

AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JANUARY 14, 2019

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

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

Update and discussion on:

1. Future Agenda Items
2. Interactive Development Map

D. 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.

E. REGULAR ITEMS

1. *Minutes of December 10, 2018*

Consider approval of the minutes of the December 10, 2018, Planning and Zoning Commission Regular Session.

2. *RP18-0012 – NEM Senior Living*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision. The property is generally located east of Long Prairie Road and north of Rippy Road.

3. *SP18-0009 – Flower Mound Senior Living (NEM PD-154)*

Consider a request for a Site Plan to develop an age-restricted, high-density residential use. The property is generally located east of Long Prairie Road and south of College Parkway.

4. *RP18-0015 – Goddard School at Flower Mound*

Public Hearing

Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

5. *SP18-0019 – Goddard School at Flower Mound*

Consider a request for a Site Plan to develop a daycare center with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located northwest corner of Flower Mound Road and Old Orchard Lane.

6. *RP18-0018 – Lakeside Crossing*

Public Hearing

Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

a. Presentation and discussion of Planning and Zoning Commission Work Plan

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: January 10, 2019, at 2:30pm, 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 Planning Services at (972) 874-6350 .
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF DECEMBER, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:00 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:

None

(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
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
Richard Brown	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

D. PUBLIC COMMENT

None

E. REGULAR ITEMS

1. Consider approval of the minutes of the November 12, 2018, Planning and Zoning Commission Regular Session.

Commission Deliberation

Vice-Chair Neal moved to approve the November 12, 2018, minutes as written. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

2. Public Hearing to consider a request for a Replat (RP18-0013 – RES High School) to create three non-residential lots. The property is located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Josh Barton, G&A McAdams
Terry Wright, Wright Group Architects-Planners, PLLC

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Vice-Chair Neal moved to approve RP18-0013 – RES High School, as presented. Commissioner Johnson 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.

- 3. Consider a request for a Site Plan (SP18-0015 – RES High School) to develop a high school. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Josh Barton, G&A McAdams
Terry Wright, Wright Group Architects-Planners, PLLC

Commission Deliberation

Commissioner Johnson moved to approve SP18-0015 – RES High School as presented. Vice-Chair Neal seconded the motion (with the addendum to have Engineering review and evaluate the southwest exit at building permit stage)

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

- 4. Consider a request for a Record Plat (RC18-0009 – Alpha Warehouse Park) to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Peck, William Peck & Associates Architects
Josh Barton, G&A McAdams

Commission Deliberation

Vice-Chair Neal moved to approve RC18-0009 – Alpha Warehouse Park as presented. 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.

5. Consider a request for a Site Plan (SP18-0013 – Alpha Warehouse Park) to develop three office/warehouse buildings. The property is generally located south of Justin Road and west of Meadow View.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bill Peck, William Peck & Associates Architects
Josh Barton, G&A McAdams

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0013 – Alpha Warehouse Park as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Solis (to break tie)

NAYS: Neal, Picardi, Dillon

The motion passed with a vote of 4-3.

6. Consider a request for a Site Plan (SP18-0021 – Vickery Elementary School) to develop a 10-classroom building addition. The property is generally located west of Wager Road and south of Kirkpatrick Lane.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Robert Howman, Glenn Engineering

Commission Deliberation

Commissioner Johnson moved to approve SP18-0021 – Vickery Elementary School as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Neal, Johnson, Rawson, Ruthrauff

NAYS: None
ABSTAIN: Picardi

The motion passed with a vote of 5-0.

7. Consider a request for a Site Plan (SP18-0016 – Cross Timbers Addition Lot 1, Block A) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Commission Deliberation

Vice-Chair Neal moved to approve SP18-0016 – Cross Timbers Addition Lot 1, Block A as presented. Commissioner Dillon 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.

8. Public Hearing to consider a request for a Specific Use Permit (SUP 18-0018 – Cross Timbers Addition Lot 3, Block A, SUP-455) to permit a restaurant with drive-through window. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Spoke In Favor:

None

Spoke In Opposition:

None

Had Question of Informational Nature:

Paul Stone, 4100 Broadway Avenue (question was answered by applicant presentation)

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of SUP18-0018 – Cross Timbers Addition Lot 3, Block A, SUP-455, as presented and with the request of adding a condition in the SUP ordinance to limit the number of drive-thru lanes to one as depicted on the concept plan. 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.

9. Consider a request for a Site Plan (SP18-0017 – Cross Timbers Addition Lot 3, Block A) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

L.J. Erickson, Duggan Realty Advisors LLC

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0017 – Cross Timbers Addition Lot 3, Block A as presented. Vice-Chair 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.

10. Public Hearing to consider a request for rezoning (Z18-0001 – Whyburn Medical Offices) from Agricultural District (A) uses to Office District (O) uses. The property is generally located north of Waketon Road, west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

James Bullington, Freedom Realty

Spoke In Favor:

John Baen, Whyburn Estate Representative
Dr. Wasim Haque, North Texas Diabetes & Endocrinology

Spoke In Opposition:

Kendra Stephenson, 3505 Roadrunner Drive

Close Public Hearing**Commission Deliberation**

After Commission deliberation and before a motion was made, the applicant decided to withdraw the request. No action was needed by the Commission.

F. ADJOURNMENT – REGULAR SESSION 8:22pm

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: January 14, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0012 - NEM Senior Living) to create a residential subdivision. The property is generally located east of Long Prairie Road and north of Rippy 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.

The project has a companion site plan application (SP18-0009) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to replat Lot 6, Block A of the Windsor Ridges Addition into three lots. The subject site contains approximately 9.149 acres and is zoned Planned Development District-154 (PD-154) with age-restricted Multi-Family (MF) uses.

The proposed replat creates one buildable lot and two open space lots, dedicates right-of-way for Long Prairie Road, and depicts required buffers, setbacks and easements. The primary access to the proposed facility is from Long Prairie Road and secondary access is provided from a mutual access easement depicted on the proposed replat that connects the subject site to a retail development to the south.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

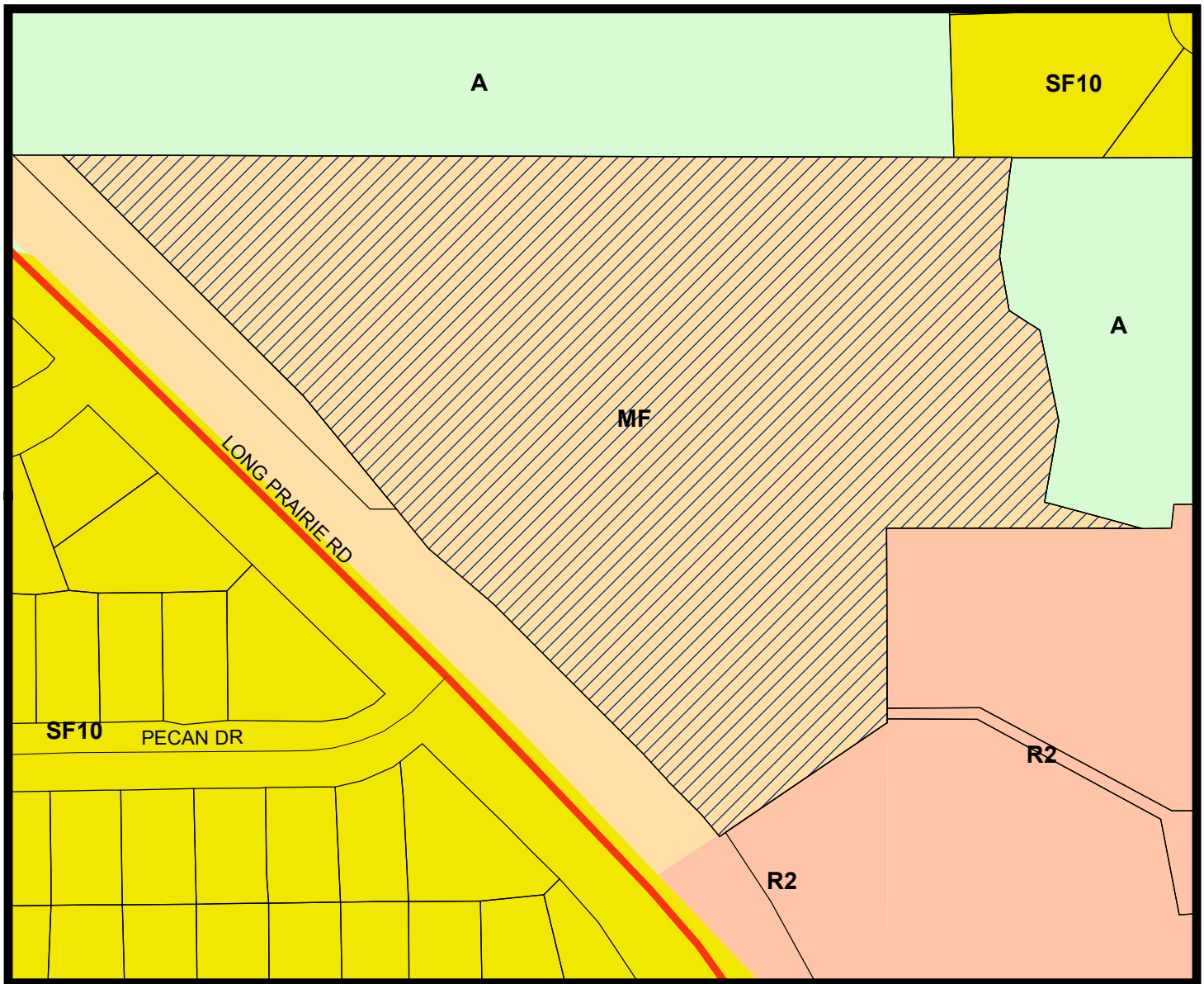
B. Application Details

1. Replat Package

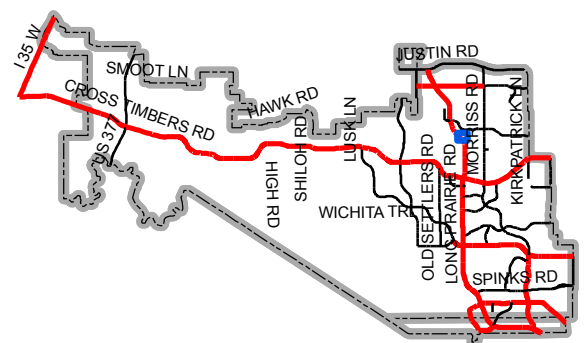
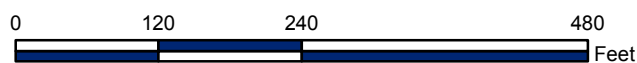
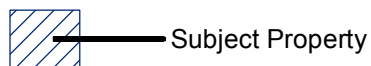


Vicinity Map

Reference Project: RP18-0012 & SP18-0009



LEGEND



Map Location



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

TBPE Firm No. 1798

TBPLS Firm No. 10047700

May 28, 2018

Ms. Poornima Kashyap
 Senior Planner
 Town of Flower Mound
 2121 Cross Timbers Road
 Flower Mound, TX 75028

RE: NEM Senior Living – Re-plat Application
G&A Job No. 17026

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a re-plat application for NEM Senior Living. The property is generally located east of FM 2499 across from Pecan Drive.

We are re-plating Lot 6, Block A, of the Windsor Ridges Addition, into Lots 1, 2X & 3X, Block A, of the NEM Senior Living Addition to provide the necessary utility easements and right-of-way dedication for the development of NEM Senior Living. The two “x” lots will contain the ultimate flood plain and will be dedicated to the Town similarly to the recent lot within the Windsor Ridges re-plat.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Scott Minnis, E.I.T.

cc: Mr. Robert J. Dollak, Jr., P.E.
 Mr. Charlie Moussa, NEM FM, LP.

LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
CRF	= CAPPED REBAR FOUND
P.O.B.	= POINT OF BEGINNING
G&A	= G&A CONSULTANTS, LLC
PRDCT	= PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	= REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	= MUTUAL ACCESS EASEMENT
PAE	= PEDESTRIAN ACCESS EASEMENT
SSF	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT

DRAINAGE FACILITY MAINTENANCE PLAN AND DRAINAGE EASEMENT NOTES

1. Upkeep and maintenance of private drainage easements is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:
 - A. Grass and ground cover shall be kept to a height required by Town ordinance.
 - B. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - C. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - D. All electrical and mechanical systems associated with the retention function of this facility shall be kept in working order at all times.
3. No dumping of any type is permitted within the easement area.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, MINASSIAN PROPERTIES LLC, are the owners of properties situated in the Town of Flower Mound described as follows:

BEING all that certain lot, tract or parcel of land situated in the C. Chacon Survey, Abstract No. 299, Town of Flower Mound, Denton County, Texas, and being all of Lot 6, Block A, of Windsor Ridges, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number _____ Plat Records, Denton County, Texas, and being a portion of that certain tract of land described in deed to Minassian Properties, LLC, recorded in Clerk's File No. 98-R0113753, Real Property Records, Denton County, Texas, and being a portion of that certain tract of land described in deed to A. H. Crossett, recorded in Volume 446, Page 662, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found stamped "G&A CONSULTANTS" at the southwest corner of said Lot 6, and being on the east line of F.M. 2499, as dedicated by deed recorded Document Number 95-R0064844, Real Property Records, Denton County, Texas,

THENCE northwesterly, with the eastern line of said F.M. 2499, the following five (5) calls:

N 37°37'11" W, a distance of 17.78 feet to a 1/2 inch rebar found with cap stamped "G&A CONSULTANTS";

N 42°42'11" W, a distance of 106.03 feet to a 1/2 inch rebar found;

N 45°35'08" W, a distance of 300.88 feet to a TxDOT monument found;

N 39°57'05" W, a distance of 200.60 feet to a TxDOT Monument found;

N 45°38'25" W, a distance of 346.49 feet to a 1/2 inch rebar set with cap stamped "G&A CONSULTANTS", being the southwest corner of Gaston Park Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 356, Plat Records, Denton County, Texas;

THENCE N 89°34'01" E, with the south line of said Gaston Park Addition, and passing at a distance of 865.7 feet, a 60d nail, and continuing with said course a total distance of 965.00 feet, being in the south line of Lot 5, Block A, of Timberview Estates, Phase II, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet B, Page 335, Plat Records, Denton County, Texas, and being the northwest corner of that certain tract described in deed to John P. Reeder, recorded in Document No. 2007-134910, Official Records, Denton County, Texas, being in Timber Creek;

THENCE southeasterly with the east line of said Minassian tract and the west line of said Reeder tract, and with the meanders of said Timber Creek, the following six (6) calls:

S 06°26'00" W, a distance of 101.00 feet;

S 10°34'00" E, a distance of 56.00 feet;

S 57°34'00" E, a distance of 37.00 feet;

S 12°34'00" E, a distance of 93.99 feet;

S 09°26'00" W, a distance of 84.01 feet;

S 75°25'00" E, a distance of 103.19 feet, to a point in the north line of Lot 4X-2, Block A, of said Windsor Ridges;

THENCE S 89°36'04" W, with the south line of said Lot 6, and the north line of said Lot 4X-2, a distance of 260.29 feet to a 1/2" rebar found at the northwest corner thereof, and being the inner left corner of said Minassian tract;

THENCE S 00°43'33" E, with an east line of said Lot 6, and the west line of said Lot 4X-2, passing the westerly southwest corner thereof, and being the northwest corner of Lot 4X-1 of said Block A, of said Windsor Ridges, continuing with the west line thereof, a total distance of 211.64 feet to a 1/2 inch rebar found with cap stamped "ARTHUR SURVEYING";

THENCE S 55°32'15" W, with the south line of said Lot 6, and the north line of said Lot 5, Block A, of said Windsor Ridges, a distance of 206.03 feet to the POINT OF BEGINNING and containing approximately 9.149 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, MINASSIAN PROPERTY LC, acting by and through our duly authorized representatives, do hereby adopt this Record Plat designating the hereinabove described property as NEM SENIOR LIVING, an addition to the Town of Flower Mound, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fireline easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 planning ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS OUR HAND this _____ day of _____, 2018.

MINASSIAN PROPERTIES LLC

Authorized Representative

STATE OF _____
COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

My commission expires the _____ day of _____, _____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____
COUNTY OF _____, Whereas, _____, acting by and through _____ (lienholder), its duly authorized agent, is a lienholder of a portion of the property described herein, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date:

STATE OF _____
COUNTY OF _____, BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

My commission expires the _____ day of _____, _____.

NOTES:

1. Bearings based on the Town of Flower Mound's Geodetic System.
2. Coordinates for the Southeast corner of NEM Senior Living are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD 83 projection. The monuments were tied using GPS to station Numbers 5 & 7 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
Southeast Corner: N 7,067,772.0' : E 2,407,048.1'
Bearing and distance from the POB to Geo Point 5: S 24°57'49" E, 3,874.0'
Northwest Corner: N 7,068,140.1' : E 2,405,946.3'
Bearing and distance from the northwest corner to Geo Point 7: N 11°18'35" W, 1,764.1'
3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
4. No flood zone area analysis has been performed by G&A | McAdams on the subject property.
5. According to CommunityPanel No. 48121C0540G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas and Incorporated Areas, by graphic plotting only, a portion of this property appears to be within Flood Zone "AE" (special flood hazard areas subject by the 1% annual chance flood with base flood elevations established) and Flood Zone "X" (areas within the 0.2% annual chance flood plain, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.
6. This flood statement shall not create liability on the part of the surveyor.
7. Lot 2X and 3X will be dedicated as a drainage easement, and maintained by the Property Owner's Association.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman Planning and Zoning Commission

Date:

SIGNED AND SEALED:

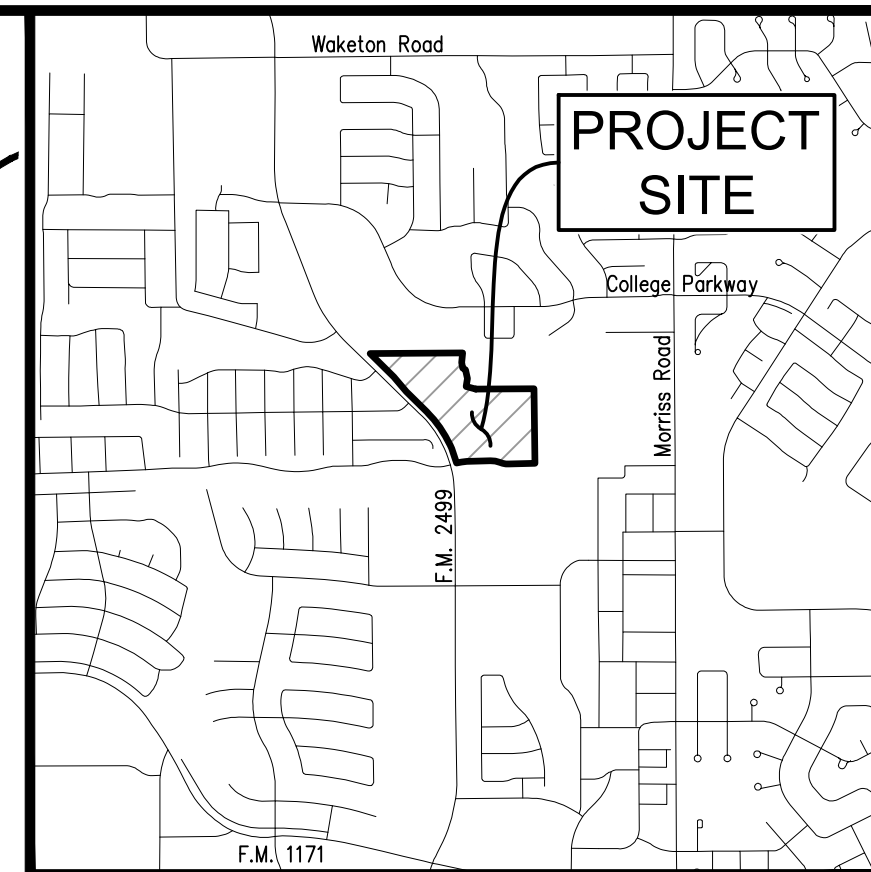
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date:

Chuck Russell, Town Planner
Development Services

FILED _____ DOC # _____ PRD.C.T.



VICINITY MAP 1"=2000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°29'00" E	37.60'
L2	S 16°05'28" W	6.80'
L3	S 09°27'00" E	30.50'
L4	S 11°28'20" W	22.00'
L5	S 17°22'00" E	13.30'
L6	S 03°38'00" E	26.20'
L7	S 45°34'00" E	18.50'
L8	S 56°34'30" E	15.25'
L9	S 45°34'00" E	28.30'
L10	N 44°26'10" E	10.88'
L11	S 89°34'01" W	41.63'
L12	N 44°26'00" W	15.00'
L13	N 44°26'00" E	29.81'
L14	S 45°34'00" E	42.25'
L15	N 45°33'50" E	33.25'
L16	N 44°26'10" E	45.72'
L17	S 45°33'52" E	15.00'
L18	S 40°25'33" E	42.97'
L19	S 47°11'36" W	216.64'
L20	S 45°33'52" E	16.00'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	51.00'	45°01'08"	40.07'
C4	10.00'	90°00'00"	15.71'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	20.00'	90°00'00"	31.42'
C2	20.00'	90°00'00"	31.42'
C3	51.00'	45°01'08"	40.07'
C4	10.00'	90°00'00"	15.71'

SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR REPLIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 1/3/18

W. Thad Murley III, RPLS
Texas Registration No. 8802

REPLAT

A Record Plat of

Lots 1, 2X, & 3X Block A

FLOWER MOUND SENIOR LIVING

an addition to the Town of Flower Mound

Denton County, Texas

BEING A REPLAT OF

Lots 6, Block A

Windsor Ridges

recorded in Doc. No. _____ P.R.D.C.T.

9.149 Acres

in the

C. CHACON SURVEY, ABSTRACT NO. 299



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gaon.com
www.mcadamsco.com

DRAWN BY: JS DATE: 5/15/18 SCALE: 1"=50' JOB. No. 17026

OWNER/DEVELOPER
NEM FM, LP
885 N. Cowan Ave.
Lewisville TX, 76067
Ph.

C1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: January 14, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0009 – Flower Mound Senior Living, NEM PD-154) to develop an age-restricted, high-density residential use. The property is generally located east of Long Prairie Road and south of College Parkway.**

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 replat application (RP18-0012) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop age-restricted, high-density residential uses within five buildings. The subject site contains approximately 9.149 acres and is currently vacant. The property is zoned Planned Development District-154 (PD-154) with age-restricted Multi-Family (MF) uses.

The site plan depicts a four-story building (Building 1-A) and four two-story out-buildings with garages on the first floor and living units on the second floor with a total of 182 units. Building 1-A includes a fully enclosed courtyard and contains a community pool, cabana, gazebo, outdoor grill, and seating areas. Other indoor and outdoor amenities include a clubhouse with game room, lounge area, kitchen and dining, salon, dog spa, dog park and covered parking areas.

The primary access to the proposed facility is from Long Prairie Road and secondary access is provided from a mutual access easement that connects the subject site to a retail development on the south end. The Town's parking code does not provide parking requirements for a senior multi-family housing development. PD-154 has established a parking ratio of 1.2 spaces per dwelling unit providing a total of 222 parking spaces to serve 182 units.

The conceptual landscape plan provides for required landscape buffer along Long Prairie frontages, street yard landscaping, and parking lot trees. The site

plan/landscape plan also depicts 1.287 acres of floodplain/open space located at the northeast portion of the site and approximately 1.182 acres of floodplain/open space located along the east portion of the site. These two areas are platted as open space lots on the replat. The building materials for the building facade predominantly consist of stone and stucco and meet the Town's Urban Design Plan.

On November 5, 2018, the Town Council approved a request for rezoning (ZPD17-0003) from Retail District-1 (R-1) to Planned Development District No. 154 (PD-154) with age-restricted, high-density residential use, and with certain modifications and exceptions to the Code of Ordinances.

On March 6, 2017, the Town Council approved a Master Plan Amendment to create an overlay district to address demand for affordable, high-quality, senior housing options for persons 55 years of age or older. The Senior Housing Overlay District was created as a result of immediate need to address the demand for affordable and diverse housing options with quality amenities and services. The adopted Senior Housing ordinance identifies the overlay district to include sites located 2,500 feet on either side of Long Prairie Road (FM 2499) from Justin Road (FM 407) down to the northern boundary of the Lakeside Business District, but not including the Lakeside Business District. The ordinance also allows Senior Housing uses to be considered within any land use category if the property falls within the identified overlay boundary, thus avoiding the need for a Master Plan amendment. The subject site is located within the overlay boundary.

The link to the November 5, 2018, Town Council meeting is:
<http://flowermoundtx.swagit.com/play/11052018-990/10/>

The link to the March 6, 2017, Town Council meeting is:
<https://flowermoundtx.swagit.com/play/03062017-1232>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

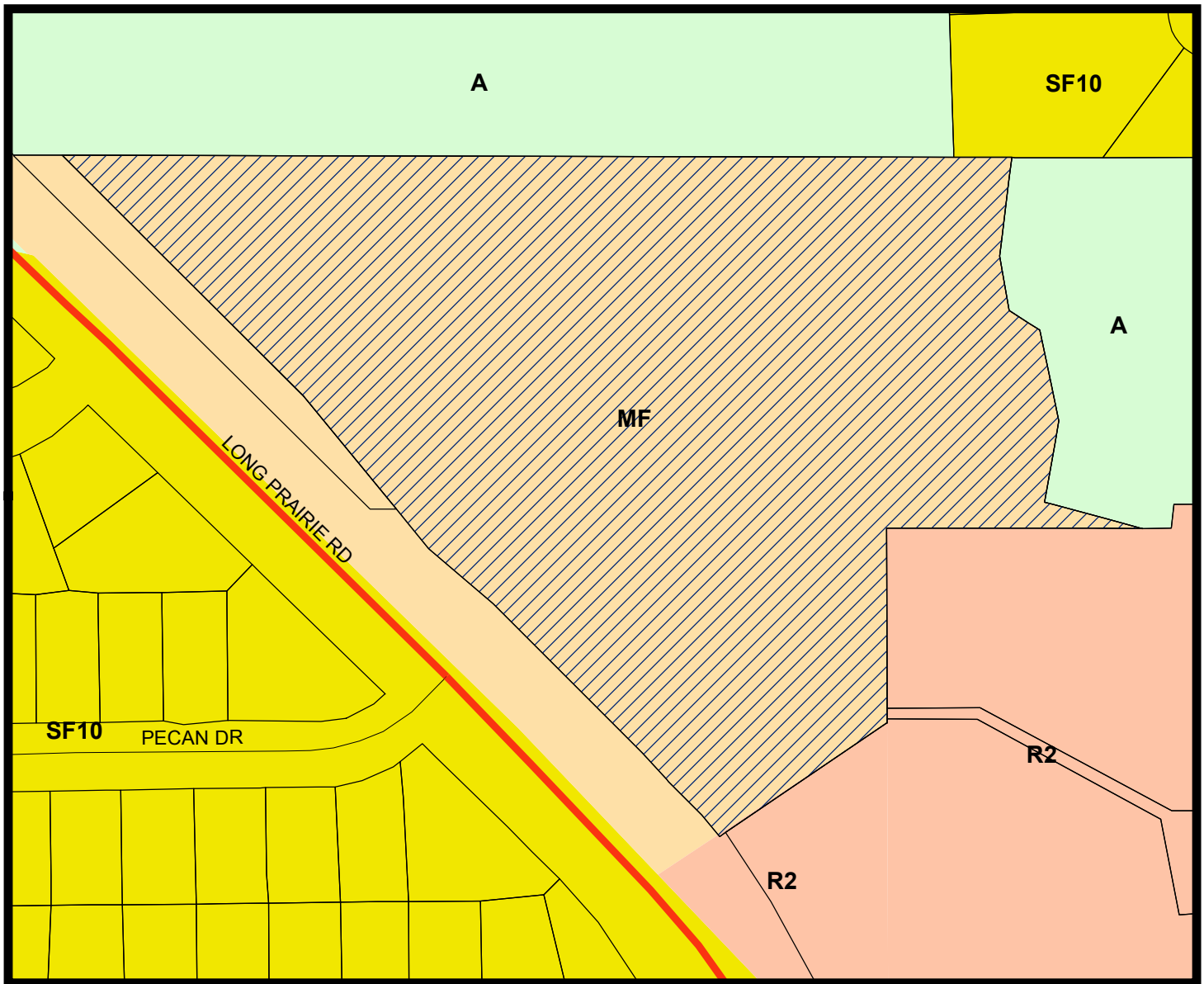
B. Application Details

1. Site Plan Package

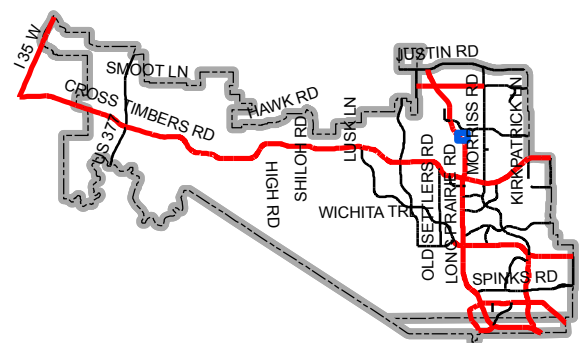
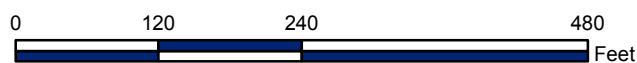
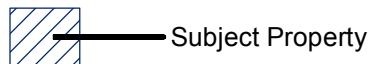


Vicinity Map

Reference Project: RP18-0012 & SP18-0009



LEGEND



Map Location



May 28, 2018

Ms. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: NEM Senior Living – Letter of Intent - Site Plan
G&A Job No. 17026**

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for NEM Senior Living. The property is generally located east of FM 2499 across from Pecan Drive.

This property is currently going through the planned development (ZPD17-003; PD 154) process for review and approval. The site plan substantially matches the concept plan submitted as part of the zoning process with the PD standards. There have been some slight modifications to the property to make the site more easily buildable and function better for the future residents. The bio-retention pond north of the main driveway has been split into two in order for the access gate to be built, one parking space has been oversized to accommodate a future resident activity bus and the main drop off area has shifted slightly south to make a better entrance area.

The main building is four stories with 242,800 SF of living and amenity space. There are four external parking garages that have 6 parking spaces each, including accessible parking spaces in two of them. Four outlying two story buildings, each being 2,200 SF, are also proposed. Each building containing one living unit and four garaged parking spaces. Several covered parking structures are also include around the site for resident convenience. All of the above mentioned areas are in conformance with the concept plan and PD standards.

The amenities detailed in the PD standards are present in the building and around the property. The courtyard area has been updated and is much more elaborate than shown within the concept plan, however the final design details are currently being finalized and this area is subject to slight changes. Even though not required on this site, we have worked around several large existing post oak trees, ranging from ~10-inches to ~30-inches, within the courtyard and incorporated them into the experience that the developer and design team envisioned for the residents. The courtyard will function as the main exterior gathering place for the residents, and includes a lap pool, a lounging pool, a spa, a pool cabana with outdoor kitchen, a reflecting pool, a putting green, raised gardening beds, an activity lawn, a fire place, a gazebo and several other items for the residents enjoyment.

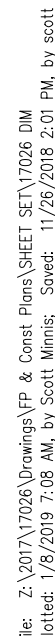
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Minnis", with a horizontal line extending to the right.

Scott Minnis, E.I.T.

cc: Mr. Robert J. Dollak, Jr., P.E., G&A Consultants, LLC.
Mr. Charlie Moussa, NEM FM, LP.



**SITE PLAN AND
DIMENSIONAL CONTROL
PLAN**

FLOWER MOUND SENIOR LIVING
Lot 1, Block A
FLOWER MOUND SENIOR LIVING
in the
9149 Acres
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TPBE 19762
ROBERT JOHN DOLLAK, JR.
P.E. #66898
DATE 1/8/2019

Drawn By:	SM
Date:	05/23/2018
Scale:	1"=40'
Revisions:	
	07/27/2018; 08/24/2018
	09/19/2018
	09/28/2018
	10/22/2018
	11/16/2018
	11/26/2018
	12/11/2018
	12/26/2018

17026

C3

The John R. McAdams
Firm
(DBA: G&A | McAdams)
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Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 75220
Fax: 972.436.9711
www.gamco.com
www.jrmc.com



MCADAMS

08/27/2018



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WWW.CROSSARCHITECTS.COM

FLOWER MOUND
SENIOR LIVING
FLOWER MOUND, TEXAS

DATE:

08/27/2018

PROJECT NUMBER:

17127

REVISIONS

NO DATE

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PERMIT

SHEET NUMBER

A4.0

BUILDING A
EXTERIOR ELEVATIONS

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MATERIAL PERCENTAGES TABLE (EAST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	10,781	
FACADE (NO DOORS & WIN.)	7,763	
DOOR & WINDOWS S.F.	3,018	
NATURAL STONE	3,736	48%
STUCCO	3,338	43%
FIBER CEMENT	689	09%

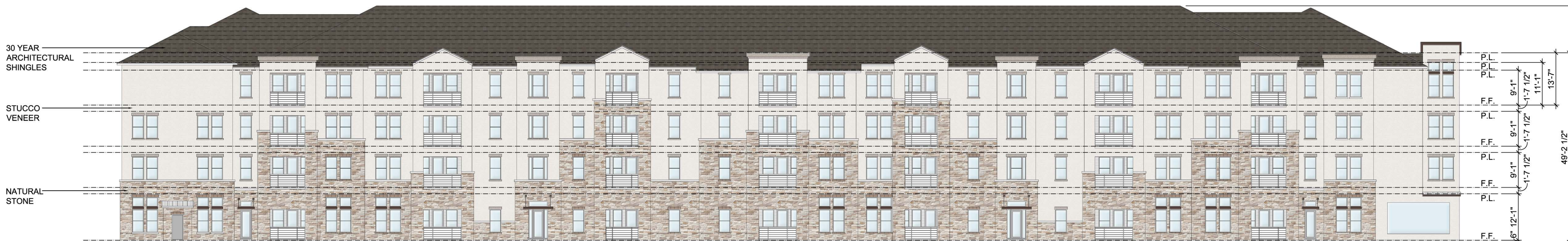


04

BUILDING TYPE 'A' SOUTH ELEVATION

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

MATERIAL PERCENTAGES TABLE (SOUTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	15,958	
FACADE (NO DOORS & WIN.)	11,952	
DOOR & WINDOWS S.F.	4,006	
NATURAL STONE	4,550	38%
STUCCO	6,259	52%
FIBER CEMENT	1,143	10%

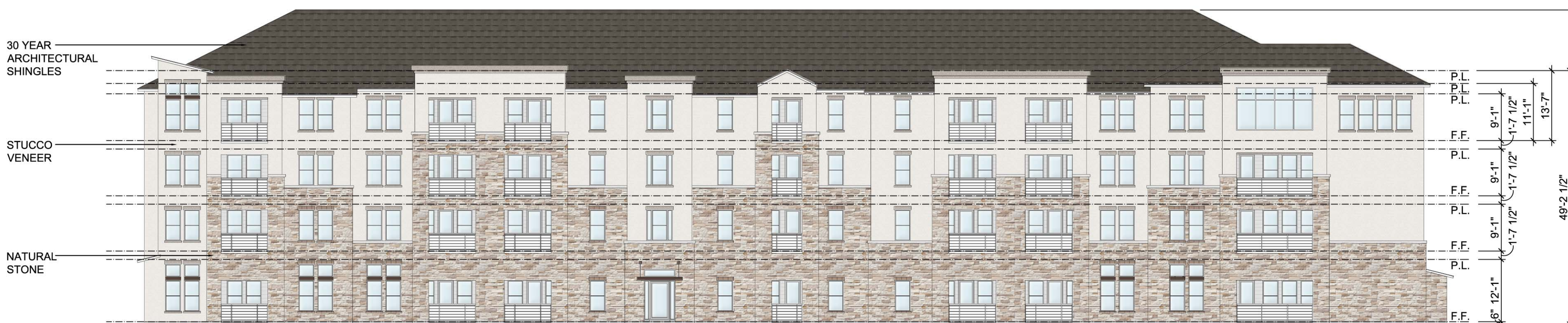


03

BUILDING TYPE 'A' WEST ELEVATION

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

MATERIAL PERCENTAGES TABLE (WEST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	11,410	
FACADE (NO DOORS & WIN.)	8,608	
DOOR & WINDOWS S.F.	2,802	
NATURAL STONE	4,071	47%
STUCCO	3,583	42%
FIBER CEMENT	954	11%



02

BUILDING TYPE 'A' NORTH ELEVATION

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

LEGEND : PAINT COLOR SCHEME & MATERIAL	
1 NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4 STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
2 CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	5 METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3 STUCCO SW 7628 ZURICH WHITE (SHERWIN WILLIAMS)	6 ROOF SHINGLES GAF ROOFING WEATHERED WOOD

MATERIAL PERCENTAGES TABLE (NORTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	16,432	
FACADE (NO DOORS & WIN.)	12,812	
DOOR & WINDOWS S.F.	3,620	
NATURAL STONE	4,936	39%
STUCCO	6,424	52%
FIBER CEMENT	1,452	11%



01

BUILDING TYPE 'A' EAST ELEVATION

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

ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

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FLOWER MOUND, TEXAS

DATE:

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PROJECT NUMBER:

17127

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A4.1

BUILDING A
COURTYARD ELEVATIONS

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MATERIAL PERCENTAGES TABLE (EAST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	5,615	
FACADE (NO DOORS & WIN.)	4,242	
DOOR & WINDOWS S.F.	1,373	
NATURAL STONE	1,686	40%
STUCCO	2,084	49%
FIBER CEMENT	472	11%



04 **BUILDING TYPE 'A' SOUTH ELEVATION**
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (SOUTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	10,142	
FACADE (NO DOORS & WIN.)	8,219	
DOOR & WINDOWS S.F.	1,923	
NATURAL STONE	3,985	48%
STUCCO	3,195	39%
FIBER CEMENT	1,039	11%



03 **BUILDING TYPE 'A' WEST ELEVATION**
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (WEST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	5,593	
FACADE (NO DOORS & WIN.)	4,447	
DOOR & WINDOWS S.F.	1,146	
NATURAL STONE	1,407	32%
STUCCO	2,305	52%
FIBER CEMENT	735	17%



02 **BUILDING TYPE 'A' NORTH ELEVATION**
SCALE: 1/16" = 1'-0"

LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4	STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3	STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)	6	ROOF SHINGLES GAF ROOFING WEATHERED WOOD

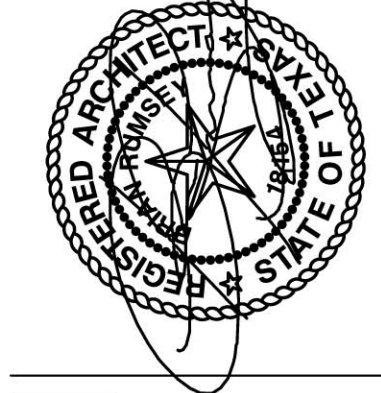
MATERIAL PERCENTAGES TABLE (NORTH)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	9,840	
FACADE (NO DOORS & WIN.)	7,311	
DOOR & WINDOWS S.F.	2,529	
NATURAL STONE	3,467	47%
STUCCO	3,277	45%
FIBER CEMENT	567	08%



ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

01 **BUILDING TYPE 'A' EAST ELEVATION**
SCALE: 1/16" = 1'-0"

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FLOWER MOUND
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FLOWER MOUND, TEXAS

DATE:

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PROJECT NUMBER:

17127

REVISIONS

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A4.2

BUILDING 'B'
EXTERIOR ELEVATIONS

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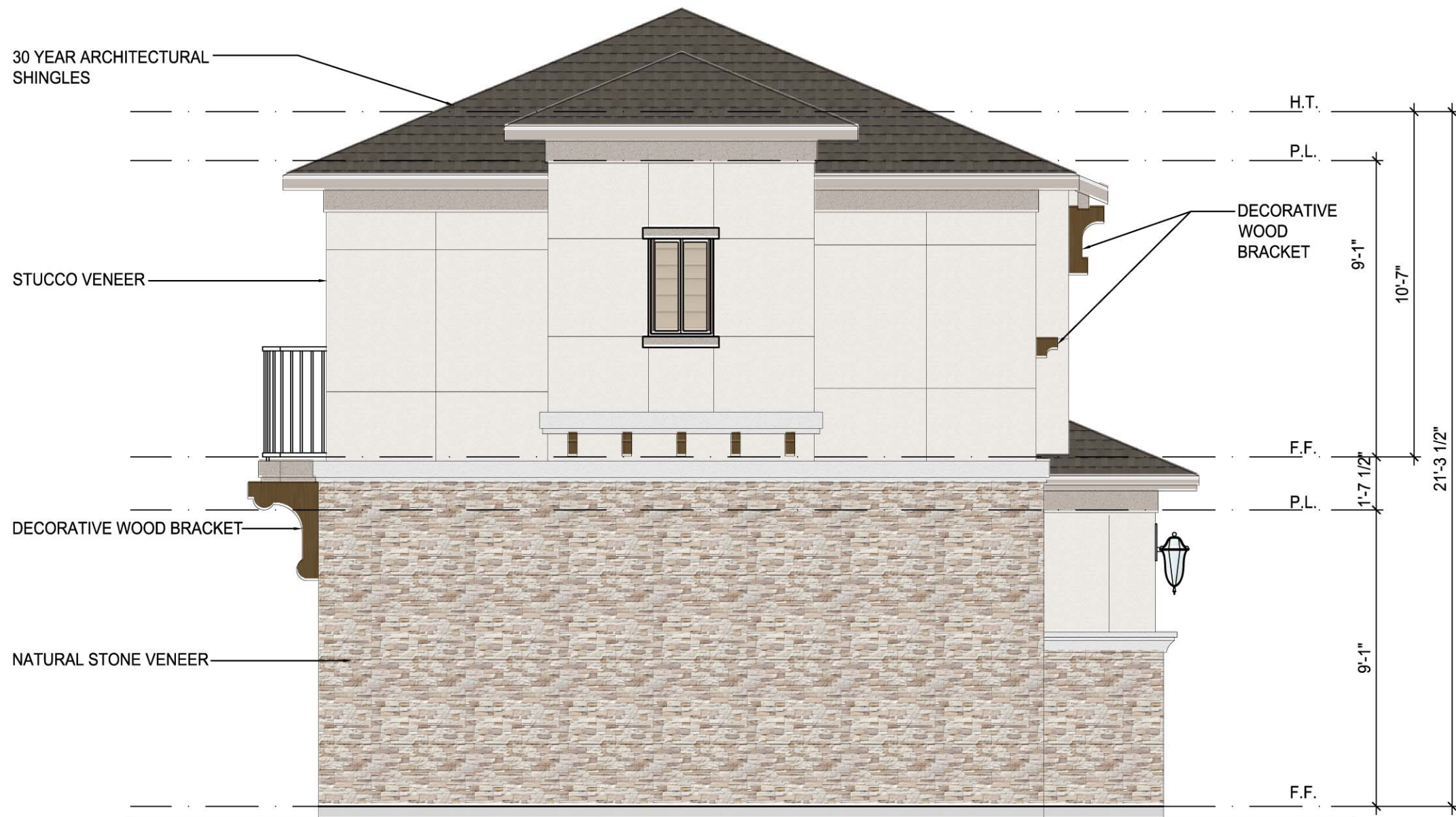
MATERIAL PERCENTAGES TABLE (SOUTH)			
	SQ. FT	PERCENTAGE	
TOTAL FACADE	1,015		
FACADE (NO DOORS & WIN.)	904		
DOOR & WINDOWS S.F.	111		
NATURAL STONE	545	54%	53%
STUCCO	308	30%	30%
FIBER CEMENT	51	5%	5%



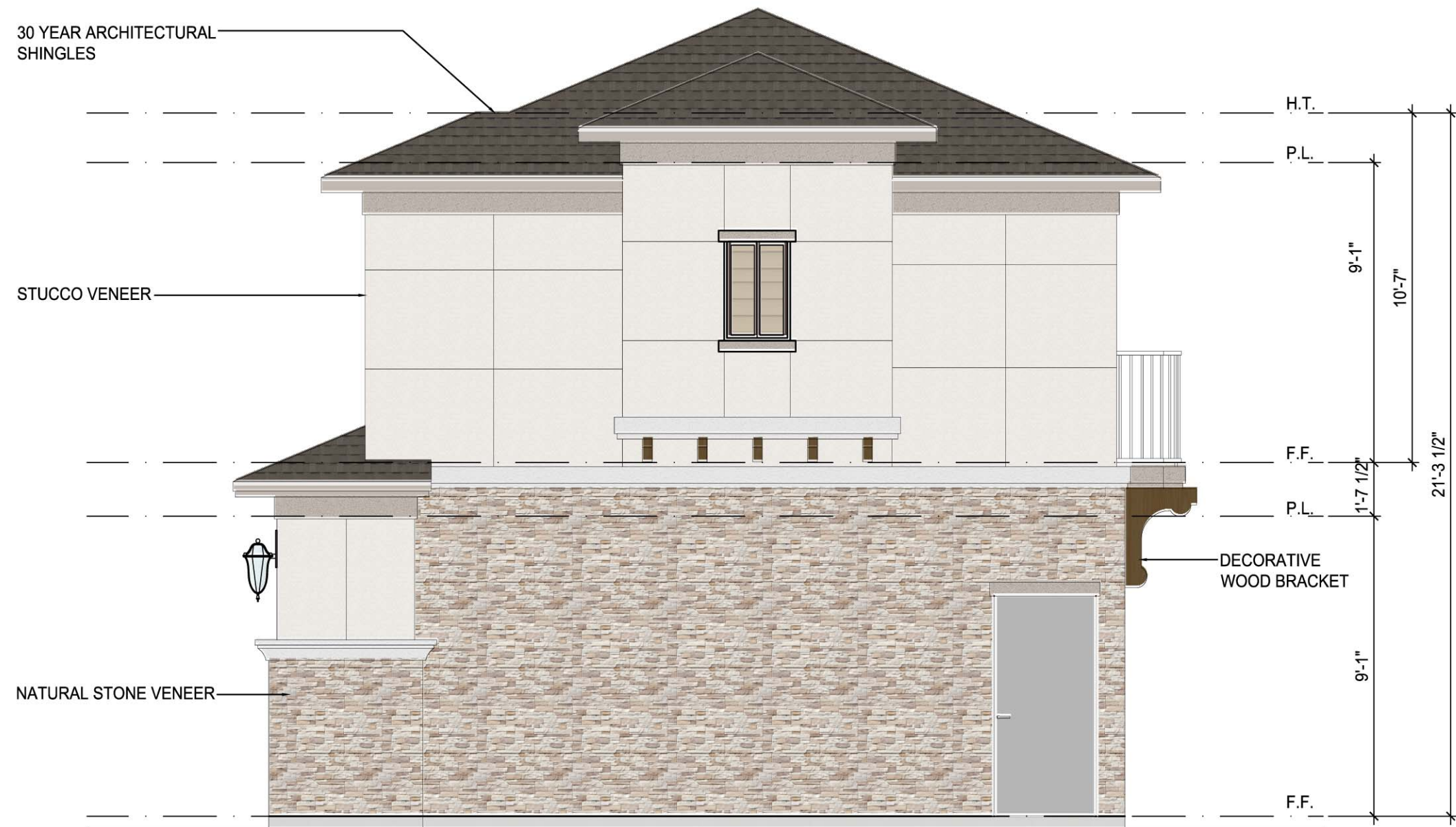
04 BUILDING 'B' - REAR ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES TABLE (WEST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	479	
FACADE (NO DOORS & WIN.)	479	
DOOR & WINDOWS S.F.	0	
NATURAL STONE	240	50%
STUCCO	201	42%
FIBER CEMENT	38	08%

MATERIAL PERCENTAGES TABLE (EAST)		
	SQ. FT	PERCENTAGE
TOTAL FACADE	479	
FACADE (NO DOORS & WIN.)	459	
DOOR & WINDOWS S.F.	20	
NATURAL STONE	220	48%
STUCCO	201	42%
FIBER CEMENT	38	08%



03 BUILDING 'B' - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 BUILDING 'B' - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4	STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3	STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)	6	ROOF SHINGLES GAF ROOFING WEATHERED WOOD

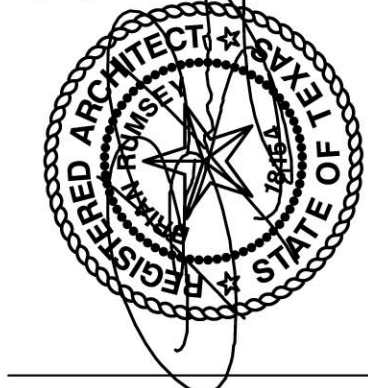
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	SQ. FT	PERCENTAGE	
TOTAL FACADE	1,016		
FACADE (NO DOORS & WIN.)	719		
DOOR & WINDOWS S.F.	297		
NATURAL STONE	183	25%	
STUCCO	409	57%	
FIBER CEMENT	127	18%	



01 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

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FLOWER MOUND, TEXAS

DATE:

