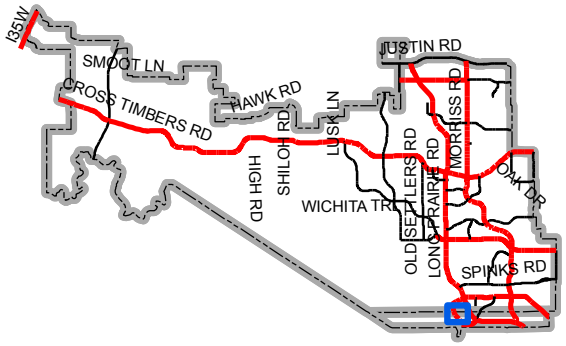
Vicinity Map

Reference Project: SP16-0003



LEGEND

- Mixed Use
- Commercial 1
- Commercial 2
- Agriculture
- Campus Commercial
- Mobile Home
- Multi-Family
- Subject Property



Map Location

0 250 500 1,000 Feet

GREYSTAR

Attachment A2

March 30, 2016

MR. CHUCK RUSSELL
Town Planner
Town of Flower Mound
1001 Cross Timbers Road
Suite 2330
Flower Mound, Texas 75028

via email chuck.russell@flower-mound.com

Re: Lakeside DFW Greystar Phase III, (SP16-0003) | Site Plan Letter of Intent and Authorization

Dear Mr. Russell,

This shall serve as our Letter of Intent to process the Site Plan for Lakeside DFW Lot 7, Block A. The project, called Overture Flower Mound, is approximately 7.98 acres and spans across the following zoning districts: **MU-C(4)**, **MU-N**, and the **Esplanade**. No zoning changes are proposed.

This project is the third phase of Lakeside developments, and will feature detached garages and two buildings for multi-family, age-restricted living. Building 1, adjacent to Lakeside Parkway, will be a gross square footage of 104,190 SF and Building 2, adjacent to Northwood Drive, will be a gross square footage of 179,822 SF. Also, the existing asphalt extents of Northwood Drive from phase 1 to the Lakeside Parkway connection will be replaced with paved road and parallel parking spaces to the west. This project includes one proposed lot and a total of 2.11 acres of open space.

The proposed development will connect to the existing esplanade sidewalk and maintain the Esplanade zoning, while the Environmental Protection Plan performed by KBA EnviroScience in 2013 for phase 1 applies, and the riparian habitat in the detention pond area is to be maintained.

With this letter we are also authorizing Kimley-Horn and Associates, Inc. to submit documents related to the record plat on our behalf.

Please feel free to contact me at (469) 371-3176 or lhanna@greystar.com if you have any questions.

Respectfully Submitted,

Lance Hanna

Lance Hanna, CFA ®
Managing Director | lhanna@greystar.com | 469.371.3176 (cell)

cc: Laird Sparks, Managing Director | Greystar Real Estate Partners, LLC
Andrew Ord, Senior Director | Greystar Real Estate Partners, LLC

LAKESIDE™ DFW

A Realty Capital Project

DESIGN GUIDELINES

June 26, 2013

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

TABLE OF CONTENTS

SECTION 0 Administrative Issues

SECTION 1 Guidelines for the 30’ Single Family Lots

SECTION 2 Guidelines for the 55’ & 60’ Single Family Lots

SECTION 3 Guidelines for the Multi-family Development

SECTION 4 Signage

SECTION 5 Trail Standards

SECTION 6 Streetscape Standards

ADMINISTRATIVE ISSUES

I. GENERAL

A) These Design Guidelines are established under the authority of the prevailing Master Deed Restriction for the project known as Lakeside DFW in Flower Mound Texas. The Master Deed Restrictions establish the right of the landowner to create, enforce and modify a set of Design Guidelines through a process of submittal and review by the LDFW Reviewer which may be an individual or a board, who is appointed by the Declarant, or in the absence of a Declarant, by a Property Owners Association. This Review is referred to in this document as the Design Review Board or DRB.

B) The Town of Flower Mound, Texas has passed zoning ordinances specific to this property which govern the development within the project and which supersede these Design guidelines.

C) Designs and specifications in this document may change without notice. Applicants may propose substitutions for any items or designs shown or specified and such substitutions may be approved or denied by the DRB.

II. SUBMITTALS

A) Applicable submittals must be submitted prior to or concurrently with applications to the municipal authorities and must be approved prior to start of construction.

B) Single Family Attached and Detached Subdivision: Applicant shall submit the following documentation for approval of a residential Subdivision.

1) Preliminary Plat
2) Street Plan and profile
3) Storm Water & Drainage Plan
4) Water and Sewer Plan
5) Landscape Plan
6) Proposed product types
7) Home Owner Association documents including Deed Restrictions

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

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

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

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

II. REMEDIES

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

SECTION 1: DESIGN GUIDELINES FOR 30' WIDE LOTS

Design Guidelines Criteria

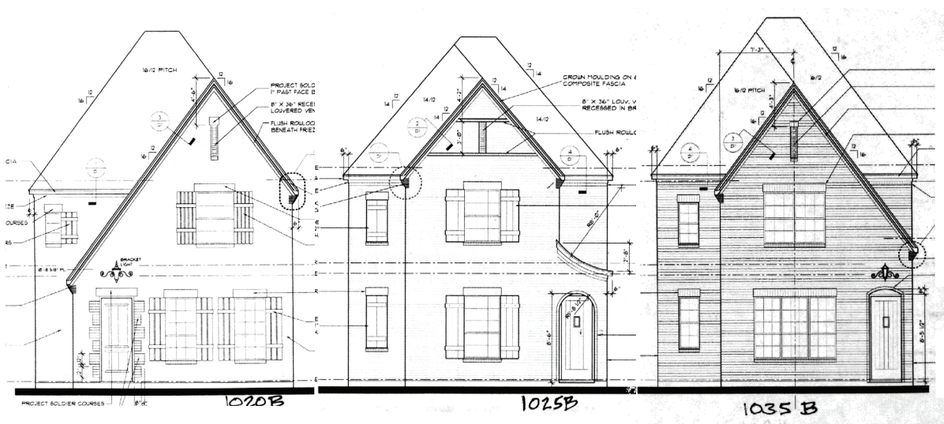
1. Should provide a transition between the mixed use buildings on Lakeside Parkway and the single family homes
2. Should improve the appearance, integration and character of a mixed use/ mixed density community
3. Pedestrian experience should be more enjoyable than conventional developments
4. Homes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

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

COMMON FEATURES:

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

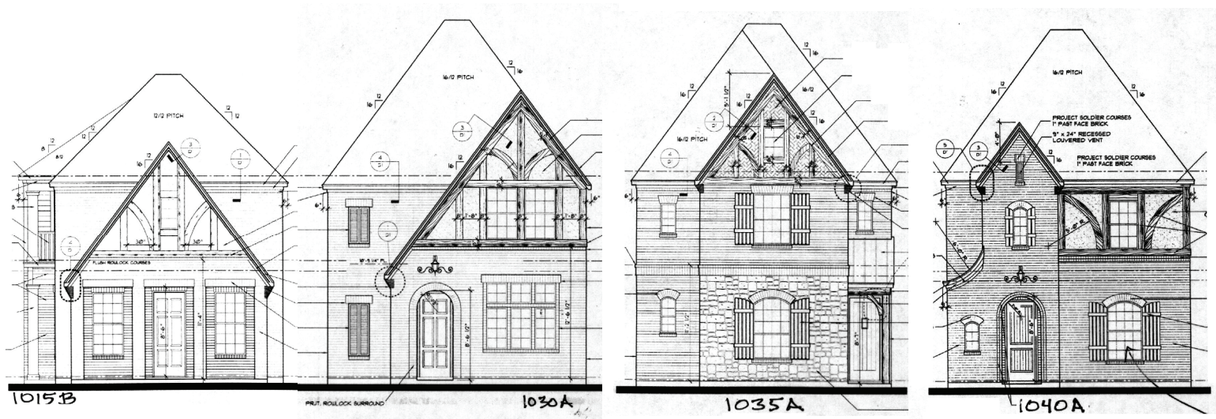
TYPE 2 HOMES: PAINTED BRICK HOMES: Examples below: (*Darling Model #'s1020 B, 1025 B, 1035 B*)



COMMON FEATURES:

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

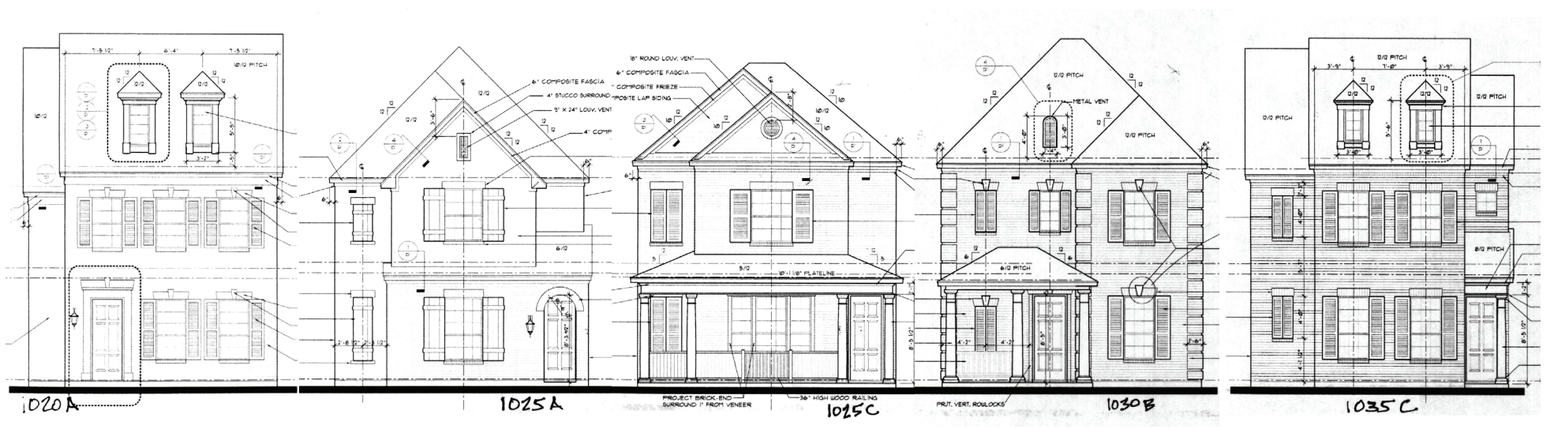
TYPE 3 HOMES: TIMBERED FACADES: Examples below (*Darling Model #'s: 1015 B,1030 A, 1035 A, 1040 A*)



COMMON FEATURES:

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

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



COMMON FEATURES:

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

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

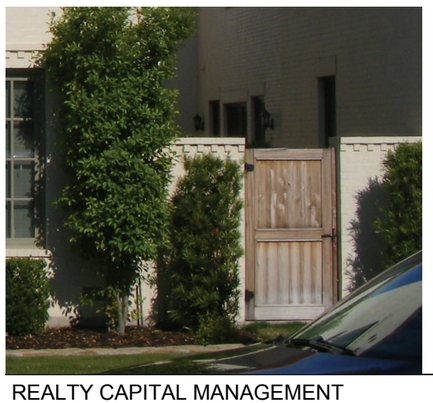
REQUIRED MEDITERANEAN STYLE COMMON FEATURES:

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

ADDITIONAL RULES:

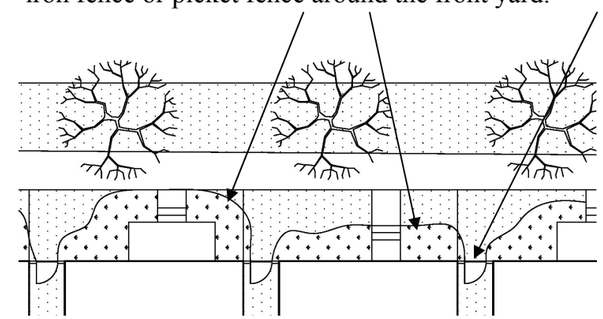
CONNECTING GATE DESIGN:

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



FRONT YARD PLANTING GUIDE

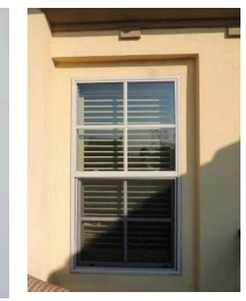
Planting bed should not exceed approximately 5' from front wall or front porch unless there is an iron fence or picket fence around the front yard.



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

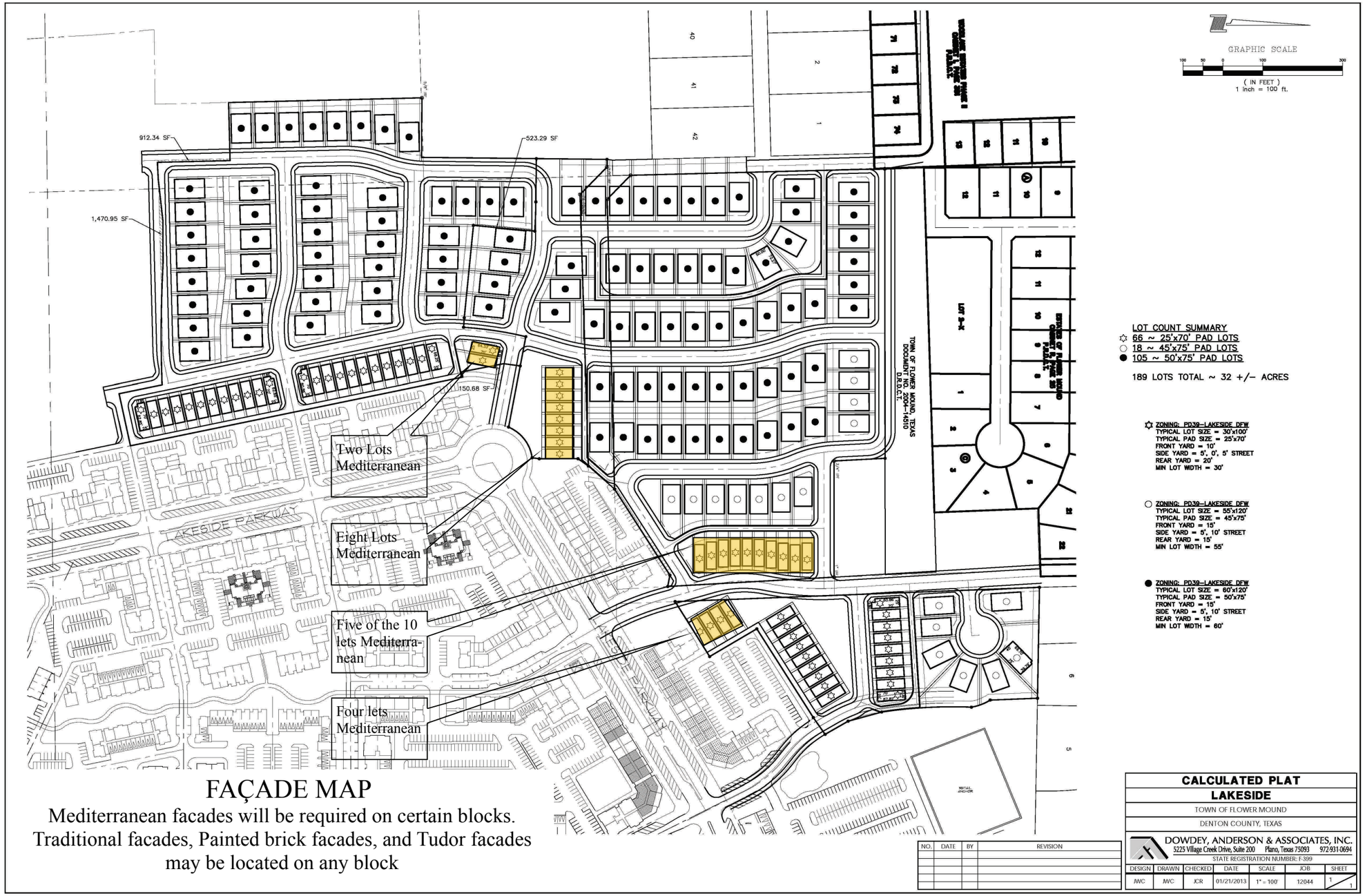
WINDOW MULLIONS EXTERIOR MOUNTED:

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



WOOD OR IRON FRONT DOOR:

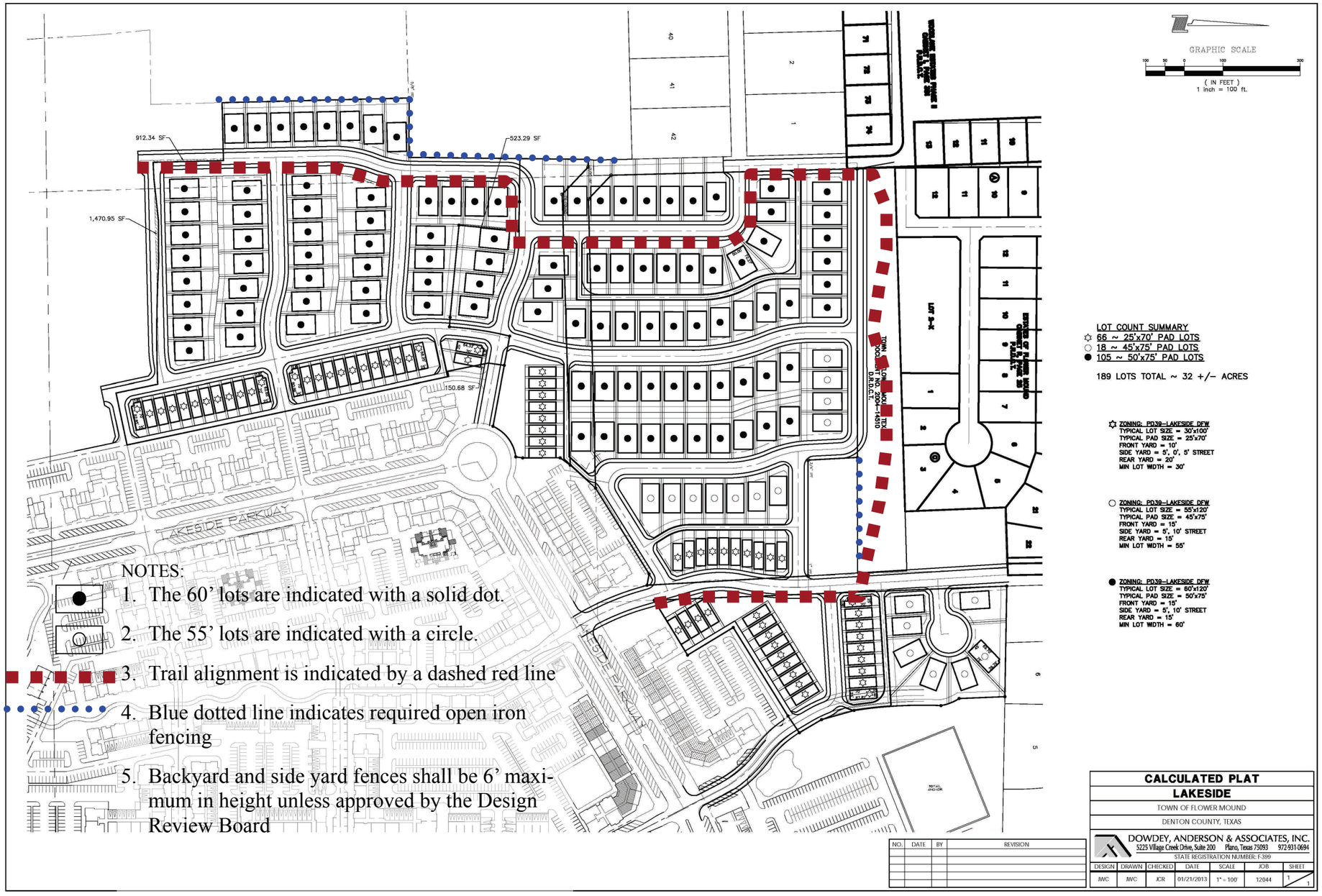
The front door of all homes shall be stained or painted wood or be made of a composite material that accurately simulates the appearance of wood. Or the front door shall be exposed metal with decorative iron grate over the vision panel.



FAÇADE MAP

Mediterranean facades will be required on certain blocks. Traditional facades, Painted brick facades, and Tudor facades may be located on any block

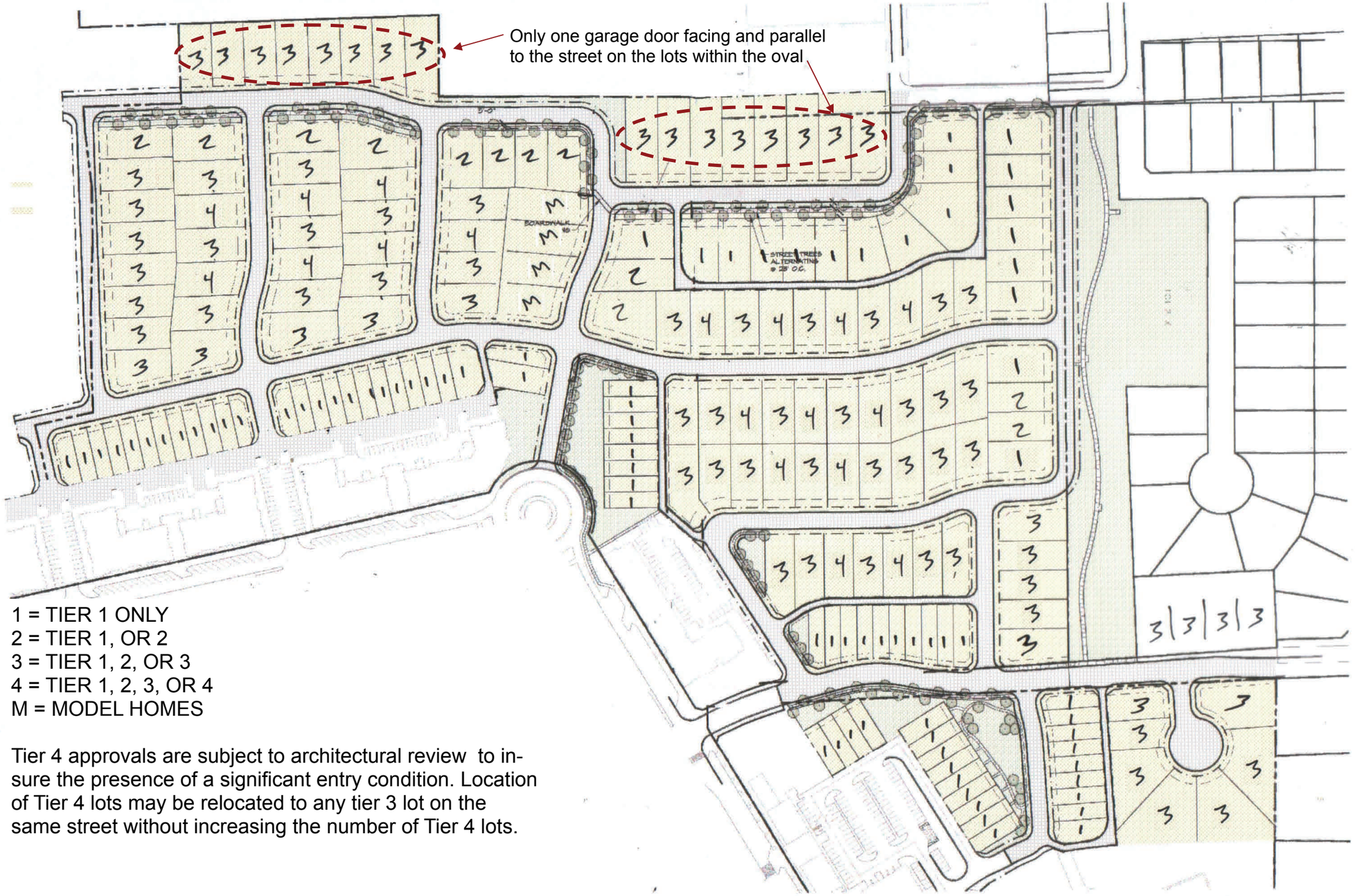
SECTION 2: DESIGN GUIDELINES FOR 55’ & 60’ WIDE LOTS



NOTES:

1. The 60’ lots are indicated with a solid dot.
2. The 55’ lots are indicated with a circle.
3. Trail alignment is indicated by a dashed red line
4. Blue dotted line indicates required open iron fencing
5. Backyard and side yard fences shall be 6’ maximum in height unless approved by the Design Review Board

SECTION 2: DESIGN GUIDELINES FOR 60' WIDE LOTS

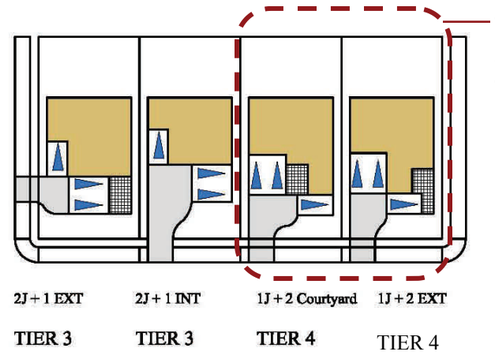


1 = TIER 1 ONLY
2 = TIER 1, OR 2
3 = TIER 1, 2, OR 3
4 = TIER 1, 2, 3, OR 4
M = MODEL HOMES

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

TIER 1 THROUGH 4 LOT TYPES

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



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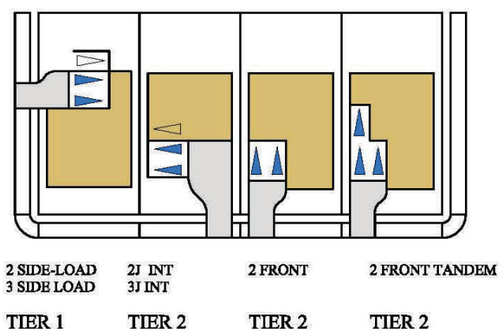
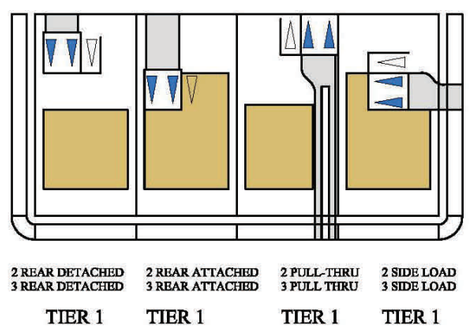
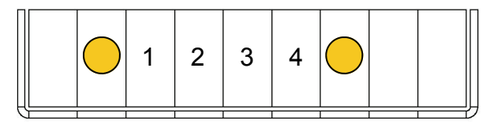
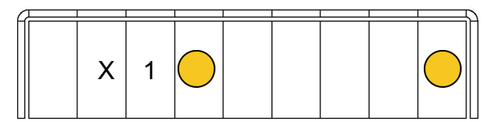


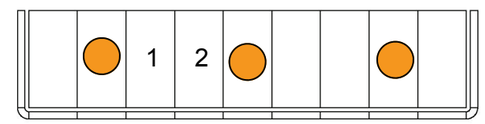


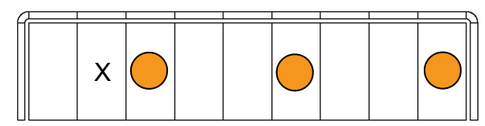
MAXIMUM PRODUCT MIX REPETITION





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

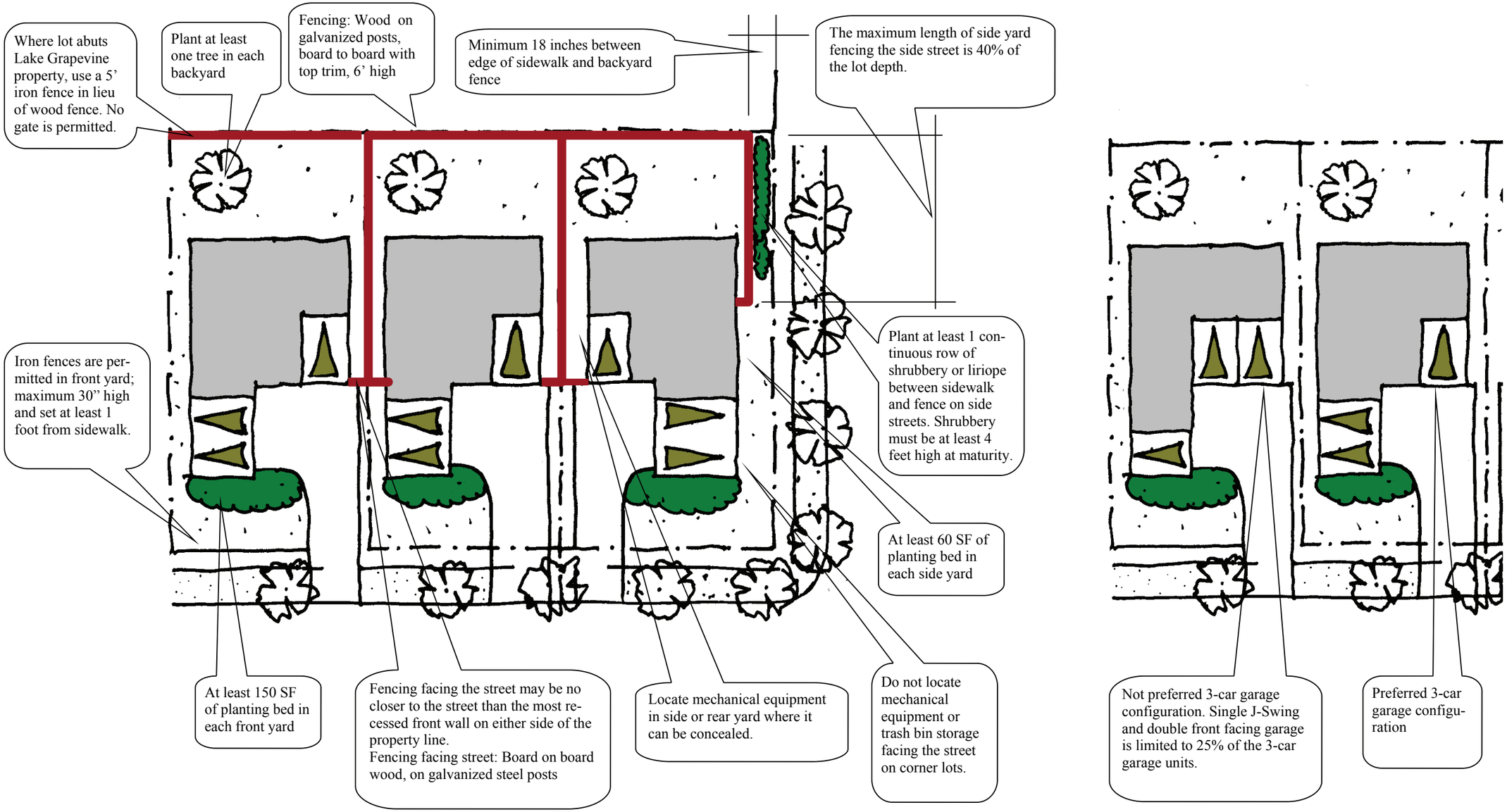




The Same Floor Plan may be located with 2 lots between on the same side of the street and not directly opposite on the opposite side of the street.

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

FENCE AND LANDSCAPE RULES FOR DETACHED SINGLE FAMILY LOTS



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Typical Multifamily building front façade and rear garage facade

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

MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Typical front façade and rear garage façade for rental townhomes

TYPE XI WEST ELEVATION
02 BLDG #8
SCALE: 3/32" = 1'-0"

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

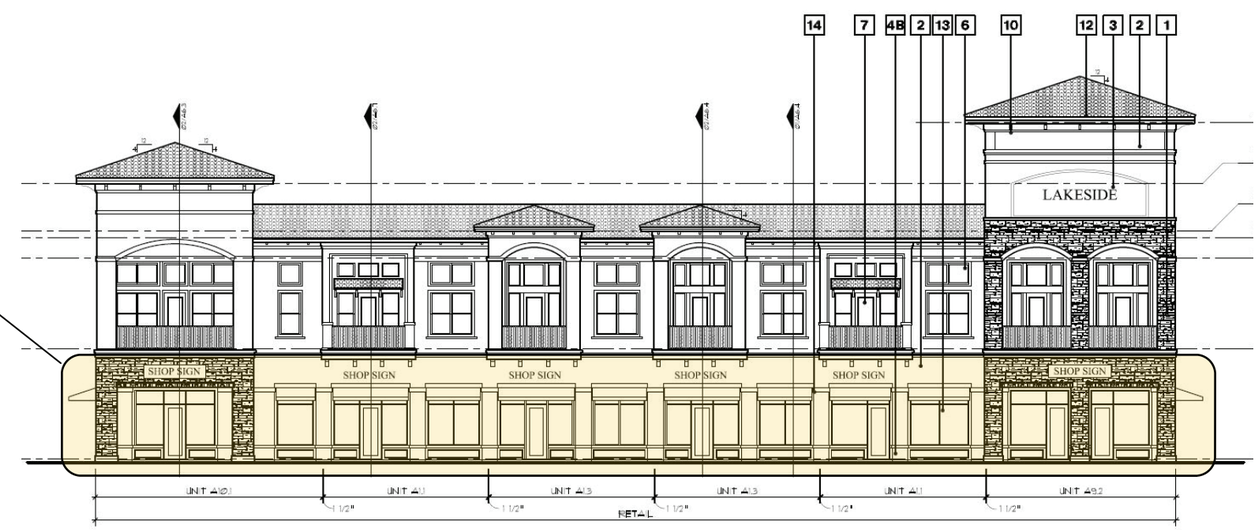
MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Typical Mixed Use Street Facades

STOREFRONT NOTE

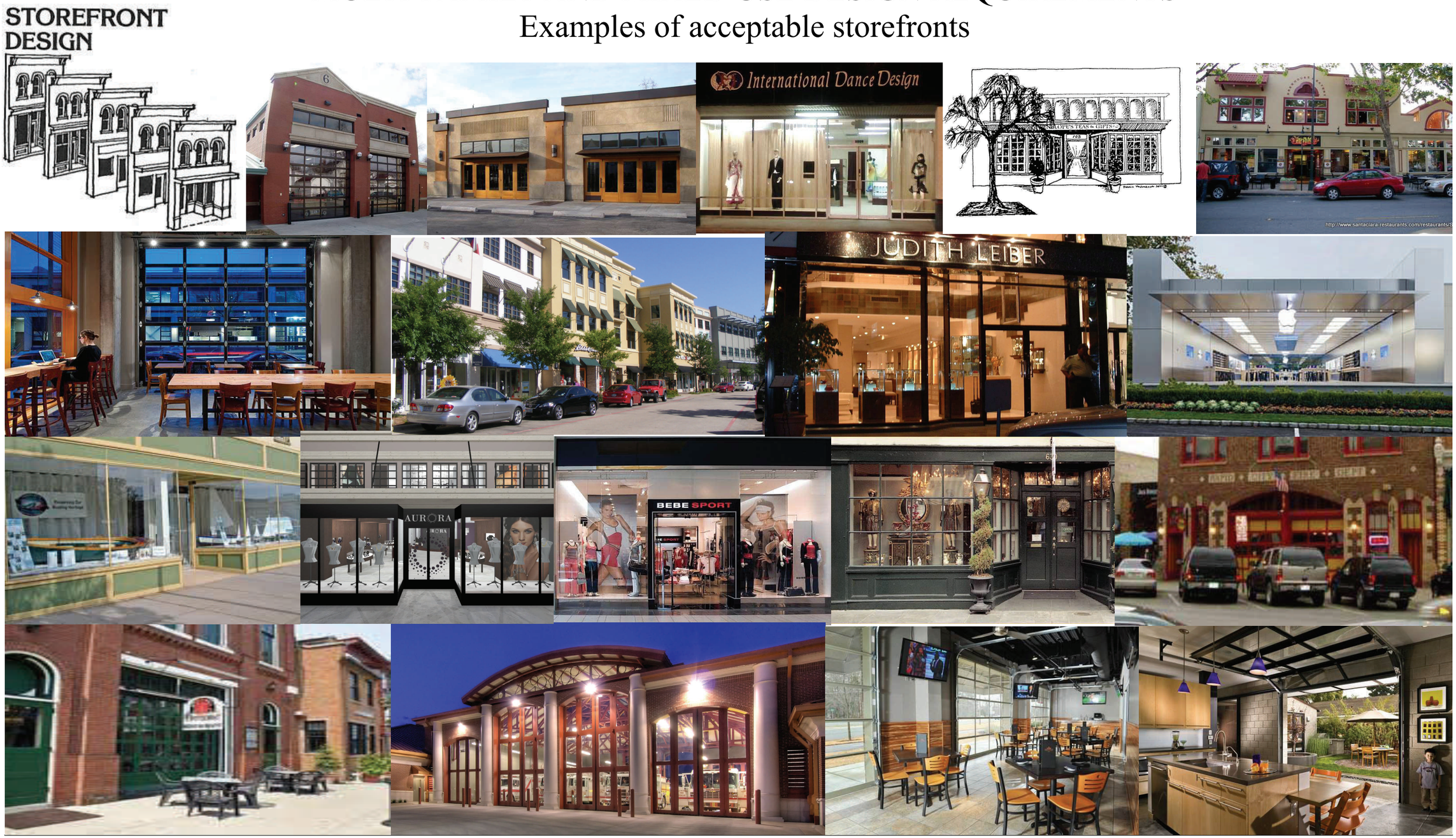
It is intended that the storefront design and construction shall be completed and installed by the Tenant occupying the retail or office space. Broad creative latitude is available for the execution of these storefronts, but the conventional "strip mall character" is strongly discouraged. The following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

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



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

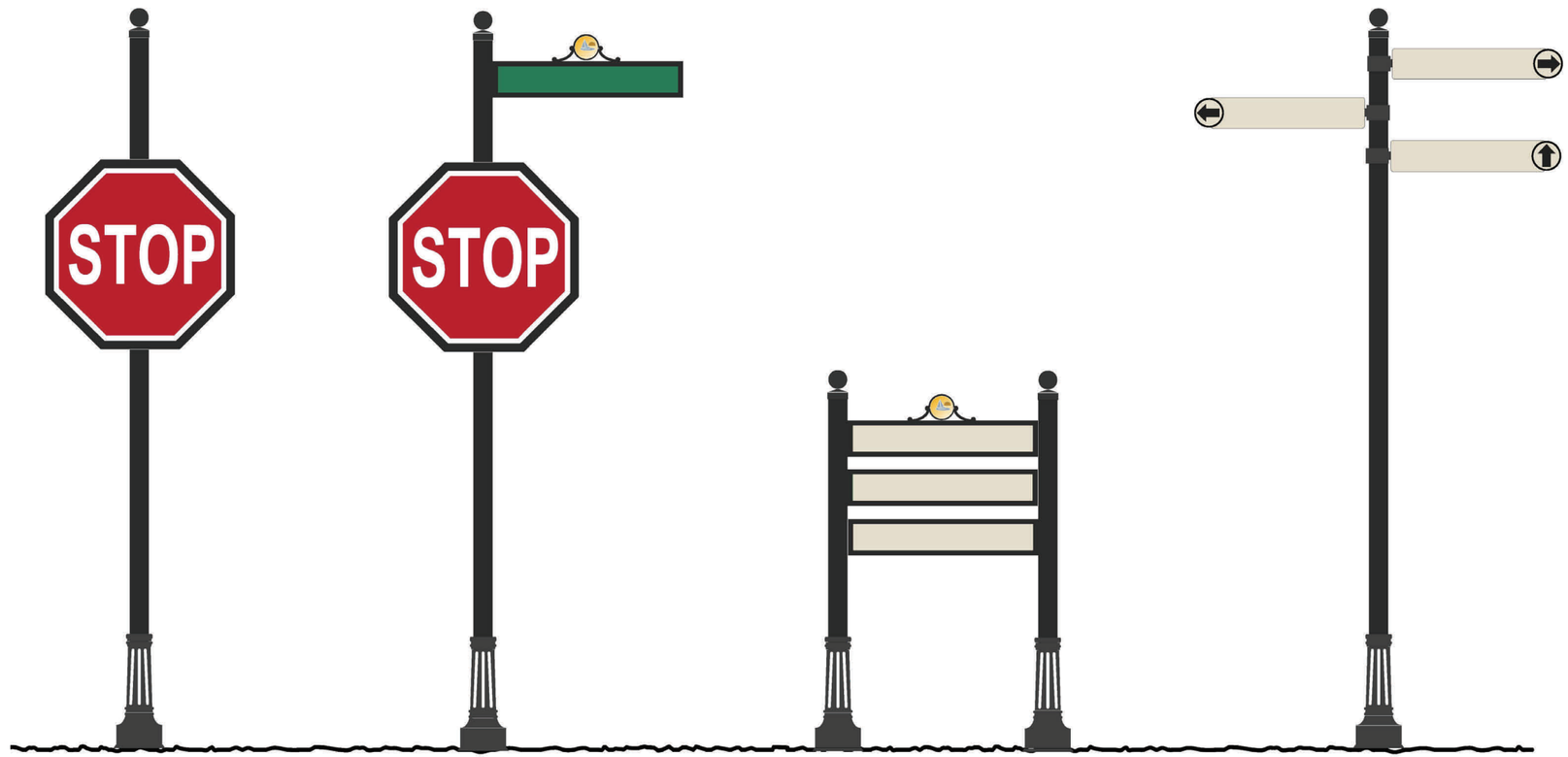
Examples of acceptable storefronts



MULTI-FAMILY AND MIXED USE DESIGN REQUIREMENTS

Examples of Unacceptable Storefronts

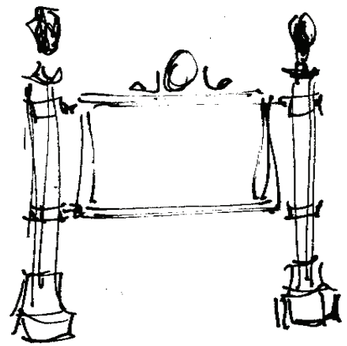
SIGNAGE

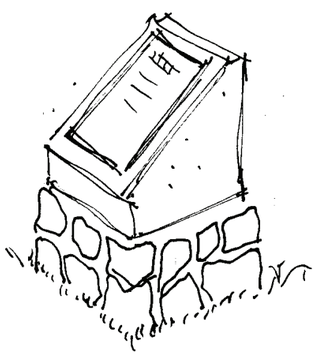


ALL PRODUCTS ARE EXTRUDED AND CAST ALUMINUM WITH POWDER COATED FINISH. ALL POLES ARE 4 IN. DIAMETER, SMOOTH. STOP SIGNS ARE 30 IN. PRISMATIC REFLECTIVE. STREET SIGNS ARE SIZED AND LETTERED AS REQUIRED BY TOWN OF FLOWER MOUND. DOUBLE-POLE WAYFINDING FRAMED PANELS ARE 7 X 37 IN. O.D. SINGLE-POLE WAYFINDING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

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

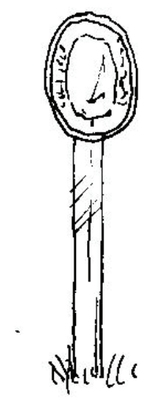
PARK IDENTIFIERS





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

TRAIL MARKERS



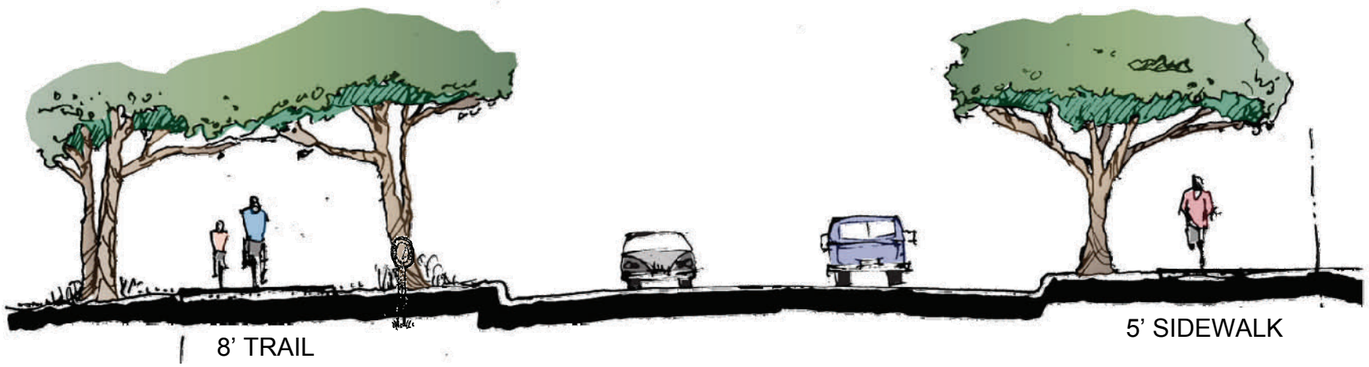
SANBLASTED PAINTED WOOD SIGNS ON 4' CEDAR POST

PARK PERIMETER ELEMENT

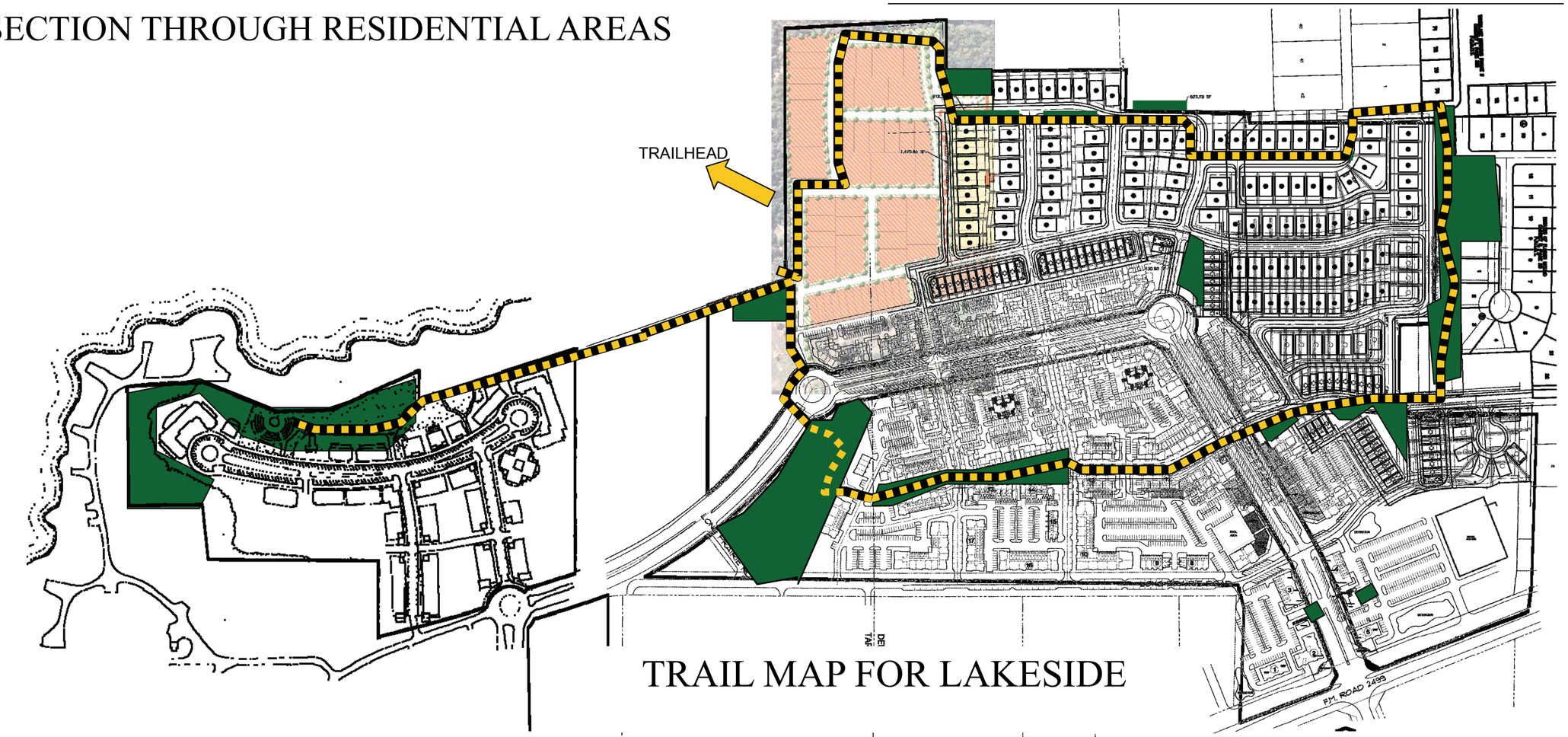
Bollard and chain detail around perimeter of the parks may be metal, or cast concrete subject to the approval of the Design Review Board. Minimum weight of chain is 1.5 pounds per linear foot and shall be black in color

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

TRAIL STANDARDS

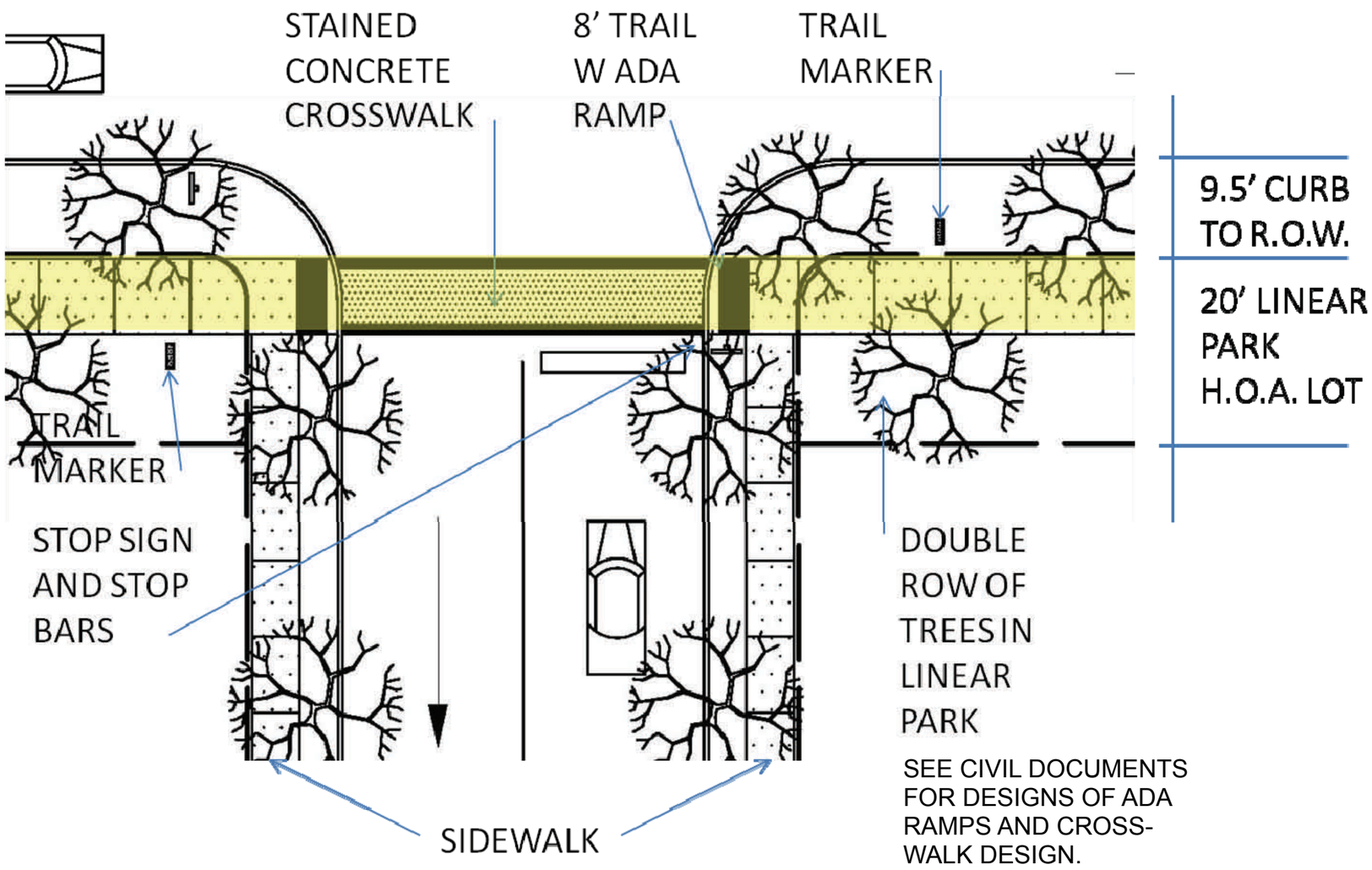


TRAIL SECTION THROUGH RESIDENTIAL AREAS



TRAIL MAP FOR LAKESIDE

TRAIL STANDARDS AT INTERSECTIONS

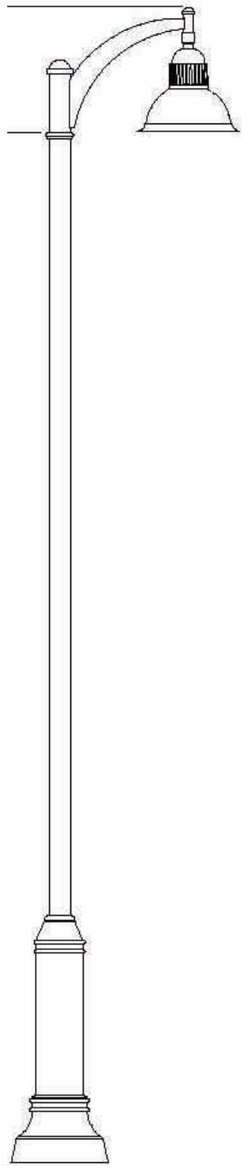


SEE CIVIL DOCUMENTS FOR DESIGNS OF ADA RAMPS AND CROSS-WALK DESIGN.

982 SERIES

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

STREETSCAPE STANDARDS



Philadelphia Style Pole

STREET LIGHTS
Street lights along Lakeside Parkway shall be the Philadelphia Style Pole and Hanover Luminaire as provided by Oncor Electric Delivery with powder coated cast aluminum poles with HPS lamps.
Street Lights along Lakeside Parkway shall be placed no farther apart than 90' o.c. and shall achieve a minimum of 2 footcanles of light per square foot of sidewalk.
Spacing of street lights on other streets shall comply with the minimum established in the Town's Land Development Regulations.

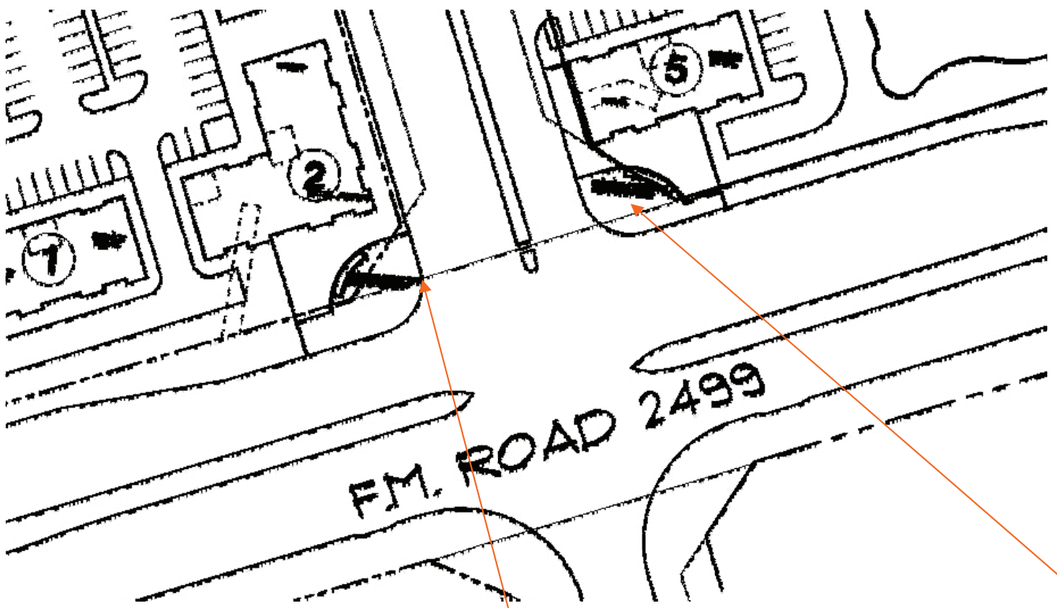
BIKE RACKS
The EBRP EVCOR bike rack is an individual post that can accommodate multiple bikes. It allows bike racks to be distributed across the development without aggregating the bike parking area to specific locations. Alternate bike racks may be submitted to the DRB for approval. Bike racks shall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

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

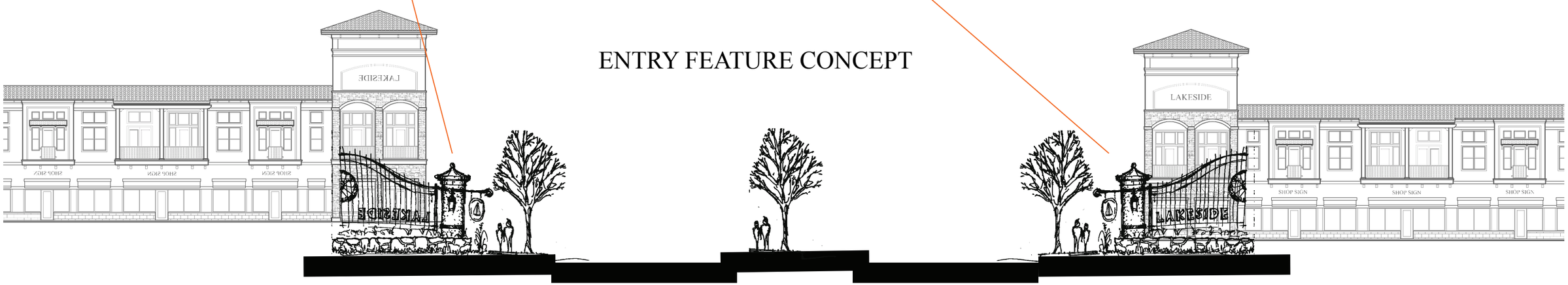
DRINKING FOUNTAIN:
MUDOCK OUTDOOR FOUNTAIN OR EQUAL
2 per mile of trail

WASTE RECEPTACLES

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



ENTRY FEATURE CONCEPT



6e 3-12

REALTY CAPITAL

LAKESIDE DFW

DEVELOPMENT CODE

FLOWER MOUND, TX

November 20, 2012

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

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

SECTION 3: DEFINITION OF CHARACTER ZONES

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

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

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

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

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

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

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

MU-N (1) is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

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

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

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

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

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

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

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

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

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

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

Administrative Provisions:

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

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

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

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

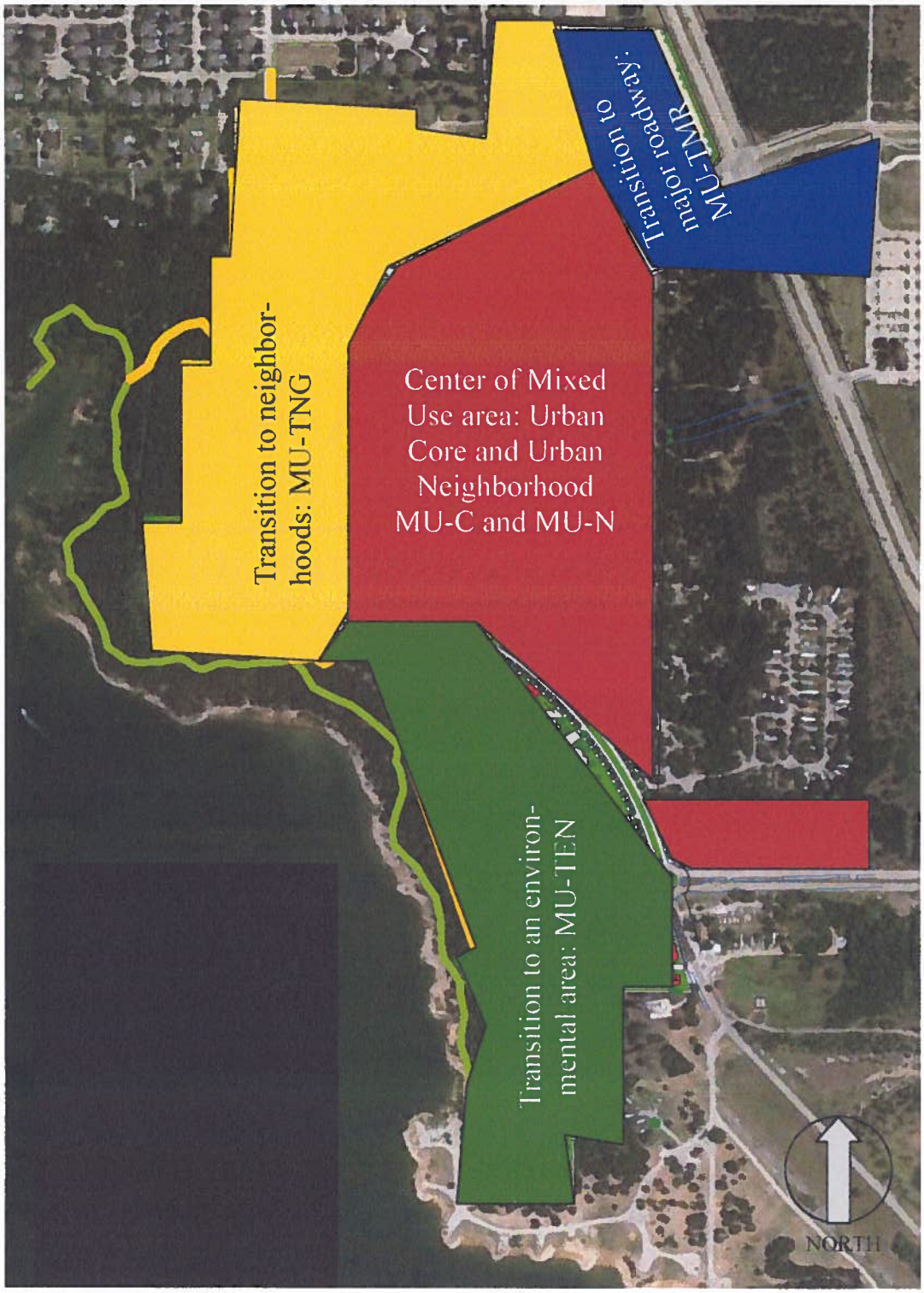
Private Deed Restrictions:

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

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

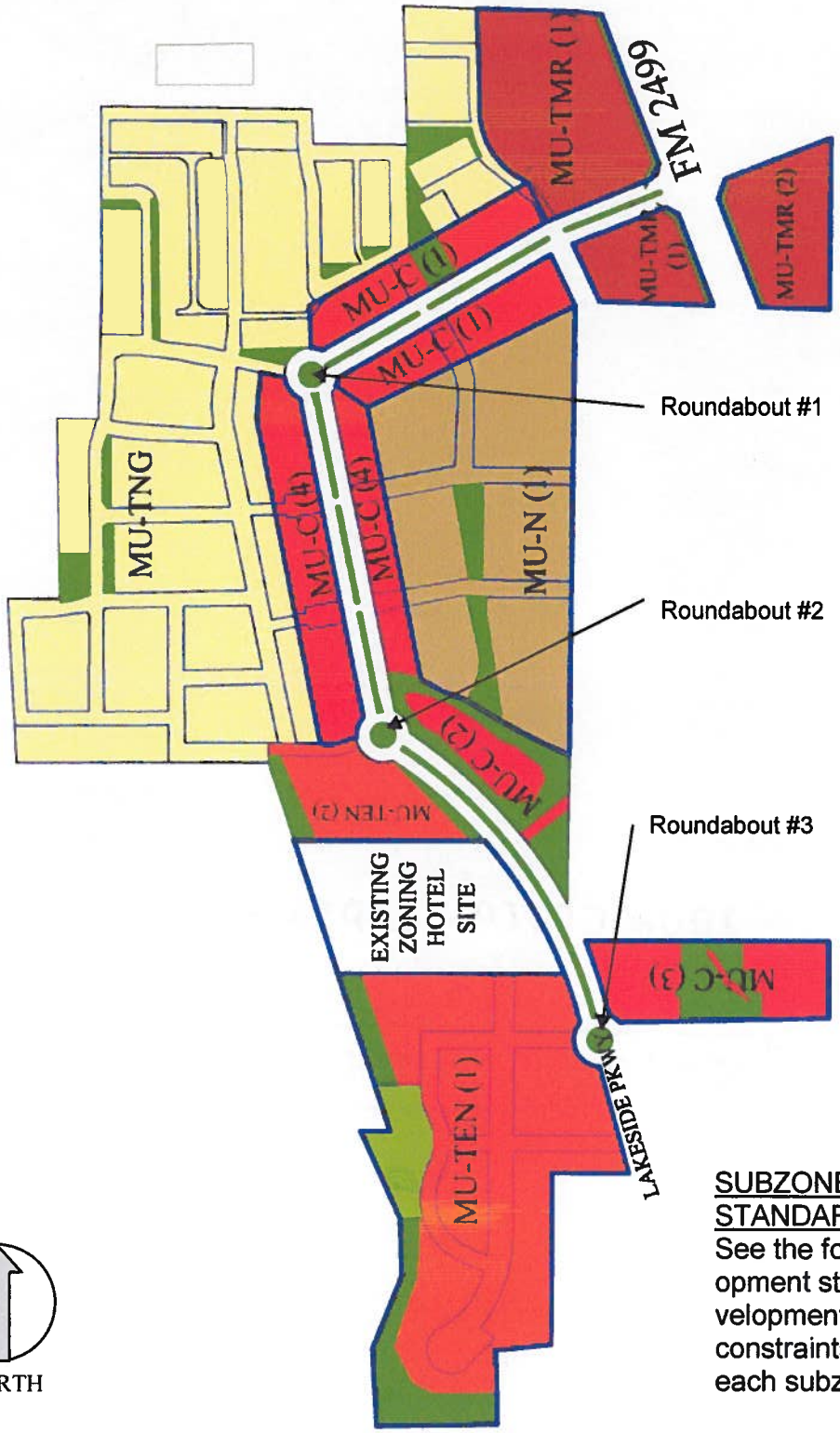
The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

GENERAL RATIONALE OF CHARACTER ZONES



LAKESIDE™ DFW

CONCEPT PLAN AND REGULATING PLAN



NORTH

SUBZONE DEVELOPMENT STANDARDS

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

TABLE 3.1: PERMITTED USES

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

Table 3.1: PERMITTED USE TABLE	Use Status									
Land Use Category	MU- C1	MU- C2	MU- C3	MU- C4	MU-N	MU-T (Transition)				
						NG	EN1	EN2	MR1	MR2
Commercial Uses (Office, Retail, and Service Uses)										
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P	P	P	P/C	NP	P	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P	P	P	P/C	NP	P	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P/C	NP	P	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P/C	NP	P	P	P	P
Accessory residential uses such as leasing office or fitness center.	P	P	NP	P	P	NP	P	P	P	NP
Residential Uses										
Home occupations	NA	NA	NA	NA	A	A	NA	NA	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	P	NP	NP
Residential lofts (Upper Floor Residential)	P	P/C	P/C	P	P	NP	P	P	P	NP
Apartments/condos (Including Ground Floor Residential) **NOTE 1**	NP	NP	NP	P	P	NP	P	P	NP	NP
Single-family residential attached dwelling unit (Townhomes) **NOTE 1**	NP	NP	NP	NP	P	P	P/C **NOTE 2**	P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P/C	P/C	NP	NP
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P/C	NP	P	P	P	P
Games arcade establishments	P	P	P	P	NP	NP	P/C	P/C	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP	P	P/C	P	P
Museums and other special purpose recreational institutions	P	P	P	P	NP	NP	P	P/C	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P	P	P	P/C	NP	P	P	P	P

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

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

NOTE 1:
Added clarifications of definitions in the MU Ordinance :

Apartments are residential units that may occupy any floor of a building including the ground floor.
Lofts are residential unit, that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

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

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
SECTION 3: Character Zones										
Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	26.2	4.3	56.8	11.5	4.5
Minimum Area	7	4	5	8	20	26	4	35	11	4
Maximum Area	12	6	6	12	23	27	5	59	17	5
Maximum Residential Units	276	0	0	358	735	175	360	248	48	0
Maximum Commercial SF	180,000	8,400	240,000	180,000	8,000	150,000	20,000	-	85,000	34,000
Lot and Block Standards	SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARD									
Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Face Dimensions										
Minimum	200'	NA	200'	200'	200'	200'	200'	200'	200'	NA
Maximum (Note 5)	600'	NA	750	600'	600'	1200'	600'	750	600'	NA
Lot Dimensions										
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	NA	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	NA	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	NA	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	85%	50%	90%	100%	90%
SECTION 4: Street Standards	SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS									
Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed										
MU BLVD	MU BLVD		MU BLVD	MU BLVD	MU BLVD		MU BLVD		MU BLVD	
MU Commercial	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street		MU Street	
MU Local 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	
MU Local 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	
MU Local 3		MU Loc 3			MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3		
MU Commercial Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley	MU Com Alley		MU Com Alley	MU Com Alley
MU Residential Alley 1					MU Res Alley 1	MU Res Alley 1		MU Res Alley 1		
MU Residential Alley 2					MU Res Alley 2	MU Res Alley 2		MU Res Alley 2		
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10,' 15', 25'	5', 10', 15', 25'	15', 25'	5', 10', 15'	15', 25'	15', 25'
Alleys										
Commercial	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	NA	20' wide	20' wide
Residential	NA	NA	NA	NA	NA	12' wide	NA	12' wide	NA	NA
Streetscape Standards										
Sidewalks, Trails, Walkways										
Minimum Width				See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards						
Maximum Width	18'	12'	18'	18'	12'	18'	12'	12'	18'	18'
Parkway /Planter										
Continuous	4.5' min	NA	6' min	4.5' min	6' min	4.5' min	4.5' min	6' min	4.5' min	4.5' min
Tree Well	4.5' x4.5' min	NA	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min	4.5' x4.5' min

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Street Trees										
Maximum Spacing	40'	NA	40'	40'	40'	40'	40'	40' **Note 10**	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species	Oak, Elm, Maple, Redbud, Ash, Gingko, Texas Palm, Chestnut									
SECTION 5: Open/Civic Space Standards										
Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS									
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS									
SECTION 6: Parking Standards										
On-street Parking (Excluding alleys)										
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted
Parking Lane Width										
Parallel	8	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	18	18	NA	18	18
Off-Street Parking										
Mandatory cross-access easement required	yes	no	no	yes	no	yes	no	no	yes	yes
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width	See Parking Standards, Section 6									
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners									
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 Development Regulations, and Section 5 herein.									
Landscaping	Shall comply with Division 2 Article V of the Town LDR									
Lighting	Shall comply with Section 82-275 of the Town LDR									
SECTION 7: Building Standards	SEE SECTION 7: ARCHITECTURAL AND BUILDING STANDARDS									
Ground Floor Requirements										
Built to commercial standards: See Section 7	**Required**	**Required**	**Required**	**Required**	**Not Required**	**Required**	**Required**	**Prohibited**	**Required**	**Required**
Residential occupancy on ground floor	**Prohibited**	**Prohibited**	**Prohibited**	**Permitted**	**Permitted**	**Permitted 50% max**	**Permitted 50% max**	**Permitted**	**Prohibited**	**Prohibited**
Building Height										
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	1 Story	1 Story	NOTE 7	1 Story
Maximum Height	4 Stories	1 story	25 Stories	4 Stories	4 Stories	25 Stories	18 Stories	3 Stories	4 Stories	4 Stories
Set Backs										
Front - Min	0'	0'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Front - Max	5' Note 8	5' Note 8	NOTE 9	5' Note 8	15'	25'	15'	See Section 3	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Side/Corner	0'	10'	0'	0'	0'	0'	0'	match adj	0'	0'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

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

Note 1: Setback from the ACOE property shall be 0' (zero feet).
Note 2: Turning radii shall be the smallest radius approved by the Public Works Deptartment
Note 3: Civic/Open Spaces are assumed to be dedicated to to a Property Owners' Assocdation unless the Town requests Ownership.
Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical under existing geographical constraints
Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open sapce.
Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symetrical & same species.
Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.
Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.
Note 9: The max Setback from FM 2499 or Silver on is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.
Note 10: See Section 7 for street tree planting requirements for front-loaded lots

TABLE 3.3 BONUS HEIGHT PROVISIONS

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

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

SUBZONE STANDARDS

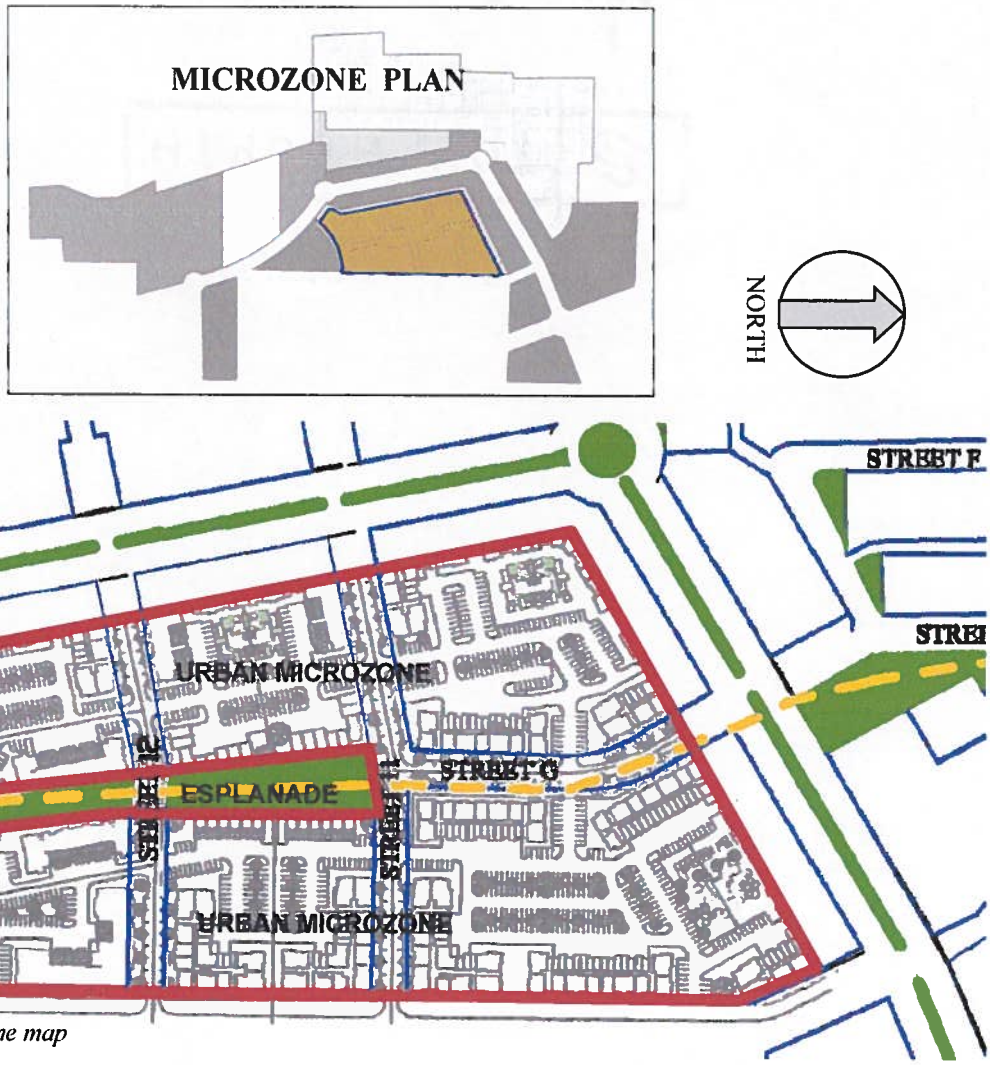


Figure 3.10: MU-N subzone map

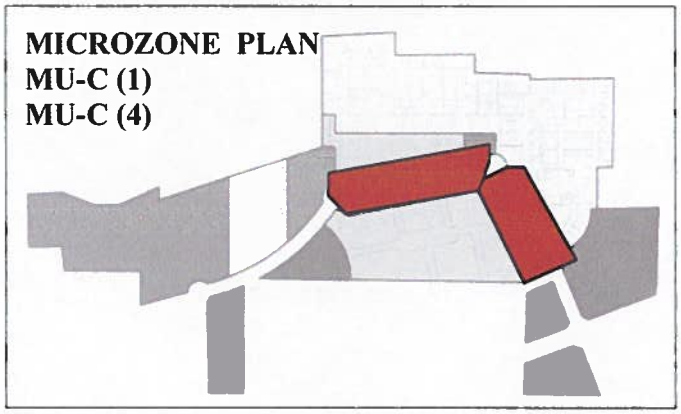
ESPLANADE MICROZONE

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

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C (4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer than 4 and no greater than 6 blocks.
3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS



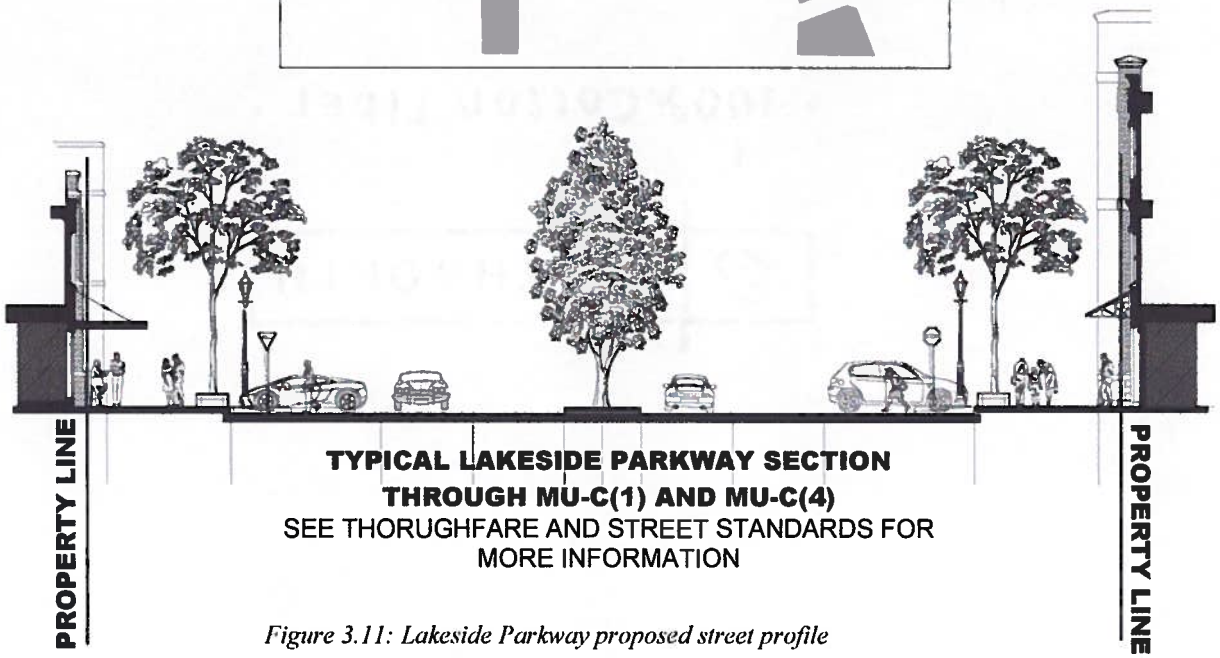


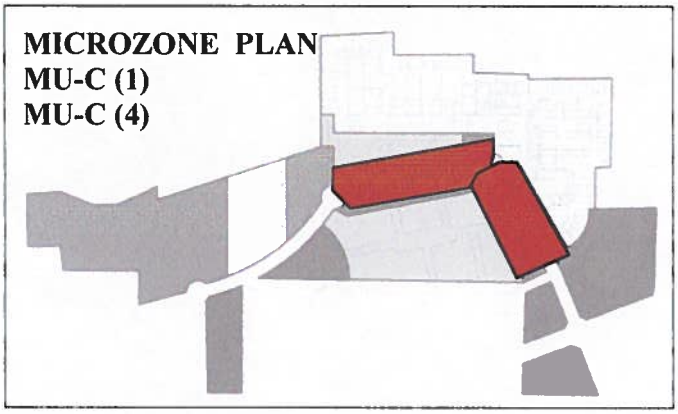
Figure 3.11: Lakeside Parkway proposed street profile

MU-C(1) SUBZONE

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

SECTION 3

SUBZONE STANDARDS



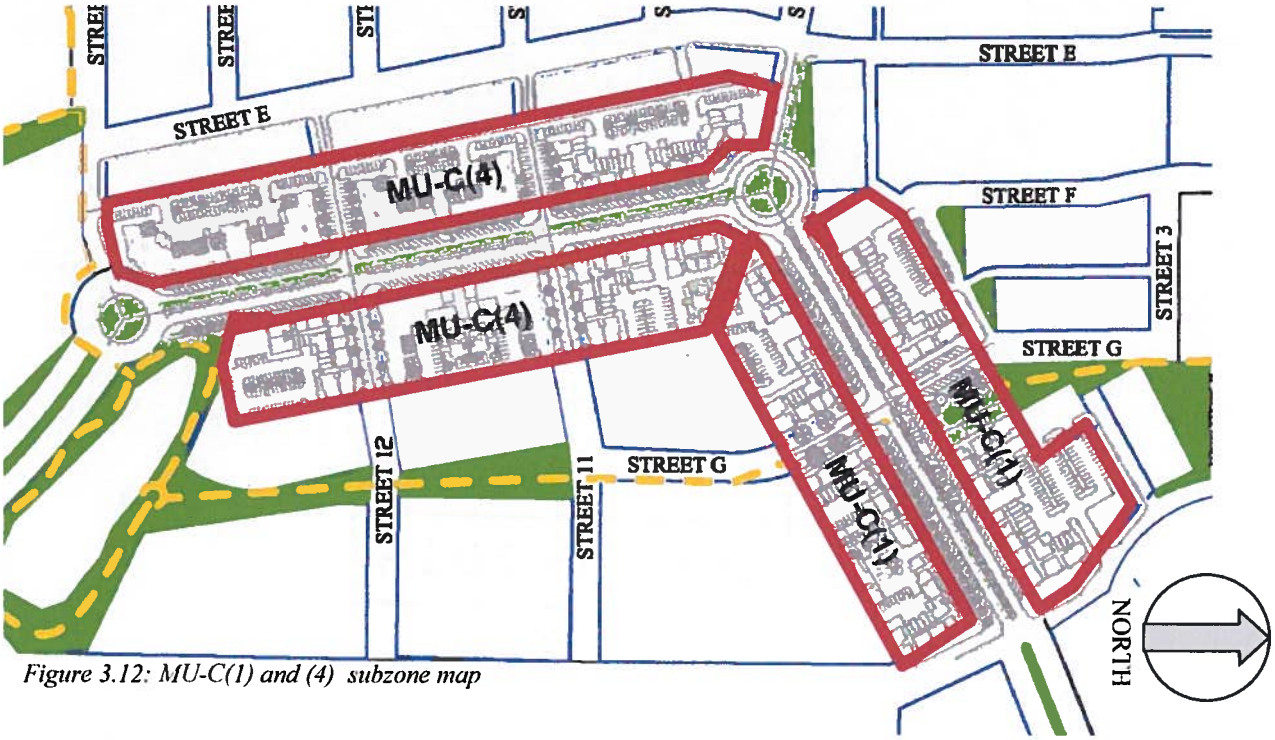


Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

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

FIGURE 5.1: PARK AND OPEN SPACE PLAN

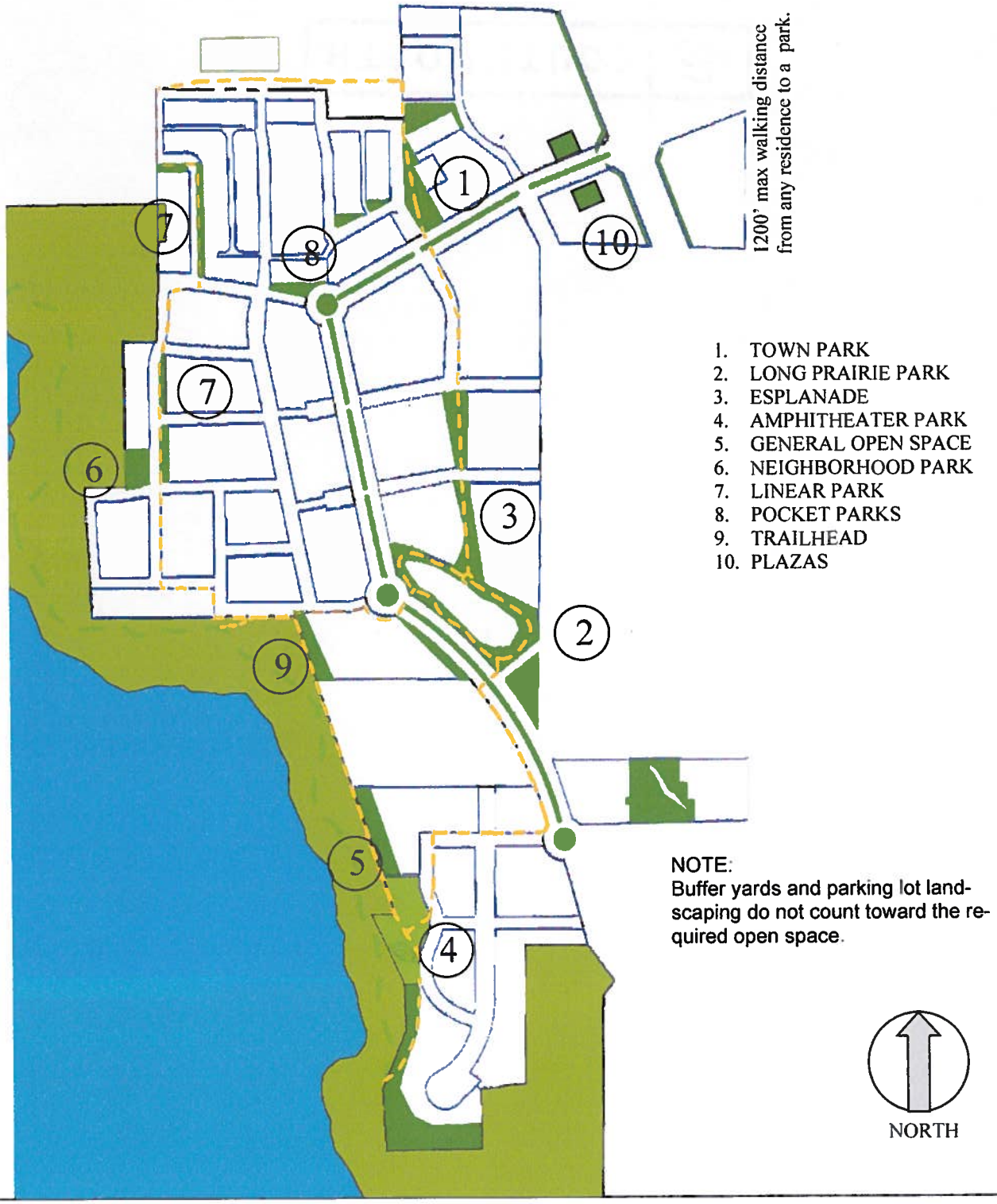


TABLE 5.1 OPEN SPACE MINIMUM REQUIREMENTS

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

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

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

FIGURE 6.1: PARKING PLAN AND ANALY-

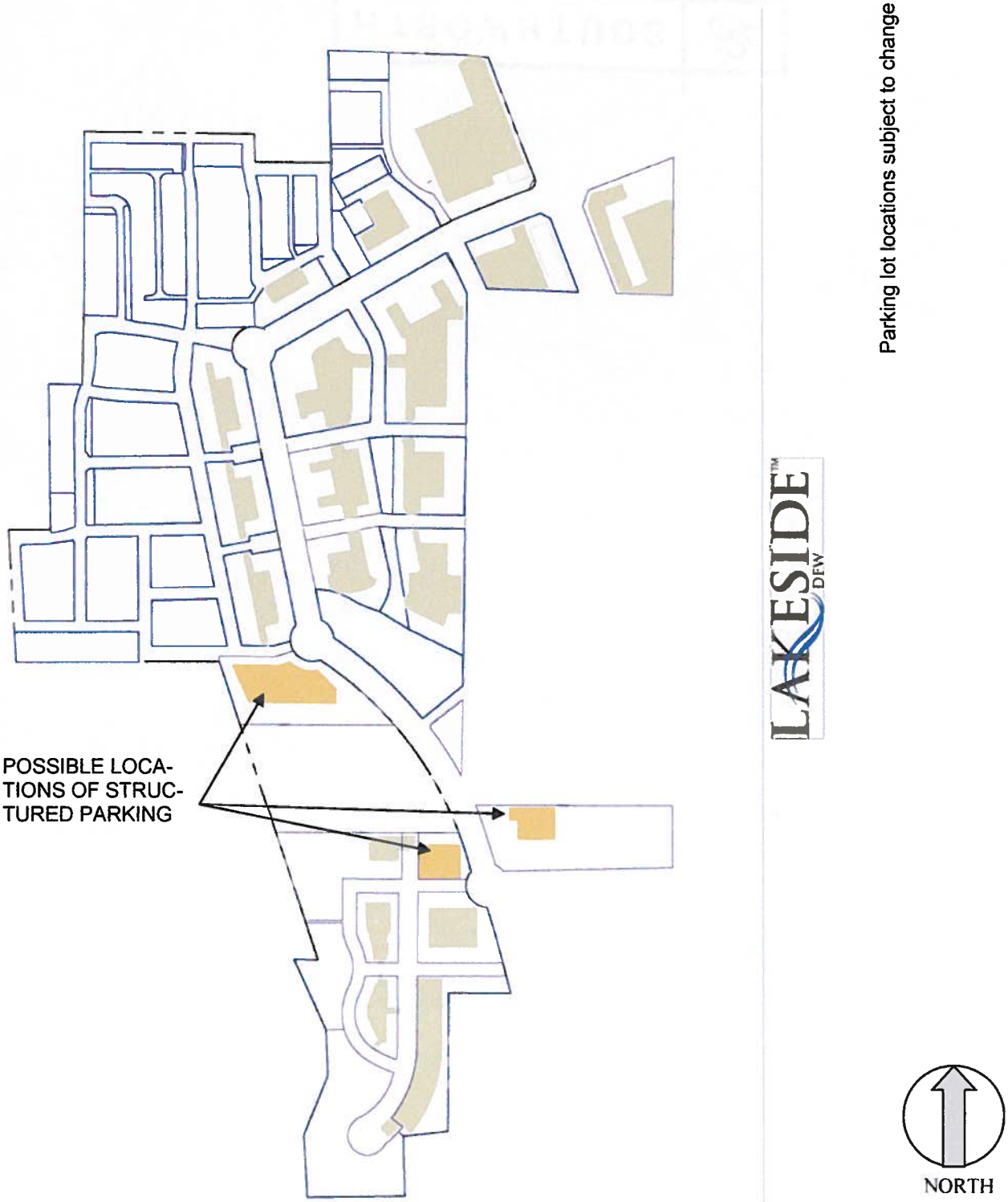


TABLE 6.1 LAND USE TABLE

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

6.1 Location and design of off-street parking.

A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.

