



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

**PLAN COMMISSION
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
September 11, 2017 at 7:00 p.m.**

A meeting of the Plan Commission of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

A pre-meeting will begin at 6:30 p.m. at the same location as the regular meeting. The agenda for the pre-meeting is the same as for the regular meeting, and may include additional items as set forth below.

INVOCATION AND PLEDGE OF ALLEGIANCE: It is the custom and tradition of the members of the Plan Commission to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Plan Commission and will not affect the decisions to be made during the meeting.

AGENDA:

1. MINUTES

- a.** Plan Commission Minutes - August 28, 2017

2. ZONING

- a. Consideration of the application of **Wilbow Corporation**, requesting approval of 1) an amendment to Planned Development (PD) District 15-41; 2) an amended Concept Plan; 3) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses; and 4) an Alley Waiver on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (District 6) (File Z 17-37)

3. MISCELLANEOUS

- a. Election of Officers

4. ADJOURN

NOTICE: The Plan Commission may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



GARLAND

Plan Commission

1.a.

Meeting Date: 09/11/2017

Item Title: Plan Commission Minutes - August 28, 2017

Summary:

Plan Commission Minutes - August 28, 2017

Attachments

Plan Commission Minutes - August 28, 2017

Garland, Texas
August 29, 2017

The Plan Commission of the City of Garland met in regular session on Monday, August 28, 2017, at 7:00 p.m. in the Council Chambers at William E. Dollar Municipal Building, (City Hall), with the following members present:

Chairman	Scott Roberts
Commissioner	Louis Moore
Commissioner	Preston Edwards
Commissioner	John O'Hara
Commissioner	Truett Welborn
Commissioner	Lori Barnett Dodson
Commissioner	Dylan Hedrick
Commissioner	Christopher Ott

STAFF PRESENT

Deputy City Attorney	Brian England
Secretary	Tracy Allmendinger
Staff	Will Guerin
Staff	Kira Wauwie
Staff	Josue de La Vega
Staff	Isaac Williams

CALL TO ORDER

Chairman Roberts called the meeting to order and Commissioner Welborn gave the Invocation and led the Pledge of Allegiance to the United States Flag.

MINUTES

- 1a.** Approval of Minutes for the regular meeting of August 14, 2017.

Motion was made by Commissioner Moore seconded by Commissioner Dodson to **approve** the minutes of the August 14, 2017 meeting. **Motion carried: 6 Ayes, 0 Nays.** Commissioner Edwards and Welborn did not vote due to their absence from this meeting.

PLATS

- 2a. P 17-15** CareMeridian Garland Addition Final Plat

Motion was made by Commissioner Hedrick, seconded by Commissioner Ott to **approve** the request. **Motion carried: 8 Ayes, 0 Nays.**

2b. P 17-16 Buckingham Court Second Replat

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dodson, seconded by Commissioner Moore to **approve** the request. **Motion carried: 8 Ayes, 0 Nays.**

2c. P 17-17 Realeins Addition Conveyance Plat

The applicant was available for questions. There were no questions of this applicant.

Motion was made by Commissioner Dodson, seconded by Commissioner Edwards to **approve** the request. **Motion carried: 8 Ayes, 0 Nays.**

MISCELLANEOUS

3a.

INFORMATION/DISCUSSION ONLY: Staff presentation regarding the application of **Wilbow Corporation** requesting approval of 1) an amendment to Planned Development (PD) District 15-41; and 2) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (Z 17-37) (District 6). This case is tentatively scheduled to be heard at the September 11, 2017 Plan Commission meeting.

No action was taken by the Commission.

ADJOURNMENT

With no further business to come before the Plan Commission, the meeting was adjourned at 7:05 p.m.

The City of Garland, Texas

Approved:

Chairman

Attested:

Secretary



GARLAND

Plan Commission

2.a.

Meeting Date: 09/11/2017

Item Title: Z 17-37 Wilbow Corporation (District 6)

Summary:

Consideration of the application of **Wilbow Corporation**, requesting approval of 1) an amendment to Planned Development (PD) District 15-41; 2) an amended Concept Plan; 3) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses; and 4) an Alley Waiver on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses. This property is located at 2646 West Buckingham Road and 1301 North Shiloh Road. (District 6) (File Z 17-37)

Attachments

Z 17-37 Wilbow Corporation Report and Attachments

Planning Report



GARLAND
TEXAS MADE HERE

File No: Z 17-37/District 6

Agenda Item:

Meeting: Plan Commission

Date: September 11, 2017

REQUEST

Approval of 1) an amendment to Planned Development (PD) District 15-41; 2) an amended Concept Plan; 3) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses; and 4) an Alley Waiver on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses.

LOCATION

Southwest Corner of West Buckingham Road and North Shiloh Road

APPLICANT

Wilbow Corporation, Inc.

OWNER

Marilyn Wyrick Ingram and Phyllis Wyrick Patterson

BACKGROUND

The overall property remains undeveloped former farmland as well as areas of floodplain. The applicant proposes to proceed with development of a residential community in general conformity with the existing Planned Development that was approved in 2016. The site is zoned for residential and commercial uses to create a walkable, compact community of small scale commercial uses with detached and attached residences interconnected by walking paths, trails, and open spaces. Planned Development (PD) District 15-41 was approved in January 2016 with a Concept Plan in general conformance with the Single-Family Attached (SF-A), Single-Family-5 (SF-5), Neighborhood Services (NS) and Neighborhood Office (NO) Districts with conditions. With PD 15-41 a concept plan established the general location of uses, streets, trails, open spaces, and lots. This 2017 proposal would refine the uses and provide greater detail related to site layout, building patterns, and landscaping.

SITE DATA

The subject site contains approximately 101 acres with frontage on West Buckingham Road (approximately 1,800 feet) and North Shiloh Road (approximately 2,500 feet). The site will be accessed from both Buckingham Road and Shiloh Road.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Planned Development (PD) District 15-41 for mixed uses including commercial and residential types. The Concept Plan shows the commercial neighborhood service location at the north side of the site with frontage along Buckingham Road while the office area is at the southeast corner of the site with frontage along Shiloh Road. The residential detached homes and residential attached townhomes are located in the remainder of the site with open spaces interspersed throughout, including a centrally located green park. The Concept Plan includes a trails map that shows trails connecting the larger open spaces throughout the community. The portion of the site near the northeast side of the property, near the intersection of Shiloh and Buckingham and entirely within the Duck Creek floodplain, is intended for dedication to the City for public trail purposes.

CONSIDERATIONS

Overview of Request

1. In 2016 a Concept Plan was approved (Z 15-41) which established the foundation for this proposed Detail Plan. The approved 2016 Concept Plan displayed the location of various residential and commercial uses, a preliminary street and trails pattern, street sections, and included development standards. The applicant has submitted an amended Concept Plan and Detail Plan application which is generally consistent to the fundamental elements of the approved Concept Plan.
2. This proposal is a planned development with a compact arrangement of uses and having open spaces dispersed throughout the site. The Garland Development Code allows Planned Development (PD) District with modifications to use and development standards. This proposal includes modifications which result in a compact, walkable neighborhood with smaller lots and setbacks for buildings.

The specific zoning districts and Regulating Plan with standards that varied from the Garland Development Code (GDC) as approved with Z 15-41 carry forward and include: Dwelling, Single-Family Detached (SF-5) District, Single-Family Attached (Townhouse) (SFA) District, Neighborhood Office (NO) District, and Neighborhood Services (NS) District. The proposal includes a variety of single-family housing types with mostly shorter setbacks than those outlined in the GDC. The Concept Plan, though it does not necessarily reflect a final lot count or layout of the development at this stage, shows 590 residential lots. The considerations listed in this report highlight many of the applicant's proposals. The proposed regulations and requirements for the overall project are contained in the following three documents, as attached to this report: Conditions titled "Planned Development Standards / Regulating Plan", a pattern book titled "Riverset Pattern Book", and the Detail Plan. In addition, an attached summary table displays the proposed development standards. Development standards not identified in these conditions are regulated by the GDC.

3. The proposed gross density is six (6) units per acre, including the open space and commercial land areas. The average density level outlined in the Single-Family (Attached) District in the GDC is twelve (12) units per acre.

Commercial Districts

4. The retail and office NS and NO Districts are limited and intended for neighborhood oriented uses rather than regionally oriented uses. As shown on the Detail Plan, the NS District is located on Buckingham Road and the NO District is located on Shiloh Road. The following is the proposed list of uses, which corresponds to the 2016 Concept Plan use list:

The following uses are proposed on a maximum of five (5) acres within the property for community retail/civic uses per the Neighborhood Services District (NS) generally in the location shown on Page "D-1" of the Detail Plan. Allowable uses include:

- Automated Teller Machine (ATM) - Walk-Up
- Church or Place of Worship
- Day Care, Youth-Licensed Child-Care Center
- Bakery, Retail
- Financial Institution
- Laundry, Drop-Off (with drive-through or window)

Laundry, Drop-Off (without drive-through or window)
Office, General
Studio, Fitness or Performing Arts
Coffee Shop, with or without a drive-through window
Farmer's Market/Seasonal Produce Sales
Restaurants, with or without a walk-up window, with or without outdoor dining.
Outdoor dining shall allow mulched or gravel ground surfaces.
Doggie Camp, Dog day care with outdoor yard.

Allowable uses by Specific Use Provision shall be:

Cultural Facility
Convenience Store (1,000-5,000sf)
School, Private, Religious or Charter
Post Office
Grocery or Supermarket under 15,000sf.

Of the above listed NS District uses, Restaurants and Doggie Camp, Dog Day Care were not contemplated with the original Concept Plan. However, these uses are acceptable with this proposal. The uses will contribute to the desired community character and walkable nature of the proposed community.

The following uses are proposed and were included in the approved Concept Plan in 2016, on a maximum of ten (10) acres within the property for limited business, service and medical uses per the Neighborhood Office District (NO), generally in the location shown on the Detail Plan. Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up
Church or Place of Worship
Day Care, Adult
Day Care, Youth- Licensed Child-Care Center
Post Office
Medical and Dental Office/Clinic
Business and Media Service
Financial Institution
Office-General

Allowable uses by Specific Use Provision shall be:

School, Private, Religious or Charter
Veterinary Clinic-Small Animal (indoors only)
Pharmacy (with drive-through or window)
Pharmacy (without drive-through or window)
Studio-Fitness or Performing Arts

5. The above mentioned commercial districts are proposed in the Planned Development Standards/Regulating Plan with maximum lot sizes within the NS District and NO District areas of five (5) and ten (10) acres, respectively. The standard maximum lot size outlined in the GDC for these two zoning districts is three (3) acres. The Detail Plan, however, shows 2.9 acres of NS District and a cross-hatched area of approximately 5.1 acres of NO District which allows flexibility in placement of and size of the districts. Should either of the district areas be increased, the residential area would decrease in size.

6. While a future Detail Plan is required for these retail and office districts this proposal includes development standards for the NS and NO Districts. The following modifications are proposed for both Districts:
 - a. Building height maximum thirty-five (35) feet (sixteen (16) feet required with pitched roofs up to twenty (20) feet in height),
 - b. Front, rear and side building setbacks to internal streets minimum fifteen (15) feet and twenty (20) foot front, twenty (20) foot side, and twenty-five (25) foot rear setbacks required), and
 - c. Mechanical equipment including roof top equipment screened from residential districts, but not from streets (screening required).
- The following modification is proposed only for the NO District:
 - a. Tree planting of fifty (50) feet on center for trees (thirty (30) feet required).

Residential Districts

7. The Planned Development Standards / Regulating Plan, Pattern Book, Detail Plan, and Pattern Book include not only development standards, but also illustrations and diagrams that serve to guide the implementation of the standards for the development of the residential Districts.

Manor and Garden Home Standards - Single-Family Detached (SF-5) District

8. The residential uses include "Manor" lots for which the lot sizes are primarily 5,750 square feet or greater in area as shown on the Detail Plan. The proposed development standards allow a minimum of 5,100 square foot lots for Manor lots.

Within the manor house standards the applicant proposes "granny flats" which are small, 600 square foot maximum dwelling units. The purpose of the "granny flat" is to accommodate multi-generational housing which is a growing trend in the housing industry. "Granny flats" are subject to the same masonry standards as those required for primary structures.

A second type of single-family dwelling proposed is a "Garden" lot which would allow a minimum 4,100 square foot lot area. The Detail Plan analysis demonstrates that most of these lots are 4,520 square feet in area. The Garden lot is a zero-lot line style lot.

9. The SF-5 front setbacks as allowed by the GDC are twenty (20) feet with allowances for reductions to fifteen (15) feet along curvilinear or staggered or cul-de-sac streets. The proposal would reduce the front setbacks for the Manor homes to fifteen (15) feet, and the Garden homes to ten (10) feet. The GDC street side of a corner lot front yard is fifteen (15) feet while the proposal would allow Manors with a ten (10) foot setback and an eighteen (18) foot setback for a garage; and Garden lots are proposed with ten (10) foot setbacks.

Garage setbacks for the Manor homes are also proposed for reduction from the GDC standard of twenty (20) feet from the street or alley and five (5) feet behind the street facing façade of the home. Manors would be allowed eighteen (18) feet front yard distance. The proposal would allow these lots with front, side, or rear entry garages. Manor lots that are fifty-five (55) feet or greater in width may employ J-swing front entries, street facing front entry, or an offset front entry with the garage set in the rear of the lot.

Garden lots are proposed with garage access from the alleys but are not restricted to alley access. It is recommended that a condition be included to restrict Garden lot access to alley access only.

Projections into front yards a distance of up to seven (7) feet in accordance with the GDC for elements such as architectural features, window sills, roof overhangs, and fire places are presented. This proposal incorporates that standard and establishes a five (5) foot projection, allows steps to encroach to the edge to the right-of-way, and includes covered porches and stoops in addition to the existing GDC projection.

10. The side setback requirements outlined in the PD for townhomes and "villas" are in accordance with the GDC's standards for SF-A development. The minimum front yard setback for "cottage" or "garden" homes is 10 feet and 12 feet, respectively. It should be noted that in the GDC's standards for SF-A development, the minimum front and rear setback is 10 feet. The minimum side yard setback for "cottage or garden homes" will be either five (5) feet on each side, or these lots will have a designated "zero" setback line on the Detail Plan of one to three feet in width and a corresponding side yard setback of nine to seven feet in width such that houses have a minimum of ten feet of separation. The "zero side" elevation of any house will be limited to clerestory windows above six feet from the floor or glass block. A side yard adjacent to a street on a corner lot will have a minimum ten-foot side yard setback.
11. Lot width for the Manors is proposed at fifty (50) foot minimum with two lots being less than fifty feet; however the developer proposes to measure the lot width at a deeper required setback in order to fully comply with the fifty foot minimum. It is recommended that a condition be included to fully recognize this reduction of lot width for two lots.

The Garden lots are proposed with lot widths of thirty-six (36) feet minimum, while most of these lots are shown on the Detail Plan with forty (40) foot minimum lot widths. One lot is shown with a twenty-eight foot lot width. It is recommended that a condition be included to fully recognize this reduction of lot width for one lot.

12. The GDC lot coverage standard includes all impervious surfaces including but not limited to buildings, driveways, sidewalks, pool decks, and similar improvements as covered space. In the SF-5 District lot coverage is allowed up to fifty (50) percent of the lot while in the SFA District lot coverage may be a maximum of seventy-five (75) percent. The application proposes to relieve the severity of this lot coverage limitation and proposes no lot coverage limitation.
13. The GDC maximum building height is thirty-five (35) feet. This proposal would allow the Garden lots with two (2) stories or forty (40) feet of building height. The Manors would be allowed two and one-half (2 1/2) stories or forty (40) feet of building height. In addition, the Manor lot's detached garage, granny flat or ancillary structures would be allowed a maximum height of thirty (30) feet.
14. Parking setbacks are proposed to be reduced as the driveway length is required by the GDC at a minimum twenty (20) feet and this proposal is for eighteen feet for both Manor lots and Garden lots.
15. Thirty-nine (39) of the Garden lots are proposed to front onto a thirty (30) foot wide mews style alley. A mews style alley is an extra-wide alley whereas the City's standard alley is twenty-four (24) feet wide. These Garden lot rear entries are from the standard alley while the front of the Garden lots will be oriented onto the open space and common area mews.

16. Alley Waiver. This proposal includes an alley waiver that would remove the requirement for alleys. The only lot types without alleys are Manor lots, which afford larger single-family lot development compared to the other lot types in this proposal. The proposal includes alleys and mews for the Garden lots, Villa lots and Townhouse lots. The overall project is intended to result in a wide variety of shapes, forms, and patterns of development. The proposal for the Manor lots without alleys adds to the variety and experience of uniqueness for this development.

Townhouse and Villa Standards - Single-Family Attached (Townhouse) (SFA) District

17. Two types of Townhouses are proposed: Townhomes and Villas. Development standards distinguish these by their lot area and minimum house size. Townhouses may have lots at a minimum 2,000 square feet (GDC minimum 2,000 square feet), while Villas would have minimum 2,250 square foot lots (GDC minimum 2,000 square feet). The dwelling unit sizes for the Townhouses is proposed at 1,400 square feet and the Villas is proposed at 1,300 square feet (GDC minimum is 1,400 square feet with 1,300 square feet average). The proposal does not include an average size, and would establish 1,300 square feet as the minimum Villa size.
18. The number of Townhouse dwelling units in one building is a minimum of three (3) and a maximum of six (6) in conformity with the GDC. Although some of the drawings presented read as if there would be more than six (6) attached units, the proposal does not include more than six (6) attached units in one building.
19. The Townhouse and Villa lots front setbacks conform to the GDC ten (10) foot setback standard with the exception of six (6) Townhouse lots. These lots are located at the south project entry to Shiloh Road and are oriented with the front doors towards the community entrance. This orientation forces the back of the home, with its garage, onto the adjacent street along which will be provided an eighteen (18) foot setback to the garage.
- Additionally, garage setbacks for Townhouse lots is proposed at eighteen (18) feet or greater, or five (5) feet to the garage from the alleys. The GDC requires twenty (20) feet.
20. The side setback for Townhouses is proposed at ten (10) feet for end units abutting an alley or street right-of-way whereas the GDC would require a minimum ten (10) feet interior setback and fifteen (15) feet on corner sides.
21. The minimum lot depth for Townhomes and Villas in the PD is ninety (90) feet and seventy-five (75) feet, respectively. The GDC identifies a minimum lot depth of ninety (90) feet for SF-A development.
22. The GDC lot coverage standard includes all impervious surfaces including but not limited to buildings, driveways, sidewalks, pool decks, and similar improvements as covered space. In the SF-A District lot coverage is allowed up to seventy-five (75) percent of the lot. The application proposes to relieve the severity of this lot coverage limitation and proposes no lot coverage limitation.
23. Frontage is allowed by the GDC onto public streets, public ways, or common area lots with dedicated access. Fifty-one (51) of the Townhouse lots are proposed to front onto a thirty (30) foot wide mews style alley. Also, thirty-one (31) of the Villa lots are proposed with frontage onto a thirty (30) foot wide mews style alley. As mentioned above, a mews style alley is an extra-wide alley whereas the City's standard alley is

twenty-four (24) feet wide. The rear entry lots are onto the mews alley and the fronts of these lots are oriented onto open space and common areas.

24. Common area open space is included with the development for all lot types including the Manor lots, Garden lots, Villa lots, and Townhome lots. The GDC specifically requires open space be provided with SFA District developments at a rate of ten (10) percent of the gross platted area of the development. The overall project provides 14.2 acres of common area open space. While the GDC requires that common lots be no less than 5,000 square feet in area as well as having a depth and width minimum of 40 feet, this development contains several common lots that are smaller than these standards. The limited common area lot sizes are due to the function of the lots that serve as landscape areas at the ends of blocks. This limited area also serves as an integral component of the compact neighborhood design with smaller setbacks, and edges of landscaping with large masses of common area open space reserved for amenity areas including the dog park and community building/pool, as well as the central green park.
25. In addition, the following amenities and common area improvements are included in the proposed PD District: clubhouse, swimming pool, leisure area, park, dog park, and trails. These areas may be programmed by the future homeowners association for events. The amenity requirements of the SFA District per the GDC are satisfied. In addition, six (6) foot wide trails are proposed throughout the community with minor trails being five (5) feet in width connecting throughout the community. Amenity areas include landscaping, benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations.

Building Design

26. The proposed Pattern Book establishes the Building Design for the residential buildings. The primary goal of this development is to achieve a variety of architectural styles creating a setting of long-established yet compatible and interesting neighborhood blocks. As a result the following architectural styles are proposed: Texana Farmhouse, American Colonial, Spanish Revival, Hill Country, Craftsman, European Romantic, and Modern. The GDC requires a minimum 80% masonry, except that Hardi-Plank or cementitious shake shingle is considered acceptable for the residential buildings. In addition, cementitious sheet material and trim components are proposed. The Pattern Book contains examples and narrative that guides the home design related to entries, doors, columns, railings, windows, shutters, dormers, balconies, cornices, chimneys, and exterior lighting.
27. Garage design is included in the proposal. Manor lot garage doors facing a street are to be clad in stained wood or be dimensional steel embossed panels with decorative hardware. Otherwise all garage door designs are to complement the architectural style and character of the homes. Carriage style is encouraged as are single-width doors. The framing of the garage doors is to include 2 X 8 construction with recessed doors.
28. Front covered porches are proposed as a minimum of thirty-five (35) square feet and up to eighty-four (84) square feet while the GDC minimum area is forty (40) square feet. In addition, front stoops are proposed with sixteen (16) or forty-eight (48) square feet minimum areas.
29. Windows and doors are to be proportional to the architectural style of the homes. The GDC, however, requires that windows and doors comprise at least twenty-five percent of the wall area of the front building face of the dwelling.

30. The proposal does not establish a clear roof pitch as a low pitch consistent with the architectural style preferred. However, the GDC requires a roof pitch of at least 6:12 which encourages a steeper roof slope. Due to the selected architectural styles the lack of slope regulation is acceptable.

Landscaping

31. Per the proposed PD District, the developer shall install a perimeter brick or stone screening wall along the Shiloh Road and Buckingham Road residential areas in phases at the time of platting the adjacent phase of the property. The landscape border will include a combination of shade trees, understory trees, shrubs, grasses, and irrigation in conformance with the GDC. Future Detail Plans will include landscaping for the commercial street frontages.
32. Single-family detached lots are required by the GDC to have two (2) large canopy trees with at least one located in the front yard. Due to the compact nature of this development, the trees are minimized to one (1) shade tree placed in the right-of-way in front of the home (Manor lots and Garden lots) and if a lot is a corner lot then two (2) trees would be planted in the side street right-of-way. Where a lot's front or side is abutting a common area then the tree located in the common area would satisfy this requirement. Only Manor lots would have trees required in the backyard and this tree type would be an ornamental or shade tree.

Townhome lots and Villa lots are proposed in the same manner. However, for the six (6) Townhome lots located at the south entrance to Shiloh Road no street trees would be required.

The GDC also requires Townhome (SFA) developments to provide one tree per 2,500 square feet of common area. For this development an aggregate of 222 trees would be required. Of these, 111 are required to be large canopy trees. The proposal satisfies this GDC requirement.

33. Minimal parking areas are provided fronting towards the streets. However, where these occur the proposal will provide, in conformance with the GDC, a continuous row of shrubs to screen the parking from the streets. In addition, where fences do not screen parking areas from the dwelling units, landscaping will be installed to provide screening.
34. Plant materials will be provided as shown on the Detail Plan landscape drawings. The location and quantity of plants is flexible due to the more urbanized style of development and construction limitations which may cause plants to be closer and encroach into utility easements where located in the parkway portions of the right-of-way, lots, or common areas.

Fencing

35. Per the proposed PD, the developer shall install a perimeter brick or stone screening wall along Shiloh Road and Buckingham Road in phases at the time of platting the adjacent phase of the property.
36. Fencing is proposed with a variety of fence types. The only fence type not aligned with the GDC is the cattle fencing which is composed of grid pattern wired strung between wood posts and horizontal boards. Front yard fence elements including posts and gates with a height of up to fifty-four (54) inches and nine (9) feet for arbors (trellis) would be allowed whereas the GDC maximum height is three and one-half (3 1/2) feet.

37. Fencing is not required for the portions of the site with floodplain, parks, and open spaces. However, cattle fencing and tubular steel fencing may be installed in these areas at the developer's option.
38. Homebuilder fencing on lots will be six (6) feet in height and setback a minimum of five (5) feet from the front building line. On street side corner residential lots, fences will be constructed of cedar butt joint stained pickets in a uniform color stain with a flat top rail or tubular steel painted black.
39. To promote transparent views to and from open space areas, fencing on all residential lots abutting an open space lot, greenbelt, or paseo will be restricted to: 1) tubular steel painted black; 2) decorative cattle wire not to exceed five (5) feet in height; 3) picket fences; or 4) a courtyard masonry wall not to exceed three and one-half (3 1/2) feet in height. An example of decorative cattle wire is included in the Pattern Book.

Parkland Dedication and Common Area Management

40. Approximately 2.3 acres will be dedicated to the City of Garland for parkland / trail head in Phase 1. Other common areas, open space, and trails are discussed above.
41. A mandatory homeowners association will be established to own and maintain the open spaces, common areas, greenbelts, and paseos; all landscape improvements; perimeter masonry and tubular steel fencing; and an amenity center/clubhouse and swimming pool(s).

Signage

42. Monument signs at the entrances are proposed at twelve (12) feet in height; the GDC standard height is seven (7) feet.
43. Way-finding signs are allowed and it is recommended that the style of these signs, if provided, be consistent with the proposed street sign and open space elements contained in the Detail Plan.

Streets

44. The proposed Concept Plan shows one access point from Buckingham Road and two access points from Shiloh Road. Several connections to the adjacent residential neighborhoods to the west and south are shown as well, including those to Potomac Drive, Shenandoah Drive, O'Henry Drive, and Fruitwood Drive. Separate alleys are proposed on the west and south portions of the site.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan designates the subject property as Compact Neighborhoods. Compact neighborhoods provide areas for moderate increase in residential density, including townhomes and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is adjacent to existing single-family detached neighborhoods, zoned SF-7, to the west and south. The site is adjacent to West Buckingham Road to the north and North Shiloh Road to the east. Also to the north of the property boundaries but remaining south of Buckingham Road is an existing freestanding antenna. Immediately north of Buckingham is a single-family detached neighborhood as well as an area of floodplain and open space. Immediately east of Shiloh Road are various existing uses including commercial, multi-family, a single-family detached residence, and a wooded creek/floodplain area.

The Future Land Use Map of the Envision Garland Plan supports higher residential densities on this particular tract of land which is designated as Compact Neighborhoods. Light non-residential uses are also appropriate along Buckingham and Shiloh Roads and are generally supported in the Compact Neighborhoods designation.

STAFF RECOMMENDATION

Approval of a 1) an amendment to Planned Development (PD) District 15-41; 2) an amended Concept Plan; 3) a Detail Plan for Single-Family-5 (Detached) Uses and Single-Family (Attached) Uses; and 4) an Alley Waiver on property zoned Planned Development (PD) District 15-41 for Single-Family-5 (Detached), Single-Family (Attached), Neighborhood Office (NO), and Neighborhood Services (NS) Uses.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Conditions
- iii. Concept Plan
- iv. Detail Plan
- v. Planned Development Standards / Regulating Plan
- vi.
- vii.
- viii. Pattern Book
- ix. Photos

CITY COUNCIL DATE: October 2, 2017

PREPARED BY:

Kira Wauwie, AICP
Principal Planner
Planning and Community Development
972-205-2456
kwauwie@garlandtx.gov

REVIEWED BY:

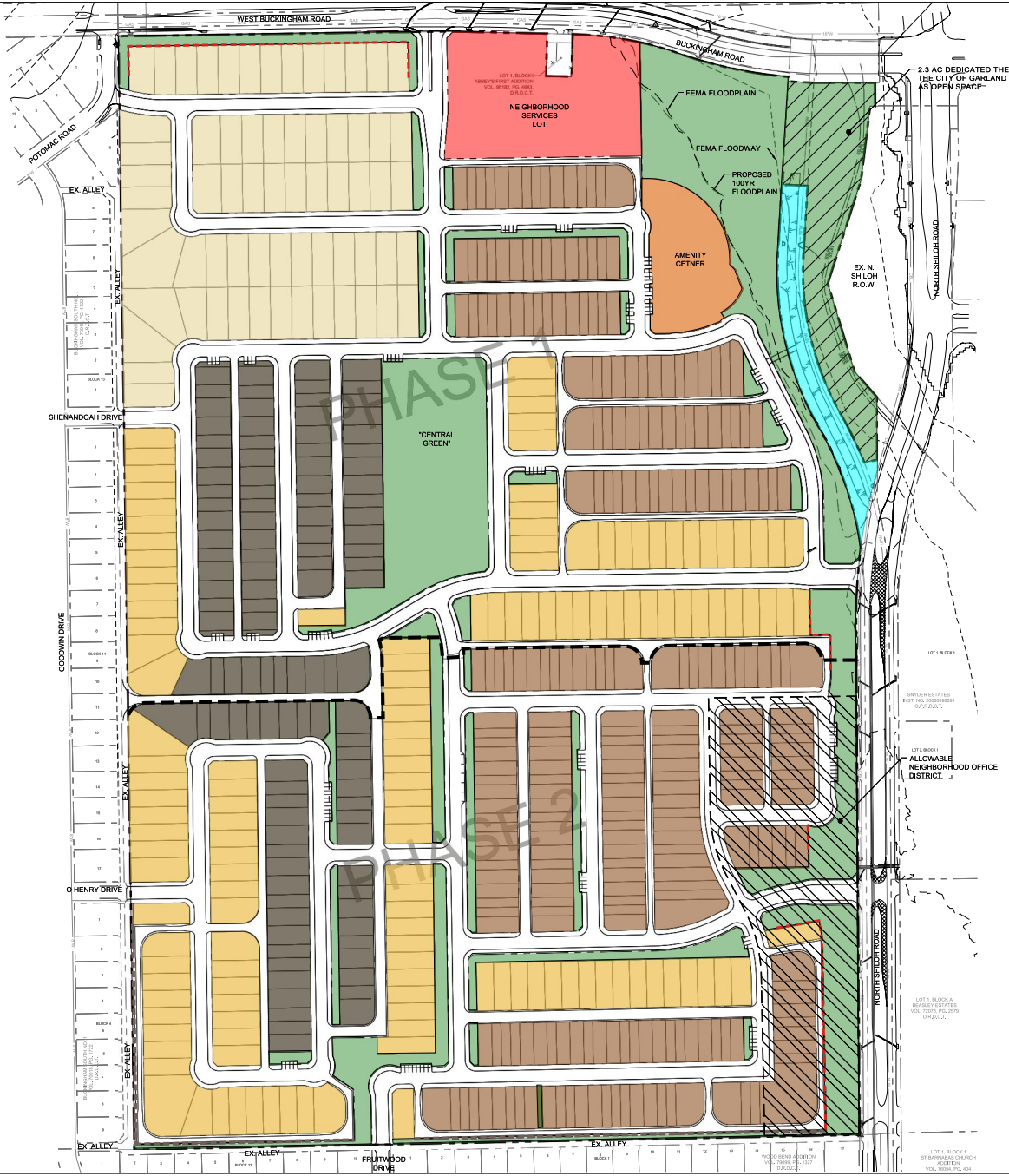
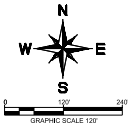
Will Guerin, AICP
Director of Planning

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE 17-37

Southwest Corner of West Buckingham Road and North Shiloh Road

- I. **Statement of Purpose:** The purpose of this Planned Development District is to permit the development of a subdivision with Single-Family (Detached) dwelling units, Single-Family (Attached) dwelling units as well as commercial tract and a second tract for potential commercial, subject to conditions.
- II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. **General Regulations:** All regulations of the Single-Family Attached District (SFA) District, Single-Family-5 (SF-5) District, Neighborhood Office (NO) District, and Neighborhood Services (NS) District set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. **Development Plans:**
 - A. Concept Plan: All development shall be in general conformance with the Concept Plan as provided within Exhibit C.
 - B. Detail Plan: Development shall be in general conformance with the Detail Plan set forth in Exhibit D.
- V. **Specific Regulations:**
 - A. Regulating Plan: All uses, conditions, and standards shall be as provided within Exhibit E. Where not provided in Exhibit E, all applicable standards in the Garland Development Code, Ordinance 6773, shall apply.
 - B. Pattern Book: All development shall be in general conformance with the Pattern Book as provided within Exhibit F.
 - C. Maximum Number of Lots: Five hundred-ninety (590) total lots.



LEGEND

- PROPERTY LINE
- PHASE LINE
- PROPOSED DEVELOPER FENCE
- PROPOSED SCREEN WALL
- NEIGHBORHOOD SERVICES
- LAND DEDICATED TO CITY OF GARLAND
- AMENITY AREA
- OPEN SPACE
- EXISTING ROW
- 2-STORY TOWN HOME (22'3/4" X 100')
- VILLA (42'0" X 145' X 82')
- GARDEN (40' X 113')
- MANOR (60' X 115')
- PROPOSED TURN LANE
- ALLOWABLE NEIGHBORHOOD OFFICE

Land Use Acreage Summary

Neighborhood Services	2.9
Land Dedicated to City of Garland	2.3
Amenity Center	1.4
Open Space (OS)	14.2
Residential Lots / Residential Street ROW	80.3
Total	101.1
Existing City of Garland ROW	1.1

Open Space Acreage Summary

Open Space (OS)	14.2
Land Dedicated to City of Garland	2.3
Total Percent Open Space	16.3%

Lot Type Summary

Phase 1	
2-Story Town Home	93
Villa	70
Garden	58
Manor	65
Phase 1 Total Lots	286
Phase 2	
2-Story Town Home	177
Villa	44
Garden	83
Manor	0
Phase 2 Total Lots	304
Total Lots	590

Density Summary (Units per Acre)

Cross	5.8
Net of Commercial Lot	6.0

EXHIBIT C

CITY CASE NO. 150611-1
ZONING: PD 17-37

CONCEPT PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: Marlyn Wyrick Ingram Phyllis Wyrick Patterson	DEVELOPER: Wilbow Corporation 4131 N Central Expwy #990 Dallas, TX 75204 Tel: (972) 478-9897 Contact: Jennifer Rabon	ENGINEER/SURVEYOR: Kimley-Horn 13456 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.				
DESIGNED BTE	DRAWN BTE	CHECKED MCH	SCALE AS SHOWN	DATE SEPT 2017	KH PROJECT NO. 062770003	C-1

WYRICK DETAIL PLAN

CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 150611-1

ENGINEER

Kimley»Horn

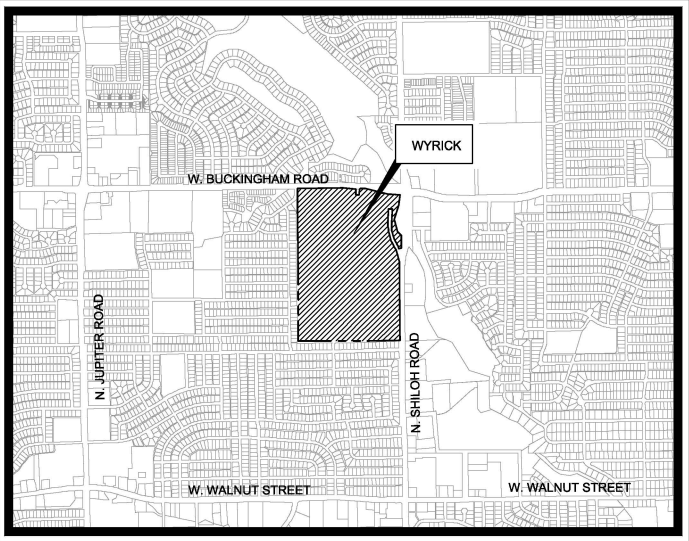
12750 MERIT DRIVE SUITE 1000
DALLAS, TEXAS 75251
TEL: (972) 770-1324
CONTACT: MARK E. HARRIS, P.E.

DEVELOPER

WILBOW CORPORATION
4131 N CENTRAL EXPY #990
DALLAS, TX 75204
TEL: (972) 479-0697
CONTACT: JENNIFER RABON

OWNER

MARILYN WYRICK INGRAM
PHYLLIS WYRICK PATTERSON
14805 SAN PEDRO #120
SAN ANTONIO, TX 78232
TEL: (210) 377-3111
CONTACT: J. RANDALL PATTERSON

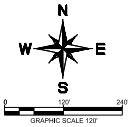


VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	COVER SHEET
D-1	DETAIL PLAN
D-2	DETAIL PLAN
D-3	DETAIL PLAN
D-4	DETAIL PLAN
D-5	DETAIL PLAN
D-6	DETAIL PLAN
D-7	DETAIL PLAN
D-8	DETAIL PLAN
D-9	DETAIL PLAN
F-1	FIRE COVERAGE EXHIBIT
E-1	EASEMENT LAYOUT
E-2	EASEMENT LAYOUT
E-3	EASEMENT LAYOUT
E-4	EASEMENT LAYOUT
DA-1	SCHEMATIC DRAINAGE PLAN
DA-2	SCHEMATIC DRAINAGE PLAN
DA-3	SCHEMATIC DRAINAGE PLAN
DA-4	SCHEMATIC DRAINAGE PLAN
DA-5	SCHEMATIC DRAINAGE PLAN
DA-6	SCHEMATIC DRAINAGE PLAN
U-1	SCHEMATIC UTILITY PLAN
U-2	SCHEMATIC UTILITY PLAN
U-3	SCHEMATIC UTILITY PLAN
U-4	SCHEMATIC UTILITY PLAN
T-1	TREE PRESERVATION PLAN

SEPTEMBER 2017



LEGEND

---	PROPERTY LINE
---	PHASE LINE
---	PROPOSED DEVELOPER FENCE
---	PROPOSED SCREEN WALL
---	NEIGHBORHOOD SERVICES
---	LAND DEDICATED TO CITY OF GARLAND
---	AMENITY AREA
---	OPEN SPACE
---	EXISTING ROW
---	2-STORY TOWN HOME (22'10" X 100')
---	VILLA (42'0" X 145' X 82')
---	GARDEN (40' X 113')
---	MANOR (60' X 115')
---	PROPOSED TURN LANE
---	ALLOWABLE NEIGHBORHOOD OFFICE

Land Use Acreage Summary

Neighborhood Services	2.9
Land Dedicated to City of Garland	2.3
Amenity Center	1.4
Open Space (OS)	14.2
Residential Lots / Residential Street ROW	80.3
Total	101.1
Existing City of Garland ROW	1.1

Open Space Acreage Summary

Open Space (OS)	14.2
Land Dedicated to City of Garland	2.3
Total Percent Open Space	16.3%

Lot Type Summary

Phase 1	
2-Story Town Home	93
Villa	70
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Phase 1 Total Lots	286
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Total Lots	590

Density Summary (Units per Acre)

Gross	5.8
Net of Commercial Lot	6.0

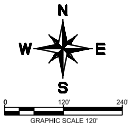
CITY CASE NO. 150611-1
ZONING: PD 17-37

DETAIL PLAN FOR RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES

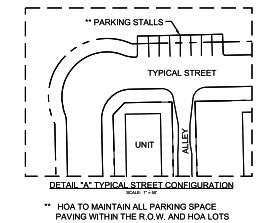
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: Marlyn Wyrick Ingram Phyllis Wyrick Patterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 777-3111 Contact: J. Randall Patterson	DEVELOPER: Wilbow Corporation 4131 N Central Expwy 9900 Dallas, TX 75204 Tel: (972) 478-0697 Contact: Jennifer Rabon	ENGINEER/SURVEYOR: Kimley-Horn 13450 Noel Road, Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: MARK E. HARRIS, P.E.				
DESIGNED BTE	DRAWN BTE	CHECKED MEH	SCALE AS SHOWN	DATE SEPT 17	KH PROJECT NO. 063770003	D-1



LEGEND	
---	PROPERTY LINE
---	PHASE LINE
---	7' DIVIDED ENTRY STREET
---	6' RESIDENTIAL COLLECTOR
---	5' RESIDENTIAL STREET
---	2' RESIDENTIAL ALLEY (10' PAVEMENT)
---	2' VILLA ALLEY (18' PAVEMENT)
---	3' MEWS ALLEY (24' PAVEMENT)
---	PROPOSED PARKING
---	PROPOSED TURN LANE
---	PROPOSED ALLEY TEMPORARY TURNAROUND

Required Parking for Single Family Attached	
Required Parking (124 space per lot)	98
Provided Parking (SFA)	106
Amenity Center Parking	12
Total Parking	118



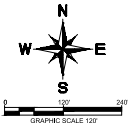
CITY CASE NO. 150611-1
ZONING: PD 17-37

DETAIL PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER:		DEVELOPER:		ENGINEER/SURVEYOR:	
Mark Wyrick Ingram Phyllis Wyrick Patterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 775-3111 Contact: J. Randall Patterson		Wilbow Corporation 4151 N. Central Expressway #900 Dallas, TX 75204 Tel: (972) 478-6867 Contact: Jennifer Rabon		Kimley-Horn 13400 Noel Rd., Two Galleria Office Tower Ste. 700 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.	
DESIGNED	DTE	DRAWN	DTE	CHECKED	MEH
SCALE	AS SHOWN	DATE	SEPT 2017	PROJECT NO.	260770003

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LEGEND

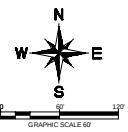
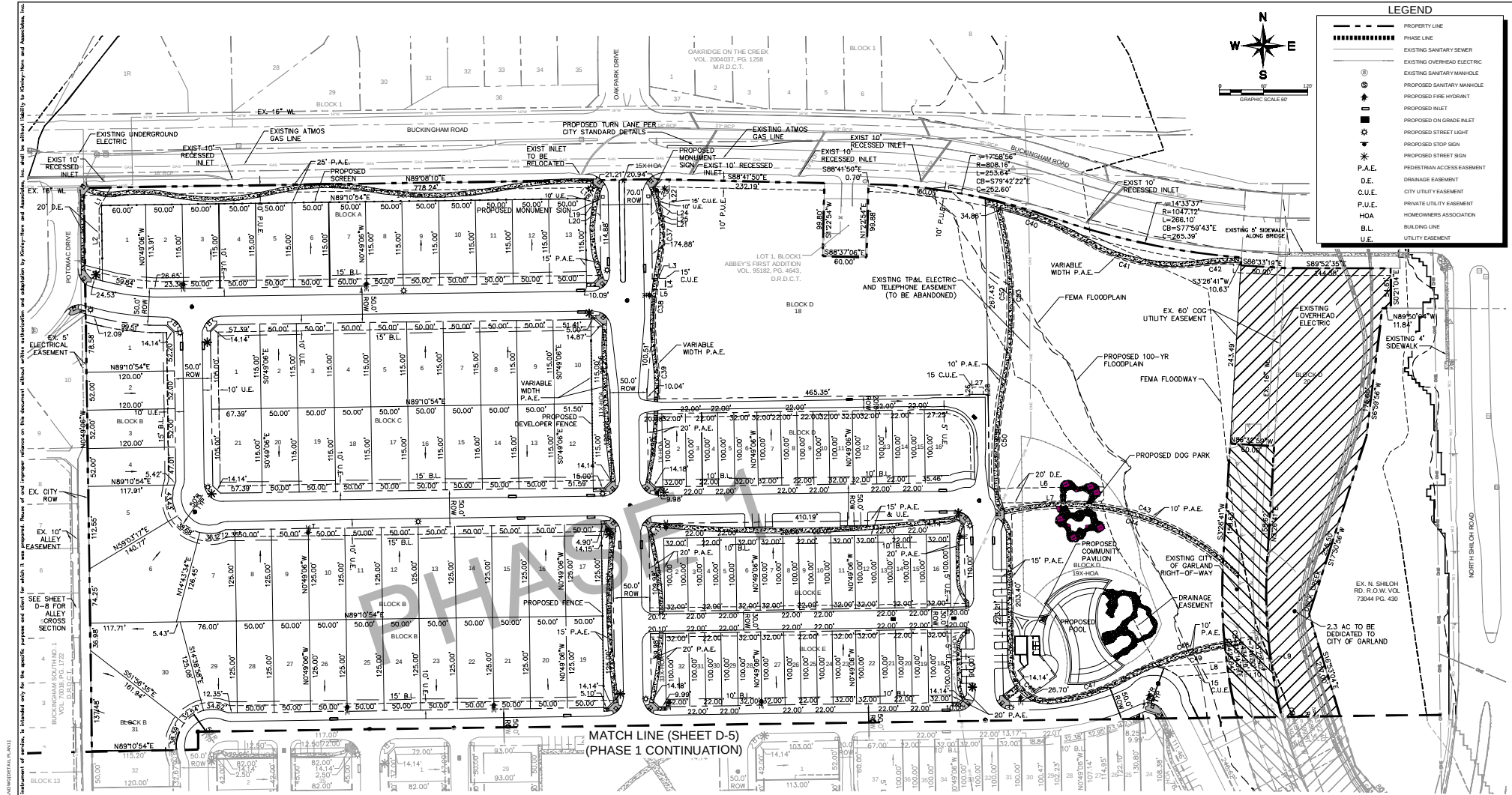
---	PROPERTY LINE
----	PHASE LINE

CITY CASE NO. 150611-1
ZONING: PD 17-37

DETAIL PLAN
FOR
RIVERSET

500 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER Markon Wysock Program Public Works Department 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 772-7111 Contact: J. Randall Patterson	DEVELOPER Wilbur Corporation 4511 N. Central Expressway #900 Dallas, TX 75204 Tel: (972) 474-6857 Contact: Jennifer Rabon	ENGINEER/SURVEYOR Kimley-Horn 13402 N. Central Expressway Suite 700 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.				
DESIGNED RTE	DRAWN RTE	CHECKED MCH	SCALE AS SHOWN	DATE AUGUST 2017	PROJECT NO. 26077000	D-3

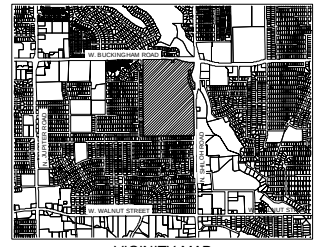


LEGEND	
---	PROPERTY LINE
----	PHASE LINE
-----	EXISTING SANITARY SEWER
-----	EXISTING OVERHEAD ELECTRIC
-----	EXISTING SANITARY MANHOLE
-----	PROPOSED SANITARY MANHOLE
-----	PROPOSED FIRE HYDRANT
-----	PROPOSED INLET
-----	PROPOSED ON GRADE INLET
-----	PROPOSED STREET LIGHT
-----	PROPOSED STOP SIGN
-----	PROPOSED STREET SIGN
-----	PEDESTRIAN ACCESS EASEMENT
-----	DRAINAGE EASEMENT
-----	CITY UTILITY EASEMENT
-----	PRIVATE UTILITY EASEMENT
-----	HOA
-----	B.L.
-----	UTILITY EASEMENT

MATCH LINE (SHEET D-5)
(PHASE 1 CONTINUATION)

NOTES

1. HOA TO MAINTAIN ALL PARKING SPACE PAYMENT WITHIN THE R.O.W. AND HOA LOTS.
2. ALL FENCES SHOWN ON PLAN ARE TO BE BUILT BY DEVELOPER.
3. CONTRACTOR TO INSTALL TWO-WAY BLUE REFLECTOR BUTTONS AT CENTERLINE AT ALL PROPOSED FIRE HYDRANT LOCATIONS.
4. ALL VISITOR PARKING SPACES TO BE MAINTAINED BY HOA.



