AGENDA

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

JUNE 27, 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. REGULAR ITEMS

1. *Minutes of June 13, 2016*

   Consider approval of the minutes of the June 13, 2016, Planning and Zoning Commission Regular Session.

2. *SP16-0006 – LG River Walk Apartments*

   Consider a request for a Site Plan to develop an apartment complex. The property is generally located south of 1st Avenue and east of River Walk Drive. ***(This item was tabled at the June 13, 2016, Planning and Zoning Commission meeting.)***

3. *RP16-0018 – Franklin Hills Addition, Lot 7R, Block A-2* *Public Hearing*

   Public Hearing to consider a request for a Replat to create one residential lot. The property is generally located south of Sunnyview Lane, north of Shady Oaks Drive.

4. *RP16-0005 – Lakeside Ranch Business Park, Lot 3R-4* *Public Hearing*

   Public Hearing to consider a request for a Replat to dedicate various easements. The property is generally located south of Lakeside Parkway and west of Enterprise Drive.

5. *SP16-0008 – Trinity Park*

   Consider a request for a Site Plan to develop two non-residential buildings. The property is generally located south of Lakeside Parkway and west of Enterprise Drive.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: June 23, 2016, at 12:50 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 13TH DAY OF JUNE, 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:

Perfecto Solis	Vice Chair
Mike McCall	Commissioner, Place 3
Emily Strittmatter	Commissioner, Place 5
Brian Smiley	Commissioner, Place 6
Al Linley	Commissioner, Place 8
Brad Ruthrauff	Commissioner, Place 9

Constituting a quorum with the following members absent:

Claudio Forest	Chair
Vacant	Commissioner, Place 1
Sandeep Sharma	Commissioner, Place 2

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
Brent Anderson	Senior Project Engineer
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 May 23, 2016, Planning and Zoning Commission Regular Session.**

Commission Deliberation

DRAFT

Commissioner Ruthrauff moved to approve the May 23, 2016, minutes as presented. Commissioner Linley seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Solis, Linley, Strittmatter**

NAYS: **None**

ABSTAIN: **Smiley, McCall**

ABSENT: **Forest, Sharma**

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

2. **Consider a request for a Record Plat (RC16-0005 – Longhorn Addition) to create a residential subdivision, with an exception to allow residential access from a rural collector pursuant to Section 82-134 of the Code of Ordinances. The property is generally located east of Scenic Drive and south of Kensington Court.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Commission Deliberation

Commissioner McCall moved to recommend approval of RC16-0005 – Longhorn Addition. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: **Strittmatter, Linley, McCall, Solis, Smiley, Ruthrauff**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

3. **Public Hearing to consider a request for a Replat (RP16-0011 – The Estates of Tour 18, Section One) to subdivide one lot into two lots. The property is generally located north of Cross Timbers Road and west of Tour 18 Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

DRAFT

Close Public Hearing

Commission Deliberation

Commissioner McCall moved to approve RP16-0011 – The Estates of Tour 18, Section One. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Smiley, Solis, McCall, Linley, Strittmatter**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for a Replat (RP16-0016 – Red Hawk Addition) to create a residential subdivision. The property is generally located west of Simmons Road and south of Wichita Trail.**

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner McCall moved to approve RP16-0016 – Red Hawk Addition. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION

AYES: **Strittmatter, Linley, McCall, Solis, Smiley, Ruthrauff**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

DRAFT

5. **Public Hearing to consider a request for a Replat (RP16-0015 – Home Depot-Silveron Addition) to create a non-residential subdivision. The property is generally located south of Lakeside Parkway and east of Long Prairie Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Steve Homeyer, Homeyer Engineering

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner McCall moved to approve RP16-0015 – Home Depot-Silveron Addition. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Smiley, Solis, McCall, Linley, Strittmatter**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for a Replat (RP16-0002 – LG River Walk Addition) to create a residential subdivision. The property is generally located south of 1st Avenue and east of River Walk Drive.**

7. **Consider a request for a Site Plan (SP16-0006 – LG River Walk Apartments) to develop an apartment complex. The property is generally located south of 1st Avenue and east of River Walk Drive.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Scott Minnis, G & A Consultants

DRAFT

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0002)

Commissioner McCall moved to approve RP16-0002 – LG River Walk Addition. Commissioner Solis seconded the motion.

VOTE ON THE MOTION (RP16-0002)

AYES: **Strittmatter, Solis, Smiley**

NAYS: **Linley, McCall, Ruthrauff**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion failed with a vote of 3-3.

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 7:13 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 7:19 p.m.

Commissioner McCall moved to approve RP16-0002 – LG River Walk Addition. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION (RP16-0002)

AYES: **Ruthrauff, Smiley, Solis, McCall, Linley, Strittmatter**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0006)

Commissioner McCall moved to table SP16-0006 – LG River Walk Apartments to the next meeting [June 27]. Commissioner Linley seconded the motion.

VOTE ON THE MOTION (SP16-0006)

AYES: **Strittmatter, Linley, McCall, Solis, Smiley, Ruthrauff**

NAYS: **None**

DRAFT

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

8. **Consider a request for a Record Plat (RC16-0008 – Lakeside Addition) to create a non-residential subdivision. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.**

9. **Consider a request for a Site Plan (SP16-0011 – 7-11 at Lakeside) to develop a convenience store with gasoline sales. The property is generally located at the southeast corner of Lakeside Parkway and Long Prairie Road.**

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation (RC16-0008)

Commissioner McCall moved to approve RC16-0008 – Lakeside Addition. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION (RC16-0008)

AYES: **Ruthrauff, Smiley, Solis, McCall, Linley, Strittmatter**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0011)

Commissioner McCall moved to approve SP16-0011 – 7-11 at Lakeside. Commissioner Smiley seconded the motion.

VOTE ON THE MOTION (SP16-0011)

AYES: **Strittmatter, Linley, McCall, Solis, Smiley, Ruthrauff**

NAYS: **None**

ABSTAIN: **None**

ABSENT: **Forest, Sharma**

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 7:44 P.M.

TOWN OF FLOWER MOUND, TEXAS

DRAFT

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2

DATE: June 27, 2016

FROM: Poornima Srinarasi, Planner

ITEM: **Consider a request for a Site Plan (SP16-0006 - LG River Walk Apartments) to develop an apartment complex. The property is generally located south of 1st Avenue and east of River Walk Drive.** ***(This item was tabled at the June 13, 2016, Planning and Zoning Commission meeting.)***

This item was tabled at the June 13, 2016, Planning and Zoning Commission (P&Z) meeting to allow the applicant additional time to address concerns raised about the amount of on-site parking being provided. The concerns were focused on whether the amount of on-site parking being proposed would be adequate to serve the proposed development (see staff report below). At the time this staff report was being drafted, staff had not received any new information from the applicant.

Other than the reference to the companion replat application being approved by the Commission on June 13, 2016, 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.

The companion replat application (RP16-0002) was approved by the Planning and Zoning Commission on June 13, 2016.

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 the third phase of apartment buildings within The River Walk at Central Park. The site plan depicts seven buildings on Lot 1, Block G, totaling approximately 5.61 acres and containing 225 dwelling units. The site plan provides a breakdown of dwelling units by building type (Type 1 thru 7) and unit type (number of bedrooms and square footage of units).

The current language in the development standards limits the percentage of dwelling units with less than 700 square feet to 15% per single multi-family building. Proposed dwelling units within all seven buildings are 700 square feet and above in size. There are 171 single bedroom units, 44 two bedroom units and 10 three or more bedroom units with the size of each unit ranging from 700 square feet to 1,900 square feet.

The parking for the apartment buildings is located in the interior of the development with perimeter on-street parking along River Walk Drive, South Broadway Avenue, 1st Avenue and Community Drive. The required parking is 271 for this development. The site plan depicts 224 on-site parking spaces (146 interior surface parking spaces and 78 garage parking spaces) and 80 on-street parking spaces for a total of 304 parking spaces. The River Walk development standards allow on-street parking to be counted toward meeting the required parking. Although the proposed parking meets The River Walk standards, staff has some concern about the shortage of on-site parking spaces, since the on-street parking may be utilized by the general public. Staff has encouraged the applicant to provide more on-site parking spaces. As required by The River Walk development standards, a parking study has been provided by the applicant. (Attachment A(3)).

The concept building heights plan requires the buildings closer to River Walk Drive to be one or two stories in height and buildings further away from River Walk Drive to be a maximum of four stories. The proposed buildings are two to four stories in height and comply with the concept plan. The elevations, building materials, and colors comply with The River Walk development standards.

Park land dedication and park development fees for the developments within River Walk were addressed as part of a development agreement (DA) with the original zoning application (Z 15-07). Based on the DA, the developer owes the Town park development fees of $1,388 per living unit in the amount of $312,300.00 payable before a building permit is issued. These fees shall be retained by the Town. The developer also owes the Town a park dedication fee of $3,549.45 per living unit in the amount of $798,626.25 payable before a building permit is issued. A portion of these fees shall be deposited into The River Walk Escrow Account in accordance with the DA.

On August 4, 2008, the Town Council established The River Walk at Central Park Central Business District (CBD), which included unique development standards, zoning sub-districts, design standards, parking requirements, sign regulations, street sections and concept plans. On January 15, 2015, the Town Council approved several amendments to The River Walk at Central Park CBD development standards and concept plans. The proposed site plan is in conformance with the approved concept plan and development standards for The River Walk.

III. ATTACHMENTS

A. Background Information

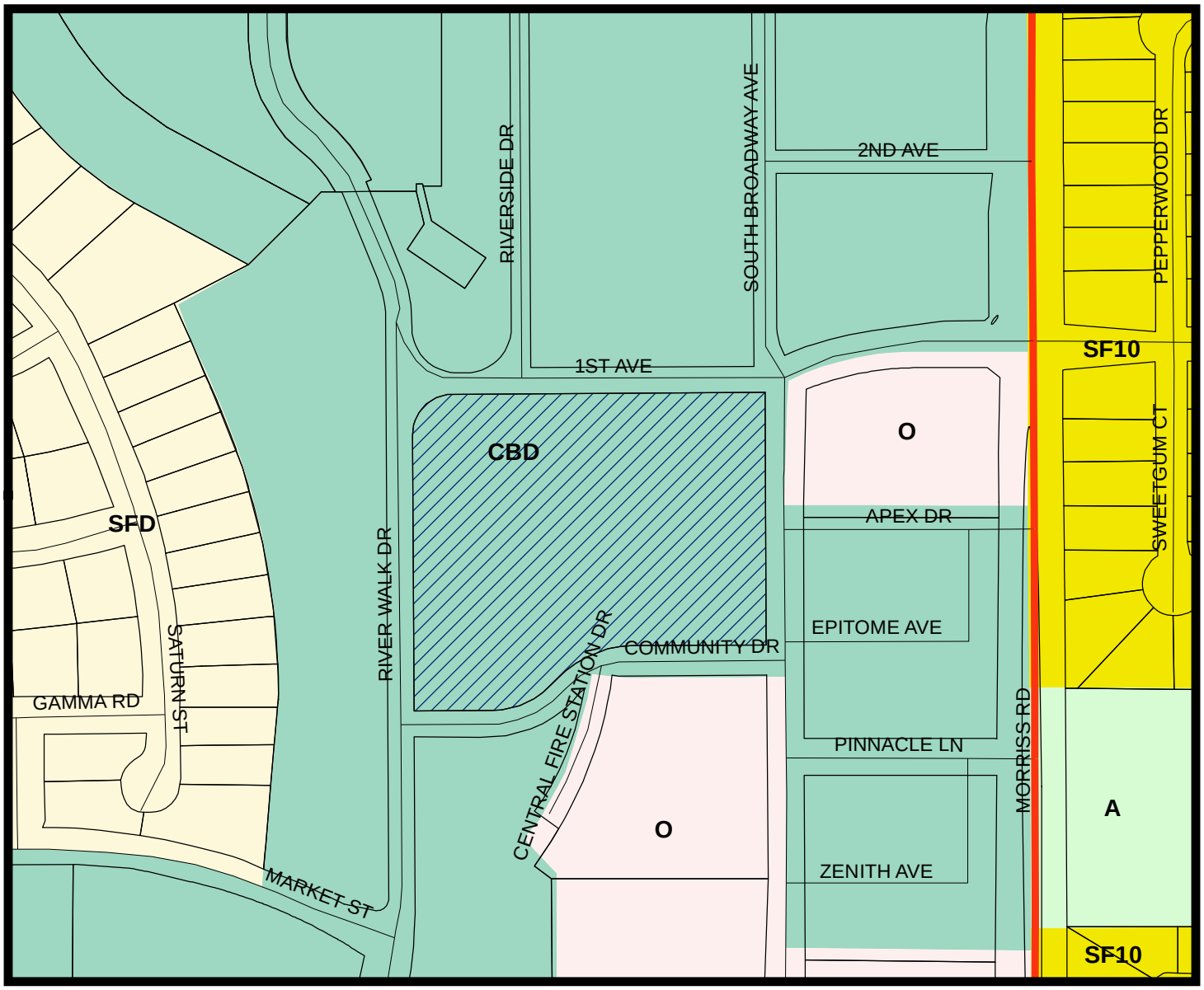
1. Vicinity Map
2. Letter of Intent
3. Parking Study

B. Application Details

1. Site Plan Package

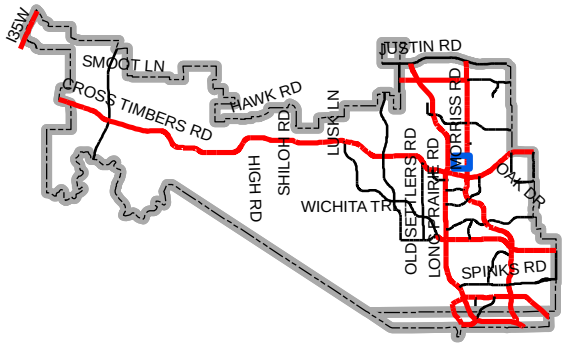
Vicinity Map

Reference Project: RP16-0002 & SP16-0006



LEGEND

- **Central Business District**
- **Agriculture**
- **Office**
- **Single Family 10**
- **Single Family Density**
- Subject Property



Map Location

0 190 380 760 Feet

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

March 2, 2016

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

RE: LG River Walk Apartments – Re-plat and Site Plan Applications
G&A Job Number 15260

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 Re-Plat and Site Plan Application for the LG River Walk Apartments. The property is lot 1, block G, within the River Walk and is approximately 5.6 acres. Lot 1, Block G is east of River Walk Drive between Community and 3rd Avenues.

The proposed improvements will consist of 7 buildings containing a mixture of one, two and three bedroom units. Two of the proposed buildings will appear to be more in line with townhomes but will be the three bedroom for rent units. The buildings, placed along the street frontages, will vary in height from two to four stories per the River Walk zoning. Two story buildings will be along River Walk Drive to keep per the request of the Forums Residential Subdivision during the initial zoning and the building heights will increase as you move into the development. Also, per the current zoning, there is a planned retail area within building 1, at the northwestern portion of the property. Building architecture will complement the existing apartments to the north.

There are a total of 225 units proposed with this phase of the River Walk. Taking into account all of the previous residential properties within River Walk, the current total of proposed or existing units will be 1,166, leaving 84 units for the proposed residential within the panhandle.

The proposed design for the River Walk LG Apartments will comply with the design principals and conceptual elevations as stated in the River Walk Ordinance.

The buildings are placed up near the streets to define the street edge and to help create the public realm. All surface parking that is not garaged is behind the buildings in the block interior. There is parallel parking along each of the four streets that will calm traffic and protect the pedestrian space. Street trees will be planted to further define the block edges. The retail in Building 1 is strategically placed at the corner of Riverwalk Drive and 1st Avenue to create a visual terminus to River Walk Park. Building 1 is also the most articulated building due to its prominent position in the site.

The buildings are designed to be compatible with the conceptual elevations. They vary in height from 2- story to 4-story and are highly detailed. The designs vary by building type in order to appear less like a project and more like a community developed over time. The variations in the masonry complement this approach. The façade designs have clearly defined bases and tops and use a combination of approved materials to create variety and interest. Elements such as canopies and steel balcony construction provide an additional layer of detail.

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. Jason McLane, Leon Capital Group

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

February 25, 2016

TECHNICAL MEMORANDUM

TO: Mr. Jason McLane – Leon Capital Group

FROM: Robert J. Dollak, Jr. P.E. – G&A Consultants, LLC.

RE: Parking Analysis – LG River Walk Apartments – G&A Job Number 15260

PROJECT DESCRIPTION:

The LG River Walk Apartments is a proposed multi-family development within The River Walk at Central Park development in the Town of Flower Mound. The proposed development, located between Community Drive and 1st Avenue between Riverside Drive and South Broadway Boulevard, will consist of 7 buildings housing a variety of single and multi-bedroom apartments. There are currently proposed 171 single bedroom apartments, 44 two bedroom apartments and 10 three bedroom apartments. The project is proposing 302 parking spaces spread in and around the development.

PARKING REQUIREMENTS:

The River Walk at Central Park's parking requirements are unique to Flower Mound. According to the River Walk ordinance, parking for multi-family projects is calculated as follows:

- 1 parking space per single bedroom apartment
- 1.8 parking spaces per two bedroom apartment
- 2.0 parking spaces per three bedroom apartment

Based on these requirements the following minimum parking should be provided:

- 171 Single bedroom apartments = 171 spaces required
- 44 Two bedroom apartments = 80 spaces required
- 10 Three bedroom apartments = 20 spaces required

Total Minimum Required = 271 spaces

CONCLUSIONS:

The proposed parking spaces consist of general parking spots, garages and adjacent public on street parking. For the purposes of this study, only those spots on the adjacent streets have been counted, these streets include Riverside Drive, 1st Avenue, Community Drive and South Broadway Boulevard. The breakdown of proposed parking is:

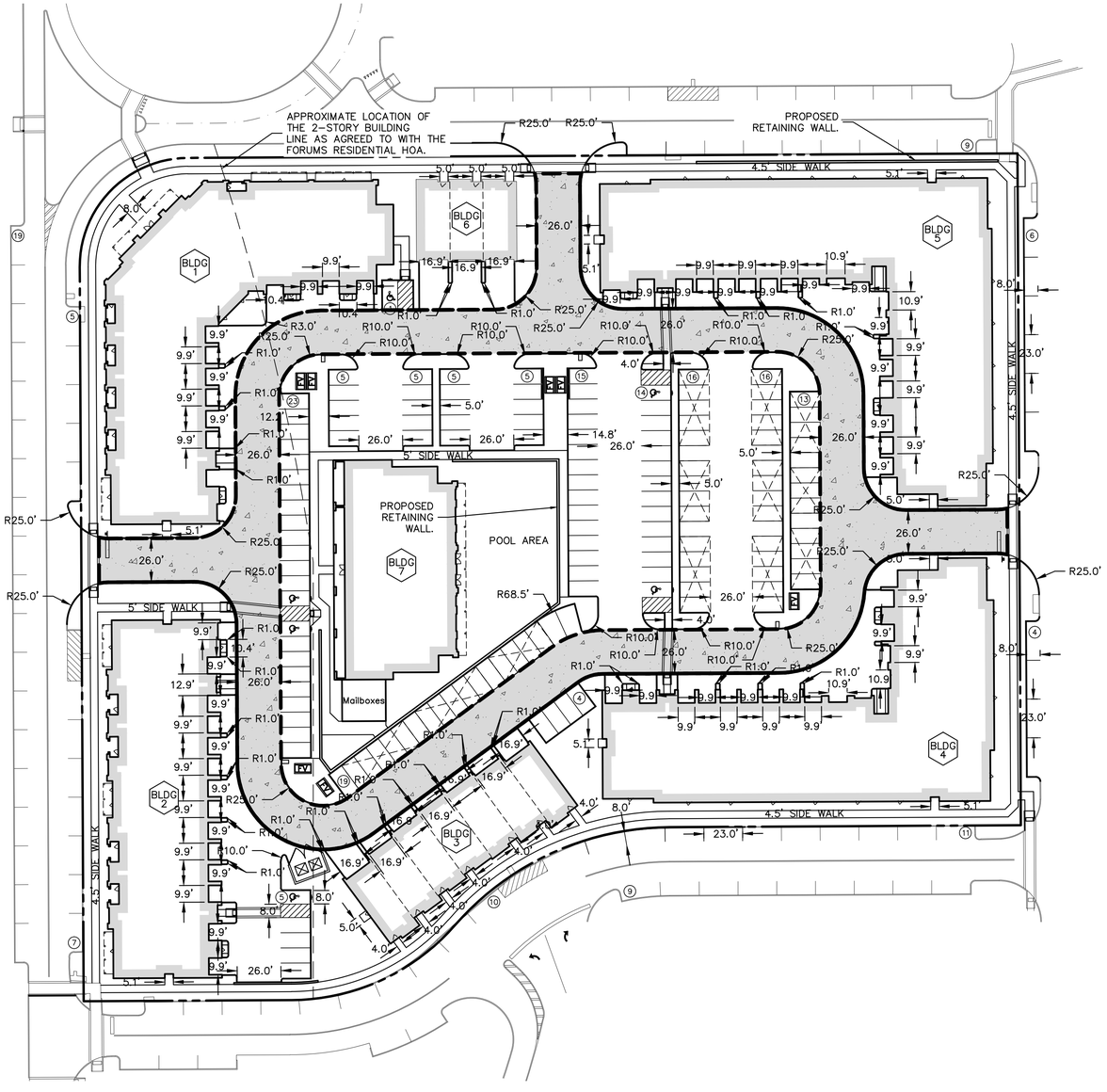
- Onsite parking = 144 parking spaces
- Garages = 78 spaces
- On Street Parking = 80 Spaces

Total Proposed Parking = 302 Parking Spaces

The proposed parking (302 spaces) is greater than the required parking (271 spaces) by 31 spaces, or approximately 10%. The additional parking will certainly be utilized by visitors and guests of the LG River Walk Apartment residents and a small number will be used daily by LG River Walk Apartment staff members.

STATE OF TEXAS
ROBERT J. DOLLAK, JR.
86898
LICENSED
PROFESSIONAL ENGINEER

Robert Dollak
2/25/16



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)

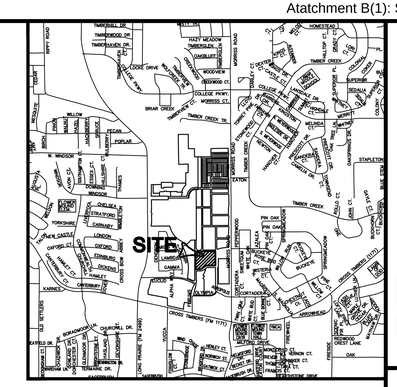
TBM – MAG NAIL WITH WASHER STAMPED "JPH LAND SURVEYING" AT THE NOSE OF A CONCRETE MEDIAN NEAR THE APPROX. ℄ OF LONG PRAIRIE ROAD, ~40' SOUTH OF THE APPROX ℄ OF CENTRAL PARK AVE. ELEV. 607.08 (CALLED 607.58)

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

40 0 40 80 120 Feet

SCALE: 1"=40'



Vicinity Map 1"=2000'

SITE DATA TABLE LG RIVER WALK		
Physical Address	VARIABLE – TBD	
Gross Site Area	5.618 A; 244,720 SF	
Net Site Area	5.618 A; 244,720 SF	
Sub-District	Sub-District "B"	
Current Use	Vacant Property	
Lot Coverage		
Building Coverage		
ALL BUILDINGS (1st Floors)	94,785 SF; ±38.7%	
Impervious Coverage	±90%	
Pervious Area	±10%	
Parking Summary – TRWCP ☒ or Town ☐		
	Required	Provided
Surface Parking		
Single Bedroom/Efficiency Units – One spot per unit		
Two Bedroom Units – 1.8 spots per unit		
Three or More Bedroom Units – 2 spots per unit		
LG River Walk – Proposed		
Single Bedroom/Effic. Units (171)	171	76
Two Bedroom Units (44)	80	50
Three or More Bedroom Units (10)	20	20
Garages	N/A	78
Existing On Street Parking	N/A	65
Proposed On Street Parking	N/A	15
Total Parking	271	304
Accessible Parking	7	8*
Building Data (Building #1)		
Height Zone	One–Two and Four Story	
Height (story/feet)	2 Story/40' & 4 Story/60'	
Peak Height	53' 11"	
Mean Height	48' 2"	
Total Square Footage	43,020 SF	
Building Data (Building #2)		
Height Zone	Two Story	
Height (story/feet)	2 Stories; 40' 0"	
Peak Height	36' 7"	
Mean Height	33' 3 1/2"	
Total Square Footage	28,236 SF	

* Two of the proposed garages are designated as accessible parking spaces

Building Data (Building #3)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	46' 5"
Mean Height	40' 11"
Total Square Footage	19,092 SF
Building Data (Building #4)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	78,436 SF
Building Data (Building #5)	
Height Zone	Four Story
Height (story/feet)	4 Stories; 60' 0"
Peak Height	55' 1"
Mean Height	51' 0"
Total Square Footage	91,700 SF
Building Data (Building #6)	
Height Zone	Three Story
Height (story/feet)	3 Stories; 50' 0"
Peak Height	50' 11"
Mean Height	43' 2"
Total Square Footage	8,187 SF
Building Data (Building #7)	
Height Zone	Two Story
Height (story/feet)	2 Stories; 40' 0"
Peak Height	00' 0"
Mean Height	00' 0"
Total Square Footage	26,472 SF

Indicates Covered Parking Locations (refer to Arch. Plans for additional information)

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 1.5 FEET UNLESS OTHERWISE NOTED.
4. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
5. THE SITE PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPTUAL PLAN FOR THE CENTRAL BUSINESS DISTRICT.
6. REFER TO SHEET XX FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
7. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
9. 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.
10. 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.
11. THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. ALL PARKING SPACES ARE 9.0' WIDE AND 17.5' LONG UNLESS OTHERWISE NOTED.
13. ALL INTERNAL CROSSWALKS ARE TO BE 4.0' WIDE; ALL CROSSWALKS ADJACENT TO A STREET ARE TO BE 4.5' WIDE, UNLESS OTHERWISE NOTED. THE WIDTH IS MEASURED FROM THE INSIDE OF STRIPE TO INSIDE OF STRIPE.