B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.

C. A surface parking lot may not be adjacent to a street intersection or square.

D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.

E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.

F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.

G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.

H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:

B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to

Table 6.2: SCHEDULE OF REQUIRED PARKING

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

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

C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.

D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

6.3 Mixed Use Parking.

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

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

6.4 Parking Dimensions.

A. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6. Minimum parking space dimensions shall comply with Section 82-77—Parking Space and Aisle Dimensions in the Flower Mound Code of Ordinances.

B. On-Sreet Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the MU zoning District.

C. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.

D. Parking Structures. The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle.

D. On-Street Parking. The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.

E. Parking Access Aisles. Parking access aisles that are not also fire lanes shall have these widths:

1. two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
2. not less than a minimum width of twelve feet (12') for one-way or angled parking.

Table 6.3: STANDARD REDUCTIONS FOR SHARED PARKING

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

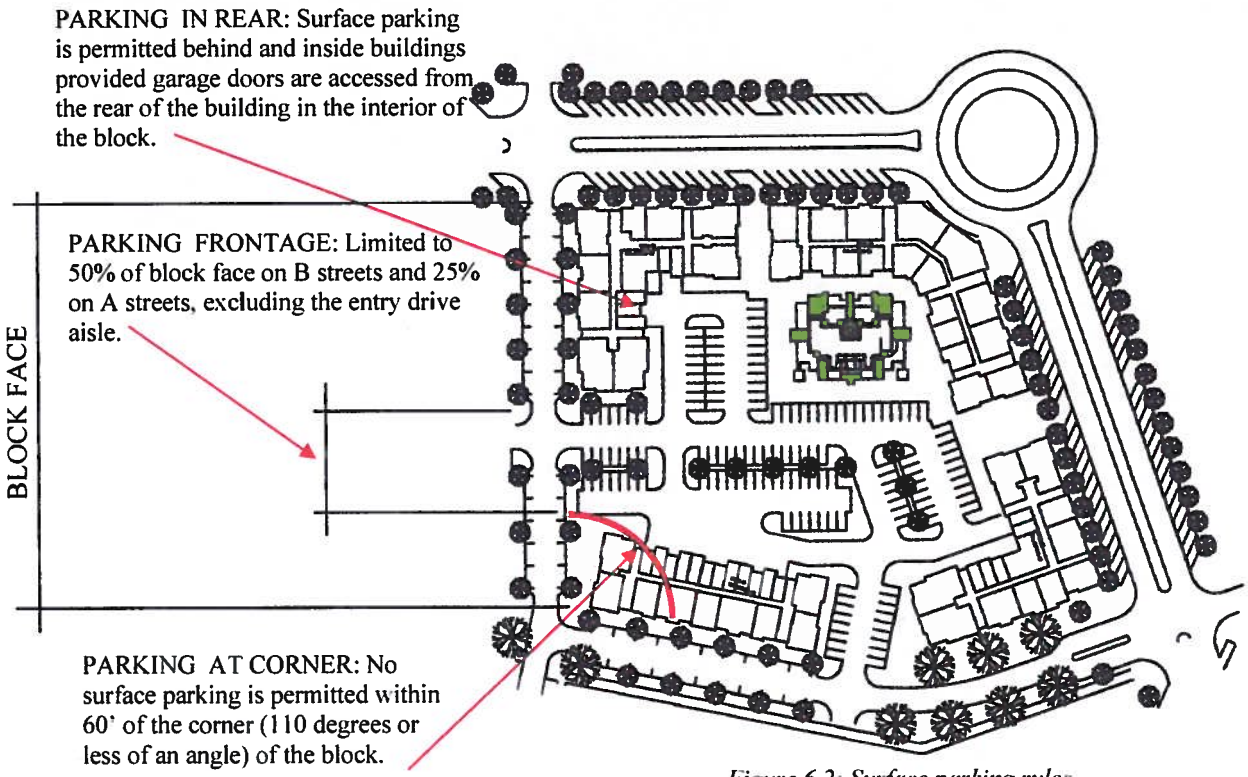


Figure 6.2: Surface parking rules

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION

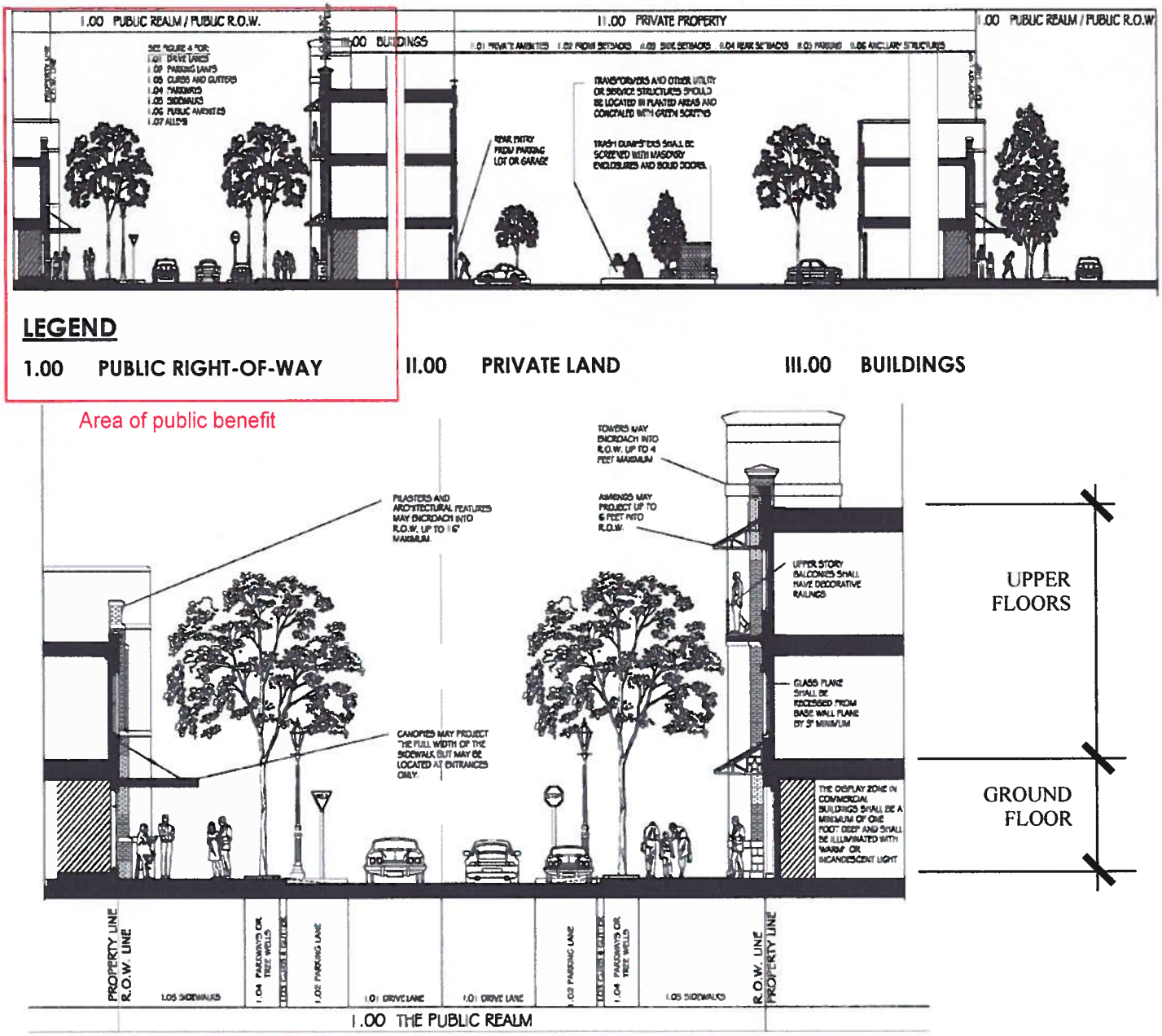


Figure 7.1: This illustration represents the area of regulatory priority.

Photo of mixed use streetscape

NOTES ON STREETSCAPE:

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

GROUND FLOOR COMMERCIAL STANDARDS

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

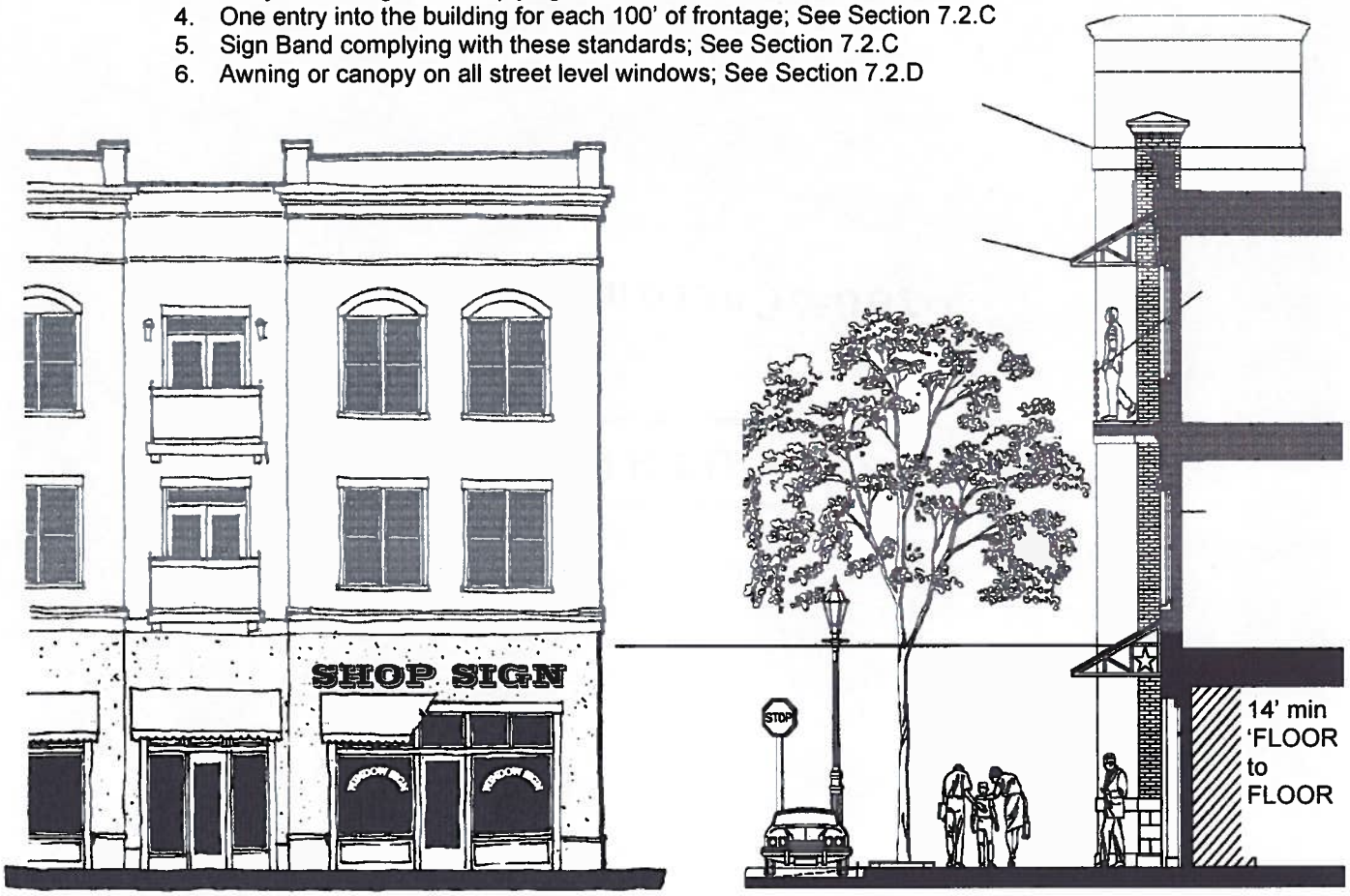


Figure 7.2: Ground floor built to commercial standards

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

WINDOW AREA REQUIREMENTS

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

BONUS HEIGHT BUILDING STANDARDS

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

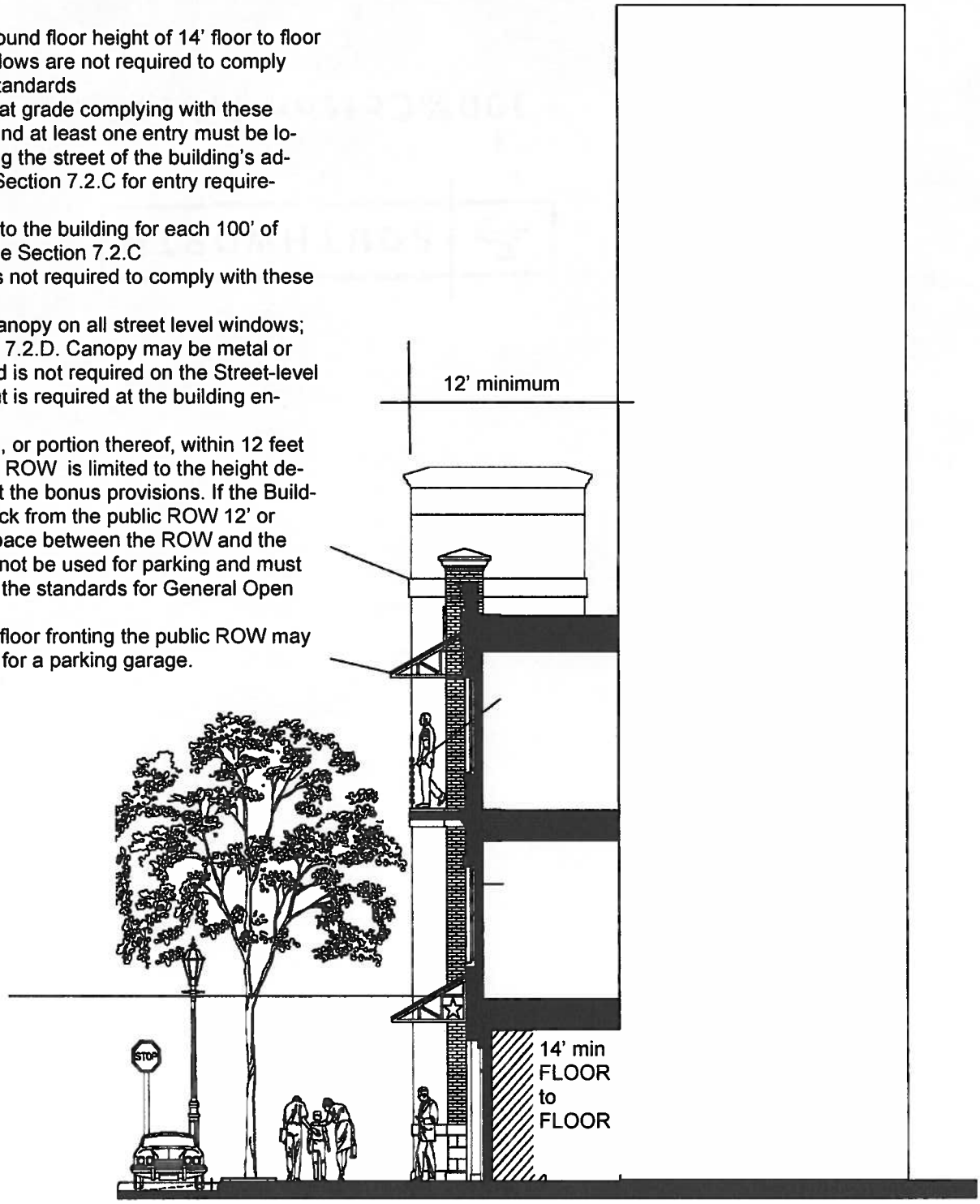


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

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

Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

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

Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.
Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. Facade: The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. Proportions: The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. Pilasters and Columns: Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. Entry Conditions: The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. Maximum Façade Length: One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. Transition A to B Facades: An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Facade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.

3. Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or , corrugated metal siding.

4. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

7.2 COMMERCIAL GROUND FLOOR BUILDINGS

A. DISPLAY WINDOW

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.

2. Window Display Floor: A raised floor is

recommended but not required.

3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.

4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.

5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.

6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.

7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.

8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.

9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.

2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display

window.

3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door (s) but is not required.

4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

2. Maximum Height: The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.

3. Maximum Length: The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. Base or Watertable: The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.

2. Awnings: Awnings on all street level windows are required. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.

d. Lighting: Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a

ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

1. Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. Entry Doors, Private Primary - Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.

2. Entry Doors, To Common Conditioned space: Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.

3. Entry Doors, To Common Un-conditioned space: Entry doors or gates to a common non-

conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. Entry Doors, Weather Refuge - awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.

5. Entry Doors, Lighting - decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.

6. Entry Doors, Sliding - slide opening doors are prohibited on the street façade.

C. WINDOWS

1. Windows, Type - Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.

2. Window shutters - if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.

3. Windows, Interior coverings - interior coverings of ground floor windows may be of wood, or wood-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.

2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.

2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.

3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.

2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited.

2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.

4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

D. ROOF

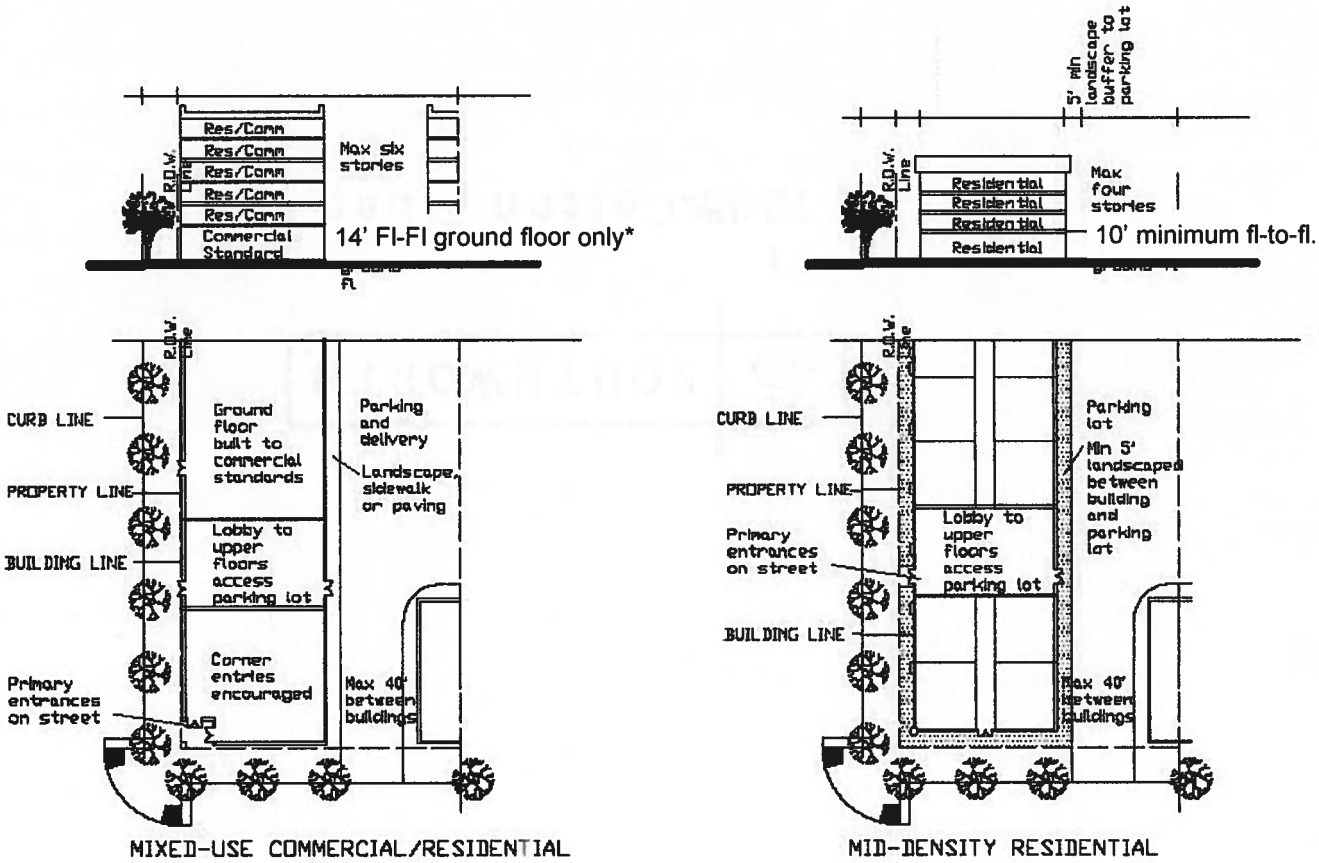
The water repelling surface covering the building area below.

1. Material Specifications: For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.

2. Eaves: Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.

3. Gutters and downspouts: If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.

FIGURE 7.6 COMMERCIAL LOT STANDARDS



* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

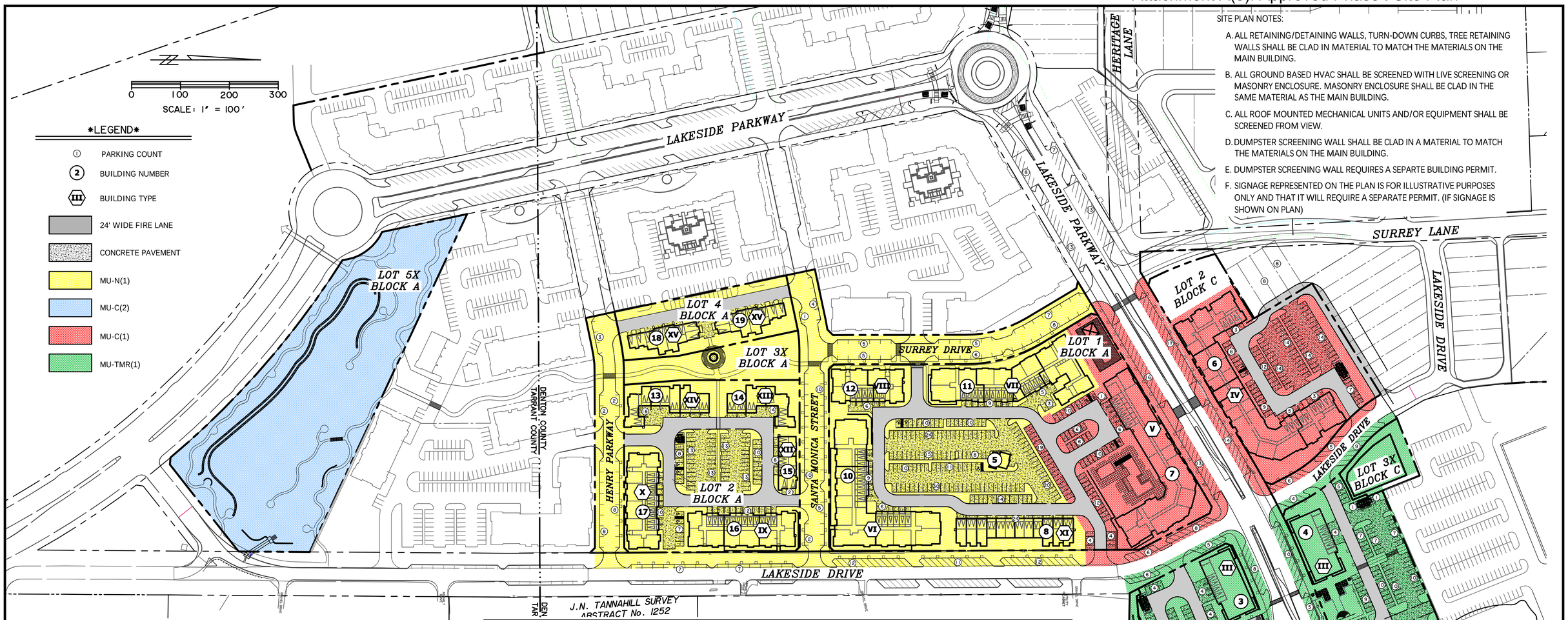
1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

Attachment A(5): Approved Phase I Site Plan



SITE PLAN NOTES:

A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

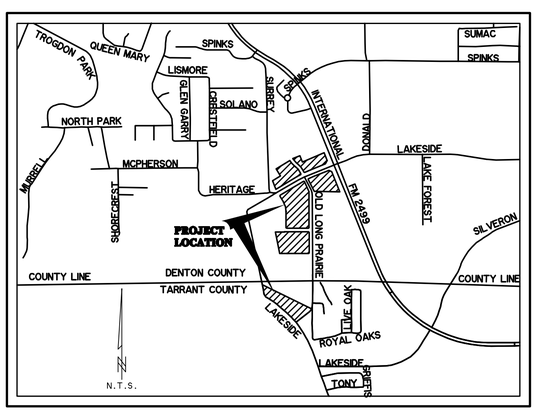
B. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

C. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

D. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

E. DUMPSTER SCREENING WALL REQUIRES A SEPARTE BUILDING PERMIT.

F. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT. (IF SIGNAGE IS SHOWN ON PLAN)



VICINITY MAP

SITE DATA - PHASE I - SUBZONES

SITE LOCATION
LAKESIDE PARKWAY AND FM ROAD 2499
FLOWER MOUND, TEXAS

MU-TMR (1) SUBZONE

SITE AREA	8.337 ACRES
TOTAL UNITS	48 UNITS
TOTAL RETAIL	28,004 S.F.

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %:
ONE BEDROOM	44	92 %
ONE BEDROOM	4	8 %
TOTAL	48	100 %

PARKING REQUIRED

1 BEDROOM (44) @ 1.0 SPACE/UNIT	44 SPACES
2 BEDROOM (4) @ 1.8 SPACE/UNIT	8 SPACES
RETAIL: 60% RESTAURANT, 40% GENERAL RETAIL	
RESTAURANT (1/100 S.F.) @ 16,802 S.F.	168 SPACES
GENERAL RETAIL (1/250 S.F.) @ 11,201 S.F.	45 SPACES
2% H.C. SPACES REQUIRED (6 SPACES)	
REGULAR SPACES REQUIRED	265 SPACES

PARKING PROVIDED

STANDARD SPACES	
STANDARD SURFACE	216 SPACES
STREET ANGLED PARKING	45 SPACES
TUCK UNDER GARAGES	8 SPACES
TAN-DEM	8 SPACES
2% H.C. SPACES	6 SPACES
TOTAL	283 SPACES

MU-C (1) SUBZONE

SITE AREA	4.350 ACRES
TOTAL UNITS	122 UNITS
TOTAL COMMERCIAL	17,411 S.F.
TOTAL LEASING/CLUB	8,577 S.F.

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %:
ONE BEDROOM	71	58 %
TWO BEDROOM	51	42 %
TOTAL	122	100 %

PARKING REQUIRED

APARTMENTS:	
1 BEDROOM (71) @ 1.0 SPACE/UNIT	71 SPACES
2 BEDROOM (51) @ 1.8 SPACE/UNIT	92 SPACES
COMMERCIAL (1/250 S.F.) @ 17,411 S.F.	70 SPACES
2% H.C. SPACES (5 SPACES)	
TOTAL SPACES REQUIRED	238 SPACES

PARKING PROVIDED

SURFACE	151 SPACES
COMPACT	7 SPACES
STREET ANGLED PARKING	85 SPACES
TUCK-UNDER GARAGES	16 SPACES
TAN-DEM	14 SPACES
2% H.C. SPACES	6 SPACES
TOTAL	279 SPACES

MU-C (2) SUBZONE

SITE AREA	4.010 ACRES

MU-N (1) SUBZONE

SITE AREA	8.738 ACRES
TOTAL UNITS	255 UNITS

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %:
ONE BEDROOM	121	47 %
TWO BEDROOM	66	26 %
THREE BEDROOM	18	7 %
ONE BED - TOWNHOMES	10	4 %
TWO BED - TOWNHOMES	25	10 %
THREE BED - TOWNHOMES	15	6 %
TOTAL	255	100 %

PARKING REQUIRED

APARTMENTS:	
1 BEDROOM (121) @ 1.0 SPACE/UNIT	121 SPACES
2 BEDROOM (66) @ 1.8 SPACE/UNIT	119 SPACES
3 BEDROOM (18) @ 2.0 SPACE/UNIT	36 SPACES
TOWNHOMES (10) @ 1.0 SPACE/UNIT	10 SPACES
TOWNHOMES (40) @ 2.0 SPACE/UNIT	80 SPACES
2% H.C. SPACES (8 SPACES)	
TOTAL SPACES REQUIRED	366 SPACES

PARKING PROVIDED

SURFACE	183 SPACES
COMPACT SPACES	42 SPACES
STREET ANGLED PARKING	35 SPACES
STREET PARALLEL PARKING	71 SPACES
TUCK-UNDER GARAGES	63 SPACES
TAN-DEM	24 SPACES
TOWNHOME GARAGES	90 SPACES
2% H.C. SPACES	8 SPACES
TOTAL STANDARD	516 SPACES

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 4/22/2013
T C N/A
SEE FILE FOR CONDITIONS SP 01-13

SITE PLAN
LOTS 1, 2, 3X, 4 & 5 BLOCK A
LOTS 1 & 2X, BLOCK B
LOTS 1, 2 & 3X BLOCK C
LAKESIDE DFW

BEING 22.35 ACRES OF LAND LOCATED IN THE J.N. TANNEHILL SURVEY, ABSTRACT No. 1252 AN ADDITION IN THE TOWN OF FLOWER MOUND, DENTON AND TARRANT COUNTY, TEXAS.

ENGINEER:
WIER AND ASSOCIATES, Inc.
701 HIGHLANDER BLVD. STE 300
ARLINGTON, TEXAS 76015
CONTACT: ULYS LANE, III
PH: (817) 467-7700
FAX: (817) 467-7713

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com

PREPARATION DATE: 2-06-2013

DATE: 3/22/2013
W.A. No. 12174

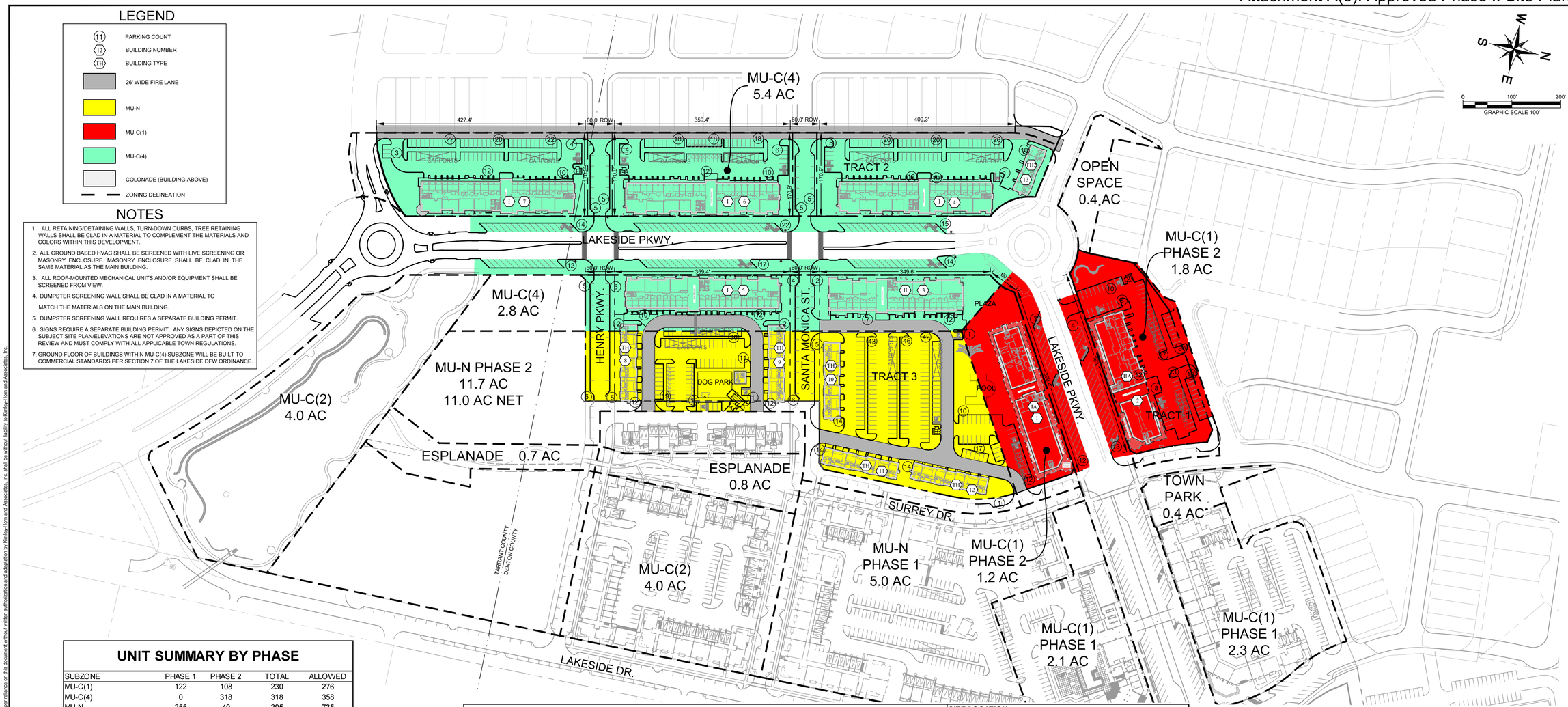
PRINTED: 3/22/2013 LAST SAVED: 3/22/2013 1:50 PM SAVED BY: RANDYE FILE: 12174-SITEPLAN.DWG

LEGEND

- PARKING COUNT
- BUILDING NUMBER
- BUILDING TYPE
- 26' WIDE FIRE LANE
- MU-N
- MU-C(1)
- MU-C(4)
- COLONADE (BUILDING ABOVE)
- ZONING DELINEATION

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. GROUND FLOOR OF BUILDINGS WITHIN MU-C(4) SUBZONE WILL BE BUILT TO COMMERCIAL STANDARDS PER SECTION 7 OF THE LAKESIDE DFW ORDINANCE.

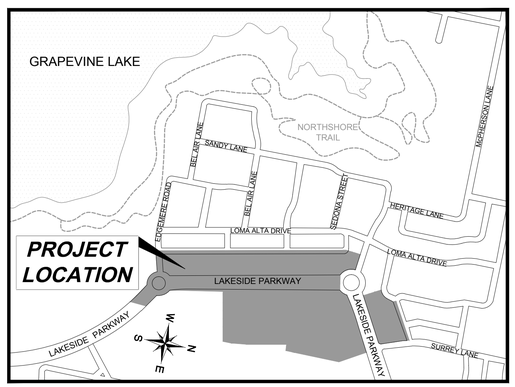


UNIT SUMMARY BY PHASE

SUBZONE	PHASE 1	PHASE 2	TOTAL	ALLOWED
MU-C(1)	122	108	230	276
MU-C(4)	0	318	318	358
MU-N	255	40	295	735

COMMERICAL SQUARE FOOTAGE BY PHASE

SUBZONE	PHASE 1	PHASE 2	TOTAL	ALLOWED
MU-C(1)	17,411 S.F.	15,894 S.F.	33,305 S.F.	180,000 S.F.
MU-C(4)	0 S.F.	0 S.F.	0 S.F.	180,000 S.F.
MU-N	0 S.F.	0 S.F.	0 S.F.	8,000 S.F.



VICINITY MAP
N.T.S.

SITE DATA - PHASE 2 - SUBZONES

SITE LOCATION:
ALONG LAKESIDE PKWY BETWEEN EDGEMERE RD. AND SURREY LN

MU-C(1) SUBZONE

SITE AREA	3.0 ACRES
# OF BUILDINGS	2
TOTAL COMMERCIAL	15,894 S.F.
TOTAL LEASING/CLUB	7,217 S.F.
TOTAL UNITS	108

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %
ONE BEDROOM	72	67%
TWO BEDROOM	30	28%
THREE BEDROOM	6	6%
TOTAL	108	100%

PARKING REQUIRED

APARTMENTS:	
1 BEDROOM (72) @ 1.0 SPACE/UNIT	72 SPACES
2 BEDROOM (36) @ 1.8 SPACES/UNIT	54 SPACES
3 BEDROOM (0) @ 2.0 SPACES/UNIT	12 SPACES
OFFICE & RETAIL (1/250 S.F.) @ 23,111 S.F.	93 SPACES
2% H.C. SPACES REQUIRED	(5 SPACES)
TOTAL SPACES REQUIRED	231 SPACES*

PARKING PROVIDED WITHIN SUBZONE

STANDARD SURFACE	88 SPACES
STREET ANGLED PARKING	36 SPACES
UNIT GARAGE PARKING	12 SPACES
H.C. SPACES	(10 SPACES)
TOTAL	136 SPACES*

MU-C(4) SUBZONE

SITE AREA	8.2 ACRES
# OF BUILDINGS	5
TOTAL UNITS	323

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %
ONE BEDROOM	213	66%
TWO BEDROOM	98	30%
THREE BEDROOM	7	2%
ONE BEDROOM-TOWNHOME	1	0.3%
TWO BEDROOM-TOWNHOME	4	1%
TOTAL	323	100%

PARKING REQUIRED

APARTMENTS:	
1 BEDROOM (213) @ 1.0 SPACE/UNIT	213 SPACES
2 BEDROOM (98) @ 1.8 SPACES/UNIT	177 SPACES
3 BEDROOM (7) @ 2.0 SPACES/UNIT	8 SPACES
2% H.C. SPACES REQUIRED	(9 SPACES)
TOTAL SPACES REQUIRED	398 SPACES*

PARKING PROVIDED WITHIN SUBZONE

STANDARD SURFACE	189 SPACES
COMPACT SPACES	18 SPACES
STREET ANGLED PARKING	94 SPACES
STREET PARALLEL PARKING	36 SPACES
UNIT GARAGE PARKING	121 SPACES
H.C. SPACES	(18 SPACES)
TOTAL	458 SPACES*

MU-N SUBZONE

SITE AREA	11.7 ACRES
# OF BUILDINGS	6
TOTAL UNITS	35

UNIT MIX

TYPE OF UNIT:	# OF UNITS	TOTAL %
ONE BEDROOM-TOWNHOME	5	14%
TWO BEDROOM-TOWNHOME	20	57%
THREE BEDROOM-TOWNHOME	10	29%
TOTAL	35	100%

PARKING REQUIRED

APARTMENTS:	
1 BEDROOM (6) @ 1.0 SPACE/UNIT	5 SPACES
2 BEDROOM (24) @ 1.8 SPACES/UNIT	36 SPACES
3 BEDROOM (10) @ 2.0 SPACES/UNIT	20 SPACES
2% H.C. SPACES REQUIRED	(2 SPACES)
TOTAL SPACES REQUIRED	61 SPACES*

PARKING PROVIDED WITHIN SUBZONE

STANDARD SURFACE	218 SPACES
COMPACT SPACES	22 SPACES
UNIT GARAGE PARKING	66 SPACES
STREET PARALLEL PARKING	22 SPACES
H.C. SPACES	(4 SPACES)
TOTAL	328 SPACES*

*NOTE: REQUIRED PARKING SATISFIED AMONG ALL SUBZONES. SEE BELOW.

TOTAL PHASE 2 PARKING REQUIRED	**690 SPACES**
TOTAL PHASE 2 PARKING PROVIDED	**922 SPACES**

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 1/25/2016
T C N/A
SEE FILE FOR CONDITIONS SP15-0023

SITE PLAN
TRACTS 1, 2, & 3
ELAN FLOWER MOUND

BEING 14.209 ACRES OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACTS 1548, TARRANT COUNTY AND 1252, DENTON COUNTY, IN THE TOWN OF FLOWER MOUND, TEXAS.

No.	REVISIONS	DATE	BY

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer DAVID E MEYERS
P.E. No. 81512 Date 01/20/2016

KHA PROJECT 067771621
DATE 01/20/2016
SCALE AS SHOWN
DESIGNED BY CRA
DRAWN BY JKL
CHECKED BY DEM

ELAN FLOWER MOUND
PREPARED FOR
GREYSTAR
FLOWER MOUND TEXAS

SITE PLAN

SHEET NUMBER
1

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IMAGES
XREFS: dBuilding - xSite - xRoundabout - xSiteV - xSitev - xWater - x24x36SitePlan - xLandscape
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LAYOUT TAB: 24X36 PLOT DATE: 1/20/2016 11:39 AM
DWG NAME: K:\DAL_CIVIL\067771621-LAKESIDE 2\CAD\SHEETS_SITE PLAN AND DEV. PLAN
PLOTTED BY: DAVID.MEYERS PAGE SETUP: ANSI D (34.00 X 22.00) PLOT SCALE: 1:1
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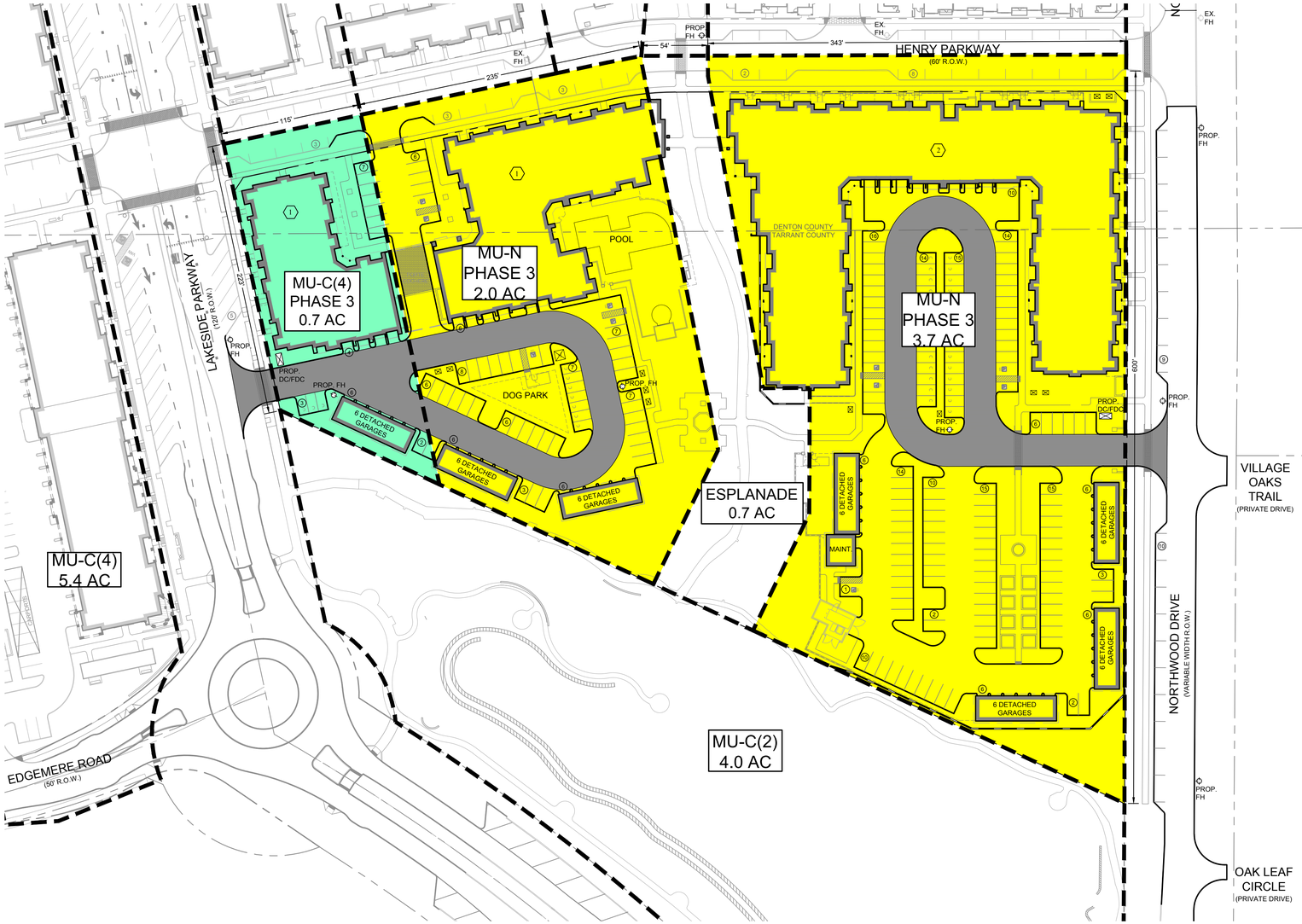

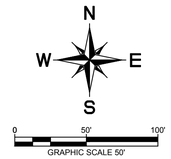

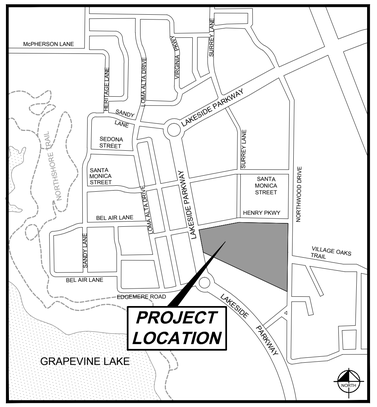

LOCATION MAP
N.T.S.

LEGEND

- PARKING COUNT
- BUILDING NUMBER
- 26' WIDE FIRE LANE (WITH 25' INTERNAL RADII)
- MU-N
- MU-C(4)
- ZONING DELINEATION

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

SITE DATA - PHASE 3 - SUBZONES

SITE LOCATION:
SOUTH SIDE OF HENRY PKWY BETWEEN LAKESIDE PKWY. AND NORTHWOOD DR.

MU-N SUBZONE			**MU-C(4) SUBZONE**		
SITE AREA		5.7 ACRES	SITE AREA		0.7 ACRES
# OF BUILDINGS		1.5	# OF BUILDINGS		0.5
TOTAL UNITS		169	TOTAL UNITS		31
OPEN SPACE		1.91 AC	OPEN SPACE		0.20 AC
UNIT MIX			**UNIT MIX**		
TYPE OF UNIT:	# OF UNITS	TOTAL %	TYPE OF UNIT:	# OF UNITS	TOTAL %
ONE BEDROOM	101	60%	ONE BEDROOM	19	61%
TWO BEDROOM	68	40%	TWO BEDROOM	12	39%
TOTAL	169	100%	TOTAL	31	100%
PARKING REQUIRED			**PARKING REQUIRED**		
APARTMENTS:			APARTMENTS:		
1 BEDROOM (6) @ 1.0 SPACE/UNIT		101 SPACES	1 BEDROOM (213) @ 1.0 SPACE/UNIT		19 SPACES
2 BEDROOM (24) @ 1.8 SPACES/UNIT		123 SPACES	2 BEDROOM (98) @ 1.8 SPACES/UNIT		22 SPACES
2% H.C. SPACES REQUIRED		(5 SPACES)	2% H.C. SPACES REQUIRED		(1 SPACE)
TOTAL SPACES REQUIRED		229 SPACES*	TOTAL SPACES REQUIRED		42 SPACES*
PARKING PROVIDED WITHIN SUBZONE			**PARKING PROVIDED WITHIN SUBZONE**		
SURFACE SPACES		151 SPACES	SURFACE SPACES		9 SPACES
COMPACT SPACES		36 SPACES	COMPACT SPACES		3 SPACES
DETACHED GARAGE PARKING		36 SPACES	DETACHED GARAGE PARKING		6 SPACES
UNIT GARAGE PARKING		16 SPACES	UNIT GARAGE PARKING		4 SPACES
STREET PARALLEL PARKING		19 SPACES	TOTAL		22 SPACES*
H.C. SPACES		(10 SPACES)			
TOTAL		258 SPACES*	*NOTE: REQUIRED PARKING SATISFIED AMONG ALL SUBZONES. SEE BELOW.		
			TOTAL PHASE 3 PARKING REQUIRED		**271 SPACES**
			TOTAL PHASE 3 PARKING PROVIDED		**280 SPACES**

BUILDING DATA

BUILDING NO.	NO. OF STORIES	PEAK BUILDING HEIGHT	AVERAGE BUILDING HEIGHT	GROSS SQUARE FOOTAGE (SF)	GROUND FLOOR AREA (SF)
BUILDING #1	3	53' 9"	45' 11"	104,190	32,762
BUILDING #2	4	61' 0"	53' 1"	179,822	44,756
				TOTAL:	77,518

UNIT SUMMARY BY PHASE

SUBZONE	PHASE 1	PHASE 2	PHASE 3	TOTAL	ALLOWED
MU-C(1)	122	108	0	230	276
MU-C(4)	0	318	31	349	358
MU-N	255	40	169	464	735

COMMERICAL SQUARE FOOTAGE BY PHASE

SUBZONE	PHASE 1	PHASE 2	PHASE 3	TOTAL	ALLOWED
MU-C(1)	17,411 S.F.	15,894 S.F.	0 S.F.	33,305 S.F.	180,000 S.F.
MU-C(4)	0 S.F.	0 S.F.	0 S.F.	0 S.F.	180,000 S.F.
MU-N	0 S.F.	0 S.F.	0 S.F.	0 S.F.	8,000 S.F.

ENGINEER:
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12750 Merit Drive
Suite 1000
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax (972) 239-3820
Contact: David Meyers, P.E.

OWNER/DEVELOPER:
Greystar
600 East Las Colinas Blvd.
Suite 2100
Dallas, Texas 75039
Tel. No. (469) 371-3176
Fax (469) 955-0074
Contact: Lance Hanna

SITE PLAN
TRACT 1
OVERTURE FLOWER MOUND

BEING 6.5910 ACRES OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT 1252, TOWN OF FLOWER MOUND, DENTON AND TARRANT COUNTY, TEXAS AND PART OF 92.275 ACRES, LAKESIDE DFW, LTD. INST. NO. 00-R0044768 O.R.D.C.T. DENTON COUNTY, TEXAS

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
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TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer DAVID E. MEYERS
P.E. No. 81512
Date 03/30/2016

KHA PROJECT 067771638
DATE 03/30/2016
SCALE AS SHOWN
DESIGNED BY CRA
DRAWN BY CRA
CHECKED BY DEM

SITE PLAN

LAKESIDE 3
PREPARED FOR
GREYSTAR
FLOWER MOUND TEXAS

SHEET NUMBER
1

Plotted By:Aaker, Callie Sheet Set:Lakeside 3 Layout:Layout1 March 30, 2016 03:30:16pm K:\DAL_Civil\067771638-Lakeside 3\CAD\Exhibits\20160328-Site Plan #3\20160328-Site Plan Lakeside 3.dwg
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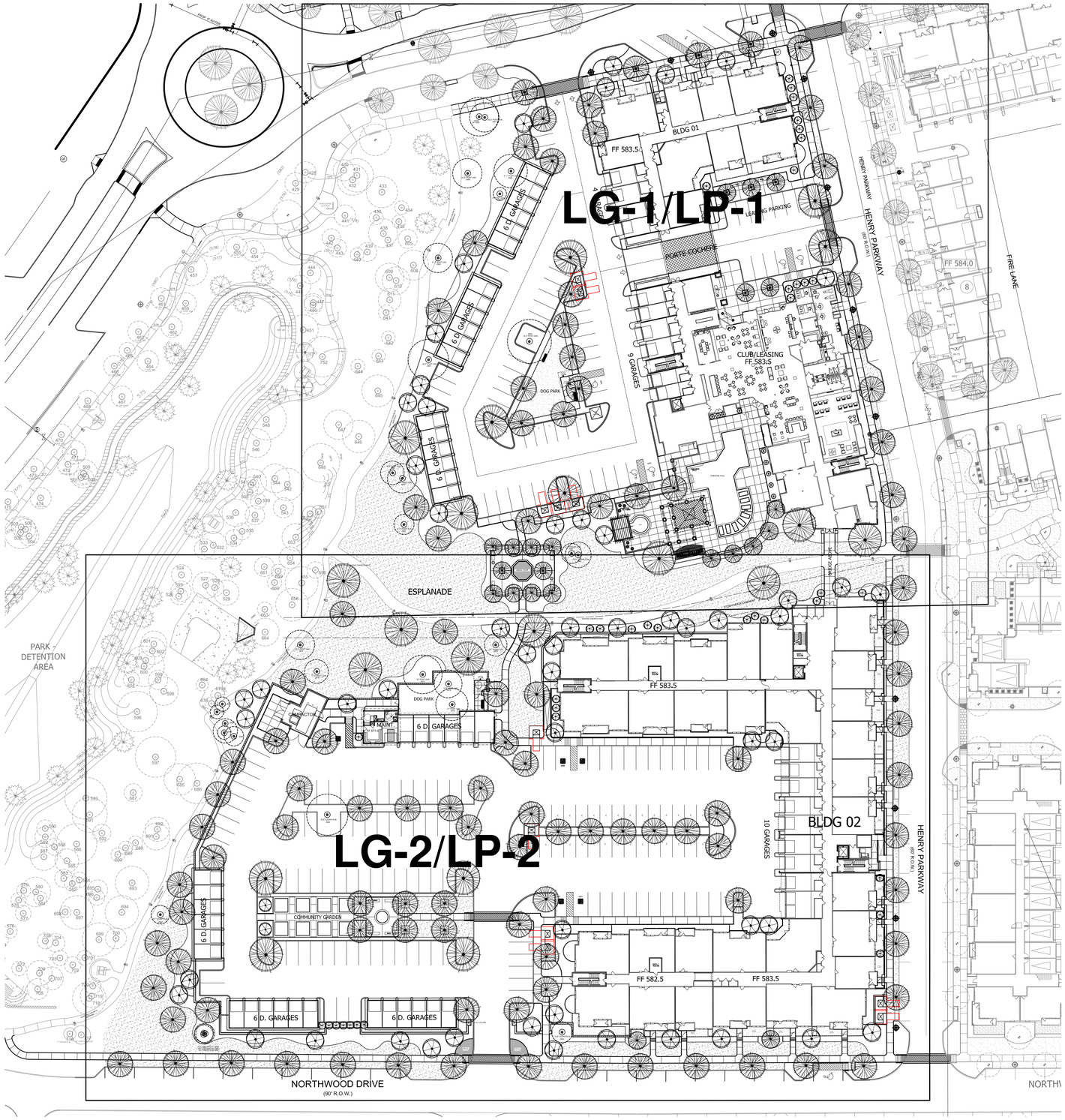

NORTH

0' 20' 40' 80'

SCALE 1"=40'

DPLA

1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com

REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
1817
STATE OF TEXAS

FLOWER MOUND PHASE III

FLOWER MOUND, TX

A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY

GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1602.1

DRAWN BY: DLP

CHECKED BY: DLP

ISSUED FOR SITE PLAN APPROVAL:
APRIL 18, 2016

REVISIONS

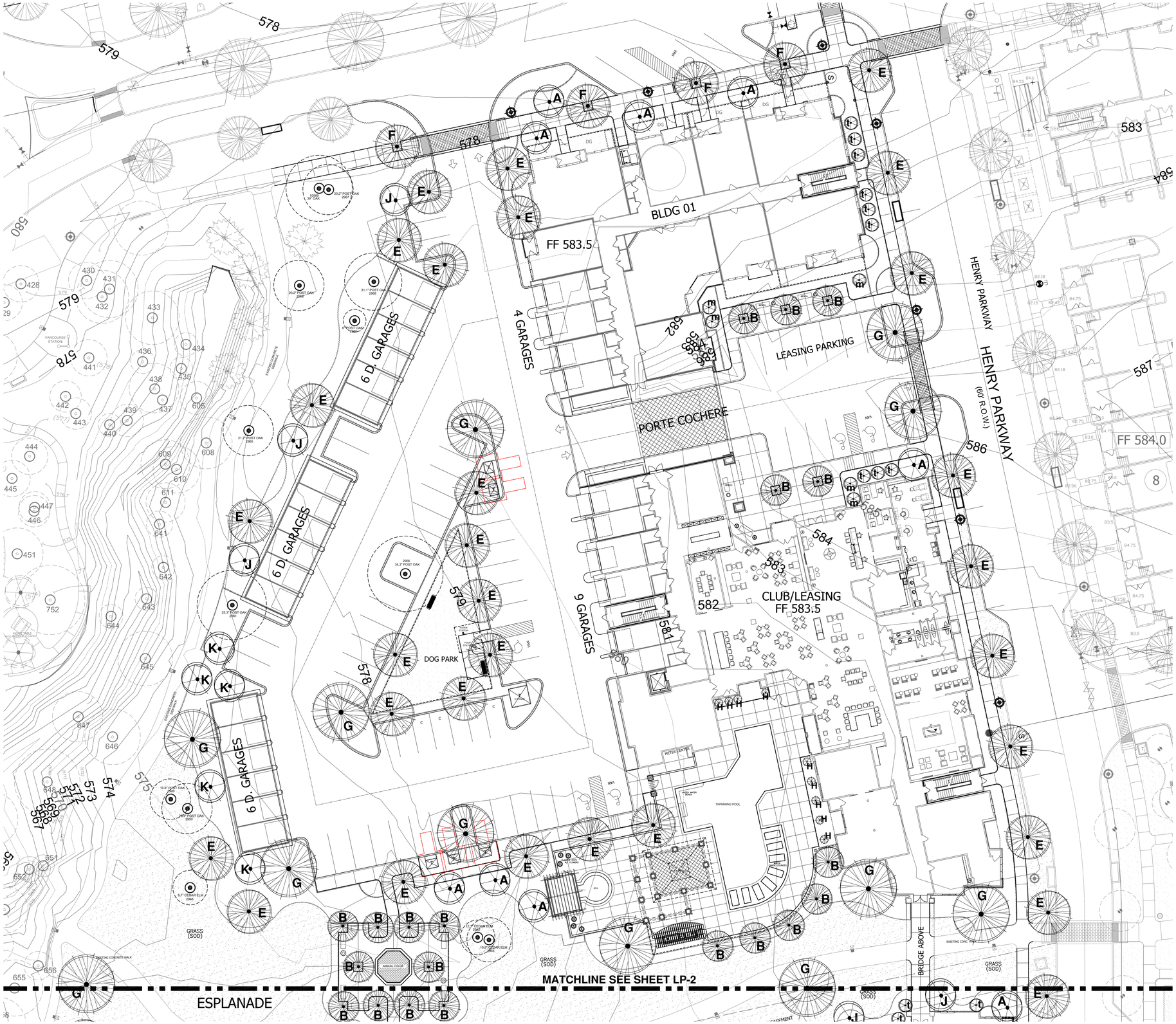
NO.	DATE	BY

CITY APPROVAL

SHEET TITLE

COVER SHEET

CS-1



LIGHT FIXTURE KEY

- DYN DC 410 150W HPS BY DYNAMIC LIGHTING
- HANOVER LUMINARE W/ PHILADELPHIA STYLE POLE HPS AS SUPPLIED BY ONCOR ELECTRIC DELIVERY
- SHAPER LIGHTING SERIES 982 BOLLARD LIGHT

0' 10' 20' 40'

SCALE 1"=20'

NORTH

DPLA

1828 N COUNTY ROAD 393
SANTA ROSA BEACH, FL 32459
(850) 278-6588
Danny@dplamail.com

REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
1879
STATE OF TEXAS

FLOWER MOUND PHASE III

FLOWER MOUND, TX

A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY

GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1602.1

DRAWN BY: DLP

CHECKED BY: DLP

ISSUED FOR SITE PLAN APPROVAL:
APRIL 18, 2016

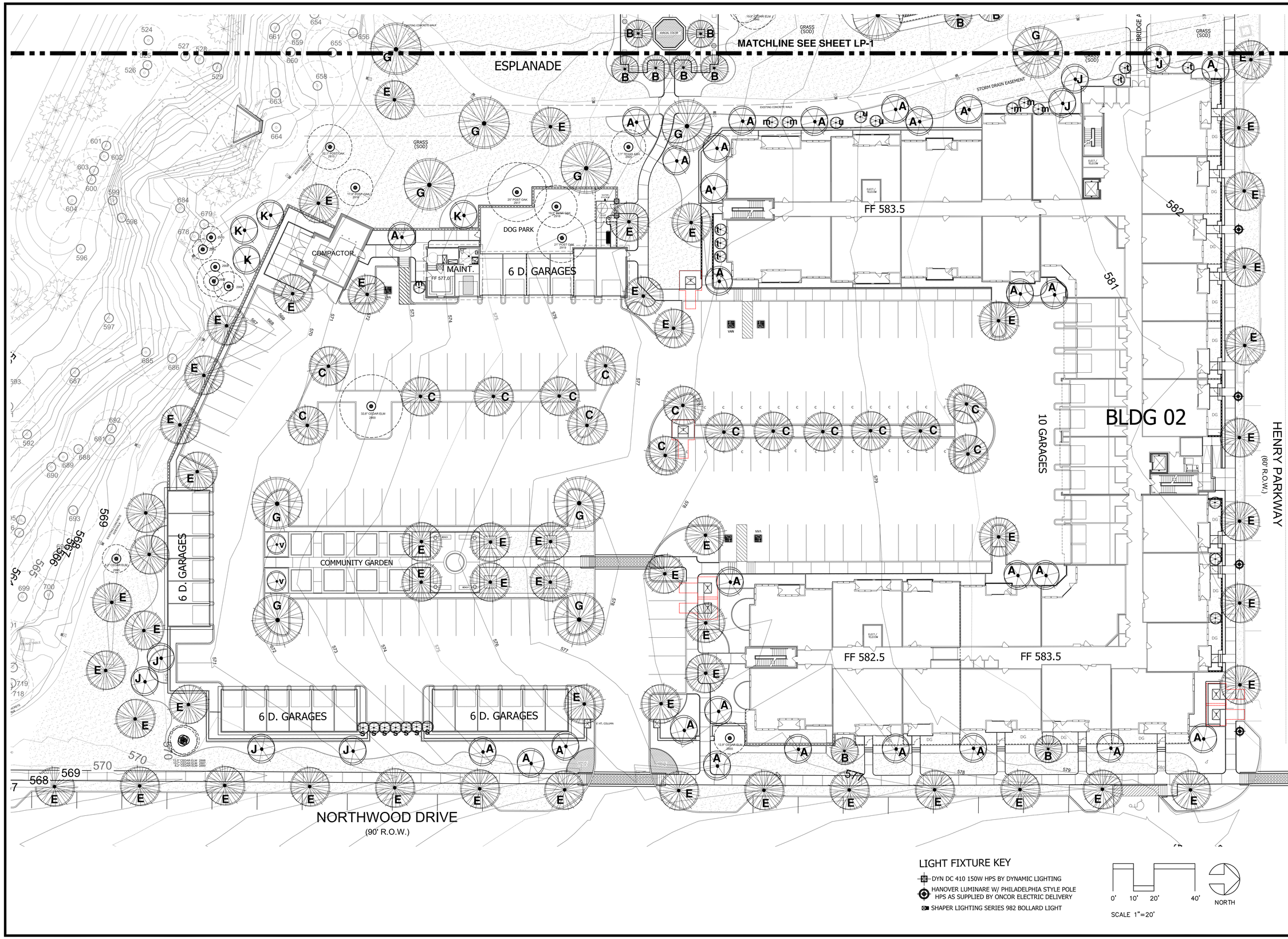
REVISIONS

NO.	DATE	BY

CITY APPROVAL

SHEET TITLE
PLANTING PLAN

LP-1



LIGHT FIXTURE KEY

- DYN DC 410 150W HPS BY DYNAMIC LIGHTING
- HANOVER LUMINARE W/ PHILADELPHIA STYLE POLE HPS AS SUPPLIED BY ONCOR ELECTRIC DELIVERY
- SHAPER LIGHTING SERIES 982 BOLLARD LIGHT

0' 10' 20' 40'

SCALE 1"=20'

NORTH

DPLA

1828 N COUNTY ROAD 393
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REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
1819
STATE OF TEXAS

FLOWER MOUND PHASE III

FLOWER MOUND, TX

A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY

GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1602.1

DRAWN BY: DLP

CHECKED BY: DLP

ISSUED FOR SITE PLAN APPROVAL:
APRIL 18, 2016

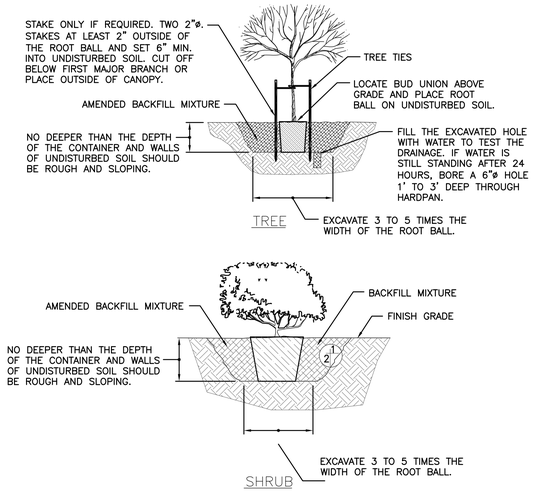
REVISIONS

NO.	DATE	BY

CITY APPROVAL

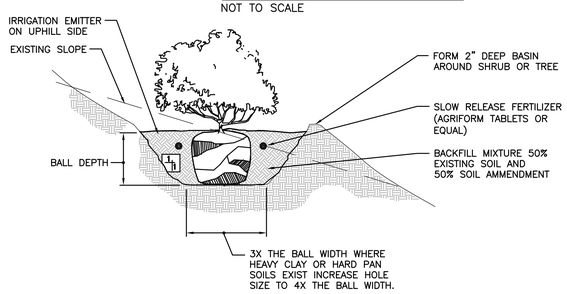
SHEET TITLE
PLANTING PLAN

LP-2



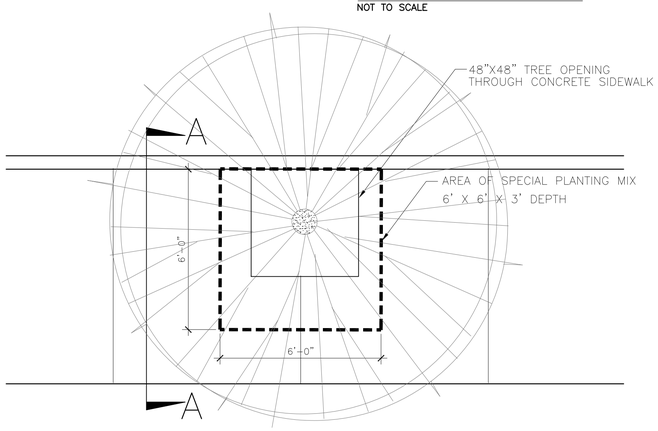
PLANTING DETAILS

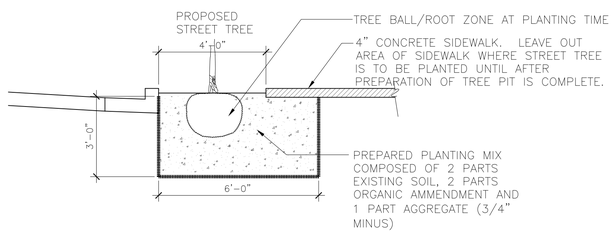
NOT TO SCALE



SLOPE PLANTING DETAIL

NOT TO SCALE





STREET TREE W/ STRUCTURED SOIL MIX

SCALE 3/8" = 1'-0"

PLANT LIST

CANOPY TREES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
C	16	Ulmus crassifolia	Cedar Elm	As Shown	3" cal., 10'-12' HT.,4'- 5' SPD., min. 5' Clr. Trunk	Dense, evenly branched crown	Yes	High
K	9	Viburnum rufidulum	Rusty Blackhaw	As Shown	3" cal., 8'-10' HT.,4'- 5' SPD.	Dense, evenly branched	Yes	High
E	84	Quercus virginiana	Live Oak	As Shown	3" cal., 10'-12' HT.,5'- 6' SPD., min. 5' Clr. Trunk	Dense, evenly branched	Yes	High
F	4	Ulmus parvifolia sempervirens 'Athena'	Athena Lacebark Elm	As Shown	3" cal., 10'-12' HT.,5'- 6' SPD., min. 5' Clr. Trunk	Dense, evenly branched SPECIMENS	No	Moderate
G	20	Quercus virginiana	Live Oak	As Shown	6"-8" cal., 16'-18' HT.,10'- 12' SPD., min. 5' Clr. Trunk SPECIMENS Supplied by Owner	Dense, evenly branched	Yes	High
J	10	Sophora secundiflora	Texas Mountain Laurel	As Shown	3" cal., 8'-10' HT.,4'- 5' SPD.	Dense, evenly branched	Yes	High

ORNAMENTAL TREES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
A	36	Lagerstroemia indica 'Natchez'	Crape Myrtle	As Shown	1.5" cal. / multi-stem trunk (min. 3 trunks), 8'-10' HT., 4'-5' SPD.	Dense branching, multi-trunk	No	High
B	22	Magnolia grandiflora 'Little Gem'	Little Gem Upright Magnolia	As Shown	3" cal., 10'-12' HT., 4'-6' SPD.	Dense, low branched	No	Moderate
H	9	Cupressus sempervirens	Italian Cypress	As Shown	3-4" cal., 12' HT. SPECIMENS	Dense, evenly branched	No	High

SHRUBS TO BE SELECTED FROM THE FOLLOWING LIST

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
v	2	Agave americana	Blue Agave	As Shown	5 gal., 30" SP., 30" HT.	Dense, compact form and foliage	Yes	High
	TBD	Cortaderia selloana pumila 'Jet Streams'	Jet Streams Dwarf Pampus Grass	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Adapted	High
u	3	Chilopsis linearis	Desert Willow	As Shown	15 gal., 4' SP., 6' HT.	Dense, compact form and foliage	Yes	High
	TBD	Hesperaloe parviflora	Red Yucca	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Yes	High
	TBD	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Ilex crenata 'Helleri'	Dwarf Helleri Holly	30" o.c.	3 gal., 14" SP., 12" HT.	Dense, compact form and foliage	No	Moderate
s	7	Ilex 'Nellie Stevens'	Nellie Stevens Holly	As Shown	5 gal., 24" SP., 30" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Ilex vomitoria. 'Nana'	Dwarf Yaupon Holly	30" o.c.	3 gal., 14" SP., 12" HT.	Dense, compact form and foliage	Yes	High
	TBD	Illicium floridanum 'Semmes'	Sweet Anise	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	No	High
	TBD	Kniphofia uvaria	Red Hot Poker	30" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	Yes	High
	TBD	Leucophyllum frutescens	Texas Sage	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	Yes	High
	TBD	Ligustrum japonicum	Wax Ligustrum	36" o.c.	5 gal., 18" SP., 36" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Loropetalum chinensis 'Snow Dance'	Chinese Fringe Flower	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
m	11	Magnolia soulangeana	Saucer Magnolia	As Shown	5 gal., 30" SP., 42" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Miscanthus sinensis 'Adagio'	Maiden Grass	30" o.c.	5 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	High
	TBD	Myrica cerifera	Wax Myrtle	As Shown	5 gal., 30" SP., 42" HT.	Dense, compact form and foliage	Adapted	High
	TBD	Myrica cerifera 'Don's Dwarf'	Dwarf Wax Myrtle	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	Adapted	High
	TBD	Myrtus communis	Myrtle	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
t	15	Osmanthus fragrans	Sweet Olive	As Shown	5 gal., 20" SP.,36" HT.	Dense, compact form and foliage	Adapted	High
	TBD	Perovskia atriplicifolia	Russian Sage	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	No	High
	TBD	Physostegia virginiana	Obedient Plant	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	TBD	Poliomentha longifolia	Mexican Oregano	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
	TBD	Nandina domestica 'Harbour Dwf.'	Dwarf Heavenly Bamboo	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	High
	TBD	Raphiolepis x delacourii 'Georgia Petite'	Gerogia Petite Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Raphiolepis indica 'Clara'	Clara Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Raphiolepis indica 'Coates Crimson'	Coates Crimson Indian Hawthorn	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Rosmarinus o. 'Huntington Blue'	Hunnington Blue Rosemary	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Rosmarinus o. 'Prostratus'	Dwarf Hanging Rosemary	30" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Salvia greggii 'Navajo Bright Red'	Autumn Sage	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	Yes	High
	TBD	Schizachyrium scoparium	Little Blue Stem	30" o.c.	3 gal., 14" SP., 14" HT.	Dense, compact form and foliage	Yes	High
	TBD	Ternstromia gymnanthera	Cleyera	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate
	TBD	Viburnum odoratissimum	Sweet Viburnum	36" o.c.	5 gal., 18" SP., 24" HT.	Dense, compact form and foliage	No	Moderate

GROUNDCOVERS VINES AND GRASSES

Symbol	No.	Scientific Name	Common Name	Spacing	Size Requirements	Comments	Texas Native	Drought Tolerant
		Buchloe dactyloides	Buffalo Grass	As Shown	N/A	Seeded	Yes	High
		Callirhoe involucrata	Wine Cups	24" o.c.	3 gal., 10" SP., 12" HT.	Dense, compact form and foliage	Yes	High
		Cynodon dactylon	Common Bermuda Grass	As Shown	N/A	Sod	No	Moderate
		Dalea greggii	Gregg's Dalea	24" o.c.	3 gal., 12" SP., 8" HT.	Dense, compact form and foliage	Yes	High
		Gaillardia x grandiflora	Blanket Flower	30" o.c.	3 gal., 14" SP., 16" HT.	Dense, compact form and foliage	Yes	High
		Lantana montevidensis	Lantana	30" o.c.	3 gal., 18" SP., 12" HT.	Dense, compact form and foliage	Adapted	High
		Liriope muscari 'Blue Giant'	Blue Giant Lily Turf	18" o.c.	1 gal., 12" SP., 16" HT.	Dense, compact form and foliage	No	High
		Melampodium leucanthum	Blackfoot Daisy	18" o.c.	3 gal., 12" SP., 16" HT.	Dense, compact form and foliage	Yes	High
		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly Grass	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	Moderate
		Pennisetum a. 'Hameln'	Hameln's Fountain Grass	30" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	No	High
		Tagetes lucida	Mint Marigold	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Adapted	High
		Tetraneuris scaposa	Four Nerve Daisy	24" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Yes	High
		Trachelospermum asiaticum	Asian Jasmine	18" o.c.	1 gal., 12" SP., 12" HT.	Dense, compact form and foliage	No	Moderate
		Trachelospermum jasminoides'	Star Jasmine	30" o.c.	5 gal., 12" SP., 36" HT. Trained Vine	Dense, compact form and foliage	No	Moderate
		Tripsacum dactyloides	Fakahatchee Grass / Gamagrass	30" o.c.	3 gal., 12" SP., 18" HT.	Dense, compact form and foliage	Yes	High
		Vinca minor	Dwarf Perriwinkle	12" o.c.	1 gal., 12" SP., 8" HT.	Dense, compact form and foliage	No	Moderate
		Annual Color	To Be Selected	9" o.c.	4" pot, 4" HT/SPD.	Dense, compact form and foliage	No	Low

NOTES:

All landscaping to be installed according to sound nursery practices.

