



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

OCTOBER 23, 2017

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

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

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

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **CITIZEN'S COMMENTS**

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

D. **REGULAR ITEMS**

1. *Minutes of October 9, 2017*

Consider approval of the minutes of the October 9, 2017, Planning and Zoning Commission Regular Session.

2. *RC17-0006 – Kanumuri Addition*

Consider a request for a Record Plat to create a non-residential subdivision. The property is generally located south of Cross Timbers Road and west of Garden Ridge Boulevard.

E. **ADJOURNMENT – REGULAR SESSION**

i. **WORK SESSION**

- a. Presentation and discussion regarding The Point development proposal (ZPD17-0007).

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Oct. 19, 2017, at 2:10 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 9TH DAY OF OCTOBER, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Heth Kendrick	Commissioner, Place 8
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Fritz Quast	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

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

There were none.
- D. ELECTION OF OFFICERS**
 - a) Chair**

Commissioner McCall nominated Perfecto Solis for Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Dillon, Picardi, McCall, Solis, Johnson, Neal, Ruthrauff
NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

b) Vice Chair

Chair Solis nominated Mike McCall for Vice Chair. Commissioner Johnson seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Neal, Johnson, Solis, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The nomination passed with a vote of 7-0.

E. REGULAR ITEMS

- 1. Consider approval of the minutes of the September 25, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McCall moved to approve the September 25, 2017, minutes as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

- 2. Consider a request for a Record Plat (RC17-0003 – The Villas of Southgate, Phase Three) to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.**

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Michael Dowdey, Dowdey, Anderson & Associates, Inc., Plano

Commission Deliberation

Commissioner Johnson moved to approve RC17-0003 – The Villas of Southgate, Phase Three with the inclusion of the gas easement once it is established. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for rezoning (ZPD17-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0011 – Timber Creek Medical Park. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

4. Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses on approximately 4.545 acres of land within the Denton Creek District Area Plan. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

5. **Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Bobby Dollak, G & A Consultants, Lewisville

In Favor –

Rich Muller, 3017 Woodhollow Drive, Flower Mound

In Opposition – None

Close Public Hearing

Commission Deliberation (MPA17-0006)

Commissioner Johnson moved to recommend approval of MPA17-0006 – Stonecrest Storage. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (MPA17-0006)

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (ZPD17-0006)

Commissioner Johnson moved to recommend approval of ZPD17-0006 – Stonecrest Storage with the addition of a masonry fence along the southern border of Lot 1 east to the railroad tracks. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (ZPD17-0006)

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 7:39 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: October 23, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC17-0006 – Kanumuri Addition) to create a non-residential subdivision. The property is generally located south of Cross Timbers Road and west of Garden Ridge Boulevard.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this record plat application is to legally subdivide approximately 2.42 acres of land in order to create two developable non-residential lots for future development. The plat also creates an open space lot to contain an existing detention pond that serves the Timber Valley Shopping Center Addition (Tom Thumb complex) located to the north of the subject site. The site is currently undeveloped and is zoned Planned Development District-5 (PD-5) with Office District (O) uses.

Access to the site will be indirectly from Garden Ridge Road through a mutual access easement from the Timber Valley Shopping Center Addition. The plat includes the establishment of landscape buffers and building setbacks. The plat also depicts existing and proposed easements. The proposed record plat application is consistent with the Town's regulations.

The installation of landscape buffer trees along Garden Ridge Road and necessary utility improvements to serve both the proposed lots shall be required at the time of first site plan application within this subdivision.