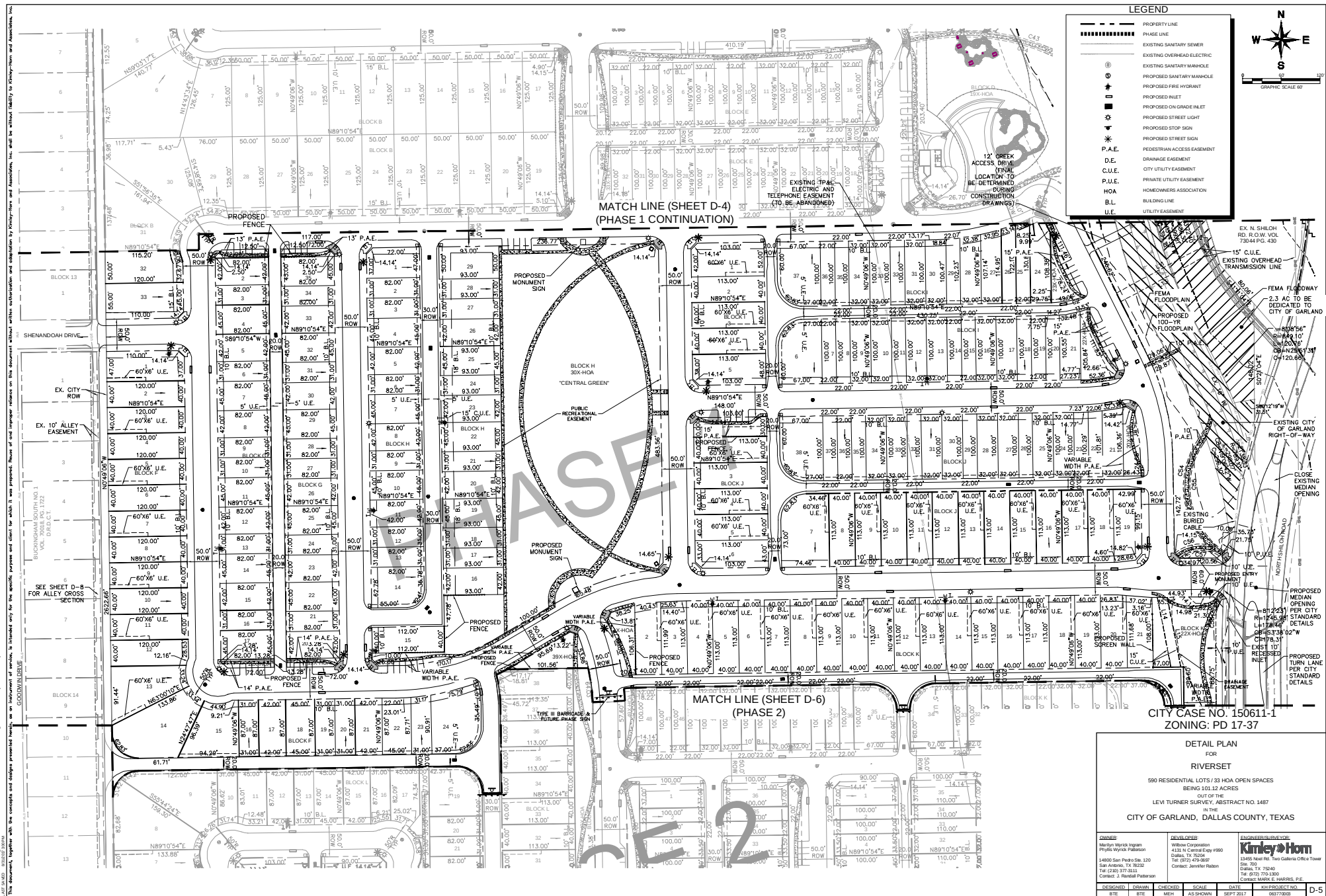
VICINITY MAP
SCALE: 1" = 2,000'

CITY CASE NO. 150611-1
ZONING: PD 17-37

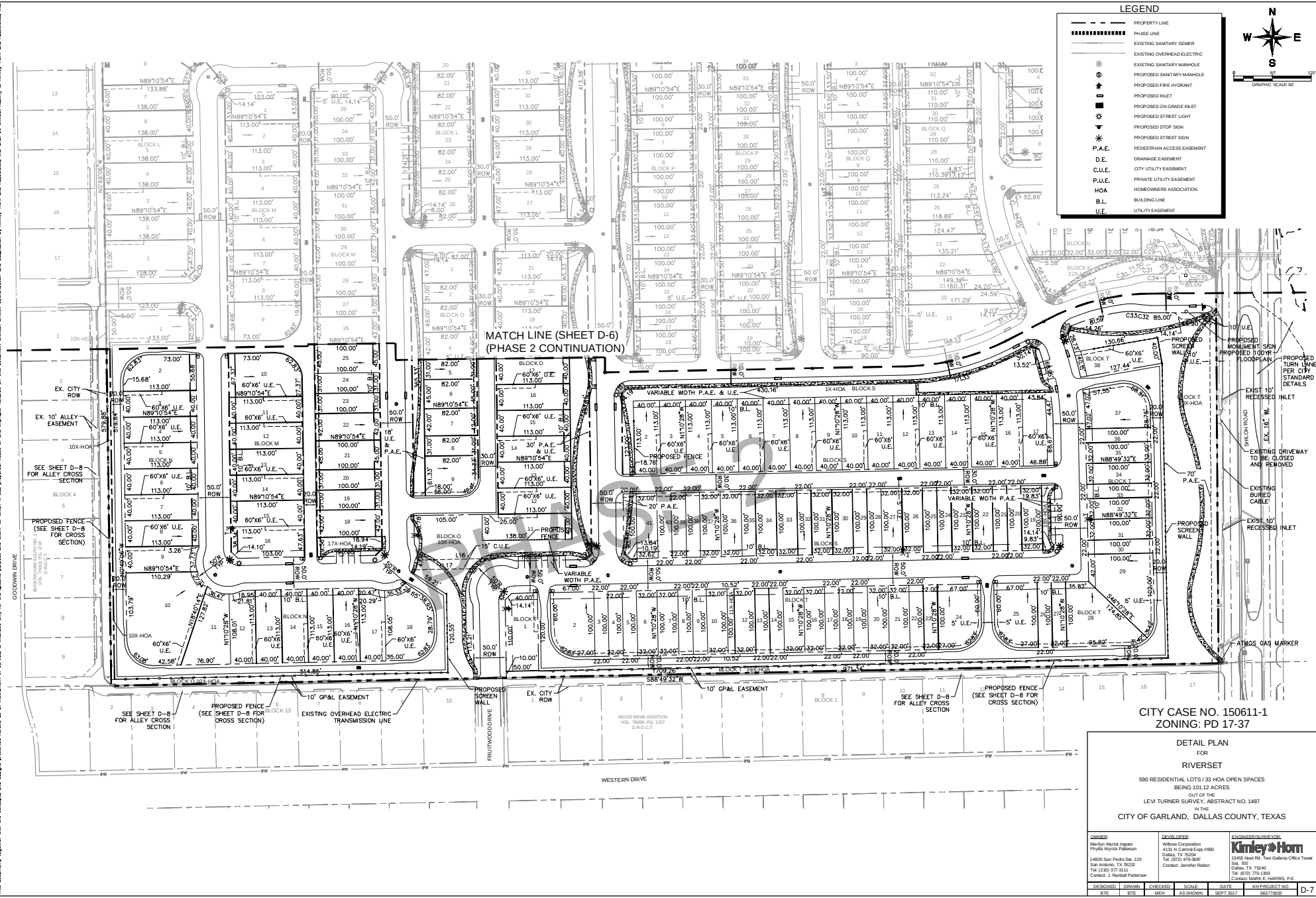
DETAIL PLAN
FOR
RIVERSSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER		DESIGNER		ENGINEER	
Merrill Wyck Ingram 4125 N. Central Expressway Dallas, TX 75204 Tel: (214) 475-8807 Contact: Jennifer Robinson		Wilbur Corporation 4125 N. Central Expressway #900 Dallas, TX 75204 Tel: (214) 475-8807 Contact: Jennifer Robinson		Kimley-Horn 13485 Noel Road, Suite 200 Dallas, TX 75240 Tel: (972) 770-2800 Contact: Mark E. Hapner, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
DATE	DATE	DATE	AS SHOWN	SEPT 2017	20170808



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LEGEND

- PROPERTY LINE
- PHASE LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD ELECTRIC
- EXISTING SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET
- PROPOSED ON GRADE INLET
- PROPOSED STREET LIGHT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- C.U.E. CITY UTILITY EASEMENT
- P.U.E. PRIVATE UTILITY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT

North Arrow

Scale Bar

GRAPHIC SCALE: 60'

CITY CASE NO. 150611-1
ZONING: PD 17-37

DETAIL PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.32 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER	DESIGNED	DRAWN	CHECKED	SCALE	DATE	APP. PROJECT NO.
Merryn Wysock Ingram Public Works Division 14800 San Pedro St. 120 San Antonio, TX 78232 Tel: (210) 377-3311 Contact: J. Randall Patterson	Willow Corporation 4125 N. Central Expressway Dallas, TX 75204 Tel: (972) 478-8897 Contact: Jennifer Rabon	13492 Neal Rd. Two Galleria Office Towers Dallas, TX 75240 Tel: (972) 770-2390 Contact: MARK E. HARRIS, P.E.			SEPT 2017	26077006

D-7

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C36	115.00'	21.26'	S84°19'00"W	21.22'	10°35'23"	10.66'
C37	161.50'	101.55'	S5°51'04"E	98.89'	36°01'39"	52.52'
C38	408.50'	142.22'	S21°17'19"W	141.51'	19°56'54"	71.84'
C39	232.50'	49.24'	S14°3'05"E	49.15'	12°08'06"	24.74'
C40	431.00'	110.21'	S67°39'02"E	109.91'	14°39'01"	55.40'
C41	248.00'	163.10'	S78°39'00"E	160.17'	37°40'50"	84.62'
C42	380.00'	57.10'	N66°47'56"E	57.05'	8°36'35"	28.60'
C43	341.00'	318.20'	S77°32'02"E	306.80'	53°04'50"	171.71'
C44	331.59'	50.73'	N76°13'26"W	50.63'	53°08'05"	165.81'
C45	50.50'	32.37'	S30°43'47"E	29.81'	59°29'29"	29.05'
C47	252.50'	102.90'	N30°00'14"E	102.19'	23°21'01"	52.18'
C48	538.50'	147.44'	N70°57'41"E	146.75'	19°15'55"	74.82'
C49	429.50'	95.39'	S74°08'57"W	95.19'	12°43'29"	47.49'
C50	591.00'	159.23'	N31°59'50"E	158.75'	15°26'14"	80.10'
C51	601.00'	147.03'	S35°28'27"W	146.66'	14°01'00"	83.81'
C52	530.00'	239.08'	S15°26'25"E	237.06'	25°50'45"	120.61'
C53	540.00'	237.73'	N31°37'46"W	235.08'	25°13'26"	121.82'
C54	129.00'	175.64'	S45°15'14"E	162.39'	78°00'45"	104.49'
C55	119.00'	190.06'	N11°00'09"W	170.49'	91°30'34"	122.18'
C56	63.00'	50.58'	S74°20'05"E	49.49'	17°01'47"	26.74'
C57	53.00'	64.95'	S87°40'14"E	60.86'	70°23'53"	37.02'
C58	1280.97'	74.02'	S16°10'01"W	74.01'	31°38'39"	37.26'

Diagram illustrating the Typical 2-Story Townhome Block Detail. The diagram shows two street frontages with dimensions and setbacks.

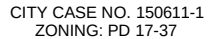
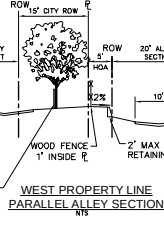
Left Frontage:

- 30' ALLEY ROW
- 24' PAVEMENT
- ROW
- ROW SYMB
- 18' R/W
- Setbacks: 32' (from ROW SYMB), 22' (from ROW SYMB), 32' (from ROW SYMB)
- Building Footprint: 57'10" (width), 100' (depth), 57'10" (width)
- 10' BUILD LINE
- PROPERTY LINE
- MEWS
- STREET
- CL

Right Frontage:

- 30' ALLEY ROW
- 18' PAVEMENT
- ROW
- ROW SYMB
- 18' R/W
- Setbacks: 32' (from ROW SYMB), 22' (from ROW SYMB), 32' (from ROW SYMB)
- Building Footprint: 57'10" (width), 100' (depth), 57'10" (width)
- 10' BUILD LINE
- ROW
- B/C
- CL

Typical Villa Block Detail

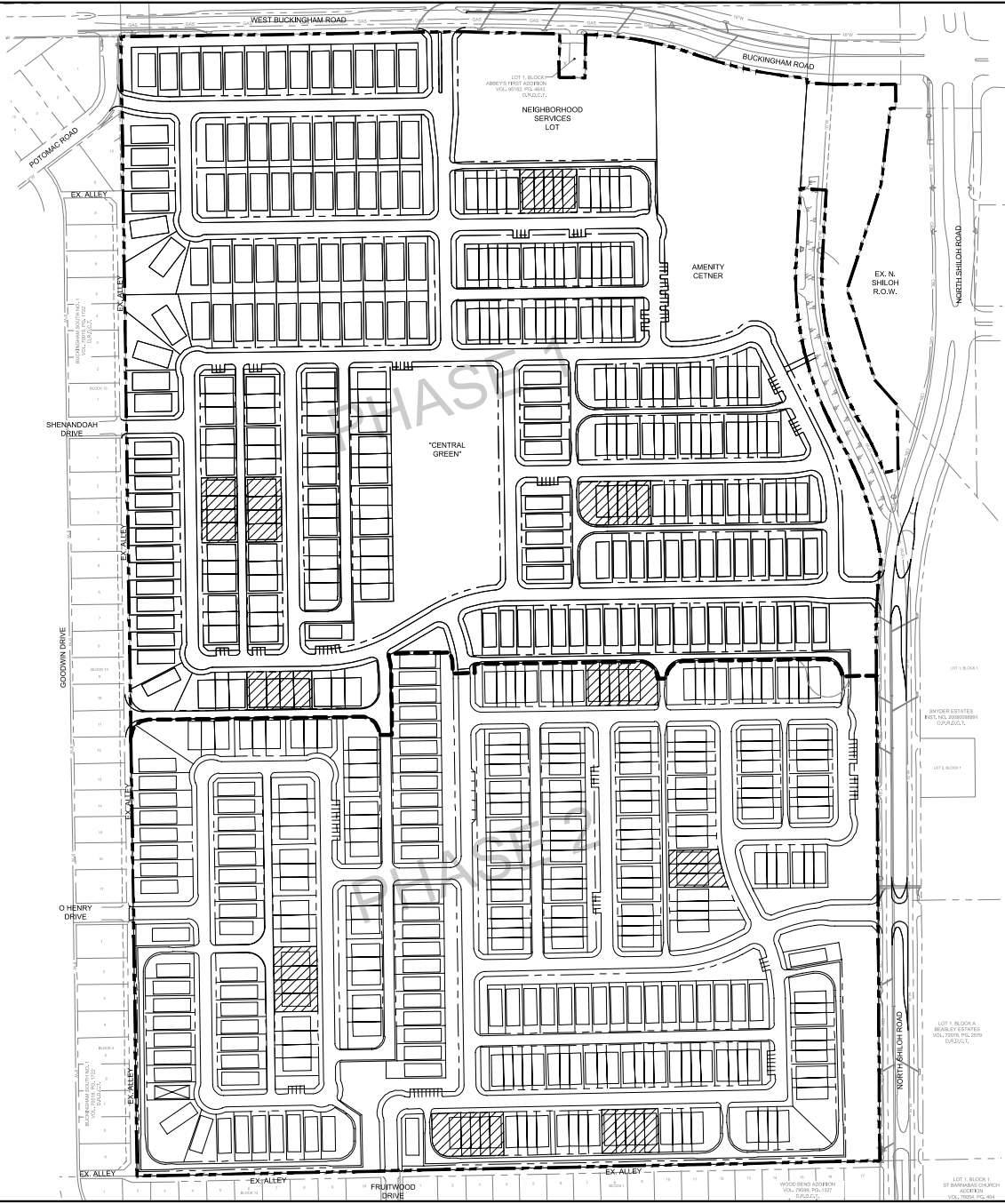
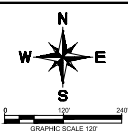


DETAIL PLAN
 FOR
 RIVERSET
 590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
 BEING 101.12 ACRES
 OUT OF THE
 LEVI TURNER SURVEY, ABSTRACT NO. 1487
 IN THE
 COUNTY OF GARLAND, DALLAS COUNTY, TEXAS

DEVELOPER: Willow Corporation 4135 N Central Expwy #900 Dallas, TX 75204 Tel: (972) 479-6697 Contact: Jennifer Rabon	ENGINEER/SURVEYOR:  13455 Mabel Rd. Two Galleria Office Towers Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: MARK E. HARRIS, P.E.			
OWN: MEH	SCALE: AS SHOWN	DATE: SEPT 2017	KH PROJECT NO.: 06377703.0	D

DEED PLAN FOR RIVERSIDE 550 RESIDENTIAL LOTS / 33 HOA OPEN SPACES BEING 101.12 ACRES OUT OF THE LEVY TURNER SURVEY, ABSTRACT NO. 1487 IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS		APPROVED: Waylin Wynn Morgan Waylin Wynn & Patterson 14890 San Pedro St. S20 San Antonio, TX 78222 Tel: (210) 377-3311 Contact : Renaud Patterson		APPROVED: William Cunningham 41312 N. Centex Ewy #900 Dallas, TX 75244 Tel: (214) 474-0607 Contact : Jennifer Barlow		APPROVED: Kinley & Horn 23456 Noel Road Ste. 200 Dallas, TX 75240 Tel: (972) 730-1300 CORREY MARIE HARRIS, P.E.	
DESIGNED:	DRAWN:	CHECKED:	SCALE:	DATE:	SEPT 2017	KINLEY AND HORN	
SITE	SITE	MSH	AS SHOWN			D-9	

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LEGEND

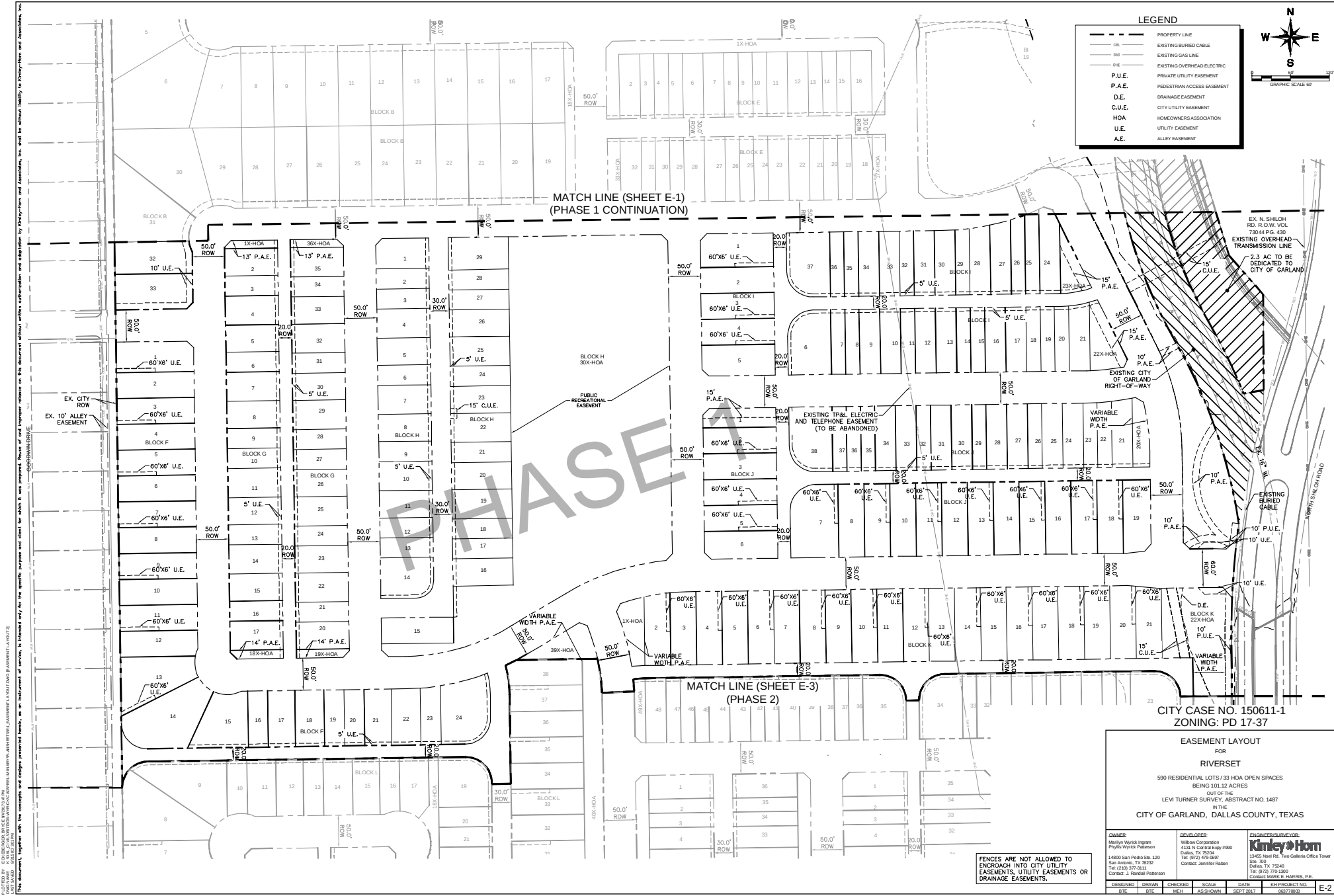
- PROPERTY LINE
- PHASE LINE
- AREAS APPROVED BY THE CITY OF GARLAND FIRE DEPARTMENT THAT ARE GREATER THAN 100 FEET IN LENGTH

CITY CASE NO. 150611-1
ZONING: PD 17-37

FIRE COVERAGE EXHIBIT
FOR
RIVERSET

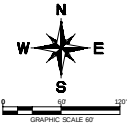
500 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER Markon Wysock Ingram Public Works Department 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 772-7111 Contact: Jennifer Rabon	DEVELOPER Wilcox Corporation 4511 N. Central Expressway Dallas, TX 75204 Tel: (972) 474-6857 Contact: Jennifer Rabon	ENGINEER/SURVEYOR Kimley-Horn 13402 N. Central Expressway Suite 700 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.				
DESIGNED RTE	DRAWN RTE	CHECKED MCH	SCALE AS SHOWN	DATE SEP 2017	PROJECT NO. 26477000	F-1



LEGEND

- PROPERTY LINE
- ORL EXISTING BURIED CABLE
- GAS EXISTING GAS LINE
- OHE EXISTING OVERHEAD ELECTRIC
- P.U.E. PRIVATE UTILITY EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- C.U.E. CITY UTILITY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- U.E. UTILITY EASEMENT
- A.E. ALLEY EASEMENT



MATCH LINE (SHEET E-1)
(PHASE 1 CONTINUATION)

MATCH LINE (SHEET E-3)
(PHASE 2)

CITY CASE NO. 150611-1
ZONING: PD 17-37

**EASEMENT LAYOUT
FOR
RIVERSIDE**

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: Merlyn Wyck Ingram Private Wyck Pastors 14800 San Pedro St. 120 San Antonio, TX 78230 Tel: (210) 377-8111 Contact: J. Randall Pastors	DEVELOPER: Willow Corporation 4125 N. Central Expressway Dallas, TX 75204 Tel: (972) 478-8807 Contact: Jennifer Rabon	ENGINEER/SURVEYOR: Kimley-Horn 13492 Neal Rd. Two Galleria Office Tower Ste. 300 Dallas, TX 75240 Tel: (972) 719-2300 Contact: MARK E. HARRIS, P.E.			
DESIGNED: [] DATE: []	DRAWN: [] DATE: []	CHECKED: [] DATE: []	SCALE: [] DATE: []	PROJECT NO.: [] DATE: []	SHEET NO.: [] DATE: []

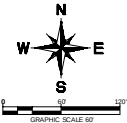
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ENCROACH INTO CITY UTILITY
EASEMENTS, UTILITY EASEMENTS OR
DRAINAGE EASEMENTS.

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LEGEND

- PROPERTY LINE
- OR --- EXISTING BURIED CABLE
- OR --- EXISTING GAS LINE
- OR --- EXISTING OVERHEAD ELECTRIC
- P.U.E. PRIVATE UTILITY EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- C.U.E. CITY UTILITY EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- U.E. UTILITY EASEMENT
- A.E. ALLEY EASEMENT



MATCH LINE (SHEET E-2)
(PHASE 1)

MATCH LINE (SHEET E-4)
(PHASE 2 CONTINUATION)

CITY CASE NO. 150611-1
ZONING: PD 17-37

EASEMENT LAYOUT

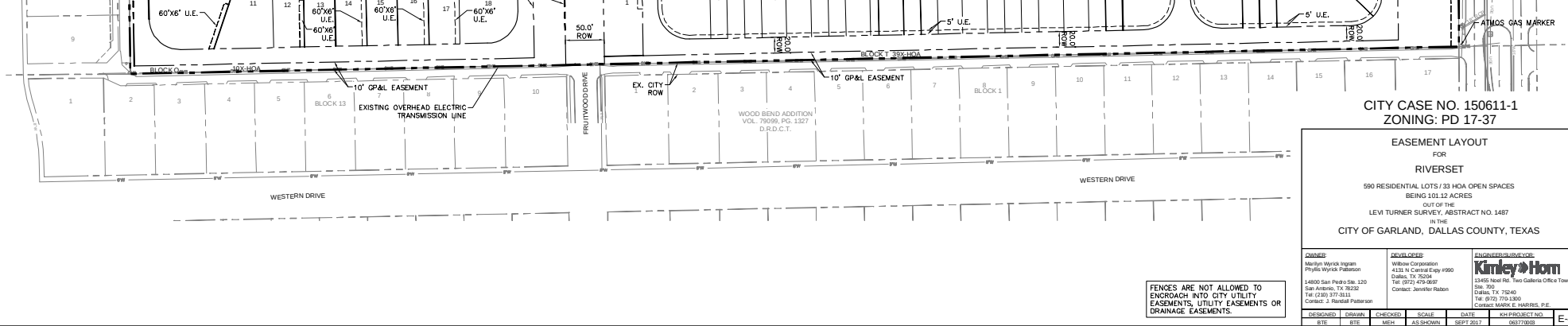
FOR
RIVERSSET
590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER: Merryn Wyck Ingram Phyllis Wyck Peterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 377-8111 Contact: J. Randall Peterson		DEVELOPER: Willow Corporation 4125 N. Central Expressway Dallas, TX 75204 Tel: (972) 478-8697 Contact: Jennifer Rabon		ENGINEER/SURVEYOR: Kimley-Horn 13452 Noel Rd. Two Galleria Office Tower Ste. 300 Dallas, TX 75240 Tel: (972) 770-2300 Contact: MARK E. HARRIS, P.E.	
DESIGNED RTE	DRAWN RTE	CHECKED MCH	SCALE AS SHOWN	DATE SEPT 2017	PROJECT NO. 26077000

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EASEMENTS, UTILITY EASEMENTS OR
DRAINAGE EASEMENTS.

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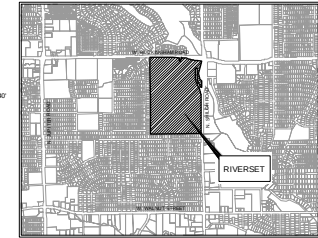
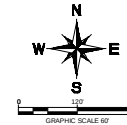
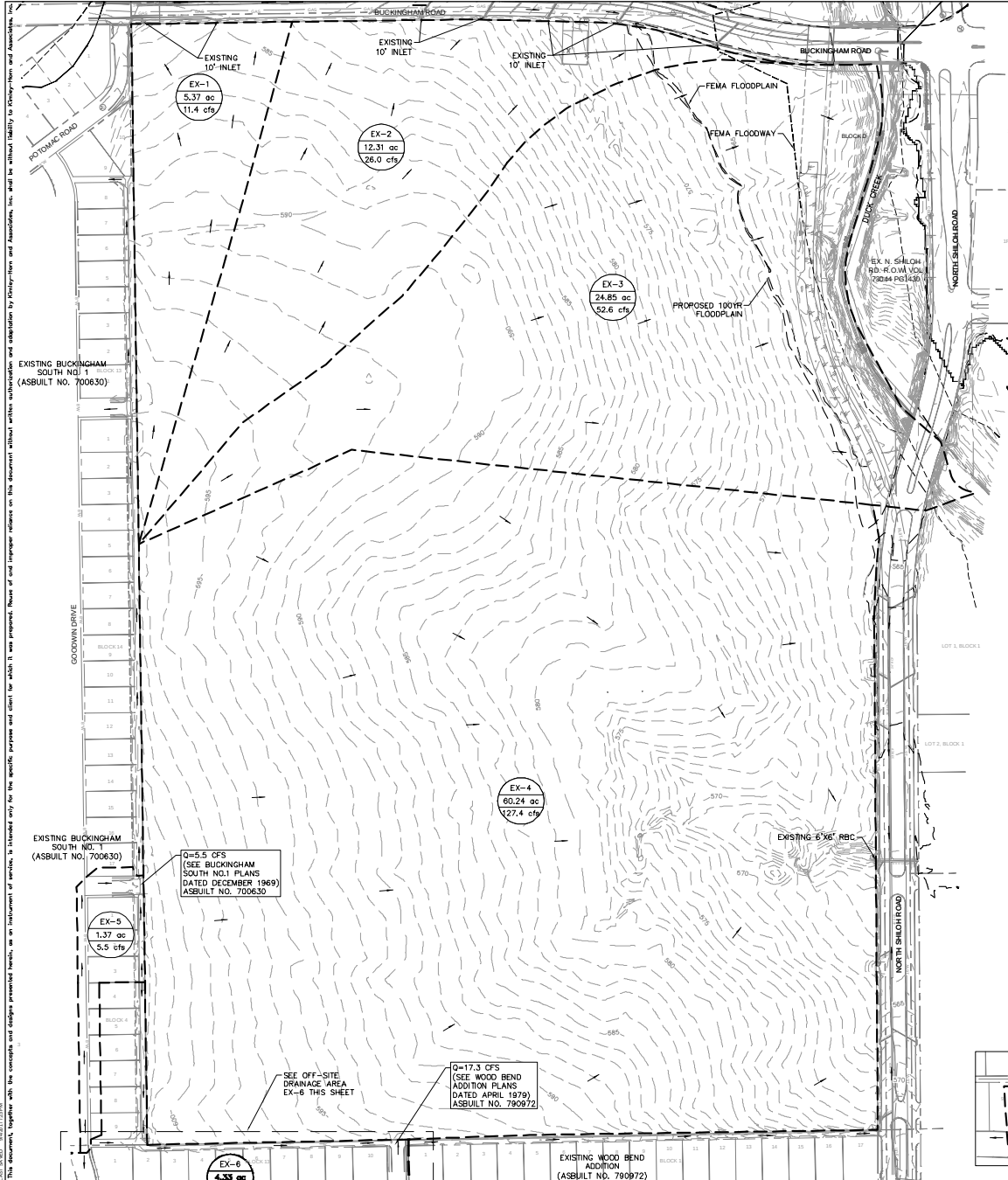
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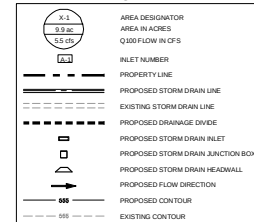
EASEMENT LAYOUT
FOR
RIVERSET
590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER Marilyn Wyrick Ingram Phyllis Wyrick Patterson	DEVELOPER Willbore Corporation 4135 N Central Expwy #990 Dallas, TX 75204 Tel: (972) 475-0697 Contact: Jennifer Rabon	ENGINEER/DRAWING  13455 Noel Rd. Two Galleria Office Tower Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: MARK E. HARRIS, P.E.					
14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 377-3111 Contact: J Randall Patterson							
DESIGNED	DRAWN	CHECKED	SCALE	DATE	DATE	KH PROJECT NO.	DATE
BTE	BTE	MEH	AS SHOWN	10/17/2003	10/17/2003	10/17/2003	10/17/2003

FENCES ARE NOT ALLOWED TO ENCR OACH INTO CITY UTILITY EASEMENTS, UTILITY EASEMENTS OR DRAINAGE EASEMENTS.



LEGEND



DRAINAGE DESIGN CRITERIA

Q100 = CMA
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.30 (EXISTING)
0.25 (OPEN SPACE/PARK)
0.50 (SINGLE FAMILY)
0.70 (TOWNHOME/PTCH HOME)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 10 MINUTES (TOWNHOME/PTCH HOME) = 9.27 IN/Hr
TC OF 15 MINUTES (SINGLE FAMILY) = 7.99 IN/Hr
TC OF 30 MINUTES (OPEN SPACE/PARK) = 7.05 IN/Hr
TC OF 30 MINUTES (EXISTING) = 7.05 IN/Hr
A = DRAINAGE AREA IN ACRES

DRAINAGE GENERAL NOTES

1. SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT TIME OF DESIGN AND FINAL PLAN.
2. SEE WYCK TRACT DOWNTOWN ASSESSMENT AND FLOODPLAIN STUDY PHASES 1-2 PRODUCED BY KIMLEY-HORN AND DATED JULY 2017.
3. ALL PROPOSED STORM LATERALS ARE 24" RCP UNLESS OTHERWISE NOTED.
4. SEE DETAIL PLAN AND PRELIMINARY UTILITY PLANS FOR ADDITIONAL PROJECT INFORMATION.
5. SEE SHEET DA-6 FOR DRAINAGE AREA TABLES.
6. EXISTING DRAINAGE INFORMATION FOR BUCKINGHAM ROAD PER AS-BUILT 750208. EXISTING DRAINAGE INFORMATION FOR BIRCH ROAD PER AS-BUILT 750208.
7. ALL TEMPORARY DRAINAGE BASEMENTS FROM PHASE 1 ONTO PHASE 2 SHALL BE USED AND SHOWN WITH THE PHASE 1 CONSTRUCTION DRAWINGS AND WORKING PLAN.

FLOOD PLAIN NOTE

FLOOD NOTE:
According to Map No. 4813C020-1, dated July 7, 2014, of the National Flood Insurance Program Map, Flood Insurance Rate Map of Dallas County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is located in Zone X (moderate), Zone X (moderate), and Zone AE (City Zone AE is considered a Special Flood Hazard Area. This flood statement does not imply that the property and/or the structures thereon shall not be flooded or flood damage. On rare occasions, greater floods may occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The proposed 100-year Floodplain shown is per the Wyck Tract Downtown Assessment and Floodplain Study Phases 1-2 performed by Kimley-Horn and dated August 2017.

CITY CASE NO. 150611-1 ZONING: PD 17-37

SCHEMATIC DRAINAGE PLAN EXISTING CONDITIONS FOR

RIVERSET

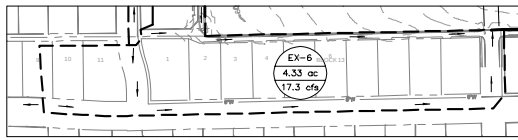
590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES

OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487

IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

DESIGNED	DRAWN	CHECKED	SCALE	DATE	APP. PROJECT NO.	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE

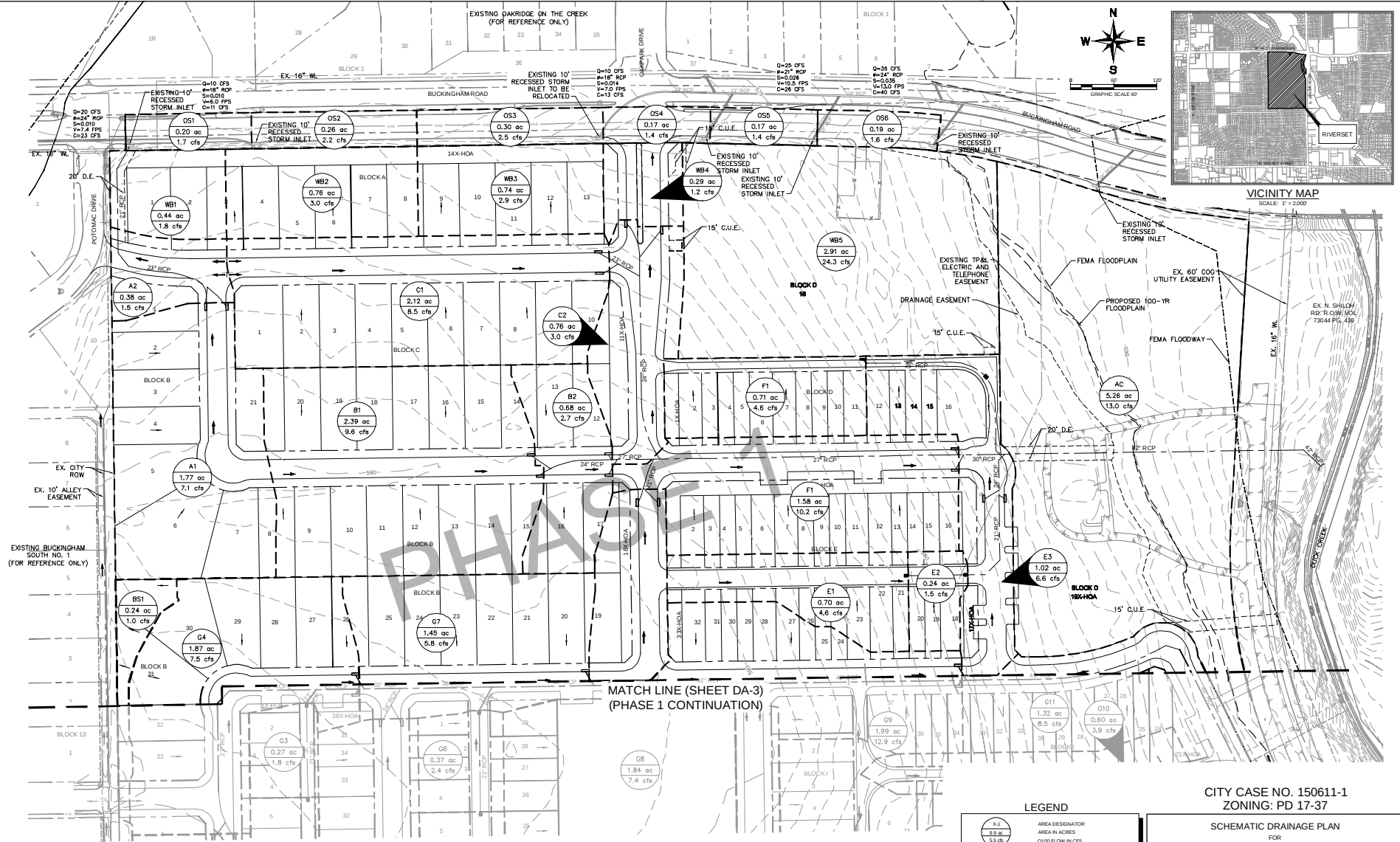
OWNER: Merlyn Wyck Ingram Phyllis Wyck Peterson 14800 San Pedro St. 120 San Antonio, TX 78220 Tel: (210) 377-8111 Contact: J. Hunter Peterson	DESIGNER: Willow Corporation 4125 N. Central Expressway #900 Dallas, TX 75204 Tel: (214) 474-8807 Contact: Jennifer Rabon	ENGINEERING SURVEYOR: Kimley-Horn 13455 North Rd. Two Galleria Office Tower Dallas, TX 75240 Tel: (972) 770-2300 Contact: MARK E. HARRIS, P.E.
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OFF-SITE DRAINAGE AREA EX-6

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DRAINAGE GENERAL NOTES

1. SYSTEM SHOWN IS PRELIMINARY AND SUBJECT TO REVISION AT TIME OF DESIGN AND FINAL PLAN.
2. SEE WYCK TRACT DRAINAGE ASSESSMENT AND FLOODPLAIN STUDY PHASES 1-2 PRODUCED BY KIMLEY-HORN AND DATED JULY 2017.
3. ALL PROPOSED STORM LATERALS ARE 24" RCP UNLESS OTHERWISE NOTED.
4. SEE DETAIL PLAN AND PRELIMINARY UTILITY PLANS FOR ADDITIONAL PROJECT INFORMATION.
5. SEE SHEET DA-6 FOR DRAINAGE AREA TABLES.
6. EXISTING DRAINAGE INFORMATION FOR BUCKINGHAM ROAD PER AS-BUILT 7/20/13. EXISTING DRAINAGE INFORMATION FOR SHILOH ROAD PER AS-BUILT 7/20/13.
7. ALL TEMPORARY DRAINAGE EASEMENTS FROM PHASE 1 ONTO PHASE 2 WILL BE SIZED AND SHOWN IN THE PHASE 1 CONSTRUCTION DRAWINGS AND WORKING PLAN.

DRAINAGE DESIGN CRITERIA

Q100 = CMA
Q = FLOW IN CUBIC FEET PER SECOND (CFS)
C = RUNOFF COEFFICIENT = 0.30 (EXISTING)
0.30 (OPEN SPACE/PARK)
0.50 (SINGLE FAMILY)
0.70 (TOWNHOUSE/PTO HOME)
I = INTENSITY (TIME OF CONCENTRATION = TC)
TC OF 10 MINUTES (TOWNHOUSE/PTO HOME) = 0.27 IN/H
TC OF 15 MINUTES (SINGLE FAMILY) = 0.30 IN/H
TC OF 20 MINUTES (OPEN SPACE/PARK) = 0.35 IN/H
TC OF 25 MINUTES (EXISTING) = 0.35 IN/H
A = DRAINAGE AREA IN ACRES

LEGEND

- AREA DESIGNATOR
- AREA IN ACRES
- QUICK FLOW IN ACRES
- INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DITCH
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR

CITY CASE NO. 150611-1
ZONING: PD 17-37

SCHEMATIC DRAINAGE PLAN
FOR
RIVERSET
590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
COUNTY OF GARLAND, DALLAS COUNTY, TEXAS

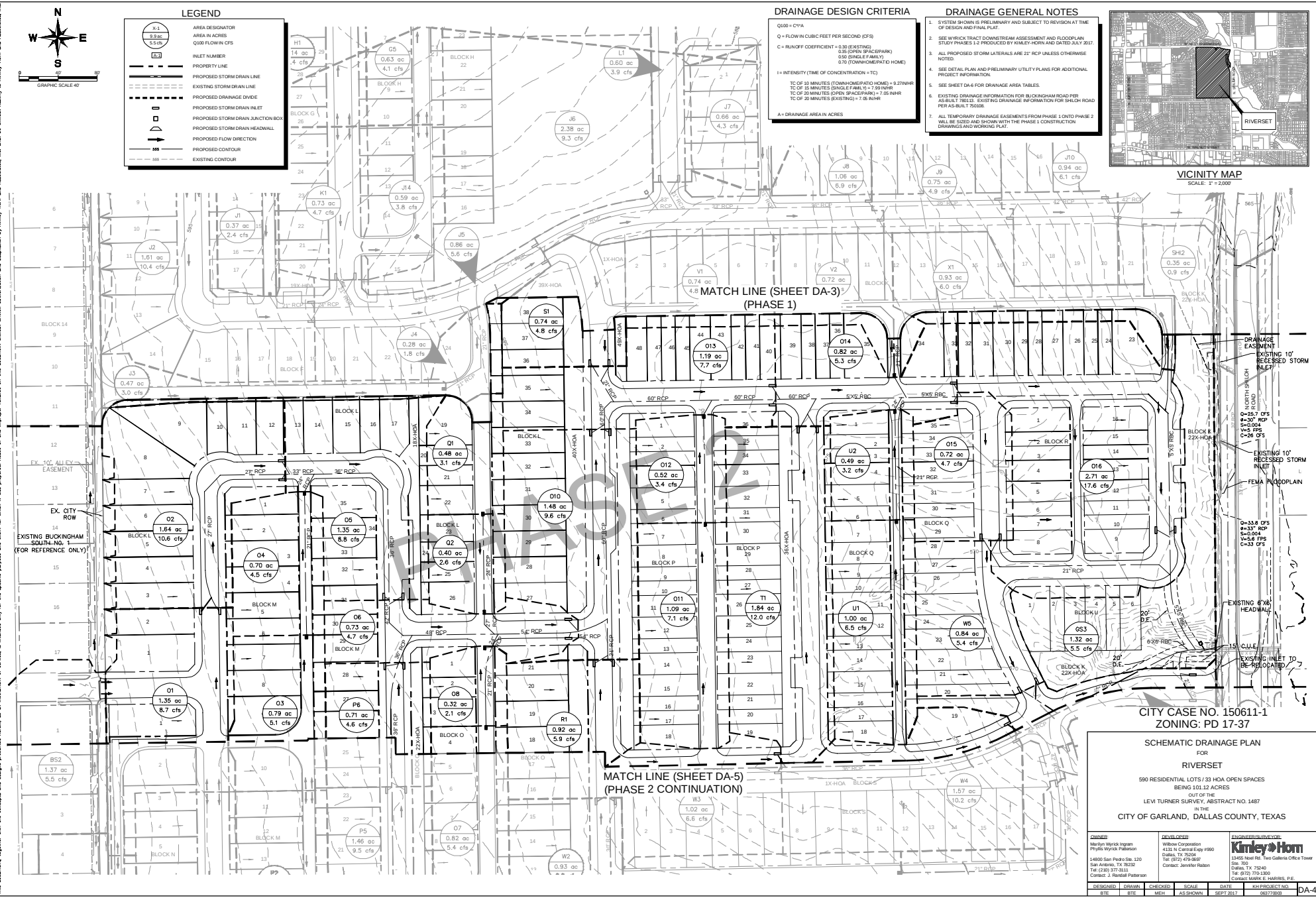
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DATE	DATE	DATE	AS SHOWN	SEPT 2017	20170808
DA-2					

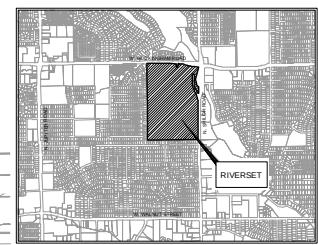
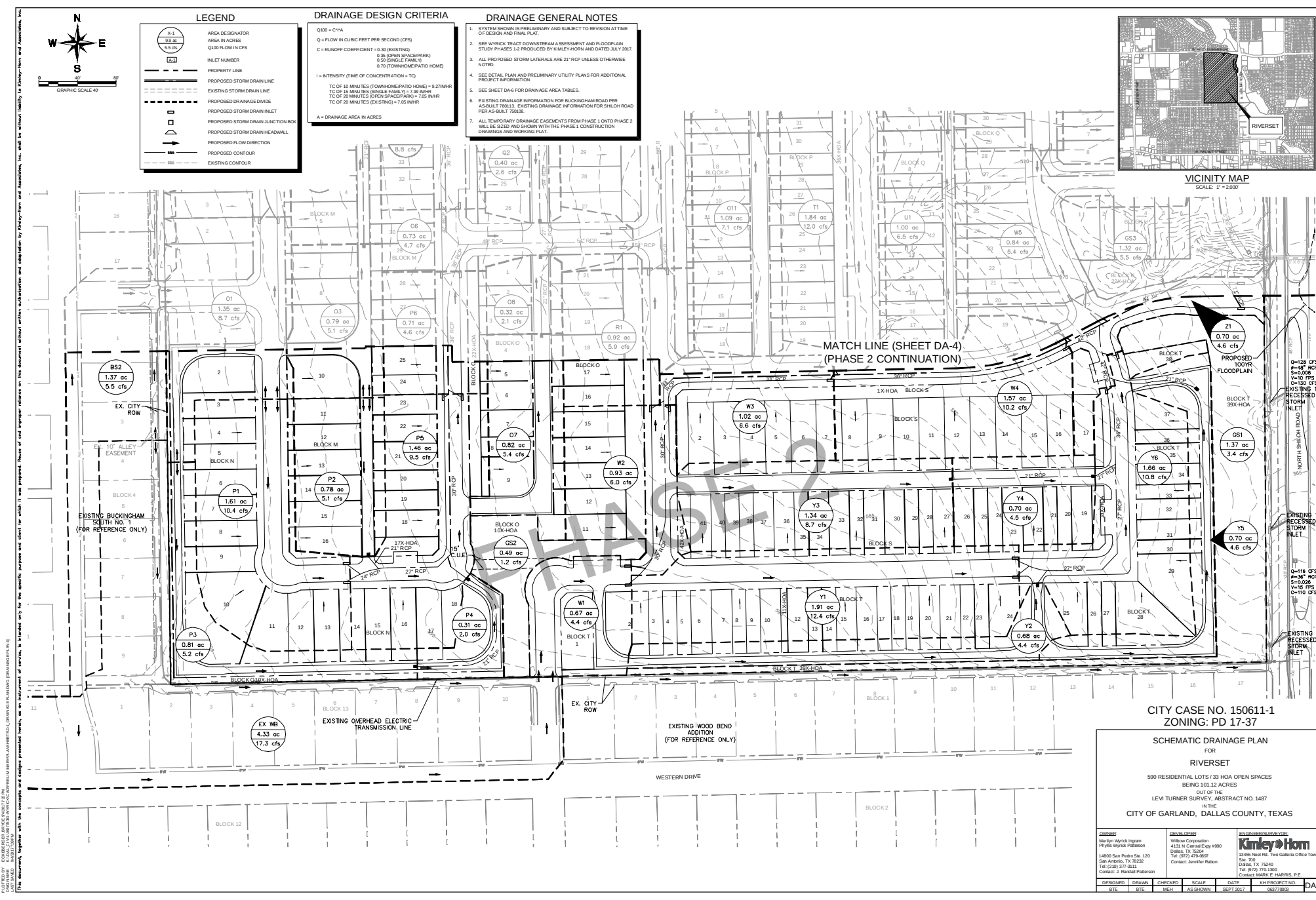
OWNER
Merrill Wyck Ingram
4125 N. Central Expressway
Dallas, TX 75204
Tel: (972) 478-8807
Contact: Jennifer Rabon

DESIGNER
Kimley-Horn
13455 Neil Rd. Two Galleria Office Tower
Ste. 300
Dallas, TX 75240
Tel: (972) 770-2800
Contact: MARK E. HARRIS, P.E.