All landscape areas planted with shrubs or groundcover shall have a minimum of 2" mulch coverage.

Site to be 100% irrigated with all underground irrigation, sprinkler, or water systems that shall be equipped with rain and freeze sensors and in accordance with the town of Flower Mound building code.

All irrigated landscape areas are to be divided into zones based on their varying water requirements.

All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to mowing, edging, pruning, fertilizing, watering, and weeding.

Plant materials used to meet the minimum required landscaping provisions which dies or are removed for any reason shall be replaced, with plant material of similar variety and size, within 90 days.

All AC units shall be screened from view from the public right-of-way and from adjacent residential properties with evergreen shrubs.

A landscape area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available.

All tree caliper inches shall be measured at 6" above the ground.

No plant is drought tolerant until fully established. We have divided them into degrees of tolerance once established.

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REGISTERED LANDSCAPE ARCHITECT
DANNY POWELL
1817
STATE OF TEXAS

FLOWER MOUND PHASE III

FLOWER MOUND, TX

A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY

GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1602.1

DRAWN BY: DLP

CHECKED BY: DLP

ISSUED FOR SITE PLAN APPROVAL:
APRIL 18, 2016

REVISIONS

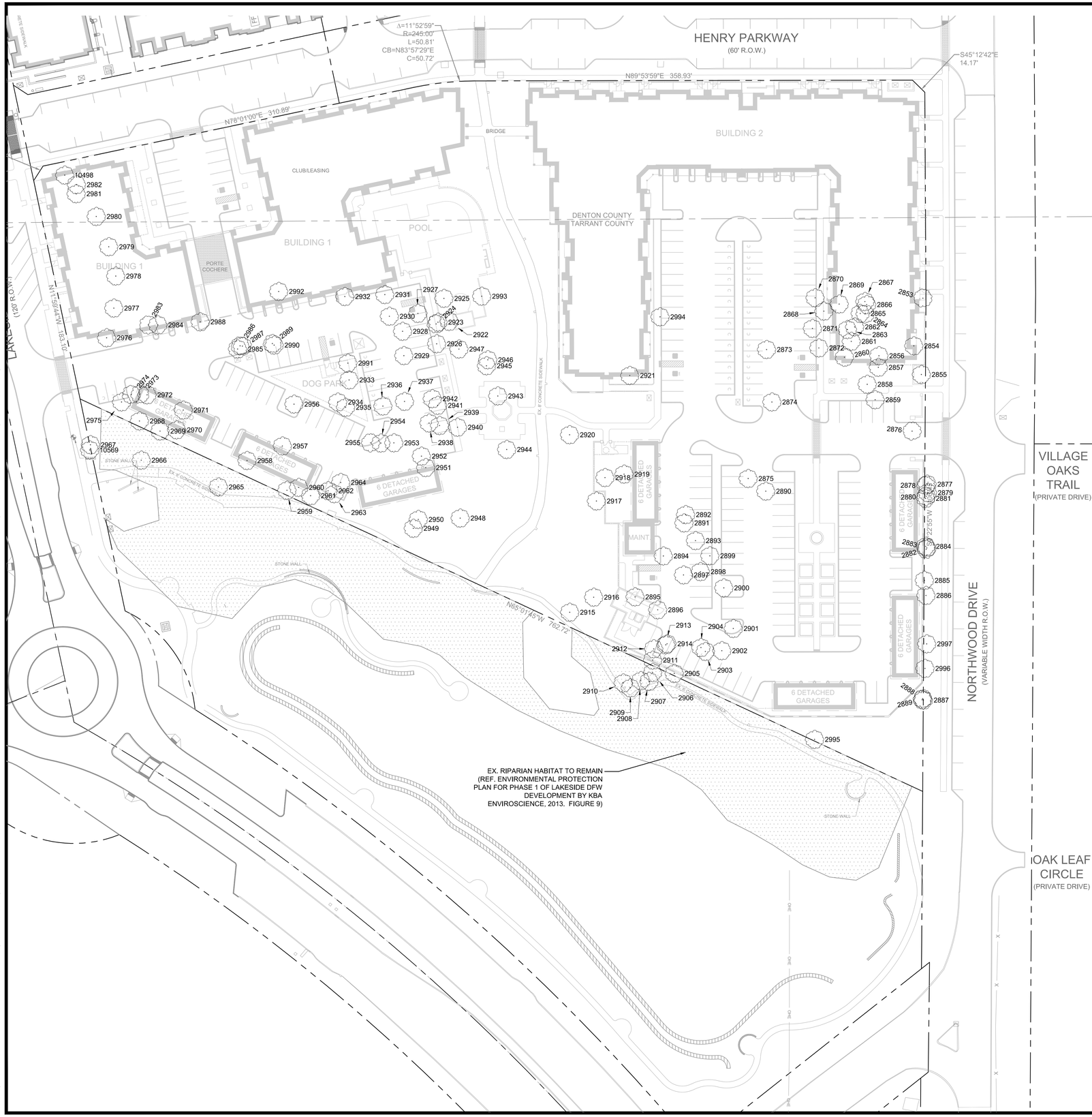
NO.	DATE	BY

CITY APPROVAL

SHEET TITLE

PLANTING PLAN

LP-3



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

NORTH

LEGEND

EXISTING RIPARIAN HABITAT TO REMAIN (REF. ENVIRONMENTAL PROTECTION PLAN FOR PHASE 1 OF LAKESIDE DFW DEVELOPMENT BY KBA ENVIROSCIENCE, 2013. FIGURE 9)

EXISTING TREE

TREE TABLE

NO.	TREE TYPE	ACTION
2855	12.9" CEDAR ELM	SAVE
2853	14.8" AMERICAN ELM	REMOVE
2854	9.3" CEDAR ELM	REMOVE
2859	6.5" CEDAR ELM	REMOVE
2858	6.1" CEDAR ELM	REMOVE
2857	6.4" CEDAR ELM	REMOVE
2856	6.8" CEDAR ELM	REMOVE
2860	9.1" CEDAR ELM	REMOVE
2861	8.6" CEDAR ELM	REMOVE
2863	6.7" CEDAR ELM	REMOVE
2862	7.0" CEDAR ELM	REMOVE
2864	7.2" CEDAR ELM	REMOVE
2865	8.3" CEDAR ELM	REMOVE
2866	6.6" CEDAR ELM	REMOVE
2867	9.7" CEDAR ELM	REMOVE
2869	6.2" CEDAR ELM	REMOVE
2868	20.2" AMERICAN ELM	REMOVE
2870	9.3" GUM BUMELIA	REMOVE
2872	8.6" CEDAR ELM	REMOVE
2871	7.3" CEDAR ELM	REMOVE
2873	9.0" AMERICAN ELM	REMOVE
2994	12.0" AMERICAN ELM	REMOVE
2874	22.1" LOBLOLLY PINE	REMOVE
2875	6.6" GUM BUMELIA	REMOVE
2890	15.3" AMERICAN ELM	REMOVE
2899	7.3" CEDAR ELM	REMOVE
2896	11.1" GUM BUMELIA	REMOVE
2914	6.4" GREEN ASH	REMOVE
2913	8.6" GREEN ASH	REMOVE
2912	8.9" CEDAR ELM	REMOVE
2911	8.3" CEDAR ELM	REMOVE
2900	32.8" CEDAR ELM	SAVE
2901	6.8" POST OAK	REMOVE
2902	21.3" POST OAK	REMOVE
2903	7.9" GREEN ASH	REMOVE
2904	7.3" GREEN ASH	REMOVE
2905	7.6" CEDAR ELM	REMOVE
2906	11.3" POST OAK	SAVE
2907	6.0" CEDAR ELM	SAVE
2908	16.1" POST OAK	SAVE
2909	7.0" CEDAR ELM	SAVE
2910	7.9" CEDAR ELM	SAVE
2915	22.1 POST OAK	SAVE
2916	17.9" POST OAK	SAVE
2895	24.1" POST OAK	REMOVE
2894	12.2" CEDAR ELM	REMOVE
2897	15.7" POST OAK	REMOVE
2898	20.9" POST OAK	REMOVE
2893	6.3" POST OAK	REMOVE
2891	24.5" POST OAK	REMOVE

TREE TABLE

NO.	TREE TYPE	ACTION
2892	12.9" GREEN ASH	REMOVE
2917	25.0" POST OAK	SAVE
2919	21.0" POST OAK	SAVE
2918	19.5" POST OAK	SAVE
2920	7.1 GREEN ASH	SAVE
2921	6.8" CEDAR ELM	REMOVE
2876	7.6" CEDAR ELM	REMOVE
2877	22.6" CEDAR ELM	REMOVE
2878	10.7" CEDAR ELM	REMOVE
2879	13.7" CEDAR ELM	REMOVE
2880	8.5" CEDAR ELM	REMOVE
2881	11.7" CEDAR ELM	REMOVE
2884	9.0" CEDAR ELM	REMOVE
2883	10.2" CEDAR ELM	REMOVE
2882	12.2" CEDAR ELM	REMOVE
2885	11.0" CEDAR ELM	REMOVE
2886	9.6" CEDAR ELM	REMOVE
2997	6.7" CEDAR ELM	REMOVE
2996	11.8" GUM BUMELIA	REMOVE
2888	12.5" CEDAR ELM	SAVE
2887	10.7" CEDAR ELM	SAVE
2889	8.2" CEDAR ELM	SAVE
2995	8.2" CEDAR ELM	SAVE
2937	29.7" POST OAK	REMOVE
2942	6.6" GREEN ASH	REMOVE
2941	6.5" GREEN ASH	REMOVE
2938	9.0" CEDAR ELM	REMOVE
2939	25.2" POST OAK	REMOVE
2940	9.4" CEDAR ELM	REMOVE
2944	6.4" CEDAR ELM	REMOVE
2943	7.9" CEDAR ELM	REMOVE
2945	12.1" CEDAR ELM	SAVE
2946	19.9" CEDAR ELM	SAVE
2947	6.5" CEDAR ELM	REMOVE
2926	7.5" CEDAR ELM	REMOVE
2922	7.2" CEDAR ELM	REMOVE
2924	6.7" CEDAR ELM	REMOVE
2923	6.7" CEDAR ELM	REMOVE
2925	17.2 AMERICAN ELM	REMOVE
2993	13.2" CEDAR ELM	REMOVE
2936	6.3" CEDAR ELM	REMOVE
2929	9.7" AMERICAN ELM	REMOVE
2928	8.7" AMERICAN ELM	REMOVE
2927	6.8" AMERICAN ELM	REMOVE
2930	6.2" AMERICAN ELM	REMOVE
2931	36.6" POST OAK	REMOVE
2992	9.0" GREEN ASH	REMOVE
2932	19.3" CEDAR ELM	REMOVE
2933	6.8" GREEN ASH	REMOVE
2934	8.4" GREEN ASH	REMOVE

TREE TABLE

NO.	TREE TYPE	ACTION
2935	9.2" AMERICAN ELM	REMOVE
2955	6.2" GREEN ASH	REMOVE
2954	7.2" GREEN ASH	REMOVE
2953	8.3" CEDAR ELM	REMOVE
2952	20.5" POST OAK	REMOVE
2951	19.5" POST OAK	REMOVE
2948	8.1" CEDAR ELM	SAVE
2950	28.9" POST OAK	SAVE
2949	10.8" POST OAK	SAVE
2964	11.9" POST OAK	REMOVE
2963	14.9" POST OAK	REMOVE
2962	12.3" POST OAK	REMOVE
2961	25.3" POST OAK	SAVE
2960	6.2" GREEN ASH	REMOVE
2959	6.5" GREEN ASH	REMOVE
2957	14.7" CEDAR ELM	REMOVE
2956	34.3" POST OAK	SAVE
2991	7.7" CEDAR ELM	REMOVE
2990	6.0" MEXICAN PLUM	REMOVE
2989	7.4" MEXICAN PLUM	REMOVE
2987	7.0" MEXICAN PLUM	REMOVE
2986	6.0" MEXICAN PLUM	REMOVE
2985	6.9" MEXICAN PLUM	REMOVE
2988	12.5" MEXICAN PLUM	REMOVE
2984	11.7" MEXICAN PLUM	REMOVE
2983	12.4" MEXICAN PLUM	REMOVE
2982	11.9" LIVE OAK	S/T
2981	8.1" SHUMARD OAK	S/T
2980	6.1" SHUMARD OAK	S/T
2979	9.5" SHUMARD OAK	S/T
2978	6.6" SHUMARD OAK	S/T
2977	6.9" SHUMARD OAK	S/T
2976	6.2" SHUMARD OAK	S/T
2958	21.5" POST OAK	REMOVE
2965	21.7" POST OAK	SAVE
2971	10.0" MEXICAN PLUM	REMOVE
2970	8.1" MEXICAN PLUM	REMOVE
2969	6.0" POST OAK	SAVE
2968	31.1" POST OAK	SAVE
2972	7.6" MEXICAN PLUM	REMOVE
2973	6.7" GREEN ASH	REMOVE
2974	8.5" AMERICAN ELM	REMOVE
2975	6.1" GREEN ASH	REMOVE
2966	20.2" POST OAK	SAVE
2967	24.8" POST OAK	SAVE
10569	39" OAK	SAVE
10498	16" OAK	S/T

LEGEND:
S/T = SAVE TREE / TRANSPLANT TO NURSERY
SAVE = SAVE TREE IN CURRENT LOCATION
REMOVE = REMOVE TREE

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REGISTERED LANDSCAPE ARCHITECT
DANNY PARKER
STATE OF TEXAS

LAKESIDE APARTMENTS II
FLOWER MOUND, TX
A RESIDENTIAL APARTMENT COMMUNITY DEVELOPED BY
GREYSTAR DEVELOPMENT GROUP

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JOB NUMBER
1404.1

DRAWN BY: DLP
CHECKED BY:
ISSUED FOR CONSTRUCTION:
MARCH 28, 2016

REVISIONS

NO.	DATE	BY

CITY APPROVAL

SHEET TITLE
TREE SURVEY

TS-1

Plotted By:Aaker, Callie Sheet Set:Lakeside 2 Layout:Tree Survey 1 March 30, 2016 03:27:54pm K:\DAL_Civil\067771638-Lakeside 3\CAD\Exhibits\20160328-Tree Survey-Lakeside 3.dwg
Tree Survey #4

Building #1 - Material Compliance												
Section 7: Building Standards												
	North Elevation "Type A"			South Elevation "Type B"			East Elevation "Type A"			West Elevation "Type A"		
Total Façade S.F.	9973			7017			2007			4197		
	Required	Provided		Required	Provided		Required	Provided		Required	Provided	
		S.F.	%		S.F.	%		S.F.	%		S.F.	%
Unrestricted Materials (Stucco & Brick):	unlimited	8755	88%	unlimited	6029	86%	unlimited	1857	93%	unlimited	3569	85%
Limited Facade Materials (Siding, CMU):	20% Max	1218	12%	80% Max	988	14%	20% Max	150	7%	20% Max	628	15%

Building #1			
Section 7: Building Standards			
Glazing Compliance @ MU-C			
Glazing Compliance for Facades Facing Type "A" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	60%	75%	67%
Glazing @ Upper Floor	30%	60%	43%
Glazing Compliance for Facades Facing Type "B" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	35%	75%	40%
Glazing @ Upper Floor	5%	60%	41%

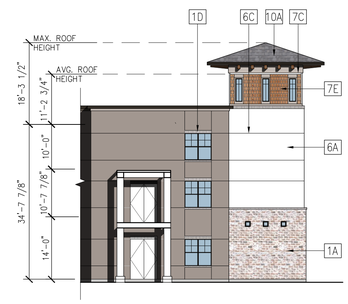
Building #1			
Section 7: Building Standards			
Glazing Compliance @ MU-N			
Glazing Compliance for Facades Facing Type "B" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	15%	60%	41%
Glazing @ Upper Floor	5%	60%	37%

ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2B	BURNISHED-FACE C.M.U. VENEER
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7E	FIBER CEMENT SHINGLE SIDING (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 01 – 1/2" SQ. STEEL PICKET
10A	COMPOSITION SHINGLE ROOF
11	STOREFRONT GLAZING SYSTEM
13	BRAKE METAL
14	CANVAS AWNING
15	METAL CANOPY

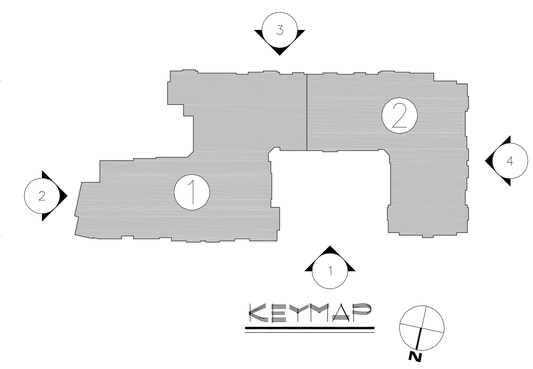
4 BLDG. #1 - WEST ELEVATION
1/16"=1'-0"

3 BLDG. #1 - SOUTH ELEVATION
1/16"=1'-0"



2 BLDG. #1 - EAST ELEVATION
1/16"=1'-0"

1 BLDG. #1 - NORTH ELEVATION
1/16"=1'-0"



KEYMAP

03.21.2016

OVERTURE FLOWER MOUND - SITE PLAN SUBMITTAL

FLOWER MOUND, TX - GREYSTAR DEVELOPMENT GROUP, LP

Meeks + Partners
ARCHITECTURE
LANDPLANNING
16000 MEMORIAL DRIVE SUITE #100 - HOUSTON, TX 77079
281-558-8787 - 281-558-3337 - www.meekspartners.com
CONCEPTUAL DESIGN

A-01

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Building #1 - Material Compliance												
Section 7: Building Standards												
	South Pool Court. Elevation "Type A"			East Pool Court. Elevation "Type A"			Bldg. Sect. Elevation #1 "Type B"			Bldg. Sect. Elevation #2 "Type B"		
Total Façade S.F.	2413			2330			2270			1801		
	Required	Provided		Required	Provided		Required	Provided		Required	Provided	
		S.F.	%		S.F.	%		S.F.	%		S.F.	%
Unrestricted Materials (Stucco & Brick):	unlimited	2413	100%	unlimited	2085	89%	unlimited	1476	65%	unlimited	1764	98%
Limited Facade Materials (Siding, CMU):	20% Max	0	0%	20% Max	245	11%	80% Max	794	35%	80% Max	37	2%

Building #1			
Section 7: Building Standards			
Glazing Compliance @ MU-N			
Glazing Compliance for Facades Facing Type "B" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	15%	60%	41%
Glazing @ Upper Floor	5%	60%	37%

ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2B	BURNISHED-FACE C.M.U. VENEER
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10A	COMPOSITION SHINGLE ROOF
11	STOREFRONT GLAZING SYSTEM
13	BRAKE METAL
14	CANVAS AWNING
15	METAL CANOPY

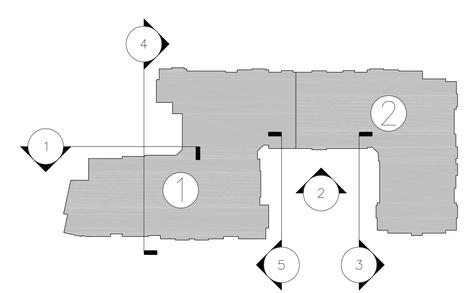
3 BLDG. #1 - BLDG. SECTION ELEV. #2
1/16"=1'-0"

5 BLDG. #1 - BLDG. SECTION ELEV. #3
1/16"=1'-0"

2 BLDG. #1 - BLDG. SECTION ELEV. #1
1/16"=1'-0"

4 BLDG. #1 - EAST POOL COURT. ELEVATION
1/16"=1'-0"

1 BLDG. #1 - SOUTH POOL COURT. ELEVATION
1/16"=1'-0"



KEYMAP

03.21.2016

OVERTURE FLOWER MOUND - SITE PLAN SUBMITTAL

FLOWER MOUND, TX - GREYSTAR DEVELOPMENT GROUP, LP

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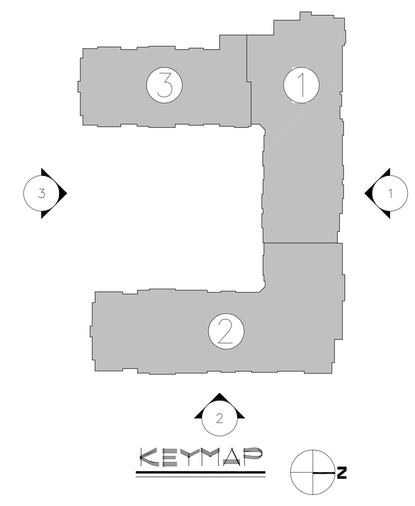
3 BLDG. #2 - SOUTH ELEVATION
1/16"=1'-0"

2 BLDG. #2 - EAST ELEVATION
1/16"=1'-0"

1 BLDG. #2 - NORTH ELEVATION
1/16"=1'-0"



KEYMAP

ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2B	BURNISHED-FACE C.M.U. VENEER
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
7E	FIBER CEMENT SHINGLE SIDING (SMOOTH FINISH)
9A	GUARDRAIL SYSTEM 01 – 1/2" SQ. STEEL PICKET
10A	COMPOSITION SHINGLE ROOF
11	STOREFRONT GLAZING SYSTEM
13	BRAKE METAL
14	CANVAS AWNING
15	METAL CANOPY

Building #2 - Material Compliance

Section 7: Building Standards

	North Elevation "Type A"			South Elevation "Type B"			East Elevation "Type A"		
Total Façade S.F.	9948			9147			6961		
	Required	Provided		Required	Provided		Required	Provided	
		S.F.	**%**		**S.F.**	**%**		**S.F.**	**%**
Unrestricted Materials (Stucco & Brick):	unlimited	8178	82%	unlimited	6346	69%	unlimited	5937	85%
Limited Facade Materials (Siding, CMU):	20% Max	1770	18%	80% Max	2801	31%	20% Max	1024	15%

Building #2			
Section 7: Building Standards			
Glazing Compliance @ MU-N			
Glazing Compliance for Facades Facing Type "B" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	15%	60%	49%
Glazing @ Upper Floor	5%	60%	43%

03.21.2016

OVERTURE FLOWER MOUND - SITE PLAN SUBMITTAL

FLOWER MOUND, TX - GREYSTAR DEVELOPMENT GROUP, LP

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CONCEPTUAL DESIGN

A-03

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Building #2 - Material Compliance								
Section 7: Building Standards								
	West Elevation "Type A"			Bldg. Sect. Elevation #1 "Type B"			Bldg. Sect. Elevation #2 "Type B"	
Total Façade S.F.	7076			4080			2855	
	Required	Provided		Required	Provided		Required	Provided
		S.F.	%		S.F.	%		S.F.	%
Unrestricted Materials (Stucco & Brick):	unlimited	6003	85%	unlimited	2537	62%	unlimited	1194	42%
Limited Facade Materials (Siding, CMU):	20% Max	1072	15%	80% Max	1687	41%	20% Max	52	2%

Building #2			
Section 7: Building Standards			
Glazing Compliance @ MU-N			
Glazing Compliance for Facades Facing Type "B" streets			
	Required		Provided
	Min.	Max	%
Glazing @ First Floor	15%	60%	49%
Glazing @ Upper Floor	5%	60%	43%

5 TYP. DETACHED GARAGE
1/16"=1'-0"

ELEVATION KEYNOTE LEGEND:	
1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2B	BURNISHED-FACE C.M.U. VENEER
6A	EXTERIOR STUCCO SYSTEM
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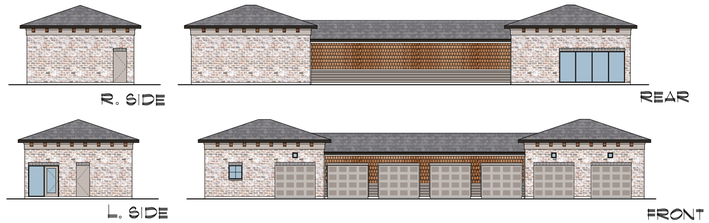
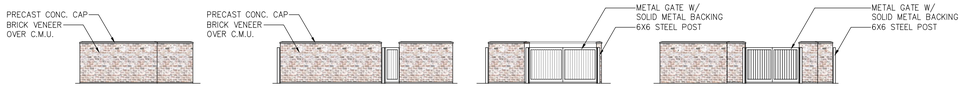


7 TYP. GARAGE + MAINTENANCE
1/16"=1'-0"



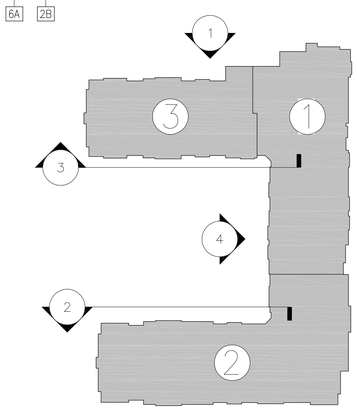
6 TYP. TRASH ENCLOSURE
1/16"=1'-0"

3 BLDG. #2 - BLDG. SECTION ELEV. #2
1/16"=1'-0"

4 BLDG. #2 - BLDG. SECTION ELEV. #3
1/16"=1'-0"

2 BLDG. #2 - BLDG. SECTION ELEV #1
1/16"=1'-0"

1 BLDG. #2 - WEST ELEVATION
1/16"=1'-0"



KEYMAP

03.21.2016

OVERTURE FLOWER MOUND - SITE PLAN SUBMITTAL

FLOWER MOUND, TX - GREYSTAR DEVELOPMENT GROUP, LP

Meeks + Partners
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CONCEPTUAL DESIGN

A-04

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PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 6

DATE: May 23, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP16-0015 – River Walk Retail) to develop two non-residential buildings. The property is generally located south of Central Park Avenue and east 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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to amend an approved site plan for River Walk Retail (SP15-0027) to add a third floor, consisting of approximately 7,854 square feet, to Building 1. In addition, the amendment includes adding approximately 1,800 square feet of second floor retail space, bringing the total addition to 9,654 square feet.

On February 8, 2016, the Planning and Zoning Commission approved two retail/office buildings totaling approximately 23,000 square feet and associated parking to be located within Lot 1, Block A, and Lot 1, Block B, of The River Walk at Central Park (TRWCP). Approved Building 1 was a two-story office/retail building of approximately 13,801 square feet. Approved Building 2, a single-story retail building consisting of approximately 9,322 square feet, remains unchanged. Access to the lots continues to be from Long Prairie Road and Central Park Avenue. The subject properties are approximately 3.55 acres combined.

Section 82-37 of the Town's Code of Ordinances provides criteria for administrative approval of minor changes to an approved site plan. An increase of more than 20 percent or 5,000 square feet in ground coverage by structures does not qualify as a minor change and hence the proposed addition of 9,654 square feet requires final action from the Planning and Zoning Commission.

Section 82-37 - Minor changes.
Subsequent to approval of a site plan, minor changes may be authorized by the town manager or town manager when such minor changes will not cause any of the following circumstances to occur:

1. A change in the character of the development.
2. An increase in the maximum authorized ratio of the gross floor areas in structures to the area of the lot.
3. An increase in the intensity of use.
4. A reduction in the originally approved separations between buildings.
5. An increase in the external effects on adjacent property.
6. A reduction in the originally approved setbacks from property lines.
7. An increase in the problems of circulation, safety and utilities.
8. An increase of more than 20 percent or 5,000 square feet, whichever is less, in ground coverage by structures.
9. A reduction in the ratio of off-street parking and loading space to gross floor area in structures.
10. A decrease in the percentage of landscaping required.

The approved site plan depicted 30 on-site, 32 on-street, and 39 off-site parking spaces for a total of 101 spaces. The amended site plan depicts 18 additional on-site parking spaces for a total of 119 spaces. The landscape plan meets or exceeds the planting requirements of The River Walk development standards.

The building materials and colors comply with TRWCP development standards. The revised development standards adopted on January 15, 2015, included an architectural rendering for the retail buildings south of Central Park Avenue. Building 1, to be located to the south of Central Park Avenue, complements the architectural style of the existing building to the north of Central Park Avenue and complies with the conceptual renderings provided in the revised development standards for The River Walk.

On August 4, 2008, the Town Council established TRWCP Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. The original design standards and other supporting documents for the development can be viewed at the dedicated web page:

http://www.flower-mound.com/index.aspx?nid=1143

Since the original approval, the development has had several changes to the concept plan and development standards. The current concept plan was approved by the Town Council on January 15, 2015, and can be viewed at:

http://www.flower-mound.com/DocumentCenter/View/9742.

The proposed site plan is in conformance with the approved concept plan and development standards for TRWCP.

III. ATTACHMENTS

A. Background Information

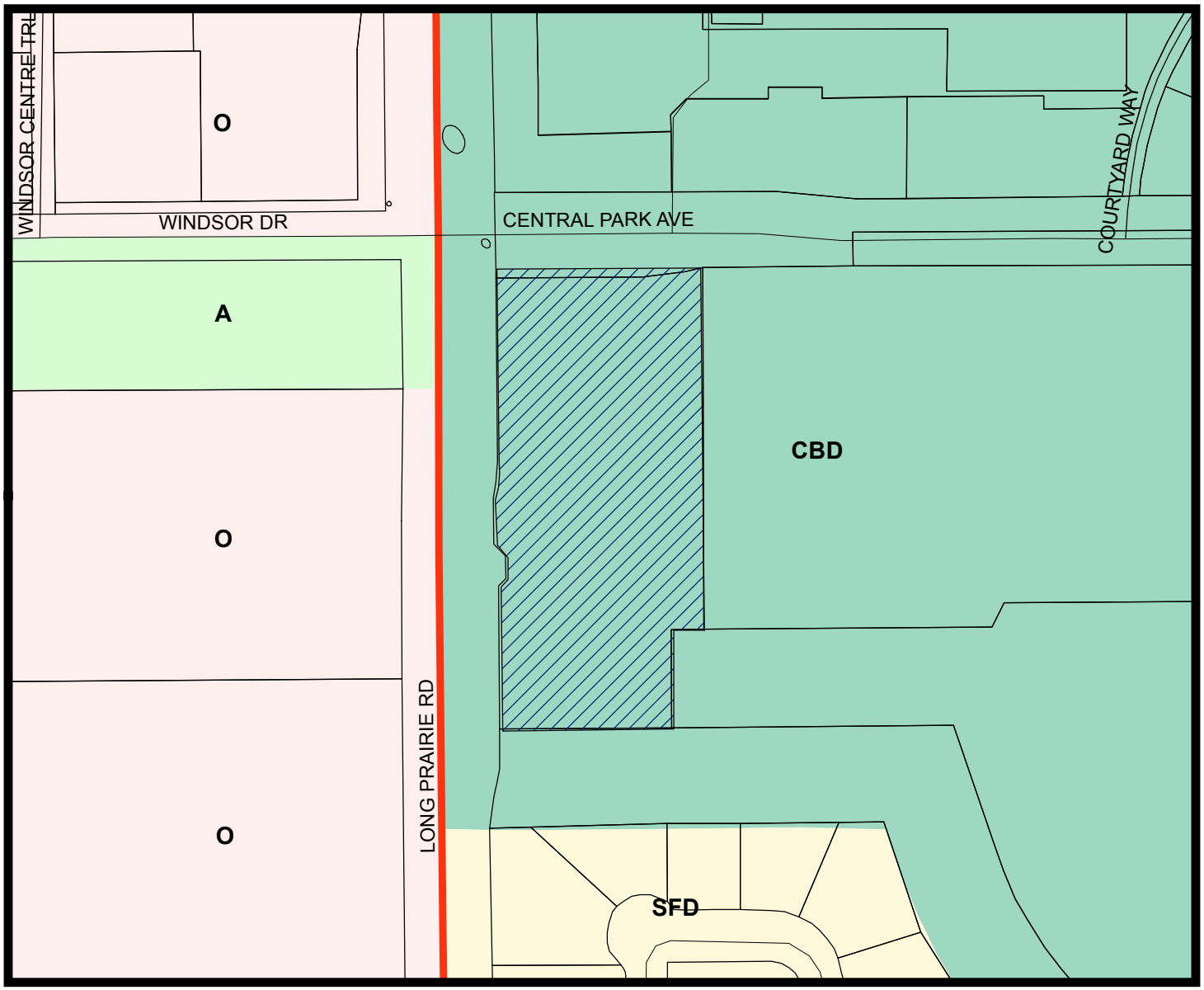
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package

Vicinity Map

Reference Project: SP16-0015

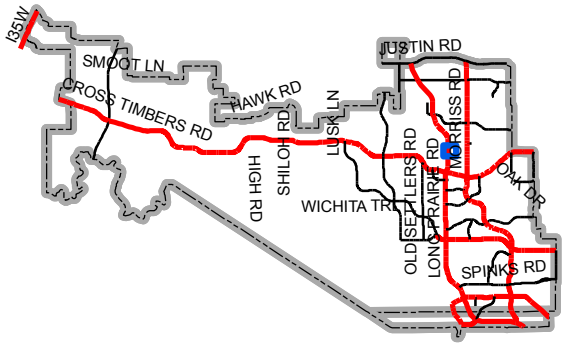


LEGEND

- Agriculture
- Single Family Density
- Office
- Central Business District

Subject Property

0 155 310 620 Feet



Map Location

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

April 27, 2016

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

RE: River Walk Retail – Site Plan Application
G&A Job Number 15238

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, an amended site plan for the River Walk Retail Addition. The original site plan was approved by the Planning and Zoning Commission at their February 8th meeting. Since then there has been a desire to increase the usable space within Building 1, adjacent to Central Park Avenue. The original building had the height and look of a three story structure, but was only planned to have two floors interiorly.

This submittal proposes to revise the building to three usable floors. The building look and materials remain unchanged, however small tweaks have been made to the quantity and location of certain materials. Additional elevation has been added to the building to account for the ceiling heights needed for the addition of the third floor. The revised second floor has increased by approximately 1,800 SF to 7,854 SF and the new third story adds an additional 7,854 SF of space.

The proposed building is within the height allowances of the River Walk Ordinance. Based on the description for measuring heights, Section 3.3, we are at or below the allowed heights. The main structure will be right at the allowed 50-foot height limit, but the two tower elements will be slightly below the allowed 70-foot height limit, at 52-feet and 64-feet.

To accommodate the additional footage and knowing the concerns of the Town's Planning and Zoning Commission concerns on parking, we are proposing a new parking area, south of Building 2, accommodating an additional 18 parking spaces. Additional parking for all of the River Walk will be added in the future as additional buildings and parking structures are proposed to the east.

To further show how parking is being considered we have included the schedule of mixed use parking chart from the River Walk Ordinance. When considering the mixed use characteristics of this project, the peak parking requirement is during the weekday day time. Base on this, the peak parking requirement is 88 spaces. When adding the additional footage for the future

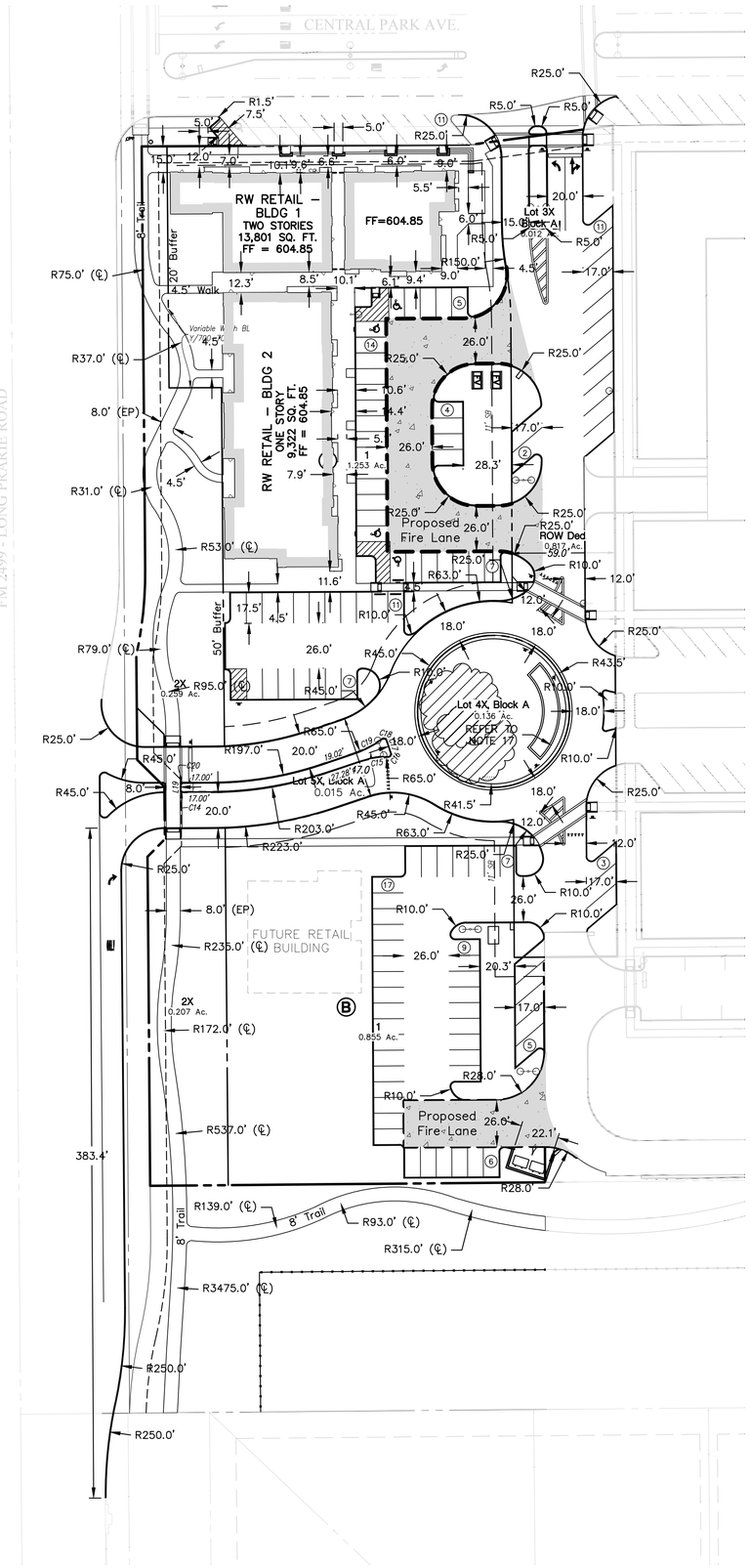
building the peak changes to weekend day time or 111 parking spaces. Currently, there are 119 parking spaces proposed with the site plan, covering the peak demand for the two proposed buildings and the future building as well. When the site plan for the future building is submitted for review, we anticipate that there will be additional parking added also.

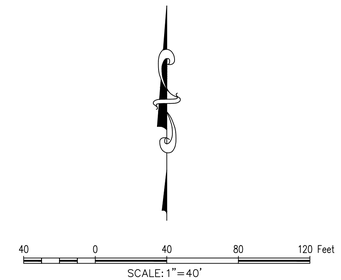
Please feel free to contact me if you have any questions or comments regarding this submittal.

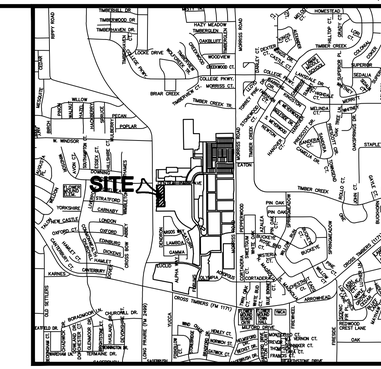
Sincerely,

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, CTMGT River Walk, LLC.







Vicinity Map 1"=2000'

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

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

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

TBM – "▭" CUT ON ON THE TOP OF CURB ALONG THE CENTERLINE OF THE MEDIAN NOSE ON EATON DRIVE; EAST OF MORRISS ROAD
ELEV. 576.15

SITE DATA TABLE – RIVER WALK RETAIL		
Physical Address	TBD	
Gross Site Area	3.555 A; 154,856 SF	
Net Site Area	3.555 A; 154,856 SF	
Sub–District	Sub–District "A"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
Building 1	7,855 SF; ±5.1%	
Building 2	9,322 SF; ±6.0%	
Impervious Coverage	±75%	
Pervious Area	±25%	
Parking Summary – TRWCP ☒ or Town ☐		
	Required	Provided
Surface Parking		
Retail – 1 space per 250 Square Feet		
Office – 1 space per 300 Square Feet		
RIVER WALK RETAIL		
Building 1 (Retail 7,855 SF)	32	17
Building 1 (Office 15,710 SF)	53	17
Building 2 (Retail 9,322 SF)	38	17
Existing On Street Parking	N.A.	11
Proposed On Street Parking	N.A.	21
Parking for Future Building	N.A.	36
Total Parking	88*	119
Accessible Parking	5	5
Building 1 Data		
Height Zone	Three Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	64' 0"	
Mean Height	57' 0"	
Total Square Footage	23,565 SF	
Building 2 Data		
Height Zone	Three Story	
Height (story/feet)	3 Story; 50' 0"	
Peak Height	33' 0"	
Mean Height	28' 6"	
Total Square Footage	9,322 SF	

* refer to the Schedule of Mixed Use Parking; Section 7.9 of the River Walk Ordinance, and detailed below

	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1&2				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	53	6	6	3	3
Retail	35	62	69	49	4
Restaurant	0	0	0	0	0
Totals	88	68	75	52	7

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-3				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	53	6	6	3	3
Retail	39	70	78	55	4
Restaurant	14	27	27	27	3
Totals	106	103	111	85	10

NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
7. REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVISE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVISE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.
12. THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
13. THE ABBREVIATION CL=CENTER LINE.
14. THE ABBREVIATION EP=EDGE OF PAVEMENT.
15. A SITE PLAN WILL BE REQUIRED FOR THE FUTURE BUILDING INDICATED ON THIS PLAN.
16. A TXDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TXDOT RIGHT–OF–WAY.
17. THE CONTRACTOR IS TO REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE PROPOSED AMENITY FOUNTAIN. THE AMENITY FOUNTAIN WILL REQUIRE A SEPARATE BUILDING PERMIT PRIOR TO CONSTRUCTION.
18. THE ALIGNMENT OF THE 8' MULTI USE TRAIL WITHIN THE BUFFER IS TO BE FIELD ADJUSTED TO MAXIMIZE THE PRESERVATION OF THE EXISTING TREES. THE TRAIL SHALL REMAIN OUTSIDE OF THE TXDOT ROW, UNLESS CURRENTLY SHOWN WITHIN THE TXDOT ROW.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date_____
Town of Flower Mound
Engineering Services

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

AMENDED SITE PLAN AND DIMENSIONAL CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F–1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 5/10/2016

Drawn By:	SM
Date:	11/23/2015
Scale:	1" = 40'
Revisions:	
12/18/2015	
01/13/2016	
03/21/2016 ASP	
04/27/2016	

15238

C3

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NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

WEST ELEVATION

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

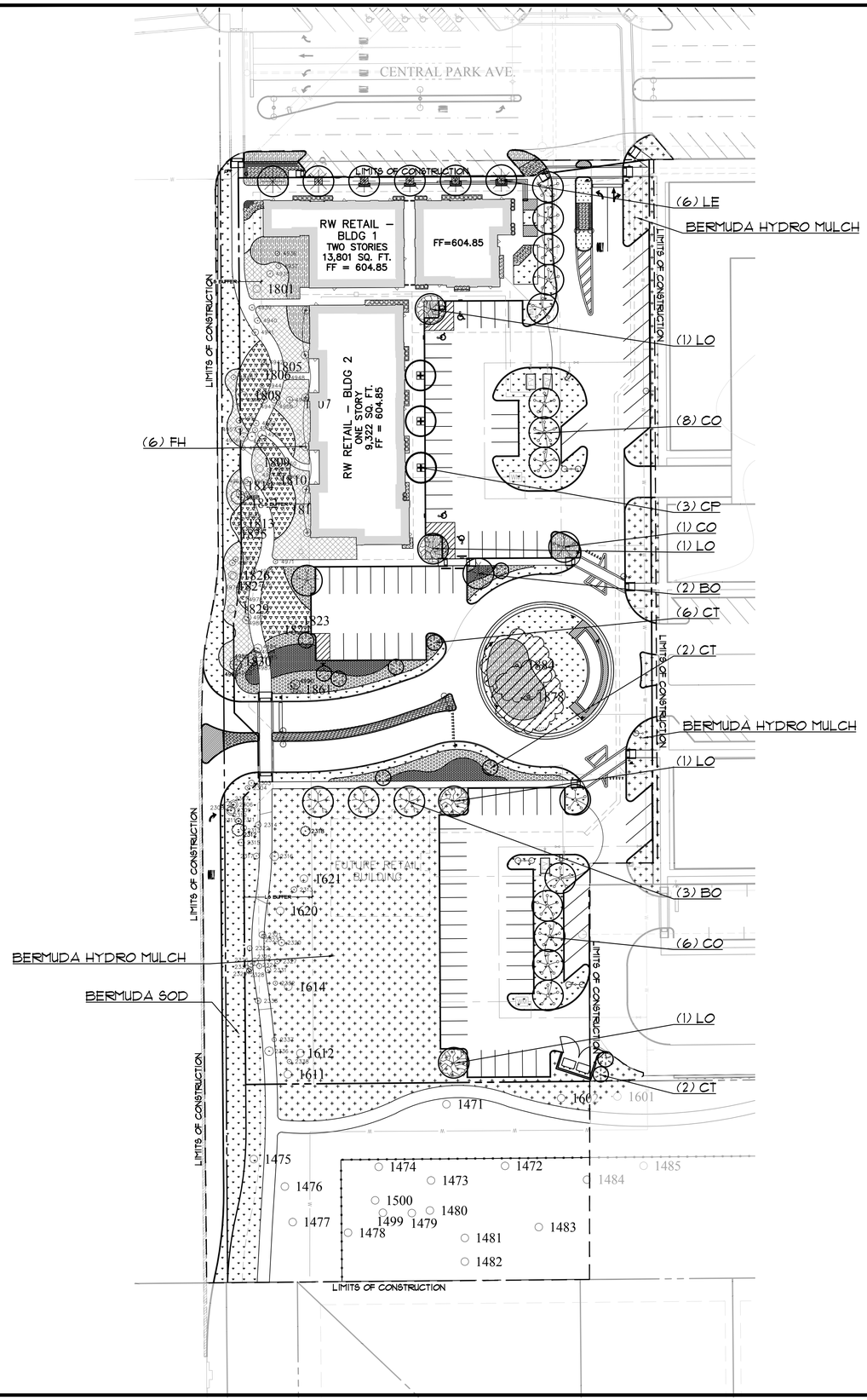
MATERIALS

- MASONRY 1 - ACME CEDAR VALLEY
- MASONRY 2 - ACME WEATHERWOOD GRAY
- MASONRY 3 - ACME CREAM CHOPPED
- CAST STONE - BUFFSTONE
- STOREFRONT - DARK BRONZE
- ROOF - CLAY TILE
- METAL PANEL - DARK BRONZE

FLOWER MOUND

2015190
5.09.2016

RIVERWALK



PLANT LEGEND

(LO) LIVE OAK
Quercus virginiana

(LE) LACEBARK ELM
Ulmus parvifolia

(CP) CHINESE PISTACHE
Pistacia chinensis

(CO) CHINQUAPIN OAK
Quercus muehlenbergii

(BO) BUR OAK
Quercus macrocarpa

(CT) CHASTE TREE
Vitex agnus-castus

(FH) FOSTER HOLLY
Ilex attenuata 'Fosteri'

(YEW) JAPANESE PLUM YEW
Cephalotaxus harringtonia var. drupacea

(BGB) BONANZA GOLD BARBERRY
Berberis thunbergii 'Bogozam'

(GM) GULF MUHLY GRASS
Muhlenbergia capillaris

(FI) FIG IVY
Ficus pumila

(DAY) DAYLILY
Hemerocallis 'Stella De Oro'

(AJ) ASIAN JASMINE
Trachelospermum asiaticum

(PW) PURPLE WINTERCREEPER
Euonymus fortunei 'Coloratus'

(LI) LIRIOPE
Liriope muscari

(WL) WEEPING LOVEGRASS
Eragrostis curvula

(BGG) BLUE GRAMMA GRASS
Bouteloua gracilis

(ISO) INLAND SEA OATS
Chasmanthium latifolium

SEASONAL COLOR

BARK MULCH GROUNDCOVER

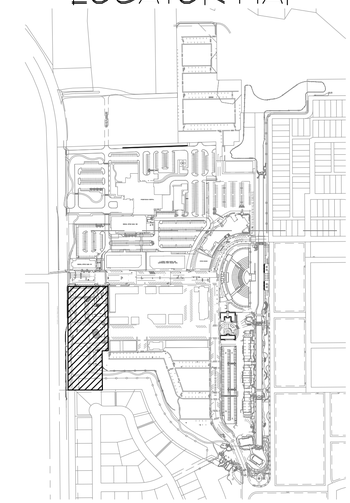
BERMUDA SOD

BERMUDA HYDRO MULCH

NORTH

40 0 40 80 120 Feet
SCALE: 1"=40'

LOCATOR MAP



SCALE - 1:500

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

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD (FM 2499)		50 ft.	Min. 50 ft.
*LONG PRAIRIE ROAD (FM 2499) 200FT SOUTH OF CENTRAL PARK AVE.		20 ft.	Min. 20 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	LONG PRAIRIE ROAD (FM2499)	22 Trees (3" cal.)	47 existing trees = 140 152 credits Total
1 per 30 l.f.	ESPLANADE PLACE	15 Trees (3" cal.)	15 Trees (min. 3" cal.)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARKING SPACE	REQUIRED	PROVIDED
1 per 10 parking spaces	Total Parking 119 Spaces	119/10= 12 Trees	25 Trees (min. 3" cal.)
**All Parking spaces to be located within 50' of shade tree			

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT DATED 5/13/2016

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

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON B. PINSON
STATE OF TEXAS

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.3715

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: MC
Date: 11/23/2015
Scale: 1"=40'
Revisions:
12/18/2015
01/13/2016
03/21/2016 ASP
04/27/2016

15238

L1.0

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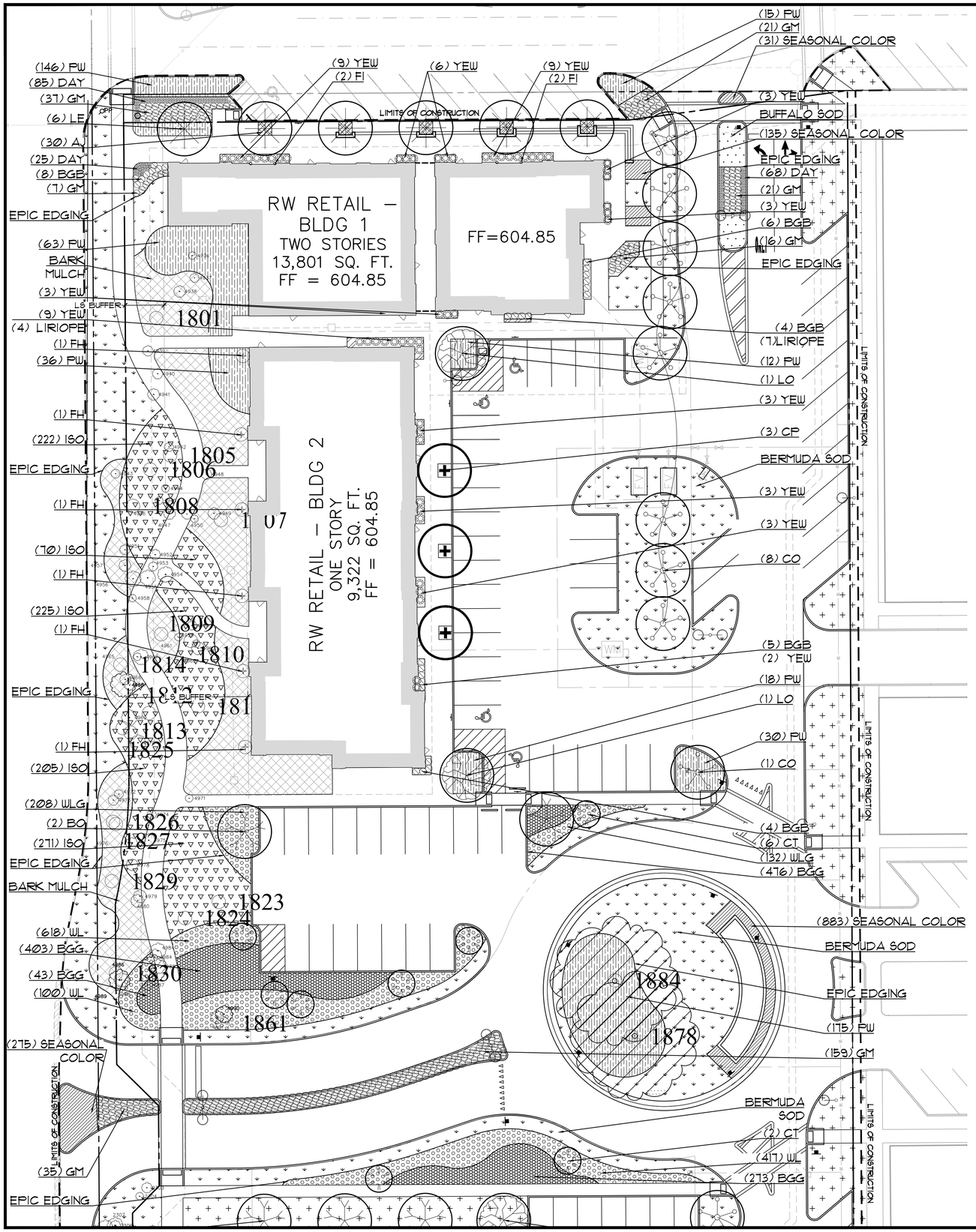

PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (LE) LACEBARK ELM — Ulmus parvifolia
- (CP) CHINESE PISTACHE — Pistacia chinensis
- (CO) CHINQUAPIN OAK — Quercus muehlenbergii
- (BO) BUR OAK — Quercus macrocarpa
- (CT) CHASTE TREE — Vitex agnus-castus
- (FH) FOSTER HOLLY — Ilex attenuata 'Fosteri'
- (YEW) JAPANESE PLUM YEW — Cephalotaxus harringtonia var. drupacea
- (BGB) BONANZA GOLD BARBERRY — Berberis thunbergii 'Bogozam'
- (GM) GULF MUHLY GRASS — Muhlenbergia capillaris
- (FI) FIG IVY — Ficus pumila
- (DAY) DAYLILY — Hemerocallis 'Stella De Oro'
- (AJ) ASIAN JASMINE — Trachelospermum asiaticum
- (PW) PURPLE WINTERCREEPER — Euonymus fortunei 'Coloratus'
- (LI) LIRIOPE — Liriope muscari
- (WL) WEEPING LOVEGRASS — Eragrostis curvula
- (BGG) BLUE GRAMMA GRASS — Bouteloua gracilis
- (ISO) INLAND SEA OATS — Chasmanthium latifolium
- SEASONAL COLOR
- BARK MULCH GROUNDCOVER
- BERMUDA SOD
- BERMUDA HYDRO MULCH

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
5	BUR OAK	Quercus muehlenbergi	3"	10'-12'	Per Plan	Single Trunk
16	CHINQUAPIN OAK	Quercus muehlenbergii	6"	10'-12'	Per Plan	Single Trunk
3	CHINESE PISTACHE	Pistacia chinensis	3"	10'-12'	Per Plan	Single Trunk
6	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
10	CHASTE TREE	Vitex agnus-castus	30gal.	7'-8'	Per Plan	Multi-Trunk
6	FOSTER HOLLY	Ilex x attenuata	30gal.	7'-8'	Per Plan	Full
53	JAPANESE PLUM YEW	Cephalotaxus harringtonia 'Duke Gardens'	3gal.	24"	3'-0"	Full
288	PINK MUHLY GRASS	Muhlenbergia capillaris	3gal.	18"	3'-0"	Full
30	BONANZA GOLD BARBERRY	Berberis thunbergii 'Bogozam'	2gal.	12"-18"	24"	Full
792	BLUE GRAMA GRASS	Bouteloua gracilis	1gal.	12"-18"	18"	Full
1477	WEEPING LOVEGRASS	Eragrostis curvula	1gal.	12"	18"	Full
995	INLAND SEA OATS	Chasmanthium latifolium	1gal.	12"	24"	Full
178	DAYLILY	Hemerocallis	1gal.	12"	18"	Full
4	FIG IVY	Ficus pumila	1gal.	2'	Per Plan	Clinging, Staked
495	PURPLE WINTER CREEPER	Euonymus fortunei 'Coloratus'	1gal.	6"	12"	Full
30	ASIAN JASMINE	Trachelospermum asiaticum	4"pot.	4"	18"	Full
11	LIRIOPE	Liriope muscari	4"pot.	9"	18"	Full
1324	SEASONAL COLOR		4"pot	4"-6"	12"	Full

PRELIMINARY PLANS
INTERIM REVIEW
THIS DOCUMENT IS FOR
PURPOSES OF CONSTRUCTION,
AND IS NOT INTENDED FOR
BIDDING, OR PERMIT
JAMESON PINSON LANDSCAPE ARCHITECT # 2826
DATED 5/13/2016

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

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972-436.3715

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: MC
Date: 11/23/2015
Scale: 1"=20'
Revisions:
12/18/2015
01/13/2016
03/21/2016 ASP
04/27/2016

15238

L1.1

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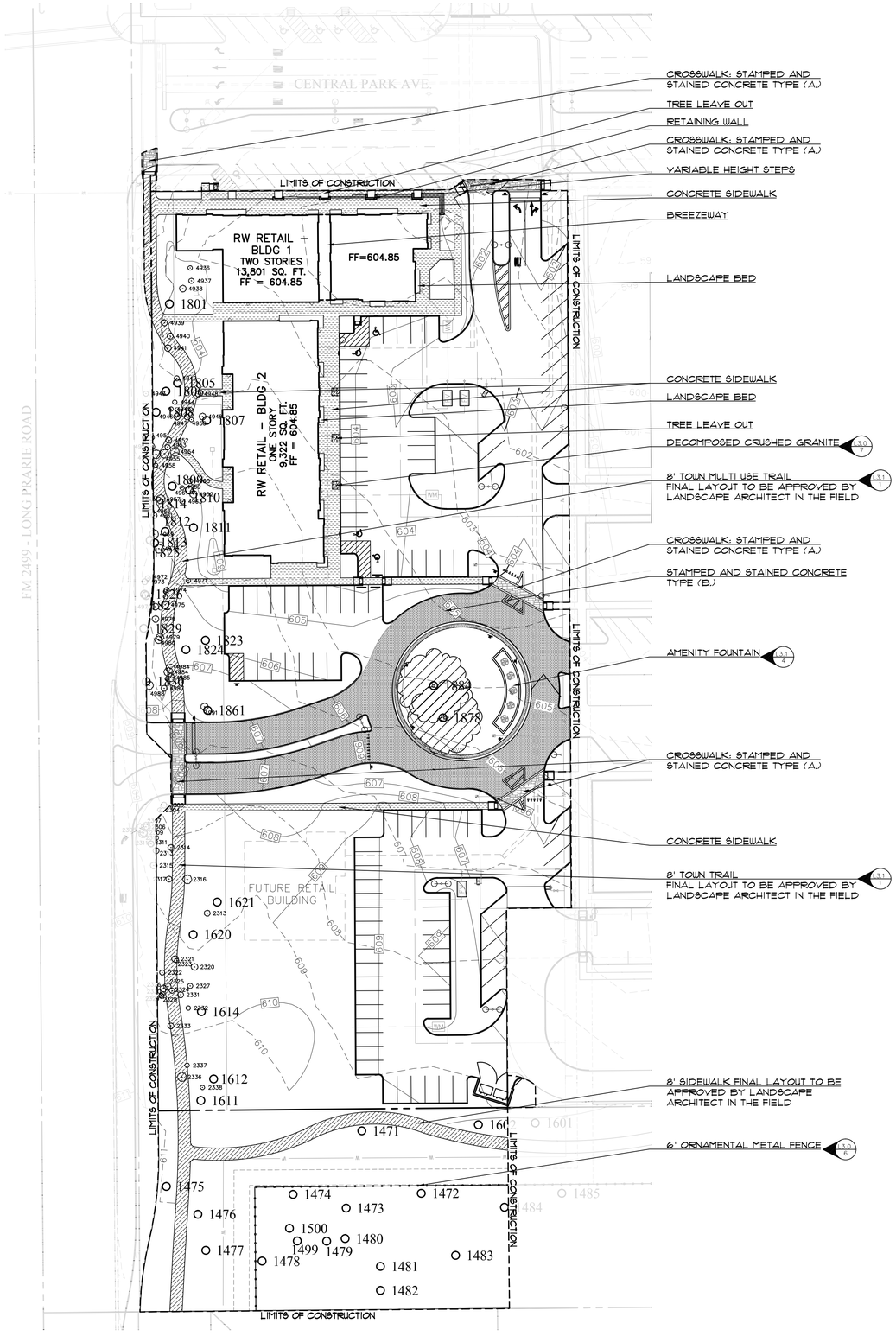


LEGEND

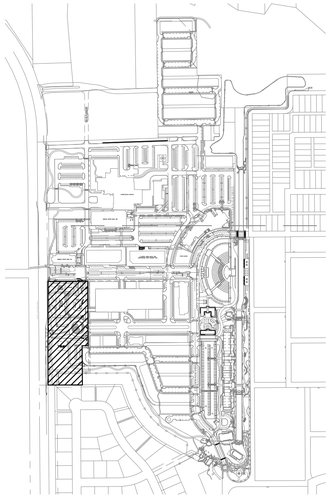
- DECOMPOSED CRUSHED GRANITE MULCH
  REF. L3.4, DETAIL #6
- CU- STRUCTURAL SOIL:
  REF. L3.0, DETAIL #1
- (A.) STAMPED AND STAINED PATTERN CONCRETE
  6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY
  PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR), CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK
- (B.) STAMPED AND STAINED PATTERN CONCRETE
  6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY
  PATTERN - OLD WORLD BELGIAN BLOCK, COLOR - SLATE (BASE COLOR) GRAY (RELEASE COLOR) FINISHED WITH SEALER
- SIDEWALK AREA:
  4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- MULTI USE TRAIL:
  5½" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% STD. PROCTOR DENSITY.

○ *PATTERNED CONCRETE OF DALLAS
RICK BIERNACKI
PO BOX 292068 / 901 EAST HIGHWAY 121
LEWISVILLE TEXAS 75057
PHONE:972.434.2507

NORTH

40 0 40 80 120 Feet
SCALE: 1"=40'

LOCATOR MAP



SCALE - 1:500

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PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 5/13/2016

REGISTERED JAMESON P. PINSON 2826 STATE OF TEXAS

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

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RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

Drawn By:	JPP
Date:	11/23/2015
Scale:	1"=40'
Revisions:	
12/18/2015	
01/13/2016	
03/21/2016	ASP
04/27/2016	

15238

L2.0

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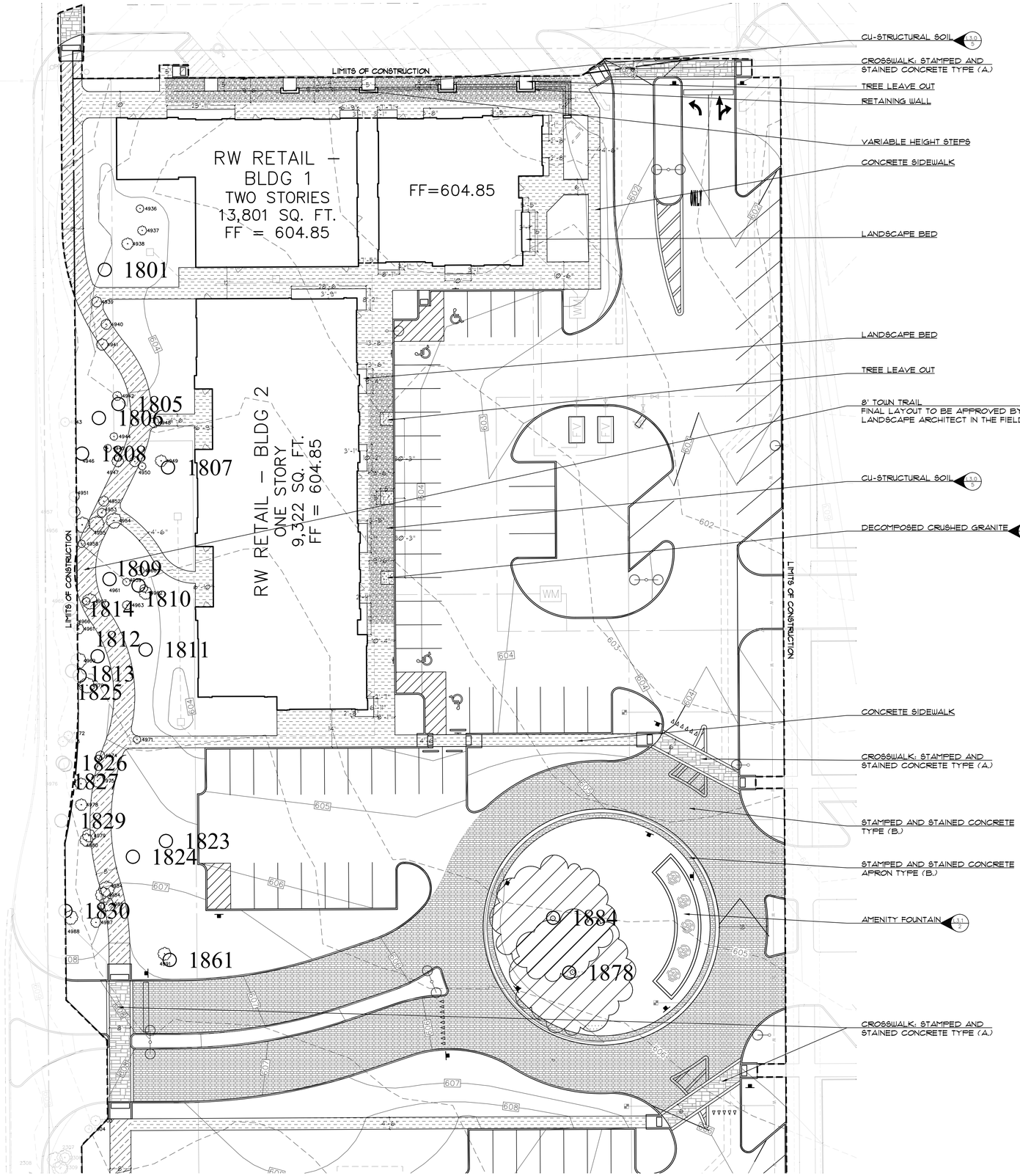


LEGEND

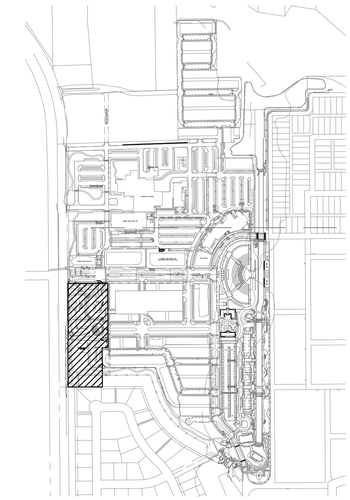
- DECOMPOSED CRUSHED GRANITE MULCH
  REF. L3.4, DETAIL #6
- CU-STRUCTURAL SOIL
  REF. L3.0, DETAIL #1
- (A.) STAMPED AND STAINED PATTERN CONCRETE ○
  6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY
  PATTERN - ASHLAR SLATE - RUSSET (BASE COLOR) CHARCOAL (RELEASE COLOR) FINISHED WITH SEALER - OR MATCH STANDARD RIVER WALK CROSS WALK
- (B.) STAMPED AND STAINED PATTERN CONCRETE ○
  6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB-BASE COMPACTED TO 95% PROCTOR DENSITY
  PATTERN - OLD WORLD BELGIAN BLOCK, COLOR - SLATE (BASE COLOR) GRAY (RELEASE COLOR) FINISHED WITH SEALER
- SIDEWALK AREA:
  4" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W.
- MULTI USE TRAILS
  5½" 3,600 PSI CONC. PAVEMENT W/ #3 BARS @ 18" O.C.E.W. ON SUB-BASE COMPACTED TO 65% STD. PROCTOR DENSITY.

