



## AGENDA

### TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

OCTOBER 22, 2018

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](http://www.flower-mound.com/AgendaCenter)

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

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **PUBLIC COMMENT**

The purpose of this item is to allow the public 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 8, 2018*

Consider approval of the minutes of the October 8, 2018, Planning and Zoning Commission Regular Session.

2. *RC17-0007 – The Villas at Southgate, Phase Two*

Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.

3. *MPA18-0004 – Balekian Addition / CVS* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use on approximately 2.48 acres of land within the Cross Timbers Protection Area. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

4. *ZPD18-0004 – Balekian Addition / CVS* *Public Hearing*

Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 164 (PD-164) with Single-Family Estate District (SF-E) and Retail District-1 (R-1) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

**E. ADJOURNMENT – REGULAR SESSION**

**i. WORK SESSION**

- a. Presentation and discussion of Planning and Zoning Commission agendas, agenda items/staff reports, staff presentations, development review process, and future training topics.

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: October 18, 2018, at 1:30pm, at least 72 hours prior to the scheduled time of said meeting.

---

LauriAnn Cash, 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 <b>Planning Services</b> at <b>(972) 874-6350</b> . |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF OCTOBER, 2018, 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                 |
| Laile Neal       | Vice Chair            |
| Brad Ruthrauff   | Commissioner, Place 1 |
| Robert Rawson    | Commissioner, Place 3 |
| David Johnson    | Commissioner, Place 4 |
| Albert Picardi   | Commissioner, Place 5 |
| Laura Dillon     | Commissioner, Place 6 |
| Robert Cox       | Commissioner, Place 8 |
| Thomas Pickering | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

N/A

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

And the following members of Town staff present:

|                  |                         |
|------------------|-------------------------|
| Ashley Dierker   | Town Attorney           |
| Eric Greaser     | Fire Chief              |
| Chuck Russell    | Town Planner            |
| Robert Pegg      | Engineering Manager     |
| Poornima Kashyap | Senior Planner          |
| Brian Waltenburg | Senior Project Engineer |
| LauriAnn Cash    | Executive Assistant     |

**A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Chair Solis welcomed new Executive Assistant, LauriAnn Cash  
Chair Solis welcomed new Commissioner, Robert Cox – Place 8  
Chair Solis welcomed new Commissioner, Thomas Pickering – Place 9*

**C. PUBLIC COMMENT**

Denise Jones, 4817 Dominion Court (Fire Station No. 7)  
Gary Jones, 4817 Dominion Court (Fire Station No. 7)

**D. ELECTION OF OFFICERS**

**a. Chair**

Commissioner Ruthrauff nominated Perfecto Solis for Chair. Commissioner Neal seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Dillon, Picardi, Neal, Solis, Johnson, Rawson, Ruthrauff

**NAYS:** None

The nomination passed with a vote of 7-0.

**b. Vice-Chair**

Commissioner Solis nominated Laile Neal for Vice-Chair. Commissioner Picardi seconded the nomination.

**VOTE ON THE NOMINATION**

**AYES:** Ruthrauff, Rawson, Johnson, Solis, Neal, Picardi, Dillon

**NAYS:** None

The nomination passed with a vote of 7-0.

**E. REGULAR ITEMS**

- 1. Consider approval of the minutes of the September 24, 2018, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Neal moved to approve the September 24, 2018, minutes as written. Commissioner Ruthrauff seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Dillon, Picardi, Neal, Johnson, Rawson, Ruthrauff

**NAYS:** None

The motion passed with a vote of 6-0.



2. Consider a request for a Site Plan (SP18-0006 – Home2Suites River Walk) to develop a hotel. The property is generally located in the southwest corner of Central Park Avenue and River Walk Drive.

#### **Staff Presentation**

Poornima Kashyap, Senior Planner

#### **Applicant Presentation**

Bobby Dollak, G&A McAdams

#### **Commission Deliberation**

Commissioner Ruthrauff moved to recommend approval of SP18-0006 – Home2Suites River Walk as presented. Vice-Chair Neal seconded the motion.

#### **VOTE ON THE MOTION**

**AYES:** Ruthrauff, Rawson, Neal, Picardi, Dillon

**NAYS:** Johnson

The motion passed with a vote of 5-1.

3. Consider a request for a Site Plan (SP18-0010 – Fire Station No. 7) to develop a fire station with certain waivers and exceptions to the Code of Ordinances. The property is generally located west of Skillern Road and north of Wichita Trail.

#### **Staff Presentation**

Chuck Russell, Town Planner

#### **Applicant Presentation**

Carol Kesler, BRW Architects

Eric Greaser, Flower Mound Fire Chief (*answered questions regarding FD operations*)

#### **Commission Deliberation**

Commissioner Johnson moved to recommend approval of SP18-0010 - Fire Station No. 7 with the recommendation that the front landscaping contains as many evergreens as possible. Commissioner Ruthrauff seconded the motion.

#### **VOTE ON THE MOTION**

**AYES:** Dillon, Picardi, Neal, Johnson, Rawson, Ruthrauff

**NAYS:** None

The motion passed with a vote of 6-0.

*[Chair called for a 10-minute break.]*

4. **Public Hearing to consider a request for a Master Plan Amendment (MPA18-0006 – Section 8.0, Water Plan) to amend Section 8.0, Water Plan, of the Master Plan to adopt the Lakeside Reuse Water Master Plan to meet the Town of Flower Mound’s reuse water system infrastructure needs over the build-out of the system located within the Lakeside Business District.**

**Staff Presentation**

Brian Waltenburg, CIP Engineering Manager

**Consultant Presentation**

Dexter May, Alan Plummer Associates  
Ellen McDonald, Alan Plummer Associates

**In Support - None**

**In Opposition - None**

**Close Public Hearing**

**Commission Deliberation**

Commissioner Johnson moved to recommend approval of MPA18-0006 – Section 8.0, Water Plan as presented. Commissioner Neal seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Ruthrauff, Rawson, Johnson, Neal, Picardi, Dillon

**NAYS:** None

**The motion passed with a vote of 6-0.**

**F. ADJOURNMENT: 09:47 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

---

**Chuck Russell, Town Planner**

**ATTEST:**

---

**LauriAnn Cash, Executive Assistant**



## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

---

**DATE:** October 22, 2018

**FROM:** Poornima Kashyap, Senior Planner

**ITEM:** Consider a request for a Record Plat (RC17-0007 - The Villas at Southgate, Phase Two) to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.

---

### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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

### II. APPLICATION ANALYSIS

The purpose of the application is to create 115 buildable, single-family attached and detached residential lots within the second and final phase of the Villas of Southgate development. Phase Two is located within the Northwest Tract and zoned SG-R2 subzone within the Southgate development. The site contains approximately 14.71 acres of land.

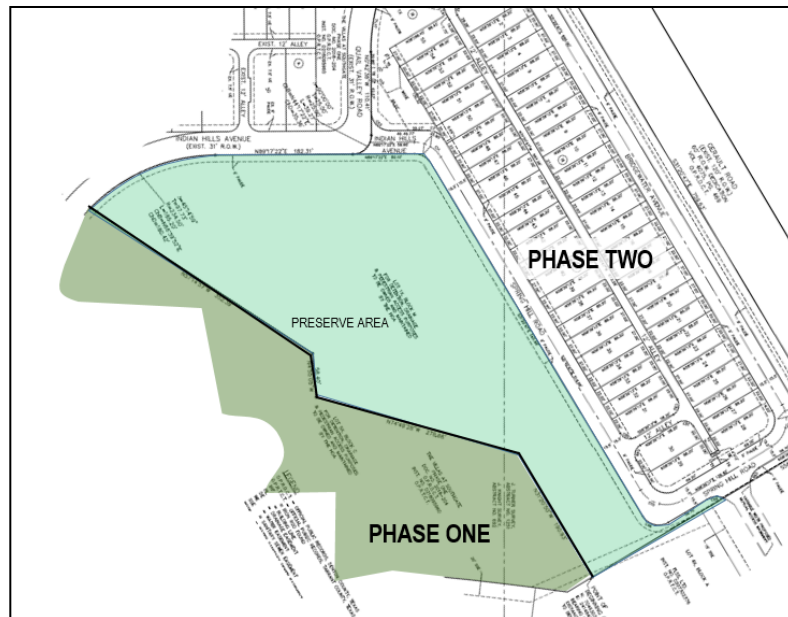
On April 18, 2016, the Town Council approved Development Plan DP15-0011 for the Northeast and Northwest tracts, consisting of 422 buildable, single-family attached and detached lots. On February 27, 2017, the Planning and Zoning Commission approved a record plat for Phase One located within the Northwest Tract consisting of 143 attached and detached lots. On October 9, 2017, the Planning and Zoning Commission approved a record plat for Phase Three located within the Northeast Tract consisting of 112 detached lots. The combined number of lots in all phases (including the Phase Two plat) will be 370 lots, consisting of both attached and detached residential lots.

On February 5, 2018, the Town Council denied the request for a Development Plan amendment (DP18-0001) application to amend the grading detail for a portion of Phase Two residential. The purpose of this application was to provide an opportunity for the Town to revisit the placement of the lots within Phase Two that significantly impacted the natural topography of the preserve area. A detailed construction plan review during the record plat for this phase revealed the need to construct an average of 20 feet tall by 360 feet wide retaining wall between the preserve area and the buildable area in order to achieve eight lots (see illustration below). The grading required to construct this wall substantially altered the natural topography and affected the riparian habitat and more upland habitat than envisioned with the Environmental Survey Analysis (ESA). Lots 1 thru 8 were at a higher grade than the

preserve area. Staff's recommendation to the developer was to eliminate the eight lots (with square boxes) and handle the grading change between the street level and the preserve area through the use of terraced and landscaped walls or similar to lower the physical and visual impact on the preserve area. The developer and staff were unable to reach agreement on addressing this issue which necessitated an amendment to the approved development plan.



The applicant has since then reworked the Phase Two plans to eliminate the eight residential lots and tall retaining wall adjacent to the preserve area. The transition between the higher street level and the lower preserve area has been achieved by providing a sloped terrain with landscaping to re-establish the impacted area. The landscape plan depicts trees along the outer perimeter of the preserve area at street level and densely packed oak and elm whips/liners placed at seven and half feet apart on the sloped area.



The plat depicts required setbacks, buffers, and easements. Access to Phase Three development is provided from Gerault Road and Long Prairie Road through existing streets within Phase One. The proposed subdivision is in compliance with the SG-R2 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

### **III. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent

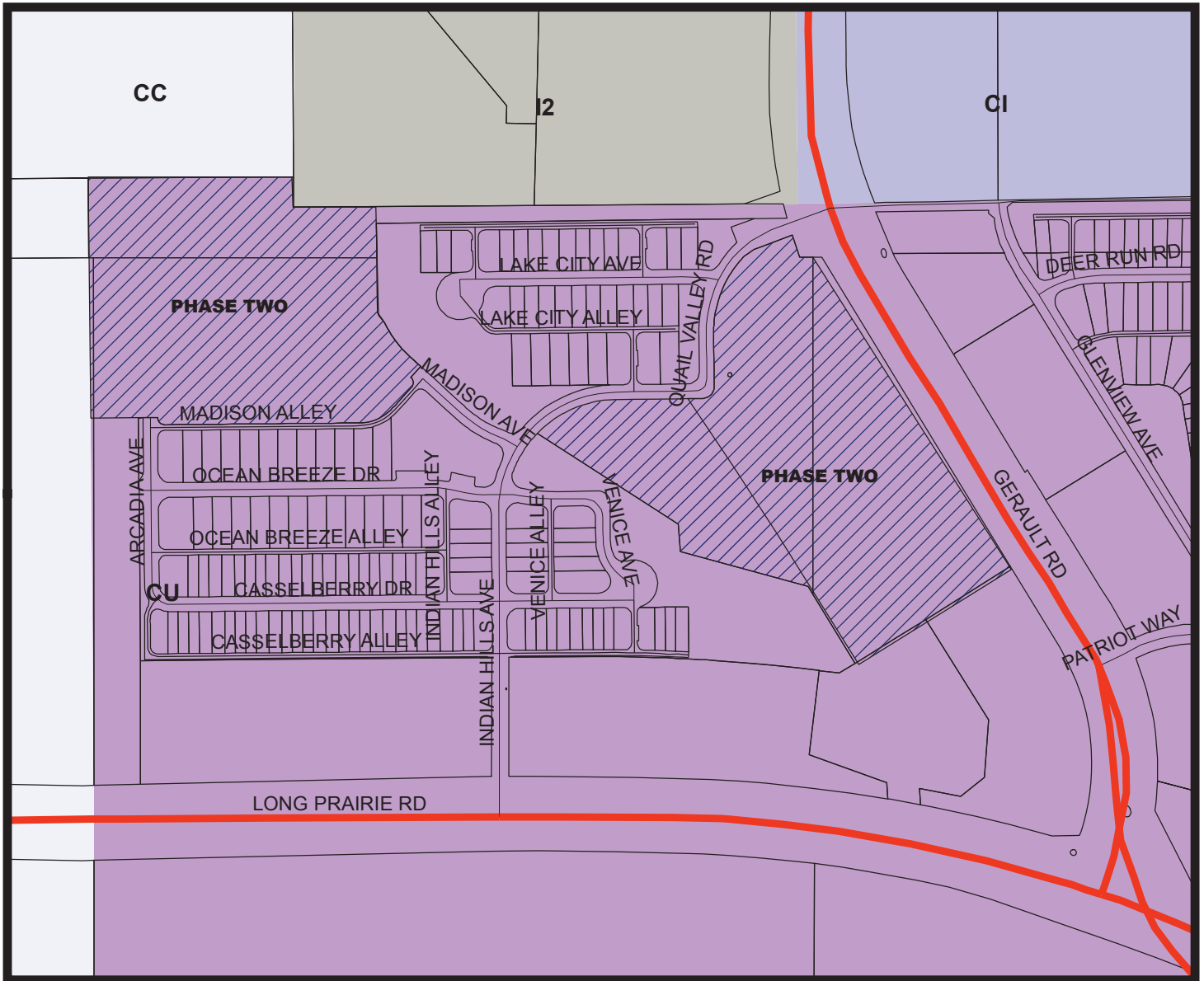
#### **B. Application Details**

1. Record Plat



# Vicinity Map

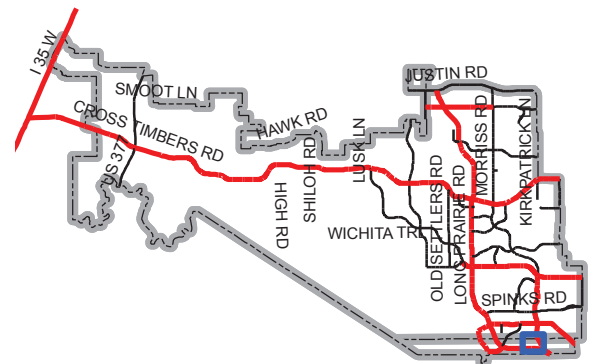
Reference Project: RC17-0007



## LEGEND

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

— Subject Property



Map Location



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

October 15, 2018

Chuck Russell  
Town Planner  
Planning Division  
1001 Cross Timbers Road #2330  
Flower Mound, TX 75028

**RE: The Villas at Southgate Phase Two  
Flower Mound, Texas**

Dear Mr. Russell,

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

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

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

This proposed Record Plat is part of the Zone SG-R2 zoning tract and consists of 115 residential lots and 5 HOA lots. There are 115 Single Family attached lots. Phase Two is 14.7 acres, with 4.8 acres being HOA lots. The site is located at the northwest corner of Gerault Road and Long Prairie Road. The Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and a minimum of two points of access for safety considerations.

The approved Development Plan shows 118 lots, being a mix of 96 attached lots and 22 detached lots in Phase Two. The updated Record Plat now has 115 attached lots. The updated current Plat removed eight single family lots along the west side of Spring Hill Road, and added two attached lots in Block G. It also includes re-establishing vegetation of impacted areas within Lot 1X, Block M.

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

Sincerely,

A handwritten signature in black ink, reading "Michael S. Dowdey".

**Michael S. Dowdey, PE**

Cc: Bobby Samuel – Green Brick Partners; File



| RESIDENTIAL LOT CRITERIA (PER ZONING) |                 |
|---------------------------------------|-----------------|
| MINIMUM LOT AREA (ATTACHED)           | 1,760 SF        |
| MINIMUM LOT WIDTH (ATTACHED)          | 22'             |
| MINIMUM LOT DEPTH (ATTACHED)          | 80'             |
| FRONT BUILD TO LINE                   | 8' MIN; 15' MAX |
| MINIMUM SIDE SETBACK                  | 0'              |
| REAR SETBACK-BLDG                     | 8'              |
| MAXIMUM LOT COVERAGE (ATTACHED)       | 100%            |

| LOT AND BLOCK SUMMARY                   |                      |         |
|-----------------------------------------|----------------------|---------|
| SMALLEST RESIDENTIAL LOT                | 1,940 SF             | 0.04 AC |
| LARGEST RESIDENTIAL LOT                 | 5,059 SF             | 0.12 AC |
| AVERAGE RESIDENTIAL LOT                 | 2,278 SF             | 0.05 AC |
| TOTAL LOTS (INCLUDING X LOTS)           | 120 LOTS             |         |
| TOTAL BUILDABLE LOTS (EXCLUDING X LOTS) | 115 RESIDENTIAL LOTS |         |
| FEMA MAPPED FLOODPLAIN                  | 0 SF                 |         |

## NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°07'35"W, 1,352.22'.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. LOT 1X, BLOCK A IS FOR DRAINAGE & PEDESTRIAN ACCESS PURPOSES. TO BE OWNED AND MAINTAINED BY THE HOA.
5. LOTS 1X, BLOCK G; 1X, BLOCK N AND 1X, BLOCK H ARE FOR PEDESTRIAN ACCESS PURPOSES. TO BE OWNED AND MAINTAINED BY THE HOA.
6. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 122,558.36 SF.
7. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
8. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
9. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
10. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
11. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAPS NUMBER 48439C0110K DATED SEPTEMBER 25, 2009 AND NUMBER 48121C0685G DATED APRIL 18, 2011.

## TOWN OF FLOWER MOUND BENCHMARK #18

MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL APPROXIMATELY 0.45 MILES EAST OF FM2499. MONUMENT IS APPROXIMATELY 90' EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL APPROXIMATELY 22.5' EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND APPROXIMATELY 167.5' WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.

ELEVATION = 545.22'

## TOWN OF FLOWER MOUND BENCHMARK #19

MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANIMAL SERVICE ADOPTION CENTER AT #1200 GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 66.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

ELEVATION = 559.65'

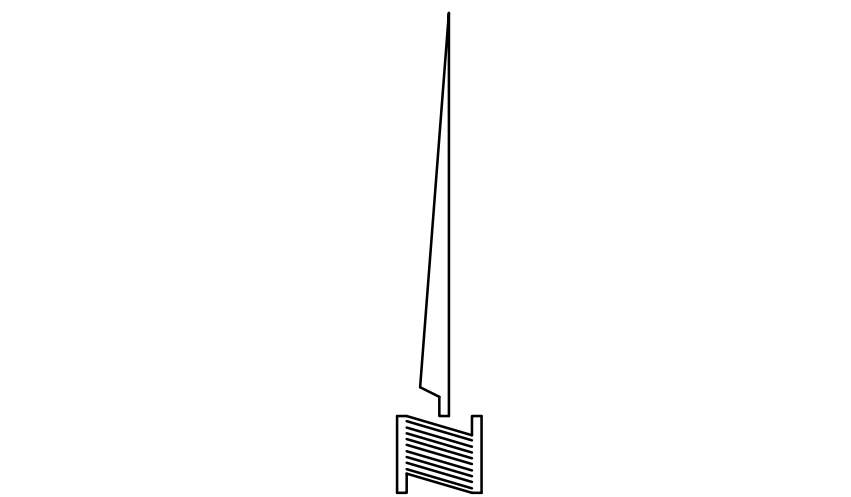


| ALLEY  |                   |                 |                 |                              |
|--------|-------------------|-----------------|-----------------|------------------------------|
| LOT    | 0' SIDE SETBACK   | 8' REAR SETBACK | LOT             | (10' MIN. BETWEEN BUILDINGS) |
|        |                   | LOT             |                 |                              |
|        | 17' FRONT SETBACK | 0' SIDE SETBACK |                 |                              |
|        | 9' P.A.E.         | LOT             |                 |                              |
| LOT    | 0' SIDE SETBACK   | 22' (MIN.)      | 5' SIDE SETBACK |                              |
|        |                   | LOT             | LOT             |                              |
| STREET |                   |                 |                 |                              |

TYPICAL 22' RESIDENTIAL LOT DETAIL  
SINGLE FAMILY ATTACHED

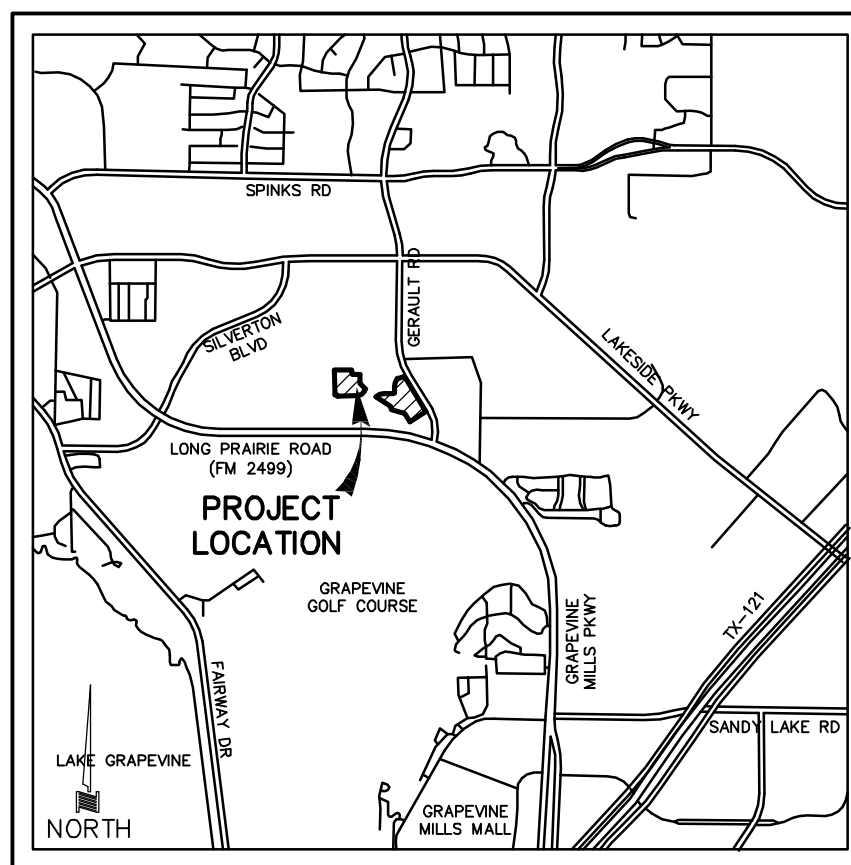
NOT TO SCALE

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



## GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

LOCATION MAP  
NOT TO SCALE

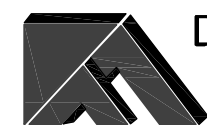
A RECORD PLAT OF  
LOTS 37-48 BLOCK A,  
LOTS 1-28 BLOCK G,  
LOTS 13-32 BLOCK F,  
AND LOTS 1-55 BLOCK H

THE VILLAS AT SOUTHGATE  
PHASE TWO

BEING 14.717 ACRES OF LAND LOCATED IN THE  
J. KNIGHT SURVEY ~ ABSTRACT NO. 692  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

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

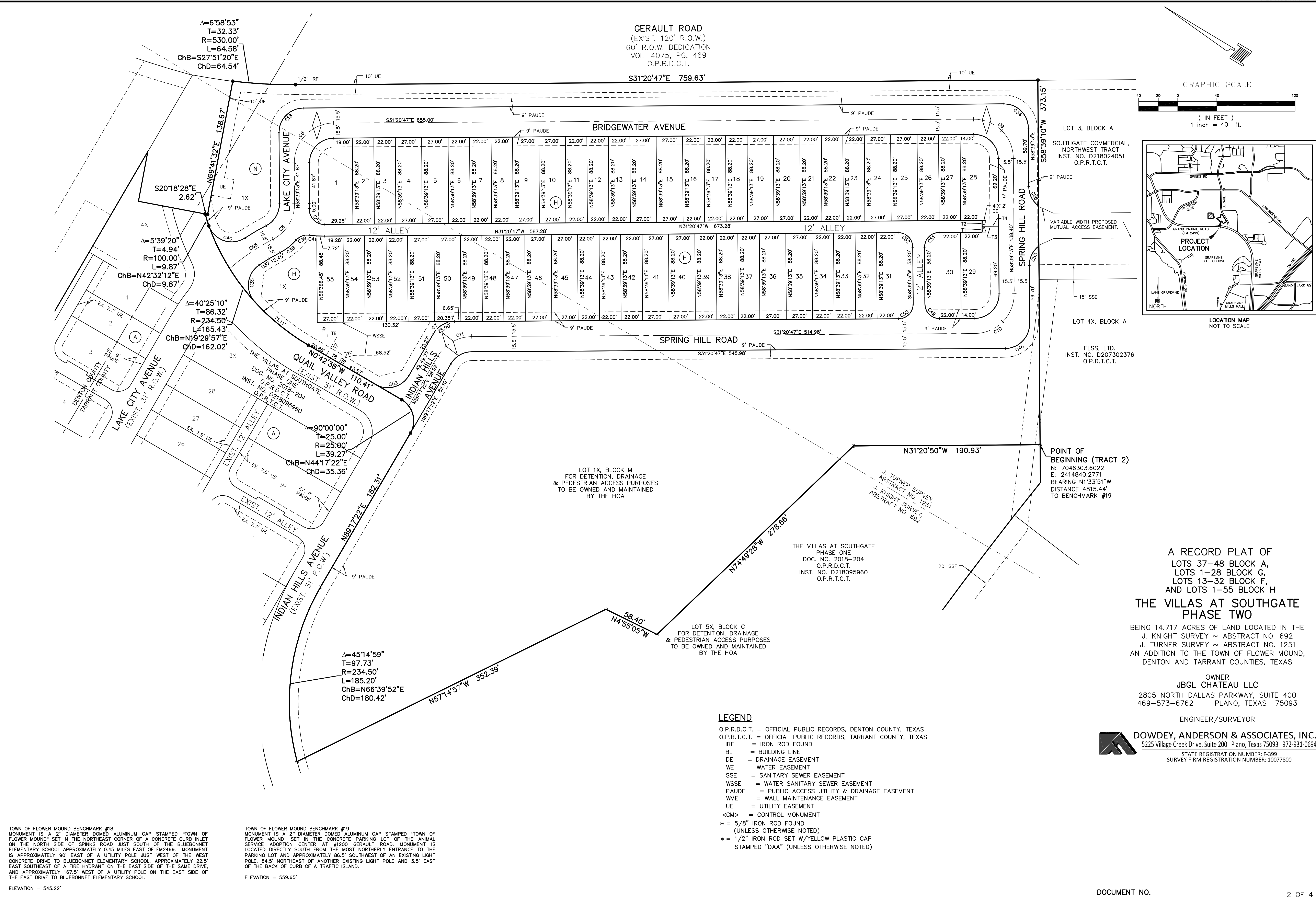
ENGINEER/SURVEYOR



DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

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







| LOT CURVE TABLE |            |        |         |        |                    |
|-----------------|------------|--------|---------|--------|--------------------|
| CURVE           | DELTA      | RADIUS | TANGENT | LENGTH | CHORD              |
| C7              | 59°21'51"  | 25.00' | 14.25'  | 25.90' | N61°01'42"W 24.76' |
| C12             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | N44°27'30"E 21.21' |
| C13             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | S45°32'30"E 21.21' |
| C14             | 107°08'41" | 15.00' | 20.32'  | 28.05' | N58°51'31"W 24.14' |
| C15             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | N44°27'30"E 21.21' |
| C17             | 82°22'52"  | 15.00' | 13.13'  | 21.57' | S41°43'56"E 19.76' |
| C18             | 90°00'00"  | 25.00' | 25.00'  | 39.27' | N76°20'47"W 35.36' |
| C19             | 30°47'57"  | 55.15' | 15.19'  | 29.65' | S14°37'07"W 29.29' |
| C20             | 90°00'00"  | 25.00' | 25.00'  | 39.27' | N44°27'30"E 35.36' |
| C21             | 97°41'17"  | 15.00' | 17.16'  | 25.57' | S6°46'27"E 22.59'  |
| C22             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | N87°04'12"E 21.21' |
| C23             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | N45°32'30"W 21.21' |
| C24             | 90°00'00"  | 15.00' | 15.00'  | 23.56' | N44°27'30"E 21.21' |
| C25             | 44°20'22"  | 94.00' | 38.30'  | 72.74' | S64°14'22"W 70.94' |
| C26             | 90°00'00"  | 25.00' | 25.00'  | 39.27' | N45°32'30"W 35.36' |

| LOT CURVE TABLE |            |         |         |        |                    |
|-----------------|------------|---------|---------|--------|--------------------|
| CURVE           | DELTA      | RADIUS  | TANGENT | LENGTH | CHORD              |
| C27             | 14°25'59"  | 235.00' | 29.76'  | 59.20' | S40°41'53"E 59.04' |
| C28             | 91°10'13"  | 25.00'  | 25.52'  | 39.78' | S10°49'40"W 35.71' |
| C29             | 90°00'00"  | 25.00'  | 25.00'  | 39.27' | N44°27'30"E 35.36' |
| C30             | 81°59'10"  | 25.00'  | 21.73'  | 35.77' | S82°36'37"E 32.80' |
| C31             | 6°01'12"   | 285.50' | 13.96'  | 27.90' | S44°37'39"E 27.88' |
| C32             | 89°59'59"  | 15.00'  | 15.00'  | 23.56' | S2°38'15"E 21.21'  |
| C33             | 90°00'00"  | 15.00'  | 15.00'  | 23.56' | N45°32'30"W 21.21' |
| C34             | 90°00'00"  | 25.00'  | 25.00'  | 39.27' | N13°39'13"E 35.36' |
| C35             | 98°18'21"  | 25.00'  | 28.91'  | 42.89' | N65°49'04"E 37.82' |
| C37             | 3°24'22"   | 209.50' | 6.23'   | 12.45' | S63°19'34"E 12.45' |
| C38             | 21°32'16"  | 56.00'  | 10.65'  | 21.05' | S68°59'09"E 20.93' |
| C39             | 56°38'51"  | 15.00'  | 8.08'   | 14.83' | S51°31'25"E 14.23' |
| C40             | 103°08'10" | 25.00'  | 31.51'  | 45.00' | S12°35'29"E 39.17' |
| C41             | 4°12'38"   | 106.18' | 3.90'   | 7.80'  | S25°18'31"E 7.80'  |
| C42             | 95°07'06"  | 15.00'  | 16.40'  | 24.90' | N16°12'46"E 22.14' |

| LOT CURVE TABLE |           |         |         |        |                    |
|-----------------|-----------|---------|---------|--------|--------------------|
| CURVE           | DELTA     | RADIUS  | TANGENT | LENGTH | CHORD              |
| C46             | 90°00'00" | 25.00'  | 25.00'  | 39.27' | S76°20'47"E 35.36' |
| C49             | 90°00'00" | 15.00'  | 15.00'  | 23.56' | N13°39'13"E 21.21' |
| C50             | 90°00'00" | 15.00'  | 15.00'  | 23.56' | N76°20'47"W 21.21' |
| C51             | 90°00'00" | 15.00'  | 15.00'  | 23.56' | S76°20'47"E 21.21' |
| C52             | 90°00'00" | 15.00'  | 15.00'  | 23.56' | S13°39'13"W 21.21' |
| C53             | 90°00'00" | 25.00'  | 25.00'  | 39.27' | N45°42'38"W 35.36' |
| C55             | 53°13'33" | 25.00'  | 12.53'  | 23.22' | N85°16'00"E 22.40' |
| C56             | 53°13'26" | 25.00'  | 12.53'  | 23.22' | S32°02'29"W 22.40' |
| C59             | 17°28'14" | 106.00' | 16.29'  | 32.32' | N75°21'53"E 32.20' |
| C60             | 11°56'55" | 106.00' | 11.09'  | 22.11' | N60°39'19"E 22.07' |
| C61             | 12°26'02" | 106.00' | 11.55'  | 23.00' | N48°27'50"E 22.96' |
| C62             | 57°17'57" | 15.00'  | 8.20'   | 15.00' | N1°07'45"E 14.38'  |
| C63             | 26°58'44" | 56.50'  | 13.55'  | 26.60' | S14°01'52"E 26.36' |
| C64             | 4°44'41"  | 44.00'  | 1.82'   | 3.64'  | N2°54'50"W 3.64'   |
| C65             | 0°10'37"  | 106.00' | 0.16'   | 0.33'  | N42°09'30"E 0.33'  |

| LOT LINE TABLE |             |        |
|----------------|-------------|--------|
| LINE           | BEARING     | LENGTH |
| T1             | N58°39'13"E | 6.00'  |
| T2             | N58°39'13"E | 6.00'  |
| T3             | N31°20'47"W | 17.00' |
| T4             | N31°20'47"W | 17.00' |
| T5             | S58°39'13"W | 15.00' |
| T6             | S31°20'47"E | 10.06' |
| T7             | S89°17'22"W | 22.10' |
| T8             | S0°42'38"E  | 15.00' |
| T9             | N89°17'22"E | 4.98'  |
| T10            | S45°42'38"E | 13.59' |
| T11            | S42°04'12"W | 15.17' |
| T12            | N42°04'12"E | 16.24' |

| ROADWAY CURVE TABLE |           |         |         |         |                     |
|---------------------|-----------|---------|---------|---------|---------------------|
| CURVE               | DELTA     | RADIUS  | TANGENT | LENGTH  | CHORD               |
| C1                  | 90°00'00" | 40.50'  | 40.50'  | 63.62'  | N44°27'30"E 57.28'  |
| C2                  | 42°36'42" | 150.00' | 58.50'  | 111.56' | S69°14'09"E 109.00' |
| C3                  | 19°05'43" | 250.00' | 42.05'  | 83.32'  | S38°22'57"E 82.93'  |
| C4                  | 33°03'42" | 250.00' | 74.20'  | 144.26' | N72°55'39"E 142.27' |
| C6                  | 63°07'47" | 40.50'  | 24.88'  | 44.62'  | S89°46'53"E 42.40'  |
| C8                  | 90°00'00" | 40.50'  | 40.50'  | 63.62'  | S76°20'47"E 57.28'  |
| C9                  | 90°00'00" | 40.50'  | 40.50'  | 63.62'  | S13°39'13"W 57.28'  |
| C10                 | 90°00'00" | 40.50'  | 40.50'  | 63.62'  | S76°20'47"E 57.28'  |
| C11                 | 59°21'51" | 40.50'  | 23.08'  | 41.96'  | S61°01'42"E 40.11'  |
| C16                 | 18°48'09" | 250.00' | 41.39'  | 82.04'  | S38°14'10"E 81.67'  |
| C66                 | 13°42'53" | 225.00' | 27.06'  | 53.86'  | S65°04'27"E 53.73'  |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 37             | A     | 3166      | 0.07      |
| 38             | A     | 1940      | 0.04      |
| 39             | A     | 1940      | 0.04      |
| 40             | A     | 1940      | 0.04      |
| 41             | A     | 1940      | 0.04      |
| 42             | A     | 2381      | 0.05      |
| 43             | A     | 2381      | 0.05      |
| 44             | A     | 1940      | 0.04      |
| 45             | A     | 1940      | 0.04      |
| 46             | A     | 1940      | 0.04      |
| 47             | A     | 1940      | 0.04      |
| 48             | A     | 3296      | 0.08      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 1              | G     | 3257      | 0.07      |
| 2              | G     | 1940      | 0.04      |
| 3              | G     | 1940      | 0.04      |
| 4              | G     | 1940      | 0.04      |
| 5              | G     | 1940      | 0.04      |
| 6              | G     | 2381      | 0.05      |
| 7              | G     | 2381      | 0.05      |
| 8              | G     | 1940      | 0.04      |
| 9              | G     | 1940      | 0.04      |
| 10             | G     | 1940      | 0.04      |
| 11             | G     | 1940      | 0.04      |
| 12             | G     | 2381      | 0.05      |
| 13             | G     | 5059      | 0.12      |
| 14             | G     | 2208      | 0.05      |
| 15             | G     | 2104      | 0.05      |
| 16             | G     | 4052      | 0.09      |
| 17             | G     | 3463      | 0.08      |
| 18             | G     | 1940      | 0.04      |
| 19             | G     | 1940      | 0.04      |
| 20             | G     | 1940      | 0.04      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 21             | G     | 1940      | 0.04      |
| 22             | G     | 2381      | 0.05      |
| 23             | G     | 2381      | 0.05      |
| 24             | G     | 1940      | 0.04      |
| 25             | G     | 1940      | 0.04      |
| 26             | G     | 1940      | 0.04      |
| 27             | G     | 1940      | 0.04      |
| 28             | G     | 3257      | 0.07      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 13             | F     | 3257      | 0.07      |
| 14             | F     | 1940      | 0.04      |
| 15             | F     | 1940      | 0.04      |
| 16             | F     | 1940      | 0.04      |
| 17             | F     | 2381      | 0.05      |
| 18             | F     | 2381      | 0.05      |
| 19             | F     | 1940      | 0.04      |
| 20             | F     | 1940      | 0.04      |
| 21             | F     | 1940      | 0.04      |
| 22             | F     | 1940      | 0.04      |
| 23             | F     | 2381      | 0.05      |
| 24             | F     | 2381      | 0.05      |
| 25             | F     | 1947      | 0.04      |
| 26             | F     | 1987      | 0.05      |
| 27             | F     | 2068      | 0.05      |
| 28             | F     | 2713      | 0.06      |
| 29             | F     | 4907      | 0.11      |
| 30             | F     | 2549      | 0.06      |
| 31             | F     | 2466      | 0.06      |
| 32             | F     | 4802      | 0.11      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 1              | H     | 3703      | 0.09      |
| 2              | H     | 1940      | 0.04      |
| 3              | H     | 1940      | 0.04      |
| 4              | H     | 2381      | 0.05      |
| 5              | H     | 2381      | 0.05      |
| 6              | H     | 1940      | 0.04      |
| 7              | H     | 1940      | 0.04      |
| 8              | H     | 1940      | 0.04      |
| 9              | H     | 2381      | 0.05      |
| 10             | H     | 2381      | 0.05      |
| 11             | H     | 1940      | 0.04      |
| 12             | H     | 1940      | 0.04      |
| 13             | H     | 1940      | 0.04      |
| 14             | H     | 2381      | 0.05      |
| 15             | H     | 2381      | 0.05      |
| 16             | H     | 1940      | 0.04      |
| 17             | H     | 1940      | 0.04      |
| 18             | H     | 1940      | 0.04      |
| 19             | H     | 2381      | 0.05      |
| 20             | H     | 2381      | 0.05      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 21             | H     | 1940      | 0.04      |
| 22             | H     | 1940      | 0.04      |
| 23             | H     | 1940      | 0.04      |
| 24             | H     | 2381      | 0.05      |
| 25             | H     | 2381      | 0.05      |
| 26             | H     | 1940      | 0.04      |
| 27             | H     | 1940      | 0.04      |
| 28             | H     | 3407      | 0.08      |
| 29             | H     | 3407      | 0.08      |
| 30             | H     | 3166      | 0.07      |
| 31             | H     | 3166      | 0.07      |
| 32             | H     | 1940      | 0.04      |
| 33             | H     | 1940      | 0.04      |
| 34             | H     | 1940      | 0.04      |
| 35             | H     | 2381      | 0.05      |
| 36             | H     | 2381      | 0.05      |
| 37             | H     | 1940      | 0.04      |
| 38             | H     | 1940      | 0.04      |
| 39             | H     | 1940      | 0.04      |
| 40             | H     | 2381      | 0.05      |

| LOT AREA TABLE |       |           |           |
|----------------|-------|-----------|-----------|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |
| 41             | H     | 2381      | 0.05      |
| 42             | H     | 1940      | 0.04      |
| 43             | H     | 1940      | 0.04      |
| 44             | H     | 1940      | 0.04      |
| 45             | H     | 2381      | 0.05      |
| 46             | H     | 2381      | 0.05      |
| 47             | H     | 1940      | 0.04      |
| 48             | H     | 1940      | 0.04      |
| 49             | H     | 1940      | 0.04      |
| 50             | H     | 2381      | 0.05      |
| 51             | H     | 2381      | 0.05      |
| 52             | H     | 1940      | 0.04      |
| 53             | H     | 1940      | 0.04      |
| 54             | H     | 1940      | 0.04      |
| 55             | H     | 2381      | 0.05      |

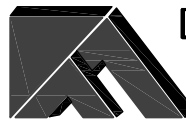
| HOA LOT AREA TABLE |       |           |           |
|--------------------|-------|-----------|-----------|
| LOT                | BLOCK | AREA (SF) | AREA (AC) |
| 1X                 | M     | 158937    | 3.65      |
| 1X                 | A     | 48178     | 1.11      |
| 1X                 | G     | 4948      | 0.11      |
| 1X                 | H     | 11277     | 0.26      |

A RECORD PLAT OF  
LOTS 37–48 BLOCK A,  
LOTS 1–28 BLOCK G,  
LOTS 13–32 BLOCK F,  
AND LOTS 1–55 BLOCK H  
THE VILLAS AT SOUTHGATE  
PHASE TWO

BEING 14.717 ACRES OF LAND LOCATED IN THE  
J. KNIGHT SURVEY ~ ABSTRACT NO. 692  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

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

ENGINEER/SURVEYOR



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



OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, JBGL CHATEAU LLC, a Texas limited liability corporation, is the owner of a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being part of those tracts of land conveyed in Deeds to JBGL Chateau, LLC, according to the documents filed of record in Document Number D215271323, Official Public Records, Tarrant County, Texas, and Document Number 2015–139079, Official Records, Denton County, Texas, and being more particularly described as follows:

TRACT ONE

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the northwest corner of said JBGL Chateau, LLC tract recorded in Document Number 2015–139079, same being common with an interior ell corner of that tract of land conveyed in Deed to RMR Investments, Inc., according to the document filed of record in Document Number 2012–46100, Official Records, Denton County, Texas, from which a 6 inch metal fence post found bears S 59° 35’ 53”W, 0.17 feet;

THENCE S 89° 40’ 36” E, with the north line of said JBGL Chateau, LLC tract, a distance of 342.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set in the west line of Lot 2–X, Block A of Lakeside Ridge Addition, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Document Number 2013–361, Official Records, Denton County, Texas, for the most northerly northeast corner of said JBGL Chateau, LLC tract, from which a 6 inch metal fence post found bears N 53° 52’ 44” W, 0.54 feet;

THENCE S 02° 36’ 49” E, with said west line, a distance of 87.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for an interior ell corner of said JBGL Chateau, LLC tract, same being common with the southwest corner of said Lot 2–X, from which a 6 inch metal fence post bears S 50° 15’ 23” E, 0.49 feet;

THENCE N 89° 17’ 22” E, with the south line of said Lot 2–X, a distance of 159.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

THENCE Leaving said south line, over and across the above mentioned JBGL Chateau, LLC tracts, the following eleven (11) courses and distances:

S 00° 42’ 38” E, a distance of 188.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 08° 26’ 32”, a radius of 265.50 feet and a chord bearing and distance of S 33° 03’ 21” E, 39.08 feet;

With said curve to the right, an arc distance of 39.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning reverse curve to the left, having a central angle of 18° 48’ 09”, a radius of 234.50 feet and a chord bearing and distance of S 38° 14’ 10” E, 76.61 feet;

With said curve to the left, an arc distance of 76.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 47° 38’ 15” E, a distance of 30.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 42° 21’ 45” W, a distance of 31.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 89° 59’ 59”, a radius of 15.00 feet and a chord bearing and distance of S 02° 38’ 15” E, 21.21 feet;

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

S 42° 21’ 45” W, a distance of 59.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 47° 05’ 45”, a radius of 94.00 feet and a chord bearing and distance of S 65° 54’ 38” W, 75.11 feet;

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

S 89° 27’ 30” W, a distance of 410.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 90° 00’ 00”, a radius of 15.00 feet and a chord bearing and distance of N 45° 32’ 30” W, 21.21 feet;

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

S 89° 28’ 11” W, a distance of 40.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the west line of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, same being common with the east line of that tract of land conveyed in Deed to RMR Investments, Inc., according to the document filed of record in Document Number 212105580, Official Records, Tarrant County, Texas;

THENCE N 00° 31’ 49” W, with said west line, a distance of 497.42 feet to the POINT OF BEGINNING, and containing 5.801 acres of land, more or less.

TRACT TWO

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being part of those tracts of land conveyed in Deeds to JBGL Chateau, LLC, according to the documents filed of record in Document Number D215271323, Official Public Records, Tarrant County, Texas, and Document Number 2015–139079, Official Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for the intersection of the north line of International Parkway (FM 2499), a 160 foot right–of–way, and the west line of Gerault Road, a 120 foot right–of–way, same being the southeast corner of that tract of land conveyed in Deed to FLSS, LTD., according to the document filed of record in Document Number D207302376, Deed Records, Tarrant County, Texas;

THENCE With said west line, same being common with the east line of said FLSS, LTD. tract, the following three (3) courses and distances:

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

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

North 31° 20’ 47” West, a distance of 220.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the POINT OF BEGINNING of the tract of land herein described:

THENCE South 58° 39’ 10” West, leaving the above mentioned common line and with the south line of said JBGL Chateau, LLC tract, same being common with the north line of the above mentioned FLSS, LTD. tract, a distance of 373.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

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

N 31° 20’ 50” W, a distance of 190.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

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

N 04° 55’ 05” W, a distance of 58.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

N 57° 14’ 57” W, a distance of 352.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 45° 14’ 59”, a radius of 234.50 feet and a chord bearing and distance of N 66° 39’ 52” E, 180.42 feet;

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

N 89° 17’ 22” E, a distance of 182.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the left, having a central angle of 90° 00’ 00”, a radius of 25.00 feet and a chord bearing and distance of N 44° 17’ 22” E, 35.36 feet;

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

OWNER’S CERTIFICATE AND DEDICATION (CONTINUED)

STATE OF TEXAS §  
COUNTY OF DENTON §

N 00° 42’ 38” W, a distance of 110.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 40° 25’ 10”, a radius of 234.50 feet and a chord bearing and distance of N 19° 29’ 57” E, 162.02 feet;

With said curve to the right, an arc distance of 165.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a compound curve to the right, having a central angle of 05° 39’ 20”, a radius of 100.00 feet and a chord bearing and distance of N 42° 32’ 12” E, 9.87 feet;

With said curve to the right, an arc distance of 9.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set in the west line of a Right–Of–Way Dedication Deed, according to the document filed of record in Document Number 2015–97346, Official Records, Denton County, Texas;

THENCE S 20° 18’ 28” E, with said west line, a distance of 2.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for an interior ell corner of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, same being common with the southwest corner of said Right–Of–Way Dedication Deed;

THENCE N 69° 41’ 32” E, with the south line of said Right–Of–Way Dedication Deed, a distance of 138.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the above mentioned west line of Gerault Road, same being at the beginning of a non–tangent curve to the left, having a central angle of 06° 58’ 53”, a radius of 530.00 feet and a chord bearing and distance of S 27° 51’ 20” E, 64.54 feet;

THENCE With said curve to the left, and said west line, same being common with the east line of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, an arc distance of 64.58 feet to a 1/2 inch iron rod found for corner;

THENCE S 31° 20’ 47” E, with said common line, a distance of 759.63 feet to the POINT OF BEGINNING, and containing 8.916 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL CHATEAU LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as THE VILLAS AT SOUTHGATE PHASE TWO, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets and rights–of–way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

JBGL CHATEAU LLC

By: \_\_\_\_\_

Name: Jed Dolson

Title: President

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

\*PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.\*

John L. Melton  
Registered Professional Land Surveyor  
No. 4268

STATE OF TEXAS §  
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §  
COUNTY OF DENTON §

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

NOW THEREFORE, in consideration of the sum of ONE and 00/(\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas–Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assign, hereafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above the said 150 feet from the average ground level of said property as same presently exists, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at or on the Dallas–Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating on/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas–Fort Worth Regional Airport. This instrument does not release the owner or operators of aircraft from the liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at \_\_\_\_\_, \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2018.

