



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

FEBRUARY 27, 2017

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

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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 February 13, 2017*

Consider approval of the minutes of the February 13, 2017, Planning and Zoning Commission Regular Session and Work Session.

2. *RC16-0009 – Creekside at Heritage Park, Phase Three*

Consider a request for a Record Plat to create a residential subdivision. The property is located generally west of Garden Ridge Road and south of Flower Mound Road.

3. *RC16-0017 – Canyon Falls, Village 10B*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of Canyon Falls Drive and east of Prairie Ridge Road.

4. *RC16-0013 – The Villas at Southgate, Phase One*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located at the northwest corner of Long Prairie Road and Gerault Road.

5. *MISC17-0002 – Victory Retail Parking Deviation*

Consider approval of a request for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road. *(This item was tabled at the January 23, 2017, meeting.)*

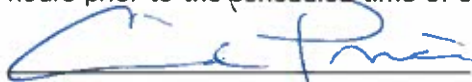
6. *MPA17-0005 – Senior Housing Provisions*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older.

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: Feb. 23, 2017, at 3:23 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.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF FEBRUARY, 2017, 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 and work session with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Laile Neal	Commissioner, Place 2
Mike McCall	Commissioner, Place 3
Al Linley	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
David Johnson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Brad Ruthrauff	Commissioner, Place 1
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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
Tommy Dalton	Assistant Town Manager
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Chuck Jennings	Parks and Recreation Director
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
John Habern	Parks, Trails and Landscape Specialist

A. CALL TO ORDER: 6:32 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

Sandeep Sharma, 2504 Stillwater Court, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Emily Strittmatter, 4816 Mesquite, Flower Mound

D. REGULAR ITEMS

1. Consider approval of the minutes of the January 23, 2017, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice Chair Solis moved to approve the January 23, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, Solis, Linley, Dillon

NAYS: None

ABSTAIN: McCall

ABSENT: Ruthrauff

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

2. Consider a request for a Site Plan (SP16-0026 – 151 Coffee) to develop a coffee shop with drive-through window. The property is generally located on the west side of Long Prairie Road and south of Churchill Drive.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Mark Wattles, 151 Coffee

Commission Deliberation

Vice Chair Solis moved to approve SP16-0026 – 151 Coffee. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP16-0031 – North Point Center, Lots 1-A & 1-B) to create two non-residential lots. The property is generally located north of Rippy Road and west of Long Prairie Road.

4. Consider a request for a Site Plan (SP16-0024 – Bank of the West) to develop a bank building. The property is generally located north of Rippy Road and west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jim Dewey, JDJR Engineers

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation (RP16-0031)

Vice Chair Solis moved to approve RP16-0031 – North Point Center, Lots 1-A & 1-B. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RP16-0031)

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

Commission Deliberation (SP16-0024)

Vice Chair Solis moved to approve SP16-0024 – Bank of the West. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (SP16-0024)

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

Vice Chair Solis recused himself from Item 5 and left Council Chambers.

5. **Public Hearing to consider a request for rezoning (MU17-0001 – Lakeside DFW) to amend the Lakeside DFW Development Code by amending Section 7.1.B(2), “Unrestricted Materials,” to add EIFS as an Unrestricted Material applicable only to the Lakeside Tower development, and by amending Section 8, “Signage Standards,” to allow for signs on construction cranes located within the MU-TEN and MU-C(3) Subzones, as well as amending certain wall sign regulations. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Alexander Brown, Realty Capital
Mike Boyd, Boyd Consulting Group

Spoke In Opposition:

Guy McKee, 653 Surrey Lane, Flower Mound

Submitted a card to Speak In Opposition, but donated their time to Mr. McKee:

Amber Ansari, 705 Northwood Drive, Flower Mound
Todd Marsh, 305 Hathaway Street, Flower Mound
Andrew Alderson, 2634 Exall Street, Flower Mound
Edwardo Sobrino, 713 Northwood Drive, Flower Mound
Barbara Argabright, 316 Loma Alta Drive, Flower Mound
Leslie Garner, 312 Loma Alta Drive, Flower Mound

Spoke In Favor:

Ken Hodge, 1213 Noble Way, Flower Mound

Close Public Hearing

Commission Deliberation

Commissioner Neal moved to recommend approval of MU17-0001 – Lakeside DFW as written, except to exclude the lighting to the crane sign and to make the wall sign variance applicable only for the building mentioned in the application located at 901 Long Prairie Road. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, McCall, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 5-0.

Vice Chair Solis returned to Council Chambers.

6. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0003 – Urban Design – Roofs and Parapets) to amend Section 4, Urban Design Plan, by modifying the Roofs and Parapets Standards regarding applicability and waiver process and criteria.

Staff Presentation

Doug Powell, Executive Director

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of MPA17-0003 – Urban Design – Roofs and Parapets. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

7. Public Hearing to consider a request for rezoning (ZPD16-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to include additional land, modify the conceptual elevations and plans, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Randi Rivera, G&A Consultants

Question / Comment of an Informational Nature

Jim Engel, 5110 Bayberry, Flower Mound

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD16-0011 – Timber Creek Medical Park. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Neal, McCall, Solis, Linley, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0008 – Parks and Trails Plan) by deleting existing Section 5.0, Parks and Trails Plan, and replacing said section with a new Section 5.0, Parks and Trails Plan, and adopting the 2017 Parks and Recreation Master Plan Update.

Staff Presentation

Chuck Jennings, Parks and Recreation Director
Mike Svetz, Pros Consulting, Inc.

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of MPA16-0008 – Parks and Trails Plan. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Linley, Solis, McCall, Neal, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

E. ADJOURNMENT – REGULAR SESSION: 10:05 P.M.

Chair Forest called for a 10-minute break.

i. CALL TO ORDER – WORK SESSION: 10:15 P.M.

- a. Presentation and discussion regarding possible amendments to the Town's Land Development Regulations to incorporate standards regarding the use of aggregate materials within the landscape.**

Presenter

John Habern, Parks, Trails and Landscape Specialist

- b. Presentation and discussion regarding the senior housing overlay.**

Presenter

Tommy Dalton, Assistant Town Manager

The work session was closed at 11:23 p.m.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: February 27, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0009 - Creekside at Heritage Park, Phase Three) to create a residential subdivision. The property is located generally west of Garden Ridge Road and south of Flower Mound Road.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 35 buildable, single-family residential lots for the third and final phase of the Creekside at Heritage Park development. The subject property is undeveloped and contains approximately 19.3 acres of land.

The proposed development meets all of the Single-Family District-10 (SF-10) standards. The plat depicts necessary landscape buffers, setbacks, easements and right-of-way dedication. Access to the subdivision is provided from Garden Ridge Road.

Approved development plan and development agreement limited the number of buildable lots to 142. With the approval of this final phase, there will be a total of 135 lots within the Creekside at Heritage development. Also, all stipulations listed in the development agreement have been met with this final phase.

On August 20, 2012, the Town Council approved both a zoning change (Z01-12) and development plan (DP01-12) for the Parker Tract (now named Creekside at Heritage Park), an 80-acre development which includes the subject property, to allow SF-10 uses. The record plat is consistent with the approved development plan. The Planning and Zoning Commission approved a replat for Creekside at Heritage Park, Phase I, on June 7, 2013, for 56 single-family lots. Phase I is currently under construction. A record plat for Phase 2A consisting of 13 single-family lots was approved by the Planning and Zoning Commission on

December 4, 2014. A record plat for Phase 2B consisting of 31 single-family lots was approved by the Planning and Zoning Commission on June 22, 2015.

III. ATTACHMENTS

A. Background Information

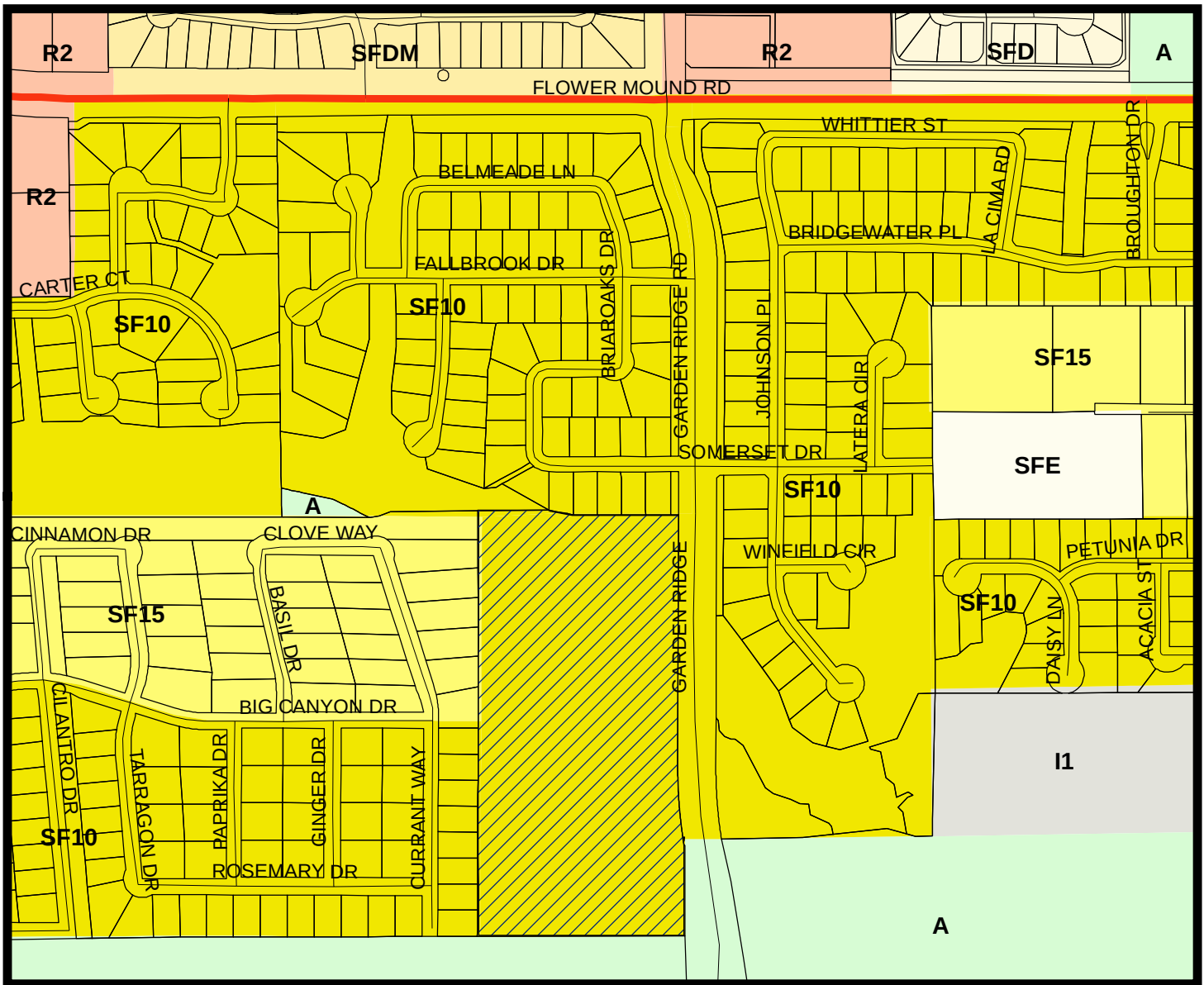
1. Vicinity Map
2. Letter of Intent
3. Development Agreement

B. Application Details

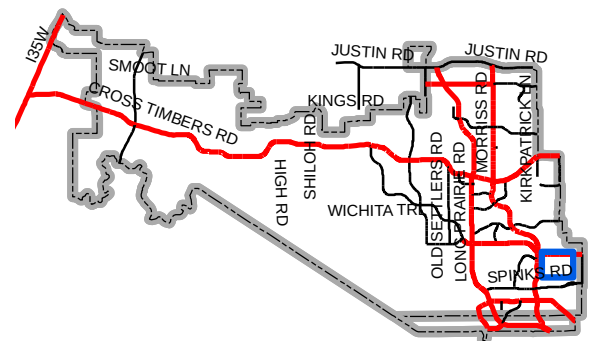
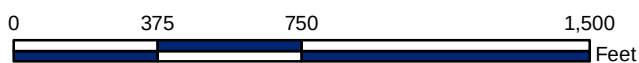
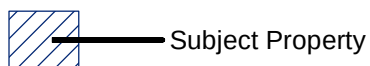
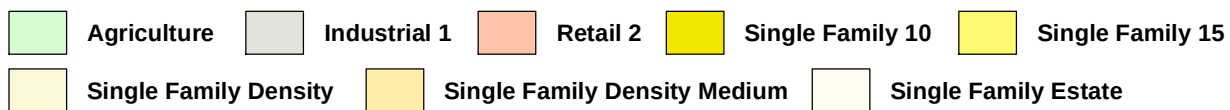
1. Record Plat

Vicinity Map

Reference Project: RC16-0009



LEGEND



Map Location



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**
CIVIL ENGINEERS

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

May 31, 2016

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

**RE: Creekside at Heritage Park Phase 3
Flower Mound, Texas
DAA Job No. 11019-01**

Dear Mr. Powell

On behalf of our client, Toll Bros., please accept this letter as our Letter of Intent to describe and explain the requested Record Plat and Construction Documents.

On August 20, 2012, the Flower Mound Town Council approved a zoning change for an 80 acre development for Toll Brothers, a national home builder. The current zoning of the property is SF-10 per Town Ordinance No. 27-12.

Also on August 20, 2012, the Flower Mound Town Council approved a Development Plan for the 80 acre development. The proposed residential development will contain 142-single-family dwellings in three phases with 14.6 acres of Open Space/Flood Plain, four (4) lots totaling approximately 6.1 acres to be dedicated to the Town, for a gross density of 1.8 dwelling units per acre. The Creek, Bakers Branch, dissects the tract.

On behalf of our client, Toll Brothers, we are submitting the Phase Three Record Plat and Construction Plans. The Record Plat contains 35 residential lots, 5 open space lot and 19.295 acres.

The proposed Record Plat and Construction Plans conform to the Town's Development Code and we are not requesting any variances. We have provided for landscape buffers and a point of access for safety considerations.

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

Sincerely,

J. Casey Ross

AFTER RECORDING, RETURN TO:

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028
Attn: Town Secretary's Office

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 17 day of SEPTEMBER, 2012, by and between the Town of Flower Mound, Texas (the "Town") and TOLL DALLAS TX LLC, a Texas Limited Liability Corporation (the "Developer"), as follows:

WITNESSETH:

WHEREAS, Developer is the owner of that certain real property located within the Town, being approximately 80.4 acres of land in the Rosannah Baker Survey, Abstract No. 49, as more particularly described in Exhibit A attached hereto and incorporated herein by reference for all purposes allowed by law (the "Property"), and desires to construct a residential subdivision and certain related public improvements thereon; and

WHEREAS, the Property is broken into two tracts with one tract generally located on the southeast corner of Garden Ridge Road and Flower Mound Road and the second tract generally located on the east side of Garden Ridge Road approximately 1,200 feet south of the intersection of Garden Ridge Road and Flower Mound Road in the Town of Flower Mound, Texas; and

WHEREAS, the Developer has agreed to pay Park Development Fees in the amount of One Hundred Ninety-Seven Thousand Ninety-Six and No/100 Dollars (\$197,096.00), and to dedicate at least 6.1 acres of park land to the Town in satisfaction of the Park Land Dedication Ordinance requirements; and

WHEREAS, Developer has had an Environmental Protection Plan dated August 7, 2012 ("EPP") prepared for the Property, which EPP is attached hereto as Exhibit B and incorporated herein by reference for all purposes allowed by law; and

WHEREAS, the EPP confirms the Property contains approximately 29.1 acres of upland habitat, which area constitutes an environmentally sensitive area; and

WHEREAS, the EPP indicates approximately 27.4786 acres of said upland habitat will be impacted by the development of the Property and the remaining approximately 1.6096 acres will be preserved; and,

WHEREAS, the EPP confirms the Property contains approximately 9.47 acres of riparian habitat, which area constitutes an environmentally sensitive area; and,

WHEREAS, the EPP indicates approximately 2.13 acres of said riparian habitat will be impacted by the development of the Property and the remaining approximately 7.34 acres will be preserved; and,

WHEREAS, the EPP confirms the Property contains approximately 0.893 acres of prairie habitat, which area constitutes an environmentally sensitive area; and,

WHEREAS, the EPP indicates approximately 0.573 acres of said prairie habitat will be impacted by the development of the Property and the remaining approximately 0.32 acres will be preserved; and,

WHEREAS, Developer acknowledges and has agreed that it is required to provide for mitigation to address the impact to the Property's environmentally sensitive areas; and,

WHEREAS, mitigation for similar impacts on previously approved projects have included one or a combination of the payment of \$15,000 per acre impacted and/or the installation of trees and native plants onsite, the cost of which plantings have been deducted from the amount to be otherwise paid into the Tree Preservation Fund; and,

WHEREAS, at the standard rate of \$15,000 per acre impacted in mitigation costs the cost to mitigate the impacts of development on the Property equate to payment of approximately \$444,150.00 into the Town's Tree Preservation Fund; and,

WHEREAS, Developer has agreed to provide for upland habitat and riparian habitat mitigation through a combination of onsite tree plantings/habitat restoration activities, dedication of an additional 1.3 acres of park land in addition to the 4.8 acres of park land required to be dedicated in satisfaction of the Park Land Dedication Ordinance, a reduction in the total number of residential units that might otherwise be developed on the Property, and provide for other development conditions, under the terms and conditions set forth in this Agreement; and,

WHEREAS, the EPP indicates and Developer acknowledges that areas within the Property exceed five percent (5%) and greater in topographic slope; and,

WHEREAS, the EPP indicates that the proposed development will impact/alter approximately 0.32 acres of the existing slope areas that equal or exceed twelve percent (12%) in order to build roadways and approximately 0.732 acres, in total, of the existing slope areas that equal or exceed twelve percent (12%) for residential lots on the Property; and

WHEREAS, Developer has further requested that Developer be allowed to alter areas that have existing topographic slopes equal to or greater than five percent (5%)

and less than twelve percent (12%) and which are situated more than five feet (5') away from the footprint of the proposed structure or structures; and,

WHEREAS, the development requirements set forth herein, including the payment to the Town of the monies set forth herein, remain consistent with the Town's commitment to provide for the health, safety and welfare of the residents of the Town; and,

WHEREAS, Developer has also agreed to obtain permits from the United States Army Corps of Engineers prior to performing any construction activities in the areas of the Property containing "Jurisdictional Waters" of the United States as identified in the EPP; and,

WHEREAS, the Town has requested and the Developer has agreed that certain conditions shall be embodied into a Development Agreement, executed, and filed in the Deed Records of Denton County prior to the Development Plan attached hereto as Exhibit C becoming effective upon the terms and conditions set forth in this Agreement.

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

1. The representations, covenants, and recitations set forth in the foregoing recitals and in this Agreement are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this paragraph.
2. The Developer shall pay to the Town One Hundred Ninety-Seven Thousand Ninety-Six and No/100 Dollars (\$197,096.00), as Park Development Fees. Developer shall also dedicate at least 4.8 acres of land to the Town for use as park land as approved by the Parks, Arts and Library Board to satisfy the Town's Park Land Dedication Ordinance requirements for development of the residential subdivision on the Property. These amounts shall be paid to the Town prior to or contemporaneously with a pre-construction meeting for the development of the Property. Notwithstanding the foregoing, the actual amount to be paid by Developer as Park Development Fees and cash in lieu of land dedication may increase or decrease proportionately with the number of residential units finally determined by Developer at or about the time of filing the record plat for development of the Property.
3. The Developer shall construct a six-foot (6') wide sidewalk along Garden Ridge Road adjacent to the Property and an eight-foot (8') wide multi-use trail segment adjacent to Flower Mound Road along the full extent of the northern Property boundary together with any and all connections between new and existing trails and sidewalks, as indicated on the Development Plan in satisfaction of the

remainder of Developer's obligation under the Town's Ordinances regarding Park and Trails Plan.

4. Developer agrees to be bound by the determinations and recommendations contained in the EPP and as approved by the Town. Upland habitat and riparian habitat mitigation ("ESA Mitigation") shall be handled through a combination of onsite tree plantings/habitat restoration activities ("Onsite Developer Mitigation") in areas of the Property that will remain undisturbed, the dedication of additional park land, reduction in the total number of lots that could be constructed on the Property, a credit for public rights-of-way situated within the areas, only, and payment to the Town of the balance of the mitigation requirements in the amount of Fifteen Thousand and No/100 Dollars per acre impacted, with such funds to be deposited into the Town's Tree Preservation Fund. Additional trees planted and habitat restoration on individual residential lots will not qualify as ESA Mitigation. Developer shall submit with the record plat/construction plans for the Property an additional sheet - either as part of the tree survey or as part of the landscape plan - that will outline any Onsite Developer Mitigation including additional plantings and upland habitat and riparian habitat restoration areas located on the Property. This plan will outline all Onsite Developer Mitigation, including the amount of plantings and locations being restored on-site, and the balance of the mitigation that must be paid into the Town's tree preservation fund and shall be subject to the prior written approval of the Town. The Developer is required to provide all necessary information to determine the recognized and allowed scope of Onsite Developer Mitigation and the amount to be paid as a mitigation fee to the Town for the upland habitat with the record plat application.
5. More particularly, it is hereby agreed that the total cost of mitigation for approximately 27.48 acres of upland habitat and approximately 2.13 acres of riparian habitat, at the standard mitigation rate of \$15,000.00 per acre, is \$444,150.00. The Developer shall pay the total amount of the mitigation fee into the Town's Tree Preservation Fund less any offsets the Developer may earn as set forth herein-below.
6. Applicant shall dedicate 1.3 additional acres of park land above the 4.8 acres of park land dedication required by the Town's Park Land Dedication Ordinance. A portion of said additional park land shall be contiguous with Heritage Park and provide open space for the Master Planned Trail to extend through and connect to existing trail sections. Upon the conveyance of such additional 1.3 acres of park land to the Town, the Developer shall be entitled to a reduction of the total amount of the required ESA Mitigation fee for such dedication in the amount of \$97,500.00.
7. Applicant shall plant an additional 426 trees in addition to the number of trees required to be planted on and about the Property by the Tree Ordinance. Said trees will be at least 3 inches (3") in diameter at breast height and will be planted on x-lots, in open spaces, and in buffer areas along FM 3040 and Garden Ridge Parkway. The exact locations will be determined when the landscape plan for the Property is submitted to the Town. As noted herein above, additional trees that are

planted and habitat restoration performed on individual residential lots will not qualify as upland habitat and riparian habitat mitigation. With a standard price of \$100.00 per caliper inch, the total value of the planting of such three-inch (3") diameter trees is \$127,800.00. Upon planting and final acceptance or approval of the planting of such trees and submission of the receipts therefor, the Developer shall be entitled to a reduction of the total amount of the required ESA Mitigation fee for such plantings in an amount equal to the actual price per tree of such trees up to a total amount of \$127,800.00.

In the event that it is not feasible for the Developer to plant the full number of trees referenced in this Paragraph on the Property, the remaining trees shall be planted in Town roadway medians, with the first option for such plantings being median in Garden Ridge Road along the perimeter of the Property ("Garden Ridge Median"). The Developer understands that underground utilities and easements (collectively "Public Improvements") exist within or are designed for construction in the Garden Ridge Median and that such Public Improvements will probably prohibit the planting of such remaining trees. After the Town has determined that any or all acceptable tree locations within the Garden Ridge Median have been exhausted, other medians can be utilized for tree planting as determined by the Town. In the alternative, Developer may pay the equivalent dollar amount for any remaining trees that are unable to be planted in the Garden Ridge Median, using a calculation of the number of remaining unplanted trees multiplied by a unit price of \$300.00 per tree, into the Town's Tree Preservation Fund.

8. Following the dedication and construction of the roadways within the upland habitat and riparian habitat areas of the Property and the Town's final acceptance of such improvements, the Developer shall be entitled to a reduction of the total amount of the required ESA Mitigation fee for such roadways in an amount equal to the total area of roadways actually constructed in the upland habitat and riparian habitat areas of the Property multiplied by the standard mitigation amount of \$15,000.00 per acre. For example, the amount of roadway estimated to be situated within upland habitat and riparian habitat areas of the Property is 6.173 acres of land multiplied by \$15,000.00 per acre equates to a reduction of the required ESA Mitigation by \$92,595.00.
9. Developer shall not develop the Property as densely as the zoning on the Property allows and shall agree to a reduction in such density through this Agreement and the adoption of deed restriction on the Property so limiting its development to prohibit the replatting of the Property, lots within the Property and/or the re-designation of x-lots to increase the number of buildable lots beyond one hundred forty-two (142) buildable residential lots. For the purpose of ESA Mitigation only, the Town agrees to recognize the overall environmental benefits derived from the less dense development project proposed by Developer on the Property, which project minimizes the negative impacts that could have been imposed upon the Property's environmentally sensitive areas through the full development of the Property by granting Developer an offset against any remaining ESA Mitigation fee in an amount of up to \$126,255.00.

10. The development of the Property is subject to the acquisition of any and all appropriate permits from the United States Army Corps of Engineers ("Corps"), prior to the approval of a record plat for the first phase of development. Furthermore, no permits shall be issued for any construction or construction-related activity within any "Jurisdictional Waters" on the Property, as identified within the EPP until a permit from the Corps has been approved and obtained.
11. Developer agrees and covenants that the Property shall contain no more than one hundred forty-two (142) buildable lots, as referenced in the Development Plan for the Property, and further, Developer agrees that it shall deed restrict the Property to one hundred forty-two (142) buildable lots and that such restriction shall be a covenant that runs with the Property. Further, the Town and Developer agree that such deed restriction/covenant relative to the number of buildable lots for the Property shall inure to the benefit of the Town and the Town shall be authorized to institute any action, legal or otherwise, deemed necessary by the Town to enforce said deed restriction/covenant.
12. The EPP indicates that there are areas of the Property where the existing slope equals or exceeds twelve percent (12%) and that 1.052 acres of such existing twelve percent (12%) slope areas will be impacted by the development on the Property. The Developer is seeking an exception to section 98-147, "Topographical Slope Protection," of the Town's Code of Ordinances to allow existing topographical slopes of twelve percent (12%) or greater to be impacted/altered on approximately 0.32 acres for the construction of roadways and on approximately 0.732 acres, in total, for residential lots. The Developer is also seeking an exception to section 98-147, "Topographical Slope Protection," of the Town's Code of Ordinances to allow the alteration of existing topographical slopes that are equal to or greater than five percent (5%) but less than twelve percent (12%) and which are situated more than five feet (5') away from the footprint of the proposed structure or structures. The Developer acknowledges and agrees that should either exception or both exceptions be granted, the record plat and construction plans must contain details regarding the location of these impacted slope areas and how the impacted areas will be altered in accordance with section 98-147(b) of the Town's Code.
13. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Denton County, Texas. Venue for any action arising under this Agreement shall lie in Denton County, Texas.
14. Any notices required or permitted to be given hereunder shall be given by certified or registered mail, return receipt requested, to the addresses set forth below or to such other single address as either party hereto shall notify the other:

If to the Town: The Town of Flower Mound, Texas
2121 Cross Timbers Road
Flower Mound, Texas 75028
Attn: Town Manager's Office

If to Developer: TOLL DALLAS TX LLC
Attn: Robert G. Paul
Vice President
2557 Southwest Grapevine Parkway
Suite 100
Grapevine, Texas 76051

15. In the event any person initiates or defends any legal action or proceeding to enforce or interpret any of the terms of this Agreement, the prevailing party in any such action or proceeding shall be entitled to recover its reasonable costs and attorney's fees (including its reasonable costs and attorney's fees on any appeal).
16. This Agreement contains the entire agreement between the parties hereto and supersedes all prior agreements, oral or written, with respect to the subject matter hereof. The provisions of this Agreement shall be construed as a whole and not strictly for or against any party.
17. A telecopied facsimile of a duly executed counterpart of this Agreement shall be sufficient to evidence the binding agreement of each party to the terms herein.
18. The Town Council shall authorize the Mayor of the Town of Flower Mound to execute this Agreement on behalf of the Town.
19. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.
20. This Agreement shall be filed in the deed records of Denton County, Texas; provided, that this Agreement shall be released of record at the request of either party hereto at anytime after the various fees and contributions discussed herein above have been paid and all obligations required to be performed under this Agreement have been performed in a good and workmanlike manner. Upon any sale or other transfer of ownership rights in the Property, the Developer or the then Owner of the Property shall notify the Town in writing of such sale or transfer within ten (10) business days of such sale or transfer.
21. The Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. The Town warrants and represents that the individual executing this Agreement on behalf of the Town has full authority to execute this Agreement and bind the Town to the same. Developer warrants and

represents that the individual executing this Agreement on his/her/its behalf has full authority to execute this Agreement and bind Developer to fully perform this Agreement.

22. In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved by the signatories hereto, the signatories agree to submit such disagreement to mediation.
23. Developer has been represented by legal counsel in the negotiation of this Agreement and been advised, or has had the opportunity to have legal counsel review this Agreement and advise Developer, regarding Developer's rights under Texas and federal law. Developer hereby waives any requirement that the Town retain a professional engineer, licensed pursuant to Chapter 1001 of the Texas Occupations Code, to review and determine that the exactions required by the Town as a condition of approval for the development of this Property are roughly proportional or roughly proportionate to the proposed development's anticipated impact. (These exactions may include but are not limited to the making of dedications or reservations of land, the payment of fees, the construction of facilities, and the payment of construction costs for public facilities.) Developer specifically reserves its right to appeal the apportionment of municipal infrastructure costs in accordance with Tex. Loc. Gov't Code § 212.904. However, notwithstanding the foregoing, Developer hereby releases the Town from any and all liability under Tex. Loc. Gov't Code § 212.904 regarding or related to the cost of those municipal infrastructure improvements required for the development of the Property.
24. Developer agrees that the provision for dedication of the land and construction of a segment of six-foot (6') wide sidewalk and eight-foot (8') wide multi-use trail constitutes a proportional allocation of Developer's responsibility for sidewalk and park trail improvements for the Property. Developer further agrees that the payment of funds for Park Development Fees and the dedication of park land to the Town pursuant to the terms of this Agreement are roughly proportional to the impacts generated by the residential subdivision and benefits to be derived by Developer under this Agreement. Developer also acknowledges and agrees that payment to the Town's Tree Preservation Fund and/or the performance of the mitigating tasks and commitments set forth herein-above to offset impacts to the upland habitat and the riparian habitat, in particular, are related both in nature and extent to the impact of the development of the Property. Developer hereby waives any federal constitutional claims and any statutory or state constitutional takings claims under the Texas Constitution and Chapter 395 of the Tex. Loc. Gov't. Code. Developer further releases Town from any and all claims based on excessive or illegal exactions; it being agreed that Developer's payment of funds and park contribution(s) (after receiving all contractual offsets, credits and reimbursements) is roughly proportional or roughly proportionate to the demand that is placed on the park system and the upland habitat by Developer's Property. Developer further acknowledges that the benefits of zoning and platting have been accepted with full

knowledge of potential claims and causes of action, which may be raised now and in the future, and Developer acknowledges the receipt of good and valuable consideration for the release and waiver of such claims. **Developer shall indemnify and hold harmless Town from any claims and suits by Developer or Developer's successors and assigns brought pursuant to this Agreement or the claims or types of claims described in this paragraph.**

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the date first above written.

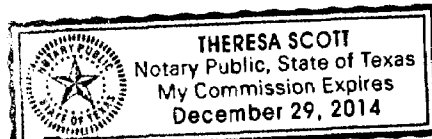
THE TOWN:

THE TOWN OF FLOWER MOUND, TEXAS

By: Thomas E Hayden
Name: Thomas E. Hayden
Title: Mayor, Town of Flower Mound

State of Texas §
 §
County of Denton §

This instrument was acknowledged before me on the 17 day of Sept 2012, by Thomas E. Hayden, Mayor of the Town of Flower Mound, Texas, on behalf of the Town of Flower Mound, Texas.



Theresa Scott
Notary Public, State of Texas

My Commission Expires.

12-29-14

DEVELOPER:

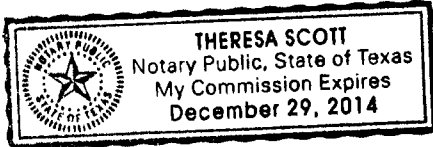
TOLL DALLAS TX LLC

By: Robert G. Paul
Name: Robert G. Paul
Title: Vice President

State of Texas §

County of Denton §

This instrument was acknowledged before me on the 17 day of SEPTEMBER 2012, by Robert G. Paul, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he is Vice President of TOLL DALLAS TX LLC, a Texas Limited Liability Corporation, and that he executed the same on behalf of and as the act of the Corporation.



My Commission Expires:

12.29.14

Theresa Scott
Notary Public, State of _____

Denton County
Cynthia Mitchell
County Clerk
Denton, TX 76202



70 2012 00110225

Instrument Number: 2012-110225

Recorded On: October 01, 2012

As
Agreement

Parties: TOWN OF FLOWER MOUND TEXAS

Billable Pages: 11

To

Number of Pages: 11

Comment: *TOH DALLAS, TX LLC*
DEVELOPMENT AGREEMENT

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Agreement	56.00
Total Recording:	56.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

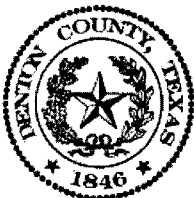
File Information:

Document Number: 2012-110225
Receipt Number: 955224
Recorded Date/Time: October 01, 2012 08:37:11A

User / Station: D Kitzmiller - Cash Station 2

Record and Return To:

TOWN OF FLOWER MOUND
TOWN SECRETARYS OFFICE
2121 CROSS TIMBERS ROAD
FLOWER MOUND TX 75028

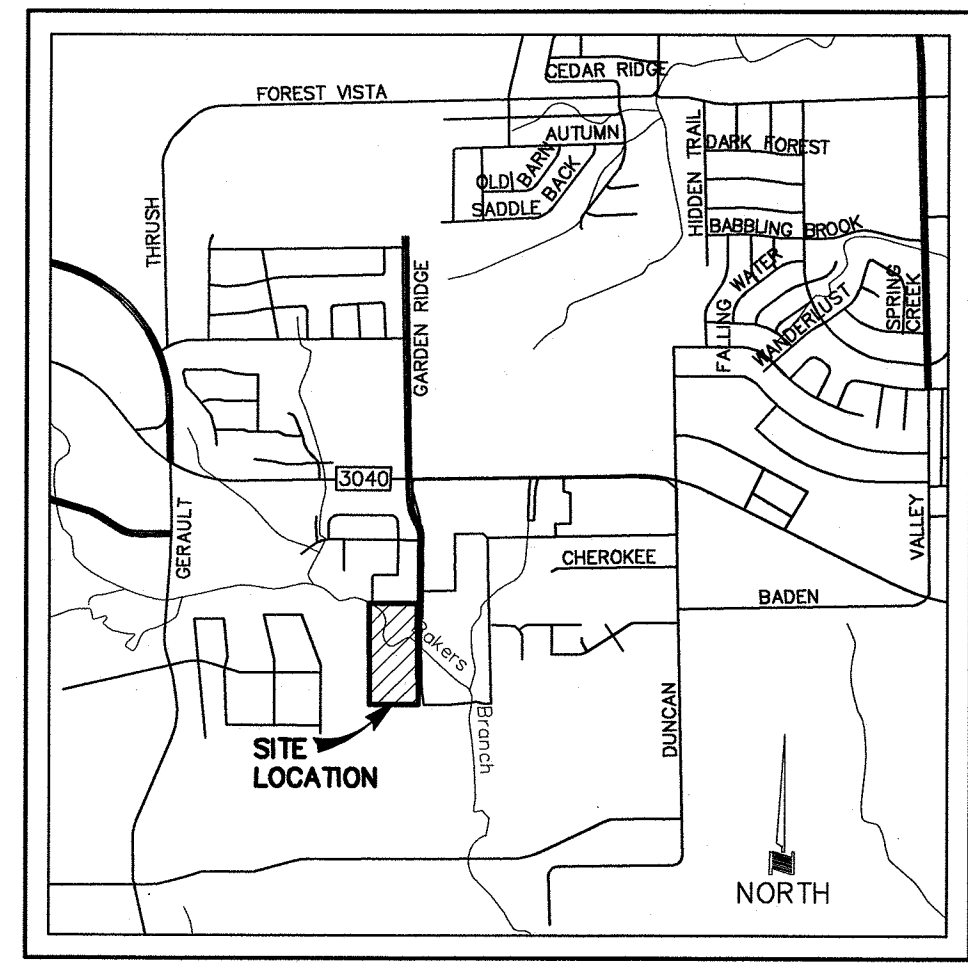
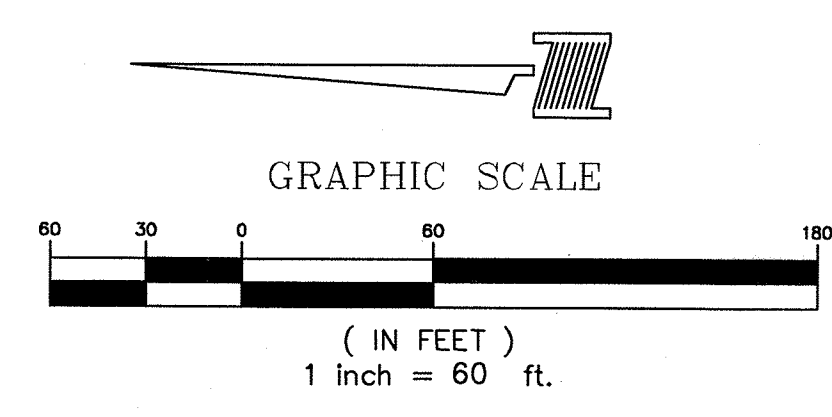
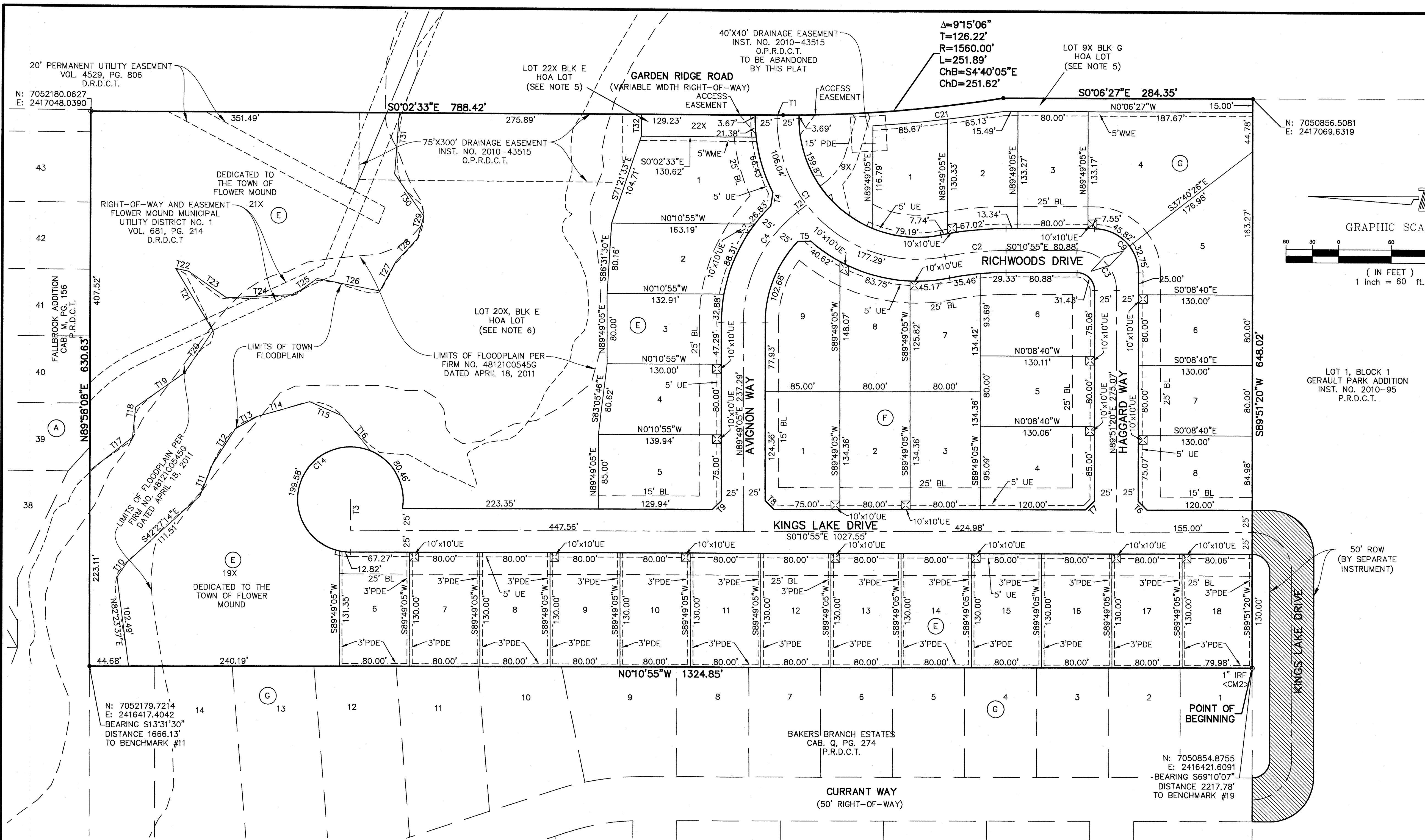


THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C Mitchell

County Clerk
Denton County, Texas



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 5. LOT 22X OF BLOCK E AND LOT 9X OF BLOCK G ARE FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 6. LOT 20X OF BLOCK E IS FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 7. LOTS 19X AND 21X OF BLOCK E SHALL BE DEDICATED TO THE TOWN OF FLOWER MOUND FOR PARK PURPOSES.
 8. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 33436.86 SF.
 9. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 10. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 11. ALL X-LOTS ARE UNBUILDABLE.
 12. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 13. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAP NUMBER 48121C0545G DATED APRIL 18, 2011.

A RECORD PLAT OF
LOTS 1-18, BLOCK E,
LOTS 1-9, BLOCK F AND
LOTS 1-8, BLOCK G
CREEKSIDE AT HERITAGE PARK
PHASE THREE

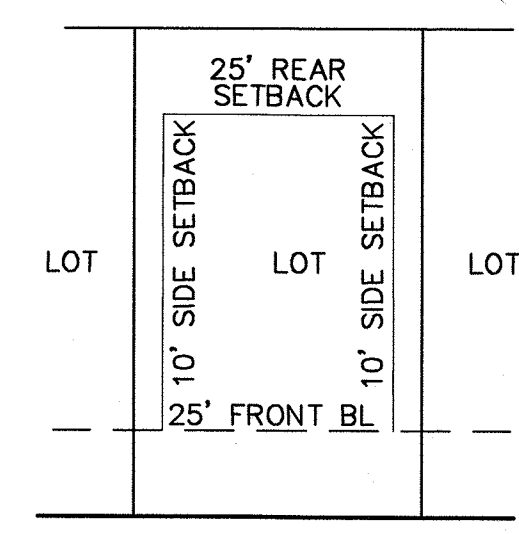
BEING 19.295 ACRES OF LAND LOCATED IN THE
ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR

LOT AND BLOCK SUMMARY		
SMALLEST	10,326 SF	0.24 AC
LARGEST	12,309 SF	0.28 AC
AVERAGE	11,324 SF	0.26 AC
TOTAL LOTS (INCLUDING X LOTS)	40 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	35 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	137,641 SF	

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	70' AT BLDG LINE
MINIMUM LOT DEPTH	120'
MINIMUM FRONT YARD BL	25'
MINIMUM REAR YARD BL	25'
MINIMUM SIDE YARD BL	10'
MAXIMUM LOT COVERAGE	40%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

- DRAINAGE EASEMENT NOTES:
1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
 2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - B. THE POND SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE POND SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
 3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
FFE = FENCE & FENCE MAINTENANCE EASEMENT
WME = WALL & WALL MAINTENANCE EASEMENT
PFC = POINT FOR CORNER
IRF = IRON ROD FOUND
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE AND UTILITY EASEMENT
C.O.E. = CORPS OF ENGINEERS
<CM> = CONTROL MONUMENT
⊙ = 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

TOWN OF FLOWER MOUND BENCHMARK #11
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE CURB INLET IN THE NORTHEAST QUADRANT OF THE INTERSECTION OF TEALWOOD BOULEVARD AND TEALWOOD LANE. MONUMENT IS LOCATED ON THE NORTHEAST CORNER OF THE CONCRETE CURB INLET. MONUMENT IS APPROXIMATELY 61' WEST OF AN EXISTING CONCRETE HEADWALL, 84' NORTHEAST OF A FIRE HYDRANT IN THE SOUTHWEST QUADRANT OF THE STREET INTERSECTION AND 62' SOUTHEAST OF THE CENTER OF A STORM SEWER MANHOLE ON THE WEST SIDE OF TEALWOOD BOULEVARD.
ELEVATION = 545.22'

TOWN OF FLOWER MOUND BENCHMARK #19
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANNUAL SERVICE ADOPTION CENTER AT #1200 GERRAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.
ELEVATION = 559.65'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the ROSANNAH BAKER SURVEY, ABSTRACT NO. 49, Town of Flower Mound, Denton County, Texas and being part of that tract of land described in deed to The Eddie and Wynelle Parker Family Limited Partnership, as recorded in Instrument No. 94-000780, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1 inch iron rod found in the north line of Lot 1, Block 1 of GERAULT PARK ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Instrument No. 2010-95, Plat Records, Denton County, Texas for the common southwest corner of said Parker tract and the southeast corner of Lot 1, Block G of BAKERS BRANCH ESTATES, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet Q, Page 274, Plat Records, Denton County, Texas;

THENCE North 00 degrees 10 minutes 55 seconds West, with the common west line of said Parker tract and east line of said BAKERS BRANCH ESTATES Addition, a distance of 1,324.85 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "DAA" in the south line of FALLBROOK ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet M, Page 156, Plat Records, Denton County, Texas for the northeast corner of Lot 8X, Block H of said BAKERS BRANCH ESTATES Addition;

THENCE North 89 degrees 58 minutes 08 seconds East, leaving said common line and with the south line of said FALLBROOK ADDITION, a distance of 630.63 feet to a 1/2 inch iron rod found with a yellow plastic cap stamped "HALFF" in the west line of Garden Ridge Road, a variable width right-of-way for the southeast corner of Lot 2-X, Block A of said FALLBROOK ADDITION;

THENCE Southerly, with said west line of Garden Ridge Road, the following three (3) courses and distances:

South 00 degrees 12 minutes 52 seconds West, a distance of 788.42 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "DAA" for corner at the beginning of a curve to the left having a central angle of 09 degrees 15 minutes 04 seconds, a radius of 1,560.08 feet and a chord bearing and distance of South 04 degrees 24 minutes 40 seconds East, 251.62 feet;

Southerly, with said curve to the left, an arc distance of 251.89 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "DAA" for corner;

South 00 degrees 13 minutes 33 seconds West, a distance of 284.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "DAA" in the south line of the above mentioned Parker tract for the northeast corner of the above mentioned Lot 1, Block 1 of GERAULT PARK ADDITION;

THENCE South 89 degrees 51 minutes 20 seconds West, leaving said west line and with the north line of said Lot 1, Block 1 of GERAULT PARK ADDITION, a distance of 641.71 feet to the POINT OF BEGINNING and containing 19.295 acres of land, more or less.

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, TOLL DALLAS TX, LLC, a Texas limited liability corporation, acting through the undersigned, their duly authorized agents hereinafter called "Owner(s)", are the owners of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat attached hereto and incorporated by reference herein, as the case may be;

NOW THEREFORE, in consideration of the sum of ONE and 00/(\$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 assign, hereafter 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 the said 150 feet from the average ground level of said property as same presently exists, 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 an/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 owner or operators of aircraft from the 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 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.

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

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Vice President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CREEKSIDE AT HERITAGE PARK PHASE THREE, 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 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 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.

TOLL DALLAS TX LLC

By: _____

Name: Robert G. Paul

Title: Vice President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Vice President of Toll Dallas TX LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability coporation for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

Sean Patton
Registered Professional Land Surveyor
No. 5660

STATE OF TEXAS §
COUNTY OF COLLIN §

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

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

Notary Public in and for the State of Texas

LOT LINE TABLE		
LINE	BEARING	LENGTH
T4	S80°50'16"E	15.75'
T5	S1°00'55"E	14.52'
T6	N44°50'13"E	14.14'
T7	N45°09'47"W	14.15'
T8	S44°49'05"W	14.14'
T9	N45°10'55"W	14.14'
T10	S55°14'04"E	20.90'
T11	S68°21'52"E	39.58'
T12	S57°16'52"E	47.21'
T13	S29°17'55"E	29.02'
T14	S16°05'04"E	61.93'
T15	S23°19'54"W	39.54'
T16	S50°09'12"W	52.15'
T17	S37°56'04"E	61.38'
T18	S84°04'35"E	34.31'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T19	S35°18'35"E	68.04'
T20	S56°04'05"E	57.88'
T21	N58°46'33"E	82.42'
T22	S11°45'19"W	14.90'
T23	S34°44'48"W	53.06'
T24	S3°03'03"E	77.50'
T25	S35°19'58"E	31.51'
T26	S10°45'35"W	72.43'
T27	S61°14'28"E	37.91'
T28	S46°58'37"E	36.38'
T29	S74°48'27"E	26.38'
T30	N54°55'06"E	58.33'
T31	S85°37'43"E	69.72'
T32	S89°47'08"E	25.00'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	101°27'33"	160.00'	195.69'	283.33'	S39°07'34"W 247.73'
C2	11°25'18"	350.00'	35.00'	69.77'	S05°53'34"E 69.66'
C3	90°02'15"	45.00'	45.03'	70.72'	N44°50'13"E 63.66'
C4	52°03'53"	160.00'	78.15'	145.39'	S64°08'58"E 140.44'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	S89°51'20"W	3.63'
T2	S38°07'02"E	13.26'
T3	N90°00'00"W	35.00'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	E	15497	0.36
2	E	11537	0.26
3	E	10432	0.24
4	E	10798	0.25
5	E	11845	0.27
6	E	10406	0.24
7	E	10400	0.24
8	E	10400	0.24
9	E	10400	0.24
10	E	10400	0.24
11	E	10400	0.24
12	E	10400	0.24
13	E	10400	0.24
14	E	10400	0.24
15	E	10400	0.24
16	E	10400	0.24
17	E	10400	0.24
18	E	10403	0.24

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	10894	0.25
2	G	10493	0.24
3	G	10658	0.24
4	G	20385	0.47
5	G	14875	0.34
6	G	10400	0.24
7	G	10400	0.24
8	G	11003	0.25

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
9X	G	14521	0.33
19X	E	53945	1.24
20X	E	166966	3.83
21X	E	88947	2.04
22X	E	3241	0.07

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	F	11371	0.26
2	F	10749	0.25
3	F	10749	0.25
4	F	12309	0.28
5	F	10407	0.24
6	F	12272	0.28
7	F	10326	0.24
8	F	10694	0.25
9	F	13046	0.30

A RECORD PLAT OF
LOTS 1-18, BLOCK E,
LOTS 1-9, BLOCK F AND
LOTS 1-8, BLOCK G
CREEKSIDE AT HERITAGE PARK
PHASE THREE

BEING 19.295 ACRES OF LAND LOCATED IN THE
ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
AN ADDITION IN THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

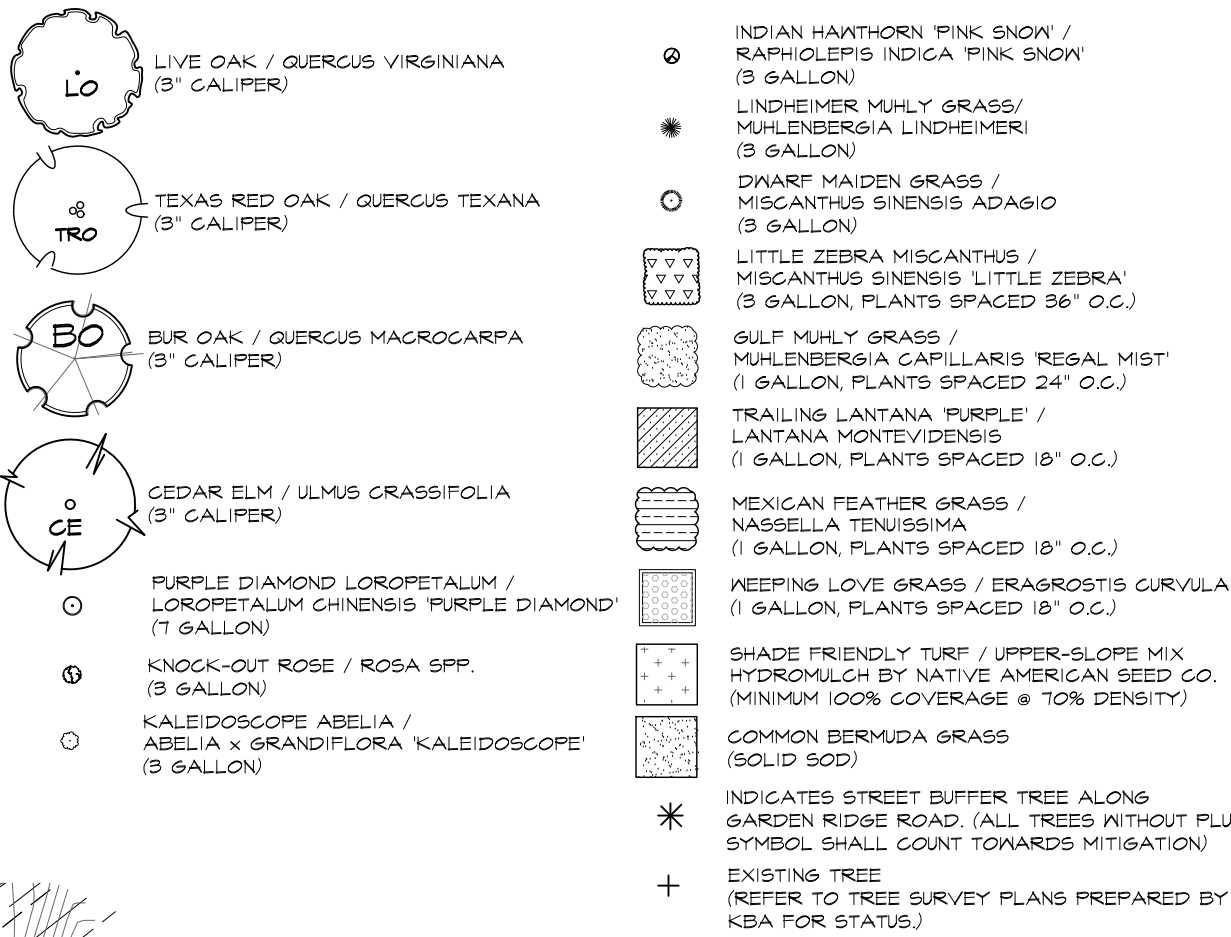
OWNER
TOLL DALLAS TX LLC
2557 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

ENGINEER/SURVEYOR

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	4	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 1' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
TRO	TEXAS RED OAK / QUERCUS TEXANA	3" CALIPER	AS SHOWN	21	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 1' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	14	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 1' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	22	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 1' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	AS SHOWN	11	FULL PLANTS
	KNOCK-OUT ROSE / ROSA SPP.	3 GALLON	AS SHOWN	25	FULL PLANTS
	KALEIDOSCOPE ABELIA / ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	3 GALLON	AS SHOWN	5	FULL PLANTS
	INDIAN HANFTHORNE 'PINK SNOW' RAPHALEPIS INDICA 'PINK SNOW'	3 GALLON	AS SHOWN	24	FULL PLANTS
	LINDHEIMER MUHLY GRASS / MUHLBERGIA	3 GALLON	AS SHOWN	27	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SINENSIS ADASIO	3 GALLON	AS SHOWN	8	FULL PLANTS
	LITTLE ZEBRA MISCANTHUS / MISCANTHUS SINENSIS 'LITTLE ZEBRA'	3 GALLON	36" O.C.	56	FULL PLANTS
	GULF MUHLY GRASS / MUHLBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	121	FULL PLANTS
	MEXICAN FEATHER GRASS / NASSELLA TENISSIMA	1 GALLON	18" O.C.	240	FULL PLANTS
	TRAILING LANTANA 'PURPLE' / LANTANA MONTEVIDENSIS	1 GALLON	18" O.C.	51	FULL PLANTS
	KEEPPING LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	18" O.C.	183	FULL PLANTS
	SHADE FRIENDLY TURF / SLOPE DAMN MIX BY NATIVE AMERICAN SEED CO.	HYDROMULCH	SQUARE FEET	32,400	MINIMUM 100% COVERAGE 70% DENSITY
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	24,500	MINIMUM 100% COVERAGE

LANDSCAPE LEGEND



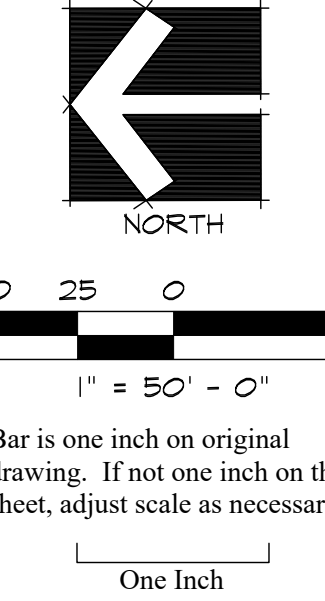
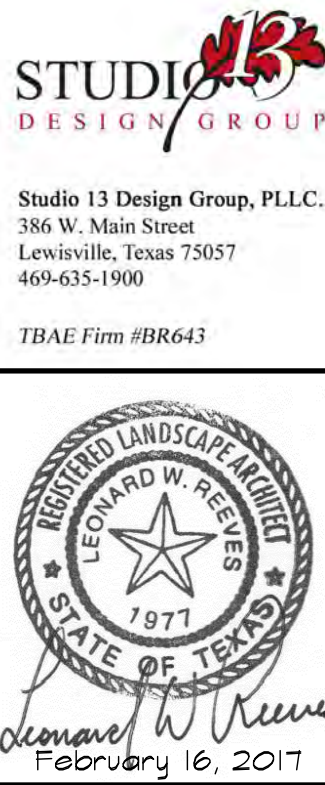
LANDSCAPE PROVIDED

STREET TREES (GARDEN RIDGE ROAD)
REQUIRED:
1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
1,282 LINEAR FEET / 30 = 42.7 - 3" CALIPER TREES = 129' TOTAL CALIPER INCHES REQUIRED
PROVIDED:
(43) - 3" CALIPER TREES
129' TOTAL CALIPER INCHES PROVIDED
SURPLUS:
NO SURPLUS PROVIDED FOR GARDEN RIDGE ROAD

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	GARDEN RIDGE = 1,282 L.F.	42.7 - 3" CAL. TREES = 129' TOTAL CAL.	43 - 3" CAL. TREES = 129' TOTAL CAL.

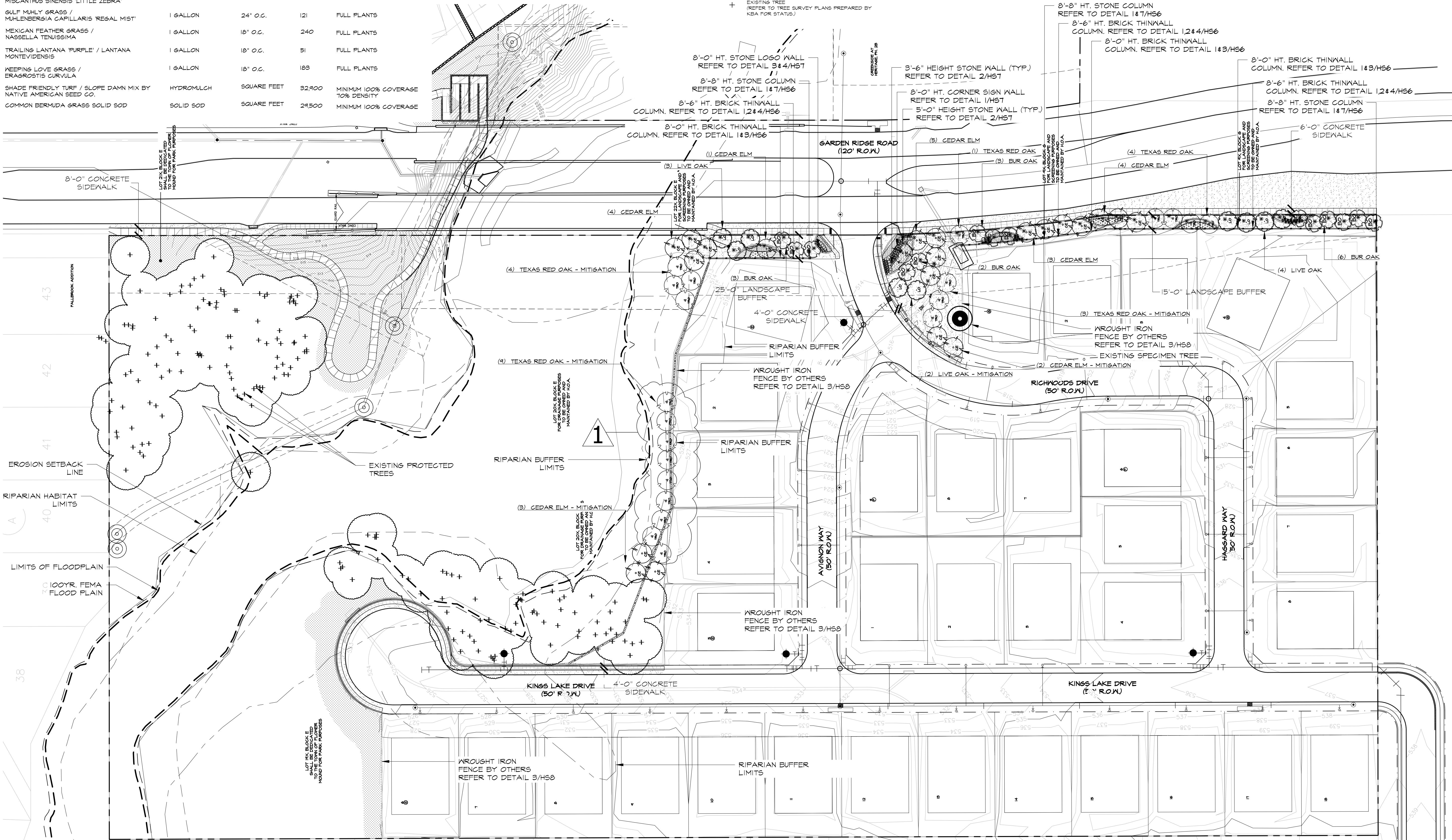
TREE MITIGATION

REQUIRED:
A) THE DEVELOPER IS REQUIRED TO PROVIDE 426 - 3" CALIPER TREES, IN ADDITION TO THOSE REQUIRED BY THE TREE ORDINANCE, TO BE PLANTED IN AND ABOUT THE OVERALL PROJECT. THIS RESULTS IN 1278 TOTAL ADDITIONAL CALIPER INCHES TO BE PLANTED. A SURPLUS OF 360 CALIPER INCHES WAS PLANTED WITH PHASE ONE.
SURPLUS:
AS SHOWN ABOVE, NO CALIPER INCHES HAS BEEN ADDED FOR STREET BUFFER TREES ALONG GARDEN RIDGE ROAD.
ADDITIONAL MITIGATION:
AN ADDITIONAL 69 CALIPER INCHES OF TREES (23- 3" CALIPER TREES) PLANTED IN OPEN SPACE LOT 4X BLOCK 6 LOT 20X WILL ALSO BE APPLIED TO THE 1278" TOTAL REQUIRED.
REMAINING:
A BALANCE OF 764 TOTAL CALIPER INCHES (1,278"-360"-69") SHALL BE PROVIDED FOR IN THIS PHASE.



