



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MAY 22, 2017

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

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

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

D. ELECTION OF OFFICERS

- a. Chair
- b. Vice Chair

E. REGULAR ITEMS

1. *Minutes of May 8, 2017*

Consider approval of the minutes of the May 8, 2017, Planning and Zoning Commission Regular Session.

2. *RC16-0022 – Bradford Park, Phase 1*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

3. *RC16-0024 – Bradford Park, Phase 2*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon Road.

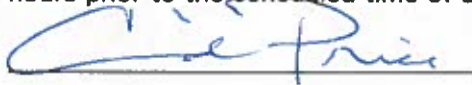
4. *ZPD17-0004 – Highland Court*

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District-137 (PD-137) with high density and medium density single family detached residential uses to modify the development standards regarding increasing maximum building height. The property is generally located west of Long Prairie Road and north and east of Rippy Road.

F. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: May 18, 2017, at 2:00pm, 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) 874-8350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF MAY, 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 with the following members present:

Claudio Forest	Chair
Perfecto Solis	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
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:

N/A

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
Debra Wallace	Deputy Town Manager / CFO
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

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

Paul Stone, 4100 Broadway, Flower Mound
- D. DIRECTOR'S REPORT**

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

Presenter

Chuck Russell, Town Planner

E. REGULAR ITEMS

1. Consider approval of the minutes of the April 10, 2017, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice Chair Solis moved to approve the April 10, 2017, minutes as presented. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. Consider a request for a Record Plat (RC16-0020 – Hawks Hill Addition) to create a three lot subdivision. The property is generally located at the southwest corner of Waketon Road and Long Prairie Road.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation

Vice Chair Solis moved to approve RC16-0020 – Hawks Hill Addition. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Consider a request for a Site Plan (SP17-0004 – Flower Mound Town Hall) to develop a new Town Hall, with an exception to Section 82-242, "Street buffer

landscaping,” of the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Morriss Road.

Staff Presentation

Chuck Russell, Town Planner
Debra Wallace, Deputy Town Manager / CFO
Andrew Oxley, Oxley Williams Tharp Architects

Commission Deliberation

Vice Chair Solis moved to recommend approval of SP17-0004 – Flower Mound Town Hall and requested exception. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for rezoning (ZPD17-0001 - Lakeside Crossing) from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 153 (PD-153) for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Randi Rivera, G & A Consultants
Scott Tarwater, Newstream Commercial
Bobby Dollak, G & A Consultants
Troy Lewis, Newstream Commercial

Spoke In Favor, with some concern about number of exceptions and architecture:

Paul Stone, 4100 Broadway, Flower Mound

Jim Engel, 5110 Bayberry, Flower Mound

Spoke In Opposition – None

Close Public Hearing

Commission Deliberation

Vice Chair Solis moved to recommend approval of ZPD17-0001 – Lakeside Crossing with the requested exceptions and modifications, with the exclusion of not burying the utilities, which P&Z believed should be denied, and furthermore the applicant committed to relooking at the color palette as presented that evening, and furthermore committed to possibly expanding the connectivity into the current Lakeside DFW development. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 9:35 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: May 22, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0022 – Bradford Park, Phase 1) to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon 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 project has a companion Record Plat (RC16-0024) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

This application represents the first phase of development for the Bradford Park residential subdivision [PD-148 for Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses], which was approved by the Town Council on September 6, 2016. This phase will provide for 87 single-family residential lots and approximately 7.75 acres of open space (x-lots), out of a total of 156 lots and approximately 12.01 acres, respectively. A companion record plat (RC16-0024) for the second and final phase of development is on this same agenda for consideration. The applicant has requested two phases in order to provide for alternate construction schedules to fully develop the property.

The record plat for this phase provides two points of ingress/egress, both from Waketon Road (west/east and north/south alignments). It should be noted the second phase will provide for one ingress/egress point along Rippy Road. All lots will be able to access these three points of ingress/egress via the internal street layout.

This first-phase record plat provides for all necessary setbacks, buffers, easements, and open space areas. It is consistent with its respective portion of the development plan (DP16-0003) approved by the Town Council on December 19, 2016.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-148 Ordinance

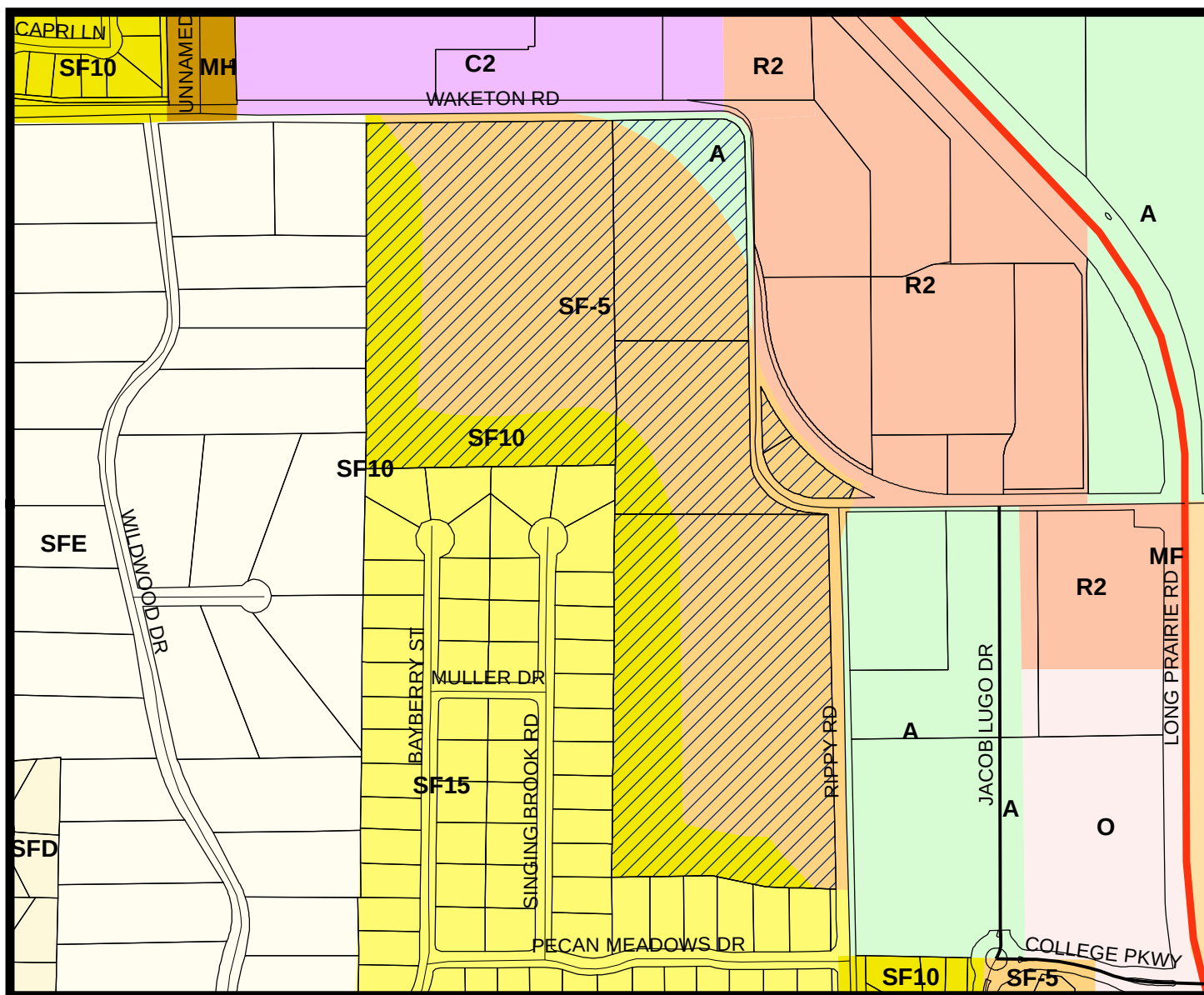
B. Application Details

1. Record Plat Package

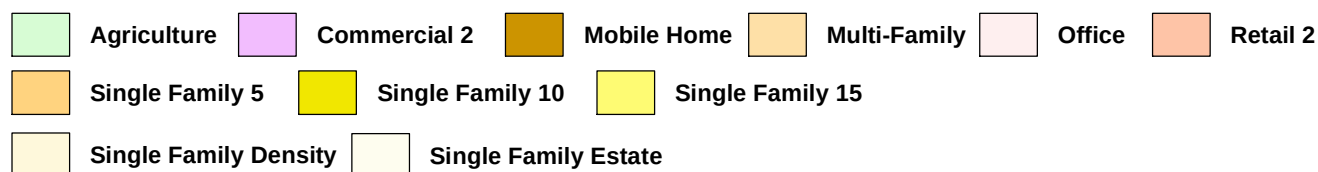


Vicinity Map

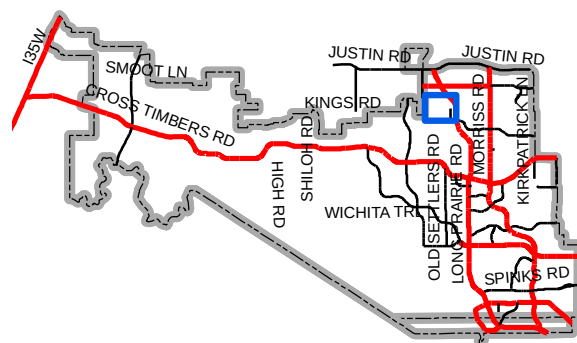
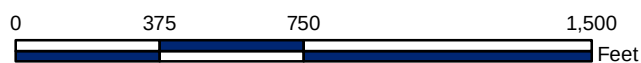
Reference Project: RC16-0022 & RC16-0024



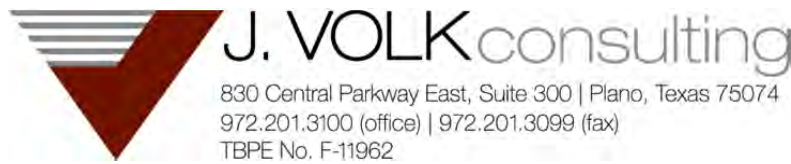
LEGEND



Subject Property



Map Location



January 25, 2017

Mr. Richard Brown
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

RE: Bradford Park Letter of Intent – Record Plat – Phase 1

Dear Richard,

We are pleased to submit the Record Plat package for Phase 1 of the residential subdivision, Bradford Park. The development is approximately 49.5 acres and is generally located west of Rippy Road and south of Waketon Road. The property is currently zoned medium and high density single family residential. The developer has chosen to split this project into two separate phases to accommodate the expected housing market demands. The record plat has been split into two separate applications to allow for the different construction schedules between phases.

Record Plat – Bradford Park - Phase 1 Site Data:

Existing Zoning District: Planned Development with SF-10 and SF-5

Record Plat – Phase 1 Acreage: 29.723 Acres

Lot breakdown: 87 single family lots & 7 open space lots

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

Sincerely,

J. VOLK CONSULTING, INC.

A handwritten signature in blue ink that reads 'Brett Peters'.

Brett Peters
Engineer

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 51-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 54.052 ACRES OF LAND SITUATED IN THE J. WATKINS SURVEY, ABSTRACT NUMBER 1324, DENTON COUNTY, TEXAS, FROM AGRICULTURAL DISTRICT (A) AND PLANNED DEVELOPMENT DISTRICT NO. 89 (PD-89) WITH RETAIL DISTRICT-2 (R-2) USES TO PLANNED DEVELOPMENT DISTRICT NO. 148 (PD-148) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) AND SINGLE-FAMILY DISTRICT-5 (SF-5) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on August 22, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on September 6, 2016, with respect to the proposed planned development district as described herein; and,

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

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

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

SECTION 1

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

54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses.

SECTION 2

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 148 (PD-148), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan for this Planned Development District No. 148 (PD-148).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 148 (PD-148), as set forth above.

SECTION 4

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

SECTION 5

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

SECTION 6

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

sentence, clause or phrase.

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

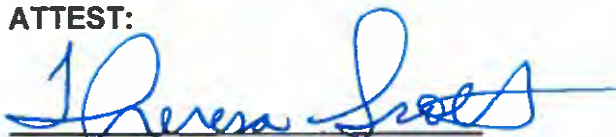
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 6 DAY OF SEPTEMBER, 2016.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

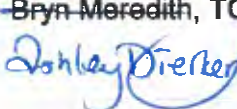

Bryn Meredith, TOWN ATTORNEY


Exhibit "A"
Legal Description

54.052 ACRES

BEING a tract of land situated in the J. WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being all of that tract of land described in Deed to W.E. Bradford and wife, Clair Bradford, as recorded in Volume 579, Page 261, Deed Records, Denton County, Texas and being all of Lots 1-2, Block B of WAKETON RANCH, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas and being part of that tract of land described as Lot 9X, Block A of said WAKETON RANCH Addition and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret M. Parks, as recorded in Volume 929, Page 508, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret Mary Parks, as recorded in Volume 1669, Page 292, Deed Records, Denton County, Texas and being all of that tract of land described in Deed to Ricky Dale Cain and Lisa Renee Cain, as recorded in Document No. 94-R0085198, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Hawks Ramsey, LLC, as recorded in Document No. 2007-51767, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 00 degrees 31 minutes 52 seconds East, with the west line of said W.E. Bradford and wife, Clair Bradford tract, a distance of 1,134.10 feet to a point for the northwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 89 degrees 05 minutes 46 seconds East, a distance of 0.35 feet to a point for corner;

THENCE North 00 degrees 23 minutes 27 seconds East, a distance of 157.88 feet to a 2 inch iron pipe found for the southeast corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE South 89 degrees 04 minutes 11 seconds West, a distance of 786.64 feet to a 2 inch iron pipe found for the southwest corner of said Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 00 degrees 29 minutes 15 seconds East, a distance of 1,113.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Waketon Road, a 30 foot right-of-way, for the northwest corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 89 degrees 23 minutes 46 seconds East, with said south line, a distance of 548.85 feet to a point for corner;

THENCE North 00 degrees 36 minutes 14 seconds West, leaving said south line, a distance of 30.00 feet to a point for corner in the north line of said Waketon Road at the beginning of a curve to the right having a central angle of 03 degrees 37 minutes 06 seconds, a radius of

680.00 feet and a chord bearing and distance of South 88 degrees 47 minutes 40 seconds East, 42.94 feet;

THENCE Easterly, leaving said north line and with said curve to the right, an arc distance of 42.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 01 degrees 55 minutes 21 seconds, a radius of 1,595.97 feet and a chord bearing and distance of South 87 degrees 56 minutes 48 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the left, an arc distance of 53.55 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 53 minutes 43 seconds, a radius of 282.03 feet and a chord bearing and distance of South 83 degrees 27 minutes 37 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the right, an arc distance of 53.63 feet to a point for corner at the beginning of a curve to the right having a central angle of 08 degrees 38 minutes 49 seconds, a radius of 686.00 feet and a chord bearing and distance of South 73 degrees 41 minutes 22 seconds East, 103.43 feet;

THENCE Easterly, with said curve to the right, an arc distance of 103.53 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 03 degrees 57 minutes 09 seconds, a radius of 1,019.27 feet and a chord bearing and distance of South 71 degrees 20 minutes 33 seconds East, 70.30 feet;

THENCE Easterly, with said curve to the left, an arc distance of 70.32 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 31 minutes 54 seconds, a radius of 259.71 feet and a chord bearing and distance of South 65 degrees 33 minutes 11 seconds East, 70.19 feet;

THENCE Easterly, with said curve to the right, an arc distance of 70.40 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 06 degrees 56 minutes 04 seconds, a radius of 543.00 feet and a chord bearing and distance of South 54 degrees 19 minutes 12 seconds East, 65.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 65.72 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 18 degrees 44 minutes 54 seconds, a radius of 275.34 feet and a chord bearing and distance of South 43 degrees 04 minutes 06 seconds East, 89.70 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 90.10 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 14 minutes 02 seconds, a radius of 1,145.78 feet and a chord bearing and distance of South 35 degrees 48 minutes 40 seconds East, 84.65 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 84.67 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 680.00 feet and a chord bearing and distance of South 31 degrees 32 minutes 30 seconds East, 151.27 feet;

THENCE Southerly, with said curve to the right, an arc distance of 151.59 feet to a point for corner at the beginning of a curve to the right having a central angle of 22 degrees 38 minutes

00 seconds, a radius of 670.00 feet and a chord bearing and distance of South 13 degrees 50 minutes 20 seconds East, 262.95 feet;

THENCE Southerly, with said curve to the right, an arc distance of 264.67 feet to a point for corner at the beginning of a curve to the left having a central angle of 12 degrees 11 minutes 22 seconds, a radius of 411.85 feet and a chord bearing and distance of South 08 degrees 37 minutes 01 seconds East, 87.46 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.62 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 18 minutes 29 seconds, a radius of 1,158.78 feet and a chord bearing and distance of South 16 degrees 51 minutes 57 seconds East, 87.11 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.13 feet to a point for corner at the beginning of a curve to the left having a central angle of 61 degrees 44 minutes 58 seconds, a radius of 604.00 feet and a chord bearing and distance of South 49 degrees 53 minutes 41 seconds East, 619.90 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 650.95 feet to a point for corner at the beginning of a curve to the right having a central angle of 02 degrees 35 minutes 51 seconds, a radius of 1,086.50 feet and a chord bearing and distance of South 79 degrees 28 minutes 14 seconds East, 49.25 feet;

THENCE Easterly, with said curve to the right, an arc distance of 49.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 11 degrees 35 minutes 56 seconds, a radius of 229.00 feet and a chord bearing and distance of South 83 degrees 58 minutes 16 seconds East, 46.28 feet;

THENCE Easterly, with said curve to the right, an arc distance of 46.36 feet to a point for corner in the north line of the above mentioned Waketon Road;

THENCE North 89 degrees 30 minutes 59 seconds East, with said north line, a distance of 86.06 feet to a point for corner;

THENCE South 00 degrees 38 minutes 38 seconds East, leaving said north line, a distance of 60.00 feet to a point for corner;

THENCE South 89 degrees 28 minutes 55 seconds West, a distance of 142.16 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 38 minutes 45 seconds, a radius of 330.00 feet and a chord bearing and distance of North 85 degrees 11 minutes 42 seconds West, 61.23 feet;

THENCE Westerly, with said curve to the right, an arc distance of 61.32 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 03 minutes 36 seconds, a radius of 676.00 feet and a chord bearing and distance of North 73 degrees 50 minutes 32 seconds West, 142.03 feet;

THENCE Westerly, with said curve to the right, an arc distance of 142.29 feet to a point for corner;

THENCE South 68 degrees 39 minutes 26 seconds West, a distance of 21.52 feet to a point for corner at the beginning of a curve to the left having a central angle of 03 degrees 10 minutes 14 seconds, a radius of 610.00 feet and a chord bearing and distance of South 22 degrees 12 minutes 04 seconds West, 33.75 feet;

THENCE Southerly, with said curve to the left, an arc distance of 33.76 feet to a point for corner;

THENCE South 20 degrees 36 minutes 57 seconds West, a distance of 26.57 feet to a point for corner at the beginning of a curve to the left having a central angle of 21 degrees 49 minutes 19 seconds, a radius of 232.33 feet and a chord bearing and distance of South 09 degrees 42 minutes 17 seconds West, 230.93 feet;

THENCE Southerly, with said curve to the left, an arc distance of 232.33 feet to a point for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 927.93 feet to a point for corner;

THENCE North 88 degrees 23 minutes 04 seconds West, a distance of 274.47 feet to a point for corner;

THENCE North 79 degrees 12 minutes 28 seconds West, a distance of 176.40 feet to a point for corner;

THENCE South 89 degrees 09 minutes 18 seconds West, a distance of 313.92 feet to the **POINT OF BEGINNING** and containing 54.052 acres of land, more or less.

Exhibit "B"
DEVELOPMENT STANDARDS

Planned Development District No. 148 (PD-148)
Bradford Park

The development on the property comprising approximately 54.052 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-148 shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:

- a. Dwelling, single-family detached;
- b. Accessory use, general, subject to section 98-972;
- c. Garage Sale, subject to section 98-982;
- d. Home occupation, subject to section 98-984;
- e. Model home; and
- f. Swimming pool, private.

2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-148.

3. Temporary Uses. Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974.
- b. Field office, temporary.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

- 1. Single-Family District-10 (SF-10)

a. Minimum lot area per dwelling. The minimum lot area shall be ten thousand one hundred twenty-five (10,125) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be seventy-five feet (75').

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be seven and one-half feet (7.5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty-five feet (25'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,400 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

2. Single-Family District-5 (SF-5)

a. Minimum lot area per dwelling. The minimum lot area shall be six thousand (6,000) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be fifty feet (50'), subject to section 98-1024.

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots

must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be five feet (5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty feet (20'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,000 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

3. THE DIMENSIONAL AND AREA REGULATIONS CONTAINED IN SUBPARAGRAPHS 1 AND 2 OF THIS PARAGRAPH B SHALL NOT APPLY TO COMMON AREAS OR LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION FOR BRADFORD PARK ("HOA").

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within Bradford Park.

1. There shall be a maximum of 28 SF-10 residential lots and a maximum of 128 SF-5 residential lots.

2. SF-10 residential lots shall be located in the area abutting Wildwood Estates and Pecan Meadows as designated on Exhibit "C."

3. SF-5 residential lots shall be located as designated on Exhibit "C."

D. SUPPLEMENTAL STANDARDS

1. Required fencing where a residential lot abuts an open space area shall be installed in conformance with Exhibit "D."

2. The minimum amount of open space for Bradford Park shall be twenty-four percent (24%) of the gross land area.

3. Improvements within open space areas should be provided with sensitivity to integrating in areas where specimen and protected trees exist. Examples of improvements generally can include such improvements as benches, seat walls, fountains, and shaded picnic areas. The development will include a minimum of 3 such areas that will be designated during consideration of the development plan.

4. All landscaping and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

5. Protected trees in the landscape buffer and/or open space areas indicated on Exhibit "D" that are preserved will be considered trees required for buffering in accordance with 82-241 and 82-242.

6. The development of Bradford Park is subject to the Phasing Plan as shown on Exhibit "C".

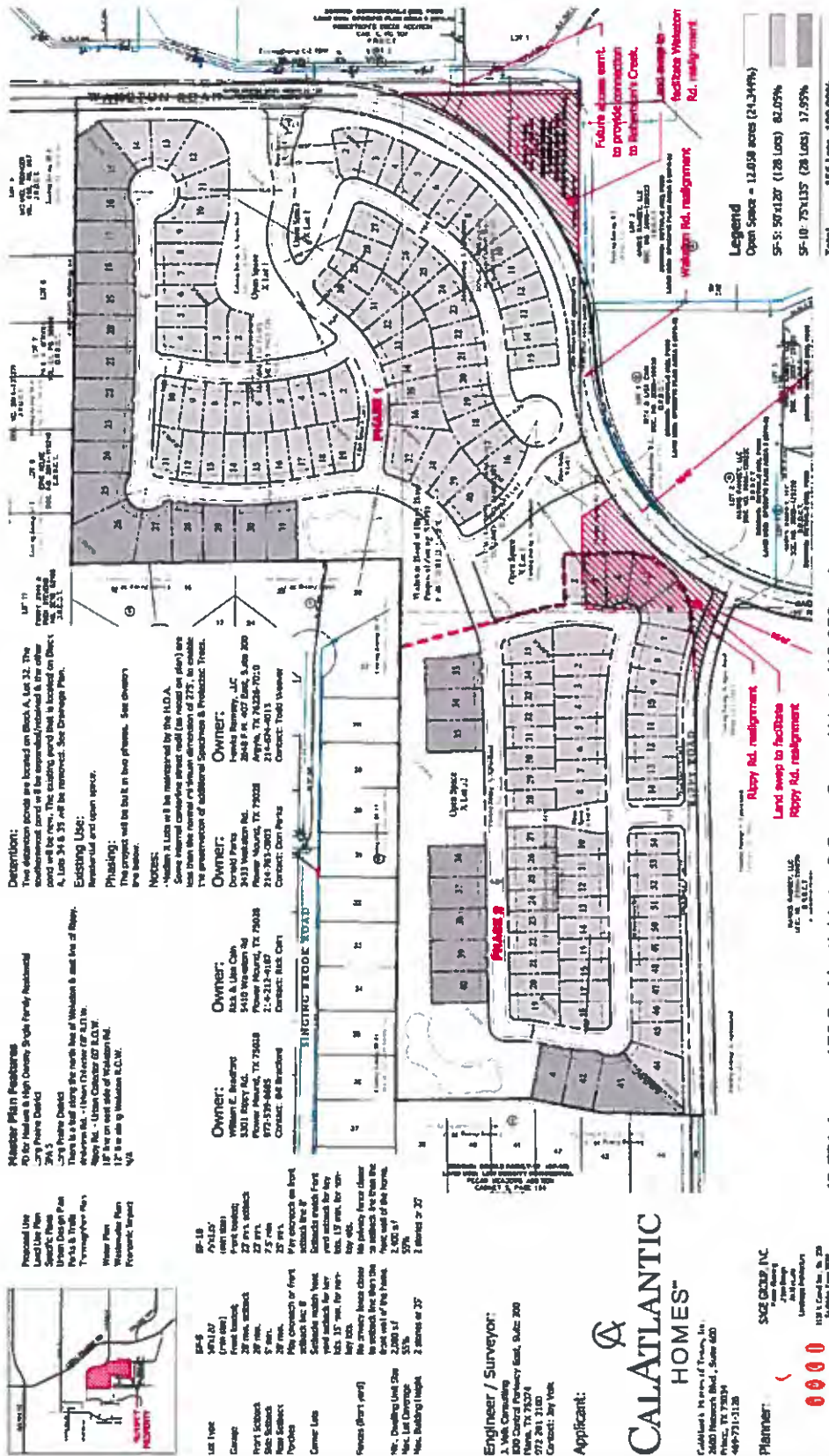
7. The first phase of development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

E. WAIVERS

The following waiver shall be granted with the approval of the Planned Development District.

1. An exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requiring a minimum centerline radius of 275 feet for the Local Residential Urban classification, in the locations as shown on Exhibit "C".

Exhibit "C"-CONCEPTUAL SITE PLAN



Bradford Park

Flower Mound, Denton County, Texas

49.531 Acres - 156 Residential Lots, 9 Open Space X Lots (12.058 ac.)

Conceptual Site Plan

CALATLANTIC HOMES

Engineer / Surveyor:
 1. V&S Consulting
 200 Central Parkway East, Suite 200
 Flower Mound, TX 75028
 972.261.2100
 Contact: Jay V&S

Applicant:

Planner:
 2000 Westchase Blvd., Suite 600
 Dallas, TX 75225
 469.771.1128

Site Group Inc.
 1000 Westchase Blvd., Suite 600
 Dallas, TX 75225
 469.771.1128

5 DEC 16

1" = 100'



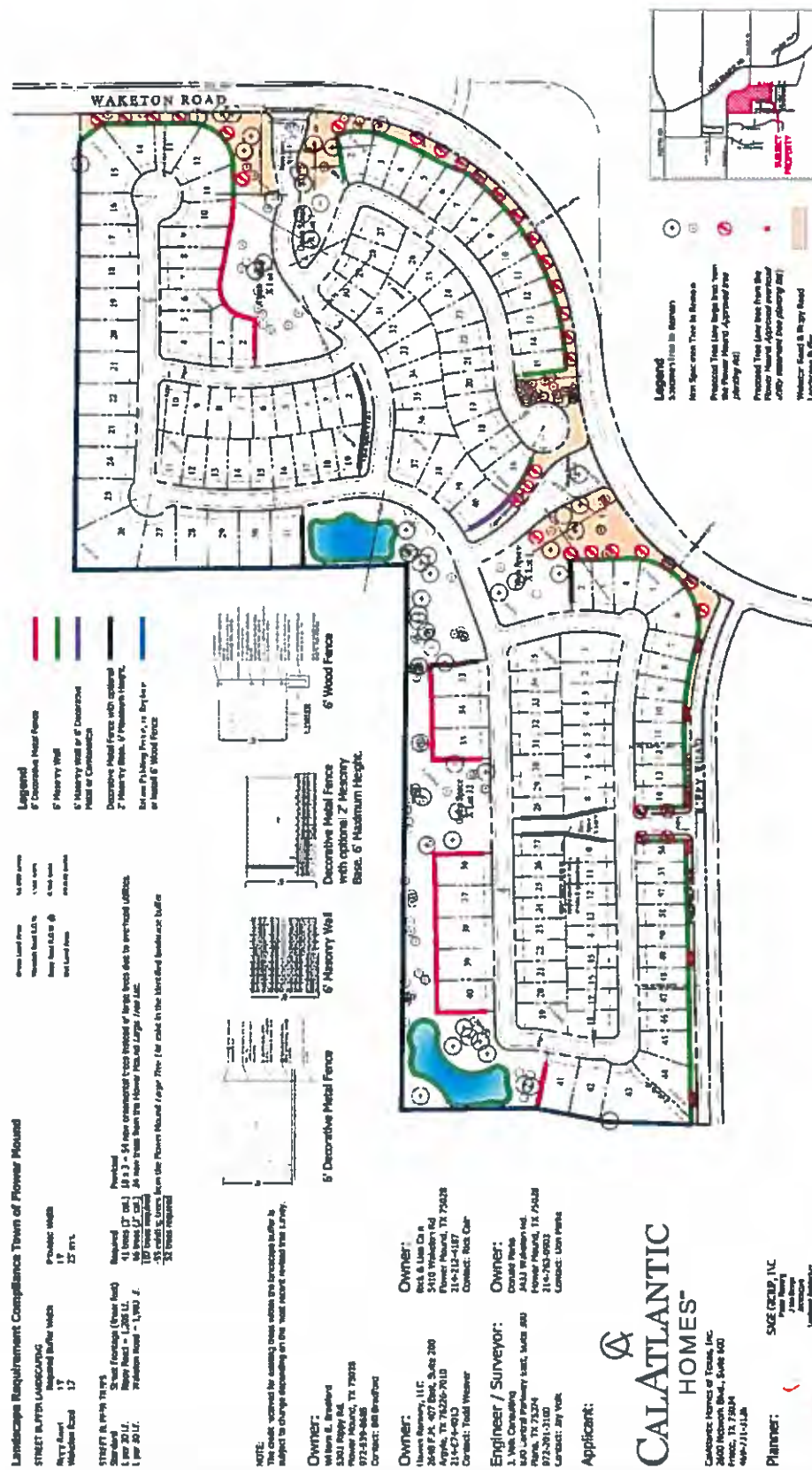
Master Plan Requirements
 The Master Plan Requirements for the site are as follows:
 1. The site must be developed in accordance with the Master Plan.
 2. The site must be developed in accordance with the City of Flower Mound Master Plan.
 3. The site must be developed in accordance with the State of Texas Master Plan.
 4. The site must be developed in accordance with the Federal Master Plan.
 5. The site must be developed in accordance with the International Master Plan.

Phasing:
 The site is to be developed in three phases. Phase I consists of the first 120 lots. Phase II consists of the next 120 lots. Phase III consists of the final 120 lots. The site is to be developed in accordance with the Master Plan.

Existing Use:
 The site is currently used for residential purposes. The site is to be developed in accordance with the Master Plan.

Notes:
 The site is to be developed in accordance with the Master Plan. The site is to be developed in accordance with the City of Flower Mound Master Plan. The site is to be developed in accordance with the State of Texas Master Plan. The site is to be developed in accordance with the Federal Master Plan. The site is to be developed in accordance with the International Master Plan.

Exhibit "D"-CONCEPTUAL LANDSCAPE PLAN



Bradford Park

Flower Mound, Denton County, Texas

49.531 Acres - 156 Residential Lots, 9 Open Space X Lots (12.058 ac.)

Conceptual Landscape Plan

DEC 16



CALATLANTIC
HOMES™

100 Network Blvd., Suite 100

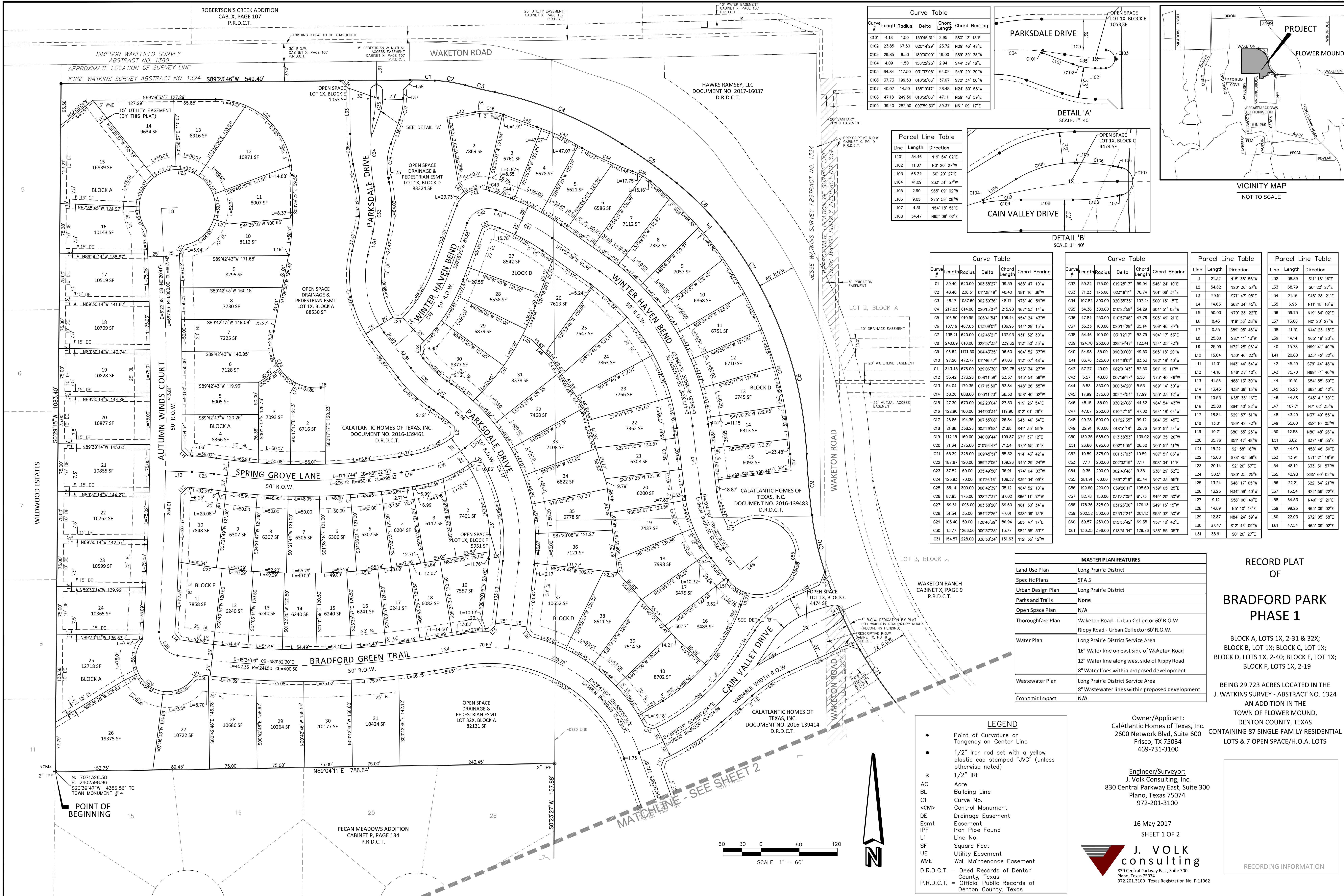
Partner: SAGE GROUP, INC.
Executive Office:

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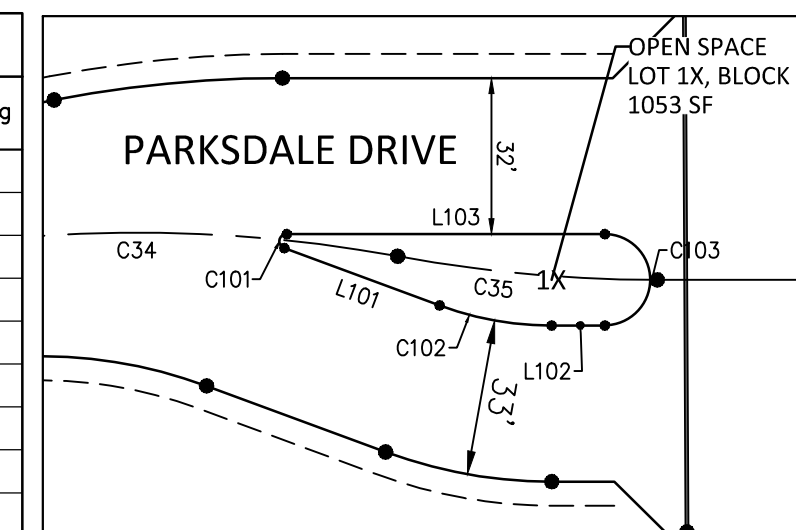
1119 A. Canal St., Rt. 129
Baltimore 1, Md. 21206
October 1, 1968

Keywords: child sexual abuse; disclosure; social support

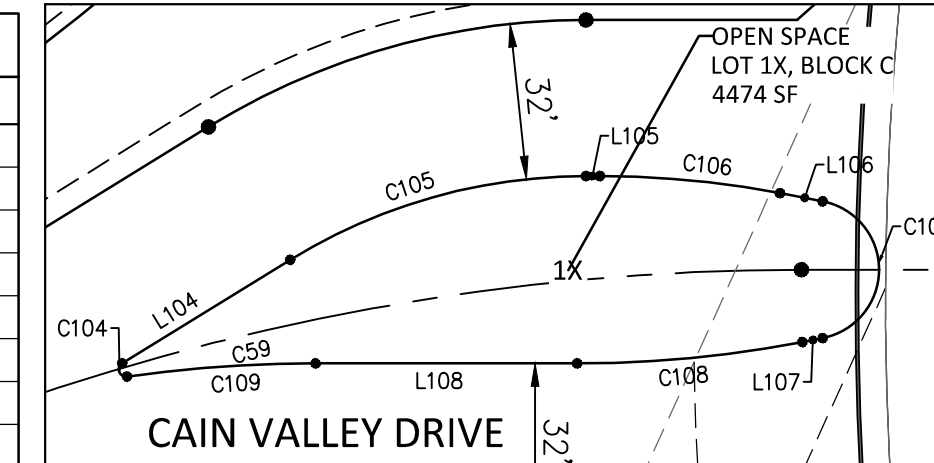
5 DEC 16 10 10 200



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C101	4.18	1.50	159°45'31"	2.95	S80°13'13"E
C102	23.85	67.50	02°01'42"	23.72	N09°46'47"E
C103	29.85	9.50	180°00'00"	19.00	S89°39'33"W
C104	4.09	1.50	156°22'25"	2.94	S44°39'16"E
C105	64.84	117.50	03°13'05"	64.02	S49°20'30"W
C106	37.73	199.50	01°05'06"	37.67	S70°34'06"W
C107	40.07	14.50	158°19'47"	28.48	N24°50'58"W
C108	47.18	249.50	01°05'06"	47.11	N59°43'59"E
C109	39.40	282.50	00°59'59"	39.37	N61°09'17"E



Line	Length	Direction
L101	34.46	N19°54'02"E
L102	11.07	N0°20'27"W
L103	66.24	S0°21'27"E
L104	41.09	S33°31'57"W
L105	2.90	S65°08'02"W
L106	9.05	S75°59'09"W
L107	4.31	N54°18'56"E
L108	54.47	N65°09'02"E



Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	39.40	620.00	00°33'22"	39.39	N88°47'10"W
C2	48.48	238.51	01°13'49"	48.40	N81°10'36"W
C3	48.17	1037.60	00°23'36"	48.17	N76°40'59"W
C4	216.03	614.00	02°05'07"	215.90	N67°53'14"W
C5	106.50	910.95	00°41'54"	106.44	N54°24'43"W
C6	107.19	467.03	01°39'01"	106.96	N44°29'15"W
C7	138.21	620.00	01°24'21"	137.93	N31°32'30"W
C8	240.89	610.00	02°23'33"	239.32	N13°50'33"W
C9	96.62	1171.30	00°43'35"	96.60	N04°52'37"W
C10	97.20	472.77	01°14'47"	97.03	N13°07'48"W
C11	343.43	676.00	02°06'30"	339.75	N33°34'27"W
C12	53.42	373.26	00°11'58"	53.37	N43°54'59"W
C13	54.04	179.35	01°15'50"	53.84	N48°26'55"W
C14	38.30	688.00	00°11'23"	38.30	N68°40'32"W
C15	27.30	670.00	00°20'04"	27.30	N19°26'54"E
C16	122.90	160.00	04°00'34"	119.90	S12°01'26"E
C17	26.86	194.35	00°55'08"	26.84	S43°46'34"E
C18	21.88	358.26	00°29'58"	21.88	S41°33'59"E
C19	112.15	160.00	04°09'44"	109.87	S71°37'12"E
C20	71.64	375.00	01°06'47"	71.54	N79°55'31"E
C21	55.39	325.00	00°45'51"	55.32	N14°43'42"W
C22	167.87	120.00	08°42'06"	169.26	N45°29'24"W
C23	37.52	60.00	03°49'50"	36.91	N74°04'03"W
C24	123.93	70.00	1°01'26"16"	108.37	S39°34'09"E
C25	35.14	300.00	00°42'39"	35.12	N84°52'10"W
C26	87.95	175.00	02°47'37"	87.02	S66°11'37"W
C27	69.61	1096.00	00°38'20"	69.60	N48°30'34"W
C28	51.54	35.00	08°42'26"	47.01	S38°39'13"E
C29	105.40	50.00	12°04'39"	86.94	S85°47'17"E
C30	13.77	1266.50	00°37'23"	13.77	S82°55'33"E
C31	154.57	228.00	03°50'34"	151.63	N12°35'12"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C32	59.32	175.00	01°25'17"	59.04	S46°24'10"E
C33	71.23	175.00	02°31'11"	70.74	N01°06'34"E
C34	107.82	300.00	02°53'33"	107.24	S00°15'15"E
C35	54.36	300.00	01°22'59"	54.29	S04°51'02"W
C36	47.84	250.00	01°05'48"	47.76	S05°49'21"E
C37	35.33	100.00	02°01'42"	35.14	N09°46'47"E
C38	54.48	100.00	03°11'21"	53.79	N04°17'53"E
C39	124.70	250.00	02°34'47"	123.41	N34°35'43"E
C40	54.98	35.00	09°00'00"	49.50	S65°18'20"W
C41	83.76	325.00	01°46'01"	83.53	N62°18'40"W
C42	57.27	40.00	08°20'43"	52.50	S61°19'11"W
C43	5.57	40.00	00°58'17"	5.56	N73°40'49"W
C44	55.53	350.00	00°54'20"	55.3	N69°14'30"W
C45	17.99	375.00	00°22'44"	17.99	S53°33'12"W
C46	45.15	85.00	03°02'06"	44.62	N84°54'43"E
C47	47.07	250.00	01°04'15"	47.00	N64°18'04"W
C48	99.28	500.00	01°22'35"	99.12	S64°35'45"E
C49	32.91	100.00	01°51'16"	32.76	N60°51'24"W
C50	139.35	585.00	01°38'53"	139.02	N09°35'20"W
C51	26.60	695.00	00°21'35"	26.60	N03°51'41"W
C52	10.59	375.00	00°13'03"	10.59	N07°51'06"W
C53	7.17	200.00	00°23'19"	7.17	S08°04'14"E
C54	9.35	200.00	00°24'46"	9.35	S36°29'32"E
C55	28.91	60.00	26°12'12"	85.44	N07°33'55"E
C56	199.60	290.00	03°26'11"	195.69	N39°05'25"E
C57	82.78	150.00	03°13'05"	81.73	S49°20'30"W
C58	178.36	325.00	03°26'36"	176.13	S49°15'15"W
C59	202.52	500.00	02°31'24"	201.13	S53°32'50"W
C60	69.57	250.00	01°56'42"	69.35	N57°10'42"E
C61	130.35	396.00	01°51'34"	129.76	N36°55'05"E

Line	Length	Direction
L1	21.32	N16°38'55"W
L2	54.62	N20°36'57"E
L3	20.51	S71°43'08"E
L4	14.63	S62°34'45"E
L5	50.00	N70°23'22"E
L6	8.43	N19°36'38"W
L7	0.35	S89°05'46"W
L8	25.00	S87°11'13"W
L9	25.09	N72°25'06"W
L10	15.64	N30°40'23"E
L11	14.01	N43°44'54"W
L12	14.18	N46°37'10"E
L13	41.56	N88°13'30"W
L14	13.43	N38°39'13"W
L15	10.53	N65°36'16"E
L16	25.00	S64°40'22"W
L17	18.84	S29°57'51"W
L18	13.01	N89°42'43"E
L19	19.71	N80°35'25"W
L20	35.76	S51°47'48"W
L21	15.22	S2°58'18"W
L22	15.08	S78°45'56"E
L23	20.14	S2°20'37"E
L24	50.51	N80°35'25"E
L25	13.24	S48°17'05"W
L26	13.25	N34°39'40"W
L27	9.12	S56°06'49"E
L28	14.89	N5°10'44"E
L29	12.87	N84°24'59"W
L30	37.47	S12°46'06"W
L31	35.91	S0°20'27"E

Line	Length	Direction
L32	38.89	S11°18'16"E
L33	68.79	S0°20'27"E
L34	21.16	S45°28'21"E
L35	6.93	N11°18'16"W
L36	39.73	N19°54'02"E
L37	13.00	N0°20'27"W
L38	21.31	N44°23'18"E
L39	14.14	N65°18'20"E
L40	15.78	N69°41'40"W
L41	20.00	S35°42'22"E
L42	45.49	S79°44'48"W
L43	75.70	N69°41'40"W
L44	10.51	S54°55'39"E
L45	15.23	S62°30'42"E
L46	44.38	S45°41'39"E
L47	107.71	N7°02'35"W
L48	43.29	N37°49'55"W
L49	35.00	S52°10'05"W
L50	12.58	N80°48'26"W
L51	3.62	S37°49'55"E
L52	44.90	N58°48'30"E
L53	13.91	N71°21'18"W
L54	48.19	S33°31'57"W
L55	43.98	S65°09'02"W
L56	22.21	S22°54'21"W
L57	13.54	N22°59'22"E
L58	64.53	N49°12'21"E
L59	99.25	N65°09'02"E
L60	22.03	S72°05'38"E
L61	47.54	N65°09'02"E

Land Use Plan	Long Prairie District
Specific Plans	SPA 5
Urban Design Plan	Long Prairie District
Parks and Trails	None
Open Space Plan	N/A
Thoroughfare Plan	Waketon Road - Urban Collector 60' R.O.W. Rippy Road - Urban Collector 60' R.O.W.
Water Plan	Long Prairie District Service Area 16" Water line on east side of Waketon Road 12" Water line along west side of Rippy Road 8" Water lines within proposed development
Wastewater Plan	Long Prairie District Service Area 8" Wastewater lines within proposed development
Economic Impact	N/A

RECORD PLAT
OF

BRADFORD PARK PHASE 1

BLOCK A, LOTS 1X, 2-31 & 32X;
BLOCK B, LOT 1X; BLOCK C, LOT 1X;
BLOCK D, LOTS 1X, 2-40; BLOCK E, LOT 1X;
BLOCK F, LOTS 1X, 2-19

BEING 29.723 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 87 SINGLE-FAMILY RESIDENTIAL
LOTS & 7 OPEN SPACE/H.O.A. LOTS

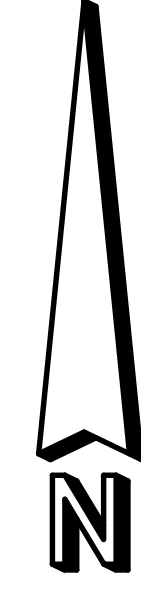
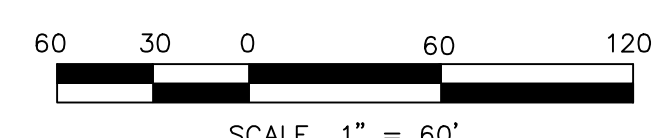
Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

16 May 2017
SHEET 1 OF 2

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - Esmt Easement
 - IPF Iron Pipe Found
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - WME Wall Maintenance Easement
 - D.R.D.C.T. = Deed Records of Denton County, Texas
 - P.R.D.C.T. = Official Public Records of Denton County, Texas



MATCHLINE - SEE SHEET 2

LEGAL DESCRIPTION

BRADFORD PARK – PHASE 1
29.723 ACRES

BEING a tract of land situated in the J. WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being part of Lot 2, Block B of WAKETON RANCH, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas and being part of those tracts of land described in Deed to CalAtlantic Homes of Texas, Inc., as recorded in Document No. 2016–139414, Document No. 2016–139441, Document No. 2016–139461 and Document No. 2016–139483, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Hows Ramsey, LLC, as recorded in Document No. 2007–51767, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 2 inch iron pipe found for the common southwest corner of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139461 and northwest corner of Lot 15, Block S of PECAN MEADOWS ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 134, Plat Records, Denton County, Texas;

THENCE North 00 degrees 29 minutes 15 seconds East, with the west line of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139461, a distance of 1,083.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 89 degrees 23 minutes 46 seconds East, leaving said west line, a distance of 549.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 03 degrees 38 minutes 27 seconds, a radius of 620.00 feet and a chord bearing and distance of South 88 degrees 47 minutes 10 seconds East, 39.39 feet;

THENCE Easterly, with said curve to the right, an arc distance of 39.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 11 degrees 38 minutes 49 seconds, a radius of 238.51 feet and a chord bearing and distance of South 81 degrees 10 minutes 36 seconds East, 48.40 feet;

THENCE Easterly, with said curve to the right, an arc distance of 48.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the left having a central angle of 02 degrees 39 minutes 36 seconds, a radius of 1,037.60 feet and a chord bearing and distance of South 76 degrees 40 minutes 59 seconds East, 48.17 feet;

THENCE Easterly, with said curve to the left, an arc distance of 48.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 20 degrees 15 minutes 07 seconds, a radius of 614.00 feet and a chord bearing and distance of South 67 degrees 53 minutes 14 seconds East, 215.90 feet;

THENCE Easterly, with said curve to the right, an arc distance of 217.03 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 06 degrees 41 minutes 54 seconds, a radius of 910.95 feet and a chord bearing and distance of South 54 degrees 24 minutes 43 seconds East, 106.44 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 106.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 13 degrees 09 minutes 01 seconds, a radius of 467.03 feet and a chord bearing and distance of South 44 degrees 29 minutes 15 seconds East, 106.96 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 107.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 620.00 feet and a chord bearing and distance of South 31 degrees 32 minutes 30 seconds East, 137.93 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 138.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of compound curve to the right having a central angle of 22 degrees 37 minutes 33 seconds, a radius of 610.00 feet and a chord bearing and distance of South 13 degrees 50 minutes 33 seconds East, 239.32 feet;

THENCE Southerly, with said curve to the right, an arc distance of 240.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the left having a central angle of 04 degrees 43 minutes 35 seconds, a radius of 1,171.30 feet and a chord bearing and distance of South 04 degrees 52 minutes 37 seconds East, 96.60 feet;

THENCE Southerly, with said curve to the left, an arc distance of 96.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the left having a central angle of 11 degrees 46 minutes 47 seconds, a radius of 472.77 feet and a chord bearing and distance of South 13 degrees 07 minutes 48 seconds East, 97.03 feet;

THENCE Southerly, with said curve to the left, an arc distance of 97.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the left having a central angle of 29 degrees 06 minutes 30 seconds, a radius of 676.00 feet and a chord bearing and distance of South 33 degrees 34 minutes 27 seconds East, 339.75 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 343.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the right having a central angle of 03 degrees 11 minutes 23 seconds, a radius of 688.00 feet and a chord bearing and distance of South 43 degrees 54 minutes 59 seconds East, 53.37 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 53.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a reverse curve to the left having a central angle of 17 degrees 15 minutes 50 seconds, a radius of 1,179.35 feet and a chord bearing and distance of South 48 degrees 26 minutes 55 seconds East, 53.84 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 54.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the left having a central angle of 03 degrees 11 minutes 23 seconds, a radius of 688.00 feet and a chord bearing and distance of South 58 degrees 40 minutes 32 seconds East, 38.30 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 38.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 18 degrees 38 minutes 55 seconds east, a distance of 21.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 20 degrees 36 minutes 57 seconds West, a distance of 54.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 02 degrees 20 minutes 04 seconds, a radius of 670.00 feet and a chord bearing and distance of South 19 degrees 26 minutes 54 seconds West, 27.30 feet;

THENCE Southerly, with said curve to the left, an arc distance of 27.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 71 degrees 43 minutes 08 seconds West, a distance of 20.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non–tangent curve to the left having a central angle of 44 degrees 00 minutes 34 seconds, a radius of 160.00 feet and a chord bearing and distance of North 12 degrees 01 minutes 26 seconds West, 119.90 feet;

THENCE Northerly, with said curve to the left, an arc distance of 122.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non–tangent curve to the right having a central angle of 07 degrees 55 minutes 08 seconds, a radius of 194.35 feet and a chord bearing and distance of North 43 degrees 46 minutes 34 seconds West, 26.84 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 26.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a compound curve to the right having a central angle of 03 degrees 29 minutes 58 seconds, a radius of 358.26 feet and a chord bearing and distance of North 41 degrees 33 minutes 59 seconds West, 21.88 feet;

THENCE Northwesterly, with said curve to the right, an arc distance of 21.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non–tangent curve to the left having a central angle of 40 degrees 09 minutes 44 seconds, a radius of 160.00 feet and a chord bearing and distance of North 71 degrees 37 minutes 12 seconds West, 109.87 feet;

THENCE Westerly, with said curve to the left, an arc distance of 112.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 88 degrees 17 minutes 56 seconds West, a distance of 139.71 feet to a 1/2 inch iron

rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 01 degrees 42 minutes 04 seconds East, a distance of 120.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non–tangent curve to the left having a central angle of 10 degrees 56 minutes 47 seconds, a radius of 375.00 feet and a chord bearing and distance of South 79 degrees 55 minutes 31 seconds West, 71.54 feet;

THENCE Westerly, with said curve to the left, an arc distance of 71.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 74 degrees 27 minutes 07 seconds West, a distance of 91.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 62 degrees 34 minutes 45 seconds West, a distance of 14.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 70 degrees 23 minutes 22 seconds West, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 19 degrees 36 minutes 38 seconds East, a distance of 8.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the right having a central angle of 09 degrees 45 minutes 51 seconds, a radius of 325.00 feet and a chord bearing and distance of South 14 degrees 43 minutes 42 seconds East, 55.32 feet;

THENCE Southerly, with said curve to the right, an arc distance of 55.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 80 degrees 09 minutes 13 seconds West, a distance of 189.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the west line of the above mentioned CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139441;

THENCE North 00 degrees 31 minutes 52 seconds East, with said west line, a distance of 90.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the northwest corner of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139441;

THENCE North 89 degrees 05 minutes 46 seconds East, a distance of 0.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southwest corner of the above mentioned CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139414;

THENCE North 00 degrees 23 minutes 27 seconds East, with the west line of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139414, a distance of 157.88 feet to a 2 inch iron pipe found for the southeast corner of the above mentioned CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139461;

THENCE South 89 degrees 04 minutes 11 seconds West, a distance of 786.64 feet to the POINT OF BEGINNING and containing 29.723 acres of land, more or less.