Unit Type	Square Footage	Number	Percentage	Total S.F.
A1	700	45	20%	31,500
A2	732	14	6%	10,248
A3	800	89	40%	71,200
A4	801	4	2%	3,204
A5	926	19	8%	17,594
B1	1,008	12	5%	12,096
B2	1,216	10	4%	12,160
B3	1,303	22	10%	28,666
TH	1,900	10	4%	19,000
	Average Unit Size			
Totals	914.1	225		205,668
Total Percentage of One bedrooms			76%	
Total Percentage of Two bedrooms			20%	
Total Percentage of Three bedrooms			4%	

Building 1

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
4	6	0	4	5		0	6	2	0	27	1	24,928	24,928

Building 2

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
7	8	0	0	2		0	0	4	0	21	1	17,820	17,820

Building 3

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
0	0	0	0	0		0	0	0	7	7	1	13,300	13,300

Building 4

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
9	0	40	0	6		6	0	8	0	69	1	60,328	60,328

Building 5

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
15	0	48	0	6		6	0	8	0	83	1	70,928	70,928

Building 6

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
0	0	0	0	0		0	0	0	3	3	1	5,700	5,700

Building 7

A1	A2	A3	A4	A5		B1	B2	B3	TH	Total Units Per Building	Total Number of Buildings	Net S.F. Per Bldg	Net S.F. of Bldgs
10	0	1	0	0		0	4	0	0	15	1	12,664	12,664

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-865-7949
Contact: MR. JASON MCLANE

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

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

LG RIVER WALK APARTMENTS

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5.618 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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 5/13/2016

Drawn By: SM
Date: 02/08/2016
Scale: 1"=40'
Revisions:
03/02/2016
03/28/2016

15260

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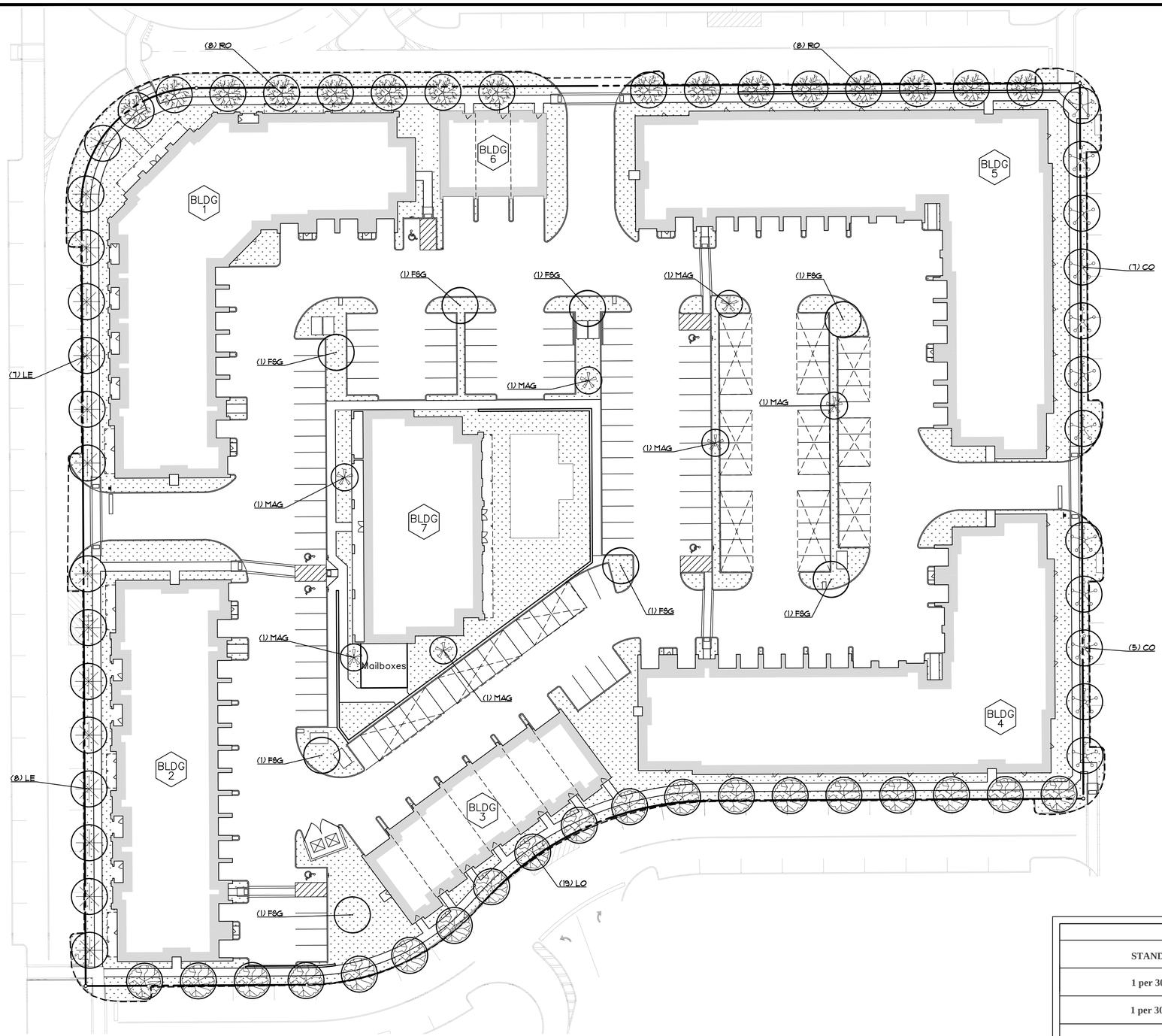

PLANT LEGEND

- (LE) LACEBARK ELM — Ulmus parvifolia
- (LO) LIVE OAK — Quercus virginiana
- (RO) RED OAK — Quercus shumardii
- (CO) CHINQUAPIN OAK — Quercus muehlenbergii
- (FSG) FESTIVAL SWEETGUM — Liquidambar styraciflua 'Festival'
- (MAG) LITTLE GEM MAGNOLIA — Magnolia grandiflora 'Little Gem'
- BERMUDA SOD

NORTH

30 0 30 60 90 Feet

SCALE: 1"=30'

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

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
15	LACEBARK ELM	Ulmus parvifolia	6"	10'-12'	Per Plan	Single Trunk
19	LIVE OAK	Quercus virginiana	6"	10'-12'	Per Plan	Single Trunk
16	RED OAK	Quercus shumardii	6"	10'-12'	Per Plan	Single Trunk
12	CHINQUAPIN OAK	Quercus muehlenbergii	6"	10'-12'	Per Plan	Single Trunk
8	FESTIVAL SWEETGUM	Liquidambar styraciflua 'Festival'	3"	10'-12'	Per Plan	Single Trunk
7	LITTLE GEM MAGNOLIA	Magnolia grandiflora'Little Gem'	65gal	7'-8'	Per Plan	Full

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
LG River Walk Apartments

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	RIVER WALK DRIVE	15 Trees (6" cal.)	15 Trees (min. 6" cal.)
1 per 30 l.f.	1st AVENUE	16 Trees (6" cal.)	16 Trees (min. 6" cal.)
1 per 30 l.f.	OLYMPIA DRIVE	12 Trees (6" cal.)	12 Trees (min. 6" cal.)
1 per 30 l.f.	COMMUNITY DRIVE	19 Trees (6" cal.)	19 Trees (min. 6" cal.)
NEW PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	Total Parking 142 Spaces Interior Lot Parking 203 Spaces	142/10 = 14.2 15 Trees (3" cal.)	(15)New Trees (3" cal.)
**All parking spaces to be located within 50ft. of shade tree.			

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 5/12/2016

RONALD A. STEWART 791 STATE OF TEXAS
REGISTERED LANDSCAPE ARCHITECT 791

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-865-7949
Contact: MR. JASON MCLANE

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

LG RIVER WALK APARTMENTS

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5.618 Acres
In the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By: MC
Date: 02/08/2016
Scale: 1"=30'
Revisions:
03/02/2016
03/28/2016

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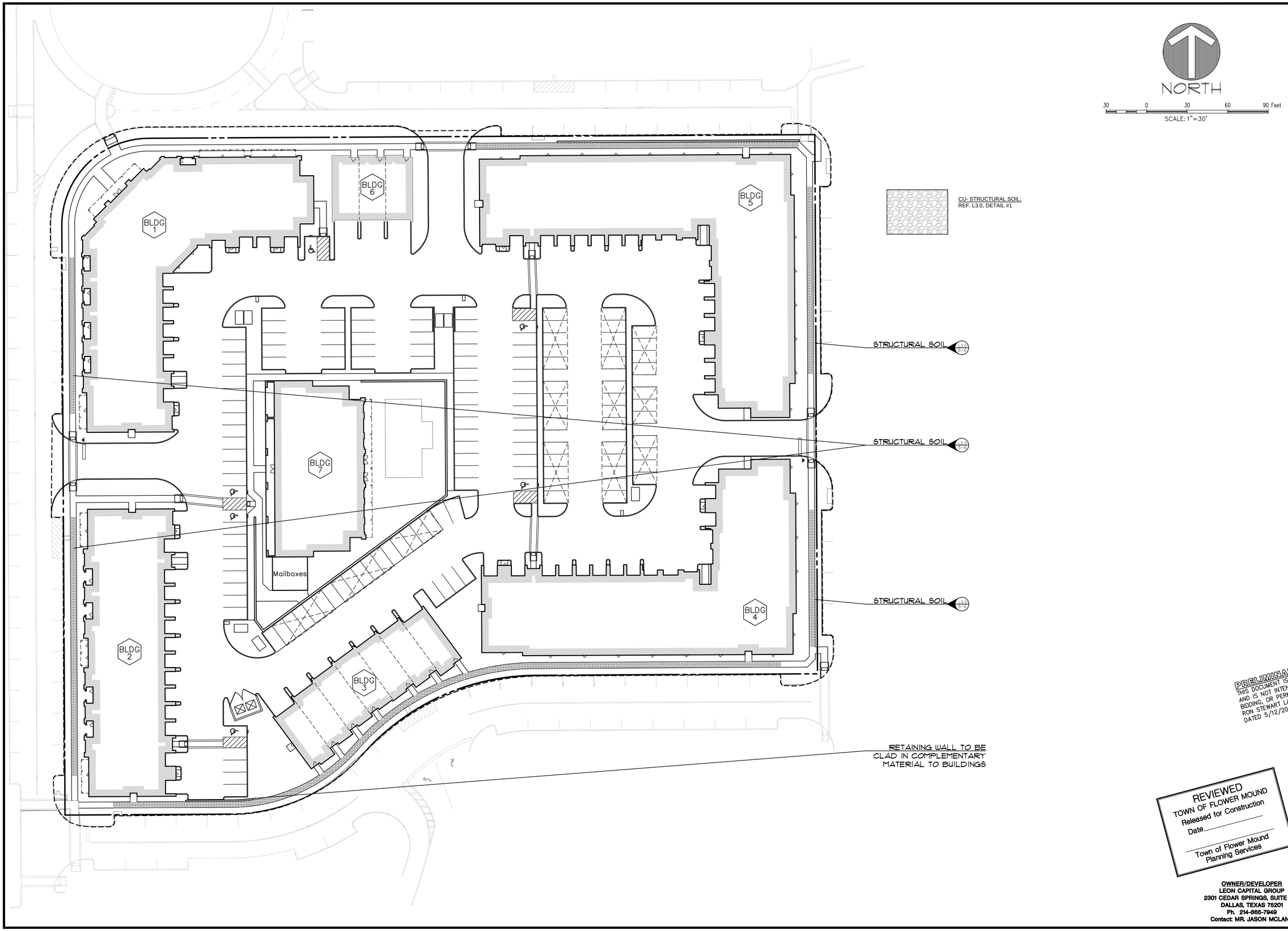

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
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111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.3715

LG RIVER WALK APARTMENTS

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5.618 Acres
in the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

PRELIMINARY PLANS
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RON STEWART LANDSCAPE ARCHITECT
DATED 5/12/2016

REGISTERED LANDSCAPE ARCHITECT
RONNY A. STEWART
791
STATE OF TEXAS

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

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-865-7949
Contact: MR. JASON MCLANE

Drawn By: MC
Date: 02/08/2016
Scale: 1"=30'
Revisions:
03/02/2016
03/28/2016

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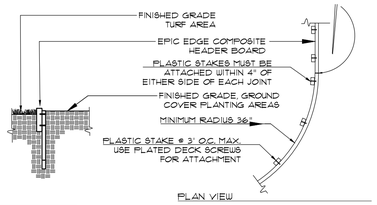


SECTION

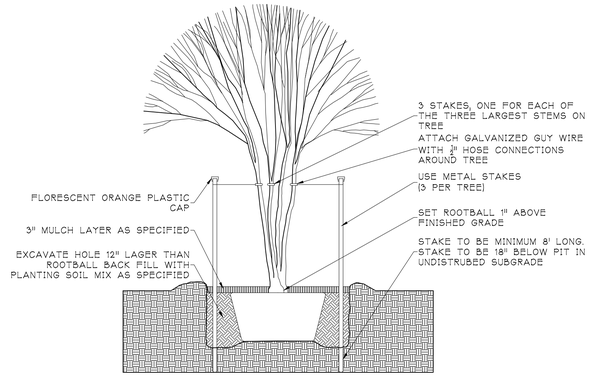
HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE
1X 6	5 7/16" x 9/16" x 20'	36"

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

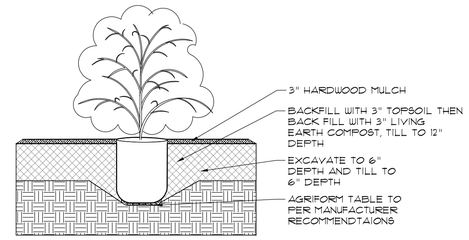
EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 124 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

1 EPIC EDGE DETAIL
SCALE: NOT TO SCALE

BELLA BOARD IS INTENDED FOR NON-STRUCTURAL USE ONLY
COMPOSITE HEADER BOARD DETAIL 9/98



2 MULTI-TRUNK STAKING DETAIL
SCALE: NOT TO SCALE

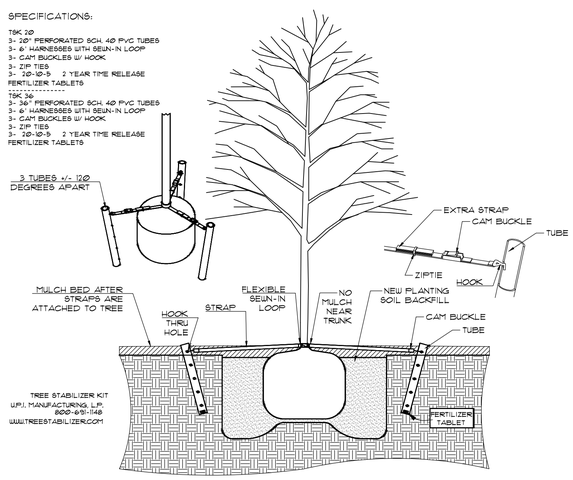


3 SHRUB DETAIL
SCALE: NOT TO SCALE

SPECIFICATIONS:

TSK 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

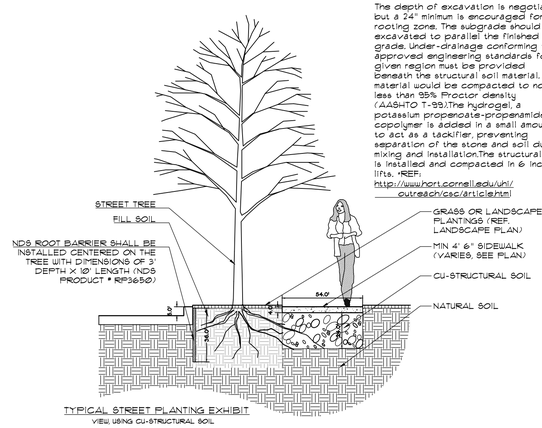
TSK 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SELN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



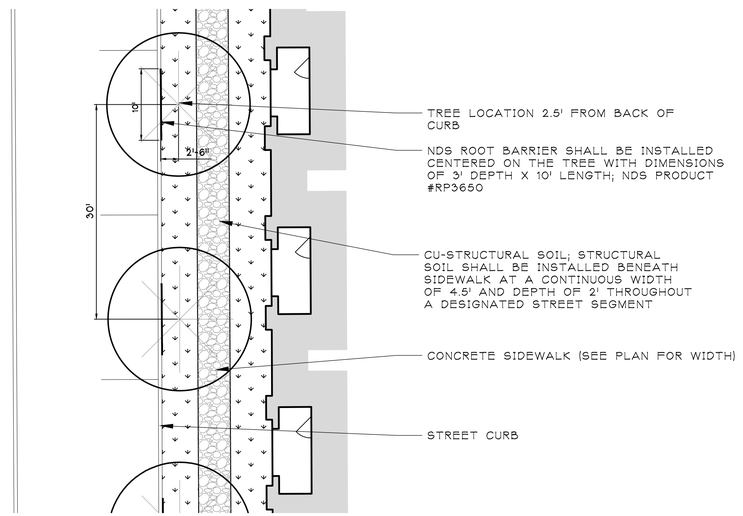
4 TREE STAKING DETAIL
SCALE: NOT TO SCALE

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/uhi/outreach/csc/article.html



5 STRUCTURAL SOIL DETAIL
SCALE: NOT TO SCALE



6 TYPICAL STRUCTURAL SOIL DETAIL
SCALE: 1"=10'

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
RON W. STEWART LANDSCAPE ARCHITECT
DATED 5/12/2016

RON W. STEWART
791
STATE OF TEXAS

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

OWNER/DEVELOPER
LEON CAPITAL GROUP
2301 CEDAR SPRINGS, SUITE 200
DALLAS, TEXAS 75201
Ph. 214-865-7949
Contact: MR. JASON MCLANE

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

LG RIVER WALK APARTMENTS

LG RIVER WALK APARTMENTS
Lot 1, Block G
THE RIVER WALK AT CENTRAL PARK 08/2014
5.618 Acres
In the
J.T. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By: RLS
Date: 02/08/2016
Scale:
Revisions:
03/02/2016
03/28/2016

15260

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MATERIAL LEGEND - BLDGS 1 & 2

- ACME BRICK - OLD WORLD
- 4" SMOOTH FACED BURNISHED BLOCK - COLOR TO MATCH EXISTING RIVERWALK STONE
- CAST STONE - BUFF COLOR
- PAINT - DRY DOCK (SW7502)
- PAINT - PERFECT GREIGE (SW6073)
- STEEL - IRON ORE (SW7069)

04 SIDE / INTERIOR LOT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #1

03 SIDE / INTERIOR LOT ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #1

02 RIVERWALK DRIVE ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #1

01 1ST AVENUE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #1

MATERIAL ELEVATION LEGEND

1. BRICK VENEER SYSTEM
2. STONE FINISH SYSTEM
3. STUCCO FINISH SYSTEM
4. FIBER CEMENT PANEL SYSTEM
5. BALCONY SYSTEM
6. TUBE STEEL RAILING SYSTEM
7. VINYL WINDOW SYSTEM
8. EXT. DOOR SYSTEM
9. STOREFRONT SYSTEM
10. GARAGE DOOR
11. CANOPY SYSTEM W/ METAL ROOF
12. COMPOSITE SHINGLE ROOF SYSTEM
13. FLAT ROOF SYSTEM
14. PARAPET WALL METAL FLASHING CAP
15. SCUPPER AND DOWNSPOUT SYSTEM
16. GUTTER AND DOWNSPOUT SYSTEM
17. BRICK ROWLOCK
18. BRICK SOLDIER
19. CAST STONE
20. SIGNAGE
21. STEEL COLUMN
22. FASCIA BOARD
23. STUCCO FOAM TRIM
24. OPEN ROOF TRELLIS
25. WOOD SCREEN GATE
26. SLAT SCREEN
27. STEEL LINTEL

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

HLR ARCHITECTS

HENSLEY LAMKIN RACHEL, INC.
DALLAS HOUSTON SEATTLE
WWW.HLRINC.NET
PH: 972.726.9400

Revisions

03.02.16 - City Comments

04.26.16 - City Comments

ROBERT W. LAMKIN, AIA
TX LICENSE NO. 12495

PRELIMINARY DRAWING

NOT FOR CONSTRUCTION
NOT FOR GOVERNMENTAL REVIEW

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A1
BUILDING 1 ELEVATIONS

MATERIAL LEGEND - BLDGS 1 & 2

- ACME BRICK - OLD WORLD
- 4" SMOOTH FACED BURNISHED BLOCK - COLOR TO MATCH EXISTING RIVERWALK STONE
- CAST STONE - BUFF COLOR
- PAINT - DRY DOCK (SW7502)
- PAINT - PERFECT GREIGE (SW6073)
- STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION LEGEND

1. BRICK VENEER SYSTEM
2. STONE FINISH SYSTEM
3. STUCCO FINISH SYSTEM
4. FIBER CEMENT PANEL SYSTEM
5. BALCONY SYSTEM
6. TUBE STEEL RAILING SYSTEM
7. VINYL WINDOW SYSTEM
8. EXT. DOOR SYSTEM
9. STOREFRONT SYSTEM
10. GARAGE DOOR
11. CANOPY SYSTEM W/ METAL ROOF
12. COMPOSITE SHINGLE ROOF SYSTEM
13. FLAT ROOF SYSTEM
14. PARAPET WALL METAL FLASHING CAP
15. SCUPPER AND DOWNSPOUT SYSTEM
16. GUTTER AND DOWNSPOUT SYSTEM
17. BRICK ROWLOCK
18. BRICK SOLDIER
19. CAST STONE
20. SIGNAGE
21. STEEL COLUMN
22. FASCIA BOARD
23. STUCCO FOAM TRIM
24. OPEN ROOF TRELLIS
25. WOOD SCREEN GATE
26. SLAT SCREEN
27. STEEL LINTEL

04 INTERIOR LOT ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #1

03 SIDE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #1

02 COMMUNITY DRIVE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #2

01 RIVERWALK DRIVE ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #2

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

HLR ARCHITECTS
HENSLEY LAMKIN RACHEL, INC.
DALLAS HOUSTON SEATTLE
WWW.HLR1NC.NET
PH: 972.726.9400

Revisions
03.02.16 - City Comments
04.26.16 - City Comments

ROBERT W. LAMKIN, AIA
TX LICENSE NO. 12495

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID 15305

Drawing No.
A2
BUILDING 2 ELEVATIONS

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

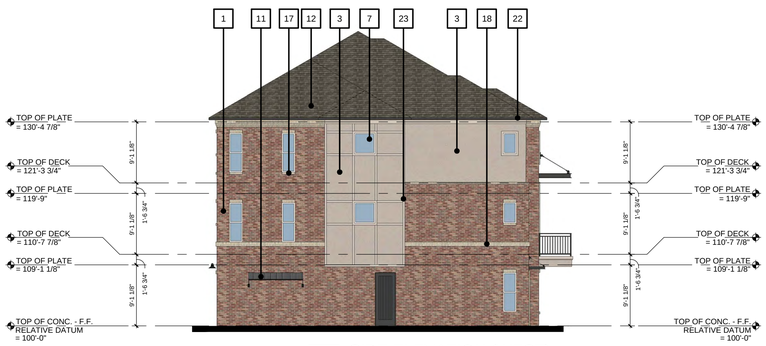
MATERIAL LEGEND - BLDGS 3 & 6

- ACME BRICK - SHENANDOAH
- ACME BRICK - CASTLE MIST
- PAINT - WORLDLY GRAY (SW7043)
- PAINT - INTELLECTUAL GRAY (SW7045)
- STEEL - IRON ORE (SW7069)