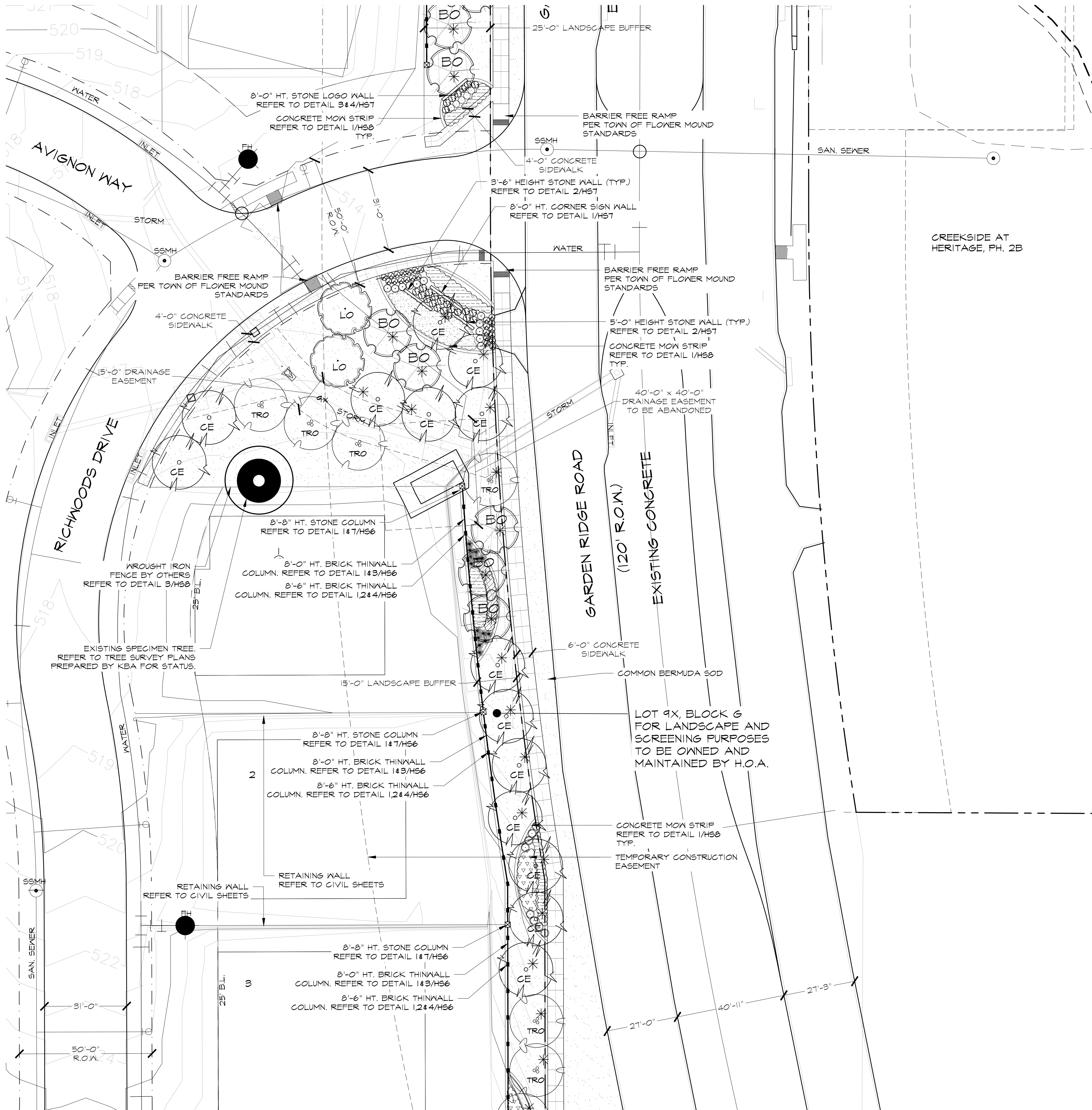
LANDSCAPE AND SCREENING
Overall Landscape Plans
Creekside at Heritage Park, Ph. 3
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
Revised per town comments	MRH	2-16-2017
#	1	
PROJECT		
TBI009		
SHEET		
Exhibit 1		



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LANDSCAPE LEGEND

- LO LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)
- TRO TEXAS RED OAK / QUERCUS TEXANA (3" CALIPER)
- BO BUR OAK / QUERCUS MACROCARPA (3" CALIPER)
- CE CEDAR ELM / ULMUS CRASSIFOLIA (3" CALIPER)
- PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND' (7 GALLON)
- KNOCK-OUT ROSE / ROSA SPP. (3 GALLON)
- KALEIDOSCOPE ABELIA / ABELIA x GRANDIFLORA 'KALEIDOSCOPE' (3 GALLON)
- INDIAN HAWTHORN 'PINK SNOW' / RAPHIOLEPIS INDICA 'PINK SNOW' (3 GALLON)
- LINDHEIMER MUHLY GRASS / MUHLENBERGIA LINDHEIMERI (3 GALLON)
- DWARF MAIDEN GRASS / MISCANTHUS SINENSIS ADAGIO (3 GALLON)
- LITTLE ZEBRA MISCANTHUS / MISCANTHUS SINENSIS 'LITTLE ZEBRA' (3 GALLON, PLANTS SPACED 36" O.C.)
- GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 24" O.C.)
- TRAILING LANTANA 'PURPLE' / LANTANA MONTEVIDENSIS (1 GALLON, PLANTS SPACED 18" O.C.)
- MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
- KEEPING LOVE GRASS / ERAGROSTIS CURVULA (1 GALLON, PLANTS SPACED 18" O.C.)
- SHADE FRIENDLY TURF / UPPER-SLOPE MIX HYDRO BY NATIVE AMERICAN SEED CO. (MINIMUM 100% COVERAGE @ 70% DENSITY)
- COMMON BERMUDA GRASS (SOLID SOD)
- * INDICATES STREET BUFFER TREE ALONG GARDEN RIDGE ROAD. (ALL TREES WITHOUT PLUS SYMBOL SHALL COUNT TOWARDS MITIGATION)
- + EXISTING TREE (REFER TO TREE SURVEY PLANS PREPARED BY KBA FOR STATUS.)

STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
February 16, 2017

NORTH

20 10 0 10 20

1" = 20' - 0"

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

One Inch

LANDSCAPE AND SCREENING

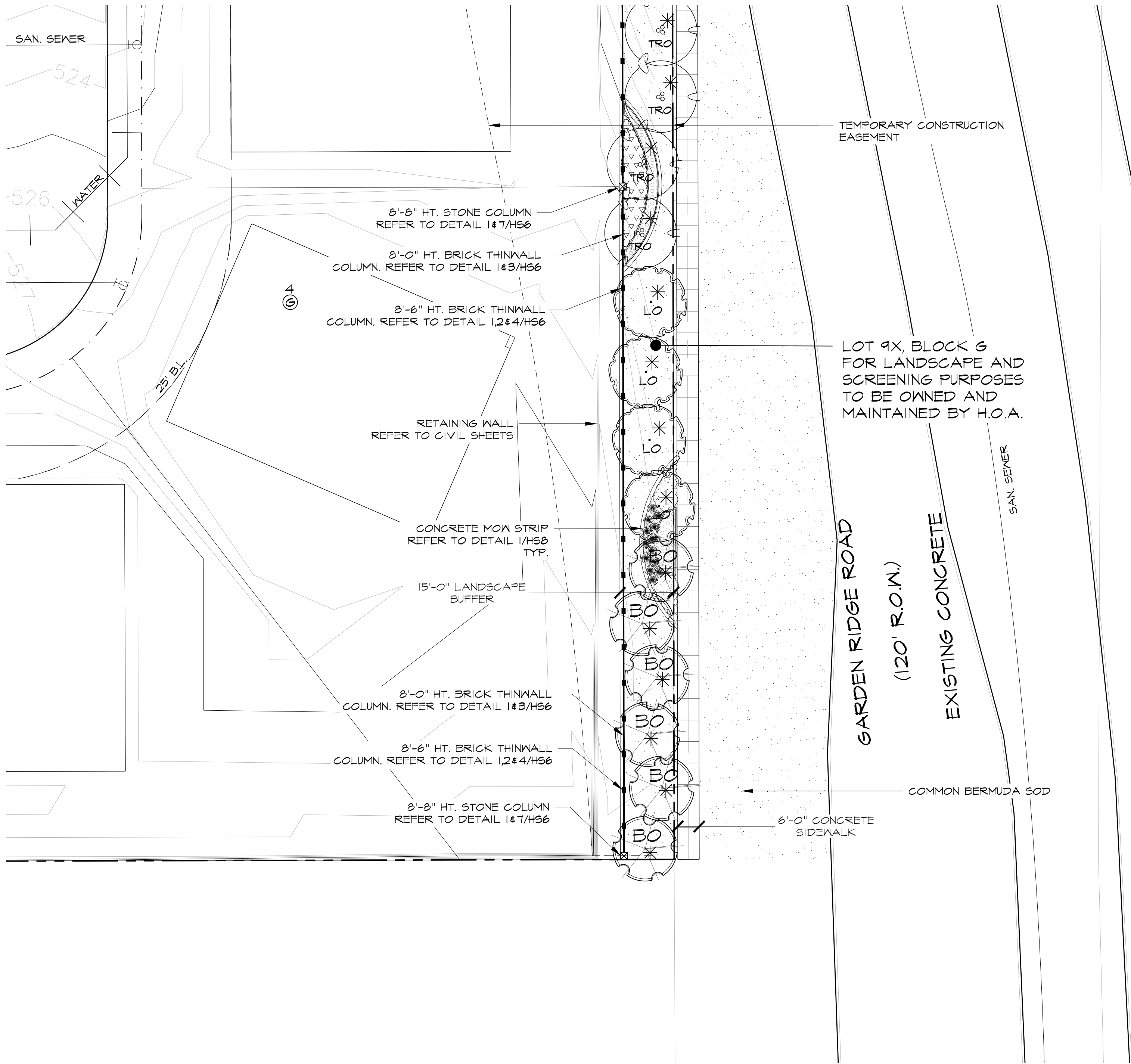
Landscape Plans

Creekside at Heritage Park, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	
PROJECT	TBI009	
SHEET	L2 of 5	

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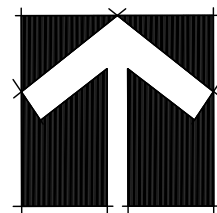
LANDSCAPE LEGEND

- LIVE OAK / QUERCUS VIRGINIANA
(3" GALIPER)
- TEXAS RED OAK / QUERCUS TEXANA
(3" GALIPER)
- BUR OAK / QUERCUS MACROCARPA
(3" GALIPER)
- CEDAR ELM / ULMUS CRASSIFOLIA
(3" GALIPER)
- PURPLE DIAMOND LOROPETALUM /
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MISCANTHUS SINENSIS ADAGIO
(3 GALLON)
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(3 GALLON, PLANTS SPACED 36" O.C.)
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(1 GALLON, PLANTS SPACED 24" O.C.)
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LANTANA MONTEVIDENSIS
(1 GALLON, PLANTS SPACED 18" O.C.)
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(1 GALLON, PLANTS SPACED 18" O.C.)
- KEEPING LOVE GRASS / ERAGROSTIS CURVULA
(1 GALLON, PLANTS SPACED 18" O.C.)
- SHADE FRIENDLY TURF / UPPER-SLOPE MIX HYDRO
BY NATIVE AMERICAN SEED CO.
(MINIMUM 100% COVERAGE @ 70% DENSITY)
- COMMON BERMUDA GRASS
(SOLID SOD)
- INDICATES STREET BUFFER TREE ALONG
GARDEN RIDGE ROAD. (ALL TREES WITHOUT PLUS
SYMBOL SHALL COUNT TOWARDS MITIGATION)
- EXISTING TREE
(REFER TO TREE SURVEY PLANS PREPARED BY
KBA FOR STATUS.)

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20 10 0 20
1" = 20' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Creekside at Heritage Park, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
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PROJECT
TBI009

SHEET
L3 of 5

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LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. 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 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY 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.
20. 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.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	9	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
TRO	TEXAS RED OAK / QUERCUS TEXANA	3" CALIPER	AS SHOWN	21	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
BO	BUR OAK / QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	14	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	22	8' MINIMUM SPREAD; MINIMUM 10' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	PURPLE DIAMOND LOROPETALUM / LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	AS SHOWN	11	FULL PLANTS
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	LINDHEIMER MUHLY GRASS / MUHLBERGIA LINDHEIMERI	3 GALLON	AS SHOWN	27	FULL PLANTS
	DWARF MAIDEN GRASS / MISCANTHUS SINENSIS ADASIO	3 GALLON	AS SHOWN	8	FULL PLANTS
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	TRAILING LANTANA 'PURPLE' / LANTANA MONTEVIDENSIS	1 GALLON	18" O.C.	51	FULL PLANTS
	KEEPIING LOVE GRASS / ERAGROSTIS CURVULA	1 GALLON	18" O.C.	183	FULL PLANTS
	SHADE FRIENDLY / SLOPE MIX FRIENDLY TURF MIX BY NATIVE AMERICAN SEED CO.	HYDROMULCH	SQUARE FEET	32,900	MINIMUM 100% COVERAGE 70% DENSITY
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	29,500	MINIMUM 100% COVERAGE

LANDSCAPE PROVIDED

STREET TREES (GARDEN RIDGE ROAD)

REQUIRED:
1 - 3" CALIPER TREE PER 30 LF OF NON RESIDENTIAL TO RESIDENTIAL SCREENING.
1,282 LINEAR FEET / 30 = 42.7 - 3" CALIPER TREES
= 124" TOTAL CALIPER INCHES REQUIRED

PROVIDED:
(43) - 3" CALIPER TREES
124" TOTAL CALIPER INCHES PROVIDED

SURPLUS:
NO SURPLUS PROVIDED FOR GARDEN RIDGE ROAD

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	GARDEN RIDGE = 1,282 L.F.	42.7 - 3" CAL. TREES = 124" TOTAL CAL.	43 - 3" CAL. TREES = 124" TOTAL CAL.

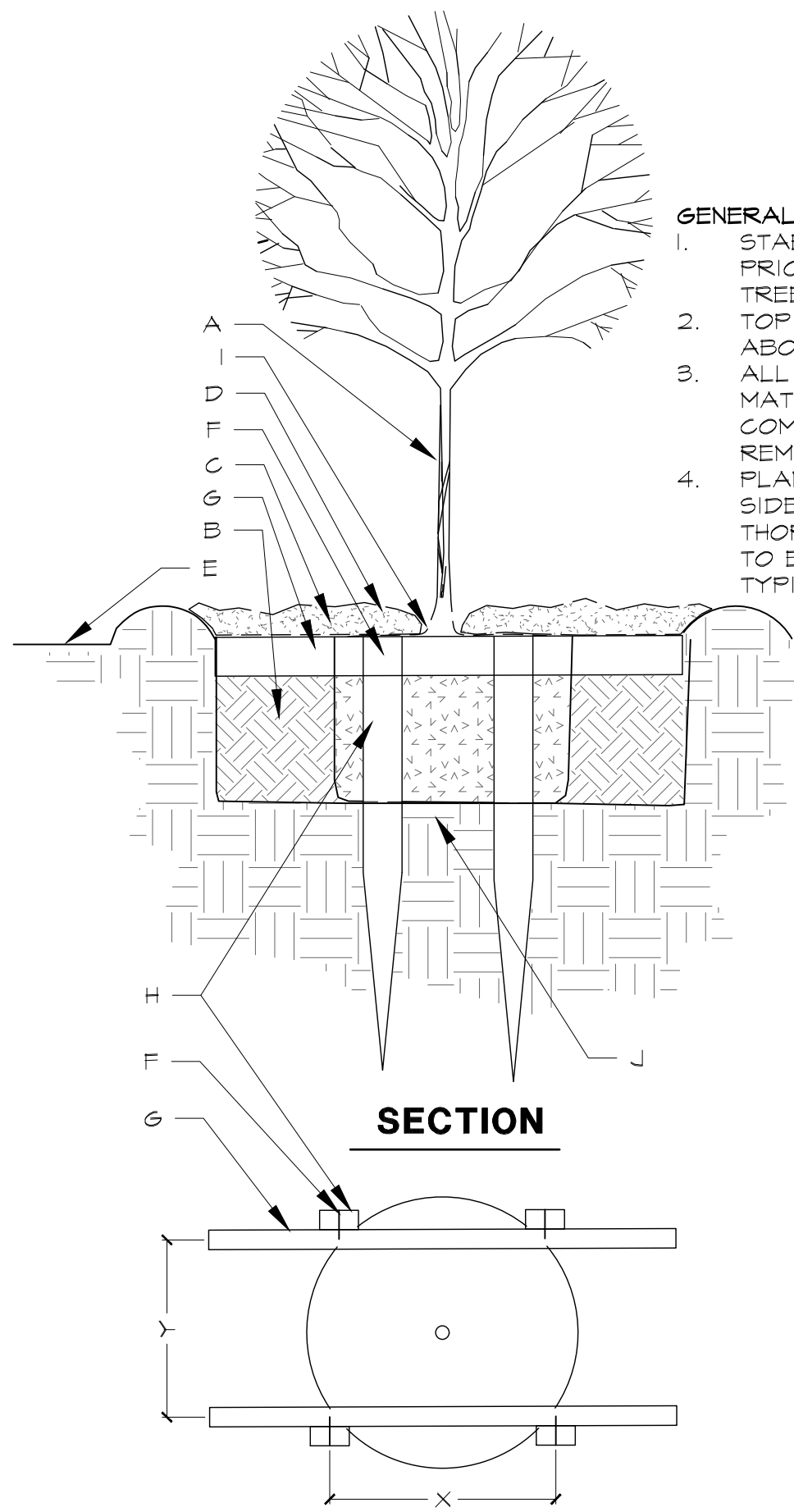
TREE MITIGATION

REQUIRED:
A)THE DEVELOPER IS REQUIRED TO PROVIDE 426 -3" CALIPER TREES, IN ADDITION TO THOSE REQUIRED BY THE TREE ORDINANCE, TO BE PLANTED IN AND ABOUT THE OVERALL PROJECT. THIS RESULTS IN 1278 TOTAL ADDITIONAL CALIPER INCHES TO BE PLANTED. A SURPLUS OF 360 CALIPER INCHES WAS PLANTED WITH PHASE ONE.

SURPLUS:
AS SHOWN ABOVE, NO CALIPER INCHES HAS BEEN ADDED FOR STREET BUFFER TREES ALONG GARDEN RIDGE ROAD.

ADDITIONAL MITIGATION:
AN ADDITIONAL 64 CALIPER INCHES OF TREES (23- 3" CALIPER TREES) PLANTED IN OPEN SPACE LOT 9X, BLOCK 6, LOT 20X, WILL ALSO BE APPLIED TO THE 1278" TOTAL REQUIRED.

REMAINING:
A BALANCE OF 126 TOTAL CALIPER INCHES (1278"-360-38-85-64) SHALL BE PROVIDED FOR IN THIS PHASE.

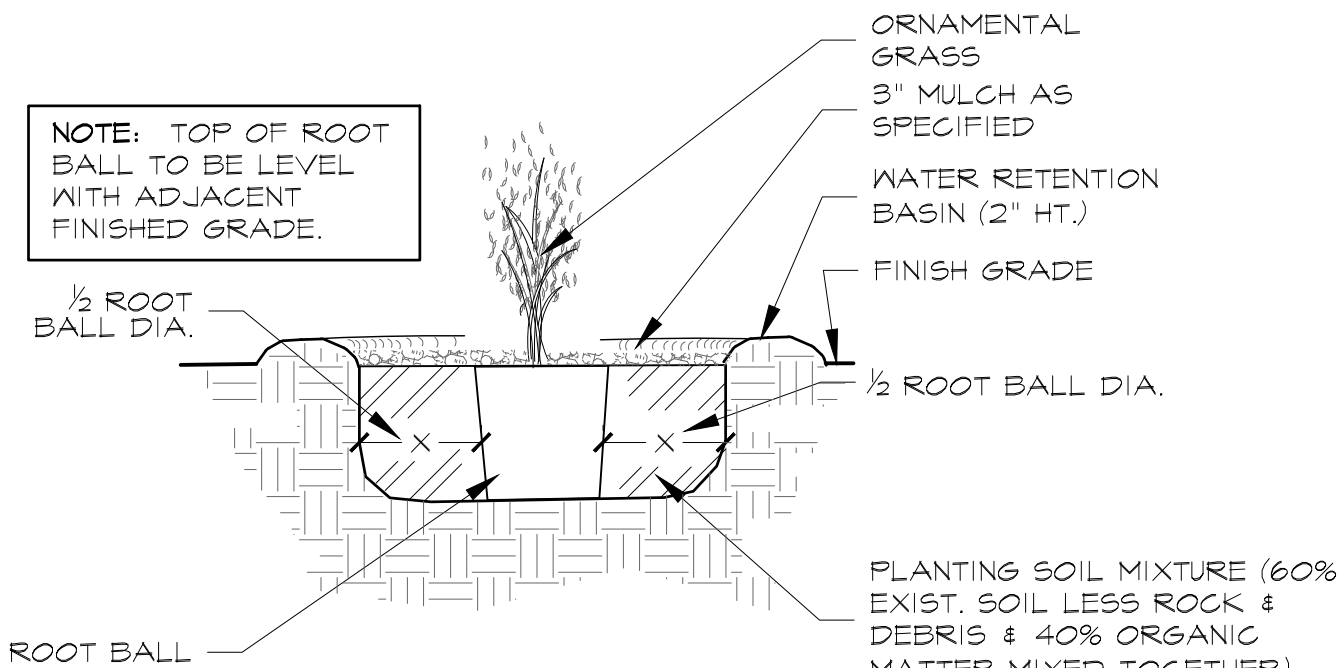


GENERAL NOTES:

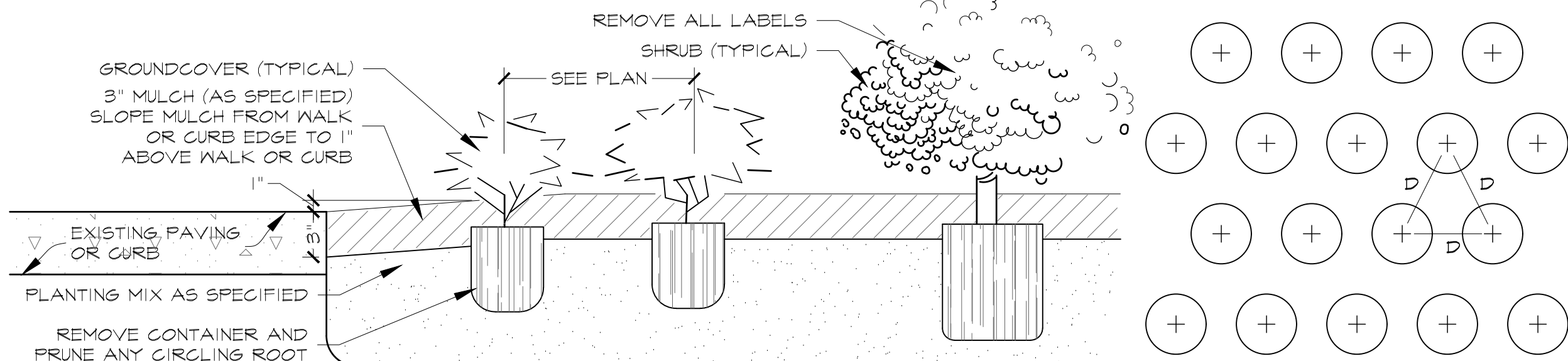
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP
4. PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL

CONSTRUCTION NOTES:

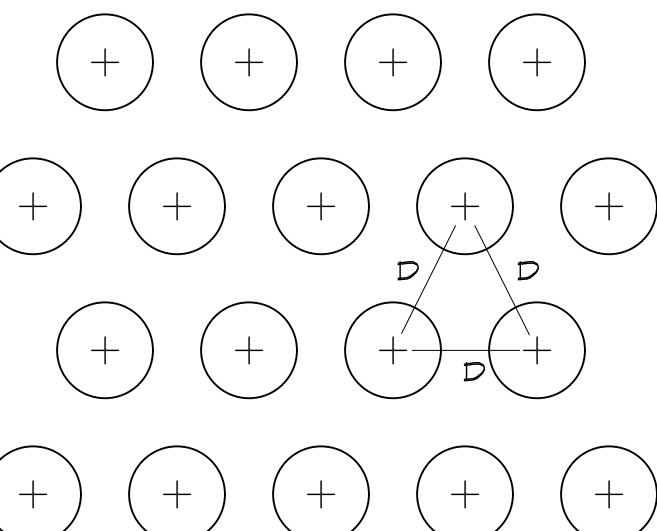
- A. TREE
- B. LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
- C. WATER RETENTION BASIN
- D. 3" DEPTH MULCH AS SPECIFIED
- E. FINISH GRADE
- F. 2 1/2 DRYWALL SCREW (UNFINISHED)
- G. 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4" MIN).
- H. 2" X 2" X 4" STAKE WITH 18" MIN. TAPER (UNTREATED LUMBER)
- I. REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT 'WICKING' OF MOISTURE) X, DIMENSION EQUAL TO "Y" Y, DIMENSION EQUAL TO "X"
- J. ROOTBALL TO SET ON UNDISTURBED NATIVE SOIL.



1 L5 POCKET PLANTING ORNAMENTAL GRASS DETAIL NOT TO SCALE



2 L5 SHRUB AND GROUNDCOVER PLANTING DETAIL NOT TO SCALE



TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUNDCOVER OR SHRUB SPACING AS NOTED.

3 L5 TREE PLANTING NOT TO SCALE



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Lewisville, Texas 75057
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One Inch

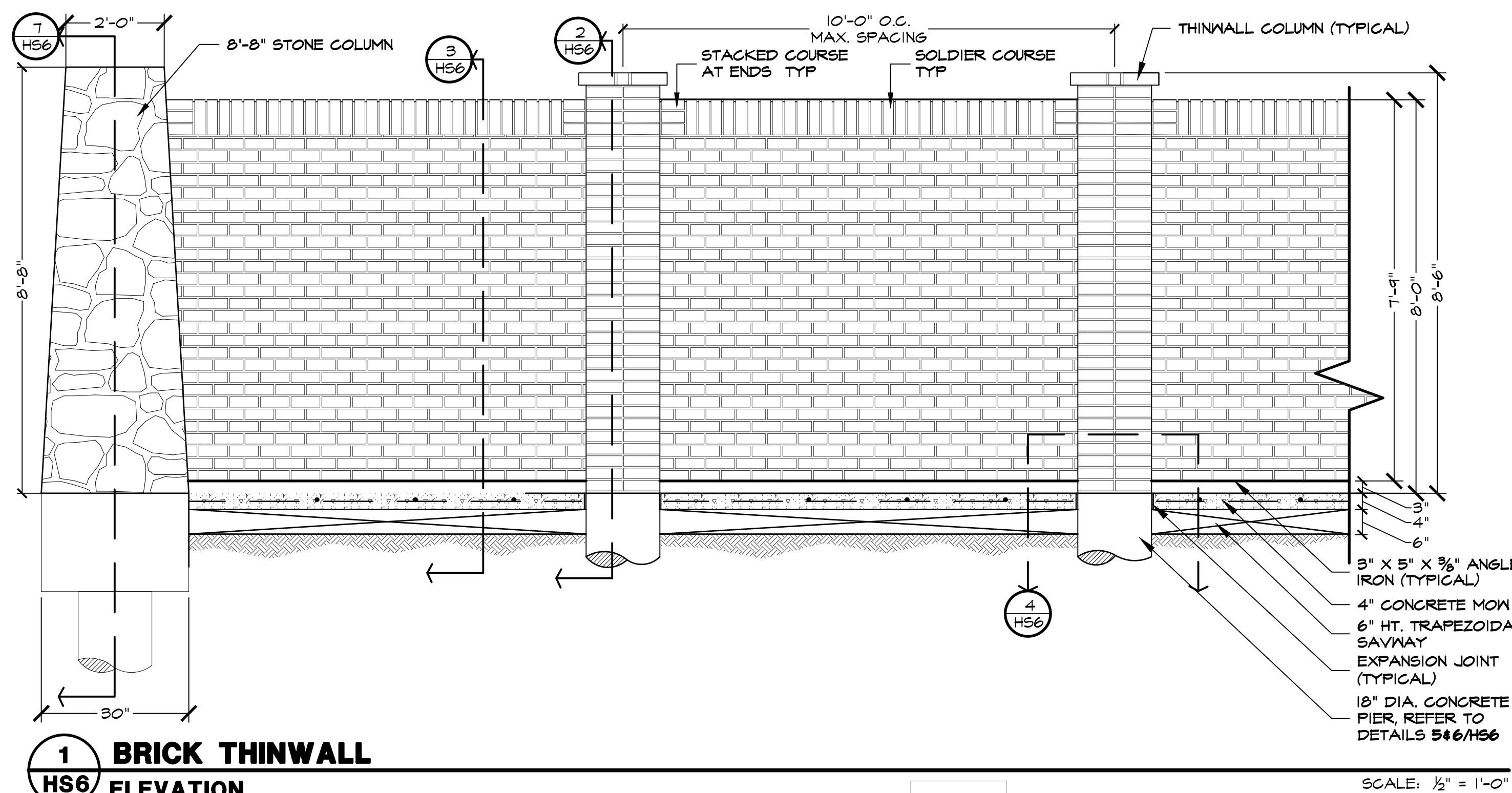
LANDSCAPE AND SCREENING

Landscape Details

Creekside at Heritage Park, Ph. 3

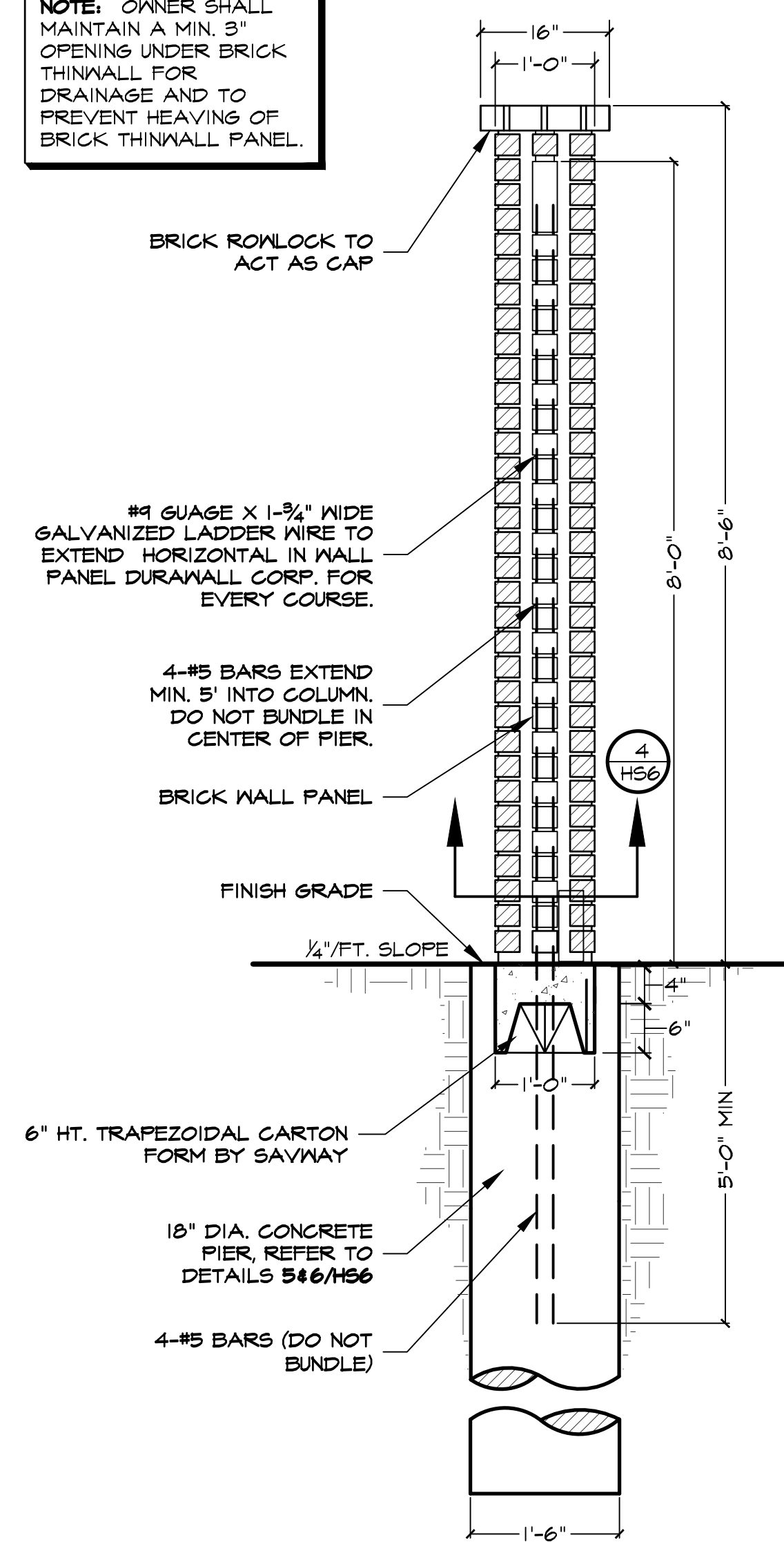
Town of Flower Mound, Denton County, Texas

DATE	BY	PLAN REVIEW REVISIONS	#	PROJECT
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				SHEET
				L5 of 5



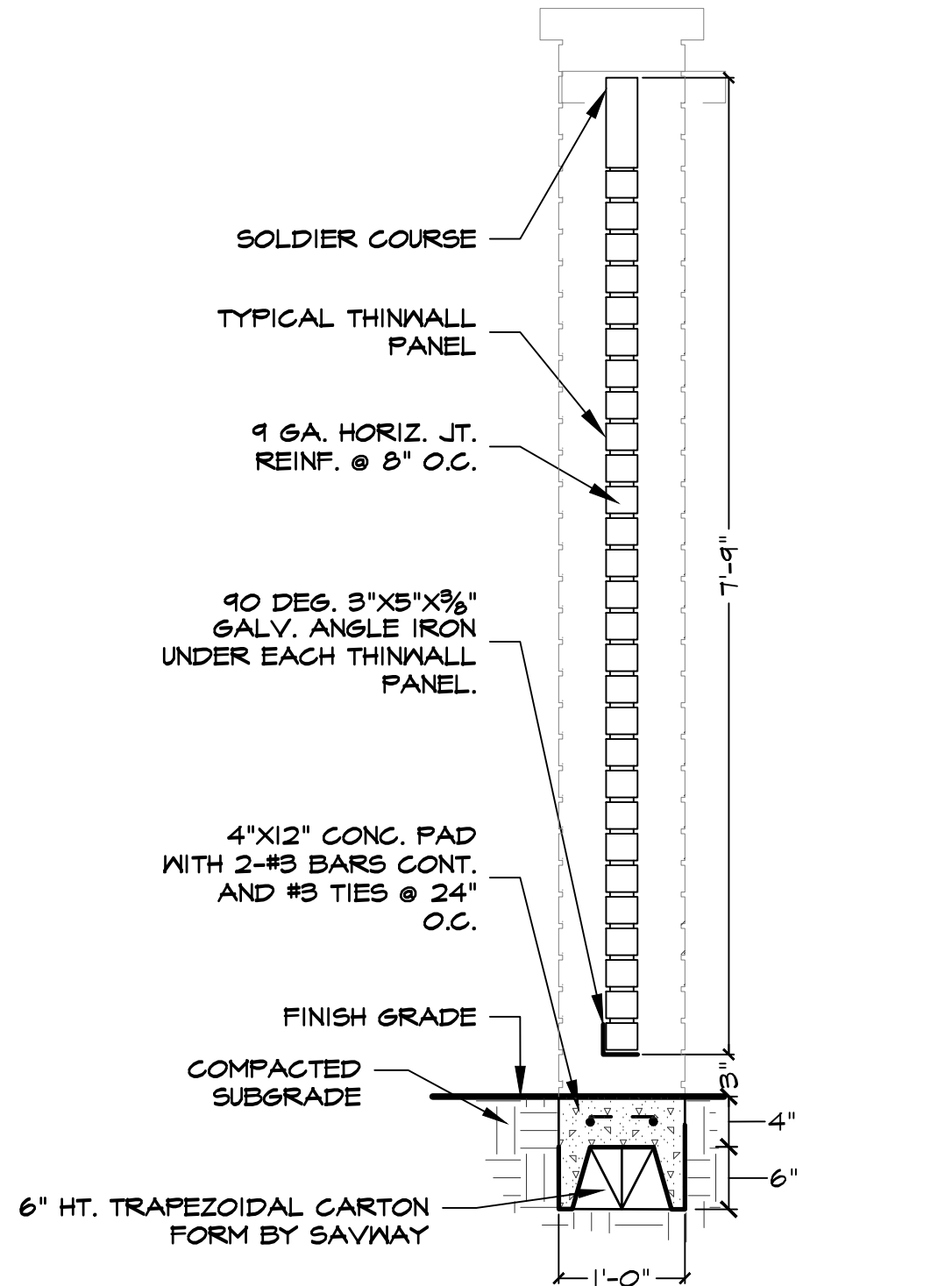
1 BRICK THINWALL HS6 ELEVATION

NOTE: OWNER SHALL MAINTAIN A MIN. 3" OPENING UNDER BRICK THINWALL FOR DRAINAGE AND TO PREVENT HEAVING OF BRICK THINWALL PANEL.



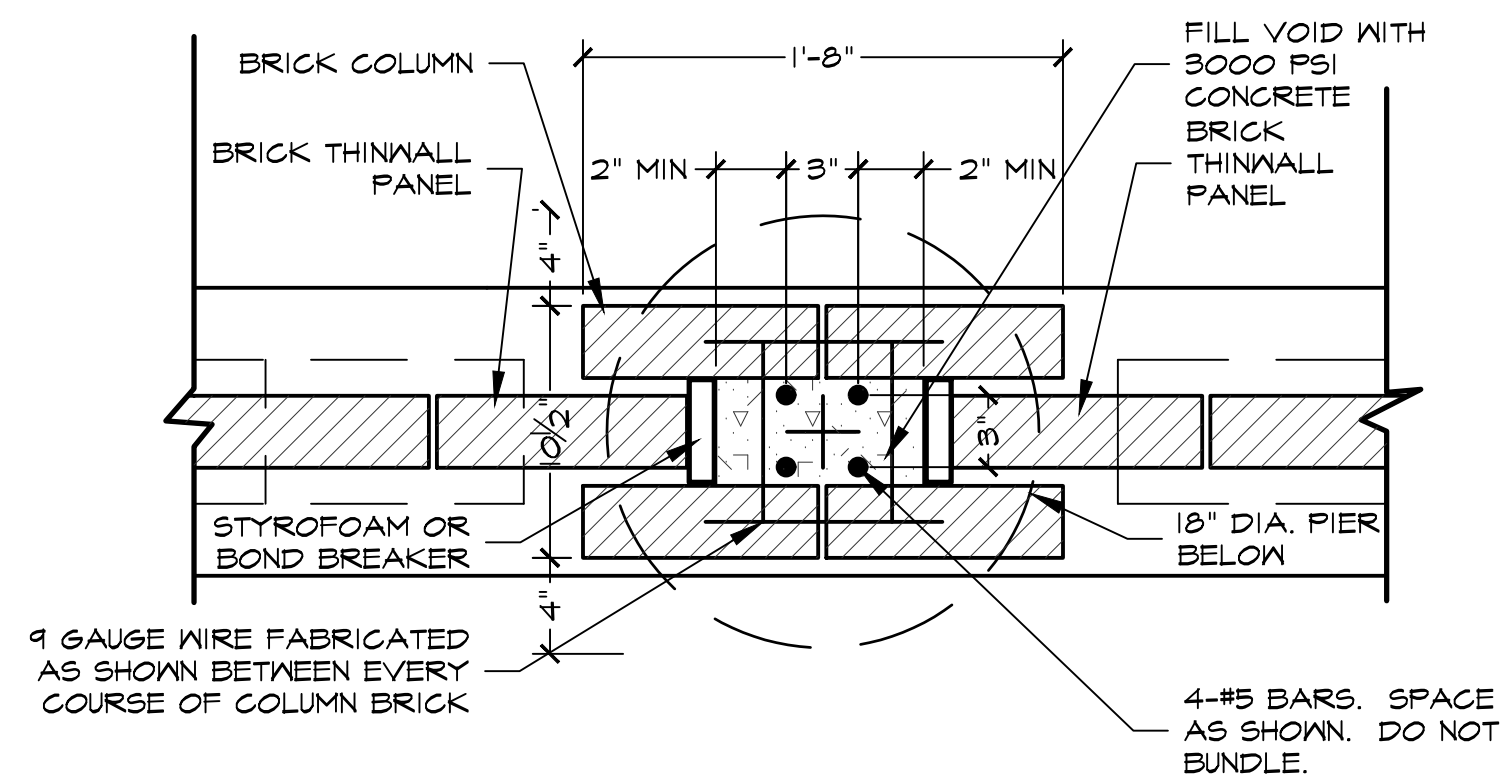
2 THINWALL COLUMN
HS6 SECTION SCALE:

SCALE: 3/4" = 1'-0"



3 **BRICK THINWALL PANEL**
HS6 **SECTION** SCALE: 3/4" = 1'-0"

SCALE: 3/4" = 1'-0"



4 THINWALL COLUMN
HS6 PLAN/SECTION

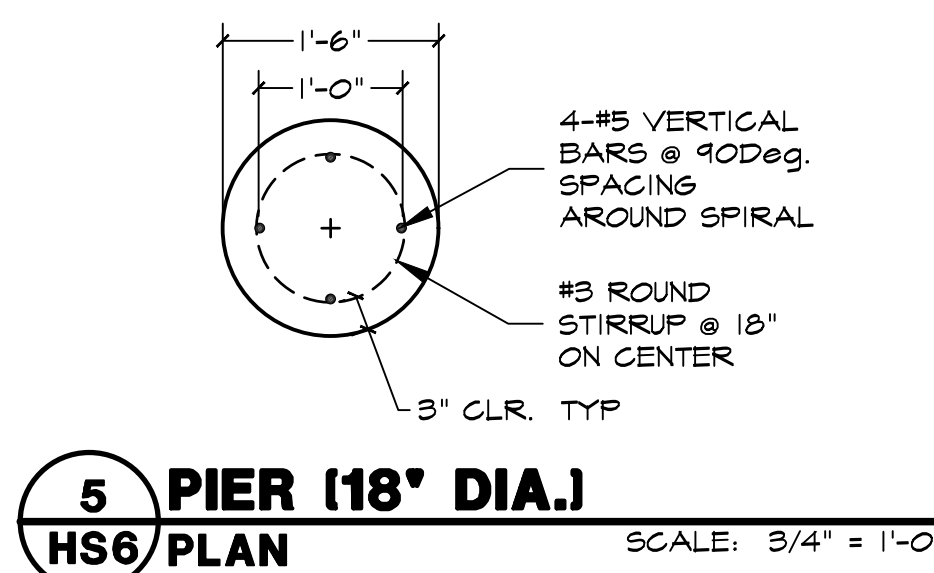
SCALE: 1-1/2" = 1'-0"

WALL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
5. ALL MORTAR TO BE TYPE S. MORTAR COLOR SHALL BE APPROVED BY OWNER PRIOR TO ORDERING MATERIAL. MASONRY CEMENT WILL NOT BE ALLOWED.
7. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
6. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
5. STONE MATERIAL SHALL AS SHOWN ON PLANS PREPARED BY G&A CONSULTING INC.
10. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND CITY INSPECTIONS.
12. LAY-OUT OF THE SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
13. THE STONE MATERIAL AND PATTERN SHALL AS SHOWN ON PLANS PREPARED BY G&A CONSULTING INC.
14. THE STONE COURSE LEVEL AND FLUMB, DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20' MAXIMUM.
15. CLEAN STONE/WORK PROMPTLY AFTER COMPLETION WITH BRUSH BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE SCRUBBERS OR ACID TYPE CLEANING AGENTS.
16. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREENING WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.

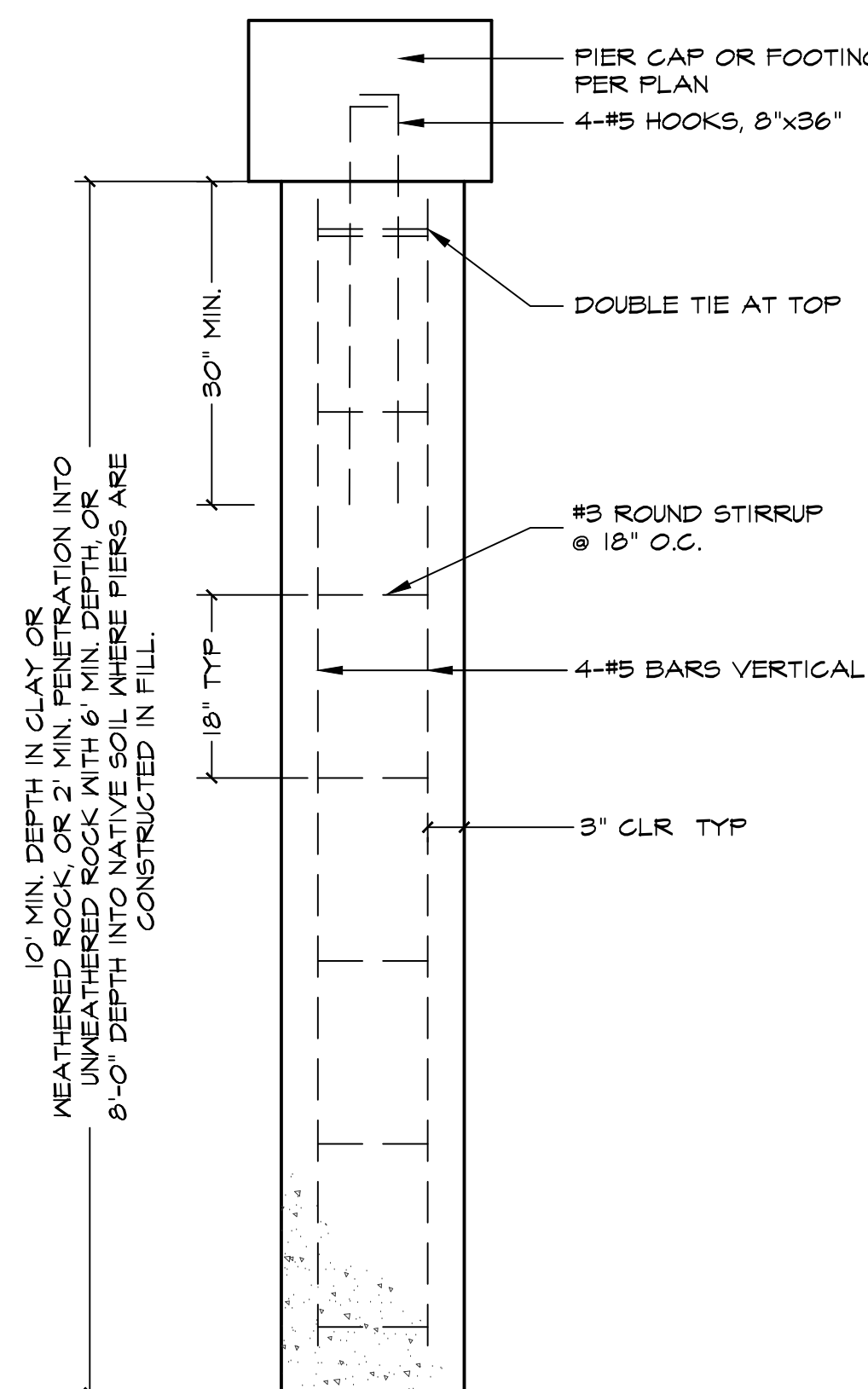
BRICK THIN-WALL NOTES

1. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND
2. BRICK PANEL REINFORCING WIRE SHALL BE 1/4 INCH CENTER TO CENTER 9 GAGE
3. HOT DIPPED GALVANIZED JOINT REINFORCING AT SPECIFIED JOINT SPACINGS.
4. GROUT SHALL BE TYPE 1 PORTLAND CEMENT AND GEMENT MIX. GROUT SHALL
BE VIBRATED TO ASSURE ALL VOIDS ARE FILLED.
5. BRICK SHALL BE GRADE SW (EVERYWHERE) RATED BRICK.
6. MORTAR SHALL BE TYPE S WITH WELL GRADED SAND 28 DAY COMPRESSIVE
STRENGTH NORMAL WEIGHT PORTLAND MIX CONCRETE.
7. WIRE TIES AT COLUMNS SHALL BE HOT DIPPED GALVANIZED JOINT REINFORCING
8. HOT DIPPED GALVANIZED JOINT SPACINGS
9. SPACING BETWEEN COLUMNS SHALL NOT EXCEED 10 FEET.



5 PIER (18' DIA.)
HS6 PLAN

SCALE: 3/4" = 1'-0"

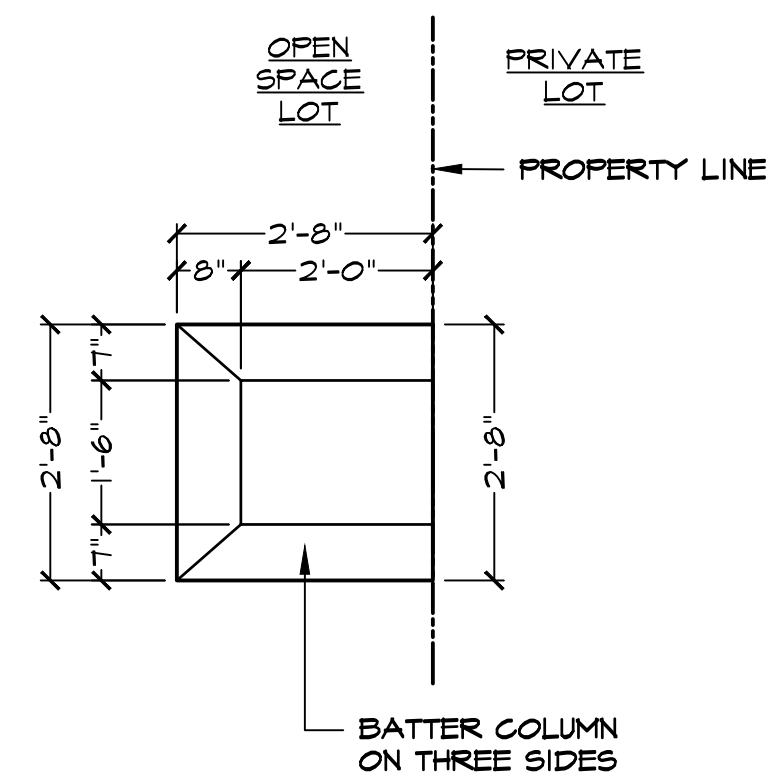


6 PIER (18' DIA.)
HS6 SECTION

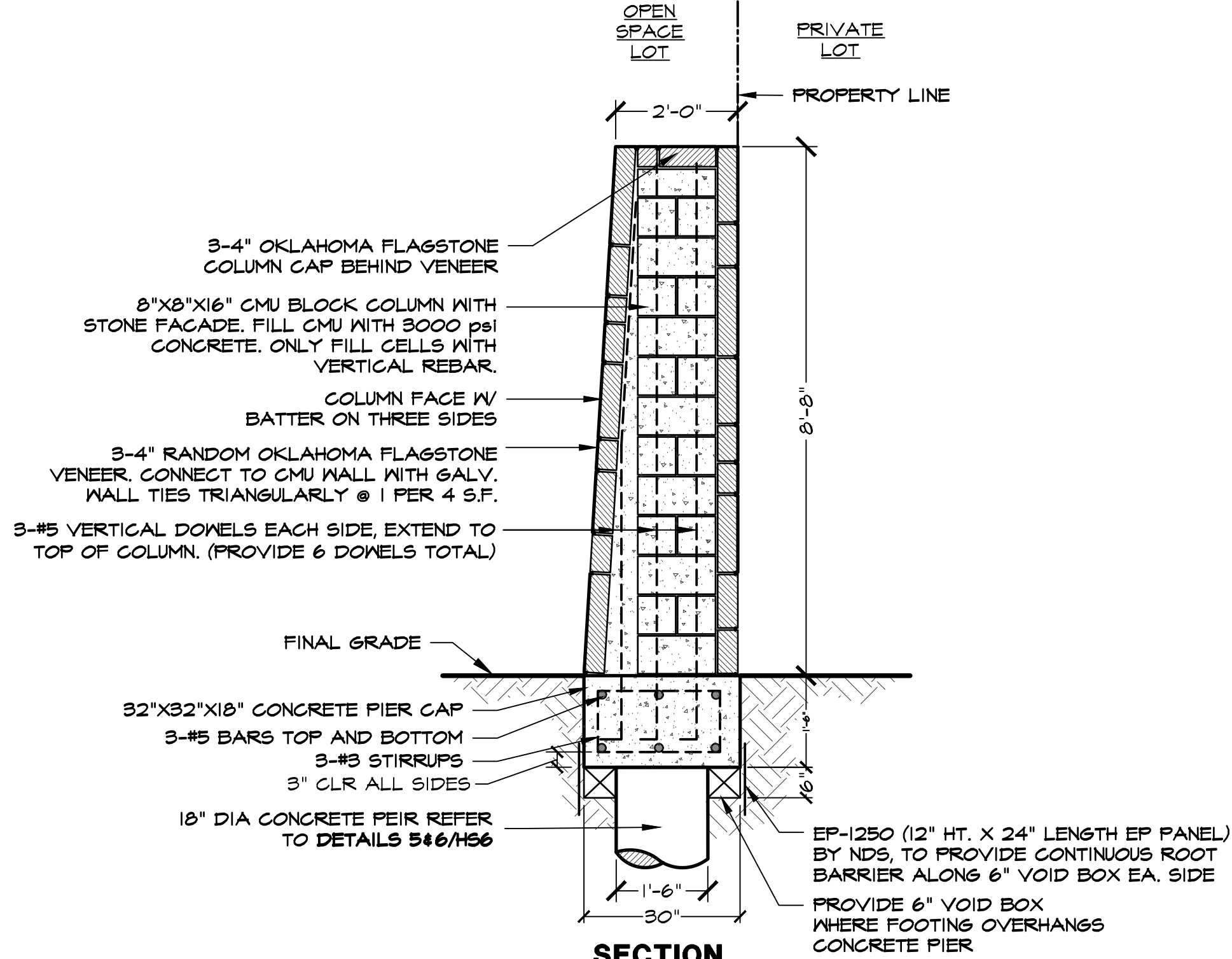
SCALE: 3/4" = 1'-0"

FENCE LAYOUT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES.
2. DO NOT UNNecessarily PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONDITIONS EXIST THAT MAY NOT BE KNOWN TO THE OWNER. IN SUCH A SITUATION, THE CONTRACTOR SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LAYOUT OF THE PROPOSED FENCE AND COLUMNS. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF THE PROPERTY, ROW, LINES AND EASEMENTS.
4. THE CONTRACTOR SHALL STAKE ALL OF THE FENCE AND COLUMN LOCATIONS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. THE OWNER'S REPRESENTATIVE MAY MAKE MINOR ALTERATIONS TO THE STAKE LOCATIONS AND BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
5. ALL "STEPS" IN THE MALL MADE NECESSARY BY GRADE CHANGES OR EXISTING SLOPE SHALL OCCUR ONLY AT MINOR OR MAJOR COLUMNS. THE MINIMUM "STEP" AT A COLUMN SHALL BE 3" AND THE MAXIMUM "STEP" AT A COLUMN SHALL BE 6".
6. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN AND SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
7. THE ELECTRICAL WORK SHALL INCLUDE ALL NECESSARY CONDUITS, WIRE, FITTINGS, TRENCHING AND OTHER MISCELLANEOUS ITEMS NECESSARY TO COMPLETE THE WORK.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND CITY ACCEPTANCE.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING AS NEEDED FOR FENCE AND COLUMN INSTALLATION. THE CONTRACTOR SHALL RETURN THE SITE TO PRE-CONSTRUCTION CONDITION.



PLAN

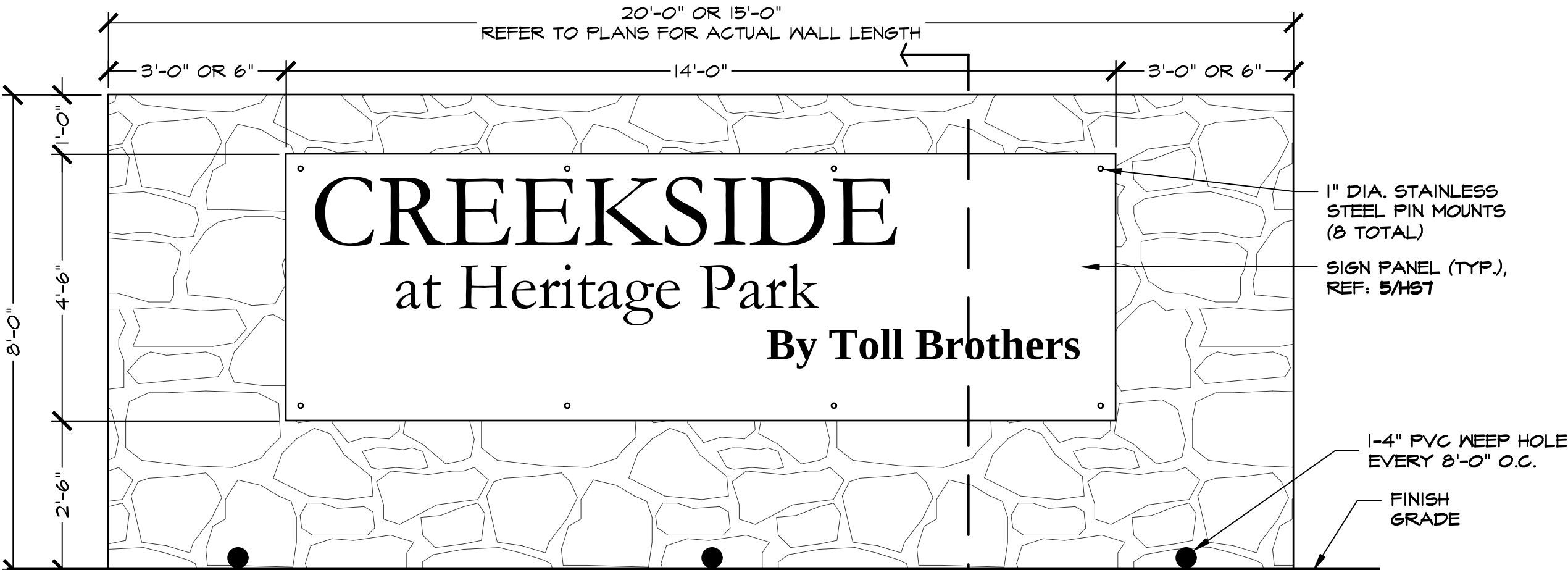


7 8'-8" STONE COLUMN HS6 SECTION

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

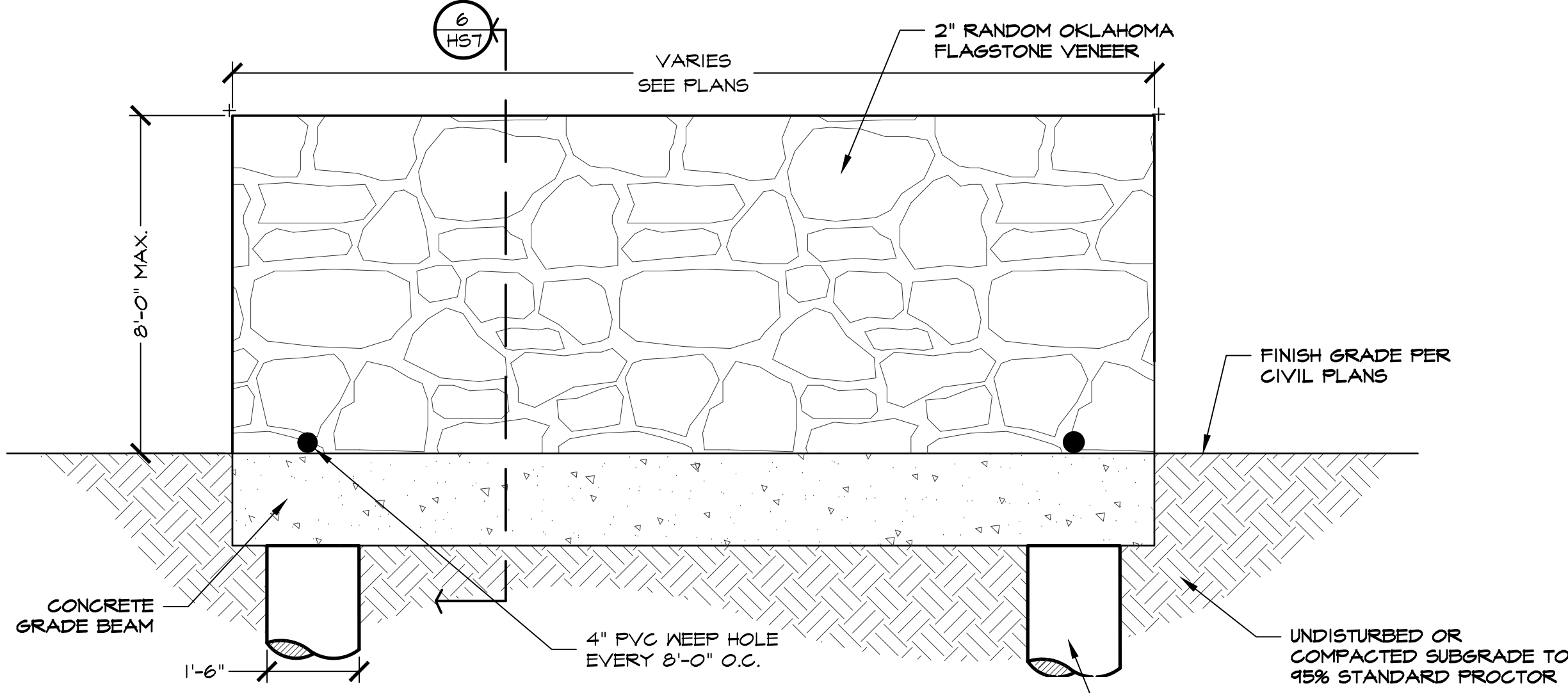
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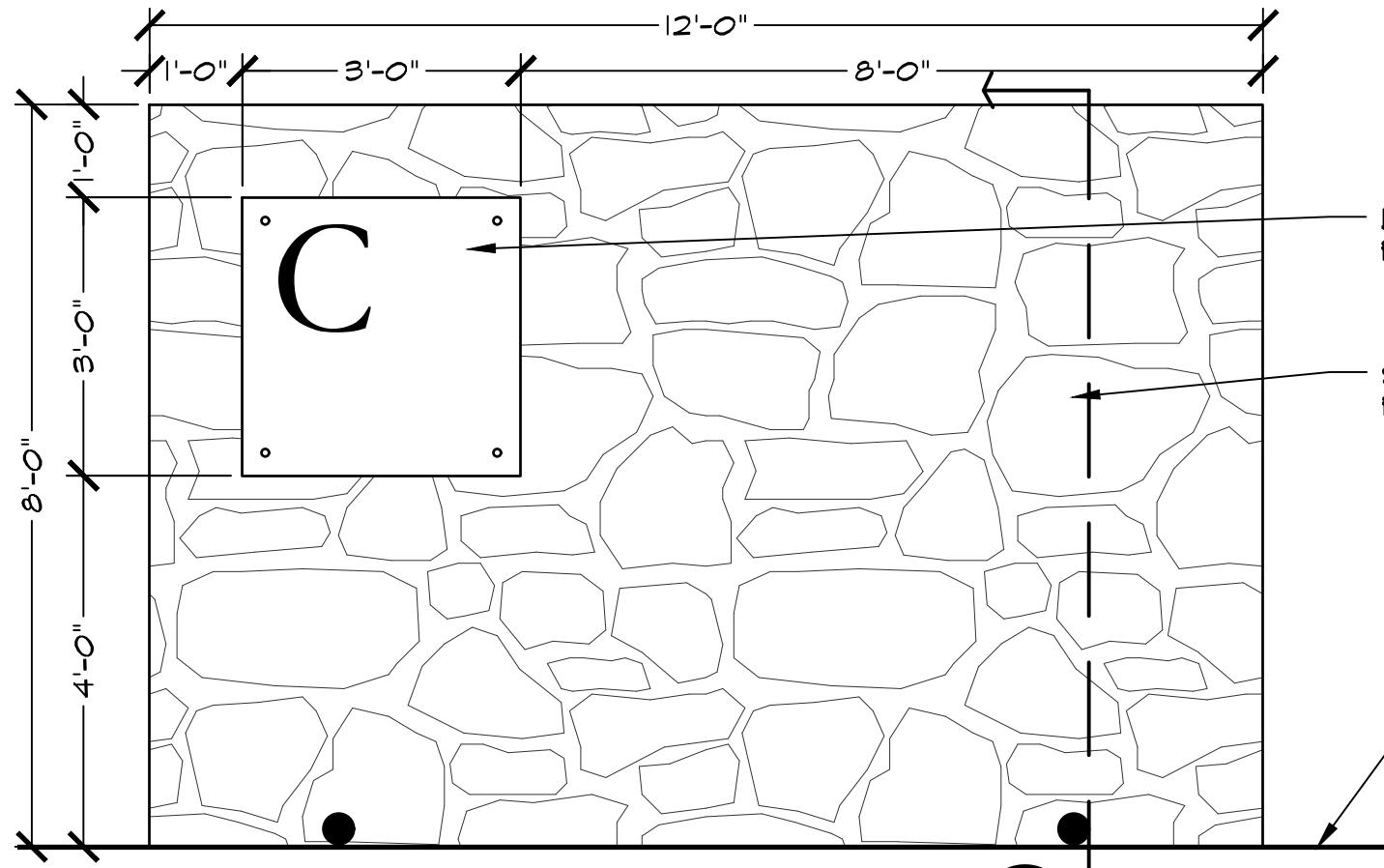
1 CORNER SIGN WALL (TYP.)
HS7 ELEVATION