III. ATTACHMENTS

A. Background Information

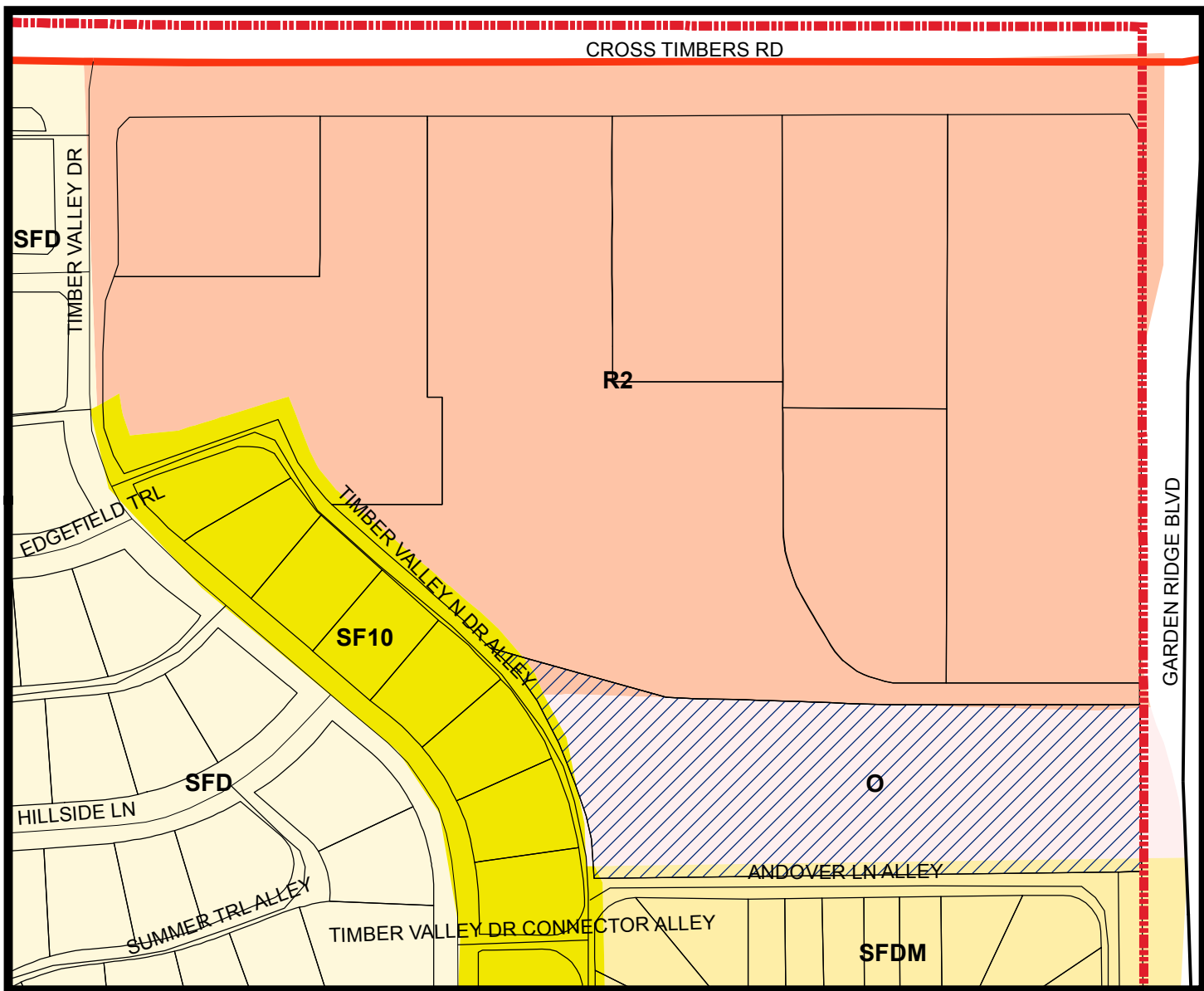
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package

Vicinity Map

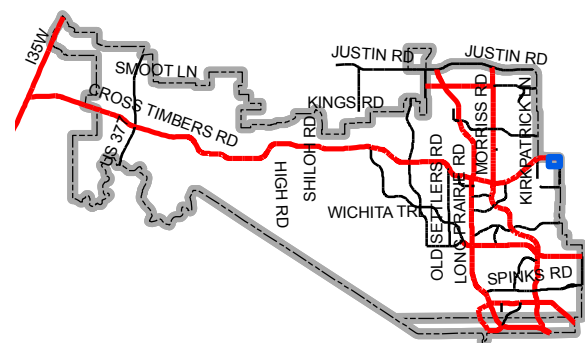
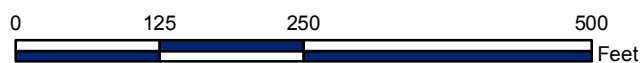
Reference Project: RC17-0006



LEGEND

- Office
- Retail 2
- Single Family 10
- Single Family Density
- Single Family Density Medium

— Subject Property



Map Location



October 17, 2017

Poornima Srinarasi
Town of Flower Mound
Planning Services
221 N. Tennessee Street
McKinney, Texas 75069

Re: Letter of Intent – Kanumuri Addition

Dear Poornima,

The intent of this Record Plat application is for the current owners of the property to legally convey a 1.00-acre tract to be known as Lot 2, Block A of the Kanumuri Addition to Sunitha Kanumuri for future development. The proposed use of the property has not yet been determined by the future property owner.

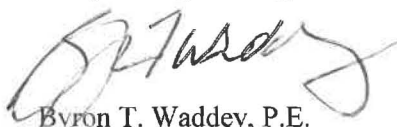
The revised lot acreages will be as follows:

Lot 1 = 1.230 acres (buildable)
Lot 2 = 1.000 acres (buildable)
Lot 3X = 0.189 (non-buildable)
Total acreage = 2.419 acres