08/27/2018

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17127

REVISIONS

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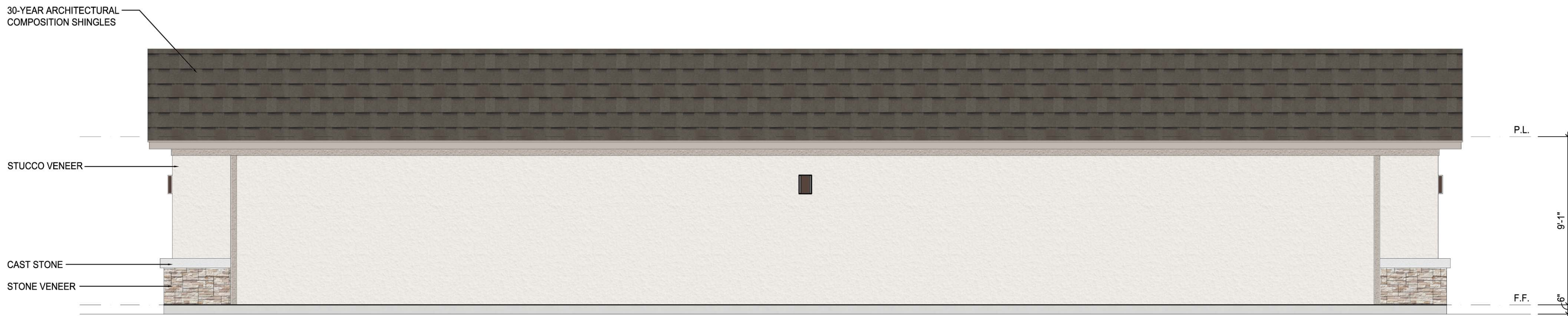
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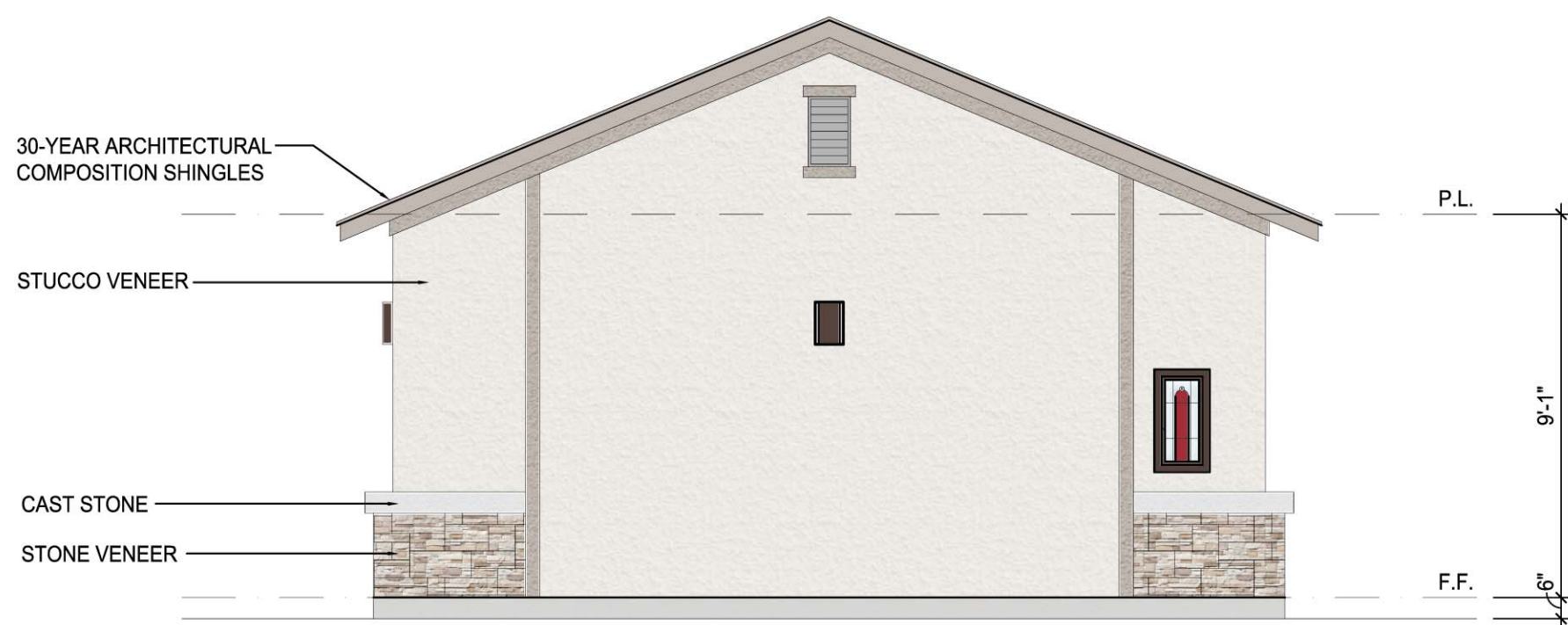
6 BAY GARAGE
EXTERIOR ELEVATIONS

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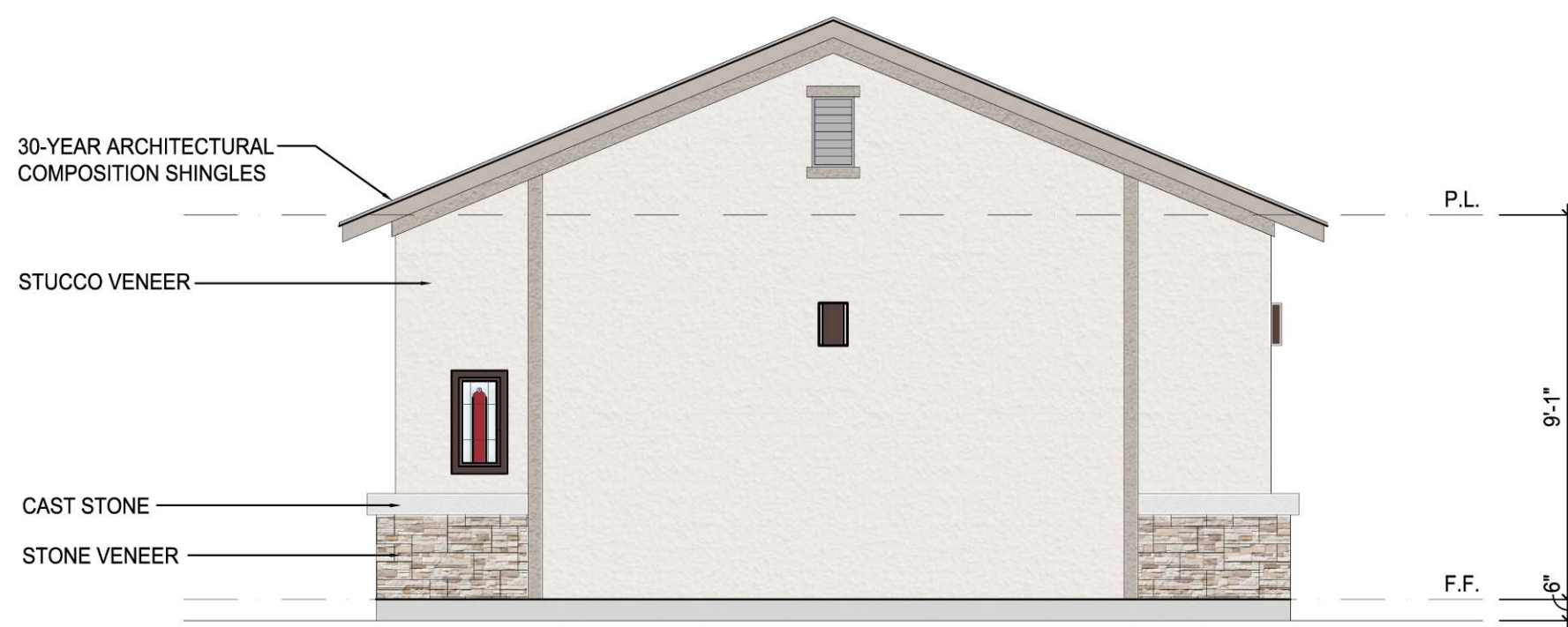
04 6 BAY GARAGE - REAR ELEVATION

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



03 6 BAY GARAGE - LEFT ELEVATION

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



02 6 BAY GARAGE - RIGHT ELEVATION

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



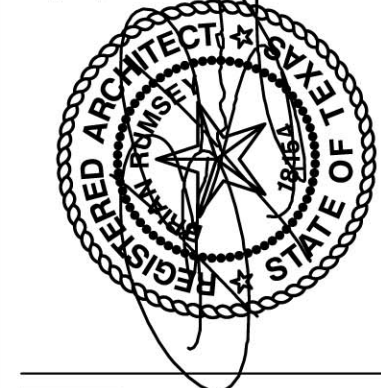
01 6 BAY GARAGE - FRONT ELEVATION

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

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BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	6	ROOF SHINGLES GAF ROOFING WEATHERED WOOD
3	STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)	7	WOOD TRIM SW 9115 COWBOY BOOTS (SHERWIN WILLIAMS)
4	STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)	8	GARAGE DOOR SW 7058 MAGNETIC GREY (SHERWIN WILLIAMS)

08/27/2018



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FLOWER MOUND, TEXAS

DATE:

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REVISIONS

NO DATE

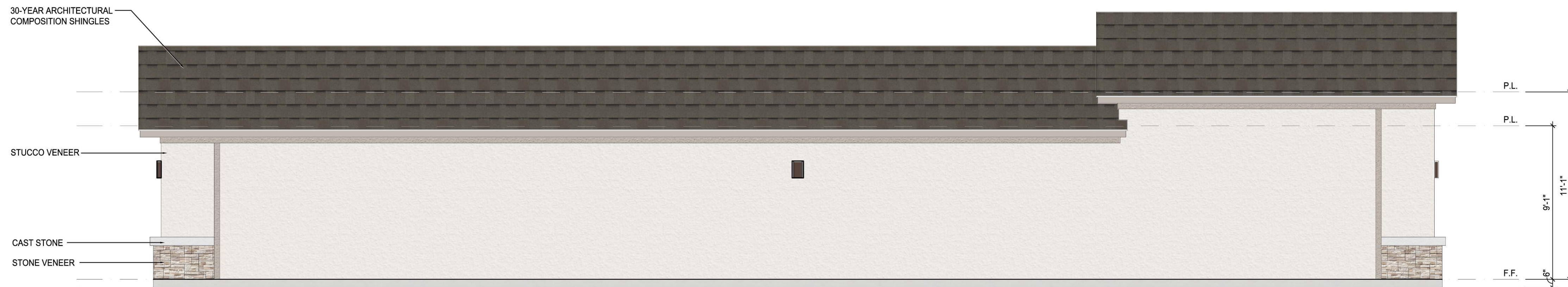
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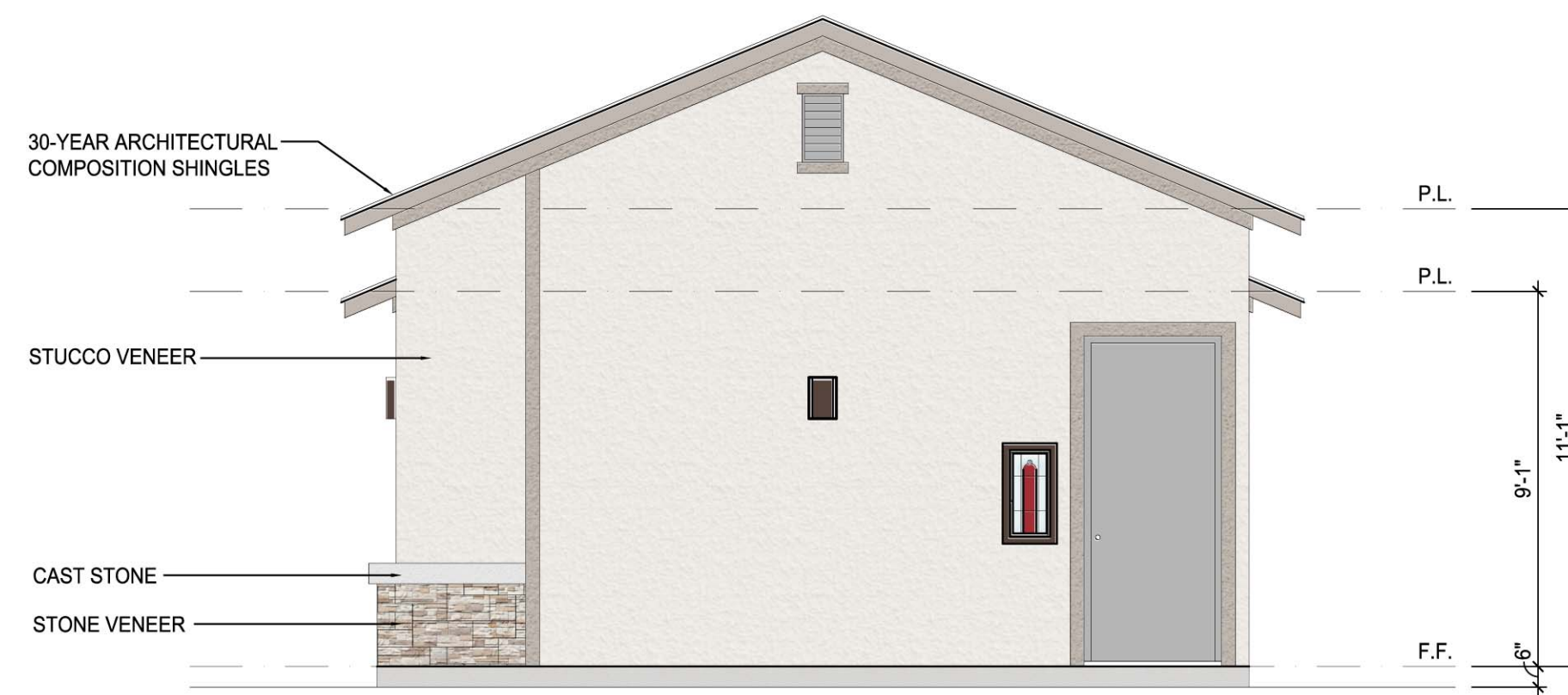
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A4.4
6 BAY GARAGE-HC
EXTERIOR ELEVATIONS

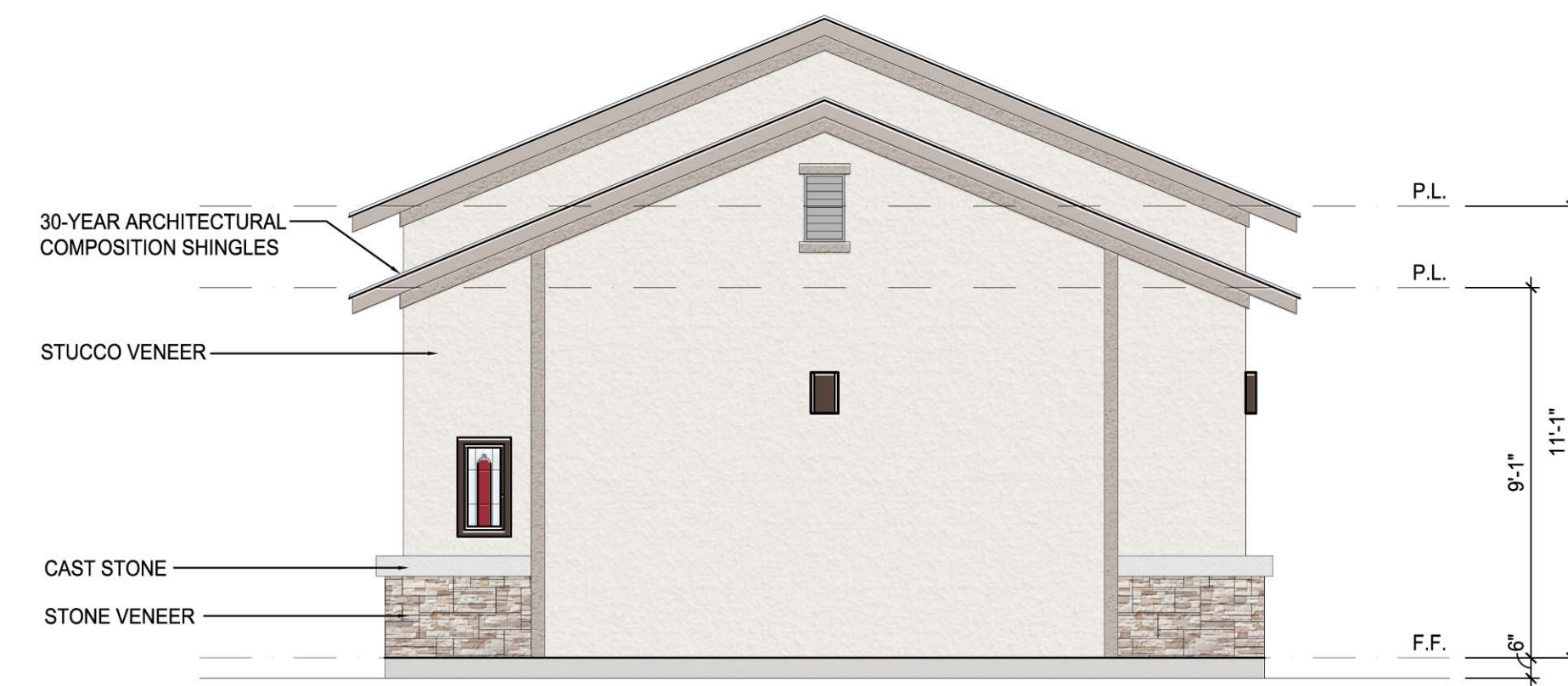
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04 6 BAY GARAGE-HC - REAR ELEVATION
SCALE: 1/4" = 1'-0"



03 6 BAY GARAGE-HC - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 6 BAY GARAGE-HC - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

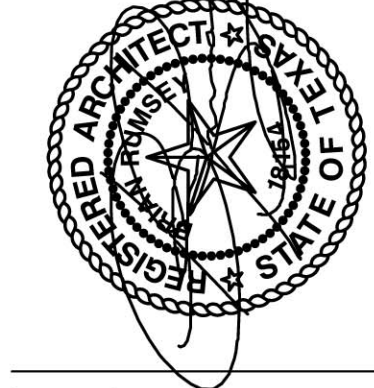
LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	6	ROOF SHINGLES GAF ROOFING WEATHERED WOOD
3	STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)	7	WOOD TRIM SW 9115 COWBOY BOOTS (SHERWIN WILLIAMS)
4	STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)	8	GARAGE DOOR SW 7058 MAGNETIC GREY (SHERWIN WILLIAMS)



ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

01 6 BAY GARAGE-HC - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

08/27/2018



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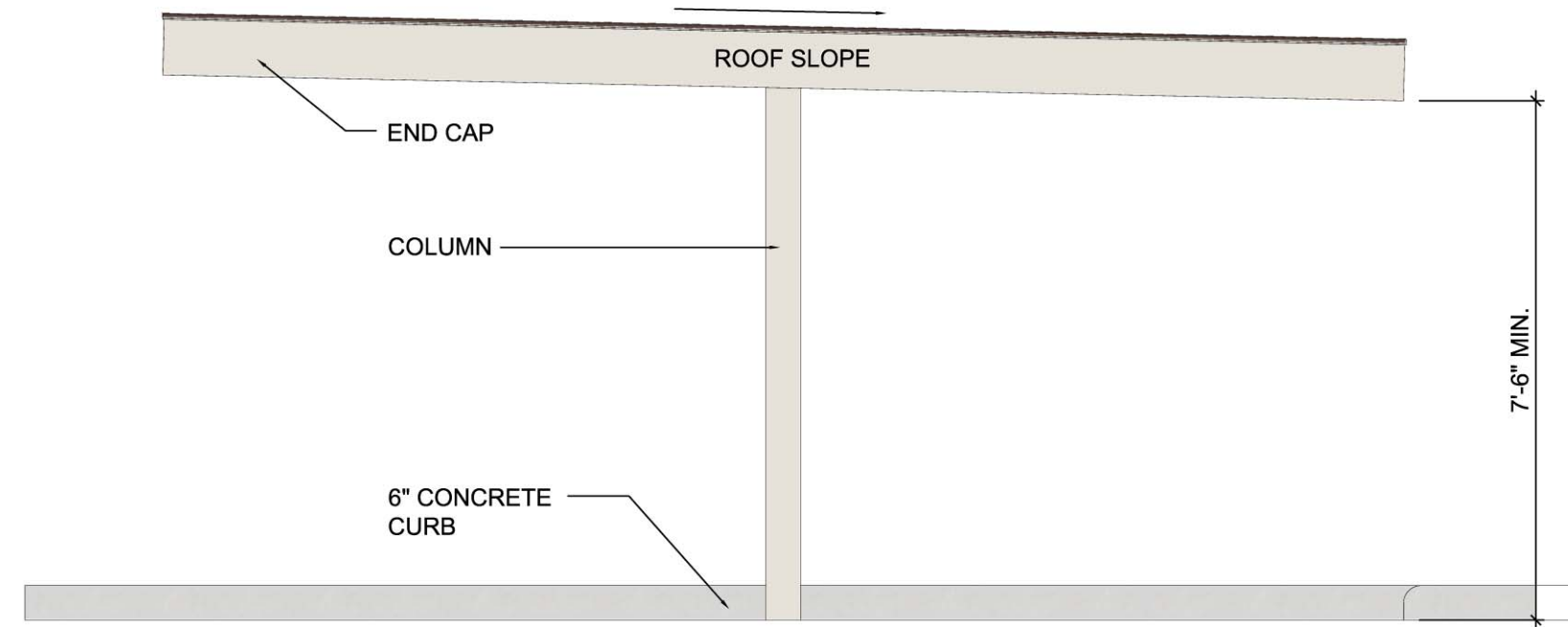
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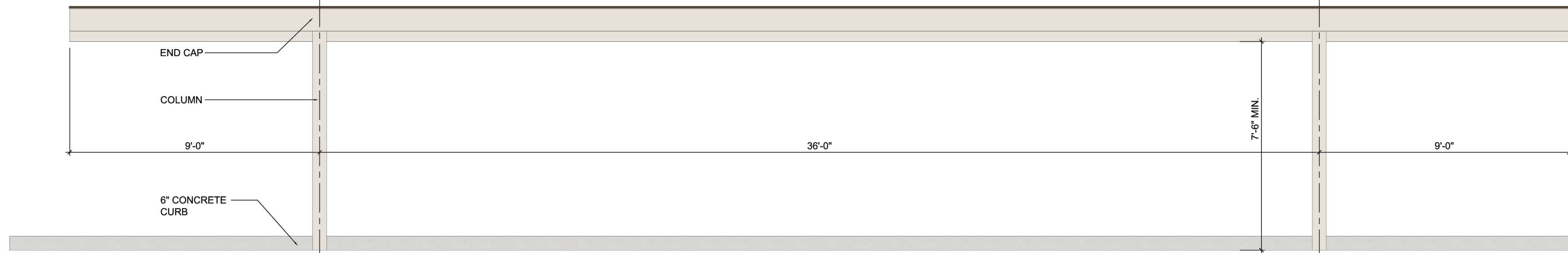
A4.5

TRASH COMPACTOR/
CARPORT ELEVATIONS

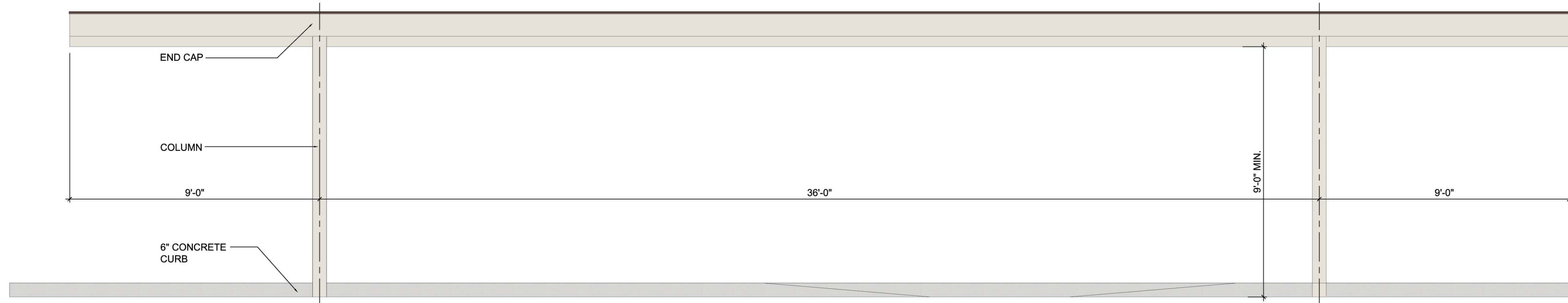
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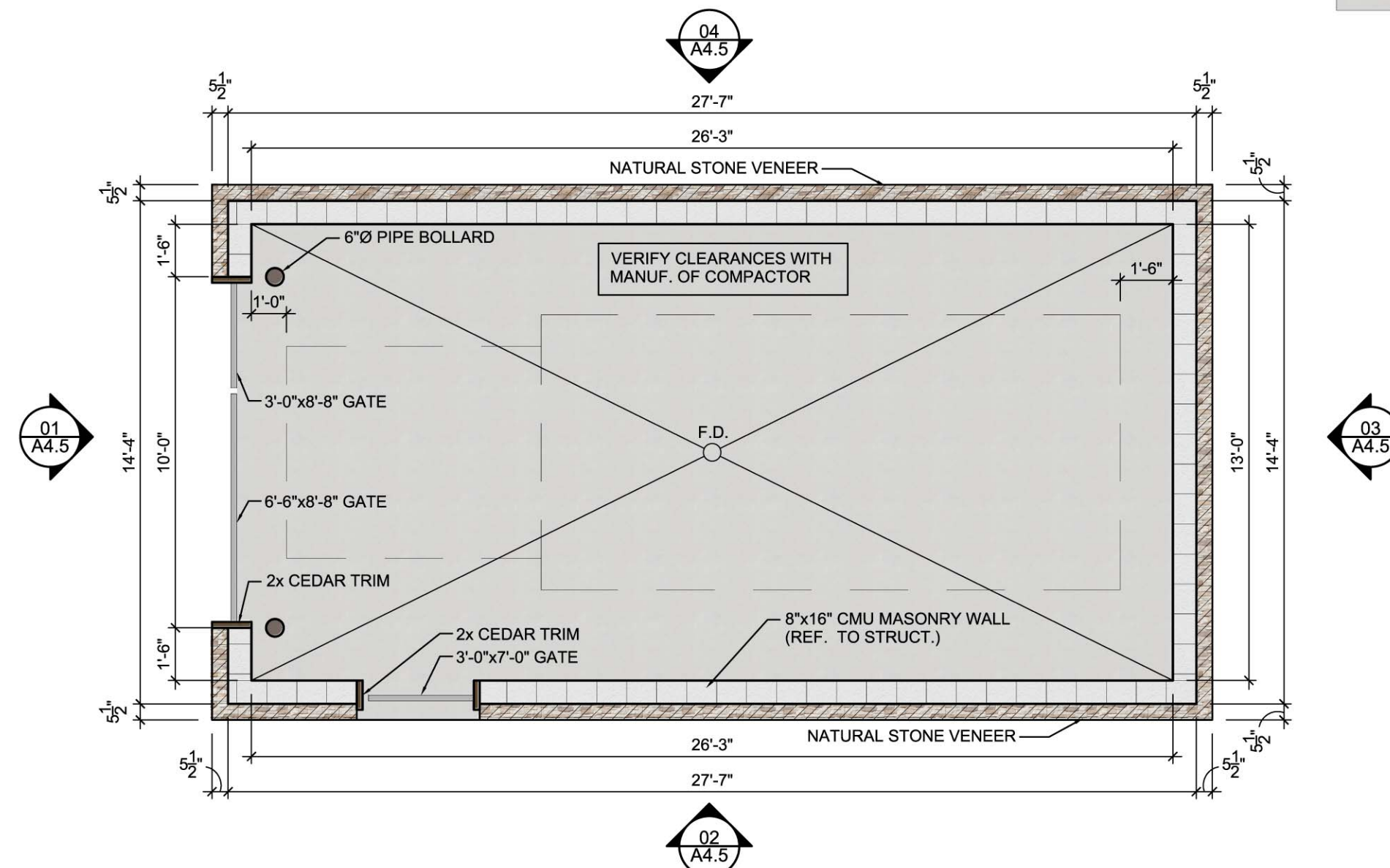
08 TYPICAL CARPORT SIDE ELEV.
3/8" = 1'-0"



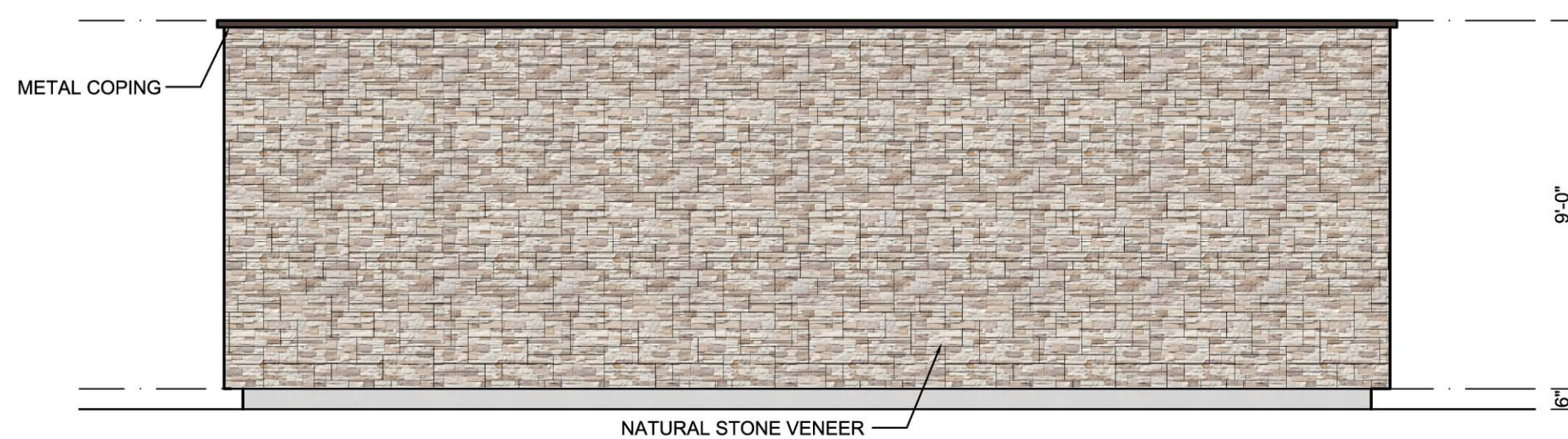
07 TYPICAL CARPORT FRONT ELEV.
3/8" = 1'-0"



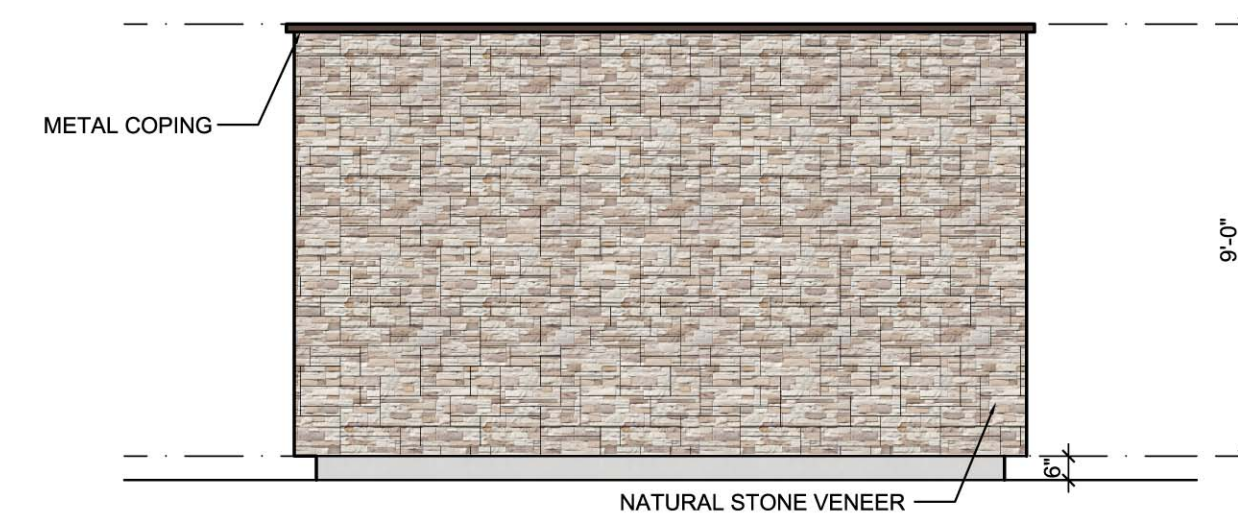
06 HC CARPORT FRONT ELEV.
3/8" = 1'-0"



05 TRASH COMPACTOR - PLAN
1/4" = 1'-0"



04 TRASH COMPACTOR - LEFT ELEVATION
1/4" = 1'-0"



03 TRASH COMPACTOR - REAR ELEVATION
1/4" = 1'-0"

LEGEND : PAINT COLOR SCHEME & MATERIAL			
	1 NATURAL STONE ESPINOZA STONE PALOMINO BLEND		4 STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
	2 CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE		5 METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
	3 STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)		6 ROOF SHINGLES GAF ROOFING
			7 WEATHERED WOOD



02 TRASH COMPACTOR - RIGHT ELEVATION
1/4" = 1'-0"



01 TRASH COMPACTOR - FRONT ELEVATION
1/4" = 1'-0"



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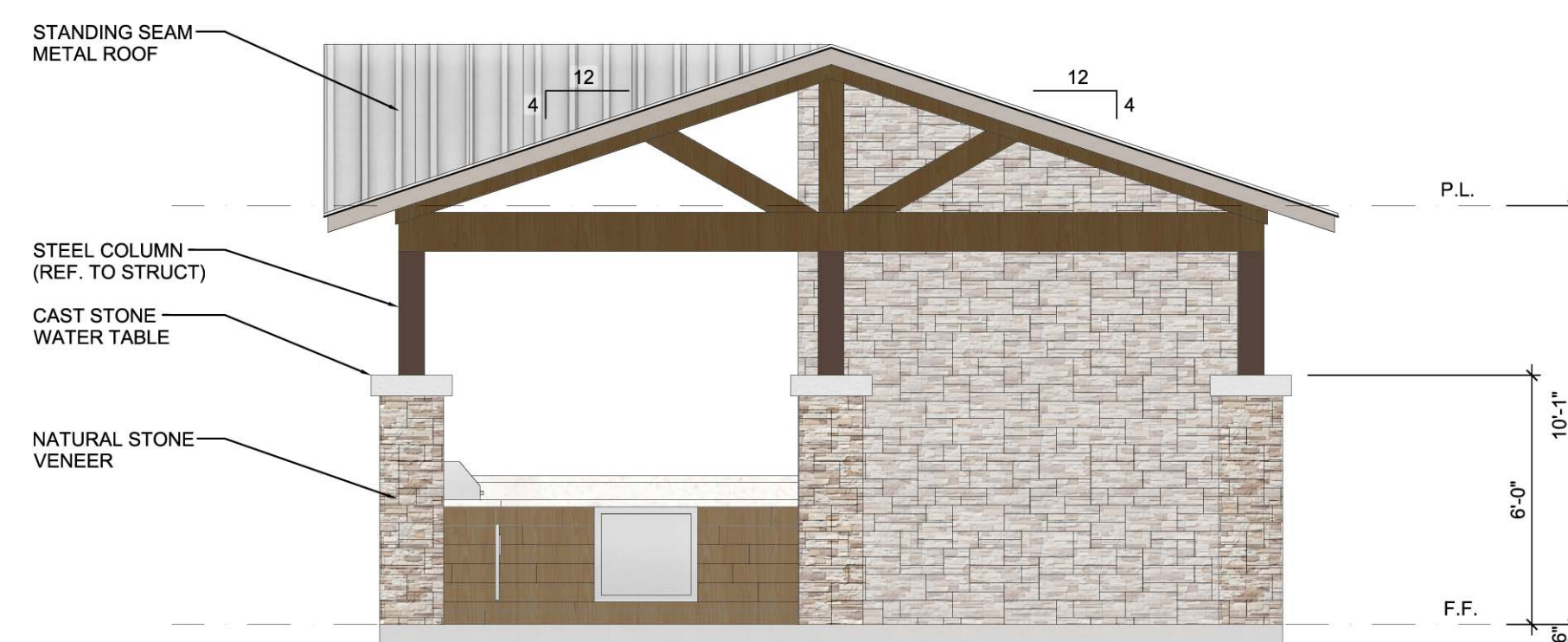
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PAVILION AND POOL
CABANA ELEVATIONS

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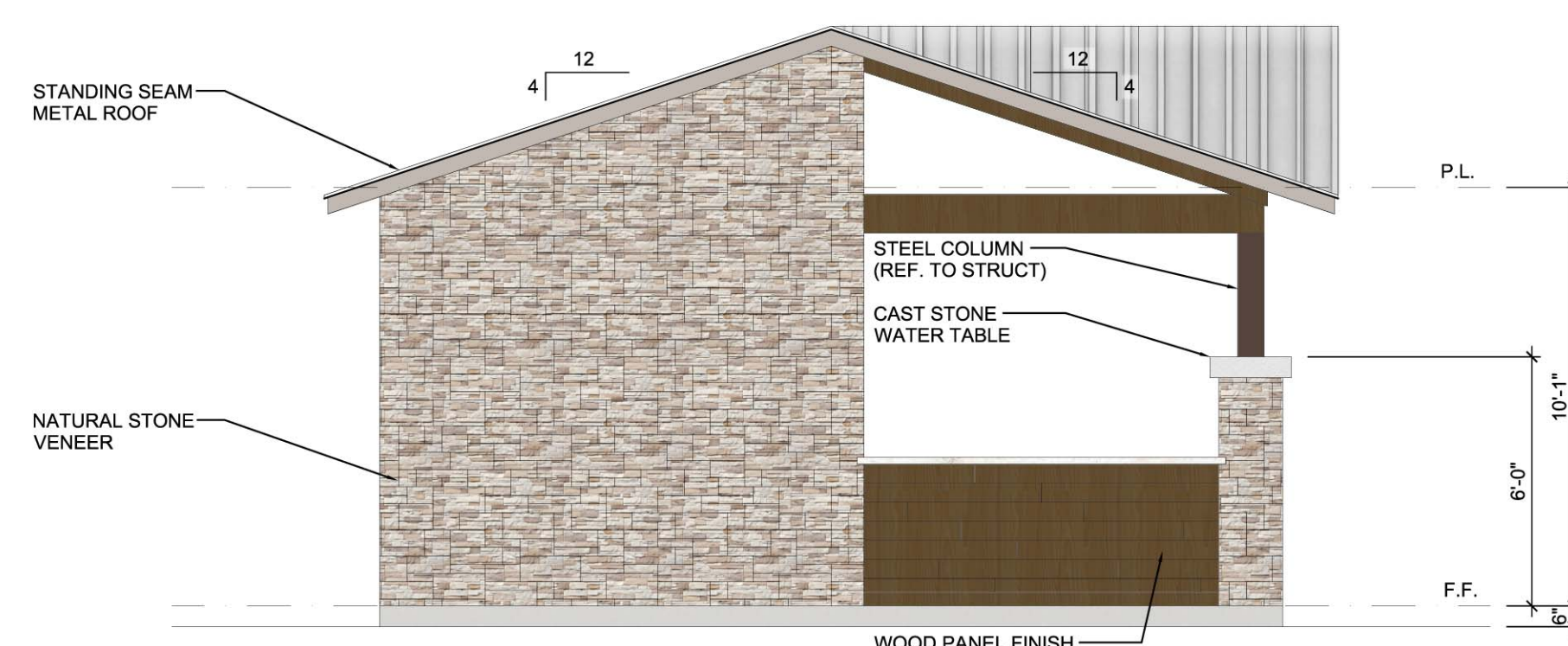


07 POOL CABANA - REAR ELEVATION
1/4" = 1'-0"



06 POOL CABANA - LEFT ELEVATION
1/4" = 1'-0"

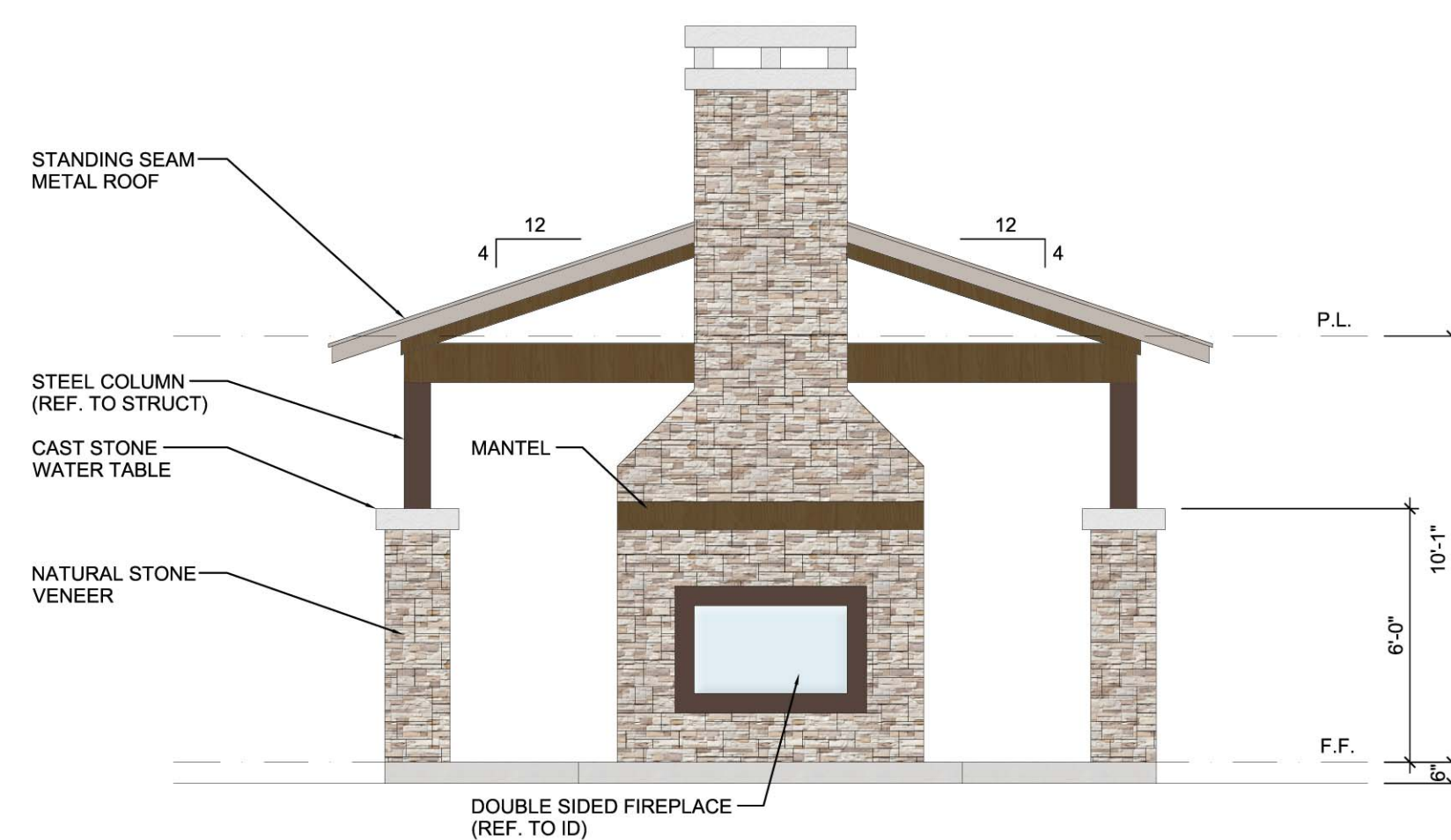
LEGEND : PAINT COLOR SCHEME & MATERIAL					
1		NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4		ROOF ACCENT SW 7642 ESTERNO (SHERWIN WILLIAMS)
2		CAST STONE WATERTABLE AMP BRICK AND STONE BUDD-GROUNDFACE	5		METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3		WOOD TRIM SW 9115 COWBOY BOOTS (SHERWIN WILLIAMS)	6		METAL ROOF METAL ROOFING ALLIANCE STANDING SEAM - CHARCOAL



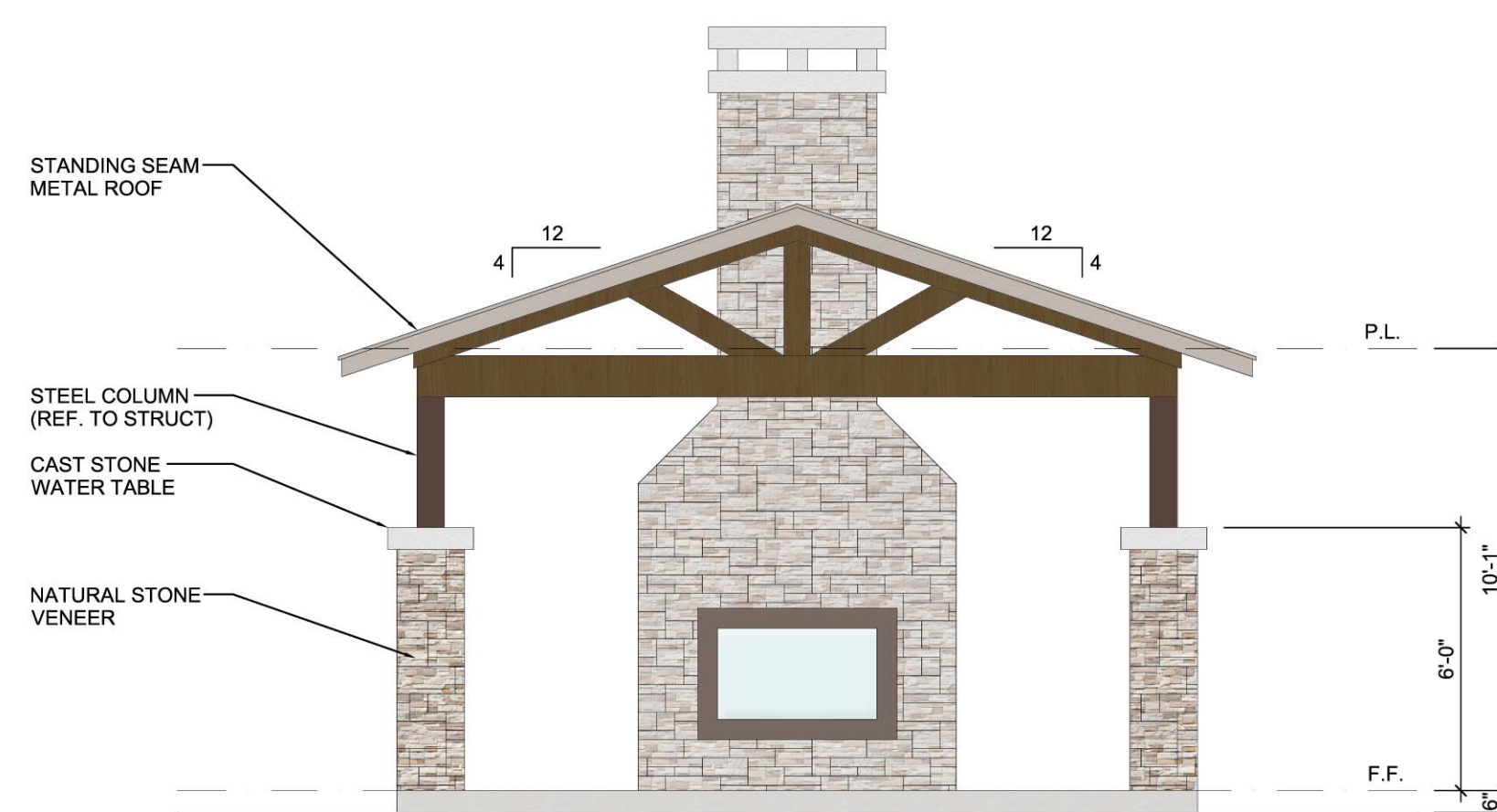
05 POOL CABANA - FRONT ELEVATION
1/4" = 1'-0"



04 POOL CABANA - RIGHT ELEVATION
1/4" = 1'-0"



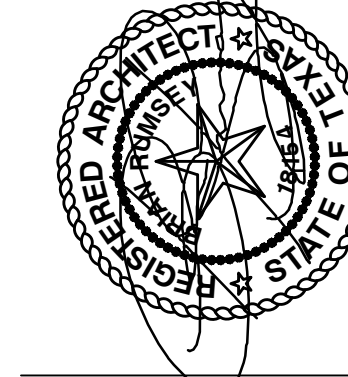
03 PAVILION - REAR ELEVATION



02 PAVILION - FRONT ELEVATION
1/4" = 1'-0"



01 PAVILION - RIGHT ELEVATION
1/4" = 1'-0"



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Analysis

BUILDING A

EXTERIOR ELEVATIONS

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MATERIAL PERCENTAGES TABLE (EAST)			
	SILICA	PERCENTAGE	
TOTAL ACACIDE	10,71		
ACACIDE (CO DORS & CO)	7,763		
DORS & CO DORS SS	3,01		
NATURAL STONE	3,736		4
STONE	3,33		43
FIBER CEMENT	6,9		09



04 BUILDING TYPE 'A' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (SOUTH)			
	SOUTH	PERCENTAGE	
TOTAL FAÇADE	15,950		
FAÇADE (DOORS & SILL)	11,952		
DOOR & SILL S.S.	4,006		
ATRIAL STONE	4,550		300
STONE	6,259		520
LIBER CEMENT	1,143		100



03 BUILDING TYPE 'A' WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (EST)		
	SUBTOTAL	PERCENTAGE
TOTAL ACACADE	11,410	
ACADE (DOORS &)	600	
DOOR & S.S.	2,002	
ATLANTIC	4,071	47%
STCC	3,513	42%
BERCEMENT	954	11%