○ *PATTERNED CONCRETE OF DALLAS
RICK BIERNACKI
PO BOX 292068 / 901 EAST HIGHWAY 121
LEWISVILLE TEXAS 75057
PHONE:972.434.2921

NORTH

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

LOCATOR MAP



SCALE - 1:500

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DATED 5/13/2016

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Lot 1R, Block I
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15238

L2.1

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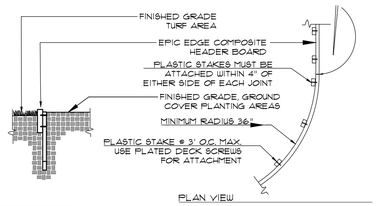


SECTION

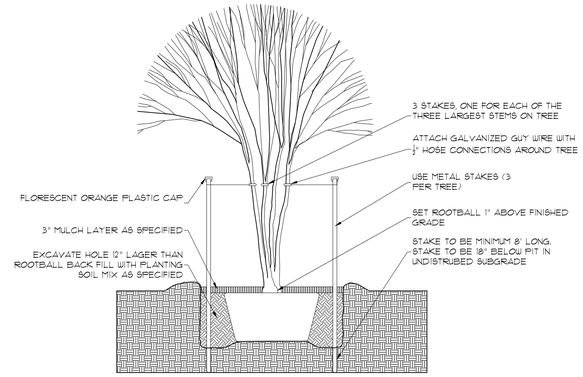
HDR SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16" x 20'	36"

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

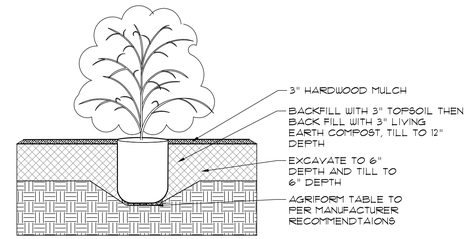
EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE

BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY
COMPOSITE HEADER BOARD DETAIL #240



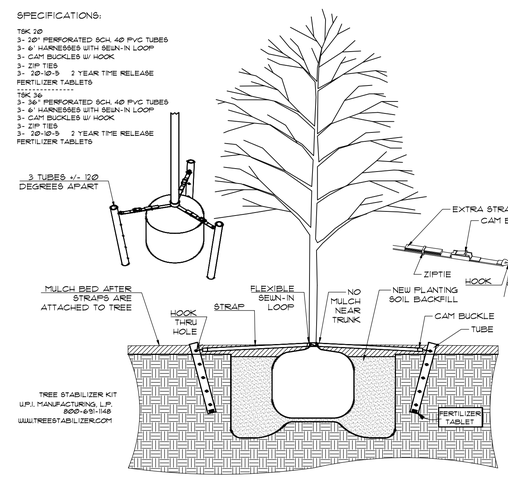
2 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE



3 SHRUB DETAIL
SCALE: NOT TO SCALE

SPECIFICATIONS:

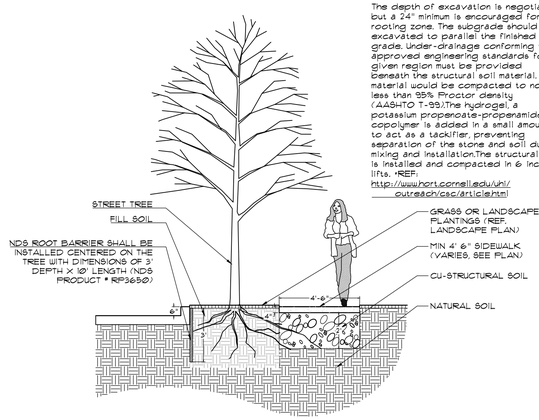
T8K 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-N LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-9 2 YEAR TIME RELEASE FERTILIZER TABLETS
- - - - - - - - - - - - - - -
T8K 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-N LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-9 2 YEAR TIME RELEASE FERTILIZER TABLETS



4 TREE STAKING DETAIL
SCALE: NOT TO SCALE

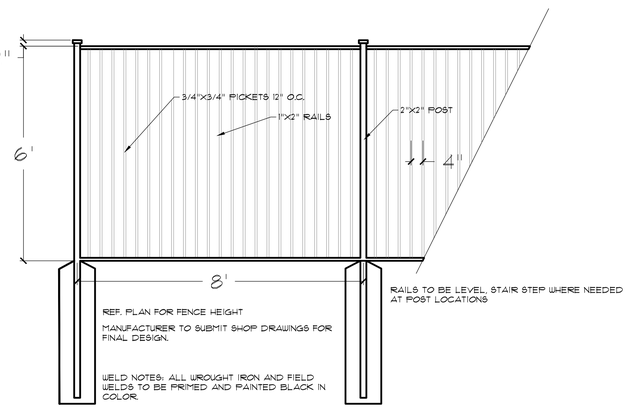
CU-STRUCTURAL SOIL

The depth of excavation is negotiable, but a 24" minimum is encouraged for the rooting zone. The subgrade should be excavated to parallel the finished grade. Under-drainage conforming to approved engineering standards for a given region must be provided beneath the structural soil material. This material would be compacted to not less than 95% Proctor density (AASHTO T-99).The hydrogel, a potassium propenoate-propenamide copolymer is added in a small amount to act as a tackifier, preventing separation of the stone and soil during mixing and installation.The structural soil is installed and compacted in 6 inch lifts. *REF: http://www.hort.cornell.edu/uhl/outreach/csc/article.html

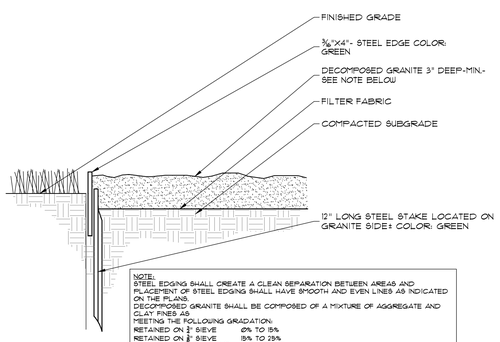


TYPICAL STREET PLANTING EXHIBIT
VIEW USING CU-STRUCTURAL SOIL

5 STRUCTURAL SOIL DETAIL
SCALE: NOT TO SCALE



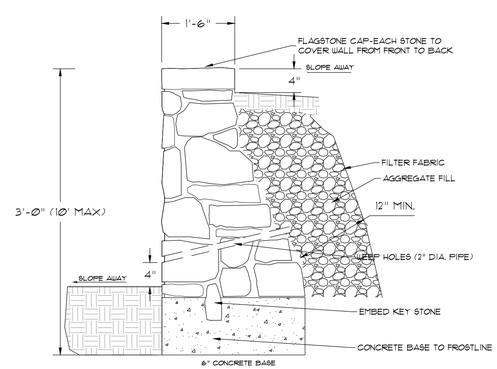
6 6' ORNAMENTAL METAL FENCE DETAIL
SCALE: NOT TO SCALE



NOTE:
STEEL EDGING SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS AND PLACEMENT OF STEEL EDGING SHALL HAVE SMOOTH AND EVEN LINES AS INDICATED ON THE PLANS.
DECOMPOSED GRANITE SHALL BE COMPOSED OF A MIXTURE OF AGGREGATE AND CLAY FINES AS
*MEETING THE FOLLOWING GRADATION:

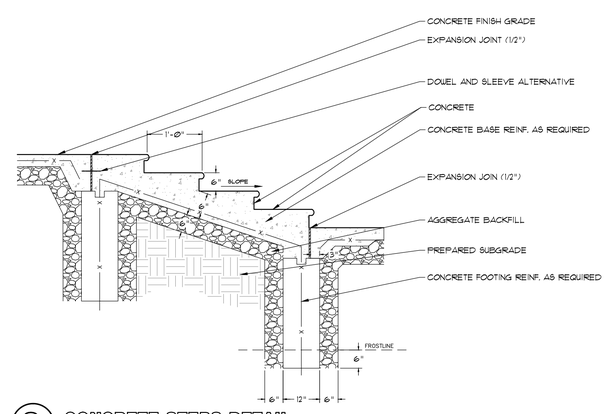
RETAINED ON 3/8" SIEVE	0% TO 15%
RETAINED ON 3/16" SIEVE	15% TO 25%
RETAINED ON NO. 4 SIEVE	40% TO 55%
RETAINED ON NO. 10 SIEVE	20% TO 35%

7 DECOMPOSED CRUSHED GRANITE MULCH
NOT TO SCALE



8 STACKED STONE RETAINING WALL
NOT TO SCALE

WALLS TALLER THAN 36" ABOVE GRADE ARE TO BE DESIGNED BY STRUCTURAL ENGINEER



9 CONCRETE STEPS DETAIL
NOT TO SCALE

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 5/13/2016

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
STATE OF TEXAS

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972-436.3715

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By:	JPP
Date:	11/23/2015
Scale:	1"=40'
Revisions:	
12/18/2015	
01/13/2016	
03/21/2016	ASP
04/27/2016	

15238

L3.0

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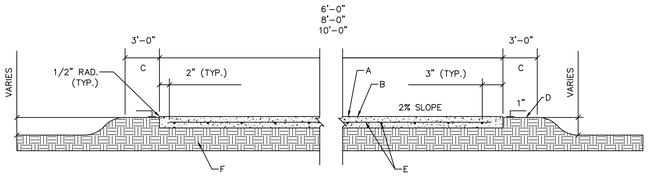


CONCRETE TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF PAVING.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:

A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

1. LOCATE DOWELED EXPANSION JOINTS ON:
   A) 30' CENTERS (MAX) FOR 6' TRAIL
   B) 40' CENTERS (MAX) FOR 8' TRAIL
   C) 50' CENTERS (MAX) FOR 10 TRAIL
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
   A) 4 PER JOINT FOR 6' TRAIL @ 1'-6" O.C. WITH CAP.
   A) 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
   A) 6 PER JOINT FOR 10 TRAIL @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

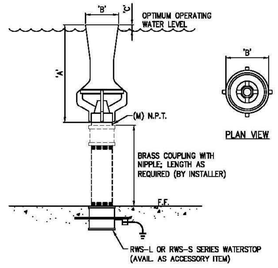
THE TOWN OF FLOWER MOUND

PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: OCT 2009
SHEET 1 OF 3
SHEET: P-1

1 MULTI-USE TRAIL
SCALE: NOT TO SCALE

NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.



OPERATING DATA:
NOISE: Medium
VISIBILITY: High
SPLASH/MIST: Medium
WIND STABILITY: High
AERATION QUALITY: High

TECHNICAL AND HYDRAULIC DATA

MODEL No.	(M) N.P.T.	DIMENSIONS A	DIMENSIONS B	DIMENSIONS C	SPRAY HEIGHT	2'	4'	6'	8'	10'	12'	15'
RCN-375-P	3/8"	4-1/2"	1-1/2"	1/4"	GPM	5	7	9				
					HEAD	7'	12'	17'				
RCN-075-P	3/4"	6-1/4"	1-15/16"	1/4"	GPM	9	15	19	22	31		
					HEAD	11'	19'	25'	32'	38'		
RCN-100-P	1"	8"	2-3/8"	1/2"	GPM	11	19	28	33	38		
					HEAD	11'	18'	28'	37'	45'		
RCN-150-P	1-1/2"	9-3/4"	3"	1/2"	GPM	27	35	43	47	55	60	68
					HEAD	8'	13'	20'	25'	30'	36'	44'

NOTE: This is a water level dependent nozzle.

SPECIFICATION DATA: Poly Cascade Nozzle; One-piece, injection molded polypropylene construction with UV inhibitors, male N.P.T. connection. (Optional alignment swivel available; consult factory).

DESIGN/APPLICATION DATA: RCN-P Series poly cascade nozzles produce a highly aerated, conical water column

NOTE: Cascade nozzles may generate wave turbulence in small, confined pools, requiring a dampening device (available as an accessory item); see catalog data sheet 1.56; consult factory.

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TYP.( ) ITEM #

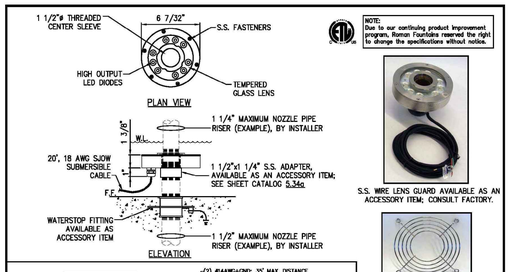
roman fountains® America's Fountain Company™

ROMAN FOUNTAINS CORP.
P.O. Drawer 10190
Albuquerque, N.M. 87184
Phone #: (800) 794-1801
Fax #: (505) 343-8086
http://www.romanfountains.com

Revisions: No.	Date	By
7	01/25/11	FG
8	01/31/12	FG
9	04/02/13	FG

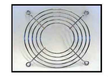
Water Level Dependent
Poly Cascade Nozzle
Drawn By: F.J.G.
Checked By: J.M.
Scale: None
Date: 05/10/900
Model No. RCN-P Series
Drawing No. 1.7

2 FOUNTAIN NOZZLE
SCALE: NOT TO SCALE



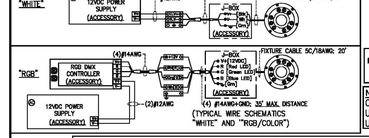
NOTE: Due to our continuing product improvement program, Roman Fountains reserved the right to change the specifications without notice.

S.S. WIRE LENS GUARD AVAILABLE AS AN ACCESSORY ITEM; CONSULT FACTORY.



LED
12VDC

NOTE: THIS PRODUCT HAS BEEN CERTIFIED BY ETL TO MEET THE U.L. 676 STANDARD FOR UNDERWATER LIGHTING FIXTURES.



TECHNICAL DATA

MODEL NO.	LIGHT SOURCE	LIGHT COLOR	BEAM ANGLE	INPUT VOLTAGE	WATTS	CABLE TYPE	MAX. CABLE LENGTH	IP RATING
RFL-CG-DH-LED-W	9X3W WHITE DIODES	"COOL WHITE"	25 DEG.	12VDC	27.0	18-3 AWG SJOW	20'	68
RFL-CG-DH-LED-RGB	9X3W RGB DIODES	"RGB"	25 DEG.	12VDC	27.0	18-5 AWG SJOW	20'	68

NOTE: POWER SUPPLY REQUIRED TO OPERATE FIXTURES. CONTACT FACTORY FOR REQUIREMENTS.
NOTE: PROCESSOR REQUIRED TO OPERATE 'RGB' FIXTURES IN PROGRAMMABLE MODE. CONTACT FACTORY FOR REQUIREMENTS.

SPECIFICATION DATA: Small diameter, low profile LED submersible light fixture with center sleeve feature for nozzle riser mounting (up to 1 1/2"ø), high output LED diodes, stainless steel and aluminum housing, and fasteners, tempered glass lens, silicone lens gasket, chromed brass cord entrance fitting; 20' of 18 AWG SJOW cable.

APPLICATION DATA: Any fountain application where 360° illumination of a spray nozzle is required with a high output LED submersible light fixture.

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TYP. ( ) ITEM #

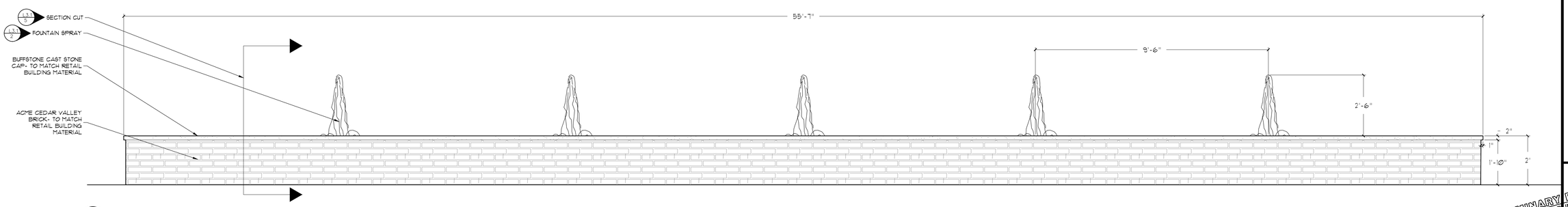
roman fountains® America's Fountain Company™

ROMAN FOUNTAINS CORP.
P.O. Drawer 10190
Albuquerque, N.M. 87184
Phone #: (800) 794-1801
Fax #: (505) 343-8086
http://www.romanfountains.com

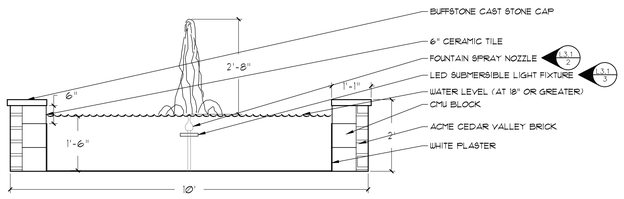
Revisions: No.	Date	By
6	11/26/12	FG

'Donut Hole' LED
Submersible Light Fixture
Drawn By: F.J.G.
Checked By: J.M.
Scale: None
Date: 01/31/10
Model No. RFL-CG-DH-LED
Drawing No. 5.34

3 FOUNTAIN LED LIGHT FIXTURE
SCALE: NOT TO SCALE



4 FOUNTAIN ELEVATION
SCALE: 1/2 "=1'



5 FOUNTAIN SECTION CUT
SCALE: 1/2"=1'

LANDSCAPE NOTES:
Town of Flower Mound

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 5/13/2016

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON B. PINSON
2826
STATE OF TEXAS

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

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972-436.3715

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By: JPP
Date: 11/23/2015
Scale: 1"=40'
Revisions:
12/18/2015
01/13/2016
03/21/2016 ASP
04/27/2016

15238

L3.1

File: Z:\2015\15238\Drawings\VP & Const Plans\Sheets\15238 LS VP5 DETAILS
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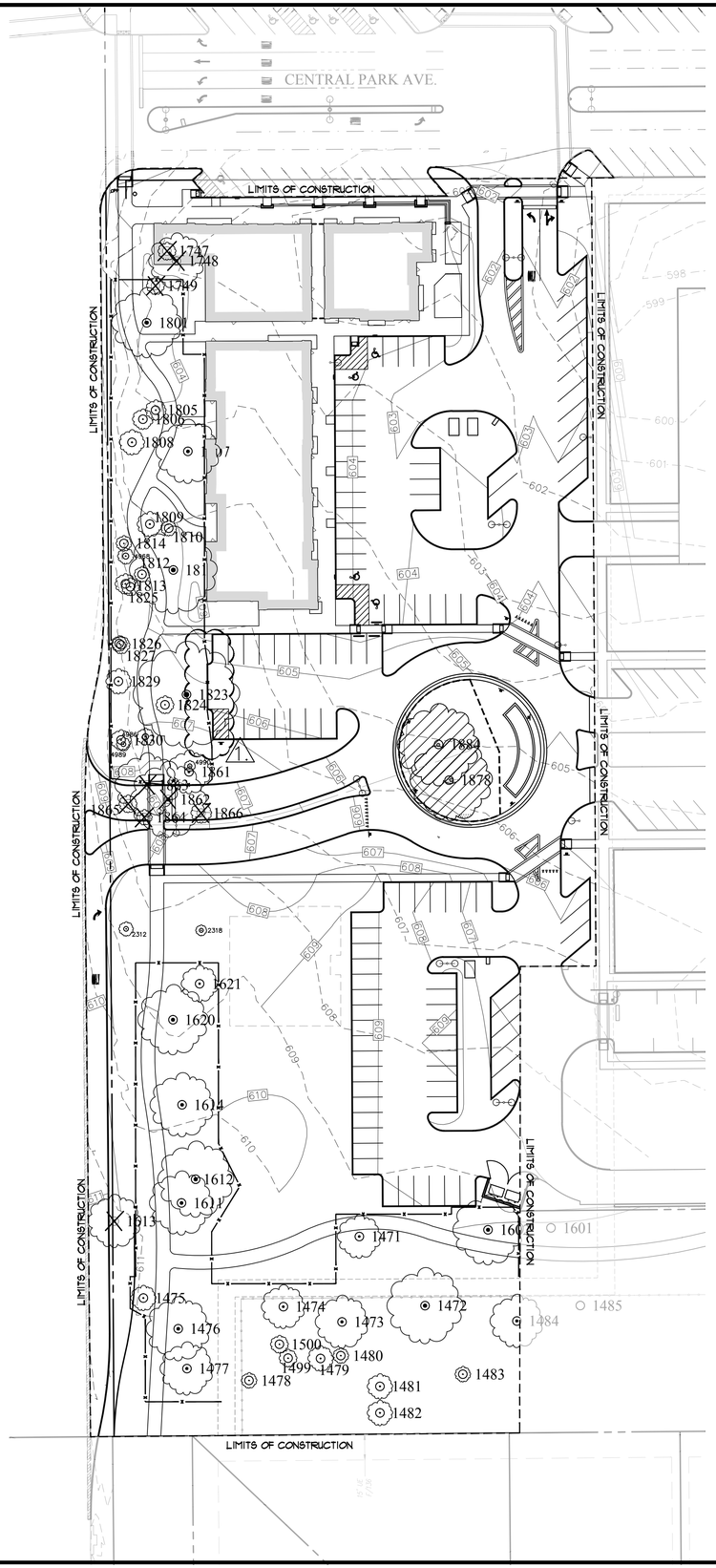


TREE CHART

TREE#	TAG #	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	SPECIMEN	REMOVED	REMARKS
1	1471	18	Post Oak	*Quercus stellata*	YES	NO	NO	
2	1472	30	Post Oak	*Quercus stellata*	YES	NO	NO	
3	1473	21	Post Oak	*Quercus stellata*	YES	NO	NO	
4	1474	18	Post Oak	*Quercus stellata*	YES	NO	NO	
5	1475	9	Post Oak	*Quercus stellata*	YES	NO	NO	
6	1476	24	Post Oak	*Quercus stellata*	YES	NO	NO	
7	1477	21	Post Oak	*Quercus stellata*	YES	NO	NO	
8	1478	6	Eastern Red Cedar	*Juniperus virginiana*	NO	NO	NO	
9	1479	8	Post Oak	*Quercus stellata*	YES	NO	NO	
10	1480	6	Post Oak	*Quercus stellata*	YES	NO	NO	
11	1481	9	Post Oak	*Quercus stellata*	YES	NO	NO	
12	1482	11	Post Oak	*Quercus stellata*	YES	NO	NO	
13	1483	6	Shumard Red Oak	*Quercus shumardii*	YES	NO	NO	
14	1484	20	Post Oak	*Quercus stellata*	YES	NO	NO	
15	1499	7	Post Oak	*Quercus stellata*	YES	NO	NO	
16	1500	7	Cedar Elm	*Ulmus crassifolia*	YES	NO	NO	
17	1602	28	Post Oak	*Quercus stellata*	YES	NO	NO	
18	1611	21	Post Oak	*Quercus stellata*	YES	NO	NO	
19	1612	32	Post Oak	*Quercus stellata*	YES	NO	NO	
20	1613	20	Post Oak	*Quercus stellata*	YES	NO	YES	OFF PROP. ROW
21	1614	23	Post Oak	*Quercus stellata*	YES	NO	NO	
22	1620	27	Post Oak	*Quercus stellata*	YES	NO	NO	
23	1621	14	American Elm	*Ulmus americana*	YES	NO	NO	
24	1747	7	American Elm	*Ulmus americana*	YES	NO	YES	BLD PAD
25	1748	22	Post Oak	*Quercus stellata*	YES	NO	YES	BLD PAD
26	1749	7	American Elm	*Ulmus americana*	YES	NO	YES	BLD PAD
27	1801	27	Post Oak	*Quercus stellata*	YES	NO	NO	
28	1805	8	American Elm	*Ulmus americana*	YES	NO	NO	
29	1806	8	American Elm	*Ulmus americana*	YES	NO	NO	
30	1807	25	Post Oak	*Quercus stellata*	YES	NO	NO	
31	1808	10	Post Oak	*Quercus stellata*	YES	NO	NO	
32	1809	10	Pecan	*Carya illinoinsis*	YES	NO	NO	
33	1810	6	Cedar Elm	*Ulmus crassifolia*	YES	NO	NO	
34	1811	34	American Elm	*Ulmus americana*	YES	NO	NO	
35	1812	6	Water Oak	*Quercus nigra*	YES	NO	NO	
36	1813	8	Water Oak	*Quercus nigra*	YES	NO	NO	
37	1814	6	Shumard Red Oak	*Quercus shumardii*	YES	NO	NO	
38	1823	40	Pecan	*Carya illinoinsis*	YES	NO	NO	
39	1824	7	American Elm	*Ulmus americana*	YES	NO	NO	
40	1825	7	Shumard Red Oak	*Quercus shumardii*	YES	NO	NO	
41	1826	6	Shumard Red Oak	*Quercus shumardii*	YES	NO	NO	
42	1827	7	Shumard Red Oak	*Quercus shumardii*	YES	NO	NO	
43	1829	10	Water Oak	*Quercus nigra*	YES	NO	NO	
44	1830	8	Water Oak	*Quercus nigra*	YES	NO	NO	
45	1861	17	Post Oak	*Quercus stellata*	YES	NO	NO	
46	1862	29	Post Oak	*Quercus stellata*	YES	NO	YES	
47	1863	25	Post Oak	Quercus stellata	YES	NO	YES	
48	1864	6	American Elm	Ulmus americana	YES	NO	YES	
49	1865	7	Pecan	Carya illinoinsis	YES	NO	YES	
50	1866	8	American Elm	Ulmus americana	YES	NO	YES	
51	1878	39	Post Oak	Quercus stellata	YES	YES	NO	
52	1884	35	Post Oak	Quercus stellata	YES	YES	NO	
53	2312	8.5	Water Oak	*Quercus nigra*	YES	NO	NO	
54	2318	6.5	Post Oak	Quercus stellata	YES	NO	NO	
55	4968	9.5	Water Oak	Quercus nigra	YES	NO	NO	
56	4986	10	American Elm	Ulmus americana	YES	NO	NO	
57	4989	8	Water Oak	Quercus nigra	YES	NO	NO	
58	4990	6.5	American Elm	Ulmus americana	YES	NO	NO	

BUFFER AREA UNDER STORY TO BE SELECTIVELY CLEARED. REMOVE TREES LESS THAN 2" CALIPER, VINES, SHRUBS, SAPLINGS, AND UNDERGROWTH. EXCLUDING EVE'S NECKLACE (Sophora affinis)

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
   ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

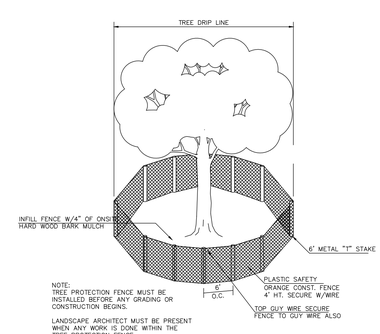
G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site . Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the
1) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
2) All trees to be preserved shall have 6 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 6 inch depth.
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke–like" root system).
5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

LEGEND

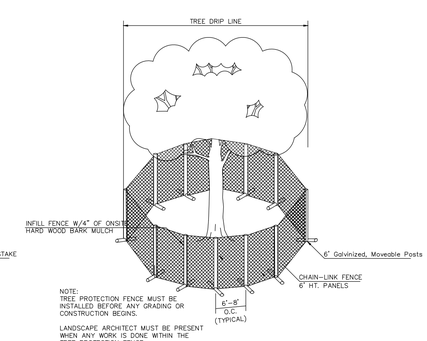
- PROTECTED TREE TO BE SAVED
- PROTECTED TREE TO BE REMOVED
- SPECIMEN TREE TO BE SAVED
- —— TREE PROTECTION FENCING
- --- SPECIMEN TREE PROTECTION FENCING

TREE PROTECTION FENCING TO BE ADJUSTED AT TIME OF SIDEWALK CONSTRUCTION

TREES # 1747, 1748, 1749,1862, 1863, 1864, 1865, 1866 TO BE REMOVED AND ADDED TO TREE MITIGATION WORKSHEET #15



TREE PROTECTION
(Non–Specimen)



TREE PROTECTION
(Specimen)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 5/13/2016
REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON B. PINSON
STATE OF TEXAS

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972-436.3715

RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By:	MC
Date:	11/23/2015
Scale:	1"=40'
Revisions:	
	12/18/2015
	01/13/2016
	03/21/2016 ASP
	04/27/2016

1.

15238

L4.0

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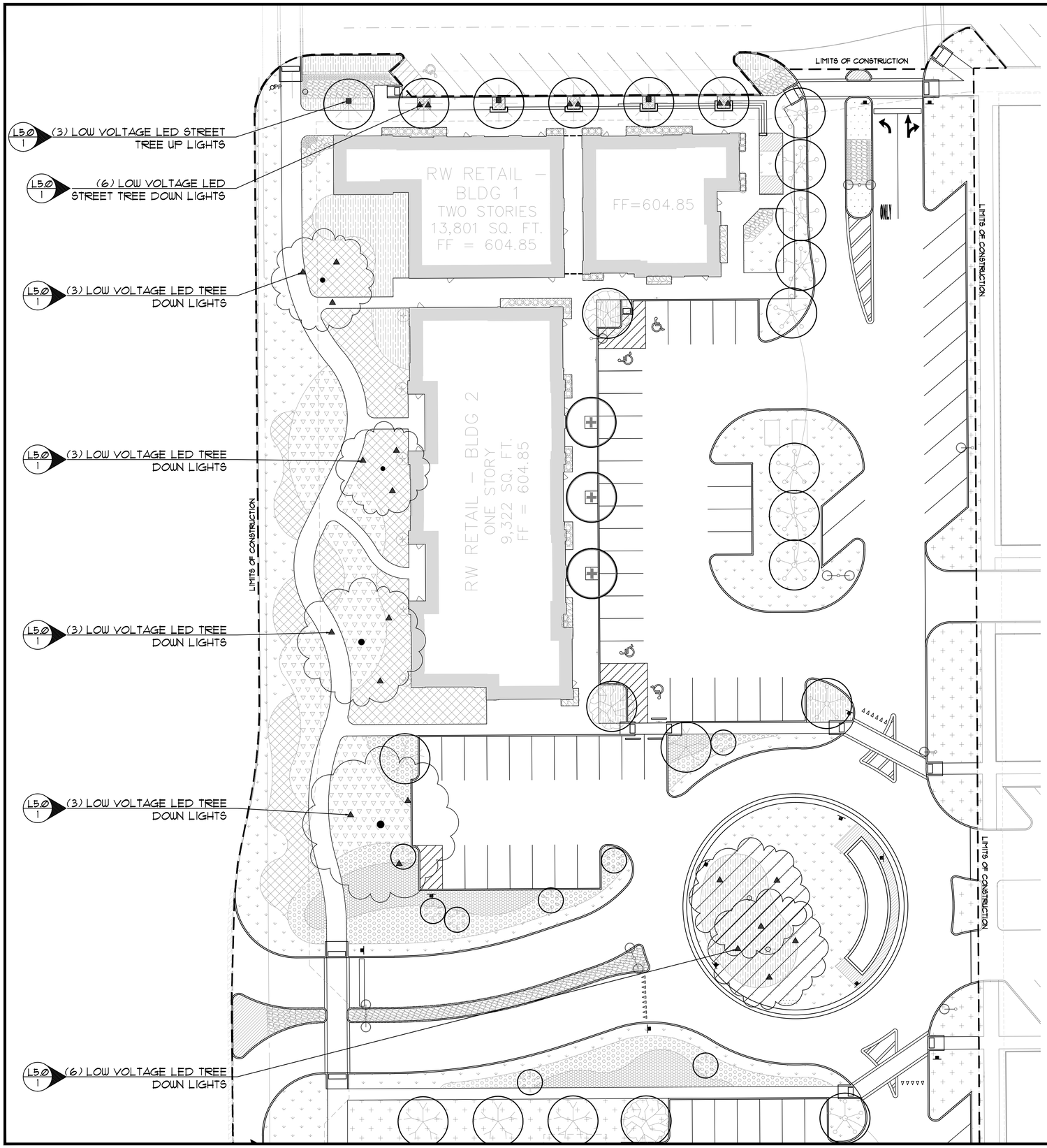


LEGEND

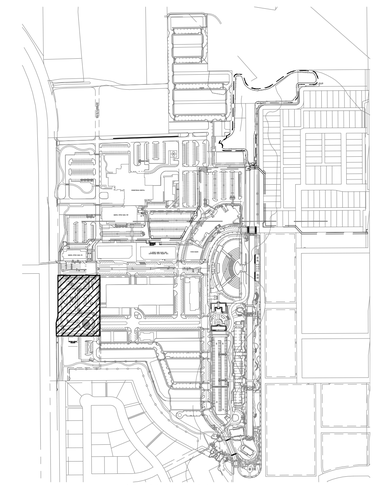
- LOW VOLTAGE LED TREE UP LIGHT
- LOW VOLTAGE LED TREE DOWN LIGHT

NORTH

20 0 20 40 60 Feet

SCALE: 1"=20'

LOCATOR MAP



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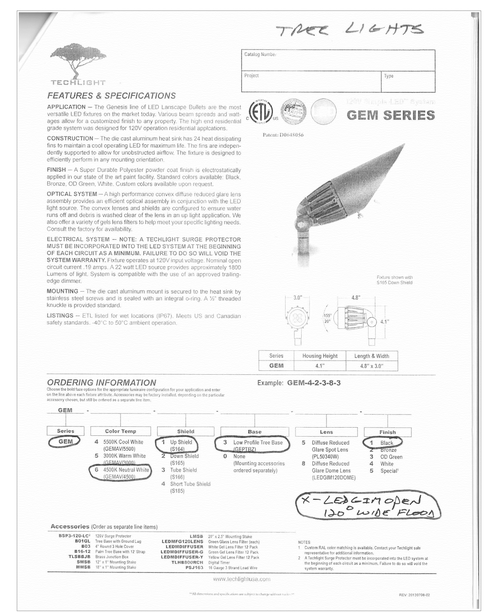

TREE LIGHTS

TECHLIGHT

Catalog Number:
Project:
Type:

FEATURES & SPECIFICATIONS

APPLICATION — The Genesis line of LED Lanscape Bullets are the most versatile LED fixtures on the market today. Various beam spreads and wattages allow for a customized finish to any property. The high end residential grade system was designed for 120V operation residential applications.

CONSTRUCTION — The die cast aluminum heat sink has 24 heat dissipating fins to maintain a cool operating LED for maximum life. The fins are independently supported to allow for unobstructed airflow. The fixture is designed to efficiently perform in any mounting orientation.

FINISH — A Super Durable Polyester powder coat finish is electrostatically applied in our state of the art paint facility. Standard colors available: Black, Bronze, OD Green, White. Custom colors available upon request.

OPTICAL SYSTEM — A high performance convex diffuse reduced glare lens assembly provides an efficient optical assembly in conjunction with the LED light source. The convex lenses and shields are configured to ensure water runs off and debris is washed clear of the lens in an up light application. We also offer a variety of gels lens filters to help meet your specific lighting needs. Consult the factory for availability.

ELECTRICAL SYSTEM – NOTE: A TECHLIGHT SURGE PROTECTOR MUST BE INCORPORATED INTO THE LED SYSTEM AT THE BEGINNING OF EACH CIRCUIT AS A MINIMUM. FAILURE TO DO SO WILL VOID THE SYSTEM WARRANTY. Fixture operates at 120V input voltage. Nominal open circuit current 16 amps. A 22 watt LED source provides approximately 1600 Lumens of light. System is compatible with the use of an approved trailing-edge dimmer.

MOUNTING — The die cast aluminum mount is secured to the heat sink by stainless steel screws and is sealed with an integral o-ring. A ½" threaded knuckle is provided standard.

LISTINGS — ETL listed for wet locations (IP67). Meets US and Canadian safety standards. -40°C to 50°C ambient operation.

GEM SERIES

Patent: D814,9156

Fixture shown with 5/165 Down Shield

Series	Housing Height	Length & Width
GEM	4.1"	4.8" x 3.8"

ORDERING INFORMATION

Example: GEM-4-2-3-8-3

GEM - - - - - -

Series	Color Temp	Shield	Base	Lens	Finish
GEM	4 5000K Cool White (5000MV0008)	1 Up Shield (5165)	3 Low Profile Tree Base (4822HL)	5 Diffuse Reduced Glare Spot Lens (PL9048W)	1 Black
	5 3000K Warm White (3000MV0008)	2 Down Shield (5166)	0 None (Mounting accessories ordered separately)	8 Diffuse Reduced Glare Dome Lens (LEGSMF2000BE)	2 Bronze
	6 4000K Neutral White (4000MV0008)	3 Tube Shield (5168)			3 OD Green
		4 Short Tube Shield (5169)			4 White
					5 Special

X-LED in open 120 wire FLOOD

Accessories (Order as separate line items)

ASP3-120-C7	120V Surge Protector	LRS9	20" x 2.5" Mounting Stake
BG165	Tree Base with Ground Lug	LEDSFCC12CLEWS	Green Gleare Lens Filter (each)
B-14-12	Pipe Tree Base 12" Drop	LEDSFCC12CLEYS	Yellow Gleare Lens Filter (each)
B-14-14	Pipe Tree Base with 14" Drop	LEDSHRFFUSERG-Y	Green Gel Lens Filter 12 Pack
TLSB8JB	Brass Junction Box	LEDSHRFFUSER-Y	Yellow Gel Lens Filter 12 Pack
SHR6B	12" x 7" Mounting Stake	TL-HR3CORE6	Digital Timer
SHR3B	24" x 7" Mounting Stake	PSJ153	15 Gauge 3 Strand Lead Wire

NOTES
1 Custom RAL color matching is available. Contact your Techlight sale representative for additional information.
2 A Techlight Surge Protector must be incorporated into the LED system at the beginning of each circuit as a minimum. Failure to do so will void the system warranty.

www.techlightusa.com

*TRB (Black Heavy-duty Rubber) Adjustable Height Adjusted Stake

REV: 20150708-00

1 LED LOW VOLTAGE LANDSCAPE LIGHT

SCALE: NOT TO SCALE

CONTACT JEFF HOINSKI AT SIGHT LIGHTING SOLUTIONS 800-225-0727

PRELIMINARY PLANS
INTERIM REVIEW
THIS DOCUMENT IS FOR
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES
JAMESON P. PINSON LANDSCAPE ARCHITECT
DATE 5/13/2016
REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON 2826 STATE OF TEXAS

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

OWNER/DEVELOPER
MRW INVESTORS, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-892-7200
Contact: MR. JACK DAWSON

THE RIVERWALK AT CENTRAL PARK

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RIVER WALK RETAIL

RIVER WALK RETAIL
Lot 1R, Block I
RIVER WALK RETAIL ADDITION
2.394 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LIGHTING PLAN

Drawn By:	
Date:	11/23/2015
Scale:	1"=20'
Revisions:	
12/18/2015	
01/13/2016	
03/21/2016	ASP
04/27/2016	

15238

L5.0

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Plotted: 5/13/2016 3:26 PM, by Scott Minnis; Saved: 5/13/2016 3:18 PM, by scott

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 7

DATE: May 23, 2016

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD16-0004 – The Pines of Flower Mound) to amend Planned Development District No. 82 (PD-82) with Retail District-2 (R-2) uses, by amending the Development Standard(s) to amend the Comprehensive Sign Package. The property is generally located south of Flower Mound Road and west of Gerault Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to amend the Comprehensive Sign Package (CSP) for The Pines shopping center at the southwest corner of Flower Mound Road and Gerault Road. The Town's Sign Code states that the purpose of a CSP is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration." The original CSP for The Pines was approved by the Town Council on November 1, 2004, as a part of PD-82. The CSP has been amended three times since 2004.

A redline and clean copy of the proposed changes are provided in Attachments B(1) and B(2). More information regarding this application can be found in the applicant's letter of intent (Attachment A(2)). The proposed changes are summarized as follows:

- Removed CSP signage letter size requirements and substitute with, "Maximum sign copy shall comply with Town regulations and owner sign requirements as shown in the CSP.
- Maximum copy length shall be no more than 80% of the tenant's store frontage or architectural feature.

- Wall signs shall be channel letter type and be individually applied to the building unless otherwise approved by owner. All signs will comply with the Town requirements.
- Channel letter internal lighting shall be in compliance with the Town requirements and subject to owner approval. (current CSP calls for white neon)
- Owner requests signage to be allowed on the south side elevation of Building 5 facing Gerault Road.

Comprehensive sign packages are expected to incorporate more than just architectural details to be considered "meritorious." In June 2013, in order to better illustrate the Town's expectation for meritorious design, the Planning and Zoning Commission recommended that a visual guide be created containing examples of appropriate CSPs in Flower Mound to be used as a reference guide for staff and prospective applicants (See Attachment A(3)).

III. CORRESPONDENCE

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

IV. ATTACHMENTS

A. Background Information

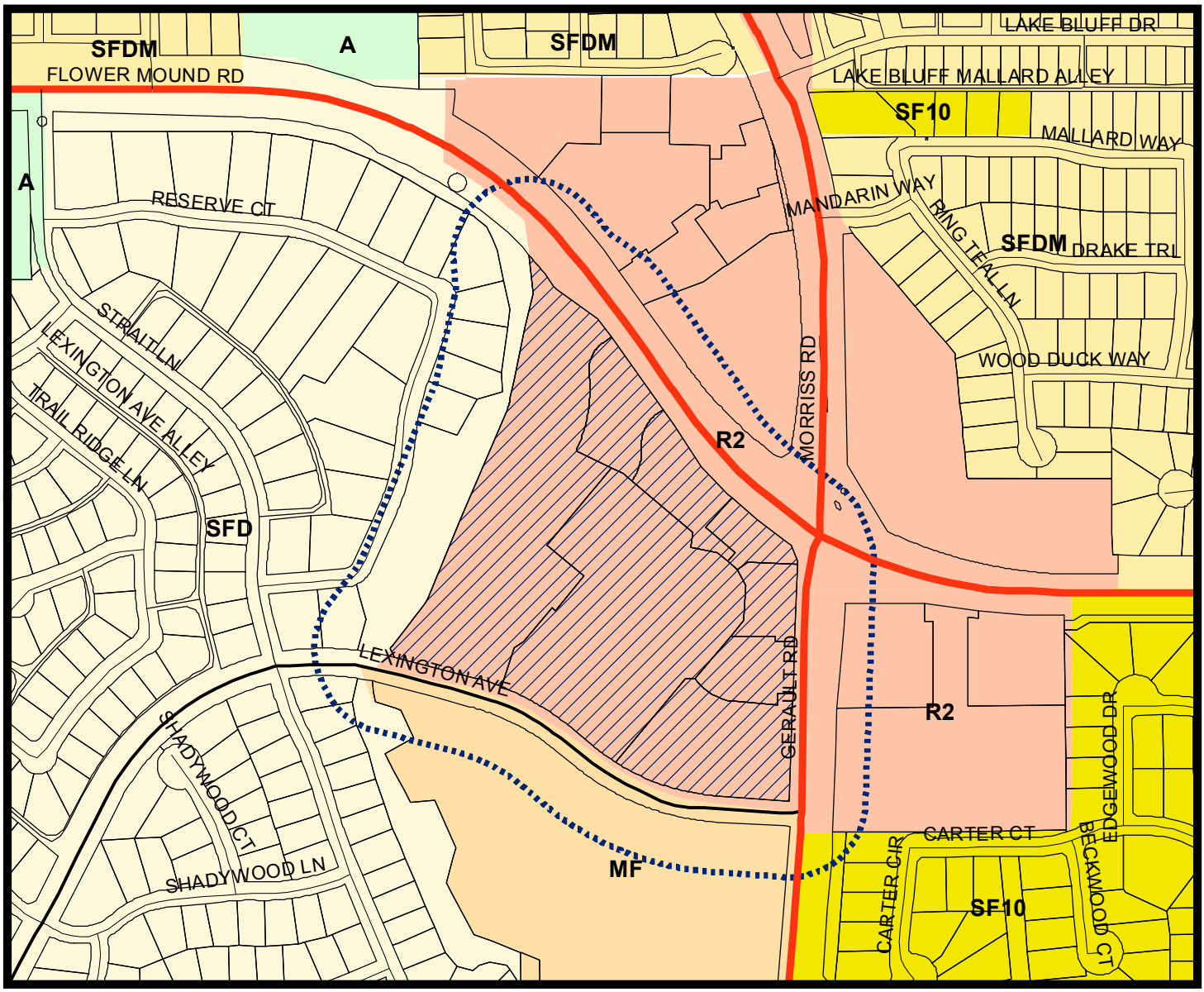
1. Vicinity Map
2. Letter of Intent
3. CSP Guidelines

B. Application Details

1. Comprehensive Sign Package (Redline)
2. Comprehensive Sign Package (Clean)

Vicinity Map

Reference Project: ZPD16-0004

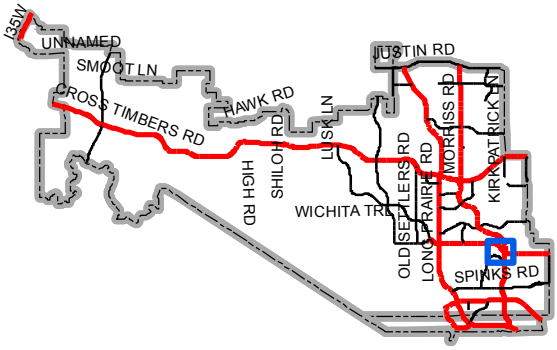


LEGEND

- Agriculture
- Retail 2
- Multi-Family
- Single Family Density
- Single Family 10
- Single Family Density Medium

Subject Property

200 ft Notification Buffer around Property



Map Location

0 315 630 1,260 Feet

May 13, 2016

LETTER OF INTENT

Request to amend the existing Comprehensive Sign Package
The Pines of Flower Mound

Rosebriar is a proud citizen of Flower Mound, and we have cultivated a strong relationship with the Town and its Residents. We understand that for any development to be truly successful, it must add measurable value to all stakeholders.

In the development phase, Flower Mound requested several buildings be moved up to the street frontage while the front doors faced toward the center of the development. We also added storefront glass to the backs of several buildings along with more landscaping and features to appear to have the rear of the buildings look similar to storefront. The building placement along with the pines, Dancing Waters fountain, and other amenities created a unique and special setting for our Flower Mound development which emphasized a land plan that mitigated unsightly parking fields. The development continues to draw many compliments, and Staff has suggested that other developers look at The Pines to get the feel of what the Flower Mound community wants in a development.

As the original developer and current owner of The Pines, we are requesting a change to our Comprehensive Sign Plan. We believe The Pines is a first class example of development in harmony with the Community. Flower Mound has made numerous revisions to its Sign Ordinance since our CSP was approved many years ago.

Rosebriar's intent is to revise and update our CSP to allow our tenants to meet the Town's current sign ordinance requirements while the CSP does provide some guidelines for signage size that tenants must also meet while conforming to the Town ordinance. Rosebriar must also continue to approve the tenants sign plans before submitting to the Town of Flower Mound for approval.

The Pines of Flower Mound consists of approximately 11.732 acres (*not* including the Kroger tract) and it is zoned R2. There are no proposed signs or monument signs.

We look forward to discussing Rosebriar's request to modify *The Pines* CSP and please contact Bill Hanks (Phone # 214-902-2287, ext 301 or email to bill@rosebriar.com) with any questions or comments.

- End -

Visual Representation of Comprehensive Sign Package Standards

Section 86-44 of the Town of Flower Mound Code of Ordinances states the purpose of the Comprehensive Sign Package (CSP) is:

> "…to allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

By providing CSPs, the Town recognizes that flexibility is warranted in some circumstances to address signs of exceptional quality or merit which may not comply with the Town's sign regulations.

At the direction of the Town Council, the Planning and Zoning Commission held a work session on June 10, 2013, for the purpose of clarifying the intent of the CSP regulations. After some discussion, the Commission agreed that: 1) the CSP ordinance is intended to be applied to larger-scale developments with unique conditions, not individual tenants or buildings; and 2) the creation of a visual guide will help to provide some clarity to the Town's expectation for "meritorious design."

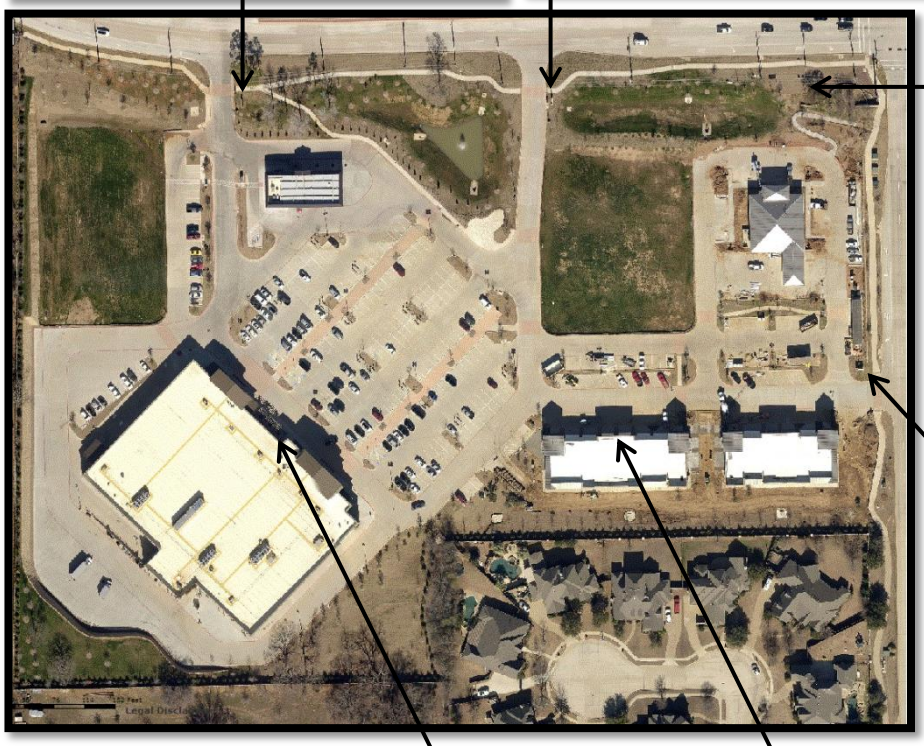
Comprehensive sign packages are expected to incorporate more than just architectural details to be considered "meritorious." It is recommended that the specific elements listed below be part of any proposal:

- Signs promoting uniformity within the development
- Monument signs incorporated into and complemented by the surrounding landscaping
- Signs sufficient in number / size and suitably located to provide for business identification without creating visual clutter
- Signs that function harmoniously with adjacent properties
- Signs with appropriate text size to make them legible for passing motorists
- Signs that integrate both quality materials and design consistent with the high aesthetic standards and community character of the Town

The following examples are being provided as a visual representation of signage that meets the intent of "meritorious design" in Flower Mound:

Example 1: Cross Timbers Village

"Meets the Intent"



Example 2: The Pines of Flower Mound

"Meets the Intent"

Example 3: The River Walk at Central Park Medical Park

"Meets the Intent"

"Does NOT Meet the Intent"

The following examples would **not** be considered "meritorious design" due to the quality, design, number, size, location, and integration of the signs within the development as a whole.

Ex. 1: Visually cluttered by too many signs

Ex. 2: Some tenant signs too small

Ex. 3: Lack of unified theme

THE PINES *of Flower Mound*

AMENDED AND RESTATED
COMPREHENSIVE SIGN PACKAGE

Exhibit "I"

~~30th September 2004~~
February 2016

Town of Flower Mound
TOWN SECRETARY'S OFFICE
OFFICIAL FILE COPY

THE PINES AT FLOWERMOUND

INDEX

INTRODUCTION
Intent
Submission Requirements
Responsibilities, Limitations, Liabilities

KEY PLAN
Site Plan (Fig. 1)

TENANT FACIA SIGNS
Description
Elevations (Fig. 2, Fig. 3)
Detail (Fig. 4)

MONUMENT SIGNS
Description
Detail (Fig. 7)

OUTDOOR DISPLAY TOWER SIGNS
Description
Elevations (Fig. 8)

PROJECT IDENTIFICATION SIGNS
Description
Elevations (Fig. 9)

INTRODUCTION

Intent

The purpose of this criterion is to establish the standards for the configuration, fabrication, installation and operation of tenant signage at properties that are owned and operated by Rosebriar Flower Mound, L.P. ~~Arlington~~, L.P. or its successors-in-interests ("Rosebriar" or "Landlord").

Compliance with these regulations ensures the tenant of a sign, which meets industry standards of materials and fabrication. It ensures the center's owners of properly installed signage and in addition, a center free of poorly designed, fabricated and installed signs.

Submission Requirements:

This booklet should be given to your sign contractor to serve as a guide in preparing his design and cost estimates for you. Your sign contractor must have this booklet in order to give you a price that reflects a sign that complies with standards outlined in this booklet.

To obtain our approval, your sign contractor must submit two~~four~~ copies via email of your fabrication drawings to the offices of Rosebriar. These drawings must show:

1. The sign elevation on the full extent of the storefront.
2. Full specifications of all materials and colors in the sign.
3. One or more section drawings as necessary to describe the methods of assembly and electrical components used.

These drawings should be sent to the offices of Rosebriar ~~Arlington~~Flower Mound, L.P. PO Box No. 541208, Dallas, TX-75354.

After submission documents are received, Rosebriar Flower Mound, ~~Arlington,~~ L.P. will provide a letter of approval to the tenant, which is to be submitted to the town of Flower Mound as part of the request for sign permit.

RESPONSIBILITIES, LIMITATIONS, LIABILITIES

~~All tenants must have a sign that conforms to these sign criteria.~~

No sign may be erected on the buildings or property without first securing the written approval of Rosebriar AND all signs shall comply with Town of Flower Mound requirements ~~Corporation~~.

All permits as required by local building, or sign codes shall be obtained by the tenant or his sign contractor.

All costs for permitting, fabrication, and installation shall be borne by the tenant.

~~Sign message shall consist of store name only. Descriptions of services, symbols, product names or merchandise trade names are prohibited.~~

Channelume construction, utilizing "Armor-Ply" Plywood as letter backs is prohibited.

Banners, Flags or pennants (to include "Coming Soon" signs) are approved with approval from Rosebriar and conformance to the town on Flower Mound sign ordinance.

Box signs are prohibited.

Flashing Signs are prohibited.

Exposed neon signs are prohibited

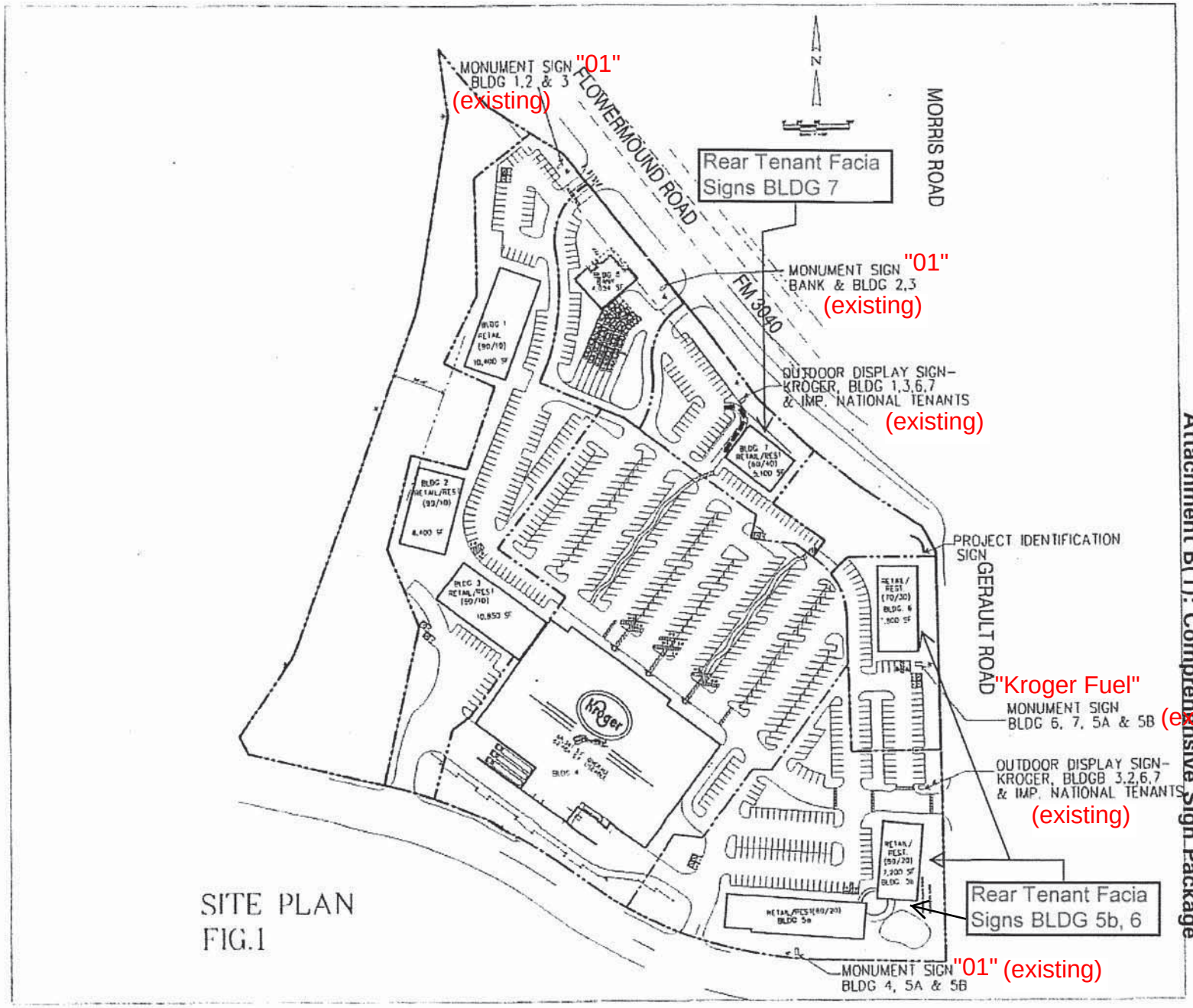
Portable, trailer, changeable copy signs are prohibited.

Visible sign company names on tenant signage are prohibited.

The tenant and his sign contractor will be held liable for all costs required to move and/or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to these criteria.

Tenant~~Rosebriar~~ will remove any signs prohibited by these criteria, at the tenant's expense, and if not removed by Tenant, Rosebriar has the right to remove at Tenant's expense.

All ground signs shall be set back 15' from any public right of way.



SITE PLAN
FIG.1

WALL SIGNAGE:

TENANT FACIA SIGNS

LETTER STYLE

Per tenant's discretion with ~~landlord~~ Rosebriar approval as long as letter style meets Town of Flower Mound requirements.

SIGN AND TYPE OF SIGN

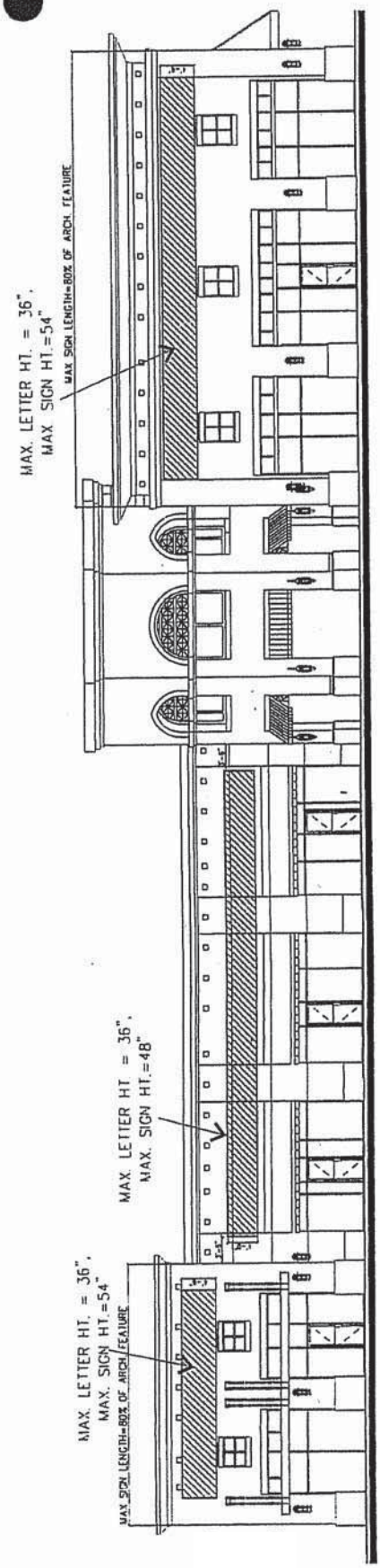
~~Maximum copy height: 36"~~
~~Minimum copy height: 12"~~
Sign dimensions shall comply with the Town of Flower Mound Sign Ordinance. Rosebriar's sign dimensions requirements shall comply with those set forth in the attached elevation exhibits UNLESS otherwise approved by Rosebriar.
Maximum copy length: No more than 80% of the tenant's store frontage or architectural feature.~~, whichever is smaller.(i.e. a tenant with 20' of Store Frontage is allowed a maximum sign length of 16')~~
Wall Signs shall be channel letter type and be individually applied to the building UNLESS otherwise approved by Rosebriar. ~~Individually backlighted aluminum reverse channel letters.~~

TYPEFACE AND COLORS

Typeface and logos are subject to ~~Landlord~~ Rosebriar approval.
Letters to match PPG Duranar finish "Ivory" UC54412 or equal sign paint.
~~Neon shall be 6500 white.~~ Internal lighting shall be in compliance with the Town of Flower Mound requirements and subject to Rosebriar approval.

INSTALLATION

Final electrical book-up shall be performed by a licensed electrician. Shop drawings shall be submitted to ~~the landlord~~Rosebriar for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with the Town
of Flower Mound Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, ~~J Box and rigid conduit to panel by landlord, w~~Wiring by tenant. Plenum accessible through access panels in wall above storefront.


MAX. LETTER HT. = 36",
MAX SIGN HT.=54"
MAX SIGN LENGTH=80% OF ARCH FEATURE
MAX. LETTER HT = 36",
MAX. SIGN HT.=48"
MAX. LETTER HT. = 36",
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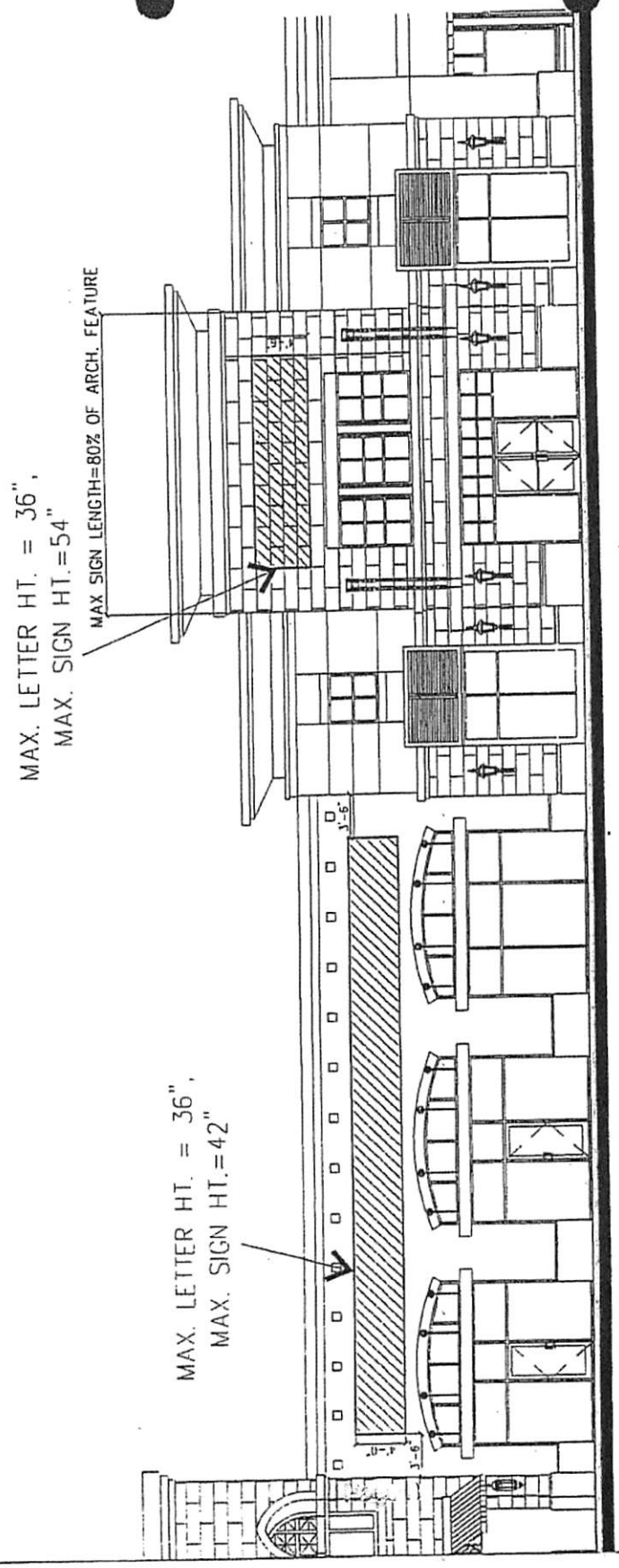
MAX SIGN LENGTH=80% OF ARCH FEATURE

FIG. 2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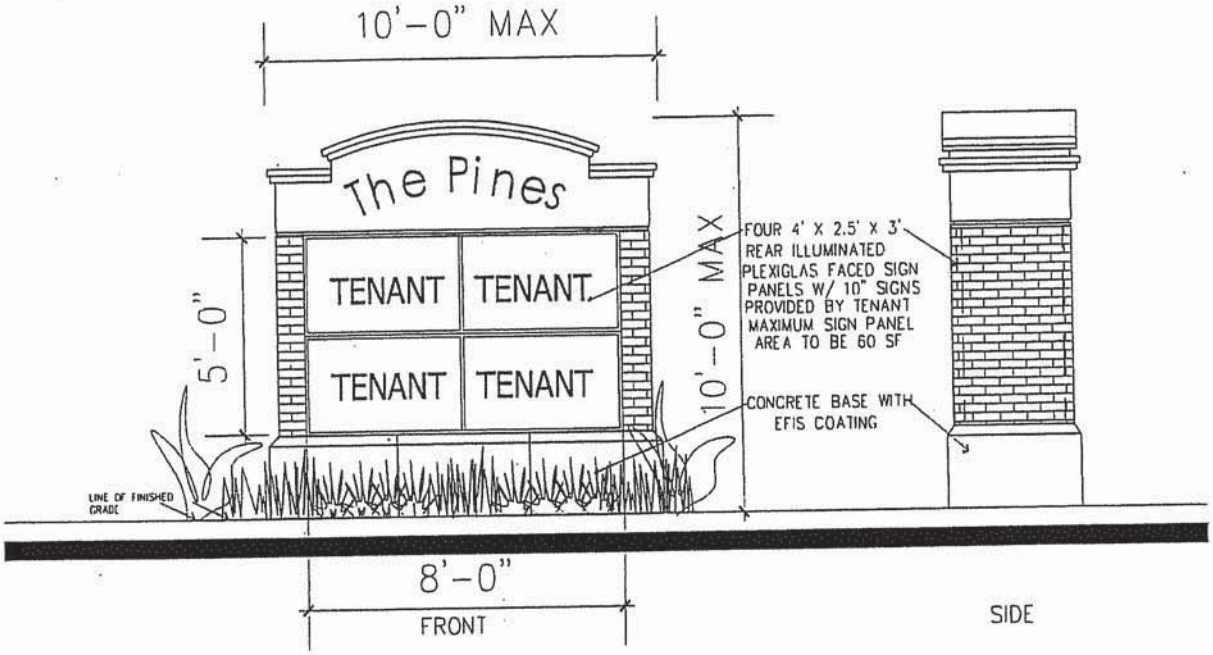
1'-6"

FIG. 3

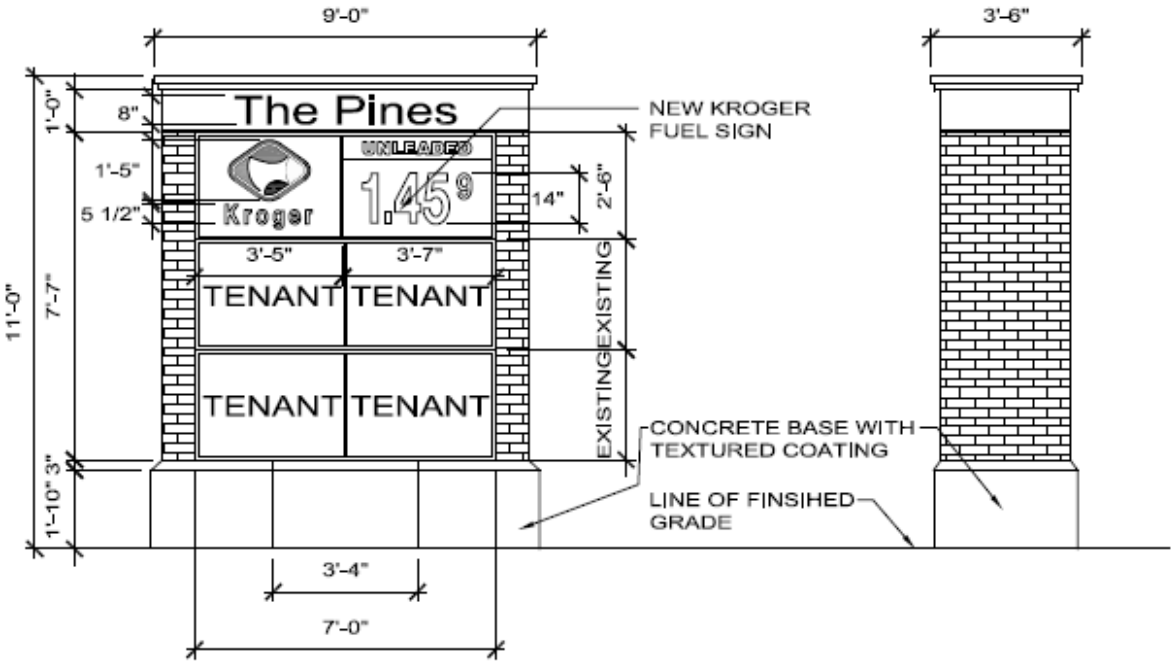


01 MONUMENT SIGN

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

Fig. 7

Kroger Fuel Monument Sign



1 MODIFIED SIGN

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

OUTDOOR DISPLAY SIGNS

TYPE OF SIGN

The outdoor display signs are 25'-0" high x 15'-0" wide x 4'-0" deep with brick and Eifs finish system over metal stud frame. " THE PINES of Flower Mound" letters written in reverse channel aluminum letters with PPG Duranar "Ivory" UC 54412 colors finish. Each sign has two 12'-6" high x 8'-8" wide recessed sign boxes (one on each face) with 5 rear illuminated tenant ivory Plexiglas sign panels with vinyl letters.

SIZE OF LETTERS

Sign area: Anchor tenant will have 8'-4" wide x 3'-6" rear lighted sign panel .
Four tenants will have 8'-4" wide x 2'-1" rear lighted sign panel .

NUMBER AND LOCATION

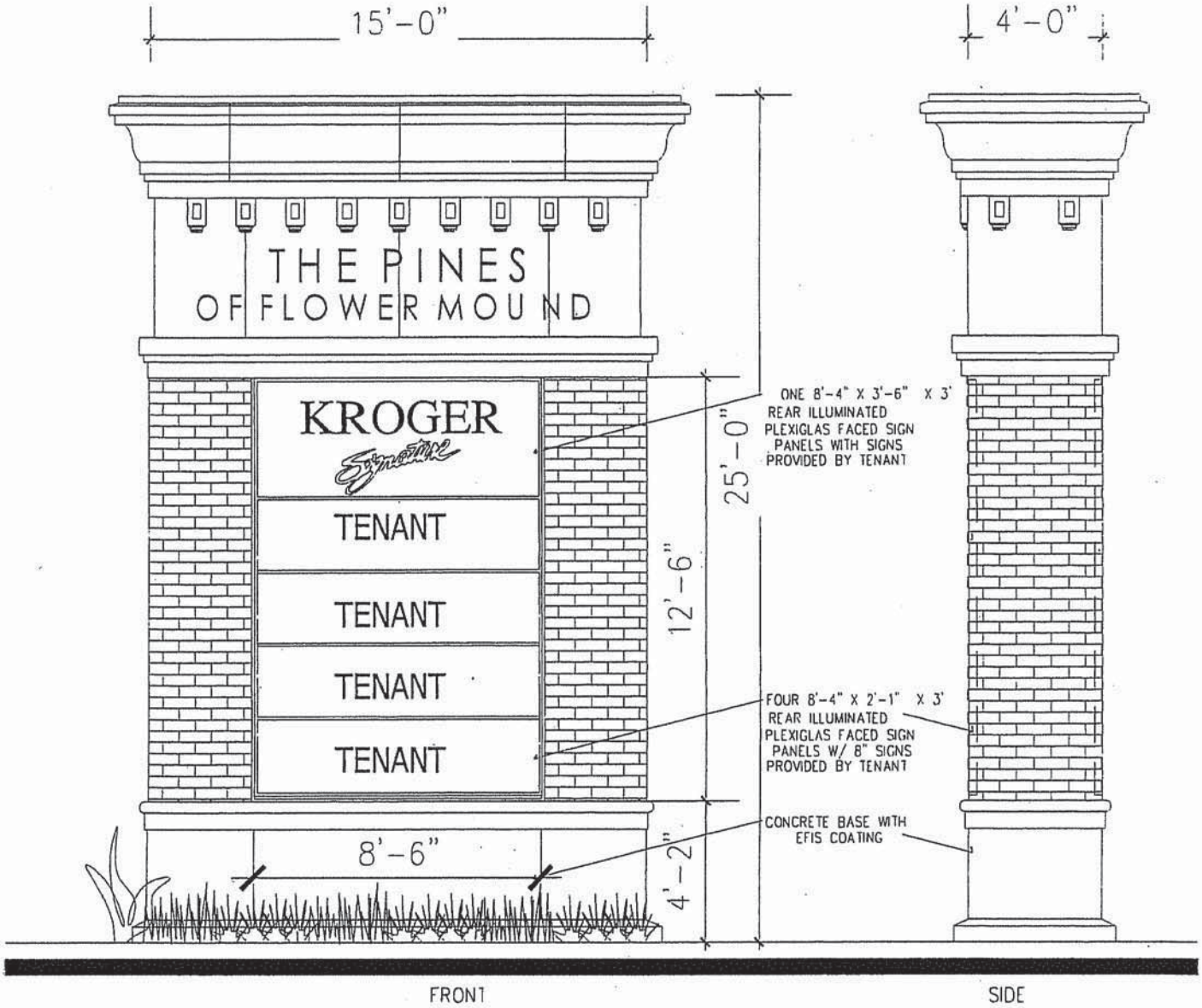
There are 5 tenant sign panels on two faces of the monument sign walls.

TYPEFACE AND COLOR

Logos & typefaces colors are subject to landlord approval.

INSTALLATION

A licensed electrician shall perform final electrical hook-up. Shop drawings shall be submitted to the landlord for approval. All signage shall be in accordance with the Town of Flower Mound Codes and Ordinances, and the National Electric Code. Transformer to be located inside the monument sign base, J box and rigid conduit to panel by landlord, wiring by tenant.



02 OUTDOOR DISPLAY SIGN

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

Fig. 8

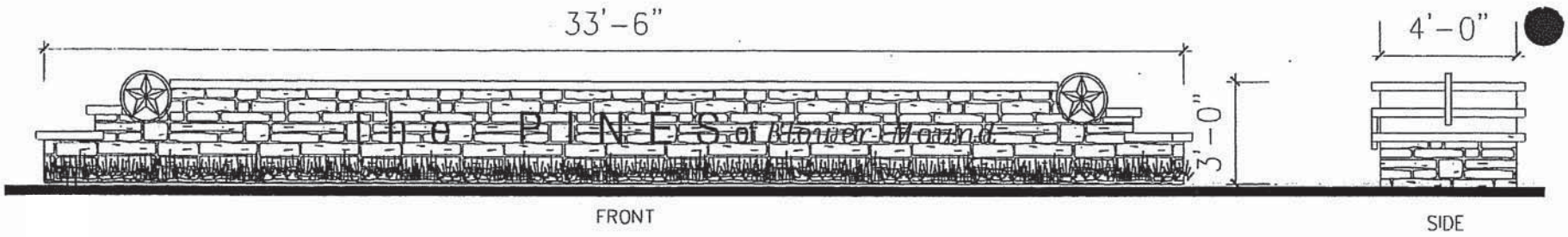
PROJECT IDENTIFICATION SIGNS

TYPE OF SIGN

The outdoor display sign are 33'-6" wide x 3'-0" wide x 4'-0" deep with simulated system over metal stud frame. " THE PINES at Flower Mound" written in 24" high reverse channel aluminum letters with black or bronze finish.

INSTALLATION

A licensed electrician shall perform final electrical hook-up. Shop drawings shall be submitted to the landlord for approval. All signage shall be in accordance with the Town of Flower Mound Codes and Ordinances, and the National Electric Code. Transformer to be located inside the monument sign base, J box and rigid conduit to panel by landlord, wiring by tenant.

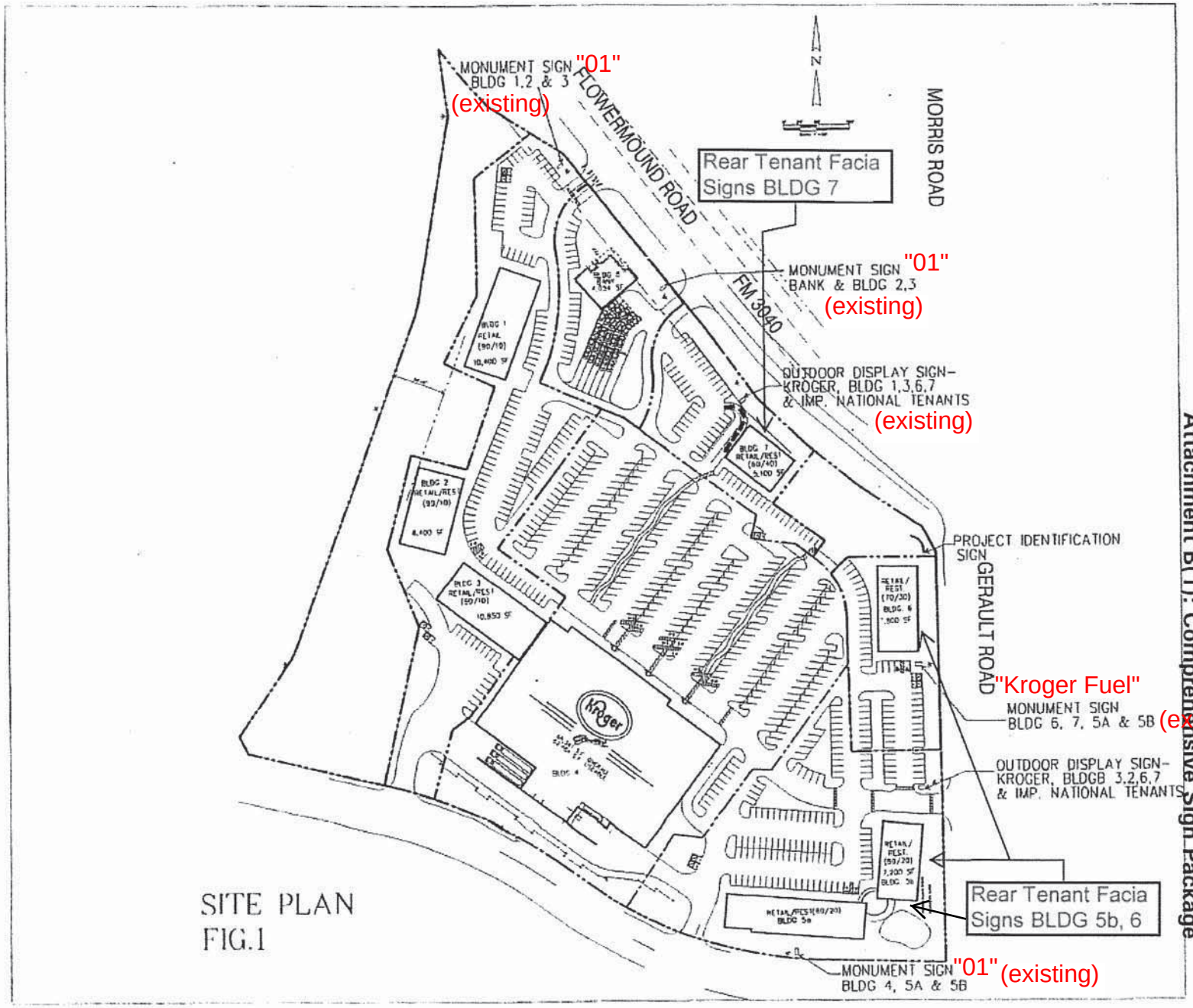


03 PROJECT IDENTIFICATION SIGN

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

Fig. 9

Town of Flower Mound
TOWN SECRETARY'S OFFICE
OFFICIAL ORDINANCE COPY



Attachment B(1): Comprehensive Sign Package

THE PINES *of Flower Mound*

AMENDED AND RESTATED

COMPREHENSIVE SIGN PACKAGE

Exhibit "I"

February 2016

Town of Flower Mound
TOWN SECRETARY'S OFFICE
OFFICIAL FILE COPY

THE PINES AT FLOWERMOUND

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INTRODUCTION
Intent
Submission Requirements
Responsibilities, Limitations, Liabilities

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Elevations (Fig. 2, Fig. 3)
Detail (Fig. 4)

MONUMENT SIGNS
Description
Detail (Fig. 7)

OUTDOOR DISPLAY TOWER SIGNS
Description
Elevations (Fig. 8)

PROJECT IDENTIFICATION SIGNS
Description
Elevations (Fig. 9)

INTRODUCTION

Intent

The purpose of this criterion is to establish the standards for the configuration, fabrication, installation and operation of tenant signage at properties that are owned and operated by Rosebriar Flower Mound, L.P., L.P. or its successors-in-interests (“Rosebriar” or “Landlord”).

Compliance with these regulations ensures the tenant of a sign, which meets industry standards of materials and fabrication. It ensures the center's owners of properly installed signage and in addition, a center free of poorly designed, fabricated and installed signs.

Submission Requirements:

This booklet should be given to your sign contractor to serve as a guide in preparing his design and cost estimates for you. Your sign contractor must have this booklet in order to give you a price that reflects a sign that complies with standards outlined in this booklet.

To obtain our approval, your sign contractor must submit two copies via email of your fabrication drawings to the offices of Rosebriar. These drawings must show:

1. The sign elevation on the full extent of the storefront.
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After submission documents are received, Rosebriar Flower Mound, L.P. will provide a letter of approval to the tenant, which is to be submitted to the town of Flower Mound as part of the request for sign permit.

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Channelume construction, utilizing "Armor-Ply" Plywood as letter backs is prohibited.

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Box signs are prohibited.

Flashing Signs are prohibited.

Exposed neon signs are prohibited

Portable, trailer, changeable copy signs are prohibited.

Visible sign company names on tenant signage are prohibited.

The tenant and his sign contractor will be held liable for all costs required to move and/ or correct signs, sign installations and damage to buildings caused by signs or installations which do not conform to these criteria.