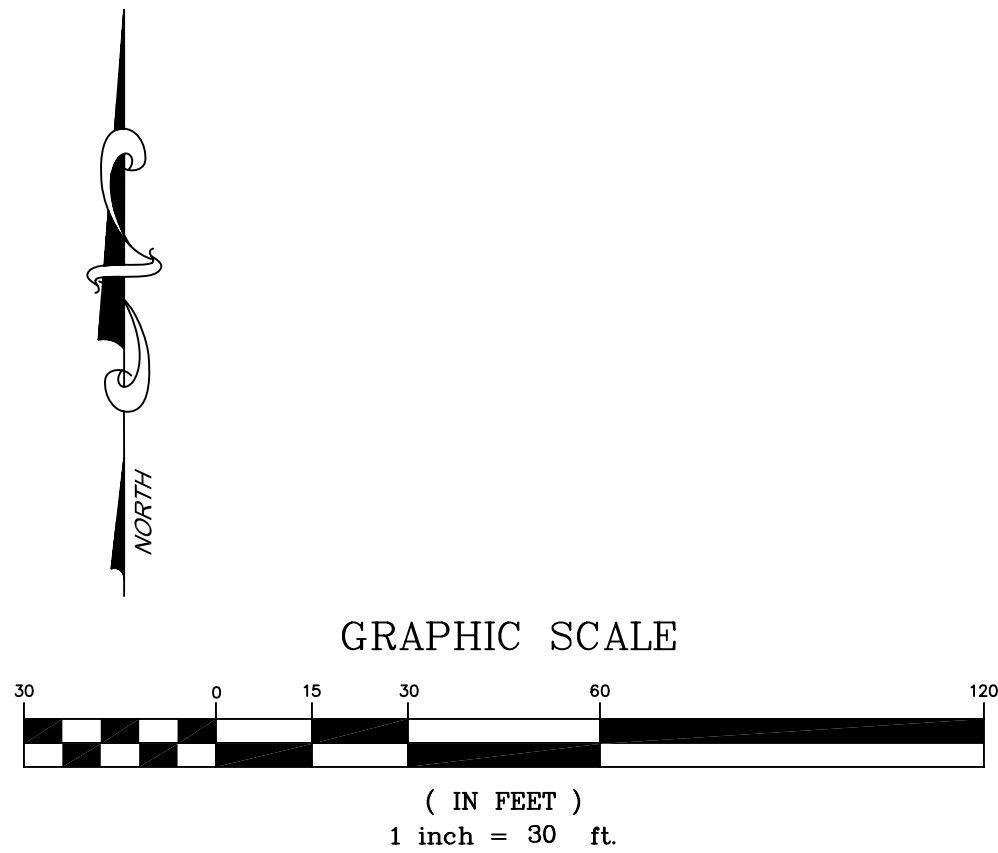
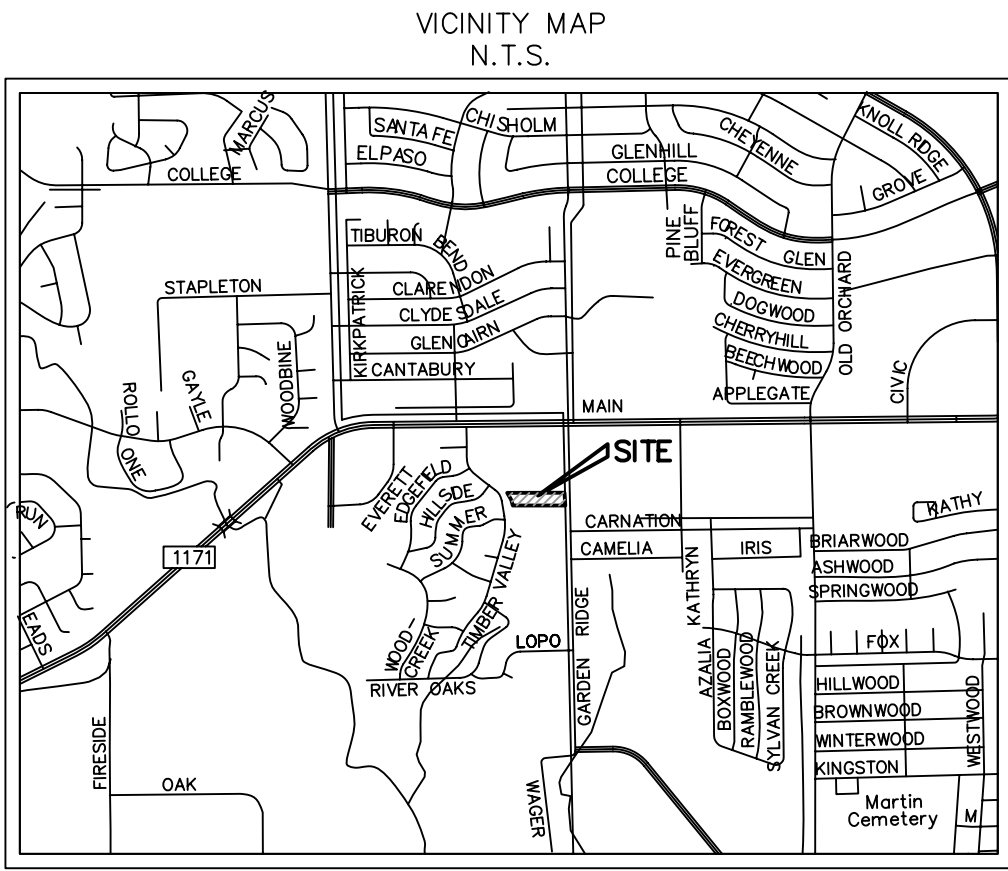
Therefore the total number of buildable lots is 2 lots and the total number of X lots (non-buildable lots) is 1.

If you have any questions or need additional information please let me know.

Sincerely,
Vasquez Engineering, L.L.C.