02 BUILDING TYPE 'A' NORTH ELEVATION
SCALE: 1/16" = 1'-0"

LEGE'D : PAINT COLOUR SCHEME & MATERIAL			
1	1. PAINT RAL 7015 2. ESPRESSO PAINT 3. PAINT MILK BLEND	4	4. STICCO ACCEIT 5. 7626 PAVEMENT (SHER) (D) (LLIAMS)
2	7. CAST STONE & INTERTABLE 8. AMP BRICK & STONE 9. BROWN GRAY & ACE	5	10. METAL ACCEIT 11. ST. 6041 TTER (SHER) (D) (LLIAMS)
3	13. STICCO 14. ST. 7626 BRIGHT WHITE (SHER) (D) (LLIAMS)	6	16. RUST SHI GLE 17. GAIR BRIGHT 18. CATHEDRAL (D) (D)

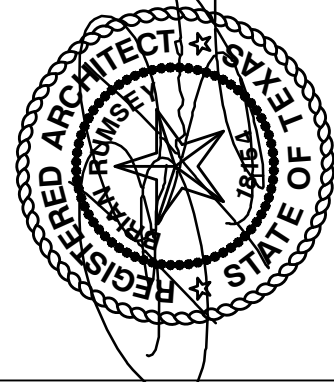
MATERIAL PERCENTAGES TABLE (FOURTH)		
	SUBTOTAL	PERCENTAGE
TOTAL FACADE	16,432	
FACADE (WOOD DOORS & SILL)	12,112	
DOOR & SILL DOORS SILL	3,620	
ATLANTAL STONE	4,936	39%
STUCCO	6,424	52%
BERCEMENT	1,452	11%



01 BUILDING TYPE 'A' EAST ELEVATION
SCALE: 1/16" = 1'-0"

ALL EXTERIOR ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

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BUILDING A
COURTYARD ELEVATIONS

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MATERIAL PERCENTAGES TABLE (EAST)		
	SUM	PERCENTAGE
TOTAL ACACADE	5,615	
ACADE (D DORS & D)	4,242	
DORS & D D S	1,373	
CATERAL STOE	1.6	40
STOE	2.4	49
FIBER CEMENT	472	11



04 BUILDING TYPE 'A' SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (SOUTH)		
	SUBTOTAL	PERCENTAGE
TOTAL ACACADE	10,142	
ACADE (OF DORS & OF)	219	
DORS & OF SS	1,923	
CATAL STONE	3,95	4%
STCC	3,195	39%
FIBER CEMENT	1,039	11%



03 BUILDING TYPE 'A' WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL PERCENTAGES TABLE (EST)		
	SUBT	PERCENTAGE
TOTAL ACACADE	5,593	
ACADE (D DORS & I)	4,447	
DORS & I DSS	1,146	
CATERAL STOE	1,407	32
STCC	2,305	52
FIBER CEMENT	735	17



02 BUILDING TYPE 'A' NORTH ELEVATION
SCALE: 1/16" = 1'-0"

LEGE D : PAINT COLOR SCHEME & MATERIAL	
1	NATURAL STONE ESPIRADO STONE PALMIMBLE D
2	CAST STONE ARTERABLE AMP BRICADO STONE BLOGGROD D ACE
3	ST COCCO S 7626 RICH HITE (SHERIDAN ILLIAMS)
4	ST COCCO ACCENT S 7642 PAVESTOCCO (SHERIDAN ILLIAMS)
5	METAL ACCENT S : 6041 OTTER (SHERIDAN ILLIAMS)
6	ROOM SHINGLES GARDING EATHERED D

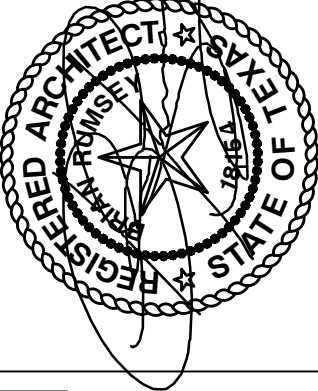
MATERIAL PERCENTAGES TABLE (MONTH)	
	SUBTOTAL PERCENTAGE
TOTAL ACACADE	9,140
ACADE (DORS & D.)	7,311
DORS & D.D.S.S.	2,529
CATERAL STONE	3,467 47%
ST.CC	3,277 45%
FIBER CEMENT	567 0%



ALL EXTERIOR ELECTRICAL PANELS WILL
BE PAINTED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING

01 BUILDING TYPE 'A' EAST ELEVATION
SCALE: 1/16" = 1'-0"

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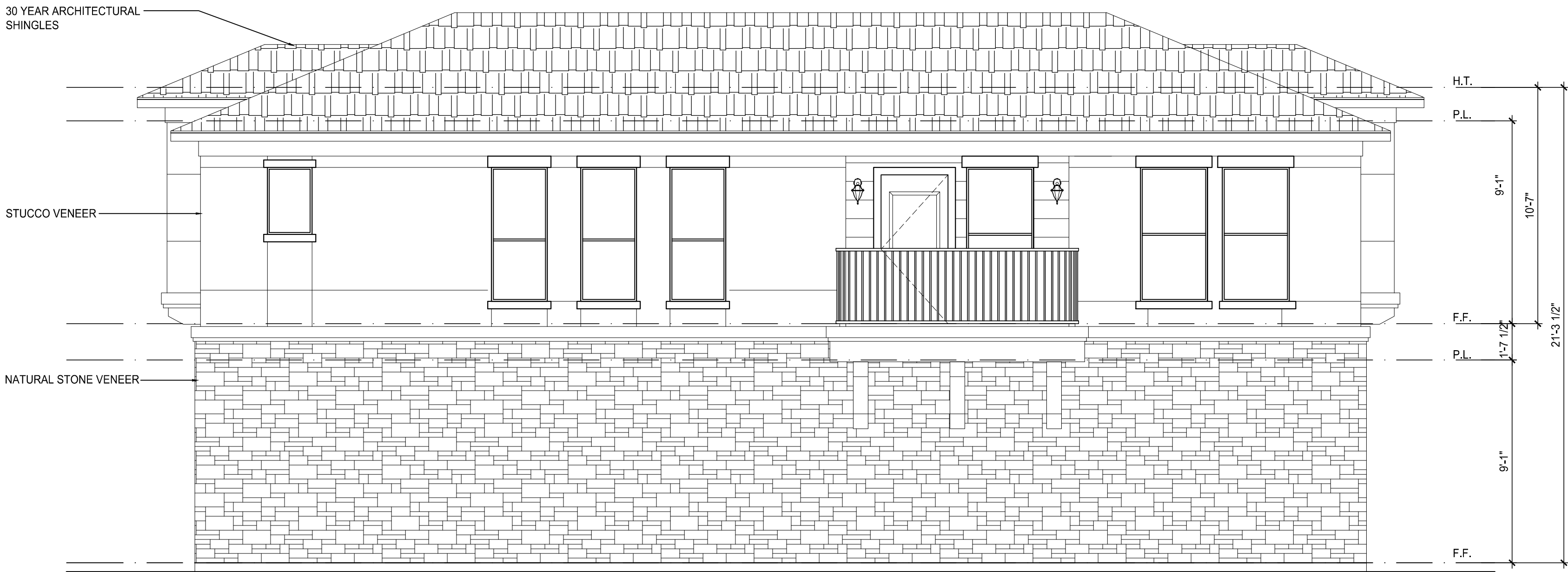
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BUILDING 'B'
EXTERIOR ELEVATIONS

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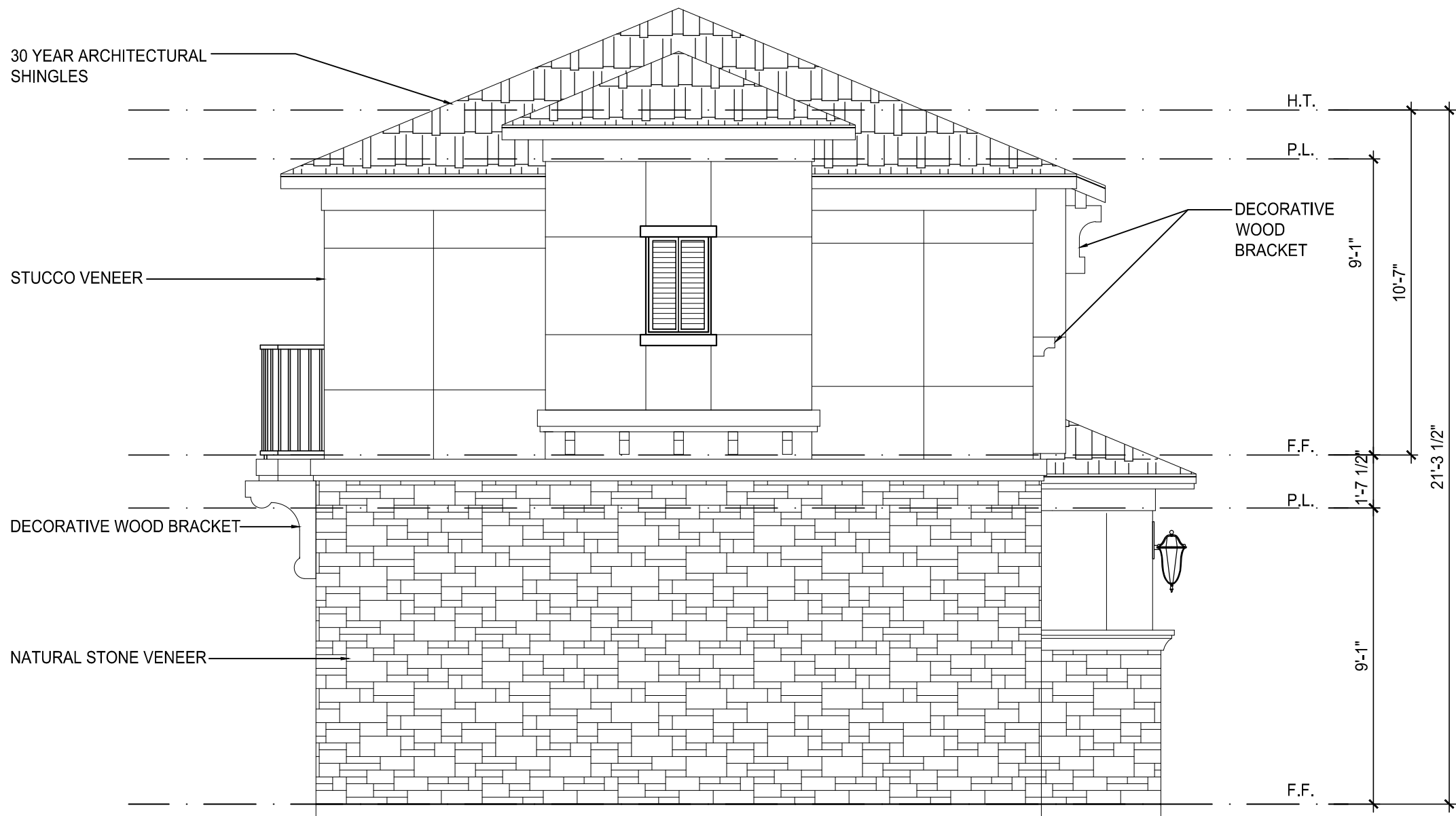
MATERIAL PERCENTAGES TABLE (SOUTH)			
	SQ. FT.	PERCENTAGE	
TOTAL FACADE	1,015		
FACADE (DOORS & WINDOWS)	904		
DOOR & WINDOW SILL	111		
NATURAL STONE	545	60%	
STUCCO	30%	34%	
FIBER CEMENT	51	06%	



04 BUILDING 'B' - REAR ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES TABLE (WEST)			
	SQ. FT.	PERCENTAGE	
TOTAL FACADE	479		
FACADE (DOORS & WINDOWS)	479		
DOOR & WINDOW SILL	0		
NATURAL STONE	240	50%	
STUCCO	201	42%	
FIBER CEMENT	38	00%	

MATERIAL PERCENTAGES TABLE (EAST)			
	SQ. FT.	PERCENTAGE	
TOTAL FACADE	479		
FACADE (DOORS & WINDOWS)	459		
DOOR & WINDOW SILL	20		
NATURAL STONE	220	46%	
STUCCO	201	42%	
FIBER CEMENT	38	00%	



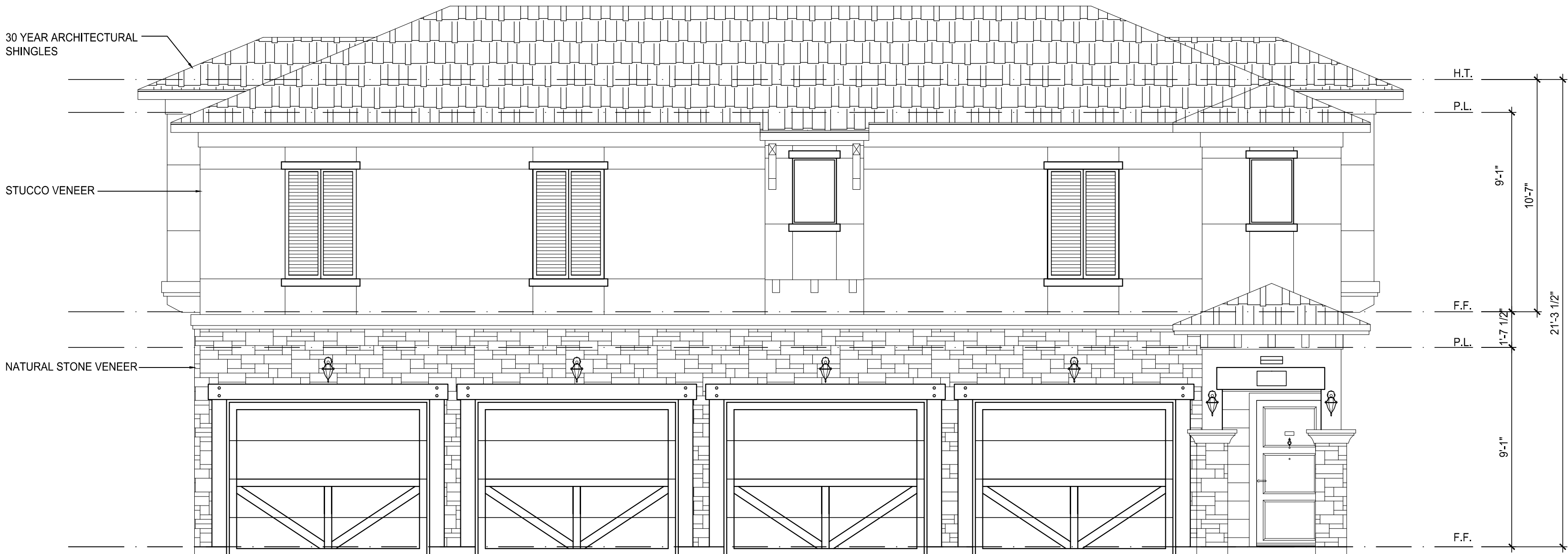
03 BUILDING 'B' - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 BUILDING 'B' - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

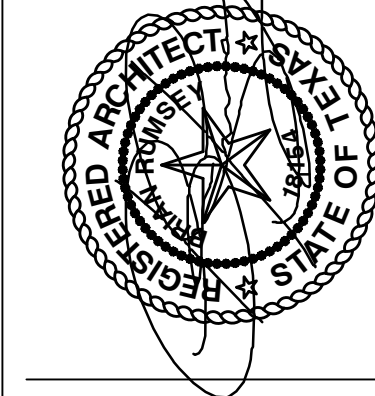
LEGEND: PAINT COLOR SCHEME & MATERIAL			
1 NATURAL STONE ESPRESSO STONE PALMIDALE	4 STUCCO ACCENT SHERWIN WILLIAMS 7642 PAVESTONE	5 METAL ACCENT SHERWIN WILLIAMS 6041 BUTTER	6 ROOF SHINGLES GARRARD WEATHERED OAK
2 CAST STONE AMERICAN STONE BROADWAY	3 STUCCO SHERWIN WILLIAMS 7626 RICH WHITE		

MATERIAL PERCENTAGES TABLE (NORTH)			
	SQ. FT.	PERCENTAGE	
TOTAL FACADE	1,016		
FACADE (DOORS & WINDOWS)	719		
DOOR & WINDOW SILL	297		
NATURAL STONE	113	25%	
STUCCO	409	57%	
FIBER CEMENT	127	10%	



01 BUILDING 'B' - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL EXTERIOR ELECTRICAL PANELS SHALL
BE PAINTED TO MATCH THE
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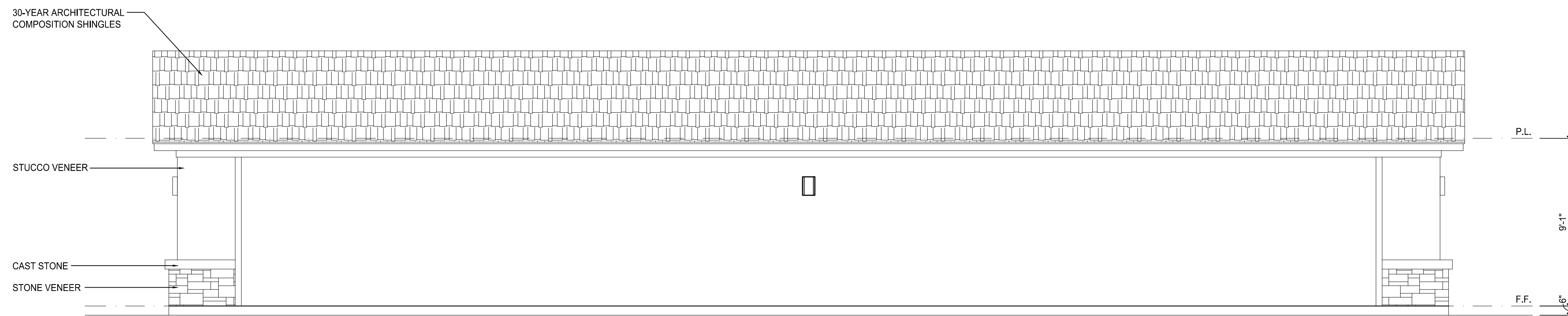
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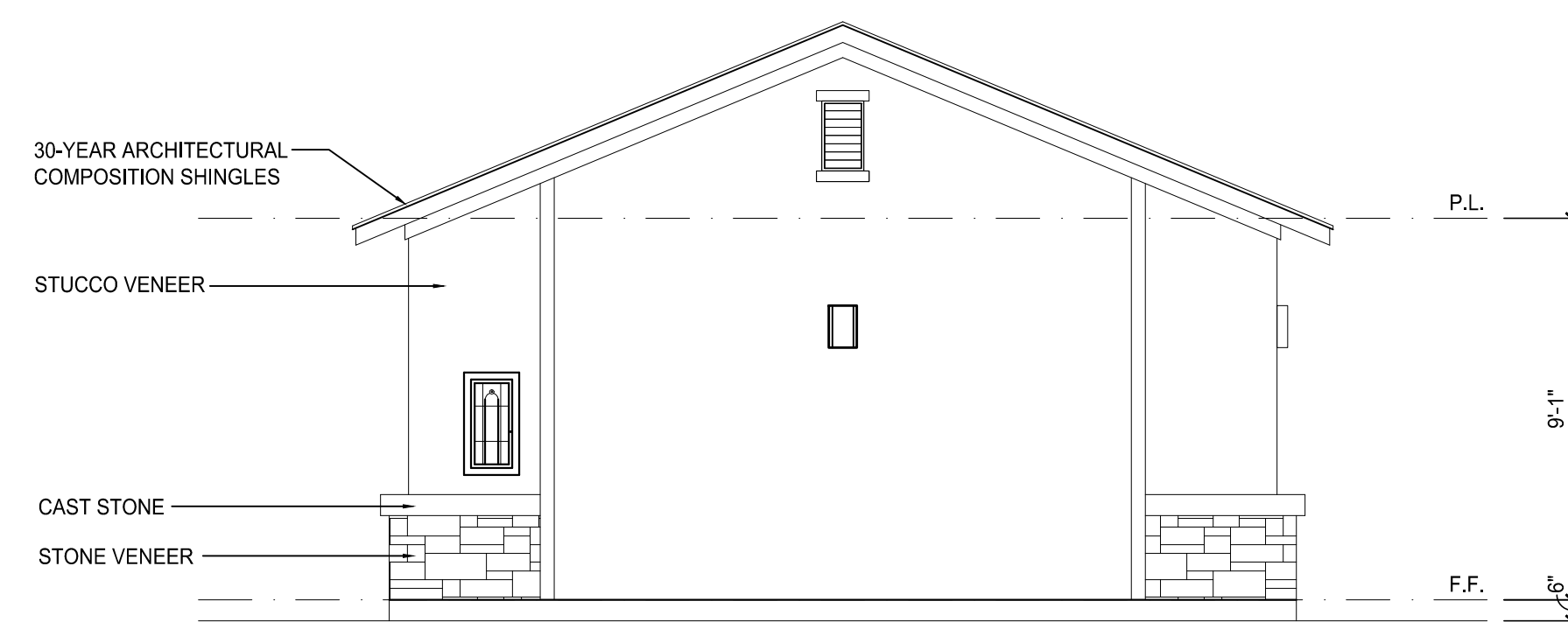
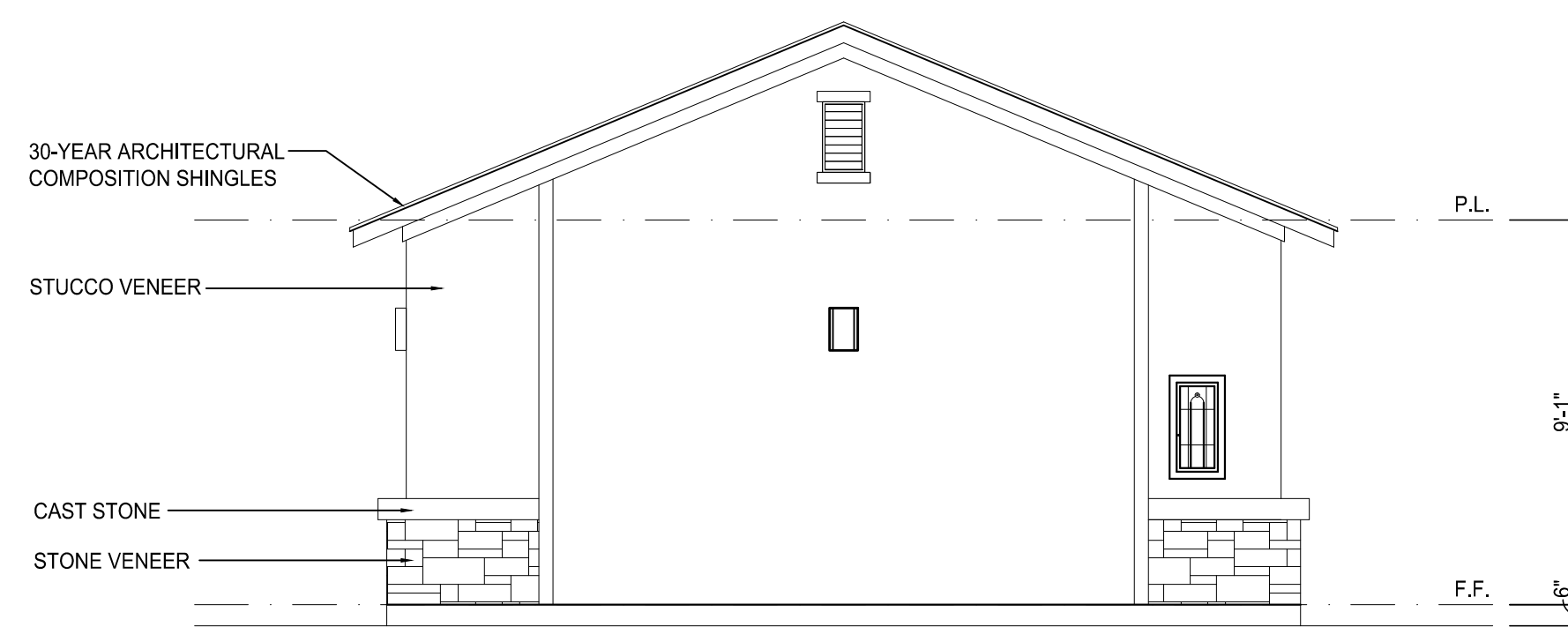
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6 BAY GARAGE EXTERIOR ELEVATIONS

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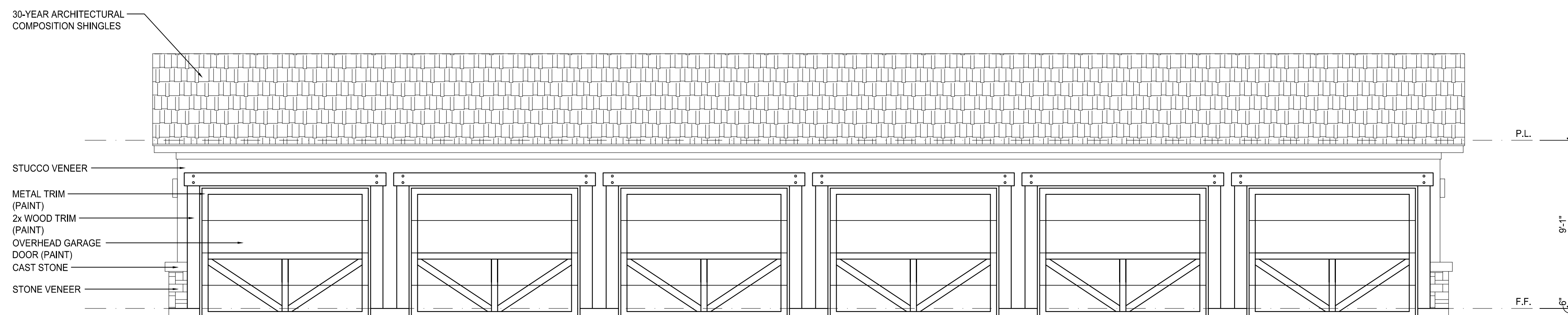


04 6 BAY GARAGE - REAR ELEVATION
SCALE: 1/4" = 1'-0"



02 6 BAY GARAGE - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

03 6 BAY GARAGE - LEFT ELEVATION
SCALE: 1/4" = 1'-0"

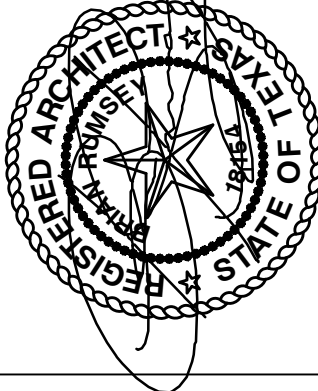


01 6 BAY GARAGE - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND : PAINT COLOR SCHEME & MATERIAL	
1	NATURAL STONE ESPRESSO STONE PALM BLEND
2	CAST STONE / ARTERTABLE AMP BRICK / ART STONE BONAGRACE
3	STONE SHERIDAN RICH WHITE (SHERIDAN ILLIAMS)
4	STONE ACCENT S: 7642 PAVESTONE (SHERIDAN ILLIAMS)
5	METAL ACCENT S: 6041 LITTER (SHERIDAN ILLIAMS)
6	SHINGLES GARAGE LEATHERED
7	WOOD TRIM S: 9115 / BONAGRACE (SHERIDAN ILLIAMS)
8	GARAGE DOOR S: 705 MAGNETIC GREEN (SHERIDAN ILLIAMS)

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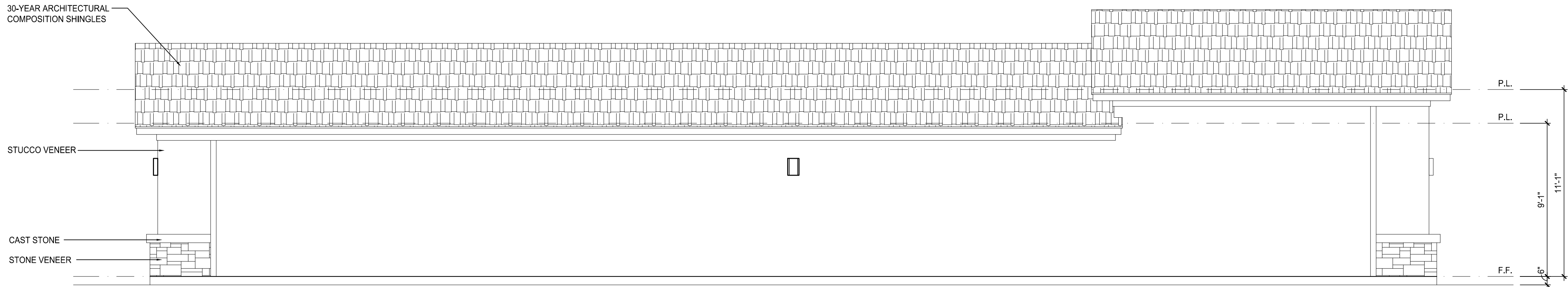
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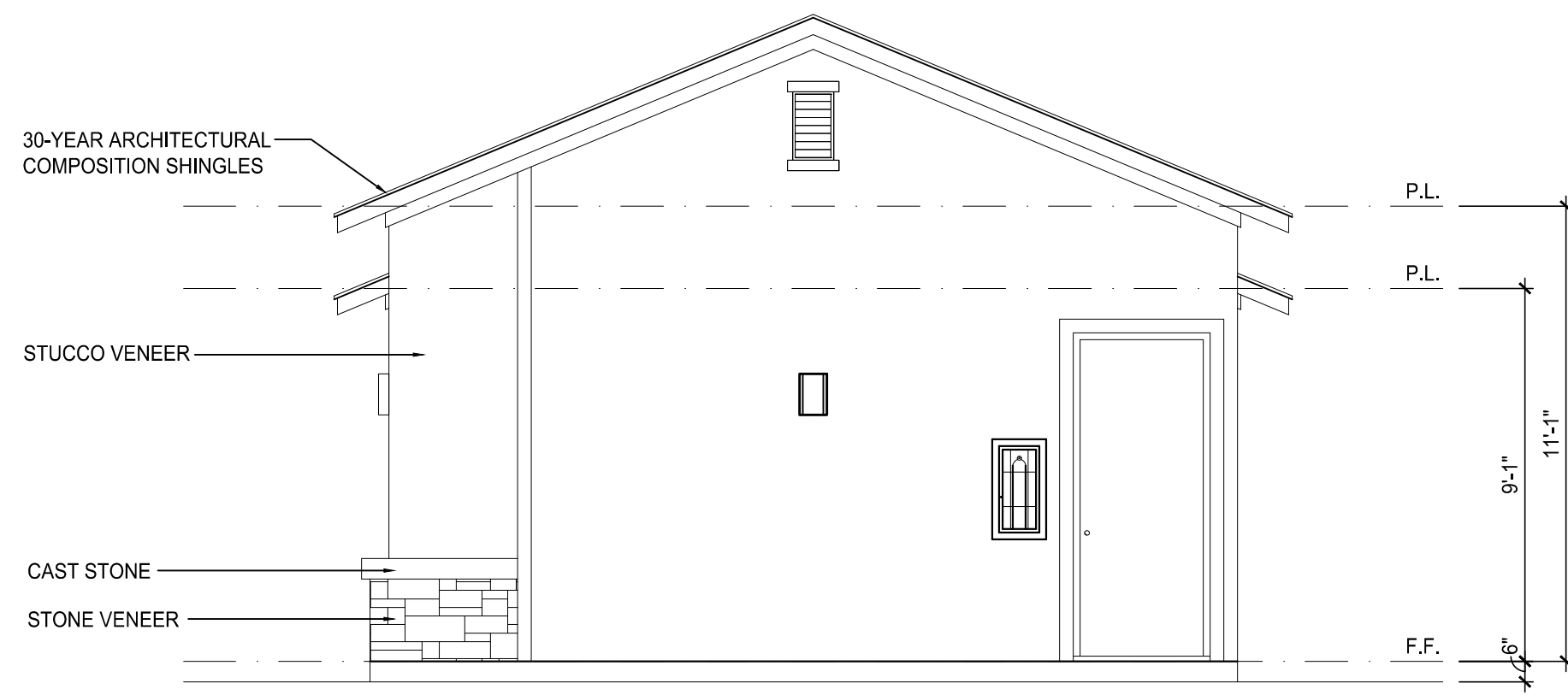
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6 BAY GARAGE-HC
EXTERIOR ELEVATIONS

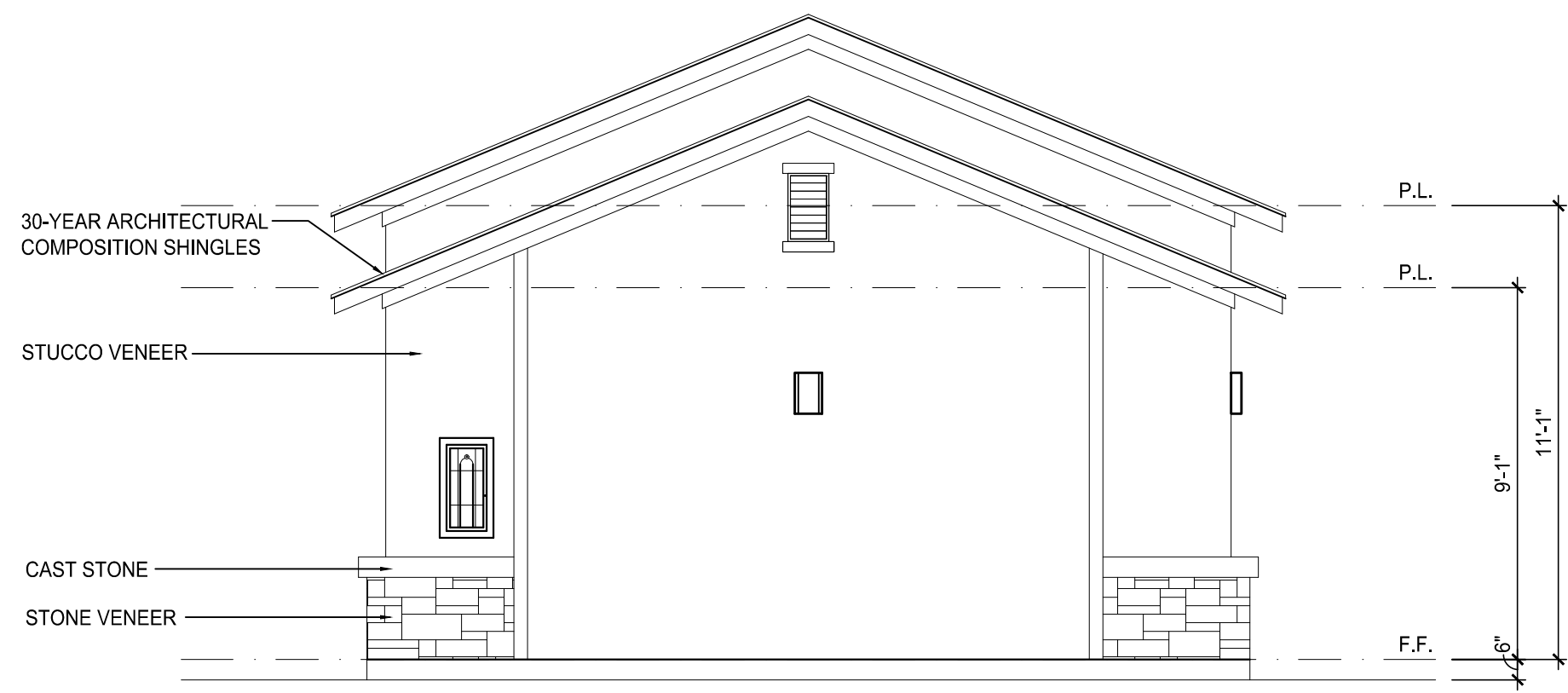
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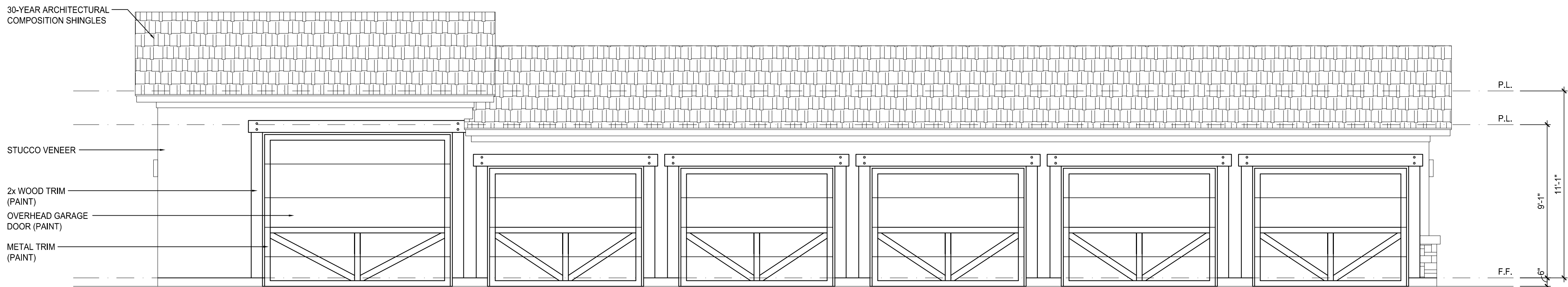
04 6 BAY GARAGE-HC - REAR ELEVATION
SCALE: 1/4" = 1'-0"



03 6 BAY GARAGE-HC - LEFT ELEVATION
SCALE: 1/4" = 1'-0"



02 6 BAY GARAGE-HC - RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

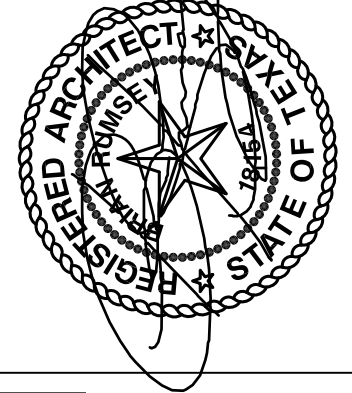


01 6 BAY GARAGE-HC - FRONT ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND: PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPRESSO STONE PALM BEACH	5	METAL ACCENT SHERWIN WILLIAMS 6041 BUTTER
2	CAST STONE ARTERIAL BROWN GRAY	6	ROOF SHINGLES GAF ROOFING EATHERED
3	STUCCO SHERWIN WILLIAMS 7626 RICH WHITE	7	WOOD TRIM SHERWIN WILLIAMS 9115 COUNTRY BROWN
4	STUCCO ACCENT SHERWIN WILLIAMS 7642 PAVEMENT	8	GARAGE DOOR SHERWIN WILLIAMS 7050 MAGNETIC GREEN

ALL EXTERIOR ELECTRICAL PANELS SHALL
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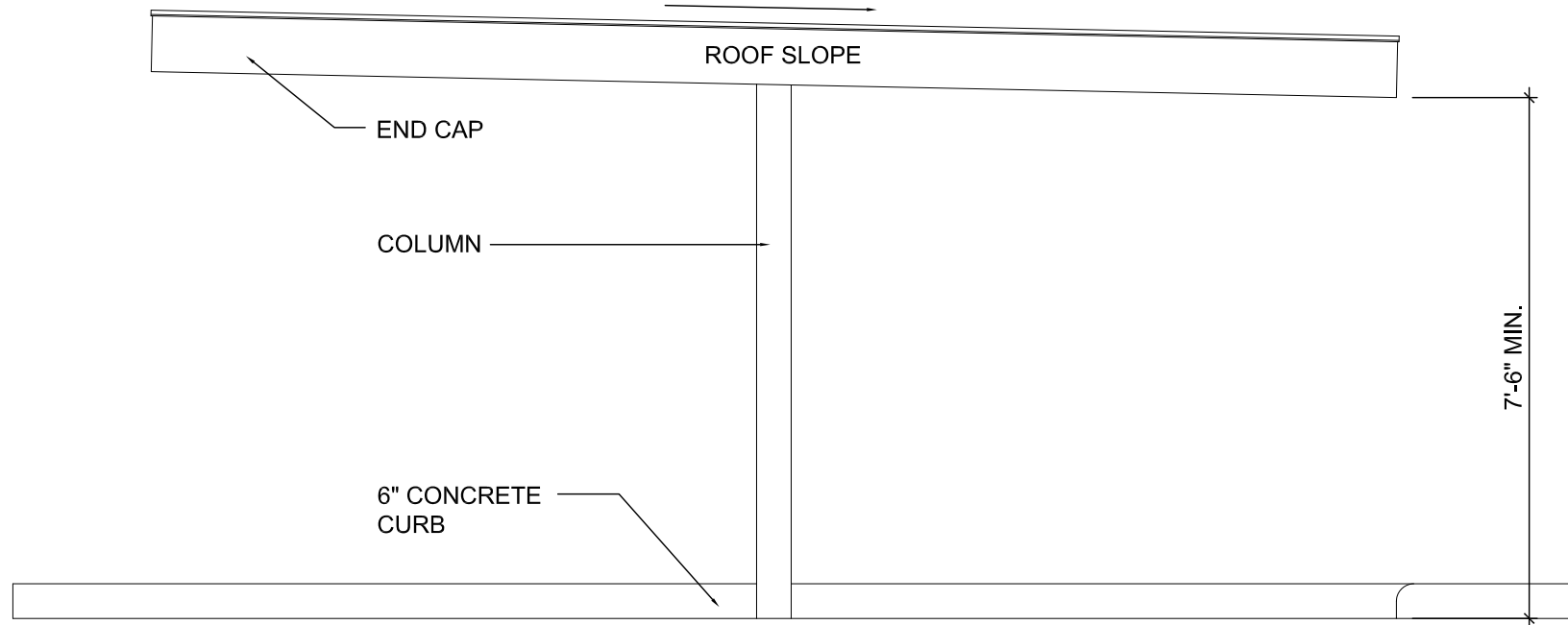
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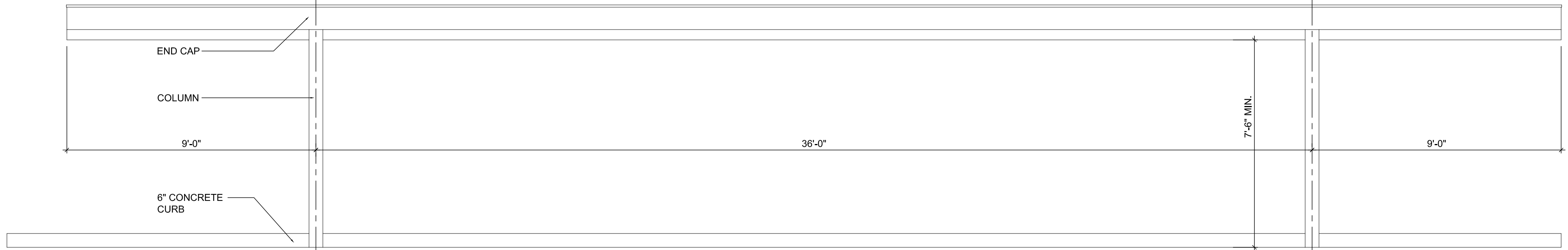
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TRASH COMPACTOR/
CARPORT ELEVATIONS

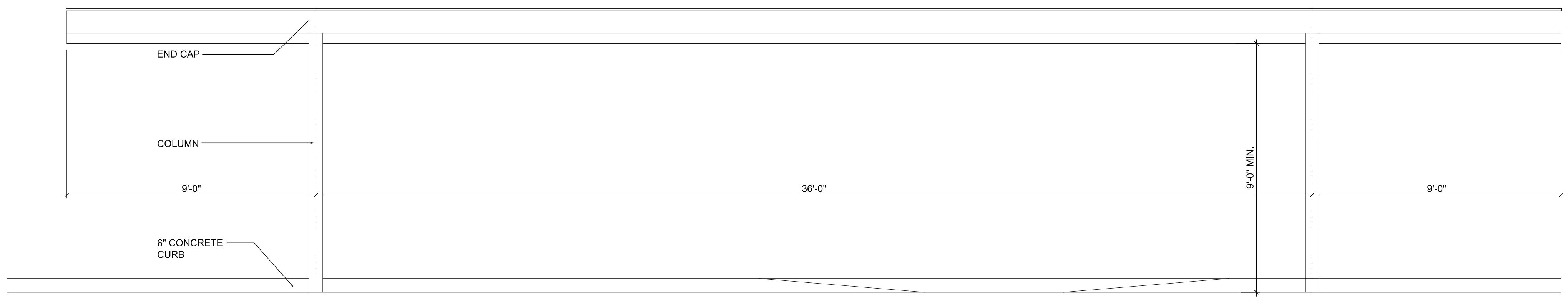
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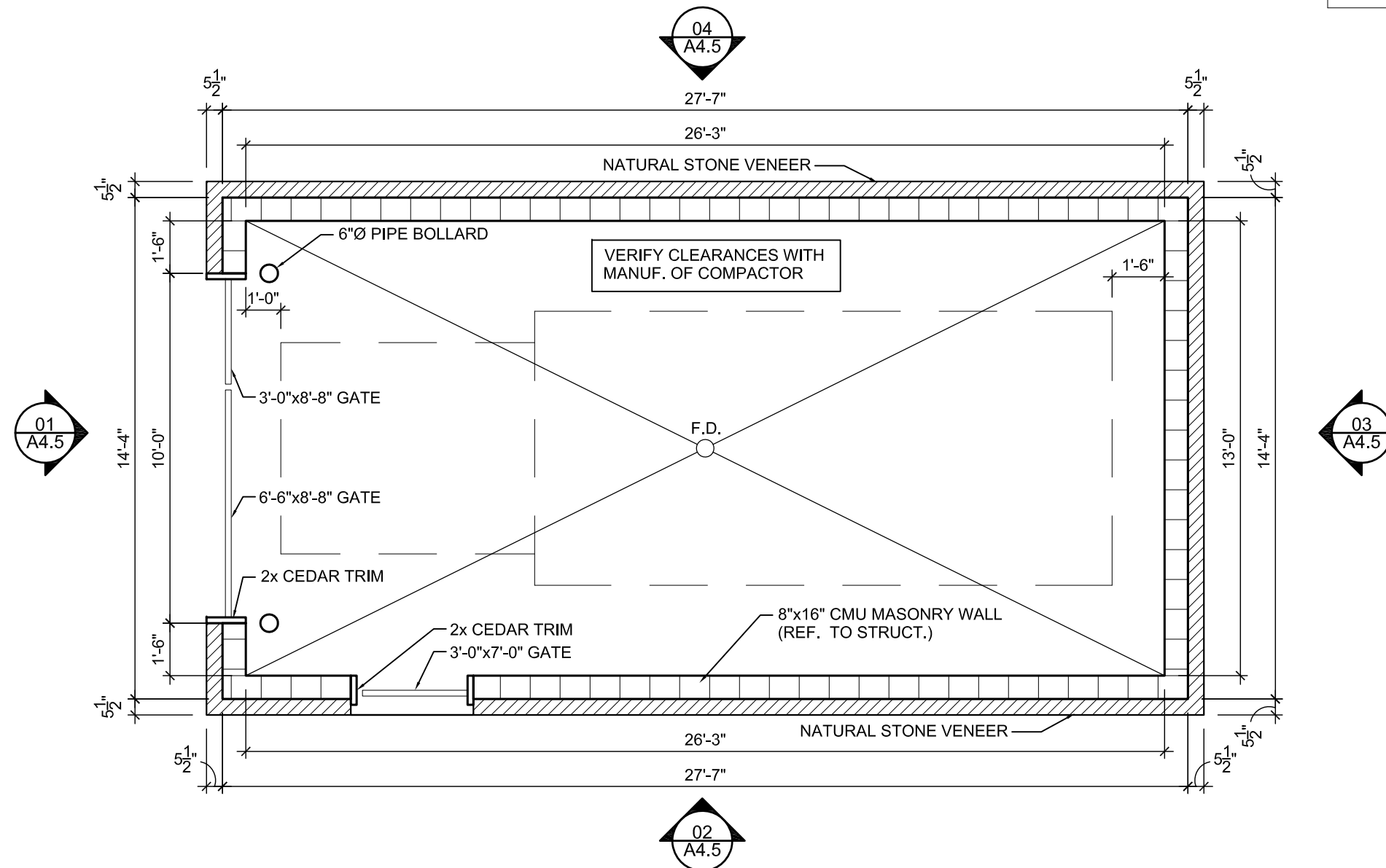
08 TYPICAL CARPORT SIDE ELEV.
3/8" = 1'-0"



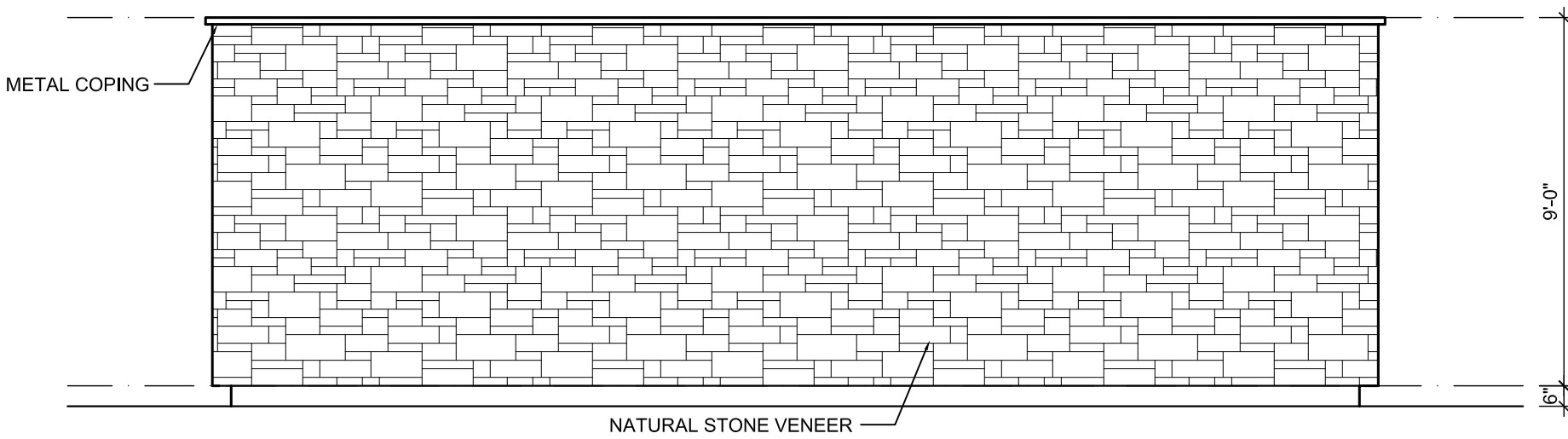
07 TYPICAL CARPORT FRONT ELEV.
3/8" = 1'-0"