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



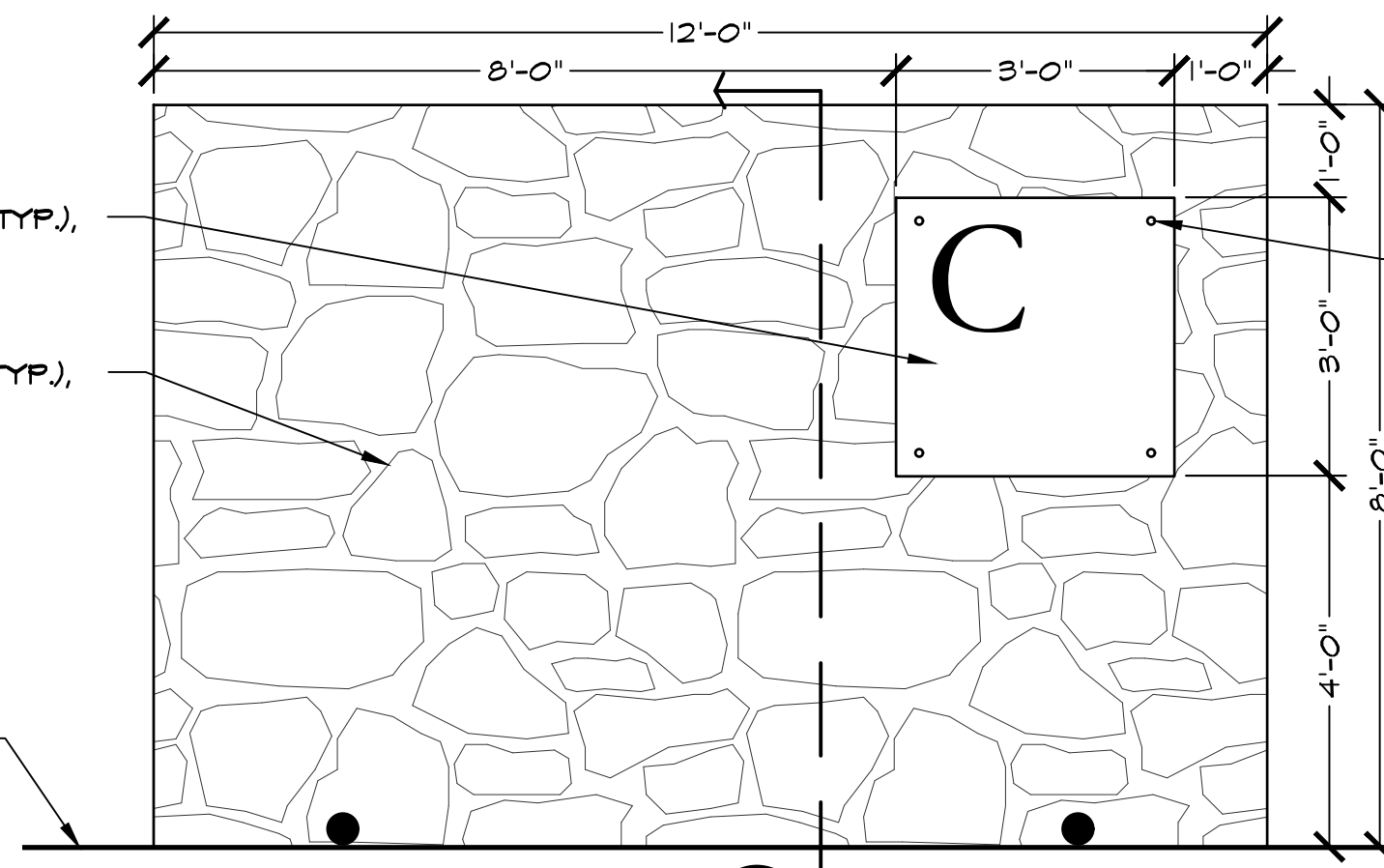
2 STONE WALL (TYP.)
HS7 ELEVATION

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



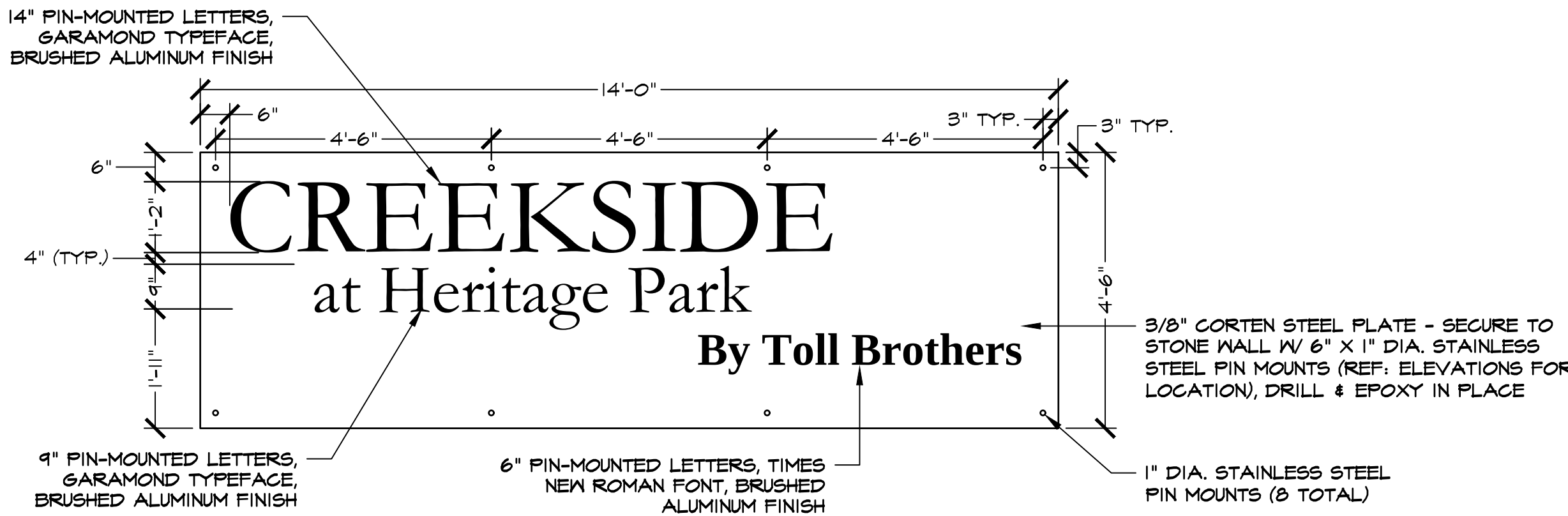
3 LOGO WALL #2
HS7 WEST ELEVATION

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



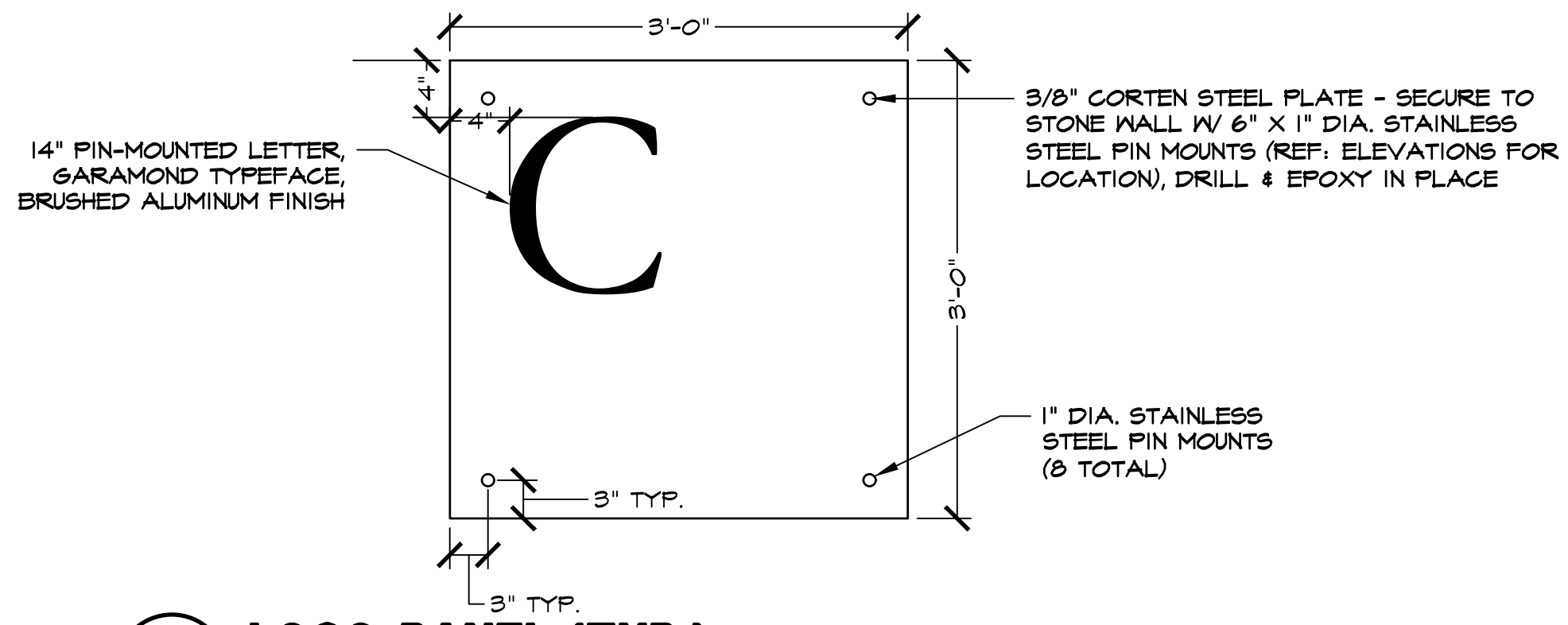
4 LOGO WALL #2
HS7 EAST ELEVATION

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



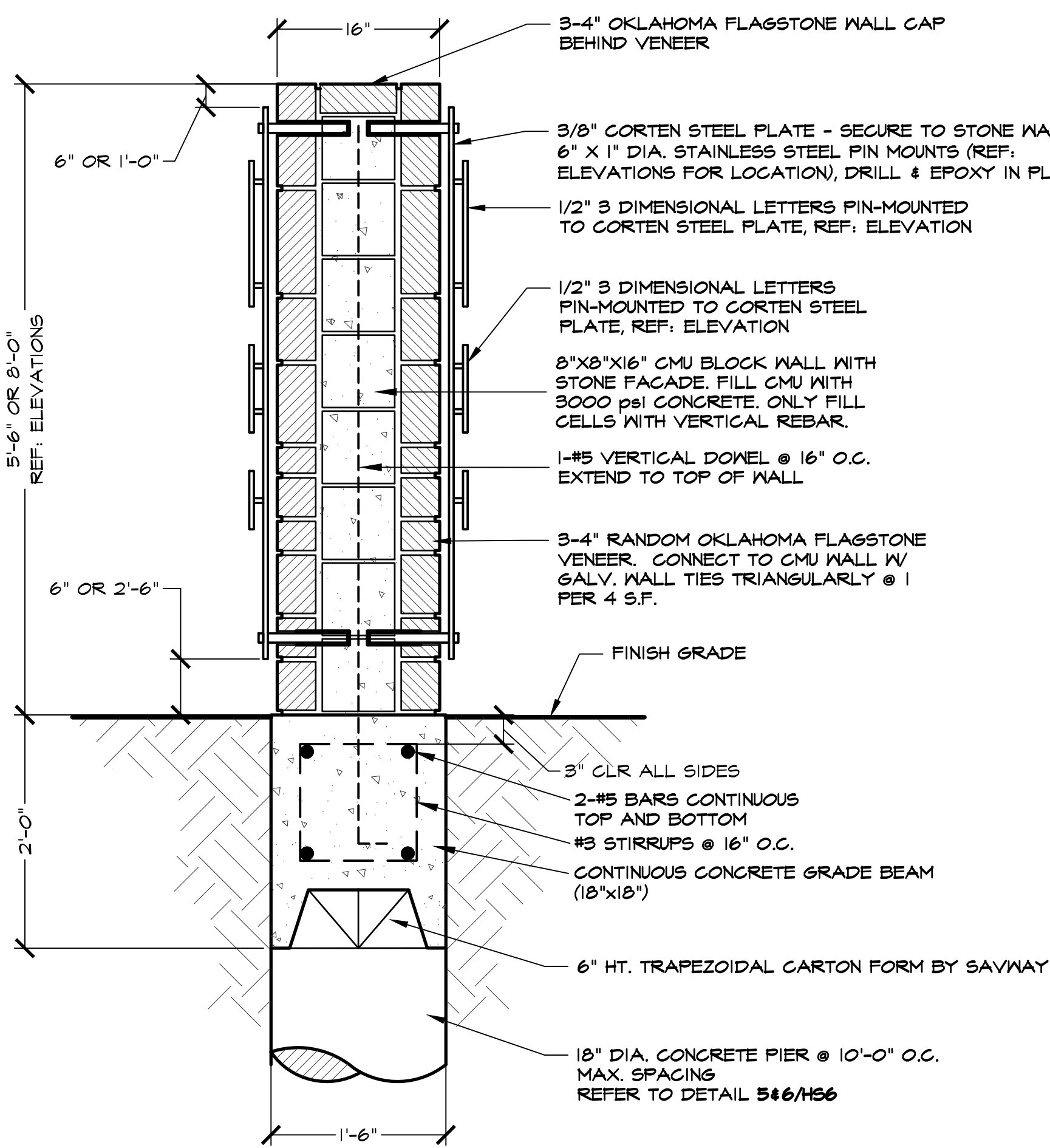
5 SIGN PANEL (TYP.)
HS7 ELEVATION

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



7 LOGO PANEL (TYP.)
HS7 ELEVATION

SCALE: 1"=1'-0"



8 ENTRY SIGN WALL
HS7 SECTION

SCALE: 1"=1'-0"

February 16, 2017

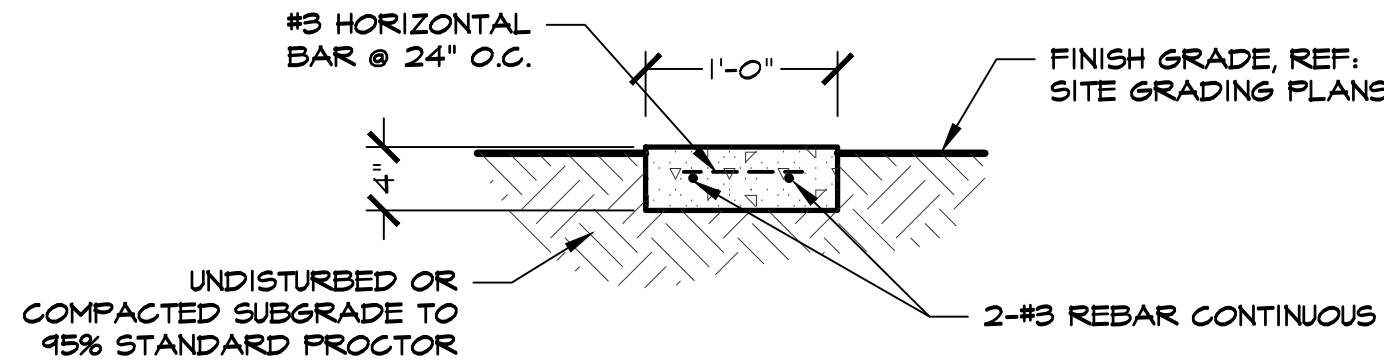
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LANDSCAPE AND SCREENING
Hardscape Details
Creekside at Heritage Park, Ph. 3
Town of Flower Mound, Denton County, Texas

PLAN REVIEW	REVISIONS	BY	DATE
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Plotted by: ##### Plot Date: 2/16/2017 4:16 PM

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PROVIDE A TOPICAL STAIN ON ALL MOW STRIP AREAS TO BE DARK BROWN IN COLOR. LANDSCAPE ARCHITECT SHALL SELECT FINAL COLOR BEFORE WORK TAKES PLACE.

1 CONCRETE MOW STRIP SECTION

SCALE: 1" = 1'-0"

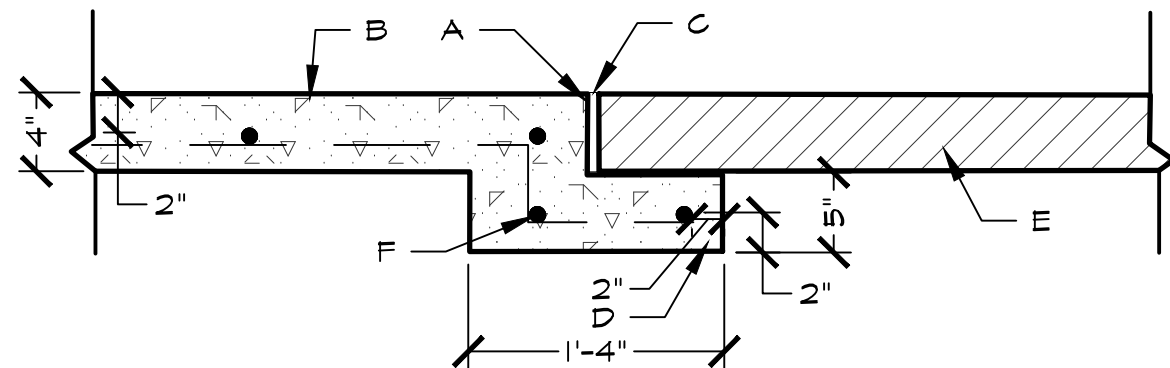
1. TRAIL LOCATION WILL BE FIELD LOCATED & APPROVED BY TOWN REPRESENTATIVE PRIOR TO CONSTRUCTION. TRAIL WILL BE ALIGNED TO MINIMIZE IMPACT WITH TREES, CREEK & RESIDENTIAL PROPERTY.
2. HAND RAILS WILL BE DETERMINED AFTER FINAL GRADE HAS BEEN ACHIEVED.
3. CONTRACTOR SHALL PROVIDE SLEEVES UNDER TRAIL TO MINIMIZE DRAINAGE CROSSING TRAIL

GENERAL NOTES:

1. UNDERCUT HEADER TO BE CONTINUOUS ALONG EXISTING PAVEMENT WHERE ADJACENT TO NEW PAVEMENT.
2. NEW PAVEMENT BARS TO BE BENT DOWN INTO HEADER. HEADER AND NEW PAVEMENT TO BE MONOLITHIC.

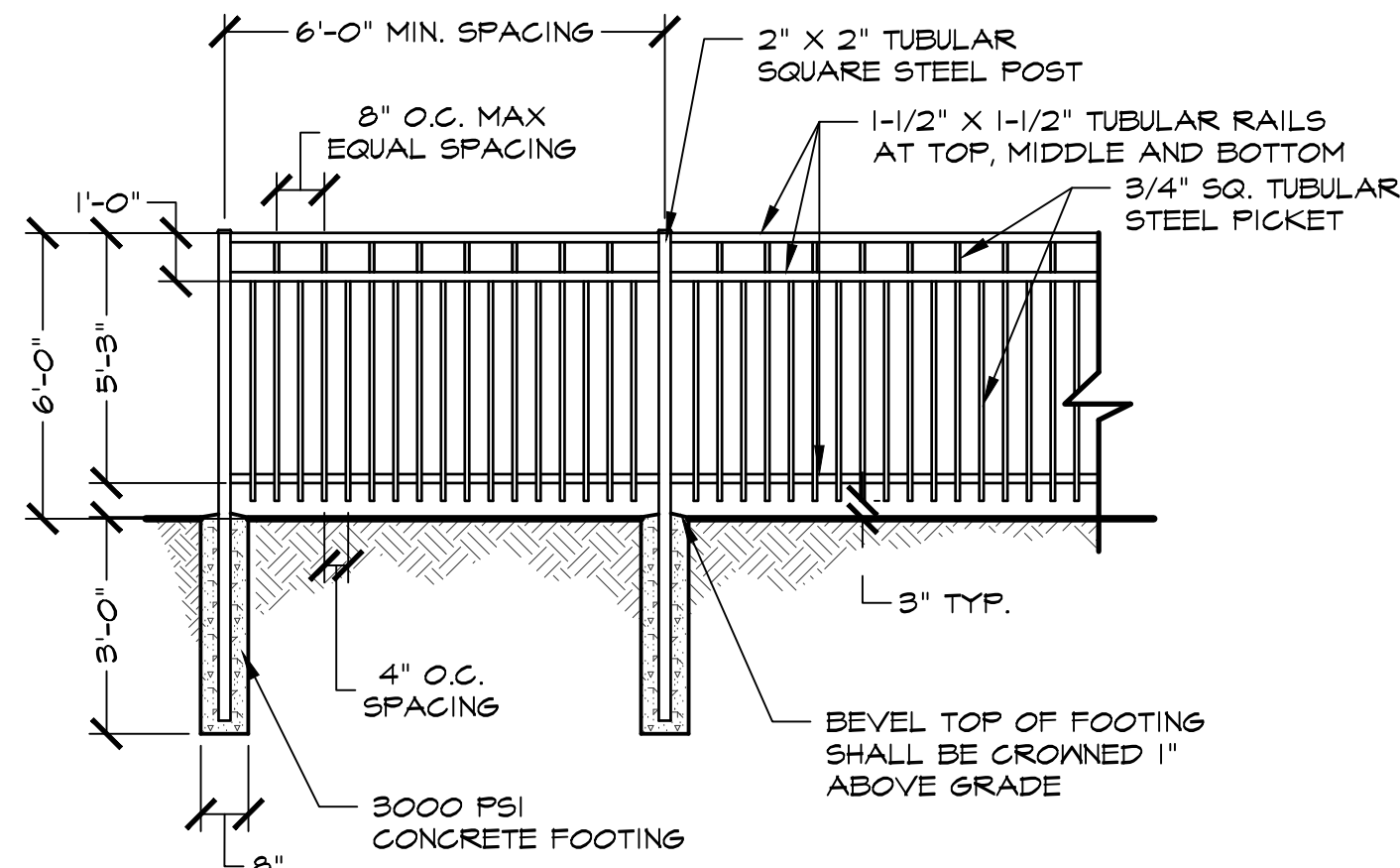
CONSTRUCTION NOTES:

- A. FILL EXPANSION JOINTS WITH FULL DEPTH REMOLDED BITUMINOUS EXPANSION JOINT FILLER
- B. 4" THICK CONCRETE REPLACEMENT PAVING WITH #3 BARS @ 18" O.C. BOTH WAYS
- C. SAWCUT EXISTING PAVING TO BE REMOVED AT NEAREST CONSTRUCTION JOINT.
- D. UNDERCUT HEADER
- E. EXISTING CONCRETE PAVING TO REMAIN
- F. #3 BARS



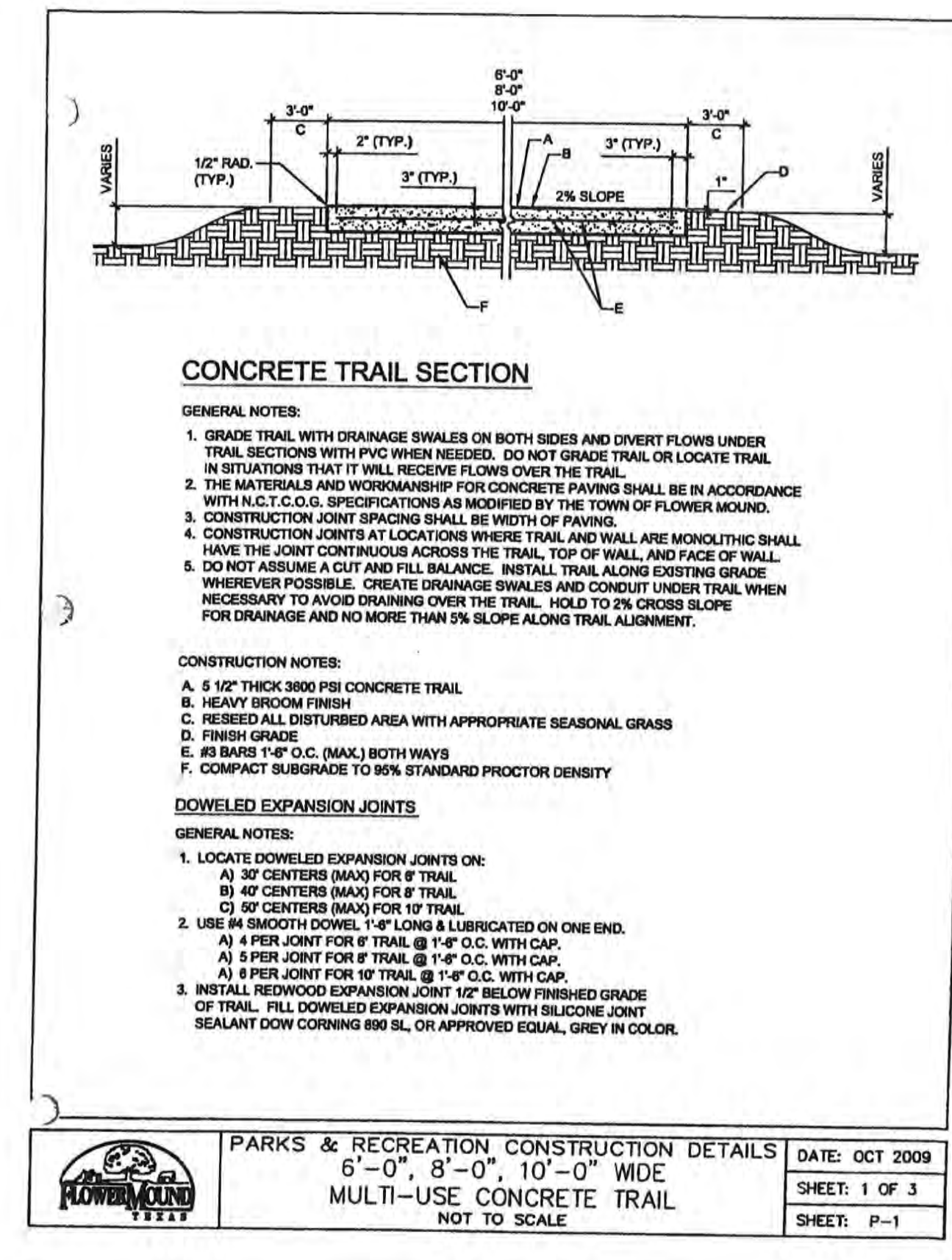
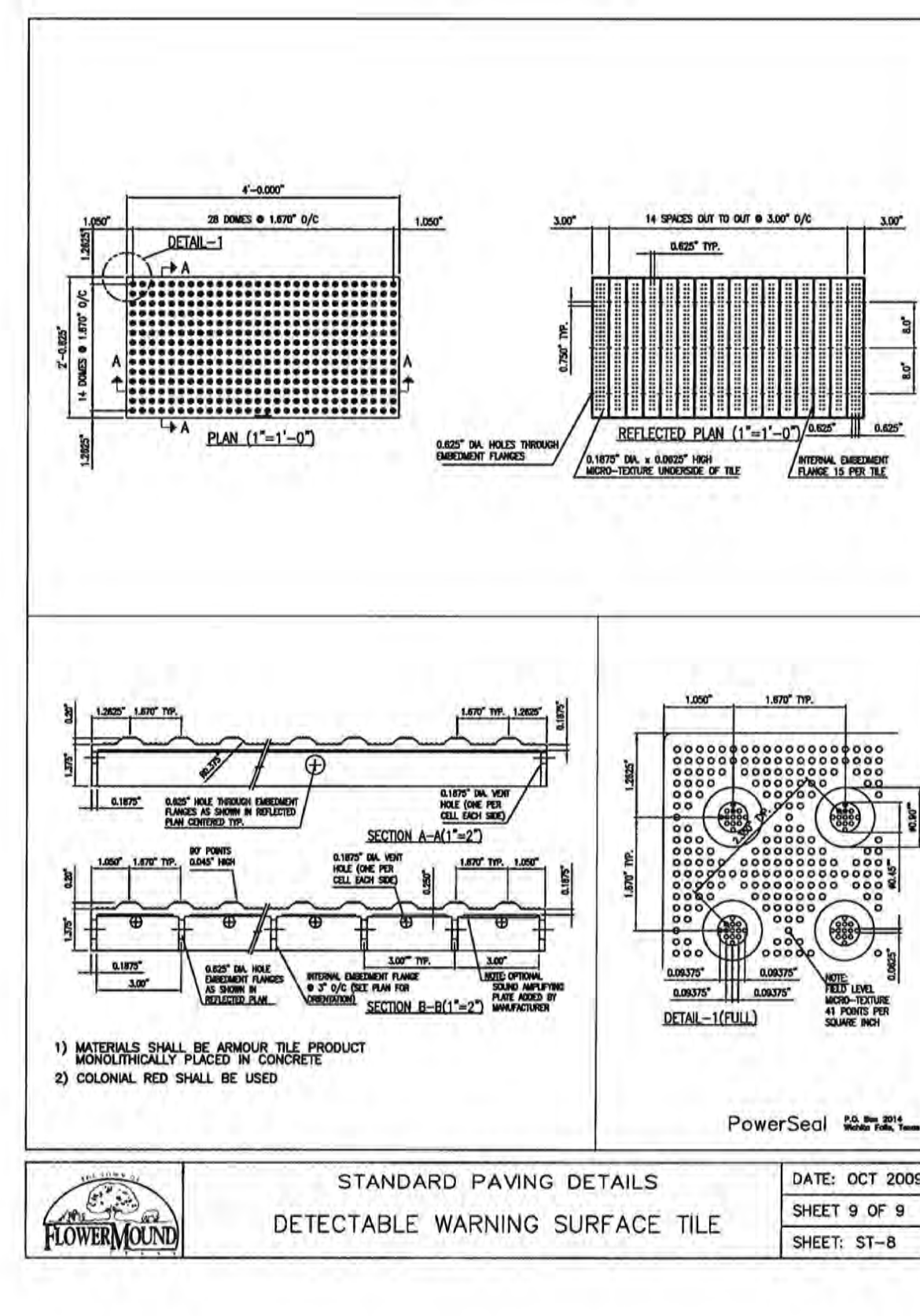
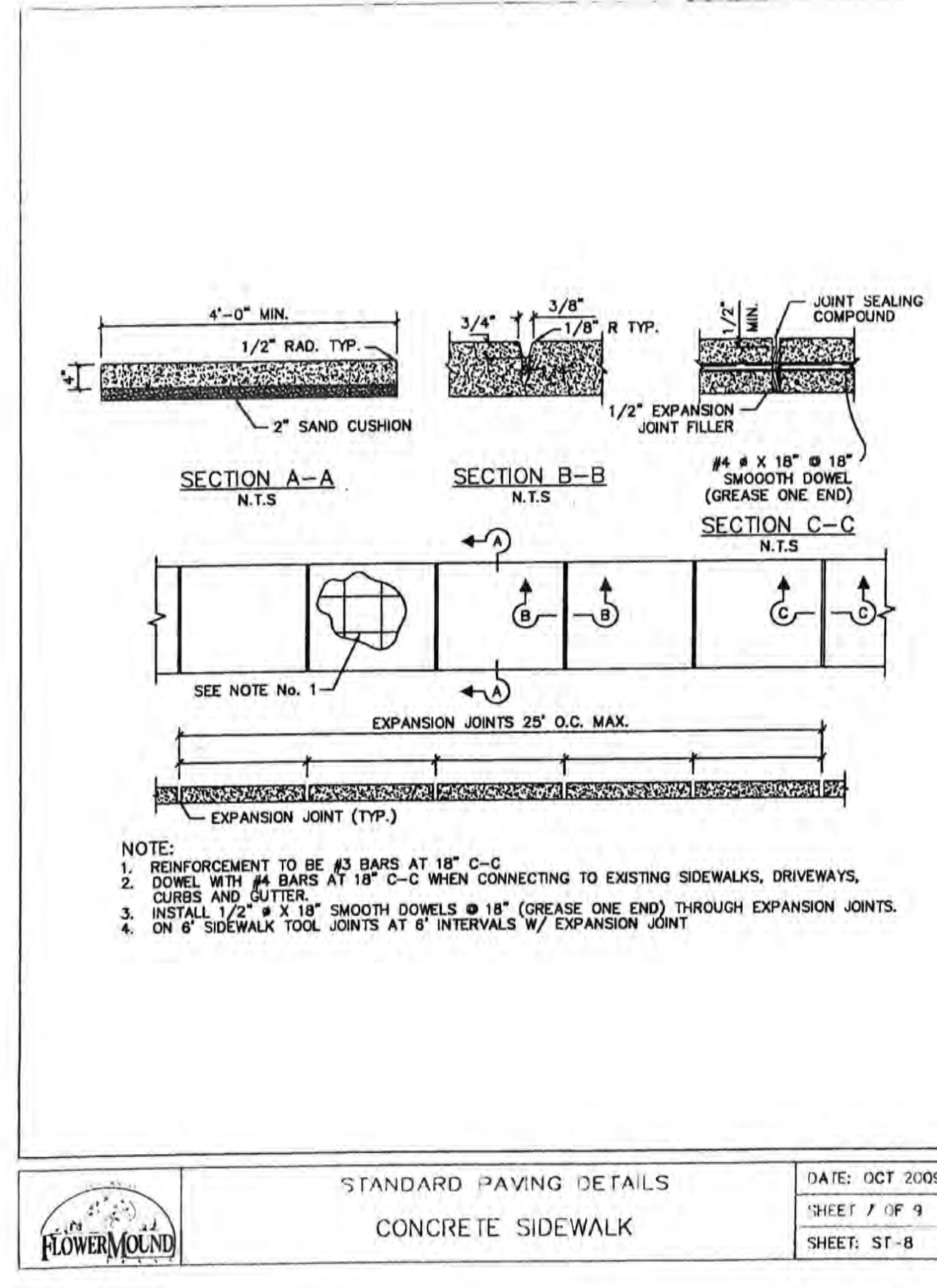
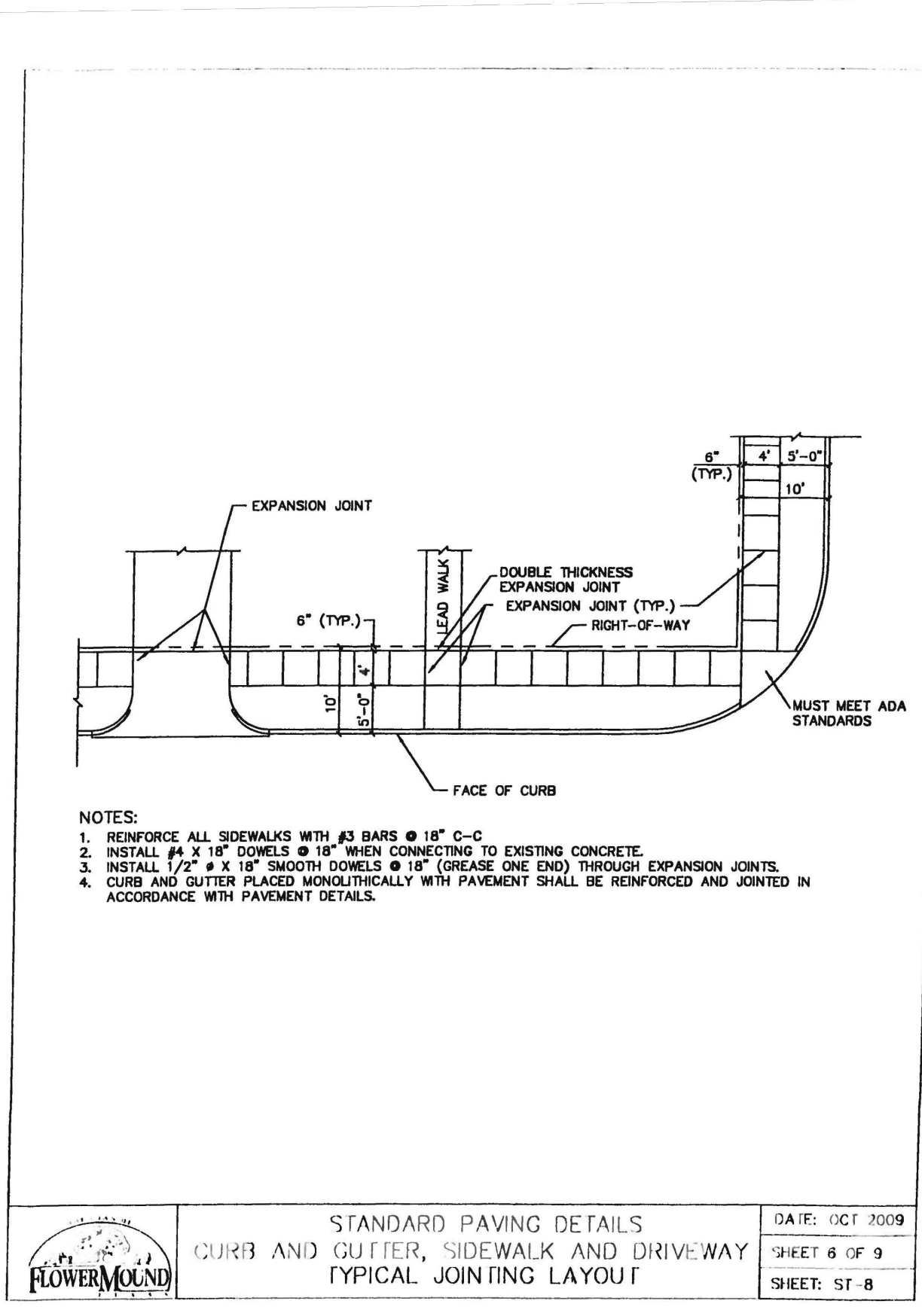
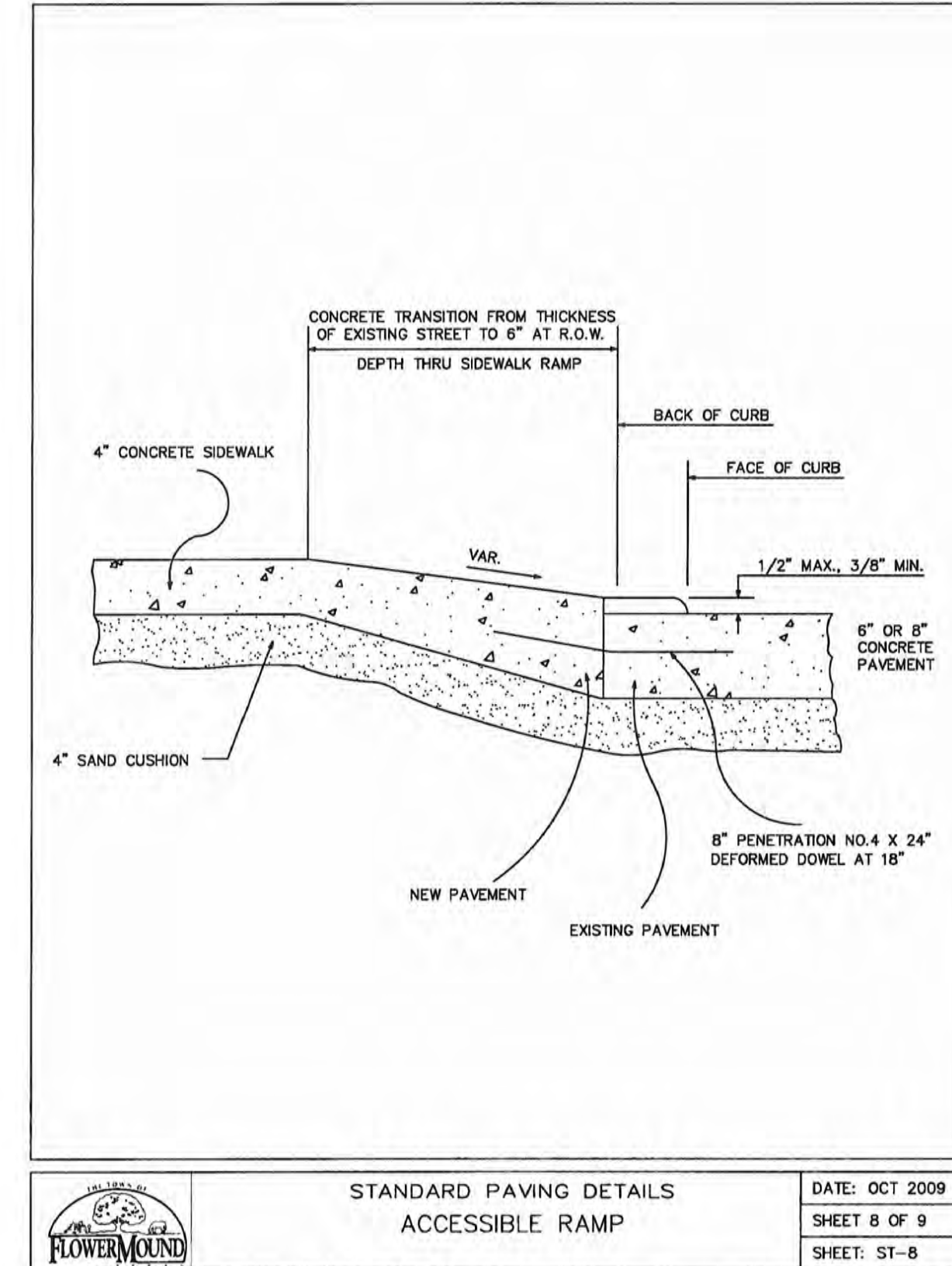
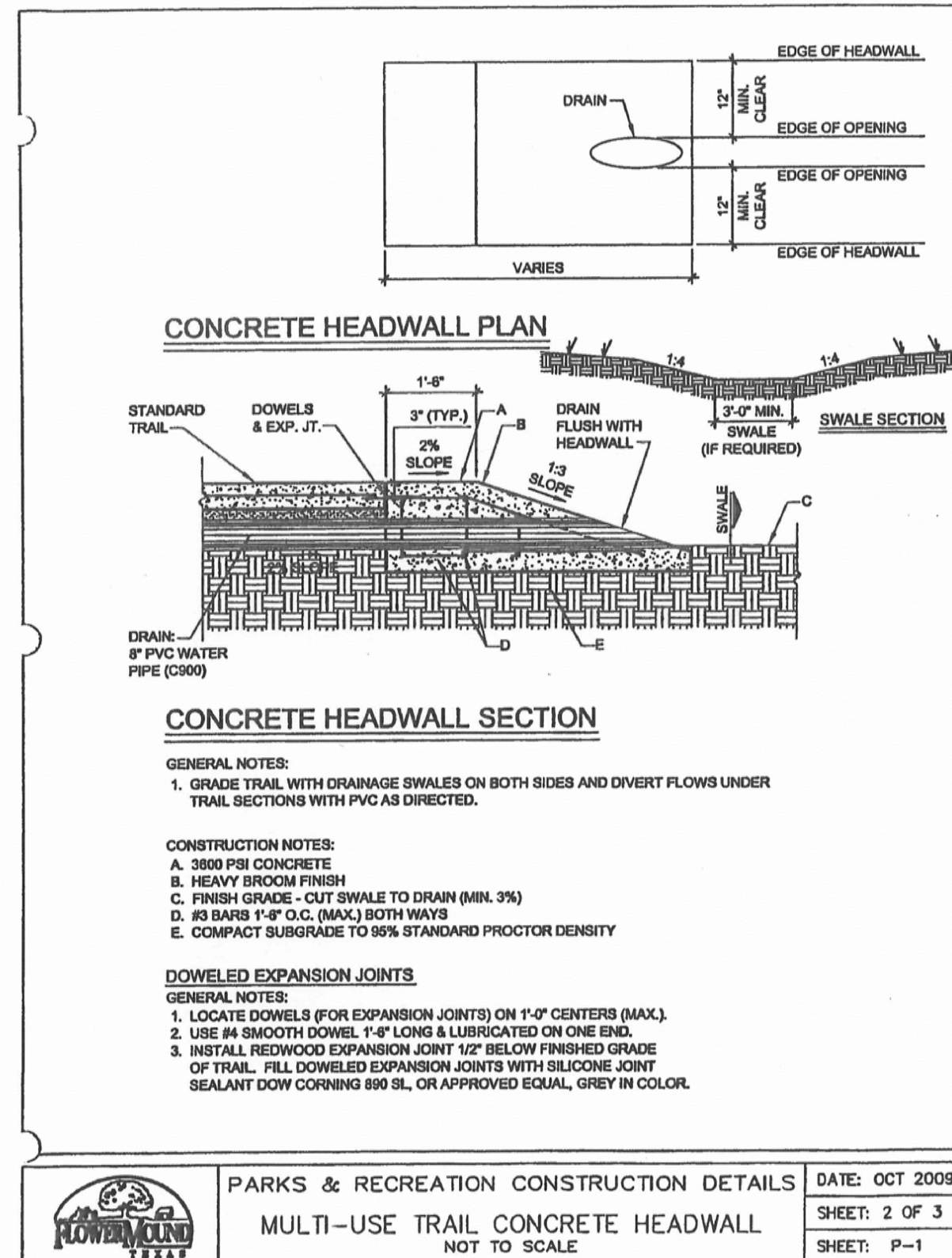
2 UNDERCUT HEADER SECTION

SCALE: 1" = 1'-0"



3 6'-0" HT. ORNAMENTAL METAL FENCE ELEVATION

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



February 16, 2017

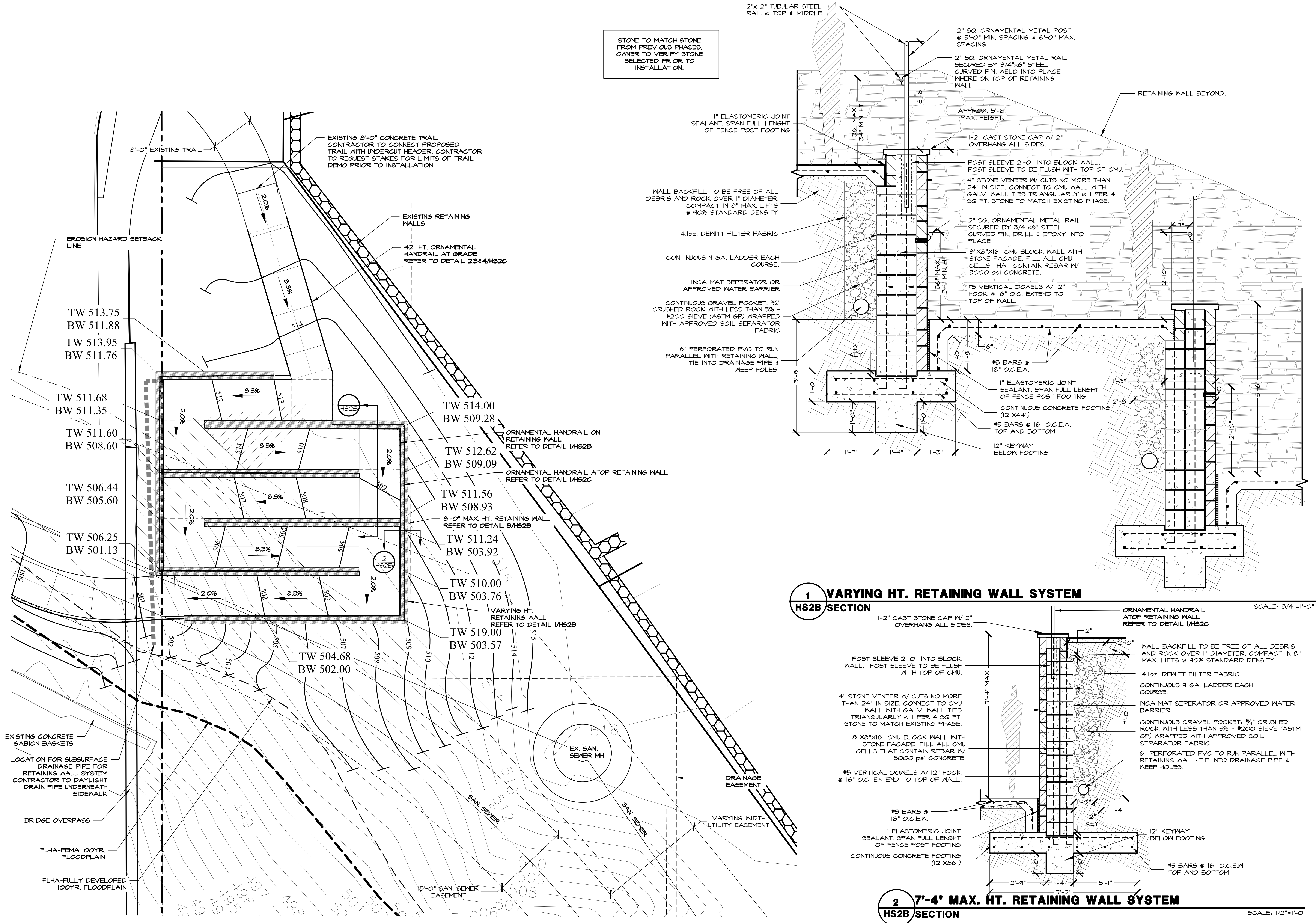
LANDSCAPE AND SCREENING

Hardscape Details

Creekside at Heritage Park, Ph. 3

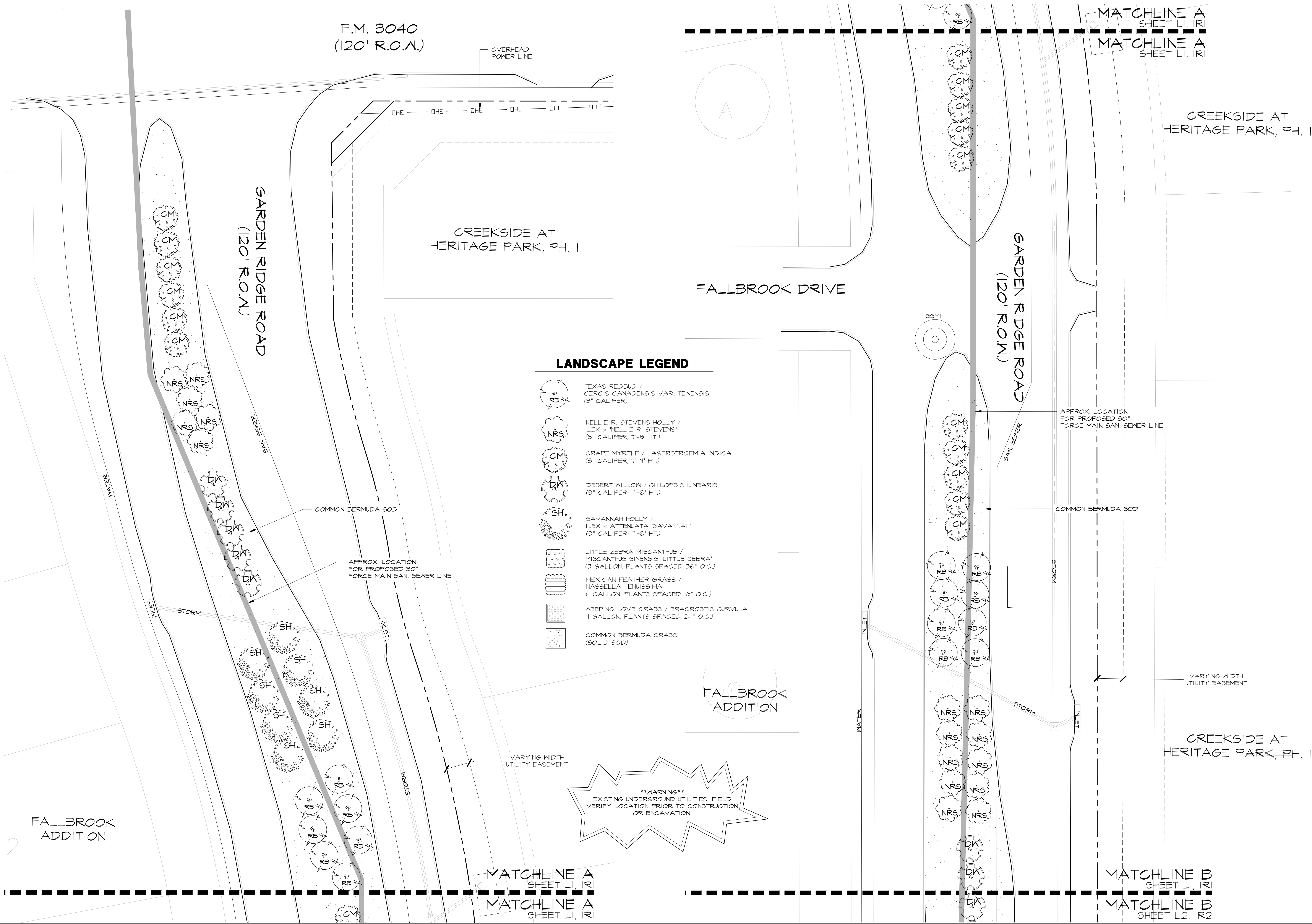
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE



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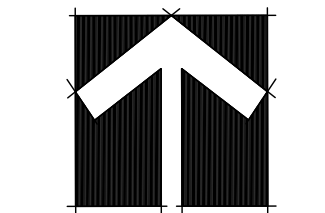
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STUDIO
DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

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

One Inch

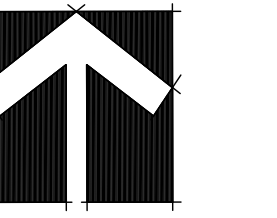
LANDSCAPE AND SCREENING

Landscape Plans

Creekside at Heritage Park, Median Plantings

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	
PROJECT	TB1009 - M	
SHEET	L1 of 5	



NORTH

A horizontal number line with three points marked. The points are labeled 10, 0, and 20 from left to right. The line is divided into segments by these points.



1" = 20' - 0"

is one inch on original
wing. If not one inch on this
print, adjust scale as necessary.

e Inch

LANDSCAPE AND SCULPTURE

Creekside at Heritage Park, Median Plantings
Town of Flower Mound, Denton County, Texas

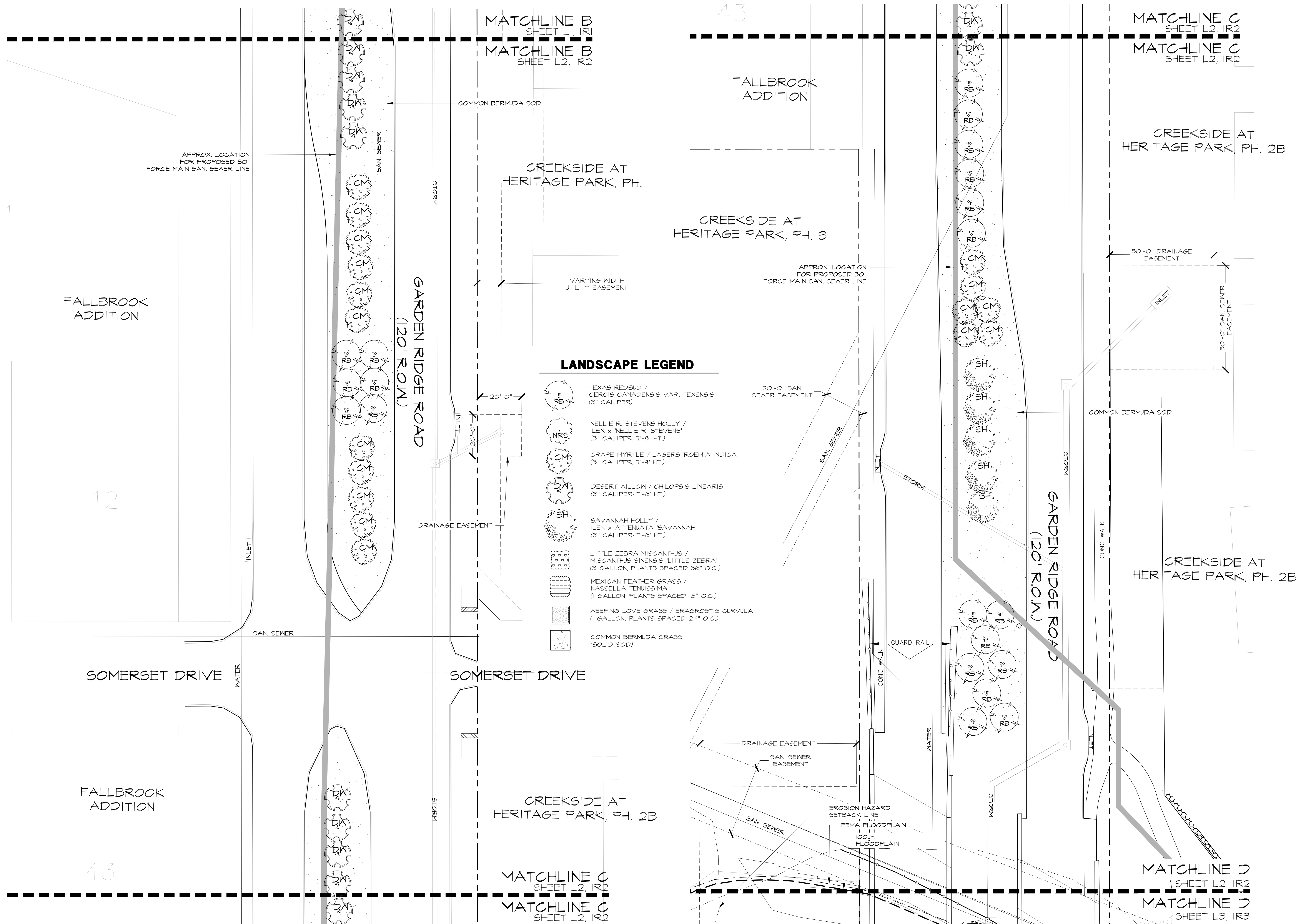
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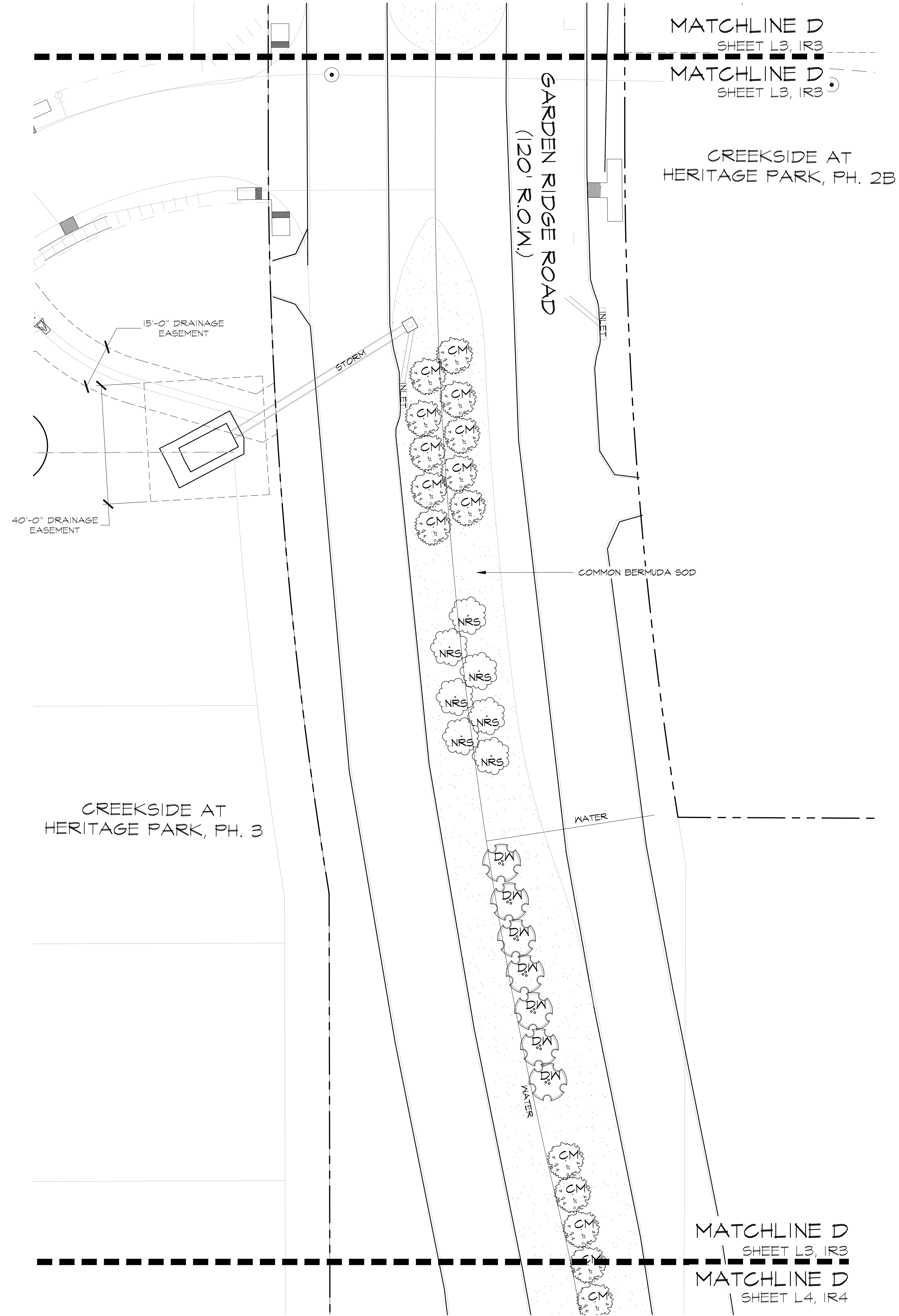
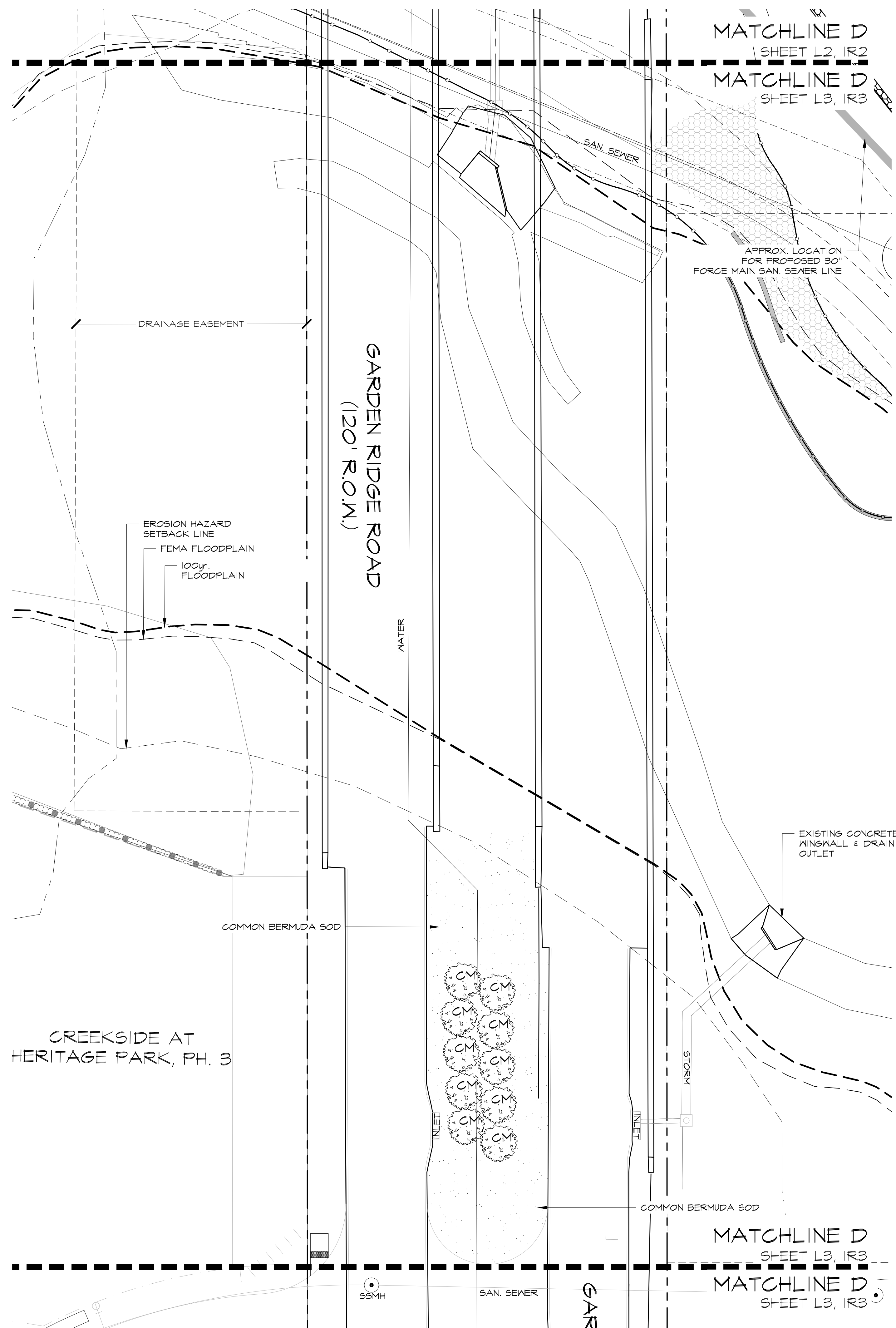
SUBJECT					

BI009 - M

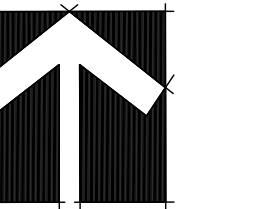
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2 of 5

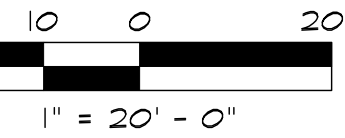




February 16, 2017



NORTH



If not one inch on this
 et, adjust scale as necessary.