SURVEYOR’S CERTIFICATION:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, do hereby certify that the plat shown herein accurately represents the property as determined by an on the ground survey made under my direct supervision and that all corners are as shown.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ryan S. Reynolds known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

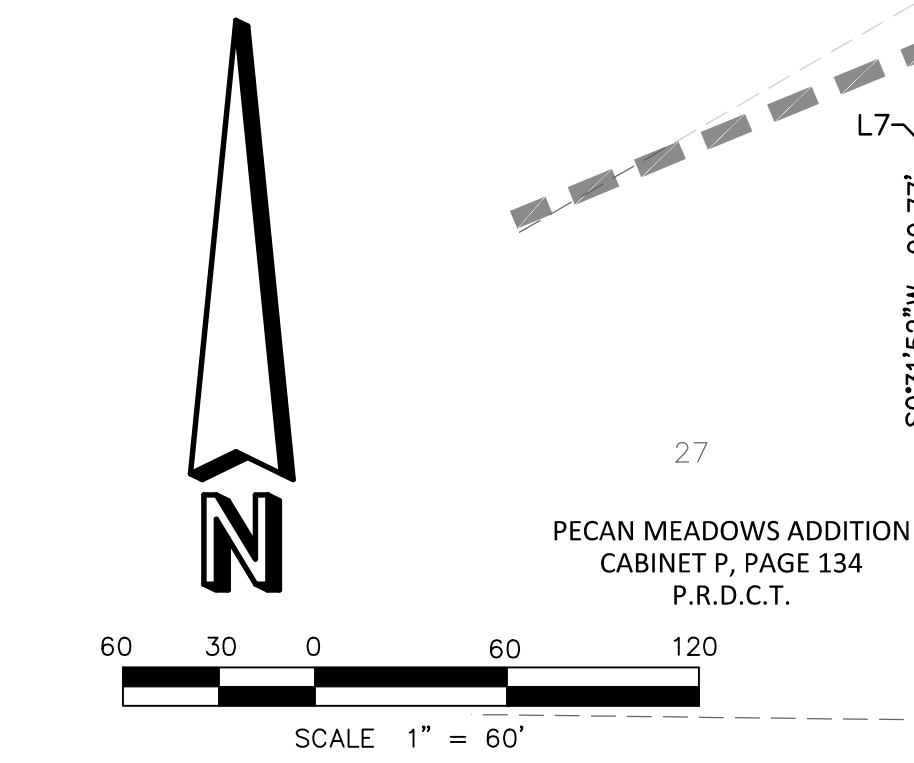
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

- General
All developments of over five acres shall be required to install a geodetic control network station (monument) within the boundaries of the development. The location of the station (monument) shall be selected and approved by the Town. The entire cost of the survey and installation of the station (monument) shall be the responsibility of the developers.
- Survey Technical Specifications
The geodetic control station (monument) shall be established utilizing Global Positioning Real Time Kinematic methods. The published results of the survey shall be in accordance with the following specifications: horizontal positions will have a positional tolerance of 0.2 feet and a vertical position shall have a positional tolerance of 0.3 feet.
- Monument Installation Specifications
The monuments shall be constructed using Berntsen CD2 Concrete Markers (2" diameter) or equivalent. The 2" diameter domed aluminum cap shall have "THE TOWN OF FLOWER MOUND" stamped on its face in 1/8" size letters around the outside edge. The monuments typically shall be placed on drainage structures or in concrete paving utilizing Berntsen DRYLOK Fast Plug anchoring epoxy or equivalent.
- Geodetic Control Station Data Sheet Specifications
The Town shall be furnished with both an electronic file and an 8 ½" by 11" hard copy of the monument description form. The monument description form shall have the minimum data shown and follow the format of the example monument description contained in the Standard Details.



OWNER’S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC HOMES OF TEXAS, INC., acting herein by and through it's duly authorized officers, does hereby adopt this plat designated herein as BRADFORD PARK – PHASE 1, 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 of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing al 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 at Dallas, Texas, this _____ day of _____, 20_____.

CALATLANTIC HOMES OF TEXAS, INC.

By: _____
NAME: CHIP BOYD
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Chip Boyd (of CalAtlantic Homes of Texas, Inc.) 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS_____DAY OF_____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

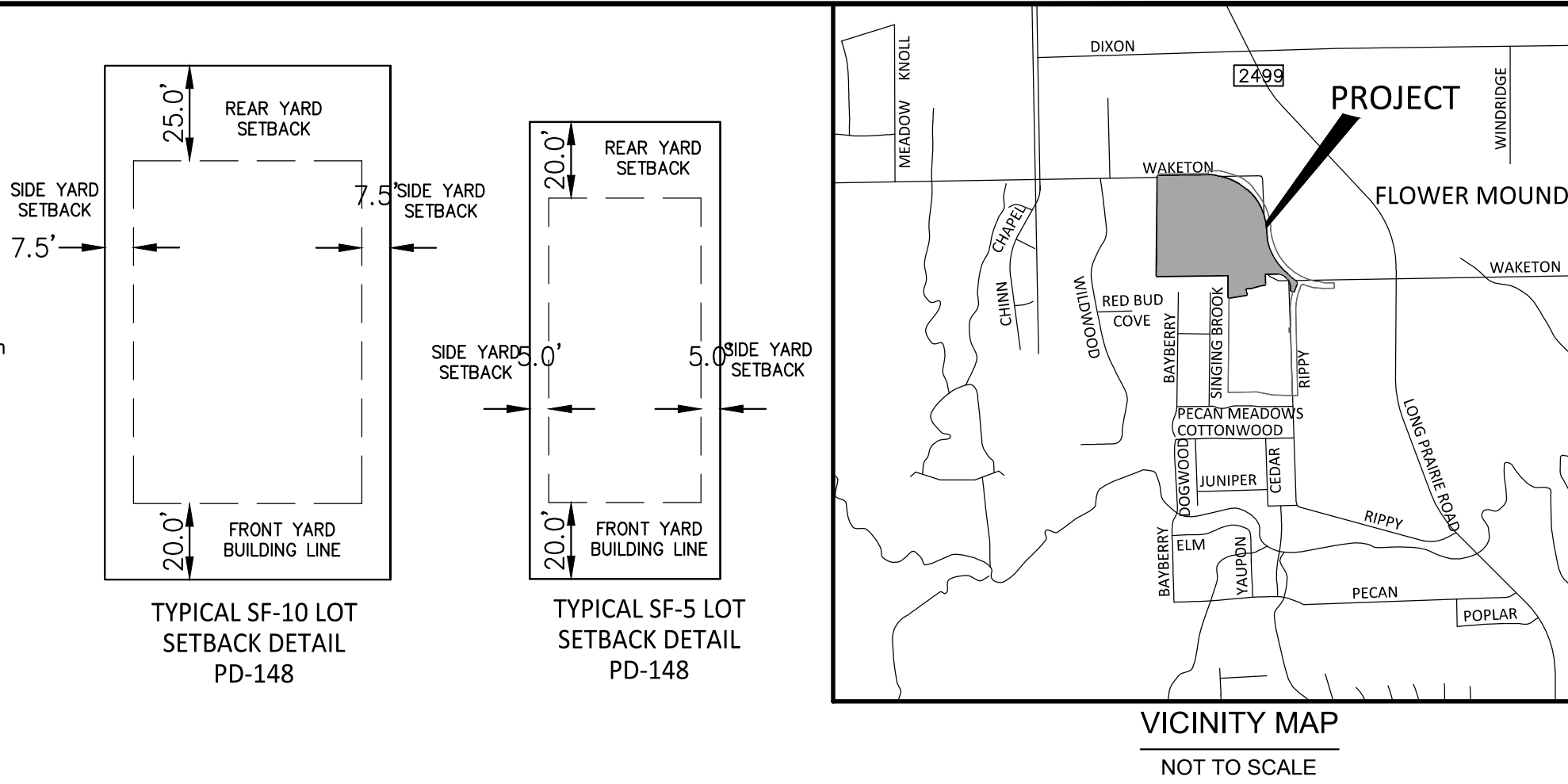
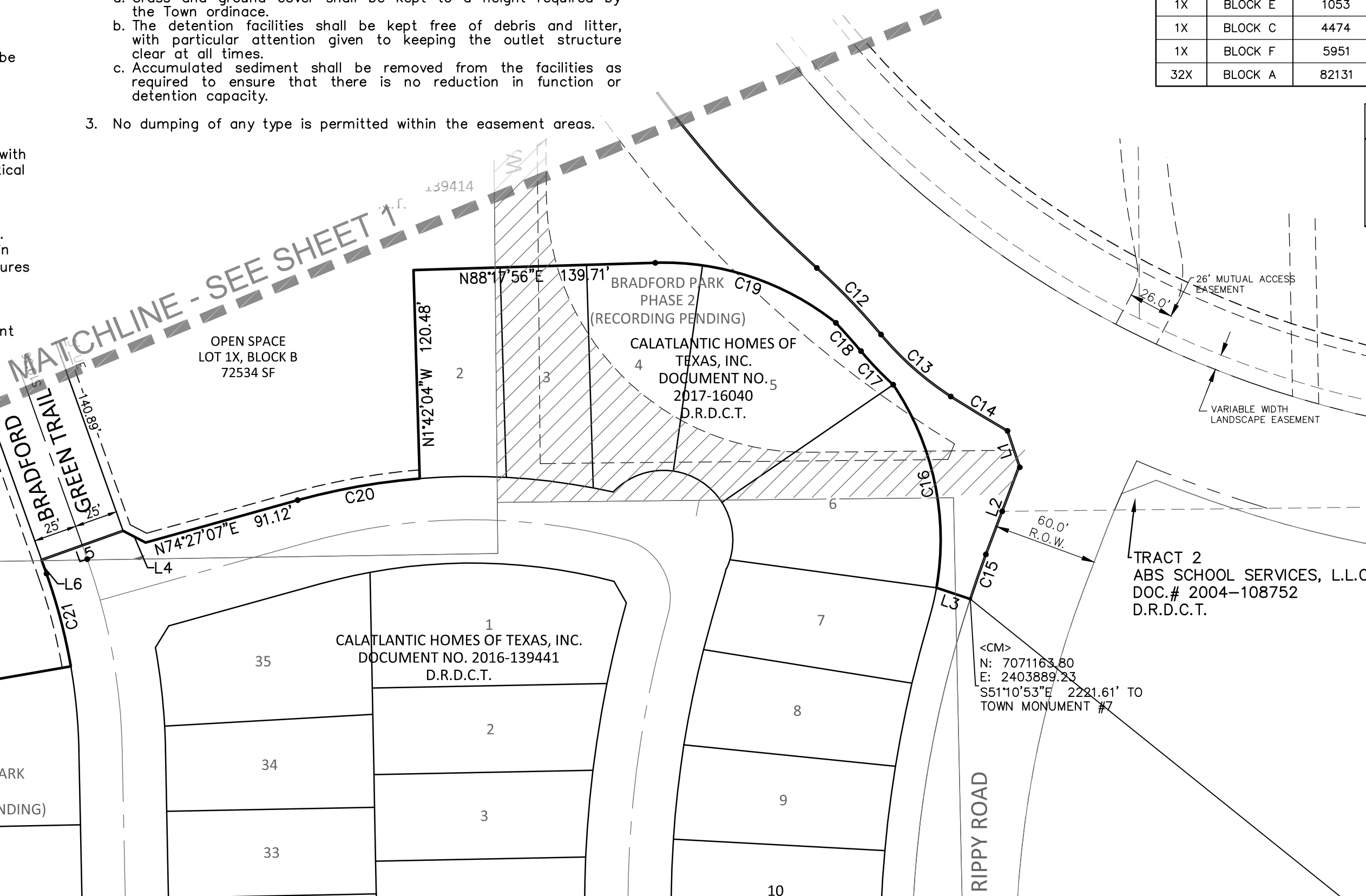
My commission expires: _____

- NOTES:
- This development is subject to PD–148.
 - 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 are Pedestrian Access Easements. X–lots shall also be used for water, sewer & drainage easements where necessary.
 - 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, tubular steel, masonry wall or a combination of masonry wall and decorative metal fence, where permitted. See landscape plan for specific locations.
 - All overhead utilities will be removed or placed underground.
 - All retaining/detaining walls, turn–down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
 - This development is subject to approved environmental protection plan.

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easements is the responsibility of the property owner.

- Upkeep and maintenance shall include but no be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facilities shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facilities as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within the easement areas.



APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest
Chairman, Planning & Zoning Commission

Doug Powell
Executive Director of Development Services

_____, 20____

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE			LOT ACREAGE		
LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.	LOT #	BLOCK	S.F.
2	BLOCK A	8716	17	BLOCK A	10519	2	BLOCK D	7869	22	BLOCK D	7362	2	BLOCK F	7401
3	BLOCK A	7093	18	BLOCK A	10709	3	BLOCK D	6761	23	BLOCK D	7766	3	BLOCK F	6117
4	BLOCK A	8366	19	BLOCK A	10828	4	BLOCK D	6678	24	BLOCK D	7863	4	BLOCK F	6204
5	BLOCK A	6005	20	BLOCK A	10877	5	BLOCK D	6621	25	BLOCK D	7647	5	BLOCK F	6307
6	BLOCK A	7128	21	BLOCK A	10855	6	BLOCK D	6586	26	BLOCK D	7613	6	BLOCK F	6306
7	BLOCK A	7225	22	BLOCK A	10762	7	BLOCK D	7112	27	BLOCK D	8542	7	BLOCK F	6306
8	BLOCK A	7730	23	BLOCK A	10599	8	BLOCK D	7332	28	BLOCK D	6538	8	BLOCK F	6307
9	BLOCK A	8295	24	BLOCK A	10365	9	BLOCK D	7057	29	BLOCK D	6879	9	BLOCK F	6307
10	BLOCK A	8112	25	BLOCK A	12718	10	BLOCK D	6868	30	BLOCK D	8377	10	BLOCK F	7848
11	BLOCK A	8007	26	BLOCK A	19375	11	BLOCK D	6751	31	BLOCK D	8378	11	BLOCK F	7858
12	BLOCK A	10971	27	BLOCK A	10722	12	BLOCK D	6710	32	BLOCK D	7468	12	BLOCK F	6240
13	BLOCK A	8916	28	BLOCK A	10686	13	BLOCK D	6745	33	BLOCK D	7108	13	BLOCK F	6240
14	BLOCK A	9634	29	BLOCK A	10264	14	BLOCK D	6313	34	BLOCK D	6822	14	BLOCK F	6240
15	BLOCK A	16839	30	BLOCK A	10177	15	BLOCK D	6092	35	BLOCK D	6778	15	BLOCK F	6240
16	BLOCK A	10143	31	BLOCK A	10424	16	BLOCK D	8483	36	BLOCK D	7121	16	BLOCK F	6241
COMMON AREA ACREAGE			COMMON AREA ACREAGE			COMMON AREA ACREAGE			COMMON AREA ACREAGE			COMMON AREA ACREAGE		
NAME	BLOCK	S.F.	NAME	BLOCK	S.F.	NAME	BLOCK	S.F.	NAME	BLOCK	S.F.	NAME	BLOCK	S.F.
1X	BLOCK B	72534	1X	BLOCK D	83324	1X	BLOCK A	88530	1X	BLOCK E	1053	1X	BLOCK C	4474
1X	BLOCK E	1053	1X	BLOCK C	4474	1X	BLOCK F	5951	32X	BLOCK A	82131			

LOT/BLOCK ANALYSIS FOR PHASE 1	
SMALLEST LOT SIZE (SF)	6005
LARGEST LOT SIZE (SF)	19375
AVERAGE LOT SIZE (SF)	8105
TOTAL NO. OF LOTS	87

RECORD PLAT
OF

BRADFORD PARK
PHASE 1

BLOCK A, LOTS 1X, 2-31 & 32X;
BLOCK B, LOT 1X; BLOCK C, LOT 1X;
BLOCK D, LOTS 1X, 2-40; BLOCK E, LOT 1X;
BLOCK F, LOTS 1X, 2-19

BEING 29.723 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 87 SINGLE-FAMILY RESIDENTIAL
LOTS & 7 OPEN SPACE/H.O.A. LOTS

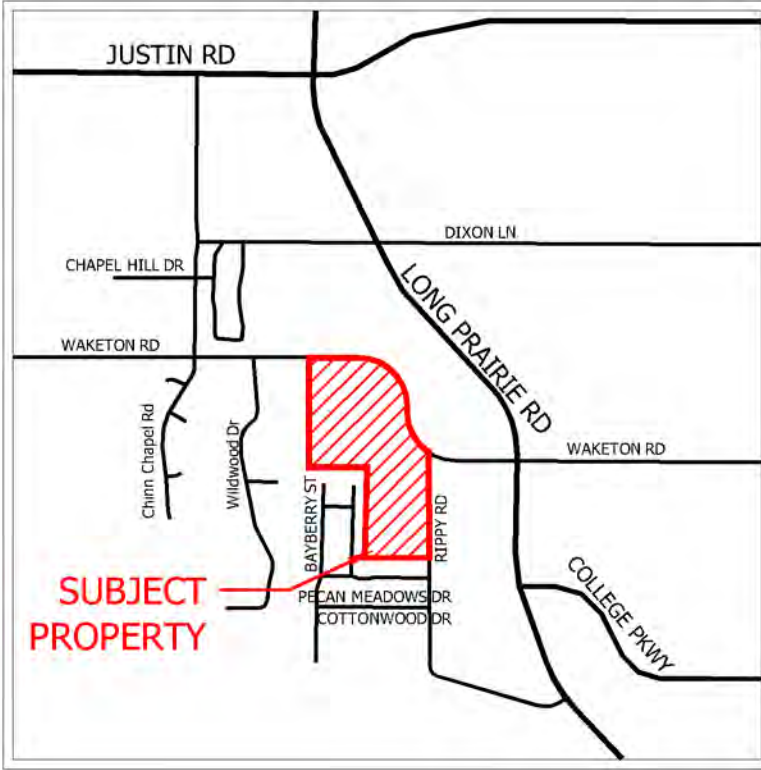
Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

16 May 2017
SHEET 2 OF 2

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

RECORDING INFORMATION




SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
CalAtlantic Homes of Texas, Inc.
2500 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

Walk revisions 4/19/17
Open Space rev. 11/30/16

**OVERALL
LANDSCAPE
PLAN**

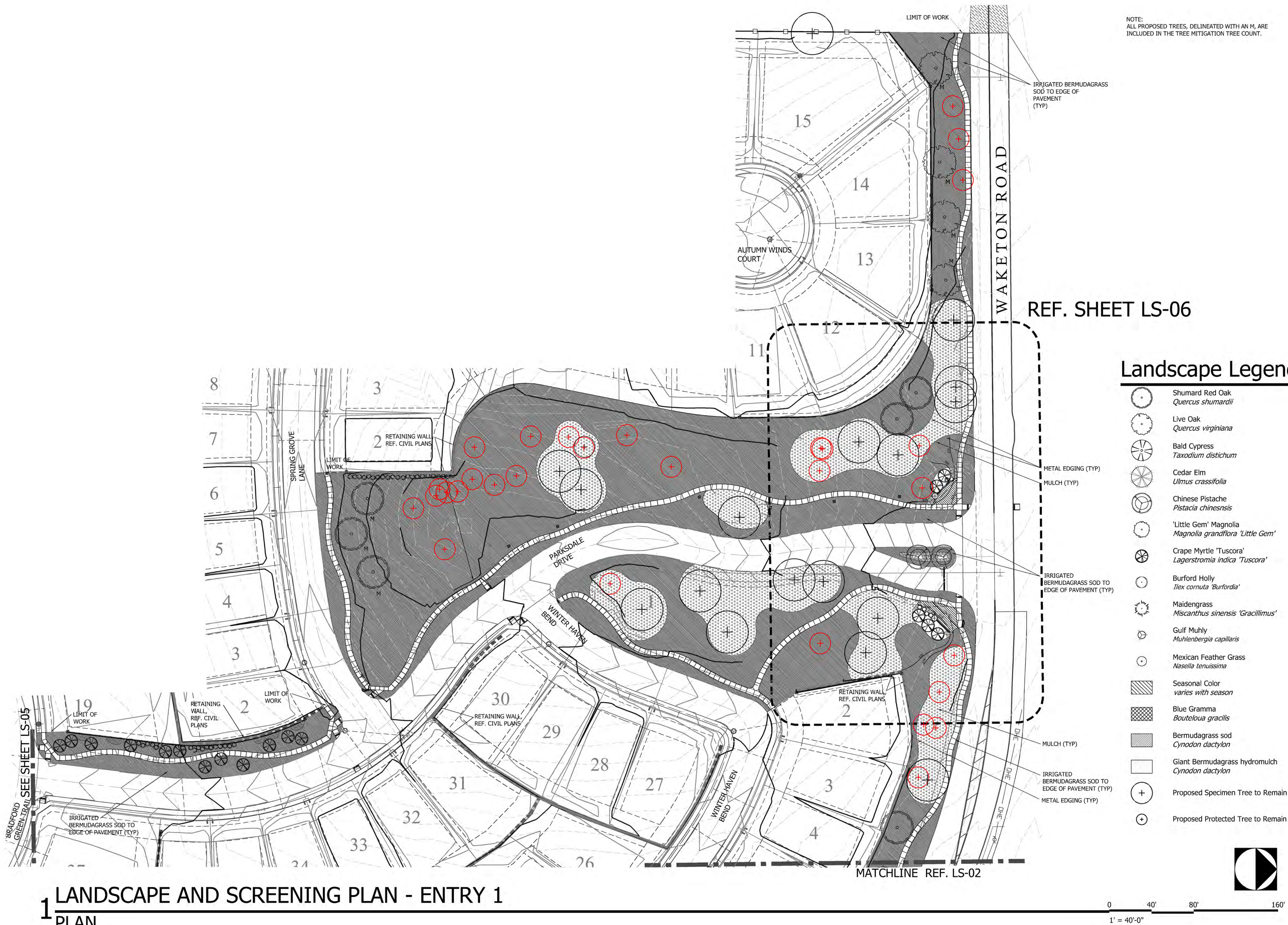
**SHEET
LS-00**



SHEET KEY MAP
NOT TO SCALE



0 100' 200' 400'
1" = 100'-0"



NOTE:
ALL PROPOSED TREES, DELINEATED WITH AN M, ARE
INCLUDED IN THE TREE MITIGATION TREE COUNT.

REF. SHEET LS-06

Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
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APPLICANT
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

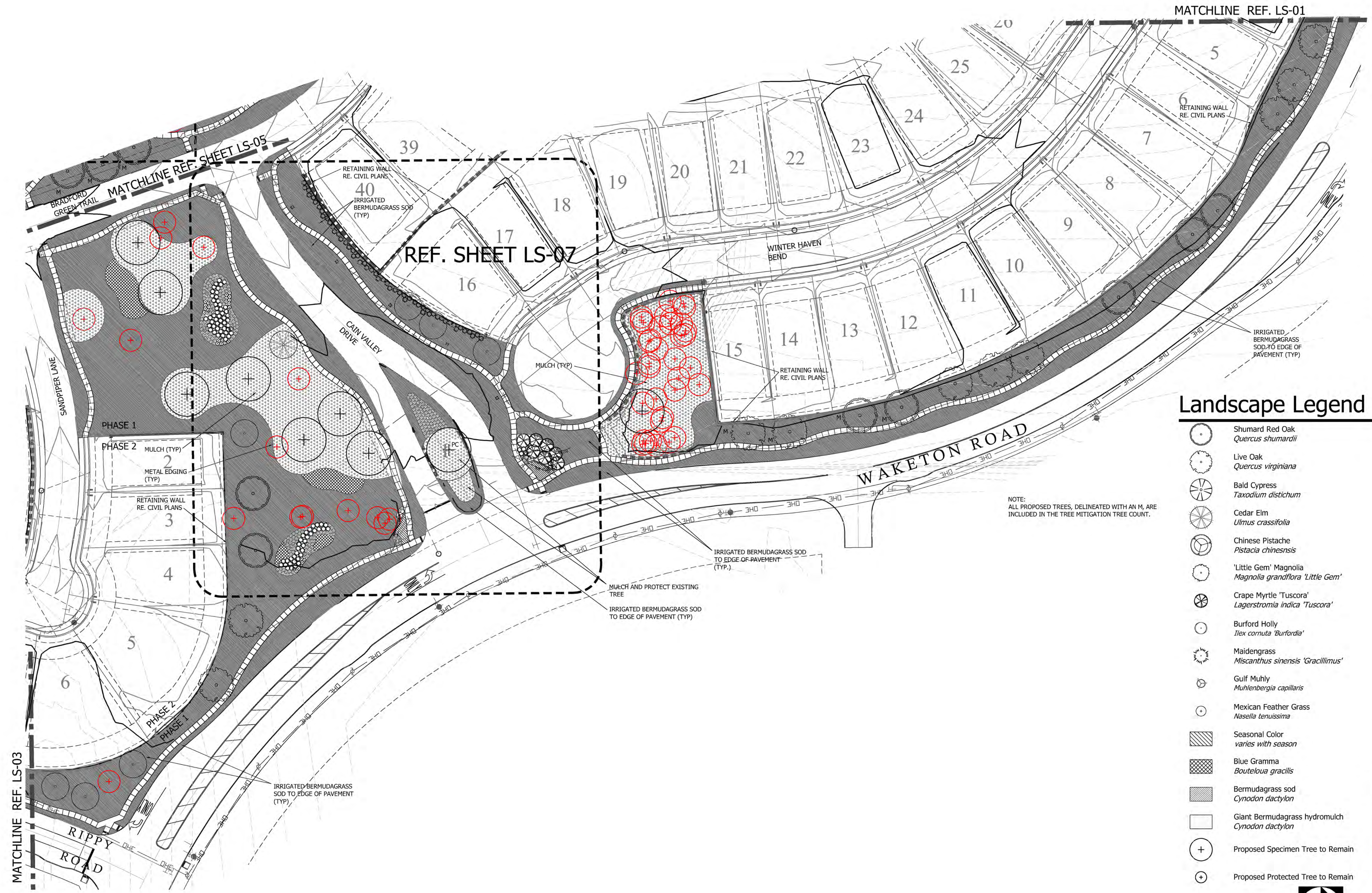
BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
Tree mitigation note 4/27/17

LANDSCAPE
PLAN

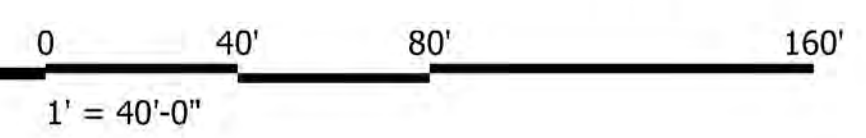
SHEET
LS-01



Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain

NOTE:
ALL PROPOSED TREES, DELINEATED WITH AN M, ARE INCLUDED IN THE TREE MITIGATION TREE COUNT.



SAGE GROUP, INC.
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Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
Tree Mitigation note 4/27/17

**LANDSCAPE
PLAN**

**SHEET
LS-02**



SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT

CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

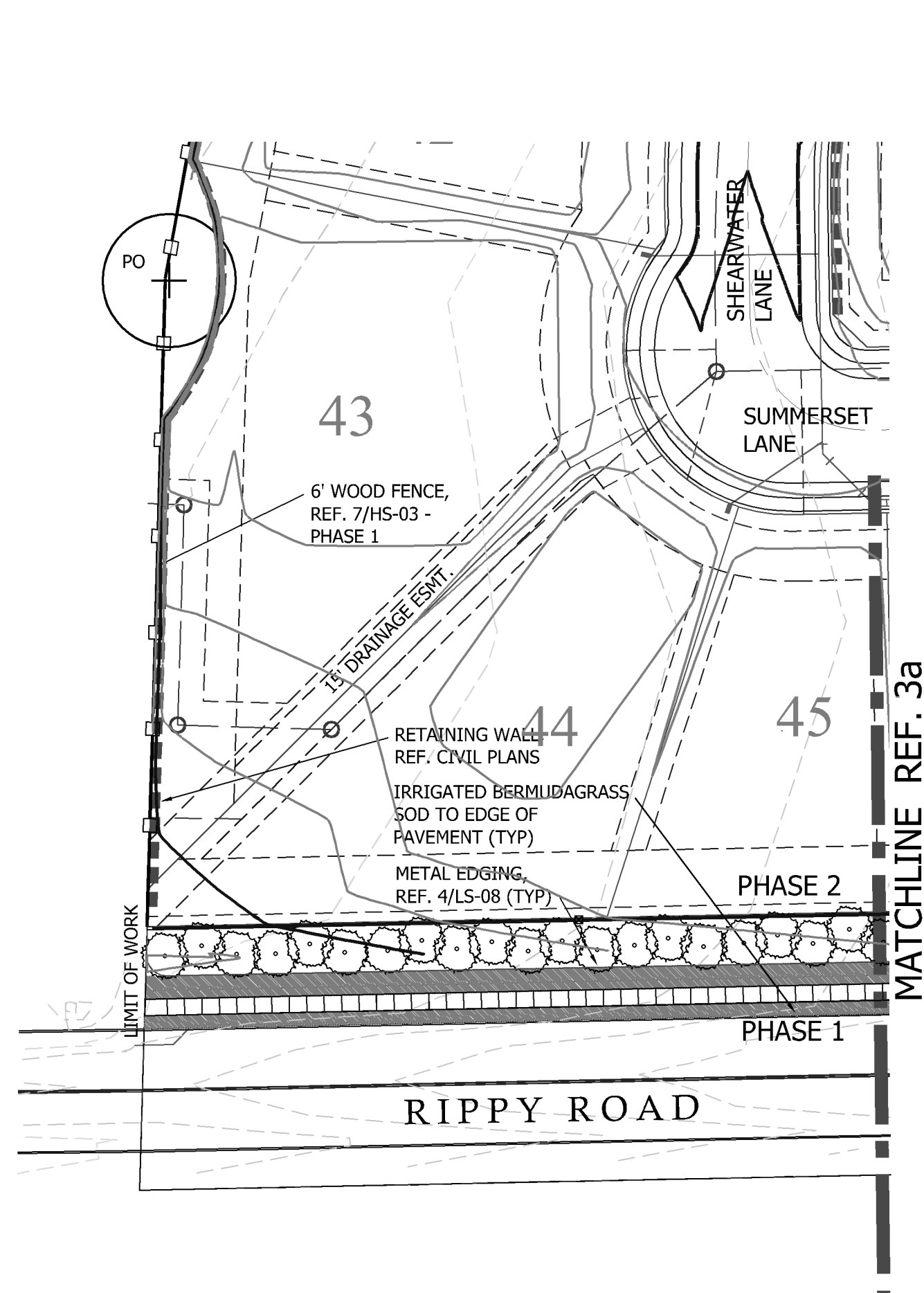
Issued
JAN 24, 2017

Revisions

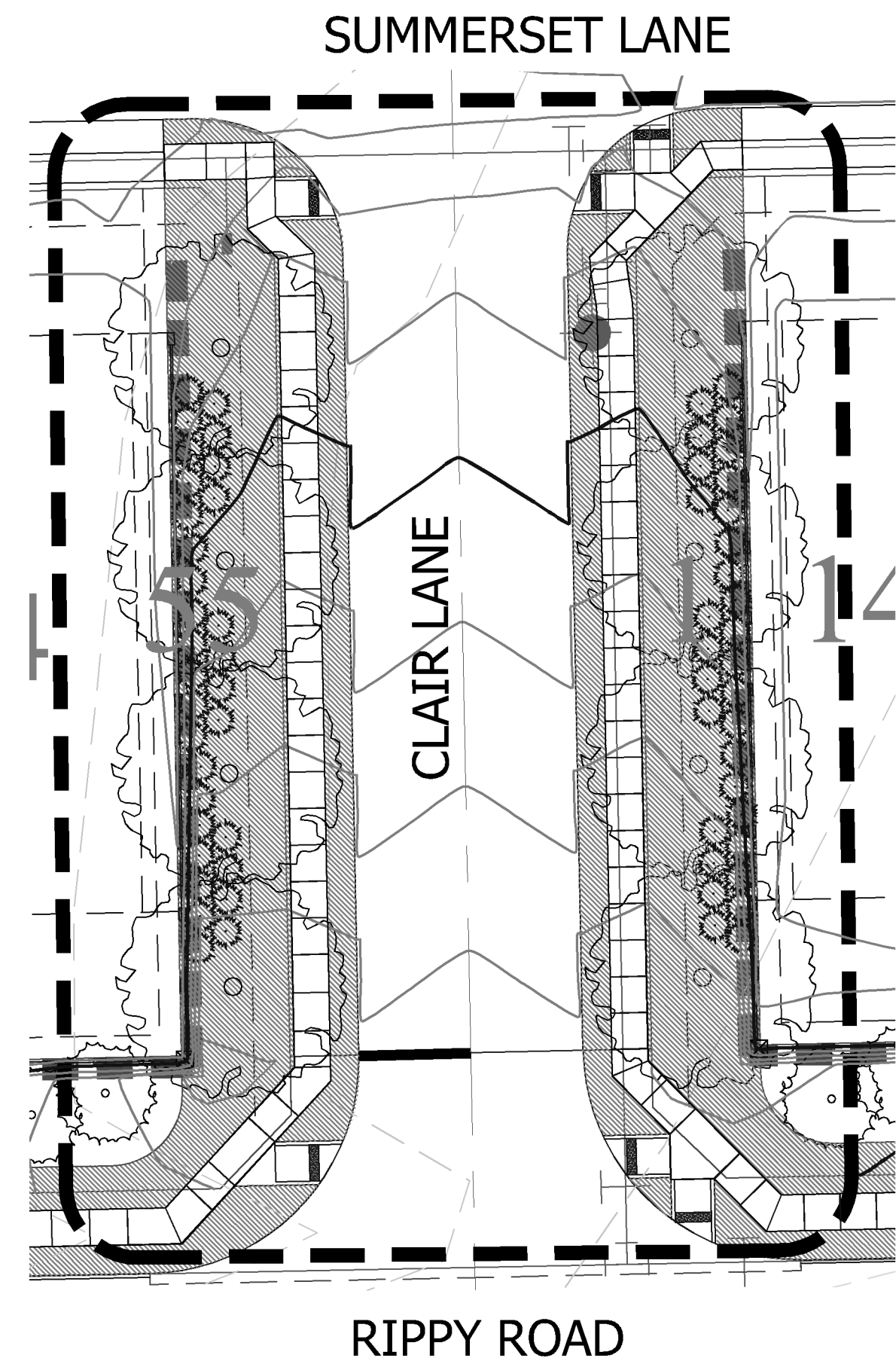
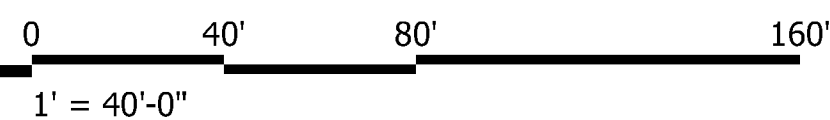
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

SHEET
LS-03

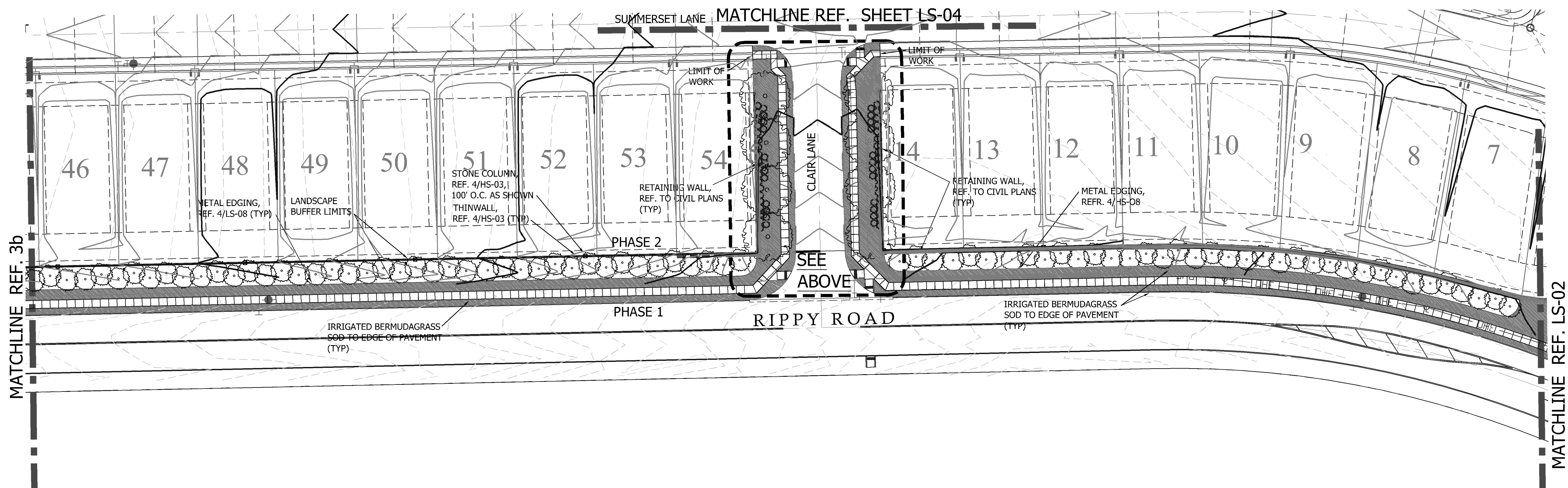
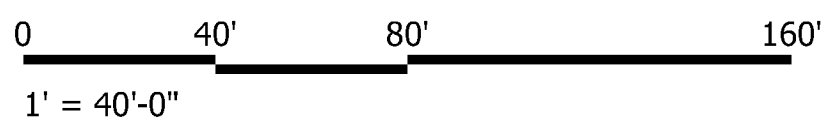


3b LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN

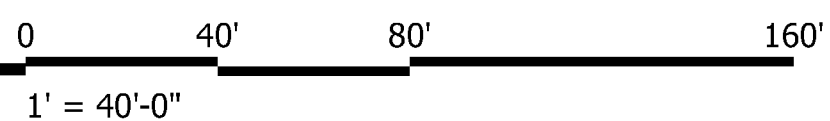


Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
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Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



3a LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN





SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

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APPLICANT
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

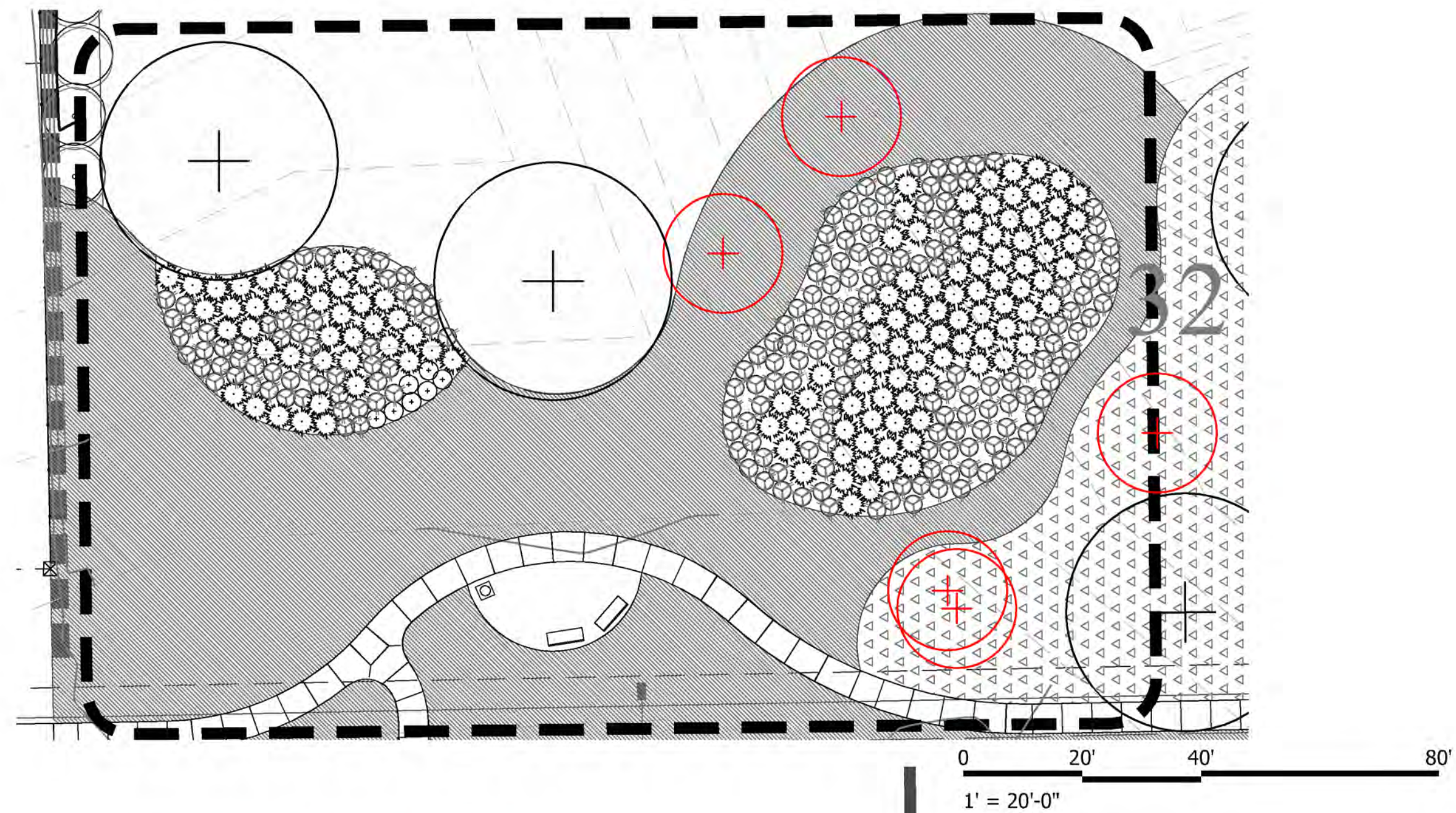
BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