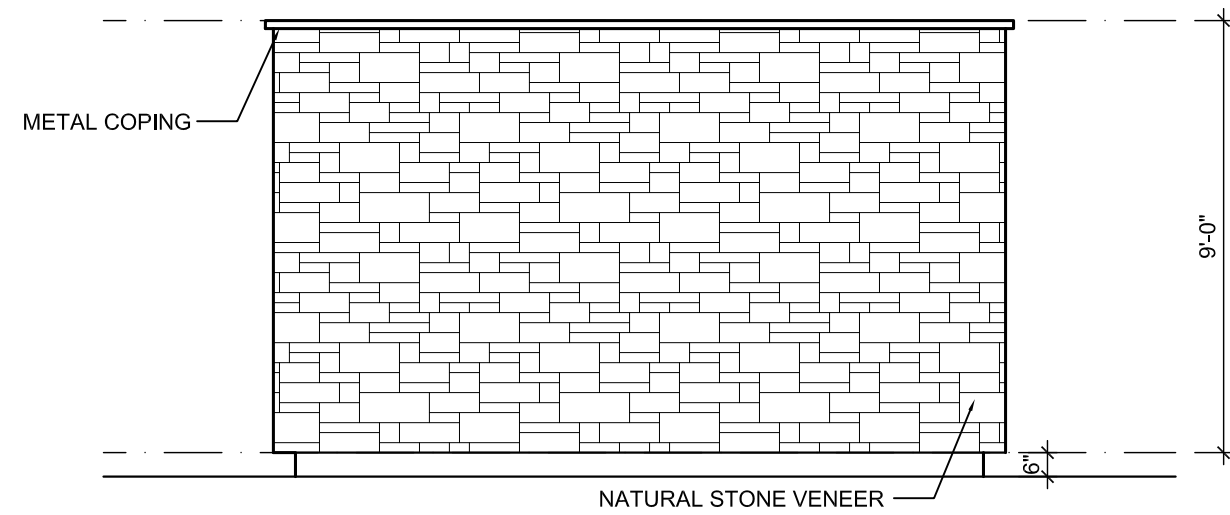
06 HC CARPORT FRONT ELEV.
3/8" = 1'-0"



05 TRASH COMPACTOR - PLAN
1/4" = 1'-0"

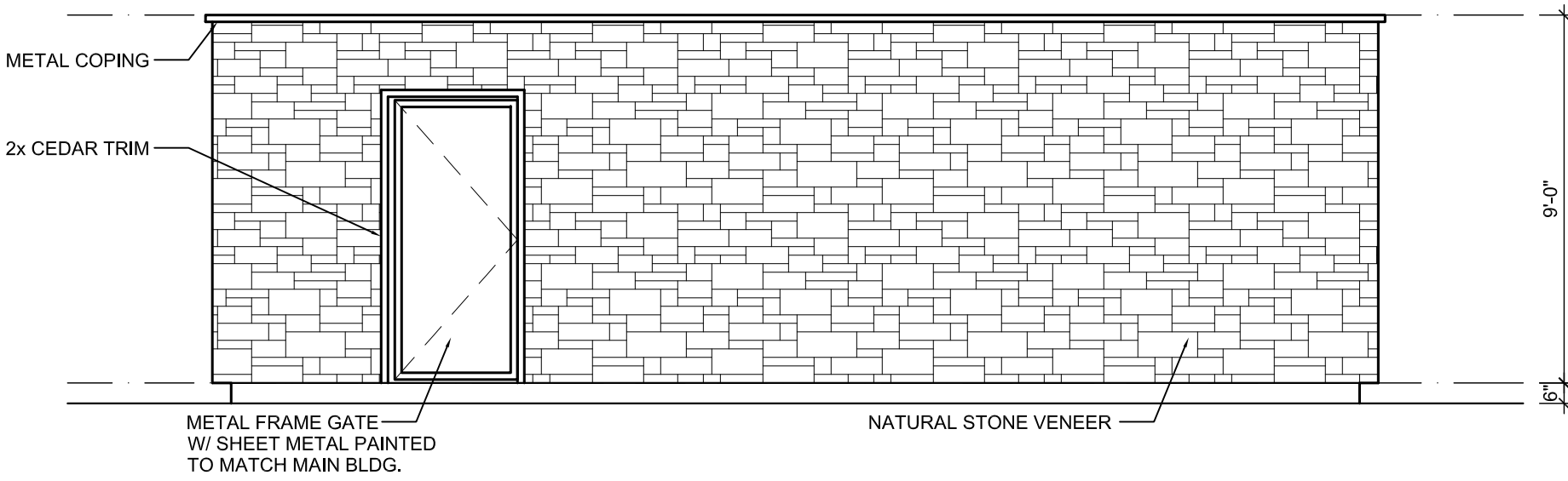


04 TRASH COMPACTOR - LEFT ELEVATION
1/4" = 1'-0"

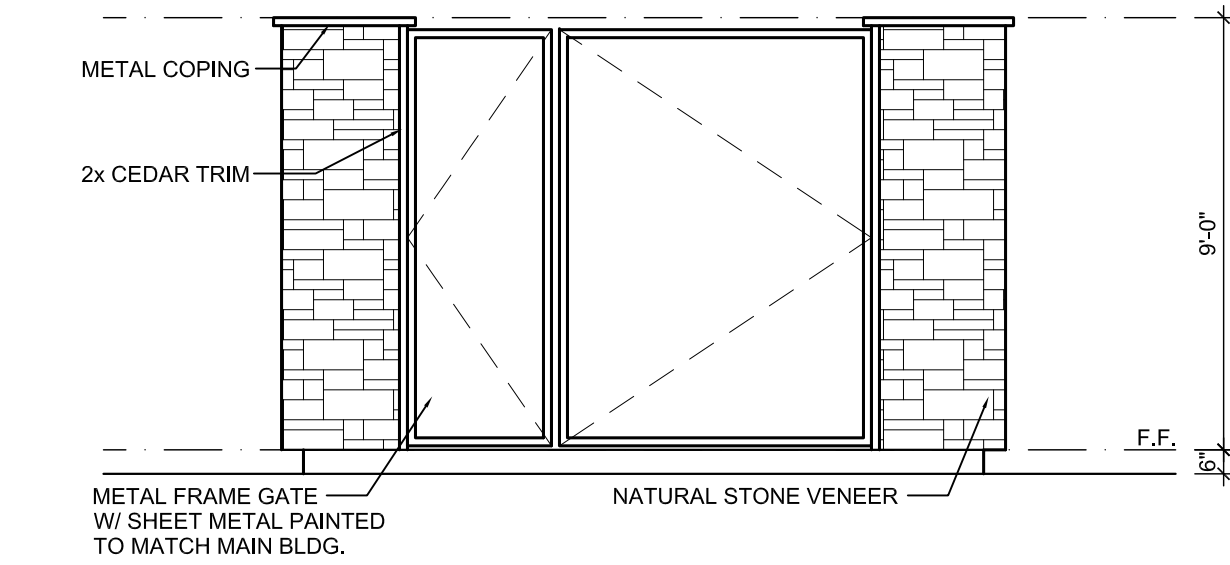


03 TRASH COMPACTOR - REAR ELEVATION
1/4" = 1'-0"

LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4	STUCCO ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3	STUCCO SW 7626 ZURICH WHITE (SHERWIN WILLIAMS)	6	ROOF SHINGLES GAF ROOFING WEATHERED WOOD

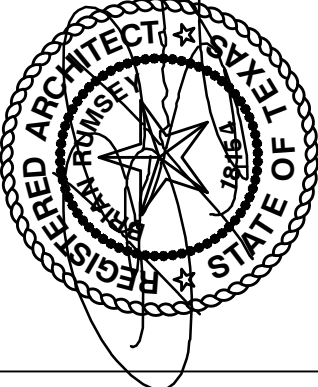


02 TRASH COMPACTOR - RIGHT ELEVATION
1/4" = 1'-0"



01 TRASH COMPACTOR - FRONT ELEVATION
1/4" = 1'-0"

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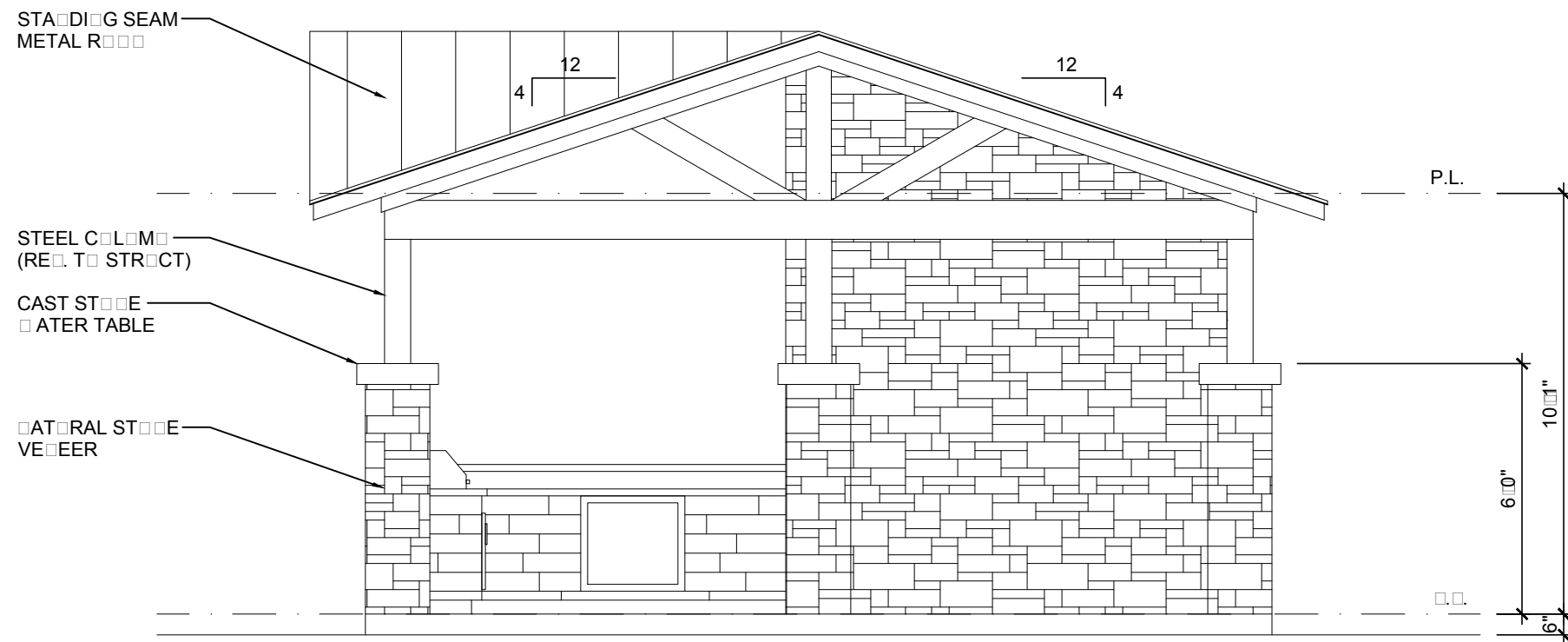
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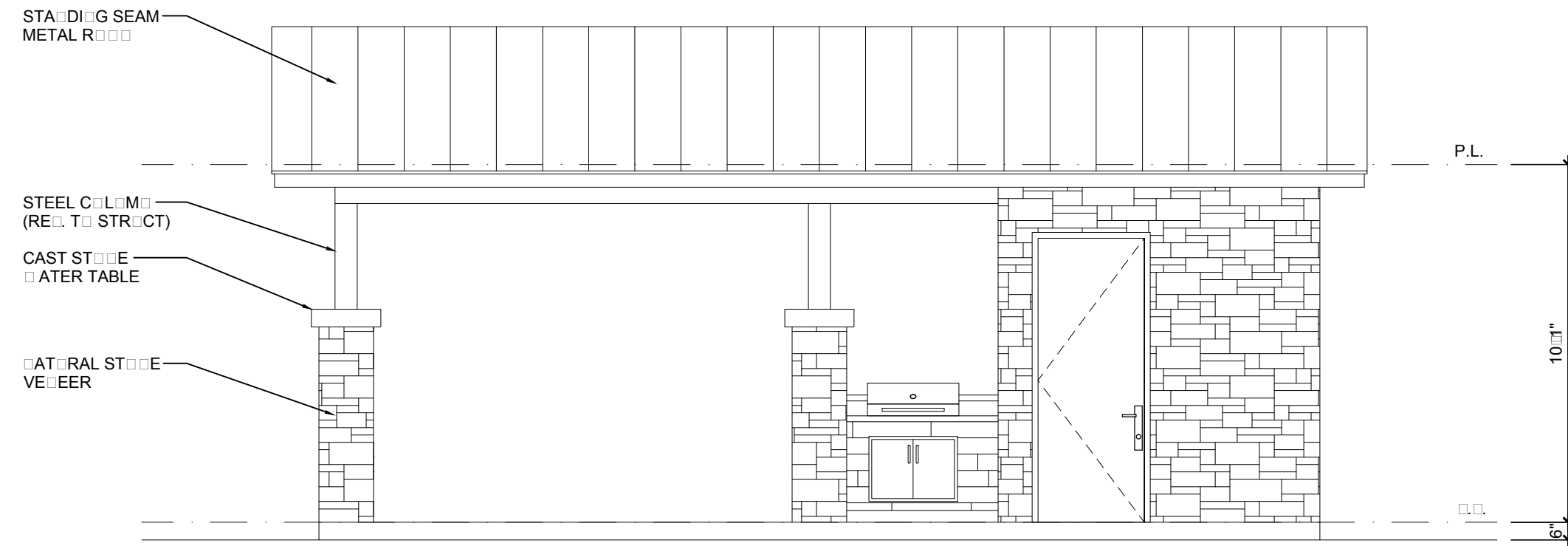
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CABANA ELEVATIONS

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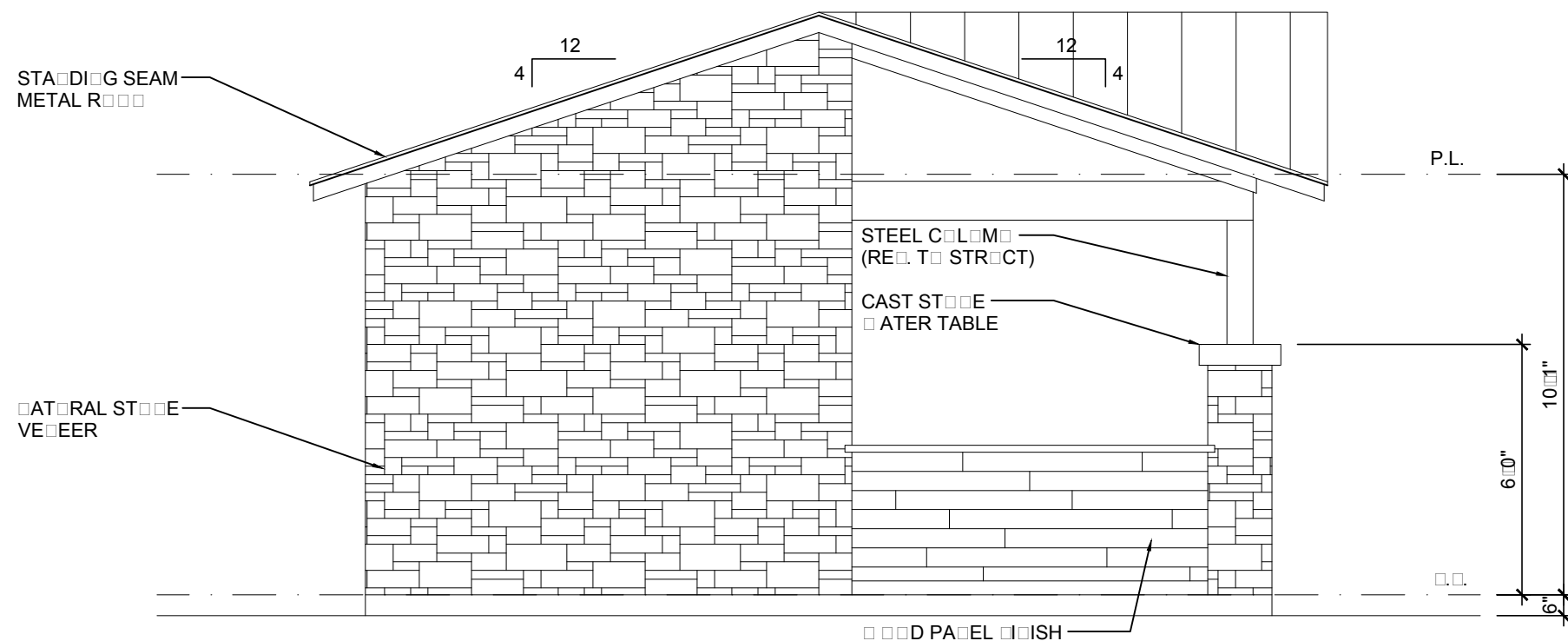


07 POOL CABANA - REAR ELEVATION
1/4" = 1'-0"

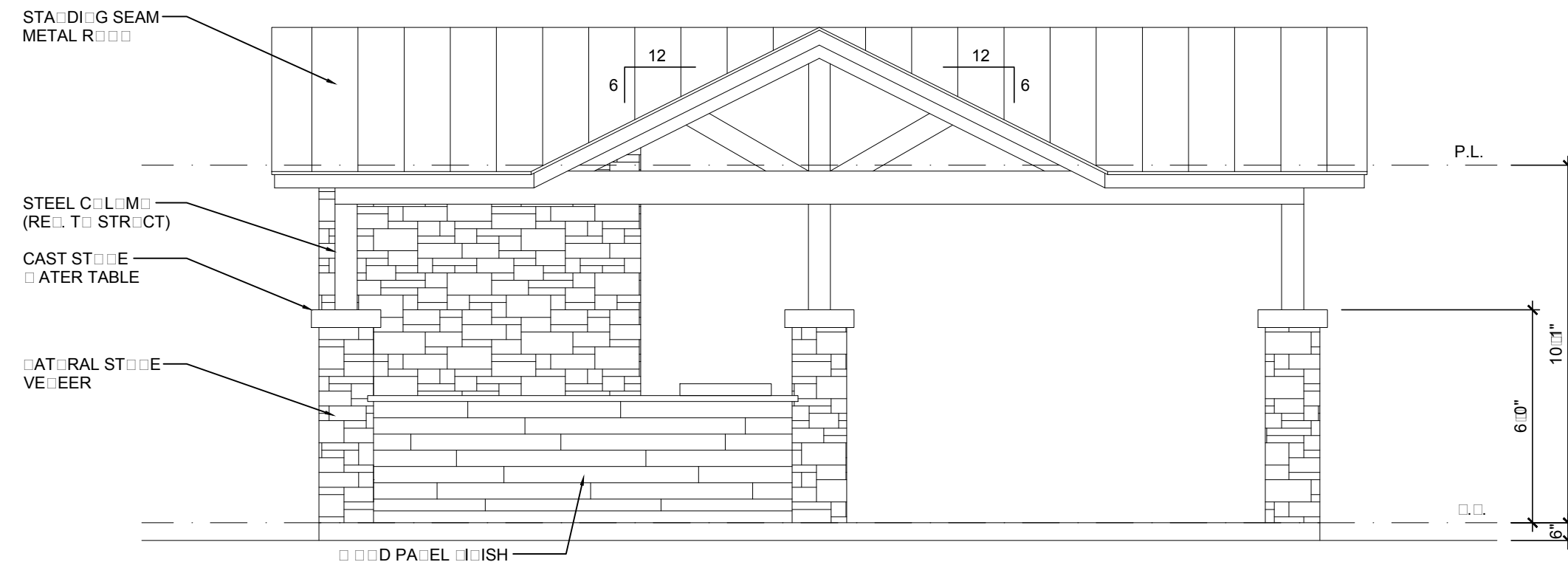


06 POOL CABANA - LEFT ELEVATION
1/4" = 1'-0"

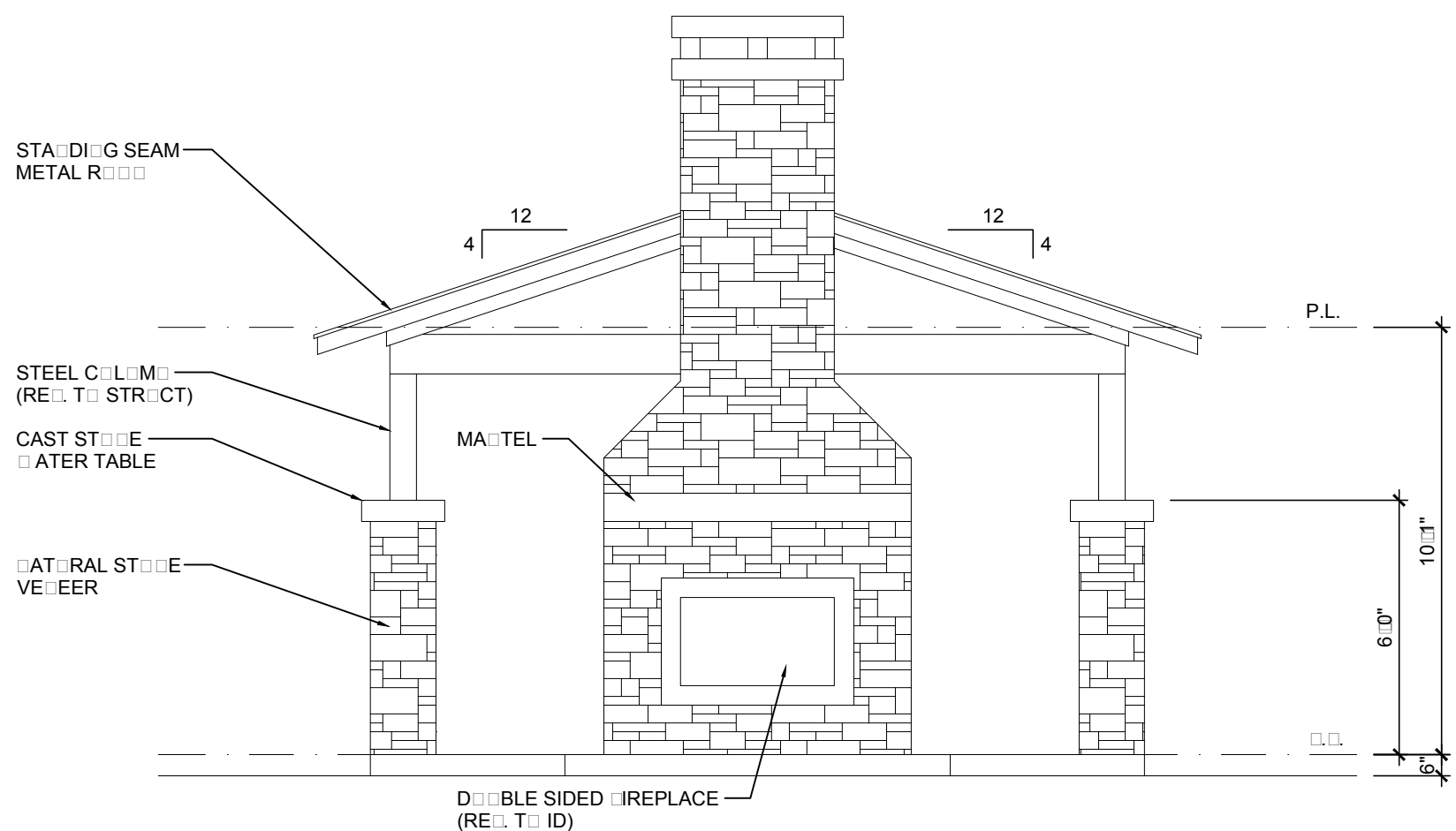
LEGEND : PAINT COLOR SCHEME & MATERIAL			
1	NATURAL STONE ESPINOZA STONE PALOMINO BLEND	4	ROOF ACCENT SW 7642 PAVESTONE (SHERWIN WILLIAMS)
2	CAST STONE WATERTABLE AMP BRICK AND STONE BUFF-GROUNDFACE	5	METAL ACCENT SW 6041 OTTER (SHERWIN WILLIAMS)
3	WOOD TRIM SW 9115 COWBOY BOOTS (SHERWIN WILLIAMS)	6	METAL ROOF METAL ROOFING ALLIANCE STANDING SEAM - CHARCOAL



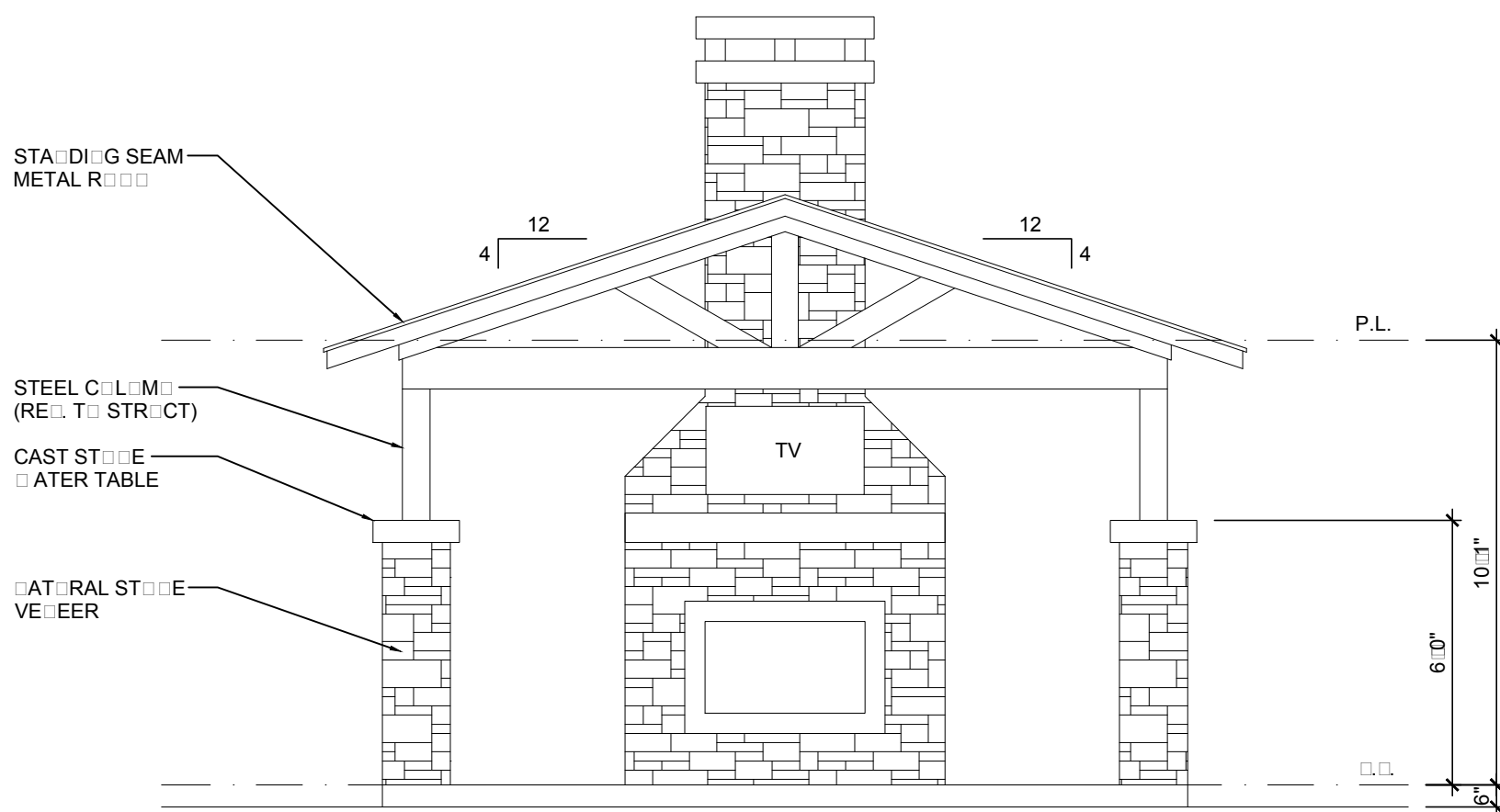
05 POOL CABANA - FRONT ELEVATION
1/4" = 1'-0"



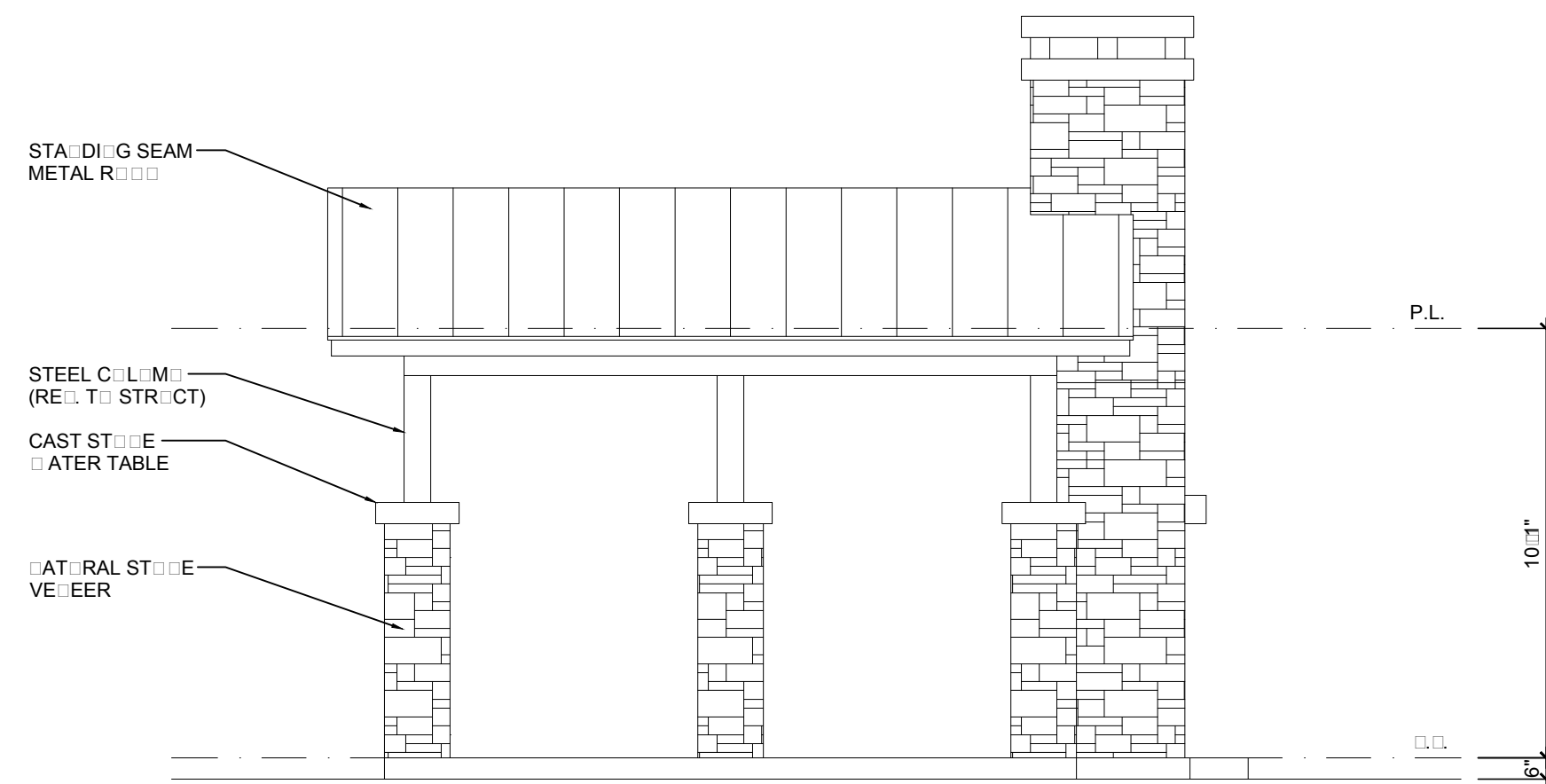
04 POOL CABANA - RIGHT ELEVATION
1/4" = 1'-0"



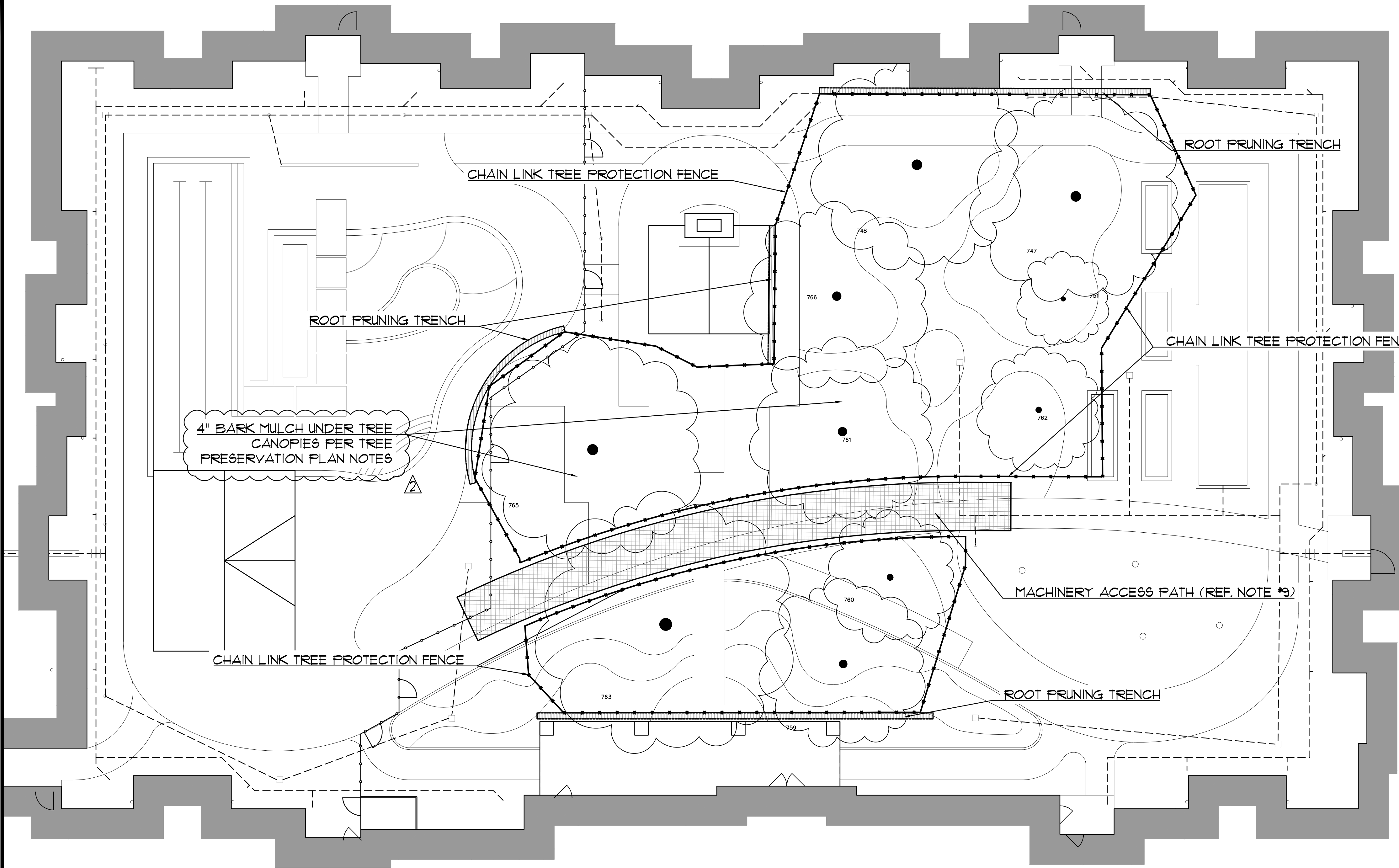
03 PAVILION - REAR ELEVATION
1/4" = 1'-0"



02 PAVILION - FRONT ELEVATION
1/4" = 1'-0"



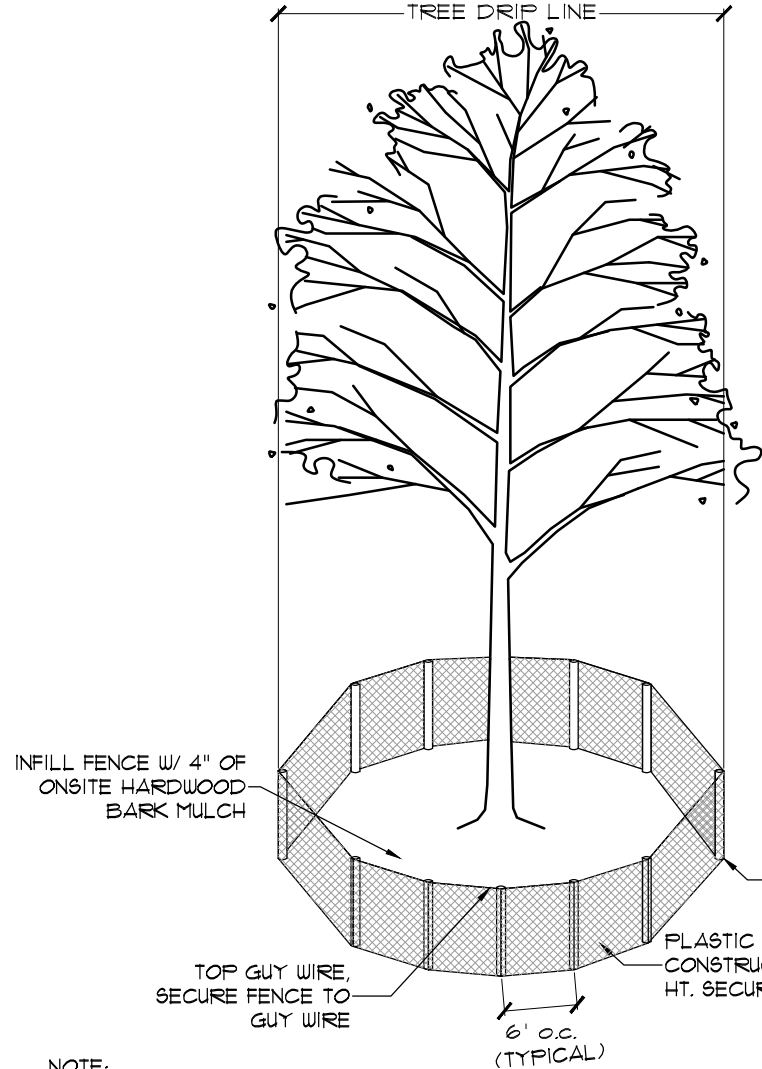
01 PAVILION - RIGHT ELEVATION
1/4" = 1'-0"



COURTYARD TREE PRESERVATION PLAN
1"=10'

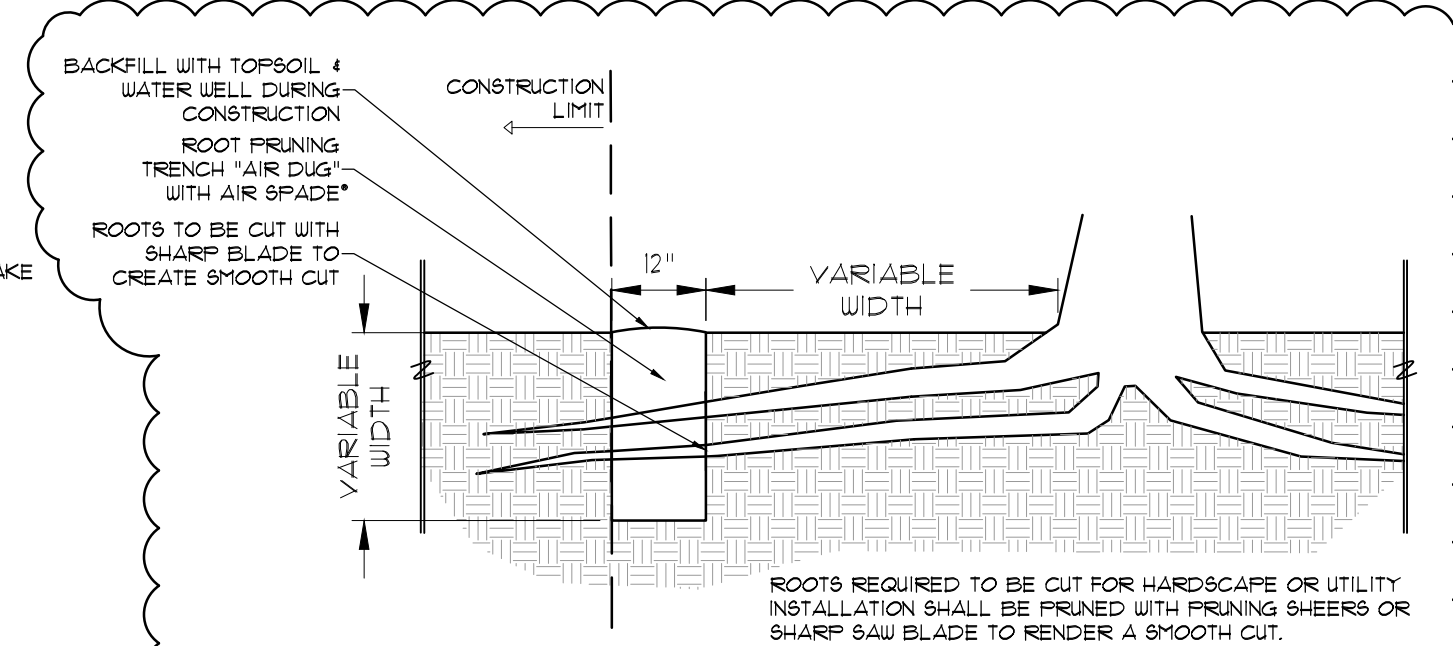
Courtyard Tree Preservation Notes

- Tree protection fence prior to on site grading, chain link tree protection fence as specified in detail 1 on page L2.3 shall be used around all existing tree canopies in the courtyard. If work is required within the limits of the tree protection fence contact a Landscape Architect at G&A Consultants. Ph. 940.240.1012.
- For tree protection fence staking contact G&A Consultants.
- Root Pruning: Areas of known construction in close proximity to a protected tree canopy are subject to root pruning prior to start of construction. A root pruning trench should be established by air spade or hand tools to expose roots while leaving them intact. (Reference Tree Preservation Plan for pre-construction root pruning zones.) Roots 1" and greater should be cut with sharp tools to leave behind a clean cut. Root pruning shall only be as deep as necessary to ensure the cutting of all roots which would be impacted by the disturbance. Pruning trench shall be filled with good top soil followed by 4" of bark mulch and thoroughly watered. Root pruning trenches shall receive bi-weekly watering throughout the course of construction. Roots are not to be left exposed more than 12 hours. If roots 1" diameter or greater are damaged or exposed during construction then root pruning is required. Pruning should occur 1" to 2" behind any shredding or tearing of severed roots in order to make a clean cut.
- Fertilizer: Specimen trees to be treated with a 12-12-12 fertilizer and lime (25%) (indole-3-pyruvic acid) and mycorrhizal inoculate (0.05% and aqua sorb 5.0%) within 1 week of rough grading. Follow up with the same treatment 6 months later. Rates and means of application per manufacturer. Recommended manufacturer to be Tree Nutri, or approved equal.
- Lime stabilization is not allowed within 20' of existing tree canopies.
- Canopy Pruning: Existing trees within the courtyard shall be pruned by a certified arborist to reduce tree canopies appropriately as he or she see fit due to loss of effective root areas. Canopies may be trimmed by arborist to prohibit contact between trees and architectural facades. No more than 25% of the tree's canopy may be pruned during a 6 month period.
- Retaining walls are required to be constructed and backfilled within 30 days of initial grading.
 - no machinery or heavy equipment shall be used under tree canopies unless utilizing the access path delineated on the Tree Preservation Plan and compaction measures per note 9 have been met.
- Compaction Measures- a minimum of 4" of bark mulch shall be installed under courtyard existing tree canopies during construction. The access path as delineated on the Tree Preservation Plan shall include 4" of bark mulch topped with continuous 4'x8' 3/4" plywood the duration of path under the tree canopies. Equipment may not leave plywood under canopies.
- Post Construction Watering-Landscape irrigation under existing tree canopies should be approximately 2" of water per 10 days in no more than 2 waterings.