One Inch

LANDSCAPE AND SCULPTURE

Landscape Platts

Creekside at Heritage Park, Median Plantings

Town of Flower Mound, Denton County, Texas

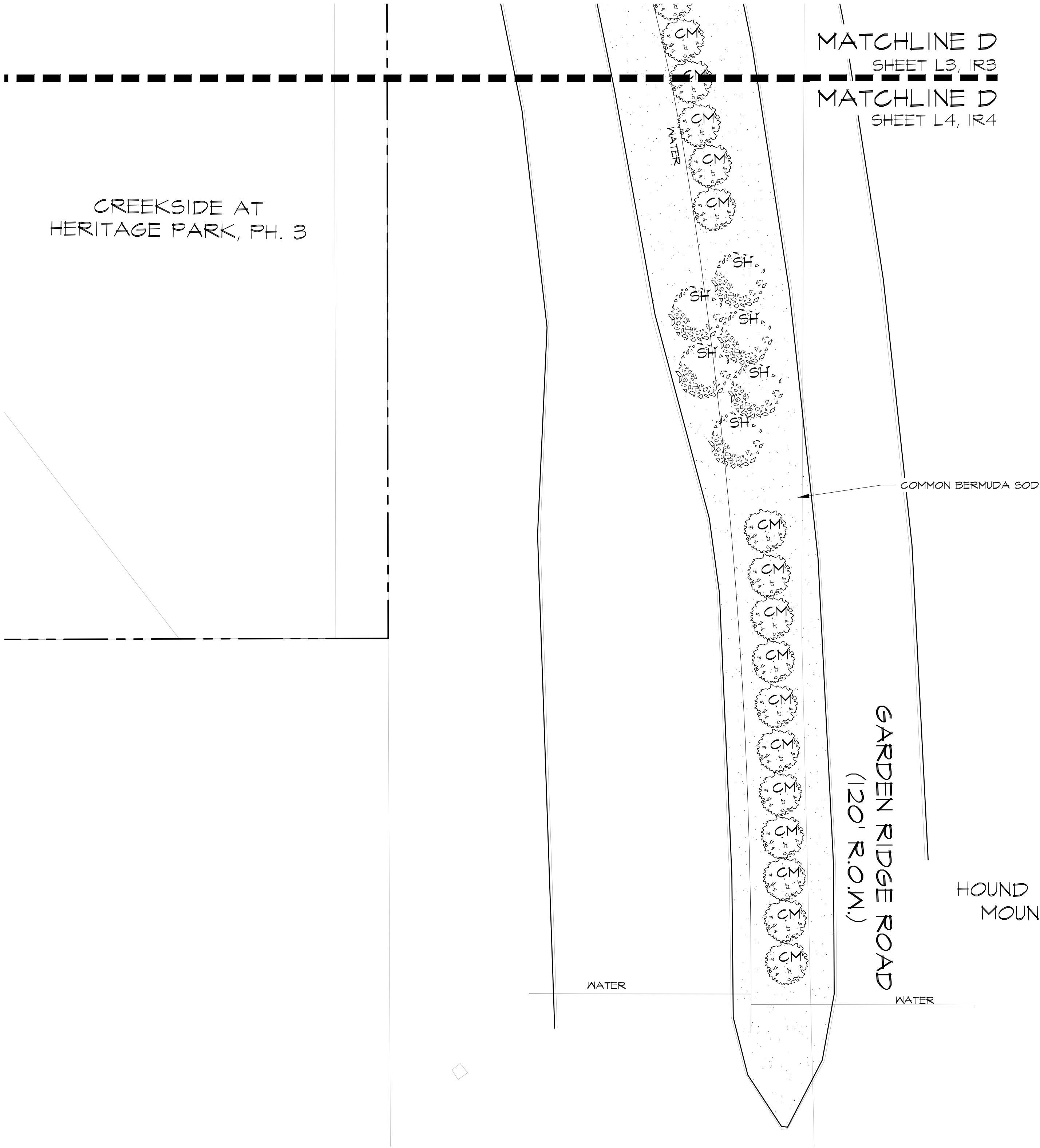
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BI009 - M

L3 of 5

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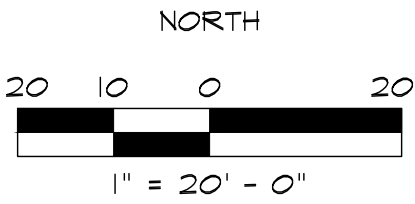
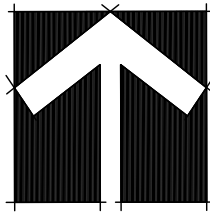
LANDSCAPE LEGEND

- TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS (3" CALIPER)
- NELLIE R. STEVENS HOLLY / ILEX x NELLIE R. STEVENS (3" CALIPER; 7'-8' HT.)
- GRAPE MYRTLE / LAGERSTROEMIA INDICA (3" CALIPER; 7'-9' HT.)
- DESERT WILLOW / CHILOPSIS LINEARIS (3" CALIPER; 7'-8' HT.)
- SAVANNAH HOLLY / ILEX x ATTENUATA 'SAVANNAH' (3" CALIPER; 7'-8' HT.)
- LITTLE ZEBRA MISCANTHUS / MISCANTHUS SINENSIS 'LITTLE ZEBRA' (3 GALLON, PLANTS SPACED 36" O.C.)
- MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA (1 GALLON, PLANTS SPACED 18" O.C.)
- KEEPIING LOVE GRASS / ERAGROSTIS CURVULA (1 GALLON, PLANTS SPACED 24" O.C.)
- COMMON BERMUDA GRASS (SOLID SOD)



Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Creekside at Heritage Park, Median Plantings
Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS		BY	DATE
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PROJECT			
TB1009 - M			
SHEET			
L4 of 5			

Drawing: S:\Projects\TB1009\DWG\TB1009-Median Planting.dwg Saved By: Station11 Save Time: 10/25/2016 1:18 PM Plotted by: ##### Plot Date: 2/16/2017 2:54 PM

LANDSCAPE NOTES:

1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO TOWN OF FLOWER MOUND APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE TOWN OF FLOWER MOUND.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE TOWN OF FLOWER MOUND HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. 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 7 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY 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.
20. 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.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT TOWN OF FLOWER MOUND'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE TOWN OF FLOWER MOUND AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE TOWN OF FLOWER MOUND'S PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

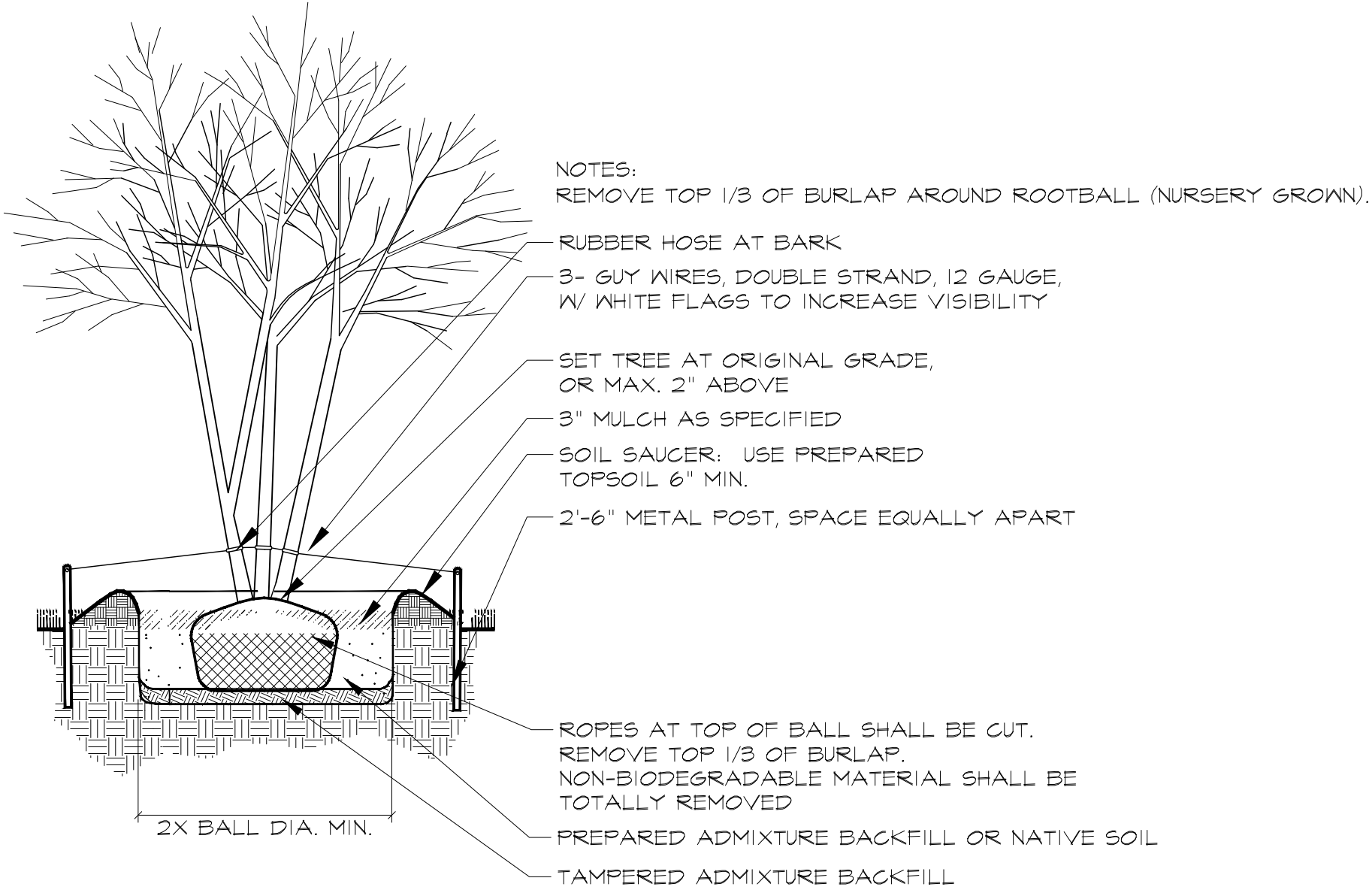
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
RB	TEXAS REDBUD / CERCIS CANADENSIS VAR. TEXENSIS	3" CALIPER	AS SHOWN	35	7' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
NRS	NELLIE R. STEVENS HOLLY / ILEX x 'NELLIE R. STEVENS'	3" CALIPER	AS SHOWN	23	7' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
CM	GRAPE MYRTLE / LAGERSTROEMIA INDICA	3" CALIPER	AS SHOWN	71	7' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
DW	DESERT WILLOW / CHILOPSIS LINEARIS	3" CALIPER	AS SHOWN	23	7' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
SH	SAVANNAH HOLLY / ILEX x ATTENUATA 'SAVANNAH'	3" CALIPER	AS SHOWN	19	7' MINIMUM SPREAD; MINIMUM 7' HEIGHT; FULL ROUNDED HEAD 7' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	74,750	MINIMUM 100% COVERAGE

TREE MITIGATION

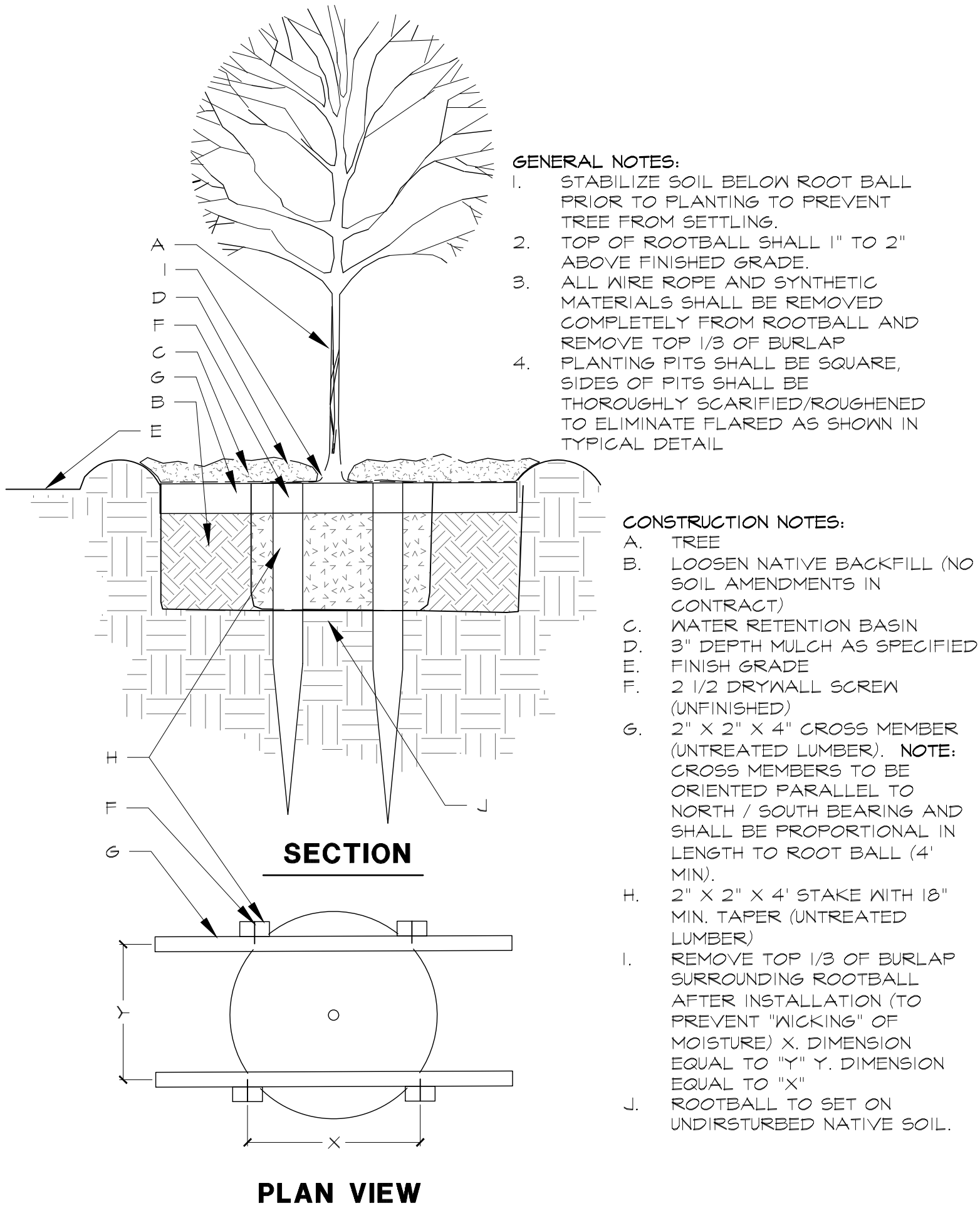
PROVIDED:

171 - 3" CALIPER ORNAMENTAL TREES
300" CALIPER INCHES

TOTAL: 513 TOTAL INCHES PLANTED



1 ORNAMENTAL TREE PLANTING DETAIL
L5 NOT TO SCALE



2 TREE PLANTING
L5 NOT TO SCALE



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One Inch

LANDSCAPE AND SCREENING

Landscape Details

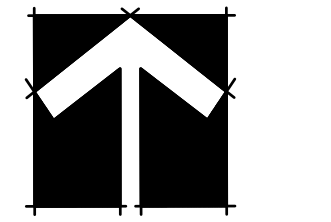
Creekside at Heritage Park, Median Plantings

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE							
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PROJECT
TB1009 - M

SHEET
L5 of 5



75 0 150

$$1'' = 150' - 0''$$

is one inch on original
wing. If not one inch on this
print, adjust scale as necessary.

1/2 Inch

Upland Habitat Exhibit

Creekside at Heritage Park, Ph. 1, 2A, 2B, & 3

Town of Flower Mound, Denton County, Texas

[illegible]

PROJECT

BI009

SHEET

TR2 of 5

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PER DEVELOPERS AGREEMENT - ITEM # 7
THE DEVELOPER IS REQUIRED TO PROVIDE 426 - 3" CALIPER TREES, IN ADDITION TO THOSE REQUIRED BY THE TREE ORDINANCE, TO BE PLANTED IN AND ABOUT THE PROPERTY. THIS RESULTS IN 1278" TOTAL ADDITIONAL CALIPER INCHES TO BE PLANTED.

PH. 1 - REQUIRED PLANTING			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	F.M 3040 = 1,360 L.F.	45.33 - 3" CAL. TREES = 136" TOTAL CAL.	76 - 5" CAL. TREES = 380" TOTAL CAL.
1 PER 30 L.F.	GARDEN RIDGE = 1,040 L.F.	34.67 - 3" CAL. TREES = 104 TOTAL CAL.	44 - 5" CAL. TREES = 220" TOTAL CAL.

PH. 2A - REQUIRED PLANTING			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	F.M 3040 = 944 L.F.	13.133 - 3" CAL. TREES = 40" TOTAL CAL.	39 - 2" CAL. TREES = 78" TOTAL CAL.

PH. 2B - REQUIRED PLANTING			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	GARDEN RIDGE = 1,044 L.F.	34.8 - 3" CAL. TREES = 105" TOTAL CAL.	21 - 5" CAL. TREES = 105" TOTAL CAL.

PH. 3 - REQUIRED PLANTING			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	GARDEN RIDGE = 1,282 L.F.	42.7 - 3" CAL. TREES = 129" TOTAL CAL.	43 - 3" CAL. TREES = 129" TOTAL CAL.

TOTAL INCHES PLANTED TOWARDS MITIGATION					
PH. 1	PH. 2A	PH. 2B	PH. 3	MEDIAN	TOTAL:
360"	* 0"	85"	69"	513"	1,027"

BALANCE:
1,278" - 1,027" = 251"

251" CALIPER INCHES @ \$100.00 / CALIPER INCH = \$25,100.00
* ADJUSTED VALUE IN RESPONSE TO REMOVAL OF 36" OF INCHES PLANTED TOWARDS MITIGATION NOT ALLOWED IN PHASE 2A

ADDITIONAL PLANTING TOWARDS MITIGATION - PER DEVELOPERS AGREEMENT - ITEM # 7

AS OUTLINE IN THE DEVELOPERS AGREEMENT, IN THE EVENT THAT IT IS NOT FEASIBLE FOR THE DEVELOPER TO PLANT THE FULL NUMBER OF TREES REFERENCED IN THE DEVELOPERS AGREEMENT (SEE ITEM # 7),

THE DEVELOPER MAY SATISFY THE REQUIRED MITIGATION BY:

- PLANTING REMAINING INCHES ALONG MEDIAN OF GARDEN RIDGE ROAD. ONCE MEDIAN LOCATION HAS BEEN EXHAUSTED THE DEVELOPER MAY PLANT ADDITIONAL INCHES INSIDE APPROVED MEDIANS OUTLINED BY THE TOWN OF FLOWER MOUND. PER INCH VALUE FOR ALL TREES INSIDE MEDIAN. CONTRACTOR SHALL HAVE ALL UTILITIES FIELD LOCATED BEFORE PLANTING.
- PROVIDING RIPARIAN ENHANCEMENTS WITH NATIVE VEGETATION THAT HAS OPTIMUM STABILITY RATING & EROSIONS PREVENTION.
- PAYING THE REMAINING BALANCE AT THE SPECIFIED RATES OUTLINED IN THE DEVELOPERS AGREEMENT

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REESE
STATE OF TEXAS
February 16, 2017

NORTH

150 75 0 75 150

1" = 150' - 0"

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

One Inch

OVERALL MITIGATION

Tree Mitigation Plan Overview

Creekside at Heritage Park, Ph. 1, 2A, 2B, & 3

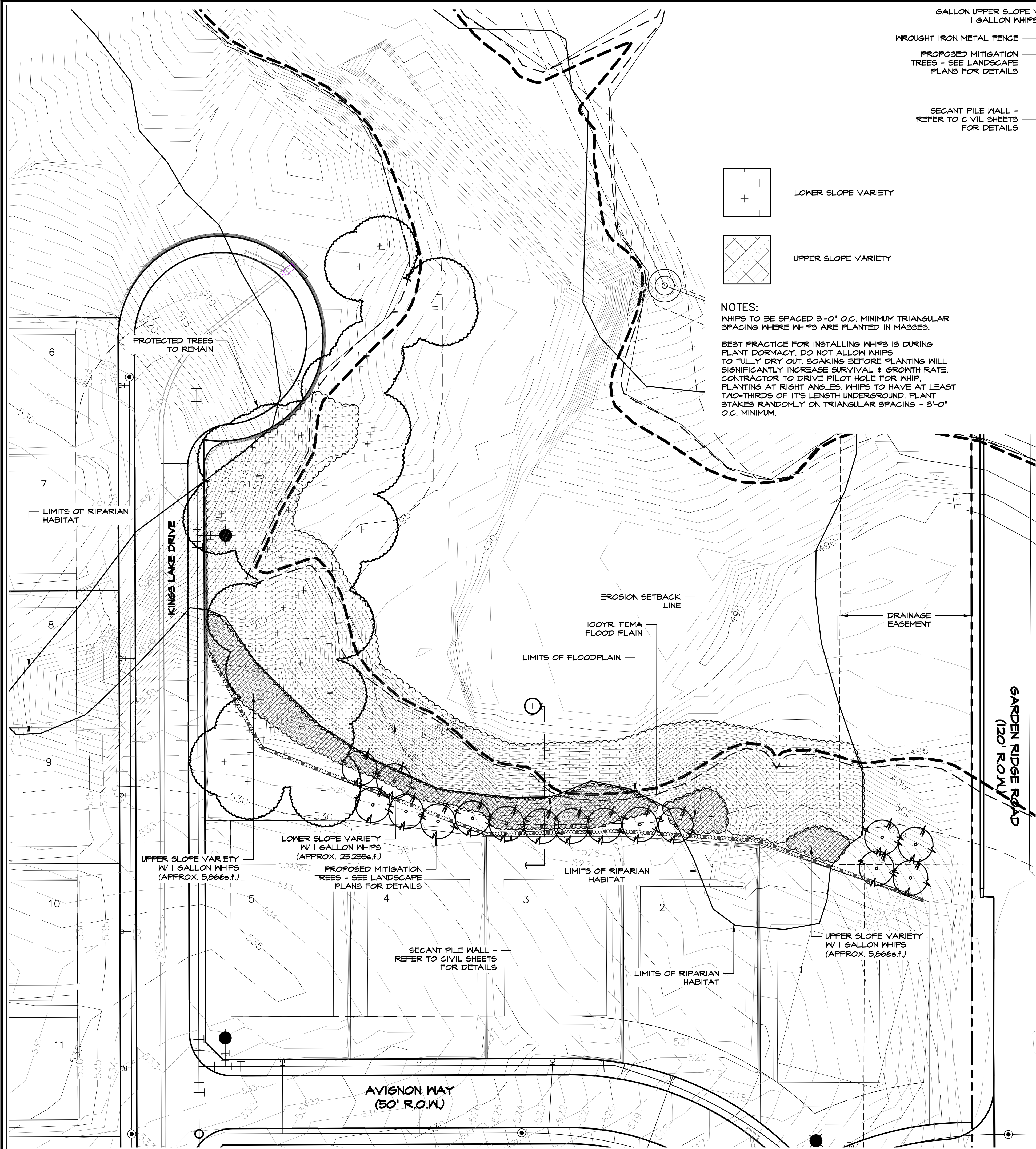
Town of Flower Mound, Denton County, Texas

#	PLAN REVIEW REVISIONS	BY	DATE
1	Revised per Town comments - 8-11-2016	LVR	9-15-2016

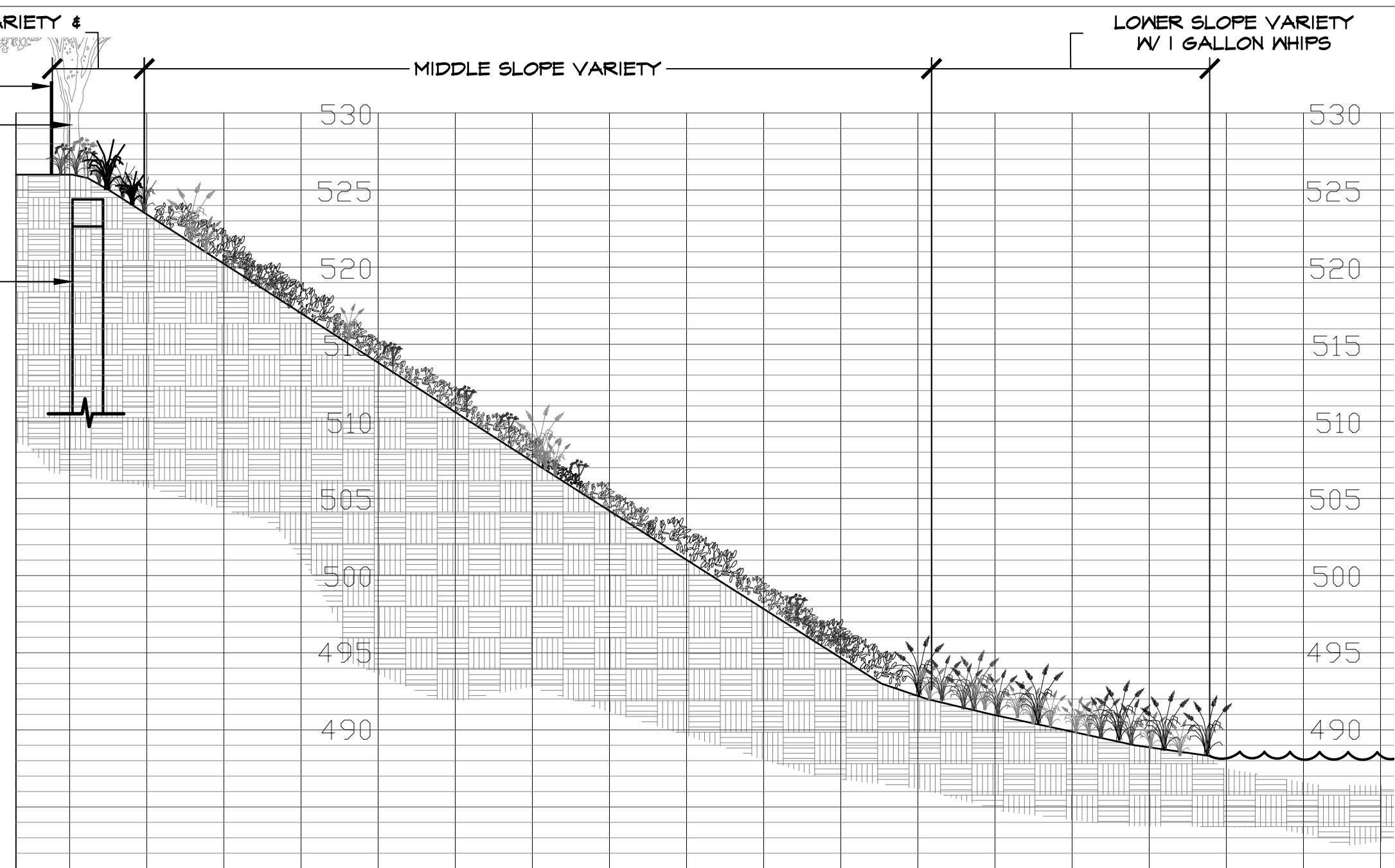
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TR3 of 5

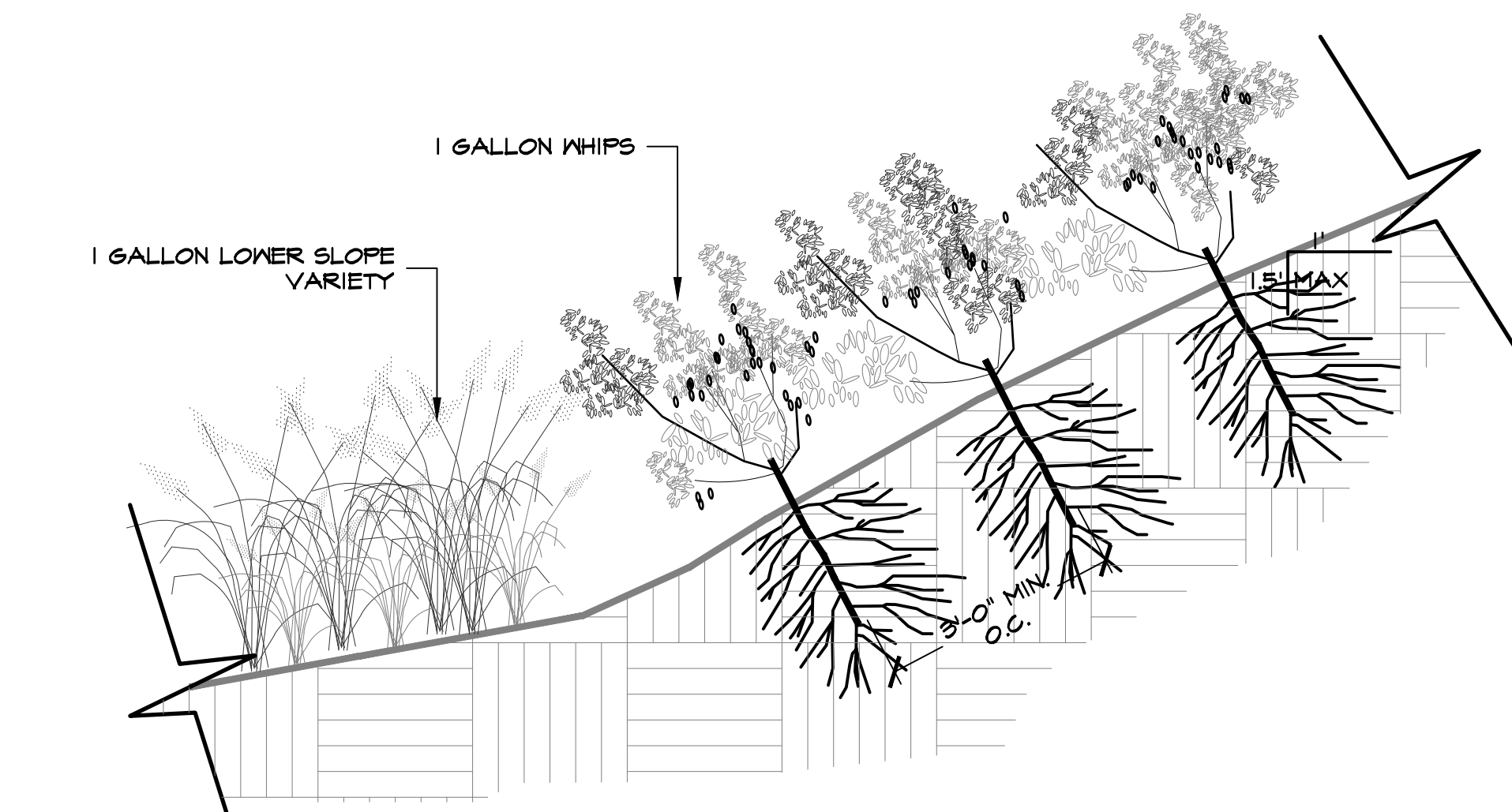
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NOTES:
WHIPS TO BE SPACED 3'-0" O.C. MINIMUM TRIANGULAR SPACING WHERE WHIPS ARE PLANTED IN MASSES.
BEST PRACTICE FOR INSTALLING WHIPS IS DURING PLANT DORMANCY. DO NOT ALLOW WHIPS TO FULLY DRY OUT. SOAKING BEFORE PLANTING WILL SIGNIFICANTLY INCREASE SURVIVAL & GROWTH RATE. CONTRACTOR TO DRIVE PILOT HOLE FOR WHIP. PLANTING AT RIGHT ANGLES. WHIPS TO HAVE AT LEAST TWO-THIRDS OF ITS LENGTH UNDERGROUND. PLANT STAKES RANDOMLY ON TRIANGULAR SPACING - 3'-0" O.C. MINIMUM.



1 RIPARIAN ENHANCEMENT PLANTING SECTION



2 RIPARIAN ENHANCEMENT PLANTING SECTION

WHIPS		SPACING	QUANTITY
NAME	SIZE		
CEDAR ELM / <i>ULMUS CRASSIFOLIA</i>	1 GALLON	36" O.C.	170
DESERT WILLOW / <i>CHILOPSIS LINEARIS</i>	1 GALLON	36" O.C.	200
GREEN ASH / <i>FRAXINUS BERLANDIERIANA</i>	1 GALLON	36" O.C.	165
LITTLE WALNUT / <i>JUGLANS MICROCARPA</i>	1 GALLON	36" O.C.	150
BUTTONBUSH / <i>CEPHALANTHUS OCCIDENTALIS</i>	1 GALLON	36" O.C.	125

Upper Slope Variety		SPACING	QUANTITY
NAME	SIZE		
SWITCHGRASS / <i>PANICUM VIRGATUM</i>	1 GALLON	36" O.C.	109
BUSHY BLUESTEM / <i>ANDROPOGON GLOMERATUS</i>	1 GALLON	36" O.C.	117
EASTERN GAMAGRASS / <i>TRIPSACUM DACTYLOIDES</i>	1 GALLON	36" O.C.	70
LINDHEIMER MUHLY / <i>MUHLENBERGIA LINHEIMER</i>	1 GALLON	36" O.C.	80

Lower Slope Variety		SPACING	QUANTITY
NAME	SIZE		
VIRGINIA WILDRIE / <i>ELYMUS VIRGINICUS</i>	1 GALLON	36" O.C.	300
PRAIRIE WILDRIE / <i>ELYMUS CANADENSIS</i>	1 GALLON	36" O.C.	212
EASTERN GAMAGRASS / <i>TRIPSACUM DACTYLOIDES</i>	1 GALLON	36" O.C.	375
FLAINS BRISTLEGRASS / <i>SETARIA VULPISETA</i>	1 GALLON	36" O.C.	200
INLAND SEA OATS / <i>CHASMANTHIUM LATIFOLIUM</i>	1 GALLON	36" O.C.	324
WHITE TRIDENS / <i>TRIDENS ALBESCENS</i>	1 GALLON	36" O.C.	202

REMARKS
APPROX. 31,121 SF OF RIPARIAN & UPLAND HABITAT TO BE RESTORED

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Leonard W. Reese
February 16, 2017

NORTH

1" = 30' - 0"

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

One Inch

OVERALL MITIGATION

Riparian Enhancement Planting Plan

Creekside at Heritage Park, Ph. 1, 2A, 2B, & 3

Town of Flower Mound, Denton County, Texas

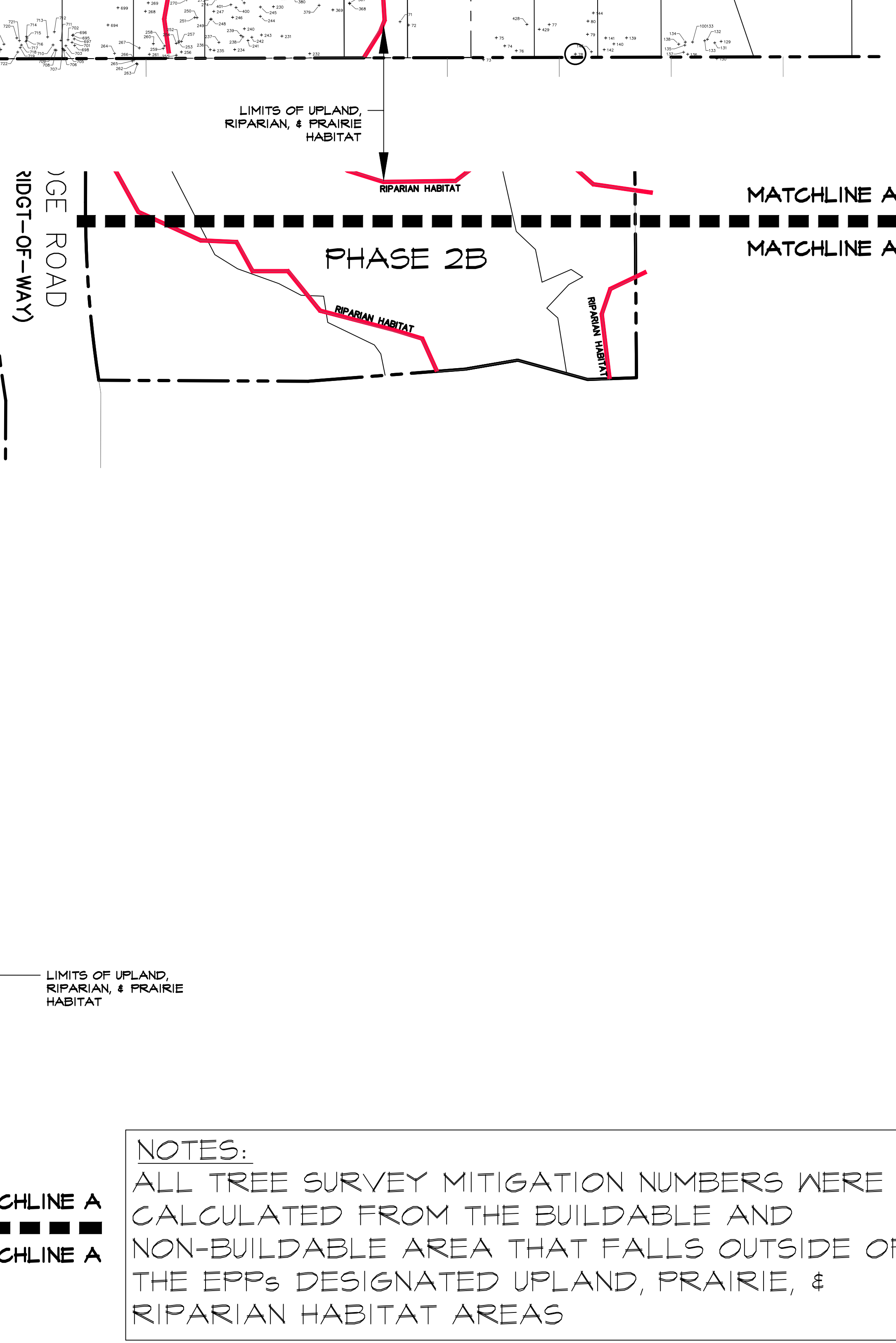
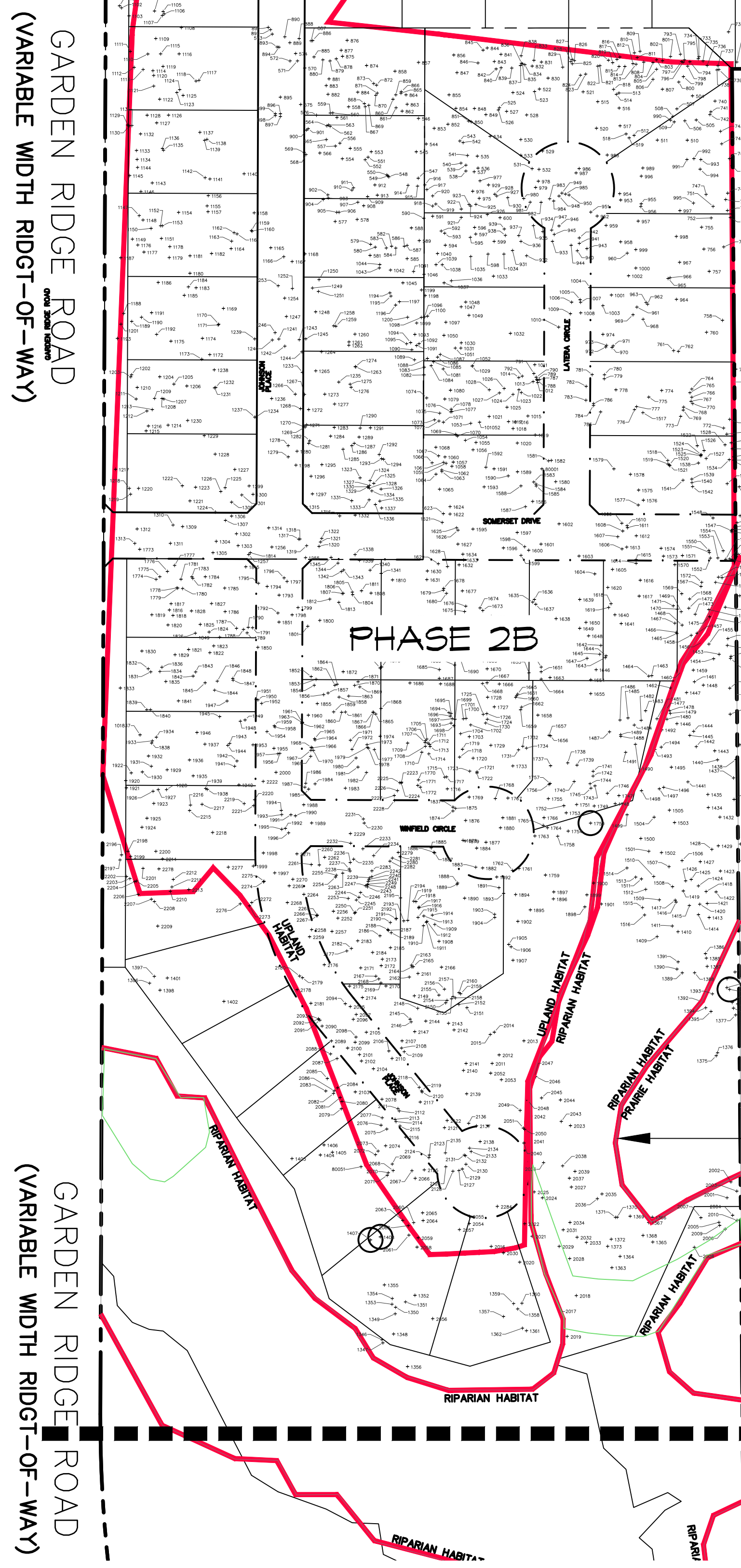
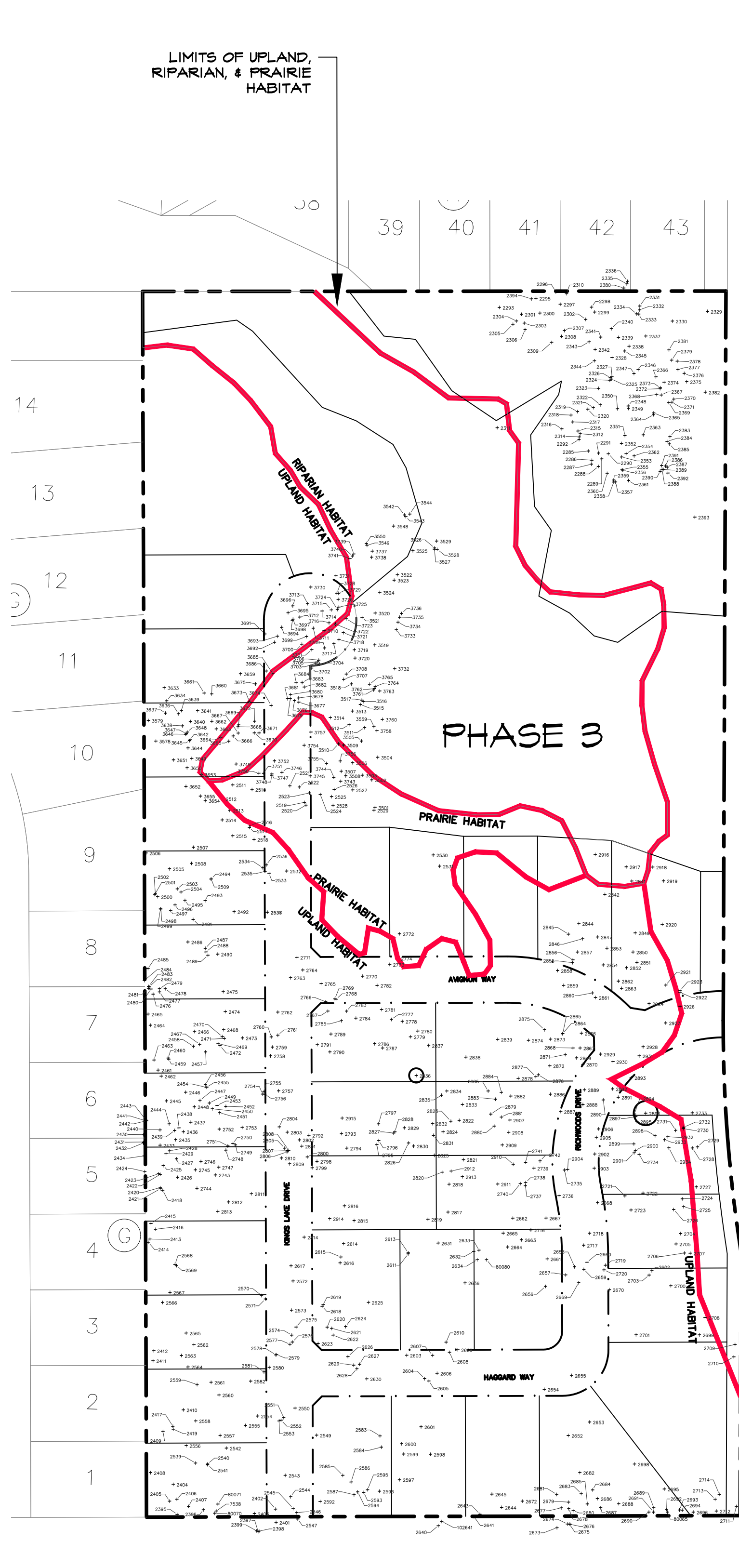
BY	DATE
LVR	9-15-2016

PLAN REVIEW REVISIONS					
1	Revised per Town comments - 6-11-2016				

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1					

PROJECT

TR3A of 5



NOTES:
ALL TREE SURVEY MITIGATION NUMBERS WERE
CALCULATED FROM THE BUILDABLE AND
NON-BUILDABLE AREA THAT FALLS OUTSIDE OF
THE EPPs DESIGNATED UPLAND, PRAIRIE, &
RIPARIAN HABITAT AREAS

PLAN REVIEW REVISIONS	BY	DATE
1	LVR	9-15-2016
Revised per Town comments - 8-11-2016		
PROJECT		
TB1009		
SHEET		
TR4 of 5		

PLAN REVIEW REVISIONS	BY	DATE
Comments - 8-11-2016	LWR	9-15-2016

Town of Flower Mound, Denton County, Texas

[illegible]

TOTAL: 555" @ \$125.00 / CAL. INCHES = \$69,375.00

Town of Flower Mound, Denton County, Texas

201.05	Total Tree Population	0.00	45.00	0.00	0.00	5.00	0.00
		Total Specimen Mitigation (cal. in.)	Total Mitigation In/Out (cal. in.)	Total Mitigation In/Out (cal. in.)	Total Mitigation OBA (cal. in.)	Total Positive Credits for Specimen Preservation (cal. in.)	Total Positive Credits for Protected Specimen (cal. in.)

Town of Flower Mound, Denton County, Texas

Total Specimen Mitigation (cal. in.)	0.00	Total Mitigation inROW (cal. in.)	126.00	Total Mitigation in BLDG Area (cal. in.)	3.00	Total Mitigation OBA (cal. in.)	35.40	Total Positive Credits for Specimen Preservation (cal. in.)	0.00	Total Positive Credits for Protected Preservation (cal. in.)	0.00
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Total Required Tree Mitigation (cal. in.):
Amount of 3" Mitigation Trees:

Town of Flower Mound, Denton County, Texas

0.00	42.00	0.00	0.00	0.00	0.00
Total Specimen Mitigation (cal. in.)	Total Mitigation in ROW (cal. in.)	Total Mitigation in BLDG Area (cal. in.)	Total Mitigation OBA (cal. in.)	Total Positive Credits for Specimen Preservation (cal. in.)	Total Positive Credits for Protected Preservation (cal. in.)

Total Required Tree Mitigation (cal. in.):	42.0
Amount of 3" Mitigation Trees:	14
Cash in-lieu of planting:	\$5,250.00

NOTES:
ALL TREE SURVEY MITIGATION NUMBERS WERE
CALCULATED FROM THE BUILDABLE AND
NON-BUILDABLE AREA THAT FALLS OUTSIDE OF
THE EPPs DESIGNATED UPLAND, PRAIRIE, &
RIPARIAN HABITAT AREAS



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: February 27, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC16-0017 - Canyon Falls, Village 10B) to create a residential subdivision. The property is generally located north of Canyon Falls Drive and east of Prairie Ridge Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 31 buildable, single-family residential lots with a minimum lot size of 10,000 square feet. The proposed single-family residential lots are located in the third phase of the Canyon Falls development and are in conformance with the underlying Single-Family District-10 (SF-10) standards within Planned Development District-98 (PD-98), with the exception of the setback modifications established by Ordinance No. 35-13 (Attachment A(3)). Village 10B contains approximately 9.85 acres.

Access to the development is provided from Prairie Ridge Road and from Denton Creek Boulevard through Village 10A. The current project includes the establishment of all required easements, landscaping, fencing, and associated open space (x-lots) for this phase (Attachment B(1)).

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

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 35-13

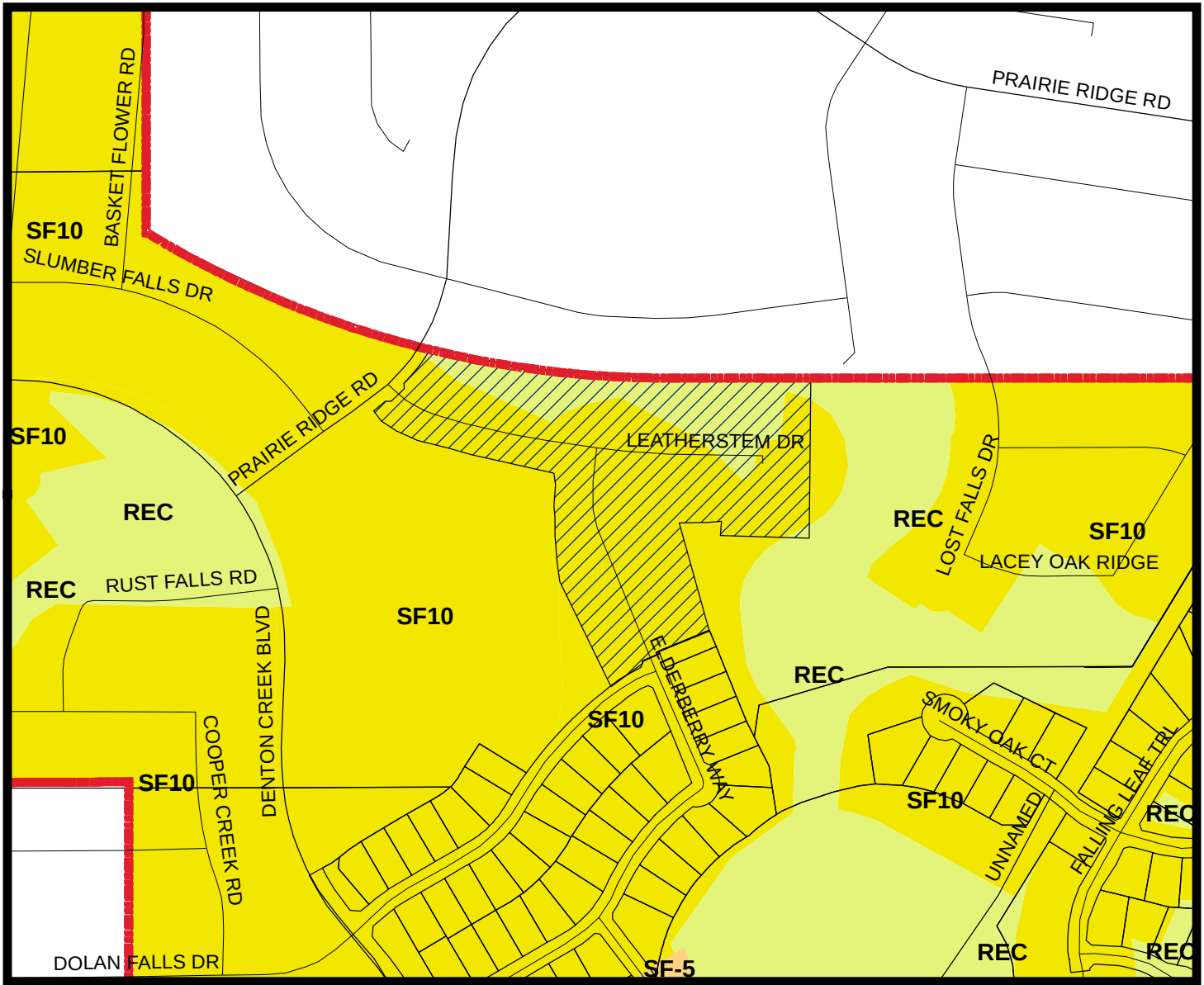
B. Application Details

1. Record Plat Package



Vicinity Map

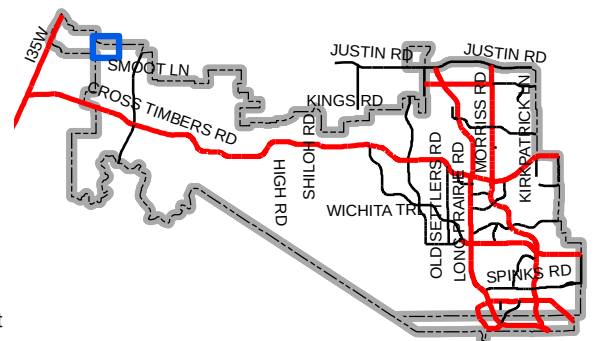
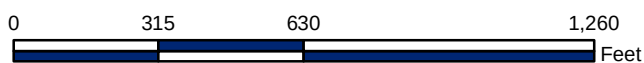
Reference Project: RC16-0017



LEGEND

- Recreation
- Single Family 5
- Single Family 10

— Subject Property



Map Location

September 12, 2016

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

RE: Canyon Falls Letter of Intent – Record Plat – Village 10B

Dear Poornima,

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

Record Plat – Village 10B Site Data:

Existing Zoning District: Planned Development with SF-10

Record Plat – Village 10B Acreage: 9.856 Acres

Lot breakdown: 31 single family lots & 1 open space lot.

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

Sincerely,

J. VOLK CONSULTING, INC.



Tom Dayton, P.E.
Vice President

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 35-13

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AND THROUGH THE AMENDMENT OF ORDINANCE NO. 19-08 AND ORDINANCE NO. 58-12, WHICH ORDINANCES AMENDED ZONING ON APPROXIMATELY 626 ACRES OF LAND IN THE M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 922, F. THORNTON SURVEY, ABSTRACT NO. 1244, J. WILBURN SURVEY, ABSTRACT NO. 1416 AND THE W. LOVE SURVEY, ABSTRACT NO. 728, PRESENTLY ZONED PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) USES, SINGLE-FAMILY DISTRICT-5 (SF-5) USES, COMMERCIAL DISTRICT-1 (C-1) USES, CAMPUS COMMERCIAL DISTRICT (CC) USES, AND RECREATIONAL DISTRICT (REC) USES, BY MODIFYING THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR THE LOTS WITHIN CERTAIN AREAS OF PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) HAVING A BASE ZONING DISTRICT OF SINGLE-FAMILY DISTRICT-10 (SF-10) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended amending the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, by amending Ordinance No. 19-08, Ordinance No. 58-12, and Planned Development District No. 98 (PD-98) by modifying the minimum front, side and rear yard setbacks for the lots situated within certain areas of Planned Development District No. 98 (PD-98) having a base zoning district of Single-Family District-10 (SF-10) uses; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound; and

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town, the zoning of the property described herein shall be changed and that the official zoning map, Exhibit "A" of Subpart B, Land

ORDINANCE NO. 35-13**PAGE 2**

Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, shall be amended to reflect the rezoning of the property herein described.

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

SECTION 1

All of the above premises are found to be true and correct factual and legislative determinations of the Town of Flower Mound and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land being approximately 626 acres of land in the in the M.E.P. & P.R.R. Survey, Abstract No. 922, F. Thornton Survey, Abstract No. 1244, J. Wilburn Survey, Abstract Number 1416, and the W. Love Survey, Abstract No. 728, presently zoned Planned Development District No. 98 (PD-98) with Single-Family District-10 (SF-10) uses, Single-Family District-5 (SF-5) uses, Commercial District-1 (C-1) uses, Campus Commercial District (CC) uses, and Recreational District (REC) uses, is changed in part by modifying the minimum front, side and rear yard setbacks on those lots having a base zoning district of Single-Family District-10 (SF-10) uses within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, in accordance with specific requirements in the Town's Master Plan, and as set forth herein and reflected on Exhibit "A", attached hereto and incorporated herein by reference for all purposes allowed by law.

SECTION 3

From and after the effective date of this Ordinance, the minimum front yard setback for lots within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, which Villages are depicted on Exhibit "A," that have a base zoning district of Single-Family District-10 (SF-10) uses may be reduced from twenty-five feet (25') to fifteen feet (15') only on those lots on which a house with a "J-swing" garage is constructed.

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SECTION 4

From and after the effective date of this Ordinance, the minimum side yard setback for lots within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, which Villages are depicted on Exhibit "A," that have a base zoning district of Single-Family District-10 (SF-10) uses may be reduced from ten feet (10') to seven and one-half feet (7.5') only on those lots having a lot depth of one hundred thirty feet or greater ($\geq 130'$).

SECTION 5

From and after the effective date of this Ordinance, the setback for lots that front and side to a street right-of-way within the Canyon Falls subdivision that also have a base zoning district of Single-Family District-10 (SF-10) uses shall be measured from the primary lot line and not the corner clip line.

SECTION 6

This Ordinance shall be cumulative of all provisions of the ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section and said remaining portions shall remain in full force and effect.

SECTION 8

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

ORDINANCE NO. 35-13

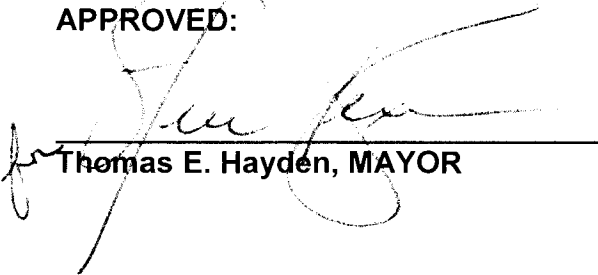
PAGE 4

SECTION 9

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 19th DAY OF AUG-05, 2013.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO LEGALITY AND FORM:


Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A" - Map Depicting Subject SF-10 Villages

Attachment A(3): Ordinance 35-13



254 LOTS WITHIN THE SF-10 VILLAGES ARE PROPOSED TO HAVE THE SIDYARD SETBACK MODIFICATION. THAT REPRESENTS 32.6% OF THE TOTAL NUMBER OF FLOWER MOUND LOTS WITHIN CANYON FALLS AND 59.3% OF THE TOTAL NUMBER OF SF-10 LOTS WITHIN CANYON FALLS.



SF-10 VILLAGES WHERE SIDYARD SETBACK MODIFICATION IS BEING REQUESTED



SF-10 VILLAGES WHERE SIDYARD SETBACK MODIFICATION IS NOT BEING REQUESTED

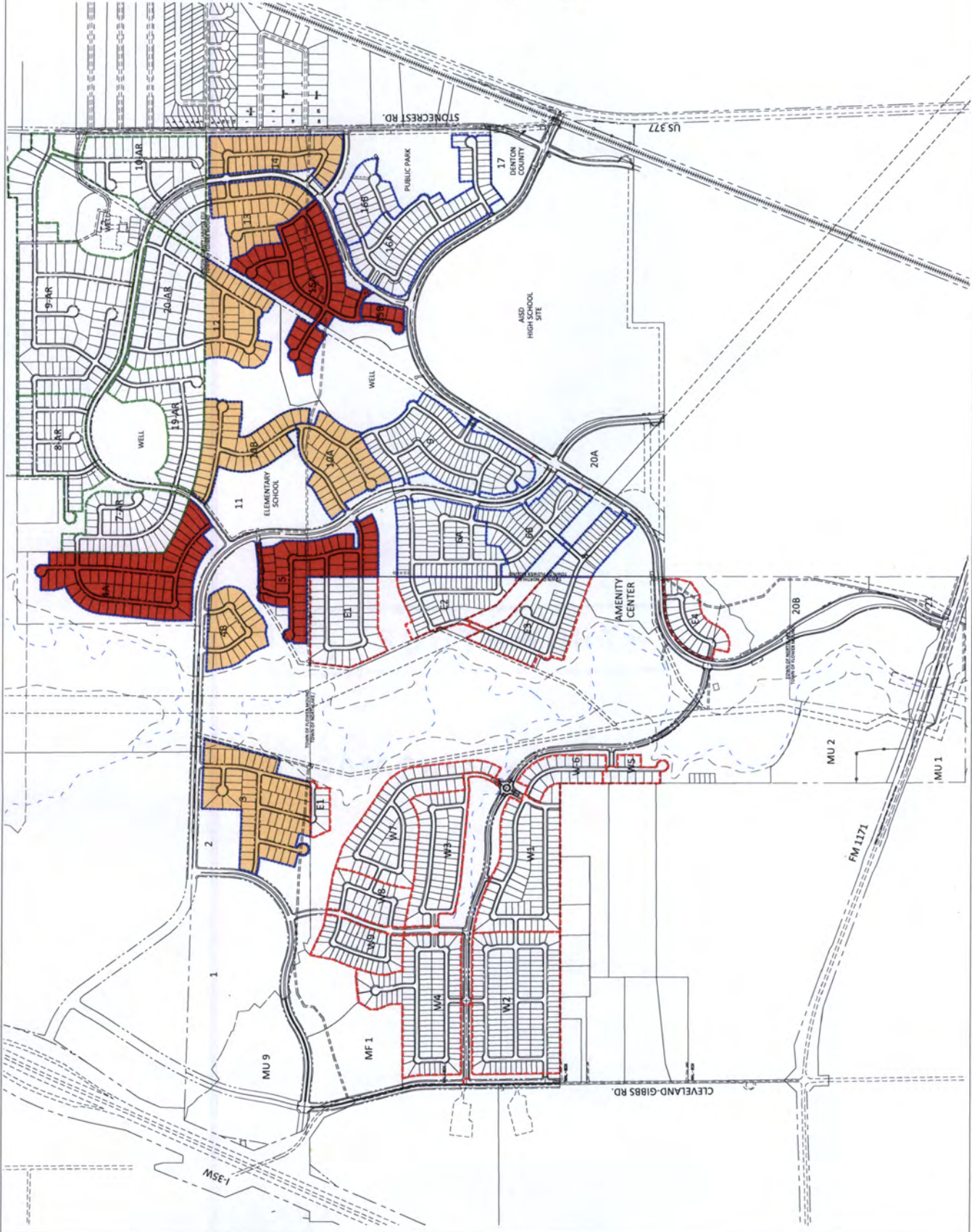
SF-10 PROPOSED SIDYARD SETBACK
CANYON FALLS

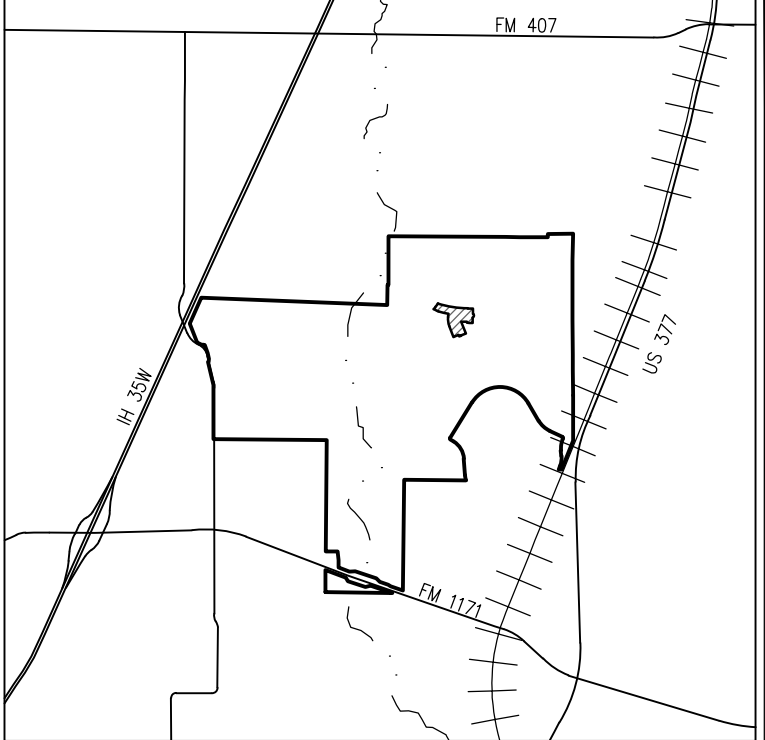
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

05 August 2013



J. VOLK CONSULTING, INC.
800 East Commerce Street, Suite 120
Ft. Worth, Texas 76102
817.253.3300
Texas Registration No. F-11942





VICINITY MAP
N.T.S.

