

ORDINANCE NO. 2021-245

AN ORDINANCE OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS, AMENDING THE ZONING ORDINANCE AND CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL DISTRICT (A), BUSINESS DISTRICT, LIGHT OFFICE, LIGHT RETAIL, AND NEIGHBORHOOD SERVICES (B-1), BUSINESS DISTRICT, HEAVY (B-2) AND INDUSTRIAL DISTRICT, HEAVY (I-2) TO PLANNED DEVELOPMENT DISTRICT WITH BASE ZONING OF MULTI-FAMILY DISTRICT (MF), INDUSTRIAL DISTRICT, LIGHT (I-1), AND BUSINESS DISTRICT, HEAVY (B-2) ON APPROXIMATELY 32.585 ACRES OF LAND LOCATED WEST OF FM 2931, SOUTH OF FISHTRAP ROAD AND EAST OF OAK GROVE PARKWAY UNDER DENTON CAD PROPERTY ID'S 38033 AND 199290 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A AND DEPICTED IN EXHIBIT B; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF UP TO \$2,000 PER DAY; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the Town of Providence Village (the "Town") considered and made recommendations on a certain request for a change of zoning on property described in **Exhibit A** and depicted in **Exhibit B** (the "Property"); and

WHEREAS, the Development Standards and Concept Plan (each hereinafter defined), as set forth in **Exhibit C** and **Exhibit D**, attached hereto and incorporated herein, define the base zoning districts and those exhibits, as well as **Exhibit E**, ("Landscape Conceptual Monuments"), **Exhibit F**, ("Illustrative Elevations and Plans"), **Exhibit G**, ("Traffic Impact Analysis"), and **Exhibit H**, ("Preliminary Drainage Study"), provide for modifications to district regulations for the development of the Property; and

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan and zoning ordinance of the Town (the "Zoning Ordinance"); and

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings; and

WHEREAS, such standards substantially further the preservation of property values and the promotion of economic development within the Town; and

WHEREAS, such standards also establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the Town’s policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the Town’s zoning regulations in all planned development districts; and

WHEREAS, the Town Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the Town’s design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code; and

WHEREAS, the Town Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, and general welfare of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS:

Section 1. The above findings are hereby found to be true and correct and are incorporated as if fully set forth herein.

Section 2. That the Property is hereby rezoned from Agricultural District (A), Business District, Light Office, Light Retail, and Neighborhood Services (B-1), Business District, Heavy (B-2), and Industrial District, Heavy (I-2) to Planned Development District with base zoning of Multi-Family District (MF), Industrial District, Light (I-1), and Business District, Heavy (B-2) and shall be developed and used in accordance with all applicable regulations of the Town except as provided herein, the Zoning Ordinance, as amended, all applicable Town ordinances, and regulations and plans set forth in Exhibit C (the “Development Standards”), Exhibit D (the “Concept Plan”), Exhibit E, (the “Landscape Conceptual Monuments”), Exhibit F, (the “Illustrative Elevations and Plans”), Exhibit G, (the “Traffic Impact Analysis”), and Exhibit H, (the “Preliminary Drainage Study”), each attached hereto and incorporated herein by reference.

Section 3. The Zoning Ordinance and the official zoning map of the Town are hereby amended to reflect the action taken herein.

Section 4. No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the Town Council in the manner provided for by law.

Section 5. It shall be unlawful for any person, firm, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity, or corporation to construct on said Property and building that is not in conformity with the permissible uses under the Zoning Ordinance and this Ordinance.

Section 6. Any person, firm, entity or corporation who violates any provision of this Ordinance or the Zoning Ordinance, Chapter 14, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Town from filing suit to enjoin the violation. The Town retains all legal rights and remedies available to it pursuant to local, state, and federal law.

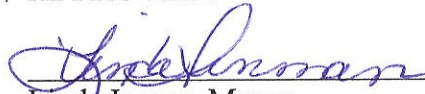
Section 7. The Zoning Ordinance shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinances, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

Section 8. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Town hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 9. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the laws of the State of Texas and the Town's charter provide.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PROVIDENCE VILLAGE, TEXAS on this 4th day of January, 2022.

APPROVED:




Linda Inman, Mayor
Town of Providence Village

ATTEST:



Connie S. Sparks, TRMC
Town Secretary

APPROVED AS TO FORM:



Cynthia Kirnoff, Town Attorney



Date of Publication:

January 7, 2022 in Pilot Point Post Signal

EXHIBIT "A"
PROPERTY DESCRIPTION

16-0170 COMBINED TRACTS PROPERTY DESCRIPTION

OWNER'S CERTIFICATE AND DEDICATION:

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, DENTON COUNTY, TEXAS. WITH SAID TRACT BEING ALL OF A CALLED 29.959 ACRES TRACT OF LAND AS DESCRIBED BY DEED TO R & M MATERIALS, LLC AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2010-103658, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), ALSO BEING PART OF A CALLED 9.166 ACRES TRACT OF LAND DESCRIBED IN DEED TO R & M MATERIALS LLC AS RECORDED IN DOCUMENT NO. 2015-140494, O.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE 10193871" (TYPICAL) SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED R & M MATERIALS TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF FISHTRAP ROAD (A CALLED 60 FOOT R.O.W.);

THENCE SOUTH 88 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID R & M MATERIALS TRACT AND SAID SOUTH R.O.W. LINE OF FISHTRAP ROAD, A DISTANCE OF 1355.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WESTERLY R.O.W. LINE OF F.M. 2931 (A CALLED 100 FOOT R.O.W.);

THENCE SOUTH 43 DEGREES 54 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID R & M MATERIALS TRACT AND SAID WEST RIGHT-OF-WAY LINE OF F.M. 2931, A DISTANCE OF 99.52 FEET TO A 6 INCH WOOD POST RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 54 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID R & M MATERIALS TRACT AND SAID WEST RIGHT-OF-WAY LINE OF F.M. 2931, A DISTANCE OF 930.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID R & M MATERIALS TRACT AND NORTHEAST CORNER OF A CALLED 5.0 ACRES TRACT OF LAND DESCRIBED IN DEED TO VALORIE L. FREEMAN AS RECORDED IN VOLUME 95, PAGE 368, O.R.D.C.T.;

THENCE NORTH 87 DEGREES 54 MINUTES 14 SECONDS WEST, DEPARTING SAID WEST R.O.W. LINE OF F.M. 2931 AND ALONG THE SOUTH LINE OF SAID R & M MATERIALS TRACT AND NORTH LINE OF SAID FREEMAN TRACT, A DISTANCE OF 739.98 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4561" FOUND FOR THE NORTHWEST CORNER OF SAID FREEMAN TRACT AND NORTHEAST CORNER OF A CALLED 10.317 ACRES TRACT DESCRIBED IN DEED TO R & M MATERIALS, LLC AS RECORDED IN DOCUMENT NO. 2016-16715, O.R.D.C.T.;

THENCE NORTH 87 DEGREES 55 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID R & M MATERIALS TRACT AND ALONG THE NORTH LINE OF SAID 10.317 ACRES TRACT, PASSING THE SOUTHWEST CORNER OF SAID 29.959 ACRES R & M MATERIALS AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, FOR A TOTAL DISTANCE OF 691.33 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 01 DEGREE 15 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, A DISTANCE OF 543.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 11 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, A DISTANCE OF 447.30 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN DESCRIBED, 32.57 ACRES (1,418,740 SQ. FT.) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RPMX CONSTRUCTION, ACTING HEREIN BY AND THROUGH THE DULY AUTHORIZED OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROVIDENCE VILLAGE, AN ADDITION TO THE COUNTY OF DENTON, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED FOR PUBLIC USE FOREVER, AND DO HEREBY DEDICATE THE PRIVATE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER VERTICAL IMPROVEMENTS SHALL BE PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. PAVING AND SURFACE STRUCTURES THAT DO NOT INTERFERE WITH OPERATION, MAINTENANCE OF FACILITIES MAY BE CONSTRUCTED ACROSS PUBLIC AND PRIVATE EASEMENTS. DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO 8-B SHALL NOT BE RESPONSIBLE FOR DAMAGE TO SUCH STRUCTURES RESULTING FROM MAINTENANCE AND OPERATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE PURPOSES SHOWN HEREON. ANY PUBLIC UTILITY WITH THE RIGHT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER VERTICAL IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF THE COUNTY OF DENTON.