NOTE: TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS. LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

1. TREE PROTECTION FENCE
NTS



2. ROOT PRUNING TRENCH DETAIL
NTS

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- QUALITY ASSURANCE
 - Comply with applicable Federal, state, county and local regulations governing landscape work.
 - employ only experienced personnel. Provide adequate supervision by qualified foreman.
- JOB CONDITIONS
 - Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- PRODUCTS
 - MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- DEFINITIONS
 - CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- PRE-CONSTRUCTION TREE PRUNING
 - Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - All trees within the project area shall be pruned to:
 - Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - No more than 20 percent of live foliage shall be removed from any tree.
 - Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- TREE REMOVAL
 - Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- TREE PROTECTION
 - Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airstug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
940.240.1012
201 Cowan Avenue
Roanoke, Texas 75282
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

MCADAMS

G&A

FLOWER MOUND SENIOR LIVING
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Lot 1, Block A
9.149 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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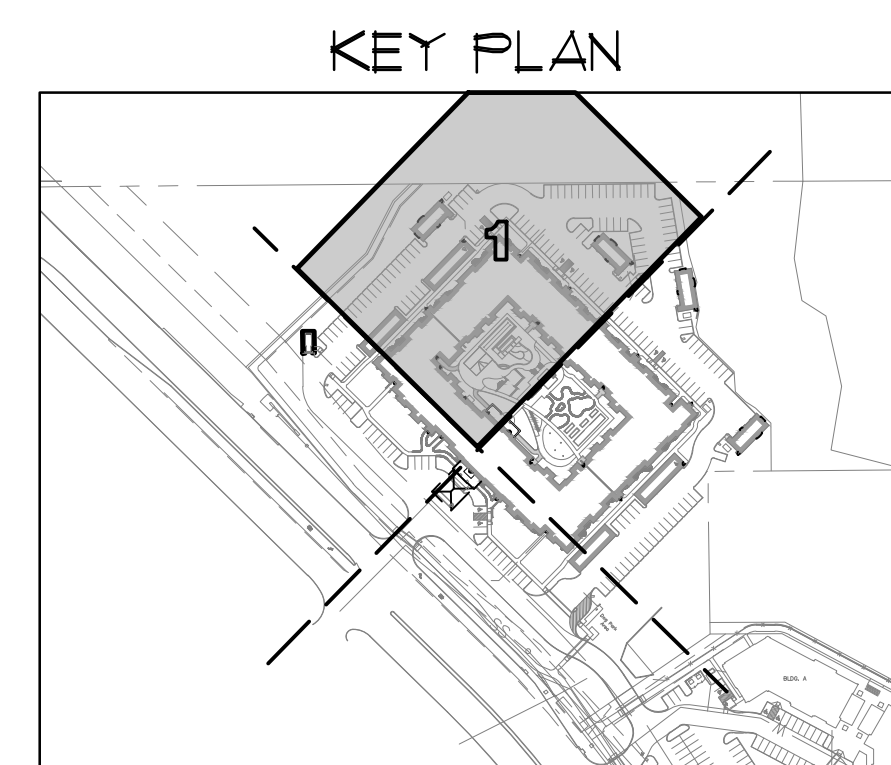
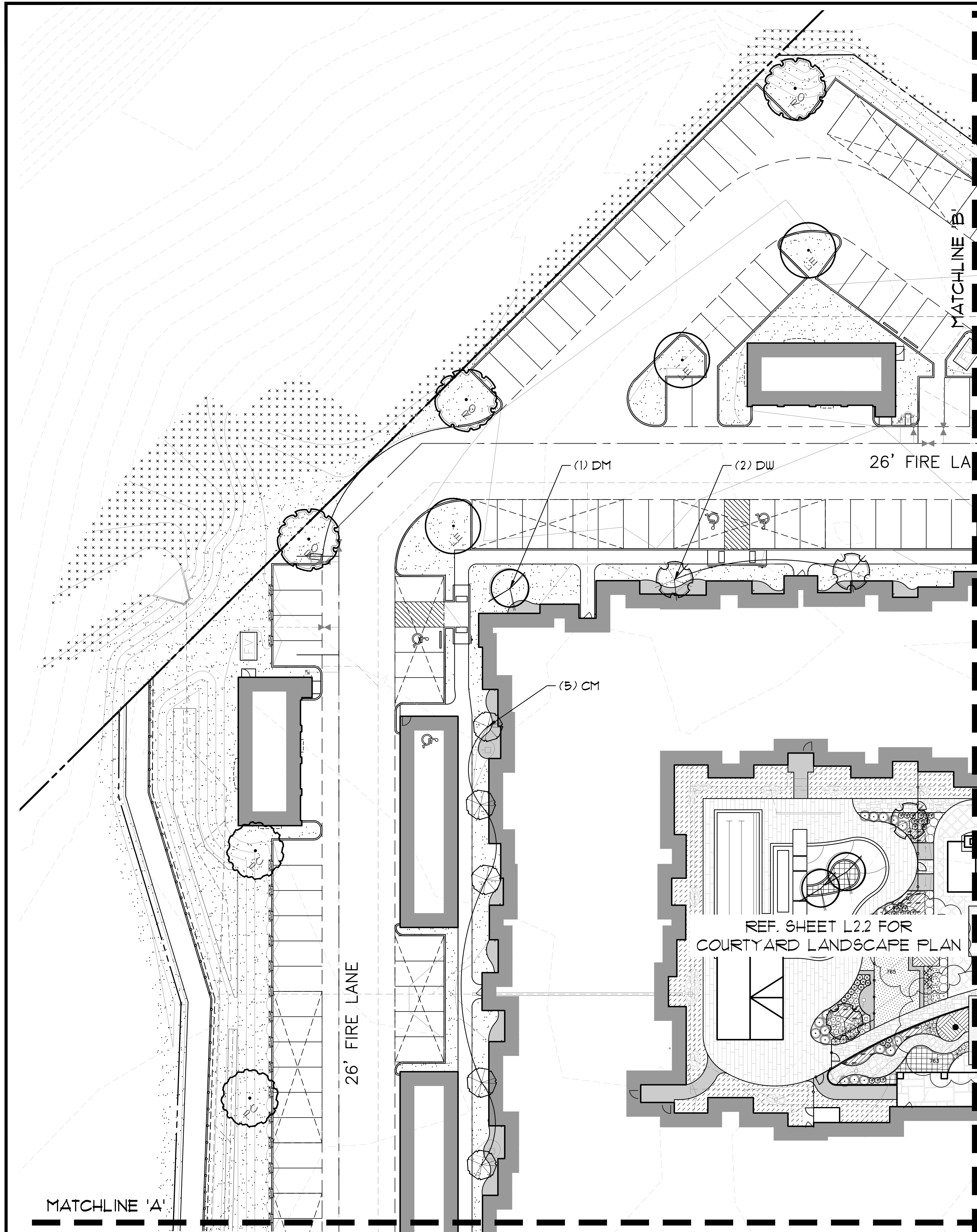
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L2.3

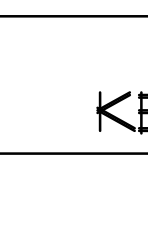
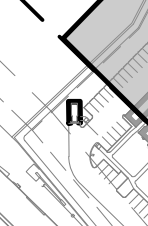
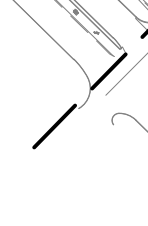
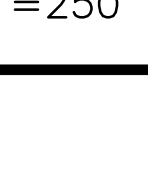
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Date: 05/29/2018
Scale:
Revisions:
07/27/2018: 08/24/2018
09/19/2018
09/28/2018
10/22/2018
11/16/2018
11/26/2018
12/11/2018
12/26/2018

Owner/Developer
NEM FM, LP
865 N. COWAN AVE.
LEWISVILLE, TX 75057
Ph. 469-899-8000
Contact: MR. CHARLIE MOUSSA

Ph. 2: 12/11/2018 (Revised) TPO & Grading Plans (SHEET 1 OF 1) 12/26/2018
Revised: 12/26/2018 10:53 AM, by: Megan Hulsemer, Senior, 12/26/2018 11:27 AM, by: Megan



SCALE: 1"=250'

	(LO) LIVE OAK <i>Quercus virginiana 'High Rise'</i>		(WG) WINTER GEM BOXWOOD <i>Buxus microphylla japonica 'Winter Gem'</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(SL) SUNSHINE LIGUSTRUM <i>Ligustrum sinense 'Sunshine'</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(SY) SOFTLEAF YUCCA <i>Yucca recurvifolia</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DP) DWARF PALMETTO <i>Sabal minor</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(MAH) 'SOFT CARESS' MAHONIA <i>Mahonia cuneata</i>
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		(LOR) LOROPETALUM <i>Loropetalum chinensis</i>
	(WO) WATER OAK <i>Quercus nigra</i>		(PM) PINK MUHLY <i>Muhlenbergia capillaris</i>
	(DW) DESERT WILLOW <i>Chilopsis linearis</i>		(JAP) HELLER'S JAPANESE HOLLY <i>Ilex crataegi 'Helleri'</i>
	(DM) DESERT MUSEUM PALO VERDE <i>Parkinsonia X 'Desert Museum'</i>		(WF) WOOD FERN <i>Thelypteris normalis</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>		(JHF) JAPANESE HOLLY FERN <i>Cyatium falcatum</i>
	(CM) CRAPEMYRTLE <i>Lagerströmia indica</i>		(DA) DAMIANITA <i>Chrysactinia mexicana</i>
	(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis 'Blue Point'</i>		(CI) CAST IRON PLANT <i>Aspidistra elatior</i>
			(AR) ARTEMISIA <i>Artemisia abstinum</i>
			(AJ) AJUGA <i>Ajuga reptans</i>
			(BD) BLACKFOOT DAISY <i>Helianthemum leucanthum</i>
			(BS) BERKLEY SEDGE <i>Carex divulsa</i>
			(SP) TEXAS SPIDERWORT <i>Tradescantia humilis</i>
			(AS) ASIAN JASMINE <i>Trachelospermum asiaticum</i>
			(CJ) CREEPING JENNY <i>Lysimachia nummularia</i>
			SEASONAL COLOR
			BERMUDA SOD
			BERMUDA HYDRO-MULCH
			BARK MULCH

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Planning Services

OWNER/DEVELOPER
NEM FM, LP
865 N. COWAN AVE.
LEWISVILLE, TX 75057
Ph. 469-899-8000
Contact: MR. CHARLIE MOUSSA

17026

L2.4



FLOWER MOUND SENIOR LIVING
FLOWER MOUND SENIOR LIVING
Lot 1, Block A

9.149 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



12/26/2018

Drawn By: MH
Date: 05/29/2018
Scale: 1"=10'
Revisions:
07/27/2018: 08/24/2018
09/19/2018
09/28/2018
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12/11/2018
12/26/2018

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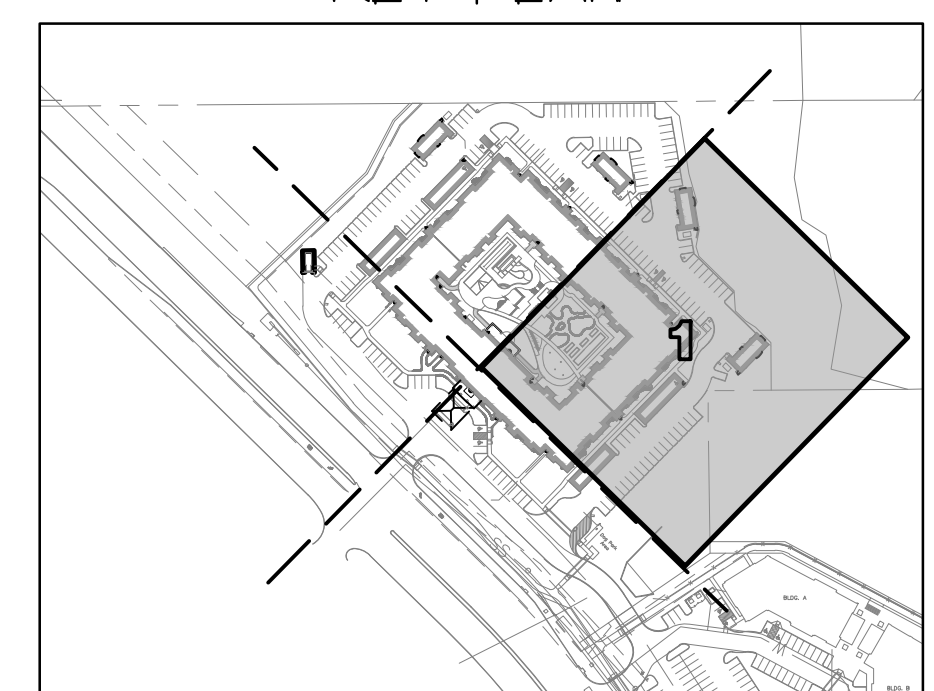


10 0 10 20 30 Feet
SCALE: 1"=10'

LEGEND

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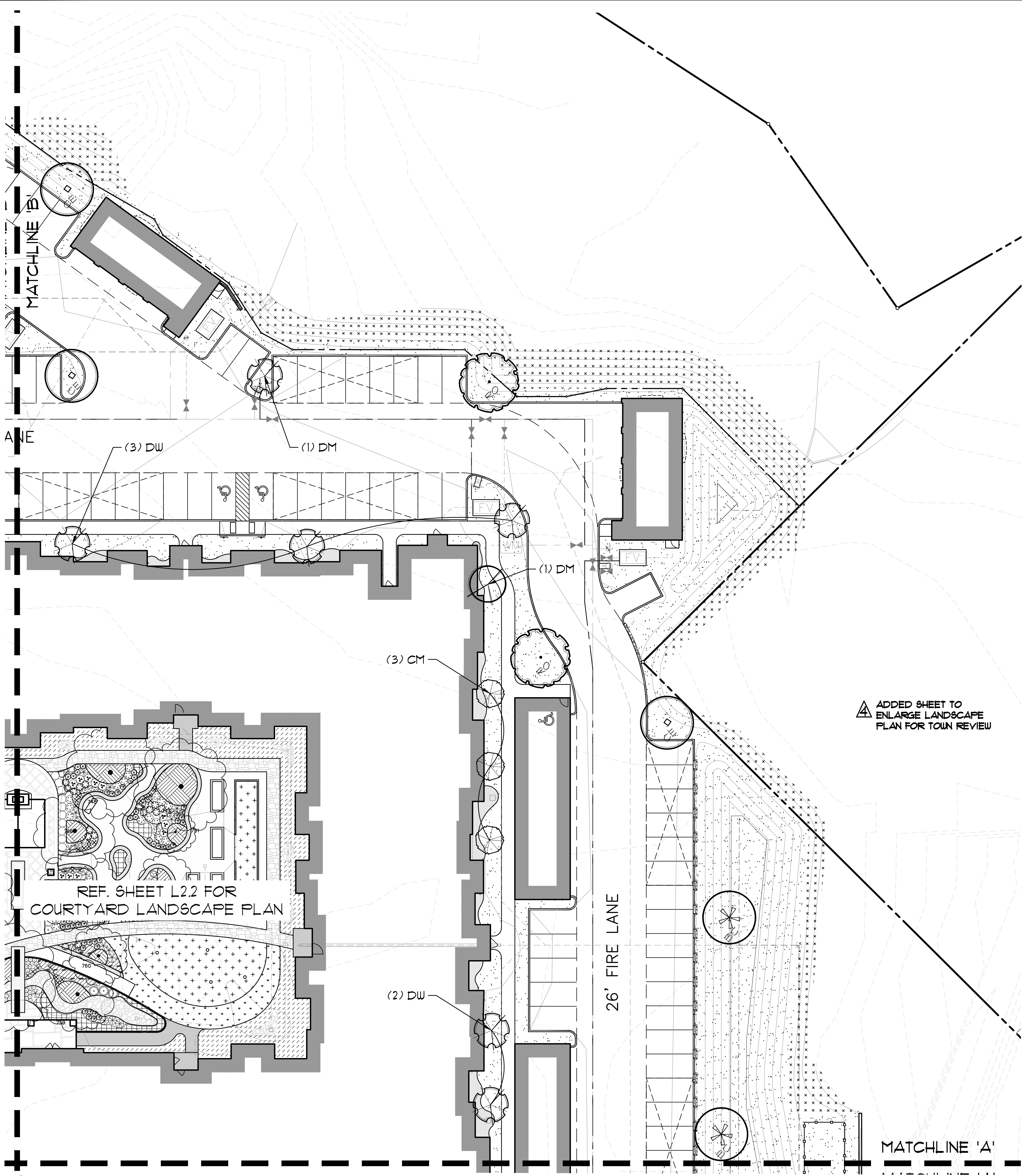
KEY PLAN



SCALE: 1"=250'



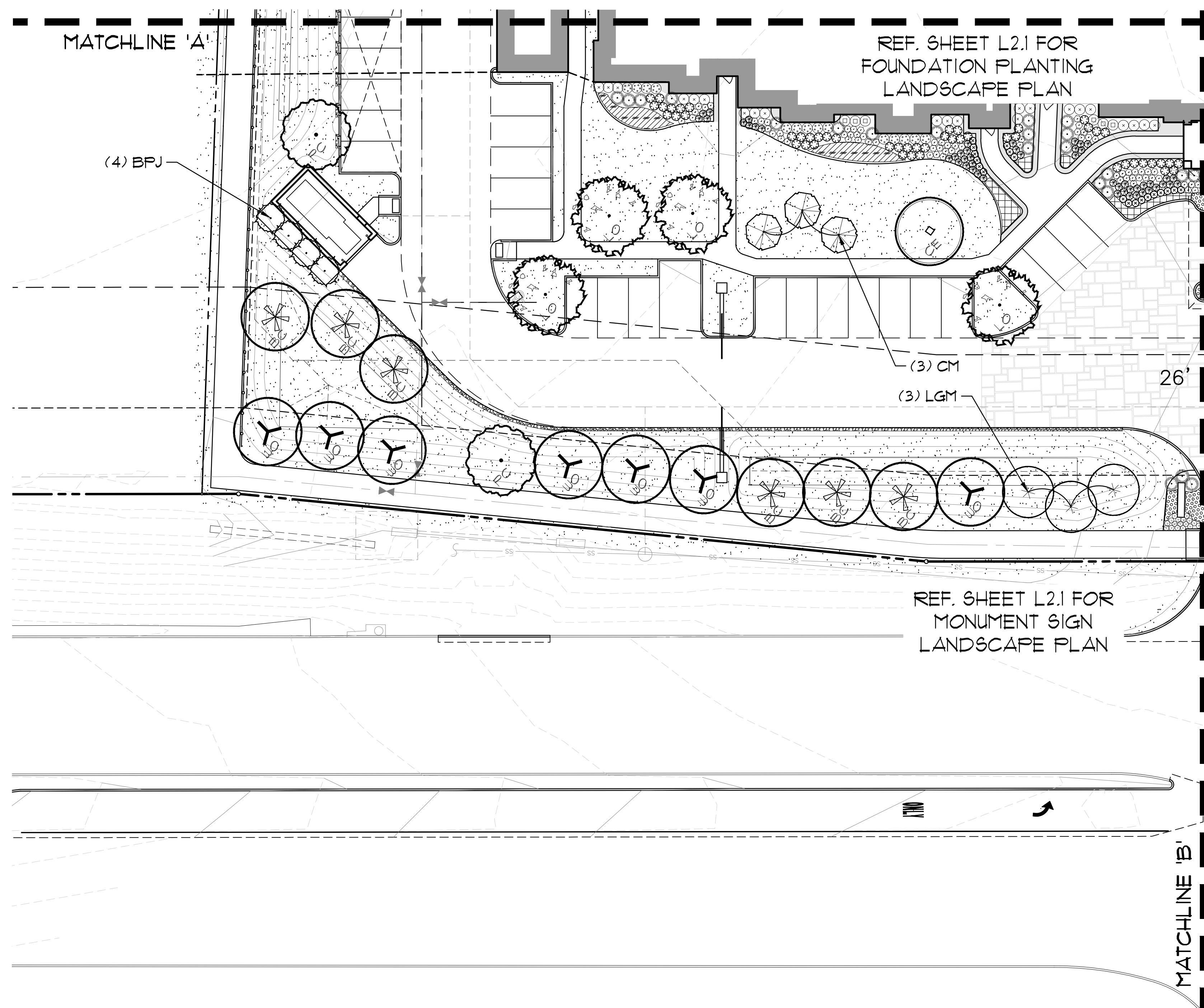
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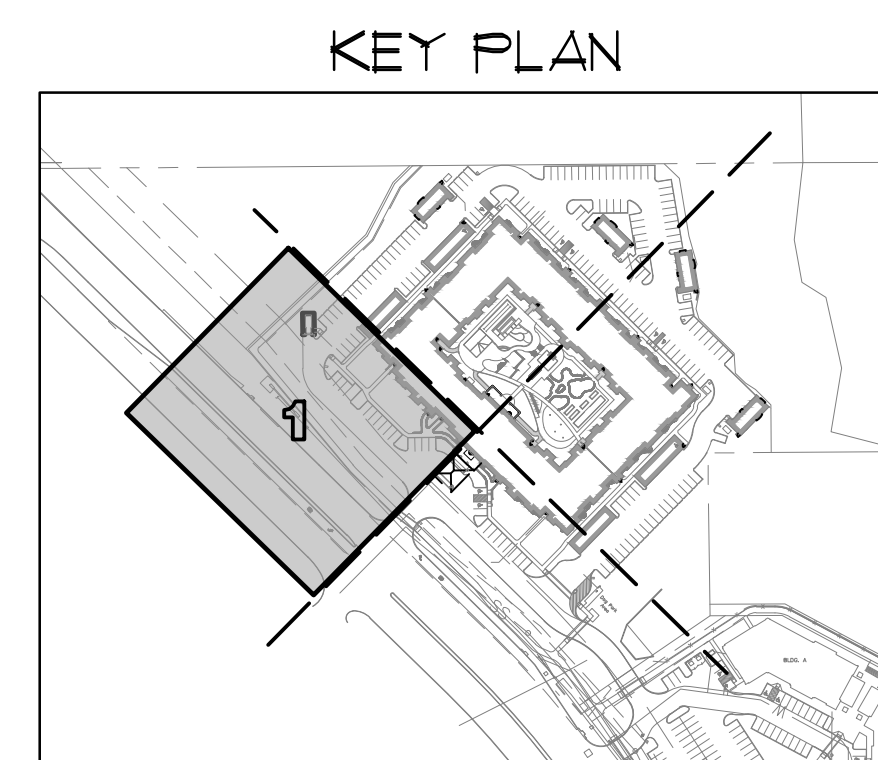
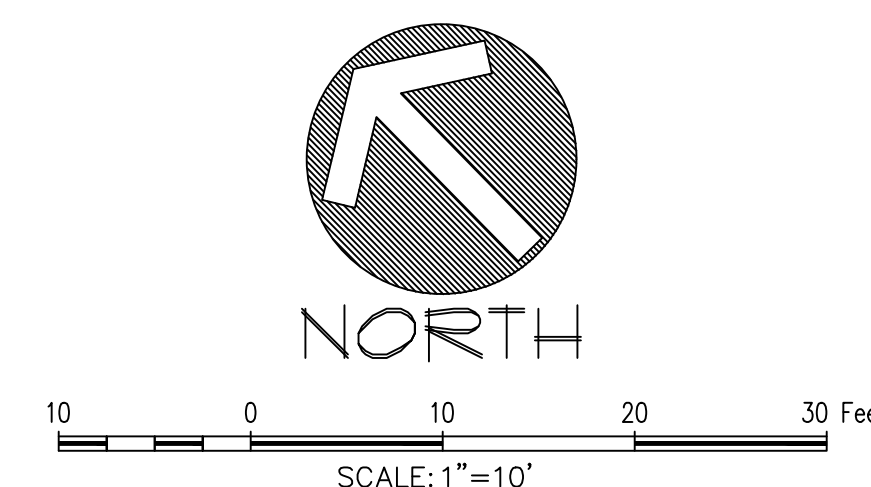
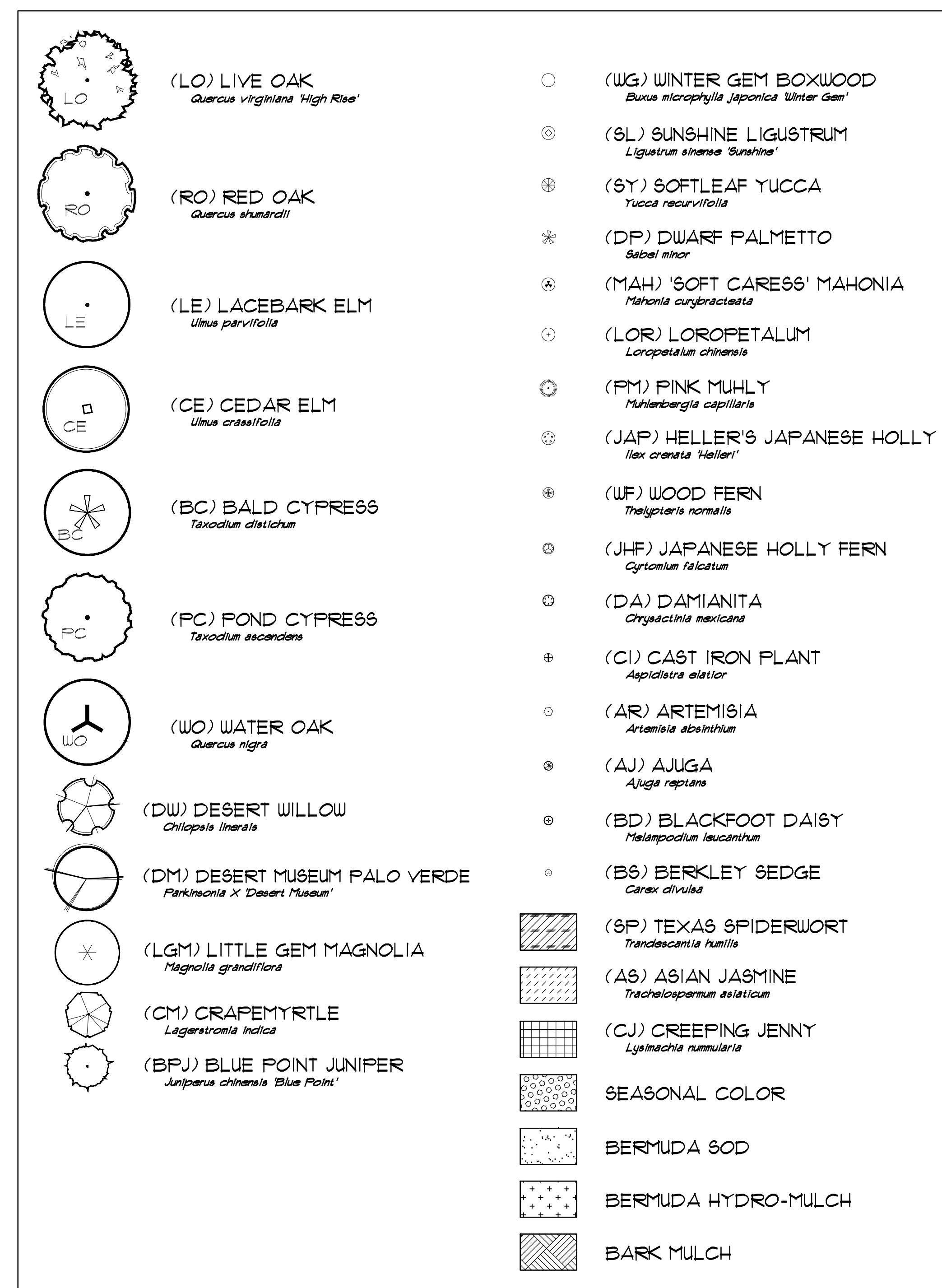
ADDED SHEET TO
ENLARGE LANDSCAPE
PLAN FOR TOWN REVIEW

REF. SHEET L2.2 FOR
COURTYARD LANDSCAPE PLAN

1. LANDSCAPE PLAN
1"=20'



4 ADDED SHEET TO
ENLARGE LANDSCAPE
PLAN FOR TOWN REVIEW



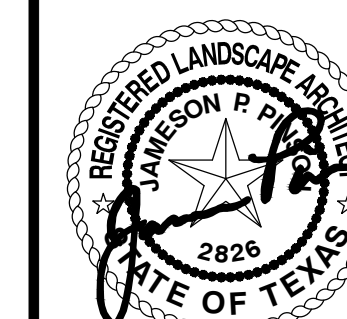
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FLOWER MOUND SENIOR LIVING
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LANDSCAPE PLAN



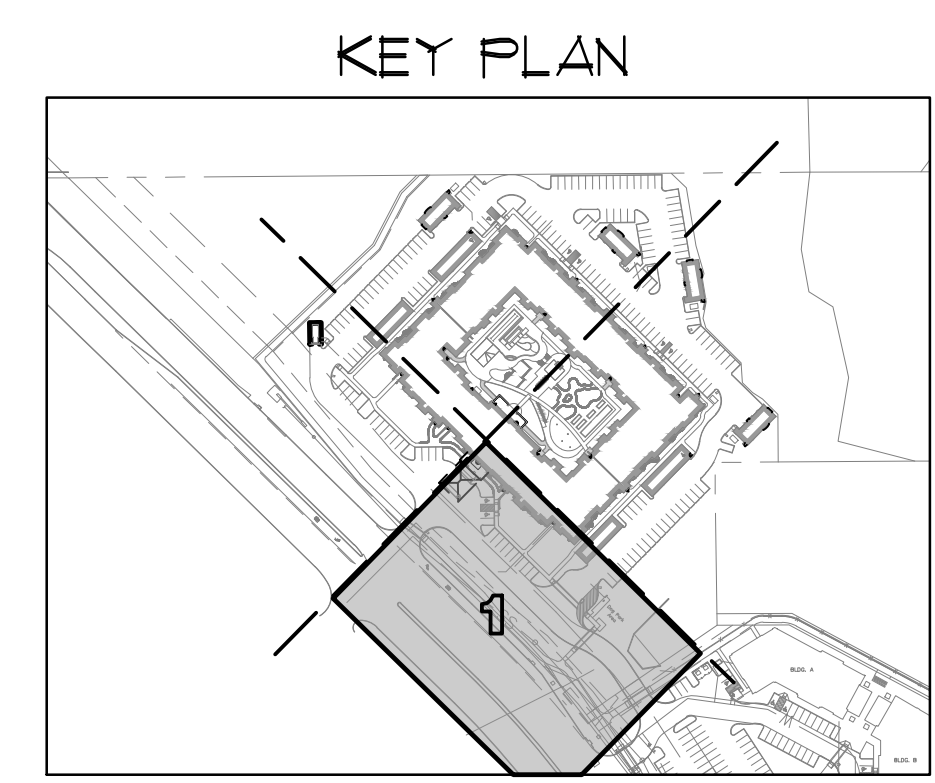
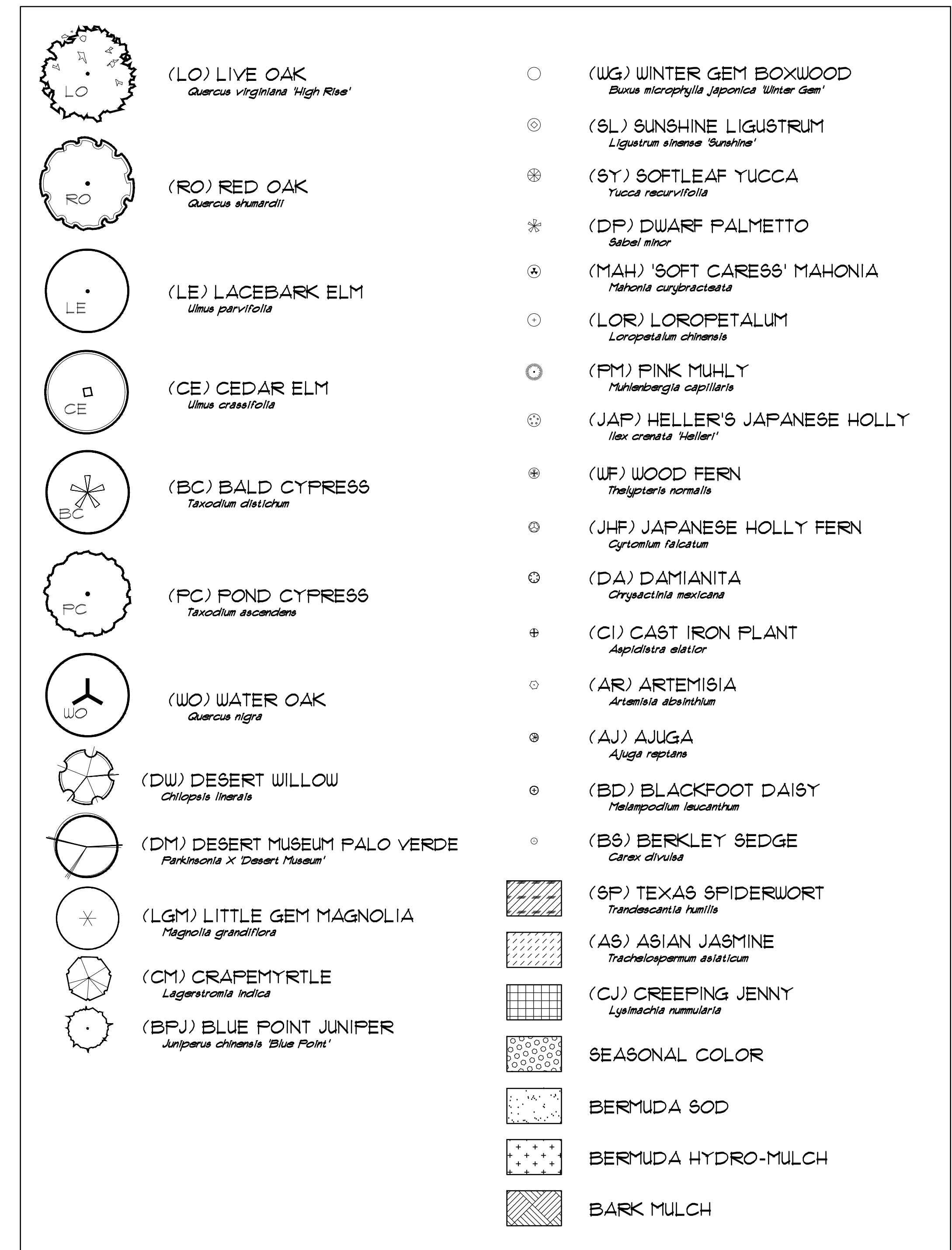
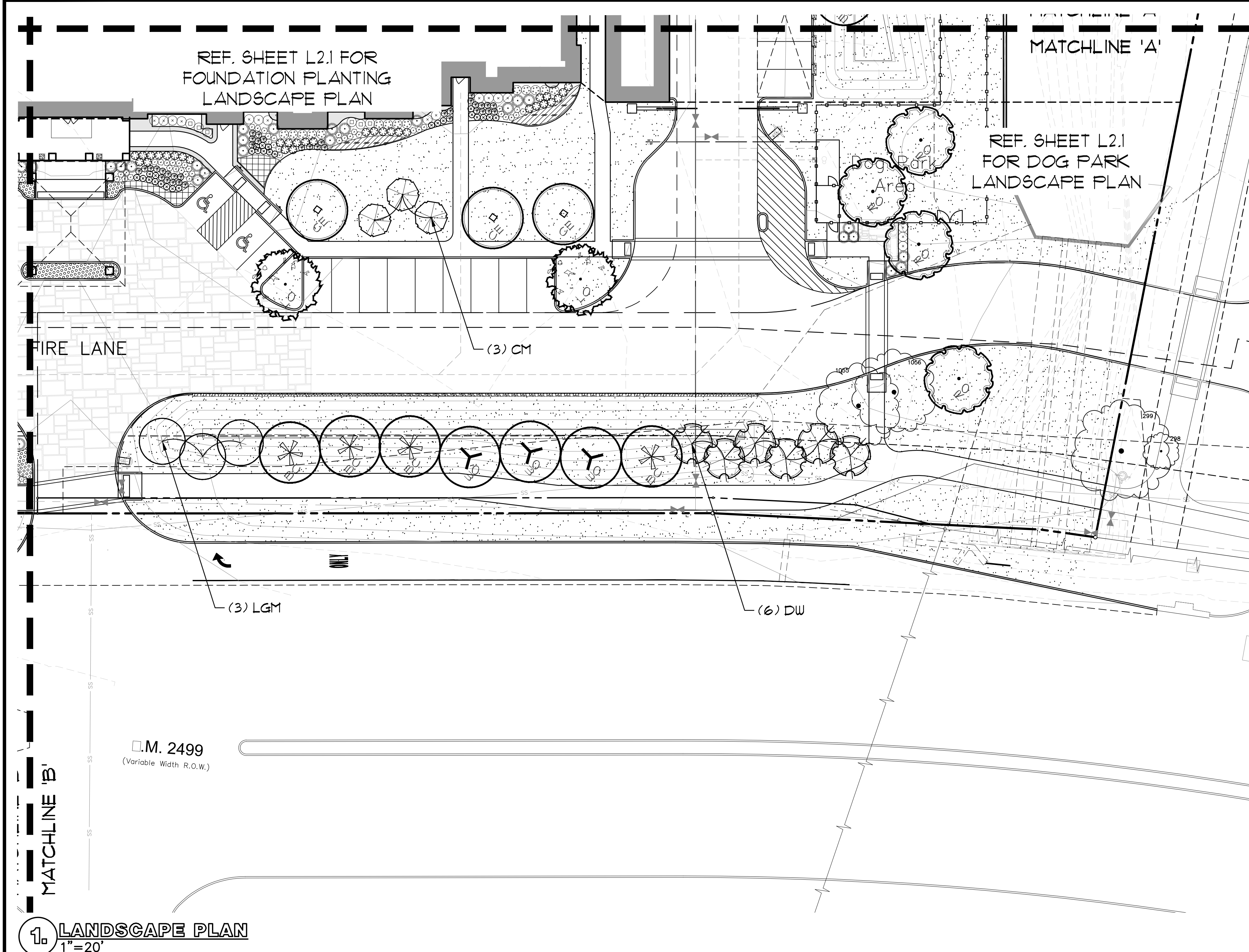
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11/26/2018
12/11/2018
12/26/2018

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L2.6

Per: Z:\2017\17026\Drawings\JP & Const Plans\SHEET SET\17026 LS
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The John R. McAdams
DBA: G&A McAdams
 111 Hillside Drive
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 972.435.8712
 201 Country View Drive
 Rowlett, Texas 75088
 940.240.1012
 TBPB: 19762 TBPB: 10194440
www.jrmc.com
www.gamc.com

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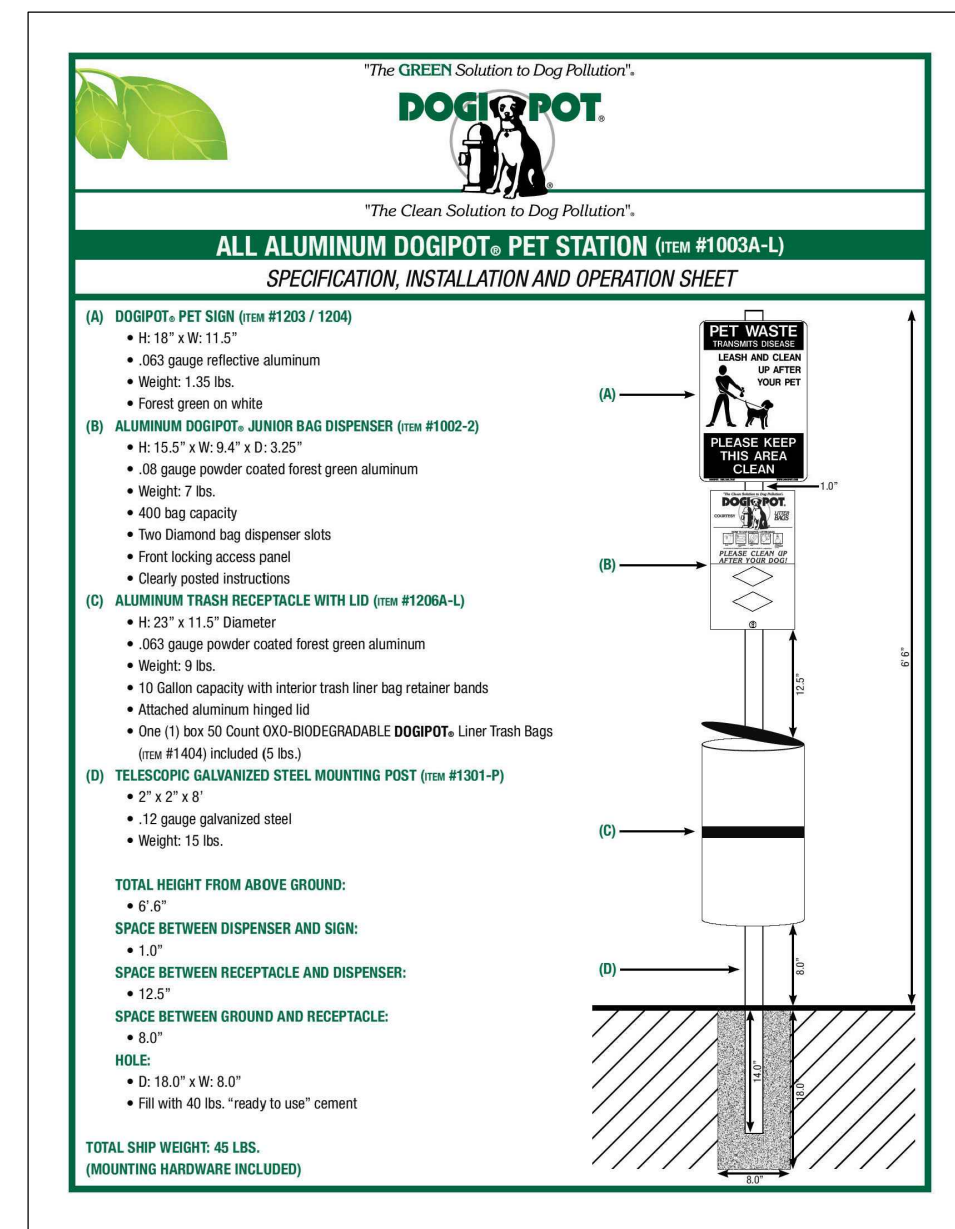
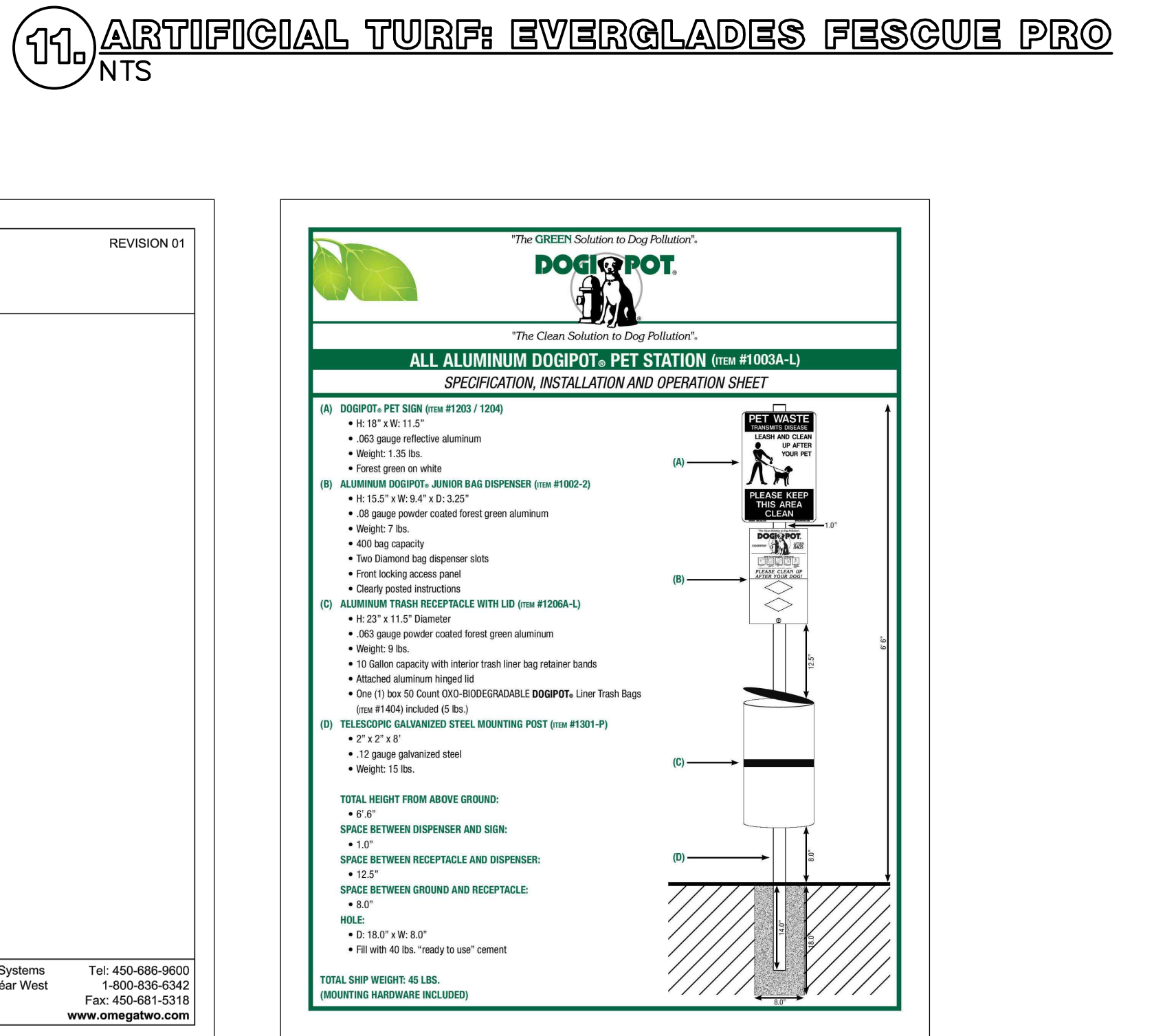
LANDSCAPE & HARDSCAPE DETAILS

12/26/2018

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12/11/2018
12/26/2018

17026

L3.0



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1. DRINKING FOUNTAIN

2. CONCRETE LANDSCAPE PLANTERS

3. ANOVA 6' CORONADO BENCH

4. ANOVA BEACON HILL RECEPTACLE

5. ANOVA RENDEZVOUS 6' FLAT BENCH

6. ANOVA RENDEZVOUS 6' FLAT BENCH

7. 8'-0" MULTI-USE CONCRETE TRAIL

LANDSCAPE & HARDSCAPE DETAILS

17026

L3.1

1. NDS EZFLOW FRENCH DRAIN

2. NDS 6" ATRIUM GRATE
NTS

3. NDS 6" ROUND GRATE
NTS

4. NDS 12" X 12" SQUARE GRATE
NTS

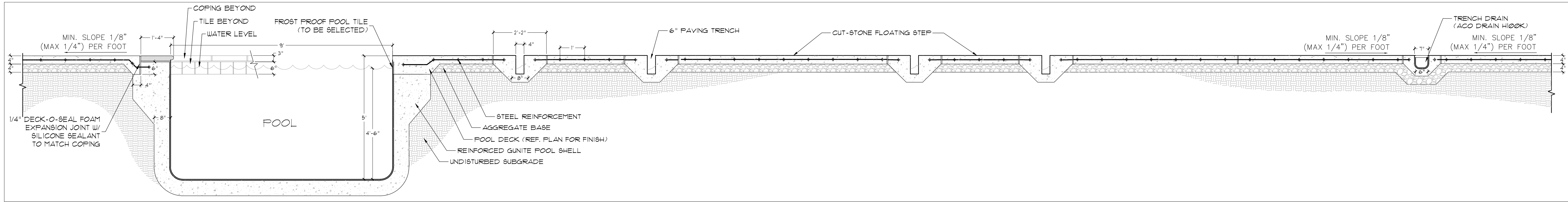
5. NDS 12" X 12" ATRIUM GRATE
NTS

6. NDS 12" X 12" CATCH BASIN
NTS

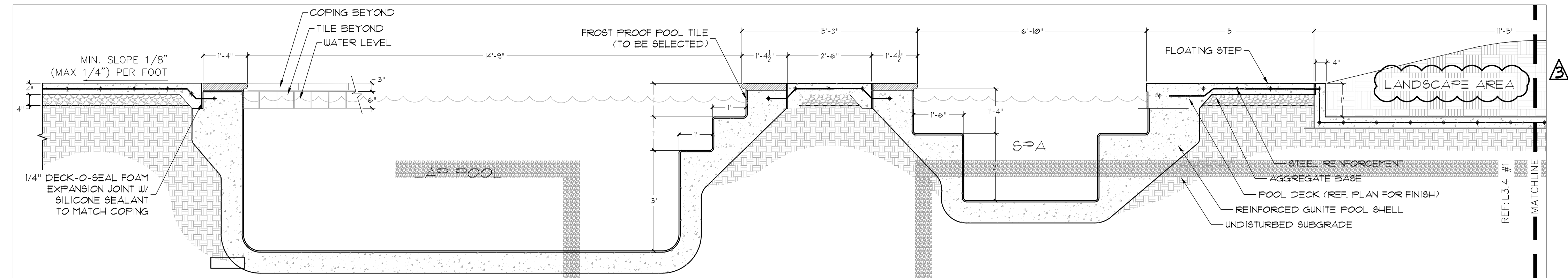
7. ACO WAVE DUCTILE IRON GRATE
NTS

8. ACO KLASSIKDRAIN

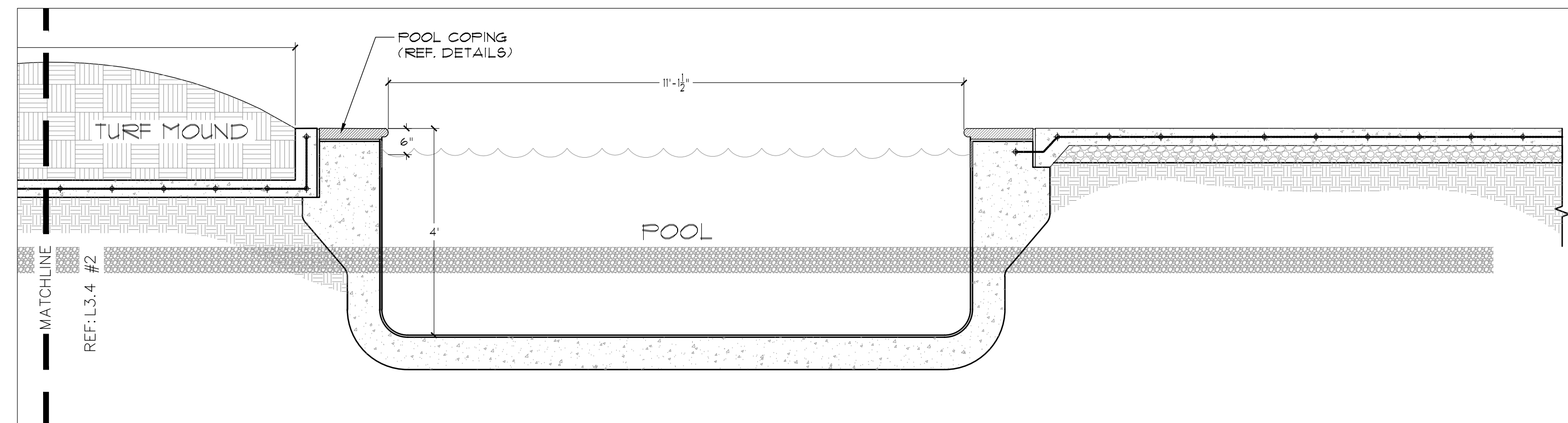
L3.2



1. RESORT STYLE POOL SECTION-CUT A
1/2"=1'

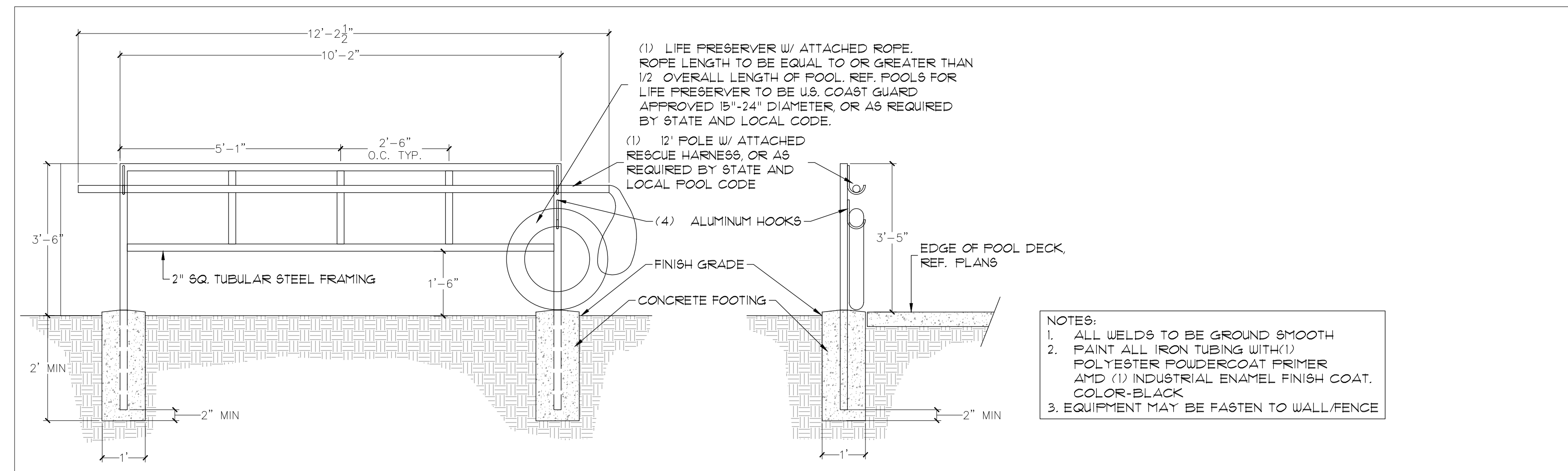


REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Planning Services

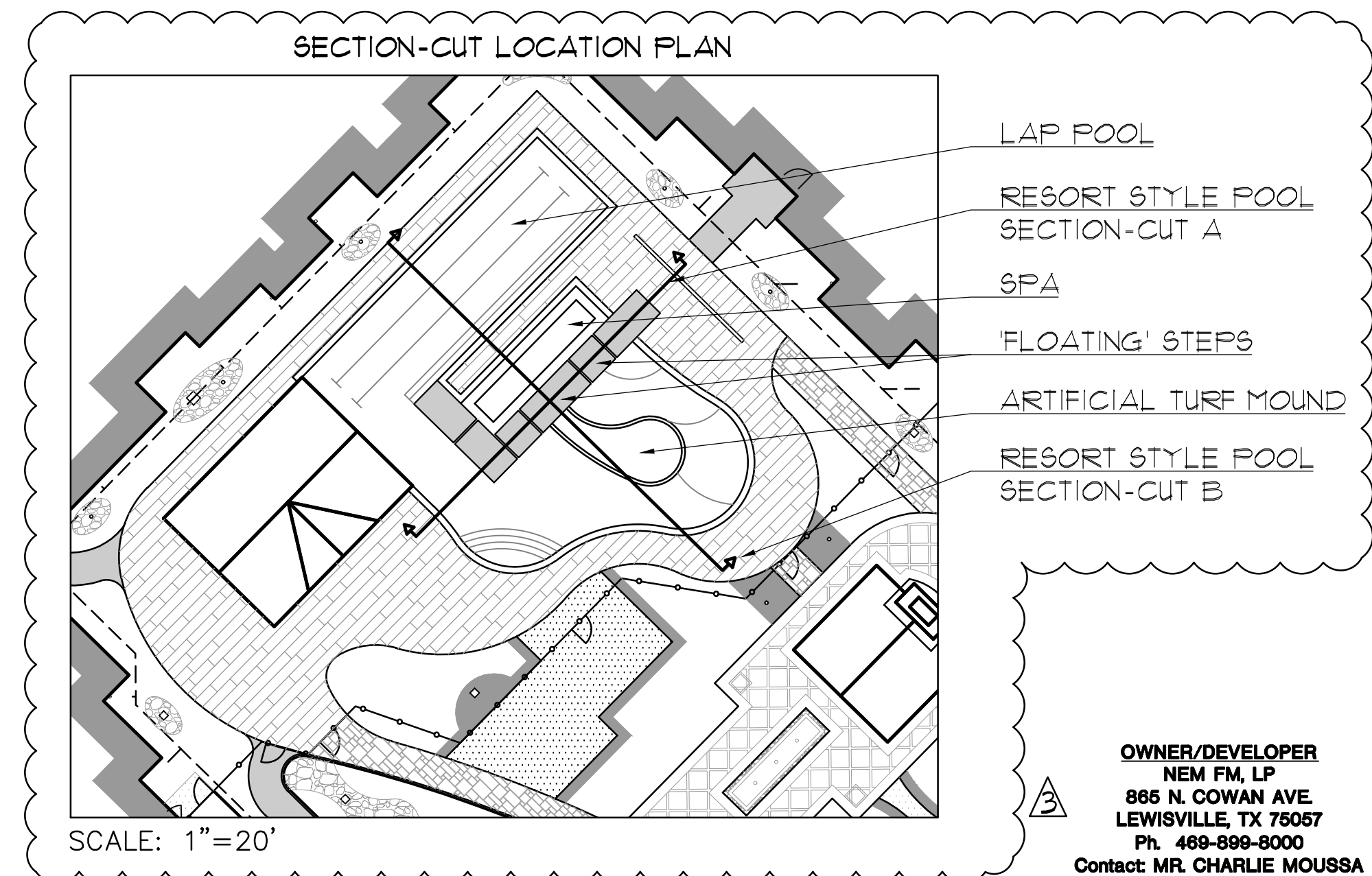


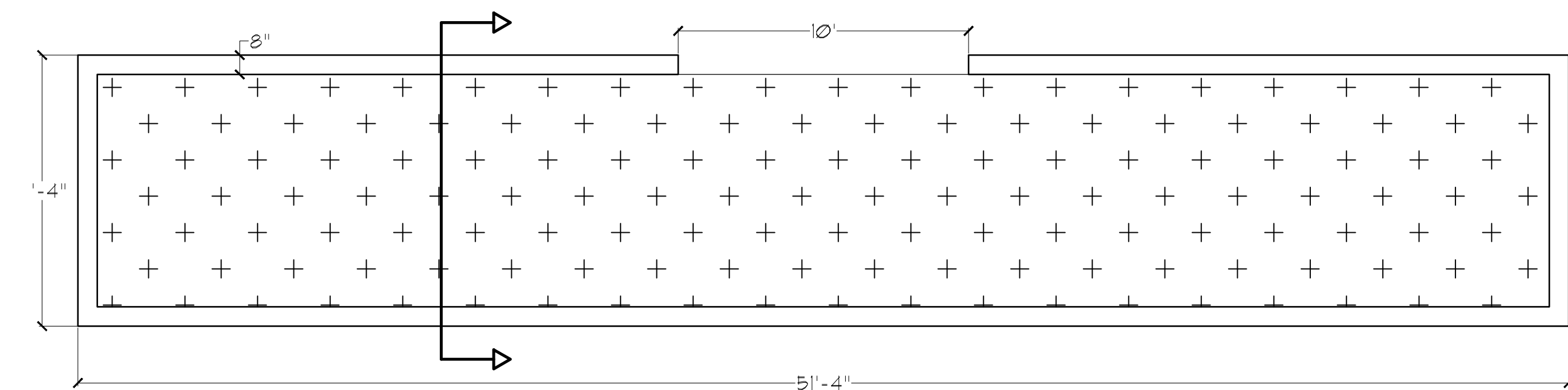
2. RESORT STYLE POOL SECTION-CUT B
1/2"=1'