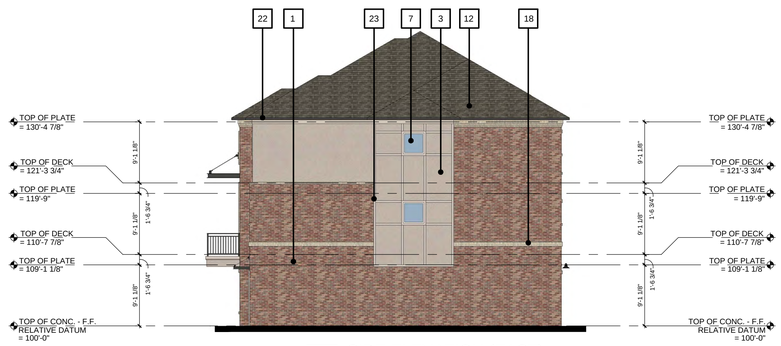
MATERIAL ELEVATION LEGEND

1 BRICK VENEER SYSTEM
2 STONE FINISH SYSTEM
3 STUCCO FINISH SYSTEM
4 FIBER CEMENT PANEL SYSTEM
5 BALCONY SYSTEM
6 TUBE STEEL RAILING SYSTEM
7 VINYL WINDOW SYSTEM
8 EXT. DOOR SYSTEM
9 STOREFRONT SYSTEM
10 GARAGE DOOR
11 CANOPY SYSTEM W/ METAL ROOF
12 COMPOSITE SHINGLE ROOF SYSTEM
13 FLAT ROOF SYSTEM
14 PARAPET WALL METAL FLASHING CAP
15 SCUPPER AND DOWNSPOUT SYSTEM
16 GUTTER AND DOWNSPOUT SYSTEM
17 BRICK ROWLOCK
18 BRICK SOLDIER
19 CAST STONE
20 SIGNAGE
21 STEEL COLUMN
22 FASCIA BOARD
23 STUCCO FOAM TRIM
24 OPEN ROOF TRELLIS
25 WOOD SCREEN GATE
26 SLAT SCREEN
27 STEEL LINTEL

04 INTERIOR LOT ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #3



03 SIDE ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #3



02 SIDE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #3

01 COMMUNITY DRIVE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #3

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Revisions

03.02.16 - City Comments
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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A3
BUILDING 3 ELEVATIONS

MATERIAL ELEVATION LEGEND

1 BRICK VENEER SYSTEM	7 VINYL WINDOW SYSTEM	13 FLAT ROOF SYSTEM	19 CAST STONE	25 WOOD SCREEN GATE
2 STONE FINISH SYSTEM	8 EXT. DOOR SYSTEM	14 PARAPET WALL METAL FLASHING CAP	20 SIGNAGE	26 SLAT SCREEN
3 STUCCO FINISH SYSTEM	9 STOREFRONT SYSTEM	15 SCUPPER AND DOWNSPOUT SYSTEM	21 STEEL COLUMN	27 STEEL LINTEL
4 FIBER CEMENT PANEL SYSTEM	10 GARAGE DOOR	16 GUTTER AND DOWNSPOUT SYSTEM	22 FASCIA BOARD	
5 BALCONY SYSTEM	11 CANOPY SYSTEM W/ METAL ROOF	17 BRICK ROWLOCK	23 STUCCO FOAM TRIM	
6 TUBE STEEL RAILING SYSTEM	12 COMPOSITE SHINGLE ROOF SYSTEM	18 BRICK SOLDIER	24 OPEN ROOF TRELLIS	

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SOUTH BROADWAY AVENUE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #4

01 COMMUNITY DRIVE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #4

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A4.1
BUILDING 4 ELEVATIONS

MATERIAL ELEVATION LEGEND

1 BRICK VENEER SYSTEM	7 VINYL WINDOW SYSTEM	13 FLAT ROOF SYSTEM	19 CAST STONE	25 WOOD SCREEN GATE
2 STONE FINISH SYSTEM	8 EXT. DOOR SYSTEM	14 PARAPET WALL METAL FLASHING CAP	20 SIGNAGE	26 SLAT SCREEN
3 STUCCO FINISH SYSTEM	9 STOREFRONT SYSTEM	15 SCUPPER AND DOWNSPOUT SYSTEM	21 STEEL COLUMN	27 STEEL LINTEL
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6 TUBE STEEL RAILING SYSTEM	12 COMPOSITE SHINGLE ROOF SYSTEM	18 BRICK SOLDIER	24 OPEN ROOF TRELLIS	

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MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SIDE / INTERIOR LOT ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #4

01 SIDE / INTERIOR LOT ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #4

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A4.2
BUILDING 4 ELEVATIONS

MATERIAL ELEVATION LEGEND

1 BRICK VENEER SYSTEM	7 VINYL WINDOW SYSTEM	13 FLAT ROOF SYSTEM	19 CAST STONE	25 WOOD SCREEN GATE
2 STONE FINISH SYSTEM	8 EXT. DOOR SYSTEM	14 PARAPET WALL METAL FLASHING CAP	20 SIGNAGE	26 SLAT SCREEN
3 STUCCO FINISH SYSTEM	9 STOREFRONT SYSTEM	15 SCUPPER AND DOWNSPOUT SYSTEM	21 STEEL COLUMN	27 STEEL LINTEL
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MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SOUTH BROADWAY AVENUE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #5

01 1ST AVENUE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #5

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A5.1
BUILDING 5 ELEVATIONS

MATERIAL ELEVATION LEGEND

1 BRICK VENEER SYSTEM	7 VINYL WINDOW SYSTEM	13 FLAT ROOF SYSTEM	19 CAST STONE	25 WOOD SCREEN GATE
2 STONE FINISH SYSTEM	8 EXT. DOOR SYSTEM	14 PARAPET WALL METAL FLASHING CAP	20 SIGNAGE	26 SLAT SCREEN
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MATERIAL LEGEND - BLDGS 4 & 5

- ACME BRICK - VILLAGE
- ACME BRICK - HENSLEY GRAY
- PAINT - ACCESSIBLE BEIGE (SW7036)
- PAINT - TONY TAUPE (SW7038)
- STEEL - IRON ORE (SW7069)

02 SIDE / INTERIOR LOT ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #5

01 SIDE / INTERIOR LOT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #5

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Project Title:

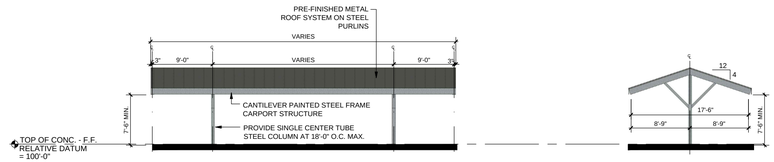
THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A5.2
BUILDING 5 ELEVATIONS

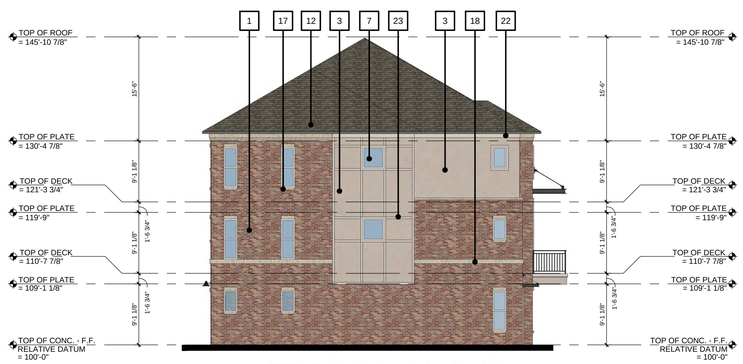


05 TYPICAL CARPORT ELEVATIONS
SCALE: 3/32" = 1'-0"

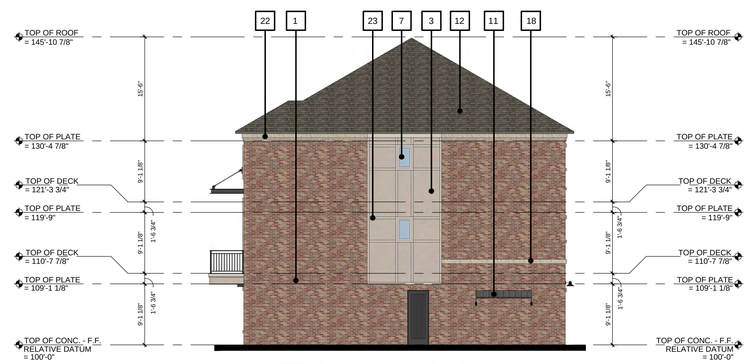
MATERIAL LEGEND - BLDGS 3 & 6

- ACME BRICK - SHENANDOAH
- ACME BRICK - CASTLE MIST
- PAINT - WORLDLY GRAY (SW7043)
- PAINT - INTELLECTUAL GRAY (SW7045)
- STEEL - IRON ORE (SW7069)

04 INTERIOR LOT ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #6



03 SIDE ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #6



02 SIDE ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #6

01 1ST AVENUE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #6

MATERIAL ELEVATION LEGEND

1. BRICK VENEER SYSTEM
2. STONE FINISH SYSTEM
3. STUCCO FINISH SYSTEM
4. FIBER CEMENT PANEL SYSTEM
5. BALCONY SYSTEM
6. TUBE STEEL RAILING SYSTEM
7. VINYL WINDOW SYSTEM
8. EXT. DOOR SYSTEM
9. STOREFRONT SYSTEM
10. GARAGE DOOR
11. CANOPY SYSTEM W/ METAL ROOF
12. COMPOSITE SHINGLE ROOF SYSTEM
13. FLAT ROOF SYSTEM
14. PARAPET WALL METAL FLASHING CAP
15. SCUPPER AND DOWNSPOUT SYSTEM
16. GUTTER AND DOWNSPOUT SYSTEM
17. BRICK ROWLOCK
18. BRICK SOLDIER
19. CAST STONE
20. SIGNAGE
21. STEEL COLUMN
22. FASCIA BOARD
23. STUCCO FOAM TRIM
24. OPEN ROOF TRELLIS
25. WOOD SCREEN GATE
26. SLAT SCREEN
27. STEEL LINTEL

NOTES:

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2. REFER TO SHEET A8 FOR MATERIAL CALCULATIONS.

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Project Title:

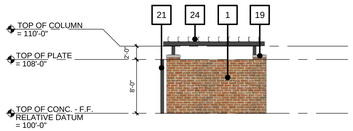
THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

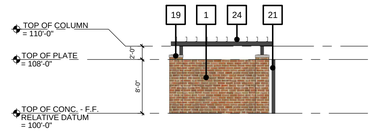
Issue Set: 02.08.16

Project ID
15305

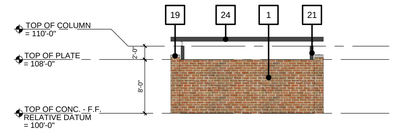
Drawing No.
A6
BUILDING 6 & CARPORT ELEVATIONS



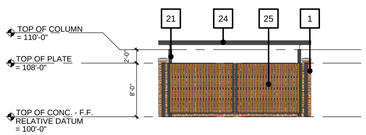
08 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



07 TRASH ENCLOSURE SIDE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE



06 TRASH ENCLOSURE BACK ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE

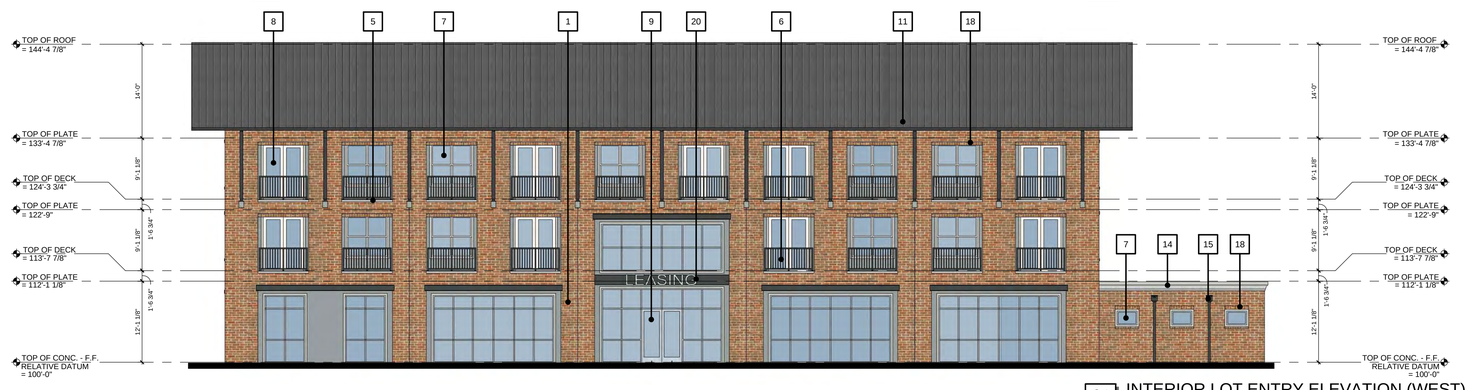


05 TRASH ENCLOSURE GATE ELEVATION
SCALE: 3/32" = 1'-0" TRASH ENCLOSURE

04 INTERIOR LOT POOL ELEVATION (EAST)
SCALE: 3/32" = 1'-0" BLDG #7

03 INTERIOR LOT SIDE ELEVATION (NORTH)
SCALE: 3/32" = 1'-0" BLDG #7

02 INTERIOR LOT SIDE ELEVATION (SOUTH)
SCALE: 3/32" = 1'-0" BLDG #7



01 INTERIOR LOT ENTRY ELEVATION (WEST)
SCALE: 3/32" = 1'-0" BLDG #7

MATERIAL LEGEND - BLDG 7

- ACME BRICK - CHILTON CREEK
- CAST STONE - BUFF COLOR
- PAINT - DOVETAIL (SW7018)
- PAINT - POPULAR GRAY (SW6071)
- PAINT - PERFECT GREIGE (SW6073)
- STEEL - IRON ORE (SW7069)

MATERIAL ELEVATION LEGEND

1. BRICK VENEER SYSTEM
2. STONE FINISH SYSTEM
3. STUCCO FINISH SYSTEM
4. FIBER CEMENT PANEL SYSTEM
5. BALCONY SYSTEM
6. TUBE STEEL RAILING SYSTEM
7. VINYL WINDOW SYSTEM
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18. BRICK SOLDIER
19. CAST STONE
20. SIGNAGE
21. STEEL COLUMN
22. FASCIA BOARD
23. STUCCO FOAM TRIM
24. OPEN ROOF TRELLIS
25. WOOD SCREEN GATE
26. SLAT SCREEN
27. STEEL LINTEL

NOTES:

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Project Title:

THE RIVERWALK
FLOWER MOUND
TEXAS

LEON CAPITAL GROUP

Issue Set: 02.08.16

Project ID
15305

Drawing No.
A7
BUILDING 7 & TRASH ENCLOSURE ELEVATIONS

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 3

DATE: June 27, 2016

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0018 – Franklin Hills Addition, Lot 7R, Block A-2) to create one residential lot. The property is generally located south of Sunnyview Lane, north of Shady Oaks 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 combine five lots into one residential lot, containing a total of 25,012 square feet. The property is zoned Single-Family District-10 (SF-10). The plat depicts necessary setbacks, and the access to the newly created lot will continue to be from Shady Trail as well as secondary access to Sunnyview Lane. The property is improved with a single family structure and a storage building connected to the main structure by a carport. The property owner has indicated a desire to construct a garage.

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 has received one written correspondence of support. Additionally, staff received one phone call from an adjacent property owner within the notification area; general information inquiry only, with no stated opposition to this request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

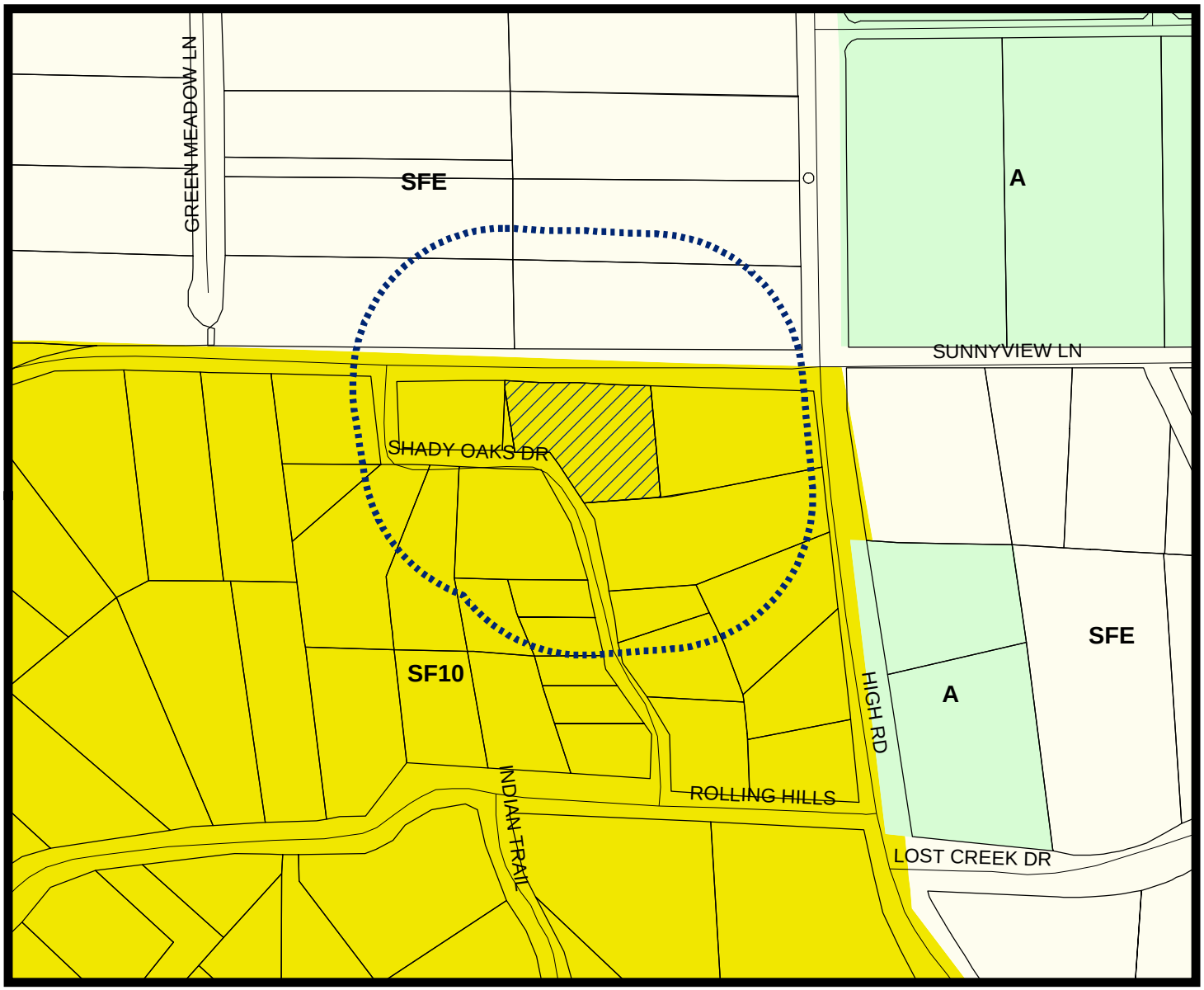
1. Replat Package

C. Correspondence

1. Letter of support

Vicinity Map

Reference Project: RP16-0018

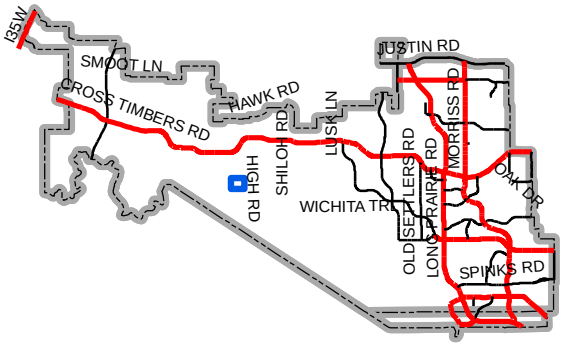


LEGEND

Agriculture **Single Family 10** **Single Family Estate**

Subject Property

200 ft Notification Buffer around Property



Map Location

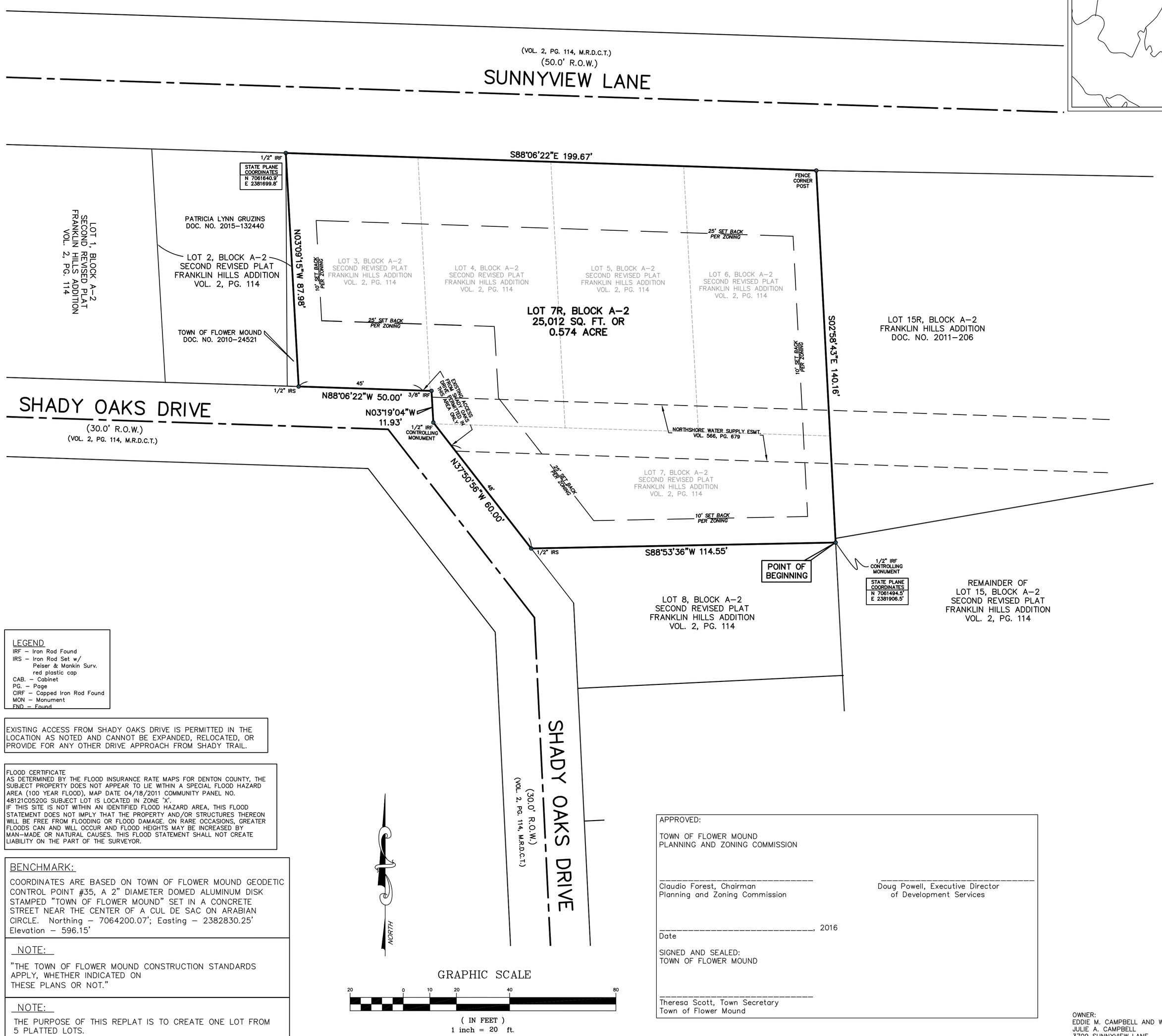
0 155 310 620 Feet

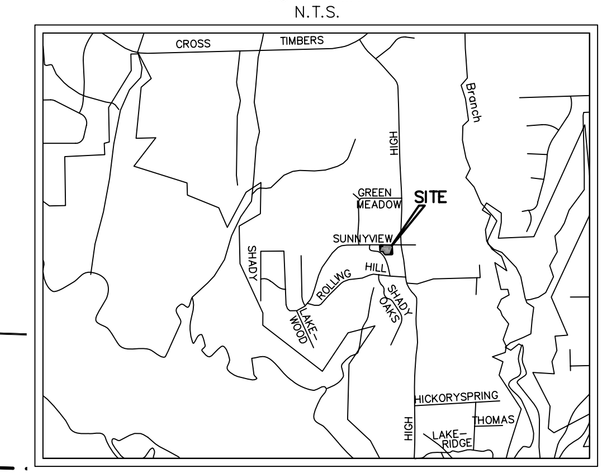
May 20, 2016
RE: Franklin Hills Addition (RP16-0018)
TO: Richard Brown

Response to comments provided May 6, 2016

1. The owner is replatting the lot due to a neighbor's recommendation to do so. A future garage addition is being considered, but nothing has been planned.
2. An existing conditions exhibit has been submitted to Trakit, as requested.

Peiser & Mankin Surveying, LLC
Jessica Wester





LEGEND
IRF – Iron Rod Found
IRS – Iron Rod Set w/ Peiser & Mankin Surv. red plastic cap
CAB. – Cabinet
PG. – Page
CIRF – Capped Iron Rod Found
MON – Monument
FND. – Found

EXISTING ACCESS FROM SHADY OAKS DRIVE IS PERMITTED IN THE LOCATION AS NOTED AND CANNOT BE EXPANDED, RELOCATED, OR PROVIDE FOR ANY OTHER DRIVE APPROACH FROM SHADY TRAIL.