EXHIBIT "B"
PROPERTY DEPICTION



EXHIBIT "C"

Statement of Intent and Purpose for Providence Commons, Town of Providence Village, Texas

The intent of this Planned Development District (PD) is to provide unified regulations for the 32.585-acre portion of development within the Town of Providence Village, called Providence Commons. Providence Commons is located west of FM 2931, just south of the Fish Trap Road intersection. Providence Commons is a planned community consisting of a diverse community made up of Single Family, Light Industrial, Multi-Family, and Light Business. The portion within this Planned Development is based on Light-Industrial, Multi-Family, and Heavy Business standard zoning regulations.

The following development standards describe the desired image and character necessary to ensure quality development throughout Providence Commons property. The development standards have been carefully designed to allow sufficient flexibility for creative residential building solutions while being prescriptive in areas necessary to preserve an overall cohesiveness. The proposed Planned Development District within the Town of Providence Village is approximately 32.585-acres as described in the metes and bounds description attached as Exhibit "A". The proposed building area for this Proposed Development can be found at Property ID: 199290, and 38033 from the Denton County Central Appraisal District Map.

Development Standards for Providence Commons, Town of Providence Village, Texas

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Comprehensive Zoning Ordinance (Chapter 14 Zoning Ordinance 2014-060-03 as it currently exists or may be amended) and Subdivision Ordinance (Chapter 10 Subdivision Regulation Ordinance 2014-061-02 as it currently exists or may be amended) shall apply.

1. Amenity Program

a. General. As a master planned community, Providence Commons will have a programmed and qualitatively controlled system of amenities throughout. These amenities combine to create an overall sense of place that would be difficult to achieve when considered as independent elements within smaller developments.

b. Community Main Entries

1. Major points of entry into Providence Commons will be two locations along FM 2931 and two locations along Fish Trap Road. They will all be defined with a combination of monument signage, landscape and lighting to create a sense of arrival commensurate in scale and character with a 54.8-acre master planned community (see representative examples below).

These entries will include:

- Community name / logo incorporated into monument signage element, to be constructed of masonry or similar material;
- Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees;
- Enhanced lighting on the monument / signage and the unique aspects of the landscape;
- Water will be considered as an accent feature if land and topography permit, and if compatible with the overall physical design theme for the community.

2. Main entries will be developed to incorporate both sides of the entry roadway when both are contained within Providence Commons, and will also include enhancements to the median in the immediate area (where / if applicable). Landscape easements will be provided to ensure adequate space to provide for visibility triangle(s) and adequate development of entry design.

c. Thoroughfare Landscape Buffers (FM 2931 & Fishtrap Road) – 20' Min. FM 2931 thoroughfare and the adjacent landscape buffers are intended to include the following:

- Enhanced grading / berms combined with landscape (grass, trees, accent shrubs and groundcover at entry points) to provide design continuity and buffer adjacent land uses:

2. Architectural Standards:

- a. Providence Commons shall be consistent with the Cape Cod style look with craftsman architecture elements like front porches, gabled roofs, and tapered columns to ensure the new development blends with the style of the town.
- b. Facade Plan and Design Requirements:
 - 1. Facade Plan. A Facade Plan showing exterior elevations and colors for each side of a structure must be submitted and approved by the Town prior to the issuance of a building permit. The Facade Plan must be submitted at least 7 business days prior to the desired date to receive the building permit. Facade Plans may be administratively approved by receiving joint approval of both the Building Inspector and the Town Manager.
 - a. A denial of a Facade Plan may be appealed to the Board of Adjustments by the applicant within 10 days of the denial. The appeal shall be made in writing to the Town Secretary. The Town Secretary shall place the appeal on the agenda for the next regularly scheduled Board of Adjustments meeting that allows compliance with the Texas Open Meetings Act.

2. Design Requirements for Facade Plan Approval.

- a. Minimum masonry requirement. The front facing exterior facades of the main building or structure shall be constructed of 100 percent masonry finishing material that is comprised of brick, stone, cast stone, cementitious board or a combination thereof. The overall minimum masonry content of all facades shall be 85 percent. Other materials of equal or similar characteristics may be allowed at the discretion of the town.
- b. Cementitious fiberboard. Cementitious fiberboard may constitute up to 100 percent of the exterior facades. Cementitious fiberboard may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural features approved by the town.
- c. Secondary materials. Secondary materials (maximum 15%) may be metal or other approved material with recommendation by staff and Town Council approval.

- d. Earth-toned colors. At least 80% of brick, stone, cast stone facades shall be neutral, cream, or deep, rich, nonreflective natural or earth-toned colors, and no more than one (1) color may be used for visible roof surfaces.
- e. Glass. Total window area shall not exceed 50% of street-facing facades. Windows shall have a maximum reflectivity of 20%. Pink or gold glass is not permitted.
- f. Doors. Garage doors and front entry doors visible from the right-of-way shall consist of stained cedar, redwood, spruce, fir or other hardwood, or other products, including products that are not wood but have a wood appearance and approved by the Town staff.
- g. Mechanical unit screening. All mechanical equipment shall be screened from public right-of-way view. Screening must match building or fence color and material.
- h. Exposed Conduit. Exposed conduit, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.
- i. Architectural design features. All new residential structures must include at least six (6) of the following design features on the front facade or visible from the front or side street:
- Carriage style garage door(s) with hardware;
 - Architectural pillars or posts;
 - Bay window(s);
 - Brick chimney on exterior wall;
 - Cast stone accents;
 - Covered front porches (minimum of 100 square feet covered by main roof or an architectural extension);
 - Cupulas or turrets;
 - Dormers or gables;
 - Garage door not facing the street (J-swing garage style);
 - Roof accent upgrades (e.g. metal, tile, slate, solar tiles);
 - Recessed entries a minimum of three feet deeper than main front facade;
 - Minimum 6:12 primary roof pitch, or variable roof pitches, with natural slate roof or asphalt shingles;
 - Transom windows;
 - Shutters;
 - Masonry arches;
 - Coach lights at entrances;
 - Decorative attic or gable feature, minimum two square feet in size (e.g. vent, window, brick detail);
 - Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments approved by the town's building official).

c. Nonresidential Construction and Architectural Design Standards.