SHEET
LS-04

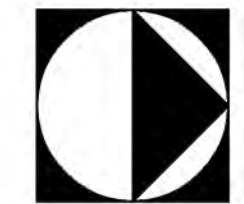


SITE FURNITURE

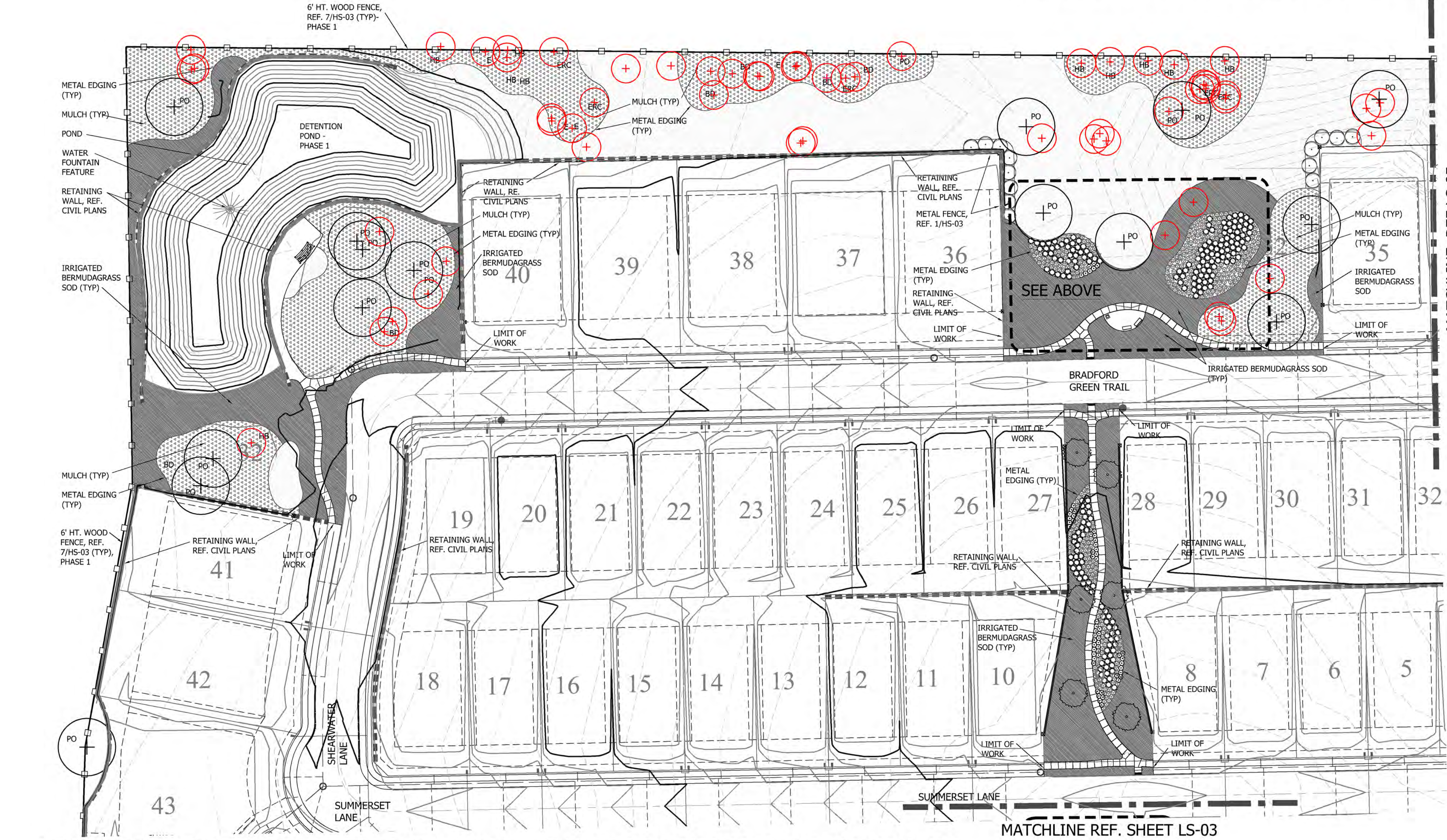
- 6' BENCH, TO BE OWNER SELECTED
- LITTER RECEPTACLE, TO BE OWNER SELECTED

Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



0 40' 80' 160'
1" = 40'-0"



4 LANDSCAPE AND SCREENING PLAN - SW DETENTION & OPEN SPACE PLAN



SAGE GROUP, INC.
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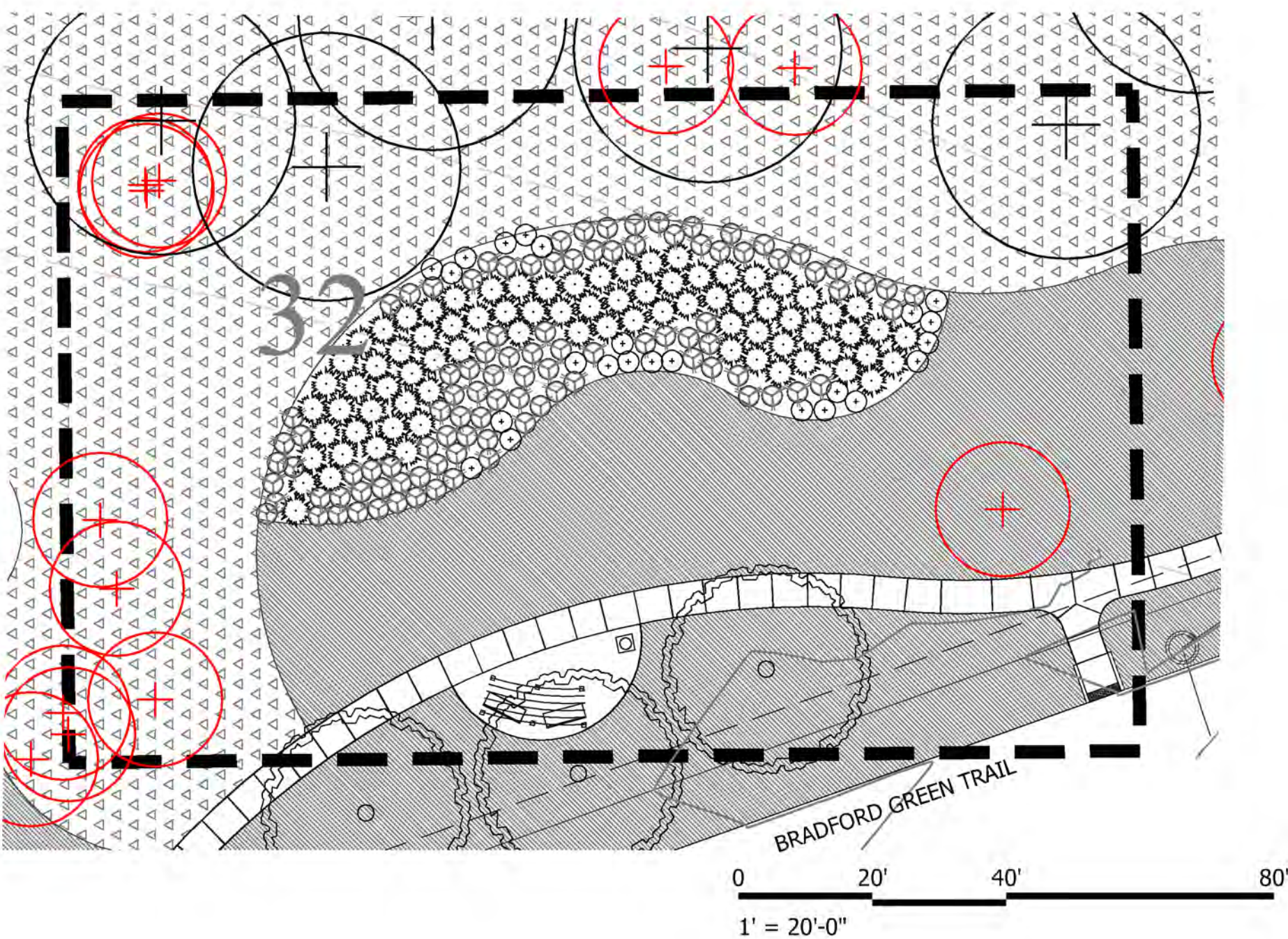
BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
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Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
Walk rev 12/19/16
Walk revisions 4/19/17
Tree Mitigation note 4/27/17

LANDSCAPE
PLAN

SHEET
LS-05



SITE FURNITURE

- 6' BENCH, TO BE OWNER SELECTED
- LITTER RECEPTACLE, TO BE OWNER SELECTED

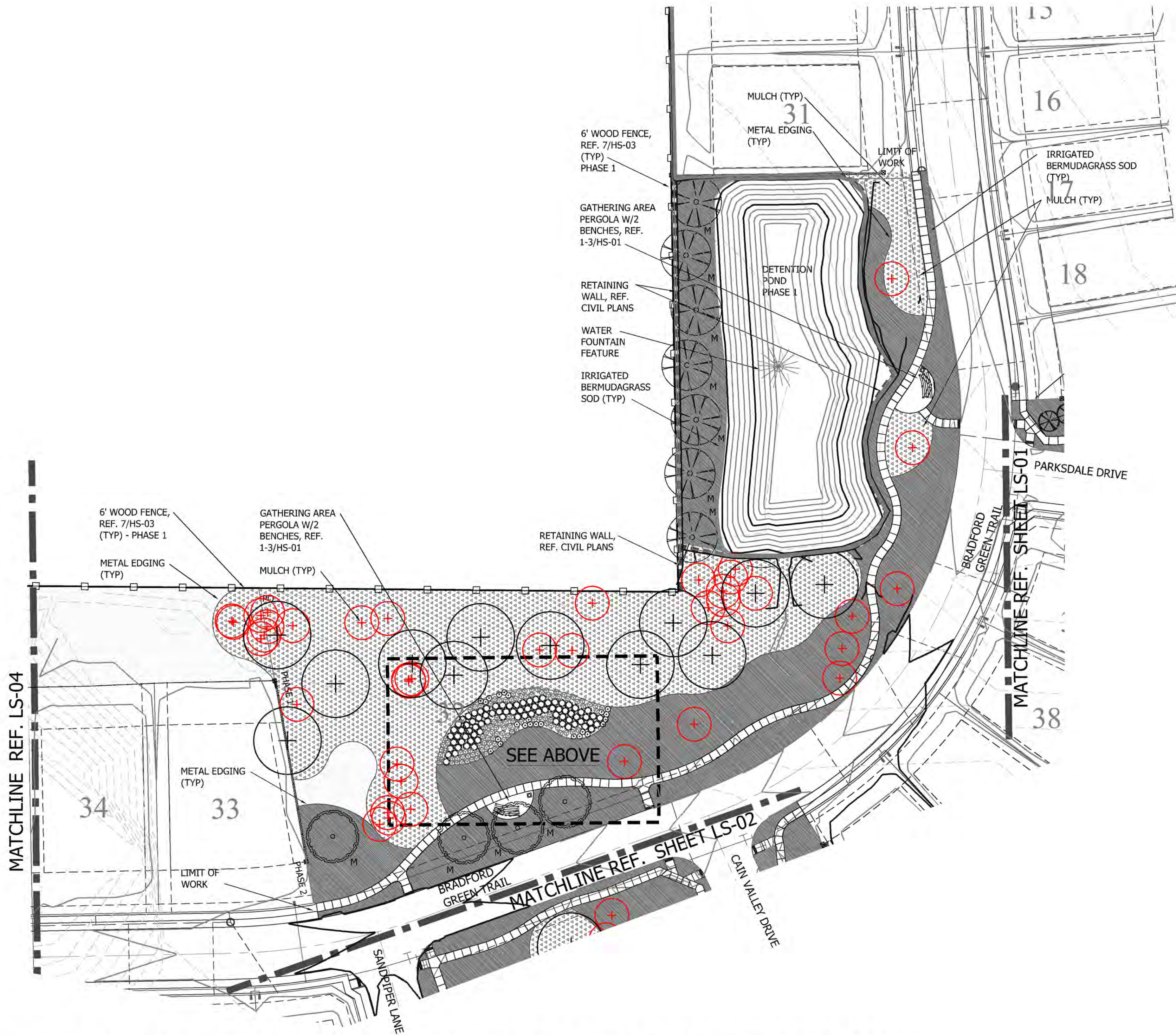
NOTE:
ALL PROPOSED TREES, DELINEATED WITH AN M, ARE INCLUDED IN THE TREE MITIGATION TREE COUNT.

Landscape Legend

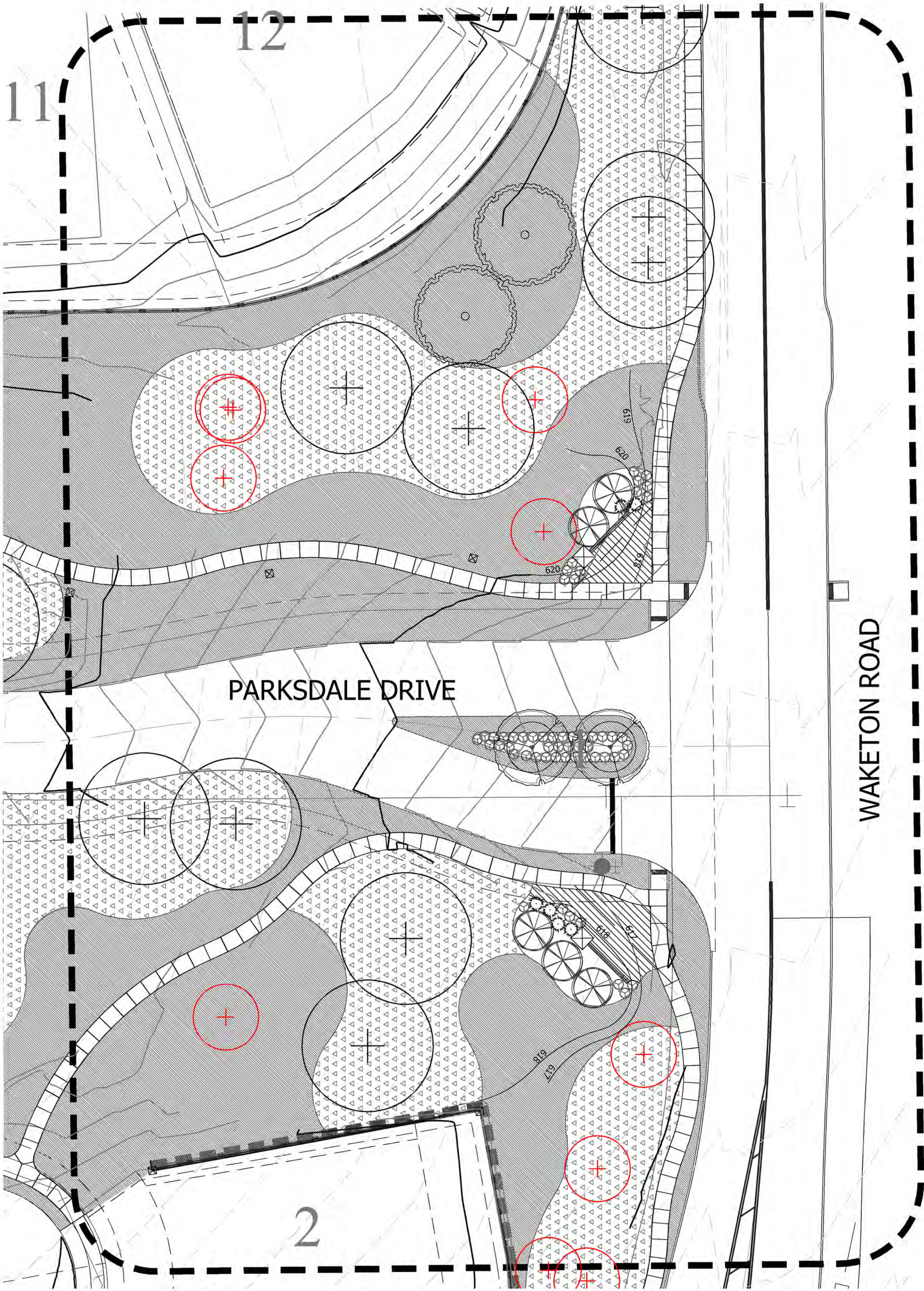
- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
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Lagerstromia indica 'Tuscora'
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Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



0 40' 80' 160'
1" = 40'-0"



5 LANDSCAPE AND SCREENING PLAN - NORTHWEST DETENTION
PLAN



Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinesnsis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain

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BRADFORD PARK
FLOWER MOUND, TEXAS

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Revisions

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LANDSCAPE
PLAN

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LS-06



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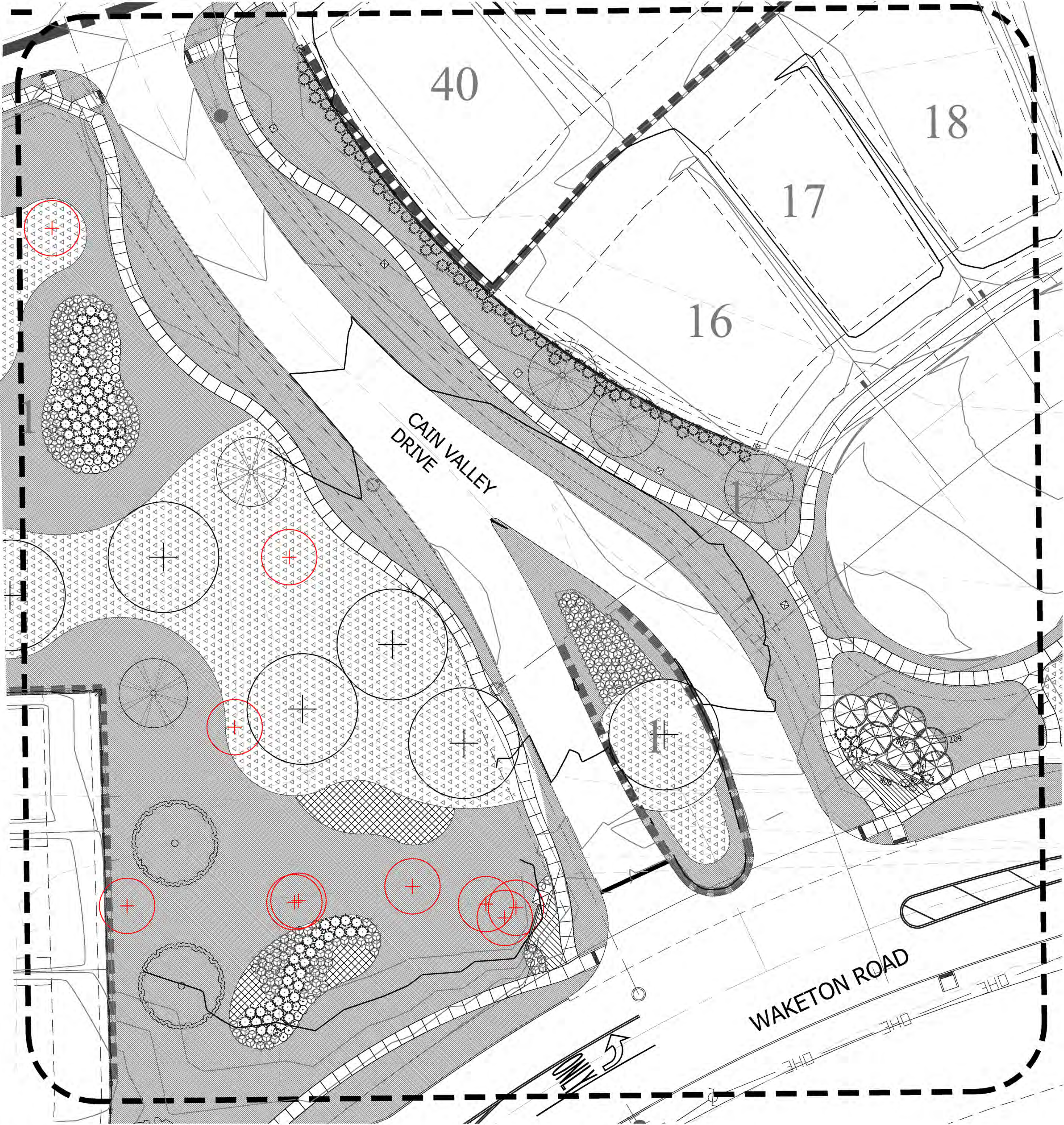
BRADFORD PARK
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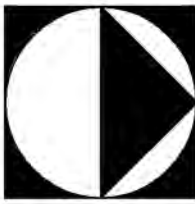
LANDSCAPE
PLAN

SHEET
LS-07



Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
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- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



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

Landscape Installation Notes

INSPECTION

1. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE PLANS/DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT APPROPRIATE CITY SERVICE DEPARTMENTS FOR LANDSCAPE INSPECTIONS AS REQUIRED.
2. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH APPROPRIATE CITY DESIGN STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND R.O.W. INSPECTIONS.

EXCAVATION

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT CONTACTING THE APPROPRIATE CITY SERVICE DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES (I.E.; WATER LINES, SEWER LINES, GAS LINES, ETC.) AND TREE LOCATIONS PRIOR TO EXCAVATION. REFERENCE CIVIL PLANS FOR PROPOSED UNDERGROUND UTILITY LOCATIONS.

SOIL

1. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION AND/OR STOCKPILED AS NEEDED.
2. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY & AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
3. IMPORTED TOPSOIL (TYPICALLY KNOWN AS BOTTOM LAND SOIL) SHALL BE NATURAL, FRIABLE SOIL NATIVE TO THE REGION FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, ETC. IT SHALL CONTAIN NO SALT, AND BE OF A BLACK TO BROWN COLOR.

IRRIGATION

1. ANY CHANGES TO THE APPROVED IRRIGATION PLANS/DRAWINGS SHALL REQUIRE AUTHORIZATION BY THE CITY.
2. CONTACT THE APPROPRIATE CITY SERVICE DEPARTMENT FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL NOT BE LOCATED CLOSER THAN TEN (10') FEET FROM THE BACK OF CURB AT STREET OR DRIVE INTERSECTIONS.
4. IRRIGATION VALVES SHALL BE LOCATED A MINIMUM OF FIVE (5') FEET AWAY FROM STORM SEWERS, SANITARY SEWER LINES, CITY FIRE HYDRANTS, AND WATER VALVES.
5. IRRIGATION MAINLINES, VALVES, AND/OR ELECTRICAL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
6. A MINIMUM FIVE (5') FEET OF SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND/OR SANITARY SEWER LINES.
7. IRRIGATION HEADS THAT RUN PARALLEL AND/OR NEAR PUBLIC WATER AND/OR SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS.
8. THE BORE DEPTH FOR IRRIGATION SLEEVING UNDER STREETS, DRIVE AISLES, FIRE LANES SHALL PROVIDE (2") OF CLEARANCE (MINIMUM).
9. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
10. ELECTRONIC TIMED IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

PLANTING STANDARDS

1. ALL PLANTINGS (TREES, SHRUBS, Bermudagrass sod, ETC.) SHALL COMPLY WITH THE CITY'S LANDSCAPE REGULATIONS AND REQUIREMENTS. (DESIGN STANDARDS, VISIBILITY REQUIREMENTS, ETC.)
2. THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-2004 OR LATEST VERSION) SHALL GOVERN ALL PLANT (TREES, SHRUBS, Bermudagrass sod, ETC.) SELECTION QUALIFICATIONS, GRADES, AND STANDARDS.
3. TYPICAL PLANTING SHALL COMPLY WITH PLANTING DETAILS AS SHOWN WITHIN THE LANDSCAPE PLANS. (ANSI A300) THE CITY HAS FINAL APPROVAL FOR ALL PLANTING SPECIFICATIONS.
4. UNLESS SPECIFIED/SHOWN OTHERWISE, TREES SHALL BE PLANTED A MINIMUM OF FIVE (5') FEET FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL ON ALL TREE PLACEMENTS.
5. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM TEN (10') FEET FROM THE EDGE OF ANY STORM SEWER INLET.
6. TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM FIVE (5') FEET FROM WATER METERS.
7. A MINIMUM FIVE (5') FOOT RADIUS AROUND FIRE HYDRANTS SHALL REMAIN CLEAR OF ALL VERTICAL PLANTINGS. (I.E.; TREES, SHRUBS)
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. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON, AND SHALL REMAIN NO LONGER THAN ONE (1) YEAR AFTER INSTALLATION (METAL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
10. FINISH GRADE IS TO BE APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO Bermudagrass sod INSTALLATION.
11. CONTRACTOR SHALL PROVIDE TWO (2") INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE Bermudagrass sod. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
12. ALL AREAS TO RECEIVE Bermudagrass sod SHALL BE LEFT AT A MAXIMUM OF ONE (1") INCH BELOW FINAL FINISH GRADE, AND ARE TO BE AERATED AND FINE GRADED. ALL TRENCHES ARE TO BE COMPLETELY SETTLED AND COVERED APPROPRIATELY.
13. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED BY THE GRADING PLAN. IF NEEDED, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE (2% MINIMUM SLOPE) AWAY FROM BUILT STRUCTURES. PROVIDE UNIFORM CURVATURE AT THE TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

MAINTENANCE

1. THE OWNER/OWNER'S REPRESENTATIVE 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. AT ALL TIMES, OPEN AND LANDSCAPED AREAS SHALL BE KEPT 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 AMERICAN NATIONAL STANDARDS INSTITUTE A300 STANDARDS (ANSI A300).

GENERAL LANDSCAPE PLAN NOTES

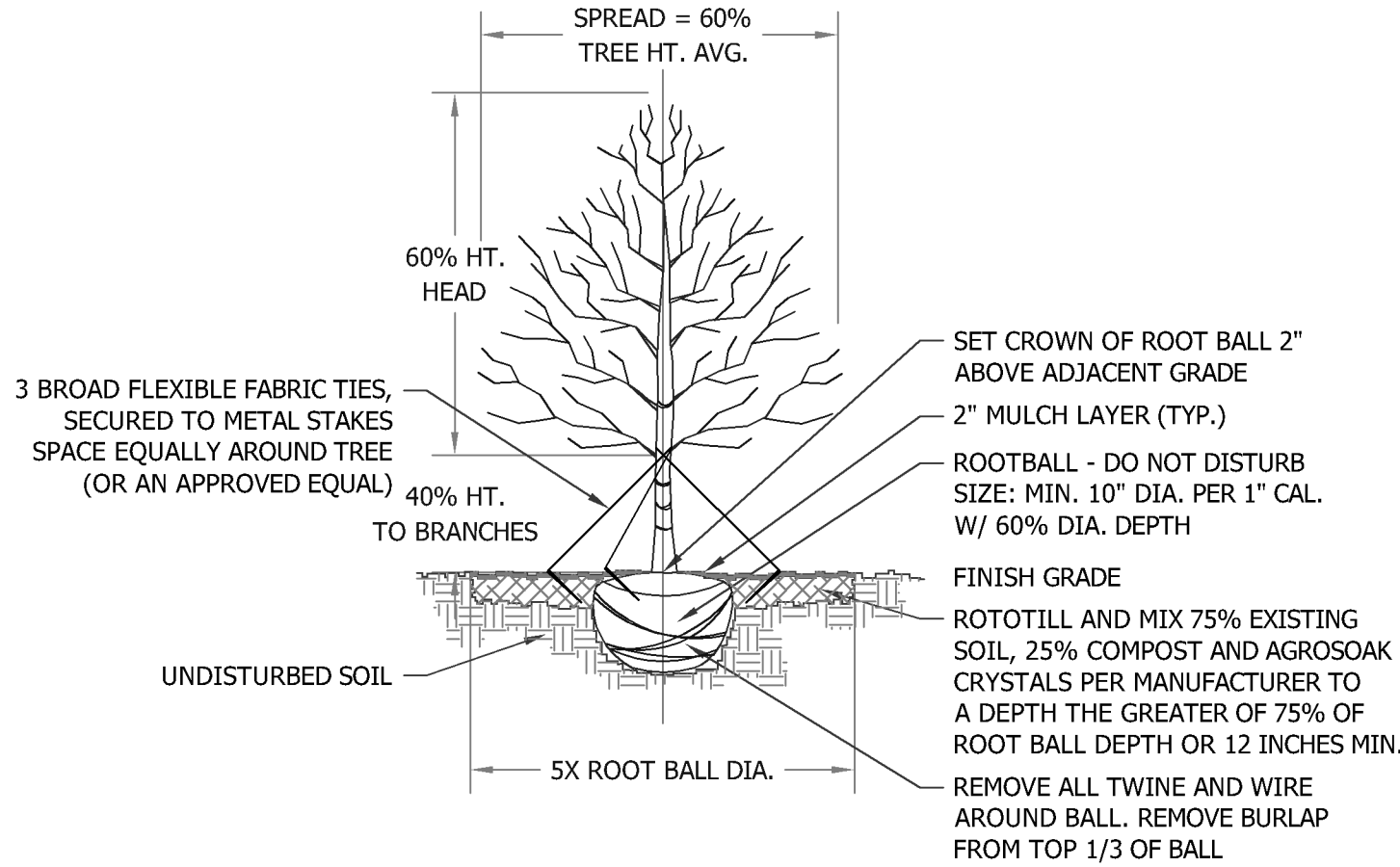
1. THIS PLAN MEETS OR EXCEEDS THE APPROVED LANDSCAPE REQUIREMENTS
2. THIS PLAN IS DIAGRAMATIC, THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND LOCATIONS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE INSTALLATION NOTES

1. CONTRACTOR INSTALLING LANDSCAPE SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND NOTIFY THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY DISCREPANCIES. (NOTE: SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.)
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
3. CONTRACTOR SHALL LOCATE ALL EXISTING/PROPOSED UNDERGROUND UTILITIES AND NOTIFY OWNER/OWNER'S REP., OF ANY CONFLICTS WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. CALL 811 FOR A FREE ASSESSMENT OF UNDERGROUND UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED UTILITIES.
4. CONTRACTOR IS TO PROVIDE/MAINTAIN CONTOURS/GRADES AT A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND Bermudagrass sod AREAS ARE TO BE SEPARATED BY METAL EDGING (UNO). NO METAL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB. REFERENCE PLANTING DETAILS FOR METAL EDGING INSTALLATION.
6. CONTRACTOR SHALL ENSURE THAT ALL PROPOSED LANDSCAPE AREAS ARE 100% IRRIGATED WITH AND UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. REFERENCE IRRIGATION PLANS FOR DETAILS FOR IRRIGATION SYSTEM INSTALLATION.
7. ALL Bermudagrass sod AREAS TO BE BERMUDA GRASS, UNLESS OTHERWISE NOTED IN THESE PLANS. REFERENCE PLANTING LIST/SCHEDULE FOR Bermudagrass sod SELECTION.

GENERAL LANDSCAPE MAINTENANCE NOTES

1. CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE (1) YEAR OF MAINTENANCE OF INSTALLED LANDSCAPE, TO BEGIN AFTER FINAL ACCEPTANCE FROM CITY.
2. THE OWNER, TENANT(S), AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
4. ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES AS IS COMMON TO LANDSCAPE MAINTENANCE.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR NOT A PART OF THIS PLAN.



TREE PLANTING NOTES

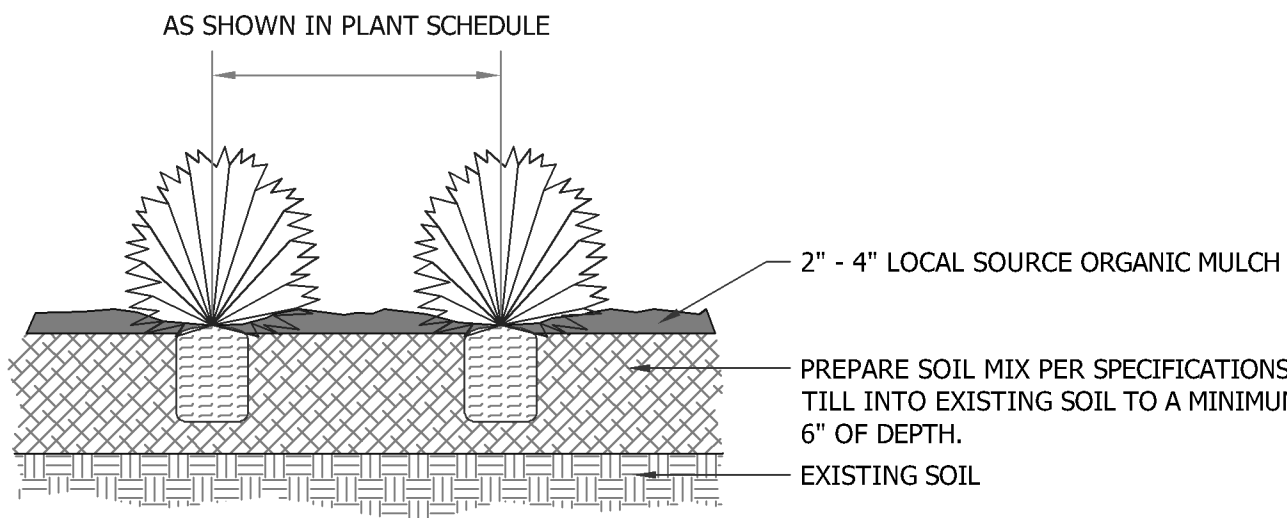
(2 1/2" CAL. OR LARGER)
USE 3 BROAD FLEXIBLE FABRIC "GUY WIRES", SECURED TO WOODEN STAKES SPACED EQUALLY AROUND TREE (OR AN APPROVED EQUAL)
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF RATE IS UNACCEPTABLE FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADD MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.
TYPICAL "TREE PLANTING PIT" BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER & B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S	B=5x10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD=Bx 75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES

1 Tree Planting and Staking

ELEVATION/SECTION NOT TO SCALE

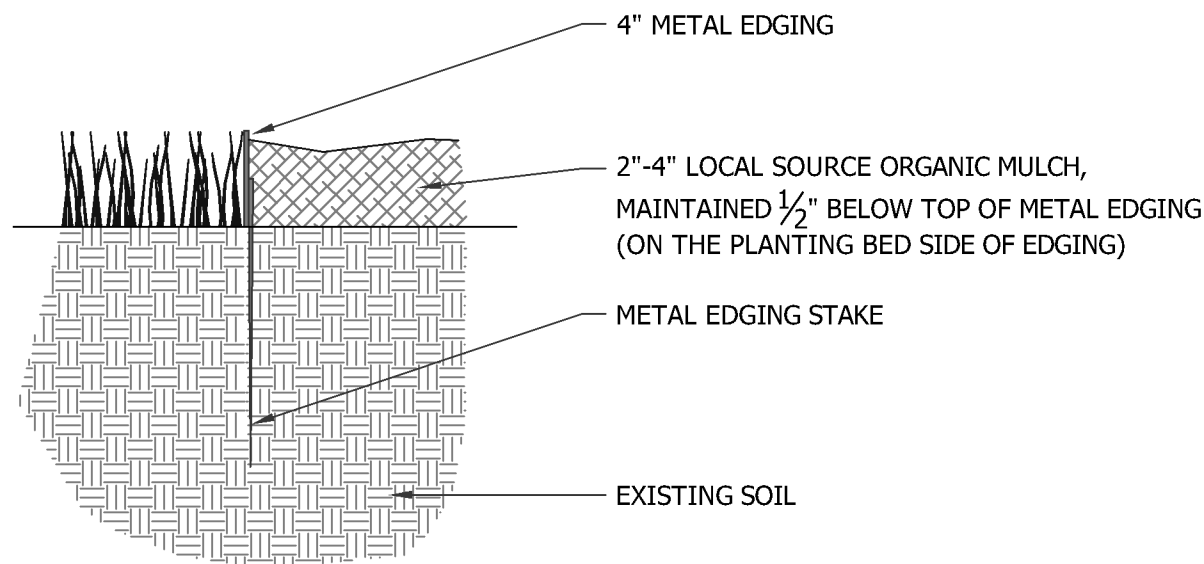


SHRUB PLANTING NOTES

1. REMOVE CONTAINER.
2. REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF ROOT BALLS. EXPOSE THE ACTUAL TOP OF THE ROOT BALL.
3. TOP OF ROOT BALL SHOULD BE 1" HIGHER THAN EXISTING GRADE.
4. ADD 2"-4" OF NATIVE ORGANIC MULCH OVER ROOT BALL.
5. DO NOT PILE MULCH AROUND TRUNKS.

2 Shrubs & Grasses Planting

ELEVATION/SECTION NOT TO SCALE



3 Metal Edging

SECTION NOT TO SCALE

Plant List and Schedule

LARGE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Shumard Red Oak <i>Quercus shumardii</i>	20	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Live Oak <i>Quercus virginiana</i>	19	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Cedar Elm <i>Ulmus crassifolia</i>	8	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Bald Cypress <i>Taxodium distichum</i>	7	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Chinese Pistache <i>Pistacia chinensis</i>	2	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SMALL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia <i>Magnolia grandiflora 'Little Gem'</i>	106	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth
	Crape Myrtle 'Tuscora' <i>Lagerstromia indica 'Tuscora'</i>	26	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Ilex cornuta 'Burfordii' <i>Burford Holly</i>	14	7 GAL. / 24" HT. / 24" SPREAD	container grown; full growth; 36" o.c.

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

GRASSES & GROUND COVER

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Maiden Grass <i>Miscanthus sinensis 'Gracillimus'</i>	538	7 GAL. / 24" HT. / 24" SPREAD	container grown; full growth; 36" o.c.
	Gulf Muhly <i>Muhlenbergia capillaris</i>	896	3 GAL. / 18" HT. / 18" SPREAD	container grown; full growth; 30" o.c.
	Mexican Feathergrass <i>Nasella tenuissima</i>	112	3 GAL. / 18" HT. / 18" SPREAD	container grown; full growth; 30" o.c.
	Blue Grama <i>Bouteloua gracilis</i>	1020	3 GAL. / 18" HT./ 18" SPREAD	container grown; full growth; 18" o.c.
	Seasonal Color <i>varies with season</i>	2090	4" POTS	full growth; 9" o.c.

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

Bermudagrass sod

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass sod <i>Cynodon dactylon</i>	304,417 s.f.	SOLID Bermudagrass sod	contractor to field verify quantity of Bermudagrass sod required
	Giant Bermudagrass <i>Cynodon dactylon</i>	51,430 s.f.	Giant Bermudagrass hydromulch	contractor to field verify quantity of hydromulch required

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL QUANTITIES PERTAINING TO THIS PROJECT.
THE QUANTITIES SHOWN ARE NOT FOR FINAL BIDDING PURPOSES.



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Issued
JAN 24, 2017

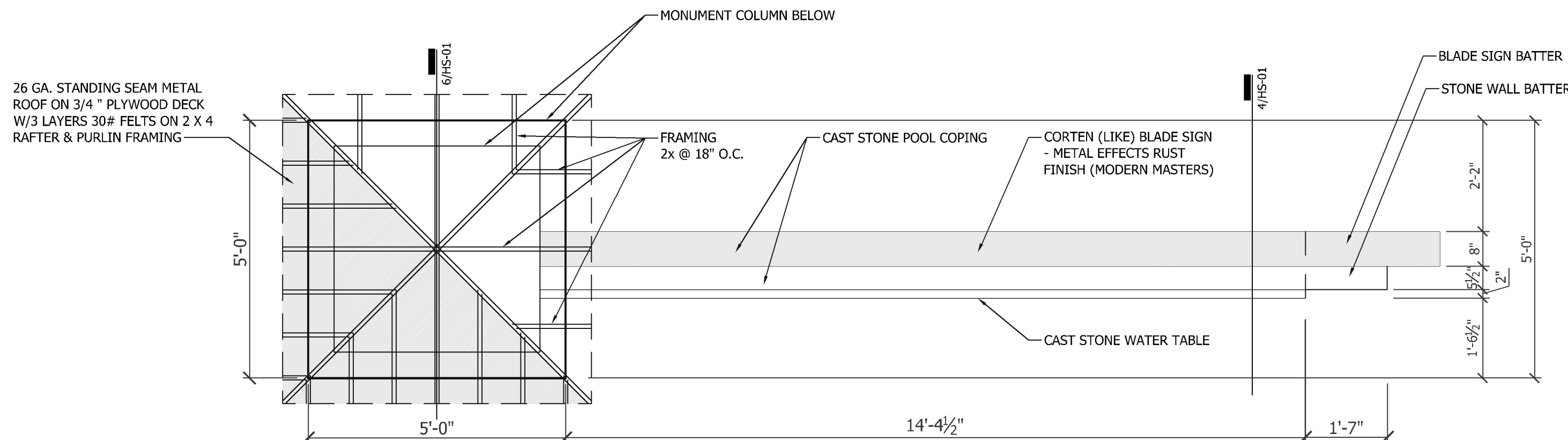
Revisions

Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

HARDSCAPE
DETAILS

SHEET

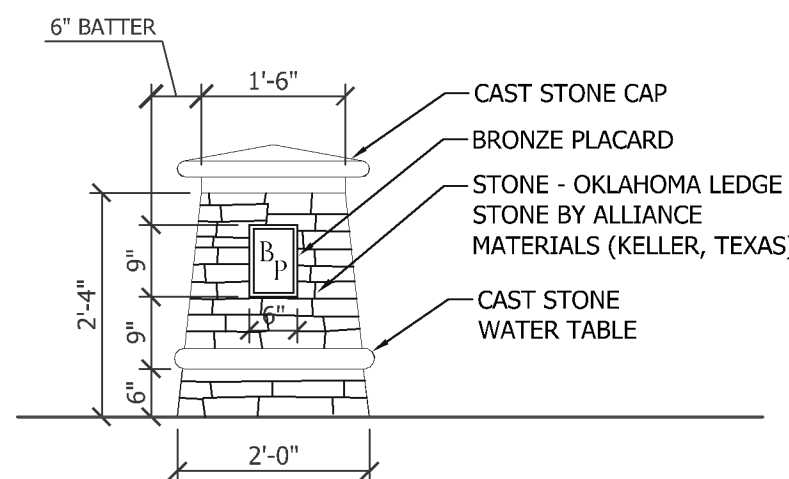
HS-01



1 Monument Sign

Plan 1/2" = 1'-0"

NOTE: DRAWINGS FOR DESIGN INTENT ONLY. CONTRACTOR RESPONSIBLE FOR STRUCTURAL DESIGN AND SHOP DRAWINGS

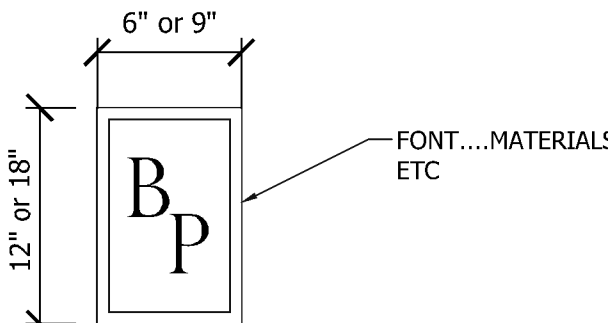


2 Bollard

Elevation 1/2" = 1'-0"

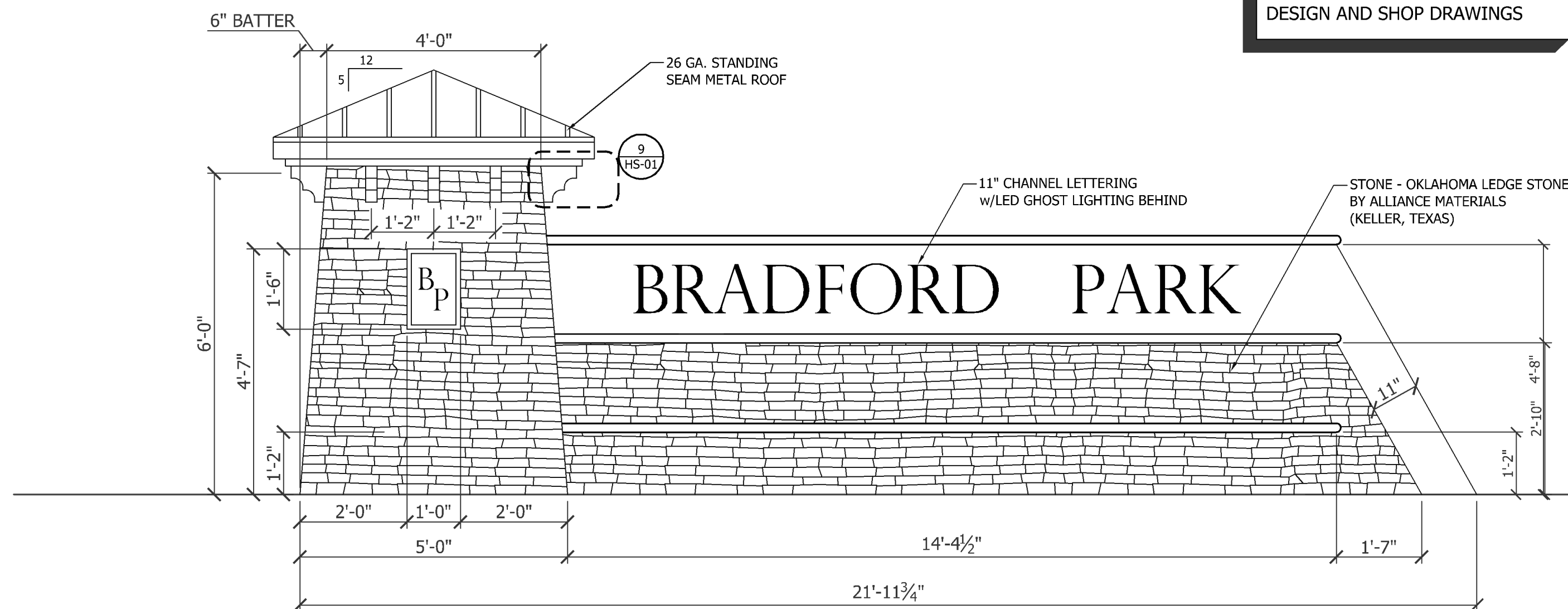
6" X 12" FOR BOLLARD

12" X 18" FOR MONUMENT COLUMNS



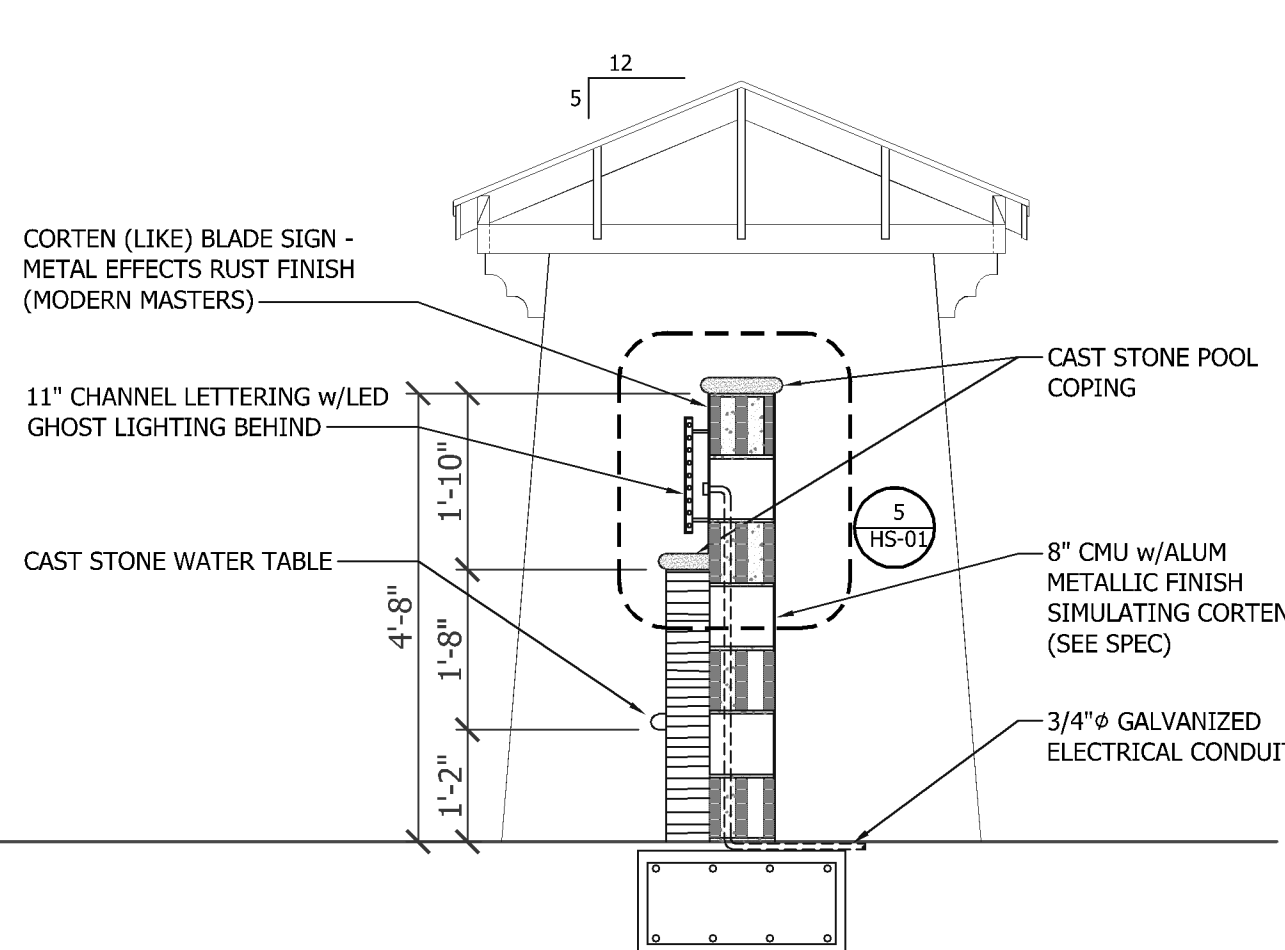
Bronze Placard

Detail 1-1/2" = 1'-0"