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CITY CASE NO. 150611-1
ZONING: PD 17-37

SCHEMATIC DRAINAGE PLAN
FOR
RIVERSET
590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER	DESIGNED	DRAWN	CHECKED	SCALE	DATE	IN PROJECT NO.	DATE
Merryn Wyck Ingram Phyllis Wyck Patterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 377-8111 Contact: J. Randall Patterson	WYCK OFFER Willow Corporation 4125 N. Central Expressway Dallas, TX 75204 Tel: (972) 478-8897 Contact: Jennifer Rabon	ENGINEER/SURVEYOR Kimley-Horn 13485 Noel Rd. Two Galleria Office Tower Ste. 300 Dallas, TX 75240 Tel: (972) 770-2800 Contact: MARK E. HARRIS, P.E.	DATE	SCALE	DATE	IN PROJECT NO.	DATE
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

DA-5

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DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY 'I' 100 (in/hr)	TOTAL FLOW Q100 (cfs)
A1	1.77	0.50	15	7.99	7.1
A2	0.38	0.50	15	7.99	1.5
B1	2.39	0.50	15	7.99	9.6
B2	0.68	0.50	15	7.99	2.7
BS1	0.24	0.50	15	7.99	1.0
BS2	1.37	0.50	10	7.99	5.5
CL	2.12	0.50	15	7.99	8.5
C2	0.76	0.50	15	7.99	3.0
E1	0.70	0.70	10	9.27	4.6
E2	0.24	0.70	10	9.27	1.5
E3	1.02	0.70	10	9.27	6.6
EX WB	4.33	0.50	10	7.99	17.3
F1	0.71	0.70	10	9.27	4.6
F1	1.58	0.70	10	9.27	10.2
G1	1.12	0.70	10	9.27	7.2
G2	0.74	0.70	10	9.27	4.8
G3	0.27	0.70	10	9.27	1.8
G4	1.87	0.50	15	7.99	7.5
G5	0.63	0.70	10	9.27	4.1
G6	0.37	0.70	10	9.27	2.4
G7	1.45	0.50	15	7.99	5.8

DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY 'I' 100 (in/hr)	TOTAL FLOW Q100 (cfs)
G8	1.84	0.43	10	9.27	7.4
G9	1.99	0.70	10	9.27	12.9
G10	0.60	0.70	10	9.27	3.9
G11	1.32	0.70	10	9.27	8.5
GS1	1.37	0.35	20	7.05	3.4
GS2	0.49	0.35	20	7.05	1.2
GS3	1.32	0.45	10	9.27	5.5
H1	1.14	0.70	10	9.27	7.4
J1	0.37	0.70	10	9.27	2.4
J2	1.61	0.70	10	9.27	10.4
J3	0.47	0.70	10	9.27	3.0
J4	0.28	0.70	10	9.27	1.8
J5	0.86	0.70	10	9.27	5.6
J6	2.38	0.42	10	9.27	9.3
J7	0.66	0.70	10	9.27	4.3
J8	1.06	0.70	10	9.27	6.9
J9	0.75	0.70	10	9.27	4.9
J10	0.94	0.70	10	9.27	6.1
J11	0.51	0.70	10	9.27	3.3
J12	1.00	0.70	10	9.27	6.5
J13	0.53	0.70	10	9.27	3.4

DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY 'I' 100 (in/hr)	TOTAL FLOW Q100 (cfs)
J14	0.59	0.70	10	9.27	3.8
K1	0.73	0.70	10	9.27	4.7
L1	0.60	0.70	10	9.27	3.9
N1	1.79	0.70	10	9.27	11.6
N2	0.51	0.70	10	9.27	3.3
O1	1.35	0.70	10	9.27	8.7
O2	1.64	0.70	10	9.27	10.6
O3	0.79	0.70	10	9.27	5.1
O4	0.70	0.70	10	9.27	4.5
O5	1.35	0.70	10	9.27	8.8
O6	0.73	0.70	10	9.27	4.7
O7	0.82	0.70	10	9.27	5.4
O8	0.32	0.70	10	9.27	2.1
O10	1.48	0.70	10	9.27	9.6
O11	1.09	0.70	10	9.27	7.1
O12	0.52	0.70	10	9.27	3.4
O13	1.19	0.70	10	9.27	7.7
O14	0.82	0.70	10	9.27	5.3
O15	0.72	0.70	10	9.27	4.7
O16	2.71	0.70	10	9.27	17.6
OS1	0.20	0.90	10	9.27	1.7

DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY 'I' 100 (in/hr)	TOTAL FLOW Q100 (cfs)
OS2	0.26	0.90	10	9.27	2.2
OS3	0.30	0.90	10	9.27	2.5
OS4	0.17	0.90	10	9.27	1.4
OS5	0.17	0.90	10	9.27	1.4
OS6	0.19	0.90	10	9.27	1.6
P1	1.61	0.70	10	9.27	10.4
P2	0.78	0.70	10	9.27	5.1
P3	0.81	0.70	10	9.27	5.2
P4	0.31	0.70	10	9.27	2.0
P5	1.46	0.70	10	9.27	9.5
P6	0.71	0.70	10	9.27	4.6
Q1	0.48	0.70	10	9.27	3.1
Q2	0.40	0.70	10	9.27	2.6
R1	0.92	0.70	10	9.27	5.9
S1	0.74	0.70	10	9.27	4.8
SH1	0.33	0.70	10	9.27	2.1
SH2	0.35	0.35	20	7.05	0.9
T1	1.84	0.70	10	9.27	12.0
U1	1.00	0.70	10	9.27	6.5
U2	0.49	0.70	10	9.27	3.2
V1	0.74	0.70	10	9.27	4.8

DRAINAGE AREA TABLE					
DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT 'C'	TIME OF CONCENTRATION (minutes)	RAINFALL INTENSITY 'I' 100 (in/hr)	TOTAL FLOW Q100 (cfs)
V2	0.72	0.70	10	9.27	4.7
W1	0.67	0.70	10	9.27	4.4
W2	0.93	0.70	10	9.27	6.0
W3	1.02	0.70	10	9.27	6.6
W4	1.57	0.70	10	9.27	10.2
W5	0.84	0.70	10	9.27	5.4
WB1	0.44	0.50	15	7.99	1.8
WB2	0.76	0.50	15	7.99	3.0
WB3	0.74	0.50	15	7.99	2.9
WB4	0.29	0.50	15	7.99	1.2
WB5	2.91	0.90	10	9.27	24.3
X1	0.93	0.70	10	9.27	6.0
Y1	1.91	0.70	10	9.27	12.4
Y2	0.68	0.70	10	9.27	4.4
Y3	1.34	0.70	10	9.27	8.7
Y4	0.70	0.70	10	9.27	4.5
Y5	0.70	0.70	10	9.27	4.6
Y6	1.66	0.70	10	9.27	10.8
Z1	0.70	0.70	10	9.27	4.6

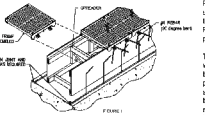
Weighted Runoff Coefficient Calculations								
Manor (SF-5)			Garden, Villa & Townhome			H.O.A. / Landscape Buffer		
C = 0.5			C = 0.70			C = 0.35		
Drainage Area	Area (Acres)	CA	Area (Acres)	CA	Area (Acres)	CA	Area (Acres)	CA
G8	0.00	0.00	0.42	0.29	1.43	0.50	1.85	0.79
J6	0.00	0.00	0.49	0.34	1.86	0.65	2.35	0.99
GS3	0.00	0.00	0.36	0.25	0.96	0.34	1.32	0.59
							Total	
							CA	Weighted C-Value
							0.43	0.43
							0.42	0.42
							0.45	0.45

R-4999

Suggested Forming Instructions for R-4999 Frame and Grade/Lid

NOTED DATA

Before frames and grates are fabricated assembled and, therefore, require different forming procedures for unadorned units. To check that the 3/16" max. run gap has not changed in transport, details and suggestions are based on the format to suit type B frame.



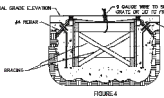
Forming Procedures
Pour the frame and lid into the trench according to the plans and specifications. The width of the forming, (see Figure 1) measured from the outside edge of the frame, corresponds to the "C" dimension of Figure 7. During the entire forming procedure, verify that the frame is square, straight, and level.

The rubber gasket is the vertical seal of the trench is for (optional) purposes only. Proper sealing and placement is the responsibility of the engineering firm projecting the project design.

When installing the frame and grate into the trench, keep the sections tight to one another to maintain proper sealing. When the sections are in the proper position, use them to the trench as shown in Figure 4. Place a 14 lb. bag of 90° through the hole in the anchor legs to provide proper anchorage in the concrete.

General Comments

All frame sections are manufactured and finished in standard 24" lengths. It is the responsibility of the installer to cut frame pieces to the proper length and make certain where applicable, in cases where trench direction is at change, special drawings will be furnished by our engineering services department. These plans will show special lengths and cuts of grate and other essential information.



CLICK HERE to return to the Table of Contents

R-4999 Vaned Type L Series

BOLTED TRANSVERSE DRAINAGE STRUCTURE

Heavy Duty

This trench grate series represents Heene's best hydraulic performance.

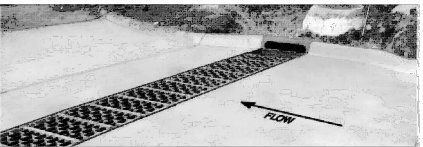
Grating Size	A	B	C
R-4999-12" x 12"	12	1 1/2	10
R-4999-12" x 18"	12	1 1/2	18
R-4999-18" x 12"	18	1 1/2	12
R-4999-18" x 18"	18	1 1/2	18
R-4999-24" x 24"	24	2 1/2	24
R-4999-24" x 36"	24	2 1/2	36

* Fabricated in 24" sections.
** Fabricated in 12" or 18" sections.
*** Fabricated in 36" or 48" sections.

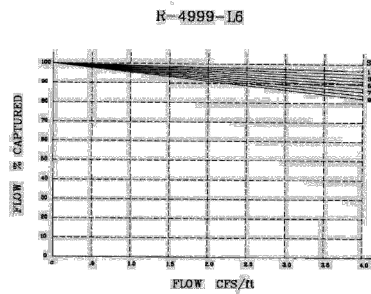
Type L vane shaped grates have the ability to remove significant amounts of sheet flow from streets, parking lots and industrial sites.

For detailed hydraulic information, visit our website at www.heenehardware.com and select "Hydraulic Calculators" or contact Heene's Product Engineering.

See R-4999 trench forming instructions on page 215.



CLICK HERE to return to the Table of Contents



CITY CASE NO. 150611-1
ZONING: PD 17-37

SCHEMATIC DRAINAGE PLAN
FOR
RIVERSSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES

BEING 101.12 ACRES

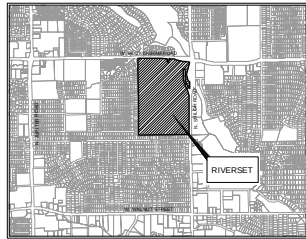
OUT OF THE

LEVY TURNER SURVEY, ABSTRACT NO. 1487

IN THE

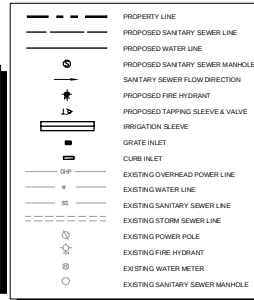
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER		DESIGNER		ENGINEER/SURVEYOR	
Merritt Wyrick Ingram Plymouth-Wyrick-Preston 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 377-8111 Contact: J. Randall Patterson		Willow Corporation 4125 W. Central-Expressway Dallas, TX 75204 Tel: (972) 478-8807 Contact: Jennifer Rabon		Kimley-Horn 13485 Neal Rd. Two Galleria Office Tower Ste. 300 Dallas, TX 75240 Tel: (972) 710-2300 Contact: MARK E. HARRIS, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
ETE	ETE	ETE	AS SHOWN	SEPT 2017	2017008

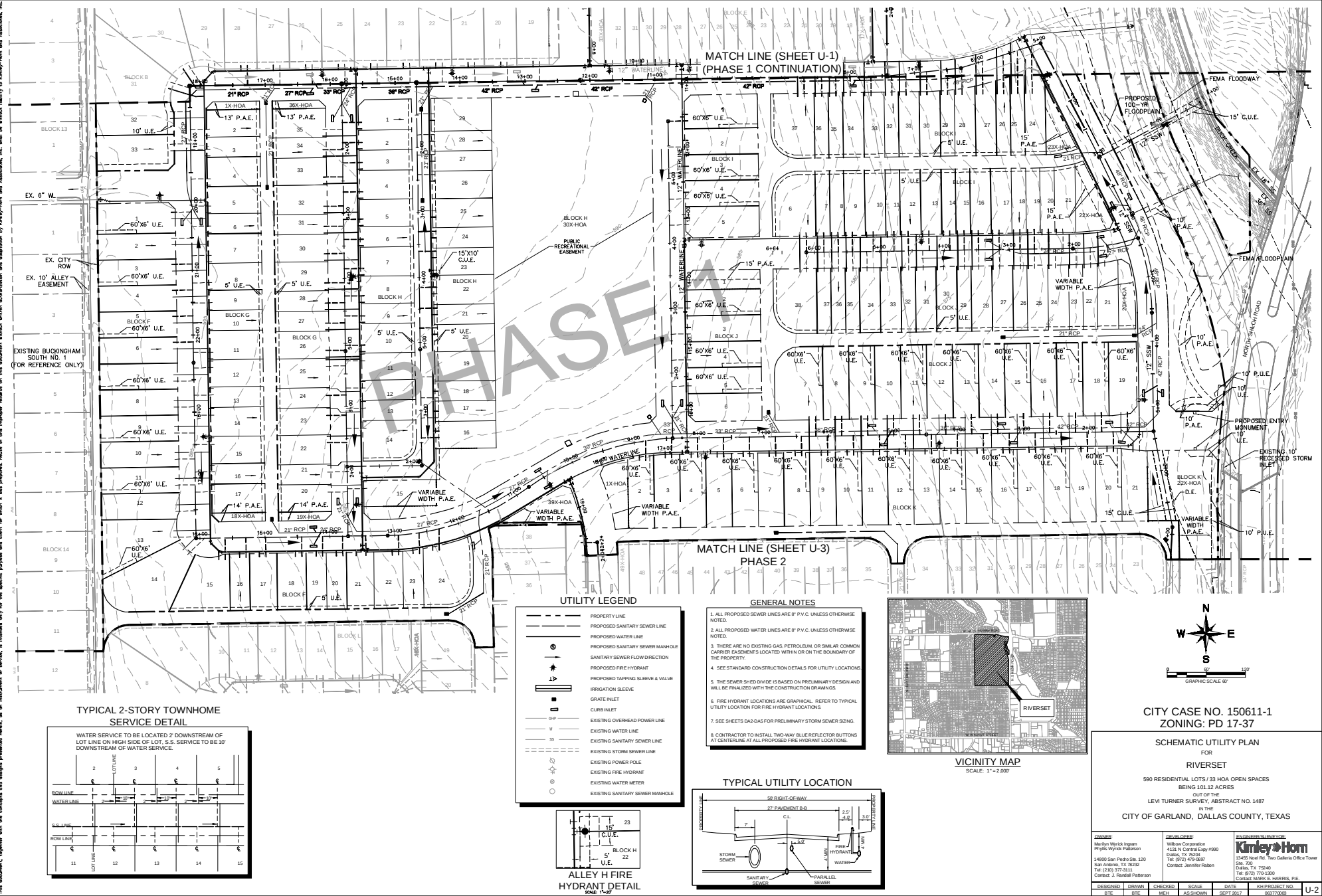


SCALE: 1" = 2,000'

U-



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	PROPERTY LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER MANHOLE
	SANITARY SEWER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	IRRIGATION SLEEVE
	GRATE INLET
	CURB INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING SANITARY SEWER MANHOLE

WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON HIGH SIDE OF LOT; S.S. SERVICE TO BE 10' DOWNSTREAM OF WATER SERVICE.

LOT LINE

ROW LINE

WATER LINE

S.S. LINE

ROW LINE

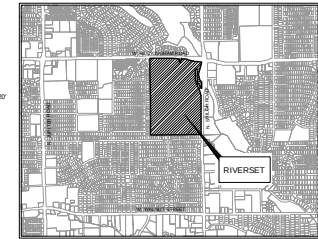
LOT LINE

11 12 13 14 15

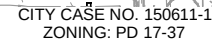
1. ALL PROPOSED SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WATER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
3. THERE ARE NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER GAS LINES LOCATED WITHIN OR ON THE BOUNDARY OF THE PROPERTY.
4. SEE STANDARD CONSTRUCTION DETAILS FOR UTILITY LOCATIONS.
5. THE SEWER SHED DIVIDE IS BASED ON PRELIMINARY DESIGN AND WILL BE FINALIZED WITH THE CONSTRUCTION DRAWINGS.
6. FIRE HYDRANT LOCATIONS ARE GRAPHICAL. REFER TO TYPICAL UTILITY LOCATION FOR FIRE HYDRANT LOCATIONS.
7. SEE SHEETS D-AS-DAS FOR PRELIMINARY STORM SEWER SIZING.
8. CONTRACTOR TO INSTALL TWO-WAY BLUE REFLECTOR BUTTONS AT CENTERLINE AT ALL PROPOSED FIRE HYDRANT LOCATIONS.

The diagram illustrates a sewer line layout with the following dimensions and features:

- 50' RIGHT-OF-WAY**: The total width of the right-of-way.
- 27' PAVEMENT B.B.**: The width of the pavement base.
- 7'**: Offset from the right-of-way line to the storm sewer.
- C.L.**: Centerline of the pavement.
- 5.0'**: Offset from the centerline to the sanitary sewer.
- 2.5'**: Offset from the centerline to the fire hydrant.
- 3.0'**: Offset from the centerline to the parallel sewer.
- 1.0'**: Offset from the centerline to the water line.
- 4.0'**: Offset from the centerline to the fire hydrant.
- STORM SEWER**: A circular sewer line.
- SANITARY SEWER**: A circular sewer line.
- PARALLEL SEWER**: A circular sewer line.
- FIRE HYDRANT**: A circular feature.
- WATER**: A circular feature.



VICINITY MAP
SCALE: 1" = 2,000'



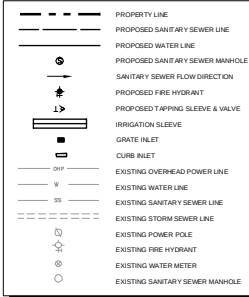
SCHEMATIC UTILITY PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEX.

OWNER Marilyn Wyrick Ingram Phyllis Wyrick Patterson 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 377-3111 Contact: J. Randall Patterson		DEVELOPER Wilcox Corporation 4135 N. Central Exp. #990 Dallas, TX 75204 Tel: (972) 479-0697 Contact: Jennifer Rabon		ENGINEER/ARCHITECT  13455 Noel Rd., Two Galleria Office Tower Suite 700 Dallas, TX 75240 Tel: (972) 770-1300 Contact: MARK E. HARRIS, P.E.	
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
BTE	BTE	MEH	AS SHOWN	SEP 2017	06077003

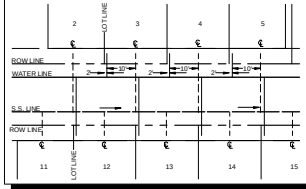
U-3

UTILITY LEGEND



TYPICAL 2-STORY TOWNHOME SERVICE DETAIL

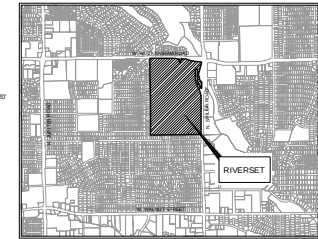
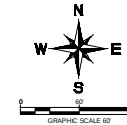
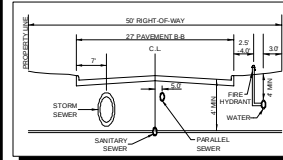
WATER SERVICE TO BE LOCATED 2' DOWNSTREAM OF LOT LINE ON HIGH SIDE OF LOT, S.S. SERVICE TO BE 10' DOWNSTREAM OF WATER SERVICE.



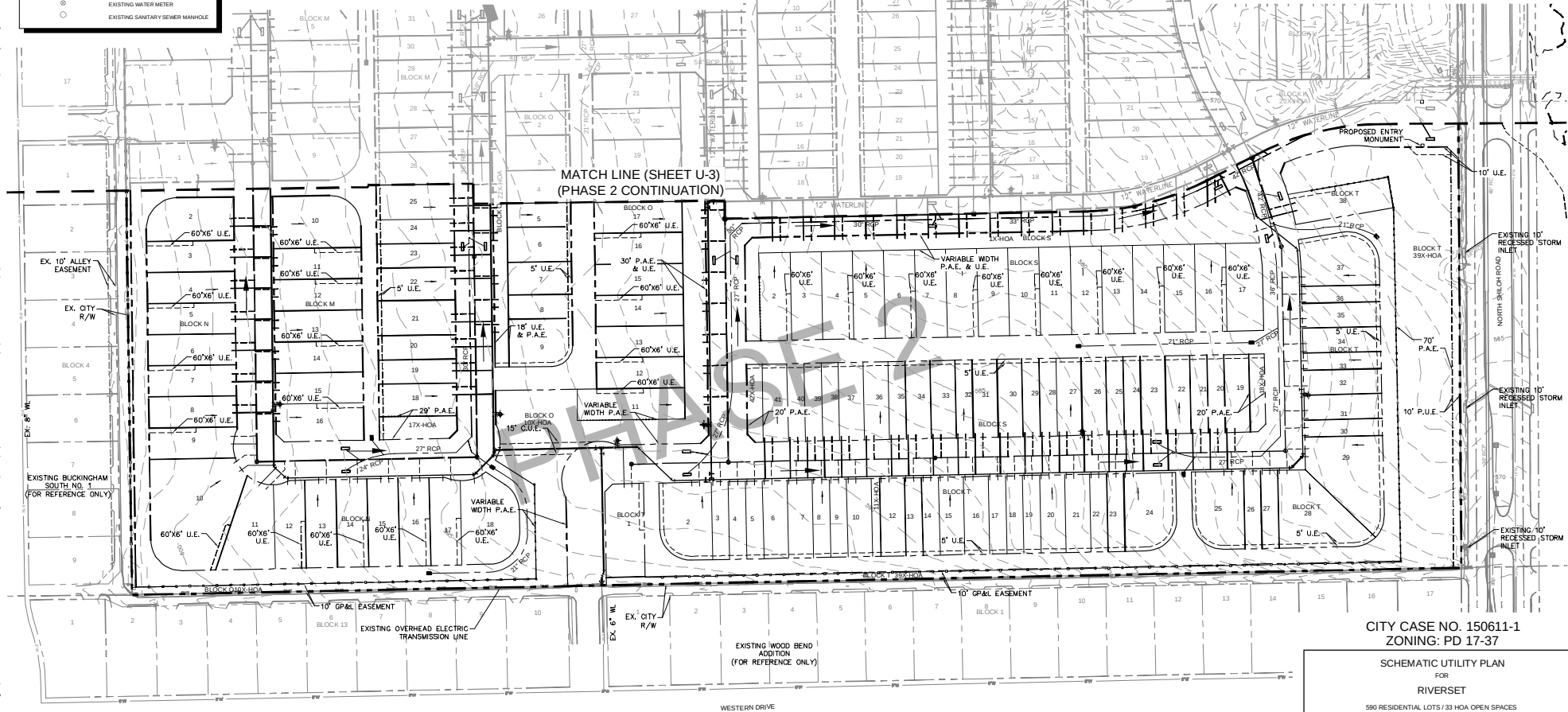
GENERAL NOTES

1. ALL PROPOSED SEWER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
2. ALL PROPOSED WATER LINES ARE 8" P.V.C. UNLESS OTHERWISE NOTED.
3. THERE ARE NO EXISTING GAS, PETROLEUM, OR SIMILAR COMMON CARRIER GAS LINES LOCATED WITHIN OR ON THE BOUNDARY OF THE PROPERTY.
4. SEE STANDARD CONSTRUCTION DETAILS FOR UTILITY LOCATIONS.
5. THE SEWER SHED DIVIDE IS BASED ON PRELIMINARY DESIGN AND WILL BE FINALIZED WITH THE CONSTRUCTION DRAWINGS.
6. FIRE HYDRANT LOCATIONS ARE GRAPHICAL. REFER TO TYPICAL UTILITY LOCATION FOR FIRE HYDRANT LOCATIONS.
7. SEE SHEETS D-2A-D-3 FOR PRELIMINARY STORM SEWER SIZING.
8. CONTRACTOR TO INSTALL TWO-WAY BLUE REFLECTOR BUTTONS AT CENTERLINE AT ALL PROPOSED FIRE HYDRANT LOCATIONS.

TYPICAL UTILITY LOCATION



VICINITY MAP
SCALE: 1" = 2,000'



CITY CASE NO. 150611-1
ZONING: PD 17-37

SCHEMATIC UTILITY PLAN
FOR
RIVERSET

590 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
COUNTY OF GARLAND, DALLAS COUNTY, TEXAS

OMNE

14800 San Pedro St. 120
San Antonio, TX 78232
Tel: (210) 377-3111
Contact: J. Randall Patterson

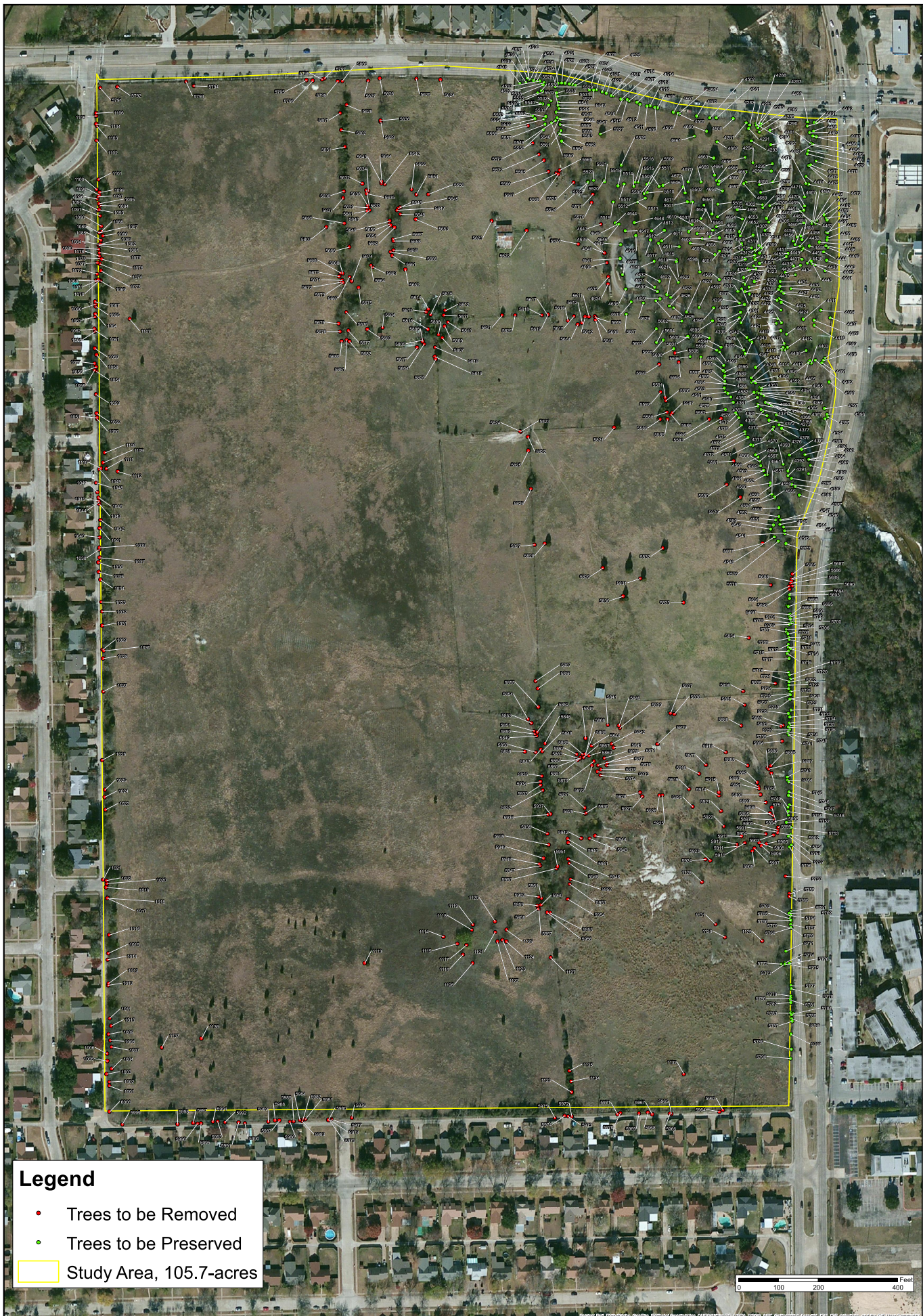
DEVELOPER:

Willow Corporation
4131 N Central Expy #900
Dallas, TX 75204
Tel: (972) 479-0697
Contact: Jennifer Rabon

ENGINEER/SURVEYOR:

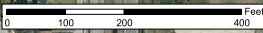
Kinley & Horn
13455 Noel Rd. Two Galleria Office Tower
Ste. 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: MARK E. HARRIS, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	U-4
BTE	BTE	MEH	AS SHOWN	SEPT 2017	06377003	



Legend

- Trees to be Removed
- Trees to be Preserved
- Study Area, 105.7-acres



SHEET 1 OF 1 SHEET	DATE:	06/22/2015
	DESIGN:	SCF
	DRAWN:	SCF
	CHECKED:	LDC
	KHA NO.:	063770002

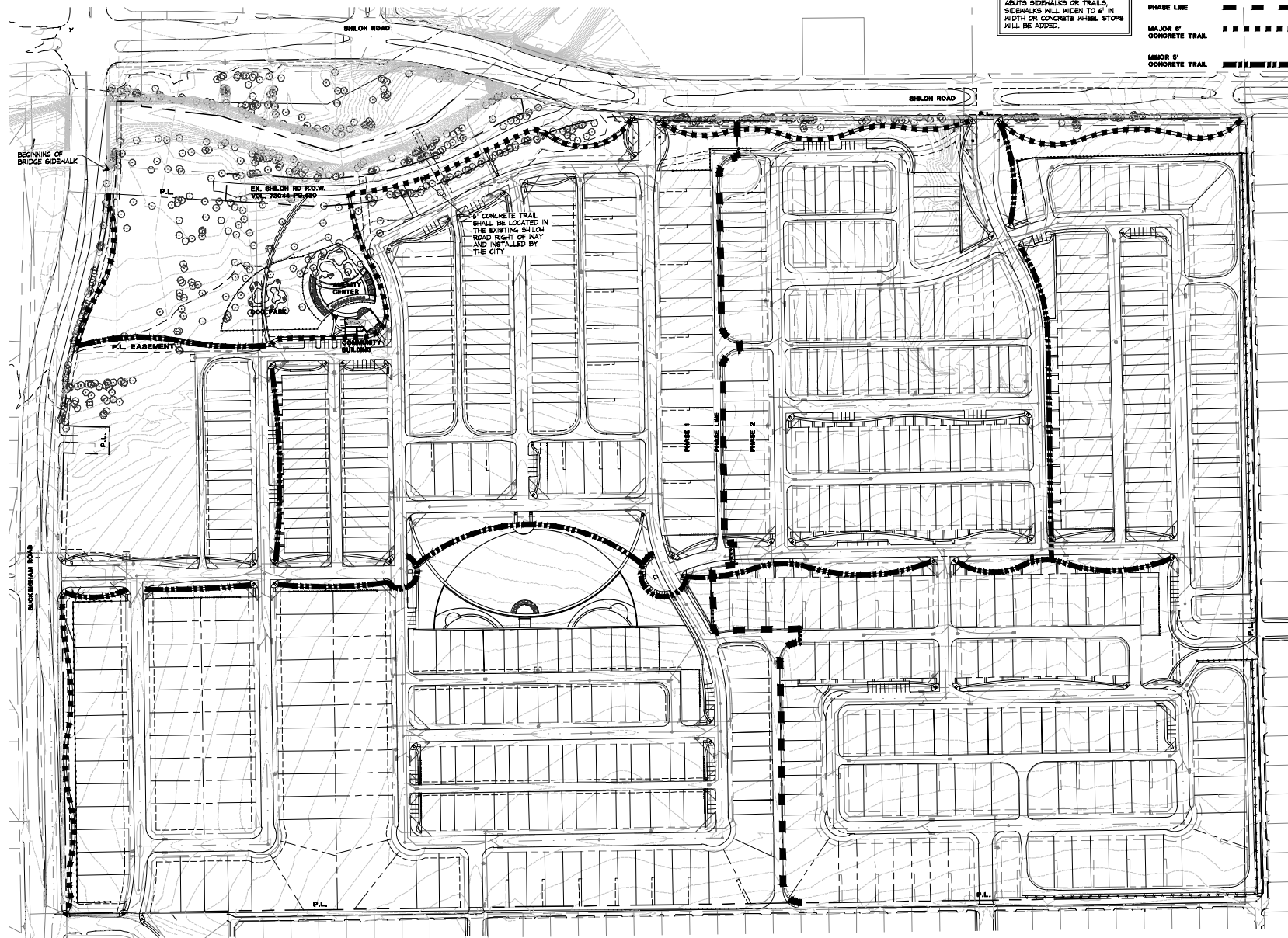
Tree Inventory

Wyrick Tract

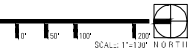
Garland, Dallas County, Texas



This product is for informational purposes only and may not have been prepared for or suitable for legal engineering or planning purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



1 TRAIL PLAN
PLAN



T B G

Landscape Architects • Planners
2001 Bryan Street, Suite 1450
Dallas, Texas 75201
(214) 744-8757 Fax: (214) 744-8785
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
RIVERSET

CITY CASE
NO. 150611-1
FILE NO. Z 17-37
WILBOW USA

GARLAND, TEXAS
Project Number:
D17247

Designed: JH, MM

Drawn: BD, LW

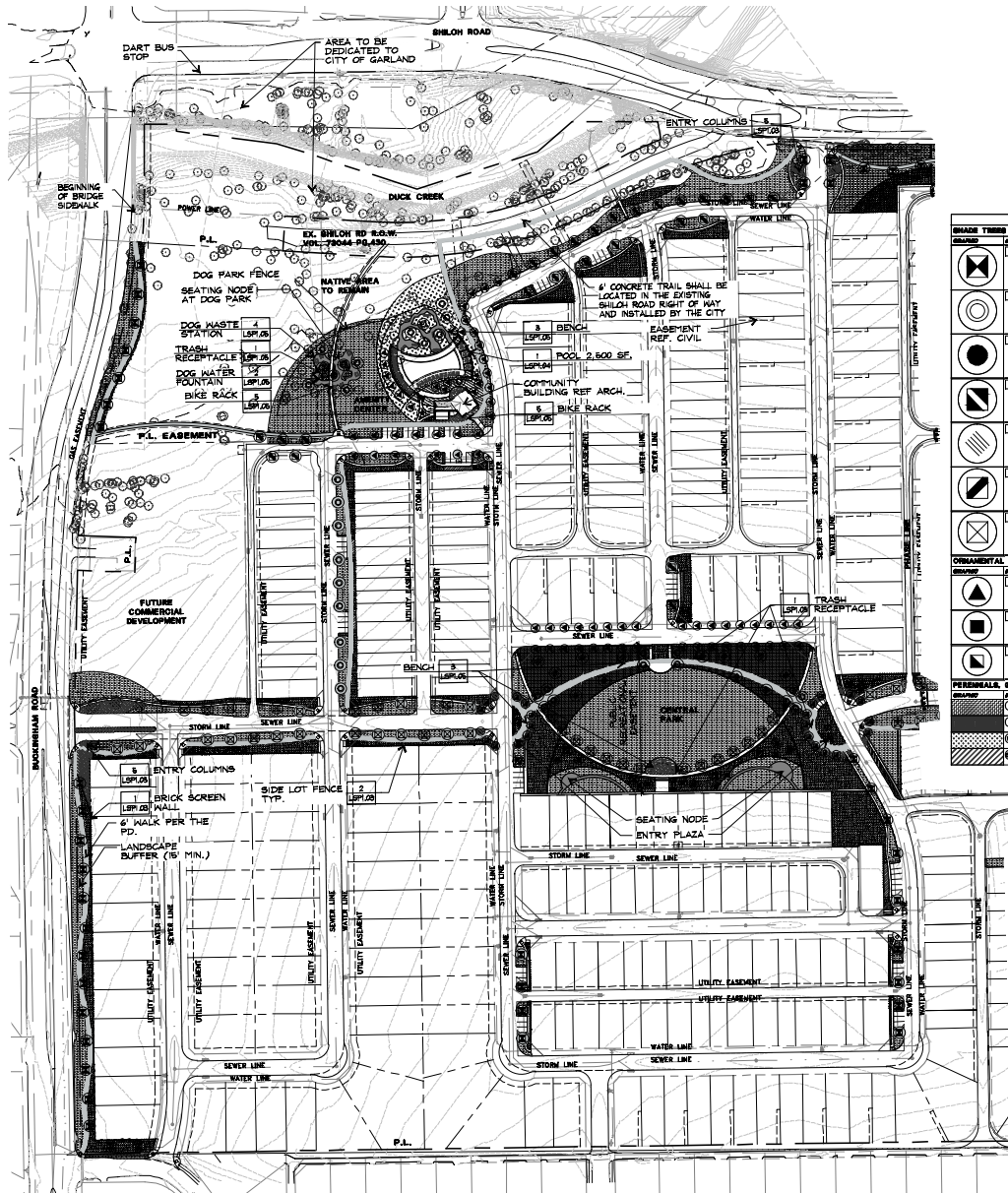
Reviewed: JH

Date Issued:

Revisions:

Sheet Title:
MASTER TRAIL
PLAN

Sheet Number:
LSP 1.00



1 PHASE 1 LANDSCAPE PLAN

PLAN

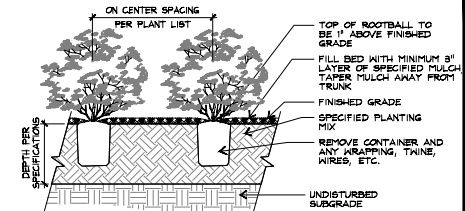
1" = 100' NORTH

PLANT LIST					
SYMBOL	QTY	COMMON NAME	APPROVED NAME	SIZE	REMARKS
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
ORNDORFF TREES					
SYMBOL	QTY	COMMON NAME	APPROVED NAME	SIZE	REMARKS
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
PERENNIALS, BROWNCOVERS, AND ANNUALS					
SYMBOL	QTY	COMMON NAME	APPROVED NAME	SIZE	REMARKS
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW
	10	CHERRY PRUNELLA	PRUNELLA SPINOSA	5' CAL.	NEW

NOTES:
1. ALL TREES SHOWN ON PLAN TO BE CONSTRUCTED BY DEVELOPER.
2. LANDSCAPING: THE OWNER, TENANT, AND THEIR RESPECTIVE AGENTS, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PRUNING, FERTILIZING, WATERING, MOSSING, WEEDING, AND OTHER SUCH ACTIVITIES NECESSARY FOR THE PROPER MAINTENANCE OF THE PLANT MATERIAL. ALL AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIALS THAT ARE NOT PART OF THE LANDSCAPE. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.

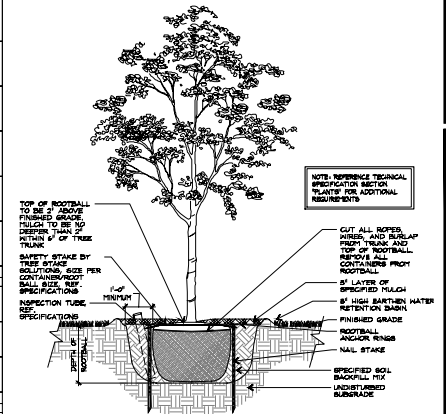
STREET TREES:
ALL TREES ARE PLACED IN THE PARKWAY BETWEEN 2' AND 6' FROM THE BACK OF CURB. TREES TO BE SPACED AT A MAXIMUM OF 40' O.C. NO TREES ARE LOCATED IN VISIBILITY TRIANGLES AT INTERSECTIONS. TREE LOCATIONS ARE APPROX. CONTRACTOR TO VERIFY UTILITIES PRIOR TO INSTALLATION.
BORDEAUX:
PERMANENT 6" (6") ROOT BORDEAUX ALONG BUCKINGHAM ROAD AND 6" (6") ROOT BORDEAUX ALONG SHILON ROAD ARE TO BE PROVIDED WITH A 4" UNBUILT HOTT.
IRRIGATION SYSTEM:
THE IRRIGATION SYSTEM SHALL PROVIDE WATER TO MAINTAIN THE PLANT MATERIAL IN A HEALTHY GROWING CONDITION AT ALL TIMES BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL INCLUDE A MAIN SHUT AND PRESSURE SENSOR AND CONFORM TO THE 1988 TREC STANDARDS.
PARKING:
HSA TO MAINTAIN ALL PARKING SPACES PAVERS WITHIN THE 10.0' & 10.0' LOTS

LANDSCAPE CALCULATIONS BUCKINGHAM		
	PROVIDED	REQUIRED
LANDSCAPE BUFFERS AT THOROUGHFARE		PERIMETER BRICK OR STONE SCREENING WALL ALONG SHILON ROAD AND BUCKINGHAM ROAD, A MINIMUM 6' WIDE TRAIL, COMBINATION OF SHADE TREES, UNDER STORY TREES, SHRUBS, GRASSES, AND IRRIGATION
TOTAL LANDSCAPE AREA	36,740 S.F. (1,071 L.F.)	
LANDSCAPE TREE	21 TREES	21 TREES (1/50 L.F. OF FRONTAGE)
EXISTING TREES	0	
LANDSCAPE BERMUDA	11,476 S.F.	
LANDSCAPE BUFFER (6' MIN.)	36,740 S.F.	16,590 S.F.