1. All structures shall be permanently affixed to a standard foundation in accordance with applicable building codes adopted by the Town.
2. In all districts, the use of shakes or shingles of wood as roofing material is specifically prohibited.
3. In all nonsingle-family districts, all exterior facades shall be constructed of masonry as their primary construction material. Secondary construction materials may comprise up to 20% (not including the area of doors and windows) of any facade. Secondary construction materials include:
 - Aluminum or other metals;
 - Cement siding;
 - Tinted or split face CMU (Concrete Masonry Unit);
 - EIFS (Exterior Insulation and Finish System) or texturized or patterned tilt wall;
 - Cast stone;
 - Marble, granite, glass block, and tile.
4. Windows and glazing shall be limited to a minimum of 30 percent and maximum of 70 percent of each building elevation facing a street, major access lane, or side yard greater than ten feet.
5. Public entrance doors may be comprised of materials consistent with windows and window framing. Exterior utility doors and frames shall consist of metal material, painted to match the facade of the structure.
6. Refuse facilities will be enclosed and shall resemble the facade of the primary structure, including an opaque, nonsee-through, metal material gate.
7. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront.
8. Auxiliary design standards. All structures shall be designed to incorporate no less than three of the architectural elements from the list below:
 - Canopies, awnings, porticos with colonnade or arcades;
 - Raised pilaster cornices (end columns at corner), or quoined corners;
 - Vertical elements (tower, cupola, lighthouse, turret, arches, etc.);
 - Accented windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills; or dormer windows;
 - Outdoor patios and/or courtyards (landscaped and furnished);

- Decorative ornamentation integrated into the building facade, such as corbels, medallions (nonsignage), functioning clocks, niches, wrought iron, balconettes, gargoyles or gryphons, or horizontal and rhythm patterned brickwork.

3. Landscaping:

a. Residential

- i. Street trees throughout (formal and/or informal in arrangement – design to be determined), to visually identify the hierarchy of streets within the neighborhoods. A variety of tree species will be provided, including canopy / shade and smaller flowering, ornamentals of a minimum of three-inch (3”) caliper to be planted outside the lots.

b. Non-Residential

i. Parking Lot

- 1. Parking spaces shall not exceed ten (10) spaces before placing a landscape area minimum nine (9) feet wide, face of curb to face of curb. At least one tree shall be planted in each interior landscape area.

ii. Roadways

- 1. Trees shall be planted no closer than five (5) feet from a paved surface
- 2. Trees shall not be planted with fifteen (15) feet of intersections, within ten (10) feet of private driveways, fire hydrants, or utility poles, or within twenty (20) feet of light standards.
- 3. Trees, as they grow, shall be pruned so that at maturity there will be at least nine feet six inches (9’ 6”) of clearance above the curb height and the same clearance above sidewalks.

4. Light-Industrial (manufacturing) Tract no. 1

- a. Light Industrial (Manufacturing): Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

- b. Permitted Uses: Permitted uses include the following:

Accessory uses:

- Temporary Field Office (Subject to Section 17.3)

Educational, Institutional, and Special Uses:

- College, university, or trade school
- Exhibition Area
- Fraternal organization, lodge, civic club
- Museum or art gallery
- School, trade or commercial

Transportation, Utility and Communication Uses

- Town Operations and Use

Automobile Related Uses: (must be within 500 feet of Fish Trap Road, and FM 2931)

- Auto parts sales (inside only)
- Auto repair (minor)
- Quick oil change facility
- Quick tune-up facility

Office, Retail, Commercial, and Service Type Uses

- Alcoholic Beverage Establishment
- Amusement, Commercial (indoor)
- Bakery/confectionary retail sales
- Banks, Savings and Loan, Credit Unions
- Barber Shop
- Beauty Shop
- Business Service
- Cabinet/upholstery shop
- Cleaning/small plant shop
- Clinic, medical or dental
- Feed store
- Florist
- Furniture, home furnish, appliance store
- Garden center (retail)
- Household appliance service/repair
- Office center
- Office, professional/general administrative
- Plumbing, heating, refrigeration/air conditioning
- Print shop
- Retail shops/stores
- Service, retail
- Veterinary Clinic (no outside pens)

c. Permitted Special Uses: Permitted special uses include the following:

Education, Institutional and Special Uses

- Country Club

Transportation, Utility and Communication Uses

- Office/storage area of public/private utility

Office, Retail, Commercial, and Service Type Uses

- Antique shop
- Arcade
- Building material sales
- Custom personal service shop
- Discount, variety or department store
- General merchandise store
- Miscellaneous retail store
- Package sales

Industrial, Manufacturing, Storage and Warehousing Uses

- Light manufacturing

d. Height and Area Regulations:

- i. Minimum Lot Area: 12,500 SF
- ii. Minimum Lot Width: 60 FT
- iii. Minimum Lot Depth: 100 LF
- iv. Minimum Front Setback: 20 LF
- v. Minimum Side (Interior) Setback: 10 LF
- vi. Minimum Side (Street) Setback: 5 LF
- vii. Minimum Rear Setback: 10 LF
- viii. Maximum Height: 45'

e. Special Yard and Lot Regulations:

- i. Side Yards: When the industrial district is adjacent to any residential district, and minimum side yard of ten (ten) feet shall be observed and a six (6) foot solid masonry or wood fence shall be constructed adjacent to the residential district's property line.
- ii. Rear Yards: There shall be a rear yard depth of ten (10) feet. When adjacent to a residential district, a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.

f. Off-Street Parking:

- i. One (1) space for each employee or maximum number employed and on duty at any one time, minimum four (4), plus an additional three (3) spaces for non-employees.

5. Commercial Tract no. 2, 3a, & 3b

B-2 – Business District-Heavy shall be the base zoning for standard zoning regulations

- a. Use Regulations: Uses permitted shall meet B-2 – Business District-Heavy uses.

- b. Permitted Uses: Permitted uses include the following:

Accessory uses:

- Temporary Field Office (Subject to Section 17.3)

Transportation, Utility and Communication Uses

- Town Operations and Use

Office, Retail, Commercial, and Service Type Uses

- Antique shop
- Bakery/confectionary retail sales
- Banks, Savings and Loan, Credit Unions
- Barber Shop
- Beauty Shop
- Custom personal service shop
- Florist
- Food store
- Furniture, home furnish, appliance store
- General merchandise store
- Pharmacy/drug store
- Post Office, gov. & private
- Restaurant/cafeteria without drive-in or drive-through service
- Retail shops/stores

- c. Permitted Special Uses: Permitted special uses include the following:

Education, Institutional and Special Uses

- Day Care Center (State Licensed), *limit one to entire planned development area*

Office, Retail, Commercial, and Service Type Uses

- Alcoholic Beverage Establishment
- Amusement, Commercial (indoor)

- Arcade
- Business service
- Clinic, medical or dental
- Garden center (retail)
- Miscellaneous retail store
- Office center
- Office, prof/gen. administrative
- Package Sales
- Print shop
- Restaurant/cafeteria with drive-through service
- Restaurant/drive-in
- Restaurant/drive-through service
- Vet. Clinic (no outside pens)

d. Height and Area Regulations:

- i. Minimum Lot Area: 10,000 SF
- ii. Minimum Lot Width: 50 FT
- iii. Minimum Lot Depth: 80 LF
- iv. Minimum Front Setback: 20 LF
- v. Minimum Side (Interior) Setback: 10 LF
- vi. Minimum Side (Street) Setback: 5 LF
- vii. Minimum Rear Setback: 10 LF
- viii. Maximum Height: 35'

e. Special Yard and Lot Regulations:

- i. Side Yards: When the commercial district is adjacent to any residential district, and minimum side yard of ten (ten) feet shall be observed and a six (6) foot solid masonry or wood fence shall be constructed adjacent to the residential district's property line.
- ii. Rear Yards: There shall be a rear yard depth of ten (10) feet. When adjacent to a residential district, a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.

f. Off-Street Parking:

- i. Minimum one (1) space for each two hundred (200) square feet of floor area

6. Townhomes Tract no. 4

MF – Multifamily Residential District shall be the base zoning for standard zoning regulations

- a. Use Regulations: Uses permitted shall meet MF – Multifamily Residential uses.

b. Max Unit: The maximum number of town homes will be set at 110 units.

c. Permitted Uses: Permitted uses include the following:

Residential and Related uses:

- Single-family dwelling detached
- Townhouse/row dwelling
- Zero lot line house

Educational, Institutional, and Special Uses:

- Community Center, private
- Park, playground/com rec ctr (private)

d. Permitted Special Uses: Permitted special uses include the following:

Residential and Related Uses

- Townhome residence

e. Height and Area Regulations:

- I. Minimum Lot Area: 1,400 SF
- II. Minimum Lot Width: 20 LF
- III. Minimum Lot Depth: 70 LF
- IV. Minimum Front Setback: 20 LF
- V. Minimum Side (Interior) Setback: 10 LF
- VI. Minimum Side (Street) Setback: 10 LF
- VII. Minimum Rear Setback: 10 LF
- VIII. Maximum Height: 50'

f. Off-Street Parking: Two (2) off-street parking spaces shall be provided per unit. Required parking may be provided within the required front yard. Required parking may be provided by garages within each unit.

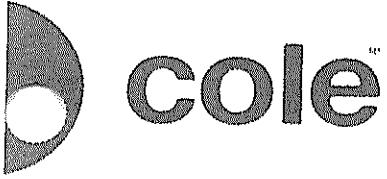
7. General Requirements

- a. Development Plan: A Conceptual Development Plan is hereby attached (Exhibit "D") and made a part of these development standards. It establishes the most general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedication, roads and illustrates the integration of these elements into a master plan for the whole district.
- b. Maintenance of Facilities: The Developers shall establish a Homeowner's Association ("HOA") for single family and multifamily residential areas in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities

contained within the area of the respective residential or mixed-use development or adjacent Right-of-Way ("ROW"). Upon completion of fifty percent (50%) buildout of any phase of residential development and creation of the corresponding HOA, the Developer shall provide that all HOA Boards have an advisory position to be filled by individual homeowners residing within the corresponding phase. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer and approved by the Town. The Developer shall provide the Town a mandatory HOA agreement that will be recorded in the deed records of Denton County, Texas. In-lieu of the HOA, the Town and Developer may elect to create another entity to undertake the same responsibilities of the HOA.

8. Definitions. The definitions of the Town's Zoning Ordinance (as it currently exists or may be amended) shall apply to these regulations except as otherwise amended herein.
 - a. Package Sales: as defined by 24.5.48(b) of the Providence Village Code of Ordinances.

EXHIBIT "D"
Concept Plan for Providence Commons, Town of Providence Village, Texas
(Separately Attached in 24" x 36" Plan Set)



ST. LOUIS
Power House at Union Station
401 S. Fifth Street, Suite 200
St. Louis, MO 63103
314.984.9881 tel

ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

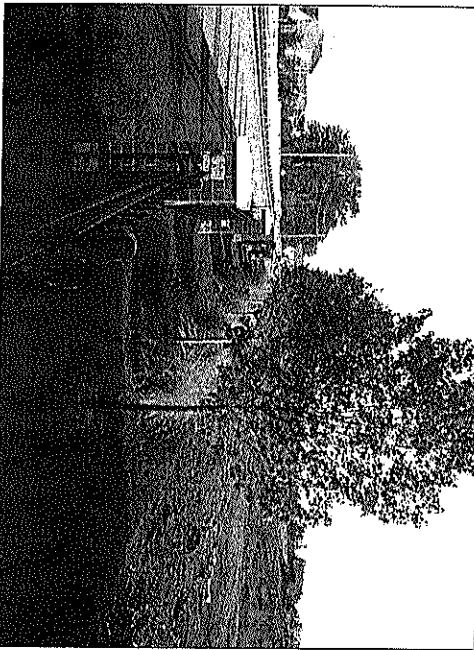
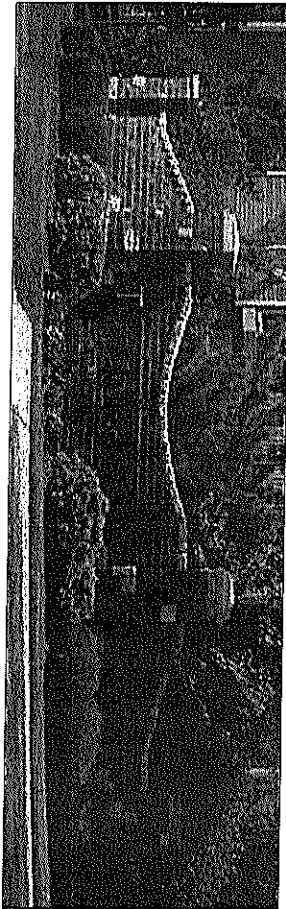
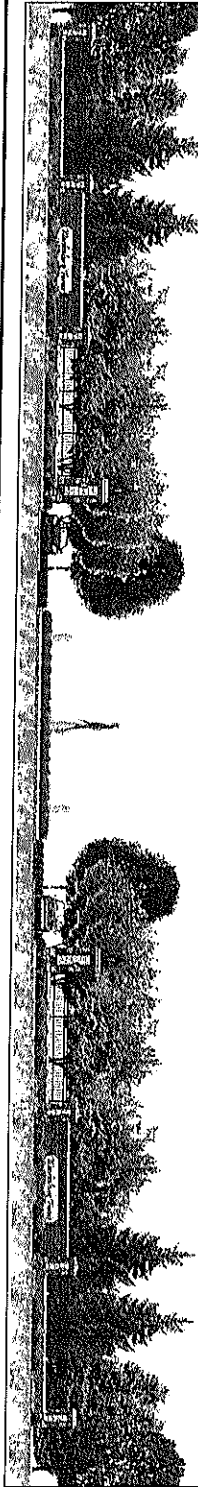
DALLAS
6125 Main Street
Suite 367
Dallas, TX 75034
972.624.6000 tel

PHOENIX
7701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

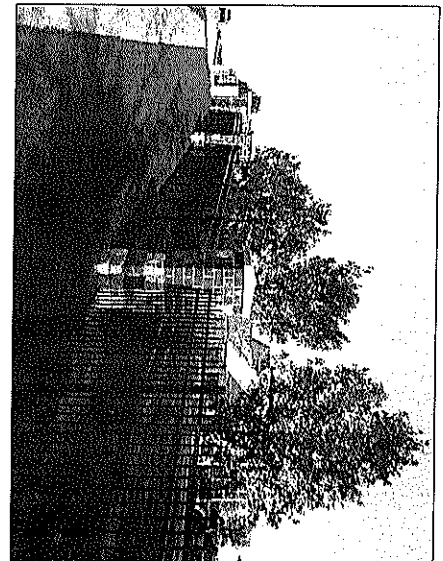
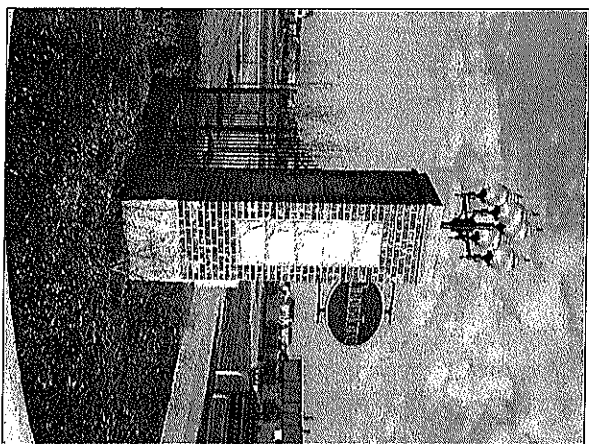
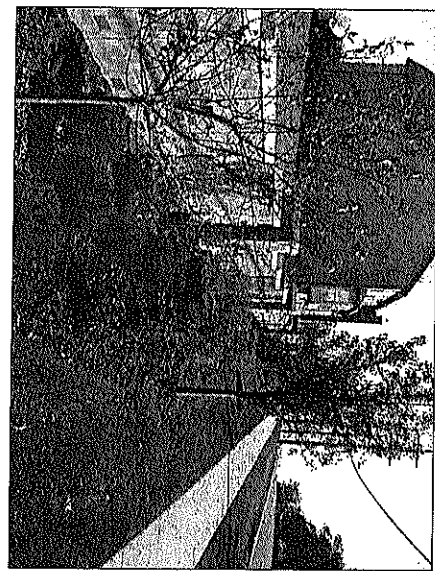
EXHIBIT "E"