- LEGEND
- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
 - 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
 - CONTROL MONUMENT
 - DEED RECORDS, DENTON COUNTY, TEXAS
 - PLAT RECORDS, DENTON COUNTY, TEXAS
 - DENOTES STREET NAME CHANGE
 - UTILITY EASEMENT
 - BUILDING LINE
 - LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL & IS SUBJECT TO THE CODES & ORDINANCES OF THE TOWN OF FLOWER MOUND
 - LOT IS LOCATED WITHIN ONE HUNDRED FEET (100') ON AN EXISTING GAS LINE & IS SUBJECT TO THE CODES & ORDINANCES OF THE TOWN OF FLOWER MOUND

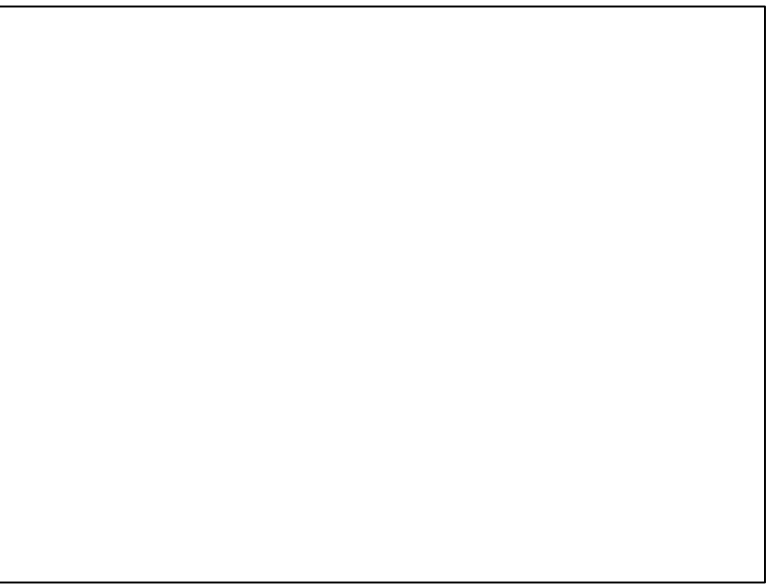
RECORD PLAT
OF
**CANYON FALLS
VILLAGE 10B**

BLOCK GGG, LOTS 1-11, 12X;
BLOCK HHH, LOTS 1-8;
BLOCK III, LOTS 1X, 2-7;
BLOCK JJJ, LOTS 1-6;

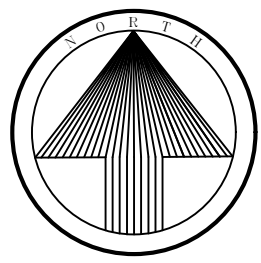
BEING 10.907 ACRES LOCATED IN THE
F. THORNTON SURVEY - ABSTRACT NO. 1422
J. WILBURN SURVEY - ABSTRACT NO. 1416
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 31 SINGLE-FAMILY
RESIDENTIAL LOTS &
2 OPEN SPACE/HOA LOTS

Date: February 21, 2017

SHEET 1 OF 2



RECORDING INFORMATION



50 25 0 50 100
SCALE 1" = 50'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	29°20'45"	468.00'	122.54'	239.70'	N7°29'45"W 237.09'
C2	5°26'39"	2830.00'	134.55'	268.90'	N76°41'51"W 268.80'
C3	23°53'42"	325.00'	68.77'	135.54'	N62°01'41"W 134.56'
C4	7°22'56"	580.00'	37.42'	74.73'	N39°04'45"E 74.68'
C5	1°56'55"	580.00'	9.86'	19.72'	N32°26'16"E 19.72'
C6	17°18'09"	2640.00'	401.68'	797.24'	S81°06'44"E 794.22'
C7	82°55'29"	90.00'	79.52'	130.26'	S71°4'33"W 119.18'
C8	23°22'03"	300.00'	62.04'	122.35'	N62°17'30"W 121.51'
C9	15°47'17"	2805.00'	388.93'	772.93'	N81°52'10"W 770.48'
C10	7°07'00"	300.00'	18.66'	37.26'	N18°36'37"W 37.24'
C11	78°41'27"	10.50'	8.61'	14.42'	N50°25'05"W 13.31'
C12	29°37'16"	60.00'	36.32'	311.67'	S20°07'00"W 62.14'
C13	29°20'45"	350.00'	91.64'	179.26'	S7°29'45"E 177.31'
C14	22°13'45"	300.00'	58.94'	116.39'	N3°56'15"W 115.66'
C15	0°35'55"	2643.00'	13.81'	27.62'	S73°36'36"E 27.62'

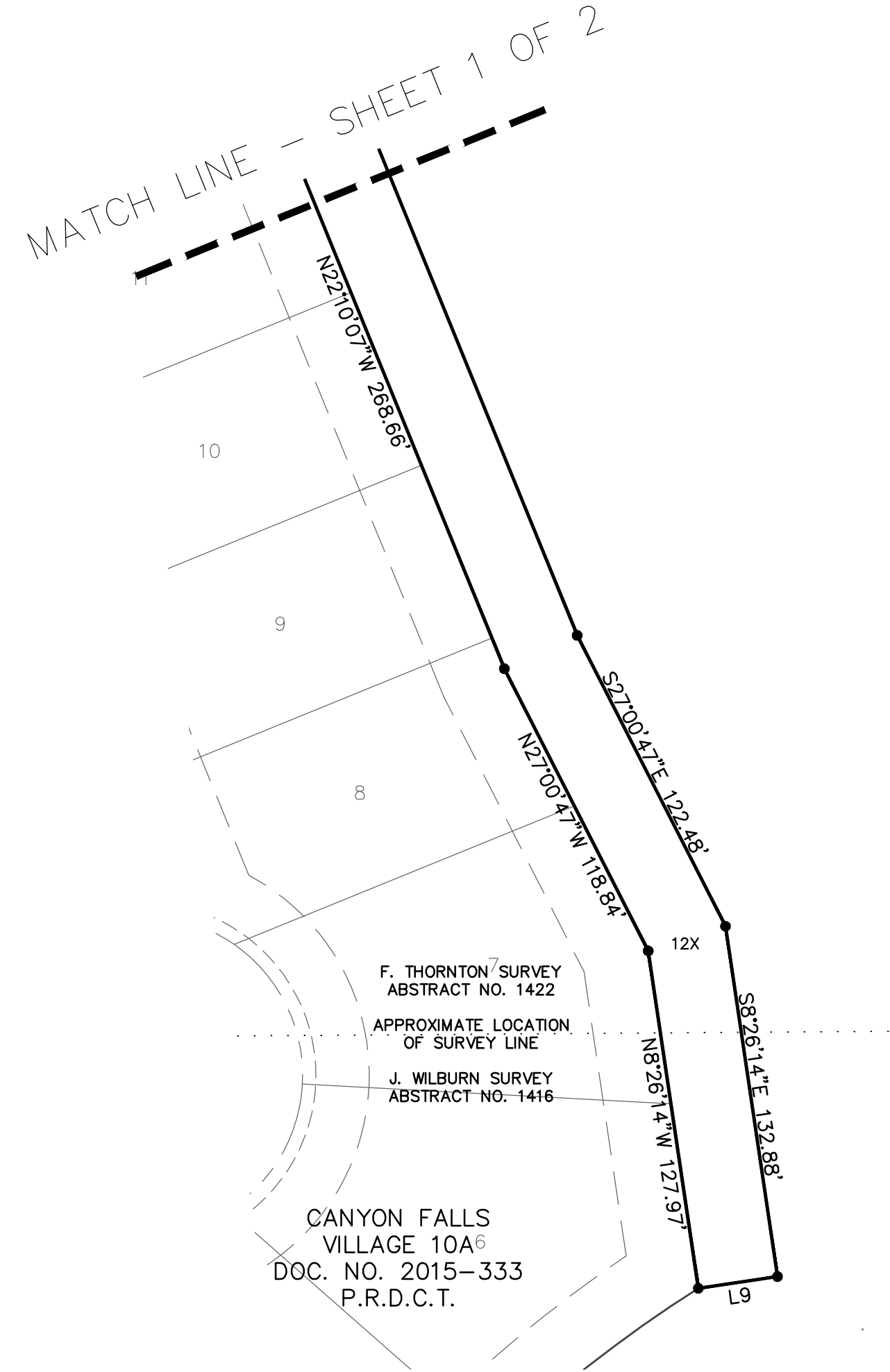
LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°10'07"W	47.28'
L2	N46°13'03"E	50.36'
L3	N3°27'46"W	13.71'
L4	S55°36'03"E	20.00'
L5	N34°23'57"E	20.00'
L6	N55°36'03"W	20.00'
L7	N0°42'48"E	18.16'
L8	N88°04'32"W	73.45'
L9	S81°33'46"W	30.00'
L10	S22°10'07"E	6.55'
L11	S66°43'34"W	50.01'
L12	N0°14'11"E	21.67'
L13	S37°24'34"E	21.37'
L14	S52°30'46"W	21.09'
L15	N38°09'31"W	21.09'
L16	N51°50'56"E	21.34'
L17	N89°54'03"W	7.14'
L18	S0°42'48"W	20.23'
L19	N22°10'07"W	12.15'
L20	N33°28'15"E	15.73'
L21	N12°42'27"E	3.01'

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

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

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

MATCH LINE - SHEET 2 OF 2



LOT AREA TABLE		
LOT. NO.	BLOCK	AREA
1	BLOCK HHH-VILLAGE 10B	10475.89
2	BLOCK HHH-VILLAGE 10B	11417.42
3	BLOCK HHH-VILLAGE 10B	12057.27
4	BLOCK HHH-VILLAGE 10B	11753.27
5	BLOCK HHH-VILLAGE 10B	10319.74
6	BLOCK HHH-VILLAGE 10B	10014.21
7	BLOCK HHH-VILLAGE 10B	10010.00
8	BLOCK HHH-VILLAGE 10B	10010.00

LOT AREA TABLE		
LOT. NO.	BLOCK	AREA
1	BLOCK JJJ-VILLAGE 10B	10570.57
2	BLOCK JJJ-VILLAGE 10B	10022.62
3	BLOCK JJJ-VILLAGE 10B	10024.56
4	BLOCK JJJ-VILLAGE 10B	10023.59
5	BLOCK JJJ-VILLAGE 10B	10012.26
6	BLOCK JJJ-VILLAGE 10B	10012.73

LOT AREA TABLE		
LOT. NO.	BLOCK	AREA
1	BLOCK GGG-VILLAGE 10B	10010.00
2	BLOCK GGG-VILLAGE 10B	10010.00
3	BLOCK GGG-VILLAGE 10B	10010.00
4	BLOCK GGG-VILLAGE 10B	10004.14
5	BLOCK GGG-VILLAGE 10B	10043.68
6	BLOCK GGG-VILLAGE 10B	12207.59
7	BLOCK GGG-VILLAGE 10B	12401.86
8	BLOCK GGG-VILLAGE 10B	12453.66
9	BLOCK GGG-VILLAGE 10B	11296.93
10	BLOCK GGG-VILLAGE 10B	12437.98
11	BLOCK GGG-VILLAGE 10B	10024.39
12X	BLOCK GGG-VILLAGE 10B	46189.67

LOT AREA TABLE		
LOT. NO.	BLOCK	AREA
1X	BLOCK III-VILLAGE 10B	6537.43
2	BLOCK III-VILLAGE 10B	10009.59
3	BLOCK III-VILLAGE 10B	10001.02
4	BLOCK III-VILLAGE 10B	10009.30
5	BLOCK III-VILLAGE 10B	10001.02
6	BLOCK III-VILLAGE 10B	10012.22
7	BLOCK III-VILLAGE 10B	10307.64

ACREAGE TABLE	
TYPE	ACREAGE (AC)
LOTS	7.529
ROW DEDICATION	2.168
OPEN SPACE/HOA LOTS	1.210
TOTAL	10.907

LOT/BLOCK ANALYSIS FOR VILLAGE 10B	
SMALLEST LOT SIZE (SF)	10,001
LARGEST LOT SIZE (SF)	12,454
AVERAGE LOT SIZE (SF)	10,580
TOTAL NO. OF LOTS	31

LEGAL DESCRIPTION:

BEING a 10.907 acre tract of land situated in the F. THORNTON SURVEY ABSTRACT NO. 1422 & J. WILBURN SURVEY ABSTRACT NO. 1416, in the Town of Flower Mound, Denton County, Texas. Said 10.907 acres being a portion of that certain tract of land as described in deed to NASH CANYON FALLS, LLC, as recorded in Instrument Number 2015-34494, Deed Records, Denton County, Texas (D.R.D.C.T.). Said 10.907 acres being more particularly described by metes and bounds as follows:

COMMENCING AT TOWN MONUMENT #38;

THENCE North 51 degrees 27 minutes 59 seconds West a distance of 7,589.12 feet to the POINT OF BEGINNING, of the tract hereon described by metes and bounds as follows;

THENCE North 22 degrees 10 minutes 07 seconds West a distance of 47.28 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 67 degrees 49 minutes 53 seconds West a distance of 143.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 22 degrees 10 minutes 07 seconds West a distance of 299.69 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a curve to the right, whose radius is 468.00 feet and whose long chord bears North 07 degrees 29 minutes 45 seconds West, 237.09 feet;

THENCE along said curve to the right, through a central angle of 29 degrees 20 minutes 45 seconds, an arc length of 239.70 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 07 degrees 10 minutes 38 seconds East a distance of 88.10 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a non-tangent curve to the right, whose radius is 2,830.00 feet and whose long chord bears North 76 degrees 41 minutes 51 seconds West, 268.80 feet;

THENCE along said curve to the right, through a central angle of 05 degrees 26 minutes 39 seconds, an arc length of 268.90 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a curve to the right, whose radius is 325.00 feet and whose long chord bears North 62 degrees 01 minutes 41 seconds West, 134.56 feet;

THENCE along said curve to the right, through a central angle of 23 degrees 53 minutes 42 seconds, an arc length of 135.54 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 46 degrees 13 minutes 03 seconds East a distance of 50.36 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 03 degrees 27 minutes 46 seconds West a distance of 13.71 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a non-tangent curve to the left, whose radius is 580.00 feet and whose long chord bears North 39 degrees 04 minutes 45 seconds East, 74.68 feet;

THENCE along said curve to the left, through a central angle of 07 degrees 22 minutes 56 seconds, an arc length of 74.73 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 55 degrees 36 minutes 03 seconds East a distance of 20.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 34 degrees 23 minutes 57 seconds East a distance of 20.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 55 degrees 36 minutes 03 seconds West a distance of 20.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a non-tangent curve to the left, whose radius is 580.00 feet and whose long chord bears North 32 degrees 26 minutes 16 seconds East, 19.72 feet;

THENCE along said curve to the left, through a central angle of 01 degrees 56 minutes 55 seconds, an arc length of 19.72 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a non-tangent curve to the left, whose radius is 2,640.00 feet and whose long chord bears South 81 degrees 06 minutes 44 seconds East, 794.22 feet;

THENCE South 89 degrees 45 minutes 49 seconds East a distance of 165.62 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 00 degrees 14 minutes 11 seconds West a distance of 135.75 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC", being the beginning of a non-tangent curve to the right, whose radius is 90.00 feet and whose long chord bears South 07 degrees 14 minutes 33 seconds West, 119.18 feet;

THENCE along said curve to the right, through a central angle of 82 degrees 55 minutes 29 seconds, an arc length of 130.26 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 00 degrees 14 minutes 11 seconds West a distance of 150.89 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 89 degrees 54 minutes 02 seconds West a distance of 113.84 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 83 degrees 53 minutes 51 seconds West a distance of 93.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 00 degrees 42 minutes 48 seconds East a distance of 18.16 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 88 degrees 04 minutes 32 seconds West a distance of 73.45 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 22 degrees 10 minutes 07 seconds East a distance of 554.38 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 27 degrees 00 minutes 47 seconds East a distance of 122.48 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 08 degrees 26 minutes 14 seconds East a distance of 132.88 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 81 degrees 33 minutes 46 seconds West a distance of 30.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 08 degrees 26 minutes 14 seconds West a distance of 127.97 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 27 degrees 00 minutes 47 seconds West a distance of 118.84 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE North 22 degrees 10 minutes 07 seconds West a distance of 268.66 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 67 degrees 49 minutes 53 seconds West a distance of 143.00 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 22 degrees 10 minutes 07 seconds East a distance of 6.55 feet to a ½ inch iron rod with a yellow plastic cap stamped "JVC";

THENCE South 66 degrees 43 minutes 34 seconds West a distance of 50.01 feet to the POINT OF BEGINNING, and containing 10.907 acres of land, more or less.

NOTES:

- THE BEARINGS CONTAINED HEREIN ARE BASED UPON THE DEED TO NASH CANYON FALLS, LLC. RECORDED IN INSTRUMENT NO. 2015-34494 OF THE DEED RECORDS OF DENTON COUNTY, TX (D.R.D.C.T.).
- ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- TOWN MONUMENT USED IS #38.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X-LOTS SHALL ALSO BE DEDICATED AS WATER, SEWER, PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
- WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL RETAINING WALLS, TURN DOWN CURBS & TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO PD 98.
- PERPETUAL MAINTENANCE OF THE EIGHT (8) FOOT TOWN TRAIL WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

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

PARCEL TABLE FOR VILLAGE 10B					
PHASE	ZONING	MAX. NO. OF LOTS VILLAGE 10A & VILLAGE 10B PER PD 98	PROPOSED NO. OF LOTS VILLAGE 10B (BUILDABLE)	PROPOSED NO. OF LOTS VILLAGE 10A (BUILDABLE)	TOTAL NO. OF LOTS VILLAGE 10A & VILLAGE 10B (BUILDABLE)
VILLAGE 10B	SF-10	85	31	46	77

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS - VILLAGE 10B, an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

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

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

BY: _____
BRIAN CRAMER, ASSISTANT VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____§

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

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

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

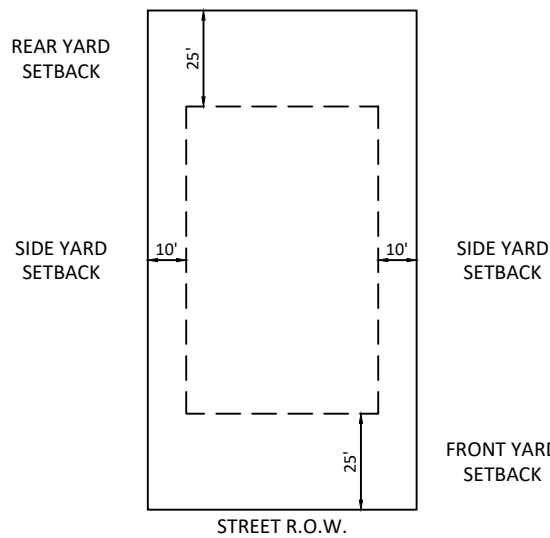
STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2017.

Notary Public in and for the State of Texas

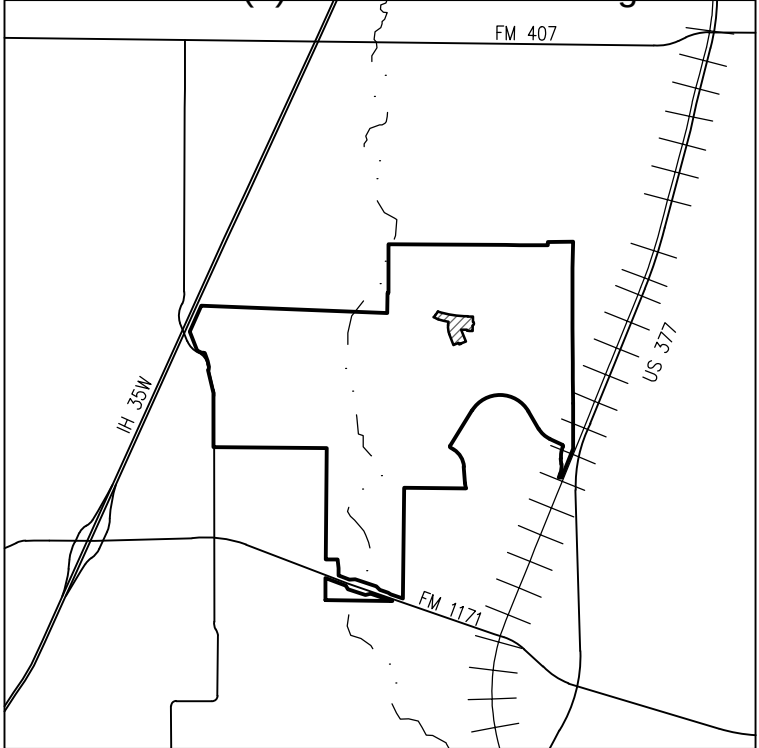
My Commission Expires: _____



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

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

Attachment B(1): Record Plat Package



VICINITY MAP
N.T.S.

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest,
Chairman Planning and Zoning Commission

Doug Powell,
Executive Director of Development Services

_____, 2017
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT
OF
CANYON FALLS
VILLAGE 10B

BLOCK GGG, LOTS 1-11, 12X;
BLOCK HHH, LOTS 1-8;
BLOCK III, LOTS 1X, 2-7;
BLOCK JJJ, LOTS 1-6;

BEING 10.907 ACRES LOCATED IN THE
F. THORNTON SURVEY - ABSTRACT NO. 1422
J. WILBURN SURVEY - ABSTRACT NO. 1416
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 31 SINGLE-FAMILY
RESIDENTIAL LOTS &
2 OPEN SPACE/HOA LOTS

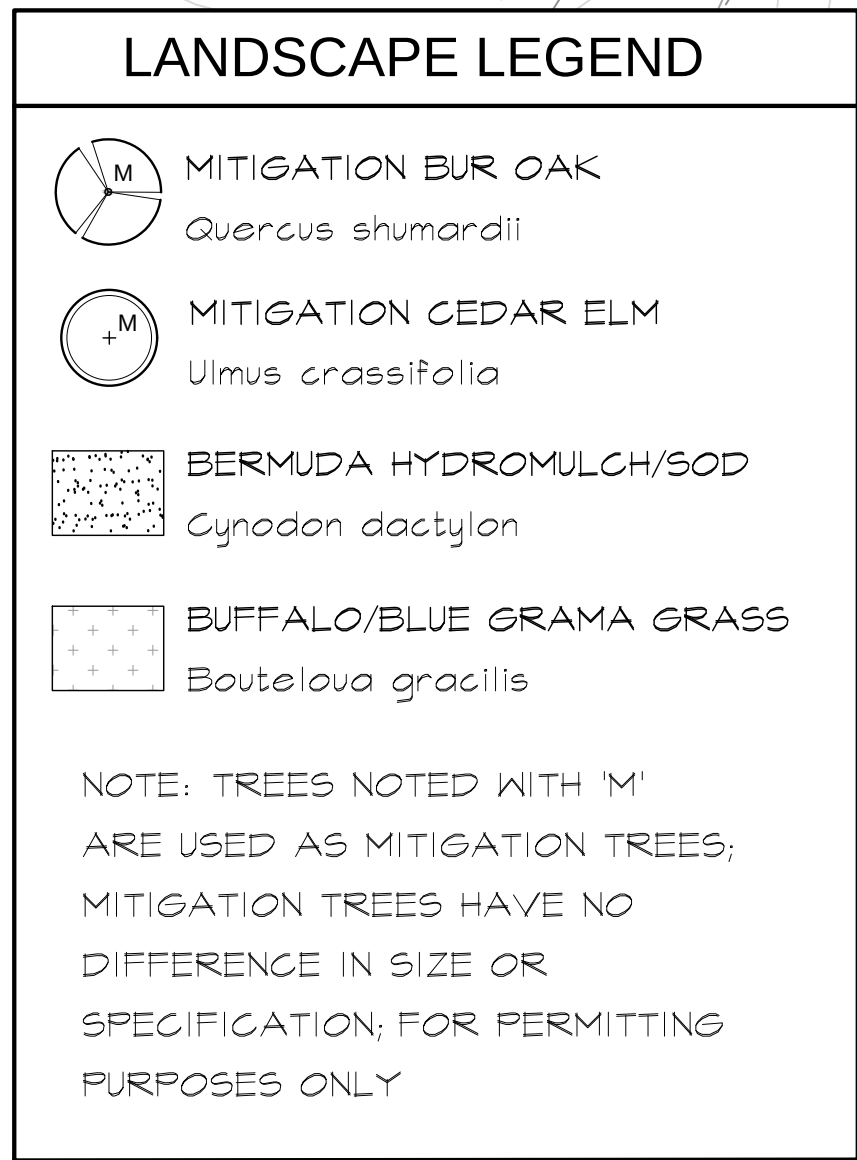
Date: February 21, 2017

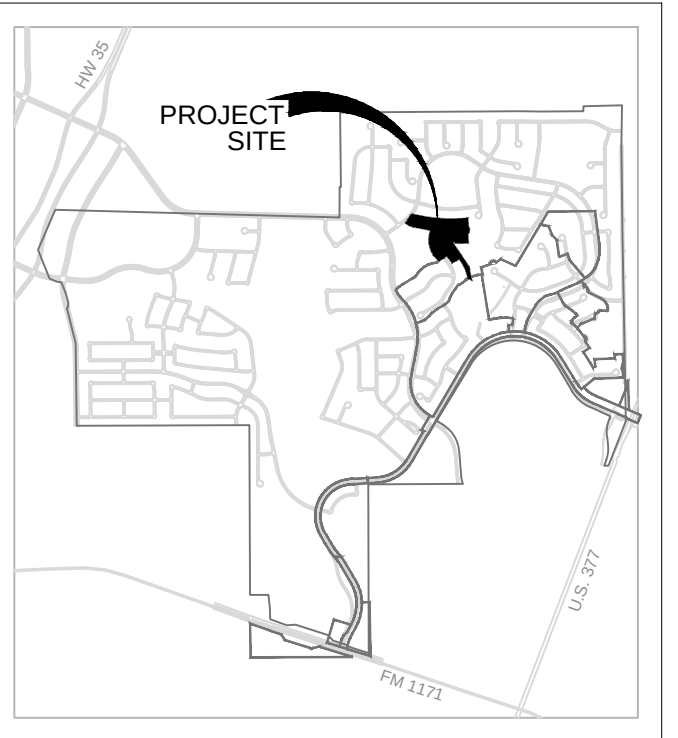
SHEET 2 OF 2

RECORDING INFORMATION

A map showing the location of the Project Site. The site is a large, irregularly shaped area outlined in black. A black arrow points from the text 'PROJECT SITE' to the site. The site is bordered by Highway 85 to the north, Highway 377 to the east, and Highway 1272 to the south. The site is situated in a residential area with several streets and buildings shown. The site is located near the intersection of Highway 85 and Highway 377.

L5.01





Flower Mound, Texas

Project No: 12094

HARDSCAPE AND LANDSCAPE CITY SUBMITTAL

Issue Date: 02.21.2017

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PERMIT, OR CONSTRUCTION.

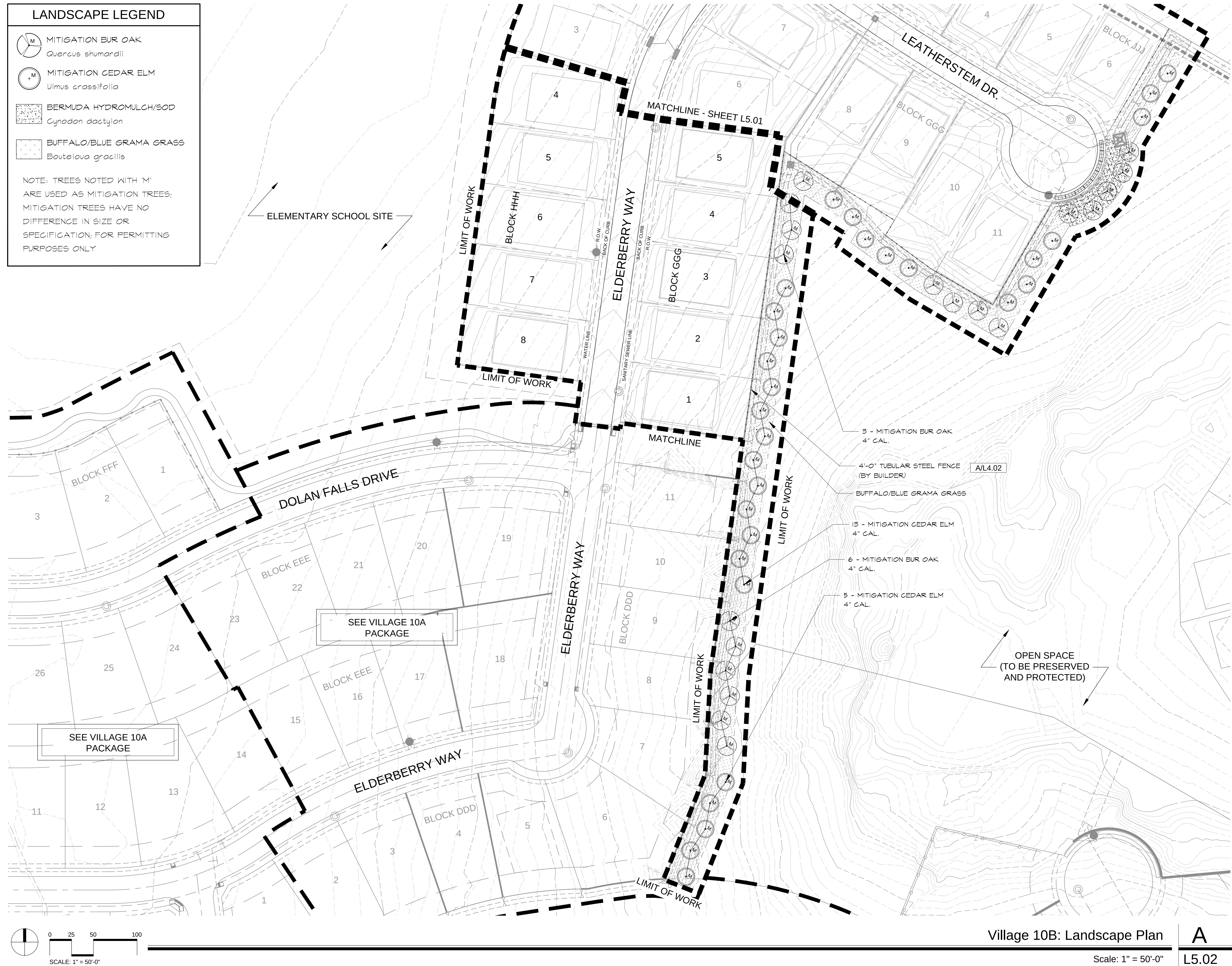
FRED WALTERS
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STATE OF TEXAS
LIC. 2137

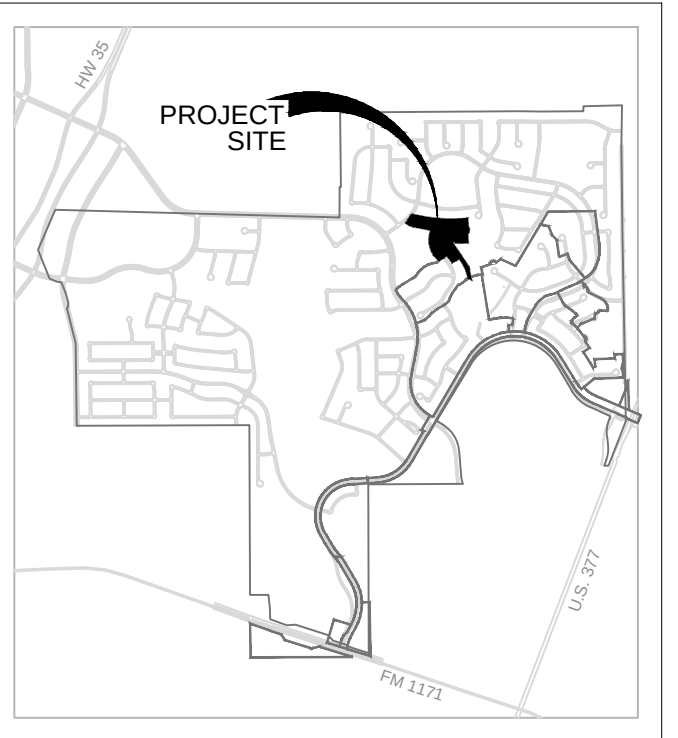
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[illegible]

Village 10B: Landscape Plan

L5.02





Flower Mound, Texas

Issue Title

HARDSCAPE AND LANDSCAPE CITY SUBMITTAL

Seal

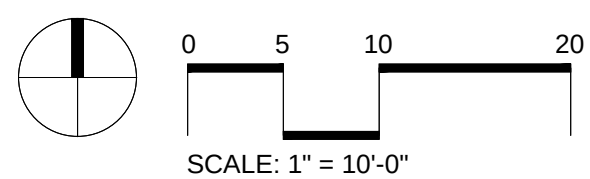
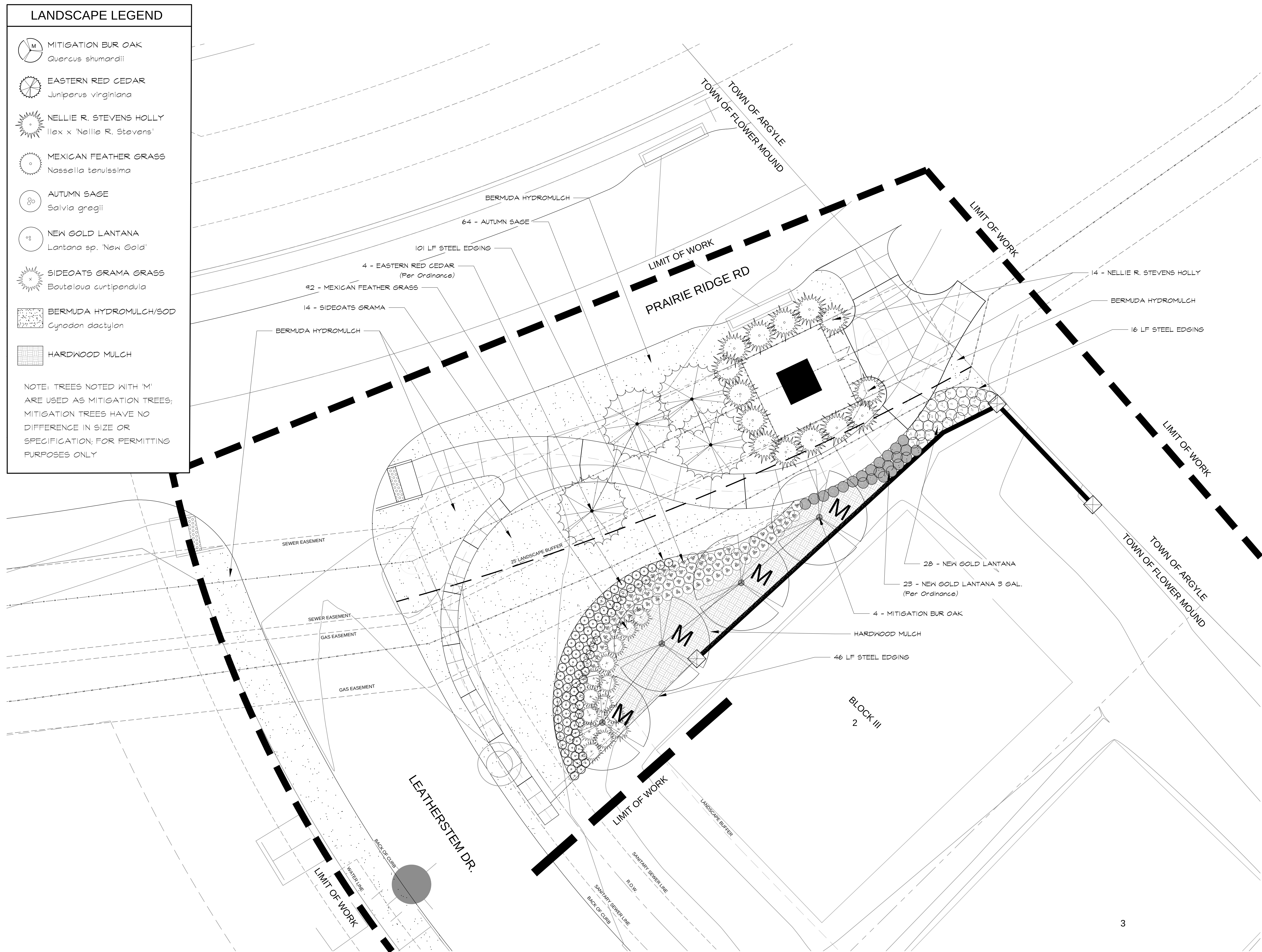
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STATE OF TEXAS
LIC. 2137

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[illegible]

Village 10B: Landscape Plan

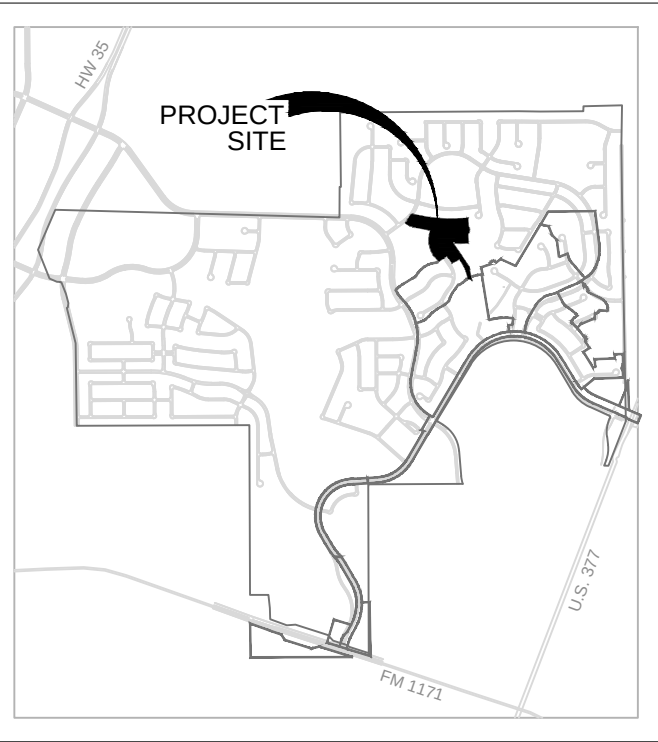
L5.03



1807 Ross Ave,
Suite 333
Dallas, Texas 75201
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

Vicinity Map



VILLAGE 10B

Flower Mound, Texas

Project No: 12094

Issue Title

HARDSCAPE AND LANDSCAPE CITY SUBMITTAL

Issue Date: 02.21.2017

Seal

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STATE OF TEXAS
LIC. 2137

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Issue / Addenda / Revisions

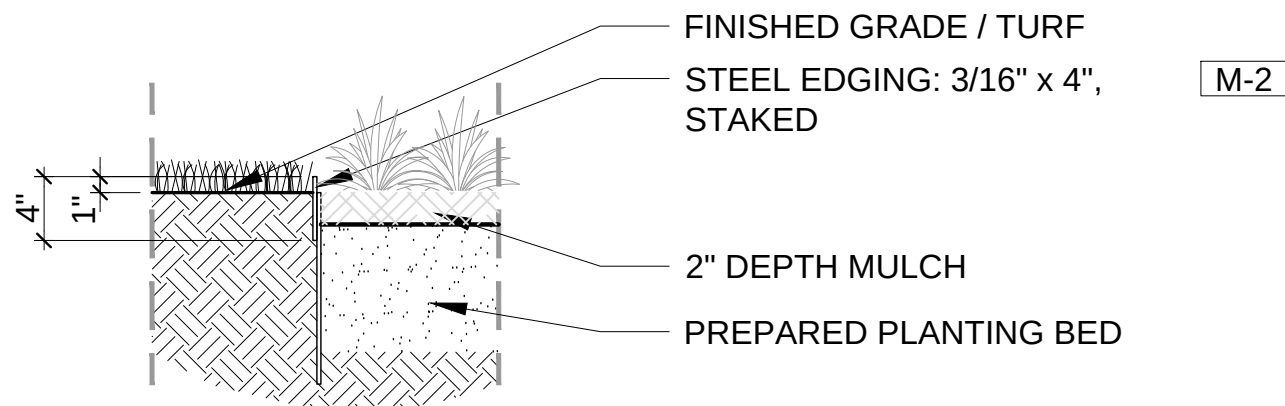
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Drawing Title

Village 10B: Plant Schedule & Details

Sheet No.

L5.04



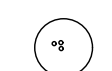
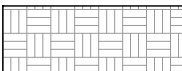
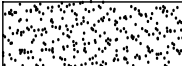
Steel Edge/ Planting Detail

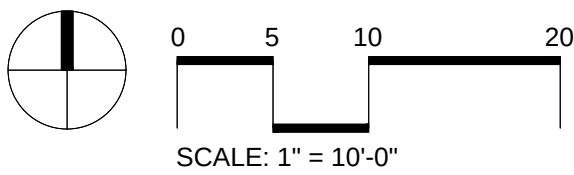
Scale: 1" = 1'-0"

B

L5.04

PLANT LIST

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	
TREES			COMMENTS			
30		MITIGATION CEDAR ELM <i>Ulmus crassifolia</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
23		MITIGATION BUR OAK <i>Quercus macrocarpa</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
ORNAMENTAL TREES						
4		EASTERN RED CEDAR <i>Juniperus virginiana</i>	45 GAL.	9'-10'	3'-4'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
14		NELLIE R. STEVENS HOLLY <i>Ilex</i> x 'Nellie R. Stevens'	45 GAL.	8'-10'	3'-4'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
SHRUBS						
92		MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>	1 GAL.	12"-14"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 3' O.C.
64		AUTUMN SAGE <i>Salvia greggii</i>	1 GAL.	12"-18"	12"-24"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
51		NEW GOLD LANTANA <i>Lantana</i> sp. 'New Gold'	1 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
14		SIDEOTS GRAMA GRASS <i>Bouteloua curtipendula</i>	1 GAL.	10"-12"	12"-14"	CONTAINER GROWN; FULL AND WELL ROOTED; PLANT AT 2' O.C.
GROUNDCOVERS & PERRENIALS						
809 SF		HARDWOOD MULCH		N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS
12118 SF		BERMUDA HYDROMULCH (IRRIGATED) <i>Cynodon dactylon</i>		N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS
41,878 SF		BUFFALO/BLUE GRAMA GRASS <i>Bouteloua gracilis</i>		N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS



Village 10B: Planting List

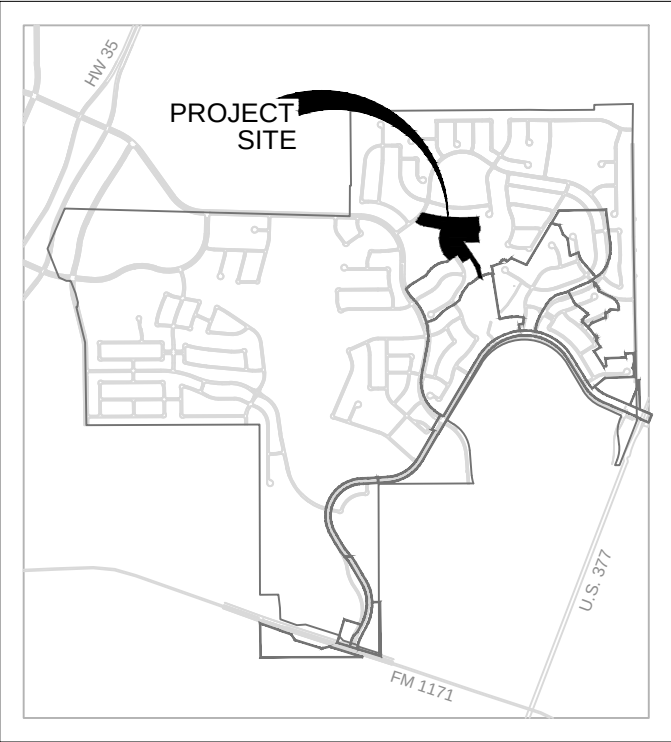
A

L5.04

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mesadesigngroup.com



Vicinity Map



VILLAGE 10B

Flower Mound, Texas

Project No: 12094

Issue Title

HARDSCAPE AND LANDSCAPE
CITY SUBMITTAL

Issue Date: 02.21.2017

Seal

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NOT BE USED FOR REGULATORY APPROVAL,
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FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

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Issue / Addenda / Revisions

Date	Description
12.23.2016	10B CITY SUBMITTAL
01.17.2017	10B CITY SUBMITTAL #2
02.08.2017	10B CITY SUBMITTAL #3
02.21.2017	10B CITY SUBMITTAL #4

Drawing Title

Tree Mitigation/
Upland Habitat

Sheet No.

L5.05

TREE AND UPLAND HABITAT MITIGATION NOTES

1. PER THE APPROVED ENVIRONMENTAL PROTECTION PLAN DATED JANUARY 23, 2013, THE DESCRIPTION OF THE UPLAND HABITAT IS AS FOLLOWS:
THE TOWN DEFINES UPLAND HABITAT AS: "AREAS, A MAXIMUM OF 10 ACRES IN SIZE, EQUAL TO OR EXCEEDING 50 TREES PER ACRE, WHICH CONTAIN A PREDOMINANT MATRIX OF TREE SPECIES IDENTIFIED ON THE TOWN'S PROTECTED TREE LIST. ANY TREE SPECIES THAT MAKES UP OVER 30 PERCENT OF THE POPULATION WITHIN A COMPLEX IS CONSIDERED TO BE THE PREDOMINANT SPECIES.

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

WOODY SPECIES OBSERVED IN THE UPLAND AREA DURING THE SITE VISIT INCLUDED POST OAK (QUERCUS STELLATA), BLACKJACK OAK (QUERCUS MARILANDICA), CEDAR ELM (ULMUS CRASSIFOLIA), PECAN (CARYA ILLINOENSIS), AMERICAN ELM (ULMUS AMERICANA), MESQUITE (PROSOPIS JULIFLORA), EASTERN RED CEDAR (JUNIPERUS VIRGINIANA), BLACK WILLOW (SALIX NIGRA), AND SUGARBERRY (CELTIS LAEVIGATA). KBA IDENTIFIED POST OAK (QUERCUS STELLATA) AND CEDAR ELM (ULMUS CRASSIFOLIA) AS THE PREDOMINANT SPECIES ONSITE. ALL TREE SPECIES OBSERVED ONSITE APPEARED TO BE IN GOOD CONDITION.

COMMON UPLAND HABITAT ALSO INCLUDED JAPANESE BROME (*BROMUS JAPONICUS*), ANNUAL RYEGRASS (*LOLIUM PERENNE*), SILVER BLUESTEM (*BOTHRIOCHLOA SACCHAROIDES*), WESTERN RAGWEED (*AMBROSIA PSILOSTACHYA*), SWITCHGRASS (*PANICUM VERGATUM*), COMMON GREENBRIER (*SMILAX BONA-NOX*), COMMON SUNFLOWER (*HELIANTHUS ANNUUS*), AND PRICKLY-PEAR CACTUS (*OPUNTIA PHAEACANTHA*). THE TOWN IDENTIFIED AN AREA OF MID- TO LATE-SUCCESSIONAL NATIVE GRASSES IN THE NORTHEASTERN PORTION OF THE NORTHERN TRACT THAT INCLUDED LITTLE BLUESTEM (*SCHIZACHYRIUM SCOPARIUM*), CANADA WILD RYE (*ELYMUS CANADENSIS*), CAROLINA JOINT-TAIL (*COELORACHIS CYLINDRICA*), PURPLE TOP (*TRIDENS FLAVUS*), SWITCH GRASS (*PANICUM VERGATUM*), AND KNOT-ROOT BRISTLE GRASS (*SETARIA GENICULATA*). THE VEGETATION OBSERVED ONSITE APPEARED TO BE IN GOOD HEALTH. BASED ON THE SITE'S LOCATION WITHIN UPLAND HABITAT GREATER THAN 10-ACRES IN SIZE AND THE MATRIX OF TREE SPECIES FOUND ON THE TOWN'S PROTECTED TREE LIST ONSITE, THESE AREAS ARE CONSIDERED AN ESA BY THE TOWN'S DEFINITION OF UPLAND HABITAT.

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

2. THE UPLAND HABITAT AREA THAT IS IMPACTED BY PHASE 3 IS 17.38 ACRES. PER THE TOWN OF FLOWER MOUND'S REQUIREMENTS, A FEE OF \$15,000 PER ACRE SHALL BE OWED TO THE TOWN'S TREE PRESERVATION FUND. IT IS THE INTENT OF THIS UPLAND HABITAT MITIGATION PLAN TO PROVIDE PLANTING IN THE AMOUNT THAT WILL BE OWED TO THE TREE PRESERVATION FUND IN LIEU OF STANDARD PAYMENT.
3. A TOTAL OF \$52,597.50 OF NATIVE LANDSCAPE MATERIAL SHALL BE PLANTED ON SITE AS SHOWN ON THE UPLAND HABITAT MITIGATION PLAN TO SATISFY THE REQUIRED FEE OF \$258,600.00 TO THE TREE PRESERVATION FUND. ANY REMAINING UPLAND HABITAT FEE WILL BE PLANTED IN FUTURE PHASES
4. AT SUBMISSION OF THE PLAT FOR THE FINAL PHASE OF THE PROJECT, IF ANY PROTECTED TREE, HABITAT TREE OR UPLAND HABITAT MITIGATION IS NOT FULLY SATISFIED BY THE FINAL PLAT'S PROPOSED LANDSCAPE MITIGATION PLAN, PAYMENT WILL BE PAID FOR ANY REMAINING OUTSTANDING MITIGATION CREDITS OF SPECIMEN TREES, HABITAT TREES AND/OR UPLAND HABITAT MITIGATION.

PROTECTED TREE & SPECIMEN TREE MITIGATION PLANT LIST: VILLAGES 10A						
PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	COMMENTS
TREES						
30		MITIGATION CEDAR ELM <i>Ulmus crassifolia</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
25		MITIGATION BUR OAK <i>Quercus macrocarpa</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE

CANYON FALLS: TREE MITIGATION SURVEY	
Tree Mitigation Survey	Required
WSC001 (dated Feb. 6, 2013)	1180.7 "
WSC002 (dated Sept. 20, 2013)	1102.2 "
WSC003 (dated March 19, 2015)	0 "
Total Mitigation Tree Required:	2282.9 "

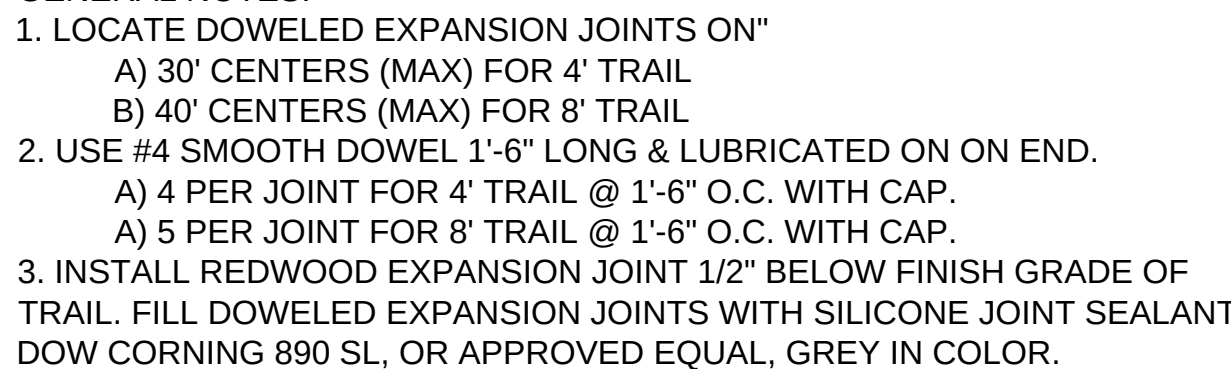
CANYON FALLS: TREE MITIGATION CHART			
Total Mitigation Tree Required (Inches):		2282.9 "	
Village	Author	Provided	Status
Village 9	MESA	460.00 "	Approved
Village 15A	MESA	0.00 "	Approved
Village 16A	MESA	52.00 "	Approved
CF Gateway Entries	MESA	0.00 "	Approved
Canyon Falls Drive (Phase 1 Medians)	MESA	0.00 "	Approved
Village 13	MESA	0.00 "	Approved
Village 15B	MESA	0.00 "	Approved
Village 16B	MESA	0.00 "	Approved
Village 10A	MESA	76.00 "	Approved
Village 6A	MESA	64.00 "	Approved
Village 6B	MESA	56.00 "	Approved
Village 8	MESA	60.00 "	Approved
Village 14	Callison	52.00 "	Approved
Stonecrest Road Widening	Callison	40.00 "	Approved
Village 5	Callison	348.00 "	Approved
Canyon Falls Drive (West Lanes)	MESA	216.00 "	Approved
Village 4A	Callison	324.00 "	Pending Approval
Silt Pond	Callison	60.00 "	Pending Approval
Village 10B	MESA	212.00 "	Pending Approval
Total Outstanding to be Included in Future Submittals:	262.9 "		

* Spreadsheet Updated: February 8, 2017

A map showing the location of the Project Site. The site is a large, irregularly shaped area outlined in black. A black arrow points from the text 'PROJECT SITE' to the site. The site is bordered by Highway 85 to the north, Highway 377 to the east, and Highway 1272 to the south. The site is situated in a rural area with some buildings and roads visible.

Date	Description
12.23.2016	10B CITY SUBMITTAL
01.17.2017	10B CITY SUBMITTAL #2
02.08.2017	10B CITY SUBMITTAL #3
02.21.2017	10B CITY SUBMITTAL #4

L4.01



B

L4.01



L4.01



L4.01

A map showing the location of the Project Site. The site is indicated by a black arrow pointing to a black circle. The map includes Highway 98, Highway 377, and Highway 1171. The Project Site is located near the intersection of Highway 98 and Highway 377.

L4.02

B

L4.02

A

L4.02



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: February 27, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0013 - The Villas at Southgate, Phase One) to create a residential subdivision. The property is generally located at the northwest corner of Long Prairie Road and Gerault Road.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 143 buildable, single-family attached and detached residential lots for Phase 1 of the Villas of Southgate development. Phase 1 is located within the Northwest Tract and zoned SG-R2 subzone within the Southgate development. The subject property is undeveloped and contains approximately 20 acres of land.

The plat depicts 34 detached lots and 109 attached residential lots. Both types of lots within the development have distinct size and setback standards. The plat also depicts necessary setbacks, easements and right-of-way dedication. Access to Phase 1 development is provided from Gerault Road and through a mutual access easement from Long Prairie Road. The plan depicts approximately 5.08 acres of open space area comprising of general open space, preserve area, pocket park, and neighborhood park as required under SG-R2 subzone. The landscape plan also depicts central park, linear park, and an amenity center with a swimming pool, playground, and parking. The amenities within the different parks include shade structures, benches, water fountains, landscaping and trash receptacles. The proposed subdivision is in compliance with the SG-R2 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

As a part of Phase 1 development, an offsite detention pond will also be constructed to the south of SG-R2 subzone and within SG-M1 subzone, the

exact size and location of which is still under review. Since this detention pond will be visible from Long Prairie Road, the applicant has agreed to provide landscape plans for this area depicting the improvements and landscape plantings.

On April 18, 2016, the Town Council approved development plan (DP15-0011) for the Northeast and Northwest tracts, consisting of 422 buildable, single family lots out of which 347 were single-family attached residential lots and 75 were single-family detached residential lots.

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

On April 20, 2015, the Town Council approved a Master Plan Amendment (MPA14-0004) to change the land use from Campus Industrial uses to Campus Commercial uses on approximately 28 acres of land to allow the entire 108.3-acre Southgate development to fall under the same land use designation of Campus Commercial. On the same agenda, the Town Council also approved a zoning amendment (ZPD14-0006) to change the zoning from Planned Development District No. 47 (PD-47) with Commercial District-2 (C-2) and Industrial District-2 (I-2) uses to Planned Development District No. 134 (PD-134) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page: <http://www.flower-mound.com/1386/Southgate-at-Flower-Mound>.

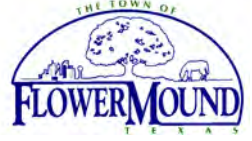
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

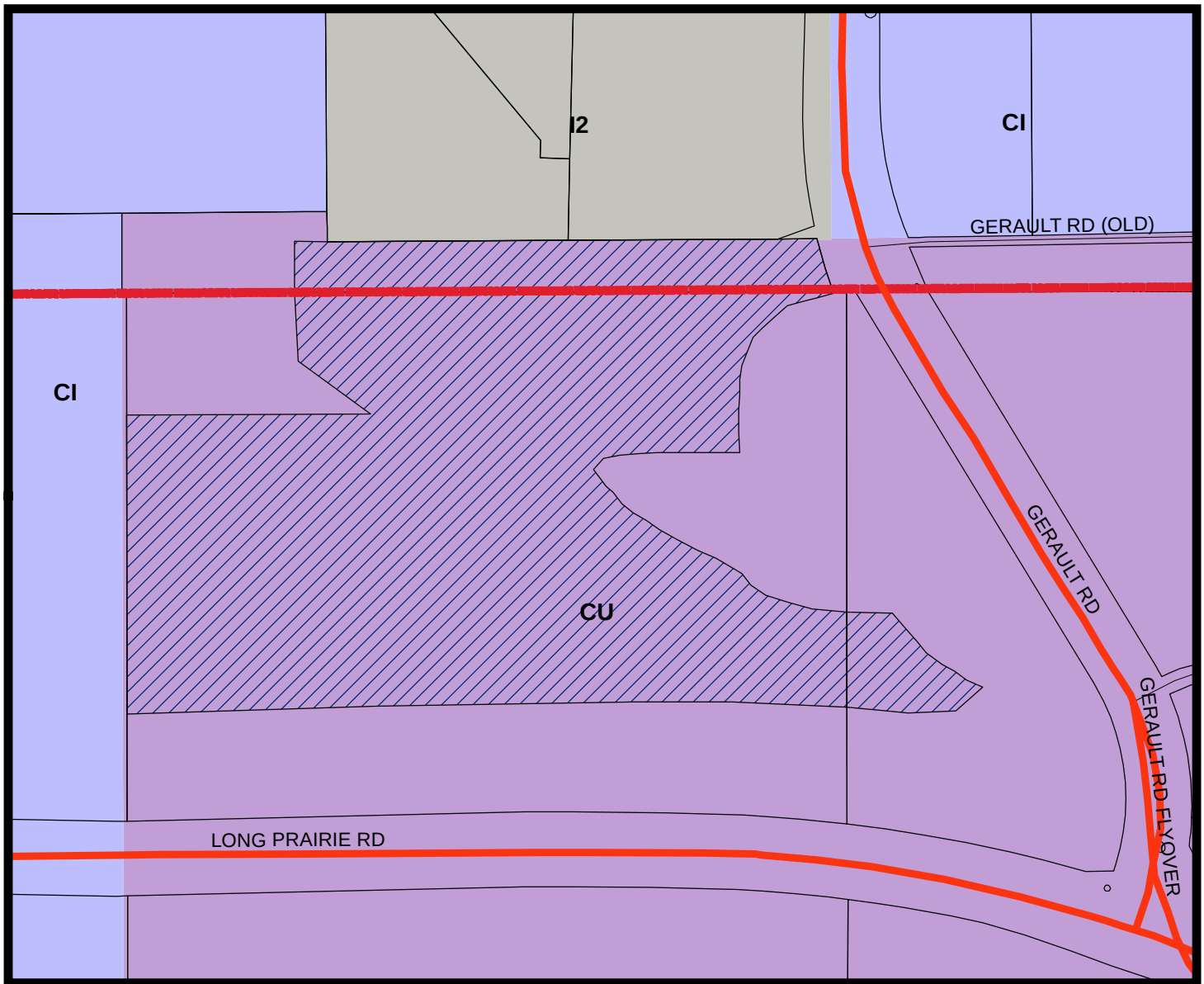
B. Application Details

1. Record Plat Package



Vicinity Map

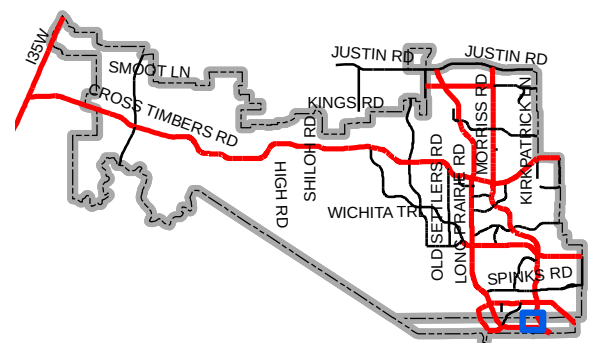
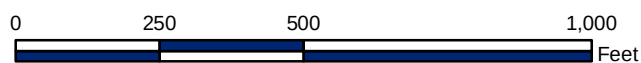
Reference Project: RC16-0013



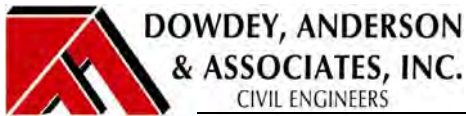
LEGEND

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

— Subject Property



Map Location



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

February 20, 2017

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

**RE: The Villas at Southgate Phase One
Record Plat
Flower Mound, Texas**

Dear Mr. Powell

On behalf of our client, JBGL Chateau LLC, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat.

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

On April 18, 2016, the Flower Mound Town Council approved a Development Plan for 34.964 acres west of Gerault Road within the approved PD-134. The Development Plan complies with the ZONE SG-R2 and ZONE SG-R1 sub-zones standards described in Ordinance No. 25-15.

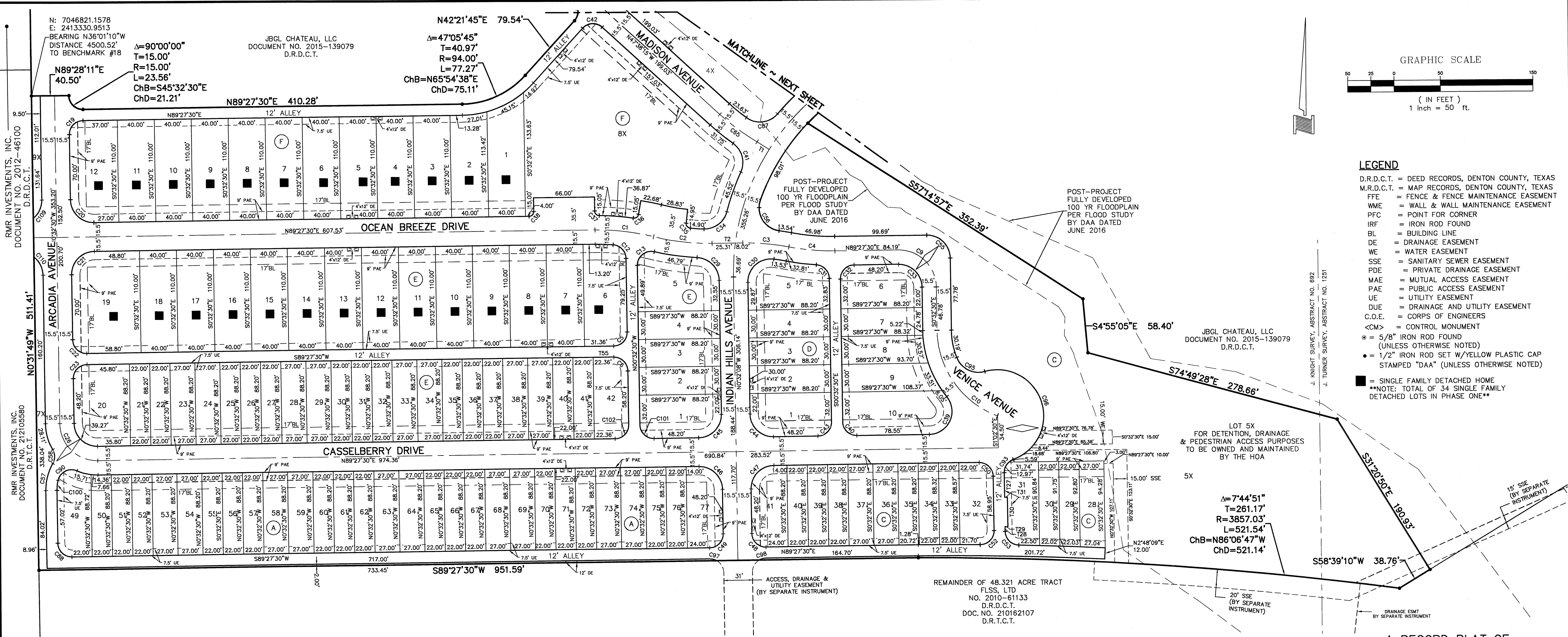
This proposed Record Plat is part of the Zone SG-R2 zoning tract and consists of 143 residential lots and 6 HOA lots. There are 34 Single Family detached lots and 109 Single Family attached lots. Phase is 20.004 acres, with 5.081 acres being HOA lots. Site is at the northwest corner of International Parkway (FM2499) and Gerault Road. The site is dedicating a Preserve tract as defined in the zoning, called Lot 5X, Block C being 2.31 acres. Lot 4X, Block A is also Preserve and open space being 1.65 acres. The Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and a minimum of two points of access for safety considerations.

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

Sincerely,

Michael S. Dowdey, PE

Cc: Jed Dolson, PE – Green Brick Partners; File;



- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°07'35"W, 1,352.22'.
 2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 4. THERE IS NO FEMA FLOODPLAIN ON THIS SITE.
 5. A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
 6. ALL X LOTS TO PROVIDE PEDESTRIAN ACCESS AND TO BE OWNED AND MAINTAINED BY THE HOA.
 7. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 33436.86 SF.
 8. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 9. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 10. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 11. ALL X-LOTS ARE UN-BUILDABLE WITH THE EXCEPTION OF LOT 8X, BLOCK F, WHICH WILL BE THE SITE FOR THE AMENITY CENTER.
 12. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 13. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAPS NUMBER 48439C0110K DATED SEPTEMBER 25, 2009 AND NUMBER 48121C0685G DATED APRIL 18, 2011.

LOT AND BLOCK SUMMARY		
SMALLEST (ATTACHED)	1,940 SF	0.04 AC
SMALLEST (DETACHED)	4,400 SF	0.10 AC
LARGEST	7,936 SF	0.18 AC
AVERAGE	2,740 SF	0.06 AC
TOTAL LOTS (INCLUDING X LOTS)	149 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	143 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA (ATTACHED)	1,940 SF
MINIMUM LOT AREA (DETACHED)	4,440 SF
MINIMUM LOT WIDTH (ATTACHED)	22' AT BLDG LINE
MINIMUM LOT WIDTH (DETACHED)	30' AT BLDG LINE
MINIMUM LOT DEPTH (ATTACHED)	88.2'
MINIMUM LOT DEPTH (DETACHED)	110.0'
MINIMUM FRONT YARD BL	17'
MINIMUM REAR YARD BL	8'
MINIMUM SIDE YARD BL	5'
MAXIMUM LOT COVERAGE (ATTACHED)	72%
MAXIMUM LOT COVERAGE (DETACHED)	58%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

ENTRY ON ALLEY				
8' REAR SETBACK		SETBACK		
LOT	LOT	LOT	LOT	LOT
0' SIDE SETBACK	LOT	0' SIDE SETBACK	LOT	5' SIDE SETBACK (10' MIN. BETWEEN BUILDINGS)
17' FRONT BL	*	17' FRONT BL	*	9' P.A.E. 22' (MIN.)

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

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

TOWN OF FLOWER MOUND BENCHMARK #18
MONUMENT IS A 2" DIAMETER DOME ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL, APPROXIMATELY 0.45 MILES EAST OF FM2489. MONUMENT IS APPROXIMATELY 90' EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL, APPROXIMATELY 22.5' EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND APPROXIMATELY 167.5' WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.

ELEVATION = 545.22'

TOWN OF FLOWER MOUND BENCHMARK #19
MONUMENT IS A 2" DIAMETER DOME ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANNUAL SERVICE ADOPTION CENTER AT #1200 GERALD ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

ELEVATION = 559.65'

ENTRY ON ALLEY				
8' REAR SETBACK		SETBACK		
LOT	LOT	LOT	LOT	LOT
0' SIDE SETBACK	LOT	0' SIDE SETBACK	LOT	5' SIDE SETBACK (10' MIN. BETWEEN BUILDINGS)
17' FRONT BL	*	17' FRONT BL	*	9' P.A.E. 30' (MIN.)

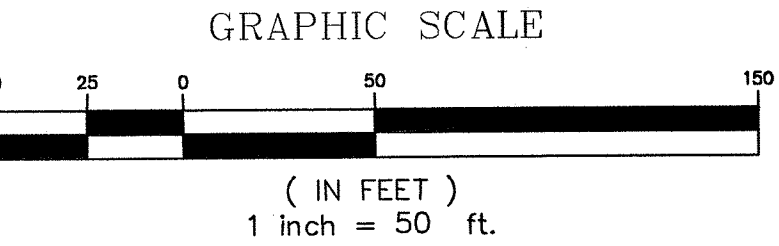
TYPICAL 30' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

ENTRY ON ALLEY				
8' REAR SB		SETBACK		
LOT	LOT	LOT	LOT	LOT
0' SIDE SETBACK	LOT	0' SIDE SETBACK	LOT	5' SIDE SETBACK
17' FRONT BL	*	17' FRONT BL	*	9' P.A.E. 40' (MIN.)

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

DRAINAGE EASEMENT NOTES:

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - B. THE POND SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE POND SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.



LEGEND

- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
FFE = FENCE & FENCE MAINTENANCE EASEMENT
WME = WALL & WALL MAINTENANCE EASEMENT
PFC = POINT FOR CORNER
IRF = IRON ROD FOUND
BL = BUILDING LINE
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE AND UTILITY EASEMENT
C.O.E. = CORPS OF ENGINEERS
<CM> = CONTROL MONUMENT
● = 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

- = SINGLE FAMILY DETACHED HOME
NOTE: TOTAL OF 34 SINGLE FAMILY DETACHED LOTS IN PHASE ONE

A RECORD PLAT OF
LOTS 1-36 AND 49-77 BLOCK A,
LOTS 28-41 BLOCK C,
LOTS 1-10 BLOCK D,
LOTS 1-42 BLOCK E AND
LOTS 1-12 BLOCK F
THE VILLAS AT SOUTHGATE
PHASE ONE

BEING 20.004 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
469-573-6762 PLANO, TEXAS 75093

ENGINEER/SURVEYOR



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

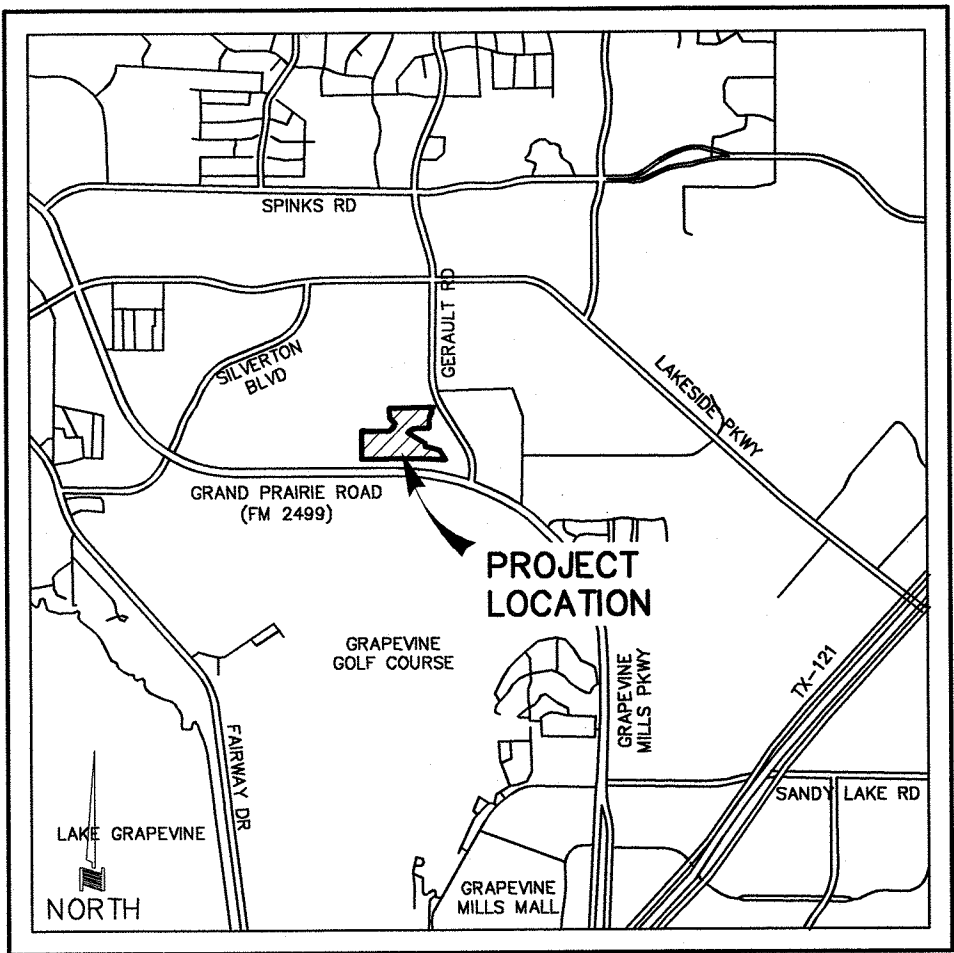
VARIABLE WIDTH GRADING EASEMENT
BY SEPARATE INSTRUMENT

RIGHT-OF-WAY DEDICATION
TOWN OF FLOWER MOUND
DOC. NO. 2015-97346
D.R.D.C.T.