FLOOD CERTIFICATE
AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 04/18/2011 COMMUNITY PANEL NO. 48121C0520G SUBJECT LOT IS LOCATED IN ZONE 'X'.
IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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

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

NOTE:
THE PURPOSE OF THIS REPLAT IS TO CREATE ONE LOT FROM 5 PLATTED LOTS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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

OWNER:
EDDIE M. CAMPBELL AND WIFE,
JULIE A. CAMPBELL
3709 SUNNYVIEW LANE
FLOWER MOUND, TEXAS 75022

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Eddie M. Campbell and wife, Julie A. Campbell are the owners of that certain 0.574 acre tract of land situated in the Wilson Medlin Survey, Abstract No. 828, in the Town of Flower Mound, Denton County, Texas and all of Lots 3-7, Block A-2, Franklin Hills Addition Second Revised Plat, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114, Map Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Southeast corner of said Lot 7, same being the Northeast corner of Lot 8, said Block A-2, same being in the westerly line of Lot 15, said Block A-2;

THENCE South 88 deg. 53 min. 36 sec. West, along the common line of said Lots 7 and 8, a distance of 114.55 feet to a 1/2 inch iron rod set (hereinafter referred to as 1/2 inch iron rod set) for the most southerly Southwest corner of the herein described tract, same being the Southwest corner of said Lot 7, same being the Northeast corner of said Lot 8, same being in the easterly right-of-way line of Shady Oaks Drive (30 foot right-of-way);

THENCE North 37 deg. 50 min. 56 sec. West, along the common line of said Lot 7 and said Shady Oaks Drive, a distance of 60.00 feet to a 1/2 inch iron rod found an angle point of the herein described tract, same being the Northwest corner of said Lot 7, same being the Southwest corner of aforesaid Lot 4;

THENCE North 03 deg. 19 min. 04 sec. West, along the common line of said Lot 4 and said Shady Oaks Drive, a distance of 11.93 feet to a 3/8 inch iron rod found for an internal corner of the herein described tract, same being the Southeast corner of Lot 3;

THENCE North 88 deg. 06 min. 22 sec. West, along the common line of said Lot 3 and said Shady Oaks Drive, a distance of 50.00 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap for the most westerly Southwest corner of the herein described tract, same being the Southwest corner of said Lot 3, same being the Southeast corner of Lot 2, aforesaid Block A-2;

THENCE North 03 deg. 09 min. 15 sec. West, along the common line of said Lots 3 and 2, a distance of 87.98 feet to a 1/2 inch iron rod found for the Northwest corner of the herein described tract, same being the Northwest corner of said Lot 3, same being the Northeast corner of said Lot 2, same being in the southerly right-of-way line of Sunnyview Lane (50 foot right-of-way);

THENCE South 88 deg. 06 min. 22 sec. East, along the common line of said Lot 3 and said Sunnyview Lane, passing the Northeast corner of said Lot 3, same being the Northwest corner of aforesaid Lot 4, and continuing along the common line of said Lot 4 and said Sunnyview Lane, passing the Northeast corner of said Lot 4, same being the Northwest corner of aforesaid Lot 5, and continuing along the common line of said Lot 5 and said Sunnyview Lane, and continuing along the common line of said Lot 5 and said Sunnyview Lane, passing the Northeast corner of said Lot 5, same being the Northwest corner of aforesaid Lot 6, and continuing along the common line of said Lot 6 and said Sunnyview Lane, a total distance of 199.67 feet to a fence corner post for the Northeast corner of the herein described tract, same being the Northeast corner of said Lot 6, same being the Northwest corner of Lot 15R, Block A-2, Franklin Hills Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded under Document No. 2011-206, Official Public Records, Denton County, Texas;

THENCE South 02 deg. 58 min. 43 sec. East, along the common line of said Lots 6 and 15R, passing the Southeast corner of said Lot 6, same being the Northeast corner of aforesaid Lot 7, and continuing along the common line of said Lots 7 and 15R, passing the Southwest corner of said Lot 15R, and continuing along the common line of said Lot 7 and aforesaid Lot 15, a total distance of 140.16 feet to the POINT OF BEGINNING and containing 25,012 square feet or 0.574 acre of computed land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Timothy Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying

PRELIMINARY–FOR REVIEW ONLY NOT TO BE RECORDED

_____
Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me , the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas
My commission expires: 08/15/16

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Eddie M. Campbell and Julie A. Campbell do hereby adopt this plat designated herein as **FRANKLIN HILLS ADDITION**. an addition to the TOWN OF FLOWER MOUND, Texas.

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

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

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

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

_____ _____
EDDIE M. CAMPBELL DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Eddie M. Campbell, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

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

_____ _____
JULIE A. CAMPBELL DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Julie A. Campbell, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

REPLAT
LOT 7R, BLOCK A-2,
FRANKLIN HILLS ADDITION

A REPLAT of Lots 3-7, Block A-2, Franklin Hills Addition, Second Revised Plat, an Addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114 Map Records of Denton County, Texas, 25,012 SQ. FT. OR 0.574 ACRE

APRIL 2016 SHEET 1 OF 1

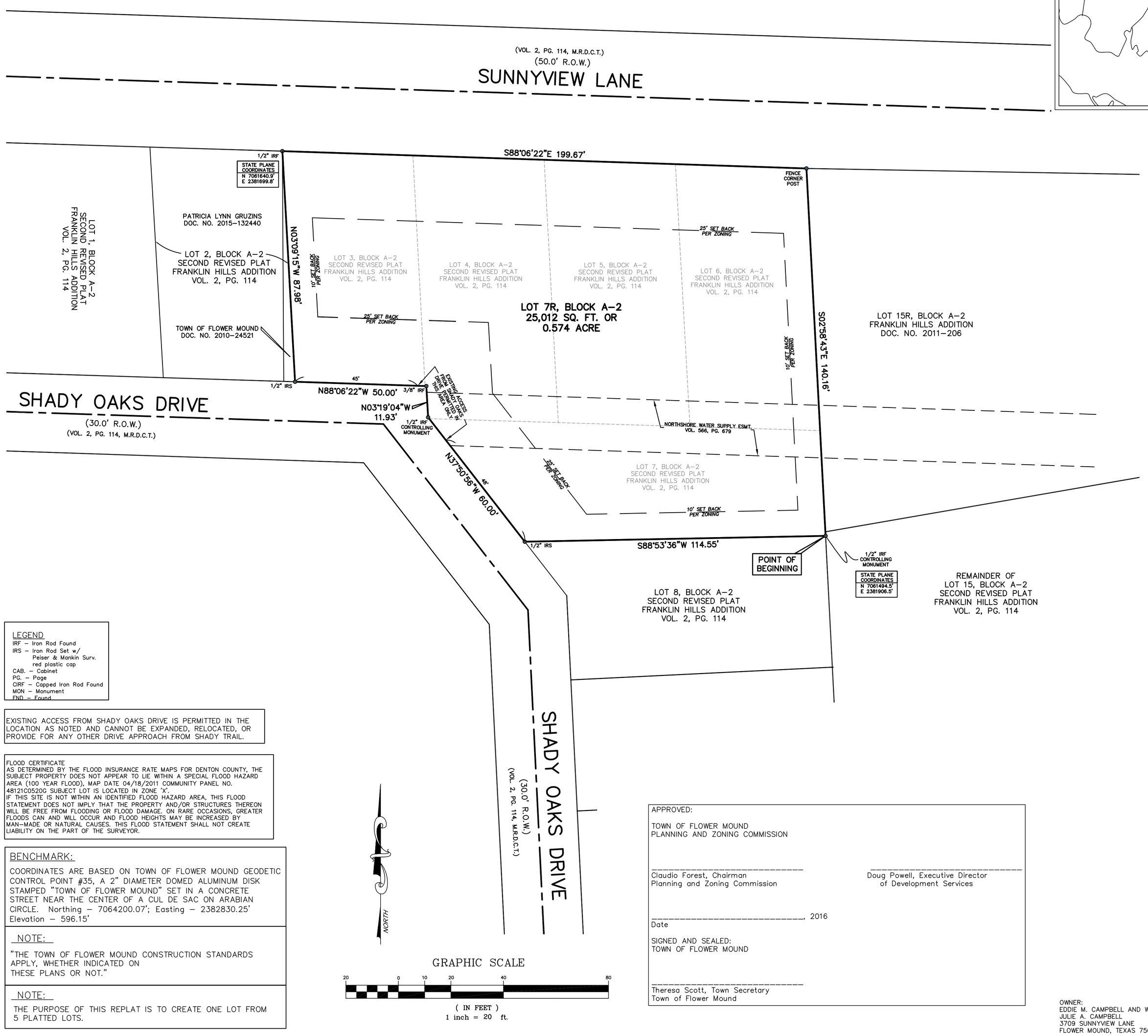
JOB NO.: P-3785	PEISER & MANKIN SURVEYING, LLC			SHEET
DATE: 04-15-2016	www.peisersurveying.com			
REV: 05-16-2016	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors	1
SCALE: 1" = 20'				OF
DRAWN: J.B.W.				1
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	

May 20, 2016
RE: Franklin Hills Addition (RP16-0018)
TO: Richard Brown

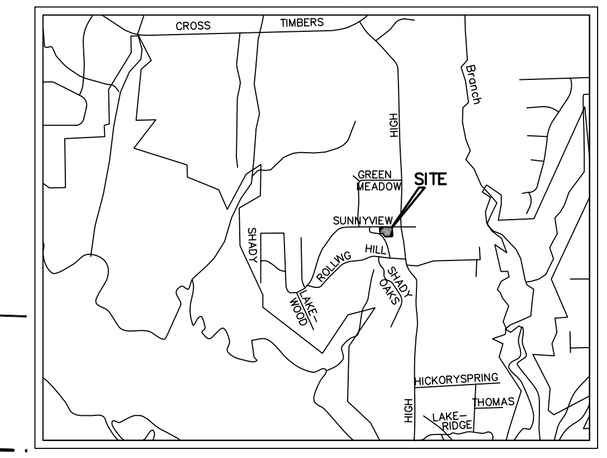
Response to comments provided May 6, 2016

1. The owner is replatting the lot due to a neighbor's recommendation to do so. A future garage addition is being considered, but nothing has been planned.
2. An existing conditions exhibit has been submitted to Trakit, as requested.

Peiser & Mankin Surveying, LLC
Jessica Wester



VICINITY MAP
N.T.S.



LEGEND
IRF – Iron Rod Found
IRS – Iron Rod Set w/ Peiser & Mankin Surv. red plastic cap
CAB. – Cabinet
PG. – Page
CIRF – Capped Iron Rod Found
MON – Monument
FND. – Found

EXISTING ACCESS FROM SHADY OAKS DRIVE IS PERMITTED IN THE LOCATION AS NOTED AND CANNOT BE EXPANDED, RELOCATED, OR PROVIDE FOR ANY OTHER DRIVE APPROACH FROM SHADY TRAIL.

FLOOD CERTIFICATE
AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 04/18/2011 COMMUNITY PANEL NO. 48121C0520G SUBJECT LOT IS LOCATED IN ZONE 'X'.
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BENCHMARK:
COORDINATES ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT #35, A 2" DIAMETER DOMED ALUMINUM DISK STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET NEAR THE CENTER OF A CUL DE SAC ON ARABIAN CIRCLE. Northing – 7064200.07'; Easting – 2382830.25' Elevation – 596.15'

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

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

OWNER:
EDDIE M. CAMPBELL AND WIFE,
JULIE A. CAMPBELL
3709 SUNNYVIEW LANE
FLOWER MOUND, TEXAS 75022

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Eddie M. Campbell and wife, Julie A. Campbell are the owners of that certain 0.574 acre tract of land situated in the Wilson Medlin Survey, Abstract No. 828, in the Town of Flower Mound, Denton County, Texas and all of Lots 3-7, Block A-2, Franklin Hills Addition Second Revised Plat, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114, Map Records, Denton County, Texas, and being more particularly described as follows:

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SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

I, Timothy Mankin, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying

PRELIMINARY–FOR REVIEW ONLY NOT TO BE RECORDED

_____
Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC
623 E. Dallas Road
Grapevine, Texas 76051

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me , the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas
My commission expires: 08/15/16

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That Eddie M. Campbell and Julie A. Campbell do hereby adopt this plat designated herein as **FRANKLIN HILLS ADDITION**. an addition to the TOWN OF FLOWER MOUND, Texas.

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

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

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

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

_____ _____
EDDIE M. CAMPBELL DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Eddie M. Campbell, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

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

_____ _____
JULIE A. CAMPBELL DATE

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Julie A. Campbell, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2016.

_____
Notary Public in and for Tarrant County, Texas

My Commission Expires: _____

REPLAT
LOT 7R, BLOCK A-2,
FRANKLIN HILLS ADDITION

A REPLAT of Lots 3-7, Block A-2, Franklin Hills Addition, Second Revised Plat, an Addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Volume 2, Page 114 Map Records of Denton County, Texas, 25,012 SQ. FT. OR 0.574 ACRE

APRIL 2016 SHEET 1 OF 1

JOB NO.: P-3785	PEISER & MANKIN SURVEYING, LLC			SHEET
DATE: 04-15-2016	www.peisersurveying.com			
REV: 05-16-2016	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professional Surveyors	1
SCALE: 1" = 20'				OF
DRAWN: J.B.W.				1
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	Member Since 1977	

Dear Richard Brown, Senior Planner, Town of Flower Mound

My name is KC Walsh, and I am the owner of and reside at 3525 High Rd, directly neighboring 3709 Sunnyview Lane to the east.

I wanted to go on the record regarding 3709 Sunnyview's request to Replat (RP16-0018) - Franklin Hills Addition, Lot 7R, Block A-2 to create one residential lot.

I am in total and full support of the replat request, and I believe it will not only greatly benefit the property and neighborhood, it will benefit the town as well. I do not see any reason at all why this request should not be granted.

Please feel free to contact me if needed. Best regards,

Karyn C. L. Walsh
3525 High Rd
Flower Mound, TX 75022-6619

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4

DATE: June 27, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP16-0005 - Lakeside Ranch Business Park, Lot 3R-4) to dedicate various easements. The property is generally located south of Lakeside Parkway and west of Enterprise 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 (SP15-0008) 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 replat is to dedicate various easements necessary for the construction of the two office/warehouse buildings and associated parking. The subject property consists of 3.919 acres and is currently undeveloped. The property is zoned Planned Development District-83 (PD-83) for Campus Industrial (CI) uses.

Access to the lots will be from Lakeside Parkway. The plat depicts mutual access easements connecting the properties to the northwest and southeast. The replat depicts required setbacks, buffers, existing and proposed easements.

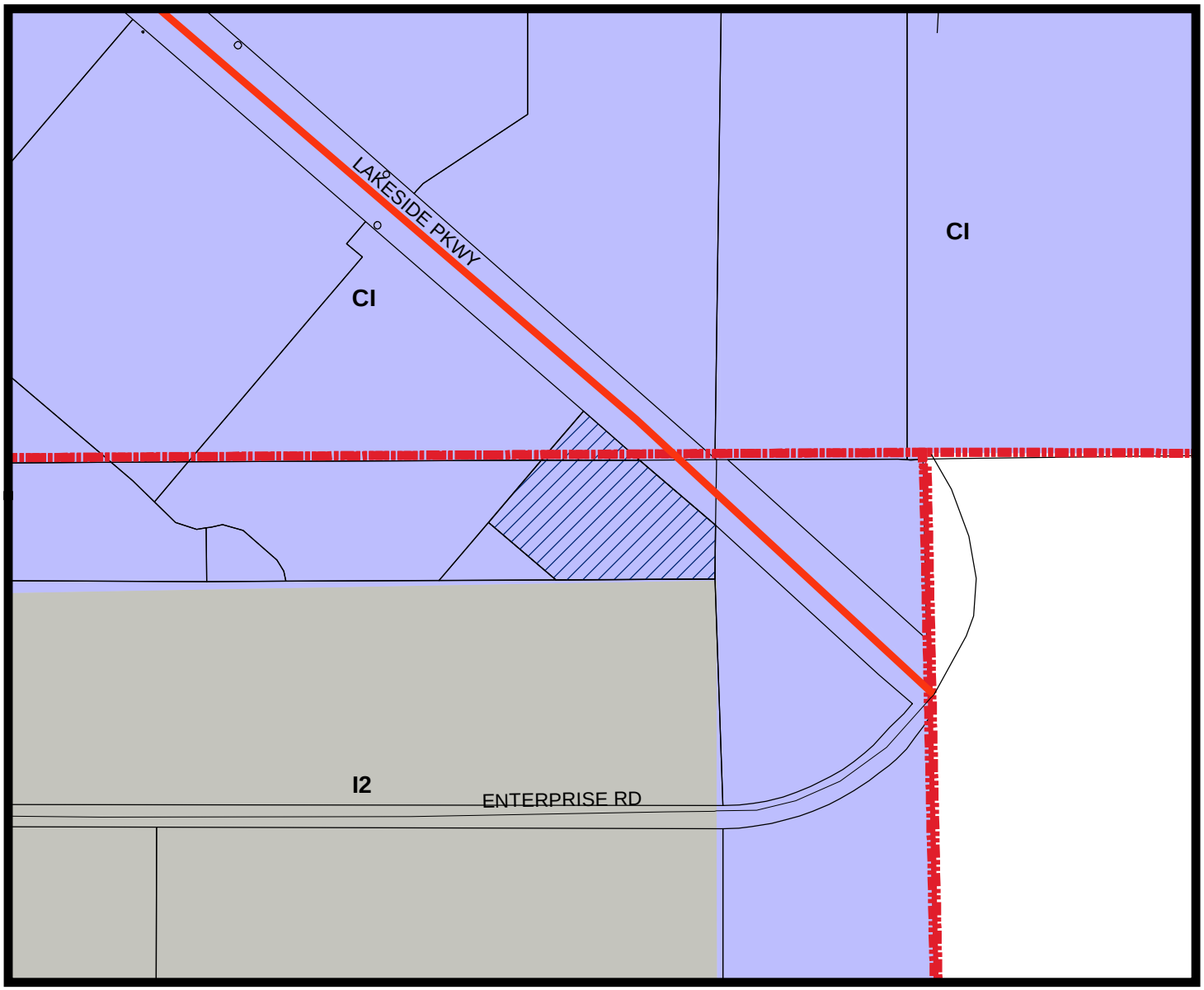
III. ATTACHMENTS

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

B. Application Details
1. Replat Package

Vicinity Map

Reference Project: RP16-0005, SP16-0008

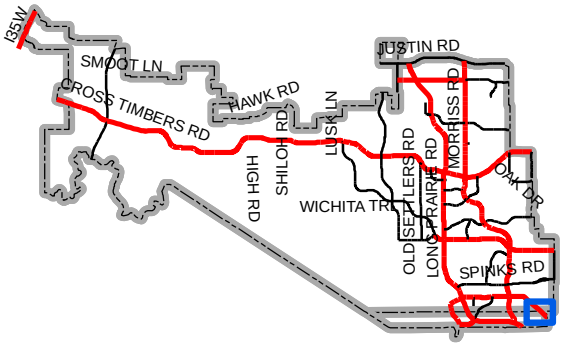


LEGEND

Industrial 2

Campus Industrial

Subject Property



Map Location

0 315 630 1,260 Feet

GLACIER
COMMERCIAL REALTY, L.P.
433 Las Colinas Blvd
Suite 1100
Irving, Texas 75039
214.637.4300
214.637.4301 Fax

May 9, 2016

Mr. Chuck Russell, AICP
Planning Manager/Planning Services
TOWN OF FLOWER MOUND
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028
Re: **LETTER OF INTENT**
Lakeside Flex Project (Trinity Park) and Lakeside Ranch Business Park Lot 3 R-4
RP16-0005 and SP16-0008
Flower Mound, Texas
Dear Mr. Russell:

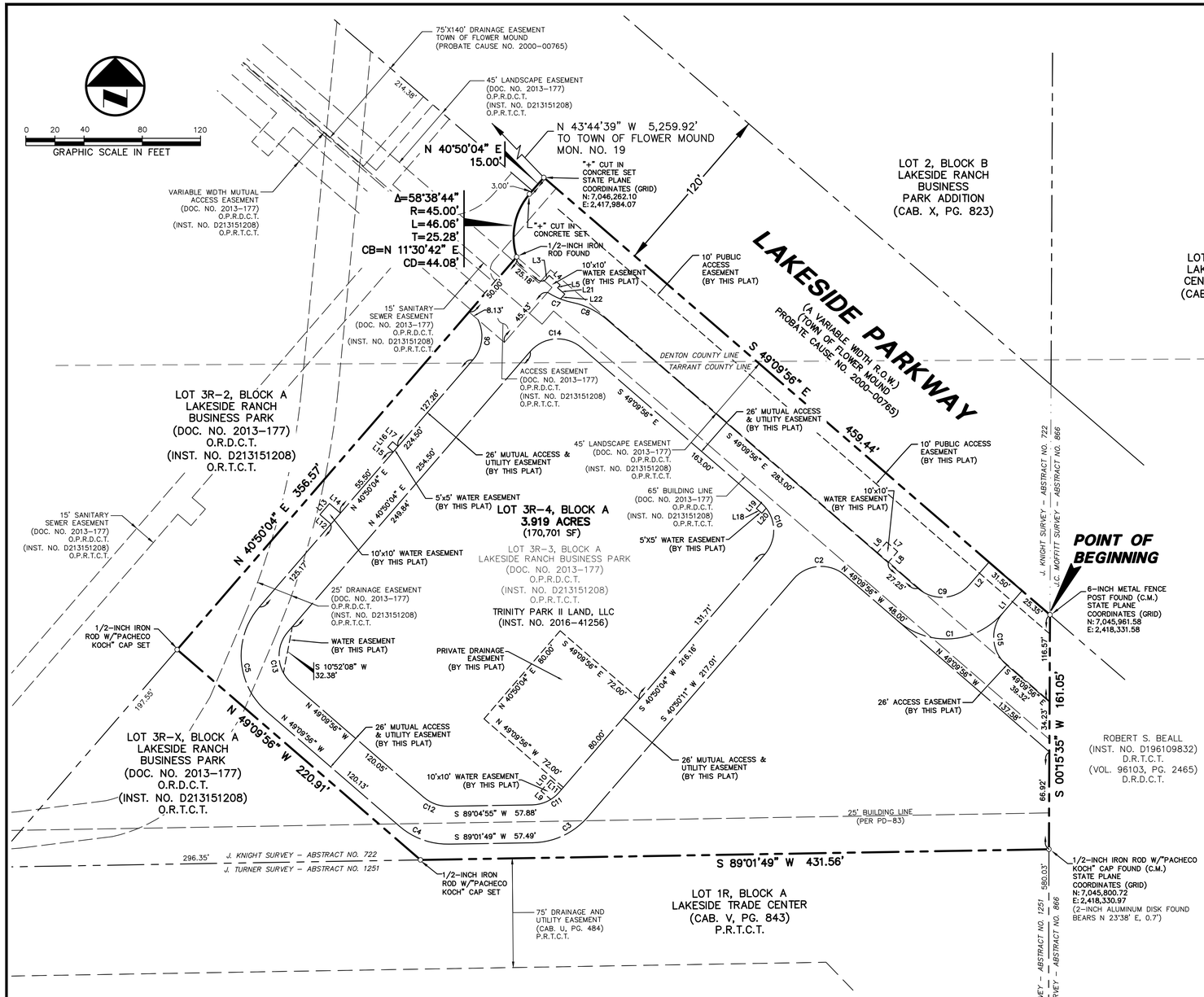
The purpose of this letter is to make you aware Pacheco Koch is submitting for Site Plan and replat applications for approval on behalf of Lakeside 34 Investors, LP. (owner) in regards to the Trinity Park project. The project will be located on Lakeside Parkway just west of Enterprise Drive.

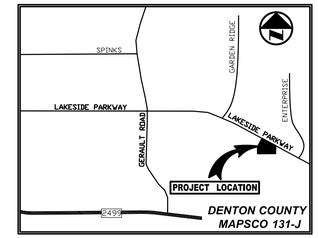
- The existing zoning district is a planned development known as PD-83. The subject tract is designated as Commercial Industrial(CI).
- The proposed zoning district will remain as Commercial Industrial(CI). The project will operate as flex space, which will combine office and industrial uses.
- The buildings and property will be operated/maintained by Glacier Commercial Realty.
- The proposed buildings will total approximately 40,300 S.F.
    - Building A1: 14,250 S.F.
    - Building A2: 15,750 S.F.
    - Building B: 10,300 S.F.
- The total acreage of the development is 3.92 acres.
- The number of proposed lots is one (1). The purpose of the replat is to dedicate new easements.
- The proposed development will be constructed in one phase.
- There is not an approved conceptual site plan for the property.
- There are no waivers, exceptions, or special considerations being requested.

If you have any questions or need additional information, please call at your convenience.