Landscape Conceptual Monuments for Providence Commons, Town of Providence
Village, Texas

(Separately Attached in 24" X 36" Plan Set)



CONCEPTUAL MONUMENTS
NOT TO SCALE



CONCEPTUAL MONUMENTS
NOT TO SCALE

DATE:	12/21/11
BY:	ASD/MSH
NO:	12/29/11
PROJECT:	16-0170
DRAWN BY:	COLM
CHECKED BY:	MSH
DATE:	12/29/11
SCALE:	
PROJECT:	16-0170
NO:	12/29/11
BY:	ASD/MSH
DATE:	12/29/11
PROJECT:	16-0170

cole DALLAS
6124 LBJ Fwy
Suite 200
Dallas, TX 75244
972.344.0000
www.coledallas.com

COLE ARCHITECTURE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
2001 Main Street, Suite 1000, Dallas, TX 75201
Three Rivers of Professional Engineers and Land Surveyors
Professional Engineer License No. 30942, Professional Land Surveyor License No. 30942

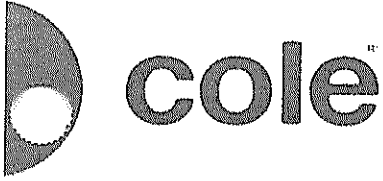
PROVIDENCE COMMONS
FM 2851 & PEPPER ROAD
PROVIDENCE VILLAGE, TX 76227

CONCEPTUAL MONUMENTS

This document is prepared for the purpose of providing information only. It is not intended to be used as a contract or to replace any other documents. It is not to be construed as a warranty or representation of any kind. The user of this document assumes all liability for its use.

DEVELOPER/OWNER:
RPMxCONSTRUCTION, LLC
5208 TENNYSON PKWY
SUITE 130
PLANO, TX 75024
PHONE 214-239-4722

NO	REVISION DESCRIPTION



ST. LOUIS
 Power House at Union Station
 401 S. 18th Street, Suite 200
 St. Louis, MO 63103
 314.994.9887 tel

ST. CHARLES
 1520 S. Fifth Street
 Suite 307
 St. Charles, MO 63303
 636.978.7608 tel

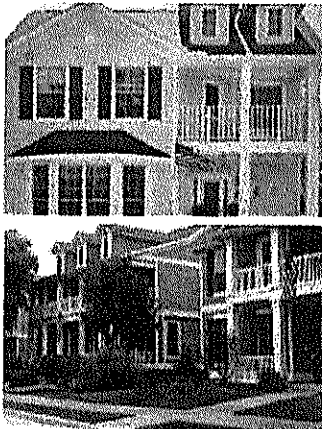
DALLAS
 6125 Main Street
 Suite 367
 Dallas, TX 75034
 972.624.6000 tel

PHOENIX
 77011 Camelback Road
 Suite 125
 Phoenix, AZ 85016
 602.795.4111 tel

EXHIBIT "F"

Illustrative Elevations and Plans for Providence Commons, Town of Providence Village, Texas

Residential



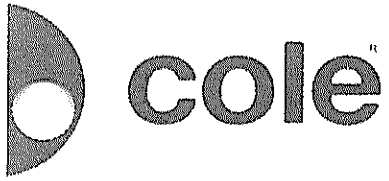
This future land use designation is predominantly comprised of single family detached residential dwellings in established residential neighborhoods with a Craftsman style of architecture.

Anticipated Land Uses

- Detached Single-Family Residential dwellings.
- Parks, trails, and open spaces permitted with trail connections to and through adjacent neighborhood.
- Neighborhood compatible, low-intensity commercial uses like personal service shops of limited square footage may be acceptable in specific instances.

Development Characteristics

- Sidewalk or trail connections should be provided to nearby destinations.
- Building form, height, setbacks, and sidewalk connections should be consistent in order to form a thoughtful and sensitive transition to commercial or adjacent uses where applicable.
- Craftsman architecture elements like front porches, gabled roofs, and tapered columns are to be incorporated to ensure new development blends with the style of the town.



ST. LOUIS
Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.994.9887 tel

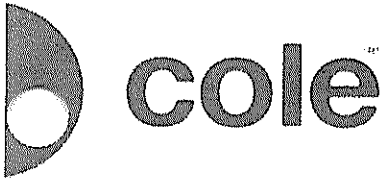
ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63103
636.978.7508 tel

DALLAS
6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6800 tel

PHOENIX
2701 E. Camelback Road
Suite 135
Phoenix, AZ 85016
602.795.4111 tel

Townhomes





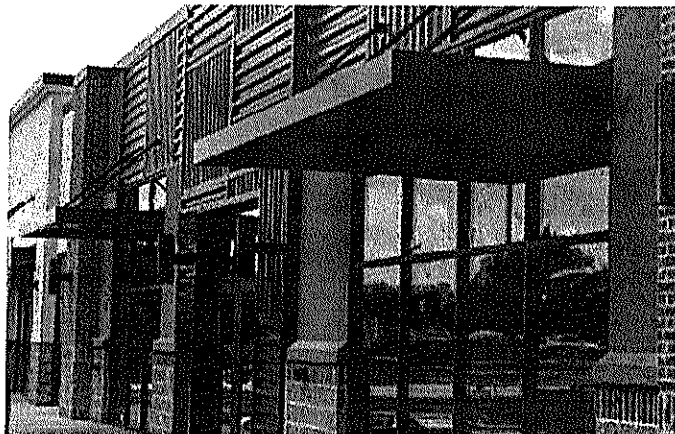
ST. LOUIS
 Power House at Union Station
 401 S. Bish Street, Suite 200
 St. Louis, MO 63104
 314.984.9887 tel

ST. CHARLES
 1520 S. Fifth Street
 Suite 307
 St. Charles, MO 63303
 636.978.7508 tel

DALLAS
 6175 Main Street
 Suite 367
 Frisco, TX 75034
 972.624.6000 tel

PHOENIX
 2701 E. Camelback Road
 Suite 175
 Phoenix, AZ 85016
 602.795.4111 tel

Light-Industrial/Commercial

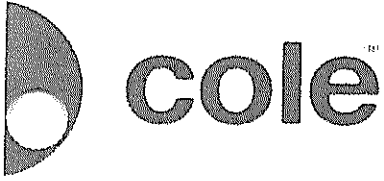


Anticipated Land Uses

Development Characteristics

The Neighborhood Mixed-Use designation is intended to serve Providence Village residents with a low to medium intensity, neighborhood friendly mix of uses that are easy to access from most modes of transportation.