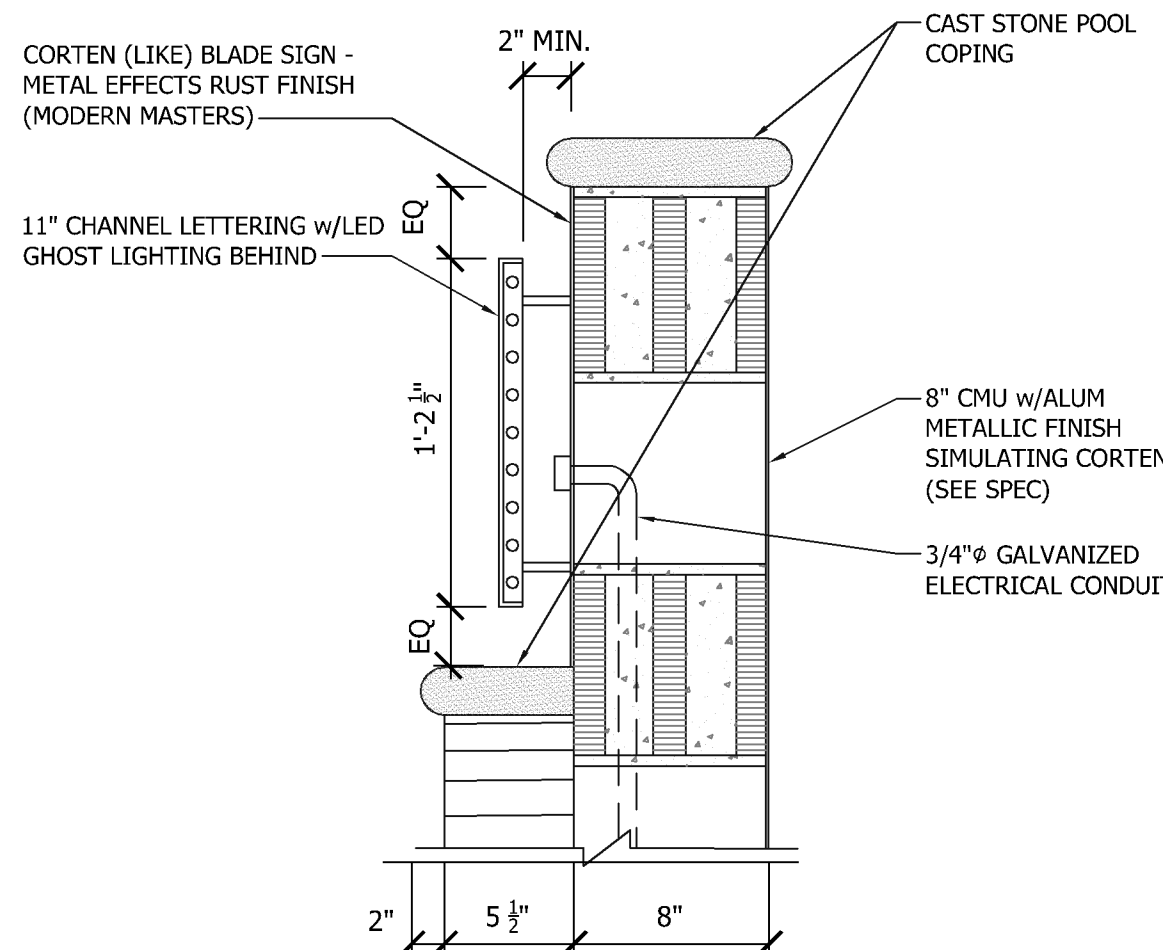
3 Monument Sign

Elevation 1/2" = 1'-0"



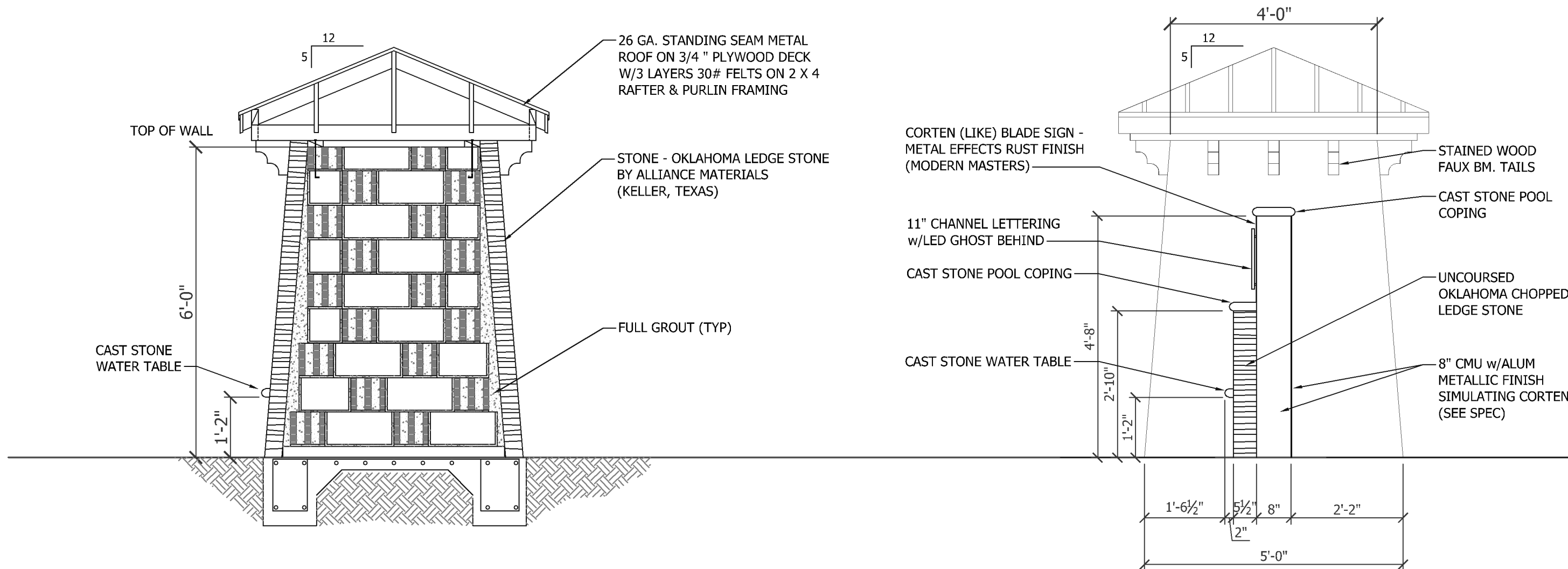
4 Sign Wall

Section 1/2" = 1'-0"



5 Enlarged View Sign Wall

Section 1-1/2" = 1'-0"

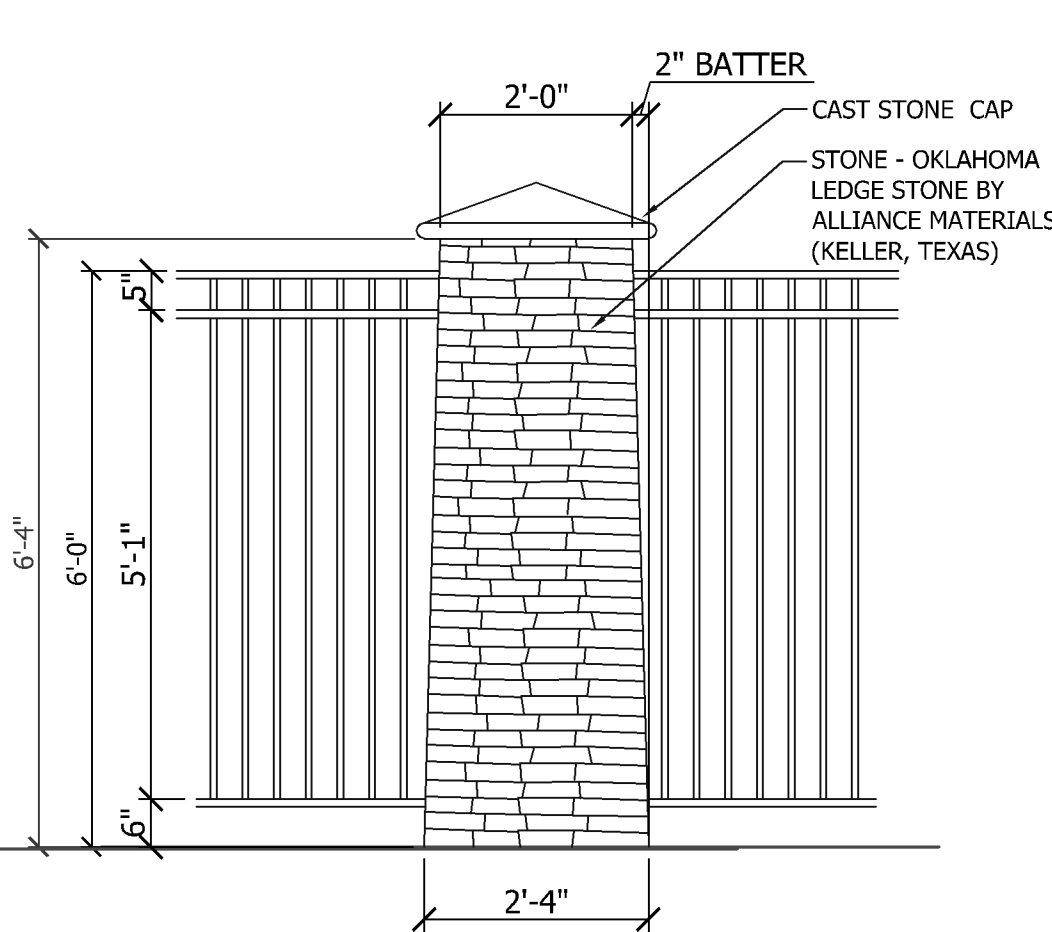


6 Monument Sign

Section 1/2" = 1'-0"

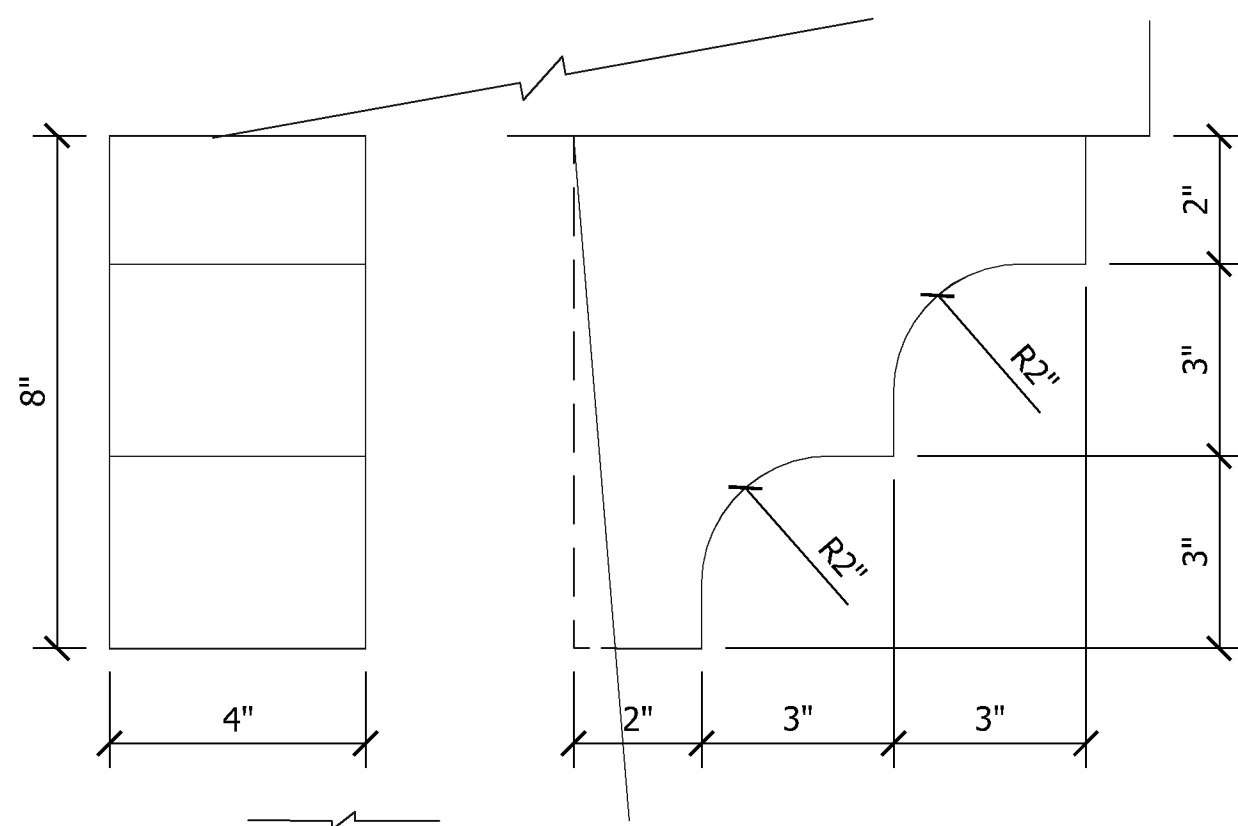
7 Monument Sign End Elevation

Elevation 1/2" = 1'-0"



8 Masonry Fence Column

Elevation 1/2" = 1'-0"



9 Wood Corbel Detail

Elevation NTS

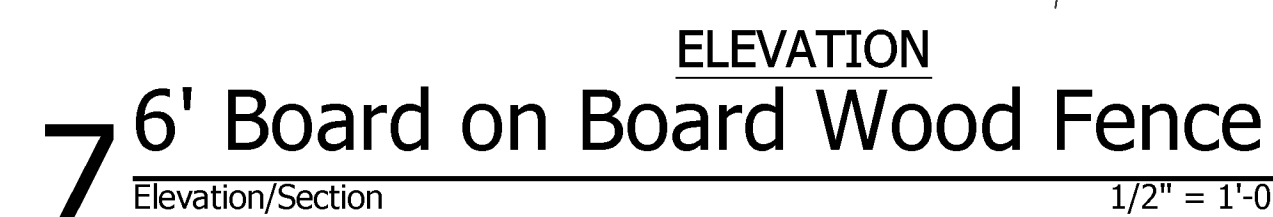
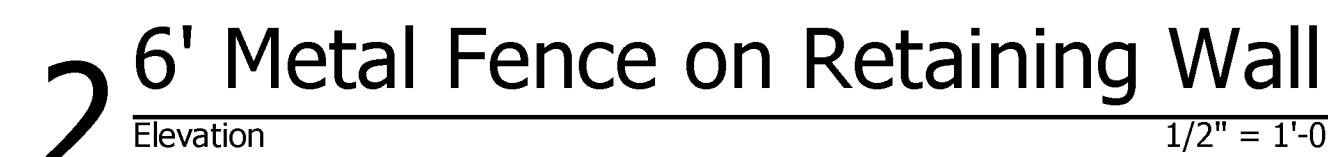
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

Issued
JAN 24, 2017

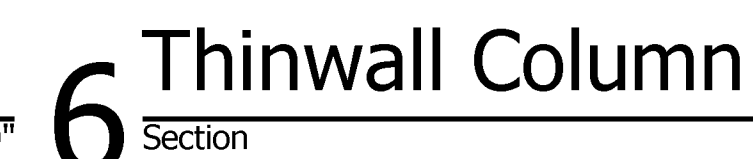
Town comments	11/2/16
Town comments	11/29/16
Street Names	2/15/17
Walk revisions	2/22/17
brick selection	5/15/17

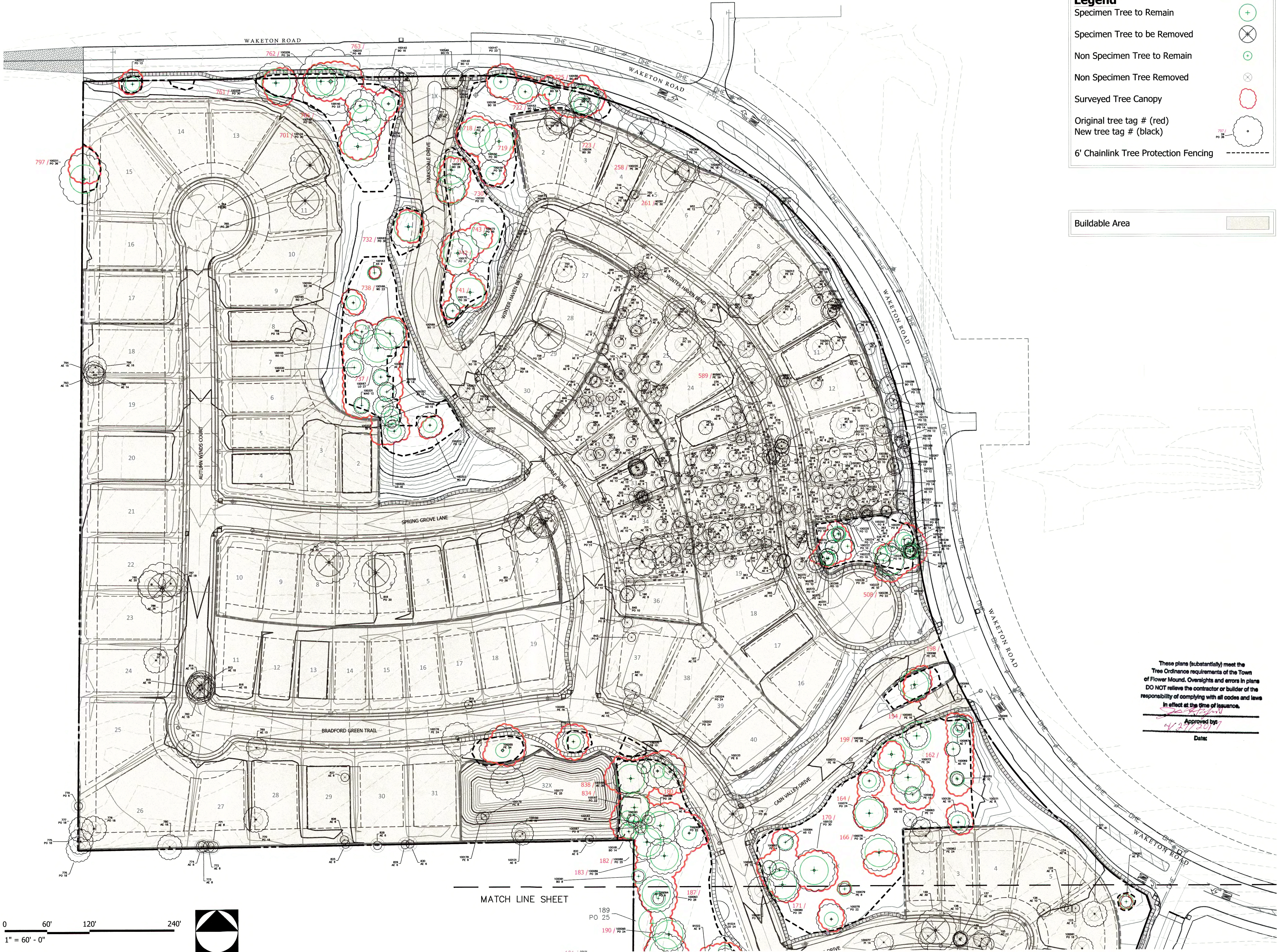
SHEET

HS-03



5 Thinwall Panel


$$\overline{1/2'' = 1'-0''}$$




SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture


KELLEE D. LEE
2424
4/27/17

Applicant / Developer

CalAtlantic Homes of Texas, Inc.
909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400

Bradford Park - Flower Mound, Texas
Development Plan
Tree Survey - Reference Plan

Issued
OCT. 10, 2016

Revisions
-1/24/17 updated layout
-2/24/17 addressed city comments
-4/14/17 city comments
-4/26/17 city comments
-4/27/17 city comments

DEVELOPMENT
PLAN

SHEET
DP2.0

Master Planning
Urban Design
Architecture
Landscape Architecture



Atlantic Homes of Texas, Inc.
 909 Lake Carolyn Parkway, Suite 1700
 Irving, TX 75039
 714-272-590-2400

Issued
T. 10, 2016

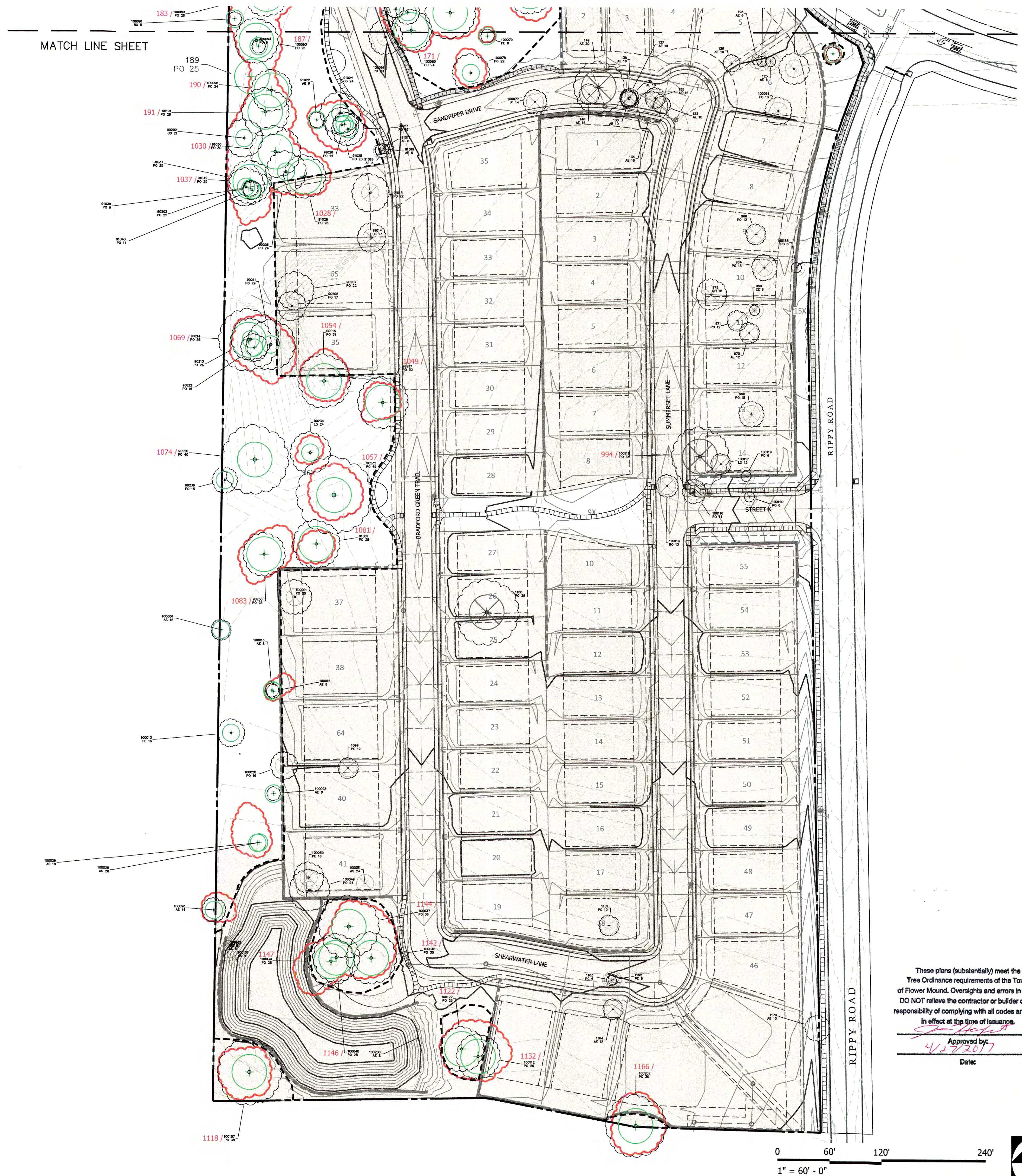
2/24/17 addressed
city comments
3/3/17 removed tree
1141 due to falling over
4/14/17 city comments
4/26/17 city comments
4/27/17 city comments

SHEET

DP2.1

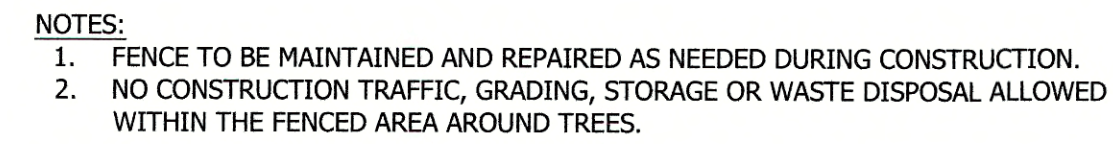
Approved by: 4/27/2017

Date: _____

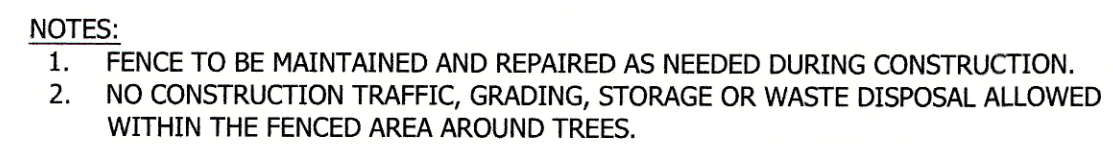


0 60' 120' 240'

1" = 60' - 0"



Elevation/Section NOT TO SCALE



Elevation/Section NOT TO SCALE

Master Planning
Urban Design
Architecture
Landscape Architecture



Bradford Park - Flower Mound, Texas

Bradford Park - Flower
Development Plan
Tree Survey - Reference Plan

OCT. 10, 2016

Revisions

-2/24/17 addressed

1141 due to falling of
-4/14/17 city comm.

-4/27/17 city council

DEVELOPMENT

SHEET

DPY

STYLING

Bradford Park Tree Mitigation Summary

Total number of Specimen Trees to be removed:

Credits for Specimen Trees to Remain w/in the B.A.:

Total number of Protected Trees to be removed:

Mitigation Required for Protected Tree Removal w/in the R.A. (1:1):

Mitigation Required for Protected Tree Removal Out

Credits for Protected Trees to R

Total Protected Tree Mitigation	
---------------------------------	--

Total Required Tree Mitigation

Twentytwo 3" mitigation tr

Cash in lieu of value (\$135/cac. Inch * 3.651):

[illegible]

Tree
Credit

0

81

2

,

Approved by _____

Date:



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: May 22, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC16-0024 – Bradford Park, Phase 2) to create a residential subdivision. The property is generally located south and west of the intersection of Rippy Road and Waketon 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 project has a companion Record Plat (RC16-0022) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

This application represents the second and final phase of development for the Bradford Park residential subdivision [PD-148 for Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses], which was adopted by the Town Council on September 6, 2016. This final phase will provide for 69 single-family residential lots and approximately 4.26 acres of open space (x-lots) out of a total of 156 lots and approximately 12.01 acres, respectively. A companion record plat (RC16-0022) for the first phase of development is on this same agenda for consideration. The applicant has requested two phases in order to provide for alternate construction schedules to fully develop the property.

The record plat for this phase provides one point of ingress/egress along Rippy Road. It should be noted the first phase will provide for two ingress/egress points along the west/east and north/south alignments of Waketon Road. All lots will be able to access these three points of ingress/egress via the internal street layout.

This second-phase record plat provides for all necessary setbacks, buffers, easements, and open space areas. It is consistent with its respective portion of the development plan (DP16-0003) approved by the Town Council on December 19, 2016.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-148 Ordinance

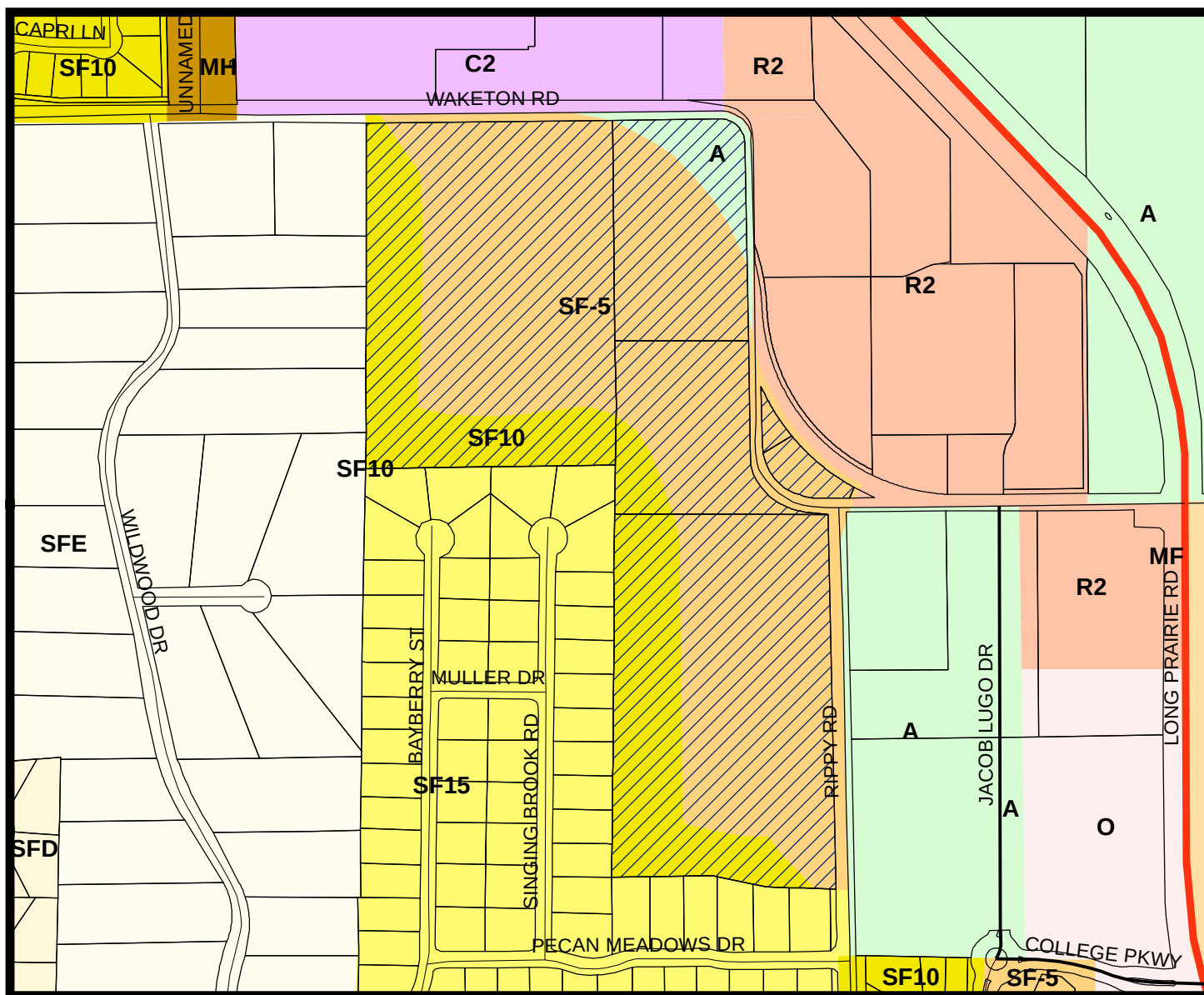
B. Application Details

1. Record Plat Package

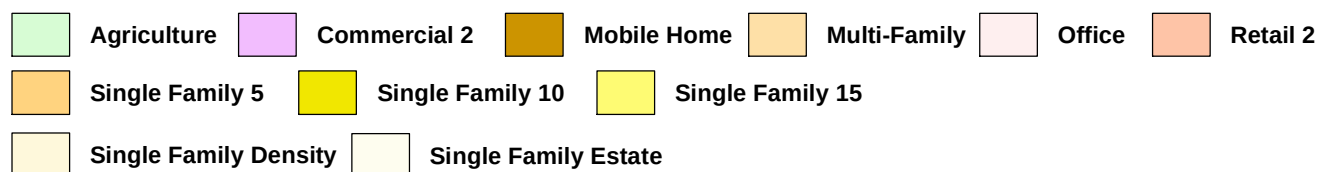


Vicinity Map

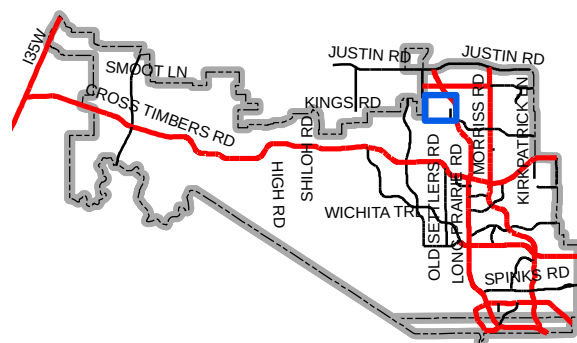
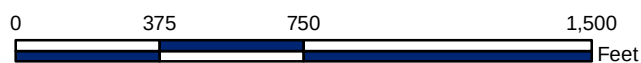
Reference Project: RC16-0022 & RC16-0024



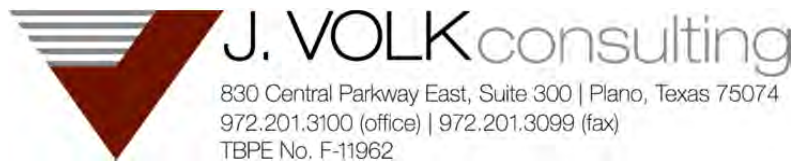
LEGEND



Subject Property



Map Location



January 25, 2017

Mr. Richard Brown
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

RE: Bradford Park Letter of Intent – Record Plat – Phase 2

Dear Richard,

We are pleased to submit the Record Plat package for Phase 2 of the residential subdivision, Bradford Park. The development is approximately 49.5 acres and is generally located west of Rippy Road and south of Waketon Road. The property is currently zoned medium and high density single family residential. The developer has chosen to split this project into two separate phases to accommodate the expected housing market demands. The record plat has been split into two separate applications to allow for the different construction schedules between phases.

Record Plat – Bradford Park - Phase 2 Site Data:

Existing Zoning District: Planned Development with SF-10 and SF-5

Record Plat – Phase 2 Acreage: 18.942 Acres

Lot breakdown: 69 single family lots & 4 open space lots

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

Sincerely,

J. VOLK CONSULTING, INC.

A handwritten signature in blue ink that reads 'Brett Peters'.

Brett Peters
Engineer

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 51-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 54.052 ACRES OF LAND SITUATED IN THE J. WATKINS SURVEY, ABSTRACT NUMBER 1324, DENTON COUNTY, TEXAS, FROM AGRICULTURAL DISTRICT (A) AND PLANNED DEVELOPMENT DISTRICT NO. 89 (PD-89) WITH RETAIL DISTRICT-2 (R-2) USES TO PLANNED DEVELOPMENT DISTRICT NO. 148 (PD-148) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) AND SINGLE-FAMILY DISTRICT-5 (SF-5) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) and Planned Development District No. 89 (PD-89) with Retail District-2 (R-2) uses to Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on August 22, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on September 6, 2016, with respect to the proposed planned development district as described herein; and,

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

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

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

SECTION 1

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

54.052 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 148 (PD-148) with Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses.

SECTION 2

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 148 (PD-148), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan for this Planned Development District No. 148 (PD-148).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 148 (PD-148), as set forth above.

SECTION 4

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

SECTION 5

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

SECTION 6

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

sentence, clause or phrase.

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

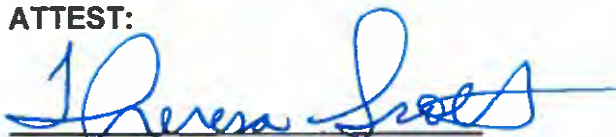
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 6 DAY OF SEPTEMBER, 2016.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

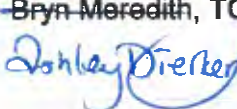

Bryn Meredith, TOWN ATTORNEY


Exhibit "A"
Legal Description

54.052 ACRES

BEING a tract of land situated in the J. WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being all of that tract of land described in Deed to W.E. Bradford and wife, Clair Bradford, as recorded in Volume 579, Page 261, Deed Records, Denton County, Texas and being all of Lots 1-2, Block B of WAKETON RANCH, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas and being part of that tract of land described as Lot 9X, Block A of said WAKETON RANCH Addition and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret M. Parks, as recorded in Volume 929, Page 508, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Donald R. Parks and wife, Margaret Mary Parks, as recorded in Volume 1669, Page 292, Deed Records, Denton County, Texas and being all of that tract of land described in Deed to Ricky Dale Cain and Lisa Renee Cain, as recorded in Document No. 94-R0085198, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Hawks Ramsey, LLC, as recorded in Document No. 2007-51767, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the southwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 00 degrees 31 minutes 52 seconds East, with the west line of said W.E. Bradford and wife, Clair Bradford tract, a distance of 1,134.10 feet to a point for the northwest corner of said W.E. Bradford and wife, Clair Bradford tract;

THENCE North 89 degrees 05 minutes 46 seconds East, a distance of 0.35 feet to a point for corner;

THENCE North 00 degrees 23 minutes 27 seconds East, a distance of 157.88 feet to a 2 inch iron pipe found for the southeast corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE South 89 degrees 04 minutes 11 seconds West, a distance of 786.64 feet to a 2 inch iron pipe found for the southwest corner of said Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 00 degrees 29 minutes 15 seconds East, a distance of 1,113.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the south line of Waketon Road, a 30 foot right-of-way, for the northwest corner of the above mentioned Donald R. Parks and wife, Margaret M. Parks tract;

THENCE North 89 degrees 23 minutes 46 seconds East, with said south line, a distance of 548.85 feet to a point for corner;

THENCE North 00 degrees 36 minutes 14 seconds West, leaving said south line, a distance of 30.00 feet to a point for corner in the north line of said Waketon Road at the beginning of a curve to the right having a central angle of 03 degrees 37 minutes 06 seconds, a radius of

680.00 feet and a chord bearing and distance of South 88 degrees 47 minutes 40 seconds East, 42.94 feet;

THENCE Easterly, leaving said north line and with said curve to the right, an arc distance of 42.94 feet to a point for corner at the beginning of a curve to the left having a central angle of 01 degrees 55 minutes 21 seconds, a radius of 1,595.97 feet and a chord bearing and distance of South 87 degrees 56 minutes 48 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the left, an arc distance of 53.55 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 53 minutes 43 seconds, a radius of 282.03 feet and a chord bearing and distance of South 83 degrees 27 minutes 37 seconds East, 53.55 feet;

THENCE Easterly, with said curve to the right, an arc distance of 53.63 feet to a point for corner at the beginning of a curve to the right having a central angle of 08 degrees 38 minutes 49 seconds, a radius of 686.00 feet and a chord bearing and distance of South 73 degrees 41 minutes 22 seconds East, 103.43 feet;

THENCE Easterly, with said curve to the right, an arc distance of 103.53 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 03 degrees 57 minutes 09 seconds, a radius of 1,019.27 feet and a chord bearing and distance of South 71 degrees 20 minutes 33 seconds East, 70.30 feet;

THENCE Easterly, with said curve to the left, an arc distance of 70.32 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 15 degrees 31 minutes 54 seconds, a radius of 259.71 feet and a chord bearing and distance of South 65 degrees 33 minutes 11 seconds East, 70.19 feet;

THENCE Easterly, with said curve to the right, an arc distance of 70.40 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 06 degrees 56 minutes 04 seconds, a radius of 543.00 feet and a chord bearing and distance of South 54 degrees 19 minutes 12 seconds East, 65.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 65.72 feet to a point for corner at the beginning of a compound curve to the right having a central angle of 18 degrees 44 minutes 54 seconds, a radius of 275.34 feet and a chord bearing and distance of South 43 degrees 04 minutes 06 seconds East, 89.70 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 90.10 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 14 minutes 02 seconds, a radius of 1,145.78 feet and a chord bearing and distance of South 35 degrees 48 minutes 40 seconds East, 84.65 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 84.67 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 46 minutes 21 seconds, a radius of 680.00 feet and a chord bearing and distance of South 31 degrees 32 minutes 30 seconds East, 151.27 feet;

THENCE Southerly, with said curve to the right, an arc distance of 151.59 feet to a point for corner at the beginning of a curve to the right having a central angle of 22 degrees 38 minutes

00 seconds, a radius of 670.00 feet and a chord bearing and distance of South 13 degrees 50 minutes 20 seconds East, 262.95 feet;

THENCE Southerly, with said curve to the right, an arc distance of 264.67 feet to a point for corner at the beginning of a curve to the left having a central angle of 12 degrees 11 minutes 22 seconds, a radius of 411.85 feet and a chord bearing and distance of South 08 degrees 37 minutes 01 seconds East, 87.46 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.62 feet to a point for corner at the beginning of a curve to the left having a central angle of 04 degrees 18 minutes 29 seconds, a radius of 1,158.78 feet and a chord bearing and distance of South 16 degrees 51 minutes 57 seconds East, 87.11 feet;

THENCE Southerly, with said curve to the left, an arc distance of 87.13 feet to a point for corner at the beginning of a curve to the left having a central angle of 61 degrees 44 minutes 58 seconds, a radius of 604.00 feet and a chord bearing and distance of South 49 degrees 53 minutes 41 seconds East, 619.90 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 650.95 feet to a point for corner at the beginning of a curve to the right having a central angle of 02 degrees 35 minutes 51 seconds, a radius of 1,086.50 feet and a chord bearing and distance of South 79 degrees 28 minutes 14 seconds East, 49.25 feet;

THENCE Easterly, with said curve to the right, an arc distance of 49.26 feet to a point for corner at the beginning of a curve to the left having a central angle of 11 degrees 35 minutes 56 seconds, a radius of 229.00 feet and a chord bearing and distance of South 83 degrees 58 minutes 16 seconds East, 46.28 feet;

THENCE Easterly, with said curve to the right, an arc distance of 46.36 feet to a point for corner in the north line of the above mentioned Waketon Road;

THENCE North 89 degrees 30 minutes 59 seconds East, with said north line, a distance of 86.06 feet to a point for corner;

THENCE South 00 degrees 38 minutes 38 seconds East, leaving said north line, a distance of 60.00 feet to a point for corner;

THENCE South 89 degrees 28 minutes 55 seconds West, a distance of 142.16 feet to a point for corner at the beginning of a curve to the right having a central angle of 10 degrees 38 minutes 45 seconds, a radius of 330.00 feet and a chord bearing and distance of North 85 degrees 11 minutes 42 seconds West, 61.23 feet;

THENCE Westerly, with said curve to the right, an arc distance of 61.32 feet to a point for corner at the beginning of a curve to the right having a central angle of 12 degrees 03 minutes 36 seconds, a radius of 676.00 feet and a chord bearing and distance of North 73 degrees 50 minutes 32 seconds West, 142.03 feet;

THENCE Westerly, with said curve to the right, an arc distance of 142.29 feet to a point for corner;

THENCE South 68 degrees 39 minutes 26 seconds West, a distance of 21.52 feet to a point for corner at the beginning of a curve to the left having a central angle of 03 degrees 10 minutes 14 seconds, a radius of 610.00 feet and a chord bearing and distance of South 22 degrees 12 minutes 04 seconds West, 33.75 feet;

THENCE Southerly, with said curve to the left, an arc distance of 33.76 feet to a point for corner;

THENCE South 20 degrees 36 minutes 57 seconds West, a distance of 26.57 feet to a point for corner at the beginning of a curve to the left having a central angle of 21 degrees 49 minutes 19 seconds, a radius of 232.33 feet and a chord bearing and distance of South 09 degrees 42 minutes 17 seconds West, 230.93 feet;

THENCE Southerly, with said curve to the left, an arc distance of 232.33 feet to a point for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 927.93 feet to a point for corner;

THENCE North 88 degrees 23 minutes 04 seconds West, a distance of 274.47 feet to a point for corner;

THENCE North 79 degrees 12 minutes 28 seconds West, a distance of 176.40 feet to a point for corner;

THENCE South 89 degrees 09 minutes 18 seconds West, a distance of 313.92 feet to the **POINT OF BEGINNING** and containing 54.052 acres of land, more or less.

Exhibit "B"
DEVELOPMENT STANDARDS

Planned Development District No. 148 (PD-148)
Bradford Park

The development on the property comprising approximately 54.052 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-148 shall be in accordance with the Town of Flower Mound Master Plan and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:

- a. Dwelling, single-family detached;
- b. Accessory use, general, subject to section 98-972;
- c. Garage Sale, subject to section 98-982;
- d. Home occupation, subject to section 98-984;
- e. Model home; and
- f. Swimming pool, private.

2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-148.

3. Temporary Uses. Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Single-Family District-10 (SF-10) and Single-Family District-5 (SF-5) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974.
- b. Field office, temporary.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

- 1. Single-Family District-10 (SF-10)

a. Minimum lot area per dwelling. The minimum lot area shall be ten thousand one hundred twenty-five (10,125) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be seventy-five feet (75').

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be seven and one-half feet (7.5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty-five feet (25'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,400 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

2. Single-Family District-5 (SF-5)

a. Minimum lot area per dwelling. The minimum lot area shall be six thousand (6,000) square feet, subject to section 98-1023.

b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be fifty feet (50'), subject to section 98-1024.

c. Minimum front yard.

i. Except as provided in this paragraph, the minimum front yard setback shall be twenty feet (20'), subject to section 98-1026. Minimum setback for corner lots

must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet (15').

ii. A front entry garage shall be set back twenty feet (20') from the front property line.

iii. Porches may encroach a maximum of eight feet (8') into the front yard.

iv. Fences may not extend into the front yard beyond the front façade of the residential dwelling.

d. Minimum side yard. The minimum side yard shall be five feet (5'), subject to section 98-1027.

e. Minimum rear yard. The minimum rear yard shall be twenty feet (20'), subject to section 98-1027.

f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,000 square feet.

g. Maximum lot coverage. The maximum lot coverage shall be fifty-five percent (55%), subject to section 98-129.

h. Maximum height. The maximum height of buildings and structures shall be two (2) stories or thirty-five feet (35'), subject to section 98-1031.

3. THE DIMENSIONAL AND AREA REGULATIONS CONTAINED IN SUBPARAGRAPHS 1 AND 2 OF THIS PARAGRAPH B SHALL NOT APPLY TO COMMON AREAS OR LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION FOR BRADFORD PARK ("HOA").

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within Bradford Park.

1. There shall be a maximum of 28 SF-10 residential lots and a maximum of 128 SF-5 residential lots.

2. SF-10 residential lots shall be located in the area abutting Wildwood Estates and Pecan Meadows as designated on Exhibit "C."

3. SF-5 residential lots shall be located as designated on Exhibit "C."

D. SUPPLEMENTAL STANDARDS

1. Required fencing where a residential lot abuts an open space area shall be installed in conformance with Exhibit "D."

2. The minimum amount of open space for Bradford Park shall be twenty-four percent (24%) of the gross land area.

3. Improvements within open space areas should be provided with sensitivity to integrating in areas where specimen and protected trees exist. Examples of improvements generally can include such improvements as benches, seat walls, fountains, and shaded picnic areas. The development will include a minimum of 3 such areas that will be designated during consideration of the development plan.

4. All landscaping and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

5. Protected trees in the landscape buffer and/or open space areas indicated on Exhibit "D" that are preserved will be considered trees required for buffering in accordance with 82-241 and 82-242.

6. The development of Bradford Park is subject to the Phasing Plan as shown on Exhibit "C".

7. The first phase of development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

E. WAIVERS

The following waiver shall be granted with the approval of the Planned Development District.

1. An exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requiring a minimum centerline radius of 275 feet for the Local Residential Urban classification, in the locations as shown on Exhibit "C".