OWNER: JBGL CHATEAU LLC

By: \_\_\_\_\_

Name: Jed Dolson

Title: President

STATE OF TEXAS §  
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND  
PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
Perfecto Solis, Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Chuck Russell, Town Planner  
of Development Services

\_\_\_\_\_, 2018

Date

SIGNED AND SEALED:  
TOWN OF FLOWER MOUND

\_\_\_\_\_  
Theresa Scott, Town Secretary  
Town of Flower Mound

A RECORD PLAT OF  
LOTS 37–48 BLOCK A,  
LOTS 1–28 BLOCK G,  
LOTS 13–32 BLOCK F,  
AND LOTS 1–55 BLOCK H

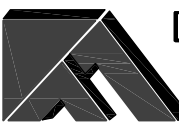
THE VILLAS AT SOUTHGATE  
PHASE TWO

BEING 14.717 ACRES OF LAND LOCATED IN THE  
J. KNIGHT SURVEY ~ ABSTRACT NO. 692  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

OWNER  
JBGL CHATEAU LLC

2805 NORTH DALLAS PARKWAY, SUITE 400  
469–573–6762 PLANO, TEXAS 75093

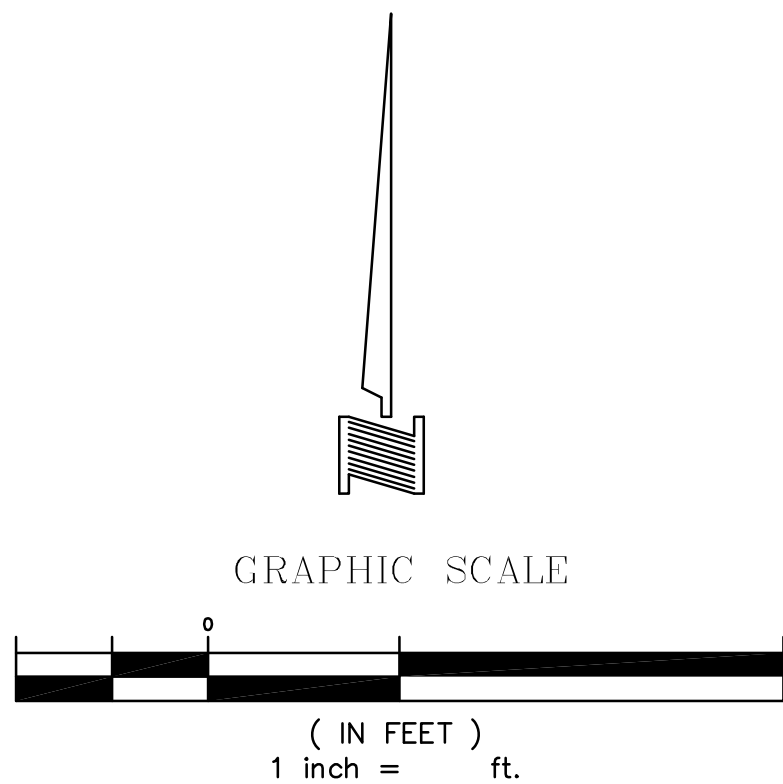
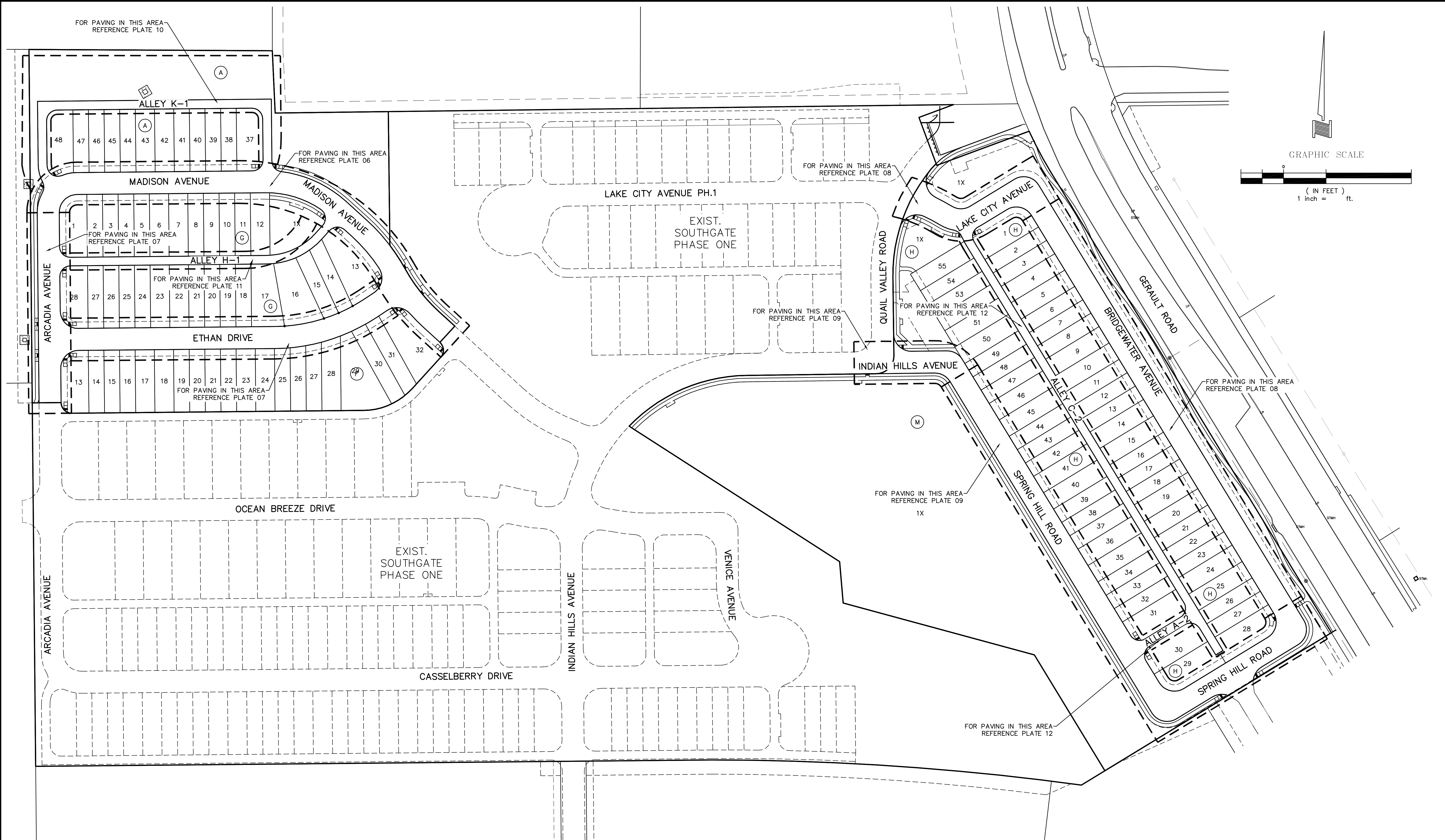
ENGINEER/SURVEYOR



DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

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



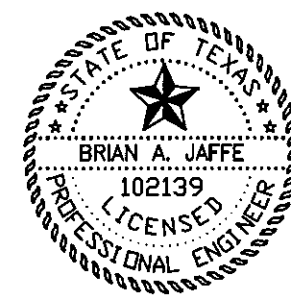


TOWN OF FLOWER MOUND BENCHMARK #18  
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL APPROXIMATELY 0.45 MILES EAST OF FM2499. MONUMENT IS APPROXIMATELY 90' EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL, APPROXIMATELY 22.5' EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND APPROXIMATELY 167.5' WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.

TOWN OF FLOWER MOUND BENCHMARK #19  
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANIMAL SERVICE ADOPTION CENTER AT #200 GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

ELEVATION = 559.65'

THESE CONSTRUCTION PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF BRIAN A. JAFFE, LICENSED PROFESSIONAL ENGINEER NO. 102139  
*B. A. Jaffe* 10/02/2018



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

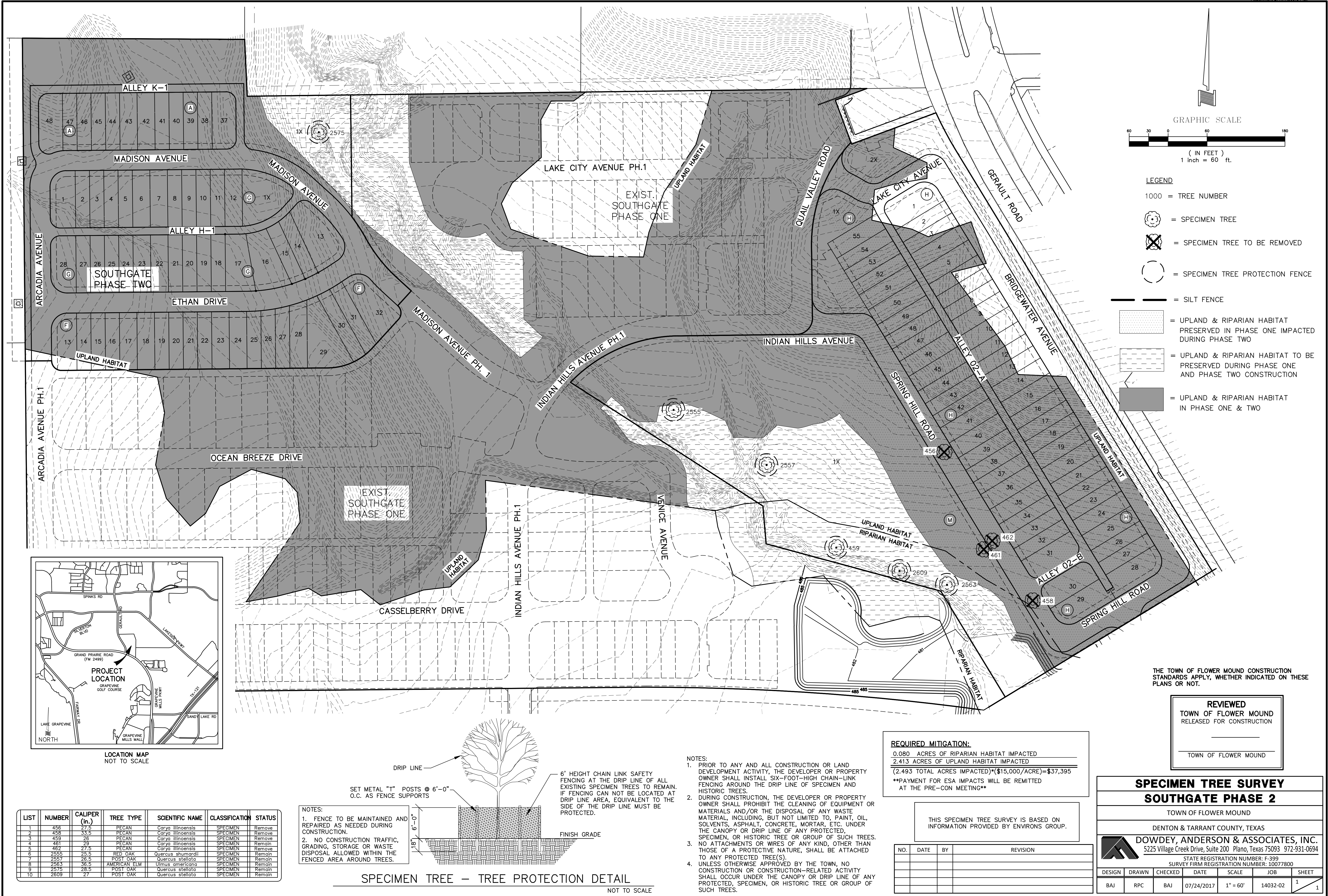
REVIEWED  
TOWN OF FLOWER MOUND  
RELEASED FOR CONSTRUCTION  
TOWN OF FLOWER MOUND

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |

| OVERALL PLAN                                                                                                                                                                                     |       |         |            |       |          |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|---------|------------|-------|----------|-------|
| SOUTHGATE PHASE 2                                                                                                                                                                                |       |         |            |       |          |       |
| TOWN OF FLOWER MOUND                                                                                                                                                                             |       |         |            |       |          |       |
| DENTON & TARRANT COUNTY, TEXAS                                                                                                                                                                   |       |         |            |       |          |       |
|  DOWDEY, ANDERSON & ASSOCIATES, INC.<br>5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694 |       |         |            |       |          |       |
| STATE REGISTRATION NUMBER: F-399<br>SURVEY FIRM REGISTRATION NUMBER: 10077800                                                                                                                    |       |         |            |       |          |       |
| DESIGN                                                                                                                                                                                           | DRAWN | CHECKED | DATE       | SCALE | JOB      | SHEET |
| BAJ                                                                                                                                                                                              | GAC   | BAJ     | 07/24/2017 |       | 14032-02 | 1 / 1 |

ELEVATION = 545.22'







EXCAVATION BID QUANTITIES

EXCAVATION:

| Item No. | Pay Item                               | Unit | Quantity |
|----------|----------------------------------------|------|----------|
| E1       | Clearing and Grubbing                  | AC.  | 15       |
| E2       | Unclassified Street and Lot Excavation | C.Y. | 64,083   |
| E3       | Lot and Pad Benching (Initial/Rough)   | EA.  | 115      |
| E4       | Lot and Pad Benching (Final/Finish)    | EA.  | 115      |
| E5       | Process and Place Utility Spoils       | EA.  | 1        |
| E6       | Stabilized Construction Entrance       | EA.  | 1        |

PAVING BID QUANTITIES

PAVING:

| Item No. | Pay Item                                        | Unit | Quantity |
|----------|-------------------------------------------------|------|----------|
| P1       | 6" Thick Reinforced Concrete Street (31' b-b)   | S.Y. | 11,347   |
| P2       | 6" Thick Reinforced Concrete Alley (12' b-b)    | S.Y. | 2,275    |
| P3       | 8" Lime Stabilized Subgrade                     | S.Y. | 12,070   |
| P4       | Hydrated Lime (36 lbs/sy)                       | TON  | 217      |
| P5       | 5' Sidewalk by developer                        | S.F. | 15,200   |
| P6       | Barrier Free Ramps - Streets                    | EA.  | 19       |
| P7       | Barrier Free Ramps - Alleys                     | EA.  | 12       |
| P8       | Sawcut and Remove Existing Curb and Gutter      | L.F. | 172      |
| P9       | Remove Barricade and Connect to Existing Header | EA.  | 2        |
| P10      | Traffic Control                                 | L.S. | 1        |

A. WATER:

| Item No. | Pay Item                             | Unit | Quantity |
|----------|--------------------------------------|------|----------|
| W1       | 8" Water Main                        | L.F. | 3350     |
| W2       | 8" Valve                             | EA.  | 22       |
| W3       | 6" Valve                             | EA.  | 6        |
| W4       | 8" Blind Flange Plug                 | EA.  | 1        |
| W5       | Fire Hydrants                        | EA.  | 6        |
| W6       | 8"x8" Tee on Existing                | EA.  | 1        |
| W7       | Fittings                             | TON  | 3.0      |
| W8       | 1" Domestic Bullhead                 | EA.  | 55       |
| W9       | 1" Domestic Single                   | EA.  | 5        |
| W10      | 1.5" Irrigation Service              | EA.  | 2        |
| W11      | Relocate Ex. 1.5" Irrigation Service | EA.  | 1        |
| W12      | 4" Conduits(Irrigation Sleeves)      | L.F. | 530      |
| W13      | Remove Plug & Connect to Existing    | EA.  | 3        |
| W14      | Testing                              | L.F. | 3,350    |

B. SANITARY SEWER:

| Item No. | Pay Item                                 | Unit | Quantity |
|----------|------------------------------------------|------|----------|
| S1       | 8" Sanitary Sewer Main (SDR-35)          | L.F. | 2,756    |
| S2       | 4' Diameter Manhole                      | EA.  | 13       |
| S3       | 5' Drop Manhole                          | EA.  | 1        |
| S4       | 4" Service                               | EA.  | 115      |
| S5       | Cement Stabilized Sand                   | L.F. | 80       |
| S6       | Concrete encasement pipe                 | L.F. | 20       |
| S7       | Connect to Existing Drop Manhole         | EA.  | 1        |
| S8       | Remove Plug and Connect to Existing Stub | EA.  | 1        |
| S9       | TV & Testing Main                        | L.F. | 2,756    |
| S10      | Trench Safety                            | L.F. | 2,756    |

C. STORM SEWER:

| Item No. | Pay Item             | Unit | Quantity |
|----------|----------------------|------|----------|
| D1       | 42" RCP              | L.F. | 84       |
| D2       | 36" RCP              | L.F. | 252      |
| D3       | 27" RCP              | L.F. | 164      |
| D4       | 24" RCP              | L.F. | 1,205    |
| D5       | 18" RCP              | L.F. | 136      |
| D6       | 8' Curb Inlet        | EA.  | 2        |
| D7       | 10' Curb Inlet       | EA.  | 4        |
| D8       | 15' Curb Inlet       | EA.  | 2        |
| D9       | 4'x4' Drop Inlet     | EA.  | 2        |
| D10      | 5'x5' Drop Inlet     | EA.  | 1        |
| D11      | 4'x4' Storm Manhole  | EA.  | 3        |
| D12      | 5'x5' Storm Manhole  | EA.  | 2        |
| D13      | 24" CH-PW-0 Headwall | EA.  | 1        |
| D14      | 42" CH-PW-0 Headwall | EA.  | 1        |
| D15      | 12" Rock Rip-Rap     | S.Y. | 60       |
| D16      | Trench Safety        | L.F. | 1,841    |

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

REVIEWED  
TOWN OF FLOWER MOUND  
RELEASED FOR CONSTRUCTION  
  
DATE \_\_\_\_\_  
\_\_\_\_\_

QUANTITY SUMMARY SHEET  
SOUTHGATE PHASE 2

TOWN OF FLOWER MOUND

DENTON & TARRANT COUNTY, TEXAS



DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

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

| DESIGN | DRAWN | CHECKED | DATE       | SCALE | JOB      | SHEET |
|--------|-------|---------|------------|-------|----------|-------|
| BAJ    | GAC   | BAJ     | 07/24/2017 | -     | 14032-02 | 1 / 1 |

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |
|     |      |    |          |



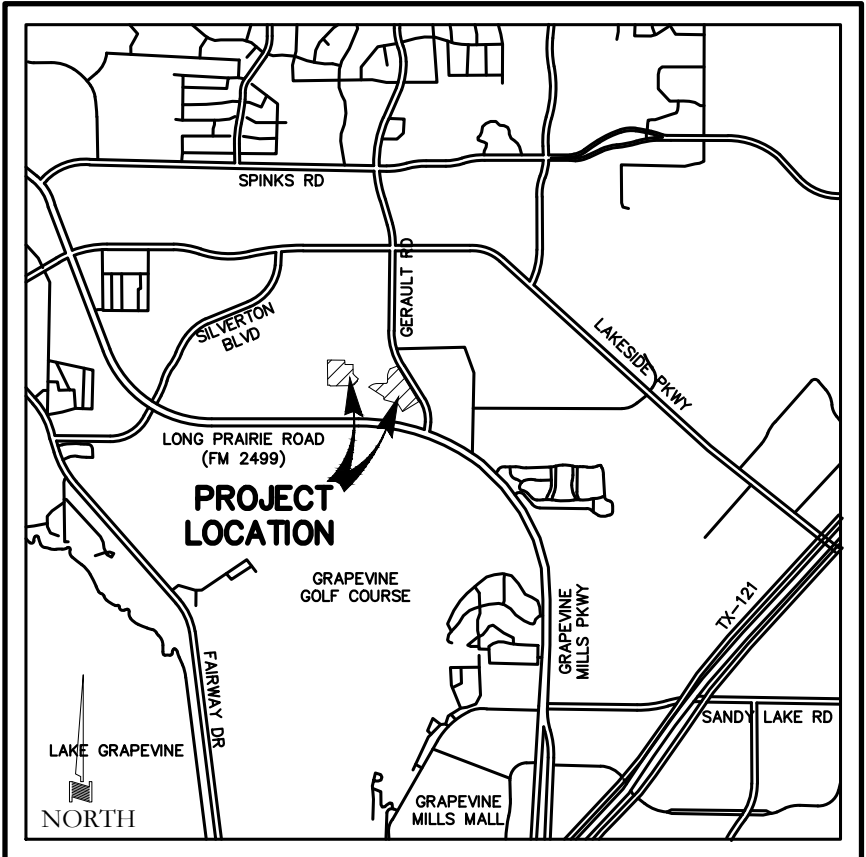
GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND TOWN STANDARDS.
3. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND TOWN. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
4. CONTRACTOR SHALL NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
6. CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: TOWN OF FLOWER MOUND ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
7. ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE TOWN SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE TOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND TOWN OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
10. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
11. THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE TOWN. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
14. CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE TOWN TRAFFIC DIVISION.
15. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHTS-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE TOWN.
16. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE TOWN. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE TOWN.
17. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
18. CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
19. EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE TOWN.
20. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO TOWN OR CLIENT.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND TOWN'S RECORDS.

CONSTRUCTION PLANS  
FOR  
SCREENING AND BUFFERING

~The Villas at Southgate - Phase 2~  
TOWN OF FLOWER MOUND  
DENTON AND TARRANT COUNTY, TEXAS

SUBMITTAL DATE   October 3, 2018



LOCATION MAP  
NOT TO SCALE

SHEET INDEX

|          |                                                               |
|----------|---------------------------------------------------------------|
| HS1      | OVERALL LAYOUT PLAN                                           |
| HS2-HS8  | HARDSCAPE PLANS                                               |
| HS9-HS10 | HARDSCAPE DETAILS                                             |
| OISP1    | OVERALL LANDSCAPE PLAN                                        |
| L1-L7    | LANDSCAPE PLANS                                               |
| L8-L9    | LANDSCAPE DETAILS                                             |
| HS5-HS6  | PARTIAL HARDSCAPE PLANS FROM PHASE ONE CONSTRUCTION DOCUMENTS |
| L4-L5    | PARTIAL LANDSCAPE PLANS FROM PHASE ONE CONSTRUCTION DOCUMENTS |

LANDSCAPE CONTRACTOR SHALL REFER TO SOUTHGATE PHASE 1 CONSTRUCTION DOCUMENT SET FOR ALL DETENTION POND IMPROVEMENTS.

INSPECTIONS:

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

LANDSCAPE STANDARDS:

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

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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

OWNER / DEVELOPER:

JBGL CHATEAU, LLC  
2805 NORTH DALLAS PARKWAY  
SUITE 400  
PLANO, TEXAS 75093  
PH. (469) 573-6762  
CONTACT: JED DOLSON

CIVIL ENGINEER:

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 VILLAGE CREEK DRIVE  
SUITE 200  
PLANO, TEXAS 75093  
PH. (972) 931-0694  
CONTACT: MICHAEL DOWDEY

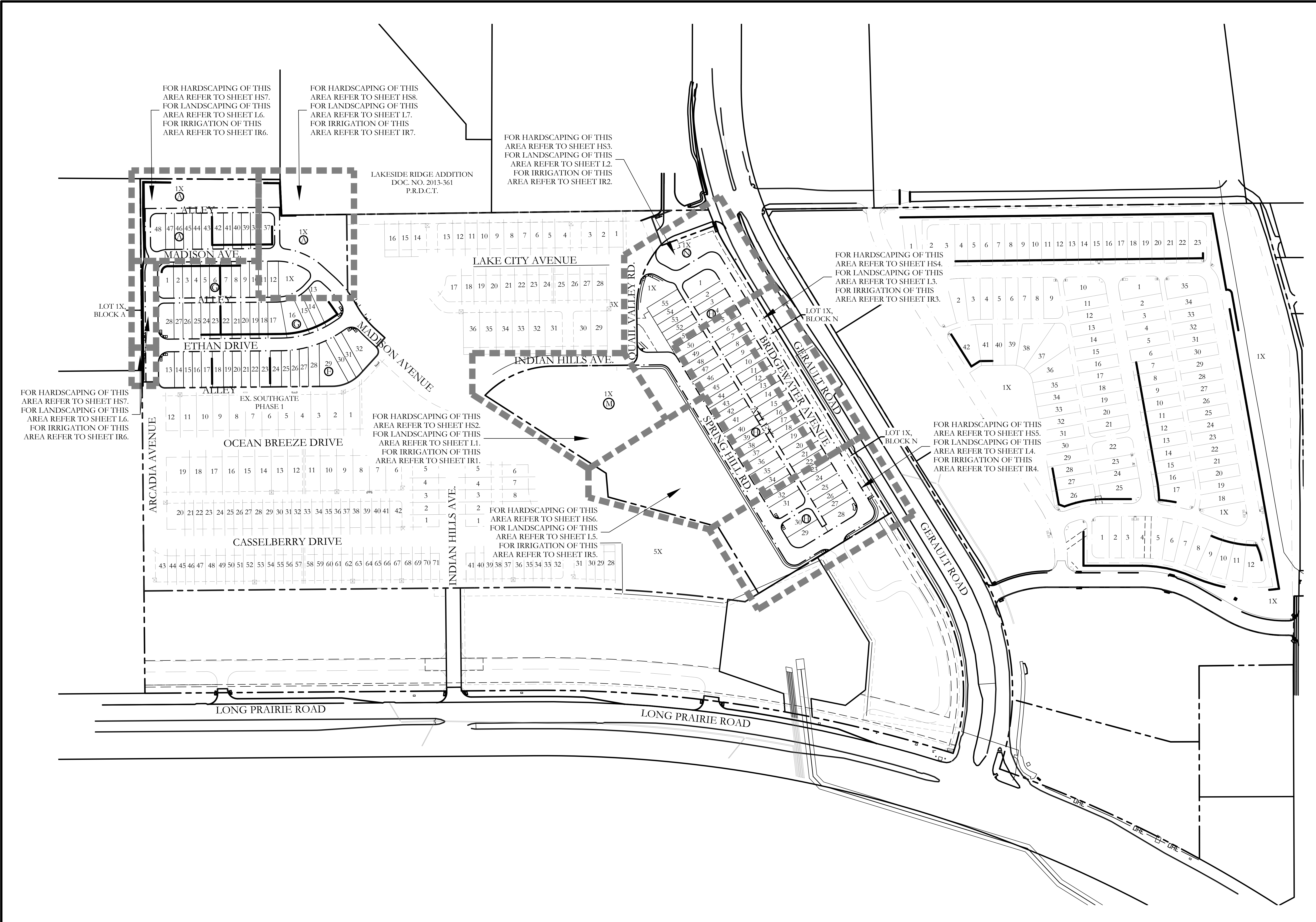
LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC  
9720 COIT ROAD  
SUITE 220-333  
PLANO, TEXAS 75025  
PH. (903) 570-0162  
CONTACT: CODY JOHNSON, RLA, ASLA, LI



CODY JOHNSON  
s · t · u · d · i · o





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

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH: (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2853  
STATE OF TEXAS  
October 3, 2018

NORTH

100 50 0 100  
Scale: 1" = 100'-0"

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

One Inch

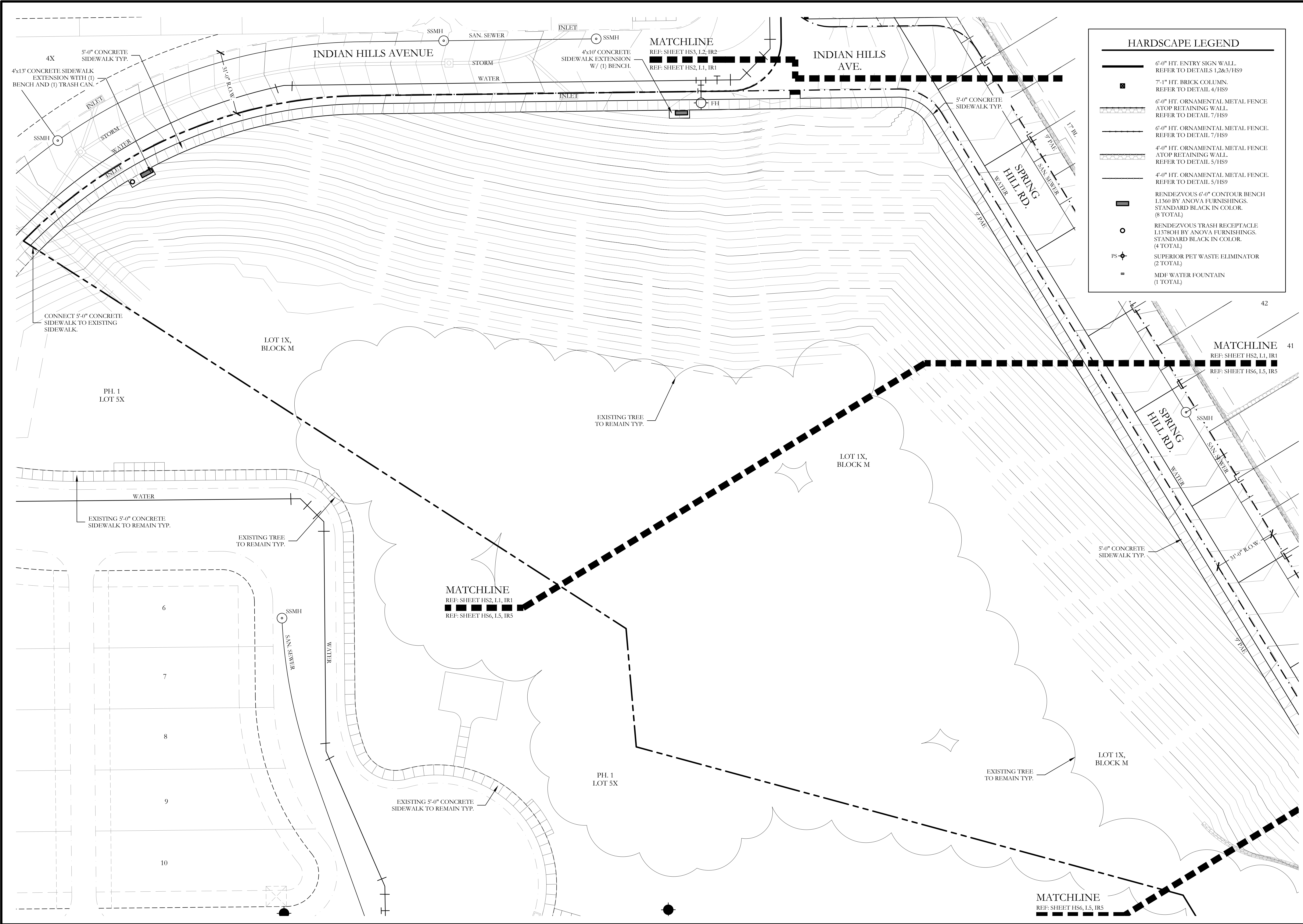
SCREENING AND BUFFERING

Overall Layout Plan  
The Villas at Southgate - Phase 2  
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.  
GBP008

SHEET NO.  
HS1 of 10





| HARDSCAPE LEGEND |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
|                  | 6'-0" HT. ENTRY SIGN WALL.<br>REFER TO DETAILS 1,2&3/HS9                                              |
|                  | 7'-1" HT. BRICK COLUMN.<br>REFER TO DETAIL 4/HS9                                                      |
|                  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 7/HS9                                            |
|                  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 7/HS9                                            |
|                  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 5/HS9                                            |
|                  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 5/HS9                                            |
|                  | RENDZVOUS 6'-0" CONTOUR BENCH<br>L1360 BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(8 TOTAL) |
|                  | RENDZVOUS TRASH RECEPTACLE<br>L13780H BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(4 TOTAL)  |
|                  | SUPERIOR PET WASTE ELIMINATOR<br>(2 TOTAL)                                                            |
|                  | MDF WATER FOUNTAIN<br>(1 TOTAL)                                                                       |

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

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH. (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2893  
STATE OF TEXAS

October 3, 2018

NORTH

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Hardscape Layout

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

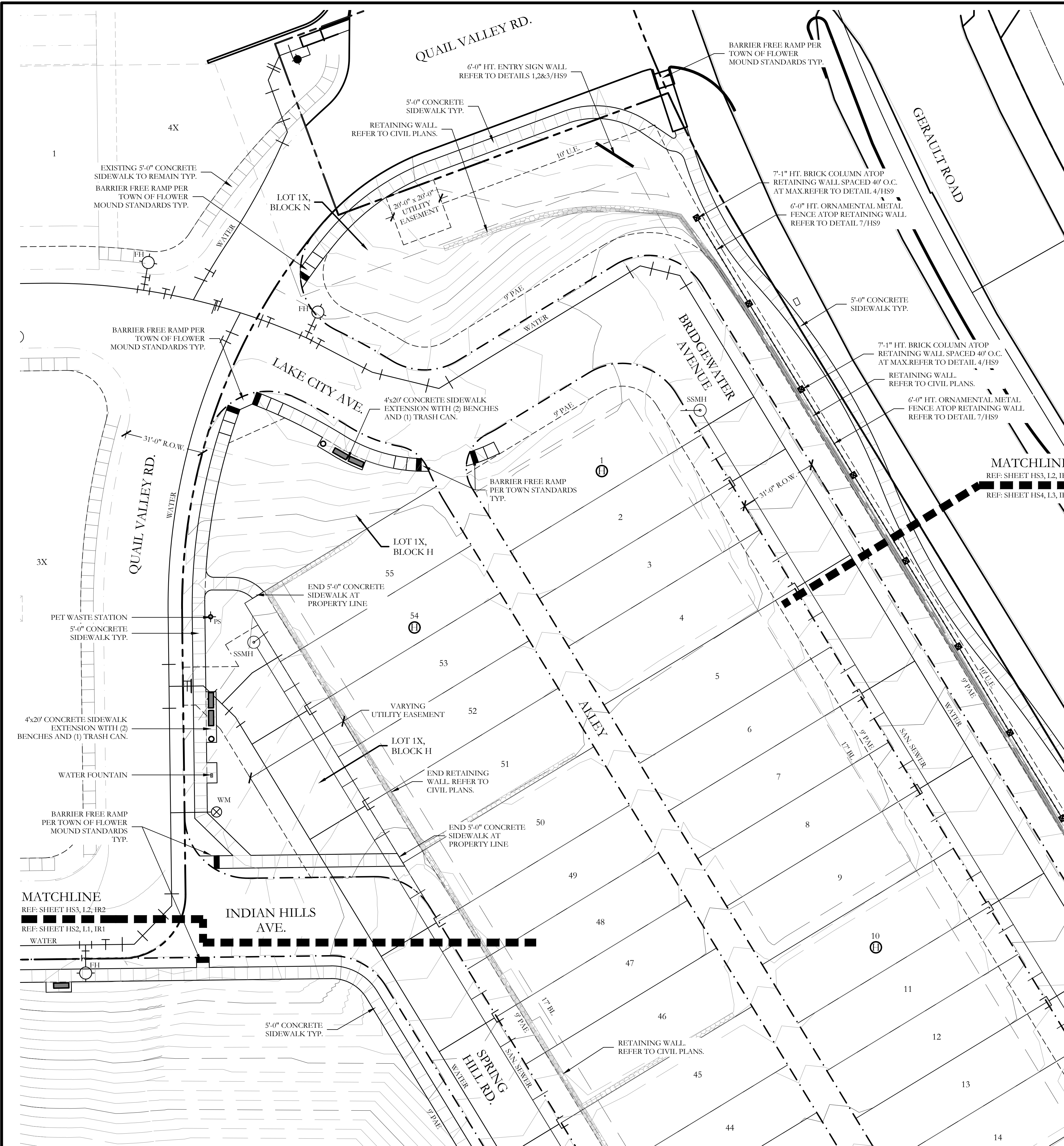
CJS PROJECT NO.

GBP008

SHEET NO.

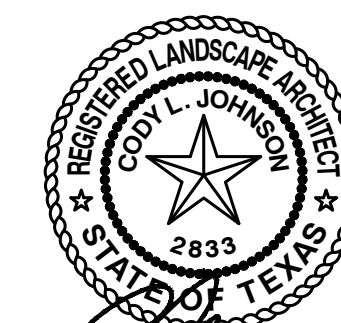
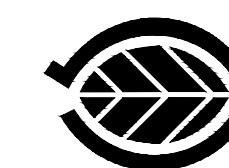
HS2 of 10



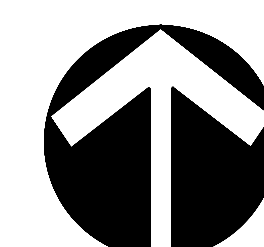


## HARDSCAPE LEGEND

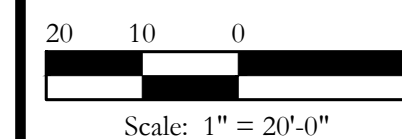
- |                                                                                     |                                                                                                         |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  | 6'-0" HT. ENTRY SIGN WALL.<br>REFER TO DETAILS 1,2,&3/HS9                                               |
|  | 7'-1" HT. BRICK COLUMN.<br>REFER TO DETAIL 4/HS9                                                        |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 7/HS9                      |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 7/HS9                                              |
|  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 5/HS9                      |
|  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 5/HS9                                              |
|  | REZENDEVOUS 6'-0" CONTOUR BENCH<br>11360 BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(8 TOTAL) |
|  | REZENDEVOUS TRASH RECEPTACLE<br>113780H BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(4 TOTAL)  |
|  | SUPERIOR PET WASTE ELIMINATOR<br>(2 TOTAL)                                                              |
|  | MDF WATER FOUNTAIN<br>(1 TOTAL)                                                                         |



October 3, 2018



NORT



Scale: 1" = 20'-0"

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

One Inch

## SCREENING AND BUFFERING

## Hardscape Layout

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

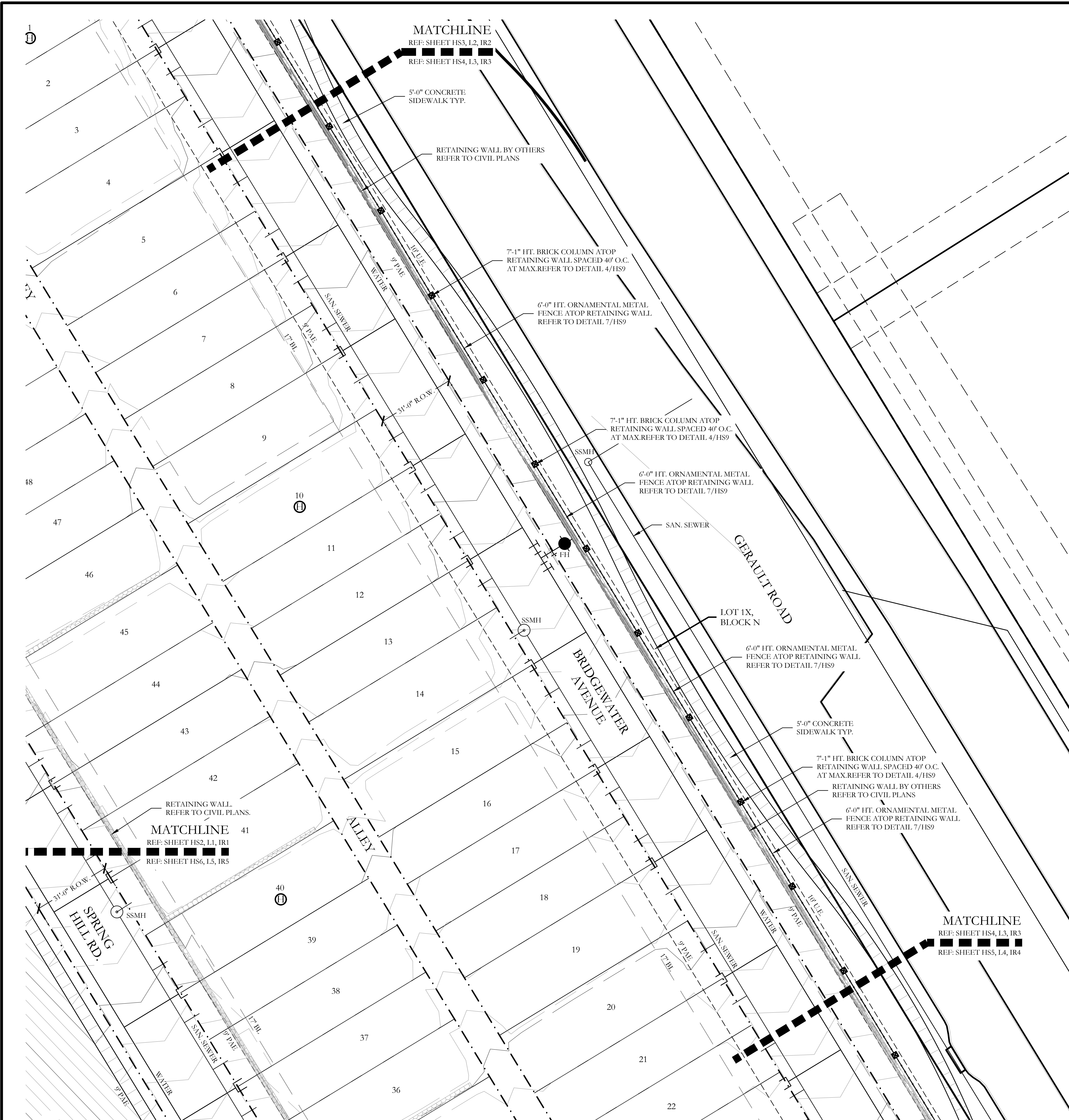
CJS PROJECT NO.

GBP008

SHEET NO.

HS3 of 10



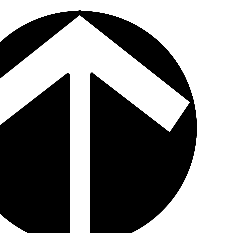


## HARDSCAPE LEGEND

-  6'-0" HT. ENTRY SIGN WALL.  
REFER TO DETAILS 1,2&3/1189  
 7'-1" HT. BRICK COLUMN.  
REFER TO DETAIL 4/1189  
 6'-0" HT. ORNAMENTAL METAL FENCE.  
ATOP RETAINING WALL.  
REFER TO DETAIL 7/1189  
 6'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 7/1189  
 4'-0" HT. ORNAMENTAL METAL FENCE.  
ATOP RETAINING WALL.  
REFER TO DETAIL 5/1189  
 4'-0" HT. ORNAMENTAL METAL FENCE.  
REFER TO DETAIL 5/1189  
 RENDEZVOUS 6'-0" CONTOUR BENCH  
L1360 BY ANOVA FURNISHINGS.  
STANDARD BLACK IN COLOR.  
(8 TOTAL)  
 RENDEZVOUS TRASH RECEPTACLE  
L13780H BY ANOVA FURNISHINGS.  
STANDARD BLACK IN COLOR.  
(4 TOTAL)  
 PS  SUPERIOR PET WASTE ELIMINATOR  
(2 TOTAL)  
 MDF WATER FOUNTAIN  
(1 TOTAL)



October 3, 2018



NORTH



Scale: 1" = 20'-0"

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

e Inch

## SCREENING AND BUFFERING

## Hardscape Layout

The Villas at Southgate - Phase 2

town of Flower Mound, Denton and Larrant Counties, Texas

|   |  |
|---|--|
| 0 |  |
|   |  |
|   |  |
|   |  |
|   |  |

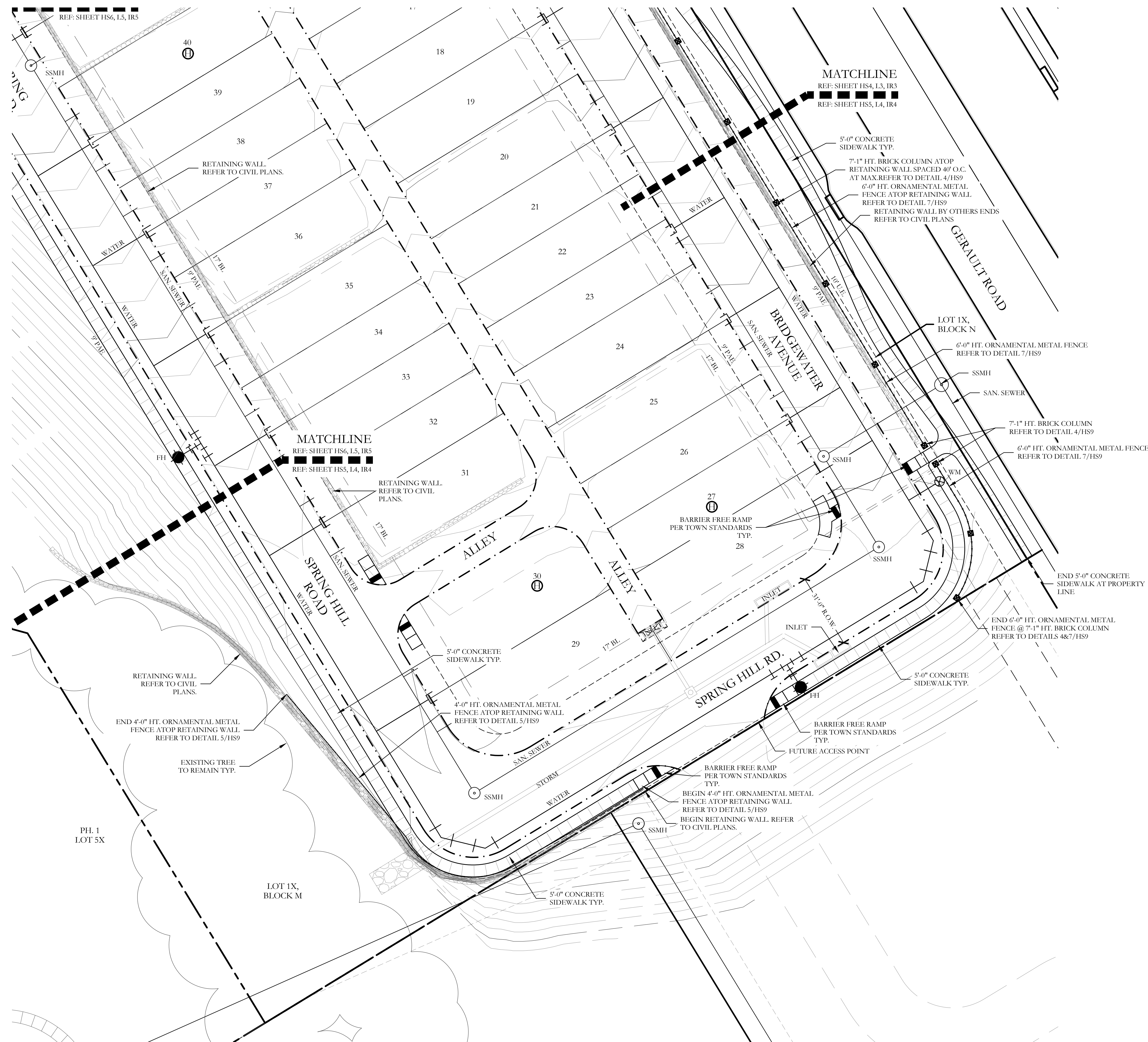
US PROJECT NO.

GBP008

SHEET NO.

HS4 of 10

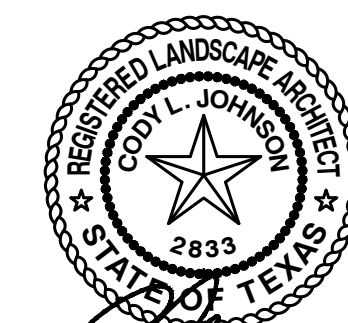
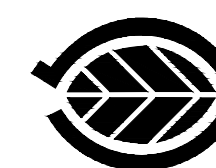




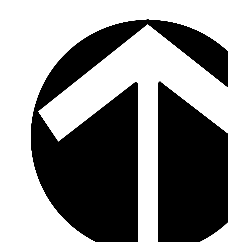
## HARDSCAPE LEGEND

- |                                                                                     |                                                                                                        |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
|  | 6'-0" HT. ENTRY SIGN WALL.<br>REFER TO DETAILS 1,2&3/1HS9                                              |
|  | 7'-1" HT. BRICK COLUMN.<br>REFER TO DETAIL 4/HS9                                                       |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 7/HS9                     |
|  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 7/HS9                                             |
|  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 5/HS9                     |
|  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 5/HS9                                             |
|  | RENDEZVOUS 6'-0" CONTOUR BENCH<br>L1360 BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(8 TOTAL) |
|  | RENDEZVOUS TRASH RECEIPTAL<br>L13760H BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(4 TOTAL)   |
|  | SUPERIOR PET WASTE ELIMINATOR<br>(2 TOTAL)                                                             |
|  | MDF WATER FOUNTAIN<br>(1 TOTAL)                                                                        |

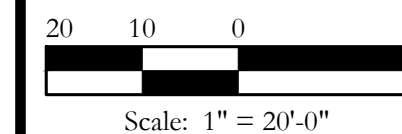
CODY JOHNSON  
s.t.u.d.i.o



October 3, 2018



NOR



Scale: 1" = 20'-0"

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

One Inch

## SCREENING AND BUFFERING

Hardscape Layout

## The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

|                                                                                       |  |
|---------------------------------------------------------------------------------------|--|
|  |  |
|                                                                                       |  |
|                                                                                       |  |
|                                                                                       |  |
|                                                                                       |  |

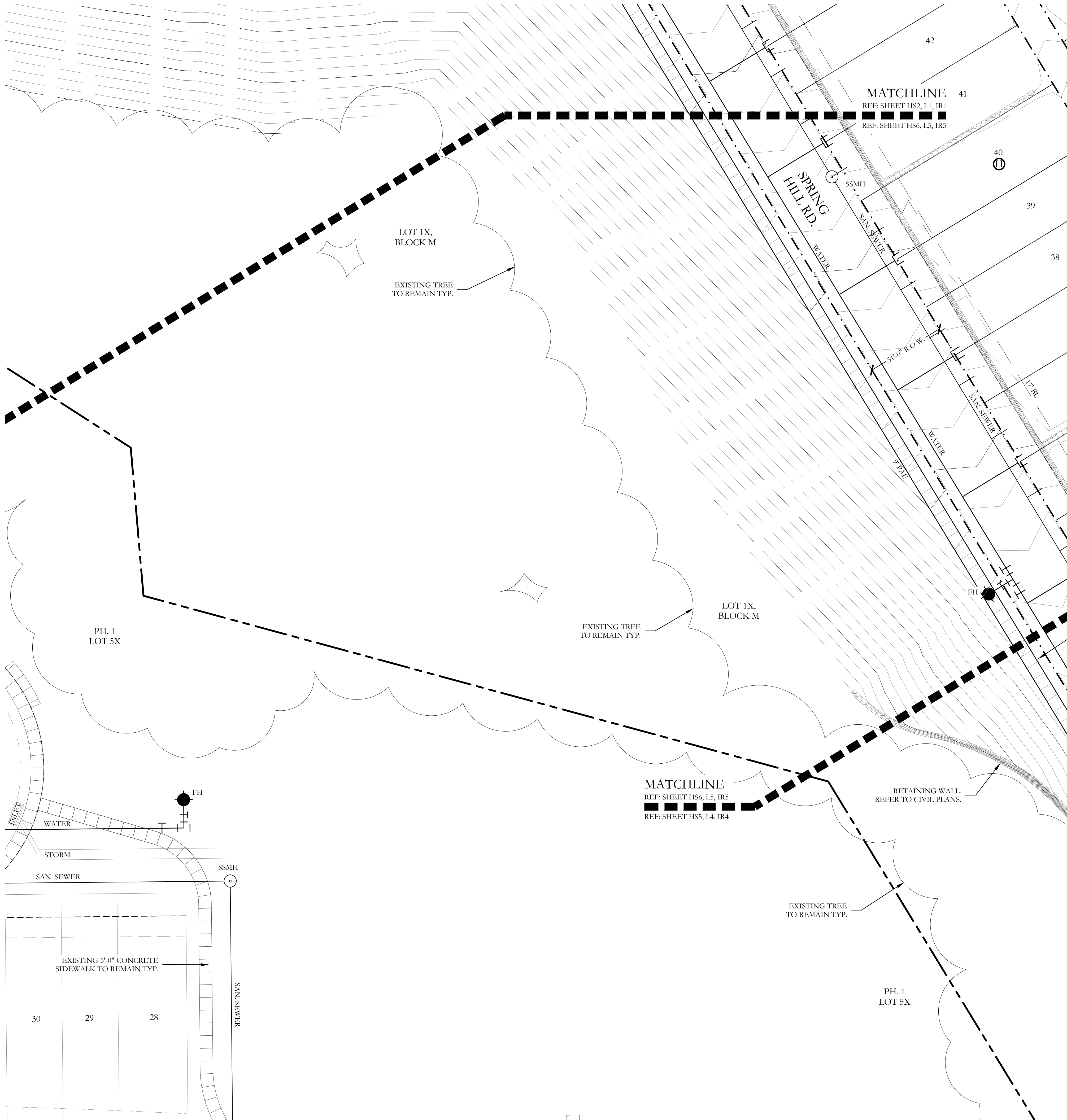
CJS PROJECT NO.