GERAULT ROAD
(120' RIGHT-OF-WAY)

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
FFE = FENCE & FENCE MAINTENANCE EASEMENT
WWE = WALL & WALL MAINTENANCE EASEMENT
PFC = POINT FOR CORNER
IRF = IRON ROD FOUND
BL = BUILDING LINE
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
MAE = MUTUAL ACCESS EASEMENT
PAE = PUBLIC ACCESS EASEMENT
UE = UTILITY EASEMENT
DUE = DRAINAGE AND UTILITY EASEMENT
C.O.E. = CORPS OF ENGINEERS
<CM> = CONTROL MONUMENT
⊗ = 5/8" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP
STAMPED "DAA" (UNLESS OTHERWISE NOTED)

(IN FEET)
1 inch = 50 ft.



LOCATION MAP
NOT TO SCALE

A RECORD PLAT OF
LOTS 1-36 AND 49-77 BLOCK A,
LOTS 28-41 BLOCK C,
LOTS 1-10 BLOCK D,
LOTS 1-42 BLOCK E AND
LOTS 1-12 BLOCK F

BEING 20.004 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
469-573-6762 PLANO, TEXAS 75093

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5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	14°37'29"	250.0'	32.08'	63.81'	S83°13'45"E 63.64'
C2	14°37'29"	250.0'	32.08'	63.81'	S83°13'45"E 63.64'
C3	11°28'42"	250.0'	25.13'	50.08'	S84°48'09"E 50.00'
C4	11°28'42"	250.0'	25.13'	50.08'	S84°48'09"E 50.00'
C9	90°00'00"	40.50'	40.50'	63.62'	S45°32'30"E 57.28'
C10	68°46'35"	100.0'	68.44'	120.04'	S34°55'47"E 112.96'
C11	89°49'52"	250.0'	249.26'	391.96'	N44°22'26"E 353.03'
C15	44°42'13"	250.0'	102.80'	195.06'	S21°38'29"W 190.15'
C25	90°00'00"	25.00'	25.00'	39.27'	S44°17'22"W 35.36'
C26	90°00'00"	40.50'	40.50'	63.62'	S45°32'30"E 57.28'
C65	11°28'46"	250.0'	25.13'	50.09'	S85°22'38"W 50.01'
C104	14°45'42"	225.0'	28.15'	57.97'	N83°19'47"W 57.81'

LINE	BEARING	DISTANCE
T1	N57°20'30"W	15.50'
T2	N89°27'30"E	33.33'

ESMT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C105	7°37'55"	246.80'	16.46'	32.87'	S66°46'07"E 32.85'
C106	8°15'46"	231.80'	16.74'	33.43'	S67°05'03"E 33.40'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C6	90°00'00"	15.00'	15.00'	23.56'	N44°27'30"E 21.21'
C5	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C12	85°15'13"	15.00'	13.81'	22.32'	N43°10'06"W 20.32'
C13	103°37'34"	15.00'	19.07'	27.13'	S51°16'17"W 23.58'
C19	90°00'06"	15.00'	15.00'	23.56'	N44°27'27"E 21.21'
C20	90°00'00"	25.00'	25.00'	39.27'	N45°32'30"W 35.36'
C21	90°00'00"	25.00'	25.00'	39.27'	N44°27'30"E 35.36'
C22	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C23	90°00'00"	15.00'	15.00'	23.56'	N44°27'30"E 21.21'
C29	86°28'16"	25.00'	23.51'	37.73'	S43°46'38"E 34.25'
C30	98°10'24"	25.00'	28.85'	42.84'	N45°32'42"E 37.79'
C31	85°36'04"	15.00'	13.89'	22.41'	S43°20'32"E 20.38'
C32	90°00'00"	15.00'	15.00'	23.56'	N44°27'30"E 21.21'
C33	90°00'00"	25.00'	25.00'	39.27'	S45°32'30"E 35.36'
C34	76°37'31"	25.00'	19.75'	33.43'	S53°10'49"W 31.00'
C35	91°11'45"	5.00'	5.11'	7.96'	N39°14'35"W 7.15'
C36	88°56'27"	5.00'	4.91'	7.76'	S50°04'10"W 7.01'
C37	88°56'27"	5.00'	4.91'	7.76'	N45°00'44"W 7.01'
C38	90°00'00"	5.00'	5.00'	7.85'	S44°27'30"W 7.07'
C39	128°22'17"	25.00'	51.68'	56.01'	S25°16'21"W 45.01'
C40	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C41	79°10'56"	25.00'	20.68'	34.55'	S14°53'57"E 31.87'
C42	90°00'00"	15.00'	15.00'	23.56'	N87°21'45"E 21.21'
C43	90°00'00"	15.00'	15.00'	23.56'	S44°27'30"W 21.21'
C44	90°00'00"	25.00'	25.00'	39.27'	N45°32'30"W 35.36'
C45	90°00'01"	25.00'	25.00'	39.27'	S44°27'30"W 35.36'
C46	90°00'00"	25.00'	25.00'	39.27'	S45°32'30"E 35.36'
C47	90°00'00"	25.00'	25.00'	39.27'	N44°27'30"E 35.36'
C48	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C49	90°00'00"	15.00'	15.00'	23.56'	S44°27'30"W 21.21'
C50	90°00'00"	15.00'	15.00'	23.56'	S45°32'30"E 21.21'
C52	91°10'25"	15.00'	15.31'	23.87'	S45°02'41"W 21.43'
C53	88°09'27"	15.00'	14.53'	23.08'	N43°37'12"W 20.87'
C55	90°00'00"	25.00'	25.00'	39.27'	N45°32'30"W 35.36'
C56	102°04'36"	25.00'	30.91'	44.54'	N30°56'48"W 38.38'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C57	30°22'11"	58.00'	15.74'	30.74'	S14°38'55"E 30.38'
C58	60°09'17"	15.00'	8.69'	15.75'	N01°45'58"E 15.04'
C67	90°00'00"	15.00'	15.00'	23.56'	N44°17'22"E 21.21'
C68	90°00'00"	15.00'	15.00'	23.56'	S45°42'38"E 21.21'
C69	90°00'00"	15.00'	15.00'	23.56'	S44°17'22"W 21.21'
C70	90°00'00"	15.00'	15.00'	23.56'	N45°42'38"W 21.21'
C71	85°24'35"	25.00'	23.07'	37.27'	N46°33'05"E 33.91'
C72	71°09'03"	15.00'	10.73'	18.63'	N4°29'47"W 17.45'
C73	90°00'00"	15.00'	15.00'	23.56'	S45°42'38"E 21.21'
C74	90°00'00"	15.00'	15.00'	23.56'	N44°17'22"E 21.21'
C75	90°00'00"	15.00'	15.00'	23.56'	N44°17'22"E 21.21'
C76	90°00'00"	15.00'	15.00'	23.56'	N45°42'38"W 21.21'
C77	27°11'58"	50.00'	12.10'	23.74'	N17°28'46"E 23.51'
C78	90°00'00"	15.00'	15.00'	23.56'	N45°42'38"W 21.21'
C79	90°00'00"	15.00'	15.00'	23.56'	S44°17'22"W 21.21'
C80	89°59'58"	15.00'	15.00'	23.56'	S45°42'38"E 21.21'
C81	90°00'00"	15.00'	15.00'	23.56'	N44°17'22"E 21.21'
C83	199°58'14"	50.00'	283.99'	174.51'	S11°14'15"E 98.49'
C84	64°45'27"	25.00'	15.85'	28.26'	S6°45°06"W 26.67'
C87	85°50'37"	25.00'	23.25'	37.46'	S83°40°06"W 34.08'
C88	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C89	106°08'48"	25.00'	33.26'	46.32'	S37°38'14"E 39.97'
C90	100°20'53"	15.00'	17.99'	26.27'	S63°11'29"W 23.04'
C91	90°00'00"	25.00'	25.00'	39.27'	S44°17'22"W 35.36'
C92	71°09'03"	15.00'	10.73'	18.63'	S75°38'50"E 17.45'
C93	70°52'13"	15.00'	10.67'	18.55'	S34°53'36"W 17.39'
C95	84°38'00"	25.00'	22.76'	36.93'	N83°19'42"W 33.66'
C96	175°58'24"	50.00'	1422.37'	155.57'	N17°39'29"W 99.94'
C97	29°55'35"	15.00'	4.01'	7.83'	S75°34'42"E 7.75'
C98	29°55'35"	15.00'	4.01'	7.83'	N74°29'42"E 7.75'
C100	13°33'33"	46.00'	5.47'	10.89'	S81°41'6"W 10.86'
C101	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C102	90°00'00"	15.00'	15.00'	23.56'	S44°27'30"W 21.21'
C109	51°45'23"	25.00'	12.13'	22.58'	S25°20'12"E 21.82'
C110	51°46'49"	25.00'	12.13'	22.58'	S26°25'55"E 21.83'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T4	S0°42'38"E	5.00'
T5	S89°17'22"W	3.00'
T6	S0°42'38"E	24.00'
T7	N89°17'22"E	3.00'
T10	S0°42'38"E	29.20'
T11	N0°42'38"W	3.00'
T12	N89°17'22"E	3.00'
T13	N0°42'38"W	24.00'
T14	S89°17'22"W	3.00'
T15	N0°42'38"W	29.20'
T22	N0°42'38"W	24.00'
T23	N0°42'38"W	24.00'
T24	N89°17'22"E	3.00'
T25	N0°42'38"W	32.00'
T26	S89°17'22"W	3.00'
T27	N0°32'30"W	26.64'
T28	N0°32'30"W	5.00'
T29	N89°27'30"E	3.00'
T30	N0°32'30"W	32.00'
T31	S89°27'30"W	3.00'

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	A	3089
2	A	2646
3	A	3800
4	A	3872
5	A	2646
6	A	2646
7	A	2646
8	A	3087
9	A	3087
10	A	2646
11	A	2646
12	A	2646
13	A	3872
14	A	3800
15	A	2646
16	A	3087
17	A	4801
18	A	2646
19	A	2646
20	A	3087
21	A	3087
22	A	2646

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
23	A	2646
24	A	3087
25	A	3087
26	A	2646
27	A	2646
28	A	3087
29	A	4400
30	A	5307
31	A	5403
32	A	4400
33	A	4400
34	A	4400
35	A	4400
36	A	4400
49	A	3318
50	A	1942
51	A	1940
52	A	1940
53	A	2381
54	A	2381
55	A	1940
56	A	1940

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
57	A	1940
58	A	2381
59	A	2381
60	A	1940
61	A	1940
62	A	1940
63	A	2381
64	A	2381
65	A	1940
66	A	1940
67	A	1940
68	A	2381
69	A	2381
70	A	1940
71	A	1940
72	A	1940
73	A	2381
74	A	2381
75	A	1940
76	A	1940
77	A	3257

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	E	3963
2	E	2646
3	E	2646
4	E	2646
5	E	5156
6	E	4988
7	E	4400
8	E	4400
9	E	4400
10	E	4400
11	E	4400
12	E	4400
13	E	4400
14	E	4400
15	E	4400
16	E	4400
17	E	4400
18	E	4400
19	E	7936
20	E	5180
21	E	1940

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
22	E	1940
23	E	2381
24	E	2381
25	E	1940
26	E	1940
27	E	1940
28	E	2381
29	E	2381
30	E	1940
31	E	1940
32	E	1940
33	E	2381
34	E	2381
35	E	1940
36	E	1940
37	E	1940
38	E	2381
39	E	2381
40	E	1940
41	E	1940
42	E	3199

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
1	D	3963
2	D	2646
3	D	2646
4	D	2646
5	D	4374
6	D	3963
7	D	2646
8	D	2710
9	D	3004
10	D	5312

LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
28	C	2525
29	C	2030
30	C	2008
31	C	3178
32	C	3190
33	C	1945
34	C	1941
35	C	1940
36	C	2381
37	C	2381
38	C	1940
39	C	1940
40	C	1940
41	C	3257

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
3X	A	9180	0.21
4X	A	72008	1.65
5X	C	100617	2.31
7X	A	4821	0.11
8X	F	33487	0.77
9X	A	1196	0.03

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, JBGL CHATEAU LLC, a Texas limited liability corporation, is the owner of a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being part of that tract of land conveyed to JBGL Chateau, LLC, according to the document filed of record in Document Number 215271323, Deed Records, Tarrant County, Texas, and Document Number 2015–139079, Deed Records, Denton County, Texas, and being more particularly described as follows:

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

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

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

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

North 31° 20’ 47” West, a distance of 220.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set in the above mentioned west line, for the most easterly, southeast corner of the above mentioned JBGL Chateau, LLC tract, being common with the most northerly, northeast corner of that tract of land conveyed to FLSS, LTD, according to the document filed of record in Document Number D207302376, Deed Records, Tarrant County, Texas;

THENCE Leaving the above mentioned west line and said common corner, and with the south line of said JBGL Chateau, LLC tract, being common with the north line of said FLSS, LTD tract, the following four (4) courses and distances:

South 58° 39’ 10” West, a distance of 373.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for the POINT OF BEGINNING of the tract of land herein described;

South 58° 39’ 10” West, a distance of 38.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a non–tangent curve to the left having a central angle of 07° 44’ 51”, a radius of 3857.03 feet and a chord bearing and distance of North 86° 06’ 47” West, 521.14 feet;

With said curve to the left, an arc distance of 521.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 89° 27’ 30” West, a distance of 951.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set in the east line of that tract of land conveyed to RMR Investments, Inc., according to the document filed of record in Document Number D212105580, Deed Records, Tarrant County, Texas, for the southwest corner of said JBGL Chateau, LLC, being common with the northwest corner of said FLSS, LTD tract;

THENCE North 00° 31’ 49” West, leaving said common corner and with said east line, being common with the west line of said JBGL Chateau, LLC tract, a distance of 511.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

THENCE Leaving said common line, over and across said JBGL Chateau, LLC tract, the following ten (10) courses and distances:

North 89° 28’ 11” East, a distance of 40.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a non–tangent curve to the left having a central angle of 90° 00’ 00”, a radius of 15.00 feet and a chord bearing and distance of South 45° 32’ 30” East, 21.21 feet;

With said curve to the left, an arc distance of 23.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

North 89° 27’ 30” East, a distance of 410.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a curve to the left having a central angle of 47° 05’ 45”, a radius of 94.00 feet and a chord bearing and distance of North 65° 54’ 38” East, 75.11 feet;

With said curve to the left, an arc distance of 77.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

North 42° 21’ 45” East, a distance of 79.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a central curve to the left having a central angle of 90° 00’ 00”, a radius of 15.00 feet and a chord bearing and distance of North 02° 38’ 15” West, 21.21 feet;

With said curve to the left, an arc distance of 23.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

North 42° 21’ 45” East, a distance of 31.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

North 47° 38’ 15” West, a distance of 53.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a curve to the right having a central angle of 08° 35’ 10”, a radius of 634.50 feet and a chord bearing and distance of North 43° 20’ 40” West, 94.99 feet;

With said curve to the right, an arc distance of 95.08 feet to 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

North 00° 42’ 38” West, a distance of 181.75 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner in the north line of the above mentioned JBGL Chateau, LLC tract, being common with the south line of Lakeside Ridge Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the document filed of record in Document Number 2013–361, Plat Records, Denton County, Texas;

THENCE North 89° 17’ 22” East, with said common line, a distance of 795.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

THENCE Leaving said common line, over and across said JBGL Chateau, LLC tract, the following courses and distances:

South 69° 41’ 32” West, a distance of 51.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 20° 18’ 28” East, a distance of 69.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a curve to the left having a central angle of 05° 39’ 20”, a radius of 100.00 feet and a chord bearing and distance of South 42° 32’ 12” West, 9.87 feet;

With said curve to the left, an arc distance of 9.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a compound curve to the left having a central angle of 40° 25’ 10”, a radius of 234.50 feet and a chord bearing and distance of South 19° 29’ 57” West, 162.02 feet;

With said curve to the left, an arc distance of 165.43 to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 00° 42’ 38” East, a distance of 110.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a curve to the right having a central angle of 90° 00’ 00”, a radius of 25.00 feet and a chord bearing and distance of South 44° 17’ 22” West, 35.36 feet;

With said curve to the right, an arc distance of 39.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 89° 17’ 22” West, a distance of 182.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner at the beginning of a curve to the left having a central angle of 45° 14’ 59”, a radius of 234.50 feet and a chord bearing and distance of South 66° 39’ 52” West, 180.42 feet;

With said curve to the left, an arc distance of 185.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 57° 14’ 57” East, a distance of 352.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 04° 55’ 05” East, a distance of 58.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set t for corner;

South 74° 49’ 28” East, a distance of 278.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped ‘DAA’ set for corner;

South 31° 20’ 50” East, a distance of 190.93 feet to the POINT OF BEGINNING and containing 20.004 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL CHATEAU LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as THE VILLAS AT SOUTHGATE PHASE ONE, 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 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 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 _____, 2017.

JBGL CHATEAU LLC

By: _____

Name: Jed Dolson

Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Jed Dolson, President of JBGL CHATEAU LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, JBGL CHATEAU LLC, a Texas limited liability corporation, acting through the undersigned, their duly authorized agents hereinafter called “Owner(s)”, are the owners of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat attached hereto and incorporated by reference herein, as the case may be;

NOW THEREFORE, in consideration of the sum of ONE and 00/(\$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 assign, hereafter 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 the said 150 feet from the average ground level of said property as same presently exists, 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 an/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 owner or operators of aircraft from the 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 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 _____, _____, this _____ day of _____, A.D., 2017.

OWNER: JBGL CHATEAU LLC

By: _____

Name: Jed Dolson

Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Jed Dolson, President of JBGL CHATEAU LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2017.

Notary Public in and for the State of Texas

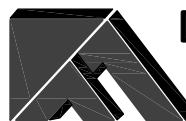
A RECORD PLAT OF
LOTS 1–36 AND 49–77 BLOCK A,
LOTS 28–41 BLOCK C,
LOTS 1–10 BLOCK D,
LOTS 1–42 BLOCK E AND
LOTS 1–12 BLOCK F

THE VILLAS AT SOUTHGATE
PHASE ONE

BEING 20.004 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
469–573–6762 PLANO, TEXAS 75093

ENGINEER/SURVEYOR



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

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

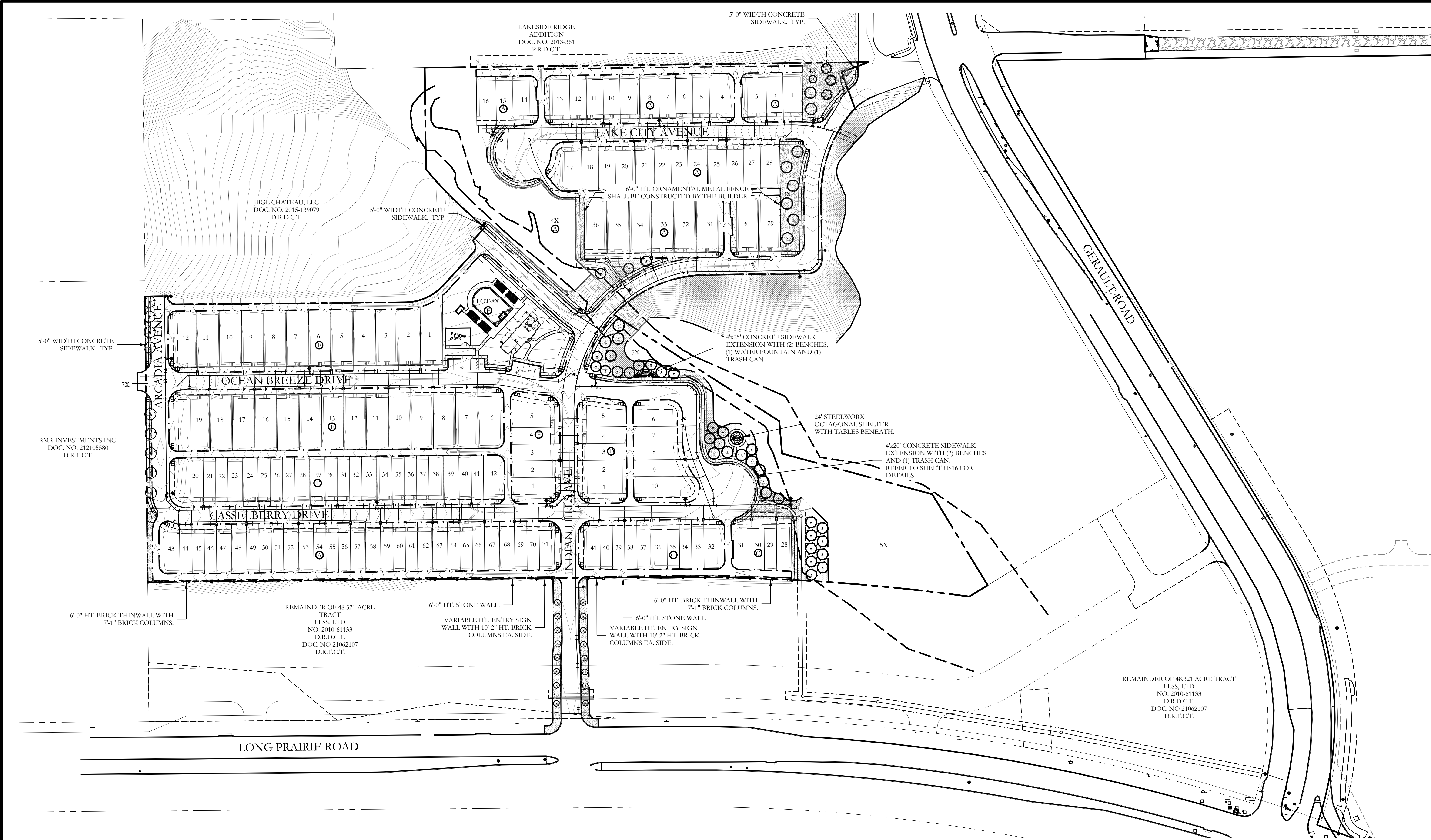
Doug Powell, Executive Director
of Development Services

_____, 2017
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



TREE MITIGATION PROVIDED

PER THE SOUTHGATE DEVELOPMENT CODE, PAGE 65, 207 - 3" CALIPER STREET TREES ARE REQUIRED FOR THE RESIDENTIAL STREETS.

THE FOLLOWING SHALL BE PROVIDED AND PLANTED BY THE HOMEBUILDER AND MAINTAINED BY THE HOA. ALL TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND BACK OF CURB.

- CASSELBERRY DRIVE: 19 STREET TREES EACH SIDE OF THE STREET (38 TOTAL; 36-0" O.C.)
- OCEAN BREEZE DRIVE: 16 STREET TREES EACH SIDE OF THE STREET. (32 TOTAL; 36-0" O.C.)
- ARCADIA AVENUE: 3 STREET TREES ON THE EAST SIDE OF THE STREET.
- INDIAN HILLS AVENUE, BLOCKS C, D AND E: 8 STREET TREES EACH SIDE OF THE STREET. (16 TOTAL; 36-0" O.C.)
- LAKE CITY AVENUE, EXCLUDES LOTS 14-16: 12 STREET TREES EACH SIDE OF THE STREET. (24 TOTAL; 36-0" O.C.)

A GRAND TOTAL OF 113 STREET TREES SHALL BE PROVIDED WITH PHASE ONE OF DEVELOPMENT AS NOTED ABOVE.

THE REMAINING PENALTY OF 94 - 3" CALIPER TREES SHALL BE SATISFIED WITH PHASES TWO AND THREE OF DEVELOPMENT.

THE BUILDER SHALL SELECT FROM THE TREE LIST BELOW FOR ALL TREE MITIGATION PLANTING:

- CRAPE MYRTLE VARIETY; LAGERSTROEMIA INDICA
- WAX MYRTLE; MYRTICA CERIFERA
- PLUM SPECIES; PRUNUS SPP.
- HOLLY SPECIES; ILEX SPP.
- REDBUD SPECIES; CERCIS SPP.

ALL TREES SHALL BE 3" CALIPER IN SIZE AT TIME OF PLANTING.

AMENITIES PROVIDED

OPEN SPACE 5X - CENTRAL PARK AND PRESERVE

PER THE SOUTHGATE DEVELOPMENT STANDARDS, A DRINKING FOUNTAIN, BENCHES AND TRASH RECEPTACLES ARE REQUIRED FOR THIS OPEN SPACE LOT.

4 BENCHES, 2 TRASH RECEPTACLES, AND 1 DRINKING FOUNTAIN ARE PROVIDED.

100.00 SQUARE FEET OF ANNUAL COLOR IS PROVIDED.

HOA LOT LANDSCAPE PROVIDED TABLE						
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE	TREES REQUIRED	TREES PROVIDED
3X	A	9,180	0.21	LINEAR PARK	6	6
4X	A	72,008	1.65	PRESERVE AND OPEN SPACE	0	8
5X	C	100,617	2.31	CENTRAL PARK AND PRESERVE	35	35
7X	A	6,528	0.15	BUFFER AND GENERAL OPEN SPACE	10	10
8X	F	33,487	0.77	AMENITY CENTER	0	0

CODY JOHNSON
s · t · u · d · i · o

NORTH

Scale: 1" = 80'-0"

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

SCREENING AND BUFFERING

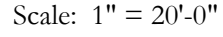
Overall Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.
GBP002

SHEET NO.
OLSP1 of 1



One Inch

Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

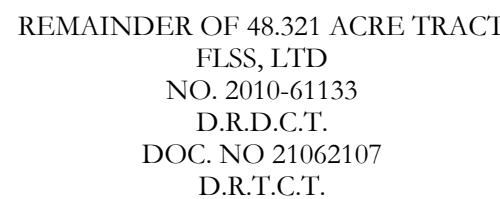
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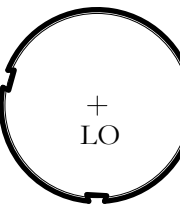
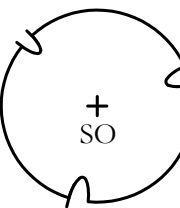
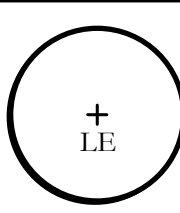
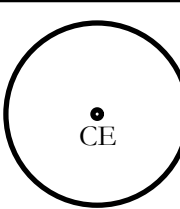
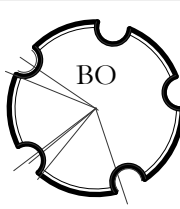
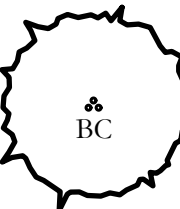
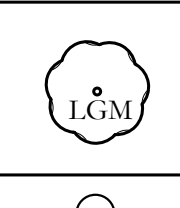
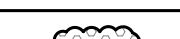
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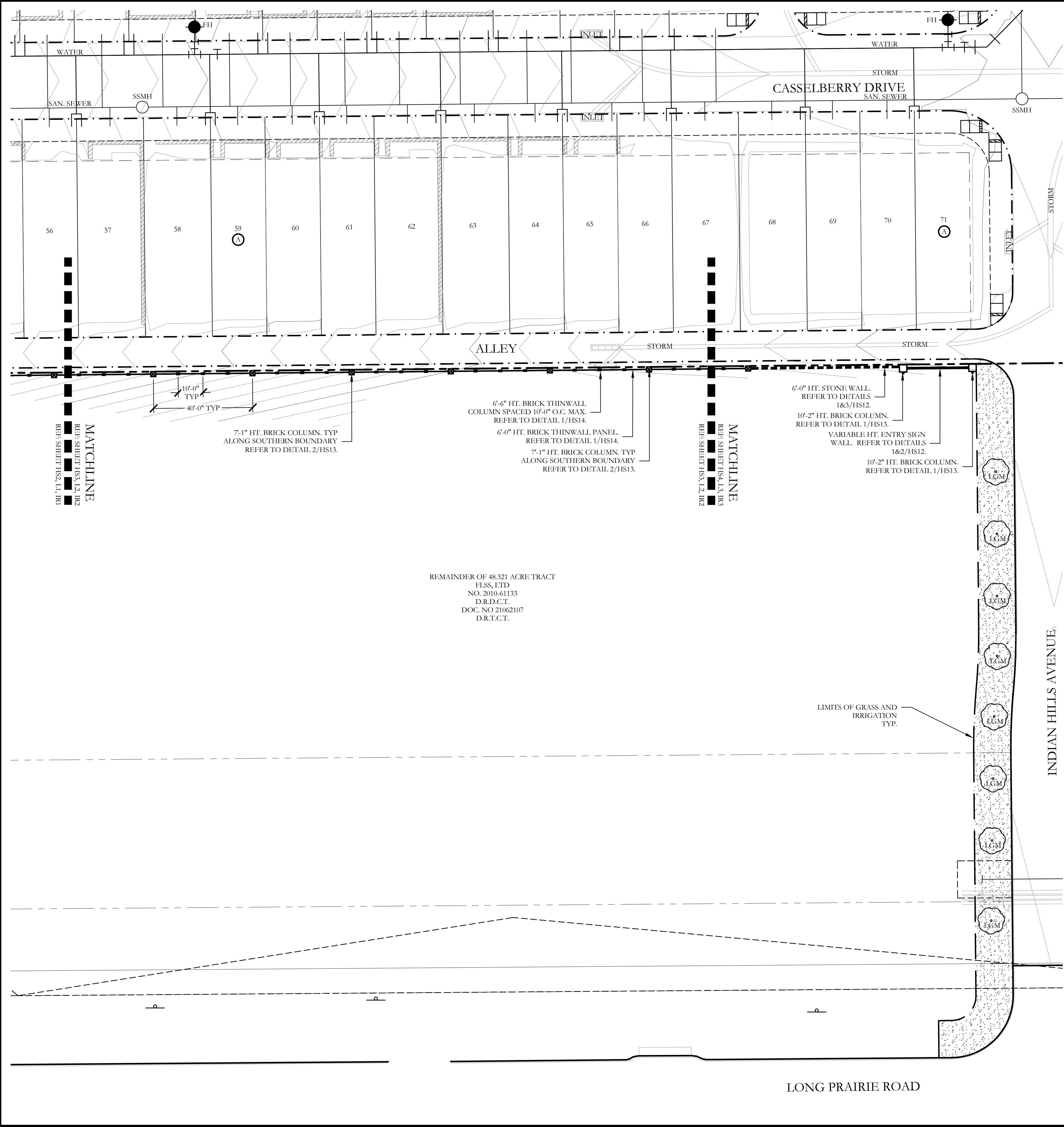
GBP002

SHEET NO.

L1 of 13



SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAEMEL'	3 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		COMMON BERMUDA GRASS WITH FLEXTERRA FOR SLOPE STABILIZATION	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS ' PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	3 GALLON	36" O.C.
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		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		COMMON BERMUDA GRASS WITH FLEXTERRA FOR SLOPE STABILIZATION	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

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December 8, 2016

NORTH

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

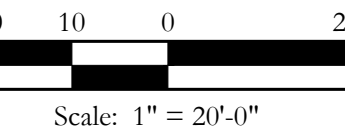
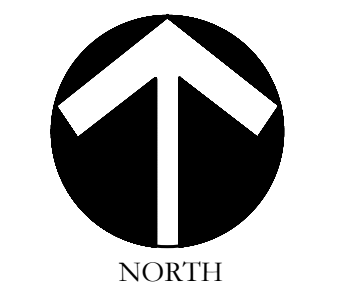
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

L2 of 13



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One Inch

SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

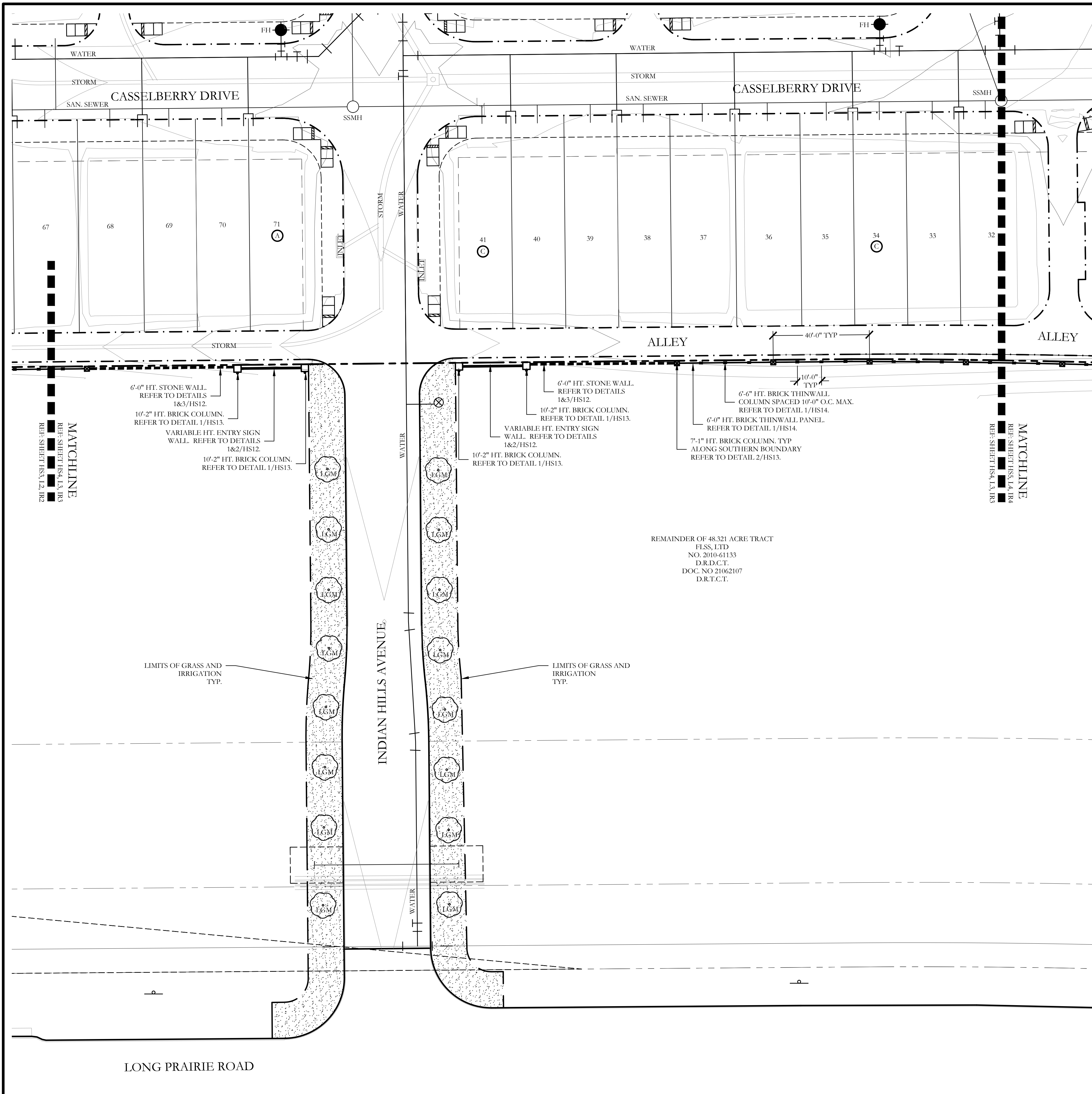
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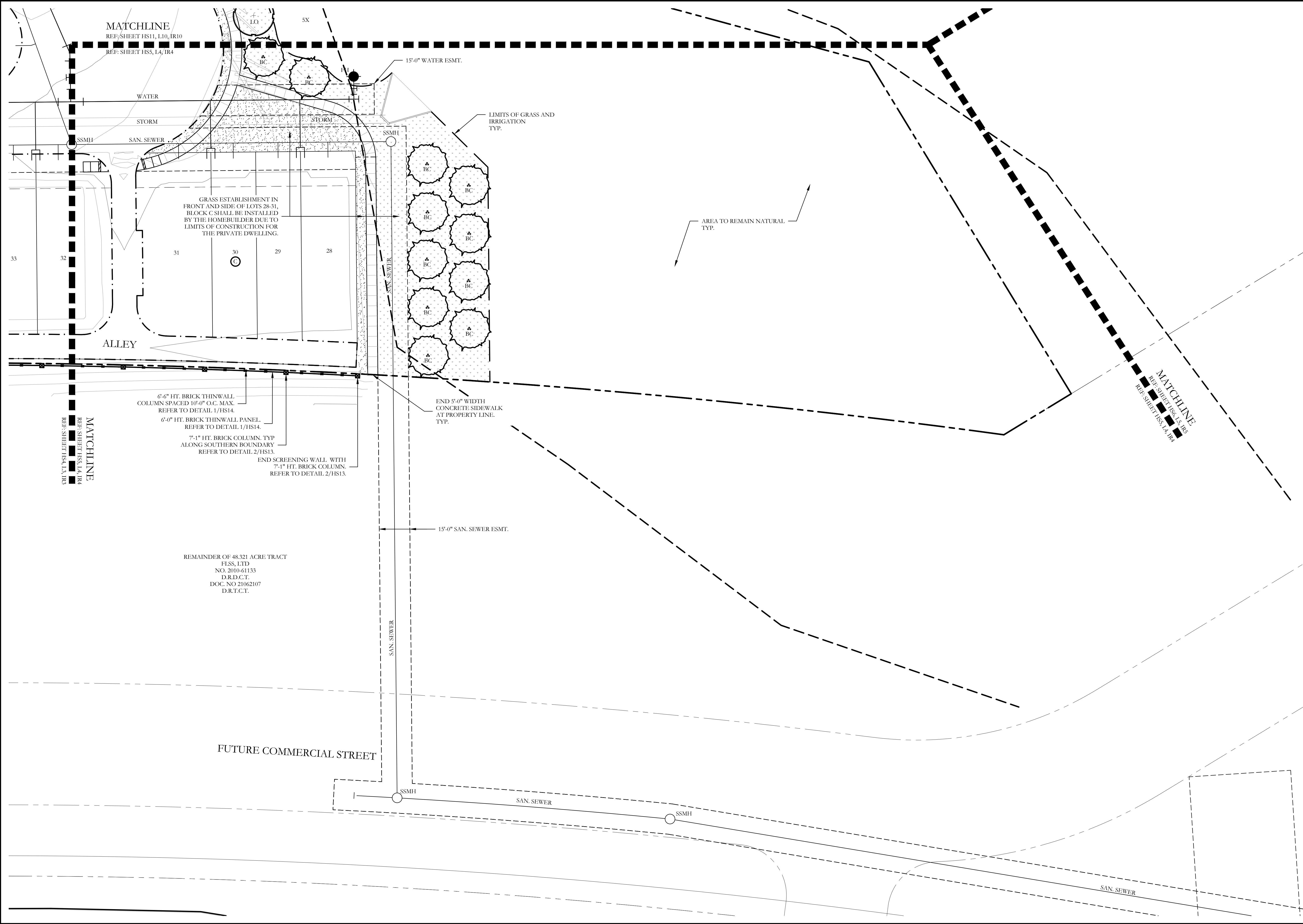
US PROJECT NO.

GBP002

SHEET NO. _____

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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 8, 2016

NORTH

20 10 0 20
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SCREENING AND BUFFERING

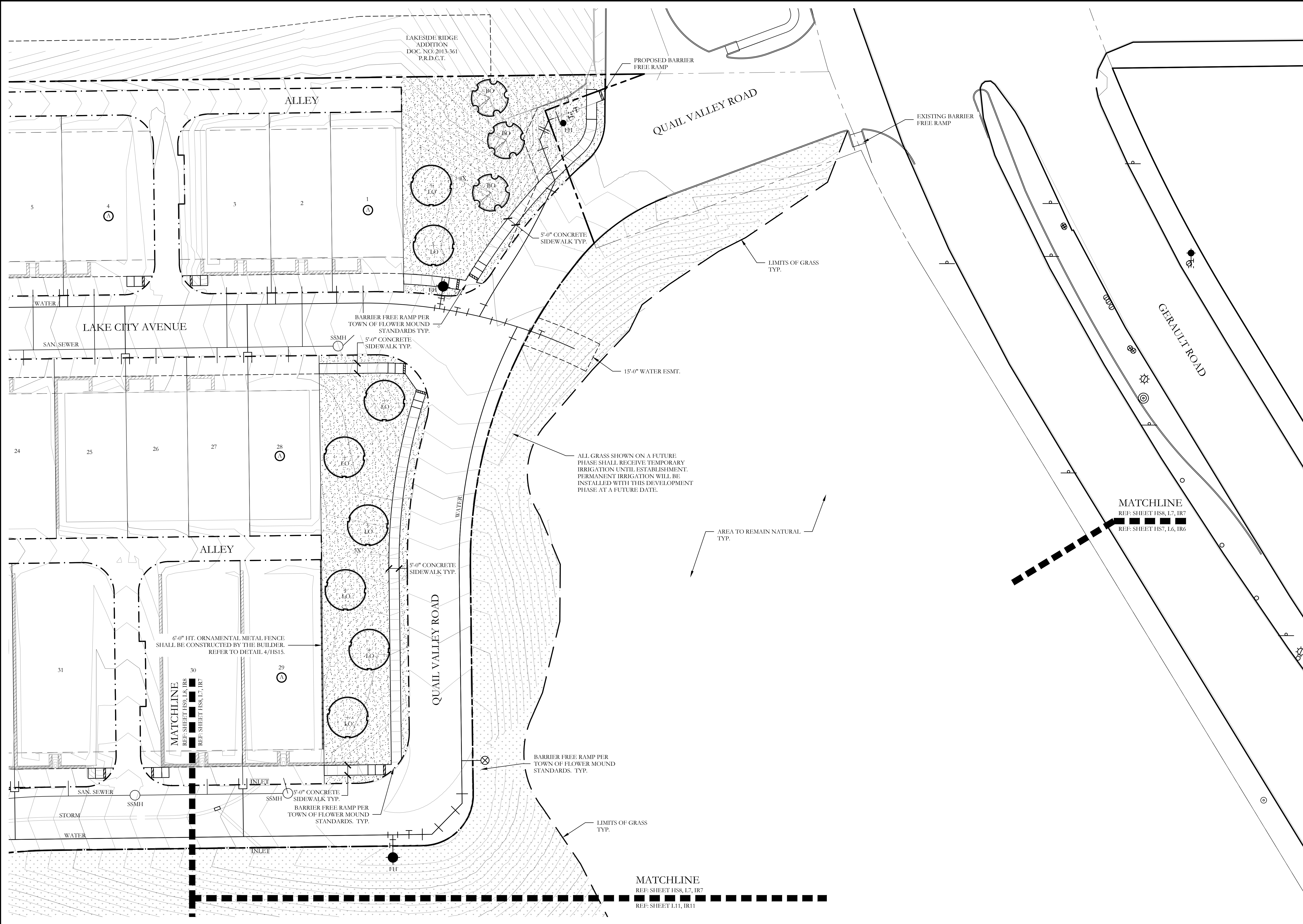
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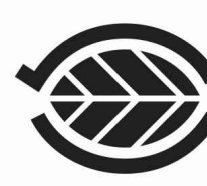
Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.
GBP002

SHEET NO.
L4 of 13

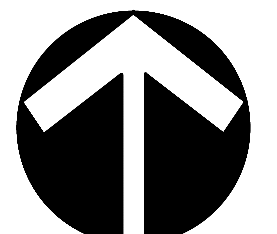




CODY JOHNSON
s.t.u.d.i.o



December 8, 2016



NORTH



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SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

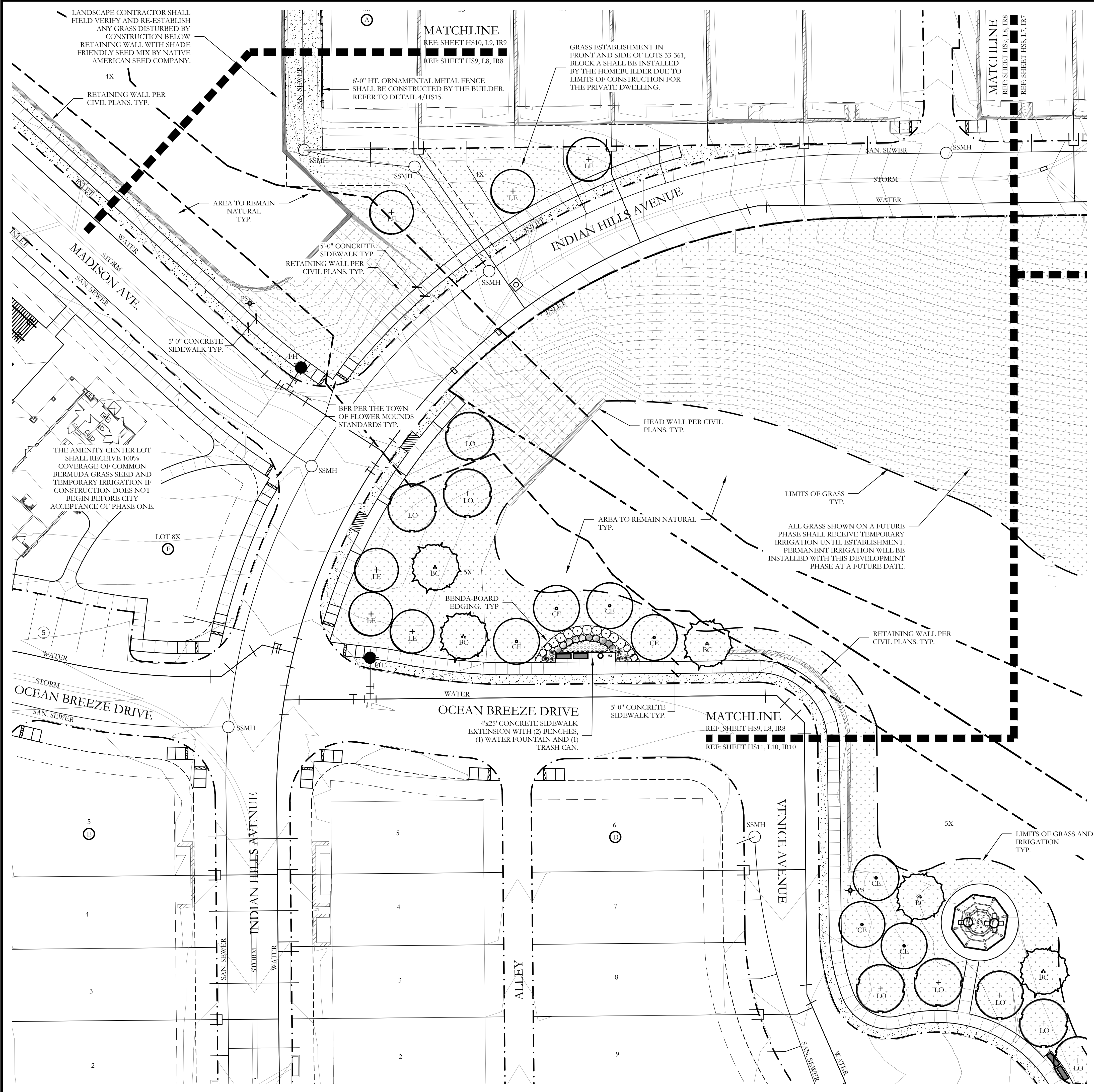
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

L7 of 13



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN
	LGM	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CALIPER	AS SHOWN
		PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.
		DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	3 GALLON	36" O.C.
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		INDIAN HAWTHORN 'SNOW'	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.
		ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		COMMON BERMUDA GRASS WITH FLEXTERRA FOR SLOPE STABILIZATION	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

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s.t.u.d.i.o

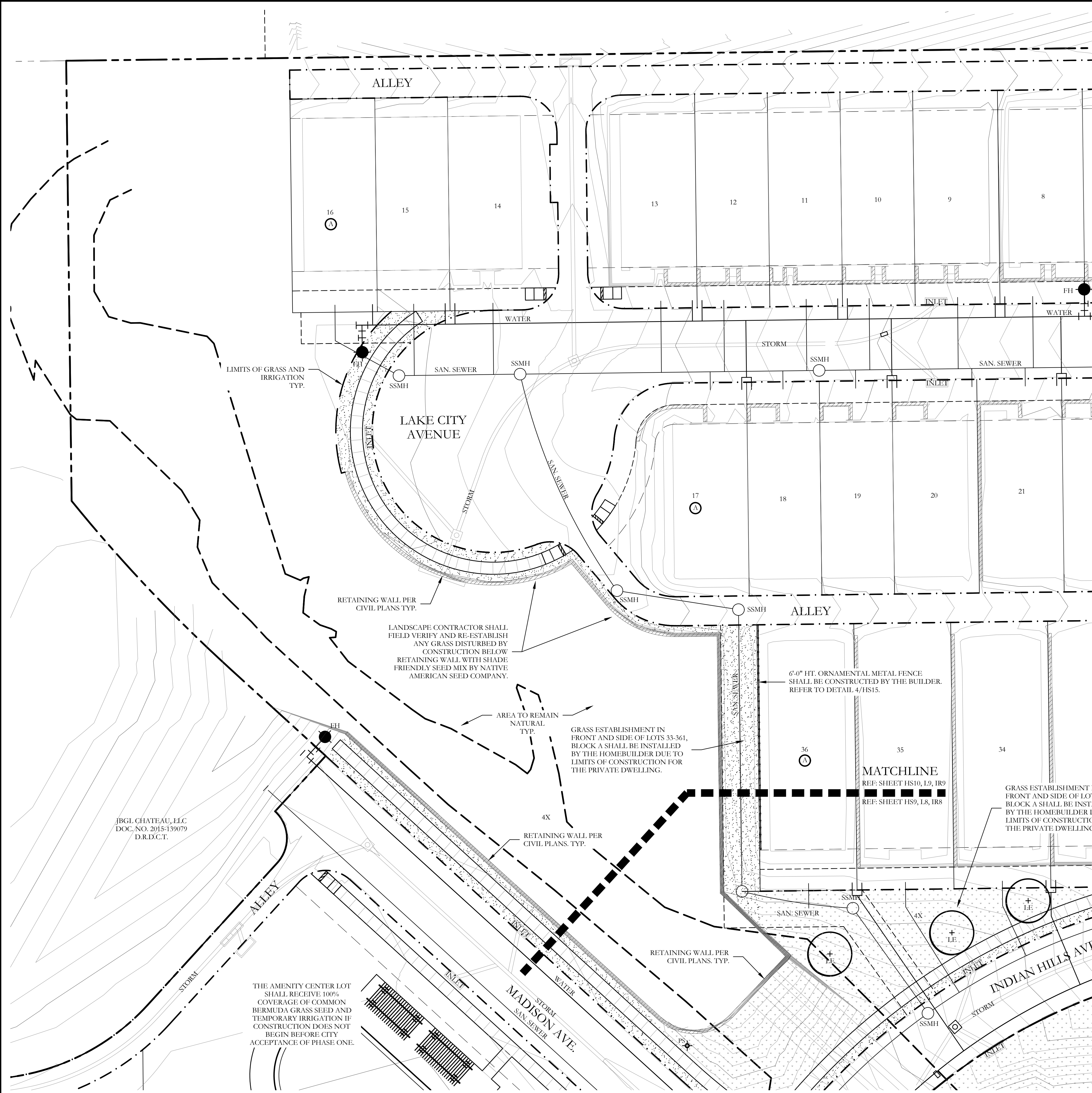
12217 CULATYANCOCA DR. FRISCO, TEXAS 75055
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SCREENING AND BUFFERING
Landscape Plan
Southgate - Phase I
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.
GBP002

SHEET NO.
L8 of 13



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH
		COMMON BERMUDA GRASS WITH FLEXTERRA FOR SLOPE STABILIZATION	CYNODON DACTYLON	SQUARE FEET	HYDROMULCH

CODY JOHNSON
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SCREENING AND BUFFERING

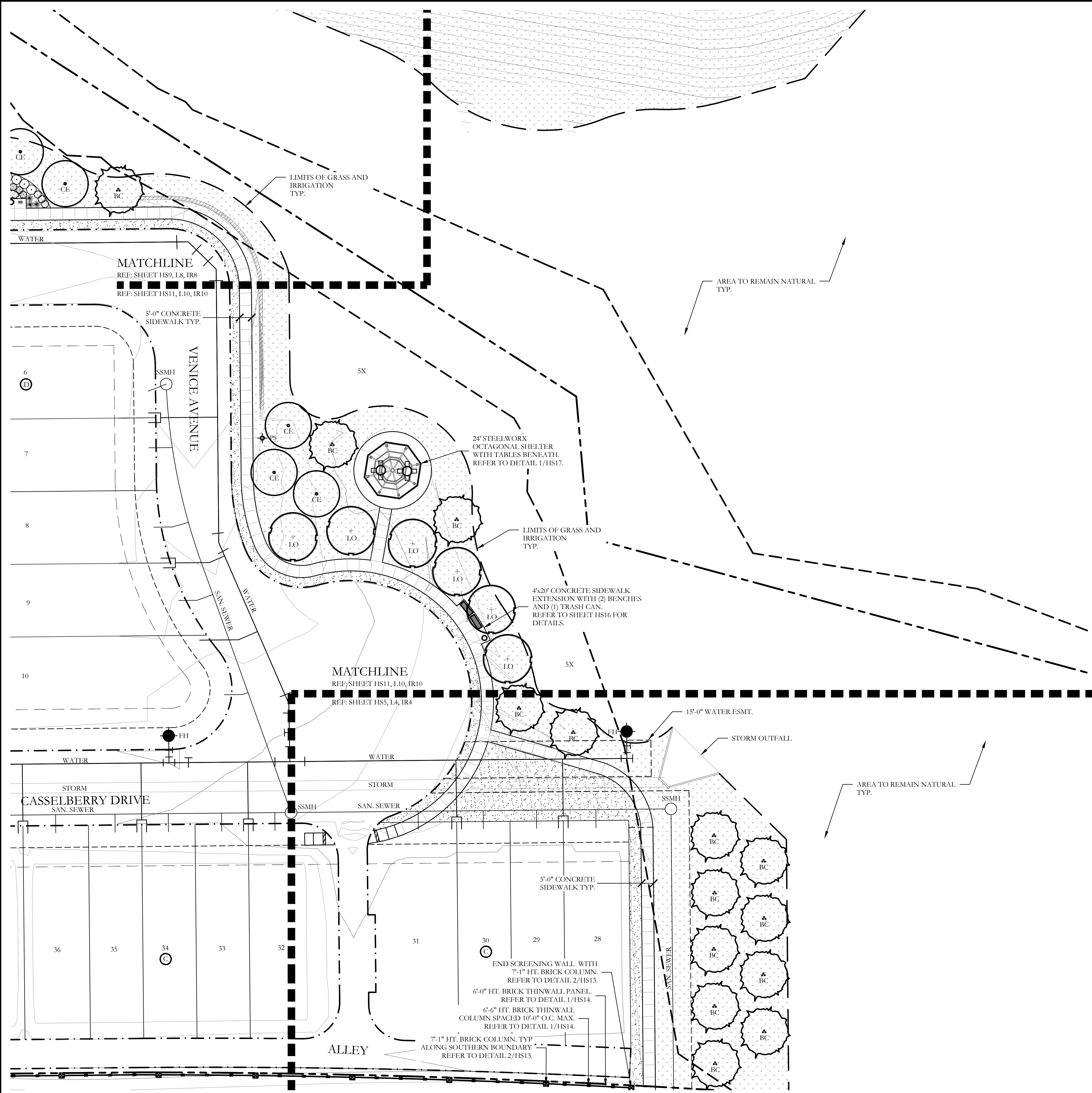
Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.
GBP002

SHEET NO.
L9 of 13



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REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS

December 8, 2016

NORTH

20 10 0 20

Scale: 1" = 20'-0"

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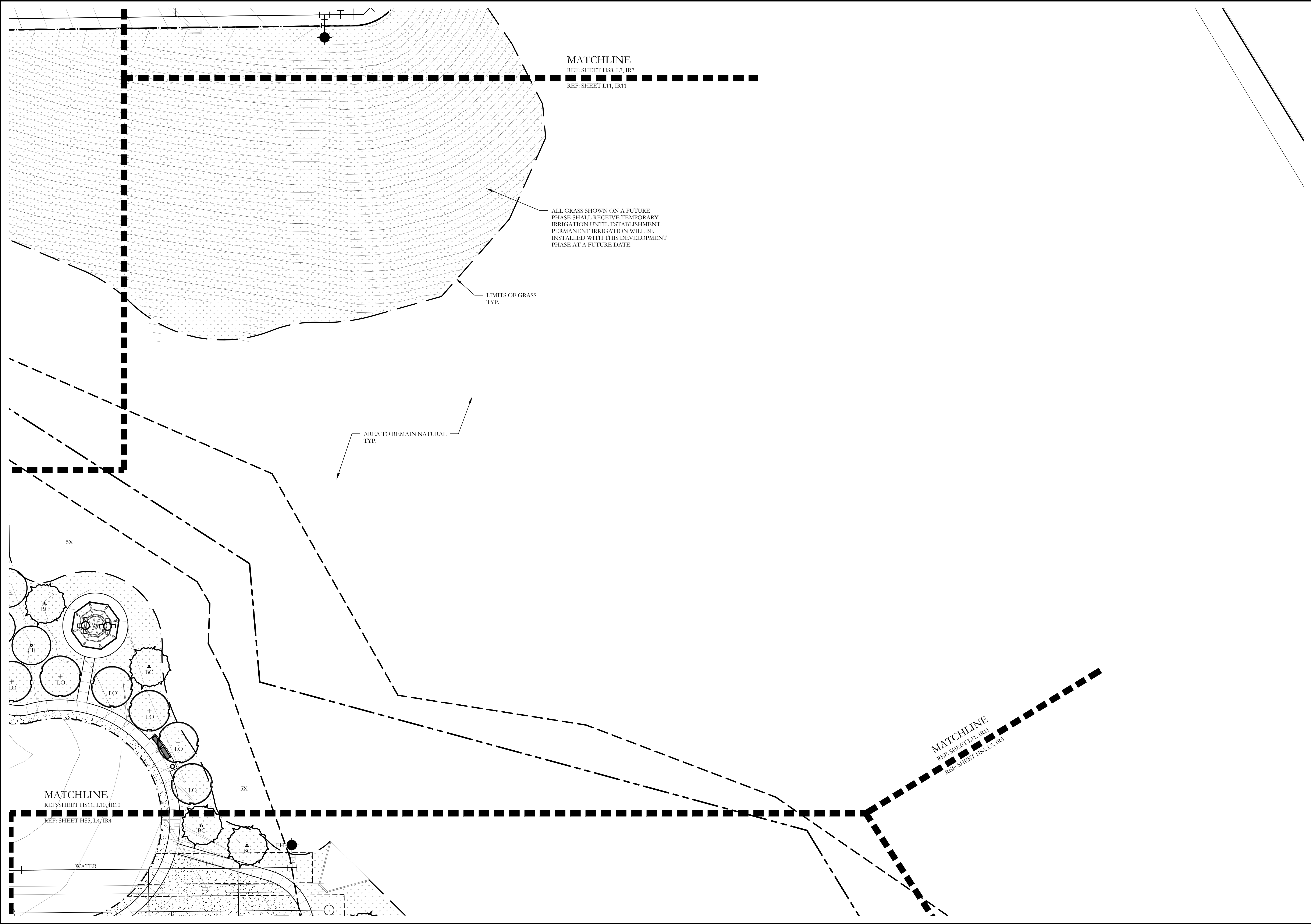
One Inch

SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

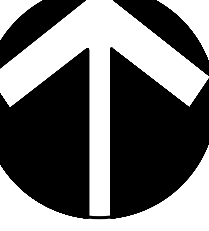


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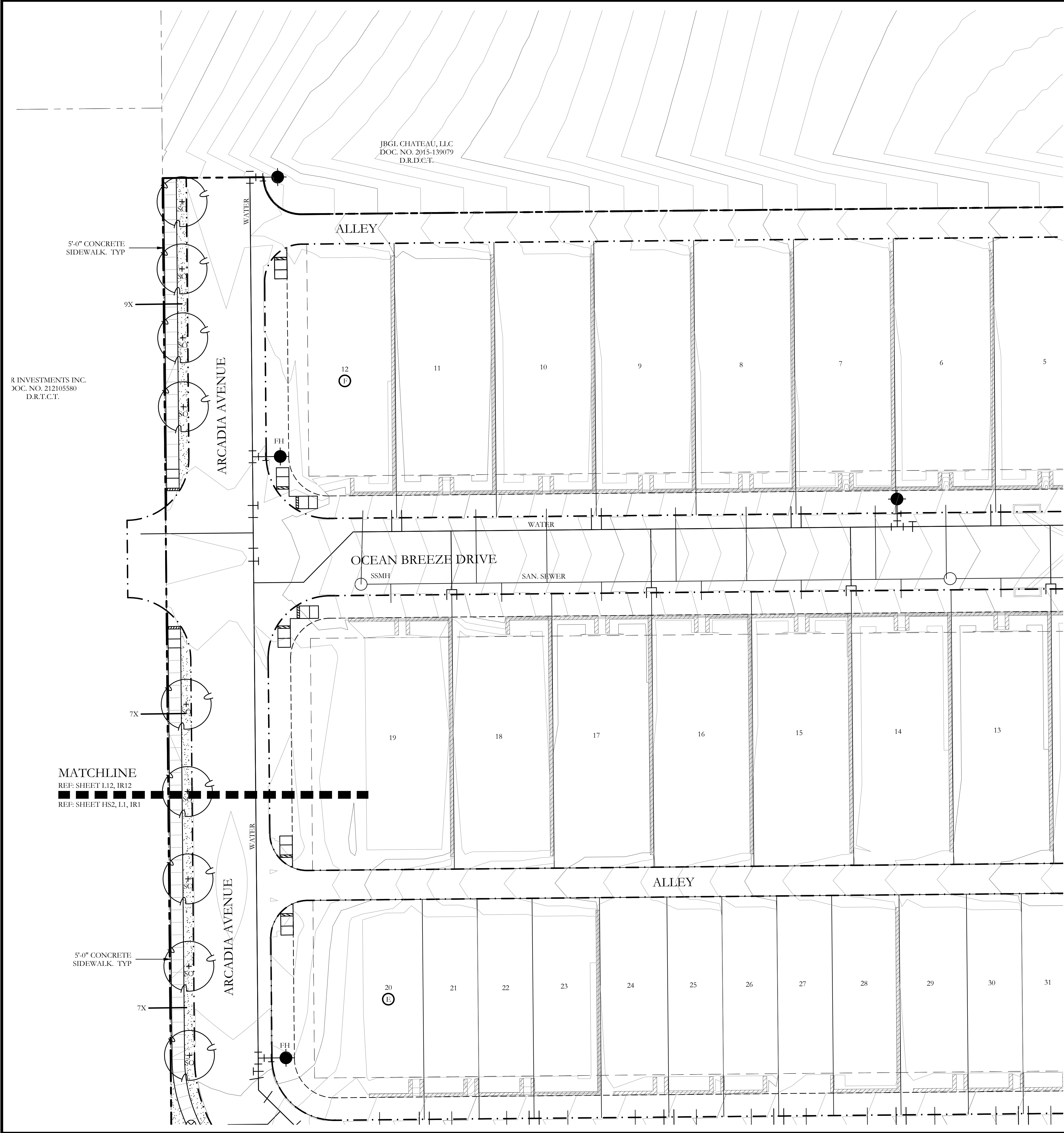
December 8, 2016


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STATE OF TEXAS

December 8, 2016

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SCREENING AND BUFFERING

Landscape Plan
Southgate - Phase I
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

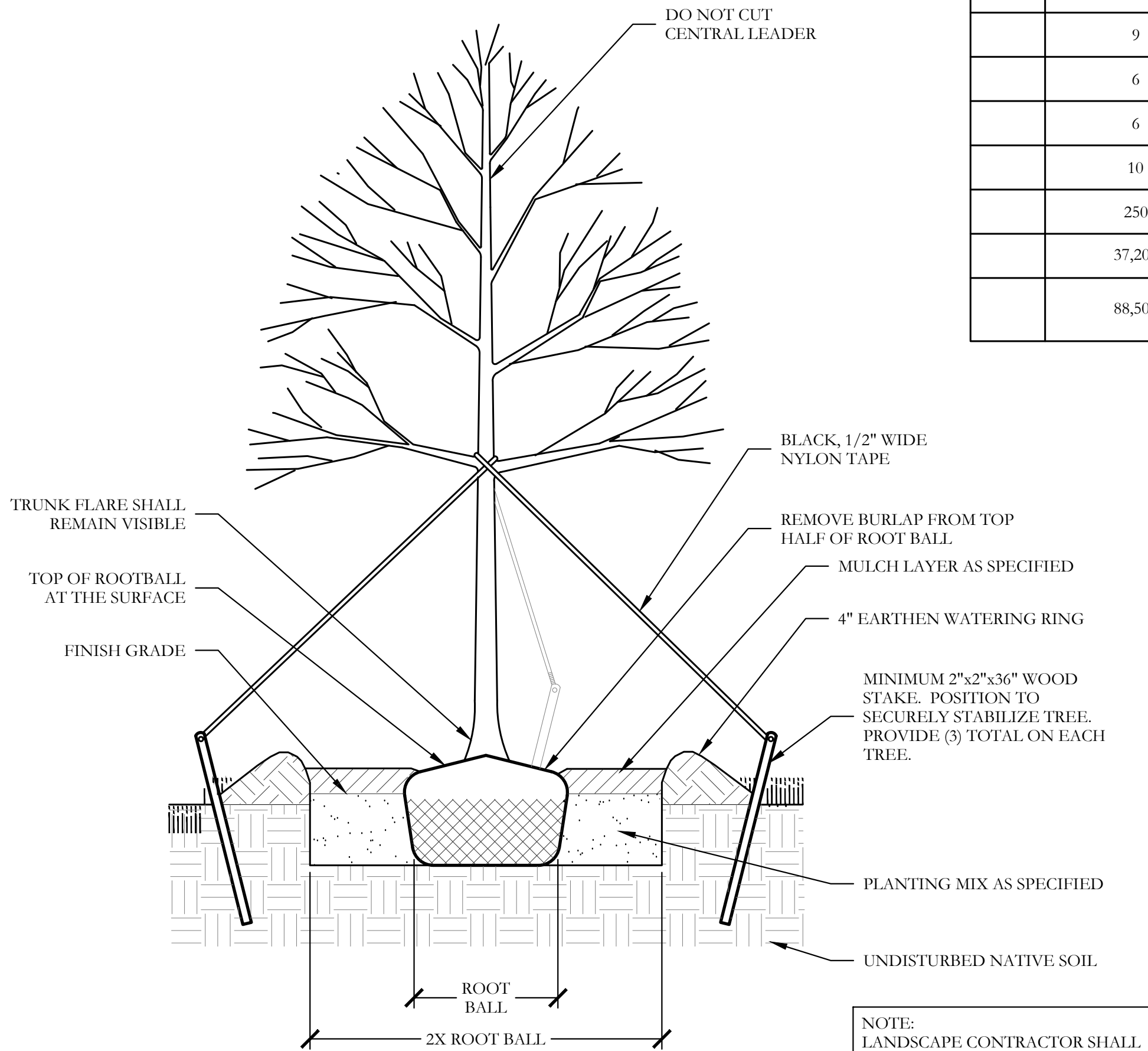
L12 of 13

AMENITIES PROVIDED

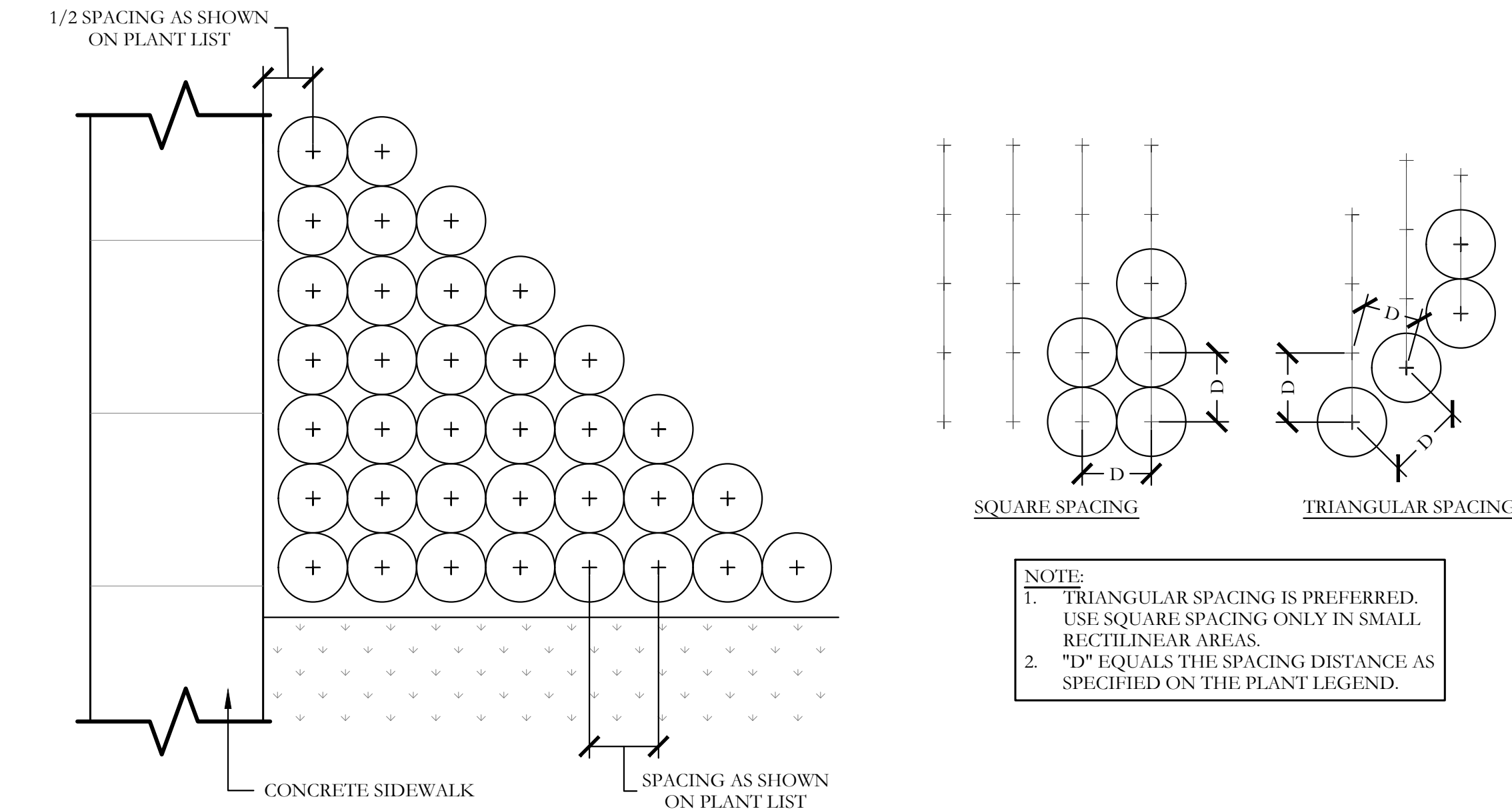
OPEN SPACE 5X - CENTRAL PARK AND PRESERVE
PER THE SOUTHGATE DEVELOPMENT STANDARDS, A DRINKING FOUNTAIN, BENCHES AND TRASH RECEPTACLES ARE REQUIRED FOR THIS OPEN SPACE LOT.