3. POOL COPING DETAIL
1/2"=1'

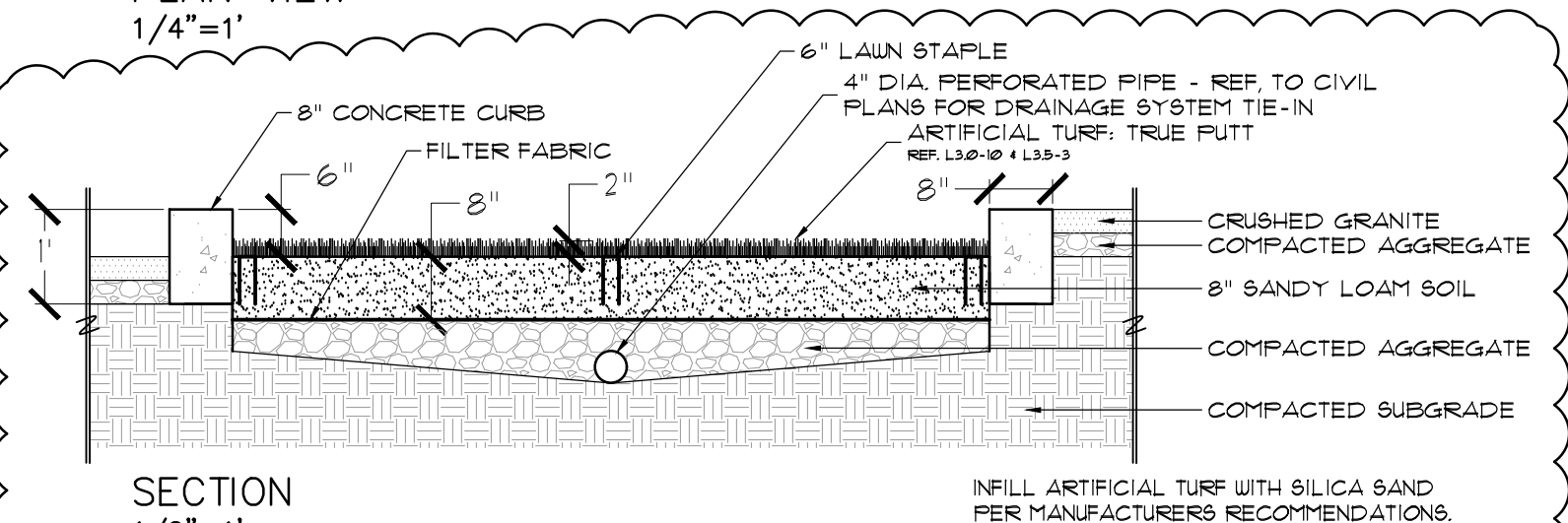


4. TYPICAL POOL SAFETY EQUIPMENT
1/2"=1'

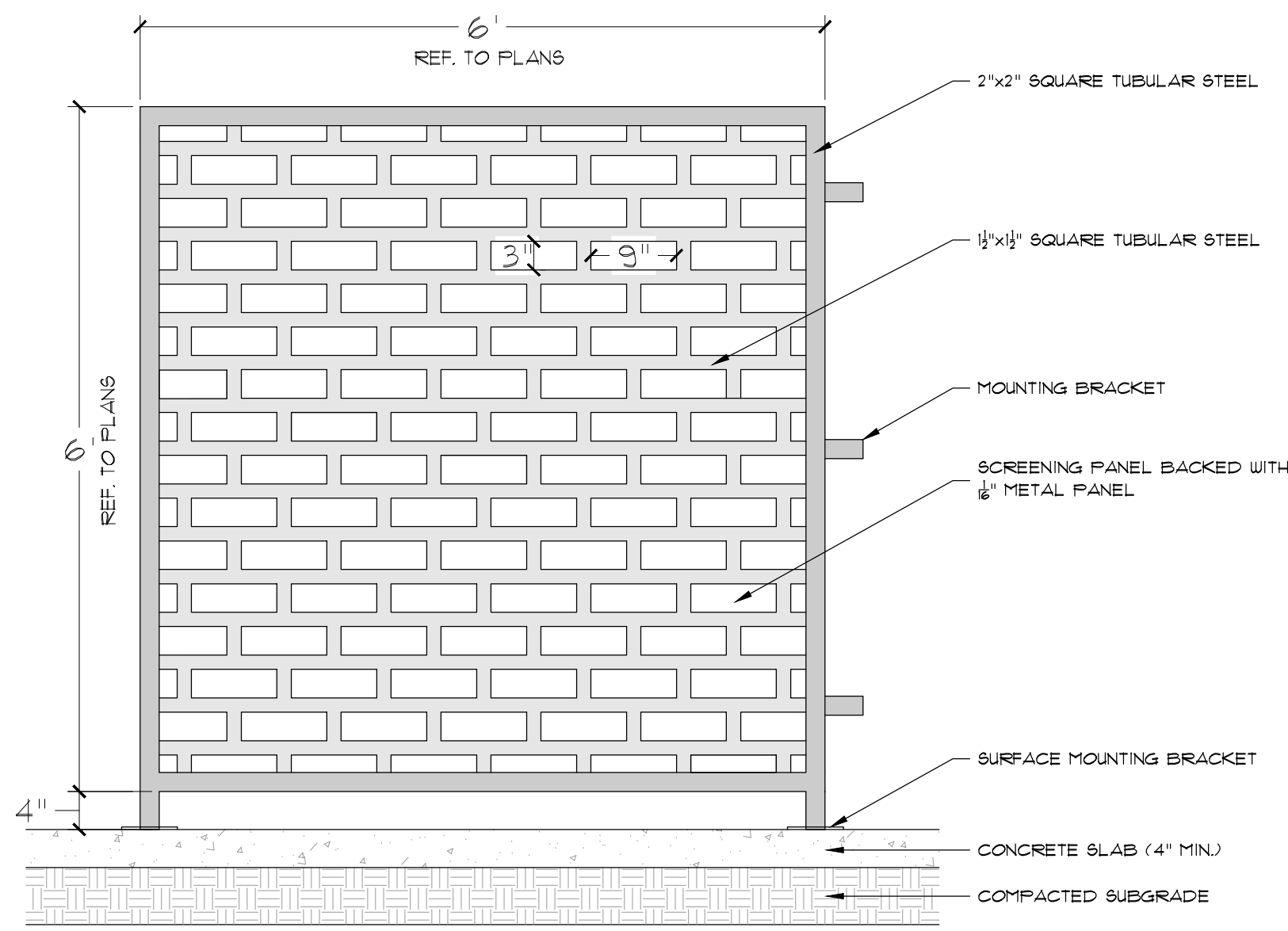




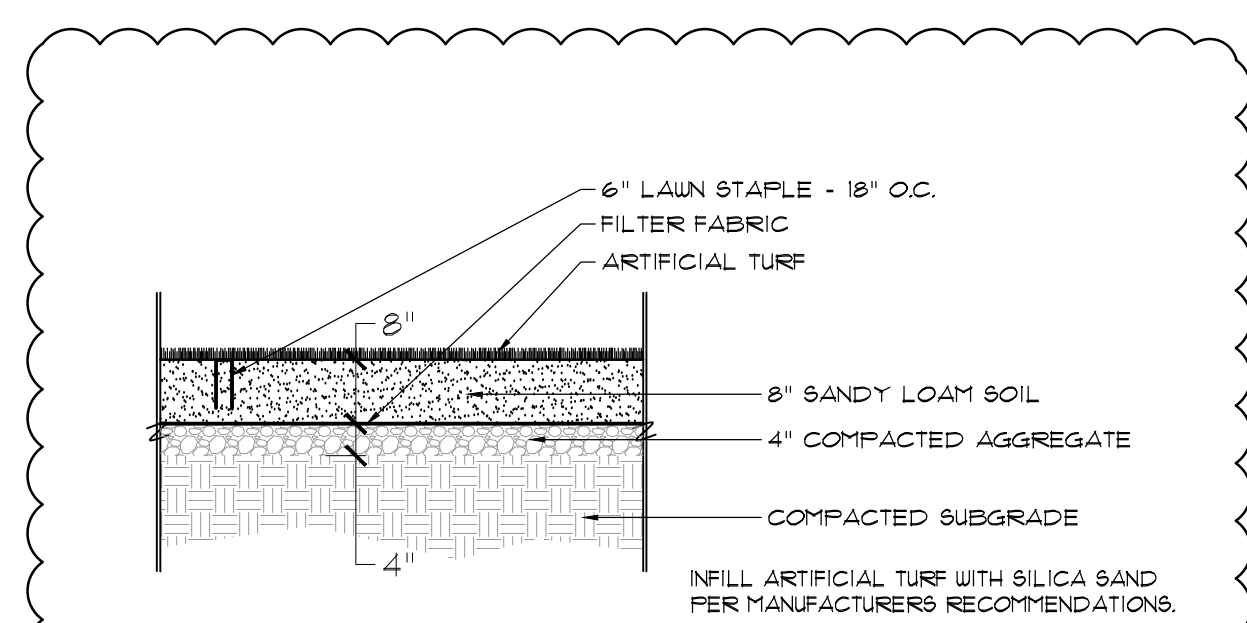
PLAN VIEW
1/4"=1'



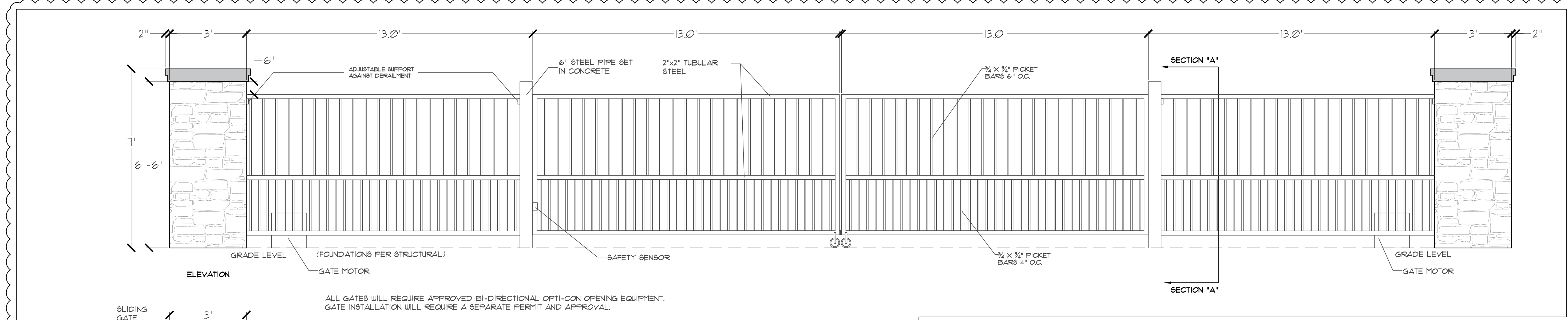
1. BOCCE BALL COURT FETAIL



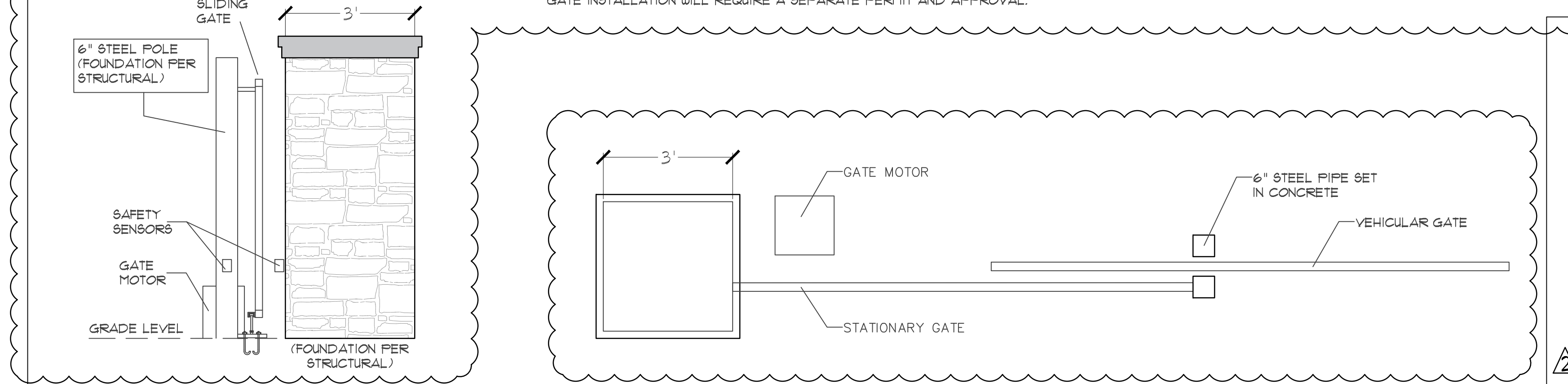
2. METAL SCREEN DETAIL



3. ARTIFICIAL TURF DETAIL



4. VEHICULAR GATES



REVIEWED
TOWN OF FLOWER MOUND
 Released for Construction
 Date _____

Town of Flower Mound
 Planning Services

OWNER/DEVELOPER
NEM FM, LP
865 N. COWAN AVE.
LEWISVILLE, TX 75057
Ph. 469-899-8000
Contact MR. CHARLIE MOUSSA

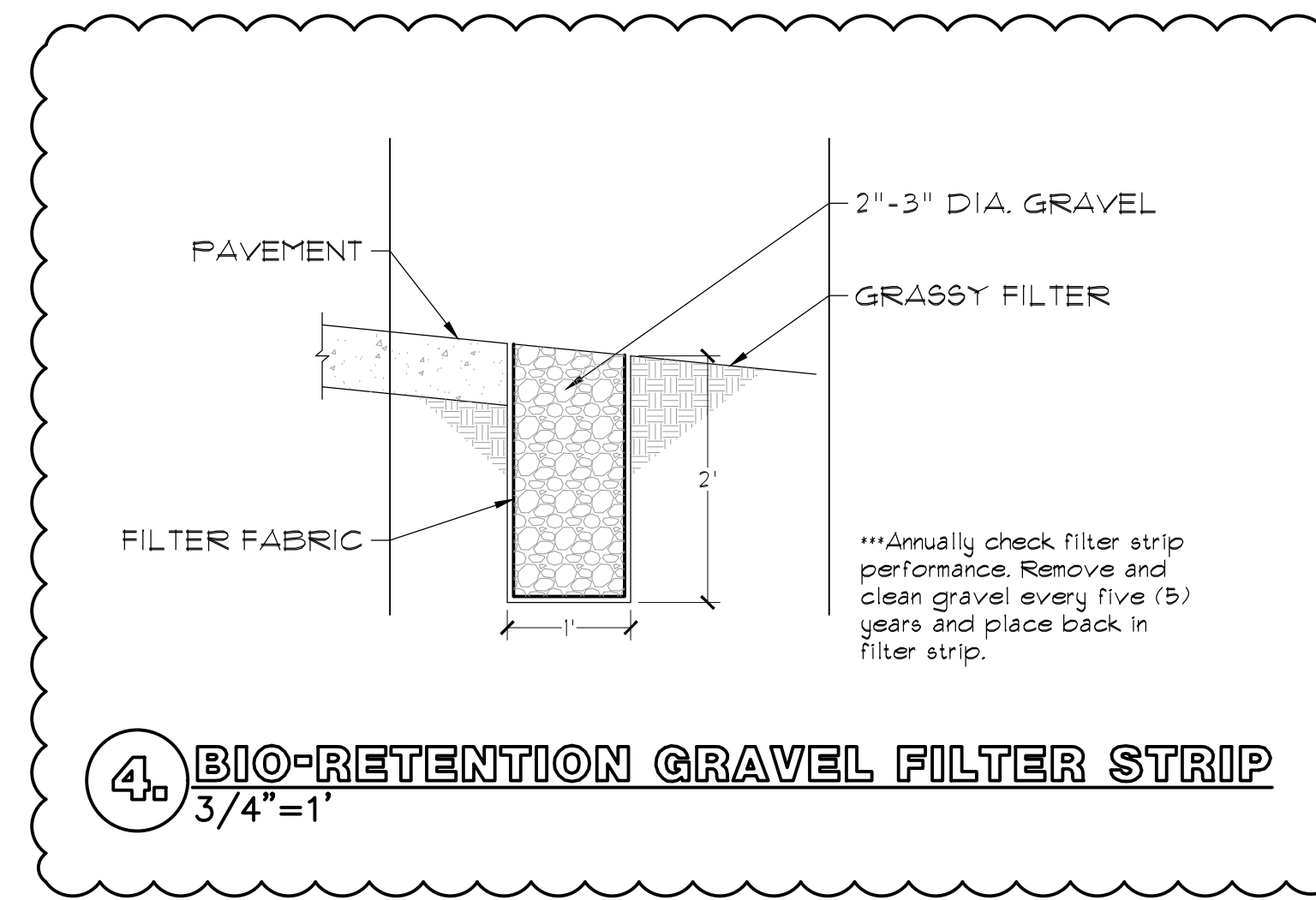


SOURCES:

- 1: Specific gravity of gravel = 2.65-2.68
Bowles (1997). Foundation Analysis and Design 5th Edition
http://civilcafe.weebly.com/uploads/2/8/9/8/28985467/foundation_analysis_and_design-bowles_5ed.pdf
- 2: GP unit weight = 110-130 pcf
Coduto (2011). Foundation Design: Principles and Practices 2nd Edition

SOURCES:

- 1: Specific Weight of Silty Sand with higher fines= 2.68-2.74
Dr. Bernhardt, J. E. Bowles, Engineering Properties of Soils and their Measurements, 4th edition
- 2: Dry unit Weight of Silty Sand = 87-127 pcf
Naval Facilities Engineering Command (1986). Soil Mechanics Design Manual
https://web.mst.edu/~rogersda/umrcourses/ge441/dm7_01.pdf





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: January 14, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0015 - Goddard School at Flower Mound) to create a non-residential subdivision. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard 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 site plan application (SP18-0019) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this replat application is to create two buildable lots within the non-residential portion of Planned Development District-120 (PD-120) for Orchard Flower development. The subject site is approximately 2.75 acres and is vacant. Lot 1, Block A of Goddard School at Flower Mound addition is approximately 1.184 acres and will accommodate the construction of the proposed Goddard School and associated parking. Lot 2, Block A is approximately 1.57 acres and is available for future improvements.

On July 16, 2018, the Town Council approved an amendment to PD-120 (Ordinance No. 27-18) to modify conceptual elevations and plans, modify development standards, and approved certain exceptions and modifications to the Code of Ordinances.

Primary access to the site will be from Flower Mound Road and Old Orchard Lane. Mutual access easements are being dedicated with the replat to provide internal circulation.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map

2. Letter of Intent

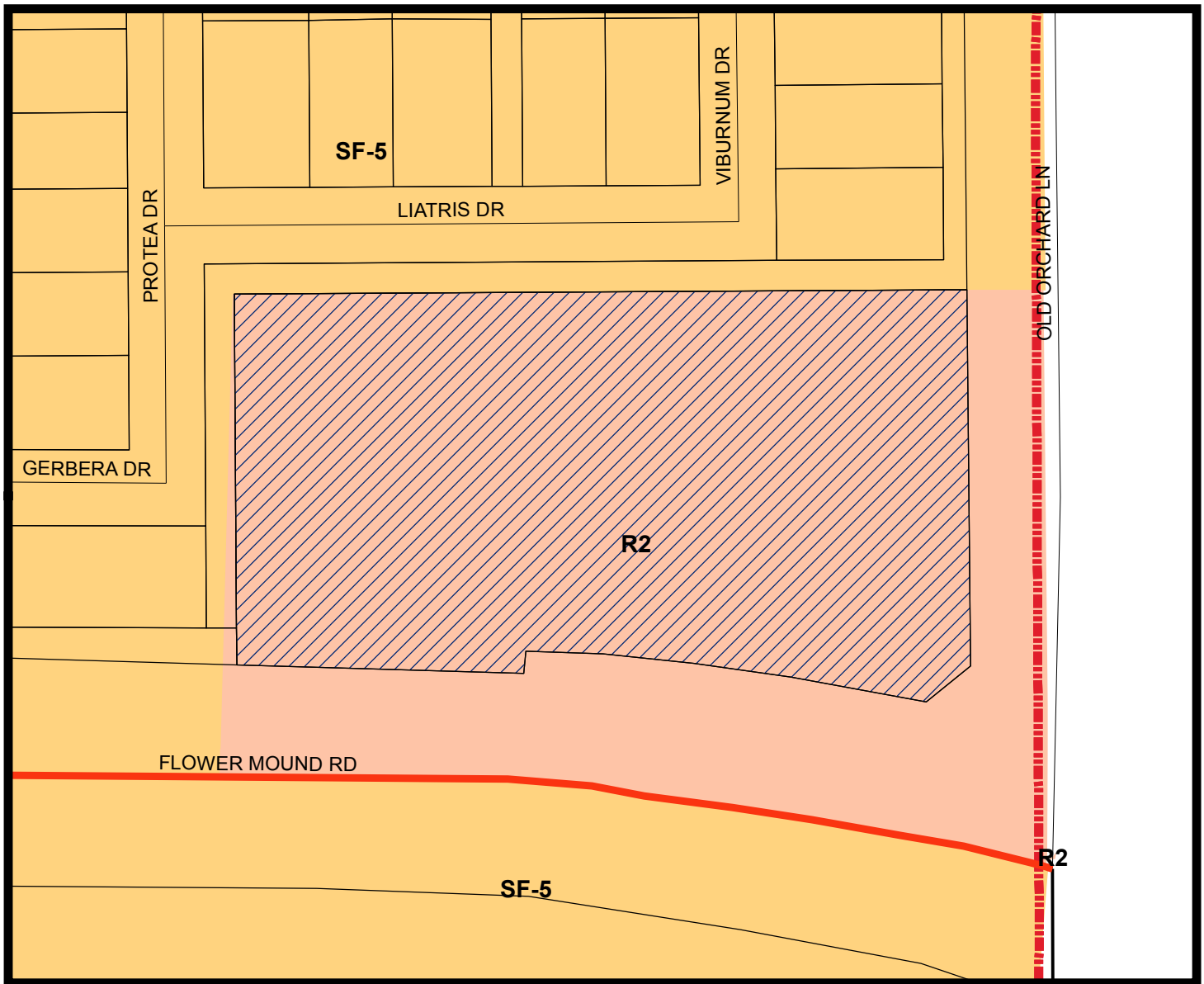
B. Application Details

1. Replat Package



Vicinity Map

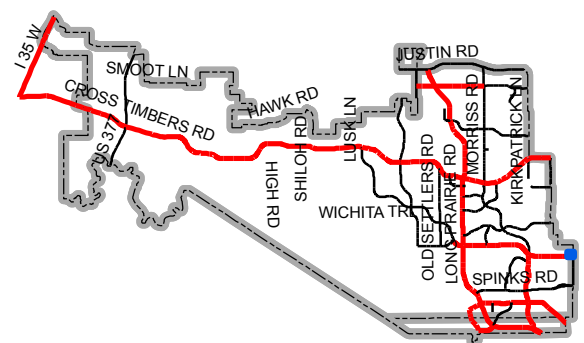
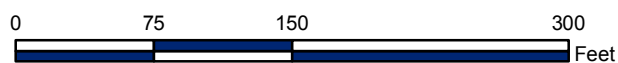
Reference Project: RP18-0015 & SP18-0019



LEGEND

Retail 2 Single Family 5

Subject Property



Map Location



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

ATTN: Poornima Kashyap,
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: December 11st, 2018

Subject: Letter of Intent for submitting Site Plan of Goddard school at Flower Mound Road (F.M. 3040) & Old Orchard Lane, Flower Mound, Texas

Dear Madam,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request.

Site Data:

- a) Existing Zoning District: PD-120 (R-2)
- b) Development Plan Acreage: 1.184 acres (Lot 1)/ 1.573 acres (Lot 2)
- c) Proposed Use: Day Care / Retail / Office / Restaurant
 - Proposed Building Area: 9,829 SF Day Care
 - Proposed Parking Space Quantities: Day Care – 42 Spaces
 - Phase Development: Yes – 1st Daycare / 2nd Retail/office/ restaurant
- d) Approved conceptual site plan: Yes
- e) Special consideration: Driveway spacing on Old Orchard Lane

The purpose of replat is to divide original lot (2.7537 acres) into two lots (Lot 1 is 1.184 acres and Lot 2 is 1.573 acres) for different proposed use, daycare and future retail building respectively. On July 16, 2018, the Town Council of the Town of Flower Mound approved a request for rezoning (ZPD18-0003 – Goddard School at Orchard Flower) to amend Planned Development District No.120 (PD-120) with Single-Family District-5 (SF-5) and Retail District (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances.

Day care center hours of operation are limited to between 6:30 a.m. to 7:00 p.m., Monday through Friday, except that special events such as an open house or tours of the site are allowed on weekends. Outdoor playground areas associated with the day care center are limited to between 9:00 a.m. to 5:00 p.m., Monday through Friday, except that special events such as an open house or tours of the site are allowed on weekends.

FM 3040 is classified as major arterial on the Town's master plan and requires a driveway spacing of minimum 360 feet from the intersection. The original PD-120 was approved with an exception to allow a driveway on FM 3040 at 280 feet from the intersection. The proposed driveway on FM3040 is 280.82 feet from the intersection of Old Orchard and FM3040. Town of Flower Mound also requires a driveway spacing of minimum 250 feet from the intersection along Old Orchard. The proposed driveway on Old Orchard Rd is 220.57 feet from the intersection of Old Orchard and FM3040.



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

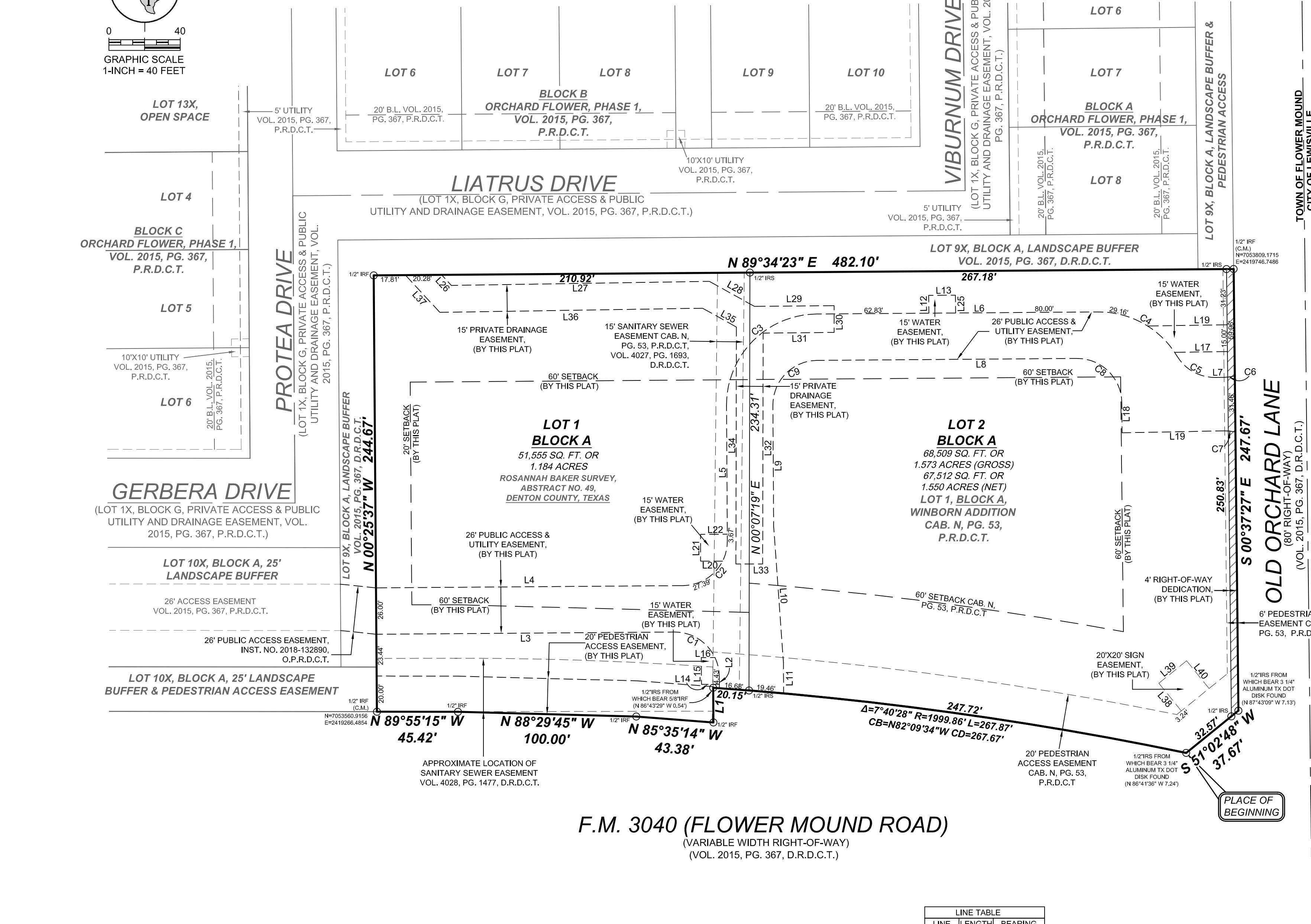
The Goddard School is a Daycare facility for children six weeks to six years old with over 450 schools across the United States. All schools have an on-site owner (franchisee) and an educational director. Goddard focuses on children's emotional, social, intellectual and physical development. The Goddard School Development is intended to provide high quality daycare facility for children's, where children can learn while playing. The Goddard School approach is based on widely accepted childhood development and brain-based learning research that clearly indicates the deepest, most genuine learning occurs for children through play and fun activities. Goddard fosters the cognitive and social development of each child through fun activities that are lovingly guided by highly trained teachers.

We believe the Goddard School and Retail Development will be a great addition for the Town of Flower Mound.

Sincerely,

A handwritten signature in blue ink, appearing to be "Kartavya (Kevin) Patel", is written over a light blue horizontal line.

(Kartavya (Kevin) Patel, P.E.)



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	90°04'05"	25.00'	39.30'	N44°23'24"W	35.38'
C2	89°55'55"	25.00'	39.24'	N45°36'26"E	35.33'
C3	89°55'55"	51.00'	80.05'	S44°36'26"E	72.08'
C4	59°21'36"	51.00'	52.84'	N60°44'49"E	50.51'
C5	60°02'09"	25.00'	26.20'	N51°05'06"E	25.01'
C6	13°27'01"	25.00'	5.87'	N82°10°19"E	5.86'
C7	14°19'37"	25.00'	6.25'	N83°56'22"E	6.23'
C8	49°48'10"	25.00'	39.18'	N45°31'32"E	35.29'
C9	89°55'55"	25.00'	39.24'	S44°36'26"E	35.33'
C10	89°55'55"	25.00'	39.24'	S44°36'26"E	35.33'

LINE TABLE		
LINE	LENGTH	BEARING
L1	19.46'	S00°23'53"E
L2	6.65'	S00°21'32"E
L3	167.07'	S89°34'23"W
L4	172.16'	N88°34'23"E
L5	75.62'	N00°21'32"E
L6	157.83'	N89°34'32"E
L7	4.74'	S88°53'49"W
L8	145.61'	S89°34'23"W
L9	67.78'	S00°21'32"E
L10	76.65'	N04°05'57"W
L11	17.35'	S00°21'32"E
L12	10.00'	N00°38'26"W
L13	15.00'	N89°34'23"E
L14	10.00'	S89°36'22"W
L15	15.00'	N00°21'32"W
L16	7.66'	S89°36'22"E
L17	29.56'	S89°05'32"E
L18	16.98'	N00°37'27"W
L19	57.31'	S88°53'49"W
L20	12.34'	N90°00'00"W
L21	25.00'	N00°00'00"E
L22	15.00'	N89°38'28"E
L25	10.00'	N00°38'26"E

LINE TABLE		
LINE	LENGTH	BEARING
L26	8.04'	S42°42'55"E
L27	144.67'	N89°05'46"E
L28	28.93'	S60°57'21"E
L29	44.62'	N89°27'39"E
L30	15.00'	S00°00'02"E
L31	39.76'	S89°27'39"W
L32	129.50'	S00°07'19"W
L33	15.00'	N89°52'41"W
L34	132.87'	N00°07'19"E
L35	21.67'	N60°54'14"W
L36	147.36'	S89°05'46"W
L37	28.39'	N42°42'55"W
L38	20.00'	N38°57'12"W
L39	20.00'	N51°02'48"E
L40	20.00'	S38°57'12"E

Thence South 51°02'48" West, along said transitional line, a distance of 37.67' to the PLACE OF BEGINNING and containing 120,063 square feet or 2.756 acres of land.

Notary Public in and for the State of Texas

GIVEN UNDER MY HAND AND SEAL OF OFFICE
this the day of , 20 .

_____, 20____
Date

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LOCATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49,
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BEING A REPLAT OF A PORTION OF LOT 1, BLOCK A
WINBORN ADDITION, RECORDED IN
CABINET N, PAGE 53, PLAT RECORDS,
DENTON COUNTY, TEXAS,
AND A TRACT OF LAND RECORDED IN
INST. NO. 2018-89265, OFFICIAL PUBLIC

D.R.D.C.T.	Deed Records, Dallas County, Texas
P.R.D.C.T.	Plat Records, Dallas County, Texas
O.P.R.D.C.T.	Official Public Records, Denton County Texas
VOL.	Volume
CAB.	Cabinet
PG.	Page
INST. NO.	Instrument Number
IRF	iron rod found
IRS	1/2" iron rods with a yellow plastic cap stamped "RPLS 5310"
SQ FT	square feet
AC	acre

PROPERTY ADDRESS: Flower Mound Rd. & Old Orchard Ln., Flower Mound, TX

Owner: Greenstone Schools LLC
~ 8870 Business Park Dr., Suite 100, Austin, TX 78758

Job No.: 18-1725

Drawn by: 517

Date:08-29-2018	Revised
-----------------	---------

"A professional company operating in your best interest"



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: January 14, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0019 - Goddard School at Flower Mound) to develop a daycare center with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located northwest corner of Flower Mound Road and Old Orchard 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 is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

The project has a companion replat application (RP18-0015) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop approximately 9,829-square-foot one-story day care center. The subject site is approximately 1.184 acres and currently vacant. The property is zoned Planned Development District-120 (PD-120) with Retail District-2 (R-2) uses.

On July 16, 2018, the Town Council approved an amendment to PD-120 (Ordinance No. 27-18) to modify conceptual plans, elevations, and certain development standards, and also approved certain exceptions and modifications to the Code of Ordinances.

The approved concept plan depicted two buildings to be located on separate lots, Area A and Area B, and separated by mutual access fire lane. The Goddard School will be located within Area A. The Town Code requires one off-street parking space per four persons accommodated by the day care center, including students and staff. The project requires 53 parking spaces, and the applicant is proposing 42 parking spaces, which is within the 20% deviation allowed by the Town's Code. As required

by the PD standards, the applicant is proposing to record cross access and cross parking agreement with the County.

Primary access to the site will be from Flower Mound Road and Old Orchard Lane. Mutual access easements are being dedicated with the replat to provide internal circulation.

As required by the PD, shared amenity area consisting of raised planter with seat wall, shade structure, benches, and decorative pots (located within Area B), perimeter and compatibility landscaping will be installed with this phase. The proposed development complies with the Town's landscape requirements and PD-120 requirements. The proposed elevation complies with the Town's Urban Design Plan and PD-120 standards.

At the time of site plan review, Town staff required the proposed driveway along Old Orchard Lane to align with an existing driveway into a development located on the east side of Old Orchard Lane (within the City limits of Lewisville). The alignment of driveways required relocating the proposed driveway closer to the intersection of Old Orchard Lane and Flower Mound Road thus requiring an exception to the Town's Access Management Policy.

A. Exception to Access Management Policy and Criteria

Per the Town's Access Management Policy, the driveway spacing requirement along Old Orchard Lane is a minimum of 250 feet. The proposed driveway as shown on the site plan (Attachment B(1)) measures approximately 220.5' and will, therefore, require an exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

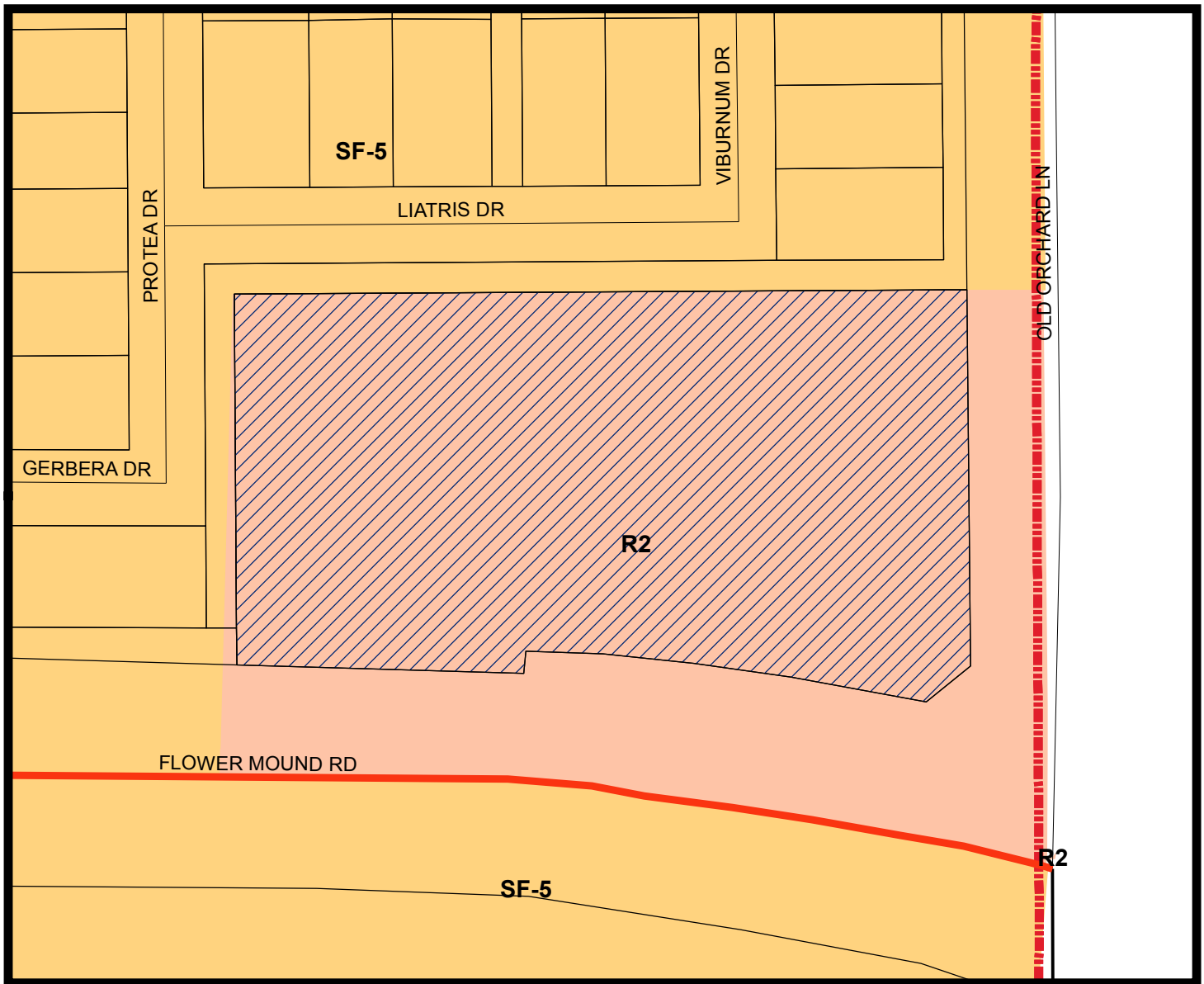
B. Application Details

1. Site Plan Package



Vicinity Map

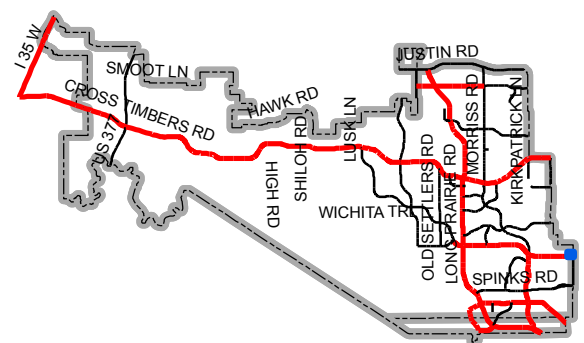
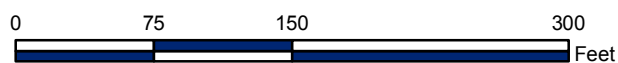
Reference Project: RP18-0015 & SP18-0019



LEGEND

Retail 2 Single Family 5

Subject Property



Map Location



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

ATTN: Poornima Kashyap,
Town of Flower Mound,
2121 Cross Timber Road
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: December 31st, 2018

Subject: Letter of Intent for submitting Site Plan of Goddard school at Flower Mound Road (F.M. 3040) & Old Orchard Lane, Flower Mound, Texas

Dear Madam,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request.

Site Data:

- a) Existing Zoning District: PD-120 (R-2)
- b) Development Plan Acreage: 1.184 acres (Lot 1)/ 1.573 acres (Lot 2)
- c) Proposed Use: Day Care / Retail / Office / Restaurant
 - Proposed Building Area: 9,829 SF Day Care
 - Proposed Parking Space Quantities: Day Care – 42 Spaces
 - Phase Development: Yes – 1st Daycare / 2nd Retail/office/ restaurant
- d) Approved conceptual site plan: Yes
- e) Special consideration: Driveway spacing on Old Orchard Lane

The purpose of replat is to divide original lot (2.7537 acres) into two lots (Lot 1 is 1.184 acres and Lot 2 is 1.573 acres) for different proposed use, daycare and future retail building respectively. On July 16, 2018, the Town Council of the Town of Flower Mound approved a request for rezoning (ZPD18-0003 – Goddard School at Orchard Flower) to amend Planned Development District No.120 (PD-120) with Single-Family District-5 (SF-5) and Retail District (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances.

Day care center hours of operation are limited to between 6:30 a.m. to 7:00 p.m., Monday through Friday, except that special events such as an open house or tours of the site are allowed on weekends. Outdoor playground areas associated with the day care center are limited to between 9:00 a.m. to 5:00 p.m., Monday through Friday, except that special events such as an open house or tours of the site are allowed on weekends.

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T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

The Goddard School is a Daycare facility for children six weeks to six years old with over 450 schools across the United States. All schools have an on-site owner (franchisee) and an educational director. Goddard focuses on children's emotional, social, intellectual and physical development. The Goddard School Development is intended to provide high quality daycare facility for children's, where children can learn while playing. The Goddard School approach is based on widely accepted childhood development and brain-based learning research that clearly indicates the deepest, most genuine learning occurs for children through play and fun activities. Goddard fosters the cognitive and social development of each child through fun activities that are lovingly guided by highly trained teachers.

We believe the Goddard School and Retail Development will be a great addition for the Town of Flower Mound.