- Commercial and residential land uses are highly supported with a balanced mix of entertainment, restaurant, and shopping destinations and family-friendly amenities.
- One to three stories typical
- Development should be oriented toward green spaces that are extensively landscaped.
- Native plantings should be incentivized to manage stormwater runoff.
- New development should be planned for a mix of transportation options by providing safe sidewalk crossings throughout the districts.
- Additional design considerations should be provided to ensure distinctive pavement markings for each mode of transportation.



ST. LOUIS
Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES
1520 S. Fifth Street
Suite 367
St. Charles, MO 63303
636.978.7508 tel

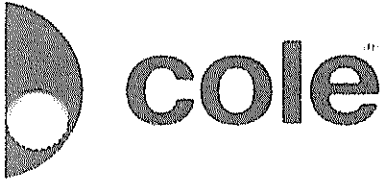
DALLAS
6175 Main Street
Suite 367
Fusco, TX 75034
972.624.6000 tel

PHOENIX
2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4333 tel

EXHIBIT "G"

Traffic Impact Analysis for Providence Commons, Town of Providence Village, Texas

The Traffic Impact Analysis was prepared by DeShazo Group and will be submitted separately. A copy will be provided with this document in CD format.



ST. LOUIS Power House at Union Station 401 S. 18th Street, Suite 200 St. Louis, MO 63103 314.994.9887 tel	ST. CHARLES 1520 S. Fifth Street Suite 307 St. Charles, MO 63303 636.979.7508 tel	DALLAS 6175 Main Street Suite 367 Frisco, TX 75034 972.624.6000 tel	PHOENIX 7701 E. Camelback Road Suite 175 Phoenix, AZ 85016 602.795.4111 tel
--	--	--	--

EXHIBIT "H"

Preliminary Drainage Study for Providence Commons, Town of Providence Village, Texas

PRELIMINARY DRAINAGE STUDY

PROVIDENCE COMMONS, TOWN OF PROVIDENCE VILLAGE, TEXAS

The Providence Commons Development is a 57.5-acre planned development that will consist of 115 single-family residential lots, 110 townhomes, commercial and industrial development, public streets, utility infrastructure, and landscaping. The site is located on the west side of FM 2931 just South of the Fishtrap Road intersection, in the Town of Providence Village, Denton County, Texas.

The Providence Commons improvements are located within Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Denton County, Texas, and Incorporated Areas, Community Panel Numbers 48121C0405G. According to the map, the site is located in Zone X, not shaded, where areas determined to be outside of the 0.2% annual chance floodplain.

The site soil mainly consists of Gasil fine sandy loam with 1 to 3 percent slopes. This soil group is classified Hydrologic Soil Group (HSG) B, as determined by the Natural Resources Conservation Service (NRCS).

Detention for the Providence Commons development will be provided by multiple dry and wet pond systems, with detention of the 10 & 100-year storm frequencies for pre-developed runoff rates.

EXISTING HYDROLOGY

The Modified Rational Method methodology will be used for the detention pond analysis where runoff hydrographs are required. The existing site is grassland has a poor NRCS, hydrologic condition with a CN of 79 for hydrologic soil group (HSG) B, respectively. Rational Method C-Values for the undeveloped areas is 0.35. The results and summary table of existing hydrology calculations are identified below. The existing drainage area map and additional information is attached as a part of the Planned Development submittal. The existing and proposed hydrograph report, hydrology, and pond routing will be provided later with the Preliminary Plat submittal.

SUMMARY OF PRE-DEVELOPED CONDITIONS

Design point 1 collects onsite and off-site, undeveloped flow from drainage areas A, OS-1 and OS-2. Drainage areas A, OS-1 and OS-2 will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the east under FM 2931 via 3-existing 24" RCP culverts.

Design point 2 collects onsite and off-site, undeveloped flow from drainage areas B and OS-3. Drainage areas B and OS-3 will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the south in the TxDOT right-of-way ditch.

Design point 3 collects onsite and off-site, undeveloped flow from drainage area D. Drainage area D will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the east onto the adjacent property.

Table 1
Pre-Development Time of Concentration Calculations

Designation	Surface Description	Sheet Flow					Shallow Concentrated Flow					Total	
		Manning's n (table 3-1)	Flow Length, L (ft)	Two-year, 24-hr rainfall, P2 (in)	Land Slope, s	Tt (Eqn 3-3) (hrs)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse Slope, s (ft/ft)	Average velocity, V (figure 3-1) (fps)	Tt (Eqn 3-1) (hrs)	Tc (hrs)	Tc (min)
PRE-DEVELOPMENT A	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,851.1	0.009	1.60	0.49	0.62	36.9
B	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,704.9	0.010	1.65	0.48	0.58	34.6
C	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	913.5	0.027	2.70	0.09	0.21	12.9
D	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,088.7	0.012	1.80	0.32	0.44	26.6

*Pre-Developed Time of Concentration Calculations are calculated using TR-55.

Table 2
Pre-Development Runoff Calculations

MULCH YARD @ PROVIDENCE VILLAGE - CURRENT PRE-DEVELOPED DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	AREA (AC)	C-FACTOR	Tc (MINUTES)	INTENSITY, I ₁₀ (IN/HR)	Q ₁₀ (CFS)	INTENSITY, I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	19.78	0.35	36.9	3.41	23.57	5.05	34.95	Short grass generally sloping at 2%
B	25.28	0.35	34.6	3.54	31.31	5.24	46.32	Short grass generally sloping at 2%
C	2.26	0.35	12.9	5.87	4.65	8.41	6.65	Short grass generally sloping at 2%
D	17.00	0.35	26.6	4.12	24.49	6.04	35.92	Short grass generally sloping at 2%
OS-1	11.72	0.35	36.4	3.43	14.08	6.09	20.87	Off-site bypass
OS-2	0.45	0.50	10	6.50	1.46	9.24	2.08	TxDOT ROW
OS-3	0.55	0.50	10	6.50	1.79	9.24	2.54	TxDOT ROW

PROPOSED HYDROLOGY

The hydrology for the proposed conditions for the site will consist of buildings, sidewalks, and paved areas and will have multiple C-Values for the varying land uses. Rational Method C-Values for the development will be 0.35 for unpaved, natural, and landscaped areas, 0.50 for the residential portion, 0.80 for the townhome portion, and 1.0 for the commercial portion. The results and summary table of existing hydrology calculations are identified below. The proposed drainage area map and additional data is attached as a part of the Planned Development submittal. The proposed hydrograph report, hydrology, and pond routing will be provided later in the Preliminary Plat submittal.

SUMMARY OF POST-DEVELOPED CONDITIONS

Design point 1 captures onsite, developed flow from drainage area A (also known as tract 1 per the concept plan) and offsite, undeveloped flow from drainage areas OS-1, OS-2, and D. Drainage area A consists of onsite, industrial development with a C-value of 1.0 and a minimum Tc value of 10 minutes. Drainage areas OS-1 and D are offsite flows West of the site while drainage area OS-2 is offsite flow within the TxDOT ROW. Drainage areas A and D flow will be captured in four (4) dry detention ponds along Fishtrap Road and discharged at a rate less than or equal to the pre-development flow of pre-development basin A. The ponds will be separate due to proposed site geometry conditions.

Design point 2 captures onsite, developed flow from drainage area B and offsite undeveloped flow from drainage area OS-3. Drainage area B consists of onsite, townhomes with a C-value of 0.80 and commercial development with a C-value of 1.0 and a minimum Tc value of 10 minutes. Drainage area B flow will be captured in two, dry detention ponds south of the basin and discharged at a rate less than or equal to the pre-development flow of pre-development basin B. The ponds will be separate due to site geometry conditions.