4 BENCHES, 2 TRASH RECEPTACLES, AND 1 DRINKING FOUNTAIN ARE PROVIDED.

100.00 SQUARE FEET OF ANNUAL COLOR IS PROVIDED.



1 TYPICAL TREE PLANTING SECTION



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	17	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	10	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	6	LACEBARK ELM	ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	7	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	3	BUR OAK	QUERCUS MACROCARPA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	16	BALD CYPRESS	TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LGM	16	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	6" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	9	PURPLE DIAMOND LOROPETALUM	LOROPETALUM CHINENSIS 'PURPLE DIAMOND'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	6	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	6	PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	10	INDIAN HAWTHORN SNOW	RHAPHIOLEPIS INDICA 'SNOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	250	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	37,200	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SQUARE FEET	MINIMUM 100% COVERAGE AT 75% DENSITY
	88,500	COMMON BERMUDA GRASS WITH FLEXTERRA FOR SLOPE STABILIZATION	CYNODON DACTYLON	SQUARE FEET	SQUARE FEET	MINIMUM 100% COVERAGE AT 75% DENSITY

HOA LOT LANDSCAPE PROVIDED TABLE

LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE	TREES REQUIRED	TREES PROVIDED
3X	A	9,180	0.21	LINEAR PARK	6	6
4X	A	72,008	1.65	PRESERVE AND OPEN SPACE	0	8
5X	C	100,617	2.31	CENTRAL PARK AND PRESERVE	35	35
7X	A	6,528	0.15	BUFFER AND GENERAL OPEN SPACE	10	10
8X	F	33,487	0.77	AMENITY CENTER	0	0

TREE MITIGATION PROVIDED

PER THE SOUTHGATE DEVELOPMENT CODE, PAGE 65, 207 - 3" CALIPER STREET TREES ARE REQUIRED FOR THE RESIDENTIAL STREETS.

THE FOLLOWING SHALL BE PROVIDED AND PLANTED BY THE HOMEBUILDER AND MAINTAINED BY THE HOA. ALL TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND BACK OF CURB.

- CASSEBERRY DRIVE: 19 STREET TREES EACH SIDE OF THE STREET (38 TOTAL; 36'-0" O.C.)
- OCEAN BREEZE DRIVE: 16 STREET TREES EACH SIDE OF THE STREET. (32 TOTAL; 36'-0" O.C.)
- ARCADIA AVENUE: 3 STREET TREES ON THE EAST SIDE OF THE STREET.
- INDIAN HILLS AVENUE, BLOCKS C, D AND E: 8 STREET TREES EACH SIDE OF THE STREET. (16 TOTAL; 36'-0" O.C.)
- LAKE CITY AVENUE, EXCLUDES LOTS 14-16: 12 STREET TREES EACH SIDE OF THE STREET. (24 TOTAL; 36'-0" O.C.)

A GRAND TOTAL OF 113 STREET TREES SHALL BE PROVIDED WITH PHASE ONE OF DEVELOPMENT AS NOTED ABOVE.

THE REMAINING PENALTY OF 94 - 3" CALIPER TREES SHALL BE SATISFIED WITH PHASES TWO AND THREE OF DEVELOPMENT.

THE BUILDER SHALL SELECT FROM THE TREE LIST BELOW FOR ALL TREE MITIGATION PLANTING:

- GRAPE MYRTLE VARIETY; LAGERSTROEMIA INDICA
- WAX MYRTLE; MYRTICA CERIFERA
- PLUM SPECIES; PRUNUS SPP.
- HOLLY SPECIES; ILEX SPP.
- REDBUD SPECIES; CERCIS SPP.

ALL TREES SHALL BE 3" CALIPER IN SIZE AT TIME OF PLANTING.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

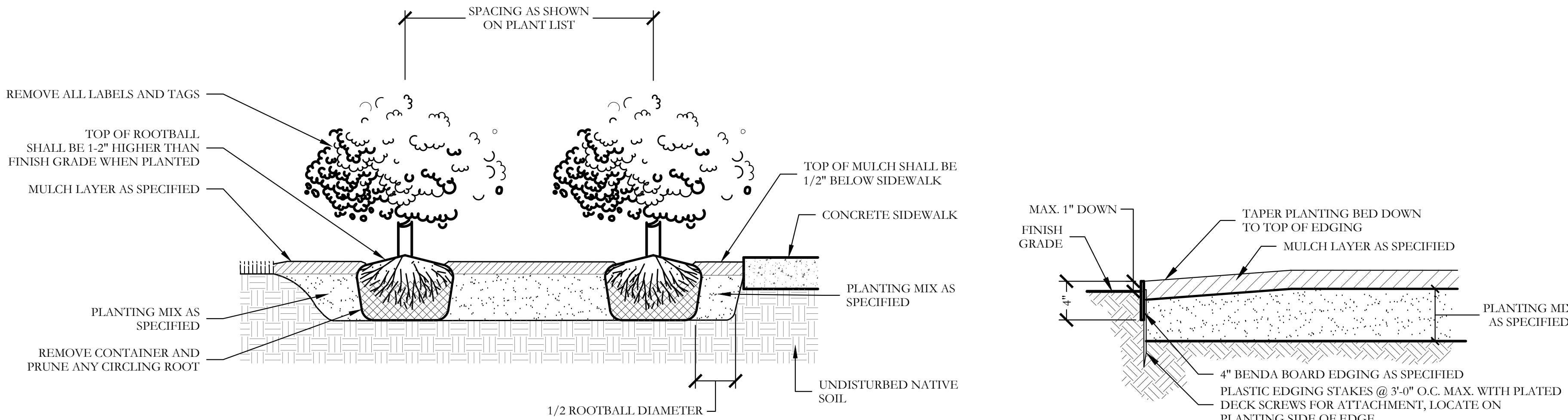
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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



3 TYPICAL BED EDGING DETAIL SECTION

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



December 8, 2016

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

One Inch

SCREENING AND BUFFERING

Landscape Details

Southgate - Phase I

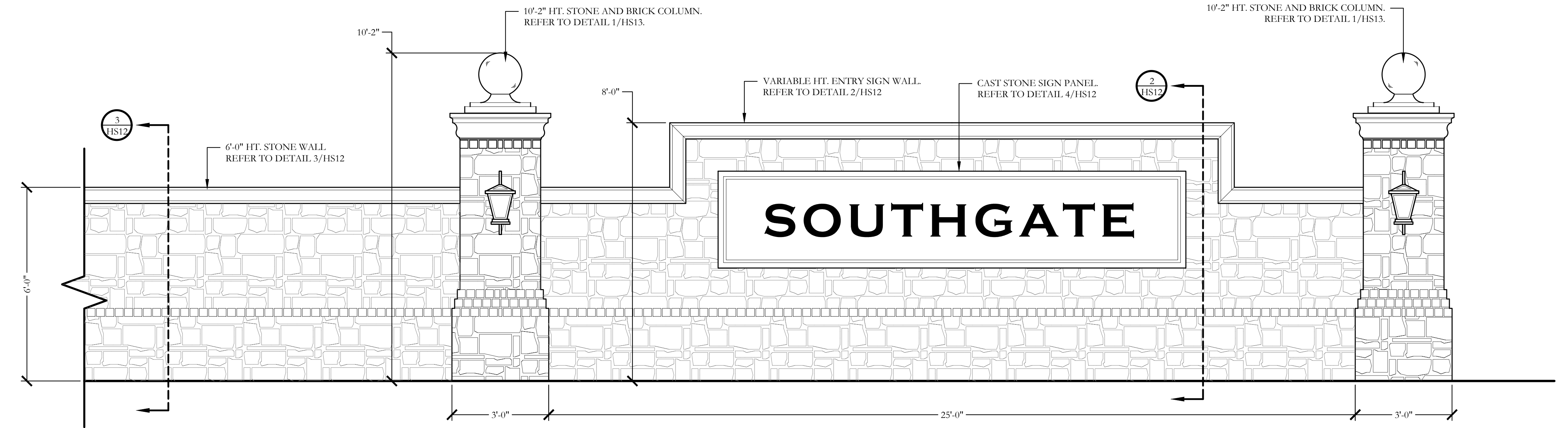
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP002

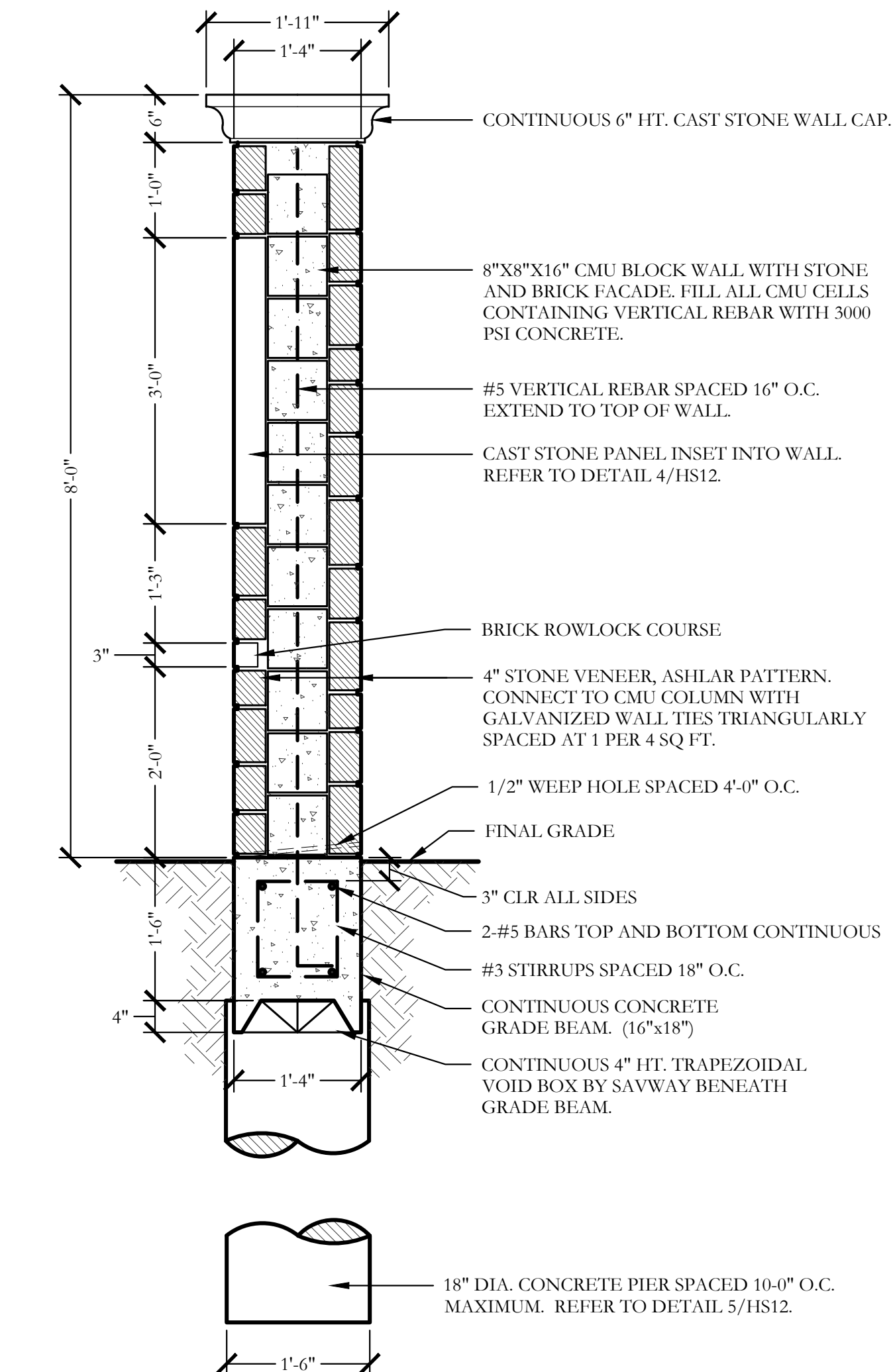
SHEET NO.

L13 of 13



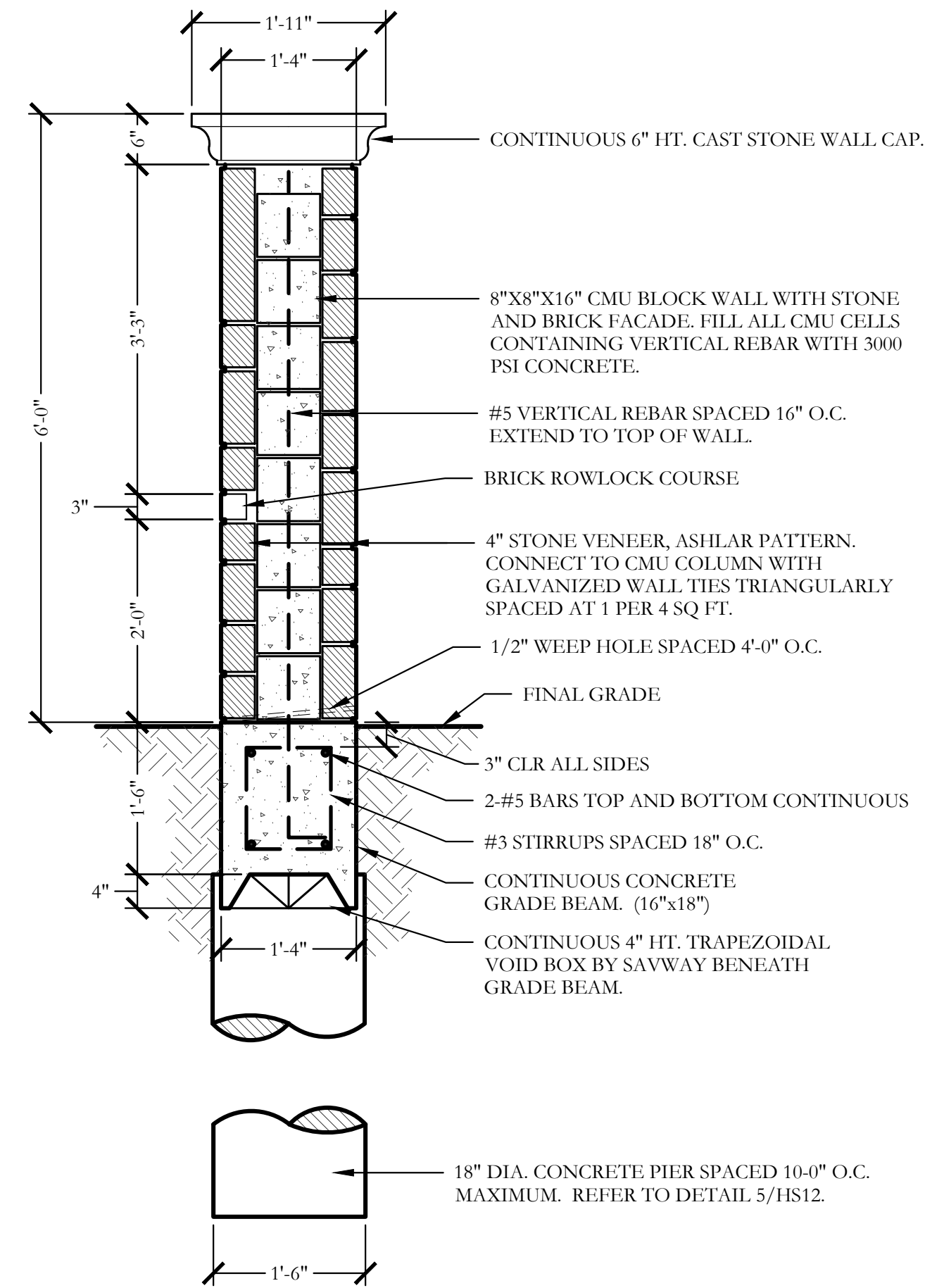
1 ENTRY SIGN WALL AND PARTIAL STONE WALL
ELEVATION

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



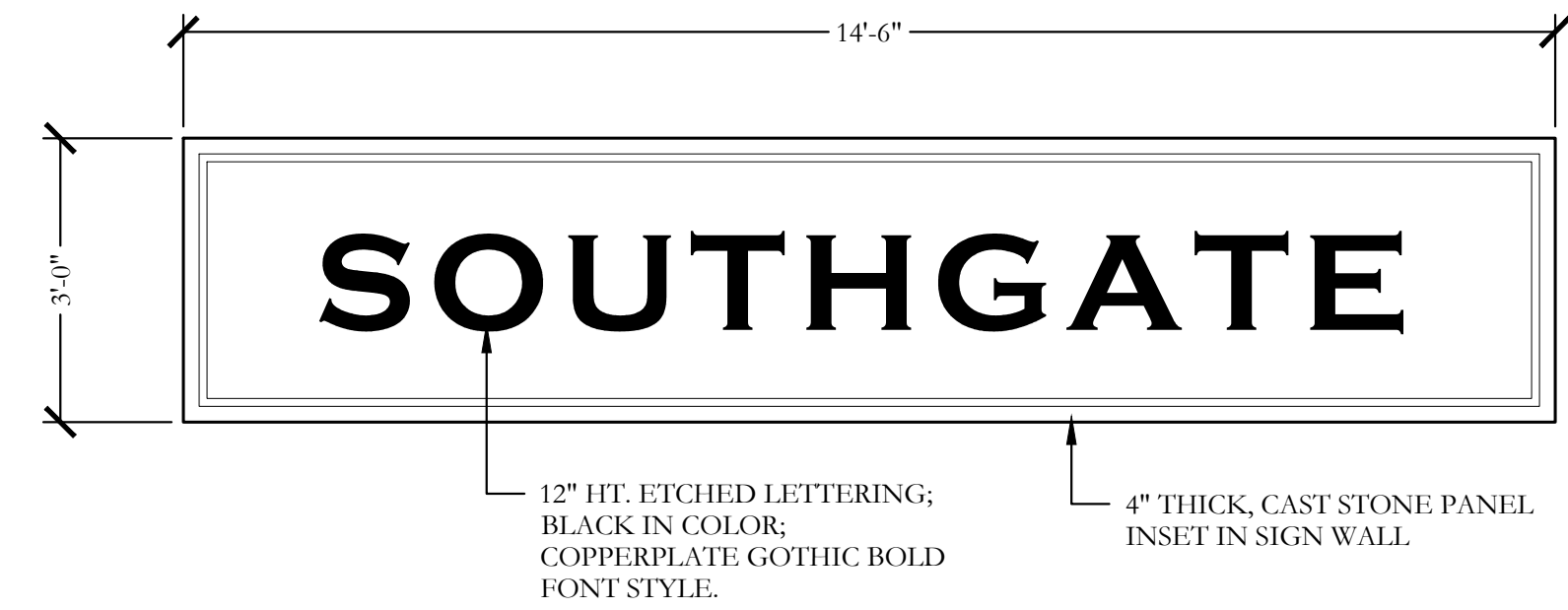
2 VARIABLE HT. ENTRY SIGN WALL
SECTION

SCALE: 3/4"=1'-0"



3 6'-0" HT. STONE WALL
SECTION

SCALE: 3/4"=1'-0"

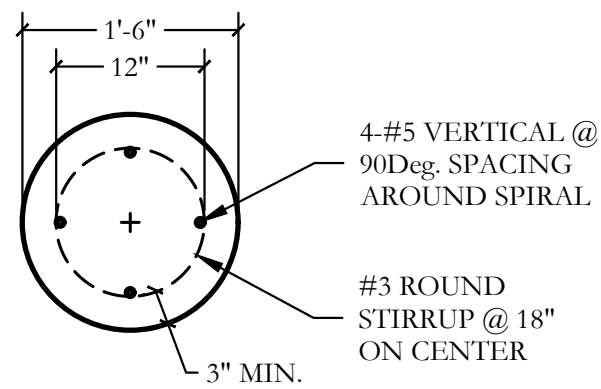


4 CAST STONE PANEL
ELEVATION

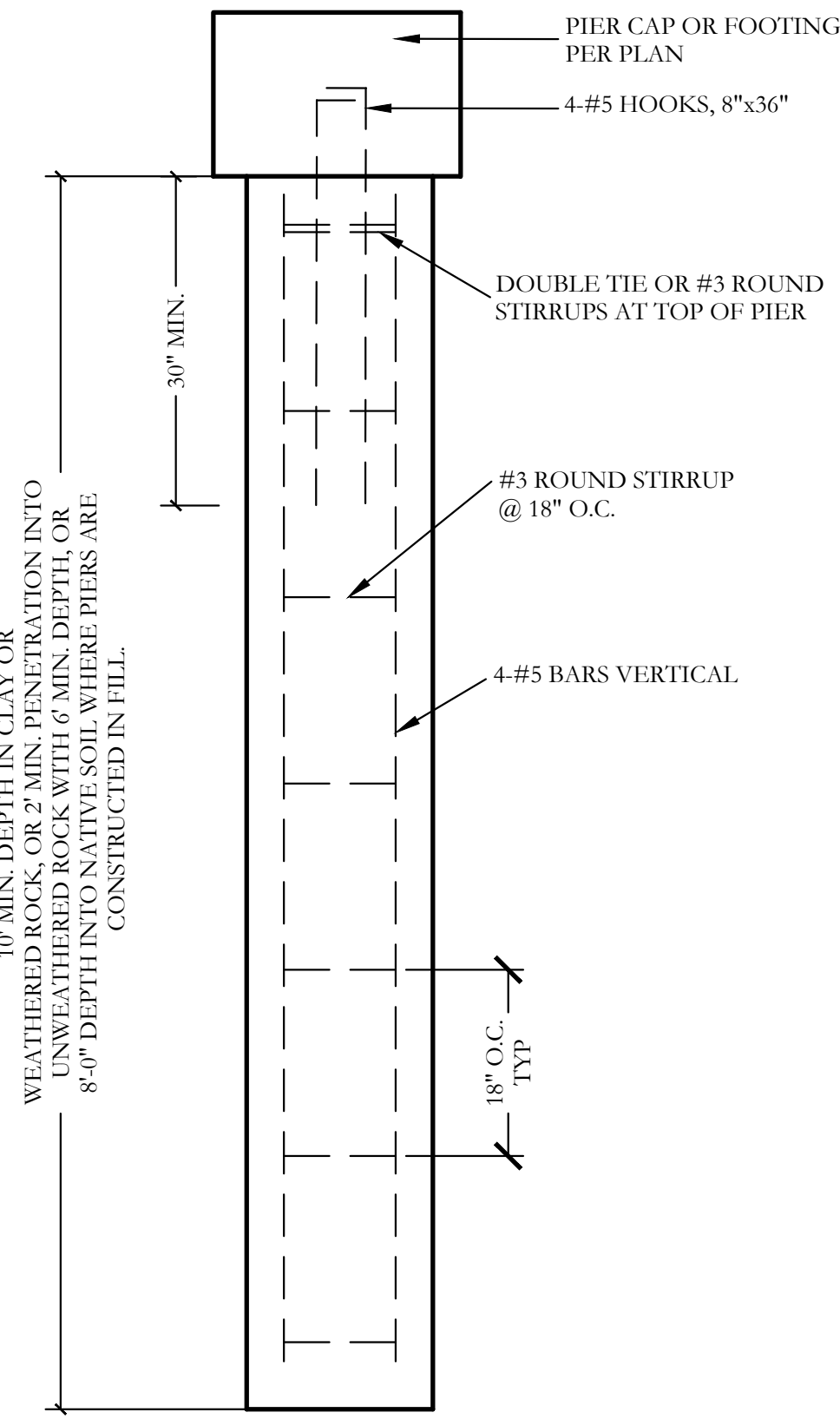
SCALE: 1/2"=1'-0"

WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES.
8. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
9. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
10. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
11. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
12. BRICK AND STONE MATERIAL SHALL MATCH THE EXISTING PHASES OF DEVELOPMENT.
13. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST-STONE.
14. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND TOWN INSPECTIONS.
15. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
16. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
17. CLEAN STONEMWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
18. THE CONTRACTOR SHALL PROVIDE A 4' X 4' MOCKUP OF THE STONE AND BRICK SCREEN WALL FOR THE OWNERS REVIEW PRIOR TO BEGINNING THE STONE WORK. THE APPROVED "MOCKUP" SHALL SERVE AS THE STANDARD FOR THE STONE WORK ON THE PROJECT.
19. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

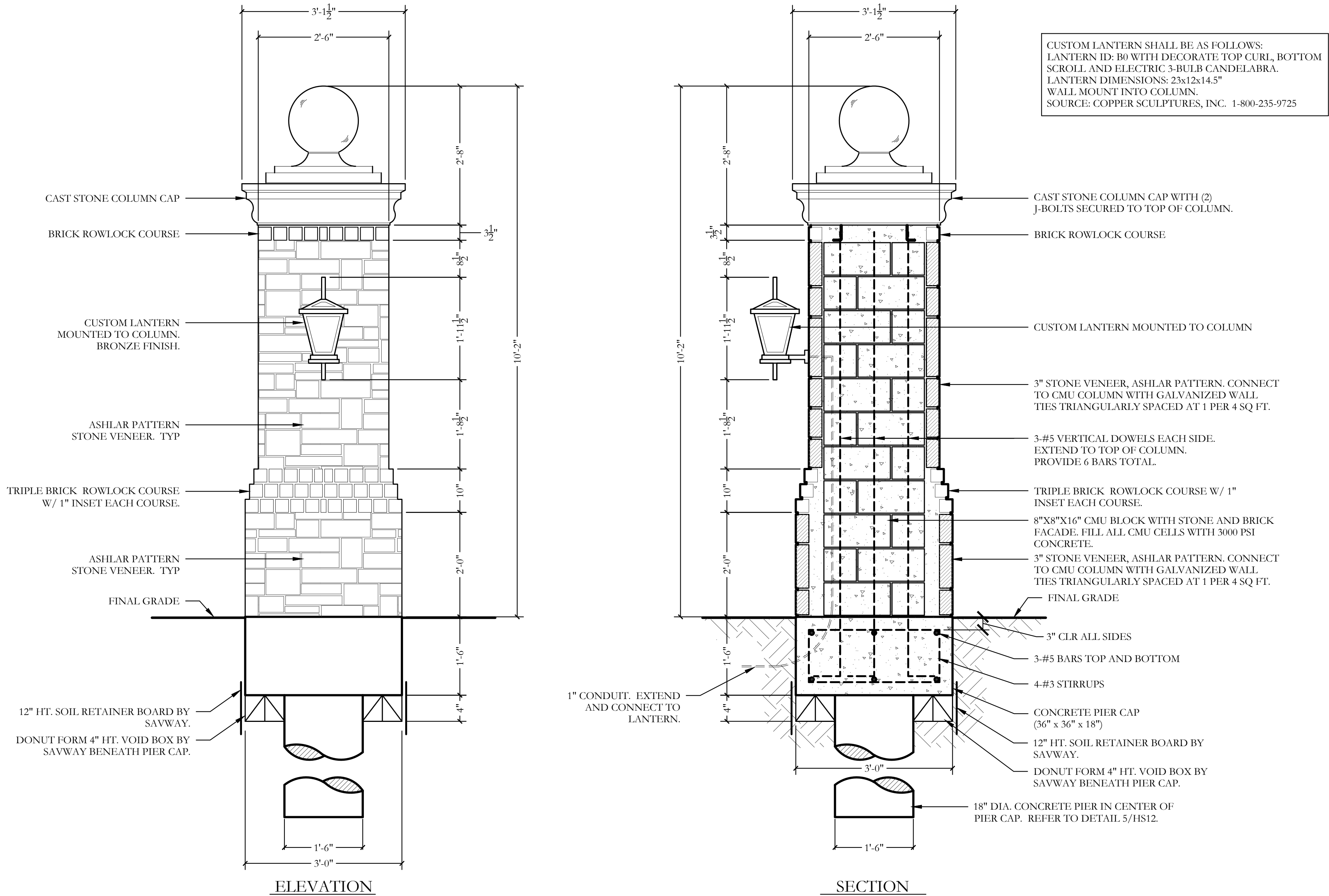


PLAN/SECTION



5 PIER (18" DIA.)
SECTION

SCALE: 3/4"=1'-0"



1 10'-2" HT. STONE AND BRICK COLUMN
ELEVATION / SECTION

SCALE: 3/4"=1'-0"

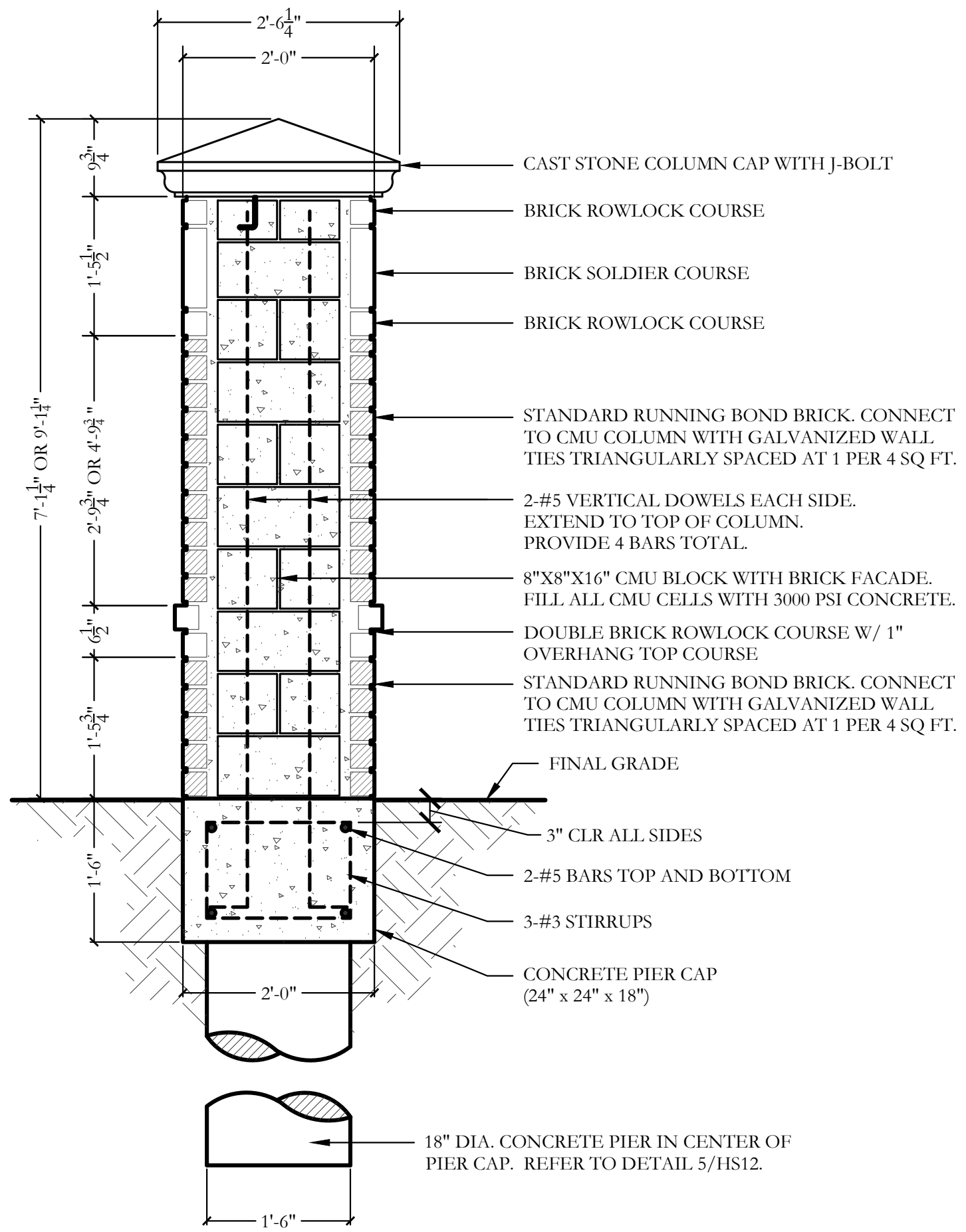
GENERAL NOTES - HARDSCAPE CONSTRUCTION

- CAST-IN-PLACE CONCRETE**
- ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
 - ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
 - CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
 - CHLORIDES SHALL NOT BE USED.
 - MAXIMUM AGGREGATE SIZE = 1"

- CONCRETE REINFORCING STEEL**
- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
 - PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
 - CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
 - CONCRETE EXPOSED TO EARTH OR WEATHER:
 - (A) BARS LARGER THAN NO. 5: 2 INCHES
 - (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - 2.3.1. SLABS, WALLS AND JOISTS
 - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
 - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
 - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
 - 2.3.3. SHELLS AND FOLDED PLATES
 - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
 - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
 - ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

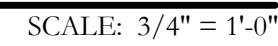
- DRILLED PIERS**
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
 - PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
 - STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
 - PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED
 - PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.

- STRUCTURAL CONCRETE MASONRY UNIT**
- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
 - CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
 - MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
 - COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 3/4" IN ACCORDANCE WITH ASTM C476.REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
 - REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
 - HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
 - JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
 - LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
 - LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
 - PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



2 7'-1" OR 9'-1" HT. BRICK COLUMN
ELEVATION / SECTION

SCALE: 3/4"=1'-0"

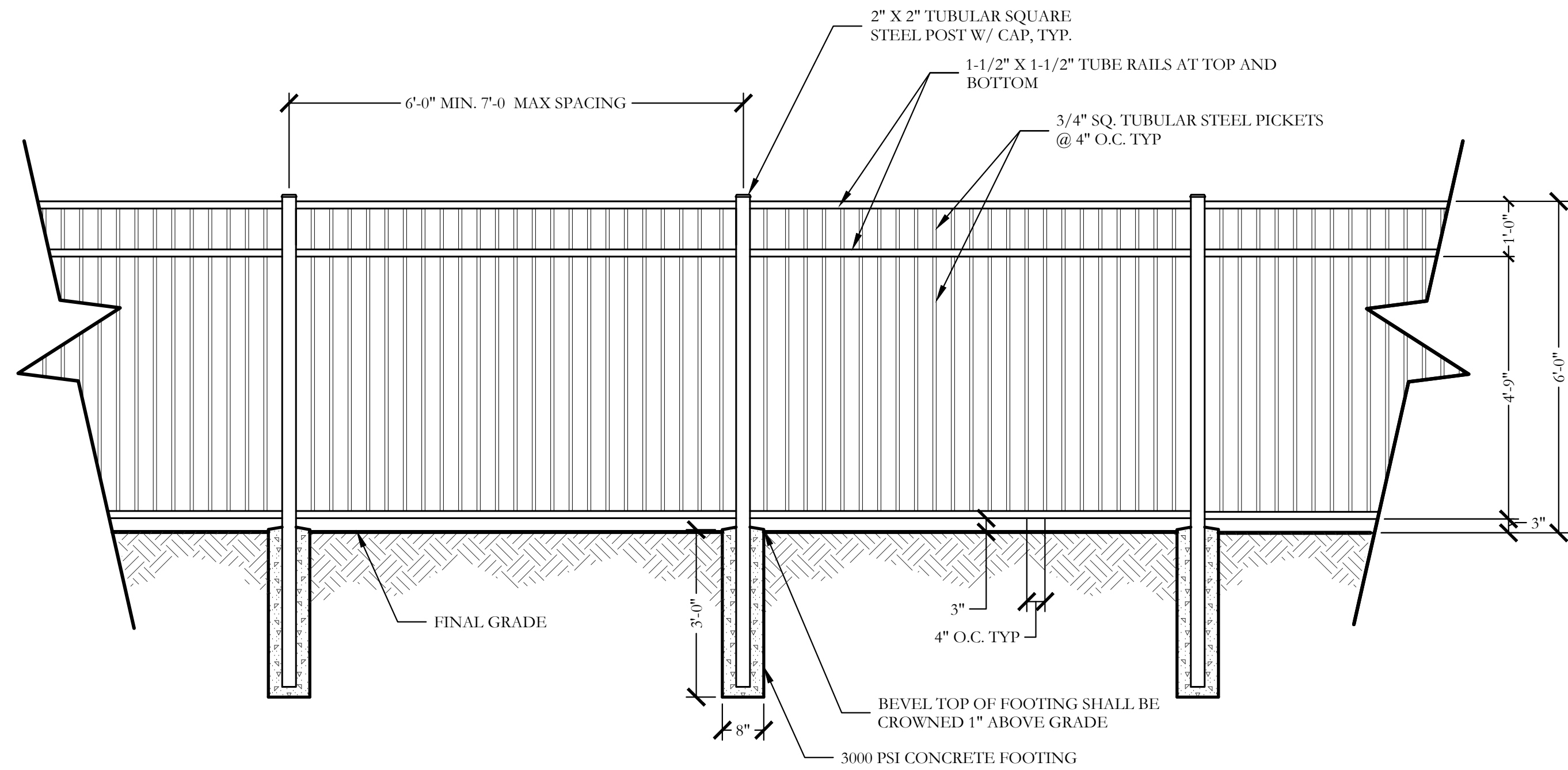


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1 DETAIL NOT USED

2 DETAIL NOT USED

3 DETAIL NOT USED

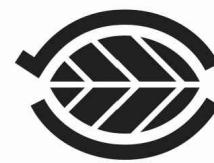


4 6'-0" HT. ORNAMENTAL METAL FENCE
ELEVATION

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

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
 - 10.1. PICKETS, 3/4" SQUARE 16 GA.
 - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
 - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.



December 8, 2016

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

One Inch

SCREENING AND BUFFERING

Hardscape Details

Southgate - Phase I

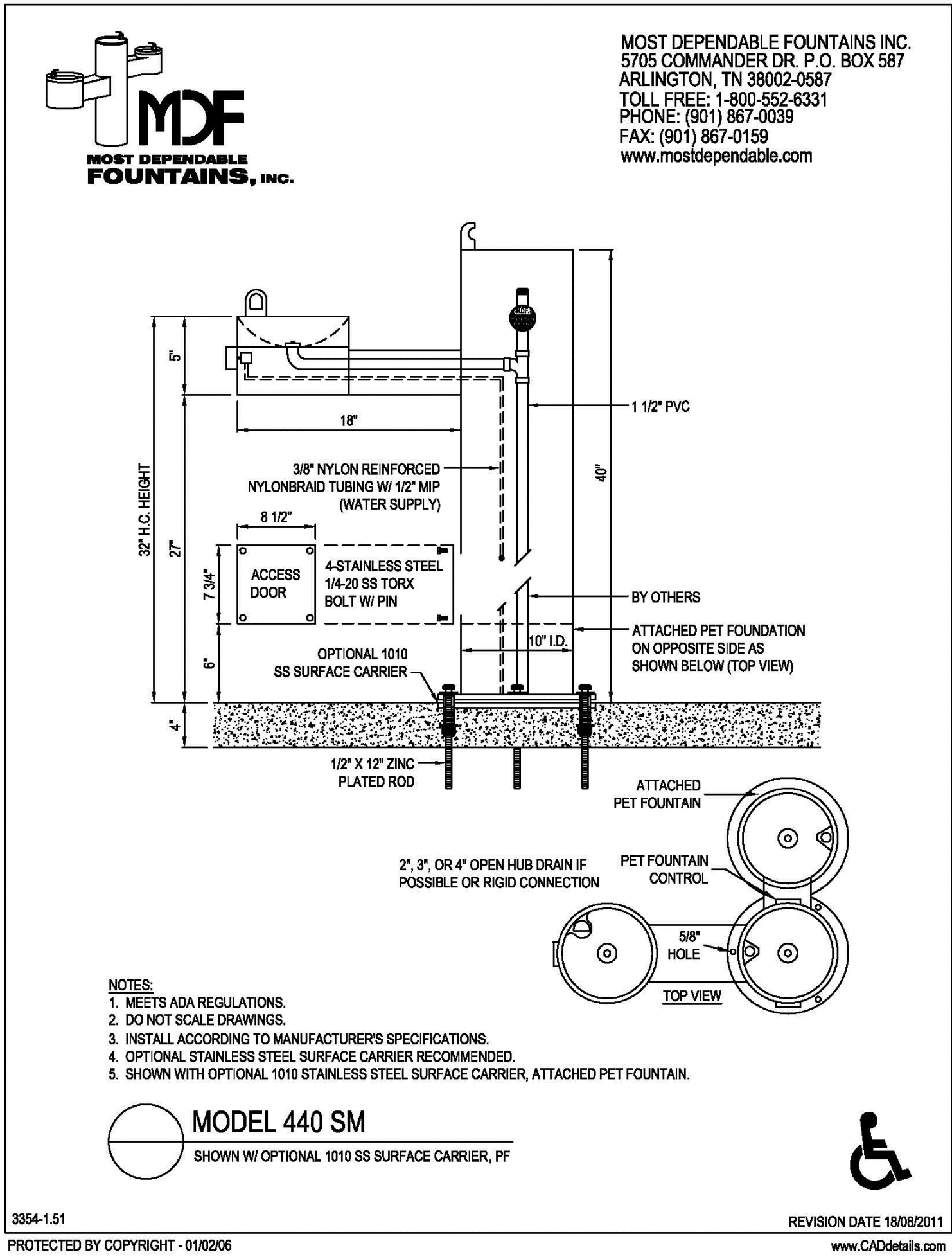
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

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SHEET NO.

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1

WATER FOUNTAIN DETAIL
MANUFACTURER SPECIFICATION SHEET

NTS

Item: Superior Pet Waste Eliminator

Basic Specifications
Sign
Size: 12" x 18"
Material: Aluminum
Thickness: 0.053
Mounting Hole Diameter: 3/8"

Dispenser Box
Size: 10" x 16"
Material: Aluminum
Thickness: 0.032
Mounting Hole Diameter: 3/8"
Backspring Material: Stainless Steel
Lock Material: 301 Stainless Steel
Paint: Powder Coating

Trash Receptacle
Size: 12" x 24"
Material: G90
Thickness: 1.2 mm
Mounting Hole Diameter: 3/8"
Paint: Powder Coating

Pole: Powder coated steel

Some additional notes:

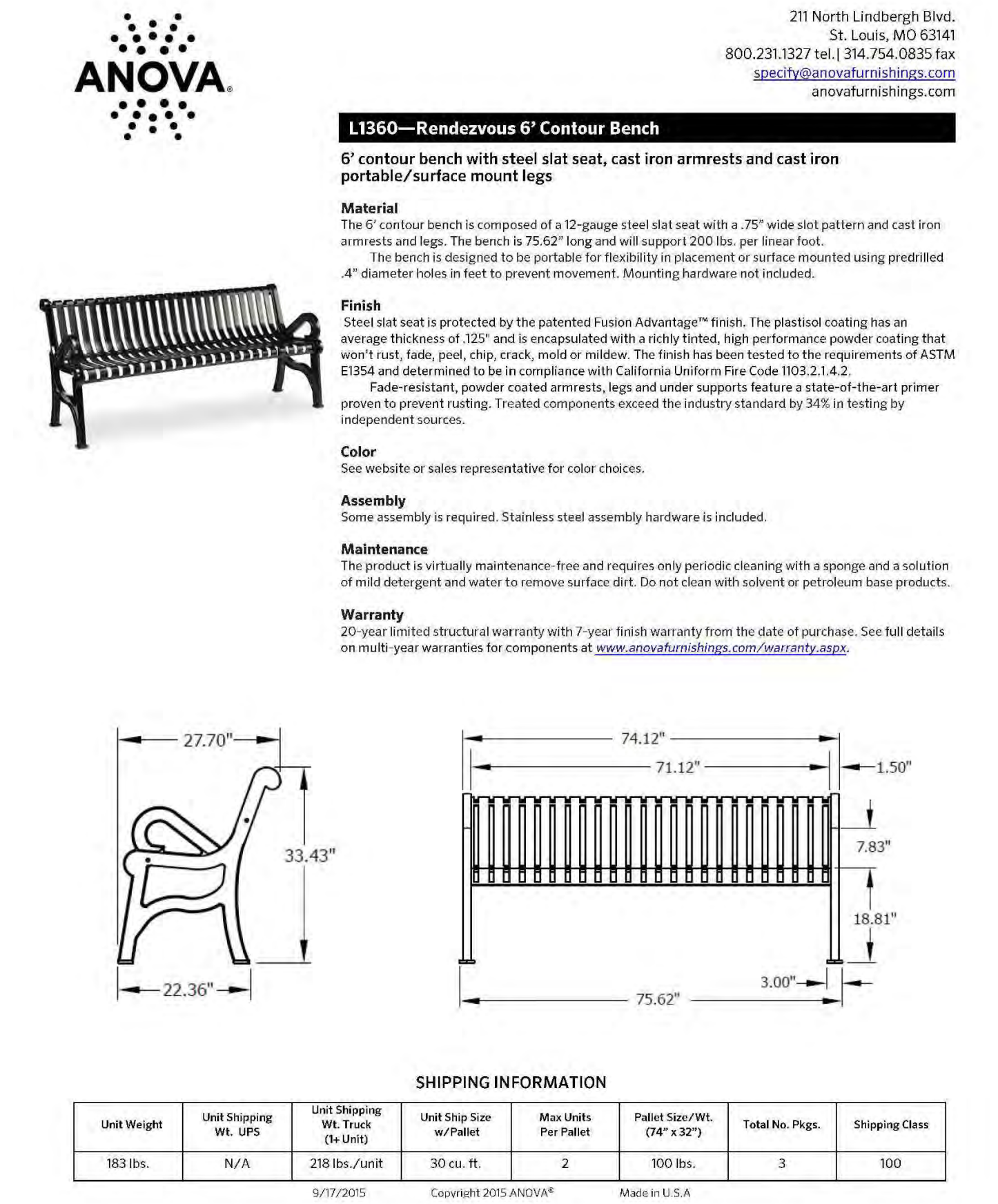
Hardware: All mounting hardware is provided and is either stainless steel or nylon (to protect painted surfaces)
Guarantee:Lifetime

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below
Salt spray test - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08
Pencil hardness: H or 2 H (ASTM D3362)
Impact resistance - ASTM D2794 - No visible cracking an 100 inch/pounds
Adhesion: ASTM D3359
Cure test: 50 double rubs using MEK

2

SUPERIOR PET WASTE ELIMINATOR
ELEVATION

NOT TO SCALE



3

PEDESTRIAN BENCH DETAIL
MANUFACTURER SPECIFICATION SHEET

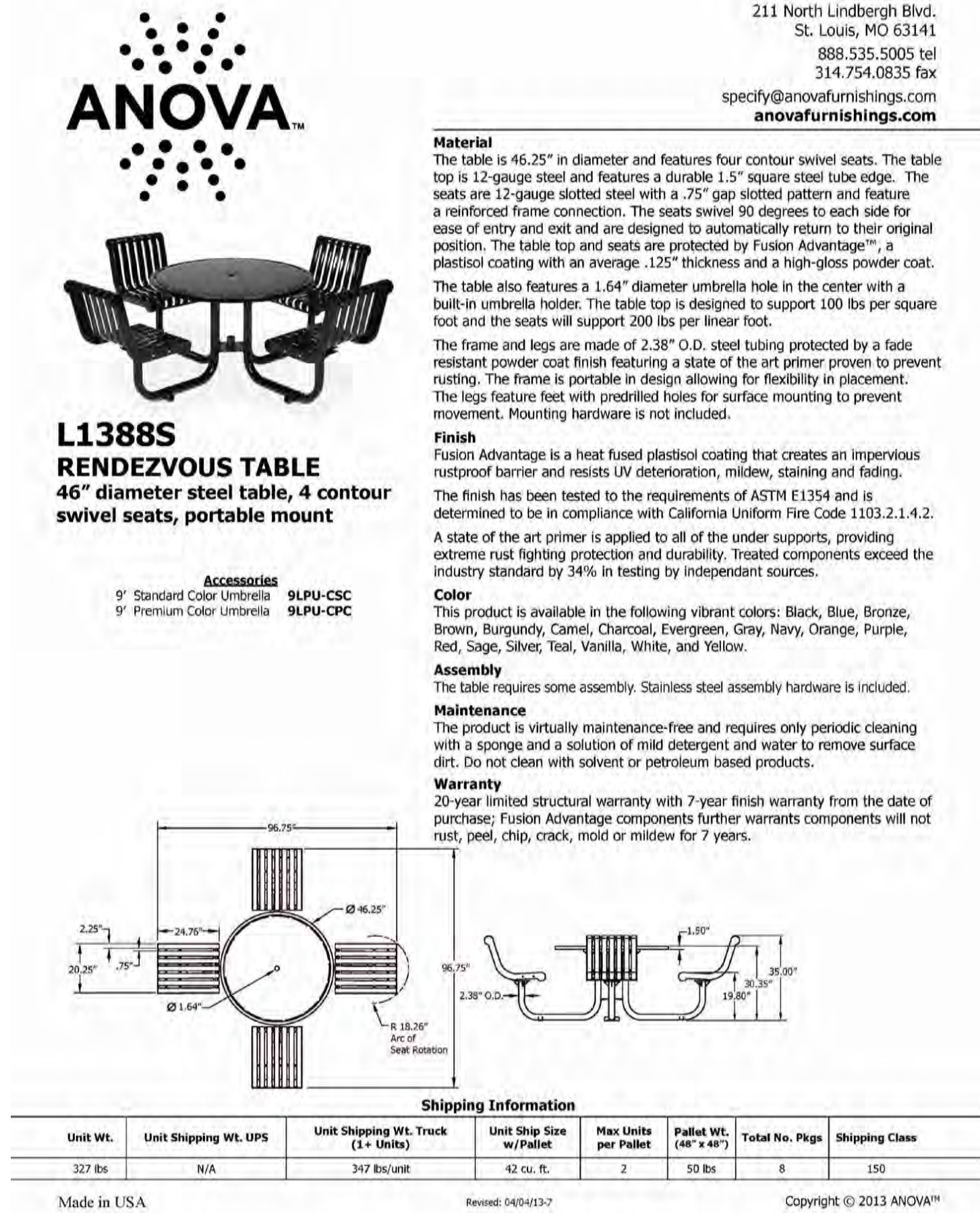
NTS



4

TRASH RECEPTACLE DETAIL
MANUFACTURER SPECIFICATION SHEET

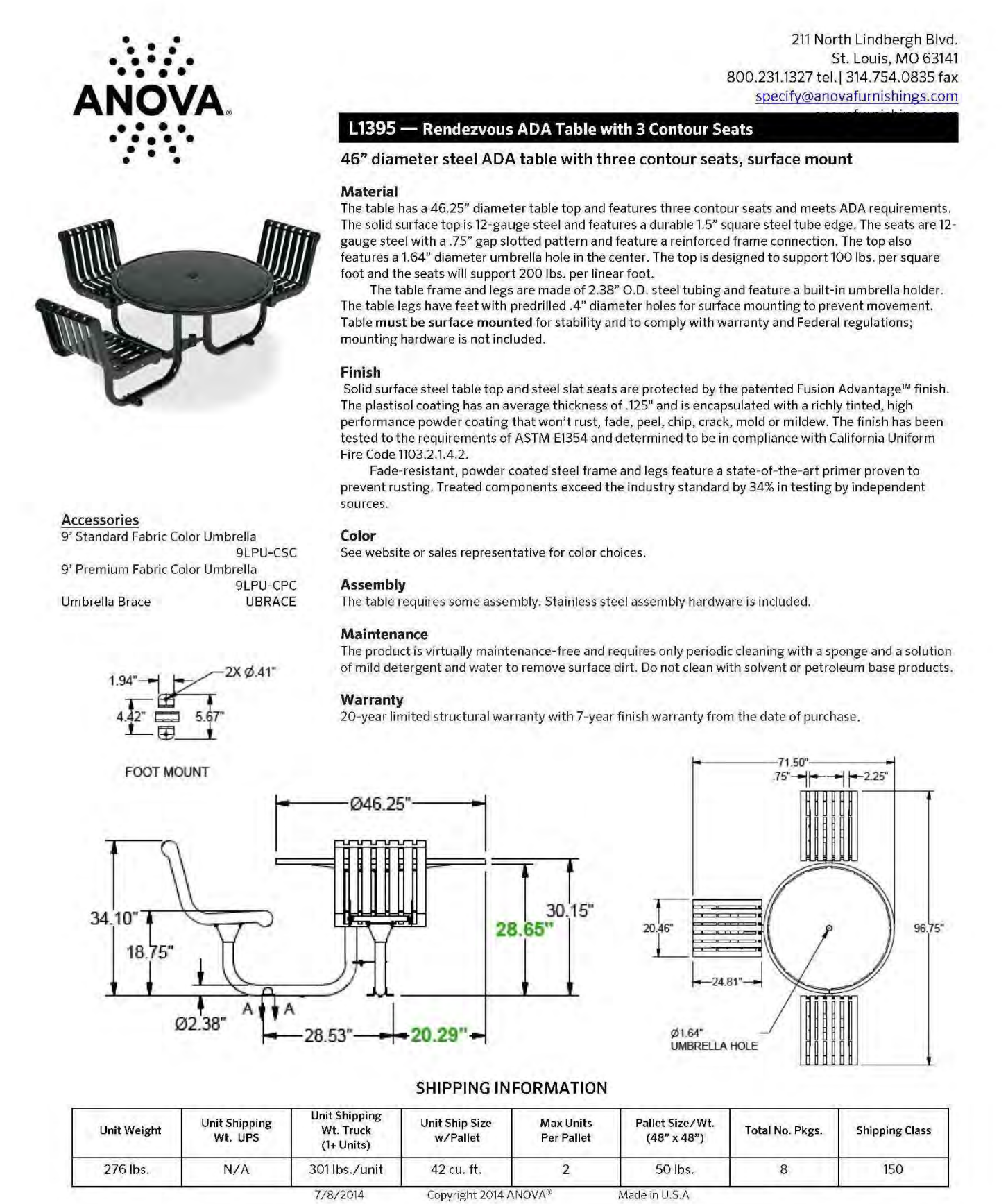
NTS



5

TABLE DETAIL
MANUFACTURER SPECIFICATION SHEET

NTS



6

ADA TABLE DETAIL
MANUFACTURER SPECIFICATION SHEET

NTS

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



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

One Inch

SCREENING AND BUFFERING

Hardscape Details

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

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SHEET NO.

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



One Inch

SCREENING AND BUFFERING

Hardscape Details

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP002

SHEET NO.