Sincerely,

Andrew Beckman
(Authorized Agent for Owner)





VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 40° 50' 04" W	20.51'
L2	N 40° 50' 04" E	20.50'
L3	N 40° 50' 04" E	4.93'
L4	S 49° 09' 56" E	10.00'
L5	S 40° 50' 04" W	2.64'
L6	N 40° 50' 04" E	10.00'
L7	S 49° 09' 56" E	10.00'
L8	S 40° 50' 04" W	10.00'
L9	N 49° 09' 56" W	8.87'
L10	N 40° 50' 04" E	10.00'
L11	S 49° 09' 56" E	10.00'
L12	N 49° 09' 56" W	10.00'
L13	N 40° 50' 04" E	10.00'
L14	S 49° 09' 56" E	10.00'
L15	N 49° 09' 56" W	5.00'
L16	N 40° 50' 04" E	5.00'
L17	S 49° 09' 56" E	5.00'
L18	N 49° 09' 56" W	5.00'
L19	N 40° 50' 04" E	5.00'
L20	S 40° 50' 04" W	4.49'
L21	S 49° 09' 56" E	6.51'
L22	S 40° 50' 04" W	4.47'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	90°00'00"	51.00'	80.11'	51.00'	N 85°50'04" E	72.12'
C2	90°00'00"	25.00'	39.27'	25.00'	S 85°50'04" W	35.36'
C3	47°19'30"	50.95'	42.08'	22.32'	N 65°25'10" E	40.90'
C4	41°48'15"	51.00'	37.21'	19.48'	S 70°04'04" E	36.39'
C5	90°00'00"	51.00'	80.11'	51.00'	S 4°09'56" E	72.12'
C6	67°20'34"	25.00'	29.38'	16.65'	N 7°09'27" E	27.72'
C7	21°15'53"	50.00'	18.56'	9.39'	S 67°55'29" E	18.45'
C8	29°23'26"	51.00'	26.16'	13.38'	N 63°51'41" W	25.88'
C9	90°00'00"	25.00'	39.27'	25.00'	N 85°50'04" E	35.36'
C10	90°00'00"	25.00'	39.27'	25.00'	N 4°09'56" W	35.36'
C11	48°11'45"	25.00'	21.03'	11.18'	N 64°55'56" E	20.41'
C12	41°04'47"	25.00'	17.92'	9.37'	S 69°42'20" E	17.54'
C13	90°00'00"	25.00'	39.27'	25.00'	S 4°09'56" E	35.36'
C14	90°00'00"	25.00'	39.27'	25.00'	S 85°50'04" W	35.36'
C15						

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS FOR FUTURE DEVELOPMENT..

NOTES

1. *Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Denton County TxDot combined scale factor of 1.00015063O.*
2. *Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0685G, Community-Panel No. 480777 0685 G, Effective Date: April 18, 2011 and on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said maps. Relevant zones are defined on said maps as follows:*

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. *The survey abstract line and county line shown hereon are approximate and are not located on the ground.*
4. *Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.*
5. *All drainage easements and storm lines on property are private and are to be maintained by the owner.*
6. *Drainage Easement notes:*
   - *A. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.*
   - *B. Upkeep and maintenance shall include but not be limited to the following:*
     - *I. Grass and ground cover shall be kept to a height required by the Town ordinance.*
     - *II. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.*
     - *III. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.*
   - *C. No dumping of any type is permitted within the easement area.*

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

LEGEND

(C.M.)	CONTROLLING MONUMENT
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
—·—·—	PROPERTY LINE
— — —	EXISTING EASEMENT
— — —	BUILDING LINE
—·—·—	ABSTRACT LINE
— — —	COUNTY LINE

ENGINEERS/SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:

TRINITY PARK II LAND, LLC
433 E. LAS COLINAS BOULEVARD,
SUITE 1100
IRVING, TEXAS 75039
PHONE NO. (214) 637-4300
CONTACT: ANDREW BECKMAN

REPLAT
A RECORD PLAT OF

LOT 3R-4, BLOCK A, LAKESIDE RANCH BUSINESS PARK

AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOT 3R-3,
BLOCK A, LAKESIDE RANCH BUSINESS PARK,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS ACCORDING TO
THE PLAT RECORDED IN DOCUMENT NO. 2013-177
OF THE PLAT RECORDS OF
DENTON COUNTY & TARRANT COUNTY, TEXAS
SHEET 1 OF 2

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	MCC	1"=40'	MAY 2016	2283-15.362

LOT 3R-4, BLOCK A, LAKESIDE RANCH BUSINESS PARK - REPLAT

ASMITH
05/27/2016 – 9:14AM
M:\DWG-22\2283-15.362\DWG\SURVEY C3D 2015\2283-15.362RP(REVISED 5-3-16).DWG

DWG FILE: 2283-15.362RP(REVISED 5-3-

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, TRINITY PARK II LAND, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a 3.919 acre tract of land situated in the J. Knight Survey, Abstract No. 722, Denton County and Tarrant County, Texas; said tract being all of Lot 3R-3, Block A, Lakeside Ranch Business Park, an addition to the Town of Flower Mound, Texas according to the plat recorded in Document No. 2013-177 of the Official Public Records of Denton County, Texas and in Instrument No. D213151208 of the Official Public Records of Tarrant County, Texas and all of that certain tract of land described in Special Warranty Deed to Trinity Park II Land, LLC recorded in Instrument No. 2016-41256 of said Official Public Records of Denton County, Texas; said 3.919 acre tract being more particularly described as follows:

BEGINNING, at a 6-inch metal fence post found for corner in the southwest right-of-way line of Lakeside Parkway (a variable width right-of-way, 120-feet wide at this point) and in the west line of that certain tract of land described in Special Warranty Deed to Robert S. Beall recorded in Instrument No. D196109832 of said Official Public Records of Tarrant County, Texas;

THENCE, South 00 degrees, 15 minutes, 35 seconds West, departing the said southwest line of Lakeside Parkway and along the said west line of the Beall tract, a distance of 161.05 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being the northeast corner of Lot 1R, Block A, Lakeside Trade Center, an addition to the Town of Flower Mound, Texas according to the plat recorded in Cabinet V, Page 843 of Plat Records of Tarrant County, Texas;

THENCE, South 89 degrees, 01 minutes, 49 seconds West, departing the said west line the Beall tract and along the north line of said Lot 1R, a distance of 431.56 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the southeast corner of Lot 3R-X, Block A, Lakeside Ranch Business Park, an addition to the Town of Flower Mound, Texas according to the plat recorded in Document No. 2013-177 of said Official Public Records;

THENCE, North 49 degrees, 09 minutes, 56 seconds West, departing the said north line of Lot 1R and along the northeast line of said Lot 3R-X, a distance of 220.91 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the north corner of said Lot 3R-X and being in the southeast line of Lot 3R-2, Block A, of said first referenced Lakeside Ranch Business Park;

THENCE, North 40 degrees, 50 minutes, 04 seconds East, along the said southeast line of Lot 3R-2, Block A, a distance of 356.57 feet to a 1/2-inch iron rod found for corner; said point being the beginning of a non-tangent curve to the right;

THENCE, in a northeasterly direction, along continuing along said southeast line of Lot 3R-2, Block A and said curve to the right, having a central angle of 58 degrees, 38 minutes, 44 seconds, a radius of 45.00 feet, a chord bearing and distance of North 11 degrees, 30 minutes, 42 seconds East, 44.08 feet, an arc distance of 46.06 feet to a "+" cut in concrete set at the end of said curve;

THENCE, North 40 degrees, 50 minutes, 04 seconds East, continuing along the said southeast line of Lot 3R-2, Block A, a distance of 15.00 feet to a "+" cut in concrete set for corner in the said southwest line of Lakeside Parkway;

THENCE, South 49 degrees, 09 minutes, 56 seconds East, along the said southwest line of Lakeside Parkway, a distance of 459.44 feet to the POINT OF BEGINNING;

CONTAINING: 170,701 square feet or 3.919 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

_____
Michael C. Clover
Registered Professional Land Surveyor
No. 5225
mclover@pkce.com

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Michael C. Clover, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____
Claudio Forest, Chairman Planning and Zoning Commission

_____
Doug Powell, Executive Director of Development Services

_____ , 2016
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TRINITY PARK II LAND, LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designated as, **LOT 3R-4, BLOCK A, LAKESIDE RANCH BUSINESS PARK**, an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

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

Trinity Park II Land , LLC, a Texas limited liability company

By: _____

Name: Andrew Beckman
Title: Co-Managing Partner

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared Andrew Beckman, of Trinity Park II Land, LLC, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

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

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been adjusted to surface by applying the Denton County TxDot combined scale factor of 1.000150630.
2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C0685G, Community-Panel No. 480777 0685 G, Effective Date: April 18, 2011 and on the National Flood Insurance Program Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, Map No. 48113C0135 J, Effective Date: August 23, 2001. All of the subject property is shown to be located in Zone "X" on said maps. Relevant zones are defined on said maps as follows:

   Zone "X" – Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.
3. The survey abstract line and county line shown hereon are approximate and are not located on the ground.
4. Selling a portion of this addition by metes and bounds is a violation of State law and is subject to fines and withholding of utilities and building permits.
5. All drainage easements and storm lines on property are private and are to be maintained by the owner.
6. Drainage Easement notes:
   - A. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
   - B. Upkeep and maintenance shall include but not be limited to the following:
     - I. Grass and ground cover shall be kept to a height required by the Town ordinance.
     - II. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
     - III. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   - C. No dumping of any type is permitted within the easement area.
7. Trinity Park II Land, LLC is the owner of the subject property and will be resonsible for routine maintenance of the Private Drainage Easement shown hereon.

PURPOSE STATEMENT

THE PURPOSE OF THIS REPLAT IS TO DEDICATE NEW EASEMENTS FOR FUTURE DEVELOPMENT..

AVIGATION EASEMENT AND RELEASE

THE STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, _____ hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be;

NOW, THEREFORE, in consideration of the sum of ONE AND

00/100 ($1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at _____ , Texas, this _____ day of _____ A. D., 2016

_____
OWNER

_____
OWNER

_____
OWNER

ATTEST:

_____

THE STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this_____ day of_____ , A. D., 2016

_____
NOTARY PUBLIC in and for the
State of Texas

My commission expires:

_____

THE STATE OF TEXAS COUNTY
OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ , known to me to be the person whose no me is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

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

_____
NOTARY PUBLIC in and for the
State of Texas

My commission expires:

_____

THE STATE OF TEXAS COUNTY
OF DENTON

REPLAT
A RECORD PLAT OF

LOT 3R-4, BLOCK A, LAKESIDE RANCH BUSINESS PARK

AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF LOT 3R-3,
BLOCK A, LAKESIDE RANCH BUSINESS PARK,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS ACCORDING TO
THE PLAT RECORDED IN DOCUMENT NO. 2013-177
OF THE PLAT RECORDS OF
DENTON COUNTY & TARRANT COUNTY, TEXAS
SHEET 2 OF 2

ENGINEERS/SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031
CONTACT: MICHAEL C. CLOVER

OWNER:

TRINITY PARK II LAND, LLC
433 E. LAS COLINAS BOULEVARD,
SUITE 1100
IRVING, TEXAS 75039
PHONE NO. (214) 637-4300
CONTACT: ANDREW BECKMAN

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
MWW	MCC	NONE	MAY 2016	2283-15.362

LOT 3R-4, BLOCK A, LAKESIDE RANCH BUSINESS PARK - REPLAT

ASMITH
05/27/2016 – 9:17AM
M:\DWG-22\2283-15.362\DWG\SURVEY C3D 2015\2283-15.362RP(REVISED 5-3-16).DWG

DWG FILE: 2283-15.362RP(REVISED 5-3-

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5

DATE: June 27, 2016

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Site Plan (SP16-0008 - Trinity Park) to develop two non-residential buildings. The property is generally located south of Lakeside Parkway and west of Enterprise Drive.**

I. ITEM SUMMARY

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

There is a companion Replat application on the same agenda for consideration (RP16-0005).

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 two office/warehouse buildings consisting of approximately 40,060 square feet of flex space. Building A is proposed to be 30,000 square feet and Building B is proposed to be 10,060 square feet. The subject property consists of 3.919 acres and is currently undeveloped.

The total parking required by the Town's regulations for the proposed uses is 109 spaces, which includes both office and warehouse floor area. The applicant is providing 111 parking spaces, which is within the 20 percent allowance. Access to both buildings will be from Lakeside Parkway.

The site is also located within the Lakeside Business District Area Plan of the Town's Master Plan, with the designation for Campus Industrial development. It is zoned Planned Development District-83 (PD-83) for Campus Industrial (CI) uses. The development standards established by PD-83 provide specific requirements in terms of approved colors, materials, and design of the buildings. The primary material proposed for the buildings is tilt wall with stone accent walls on elevations fronting on Lakeside Parkway. Although the use of stone is not a specific requirement of PD-83 or the Master Plan, the previous buildings approved within PD-83 have incorporated stone into the elevations facing public

roadways. Proposed elevations include various offsets and details to add interest to the facades.

Development standards for PD-83 contain comprehensive landscape standards that meet or exceed the Town standards. The landscape plan depicts the required 45-foot landscape buffer and required plantings along Lakeside Parkway. The proposed elevations and landscape plan comply with the requirements of both PD-83 and the Lakeside Business District.

The concept plan for PD-83 depicts a preservation zone along the southeast corner of this site, which is retained as open space on the site plan and landscape plan.

On November 5, 2013, the Environmental Conservation Commission (ECC) reviewed a tree removal permit for one specimen tree on the subject property. The ECC recommended approval of the requested permit. The item was forwarded to the Town Council for consideration on January 6, 2014, and was approved.

The link to the November 5, 2013, ECC meeting is:
http://flowermoundtx.swagit.com/play/11052013-786/#10

The link to the January 6, 2014, Town Council meeting is:
http://flowermoundtx.swagit.com/play/01062014-798/#8

IV. ATTACHMENTS

A. Background Information

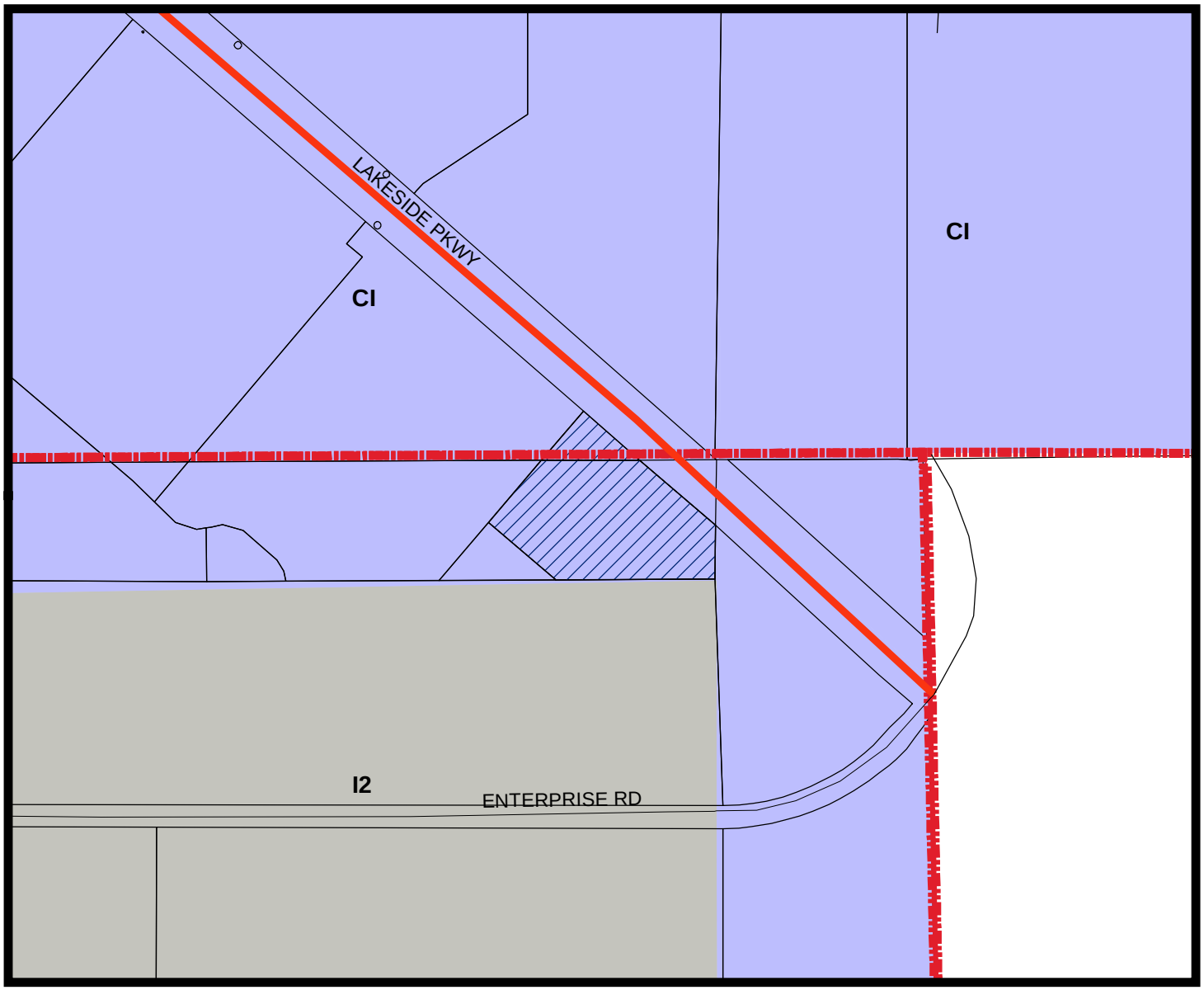
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package

Vicinity Map

Reference Project: RP16-0005, SP16-0008

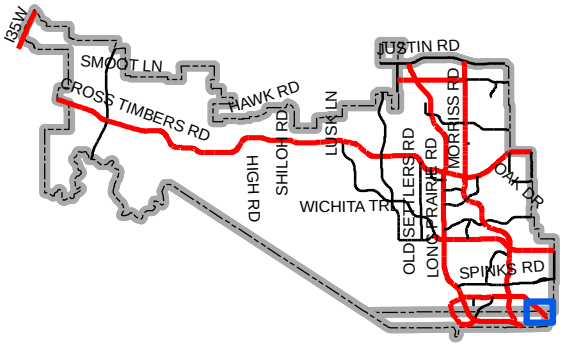


LEGEND

Industrial 2

Campus Industrial

Subject Property



Map Location

0 315 630 1,260 Feet

GLACIER
COMMERCIAL REALTY, L.P.
433 Las Colinas Blvd
Suite 1100
Irving, Texas 75039
214.637.4300
214.637.4301 Fax

May 9, 2016

Mr. Chuck Russell, AICP
Planning Manager/Planning Services
TOWN OF FLOWER MOUND
1001 Cross Timbers Road, Suite 2330
Flower Mound, Texas 75028
Re: **LETTER OF INTENT**
Lakeside Flex Project (Trinity Park) and Lakeside Ranch Business Park Lot 3 R-4
RP16-0005 and SP16-0008
Flower Mound, Texas
Dear Mr. Russell:

The purpose of this letter is to make you aware Pacheco Koch is submitting for Site Plan and replat applications for approval on behalf of Lakeside 34 Investors, LP. (owner) in regards to the Trinity Park project. The project will be located on Lakeside Parkway just west of Enterprise Drive.

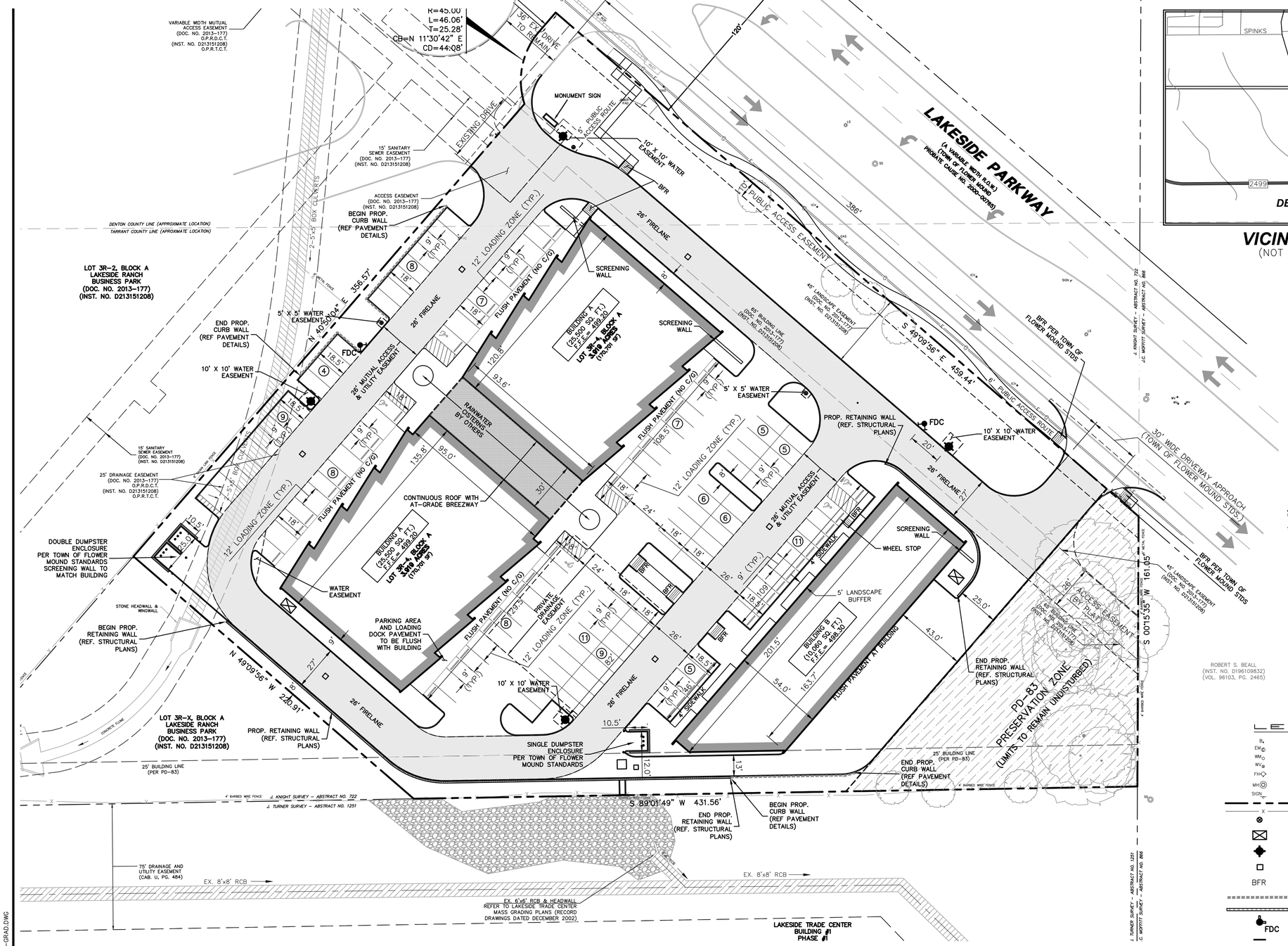
- The existing zoning district is a planned development known as PD-83. The subject tract is designated as Commercial Industrial(CI).
- The proposed zoning district will remain as Commercial Industrial(CI). The project will operate as flex space, which will combine office and industrial uses.
- The buildings and property will be operated/maintained by Glacier Commercial Realty.
- The proposed buildings will total approximately 40,300 S.F.
    - Building A1: 14,250 S.F.
    - Building A2: 15,750 S.F.
    - Building B: 10,300 S.F.
- The total acreage of the development is 3.92 acres.
- The number of proposed lots is one (1). The purpose of the replat is to dedicate new easements.
- The proposed development will be constructed in one phase.
- There is not an approved conceptual site plan for the property.
- There are no waivers, exceptions, or special considerations being requested.

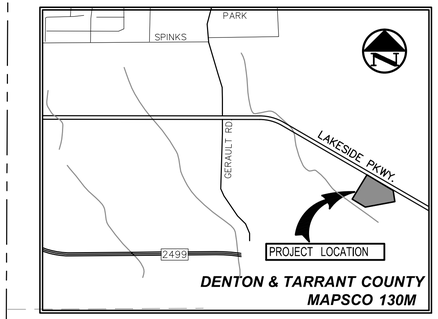
If you have any questions or need additional information, please call at your convenience.