Design point 3 captures onsite, developed flow from drainage area D. Drainage area D consists of onsite, single family residential lots with a C-value of 0.5 and a minimum Tc value of 10 minutes. Drainage area C flow will be captured in one (1) wet detention pond in the middle and one (1) dry detention pond to the south and discharged at a rate less than or equal to the pre-development flow of pre-development basin D. The ponds will be separate due to proposed site geometry conditions.

Table 3
Post-Development Runoff Calculations

MULCH YARD - CURRENT POST-DEVELOPED MAJOR DRAINAGE AREA CALCULATIONS						
DRAINAGE AREA	AREA (AC)	C-FACTOR	T _c (MINUTES)	INTENSITY, I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	12.65	0.90	10	9.24	105.18	Light-industrial/Commercial generally sloping at 0.6%
B	16.98	0.80	10	9.24	125.49	Townhomes/Commercial generally sloping at 0.6%
C	24.74	0.50	10	9.24	114.27	Single-family generally sloping at 0.6%
D	9.38	0.35	10	9.24	30.33	Off-site to be detained
OS-1	11.72	0.35	10	9.24	37.89	Off-site bypass
OS-2	0.45	0.50	10	9.24	2.08	TxDOT ROW
OS-3	0.55	0.50	10	9.24	2.54	TxDOT ROW

TEMPORARY CONTROLS

Temporary Stormwater control measures will be used in in order to mitigate soil loss in a manner consistent with best management practices (BMPs). This will include the use of silt fencing, sediment barriers, stabilized construction entrance, and sediment traps.

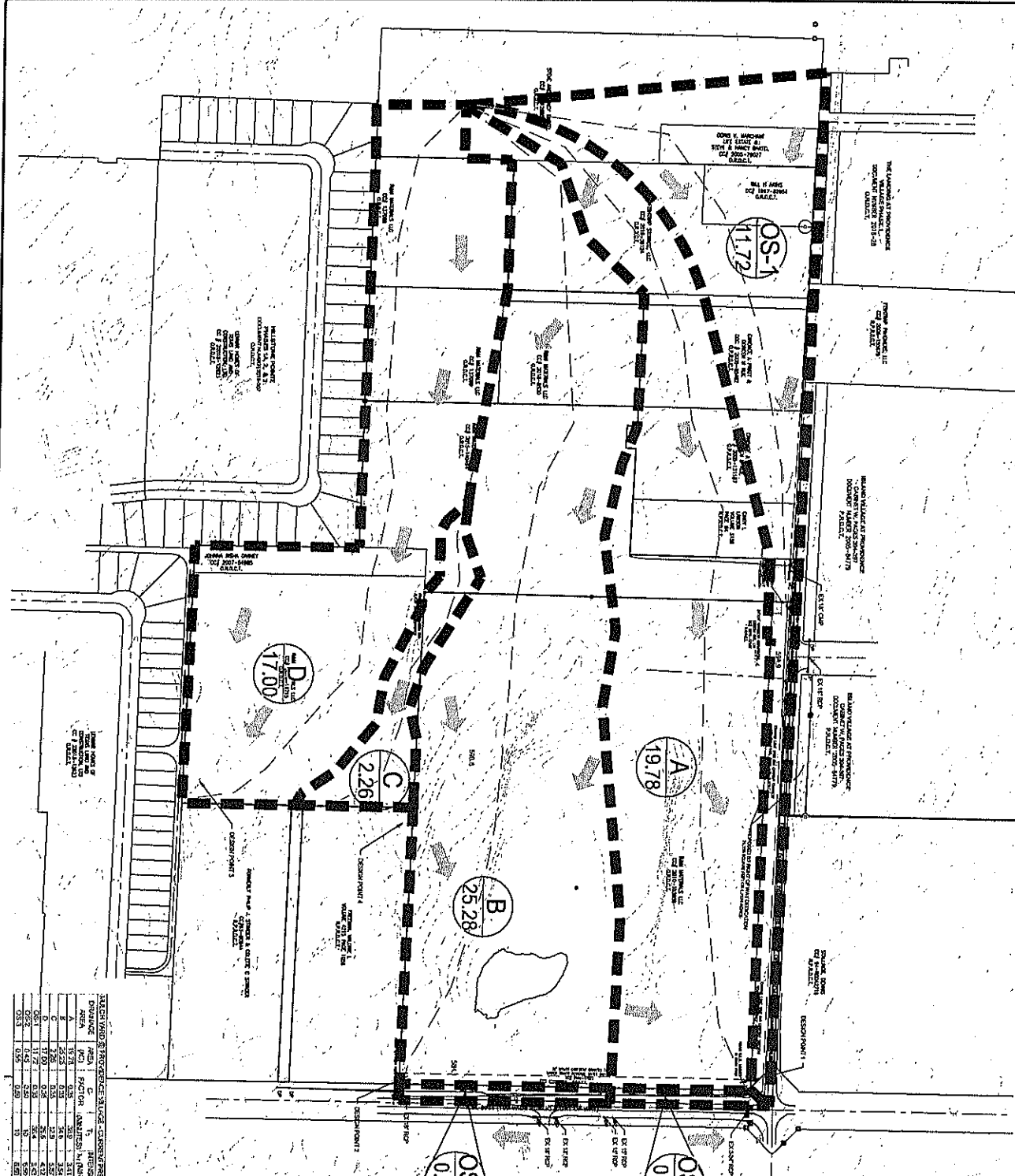
STORM WATER CONVEYANCE SYSTEM

The storm water run-off from Providence Commons development will be conveyed to two separate detention pond systems through two separate storm sewers. The storm water system will be designed to convey the fully developed run-off flows to the detention pond. The design and sizing of the storm sewer system was based on the Rational Method. Curb & gutter and valley gutters will be utilized to convey storm water to curb inlets. Inlet capacity and grate design will be included on the plans as a part of the Final Plat and Construction Plan submittal at a later date.

CONTAINMENT AND STABILIZATION METHODS FOR ALL PROPOSED CUT AND FILL ACTIVITIES

All on-site cut and fill activities will be contained and/or stabilized via temporary control measures including but not limited to inlet protection, silt fence, temporary sediment traps and basins, stabilized construction entrance and a construction stockpiling area. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough

grading process. Inlet protection shall be installed on all inlets once constructed to prevent contaminated storm water from entering the storm sewer infrastructure. Pollution prevention of surface water or groundwater that originates on-site or flows off-site, including pollution caused by contaminated storm water run-off from the site, shall be achieved through the use of silt fences placed immediately downstream of disturbed areas. When silt accumulates six (6) inches in depth, the Contractor will promptly remove the silt from the controls. No erosion controls are placed beyond the property boundary unless written permission has been obtained from adjacent property Owners. The proposed development will implement one (1) stabilized construction entrance and construction stockpiling area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Water trucks will be on-site as necessary to aid in controlling dust.