Exhibit "D"-CONCEPTUAL LANDSCAPE PLAN



Bradford Park

Flower Mound, Denton County, Texas

49.531 Acres - 156 Residential Lots, 9 Open Space X Lots (12.058 ac.)

Conceptual Landscape Plan

DEC 16



CALATLANTIC
HOMES™

100 Network Blvd., Suite 100

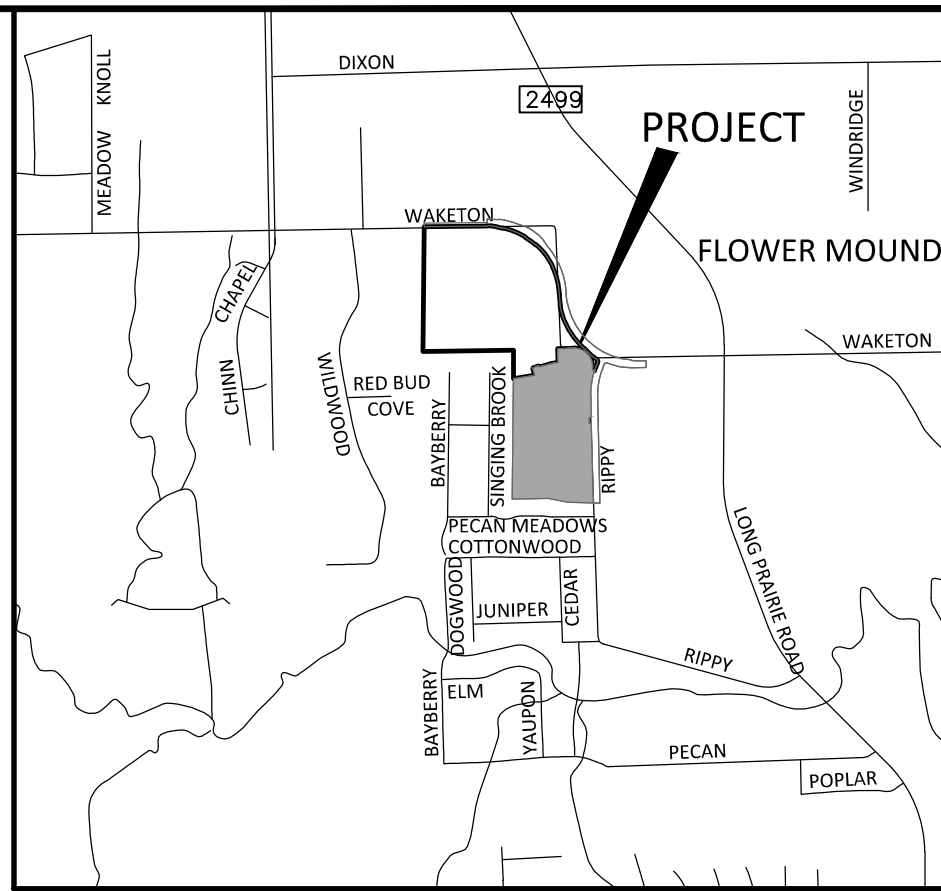
Partner: SAGE GROUP, INC.
Executive Office

—

1130 A. Cornell Ave., Rt. 329
Stoughton, Mass 01972

Keywords: child sexual abuse; disclosure; social support

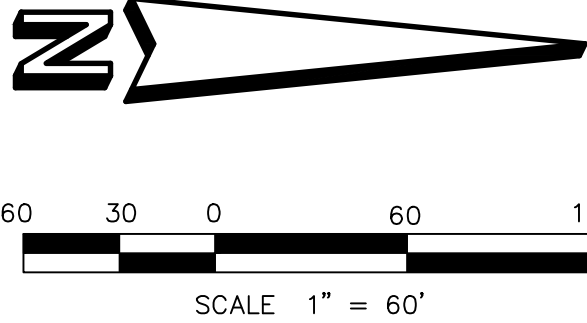
5 DEC 16 10 10 10 200



VICINITY MAP
NOT TO SCALE

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- Esmt Easement
- IPF Iron Pipe Found
- IRF Iron Rod Found
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- WME Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Denton County, Texas
- P.R.D.C.T. = Official Public Records of Denton County, Texas



RECORD PLAT
OF

BRADFORD PARK
PHASE 2

BLOCK A, LOTS 33-35, 36X, 37-55 & 56X;
BLOCK B, LOTS 2-14, 15X;
BLOCK G, LOTS 1-8, 9X & 10-35

BEING 18.942 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 69 SINGLE-FAMILY RESIDENTIAL
LOTS & 4 OPEN SPACE/H.O.A. LOTS

Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

16 May 2017
SHEET 1 OF 2



RECORDING INFORMATION



LOT/BLOCK ANALYSIS FOR PHASE 2		
SMALLEST LOT SIZE (SF)	6000	
LARGEST LOT SIZE (SF)	18931	
AVERAGE LOT SIZE (SF)	7280	
TOTAL NO. OF LOTS	69	

MASTER PLAN FEATURES	
Land Use Plan	Long Prairie District
Specific Plans	SPA 5
Urban Design Plan	Long Prairie District
Parks and Trails	None
Open Space Plan	N/A
Thoroughfare Plan	Waketon Road - Urban Collector 60' R.O.W. Rippy Road - Urban Collector 60' R.O.W.
Water Plan	Long Prairie District Service Area 16" Water line on east side of Waketon Road 12" Water line along west side of Rippy Road 8" Water lines within proposed development
Wastewater Plan	Long Prairie District Service Area 8" Wastewater lines within proposed development
Economic Impact	N/A

LOT ACREAGE	LOT ACREAGE	LOT ACREAGE	LOT ACREAGE	LOT ACREAGE
LOT # BLOCK S.F.	LOT # BLOCK S.F.	LOT # BLOCK S.F.	LOT # BLOCK S.F.	LOT # BLOCK S.F.
33 BLOCK A 11063	45 BLOCK A 13763	2 BLOCK B 6016	1 BLOCK G 9650	19 BLOCK G 7710
34 BLOCK A 10142	46 BLOCK A 7944	3 BLOCK B 6225	2 BLOCK G 6533	20 BLOCK G 6000
35 BLOCK A 10125	47 BLOCK A 6000	4 BLOCK B 7037	3 BLOCK G 6178	21 BLOCK G 6000
37 BLOCK A 10125	48 BLOCK A 6000	5 BLOCK B 10006	4 BLOCK G 6018	22 BLOCK G 6000
38 BLOCK A 10125	49 BLOCK A 6000	6 BLOCK B 9439	5 BLOCK G 6000	23 BLOCK G 6000
39 BLOCK A 10125	50 BLOCK A 6000	7 BLOCK B 6695	6 BLOCK G 6000	24 BLOCK G 6000
40 BLOCK A 10125	51 BLOCK A 6000	8 BLOCK B 6418	7 BLOCK G 6000	25 BLOCK G 6000
41 BLOCK A 10125	52 BLOCK A 6000	9 BLOCK B 6372	8 BLOCK G 6941	26 BLOCK G 6000
42 BLOCK A 10299	53 BLOCK A 6000	10 BLOCK B 6432	10 BLOCK G 6941	27 BLOCK G 6000
43 BLOCK A 10503	54 BLOCK A 6000	11 BLOCK B 6000	11 BLOCK G 6000	28 BLOCK G 6000
44 BLOCK A 18931	55 BLOCK A 6000	12 BLOCK B 6000	12 BLOCK G 6000	29 BLOCK G 6000
		13 BLOCK B 6000	13 BLOCK G 6000	30 BLOCK G 6000
		14 BLOCK B 6000	14 BLOCK G 6000	31 BLOCK G 6000
			15 BLOCK G 6000	32 BLOCK G 6000
			16 BLOCK G 6000	33 BLOCK G 6000
			17 BLOCK G 6000	34 BLOCK G 6177
			18 BLOCK G 7690	35 BLOCK G 8504

COMMON AREA ACREAGE		
NAME	BLOCK	S.F.
9X	BLOCK G	11862
15X	BLOCK B	9385
36X	BLOCK A	149825
56X	BLOCK A	14734

Parcel Line Table		
Line	Length	Direction
L1	8.43	N19° 36' 38"W
L2	50.00	N70° 23' 22"E
L3	14.63	S62° 34' 45"E
L4	91.12	N74° 27' 07"E
L5	20.51	S71° 43' 08"E
L6	14.13	S43° 49' 54"W
L7	8.06	S88° 52' 11"W
L8	50.00	S1° 12' 22"E
L9	8.06	N88° 52' 11"E
L10	14.15	S46° 10' 06"E
L11	46.48	S2° 25' 46"E
L12	8.43	S19° 36' 38"E
L13	14.70	N31° 44' 43"E
L14	14.27	S29° 51' 01"E

Parcel Line Table		
Line	Length	Direction
L15	28.20	N16° 08' 15"E
L16	14.14	N46° 07' 49"W
L17	14.14	N43° 52' 11"E
L18	20.00	N88° 52' 11"E
L19	20.00	S88° 52' 11"W
L20	25.00	S28° 36' 30"E
L21	14.14	S43° 52' 11"W
L22	34.94	N88° 52' 11"E
L23	8.11	N88° 52' 11"E
L24	28.11	N88° 52' 11"E
L25	14.14	N46° 07' 49"W
L26	25.10	S1° 41' 19"W
L27	66.34	S88° 23' 04"E
L28	15.00	N1° 36' 56"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	55.39	325.00	009°45'51"	55.32
C2	71.64	375.00	010°56'47"	71.54
C3	112.15	160.00	040°09'44"	109.87
C4	21.88	358.26	003°29'58"	21.88
C5	26.86	194.35	007°55'08"	26.84
C6	122.90	160.00	044°00'34"	119.90
C7	227.88	670.00	019°29'15"	226.78
C8	112.89	350.00	018°28'49"	112.40
C9	55.59	35.00	091°00'20"	49.93
C10	72.49	40.00	103°50'08"	62.97
C11	1.44	10.00	008°16'26"	1.44
C12	19.06	600.00	001°49'11"	19.06
C13	211.21	685.00	017°39'59"	210.38
C14	54.98	35.00	090°00'00"	49.50
C15	54.53	50.00	062°29'04"	51.87
C16	52.12	250.00	011°56'43"	52.03
C17	57.33	275.00	011°56'43"	57.23
C18	54.98	35.00	090°00'00"	49.50
C19	62.83	40.00	090°00'00"	56.57

LEGAL DESCRIPTION
BRADFORD PARK – PHASE 2
18.942 ACRES

BEING a tract of land situated in the J. WATKINS SURVEY, ABSTRACT NO. 1324, Town of Flower Mound, Denton County, Texas and being part of Lot 2, Block B of WAKETON RANCH, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet X, Page 9, Plat Records, Denton County, Texas and being part of those tracts of land described in Deed to CalAtlantic Homes of Texas, Inc., as recorded in Document No. 2016–139414 and Document No. 2016–139441, Deed Records, Denton County, Texas and being part of that tract of land described in Deed to Hawks Ramsey, LLC, as recorded in Document No. 2007–51767, Deed Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for the common southwest corner of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139441, northwest corner of Lot 39, Block S of PECAN MEADOWS ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Cabinet P, Page 134, Plat Records, Denton County, Texas, northeast corner of Lot 37, Block S of said PECAN MEADOWS ADDITION and southeast corner of Lot 36, Block S of said PECAN MEADOWS ADDITION;

THENCE North 00 degrees 31 minutes 52 seconds East, with the common west line of said CalAtlantic Homes of Texas, Inc. tract recorded in Document No. 2016–139441 and east line of said PECAN MEADOWS ADDITION, a distance of 1,043.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 80 degrees 09 minutes 13 seconds East, leaving said common line, a distance of 189.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the left having a central angle of 09 degrees 45 minutes 51 seconds, a radius of 325.00 feet and a chord bearing and distance of North 14 degrees 43 minutes 42 seconds West, 55.32 feet;

THENCE Northerly, with said curve to the left, an arc distance of 55.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 19 degrees 36 minutes 38 seconds West, a distance of 8.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 70 degrees 23 minutes 22 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 62 degrees 34 minutes 45 seconds East, a distance of 14.63 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 74 degrees 27 minutes 07 seconds East, a distance of 91.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 10 degrees 56 minutes 47 seconds, a radius of 375.00 feet and a chord bearing and distance of North 79 degrees 55 minutes 31 seconds East, 71.54 feet;

THENCE Easterly, with said curve to the right, an arc distance of 71.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 01 degrees 42 minutes 04 seconds West, a distance of 120.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 17 minutes 56 seconds East, a distance of 139.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 40 degrees 09 minutes 44 seconds, a radius of 160.00 feet and a chord bearing and distance of South 71 degrees 37 minutes 12 seconds East, 109.87 feet;

THENCE Easterly, with said curve to the right, an arc distance of 112.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 03 degrees 29 minutes 58 seconds, a radius of 358.26 feet and a chord bearing and distance of South 41 degrees 33 minutes 59 seconds East, 21.88 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 21.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a reverse curve to the left having a central angle of 07 degrees 55 minutes 08 seconds, a radius of 194.35 feet and a chord bearing and distance of South 43 degrees 46 minutes 34 seconds East, 26.84 feet;

THENCE Southeasterly, with said curve to the left, an arc distance of 26.86 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the right having a central angle of 44 degrees 00 minutes 34 seconds, a radius of 160.00 feet and a chord bearing and distance of South 12 degrees 01 minutes 26 seconds East, 119.90 feet;

THENCE Southerly, with said curve to the right, an arc distance of 122.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 71 degrees 43 minutes 08 seconds East, a distance of 20.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a non–tangent curve to the left having a central angle of 19 degrees 29 minutes 15 seconds, a radius of 670.00 feet and a chord bearing and distance of South 08 degrees 32 minutes 15 seconds West, 226.78 feet;

THENCE Southerly, with said curve to the left, an arc distance of 227.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 174.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 43 degrees 49 minutes 54 seconds West, a distance of 14.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 88 degrees 52 minutes 11 seconds West, a distance of 8.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 88 degrees 52 minutes 11 seconds East, a distance of 8.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 46 degrees 10 minutes 06 seconds East, a distance of 14.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 01 degrees 12 minutes 22 seconds East, a distance of 680.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the northeast corner of Lot 1X, Block S of the above mentioned PECAN MEADOWS ADDITION;

THENCE Westerly, with the north line of said PECAN MEADOWS ADDITION, the following three (3) courses and distances:

North 88 degrees 23 minutes 04 seconds West, a distance of 214.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

North 79 degrees 12 minutes 28 seconds West, a distance of 176.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found for corner;

South 89 degrees 09 minutes 18 seconds West, a distance of 313.92 feet to the POINT OF BEGINNING and containing 18.942 acres of land, more or less.

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easements is the responsibility of the property owner.
- Upkeep and maintenance shall include but no be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facilities shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facilities as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within the easement areas.

1.General

All developments of over five acres shall be required to install a geodetic control network station (monument) within the boundaries of the development. The location of the station (monument) shall be selected and approved by the Town. The entire cost of the survey and installation of the station (monument) shall be the responsibility of the developers.

2. Survey Technical Specifications

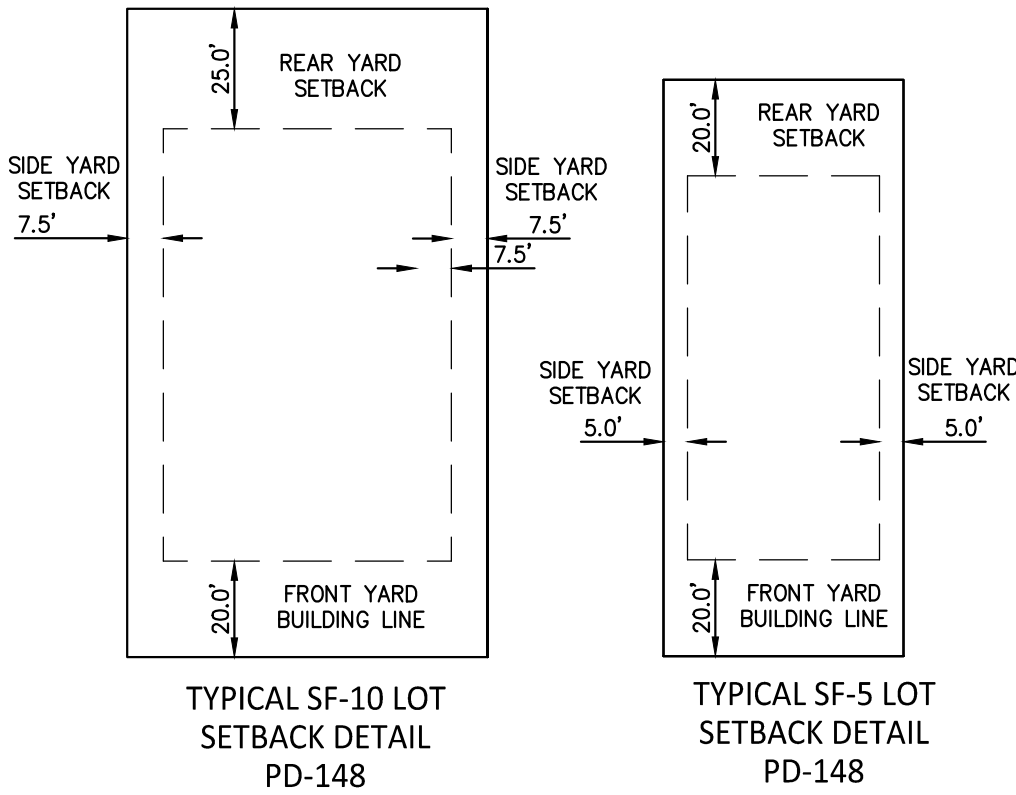
The geodetic control station (monument) shall be established utilizing Global Positioning Real Time Kinematic methods. The published results of the survey shall be in accordance with the following specifications: horizontal positions will have a positional tolerance of 0.2 feet and a vertical position shall have a positional tolerance of 0.3 feet.

3. Monument Installation Specifications

The monuments shall be constructed using Berntsen CD2 Concrete Markers (2" diameter) or equivalent. The 2" diameter domed aluminum cap shall have "THE TOWN OF FLOWER MOUND" stamped on its face in 1/8" size letters around the outside edge. The monuments typically shall be placed on drainage structures or in concrete paving utilizing Berntsen DRYLOK Fast Plug anchoring epoxy or equivalent.

4. Geodetic Control Station Data Sheet Specifications

The Town shall be furnished with both an electronic file and an 8 ½" by 11" hard copy of the monument description form. The monument description form shall have the minimum data shown and follow the format of the example monument description contained in the Standard Details.



OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT CALATLANTIC HOMES OF TEXAS, INC., acting herein by and through it's duly authorized officers, does hereby adopt this plat designated herein as BRADFORD PARK – PHASE 2, 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 of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing al 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 at Dallas, Texas, this _____ day of _____, 20_____.

CALATLANTIC HOMES OF TEXAS, INC.

By: _____

NAME: CHIP BOYD

TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Chip Boyd (of CalAtlantic Homes of Texas, Inc.) 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____

SURVEYOR'S CERTIFICATION:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor, do hereby certify that the plat shown herein accurately represents the property as determined by an on the ground survey made under my direct supervision and that all corners are as shown.

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

STATE OF TEXAS §
COUNTY OF COLLIN §

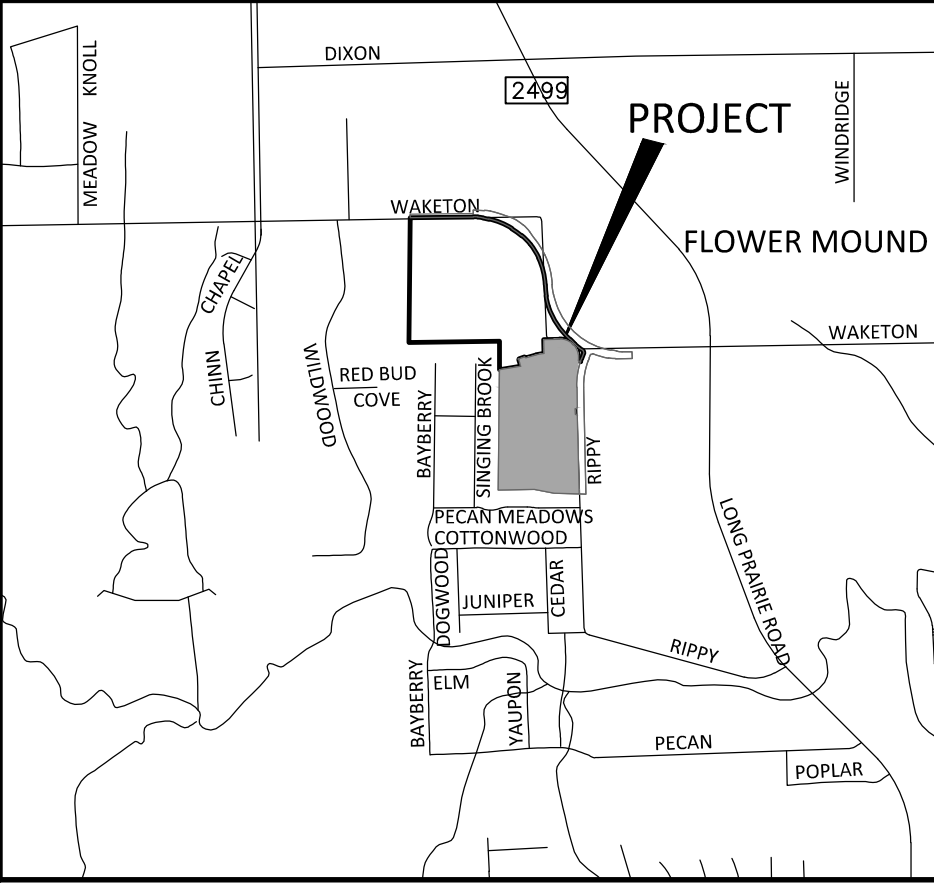
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Ryan S. Reynolds known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC in and for the STATE OF TEXAS

My commission expires: _____



VICINITY MAP

NOT TO SCALE

NOTES:

- This development is subject to PD–148.
- 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 are Pedestrian Access Easements. X–lots shall also be used for water, sewer & drainage easements where necessary.
- 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, tubular steel, masonry wall or a combination of masonry wall and decorative metal fence, where permitted. See landscape plan for specific locations.
- All overhead utilities will be removed or placed underground.
- All retaining/detaining walls, turn–down curbs, tree retaining walls shall be clad in a material to complement the materials and colors within this development.
- This development is subject to approved environmental protection plan.

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest
Chairman, Planning & Zoning Commission

Doug Powell
Executive Director of Development Services

_____, 20_____
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT
OF

BRADFORD PARK
PHASE 2

BLOCK A, LOTS 33-35, 36X, 37-55 & 56X;
BLOCK B, LOTS 2-14, 15X;
BLOCK G, LOTS 1-8, 9X & 10-35

BEING 18.942 ACRES LOCATED IN THE
J. WATKINS SURVEY - ABSTRACT NO. 1324

AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 69 SINGLE-FAMILY RESIDENTIAL
LOTS & 4 OPEN SPACE/H.O.A. LOTS

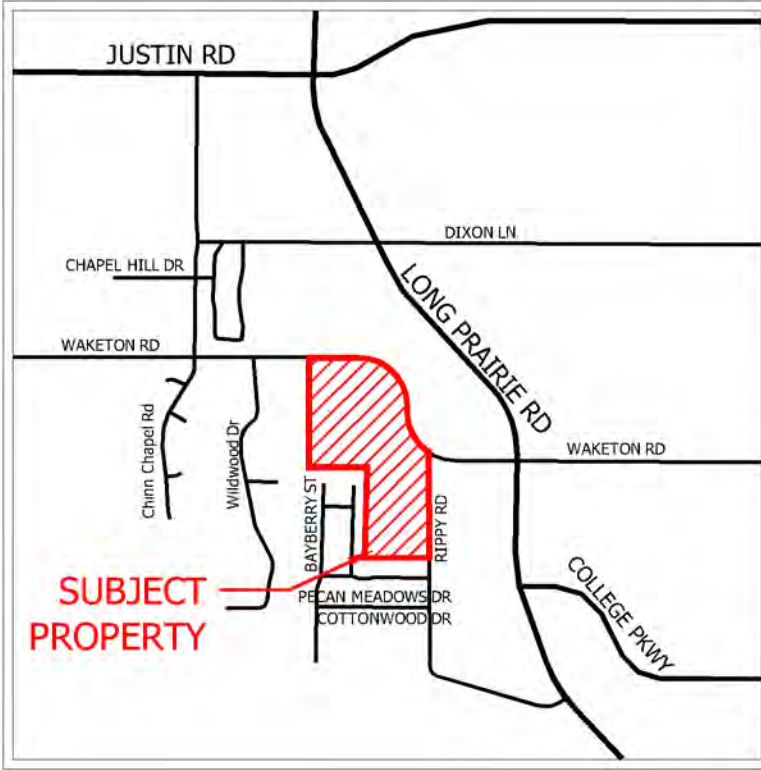
Owner/Applicant:
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
469-731-3100

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
972-201-3100

SHEET 2 OF 2
16 May 2017

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

RECORDING INFORMATION




SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

Master Planning
Urban Design
Architecture
Landscape Architecture



APPLICANT
CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

Walk revisions 4/19/17
Open Space rev. 11/30/16

**OVERALL
LANDSCAPE
PLAN**

**SHEET
LS-00**



SHEET KEY MAP
NOT TO SCALE



0 100' 200' 400'
1" = 100'-0"

1 OVERALL LANDSCAPE PLAN PLAN




SAGE GROUP, INC.
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FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions	
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Town comments	11/29/16
Street Names	2/15/17
Walk revisions	2/22/17
Tree mitigation note	4/27/17

LANDSCAPE
PLAN

SHEET
LS-01



APPLICANT

Atlantic Homes of Texas, Inc.
500 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

**BRADFORD PARK
FLOWER MOUND, TEXAS**

Issued
AN 24, 2017

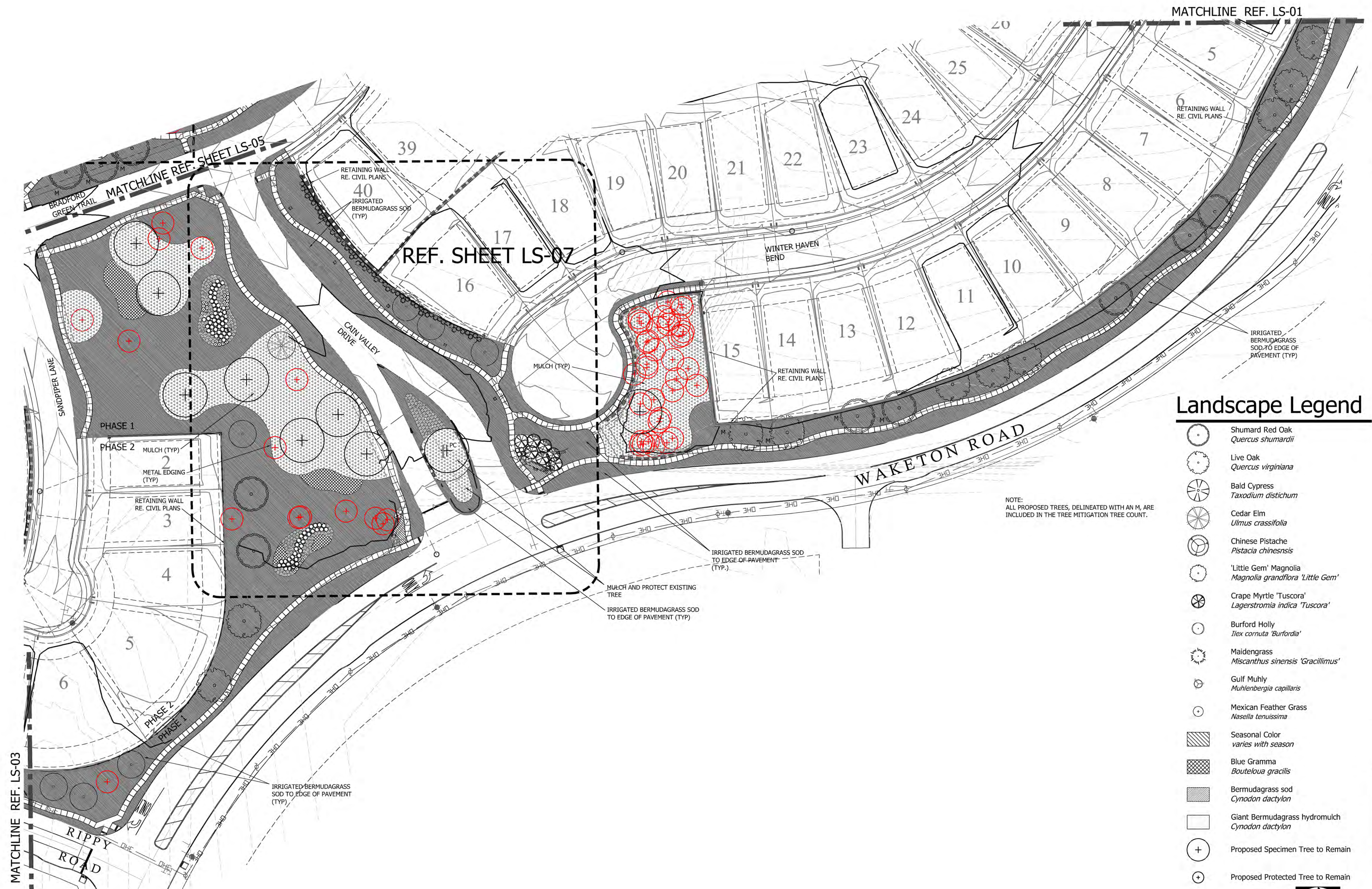
Revisions

Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
Tree Mitigation note 4/27/17

LANDSCAPE
PLAN

SHEET

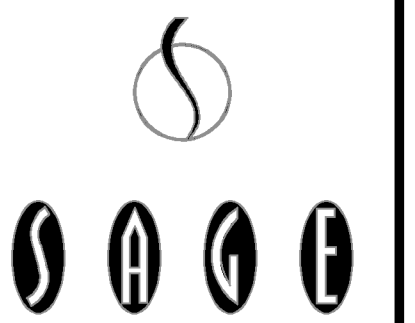
S-02



2 LANDSCAPE AND SCREENING PLAN - ENTRY 2

0 40' 80' 160'

1' = 40'-0"



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FLOWER MOUND, TEXAS

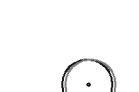
Issued
JAN 24, 2017

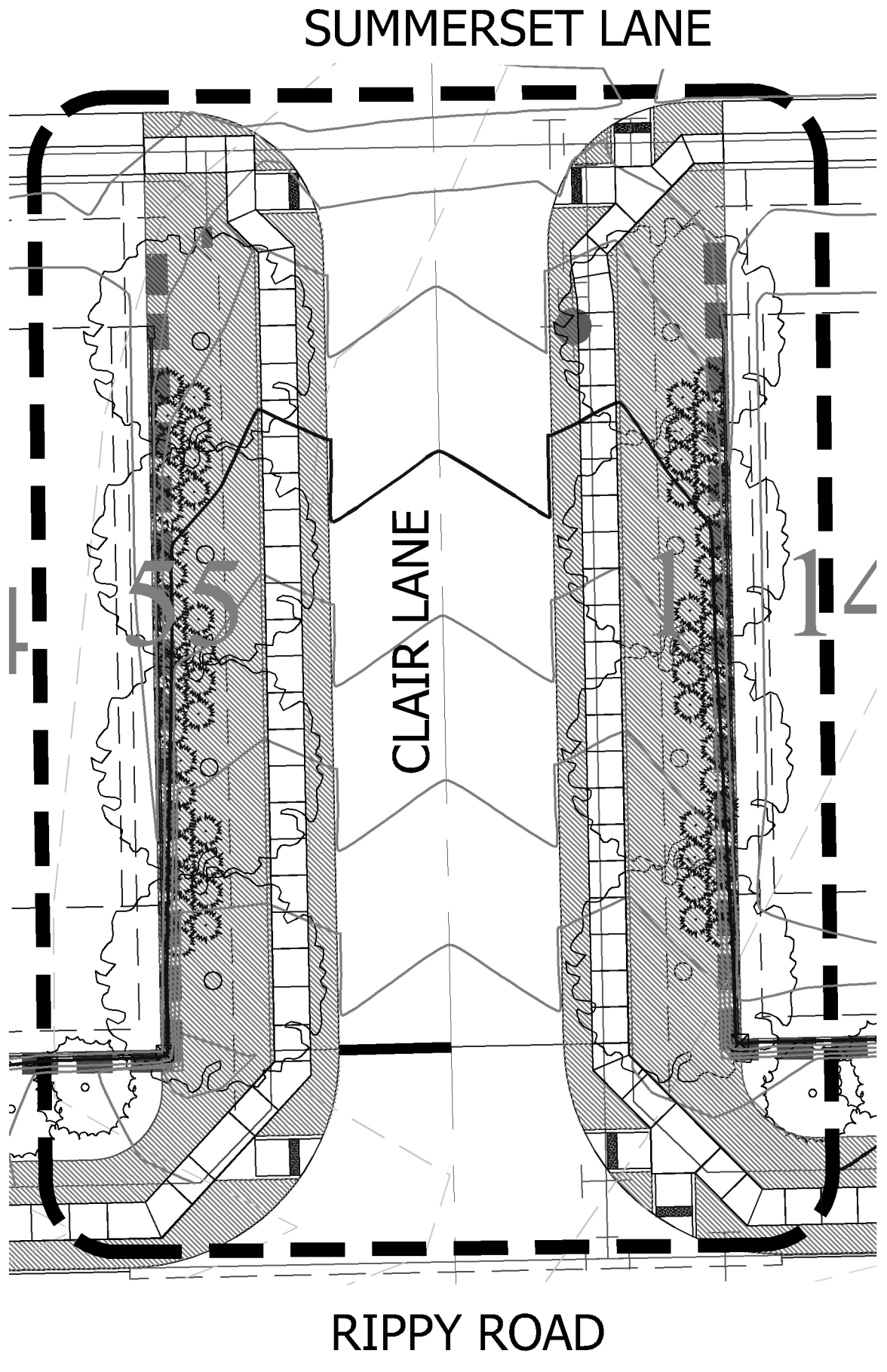
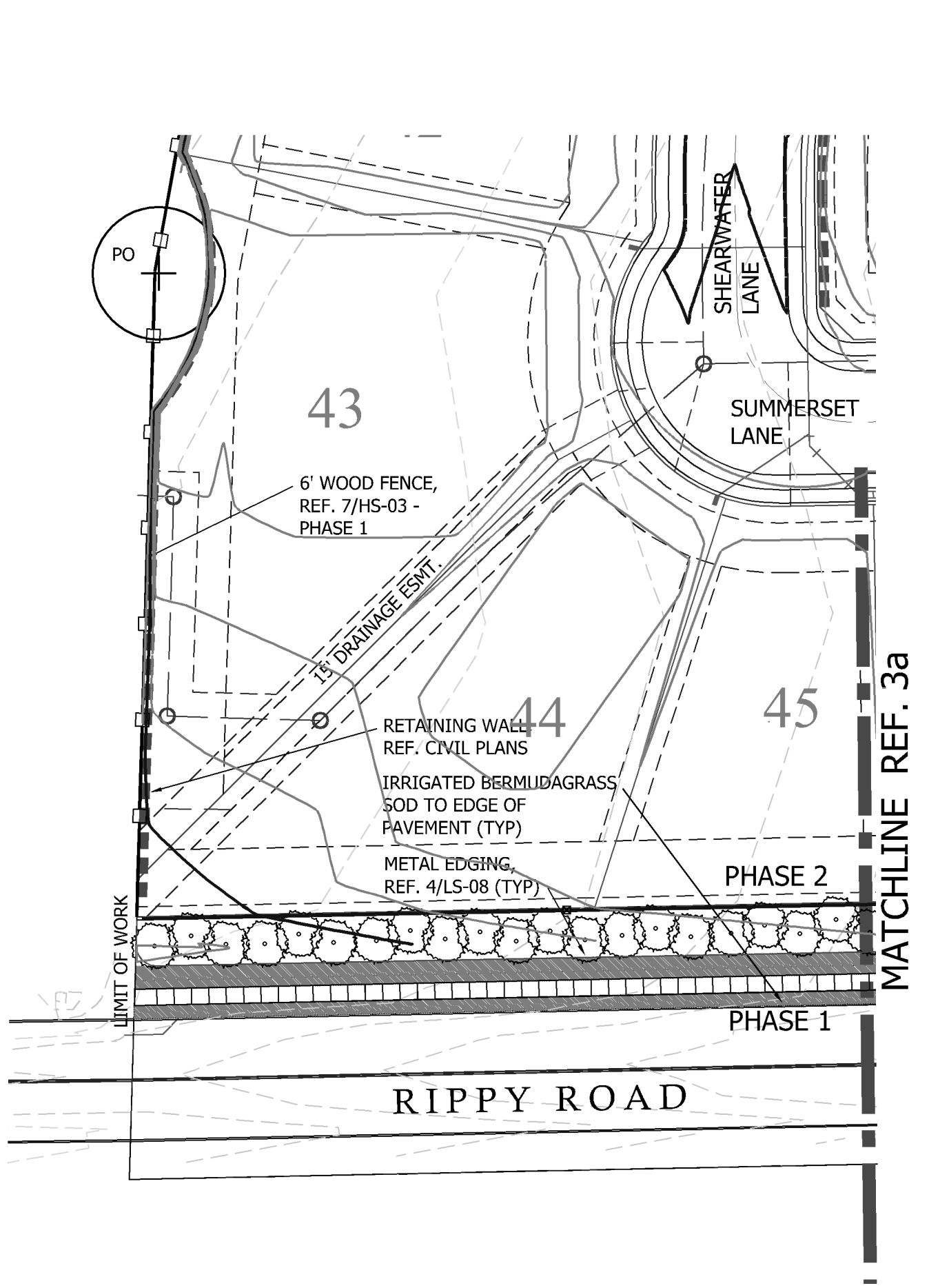
Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

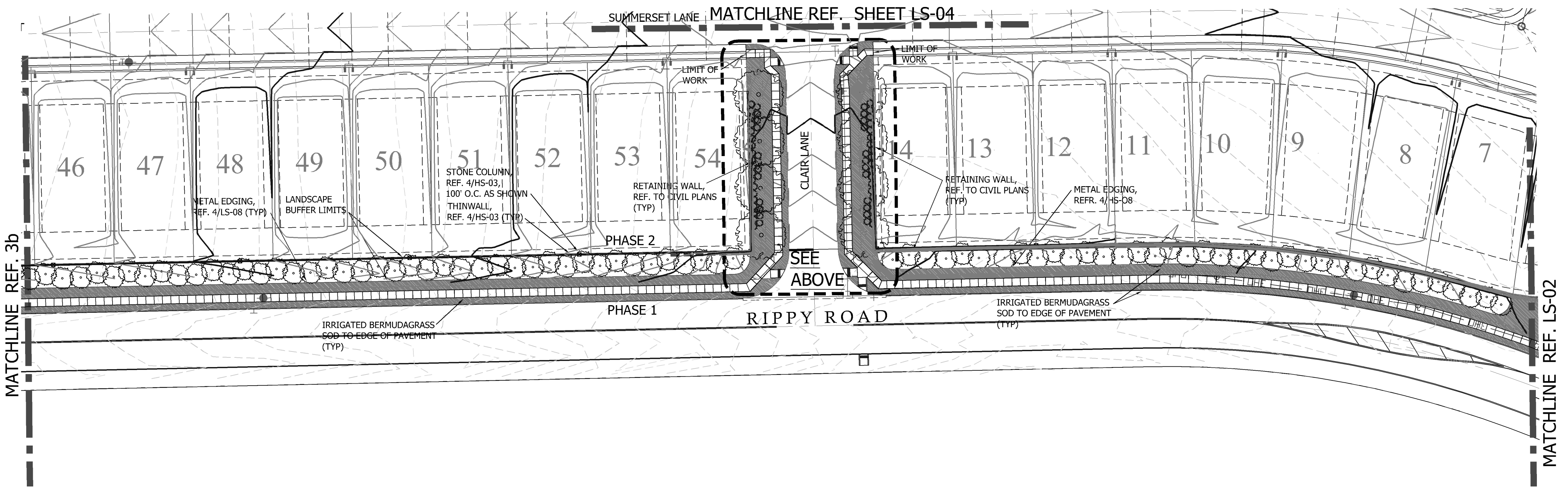
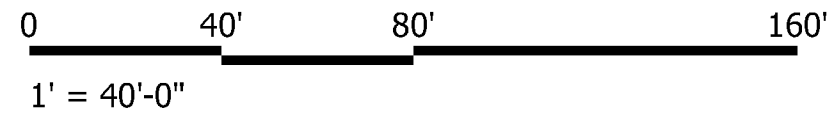
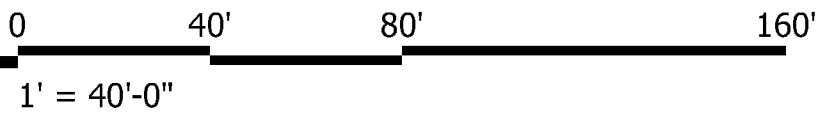
SHEET
LS-03

Landscape Legend

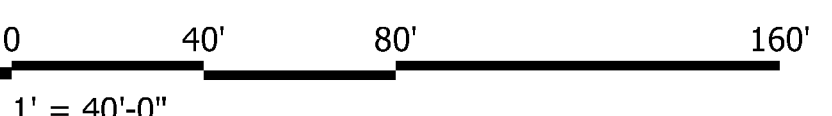
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Quercus shumardii
-  Live Oak
Quercus virginiana
-  Bald Cypress
Taxodium distichum
-  Cedar Elm
Ulmus crassifolia
-  Chinese Pistache
Pistacia chinensis
-  'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
-  Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
-  Burford Holly
Ilex cornuta 'Burfordia'
-  Maidengrass
Miscanthus sinensis 'Gracillimus'
-  Gulf Muhly
Muhlenbergia capillaris
-  Mexican Feather Grass
Nasella tenuissima
-  Seasonal Color
varies with season
-  Blue Gramma
Bouteloua gracilis
-  Bermudagrass sod
Cynodon dactylon
-  Giant Bermudagrass hydromulch
Cynodon dactylon
-  Proposed Specimen Tree to Remain
-  Proposed Protected Tree to Remain



3b LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN



3a LANDSCAPE AND SCREENING PLAN - RIPPY ROAD
PLAN





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2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

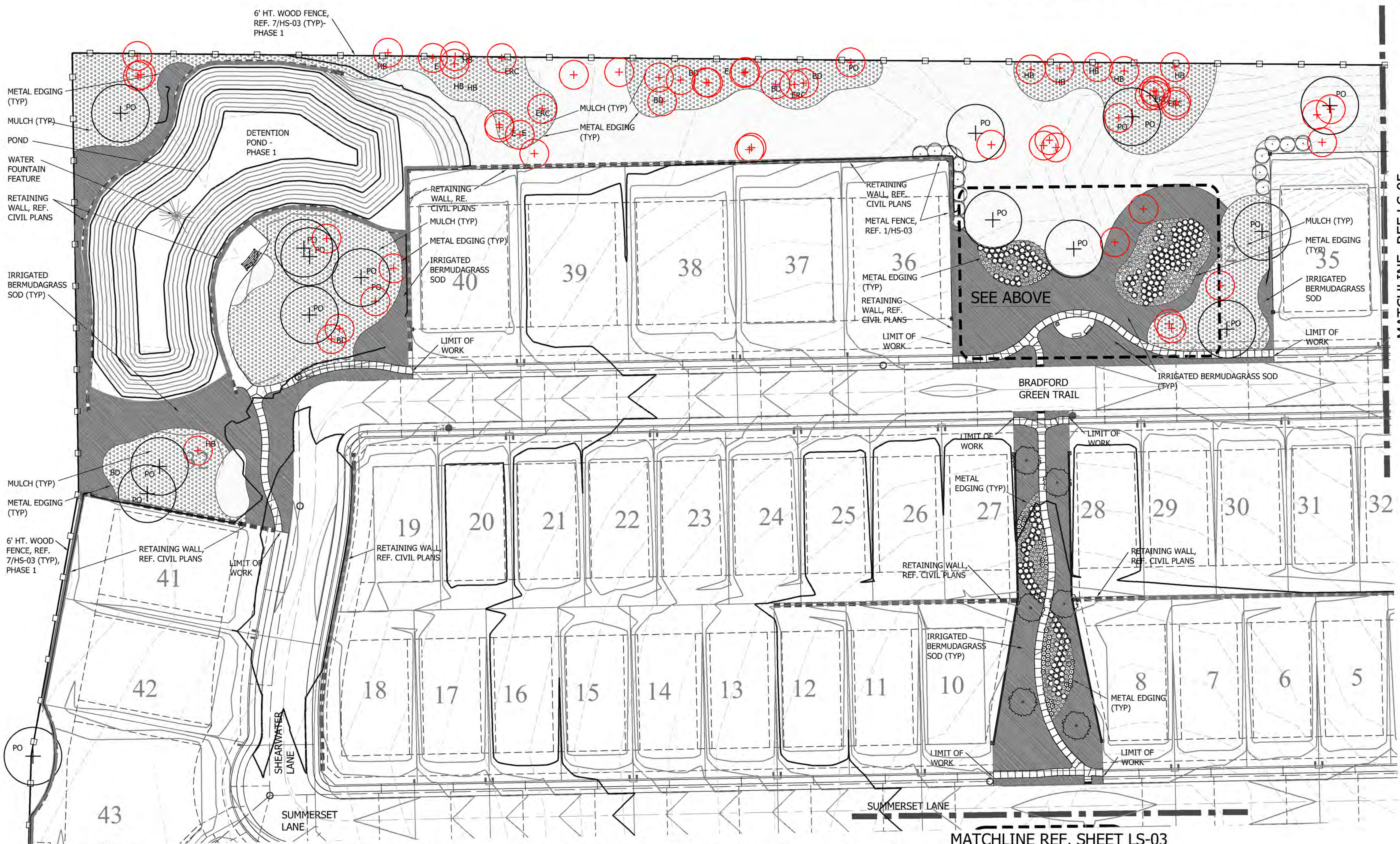
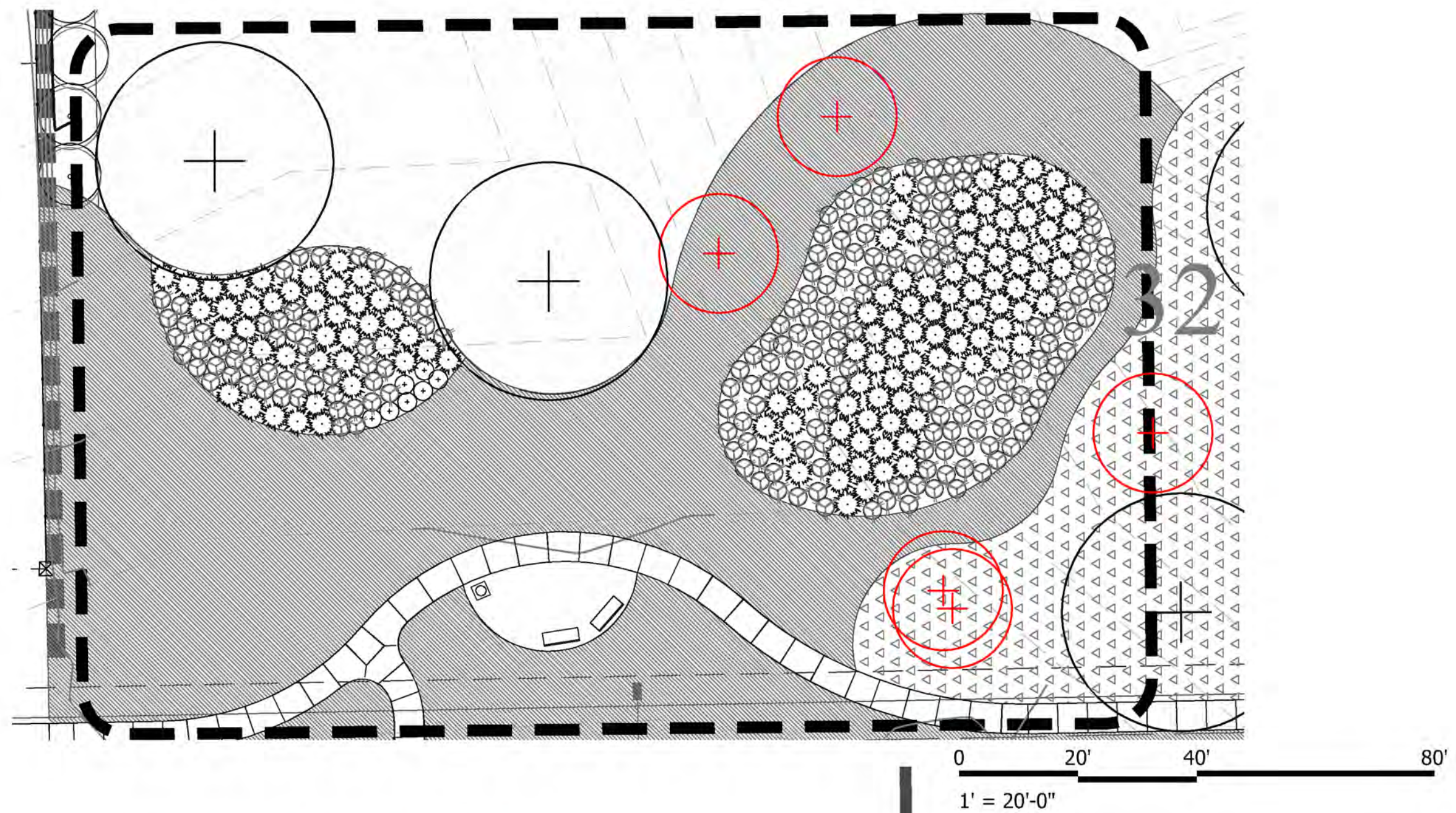
Issued
JAN 24, 2017