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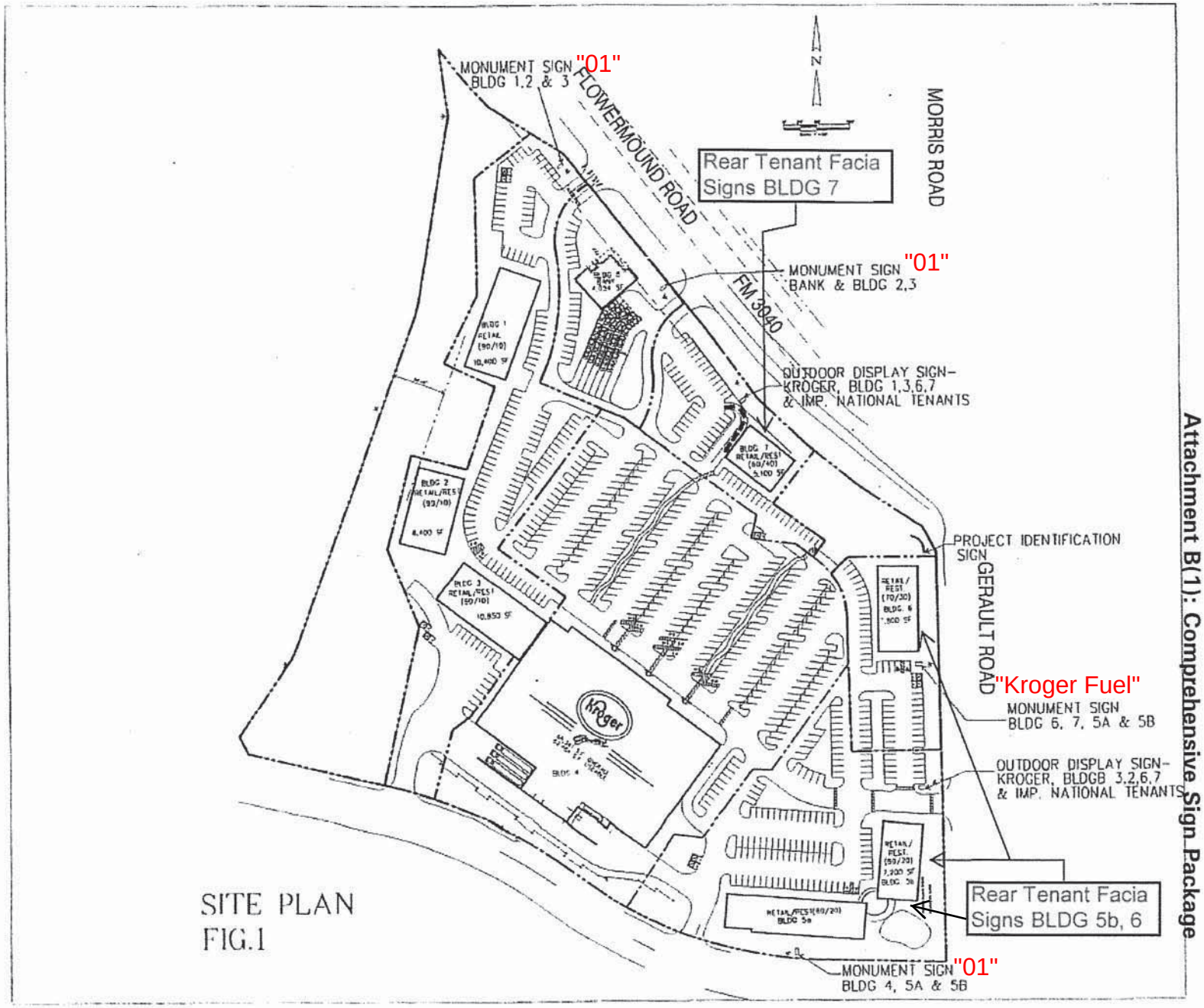

SITE PLAN
FIG.1

Attachment B(1): Comprehensive Sign Package

WALL SIGNAGE:

TENANT FACIA SIGNS

LETTER STYLE

Per tenant's discretion with Rosebriar approval as long as letter style meets Town of Flower Mound requirements.

SIGN AND TYPE OF SIGN

Maximum sign copy shall comply with Town of Flower Mound regulations and Rosebriar sign requirements as shown in The Pines of Flower Mound Comprehensive Sign Package.
Maximum copy length: No more than 80% of the tenant's store frontage or architectural feature.
Wall Signs shall be channel letter type and be individually applied to the building UNLESS otherwise approved by Rosebriar.

TYPEFACE AND COLORS

Typeface and logos are subject to Rosebriar approval.
Letters to match PPG Duranar finish "Ivory" UC54412 or equal sign paint.
Internal lighting shall be in compliance with the Town of Flower Mound requirements and subject to Rosebriar approval.

INSTALLATION

Final electrical book-up shall be performed by a licensed electrician. Shop drawings shall be submitted to Rosebriar for approval. All penetrations through the masonry shall be through the mortar joints. All signage installation shall be in accordance with the Town of Flower Mound Codes and Ordinances, and the National Electrical Code. Transformer to be located in soffit plenum, Wiring by tenant. Plenum accessible through access panels in wall above storefront.

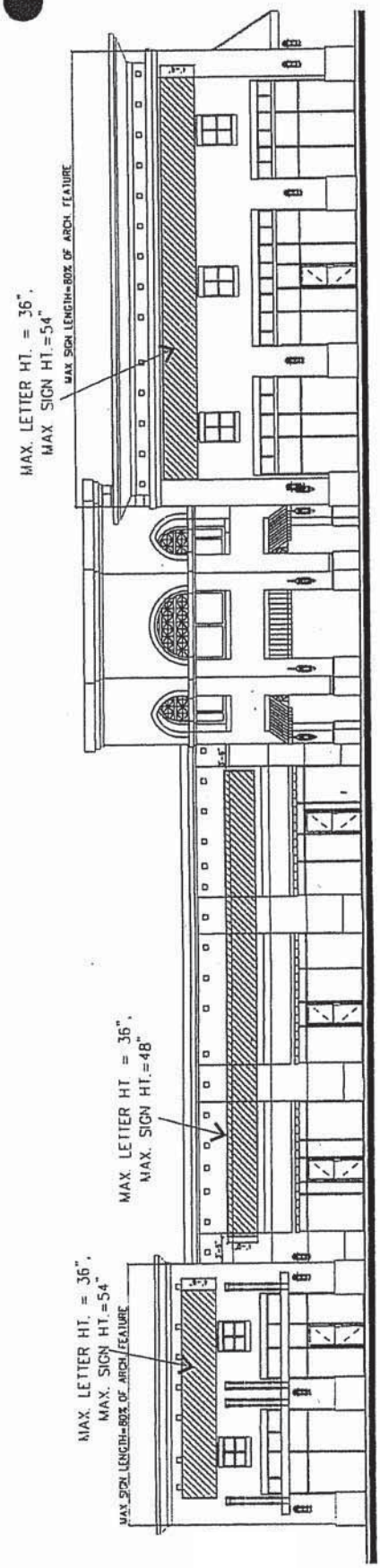
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FIG. 2

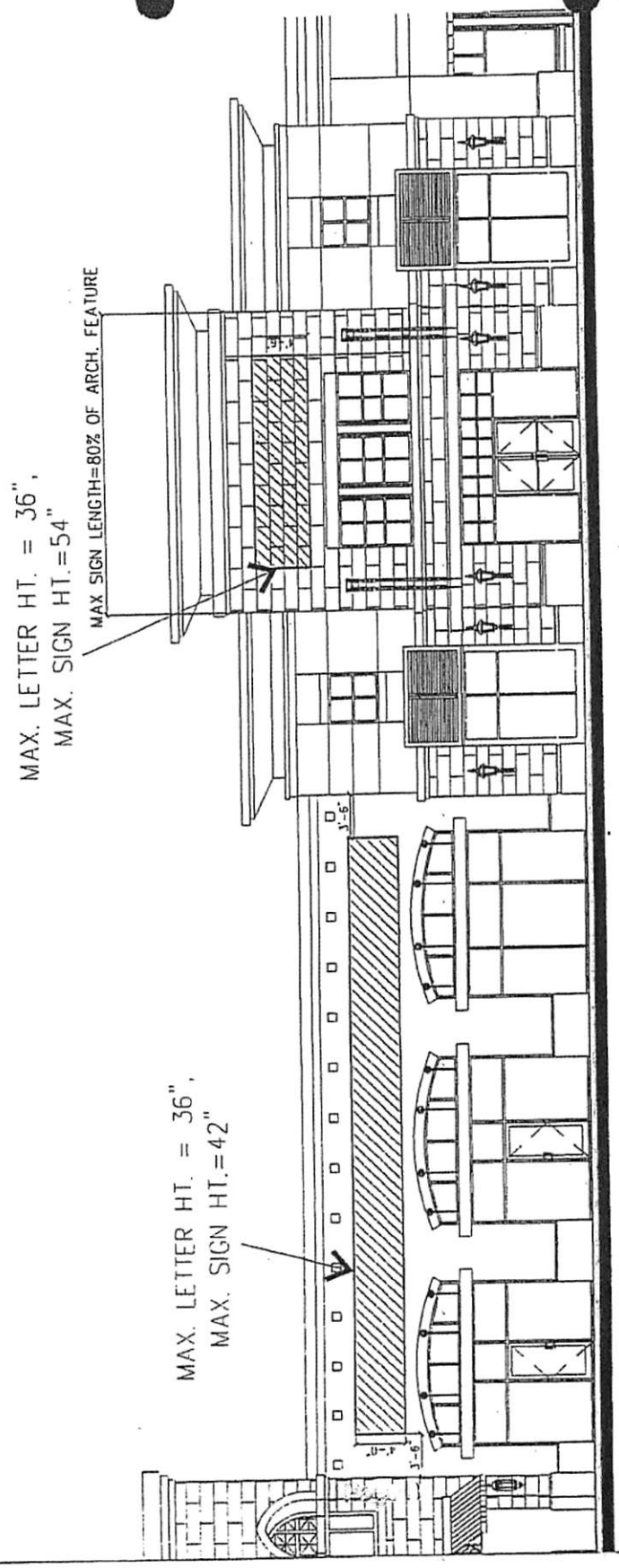
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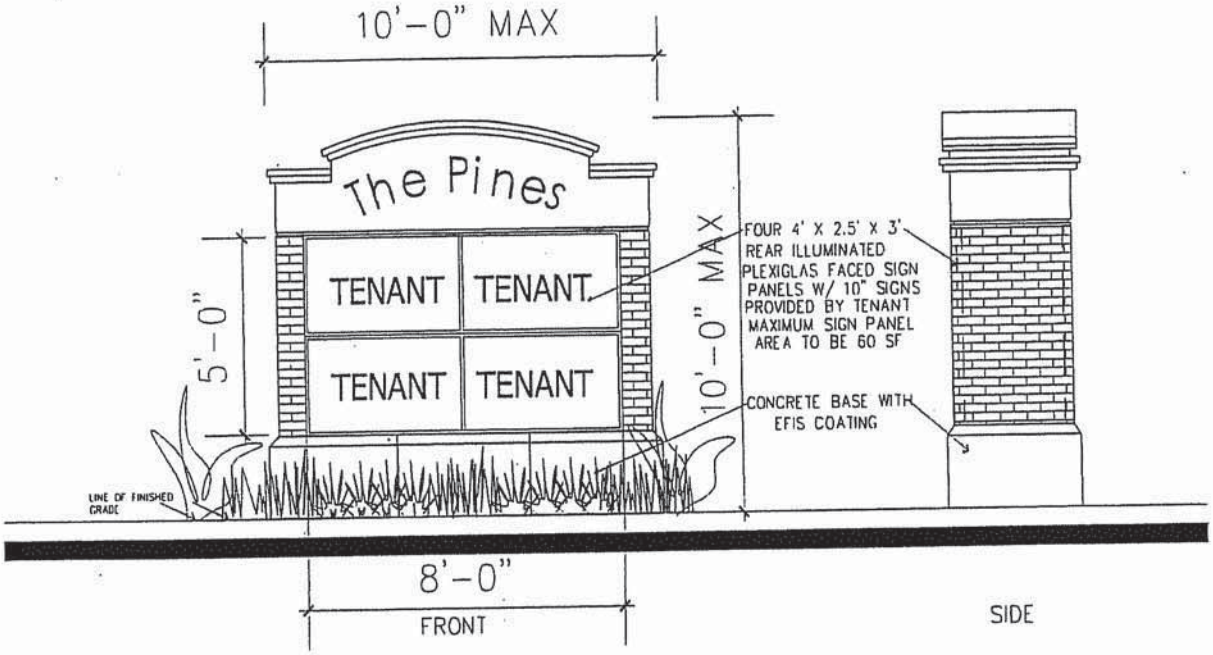
FIG. 3

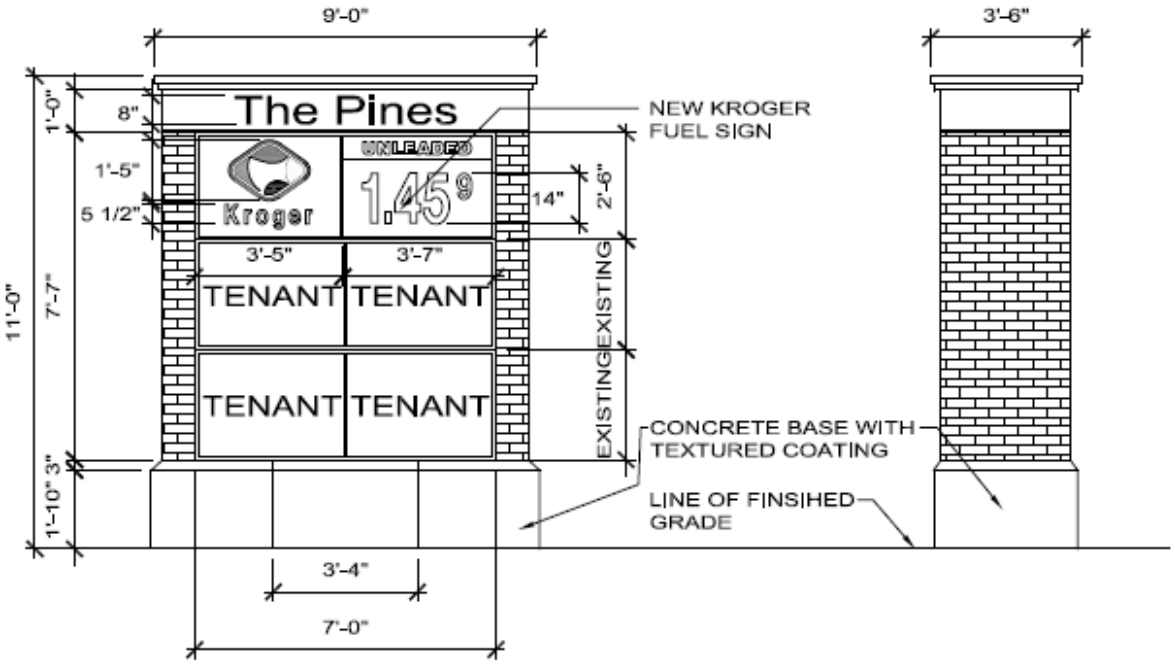


01 MONUMENT SIGN

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

Fig. 7

Kroger Fuel Monument Sign



1 MODIFIED SIGN

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TYPE OF SIGN

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SIZE OF LETTERS

Sign area: Anchor tenant will have 8'-4" wide x 3'-6" rear lighted sign panel .
Four tenants will have 8'-4" wide x 2'-1" rear lighted sign panel .

NUMBER AND LOCATION

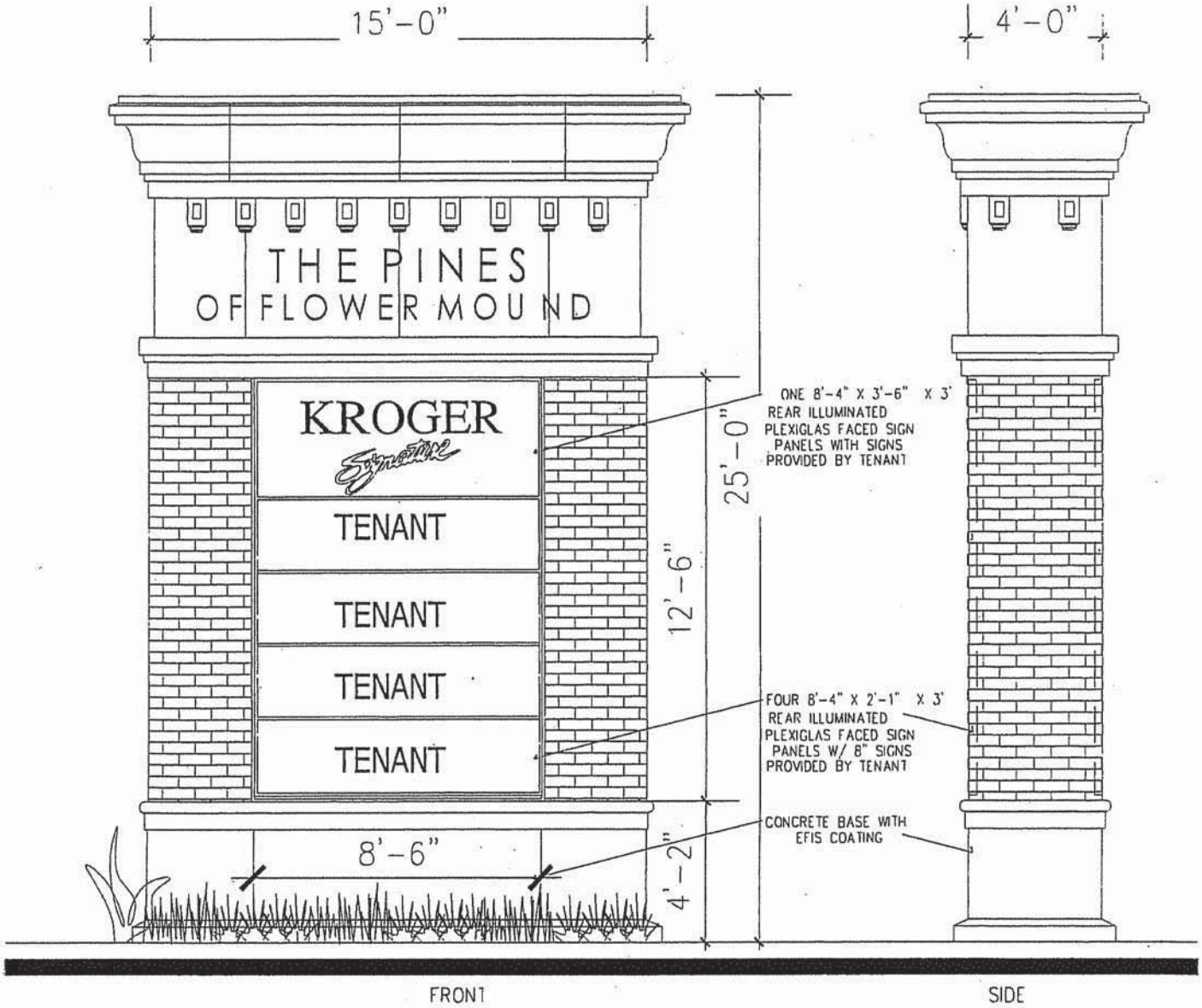
There are 5 tenant sign panels on two faces of the monument sign walls.

TYPEFACE AND COLOR

Logos & typefaces colors are subject to landlord approval.

INSTALLATION

A licensed electrician shall perform final electrical hook-up. Shop drawings shall be submitted to the landlord for approval. All signage shall be in accordance with the Town of Flower Mound Codes and Ordinances, and the National Electric Code. Transformer to be located inside the monument sign base, J box and rigid conduit to panel by landlord, wiring by tenant.



02 OUTDOOR DISPLAY SIGN

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

Fig. 8

PROJECT IDENTIFICATION SIGNS

TYPE OF SIGN

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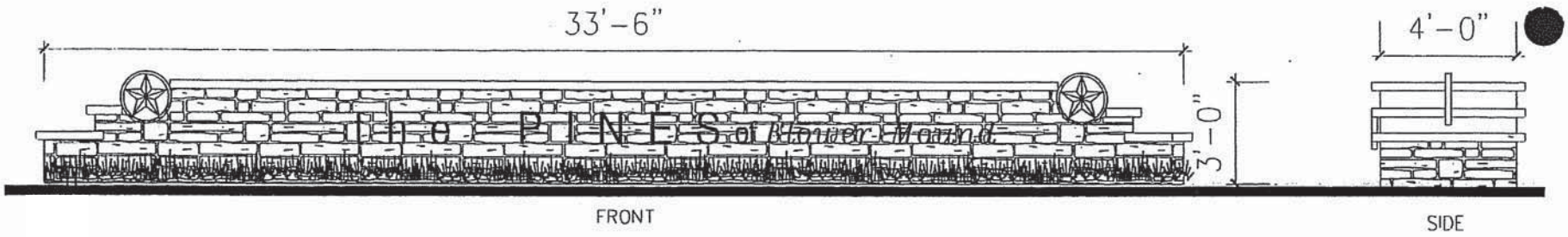
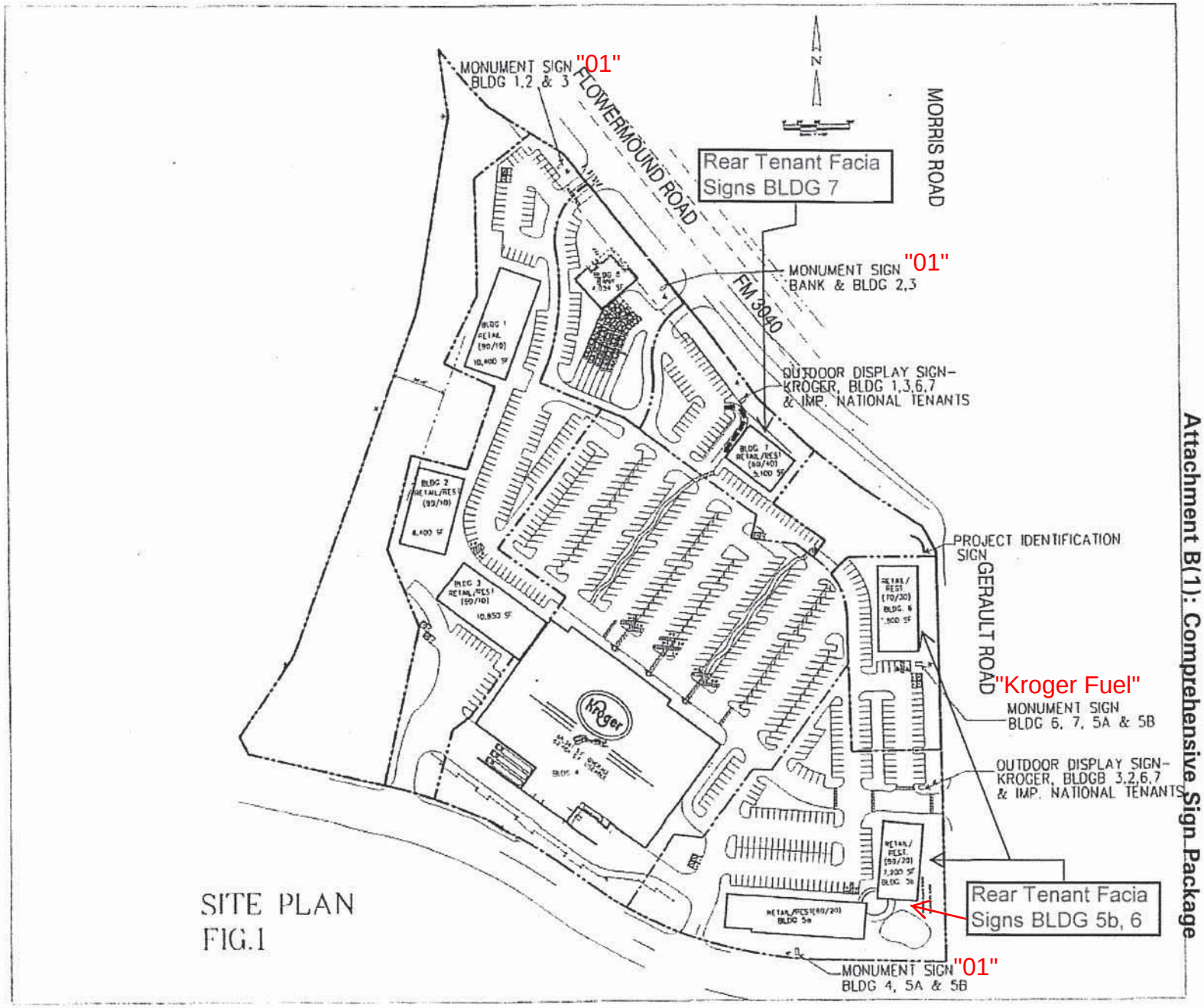


03 PROJECT IDENTIFICATION SIGN

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

Fig. 9

Town of Flower Mound
TOWN SECRETARY'S OFFICE
OFFICIAL ORDINANCE COPY



SITE PLAN
FIG.1

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 8

DATE: May 23, 2016

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Record Plat (RC16-0006 – Prairie Commons) to create a non-residential subdivision. The property is generally located north of Sagebrush Drive and west of Yucca Drive.**

I. ITEM SUMMARY

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

A companion site plan application (SP16-0005) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create one buildable nonresidential lot as a part of the Prairie Commons development. The subject property is undeveloped and contains 4.76 acres of land. The proposed plat dedicates easements required for construction of seven retail and office buildings. No right-of-way dedication is required with this plat. Access to the development is provided via Yucca Drive and access easements to the north, west and south.

On September 21, 2015, the Town Council approved a request for rezoning (ZPD15-0009 – Prairie Commons) from Single-Family District-10 (SF-10) to Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses with certain modifications, exceptions and waivers to the Code of Ordinances (see companion site plan application for more information). The proposed record plat application is consistent with the approved PD-142 standards.

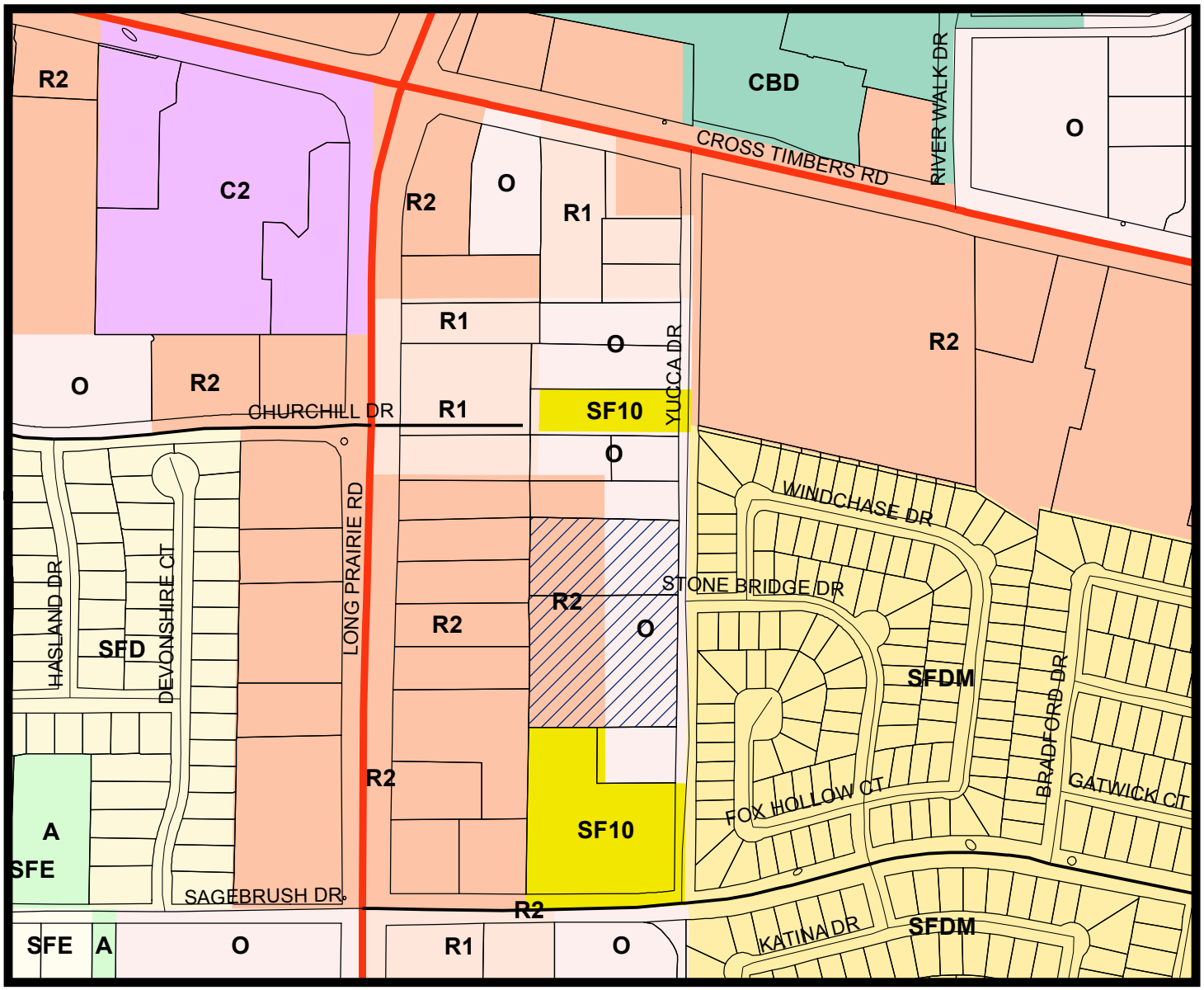
III. ATTACHMENTS

A. Background Information
1. Vicinity Map
2. Letter of Intent

B. Application Details
1. Record Plat Package

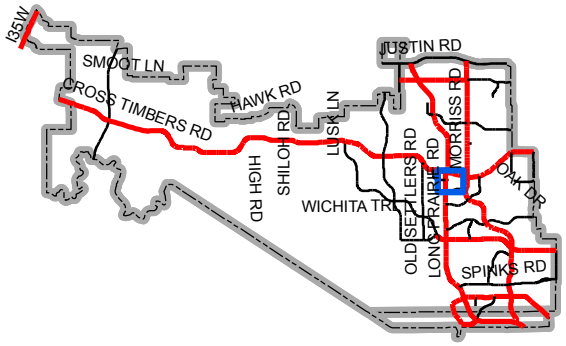
Vicinity Map

Reference Project: RC16-0006



LEGEND

- Agriculture
- Retail 2
- Central Business District
- Office
- Retail 1
- Single Family 10
- Single Family Density Medium
- Commercial 2
- Single Family Density
- Subject Property



Map Location

0 315 630 1,260 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

February 8, 2016

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

RE: Prairie Commons – Record Plan and Site Plan Applications
G&A Job Number 14210

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat and Site Plan Application for the Prairie Commons development. The property is approximately 4.755 acres. The property is located on the West side of Yucca Drive directly across the street from the intersection of Yucca Drive and Stone Bridge Drive.

The proposed improvements will consist of 7 buildings with the proposed uses of retail and commercial. The buildings will all be similar in design and some will incorporate murals on their facades. Building architecture will be in line with the approved zoning plan.

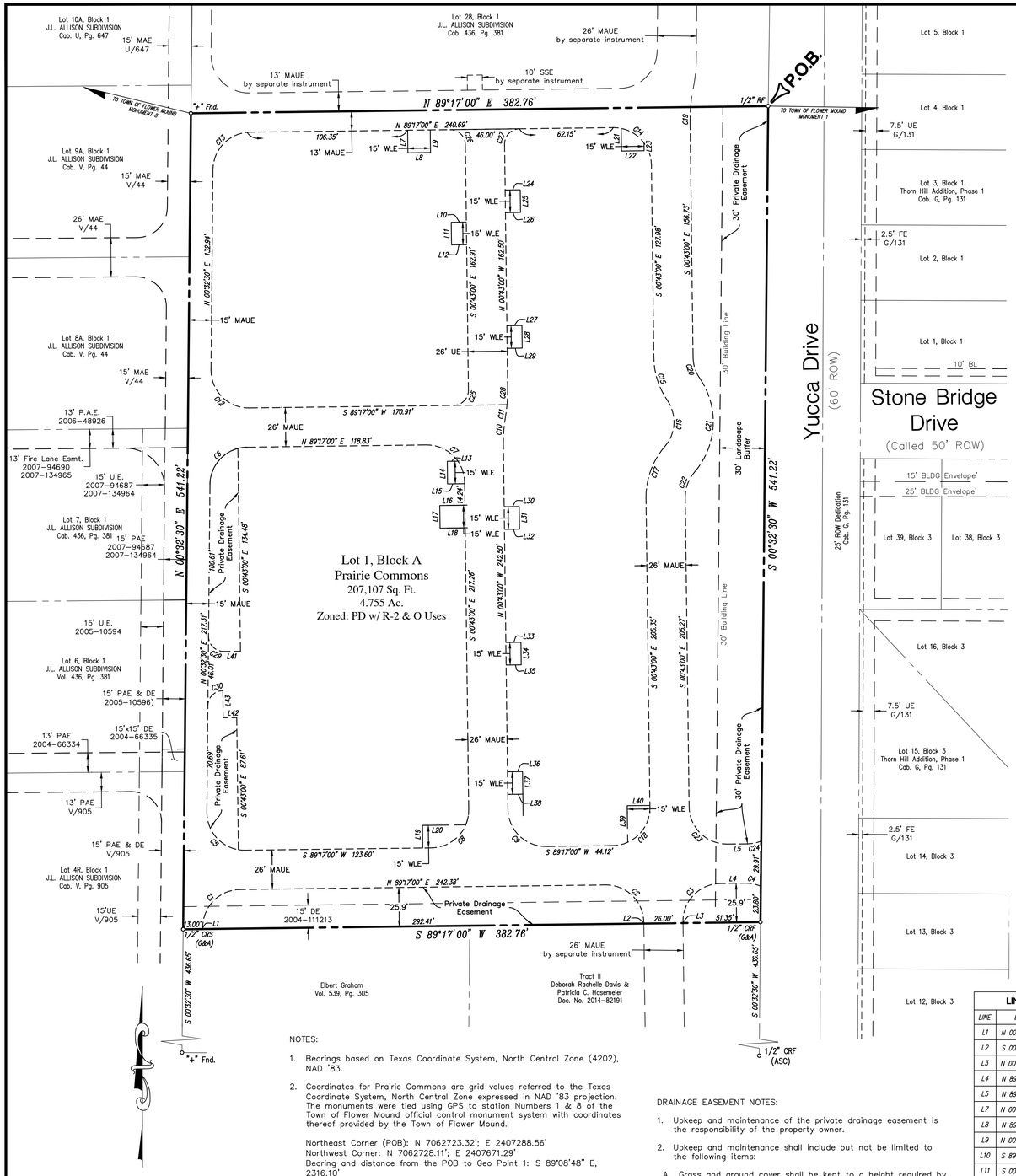
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Josh Barton, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Mark Glover, iMark Reality

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Suite 2 • Argyle, TX 76226 • P: 682.831.9712 • F: 817.890.4043



40 0 40 80 120 Feet

SCALE: 1"=40'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
G&A	=	G&A CONSULTANTS, INC.
CM	=	CONTROLLING MONUMENT
P.O.B.	=	POINT OF BEGINNING
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PDE	=	PRIVATE DRAINAGE EASEMENT
PE	=	PIPELINE EASEMENT
CAE	=	CROSS ACCESS EASEMENT
D.C.E.C.	=	DENTON COUNTY ELECTRIC COOPERATIVE

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
2. Coordinates for Prairie Commons are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 1 & 8 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

   Northeast Corner (POB): N 7062723.32'; E 2407288.56'
   Northwest Corner: N 7062728.11'; E 2407671.29'
   Bearing and distance from the POB to Geo Point 1: S 89°08'48" E, 2316.10'
   Bearing and distance from the Northwest Corner to Geo Point 8: N 76°18'17" W, 1809.15'
3. According to Community/Panel No. 48121C0540 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

   This flood statement shall not create liability on the part of the surveyor.
4. No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
5. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

DRAINAGE EASEMENT NOTES:

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:

   A. Grass and ground cover shall be kept to a height required by the Town ordinance.

   B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.

   C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.

   D. All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 00°32'30" E	1.47'
L2	S 00°43'00" E	0.92'
L3	N 00°43'00" W	0.92'
L4	N 89°17'00" E	16.79'
L5	N 89°17'00" E	13.47'
L7	N 00°43'00" W	15.00'
L8	N 89°17'00" E	15.00'
L9	N 00°43'00" W	15.00'
L10	S 89°17'00" W	10.00'
L11	S 00°43'00" E	15.00'
L12	N 89°17'00" E	10.00'
L13	S 89°17'00" W	7.06'
L14	S 00°43'00" E	15.00'
L15	N 89°17'00" E	11.33'
L19	N 00°43'00" W	15.00'
L20	S 89°17'00" W	28.70'
L21	N 00°43'00" W	15.00'
L22	N 89°17'00" E	15.00'
L23	N 00°43'00" W	5.19'
L24	N 89°17'00" E	10.00'
L25	S 00°43'00" E	15.00'
L26	S 89°17'00" W	10.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	N 89°17'00" E	10.00'
L28	S 00°43'00" E	15.00'
L29	S 89°17'00" W	10.00'
L30	N 89°17'00" E	10.00'
L31	S 00°43'00" E	15.00'
L32	S 89°17'00" W	10.00'
L33	N 89°17'00" E	10.00'
L34	S 00°43'00" E	15.00'
L35	S 89°17'00" W	10.00'
L36	N 89°17'00" E	10.00'
L37	S 00°43'00" E	15.00'
L38	S 89°17'00" W	10.00'
L39	N 00°43'00" W	24.26'
L40	N 89°17'00" E	15.00'
L41	N 89°17'00" E	11.03'
L42	N 89°17'00" E	9.00'
L43	S 00°43'00" E	18.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	25.00'	88°44'30"	38.72'	N 44°54'45" E, 34.96'
C2	25.00'	90°00'00"	39.27'	S 45°43'00" E, 35.36'
C3	25.00'	90°00'00"	39.27'	N 44°17'00" E, 35.36'
C4	25.00'	23°46'59"	10.38'	S 78°49'31" E, 10.30'
C5	25.00'	91°15'30"	39.82'	N 45°05'15" W, 35.74'
C6	25.00'	88°44'30"	38.72'	N 44°54'45" E, 34.96'
C7	25.00'	90°00'00"	39.27'	S 45°43'00" E, 35.36'
C8	25.00'	90°00'00"	39.27'	S 44°17'00" W, 35.36'
C9	25.00'	90°00'00"	39.27'	N 45°43'00" W, 35.36'
C10	100.00'	10°25'08"	18.18'	N 04°29'34" E, 18.16'
C11	100.00'	4°26'40"	7.76'	N 07°28'48" E, 7.75'
C12	25.00'	91°15'30"	39.82'	N 45°05'15" W, 35.74'
C13	25.00'	88°44'30"	38.72'	N 44°54'45" E, 34.96'
C14	25.00'	90°00'00"	39.27'	S 45°43'00" E, 35.36'
C15	51.00'	33°50'28"	30.12'	S 17°38'18" E, 29.69'
C16	25.00'	75°29'25"	32.94'	S 03°11'11" W, 30.61'
C17	51.00'	41°38'53"	37.07'	S 20°06'26" W, 36.26'
C18	25.00'	90°00'00"	39.27'	S 44°17'00" W, 35.36'
C19	100.00'	5°18'23"	9.26'	S 01°56'11" W, 9.26'
C20	25.00'	33°50'28"	14.77'	S 17°38'18" E, 14.55'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C21	51.00'	75°29'25"	67.20'	S 03°11'11" W, 62.44'
C22	25.00'	41°38'53"	18.17'	S 20°06'26" W, 17.77'
C23	25.00'	90°00'00"	39.27'	S 45°43'00" E, 35.36'
C24	25.00'	21°51'13"	9.27'	N 78°39'23" E, 9.22'
C25	10.00'	90°00'00"	15.71'	S 44°17'00" W, 14.14'
C26	10.00'	90°00'00"	15.71'	S 45°43'00" E, 14.14'
C27	10.00'	90°00'00"	15.71'	N 44°17'00" E, 14.14'
C28	100.00'	5°58'29"	10.43'	N 02°16'14" E, 10.42'
C29	10.00'	91°15'30"	15.93'	S 45°05'15" E, 14.30'
C30	10.00'	88°58'56"	15.53'	S 45°01'58" W, 14.02'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :

COUNTY OF DENTON : WHEREAS WE, IMARK Reality, are the owners of property situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and being all of that certain called 1.752 acre tract of land described in deed to Bill I. Neiman and Jan M. Neiman, recorded in Volume 1278, Page 430 of the Real Property Records of Denton County, Texas, and that certain called 3 acre tract of land described in deed to Bill Irwin Neiman recorded in Volume 1326, Page 245 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" rebar found at the northeast corner of said 1.752 acre tract, being the southeast corner of Lot 28, Block 1 of the J.L Allison Subdivision, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Volume 436, Page 381 of the Plat Records of Denton County, Texas, and being on the west line of Yucca Drive (no record found);

THENCE S 00°32'30" W, with the west line of Yucca Drive, and the east line of said 1.752 acre tract passing at 200.0 feet the southeast corner thereof and being the northeast corner of said 3 acre tract, continuing for a total distance of 541.22 feet to a 1/2" capped rebar set (G&A) at the southeast corner of said 3 acre tract, being the northeast corner of that certain tract of land described as Tract II in deed to Deborah Rachelle Davis & Patricia C. Hasemeier, recorded in Document Number 2014-82191 of the Real Property Records of Denton County, Texas, from which a 1/2" capped rebar found (ASC) at the southeast corner of that certain tract of land described in deed to Elbert Graham, recorded in Volume 539, Page 305 of the Deed Records of Denton County, Texas bears S 00°32'30" W, 436.65 feet;

THENCE S 89°17'00" W, with the south line of said 3 acre tract, and the north line of said Tract II passing at 197.7 feet the northwest corner thereof and being the northerly northeast corner of said Graham tract, continuing for a total distance of 382.76 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said Graham tract, being the southwest corner of said 3 acre tract and being on the east line of Lot 4R, Block 1 of the J.L Allison Subdivision, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cab. V, Page 905 of the Plat Records of Denton County, Texas, from which a "+" found at the southwest corner of said Graham tract bears S 00°32'30" W, 436.65 feet;

THENCE N 00°32'30" E, with the east line of Block 1 of said J.L. Allison Subdivision recorded in Volume 436, Page 381 of the Deed Records of Denton County, Texas, and the west line of said 3 acre tract passing at 341.2 feet the northwest corner thereof and being the southwest corner of said 1.752 acre tract continuing for a total distance of 541.22 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said 1.752 acre tract and being the southwest corner of said Lot 28;

THENCE N 89°17'00" E, 382.76 feet with the north line of said 1.752 acre tract and the south line of said Lot 28 to the POINT OF BEGINNING and containing approximately 4.755 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, IMARK REALITY, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as Lot 1, Block A Prairie Commons, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes 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 are hereby reserved for the mutual use and accommodation of any utility 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS MY HAND this _____ day of _____, 2016.

_____
Mark Glover
Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Mark Glover, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

VICINITY MAP 1"=1000'

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____ _____
Claudio Forest, Chairman Planning and Zoning Commission — Doug Powell, Executive Director of Development Services

SIGNED AND SEALED:

_____ _____
Theresa Scott Town Secretary Town of Flower Mound — Date

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

_____
Mark Paine, RPLS
Texas Registration No. 5078

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

RECORD PLAT

Lot 1, Block A
Prairie Commons
4.755 Acres
in the
J. T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

THIS DOCUMENT IS PRELIMINARY. IT IS INTENDED FOR REVIEW OR PLANNING PURPOSES ONLY AND SHALL NOT BE RECORDED OR FILED FOR PUBLIC RECORD.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: CC DATE: 02/03/16 SCALE: 1" = 40' JOB. No. **14210**

OWNER/DEVELOPER
IMARK Reality
140 Red Oak Lane
Flower Mound, Tx 75028
Ph. 214.550.5017
Contact: Mark Glover

FILED _____ DOC # _____ P.R.D.C.T.

File: Z:\2014\14210\Drawing\01 & Const Plans\14210.FP
Plotted: 5/2/2016 1:04 PM, by Michael Durst; Saved: 5/2/2016 6:09 PM, by cole

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 9

DATE: May 23, 2016

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Site Plan (SP16-0005 - Prairie Commons) to develop a retail and office center. The property is generally located west of Yucca Drive and north of Sagebrush Drive.**

I. ITEM SUMMARY

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

A companion record plat application (RC16-0006) is on the same agenda for consideration.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop seven retail and office buildings and associated parking. The subject property contains approximately 4.76 acres and is undeveloped. The property is currently zoned Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses and is located within Specific Plan Area 1 (SPA 1).

Office uses are proposed for the five buildings closest to Yucca Drive. The western retail portion of the site plan includes two buildings, one of which contains a kennel with indoor runs (Camp Bow Wow). The proposed seven, one-story buildings contain a combined 59,063 square feet. The approved concept plan for Prairie Commons contains an additional 14,681 square feet within three buildings that will come forward for site plan approval at a later time (see Attachment A(4)).

The applicant is proposing one point of access from Yucca Drive as well as a shared access drive with the property to the north. Other primary access is provided via a north-south fire lane bordering the west side of the site with multiple points of shared access through existing businesses to Long Prairie Road. The Town Code requires 198 parking spaces for the project. The applicant is providing 159 parking spaces, which is within the 20% deviation allowed by the Town Code.

The landscape proposed by the applicant (Attachment B(1) depicts required landscaping and screening along Yucca Road, including the SPA 1 standard that a

30-foot-wide buffer be provided. Per the Council approved conceptual landscape plan within PD-142, the applicant is utilizing prairie grasses and other native landscape elements in lieu of certain shade trees in landscaped islands, as well as three rain cisterns within landscaped islands.

Proposed elevations are included (Attachment B(1)) that reflect the common design theme all buildings are required to follow for the proposed development. The applicant has complied with the Urban Design standards in the Town's Master Plan including the standard that states "at least 80% of each building elevation, excluding doors and windows, should be primary masonry, consisting of hand-laid brick or stone, or of finished tilt-wall concrete. Up to 20% of each building elevation may be secondary masonry, consisting of concrete block, e.i.f.s., or stucco." The applicant will also use a parapet wall along the building perimeter so that any rooftop mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.

On September 21, 2015, the Town Council approved a request for rezoning (ZPD15-0009 – Prairie Commons) from Single-Family District-10 (SF-10) to Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses with certain modifications, exceptions and waivers to the Code of Ordinances. As a part of the approval of PD-142, Town Council approved waivers to Section 82-302, Compatibility Buffer, and Section 82-303, Compatibility Setback, of the Town Code related to property that is south of the current proposed site plan. A sixty-foot (60') compatibility setback and twenty-five-foot (25') landscape buffer is not required between Prairie Commons and the property to the south as shown in Attachment (4). The proposed site plan application is consistent with the approved PD-142 standards as well as the standards within SPA 1.

III. ATTACHMENTS

A. Background Information

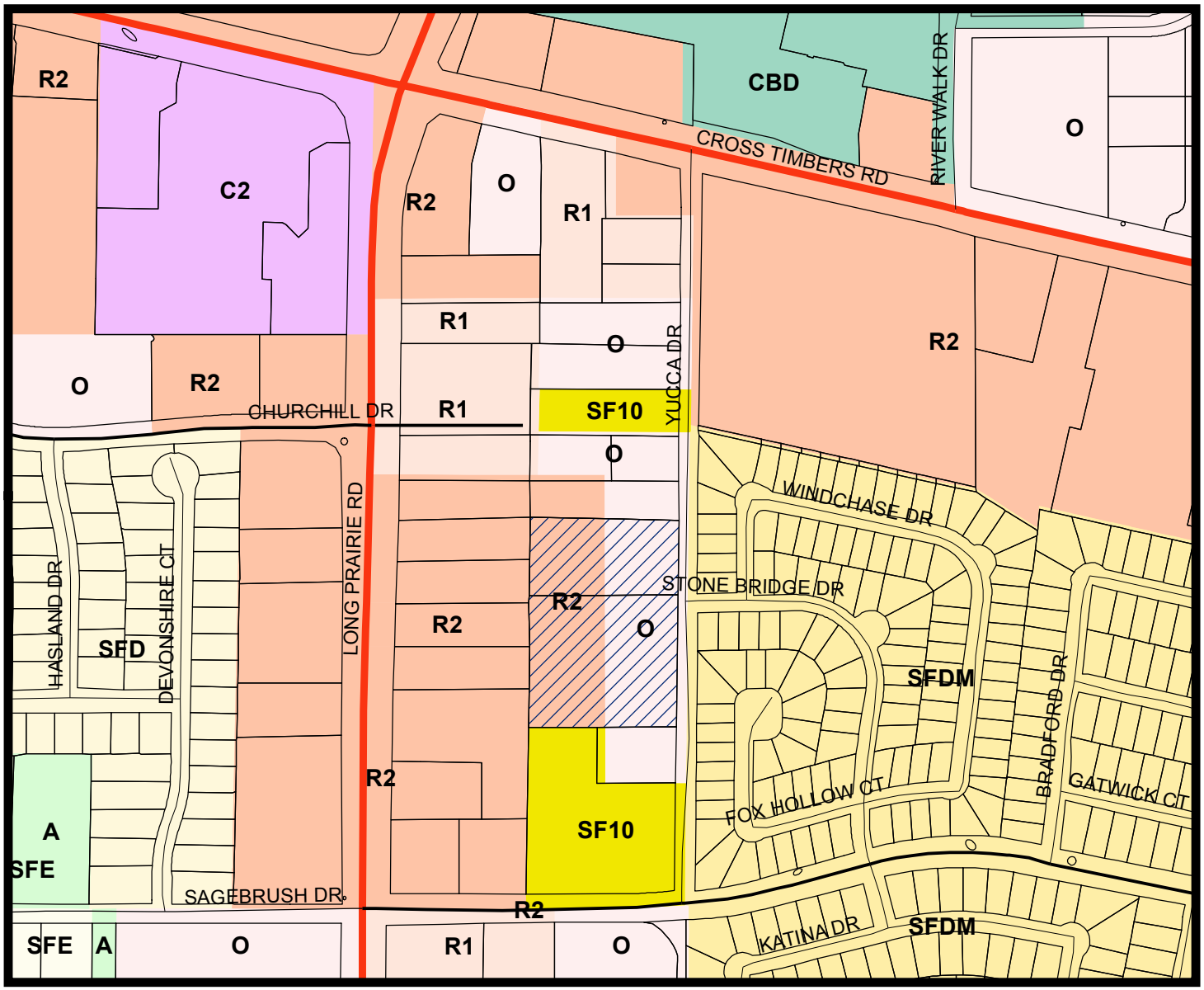
1. Vicinity Map
2. Letter of Intent
3. PD-142 Ordinance
4. PD-142 Approved Plans

B. Application Details

1. Site Plan Package

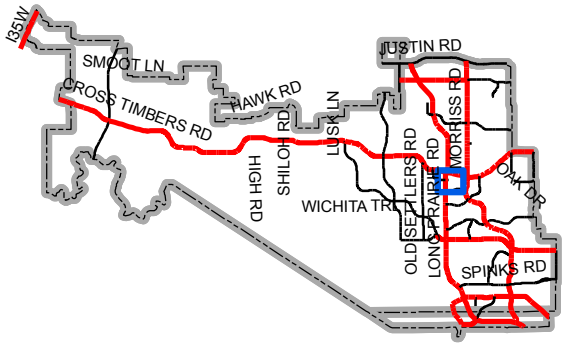
Vicinity Map

Reference Project: SP16-0005



LEGEND

- Agriculture
- Retail 2
- Central Business District
- Office
- Retail 1
- Single Family 10
- Single Family Density Medium
- Commercial 2
- Single Family Density
- Subject Property



Map Location

0 315 630 1,260 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

February 8, 2016

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

RE: Prairie Commons – Record Plan and Site Plan Applications
G&A Job Number 14210

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat and Site Plan Application for the Prairie Commons development. The property is approximately 4.755 acres. The property is located on the West side of Yucca Drive directly across the street from the intersection of Yucca Drive and Stone Bridge Drive.

The proposed improvements will consist of 7 buildings with the proposed uses of retail and commercial. The buildings will all be similar in design and some will incorporate murals on their facades. Building architecture will be in line with the approved zoning plan.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Josh Barton, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Mark Glover, iMark Reality

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Suite 2 • Argyle, TX 76226 • P: 682.831.9712 • F: 817.890.4043

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 55-15

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 6.417 ACRES OF LAND SITUATED IN THE J. T. STEWART SURVEY, ABSTRACT NUMBER 1161, DENTON COUNTY, TEXAS, FROM SINGLE-FAMILY DISTRICT-10 (SF-10) TO PLANNED DEVELOPMENT DISTRICT NO. 142 (PD-142) WITH RETAIL DISTRICT-2 (R-2) AND OFFICE DISTRICT (O) 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 6.417 acres of land situated in the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, have filed an application to change the zoning from Single-Family District-10 (SF-10) to Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 14, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on September 21, 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 planned development district 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 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:

6.417 acres of land situated in the J. T. Stewart Survey, Abstract Number 1161, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 142 (PD-142) with Retail District-2 (R-2) and Office District (O) uses.

SECTION 2

The development standards, concept plan, concept landscape plan, and conceptual elevations of the proposed Planned Development District No. 142 (PD-142), attached hereto as Exhibits "B," "C," "D" and "E," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, concept landscape plan, and conceptual elevations for this Planned Development District No. 142 (PD-142).

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. 142 (PD-142), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D" and "E" 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 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 0, ON THIS THE 21 DAY OF SEPTEMBER, 2015.

APPROVED:

Thomas E. Hayden, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**

APPROVED AS TO FORM AND LEGALITY:

Bryn Meredith, **TOWN ATTORNEY**

Exhibit "A"
Legal Description

6.417 ACRES

Being all that certain lot, tract or parcel of land situated in the J. T. Stewart Survey, Abstract Number 1161, Town of Flower Mound, Denton County, Texas, and being all of Lot 28, Block 1 of the J. L. Allison Subdivision, an addition to Denton County, Texas, according to the plat thereof recorded in Volume 436, Page 381 of the Deed Records of Denton County, Texas, and being part of that certain called 8.58 acre tract of land describe in deed to F. E. Kilpatrick and wife, Fay Kilpatrick recorded in Volume 387, Page 74 of the Deed Records of Denton County, Texas, and being all of that certain called 1.752 acre tract of land described in deed to Bill I. Neiman et ux, Jan M. Neiman recorded in Volume 1278, Page 430 of the Deed Records of Denton County, Texas, and being all that certain called 3 acre tract of land described in deed to Bill Irwin Neiman recorded in Volume 1326, Page 245 of the Deed Records of Denton County, Texas, and being all that certain tract of land described as Tract Two in deed to Deborah Rachelle Davis and Patricia C. Hasemeier recorded in Instrument Number 2014-82191 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found (G&A Consultants) at the northeast corner of said Lot 28, being the southeast corner of Lot 2 of Yucca Office Park, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 230 of the Plat Records of Denton County, Texas, and being on the west line of Yucca Drive, called 60' right-of-way;

THENCE S 01°43'43" W, 113.85 feet with the west line of Yucca Drive and the east line of said Lot 28 to a 1/2" rebar found at the southeast corner thereof, being the northeast corner of said 8.58 acre tract and said 1.752 acre tract,

THENCE S 01°26'40" W, with the west line of Yucca Drive and the east line said 8.58 acre tract and said 1.752 acre tract, passing at 200.00 feet the southeast corner of said 1.752 acre tract, being the northeast corner of said 3 acre tract, continuing with the east line thereof, passing at 541.22 feet the southeast corner thereof, being the northeast corner of said Tract Two, continuing with the east line thereof a total distance of 690.64 feet to the southeast corner thereof;

THENCE N 89°48'50" W, 192.73 feet with the south line of said Tract Two to a 1" pipe found at the southwest corner thereof;

THENCE N 01°26'40" E, 149.42 feet with the west line of said Tract Two to the northwest corner thereof, being on the south line of said 3 acre tract and being on the north line of that certain tract of land described in deed to Elbert Graham recorded in Volume 539, Page 305 of the Deed Records of Denton County, Texas;

THENCE N 89°48'50" W, 190.03 feet with the south line of said 3 acre tract and the north line of said Graham tract to the northwest corner thereof, being the southwest corner of said 3 acre tract and being on the east line of Lot 4R, Block 1 of the J. L. Allison Subdivision recorded in Cabinet V, Page 905 of the Plat Records of Denton County, Texas;

THENCE N 01°26'40" E, with the west line of said 3 acre tract and the east line of said Lot 4R, passing at 104.59 feet the northeast corner thereof, being the southeast corner of Lot 6, Block 1 of said J. L. Allison Subdivision recorded in Volume 436, Page 381, continuing with the east line of Lots 6 and 7, Block 1 of said J. L. Allison Subdivision recorded in Volume 436, Page 381, passing at 332.5 feet a "+" found in concrete at the northeast corner of said Lot 7, being the southeast corner of Lot 8A, Block 1 of the J. L. Allison Subdivision recorded in Cabinet V, Page 44 of the Plat Records of Denton County, Texas, continuing with the east line thereof, passing at 341.21 feet the northwest corner of said 3 acre tract and the southwest corner of said 1.752 acre tract, continuing with the west line thereof a total distance of 541.21 feet to a "+" in concrete found at the northwest corner thereof and the southwest corner of said Lot 28;

THENCE N 01°30'00" E, with the west line of said Lot 28 and the east line of Lot 9A, Block 1 of said J. L. Allison Subdivision recorded in Cabinet V, Page 44, passing at 13.85 feet the northeast corner thereof, being the southeast corner of Lot 10A, Block 1 of the J. L. Allison Subdivision recorded in Cabinet U, Page 647 of the Plat Records of Denton County, Texas, continuing with the east line thereof a total distance of 114.13 feet to the northwest corner of said Lot 28, being the southwest corner of Lot 1 of the aforementioned Yucca Office Park;

THENCE S 89°46'12" E, with the north line of said Lot 28 and the south line of said Lot 1, passing at 193.76 feet the southeast corner thereof, being the southwest corner of said Lot 2, continuing with the south line thereof a total distance of 383.21 feet to the POINT OF BEGINNING and containing approximately 6.417 acres of land.

Exhibit "B"

DEVELOPMENT STANDARDS

Planned Development District No. 142 (PD-142)
Prairie Commons

The development on the property comprising approximately 6.417 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-142 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES. The following uses shall be permitted in Tracts A and B as depicted in Exhibit C "Concept Plan".

1. TRACT A:

   a. Retail District – 2 (R-2) uses as listed in the Town's Zoning Ordinance
   b. Kennel, subject to 98-986
   c. Laboratory, medical and dental
   d. Laboratory, scientific and research

2. TRACT B:

   a. Office District (O) uses as listed in the Town's Zoning Ordinance

B. PROHIBITED USES. The following uses shall be prohibited in both Tract A and Tract B:

1. Auto part and accessory sales
2. Auto Repair Garage
3. Car Wash
4. Laundry self service
5. Motor Vehicle Fuel Service Station
6. Restaurant fast food with drive thru
7. Convenience store
8. Sewage pump station
9. Local utility line
10. Telephone equipment station
11. Railroad track

C. MISCELLANEOUS STANDARDS.

1. There shall be a minimum landscape buffer of thirty (30) feet along Yucca Drive.
2. All storage access doors shall be clad with a high-quality wood finish.
3. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.

4. A screening wall of at least seven (7) feet in height shall be provided along the southern property line.
5. All overhead power lines will be placed underground.
6. Landscape islands shall feature a shade tree with landscaping, or the developer may, at the site plan stage, elect to have prairie grasses and other native landscape elements in lieu of the shade tree.
7. Parking spaces shall be located within one hundred feet (100') of a tree and shall be measured from the trunk, to be consistent with Section 94-63.

D. DESIGN STANDARDS

1. The site shall be generally developed in accordance with the concept plan and concept elevations attached hereto as Exhibit "E". The architectural style of Prairie Commons shall consist of a native prairie, Texas ranch, and hill country theme as depicted in Exhibit "E". A central plaza area will be provided for gathering and will include an amenity element to emphasize the native prairie style, such as, but not limited to, a cistern, silo, or other feature that may be used for rainwater catchment and storage.
2. All landscape, open space, and amenity areas shall be planted and maintained in a manner that is consistent with the prairie theme of this development in conformance with the approved Conceptual Landscape Plan in Exhibit "D".

F. EXCEPTIONS.

1. Section 82-302 – Compatibility Buffer and Section 82-303 Compatibility Setback:
   A sixty foot (60') compatibility setback and twenty-five foot (25') landscape buffer shall not be required between Prairie Commons and the property to the south as shown on Exhibit "D".

Exhibit "C"
CONCEPT PLAN

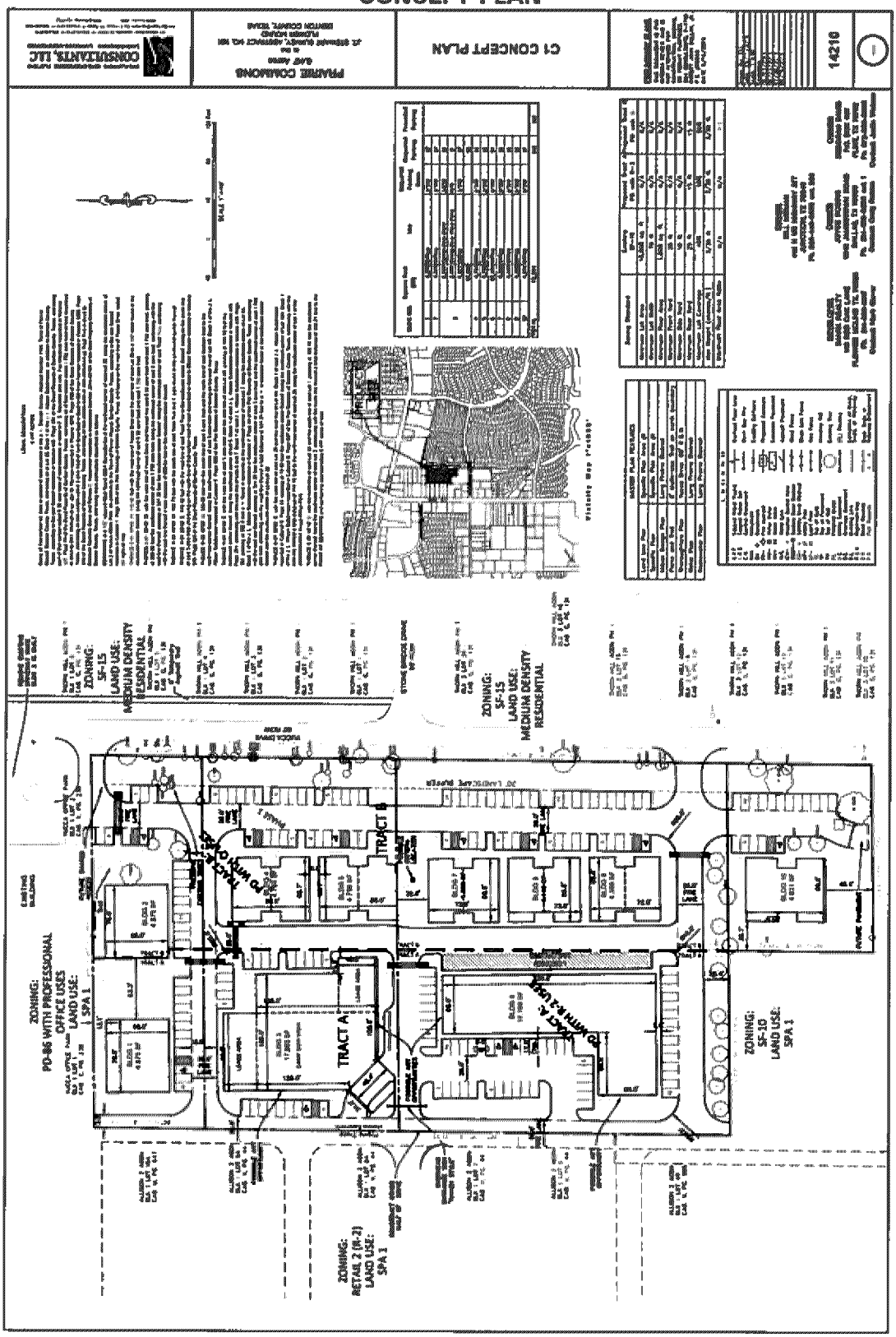


Exhibit "D"
CONCEPT LANDSCAPE PLAN

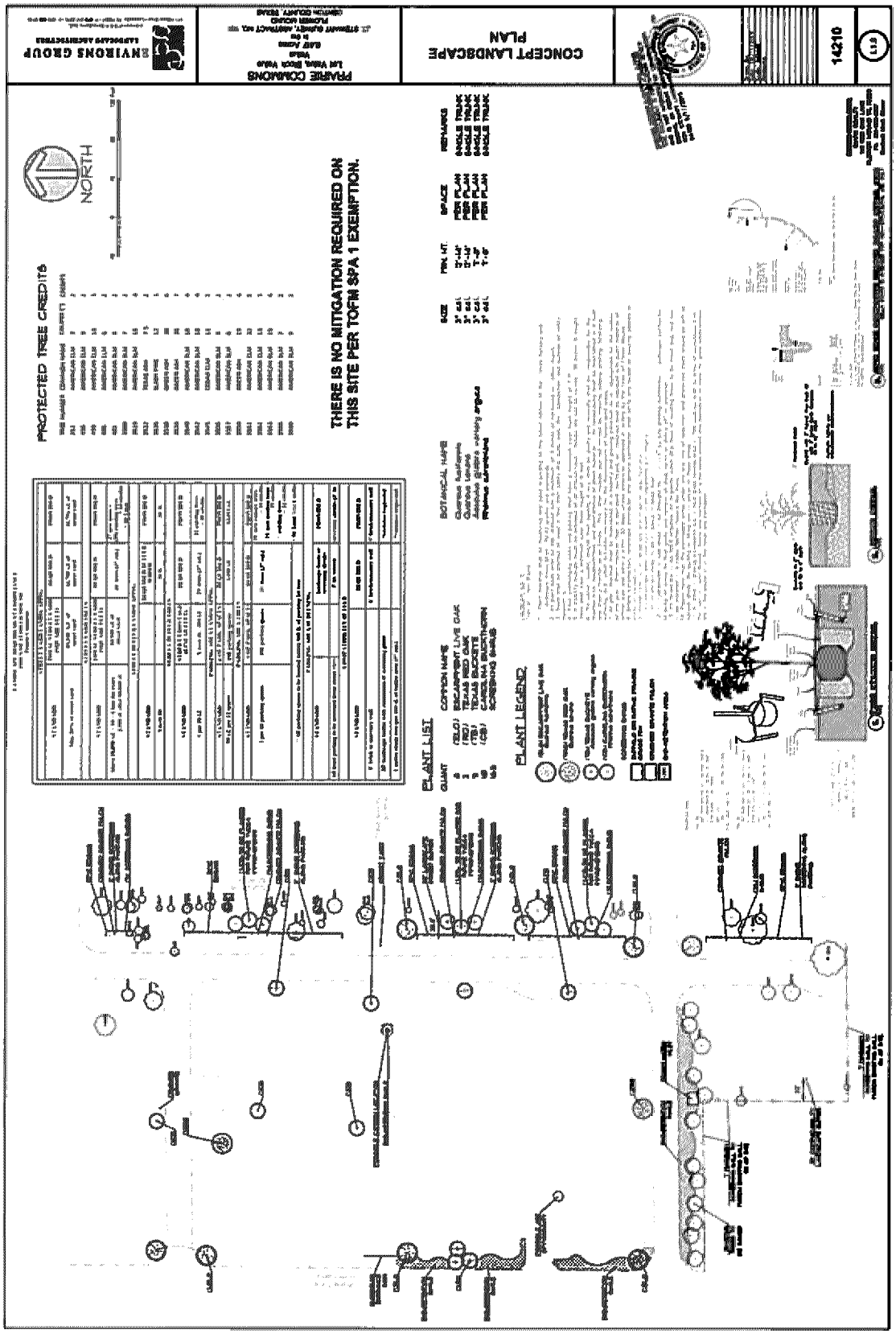
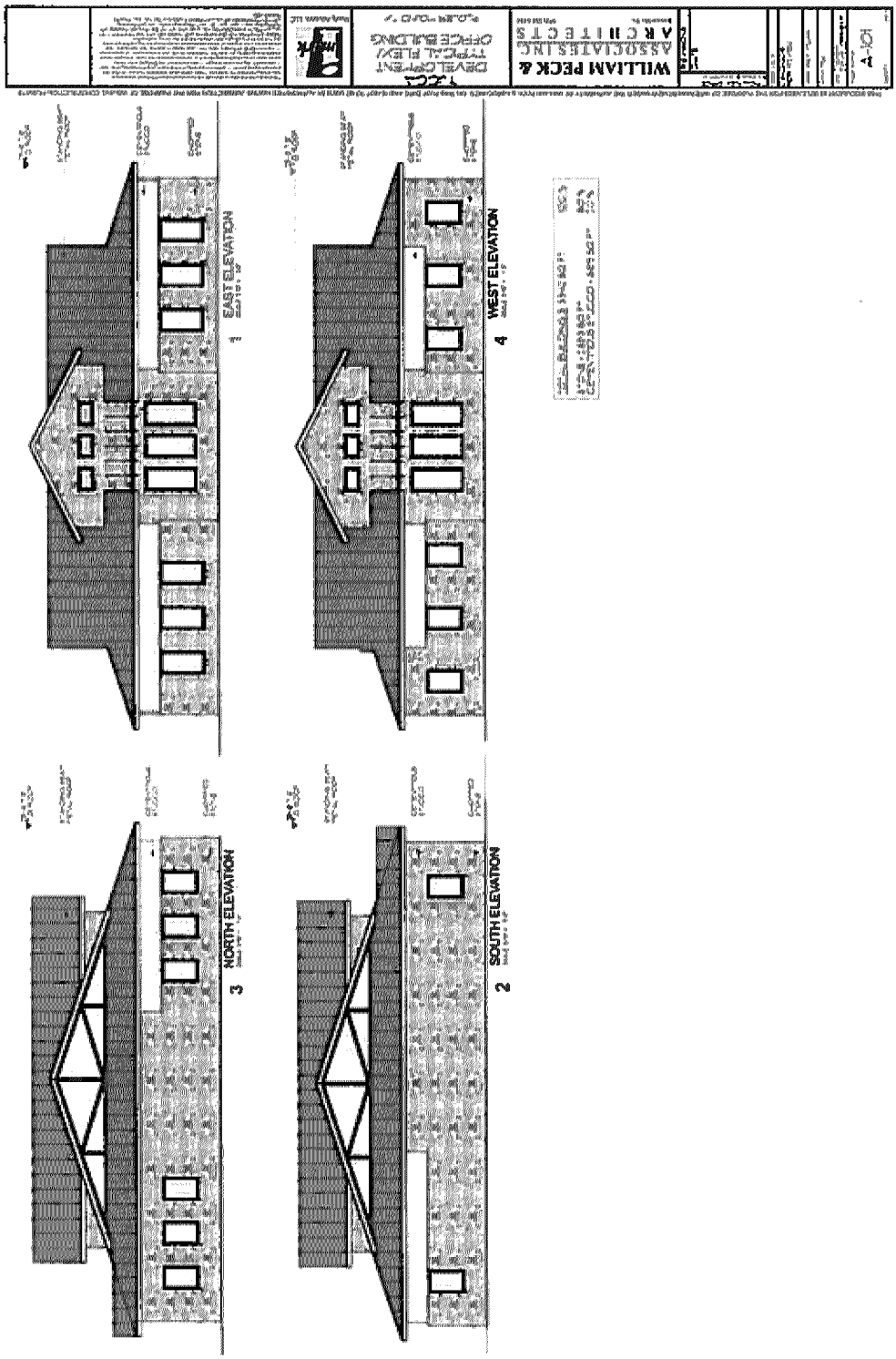
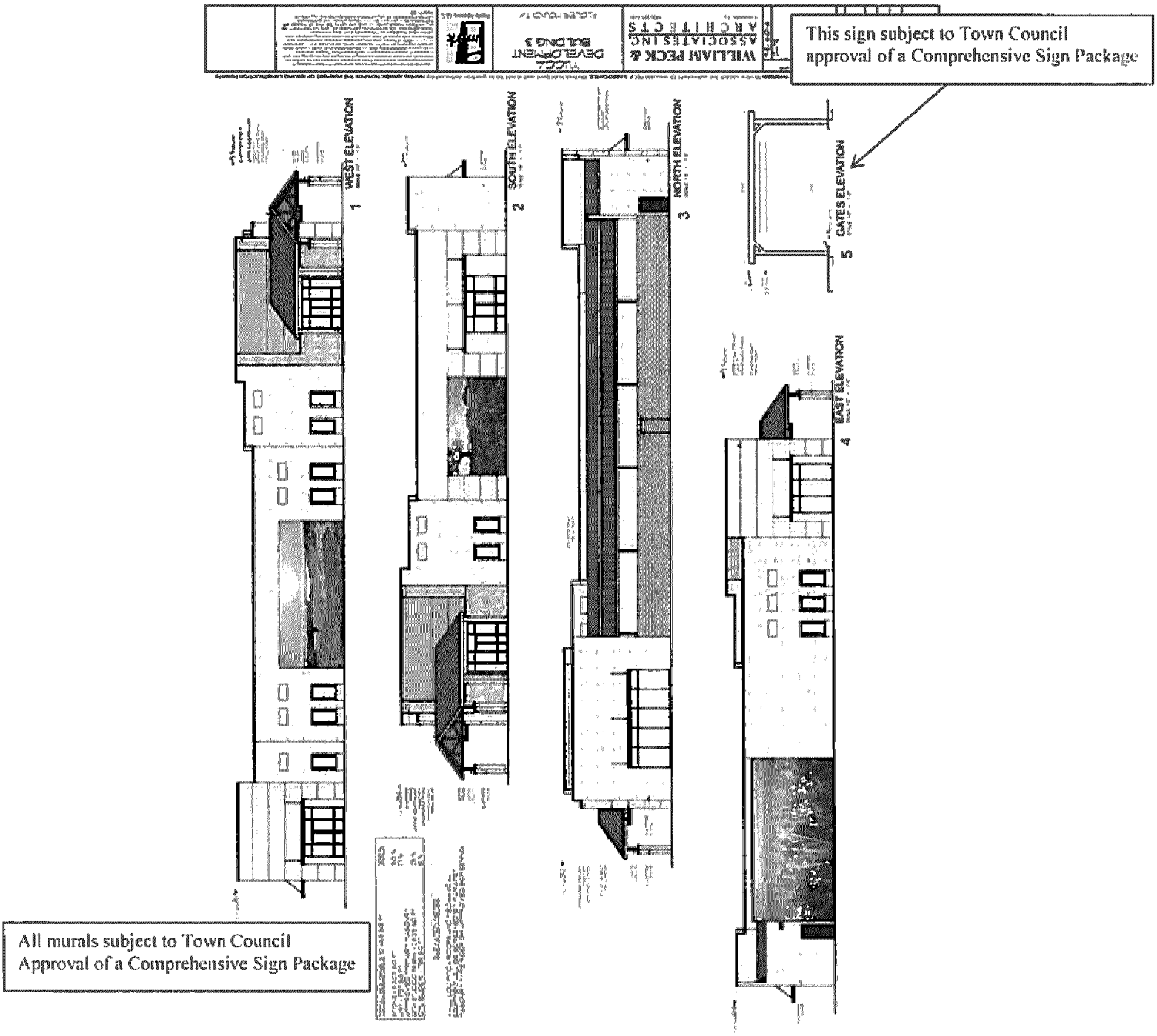
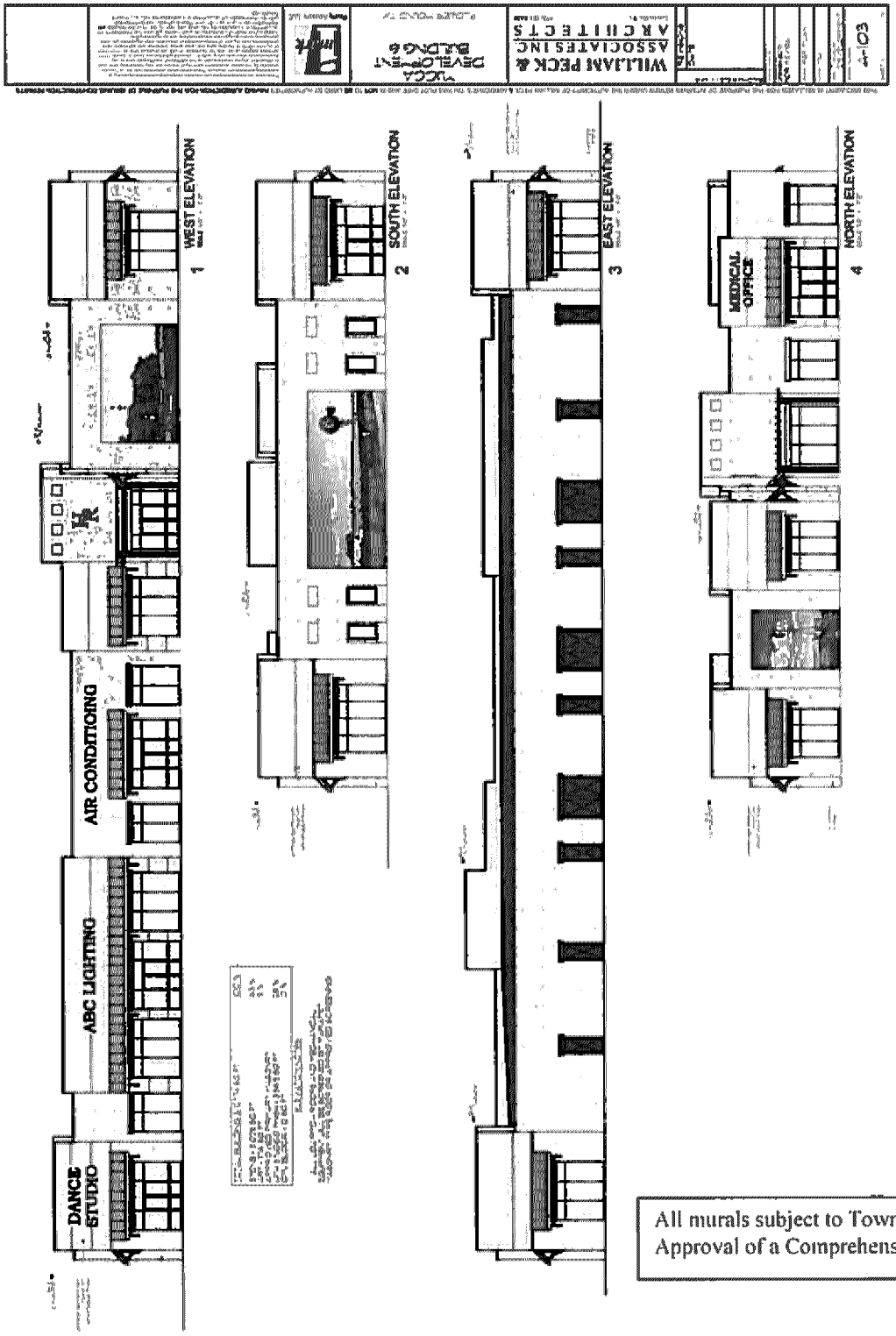