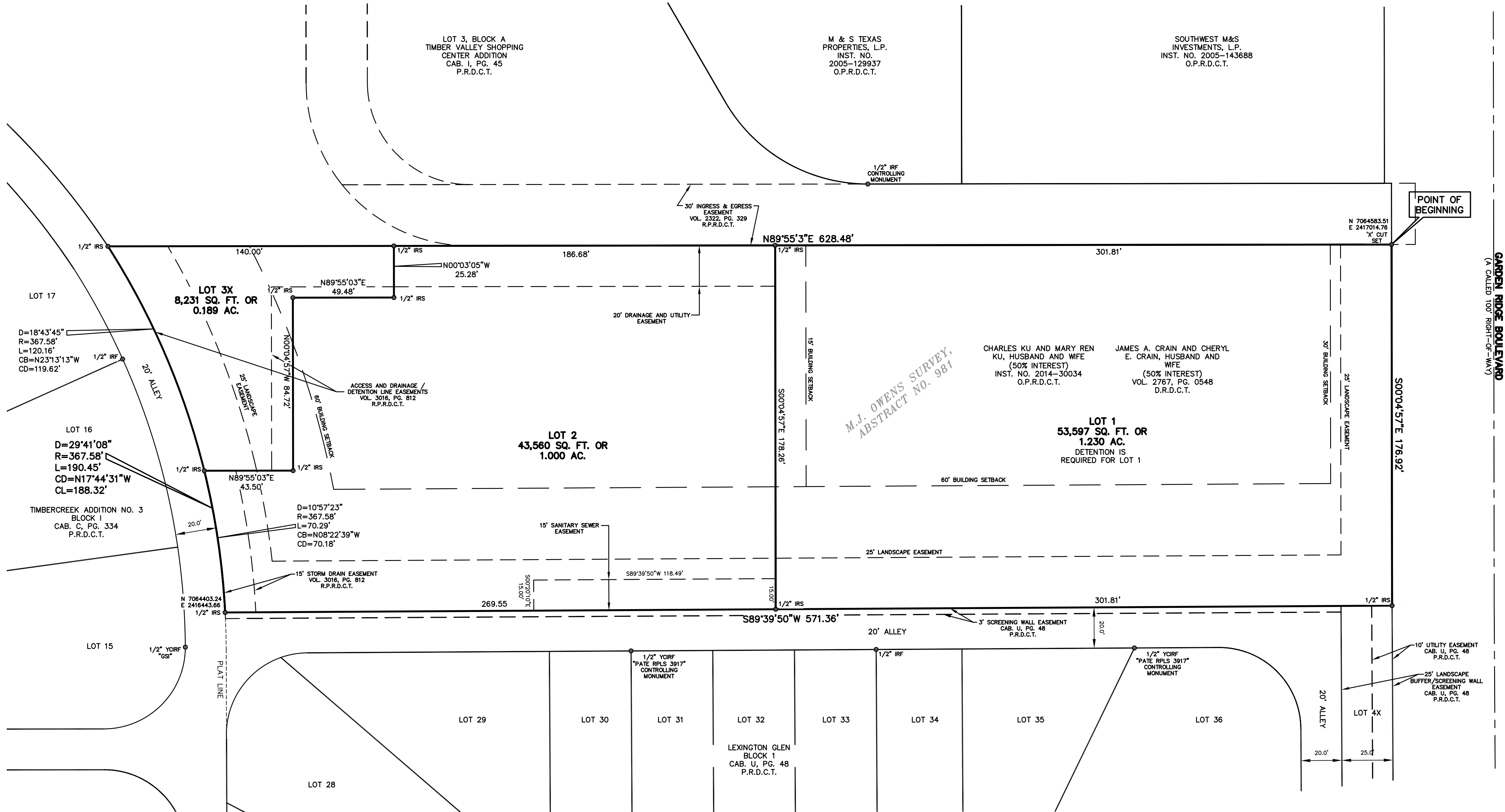


Byron T. Wadley, P.E.
Vice President



FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/18/2011 Community Panel No. 48121C0545G subject lot is located in Zone "X".
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

LEGEND
IRF - Iron Rod Found
DOC. NO. - Document Number
PG. - Page
YCRF - Yellow Capped Iron Rod Found
IRS - Iron Rod with "Peiser & Mankin SURV" red plastic cap set



BENCHMARK:
ELEVATIONS ARE BASED ON TOWN OF FLOWER MOUND GEODETIC CONTROL POINT #4, A 2" diameter domed aluminum cap set in the southeast corner of a concrete curb inlet on the west side of Everett Drive. Elevation - 573.43'

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

NOTE:
THE PURPOSE OF THIS PLAT IS TO CREATE THREE LOTS FROM A TRACT OF LAND.

Lot 3x will be maintained by the owners of Lots 1 and 2

Cross Access shall be required to and from Lots 1 and 2

Basis of Bearing - Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Western Data Systems Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.00015 was used to scale grid coordinates and distances to surface.

REV: 08/23/2017
09/05/2017
10/03/2017

OWNER:
CHARLES KU AND MARY REN KU
JAMES A. CRAIN AND CHERYL E. CRAIN
3677 SPRING CANYON TRL
ROUND ROCK, TX 76681

**RECORD PLAT
LOTS 1, 2, & 3X, BLOCK A,
KANUMURI ADDITION**

A RECORD PLAT of that certain tract
of land situated in the M.J. OWENS Survey,
Abstract No. 981,
Town of Flower Mound, Denton County, Texas
2.419 ACRES
JULY 2017 SHEET 1 OF 2

JOB NO.: 17-0701	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 07/27/2017	www.peisersurveying.com		
SCALE: 1" = 30'		623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051 817-481-1806 (O) 817-481-1809 (F)	1
DRAWN: J.B.W.		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		2

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Salas, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____ 2017
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

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

PRELIMINARY FOR REVIEW

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

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE me , the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the ____ day of _____, 2017.

Notary Public in and for Tarrant County, Texas
My commission expires: 08/15/20

OWNER'S DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That James A. Crain, Cheryl E. Crain, Charles Ku, and Mary Ren Ku, do hereby adopt this plat designated herein as **KANUMURI ADDITION**, an addition to the TOWN OF FLOWER MOUND, Texas.

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

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

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

WITNESS, my hand, this the _____ day of _____, 2017.

(SIGNATURE) JAMES A. CRAIN, OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared James A. Crain, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2017.