2 SHRUB DETAIL

SCALE: 3/16"=1'-0"



1 TREE DETAIL

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

NOTE:
ALL GRAY HATCHED TREES INSTALLED BY DEVELOPER, BUT USED TO SATISFY LOT REQUIREMENTS



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Dallas, Texas 75201
(214) 744-0757 Fax (214) 744-0705
Austin • Dallas • Fort Lauderdale
Fort Worth • Houston • San Antonio

Project:
RIVERSET

CITY CASE
NO. 150611-1
FILE NO. Z 17-37
WILBOW USA

GARLAND, TEXAS

Project Number:
D17247

Designed: JH, MM

Drawn: BD, LW

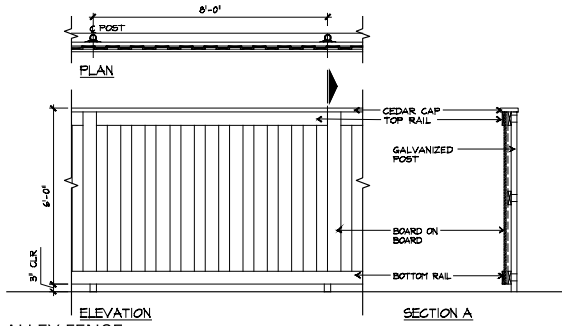
Reviewed: JH

Date Issued:

Revisions:

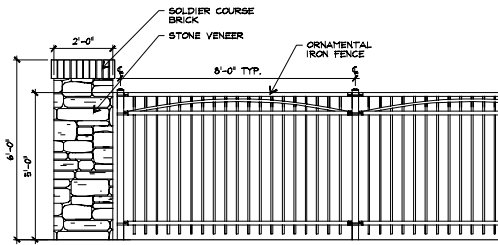
Sheet Title:
LANDSCAPE PLAN

Sheet Number:
LSP 1.01



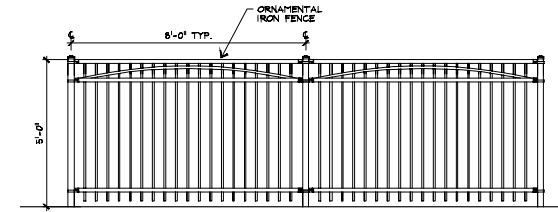
6 ALLEY FENCE

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



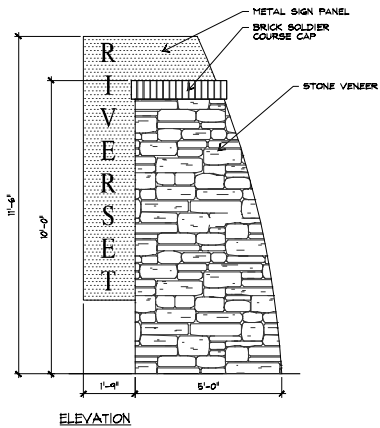
3 SIDE YARD FENCE WITH COLUMN

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



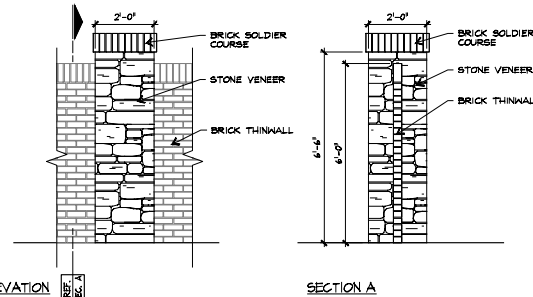
2 SIDE YARD FENCE

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



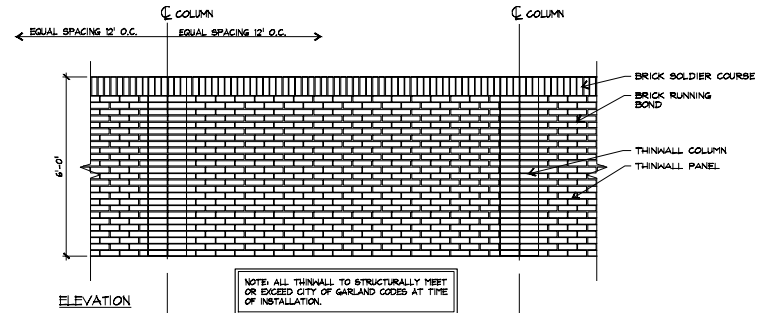
5 ENTRY MONUMENT

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



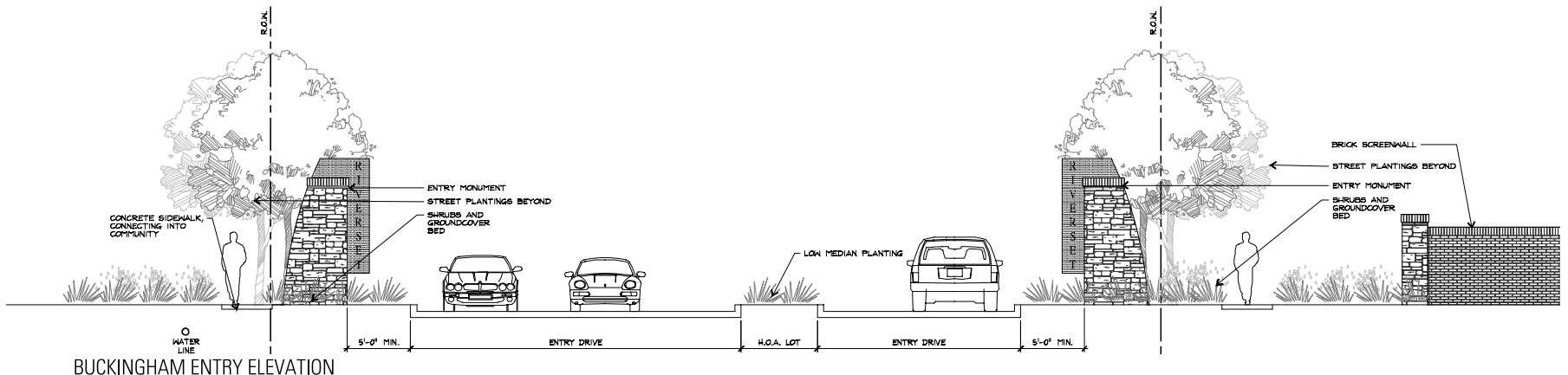
4 COLUMN

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



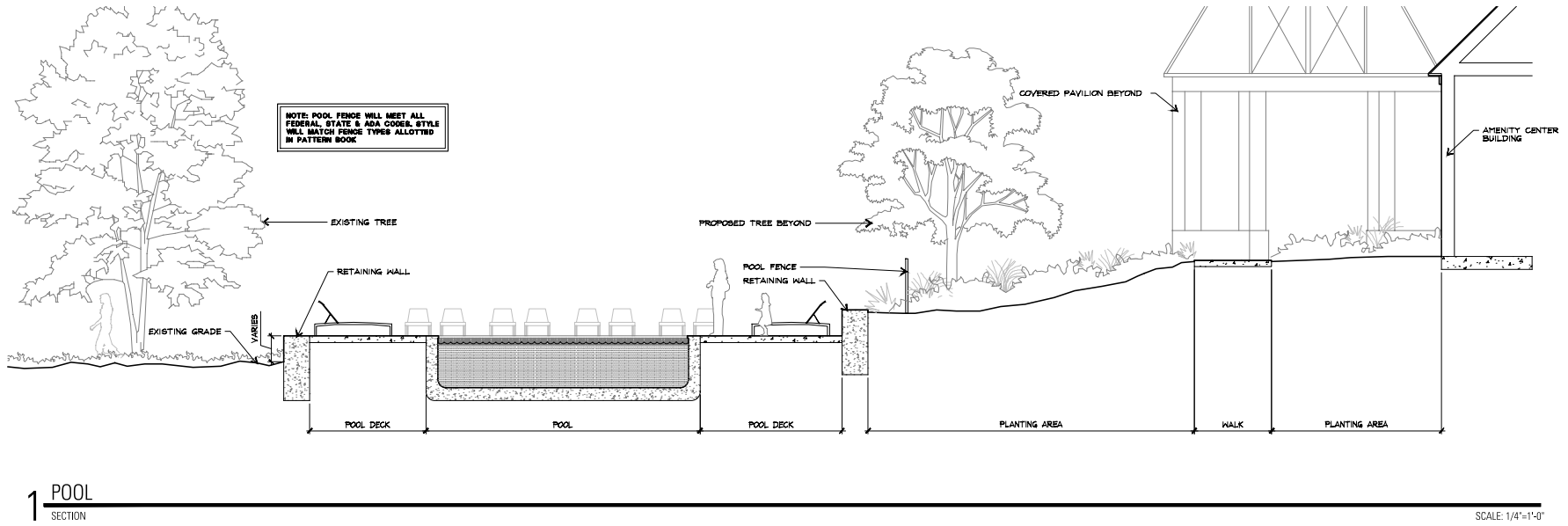
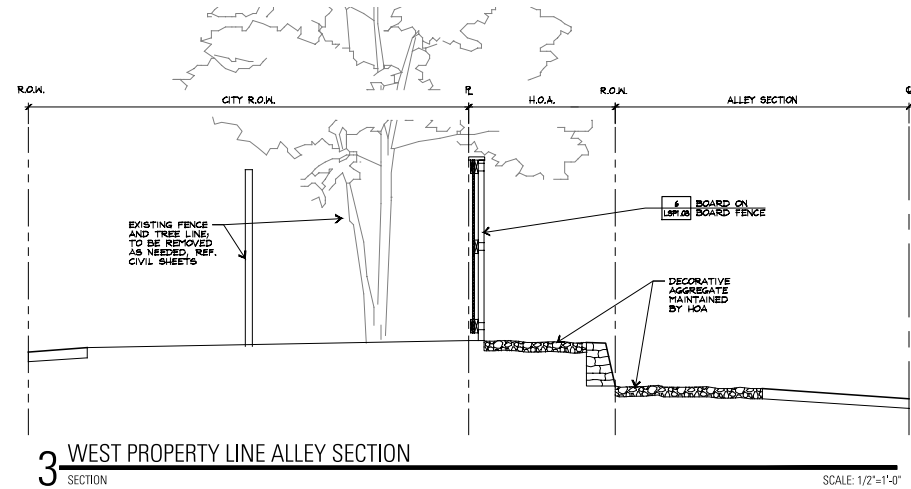
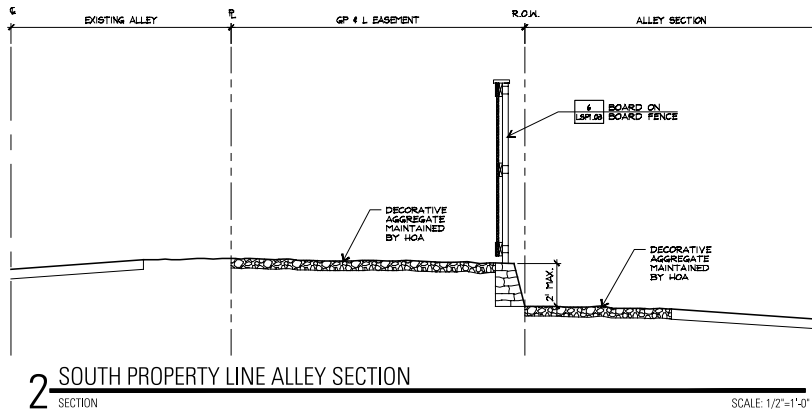
1 THIN WALL: PERIMETER FENCE @ SHILOH & BUCKINGHAM

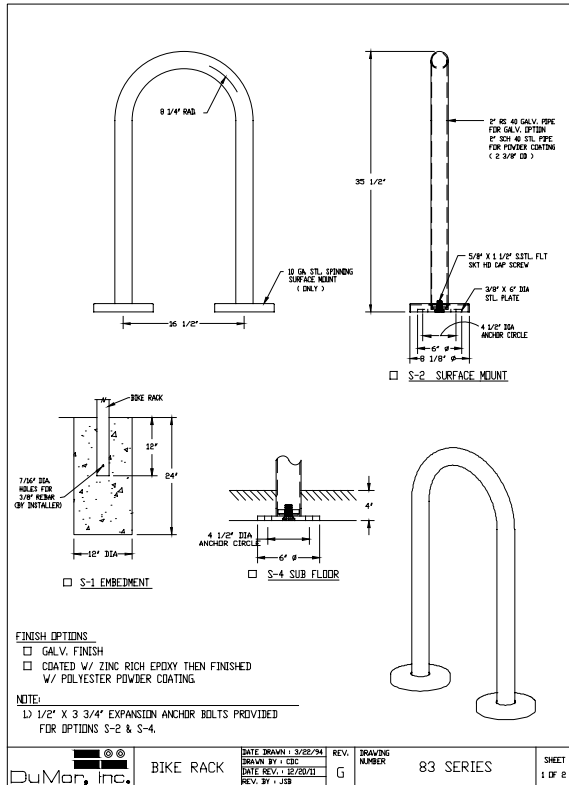
SCALE: 1/2"=1'-0"



BUCKINGHAM ENTRY ELEVATION

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



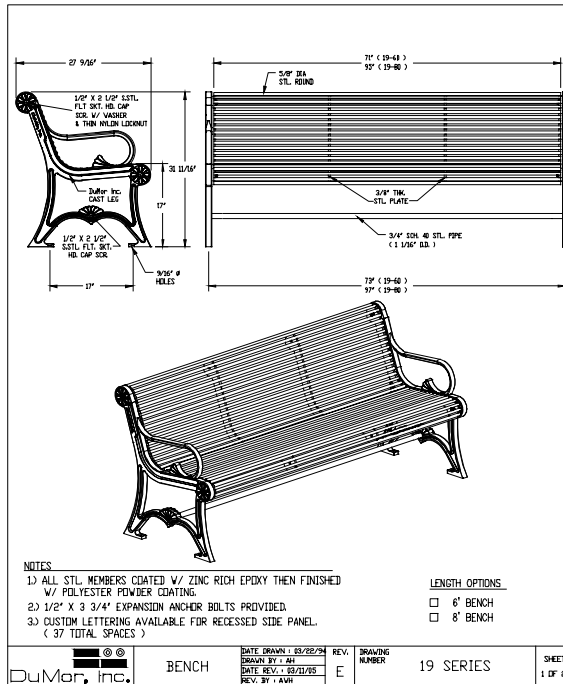


5 BIKE RACK (DUMOR - LOOP BIKE RACK 83)

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

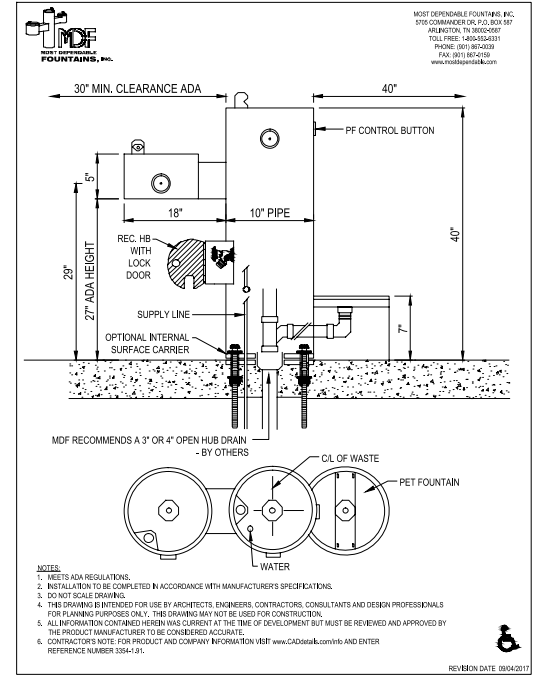
4 DOG WASTE STATION

SCALE: 1"=1'-0"



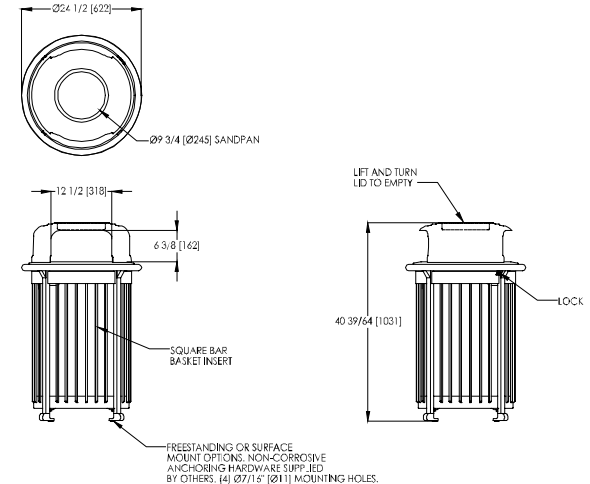
3 BENCH (DUMOR - BENCH 19)

SCALE: 1"=1'-0"



2 DOG WATER FOUNTAIN (MDF INC. MODEL 440 SM-FA)

NOT TO SCALE



1 TRASH RECEPTACLE (LANDSCAPE FORMS - SCARBROUGH)

SCALE: 1"=1'-0"

T B G

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Project:
RIVERSET

CITY CASE
NO. 150611-1
FILE NO. Z 17-37
WILBOW USA

GARLAND, TEXAS

Project Number:
D17247

Designed: JH, MM

Drawn: BD, LW

Reviewed: JH

Date Issued:

Revisions:

Sheet Title:
SITE DETAILS

Sheet Number:
LSP 1.05

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2 STREET LIGHT (KIM LIGHTING - ERA HERITAGE)

NOT TO SCALE



NOTE: ALL RELATED TRAFFIC CONTROL AND DIRECTIONAL FACILITIES SHALL MATCH SIGNAGE AS SHOWN.

1 BRANDON INDUSTRIES SIGNAGE

NOT TO SCALE



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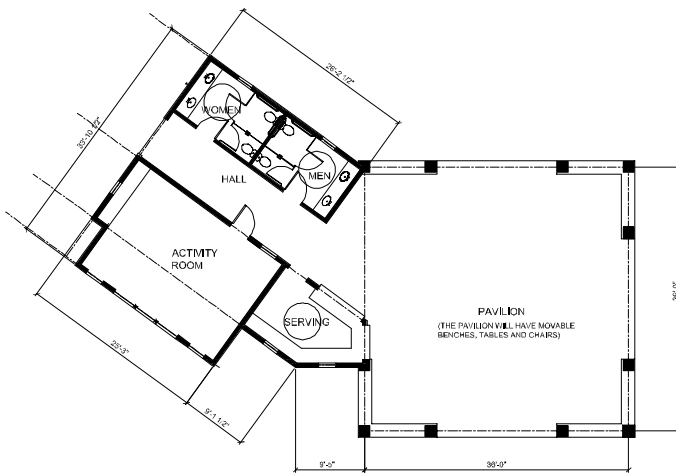
Sheet Number:
LSP 1.06



JULY 14, 2017

JULY 21, 2017

AUGUST 16, 2017



FLOOR PLAN
SCALE: 1/8" = 1'-0"

TABULATIONS

CONSTRUCTION TYPE:	S-B (NON-SPRINKLERED)
PAVILION:	1506 SF
SERVING:	155 SF
RESTROOMS:	245 SF
ACTIVITY:	428 SF
HALL:	190 SF
TOTAL SQUARE FOOTAGE:	2524 SF
SQUARE FOOTAGE ALLOWED:	6000 SF
OCCUPANCY:	A=3
OCCUPANT LOAD:	130
HEIGHT:	32'-8"
HEIGHT ALLOWED:	40'
STORIES:	1

DARK COMPOSITION ROOF
OR BETTER
HARDI PANEL WITH 1/2
CEDAR BATTENS TO PAINT
AUSTIN STONE



REAR ELEVATION

MATERIALS:
PAINTED HARDI PANEL - 96%
PAINTED CEDAR BATTENS - 1%
STONE - 3%

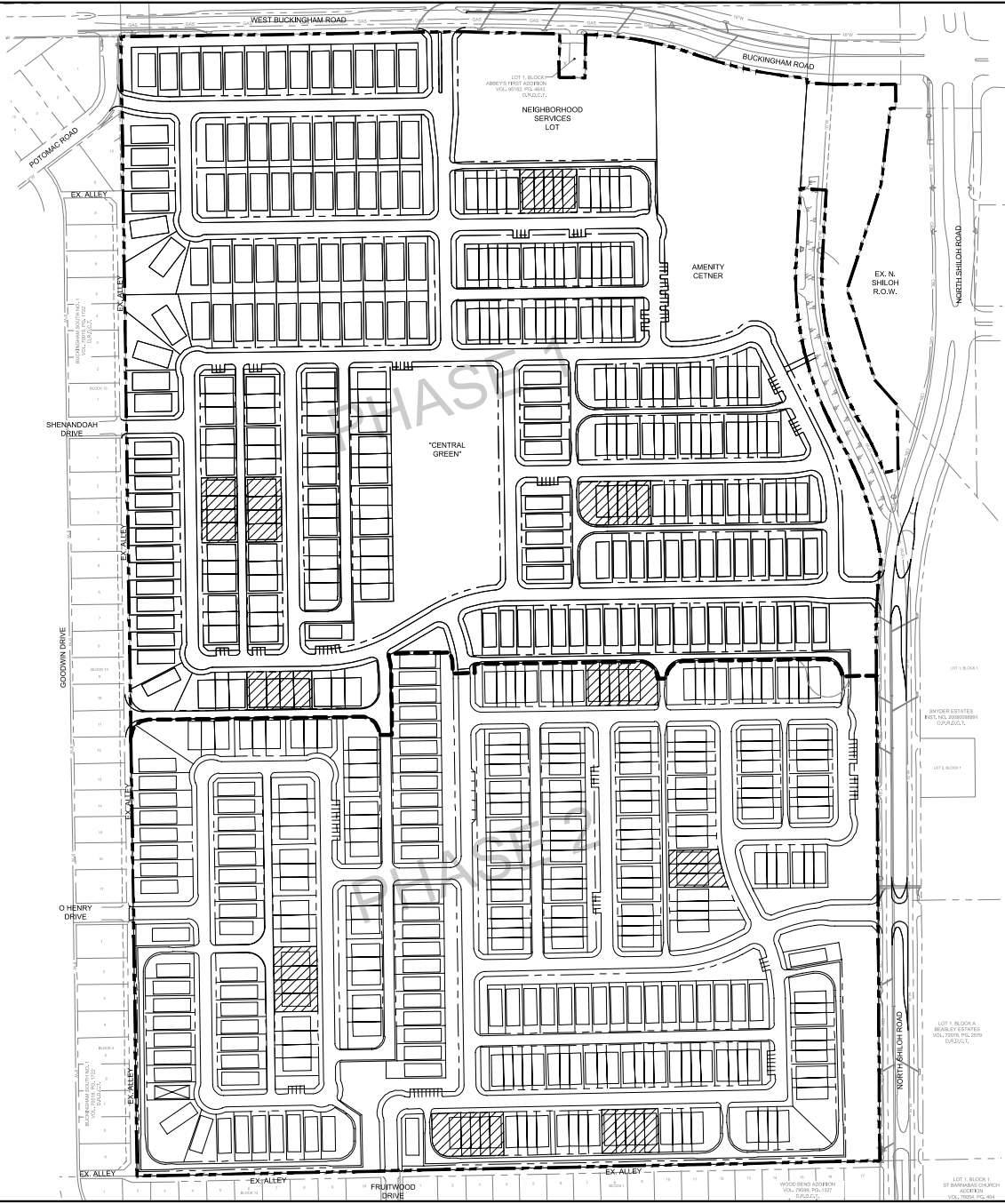
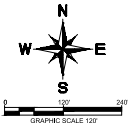
DARK COMPOSITION ROOF
OR BETTER
HARDI PANEL WITH 1/2
CEDAR BATTENS TO PAINT
AUSTIN STONE



FRONT ELEVATION

MATERIALS:
PAINTED HARDI PANEL - 95%
PAINTED CEDAR BATTENS - 1%
STONE - 4%

THIS DOCUMENT, together with the maps and maps presented herein, is prepared only for the specific purpose and shall be used only for the purposes intended and no other use. No part of this document shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Garland, Texas. The City of Garland, Texas, is not responsible for any errors or omissions in this document.



LEGEND

- PROPERTY LINE
- PHASE LINE
- AREAS APPROVED BY THE CITY OF GARLAND FIRE DEPARTMENT THAT ARE GREATER THAN 100 FEET IN LENGTH

CITY CASE NO. 150611-1
ZONING: PD 17-37

FIRE COVERAGE EXHIBIT
FOR
RIVERSET

500 RESIDENTIAL LOTS / 33 HOA OPEN SPACES
BEING 101.12 ACRES
OUT OF THE
LEVI TURNER SURVEY, ABSTRACT NO. 1487
IN THE
CITY OF GARLAND, DALLAS COUNTY, TEXAS

OWNER Markon Wysock Ingram Public Works Department 14800 San Pedro Ste. 120 San Antonio, TX 78232 Tel: (210) 772-7111 Contact: Jennifer Rabon	DEVELOPER Wilcox Corporation 4511 N. Central Expressway Dallas, TX 75204 Tel: (972) 474-6857 Contact: Jennifer Rabon	ENGINEER/SURVEYOR Kimley-Horn 13402 N. Loop West, Suite 200 Dallas, TX 75240 Tel: (972) 770-7300 Contact: MARK E. HARRIS, P.E.				
DESIGNED RTE	DRAWN RTE	CHECKED MCH	SCALE AS SHOWN	DATE SEP 2017	PROJECT NO. 26477000	F-1

Riverset

(Wyrick tract)

Case # 150611-1

File# Z-17-37

A Master-Planned
Community Garland, Texas

September 5, 2017

Planned Development Standards / Regulating Plan

I. Purpose Statement: Applicable Regulations.

To establish a quality master planned multi-phase and multiple product residential community for the property described by metes and bounds on Exhibit “A” (the “Property”) of this PD Ordinance with a strong “Sense of Place” consisting of a diverse collection of detached and attached homes arranged in “districts” within walkable distance to open spaces. The Planned Development will have a conscientious street typology with short blocks and meandering grid to discourage traffic speeds and calm traffic. The range of housing choices is to appeal to a broad range of people of different ages and life stages with a consistent level of quality, architectural embellishments, landscape standards, and an extensive system of private and public open spaces. These open spaces will feature “paseos” which are promenades of open green space where homeowners may stroll leisurely to central and dispersed recreational amenities. These paseos can anticipate future connections to a city wide trail system along thoroughfares and Duck Creek. Allowances for the inclusion of a small neighborhood retail area at the community’s main entrance may attract a daycare and/or a café/coffee shop. This area is envisioned for the community to supplement household needs for socialization and support. A private community amenity center is planned as well as a neighborhood gathering place. Public trails and meandering landscaped greenbelts will buffer the community along the road perimeters.

Development and use of the Property shall comply with the Garland Development Code as it existed on the date of its adoption on May 19, 2015 (the “Development Code”) and this PD

ordinance. In the event of a conflict between the Development Code and this PD Ordinance, this PD ordinance shall control.

II. Community Features.

The hardscape within the community shall include entry monuments, community signage and a way-finding program which shall be of uniform materials and permitted within medians and rights of way at the discretion of the Director of Engineering and with an executed License Agreement for any signs located within the right of way. Monuments may be up to twelve (12) feet in height. Signs shall not be within the sight visibility triangles.

A mandatory homeowners association shall be established to own and maintain the open spaces, common areas, greenbelts, and paseos; all landscape improvements; dog parks and dog waste stations, perimeter masonry and tubular steel fencing; entry monuments and signage; and an amenity center/clubhouse and swimming pool(s). The homeowners association shall maintain on street parking spaces within a street right-of-way and any parking spaces located within a common area lot. All amenity structures shall comply with the residential construction standards herein. No parking shall be required for any amenity use or structure.

Trails and sidewalks shall be constructed within a pedestrian access easement and owned and maintained by the HOA.

Duck Creek 100 year floodplain shall be designated as a public drainage easement within the Public Parkland dedication. Maintenance responsibility shall be identified on the plat using the City of Garland Standard drainage easement inscription.

III. Street Trees.

To beautify the community's streets, to promote traffic calming, lower summer temperatures over sidewalks and to create attractive pedestrian environment to encourage walking, street trees will be planted in the parkways, the area between the sidewalk and back of curb. Tree species and planting specifications shall be approved as shown on the Detail Plan. Tree maintenance shall be the responsibility of the homeowner's association, and a minimum eight-foot clearance shall be maintained between the sidewalk and overhanging tree limbs at maturity. Street trees shall count as mitigation trees. The general locations and number and species of trees to be planted in the public rights of way to be installed by homebuilders will be generally as shown

in the landscape plans that are made a part of the civil plans. Approved tree species shall not require root barriers. The location of street trees in the parkway portions of rights of way and other landscaping on lots or common areas employed to screen utilities may encroach in utility easements to achieve their purposes. These locations shall be permissible.

IV. Non-Residential Land Uses.

The following uses are permitted on a maximum of five acres within the Property for community retail/civic uses per the Neighborhood Services District (NS) generally in the location shown on Exhibit C. Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-Up Church or Place of Worship

Day Care, Youth-Licensed Child-Care Center Bakery, Retail

Financial Institution

Laundry, Drop-Off (with drive-through or window)
Laundry, Drop-Off (without drive-through or window) Office, General

Studio, Fitness or Performing Arts Business and Media Service

Coffee Shop, with or without a drive-through window Farmer's Market/Seasonal Produce Sales

Restaurants, with or without a walk-up window, with or without outdoor dining. Outdoor dining shall allow mulched or gravel ground surfaces.

Doggie Camp, Dog day care with outdoor yard.

Allowable uses by a Specific Use Provision shall be: Cultural Facility

Convenience Store (1,000-5,000sf)
School, Private, Religious or Charter Grocery or Supermarket under 15,000sf.

Such uses shall be:

- a. Located adjacent to a perimeter thoroughfare; however, the uses may also be accessible to the main entrance street off Buckingham Rd. as well as pathways within the development to facilitate community access.
- b. A continuous landscape buffer shall be provided between NS and residential alley in lieu of masonry screening and may provide pedestrian access points.
- c. At the time of development of the Neighborhood Services tract and approval of its Detail Plan(s) by the City, its frontage along Buckingham Road shall be planted generally consistent with the residential Detail Plan perimeter tree planting with tree planting at fifty (50) feet on center. The tract shall also connect and extend the 6ft wide concrete perimeter rail along its thoroughfare frontage. Should the tract be subdivided, then at the time of development of each tract, its respective thoroughfare frontage shall be improved with trees and trail. In addition, any internal street frontage shall be improved with sidewalk and street trees of species and spacing consistent with the Pattern Book.

The following shall apply to the Neighborhood Services District:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 15 feet.
3. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following uses are permitted on a maximum of ten acres within the Property for limited business, service and medical uses per the Neighborhood Office District (NO) generally in the location shown on Exhibit C. Allowable uses by right shall be:

Automated Teller Machine (ATM) - Walk-
Up Church or Place of Worship
Day Car, Adult
Day Care, Youth- Licensed Child-Care
Center Post Office
Medical and Dental
Office/Clinic Business and
Media Service Financial
Institution
Office-General

Allowable uses by a Specific Use Provision shall be: School, Private, Religious or Charter Veterinary Clinic-Small Animal (indoors only) Pharmacy (with drive-through or window) Pharmacy (without drive-through or window) Studio-Fitness or Performing Arts

Such uses shall have:

1. The building height for a pitched roof building shall be a maximum of 35 feet.
2. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.

The following shall apply to the Neighborhood Offices District:

3. Landscaping and screening shall otherwise comply with the requirements for non-residential development in Chapter 4, Article 3 of the Development Code.
4. The building height for a pitched roof building shall be a maximum of 35 feet.
5. The front, rear and side building setbacks adjacent to any internal street shall be a minimum of 20 feet.
6. Any mechanical equipment including roof top equipment shall be screened from residential districts either by fencing, landscaping or rooftop screening as applicable.
- d. If any of the property is developed under the Neighborhood Office uses, after approval of its Detail Plan(s) by the City, its tract frontage along Shiloh Road shall be planted generally consistent with the Detail Plan perimeter tree planting with tree planting at fifty (50) feet on center. The tract shall also connect and extend the 6ft wide concrete perimeter trail along its thoroughfare frontage. Should the tract be subdivided, then at the time of development of each tract, its respective thoroughfare frontage shall be improved with trees and trail. In addition, any internal street frontage shall be improved with sidewalk and street trees of species and spacing consistent with the Pattern Book.

V. Residential Land Uses.

Single family attached residences, single family detached residences, and accessory uses are permitted by right, in accordance with the Detail Plan layout. In addition, the following ancillary uses and structures are permitted by right within the PD: private community swimming pools; splash parks; indoor and outdoor recreational and athletic facilities and events; social clubhouses

and their related facilities; community gardens; outdoor amphitheater; and dog parks. One or more of these ancillary uses and structures shall satisfy the amenity requirements for townhouses in Section 2.37(K)(4) of the Development Code. Each single family attached and detached residence shall have a minimum of two enclosed parking spaces. A diagram of each Lot Type is illustrated on page D-8 of the Detail Plan and location as shown on page D-1 of the Detail Plan.

A. SFA, Single Family Attached (Townhouses):

1. Generally

Temporary marketing and sales offices shall be permitted in connection with attached single family development so long as units are owned by a builder.

The architectural style and scale of the proposed attached single family residential units shall be in accordance with the Pattern Book. To achieve Craftsman style architecture and American colonial style architecture and all other styles in the Pattern Book, attached residential residences may incorporate non-masonry HardiPlank lap siding, cementitious shake shingle, or cementitious sheet material and cementitious trim components for such treatments as Board and Batten siding to achieve the overall 80 percent masonry requirement. The side elevation of any end unit shall have 100 percent masonry on the ground floor except for architectural features and areas under a porch. Cementitious sheet material shall be allowed with trim components for chimney stacks. The architecture for the townhouses will be representative of the elevations as described in the Pattern Book.

The requirement for a minimum aggregate common area of at least ten percent of the gross platted area for an attached single family development shall be satisfied at the time of full build out of all attached single family development within the Property, and is not required to be met with each individual phase of attached single family development. However, Phase 1 satisfies the open space requirement for the entire development.

Development of attached single family residences shall comply with the SFA Single Family Attached (Townhouse) base zoning district in Section 2.37 of the Development Code, subject to the changes noted above and the following changes:

Except as otherwise provided below for villas, attached single family residences shall comply with Table 2-4 of the Development Code for all SFA lot types, subject to the following changes:

Special Side Setbacks.

For end dwelling units that abut a common area lot rather than an alley or street right of way, the minimum side yard setback adjacent to the common area lot shall be five feet. The minimum side yard setback for an end dwelling unit that abuts an alley or street right of way shall be ten feet.

Driveway Depth.

Driveway depth shall either be 18 feet or greater in length or five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the garage. The five foot setback or “garage build to line” is only allowed when the lot is adjacent to an alley with a pavement width of 18 feet or greater. No garages shall enter from the fronting street except that as shown on the Detail Plan at the south project entry from Shiloh, in order to achieve mews townhomes at this entry, six (6) townhouses may use the street abutting the rear of the lots (the north lot lines) to access the garages. The driveways shall be a minimum of 18ft in depth in this application and street trees shall be exempt across the portion of the street abutting these six lots.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 22 feet. The minimum lot depth shall be 90 feet. The minimum lot size shall be 2,000 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,400 square feet.

Maximum Lot Coverage.

Lot Coverages shall not apply to any Townhouse or Villa residential lots.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the rear facade of the residence to the alley right-of-way.

2. **Villas**

The PD envisions an attached townhouse or “Villa” typically with second floor bonus rooms incorporated under the first floor roof line. They are rear entry, and generally have front yard semi-private courtyards or covered porches and are oriented to the front for their outdoor living area. Being predominately one story, they are wider than two story townhouses.

For the villa houses the following shall apply:

Driveway Depth.

Driveway depth shall be either five feet in depth (driveway apron) as measured from the alley or mews lane right of way to the face of the garage or eighteen feet or greater. No garages shall enter from the fronting street.

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 30 feet, the minimum lot depth shall be 75 feet, and the minimum lot size shall be 2,250 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,300 square feet.

Rear Yard Setback.

The minimum rear yard setback shall be five feet from the façade of the residence to the alley right of way.

B. SF-5, Single-Family Detached District:

1. Generally

The architectural styles and scale of the proposed detached single family residences shall be in accordance with the Pattern Book, otherwise development of detached single family residences

(including zero lot line residences or Garden homes) shall comply with the SF-5 base zoning district in Sections 2.34 and 2.36 of the Development Code, subject to the following changes:

Driveways.

Driveway depth shall be 18 feet or greater as measured from the street or alley right of way to the face of the garage door. Refer to page D-8 of the Detail Plan.

Masonry Construction.

To achieve Craftsman style architecture and American colonial style architecture and all other styles in the Pattern Book, single family detached residences may incorporate non-masonry HardiPlank or similar lap siding, cementitious shake shingle, or cementitious sheet material and cementitious trim components for such treatments as Board and Batten siding to achieve the overall 80 percent masonry requirement. Cementitious sheet material shall be allowed with trim components for chimney stacks.

Maximum Lot Coverage.

Lot Coverages shall not apply to any Manor or Garden residential lots.

Garages.

The face of a garage door must be located at least 18 feet from the street or alley right-of-way line that the garage door faces, and at least 24 feet from any interior property line that the garage door faces.

2. Manor Homes

The PD envisions a limited number of family oriented traditional homes with back yards. These are called “Manor Homes.” These residences are based on SF-5 but with larger required home size and allowances for architectural enhancements to the street realm. They are shown on page D-1 of the Detail Plan.

For Manor houses the following provisions shall apply in addition to those noted above in this Section V.B.1:

Minimum Lot Width, Depth, and Size

The minimum lot width shall be 50 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 5,100 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 2,000 square feet. Front Yard Setback.

The minimum front yard building setback shall be 15 feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet. For front entry garages, the minimum distance between a garage door and the right-of-way line shall be 18 feet.

Side Yard Setback.

The minimum side yard building setback shall be five feet. A side yard adjacent to a street on a corner lot shall be a minimum of ten feet; however, any garage door accessed from the side street shall be a minimum of 18 feet from the right of way.

Rear Yard Setback.

The minimum rear yard building setback shall be 15 feet (excluding any porches or projecting architectural features). If a rear entry garage is provided, there shall be a minimum of 18 feet from the garage door to the alley right-of-way. The minimum rear yard building setback for a detached front entry garage, granny flat, or other accessory structure shall be five feet. A front entry detached garage may be connected to the main structure with a canopy roof breezeway, in which case the minimum rear yard building setback for the detached garage shall remain five feet. This same setback shall apply to porches and trellises and other projecting architectural features.

Maximum Height.

The maximum building height shall be 2.5 stories or 40 feet. For any detached garage, granny flat or ancillary structure, the maximum building height shall be 30 feet.

Garages.

Detached garages are permitted. Houses may have front, side, or rear entry garages. Front entry garages located on lots that are 55 feet or greater in width shall (1) be located on the front of the residence with a “j-swing” entry such that garage doors are perpendicular to the fronting street; (2) be street-facing front entry garages, or (3) be located in the rear of the lot and accessed with a drive that enters from the front of the lot. All front entry garages are required to have a garage door that is set back at least three feet behind the front facade of the house, including porches or other architectural projections. All garage doors facing a street shall be clad in stained wood or be dimensional steel embossed panel with decorative hardware.

Alley Waiver.

It is the intention of the PD that alleys are permitted, but not required for the Manor house only. If an alley abuts a lot with a manor home, the builder may elect to construct either a front entry or rear entry house however; all houses on a particular block shall be consistently front or rear entry except that corner lots may utilize the side street for garage access. An alley waiver will be submitted to the Director of Planning during the Detail Plan stage.

Granny Flats.

A maximum 600 square foot air-conditioned space in a detached structure for “granny flats” is permitted to be used as a multi-generational living space, guest quarters, or home office space so long as the business does not draw commercial traffic to the property. Such space shall be metered on the same water, sewer and utility meters as the main residence and shall meet the same masonry requirement as the main structure. Such units shall not be permitted or used in a manner to make these lots Two-Family or Multi-Family uses as defined by the GDC Article 4, Division 2, Sections 2.38 and 2.39 respectively.

3. Garden Homes

The PD envisions “Garden Homes” to appeal to homeowners who desire less yard and lower maintenance living. These homes may be constructed in the center of the lot or along one side, commonly referred to as a “zero-lot line” house in Section 2.36(c) of the Development Code. These homes shall be rear entry. Refer to page D-1 of the Detail Plan.

For Garden Homes, the following provisions shall apply in addition to those noted above in this Section V.B.1:

Minimum Lot Width, Depth, and Size.

The minimum lot width shall be 36 feet. The minimum lot depth shall be 100 feet. The minimum lot size shall be 4,100 square feet.

Minimum House Size.

The minimum air conditioned area within each residence shall be 1,700 square feet.

Maximum Height.

The maximum building height shall be 2 stories or 40 feet.

Front Yard Setback.

The minimum front yard building setback shall be ten feet. Front porches and architectural features such as stoops, overhangs, courtyard walls, masonry chimneys and bay windows may extend into the front yard a maximum of five feet.

Side Yard Setback.

The minimum side yard building setback shall be either five feet on each side or these lots shall have a designated “zero” setback line on the Plat of one to three feet in width and a corresponding side yard setback of nine to seven feet in width such that houses have a minimum of ten feet of separation. On zero lot line lots, the plat shall designate a three-foot wide maintenance easement on each lot to the benefit of the adjacent lot. The “zero side” elevation of any house shall be limited to clerestory windows above six feet from the floor or glass block. A side yard adjacent to a street on a corner lot shall always have a minimum ten-foot side yard building setback.

Rear Yard Setback.

The minimum rear yard building setback shall be 12 feet from the rear facade of the residence (excluding porches and projecting architectural features) to the alley right-of-way, and 18 feet from the garage to the alley right-of-way.

VI. General Conditions.

- A. The community is envisioned to be developed in two or more phases to deliver a staged offering of different housing types over time (and anticipating later phased commercial

development with individual site plans). Additionally, the goal is to adjust to market tastes and preferences. Lot types are envisioned to ensure a diverse housing mix. Final lot counts for each type will be determined the phase's Final Plat and *generally consistent* with the Detail Plan. No individual phase is required to encompass all lot types. Individual phases will be *generally consistent* with the overall Detail Plan, but are permitted flexibility for lot type allocations. Maximum density for residential development within the Property shall not exceed six units per gross acre within the Property. As development will occur in phases, changes in the Detail Plan are permitted without need for additional city approval to accommodate changes in market conditions, subject to compliance with these PD regulations.

- B. For the purposes of determining compliance with the lot width requirements, lot widths shall be measured at the rear of the required front yard as shown on the Final Plats.
- C. The PD envisions a street typology necessary to create safe streets conducive to a pedestrian environment. The street typology identifies a specific alley section to different lot types and conditions. For example, if a lot fronts onto a common area rather than a street, the alley type is a mews lane which provides fire lane access. Please refer to page D-8 of the Detail Plan.
- D. Certain streets such as those that front common areas may be designed to accommodate parking. As such, designated on-street parking spaces shall count towards guest parking requirements for attached single family residences. Guest parking may also be located in common area lots at the ends of blocks or alley returns onto streets, provided they do not hinder visibility. The City shall issue a license agreement with the homeowners association for on-street parking spaces.
- E. Any lot type may front onto a common area in lieu of a public street, in which the common lot line shall serve as the front property line for purposes of minimum front yard building setbacks and the lot shall be alley-served with a mews type alley as shown on page D-2 of the Detail Plan.
- F. Each townhouse or villa building shall satisfy the requirement to be within 150 feet of hoselay length from a street or fire lane except as approved by the City Fire Department as shown on page F-1 of the Detail Plan and 400 feet to a fire hydrant.

- G. Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks and trails that may be located within adjacent common area lots or to preserve existing trees along perimeter roads.

VII. Residential Landscape Requirements.

The following requirements apply to residential development:

- A. Each attached and detached single family residence shall have an irrigation system in the front yard and street corner side yard with a freeze sensor regulator shut off.
- B. Each Manor Home and Garden Home lot shall have a minimum of one shade tree that is at least three inches in caliper planted in the front yard or the parkway in front of the home as shown on in the Pattern Book and civil plans, and every corner lot with a Manor Home or Garden Home shall have at least two shade trees that are a minimum of three inches in caliper in the side street parkway. If the lot fronts or sides onto a common area lot, the front yard and side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a Manor Home or Garden Home. Compliance with the front yard or street requirements shall be generally consistent with the tree planting plans that are a part of the civil plans. Each Manor Home shall have at least one understory tree or shade tree planted in the back yard. No other back yard tree planting requirement shall apply to a Manor Home.
- C. Each attached single family Villa shall have a minimum of one shade tree that is at least three inches in caliper planted in the parkway in front of the home, and every corner lot with a villa shall have at least one shade tree that is a minimum of three inches in caliper planted in the street side yard. If the lot fronts or sides onto a common area lot, the front yard or side yard tree requirements may be satisfied with the trees located in the adjacent greenspace. No other front yard or side yard tree planting requirement shall apply to a villa. Compliance with these provisions shall be generally consistent with the tree planting plans that are a part of the civil plans.
- D. With the exception of Villas, each single family townhouse shall have one understory tree that is a minimum of two inches in caliper planted in the front yard or parkway in front of the home. If the lot fronts onto a common area lot, the tree requirement may be satisfied with the trees located in the adjacent greenspace. No other front yard tree planting requirement shall apply to attached single family residences described by this paragraph. Compliance with these provisions shall be generally consistent with the tree planting plans that are a part of the civil plans.
- E. For Villa and townhouses where guest parking has been located in the right of way fronting the lot, the street tree requirement will be waived as shown on the tree planting plans that are a part of the civil plans.

- F. All required trees shall be selected from a tree list approved during the Detail Plan stage.

VIII. Parkland Dedication.

- A. Developer, and its assigns, agree to dedicate approximately 1.9 acres of the Duck Creek floodplain from the Old Shiloh Road right of way to the center line of the creek as park property (the “Public Parkland”) to the City as part of the City’s trail head area in the Phase 1 Final Plat. A minimum of ten percent of the Property at the time of full build out shall be reserved as a common area that will be owned by the homeowners association and improved with publicly accessible trails as shown in page LSP 1.00 of the Detail Plan. Individual plats are not required to demonstrate compliance with the requirement for ten percent of the Property to be reserved as a common area. Common areas may include floodplain, detention areas, and mini-parks as shown on the Concept Plan. Mini-parks and paseos shall be connected with sidewalks to be a comprehensive pedestrian system. Common areas will abut a public street right-of-way in at least one location with a sidewalk connections. The Public Parkland shall be credited toward the ten percent common area requirement.
- B. A minimum of seven acres within the Duck Creek floodplain including the Public Parkland dedication will be reserved as a common area with the filing of the Phase 1 Final Plat. This area shall be included as part of the ten percent common area required by Section VIII.A
- C. A pedestrian circulation system shall be provided that affords connectivity to the NS or NO sites, private open spaces, the neighborhood amenity center, and the perimeter of the Property. The pedestrian circulation system shall include perimeter concrete trails that are a minimum of six feet in width. Minor trails in greenbelts and paseos may be constructed of concrete, decomposed granite, pea gravel, or mulch, shall be a minimum of five feet in width, and shall connect with the wider system of concrete trails and sidewalks. The pedestrian circulation system may be located on private property with a pedestrian access easement or within the right- of-way. The pedestrian circulation system may include benches, landscaping, signage, lighting, bike racks, water fountains, trash cans, and doggie waste stations.
- D. All street rights-of-way shall be improved with sidewalks that are a minimum of four feet in width and (1) constructed by the homebuilders at the time of adjacent house construction; or (2) constructed by the developer for all non-buildable lots. All sidewalks along Shiloh and Buckingham and along NS and NO lot(s) thoroughfare frontages are to be six feet in width.
- E. The minimum size of any common area shall be one thousand square feet with no dimension that is less than 10 feet in width. All common areas shall connect to a public right-of-way to create the envisioned network of pedestrian paseos. Common areas may abut rights-of-way to further make use of the parkways as “attached greens.”

IX. Fencing Requirements.

- A. The developer shall install a perimeter brick or stone screening wall along Shiloh Road and Buckingham Road in phases at the time of platting the adjacent phase of the Property where residential lots side or back to Shiloh or Buckingham or where alleys abut Shiloh or Buckingham as shown on pages LSP 1.01 and 1.02 of the Detail Plan. Where interior streets or common areas front Shiloh road or Buckingham Road, in lieu of masonry screening, a landscape border improved with a minimum six-foot wide public trail shall be provided. The landscape border shall include a combination of shade trees, understory trees, shrubs, grasses, and irrigation as shown on pages LSP 1.01 and 1.02 of the Detail Plan. Floodplain, parks, open spaces, right-of- way, and NS or NO sites shall be exempt from the screening requirements in this Section IX.A; however, tubular steel fencing may be installed in these areas at the developer's option.
- B. Homebuilder side yard and back yard fencing on residential lots shall be a maximum of six feet in height, and shall be setback a minimum of five feet from the front building line shown on the Detail Plan. Garbage containers may be screened along alleys with wood butt joint fencing from four to six feet in height. On street side corner residential lots, fences shall be constructed of cedar butt joint stained pickets in a uniform color stain with a flat top rail or tubular steel painted black or any of the fence types described and illustrated in the Pattern Book. Fencing as described in the Pattern Book may be installed in the front yard if 42 inches or less in height. Elements such as fence posts and gates may be 54 inches in height and trellis and arbor features shall also be permissible up to nine feet in height measured from the ground plane.
- C. Fencing on all residential lots abutting an open space lot, greenbelt, side street or paseo shall be restricted to (1) tubular steel painted black; (2) decorative cattle wire not to exceed five feet in height; (3) picket fences; or (4) a courtyard brick and/or stone masonry wall not to exceed three and a half feet (42 inches) in height in accordance with the Pattern Book. No solid fencing other than a brick and/or stone masonry courtyard wall under 42 inches shall be permitted abutting an open space lot, greenbelt, or paseo; however, landscape borders, included trimmed hedges, are permitted.

X. Street Typology.

- A. To foster a sense of place and create safe streets with low traffic speeds for residents of the community, development of the Property shall employ a hierarchy of residential street and alley types as shown on page D-2 of the Detail Plan.