Exhibit "E"
CONCEPTUAL ELEVATIONS

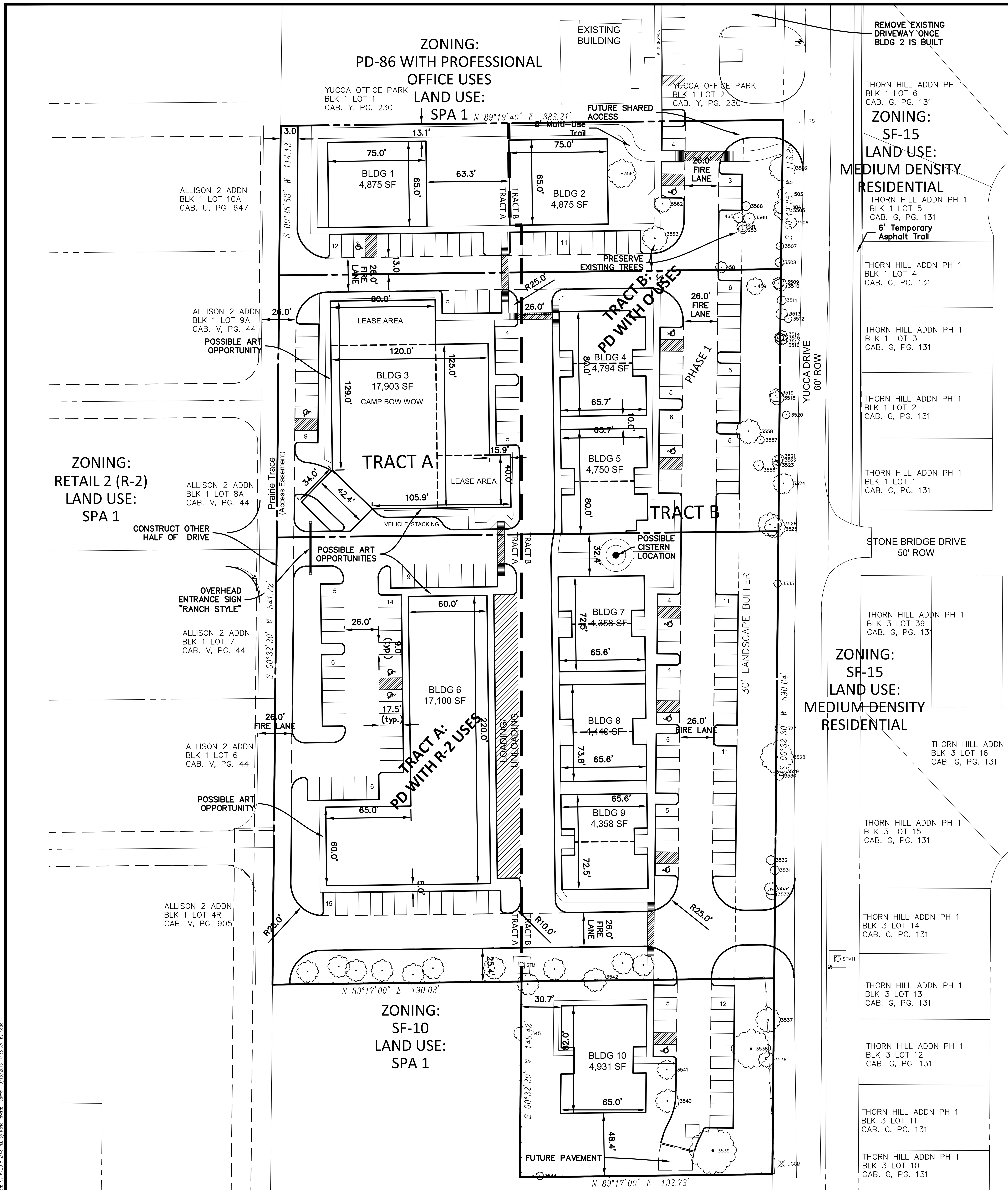



WILLIAM PECK & ASSOCIATES INC ARCHITECTS
DEVELOPMENT BUILDING 3
1 WEST ELEVATION
2 SOUTH ELEVATION
3 NORTH ELEVATION
4 EAST ELEVATION
5 GATES ELEVATION
This sign subject to Town Council approval of a Comprehensive Sign Package
All murals subject to Town Council Approval of a Comprehensive Sign Package



All murals subject to Town Council Approval of a Comprehensive Sign Package

Attachment A(4): PD-142 Approved Plans



File: Z:\2014\14210\Drawings\Zoning\SHEETS\C1 CONCEPT PLAN
Plotted: 9/16/2015 2:48 PM, by Randi Rivera; Saved: 9/15/2015 10:36 AM, by Katie

6.417 ACRES

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THENCE N 01°30'00" E, with the west line of said Lot 28 and the east line of Lot 9A, Block 1 of said J. L. Allison Subdivision recorded in Cabinet V, Page 44, passing at 13.85 feet the northeast corner thereof, being the southeast corner of Lot 10A, Block 1 of the J. L. Allison Subdivision recorded in Cabinet U, Page 647 of the Plat Records of Denton County, Texas, continuing with the east line thereof a total distance of 114.13 feet to the northwest corner of said Lot 28, being the southwest corner of Lot 1 of the aforementioned Yucca Office Park;

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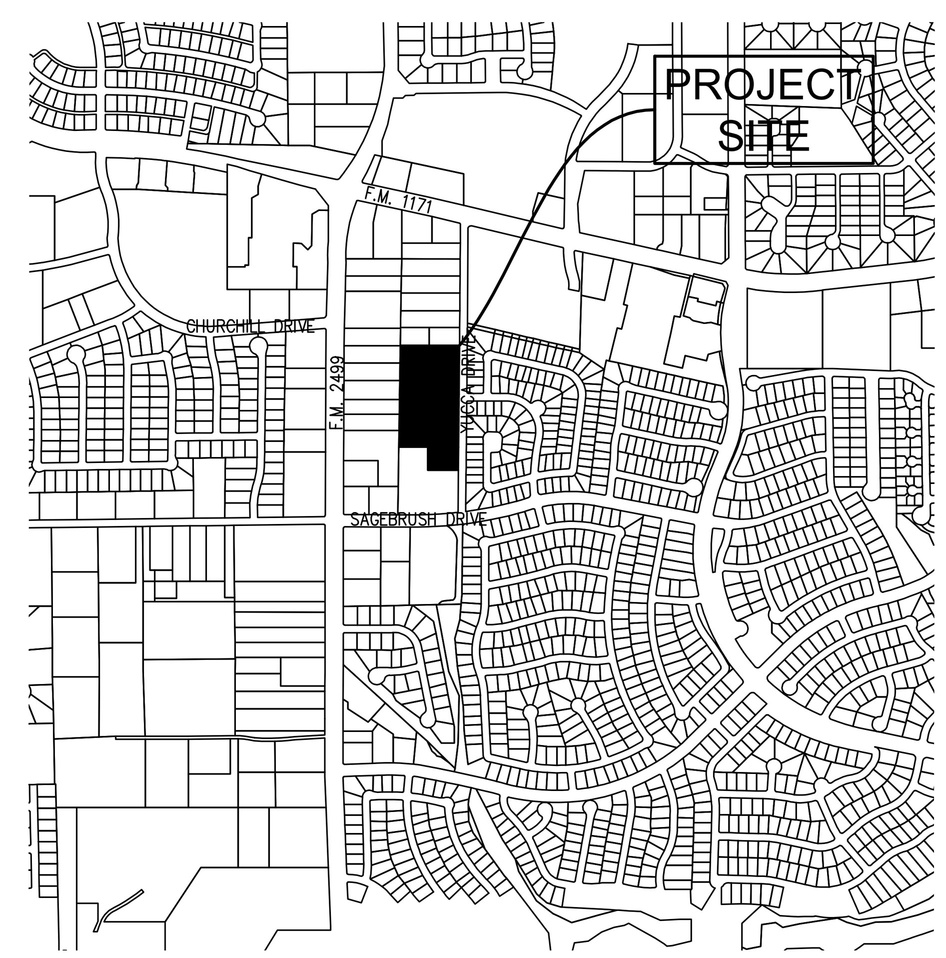
40 0 40 80 120 Feet
SCALE: 1"=40'

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 09/14/2015
T C 09/21/2015
SEE FILE FOR CONDITIONS ZPD15-0009



Vicinity Map 1"=1000'

BLDG NO.	Square Feet (SF)	Use	Required Parking Ratio	Required Parking	Provided Parking
1	4,875	Office	1/300	17	
2	4,875	Office	1/300	17	
3	*9,550*	*Camp Bow Wow*	*1/250*	*38*	
	3,400	*Camp Bow Wow Pens*	*N/A*	*0*	
	4,923	*Office*	*1/300*	*17*	
	17,903			55	
4	4,794	Office	1/300	16	
5	4,750	Office	1/300	16	
6	17,100	Office	1/300	57	
7	4,358	Office	1/300	15	
8	4,440	Office	1/300	15	
9	4,358	Office	1/300	15	
10	4,931	Office	1/300	17	
TOTAL	72,384			240	192

MASTER PLAN FEATURES	
Land Use Plan	Specific Plan Area #1
Specific Plan	Specific Plan Area #1
Urban Design Plan	Long Prairie District
Parks and Trail	8' Multi-Use Trail on north boundary
Thoroughfare Plan	Yucca Drive: 60' R.O.W.
Water Plan	Long Prairie District
Wastewater Plan	Long Prairie District

Zoning Standard	Existing SF-10	Proposed Tract A PD with R-2	Proposed Tract B PD with O
Minimum Lot Area	10,000 sq. ft	N/A	N/A
Minimum Lot Width	70 ft	N/A	N/A
Minimum Floor Area	1,800 sq. ft.	N/A	N/A
Minimum Front Yard	25 ft.	N/A	N/A
Minimum Side Yard	10 ft.	N/A	N/A
Minimum Rear Yard	25 ft.	15 ft.	15 ft.
Maximum Lot Coverage	40%	50%	50%
Max Height (stories/ft.)	3/35 ft.	2/35 ft.	3/35 ft.
Maximum Floor: Area Ratio	N/A	N/A	1:1

LEGEND

C.R.F.	Capped Rebar Found		Overhead Power Lines
C.R.S.	Capped Rebar Set		Down Guy Wire
C.M.	Control Monument	443	Existing Contours
Mon.	Monument	445	Proposed Contours
BM	Benchmark		Concrete Pavement
FH–	Fire Hydrant		Asphalt Pavement
WM–	Water Meter		Wood Fence
WV–	Water Valve		Chain Link Fence
W/L	Water Line		Wire Fence
ICV–	Irrigation Control Valve		Masonry Wall
SSMH–	Sanitary Sewer Manhole		Existing Tree
CO–	Sanitary Sewer Cleanout		(FL) Flowline
UP–	Utility Pole		Centerline of Creek, Swale, or Waterway
LP–	Light Pole		Creek, Swale, or Waterway Embankment
TC	Top of Curb		
TP	Top of Pavement		
TW	Top of Wall		
FG	Finished Grade		
U.E.	Utility Easement		
D.E.	Drainage Easement		
B.L.	Building Line		
R.O.W.	Right-of-Way		
D.R.	Deed Records		
P.R.	Plat Records		

OWNER
BILL NEIMAN
4111 N US HIGHWAY 377
JUNCTION, TX 76849
Ph. 325-446-3600 ext. 253

DEVELOPER
IMARK REALTY
140 RED OAK LANE
FLOWER MOUND TX, 75028
Ph. 214-550-5017
Contact: Mark Glover

OWNER
JOYCE ROBINS
11912 JAMESTOWN ROAD
DALLAS, TX 75230
Ph. 214-432-8288 ext. 1
Contact: Craig Robins

OWNER
DEBORAH DAVIS
P.O. BOX 657
FLINT, TX 75762
Ph. 972-383-0530
Contact: Justin Watson

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

PRAIRIE COMMONS

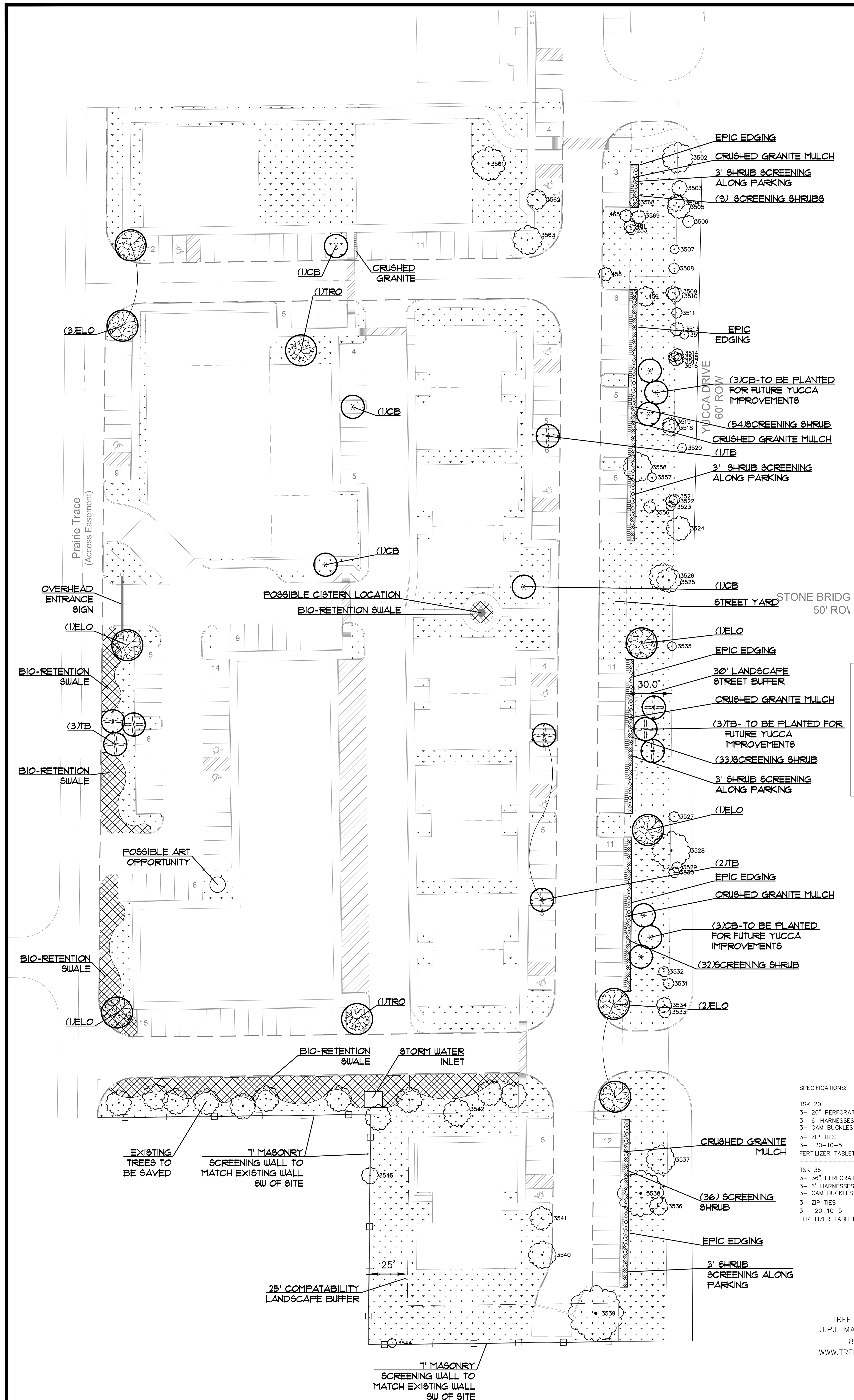
PRAIRIE COMMONS
6.417 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

C1 CONCEPT PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 9/16/2015

Drawn By: EKL
Date: 05/11/2015
Scale: 1"=40'
Revisions:
06/03/2015
06/23/2015
07/28/2015
09/16/2015

14210

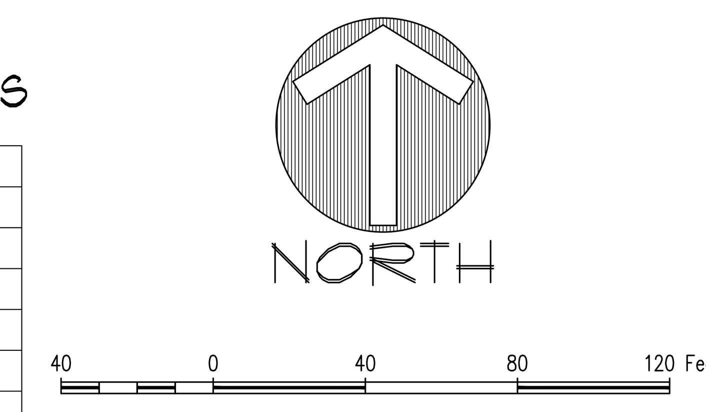


LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Prairie Commons

STANDARD		REQUIRED	PROVIDED
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	83,940 S.F. of street yard	16,788 s.f. of street yard	31,796 s.f. of street yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f. = 10 + 1 tree for every 2,500 sf. after 10,000 sf.	83,940 s.f. of street yard	40 trees (3" cal.)	17 new trees + (20) existing trees = 63 credits = 80 Trees
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Yucca Dr.		30 ft.	30 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Yucca dr.- 804 l.f.	29 trees (3" cal.)	11 existing trees = 32 credits
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	192 parking spaces	1,440 s.f.	13,411 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	192 parking spaces	20 trees (3" cal.)	10 new canopy trees = 10 credits; 19 new median trees = 19 credits; 7 existing trees = 22 credits
**All parking spaces to be located within 100 ft. of parking lot tree.			= 50 Total Tree Credits
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)
COMPATIBILITY BUFFER			
STANDARD		REQUIRED	PROVIDED
6' brick or masonry wall		6' brick/masonry wall	6' brick/masonry wall
25' landscape buffer with continuous 6' screening plant			*variance requested
1 native shade tree per 400 sf. of buffer area (3" cal.)			*variance requested

PROTECTED TREE CREDITS

TREE NUMBER	COMMON NAME	CALIPER (")	CREDITS
253	AMERICAN ELM	7	2
458	AMERICAN ELM	9	2
459	AMERICAN ELM	13	3
465	AMERICAN ELM	6	2
481	AMERICAN ELM	8	2
3508	AMERICAN ELM	7	2
3519	AMERICAN ELM	15	4
3522	TEXAS ASH	7.5	2
3536	SLASH PINE	12	3
3538	GREEN ASH	30	6
3539	GREEN ASH	36	7
3540	AMERICAN ELM	18	4
3542	AMERICAN ELM	18	4
3545	CEDAR ELM	11	3
3556	AMERICAN ELM	8	2
3557	AMERICAN ELM	6	2
3558	GREEN ASH	19	4
3561	AMERICAN ELM	22	5
3562	AMERICAN ELM	13	3
3563	AMERICAN ELM	19	4
3568	AMERICAN ELM	7	2
3569	AMERICAN ELM	9	2



THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 09/14/2015
T C 09/21/2015
SEE FILE FOR CONDITIONS ZPD15-0009

THERE IS NO MITIGATION REQUIRED ON THIS SITE PER TOFM SPA 1 EXEMPTION.

PLANT LIST

QUANT.		COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
8	(ELO)	ESCARPMENT LIVE OAK	*Quercus fusiformis*	3" cal.	12'-14'	PER PLAN	SINGLE TRUNK
2	(RO)	TEXAS RED OAK	*Quercus texana*	3" cal.	12'-14'	PER PLAN	SINGLE TRUNK
9	(TB)	TEXAS BUCKEYE	*Aesculus glabra variery arguta*	3" cal.	7'-8'	PER PLAN	SINGLE TRUNK
10	(CB)	CAROLINA BUCKTHORN	*Rhamnus caroliniana*	3" cal.	7'-8'	PER PLAN	SINGLE TRUNK
165		SCREENING SHRUB					

PLANT LEGEND

- (ELO) ESCARPMENT LIVE OAK *Quercus fusiformis*
- (TRO) TEXAS RED OAK *Quercus texana*
- (TB) TEXAS BUCKEYE *Aesculus glabra variety arguta*
- (CB) CAROLINA BUCKTHORN *Rhamnus caroliniana*
- SCREENING SHRUB
- BUFFALO OR NATIVE PRAIRIE GRASS MIX
- CRUSHED GRANITE MULCH
- BIO-RETENTION AREA

LANDSCAPE NOTES:
Town of Flower Mound

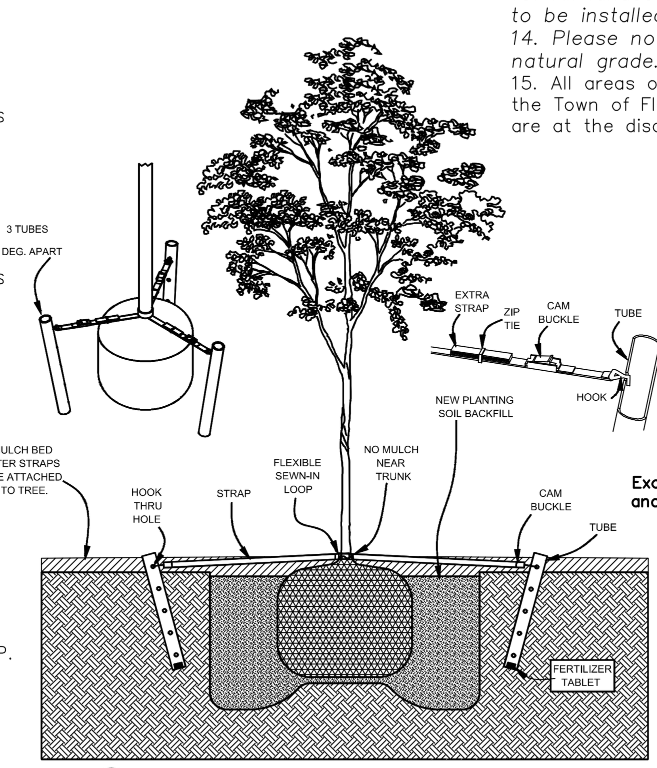
1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top—dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility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

SPECIFICATIONS:

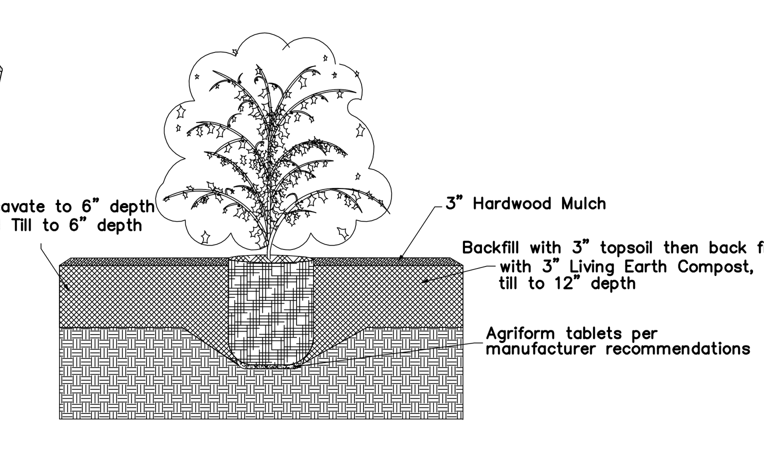
TSK 20
3– 20" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS

TSK 36
3– 36" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS

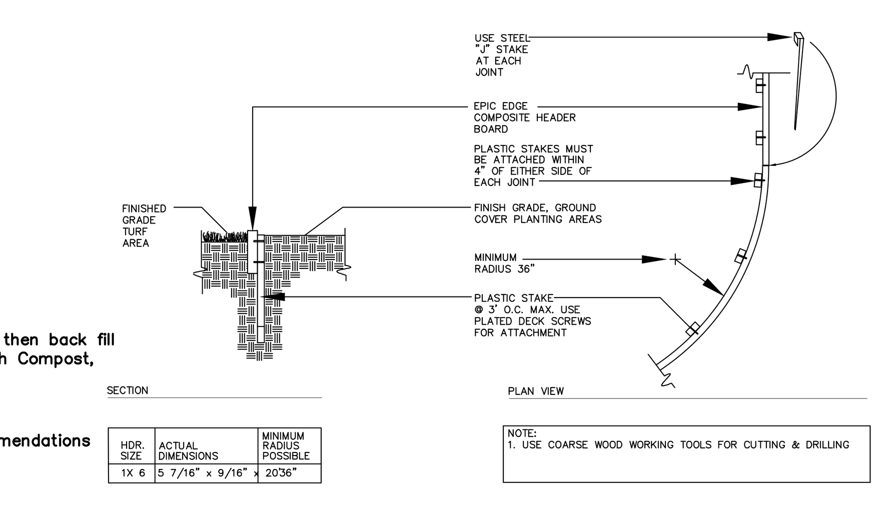
TREE STABILIZER KIT
U.P.I. MANUFACTURING, L.P.
800–691–1148
WWW.TREESTABILIZER.COM



1. TREE STAKING DETAIL
NTS



2. SHRUB DETAIL
NTS



HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16"	20'36"

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

3. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NTS
BELLA BOARD IS INTENDED FOR NON–STRUCTURAL USE ONLY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT # 791
DATED 9/17/2015

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
IMARK REALTY
140 RED OAK LANE
FLOWER MOUND TX, 75028
Ph. 214-550-5017
Contact: Mark Glover

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

PRAIRIE COMMONS

PRAIRIE COMMONS
Lot Value, Block Value
Value
6.417 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

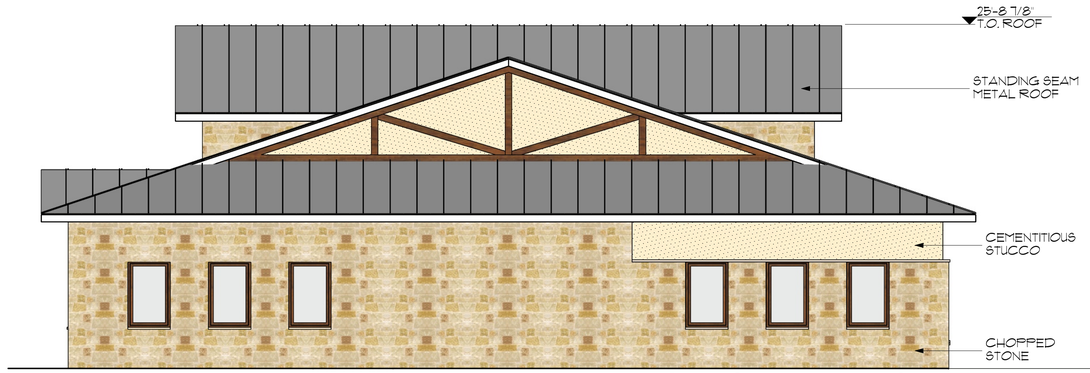
CONCEPT LANDSCAPE PLAN

Drawn By:
Date: 05/11/2015
Scale: ######
Revisions:

14210

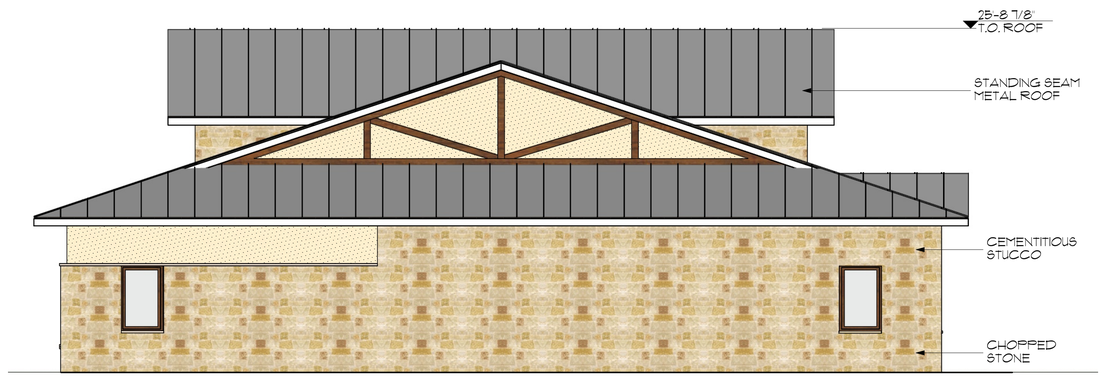
L1.0

File: Z:\2014\14210\Drawings\Zoning\SHEETS\L1.0 CONCEPT LANDSCAPE PLAN
Plotted: 9/17/2015 10:01 AM, by Monica Concienne; Saved: 9/17/2015 9:00 AM, by monica



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

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



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

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

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 09/14/2015
T C 09/21/2015
SEE FILE FOR CONDITIONS ZPD15-0009

TOTAL BUILDING 3: 3,542 SQ FT	100 %
STONE - 2,853 SQ FT	80 %
CEMENTITIOUS STUCCO - 689 SQ FT	20 %

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERMIN REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURSDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

These plans are intended to provide the basic construction information necessary to obtain a building permit and to provide a guide for the construction of the project. Any deviations made and/or concealed by the builder or person in authority of this project, any discrepancy, error and/or omissions, if any, are to be brought to the attention of the Designer prior to any construction or concealment. The Owner and/or Contractor is responsible for obtaining certain separate engineering services for foundation HVAC and structural, prior to construction of the work. NOTE: All Federal, State, and Local Codes, Ordinances and restrictions, take precedence over these plans. Dimensions are not to be scaled from these plans. Dimensions and must be strictly adhered and followed before and during construction. REPRODUCTION OR REVISION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF WILLIAM PECK & ASSOCIATES INC. AND ARE NOT TO BE TRACED RELISED OR REPRODUCED IN ANY "WAY" BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM PECK & ASSOCIATES INC. ALL RIGHTS RESERVED

Realty Advisors, LLC.

TUCCA
DEVELOPMENT
TYPICAL FLEX/
OFFICE BUILDING

FLOWER MOUND, TX

WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
DATE

TYPICAL FLEX/ OFFICE BUILDING ELEVATIONS

ISSUE DATE:
08-22-2015
FOR REVIEW

Scale: REF. PLAN

Drawn: MW

Job: YUCCA DEVELOPMENT

Sheet Number:
A-101

SHEET 1 OF 3

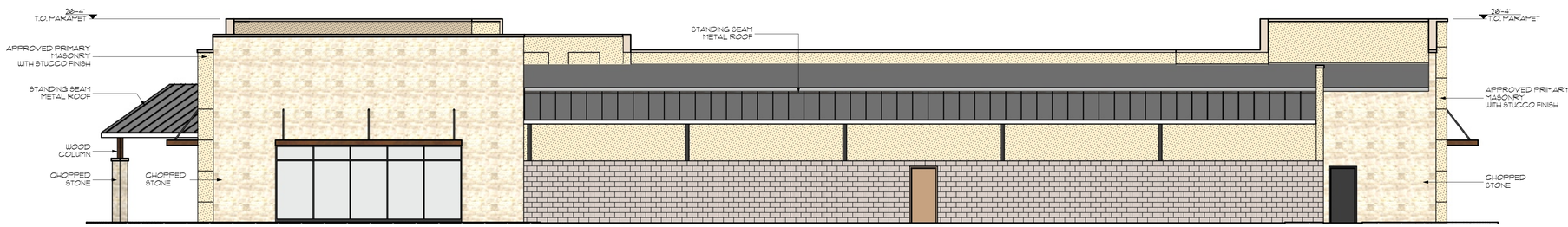
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL BUILDING 3: 10,469 SQ FT	100 %
STONE - 5,305 SQ FT	50 %
APPROVED PRIMARY MASONRY WITH STUCCO FINISH - 4,366 SQ FT	42 %
CMU BLOCK - 798 SQ FT	8 %

ELEVATION NOTES:

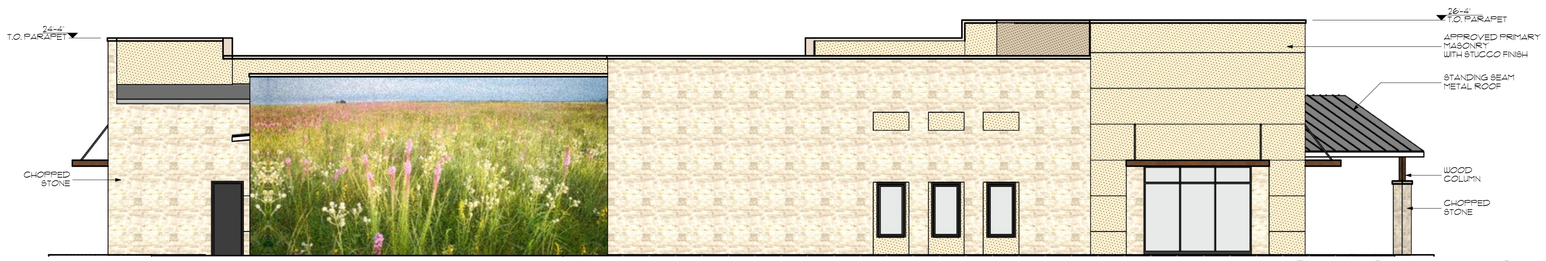
- ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN.

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

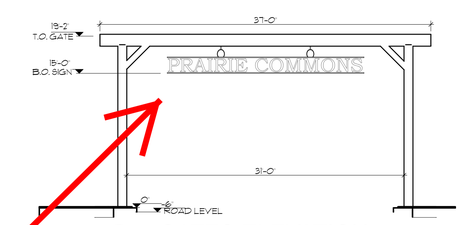


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 09/14/2015
T C 09/21/2015
SEE FILE FOR CONDITIONS ZPD15-0009



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



5 GATES ELEVATION
SCALE: 1/8" = 1'-0"

All murals subject to Town Council Approval of a Comprehensive Sign Package

This sign subject to Town Council approval of a Comprehensive Sign Package

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERMIN REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURSDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

These plans are intended to provide the basic construction information necessary to complete the project as designed. These plans are prepared in accordance with the laws and codes in effect at the time and place of the project. Any discrepancy, error, and/or omission, if any, are to be brought to the attention of the Designer prior to any construction. Contractor is responsible for all dimensions and conditions on the job site and must coordinate engineering services for foundation HVAC and structural prior to construction of any work. All Federal, State, and Local Codes, Ordinances and restrictions take precedence over any conflicting information shown on these plans. These plans and must be kept clean, complete and fastened before and during construction. THIS DOCUMENT IS THE PROPERTY OF WILLIAM PECK & ASSOCIATES INC. AND ARE NOT TO BE TRACED RELISED OR REPRODUCED IN ANY "WAY" BY ANY PEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM PECK & ASSOCIATES INC. ALL RIGHTS RESERVED

mark Realty Advisors, LLC.

TUCCA DEVELOPMENT BUILDING 3

FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC. ARCHITECTS
Lewisville, Tx 972) 221-1424

BUILDING 3 ELEVATIONS

REVISIONS
DATE

ISSUE DATE: 03-17-2015 FOR REVIEW

Scale: REF. PLAN

Drawn: MW

Job: TUCCA DEVELOPMENT

Sheet Number: A-102

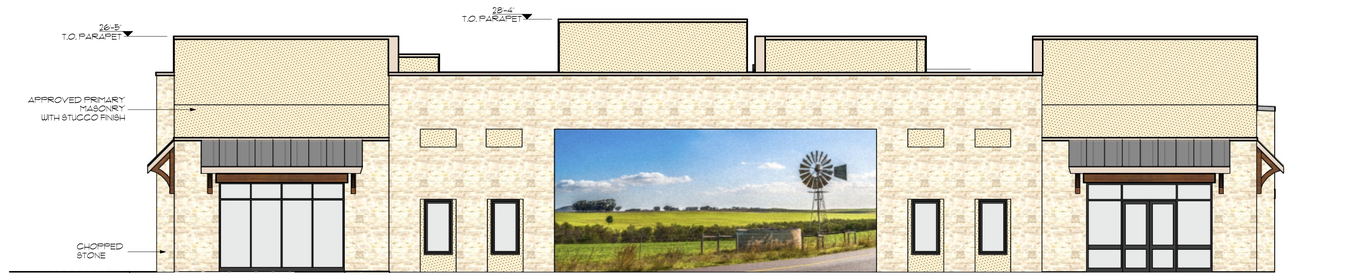
SHEET 2 OF 3

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

TOTAL BUILDING 6: 12,774 SQ FT	100 %
STONE - 8,029 SQ FT	63 %
APPROVED PRIMARY MASONRY WITH STUCCO FINISH - 4,745 SQ FT	37 %
CMU BLOCK - 0 SQ FT	0 %

ELEVATION NOTES:

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



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

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 09/14/2015
T C 09/21/2015
SEE FILE FOR CONDITIONS ZPD15-0009

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

All murals subject to Town Council Approval of a Comprehensive Sign Package

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

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These plans are intended to provide the basic construction information necessary to obtain a building permit and to provide the owner with a visual representation of the finished product as created by the builder or person in authority of this project. Any discrepancy, error and/or omission, if any, are to be brought to the attention of the Designer prior to any construction. Contractor is responsible for all dimensions and conditions on the job site and certain complete engineering services for foundation HVAC and structural, prior to construction of any work. NOTE: All Federal, State, and Local Codes, Ordinances and restrictions, take precedence over any conflicting information shown on these plans. Dimensions are to face of stud and not to be scaled. Detailed and dimensioned drawings are available upon request. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES INC. AND ARE NOT TO BE TRACED, RELISED OR REPRODUCED IN ANY WAY BY ANY PERSONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES INC. ALL RIGHTS RESERVED

Realty Advisors, LLC.

YUCCA DEVELOPMENT BUILDING 6

FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC. ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
DATE

BUILDING ELEVATIONS

ISSUE DATE: 08-17-2015 FOR REVIEW

Scale: REF. PLAN

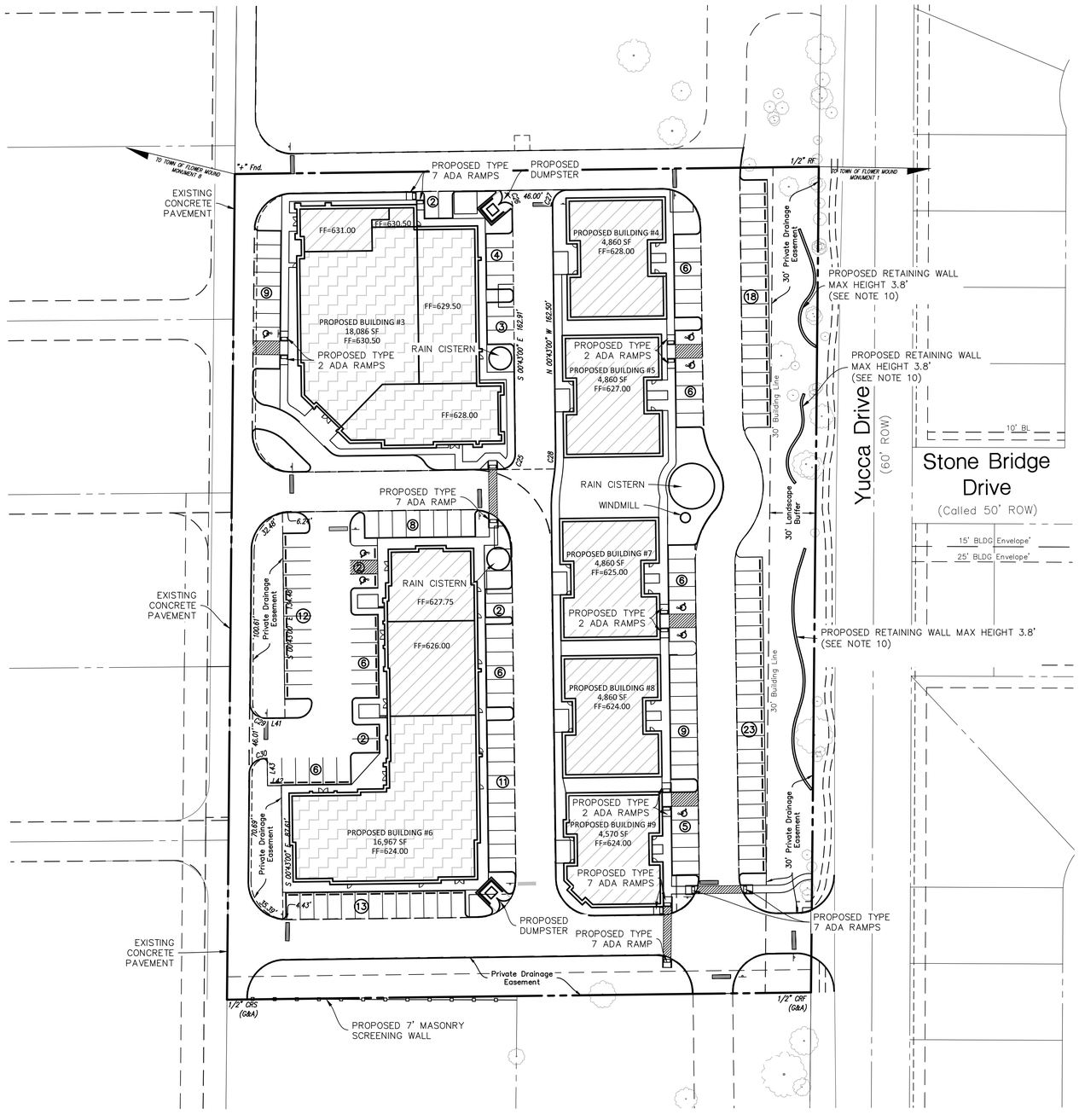
Drawn: MW

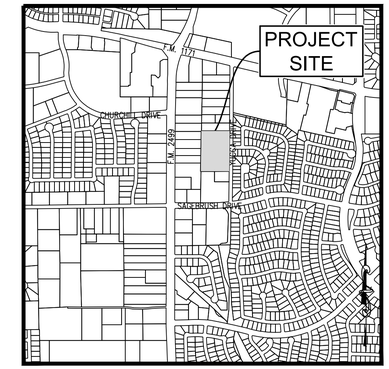
Job: YUCCA DEVELOPMENT

Sheet Number: A-103

SHEET 3 OF 3

Attachment B(1): Site Plan Package





Vicinity Map 1"=1000'

40 0 40 80 120 Feet

SCALE: 1"=40'

LOCATED ON A CURB INLET ALONG EAST SIDE OF YUCCA DRIVE +/- 300' SOUTH OF STONE BRIDGE DRIVE (ELEV 625.57). EAST OF THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

LOCATED ALONG WEST SIDE OF YUCCA DRIVE +/- 174' NORTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.

LEGEND

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

SITE DATA TABLE		
PHYSICAL ADDRESS		YUCCA DRIVE
GROSS SITE AREA		4.755 ACRES
NET SITE AREA		4.755 ACRES
ZONING		PD 142 W/ R-2 OFFICE USES
CURRENT USE		VACANT
PROPOSED USED		NON RESIDENTIAL MIXED USE
LOT COVERAGE DATA		
BUILDING COVERAGE	1.30 AC	27%
IMPERVIOUS AREA	3.82 AC	80%
PERVIOUS AREA	0.94 AC	20%
PARKING SUMMARY		
REQUIRED RETAIL (24,806) 1:250		104 SPACES
REQUIRED OFFICE (28,444) 1:300		94 SPACES
REQUIRED TOTAL		198 SPACES
PROVIDED PARKING		159 SPACES
HANDICAP PARKING		8 SPACES
BUILDING DATA		
BUILDING # 3		
NUMBER OF FLOORS		1
PEAK HEIGHT		26'-4"
MEAN HEIGHT		19'-3"
TOTAL SQUARE FOOTAGE		18,086 SF
BUILDINGS # 4,5,7,8		
NUMBER OF FLOORS		1
PEAK HEIGHT		25'-6¾"
MEAN HEIGHT		18'-6½"
TOTAL SQUARE FOOTAGE		4,860 SF
BUILDING # 6		
NUMBER OF FLOORS		1
PEAK HEIGHT		28'-4"
MEAN HEIGHT		23'-5½"
TOTAL SQUARE FOOTAGE		16,911 SF
BUILDING #9		
NUMBER OF FLOORS		1
PEAK HEIGHT		25'-6¾"
MEAN HEIGHT		18'-6½"
TOTAL SQUARE FOOTAGE		4,570 SF
MASTER PLAN FEATURES		
LAND USE PLAN		SPA 1
URBAN DESIGN PLAN		LONG PRAIRIE DISTRICT
THOROUGHFARE PLAN		YUCCA DRIVE (60' ROW)

GENERAL NOTE:

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

RETAIL DISTRICT-2 (R-2)

OFFICE DISTRICT (O)

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date_____
Town of Flower Mound
Engineering Services

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

imark REALTY ADVISORS

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

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1072 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

PRAIRIE COMMONS

PRAIRIE COMMONS
Lot 1, Block A
PRAIRIE COMMONS
4.755 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 161
FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN

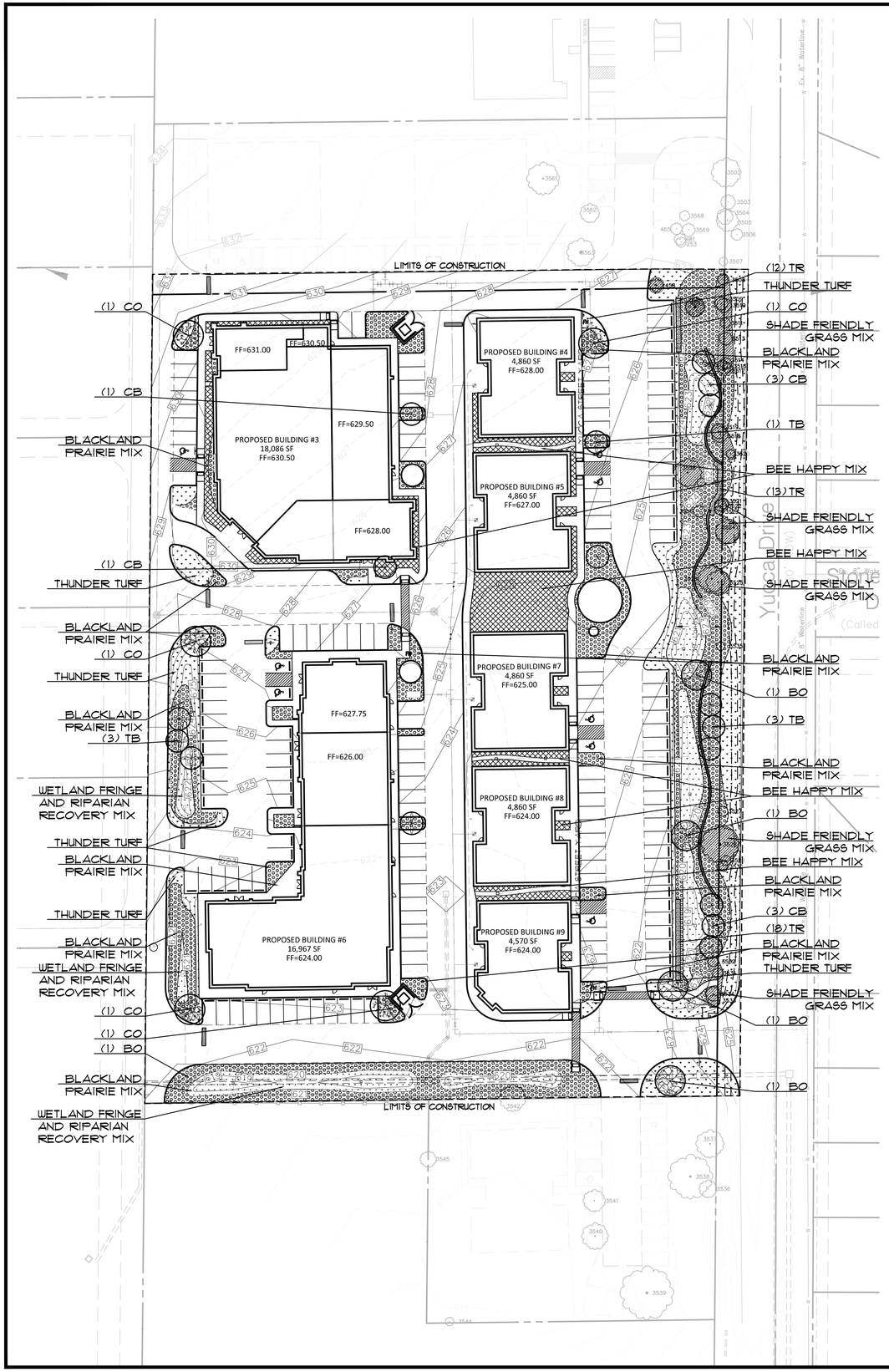
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 5/2/2016

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

14210

C4

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



LEGEND

- (BO) BUR OAK — Quercus macrocarpa
- (CO) CHINQUAPIN OAK — Quercus muehlenbergii
- (TB) TEXAS BUCKEYE — Aesculus glabra variety arguta
- (CB) CAROLINA BUCKTHORN — Rhamnus caroliniana
- (TR) TEXAS RANGER — Leucophyllum frutescens
- BLACKLAND PRAIRIE MIX — NATIVE AMERICAN SEED COMPANY ITEM#2800
- WETLAND FRINGE AND RIPARIAN RECOVERY MIX — NATIVE AMERICAN SEED COMPANY ITEM#1807&4507
- SHADE-FRIENDLY GRASS MIX — NATIVE AMERICAN SEED COMPANY ITEM#2862
- THUNDER TURF — NATIVE AMERICAN SEED COMPANY
- BEE HAPPY MIX — NATIVE AMERICAN SEED COMPANY ITEM#4505
- PLANT IN SPRING-OR-FALL WILDFLOWER MIX — NATIVE AMERICAN SEED COMPANY ITEM#4505

**SEED MIXES AT A RATE OF MINIMUM 300 SEEDS PER SQUARE FEET.

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Prairie Commons

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

PRELIMINARY PLANS
INTERIM REVIEW FOR CONSTRUCTION, PURPOSES
THIS DOCUMENT IS FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART, LANDSCAPE ARCHITECT
DATED 5/2/2016

RON A. STEWART
REGISTERED LANDSCAPE ARCHITECT
791
STATE OF TEXAS

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
4	BUR OAK	Quercus macrocarpa	3"	10'-12'	Per Plan	Single Trunk
5	CHINQUAPIN OAK	Quercus muehlenbergii	3"	10'-12'	Per Plan	Single Trunk
8	TEXAS BUCKEYE	Aesculus glabra var. arguta	30gal.	7'-8'	Per Plan	Single Trunk
9	CAROLINA BUCKTHORN	Rhamnus caroliniana	30gal.	7'-8'	Per Plan	Single Trunk
43	TEXAS RANGER	Leucophyllum frutescens	3 gal.	2'	3' o.c.	Full

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

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

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.3715

PRAIRIE COMMONS

PRAIRIE COMMONS
Lot 1, Block A
PRAIRIE COMMONS
4.755 Acres
In the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

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

14210

L1.0

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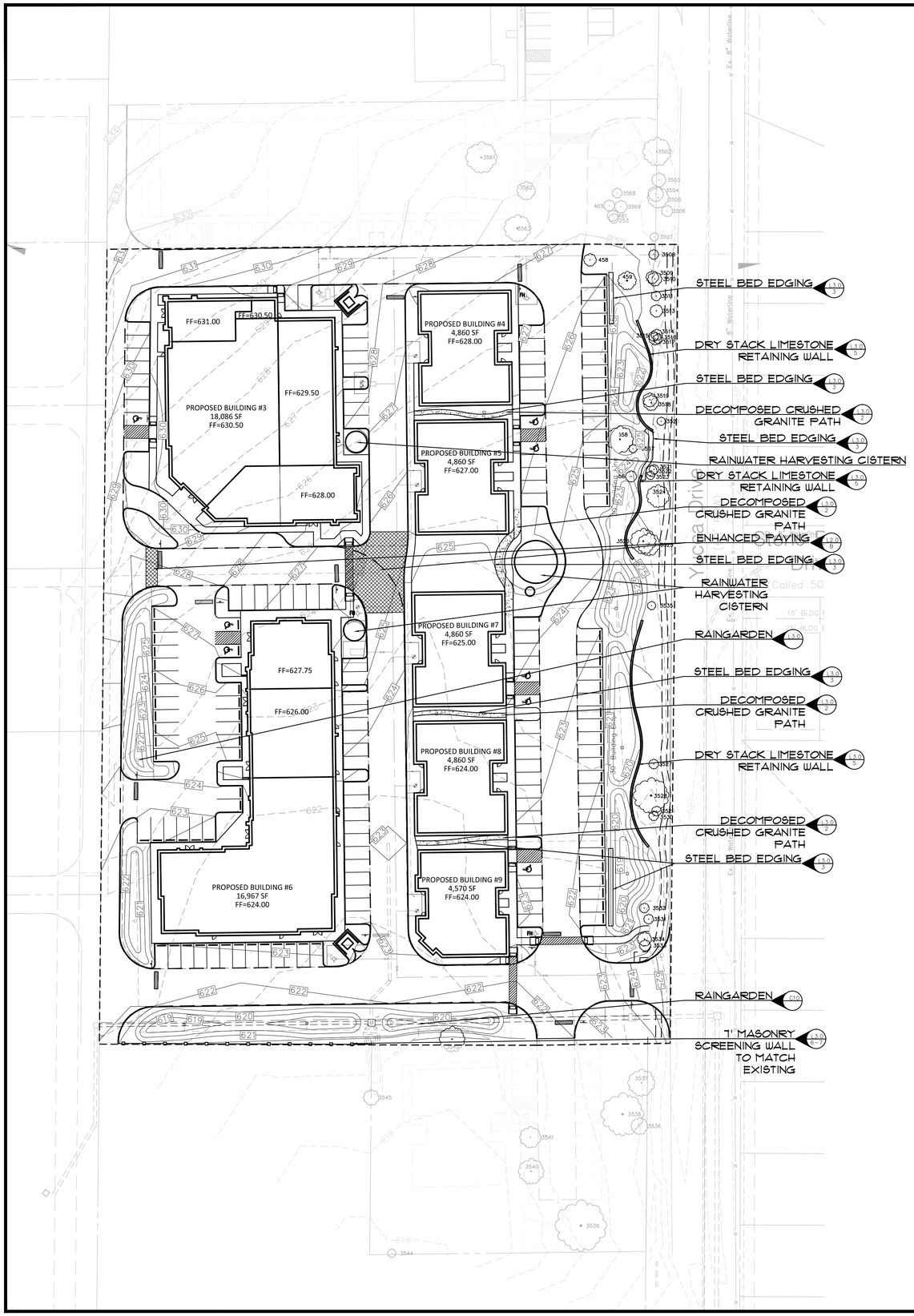

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

LEGEND

(A) CRUSHED GRANITE PATH
WITH STABILIZER BINDING AGENT

(B) ENHANCED CONCRETE
6" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB BASE COMPACTED TO 95% PROCTOR DENSITY
COLOR: AUTUMN BROWN WITH TERRA COTTA RELEASE FINISHED WITH SEALER
STAMP: ROCK TEXTURE

**COLOR PER PATTERN
CONCRETE OF DALLAS
CONTACT: RICK BIERNACKI
901 EAST HIGHWAY 121
LEWISVILLE, TX 75057
(972) 434-2507

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 5/2/2016

RON W. STEWART
791
STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT

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4.755 Acres
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FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

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

14210

L2.0

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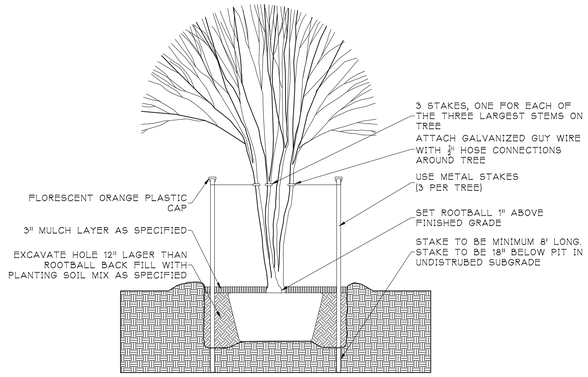
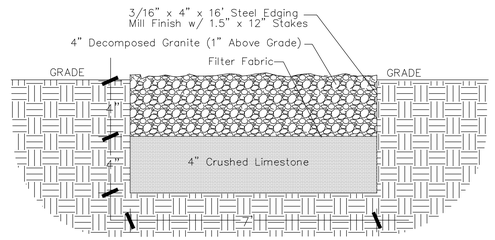


1 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE



2 DECOMPOSED CRUSHED GRANITE
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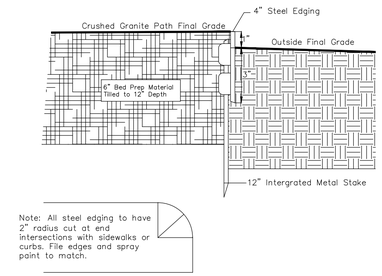
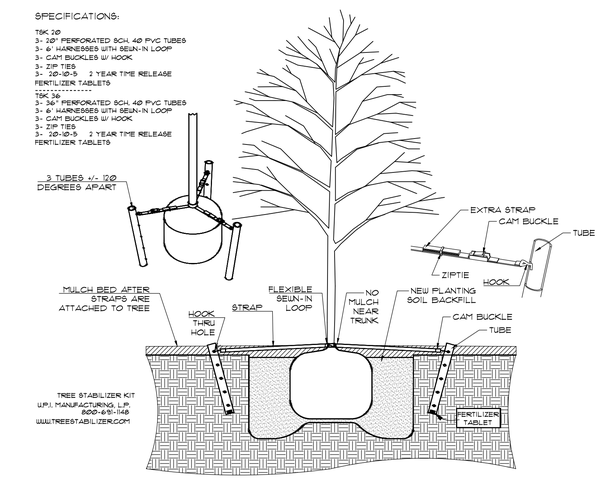
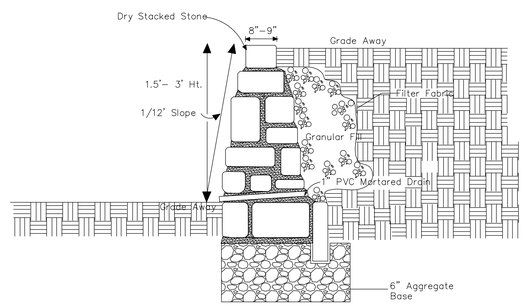


3 STEEL BED EDGING
SCALE: NOT TO SCALE



4 TREE STAKING DETAIL
SCALE: NOT TO SCALE

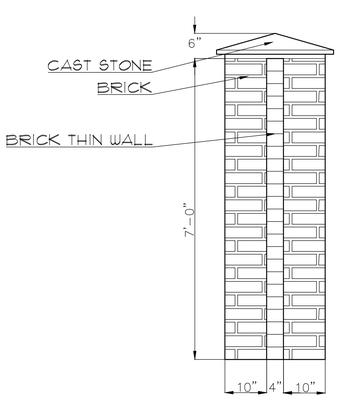
Walls Taller than 36" in ht. to be designed, signed and sealed by Structural Engineer



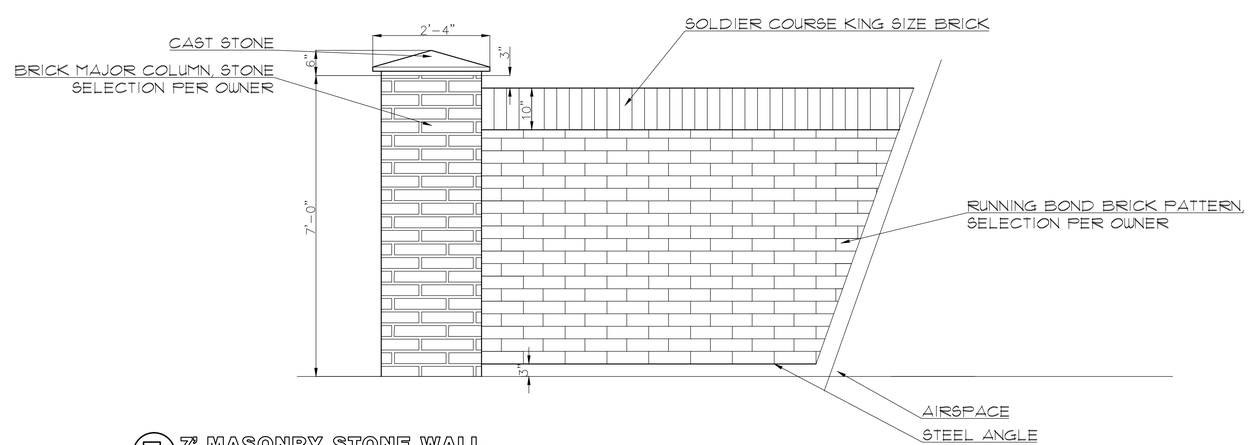
5 DRY STACK RETAINING WALL
SCALE: 1/2"=1'

LANDSCAPE NOTES:
Town of Flower Mound

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



6 7' MASONRY STONE WALL COLUMN
SCALE: NOT TO SCALE



7 7' MASONRY STONE WALL
SCALE: NOT TO SCALE

*MASONRY STONE WALL TO MATCH EXISTING WALL ADJACENT TO PROPERTY

** TYPICAL SCHEMATIC DETAIL. FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER.

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RON STEWART LANDSCAPE ARCHITECT
DATED 5/2/2016

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
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STATE OF TEXAS

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

OWNER/DEVELOPER
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140 RED OAK LANE
FLOWER MOUND, TX 75028
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4.755 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE AND HARDSCAPE DETAILS

Drawn By:	MC
Date:	2/8/2016
Scale:	
Revisions:	
	03/07/2016
	04/08/2016
	05/02/2016

14210

L3.0

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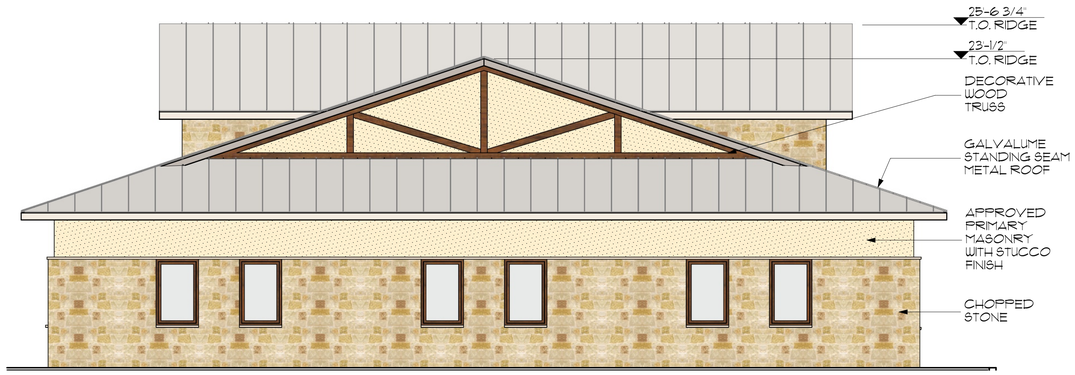
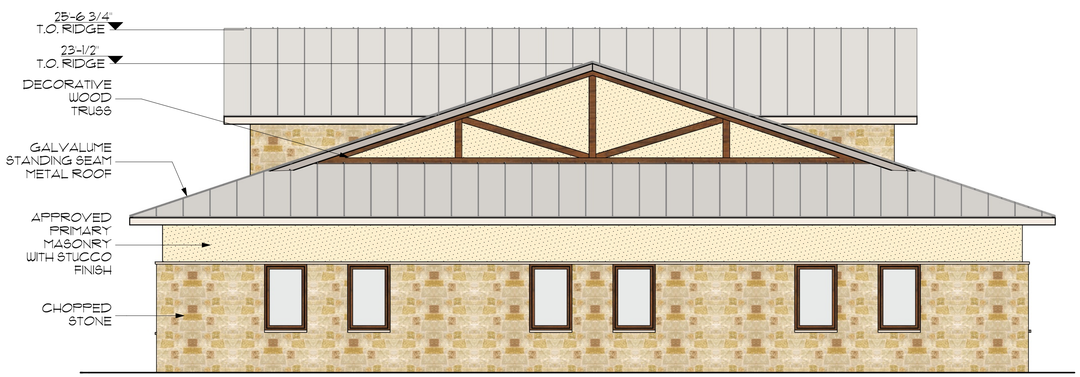


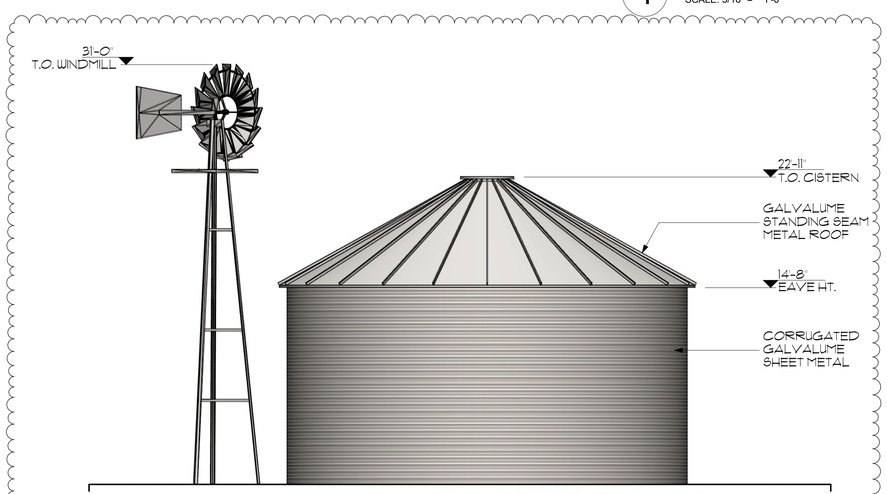
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

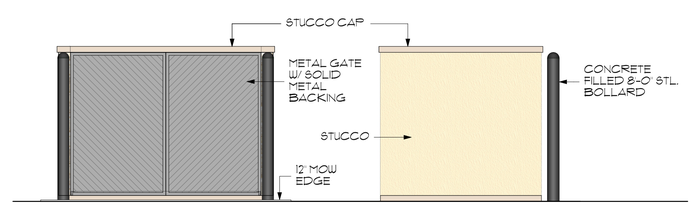


4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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



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



5 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

MATERIAL TABULATION CHART

	BUILDING 7	NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	1,088	1,088	1,124	1,124
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	912	912	937	937
3	DOORS AND WINDOWS S.F.	176	176	187	187
4	PRIMARY MASONRY TOTALS (MIN. 80%)	912 S.F. 100 % OF 2	912 S.F. 100 % OF 2	937 S.F. 100 % OF 2	937 S.F. 100 % OF 2
	STONE S.F.	527 S.F. 58 % OF 2	527 S.F. 58 % OF 2	766 S.F. 81 % OF 2	766 S.F. 81 % OF 2
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	385 S.F. 42 % OF 2	385 S.F. 42 % OF 2	171 S.F. 19 % OF 2	171 S.F. 19 % OF 2

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERMIN REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURSDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

These plans are intended to provide the basic construction information necessary to obtain a building permit and construct the project. The contractor is responsible for verifying all dimensions and conditions at the jobsite and shall be responsible for the correct execution of this project. Any discrepancy, error and/or omission, if any, are to be brought to the attention of the Designer prior to any construction. The Contractor is responsible for the means and methods of construction, and shall obtain appropriate engineering services for foundation HVAC and structural, prior to construction of any work. NOTE: All Federal, State, and Local Codes, Ordinances and restrictions take precedence over the information shown on these plans. Dimensions are to face of stud or face of masonry and must be strictly adhered and followed before and during construction. These plans are the property of the Designer and are not to be reused or reproduced in any manner without the express written consent of WILLIAM PECK & ASSOCIATES INC. AND ARE NOT TO BE TRACED RELISED OR REPRODUCED IN ANY "QUALITY" BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLIAM PECK & ASSOCIATES INC. ALL RIGHTS RESERVED

Realty Advisors, LLC.

PRAIRIE COMMONS
OFFICE/ CONDO
FLOWER MOUND, TX

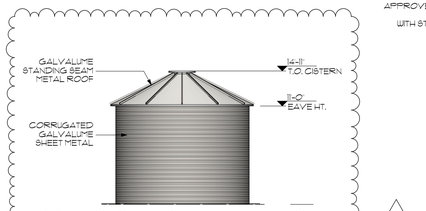
WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

TYPICAL OFFICE/ CONDO ELEVATIONS

REVISIONS
1 04-08-2016 CITY COMMENTS

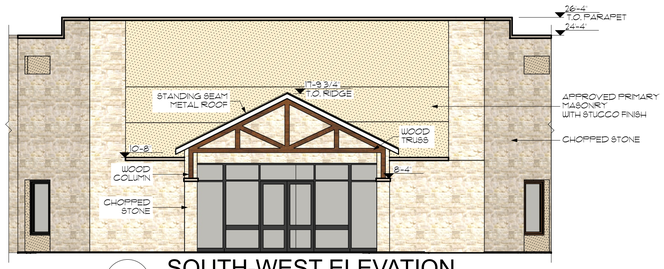
ISSUE DATE:

Scale: REF. PLAN
Drawn: MW
Job: PRAIRIE COMMONS
Sheet Number:
A-101



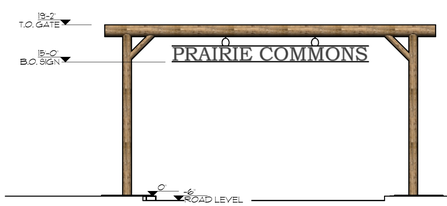
7 CISTERN ELEVATION
SCALE: 1/8" = 1'-0"

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



5 SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"

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



6 GATES ELEVATION
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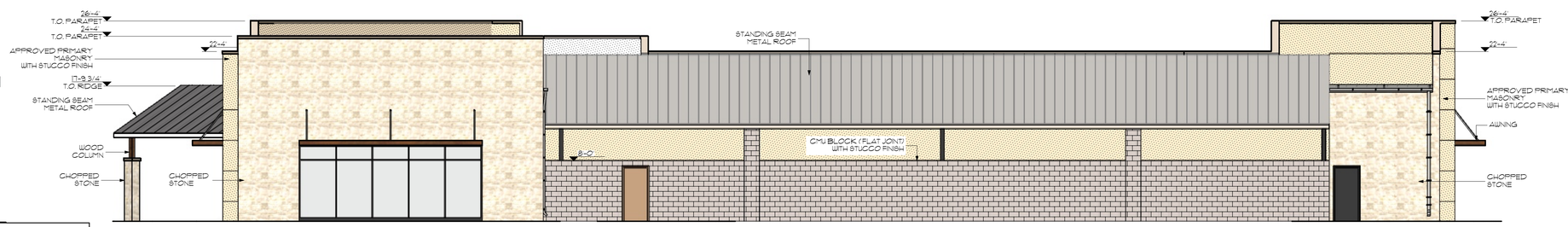
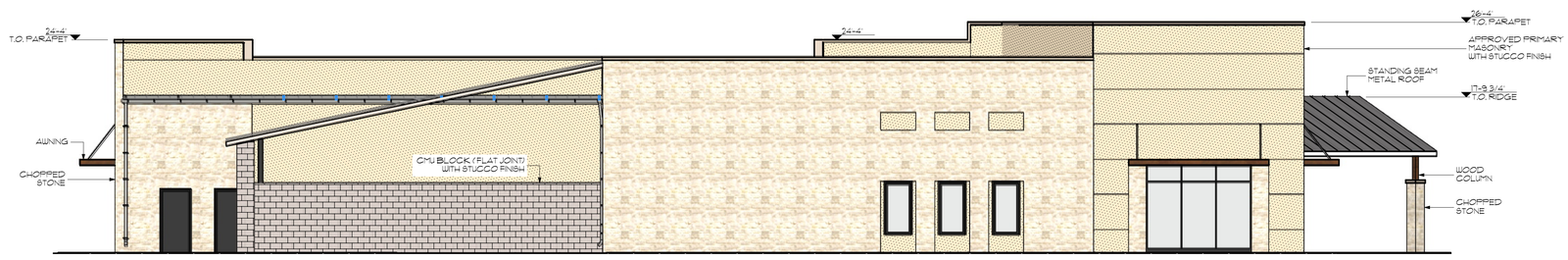


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL TABULATION CHART

	BUILDING 3	NORTH	SOUTH	EAST	WEST	SOUTH/ WEST
1	TOTAL FACADE S.F.	2,082	2,494	3,105	2,945	1,220
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	1,792	2,313	2,873	2,685	1,012
3	DOORS AND WINDOWS S.F.	290	181	232	260	208
4	PRIMARY MASONRY TOTALS (MIN. 80%)	1,742 S.F. 100 % OF 2	2,313 S.F. 100 % OF 2	2,873 S.F. 100 % OF 2	2,685 S.F. 100 % OF 2	1,012 S.F. 100 % OF 2
	STONE S.F.	994 S.F. 55 % OF 2	925 S.F. 40 % OF 2	1,439 S.F. 50 % OF 2	1,471 S.F. 55 % OF 2	552 S.F. 55 % OF 2
	CMU BLOCK (FLAT JOINT) WITH STUCCO FINISH S.F.	798 S.F. 40 % OF 2	---	---	---	---
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	80 S.F. 5 % OF 2	1,388 S.F. 60 % OF 2	1,434 S.F. 50 % OF 2	1,214 S.F. 45 % OF 2	460 S.F. 45 % OF 2

ELEVATION NOTES:

- ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN.
- ALL PROPOSED SIGNS IS SUBJECT TO SEPARATE SIGN PERMIT.
- ALL MURALS IS SUBJECT TO TOWN COUNCIL APPROVAL.

1

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PRAIRIE COMMONS
BUILDING 3
FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
1 04-08-2016 CITY COMMENTS

BUILDING 3 ELEVATIONS

ISSUE DATE:

Scale: REF. PLAN

Drawn: MW

Job: PRAIRIE COMMONS

Sheet Number:
A-102

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

MATERIAL TABULATION CHART					
	BUILDING 6	NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	3,296	3,020	4286	5202
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	2676	2660	3,846	3,943
3	DOORS AND WINDOWS S.F.	620	372	440	1,259
4	PRIMARY MASONRY TOTALS (MIN. 80%)	2,676 S.F. 100 % OF 2	2,660 S.F. 100 % OF 2	3,603 S.F. 100 % OF 2	3,943 S.F. 100 % OF 2
	STONE S.F.	1,605 S.F. 60 % OF 2	1,459 S.F. 55 % OF 2	3,326 S.F. 87 % OF 2	1,944 S.F. 49 % OF 2
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	1,071 S.F. 40 % OF 2	1,189 S.F. 45 % OF 2	520 S.F. 13 % OF 2	1,999 S.F. 51 % OF 2

ELEVATION NOTES:

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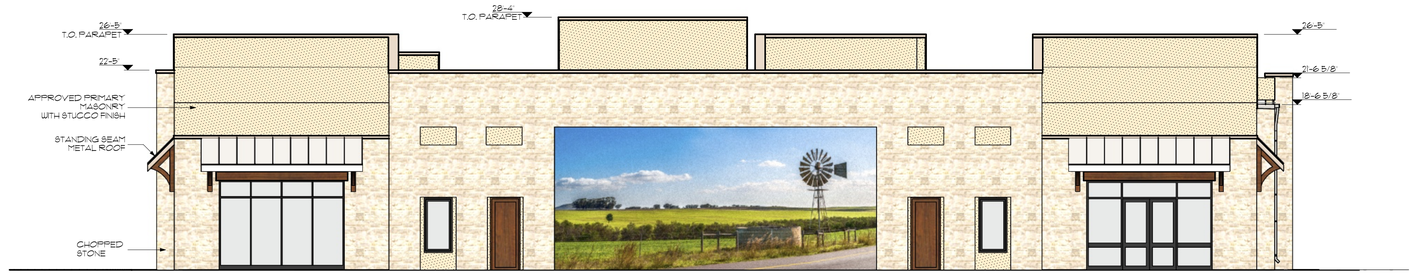
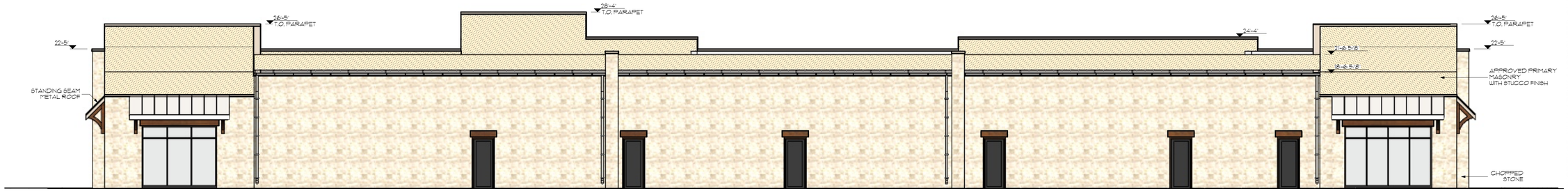
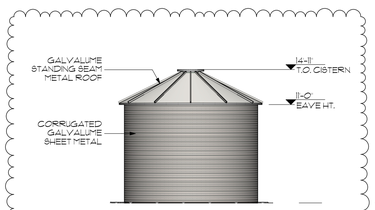
1



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



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



5 CISTERN ELEVATION
SCALE: 1/8" = 1'-0"

1

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

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Realty Advisors, LLC.