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1 24' STEELWORX OCTAGONAL SHELTER ELEVATION

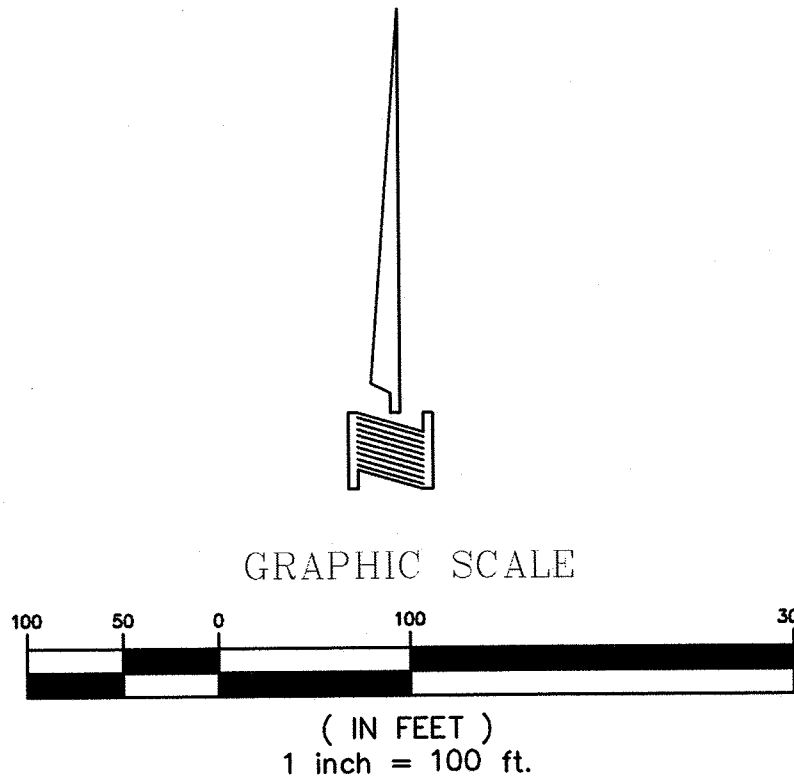
	STANDARD PAVING DETAILS	DATE: OCT 2009
	CONCRETE SIDEWALK	SHEET 7 OF 9
		SHEET: ST-8

	STANDARD PAVING DETAILS	DATE: OCT 2009
	ACCESSIBLE RAMP	SHEET 8 OF 9
		SHEET: ST-8

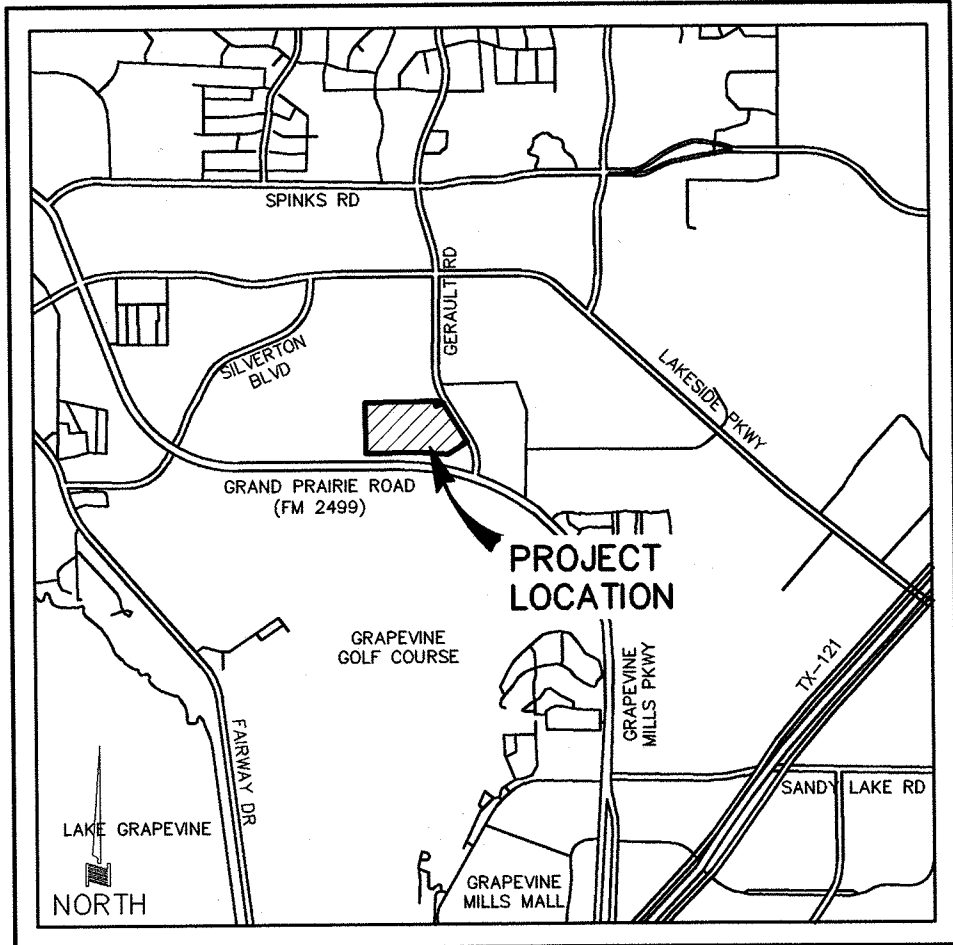
	STANDARD PAVING DETAILS	DATE: OCT 2009
	DETECTABLE WARNING SURFACE TILE	SHEET 9 OF 9
		SHEET: ST-8



LIST	NUMBER	CALIPER (in.)	TREE TYPE	SCIENTIFIC NAME	CLASSIFICATION	STATUS
1	452	25	POST OAK	Quercus stellata	SPECIMEN	Remove
2	453	22	CEDAR ELM	Ulmus crassifolia	SPECIMEN	Remove
3	454	28.5	POST OAK	Quercus stellata	SPECIMEN	Remove
4	455	28	PECAN	Carya illinoensis	SPECIMEN	Remove
5	456	27.5	PECAN	Carya illinoensis	SPECIMEN	Remove
6	458	33.5	PECAN	Carya illinoensis	SPECIMEN	Remove
7	459	26	PECAN	Carya illinoensis	SPECIMEN	Remove
8	460	27	PECAN	Carya illinoensis	SPECIMEN	Remove
9	461	29	PECAN	Carya illinoensis	SPECIMEN	Remove
10	462	27.5	PECAN	Carya illinoensis	SPECIMEN	Remove
11	2551	25.5	RED OAK	Quercus shumardii	SPECIMEN	Remove
12	2552	29	PECAN	Carya illinoensis	SPECIMEN	Remove
13	2553	26.5	PECAN	Carya illinoensis	SPECIMEN	Remove
14	2554	25	RED OAK	Quercus shumardii	SPECIMEN	Remove
15	2555	25.5	RED OAK	Quercus shumardii	SPECIMEN	Remove
16	2556	27	POST OAK	Quercus stellata	SPECIMEN	Remove
17	2557	26.5	POST OAK	Quercus stellata	SPECIMEN	Remove
18	2558	29	POST OAK	Quercus stellata	SPECIMEN	Remove
19	2561	37.5	AMERICAN ELM	Ulmus americana	SPECIMEN	Remove
20	2562	38.5	AMERICAN ELM	Ulmus americana	SPECIMEN	Remove
21	2563	36.5	AMERICAN ELM	Ulmus americana	SPECIMEN	Remove
22	2572	26.5	RED OAK	Quercus shumardii	SPECIMEN	Remove
23	2573	28	RED OAK	Quercus shumardii	SPECIMEN	Remove
24	2574	38	RED OAK	Quercus shumardii	SPECIMEN	Remove
25	2575	28.5	POST OAK	Quercus stellata	SPECIMEN	Remove
26	2576	26.5	POST OAK	Quercus stellata	SPECIMEN	Remove
27	2609	27	POST OAK	Quercus stellata	SPECIMEN	Remove
28	3058	31	POST OAK	Quercus stellata	SPECIMEN	Remove



- LEGEND
- 1000 = TREE NUMBER
- = SPECIMEN TREE
- = SPECIMEN TREE TO BE REMOVED
- = UPLAND & RIPARIAN HABITAT TO BE IMPACTED BY PHASE ONE CONSTRUCTION
- = UPLAND & RIPARIAN HABITAT TO BE PRESERVED DURING PHASE ONE CONSTRUCTION (SEE SAFETY FENCE DETAIL THIS SHEET)



LOCATION MAP NOT TO SCALE

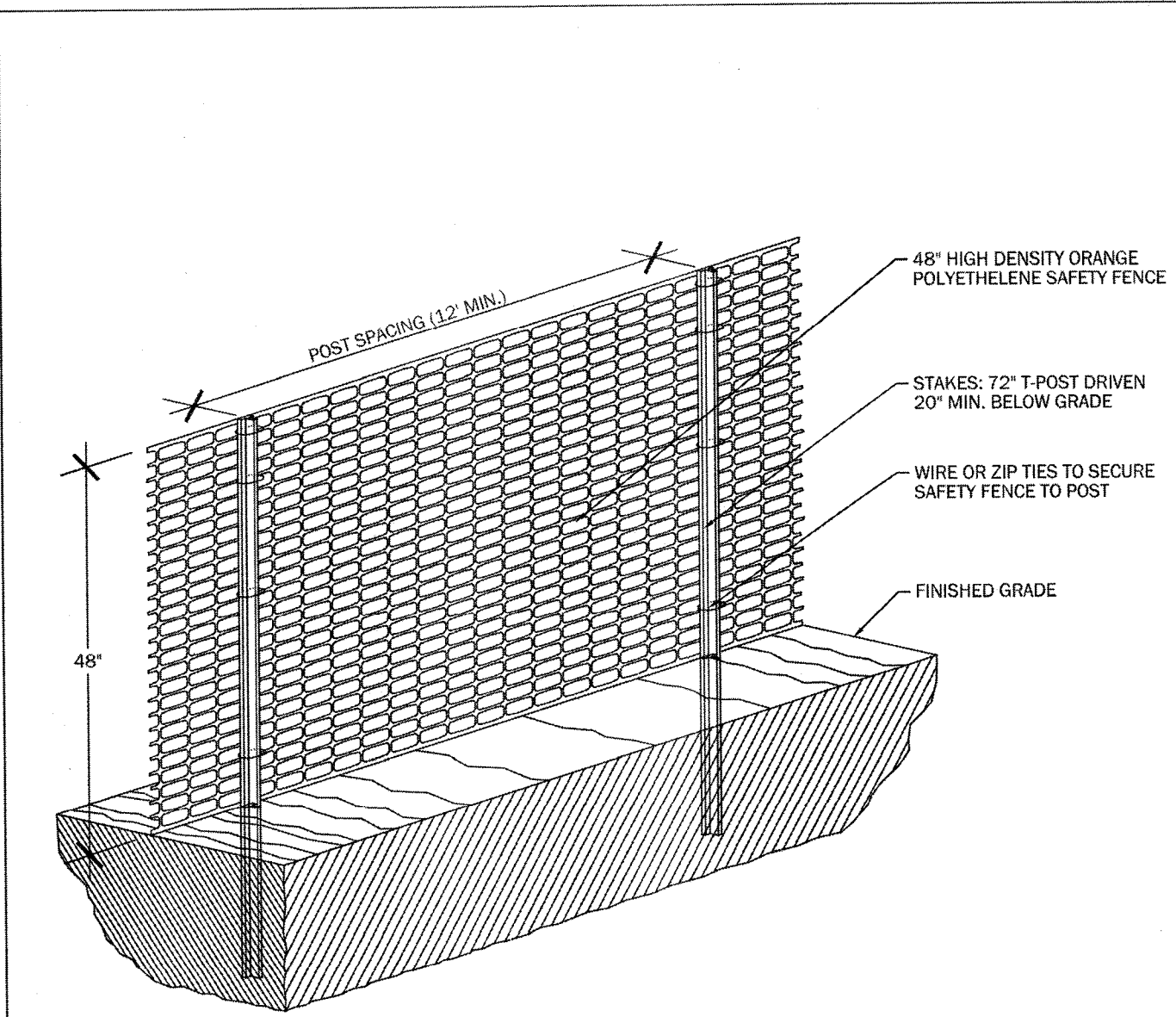
- NOTES:
- PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
 - 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.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S). 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.

REQUIRED MITIGATION:

17.167 TOTAL ACRES OF UPLAND & RIPARIAN HABITAT
0.015 ACRES OF RIPARIAN IMPACTED
15.302 ACRES OF UPLAND IMPACTED
(15.317 TOTAL ACRES IMPACTED)*(\$15,000/ACRE)=\$229,755
PAYMENT FOR ESA IMPACTS WILL BE REMITTED AT THE PRE-CON MEETING

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

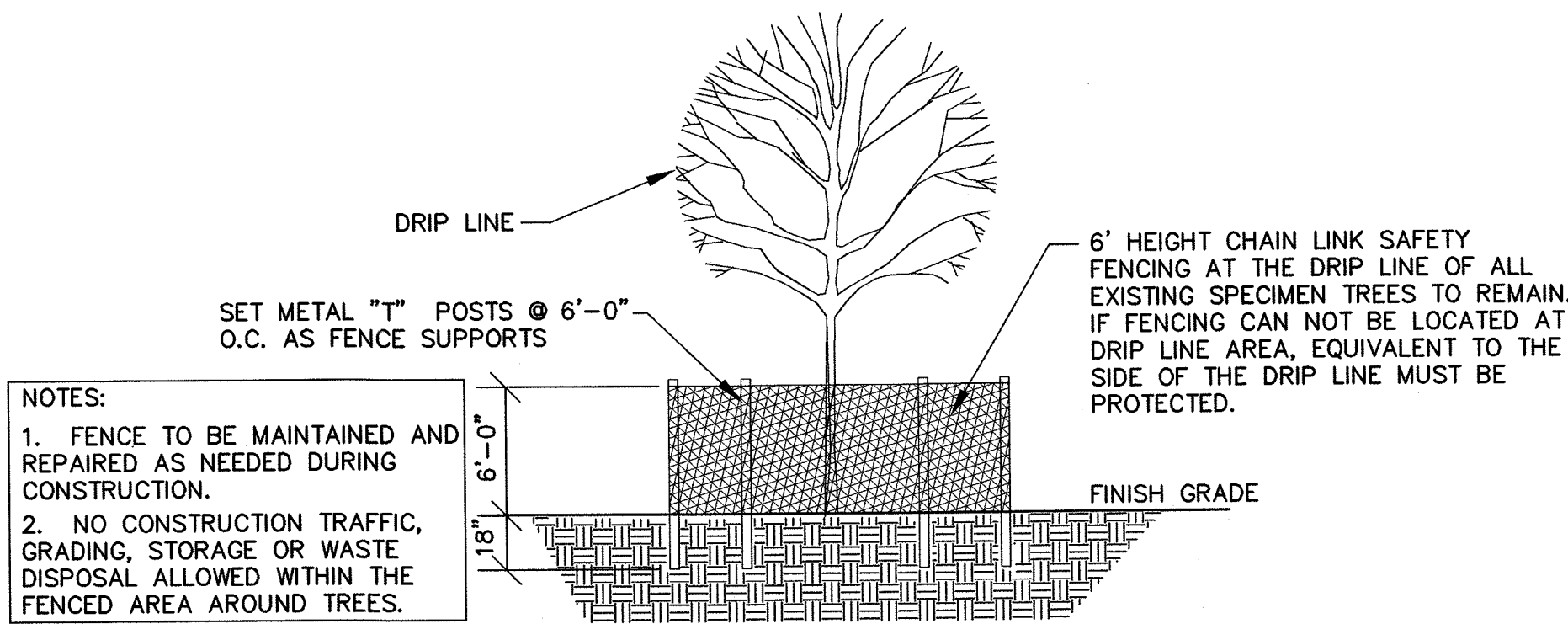
REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE _____
TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION



- NOTES:
- ALL SENSITIVE AREAS SHALL BE PROTECTED AS PER PLAN.
 - ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED AND PROTECTED WITH HIGH VISIBILITY FENCE AS PER PLAN.
 - WHEN PRACTICABLE, INSTALL HIGH VISIBILITY 3 FEET OUTSIDE OF THE DRIP LINE OF THE TREE.
 - SAFETY FENCE SHOULD BE FASTENED SECURELY TO THE T-POSTS.
 - THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION; ANY CHANGE OF THE PROTECTIVE FENCING MUST BE APPROVED.

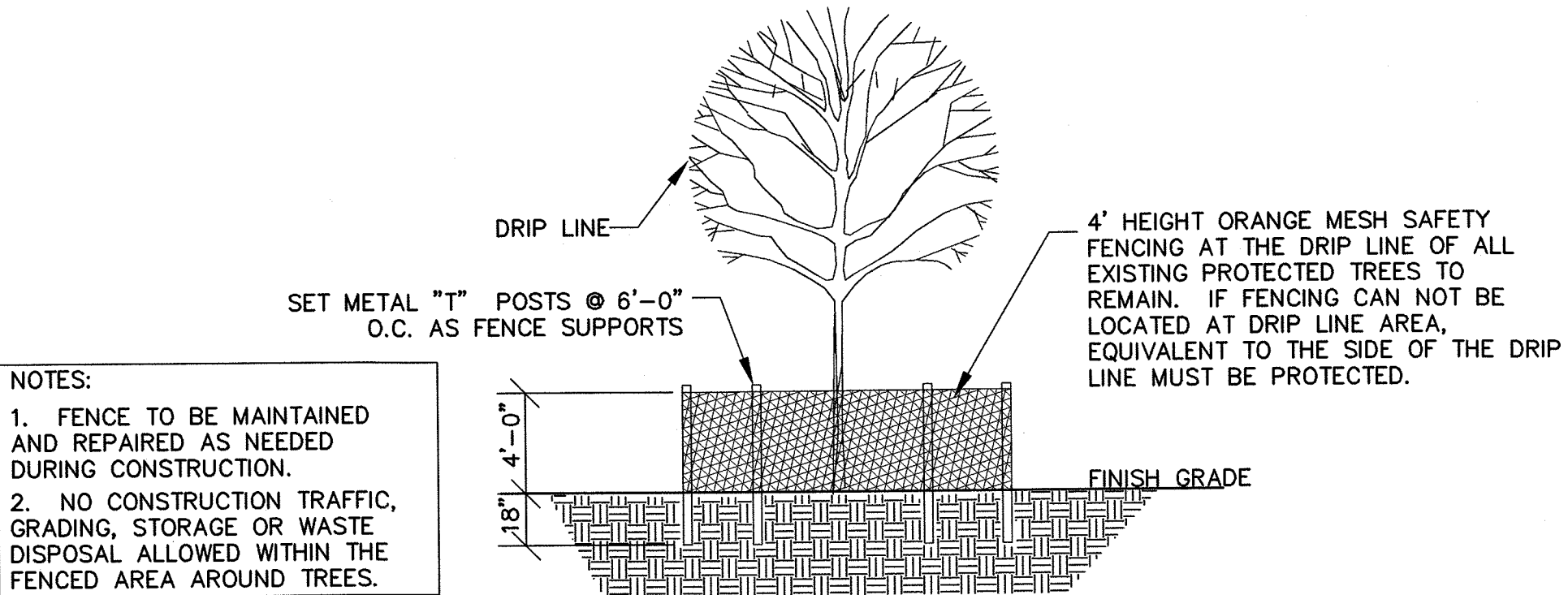
PARKS & TRAILS CONSTRUCTION DETAILS
48" SAFETY FENCE, 72" T-POSTS
NOT TO SCALE

DATE: APR 2015
SHEET: 1 OF 1
SHEET: P-6



- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

SPECIMEN TREE - TREE PROTECTION DETAIL
NOT TO SCALE



- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

THIS SPECIMEN TREE SURVEY IS BASED ON INFORMATION PROVIDED BY ENVIRONS GROUP.

NO.	DATE	BY	REVISION

SPECIMEN TREE SURVEY
THE VILLAS AT SOUTHGATE PH.1
TOWN OF FLOWER MOUND
DENTON & TARRANT COUNTY, TEXAS
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
-	CEK	JCR	06/06/16	1" = 100'	14092201	1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: February 27, 2017

FROM: Chuck Russell, Town Planner

ITEM: Consider a request (MISC17-0002 - Victory Retail Parking Deviation) for a deviation to the required parking spaces in excess of 20 percent as outlined in Section 82-73, Computing parking and loading requirements, of the Code of Ordinances. The property is generally located north of Flower Mound Road and east of Morriss Road. *(This item was tabled at the January 23, 2017, meeting.)*

This item was tabled at the January 23, 2017, 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 and whether it would be adequate to serve the development (see staff report below). The applicant has requested to be re-scheduled for consideration and has stated:

- They vetted the angled parking solution and did not gain any spaces
- They worked with the owner of Lot 2 for a shared parking agreement and got a firm no from the owner.
- They have been working for any potential solution and will present their case as best as possible.

The staff report below is unchanged from the January 23, 2017, report.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request a deviation to required parking on the subject property in accordance with Section 82-73 of the Town's Code of Ordinances. Section 82-73, entitled "Computing parking and loading requirements," states in part:

- Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. **Deviations in excess of 20 percent must be**

accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

On December 15, 2014, the Town Council approved a site plan for the subject property (SP14-0023) to develop a building containing 37,600 square feet of retail and restaurant uses. The building is complete and is in the tenant finish out phase. According to the approved site plan, the tenant mix was intended to be 77.7 percent retail uses (29,370 square feet) and 22.3 percent restaurant uses (8,236 square feet).

The Town Code requires one space per 250 square feet of retail floor area and one space per 75 square feet of restaurant floor area or 229 total parking spaces based on the approved ratio. The approved site plan contains 183 parking spaces that have now been constructed, which is a 20 percent reduction in the amount of required spaces and within the 20 percent deviation allowed (see above).

The applicant is now requesting a 6.3 percent (2,550 square feet) increase in the ratio of restaurant uses to 28.6 percent (10,786 square feet) with a corresponding reduction in retail space. The total amount of required parking per the Town Code is 252 parking spaces with this increase. The request would exceed the allowable 20 percent parking deviation by 7.4 percent or 23 parking spaces. In other words, the applicant's proposed number of parking spaces would be 27.4 percent below what is required by the Town Code.

According to the applicant, the attached parking study (Attachment B(2)) concluded that 29,370 square feet retail and 8,236 square feet of restaurant uses only required 157 total parking spaces (Based on Institute of Transportation Engineers 9th Edition (ITE)). Therefore, it is the applicant's position that the Town Code requires 25 more parking spaces than what their study states is actually needed and the 23 spaces that exceed the 20 percent deviation are warranted. The applicant also stated in their Letter of Intent (Attachment A(2)) that "the impervious area has already been mitigated for this site with the original site plan and corresponding civil construction documents".

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

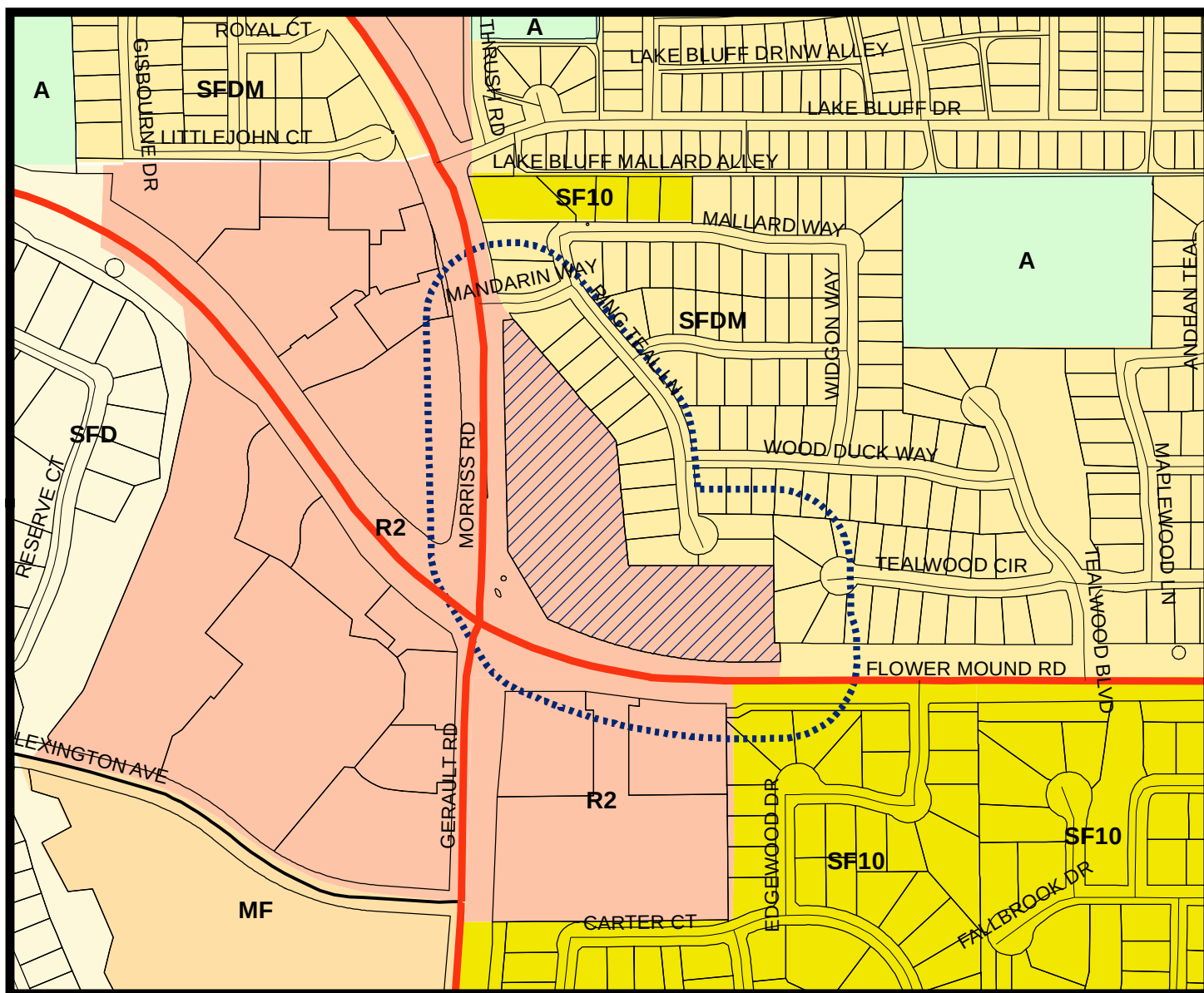
B. Application Details

1. Approved Site Plan
2. Parking Study

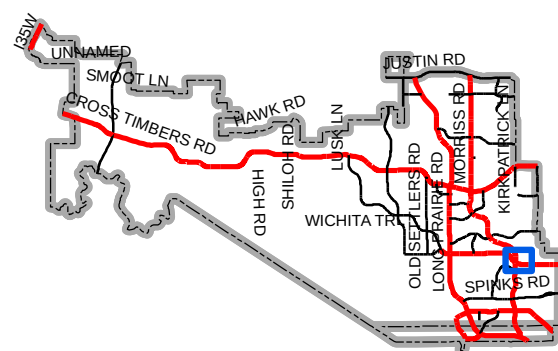
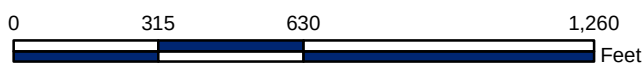
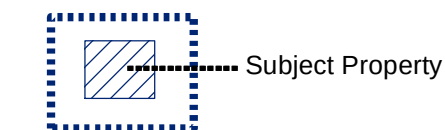


Vicinity Map

Reference Project: MISC17-0002



LEGEND



Map Location

January 17, 2017

Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Victory @ FM 3040 Parking Analysis Waiver
Lot 2, Block 1, Victory Retail at FM 3040 & Morriss Addition**

Dear Ms. Srinarasi:

On behalf of the owner and developer of 0.87 acres along FM 3040 in Flower Mound, Texas, I would like to submit a parking analysis and a formal request for parking waiver. The parking has already been constructed for this site. The waiver request would simply be based on the specific uses within the building and how they are calculated. A parking study has been performed and uses the Urban Land Institute of Traffic Engineers standards. The impervious area has already been mitigated for this site with the original site plan and corresponding civil construction documents.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

Patrick Filson, P.E.



CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

VICINITY MAP
N.T.S.

LEGEND	
PROPERTY LINE	
FIRE LANE STRIPING	 FL
SETBACK (BUILDING AND LANDSCAPE)	
FIRE LANE HATCH	
PARKING COUNT	

DEVELOPER:

VICTORY @ FM 3040, LLC
825 WEST ROYAL LANE
SUITE 250
IRVING, TX 75039
CONTACT: KRIS RAMJI, MANAGER
PHONE: 972-707-9555

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: JOSEPH HELMBERGER, P.E.
PHONE: 972-770-1329

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

**Town of Flower Mound
Engineering Services Division**

PROPOSED MIXED USE
DEVELOPMENT
FOR
VICTORY RETAIL @ FM 3040 & MORRIS

SHEET NUMBER
C-01

Kimley»Horn

MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY	
FOR REVIEW ONLY Not for construction or permit purposes.	
Kimley»Horn	
Engineer	JOSEPH E. HELMBERGER
P.E. No.	66040 Date 12/03/2014

KHA PROJECT 064475200	DATE DEC 03, 2014	SCALE AS SHOWN	DESIGNED BY JEH	DRAWN BY BAG	CHECKED BY JEH
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SITE PLAN

NO.	REVISIONS	DATE	BY
-----	-----------	------	----

NO.	REVISIONS	DATE	BY
-----	-----------	------	----

Parking Study

for

Victory Retail

Prepared

Kirkman Engineering

November 21, 2016

By



INTERIM REVIEW ONLY

This document is not for permit or construction.

Name: Cameron L. Williams, P.E.

License: 110416

Date: 11/21/16

TBPE Firm Registration No. 257

Cameron L. Williams, P.E., PTOE, PTP

TABLE OF CONTENTS

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Study Area Conditions	1
Lot 1	1
Trip Generation	2
Town of Flower Mound Parking Requirements	3
Provided Parking Requirements	3
Shared Parking analysis	3
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Table 3. AM Peak Hour – Internal and External Trips	2
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Table 6. Victory Retail – Proposed Parking	3
Table 7. Shared Parking Analysis	4

INTRODUCTION

At the request of Kirkman Engineer, Binkley & Barfield, Inc. (BBI) has completed a parking study for the proposed development called Victory Retail which is located at the northeast corner of FM 3040 and Morriss Road in the Town of Flower Mound. This report documents the results of that study including: study area conditions, analyses, and recommendations. Provided in the Appendix is a proposed site plan.

STUDY AREA CONDITIONS

The proposed development is bounded by FM 3040 on the south, Morriss Road on the west, and a residential development called Tealwood Oaks on the north. There is a small are retail centers on each of the other three quadrants of the FM 3040 and Morriss Road intersection. The remaining surrounding area is largely single-family residential. The proposed development consists of restaurant and retail land uses. Provided below is a summary of the proposed development.

LOT 1

Lot 1 is 4.54 acres and has a total building area of 37,606 square feet which consists of 29,370 square feet of retail, 5,236 square feet of restaurant (sit-down), and 3,000 square feet of fast food restaurant which includes a drive-thru lane. This land use data is summarized in **Table 1**.

Table 1. Land Use Data

Land Use	Development Segment	ITE Code	Units	Quantity
Lot 1	Retail (Shopping Center)	820	SF	29,370
	High Turnover (Sit-Down) Restaurant	932	SF	5,236
	Fast-Food Restaurant with Drive-Thru	934	SF	3,000

There are two additional lots, Lot 2 and Lot 3, which are undeveloped and adjacent to the proposed development. Both Lot 2 and Lot 3 are 0.87 acres in size. The required parking for these lots are not included in the analyses of this report as their land uses are unknown at this time.

TRIP GENERATION

Estimated vehicle trip ends to and from the study area were calculated utilizing trip generation rates and characteristics collected and compiled by the Institute of Transportation Engineers (ITE) in the ninth edition of their trip generation manual. **Table 2** has been prepared to summarize the associated trip generation data and the calculated trips that are anticipated to be generated by the proposed land uses.

Table 2. Trip Generation Data

Land Use (ITE Code)	Daily (vpd)	AM Peak (vph)			PM Peak (vph)		
		Total	Enter	Exit	Total	Enter	Exit
Shopping Center (820)	1,254	28	17	11	109	52	57
High Turnover Restaurant (932)	666	57	31	26	52	31	21
Fast-Food Restaurant with Drive-Thru (934)	1,488	136	69	67	98	51	47
Totals:	3,408	221	117	104	259	134	125

Utilizing NCHRP Internal Trip Capture Rates, an internal trip capture analysis was completed for the proposed development. **Table 3** and **Table 4** summarize the development's internal and external trips for the AM and PM Peak Hours respectively.

Table 3. AM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	1	16	17	1	10	11
Restaurant/Drive-Thru	1	99	100	1	92	93
Total	2	115	117	2	102	104

Table 4. PM Peak Hour – Internal and External Trips

Land Use	Enter			Exit		
	Internal	External	Total	Internal	External	Total
Retail	26	26	52	17	40	57
Restaurant/Drive-Thru	17	65	82	26	42	68
Total	43	91	134	43	82	125

Based on the information in **Table 3** and **Table 4**, the internal trip capture for the site is 1.8% and 33% in the AM and PM Peak Hours respectively.

TOWN OF FLOWER MOUND PARKING REQUIREMENTS

The Town of Flower Mound “Off-Street Parking and Loading Requirements” states the following regarding retail and restaurant parking:

- Restaurant: 1 space per 75 square feet.
- Retail: 1 space per 250 square feet

Based on this information, **Table 5** summarizes what is understood to be the required parking spaces per the “Off-Street Parking and Loading Requirements”.

Table 5. Victory Retail – Required Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,370	5,236	3,000	37,606	6.06
	Parking	118	70	40	228	per 1,000 SF

PROVIDED PARKING REQUIREMENTS

The proposed development is requesting a variance from the Town of Flower Mound’s parking requirements. **Table 6** summarizes the parking being proposed by the development.

Table 6. Victory Retail – Proposed Parking

Area	Parameter	Retail	Restaurant	Drive-Thru	Totals	Equivalent Rate
Lot 1	SF	29,470	5,236	3,000	37,706	4.83
	Parking	-	-	-	182	per 1,000 SF

The proposed parking in **Table 6** represents a 20% reduction in the required parking per the Town of Flower Mound code.

SHARED PARKING ANALYSIS

The Urban Land Institute (ULI) provides a rates and methodologies for calculating shared parking for multi-use developments. Some broad assumptions which included the following:

- Visitors require 90% of the gross leasable space
- Employees require 10% of the gross leasable space
- Weekend parking ratios
- Noon time of day adjustments
- December monthly adjustments
- Non-captive ratio of 90%

The 90/10 split on the visitor/employee usage of space is felt to be conservative. Also, the day of the week, time of the day, and ratios and adjustments selected represent what are expected to be the busiest times of the week, day, and month. Per the ULI Shared Parking manual, “Non-captive ratio is an estimate of the percentage of parkers at a land use in a mixed-use development or district who are not already counted as being parked at another of the land uses.”

Table 7 represents the full development of Lot 1. As can be seen, based on these assumptions, which should represent the busiest time of the week, day, and month, the proposed parking is adequate.

Table 7. Shared Parking Analysis

Land Use	Person	SF	Parking Ratio	Base Parking Need	Monthly Adj.	Time of Day Adj.	Non-Captive	Adjusted Need
Family Restaurant	Visitor	4,712	12.75	61	100%	100%	90%	55
	Employee	524	2.25	2	100%	100%	90%	2
Fast Food	Visitor	2,700	12	33	100%	100%	90%	30
	Employee	300	2	1	100%	100%	90%	1
Retail	Visitor	26,433	3.2	85	100%	85%	90%	66
	Employee	2,937	0.8	3	100%	100%	90%	3
Total:				185	Total:		Total:	157

CONCLUSIONS AND RECOMMENDATIONS

The proposed land uses should create a mixed-used development and as such, the land uses will benefit from internal trip capture as well as shared used parking. This internal trip capture aspect of the site, should reduce the parking demand. This reduced demand is expected to range between 1% and 33% depending on the day of the week and time of day.

The shared used parking guidelines from ULI indicated the proposed development provides adequate parking for even the anticipated busiest times of the day, week, and year. This analysis indicated that 157 spaces would be adequate which is less than the proposed 182 spaces. The 157 spaces is approximately 31% of the 228 required by ordinance which is similar the 33% internal trip capture stated above.

In summary, based on the proposed land uses and assumptions stated in the report the proposed 182 spaces should be adequate. Furthermore, per calculations from the ULI shared used parking guidelines the parking could be reduced to 157 spaces or the square footage of the land uses could be increased and the parking would still be adequate.

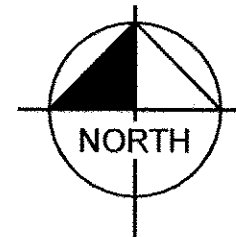
APPENDIX

CONCEPT/SITE PLAN	1 PAGE
ITE TRIP GENERATION SHEETS.....	1 PAGE
ITE INTERNAL CAPTURE CALCULATION SHEET	1 PAGE



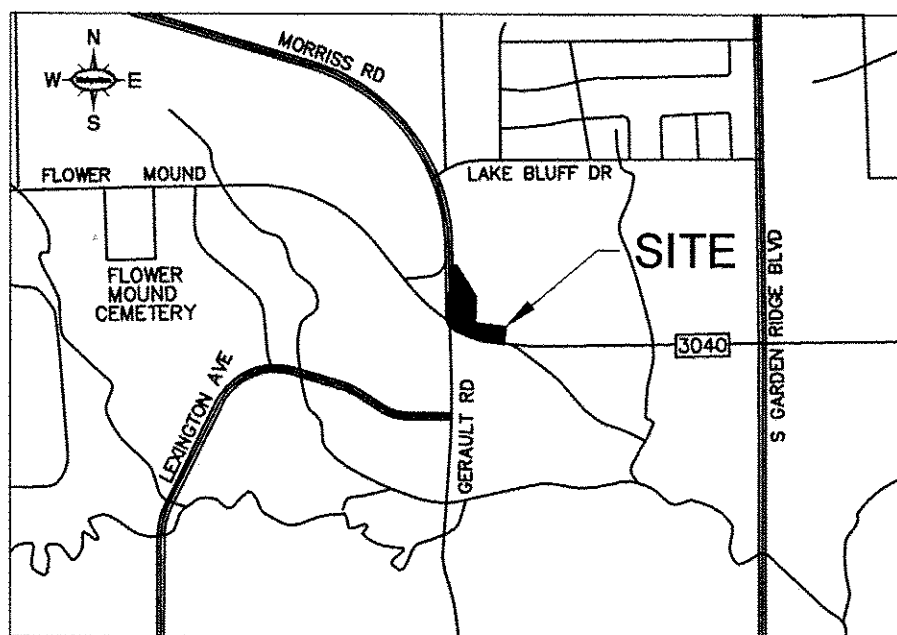
CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



GRAPHIC SCALE IN FEET

0 25 50 100



VICINITY MAP
N.T.S.

LEGEND	
PROPERTY LINE	
FIRE LANE STRIPING	 FL 
SETBACK (BUILDING AND LANDSCAPE)	
FIRE LANE MATCH	
PARKING COUNT	(15)

DEVELOPER:

VICTORY @ FM 3040, LLC
825 WEST ROYAL LANE
SUITE 250
IRVING, TX 75039
CONTACT: KRIS RAMJI, MANAGER
PHONE: 972-707-9555

ENGINEER: _____

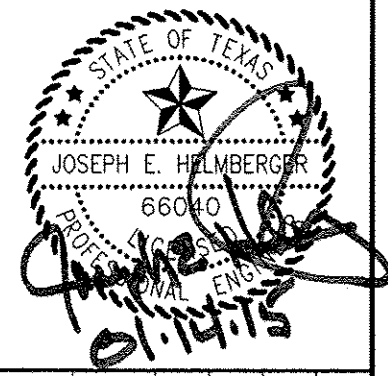
KIMLEY-HORN AND ASSOCIATES, INC.
12750 MERIT DR
SUITE 1000
DALLAS, TX 750251
CONTACT: JOSEPH HELMBERGER, P.E.
PHONE: 972-770-1329

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 1/22/15

**Town of Flower Mound
Engineering Services Division**

Kimley»Horn

MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JEH	DRAWN BY	BAG	CHECKED BY	JEH
064475900	DEC 23, 2014								

SITE PLAN

PROPOSED MIXED USE
DEVELOPMENT
FOR
VICTORY RETAIL @ FM 3040 & MORRISS

SHEET NUMBER
C-01

NEC OF MORRISS RD AND FM 3040, FLOWER MOUND, TEXAS

No.

REVISIONS

DATE	BY
------	----

Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 11/15/2016

Project: Flower Mound Parking Study

Analysis Date: 11/15/2016

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		★	Enter	Exit	Total	★	Enter	Exit	Total	★	Enter	Exit	Total
820	CENTERSHOPPING 1		627	627	1254		17	11	28		52	57	109
	29.37 Gross Leasable Area 1000 SF												
932	RESTAURANTHT 1		333	333	666		31	26	57		31	21	52
	5.24 Gross Floor Area 1000 SF												
934	FASTFOODDT 1		744	744	1488		69	67	136		51	47	98
	3 Gross Floor Area 1000 SF												
Unadjusted Volume			1704	1704	3408		117	104	221		134	125	259
Internal Capture Trips			0	0	0		2	2	4		43	43	86
Pass-By Trips			0	0	0		33	33	66		36	36	72
Volume Added to Adjacent Streets			1704	1704	3408		82	69	151		55	46	101

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 2 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 33 Percent

★ - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

P. 1

Internal Capture Report - Alternative 1

AM & PM Peak Hour

Project: Flower Mound Parking Study

Open Date: 11/15/2016

Analysis Date: 11/15/2016

AM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	1	99	100	1%	1	92	93	1%
Retail	1	16	17	6%	1	10	11	9%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	2	115	117	2%	2	102	104	2%

PM	Entering Trips				Exiting Trips			
Category	Internal	External	Total	Percent	Internal	External	Total	Percent
Cinema	0	0	0	0%	0	0	0	0%
Hotel	0	0	0	0%	0	0	0	0%
Office	0	0	0	0%	0	0	0	0%
Residential	0	0	0	0%	0	0	0	0%
Restaurant	17	65	82	21%	26	42	68	38%
Retail	26	26	52	50%	17	40	57	30%
All Other Land Uses	0	0	0	0%	0	0	0	0%
Totals	43	91	134	32%	43	82	125	34%



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: February 27, 2017

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Public Hearing to consider a request for a Master Plan Amendment (MPA17-0005 – Senior Housing Provisions) to amend Section 1, Land Use Plan, by adding provisions related to high quality retirement or active residential facilities designed for persons 55 years of age or older.

I. ITEM SUMMARY

There are no outstanding issues with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

This analysis is separated into two parts, background/history and the proposal.

Background/History:

This item is the culmination of the discussion to address demand for affordable, high-quality, senior housing options for persons 55 years of age or older. Over the past year, work sessions were held at both Planning and Zoning Commission (Commission) and Town Council (Council) to discuss this item.

The senior housing issue was initially raised as part of the policy discussions related to the 2006 Master Plan Update. During that time the Master Plan Update Steering Committee examined the topic and ultimately did not recommend changes to the Master Plan or Town Ordinances to specifically promote or regulate senior housing. It was determined at the time that the private sector market would address the need and bring forward projects.

More recently, the Council made Senior Housing a priority during their July 22, 2016, Strategic Planning Session. On [October 20, 2016](#), the Council met in a joint work session with the Commission to discuss several land use related topics. At the end of the meeting the Council prioritized several initiatives in which Senior Housing was one of the top two priorities. Specifically, the Council provided the following summarized direction:

- Seek out interested parties that develop senior housing communities

- o Explore incentives to help reduce land/development costs associated with senior housing
- o Explore both rental and for sale multi-family projects
- o Keep central to existing health care facilities and shopping opportunities

Subsequent to that meeting, staff met with several developers and provided an update on [November 21, 2016](#) (fast forward to 5:18), to the Council. The update spurred additional discussion among the Council on the role of the Town to initiate a Master Plan Amendment (MPA) to expedite a project. One of the concerns discussed about a Town-initiated MPA was how the property would be chosen without a project in hand. However, there was a clear desire by the Council to take action, one way or another, and create a policy that would encourage senior housing. Options included a non-binding resolution and/or inviting developers to present to Council.

Another update was provided to the Council on [January 17, 2017](#), and then discussed during a Council work session on [January 19, 2017](#). Staff received direction to move forward on creating a Senior Housing land use overlay. That concept was discussed by the Commission during their work session on [February 13, 2017](#) (fast forward to 36:02). There were several good points discussed during the work session and there was not consensus on the details. The Commission provided the following feedback on the proposed overlay, and requested options for the public hearing on February 27, 2017.

- Pros and cons of drawing an actual boundary
- Addressing potential locations outside the boundary
- Examining allowing senior housing if a project meets certain criteria
 - o Distance from amenities (medical uses, retail, senior center, etc.)
- Addressing adjacency concerns
- Addressing affordability

The Council was provided an update on the work session during their [February 20, 2017](#), meeting. No specific feedback was spurred by the update.

The Proposal:

The senior housing discussion resulted in the creation of the draft language provided to the Commission on February 13, 2017. The discussion has been broad and diverse and, therefore, the components have been separated below for ease of review and to facilitate crafting of the language to recommend to Council. The components include the policy statement, the types of senior housing, where it is located, and how to encourage development.

A. Policy Statement:

Overall, there is consensus on establishing a policy to encourage senior housing.

- o Encourage high quality, age-restricted, independent housing projects in appropriate locations to address the demand for diverse senior housing options.

B. Types of Senior Housing:

The primary housing type discussed is an age-restricted, for-rent, multifamily, independent senior living facility. However, objections have not been raised over for-rent, or for-purchase, lower density products. The types of age-restricted independent housing to choose from include, but are not limited to:

1. Multi-family
2. Single-family attached (town home, duplex, bungalow, etc.)
3. Single-family detached
4. Other types can be discussed during the meeting

C. Location:

The primary location that has been discussed is in close proximity to the Hospital, senior center, and shopping. This is generally north of the Hospital and around Waketon and Dixon Road. The locations to choose from are as follows:

1. No boundary (anywhere within the Town boundaries)
2. Eastern Flower Mound (generally the Long Prairie District)
3. Certain radius around Hospital/senior center
4. Within a certain distance from and along FM 2499
5. Within a certain radius from major intersections
6. Others can be discussed during the meeting

For bullets 3-5 above, maps have been attached for reference and discussion purposes (Attachments B1-3).

D. Encouraging Development:

The primary discussion has been what the Town can do in order to reduce development costs and expedite a project. A few incentives to consider include:

- o Exemption of park land dedication requirements and park development fees to allow these monies to be reinvested into the project.
- o Waiver process for certain SMARTGrowth studies/criteria
 - Water and wastewater capacity studies*
 - Traffic Impact Analysis*
 - Environmental Quality

** It's important to note the Town would still evaluate these items if there is a clear location (boundary).*

If not, the Town could reimburse the developer's cost once the project is approved.

Attachment B4 contains the draft proposal presented to the Commission during their February 13, 2017, work session. Above are the options requested by the Commission to further the discussion.

Approval of this item will not amend the Town's Future Land Use Map or Zoning Map. The result will be that new applications for zoning changes will be able to submit a proposal that is measured against the adopted Senior Housing policy. Issues such as quality, location, amenities, adjacency, and design can all be considered with a zoning planned development proposal.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Master Plan amendment requests. At the time this report was written, staff had received no correspondence regarding the request.

IV. ATTACHMENTS

A. Background Information

1. January 19, Council Work Session Memo
2. February 13, Commission Work Session Memo

B. Proposal Information

1. Buffer Map from Hospital/Senior Center
2. Buffer Map from FM 2499
3. Buffer Map from Major Intersections
4. Initial Overlay Proposal



Attachment A(1): January 19, Council Work Session Memo
MEMORANDUM – JANUARY 19, 2016

TO: Town Council

FROM: Tommy Dalton, Assistant Town Manager

THROUGH: Jimmy Stathatos, Town Manager
Doug Powell, Executive Director of Development Services

RE: Senior Housing

On October 20, 2016, the Town Council met in a joint work session with the Planning and Zoning Commission to discuss several land use related topics. At the end of the meeting the Council prioritized several initiatives in which Senior Housing was one of the top two priorities. Specifically, the Council provided the following summarized direction:

- Seek out interested parties that develop senior housing communities
 - Explore incentives to help reduce land/development costs associated with senior housing
 - Explore both rental and for sale multi-family projects
 - Keep central to existing health care facilities and shopping opportunities

Staff met with several developers and provided an update on November 21, 2016. The update spurred additional discussion among the Council on the role of the Town to initiate a Master Plan Amendment (MPA) to expedite a project. One of the concerns discussed about a Town initiated MPA was how the property would be chosen without a project in hand. However, there seemed to be a clear desire by the Council to take action, one way or another, and create a policy that would encourage senior housing. Options included a non-binding resolution and/or inviting developers to present to Council.

Past discussions identified a desire for an independent senior living facility with various amenities generally within the boundaries of FM 407, FM 1171, Morriss Road and Bridlewood Boulevard. Discussion also included waiving park fees to be reinvested into the project, among others, to reduce time and costs of bringing a project forward.

One option is to create a “senior housing overlay” within the Master Plan. This concept is similar to a SPA, and was discussed during the January 17, 2017, Town Council meeting.

The Town has also been approached by two groups looking to build Low-Income Housing Tax Credit projects for seniors, as well as a group looking to build a new nursing facility. All three of these projects are requesting written support from the Town.

The purpose of this item is to continue the senior housing discussion and receive direction from the Council regarding the Master Plan overlay, and the request for written support on the three projects mentioned above.



MEMORANDUM – FEBRUARY 13, 2016

TO: Planning and Zoning Commission

FROM: Tommy Dalton, Assistant Town Manager

THROUGH: Doug Powell, Executive Director of Development Services

RE: Senior Housing Land Use Plan Overlay

On [October 20, 2016](#), the Town Council met in a joint work session with the Planning and Zoning Commission to discuss several land use related topics. At the end of the meeting the Council prioritized several initiatives in which Senior Housing was one of the top two priorities. Specifically, the Council provided the following summarized direction:

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One option is to create a “senior housing overlay” within the Master Plan which was discussed during the [January 17, 2017](#), Town Council meeting and again during the [January 19, 2017](#) Town Council work session. Staff received direction to move forward with the overlay proposal.

The purpose of this work session is to receive feedback from the Commission on this proposal. The next steps will include a public hearing during the February 20, 2017, Planning and Zoning Commission regular meeting, and then a public hearing at the March 6, 2017, Town Council meeting.

PROPOSED OVERLAY LANGUAGE

Prior to 2006, the citizens of Flower Mound expressed a desire for more senior housing options. These range from care facilities (such as nursing homes or assisted living) to homes designed with seniors in mind (smaller yards, low maintenance, senior-oriented neighborhood amenities, etc.). Although the target population is seniors in general, the public input was characterized as follows:

- Current and future “empty-nesters” who want to down-size but still want to live in the Town.
- Residents who would like to relocate their aging parents to Flower Mound to have them closer.
- Developers who want to provide senior housing at greater density than the Master Plan currently allows.

In 2006, the Master Plan Steering Committee examined this issue. Ultimately, the Steering Committee did not recommend changes to the Master Plan or Town Ordinances to specifically promote or regulate senior housing.



MEMORANDUM – FEBRUARY 13, 2016

Today, the Town is home to three active adult communities (two are single-family detached developments), one independent retirement community, six assisted living/memory care communities and two skilled nursing communities. There still remain few affordable active and retirement communities in Town to serve the housing needs for Flower Mound seniors desiring affordable multi-family options with quality amenities and services.

The Town continues to encourage quality senior housing projects in appropriate locations in Town, and in January 2017, the Town Council determined there was a need to address the demand for affordable multi-family options. To address the immediate need the following provisions were adopted. Specifically, within the area identified in Exhibit A, a senior housing project can be approved within any land use category. The basis of this allowance is due to the lower impact such developments would have in any of the land use categories. Any senior housing development would need to proceed by submitting a rezoning request for a Planned Development (PD) where such issues as design, adjacency, density and amenities would be reviewed.

For the purposes of this Overlay, Senior Housing is defined as a high quality retirement or active residential facility designed for persons 55 years of age or older.

- This use includes independent living facilities with high quality amenities, services, and programs.
- Any project proposing such a use shall include deed restrictions on the property limiting residents of the project to 55 years or older in accordance with the Fair Housing Act.
- This use shall include industry building accessibility standards for the targeted demographic.
- Any project should have easy access to arterial and collector streets, and convenient access to signalized intersections is preferred.
- Senior Housing development shall demonstrate appropriate transition to existing land uses. Factors to be considered include building height, setbacks, screening and landscaping, use of open space, among other factors.
- This use does not include “convalescent and nursing homes, hospice care, assisted living, and related institutions.”

Within the Senior Housing Overlay, it is recognized that certain projects that qualify as senior housing due to their size, location, amenities and design, may necessitate waivers from some SMARTGrowth Criteria. Any requested waiver shall be evaluated during the development process and action taken thereon by the planning and zoning commission and the town council in accordance with the purposes and objectives contained in the Town’s SMARTGrowth program and the need for high quality senior housing. The Town Council may consider certain exceptions from the Town SMARTGrowth Program for a project meeting the above definition and criteria, and submitted under a PD application. Such exceptions may include:

- Public Infrastructure Criteria (water and wastewater studies)
- Transportation Criteria (Traffic Impact Analysis)
- Park Land Dedication and development fees
- Environmental Quality Criteria
- Community Character Criteria

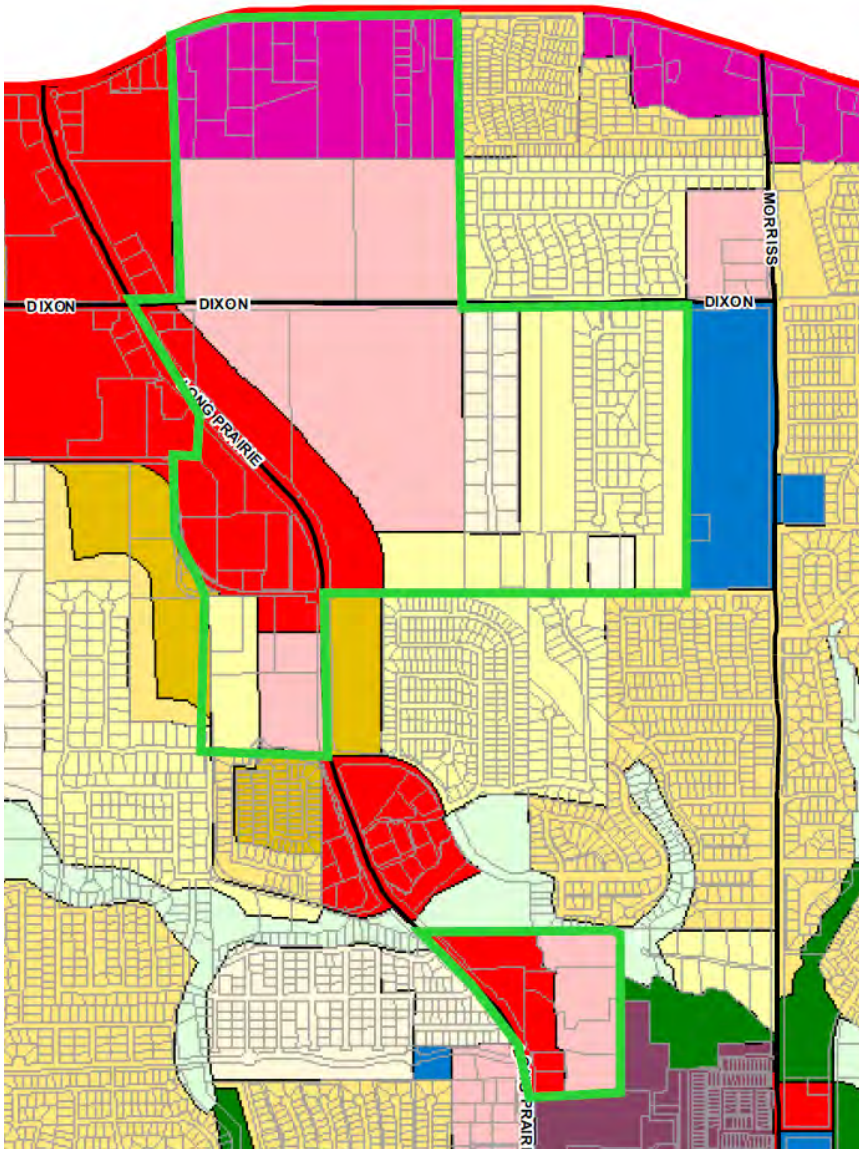
OVERLAY BOUNDARY

Along with the Master Plan language above, the following boundary is proposed.



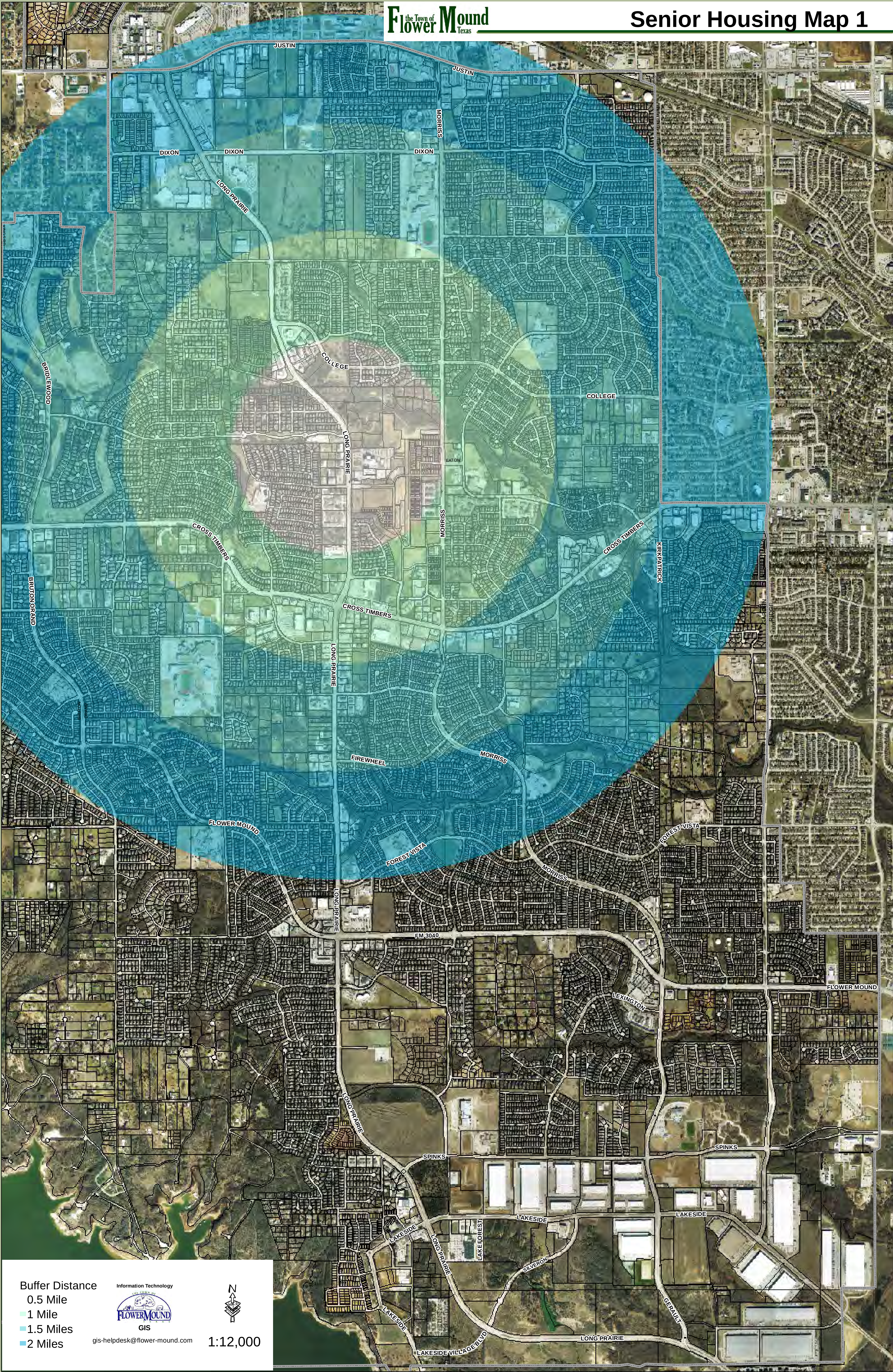
Attachment A(2): February 13, Commission Work Session Memo
MEMORANDUM – FEBRUARY 13, 2016

Senior Housing Overlay Boundary



Senior Housing Map 1 - Feb 2017

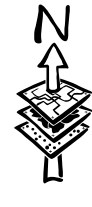
Senior Housing Map 1 - Feb 2017

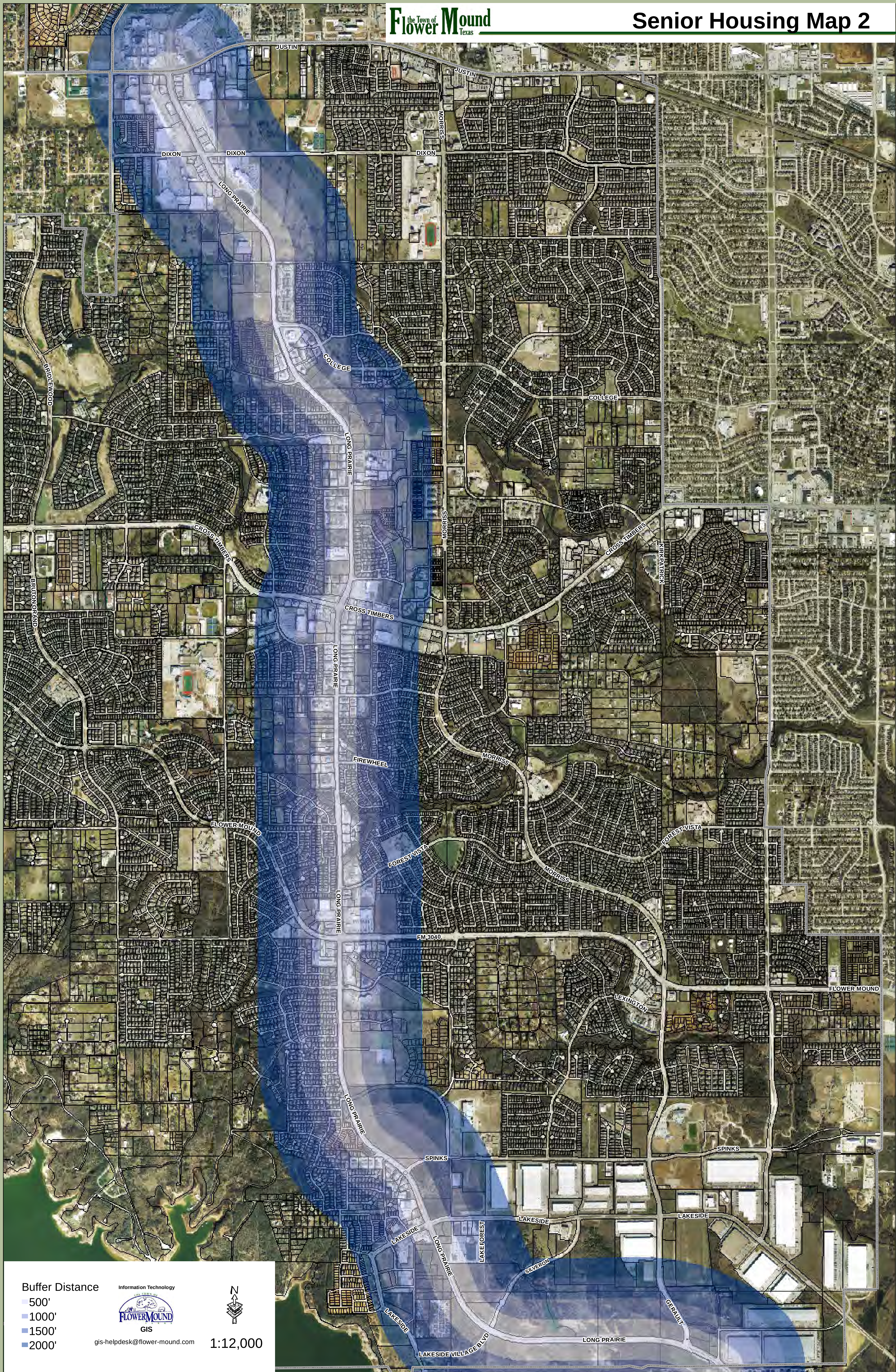


Buffer Distance
0.5 Mile
1 Mile
1.5 Miles
2 Miles

Information Technology

GIS
gis-helpdesk@flower-mound.com

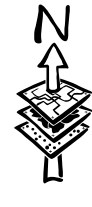

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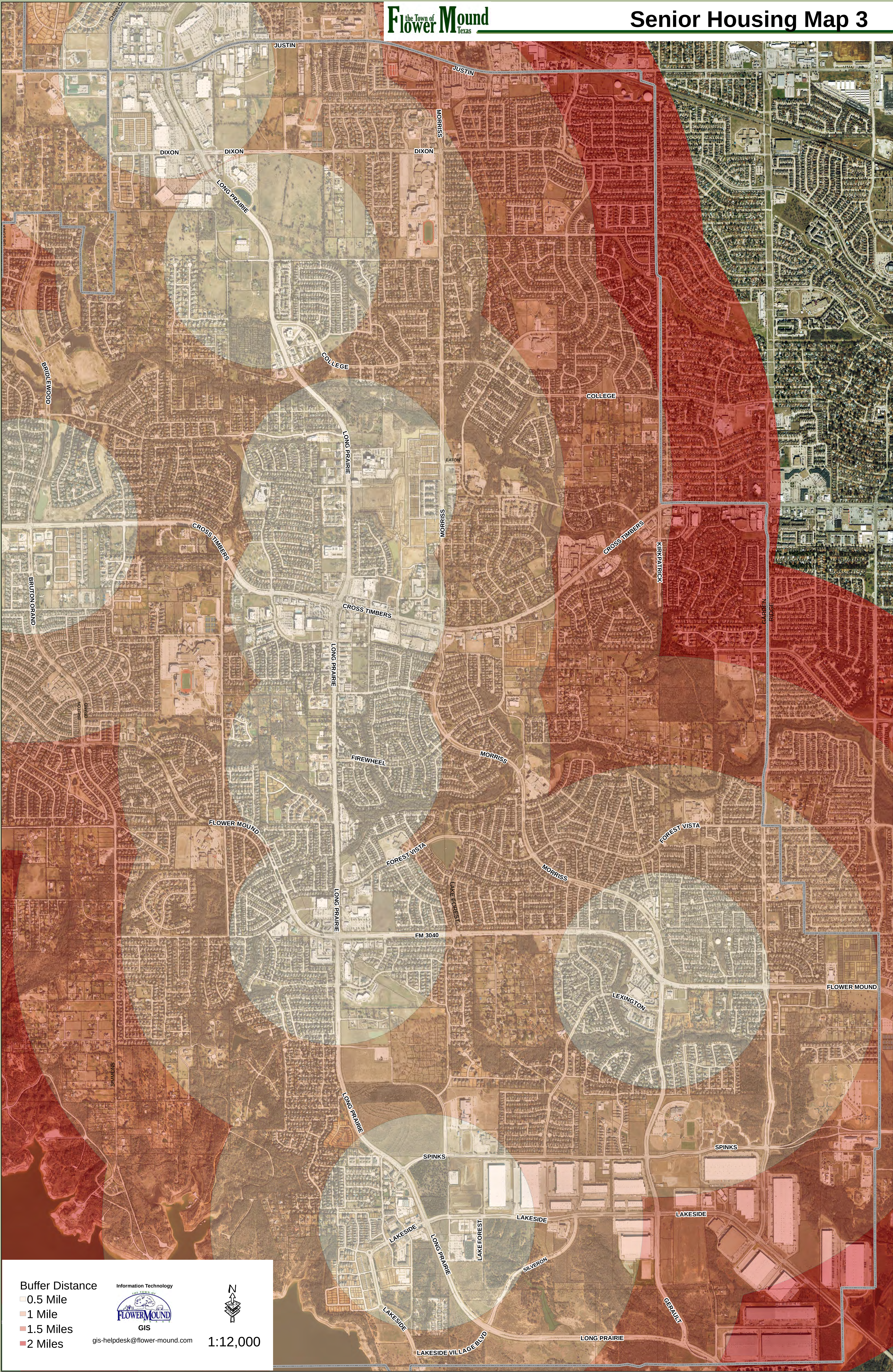


Buffer Distance
500'
1000'
1500'
2000'

Information Technology

GIS
gis-helpdesk@flower-mound.com


1:12,000



Buffer Distance
0.5 Mile
1 Mile
1.5 Miles
2 Miles

Information Technology
FLOWER MOUND
GIS
gis-helpdesk@flower-mound.com

1:12,000



SENIOR HOUSING INITIAL OVERLAY PROPOSAL

Prior to 2006, the citizens of Flower Mound expressed a desire for more senior housing options. These range from care facilities (such as nursing homes or assisted living) to homes designed with seniors in mind (smaller yards, low maintenance, senior-oriented neighborhood amenities, etc.). Although the target population is seniors in general, the public input was characterized as follows:

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- Developers who want to provide senior housing at greater density than the Master Plan currently allows.

In 2006, the Master Plan Steering Committee examined this issue. Ultimately, the Steering Committee did not recommend changes to the Master Plan or Town Ordinances to specifically promote or regulate senior housing.

Today, the Town is home to three active adult communities (two are single-family detached developments), one independent retirement community, six assisted living/memory care communities and two skilled nursing communities. There still remain few affordable active and retirement communities in Town to serve the housing needs for Flower Mound seniors desiring affordable multi-family options with quality amenities and services.

The Town continues to encourage quality senior housing projects in appropriate locations in Town, and in January 2017, the Town Council determined there was a need to address the demand for affordable multi-family options. To address the immediate need the following provisions were adopted. Specifically, within the area identified in Exhibit A, a senior housing project can be approved within any land use category. The basis of this allowance is due to the lower impact such developments would have in any of the land use categories. Any senior housing development would need to proceed by submitting a rezoning request for a Planned Development (PD) where such issues as design, adjacency, density and amenities would be reviewed.

For the purposes of this Overlay, Senior Housing is defined as a high quality retirement or active living residential facility designed for persons 55 years of age or older.

- This use includes independent living facilities with high quality amenities, services, and programs.
- Any project proposing such a use shall include deed restrictions on the property limiting residents of the project to 55 years or older in accordance with the Fair Housing Act.
- Any project shall include industry building accessibility standards for the targeted demographic.
- Any project should have easy access to arterial and collector streets, and convenient access to signalized intersections is preferred.
- Any project shall demonstrate appropriate transition to existing land uses. Factors to be considered include building height, setbacks, screening and landscaping, use of open space, among other factors.
- This use does not include “convalescent and nursing homes, hospice care, assisted living, and related institutions.”

Due to the nature of Senior Housing, a developer may request an exemption from the Town’s parkland dedication and park development fee requirements in order to reinvest those funds into the project. Such a request shall be considered by the Town Council concurrent with a zoning PD application. To attract affordable Senior Housing within the Overlay, it is recognized that certain projects that qualify as senior housing due to their size, location, amenities and design, may necessitate waivers from some SMARTGrowth Criteria. Any requested waiver shall be evaluated during the development process and action taken thereon by the planning and zoning commission and the town council in accordance with the purposes and objectives contained in the Town’s SMARTGrowth program and the need for high quality senior housing. The Town Council may consider certain exceptions from the Town SMARTGrowth Program for a project meeting the above definition and criteria, and submitted under a PD application. Such exceptions may include:

- Water and wastewater studies
- Traffic Impact Analysis



Attachment B(4): Initial Overlay Proposal

SENIOR HOUSING INITIAL OVERLAY PROPOSAL

Senior Housing Overlay Boundary