Revisions

Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

SHEET
LS-04

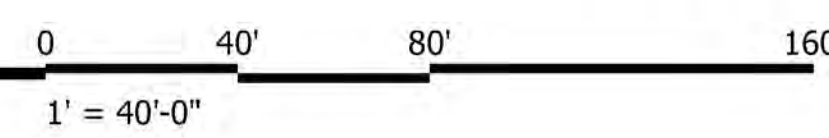


SITE FURNITURE

- 6' BENCH, TO BE OWNER SELECTED
- LITTER RECEPTACLE, TO BE OWNER SELECTED

Landscape Legend

- Shumard Red Oak *Quercus shumardii*
- Live Oak *Quercus virginiana*
- Bald Cypress *Taxodium distichum*
- Cedar Elm *Ulmus crassifolia*
- Chinese Pistache *Pistacia chinensis*
- 'Little Gem' Magnolia *Magnolia grandiflora* 'Little Gem'
- Crape Myrtle 'Tuscora' *Lagerstromia indica* 'Tuscora'
- Burford Holly *Ilex cornuta* 'Burfordia'
- Maidengrass *Miscanthus sinensis* 'Gracillimus'
- Gulf Muhly *Muhlenbergia capillaris*
- Mexican Feather Grass *Nasella tenuissima*
- Seasonal Color *varies with season*
- Blue Gramma *Bouteloua gracilis*
- Bermudagrass sod *Cynodon dactylon*
- Giant Bermudagrass hydromulch *Cynodon dactylon*
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



4 LANDSCAPE AND SCREENING PLAN - SW DETENTION & OPEN SPACE
PLAN


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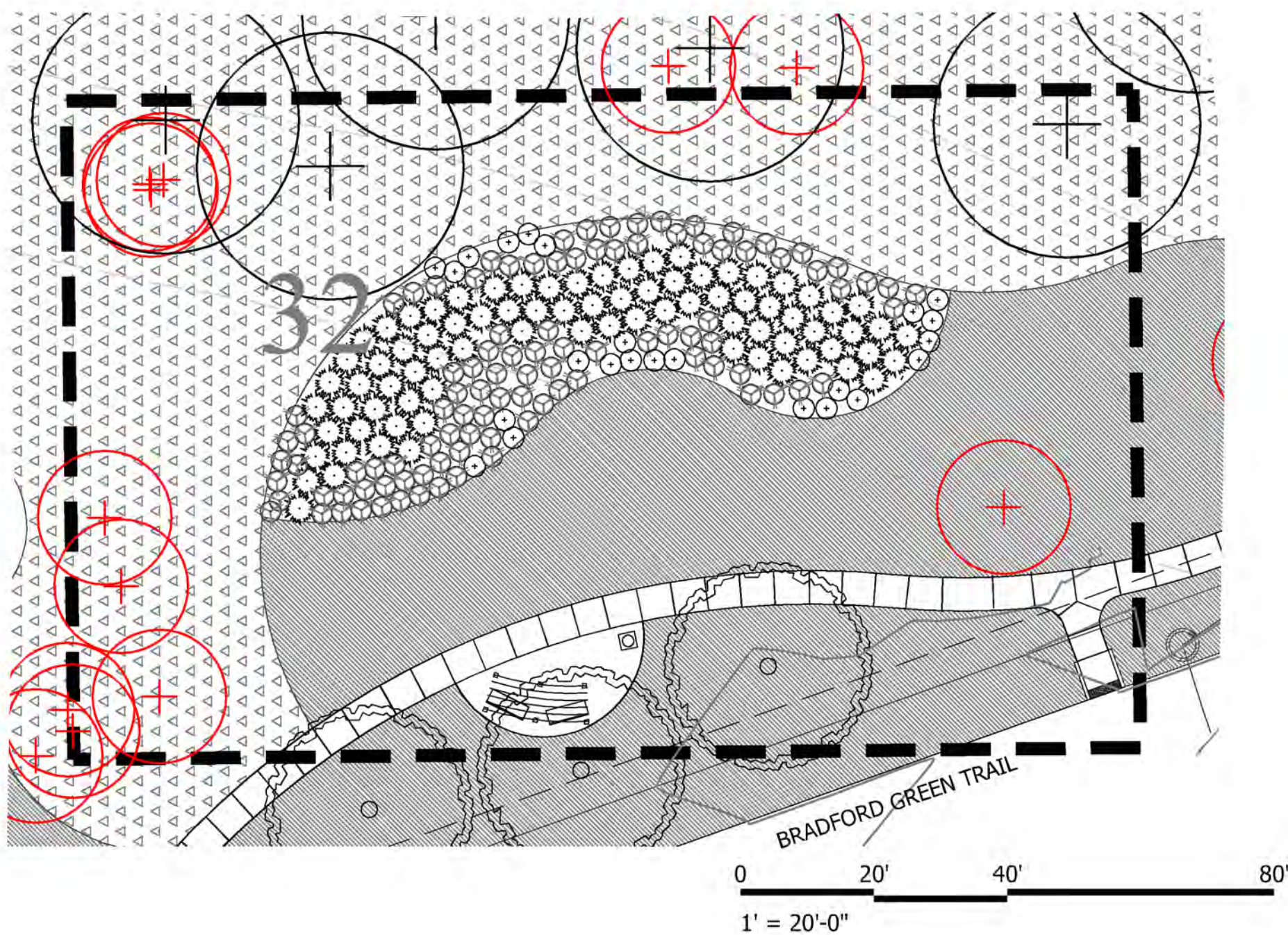
BRADFORD PARK FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
Walk rev 12/19/16
Walk revisions 4/19/17
Tree Mitigation note 4/27/17

**LANDSCAPE
PLAN**

**SHEET
LS-05**



SITE FURNITURE

- 6' BENCH, TO BE OWNER SELECTED
- LITTER RECEPTACLE, TO BE OWNER SELECTED

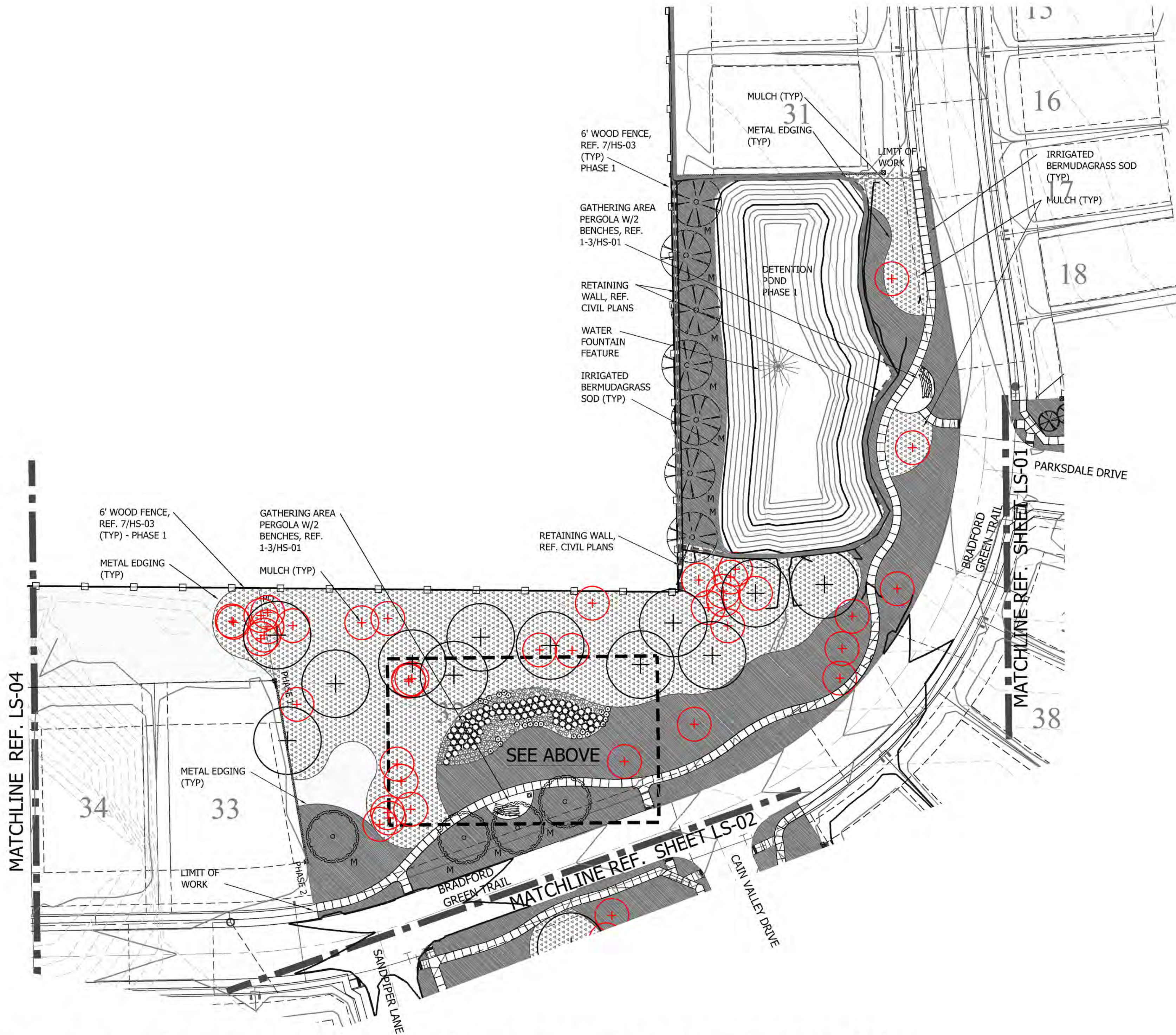
NOTE:
ALL PROPOSED TREES, DELINEATED WITH AN M, ARE INCLUDED IN THE TREE MITIGATION TREE COUNT.

Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
- Crape Myrtle 'Tuscora'
Lagerstromia indica 'Tuscora'
- Burford Holly
Ilex cornuta 'Burfordia'
- Maidengrass
Miscanthus sinensis 'Gracillimus'
- Gulf Muhly
Muhlenbergia capillaris
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Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



0 40' 80' 160'
1" = 40'-0"



5 LANDSCAPE AND SCREENING PLAN - NORTHWEST DETENTION PLAN



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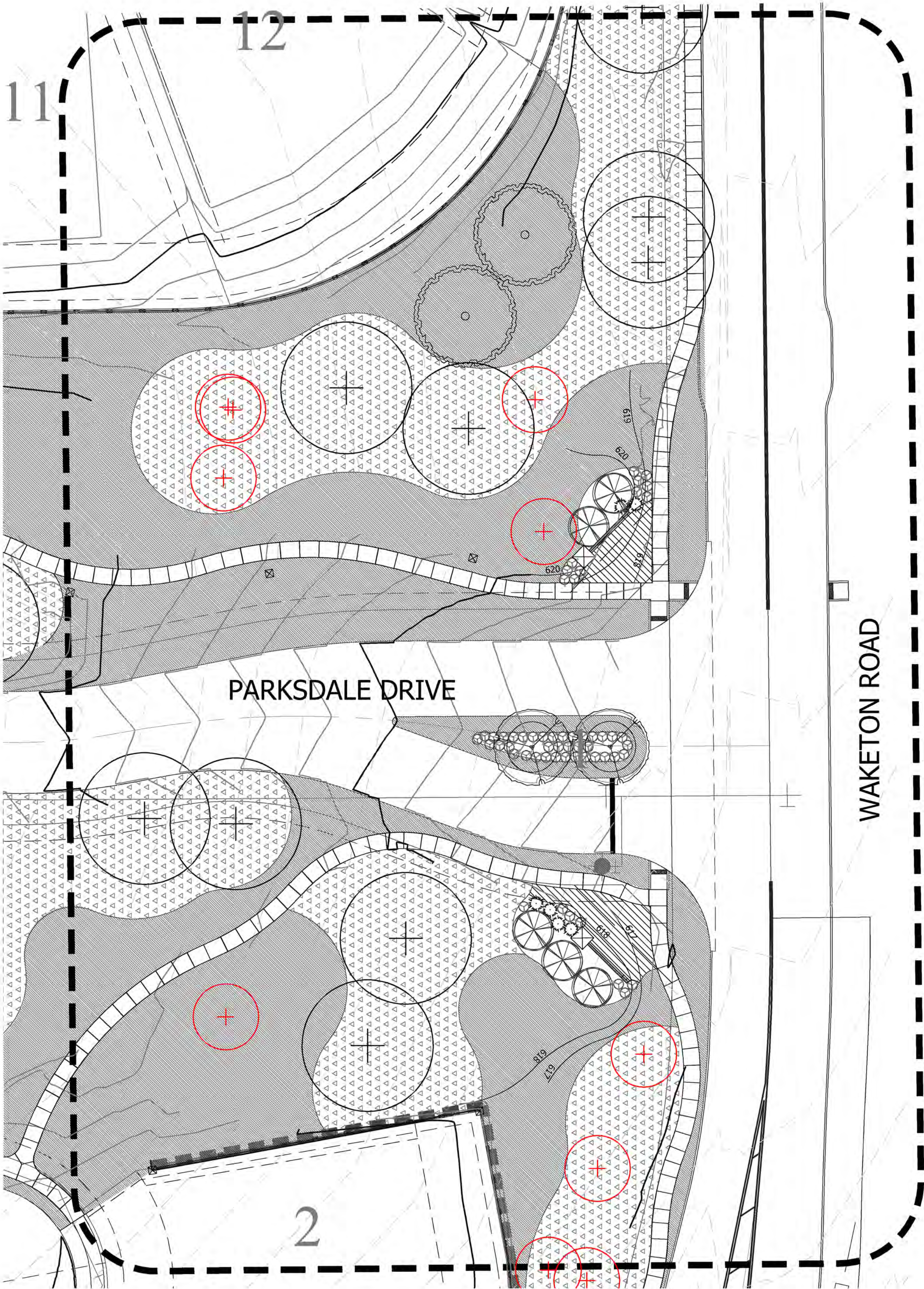
BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

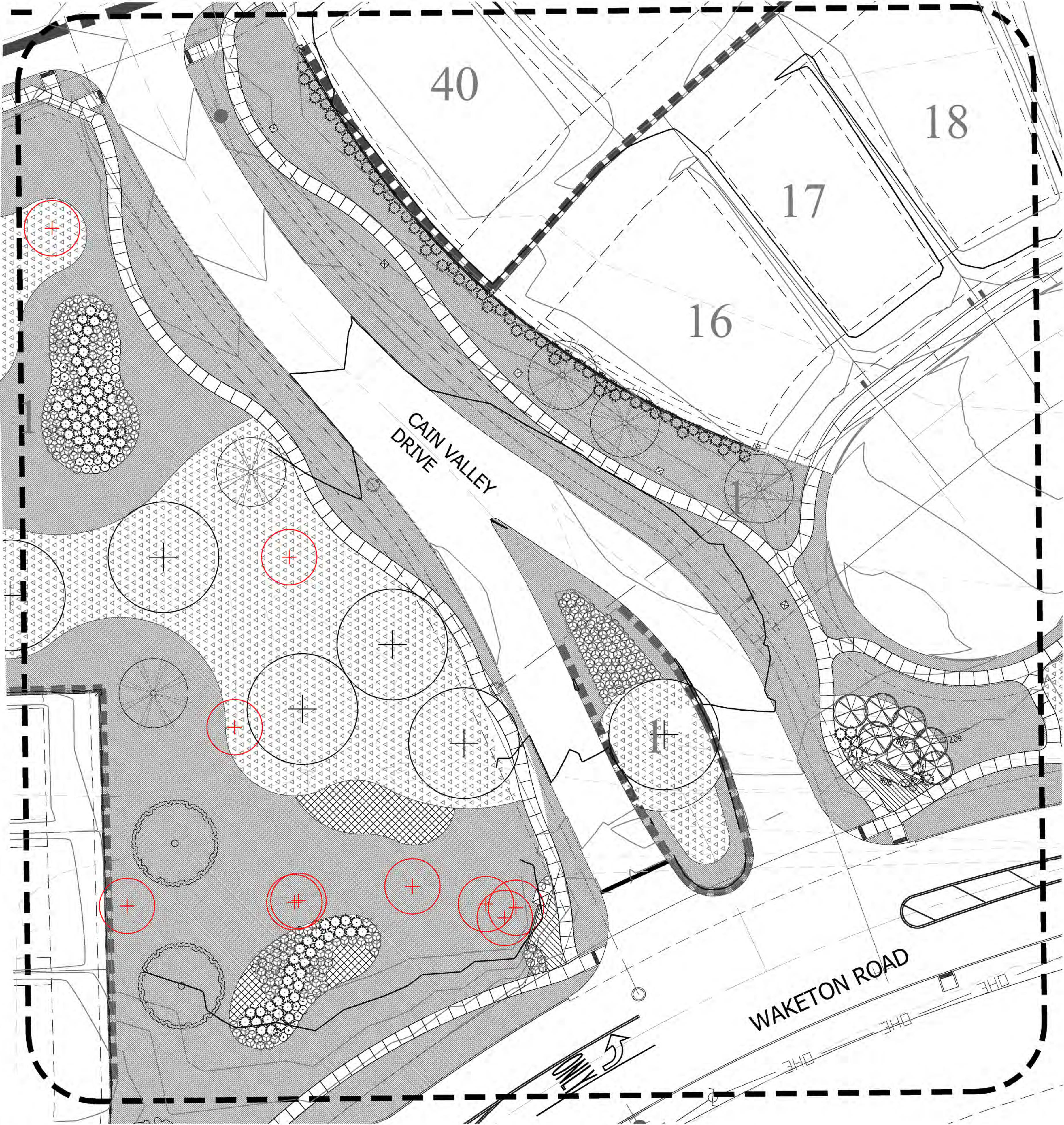
SHEET
LS-06



Landscape Legend

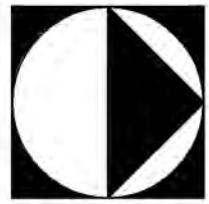
- Shumard Red Oak
Quercus shumardii
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Muhlenbergia capillaris
- Mexican Feather Grass
Nasella tenuissima
- Seasonal Color
varies with season
- Blue Gramma
Bouteloua gracilis
- Bermudagrass sod
Cynodon dactylon
- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain





Landscape Legend

- Shumard Red Oak
Quercus shumardii
- Live Oak
Quercus virginiana
- Bald Cypress
Taxodium distichum
- Cedar Elm
Ulmus crassifolia
- Chinese Pistache
Pistacia chinensis
- 'Little Gem' Magnolia
Magnolia grandiflora 'Little Gem'
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- Giant Bermudagrass hydromulch
Cynodon dactylon
- Proposed Specimen Tree to Remain
- Proposed Protected Tree to Remain



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

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BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
PLAN

SHEET
LS-07

Landscape Installation Notes

INSPECTION

- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE PLANS/DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT APPROPRIATE CITY SERVICE DEPARTMENTS FOR LANDSCAPE INSPECTIONS AS REQUIRED.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH APPROPRIATE CITY DESIGN STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND R.O.W. INSPECTIONS.

EXCAVATION

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT CONTACTING THE APPROPRIATE CITY SERVICE DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL UNDERGROUND UTILITIES (I.E.; WATER LINES, SEWER LINES, GAS LINES, ETC.) AND TREE LOCATIONS PRIOR TO EXCAVATION. REFERENCE CIVIL PLANS FOR PROPOSED UNDERGROUND UTILITY LOCATIONS.

SOIL

- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION AND/OR STOCKPILED AS NEEDED.
- NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY & AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.
- IMPORTED TOPSOIL (TYPICALLY KNOWN AS BOTTOM LAND SOIL) SHALL BE NATURAL, FRIABLE SOIL NATIVE TO THE REGION FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, ETC. IT SHALL CONTAIN NO SALT, AND BE OF A BLACK TO BROWN COLOR.

IRRIGATION

- ANY CHANGES TO THE APPROVED IRRIGATION PLANS/DRAWINGS SHALL REQUIRE AUTHORIZATION BY THE CITY.
- CONTACT THE APPROPRIATE CITY SERVICE DEPARTMENT FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL NOT BE LOCATED CLOSER THAN TEN (10') FEET FROM THE BACK OF CURB AT STREET OR DRIVE INTERSECTIONS.
- IRRIGATION VALVES SHALL BE LOCATED A MINIMUM OF FIVE (5') FEET AWAY FROM STORM SEWERS, SANITARY SEWER LINES, CITY FIRE HYDRANTS, AND WATER VALVES.
- IRRIGATION MAINLINES, VALVES, AND/OR ELECTRICAL WIRES SHALL NOT BE LOCATED IN THE CITY'S R.O.W.
- A MINIMUM FIVE (5') FEET OF SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND/OR SANITARY SEWER LINES.
- IRRIGATION HEADS THAT RUN PARALLEL AND/OR NEAR PUBLIC WATER AND/OR SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS.
- THE BORE DEPTH FOR IRRIGATION SLEEVING UNDER STREETS, DRIVE AISLES, FIRE LANES SHALL PROVIDE (2") OF CLEARANCE (MINIMUM).
- IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- ELECTRONIC TIMED IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

PLANTING STANDARDS

- ALL PLANTINGS (TREES, SHRUBS, Bermudagrass sod, ETC.) SHALL COMPLY WITH THE CITY'S LANDSCAPE REGULATIONS AND REQUIREMENTS. (DESIGN STANDARDS, VISIBILITY REQUIREMENTS, ETC.)
- THE AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (ANSI Z60.1-2004 OR LATEST VERSION) SHALL GOVERN ALL PLANT (TREES, SHRUBS, Bermudagrass sod, ETC.) SELECTION QUALIFICATIONS, GRADES, AND STANDARDS.
- TYPICAL PLANTING SHALL COMPLY WITH PLANTING DETAILS AS SHOWN WITHIN THE LANDSCAPE PLANS. (ANSI A300) THE CITY HAS FINAL APPROVAL FOR ALL PLANTING SPECIFICATIONS.
- UNLESS SPECIFIED/SHOWN OTHERWISE, TREES SHALL BE PLANTED A MINIMUM OF FIVE (5') FEET FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL ON ALL TREE PLACEMENTS.
- TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM TEN (10') FEET FROM THE EDGE OF ANY STORM SEWER INLET.
- TREES, WHERE REQUIRED, SHALL BE PLANTED A MINIMUM FIVE (5') FEET FROM WATER METERS.
- A MINIMUM FIVE (5') FOOT RADIUS AROUND FIRE HYDRANTS SHALL REMAIN CLEAR OF ALL VERTICAL PLANTINGS. (I.E.; TREES, SHRUBS)
- 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.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER ONE (1) GROWING SEASON, AND SHALL REMAIN NO LONGER THAN ONE (1) YEAR AFTER INSTALLATION (METAL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).
- FINISH GRADE IS TO BE APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE PRIOR TO Bermudagrass sod INSTALLATION.
- CONTRACTOR SHALL PROVIDE TWO (2") INCHES OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE Bermudagrass sod. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- ALL AREAS TO RECEIVE Bermudagrass sod SHALL BE LEFT AT A MAXIMUM OF ONE (1") INCH BELOW FINAL FINISH GRADE, AND ARE TO BE AERATED AND FINE GRADED. ALL TRENCHES ARE TO BE COMPLETELY SETTLED AND COVERED APPROPRIATELY.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED BY THE GRADING PLAN. IF NEEDED, ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE (2% MINIMUM SLOPE) AWAY FROM BUILT STRUCTURES. PROVIDE UNIFORM CURVATURE AT THE TOP AND BOTTOM OF SLOPES AND OTHER GRADE BREAKS. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.

MAINTENANCE

- THE OWNER/OWNER'S REPRESENTATIVE 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.
- AT ALL TIMES, OPEN AND LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE A300 STANDARDS (ANSI A300).

GENERAL LANDSCAPE PLAN NOTES

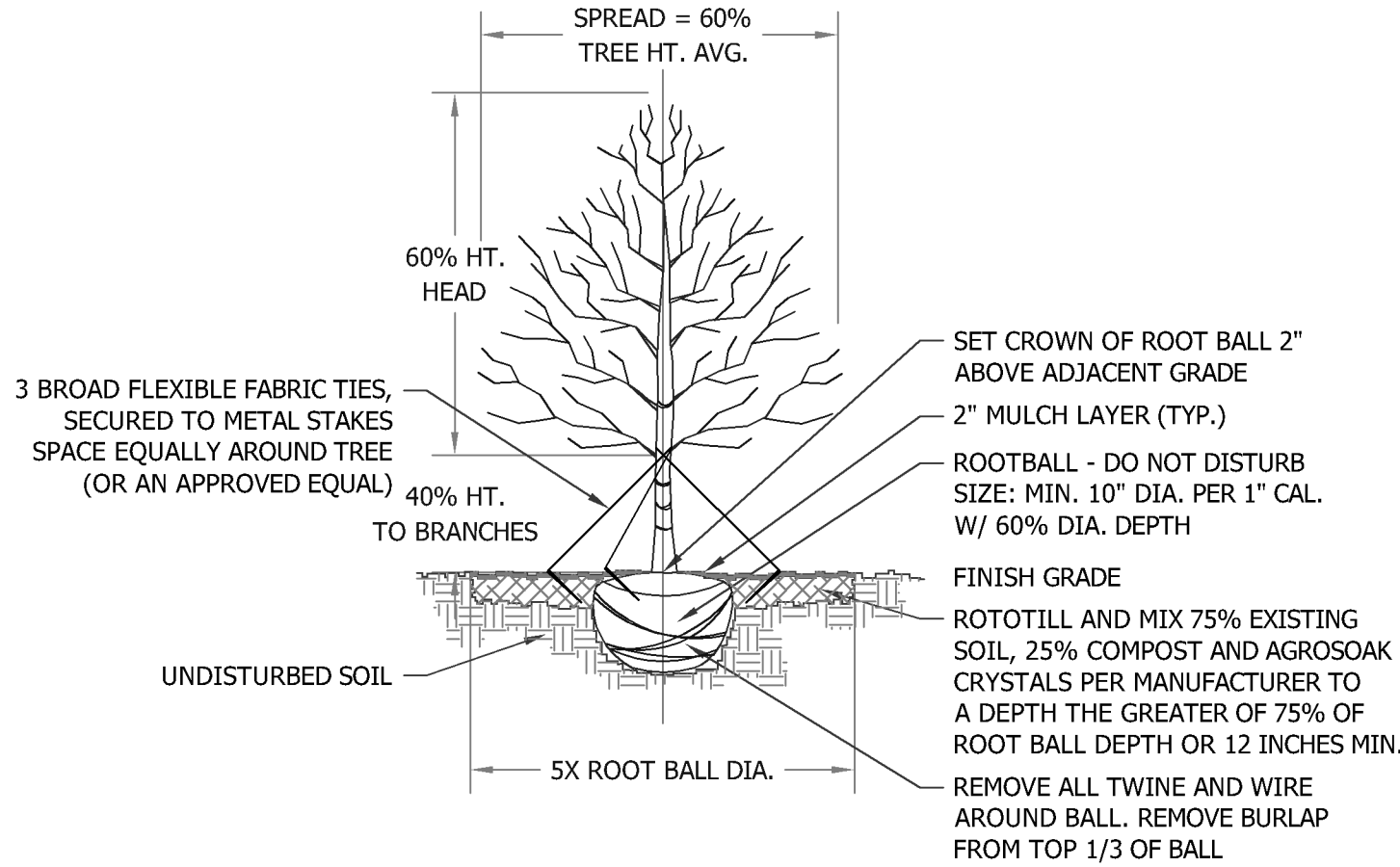
- THIS PLAN MEETS OR EXCEEDS THE APPROVED LANDSCAPE REQUIREMENTS
- THIS PLAN IS DIAGRAMATIC, THE CONTRACTOR IS TO VERIFY ALL PLANT QUANTITIES AND LOCATIONS PRIOR TO INSTALLATION.

GENERAL LANDSCAPE INSTALLATION NOTES

- CONTRACTOR INSTALLING LANDSCAPE SHALL VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS AND NOTIFY THE OWNER/OWNER'S REPRESENTATIVE (REP.) OF ANY DISCREPANCIES. (NOTE: SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.)
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR SHALL LOCATE ALL EXISTING/PROPOSED UNDERGROUND UTILITIES AND NOTIFY OWNER/OWNER'S REP., OF ANY CONFLICTS WITH LANDSCAPE INSTALLATION. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES. CALL 811 FOR A FREE ASSESSMENT OF UNDERGROUND UTILITIES. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGED UTILITIES.
- CONTRACTOR IS TO PROVIDE/MAINTAIN CONTOURS/GRADES AT A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND Bermudagrass sod AREAS ARE TO BE SEPARATED BY METAL EDGING (UNO). NO METAL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURB. REFERENCE PLANTING DETAILS FOR METAL EDGING INSTALLATION.
- CONTRACTOR SHALL ENSURE THAT ALL PROPOSED LANDSCAPE AREAS ARE 100% IRRIGATED WITH AND UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. REFERENCE IRRIGATION PLANS FOR DETAILS FOR IRRIGATION SYSTEM INSTALLATION.
- ALL Bermudagrass sod AREAS TO BE BERMUDA GRASS, UNLESS OTHERWISE NOTED IN THESE PLANS. REFERENCE PLANTING LIST/SCHEDULE FOR Bermudagrass sod SELECTION.

GENERAL LANDSCAPE MAINTENANCE NOTES

- CONTRACTOR SHALL PROVIDE A SEPARATE BID PROPOSAL FOR ONE (1) YEAR OF MAINTENANCE OF INSTALLED LANDSCAPE, TO BEGIN AFTER FINAL ACCEPTANCE FROM CITY.
- THE OWNER, TENANT(S), AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND INDIVIDUALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL LANDSCAPED AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES AS IS COMMON TO LANDSCAPE MAINTENANCE.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR NOT A PART OF THIS PLAN.



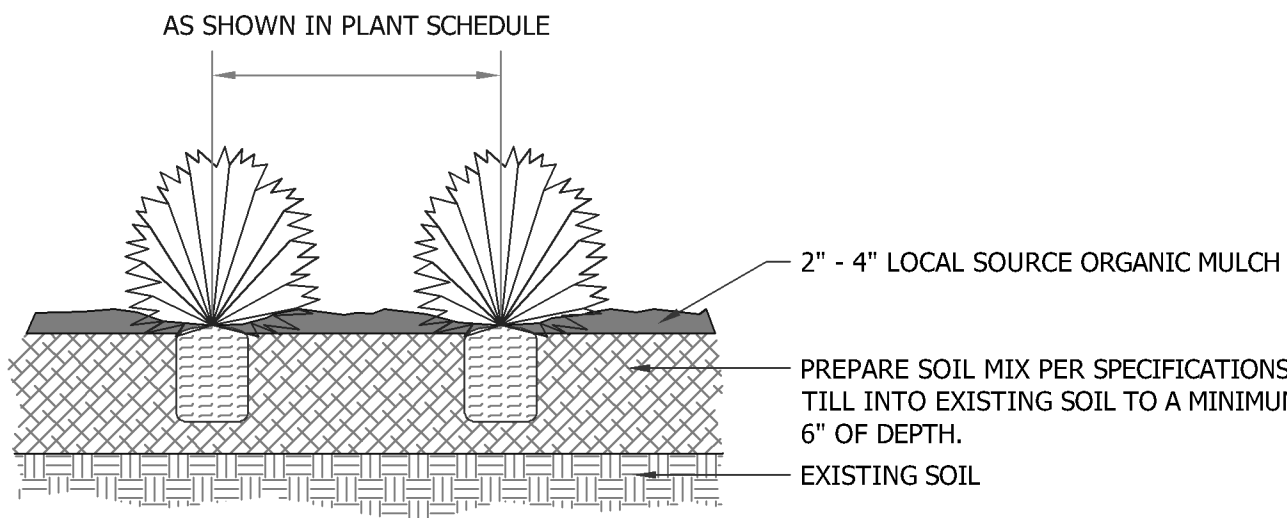
TREE PLANTING NOTES

(2 1/2" CAL. OR LARGER)
USE 3 BROAD FLEXIBLE FABRIC "GUY WIRES", SECURED TO WOODEN STAKES SPACED EQUALLY AROUND TREE (OR AN APPROVED EQUAL)
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF RATE IS UNACCEPTABLE FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADD0 MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.
TYPICAL "TREE PLANTING PIT" BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S	B=5x10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD=Bx 75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

1 Tree Planting and Staking

ELEVATION/SECTION NOT TO SCALE

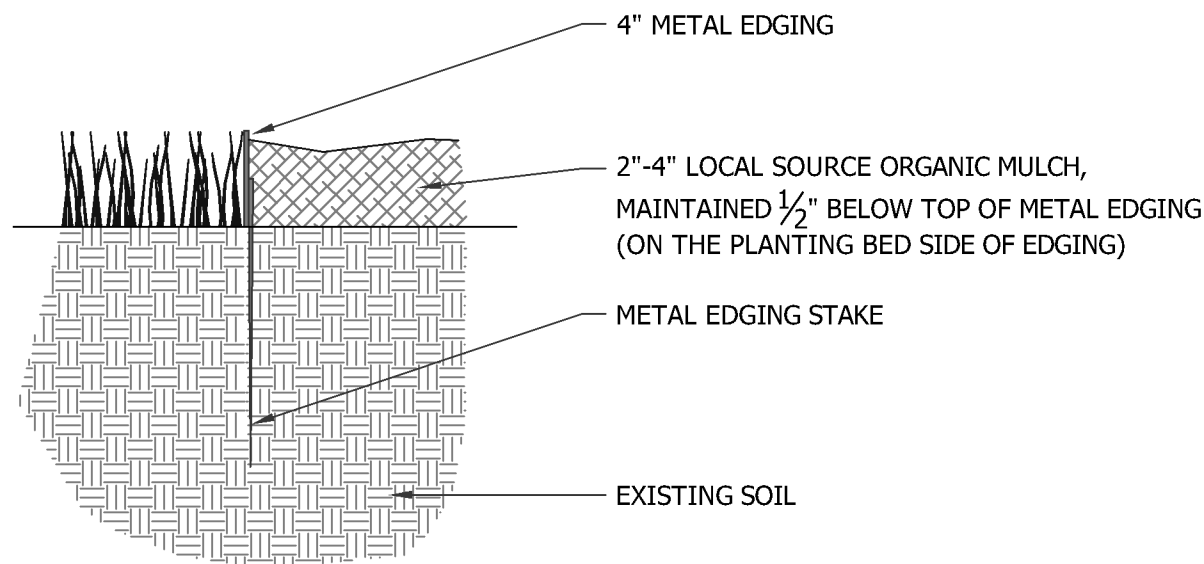


SHRUB PLANTING NOTES

- REMOVE CONTAINER.
- REMOVE ANY SOIL THAT HAS BEEN ADDED TO THE TOP OF ROOT BALLS. EXPOSE THE ACTUAL TOP OF THE ROOT BALL.
- TOP OF ROOT BALL SHOULD BE 1" HIGHER THAN EXISTING GRADE.
- ADD 2"-4" OF NATIVE ORGANIC MULCH OVER ROOT BALL.
- DO NOT PILE MULCH AROUND TRUNKS.

2 Shrubs & Grasses Planting

ELEVATION/SECTION NOT TO SCALE



3 Metal Edging

SECTION NOT TO SCALE

Plant List and Schedule

LARGE TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Shumard Red Oak <i>Quercus shumardii</i>	20	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Live Oak <i>Quercus virginiana</i>	19	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Cedar Elm <i>Ulmus crassifolia</i>	8	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Bald Cypress <i>Taxodium distichum</i>	7	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth
	Chinese Pistache <i>Pistacia chinensis</i>	2	3" CAL. / 14'-16' HT. / 10'-12' SPREAD	single trunk clear to 6'; box grown; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.

SMALL TREES

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	'Little Gem' Magnolia <i>Magnolia grandiflora 'Little Gem'</i>	106	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth
	Crape Myrtle 'Tuscora' <i>Lagerstromia indica 'Tuscora'</i>	26	30 Gal. / 8' HT. / 4' SPREAD	container grown; matching growth

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Ilex cornuta 'Burfordii' <i>Burford Holly</i>	14	7 GAL. / 24" HT. / 24" SPREAD	container grown; full growth; 36" o.c.

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

GRASSES & GROUNDCOVER

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Maiden Grass <i>Miscanthus sinensis 'Gracillimus'</i>	538	7 GAL. / 24" HT. / 24" SPREAD	container grown; full growth; 36" o.c.
	Gulf Muhly <i>Muhlenbergia capillaris</i>	896	3 GAL. / 18" HT. / 18" SPREAD	container grown; full growth; 30" o.c.
	Mexican Feathergrass <i>Nasella tenuissima</i>	112	3 GAL. / 18" HT. / 18" SPREAD	container grown; full growth; 30" o.c.
	Blue Grama <i>Bouteloua gracilis</i>	1020	3 GAL. / 18" HT./ 18" SPREAD	container grown; full growth; 18" o.c.
	Seasonal Color <i>varies with season</i>	2090	4" POTS	full growth; 9" o.c.

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

Bermudagrass sod

SYMBOL	PLANT NAME	QUANTITY	SIZE / CAL. / HT. / SPREAD	CONDITION / REMARKS
	Bermudagrass sod <i>Cynodon dactylon</i>	304,417 s.f.	SOLID Bermudagrass sod	contractor to field verify quantity of Bermudagrass sod required
	Giant Bermudagrass <i>Cynodon dactylon</i>	51,430 s.f.	Giant Bermudagrass hydromulch	contractor to field verify quantity of hydromulch required

NOTE: ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED

NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL QUANTITIES PERTAINING TO THIS PROJECT.
THE QUANTITIES SHOWN ARE NOT FOR FINAL BIDDING PURPOSES.

SAGE GROUP, INC.
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL 817-424-2626

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APPLICANT

CalAtlantic Homes of Texas, Inc.
2600 Network Blvd, Suite 600
Frisco, TX 75034
Phone: 972.590.2400
Contact:

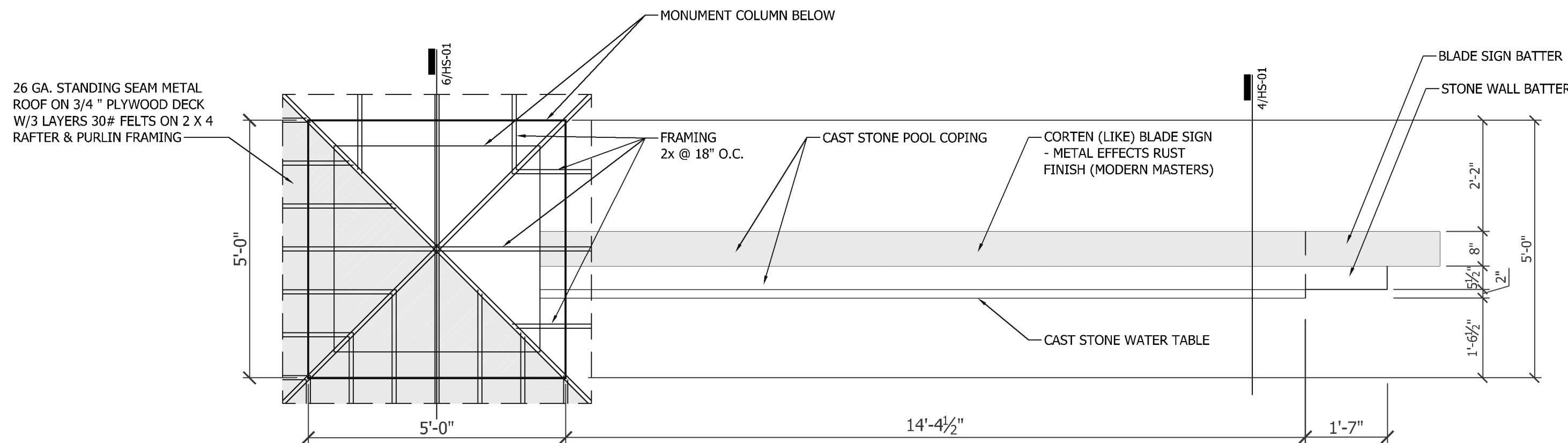
BRADFORD PARK
FLOWER MOUND, TEXAS

Issued
JAN 24, 2017

Revisions
Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

LANDSCAPE
NOTES
DETAILS

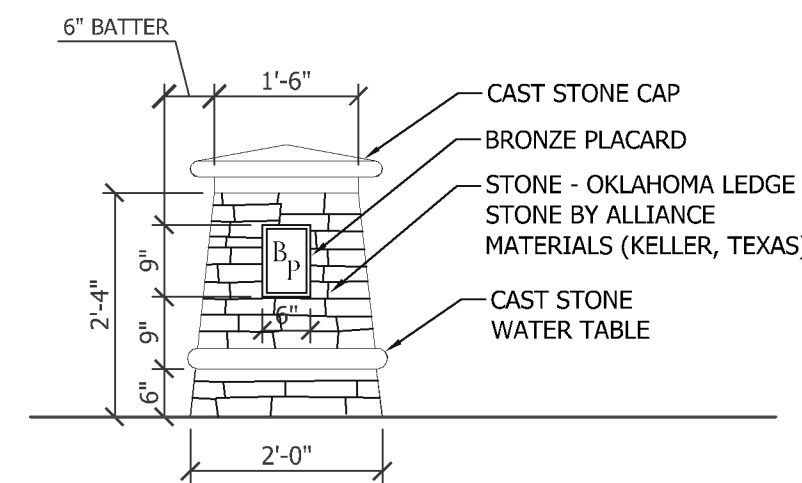
SHEET
LS-08



1 Monument Sign

Plan 1/2" = 1'-0"

NOTE: DRAWINGS FOR DESIGN INTENT ONLY. CONTRACTOR RESPONSIBLE FOR STRUCTURAL DESIGN AND SHOP DRAWINGS

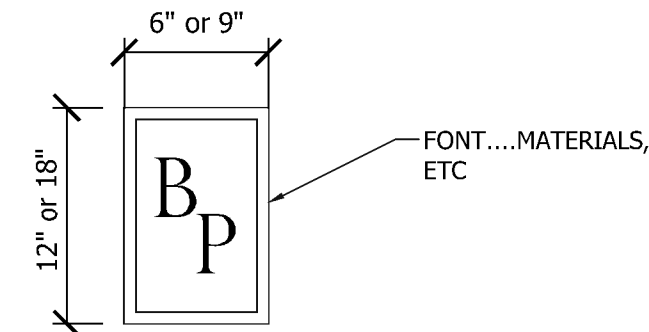


2 Bollard

Elevation 1/2" = 1'-0"

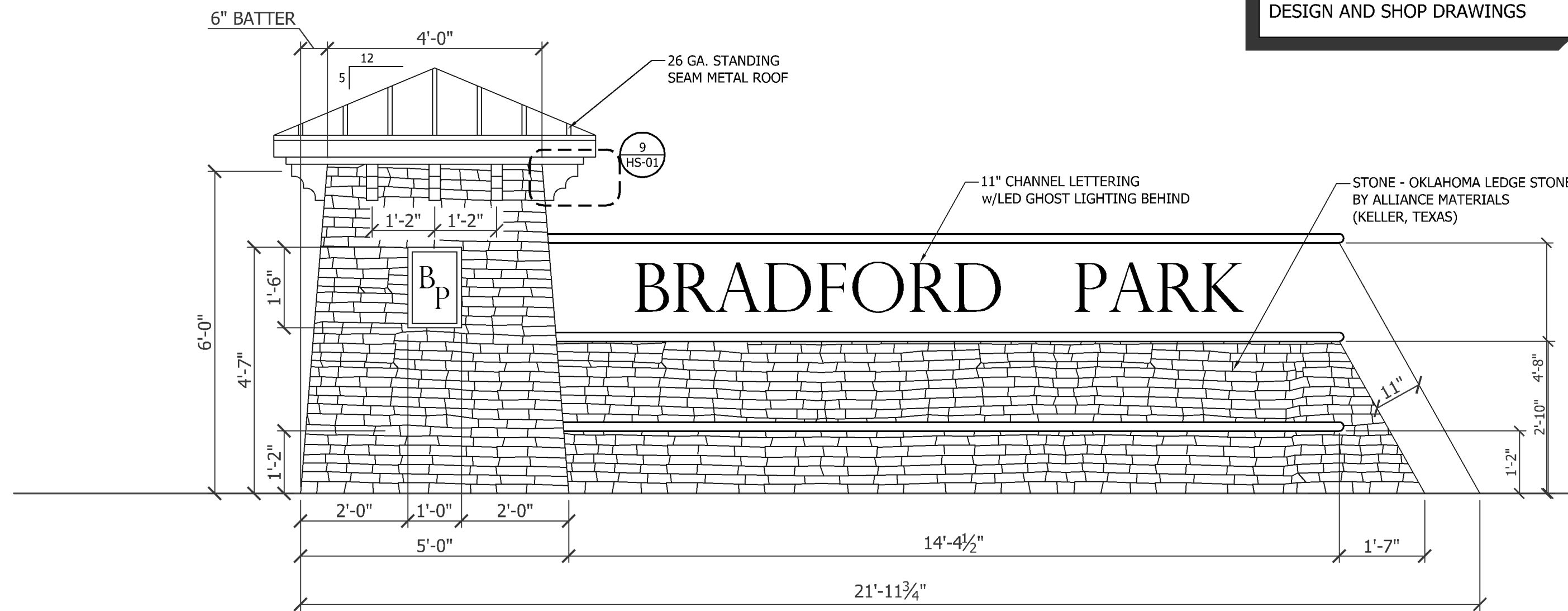
6" X 12" FOR BOLLARD

12" X 18" FOR MONUMENT COLUMNS



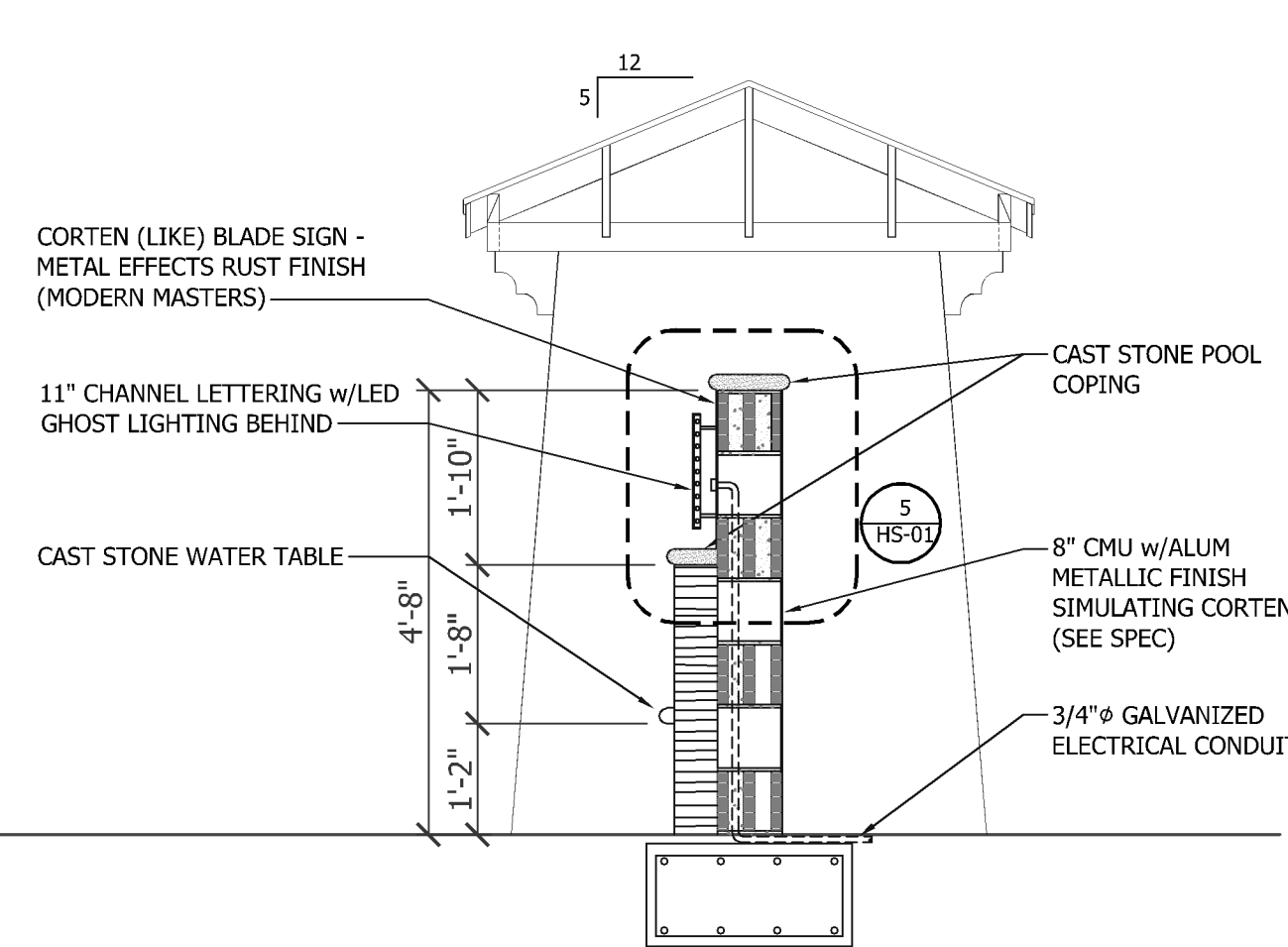
Bronze Placard

Detail 1-1/2" = 1'-0"