GBP008

SHEET NO.

HS5 of 10





| HARDSCAPE LEGEND |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
|                  | 6'-0" HT. ENTRY SIGN WALL.<br>REFER TO DETAILS 1,2&3/HIS9                                             |
|                  | 7'-1" HT. BRICK COLUMN.<br>REFER TO DETAIL 4/HIS9                                                     |
|                  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 7/HIS9                   |
|                  | 6'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 7/HIS9                                           |
|                  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>ATOP RETAINING WALL.<br>REFER TO DETAIL 5/HIS9                   |
|                  | 4'-0" HT. ORNAMENTAL METAL FENCE.<br>REFER TO DETAIL 5/HIS9                                           |
|                  | RENDZVOUS 6'-0" CONTOUR BENCH<br>L1360 BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(8 TOTAL) |
|                  | RENDZVOUS TRASH RECEPTACLE:<br>L13780H BY ANOVA FURNISHINGS.<br>STANDARD BLACK IN COLOR.<br>(4 TOTAL) |
|                  | SUPERIOR PET WASTE ELIMINATOR<br>(2 TOTAL)                                                            |
|                  | MDF WATER FOUNTAIN<br>(1 TOTAL)                                                                       |

CODY JOHNSON

s · t · u · d · i · o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH. (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

October 3, 2018

NORTH

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Hardscape Layout

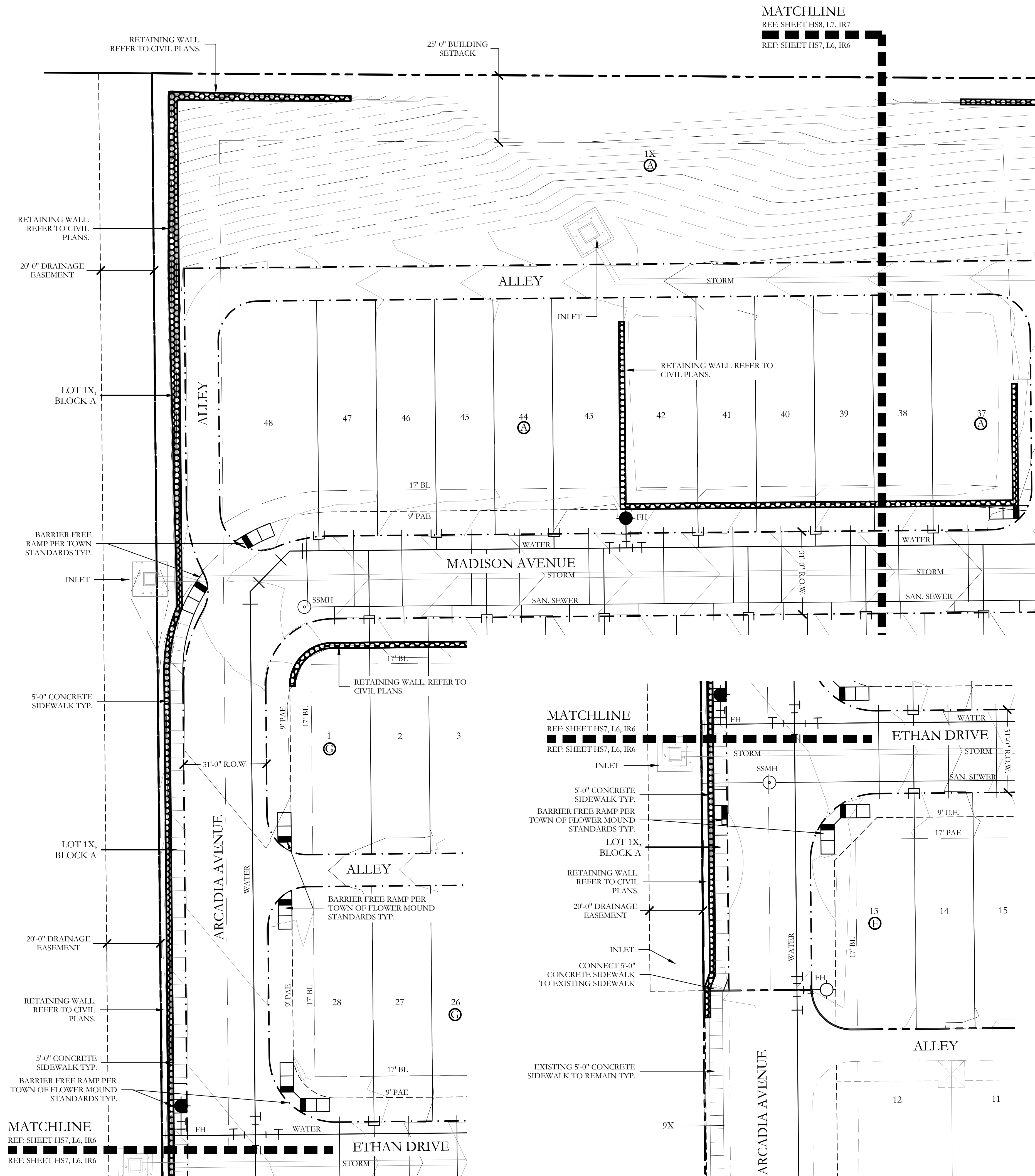
The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.  
GBP008

SHEET NO.  
HS6 of 10

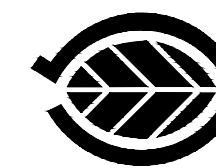




### HARDSCAPE LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 

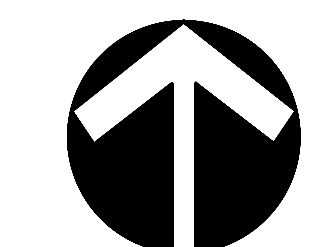
**CODY JOHNSON**  
s.t.u.d.i.o



9720 COTT ROAD SUITE 220A33 PLANO, TEXAS 75025  
PH: (936) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



October 3, 2018



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

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

One Inch

## SCREENING AND BUFFERING

Hardscape Layout

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

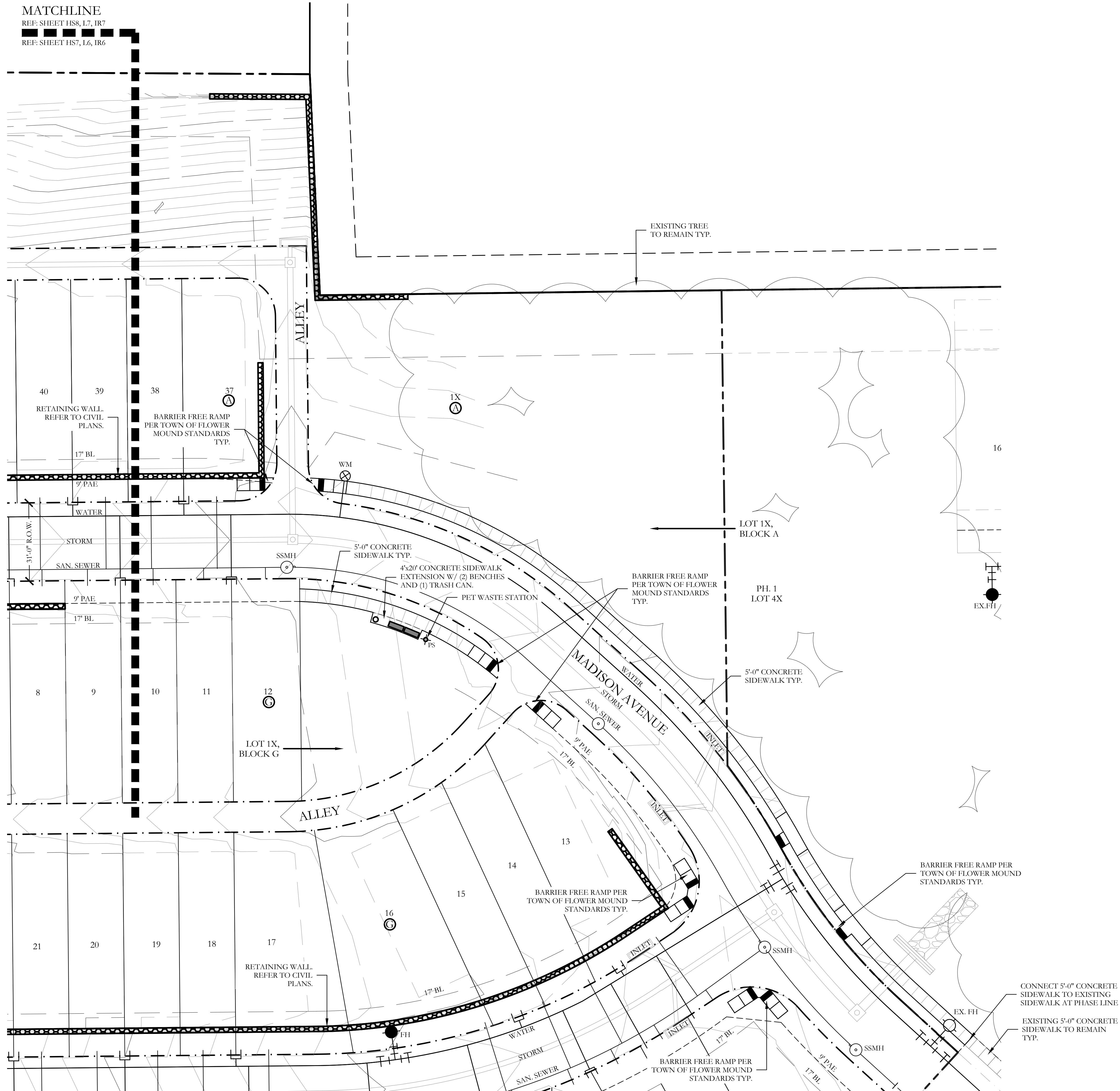
GBP008

SHEET NO.

HS7 of 10



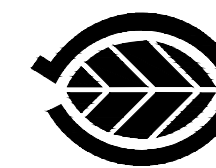
**MATCHLINE**  
REF: SHEET HS8, L7, IR7  
REF: SHEET HS7, L6, IR6



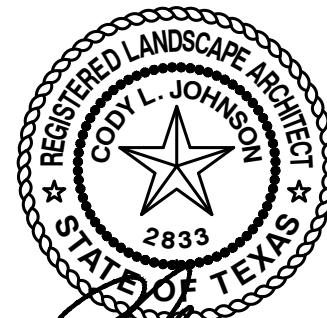
### HARDSCAPE LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

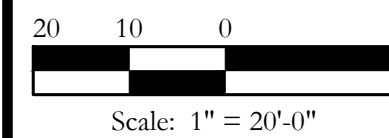
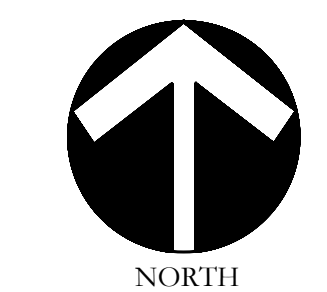
**CODY JOHNSON**  
s.t.u.d.i.o



9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH. (909) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



October 3, 2018



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

One Inch

## SCREENING AND BUFFERING

Hardscape Layout

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

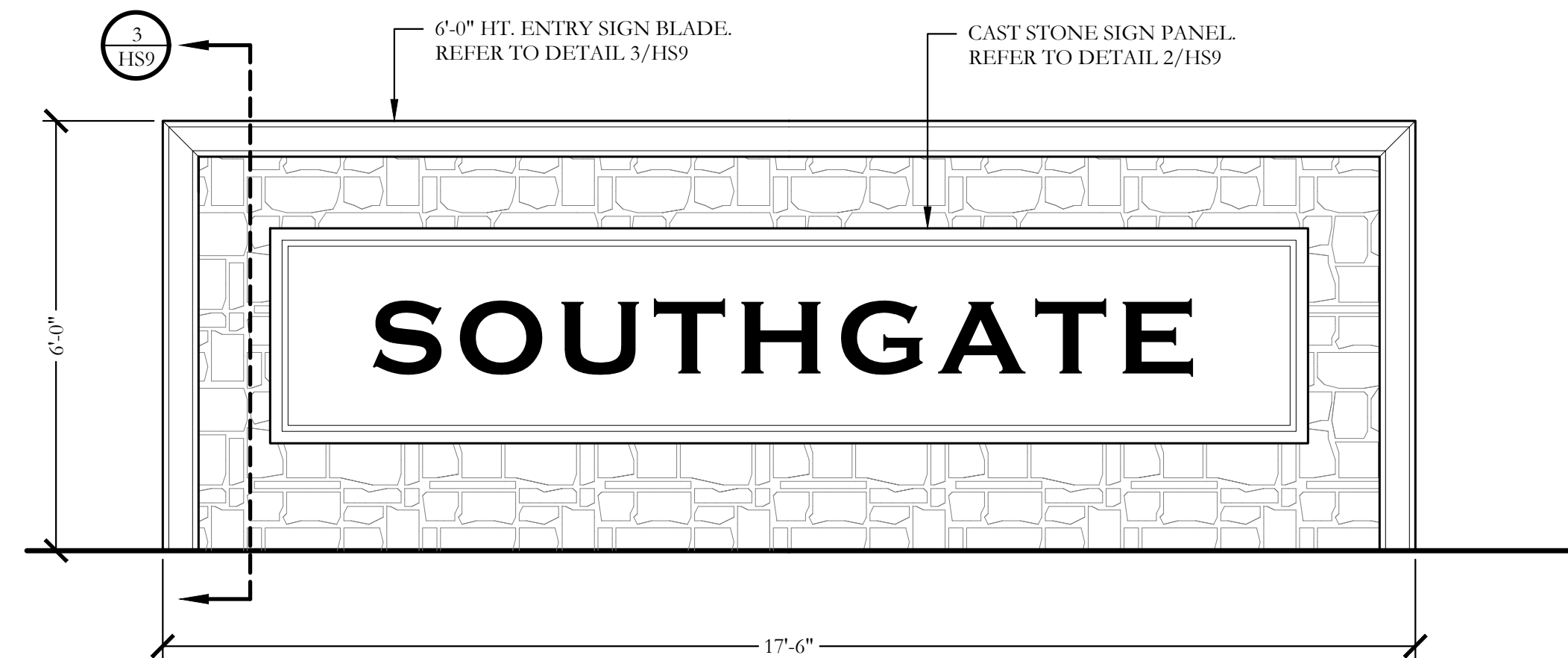
CJS PROJECT NO.

**GBP008**

SHEET NO.

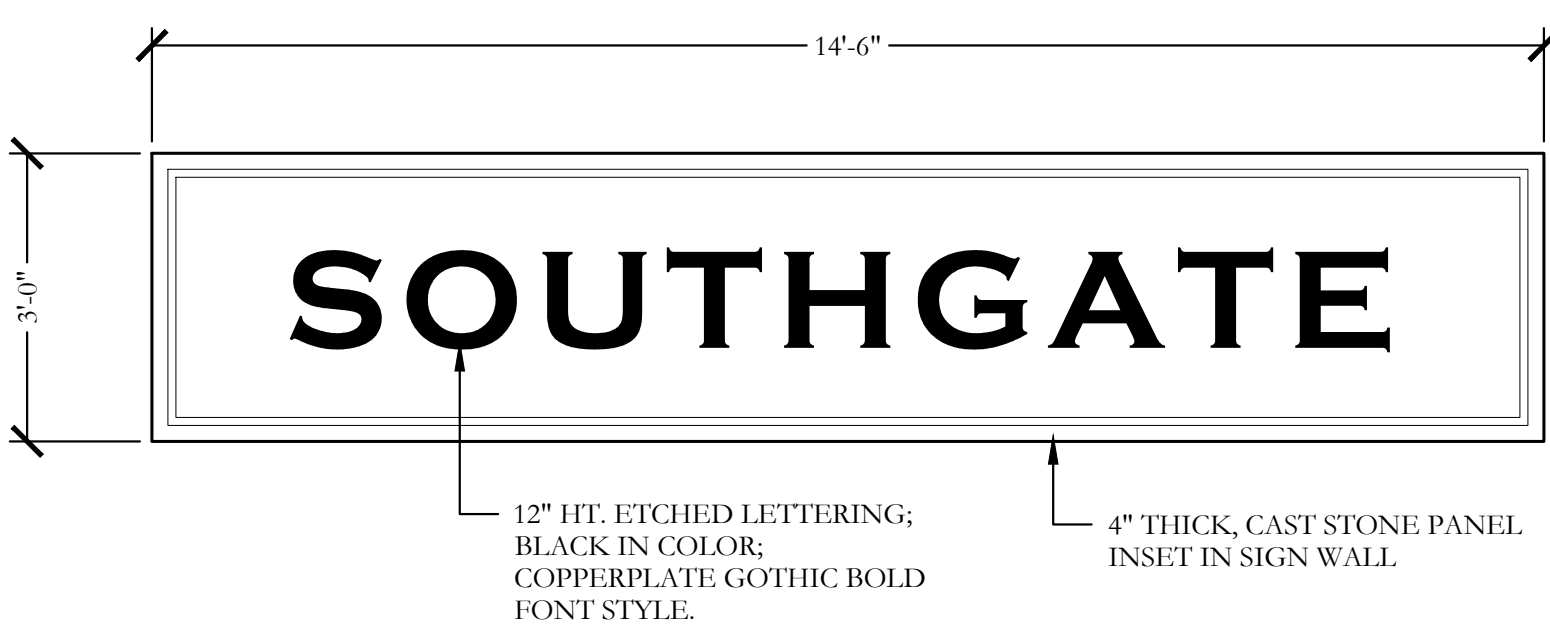
**HS8 of 10**





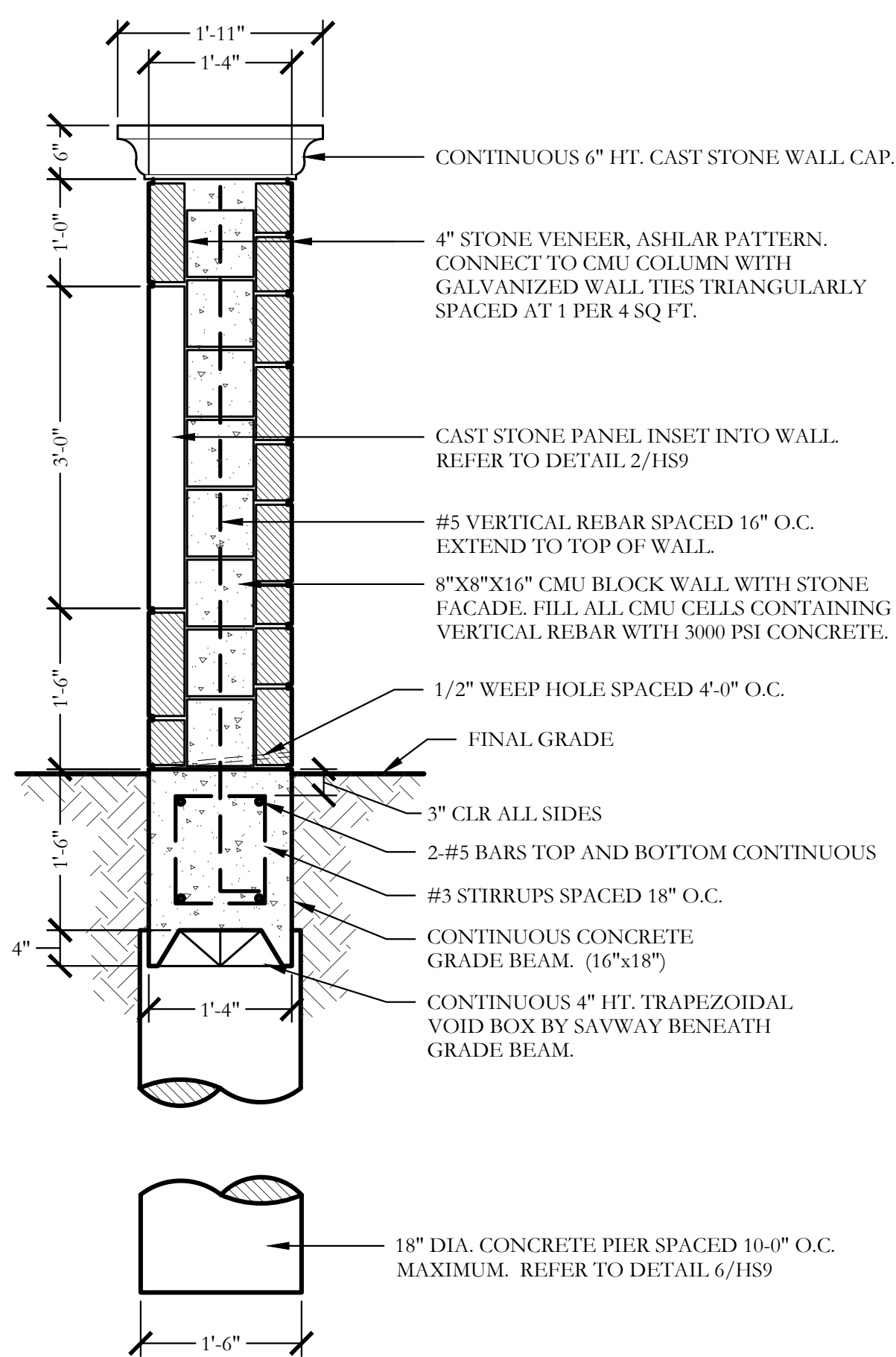
1 6'-0" HT. ENTRY SIGN BLADE  
ELEVATION

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



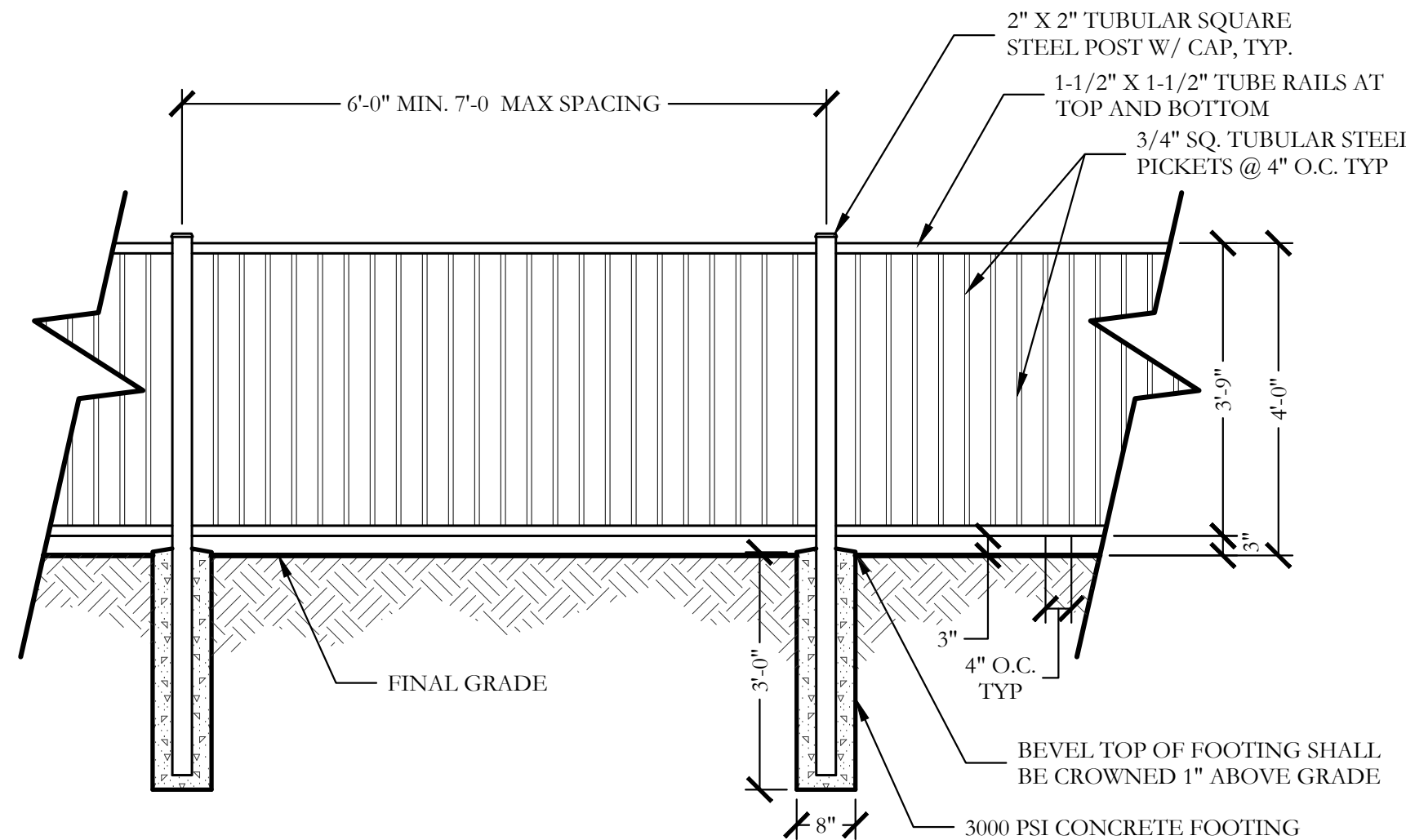
2 CAST STONE PANEL  
ELEVATION

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



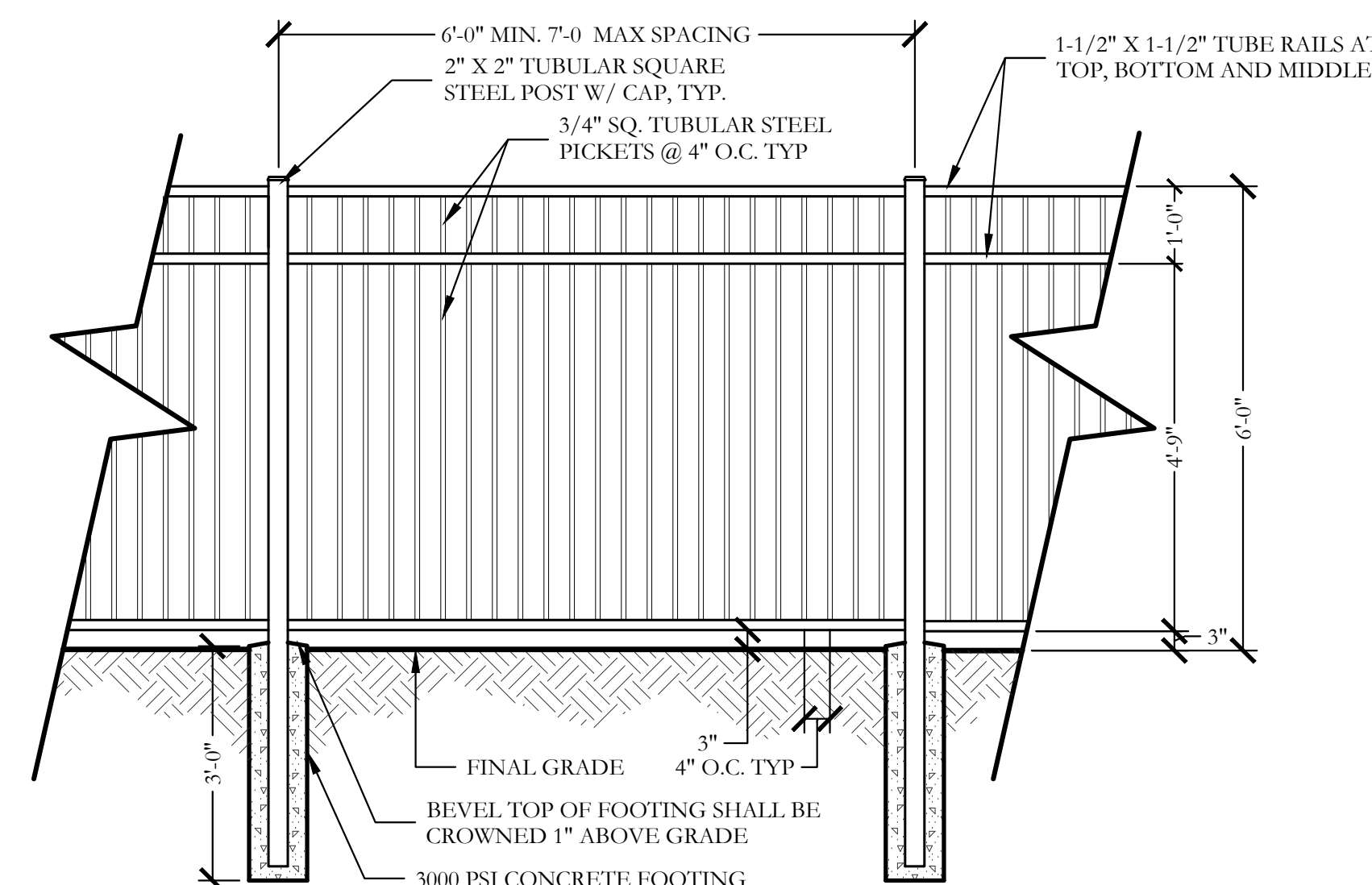
3 6'-0" HT. ENTRY SIGN BLADE  
SECTION

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



5 4'-0" HT. ORNAMENTAL METAL FENCE  
ELEVATION

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



7 6'-0" HT. ORNAMENTAL METAL FENCE  
ELEVATION

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

## NOTES FOR COLUMN ATOP RETAINING WALLS:

- 10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.
- CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.
- CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.
- RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL, COLUMNS & PANELS.
- COLUMN DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.

## ORNAMENTAL METAL FENCE NOTES

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

## WALL NOTES

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

## GENERAL NOTES - HARDSCAPE CONSTRUCTION

## CAST-IN-PLACE CONCRETE

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

## CONCRETE REINFORCING STEEL

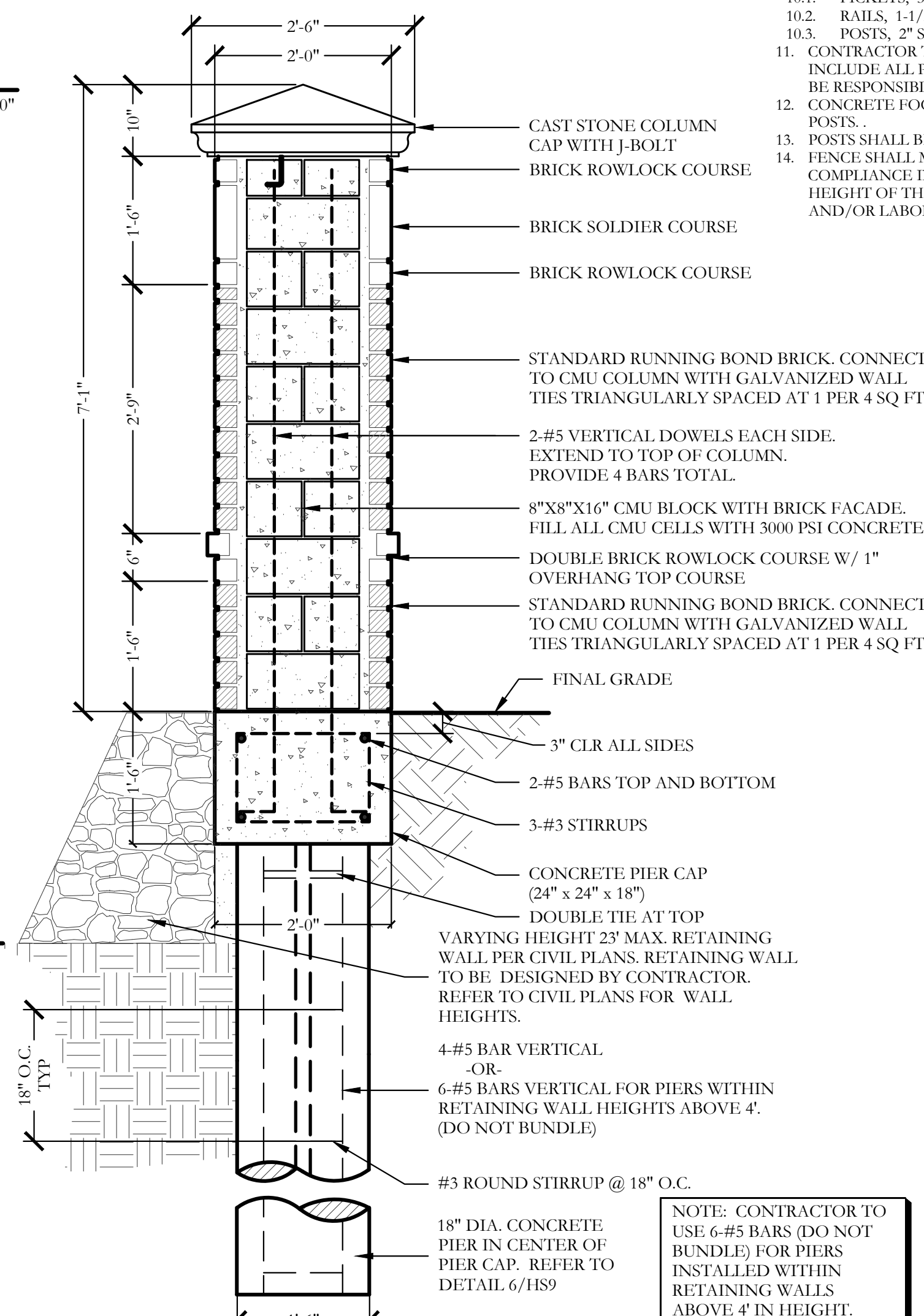
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
  - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY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

## DRILLED PIERS

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

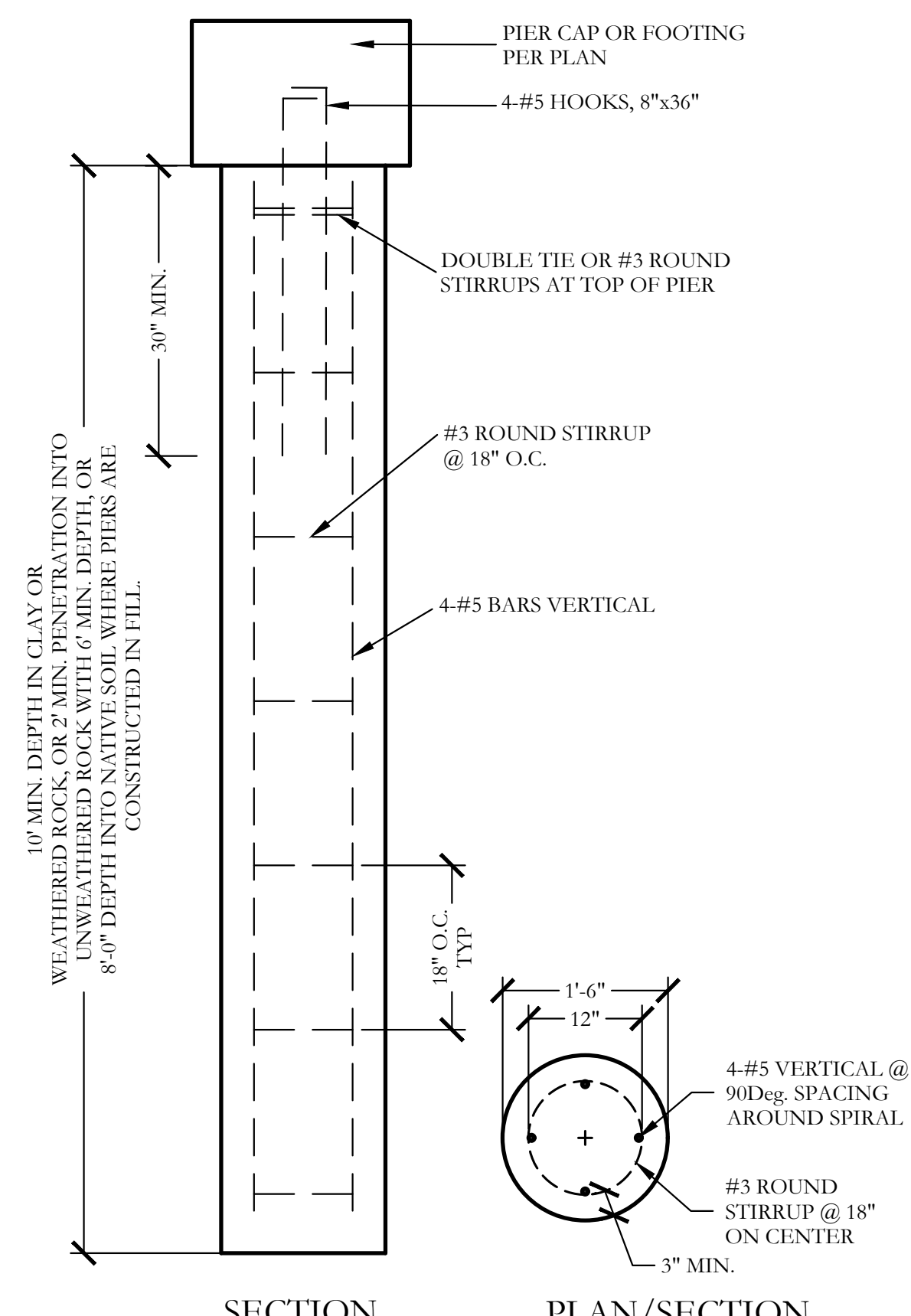
## STRUCTURAL CONCRETE MASONRY UNIT

1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
10. PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.



4 7'-1" HT. BRICK COLUMN ATOP RETAINING WALL  
ELEVATION / SECTION

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



6 PIER (18" DIA.)  
SECTION

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

**CODY JOHNSON**  
s · t · u · d · i · o



December 04, 2017



REEVES CONSULTING  
831 ARROWHEAD DRIVE  
FRIEDRICH, TEXAS 75078  
972.347.3908  
RICHARD@REEVESCONSULTINGLLC.COM

F-10826

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

One Inch

SCREENING AND BUFFERING

Hardscape Details

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP008

SHEET NO.

HS9 of 10



Item: Superior Pet Waste Eliminator

**Basic Specifications**

**Sign**

Size: 12" x 18"  
Material: Aluminum  
Thickness: 0.063  
Mounting Hole Diameter: 3/8"

**Dispenser Box**

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

**Trash Receptacle**

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

**Pole:** Powder coated steel

**Some additional notes:**

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

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below

**Salt spray test** - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08

**Pencil harness:** H or 2 H (ASTM D3362)

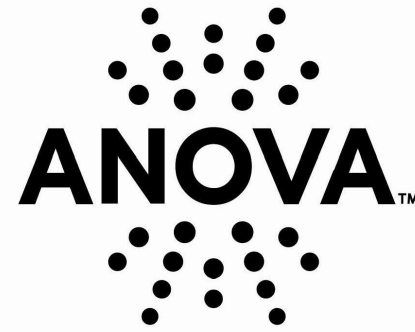
**Impact resistance** - ASTM D2794 - No visible cracking an 100 inch/pounds

**Adhesion:** ASTM D3359

**Cure test:** 50 double rubs using MEK

1 SUPERIOR PET WASTE ELIMINATOR  
ELEVATION

NOT TO SCALE



ALL BENCHES AND TRASH CANS SHALL BE STANDARD BLACK IN COLOR.

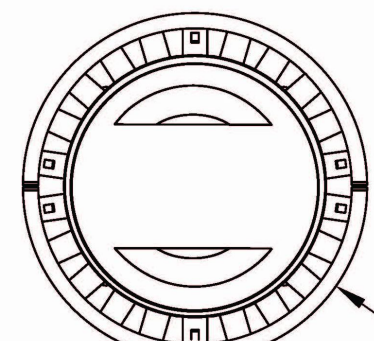
211 North Lindbergh Blvd.  
St. Louis, MO 63141  
888.535.5005 tel  
314.754.0835 fax  
specify@anovafurnishings.com  
anovafurnishings.com



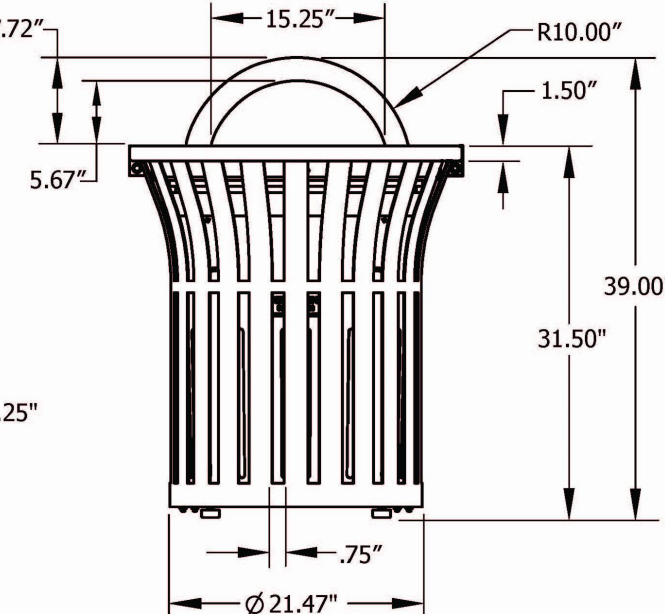
**L13780H  
RENDEZVOUS RECEPTACLE**  
32-gallon slotted steel receptacle  
with rubber feet and plastic liner

**Replacement Parts**  
Black Plastic Liner R-DOM1024

**Accessories**  
Trad. Inground Mount F1094  
Trad. Surface Mount F1098  
45° Surface Mount F1406  
45° Inground Mount F1407  
Corkscrew Anchor A1020



TOP VIEW



**Shipping Information**

| Unit Wt. | Unit Shipping Wt. UPS | Unit Shipping Wt. Truck (1+ Units) | Unit Ship Size w/Pallet | Max Units per Pallet | Pallet Wt. 48" x 32" | Total No. Pkgs | Shipping Class |
|----------|-----------------------|------------------------------------|-------------------------|----------------------|----------------------|----------------|----------------|
| 95 lbs   | N/A                   | 109 lbs/unit                       | 33 cu. ft.              | 3                    | 50 lbs               | 2              | 100            |

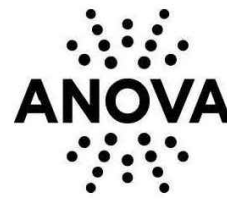
Made in USA

Revised: 03/20/13-1

Copyright © 2013 ANOVA™

2 TRASH RECEPTACLE DETAIL  
MANUFACTURER SPECIFICATION SHEET

NTS



**L1360—Rendezvous 6' Contour Bench**

6' contour bench with steel slat seat, cast iron armrests and cast iron portable/surface mount legs

**Material**

The 6' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern and cast iron armrests and legs. The bench is 75.62" long and will support 200 lbs. per linear foot. The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware not included.

**Finish**

Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM E1354 and determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2. Fade-resistant, powder coated armrests, legs and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

**Color**

See website or sales representative for color choices.

**Assembly**

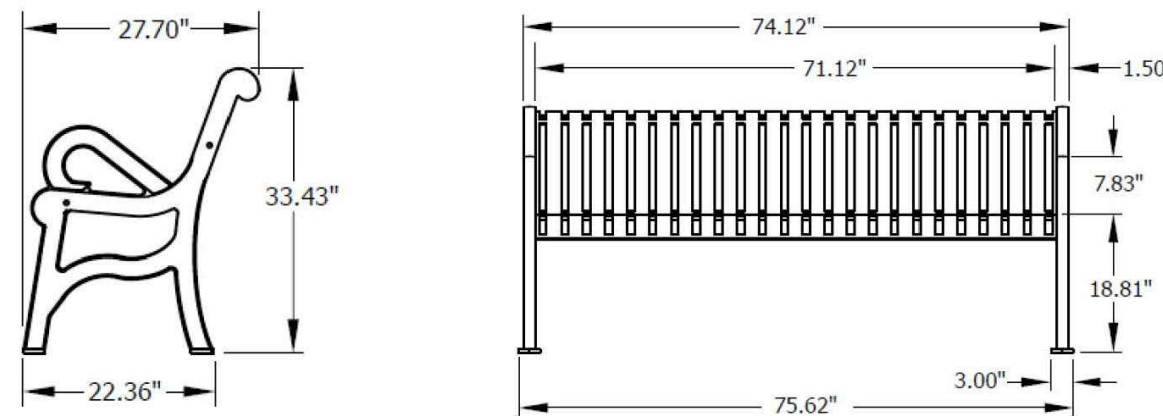
Some assembly is required. Stainless steel assembly hardware is included.

**Maintenance**

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

**Warranty**

20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at [www.anovafurnishings.com/warranty.aspx](http://www.anovafurnishings.com/warranty.aspx).



**SHIPPING INFORMATION**

| Unit Weight | Unit Shipping Wt. UPS | Unit Shipping Wt. Truck (1+ Units) | Unit Ship Size w/Pallet | Max Units Per Pallet | Pallet Size/Wt. (74" x 32") | Total No. Pkgs. | Shipping Class |
|-------------|-----------------------|------------------------------------|-------------------------|----------------------|-----------------------------|-----------------|----------------|
| 183 lbs.    | N/A                   | 216 lbs./unit                      | 30 cu. ft.              | 2                    | 100 lbs.                    | 3               | 100            |

9/17/2015

Copyright 2015 ANOVA™

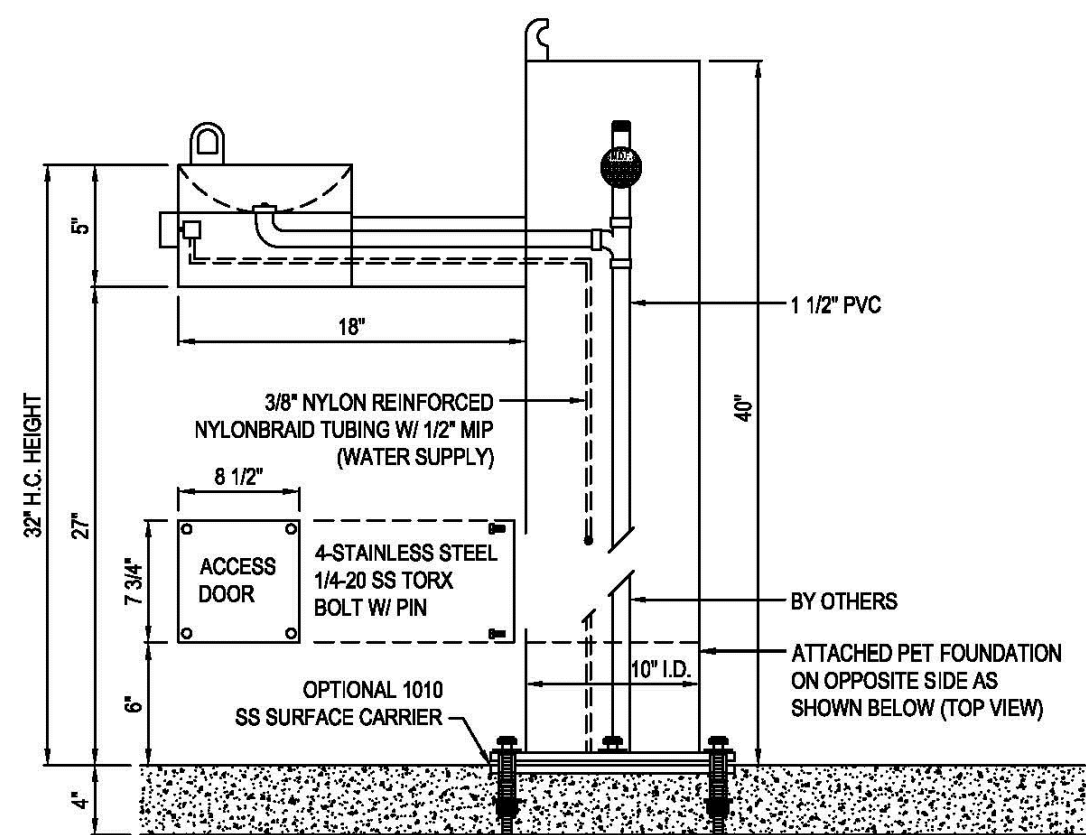
Made in U.S.A.

3 PEDESTRIAN BENCH DETAIL  
MANUFACTURER SPECIFICATION SHEET

NTS



MOST DEPENDABLE FOUNTAINS INC.  
5705 COMMANDER DR. P.O. BOX 587  
ARLINGTON, TN 38002-0587  
TOLL FREE: 1-800-552-6331  
PHONE: (801) 867-0638  
FAX: (901) 867-0159  
www.mostdependable.com



**NOTES:**

1. MEETS ADA REGULATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
5. SHOWN WITH OPTIONAL 1010 STAINLESS STEEL SURFACE CARRIER, ATTACHED PET FOUNTAIN.