Sincerely,

Andrew Beckman
(Authorized Agent for Owner)

Attachment B(1): Site Plan Package





VICINITY MAP
(NOT TO SCALE)

0 15 30 60 90
GRAPHIC SCALE IN FEET

SITE DATA TABLE

PHYSICAL ADDRESS	LOT 3R-4, BLOCK A	
GROSS SITE AREA	170,701 S.F.	
NET SITE AREA	170,701 S.F.	
ZONING		
CURRENT USE	COMMERCIAL/INDUSTRIAL PD-83	
PROPOSED USE	SHALL CONFORM TO PD-83	
LOT COVERAGE DATA		
BUILDING 'A' COVERAGE	14.94% / 25,500 S.F.	
BUILDING 'B' COVERAGE	6.05% / 10,300 S.F.	
IMPERVIOUS AREA	78.95% / 134,901 S.F.	
PERVIOUS AREA	21.05% / 35,800 S.F.	
BUILDING 'A'	1 STORY	
PEAK HEIGHT	35'	
MEAN HEIGHT	28'-6"	
TOTAL BUILDING AREA	30,000 S.F.	
WAREHOUSE USE	20.0% / 6,000 S.F.	
OFFICE USE	65.0% / 19,500 S.F.	
MEZZANINE OFFICE USE	15.0% / 4,500 S.F.	
BUILDING 'B'	1 STORY	
PEAK HEIGHT	35'	
MEAN HEIGHT	28'-6"	
TOTAL BUILDING AREA	10,060 S.F.	
WAREHOUSE USE	70.0% / 7,042 S.F.	
OFFICE USE	30.0% / 3,018 S.F.	
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE (31,042 S.F.)	1:300 =104	
WAREHOUSE (9,018 S.F.)	1:2000 =5	
TOTAL PARKING	109	111
A.D.A. HANDICAP PARKING	101-150=5	6

SITE DATA NOTES

1. BUILDING USE PERCENTAGES SHOWN ABOVE FOR OFFICE AND INDUSTRIAL OCCUPANCY ARE ESTIMATED AND MAY NOT REPRESENT ULTIMATE CONDITIONS AT TIME OF OCCUPANCY. ULTIMATE CONDITIONS WILL BE DETERMINED ONCE BUILDINGS ARE LEASED BY TENANTS

REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE_____

_____
TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT

LEGEND

- BOLLARD
- ELECTRIC METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MANHOLE
- TRAFFIC SIGN
- PROPERTY LINE
- FENCE
- PROP. WATER VALVE
- ABOVE GROUND BACK FLOW PREVENTER IN VAULT
- PROP. FIREHYDRANT
- PROP. GRATE INLET
- BFR — BARRIER FREE RAMP
- PROP. CURB WALL
- PROP. RETAINING WALL
- FDC
- WHEEL STOP
- EXISTING TREE TO REMAIN (REFER TO TREE SURVEY FOR DETAILS)

GENERAL FLOWER MOUND NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN EASEMENTS AND R.O.W. SHALL CONFORM TO THE TOWN OF FLOWER MOUND'S DESIGN CRITERIA AND CONSTRUCTION STANDARDS AND CONSTRUCTION DETAILS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS. LATEST EDITION.
2. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
3. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
6. CONTRACTOR SHALL SUBMIT RETAINING WALL PLANS DESIGNED AND SEALED BY A STRUCTURAL ENGINEER FOR PERMITTING PRIOR TO CONSTRUCTION OF ANY WALL OVER 4' IN HEIGHT, MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING.
7. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
8. 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.
9. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
10. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
11. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
12. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND WILL REQUIRE A SEPARATE PERMIT.
13. ALL UTILITIES LOCATED OUTSIDE OF EASEMENTS AND R.O.W. REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT ARE TO BE PRIVATELY MAINTAINED.
14. PRIOR TO THE PLACEMENT OF ANY SITE CONCRETE, INCLUDING PARKING LOTS, FIRE LANE, AND SITE SIDEWALKS NOT LOCATED IN THE RIGHT-OF-WAY, A BUILDING PERMIT WHICH INCLUDES SITE PLUMBING, SITE ELECTRICAL, LIGHT POLE BASE DETAILS, LIGHT STANDARD HEIGHTS, AND PHOTOMETRIC DRAWING MUST BE ISSUED TO THE TOWN OF FLOWER MOUND BUILDING INSPECTION DIVISION.

OWNER
ANDREW BECKMAN
TRINITY PARK II LAND, LLC
433 EAST COLINAS BLVD.
SUITE 1100
IRVING, TX. 75039
PH (214) 616-4555

DEVELOPER
ANDREW BECKMAN
GLACIER COMMERCIAL
433 EAST COLINAS BLVD.
SUITE 1100
IRVING, TX. 75039
PH (214) 616-4555

ENGINEER
JAVIER D. JARAMILLO, P.E.
PACHECO KOCH
7557 RAMBLER RAOD
SUITE 1400
DALLAS, TX 75231
PH (972) 235-3031

STATE OF TEXAS
JAVIER D. JARAMILLO
91007
LICENSED
PROFESSIONAL ENGINEER
05-27-16

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAVIER D. JARAMILLO, P.E. 91007 ON 05/27/2016. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

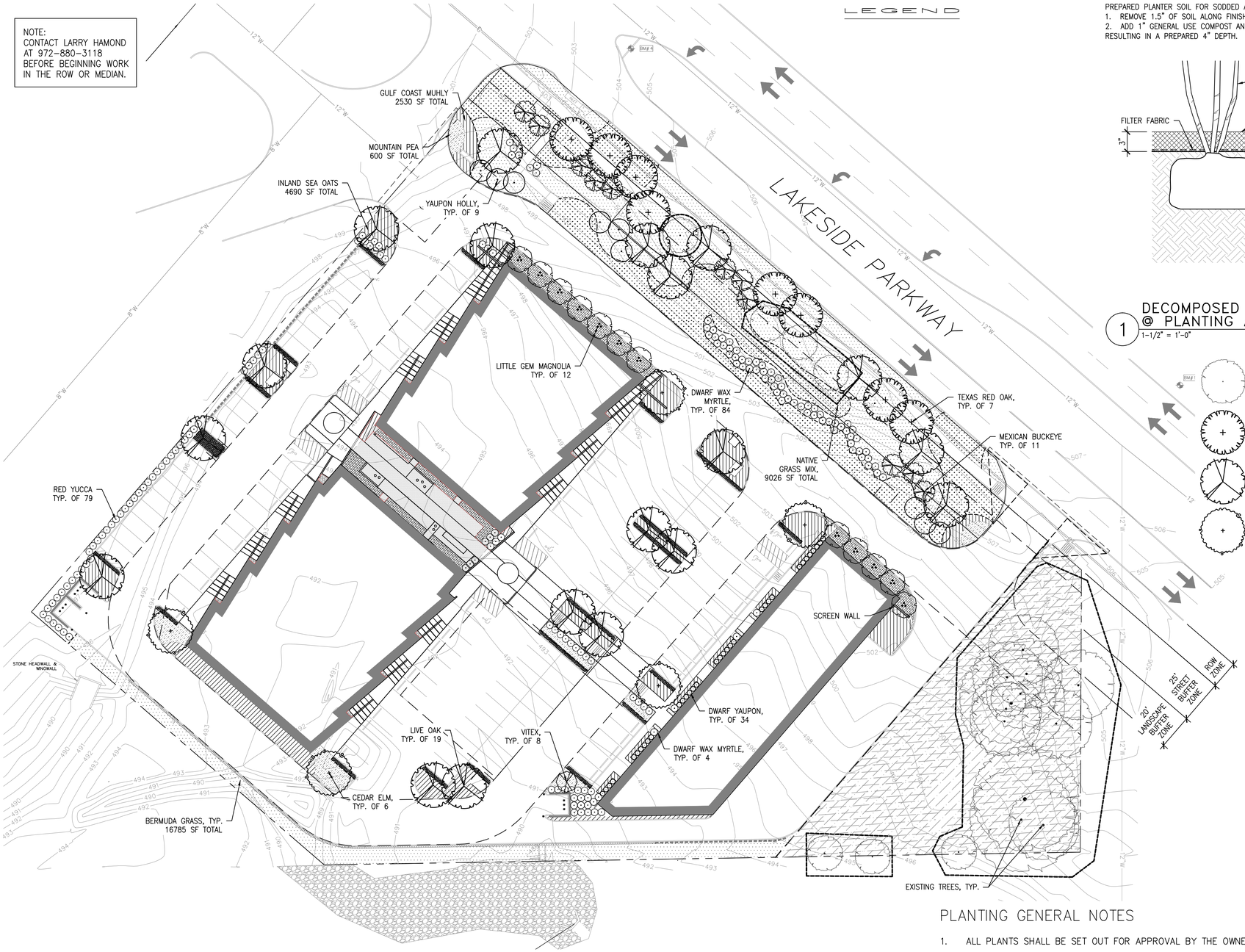
SITE PLAN
TRINITY PARK
LOT 3R-4, BLOCK A
LAKESIDE RANCH BUSINESS PARK
TOWN OF FLOWER MOUND, DENTON & TARRANT CO., TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
JDJ	AMS	MAY 2016	1"=30'			C0.1

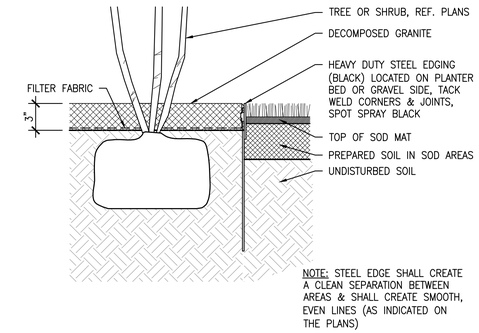
TRINITY PARK

ASMITH
5/27/2016 9:41 AM
M:\DWG-22\2283-15.362\DWG\CIVIL C3D 2015\2283-15.362-GRAD.DWG

NOTE:
CONTACT LARRY HAMOND AT 972-880-3118 BEFORE BEGINNING WORK IN THE ROW OR MEDIAN.



PREPARED PLANTER SOIL FOR SODDED AREAS:
1. REMOVE 1.5" OF SOIL ALONG FINISHED EDGE OF ADJACENT HARD SURFACES.
2. ADD 1" GENERAL USE COMPOST AND TILL THOROUGHLY INTO 3" EXISTING, CLEAN SOILS, RESULTING IN A PREPARED 4" DEPTH.



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

1 DECOMPOSED GRANITE @ PLANTING AREAS
1-1/2" = 1'-0"

0 6 12 24 IN

EXISTING TREE TO REMAIN
TEXAS RED OAK
LIVE OAK
CEDAR ELM
YAUPON HOLLY
VITEX
DWARF WAX MYRTLE
RED YUCCA
DWARF YAUPON HOLL
GULF COAST MUHLY
MOUNTAIN PEA
INLAND SEA OATS
BERMUDA GRASS
DECOMPOSED GRANITE
MEXICAN BUCKEYE
LITTLE GEM MAGNOLIA
VISIBILITY TRIANGLE
STEEL EDGING
NATIVE GRASS MIX

Landscape Conformance Chart			
Right of Way Zone Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree per 70 lf of property frontage	Lakeside pkwy 450 lf	7	7
Right of Way Zone Native Grasses			
Standard	Total ROW Area (Square feet)	Required	Provided
20% of total area to be native seed mix	Lakeside pkwy 4226 sf	846 sf (20%)	1027 sf (24%)
Street Buffer Zone Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree per 70 lf of street frontage	Lakeside pkwy 450 lf	7	7 (5 existing trees 2 proposed trees)
Street Buffer Zone Trees Ornamental and Understory Trees			
Standard	Canopy Perimeter (Linear Feet)	Required	Provided
1 Understory tree per 20 lf of canopy drift perimeter. (That is not contiguous with tree drift in the ROW zone)	220 lf	11	11
Street Buffer Zone Trees Additional Tree and Understory Mixture Drifts			
Standard	Street Frontage (Linear Feet)	Required	Provided
40' Long and no further than 480' apart	Lakeside pkwy 450 lf	Requirement met	
Street Buffer Zone Native Grasses / Groundcovers			
Standard	Total Street Buffer Zone Area (Square Feet)	Required	Provided
40% of total area to be native seed mix	Lakeside pkwy 8990 sf	3596 sf (40%)	4037 sf (45%)
Landscape Setback Buffer Zone			
Standard	Street Frontage	Required	Provided
Trees and Understory Mixtures	Lakeside pkwy		
Landscape Setback Buffer Zone Native Grasses / Groundcovers			
Standard	Total Landscape Setback Buffer Zone Area (Square Feet)	Required	Provided
40% of total area to be native seed mix	Lakeside pkwy 8213 sf	3285 (40%)	3557 (43%)
Parking Lot Landscaping			
Standard	Parking Lot Area (Square Footage)	Required	Provided
1 Tree per 5500 sf of parking lot area	67985 sf	12 trees	17 trees
Standard	Parking Islands	Required	Provided
1 Tree per island	14	14 trees	17 trees
All parking spaces are located within 50 feet of a tree			
Parking Lot Screening			
Standard	Parking Lot (Linear Feet)	Required	Provided
75% of Parking frontage must be screened	209 lf	156 lf (75%)	167 lf (79%)
** Plant heights may be reduced to the extent that berm ground forms are used to accomplish screening			
Building Service Screening			
Evergreen tree planting, in natural drifts, 14' ht. after 1 year and 100% screening			Requirements met
Loading Dock Screening			
Evergreen tree planting, in natural drifts, 14' ht. after 1 year with evergreen shrubs, 3' ht. after 1 year, 100% screening and 4:1 berms			Requirements met
Building Landscaping			
Standard	Building Perimeter (Linear Feet)	Required	Provided
Foundation shrub drifts shall cover 30% of building perimeter (excluding service areas)	Bldg A north 348 lf	104 lf (30%)	203 lf (58%)
	Bldg A south 340 lf	102 lf (30%)	204 lf (60%)
	Bldg B 352 lf	106 lf (30%)	297 lf (85%)

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
MADE E. PETERSON
TEXAS REGISTRATION NUMBER 1965

0 15 30 60 90
GRAPHIC SCALE IN FEET

PLANTING SCHEDULE

QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	SPACING	REMARKS
8	EA	TEXAS RED OAK	QUERCUS BUCKLEYI (TEXANA)	65 GAL CONT (3" CAL MIN.)	PER PLAN	MATCHED
19	EA	LIVE OAK	QUERCUS VIRGINIANA	65 GAL CONT (3" CAL MIN.)	PER PLAN	MATCHED
5	EA	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL CONT (3" CAL MIN.)	PER PLAN	MATCHED
12	EA	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	30 GAL CONT	PER PLAN	
9	EA	YAUPON HOLLY	ILEX VOMITORIA	30 GAL CONT	PER PLAN	
11	EA	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	30 GAL CONT	PER PLAN	
1	EA	VITEX CHASTE TREE	VITEX AGNUS CASTUS	30 GAL CONT	PER PLAN	MULTI TRUNK
85	EA	DWARF WAX MYRTLE	MYRICA CERIFERA 'NANA'	5 GAL CONT	4' O.C.	
76	EA	RED YUCCA	HESPERALOE PARVIFOLIA	1 GAL CONT	1'-6" O.C.	
34	EA	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	5 GAL CONT	3' O.C.	
5,580	SF	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIES	1 GAL CONT	1'-6" O.C.	
1,215	SF	MOUNTAIN PEA	LATHYRUS NEVADENSIS	4" POT	1' O.C.	
1,230	SF	INLAND SEA OATS	CHASMANTHIUM LATAFOLIUM	MULCHED SEEDED	NA	
9,026	SF	NATIVE GRASS MIX	REFER TO PD83 FOR MIX	MULCHED SEEDED	NA	APPLY AT 5.4LBS/1000SF
12,739	SF	COMMON BERMUDA	CYNODON DACTYLON	COMPOST SEED	NA	

QUANTITIES ARE ESTIMATES AND ARE TO BE VERIFIED BY THE LANDSCAPE CONTRACTOR

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.

3. THE CONTRACTOR SHALL SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.

4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.

5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.

6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.

7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

PLANTING PLAN

TRINITY PARK

FLOWER MOUND

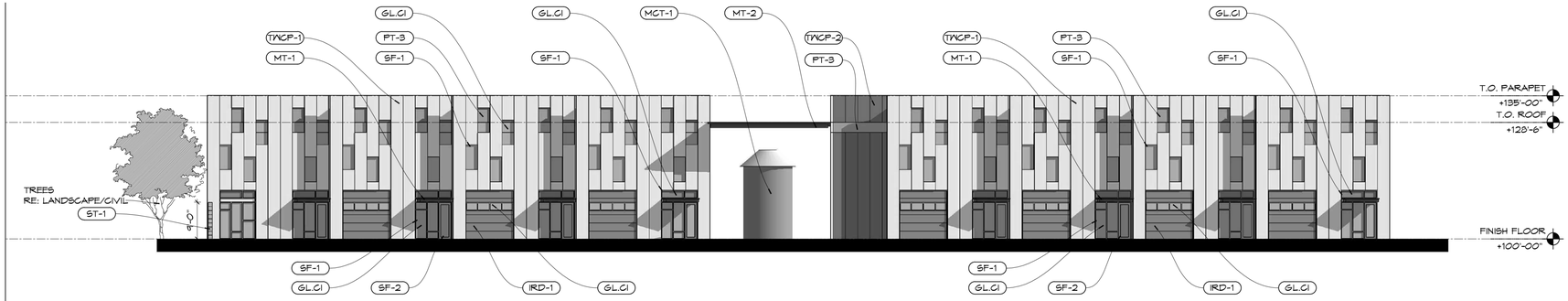
3.919 ACRE TRACT

CITY OF FLOWER MOUND, DENTON & TARRANT CO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	TAW	FEB 2016	1"=30'			L1.1

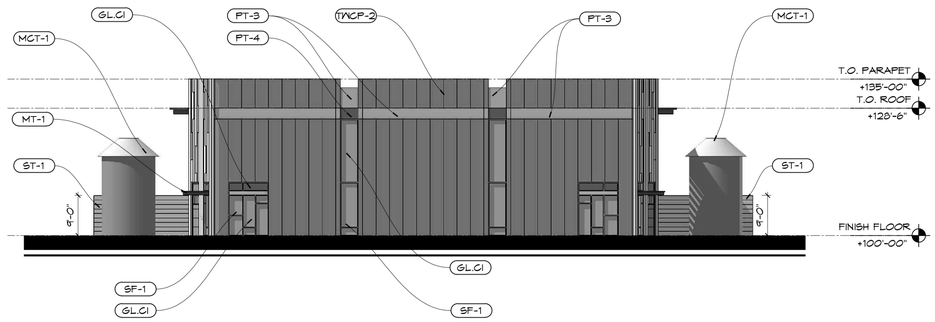
TRINITY PARK

PK FILE: 2283-15.362



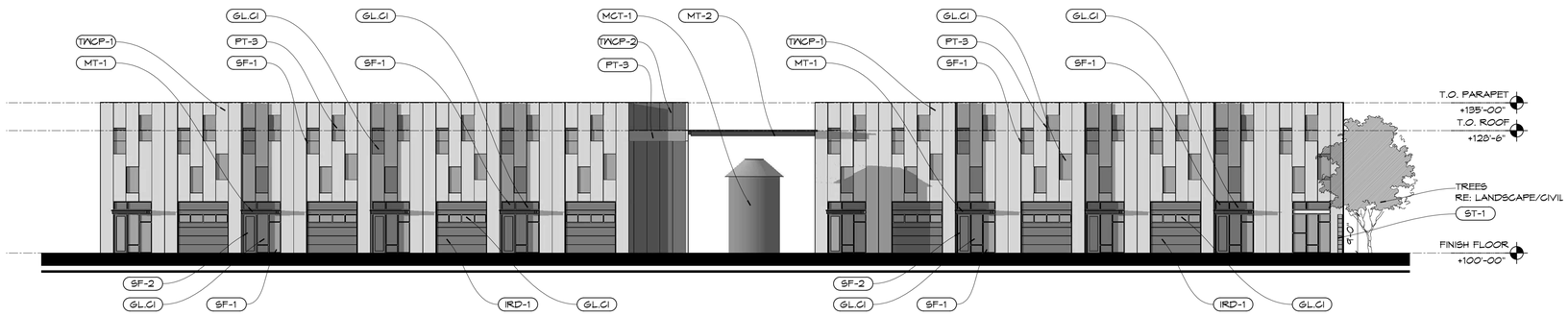
1 NORTH ELEVATION

SCALE: 1/16"=1'-0"



2 WEST ELEVATION

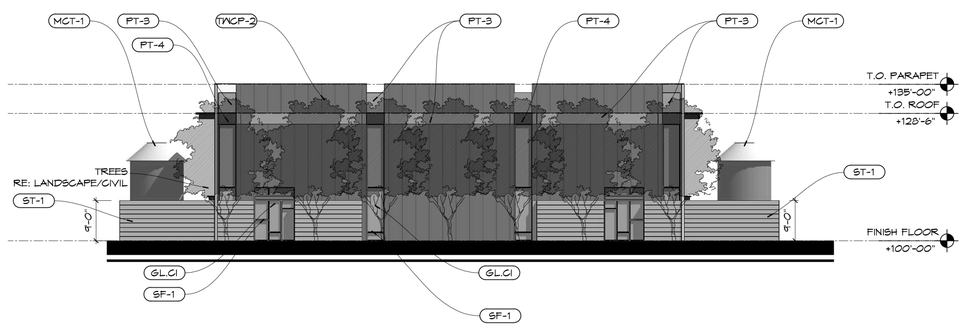
SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

		Building A			
		North	South	East	West
1	Total Façade S.F.	9765	9765	3969	3291
2	Facade S.F. (exclusive doors and windows)	6777	6777	3409	2868
3	Doors and Windows S.F.	2988	2988	560	423
4	**Primary Masonry totals(Min. 80%)**	96%	96%	100%	100%
	Stone s.f (as applicable)			405	
	Tilt Wall s.f. (as applicable)	6521	6521	3004	2868
5	**Secondary Masonry totals(max 20%)**				
	Detail any additional (metal)	256	256		



4 EAST ELEVATION

SCALE: 1/16"=1'-0"

0 4' 8' 16' 32'

MATERIAL LEGEND

MASONRY

- TWCP-1 TILT-WALL CONCRETE PANEL PAINTED, PT-1 , ICI 2009, 40YY 75/084 SEED PEARL
- TWCP-2 TILT-WALL CONCRETE PANEL PAINTED, PT-2, ICI 686, 40YY 29/068 VIRTUAL TAUPE
- PT-3 PAINT, ICI 685, 40YY 25/074 TONY TAUPE
- PT-4 PAINT, ICI 684, 40YY 20/081 SMOKEHOUSE
- ST-1 STONE (ROUGH BACK LEUDERS LIMESTONE)

METALS

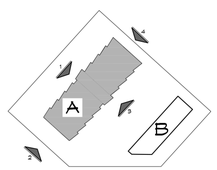
- MT-1 STEEL FABRICATION ENTRANCE CANOPY PAINTED, PT - 5, ICI 319, 80YR 13/227 TOBACCO ROAD
- MT-2 STEEL FABRICATION COURTYARD CANOPY WITH TRELLIS PAINTED, PT - 5, ICI 319, 80YR 13/227 TOBACCO ROAD

DOORS & WINDOWS

- SF-1 ALUMINUM-FRAMED STOREFRONT (CENTER GLAZED)
- SF-2 ALUMINUM-FRAMED ENTRANCE DOOR
- GL-CI 1" INSULATED LOW-E COATED GLASS
- IRD-1 INSULATED ROLLING DOOR WITH INSULATED GLAZING
- MG-1 METAL GATE WITH SOLID METAL BACKING

MISCELLANEOUS SYSTEMS

- MCT-1 METAL CISTERN TANK



KEY PLAN

LRK

Looney Ricks Kiss

Architecture Interiors Graphics Urban Design
150 Turtle Creek Blvd, Suite 104D
Dallas, Texas 75207
Telephone 214 389 3816
E-mail info@lrk.com

Drawings for:

Glacier Commercial

433 East Las Colinas Blvd, Suite 1100

Irving, TX 75039

Phone: 214-675-8411

Fax: 214-637-4301

Issues and Revisions

No.	Date	Issues
01	06.16.16	

No.	Date	Revisions

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Seal

Project Number: 06.15009.00

Project Name:

Trinity Park - Flower Mound

Drawing Name:

EXTERIOR COLOR ELEVATIONS
BUILDING A

Drawn By: HT

Checked By: CH

A201

Last saved on 6/16/2016 6:07 PM by Ht4
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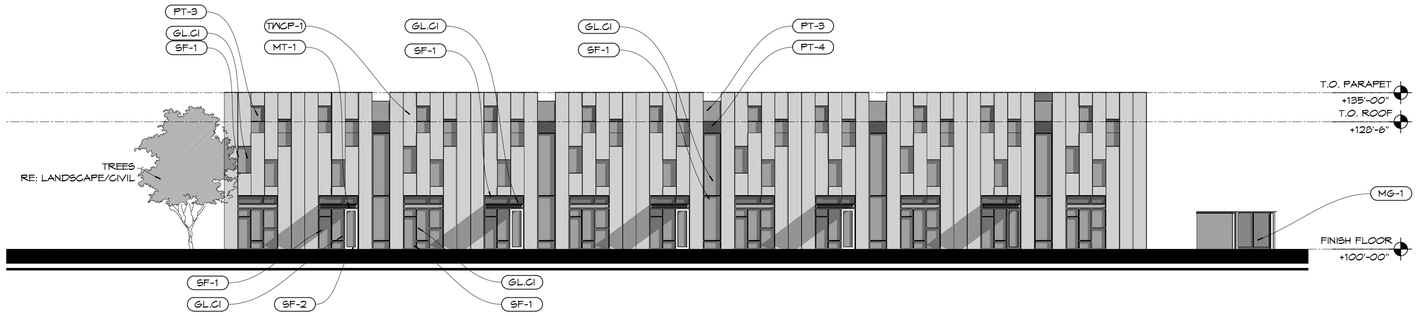
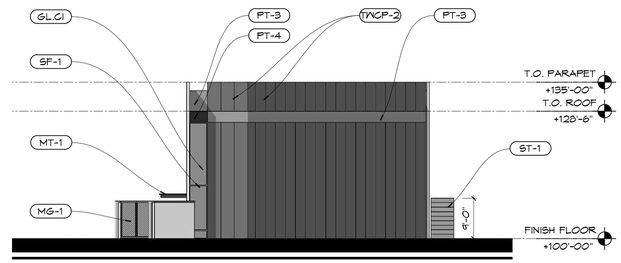


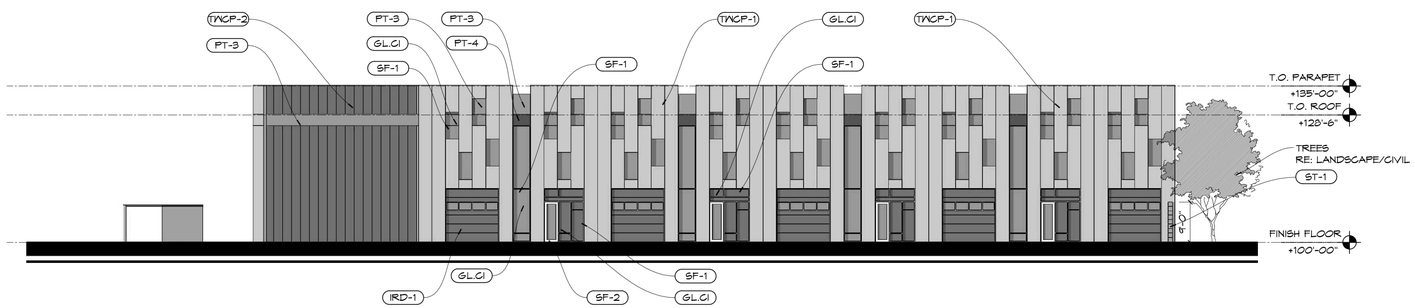
1 NORTH ELEVATION

SCALE: 1/16"=1'-0"