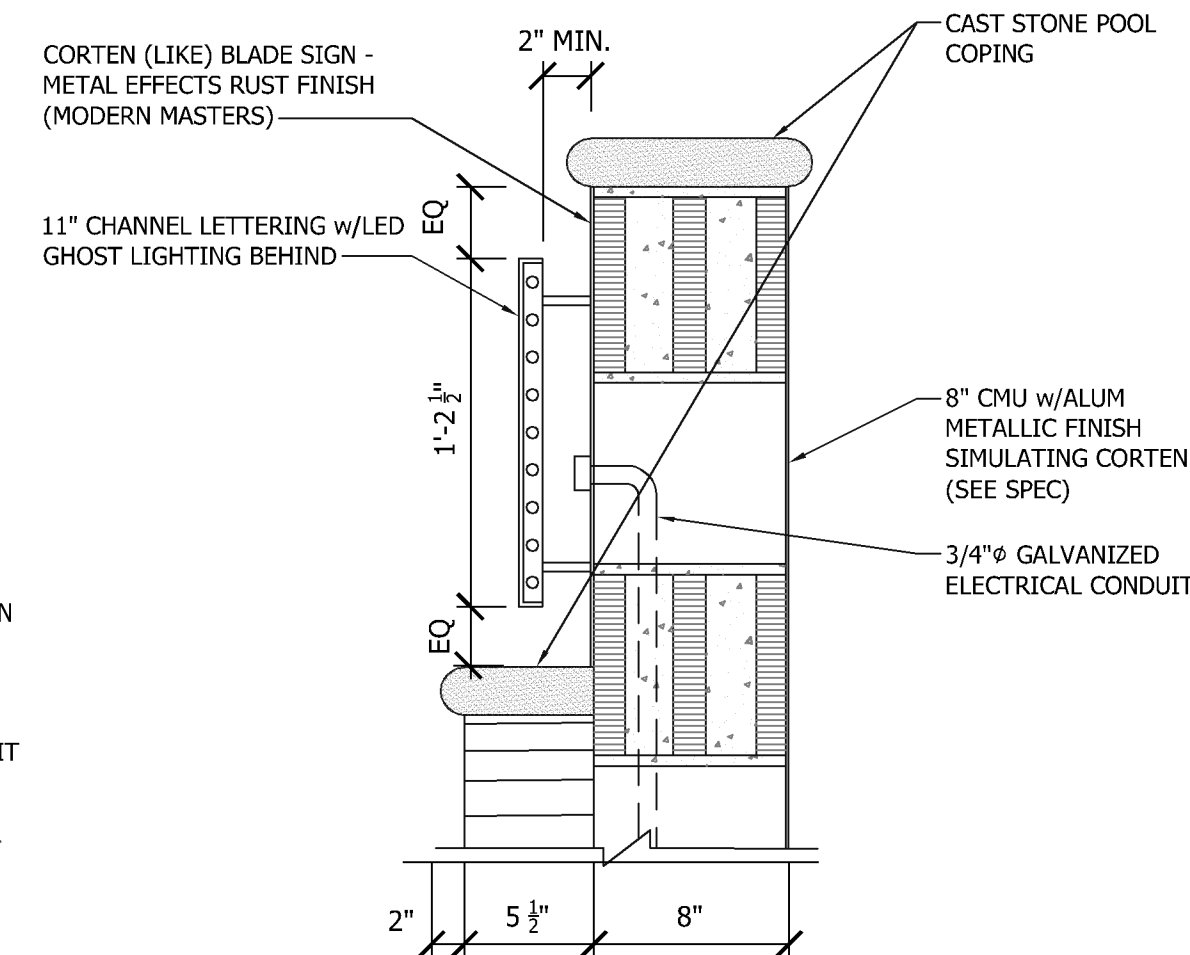
3 Monument Sign

Elevation 1/2" = 1'-0"



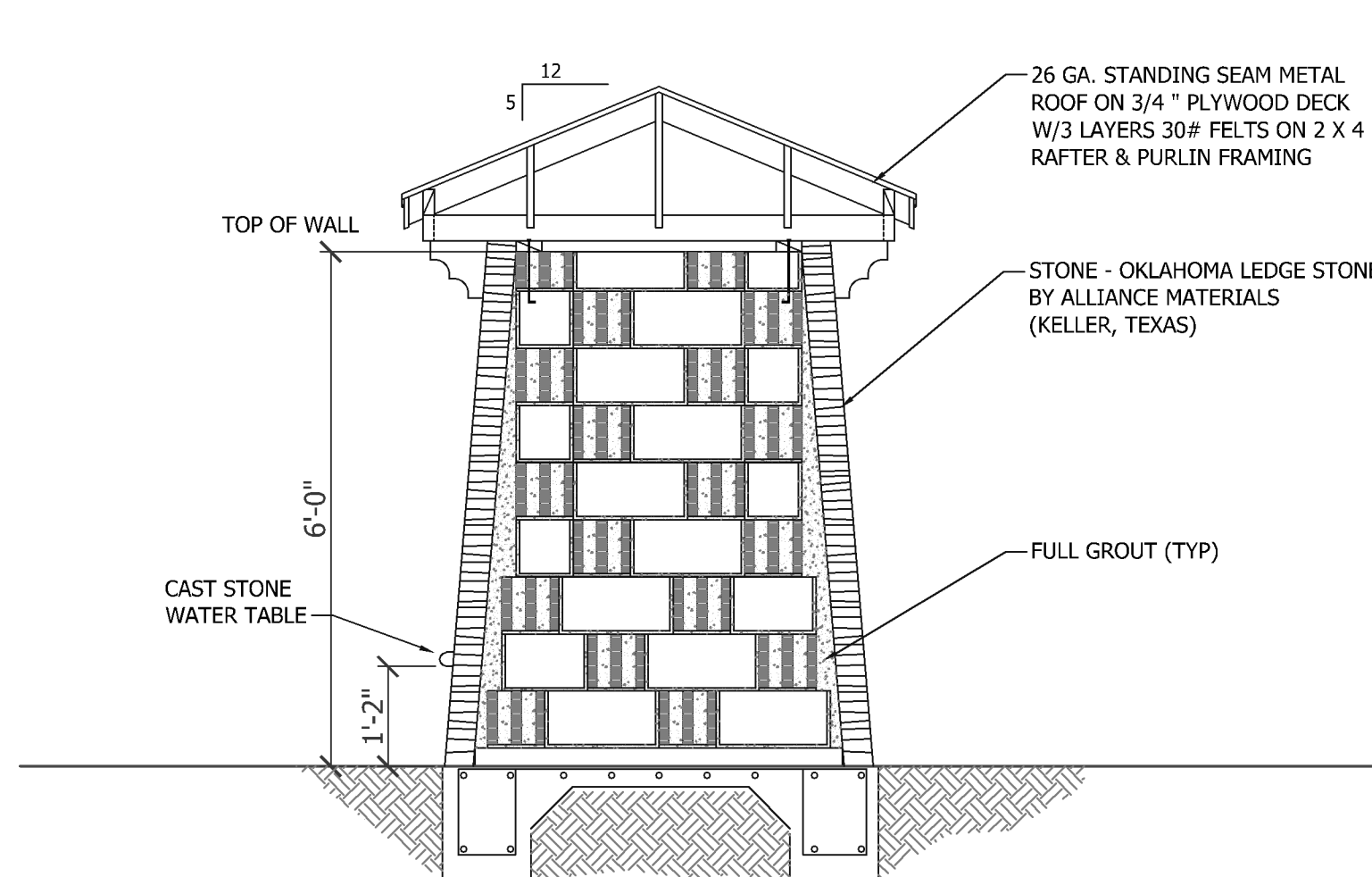
4 Sign Wall

Section 1/2" = 1'-0"



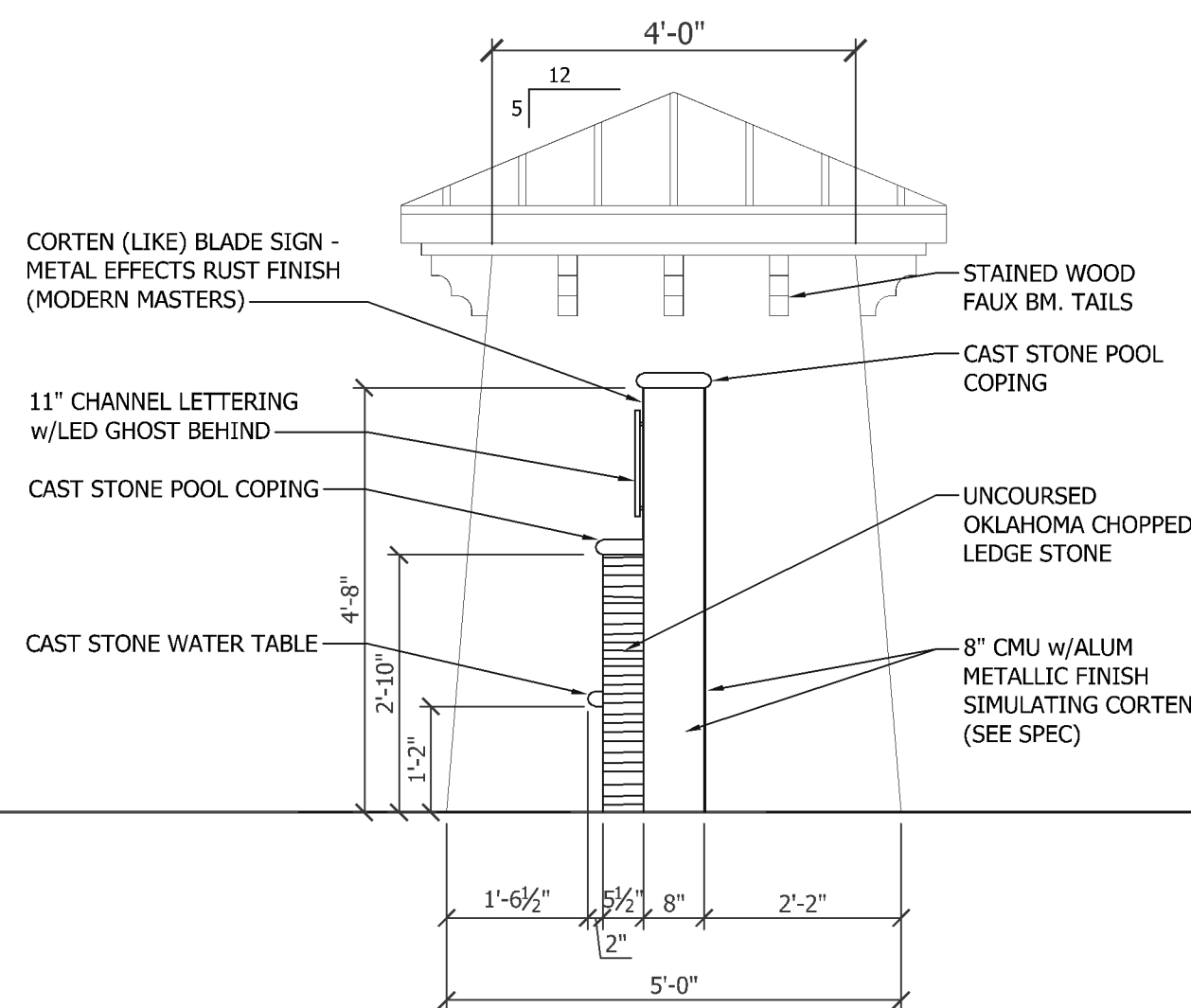
5 Enlarged View Sign Wall

Section 1-1/2" = 1'-0"



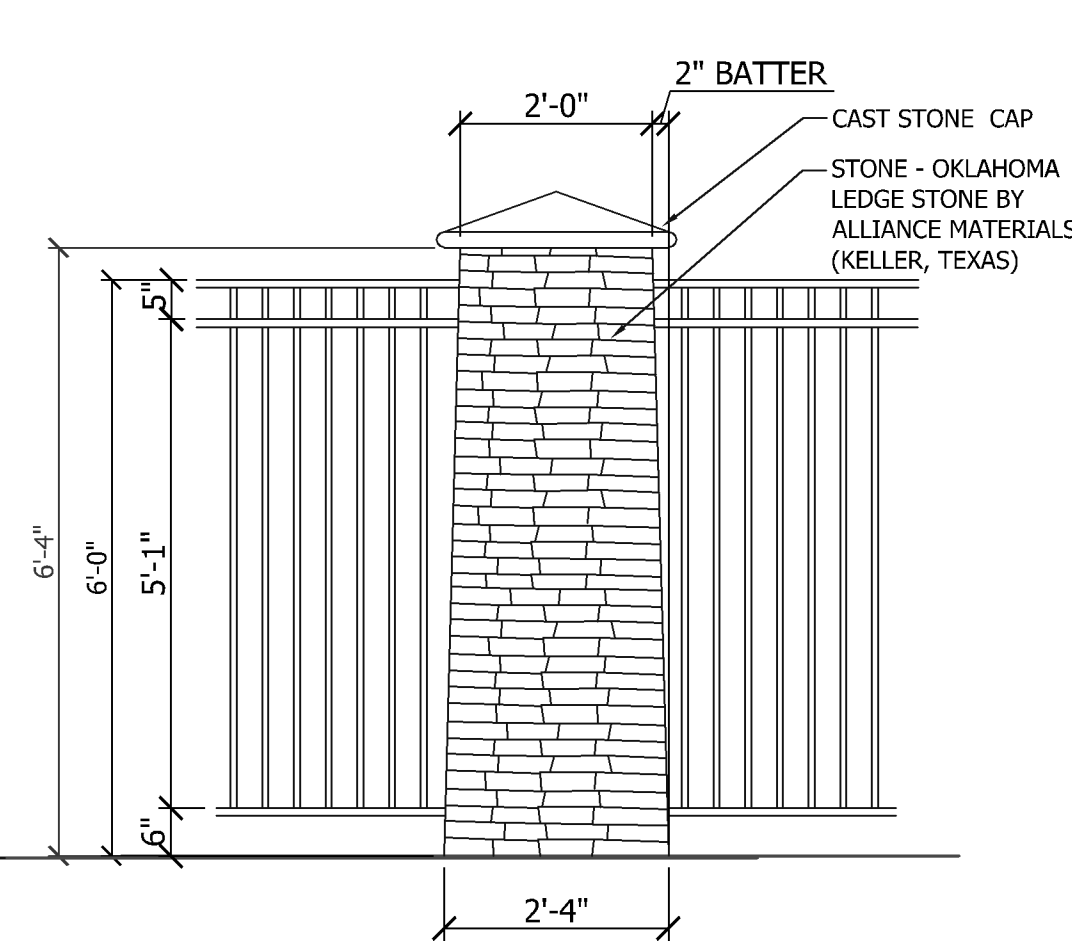
6 Monument Sign

Section 1/2" = 1'-0"



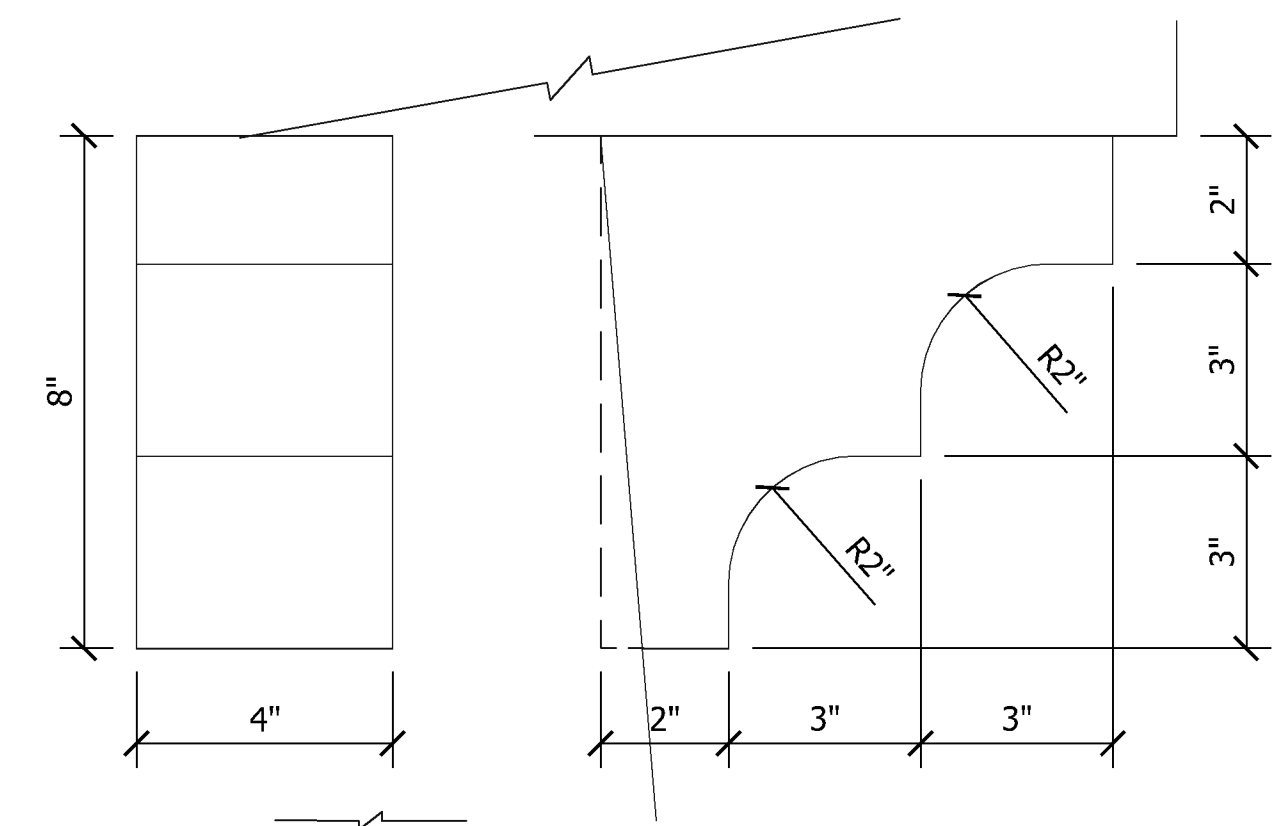
7 Monument Sign End Elevation

Elevation 1/2" = 1'-0"



8 Masonry Fence Column

Elevation 1/2" = 1'-0"



9 Wood Corbel Detail

Elevation NTS



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Contact:

BRADFORD PARK
FLOWER MOUND, TEXAS

Issued

JAN 24, 2017

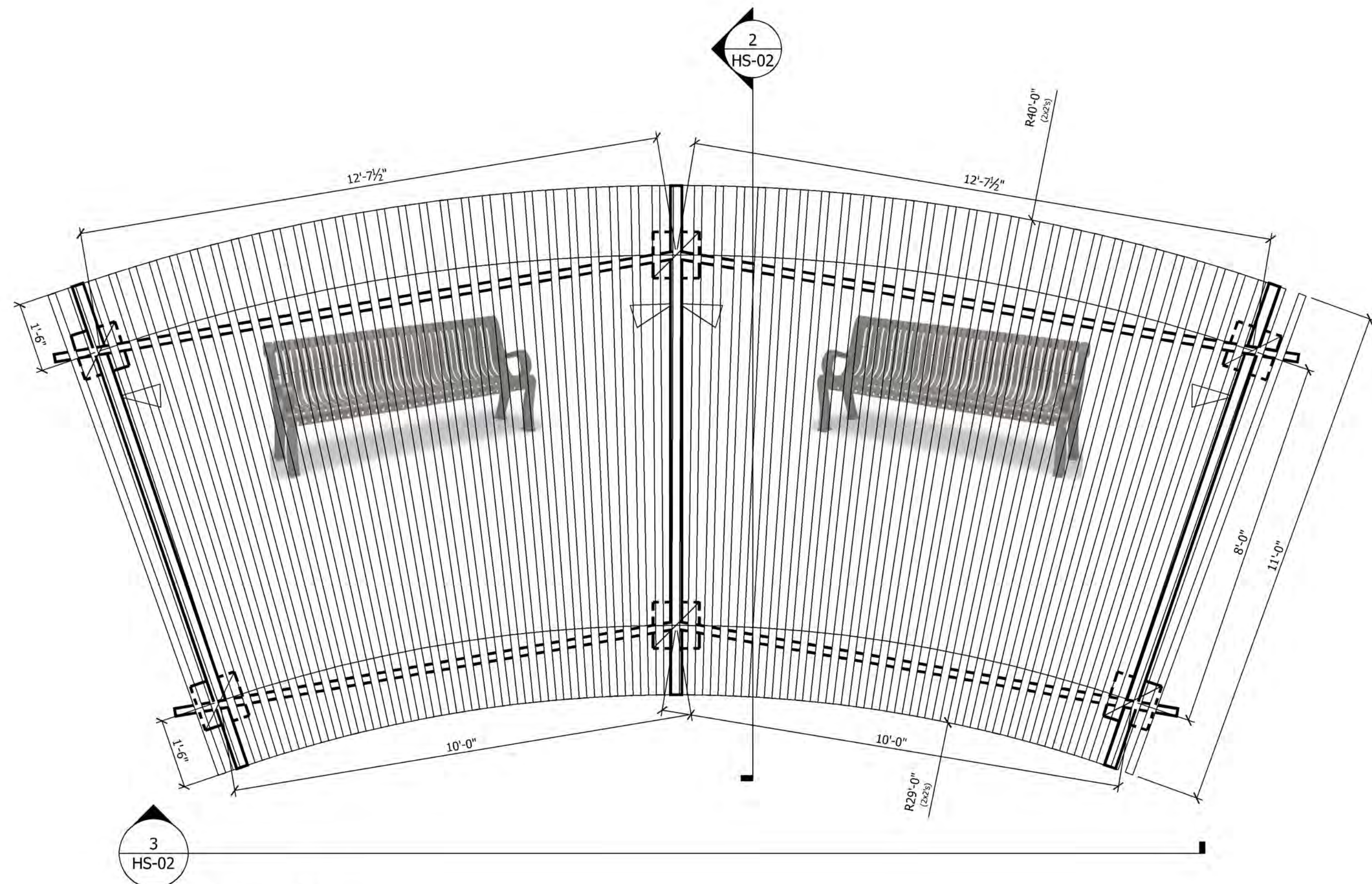
Revisions

Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17

HARDSCAPE
DETAILS

SHEET

HS-02

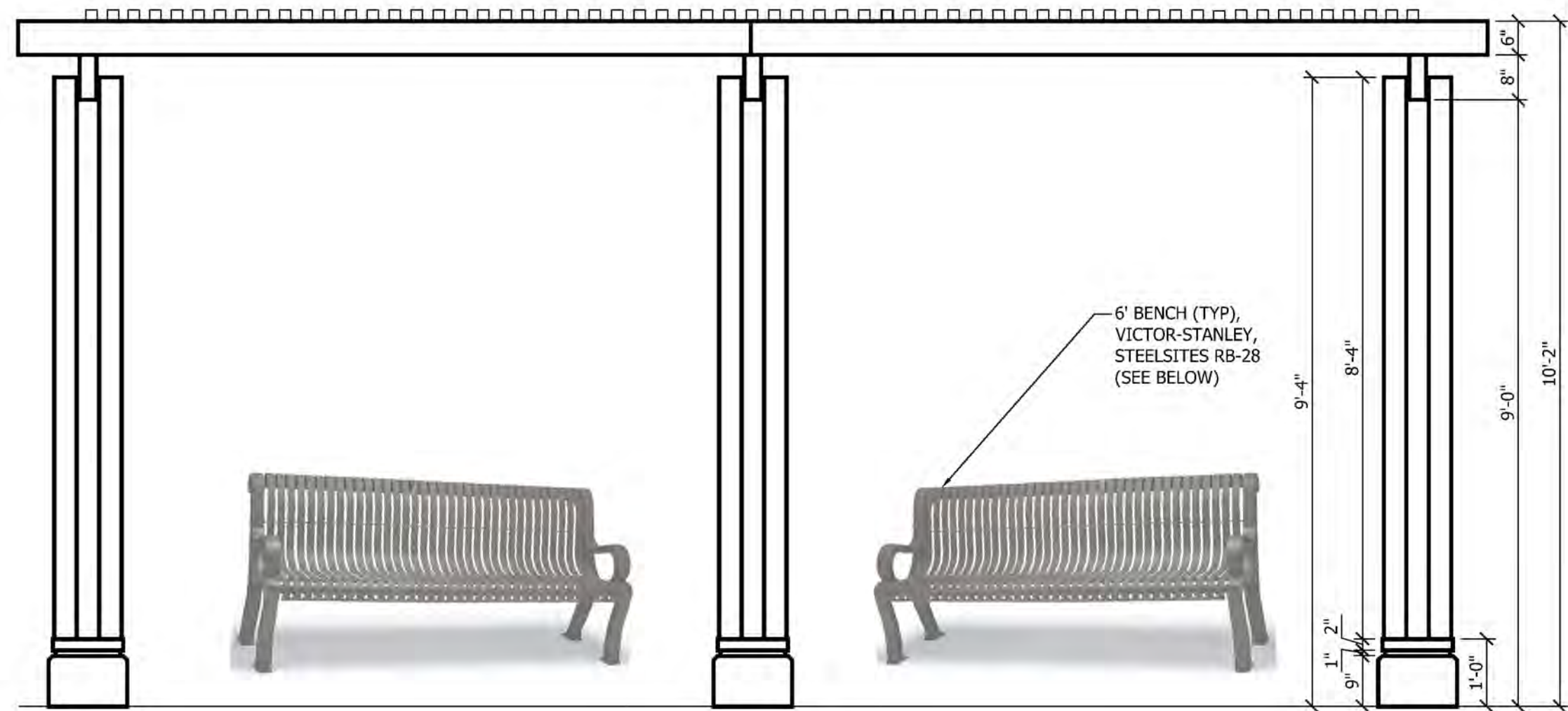


1 Pergola

Plan View

1/2" = 1'-0"

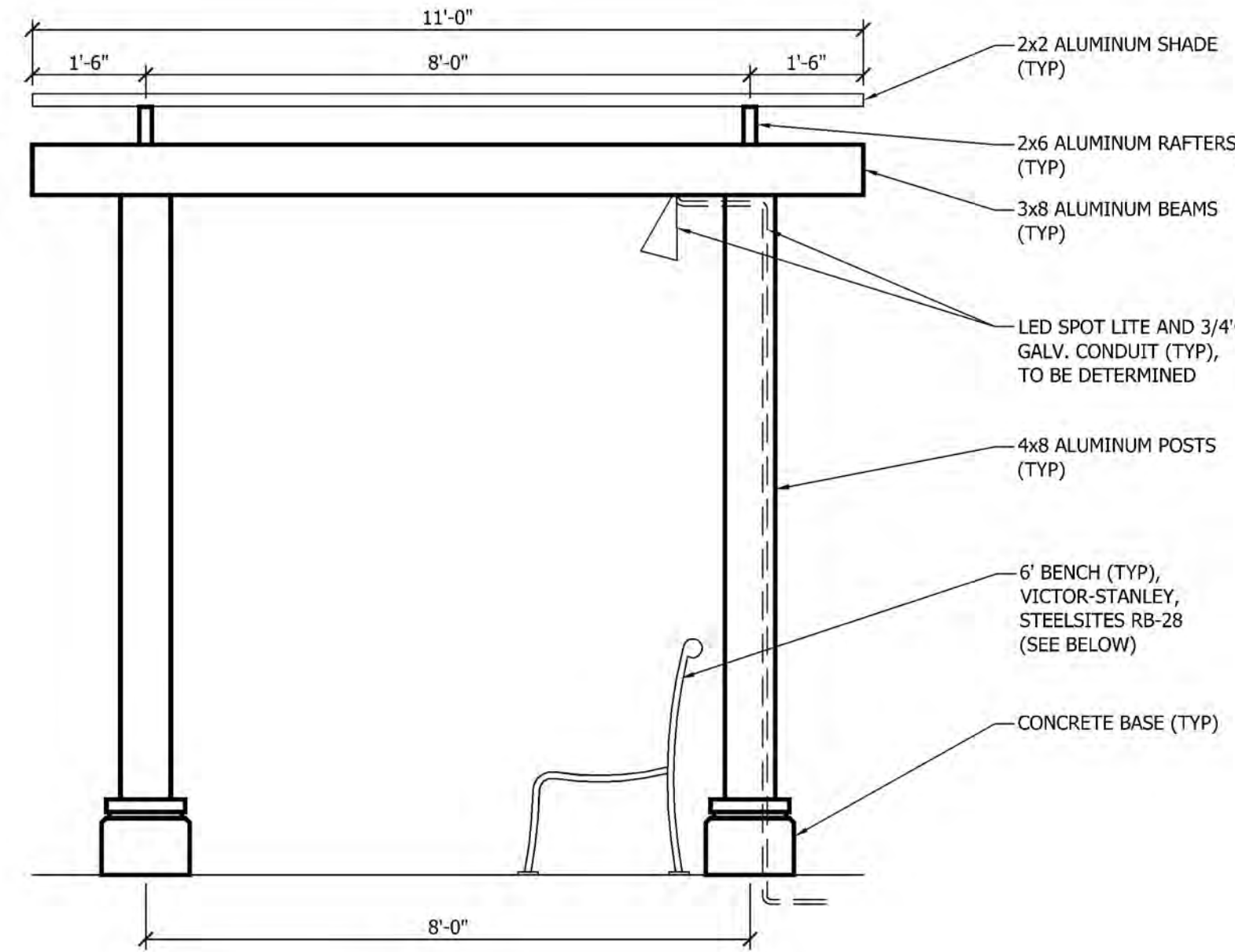
NOTE: DRAWINGS FOR DESIGN
INTENT ONLY. CONTRACTOR
RESPONSIBLE FOR STRUCTURAL
DESIGN AND SHOP DRAWINGS



3 Pergola

Front Elevation

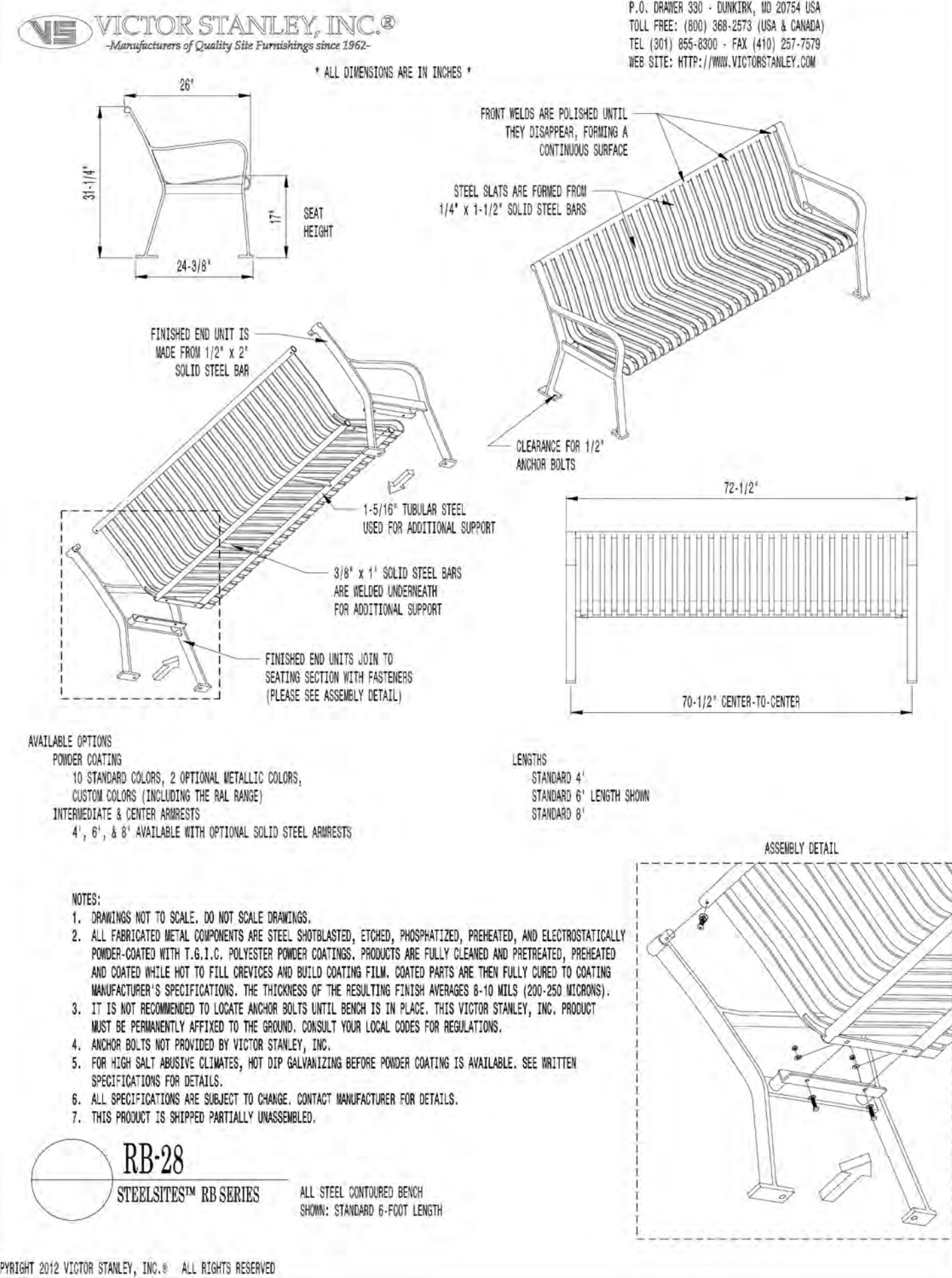
1/2" = 1'-0"

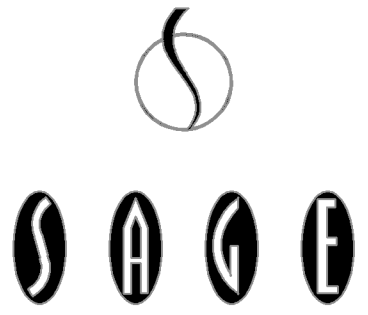


2 Pergola

Section

1/2" = 1'-0"





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Issued
JAN 24, 2017

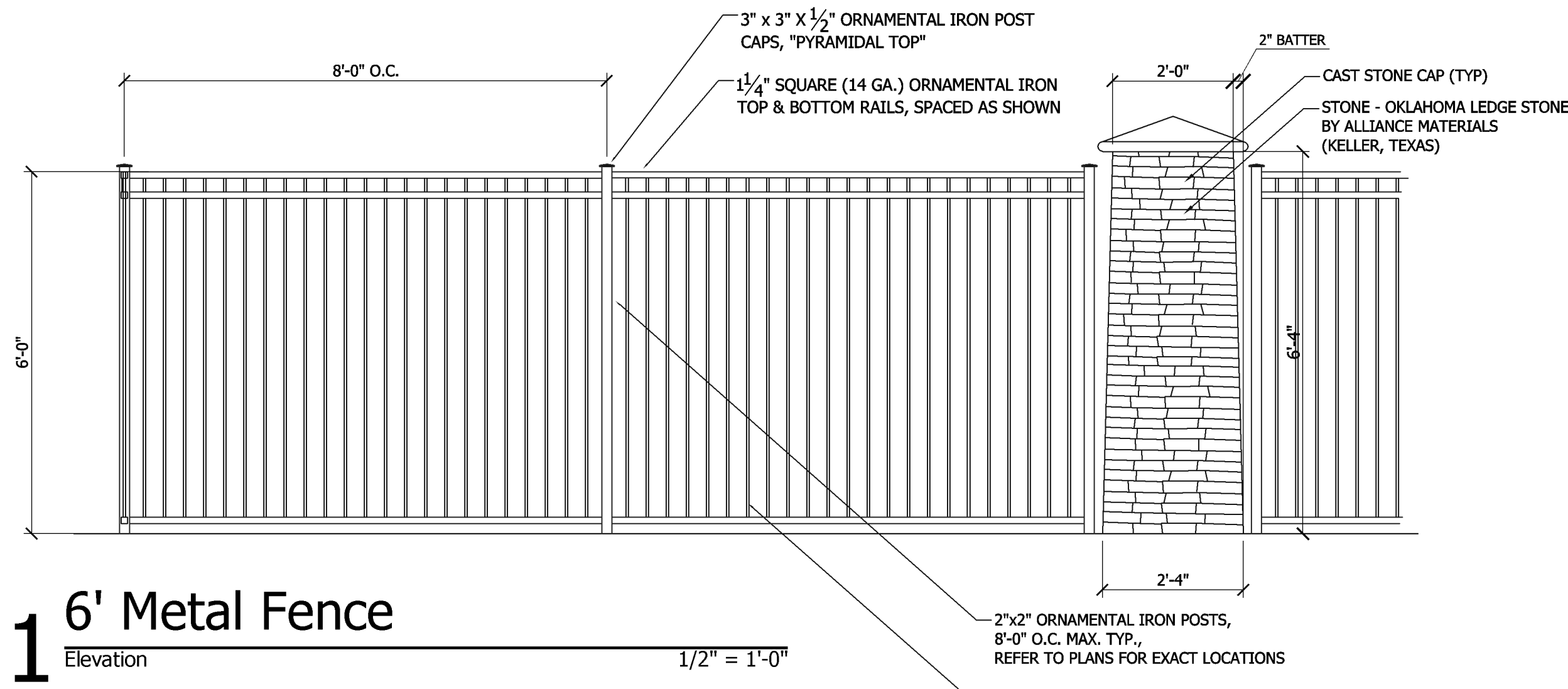
Revisions

Town comments 11/2/16
Town comments 11/29/16
Street Names 2/15/17
Walk revisions 2/22/17
brick selection 5/15/17