MODEL 440 SM  
SHOWN W/ OPTIONAL 1010 SS SURFACE CARRIER, PF

3354-1.51

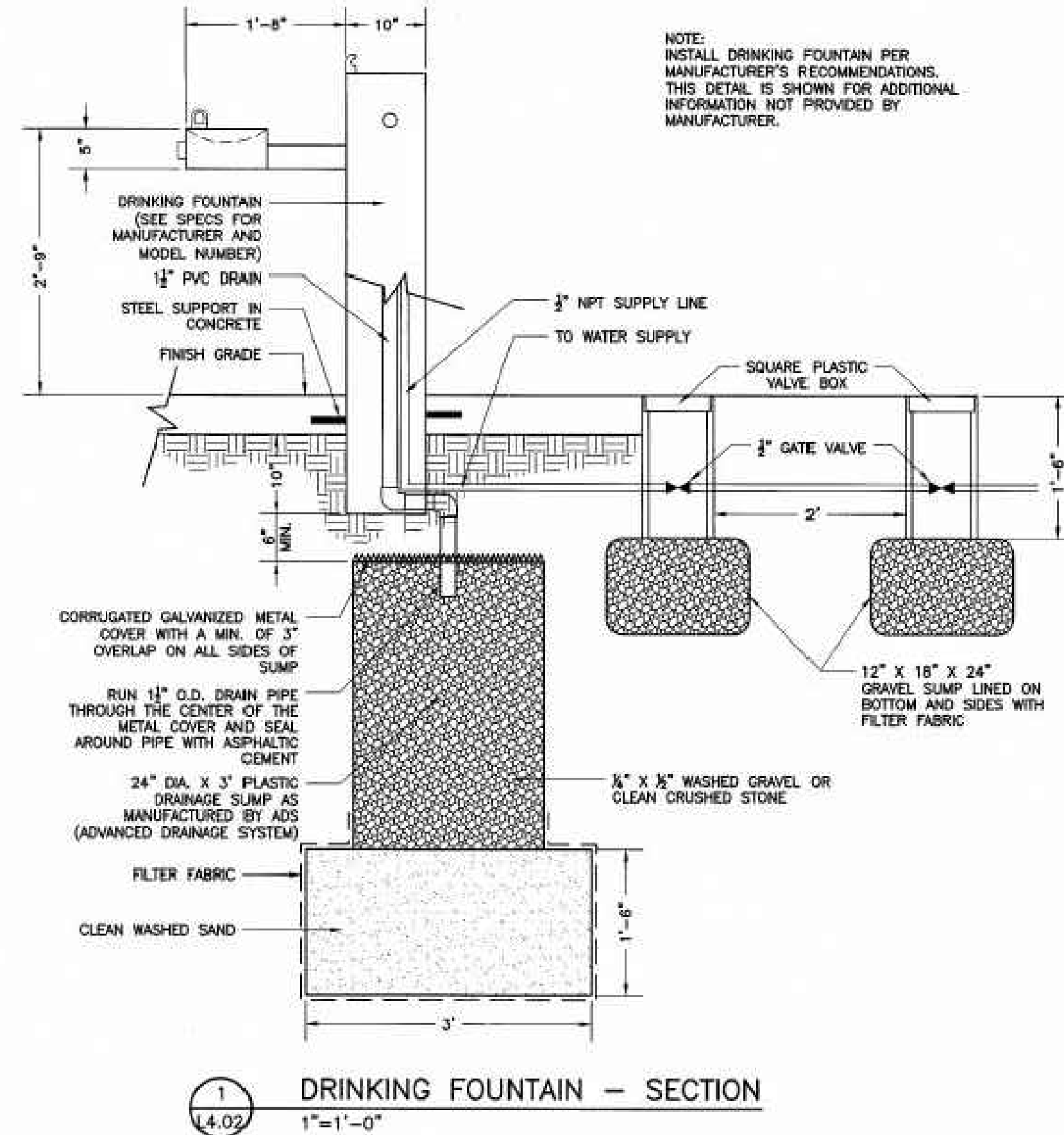
PROTECTED BY COPYRIGHT - 01/02/06

REVISION DATE 18/08/2011

www.CADdetails.com

4 WATER FOUNTAIN DETAIL  
MANUFACTURER SPECIFICATION SHEET

NTS

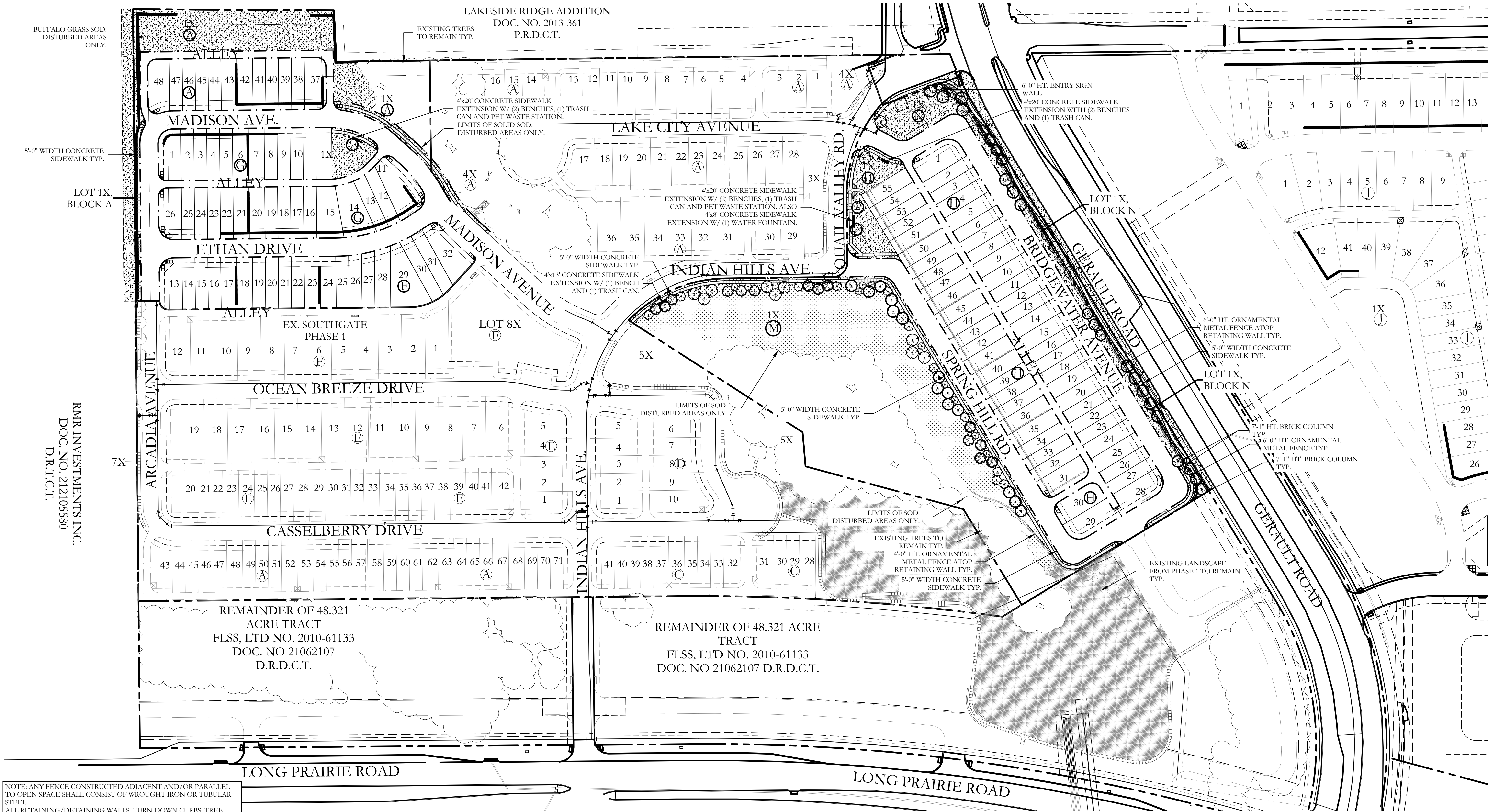


1 DRINKING FOUNTAIN — SECTION  
1"=1'-0"

5 WATER FOUNTAIN DRAIN DETAIL  
SECTION

NTS





NOTE: ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.  
ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN ALL MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.

**TREES PROVIDED FOR PHASE 2**

**BUILDER TREES**  
23-3" TREES ALONG ARCADIA AVENUE BETWEEN BOC AND SIDEWALK.  
40-3" TREES ALONG MADISON AVENUE BETWEEN BOC AND SIDEWALK  
16-3" TREES ALONG QUAIL VALLEY RD. BETWEEN BOC AND SIDEWALK  
15-3" TREES ALONG SPRING HILL ROAD BETWEEN BOC AND SIDEWALK  
121-3" TREES, 1 TREE PER EACH DWELLING.  
PROVIDED: 215-3" TREES TOTAL.

**OPEN SPACE TREES**  
4-3" TREES REQUIRED WITHIN THE OPEN SPACES.  
PROVIDED: 37-3" TREES TOTAL.

**STREET TREES**  
28-3" TREES REQUIRED ALONG GERAULT ROAD.  
PROVIDED: 28-3" TREES TOTAL.

**TOTAL TREES FOR PHASE 2**  
PROVIDED: 280-3" TREES TO BE PLANTED IN PHASE 2 TO COUNT TOWARDS TOTAL MITIGATION.

**BUILDER TREES PROVIDED**

PER THE SOUTHGATE DEVELOPMENT CODE, THE BUILDER SHALL PLANT ONE TREE IN THE FRONT OF EACH DWELLING UNIT.  
121 TREES REQUIRED TO BE PLANTED BY THE BUILDER

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

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

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

TREES SPECIES LISTED ABOVE ARE FOR BUILDER TREES ONLY AND SHALL NOT BE PLANTED WITHIN COMMON AREA LOTS FOR THE USE OF COUNTING TOWARDS THE OVERALL TREE MITIGATION PENALTY.

**TREE MITIGATION PROVIDED**

PER THE SOUTHGATE DEVELOPMENT CODE, PAGE 65, 94 - 3" CALIPER STREET TREES ARE REQUIRED FOR THE RESIDENTIAL STREETS.

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

- ARCADIA AVENUE (STREET I): 23 STREET TREES (3 PROVIDED IN PHASE I)
- MADISON AVENUE (STREET G): 40 STREET TREES
- QUAIL VALLEY ROAD (STREET H): 16 STREET TREES
- SPRING HILL ROAD (STREET J): 15 STREET TREES

A GRAND TOTAL OF 94 STREET TREES SHALL BE PROVIDED WITH PHASE TWO OF DEVELOPMENT AS NOTED ABOVE.

**LANDSCAPE PROVIDED**

**GERAULT ROAD**

A. 1-3" CAL. CANOPY TREE / 30 LINEAR FEET  
825 LF OF FRONTAGE / 30 LF = 27.5 = 28 - 3" CAL. TREES REQUIRED.  
PROVIDED: 28 - 3" CALIPER TREES PROVIDED

| HOA LOT LANDSCAPE PROVIDED TABLE |       |           |           |                         |                |                |                               |
|----------------------------------|-------|-----------|-----------|-------------------------|----------------|----------------|-------------------------------|
| LOT                              | BLOCK | AREA (SF) | AREA (AC) | TYPE                    | TREES REQUIRED | TREES PROVIDED | LANDSCAPE REQUIRED / PROVIDED |
| 1X                               | A     | 48,895    | 1.12      | PRESERVE AND OPEN SPACE | 0              | 0              | N/A                           |
| 1X                               | G     | 4,948     | .11       | GENERAL OPEN SPACE      | 1              | 1              | N/A                           |
| 1X                               | H     | 11,277    | .26       | NEIGHBORHOOD PARK       | 3              | 3              | 100/100                       |
| 1X                               | M     | 158,937   | 3.65      | PRESERVE AND OPEN SPACE | 0              | 37             | N/A                           |

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

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2893  
STATE OF TEXAS

October 3, 2018

NORTH

80 40 0 80  
Scale: 1" = 80'-0"

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

One Inch

SCREENING AND BUFFERING

Overall Landscape Plan

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP008

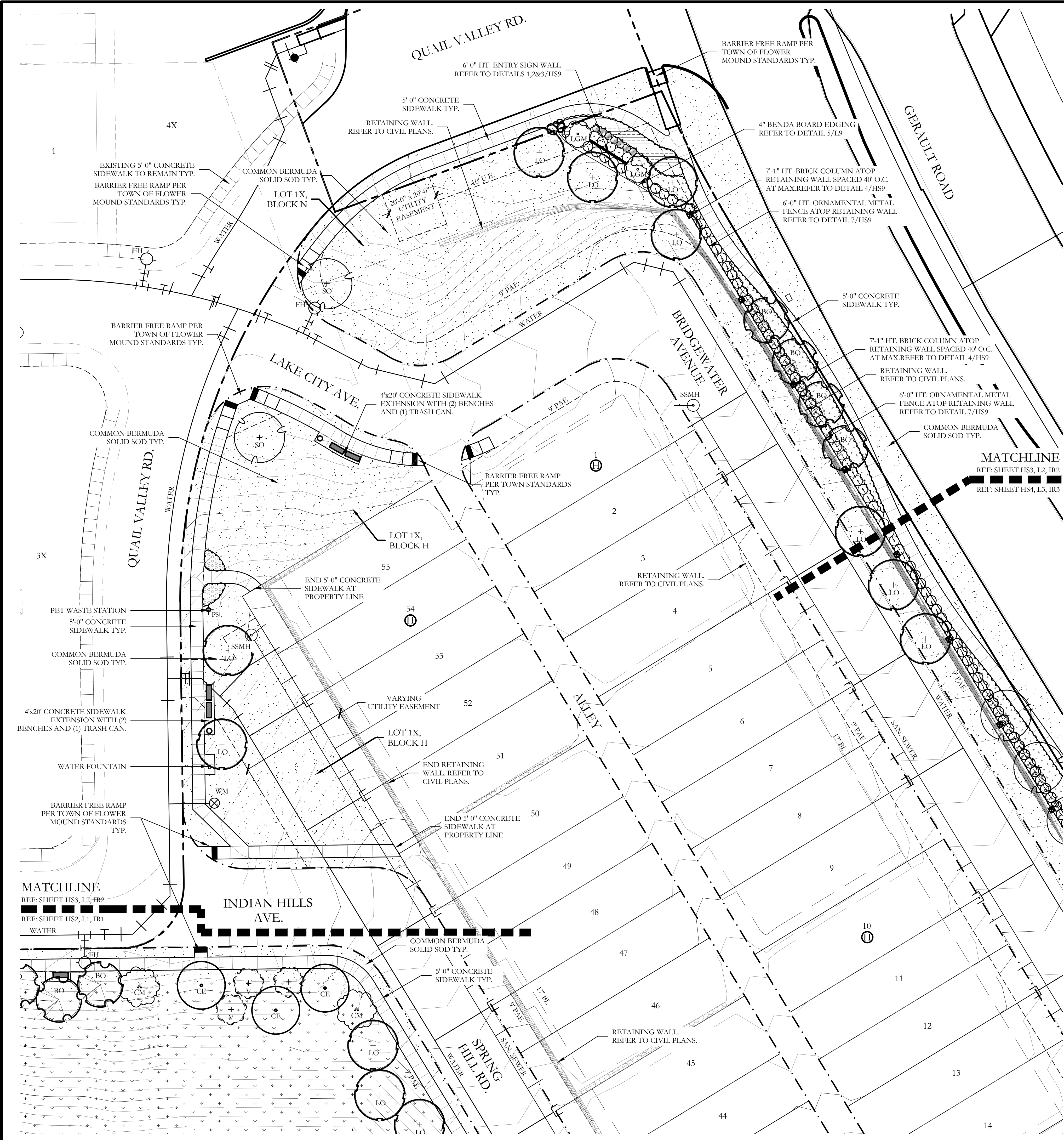
SHEET NO.

OLSP1 of 1

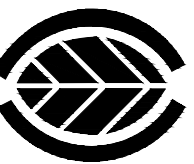




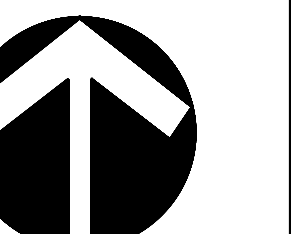




| PLANT LEGEND |     |                                                           |                                                                                                                |             |           |
|--------------|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CM  | CRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                             | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                              | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.  |
|              |     | WEEPING LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |



October 3, 2018



NORTH



Rule:  $1'' = 20'-0''$

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

Inch

## SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 2

town of Flower Mound, Denton and Larrant Counties, Texas

|                                                                                       |  |
|---------------------------------------------------------------------------------------|--|
|  |  |
|                                                                                       |  |
|                                                                                       |  |
|                                                                                       |  |
|                                                                                       |  |

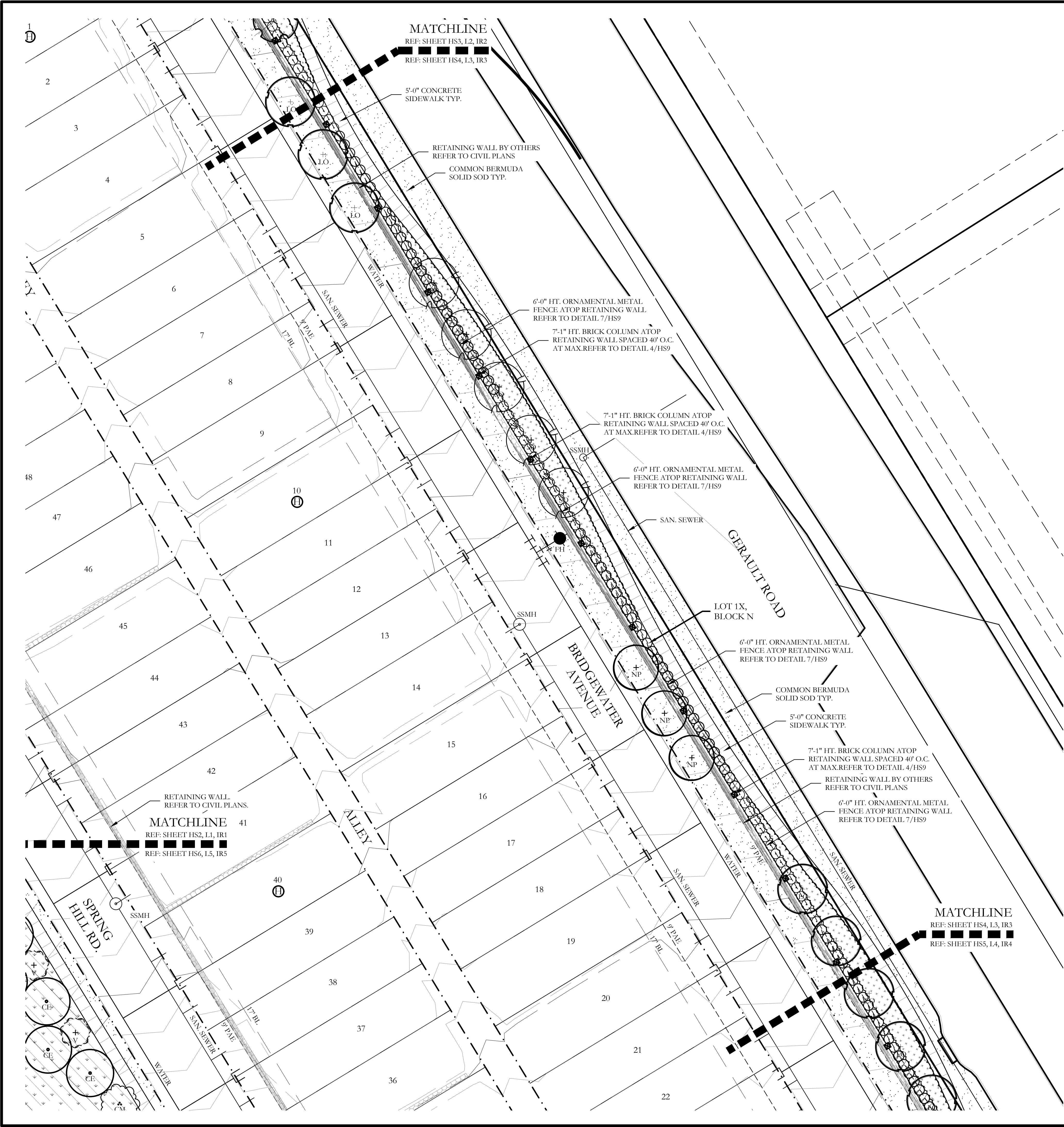
US PROJECT NO.

GBP008

SHEET NO.

2 of 9





| PLANT LEGEND |     |                                                           |                                                                                                                |             |           |
|--------------|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CM  | GRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                             | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                              | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.  |
|              |     | WEeping LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |

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

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

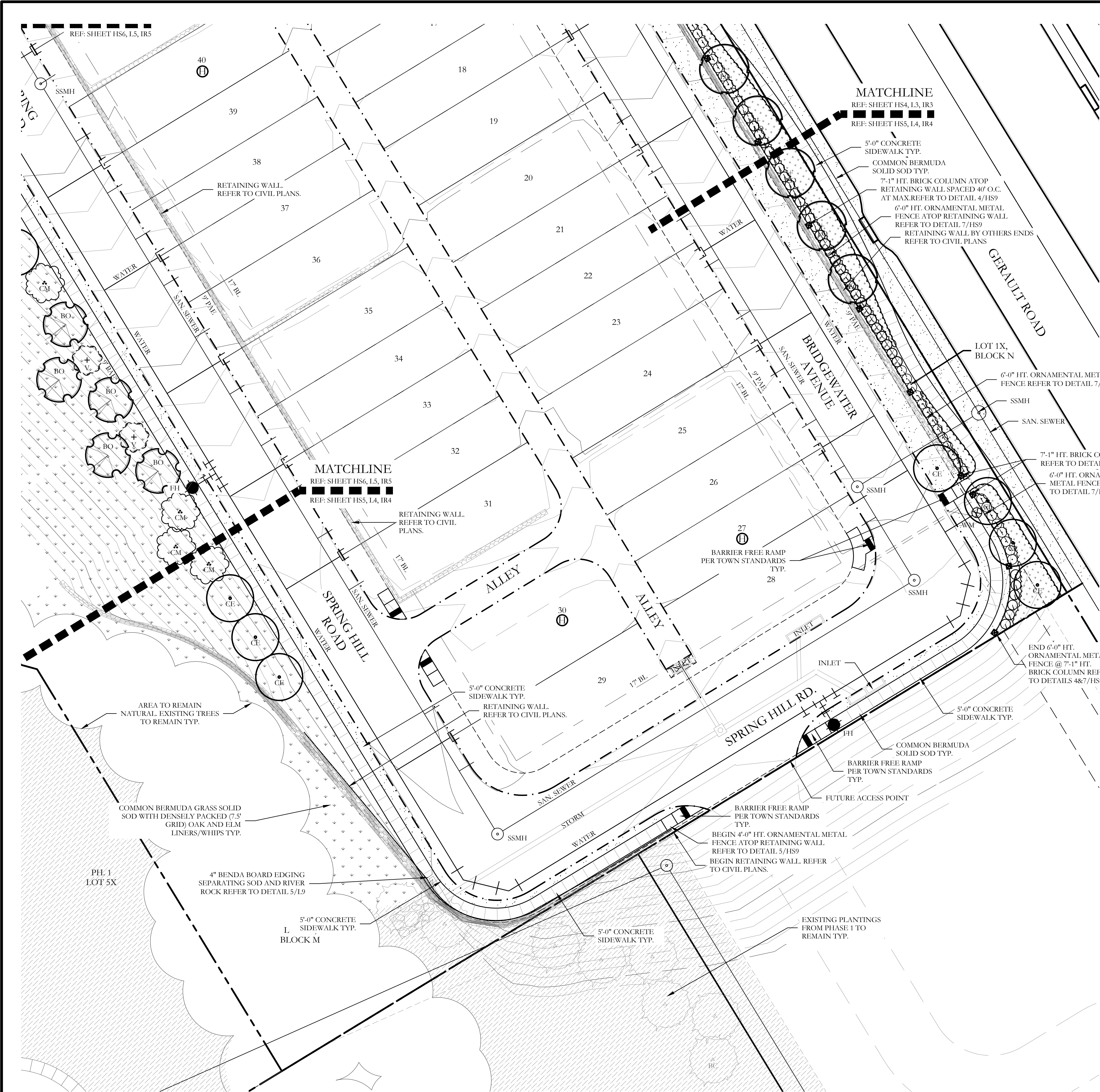
CJS PROJECT NO.

GBP008

SHEET NO.

L3 of 9





| PLANT LEGEND |     |                                                           |                                                                                                                |             |           |
|--------------|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CM  | GRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                             | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                              | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.  |
|              |     | WEeping LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |

CODY JOHNSON

s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
 PH: (972) 570-0162  
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

October 3, 2018

NORTH

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

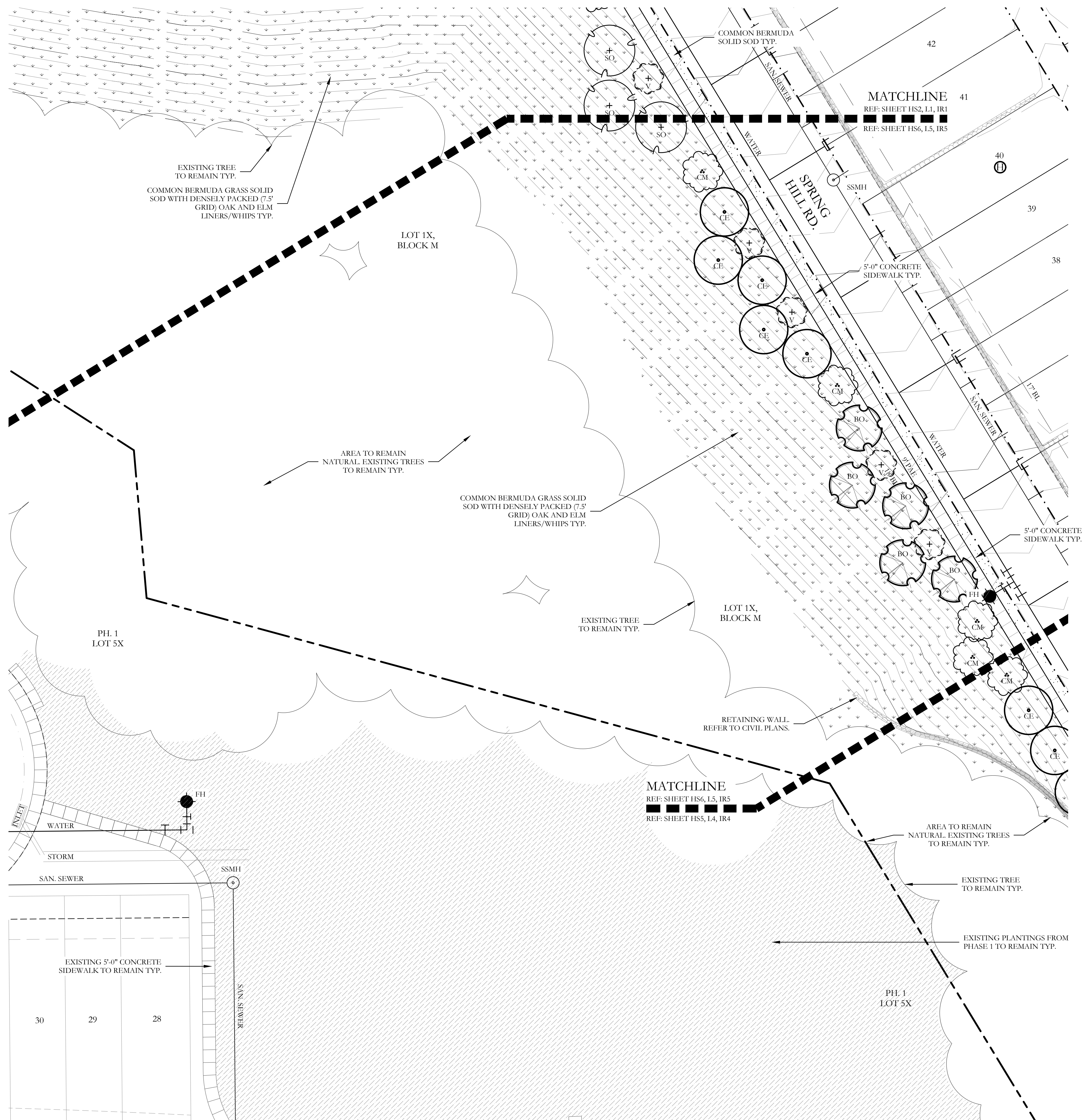
CJS PROJECT NO.

GBP008

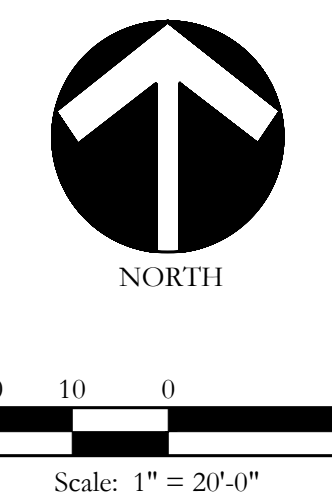
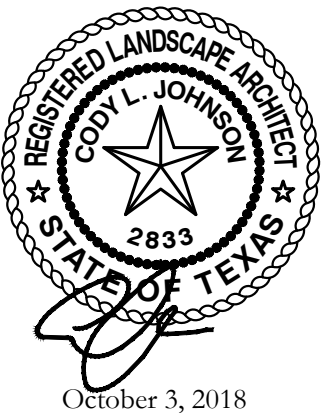
SHEET NO.

L4 of 9





| PLANT LEGEND |     |                                                           |                                                                                                                 |             |           |
|--------------|-----|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                 | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                   | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                                | 3" CALIPER  | AS SHOWN  |
|              | CM  | GRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                 | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                              | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                               | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                             | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                          | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                      | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                            | 1 GALLON    | 24" O.C.  |
|              |     | WEEPING LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                              | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                         | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                                | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                                | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |



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



One Inch

## SCREENING AND BUFFERING

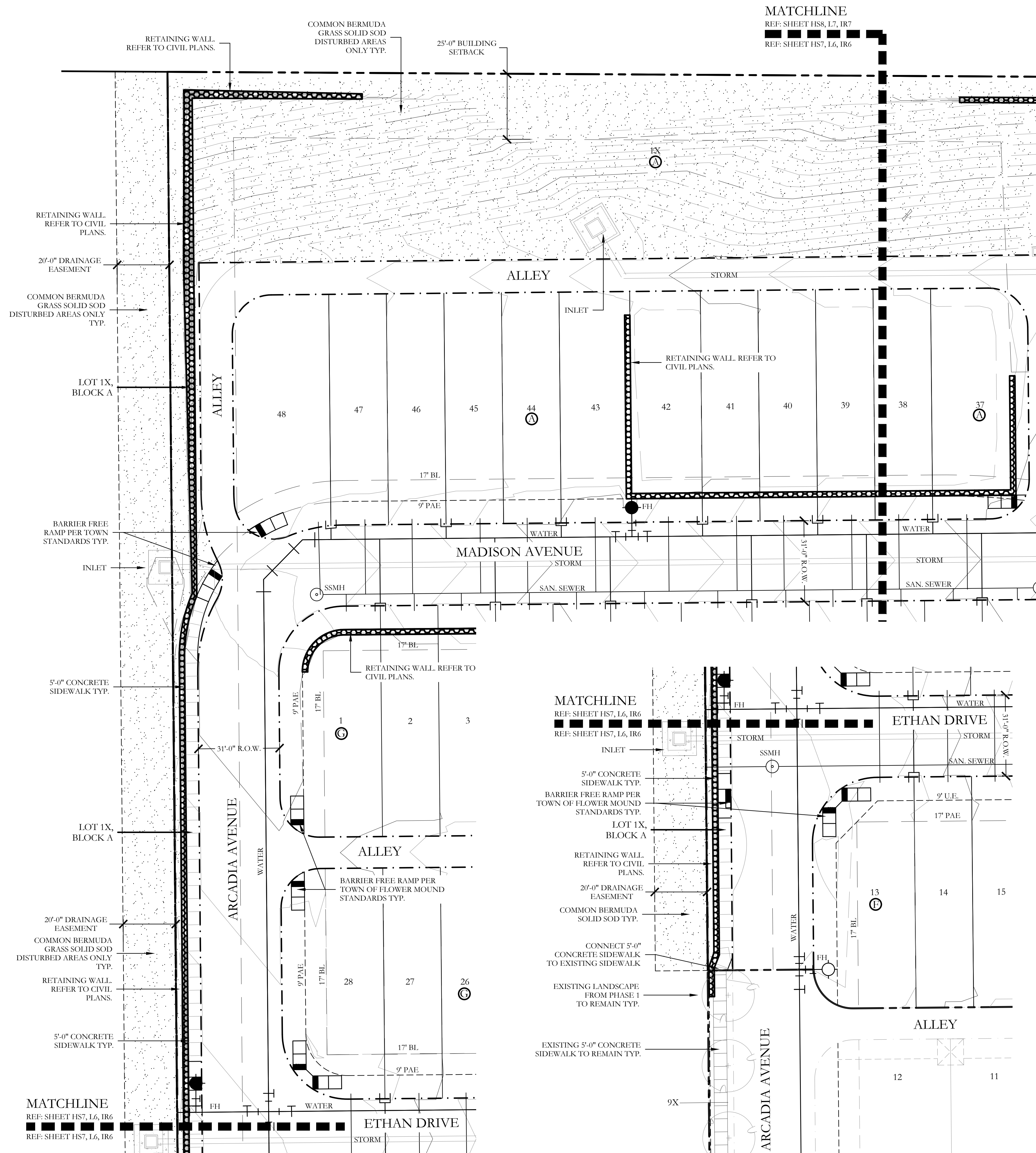
Landscape Plan  
 The Villas at Southgate - Phase 2  
 Town of Flower Mound, Denton and Tarrant Counties, Texas

|   |  |
|---|--|
| 0 |  |
|   |  |
|   |  |
|   |  |
|   |  |

CJS PROJECT NO.  
GBP008

SHEET NO.  
L5 of 9

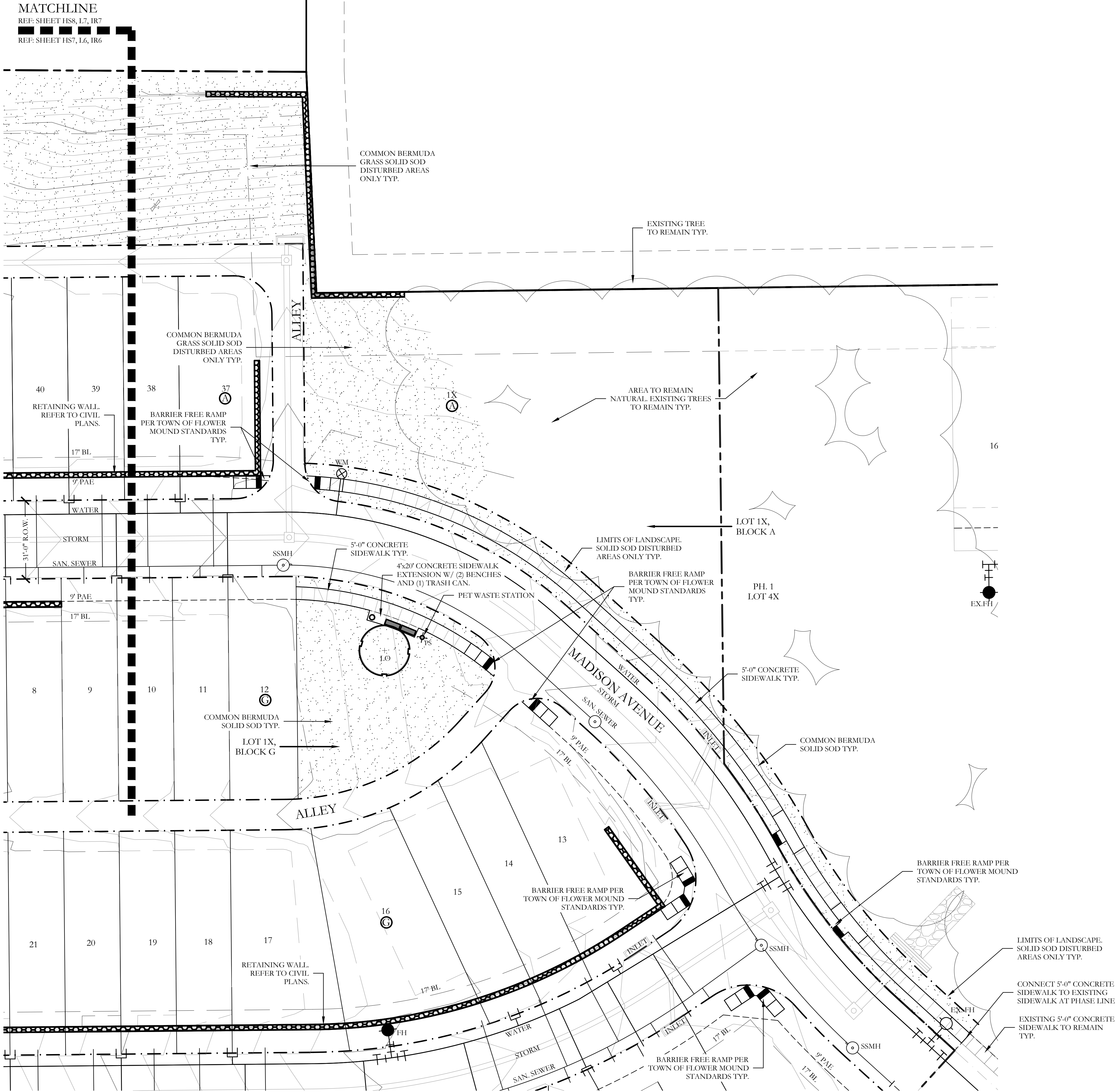




| PLANT LEGEND |     |                                                           |                                                                                                                |             |           |
|--------------|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CM  | GRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                             | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                              | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.  |
|              |     | WEeping LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |



MATCHLINE  
REF: SHEET HS8, L7, IR7  
REF: SHEET HS7, L6, IR6



| PLANT LEGEND |     |                                                           |                                                                                                                |             |           |
|--------------|-----|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|-----------|
| SYMBOL       | KEY | COMMON NAME                                               | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING   |
|              | LO  | LIVE OAK                                                  | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | SO  | SHUMARD OAK                                               | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | CE  | CEDAR ELM                                                 | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN  |
|              | BO  | BUR OAK                                                   | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN  |
|              | NP  | NATIVE PECAN                                              | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN  |
|              | LE  | LACEBARK ELM                                              | ULMUS PARVIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN  |
|              | CM  | GRAPE MYRTLE 'MUSKOGEE'                                   | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                | 2" CALIPER  | AS SHOWN  |
|              | V   | CHASTE TREE                                               | VITEX ANGUS-CASTUS                                                                                             | 2" CALIPER  | AS SHOWN  |
|              | LGM | LITTLE GEM MAGNOLIA                                       | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                              | 2" CALIPER  | AS SHOWN  |
|              |     | EDWARD GOUCHER ABELIA                                     | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.  |
|              |     | PURPLE DIAMOND LOROPETALUM                                | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.  |
|              |     | TEXAS SAGE                                                | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.  |
|              |     | INDIAN HAWTHORN 'SNOW'                                    | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.  |
|              |     | GULF MUHLY GRASS                                          | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.  |
|              |     | WEeping LOVE GRASS                                        | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.  |
|              |     | ANNUAL COLOR                                              | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.   |
|              |     | COMMON BERMUDA GRASS                                      | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | COMMON BERMUDA GRASS WITH LINERS/WHIPS PLANTED THROUGHOUT | CYNODON DACTYLON                                                                                               | SQUARE FEET | SOLID SOD |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS                         | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |           |

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

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH: (972) 570-0162  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

October 3, 2018

NORTH

Scale: 1" = 20'-0"

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

One Inch

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.  
GBP008

SHEET NO.  
L7 of 9



TREE MITIGATION PROVIDED

PER THE SOUTHGATE DEVELOPMENT CODE, PAGE 65, 94 - 3" CALIPER STREET TREES ARE REQUIRED FOR THE RESIDENTIAL STREETS.

- THE FOLLOWING SHALL BE PROVIDED AND PLANTED BY THE HOMEBUILDER AND MAINTAINED BY THE HOA. ALL TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND BACK OF CURB.
- ARCADIA AVENUE (STREET E): 25 STREET TREES (3 PROVIDED IN PHASE1)
  - MADISON AVENUE (STREET G): 40 STREET TREES
  - QUAIL VALLEY ROAD (STREET H): 16 STREET TREES
  - SPRING HILL ROAD (STREET J): 15 STREET TREES

A GRAND TOTAL OF 94 STREET TREES SHALL BE PROVIDED WITH PHASE TWO OF DEVELOPMENT AS NOTED ABOVE.

- THE BUILDER SHALL SELECT FROM THE TREE LIST BELOW FOR ALL TREE MITIGATION PLANTING:
- GRAPE MYRTLE VARIETY; LAGERSTROEMIA INDICA
  - WAX MYRTLE; MYRTICA CERIFERA
  - PLUM SPECIES; PRUNUS SPP.
  - HOLLY SPECIES; ILEX SPP.
  - REDBUD SPECIES; CERGIS SPP.

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

TREES SPECIES LISTED ABOVE ARE FOR BUILDER TREES ONLY AND SHALL NOT BE PLANTED WITHIN COMMON AREA LOTS FOR THE USE OF COUNTING TOWARDS THE OVERALL TREE MITIGATION PENALTY.

LANDSCAPE PROVIDED

GERAULT ROAD

- A. 1-3" CAL. CANOPY TREE / 30 LINEAR FEET  
825 LF OF FRONTAGE / 30 LF = 27.5 = 28 - 3" CAL. TREES REQUIRED.  
PROVIDED: 28 - 3" CALIPER TREES PROVIDED
- B. TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS."

PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME                          | SCIENTIFIC NAME                                                                                                                                     | SIZE        | SPACING   | REMARKS                                                                                                         |
|-----|--------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|-----------------------------------------------------------------------------------------------------------------|
| LO  | 18                 | LIVE OAK                             | QUERCUS VIRGINIANA                                                                                                                                  | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| SO  | 16                 | SHUMARD OAK                          | QUERCUS SHUMARDII                                                                                                                                   | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| CE  | 15                 | CEDAR ELM                            | ULMUS CRASSIFOLIA                                                                                                                                   | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| BO  | 15                 | BUR OAK                              | QUERCUS MACROCARPA                                                                                                                                  | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| NP  | 3                  | NATIVE PECAN                         | CARYA SPECIES                                                                                                                                       | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| LE  | 3                  | LACEBARK ELM                         | ULMUS PARVIFOLIA                                                                                                                                    | 3" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| CM  | 11                 | GRAPE MYRTLE 'MUSKOGEE'              | LAGERSTROEMIA INDICA 'MUSKOGEE'                                                                                                                     | 2" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.                                                         |
| V   | 10                 | CHASTE TREE                          | VITEX ANGUS-CASTUS                                                                                                                                  | 2" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.                                                         |
| LGM | 2                  | LITTLE GEM MAGNOLIA                  | MAGNOLIA GRANDIFLORA 'LITTLE GEM'                                                                                                                   | 2" CALIPER  | AS SHOWN  | NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.                                                         |
|     | 64                 | EDWARD GOUCHER ABELIA                | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                                                                 | 7 GALLON    | 48" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 74                 | PURPLE DIAMOND LOROPETALUM           | LOROPETALUM CHINIENSIS 'PURPLE DIAMOND'                                                                                                             | 7 GALLON    | 48" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 71                 | TEXAS SAGE                           | LEUCOPHYLLUM FRUTESCENS                                                                                                                             | 7 GALLON    | 48" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 7                  | INDIAN HAWTHORN SNOW                 | RHAPHIOLEPIS INDICA 'SNOW'                                                                                                                          | 3 GALLON    | 36" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 990                | GULF MUHLY GRASS                     | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                                                                | 1 GALLON    | 24" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 170                | WEeping LOVE GRASS                   | ERAGROSTIS CURVULA                                                                                                                                  | 1 GALLON    | 18" O.C.  | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 260                | ANNUAL COLOR                         | TO BE SELECTED BY OWNER                                                                                                                             | 4" POT      | 8" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 155,500            | COMMON BERMUDA GRASS                 | CYNODON DACTYLON                                                                                                                                    | SQUARE FEET | SOLID SOD | MINIMUM 100% COVERAGE                                                                                           |
|     | 1                  | LARGE OKLAHOMA MOSS ROCK BOULDERS    | N/A                                                                                                                                                 | TON         | RANDOM    | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |
|     | 47,800             | AREA TO BE PLANTED WITH LINERS/WHIPS | PREFERRED SPECIES: RED 'SHUMARD' OAK - QUERCUS SHUMARDII, BUR OAK - QUERCUS MACROCARPA, CEDAR ELM - ULMUS CRASSIFOLIA, AND WINGED ELM - ULMUS ALATA | SQUARE FEET | SQUARED   | SPACED 7.5' X7.5' IN GRID SPACING (~ 980 TOTAL LINER/WHIPS PLANTED)                                             |

GENERAL LANDSCAPE NOTES

INSPECTIONS:

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

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

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

MAINTENANCE STANDARDS:

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

TREE PROTECTION NOTES:

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

HOA LOT LANDSCAPE PROVIDED TABLE

| LOT | BLOCK | AREA (SF) | AREA (AC) | TYPE                    | TREES REQUIRED | TREES PROVIDED | LANDSCAPE REQUIRED / PROVIDED |
|-----|-------|-----------|-----------|-------------------------|----------------|----------------|-------------------------------|
| 1X  | A     | 48,895    | 1.12      | PRESERVE AND OPEN SPACE | 0              | 0              | N/A                           |
| 1X  | G     | 4,948     | .11       | GENERAL OPEN SPACE      | 1              | 1              | N/A                           |
| 1X  | H     | 11,277    | .26       | NEIGHBORHOOD PARK       | 3              | 3              | 100/100                       |
| 1X  | M     | 158,937   | 3.65      | PRESERVE AND OPEN SPACE | 0              | 37             | N/A                           |

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

One Inch

SCREENING AND BUFFERING

Landscape Details

The Villas at Southgate - Phase 2

Town of Flower Mound, Denton and Tarrant Counties, Texas



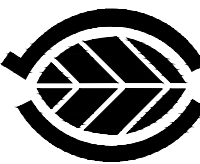
CJS PROJECT NO.

GBP008

SHEET NO.