- B. For divided streets with landscaped medians, a 70 foot right of way will be provided with an entrance of 14 feet and an exit of 24 feet with a maximum 8 foot landscape median and 12 feet of parkway along both sides of the divided street.
- C. Mountable curbs in conformance with the City of Garland Standard Details are permitted on front entry Manor Home lots. Standard curbs will be required adjacent to streets abutting all other residential lot types unless otherwise approved by the City's engineering department.
- D. Streets fronting open space lots may either have no curb or standard curbs adjacent to the common area lot. Streets adjacent to common area lots may provide for on-street parking. In addition, the street faces adjacent to open spaces are not required to have a curb if an integral part of the landscape design and the street face is lined with bollards to prevent vehicle entry.
- E. Streets abutting medians and retail/commercial and business tracts shall have a standard curb. Intersections shall be designed at 90 degrees +/- 5 degrees. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- F. Developer shall work with City to determine the location and number of stop signs within the subdivision and speed limits to facilitate traffic calming and maximum benefit the pedestrian system.
- G. Alley radius shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- H. All alley and mews lane intersections with streets shall be perpendicular or radial, within a +/- 5 degree tolerance, at the intersection of right-of-way lines provided that a 200-foot stopping sight distance (SSD) is maintained. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- I. Alleys and mews lanes may align with existing or future streets/alleys on the opposite side of a street. The offset between mews lanes and alleys on opposite sides of a residential street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan Stage.
- J. Any lot type that fronts onto a common area lot in lieu of fronting onto a street shall be served with a mews lane consisting of 30 feet of right-of-way. The mews lane shall serve as a fire lane, have a 24-foot wide pavement, and have a 30-foot radius at intersections.
- K. The minimum horizontal radius for an interior street shall be per the City of Garland's Technical Standards. Variances from this standard shall be per the approval of the Director of Transportation during the Detail Plan stage.
- L. Dead-end fire lanes shall not be allowed.

- M. Alleys along the perimeter may not exceed 1600ft without an intermediate connection to a residential street. All other alleys shall not exceed 800ft without a connection to a residential street.



EXHIBIT F

RIVERSET PATTERN BOOK

GARLAND, TX

CASE NUMBER: 150611-1
FILE NUMBER: Z 17-37

RIVERSET PATTERN BOOK

GARLAND, TX

CASE NUMBER: 150611-1
FILE NUMBER: Z 17-37

These Design Guidelines are provided as a straightforward guide to assist architects, house designers and builders in understanding the comprehensive level of planning, design principles, and implementation that is required for new homes, improvements and additions within Riverset.



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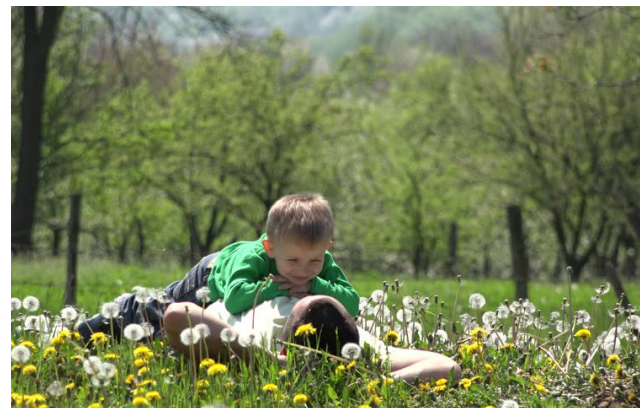
INTRODUCTION

COMMUNITY VISION

OVERVIEW OF GUIDELINES

COMMUNITY PLAN

COMMUNITY VISION



VISION

The community vision embraces a deep connection to nature and neighbors, family and friends, and shared support for personal aspirations. It is a purposeful place rooted in informal daily fellowship and a mutual appreciation for the simple joys of life. Through progressive planning and profound respect for the land, a truly walkable community is created with connected street networks and embedded with abundant park space, trail corridors and paseos. We celebrate streets as a public realm and people place with shading from street trees in the parkway; on-street parking for safety; and terminating views into parks, community spaces or good architecture forms. Riverset is a place where life unfolds at a slower, safer pace. At its essence, the community will be an inclusive enclave where dreams come to fruition, neighbors are brothers, and nature is the connective fabric to memorable moments.

TRADITION

Destined to become one of the area's most notable residential developments, Riverset offers timeless elegance with modern convenience. Classic architecture is the hallmark of Riverset. The homes provide a variety of complementary styles including Texana Farmhouse, American Colonial, Spanish Revival, Craftsman, European Romantic, and Modern. In addition, a variety of lot sizes and lot types (townhome, villa, garden, and manor) make Riverset ideal for households of all sizes and ages.

APPEAL

Riverset has the visual appeal of small town character, while meeting the desires of modern convenience and outstanding amenities. The yards, streets, parks and open spaces, as well as our relationships with the people who live nearby, affect the quality of our homes. Riverset offers a pool and clubhouse, numerous walking paths, and family-friendly park areas that provide a variety of activities. The landscape of Riverset will act as a unifying element to bring all aspects of our neighborhood into a wonderful, cohesive whole. It will help create an intimate sense of scale and pedestrian comfort.

LIFESTYLE

Riverset offers more than just a change of scenery; it offers a change in lifestyle. With a variety of housing styles and sizes; large families, newlyweds, and empty nesters will find more than a house, but a cohesive community. The variations of home selections and price ranges provide the opportunity for several generations of the same family to not just live nearby, but live in the same Riverset neighborhood.

VALUE

Riverset provides the best of the past with sustainable value for the future. Offering time tested character with state-of-the-art construction materials, a Riverset residence is more than a home - it's a lasting investment. All construction will be reviewed by Architectural Review Committee (ARC) to ensure consistence of quality and the character to achieve the vision of the Riverset community.

OVERVIEW OF GUIDELINES



These Design Guidelines are intended to create a complete integrated community of streetscapes and buildings that are based upon American town building principles. While each building should stand on its own design merit, it is intended that each individual building will contribute to the desired community character so that the compatibility, long-term quality and appreciation of value may be optimized for all involved. These Design Guidelines are not intended to reproduce historical buildings, but rather result in streetscapes featuring a variety of distinct but harmonious architectural styles using timeless design principles, modern materials and current building practices.

These guidelines and the information contained herein are intended as a general and sometimes specific guide to owners, architects, and builders as to the general style, character, and level of quality required for homes and improvements within the neighborhood of Riverset.

The guidelines are not intended to be subjective value judgments of the images and elements indicated, but instead are provided to illustrate the intended design character of the neighborhood. While the images and elements contained herein are not fully comprehensive in scope, they will be used by the Architectural Review Committee (ARC) as a standard for reviewing new homes or improvements. The ARC will have the exclusive authority to define any term or interpret the applicability of any item or component in part or whole contained in these Design Guidelines.

These Design Guidelines are the basis for the ARC to evaluate submissions for new homes, improvements and additions within Riverset.



The ARC will have the power to approve, conditionally approve or deny any proposed building or improvement. A building or improvement designed of a character not shown in the Design Guidelines, but which is architecturally compatible with the appropriate character contained herein, may be permitted by the ARC. In such instances, it is required that a preliminary concept plan, elevations or photos of intent be submitted for review prior to the preparation of detailed plans. Any approval or denial by the ARC does not set precedent for future reviews.

In addition to the appropriate architectural images, details, and materials, the main design elements that must be adequately addressed and that will be reviewed for compliance are:

- Site plan and building orientation
- Garage location, access, and architectural treatment
- Location and screening of all utility/service elements
- Streetscape character/relationship to surroundings
- Overall house image, style, and character - front, sides, and rear
- Scale, massing and proportions
- Roof lines, roof elements, and cornices
- Facade composition and forms
- Exterior materials, colors and detailing
- Front entry, porches, columns and details
- Doors, windows, and shutters
- Secondary porches, decks, terraces, details, etc.
- Ceiling, roof and window plate heights
- Chimney design and materials



These Design Guidelines have been produced in an 11" x 17" color format. The use of these Design Guidelines, including information and imagery contained within, is solely at the risk of the user. The Developer and the ARC, and their employees and agents, shall have no liability or responsibility to any party in connection with the use of these Design Guidelines or for comments, suggestions and/or redesigns from the actual design review process. Any person or entity using these Design Guidelines should do the following:

- Independently evaluate any design image, character, element, material or detail contained herein, and ascertain its suitability for such person's or entity's intended use.
- Ensure that all designs prepared in connection with the use of these Design Guidelines meet all applicable regulations of Federal, State, and local requirements, including but not limited to, all applicable zoning, building construction codes, accessibility requirements, fire sub-code and other life safety provisions necessary for the intended use of any property.

These Design Guidelines do not relieve the City of Garland building permitting process.

Every effort has been made to ensure consistency with these Design Guidelines and the Development Agreement, Planned Development District, and other elements of the Detail Plan for this property. In case of conflict, these guidelines do not relieve the requirements of these other documents.

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KEY LEGEND

LOT TYPES

- 22' x 100' - Town homes
- 30' x 82' - Villa Lot
- 40' x 113' - Garden Lot
- 50' x 115' - Manor Lot

SPECIAL CONDITION LOTS

- Corner and Multiple Frontage Homes
- Homes Terminating Views
- Homes Defining Common Spaces



COMMUNITY GUIDELINES

SITE PLANNING

LOT TYPES

FRONTAGE ELEMENTS

GARAGES



BUILDING PLACEMENT & ORIENTATION

- ☐ The primary facade of a minimum 85% of the houses on one block face should be located along or near the front setback line to establish a compatible streetscape. Homes may be located behind the front setback when deemed appropriate by the ARC.
- ☐ Buildings should be sited towards and relate to the street or adjacent common space.
- ☐ Social areas of the home such as the living room and dining room should be oriented to the street or adjacent common space whenever possible.
- ☐ Each building should have a walkway connection between the front entrance and the adjoining public sidewalk.

UTILITIES & EQUIPMENT

- ☐ Electrical and gas utility meters and AC condensers should be unobtrusively located beyond the front or side street facade zone and screened from view from adjacent streets or common open spaces with landscaping or appropriate fencing.
- ☐ Transformers on individual lots should be screened to minimize visual impact.
- ☐ Satellite dishes, and solar panels should be located in less conspicuous locations and out of view from adjacent streets or common open spaces when possible.
- ☐ Antennas should be located inside the building when possible.
- ☐ Solar panels when visible from the front should be flush with the roof.



REFUSE LOCATIONS

- ☐ Refuse containers should be stored within an enclosed storage area, fenced, walled or screened from view from adjacent streets or common open spaces with landscaping.

ACCESSORY STRUCTURES

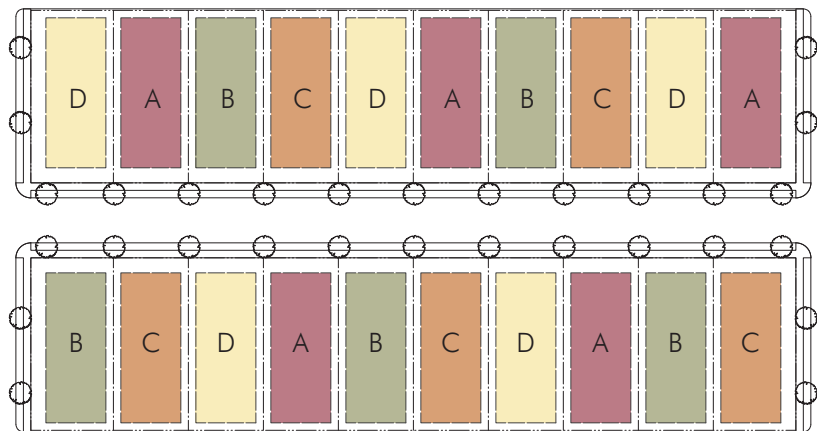
- ☐ Pools, spas and accessory structures should complement the home design.
- ☐ Materials and detailing of accessory structures within pubic view must be approved by the ARC.

VARIETY

- ☐ At the community scale, a variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique overall compelling streetscape character.
- ☐ Building footprints including porches and entry locations, should generally vary from adjacent homes.
- ☐ Detached home designs with the same or similar facade, materials, or colors should be separated by a minimum of three lots on the same side of the street and should not be located directly across or diagonally across the street from each other.
- ☐ If a detached home plan is repeated on an adjacent lot it should be elevated with a different architectural style or two of the following three elevation changes - brick color, roof color, or flipped plan.
- ☐ For attached units, architectural styles should be applied by building rather than by the individual unit. Units with shared walls should be elevated with the same architectural style.

VARIETY IN DETACHED HOME DESIGNS

YES



Minimum separation for designs with the same or similar facade, materials, or colors.



Inappropriate architectural character, massive irregular form and a lack of appropriate detailing fail to address the secondary street facade.



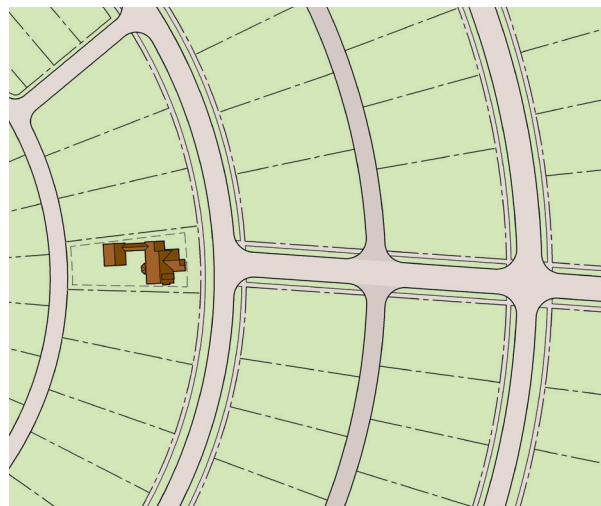
Homes on corner lots with multiple frontages.



Architectural character, materials and detailing continue from the front to the side facade appropriately addressing both streets.



Garage is inappropriately placed with the garage doors orienting onto a common space and terminating a view corridor.



Homes that terminate views.



Site orientation and building form emphasize the axis or focal point of this streetscape and appropriately terminate the view.



Homes that turn their side or rear to the common space offer no added value to this area.



Homes that define the street edge and are located adjacent to a common space.



Homes and entries front on the common space, clearly defining and creating an attractive outdoor room.

SPECIAL CONDITION LOTS

Special Condition Lots are typically located at street corners, at the end of a street intersection or view corridor, and/or against a street or pedestrian path edge that defines common space. Home designs located on Special Condition Lots should be designed and/or selected to be appropriately responsive to the identified special condition or location. Special Condition Lots and home designs have a greater impact upon the overall character of the community due to their locations of high visibility to either the front and/or the side facades of these homes. Homes on Special Condition Lots should exhibit characteristics such as: a prominent well designed front elevation, a side elevation in which the identifiable character and detailing of the front facade continues along the side elevation, a front porch that continues along or turns the corner of the home along the side elevation, or they are easily adaptable to add bay windows or appropriate offsets to the plan and elevations in order to capture the additional corner lot buildable area provided. Each builders' selection of submitted home designs should be reviewed and approved to determine which are, or should be easily adaptable to be considered as an appropriate Special Condition Design. The following are examples of Special Condition Lots/ Homes:

Homes on Corner Lots and Lots with Multiple Frontages

- ☐ Homes on lots with two facades visibly exposed to the street or common space should be designed specifically to respond to these more prominent locations.
- ☐ The main body of the house on the primary street should generally be located parallel to the front setback line to establish a compatible streetscape defining form.
- ☐ The architectural treatment of the corner side facade should generally be treated like the front facade.
- ☐ Architectural character, materials and detailing should continue from the front facade around the corner to the corner side facade appropriately addressing both primary and secondary street frontages. Wrap around porches or other architectural massing such as projecting bays or forms are recommended to articulate the corner side facade.

Homes on Lots that Terminate Views

- ☐ Homes located at the termination of view corridors, vistas or street axes should require appropriate design considerations regarding building form and architectural treatment, in order to enhance and emphasize a pleasant and desirable terminated view.
- ☐ Such homes should not align a front loaded driveway or garage doors with the vista or axis.
- ☐ The main body of the house should be prominent and align with these street axes.

Homes on Lots that Define Common Space

- ☐ Facades of homes on lots adjacent to a street edge defining a common space should be articulated.
- ☐ These homes should provide interesting and appropriate facade articulation, which may include porches, bay windows and other elements which respond to both the street and the common space.
- ☐ The homes and entries should be sited to front towards the common space so they clearly define the space and create the 'feeling' of an attractive 'outdoor room'.

Typical Lot Dimensions

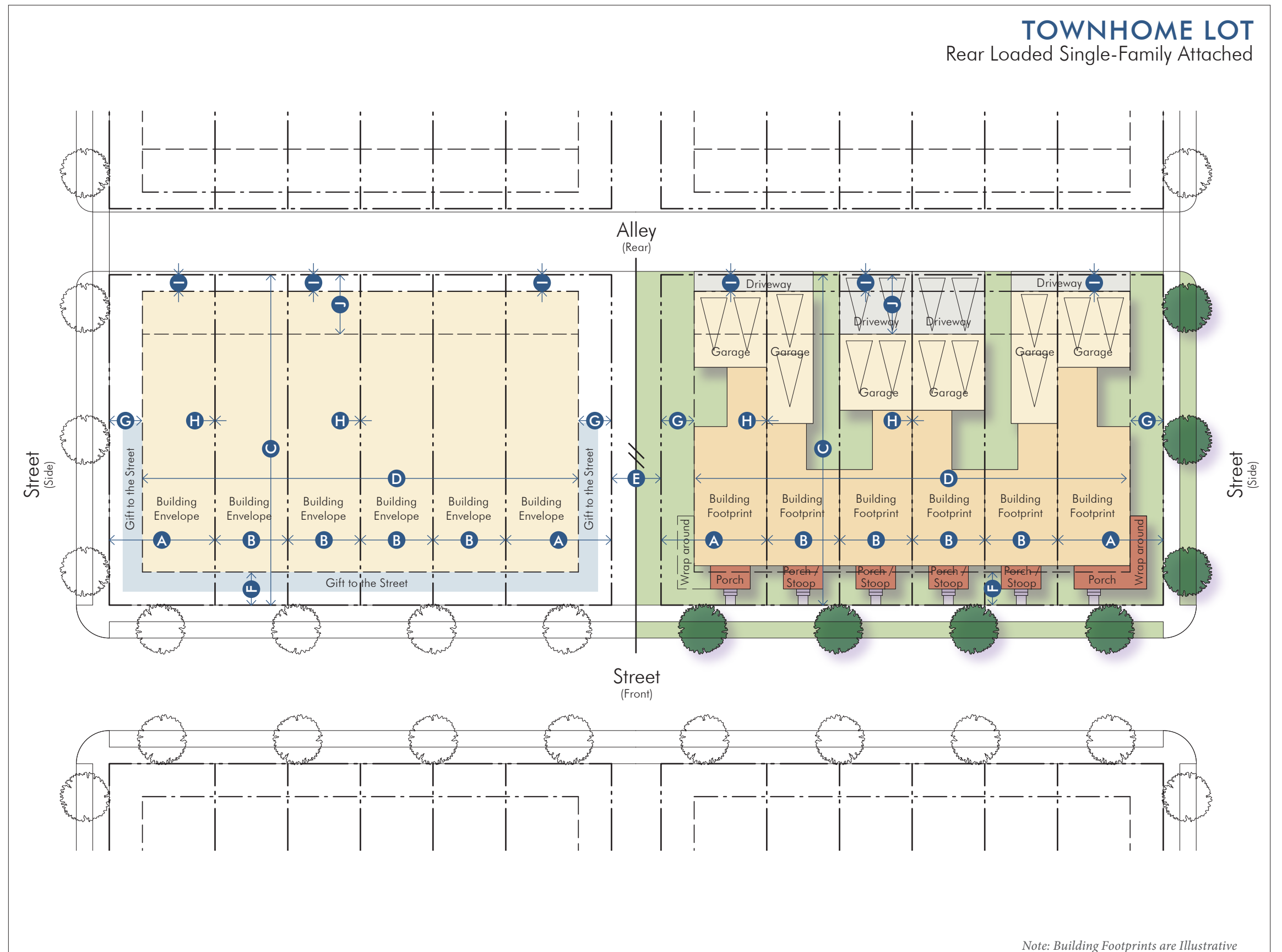
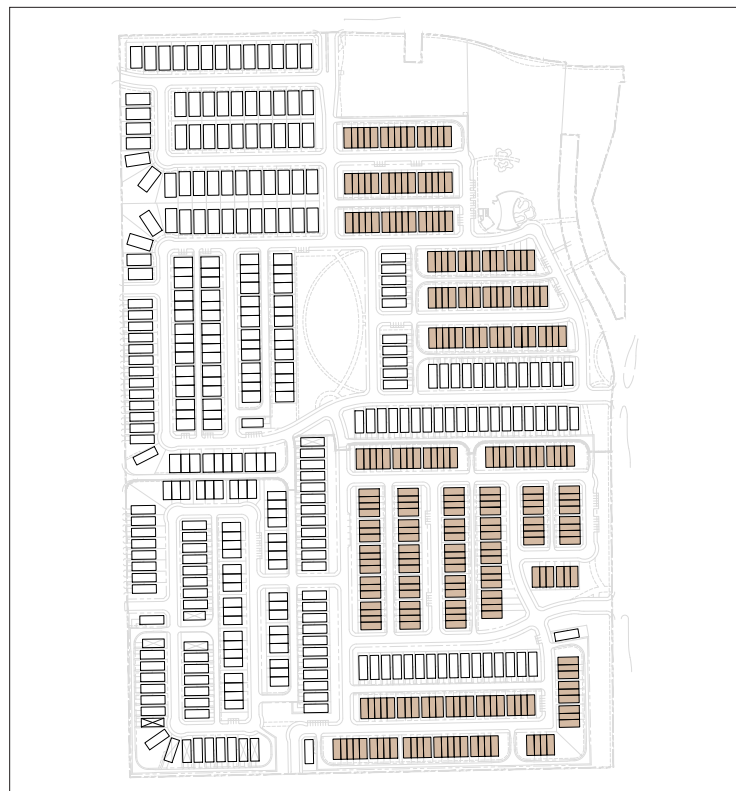
Lot Width	
Corner Lot	32' min. A
Interior Lot	22' min. B
Lot Depth	90' min. C
Number of Attached Units	3 min.; 6 max. D
Passage Width, if provided	10' min. E

Setbacks / Build-to-Lines (BTL)

Front Yard	10' Setback F
Side Yard	
Along Side Street / Common Space	10' Setback G
Along Interior Lot Line	0' Setback H
Rear Yard	5' BTL ¹ ; or I
	18' Setback J

For corner lots, a Rear Yard 5' BTL is recommended where allowed; if an 18' setback is used, the rear yard should be screened up to 5' from the Alley R.O.W. with appropriate landscaping or fencing.

¹ The 5' BTL is only allowed when a lot is adjacent to an alley with a pavement width of 18' or greater.

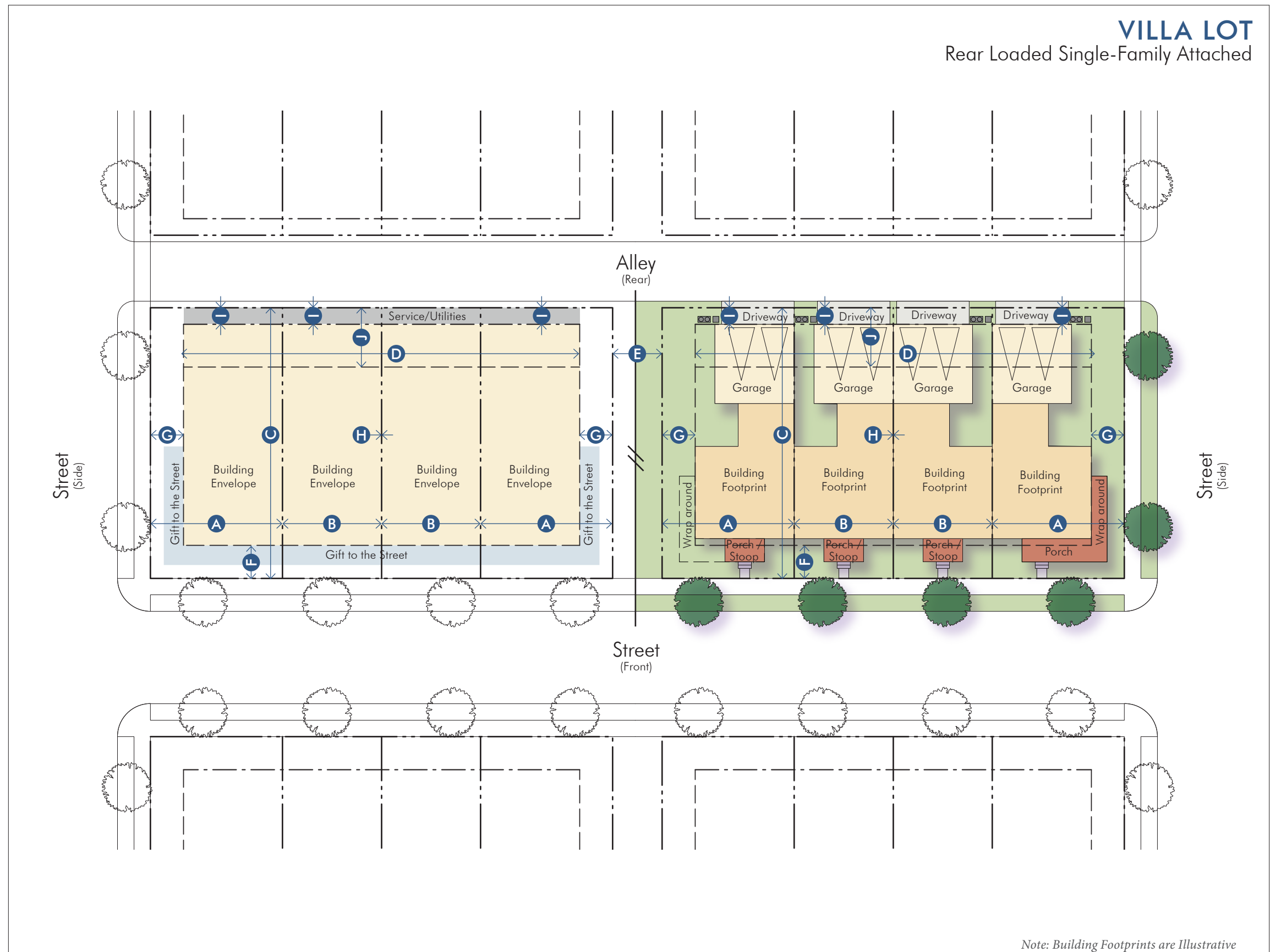
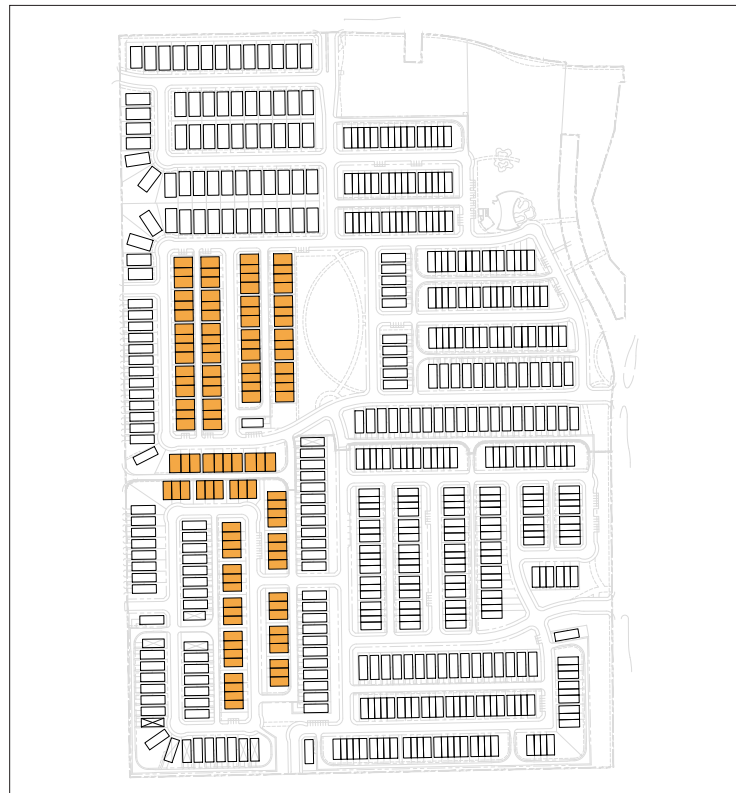


Typical Lot Dimensions

Lot Width		
Corner Lot	40' min.	A
Interior Lot	30' min.	B
Lot Depth		
	75' min.	C
Number of Attached Units	3 min.; 6 max.	D
Public Passage Width, if provided	10' min.	E
Setbacks / Build-to-Lines (BTL)		
Front Yard	10' Setback	F
Side Yard		
Along Side Street / Common Space	10' Setback	G
Along Interior Lot Line	0' Setback	H
Rear Yard		
	5' BTL ¹ ; or	I
	18' Setback	J

For corner lots, a Rear Yard 5' BTL is recommended where allowed; if an 18' setback is used, the rear yard should be screened up to 5' from the Alley R.O.W. with appropriate landscaping or fencing.

¹ The 5' BTL is only allowed when a lot is adjacent to an alley with a pavement width of 18' or greater.

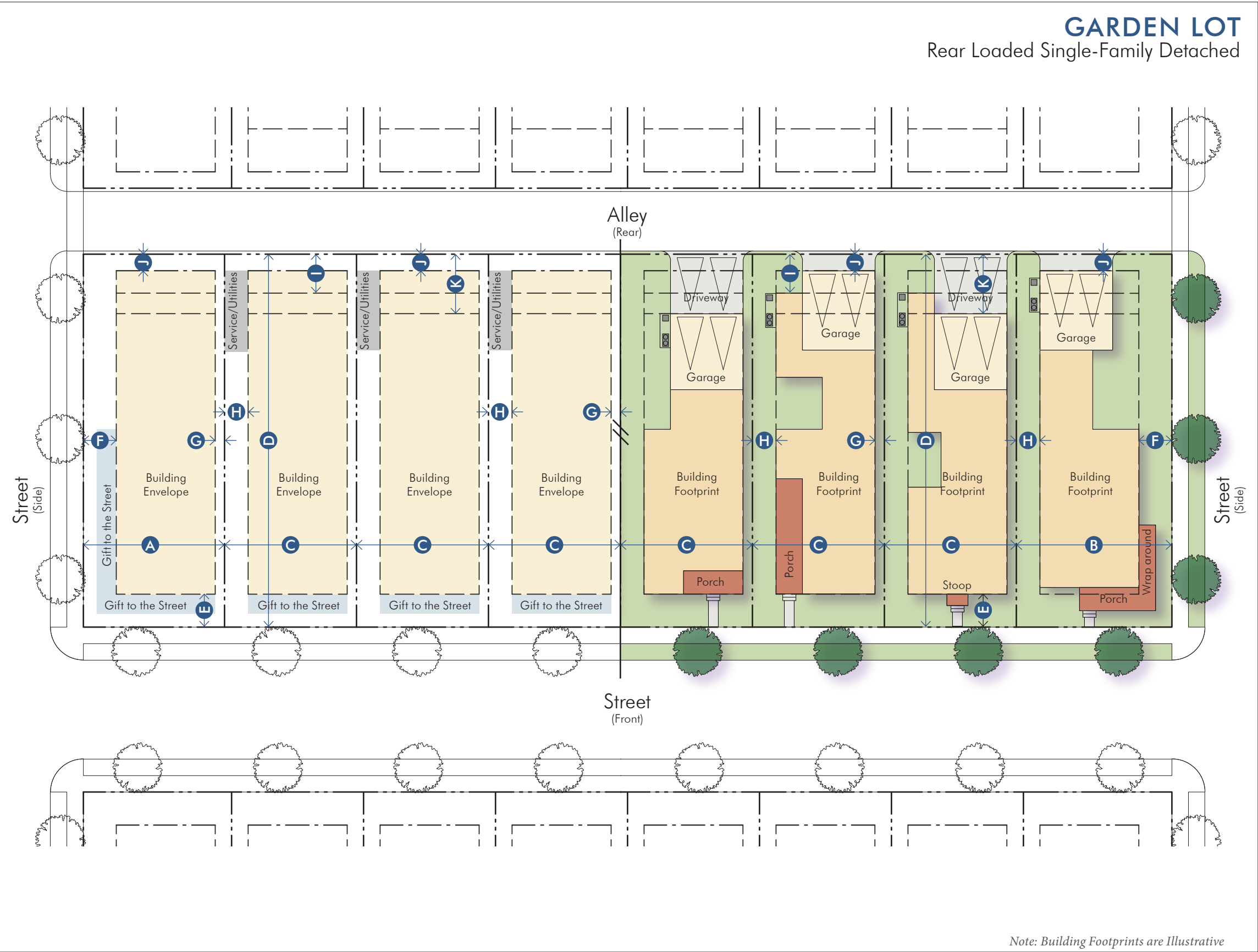
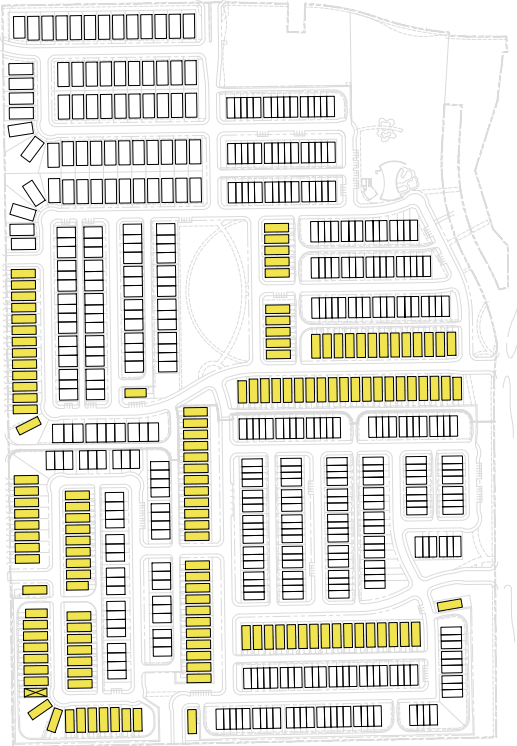


Typical Lot Dimensions		
Lot Width		
Corner Lot, 3' Interior Lot Line Setback ^{1,2}	43' min.	A
Corner Lot, 7' Interior Lot Line Setback ^{1,2}	47' min.	B
Interior Lot	40' min.	C
Lot Depth	113' min.	D
Setbacks / Build-to-Lines (BTL)		
Front Yard	10' Setback	E
Side Yard		
Along Side Street / Common Space	10' Setback	F
Along Interior Lot Line, Patio Side	3' Setback ¹	G
Along Interior Lot Line, Zero Side	7' Setback ¹	H
Rear Yard		
Main House	12' Setback	I
Garage	5' BTL ³ ; or	J
	18' Setback	K
For corner lots, a Rear Yard Garage 5' BTL is recommended where allowed; if an 18' setback is used, the rear yard should be screened up to 5' from the Alley R.O.W. with appropriate landscaping or fencing.		

¹ These dimensions may vary provided that the sum of the interior lot line setbacks on adjacent lots is 10' min.

² On corner lots, the patio elevation should always face the side street and the zero elevation should always face the interior lot line.

³ The 5' BTL is only allowed when a lot is adjacent to an alley with a pavement width of 18' or greater.



LOT TYPES

Typical Lot Dimensions

Lot Width		
Corner Lot	55' min.	A
Interior Lot	50' min.	B
Lot Depth	115' min.	C

Setbacks / Build-to-Lines (BTL)

Front Yard	
Main House	15' Setback D
Garage	18' Setback ¹ E

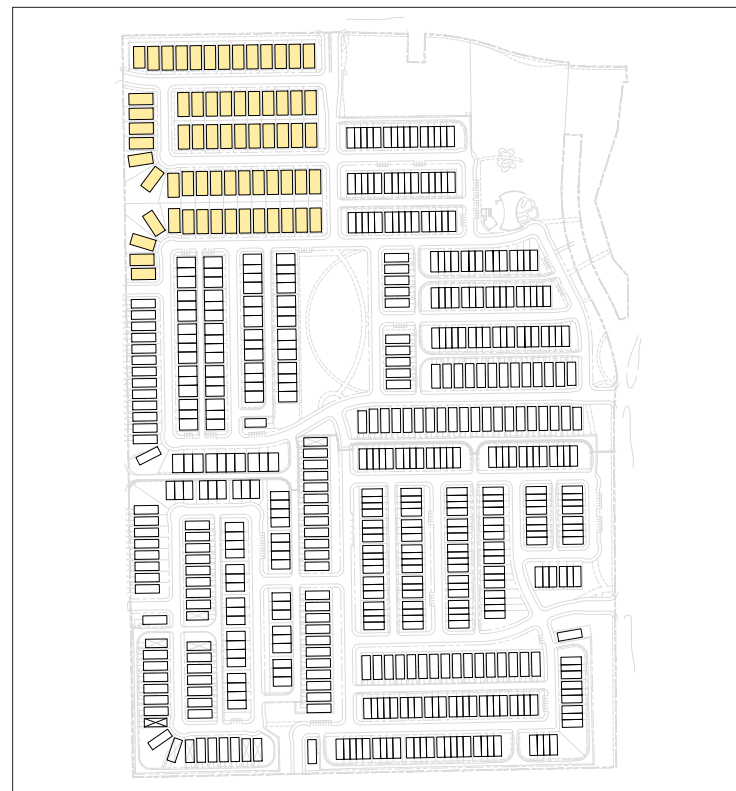
Side Yard

Main House Along Side Street/ Common Space	10' Setback	F
Garage Facing Side Street	18' Setback ¹	G
Along Interior Lot Line	5' Setback	H

Rear Yard	15' Setback ²	I
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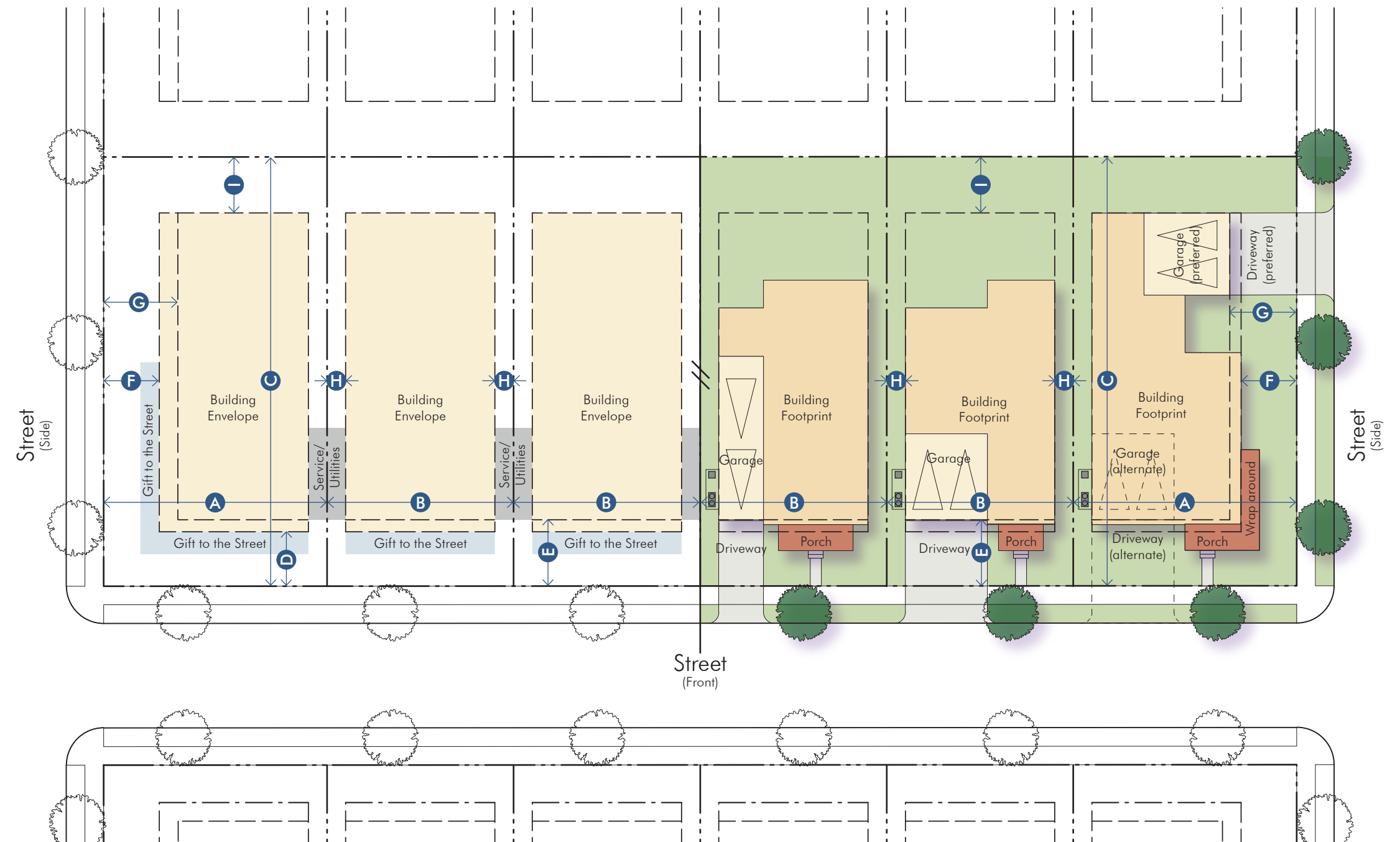
¹ The garage doors on all front entry garages should be set back at least three feet behind the front facade of the house, including porches or other architectural projections.

² Porches and architectural features may encroach into the rear yard setback.

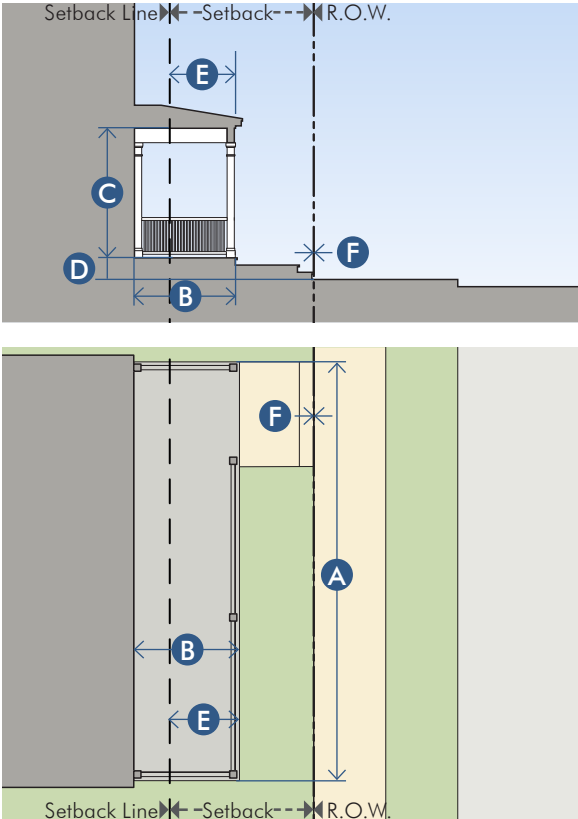


MANOR LOT

Front Loaded Single-Family Detached

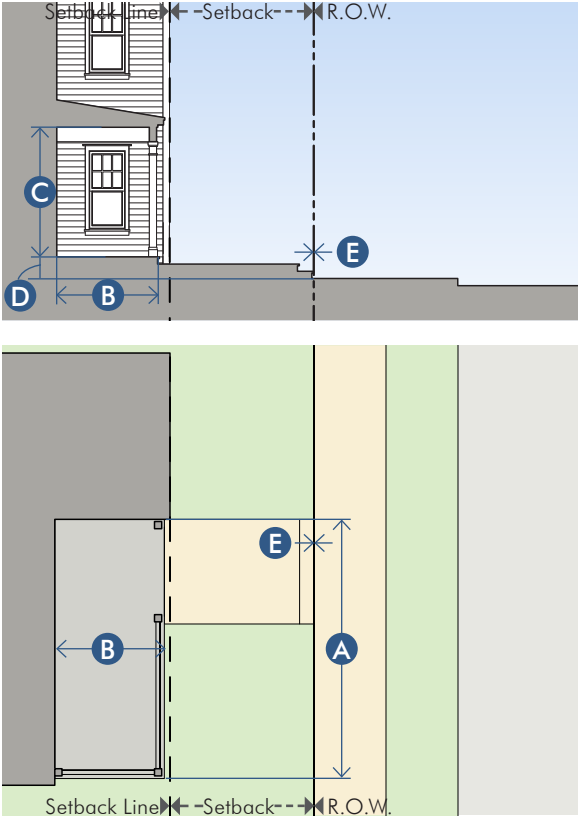


Note: Building Footprints are Illustrative



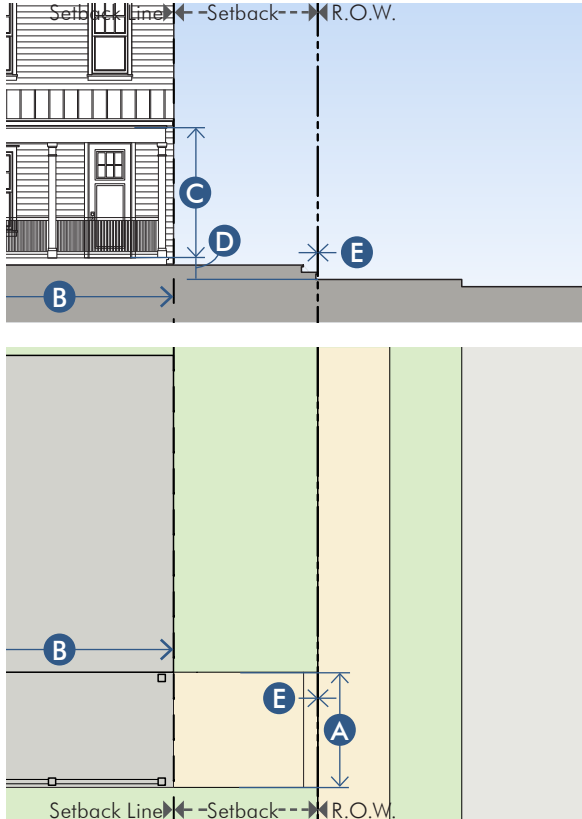
PROJECTING PORCH

Description	
The facade is setback from the R.O.W. with an attached porch that is open on three sides. A projecting porch may encroach in the Setback. All habitable space is located behind the Setback Line.	
Recommended Dimensions	
Width	12' min. A
Depth	
Along Front	7' min. B
Along Side (wrap-around)	5' min.
Height, clear	8' min. C
Finish level above sidewalk	18" min. D
Encroachments	
A projecting porch may encroach up to 5' into the setback.	E
Steps from the porch may encroach up to but not beyond the R.O.W.	F



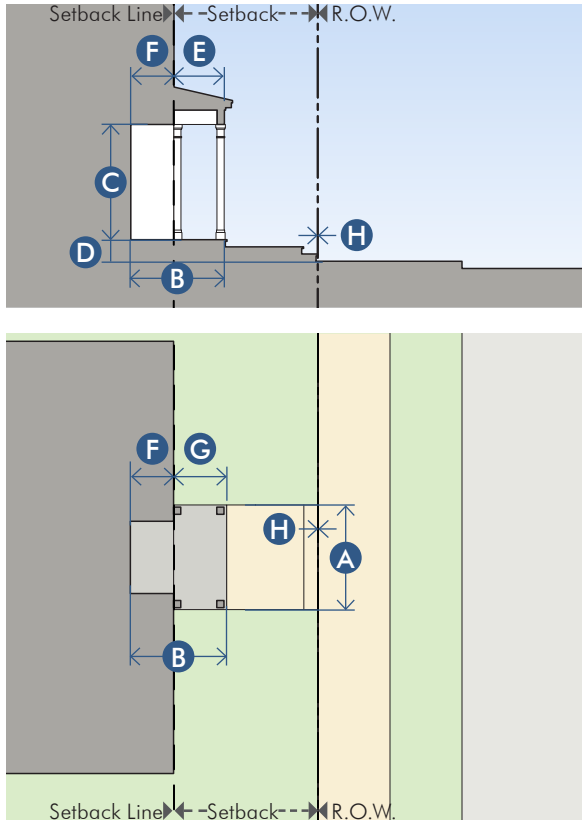
ENGAGED PORCH

Description	
The facade is setback from the R.O.W. with an attached porch that is open on two adjacent sides with the two remaining sides engaged to the building. All habitable space is located behind the Setback Line.	
Recommended Dimensions	
Width	12' min. A
Depth	7' min. B
Height, clear	8' min. C
Finish level above sidewalk	18" min. D
Encroachments	
Steps from the porch may encroach up to but not beyond the R.O.W.	E



SIDE PORCH

Description	
The facade is setback from the R.O.W. with an attached porch along one side of the building that is open on at least two adjacent sides. All habitable space is located behind the Setback Line.	
Recommended Dimensions	
Width	7' min. (A)
Depth	12' min. (B)
Height, clear	8' min. (C)
Finish level above sidewalk	18" min. (D)
Encroachments	
Steps may encroach up to but not beyond the R.O.W.	(E)



STOOP

Description	
The facade is setback from the R.O.W. with a recessed entry and/ or projecting stoop. A projecting stoop may encroach into the Setback. All habitable space is located behind the Setback Line.	
Recommended Dimensions	
Width	4' min.; 12' max. (A)
Landing depth	4' min. (B)
Height, clear	8' min. (C)
Finish level above sidewalk	18" min. (D)
Covered entry projection	5' max. (E)
Depth of recessed entries	6' max. (F)
Height	1 story max.
Encroachments	
Covered entries may encroach up to 5' into the setback.	(G)
Steps may encroach up to but not beyond the R.O.W.	(H)



GARAGE MASSING

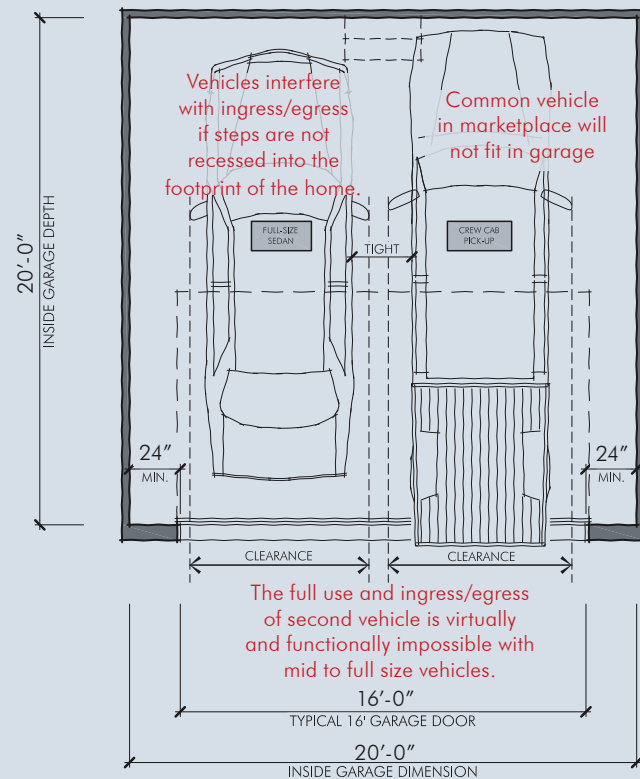
- ☐ The location, massing and scale of a garage should not compete with or overwhelm the primary body or architectural form of the house.
- ☐ Garage forms, design, materials and detailing should be similar in detail and quality to the main body of the house.
- ☐ A garage which is visible from the street or common open space should receive careful design attention and should complement the primary facade, yet be seen as a secondary element.
- ☐ Special attention should be given to the design of alley access garages so that any slope variance from the alley to the finished floor level of the garage is not excessive. Including, in some instances, drop garage floors with steps to the level of interior space.
- ☐ The garage doors on all front entry garages should be set back at least three feet behind the front facade of the house, including porches or other architectural projections.