(SIGNATURE) CHERYL E. CRAIN, OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Cheryl E. Crain, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2017.

(SIGNATURE) CHARLES KU, OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles Ku, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2017.

(SIGNATURE) CHARLES KU, OWNER

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Charles Ku, known to me to be the person or persons whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____ 2017.

Notary Public in and for _____ County, Texas

My Commission Expires: _____

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

Being that certain 2.419 acre tract of land situated in the M.J. Owens Survey, Abstract No. 981, Town of Flower Mound, Denton County, Texas, and being all of that certain tract of land to Charles Ku and Mary Ren Ku, husband and wife (50% interest), by deed recorded in Instrument Number 2014--30034, Official Public Records, Denton County, Texas, and being the remainder of that certain tract of land to James A. Crain and Cheryl E. Crain, husband and wife (50% interest), by deed recorded in Volume 2767, Page 0548, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at an 'X' cut set in concrete for the northeast corner of said Ku and Crain tract, same being the most easterly southeast corner of Lot 3, Block A, Timber Valley Shopping Center Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet I, Page 45, Plat Records, Denton County, Texas, same being in the west right-of-way line of Garden Ridge Boulevard (a called 100' right-of-way);

THENCE South 00 deg. 04 min. 57 sec. East, along the common line of said Ku and Crain tract, and the west right-of-way line of said Garden Ridge Boulevard, a distance of 176.92 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southeast corner of said Ku and Crain tract, same being the northeast corner of Lot 4X, Block 1, Lexington Glen, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet U, Page 48, said Plat Records;

THENCE South 89 deg. 39 min. 50 sec. West, along the common line of said Ku and Crain tract, and said Lot 4X, passing at 25.00 feet the northwest corner of said Lot 4X, same being the northeast corner of a 20' alley, and continuing along the common line of said Ku and Crain tract, and said 20' alley, a total distance of 571.36 feet to a 1/2 inch iron rod set for the southwest corner of said Ku and Crain tract, same being in the east line of a 20' alley, as dedicated by Timbercreek Addition No. 3, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet C, Page 334, said Plat Records, same being the beginning of a non-tangent curve to the left having a radius of 367.58 feet, a delta angle of 29 deg. 41 min. 08 sec., and a chord bearing and distance of North 17 deg. 44 min. 31 sec. West, 188.32 feet;

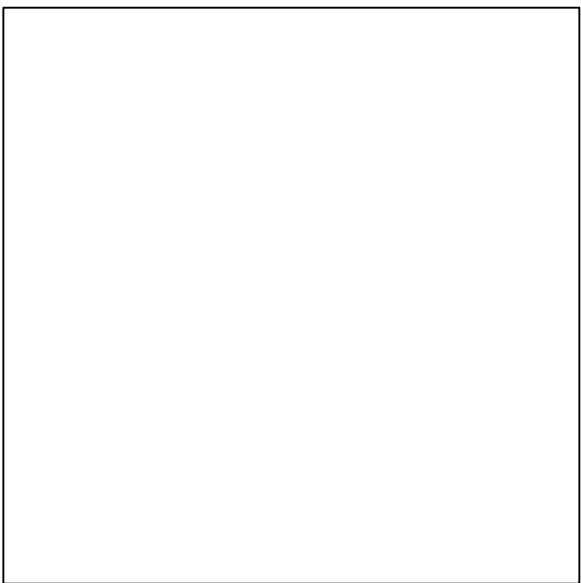
THENCE in a northwesterly direction, and along the common line of said Ku and Crain tract, and said 20' alley, and along said non-tangent curve to the left, an arc distance of 190.45 feet to a 1/2 inch iron rod set for the northwest corner of said Ku and Crain tract, same being the most southerly southwest corner of aforesaid Lot 3;