L8 of 9

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



October 3, 2018



SCREENING AND BUFFERING

Landscape Details

The Villas at Southgate - Phase 2

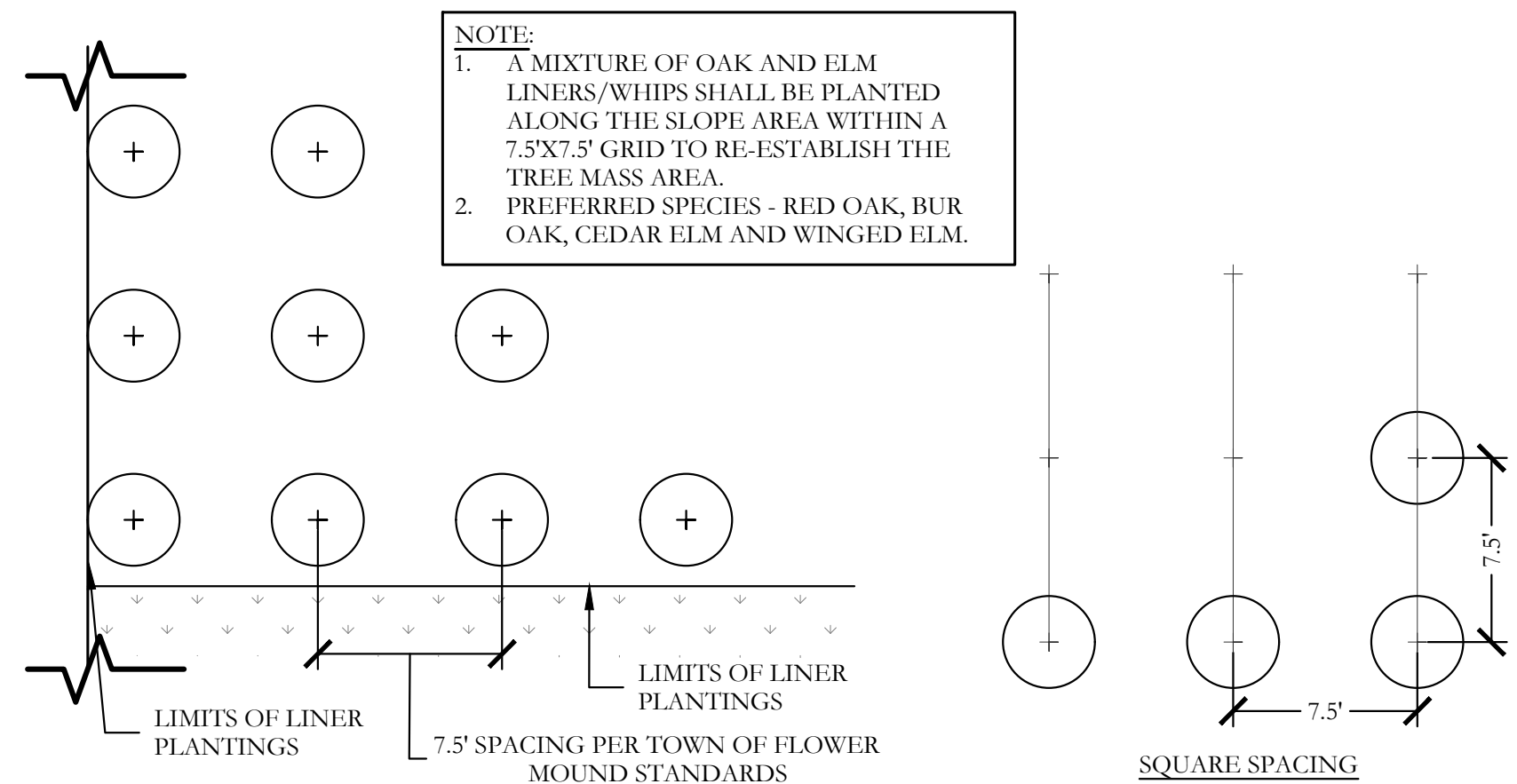
Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP008

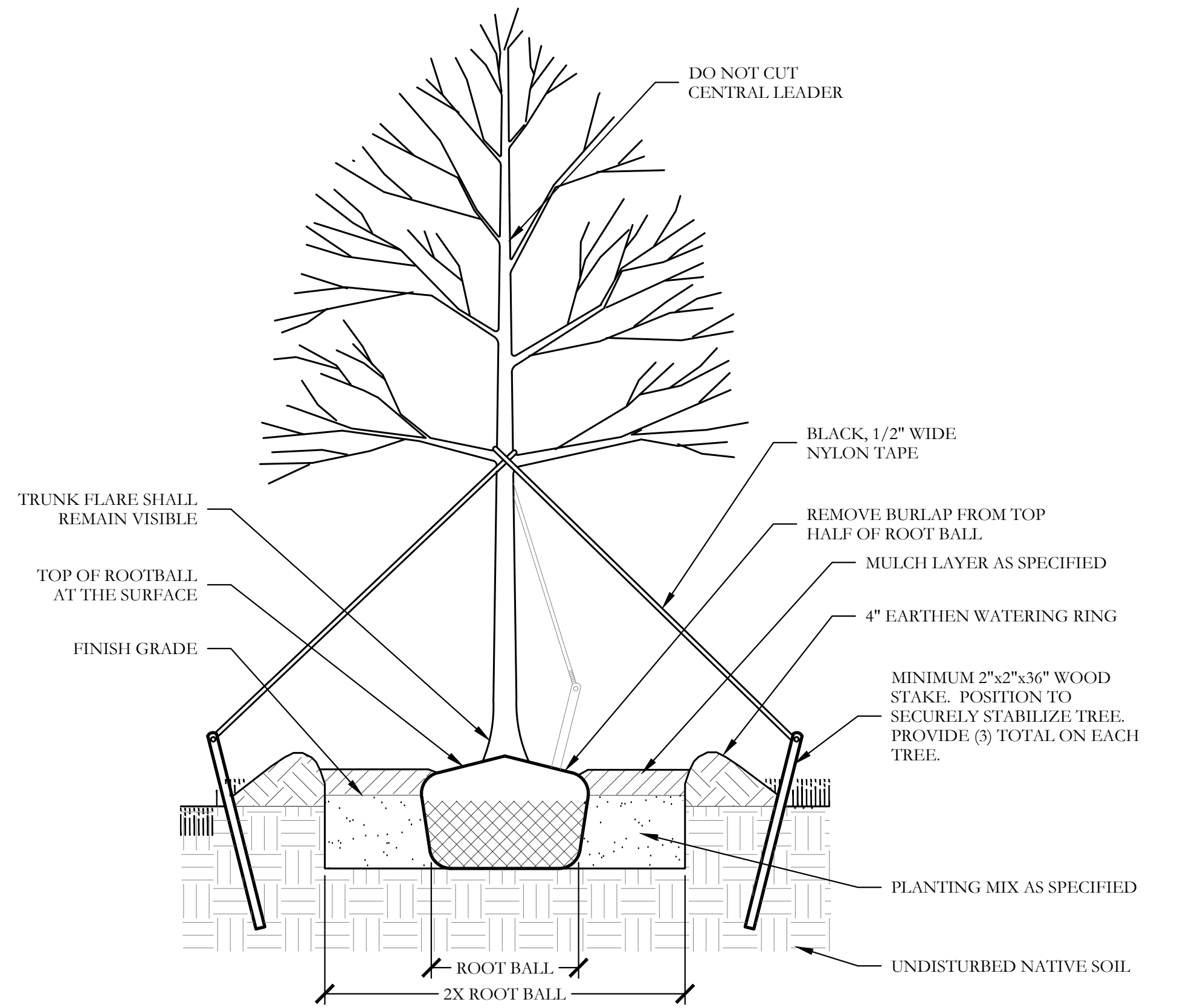
SHEET NO.

L9 of 9



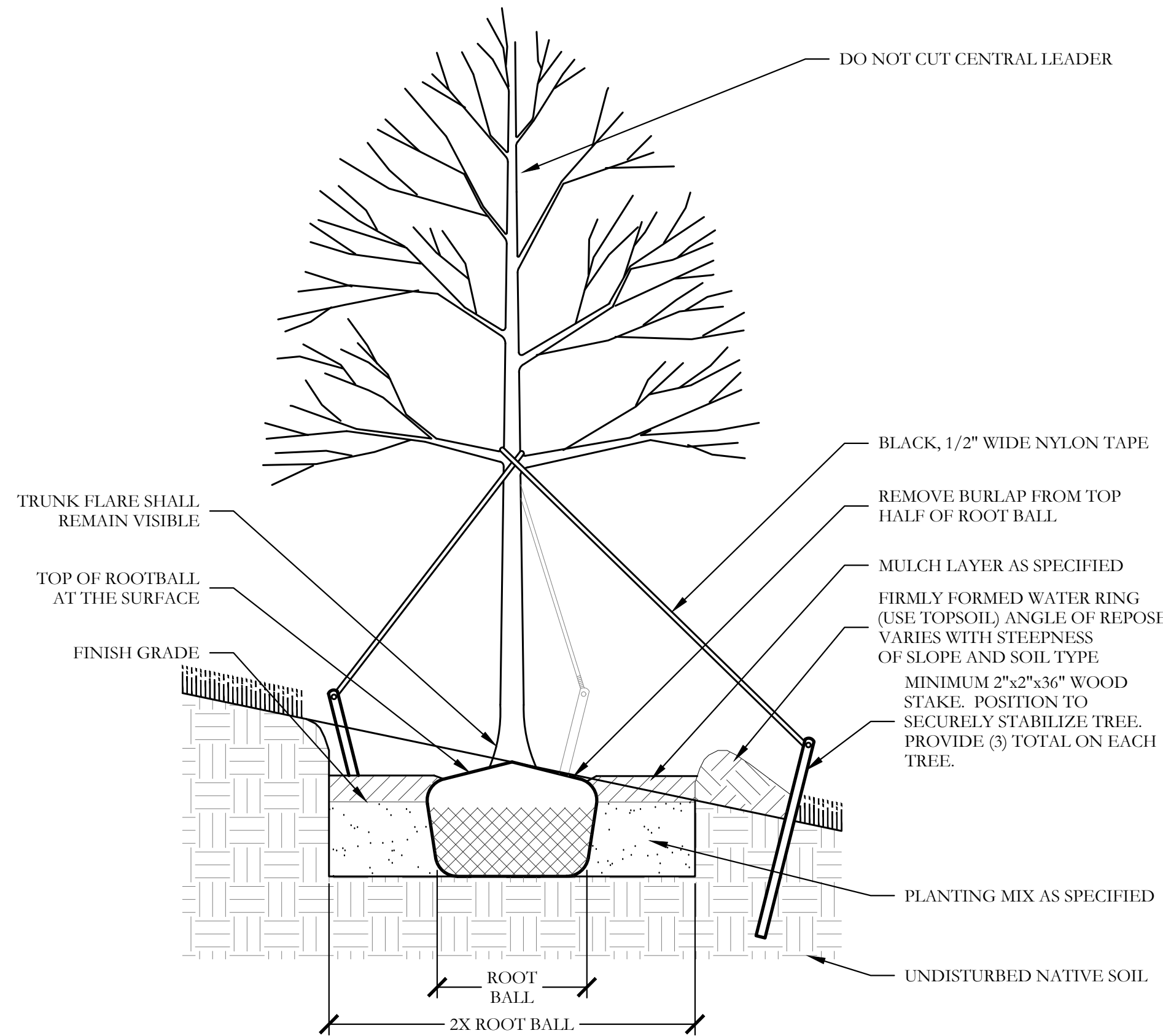
3 TYPICAL 7.5'X7.5' TREE LINER PLANTING  
PLAN/SECTION

NOT TO SCALE



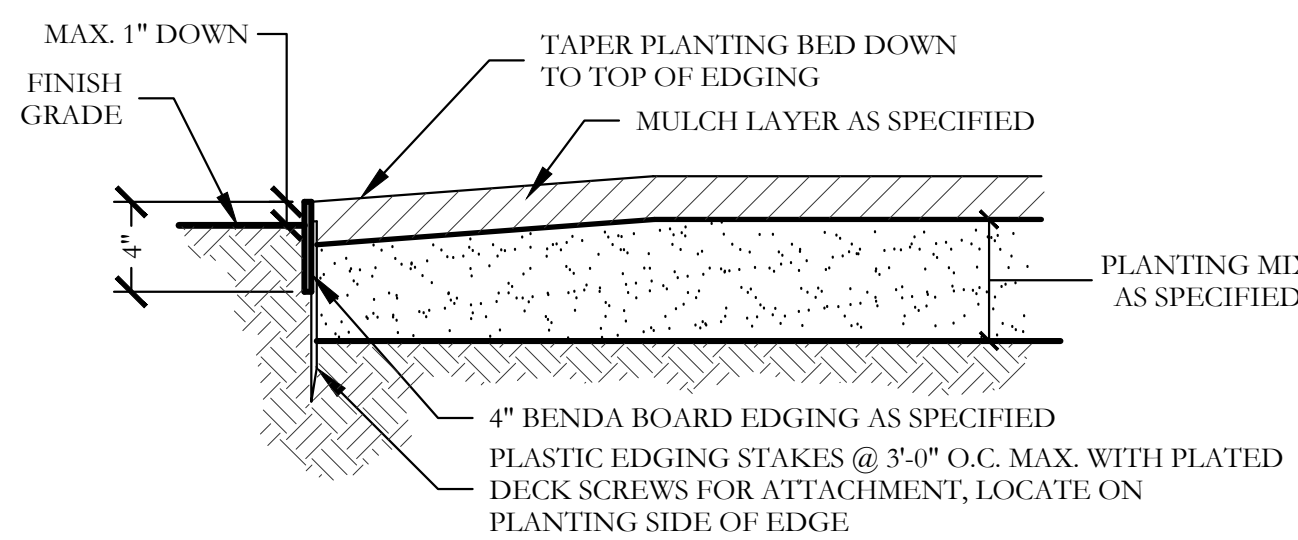
1 TYPICAL TREE PLANTING  
SECTION

NOT TO SCALE



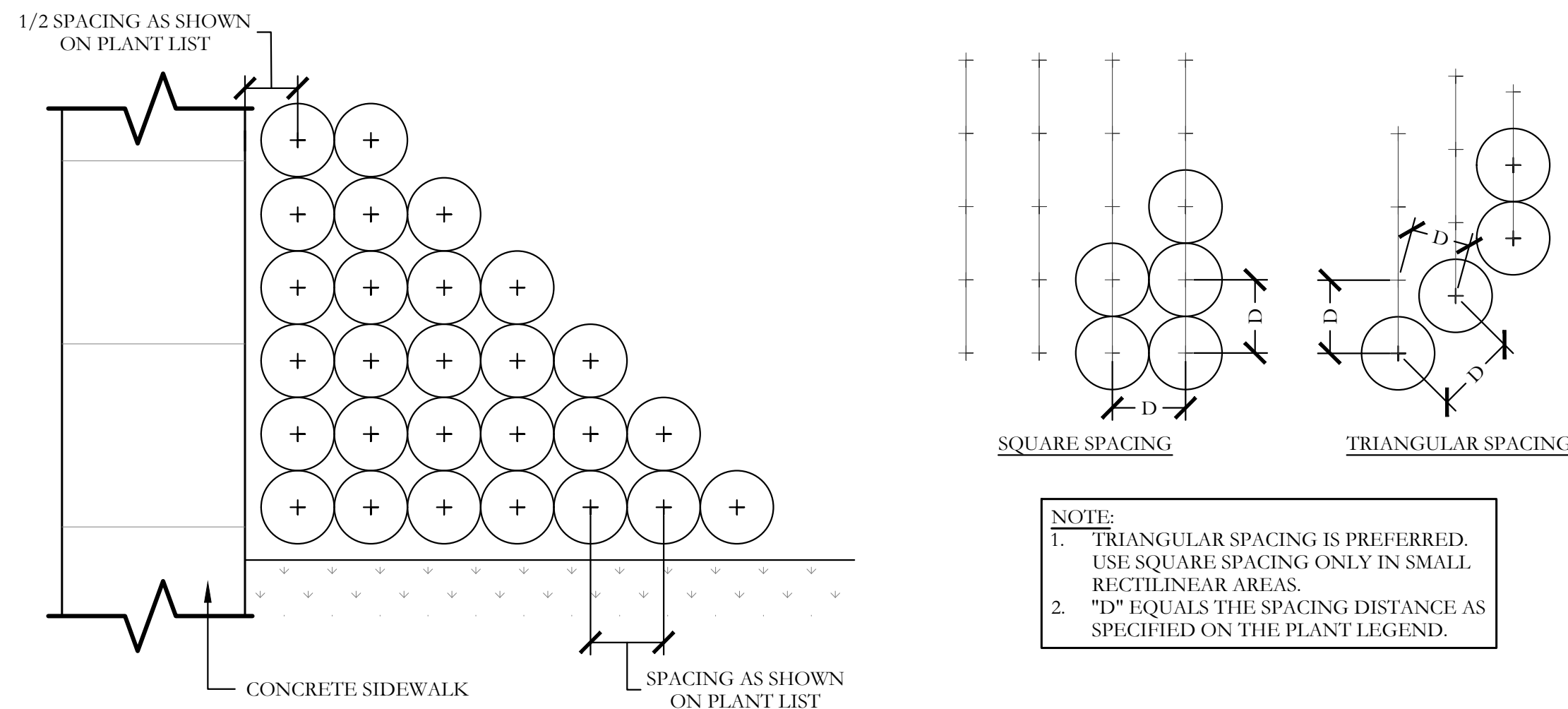
4 TYPICAL TREE PLANTING ON SLOPE  
SECTION

NOT TO SCALE

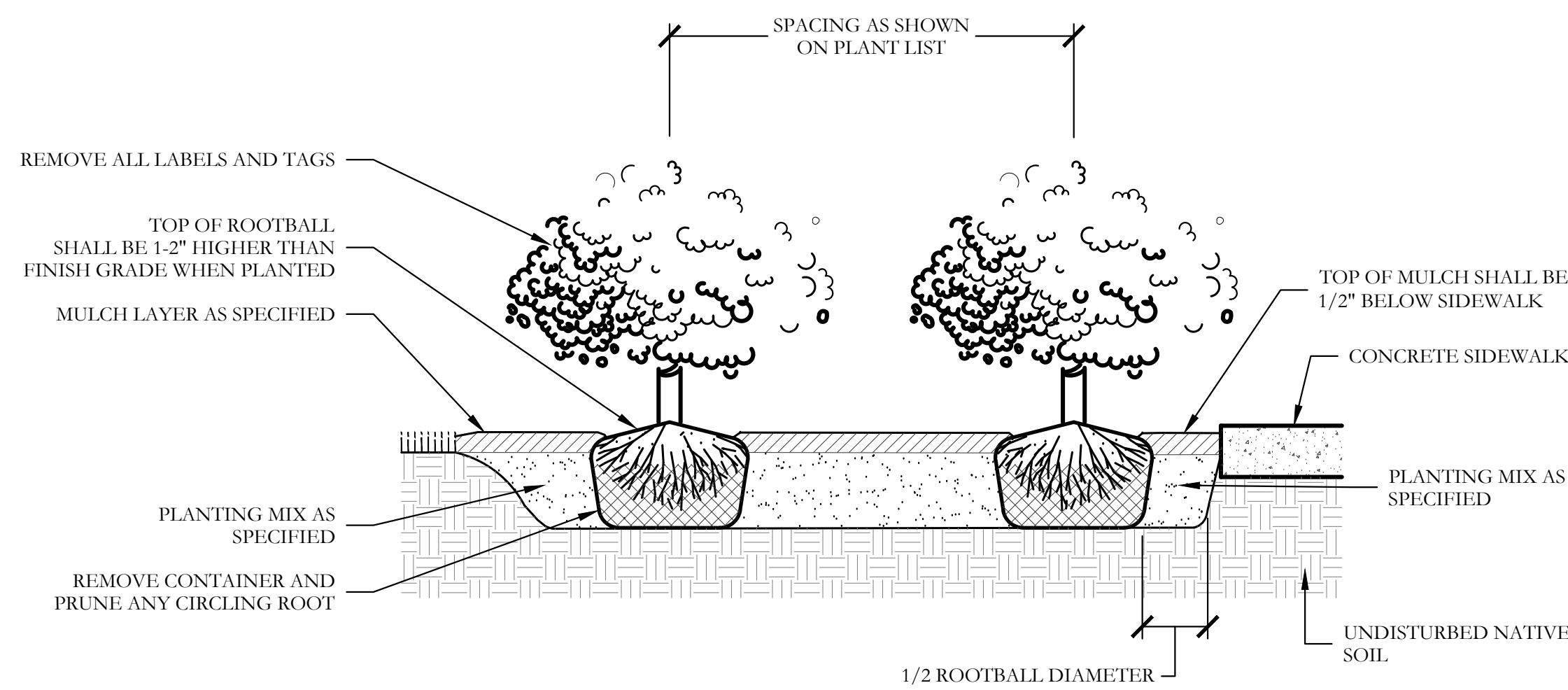


5 TYPICAL BED EDGING DETAIL  
SECTION

NOT TO SCALE



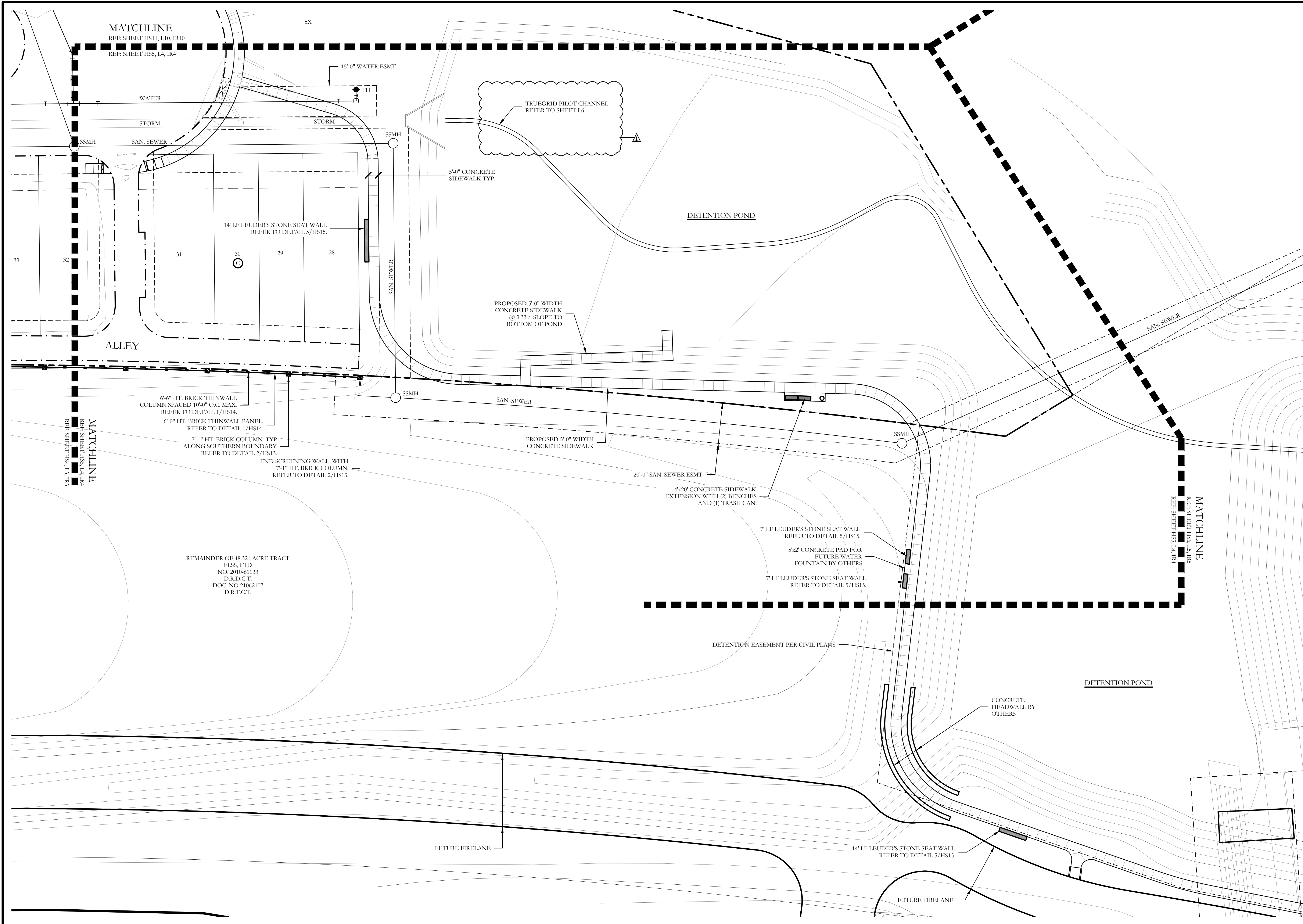
2 TYPICAL SHRUB AND GROUNDCOVER PLANTING  
PLAN/SECTION



6 RIVER ROCK BASE  
SECTION

SCALE: 1" = 1'-0"

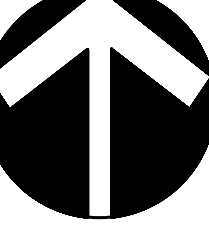




**CODY JOHNSON**  
s.t.u.d.i.o

9726 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025  
PH: (972) 570-0142  
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT  
CODY L. JOHNSON  
2833  
STATE OF TEXAS  
March 20, 2018

  
NORTH

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

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

**SCREENING AND BUFFERING**

Hardscape Layout

**Southgate - Phase I**

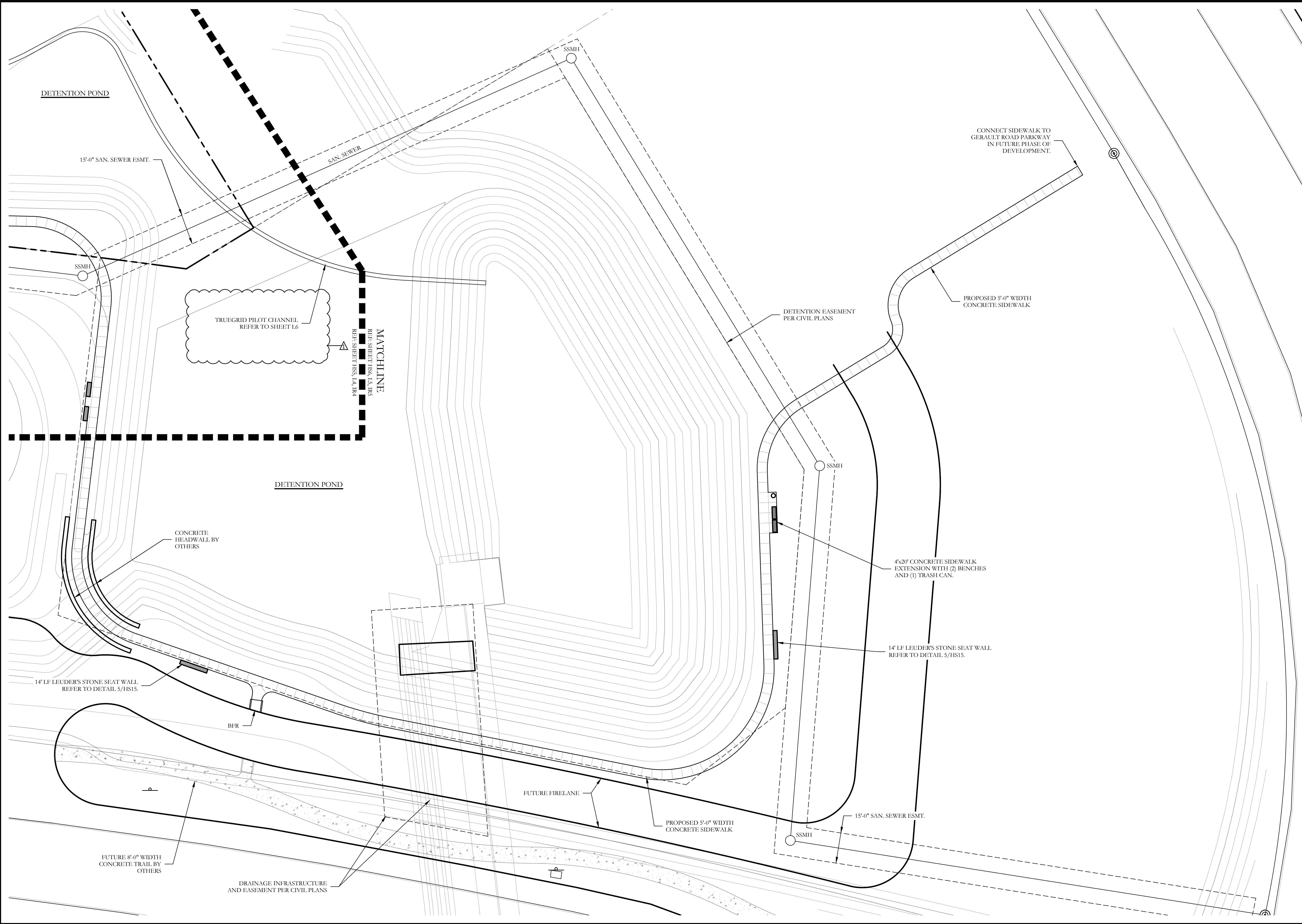
Town of Flower Mound, Denton and Tarrant Counties, Texas

 Update Pilot Channel 3-19-18

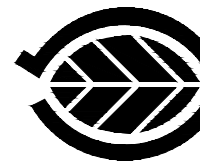
CJS PROJECT NO.  
**GBP002**

SHEET NO.  
**HS5 of 17**

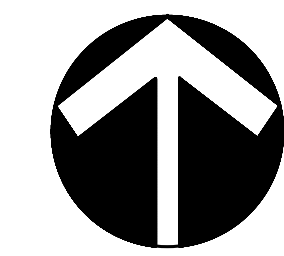




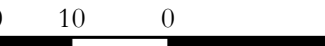
**CODY JOHNSON**  
s.t.u.d.i.o



March 20, 2018



NORTH



Scale: 1" = 20'-0"

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

One Inch

## SCREENING AND BUFFERING

Hardscape Layout

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

Update Pilot Channel 3-19-18

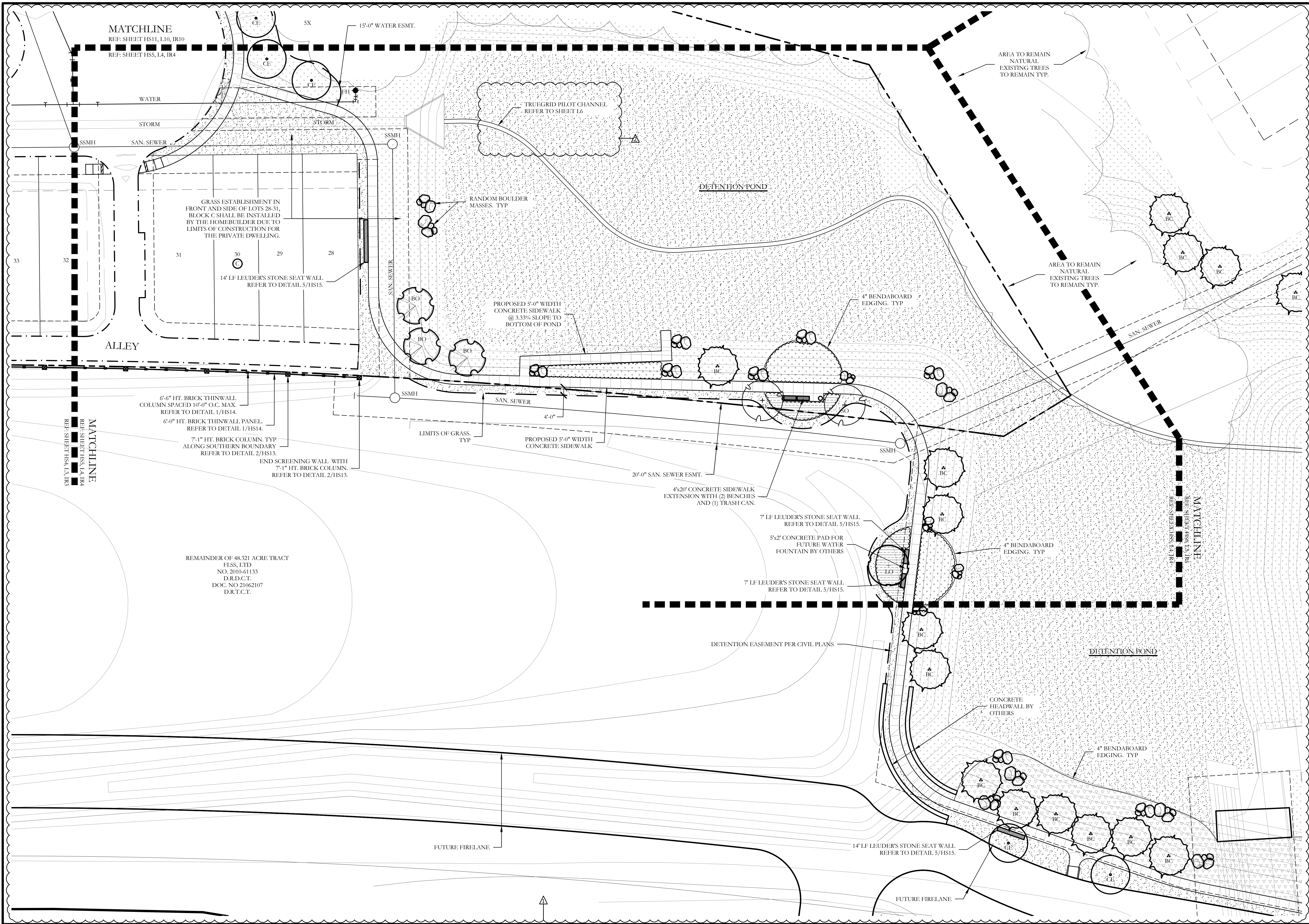
CJS PROJECT NO.

GBP002

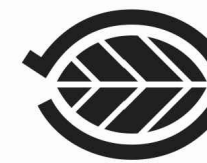
SHEET NO.

HS6 of 17

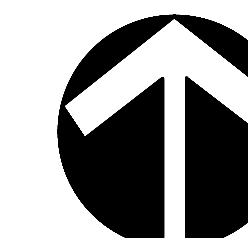




CODY JOHNSON  
s.t.u.d.i.o



March 20, 2018



NORTH

20 10 0 20

Scale: 1" = 20'-0"

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

One Inch

## SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

Tree Updates 09/14/2017

Update Pilot Channel 3-19-18

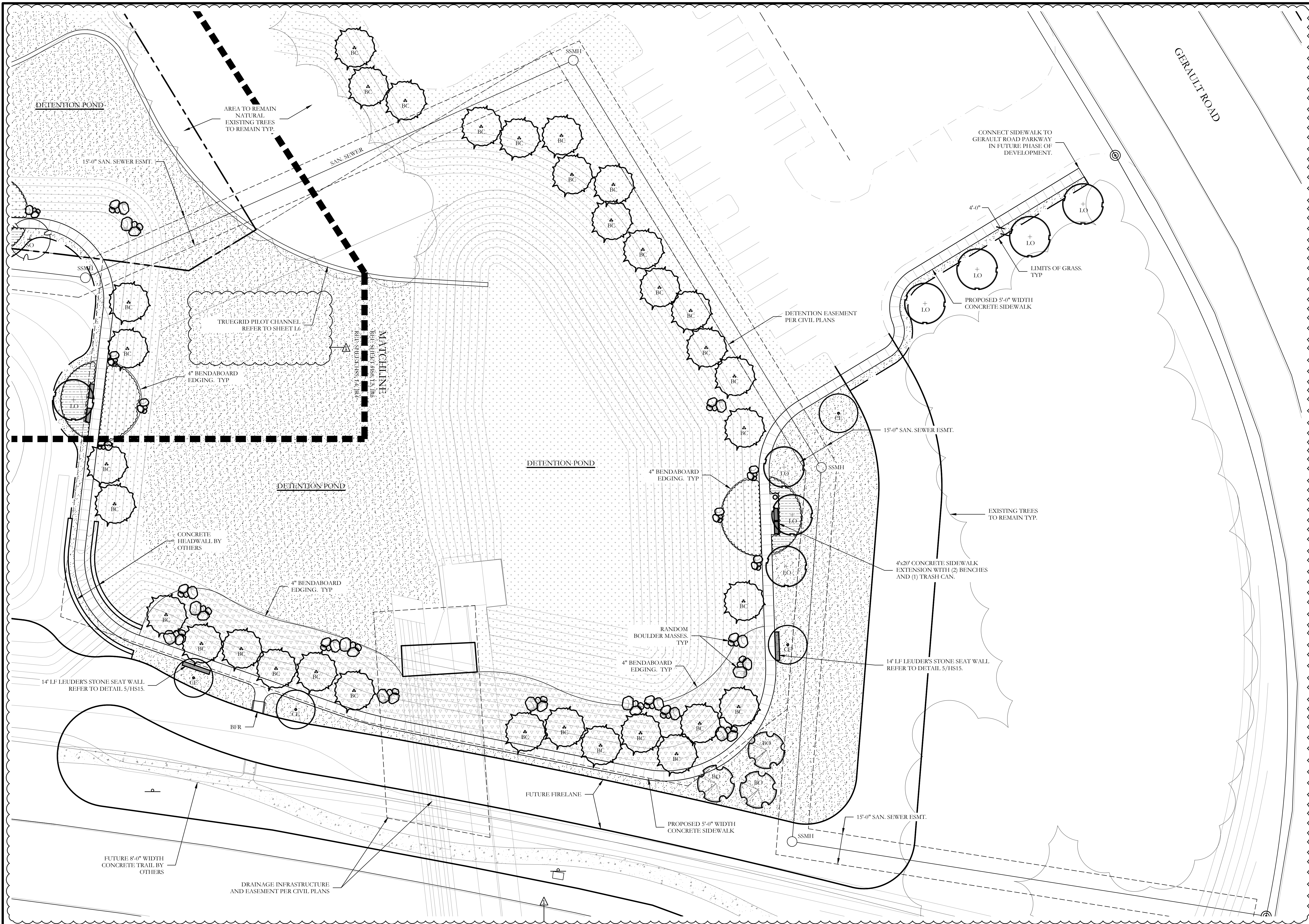
CJS PROJECT NO.

GBP002

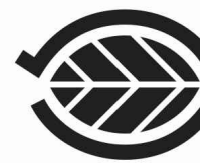
SHEET NO.

L4 of 13

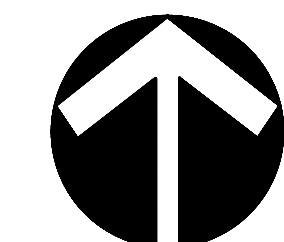




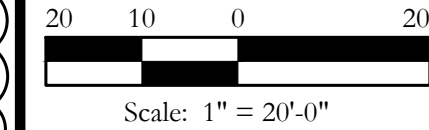
CODY JOHNSON  
s.t.u.d.i.o



March 20, 2018



NORTH



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

## SCREENING AND BUFFERING

Landscape Plan

Southgate - Phase I

Town of Flower Mound, Denton and Tarrant Counties, Texas

Tree Updates 09/14/2017  
Update Pilot Channel 3-19-18

CJS PROJECT NO.

GBP002

SHEET NO.

L5 of 13





## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

---

**DATE:** October 22, 2018

**FROM:** Richard Brown, Senior Planner

**ITEM:** **Public Hearing to consider a request for a Master Plan Amendment (MPA18-0004 – Balekian Addition CVS) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use on approximately 2.48 acres of land within the Cross Timbers Protection Area. The property is generally located north of Cross Timbers Road and east of Lusk Lane.**

---

### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD18-0004), for consideration on the same agenda.

This application will require final action by the Town Council.

### II. APPLICATION ANALYSIS

*As a matter of reference, an application for a Master Plan Amendment from Estate Residential to Retail and an application for a Zoning Planned Development with Retail uses were considered by the Planning and Zoning Commission on [March 26, 2018](#), and by the Town Council on [April 16, 2018](#). After a recommendation of denial by the Planning and Zoning Commission, the Town Council denied both applications. The above referenced links to the respective public hearings may be accessed to review the details.*

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Estate Residential to Retail on approximately 2.481 acres. The property lies within the Cross Timbers Protection Area.

The Town's Master Plan defines the current Estate Residential land use designation as "residential development, typically being single family detached residential development with minimum one-acre lots or greater."

The requested Retail land use designation is defined as "neighborhood or community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title



companies, doctors and dentists, legal, real estate, etc. could be included in this land use category.”

With respect to the Cross Timbers Protection Area (CTPA), the Master Plan recognizes the significance of the environmental character found throughout the boundaries of this area on property anticipated for development:

*The Cross Timbers Protection Area consists of those areas within the Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.*

The CTPA parallels the land use designation for property within the area by establishing a sensitivity to incorporate the above referenced environmental character. It should be noted the Master Plan does not establish specific standards to identify and protect these trees within the CTPA, however, the Town’s Tree Ordinance does possess regulations to encourage the incorporation of these native trees.

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with a drug store and pharmacy with a drive-thru window.

### **III. CORRESPONDENCE**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, the Town had received no pieces of correspondence in support and 14 pieces of correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

### **IV. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent

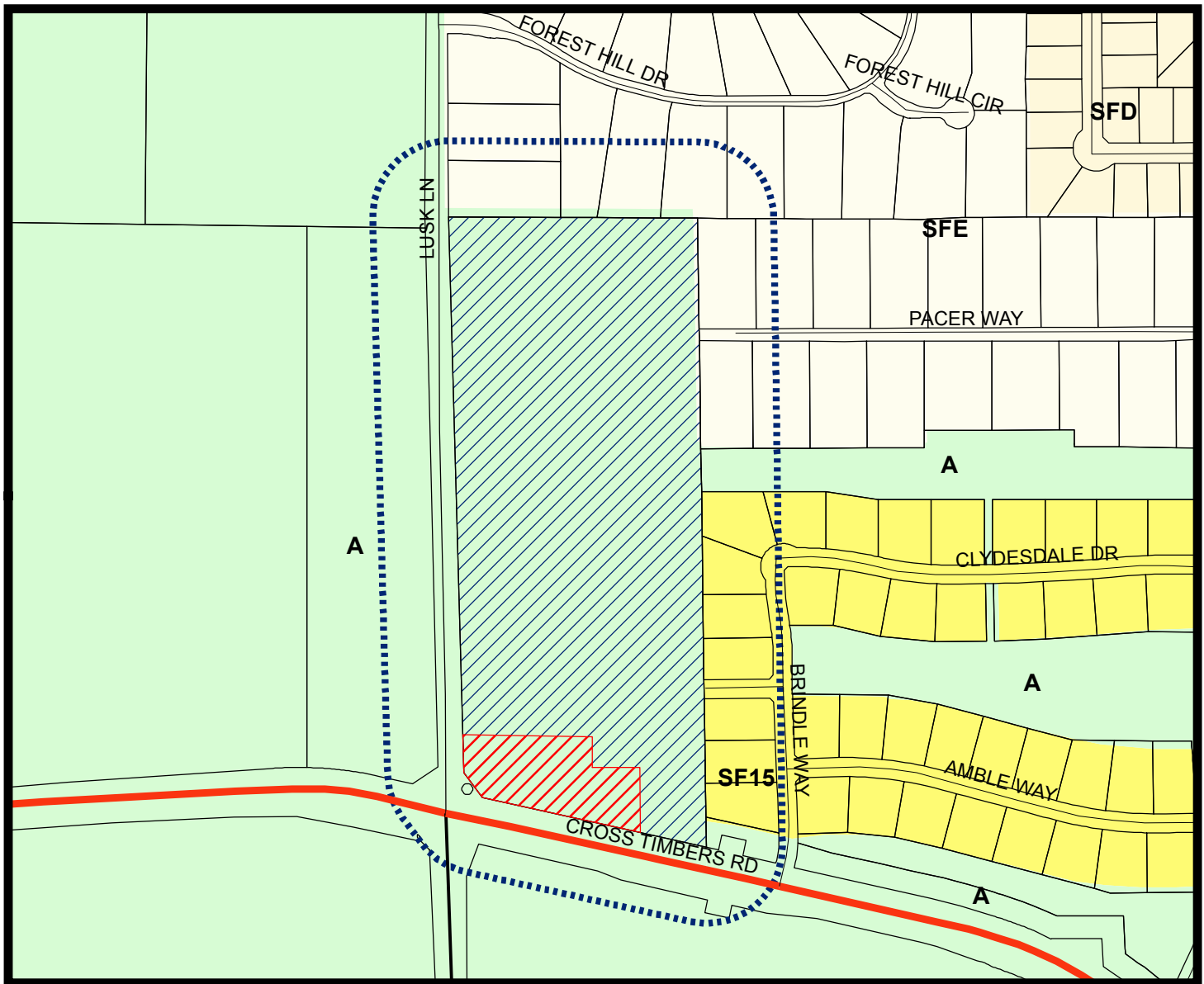
#### **B. Application Details**

1. Master Plan Exhibit



# Vicinity Map

Reference Project: MPA18-0004 & ZPD18-0004



## LEGEND

Agriculture
  Single Family 15
  Single Family Density
  Single Family Estate



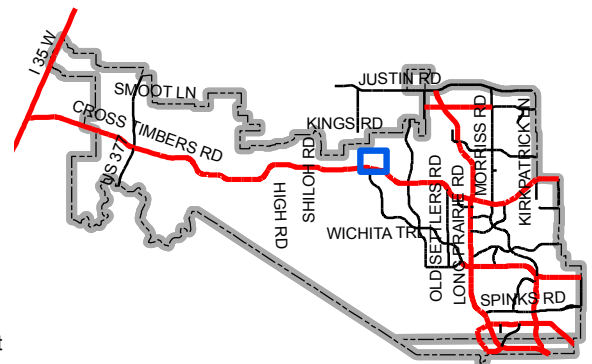
Subject Property - Commercial



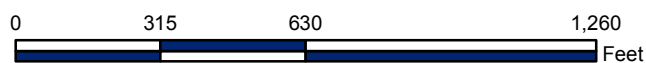
Subject Property - Residential



200 ft Notification Buffer around Property



Map Location





June 20, 2018

Mr. Richard Brown  
Senior Planner  
Town of Flower Mound  
2121 Cross Timbers Rd.  
Flower Mound, TX 75022

RE: Balekian Addition  
Letter of Intent  
5100 Cross Timbers Rd.

Dear Mr. Brown,

On behalf of Janet Balekian, LB Flower Mound, LLC and CVS Pharmacy Inc., please accept this letter intent describing the applications for Master Plan Amendment and Zoning Planned Development for the property located at 5100 Cross Timbers Rd. (FM 1171). The purpose of this application is to amend the existing land use of the Town of Flower Mound Master Plan from Cross Timbers Protection Area, Estate Residential, to retail in order to accommodate a proposed CVS pharmacy. In conjunction, we request a change to the existing zoning district from Agricultural to Planned Development with a base zoning of Retail – 1 (R-1) for the 2.481 acre portion of the property for the proposed CVS pharmacy (Tract 1), and a change to the existing zoning district from Agricultural to Planned Development with a base zoning of Single Family Estate Residential for the remaining 22.067 acres of the property (Tract 2).

The project site encompasses 24.548 acres and is located at the northeast corner of Cross Timbers Rd. and Lusk Ln. on the property owned by Janet Balekian and LB Flower Mound, LLC. The proposed CVS pharmacy will be located between Ms. Balekian's current residence and Cross Timbers Rd. near the intersection. She will continue to reside at her home and operate the pumpkin patch and Christmas tree farm seasonally. Ms. Balekian has no plans to further subdivide or develop the remainder of her property in additional phases at this time but as part of this application requests to a change the existing zoning district from Agricultural to Planned Development with a base zoning of Single Family Estate Residential for the remaining 22.067 acres of the property. If her property is developed at some point in the future, we have provided opportunities for cross access and utility connections to ensure adequate infrastructure would be available.

Several large Post Oak and Blackjack Oak trees onsite will be preserved as encouraged by the Cross Timbers Area Plan to "preserve the country atmosphere and natural environment" of Flower Mound. Open space and site amenities include a circular raised planter, brick-patterned sidewalks, bicycle racks, pedestrian benches, and stone column and retaining wall features.

Enhanced landscaping, rural style 3-rail fence, and an equestrian trail will be installed along Cross Timbers Rd. to further the environment goals of the Master Plan.

The Master Plan Amendment request to a Retail Land Use Designation is an appropriate use for this property due to the changing character of the intersection of Cross Timbers Road and Flower Mound Road/Lusk Lane. A Master Plan Amendment request was recently approved for the property directly across Cross Timbers Road for a school campus, known as RES Flower Mound, with grades Kindergarten through 12<sup>th</sup>. This was approved by the Town Council in the Summer of 2017. Additionally, St. Philip Catholic Church has acquired the property on the Southwest corner of the intersection in order to construct a new church facility since they have outgrown their current location on the east side of Town. With these new developments, the character and dynamics of this intersection have changed and will no longer consist of agricultural land. Furthermore, the intersection will serve as a gateway entrance into the developed areas of Town when coming from the west – it is where the edge of development meets the rural areas as the land uses transition from ranches to neighborhoods.

This location is also critical to serve the immediate area since these properties are located on the edge of the Cross Timbers Conservation Development District (CTCCD). Essentially, there is a 4-mile stretch along Cross Timbers Road with the CTCDD that will not be developed into any other use except low density residential neighborhoods. With limited neighborhood services in this area, the residents are currently underserved and our data indicates there is a demand for this use.

The type of architecture for this CVS is a unique design that was created specifically for this location in order to fit into the rural context of this part of the community. The Conceptual Elevations show architectural elements that are indicative of equestrian ranch structures. Influenced by the large porches that are typical in ranch architecture, canopies that extend beyond the building plane at entrances and building corners are proposed to capture the charm of this style. The building's architecture utilizes rich materials including, masonry, stone, glass, standing seam metal and a fiber cement board, which not only fit in with the surrounding architecture but are durable and will stand the test of time. The columns are tapered into a 4'x4' stone base. The use of the humanistic elements, such as canopies, contribute not only to the architectural style, but also help minimize the massing of the building to be human-scaled as encouraged in the Town's Urban Design Plan (UDP).

The UDP also requires that building less than 15,000 square feet in size have a pitched roof. Since this building area is 14,612 square feet and does not include a fully pitched roof, it would not meet this requirement and we respectfully request an exception as part of this PD application. As stated above, the architectural style was designed specifically for this building and therefore we believe it is exceptional design quality and will be a desirable addition to the Town. With the inclusion of several pitched roof elements, such as the canopies and tower feature, we believe the proposed building style fulfills the intent of the pitched roof requirement – which is to have the



appearance of residential roof style when adjacent to residential uses and to screen the rooftop equipment.

Additionally, as part of this request the following exceptions to the residential compatibility standards, Chapter 82, Article V, Division 4 of the Land Development Regulations, are proposed for Tract 1 for a pharmacy use:

|                          | Town<br>Standard | Planned Dev.<br>Standard |
|--------------------------|------------------|--------------------------|
| Compatibility<br>Buffer  | 25'              | 10'                      |
| Compatibility<br>Setback | 60'              | 35' north                |

The abutting residential property owner, Ms. Balekian, has consented to these changes to the regulations. A masonry wall and buffer landscaping will be installed along the common property line consistent with the Development Regulations.

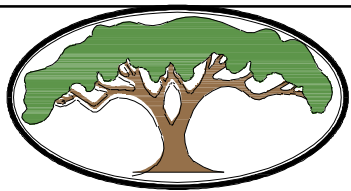
To accommodate future access to the remaining Balekian tract 0.14 acres of ROW, 50' wide, will be dedicated by subdivision plat. The plat will be submitted to the Town of Flower Mound for review following completion of the current MPA and ZPD proposals. A 30' residential street section, 31' B-B, will be constructed within this ROW per Town of Flower Mound standards. An additional 0.12 acres of ROW will be dedicated along Lusk Ln. to provide the required street ROW width per Town requirements. The total gross acreage of the site is 2.62 acres and the total net acreage, following the 0.14 acre and 0.12 acre ROW dedications, will be 2.36 acres.

If you have any questions on this application, or need anything else please feel free to contact me at (901) 384-0404 or email [davidbarnett@carlsonconsulting.net](mailto:davidbarnett@carlsonconsulting.net).