GARAGE DOOR DESIGN

- ☐ Garage door designs should be selected to complement the architectural style and character of the home and use style appropriate decorative hardware.
- ☐ Appropriately styled and detailed "carriage style" doors are encouraged.
- ☐ Where possible, single width garage doors are encouraged.
- ☐ Garage door wall should be framed with 2x8's to provide the garage door with a recessed appearance.
- ☐ Doors with "snap in false decorative arches, etc." are not appropriate.
- ☐ Window muntins, if used, should be true or simulated divided lites appropriate to the architectural style.

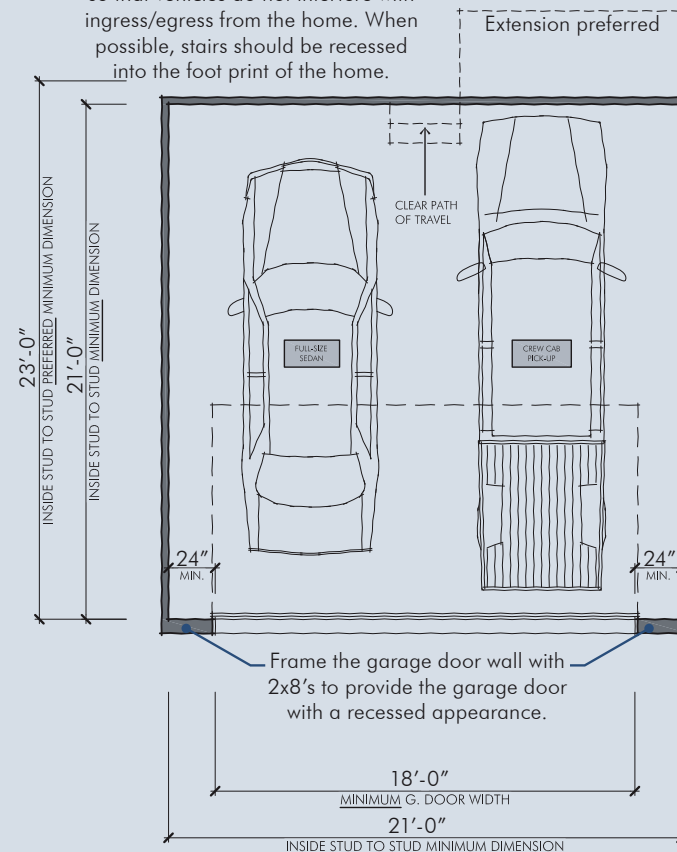
Common Undersized 20' x 20' Garage with Single 16' Wide Garage Door

This type and size of garage / garage door virtually becomes a shallow one-vehicle garage, or is only valid for two small sized/mini vehicles. This inadequate level of design creates issues for valid vehicle parking in the community and reduces values for all.



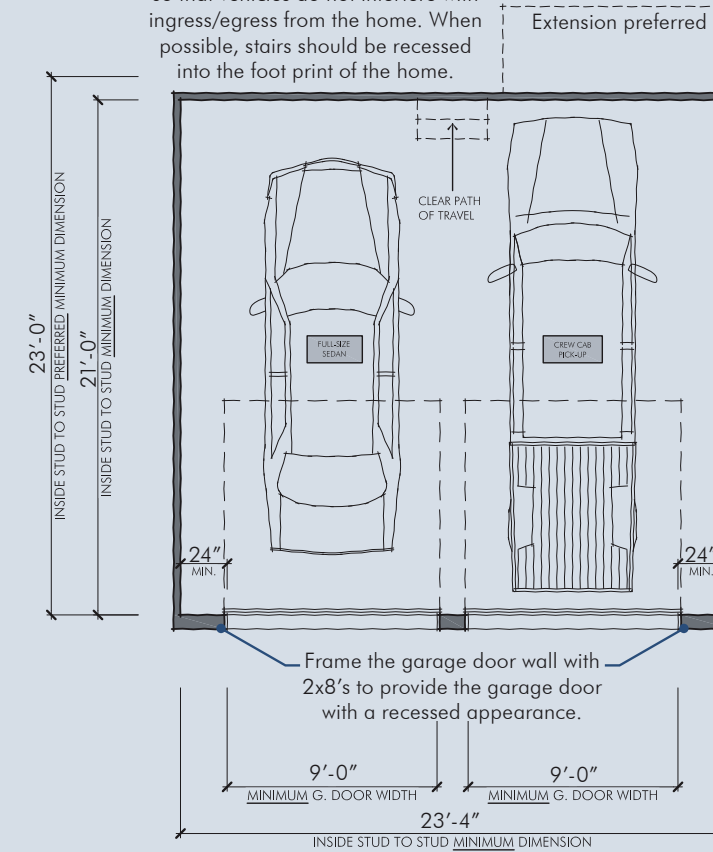
Recommended Minimum One Double Door

If required, stairs should be located so that vehicles do not interfere with ingress/egress from the home. When possible, stairs should be recessed into the foot print of the home.



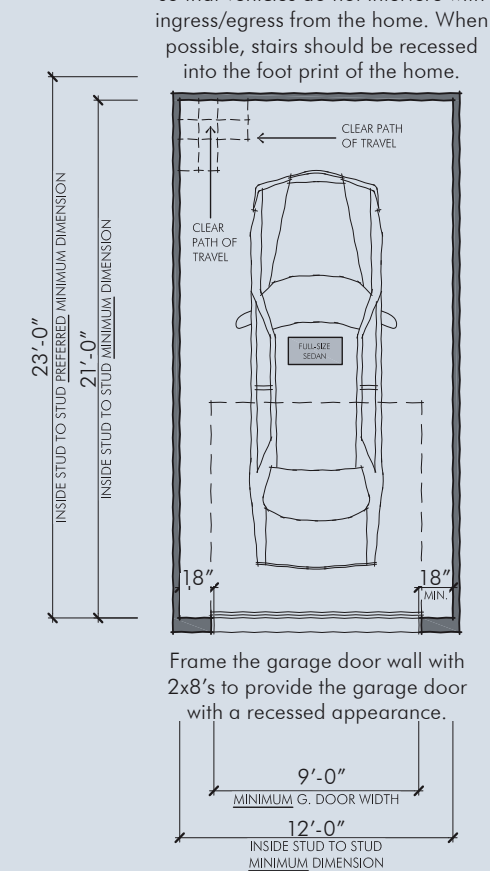
Recommended Minimum Two Single Doors

If required, stairs should be located so that vehicles do not interfere with ingress/egress from the home. When possible, stairs should be recessed into the foot print of the home.



Recommended Minimum Single Car Garage

If required, stairs should be located so that vehicles do not interfere with ingress/egress from the home. When possible, stairs should be recessed into the foot print of the home.



Narrow two car garage effectively becomes a single car garage.



Inability to park two cars in garage results in on-street parking being utilized by residents to store one of their vehicles.

RECOMMENDED MINIMUM DIMENSIONS

Interior Clear Space

Clear Width	21' min.
Clear Depth	21' min.

If required, stairs should be located so that vehicles do not interfere with ingress/egress from the home. When possible, stairs should be recessed into the foot print of the home.

Garage Doors

Height	7' min.; 8' recommended
Width	
Single Door	9' min.; 10' recommended
Double Door	18' min.

Where a 3-vehicle garage is necessary, separate single bay garage doors are preferred, but 1 double door and 1 single door is recommended. If front loaded, one door should be perpendicular from the others.

ARCHITECTURAL GUIDELINES

ARCHITECTURAL CHARACTER
MATERIALS & COLORS
ARCHITECTURAL DETAILS

ARCHITECTURAL CHARACTER



YES

A Craftsman cottage style home with simple yet appropriate details, entrance, and windows along with a usable porch.



YES

A simple, yet classic Colonial Revival home with correct proportions, properly detailed shutters and an ornamental entry.



YES

A classic two-story Texana Farmhouse, with raised foundation and well detailed engaged porch with metal roof, presents a timeless character.



YES

The variety of architectural styles creates a unique overall compelling streetscape character.



YES

This modern home draws inspiration from regional farmhouses. Its form complements the surrounding more traditional style homes.



YES

This modern bungalow is perfectly balanced and "feels right." The scale, materials, proportion and details work together and complement each other.



NO

The complex roof elements, the steep pitched roof at cornice returns, the over scaled bay roof, the ill-proportioned dormer and the front entry details are all inappropriate both individually and collectively.



NO

The garage door should never be the predominant element. The awkward feeling balcony with its hip/gable above and the house floor level flat on the ground are inappropriate.



NO

This example appears more like two homes joined at the hip by an over scaled entry element. Lacks a sense of order, is overly complex in form and is inappropriate.

VARIETY

- A variety of individual architectural designs with their respective appropriate details, materials and colors are encouraged to create a unique overall compelling streetscape character at the community scale.

SCALE, MASSING & FORM

- House designs should generally be composed of a primary massing with secondary massings or wings that maintain a similar character.
- The primary massing should generally be the central dominant mass of the structure with the highest roof line.
- Overly complex or contrived forms, offsets, projections and the resulting multiple roof lines/forms should not be used.
- The scale and proportion of the overall house, entries, and fenestration should be appropriate to the architectural style.
- The roof pitch, roof form and architectural embellishments such as cross-gables, dormers, belvederes, chimneys, cupolas and other similar elements should be appropriate to the architectural style of the house.

EXTERIOR MATERIALS & COLORS



GENERAL GUIDELINES

- Architectural details and exterior finish materials should be appropriate to the style.
- All elevations of the main body of the house should maintain a consistent palette of materials, finishes, and colors.
- Details and ornamentation should be appropriately scaled to create a human-scaled architectural character.
- With the exception of corner treatments and columns, changes in materials should occur at inside corners or at horizontal transition lines that relate to window sills or wall plates.
- When multiple materials are used, heavier materials should always be placed below the lighter.
- All trim boards such as corners, bases, drips, frieze, soffits, fascias, cornices and similar architectural trim elements should be sized and detailed appropriate to the architectural style.

BUILDING FACADES

- The use of high-quality exterior finish materials, such as brick or painted brick, stone, hard coat stucco, wood siding, wood shingles, man-made stone, and cementitious or composite siding and trim is encouraged. Other materials may be allowed by the ARC.
- Painted or factory finished metal should be used with great care, preferably only in dark colors with a matte finish. Large areas of exposed concrete are discouraged.
- All visible flashing should be copper, painted galvanized, or painted aluminum. Visible flashing should be kept to the minimum height required by good practice and counter flashed by the wall material where feasible.
- Brick should be standard size and have a limited range within any color blend. The use of “queen” and other non-modular brick sizes is strongly discouraged.
- Overly elaborate brick work and patterns should be avoided. Brick quoins, ornamental herringbone designs, clinker brick, and excessive brick offsets are examples of inappropriate brick work.
- Lap siding should have an exposure appropriate for the architectural style and character.
- Cementitious siding material is encouraged for long term maintenance benefits.
- Vinyl or aluminum siding, E.I.F.S. or “softcoat stucco” should not be used.
- Roll out patio covers should not be used on facades visible from streets or common open spaces.

ROOFS & EAVES

- Residential roofs should be clad as appropriate to the architectural style in composite shingles, standing seam metal, terne, slate, clay tiles, or dimensional asphalt shingles. Synthetic materials similar or superior in appearance and durability may be allowed by the ARC.
- Low-pitched porch and bay roofs are preferred to be standing seam, pre-finished metal or copper.

COLORS & TONES

- Building colors should be appropriate to the style.
- A complete product line exterior color palette must be prepared and submitted to the ARC for approval.
- Bright and primary colors are typically not approved by the ARC and should be avoided.
- Roofs should be dark earth tone in color, red or green.
- When appropriate to the design, the brick may be painted.
- MEP stacks, vents, and other wall/roof penetrations should have a matte baked on finish and the color should match the abutting wall/roof material.

INAPPROPRIATE ENTRIES & DOORS **NO**



Over scaled transom is too tall in proportion to the primary entrance door.



The board and batten front door is out of character with the Texana Farmhouse style elevation.

APPROPRIATE ENTRIES & DOORS



YES

ENTRIES & DOORS

Type, Style, & Size

- The primary entrance (front door) to a home should embody the character, scale, proportion and detail of the overall house and its appropriate architectural style.
- The entry should be easily identifiable from the street.
- When a porch is not provided, the entry should provide at least minimal protection from the elements.
- Over scaled, out of proportion, over bearing or deeply recessed ("dark") entries should not be used.
- Storm or security doors must be appropriate to the architectural style and approved by the ARC.
- Door types, styles, and sizes should be compatible with the building's overall design, style, and character.
- Taller doors (8'-0" in height) are generally encouraged. **A**

Materials

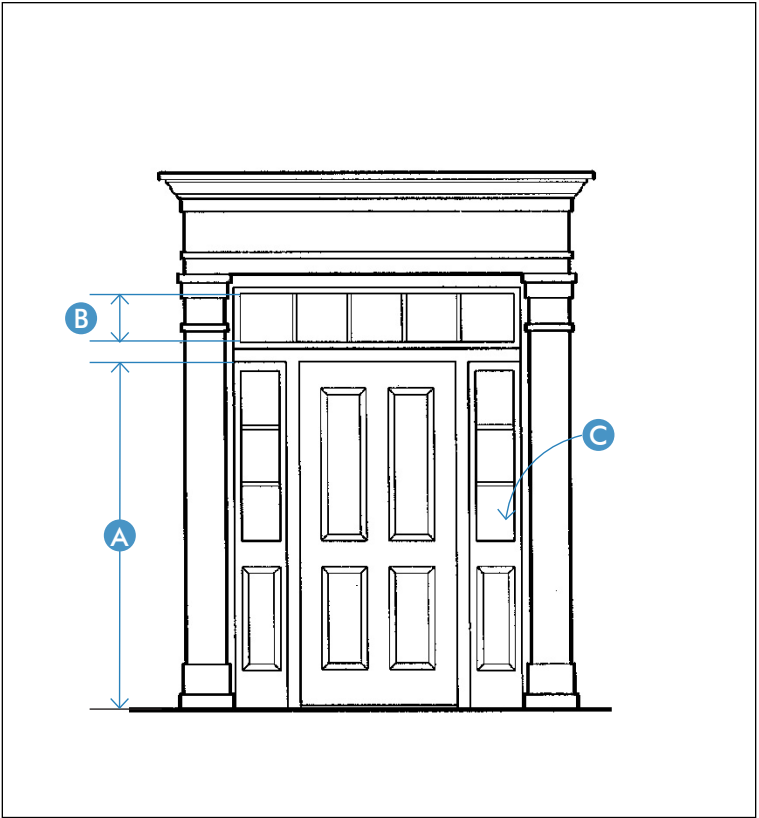
- Doors should be wood or have a wood-like appearance.
- Tinted or reflective glass should not be used.

Header, Jamb, & Sill

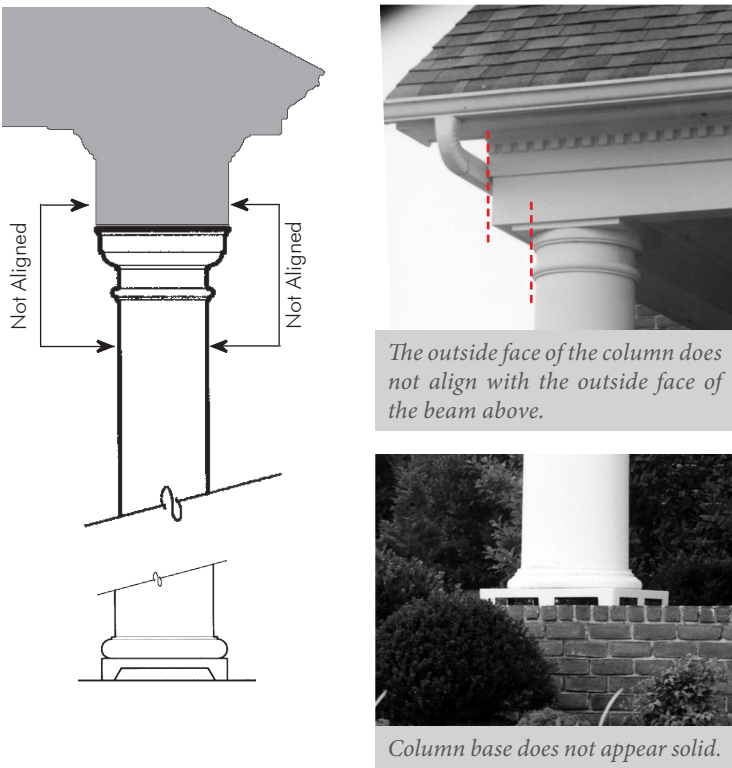
- Door casings, trim, and mouldings should be appropriately designed and selected to be compatible with the building's overall design, style, and character.
- Openings for doors in brick or stone clad walls should use a brick mould at the head and jamb.
- Door surround trim on siding clad walls should project a minimum of 1/4" from the face of the adjacent siding.

Transoms & Sidelights

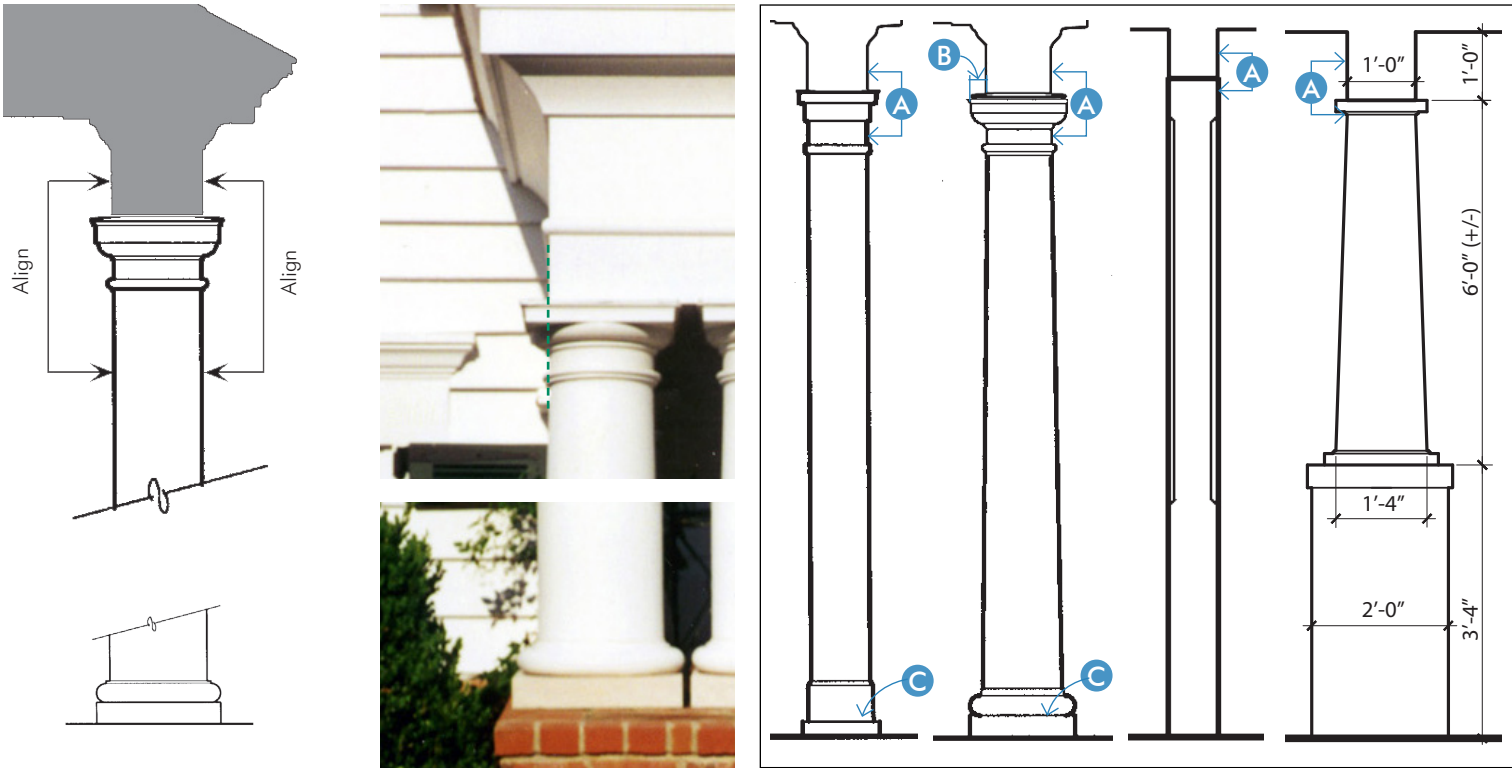
- If doors shorter than 8'-0" are used, a transom should be used.
- Transoms should have a 12" min. glass height. **B**
- Transoms, sidelights, and doors should read as a unit with continuous casing trim.
- Mullions between doors, transoms, and sidelights should use trim painted to match the brick mould or trim surround.
- Masonry should not be used on mullion between doors, transoms, and sidelights.
- Over scaled or separate unit transoms should not be used.
- Sidelights should have a design similar to the entrance door. **C**



INAPPROPRIATE COLUMNS NO



APPROPRIATE COLUMNS YES



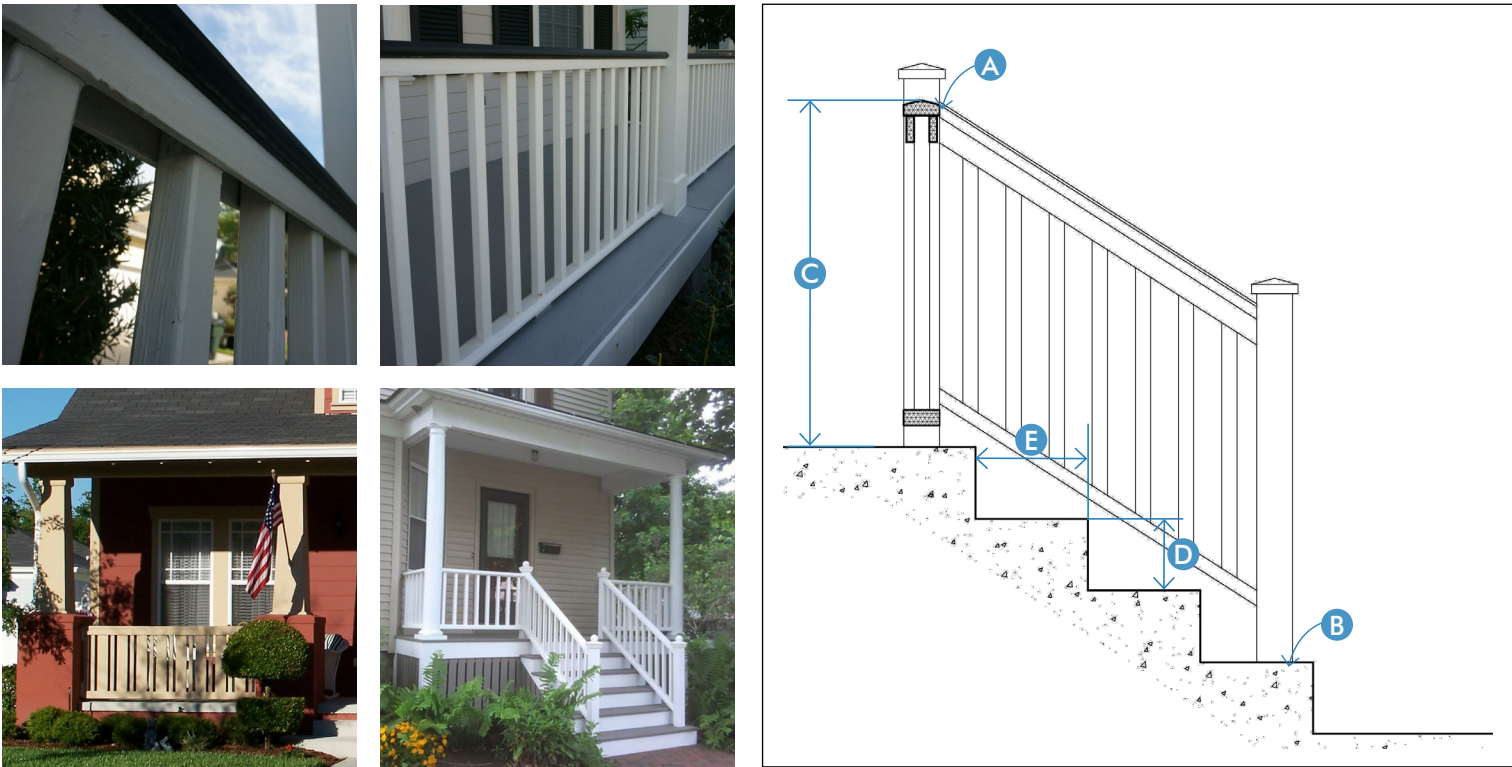
COLUMNS

- Whether job-built or manufactured, columns should adhere to 'classic' time-tested scale and proportions appropriate for the style of the building.
- Columns should be of wood, masonry, or a composite material and properly flashed.
- The face of the column shaft should align with the face of the frieze board or beam above. **A**
- The column cap should project beyond the face of the frieze board or beam. **B**
- The column base is typically larger than the cap and should be, or 'appear' as, solid stone, brick, or wood. **C**
- Visible aluminum vent blocks are inappropriate and should not be used.
- The foundation or porch edge should be extended beyond the edge of the frieze or beam above to allow proper column alignment.

INAPPROPRIATE RAILINGS NO



APPROPRIATE RAILINGS YES



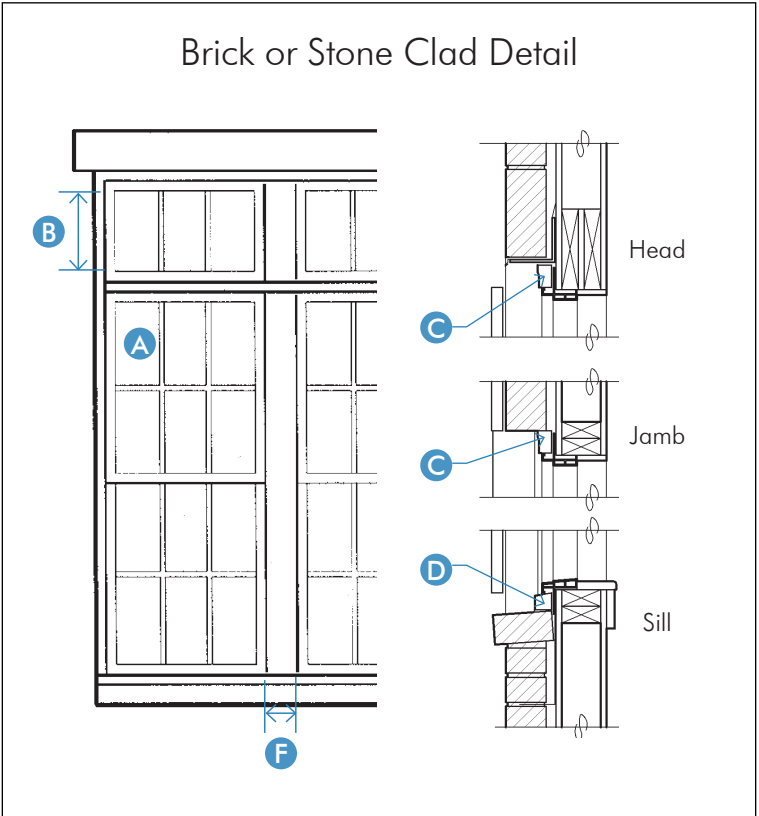
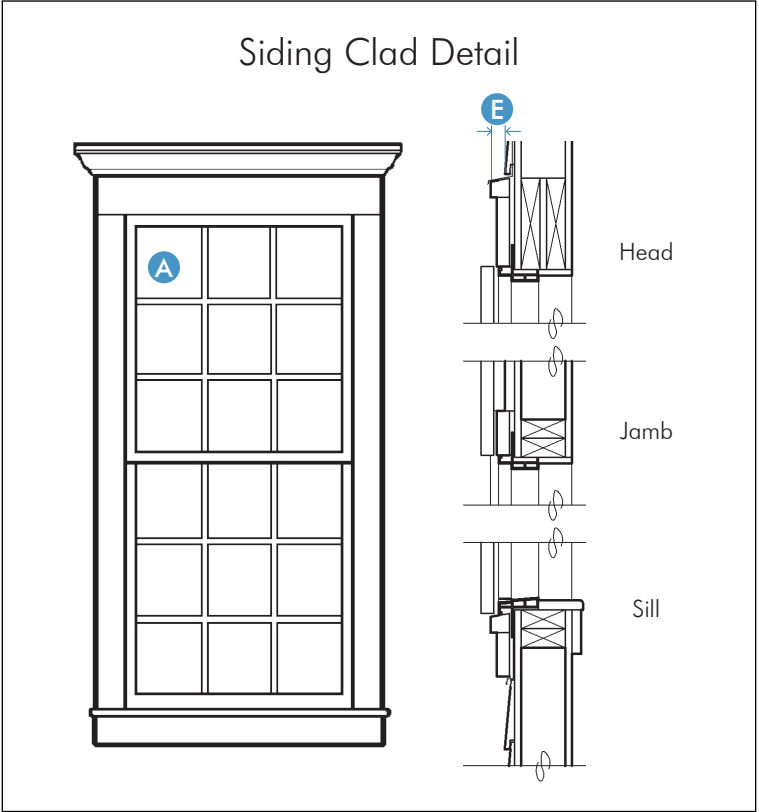
EXTERIOR RAILINGS & STAIRS

- Railings and railing materials should be appropriate to the style of the house and porch.
- All stair railings should be terminated on a vertical post or column. **A**
- Newel posts should sit on the bottom stair tread. **B**
- Railings should return to the adjacent column or wall.
- Porch railings, stair railings, and rail returns should all use matching colors and materials.
- Railings should be between 34" and 38" above the stair nosing or porch floor surface. **C**
- Riser dimensions should be 4" min. and 7" max. **D**
- Tread dimensions should be 11" min. and 17" max. **E**
- Steps should be at least 4' in width. If the space between porch columns is less than 6', the porch steps should be the full width of the bay.

INAPPROPRIATE WINDOWS NO



APPROPRIATE WINDOWS YES



WINDOWS

Type, Style, & Size

- Window types, styles, and sizes should be appropriately designed and selected to be compatible with the building's overall design, style, and character.
- Window types, styles, and sizes should generally be consistent along street and common space frontages.
- Windows that operate as sliders should not be used along street or common space frontages.
- Tab mounted windows flush or nearly flush to the exterior face of the wall should not be used.
- Window proportions should be appropriate to the architectural style.
- Window muntins, if used, should be true or simulated divided lites appropriate to the architectural style.
- Window panes should be square or vertically proportioned, unless otherwise appropriate to the style. **A**
- The minimum glass height of a transom should be 12". If above a divided lite window, the transom height should be similar to the height of a lite below. **B**
- Head heights should be in proper proportion to the scale and mass of the house.
- First floor windows should have an 8'-0" (min.) head height and should align with the front door head height or front door transom head height if a door less than 8'-0" is used.

Materials

- Tinted or reflective glass should not be used.

Header, Jamb, & Sill

- Window casings, trim, and mouldings should be appropriately designed and selected to be compatible with the building's overall design, style, and character.
- Openings for windows in brick or stone clad walls should use a brick mould at the head and jamb, but not the sill. **C**
- Openings for windows in brick or stone clad walls should use a projecting sill nose placed between the brick mould jambs and the sill. **D**
- Window surround trim on siding clad walls should project a minimum of 1/4" from the face of the adjacent siding. **E**

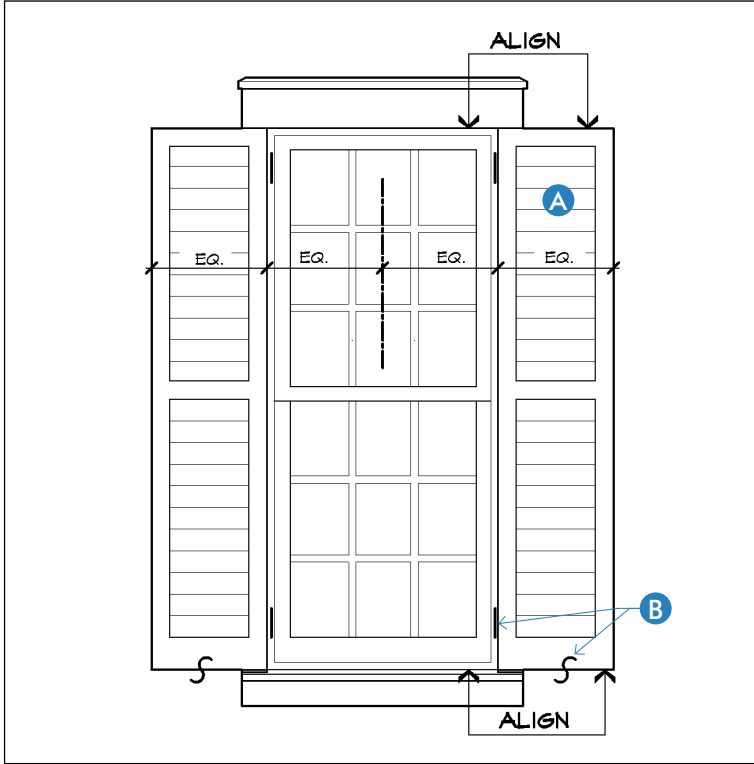
Ganged Windows

- Multiple windows should have a minimum of 4" mullion between the windows. The casing should extend the full width. **F**

 INAPPROPRIATE SHUTTERS **NO**



 APPROPRIATE SHUTTERS **YES**



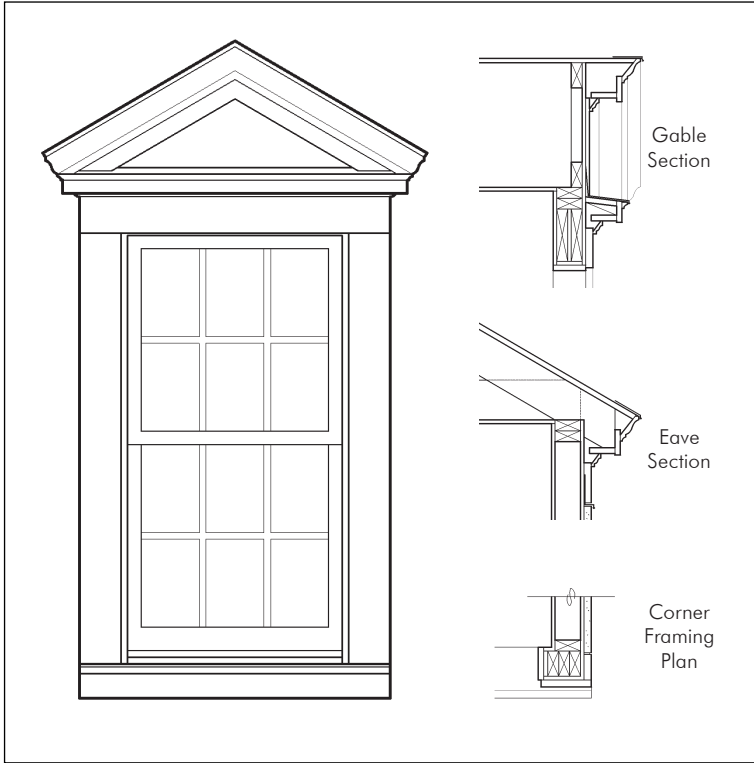
SHUTTERS

- When shutters are used they should be appropriate to the architectural design and style of the building.
- Shutters should be sized to match the actual window sizes. "False" decorative shutters mounted directly to the wall and shutters that do not approximate the height and half the width of the window opening should not be used. **A**
- Shutters are recommended to be mounted on hinges and with hold backs (shutter dogs) located at bottom rail. **B**
- Shutters for double or grouped windows should not be used unless they are sized to match the total width of the opening.

 INAPPROPRIATE DORMERS **NO**



 APPROPRIATE DORMERS **YES**



DORMERS

- Dormers should generally be composed as a secondary architectural element used in a functional or nonfunctional fashion to complement the primary form of the main structure.
- The mass and composition should be composed in an understandable and straightforward manner and should maintain the character of the design.
- Typically, dormer roofs should be hipped, gabled, shed or arched depending on the characteristics of the main structure.
- In general, dormers should be vertically scaled and proportioned and should tightly frame the window.
- Dormer window size and type should be appropriate to the architectural style.
- Dormer overhangs and rakes should be tight to the main body of the dormer.

INAPPROPRIATE BALCONIES NO



Balcony has no base making it unusable and inappropriate.



Balcony railings in front of windows are inappropriate.

APPROPRIATE BALCONIES YES



BALCONIES

- Balconies, when used should be appropriate to the overall design and style of the building.
- Covered balconies should have a clear height of 7' min.
- Balcony depth should be a minimum of 12" from the facade.
- Balconies should be accessible and should not be located in front of windows where they cannot be accessed.
- Balcony depths should generally be consistent across a building facade.
- Balconies should have visible brackets or supports consistent with the architectural design and style of the building.
- Balcony railings should be appropriate to the overall design and style of the building.

INAPPROPRIATE CORNICES NO

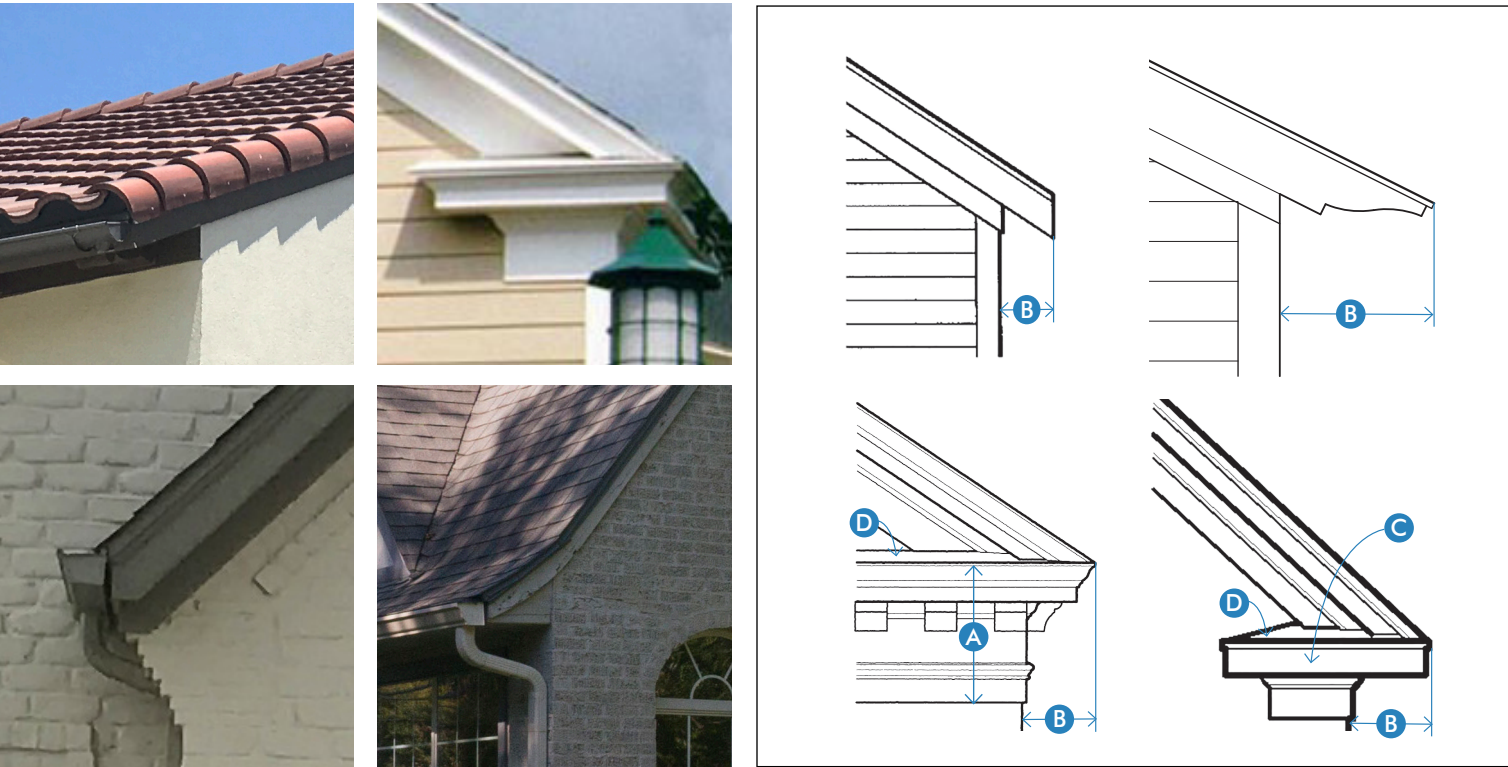


Roof pitch of cornice returns is too steep.



Deep overhangs should not terminate with an oversized "box" cornice detail or large cornice return.

APPROPRIATE CORNICES YES



CORNICES, RAKES, & EAVES

- Cornices, rakes, and eaves should be appropriate to the architectural design and style of the building.
- A cornice should be proportioned to define the top of the building wall, but not overpower the facade elements beneath. **A**
- Cornices and eaves should project out horizontally from the vertical wall plane to create depth and shadow on the facade. **B**
- Where appropriate to the style, gable ends should have cornice returns. **C**
- Roofing or flashing material above cornices or cornice returns should not be visible at ground level. **D**
- Traditionally scaled and detailed cornices should follow time-tested scale and proportions. (NOTE: On many historically based traditional designs, the rake detail should incorporate a crown or bed mould trim at the roof edge in lieu of typical 1x2 board.)

INAPPROPRIATE CHIMNEYS NO



Chimney depth does not reflect traditional masonry construction.

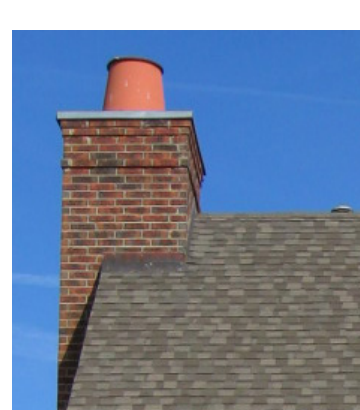


Siding should not be used as a finish material for a chimney.



Exposed pre-finished chimney terminations are inappropriate.

APPROPRIATE CHIMNEYS YES



Appropriate for Modern Style only.



CHIMNEYS

- Chimneys and fireplace flue enclosures, if expressed on exterior with a foundation, should be constructed to “appear” as “real” masonry chimneys. The width and depth should be defined and the height should meet or exceed the minimum per code if it were a masonry fireplace/chimney.
- Prefabricated spark arrestors should be screened with an approved appropriate decorative chimney cap.
- A direct vent exhaust should not be placed along the primary facade.
- Metal chimney pots should be used to cover the typical pre-fabricated flue terminations.
- Appropriate chimney finishes are: brick, stone, hard coat stucco, metal panel, cementitious panel, or, if extending solely from a roof, stucco board with maximum 1x2 corner trim and appropriately detailed termination.
- Siding should not be used as an exterior finish on a chimney.
- If stucco board is used, the stucco board and corner boards should be painted the same color.
- Direct vent exhausts should be painted to “blend in” and reduce their visibility on the exterior facades.

EXTERIOR LIGHTING

Character & Placement

- Any exposed fixture should be appropriate in style, material and scale for the home.
- Front or side entrance light fixtures may be ceiling-mounted, ceiling-recessed, or wall-mounted fixtures.
- Fixtures located to the side of front loaded garages and garage doors should be a wall-mounted down-light type.
- Soffit/cornice down lighting should not be used.
- Floodlights should not be used on any elevation facing the street or common space.
- Wall-mounted fixture light sources should generally be below 8'-0".
- If a ceiling fixture is not provided on a porch, the porch should be pre-wired for a ceiling fan.

Illumination & Light Levels

- Light fixtures should be designed to direct light onto the area intended to be illuminated.
- Glare shields and cutoff devices should be used to minimize throw onto adjacent properties or any public way.
- Light sources should be shielded or arranged to minimize unnecessary glare for pedestrians and cars.
- Exterior lights should be on automatic photocells or timers.
- Fixtures with visible lamps should be a maximum of 75 watt, warm white (or similar) resulting in a “warm inviting” appearance.
- Cool white and daylight color bulbs should not be used.