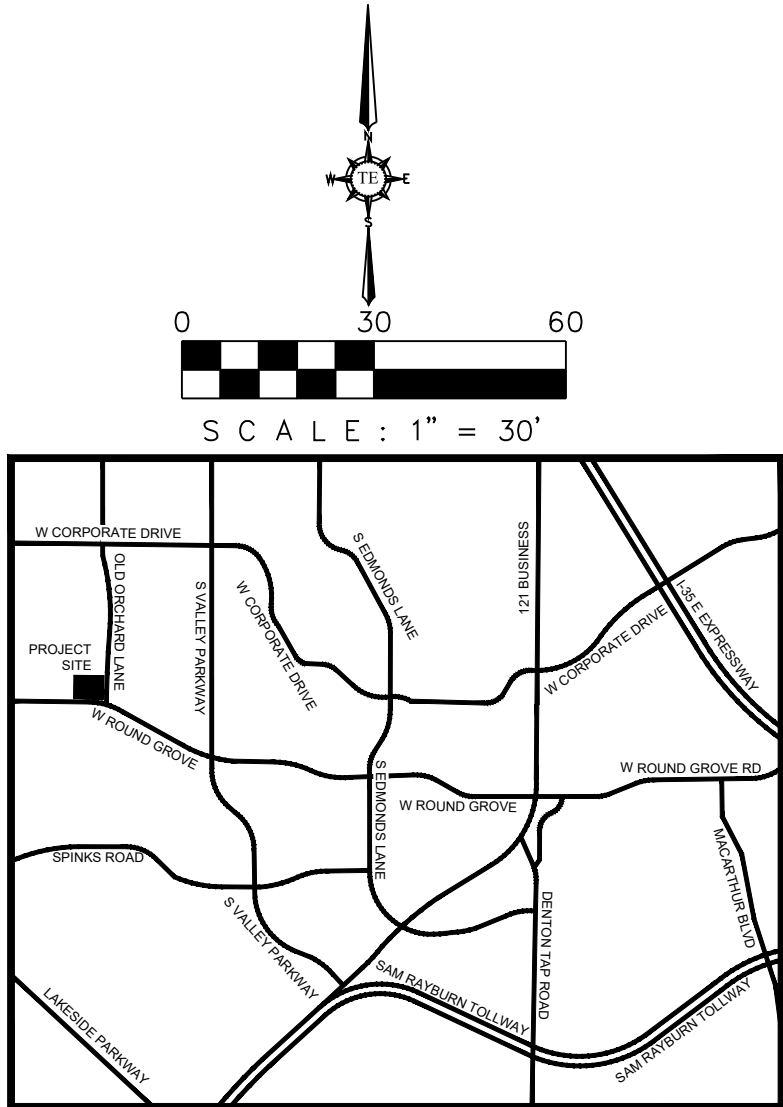
Sincerely,

A handwritten signature in blue ink, appearing to be "Kartavya (Kevin) Patel", is written over a horizontal line.

(Kartavya (Kevin) Patel, P.E.)

GODDARD SCHOOL

1.184 ACRES BEING A TACT OF LAND SITUATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO.49
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



LEGEND

EXISTING BOUNDARY
EXISTING CURB
EXISTING WATER MAIN
EXISTING SANITARY SEWER
EXISTING SEWER MANHOLE
EXISTING POWER POLE
EXISTING STORM SEWER
EXISTING FIRE HYDRANT
EXISTING STORM INLET
EXISTING SCREEN WALL
BOUNDARY LINE
PROPOSED CURB
PROPOSED HANDICAP SIGN
PROPOSED HANDICAP LOGO
PROPOSED FIRE HYDRANT
PROPOSED WATER METER
PROPOSED BACK FLOW PREVENTER
PROP. BOLLARD
PROP. STORM INLET
PROP. FIRE DEPARTMENT CONNECTION
PROP. MONUMENT SIGN
PROP. 6' HIGH FENCE
PROP. 4' HIGH SEPARATOR FENCE
PROP. SITE LIGHT POLE
PROP. SEWER MH BY DEVELOPER
PROPOSED FIRE LANE

W WTR
S SEWER
SSMH
PP
RCP
FH
F.D.C.

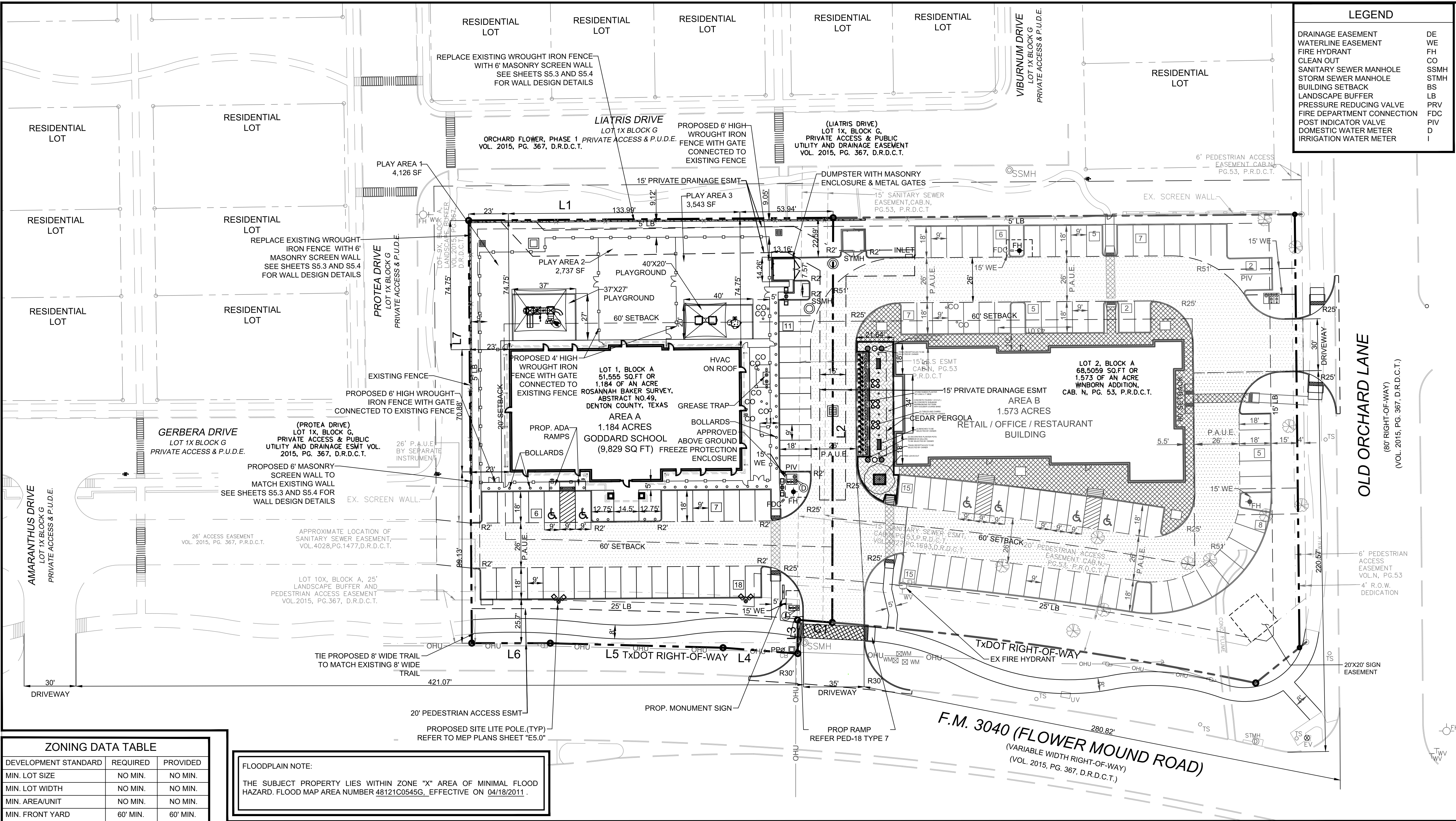
SITE DATA SUMMARY CHART

NUMBER OF LOTS	1
EXISTING ZONING	PD-120
EXISTING USE	VACANT
PROPOSED ZONING	AMENDED PD-120
PROPOSED USE (AREA A)	DAYCARE
GROSS ACREAGE	2.757 ACRES OR 120,055 S.F.
ACREAGE (AREA A)	1.184 ACRES 51,555 S.F.
PROPOSED BLDG. HEIGHT (AREA A)	30'-9"
PROPOSED BLDG. PEAK HEIGHT (AREA A)	33'-1"
PROPOSED BLDG. MEAN HEIGHT (AREA A)	22'-6"
PROPOSED BLDG. AREA (AREA A)	9,829 S.F. (19.07%)
FLOOR AREA RATIO (AREA A)	1.5
REQUIRED PARKING (AREA A)	53 SPACES (3 ADA SPACES)
DAY CARE (1 SPACE PER 4 PERSONS ACCOMMODATED (190 STUDENTS & 20 TEACHERS))	42 SPACES (W/ 20% DEVIATION)
PROVIDED PARKING (AREA A)	42 SPACES (2 ADA SPACES)
IMPERVIOUS COVERAGE (AREA A)	32,983 S.F. (63.98%)
OPEN SPACE/LANDSCAPE AREA (AREA A)	18,567 S.F. (36.02%)

EQUIPMENT NOTE

1. PLAYGROUND EQUIPMENT IS DESIGNED WITH THE PRIMARY COLORS BLUE, RED, GREEN AND YELLOW. DEVELOPER/DESIGN PROFESSIONAL TO CONFIRM THAT THERE ARE NO RESTRICTIONS THAT WILL NOT PERMIT THE INSTALLATION OF EQUIPMENT WITH THESE COLORS. DEVELOPER/DESIGN PROFESSIONAL TO VERIFY WITH ANY GOVERNING BODY NOT LIMITED TO PLANNING AND ZONING BOARDS, ARCHITECTURAL REVIEW BOARDS, OR HOME OWNER'S ASSOCIATIONS AS WELL AS WITH AND NOT LIMITED TO THE REVIEW OF ANY COVENANTS AND RESTRICTIONS OR DESIGN GUIDELINES. GODDARD SYSTEMS, INC. (GSI) CAN PROVIDE COLOR ELEVATIONS OF THE EQUIPMENT IF NECESSARY. PLEASE CONTACT YOUR GSI REPRESENTATIVE IF THE PRIMARY COLORS ARE NOT PERMITTED.

2. PLAYGROUND EQUIPMENT REQUIRES SEPARATE PERMIT FROM BUILDING DEPARTMENT.



ZONING DATA TABLE

DEVELOPMENT STANDARD	REQUIRED	PROVIDED
MIN. LOT SIZE	NO MIN.	NO MIN.
MIN. LOT WIDTH	NO MIN.	NO MIN.
MIN. AREA/UNIT	NO MIN.	NO MIN.
MIN. FRONT YARD	60' MIN.	60' MIN.
MIN. SIDE YARD	NO MIN.	NO MIN.
MIN. REAR YARD	60' MIN.	60' MIN.
MAX. LOT COVERAGE	50% MAX.	50% MAX.
MAX. FLOOR AREA RATIO	NO MAX.	NO MAX.
MAX. HEIGHT (STORIES/FT)	2 ST. / 35'	2 ST. / 35'

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD. FLOOD MAP AREA NUMBER 48121C0545G, EFFECTIVE ON 04/18/2011.

NOTES:

1. ALL WORK WITHIN TXDOT ROW REQUIRE SEPERATE PERMIT ISSUED BY TXDOT.

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

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

Town of Flower Mound
Engineering Services Division

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 89°34'23" E	210.92'
L2	S 00°07'19" W	234.31'
L3	S 00°23'53" E	19.46'
L4	N 85°35'14" W	43.38'
L5	N 88°29'45" E	100.00'
L6	N 89°56'46" W	45.42'
L7	N 00°25'37" W	244.69'

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1999.86	20.15'	0°34'38"	N 85°42'29" W	20.15

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.

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 ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

7. ALL ACCESSIBLE WALKWAYS SHALL HAVE CROSS SLOPES NO GREATER THAN 2% AND RUNNING SLOPES NOT GREATER THAN 5%. NO GAPS IN THE SIDEWALK NO GREATER THAN 1/2 INCH OR ELEVATION CHANGE GREATER THAN 1/4 INCH.

NO. DATE DESCRIPTION BY

1	09/17/18	1ST CITY CIVIL SUBMITTAL	KK
2	10/22/18	REVISED PER CITY COMMENTS	KK
3	11/19/18	REVISED PER CITY COMMENTS	KK
4	12/12/18	REVISED PER CITY COMMENTS	KK
5	12/31/18	REVISED PER CITY COMMENTS	KK



SITE PLAN
GODDARD SCHOOL
FLOWER MOUND ROAD AND
OLD ORCHARD LANE
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TRIANGLE ENGINEERING LLC

T. 214.609.9271 | F. 469.359.6709 | E. kpsat@triangle-engr.com
W. triangle-engr.com | O. 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

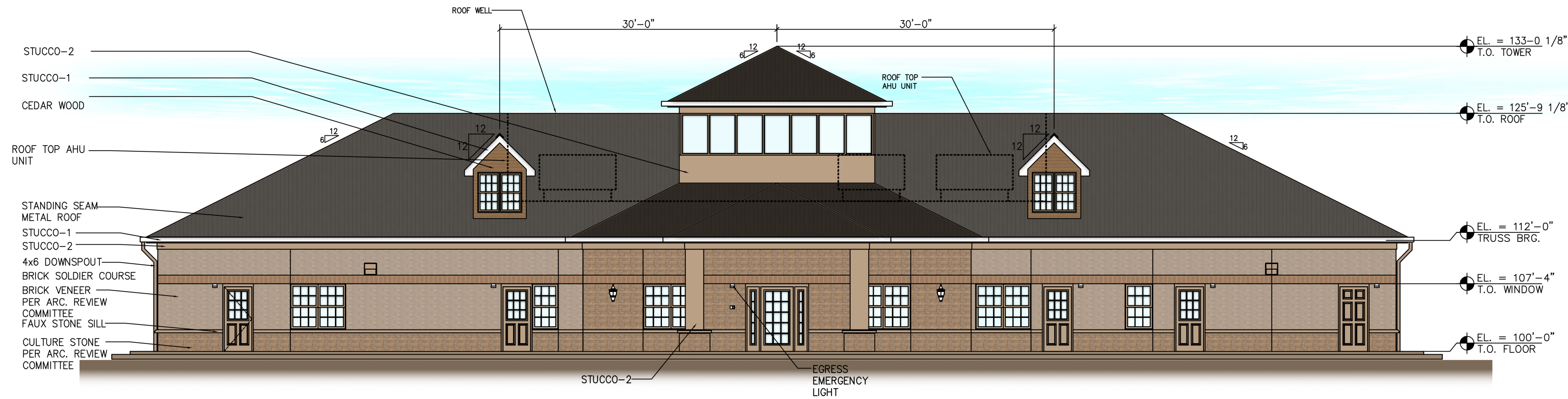
DESIGN DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	APK	12/31/18	SEE SCALE BAR	015-18

TX PE FIRM #11525

12/31/2018

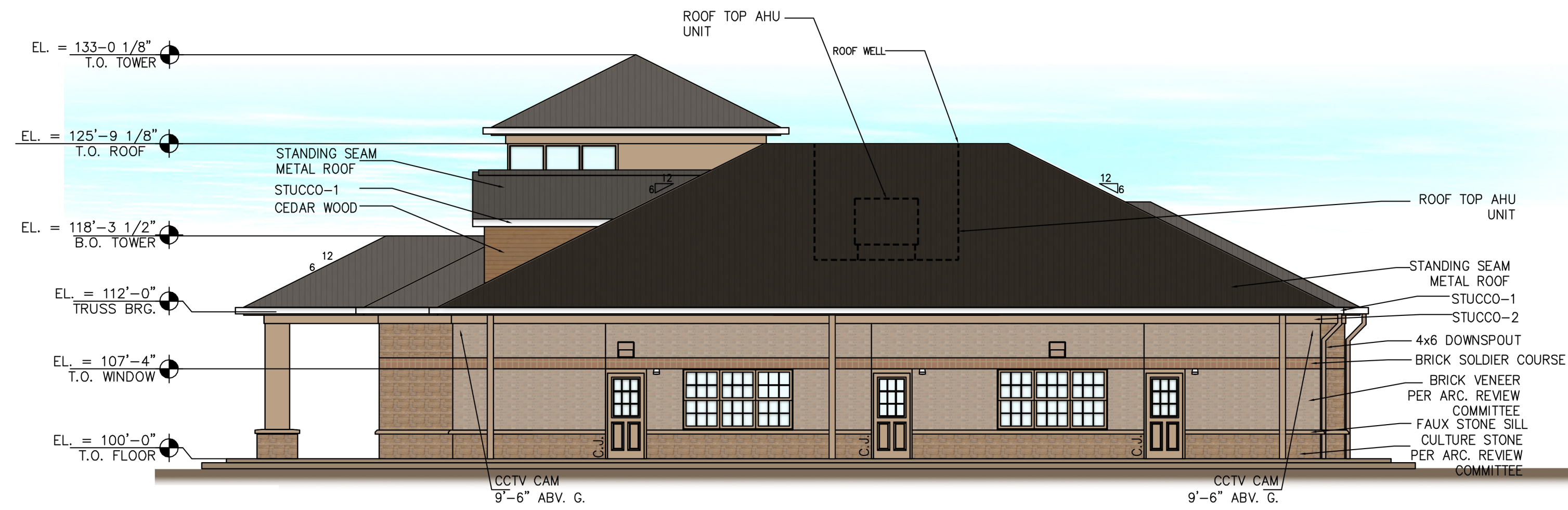
3

MATERIAL SPECIFICATION		
NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK-OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE -SW 6108 SHERWIN WILLIAMS

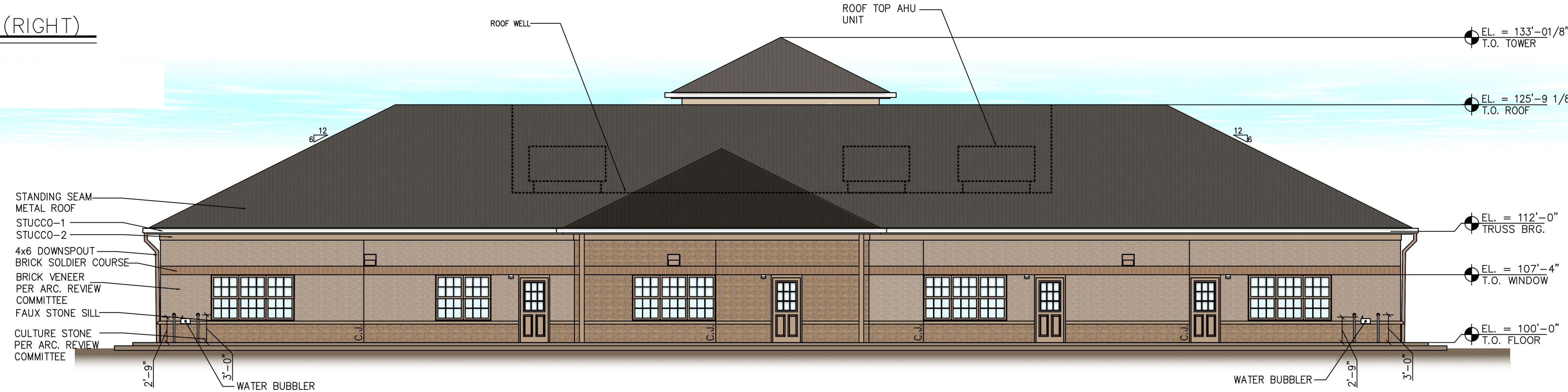


1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"

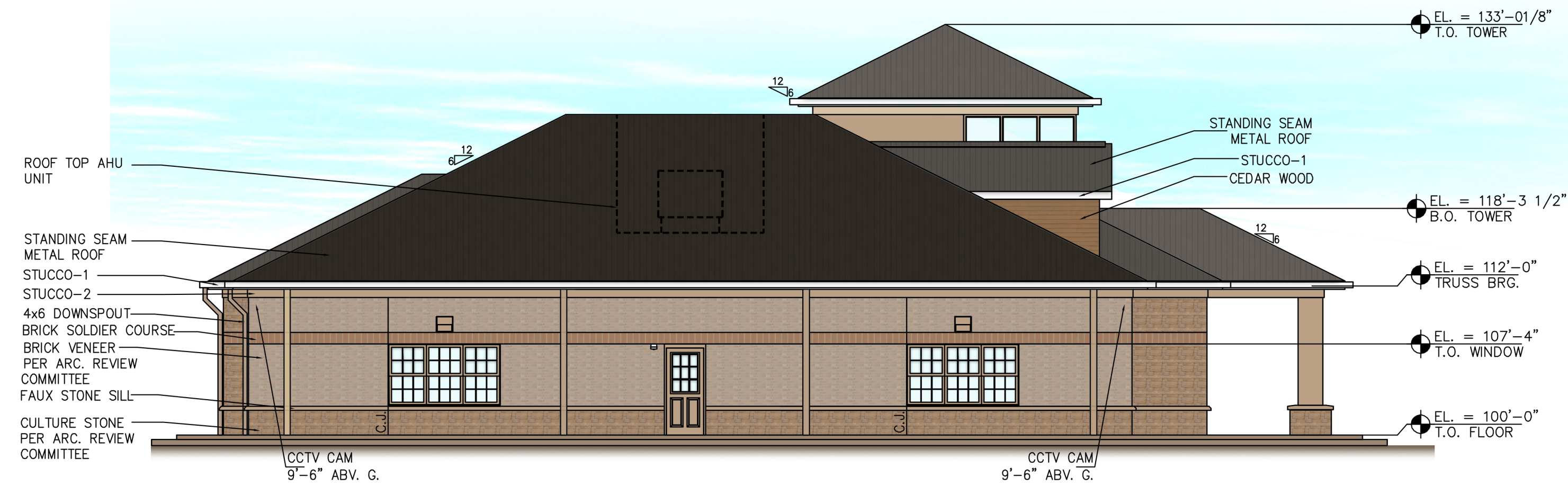
	SOUTH	%	EAST	%	NORTH	%	WEST	%
TOTAL FACADE AREA (SF)	1991.67	—	1146.37 SF	—	1672.32 SF	—	1141.10 SF	—
DOORS/WINDOWS	463.69 SF	—	187.60 SF	—	307.79 SF	—	138.69 SF	—
FACADE AREA (SF) MINUS DOORS/WINDOWS	1491.93 SF	100.00	1012.04 SF	100.00	1358.79SF	100.00	1053.26SF	100.00
PRIMARY MASONRY		98.79		95.73		100.00		97.15
BRICK VENEER	545.52 SF	36.5	434.01 SF	42.88	582.36 SF	42.86	466.70 SF	44.31
STONE	508.57 SF	34.08	231.58 SF	22.88	468.52 SF	34.48	242.56 SF	23.02
STUCO0-1 LIGHT	95.45 SF	6.39	65.43 SF	6.46	81.44 SF	6.00	62.85 SF	5.96
STUCO0-2 DARK	201.56 SF	13.51	165.65 SF	16.34	103.65 SF	7.63	165.65 SF	15.72
BRICK SOLDIER COURSE	122.82 SF	8.23	72.39 SF	7.15	122.82 SF	9.04	72.39 SF	6.86
ACCENT MATERIAL								
CEDAR WOOD	18.01 SF	1.20	43.20 SF	4.26	00.00 SF	0.00	43.2 SF	2.85



2 EAST ELEVATION (RIGHT)
A2.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (LEFT)
A2.1 SCALE: 1/8" = 1'-0"

level.5
design & construction management

GODDARD SCHOOL
FLOWER MOUND

EXTERIOR
ELEVATIONS

PROJECT No:	06/26/2018
DATE:	
DRAWN BY:	
CHECKED BY:	

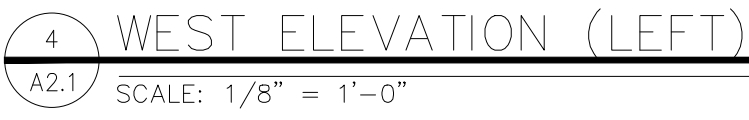
5'-FEET // REVISION //

A2.1



NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK-OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE -SW 6108 SHERWIN WILLIAMS

	SOUTH	%	EAST	%	NORTH	%	WEST	%
TOTAL FACADE AREA (SF)	1991.67	—	1146.37 SF	—	1672.32 SF	—	1141.10 SF	—
DOORS/WINDOWS	463.69 SF	—	187.60 SF	—	307.79 SF	—	138.69 SF	—
FACADE AREA (SF)	1491.93 SF	100.00	1012.04 SF	100.00	1358.79SF	100.00	1053.26SF	100.00
MINUS DOORS/WINDOWS								
PRIMARY MASONRY		98.79		95.73		100.00		97.15
BRICK VENEER	545.52 SF	36.5	434.01 SF	42.88	582.36 SF	42.86	466.70 SF	44.31
STONE	508.57 SF	34.08	231.58 SF	22.88	468.52 SF	34.48	242.56 SF	23.02
STUCOO—1 LIGHT	95.45 SF	6.39	65.43 SF	6.46	81.44 SF	6.00	62.85 SF	5.96
STUCOO—2 DARK	201.56 SF	13.51	165.65 SF	16.34	103.65 SF	7.63	165.65 SF	15.72
BRICK SOLDIER COURSE	122.82 SF	8.23	72.39 SF	7.15	122.82 SF	9.04	72.39 SF	6.86
ACCENT MATERIAL								
CEDAR WOOD	18.01 SF	1.20	43.20 SF	4.26	00.00 SF	0.00	43.2 SF	2.85

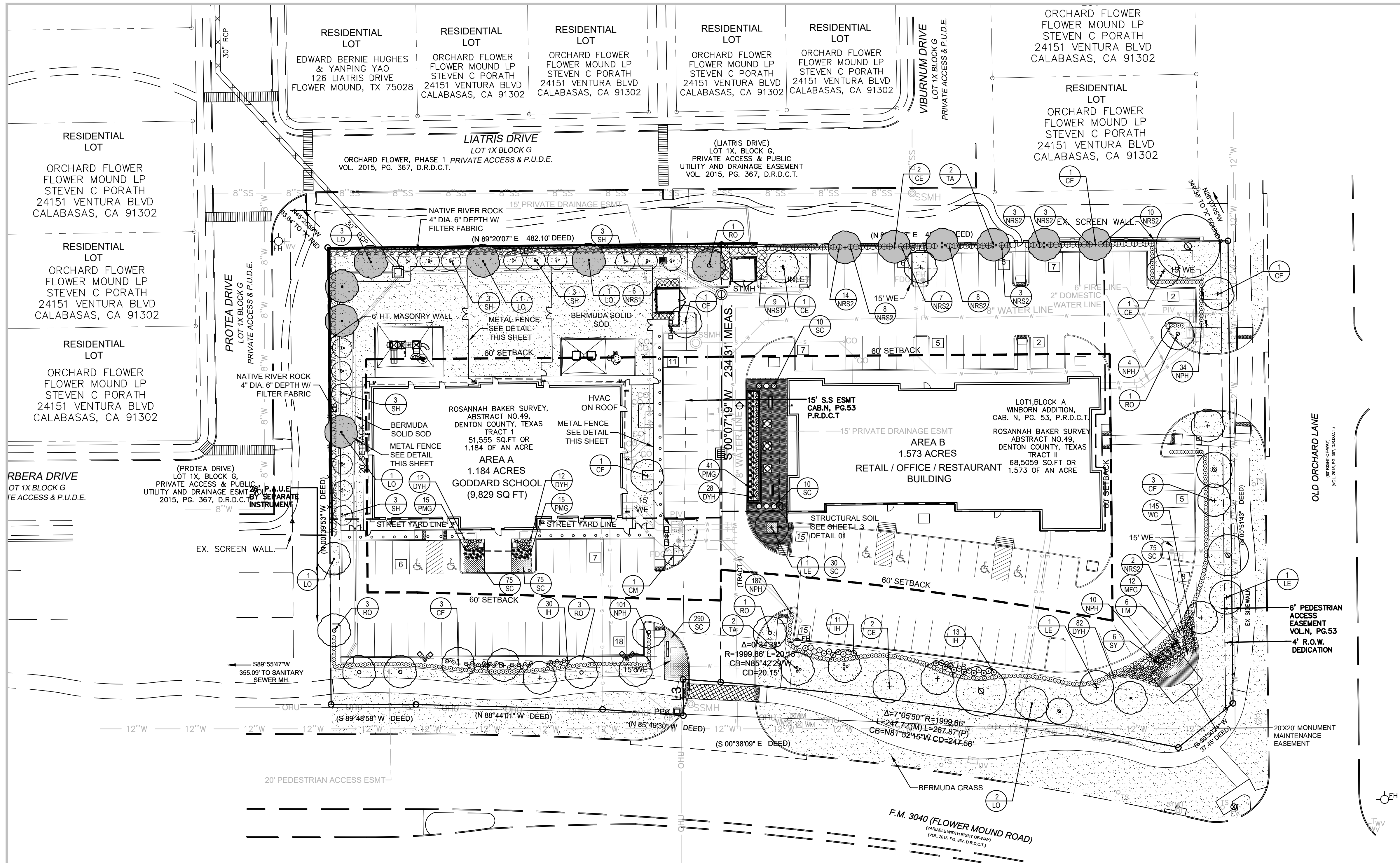


NOTE : THE DUMPSTER ENCLOSURE ELEVATIONS SHALL MATCH THE BUILDING MATERIALS.

THE ENTRANCE OF THE BUILDING SHALL BE ACCENTED WITH BOTH FINISHES AND PLANTING TO VISUALLY READ AS AN ENTRY STATEMENT.

ALL THE CORNER EDGE SHALL BE ROUNDED/EASED EDGES.

ALL DOWNSPOUTS SHALL BE CONNECTED TO STORM WATER DRAIN.



LANDSCAPE TABULATIONS - AREA A

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	20,328	4,066	4,687
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 ft. or excess of 10,000 s.f.	Flower Mound Road 20,328 s.f.	14	14- 3' Cal. 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 Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 canopy tree per 30 l.f.	Flower Mound Road 188.78 l.f.	7	7- 3' Cal. Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	40	300 s.f.	800 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	40	4	4

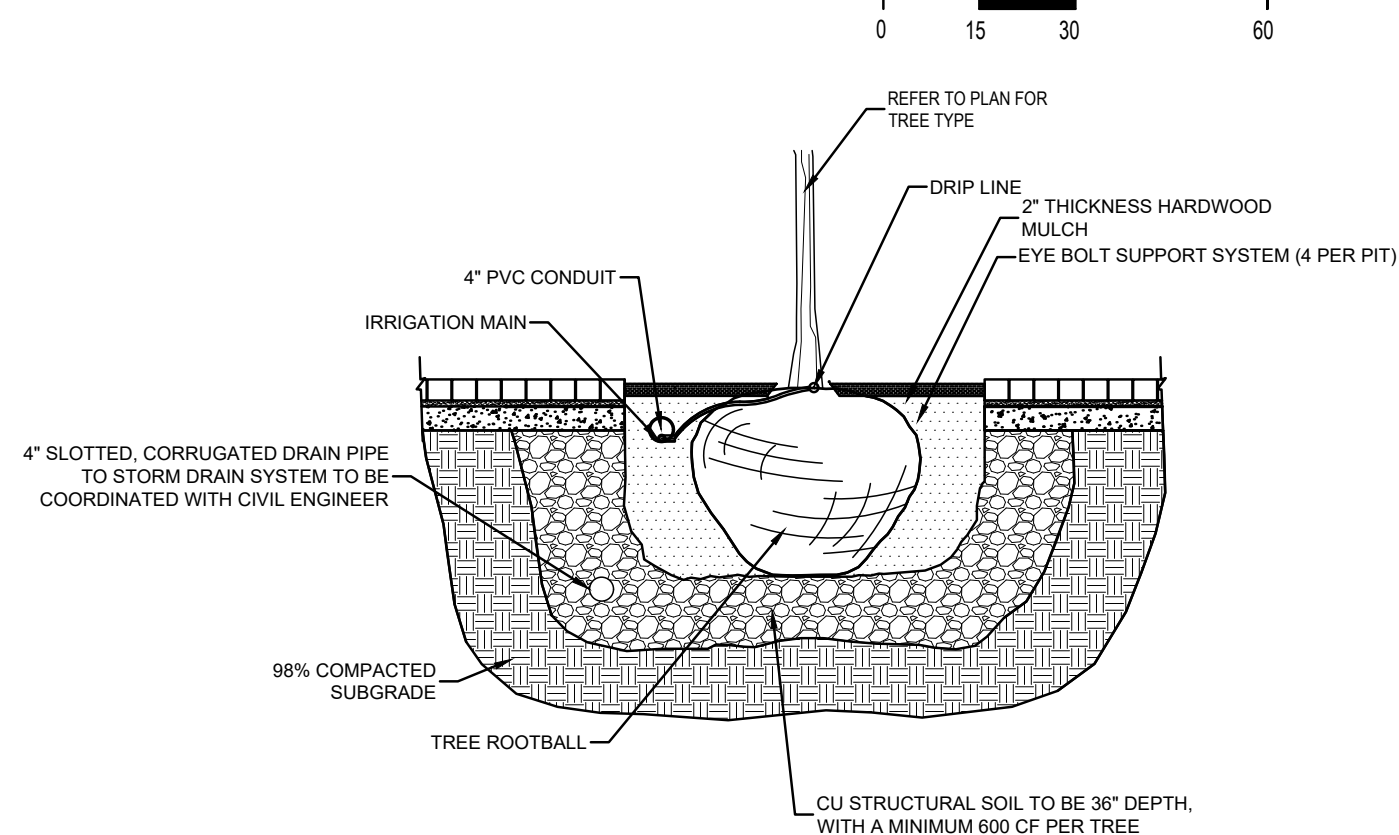
LANDSCAPE TABULATIONS - AREA B

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	40,486	8,097	13,443
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 ft. or excess of 10,000 s.f.	Flower Mound Road & Old Orchard Ln. 40,486 s.f.	23	18- 3' Cal. Trees 5- Existing 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 Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Flower Mound Road 248.01 l.f.	8	7- 3' Cal. Trees 1 Existing Trees
1 per 30 l.f.	Old Orchard Lane 247.67 l.f.	8	5- 3' Cal. Trees 3 Existing Trees

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CM	1	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	8' ht.	container, 3 or 5 trunks, tree form
CE	16	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LE	3	Athens Lacebark Elm	<i>Ulmus parvifolia 'Athena'</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	9	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 8' ht., 4' spread, full to base
LM	6	Lil Gem Magnolia	<i>Magnolia grandifolia 'Lil Gem'</i>	8' ht.	container, 14' ht., 6' spread, 5' clear straight trunk
RO	9	Shumard Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 8' ht., 4' spread, tree form
SH	15	Savannah Holly	<i>Ilex americana 'Savannah'</i>	8' ht.	container, 14' ht., 6' spread, 5' clear straight trunk
TA	4	Texas Ash	<i>Fraxinus albicans</i>	3" cal.	
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	134	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gal.	container grown, 20" spread
IH	54	Indian Hawthorn 'Clara'	<i>Rhaphiolepis indica 'Clara'</i>	3 gal.	container grown, 20" spread
MFG	12	Mexican Feathergrass	<i>Nassella tenuissima</i>	3 gal.	container full, well rooted
PMG	71	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	3 gal.	container, 24" ht., 20" spread
NPH	336	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	7 gal.	container, 36" ht., 24" spread
RO	15	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	6" ht.	container grown, 36" spread, full to base
NRS1	58	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 24" spread
SY	6	Softleaf Yucca	<i>Yucca recurvifolia</i>	3 gal.	container, 20" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	565	Seasonal Color	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	selection by owner, 12" o.c.
WC	145	Purple Wintercreeper	<i>Cynodon dactylon '419'</i>	4" pots	container, 3- 12" runners min., 12" o.c.
		Bermudagrass			Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

01 LANDSCAPE PLAN
SCALE 1"=30'-0"

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

SITE FURNISHING NOTES

- CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
- IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
- BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.

MASONRY WALL DETAILS

FIND MASONRY WALL DETAILS ON SHEET S5.3 AND S5.4
EXTERIOR MATERIALS TO MATCH EXISTING WALL

FENCE DETAILS

FIND FENCE DETAILS ON SHEET C7.2

SITE FURNISHINGS

- TABLE SHALL BE:
PARC CENTRE 30" ROUND
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 3
LARA MOFFAT
(269) 337-1309
- CHAIRS TO BE:
PARC CENTRE- CHAIR NO ARMS
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 12
LARA MOFFAT
(269) 337-1309
- BENCHES TO BE:
NEOCOMBO BENCH- 59" WITH BACK
ALUMINUM FINISH AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309
- LITTER RECEPTACLE TO BE:
PARC CENTRE- LITTER RECEPTACLE- HINGED LID
STANDARD COLOR TO BE DETERMINED
AVAILABLE FROM: LANDSCAPE FORMS
QUANTITY- 2
LARA MOFFAT
(269) 337-1309

PLANTER NOTES

- PLANTERS SHALL BE:
DECORATIVE PLANTERS, 36" DIA.
TOTAL OF (4), WALSHIRE COLLECTION
WS-3600 FRB
COLOR TO BE SELECTED
AVAILABLE FROM: TOURNESOL SITE WORKS
JOHN WILLINGHAM
(800) 542-2282
- CONTRACTOR SHALL PROVIDE TURN-KEY INSTALLATION OF ALL PLANTERS INCLUDING, BUT NOT LIMITED TO, SHIPMENT, HANDLING, PLACEMENT, ETC.
- IRRIGATION AND DRAINAGE HOLES TO BE DRILLED ON SITE BY CONTRACTOR.
- BOTTOM OF POTS TO INCLUDE PEA GRAVEL, 4" DEPTH. FILTER FABRIC TO SEPARATE PEA GRAVEL FROM PLANTING MIX.
- ALL PLANTERS ARE TO HAVE MICRO SPRAY IRRIGATION INSTALLED.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

GODDARD SCHOOL / RETAIL

ISSUE:

FOR APPROVAL 09.17.2018
CITY COMMENTS 10.22.2018
CITY COMMENTS 11.19.2018
CITY COMMENTS 12.10.2018
CITY COMMENTS 12.28.2018

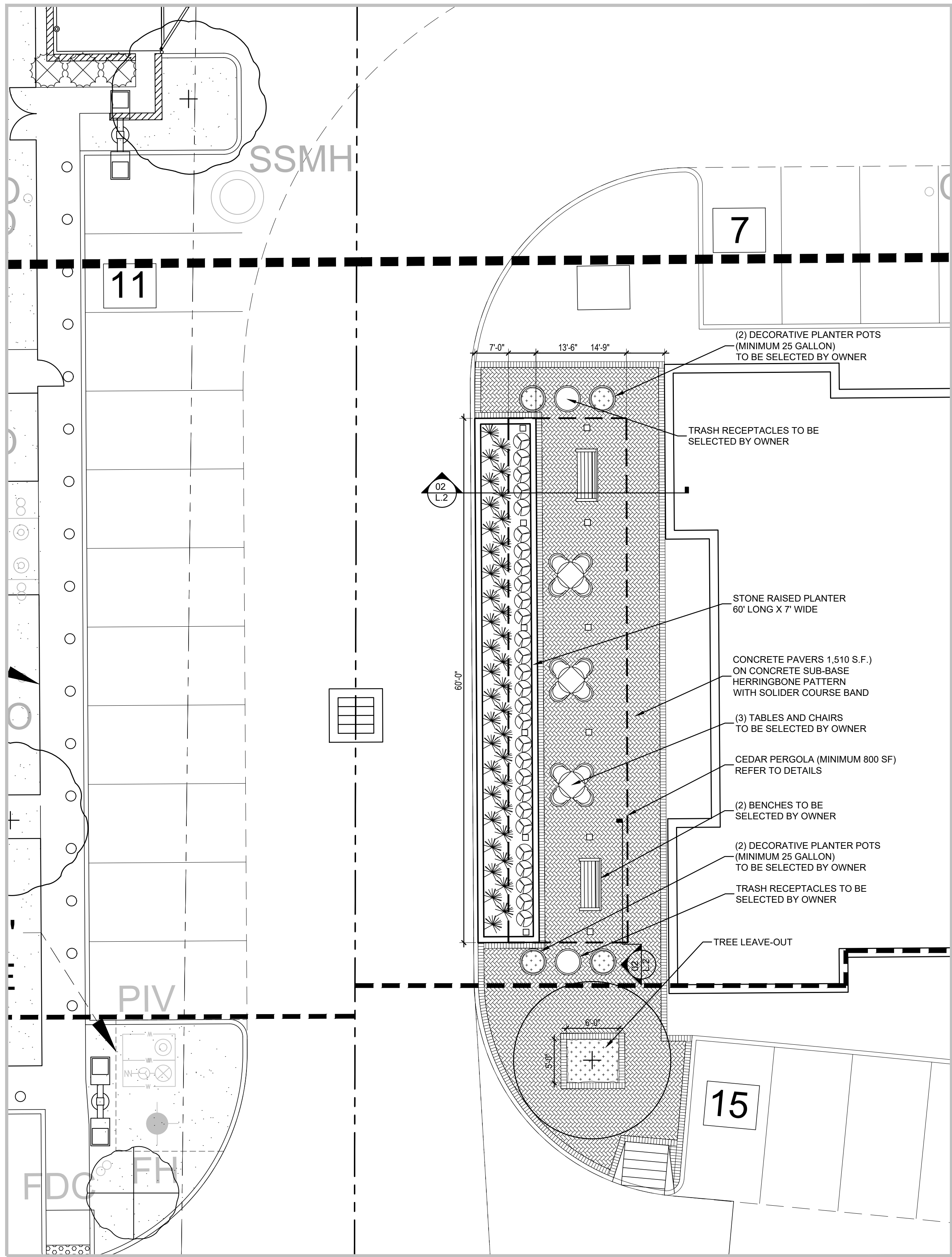
DATE:

12.28.2018

SHEET NAME:
LANDSCAPE PLAN

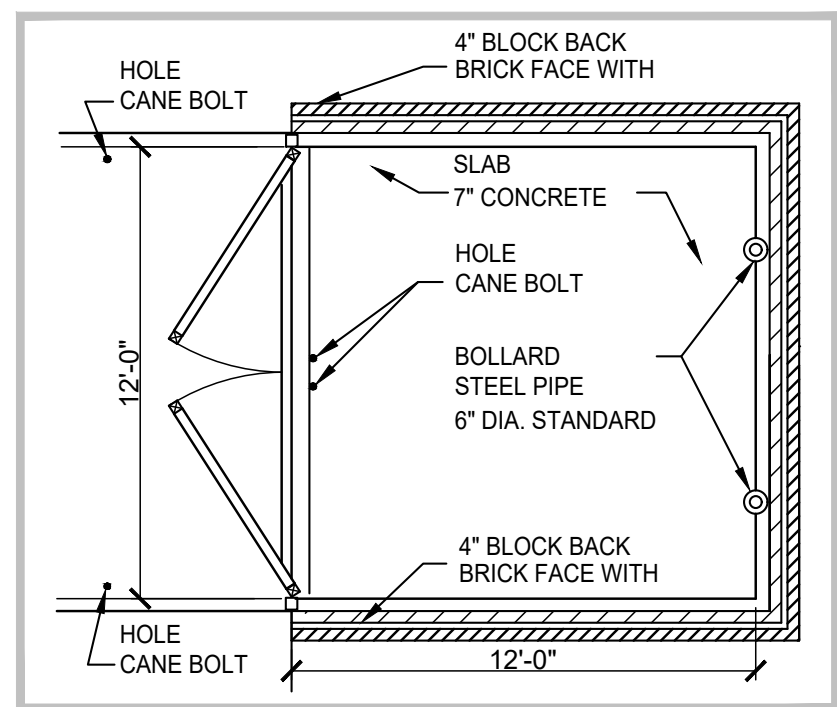
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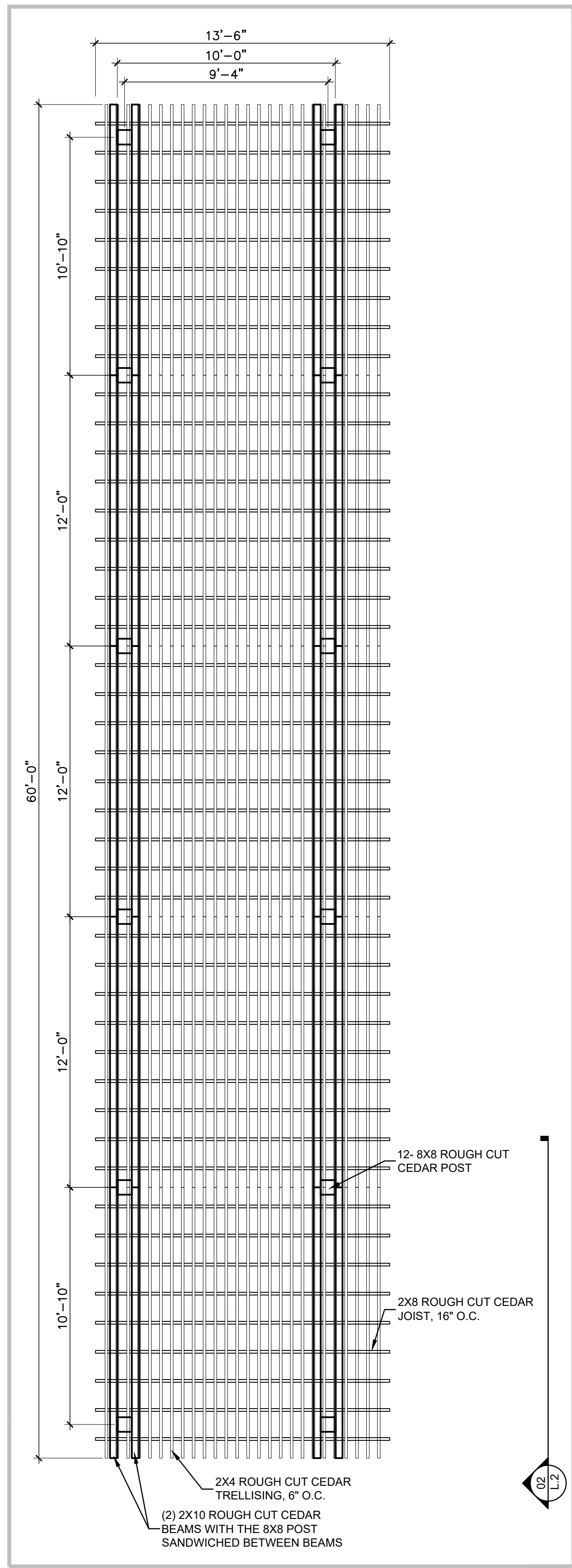


01 HARDSCAPE PLAN
SCALE 1/8"=1'-0"

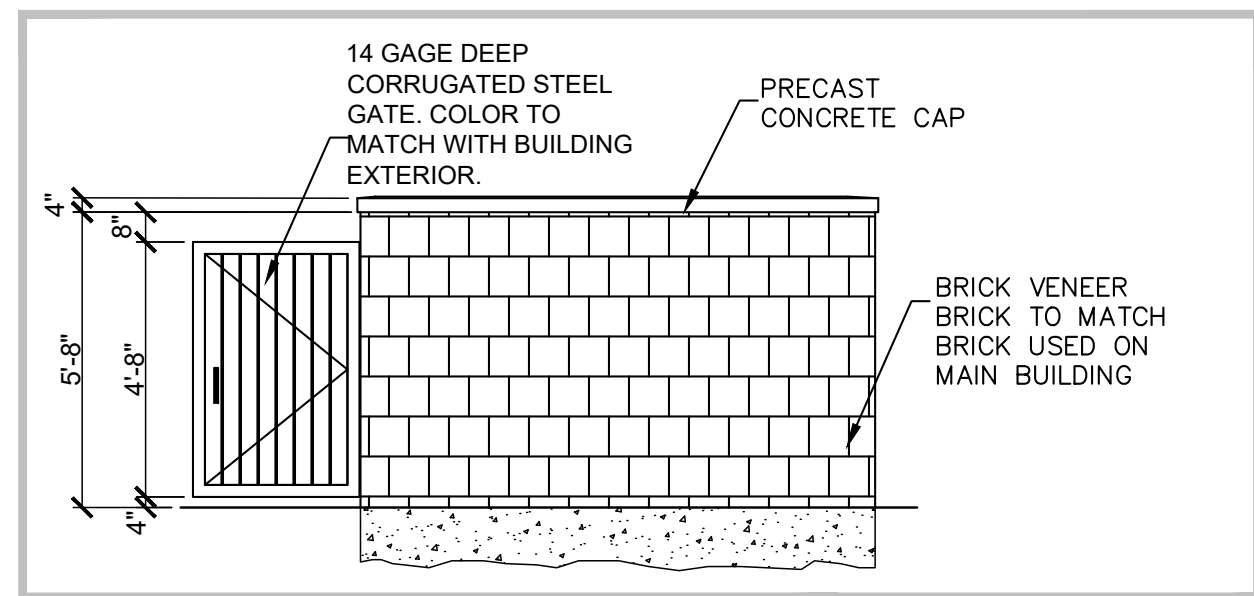
- PAVESTONE NOTES**
- Contractor shall adhere to the Manufacturer's Installation Guidelines, Specifications, and any other requirements outlined by the Manufacturer for all paver installation.
 - Pavers to be installed by a paver company that is certified by Pavestone and an installer. Paver crew shall have a minimum of 10 years experience. Pavers are to be installed per manufactures specifications and details.
 - Pavers to be: Type and Color to be selected by Owner.
 - PAVESTONE Pavers available from: Pavestone Company
Mr. Joey Guedea (800) 245-7283.
 - Pattern as indicated on drawings.
 - Contractor shall submit a "PAVESTONE" Standard Color Sample Board to the Landscape Architect / Owner for color selection prior to placing order.
 - The final color selection shall be made by the Landscape Architect on-site.
 - The Contractor shall construct a sample panel 10'-0" by 10'-0" on-site, at no expense to the Owner, for approval by the Landscape Architect / Owner prior to commencing work.
 - The Landscape Architect reserves the right to reject any and all work executed by the Contractor which does not meet his/her expectations and the Manufacturer's Specifications.