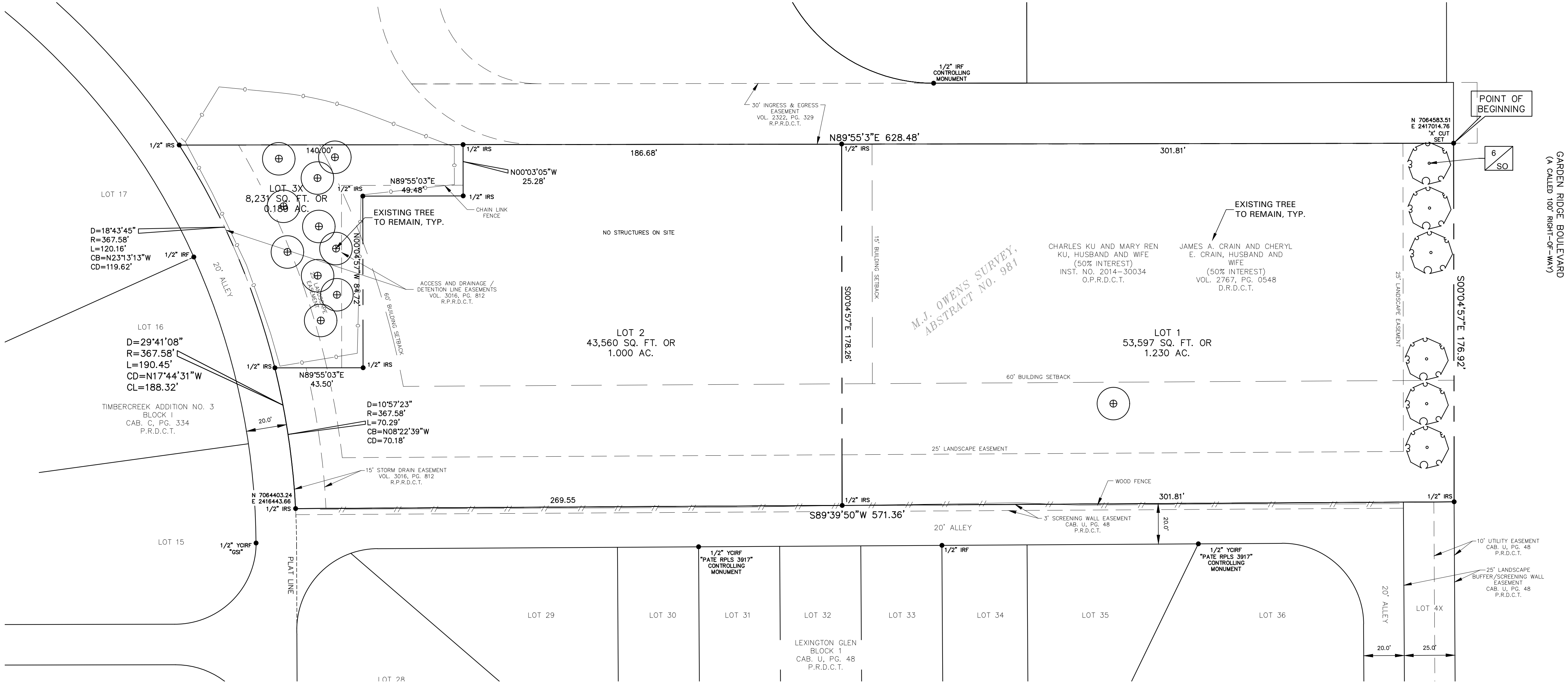
THENCE North 89 deg. 55 min. 03 sec. East, along the common line of said Ku and Crain tract, and said Lot 3, a distance of 628.48 feet to the POINT OF BEGINNING and containing 105,388 square feet or 2.419 acres of computed land, more or less.

REV: 08/23/2017
09/05/2017
10/03/2017

OWNER:
CHARLES KU AND MARY REN KU
JAMES A. CRAIN AND CHERYL E. CRAIN
3677 SPRING CANYON TRL
ROUND ROCK, TX 78681

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DRAWN: J.B.W.		COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
CHECKED: T.R.M.		tmankin@peisersurveying.com FIRM No. 100999-00	Member Since 1977





GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER A 1 OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

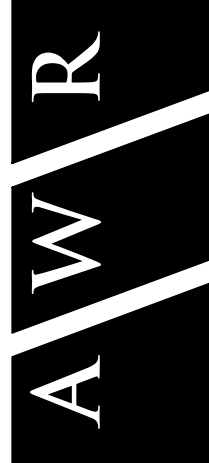
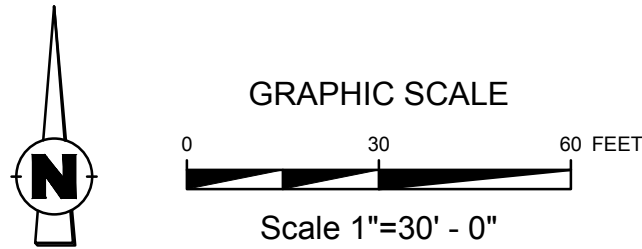
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

LANDSCAPE TABULATIONS			
Street Buffer Landscaping			
	Street Frontage	Required	Provided
Minimum Landscape Buffer	GARDEN RIDGE BLVD	25'	25'
Street Buffer Trees			
	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal., per 30 l.f.	GARDEN RIDGE BLVD 177 L.F.	6 trees, 3" cal.	6 trees, 3" cal.

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE NOTES
6	SO	SHADE TREES Shumard Oak	Quercus shumardii	3" cal. 12' ht., 5' spread