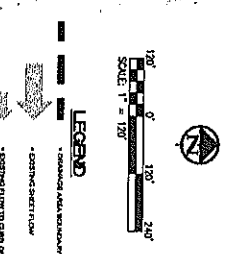


EXISTING RUNOFF CALCULATIONS

DRAINAGE AREA	C	DESIGN POINT	DESIGN POINT	DESIGN POINT	DESIGN POINT	DESIGN POINT
1	0.25	2.26	17.00	25.28	19.78	11.72
2	0.25	2.26	17.00	25.28	19.78	11.72
3	0.25	2.26	17.00	25.28	19.78	11.72
4	0.25	2.26	17.00	25.28	19.78	11.72
5	0.25	2.26	17.00	25.28	19.78	11.72
6	0.25	2.26	17.00	25.28	19.78	11.72
7	0.25	2.26	17.00	25.28	19.78	11.72
8	0.25	2.26	17.00	25.28	19.78	11.72
9	0.25	2.26	17.00	25.28	19.78	11.72
10	0.25	2.26	17.00	25.28	19.78	11.72

RUNOFF VARIABLES

1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000
 1.000000



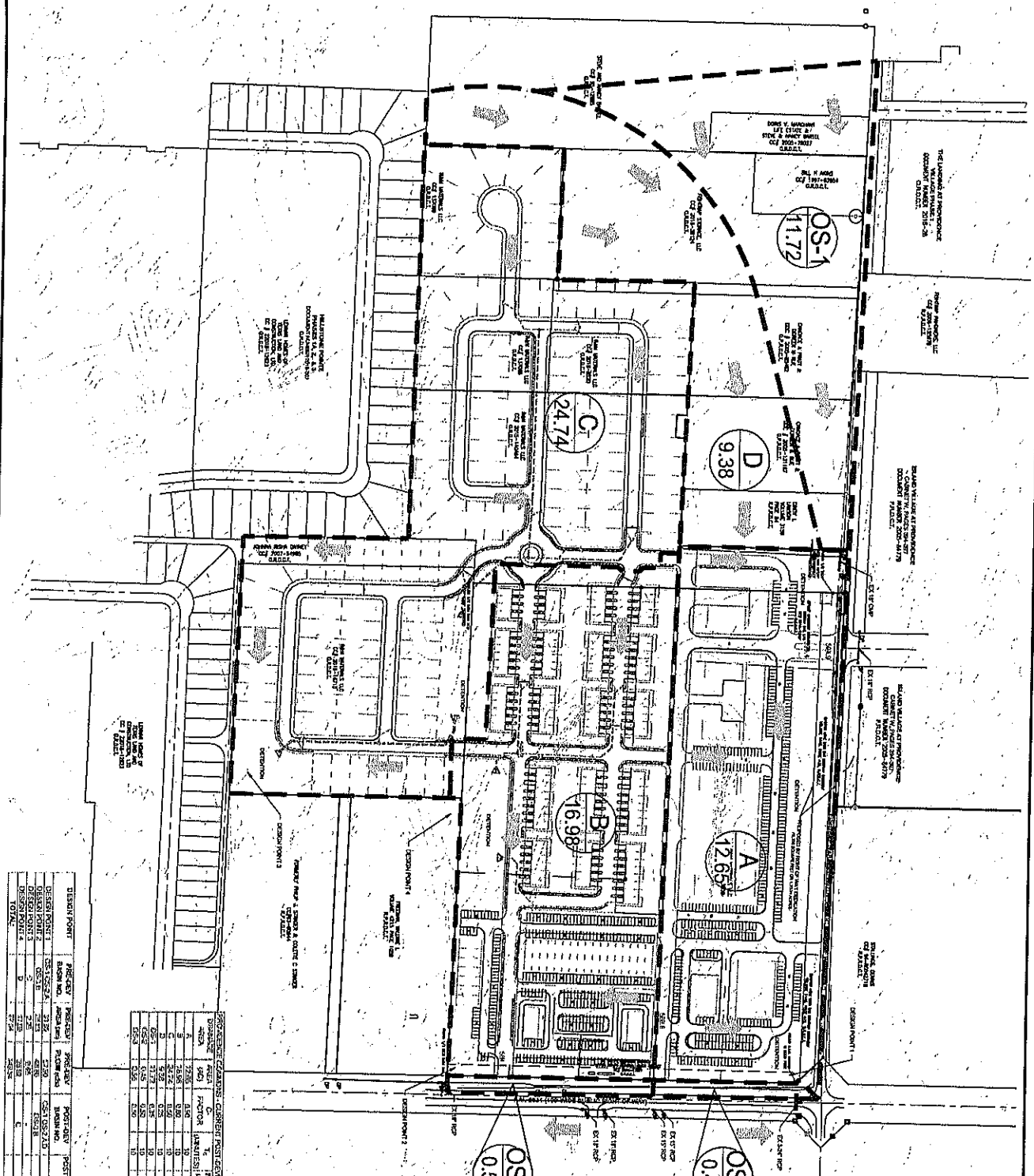
PROVINCIAL COMMONS
 FM 2801 & FISHTRAP ROAD
 PROVIDENCE VILLAGE, TX 75027

PRE-DEVELOPMENT DAM

cole DALLAS
 7001 ACADIA DRIVE
 SUITE 200
 DALLAS, TX 75249
 TEL: 214.620.0000
 WWW.COLEINC.COM

CONTRACT NO. 16-01/170
 SHEET NO. C5.0

DEVELOPER/OWNER:
RPMK CONSTRUCTION, LLC
 5208 TENNYSON PKWY
 SUITE 130
 PLANO, TX 75024
 PHONE 214-239-4722



PRE VS POST DEV CALCULATIONS

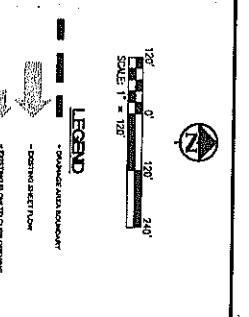
DESIGN POINT	PRE-DEV	POST-DEV	POST-DEV	POST-DEV	POST-DEV	POST-DEV	POST-DEV	POST-DEV	POST-DEV
	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
DESIGN POINT 1	15,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 2	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 3	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 4	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 5	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 6	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 7	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 8	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 9	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 10	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 11	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 12	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 13	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 14	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 15	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 16	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 17	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 18	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 19	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 20	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25

PROPOSED RUNOFF CALCULATIONS

DESIGN POINT	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
DESIGN POINT 1	15,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 2	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 3	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 4	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 5	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 6	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 7	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 8	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 9	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 10	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 11	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 12	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 13	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 14	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 15	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 16	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 17	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 18	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 19	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 20	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25

RUNOFF VARIABLES

DESIGN POINT	AREA	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
DESIGN POINT 1	15,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 2	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 3	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 4	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 5	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 6	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 7	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 8	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 9	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 10	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 11	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 12	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 13	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 14	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 15	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 16	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 17	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 18	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 19	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25
DESIGN POINT 20	2,000	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25



<p>cole</p> <p>Civil Engineers / Surveyors / Planners / Landscape Architecture</p> <p>2000 Ross Avenue, Suite 1000, Dallas, TX 75201</p> <p>Phone: 214-760-0000</p>	<p>PROVIDENCE COMMONS</p> <p>FM 2351 & FISHTRAP ROAD</p> <p>PROVIDENCE VILLAGE, TX 76227</p>	<p>DEVELOPER/OWNER:</p> <p>RPMKCONSTRUCTION, LLC</p> <p>5208 TENNYNISON PKWY</p> <p>SUITE 130</p> <p>PLANO, TX 75024</p> <p>PHONE 214-239-4722</p>	<p>DATE: 10/20/11</p> <p>BY: [Signature]</p> <p>SCALE: 1" = 100'</p>
	<p>OVERALL POST-DEVELOPMENT DAM</p>	<p>PROJECT NO: 114-0170-0000</p> <p>DATE: 10/20/11</p> <p>BY: [Signature]</p>	<p>DATE: 10/20/11</p> <p>BY: [Signature]</p>