WALL/FENCE
DETAILS

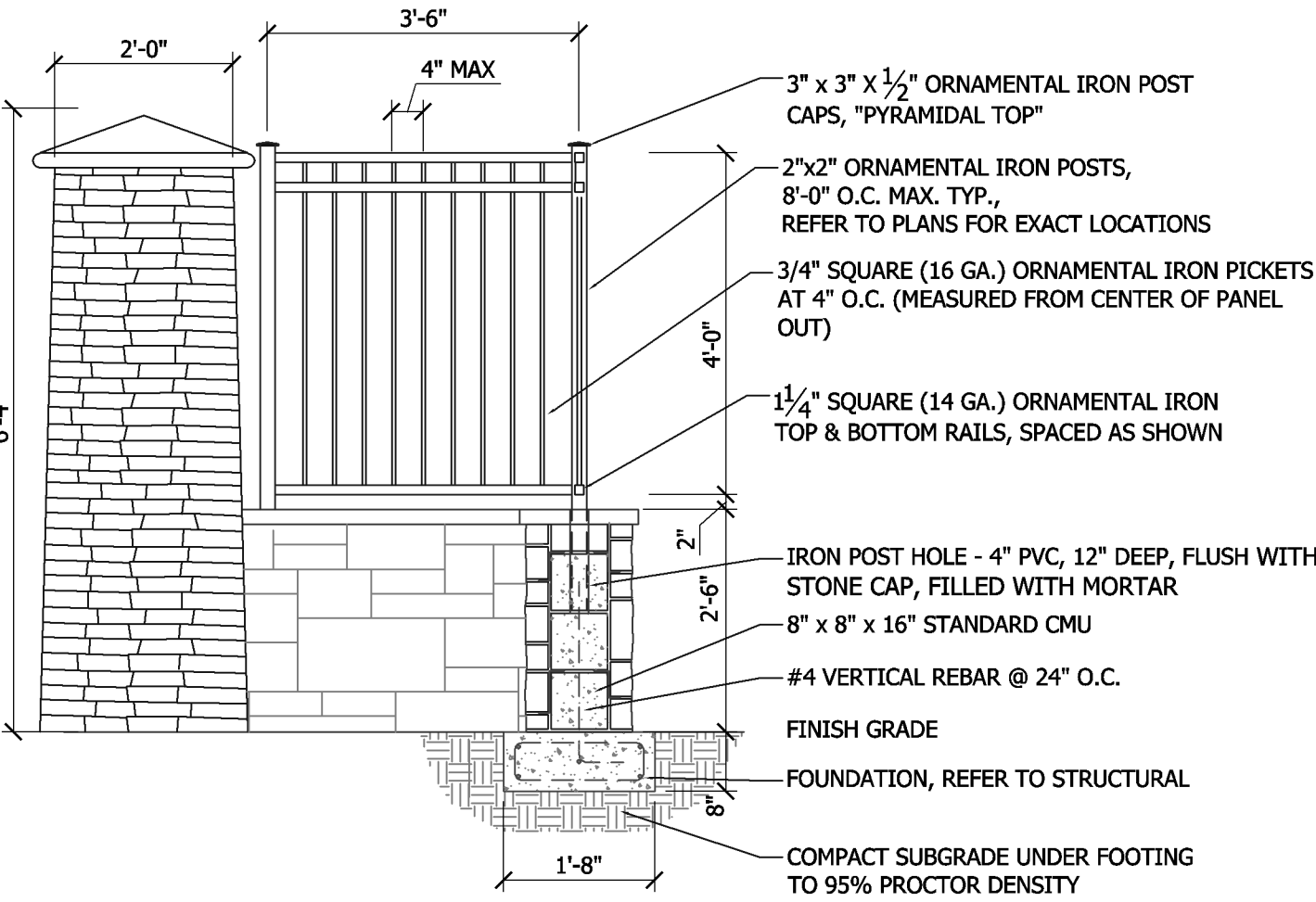
SHEET

HS-03



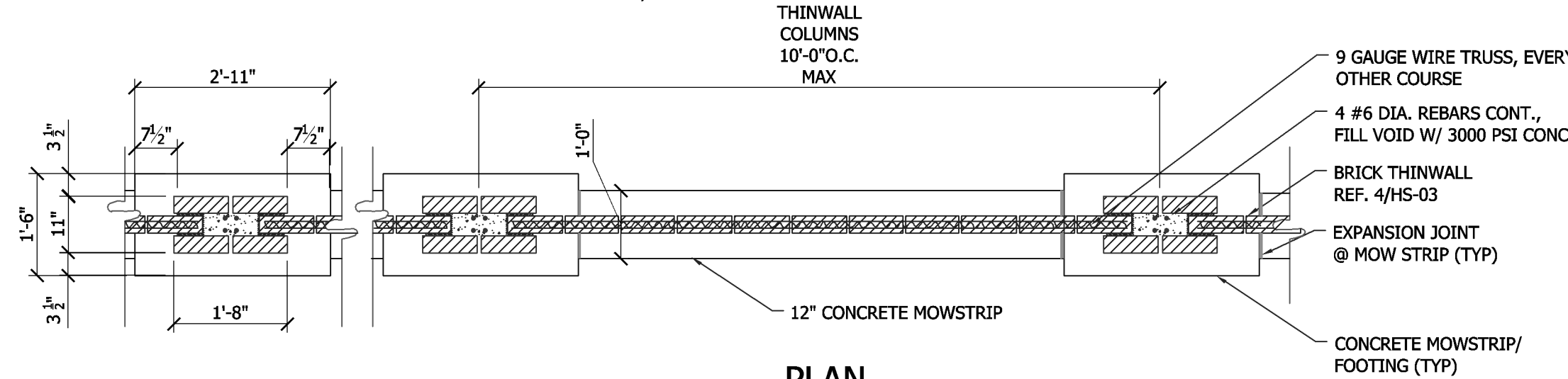
1 6' Metal Fence

Elevation

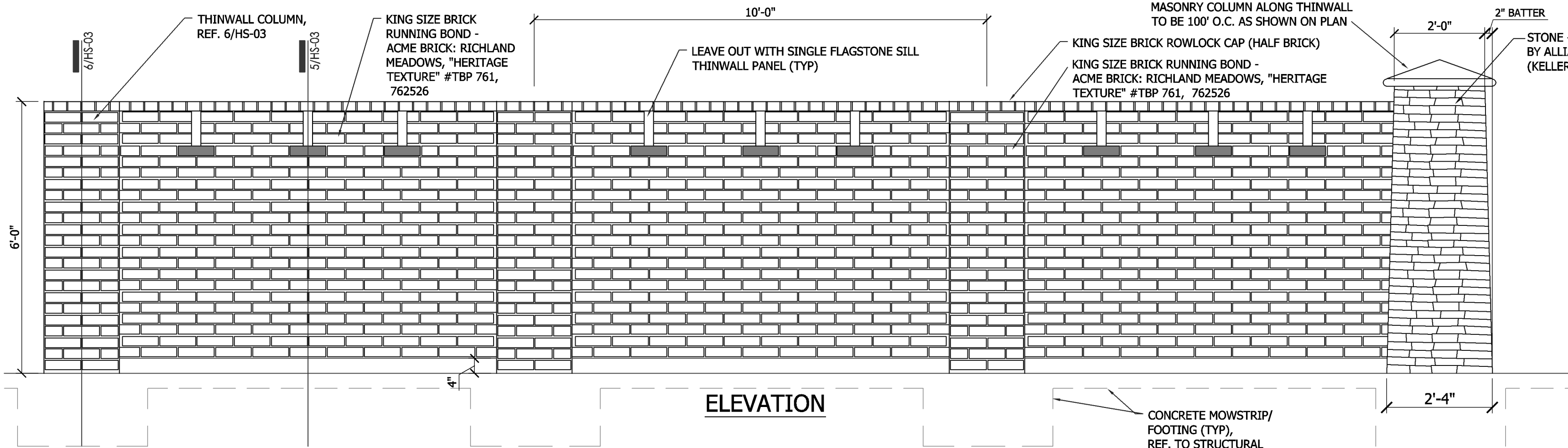


3 Metal Fence On Low Masonry Base

Elevation

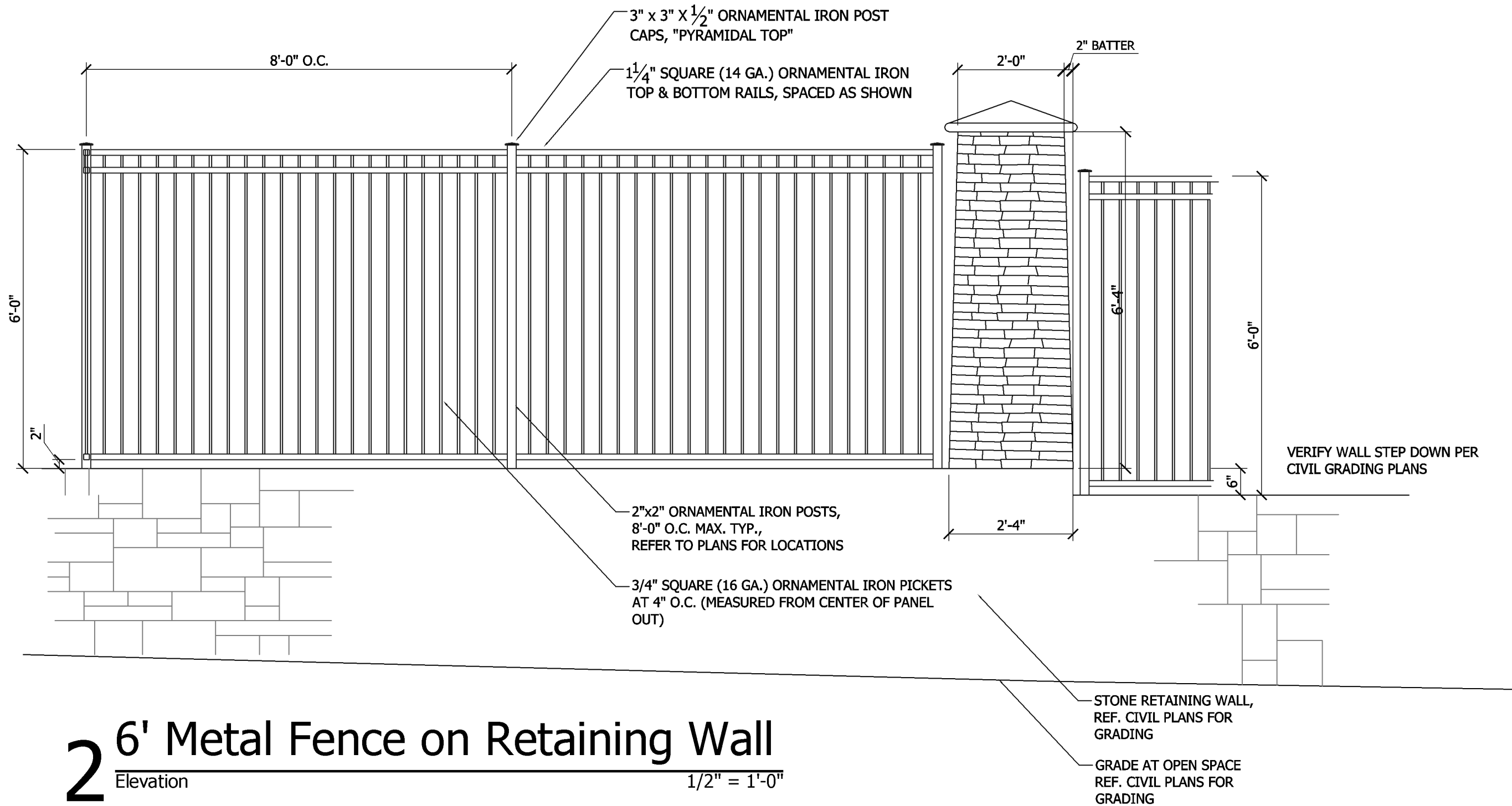


PLAN



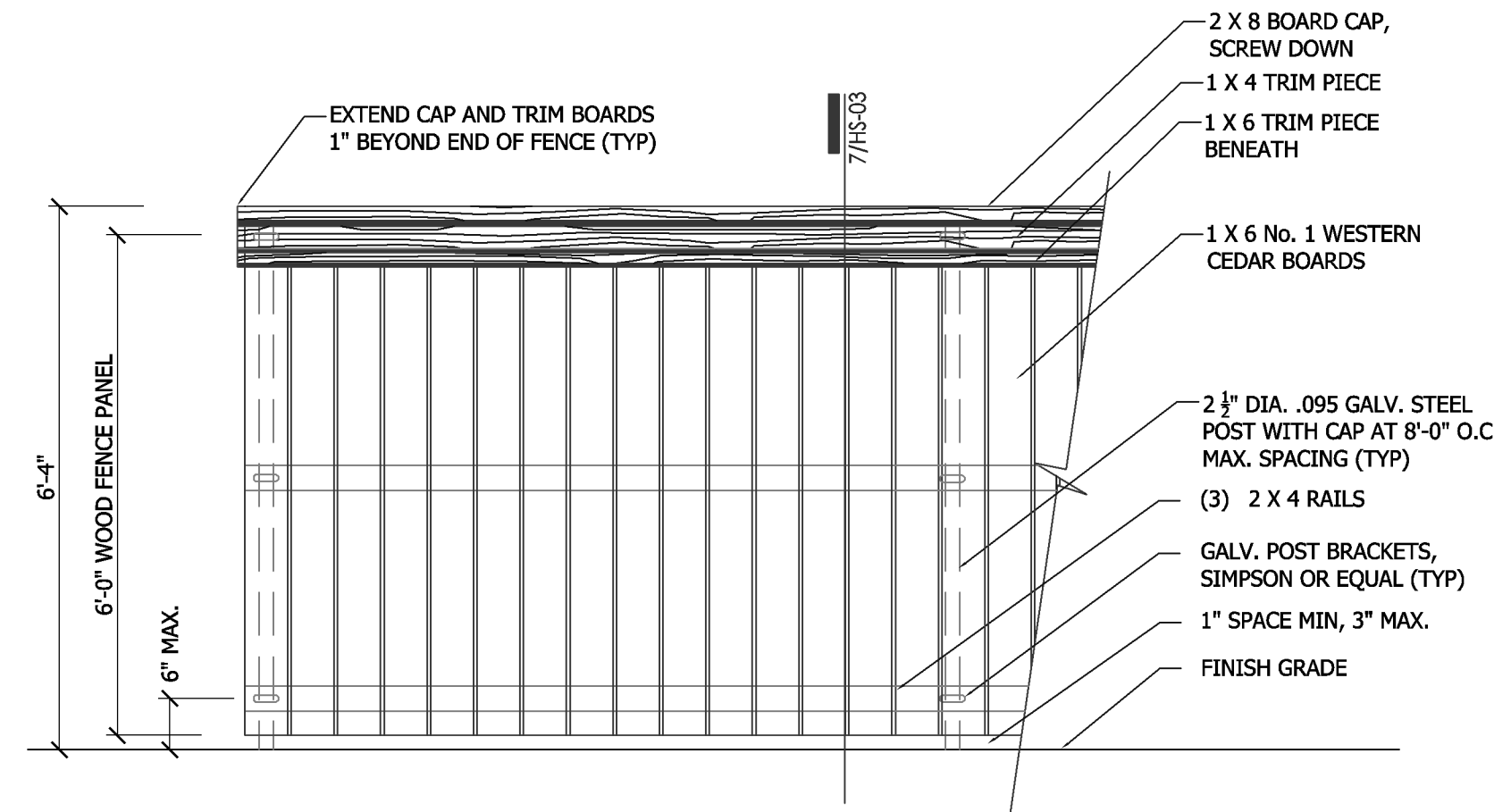
4 Thinwall

Plan/Elevation



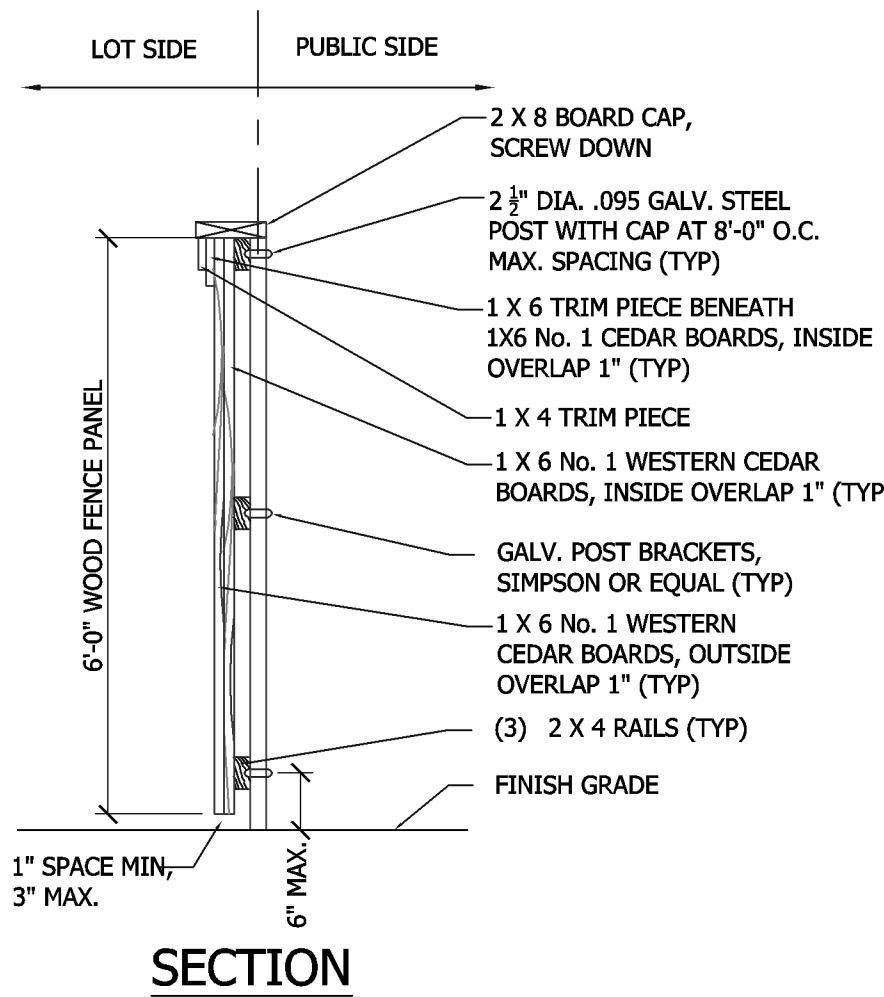
2 6' Metal Fence on Retaining Wall

Elevation



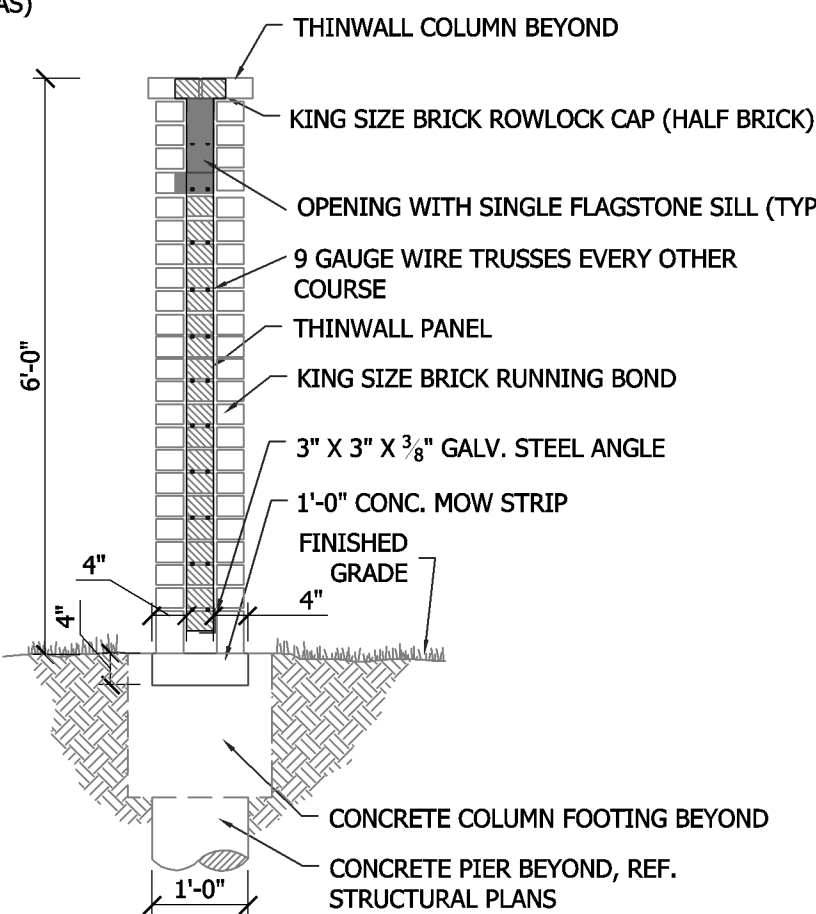
7 6' Board on Board Wood Fence

Elevation/Section



SECTION

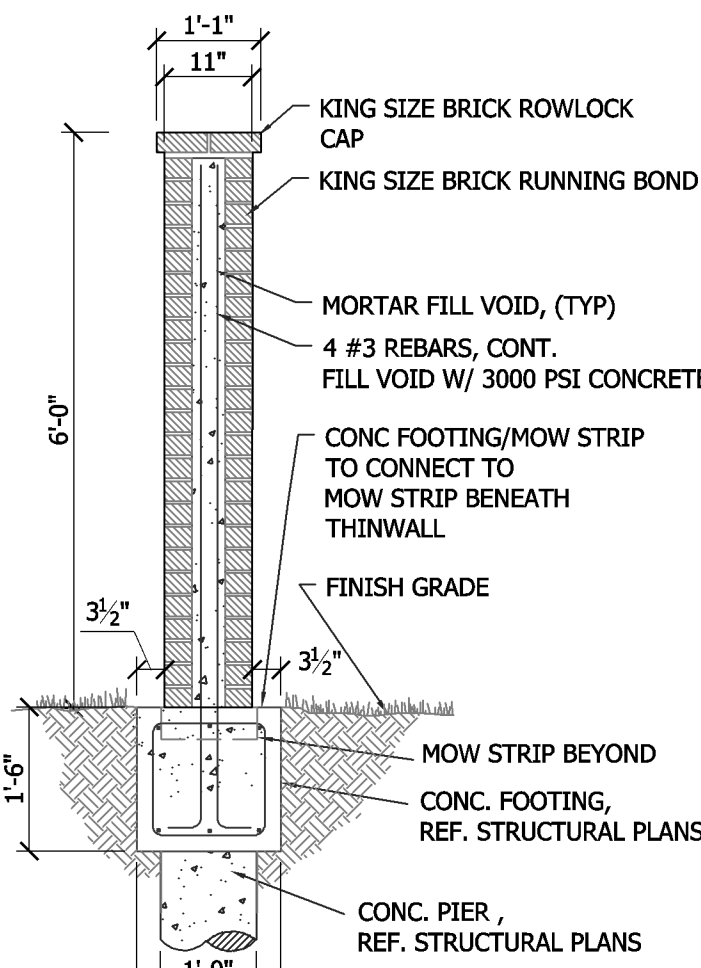
NOTE: DRAWINGS FOR DESIGN INTENT ONLY. CONTRACTOR RESPONSIBLE FOR STRUCTURAL DESIGN AND SHOP DRAWINGS



SECTION

5 Thinwall Panel

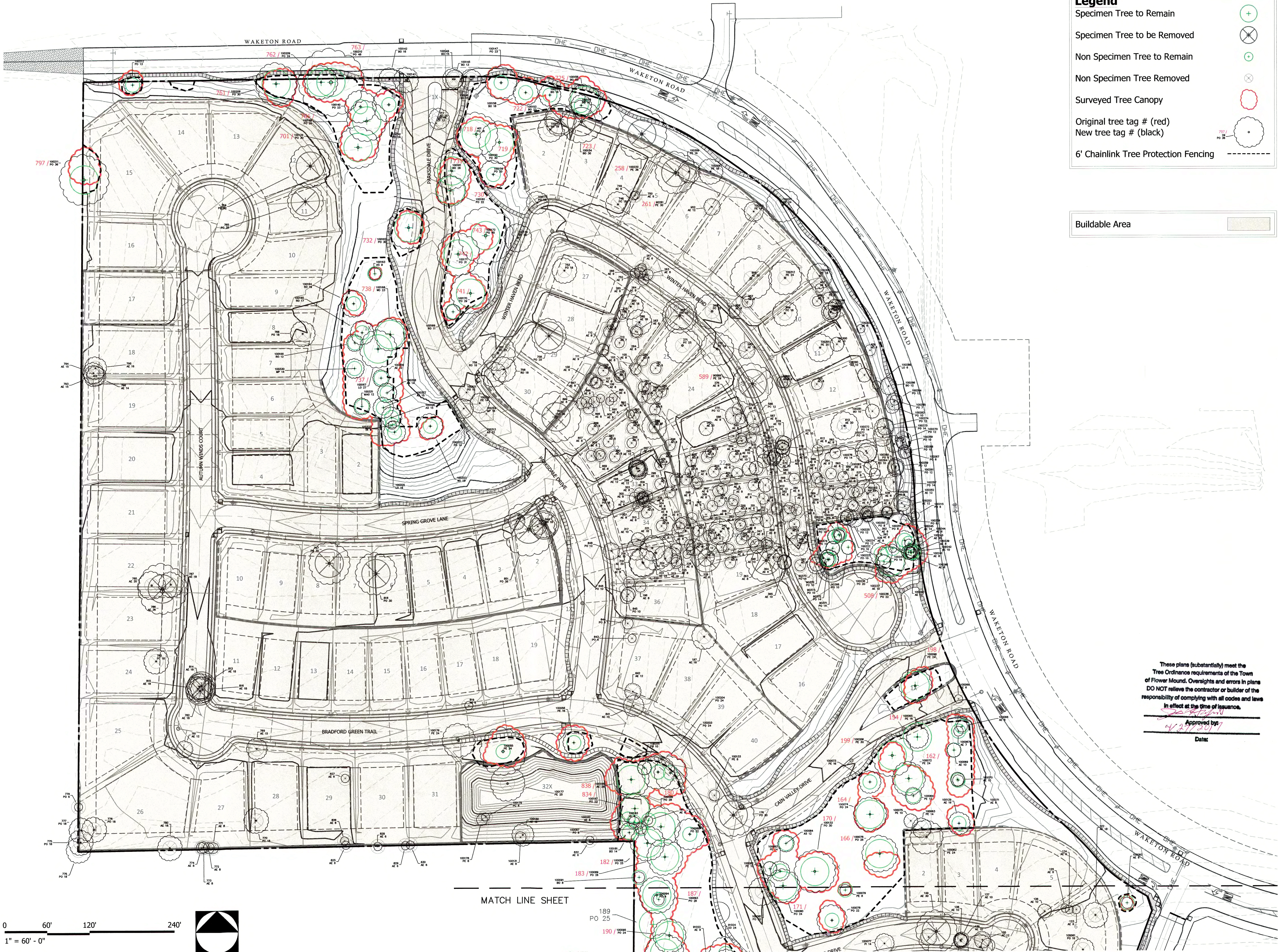
Section



SECTION

6 Thinwall Column

Section



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Applicant / Developer

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909 Lake Carolyn Parkway, Suite 1700
Irving, TX 75039
972-590-2400

Bradford Park - Flower Mound, Texas
Development Plan
Tree Survey - Reference Plan

Issued
OCT. 10, 2016

Revisions

- 1/24/17 updated layout
- 2/24/17 addressed city comments
- 4/14/17 city comments
- 4/26/17 city comments
- 4/27/17 city comments

DEVELOPMENT PLAN

SHEET
DP2.0

Legend

Specimen Tree to Remain 

Specimen Tree to be Removed 

Non Specimen Tree to Remain 

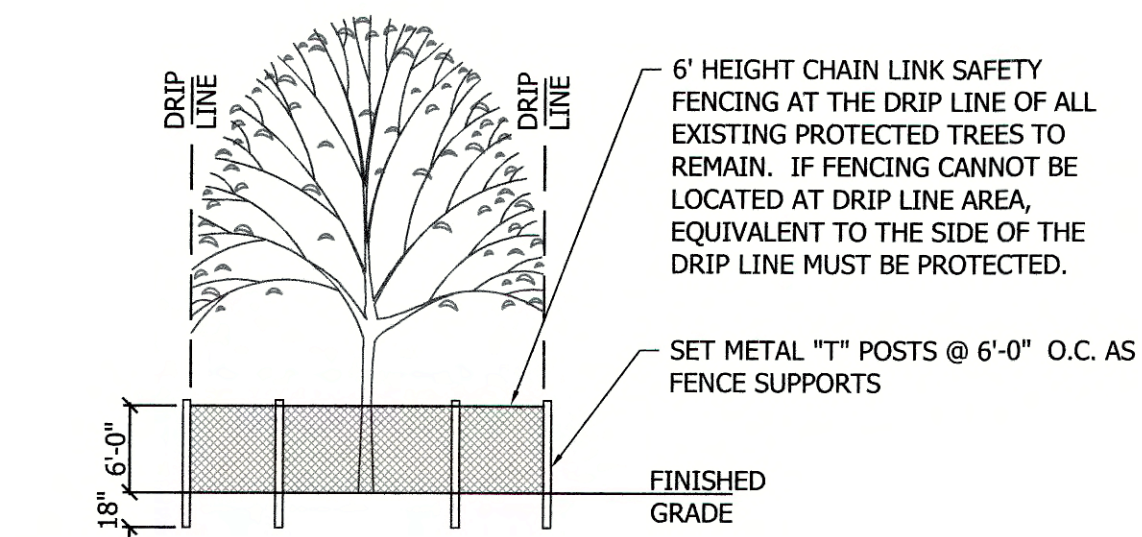
Non Specimen Tree Removed 

Surveyed Tree Canopy 

Original tree tag # (red)
New tree tag # (black)

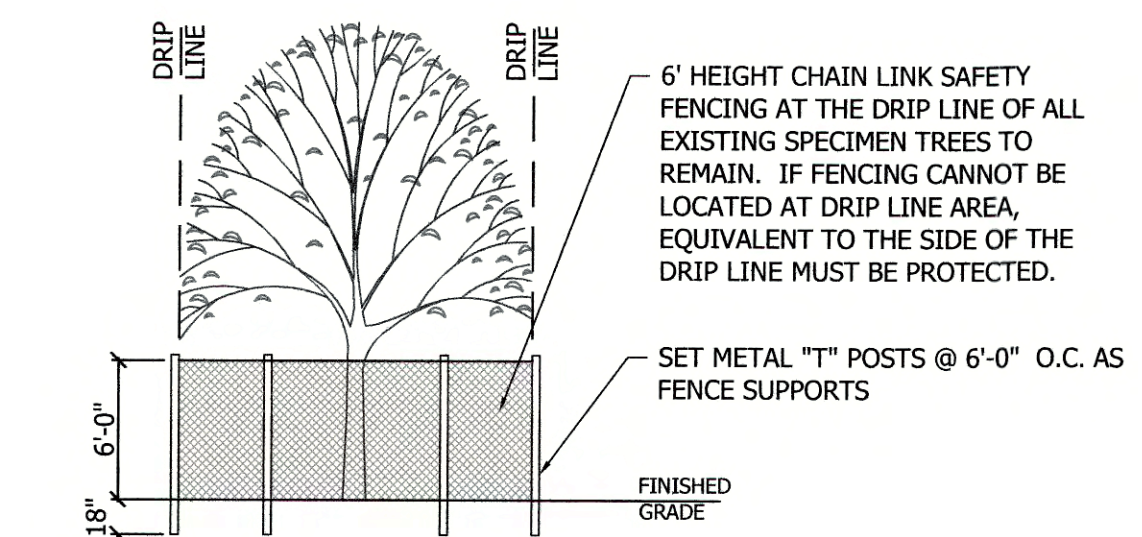
6' Chainlink Tree Protection Fencing 

Buildable Area



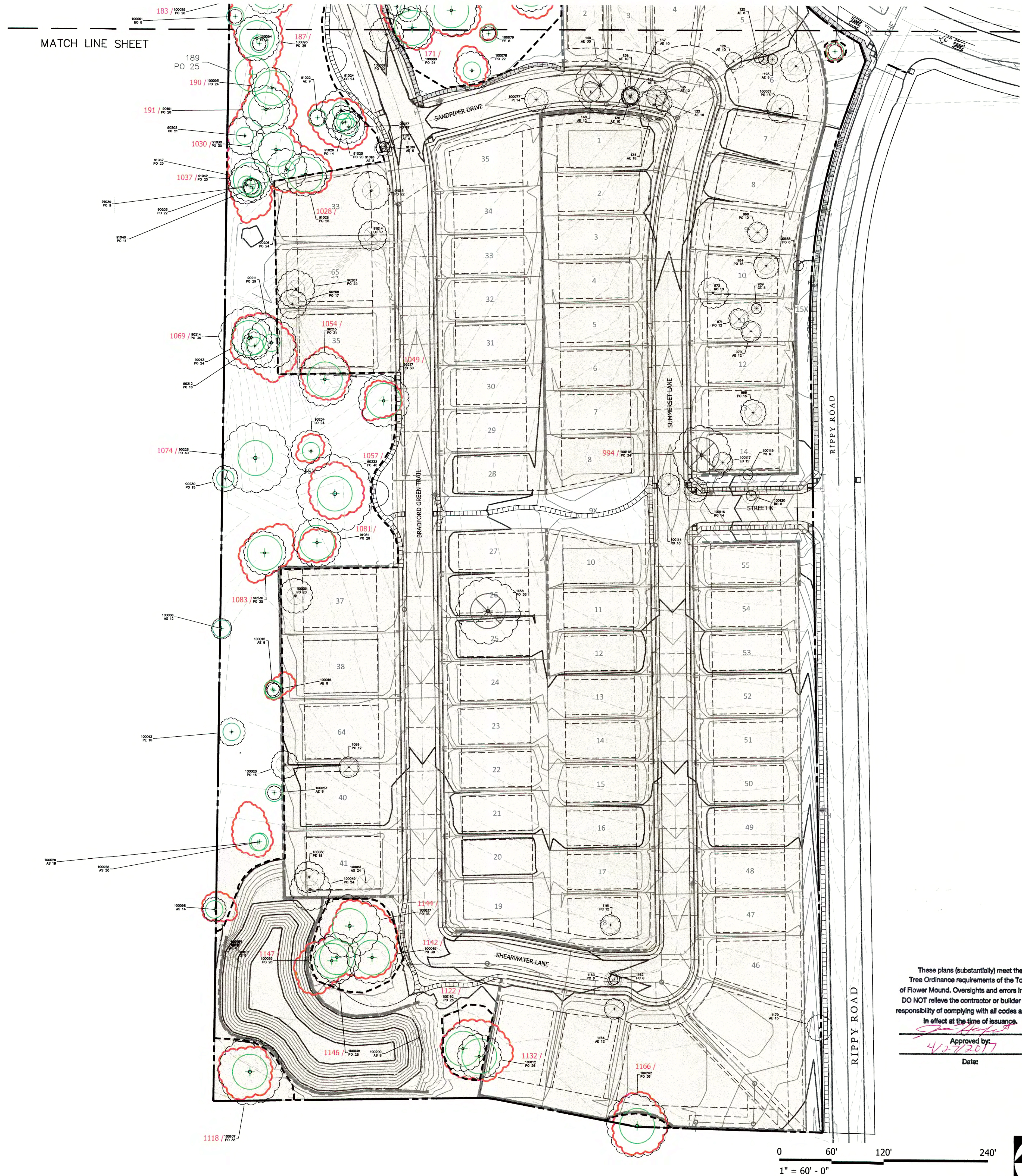
- NOTES:**
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

1 Protected Trees - Tree Protection Detail



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

2 Specimen Trees - Tree Protection Detail



These plans (substantially) meet the Tree Ordinance requirements of the Town of Flower Mound. Oversights and errors in plans DO NOT relieve the contractor or builder of the responsibility of complying with all codes and laws in effect at the time of issuance.

Approved by: 
Date: 4/27/2017



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Bradford Park - Flower Mound, Texas
Development Plan
Tree Survey - Reference Plan

Issued
OCT. 10, 2016

Revisions

- 2/24/17 addressed city comments
- 3/3/17 removed tree 1141 due to falling over
- 4/14/17 city comments
- 4/26/17 city comments
- 4/27/17 city comments

DEVELOPMENT PLAN

SHEET
DP2.1

Original Tree No. / New Tree No.	Species	Scientific Name	DBH	Height (Feet) (Min. 6.030 - Max. 100.000)	Remarks/ Remarks	Location	Nothing	Earnings	Caliber Inches Removed	Replacement Caliber Inches	Notes Present in Subsite Area	Tree Health	Health Status
180001	Ash	Fraxinus sp.	8	Protected	Remove	Subsite Area	707019.825	240189.520					
180002	Ash	Fraxinus sp.	8	Protected	Remove	Subsite Area	707019.825	240189.520					
180003	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180010	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180019	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180021	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180022	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180023	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180024	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180025	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180026	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180027	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180028	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180029	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180030	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180031	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180032	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180033	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180034	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180035	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180036	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180037	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180038	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180039	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180040	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180041	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180042	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180043	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180044	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180045	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180046	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180047	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180048	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180049	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180050	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180051	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180052	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180053	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180054	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180055	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180056	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180057	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180058	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
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180126	Red Oak	Quercus shumardii	14	Protected	Remove	Subsite Area	707019.825	240189.520					
180127	Red Oak												

3

Date:



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: May 22, 2017

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD17-0004 – Highland Court) to amend Planned Development District-137 (PD-137) with high density and medium density single family detached residential uses to modify the development standards regarding increasing maximum building height. The property is generally located west of Long Prairie Road and north and east of Rippy Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District-137 (PD-137) encompasses approximately 30.12 acres and is being developed with 97 single-family detached residential lots, open space lots, and a two-acre park. The purpose of this request is to amend the PD standard associated with the maximum building height of the homes in order to allow the builder to offer their latest floor plans and elevations (see applicant's Letter of Intent). All other development standards will remain the same.

A. Proposed amendment to the PD-137 development standards (in red):

Residential Lot Standards

Table 1

Lot Type	Type 1 – 70' x 143' (minimum size)	Type 2 – 50' x 130' (minimum size)
Building Height	2 stories or 32 feet	2 stories or 32 feet

Although the current PD-137 standard specifies a maximum height of two stories and 26 feet, the Town regulation for all residential zoning districts, including SF-10 and SF-5, is three stories, 35 feet. Therefore, the proposed height standard

will continue to be more restrictive than what is allowed in other residential areas in town, such as in the nearby Bradford Park development. The restriction on the maximum height of two stories remains intact.

On April 20, 2015, the Town Council approved a request for a Master Plan Amendment (MPA15-0001) to amend Section 1.0, Land Use Plan, and Section 3.0, Specific Plans, to change the land use designation from Low Density Residential, Professional Office, and Neighborhood Retail uses to High Density and Medium Density Residential single family detached uses within Specific Plan Area 5 (SPA 5). At the same meeting, the Town Council approved a request for rezoning (ZPD15-0001) from Agricultural District (A) to Planned Development District No. 137 (PD-137) with high density and medium density single family detached residential uses (See Attachment A(3)).

On June 1, 2015, the Town Council approved a request for a Development Plan (DP15-0003 – Highland Court) to develop a residential subdivision and acceptance of cash in lieu of land in the amount of \$215,071.34 in place of the otherwise required Park Land dedication and Park Development Fees in the amount of \$134,636.00.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

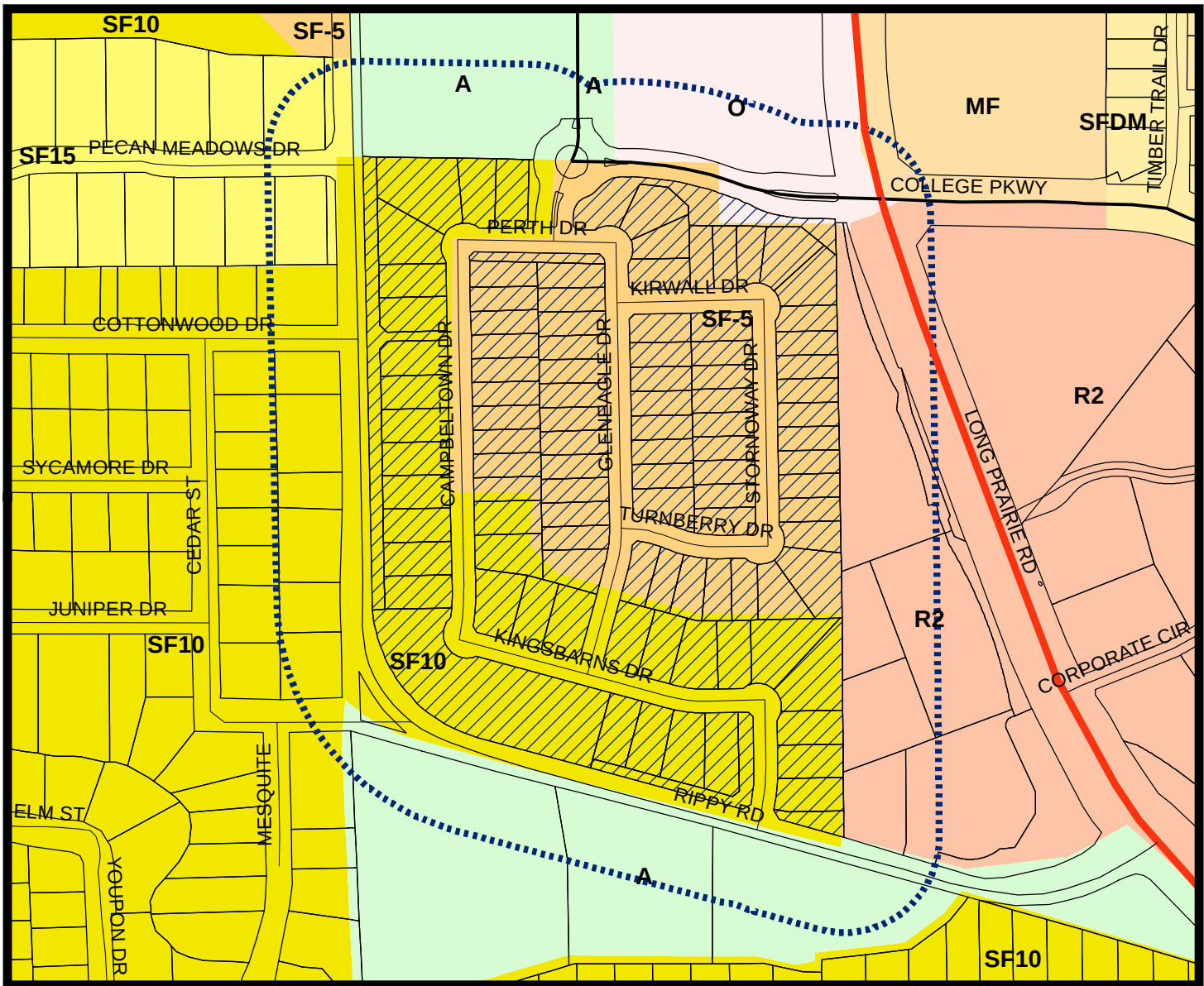
A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-137 Ordinance
4. Approved Conceptual Plan

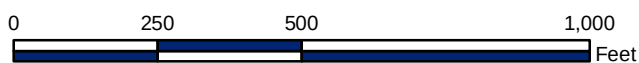
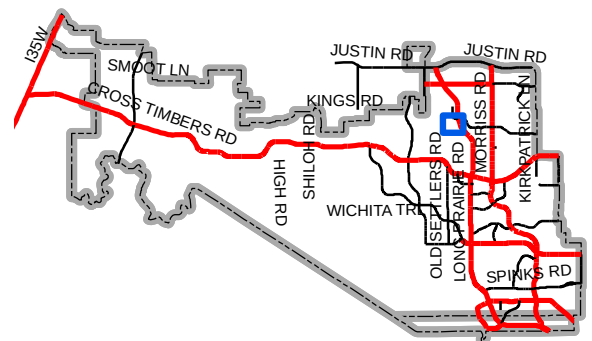
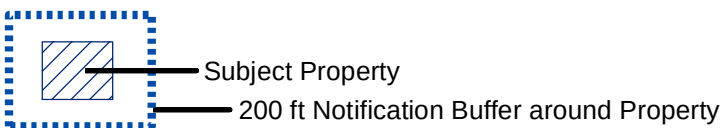
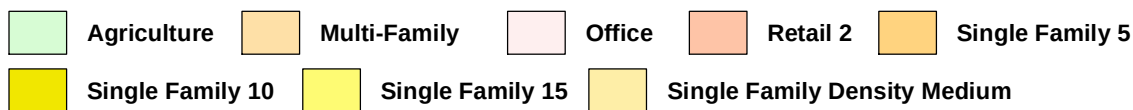


Vicinity Map

Reference Project: ZPD17-0004



LEGEND



Map Location



Mr. Chuck Russell
Town of Flower Mound
Town Planner
2121 Cross Timbers Road
Flower Mound, TX 75022

May 8th, 2017

Dear Mr. Russell,

David Weekley has submitted an application to amend Planned Development 137 Highland Court Section B 2 Residential Lot Standards – Table 1 to increase the building height to 32 feet.

This change will allow David Weekley to offer their latest floor plans and elevations in Highland Court. For the majority of our home plans that require this change, this will allow our future homeowners to add an additional bonus room. For these plans the overall roof peak height will remain the same even though the measured mean roof height will change. This is a result of the definition of how mean roof height is measured.

No home will be over two stories.

There will be no impact on the visual appeal of Highland Court to our neighbors. The roof height will remain less than the roof height for the recently approved Bradford Park (Bradford Park is limited to two stories with a roof height of 35 feet).

Thank you for your consideration and please contact me at 214-707-6117 if you have any questions.

Sincerely,

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

Kendra Stephenson,
Portmanteau Consulting

cc: Property owners in 200 feet notification boundary

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 23-15

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 30.123 ACRES OF LAND SITUATED IN THE J. WATKINS SURVEY, ABSTRACT NUMBER 1324, DENTON COUNTY, TEXAS; FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 137 (PD-137) WITH HIGH DENSITY AND MEDIUM DENSITY DETACHED SINGLE FAMILY RESIDENTIAL USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as 30.123 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, have filed an application for planned development district to change the zoning from Agricultural District (A) to Planned Development District No. 137 (PD-137) with High Density and Medium Density Detached Single Family Residential uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on April 13, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 20, 2015, with respect to the proposed planned development district as described herein; and,

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

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

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

SECTION 1

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

30.123 acres of land situated in the J. Watkins Survey, Abstract Number 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 137 (PD-137) with High Density and Medium Density Detached Single Family uses.

SECTION 2

The development standards, concept plan, and concept landscape plan of the proposed Planned Development District No. 137 (PD-137), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, and concept landscape plan for this Planned Development District No. 137 (PD-137).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 137 (PD-137), as set forth above.

SECTION 4

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

SECTION 5

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

SECTION 6

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town

Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

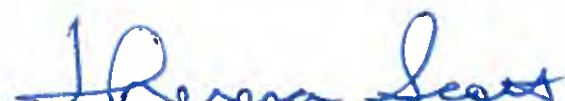
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 20TH DAY OF APRIL, 2015.

APPROVED:


Thomas E. Hayden, MAYOR *pro TEM*
JEAN LEVENICK

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A"
Legal Description

BEING a tract of land situated in the J. Watkins Survey, Abstract No. 1324, Town of Flower Mound, Denton County, Texas, the subject tract being all of a tract conveyed to Borchardt Partners, Ltd. according to the deed recorded in Document No. 99-0059183 of the Official Public Records, Denton County, Texas (OPRDCT), and all of a tract conveyed to Borchardt Partners, Ltd. according to the deed recorded in Document No. 99-0059184 OPRDCT, the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in Rippy Road, a prescriptive right-of-way, for the southwest corner of the subject tract;

THENCE N 01°05'52" W, 1182.02 feet along said road to a 3/8" iron rod found for the northwest corner of the subject tract, and being the southwest corner of a tract conveyed to Hawks Ramsey LLC, recorded in Document No. 2007-51767 OPRDCT;

THENCE S 88°45'25" E, 758.64 feet along the common line thereof to a 1/2" iron rod with plastic cap found;

THENCE S 02°38'35" E, 118.55 feet continuing along the common line thereof, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set;

THENCE S 88°47'04" E, 264.39 feet continuing along the common line thereof, crossing the common line between said Borchardt Partners tracts, to a 1/2" iron rod with plastic cap stamped "SPIARSENG" set for the northwest corner of North Point Center, an addition to the Town of Flower Mound according to the plat recorded in Cabinet X, Page 332 of the Plat Records, Denton County, Texas;

THENCE S 01°04'16" E, 1322.75 feet along the common line thereof to a 1/2" iron rod found in Rippy Road for the southeast corner of the subject tract;

THENCE N 74°04'03" W, 141.04 feet along said road to a point for the common corner between said Borchardt Partners tracts;

THENCE N 74°50'08" W, 927.00 feet continuing along said road to the POINT OF BEGINNING with the subject tract containing 1,312,149 square feet or 30.123 acres of land.

Exhibit "B"**DEVELOPMENT STANDARDS****Planned Development District No. 137 (PD-137)**

The development on the property comprising approximately 30.123 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-137 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

Development of PD-137, comprising approximately 30.123 acres and consisting of Type 1 and Type 2 lots as shown on the approved Concept Plan, Exhibit "C", shall comply with all regulations contained in the Town's Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

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

1. Permitted Uses. The following uses shall be permitted in the Planned Development District, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;
 - c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Model home, and;
 - f. Swimming pool, private.
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be permitted in PD-137.
3. Temporary Uses. Only the following temporary uses may be permitted in PD-137 uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Asphalt/concrete batch plant, temporary, subject to section 98-Building material yard and construction office
- b. Field office, temporary

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. Planned Development District No. 137 Residential Lot Standards for Type 1 and Type 2 Lots will be in compliance with Table 1.
2. THE DIMENSIONAL AND AREA REGULATIONS CONTAINED IN TABLE 1 SHALL NOT APPLY TO COMMON AREAS OR LOTS OWNED BY THE HOMEOWNER'S ASSOCIATION FOR PD-137 ("HOA").

Residential Lot Standards

Table 1

Lot Type	Type 1 – 70' x 143' (minimum size)	Type 2 – 50' x 130' (minimum size)
Garage	Front loaded; 20' foot minimum setback	Front loaded; 20' foot minimum setback
Front Set Back	20' minimum	20' minimum
Side Set Back	10' minimum	5' minimum
Rear set back	35' minimum	25' minimum
Porches	May encroach on front setback line 8 feet	May encroach on front setback line 8 feet
Corner lots	Setbacks match front yard setback for key lots; 10' minimum for non-key lots	Setbacks match front yard setback for key lots; 10' minimum for non-key lots
Fences (front yard)	No privacy fence closer to setback line than the front wall of the house	No privacy fence closer to setback line than the front wall of the house
Minimum Dwelling Unit Size	1,500 square feet	1,500 square feet
Lot coverage	40% building pad	55% building pad
Building Height	2 stories or 26 feet	2 stories or 26 feet

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within Highland Court.

1. There shall be a maximum residential lot density of 3.23 dwelling units per gross acres for the entire Highland Court property.
2. There shall be a maximum of 97 residential lots.

3. Type 1 lots shall be required along the Rippy Road frontage as shown on the attached concept plan (Exhibit "C").

D. SUPPLEMENTAL STANDARDS

All landscaping, parks and open space shall be in conformance with Exhibit "D", the Conceptual Landscape Plan.

LOT SETBACK EXHIBIT

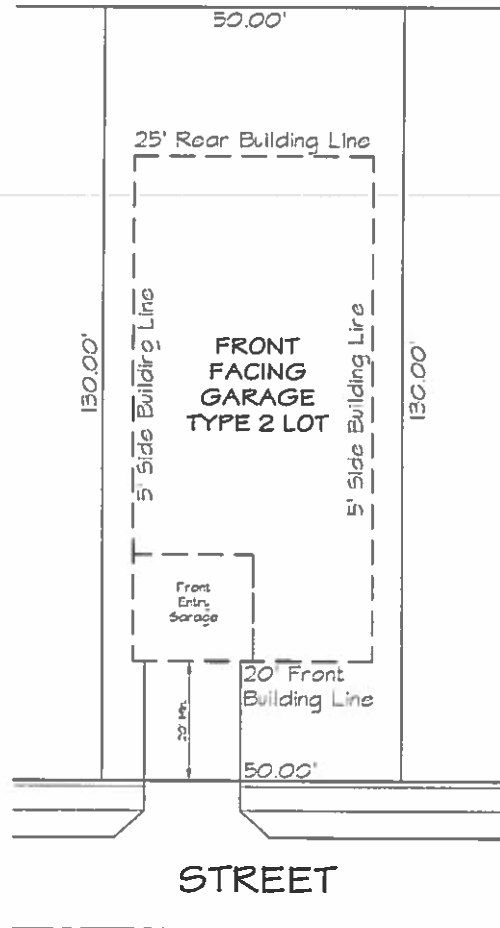
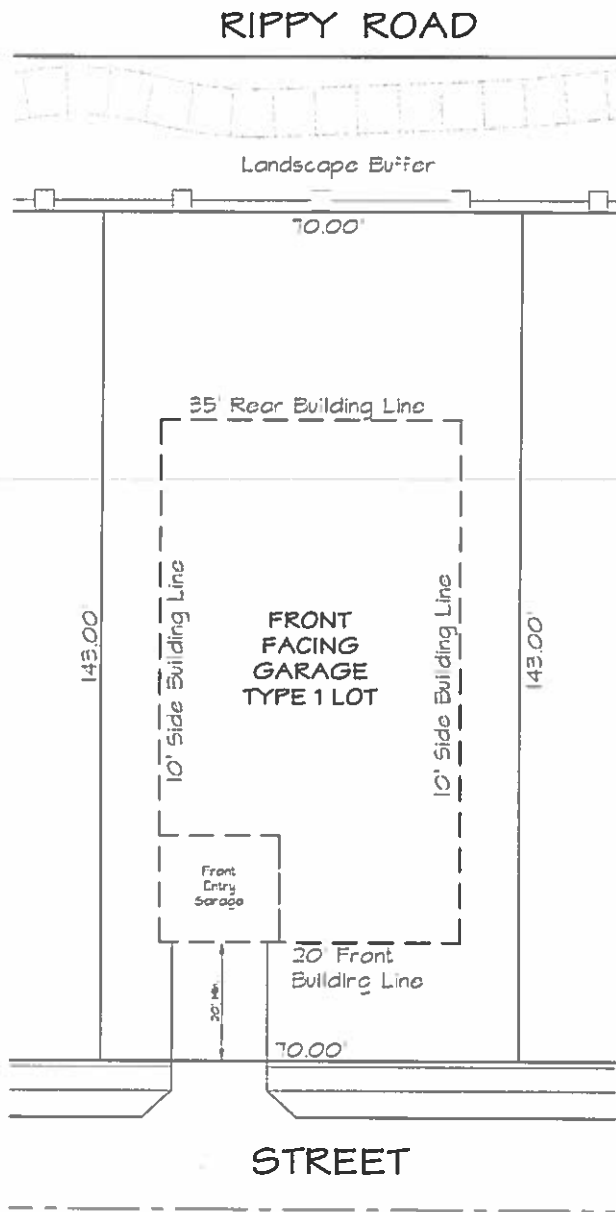
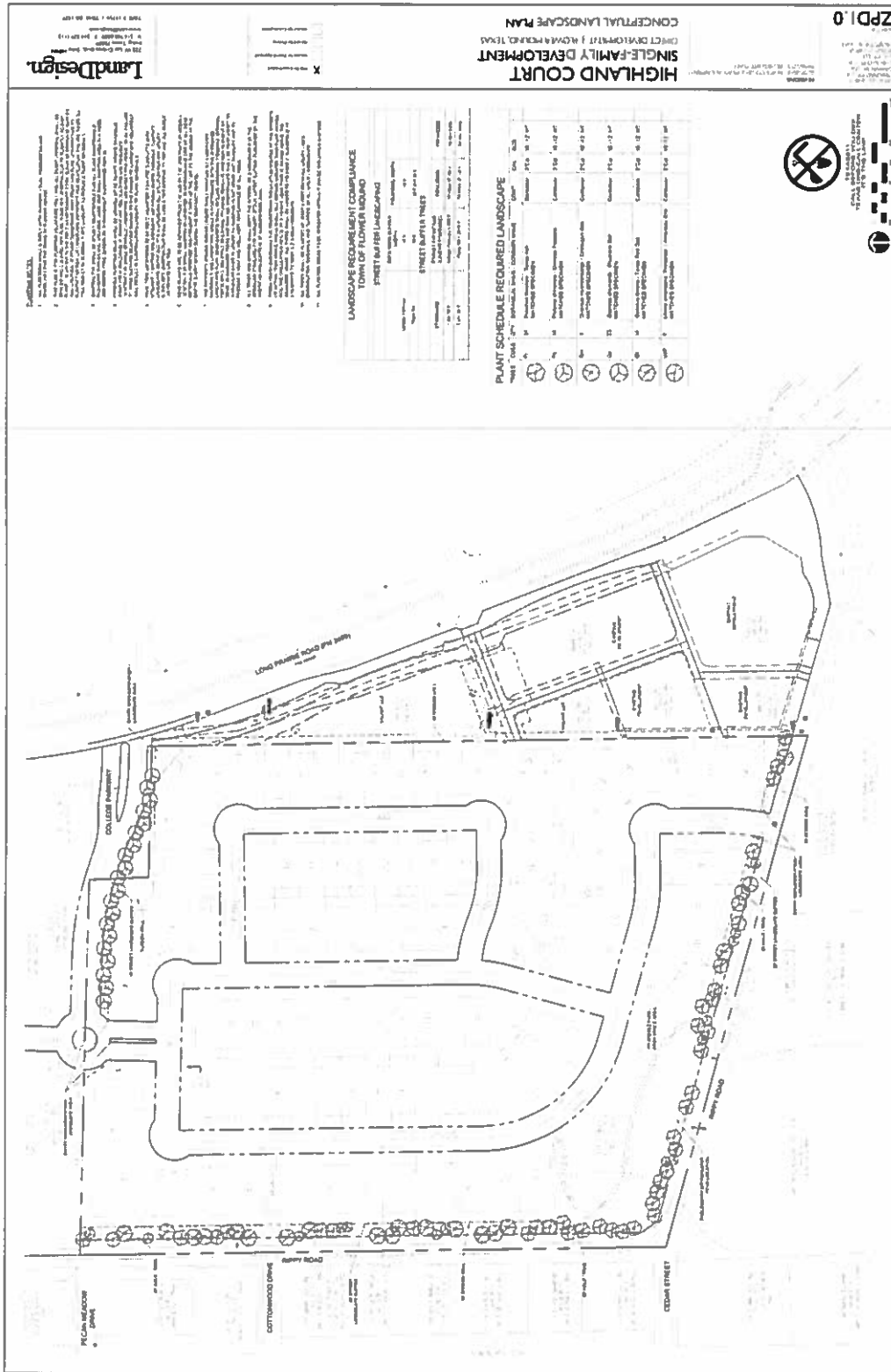


Exhibit "D"

CONCEPTUAL LANDSCAPE PLAN



Saving: G:\2014 JOBS\14-122 Highland Court\PRELIMINARY\14-122 dev-plan.dwg Saved By: Colution Save Time: 4/1/2015 11:20:35 AM

 $1^{\circ} = 1000'$

90.0' R.O.W.

11' Parkway 4' 2' 24' Pavement 12' 12' 16.0' 24' Pavement 12' 12' 11' Parkway 4' 2'

1/4" per foot

TS

RS

NTS

ITS

NTS