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



KANUMUN ADDITION

FLOWER MOUND, TEXAS

Project Number: 17102



Drawn By: AWR

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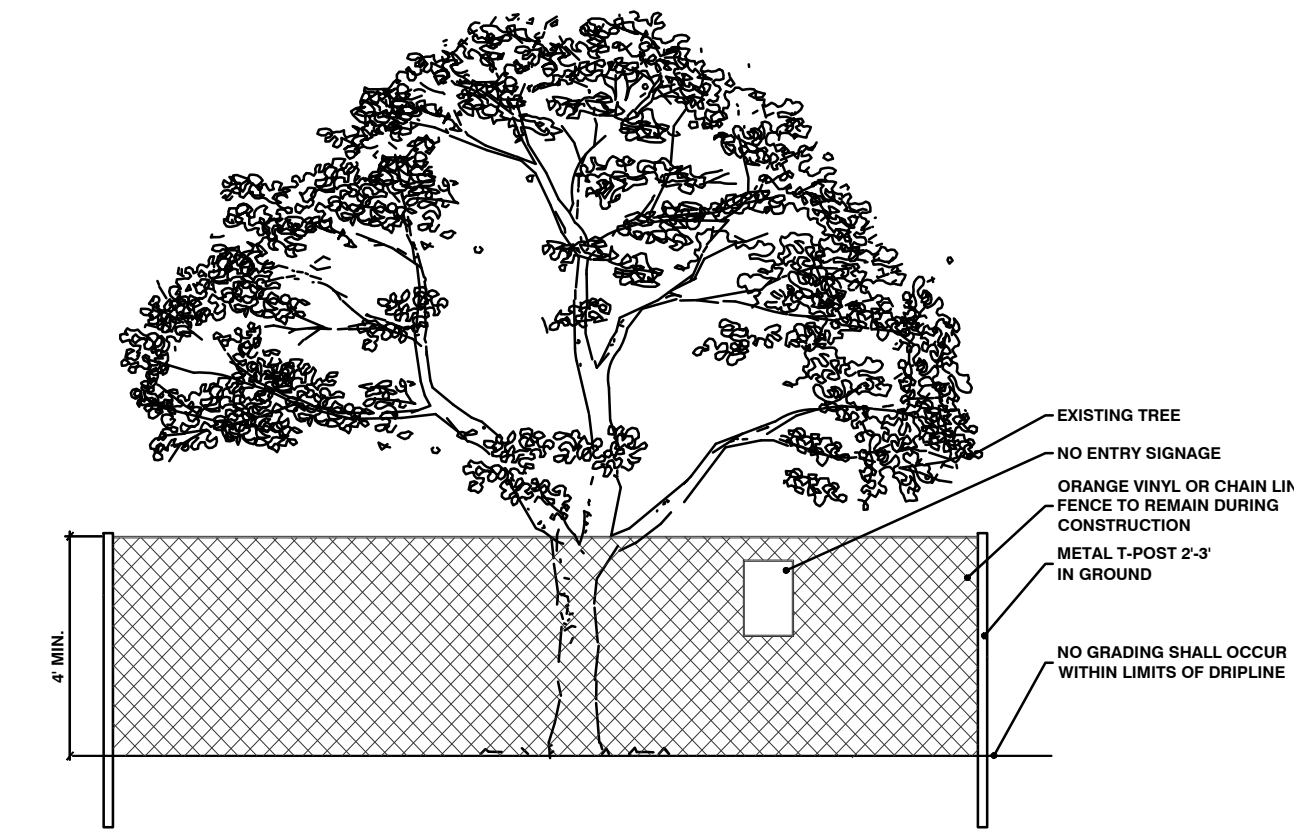
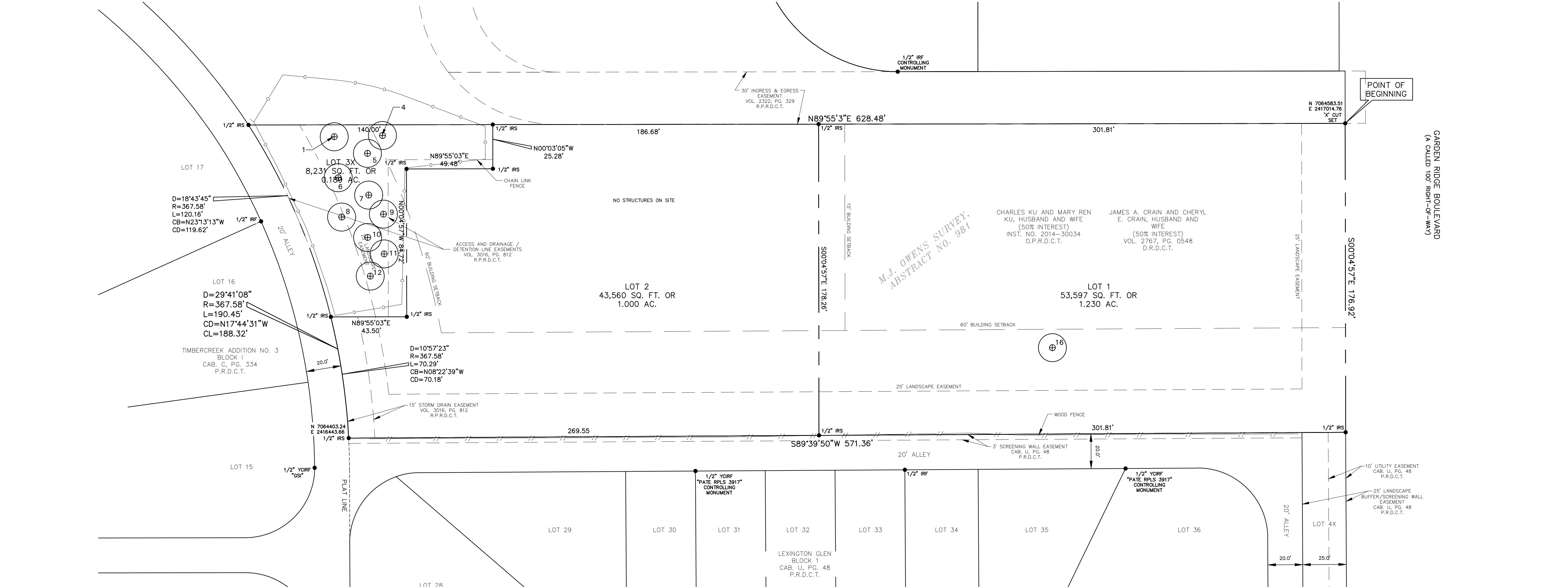
Issue Date: 9.5.17