PRAIRIE COMMONS
BUILDING 6
FLOWER MOUND, TX

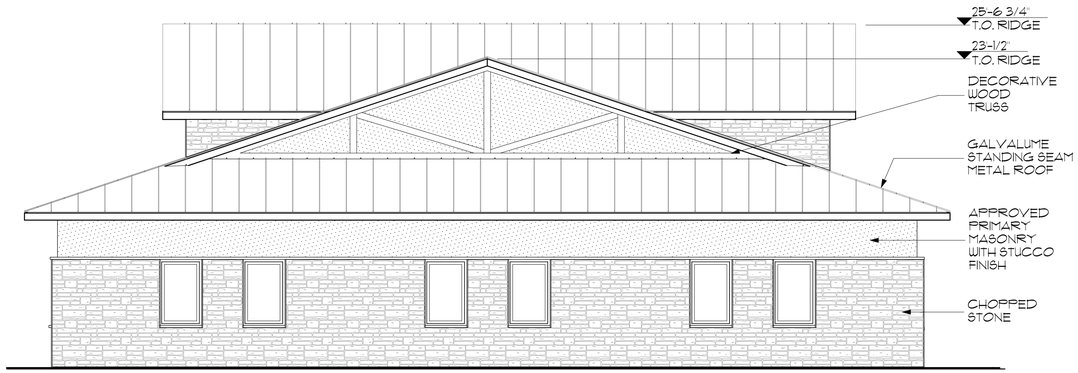
WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

BUILDING & ELEVATIONS

REVISIONS
1 04-08-2016 CITY COMMENTS

ISSUE DATE:

Scale: REF. PLAN
Drawn: MW
Job: PRAIRIE COMMONS
Sheet Number:
A-103

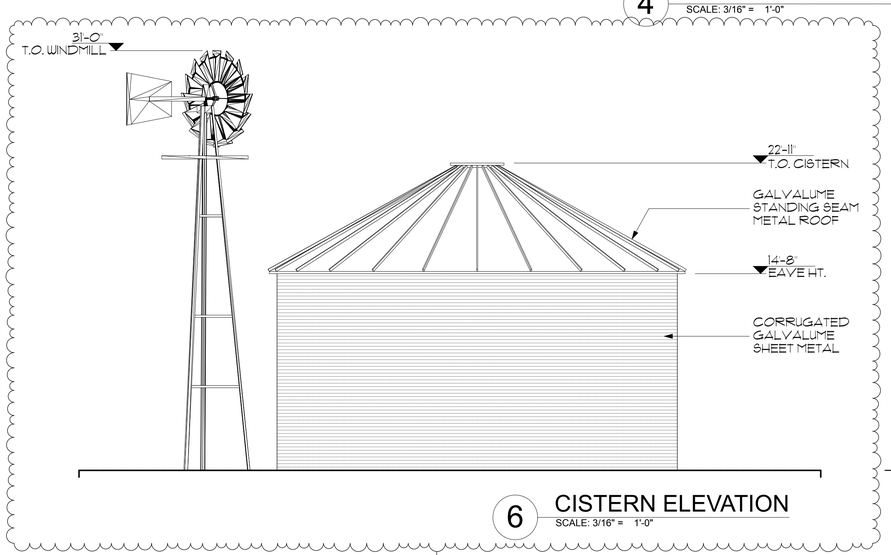


2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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

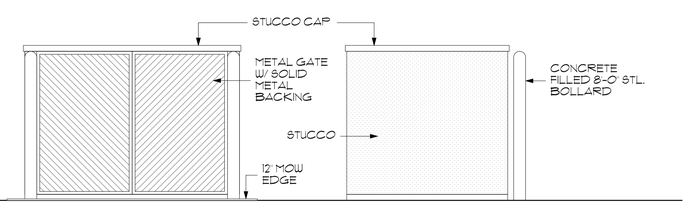
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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



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

1



5 DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"

MATERIAL TABULATION CHART

	BUILDING 7	NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	1,088	1,088	1,124	1,124
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	912	912	937	937
3	DOORS AND WINDOWS S.F.	176	176	187	187
4	PRIMARY MASONRY TOTALS (MIN. 80%)	912 S.F. 100 % OF 2	912 S.F. 100 % OF 2	937 S.F. 100 % OF 2	937 S.F. 100 % OF 2
	STONE S.F.	527 S.F. 58 % OF 2	527 S.F. 58 % OF 2	766 S.F. 81 % OF 2	766 S.F. 81 % OF 2
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	385 S.F. 42 % OF 2	385 S.F. 42 % OF 2	171 S.F. 19 % OF 2	171 S.F. 19 % OF 2

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PRAIRIE COMMONS
OFFICE/ CONDO
FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
1 04-08-2016 CITY COMMENTS

TYPICAL OFFICE/ CONDO ELEVATIONS

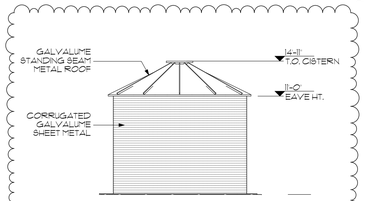
ISSUE DATE:

Scale: REF. PLAN

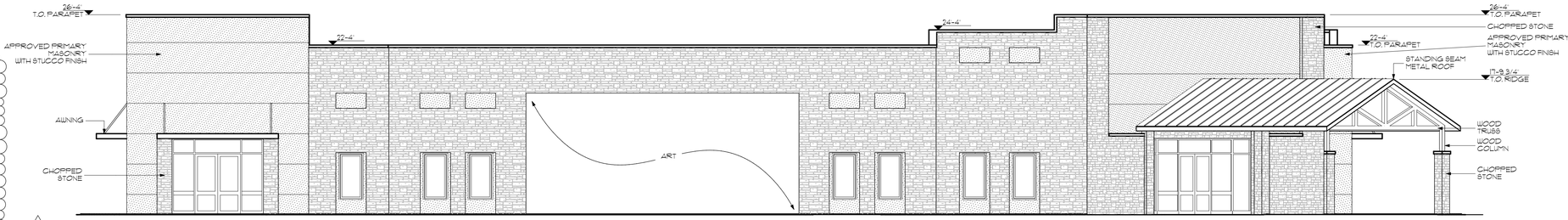
Drawn: MW

Job: PRAIRIE COMMONS

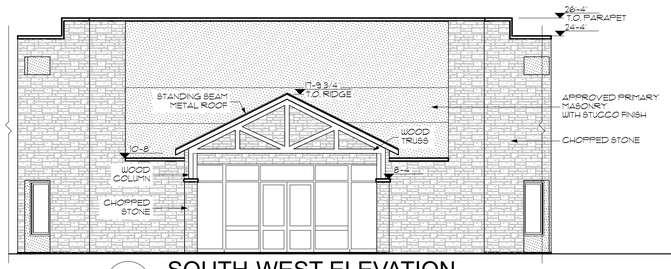
Sheet Number:
A-101.1



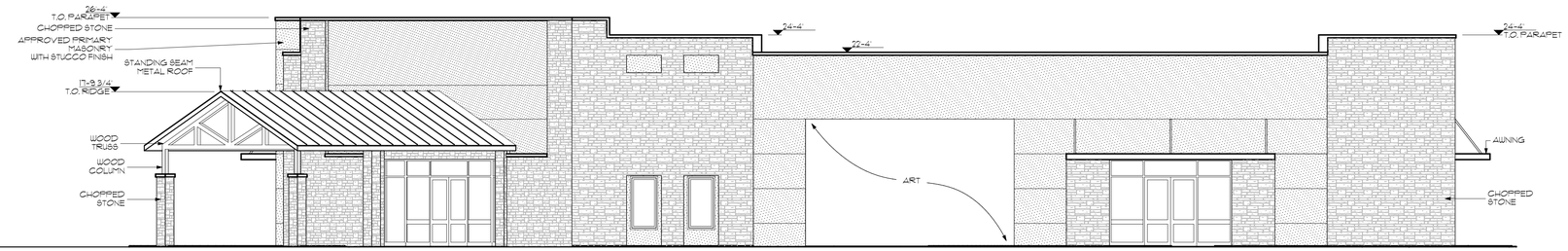
7 CISTERN ELEVATION
SCALE: 1/8" = 1'-0"



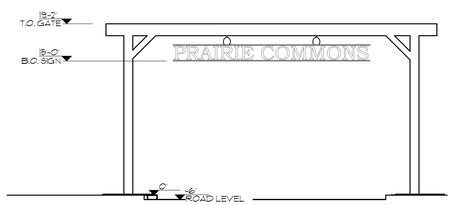
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



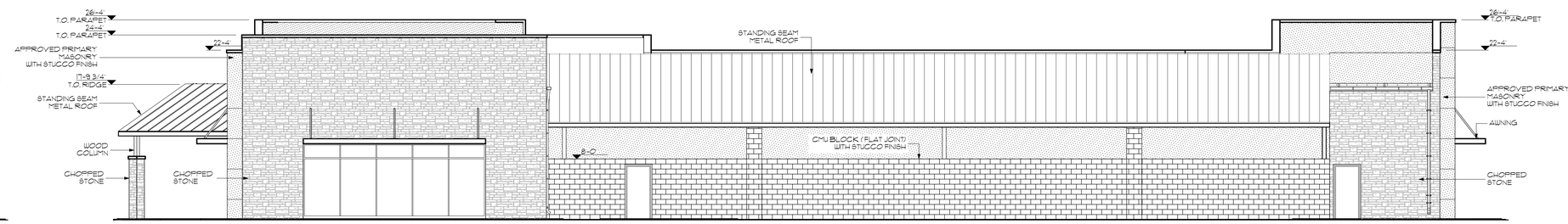
5 SOUTH-WEST ELEVATION
SCALE: 1/8" = 1'-0"



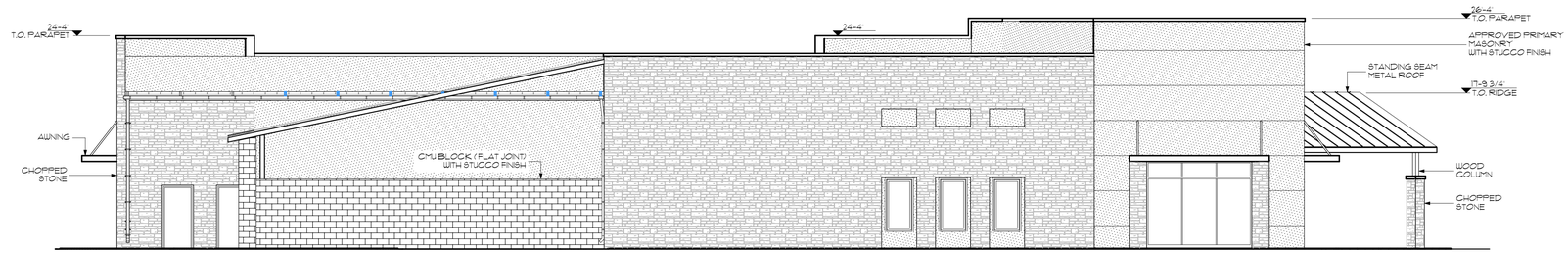
2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



6 GATES ELEVATION
SCALE: 1/8" = 1'-0"



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



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

MATERIAL TABULATION CHART

	BUILDING 3	NORTH	SOUTH	EAST	WEST	SOUTH/ WEST
1	TOTAL FACADE S.F.	2,082	2,494	3105	2,945	1,220
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	1,792	2,313	2,873	2,685	1,012
3	DOORS AND WINDOWS S.F.	290	181	232	260	208
4	PRIMARY MASONRY TOTALS (MIN. 80%)	1,742 S.F. 100 % OF 2	2,313 S.F. 100 % OF 2	2,873 S.F. 100 % OF 2	2,685 S.F. 100 % OF 2	1,012 S.F. 100 % OF 2
	STONE S.F.	994 S.F. 55 % OF 2	925 S.F. 40 % OF 2	1,439 S.F. 50 % OF 2	1,471 S.F. 55 % OF 2	552 S.F. 55 % OF 2
	CMU BLOCK (FLAT JOINT) WITH STUCCO FINISH S.F.	798 S.F. 40 % OF 2	---	---	---	---
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	80 S.F. 5 % OF 2	1,388 S.F. 60 % OF 2	1,434 S.F. 50 % OF 2	1,214 S.F. 45 % OF 2	460 S.F. 45 % OF 2

ELEVATION NOTES:

- ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN.
- ALL PROPOSED SIGNS IS SUBJECT TO SEPARATE SIGN PERMIT.
- ALL MURALS IS SUBJECT TO TOWN COUNCIL APPROVAL.

1

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PRAIRIE COMMONS
BUILDING 3
FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx
972) 221-1424

REVISIONS
1 04-08-2016 CITY COMMENTS

BUILDING 3 ELEVATIONS

ISSUE DATE:

Scale: REF. PLAN

Drawn: MW

Job: PRAIRIE COMMONS

Sheet Number:
A-102.1

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

	MATERIAL TABULATION CHART				
	BUILDING 6	NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE S.F.	3,296	3,020	4286	5202
2	FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	2676	2660	3,846	3,943
3	DOORS AND WINDOWS S.F.	620	372	440	1259
4	PRIMARY MASONRY TOTALS (MIN. 80%)	2676 S.F. 100 % OF 2	2660 S.F. 100 % OF 2	3603 S.F. 100 % OF 2	3,943 S.F. 100 % OF 2
	STONE S.F.	1605 S.F. 60 % OF 2	1,459 S.F. 55 % OF 2	3,326 S.F. 87 % OF 2	1,944 S.F. 49 % OF 2
	APPROVED PRIMARY MASONRY WITH STUCCO FINISH S.F.	1071 S.F. 40 % OF 2	1189 S.F. 45 % OF 2	520 S.F. 13 % OF 2	1,999 S.F. 51 % OF 2

ELEVATION NOTES:

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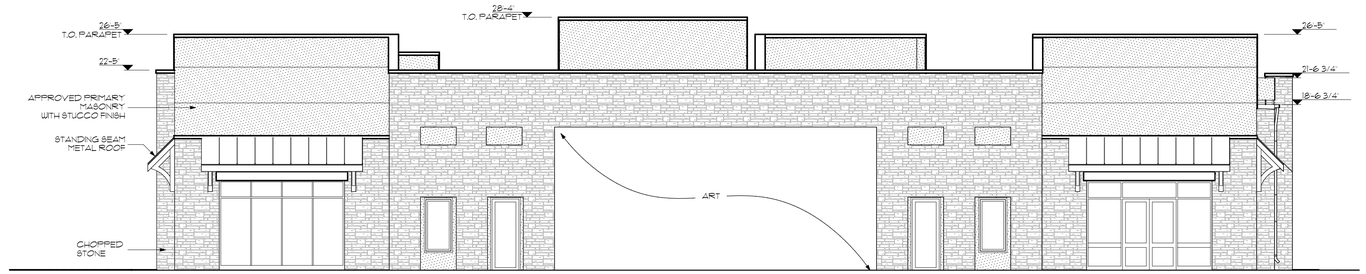
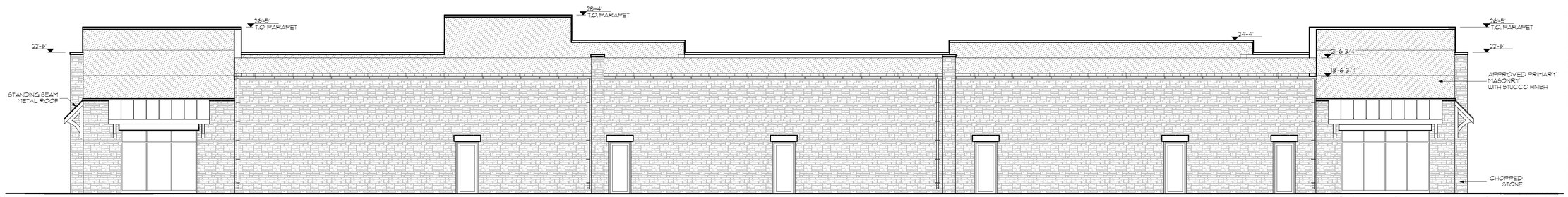
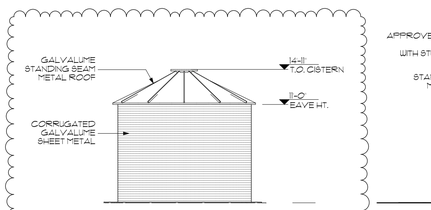
1



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



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



5 CISTERN ELEVATION
SCALE: 1/8" = 1'-0"

1

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

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PRAIRIE COMMONS
BUILDING 6
FLOWER MOUND, TX

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
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REVISIONS
1 04-08-2016 CITY COMMENTS

BUILDING ELEVATIONS

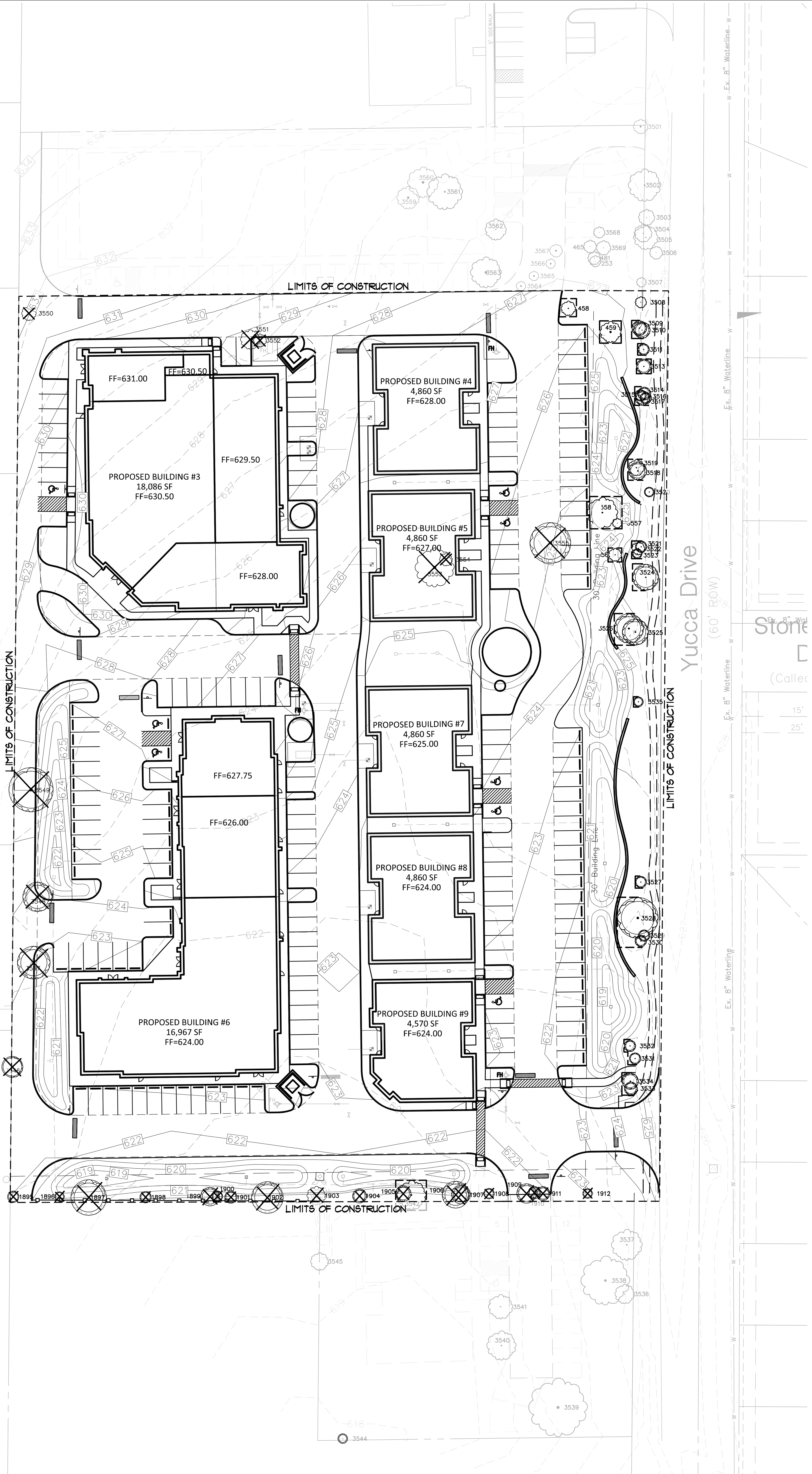
ISSUE DATE:
02-25-2016
FOR REVIEW

Scale: REF. PLAN

Drawn: MW

Job: PRAIRIE COMMONS

Sheet Number:
A-103.1



TREE CHART

TREE #	TAG	CALIPER (")	COMMON NAME	*BOTANICAL NAME*	PROTECTED	SPECIMEN	REMOVED	REMARKS
1	458	9	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
2	459	13	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
3	1895	7	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
4	1896	14	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
5	1897	22	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
6	1898	18.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
7	1899	11.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
8	1900	6.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
9	1901	7.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
10	1902	19.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
11	1903	11.5	AMERICAN ELM	*Ulmus americana*	Yes	No	Yes	
12	1904	8.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
13	1905	9.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
14	1906	16.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
15	1907	11.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
16	1908	6.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
17	1909	12	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
18	1910	7.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
19	1911	8.5	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
20	1912	6	SUGARBERRY	*Celtis laevigata*	No	No	Yes	
21	3507	8	SUGARBERRY	*Celtis laevigata*	No	No	No	
22	3508	7	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
23	3509	15	SUGARBERRY	*Celtis laevigata*	No	No	No	
24	3510	18	SUGARBERRY	*Celtis laevigata*	No	No	No	
25	3511	12	RED CEDAR	*Juniperus virginiana*	No	No	No	
26	3513	14	SUGARBERRY	*Celtis laevigata*	No	No	No	
27	3514	10.5	SUGARBERRY	*Celtis laevigata*	No	No	No	
28	3515	12	SUGARBERRY	*Celtis laevigata*	No	No	No	
29	3516	9	SUGARBERRY	*Celtis laevigata*	No	No	No	
30	3517	9	SUGARBERRY	*Celtis laevigata*	No	No	No	
31	3518	11.5	SUGARBERRY	*Celtis laevigata*	No	No	No	
32	3519	15	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
33	3520	8	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
34	3521	7.5	SUGARBERRY	*Celtis laevigata*	No	No	No	
35	3522	7.5	TEXAS ASH	*Fraxinus texensis*	Yes	No	No	
36	3523	6	SUGARBERRY	*Celtis laevigata*	No	No	No	
37	3524	14	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
38	3525	21	SUGARBERRY	*Celtis laevigata*	No	No	No	
39	3526	22.5	SUGARBERRY	*Celtis laevigata*	No	No	No	
40	3527	8	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
41	3528	24	SUGARBERRY	*Celtis laevigata*	No	No	No	
42	3529	9	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
43	3530	8	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
44	3531	7	SUGARBERRY	*Celtis laevigata*	No	No	No	
45	3532	9.5	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
46	3533	11	SUGARBERRY	*Celtis laevigata*	No	No	No	
47	3534	14	SUGARBERRY	*Celtis laevigata*	No	No	No	
48	3535	6	BRADFORD PEAR	*Pyrus calleryana*	No	No	No	
49	3542	18	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
50	3546	13	COTTONWOOD	*Populus deltoides*	No	No	Yes	
51	3547	20	SAWTOOTH OAK	*Quercus acutissima*	No	No	Yes	
52	3548	18	SAWTOOTH OAK	*Quercus acutissima*	No	No	Yes	
53	3549	27	COTTONWOOD	*Populus deltoides*	No	No	Yes	
54	3550	9	AMERICAN ELM	*Ulmus americana*	Yes	No	Yes	Multi-Trunk
55	3551	12	AMERICAN ELM	*Ulmus americana*	Yes	No	Yes	
56	3552	8	AMERICAN ELM	*Ulmus americana*	Yes	No	Yes	
57	3553	24	COTTONWOOD	*Populus deltoides*	No	No	Yes	
58	3554	8	COTTONWOOD	*Populus deltoides*	No	No	Yes	
59	3555	25	RED CEDAR	*Juniperus virginiana*	No	No	Yes	80% DEAD
60	3556	8	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
61	3557	6	AMERICAN ELM	*Ulmus americana*	Yes	No	No	
62	3558	19	GREEN ASH	*Fraxinus pennsylvanica*	Yes	No	No	

LEGEND

- PROTECTED TREE TO BE REMOVED
- PROTECTED TREE TO BE SAVED
- NON-PROTECTED TREE TO BE SAVED
- NON-PROTECTED TREE TO BE REMOVED
- TREE PROTECTION FENCING

THERE IS NO MITIGATION REQUIRED ON THIS SITE PER TOFM SPA 1 EXEMPTION.

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Federal, state, county and local regulations governing landscape work.
2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.

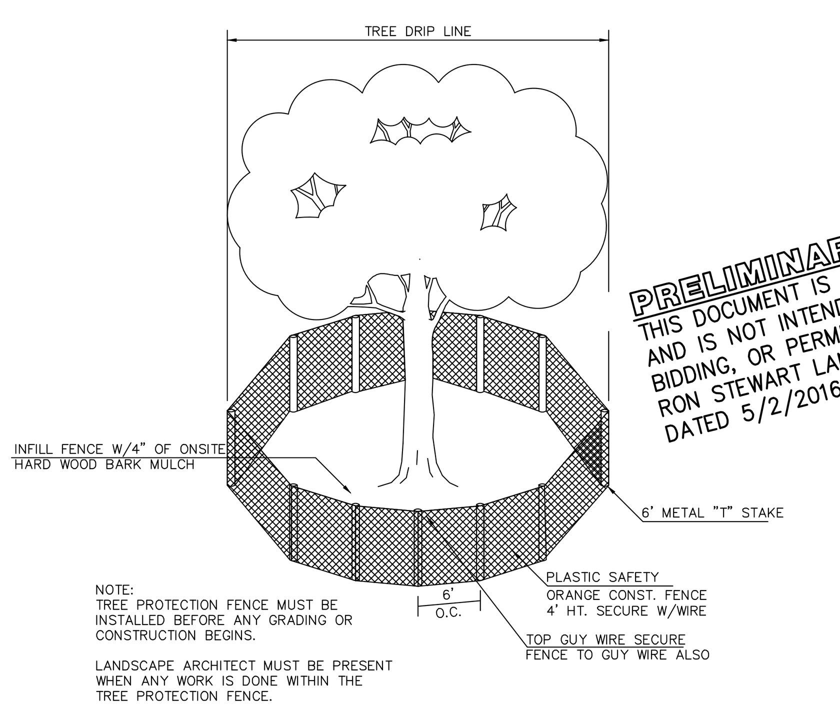
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter.
   ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standard. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use on site in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site . Fences will define the specific protection zone for each tree or group trees. Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the
1) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
2) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trench es "airdug" with Air Spade (registered trademark) or similar technology are the only exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
6) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



TREE PROTECTION
(Non–Specimen)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 5/2/2016

REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

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

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

PRAIRIE COMMONS

PRAIRIE COMMONS
Lot 1, Block A
PRAIRIE COMMONS
4.755 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

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

14210

L4.0

File: Z:\2014\14210\Drawings\FP & Const Plans\SHEETS\14210 TS
Plotted: 5/2/2016 11:58 AM, by Monica Concienne; Saved: 4/7/2016 4:12 PM, by monica

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 10

DATE: May 23, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP16-0013 - Crossfire) to develop an indoor shooting range. The property is generally located north of Long Prairie Road and east of Gerault Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 42,030-square-foot indoor shooting range and associated parking to be located within Lot 2, Block A, of Southgate, Phase I. The subject property consists of 3.948 acres and is currently undeveloped. The property is zoned Planned Development District No. 134 (PD-134) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

On February 1, 2016, the Town Council approved a Specific Use Permit (SUP-440) to permit this indoor shooting range within the Northeast Tract of the Southgate development. The approved SUP includes conceptual plans and elevations. The site plan and landscape plan are in substantial compliance with the approved plans.

According to the applicant's letter of intent (Attachment A(2)), the facility will include an indoor shooting range; fitness center and self-defense studio; retail store and office spaces. The site plan depicts 102 on-site and 47 on-street parking spaces which is consistent with the approved concept plan.

The proposed elevation varies from the approved conceptual elevations in three areas. The applicant's letter of intent provides explanation for the proposed changes made to the conceptual elevations. The vast expanse of stone wall has been replaced with similar colored brick wall while keeping the stone element

limited to water table at the bottom of the façade. Tilt wall, which is listed as a primary masonry material in the Architectural Standards of the Town's Urban Design Plan, has been replaced with stucco, a secondary masonry material. The percentage of secondary masonry is limited to maximum of 20 percent on each façade and the proposed elevations meet this requirement. The concept elevation included clerestory elements that served as an architectural feature. The majority of this element has been eliminated from the elevation. The applicant attributes this significant change to security of the building.

The subject site is located within the SG-M2 subzone which requires a minimum 10,000-square-foot pocket park with amenities like benches and trash receptacles. The site plan depicts this pocket park with required amenities.

III. ATTACHMENTS

A. Background Information

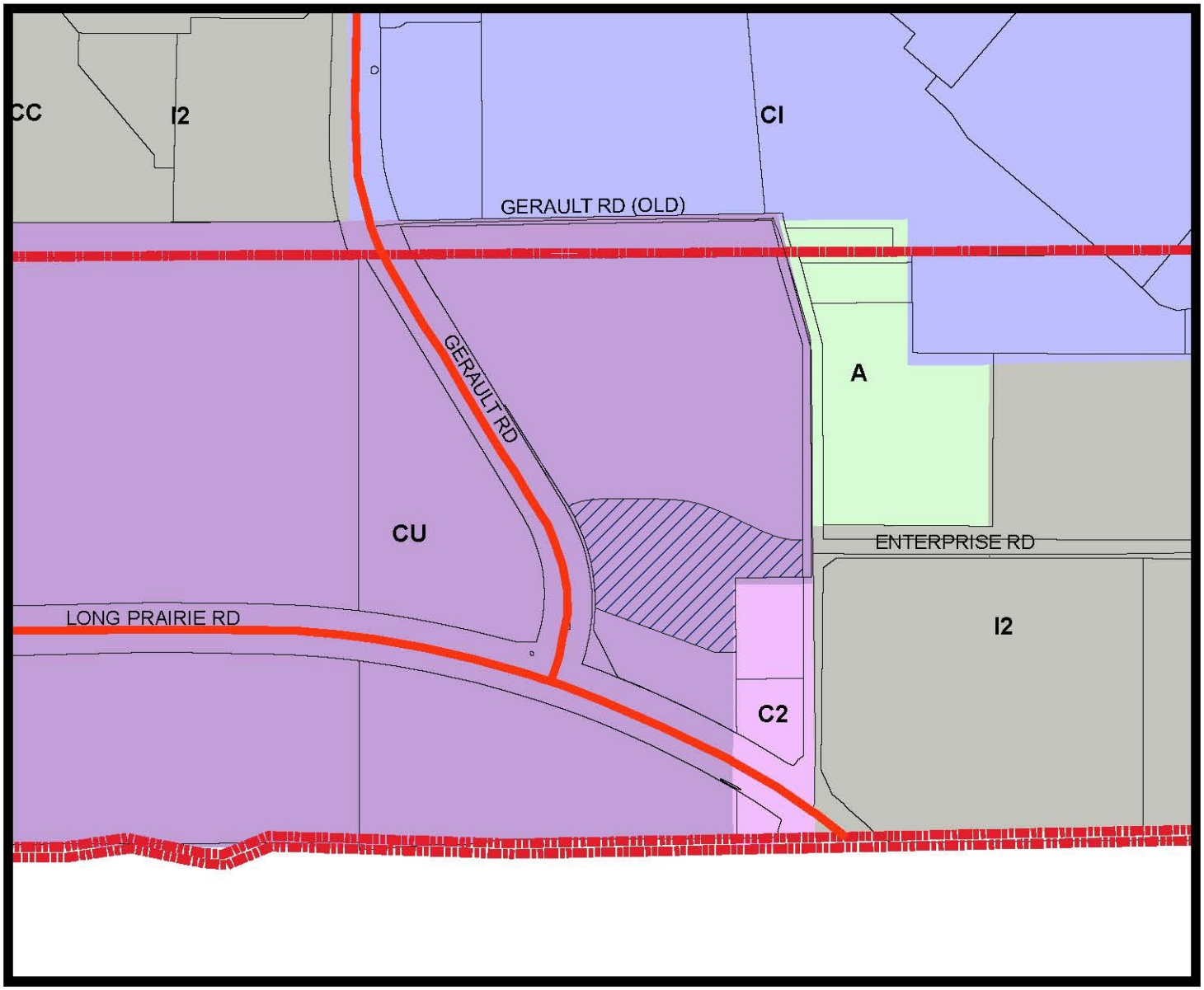
1. Vicinity Map
2. Letter of Intent
3. Approved Concept Plan

B. Application Details

1. Site Plan Package

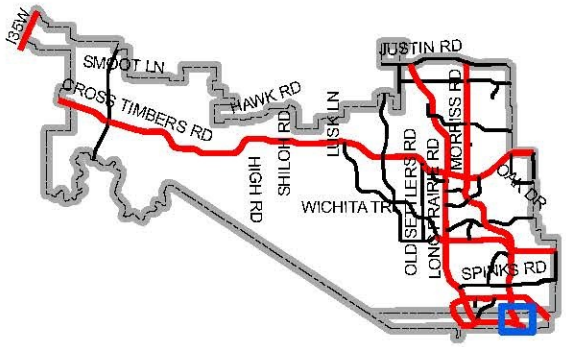
Vicinity Map

Reference Project: SP16-0013



LEGEND

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



Map Location

0 380 760 1,520 Feet

portmanteau

May 18, 2016

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

Dear Ms. Srinarasi,

A site plan application has been submitted for Crossfire Defense Academy and Range. The site plan is in substantial compliance with SUP 15-00025 as approved by the Town Council on February 1, 2016.

Crossfire Management Group is owned and operated by Flower Mound residents, David and Sarah Vaught.

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

There have been three changes to to the building elevations. The most significant change was done to increase security of the retail portion of the facility. The clear story significantly elevated the risk of "smash and grab" robberies in the retail portion.

This risk is unacceptable to Crossfire and led to the elimination of the clear story. The impact of the buildings entrance façade will be maintained through the innovative use of a curved glass front (reinforced by cement tilt wall panels), and stunning red and silver awnings.

Two other changes were made to improve the overall appearance of the building. First, the placement of the overhead doors has been modified to limit their use on

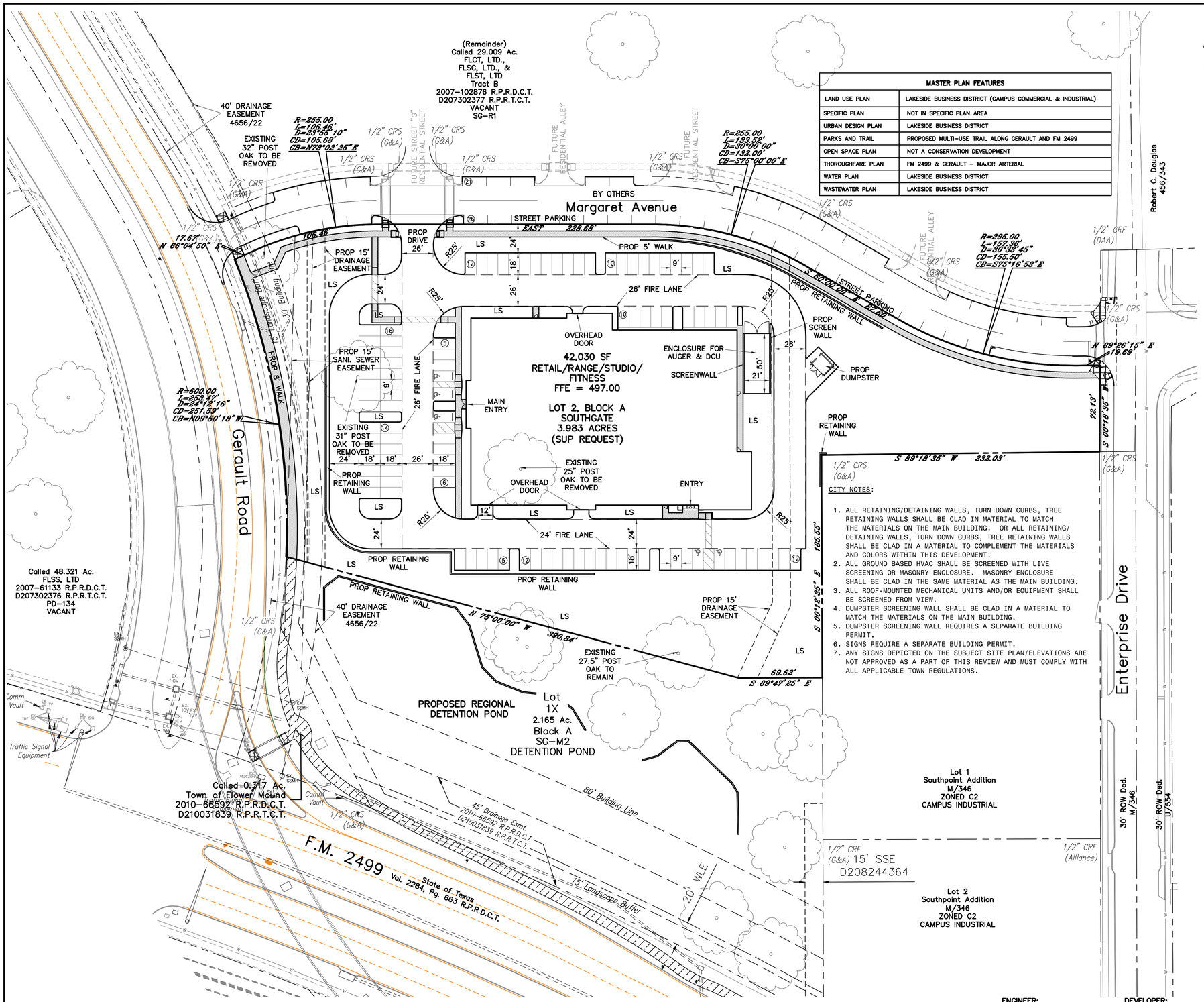
Patriot Way. This was done by eliminating a door and relocating another to the rear of the building. Secondly, the monotone stone walls were changed to add texture and interest by using a combination of brick with a stone water table.

Please let me know if you have any questions.

Sincerely,

Kendra Stephenson

Kendra Stephenson
Principal, Portmanteau Consulting



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

CITY NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. OR ALL RETAINING/ DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT.
7. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

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

LEGEND

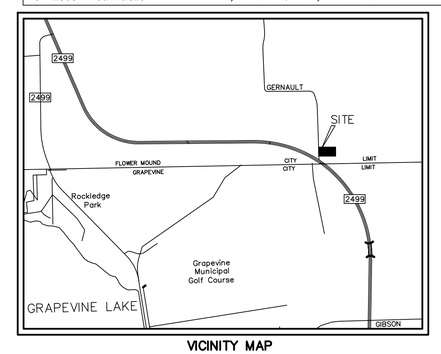
EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	PARKING COUNT	12
	EXIST TREE	
	LANDSCAPE	LS

NOTES:

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

SITE SUMMARY TABLE

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



VICINITY MAP
N.T.S.

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 01/25/2016
T C 02/01/2016
SEE FILE FOR CONDITIONS SUP15-0025

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

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

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

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 99993
DATED 12/02/2015
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

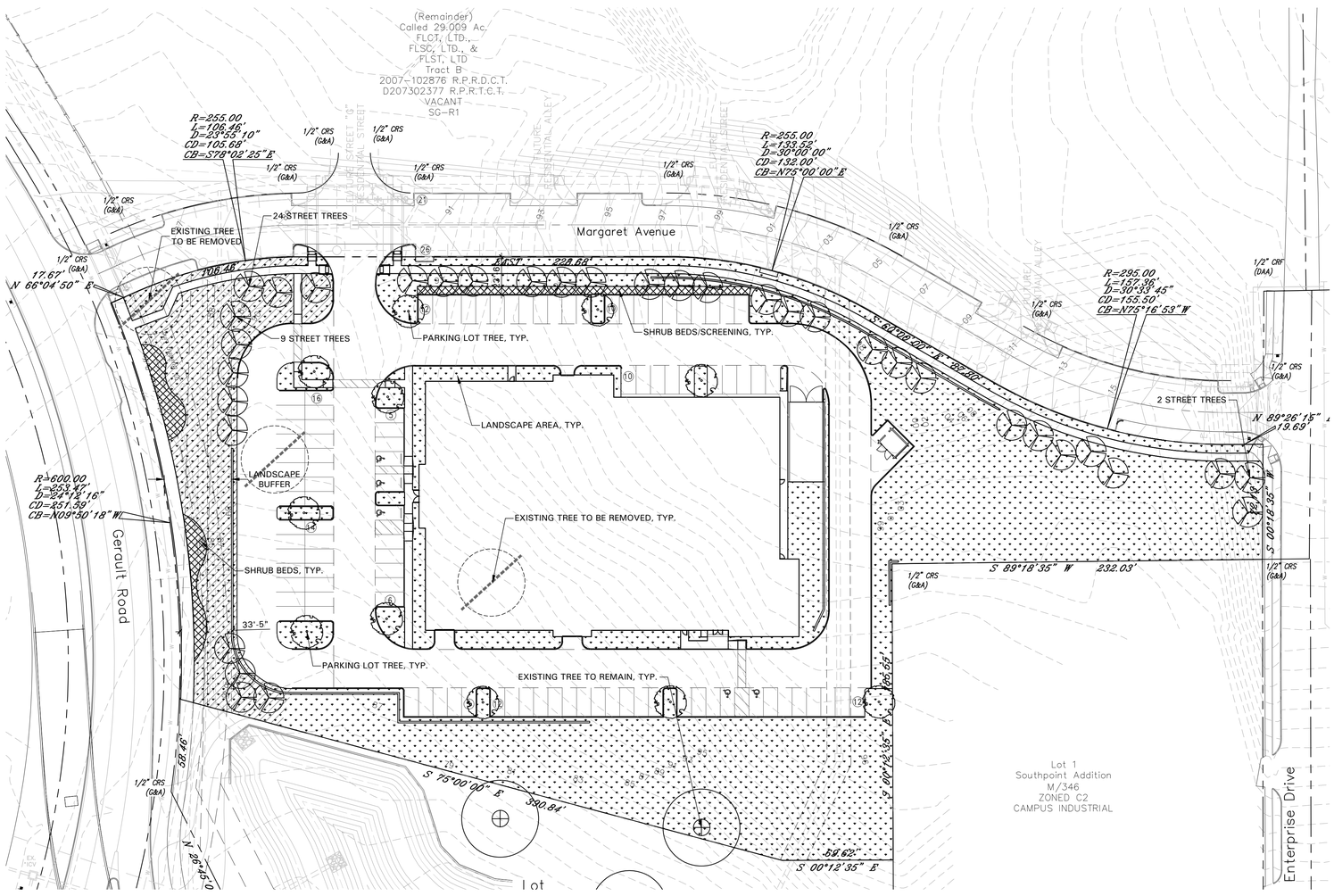
DEVELOPER:
DAVID VAUGHT
2208 LAKE LUGANO DRIVE
FLOWER MOUND, TX

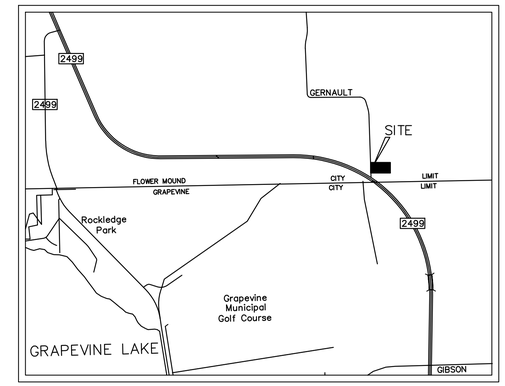
CONCEPT PLAN

CROSSFIRE
GERAULT ROAD
TOWN OF FLOWER MOUND, TEXAS

Scale: 1" = 40'
Designed: JJV
Drawn: JJV
Checked: JJV
601-02.dwg CP1 CONCEPT PLAN.dwg
Date: 01/20/2016

SHEET
CP1





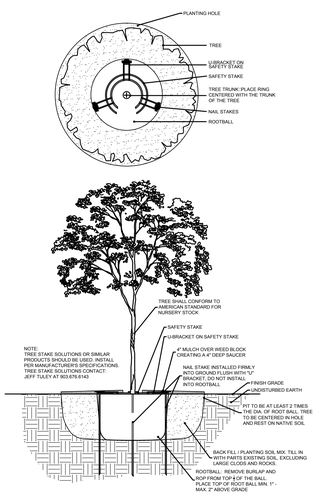
VICINITY MAP
N.T.S.

TOWN OF FLOWER MOUND

LANDSCAPE NOTES
1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) GRADES AND STANDARDS.
2. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" OF HARDWOOD OR OTHER MULCH.
3. TREES SHALL BE PLANTED AT LEAST 4' FROM UTILITY LINE, CURB, WALK, FIRE CONNECTION, AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
5. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30" IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9'.
6. THE OWNER, TENANT AND/OF THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMENANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE BUT NOT LIMITED TO MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
8. BEFORE CONSTRUCTION, LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UTILITIES IN AREAS OF EXCAVATION.
9. PLEASE REFER TO ALL LANDSCAPE AND IRRIGATION SPECIFICATIONS.
10. ALL LANDSCAPE BEDS AND TURF AREAS TO BE SEPARATED WITH STEEL EDGING.
11. ALL LANDSCAPE BEDS TO BE 6" BELOW FINISHED FLOOR.
12. ALL HYDROMULCH OR SOD AREAS TO BE BROUGHT TO +/- 1/4" BY SITE GRADING CONTRACTOR. LANDSCAPE CONTRACTOR TO BRING ALL AREAS TO FINAL GRADE AND REMOVE ALL CLOD, ROCKS OR DEBRIS1" IN DIAMETER.
13. ALL LANDSCAPE TO BE 100% IRRIGATED. ALL IRRIGATION WITHIN DRIP LINES OF EXISTING TREES TO BE HAND DUG, AND LINES TO BE INSTALLED IN A RADIAL FASHION TOWARD THE TRUNK.
14. PLEASE NOTE THAT THE PERMEABLE AREAS UNDER THE DRIP LINE OF SPECIMEN AND PROTECTED TREES SHOULD BE LEFT AT NATURAL GRADE. NO CUTTING OR FILLING ARE TO OCCUR IN THESE AREAS.
15. ALL AREAS OF GRADING DISTURBANCE ARE TO HAVE GRASS RE-ESTABLISHED AT 75% COVERAGE PRIOR TO LETTER OF ACCEPTANCE FROM THE TOWN OF FLOWER MOUND. MEANS AND METHODS OF GRASS ESTABLISHMENTS AND APPLICATION OF WATER FOR GRASS ESTABLISHMENT ARE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.

LANDSCAPE TABULATIONS for the Town of Flower Mound, TX

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



NOTE:
TREE STAKE SOLUTIONS OR SIMILAR ALTERNATIVE METHODS SHOULD BE USED INSTALL PER MANUFACTURER'S SPECIFICATIONS TREE STAKE SOLUTIONS CONTACT: JEFF TULEY AT 903.876.6143

1 TREE PLANTING
NTS

LANDSCAPE BUFFERYARD

SHRUB BEDS AS REQUESTED BY CITY

LANDSCAPE/GRASS AREAS

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 01/25/2016
T C 02/01/2016
SEE FILE FOR CONDITIONS SUP15-0025

AWR Designs, LLC
10321 Bradshaw Drive
Fort Worth, Texas 76108
awr.designs@mail.com
c. 512.817.5589

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

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

GRAPHIC SCALE
0 40 80 FEET
Scale 1"=40' - 0"

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

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P: 972-278-2948
TX Registration # F-12266

PROGRESS SET - FOR REVIEW ONLY
ISSUED
11.19.15
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of: Amanda W. Richardson TX Registered Landscape Architect #2754

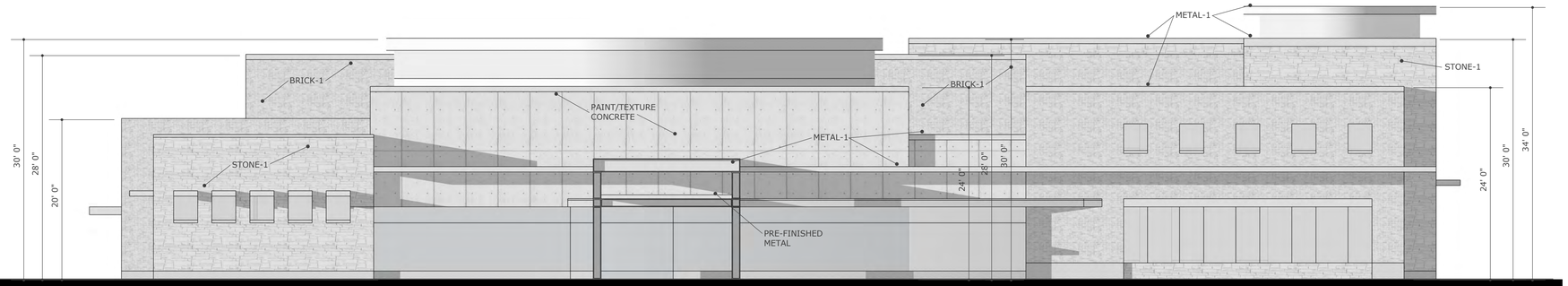
DEVELOPER:
DAVID VAUGHT
2208 LAKE LUGANO DRIVE
FLOWER MOUND, TX

CONCEPTUAL LANDSCAPE PLAN
CROSSFIRE
GERAULT ROAD
TOWN OF FLOWER MOUND, TEXAS

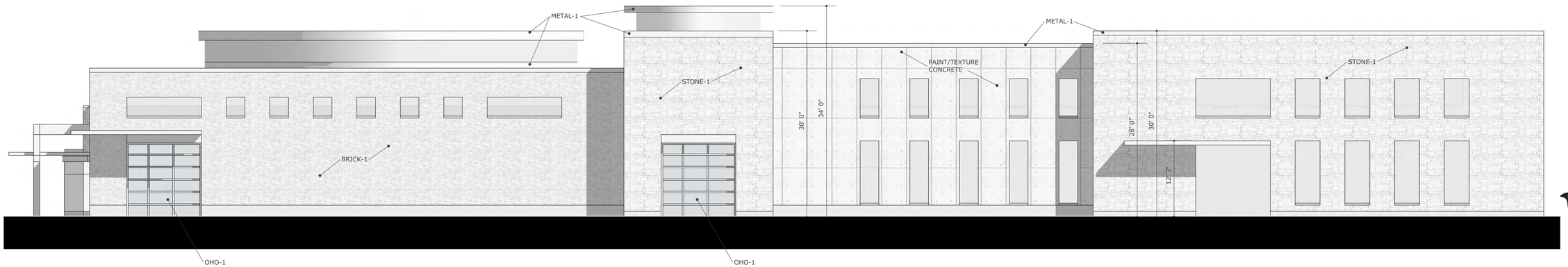
Scale: 1" = 40'
Designed: AWR
Drawn: AWR
Checked: AWR
Date: 11/16/2015

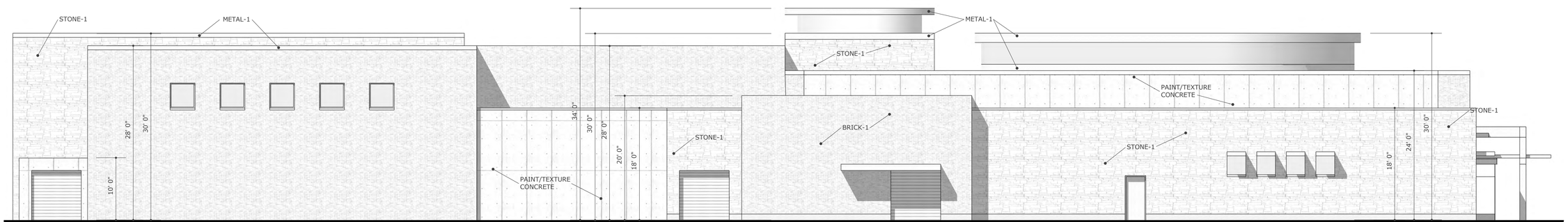
SHEET
LP1

		North		South		East		West	
1	Total Façade	6,790		6,790		5,230		4,682	
2	Facade s.f. (exclusive of doors and windows)	5,945		5,496		4,938		2,874	
3	Doors and Windows s.f.	845		1294		292		1808	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	5,480	92%	4,988	91%	4,646	94%	2,348	82%
	Brick	2,767	46.5%	1,498	27.3%	2,270	46.0%	921	32.0%
	Stone	1565	26.3%	2112	38.4%	1558	31.6%	692	24.1%
	Paint/Texture Concrete	1148	19.3%	1378	25.1%	818	16.6%	735	25.6%
5	Secondary Masonry Totals (Maximum 20%)	465	8%	508	9%	292	6%	526	18%
	Metal Accents	465	7.8%	508	9.2%	292	5.9%	526	18.3%
	EIFS	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	Hardiplank	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	Additional	0	0.0%	0	0.0%	0	0.0%	0	0.0%



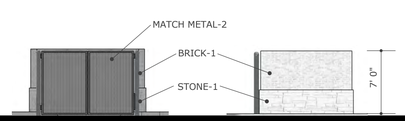
GERAULT ROAD VIEW, WEST ELEVATION



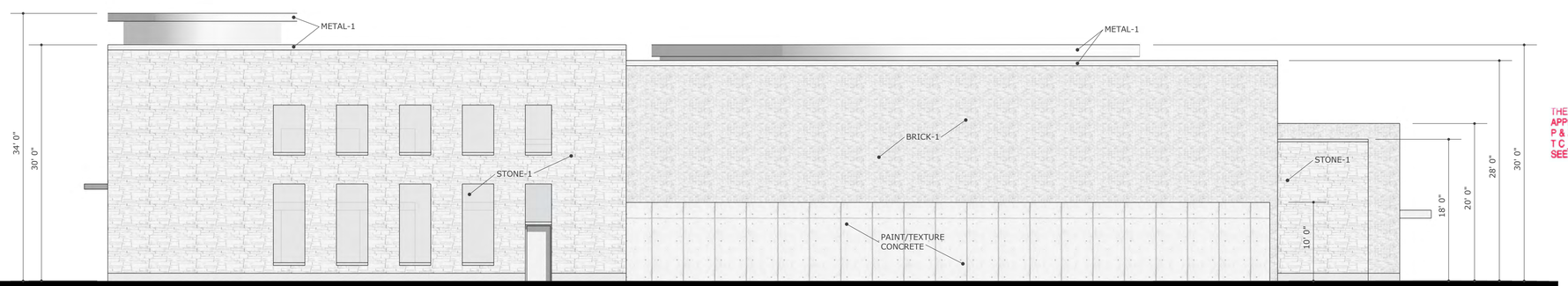


MARGARET ROAD VIEW, NORTH ELEVATION

ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



DUMPSTER ELEVATIONS



BACK, EAST ELEVATION

A PLUS DESIGN GROUP
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CONSTRUCTION
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Trent W. Clark Architect
TX Registration # 17084

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CONSTRUCTION

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

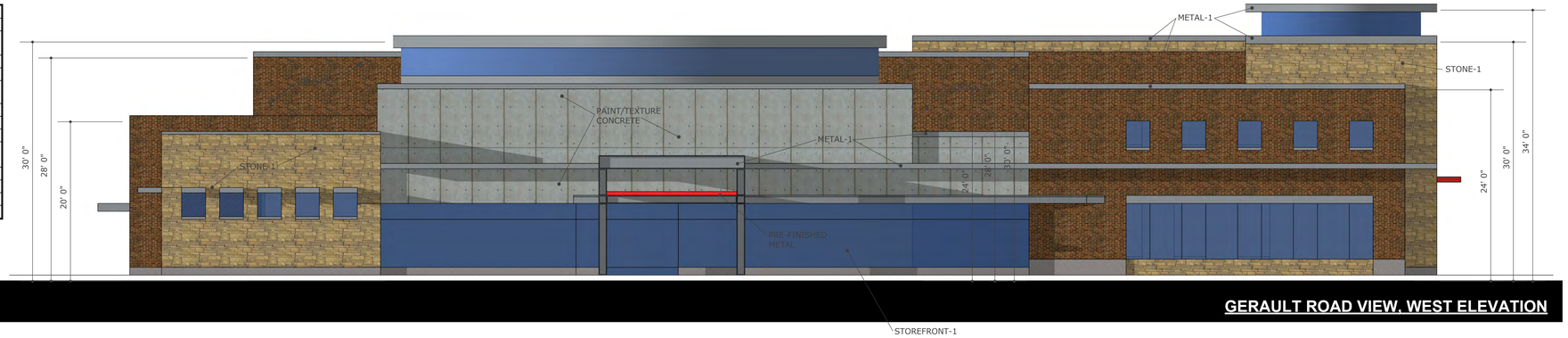
CROSSFIRE

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 01/25/2016
T C 02/01/2016
SEE FILE FOR CONDITIONS SUP15-0025

DESIGN C

JANUARY 19, 2016

		North		South		East		West	
1	Total Façade	6,790		6,790		5,230		4,682	
2	Facade s.f. (exclusive of doors and windows)	5,945		5,496		4,938		2,874	
3	Doors and Windows s.f.	845		1294		292		1808	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	5,480	92%	4,988	91%	4,646	94%	2,348	82%
	Brick	2,767	46.5%	1,498	27.3%	2,270	46.0%	921	32.0%
	Stone	1565	26.3%	2112	38.4%	1558	31.6%	692	24.1%
	Paint/Texture Concrete	1148	19.3%	1378	25.1%	818	16.6%	735	25.6%
5	Secondary Masonry Totals (Maximum 20%)	465	8%	508	9%	292	6%	526	18%
	Metal Accents	465	7.8%	508	9.2%	292	5.9%	526	18.3%
	EIFS	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	Hardiplank	0	0.0%	0	0.0%	0	0.0%	0	0.0%
	Additional	0	0.0%	0	0.0%	0	0.0%	0	0.0%



GERAULT ROAD VIEW, WEST ELEVATION

FM 2499 VIEW, SOUTH ELEVATION

MARGARET ROAD VIEW, NORTH ELEVATION

ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
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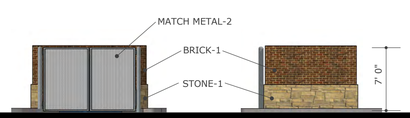

DUMPSTER ELEVATIONS

BACK, EAST ELEVATION

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 01/25/2016
T C 02/01/2016
SEE FILE FOR CONDITIONS SUP15-0025

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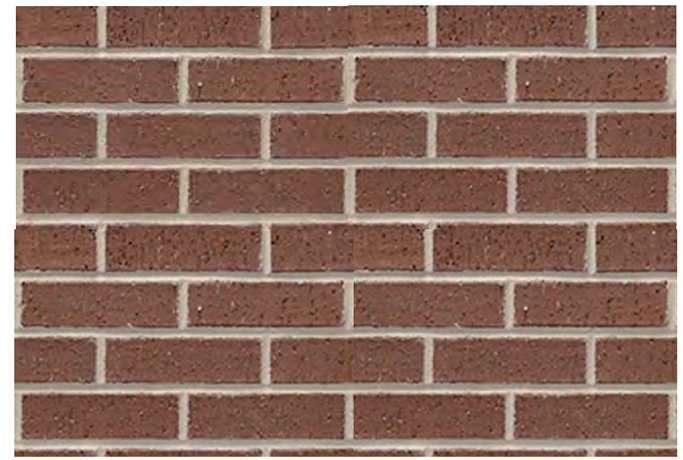
CROSSFIRE

DESIGN C

JANUARY 19, 2016

Stone-1
Eldorado Stone, Cliffstone - Barley

Paint-1
Painted/Textured Concrete



Brick-1
Acme Brick, Denton Plant, 157 Roxbury

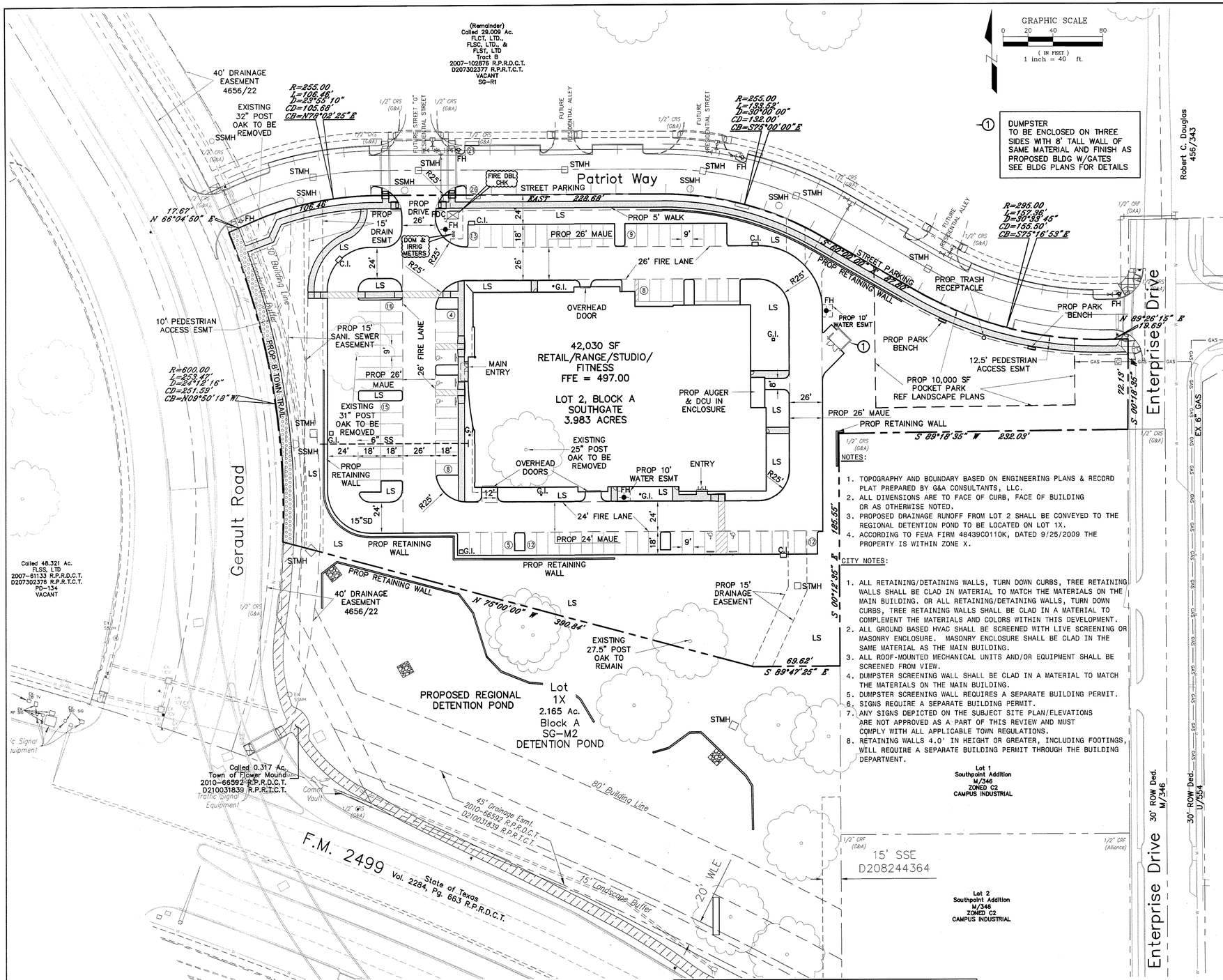
Aluminum Overhead Doors, Clear Anodized Finish

Aluminum Storefront, Clear Anodized Finish

Metal-2, Red Fire

Metal-1, Silver Metallic

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 01/25/2016
T C 02/01/2016
SEE FILE FOR CONDITIONS SUP15-0025



1. DUMPSTER TO BE ENCLOSED ON THREE SIDES WITH 8' TALL WALL OF SAME MATERIAL AND FINISH AS PROPOSED BLDG W/GATES SEE BLDG PLANS FOR DETAILS

NOTES:

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

CITY NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. OR ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
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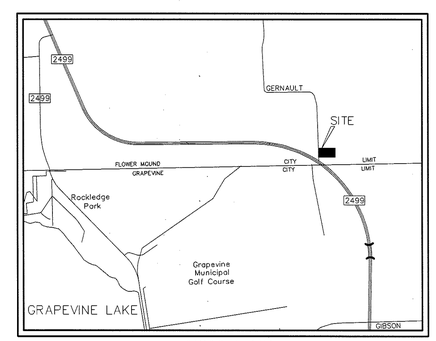
7. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. RETAINING WALLS 4.0' IN HEIGHT OR GREATER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	PARKING COUNT	12
	TREE	
	LANDSCAPE	LS
	WATER	
S	SANITARY SEWER	
	STORM SEWER	

SITE SUMMARY TABLE

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



VICINITY MAP
N.T.S.

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

TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.

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

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

SITE PLAN
CROSSFIRE
LOT 2, BLOCK A
SOUTHGATE
3.948 ACRES
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
MAY 17, 2016

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JUAN J. VASQUEZ, P.E. 85852, ON 10/09/2015

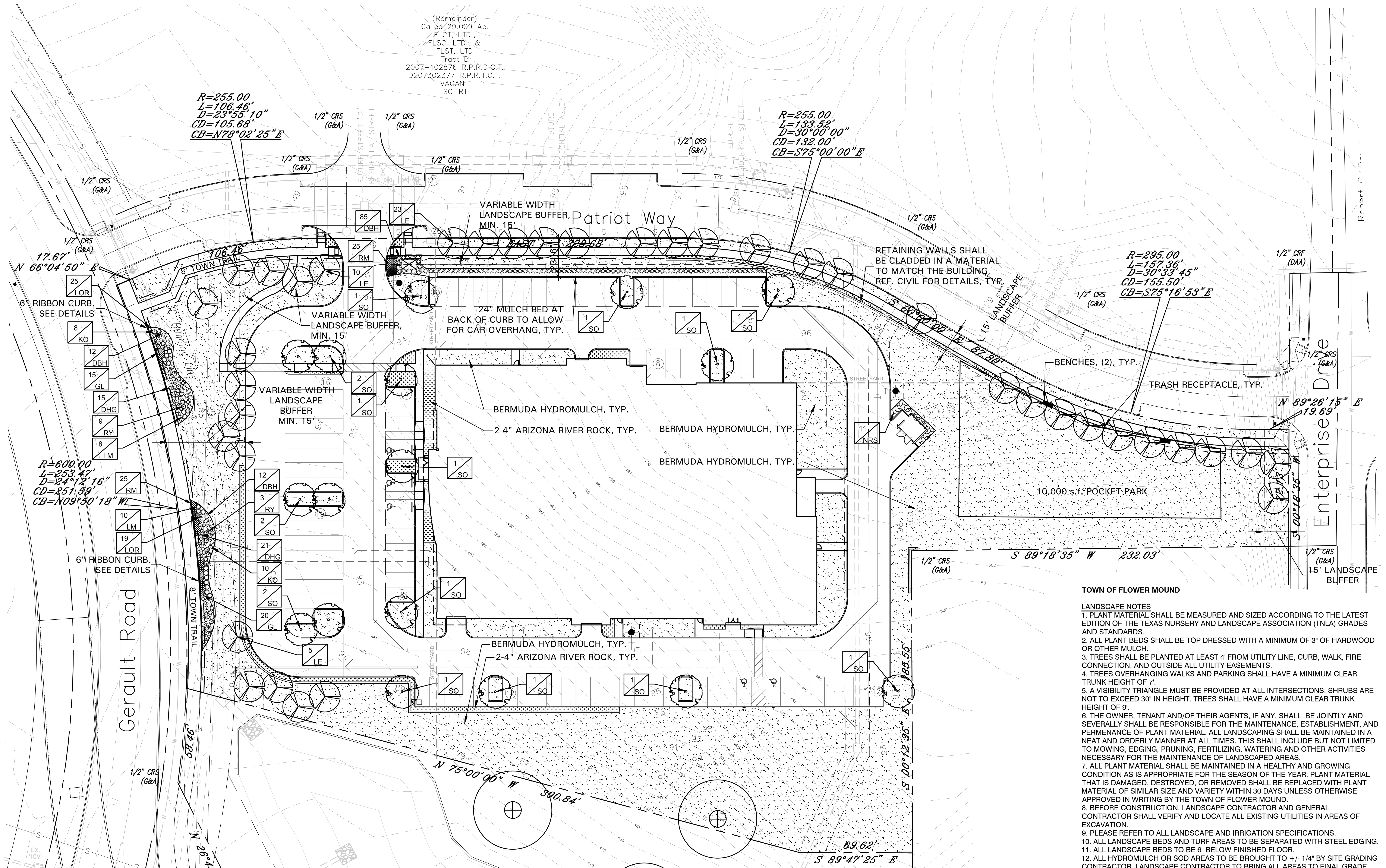
STATE OF TEXAS
JUAN J. VASQUEZ
85852
LICENSED
PROFESSIONAL ENGINEER

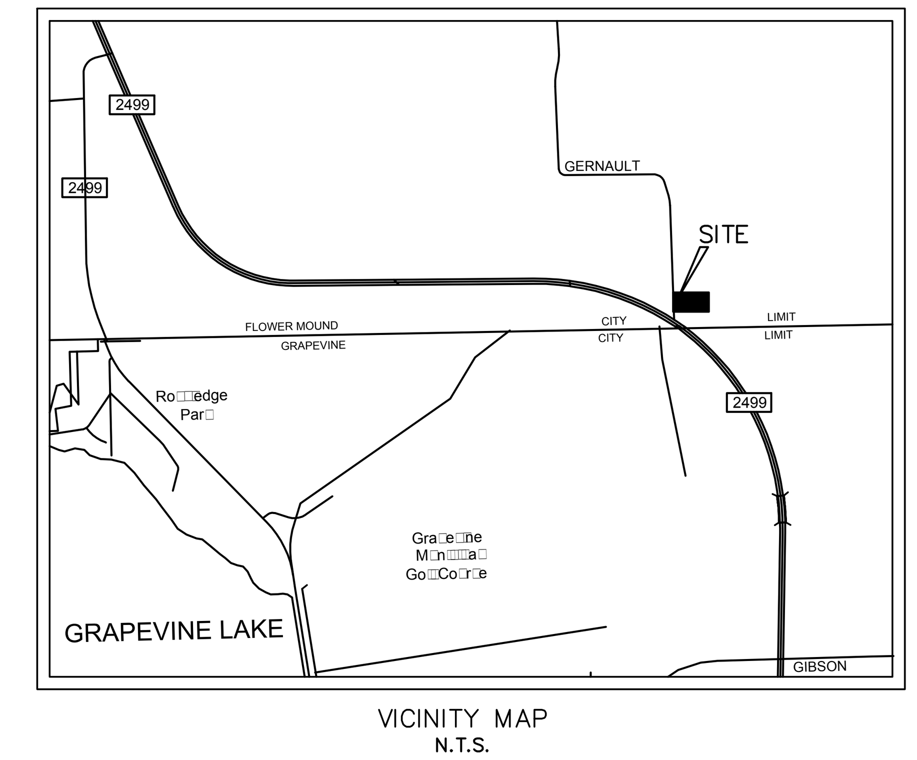
DEVELOPER:
DAVID VAUGHT
2208 LAKE LUGANO DRIVE
FLOWER MOUND, TX

SITE PLAN
CROSSFIRE
GERAULT ROAD
TOWN OF FLOWER MOUND, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
I:\01-02\vegengineering.plans\SP1-Site Plan.dwg
Date: 05/17/2016

SHEET
SP1





VICINITY MAP
N.T.S.

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

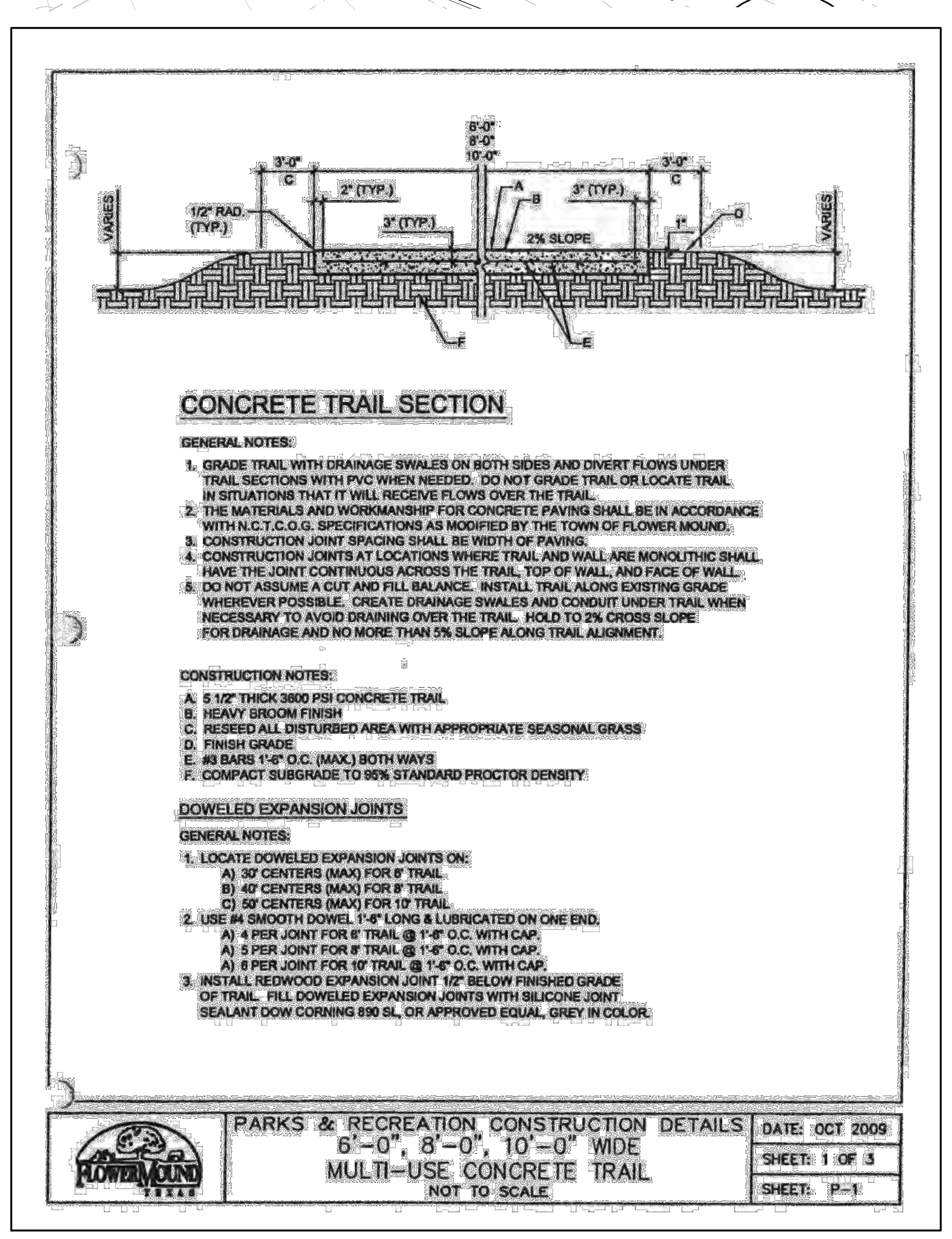
ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

TOWN OF FLOWER MOUND

LANDSCAPE NOTES
1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) GRADES AND STANDARDS.
2. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" OF HARDWOOD OR OTHER MULCH.
3. TREES SHALL BE PLANTED AT LEAST 4' FROM UTILITY LINE, CURB, WALK, FIRE CONNECTION, AND OUTSIDE ALL UTILITY EASEMENTS.
4. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'.
5. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30" IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9'.
6. THE OWNER, TENANT AND/OF THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMENANCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE BUT NOT LIMITED TO MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
7. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE TOWN OF FLOWER MOUND.
8. BEFORE CONSTRUCTION, LANDSCAPE CONTRACTOR AND GENERAL CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UTILITIES IN AREAS OF EXCAVATION.
9. PLEASE REFER TO ALL LANDSCAPE AND IRRIGATION SPECIFICATIONS.
10. ALL LANDSCAPE BEDS AND TURF AREAS TO BE SEPARATED WITH STEEL EDGING.
11. ALL LANDSCAPE BEDS TO BE 6" BELOW FINISHED FLOOR.
12. ALL HYDROMULCH OR SOD AREAS TO BE BROUGHT TO +/- 1/4" BY SITE GRADING CONTRACTOR. LANDSCAPE CONTRACTOR TO BRING ALL AREAS TO FINAL GRADE AND REMOVE ALL CLOD, ROCKS OR DEBRIS1" IN DIAMETER.
13. ALL LANDSCAPE TO BE 100% IRRIGATED. ALL IRRIGATION WITHIN DRIP LINES OF EXISTING TREES TO BE HAND DUG, AND LINES TO BE INSTALLED IN A RADIAL FASHION TOWARD THE TRUNK.
14. PLEASE NOTE THAT THE PERMEABLE AREAS UNDER THE DRIP LINE OF SPECIMEN AND PROTECTED TREES SHOULD BE LEFT AT NATURAL GRADE. NO CUTTING OR FILLING ARE TO OCCUR IN THESE AREAS.
15. ALL AREAS OF GRADING DISTURBANCE ARE TO HAVE GRASS RE-ESTABLISHED AT 75% COVERAGE PRIOR TO LETTER OF ACCEPTANCE FROM THE TOWN OF FLOWER MOUND. MEANS AND METHODS OF GRASS ESTABLISHMENTS AND APPLICATION OF WATER FOR GRASS ESTABLISHMENT ARE AT THE DISCRETION OF THE OWNER AND CONTRACTOR.