Sincerely,



David Barnett - Carlson Consulting Engineers



# BALEKIAN ADDITION MASTER PLAN EXHIBIT

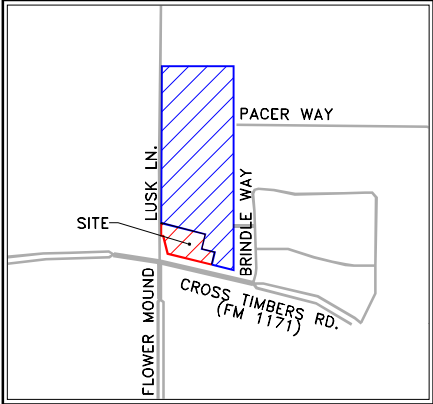
**TRACT 1 METES & BOUNDS DESCRIPTION:**

FIELD NOTES TO THAT CERTAIN TRACT SITUATED IN THE WILLIAM MALONE SURVEY, ABSTRACT NUMBER 855, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS; SAID TRACT BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO ROBERT A. BALEKIAN AND WIFE, JANET I. BALEKIAN RECORDED IN VOLUME 1170, PAGE 254 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED TO ROBERT A. BALEKIAN AND WIFE, JANET I. BALEKIAN RECORDED IN VOLUME 1170, PAGE 254 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (IN LUSK LANE), FROM WHICH AN "X" IN CONCRETE FOUND AT THE NORTHWEST CORNER OF THE SAID BALEKIAN TRACT BEARS NORTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 723.63 FEET; THENCE THROUGH THE INTERIOR OF BALEKIAN TRACT, THE FOLLOWING CALLS:

1. SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 430.98 FEET TO A SET 1/2-INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
2. SOUTH 12 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 143.23 FEET TO A SET 1/2-INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
3. SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, AT A DISTANCE OF 16.84 FEET PASSING A SET 1/2-INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" AND CONTAINING IN ALL, A DISTANCE OF 77.14 FEET TO SET 1/2-INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
4. SOUTH 12 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 122.00 FEET TO 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET ON THE NORTH LINE OF THE TRACT DESCRIBED IN THE FINAL JUDGEMENT IN ABSENCE OF OBJECTION TO DENTON COUNTY RECORDED UNDER INSTRUMENT NUMBER 2011-119889 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (NORTH LINE OF CROSS TIMBERS ROAD), FROM WHICH A TXDOT RIGHT OF WAY IRON ROD WITH ALUMINUM CAP (TYPE III) FOUND AT AN ANGLE POINT IN NORTH LINE OF THE SAID DENTON COUNTY TRACT BEARS SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 118.90 FEET;

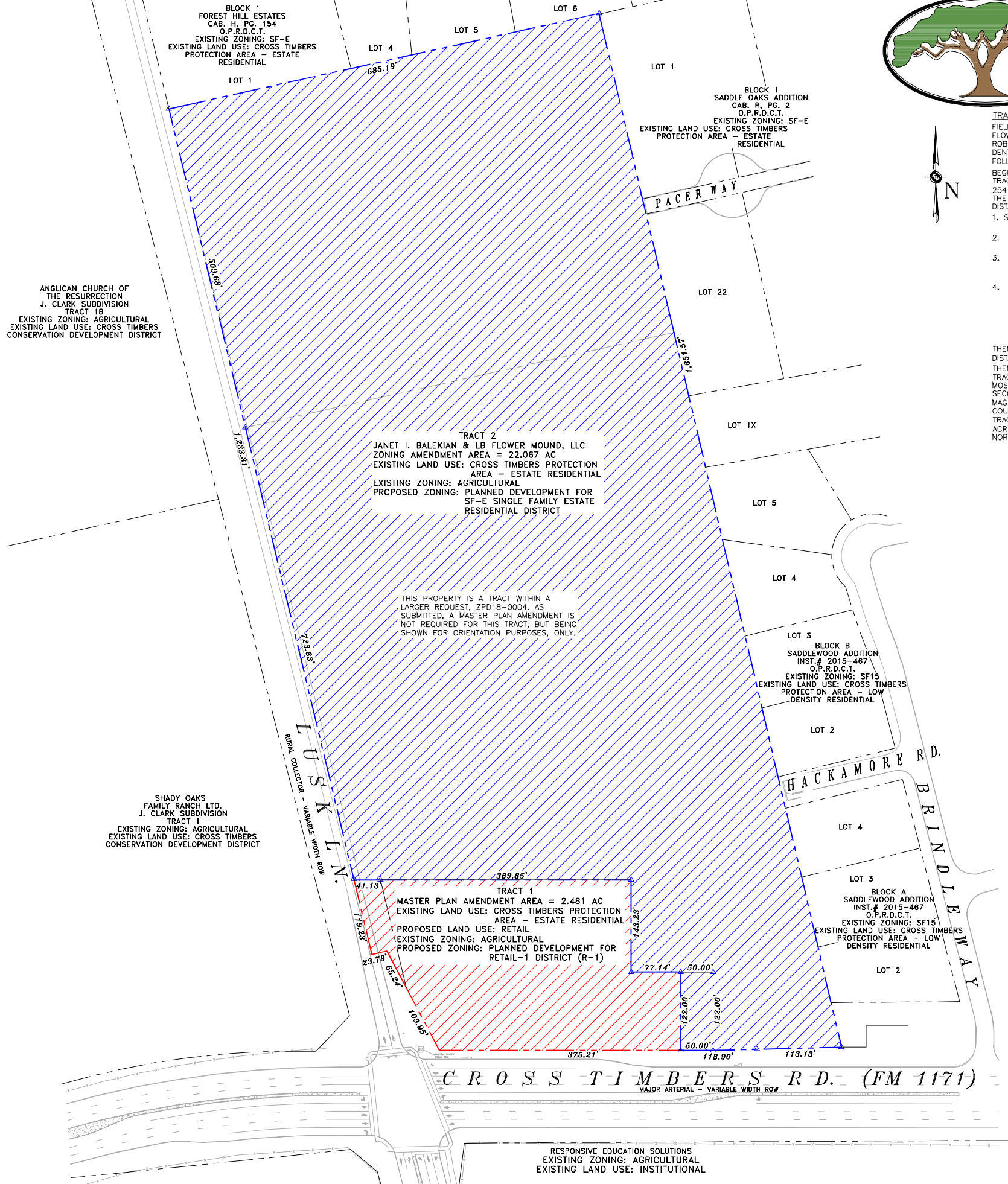
THENCE NORTH 77 DEGREES 25 MINUTES 54 SECONDS WEST, WITH THE NORTH LINE OF THE DENTON COUNTY TRACT, A DISTANCE OF 375.21 FEET TO 1/2-INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" AT AN ANGLE POINT; THENCE NORTH 15 DEGREES 19 MINUTES 21 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF THE DENTON COUNTY TRACT, A DISTANCE OF 175.19 FEET TO A TXDOT RIGHT OF WAY IRON ROD WITH ALUMINUM CAP (TYPE III) FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF THE DENTON COUNTY TRACT; THENCE SOUTH 89 DEGREES 05 MINUTES 22 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF THE DENTON COUNTY TRACT, A DISTANCE OF 23.78 FEET TO A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET AT THE NORTHWEST CORNER OF THE DENTON COUNTY TRACT; THENCE NORTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, WITH THE SAID WEST LINE OF THE BALEKIAN TRACT (IN LUSK LANE), A DISTANCE OF 119.23 FEET RETURNING TO THE POINT OF BEGINNING AND ENCLOSING 2.48 ACRES (±108,090 SQUARE FEET). BEARINGS ARE BASED ON GRID NORTH PER THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE



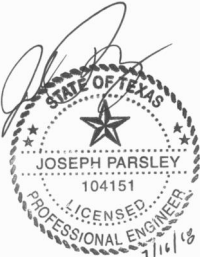
VICINITY MAP

- LEGEND**
- PROPOSED PROPERTY LINE
  - △ PROPOSED PROPERTY CORNER
  - - - TRACT 1
  - ▨ TRACT 2

- NOTES:**
1. THE PROJECT SITE IS LOCATED IN DENTON COUNTY, TX.
  2. THIS EXHIBIT WAS PREPARED BY THE PROJECT ENGINEER, CARLSON CONSULTING ENGINEERS, INC.



| MASTER PLAN FEATURES |                                                                                                                                  |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------|
| LAND USE PLAN        | ESTATE RESIDENTIAL WITHIN THE CROSS TIMBERS PROTECTION AREA                                                                      |
| SPECIFIC PLAN        | THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC AREA PLAN                                                                          |
| URBAN DESIGN PLANS   | THE PROJECT IS NOT LOCATED WITHIN AN URBAN DESIGN PLAN                                                                           |
| PARKS & TRAILS       | 15' EQUESTRIAN TRAIL ALONG CROSS TIMBERS RD. (FM 1171), 8' FUTURE CITY BIKE LANE ALONG LUSK LN.                                  |
| THOROUGHFARE PLAN    | FM 1171 - MAJOR ARTERIAL, LUSK LN. - RURAL COLLECTOR                                                                             |
| WATER PLAN           | 20" MAIN ON NORTH SIDE OF FM 1171, 20" MAIN ON EAST SIDE OF LUSK LN. EXISTING 12" MAIN EAST SIDE OF LUSK LN. HAS BEEN ABANDONED. |
| WASTEWATER PLAN      | LONG PRAIRIE SERVICE AREA, 8" MAIN ON SOUTH SIDE OF HACKAMORE RD. IN SADDLEWOOD SUBDIVISION TO THE EAST                          |
| ECONOMIC IMPACT      | EXPANSION OF COMMERCIAL TAX BASE AND INCREASED SALES TAX REVENUE                                                                 |



**OWNER:**  
JANET I. BALEKIAN  
5100 CROSS TIMBERS RD.  
FLOWER MOUND, TX  
LB FLOWER MOUND, LLC  
2521 FAIRMOUNT ST  
DALLAS, TX

**APPLICANT:**  
SITE PLANNING CIVIL ENGINEERING PLATTING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
1001 W. 10th St.  
Suite 1300  
Denton, TX 76201  
www.norr.com

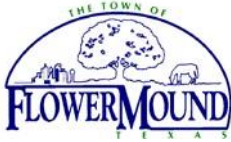
**ARCHITECT:**  
180 W. Jefferson Ave.  
Suite 1300  
Denton, TX 76201  
www.norr.com



**ENGINEER:**  
**CARLSON CONSULTING ENGINEERS, INC.**  
7068 Longstone Commons  
Brentwood, TN 37027  
Phone (615) 384-0404  
Fax (615) 384-0710

**DEVELOPER:**  
**ORANGE DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-90  
BIRMINGHAM, AL 35242  
PH. (205) 408-0443





## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

---

**DATE:** October 22, 2018

**FROM:** Richard Brown, Senior Planner

**ITEM:** Public Hearing to consider a request for rezoning (ZPD18-0004 – Balekian Addition / CVS) from Agricultural District (A) to Planned Development District No. 164 (PD-164) with Single-Family Estate District (SF-E) and Retail District-1 (R-1) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

---

### I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exceptions to the Town's regulations which necessitate special consideration by the Commission (see Application Analysis below).

The project has a companion application, Master Plan Amendment (MPA18-0004), for consideration on the same agenda. Approval of the rezoning request for the Tract 1 portion of the development is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

### II. APPLICATION ANALYSIS

*As a matter of reference, an application for a Master Plan Amendment from Estate Residential to Retail and an application for a Zoning Planned Development with Retail uses were considered by the Planning and Zoning Commission on [March 26, 2018](#), and by the Town Council on [April 16, 2018](#). Please note these applications applied to what is known as Tract 1 within this application. After a recommendation of denial by the Planning and Zoning Commission, the Town Council denied both applications. The above referenced links to the respective public hearings may be accessed to review the details.*

The request site consists of approximately 24.548 acres and will be divided into two tracts:

Tract 1 - Approximately 2.481 acres to be developed under the Retail District-1 (R-1) standards. The Tract 1 conceptual site plan proposes development of a 14,612 square foot drug store and pharmacy with a drive-thru window. Access to the tract will include one point of ingress/egress along the east line of Lusk Lane and one along the north line of Cross Timbers Road. It should be noted the latter will access from a future right-of-way dedication for a street that will serve the Tract 2 portion described in the next paragraph.

Tract 2 – Approximately 22.079 acres to be developed with single-family uses developed under the Single-Family Estate District (SF-E). The attached conceptual site plan proposes 11 buildable lots and six x-lots. Two of the proposed x-lots will each contain an existing stock pond, which will accommodate drainage from storm water runoff. Access will be provided from Cross Timbers Road, Lusk Lane, and two points along the tract's eastern line: 1) Pacer Way, and 2) Hackamore Road.

Additionally, the entire site is currently master-planned as Estate Residential within the Cross Timbers Protection Area (CTPA).

The CTPA parallels the land use designation for property within the area by establishing a sensitivity to incorporate the environmental character. It should be noted the Master Plan does not establish specific standards to identify and protect the trees within the CTPA, however, the Town's Tree Ordinance does possess regulations to encourage the incorporation of these native trees. With respect to this application:

Tract 1- One specimen Blackjack Oak (33.3 caliper inches) which will be retained as part of the street yard along Cross Timbers Road. Additionally, other native trees will remain and are generally located within the street yard along Lusk Lane [see Conceptual Landscape Plan, Attachment B(1)].

Tract 2-Four specimen Post Oaks, ranging from 24-40 caliper inches each, are found on what is called out as Lot 1 on the Conceptual Site Plan. The tree survey notes these trees will remain, however it should be noted that a future builder or homeowner may remove any and all of these trees, subject to a tree removal permit approved by the Environmental Conservation Commission.

The request site is largely undeveloped with the exception of a single family dwelling along with various accessory structures that is situated within Tract 2. This tract wraps the Tract 1 portion of the request site, which is proposed to provide for the above-referenced pharmacy with drive-thru window. The eastern portion of Tract 2 has been utilized for operation of the Pumpkin Patch and Christmas tree sales lot for many years. These two uses will continue to be permitted, subject to the specific provisions as provided for in the draft development standards [see Attachment B(2)].

The surrounding properties include development of residential uses to the north and east. Responsive Educational Solutions (RES Flower Mound) recently received site plan approval for a new elementary and secondary school campus and supporting facilities, with a future phase for a high school on property in the southeast quadrant of Cross Timbers Road and Flower Mound Road. The southwest corner of Cross Timbers Road and Flower Mound Road is expected to develop with a church, with the northwest corner of Cross Timbers Road and Lusk Lane still undeveloped. Both corners are zoned Agricultural District.

The Tract 1 conceptual landscape plan provides for required landscape buffers along both street frontages, street yard landscaping, and parking lot trees. The tree survey provided by the applicant identifies 24 protected trees and one specimen tree (33.3 caliper inch Blackjack Oak), the latter to be retained along with six protected trees [see Conceptual Landscape Plan, Attachment B(1)]. Tract 2 provides for required perimeter screening, a Lusk Lane street buffer, and fencing detail for the proposed x-lots.



### III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting one modification for Tract 1:

| TOWN STANDARD                    | TRACT 1 AS REQUIRED IN THE R-1 DISTRICT                   | TRACT 2 AS REQUIRED IN THE SF-E DISTRICT | EXISTING AGRICULTURAL DISTRICT |
|----------------------------------|-----------------------------------------------------------|------------------------------------------|--------------------------------|
| MINIMUM LOT AREA                 | NO MINIMUM                                                | 1 ACRE                                   | 2 ACRES                        |
| MINIMUM LOT WIDTH                | NO MINIMUM                                                | 150 FEET                                 | 200 FEET                       |
| MINIMUM FLOOR AREA/DWELLING UNIT | NO MINIMUM                                                | 2,400 SF                                 | 1,800 SF                       |
| MINIMUM FRONT YARD               | NO MINIMUM                                                | 40 FEET                                  | 40 FEET                        |
| MINIMUM SIDE YARD                | NO MINIMUM                                                | 20 FEET                                  | 25 FEET                        |
| MINIMUM REAR YARD                | 15 FEET                                                   | 20 FEET                                  | 20 FEET                        |
| MAXIMUM LOT COVERAGE             | 50 PERCENT                                                | 25 PERCENT                               | 25 PERCENT                     |
| FLOOR AREA RATIO                 | NO MAXIMUM                                                | NO MAXIMUM                               | NO MAXIMUM                     |
| MAXIMUM STORIES/ HEIGHT          | 2* STORIES/35 FEET<br><br>*APPLICANT REQUESTING 3 STORIES | 3 STORIES/35 FEET                        | 3 STORIES/35 FEET              |

#### A. Exception to Section 82-302 Compatibility Buffer-Tract 1

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. Tract 1's northern and eastern adjacency are currently zoned an Agricultural District [this application is requesting a rezoning to Single-Family Estate (SF-E)], both of which are considered a residential zoning district.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The applicant is requesting a ten-foot-wide compatibility buffer along both the northern and eastern property lines.

**B. Exception to Section 82-303 Compatibility Setback-Tract 1**

One-story, nonresidential or multifamily buildings, main or accessory, shall be set back from the property adjacent to an existing or proposed residential use 60 feet. Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. As noted above (Compatibility Buffer exception) the zoning of the property to the north and east requires a compatibility setback.

The applicant is complying with the compatibility setback from the eastern property line, while the proposed setback from the northern property line is 35 feet in lieu of the required 60 feet.

Refer to the applicant's letter of intent [Attachment A(2)] for an explanation of both referenced exceptions.

**C. Urban Design Plan-Roofs and Parapets-Tract 1**

12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

**Parks Board**

On [September 6, 2018](#), the Parks Board voted to recommend acceptance of cash in lieu of land of \$35,481.60 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$15,268. The Town Council will consider this during its public hearing for the request.

**IV. CORRESPONDENCE**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, the Town had received no pieces of correspondence in support and 13 pieces of correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

**V. ATTACHMENTS**

**A. Background Information**

1. Vicinity Map
2. Letter of Intent



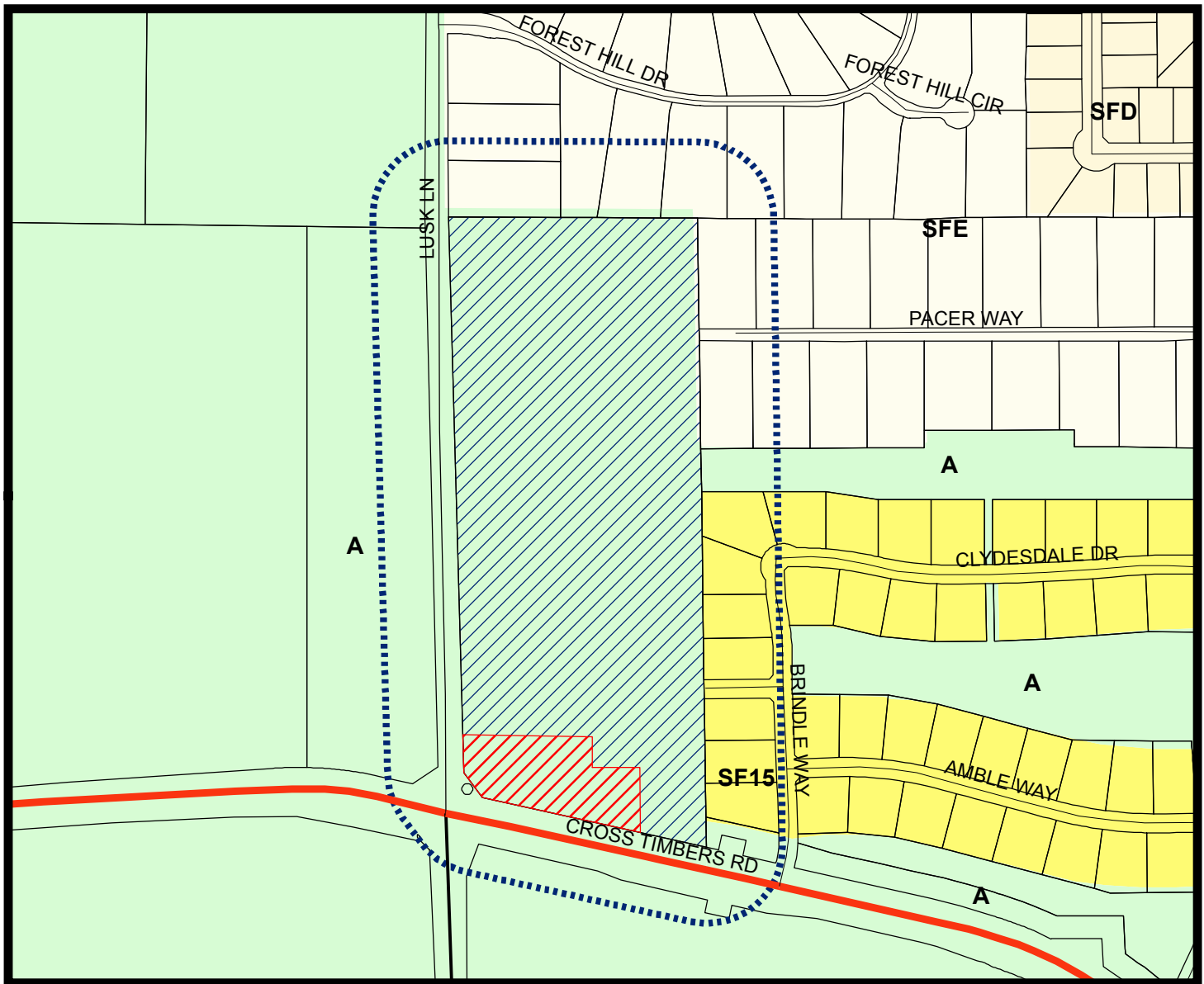
**B. Application Details**

1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards



# Vicinity Map

Reference Project: MPA18-0004 & ZPD18-0004



## LEGEND

Agriculture
  Single Family 15
  Single Family Density
  Single Family Estate



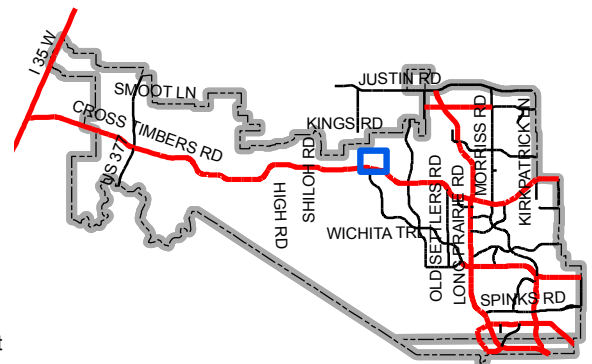
Subject Property - Commercial



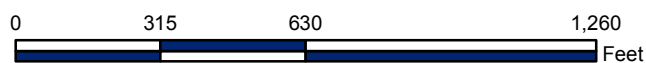
Subject Property - Residential



200 ft Notification Buffer around Property



Map Location





June 20, 2018

Mr. Richard Brown  
Senior Planner  
Town of Flower Mound  
2121 Cross Timbers Rd.  
Flower Mound, TX 75022

RE: Balekian Addition  
Letter of Intent  
5100 Cross Timbers Rd.

Dear Mr. Brown,

On behalf of Janet Balekian, LB Flower Mound, LLC and CVS Pharmacy Inc., please accept this letter intent describing the applications for Master Plan Amendment and Zoning Planned Development for the property located at 5100 Cross Timbers Rd. (FM 1171). The purpose of this application is to amend the existing land use of the Town of Flower Mound Master Plan from Cross Timbers Protection Area, Estate Residential, to retail in order to accommodate a proposed CVS pharmacy. In conjunction, we request a change to the existing zoning district from Agricultural to Planned Development with a base zoning of Retail – 1 (R-1) for the 2.481 acre portion of the property for the proposed CVS pharmacy (Tract 1), and a change to the existing zoning district from Agricultural to Planned Development with a base zoning of Single Family Estate Residential for the remaining 22.067 acres of the property (Tract 2).

The project site encompasses 24.548 acres and is located at the northeast corner of Cross Timbers Rd. and Lusk Ln. on the property owned by Janet Balekian and LB Flower Mound, LLC. The proposed CVS pharmacy will be located between Ms. Balekian's current residence and Cross Timbers Rd. near the intersection. She will continue to reside at her home and operate the pumpkin patch and Christmas tree farm seasonally. Ms. Balekian has no plans to further subdivide or develop the remainder of her property in additional phases at this time but as part of this application requests to a change the existing zoning district from Agricultural to Planned Development with a base zoning of Single Family Estate Residential for the remaining 22.067 acres of the property. If her property is developed at some point in the future, we have provided opportunities for cross access and utility connections to ensure adequate infrastructure would be available.

Several large Post Oak and Blackjack Oak trees onsite will be preserved as encouraged by the Cross Timbers Area Plan to "preserve the country atmosphere and natural environment" of Flower Mound. Open space and site amenities include a circular raised planter, brick-patterned sidewalks, bicycle racks, pedestrian benches, and stone column and retaining wall features.

Enhanced landscaping, rural style 3-rail fence, and an equestrian trail will be installed along Cross Timbers Rd. to further the environment goals of the Master Plan.

The Master Plan Amendment request to a Retail Land Use Designation is an appropriate use for this property due to the changing character of the intersection of Cross Timbers Road and Flower Mound Road/Lusk Lane. A Master Plan Amendment request was recently approved for the property directly across Cross Timbers Road for a school campus, known as RES Flower Mound, with grades Kindergarten through 12<sup>th</sup>. This was approved by the Town Council in the Summer of 2017. Additionally, St. Philip Catholic Church has acquired the property on the Southwest corner of the intersection in order to construct a new church facility since they have outgrown their current location on the east side of Town. With these new developments, the character and dynamics of this intersection have changed and will no longer consist of agricultural land. Furthermore, the intersection will serve as a gateway entrance into the developed areas of Town when coming from the west – it is where the edge of development meets the rural areas as the land uses transition from ranches to neighborhoods.

This location is also critical to serve the immediate area since these properties are located on the edge of the Cross Timbers Conservation Development District (CTCCD). Essentially, there is a 4-mile stretch along Cross Timbers Road with the CTCDD that will not be developed into any other use except low density residential neighborhoods. With limited neighborhood services in this area, the residents are currently underserved and our data indicates there is a demand for this use.

The type of architecture for this CVS is a unique design that was created specifically for this location in order to fit into the rural context of this part of the community. The Conceptual Elevations show architectural elements that are indicative of equestrian ranch structures. Influenced by the large porches that are typical in ranch architecture, canopies that extend beyond the building plane at entrances and building corners are proposed to capture the charm of this style. The building's architecture utilizes rich materials including, masonry, stone, glass, standing seam metal and a fiber cement board, which not only fit in with the surrounding architecture but are durable and will stand the test of time. The columns are tapered into a 4'x4' stone base. The use of the humanistic elements, such as canopies, contribute not only to the architectural style, but also help minimize the massing of the building to be human-scaled as encouraged in the Town's Urban Design Plan (UDP).

The UDP also requires that building less than 15,000 square feet in size have a pitched roof. Since this building area is 14,612 square feet and does not include a fully pitched roof, it would not meet this requirement and we respectfully request an exception as part of this PD application. As stated above, the architectural style was designed specifically for this building and therefore we believe it is exceptional design quality and will be a desirable addition to the Town. With the inclusion of several pitched roof elements, such as the canopies and tower feature, we believe the proposed building style fulfills the intent of the pitched roof requirement – which is to have the



appearance of residential roof style when adjacent to residential uses and to screen the rooftop equipment.

Additionally, as part of this request the following exceptions to the residential compatibility standards, Chapter 82, Article V, Division 4 of the Land Development Regulations, are proposed for Tract 1 for a pharmacy use:

|                          | Town<br>Standard | Planned Dev.<br>Standard |
|--------------------------|------------------|--------------------------|
| Compatibility<br>Buffer  | 25'              | 10'                      |
| Compatibility<br>Setback | 60'              | 35' north                |

The abutting residential property owner, Ms. Balekian, has consented to these changes to the regulations. A masonry wall and buffer landscaping will be installed along the common property line consistent with the Development Regulations.

To accommodate future access to the remaining Balekian tract 0.14 acres of ROW, 50' wide, will be dedicated by subdivision plat. The plat will be submitted to the Town of Flower Mound for review following completion of the current MPA and ZPD proposals. A 30' residential street section, 31' B-B, will be constructed within this ROW per Town of Flower Mound standards. An additional 0.12 acres of ROW will be dedicated along Lusk Ln. to provide the required street ROW width per Town requirements. The total gross acreage of the site is 2.62 acres and the total net acreage, following the 0.14 acre and 0.12 acre ROW dedications, will be 2.36 acres.

If you have any questions on this application, or need anything else please feel free to contact me at (901) 384-0404 or email [davidbarnett@carlsonconsulting.net](mailto:davidbarnett@carlsonconsulting.net).

Sincerely,



David Barnett - Carlson Consulting Engineers



14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU

STORE NUMBER: 10907

NEC - CROSS TIMBERS RD. & LUSK LN.  
FLOWER MOUND, TEXAS

PROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
www.norr.com

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

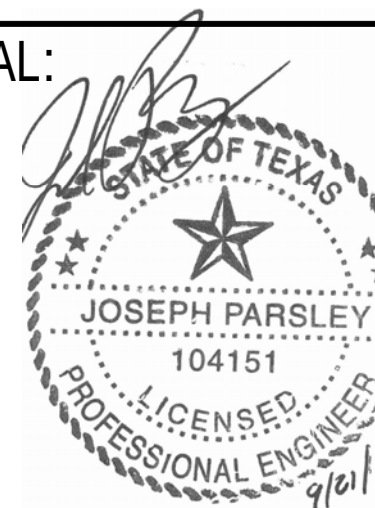
CONSULTANT:

**CARLSON CONSULTING ENGINEERS, INC.**  
7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404  
Fax (901) 384-0710

DEVELOPER:

**ORANGE DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

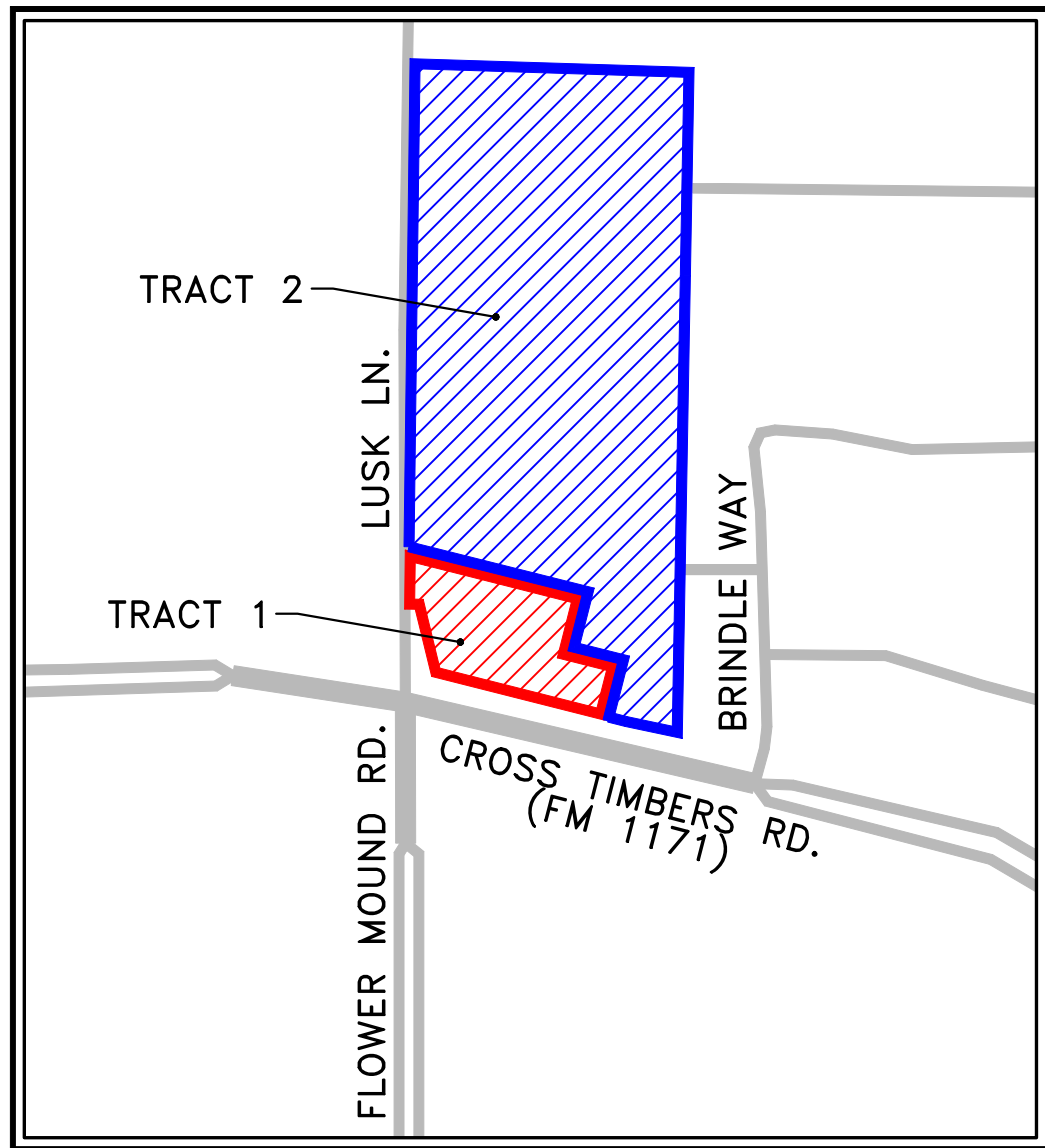
JOB NUMBER: N/A

TITLE: **CONCEPTUAL SITE PLAN**

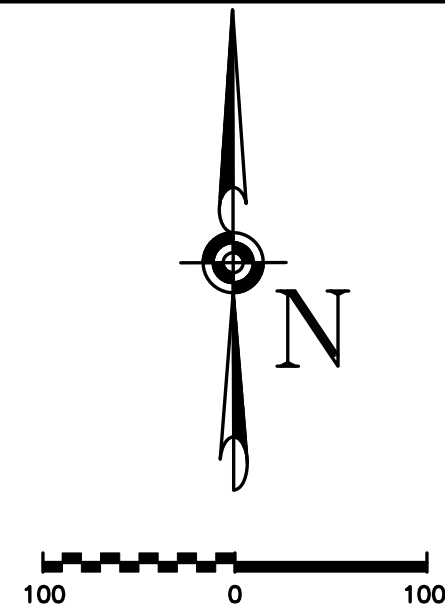
SHEET NUMBER:

4 OF 13

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION



VICINITY MAP



|         |             |
|---------|-------------|
| TRACT 1 | 2.48 ACRES  |
| TRACT 2 | 22.07 ACRES |
| TOTAL   | 24.55 ACRES |

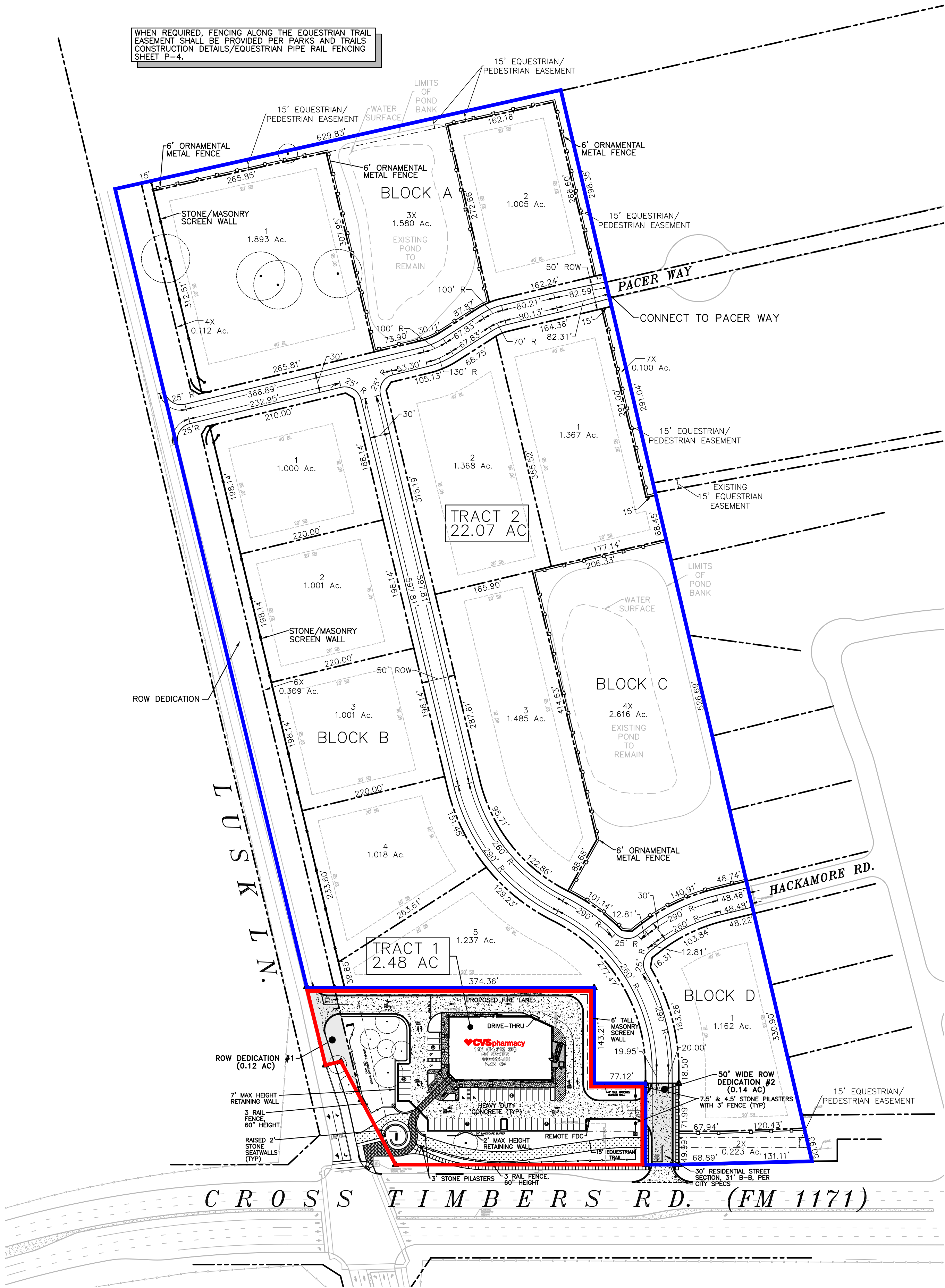
LEGEND

- TRACT 1 BOUNDARY
- TRACT 2 BOUNDARY
- FIRE LANE CONCRETE
- ROW DEDICATION
- BUILDING SIDEWALK
- DECORATIVE STAMPED CONCRETE
- GRAVEL DRIVEWAY
- ARCHITECTURAL CONCRETE
- EQUESTRIAN TRAIL
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- HANDICAP SIGN
- CVS PHARMACY SIGN
- ACCESSIBLE SYMBOL
- EXISTING TREE TO REMAIN

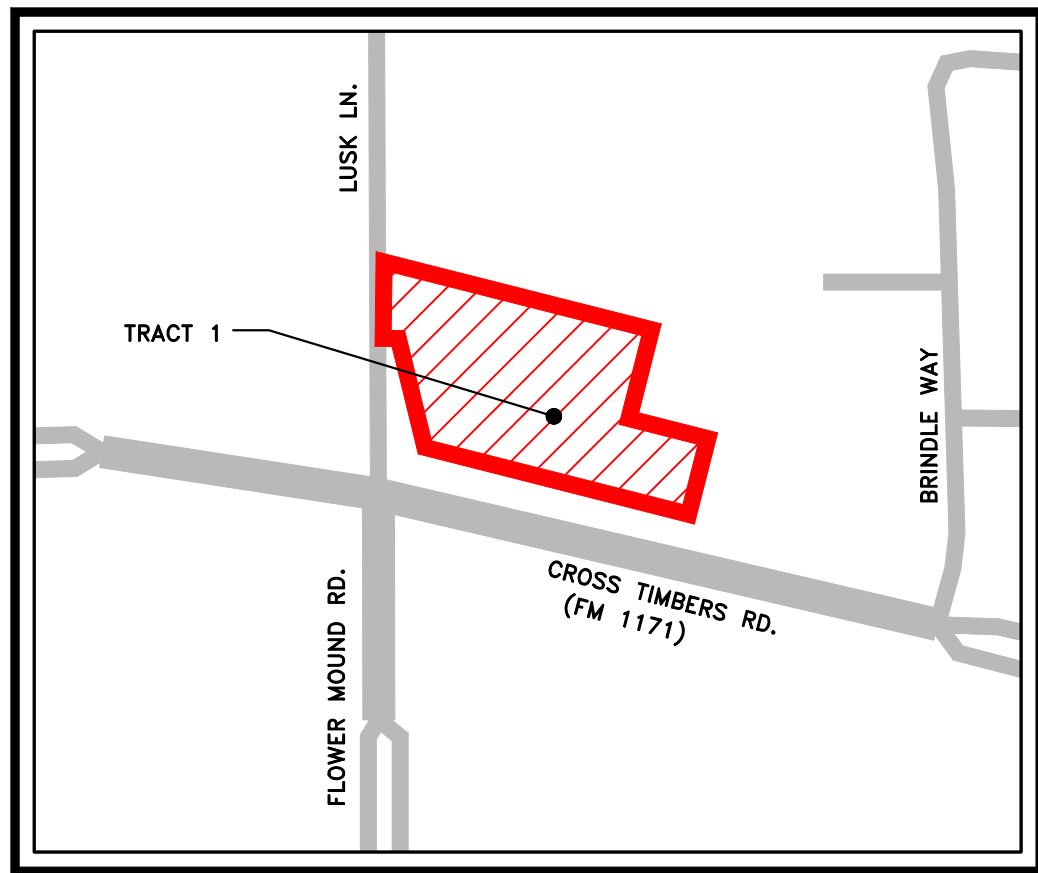
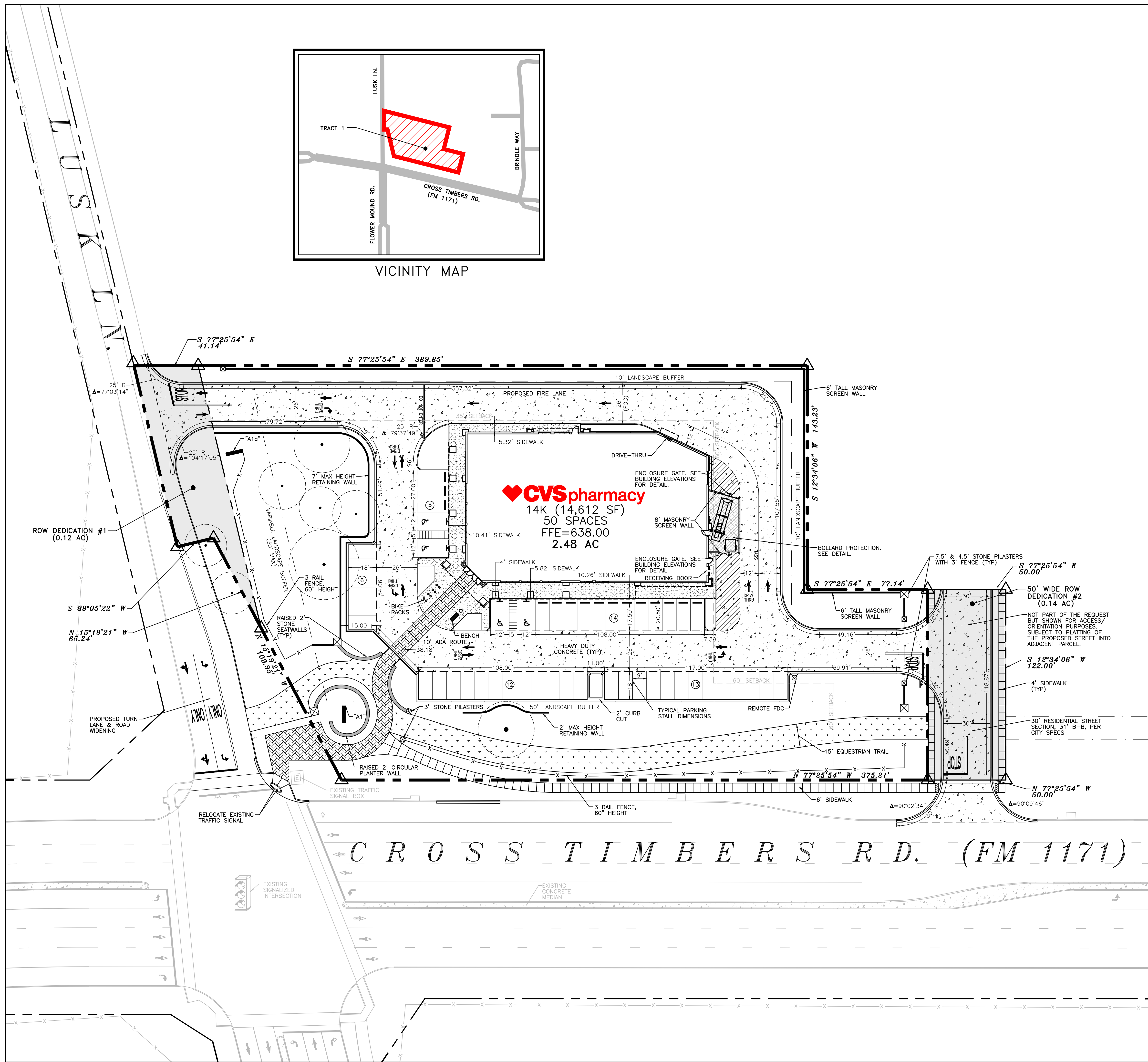
| SITE DATA                    |  | TRACT 1                        | TRACT 2                                                                                                                                                              |
|------------------------------|--|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PHYSICAL ADDRESS             |  | NEC CROSS TIMBERS RD & LUSK LN | NEC CROSS TIMBERS RD & LUSK LN                                                                                                                                       |
| GROSS SITE AREA              |  | 2.48 AC (108,090 SF)           | 22.07 AC (961,248 SF)                                                                                                                                                |
| NET SITE AREA                |  | 2.36 (103,000 SF)              | 21.93 (955,271 SF)                                                                                                                                                   |
| ZONING                       |  | AGRICULTURAL                   | AGRICULTURAL                                                                                                                                                         |
| CURRENT ZONING               |  | UNDEVELOPED                    | UNDEVELOPED                                                                                                                                                          |
| CURRENT USE                  |  | UNDEVELOPED                    | ONE DWELLING UNIT AND ACCESSORY BUILDING; BALANCE OF ACREAGE IS UNDEVELOPED. NOTE: PUMPKIN PATCH AND CHRISTMAS TREE SALES PERMITTED, SUBJECT TO SPECIAL EVENT PERMIT |
| PROPOSED USE                 |  | RETAIL                         | SINGLE-FAMILY ESTATE DISTRICT USES                                                                                                                                   |
| LOT COVERAGE DATA (NET AREA) |  |                                |                                                                                                                                                                      |
| BUILDING COVERAGE            |  | 14% (14,612 SF)                | 5.51% (52,971 SF)                                                                                                                                                    |
| IMPERVIOUS AREA              |  | 59% (63,550 SF)                | 1.45% (213,916 SF)                                                                                                                                                   |
| PERVIOUS AREA                |  | 41% (44,540 SF)                | 25% MAX (240,342 SF)                                                                                                                                                 |
| BUILDING                     |  |                                |                                                                                                                                                                      |
| PEAK PARAPET HEIGHT          |  | 1 STORY, 35'-0"                | 25'                                                                                                                                                                  |
| PEAK ROOF HEIGHT             |  | 28'-3"                         | 2 STORIES                                                                                                                                                            |
| TOTAL BUILDING AREA          |  | 14,612 SF                      | 13,916 SF                                                                                                                                                            |
| PHASE                        |  | SINGLE PHASE                   | 3 STORIES MAX 35'-0"                                                                                                                                                 |
| PARKING REQUIRED (1/250 SF)  |  | 59 SPACES                      | 2,400 SF MIN                                                                                                                                                         |
| PARKING PROVIDED             |  | 50 SPACES                      | MULTIPLE PHASES                                                                                                                                                      |
| HANDICAP PARKING             |  | 4 SPACES                       | 2 PER DWELLING UNIT                                                                                                                                                  |
|                              |  |                                | N/A                                                                                                                                                                  |
|                              |  |                                | N/A                                                                                                                                                                  |
|                              |  |                                | 11 BUILDABLE LOTS & 6 X-LOTS                                                                                                                                         |

NOTES:

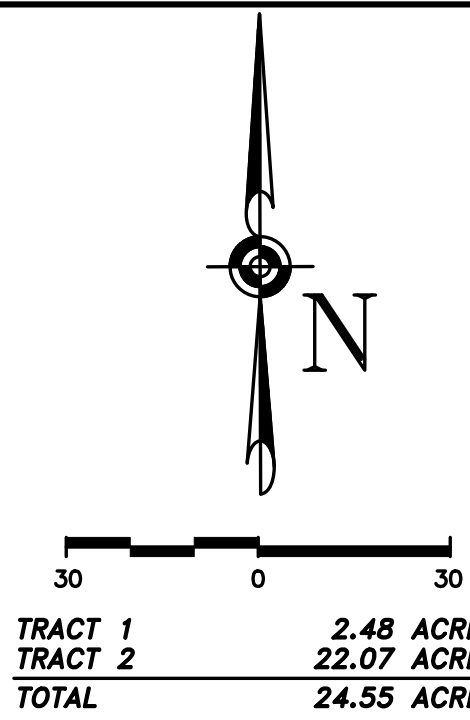
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) NEED A SEPARATE PERMIT THROUGH BUILDING INSPECTIONS.