Revisions

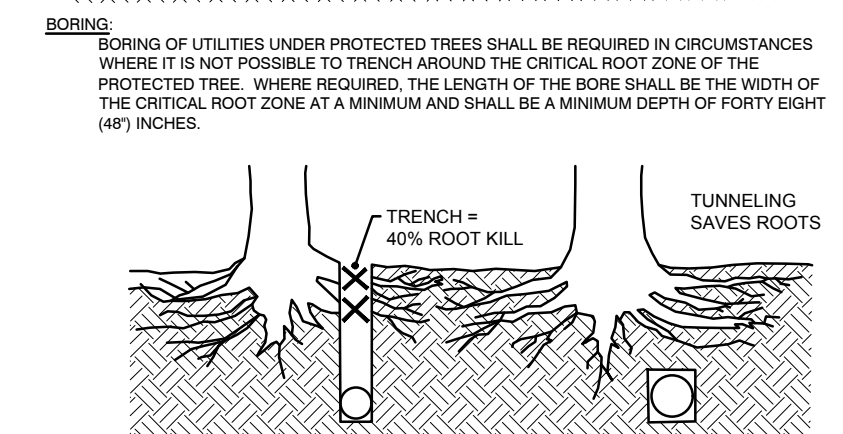
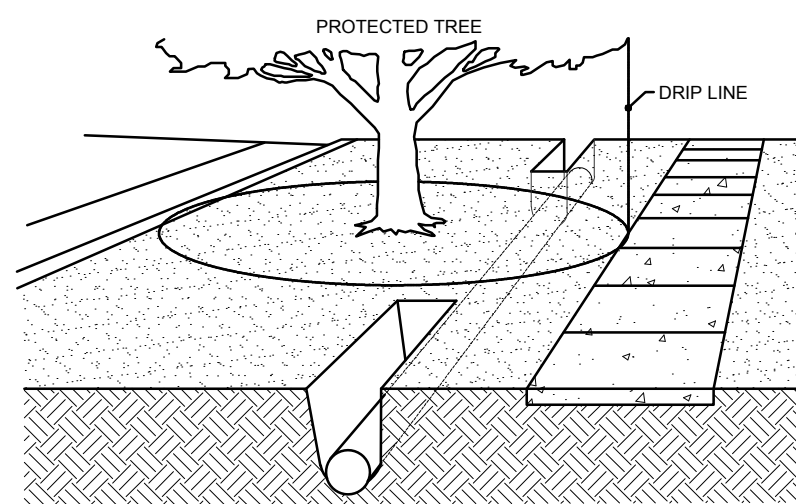
Sheet Title:

LANDSCAPE PLAN

Sheet Number:



1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

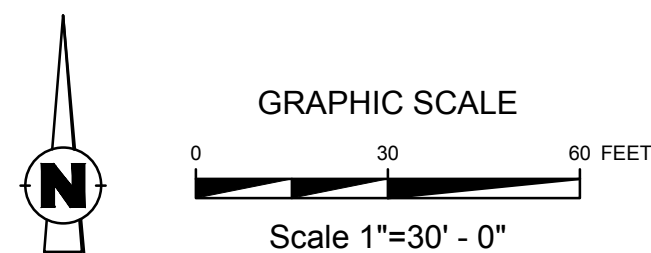
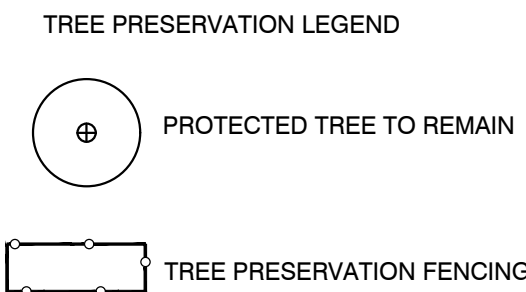
VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADINGS DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2\"/>

EXISTING TREE									
				COORDINATES					
NO.	CALIPER	TREE SPECIES	SCIENTIFIC NAME	CANOPY SPREAD	EASTING	NORTHING	REMAIN/REMOVE	NOTES	
1	12	CYPRESS	TAXODIUM DISTICHUM	405 s.f.	2416435.364	7064575.864	TO REMAIN		
4	16	CYPRESS	TAXODIUM DISTICHUM	186 s.f.	2416462.898	7064576.577	TO REMAIN		
5	10	CYPRESS	TAXODIUM DISTICHUM	174 s.f.	2416454.499	7064566.331	TO REMAIN		
6	12	CYPRESS	TAXODIUM DISTICHUM	314 s.f.	2416437.552	7064552.431	TO REMAIN		
7	10	CYPRESS	TAXODIUM DISTICHUM	291 s.f.	2416455.02	7064542.464	TO REMAIN		
8	14	CYPRESS	TAXODIUM DISTICHUM	334 s.f.	2416439.653	7064530.487	TO REMAIN		
9	10	CYPRESS	TAXODIUM DISTICHUM	145 s.f.	2416463.572	7064531.529	TO REMAIN		
10	12	CYPRESS	TAXODIUM DISTICHUM	220 s.f.	2416454.404	7064518.166	TO REMAIN		
11	12	CYPRESS	TAXODIUM DISTICHUM	115 s.f.	2416464.079	7064508.738	TO REMAIN		
12	16	CYPRESS	TAXODIUM DISTICHUM	293 s.f.	2416455.9	7064496.041	TO REMAIN		
16	7	OAK	QUERCUS VIRGINIANA	360 s.f.	2416846.819	7064455.023	TO REMAIN		
TOTAL ON SITE								131	
TOTAL TO BE REMOVED								0	



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Revisions

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TREE
PRESERVATION
PLAN

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