CONCRETE TRAIL SECTION

GENERAL NOTES:
1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF PAVING.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:
A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:
1. LOCATE DOWELED EXPANSION JOINTS ON:
 A) 30' CENTERS (MAX) FOR 6' TRAIL
 B) 40' CENTERS (MAX) FOR 8' TRAIL
 C) 50' CENTERS (MAX) FOR 10' TRAIL
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
 A) 4 PER JOINT FOR 6' TRAIL @ 1'-6" O.C. WITH CAP.
 A) 5 PER JOINT FOR 8' TRAIL @ 1'-6" O.C. WITH CAP.
 A) 6 PER JOINT FOR 10' TRAIL @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

FLOWER MOUND TEXAS	PARKS & RECREATION CONSTRUCTION DETAILS 6'-0", 8'-0", 10'-0" WIDE MULTI-USE CONCRETE TRAIL NOT TO SCALE	DATE: OCT 2009 / SHEET: 1 OF 3 / SHEET: P-1

LANDSCAPE TABULATIONS for the Town of Flower Mound, TX

Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum Landscape Buffer	Patriot Way	15'	15'
	Enterprise Drive	15'	15'
	Gerault Road	15'	Variable width landscape buffer, min. 15'
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	Patriott Way- 721 l.f.	24 trees, 3" cal.	24 trees, 3" cal.
	Enterprise Drive - 72 l.f.	2 trees, 3" cal.	2 trees, 3" cal.
	Gerault Road - 277 l.f.	9 trees, 3" cal.	9 trees, 3" cal. due to easements and utilities, trees were located close to back of curb
FRONT YARD			
Standard	Front yard street and area	Required	Provided
10 trees for the first 10,000 s.f. and 1 tree for every additional 2500 s.f.	Patriott Way- 22,930 s.f.	15 trees	15 trees
	Gerault Road - 48,734 s.f.	25 trees	25 trees
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	102	10 trees, 3" cal.	10 trees, 3" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
38	LE	Lacebark Elm	*Ulmus parvifolia 'Sempervirens'*	3" cal.	12' ht., 4' spread
15	SO	Shumard Oak	*Quercus shumardii*	3" cal.	12' ht., 5' spread
		SHRUBS			
109	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	5 gal.	full, 20" spread, 36" o.c.
36	DHG	Dwarf Hamlin Grass	*Pennisetum alopecuroides 'Hameln'*	5 gal.	full, 18" sprd, 20" ht., 24" o.c.
18	KO	Double Knock Out Rose (Red)	*Rosa hybrida 'Radtko'*	5 gal.	full, 24" spread, 36" o.c.
18	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
44	LOR	Loropetalum 'Purple Pixie'	*Loropetalum chinensis 'Purple Pixie'*	5 gal.	full, 18" sprd, 24" o.c.
11	NRS	Nellie R Stevens Holly	*Illex x 'Nellie R. Stevens'*	7 gal.	full, 40" o.c.
12	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/GRASS			
35	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
50	RM	Creeping Rosemary	*Rosmarinus officinalis 'Prostratus'*	1 gal.	full, 18" o.c.
		Bermuda Hydromulch	*Cynodon dactylon*		

Pl+A1:F20ant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

GRAPHIC SCALE
0 40 80 FEET
Scale 1"=40' - 0"

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
awr.designs@mail.com
c. 512.517.5589

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

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

LANDSCAPE PLAN
CROSSFIRE
LOT 2, BLOCK A
SOUTHGATE
3.948 ACRES
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
MARCH 08, 2016

NO.	DATE	APP.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
P: 972-278-2948
TX Registration # F-12266

REGISTERED LANDSCAPE ARCHITECT AMANDA W. RICHARDSON 2754 STATE OF TEXAS 3.14.16

DEVELOPER:
DAVID VAUGHT
2208 LAKE LUGANO DRIVE
FLOWER MOUND, TX

LANDSCAPE PLAN

CROSSFIRE
GERAULT ROAD
TOWN OF FLOWER MOUND, TEXAS

Scale: 1" = 40'
Designed By: AWR
Drawn By: AWR
Checked By: AWR
601-02\dwg\engineering plan\SP1-Site Plan.dwg
Date: 03/08/2016

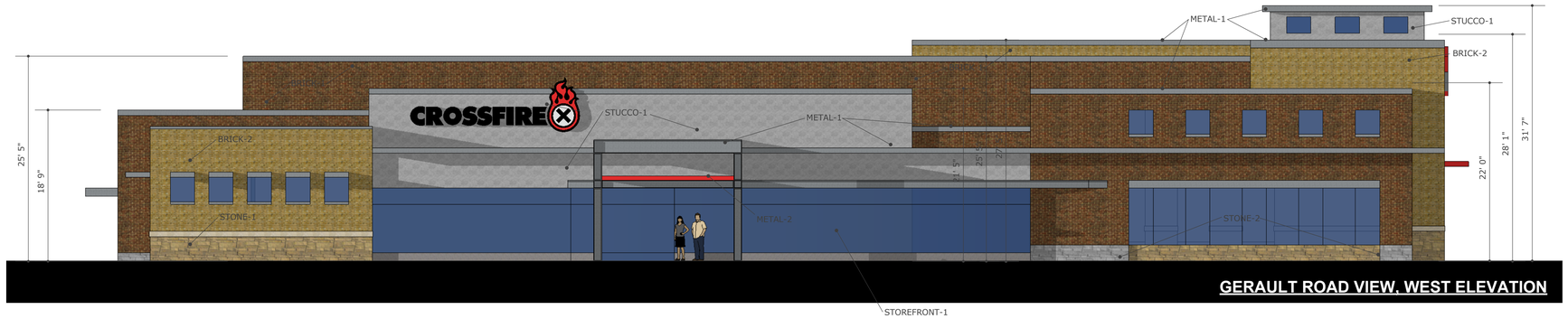
SHEET
LP2

		North		South		East		West	
1	Total Façade	6,560		6,560		4,208		4,208	
2	Facade s.f. (exclusive of doors and windows)	6,035		5,193		3,788		3,064	
3	Doors and Windows s.f.	220		1107		296		958	
3a	Metal Trims	305		260		124		186	
		s.f.	%	s.f.	%	s.f.	%	s.f.	%
4	Primary Masonry Totals (Minimum 80%)	5,307	81%	4,188	80%	3,692	88%	2,415	80%
	Brick	4,938	75.3%	3,698	56.4%	3,470	82.5%	2,223	52.8%
	Stone	369	5.6%	490	7.5%	222	5.3%	192	4.6%
5	Secondary Masonry Totals (Maximum 20%)	728	11.1%	1,005	15.3%	96	2.3%	649	15.4%
	Stucco	728	11.1%	1005	15.3%	96	2.3%	649	15.4%

EXTERIOR FINISH MATERIAL SCHEDULE

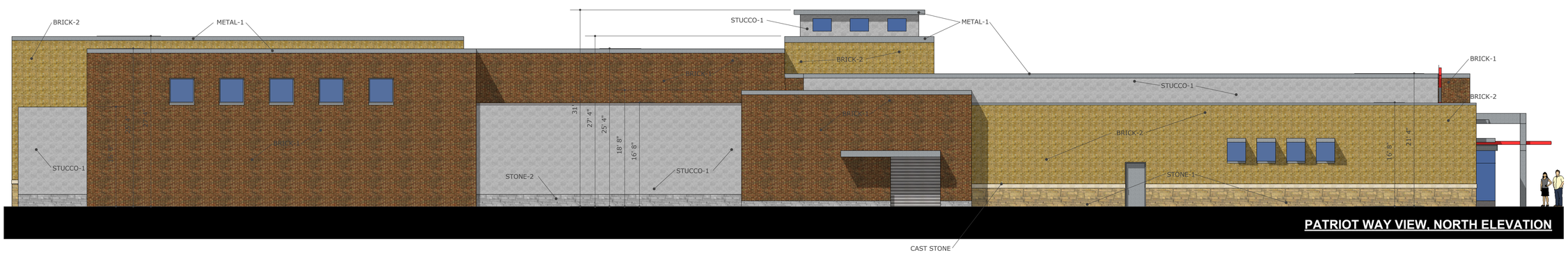
MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
STUCCO-1	OMEGA	9228 Stone Age	Cementuous STUCCO
METAL-1	Berridge	Silver Metallic	Prefinished Metal Form
METAL-2	Alucobond	Red Fire PVDF-3	ACM
STOREFRONT-1	YKK	Clear Annodized	Aluminum/Glass Storefront
BRICK-1	ACME	137 Burgundy	Brick
BRICK-2	ACME	Golden Sunset	Brick
STONE-1	Liberty Classic	Copper	Stone
STONE-2	Lone Star	Pocono Chalk	Stone
OHO-1	Overhead Door	Dealership Door	Metal/Glass Door
CAST STONE	Alliance	Buff	Cast Stone

ANY ELECTRICAL PANELS WILL BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING



GERAULT ROAD VIEW, WEST ELEVATION

FM 2499 VIEW, SOUTH ELEVATION



PATRIOT WAY VIEW, NORTH ELEVATION

ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
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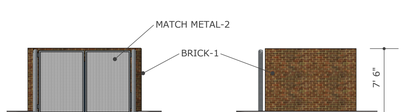
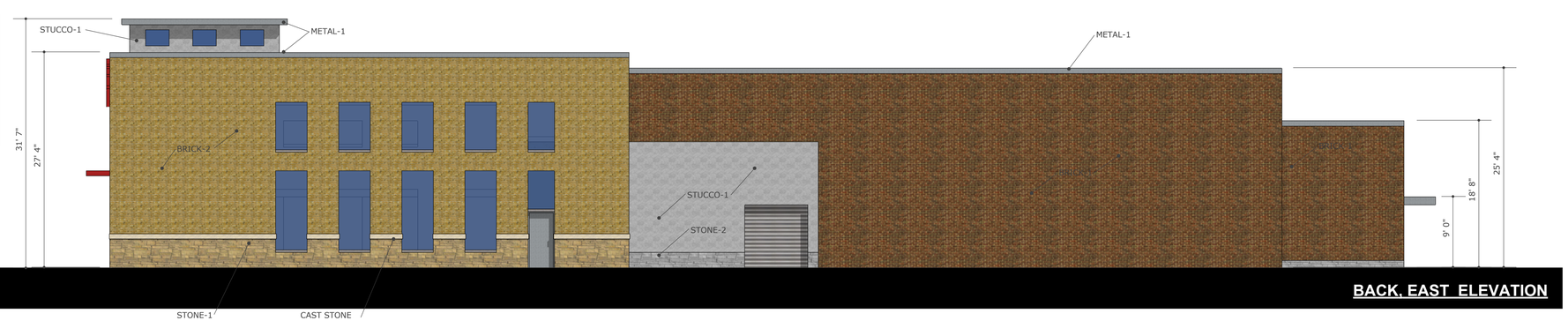
ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



DUMPSTER ELEVATIONS



BACK, EAST ELEVATION

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TX Registration # 17084

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CONSTRUCTION

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CROSSFIRE

DESIGN D

May 17, 2016

		North		South		East		West	
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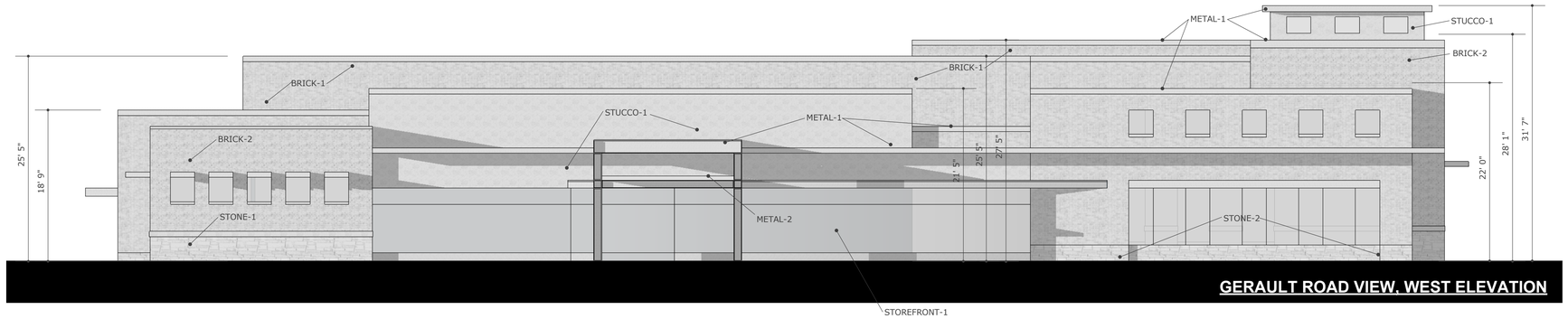

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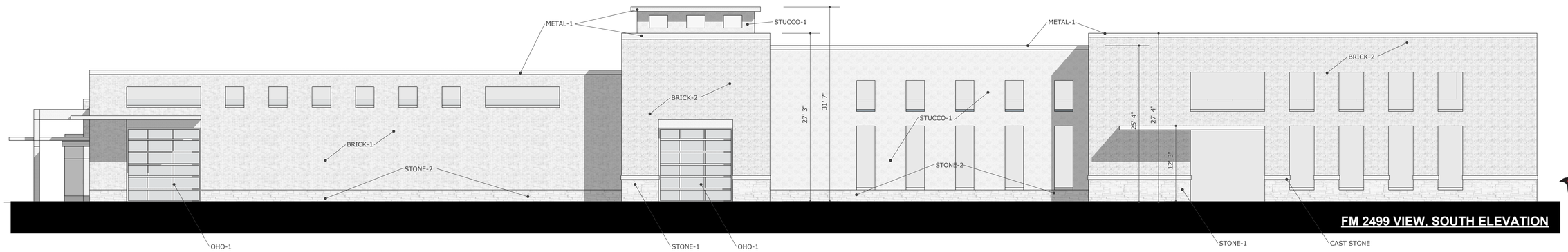

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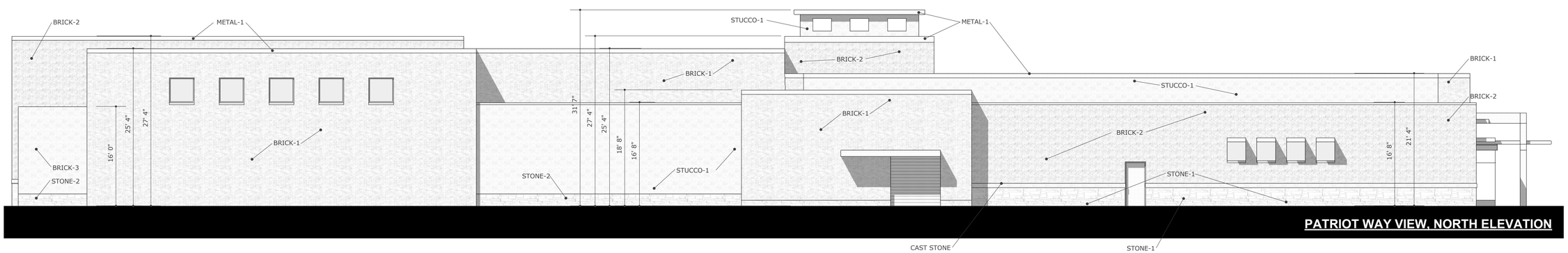

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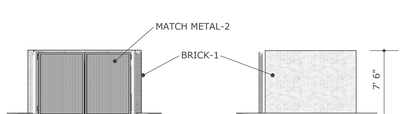

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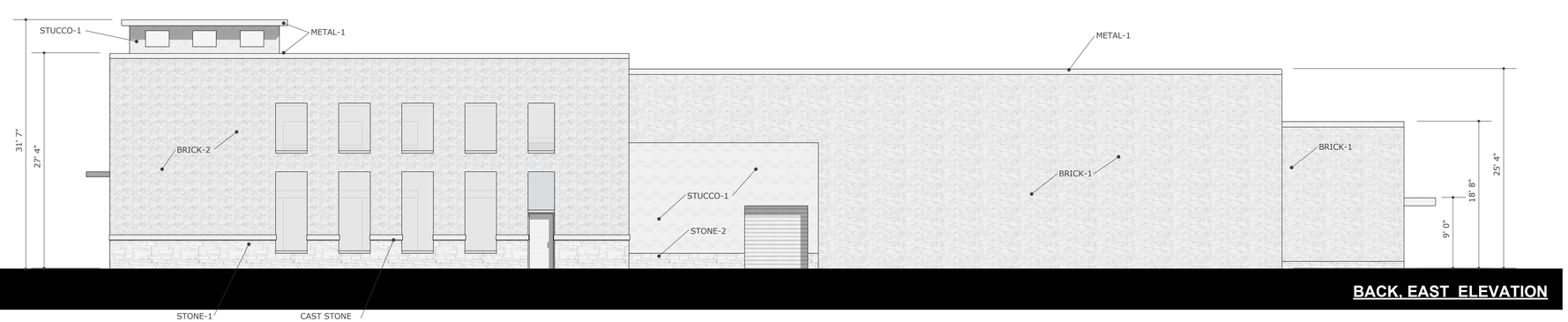

BACK, EAST ELEVATION

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CROSSFIRE

DESIGN D

May 17, 2016

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 11

DATE: May 23, 2016

FROM: Matthew Woods, Director of Environmental Services

ITEM: **Public Hearing to consider approval of an ordinance amending Chapter 94, "Trees", of the Land Development Regulations (LDR16-0002 – Tree Ordinance Amendments) of the Code of Ordinances by amending Section 94-22, entitled "Protected tree lists," Section 94-23, entitled "Tree survey; development projects," Section 94-32, entitled "Trees located in buildable area," Section 94-39, entitled "Mitigation requirements for authorized tree removal," Section 94-40, entitled "Incentives for preservation of protected, specimen, and historic trees," Section 94-51, entitled "Enumeration," Section 94-65, entitled "Residential lots," Section 94-66, entitled "Approved tree planting lists," Section 94-81, entitled "Exceptions," and deleting Section 94-67, entitled "Landscape credit for large trees."** ***(The Environmental Conservation Commission recommended approval by a vote of 6-0 at its May 3, 2016, meeting.)***

I. ITEM SUMMARY

There are no outstanding issues associated with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The Town's tree ordinance was originally adopted in 1993 and subsequently amended in 2000. The original ordinance was then replaced in 2008; and recently amended in 2015 to remove a mitigation exception clause in Section 94-81 for non-residential uses within the Lakeside Business District, the Denton Creek District, and all Specific Plan Areas (SPAs).

Following the amendment to the exception clause, Town staff began working with the Environmental Conservation Commission (ECC) to conduct a comprehensive review of the tree ordinance. The primary objectives of the new tree ordinance amendments are to reduce the specimen size of post oak (*Quercus stellata*) trees from 25 caliper inches to 19 caliper inches, while also providing additional tree credits for the post oak trees to be preserved within the Buildable Area of a site. The proposed amendments would also provide additional tree credits for protected and specimen trees located within areas of a

site that would not be impacted by construction related activities as part of a new development, along with any Upland and Riparian Habitat to be preserved. Under the present tree ordinance, there are no credits available for the preservation of trees in these non-buildable areas.

At the request of the Town Council, staff requested feedback from representatives of the local development community regarding the proposed tree ordinance amendments. Town staff, along with the ECC Chair and Vice-Chair, held a meeting with multiple developers, engineers, and landscape architects on March 18, 2016, to review the proposed Tree Ordinance amendments. Feedback received included concerns related to the potential increase in the number of specimen trees that would need to be requested for removal at ECC and Town Council meetings if the post oak tree specimen size is reduced. Incentive options were also discussed and feedback was positive if preservation incentives were able to offset the potential increase in mitigation requirements. Other areas discussed included allowing staff and the ECC more flexibility relative to which trees would need to go before the Town Council for consideration. The ECC members present at the developer meeting and at the subsequent ECC regular meeting felt that the transparent public review and recommendation process was needed for the removal of specimen trees.

The majority of the current Tree Ordinance will carry over largely unchanged. However, amendments are being proposed for several sections within the ordinance. The attached draft of the proposed amendments is a redline version which outlines each specific amendment. The proposed amendments would revise the language in the following sections of the ordinance:

Sec. 94-22. - Protected tree lists;
Sec. 94-23. - Tree survey; development projects;
Sec. 94-32. - Trees located in a buildable area;
Sec. 94-39. - Mitigation requirements for authorized tree removal;
Sec. 94-40. - Incentives for preservation of protected, specimen, and historic trees;
Sec. 94-51. - Enumeration;
Sec. 94-65. - Residential lots;
Sec. 94-66. - Approved tree planting lists;
Sec. 94-67. - Landscape credit for large trees; and
Sec. 94-81. - Exceptions.

The ECC recommended approval of the proposed amendments at their May 3, 2016, regular meeting.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Land Development Regulation amendments. At the time this report was written, staff had not received additional correspondence.

IV. ATTACHMENTS

1. Draft Redline Ordinance
2. Current Chapter 94 “Trees”

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SUBPART B, "LAND DEVELOPMENT REGULATIONS," THROUGH THE AMENDMENT OF CHAPTER 94, "TREES."

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment of Chapter 94 of the Code of Ordinances, entitled "Trees."; and

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town to amend the Town Code of Ordinances as set forth herein.

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

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual determinations of the Town of Flower Mound and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, Section 94-22 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

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"Sec. 94-22. Protected tree lists.

Medium Tree List

Common Name	Scientific Name
Slippery elm	(Ulmus rubra)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Blackjack oak	(Quercus marilandica)
Persimmon species	(Diospyros species)
Chittamwood	(Bumelia languinosa)
Western soapberry	(Sapindus drummondii)
Sweetgum	(Luquidambar styraciflua)
Post oak	(Quercus stellata)

Large Tree List

Common Name	Scientific Name
~~Post oak~~	~~(Quercus stellata)~~
Shumard red oak	(Quercus shumardi)
Texas red oak	(Quercus texana)
Southern live oak	(Quercus virginiana)
Water oak	(Quercus nigra)
Bur oak	(Quercus macrocarpa)
Chinquapin oak	(Quercus muehlenbergii)
American elm	(Ulmus Americana)
Pecans and Hickories	(Cayra species)
Magnolia	(Magnolia grandiflora)
Bald cypress	(Taxodium distichum)
Pine species	(Pinus species)
Ash species	(Fraxinus species)
Sycamore	(Plantanus occidentalis)
Black walnut	(Juglans nigra)

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SECTION 3

From and after the effective date of this Ordinance, Section 94-23 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-23. - Tree survey; development projects.

Tree surveys are required to accompany an application for a development plan, site plan, record plat, replat, oil and gas well drilling permit, oil and gas pipeline permit, tree removal permit, or tree transplanting permit. A tree survey may be required to accompany a zoning application or a master plan amendment if it is deemed necessary by the town's tree preservation and enforcement officer. Each tree survey shall contain, but not be limited to, the following information/parts:

(1) The location of all specimen trees and historic trees on the subject site.

(2) The location of the trunk and the extent of the canopy spread of each specimen tree and historic tree on the subject site.

(3) A table containing the following information for each specimen tree and historic tree:

a. Tree number;

b. Common and scientific name of each tree;

c. Diameter (DBH) of each tree measured in accordance with section 94-14 of this chapter;

d. General health/condition of each tree;

e. Average canopy spread;

f. Status (specimen or historic) of each tree;

g. Whether each identified tree will remain or be removed; and

h. Location coordinates (northings and eastings, State Plane - NAD 1983) for each tree.

(4) Each specimen tree and historic tree shall be affixed with a permanent tag bearing the corresponding number on the tree survey. This tag shall be placed on the trunk of the tree, between five and six feet in height on the south face of the tree's trunk.

(5) Each tree survey shall contain a count of all protected trees located on the property.

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(6) Each tree survey shall contain a count of all protected trees that will be removed from the buildable area on the property. The phrase "buildable area" is defined in section 94-32 of this chapter.

(7) Protected trees designated for preservation shall be flagged in a distinguishing manner approved by the town for such purpose. In addition, those trees designated for removal shall be flagged in a different distinguishing manner as approved by the town.

(8) The tree survey must be signed, and stamped or sealed, by a certified arborist, certified forester, or a registered landscape architect. Each tree survey submitted shall contain one sheet of the tree survey as described above, one sheet with the tree survey data overlain with the site information, and one sheet with the site information overlain on an aerial photo for the site. The tree survey shall be on drawings measuring 24 inches x 36 inches and shall be drawn to a scale of no less than 100 feet to one inch, unless otherwise approved by the tree preservation and enforcement officer. When necessary the tree survey shall be on several sheets accompanied by an index sheet, showing the entire area of the survey. Necessary site information includes:

a. The location and dimensions of all existing or proposed public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other public rights-of-way or easements;

b. The location and dimensions of the designated parking area and designated stockpile area required in this subdivision and of any site proposed or anticipated to be proposed for a temporary batching plant permit; and,

c. The location of all existing or proposed property lines, lot lines, building lines, setback and yard requirements, any proposed building footprint or floor plan, and other special relationships or significant features of the proposed development plan, record plat or site plan of the development.

d. The location of designated upland, riparian habitat, and FEMA Floodplain, if identified through an Environmentally Sensitive Area survey and subsequent Environmental Protection Plan, as defined in the Town's SMARTGrowth Program and Analysis Manual.

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SECTION 4

From and after the effective date of this Ordinance, Section 94-32 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-32. - Trees located in a buildable area.

The phrase "buildable area" shall mean and include all ~~that portion of the~~ of a commercial or residential building lot, oil and gas pad site, development site or other site, excluding the fully developed FEMA floodplain as defined in Section 90-403 and required street/landscaping buffer areas. ~~inclusive of the approved footprint of the building, structure, or oil and gas pad site, and projected ten feet from the outside of each such structure or facility. "Buildable area" shall also mean and include those areas on a building lot, oil and gas pad site, development site, or other site as shown on the required site plan or development plan that is necessary for the construction of other improvements such as driveways, parking areas, pools, detention ponds/structures, tennis courts, and accessory buildings including sufficient adjacent area to allow the normal operation of construction equipment. Further, "buildable area" shall also mean and include all new commercial and residential rights-of-way and easements as shown on newly approved record plats, replats, and amended plats. Buildable area shall not include~~ Trees located within TXDOT rights-of-way are exempt from the terms and provisions of this chapter. ~~or town-required easements.~~

SECTION 5

From and after the effective date of this Ordinance, a new Subsection (b) is added to Section 94-39 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," which new subsection shall provide as follows:

Sec. 94-39. - Mitigation requirements for authorized tree removal.

(b) *Mitigation of Loss of Habitat*. When any person seeks to develop property, rezone property, or amend the master plan regarding property, so that an application for a development plan, site plan, record plat, re-plat, oil and gas well drilling permit, oil and gas pipeline permit, tree removal permit, or tree transplanting

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permit is required by this Chapter, and such person wishes to remove protected trees from an Environmentally Sensitive Area (ESA), such as upland habitat and/or riparian habitat as defined in the Town's SMARTGrowth Program and Analysis Manual, it shall be the responsibility of such person to mitigate the acreage of habitat lost or negatively impacted through either the payment to the Town of mitigation fees or the planting of replacement trees included in the required Environmental Protection Plan (EPP) for the development project, or a combination thereof that results in the required mitigation. This required habitat mitigation only applies to impacts to designated upland or riparian habitats. The mitigation for the removal of protected trees located outside of the designated habitats as established in an approved EPP is addressed in Section 94-39(a). The monetary value of upland habitat and riparian habitat is set at $15,000 per acre. Preservation incentives for upland and/or riparian habitat preserved within a project are established in Sec. 94-40. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the value of the removed habitat may be paid to the Town instead of providing the replacement trees. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations.

The existing Subsections (a) and (b) of Section 94-39 of Chapter 94 shall remain unchanged, but Subsection (b) is renumbered to Subsection (c).

SECTION 6

From and after the effective date of this Ordinance, Section 94-40 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-40. - Incentives for preservation of protected, specimen, and historic trees.

If any protected, specimen, or historic tree is preserved within an area that would otherwise be considered a buildable area, credit for preservation shall be given that will be counted toward the mitigation requirements for the removal of protected trees within the buildable area on a site or project. Such mitigation credits shall be given only for those trees whose critical root zones are left predominately in their natural state. No cutting, filling, or other construction related activities are allowed within the critical root zones of trees eligible for mitigation credit unless otherwise

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approved in writing and in advance by the town. Existing trees that are preserved within required street yard landscaping areas shall be counted for credit toward the requirements of section 82-241 of this Code, street yard landscaping, provided that they are located within the street yard and/or parking area. Following is a list of credits available for the preservation of protected and specimen trees on a site or project, and a separate credit schedule for the preservation of protected and specimen post oak trees on a site or project.

(1) One mitigation tree credit will be given for each protected tree preserved within a buildable area on a site or project.

(2) The following schedule outlines tree credits that will be given for each specimen tree preserved within a buildable area on a site or project.

Buildable Area Mitigation Specimen Tree Credit Schedule

Caliper Size (Diameter)	Tree Credits
13—18 inches	3
19—24 inches	4
25—30 inches	5
Greater than 30 inches	6

(3) The following schedule outlines tree credits that will be given for each protected or specimen post oak tree preserved on a site or project and located outside of an ESA.

Post Oak Tree Credit Schedule

Post Oak Caliper Size (Diameter)	Tree Credits
6—12 inches	2
13—21 inches	4
22 inches and greater	6

(4) Mitigation credits for preservation of protected trees within designated upland and/or riparian habitat will be given for each acre of habitat protected on a site or project.

(5) For purposes of this section, one mitigation tree credit shall be the equivalent of the person developing the property providing

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one container-grown tree as provided in Section 94-39 of a variety selected from the replacement tree list having a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. In the event the tree preservation and enforcement officer or authorized designee approves the payment of money in an amount equal to the per-caliper-inch cash value of the removed tree(s) instead of providing the replacement trees required by this article, one mitigation tree credit shall be the equivalent of the per-caliper-inch cash value for a replacement tree having a minimum caliper width of two and one-half inches to three inches. However, no tree credits shall be allowed or permitted for trees that are dead, dying, diseased or infested with harmful insects (as determined by the tree preservation and enforcement officer or authorized designee), or for trees which have not been adequately protected using required tree protection measures, as defined in article V of this chapter, or which are otherwise likely to die (as determined by the tree preservation and enforcement officer or authorized designee); or trees that are not included on the protected tree list.

SECTION 7

From and after the effective date of this Ordinance, Section 94-51 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-51. - Enumeration.

The following tree protection measures shall be required:

(1) Prior to any and all construction or land development activity, the developer or property owner shall install four-foot-high plastic (or equivalent) safety fencing around the drip line of protected trees and six-foot-high chain-link fencing around the drip line of specimen and historic trees.

(2) Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment and related items, designated stockpile areas for the storage of construction supplies and materials during construction of the subdivision and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on both subdivision construction and site plans and shall be approved by the tree preservation and enforcement officer or authorized designee prior

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to any construction or land development activity in, on or about the subdivision. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and to separate protected, specimen, or historic trees from the construction area and related construction activity. With the approval of the tree preservation and enforcement officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas. Temporary batching plant permits shall also be required for the operation of all batching plants, pursuant to the regulations of this chapter.

(3) During construction, the developer or property owner shall prohibit the cleaning of equipment or materials and/or the disposal of any waste material, including, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.

(4) No attachments or wires of any kind, other than those of a protective nature, shall be attached to any protected tree(s).

(5) With major grade changes of six inches or greater, a retaining wall or tree well of rock, brick, landscape timbers or other approved materials shall be constructed around the tree no closer than the drip line of the tree. The top of the retaining wall or tree well shall be constructed at the new grade.

(6) Unless otherwise approved by the town, no construction or construction-related activity shall occur under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.

(7) Any tree(s) removed during land development, construction or construction-related activities shall be chipped or hauled offsite. Burning of removed trees is prohibited unless prior approval is given by the town's fire marshal.

(8) The tree preservation and enforcement officer or authorized designee may require additional protection measures or best management practices as needed on a case by case basis to

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adequately protect protected, specimen, historic trees, or trees required as part of an approved landscape plan.

SECTION 8

From and after the effective date of this Ordinance, Section 94-65 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-65. - Residential lots.

The following tree planting requirements shall be satisfied prior to the issuance of a certificate of occupancy for a single-family, duplex or multi-family use:

(1) A minimum of three trees, with a minimum caliper width of two and one-half inches to three inches, and at least six feet in height, shall be provided on each 10,000 square foot and greater single-family and duplex lot prior to the issuance of a certificate of occupancy. A minimum of two trees, with a minimum caliper width of two and one-half inches to three inches, and at least six feet in height, shall be provided on each single-family and duplex lot between 5,000 and 10,000 square feet prior to the issuance of a certificate of occupancy. At least one of the required trees shall be located within the front yard area of the lot.

(2) A minimum of one tree, with a minimum caliper width of two and one-half inches to three inches, shall be provided for each 3,000 square feet of gross lot area on each multi-family lot prior to the issuance of a certificate of occupancy. At least 50 percent of the required trees shall be located within either the front or side yard area of the lot.

(3) From July 1 until September 1 of each year, only container grown trees shall be used to satisfy the requirements of this section; and, the builder/developer shall certify that any such trees are container grown.

(4) Homeowners desiring to plant trees of a caliper width in excess of two times the requirements of this article may, from July 1 until September 1 of each year, file a town-approved affidavit with the town manager to this effect. Such trees shall be planted by March 1 of the following year in which the affidavit was filed. Failure to comply with the requirements of this article shall be considered a misdemeanor, punishable as such by a fine in accordance with section 1-13 of this Code.

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(5) There shall be no more than 50% of any tree species, and no more than 75% of any tree genus permitted to satisfy the planting requirements.

SECTION 9

From and after the effective date of this Ordinance, Section 94-66 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-66. - Approved tree planting lists.

Unless otherwise specified in this chapter, only those tree species included in this section shall satisfy the tree planting requirements of this article.

Generally. The tree species lists contained in this section have been developed and will be periodically updated by the town's environmental conservation commission and shall be maintained and distributed to the public by the tree preservation and enforcement officer or authorized designee as guides for the identification and selection of tree species that meet the various standards and requirements of this article. Trees included on these tree species lists were selected on the basis of one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities. To promote biodiversity, there shall be no more than 20% of a tree species, and no more than 50% of any tree genus permitted to satisfy the planting requirements on all new developments.

(1) *Approved tree planting list.* Only those tree species found on the following approved tree planting list shall satisfy the tree planting standards and requirements of this article:

Approved Tree Planting List:

Common Name	Scientific Name
Southern live oak	(Quercus virginiana)
Escarpment live oak	(Quercus fusiformis)
Shumard oak	(Quercus shumardi)

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Chinkapin oak	(Quercus muehlenbergii)
Monterrey oak	(Quercus polymorpha)
Bur oak	(Quercus macrocarpa)
Texas red oak	(Quercus texana)
Water oak	(Quercus nigra)
American elm	(Ulmus americana)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Lacebark elm	(Ulmus parvifolia)
Bald Cypress	(Taxodium distichum)
Pecans and hickories	(Carya species)
Juniper tree	(Juniperus species)
White ash	(Fraxinus Americana)
Green ash	(Fraxinus pennsylvanica)
Texas ash	(Fraxinus texensis)
Western soapberry	(Sapindus drummondii)
Sweet gum	(Liquidambar styraciflua)
Eastern red cedar	(Juniperus virginiana)
Pines	(Pinus species)
~~Chinese pistache~~	~~(Pistachia chinensis)~~
Leyland Cypress	(Cypressocyparis leylandi)
Black Walnut	(Juglans nigra)
Magnolia	(Magnolia grandiflora)

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SECTION 10

From and after the effective date of this Ordinance, the existing Section 94-67 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby deleted, and the existing Section 94-68 shall be renumbered as Section 94-67.

~~Sec. 94-67. - Landscape credit for large trees.~~

~~(a) Trees that are newly planted or already established and growing shall be counted for credit toward the requirements of section 82-241 of this Code, street yard landscaping, and section~~

~~82-243 of this Code, parking area landscaping, as follows, provided that they are located within the street yard and/or parking area:~~

~~12 inches or greater diameter:~~	~~2,000 square feet~~
~~6 inches or greater diameter:~~	~~1,000 square feet~~

~~No credit shall be allowed or given if, in the opinion of the tree preservation and enforcement officer or authorized designee, grade alterations surrounding the established tree are detrimental to the survival of the tree. It shall be incumbent upon the developer to demonstrate the site development follows recommended procedures to guarantee survival of established trees. If existing trees are to be retained in a parking lot area, sufficient ground (the drip line) shall be left ungraded around each tree to allow for the survival of the tree. Special consideration shall be given to the preservation of large oak, elm, pecan and hickory trees. Preservation of trees shall be in conformance with article V of this chapter.~~

~~Existing trees that have either been preserved or replanted and meet the minimum standards of the following tree credit schedule may be substituted or credited toward the requirements of this article, tree planting requirements and planting lists as follows. Fractional measurements shall be rounded to the nearest whole number. Caliper width shall be measured at a point four and one-half feet above natural grade level.~~

~~Tree Credit Schedule~~

~~Caliper Size (Diameter)~~	~~Tree Credits~~
~~Less than 6 inches~~	~~0~~
~~6—10 inches~~	~~2~~
~~11—14 inches~~	~~3~~
~~15—20 inches~~	~~4~~
~~21—26 inches~~	~~5~~
~~27—32 inches~~	~~6~~
~~Greater than 32 inches~~	~~7~~

~~However, no tree credits shall be allowed or permitted for trees that are dead, dying, diseased or infested with harmful insects; trees which have not been adequately protected using required tree protection measures, as defined in article V of this chapter, or which are otherwise likely to die; trees that are not included on the~~

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~~protected tree list; or trees that are located within recreational tracts, golf courses or similar sub-areas of planned developments which are not intended to be developed for either residential or nonresidential uses.~~

SECTION 11

From and after the effective date of this Ordinance, Section 94-81 of Chapter 94 of the Code of Ordinances of the Town of Flower Mound, Texas, entitled "Trees," is hereby amended to read as follows:

Sec. 94-81. Exceptions.

The following exceptions from the terms and provisions of this chapter are hereby authorized and granted:

(1) If any protected, specimen, or historic tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and require immediate removal without delay, authorization for removal may be given by the town manager, upon recommendation of the tree preservation and enforcement officer or authorized designee, and such protected, specimen, or historic tree may then be removed without obtaining a written permit as required in this article.

(2) During the period of an emergency, such as a tornado, storm, flood or other act of God, the requirements of this article may be waived as may be deemed necessary by the town council.

(3) All licensed plant or tree nurseries shall be exempt from the terms and provisions of this article only in relation to those trees planted and growing on the premises of such licensee that are so planted and growing for the sale or intended sale to the general public in the ordinary course of such licensed business.

(4) Utility companies, franchised or otherwise, that are authorized to provide utility service within the town may remove protected, specimen, or historic trees that endanger public safety and welfare by interfering with utility service, except that where such trees are on owner-occupied properties developed for single-family or duplex use, removal of such trees shall be at the option of the property owners and require the property owners' consent and approval.

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(5) For recreational property or uses, such as golf courses and baseball, soccer, football or similar athletic facilities, and public works projects such as water or wastewater treatment plants, pump stations, storage tanks, and public streets and drainage improvements, the buildable area of the property shall include that portion of the property necessary for the construction of such recreational and public works improvements, including sufficient adjacent area, to allow the normal operation of construction equipment.

(6) The terms and provisions of this article shall not apply to any development, subdivision or re-subdivision for which a record plat has been approved by the town council and filed in the plat records of the county prior to October 6, 2008.

(7) All easements and rights-of-way included on a record plat approved by the town and filed in the plat records of the county.

~~(8) Trees that are situated within a town-required easement shall not be considered as being located within the "buildable area" as that term is defined herein above.~~"

SECTION 12

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 13

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

SECTION 14

Any person, firm, or corporation who violates any provision of this

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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 15

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

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DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF___ TO___ , ON THIS THE ___ DAY OF _____, 2016.

APPROVED:

_____
Thomas E. Hayden, MAYOR

ATTEST:

_____
Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

_____
Bryn Meredith, TOWN ATTORNEY

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Chapter 94 - TREES

ARTICLE I. - GENERALLY

Sec. 94-1. - Purpose.

The terms and provisions of this chapter are intended to accomplish the following public purposes:

(1) Establish rules and regulations for the protection and preservation of native and/or established trees within the town.

(2) Encourage the preservation and replacement of the town's tree canopy by establishing a 35 percent canopy goal for the town as outlined in guidelines established by "American Forests," the nation's oldest nonprofit citizens' conservation organization.

(3) Encourage the protection of healthy trees and provide for the replacement and/or replanting of trees that are necessarily removed during construction, development or redevelopment.

(4) Provide for the preservation and protection of larger native and/or established trees, which provide a valuable amenity to the urban environment and which, once destroyed, can only be replaced after generations, if at all.

(5) Provide for shade, windbreaks and the cooling of air; thereby, reducing the requirements for air conditioning and heating and the utilization of scarce energy sources.

(6) Provide for open space and more efficient drainage of land; thereby, reducing the effects of soil erosion and the need for additional drainage facilities.

(7) Reduce the clear-cutting of land.

(8) Preserve the country atmosphere and natural environment that define the community character of the town and make it a unique and desirable community.

(9) Mitigate the ill effects of rapid and intense urbanization.

Sec. 94-2. - Applicability of chapter provisions.

The terms and provisions of this chapter shall apply to real property within the town's corporate limits and extraterritorial jurisdiction as follows:

(1) All real property upon which any protected, specimen, or historic tree is located, excluding property that has already been developed for single-family and two-family residential uses.

(2) All vacant and undeveloped real property.

(3) All real property to be subdivided or re-subdivided, including record plats and replats.

(4) The yard areas of all developed property, excluding property already developed for single-family and two-family residential uses.

Secs. 94-3—94-12. - Reserved.

ARTICLE II. - MEASUREMENT

Sec. 94-13. - Landscape, nursery, or replacement trees.

Unless specified otherwise, tree caliper (diameter) or circumference shall be measured at a height of 12 inches above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half of the diameter or circumference of each remaining trunk, measured at a height of 12 inches above ground level.

Sec. 94-14. - Existing, established, and/or native trees.

The caliper or circumference of existing, established, and/or native trees shall be measured in accordance with the measuring rules and procedures as developed and updated by the Texas Forest Service. A copy of these procedures shall be made available for review in the office of the tree preservation and enforcement officer. The current procedure is outlined below.

(1) *Caliper width or circumference.*

General rule: Measure the smallest trunk caliper width or circumference between the diameter at breast height ("DBH") point (4.5 feet) and the ground, but below the lowest fork. Also record the height above the ground, in inches, where the measurement was taken.

(2) *Determining DBH point.*

Tree on slope: Measure up 4.5 feet along the axis of the trunk on both the high and low sides of the trunk; DBH point is midway between these two planes.

Leaning tree: Measure 4.5 feet along both the top and under sides of the trunk; DBH point is midway between these two planes.

Low branches: When determining where on the trunk to measure circumference, ignore portions of the tree that do not form part of the tree's crown, such as dead branches or forks, and epicormic sprouts.

Obstruction at DBH: If there is a bump, burl, branch, or other obstruction at the DBH point, measure the circumference of the trunk above and below the obstruction and record the smaller value. A buttress that forms between the trunk and root system as a natural feature of the species (e.g.—bald cypress, water tupelo) should not be considered an obstruction.

(3) *Multiple trees.* In practice, it must be determined whether a tree has a single trunk, or whether it represents two or more stems growing very close to one another. Trunks that have clear separation or included bark at or near the ground line should be considered separate trees; trunks of different species should also be considered separate stems, no matter how closely aligned. When following the measurement rules above, if the point below the lowest fork places the measurement at the ground line, the stems should be considered and measured as separate.

Secs. 94-15—94-20. - Reserved.

ARTICLE III. - PRESERVATION

Sec. 94-21. - Tree designations.

Protected, specimen, and historic trees, except as specified in this section, shall possess the following respective characteristics or criteria:

(1) *Protected trees.* Any tree listed on the small, medium, or large protected tree lists in section 94-22 that measures six inches in caliper width or greater and which is at least ten feet in height and located outside of existing public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements, or other existing public rights-of-way or easements.

(2) *Specimen tree.* Except as specified in this section, any tree listed on the town's small, medium, or large protected tree lists can be considered a specimen tree if it reaches the designated size for that list. For the small tree list, a specimen tree shall be any tree that measures 13 inches or more in caliper width. For the medium tree list, a specimen tree shall be any tree that measures 19 inches or more in caliper width. For the large tree list, a specimen tree shall be any tree that measures 25 inches or more in caliper width. All measurements shall be taken in accordance with the measuring rules and procedures as outlined and maintained by the Texas Forest Service. These procedures are outlined in section 94-14 of this chapter. In addition to the provisions of this subsection, a specimen tree shall be any other tree that has been designated by the town council, upon recommendation by the environmental conservation commission, after public hearing and due notice to the owner of the tree, to be of high value because of its type, size, age or other relevant criteria. Specimen trees shall not be regulated as protected trees. Specific requirements are set forth in this chapter regarding specimen trees.

(3) *Historic tree.* Upon recommendation by the environmental conservation commission, a historic tree shall be any tree that has been designated by the town council, after public hearing and due notice to the owner of the tree, as a tree of notable historical interest and value to the town because of its location or historical association with the community. A listing and map of all designated historic trees shall be maintained and updated by the tree preservation and enforcement officer or authorized designee and made available to the public upon request. Historic trees are not dependant on or determined by diameter or caliper width as are protected and specimen trees. Specific requirements are set forth in this chapter regarding historic trees.

Subject to the review and approval of the tree preservation and enforcement officer or authorized designee, a protected or specimen tree shall not include any living tree that a registered arborist or landscape architect certifies in writing is injured, dying, diseased or infested with harmful insects; that is in danger of falling, interferes with utility service or creates unsafe vision clearance; in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans.

Subject to review and approval of the tree preservation and enforcement officer or authorized designee, a protected, specimen, or historic tree shall not include any tree that a registered arborist or landscape architect certifies in writing is dead.

Sec. 94-22. - Protected tree lists.

(a) *Generally.* The tree species lists contained in this section have been developed and will be periodically updated by the town's environmental conservation commission and shall be maintained and distributed to the public by the tree preservation and enforcement officer or authorized designee as guides for the identification and selection of tree species that meet the various standards and requirements of this chapter. Trees included on this tree species list were selected on the basis of one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities.

(b) *Lists of trees that are protected.* Unless otherwise specified in this chapter, only those tree species found on the following lists shall be subject to the preservation, protection and replanting requirements of this section.

Small Tree List

Common Name	Scientific Name
Carolina buckthorn	(Rhamnus caroliniana)
Yaupon holly	(Ilex vomitoria)
Possum haw	(Ilex deciduas)
Redbud	(Cercis species)
Texas buckeye	(Aesculus glabra variety arguta)
Chickasaw plum	(Prunus agustifolia)
Mexican plum	(Prunus mexicana)

Medium Tree List

Common Name	Scientific Name
Slippery elm	(Ulmus rubra)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Blackjack oak	(Quercus marilandica)
Persimmon species	(Diospyros species)
Chittamwood	(Bumelia languinosa)
Western soapberry	(Sapindus drummondii)

Sweetgum	(Luquidambar styraciflua)

Large Tree List

Common Name	Scientific Name
Post oak	(Quercus stellata)
Shumard red oak	(Quercus shumardi)
Texas red oak	(Quercus texana)
Southern live oak	(Quercus virginiana)
Water oak	(Quercus nigra)
Bur oak	(Quercus macrocarpa)
Chinquapin oak	(Quercus muehlenbergii)
American elm	(Ulmus Americana)
Pecans and Hickories	(Cayra species)
Magnolia	(Magnolia grandiflora)
Bald cypress	(Taxodium distichum)
Pine species	(Pinus species)
Ash species	(Fraxinus species)
Sycamore	(Plantanus occidentalis)
Black walnut	(Juglans nigra)

Sec. 94-23. - Tree survey; development projects.

Tree surveys are required to accompany an application for a development plan, site plan, record plat, replat, oil and gas well drilling permit, oil and gas pipeline permit, tree removal permit, or tree transplanting permit. A tree survey may be required to accompany a zoning application or a master pan amendment if it is deemed necessary by the town's tree preservation and enforcement officer. Each tree survey shall contain, but not be limited to, the following information/parts:

(1) The location of all specimen trees and historic trees on the subject site.

(2) The location of the trunk and the extent of the canopy spread of each specimen tree and historic tree on the subject site.

(3) A table containing the following information for each specimen tree and historic tree:

a. Tree number;

b. Common and scientific name of each tree;

c. Diameter (DBH) of each tree measured in accordance with section 94-14 of this chapter;

d. General health/condition of each tree;

e. Average canopy spread;

f. Status (specimen or historic) of each tree;

g. Whether each identified tree will remain or be removed; and

h. Location coordinates (northings and eastings, State Plane - NAD 1983) for each tree.

(4) Each specimen tree and historic tree shall be affixed with a permanent tag bearing the corresponding number on the tree survey. This tag shall be placed on the trunk of the tree, between five and six feet in height on the south face of the tree's trunk.

(5) Each tree survey shall contain a count of all protected trees located on the property.

(6) Each tree survey shall contain a count of all protected trees that will be removed from the buildable area on the property. The phrase "buildable area" is defined in section 94-32 of this chapter.

(7) Protected trees designated for preservation shall be flagged in a distinguishing manner approved by the town for such purpose. In addition, those trees designated for removal shall be flagged in a different distinguishing manner as approved by the town.

(8) The tree survey must be signed, and stamped or sealed, by a certified arborist, certified forester, or a registered landscape architect. Each tree survey submitted shall contain one sheet of the tree survey as described above, one sheet with the tree survey data overlain with the site information, and one sheet with the site information overlain on an aerial photo for the site. The tree survey shall be on drawings measuring 24 inches x 36 inches and shall be drawn to a scale of no less than 100 feet to one inch, unless otherwise approved by the tree preservation and enforcement officer. When necessary the tree survey shall be on several sheets accompanied by an index sheet, showing the entire area of the survey. Necessary site information includes:

a. The location and dimensions of all existing or proposed public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other public rights-of-way or easements;

b. The location and dimensions of the designated parking area and designated stockpile area required in this subdivision and of any site proposed or anticipated to be proposed for a temporary batching plant permit; and,

c. The location of all existing or proposed property lines, lot lines, building lines, setback and yard requirements, any proposed building footprint or floor plan, and other special relationships or significant features of the proposed development plan, record plat or site plan of the development.

Sec. 94-24. - Tree survey; residential lots.

Tree surveys are required to accompany an application for a building permit for the construction of homes on undeveloped residential lots. For lots that are one acre in size or larger, the tree survey shall be completed as described in section 94-23 of this chapter. For lots that are less than one acre in size, the tree survey shall contain, but not be limited to, the following information/parts:

(1) A site plan showing: The location and configuration of the proposed house/structure, all required setbacks, sidewalks, driveway locations, porches, etc.

(2) Further, the site plan shall show the location of all specimen or historic trees located on the site.

(3) The survey shall depict the location of the trunk and the extent of the canopy spread of each specimen or historic tree.

(4) A table (spreadsheet) shall be supplied containing the common name, caliper width (DBH), and tree number of each specimen tree and historic tree shown on the site plan/tree survey. All measurements shall be in accordance with section 94-14 of this chapter.

(5) A count of all protected trees on the site and all protected trees proposed for removal shall be included on the tree survey.

Secs. 94-25—94-30. - Reserved.

ARTICLE IV. - PERMITS, MITIGATION, PENALTIES, AND INCENTIVES

Sec. 94-31. - Generally.

No person, directly or indirectly, shall cut down, destroy, remove or effectively destroy through damaging any protected, specimen, or historic tree on any real property within the town without first obtaining a tree removal permit as required in the terms and provisions of this article. Further, the replanting of any protected, specimen, or historic tree requires a tree replanting permit in accordance with the terms and provisions of this article.

Sec. 94-32. - Trees located in a buildable area.

The phrase "buildable area" shall mean and include all that portion of the building lot, oil and gas pad site, development site or other site inclusive of the approved footprint of the building, structure, or oil and gas pad site, and projected ten feet from the outside of each such structure or facility. "Buildable area" shall also mean and include those areas on a building lot, oil and gas pad site, development site, or other site as shown on the required site plan or development plan that is necessary for the construction of other improvements such as driveways, parking areas, pools, detention ponds/structures, tennis courts, and accessory buildings including sufficient adjacent area to allow the normal operation of construction equipment. Further, "buildable area" shall also mean and include all new commercial and residential rights-of-way and easements as shown on newly approved record plats, replats, and amended plats. Buildable area shall not include TXDOT rights-of-way or town-required easements.

The following provisions shall apply to trees located within the buildable area:

(1) For residential building lots one acre in size or larger, no protected, specimen, or historic trees shall be removed from the lot or site prior to the issuance of a building permit relating to the lot or site, prior to the issuance of any necessary tree removal permits, and prior to determining mitigation or replacement requirements on the lot or site. The removal of protected and/or non-protected trees located within the approved buildable area on a lot or site does not require a tree removal permit; however, such trees shall not be removed from a lot or site prior to all of the other conditions listed above being met.

(2) For residential building lots less than one acre in size, as well as for existing public rights-of-way and easements, protected and non-protected trees located within the buildable area of a building lot or site may be removed without a tree removal permit and prior to the issuance of a building permit, with prior approval of the tree preservation and enforcement officer and after determining mitigation or replacement requirements for the lot or site. However, a tree removal permit is required prior to the removal of any specimen or historic trees on the lot or site.

(3) For all other development projects, no protected, specimen, or historic trees shall be removed from the lot or site prior to the approval of a record plat, site plan, development plan, zoning planned development, or oil and gas well permit, where buildable area is established, and prior to a preconstruction meeting with appropriate town staff authorizing grading and construction activities to begin on the lot or site, and prior to the issuance of any necessary tree removal permits, and prior to determining mitigation or replacement requirements on the lot or site. The removal of protected and non-protected trees located within the approved buildable area on a lot or site does not require a tree removal permit, however; such trees shall not be removed from a lot or site prior to all of the other conditions listed above being met.

Sec. 94-33. - Tree transplanting permit.

An application for a tree transplanting permit for protected trees located on undeveloped property or developed nonresidential property within the town may be submitted at any time and need not be submitted in conjunction with a development plan or record plat or a building permit. Tree transplanting permits shall be obtained by making application to the town's tree preservation and enforcement officer or authorized designee on forms prescribed by the town when a protected tree is proposed to be transplanted within the town. No fee shall be charged to make application for a tree transplanting permit. The application shall also be accompanied by a written document indicating the reasons for transplanting the protected tree and two copies of a legible tree survey. The tree survey should be prepared in accordance with section 94-24 of this chapter.

Upon receipt of a proper application for a tree transplanting permit, the town's tree preservation and enforcement officer or authorized designee shall review the application and may conduct field inspections of the site or development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the town manager or authorized designee. The application for a tree transplanting permit shall be approved unless the town's tree preservation and enforcement officer or authorized designee determines that the proposed transplanting will unnecessarily damage or jeopardize the health of the trees proposed to be transplanted. A denial of an application for a tree transplanting permit by the tree preservation and enforcement officer or authorized designee may be appealed to the environmental conservation commission. The decision of the environmental conservation commission regarding the appeal from the denial of such tree transplanting permit application shall be final.

Sec. 94-34. - Tree removal permit.

Tree removal permits are required for the removal of protected trees located outside the buildable area of a lot or site, and for any specimen trees and historic trees that are intended for removal from a lot or site in conjunction with the development, redevelopment, subdivision and/or re-subdivision of real property within the town.

An application for a tree removal permit, when required, shall be submitted at the earliest point in the application process where entitlements and/or buildable area are established. The following outlines the process associated with tree removal permit applications.

(1) Tree removal permit applications, when required, shall be submitted in conjunction with a zoning planned development (ZPD) or a development plan and shall be considered by the environmental conservation commission prior to the project proceeding to the planning and zoning commission. The application shall be placed on the same town council agenda for action as the ZPD or development plan; or

(2) Tree removal permit applications, when required, shall be submitted in conjunction with site plans or record plats for the development of subdivisions of four lots or less where the construction of necessary infrastructure necessitates a tree removal permit, and shall be considered by the environmental conservation commission and acted upon by the town council prior to the site plan or record plat proceeding to the planning and zoning commission for approval; or

(3) Tree removal permit applications, when required, shall be submitted in conjunction with the development of individual residential or nonresidential platted lots and shall be considered by the environmental conservation commission and acted upon by the town council prior to the issuance of a building permit.

No protected trees located outside the buildable area, specimen trees, or historic trees approved for removal in accordance with this chapter shall be removed from any building lot or site until:

(1) Proper mitigation or replacement requirements have been determined and approved for the lot or site; and

(2) A preconstruction meeting has been held with proper town staff authorizing grading and construction activities to begin on the lot or site; and/or

(3) A building permit, where needed, has been issued for the lot or site.

(a) *Tree removal permits for fewer than ten protected trees or four specimen trees.* A tree removal permit shall be obtained by making application to the town's tree preservation and enforcement officer or authorized designee on forms prescribed by the town. The application shall include the following:

(1) A written document indicating the reasons for removal of the protected, specimen, or historic trees on the lot or site.

(2) Photographs of each tree requested for removal.

(3) Photographs of required signage on the site as described below.

(4) Two copies of a tree survey for the lot or site prepared as described in section 94-23 of this chapter.

(b) *Tree removal permits for greater than ten protected tees or four specimen trees.* Applicants requesting to remove greater than ten protected trees or greater than four specimen trees, shall have the option of requesting a comprehensive tree removal permit. The fee for this permit will be $1,000.00. All other requirements and incentives remain unchanged.

(c) A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit has been filed relative to a protected, specimen, or historic tree.

(1) The size of the signs shall be three feet by four feet.

(2) The signs shall be made out of aluminum or corrugated plastic material.

(3) The signs shall be mounted on stakes/poles.

(4) The signs shall be visible from the street.

(5) There shall be one sign for each street frontage.

(6) The signs shall have a white background, with letters and borders being green in color. The signs shall state the following:

TOWN OF FLOWER MOUND, TX
A TREE REMOVAL REQUEST
IS BEING MADE ON THIS PROPERTY
FOR INFORMATION CALL
_____

Sec. 94-35. - Tree removal permit on property zoned agricultural district (A) uses.

No fee shall be charged to make application for a tree removal permit for the removal of protected trees located on real property having an agricultural zoning district classification. However, if within any 12-month period, tree removal permits for the removal of 20 or more protected trees are issued for the same agricultural property or tract, or any of its portions, the agricultural zoning district classification of such property cannot be changed, nor can an application for approval of a development plan, planned development or zoning amendment relative to such property be made, for a period of 60 months following the most recent 12-month period during which 20 or more protected trees were removed from such agricultural zoned property.

Sec. 94-36. - Special provisions for agricultural district (A) uses.

Notwithstanding anything contained in this chapter to the contrary, for tracts zoned agricultural district (A) uses, the tree survey requirements contained in this article shall be limited in their application to proposed rights-of-way, easements and an area equal to 20 feet on any side of such rights-of-way and easements, provided that the applicant executes a development agreement with the town that all trees on the tract and outside of such areas, for the purposes of such agreement, are protected trees (regardless of their species or caliper width) and that the unauthorized removal of such trees shall result in the revocation of any previously approved development plan and record plat for a period of 60 months from the date of the most recent unauthorized removal of one or more trees from the subject property.

Sec. 94-37. - Review of application.

(a) An application for a tree removal permit for a protected tree located outside of the buildable area shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code, not to exceed a total per permit application in an amount listed in appendix A of this Code. An application for a tree removal permit for a specimen tree, or historic tree shall be accompanied by an administrative fee per tree proposed for removal in the amount listed in appendix A of this Code. Upon receipt of a properly completed application accompanied by the appropriate fee, the tree preservation and enforcement officer or his authorized designee shall review the application and may conduct field inspections of the development and/or refer the permit application to other departments for review and recommendations as deemed necessary and appropriate by the tree preservation and enforcement officer or his authorized designee.

(b) The application for a tree removal permit, if required, shall be considered an integral part of the application for development plan or site plan approval, or the application for an oil and gas well

permit. No development plan or site plan for any development, or oil and gas well permit, subject to the terms and provisions of this subdivision, shall be approved without approval of such tree removal permit. It is further provided that if a property owner or developer does not submit a tree removal permit application prior to town approval of a development plan covering a particular site, then if a tree removal permit application for the site is submitted later, approval of the development plan may be revoked. In this event, a revised development plan must be submitted for review by the town.

(c) The tree preservation and enforcement officer may approve, approve with conditions, or deny a request for a tree removal permit for protected trees located outside the buildable area of a lot or site, provided that the requested tree removal permit is for the removal of trees in a development district other than the Cross Timbers Conservation Development District. An appeal of the decision of the tree preservation and enforcement officer may be made to the Environmental Conservation Commission.

(d) An application for a tree removal permit for specimen, historic, or protected trees located outside the buildable area of a lot or site within the Cross Timbers Conservation Development District or an application for a tree removal permit for specimen, or historic trees within all other districts shall be submitted to the environmental conservation commission for review and recommendation to the town council that the permit application be approved, approved with conditions or denied. The environmental conservation commission shall not recommend an application for a tree removal permit be approved or approved with conditions, unless the commission finds that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.

(e) The environmental conservation commission's recommendation concerning an application for tree removal permit shall be reviewed by the town council. The town council may then approve the application, approve it with conditions, or deny the application; however, the town council may overturn the denial of an application for tree removal permit by the environmental conservation commission only upon a finding that the subject development, redevelopment, subdivision or re-subdivision cannot reasonably be developed, based on economic and/or practical considerations, without removal of the trees included in the permit application.

(f) Approval for removal of a historic tree shall require a three-fourths majority vote of the environmental conservation commission and the town council, respectively.

Sec. 94-38. - Per-caliper-inch cash value; replacement trees.

A per-caliper-inch cash value for replacement trees shall be set, and updated as necessary by the town council after review and recommendation by the environmental conservation commission. The per-caliper-inch cash value shall be used to calculate mitigation costs for authorized and unauthorized removals of protected, specimen, and historic trees. the tree preservation and enforcement officer or his authorized designee shall maintain a record of the current per-caliper-inch cash value of replacement trees.

Sec. 94-39. - Mitigation requirements for authorized tree removal.

(a) *Replacement trees required for the removal of protected trees located within the buildable area on a lot or site.* It shall be the responsibility of any person removing a protected tree located within the buildable area of a lot or site to replace each protected tree removed with one, two and one-half to three-inch caliper tree measured in accordance with section 94-13 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree

preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance with section 94-38 of this article.

(b) *Replacement trees required for the removal of protected trees located outside the buildable area on a lot or site.* It shall be the responsibility of any person obtaining a tree removal permit for a protected tree located outside of the buildable area on a lot or site to provide replacement with trees having a total caliper width equivalent to one and one-half times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. For example, if a ten-inch protected tree is removed, then that tree must be replaced by trees having a total caliper width of 15 inches. This total caliper width could be satisfied by an approved combination of replacement trees to meet the required caliper width replacement. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and each replacement tree shall have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or his authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.

(c) *Replacement trees required for the authorized removal of specimen trees.* It shall be the responsibility of any person obtaining a tree removal permit for a specimen tree to provide replacement trees having a total caliper width equivalent to two times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in a location approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.

(d) Replacement trees required for the authorized removal of historic trees. It shall be the responsibility of any person obtaining a tree removal permit for a historic tree to provide replacement trees having a total caliper width equivalent to two and one-half times that of the tree(s) to be removed. Total caliper width for replacement trees shall be calculated using measurements taken in accordance with section 94-14 of this chapter. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance

with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed tree(s) may be paid to the town instead of providing the replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance to section 94-38 of this chapter.

Any fees or payments made to the town to satisfy the mitigation or replacement requirements of this article shall be paid at the time of a preconstruction meeting authorizing grading or construction activities to occur on the lot or site. In cases where a preconstruction meeting is not required, all fees or payments shall be made prior to the issuance of a building permit for the lot or site.

Sec. 94-40. - Incentives for preservation of protected, specimen, and historic trees.

If any protected, specimen, or historic tree is preserved within an area that would otherwise be considered a buildable area, credit for preservation shall be given that will be counted toward the mitigation requirements for the removal of protected trees within the buildable area on a site or project. Such mitigation credits shall be given only for those trees whose critical root zones are left predominately in their natural state. No cutting, filling, or other construction related activities are allowed within the critical root zones of trees eligible for mitigation credit unless otherwise approved in writing and in advance by the town. Following is a list of credits available for the preservation of protected and specimen trees on a site or project.

(1) One mitigation tree credit will be given for each protected tree preserved within a buildable area on a site or project.

(2) The following schedule outlines tree credits that will be given for each specimen tree preserved within a buildable area on a site or project.

Buildable Area Mitigation Specimen Tree Credit Schedule

Caliper Size (Diameter)	Tree Credits
13—18 inches	3
19—24 inches	4
25—30 inches	5
Greater than 30 inches	6

For purposes of this section, one mitigation tree credit shall be the equivalent of one container-grown tree of a variety selected from the replacement tree list having a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. In the event the tree preservation and enforcement officer or authorized designee approves the payment of money in an amount equal to the per-caliper-inch cash value of the removed tree(s) instead of providing the replacement trees required by this article one mitigation tree credit shall be the equivalent of the per-caliper-inch cash value for a replacement tree having a minimum caliper width of two and one-half inches to three inches.

Sec. 94-41. - Penalties for unauthorized removal of protected, specimen, and historic trees.

If any protected, specimen, or historic trees are removed from any real property without a tree removal permit, or if a protected, specimen, or historic tree is injured because of failure to follow required tree protection measures such that the tree dies or may reasonably be expected to die, the town shall have the authority to impose one or more of the following administrative and civil penalties on the developer and/or owner of the property:

(1) A monetary penalty of $250.00 per-caliper-inch of width of the protected tree(s) removed or damaged, payable to the town. A monetary penalty of $500.00 per-caliper-inch of width of the specimen tree(s) removed or damaged, payable to the town. A monetary penalty of $750.00 per-caliper-inch of width of the historic tree(s) removed or damaged, payable to the town. Funds paid to the town as tree removal penalties shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town, and/or to support the administration and enforcement of the town's tree preservation regulations.

(2) For each protected tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to five times that of the removed or damaged tree(s). For each specimen tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to ten times that of the removed or damaged tree(s). For each historic tree that is removed or damaged, replacement with new trees having a total tree caliper width equivalent to 15 times that of the removed or damaged tree(s). Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Such replacement trees shall be container-grown and have a minimum caliper width of two and one-half inches to three inches, measured in accordance with section 94-13 of this chapter. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations as approved by the tree preservation and enforcement officer or authorized designee. Acceptable locations shall include reforestation sites designated by the town. At the discretion of the tree preservation and enforcement officer or authorized designee, money in an amount equal to the per-caliper-inch cash value of the removed or damaged tree(s) may be paid to the town instead of providing replacement trees required by this article. Any such payments shall be deposited in a special account or fund and used by the town to provide and/or support supplemental landscape plantings in public areas of the town and/or to support the administration and enforcement of the town's tree preservation regulations. A per-caliper-inch cash value for replacement trees shall be set by the town council in accordance with section 94-38 of this article.

Secs. 94-42—94-50. - Reserved.

ARTICLE V. - TREE PROTECTION

Sec. 94-51. - Enumeration.

The following tree protection measures shall be required:

(1) Prior to any and all construction or land development activity, the developer or property owner shall install four-foot-high plastic (or equivalent) safety fencing around the drip line of protected trees and six-foot-high chain-link fencing around the drip line of specimen and historic trees.

(2) Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment and related items, designated stockpile areas for the storage of construction supplies and materials during construction of the subdivision and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on both subdivision construction and site plans and shall be approved by the tree preservation and enforcement officer or authorized designee prior to any construction or land development activity in, on or about the subdivision. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and to separate protected, specimen, or historic trees from the construction area and related construction activity. With the approval of the tree preservation and enforcement officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas. Temporary batching plant permits shall also be required for the operation of all batching plants, pursuant to the regulations of this chapter.

(3) During construction, the developer or property owner shall prohibit the cleaning of equipment or materials and/or the disposal of any waste material, including, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.

(4) No attachments or wires of any kind, other than those of a protective nature, shall be attached to any protected tree(s).

(5) With major grade changes of six inches or greater, a retaining wall or tree well of rock, brick, landscape timbers or other approved materials shall be constructed around the tree no closer than the drip line of the tree. The top of the retaining wall or tree well shall be constructed at the new grade.

(6) Unless otherwise approved by the town, no construction or construction-related activity shall occur under the canopy or drip line of any protected, specimen, or historic tree or group of such trees.

(7) Any tree(s) removed during land development, construction or construction-related activities shall be chipped or hauled offsite. Burning of removed trees is prohibited unless prior approval is given by the town's fire marshal.

(8) The tree preservation and enforcement officer or authorized designee may require additional protection measures or best management practices as needed on a case by case basis to adequately protect protected, specimen, or historic trees.

Secs. 94-52—94-60. - Reserved.

ARTICLE VI. - TREE PLANTING REQUIREMENTS AND PLANTING LISTS

Sec. 94-61. - Street yard trees.

Trees shall be planted or existing trees preserved within the street yard of a nonresidential lot or building tract according to the following provisions:

(1) For street yards less than 10,000 square feet in area, one tree shall be provided for each 1,000 square feet, or fraction of such amount, of street yard.

(2) For street yards between 10,000 and 110,000 square feet in area, ten trees shall be required for the first 10,000 square feet plus one additional tree shall be required for each 2,500 square feet, or fraction of such amount, of street yard area in excess of 10,000 square feet.

(3) For street yards over 110,000 square feet in area, 50 trees shall be required for the first 110,000 square feet plus one additional tree shall be required for each 5,000 square feet, or fraction of such amount, of street yard area in excess of 110,000 square feet.

(4) Street yard trees shall be a minimum of three-inch caliper.

(5) Trees required to satisfy other provisions of this article and lying within the street yard may be used to satisfy the requirements of this section.

Sec. 94-62. - Street buffer trees.

Trees shall be planted or existing trees preserved within the street buffer landscaping area required by section 82-242 of this Code, street buffer landscaping, according to the following provisions:

(1) Street buffer trees shall be provided in a ratio of one tree for every 30 feet of lineal frontage, except that a ratio of one tree for every 25 feet of lineal frontage shall be provided along scenic roadways.

(2) Street buffer trees shall be a minimum of three-inch caliper.

Sec. 94-63. - Parking area trees.

Trees shall be planted or existing trees preserved within off-street parking areas according to the following provisions:

(1) One tree shall be provided for each ten parking spaces provided on the site; provided, however, that churches and/or schools shall be required to provide one tree for each 20 parking spaces provided on the site.

(2) Parking area trees shall be minimum of three-inch caliper, except as provided in subsection (4) of this section.

(3) All parking spaces shall be located within 50 feet of a tree that is located within the same parking area, measured from the trunk of the tree; provided, however, that for churches and/or schools, all parking spaces shall be located within 100 feet of a tree that is located within the same parking area, measured from the trunk of the tree.

(4) A maximum of 30 percent of the trees used to satisfy the requirements of this section may come from subsection 94-66(b), approved median and right-of-way planting list.

Sec. 94-64. - Median and right-of-way trees.

Trees may be planted in medians and rights-of-way only with the approval of the town, provided that such trees are selected from subsection 94-66(b), approved median and right-of-way planting list.

Sec. 94-65. - Residential lots.

The following tree planting requirements shall be satisfied prior to the issuance of a certificate of occupancy for a single-family, duplex or multi-family use:

(1) A minimum of three trees, with a minimum caliper width of two and one-half inches to three inches, and at least six feet in height, shall be provided on each single-family and duplex lot prior to the issuance of a certificate of occupancy. At least one of the required trees shall be located within the front yard area of the lot.

(2) A minimum of one tree, with a minimum caliper width of two and one-half inches to three inches, shall be provided for each 3,000 square feet of gross lot area on each multi-family lot prior to the issuance of a certificate of occupancy. At least 50 percent of the required trees shall be located within either the front or side yard area of the lot.

(3) From July 1 until September 1 of each year, only container grown trees shall be used to satisfy the requirements of this section; and, the builder/developer shall certify that any such trees are container grown.

(4) Homeowners desiring to plant trees of a caliper width in excess of two times the requirements of this article may, from July 1 until September 1 of each year, file a town-approved affidavit with the town manager to this effect. Such trees shall be planted by March 1 of the following year in which the affidavit was filed. Failure to comply with the requirements of this article shall be considered a misdemeanor, punishable as such by a fine in accordance with section 1-13 of this Code.

Sec. 94-66. - Approved tree planting lists.

Unless otherwise specified in this chapter, only those tree species included in this section shall satisfy the tree planting requirements of this article.

Generally. The tree species lists contained in this section have been developed and will be periodically updated by the town's environmental conservation commission and shall be maintained and distributed to the public by the tree preservation and enforcement officer or authorized designee as guides for the identification and selection of tree species that meet the various standards and requirements of this article. Trees included on these tree species lists were selected on the basis of one or more of the following criteria or factors: hardiness, resistance to disease, suitability relative to local climate and soil conditions, adaptability for transplantation, longevity, adaptability to various landscape conditions, resistance to drought, aesthetic qualities, shade provision, windbreak provision, and screening qualities.

(1) *Approved tree planting list.* Only those tree species found on the following approved tree planting list shall satisfy the tree planting standards and requirements of this article:

Approved Tree Planting List

Common Name	Scientific Name
Southern live oak	(Quercus virginiana)

Escarpment live oak	(Quercus fusiformis)
Shumard oak	(Quercus shumardi)
Chinkapin oak	(Quercus muehlenbergii)
Bur oak	(Quercus macrocarpa)
Texas red oak	(Quercus texana)
Water oak	(Quercus nigra)
American elm	(Ulmus americana)
Cedar elm	(Ulmus crassifolia)
Winged elm	(Ulmus alata)
Lacebark elm	(Ulmus parvifolia)
Bald Cypress	(Taxodium distichum)
Pecans and hickories	(Carya species)
Juniper tree	(Juniperus species)
White ash	(Fraxinus Americana)
Green ash	(Fraxinus pennsylvanica)
Texas ash	(Fraxinus texensis)
Western soapberry	(Sapindus drummondii)
Sweet gum	(Liquidambar styraciflua)
Eastern red cedar	(Juniperus virginiana)
Pines	(Pinus species)

Chinese pistache	(Pistachia chinensis)
Leyland Cypress	(Cypressocyparis leylandi)
Black Walnut	(Juglans nigra)
Magnolia	(Magnolia grandiflora)

(2) *Approved median and right-of-way tree planting list.* The following tree species shall be allowed to be planted in medians and rights-of-way when approved by the town. Additional tree species with non-aggressive root systems/deep root systems maybe authorized for planting in such areas by the director of recreational services:

Approved Median and ROW Tree Planting List

Common Name	Scientific Name
Sweet gum	(Liquidambar styraciflua)
Crepe myrtle	(Lagerstroemia indica)
Wax myrtle	(Myrica cerifera)
Plum	(Prunus species)
Holly	(Ilex species)
Possum haw	(Ilex decidua)
Native pecan	(Carya species)
Redbuds/whitebuds	(Cercis species)
Fruitless crabapples	(Malus species)
Southern live oak	(Quercus virginiana)
Escarpment live oak	(Quercus fusiformis)

Texas red oak	(Quercus texana)
Shumard oak	(Quercus shumardi)
Chinkapin oak	(Quercus muehlenbergii)
Bur oak	(Quercus macrocarpa)
Water oak	(Quercus nigra)
Winged elm	(Ulmus alata)
Cedar elm	(Ulmus crassifolia)
Lacebark elm	(Ulmus parvifolia)
Slippery elm	(Ulmus rubra)
Bald Cypress	(Taxodium distichum)
Hickories	(Carya species)
Pines	(Pinus species)
Chinese pistache	(Pistachia chinensis)
Juniper tree	(Juniperus species)
Texas buckeye	(Aesculus glabra variety arguta)
Common persimmon	(Diospyros virginiana)
Texas ash	(Fraxinus texensis)
White ash	(Fraxinus Americana)
Green ash	(Fraxinus pennsylvanica)
Western soapberry	(Sapindus drummondii)

Black walnut	(Juglans nigra)
Magnolia	(Magnolia grandiflora)
Yaupon holly	(Ilex vomitoria)
Carolina buckthorn	(Rhamnus caroliniana)
Thornless honey locust	(Gleditsia triacanthos variety inermis)

(3) *Approved mitigation and replacement tree planting list.* The following list of tree species shall be allowed to be planted to satisfy mitigation and replacement standards for trees removed from the buildable area on sites, trees removed with approved tree removal permits, and/or trees removed without authorization.

Approved Mitigation and Replacement Tree Planting List

Common Name	Scientific Name
Native pecan	(Carya species)
Texas red oak	(Quercus texana)
Shumard oak	(Quercus shumardi)
Bur oak	(Quercus macrocarpa)
Water oak	(Quercus nigra)
Winged elm	(Ulmus alata)
Slippery elm	(Ulmus rubra)
Post oak	(Quercus stellata)
Cedar elm	(Ulmus crassifolia)

(4) *Approved overhead utility easement tree planting list.* The following list of tree species shall be allowed to be planted in overhead utility easements where required. These species were selected due to their relatively small mature size and growth characteristics. Trees planted in these areas shall be planted at a ratio of three trees for every one tree required.

Common Name	Scientific Name
Yaupon holly	(Ilex vomitoria)
Carolina buckthorn	(Rhamnus caroliniana)
Possum haw	(Ilex decidua)
Plum	(Prunus species)
Redbuds/whitebuds	(Cercis species)
Wax myrtle	(Myrica cerifera)
Crepe myrtle	(Lagerstroemia indica)

Sec. 94-67. - Landscape credit for large trees.

(a) Trees that are newly planted or already established and growing shall be counted for credit toward the requirements of section 82-241 of this Code, street yard landscaping, and section 82-243 of this Code, parking area landscaping, as follows, provided that they are located within the street yard and/or parking area:

12 inches or greater diameter:	2,000 square feet
6 inches or greater diameter:	1,000 square feet

No credit shall be allowed or given if, in the opinion of the tree preservation and enforcement officer or authorized designee, grade alterations surrounding the established tree are detrimental to the survival of the tree. It shall be incumbent upon the developer to demonstrate the site development follows recommended procedures to guarantee survival of established trees. If existing trees are to be retained in a parking lot area, sufficient ground (the drip line) shall be left ungraded around each tree to allow for the survival of the tree. Special consideration shall be given to the preservation of large oak, elm, pecan and hickory trees. Preservation of trees shall be in conformance with article V of this chapter.

Existing trees that have either been preserved or replanted and meet the minimum standards of the following tree credit schedule may be substituted or credited toward the requirements of this article, tree planting requirements and planting lists as follows. Fractional measurements shall be rounded to the nearest whole number. Caliper width shall be measured at a point four and one-half feet above natural grade level.

Tree Credit Schedule

Caliper Size (Diameter)	Tree Credits
Less than 6 inches	0
6—10 inches	2
11—14 inches	3
15—20 inches	4
21—26 inches	5
27—32 inches	6
Greater than 32 inches	7

However, no tree credits shall be allowed or permitted for trees that are dead, dying, diseased or infested with harmful insects; trees which have not been adequately protected using required tree protection measures, as defined in article V of this chapter, or which are otherwise likely to die; trees that are not included on the protected tree list; or trees that are located within recreational tracts, golf courses or similar sub-areas of planned developments which are not intended to be developed for either residential or nonresidential uses.

Sec. 94-68. - Limits on credit for preservation of existing or established trees.

Existing protected trees, which are not being applied toward compliance with landscaping requirements, may be applied as a credit against required buildable area mitigation. Similarly, existing specimen trees, which are not being applied toward compliance with landscaping requirements, may be applied as credit toward required buildable area mitigation. In order for trees to qualify for credit, all standards described in article V of this chapter, shall be met completely. Further, all requirements set forth in section 94-40 shall also be met for credit to apply toward required buildable area mitigation for such trees. If the trees are compromised in any way, credit will not be given. Eligibility for credit will be determined by the tree preservation and enforcement officer or authorized designee. In no event shall any tree be counted for credit against both the landscaping requirements and the buildable area mitigation requirements.

Secs. 94-69—94-80. - Reserved.

ARTICLE VII. - MISCELLANEOUS

Sec. 94-81. - Exceptions.

The following exceptions from the terms and provisions of this chapter are hereby authorized and granted:

(1) If any protected, specimen, or historic tree shall be determined to be in a hazardous or dangerous condition so as to endanger the public health, welfare or safety, and require immediate removal without delay, authorization for removal may be given by the town manager, upon recommendation of the tree preservation and enforcement officer or authorized designee, and such protected, specimen, or historic tree may then be removed without obtaining a written permit as required in this article.

(2) During the period of an emergency, such as a tornado, storm, flood or other act of God, the requirements of this article may be waived as may be deemed necessary by the town council.

(3) All licensed plant or tree nurseries shall be exempt from the terms and provisions of this article only in relation to those trees planted and growing on the premises of such licensee that are so planted and growing for the sale or intended sale to the general public in the ordinary course of such licensed business.

(4) Utility companies, franchised or otherwise, that are authorized to provide utility service within the town may remove protected, specimen, or historic trees that endanger public safety and welfare by interfering with utility service, except that where such trees are on owner-occupied properties developed for single-family or duplex use, removal of such trees shall be at the option of the property owners and require the property owners' consent and approval.

(5) For recreational property or uses, such as golf courses and baseball, soccer, football or similar athletic facilities, and public works projects such as water or wastewater treatment plants, pump stations, storage tanks, and public streets and drainage improvements, the buildable area of the property shall include that portion of the property necessary for the construction of such recreational and public works improvements, including sufficient adjacent area, to allow the normal operation of construction equipment.

(6) The terms and provisions of this article shall not apply to any development, subdivision or re-subdivision for which a record plat has been approved by the town council and filed in the plat records of the county prior to October 6, 2008.

(7) All easements and rights-of-way included on a record plat approved by the town and filed in the plat records of the county.

(8) Trees that are situated within a town-required easement shall not be considered as being located within the "buildable area" as that term is defined herein above.

Sec. 94-82. - Penalty upon failure to comply with chapter provisions.

(a) Any person violating or failing to comply with any provision or requirement of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall, without exception, be fined the maximum amount provided in section 1-13 of this Code. A separate offense shall be deemed

committed upon each day or portion of a day during or on which each separate violation or failure to comply occurs or continues to occur and shall be punishable as such.

(b) Notwithstanding the foregoing, any violation by any person of any provision of this chapter that constitutes an immediate danger or threat to any protected, specimen, or historic tree shall be subject to the administrative penalties set forth in this chapter.

(c) Notwithstanding the foregoing, any violation by any person of any provision of this chapter that constitutes an immediate danger or threat to the health, safety and welfare of the public may be enjoined in a suit brought by the town for such purpose.

(d) In addition to any other remedies or penalties contained in this section, the town may enforce the provisions of this chapter pursuant to the applicable provisions of V.T.C.A., Local Government Code ch. 54, which chapter provides for the enforcement of municipal ordinances.

(e) Allegation and evidence of a culpable mental state is not required for the proof of an offense defined by this chapter.

Sec. 94-83. - Informational assistance.

(a) In furtherance of the purposes and provisions of this article, the town's tree preservation and enforcement officer or authorized designee shall develop and distribute to persons making application for either tree removal permits or tree replanting permits and make available to the general public an informational pamphlet identifying appropriate and useful facts, guidelines and how-to information relative to the preservation, protection and replanting of trees.

(b) The tree preservation and enforcement officer or authorized designee shall also develop, maintain and make available to applicants for tree removal permits or tree replanting permits and to the general public a tree species reference book to provide more detailed information concerning tree care in general and the characteristics, soil and growth requirements and other traits of specific tree species identified on the town's protected tree list and approved tree planting and replacement list.

(c) A current edition of the Texas Association of Nurserymen Grades and Standards, as applicable to the tree species on the town's protected tree list and approved tree planting and replacement list, shall be maintained by the tree preservation and enforcement officer or his authorized designee and made available to applicants for building permits, tree removal permits or tree replanting permits and to the general public, as only those trees meeting and planted or replanted in accordance with the applicable Texas Association of Nurserymen Grades and Standards shall satisfy the tree planting, replanting and/or replacement standards and requirements contained in this chapter.