2 WEST ELEVATION

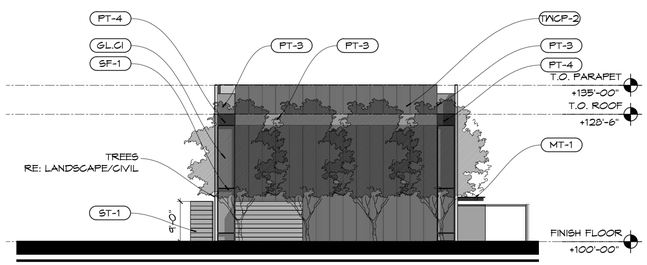
SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

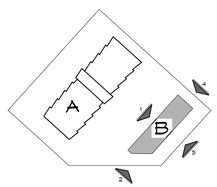
		Building B			
		North	**South**	**East**	**West**
1	Total Façade S.F.	7170	5883	1935	1889
2	Facade S.F. (exclusive doors and windows)	4761	4428	1728	1785
3	Doors and Windows S.F.	2409	1455	207	104
4	**Primary Masonry totals(Min. 80%)**	95%	98%	100%	100%
	Stone s.f (as applicable)			180	
	Tilt Wall s.f. (as applicable)	4528	4356	1548	1785
5	**Secondary Masonry totals(max 20%)**				
	Detail any additional (metal)	233	72		



4 EAST ELEVATION

SCALE: 1/16"=1'-0"

0 4' 8' 16' 32'



KEY PLAN

MATERIAL LEGEND

MASONRY

- TWCP-1 TILT-WALL CONCRETE PANEL PAINTED, PT-1 , ICI 2009, 40YY 75/084 SEED PEARL
- TWCP-2 TILT-WALL CONCRETE PANEL PAINTED, PT-2, ICI 686, 40YY 29/068 VIRTUAL TAUPE
- PT-3 PAINT, ICI 685, 40YY 25/074 TONY TAUPE
- PT-4 PAINT, ICI 684, 40YY 20/081 SMOKEHOUSE
- ST-1 STONE (ROUGH BACK LEUDERS LIMESTONE)

METALS

- MT-1 STEEL FABRICATION ENTRANCE CANOPY PAINTED, PT - 5, ICI 319, 80YR 13/227 TOBACCO ROAD
- MT-2 STEEL FABRICATION COURTYARD CANOPY WITH TRELLIS PAINTED, PT - 5, ICI 319, 80YR 13/227 TOBACCO ROAD

DOORS & WINDOWS

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- MG-1 METAL GATE WITH SOLID METAL BACKING

MISCELLANEOUS SYSTEMS

- MCT-1 METAL CISTERN TANK

LRK

Looney Ricks Kiss

Architecture Interiors Graphics Urban Design
150 Turtle Creek Blvd, Suite 104D
Dallas, Texas 75207
Telephone 214 389 3816
E-mail info@lrk.com

Drawings for:

Glacier Commercial

433 East Las Colinas Blvd, Suite 1100

Irving, TX 75039

Phone: 214-675-8411

Fax: 214-637-4301

Issues and Revisions

No.	Date	Issues
01	06.16.16	

No.	Date	Revisions

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Seal

Project Number: 06.15009.00

Project Name:

Trinity Park - Flower Mound

Drawing Name:

EXTERIOR COLOR ELEVATIONS
BUILDING B

Drawn By: HT

Checked By: CH

A202

Last saved on 6/16/2016 6:07 PM by Hyd
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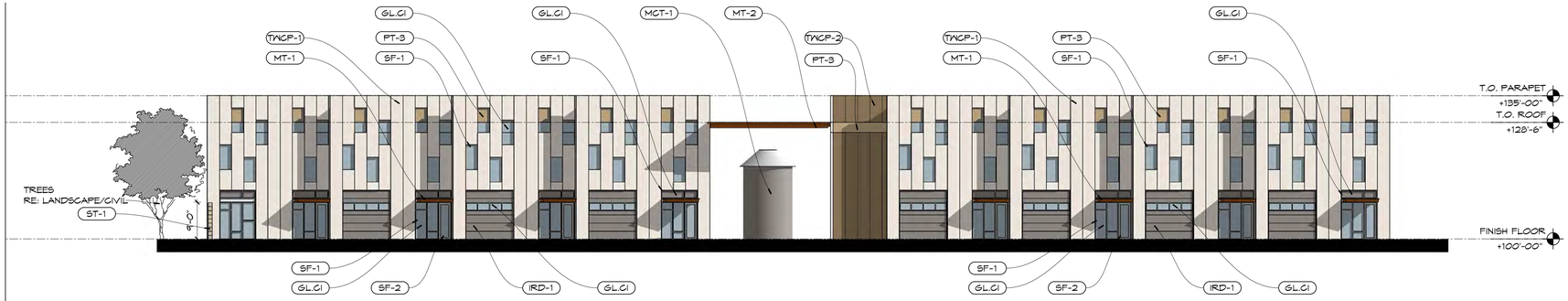
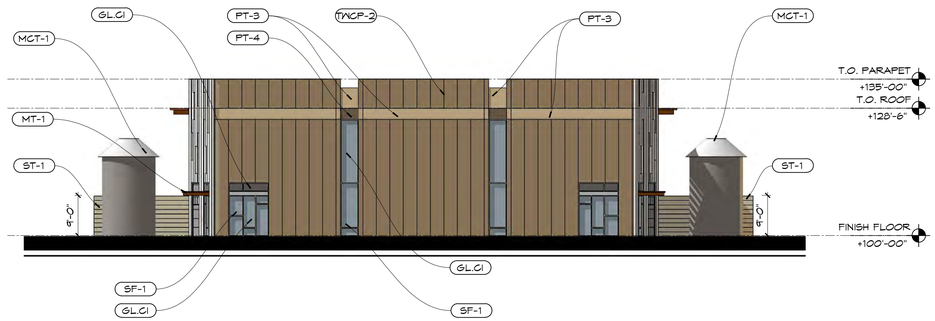


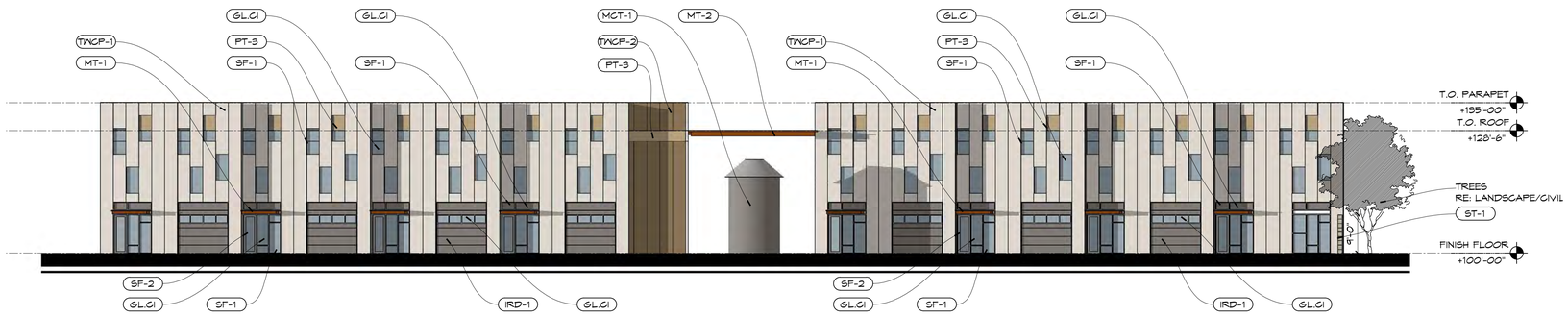
1 NORTH ELEVATION

SCALE: 1/16"=1'-0"



2 WEST ELEVATION

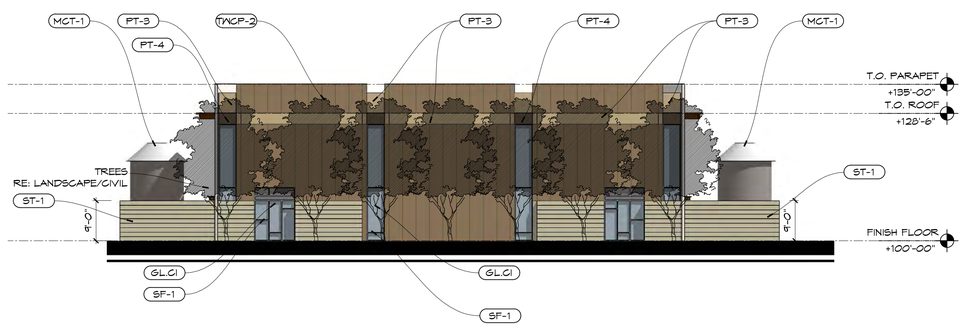
SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/16"=1'-0"

		Building A			
		North	South	East	West
1	Total Façade S.F.	9765	9765	3969	3291
2	Facade S.F. (exclusive doors and windows)	6777	6777	3409	2868
3	Doors and Windows S.F.	2988	2988	560	423
4	**Primary Masonry totals(Min. 80%)**	96%	96%	100%	100%
	Stone s.f (as applicable)			405	
	Tilt Wall s.f. (as applicable)	6521	6521	3004	2868
5	**Secondary Masonry totals(max 20%)**				
	Detail any additional (metal)	256	256		



4 EAST ELEVATION

SCALE: 1/16"=1'-0"

0 4' 8' 16' 32'

MATERIAL LEGEND

MASONRY

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- ST-1 STONE (ROUGH BACK LEUDERS LIMESTONE)

METALS

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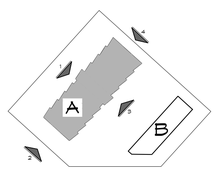
MISCELLANEOUS SYSTEMS

- MCT-1 METAL CISTERN TANK



KEY PLAN

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Seal

Project Number: 06.15009.00

Project Name:

Trinity Park - Flower Mound

Drawing Name:

EXTERIOR COLOR ELEVATIONS
BUILDING A

Drawn By: HT

Checked By: CH

A201

Last saved on 6/16/2016 6:07 PM by Ht
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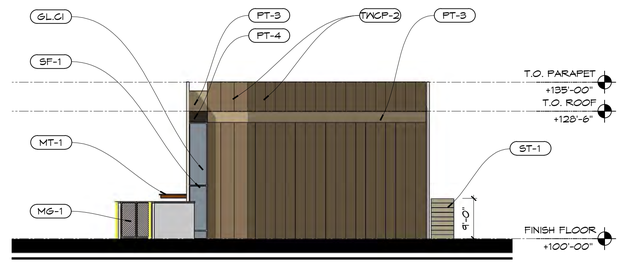
Plotted on 6/16/2016 6:12 PM

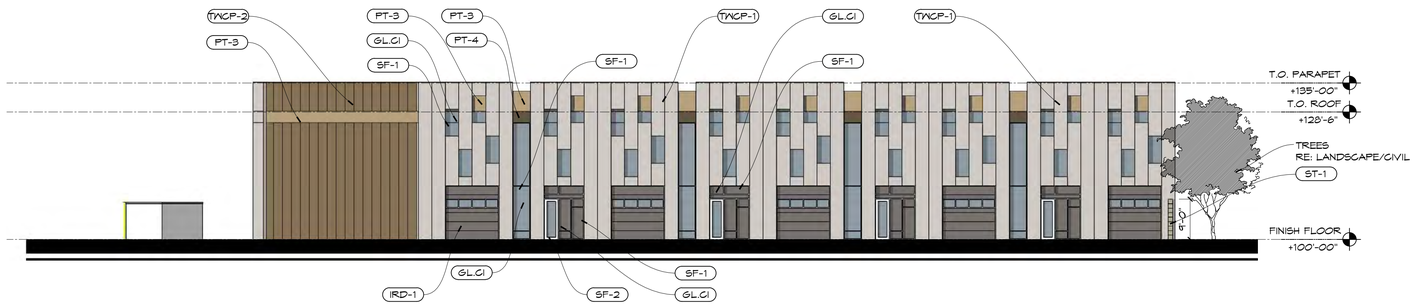
1 NORTH ELEVATION

SCALE: 1/16"=1'-0"



2 WEST ELEVATION

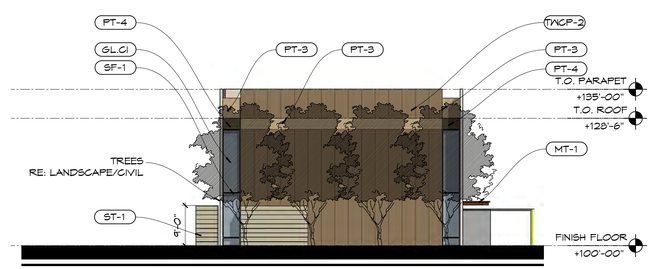
SCALE: 1/16"=1'-0"



3 SOUTH ELEVATION

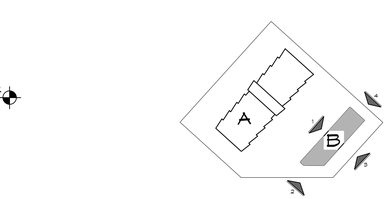
SCALE: 1/16"=1'-0"

		Building B			
		North	South	East	West
1	Total Façade S.F.	7170	5883	1935	1889
2	Facade S.F. (exclusive doors and windows)	4761	4428	1728	1785
3	Doors and Windows S.F.	2409	1455	207	104
4	**Primary Masonry totals(Min. 80%)**	95%	98%	100%	100%
	Stone s.f (as applicable)			180	
	Tilt Wall s.f. (as applicable)	4528	4356	1548	1785
5	**Secondary Masonry totals(max 20%)**				
	Detail any additional (metal)	233	72		



4 EAST ELEVATION

SCALE: 1/16"=1'-0"



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Project Number: 06.15009.00

Project Name:

Trinity Park - Flower Mound

Drawing Name:

EXTERIOR COLOR ELEVATIONS
BUILDING B

Drawn By: HT

Checked By: CH

A202

Last saved on 6/16/2016 6:07 PM by Hyd
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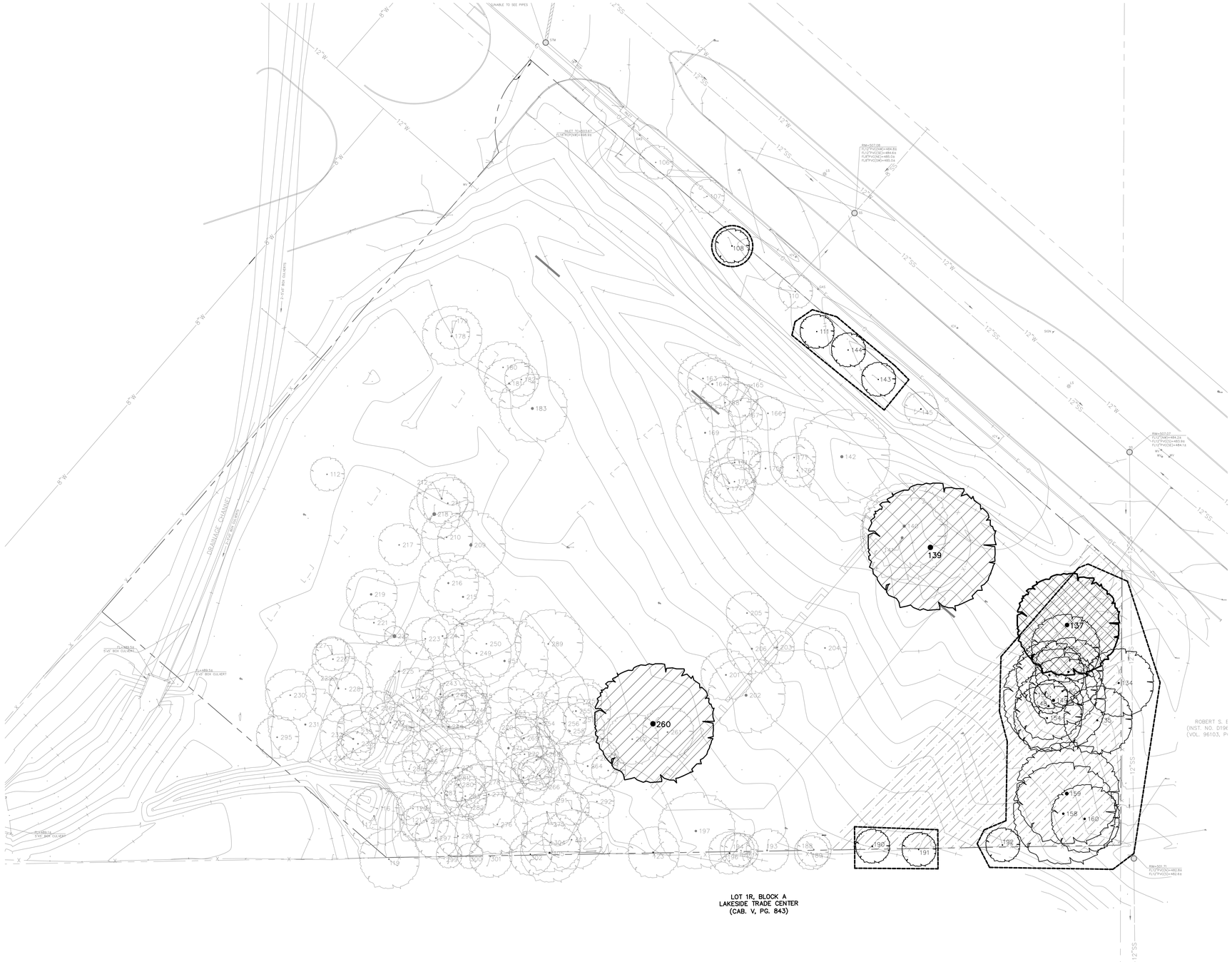
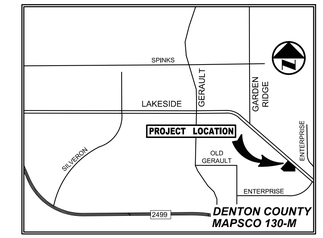
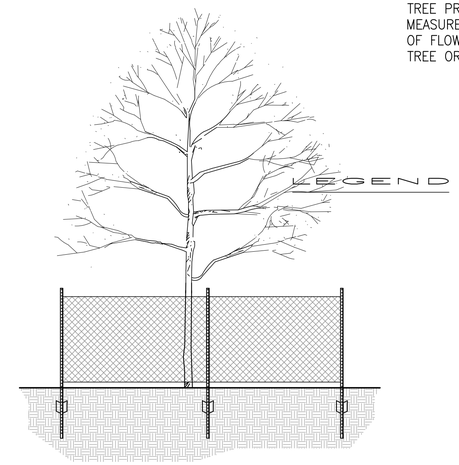




VICINITY MAP
(NOT TO SCALE)

REFER TO ART.V, SEC. 94-51 FOR ADDT'L TREE PROTECTION MEASURES AS PER CITY OF FLOWER MOUND TREE ORDINANCE



1 TREE PROTECTION FENCE
N.T.S.

TREE COUNT	
TOTAL PROTECTED TREES ON SITE	145
PROTECTED TREES TO BE REMOVED	124
REMAINING PROTECTED TREES	*21*
TOTAL SPECIMEN TREES ON SITE	3
SPECIMEN TREES TO BE REMOVED	2
REMAINING SPECIMEN TREES	*1*

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
WADE W. PETERSON
TEXAS REGISTRATION NUMBER 1965

0 15 30 60 90
GRAPHIC SCALE IN FEET

SPECIMEN TREE TO REMAIN

SPECIMEN TREE TO BE REMOVED

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE SYMBOL
TRUNK LOCATION
TREE NUMBER

TREE PROTECTION FENCING

NOTE: PRIOR TO ANY WORK BEGINNING PLEASE CONTACT JAMES HOEFERT AT (972) 874-6352

NOTE: NO TREE MITIGATION IS REQUIRED FOR THE REMOVAL OF ANY PROTECTED AND/OR SPECIMEN TREES ON THIS SITE

REFER TO ARTICLE V, SECTION 94-51 FOR TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND TREE ORDINANCE. REFER TO SHEET T1.4 FOR TREE PROTECTION DETAILS

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

TREE SURVEY
EXISTING CONDITION

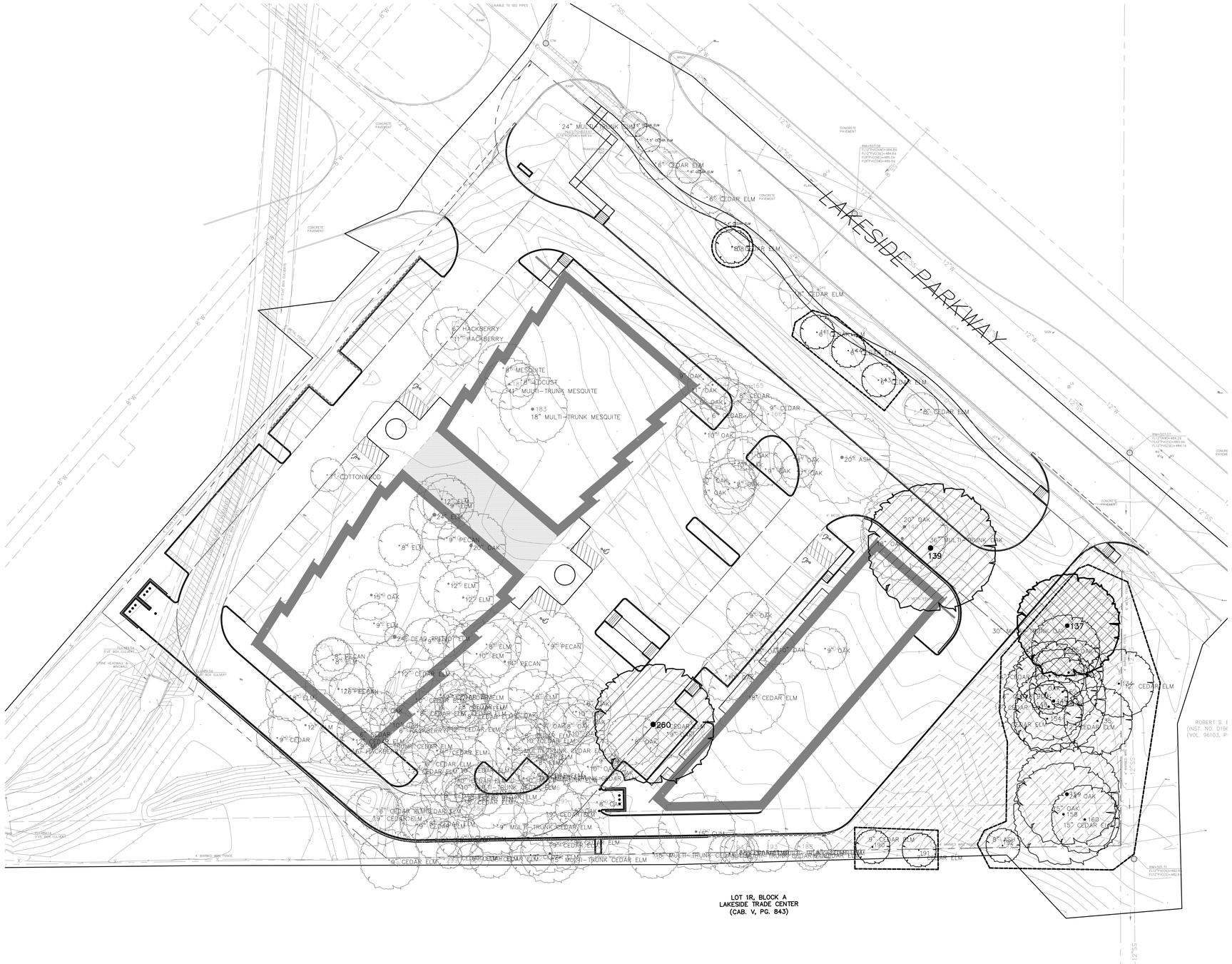
TRINITY PARK
FLOWER MOUND
3.919 ACRE TRACT

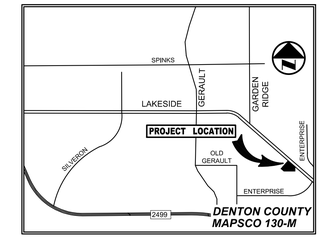
CITY OF FLOWER MOUND, DENTON & TARRANT CO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	TAW	FEB 2015	1"=30'			**T1.1**

TRINITY PARK

PK FILE: 2283-15.362





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LEGEND

- SPECIMEN TREE TO REMAIN
- SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE SYMBOL
- TRUNK LOCATION
- TREE NUMBER
- TREE PROTECTION FENCING

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WADE C. PETERSON
TEXAS REGISTRATION NUMBER 1965

0 15 30 60 90
GRAPHIC SCALE IN FEET

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NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