VICINITY MAP

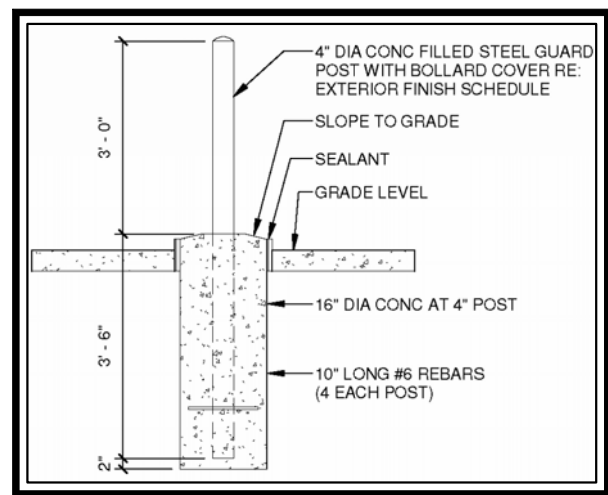


LEGEND

- PROPERTY LINE
- FIRE LANE CONCRETE
- ROW DEDICATION
- BUILDING SIDEWALK
- DECORATIVE STAMPED CONCRETE
- GRAVEL DRIVEWAY
- ARCHITECTURAL CONCRETE
- EQUESTRIAN TRAIL
- 6" RAISED CONCRETE CURB
- PAINTED TRAFFIC ISLAND
- CUSTOMER PARKING COUNT
- SIGN
- CVS PHARMACY SIGN
- ACCESSIBLE SYMBOL
- EXISTING TREE TO REMAIN

| SITE DATA TABLE              |                                |
|------------------------------|--------------------------------|
| PHYSICAL ADDRESS             | NEC CROSS TIMBERS RD & LUSK LN |
| GROSS SITE AREA              | 2.48 ACRES (108,090 SF)        |
| NET SITE AREA                | 2.36 ACRES (103,000 SF)        |
| ZONING                       | AGRICULTURAL                   |
| CURRENT ZONING               | UNDVELOPED                     |
| PROPOSED USE                 | RETAIL                         |
| LOT COVERAGE DATA (NET AREA) |                                |
| BUILDING COVERAGE            | 14% (14,612 SF)                |
| IMPERVIOUS AREA              | 59% (63,550 SF)                |
| PERVIOUS AREA                | 41% (44,540 SF)                |
| BUILDING                     |                                |
| PEAK PARAPET HEIGHT          | 35'-0"                         |
| PEAK ROOF HEIGHT             | 26'-8"                         |
| TOTAL BUILDING AREA          | 14,612 SF                      |
| PHASE                        | SINGLE PHASE                   |
| PARKING REQUIRED (17,250 SF) | 50 SPACES                      |
| PARKING PROVIDED             | 50 SPACES                      |
| HANDICAP PARKING             | 4 SPACES                       |

- NOTES:
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
  - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
  - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
  - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
  - RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) NEED A SEPARATE PERMIT THROUGH BUILDING INSPECTIONS.



DUMPSTER ENCLOSURE BOLLARD PROTECTION  
SCALE: NTS

CAUTION - NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.



14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU

STORE NUMBER: 10907

NEC - CROSS TIMBERS RD. & LUSK LN.  
FLOWER MOUND, TEXAS

PROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
www.norr.com

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

**CARLSON CONSULTING ENGINEERS, INC.**  
7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404  
Fax (901) 384-0710

DEVELOPER:

**ORANGE DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

JOB NUMBER: N/A

TITLE: TRACT 1 CONCEPTUAL  
SITE PLAN

SHEET NUMBER:









**14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU**

**STORE NUMBER: 10907**

**NEC - CROSS TIMBERS RD. & LUSK LN  
FLOWER MOUND, TEXAS**

**PROJECT TYPE: NEW STORE**  
**DEAL TYPE: FEE FOR SERVICE**

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
[www.norr.com](http://www.norr.com)

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:



DEVELOPER:



**ORANGE**  
**DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL :



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

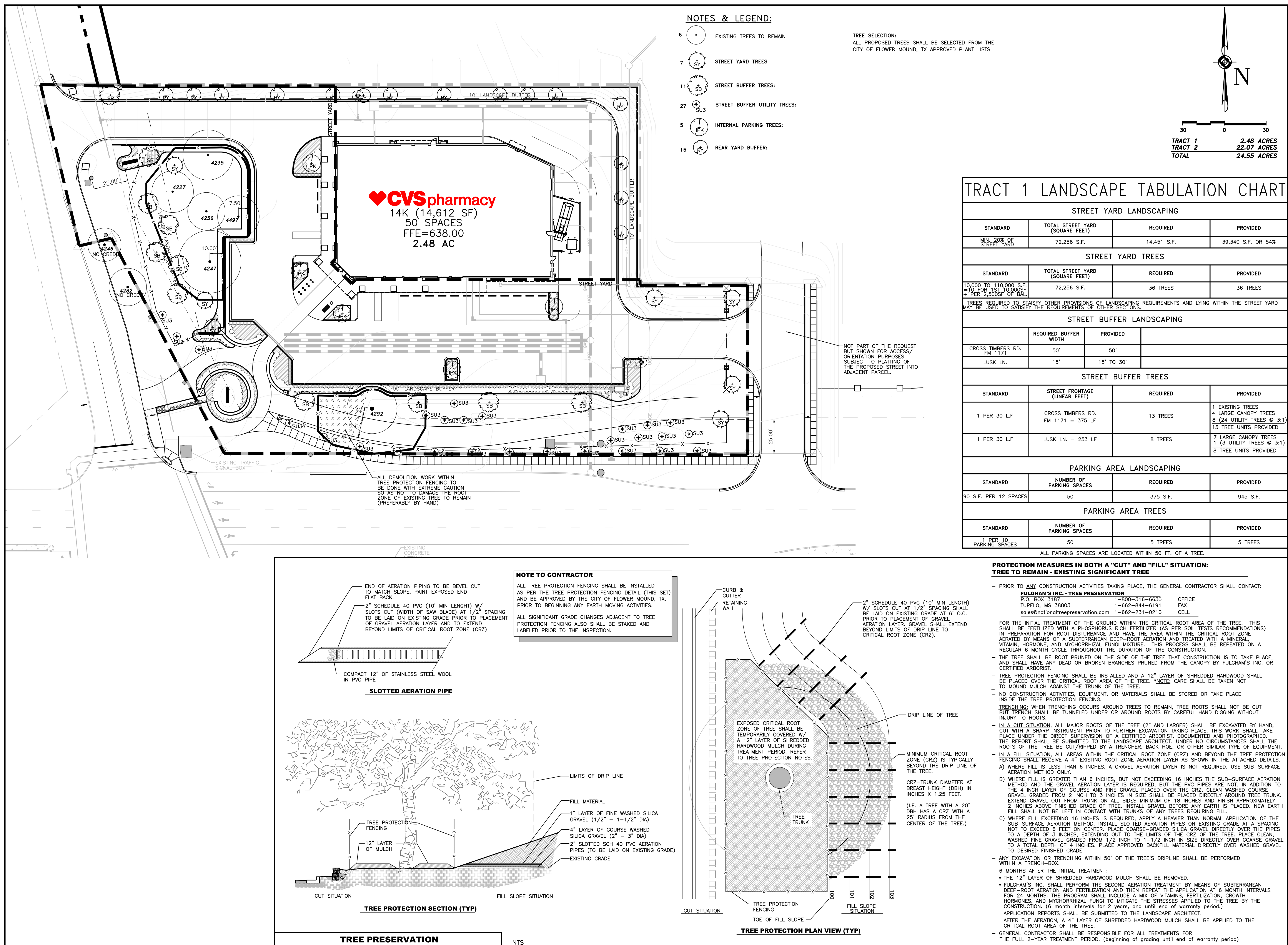
JOB NUMBER: N/A

TITLE: TRACT 1 CONCEPTUAL  
LANDSCAPE PLAN

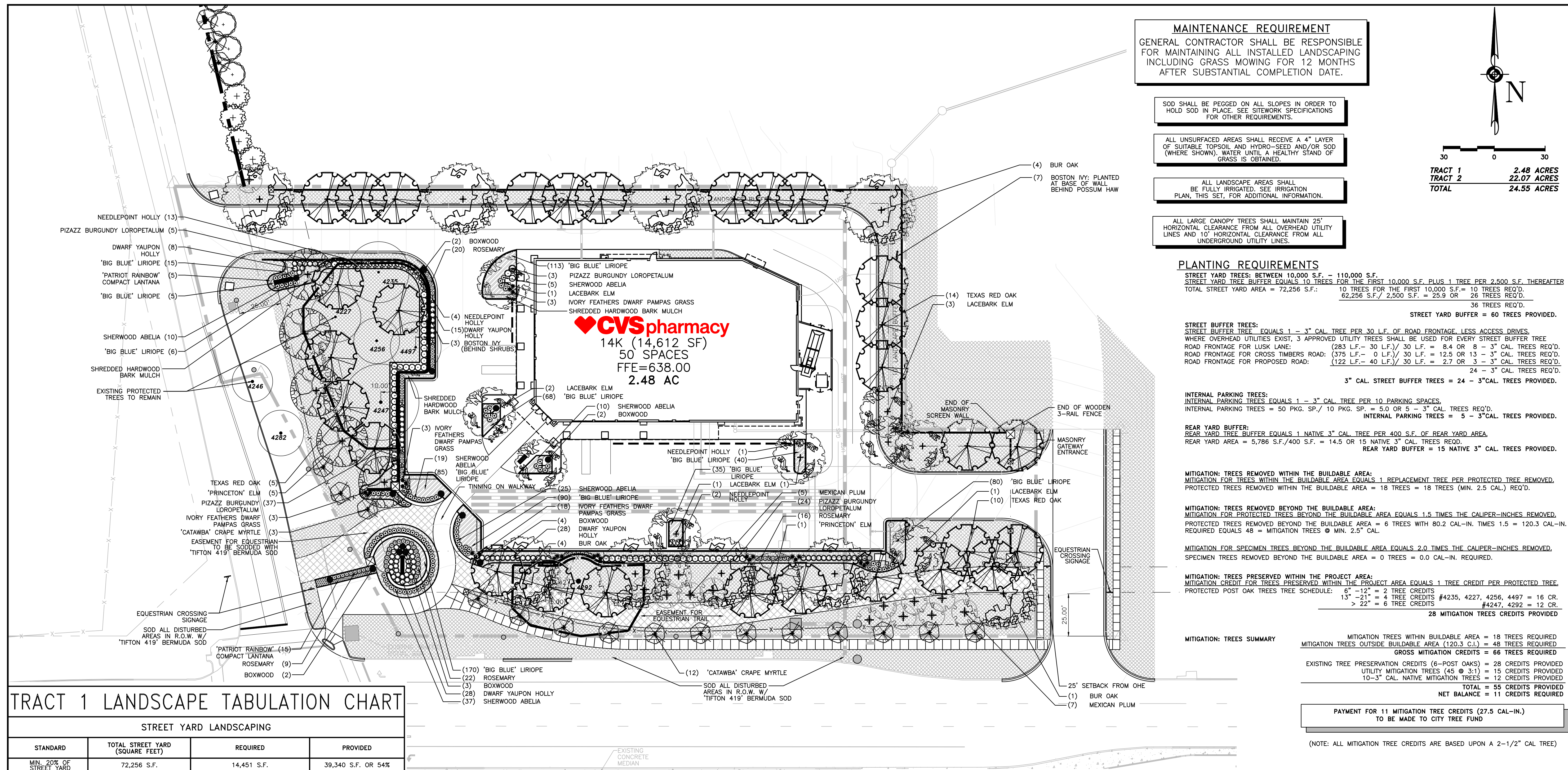
SHEET NUMBER:

11 OF 13

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION







## TRACT 1 LANDSCAPE TABULATION CHART

| STREET YARD LANDSCAPING |                                 |             |                    |
|-------------------------|---------------------------------|-------------|--------------------|
| STANDARD                | TOTAL STREET YARD (SQUARE FEET) | REQUIRED    | PROVIDED           |
| MIN. 20% OF STREET YARD | 72,256 S.F.                     | 14,451 S.F. | 39,340 S.F. OR 54% |

| STREET YARD TREES                                                    |                                 |          |          |
|----------------------------------------------------------------------|---------------------------------|----------|----------|
| STANDARD                                                             | TOTAL STREET YARD (SQUARE FEET) | REQUIRED | PROVIDED |
| 10,000 TO 110,000 S.F. = 10 FOR 1ST 10,000SF + 1 PER 2,500SF OF BAL. | 72,256 S.F.                     | 36 TREES | 36 TREES |

TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.

| STREET BUFFER LANDSCAPING |                       |            |  |
|---------------------------|-----------------------|------------|--|
|                           | REQUIRED BUFFER WIDTH | PROVIDED   |  |
| CROSS TIMBERS RD. FM 1171 | 50'                   | 50'        |  |
| LUSK LN.                  | 15'                   | 15' TO 30' |  |

| STREET BUFFER TREES |                                    |          |                                                                                                        |
|---------------------|------------------------------------|----------|--------------------------------------------------------------------------------------------------------|
| STANDARD            | STREET FRONTAGE (LINEAR FEET)      | REQUIRED | PROVIDED                                                                                               |
| 1 PER 30 L.F.       | CROSS TIMBERS RD. FM 1171 = 375 LF | 13 TREES | 1 EXISTING TREES<br>4 LARGE CANOPY TREES @ 3:1<br>8 (24 UTILITY TREES @ 3:1)<br>13 TREE UNITS PROVIDED |
| 1 PER 30 L.F.       | LUSK LN. = 253 LF                  | 8 TREES  | 7 LARGE CANOPY TREES<br>1 (3 UTILITY TREES @ 3:1)<br>8 TREE UNITS PROVIDED                             |

| PARKING AREA LANDSCAPING |                          |          |          |
|--------------------------|--------------------------|----------|----------|
| STANDARD                 | NUMBER OF PARKING SPACES | REQUIRED | PROVIDED |
| 90 S.F. PER 12 SPACES    | 50                       | 375 S.F. | 945 S.F. |

| PARKING AREA TREES      |                          |          |          |
|-------------------------|--------------------------|----------|----------|
| STANDARD                | NUMBER OF PARKING SPACES | REQUIRED | PROVIDED |
| 1 PER 10 PARKING SPACES | 50                       | 5 TREES  | 5 TREES  |

ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.

## PLANT SCHEDULE

NOTE: ALL SIZES AND CONDITION OF NURSERY STOCK SHALL MEET THE STANDARDS ESTABLISHED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

| QTY                  | SYM | BOTANICAL NAME                      | COMMON NAME                       | INSTALLED SIZE                   | SPACING   | CONDITION | REMARKS                                                              |
|----------------------|-----|-------------------------------------|-----------------------------------|----------------------------------|-----------|-----------|----------------------------------------------------------------------|
| <b>TREES:</b>        |     |                                     |                                   |                                  |           |           |                                                                      |
| 15                   |     | LAGERSTROMIA X FAUREI 'CATAWBA'     | 'CATAWBA' CRAPE MYRTLE            | 2-1/2" - 3" C / 8' - 10' HT      | AS SHOWN  | B&B/CONT  | MULTI-TRUNK, TREE FROM 3-5 CANES, FULL UNIFORM HEAD                  |
| 12                   |     | PRUNUS MEXICANA                     | MEXICAN PLUM                      | 3" - 3-1/2" C / 8' - 10' HT      | AS SHOWN  | B&B/CONT  | 7" MIN CLEAR HT STR. CENTRAL LEADER, FULL UNIFORM HEAD               |
| 28                   |     | QUERCUS BUCKLEYI                    | TEXAS RED OAK                     | 3" - 3-1/2" C / 14' - 16' HT     | AS SHOWN  | B&B/CONT  | 7" MIN CLEAR HT STR. CENTRAL LEADER, FULL UNIFORM HEAD               |
| 11                   |     | QUERCUS MACROCARPA                  | BUR OAK                           | 3" MIN. C / 8' - 10' HT          | AS SHOWN  | B&B/CONT  | STR. CENTRAL LEADER, FULL TO GROUND                                  |
| 5                    |     | ULMUS AMERICANA 'PRINCETON'         | 'PRINCETON' ELM                   | 3" - 3-1/2" C / 14' - 16' HT     | AS SHOWN  | B&B/CONT  | FULL HEAD W/ UNIFORM GROWTH, MULTI-TRUNK, 2-3 CANES (6" CLEAR TRUNK) |
| 9                    |     | ULMUS PARVIFOLIA                    | LACEBARK ELM                      | 3" - 3-1/2" C / 8' - 10' HT      | AS SHOWN  | B&B/CONT  | 7" MIN CLEAR HT STR. CENTRAL LEADER, FULL UNIFORM HEAD               |
| <b>SHRUBS:</b>       |     |                                     |                                   |                                  |           |           |                                                                      |
| 11                   |     | BUXUS SEMPERVIRENS 'GREEN MOUNTAIN' | 'GREEN MOUNTAIN' BOXWOOD          | 36" MIN. HT. / 7-GAL. CONTAINER  | 48" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 20                   |     | ILEX CORNUTA 'PHELLOS'              | NEEDLEPOINT HOLLY                 | 36" MIN. HT. / 7-GAL. CONTAINER  | 36" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 79                   |     | ILEX VOMITORIA 'NANA'               | DWARF YAUPOH HOLLY                | 30" MIN. HT. / 7-GAL. CONTAINER  | 36" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 27                   |     | CORTADERIA SELLOANA 'PUMILA'        | IVORY FEATHERS DWARF PAMPAS GRASS | 48" MIN. HT. / 10-GAL. CONTAINER | 48" O.C.  | B&B/CONT  | STRONG CENTRAL LEADER, FULL TO GRD.                                  |
| 66                   |     | LOROPETALUM CHINENSE 'PIZAZZ'       | PIZAZZ BURGUNDY LOROPETALUM       | 30" MIN. HT. / 7-GAL. CONTAINER  | 40" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 67                   |     | ROSMARINUS OFFICINALIS              | ROSEMARY                          | 30" MIN. HT. / 7-GAL. CONTAINER  | 36" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 106                  |     | ABELIA X GRANDIFLORA 'SHERWOODII'   | SHERWOOD ABELIA                   | 30" MIN. HT. / 7-GAL. CONTAINER  | 36" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| 10                   |     | PARTHENOCEISSUS TRICUSPIDATA        | BOSTON IVY                        | 30" MIN. HT. / 7-GAL. CONTAINER  | 36" O.C.  | B&B/CONT  | ROUNDED, FULL, UNIFORM GROWTH                                        |
| <b>GROUND COVER:</b> |     |                                     |                                   |                                  |           |           |                                                                      |
| FILL AREA            |     | CYNODON DACTYLON 'TIFWAY'           | 'TIFTON 419' BERMUDAGRASS         | SLAB / ROLL                      | SOLID     | SOD       | WEED FREE & ACTIVELY GROWING                                         |
| 617                  |     | LIRIOPE MUSCARI 'BIG BLUE'          | 'BIG BLUE' LIRIOPE                | 1 GAL / 10" - 12" HT.            | 18" O.C.  | CONT      | 5 BIB MIN., FREE OF FIRE ANTS                                        |
| 20                   |     | LANTANA CAMARA 'ROBPATRAI'          | 'PATRIOT RAINBOW' COMPACT LANTANA | 1 GAL / 12" - 15" SPD.           | 24" O.C.  | CONT      | ROUNDED, FULL, UNIFORM GROWTH                                        |
| FILL AREA            |     | SHREDDED HARDWOOD MULCH             |                                   | 4" MINIMUM DEPTH AFTER SETTLING  | FILL AREA | BULK      | BROWN COLOR                                                          |

NOTE: SYMBOLS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.



**14K - RL**  
**RIGHT CORNER ENTRY**  
**LEFT BUMPOUT DRIVE-THRU**

STORE NUMBER: **10907**NEC - CROSS TIMBERS RD. & LUSK LN.  
FLOWER MOUND, TEXASPROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICECS PROJECT NUMBER: **101484**

## ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
www.norr.com

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

## CONSULTANT:

**CARLSON CONSULTING ENGINEERS, INC.**  
7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404  
Fax (901) 384-0710

## DEVELOPER:

**ORANGE DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

## SEAL:



## REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

JOB NUMBER: N/A

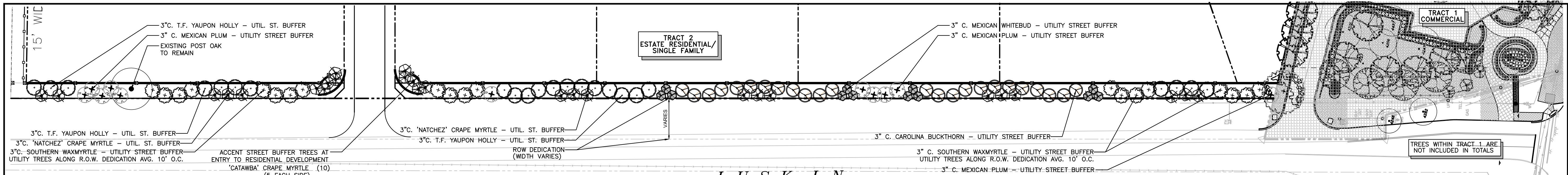
TITLE: **TRACT 1****PLANTING PLAN**

SHEET NUMBER:

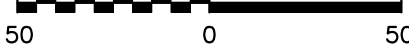
12 OF 13

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION





LUSK LANE CONCEPTUAL STREETSCAPE PLANTINGS:



TRACT 2 NOTES & LEGEND:

5 EXISTING TREES TO REMAIN

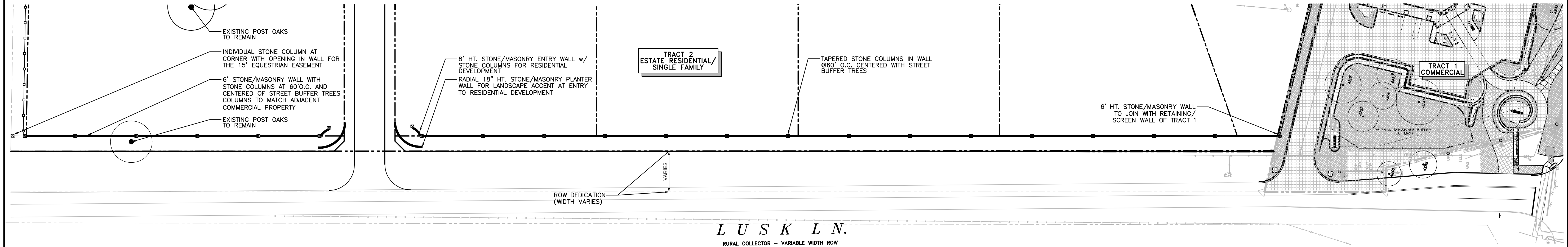
**TREE SELECTION:**  
ALL PROPOSED TREES SHALL BE SELECTED FROM THE CITY OF FLOWER MOUND, TX APPROVED PLANT LISTS.

| TRACT 2 LANDSCAPE TABULATION CHART |                                                                       |                                                                                     |                                                                                                   |
|------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| STREET BUFFER TREES                |                                                                       |                                                                                     |                                                                                                   |
| STANDARD                           | STREET FRONTAGE (LINEAR FEET)                                         | REQUIRED                                                                            | PROVIDED                                                                                          |
| 1 PER 30 L.F                       | LUSK LN. = 1,242 L.F<br>(LESS DRIVE) = 30 L.F<br>LUSK LN. = 1,212 L.F | 40 TREES<br>OVERHEAD UTILITIES EXIST (USE UTILITY TREES @ 3:1)<br>120 UTILITY TREES | 1 EXISTING TREE<br>0 LARGE CANOPY TREES<br>39 (117 UTILITY TREES @ 3:1)<br>40 TREE UNITS PROVIDED |

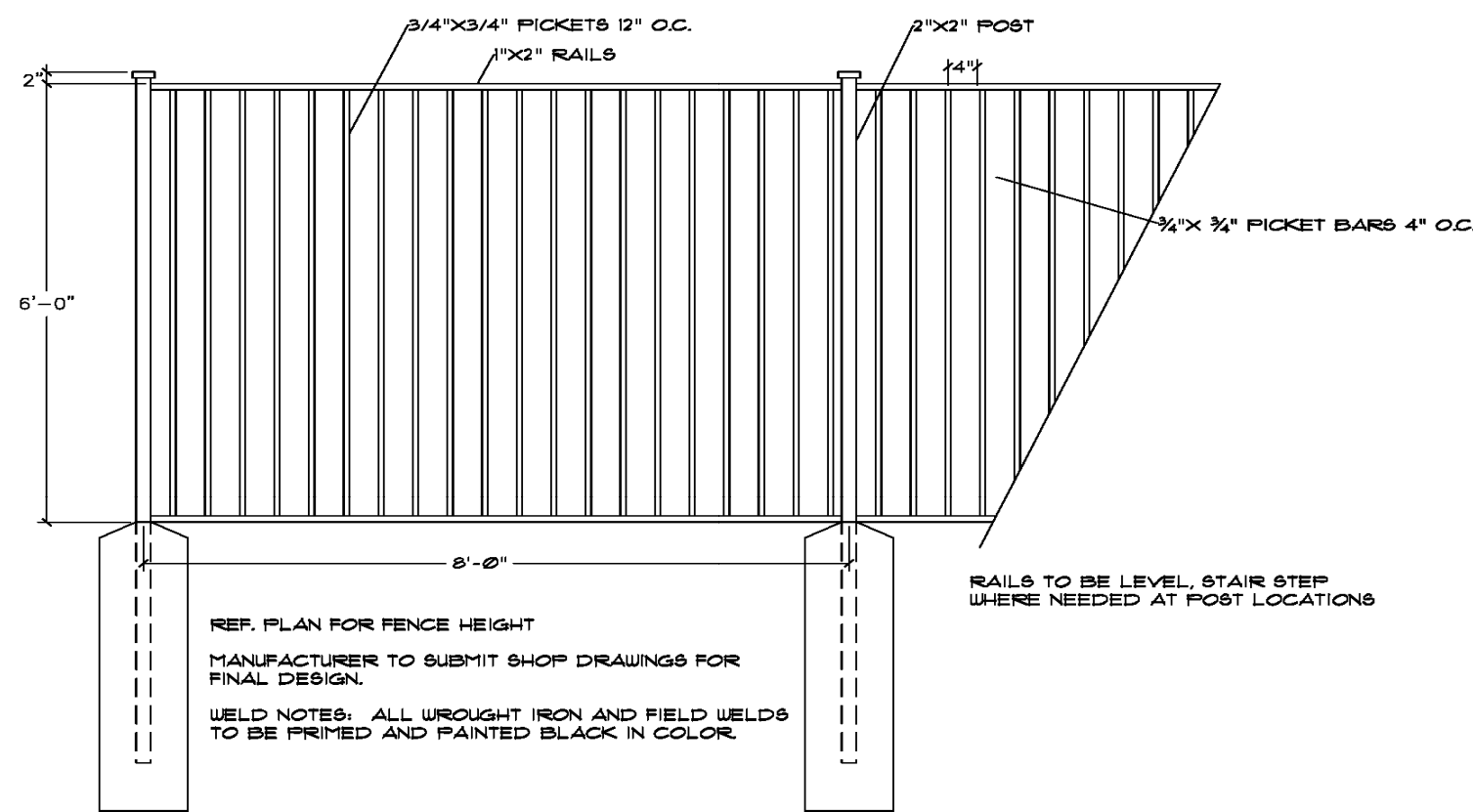
**APPROVED OVERHEAD UTILITY EASEMENT TREE PLANTING LIST.**  
THE FOLLOWING LIST OF TREE SPECIES SHALL BE ALLOWED TO BE PLANTED IN OVERHEAD UTILITY EASEMENTS WHERE REQUIRED. THESE SPECIES WERE SELECTED DUE TO THEIR RELATIVELY SMALL MATURE SIZE AND GROWTH CHARACTERISTICS. TREES PLANTED IN THESE AREAS SHALL BE PLANTED AT A RATIO OF THREE TREES FOR EVERY ONE TREE REQUIRED.

| COMMON NAME        | SCIENTIFIC NAME        |
|--------------------|------------------------|
| YAUPON HOLLY       | (ILEX VOMITORIA)       |
| CAROLINA BUCKTHORN | (RHAMNUS CAROLINIANA)  |
| POSSUM HAW         | (ILEX DECIDUA)         |
| PLUM               | (PRUNUS SPECIES)       |
| REDBUDS/WHITEBUDS  | (CERCIS SPECIES)       |
| WAX MYRTLE         | (MYRICA CERIFERA)      |
| GRAPE MYRTLE       | (LAGERSTROEMIA INDICA) |

**TREE BIODIVERSITY:**  
TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS.



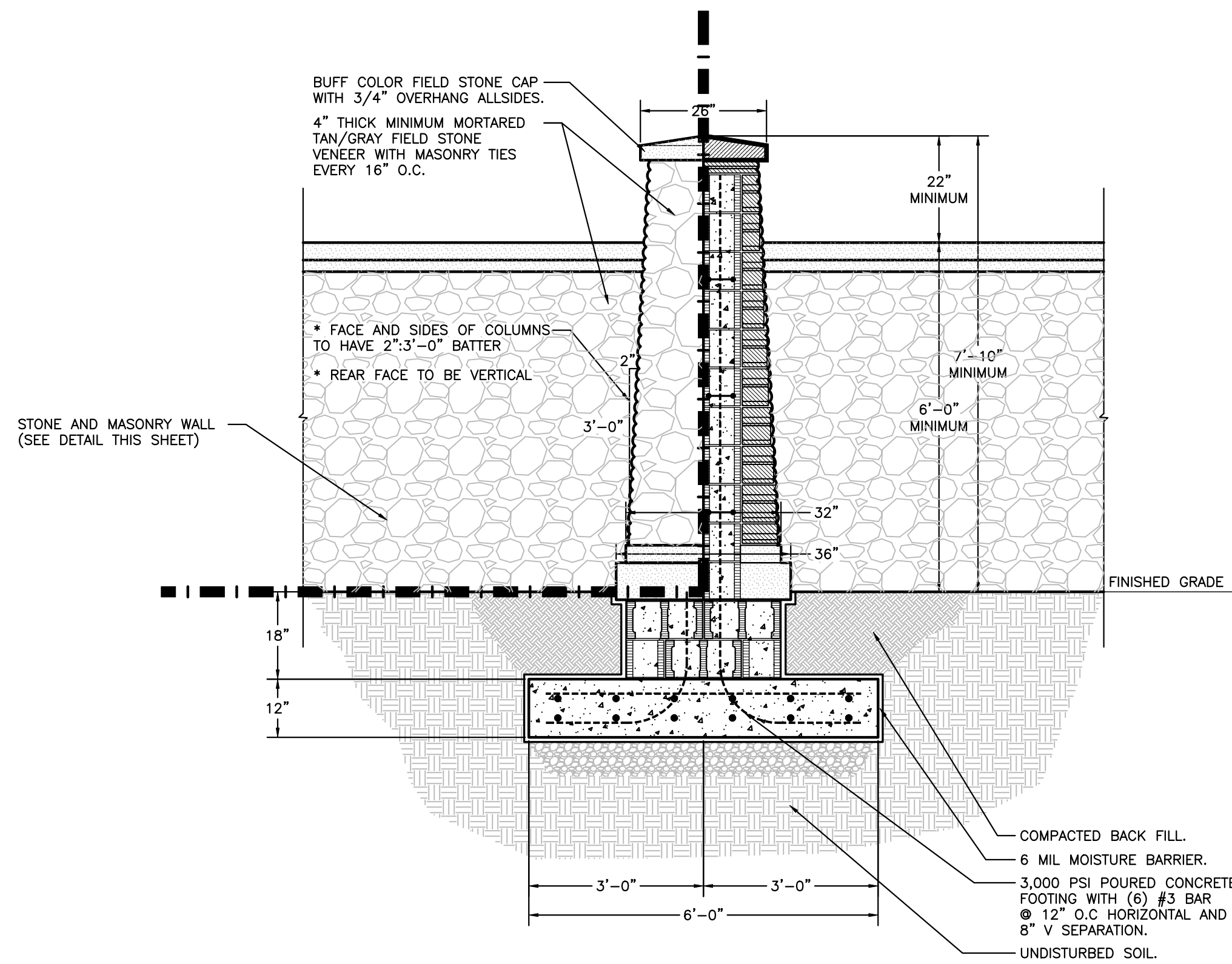
LUSK LANE CONCEPTUAL STREETSCAPE ENHANCEMENTS: HARDSCAPE IMPROVEMENTS



1. 6" ORNAMENTAL METAL FENCE  
1 1/2" = 1'

6" ORNAMENTAL METAL FENCE

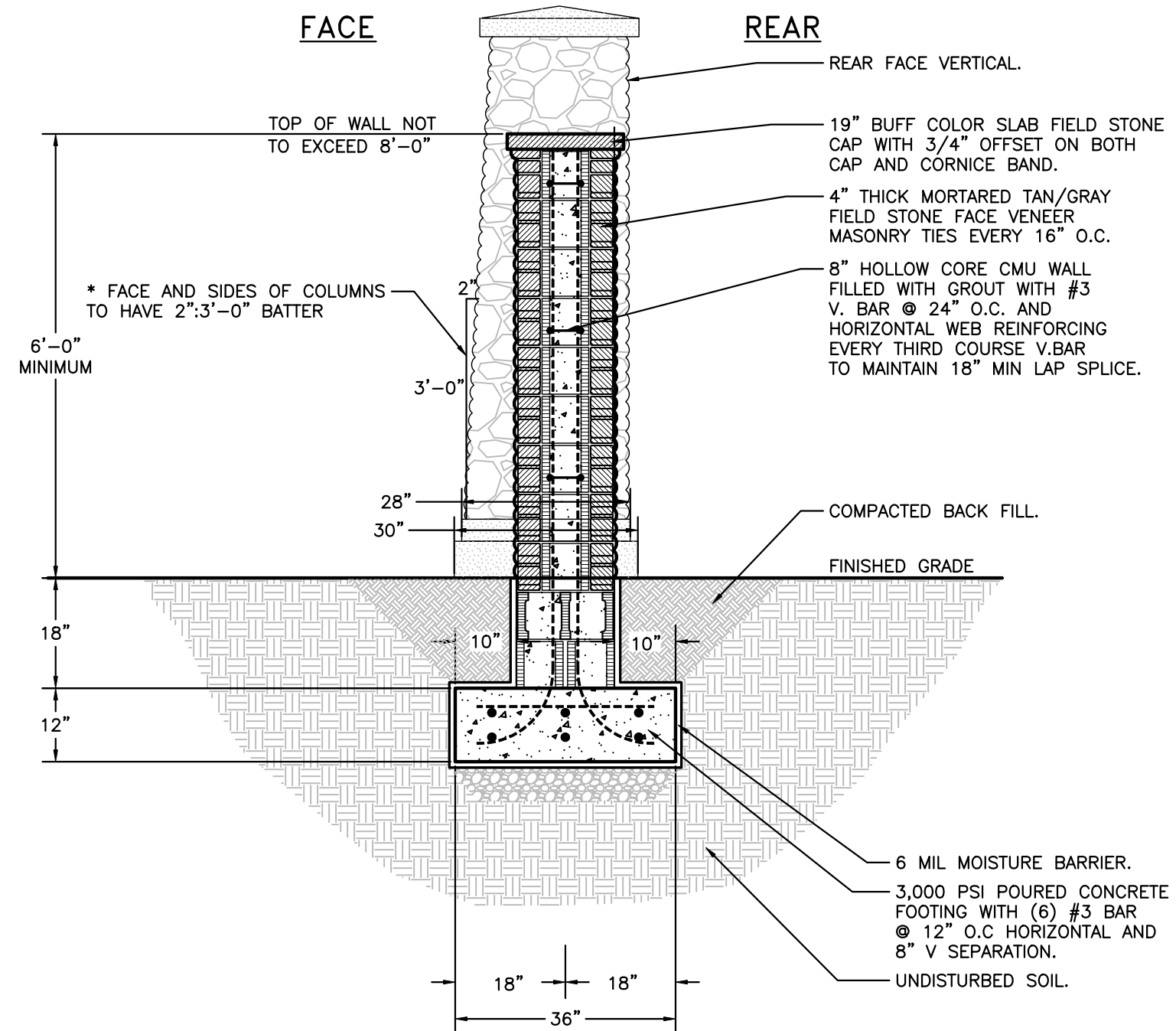
WHEN REQUIRED, FENCING ALONG THE EQUESTRIAN TRAIL EASEMENT SHALL BE PROVIDED PER PARKS AND TRAILS CONSTRUCTION DETAILS/EQUESTRIAN PIPE RAIL FENCING SHEET P-4.



TAPERED STONE COLUMN DETAIL

NTS

TOP OF WALL TO REMAIN LEVEL AND NOT TO EXCEED 8'-0" ABOVE GRADE. ADJUST TOP ELEVATION OF WALL CAP AT COLUMNS WHENEVER POSSIBLE. MAX. OF 18" STEP IN CAP TO ADAPT TO SLOPING CONDITIONS IN THE FIELD.



CROSS SECTION DETAIL OF STONE AND MASONRY WALL WITH TAPERED COLUMNS

NTS



**14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU**

**STORE NUMBER: 10907**

**NEC - CROSS TIMBERS RD. & LUSK LN.  
FLOWER MOUND, TEXAS**

**PROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICE**

**CS PROJECT NUMBER: 101484**

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
www.norr.com

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

**CARLSON  
CONSULTING  
ENGINEERS, INC.**  
7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404  
Fax (901) 384-0710

DEVELOPER:

**ORANGE  
DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

JOB NUMBER: N/A

TITLE:

**TRACT 2 CONCEPTUAL  
LANDSCAPE PLAN**

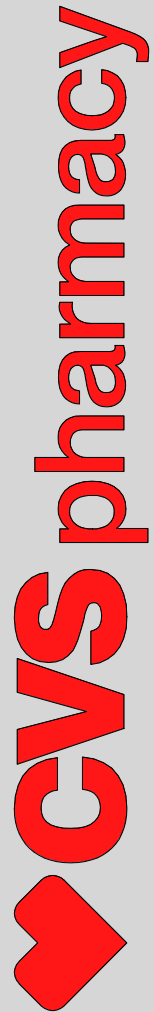
SHEET NUMBER:

**13 OF 13**

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION



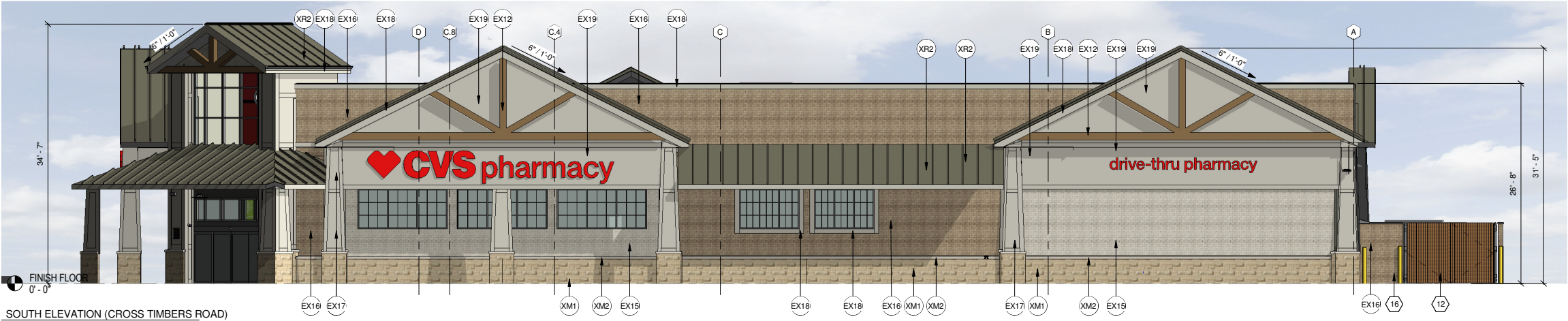
| EXTERIOR MATERIAL SCHEDULE    |                               |                                                                 |
|-------------------------------|-------------------------------|-----------------------------------------------------------------|
| Material/<br>Mark             | Material: Manufacturer        | Material: Description                                           |
| EX5                           | RE: SPECIFICATIONS            | ALUMINUM WITH CLEAR ANODIZED COATING                            |
| EX9                           | RE: SPECIFICATIONS            | PLASTIC TO MATCH OSHA YELLOW                                    |
| EX12                          | JAMES HARDIE                  | HARDIE TRIM, COLOR: CHESTNUT BROWN - FINISH: ROUGH SAWN         |
| EX14                          | STONE CAP                     | STONE CAP TO MATCH XM2                                          |
| EX15                          | OLDCASTLE /<br>EICHELOM LIGHT | DARK CASTLE STRUCTURAL BRICK - HARVARD BRIK (SOLID COLOR)       |
| EX16                          | OLDCASTLE /<br>EICHELOM DARK  | DARKWOOD STRUCTURAL BRICK - HARVARD BRICK (SOLID COLOR)         |
| EX17                          | JAMES HARDIE                  | HARDIE PANEL, COLOR: KHAKI BROWN - FINISH: SMOOTH               |
| EX18                          | JAMES HARDIE                  | HARDIE TRIM, COLOR: KHAKI BROWN - FINISH: SMOOTH                |
| EX19                          | STO                           | 10613                                                           |
| EX20                          | BENJAMIN MOORE                | SANDY HOOK GRAY - HC-108                                        |
| XC3                           | PAC-CLAD                      | PREFINISHED ALUMINUM COPING, COLOR: BONE WHITE                  |
| XC4                           | PAC-CLAD                      | PREFINISHED ALUMINUM COPING, COLOR: TO MATCH WINDY CITY CSP-150 |
| XM1                           | ARRISCRFET                    | FULL BED STONE, COLOR: LAURIER - CANYON BUFF                    |
| XM2                           | CONCRETE<br>PRECAST SILL      | STANDARD PRECAST SILL                                           |
| XP10                          | BENJAMIN MOORE                | PAINT, COCONUT GROVE: 1029                                      |
| XP12                          | BENJAMIN MOORE                | PAINT, HC-190 BLACK, FINISH: SATIN                              |
| XP22                          | BENJAMIN MOORE                | STANDING SEAM METAL ROOF, COLOR: WINDY CITY CSP-150             |
| ALL WINDOW MULLIONS TO BE EX5 |                               |                                                                 |



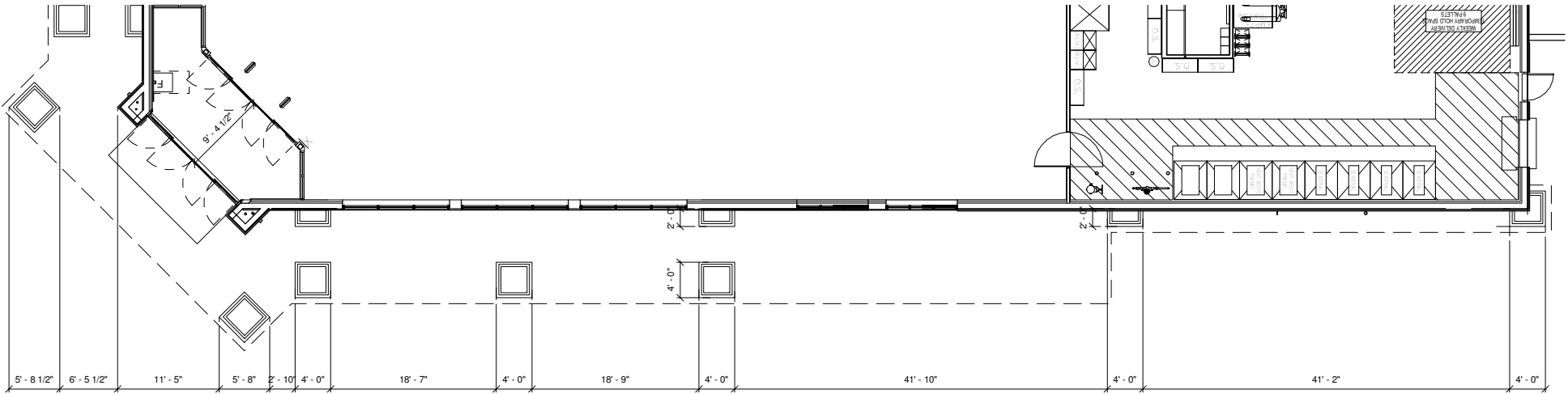


| EXTERIOR MATERIAL SCHEDULE |                           |                                                                |
|----------------------------|---------------------------|----------------------------------------------------------------|
| Material Mark              | Material: Manufacturer    | Material: Description                                          |
| EX5                        | RE: SPECIFICATIONS        | ALUMINUM WITH CLEAR ANODIZED COATING                           |
| EX9                        | RE: SPECIFICATIONS        | PLASTIC TO MATCH OSHA YELLOW                                   |
| EX12                       | JAMES HARDIE              | HARDIE TRIM, COLOR: CHESTNUT BROWN - FINISH: ROUGH SAWN        |
| EX14                       | STONE CAP                 | STONE CAP TO MATCH XM2                                         |
| EX15                       | OLDCASTLE / ECHELON LIGHT | SAND CASTLE STRUCTURAL BRICK - HARVARD BRIK (SOLID COLOR)      |
| EX16                       | OLDCASTLE / ECHELON DARK  | DARKWOOD STRUCTURAL BRICK - HARVARD BRICK (SOLID COLOR)        |
| EX17                       | JAMES HARDIE              | HARDIE PANEL, COLOR: KHAKI BROWN - FINISH: SMOOTH              |
| EX18                       | JAMES HARDIE              | HARDIE TRIM, COLOR: KHAKI BROWN - FINISH: SMOOTH               |
| EX19                       | STO                       | 10613                                                          |
| EX20                       | BENJAMIN MOORE            | SANDY HOOK GRAY - HC-108                                       |
| XC3                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: BONE WHITE                  |
| XC4                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: TO MATCH WINDY CITY CSP-150 |
| XM1                        | ARRISCRAFT                | FULL BED STONE, COLOR: LAURIER - CANYON BUFF                   |
| XM2                        | CONCRETE PRECAST SILL     | STANDARD PRECAST SILL                                          |
| XP10                       | BENJAMIN MOORE            | PAINT, COCONUT GROVE: 1029                                     |
| XP12                       | BENJAMIN MOORE            | PAINT, HC-190 BLACK, FINISH: SATIN                             |
| XR2                        | BENJAMIN MOORE            | STANDING SEAM METAL ROOF, COLOR: WINDY CITY CSP-150            |

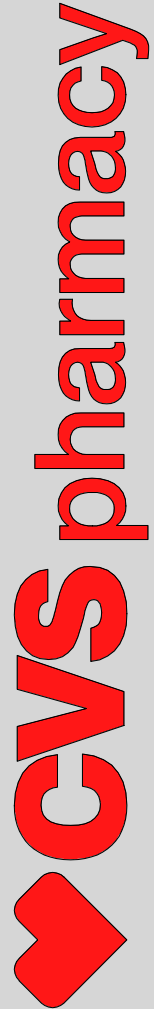
ALL WINDOW MULLIONS TO BE EX5



SOUTH ELEVATION (CROSS TIMBERS ROAD)

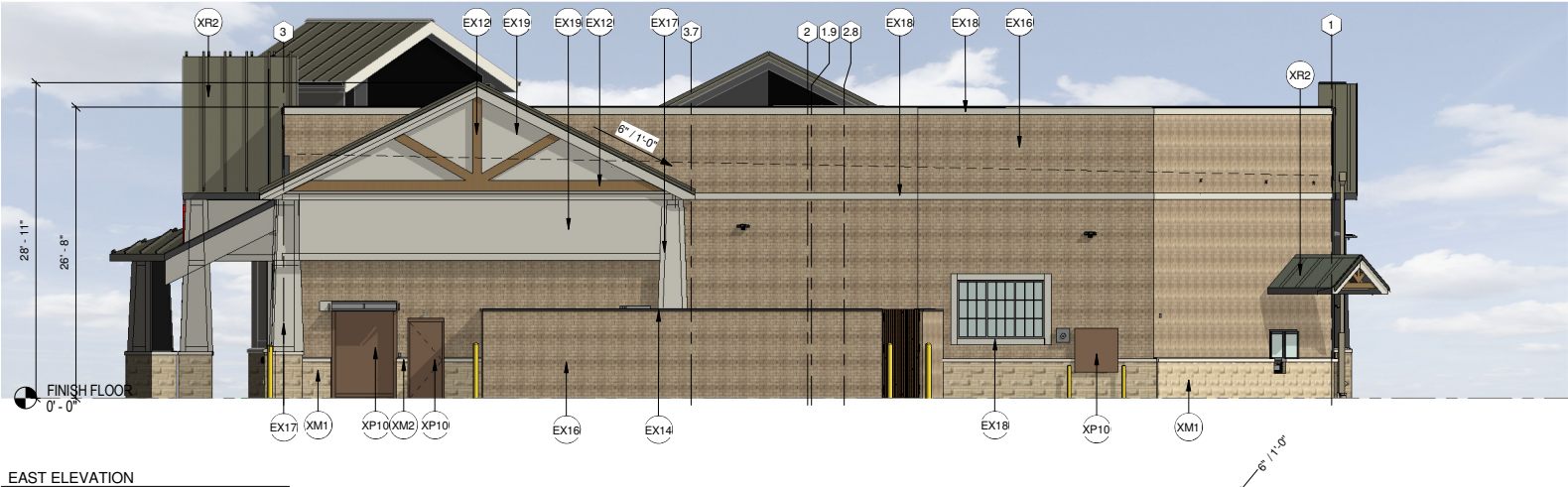


CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX

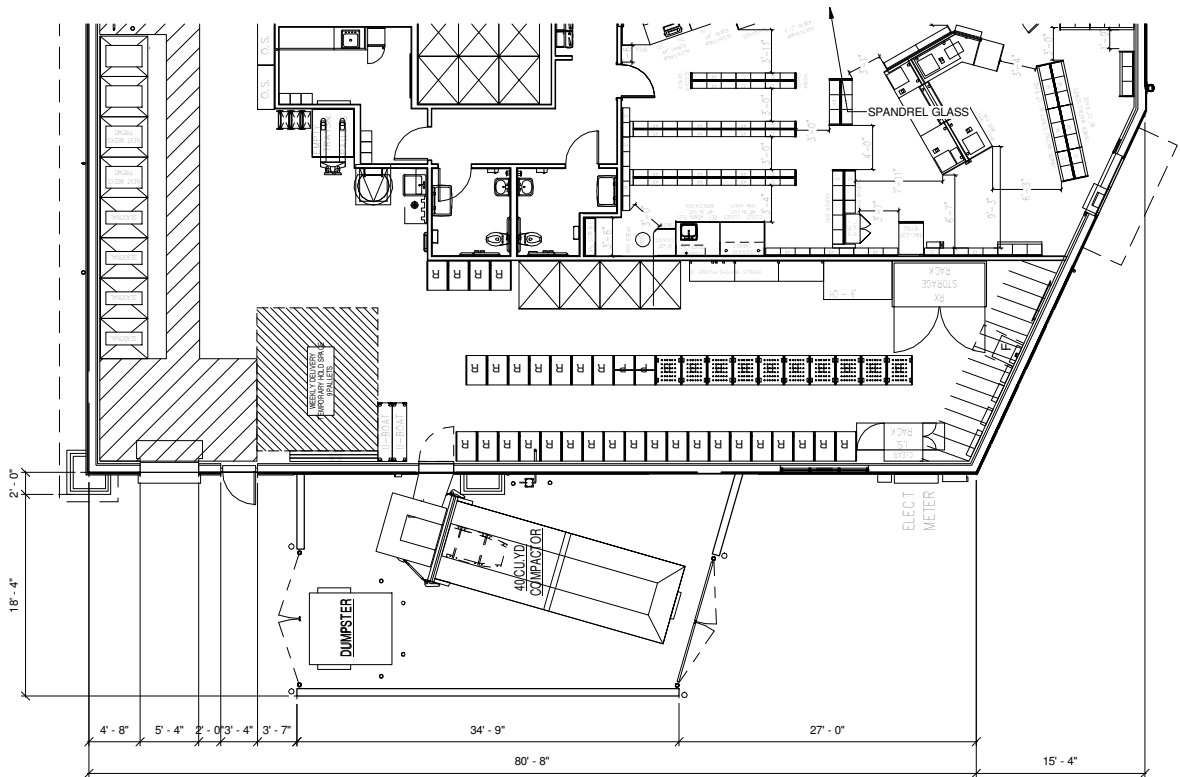


| EXTERIOR MATERIAL SCHEDULE |                           |                                                                |
|----------------------------|---------------------------|----------------------------------------------------------------|
| Material: Mark             | Material: Manufacturer    | Material: Description                                          |
| EX5                        | RE: SPECIFICATIONS        | ALUMINUM WITH CLEAR ANODIZED COATING                           |
| EX9                        | RE: SPECIFICATIONS        | PLASTIC TO MATCH OSHA YELLOW                                   |
| EX12                       | JAMES HARDIE              | HARDIE TRIM, COLOR: CHESTNUT BROWN - FINISH: ROUGH SAWN        |
| EX14                       | STONE CAP                 | STONE CAP TO MATCH XM2                                         |
| EX15                       | OLDCASTLE / ECHELON LIGHT | SAND CASTLE STRUCTURAL BRICK - HARVARD BRIK (SOLID COLOR)      |
| EX16                       | OLDCASTLE / ECHELON DARK  | DARKWOOD STRUCTURAL BRICK - HARVARD BRICK (SOLID COLOR)        |
| EX17                       | JAMES HARDIE              | HARDIE PANEL, COLOR: KHAKI BROWN - FINISH: SMOOTH              |
| EX18                       | JAMES HARDIE              | HARDIE TRIM, COLOR: KHAKI BROWN - FINISH: SMOOTH               |
| EX19                       | STO                       | 10613                                                          |
| EX20                       | BENJAMIN MOORE            | SANDY HOOK GRAY - HC-108                                       |
| XC3                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: BONE WHITE                  |
| XC4                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: TO MATCH WINDY CITY CSP-150 |
| XM1                        | ARRISCRAFT                | FULL BED STONE, COLOR: LAURIER - CANYON BUFF                   |
| XM2                        | CONCRETE PRECAST SILL     | STANDARD PRECAST SILL                                          |
| XP10                       | BENJAMIN MOORE            | PAINT, COCONUT GROVE: 1029                                     |
| XP12                       | BENJAMIN MOORE            | PAINT, HC-190 BLACK, FINISH: SATIN                             |
| XR2                        | BENJAMIN MOORE            | STANDING SEAM METAL ROOF, COLOR: WINDY CITY CSP-150            |

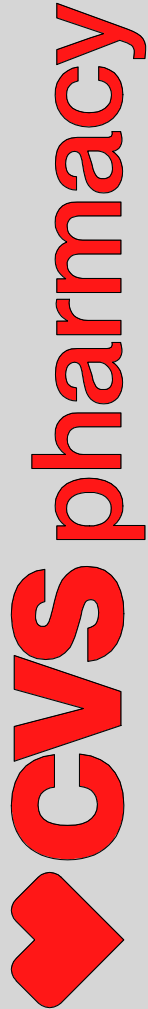
ALL WINDOW MULLIONS TO BE EX5



EAST ELEVATION



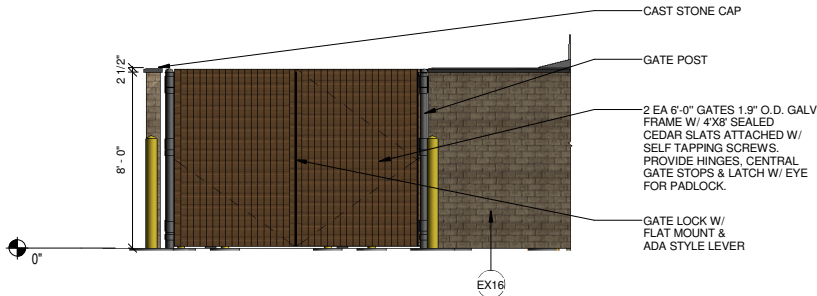
CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX







DUMPSTER ENCLOSURE EAST ELEV.