INAPPROPRIATE LIGHTING NO



The fixture obscures architectural detail and is mounted too high.



The fixture is oversized.



The light fixture is too small and is mounted too high.



The contemporary fixture is not in character with the rest of the home.

APPROPRIATE LIGHTING YES



ARCHITECTURAL STYLES

TEXANA FARMHOUSE

AMERICAN COLONIAL

SPANISH REVIVAL

HILL COUNTRY

CRAFTSMAN

EUROPEAN ROMANTIC

MODERN

INTRODUCTION

INTENT OF STYLE GUIDELINES

These Design Guidelines are intended to create a complete integrated community of streetscapes and buildings that are based upon time-tested, regional design principles. While each building should stand on its own design merit, it is intended that each individual building should also contribute to the desired overall community character. These Design Guidelines are not intended to reproduce historical buildings, but rather result in streetscapes featuring a variety of distinct but harmonious architectural styles using timeless design principles, modern materials and current building practices.

These guidelines and the information contained herein are intended as a general and sometimes specific guide to owners, architects, and builders as to the general style, character, and level of quality required for homes and improvements within the neighborhood of Riverset. The precedent photos included in these guidelines are intended to exemplify the typical characteristics and detailing of the architectural styles that are to be adapted to the building types, lot sizes, and price points of homes in Riverset.

The guidelines are not intended to be subjective value judgments of the images and elements indicated, but instead are provided to illustrate the intended design character of the neighborhood. While the images and elements contained herein are not fully comprehensive in scope, they will be used by the Architectural Review Committee (ARC) as a standard for reviewing new homes or improvements. The ARC will have the exclusive authority to define any term or interpret the applicability of any item or component in part or whole contained in these Design Guidelines.



TEXANA FARMHOUSE

The Texana Farmhouse style is derived from eastern Texas and Louisiana vernacular house designs and is similar to the very simple Folk Victorian style of rural America.

Facade Composition

Symmetrical and balanced asymmetrical compositions with simple lines and little ornamentation.

Materials and color

Exterior cladding is typically smooth finished wood or cementitious 6" exposure lap siding or board and batten siding.

Brick or stone is occasionally used as exterior cladding, but is more commonly found as part of a water table detail.

Colors are typically light colors with white trim, whites with white trim and dark accents, or varied earth tones, brick, or stone with light trim.

Roof colors are typically red, brown, green, gray, or charcoal.

Porches

Porches are a prominent feature of this style and are typically a simple 1-story porch with small square, chamfered, or turned columns.

Roofs

Roofs are moderately to steeply-pitched ($\geq 8:12$)

Roof forms are typically gabled, with the main roof form typically being side gabled.

Cornices, Eaves, & Rakes

Simple eaves with eave returns on the gable end.

Brackets and rafter tails are occasionally found as ornamentation on this style.

Doors & Windows

Windows are vertically proportioned equal sash single- or double-hung windows with 2 over 2, 1 over 1, 4 over 4, or 6 over 6 pane configurations.

Doors are typically either solid with 3 or 4 raised panels; or 1/2 to 3/4 glass with panes of similar size and proportion to the windows.

Shutters

Not typical, but if used are raised panel, louvered, or board and batten

Dormers

Shed or gable



A Prominent front porch; B Bracket detail on rake; C Exposed rafter tails; D Eave returns; E Gable pediment detail; F Shed dormer; G Stone accent on chimney; H Gable vents or windows

AMERICAN COLONIAL

The American Colonial Style is the American adaptation of the Georgian style brought over to the colonies by masons and carpenters in the 1700's. The American Colonial style simplified the ornate classical details and introduced the use of clapboard siding in the addition to the more traditional brick cladding.

Facade Composition

Simple rectangular forms with a regular, repetitious composition of windows and doors, often symmetrical.

Ornamentation is typically limited to the entry, stoop, or porch details.

Materials and Color

Exterior cladding is typically smooth finished wood or cementitious 6" exposure lap siding or brick.

Colors are typically whites with white accents, light colors with white trim, or dark red brick with white trim, dark contrasting shutters.

Roof colors are typically green, gray, charcoal, or black.

Porches and Stoops

Covered entry stoop or a simple 1-story porch with small square, chamfered, or turned columns.

Roofs

Roofs are moderately pitched (6:12 to 8:12)

The main roof form is typically side-gabled, but occasionally hipped or with a cross gable

Cornices, Eaves, & Rakes

Shallow eaves with a simplified classical cornice

Doors and Windows

Windows are vertically proportioned equal sash single- or double-hung windows with 6 over 6 or 9 over 9 pane configurations.

Doors are typically either solid with 4 or 6 raised panels; or 1/2 to 3/4 glass with panes of similar size and proportion to the windows.

Elaborate door surrounds and door assemblies with transoms and sidelights are common in this style.

Gable attic windows on front facing gables are common in this style.

Shutters

Shutters are very common, except on accent windows and are typically raised panel or louvered

Dormers

Typically gabled, occasionally hipped



A Regular, repetitious composition of windows; **B** Side gable roof; **C** Ornamentation at entry stoop or porch; **D** Shallow eaves and rake with a simplified classical cornice; **E** Louvered or raised panel shutters; **F** Gabled Dormer

The Spanish Revival Style evolved out of the traditional architecture of the areas of the United States originally settled by the Spanish.

Facade Composition

Simple, typically asymmetrical forms with openings that appear to be pierced in thick masonry or monolithic exterior walls.

Typical ornamentation includes formed stucco work, stone or tile wall accents or door and window surrounds, and barrel tile gable vents.

Materials and color

Exterior cladding is typically stucco, painted brick, or light colored clay brick.

Typical colors are white, off-white, light yellow, and pale earth tones.

Regionally, this style is commonly expressed in primarily brick in yellow clay colors with or without stucco elements.

Roofs are typically clay barrel or flat tiles, or red or terra cotta colored shingles.

Porches and Stoops

Stoops and porches are often recessed in to the body of the house with thick arches and piers.

Second floor cantilevered balconies and Juliette balconettes are also common in this style.

Roofs

Roofs are shallow pitched (4:12 to 6:12).

Gabled and hip roof forms are appropriate to this style and are often used in combination with each other.

Cornices, Eaves, & Rakes

Eaves are either shallow with stucco forms that project to meet the overhang, or use exposed rafter tails.

Rakes are typically tight to the face and expressed with roof tiles.

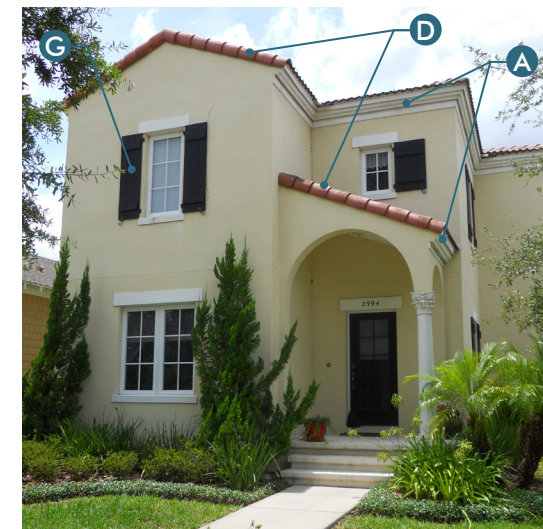
Doors & Windows

Windows are typically vertically proportioned casement windows with small vertically proportioned panes. If single- or double-hung windows are used instead of casements, they should be vertically proportioned equal sash windows with 4 over 4 or 6 over 6 pane configurations.

Doors are typically either solid board and batten, plank, or 2 panel; or 1/2 to full glass with panes of similar size and proportion to the windows. Arched top doors are common in this style.

Shutters

Not typical, but if used are board and batten or paneled.



A Shallow eave with stucco profile; B Exposed rafter tails; C Eave brackets; D Rake tile detail; E Barrel tile roof; F Barrel tile gable detail; G Board and batten shutters

The Hill Country Style is a regional adaptation of architecture brought to the Central Hills of Texas by European immigrants. The simple and authentic style is rooted in the immigrants' masonry and carpentry backgrounds and the local available stone and heavy timber cedar building materials.

Facade Composition

Simple forms with symmetrical and balanced asymmetrical compositions. There is often a dominant central massing with added secondary dependencies.

Materials & Color

Typical exterior cladding includes stone, brick, and stucco.

Rough hewn or weathered wood or monolithic stone is often used as door and window lintels and for porch columns.

Colors typically reflect the traditional natural materials with light colored stone and dark wood accents, or light colored earth tones with dark trim.

Roofs are typically metal or weathered wood, brown, or gray shingles.

Porches & Stoops

Full or partial porch with a low pitch metal roof and simple wood posts, often rough hewn.

Roofs

Roofs pitches vary greatly in this style with some homes having steeper pitches reflecting the more traditional European influence and some with more modern shallow pitches.

The main roof is typically hipped or gabled, with a prominent cross gable.

Cornices, Eaves, & Rakes

Deep eaves and rakes with exposed, often elaborate roof beams, rafter ends, and brackets.

Doors & Windows

Windows are often oversized on the first floor and sometimes replaced with french doors when opening onto a porch.

Windows have either a more traditional configuration of vertically proportioned panes in a casement or single- or double-hung window; or a more modern configuration of horizontally proportioned panes in an fixed or casement window.

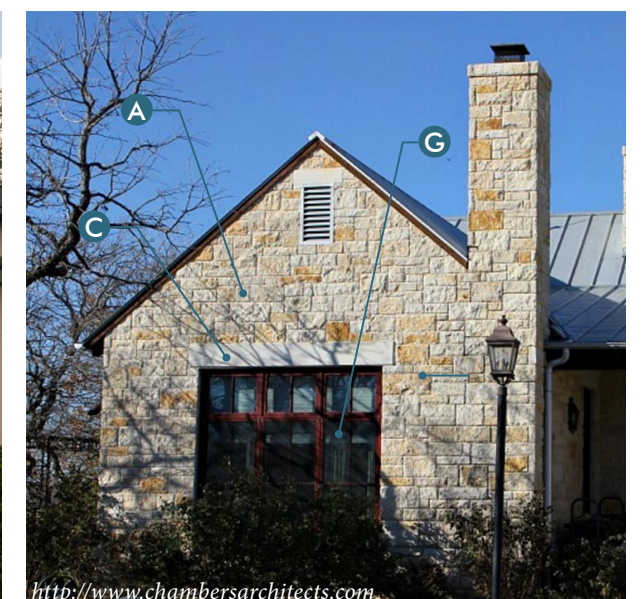
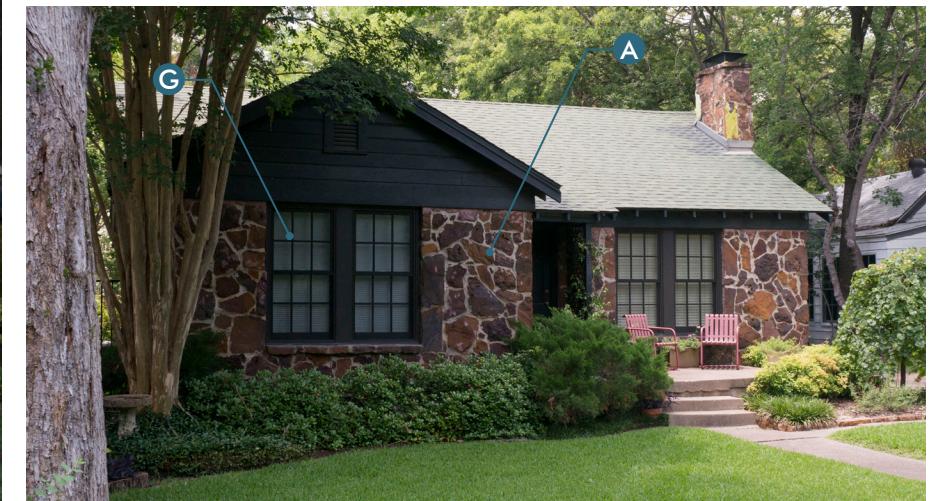
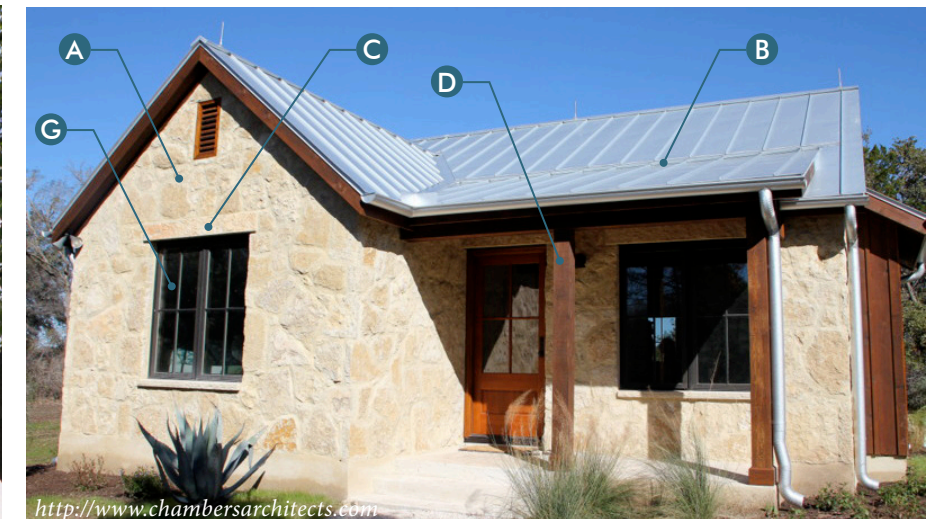
Doors are typically 1/2 to full glass with panes of similar size and proportion to the windows.

Shutters

Not typical, but if used are board and batten

Dormers

Shed or gabled



A Local stone cladding; B Standing seam metal roof; C Heavy timber or monolithic stone lintels; D Simple square porch posts; E Post brackets; F Modern horizontal window panes; G Traditional vertical window panes

The Craftsman Style is rooted in the Arts and Crafts movement that influenced much of the architecture popular in the early part of the 20th century. The Craftsman style emphasizes an expression of the house's structure in its form and detail. Craftsman homes have been easily adapted to various regions of the country both as modest cottages and as larger homes.

Facade Composition

Symmetrical and balanced asymmetrical compositions.

Materials & Color

Craftsman style houses are clad in a variety of materials based on regional construction practices.

Typical regional cladding includes smooth or rough finished wood or cementitious 6" exposure lap siding or shingles, stucco, stone or brick.

Brick or stone is often used as a base for porch columns and as watertable detail.

Colors are typically light colors with white trim, light earth tones with light trim, or dark earth tones with dark trim.

Roof colors are typically red, green, brown, or gray.

Porches & Stoops

Generous full or partial porches with tapered or straight square columns on stone, stucco, or brick base are a prominent feature of this style.

Roofs

Roofs are shallow to moderately pitched (6:12 to 8:12) with deep overhangs

Roof forms are typically front or side gabled roof. Hipped roof forms are found in the style, but are less common.

Cornices, Eaves, & Rakes

Deep eaves and rakes with exposed, often elaborate roof beams, rafter ends, and brackets.

Doors & Windows

Windows are often ganged horizontally and oversized on the first floor.

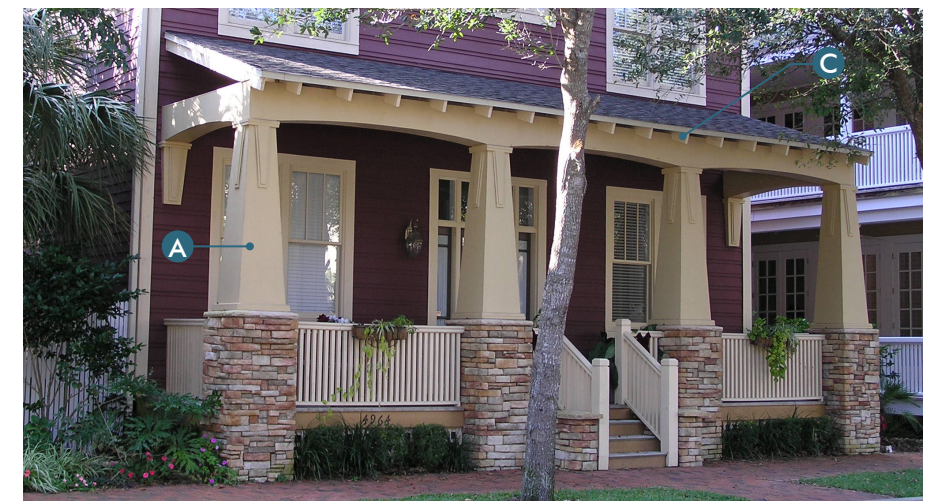
Windows are vertically proportioned equal sash single- or double-hung windows with multiple panes on the upper sash over a single pane lower sash. Small square accent windows are sometimes found in gables.

Gable attic windows are common in this style.

Doors are typically 1/3 to 2/3 glass with panes of similar size and proportion to the windows.

Dormers

Typically shed, occasionally gabled or eyebrow.



A Tapered square columns with a brick or stone base; **B** Ganged windows; **C** Deep eaves with exposed rafters or rafter tails; **D** Deep rake with decorative brackets; **E** Shed Dormer

The European Romantic style is an amalgamation of Tudor, French Country, and other picturesque European styles. The style developed as a derivative of Medieval Revival architecture and as the style evolved, it began to emulate the English Renaissance styles of the 16th and 17th centuries. The style was popularized in U.S. in the 20th Century by returning troops who served in Europe.

Facade Composition

Facades are typically asymmetrical and commonly L-shaped with a front facing gable. There is often a dominant central massing with added secondary dependencies.

Materials and color

Exterior cladding is typically brick, stone, or light colored stucco, sometimes used in combination. Decorative half-timbering is occasionally used as a gable detail. Heavy trim and wood or stone lintels are common in this style. Horizontal wood or cementitious lap siding is less common in this style.

Colors are typically brick in dark clay colors, white painted brick, or varied earth tones with varied dark trim. Roof colors are typically green, brown, or gray.

Stoops

Entries are typically recessed with a small stoop. Full or partial width porches are less common in this style.

Roofs

Roofs are steeply pitched ($\geq 12:12$). The roof form typically consists of side gable main roof form with cross gables & dormers. Gable variations common to this style include nested, asymmetrical eaves (cat slide), sweeping eaves, and clipped.

Cornices, Eaves, & Rakes

Eaves and rakes are typically tight to the facade with shallow overhangs and with decorative brick corbels in the gable.

Doors & Windows

Elevations are typically composed with multiple window sizes, ganged windows, oversized first floor windows, and small accent windows.

Windows are typically vertically proportioned casement windows with small vertically proportioned panes. If single- or double-hung windows are used instead of casements, they should be vertically proportioned equal sash windows with 4 over 4 or 6 over 6 pane configurations.

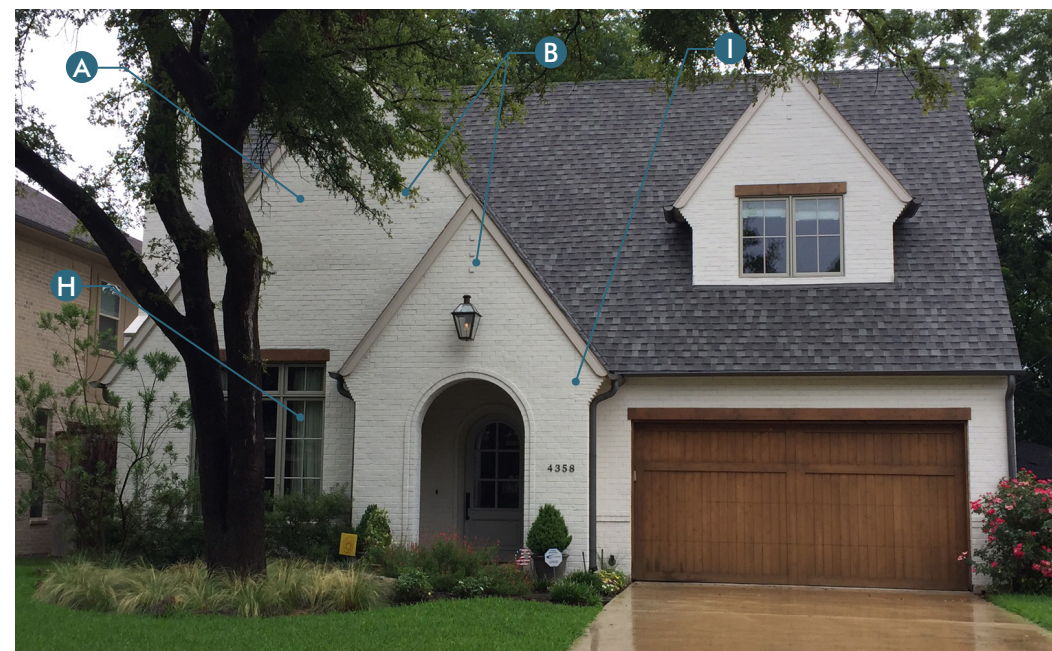
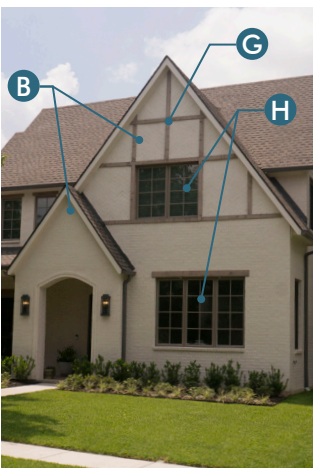
Doors are typically either solid or primarily solid board and batten, plank, or panel; often with a small glass pane or speakeasy. 1/2 to 2/3 glass doors are less common, but when used should have panes of similar size and proportion to the windows. Arched top doors are common in this style.

Shutters

Typically board and batten, occasionally raised panel.

Dormers

Typically shed or hipped, occasionally gabled or eyebrow.



A Prominent front facing cross gable; B Nested gables; C Asymmetrical eaves; D Clipped gable; E Sweeping eave; F Shed dormer; G Decorative half-timbering; H Ganged windows; I Brick corbels

Borrowing from design themes of modernist architecture of the early to mid 1900s, this style has evolved to adapt to local climates, traditions, and materials by re-interpreting traditional elements, such as balconies, deep overhangs, and cantilevered roof planes. These homes will be influenced by local architectural traditions, but offer some design variations.

Facade Composition

Balanced asymmetrical compositions of juxtaposed simple massings.

Materials and Color

Exterior cladding is typically brick, wood or cementitious siding (horizontal and vertical applications), metal and cementitious panels, board and batten.

Materials and colors are often used in combination and often used to distinguish the different massing elements. Bright colors and high contrasting hues by material are common in this style.

Porches and Stoops

Simple porch and stoop detailing with structural members and connection details that are often exposed.

Roofs

Roofs are typically shallow pitched ($\leq 6:12$)

Typical roof forms include gabled, shed, curved, and parapeted.

Cornices, Eaves, & Rakes

Deep eaves and rakes with simple detailing.

Doors & Windows

Windows are often ganged horizontally and oversized on the first floor.

Windows are typically fixed single panes or casement windows. If single- or double-hung windows are used to meet egress requirements, they should be used on side elevations where possible.

Doors are typically either full glass or with horizontally proportioned glass or solid panels.

Shutters

Traditional shutters are not typical in this style, occasionally being replaced with wood or metal window screens or grills.

Dormers

Shed or gable



A Combination of multiple cladding materials or material applications; B Simple exposed structural members; C Shallow pitched shed roof; D Single pane fixed window; E Modern interpretation of traditional form

LANDSCAPE GUIDELINES

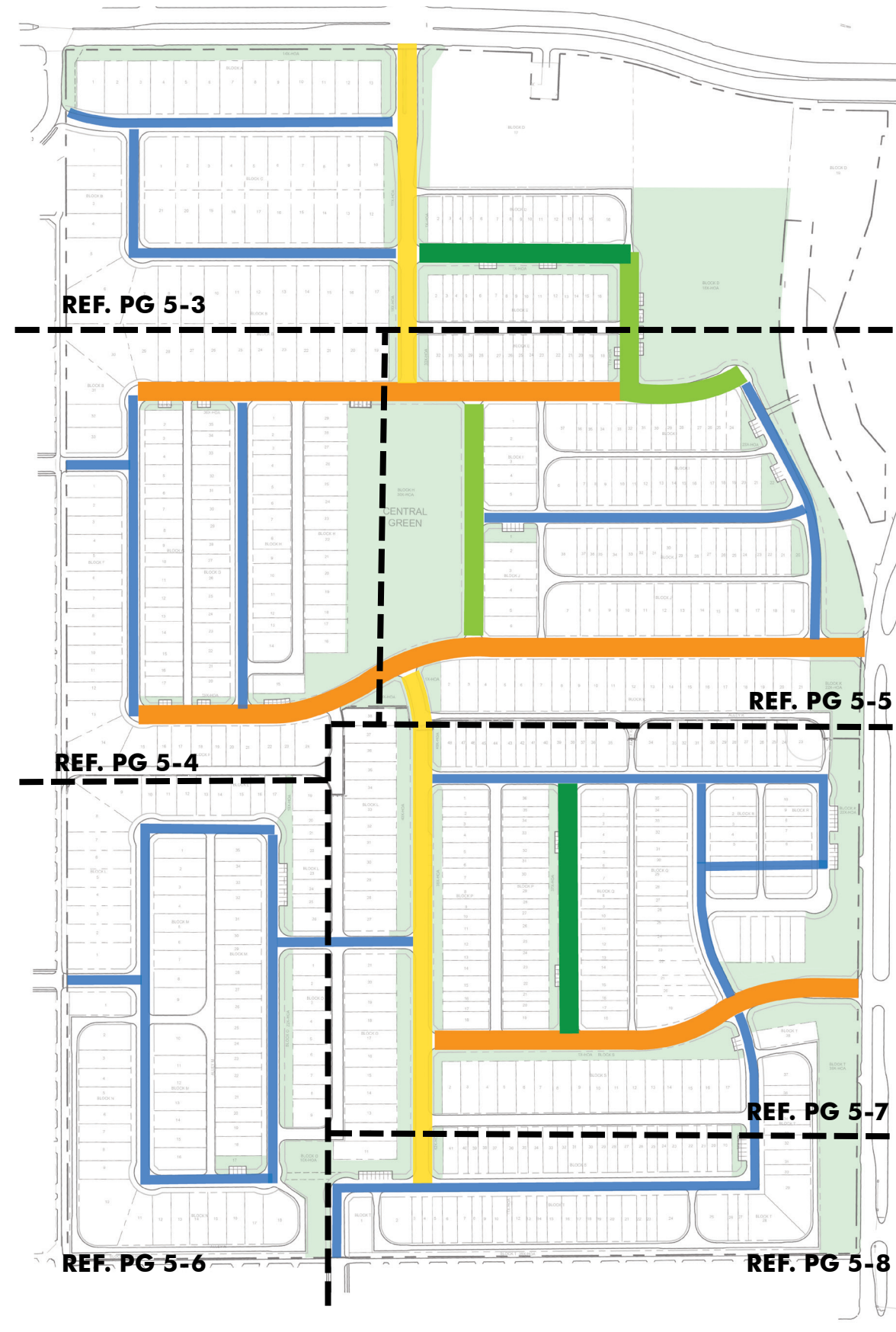
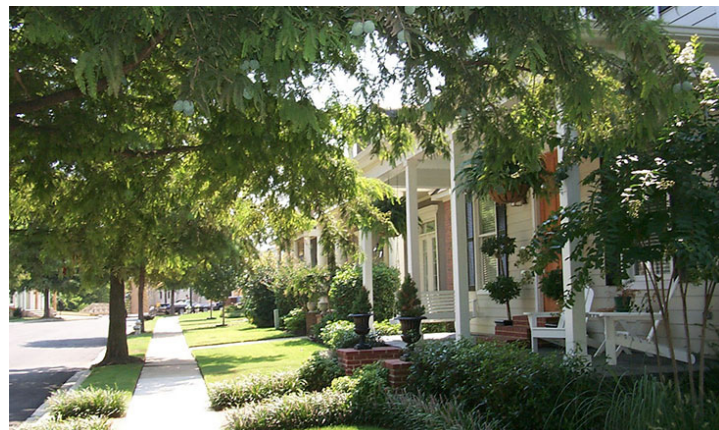
COMMUNITY STREETScape

STREET TREE LAYOUT

FENCING

LOT LANDSCAPE STANDARDS

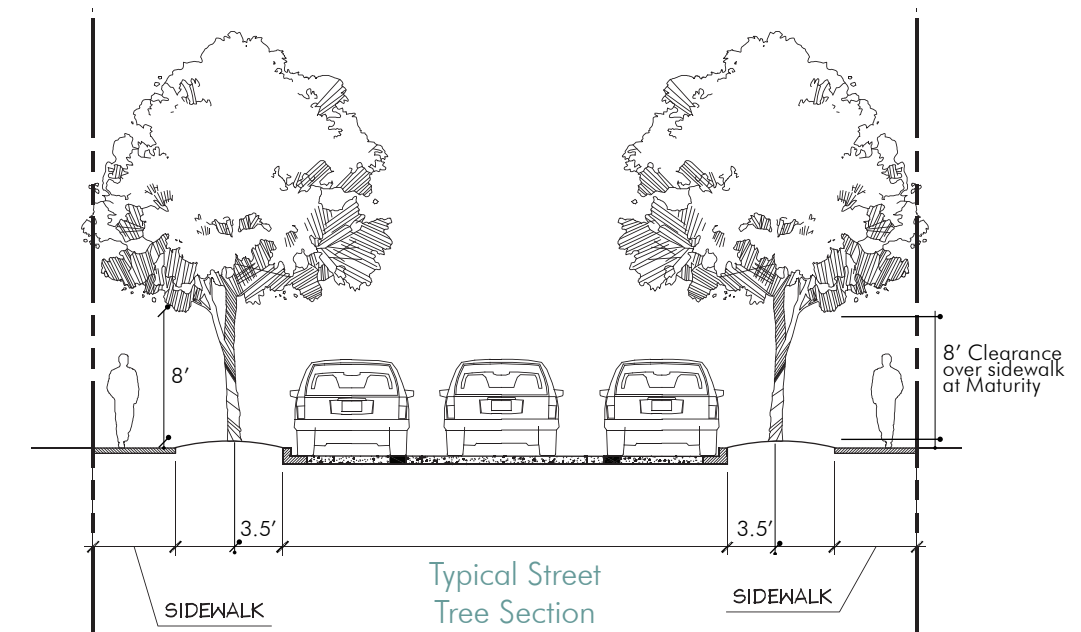
COMMUNITY PLANT PALETTE



STREET TREE MASTER PLAN

The street tree master plan is provided to direct the placement of street trees in the street parkway that front on and side open spaces. Tree type and placement are color coded and indicated on Street Tree Layout, refer to the following pages.

- All street trees to be installed by home builder, except trees in common area. Lots that front on and side open spaces may have the parkway trees installed by the developer as indicated on the plan but will be reimbursed by the builder.
- All street trees except Cape Myrtle "White" Natchez are to be spaced at approximately 40' o.c., and located 3.5 ft. from back of curb within the street parkway, and have 8' clearance over sidewalk at maturity. Ref. detail below for location within the parkway.
- Cape Myrtle "White" Natchez will be spaced at approximately 25' o.c., and located 3.5 ft. from back of curb within the street parkway, indicated on enlarged tree layout plan, and have 8' clearance over sidewalk at maturity.
- For streets designated with more than one tree species, same tree species can not be planted in groups of more than four (4) along the street parkway.
- Perimeter buffer trees to be installed by developer per detail site plan.

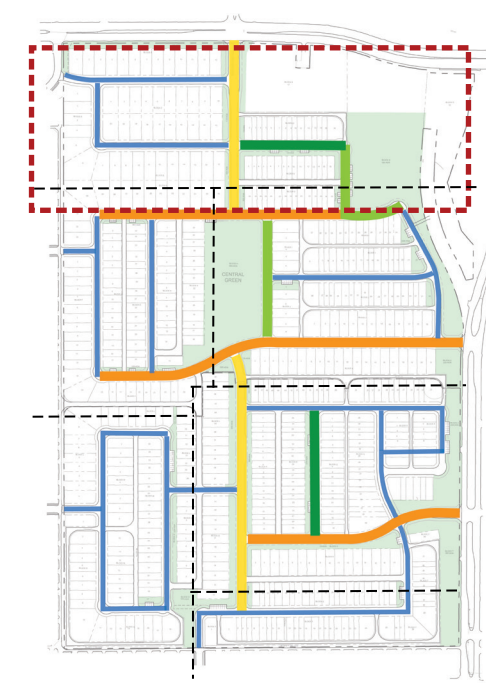


- A : Allee Elm
- B : Chinese Pistache
- C : Cape Myrtle "White" Natchez
- D : Chinquapin Oak
- E : Red Oak, Cedar Elm, Allee Elm, Thornless Honeylocust

STREET TREE LAYOUT

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- Tree locations shown are approximate.

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- By Builder
 — By Developer

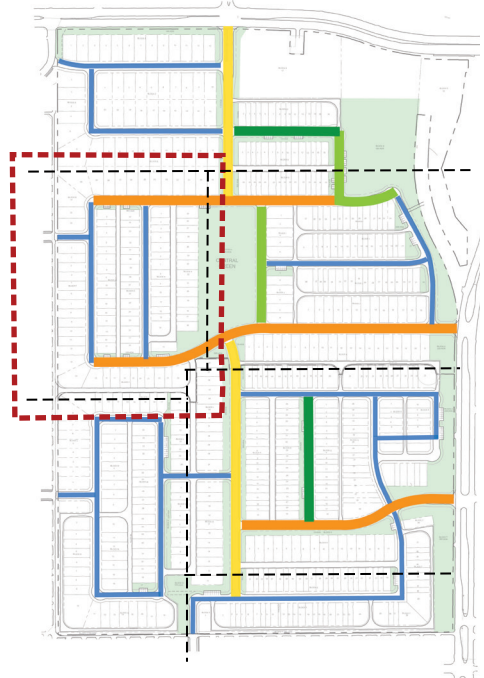


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- - By Developer



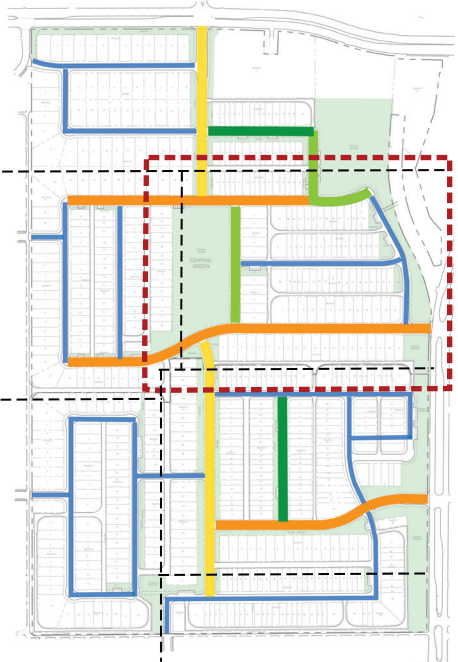
Note: Block H lot 16 - 29 Tree requirement are exempt and satisfied by the trees in the common area.

STREET TREE LAYOUT

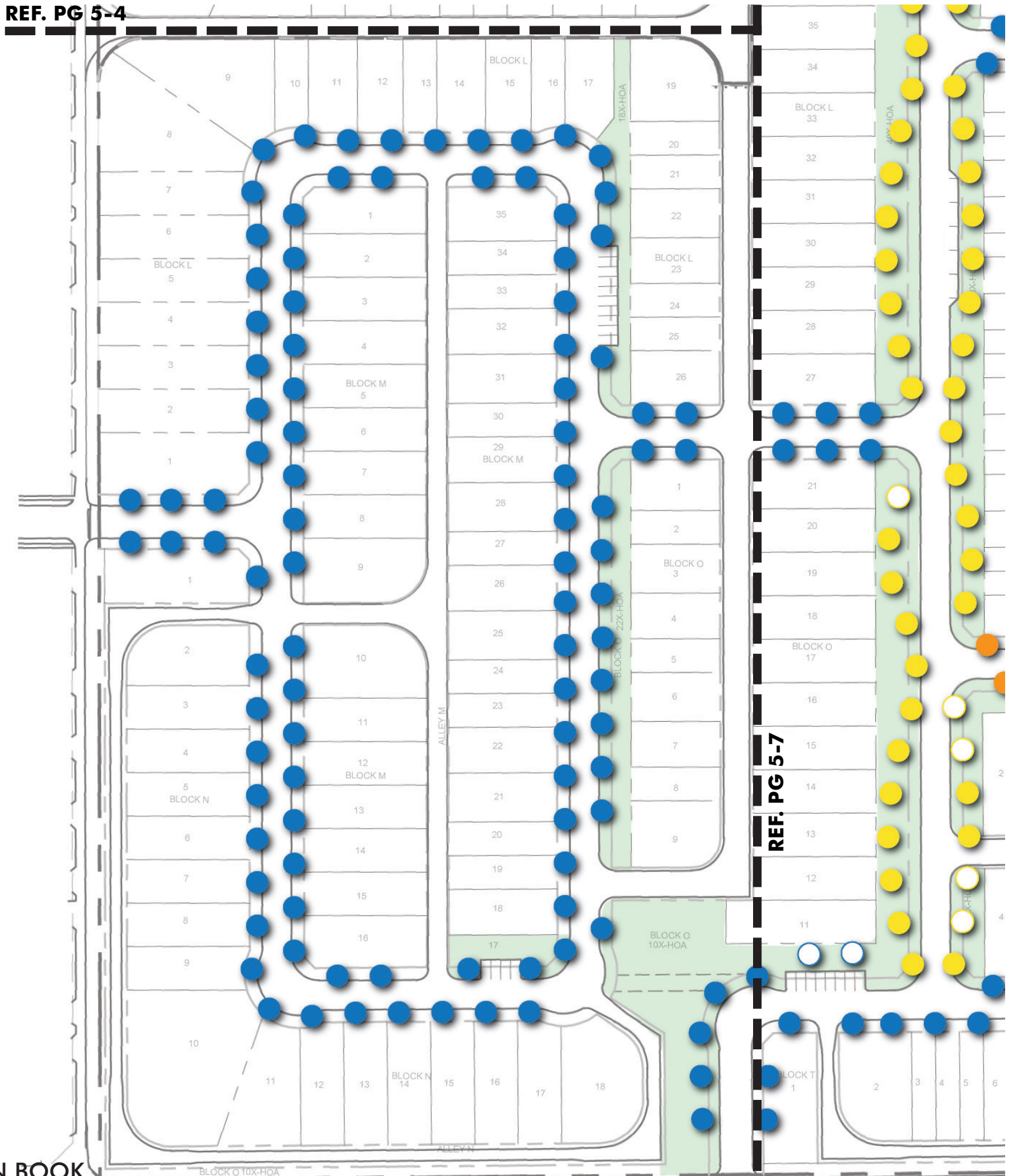


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— By Developer

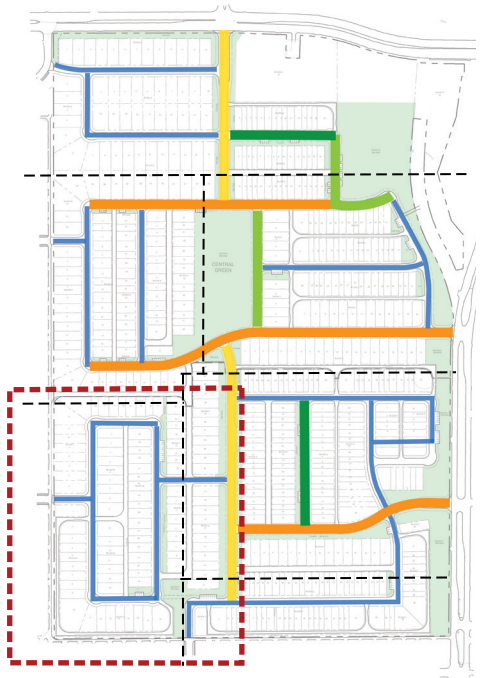


REF. PG 5-4



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- By Builder
— By Developer

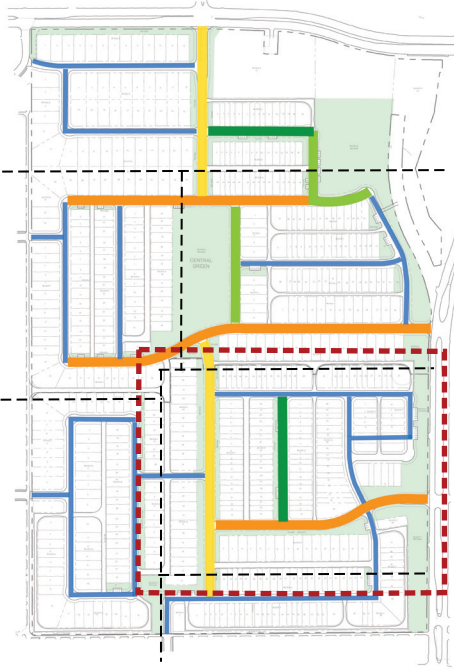


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— By Developer



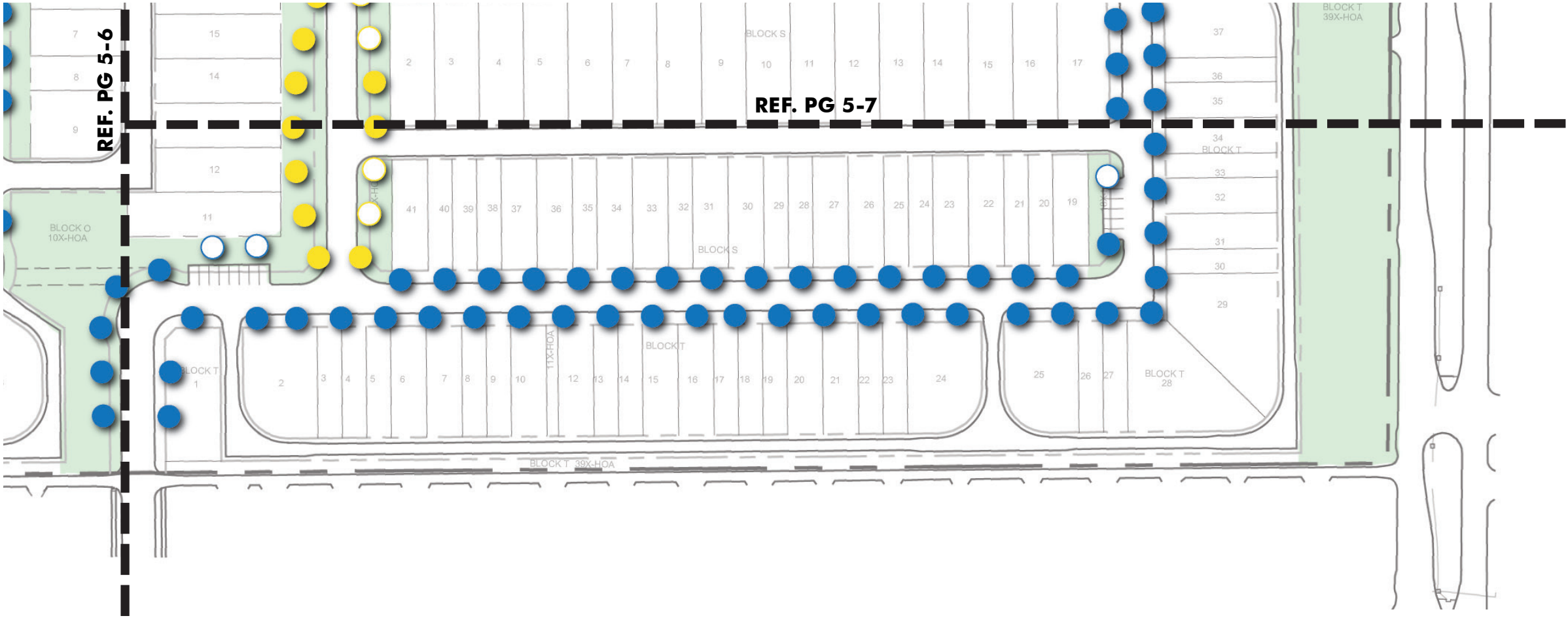
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- Tree locations shown are approximate.

A: Allee Elm
B: Chinese Pistache
C: Crape Myrtle “White” Natchez
D: Chinquapin Oak
E: Red Oak, Cedar Elm, Allee Elm, Thornless Honeylocust

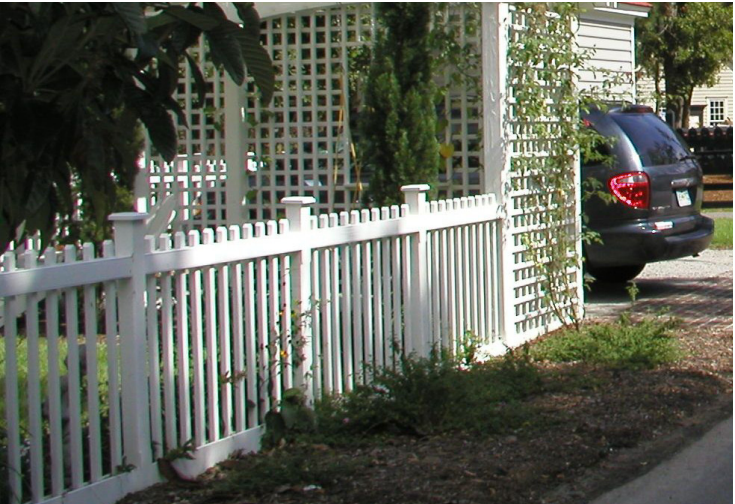
By Builder

By Developer

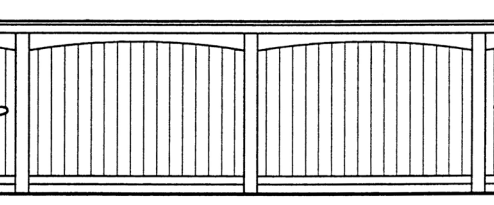
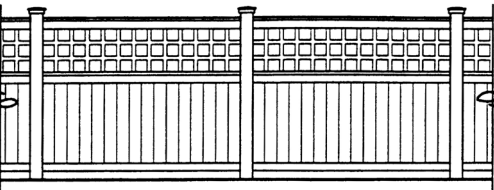
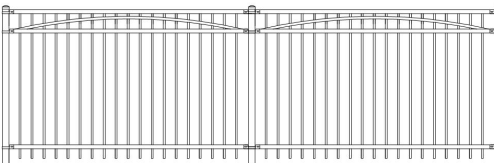
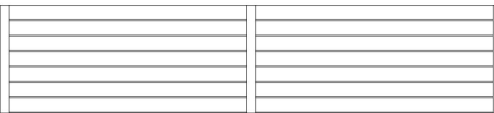
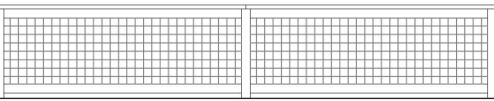
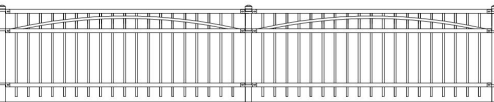
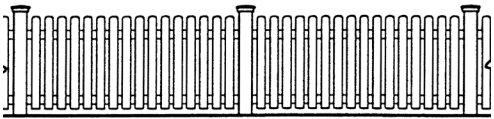


APPROPRIATE FENCES

YES



Sample of Appropriate Styles



Overview

Fences and walls should be compatible with the design, materials, and colors of the principle structure.

- ☐ Fences should be made of masonry, ornamental metal, or durable wood or some combination of the three.
- ☐ Chain link or plastic should not be used.
- ☐ All wood fences should be stained brown as specified and sealed or painted brown as specified on both sides. Colors must be approved by the ARC.
- ☐ Vinyl fences should be low-sheen and must be approved by the ARC.