TREE SURVEY - EXISTING CONDITION WITH SITE PLAN

TRINITY PARK

FLOWER MOUND

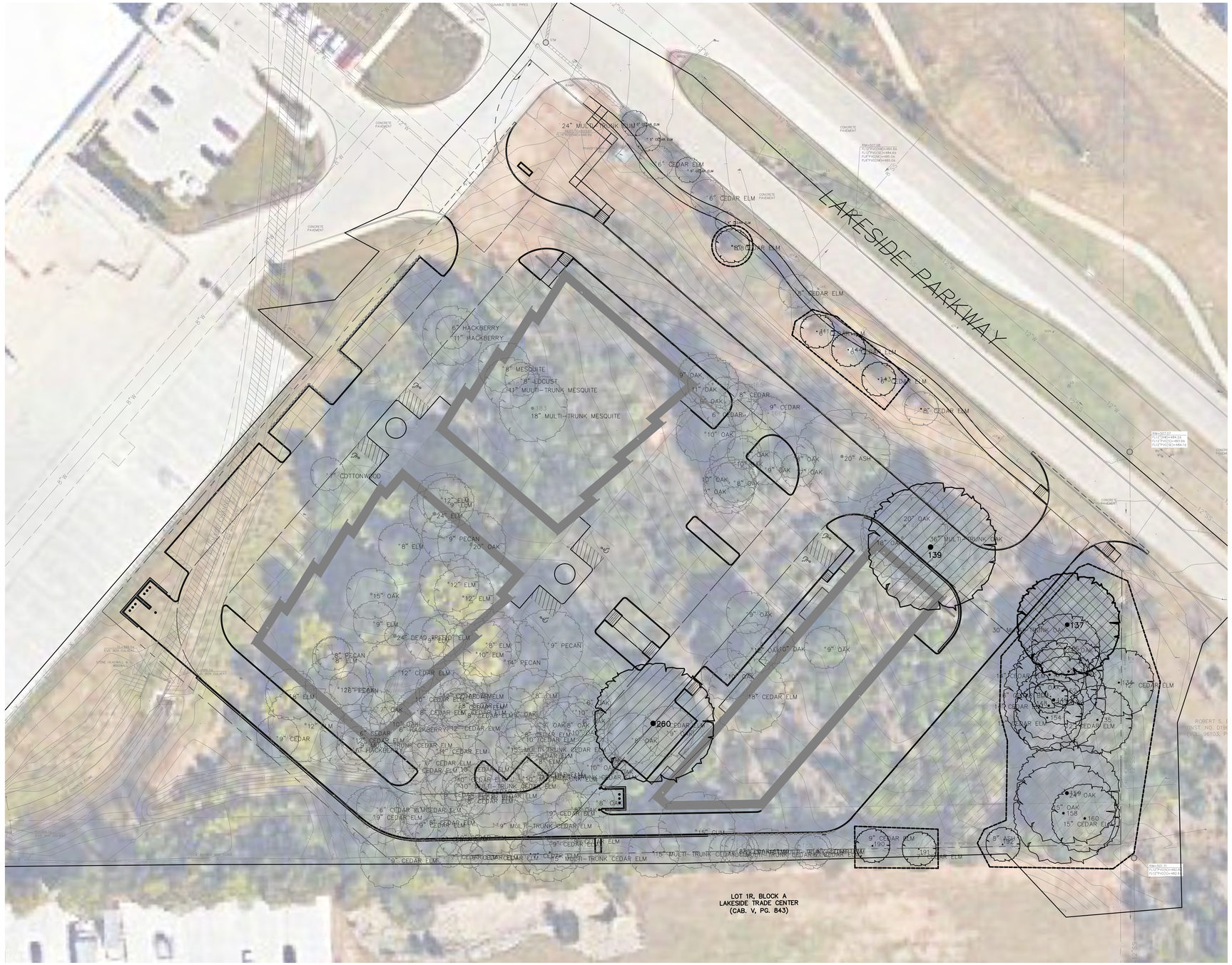
3.919 ACRE TRACT

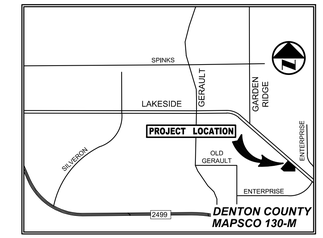
CITY OF FLOWER MOUND, DENTON & TARRANT CO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	TAW	FEB 2015	1"=30'			T1.2

TRINITY PARK

PK FILE: 2283-15.362





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TREE SURVEY - EXTG COND w/ SITE PLAN & AERIAL

TRINITY PARK

FLOWER MOUND

3.919 ACRE TRACT

CITY OF FLOWER MOUND, DENTON & TARRANT CO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	TAW	FEB 2015	1"=30'			**T1.3**

TRINITY PARK

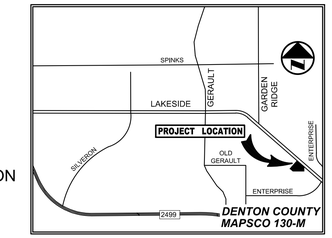
PK FILE: 2283-15.362

TREE NUMBER	TREE SCIENTIFIC NAME	TREE SPECIES	CALIPER (INCH)	CANOPY SPREAD (FT.)	HEALTH / CONDITION	STATUS	REMOVE / REMAIN	NORTHING	EASTING
106	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7047263.18	2418421.95
107	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7047243.19	2418452.14
108	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMAIN	7047214.05	2418466.82
110	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMOVE	7047187.30	2418504.00
111	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7047163.76	2418516.63
112	POPULUS TRICHOCARPA	COTTONWOOD	7	20	GOOD	NOT PROTECTED	REMOVE	7047079.89	2418228.81
116	ULMUS CRASSIFOLIA	CEDAR ELM	6	25	GOOD	PROTECTED	REMOVE	7046883.51	2418258.25
117	ULMUS CRASSIFOLIA	CEDAR ELM	9	35	GOOD	PROTECTED	REMOVE	7046879.14	2418256.44
119	ULMUS CRASSIFOLIA	CEDAR ELM	9	35	GOOD	PROTECTED	REMAIN	7046853.73	2418265.17
120	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7046883.46	2418279.32
121	ULMUS CRASSIFOLIA	CEDAR ELM	9	20	GOOD	PROTECTED	REMOVE	7046874.56	2418281.67
123	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	15	30	GOOD	PROTECTED	REMAIN	7046857.62	2418420.49
134	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMAIN	7046957.25	2418694.09
135	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMAIN	7046935.35	2418681.47
136	QUERCUS VIRGINIANA	OAK	14	40	GOOD	PROTECTED	REMAIN	7046977.46	2418662.42
137	QUERCUS STELLATA	MULTI-TRUNK POST OAK	30	60	GOOD	SPECIMEN	REMAIN	7046991.33	2418663.74
139	QUERCUS STELLATA	MULTI-TRUNK POST OAK	36	75	GOOD	SPECIMEN	REMOVE	7047036.94	2418583.42
140	QUERCUS VIRGINIANA	OAK	20	50	GOOD	PROTECTED	REMOVE	7047049.44	2418568.02
141	QUERCUS VIRGINIANA	OAK	18	50	GOOD	PROTECTED	REMOVE	7047042.61	2418566.81
142	FRAXINUS ALBICANS	ASH	20	55	GOOD	PROTECTED	REMOVE	7047090.23	2418531.38
143	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7047135.62	2418552.79
144	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7047152.91	2418535.04
145	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMAIN	7047118.22	2418577.86
148	ULMUS CRASSIFOLIA	CEDAR ELM	14	40	GOOD	PROTECTED	REMAIN	7046943.68	2418652.85
149	QUERCUS VIRGINIANA	OAK	20	60	GOOD	PROTECTED	REMAIN	7046947.03	2418655.77
150	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7046949.09	2418653.94
151	ULMUS CRASSIFOLIA	CEDAR ELM	14	40	GOOD	PROTECTED	REMAIN	7046961.91	2418653.35
152	QUERCUS VIRGINIANA	OAK	12	40	GOOD	PROTECTED	REMAIN	7046952.45	2418661.03
153	QUERCUS VIRGINIANA	OAK	14	40	GOOD	PROTECTED	REMAIN	7046963.77	2418664.54
154	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMAIN	7046936.65	2418651.94
158	QUERCUS VIRGINIANA	OAK	15	60	GOOD	PROTECTED	REMAIN	7046880.46	2418661.51
159	QUERCUS VIRGINIANA	OAK	24	60	GOOD	PROTECTED	REMAIN	7046892.28	2418663.58
160	ULMUS CRASSIFOLIA	CEDAR ELM	15	40	GOOD	PROTECTED	REMAIN	7046877.43	2418674.05
163	QUERCUS VIRGINIANA	OAK	9	30	GOOD	PROTECTED	REMOVE	7047136.20	2418449.76
164	QUERCUS VIRGINIANA	OAK	11	30	GOOD	PROTECTED	REMOVE	7047132.92	2418455.26
165	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMOVE	7047123.28	2418471.91
166	ULMUS CRASSIFOLIA	CEDAR ELM	9	20	GOOD	PROTECTED	REMOVE	7047115.70	2418487.94
167	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7047114.57	2418474.50
168	QUERCUS VIRGINIANA	OAK	9	30	GOOD	PROTECTED	REMOVE	7047121.97	2418462.79
169	QUERCUS VIRGINIANA	OAK	10	35	GOOD	PROTECTED	REMOVE	7047104.29	2418451.02
170	QUERCUS VIRGINIANA	OAK	6	20	GOOD	PROTECTED	REMOVE	7047092.46	2418473.72
171	QUERCUS VIRGINIANA	OAK	10	30	GOOD	PROTECTED	REMOVE	7047086.81	2418468.34
172	QUERCUS VIRGINIANA	OAK	8	25	GOOD	PROTECTED	REMOVE	7047075.57	2418468.28
173	QUERCUS VIRGINIANA	OAK	10	30	GOOD	PROTECTED	REMOVE	7047074.72	2418465.19
174	QUERCUS VIRGINIANA	OAK	9	30	GOOD	PROTECTED	REMOVE	7047071.42	2418464.58
175	QUERCUS VIRGINIANA	OAK	9	20	GOOD	PROTECTED	REMOVE	7047083.35	2418486.50
176	QUERCUS VIRGINIANA	OAK	7	20	GOOD	PROTECTED	REMOVE	7047082.15	2418505.22
177	QUERCUS VIRGINIANA	OAK	8	25	GOOD	PROTECTED	REMOVE	7047089.75	2418503.35
178	CELTIS OCCIDENTALIS	HACKBERRY	11	35	GOOD	NOT PROTECTED	REMOVE	7047161.02	2418302.01
179	CELTIS OCCIDENTALIS	HACKBERRY	6	20	GOOD	NOT PROTECTED	REMOVE	7047163.21	2418302.46
180	PROSOPIS GLANDULOSA	MESQUITE	8	30	GOOD	NOT PROTECTED	REMOVE	7047142.73	2418332.26
181	PROSOPIS GLANDULOSA	MULTI-TRUNK MESQUITE	11	30	GOOD	NOT PROTECTED	REMOVE	7047133.25	2418335.80
182	GLEDITSIA TRIACANTHOS	LOCUST	8	20	GOOD	NOT PROTECTED	REMOVE	7047135.57	2418343.00
183	PROSOPIS GLANDULOSA	MULTI-TRUNK MESQUITE	18	40	GOOD	NOT PROTECTED	REMOVE	7047118.58	2418349.51
188	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMAIN	7046859.39	2418514.90
189	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7046857.47	2418513.30
190	ULMUS CRASSIFOLIA	CEDAR ELM	9	20	GOOD	PROTECTED	REMAIN	7046861.30	2418549.26
191	ULMUS CRASSIFOLIA	CEDAR ELM	7	20	GOOD	PROTECTED	REMAIN	7046859.42	2418576.51
192	FRAXINUS ALBICANS	ASH	8	20	GOOD	PROTECTED	REMAIN	7046862.06	2418625.76
193	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	10	25	GOOD	PROTECTED	REMAIN	7046858.90	2418487.44
194	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMAIN	7046859.19	2418469.62
195	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMAIN	7046858.83	2418472.10
196	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	10	25	GOOD	PROTECTED	REMAIN	7046857.26	2418465.39
197	EUCALYPTUS OBLIQUA	GUM	15	45	GOOD	PROTECTED	REMOVE	7046870.29	2418445.58
201	QUERCUS VIRGINIANA	OAK	10	30	GOOD	PROTECTED	REMOVE	7046962.01	2418463.25
202	ULMUS CRASSIFOLIA	CEDAR ELM	18	45	GOOD	PROTECTED	REMOVE	7046950.05	2418475.08
203	QUERCUS VIRGINIANA	OAK	10	20	GOOD	PROTECTED	REMOVE	7046978.20	2418493.20
204	QUERCUS VIRGINIANA	OAK	9	25	GOOD	PROTECTED	REMOVE	7046977.83	2418521.45
205	QUERCUS VIRGINIANA	OAK	9	25	GOOD	PROTECTED	REMOVE	7046998.36	2418475.64
206	QUERCUS VIRGINIANA	OAK	12	30	GOOD	PROTECTED	REMOVE	7046977.37	2418478.50
209	QUERCUS VIRGINIANA	OAK	20	40	GOOD	PROTECTED	REMOVE	7047038.30	2418313.34
210	CARYA ILLINOINENSIS	PECAN	9	30	GOOD	PROTECTED	REMOVE	7047042.89	2418299.08
211	ULMUS AMERICANA	ELM	9	30	GOOD	PROTECTED	REMOVE	7047062.88	2418299.80
212	ULMUS AMERICANA	ELM	12	30	GOOD	PROTECTED	REMOVE	7047065.58	2418296.20
215	ULMUS AMERICANA	ELM	12	35	GOOD	PROTECTED	REMOVE	7047007.88	2418308.75
216	ULMUS AMERICANA	ELM	12	35	GOOD	PROTECTED	REMOVE	7047015.96	2418300.12
217	ULMUS AMERICANA	ELM	8	25	GOOD	PROTECTED	REMOVE	7047038.40	2418271.20
218	ULMUS AMERICANA	ELM	24	30	GOOD	PROTECTED	REMOVE	7047056.49	2418291.82
219	QUERCUS VIRGINIANA	OAK	15	30	GOOD	PROTECTED	REMOVE	7047009.33	2418254.75
221	ULMUS AMERICANA	ELM	9	25	GOOD	PROTECTED	REMOVE	7046992.67	2418256.35
222	N/A	DEAD TREE	24		DEAD	NOT PROTECTED	REMOVE	7046984.85	2418268.44
223	ULMUS AMERICANA	ELM	9	25	GOOD	PROTECTED	REMOVE	7046983.21	2418286.57
224	ULMUS AMERICANA	ELM	10	25	GOOD	PROTECTED	REMOVE	7046984.85	2418296.69
225	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMOVE	7046964.12	2418271.06
226	ULMUS AMERICANA	ELM	8	25	GOOD	PROTECTED	REMOVE	7046971.26	2418232.29
227	CARYA ILLINOINENSIS	PECAN	8	20	GOOD	PROTECTED	REMOVE	7046974.39	2418231.85
228	CARYA ILLINOINENSIS	PECAN	6	20	GOOD	PROTECTED	REMOVE	7046953.72	2418239.69
229	CARYA ILLINOINENSIS	PECAN	12	40	GOOD	PROTECTED	REMOVE	7046954.12	2418235.46
230	ULMUS AMERICANA	ELM	8	30	GOOD	PROTECTED	REMOVE	7046950.09	2418207.19
231	ULMUS AMERICANA	ELM	12	45	GOOD	PROTECTED	REMOVE	7046932.85	2418216.08
232	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMOVE	7046924.40	2418244.20
233	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	9	20	GOOD	PROTECTED	REMOVE	7046921.54	2418247.00
234	CELTIS OCCIDENTALIS	HACKBERRY	6	20	GOOD	NOT PROTECTED	REMOVE	7046918.69	2418244.20
235	ULMUS CRASSIFOLIA	CEDAR ELM	6	25	GOOD	PROTECTED	REMOVE	7046928.59	2418246.83
236	QUERCUS VIRGINIANA	OAK	7	20	GOOD	PROTECTED	REMOVE	7046942.48	2418258.53
237	QUERCUS VIRGINIANA	OAK	10	25	GOOD	PROTECTED	REMOVE	7046933.97	2418266.03
238	CELTIS OCCIDENTALIS	HACKBERRY	6	20	GOOD	NOT PROTECTED	REMOVE	7046930.73	2418269.84
239	ULMUS CRASSIFOLIA	CEDAR ELM	8	25	GOOD	PROTECTED	REMOVE	7046940.80	2418282.00
240	ULMUS CRASSIFOLIA	CEDAR ELM	10	35	GOOD	PROTECTED	REMOVE	7046948.52	2418279.39
242	ULMUS CRASSIFOLIA	CEDAR ELM	12	40	GOOD	PROTECTED	REMOVE	7046950.25	2418302.55
243	ULMUS CRASSIFOLIA	CEDAR ELM	12	30	GOOD	PROTECTED	REMOVE	7046950.61	2418295.48
244	ULMUS CRASSIFOLIA	CEDAR ELM	12	35	GOOD	PROTECTED	REMOVE	7046931.57	2418300.24
245	ULMUS CRASSIFOLIA	CEDAR ELM	8	30	GOOD	PROTECTED	REMOVE	7046944.91	2418306.67
246	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7046943.82	2418304.72
247	ULMUS CRASSIFOLIA	CEDAR ELM	6	20	GOOD	PROTECTED	REMOVE	7046940.87	2418305.85
248	ULMUS CRASSIFOLIA	CEDAR ELM	8	30	GOOD	PROTECTED	REMOVE	7046939.04	2418309.93
249	ULMUS AMERICANA	ELM	10	40	GOOD	PROTECTED	REMOVE	7046974.77	2418316.64
250	ULMUS AMERICANA	ELM	8	40	GOOD	PROTECTED	REMOVE	7046980.28	2418322.47
251	CARYA ILLINOINENSIS	PECAN	14	50	GOOD	PROTECTED	REMOVE	7046970.21	2418333.16
252	ULMUS AMERICANA	ELM	8	30	GOOD	PROTECTED	REMOVE	7046950.60	2418349.85
253	QUERCUS VIRGINIANA	OAK	9	30	GOOD	PROTECTED	REMOVE	7046939.76	2418337.01
254	QUERCUS VIRGINIANA	OAK	9	30	GOOD	PROTECTED	REMOVE	7046933.42	2418354.00
255	QUERCUS VIRGINIANA	OAK	10	40	GOOD	PROTECTED	REMOVE	7046940.78	2418375.08
256	QUERCUS VIRGINIANA	OAK	8	25	GOOD	PROTECTED	REMOVE	7046933.32	2418368.42
257	QUERCUS VIRGINIANA	OAK	6	20	GOOD	PROTECTED	REMOVE	7046935.67	2418377.52
258	QUERCUS VIRGINIANA	OAK	10	40	GOOD	PROTECTED	REMOVE	7046928.99	2418371.49
259	QUERCUS VIRGINIANA	OAK	6	20	GOOD	PROTECTED	REMOVE	7046946.62	2418380.06
260	ULMUS CRASSIFOLIA	CEDAR ELM	36	70	GOOD	SPECIMEN	REMOVE	7046933.31	2418420.36
261	QUERCUS VIRGINIANA	OAK	6	30	GOOD	PROTECTED	REMOVE	7046928.38	2418428.93
262	QUERCUS VIRGINIANA	OAK	8	30	GOOD	PROTECTED	REMOVE	7046924.27	2418408.19
263	QUERCUS VIRGINIANA	OAK	9	25	GOOD	PROTECTED	REMOVE	7046913.04	2418387.29
264	QUERCUS VIRGINIANA	OAK	10	35	GOOD	PROTECTED	REMOVE	7046908.44	2418382.00
265	QUERCUS VIRGINIANA	OAK	8	20	GOOD	PROTECTED	REMOVE	7046905.82	2418394.02
266	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	11	35	GOOD	PROTECTED	REMOVE	7046902.75	2418353.85
267	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMOVE	7046903.58	2418352.57
268	ULMUS AMERICANA	ELM	8	30	GOOD	PROTECTED	REMOVE	7046912.05	2418351.80
269	ULMUS CRASSIFOLIA	CEDAR ELM	10	30	GOOD	PROTECTED	REMOVE	7046924.84	2418344.52
270	ULMUS CRASSIFOLIA	CEDAR ELM	8	20	GOOD	PROTECTED	REMOVE	7046927.74	2418343.61
271	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	15	40	GOOD	PROTECTED	REMOVE	7046918.97	2418335.45
272	ULMUS CRASSIFOLIA	CEDAR ELM	8	35	GOOD	PROTECTED	REMOVE	7046915.40	2418344.87
273	ULMUS CRASSIFOLIA	CEDAR ELM	7	20	GOOD	PROTECTED	REMOVE	7046904.50	2418350.62
274	ULMUS AMERICANA	MULTI-TRUNK ELM	10	30	GOOD	PROTECTED	REMOVE	7046901.74	2418344.18
275	ULMUS CRASSIFOLIA	CEDAR ELM	9	40	GOOD	PROTECTED	REMOVE	7046881.52	2418358.04
276	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	9	35	GOOD	PROTECTED	REMOVE	7046874.14	2418328.93
277	ULMUS CRASSIFOLIA	CEDAR ELM	9	40	GOOD	PROTECTED	REMOVE	7046891.80	2418323.86
278	ULMUS CRASSIFOLIA	CEDAR ELM	7	30	GOOD	PROTECTED	REMOVE	7046894.32	2418318.26
279	ULMUS CRASSIFOLIA	CEDAR ELM	10	40	GOOD	PROTECTED	REMOVE	7046907.44	2418305.84
280	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	10	20	GOOD	PROTECTED	REMOVE	7046897.46	2418306.21
281	ULMUS CRASSIFOLIA	CEDAR ELM	10	35	GOOD	PROTECTED	REMOVE	7046901.38	2418304.06
282	ULMUS CRASSIFOLIA	CEDAR ELM	8	25	GOOD	PROTECTED	REMOVE	7046888.73	2418309.87
283	ULMUS CRASSIFOLIA	CEDAR ELM	8	25	GOOD	PROTECTED	REMOVE	7046890.79	2418310.08
284	ULMUS CRASSIFOLIA	CEDAR ELM	11	30	GOOD	PROTECTED	REMOVE	7046917.90	2418293.37
285	ULMUS CRASSIFOLIA	CEDAR ELM	7	20	GOOD	PROTECTED	REMOVE	7046906.76	2418277.10
286	ULMUS CRASSIFOLIA	CEDAR ELM	6	25	GOOD	PROTECTED	REMOVE	7046911.10	2418285.20
287	ULMUS CRASSIFOLIA	CEDAR ELM	8	25	GOOD	PROTECTED	REMOVE	7046892.62	2418295.99
289	CARYA ILLINOINENSIS	PECAN	9	40	GOOD	PROTECTED	REMOVE	7046980.19	2418358.85
291	QUERCUS VIRGINIANA	OAK	8	20	GOOD	PROTECTED	REMOVE	7046883.55	2418372.71
292	QUERCUS VIRGINIANA	OAK	8	20	GOOD	PROTECTED	REMOVE	7046887.60	2418387.40
295	JUNIPERUS VIRGINIANA	CEDAR	9	25	GOOD	NOT PROTECTED	REMOVE	7046925.37	2418199.49
296	ULMUS CRASSIFOLIA	CEDAR ELM	8	25	GOOD	PROTECTED	REMOVE	7046876.08	2418287.48
297	ULMUS CRASSIFOLIA	CEDAR ELM	10	25	GOOD	PROTECTED	REMOVE	7046866.10	2418292.83
298	ULMUS CRASSIFOLIA	CEDAR ELM	9	25	GOOD	PROTECTED	REMOVE	7046867.27	2418305.74
299	ULMUS CRASSIFOLIA	CEDAR ELM	7	15	GOOD	PROTECTED	REMOVE	7046855.99	2418300.36
300	ULMUS CRASSIFOLIA	CEDAR ELM	6	15	GOOD	PROTECTED	REMOVE	7046855.60	2418312.77
301	ULMUS CRASSIFOLIA	CEDAR ELM	7	25	GOOD	PROTECTED	REMOVE	7046855.34	2418324.80
302	ULMUS CRASSIFOLIA	CEDAR ELM	7	25	GOOD	PROTECTED	REMOVE	7046856.64	2418348.28
303	ULMUS CRASSIFOLIA	CEDAR ELM	9	35	GOOD	PROTECTED	REMOVE	7046865.14	2418372.51
304	ULMUS CRASSIFOLIA	CEDAR ELM	9	35	GOOD	PROTECTED	REMOVE	7046863.48	2418360.12
305	ULMUS CRASSIFOLIA	MULTI-TRUNK CEDAR ELM	15	35	GOOD	PROTECTED	REMOVE	7046857.49	2418359.63

ARTICLE V SECTION 94-51 TOWN OF FLOWER MOUND.

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



VICINITY MAP
(NOT TO SCALE)

0 15 30 60 90
GRAPHIC SCALE IN FEET

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL,PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
WADE C. PETERSON
TEXAS REGISTRATION NUMBER 1965

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

TREE SURVEY FIELD DATA

TRINITY PARK
FLOWER MOUND
3.919 ACRE TRACT

CITY OF FLOWER MOUND, DENTON & TARRANT CO, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	TAW	FEB 2015	1"=30'			T1.4

TRINITY PARK

PK FILE: 2283-15.362