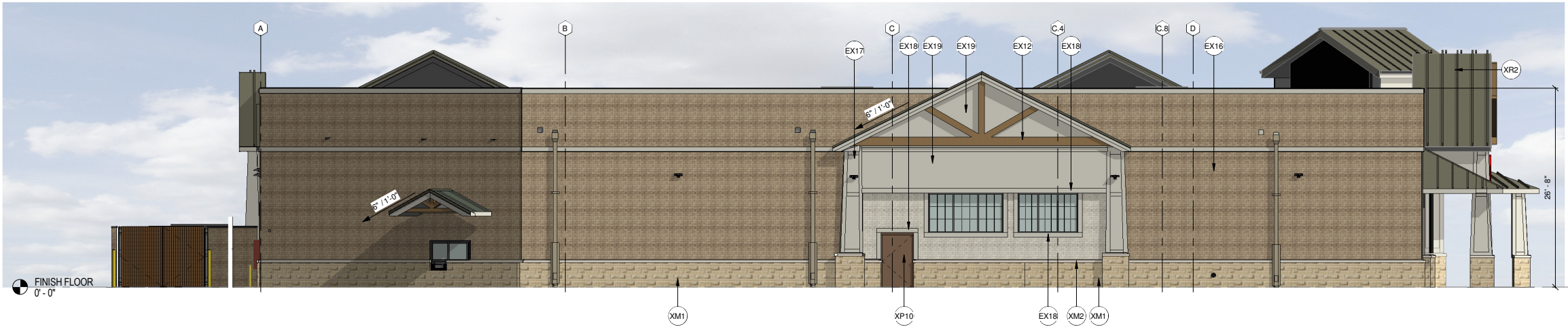


DUMPSTER ENCLOSURE NORTH ELEV.

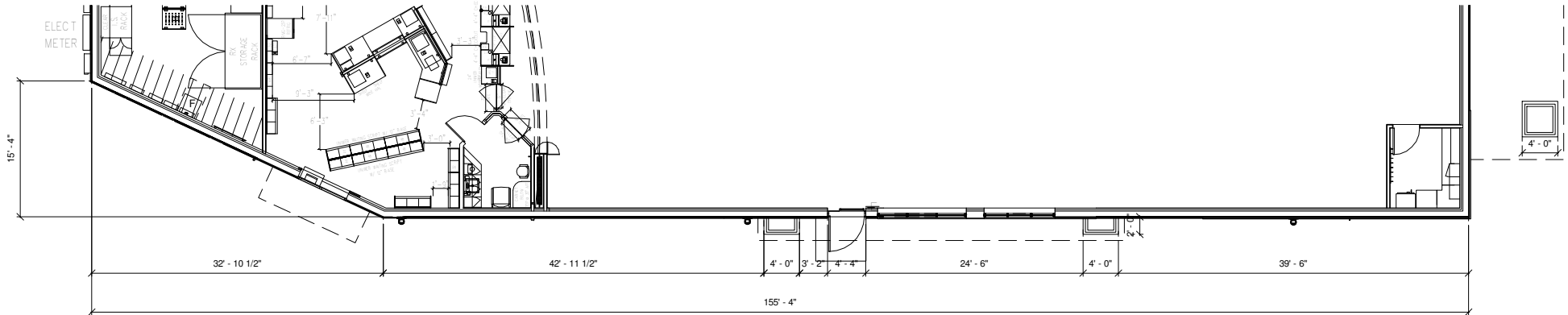
| EXTERIOR MATERIAL SCHEDULE |                           |                                                                |
|----------------------------|---------------------------|----------------------------------------------------------------|
| Material: Mark             | Material: Manufacturer    | Material: Description                                          |
| EX5                        | RE: SPECIFICATIONS        | ALUMINUM WITH CLEAR ANODIZED COATING                           |
| EX9                        | RE: SPECIFICATIONS        | PLASTIC TO MATCH OSHA YELLOW                                   |
| EX12                       | JAMES HARDIE              | HARDIE TRIM, COLOR: CHESTNUT BROWN - FINISH: ROUGH SAWN        |
| EX14                       | STONE CAP                 | STONE CAP TO MATCH XM2                                         |
| EX15                       | OLDCASTLE / ECHELON LIGHT | SAND CASTLE STRUCTURAL BRICK - HARVARD BRIK (SOLID COLOR)      |
| EX16                       | OLDCASTLE / ECHELON DARK  | DARKWOOD STRUCTURAL BRICK - HARVARD BRICK (SOLID COLOR)        |
| EX17                       | JAMES HARDIE              | HARDIE PANEL, COLOR: KHAKI BROWN - FINISH: SMOOTH              |
| EX18                       | JAMES HARDIE              | HARDIE TRIM, COLOR: KHAKI BROWN - FINISH: SMOOTH               |
| EX19                       | STO                       | 10613                                                          |
| EX20                       | BENJAMIN MOORE            | SANDY HOOK GRAY - HC-108                                       |
| XC3                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: BONE WHITE                  |
| XC4                        | PAC-CLAD                  | PREFINISHED ALUMINUM COPING COLOR: TO MATCH WINDY CITY CSP-150 |
| XM1                        | ARRISCRAFT                | FULL BED STONE, COLOR: LAURIER - CANYON BUFF                   |
| XM2                        | CONCRETE                  | STANDARD PRECAST SILL                                          |
| XP10                       | BENJAMIN MOORE            | PAINT, COCONUT GROVE: 1029                                     |
| XP12                       | BENJAMIN MOORE            | PAINT, HC-190 BLACK, FINISH: SATIN                             |
| XR2                        | BENJAMIN MOORE            | STANDING SEAM METAL ROOF, COLOR: WINDY CITY CSP-150            |

ALL WINDOW MULLIONS TO BE EX5

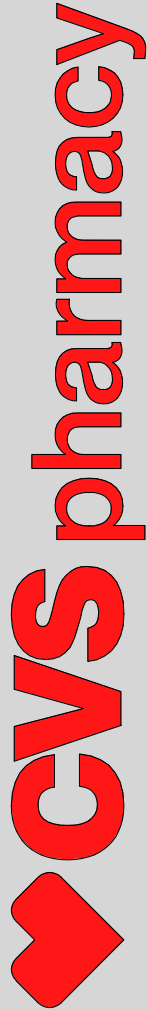
1. ALL RETAINING/ DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



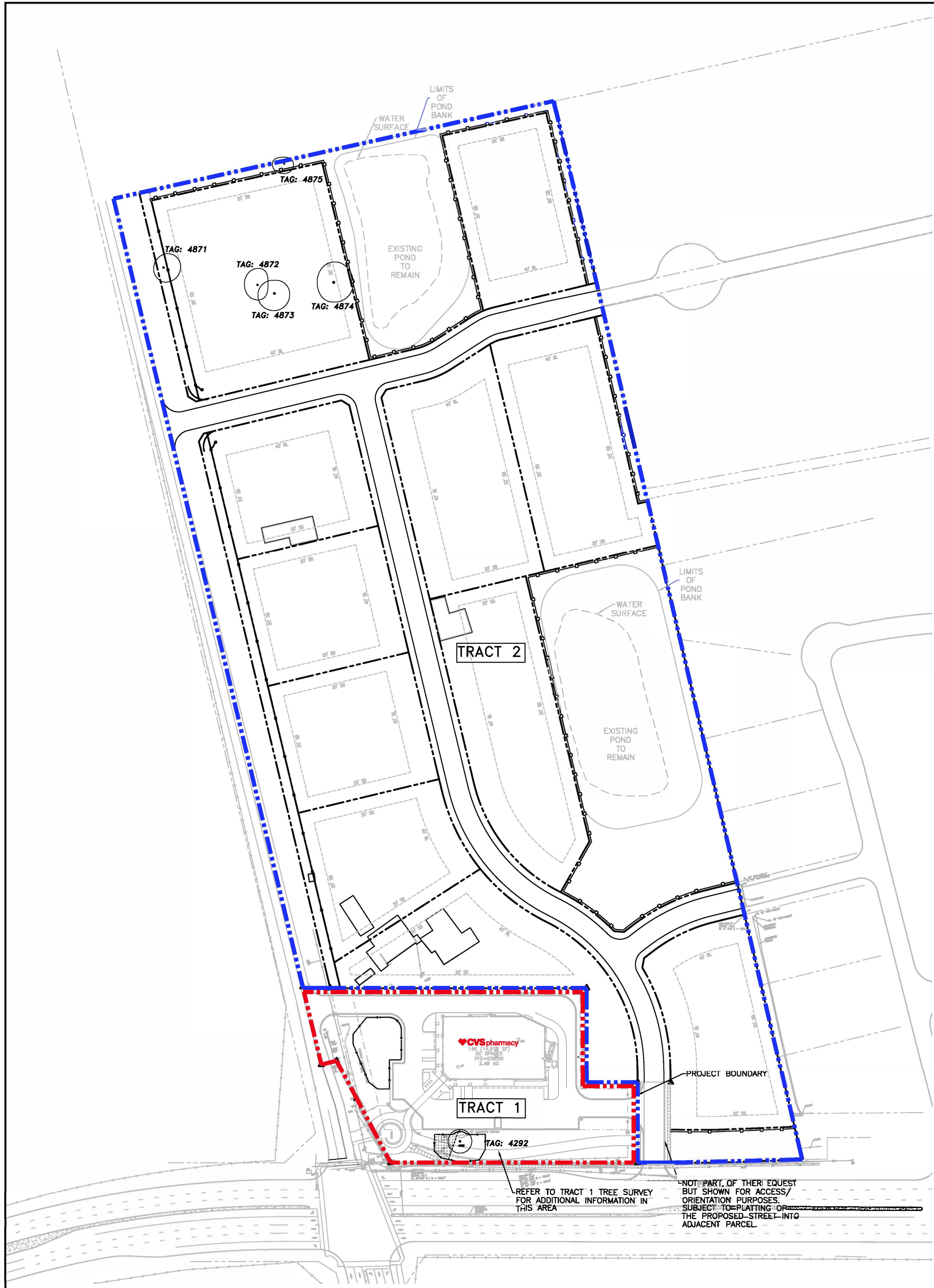
NORTH ELEVATION



CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX



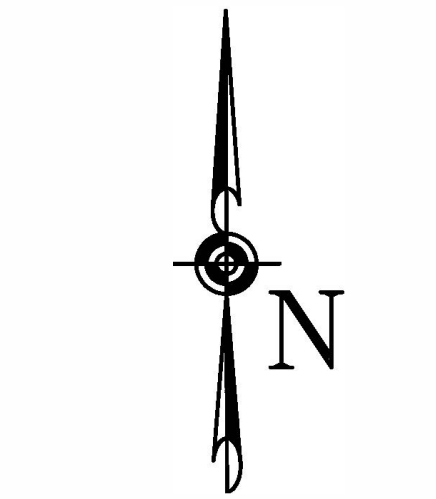




NOTE TO CONTRACTOR:

— PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE, THE GENERAL CONTRACTOR SHALL CONTACT:  
**FULGHAM'S INC. - TREE PRESERVATION**  
P.O. BOX 3187 1-800-316-6630 OFFICE  
TUPELO, MS 38803 1-662-844-6191 FAX  
sales@nationaltreepreservation.com 1-662-231-0210 CELL

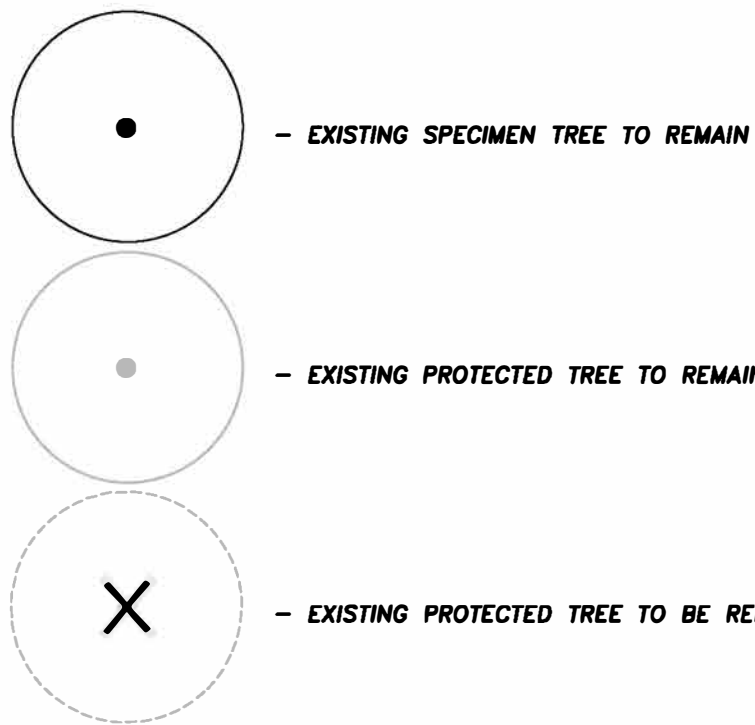
FOR THE INITIAL TREATMENT OF THE GROUND WITHIN THE CRITICAL ROOT AREA OF THE TREE. THIS SHALL BE FERTILIZED WITH A PHOSPHORUS RICH FERTILIZER (AS PER SOIL TESTS RECOMMENDATIONS) IN PREPARATION FOR ROOT DISTURBANCE AND HAVE THE AREA WITHIN THE CRITICAL ROOT ZONE AERATED BY MEANS OF A SUBTERRANEAN DEEP-ROOT AERATION AND TREATED WITH A MINERAL, VITAMIN, HORMONE, AND MYCORRHIZAL FUNGI MIXTURE. THIS PROCESS SHALL BE REPEATED ON A REGULAR 6 MONTH CYCLE THROUGHOUT THE DURATION OF THE CONSTRUCTION.



TRACT 1 2.48 ACRES  
TRACT 2 22.07 ACRES  
TOTAL 24.55 ACRES

LEGEND

--- TRACT 1 BOUNDARY  
--- TRACT 2 BOUNDARY



| TREE INVENTORY TABLE |               |                     |                     |       |                           |                               |
|----------------------|---------------|---------------------|---------------------|-------|---------------------------|-------------------------------|
| TREE #               | COMMON NAME   | SCIENTIFIC NAME     | STATUS              | DBH   | NORTHING/EASTING          | TREE CONDITION/RISK POTENTIAL |
| TRACT 1              |               |                     |                     |       |                           |                               |
| 4292                 | BLACKJACK OAK | QUERCUS MARILANDICA | SPECIMEN: TO REMAIN | 33.3" | N=7066615.75/E=2394631.69 | HEALTHY TREE — MIN RISK       |
| TRACT 2              |               |                     |                     |       |                           |                               |
| 4871                 | POST OAK      | QUERCUS STELLATA    | SPECIMEN: TO REMAIN | 31.0" | N=7068009.45/E=2394481.11 | FAIR COND. — MODERATE RISK    |
| 4872                 | POST OAK      | QUERCUS STELLATA    | SPECIMEN: TO REMAIN | 29.0" | N=7067952.82/E=2394614.79 | GOOD COND. — LOW RISK         |
| 4873                 | POST OAK      | QUERCUS STELLATA    | SPECIMEN: TO REMAIN | 37.5" | N=7067934.47/E=2394637.03 | GOOD COND. — LOW RISK         |
| 4874                 | POST OAK      | QUERCUS STELLATA    | SPECIMEN: TO REMAIN | 40.0" | N=7067931.35/E=2394728.56 | GOOD COND. — LOW RISK         |
| 4875                 | POST OAK      | QUERCUS STELLATA    | SPECIMEN: TO REMAIN | 24.0" | N=7068123.48/E=2394694.45 | GOOD COND. — LOW RISK         |

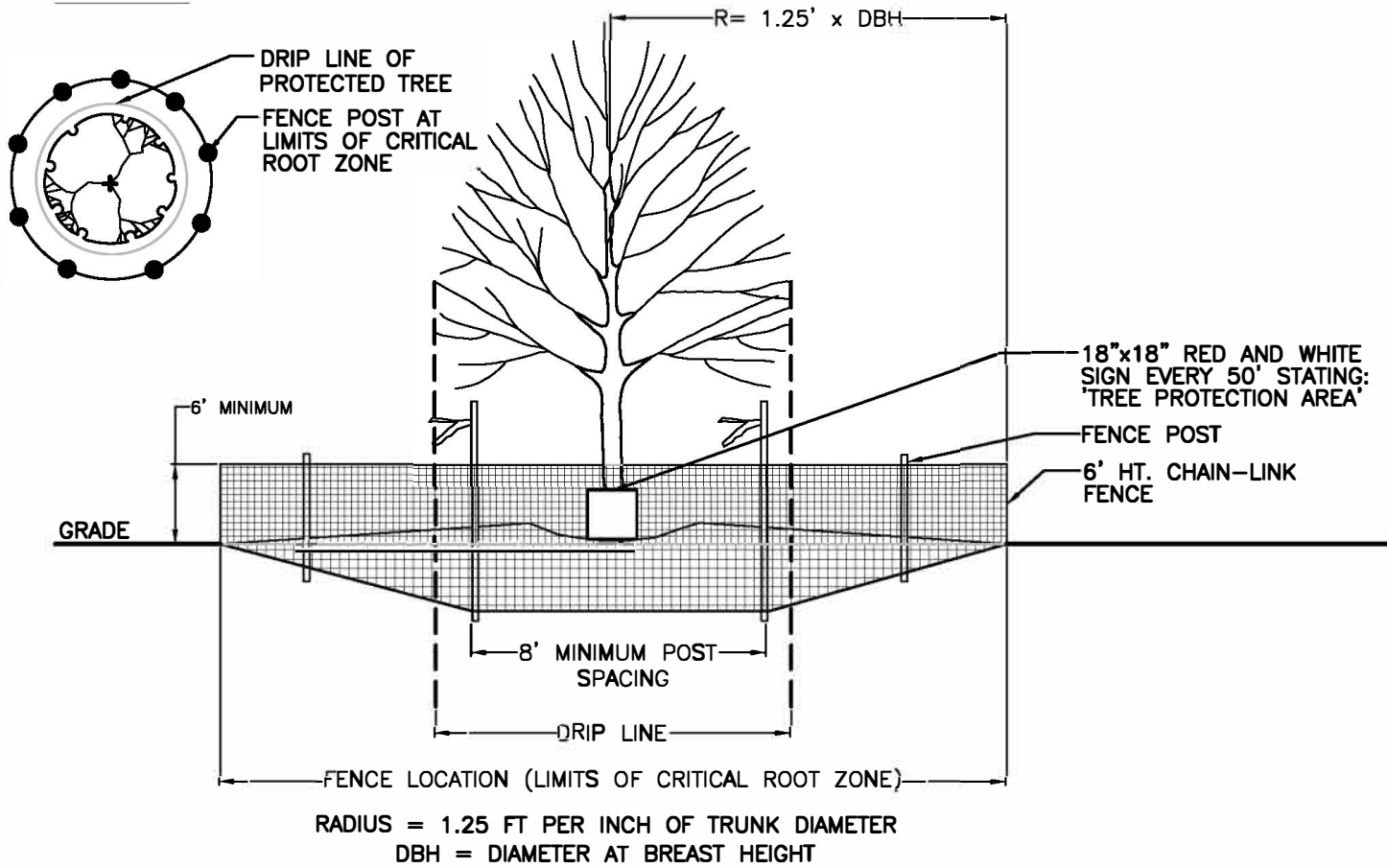
1 — SPECIMEN TREES WITHIN TRACT 1 BOUNDARY  
5 — SPECIMEN TREES WITHIN TRACT 2 BOUNDARY  
ALL SPECIMEN TREES TO REMAIN

NOTE TO CONTRACTOR

ALL TREE PROTECTION FENCING SHALL BE INSTALLED AS PER THE TREE PROTECTION FENCING DETAIL (THIS SET) AND BE APPROVED BY THE CITY OF FLOWER MOUND, TX. PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES.

ALL SIGNIFICANT GRADE CHANGES ADJACENT TO TREE PROTECTION FENCING ALSO SHALL BE STAKED AND LABELED PRIOR TO THE INSPECTION.

PLAN VIEW:



TREE PROTECTION FENCING

- ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO PLANS AND SPECIFICATIONS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
  - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
  - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
  - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
  - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, STORAGE, CEMENT TRUCK CLEANING, & FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT THE LIMITS OF THE CRITICAL ROOT ZONE MAY BE PERMITTED IN THE FOLLOWING CASES:
  - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
  - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE PROTECTED AREA, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
  - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS ERECT THE FENCE TO 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
  - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. ALL TRENCHING WITHIN THE DRIPLINE SHALL BE DONE BY HAND.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST.)
- DEVIATIONS FROM THE ABOVE NOTES WILL BE CONSIDERED SPECIFICATION VIOLATIONS. IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPLACEMENTS OR CORRECTIVE ACTIONS AT HIS OWN EXPENSE.

TREE INVENTORY PREPARED BY:  
**CHARLES R. WALKER**  
ISA CERTIFIED ARBORIST  
SO-6611A  
EXPIRATION DATE: DEC. 31, 2020



**14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU**

**STORE NUMBER: 10907**

**NEC - CROSS TIMBERS RD. & LUSK LN.  
FLOWER MOUND, TEXAS**

**PROJECT TYPE: NEW STORE  
DEAL TYPE: FEE FOR SERVICE**

**CS PROJECT NUMBER: 101484**

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
www.norr.com

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

**CARLSON  
CONSULTING  
ENGINEERS, INC.**  
7068 Ledgestone Commons  
Bartlett, TN 38133  
Phone (901) 384-0404  
Fax (901) 384-0710

DEVELOPER:

**ORANGE  
DEVELOPMENT**  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL:



REVISIONS:

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

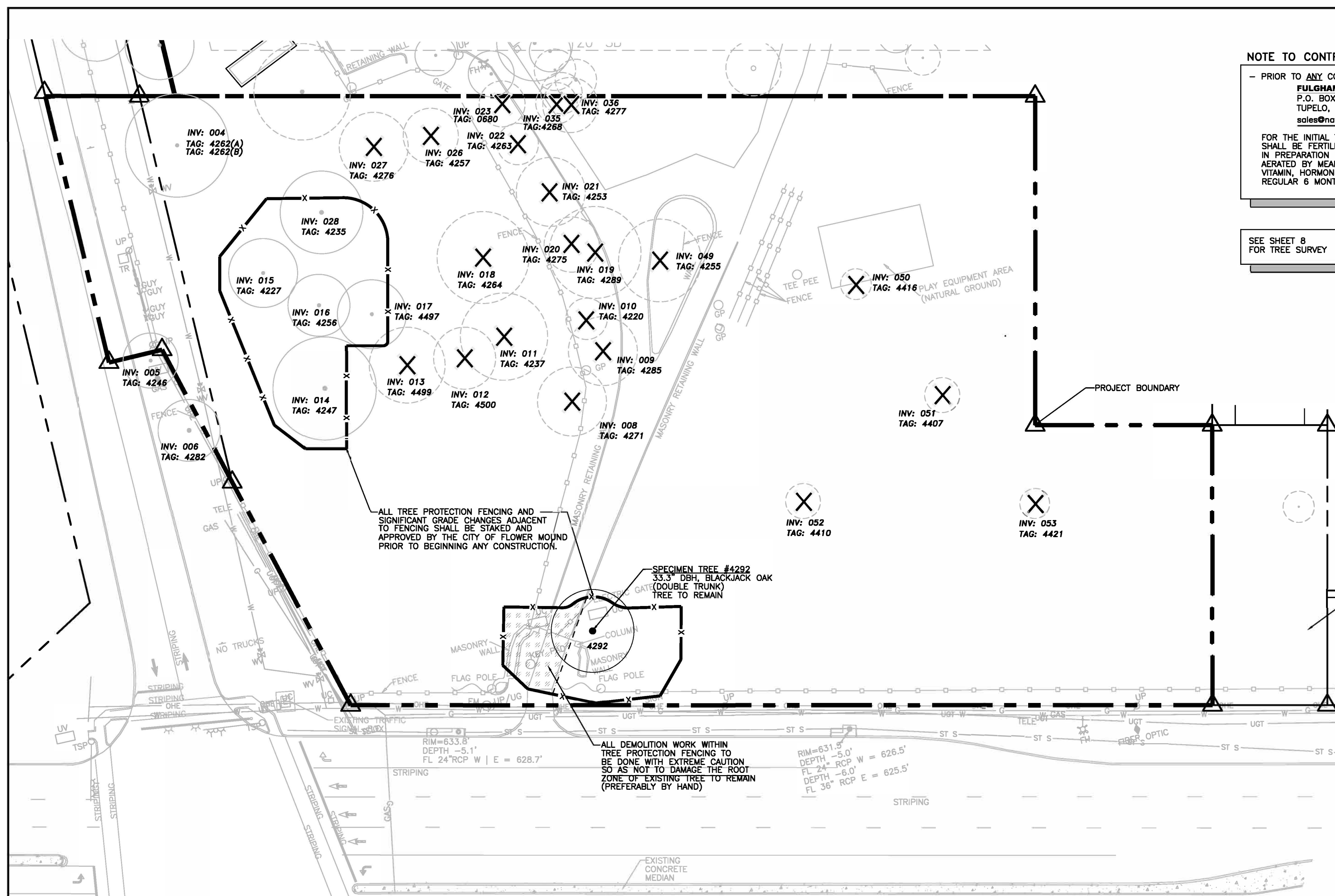
JOB NUMBER: N/A

TITLE:

TREE SURVEY

SHEET NUMBER:





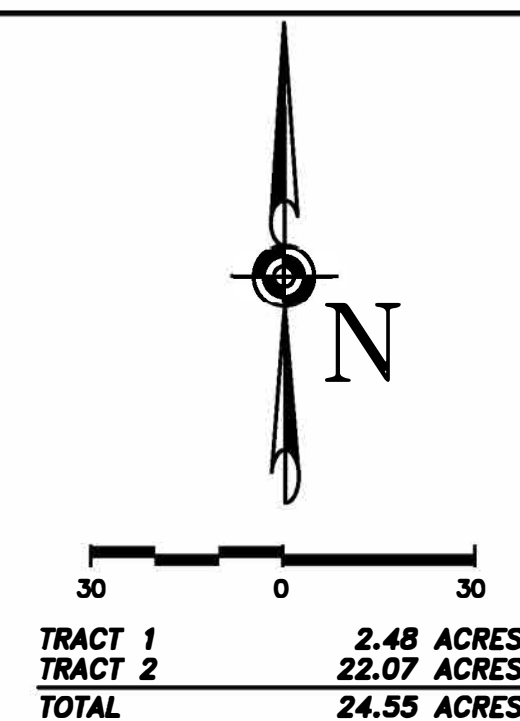
**NOTE TO CONTRACTOR:**

- PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE, THE GENERAL CONTRACTOR SHALL CONTACT:

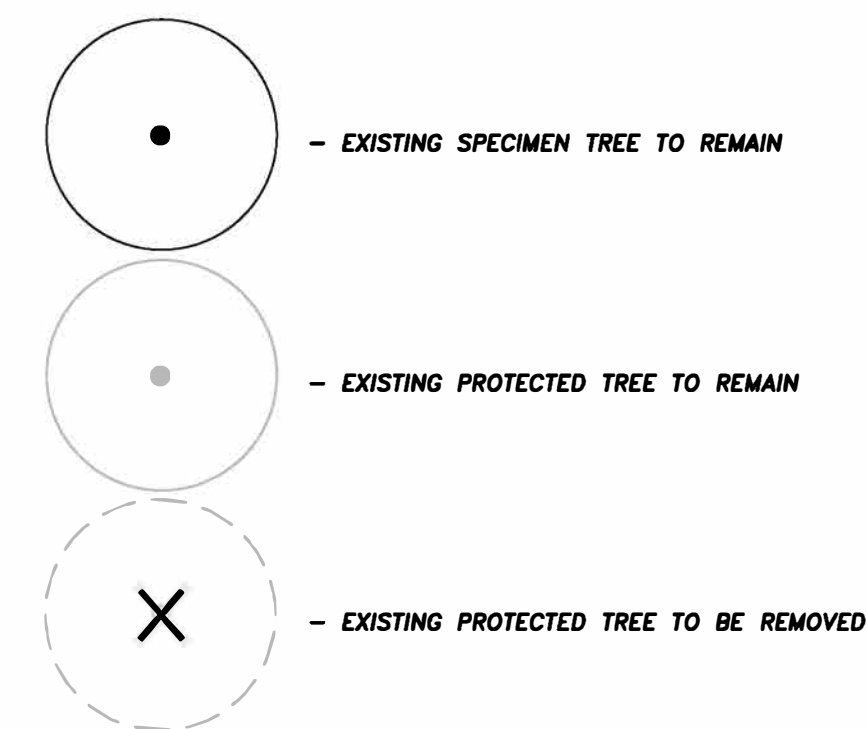
|                                           |                       |
|-------------------------------------------|-----------------------|
| <b>FULGHAM'S INC. - TREE PRESERVATION</b> |                       |
| P.O. BOX 3187                             | 1-800-316-6630 OFFICE |
| TUPELO, MS 38803                          | 1-662-844-6191 FAX    |
| sales@nationaltreepreservation.com        | 1-662-231-0210 CELL   |

FOR THE INITIAL TREATMENT OF THE GROUND WITHIN THE CRITICAL ROOT AREA OF THE TREE, THIS SHALL BE FERTILIZED WITH A PHOSPHORUS RICH FERTILIZER (AS PER SOIL TESTS RECOMMENDATIONS) IN PREPARATION FOR ROOT DISTURBANCE AND HAVE THE AREA WITHIN THE CRITICAL ROOT ZONE AERATED BY MEANS OF A SUBTERRANEAN DEEP-ROOT AERATION AND TREATED WITH A MINERAL, VITAMIN, HORMONE, AND MYCHORRHIZAL FUNGI MIXTURE. THIS PROCESS SHALL BE REPEATED ON A REGULAR 6 MONTH CYCLE THROUGHOUT THE DURATION OF THE CONSTRUCTION.

SEE SHEET 8  
FOR TREE SURVEY



**LEGEND:**



|    |                                                                               |
|----|-------------------------------------------------------------------------------|
| 24 | - PROTECTED TREES WITHIN PROJECT BOUNDARY                                     |
| 18 | - PROTECTED TREES WITHIN THE BUILDABLE AREA                                   |
| 6  | - PROTECTED TREES OUTSIDE THE BUILDABLE AREA                                  |
| 2  | - PROTECTED TREES WITHIN THE EXISTING RIGHT-OF-WAY<br>(NOT INCLUDED IN TOTAL) |

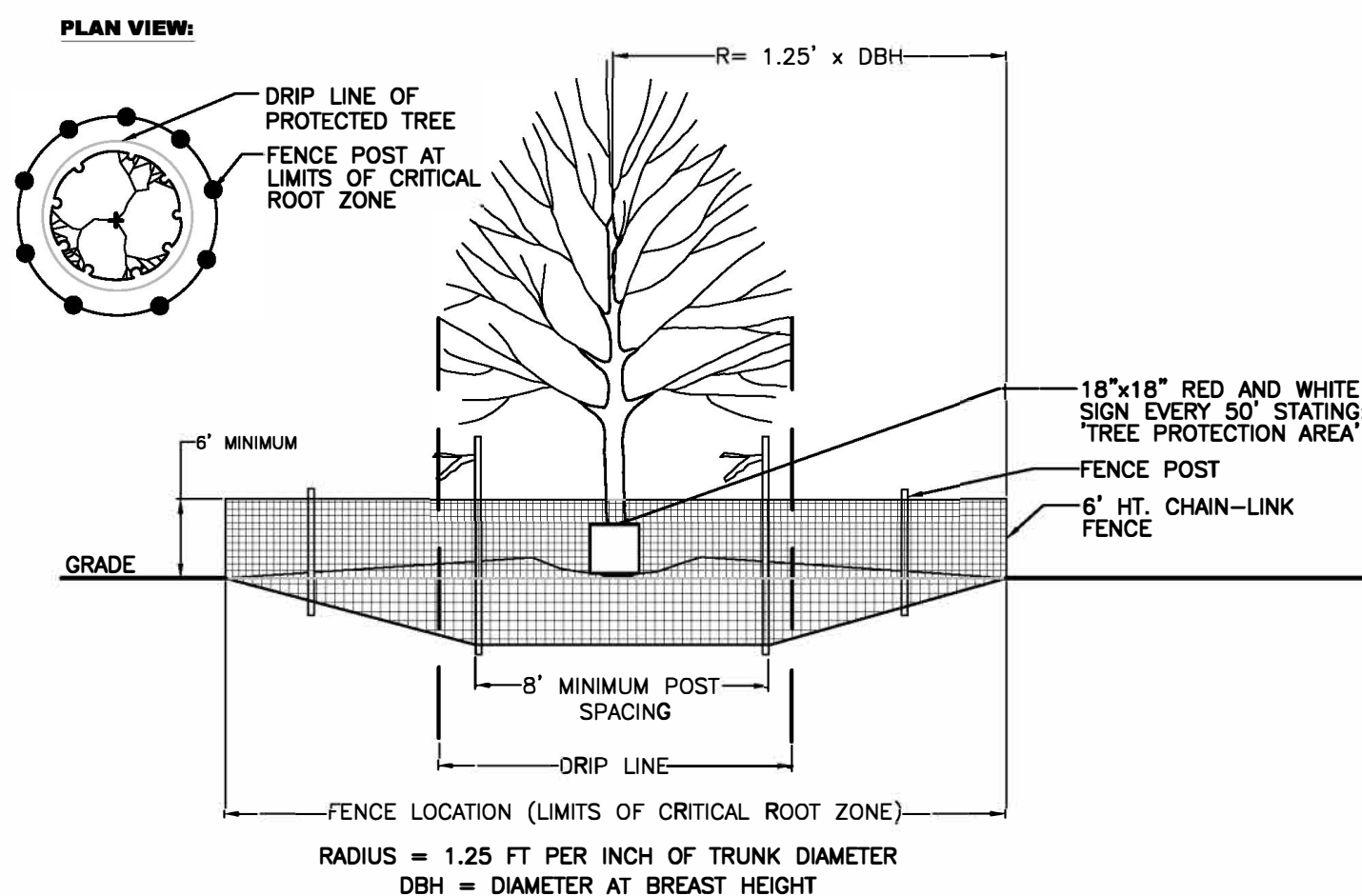
NOT ALL PROTECTED TREES TO BE REMOVED.

| TREE INVENTORY TABLE |               |                     |                     |       |                             |                               |
|----------------------|---------------|---------------------|---------------------|-------|-----------------------------|-------------------------------|
| TREE #               | COMMON NAME   | SCIENTIFIC NAME     | STATUS              | DBH   | NORTHING/EASTING            | TREE CONDITION/RISK POTENTIAL |
| TRACT 1              |               |                     |                     |       |                             |                               |
| 4292                 | BLACKJACK OAK | QUERCUS MARILANDICA | SPECIMEN: TO REMAIN | 33.3" | N=7066615.75"/E=2394631.69" | HEALTHY TREE - MIN RISK       |

**NOTE TO CONTRACTOR**

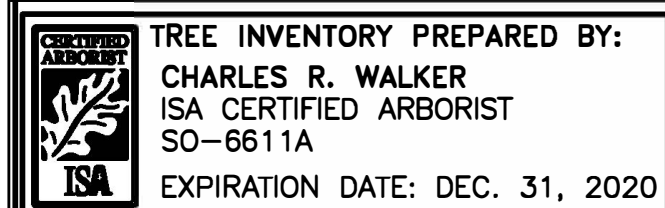
ALL TREE PROTECTION FENCING SHALL BE INSTALLED AS PER THE TREE PROTECTION FENCING DETAIL (THIS SET) AND BE APPROVED BY THE CITY OF FLOWER MOUND, TX. PRIOR TO BEGINNING ANY EARTH MOVING ACTIVITIES.

ALL SIGNIFICANT GRADE CHANGES ADJACENT TO TREE PROTECTION FENCING ALSO SHALL BE STAKED AND LABELED PRIOR TO THE INSPECTION.



## TREE PROTECTION FENCING

1. ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
2. PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO PLANS AND SPECIFICATIONS FOR TREE PROTECTION.
3. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
4. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
5. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
  - A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
  - B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
  - C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
  - D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, STORAGE, CEMENT TRUCK CLEANING, & FIRES.
6. EXCEPTIONS TO INSTALLING FENCES AT THE LIMITS OF THE CRITICAL ROOT ZONE MAY BE PERMITTED IN THE FOLLOWING CASES:
  - A. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
  - B. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE PROTECTED AREA, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
  - C. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS ERECT THE FENCE TO 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
  - D. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
7. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
8. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
9. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
10. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. ALL TRENCHING WITHIN THE DRIPLINE SHALL BE DONE BY HAND.
11. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
12. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS. EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
13. ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST.)
14. DEVIATIONS FROM THE ABOVE NOTICES WILL BE CONSIDERED SPECIFICATION VIOLATIONS. IF THERE IS SUBSTANTIAL NONCOMPLIANCE IF A TREE SUSTAINS DAMAGE AS A RESULT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPLACEMENTS OR CORRECTIVE ACTIONS AT HIS OWN EXPENSE.



**14K - RL  
RIGHT CORNER ENTRY  
LEFT BUMPOUT DRIVE-THRU**

**STORE NUMBER: 10907**  
**NEC - CROSS TIMBERS RD. & LUSK LN.**  
**FLOWER MOUND, TEXAS**

**PROJECT TYPE: NEW STORE**  
**DEAL TYPE: FEE FOR SERVICE**

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.  
Suite 1300  
Detroit, MI 48226  
[www.norr.com](http://www.norr.com)

**NORR**  
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:



DEVELOPER:



**ORANGE**  
DEVELOPMENT  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

JOB NUMBER: N/A

TITLE: **TRACT 1**

## TRACT 1 TREE SURVEY

SHEET NUMBER:

9 OF 13

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION



**Exhibit “B”  
Development Standards**

**Planned Development District - 164 (PD - 164)  
Balekian Addition/CVS**

The development on the Property comprising approximately 24.548 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

**A. Exhibits.**

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Tract 1 Conceptual Site Plan.
3. Exhibit E. Conceptual Landscape Plan.
4. Exhibit F: Tract 1 Conceptual Landscape Plan.
5. Exhibit G: Tract 2 Conceptual Landscape Plan.
6. Exhibit H: Tract 1 Conceptual Elevations.

**I. Tract 1.**

Development of the Tract 1 portion of the Planned Development, comprising approximately 2.481 acres of land, shall comply with all regulations applicable to the Retail District-1 (R-1) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

**A. Permitted Uses.**

1. The following uses shall be the only permitted uses within this tract:
  - Accessory use, general, subject to section 98-972.
  - Accessory retail/service uses.
  - Antique shop.
  - Art supply store.
  - Art gallery or handicraft sales.
  - Bakery or confectionery shop, retail.
  - Bank or savings and loan.
  - Book or stationary store or newsstand.
  - Church or rectory.
  - Cleaning/laundry pickup station only.
  - Community center, public.
  - Custom personal service.
  - Dancing, drama, or music school or studio.
  - Drugstore or pharmacy.



- Fire station.
- Florist.
- Laboratory, medical and dental.
- Local utility line.
- Off-street parking, accessory.
- Office, general business and professional.
- Office, medical or dental.
- Optical sales.
- Park or playground, public.
- Personal improvement services.
- Railroad track.
- Restaurant, general.
- Retail, single tenant (less than 25,000 square feet).
- Swimming pool, public.
- Travel bureau or consultant.

B. Specific Uses.

1. The following uses shall be the only specific uses within this tract, subject to approval of a Specific Use Permit (SUP) by the Town Council.

- Assembly hall.
- Cemetery or mausoleum.
- Communication tower, commercial, subject to 98-977.
- Day care center.
- Electrical line/substation, high voltage, subject to section 98-979.
- Health club or athletic club.
- Laboratory, scientific and research.
- Museum, library or art gallery, public.
- Private franchise utility (not listed).
- Retail general (indoors).
- Retail, single tenant (25,000 square feet but less than 50,000 square feet).
- Transmission pipeline, subject to section 98-997.
- Water well, storage or pump station Accessory use, general, subject to section 98-972.

- C. Temporary Uses. The uses listed as Temporary Uses in the Retail District-1 (R-1) in the Town's Zoning Ordinance may be permitted within this tract only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

D. Dimensional Regulations.

1. Except as provided in this section, the dimensional regulations listed for Retail District-1 (R-1) in the Town's Zoning Ordinance shall be required within this tract.
2. The maximum height of buildings and structures shall be three stories or 35 feet for all uses, subject to Section 98-1029.

E. Architectural Standards.

1. Except as provided in this section, the Town's Urban Design Plan shall apply to all uses within this tract.
2. For a drug store or pharmacy, elevations shall comply with Exhibit, "H".

F. Miscellaneous Standards.

1. For a drug store or pharmacy, the following amenities shall be required within Tract 1.
  - Seating areas such as benches and seat walls shall be located as shown on Exhibit D;
  - Bike racks;
  - Enhanced landscaping; and
  - Enhanced pavement for the pedestrian crossing at the building entrance.

G. Supplemental Standards.

1. Drug store or pharmacy. Operation of the drive-thru window shall be limited to the hours between 7:00 a.m and 10:00 p.m., Monday through Sunday.
2. All landscaping, common areas, and open space shall be in general conformance with Exhibit "F".

**II. Tract 2.**

Development of the Tract 2 portion of the Planned Development, comprising approximately 22.079 acres of land, shall comply with all regulations applicable to the Single-Family Estate District (SF-E) contained in the Town's Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

A. Permitted Uses:

1. The following uses shall be the only permitted uses within this tract:
  - Church or rectory.
  - Dwelling, single-family detached.
  - Accessory use, general, subject to Section 98-972.
  - Garage Sale, subject to Section 98-982.
  - Home occupation, subject to Section 98-984.
  - Model home.
  - Swimming pool, private; subject to Section 98-996.
  - Tennis Courts.

B. Specific Uses: The following use shall be the only specific use within this tract, subject to approval of a Specific Use Permit (SUP) by the Town Council

- Accessory dwelling, subject to section 98-983.



C. Temporary Uses. Only the following temporary uses may be permitted within this tract subject to the approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- Asphalt/concrete batch plant, temporary, subject to section 98-974.
- Christmas tree sales.
- Field office, temporary.
- Pumpkin Patch.

D. Minimum and maximum dimensions.

1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be one acre, subject to section 98-1023.
2. Minimum lot width. The minimum lot width for residential uses shall be 150 feet, subject to section 98-1024.
3. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,400 square feet, subject to 98-1025.
4. Minimum front yard. The minimum front yard shall be 40 feet, subject to section 98-1026.
5. Minimum side yard. The minimum side yard shall be 20 feet for all uses, subject to section 98-1027.
6. Minimum rear yard. The minimum rear yard shall be 20 feet, subject to section 98-1027.
7. Maximum lot coverage. The maximum lot coverage shall be 25 percent for all uses, subject to section 98-129.
8. Maximum floor area ratio. There shall be no maximum floor area ratio.
9. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet for all uses, subject to section 98-1031.

E. Supplemental Standards.

1. Required fencing where a residential lot abuts an open space area shall be installed in general conformance with Exhibit "G".
2. All landscaping, common areas, and open space for shall be in general conformance with Exhibit "G".
3. Development shall include all of the improvements as depicted within the Tract 2 portion of Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.
4. Use of Tract 2 for seasonal sales of pumpkins and Christmas trees is permitted, subject to compliance with Section 98-976 and Section 98-992 of the Town Code.

**III. Exceptions.** The following exceptions to the Town's Ordinances shall apply to this Planned Development for a Drug store or pharmacy.

**A. Tract 1.**

1. Pitched Roofs – Urban Design Plan, Section 12.1.
  - a. A waiver to the pitched roof requirement of buildings less than 15,000 square feet is granted.
2. Compatibility Buffer-Section 82-302.
  - a. A minimum compatibility buffer of ten feet shall be provided along the northern and eastern property lines.
3. Compatibility Setback-Section 82-303.
  - a. The minimum building setback from the northern property line shall be 35 feet.

**IV. Miscellaneous Standards.**

- A. For Tract 2, the maximum number of residential lots is eleven.
- B. Environmental Protection Plan. This Planned Development is subject to an approved Environmental Protection Plan.





## **DEVELOPMENT SERVICES Memorandum**

---

**DATE:** October 22, 2018  
**TO:** Planning and Zoning Commission  
**FROM:** Tommy Dalton, Assistant Town Manager  
**SUBJECT:** Work Session Item

---

In response to requests made by the Planning and Zoning Commission during the Board Input Session and the Board and Commission Interviews, staff has placed this item on the agenda.

The Commission has expressed an interest in reviewing the relationship between the Town's Master Plan, SMARTGrowth Program, and the Land Development Regulations. In addition, the Commission expressed interest in details about the land development review process, and receiving updates on "major" projects.

The purpose of this item for staff to introduce a "work plan" concept to the Commission to address the questions raised at the meetings mentioned above. During the work session, staff will present an overall plan of developing future work session topics to address the interest of the Commission and provide improved communication of development within the Town.

There is not a formal report or need for official action on this item. However, staff welcomes comments and suggestions.