Front Yard Fencing

- ☐ Front yard fencing is encouraged and anticipated to provide courtyard fencing for front yard outdoor living.
- ☐ May be solid or transparent so long as its height does not exceed 42 inches and it is located a minimum of 18 inches behind the sidewalk edge.
- ☐ Fence posts and gateways may have a maximum height of 54 inches. Taller features, such as a trellis entryway, are encouraged but will require approval from ARC.
- ☐ Fencing options are (1) Ornamental steel painted black; (2) Decorative galvanized cattle wire, 4 guage min.; (3) Picket fences; (4) Horizontal slat fence
- ☐ Pickets should be routed through rails or face-mouthed in front of rails. Bracket and receptacle type connectors to posts and rails are discouraged.

Residential Fencing Abutting Common Space

- ☐ Shall meet the standard set forth above for front yard fencing except that side yard fencing abutting common space may be up to 5 feet tall and shall maintain the style and quality of front yard fencing on the lot if it exists, or be ornamental steel painted black .

Side Yard Fencing

- ☐ Maintain the style and quality standards of the front yard fence.
- ☐ Corner lot side yard fencing should be ornamental steel painted black capped with top rail not to exceed 5 feet in height, and set back at least 18 inches from the side walk.
- ☐ Side yard fences between lots may be up to 6 feet tall and butt joint or board on board with an appropriate cap detail.

Rear Yard Fencing

- ☐ Rear yard fences shall match the style and quality of interior side yard fencing.
- ☐ May be up to 6 feet tall and butt joint or board on board with an appropriate cap detail.

TOWN HOME LOT

- ☐ Gravel/granite can be used for small pathways or as an alternate to ground cover.
- ☐ Standard Concrete walkway may be upgraded to rock salt finish.
- ☐ Porch paving may be upgraded to brick.
- ☐ Small understory tree or ornamental tree may be planted in addition to the required trees.
- ☐ Not to scale, refer to final plat and zoning for set backs.

Natural Style

The Natural Style blends the native plant palette and features free-form planting with soft edges. The meandering planting beds with ornamental grasses, annuals, perennials and shrubs soften the rigid lines of the house. This planting style mimics nature, uses diversified plant species, improves wildlife habitat, and reduces maintenance costs.

Key Characteristics

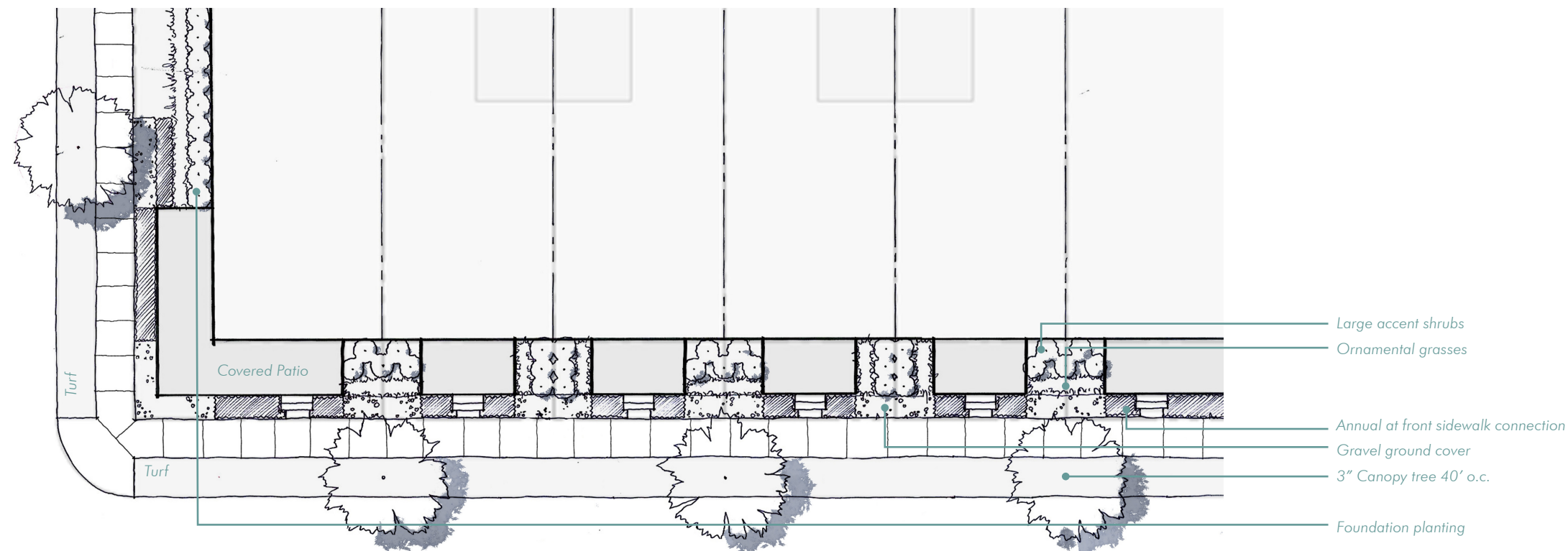
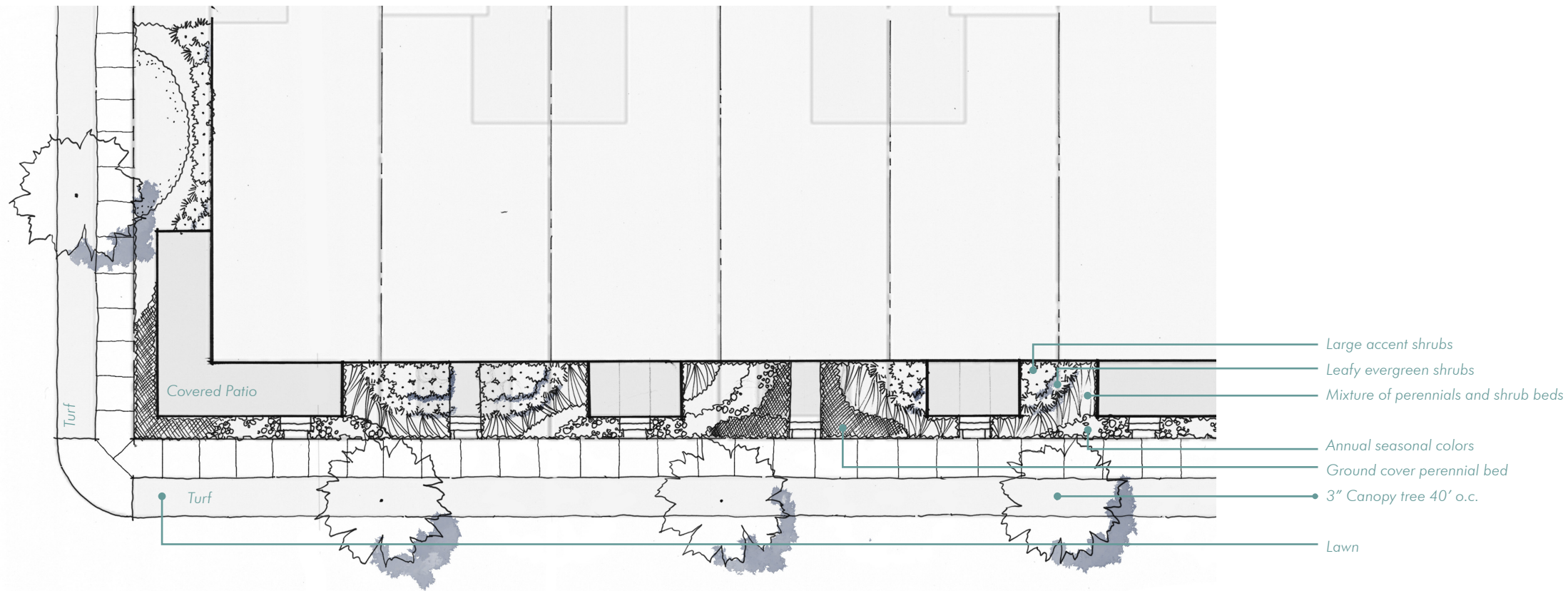
- ☐ Meandering planting bed
- ☐ Less symmetrical
- ☐ Layering high to low from foundation
- ☐ Gradual transitions to lawn
- ☐ Mixed perennial beds frequently used
- ☐ Irregular spaced plants, generally in masses

Formal Style

The Formal Style landscape is more streamlined and refined than the Natural Style, normally using a more symmetrical pattern in the landscape. The Formal Style has a manicured look that balances the architecture, mimicking the front facade portion of the architecture.

Key Characteristics

- ☐ Central axis walkway to door
- ☐ Symmetrically balanced planting bed
- ☐ Curvilinear beds are not encouraged
- ☐ Clipped or manicured shrub borders
- ☐ Equally spaced plants generally in a linear form



VILLA LOT

- ☐ Gravel/granite can be used for small pathways or as an alternate to ground cover.
- ☐ Standard concrete walkway may be upgraded to rock salt finish.
- ☐ Porch paving may be upgraded to brick.
- ☐ Small understory tree or ornamental tree may be planted in addition to required trees.
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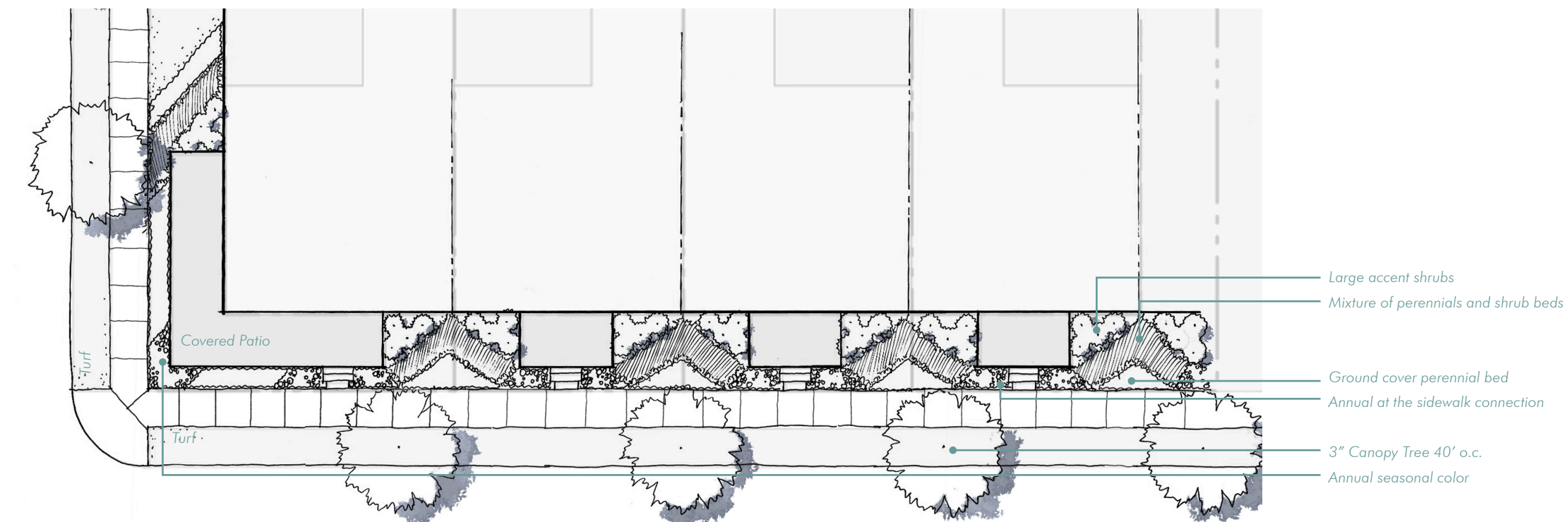
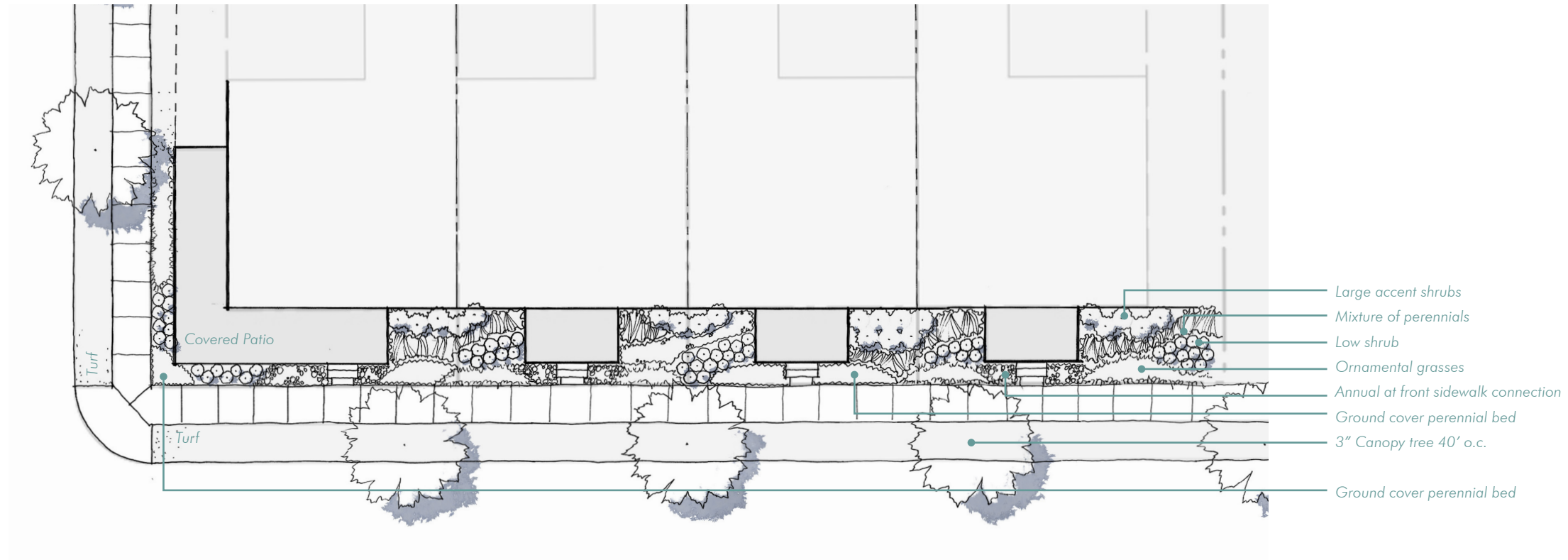
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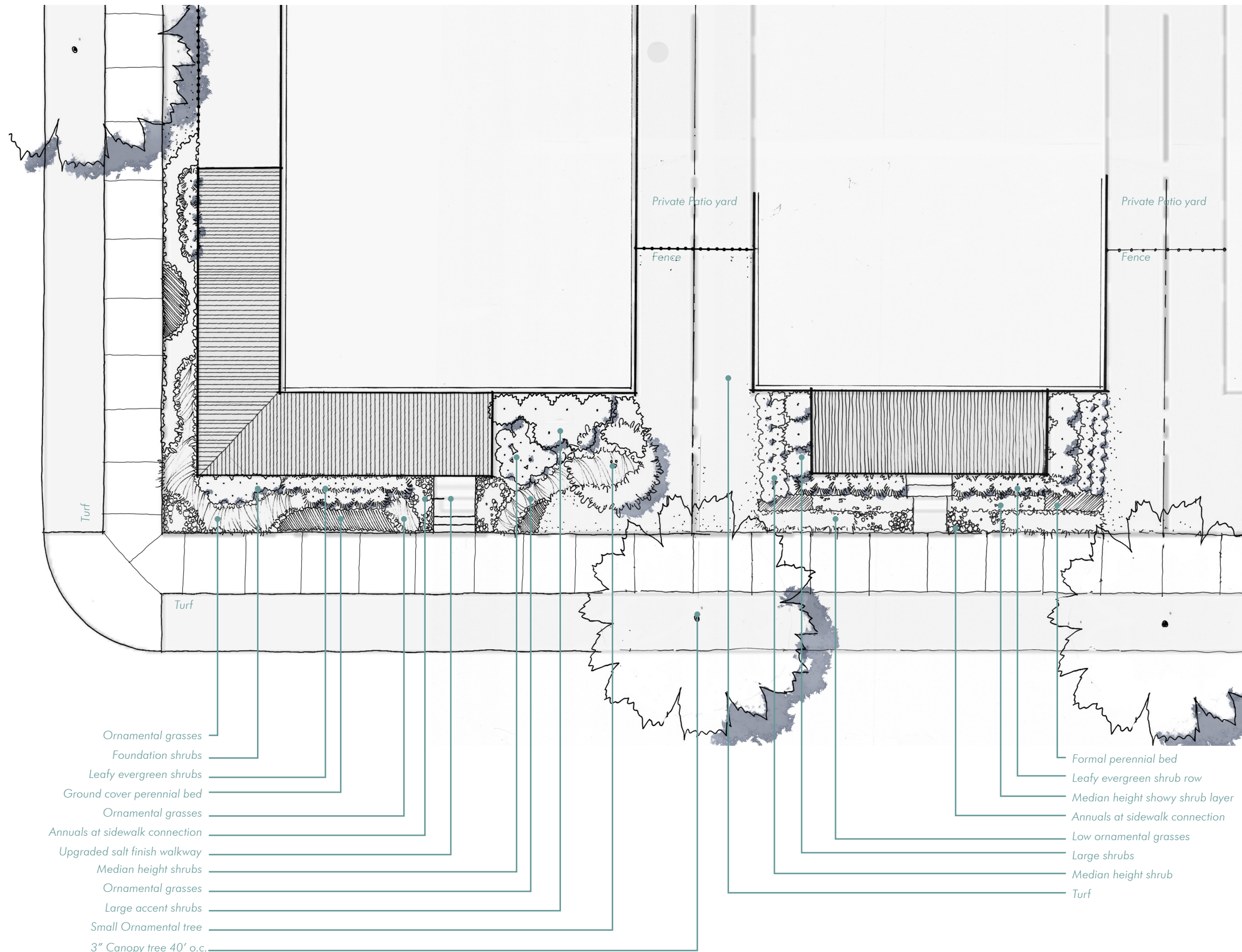
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GARDEN LOT

- ☐ Gravel/granite can be used for small pathways or as an alternate to ground cover.
- ☐ Standard concrete walkway may be upgraded to rock salt finish.
- ☐ Porch paving may be upgraded to brick.
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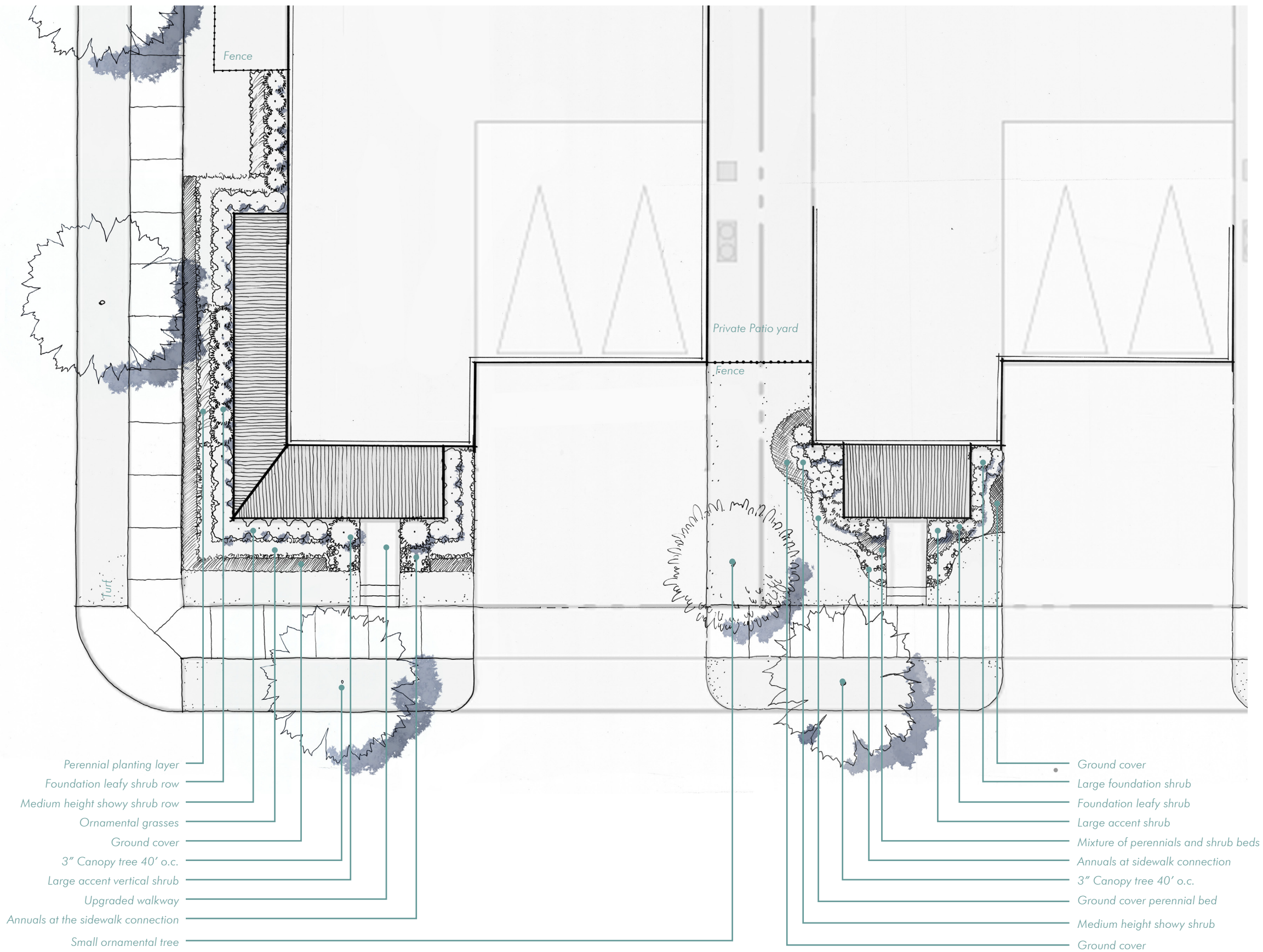
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- ☐ Equally spaced plants generally in a linear form



MANOR LOT

- ☐ Gravel/granite can be used for small pathways or as an alternate to ground cover.
- ☐ Standard concrete walkway may be upgraded to rock salt finish.
- ☐ Porch paving may be upgraded to brick.
- ☐ Small understory tree or ornamental tree may be planted in addition to required trees.
- ☐ Not to scale, refer to final plat and zoning for set backs.

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LOT LANDSCAPE STANDARDS



YES

This formal front yard landscape has good layering and contrast between the accent shrub and showy shrub



YES

Shady plant palettes on the appropriate side of the home create a landscape that will thrive. Pathways that utilize pavers, bricks, gravel are an acceptable material change from concrete.



YES

Natural planting style has a variety of plant species that makes the lot feel full and colorful.



YES

Upright tall shrubs off vertical elements at the front of the home, marking the way to the front door for visitors.



YES

The layered, formal approach to the landscape matches the character of the home.



YES

Rows of ornamental grasses are used to create formal look and good privacy screen for patio users.



YES

Rock and water features are acceptable use of landscape materials to provide variety to the beds. Multiple species and layered looks give a prominence to the entry of the home



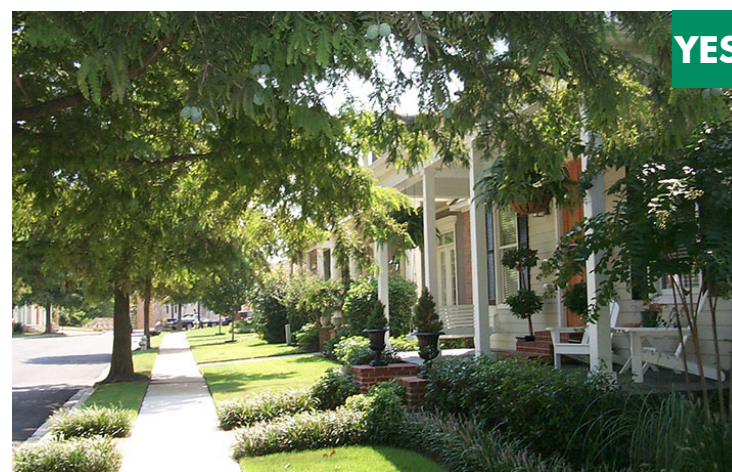
YES

Native Ornamental grasses in mass bring the airy and soft feel to the home., also offer privacy screen.



YES

Use of ground cover to cover slope of elevated lawn.



YES

Simple layered low shrub and grass row open up view for home owners to enjoy on the patio. Lower native grasses mark the walkway that's welcoming



YES

Mulch beds were used to bring contrast to lawn and reduce maintenance. Accent trees stand out among the foundation shrubs.



YES

Meandering planting beds mixed with perennials and shrubs softens the architectural edges and makes the home feel inviting.



Chinese Pistache



Allee Elm



Cedar Elm



Bald Cypress



Bur Oak



Chinquapin Oak



Crape Myrtle "White" Natchez



Red Oak



Vitex



Mexican plum



Possumhaw Holly



Russian Sage



Texas Sage



Soft leaf yucca

ACCEPTABLE LANDSCAPE SPECIES

Plant Selection

At Riverset, residents should plant with a palette consisting mainly of native and adaptive plants. “Native” refers to plants having existed within the North Texas region prior to the arrival of European settlers. Thanks to their long-term development and adaptation to the region, native plants have several advantages over introduced flora including winter hardiness, pest resistance, and low maintenance needs. Native plants also create valuable habitat and food sources for regional wildlife which support overall health and beauty of the surrounding streams, prairies and woodlands. Plants should be purchased full and lush, at a size to produce significant visual impact; minimum 3” caliper trees, 2” caliper ornamental trees and understory trees, 5 gal. shrubs, and 4” pots for ground covers. All plants should be full and thriving at the time of planting.

Landscaping Guidelines

The following is a native and adaptive plant guide for landscaping in Riverset. Native plants not identified in this list may be used with additional submission of material showing “native plant” status to be approved by ARC. Use of non-native or adaptive plants should be limited to species and varieties of plants that are non-invasive. Use of plant not listed needs to be approved by ARC.

Trees - Large Canopy

Acer grandidentatum	Maple, Bigtooth	Adapted
Acer saccharum 'Caddo'	Maple, Caddo	Adapted, Drought
Fraxinus americana	Ash, White	Native, Drought
Fraxinus texensis	Ash, Texas	Native, Drought
Gleditsia triacanthos 'inermis'	Honey Locust	Adapted, Drought
Magnolia grandiflora	Magnolia Southern	Adapted
Pistacia chinensis	Pistache, Chinese	Adapted
Platanus occidentalis	Sycamore, Mexican	Adapted
Quercus macrocarpa	Oak, Bur	Native, Drought
Quercus muehlenbergii	Oak, Chinquapin	Native, Drought
Quercus shumardii	Oak, Schumard Red	Native, Drought
Quercus virginiana	Oak, Live	
Taxodium distichum	Bald Cypress	Adapted
Ulmus americana	Elm, American	Native, Drought
Ulmus crassifolia	Elm, Cedar	Native, Drought
Ulmus parvifolia	Elm, Lacebark	
Ulmus parvifolia 'Elmer II'	Elm, Allee Lacebark	Adapted
Ulmus parvifolia 'Upmtfi'	Elm, Bosque Lacebark	Adapted
Ulmus parvifolia var. Allee	Elm, Allee	

Trees - Small Ornamental

Cercis Canadensis var 'texensis'	Texas Redbud	Native, Drought
Chliopsis lineais	Desert Willow	
Cotinus obovatus	American Smoketree	
Diospyros texana	Persimmon, Texas	Adapted, Drought
Ilex decidua	Holly, Possumhaw	Native, Drought
Ilex vomitoria	Holly, Yaupon	Native, Drought
Juniperus chinensis	Blue Point Juniper	
Koelreuteria paniculata	Golden Raintree	Adapted
Lagerstroemia indica	Crape Myrtle	Adapted, Drought
Magnolia grandiflora var. Little Gem	Little Gem Magnolia	
Magnolia stellata	Star Magnolia	
Prunus mexicana	Mexican Plum	Native, Drought
Rhus copallina	Shining Sumac	Adapted, Drought
Sophora affinis	Eve's Necklace	Adapted, Drought
Virburnum rufidulum	Rusty Blackhaw	Native, Drought
Vitex agnus-castus	Chaste Tree	Adapted, Drought

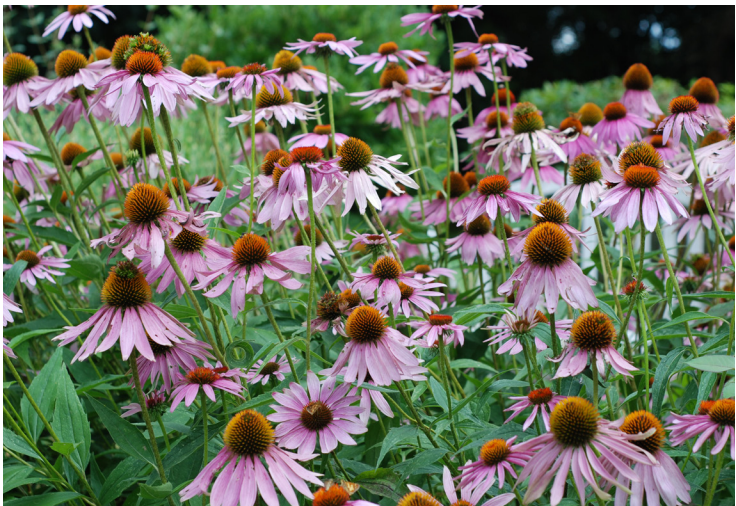
Trees & Shrubs - High Level Screening

Cupressocyparis leylandii	Leyland Cypress	Adapted
Ilex cornuta 'Burfordii'	Burford Holly	Adapted
Ilex cornuta 'Nellie R. Stevens'	Holly, Nellie R. Stevens	Adapted, Drought
Ilex x 'Mary Nell'	Mary Nell Holly	Adapted
Ilex x attenuata 'Foster'	Holly, Foster	Adapted
Juniperus virginiana	Eastern Red Cedar	Native, Drought
Ligustrum japonicum	Waxleaf Ligustrum	Adapted
Ligustrum lucidum	Glossy Ligustrum	Adapted
Magnolia grandiflora 'Little Gem'	Magnolia, 'Little Gem'	Adapted
Myrica cerifera	Wax Myrtle	Native, Drought
Photinia serrulata (not P. fraseri)	Chinese Photinia	Adapted
Pinus eldarica	Pine, Mondell/Eldarica	Adapted, Drought
Prunus caroliniana	Cherry Laurel	Adapted

COMMUNITY PLANT PALETTE



Texas Lantana



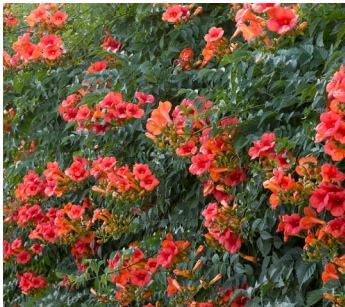
Purple Cone Flower



Red Yucca



Pink Skullcap



Trumpet Vine



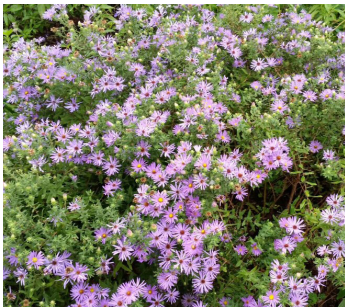
Turk's Cap



Thornless Prickly Pear Cactus



Color Guard Yucca



Fall Aster



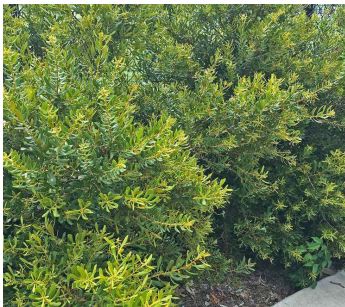
English Ivy



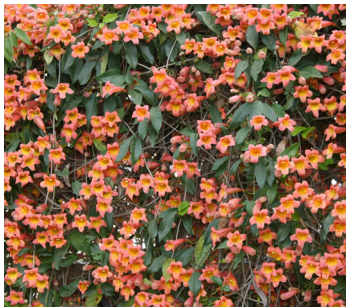
Maiden grass



Coral honey suckle



Dwarf wax myrtle



Cross Vine

Shrubs

Abelia var. Rose Creek	Rose Creek Abelia	
Agave spp.	Agave	
Berberis thunbergii 'Rose Glow'	Red Barberry 'Rose Glow'	Adapted, Drought
Callicarpa americana	American Beautyberry	Native, Drought
Cotoneaster glaucophyllus	Gray Cotoneaster	
Hesperaloe funifera	Giant Red, Yucca	
Hesperaloe parvifolia	Red, Yucca	Adapted, Drought
Hydrangea quercifolia	Oakleaf Hydrangea	
Leucophyllum spp.	Texas Sage	Adapted, Drought
Malvaviscus drummondii	Turk's Cap	
Miscanthus sinensis 'gracillimus'	'Morning Light' Miscanthus	Adapted, Drought
Optunia ellisiana	Spineless Prickly Pear	
Yucca spp.	Color Guard, Yucca	
Yucca recurvifolia	Soft-leaf, Yucca	Adapted, Drought

Ground Cover and Turf Grasses

Buchloe dactyloides	Buffalo Grass	Native, Drought
Cynodon dactylon	Bermuda Grass	Adapted, Drought
Euonymus fortunei	Wintercreeper	Adapted, Drought
Hedera helix	English Ivy	Adapted, Drought
Juniperus spp.	Trailing Juniper	Adapted, Drought
Liriope muscari (not L. spicata)	Liriope	Adapted, Drought
Ophiopogon japonica	Monkey/Mondo Grass	Adapted, Drought
Stenotaphrum secundatum	St. Augustine Grass	Adapted
Trachaelospermum asiaticum	Asian Jasmine	Adapted, Drought
Vinca minor (not V. major)	Vinca	Adapted, Drought

Vines for Screening Walls

Bignonia capreolata	Crossvine	Adapted, Drought
Campsis radicans	Trumpet Vine	Adapted
Lonicera sempervirens	Coral Honeysuckle	Adapted, Drought

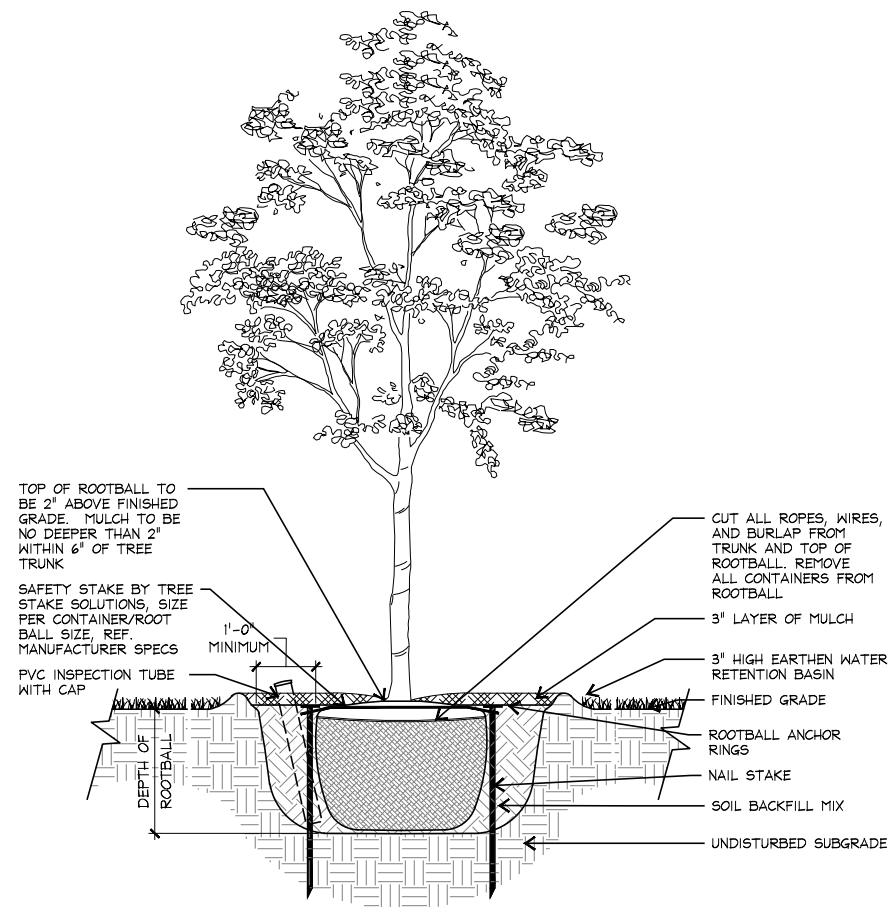
Perennials and Ornamental Grasses

Aster longifolia	Fall Aster	Native, Drought
Aster Oblongifolius	Fall Aster	
Calypocarpus vialis	Horse Herb	
Carex spp.	Red Rooster Sedge	
Chasmanthium latifolium	Inland Sea Oats	
Coreopsis lanceolata	Lanceleaf Coreopsis	
Echinacea purpurea	Purple Coneflower	Adapted, Drought
Eragrostis curvula	Weeping Lovegrass	
Eupatorium greegli	Greg's Mist Flower	
Guara lindheimeri	Pink Gaura	
Hibiscus coccinea	Texas Star Hibiscus	Adapted, Drought
Lantana horrida	Texas Lantana	
Malvaviscus drummondii	Turk's Cap	Adapted, Drought
Melampodium leucanthum	Blackfoot Daisy	Native, Drought
Miscanthus spp.	Maidengrass	Adapted, Drought
Muhlenbergia spp.	Gulf Coast Muhly	
Perovskia atriplicifolia	Russian Sage	
Rosmarinus officinalis var. Prostratus	Prostrate Rosemary	
Rudbeckia fulgida	Black-Eyed Susan	
Rudbeckia hirta	Blackeyed Susan	Native, Drought
Salvia greggii	Sage, Autumn	Adapted, Drought
Salvia penstemonoides	Sage, Big Red	Adapted, Drought
Santolina chamaecyparissus	Gray Santolina	
Scutellaria suffrutescens	Pink Skullcap	Adapted, Drought
Stachys byzantine	Lamb's Ear	
Stipa tenuissima	Mexican Feathergrass	
Thelypteris kunthii	Southern Wood Fern	

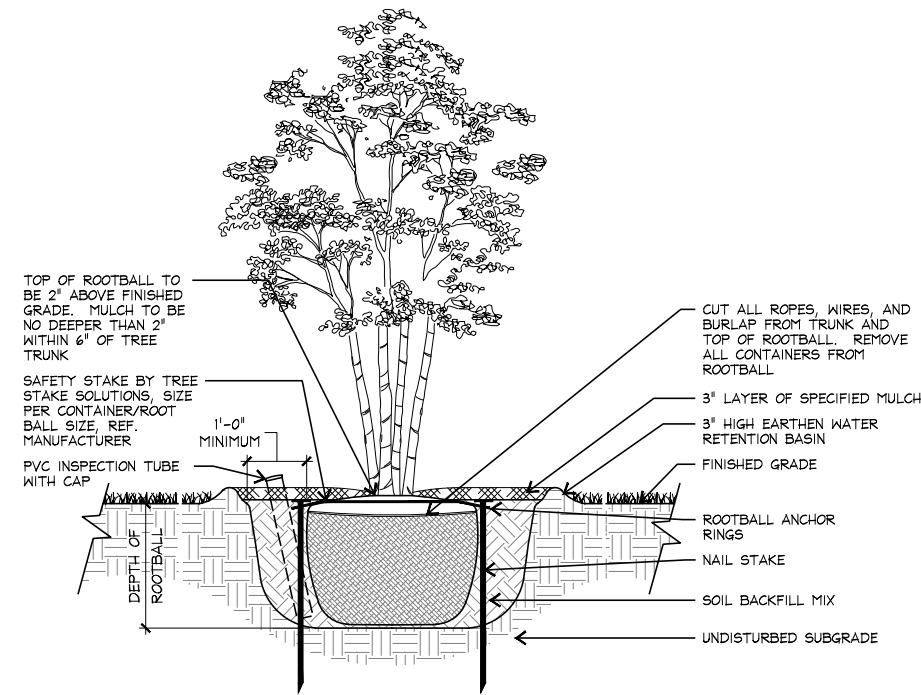
ACCEPTABLE PLANTING DETAILS

All planting shall be done in accordance to the City of Garland requirements and these documents.

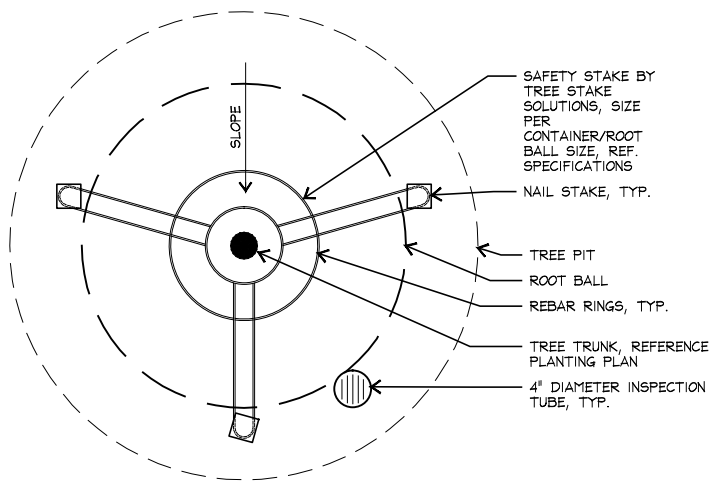
- All lawn areas will be sod, no seed applications are acceptable for lot landscaping.
- All landscape areas required to have a full, working irrigation system equipped with controller and rain/freeze sensor. Irrigation should be zoned appropriately for plant water requirements to ensure all plants thrive.



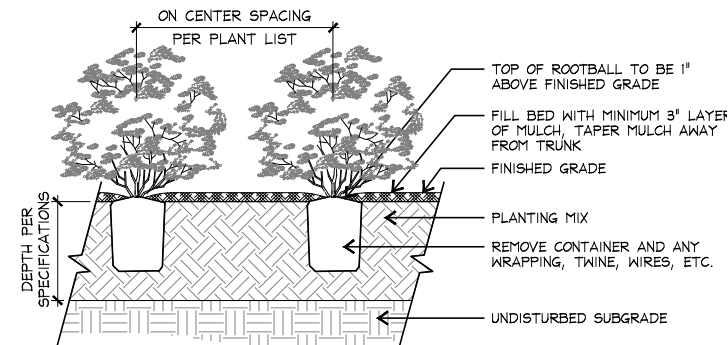
Canopy Tree Planting Detail



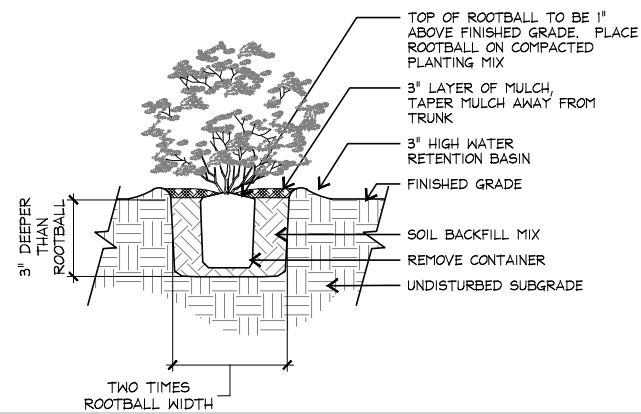
Ornamental Tree Planting Detail



Canopy Tree Staking Detail (Plan)



Shrub Bed Planting Detail



Shrub Bed Planting Detail

Z 17-37



Looking west at subject site, across Shiloh Rd.



Looking east at subject site.



Looking north at subject site.



Looking south at subject site, across Buckingham Rd.



GARLAND

Plan Commission

3.a.

Meeting Date: 09/11/2017

Item Title: Election of Officers

Summary:

Election of Officers



GARLAND

Plan Commission

4.

Meeting Date: 09/11/2017

Item Title: Future Cases Memo - September 25, 2017

Summary:

ADJOURN

Attachments

Future Cases Memo - September 25, 2017



GARLAND
**PLANNING &
COMMUNITY DEVELOPMENT**

MEMORANDUM

TO: Chairman Roberts and Members of the Plan Commission
FROM: Kira Wauwie, AICP, Principal Planner
DATE: September 11, 2017
SUBJECT: New Development Applications

The following development applications have been submitted for review and are tentatively scheduled to be heard at the September 25, 2017 Plan Commission meeting.

PLATS

Country Club Estates
City Square Lofts Addition
Mansions at Spring Creek Addition
Restaurant Headquarters Addition

ZONING

1. Consideration of the application of **United Access of Dallas, LLC**, requesting approval of a Specific Use Provision for Automobile Sales, New or Used on property zoned Light Commercial (LC) District. This property is located at 336 West I-30. (District 3) (File Z 17-09)
2. Consideration of the application of **Cates-Clark & Associates, LLP**, requesting approval of a Specific Use Provision for a Recycling Salvage Yard on property zoned Industrial (IN) District. This property is located at 117 North Shiloh Road. (District 6) (File Z 17-14)
3. Consideration of the application of **Erasmus Alanis**, requesting approval of a Change in Zoning from Planned Development (PD) 82-42 District for Mixed Use to Planned Development (PD) District for a Cultural Facility. This property is located at 2021 Old Mill Run Road. (District 8) (File Z 17-15)

4. Consideration of the application of **Icon Consulting Engineers**, requesting approval of a Specific Use Provision for a Restaurant, Drive-Through on property zoned Community Retail (CR) District. This property is located at 513 Rowlett Road. (District 4) (File Z 17-17)
5. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 95-34 District for Community Retail Use; 2) a Concept Plan; and 3) a Detail Plan for development of a Grocery/Supermarket. This property is located at 3318 West Buckingham Road. (District 6) (File Z 17-18)
6. Consideration of the application of **Dunaway Associates, LP**, requesting approval of 1) an amendment to Planned Development (PD) 84-73 District for Neighborhood Office Use to add Grocery/Supermarket Use; and 2) a Detail Plan for development of a Grocery/Supermarket. This property is located at 4680 North Shiloh Road. (District 7) (File Z 17-24)
7. Consideration of the application of **Fasil Kagnew**, requesting approval of Specific Use Provision for an Elder Care - Assisted Living on a property zoned Community Office (CO) District. This property is located at 1922 Castle Drive. (District 1) (File Z 17-25)
8. Consideration of the application of **NH Consulting**, requesting approval of Specific Use Provision for a Hotel/Motel, Limited Service on a property zoned Planned Development (PD) 06-08 District for Community Retail Use. This property is located at 4002 Easton Meadows Drive. (District 3) (File Z 17-26)
9. Consideration of the application of **ADI Inc.**, requesting approval of a Planned Development for an Office, General and Reception Facility Use zoned Planned Development (PD) 13-32 District for Community Office Use. This property is located at 2201 Guthrie Road. (District 4) (File Z 17-33)
10. Consideration of the application of **Mit Patel**, requesting approval of 1) a Change in Zoning to Planned Development (PD) District and 2) a Specific Use Provision for a Hotel/Motel, Limited Service zoned Industrial (IN) District. This property is located at 3625 Leon Road. (District 5) (File Z 17-34)
11. Consideration of the application of **J. Volk Consulting, Inc.**, requesting approval of 1) a Change in Zoning from Planned Development (PD) District 07-17 for Single-Family-7 (SF-7) Uses to Planned Development (PD) District for Single-Family-5 (SF-5) Uses; and 2) a Detail Plan for Single-Family Dwellings. This property is located at 1618 Ben Davis Road. (District 1) (File Z 17-38)