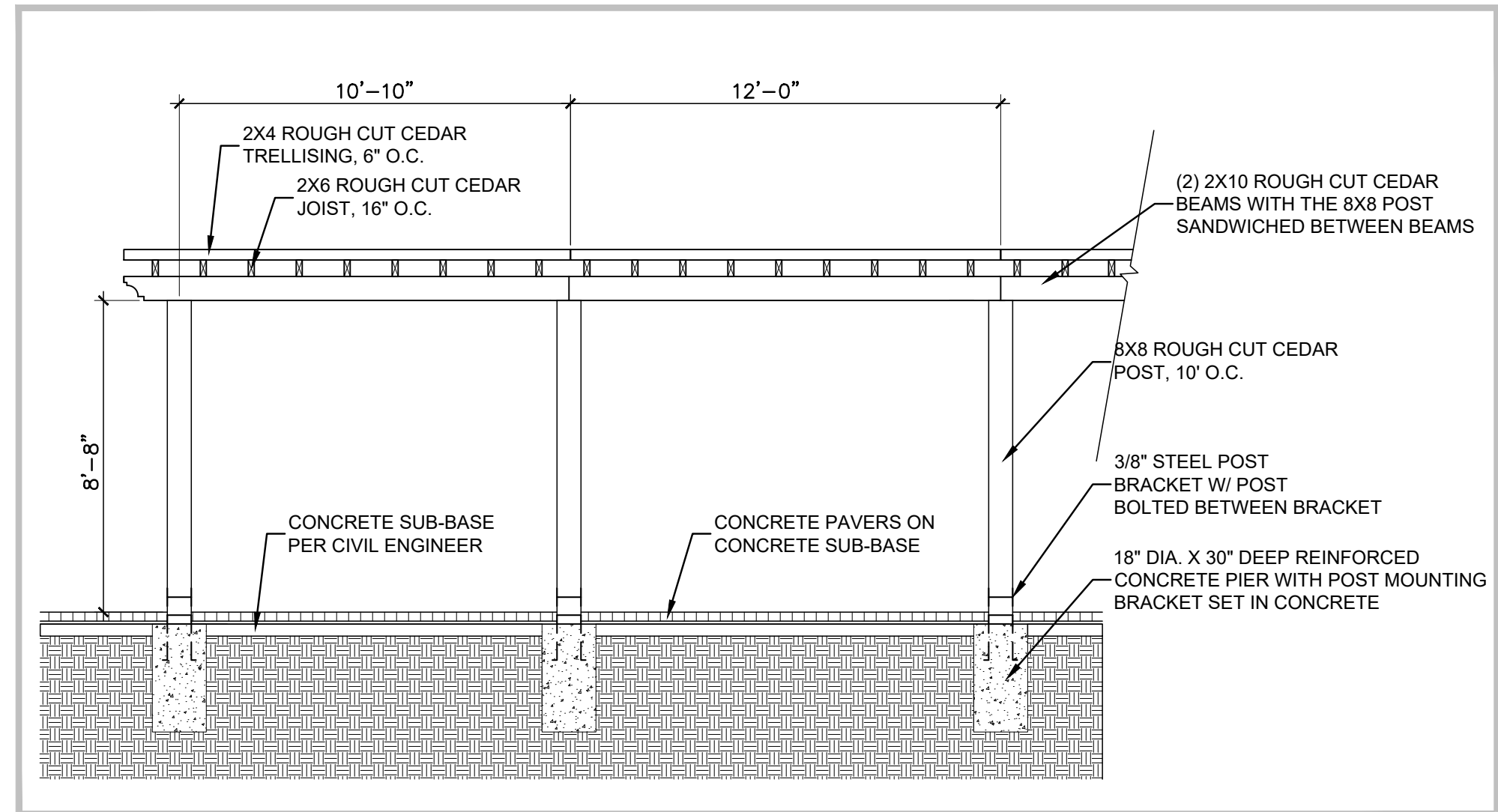
05 DUMPSTER ENCLOSURE PLAN
N.T.S.



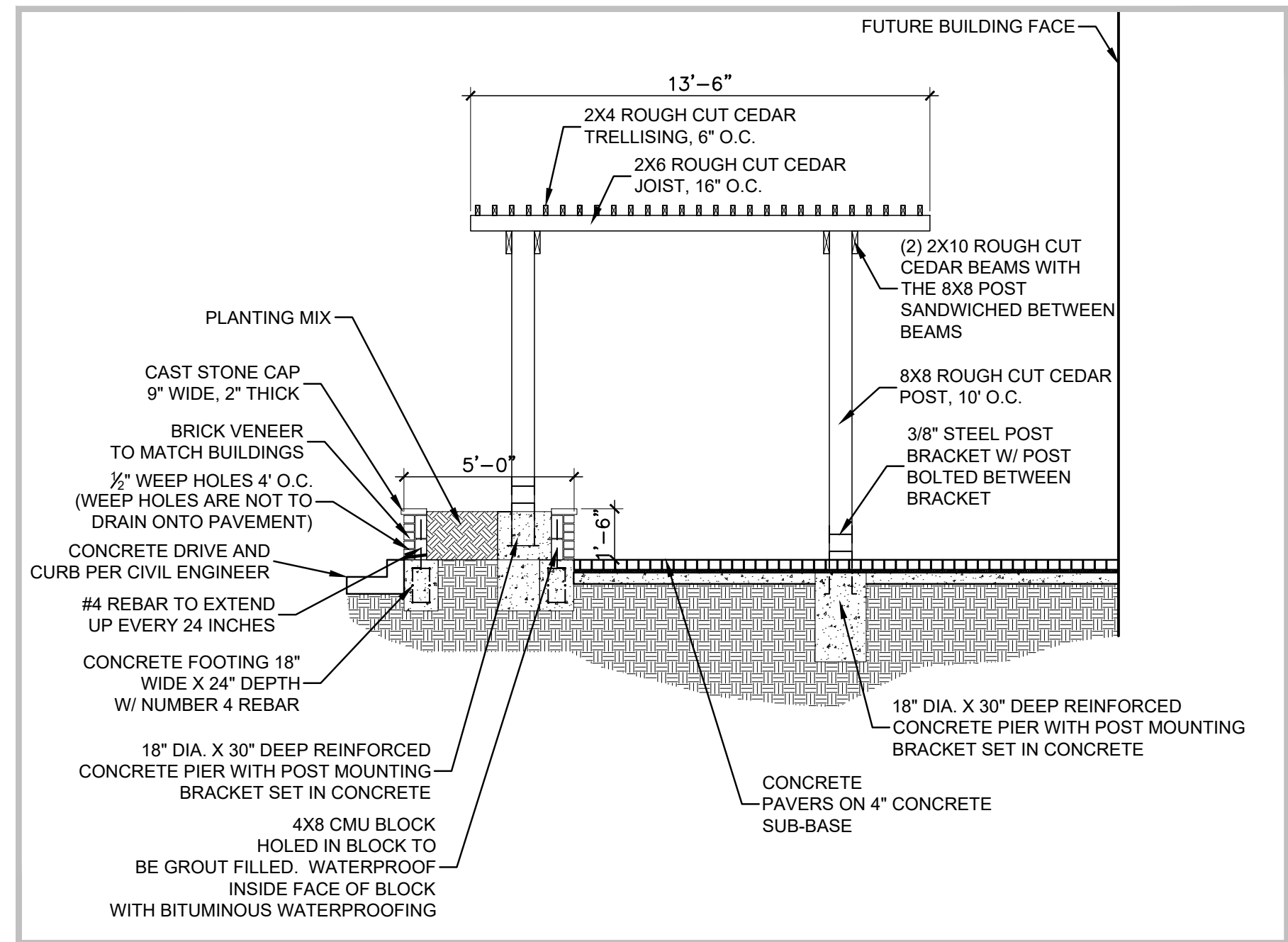
01 ENLARGED PERGOLA PLAN
1/4"=1'-0"



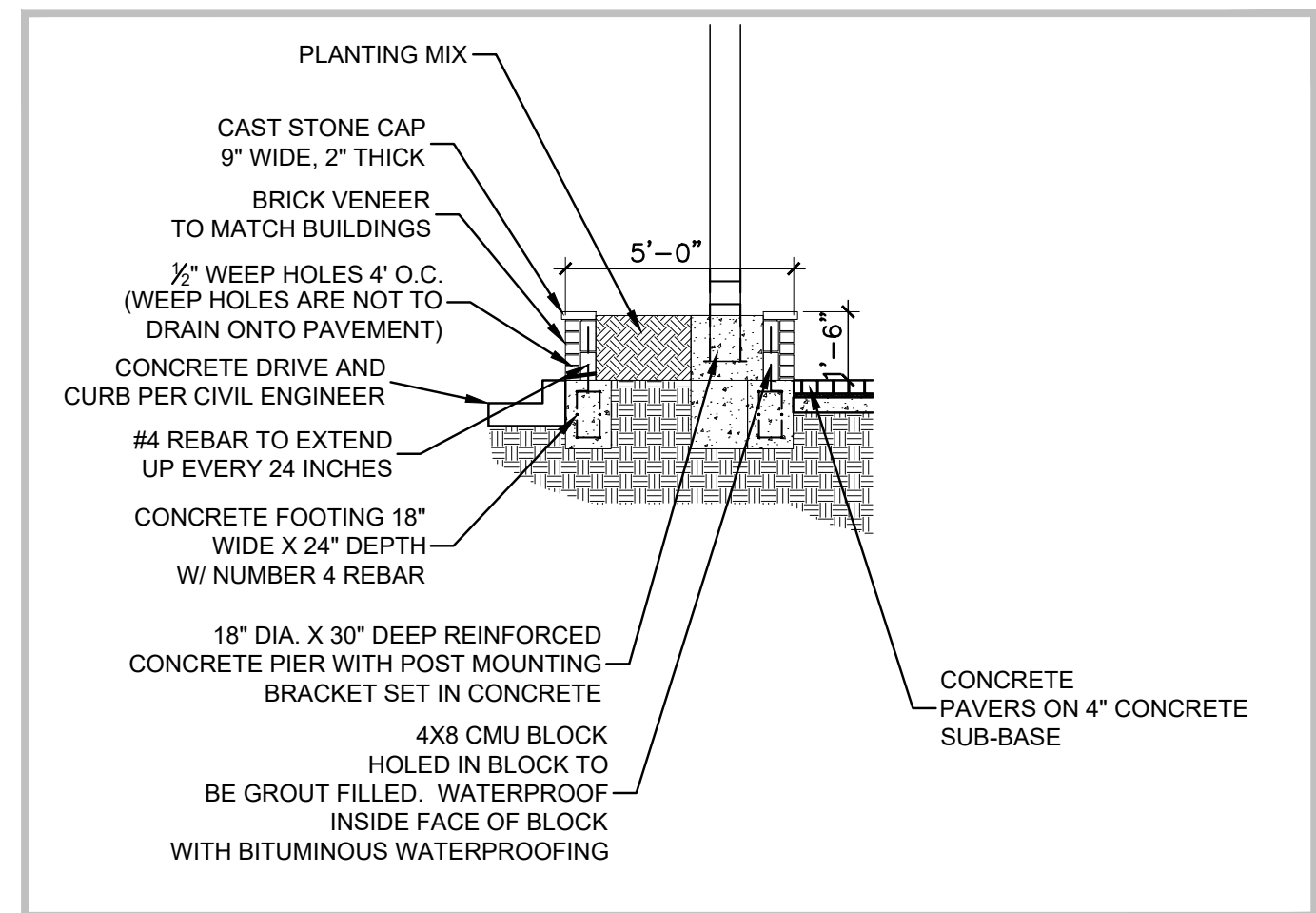
06 DUMPSTER ENCLOSURE ELEVATION
N.T.S.



02 PERGOLA ELEVATION
1/4"=1'-0"



03 ENLARGED PERGOLA ELEVATION
1/4"=1'-0"



04 RAISED PLANTER ELEVATION
1/4"=1'-0"

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples must be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1, grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.

Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

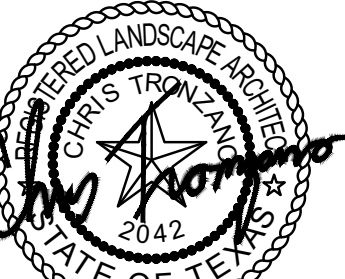
2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Ferti-laid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

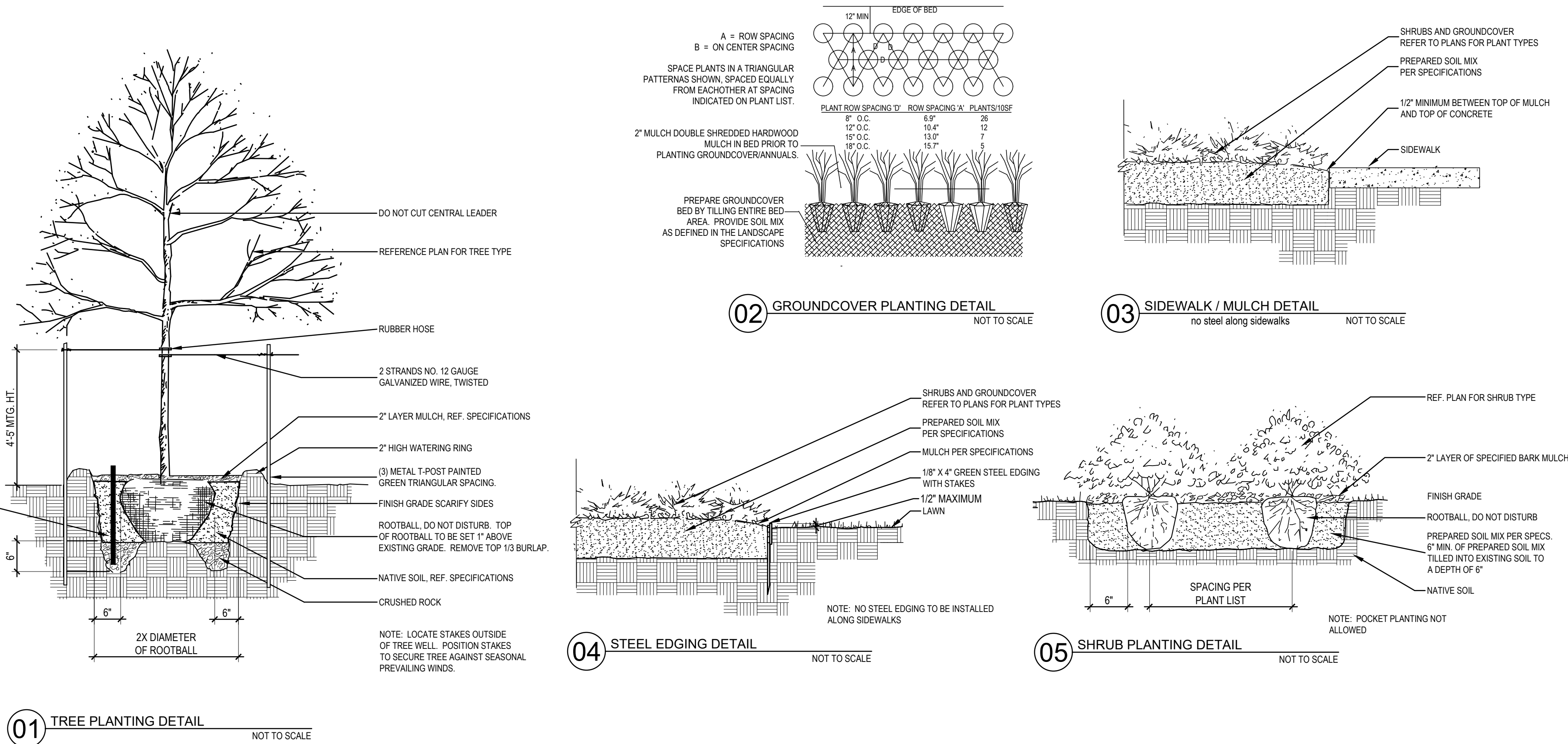
2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armocon with anchor plate, 6'-0" length, paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co., (214) 631-5250 or approved equal.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



10.22.2018



3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

ISSUE:

FOR APPROVAL 09.17.2018
FOR APPROVAL 10.22.2018
FOR APPROVAL 11.19.2018

DATE:
10.22.2018

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.4

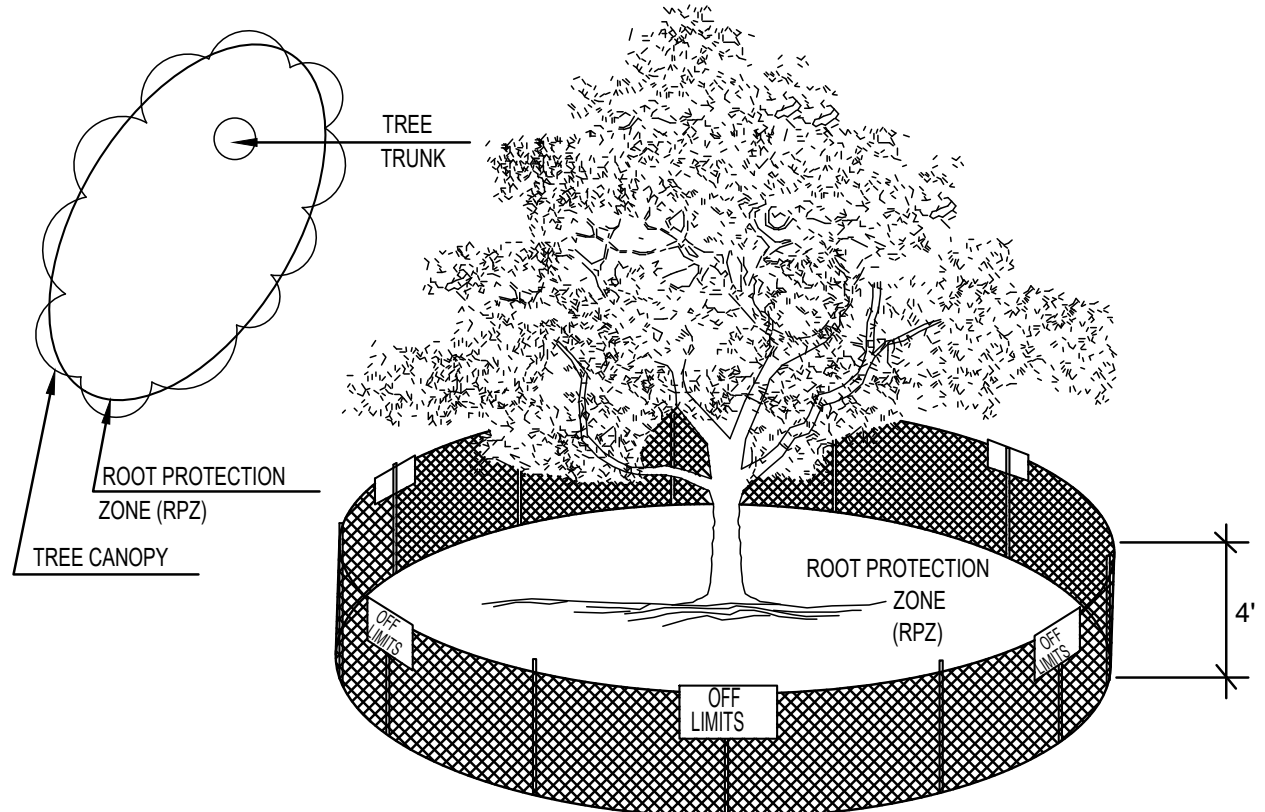
GODDARD SCHOOL / RETAIL
FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

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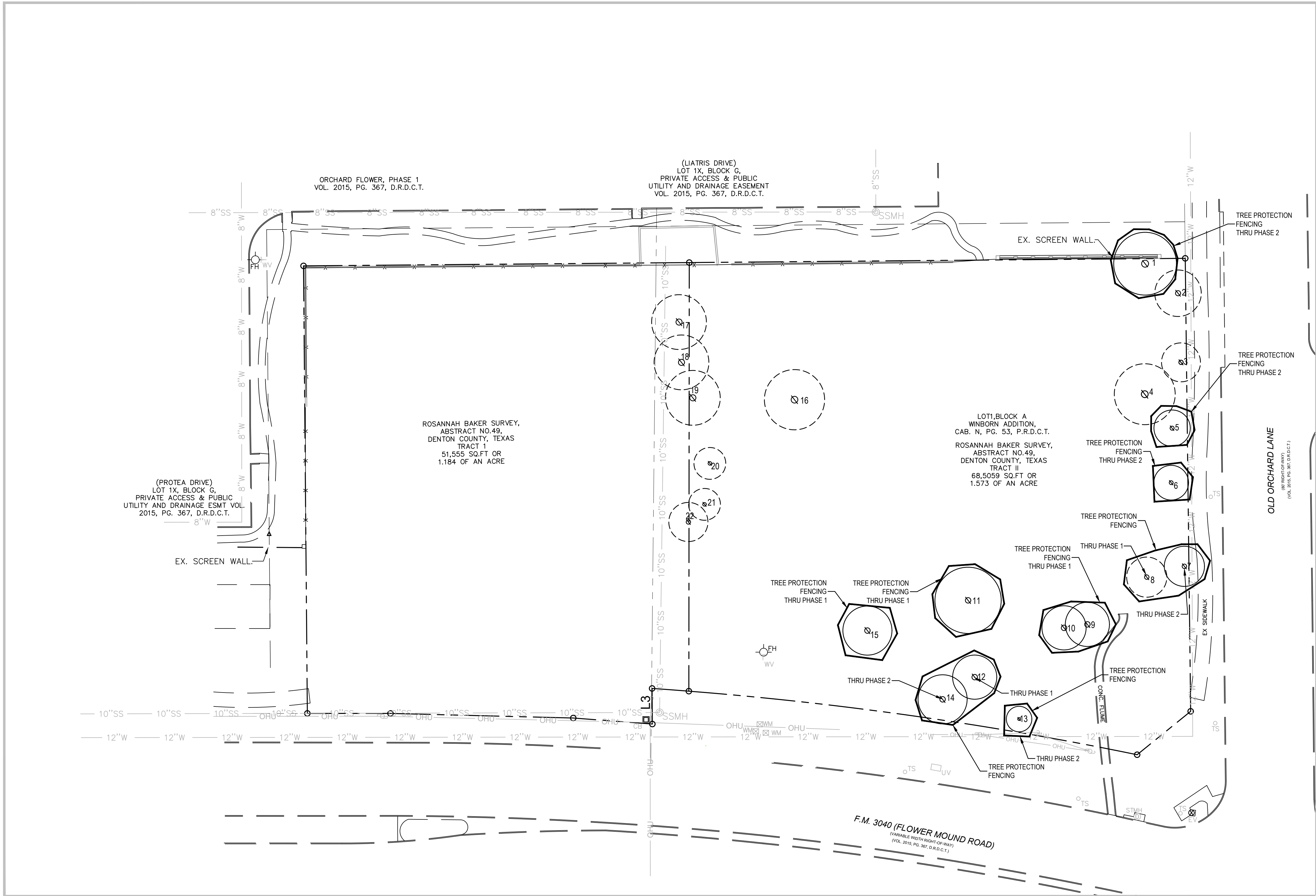


NOTE:
FENCING SHOWN ABOVE IS DIAGRAMMATIC ONLY
AND WILL CONFORM TO THE DRIP LINE AND LIMITED
TO PROJECT BOUNDARY

01 TREE PROTECTION FENCE A
NOT TO SCALE

EXISTING TREE NOTES

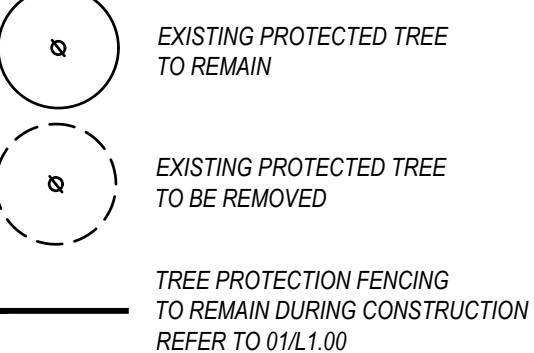
- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Landscape Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- Any fine grading done within the critical root zones of the protected trees must be done by hand. No earth moving equipment is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner. Structural roots shall be initially exposed through the use of an air spade within the root protection zone.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing must be installed before any construction related activities commence on the site. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval and under the supervision of the Landscape Architect.
- Mitigation for the removal of a each protected tree is (1) 3" caliper mitigation tree or \$375



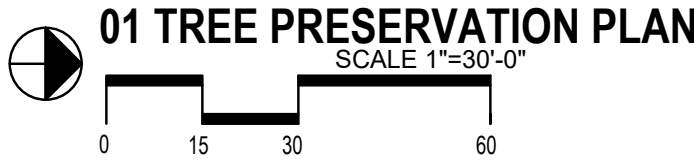
TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	CONDITION	REMARKS	CREDITS	MITIGATION REQUIRED
1	10.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
2	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
3	14	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO BE REMOVED		
4	11.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
5	9.75	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
6	11.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
7	14	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	3	1- 3" CAL. TREE
8	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
9	13.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
10	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	3	1- 3" CAL. TREE
11	11	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO REMAIN		
12	13.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO REMAIN		
13	2	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO REMAIN	3	1- 3" CAL. TREE
14	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
15	15	AUSTRIAN PINE	PINUS NIGRA	GOOD	PROTECTED TREE TO REMAIN		
16	10	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
17	12.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
18	10.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
19	16	AMERICAN ELM	ULMUS AMERICANA	DECLASSIFIED	UNPROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE
20	10	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
21	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
22	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED	3	1- 3" CAL. TREE

EXISTING TREE LEGEND



6 TREES REQUIRED TO BE MITIGATED- (1) 3" CALIPER TREE PER TREE
L.2 FOR REPLACEMENT TREES.



ISSUE:
FOR APPROVAL 09.17.2018
FOR APPROVAL 10.22.2018
FOR APPROVAL 11.19.2018

DATE:
11.19.2018

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: January 14, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0018 - Lakeside Crossing) to create a non-residential subdivision. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

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 this replat application is to subdivide Lot 1, Block A, of Lakeside Crossing addition in order to create seven buildable lots for future construction of hotel, retail, and office buildings. The subject site is approximately 10.91 acres and is vacant. The property is zoned Planned Development District-153 (PD-153) with both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

The subject site can be accessed from Long Prairie Road and Northwood Road. The plat depicts necessary setbacks, easements and right-of-way dedication. The replat also creates one open space (x-lot) for the purpose of drainage easement.

On February 26, 2018, the Planning and Zoning Commission approved a site plan to develop a 74,422-square-foot, five-story hotel, (on proposed Lot 1) an 11,340-square-foot, two-story office building (on Lot 3), and a 10,854-square-foot, two-story retail and office building (on Lot 2).

On July 17, 2017, the Town Council approved the ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing. On February 19, 2018, the Town Council approved an amendment to PD-153 to add conceptual elevations and written standards for the townhomes. Compliance with the approved conceptual townhome elevations will be reviewed at the time of building permit application.

III. CORRESPONDENCE

Since this property was zoned single-family residential in the past five years, 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 that also live within the same subdivision. At the time this report was written, the Town had received no correspondence in support or 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

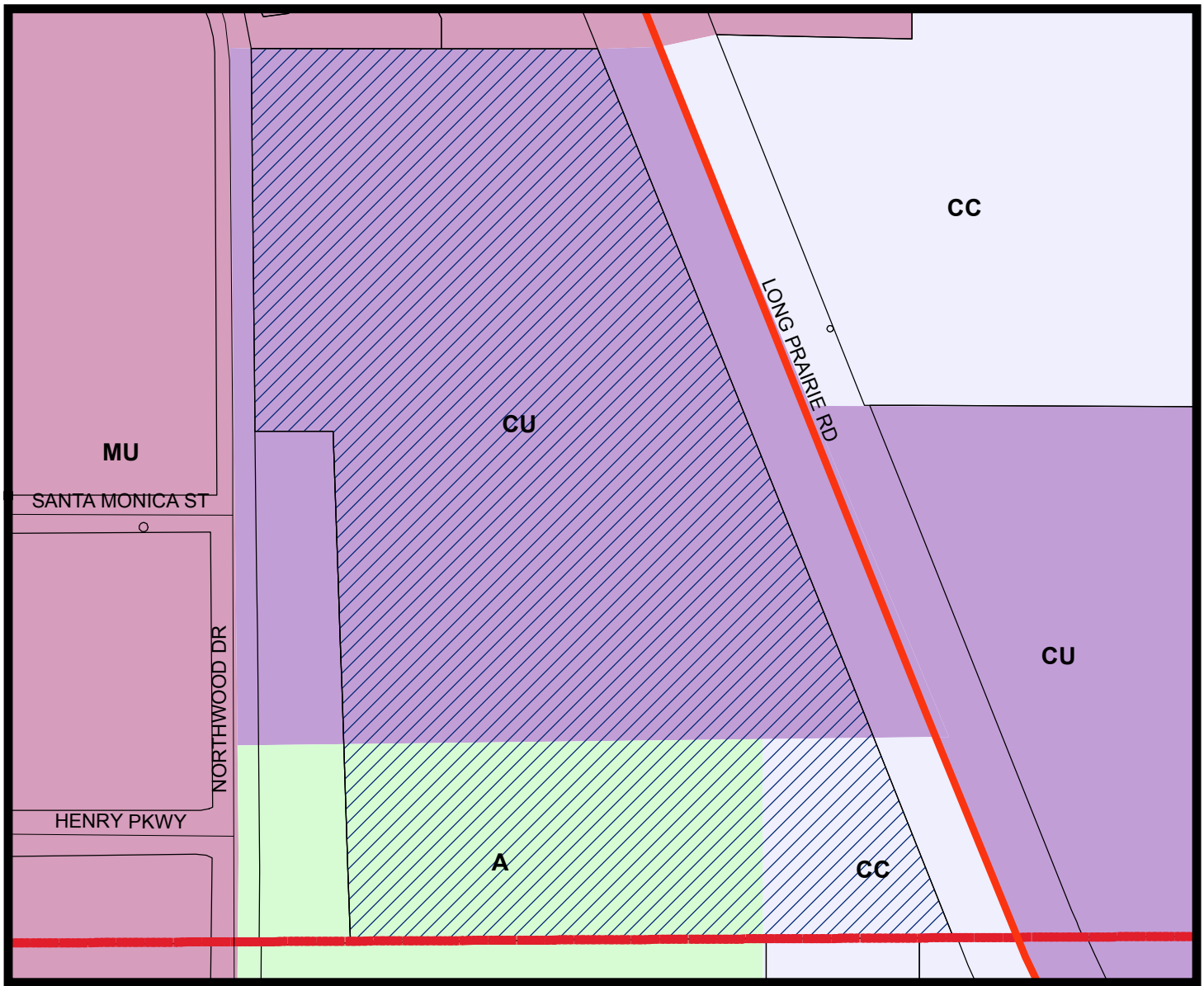
B. Application Details

1. Replat

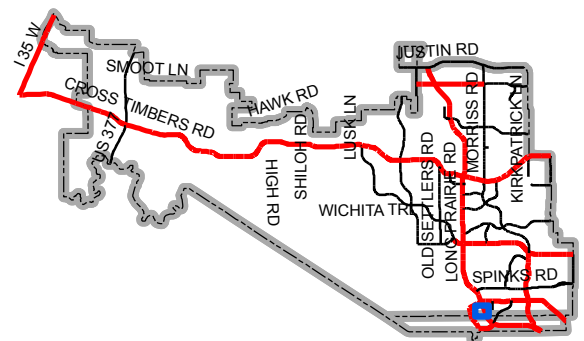
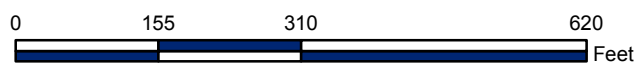
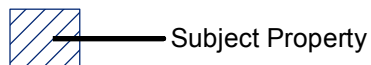


Vicinity Map

Reference Project: RP18-0018



LEGEND



Map Location



October 29, 2018

Mrs. Poornima Kashyap
Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Crossing– Re-Plat Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Re-Plat application for Lakeside Crossing.

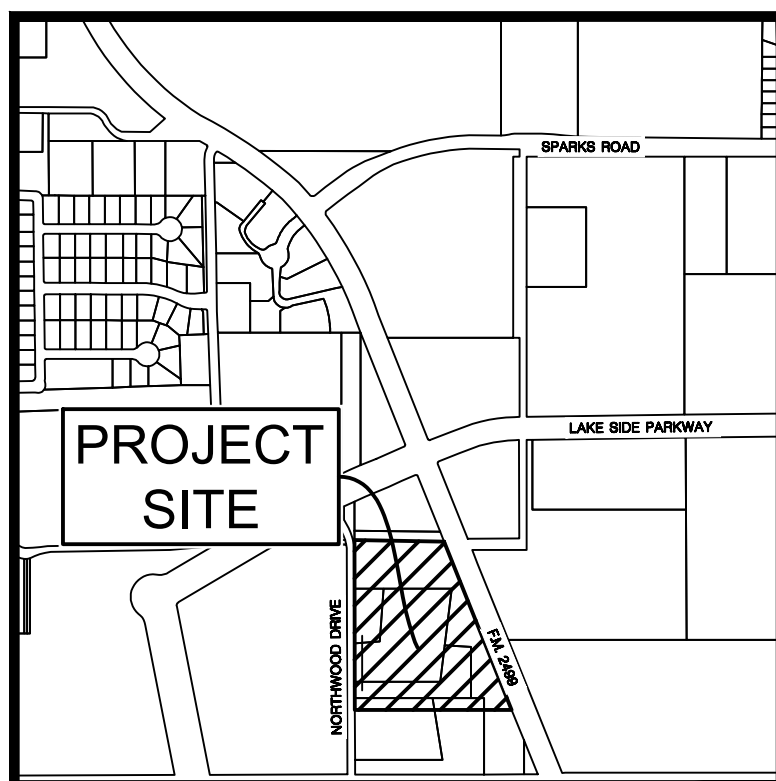
The re-plat application is to create individual lots for each of the current and future buildings and an 'x' lot for the environmental and detention area.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Scott Minnis, E.I.T.
Project Manager, Engineering

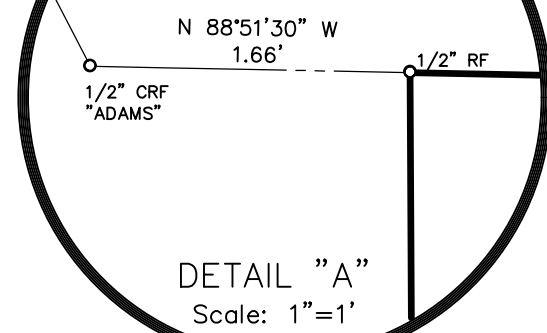
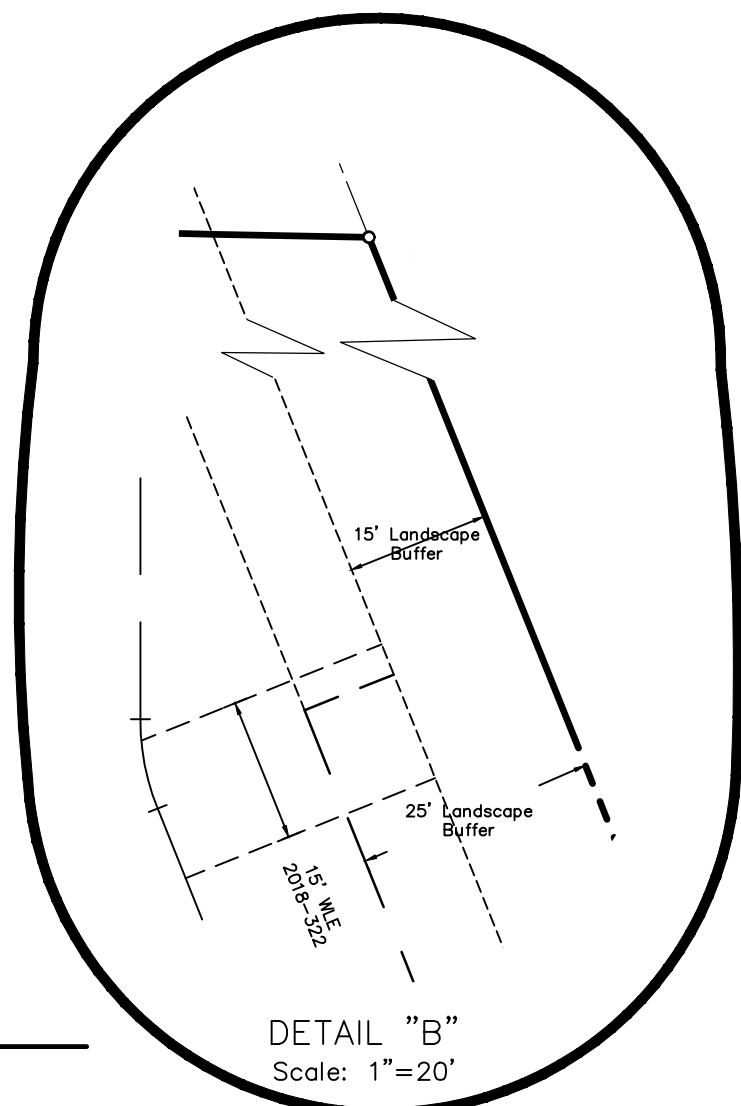
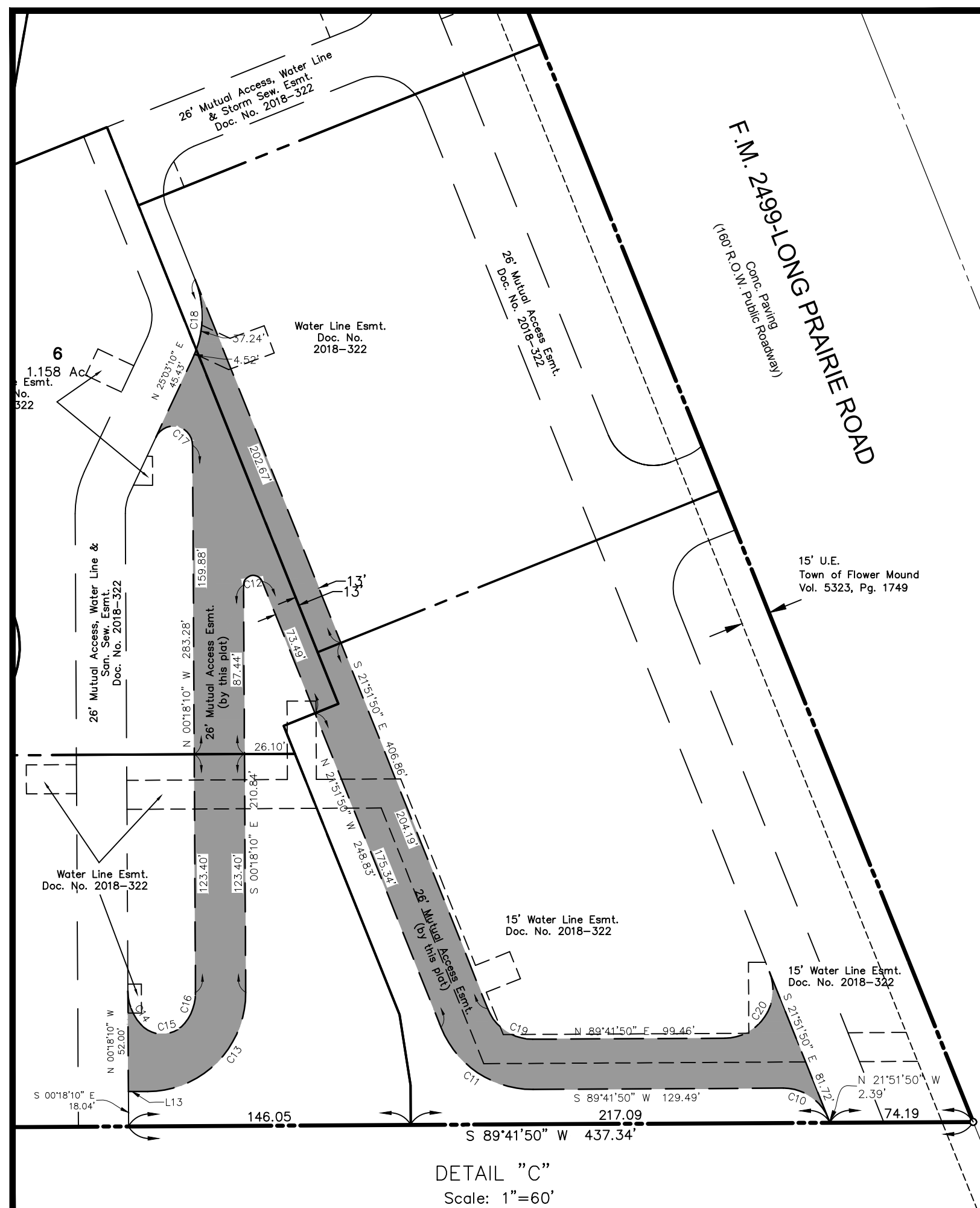
cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Troy Lewis, Newstream Commercial



VICINITY MAP SCALE 1"=1000'

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	BLOCK A	109,383	2.511	
2	BLOCK A	36,517	0.838	
3	BLOCK A	28,185	0.647	
4	BLOCK A	55,941	1.284	
5	BLOCK A	76,493	1.756	
6	BLOCK A	50,458	1.158	
7	BLOCK A	44,592	1.024	
8X	BLOCK A	73,665	1.691	

LEGEND	
RF	== REBAR FOUND
CRS	== CAPPED REBAR SET
BL	== BUILDING LINE
UE	== UTILITY EASEMENT
CRF	== CAPPED REBAR FOUND
P.O.B.	== POINT OF BEGINNING
G&A	== G&A CONSULTANTS, INC.
PRDCT	== PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	== REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	== MUTUAL ACCESS EASEMENT
SSE	== SANITARY SEWER EASEMENT
WLE	== WATER LINE EASEMENT

DETAIL "A"
Scale: 1"=1'DETAIL "B"
Scale: 1"=20'DETAIL "C"
Scale: 1"=60'

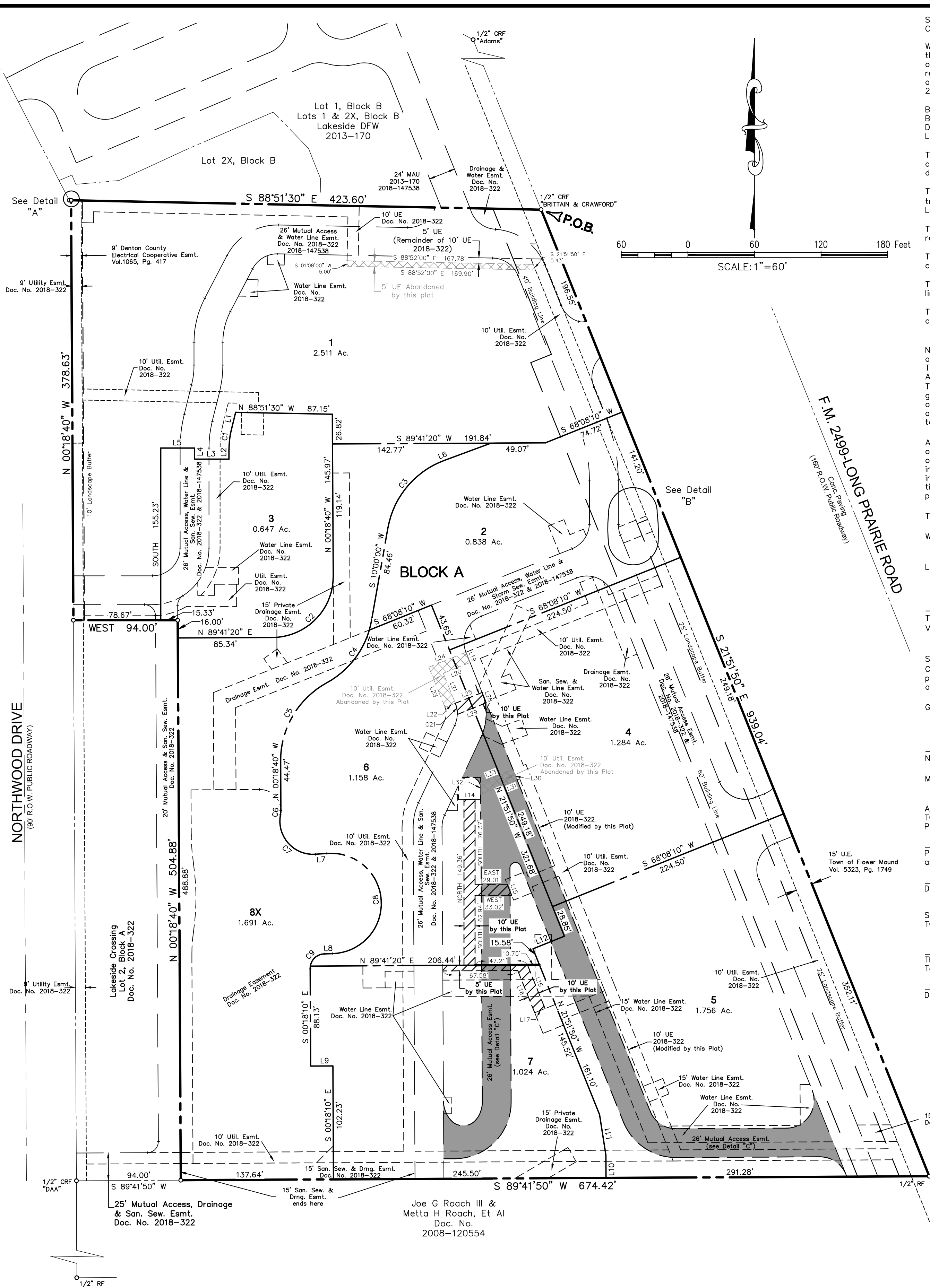
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°56'15" E	15.25'
L2	S 00°00'00" E	8.17'
L3	N 90°00'00" W	31.00'
L4	N 00°00'00" E	10.00'
L5	N 90°00'00" E	30.50'
L6	N 69°41'20" E	42.46'
L7	N 85°58'52" E	10.30'
L8	S 88°05'54" W	7.84'
L9	N 89°41'50" E	20.05'
L10	S 00°18'10" E	20.59'
L11	S 08°49'00" E	36.92'
L12	S 68°08'10" W	30.50'
L13	N 89°41'50" E	10.00'
L14	N 90°00'00" E	10.00'
L15	S 21°51'50" E	10.78'
L16	S 21°51'50" E	42.46'
L17	S 68°08'10" W	10.00'
L18	N 21°51'50" W	41.04'
L19	S 21°51'50" E	10.00'
L20	S 68°08'10" W	26.00'
L21	S 21°51'50" E	29.16'
L22	S 68°08'10" W	10.00'
L23	N 21°51'50" W	39.16'
L24	N 68°08'10" E	36.00'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	80.00'	13°56'15"	19.46'	S 06°58'07" W, 19.41'
C2	55.00'	90°00'00"	86.39'	N 44°41'20" E, 77.78'
C3	80.00'	59°41'20"	83.34'	N 39°50'40" E, 79.62'
C4	80.00'	44°53'56"	62.69'	N 38°51'27" E, 61.10'
C5	80.00'	61°37'06"	86.04'	N 30°29'52" E, 81.95'
C6	18.01'	11°28'48"	3.81'	N 05°25'51" E, 3.80'
C7	30.00'	105°11'22"	55.08'	S 41°25'26" E, 47.66'
C8	45.23'	182°56'17"	144.42'	S 03°22'14" E, 90.43'
C9	13.00'	79°20'17"	18.00'	S 48°25'46" W, 16.60'
C10	25.00'	68°06'16"	29.72'	N 56°15'11" W, 28.00'
C11	51.00'	68°26'19"	60.92'	S 56°05'00" E, 57.36'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C12	5.00'	158°26'19"	13.83'	N 78°55'00" E, 9.82'
C13	51.00'	90°00'00"	80.11'	N 44°41'50" E, 72.12'
C14	26.00'	41°33'06"	18.86'	S 21°04'43" E, 18.45'
C15	15.00'	99°25'32"	26.03'	N 88°25'58" E, 22.88'
C16	25.00'	39°01'22"	17.03'	N 19°12'31" E, 16.70'
C17	10.00'	154°38'40"	26.99'	N 77°37'30" W, 19.51'
C18	51.00'	46°55'00"	41.76'	N 01°35'40" E, 40.60'
C19	25.00'	68°26'19"	29.86'	S 56°05'00" E, 28.12'
C20	25.00'	111°42'26"	48.74'	N 33°50'37" E, 41.38'
C21	25.00'	23°34'41"	10.29'	N 10°04'29" W, 10.22'

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone, (4202), NAD '83.
- Coordinates for the Northeast corner of Lakeside Crossing (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 8 & 14 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by G&A | MCADAMS on the subject property.
- Lot 8X, Block A shall be dedicated to and maintained by the Business Owners Association.
- Business Owners Association shall be responsible for the perpetual maintenance of the Town Trail, located through Lots 1, 2, 3, 6, & 8X, Block A.

STATE OF TEXAS:
COUNTY OF DENTON:

WHEREAS WE, LAKESIDE CROSSING LAND PARTNERS, LP acting by and through the under signed, its duly authorized agent, are the sole owners of all that certain lot, tract or parcel of land situated in the J. N. Tannehill Survey, Abstract No. 1252, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land described in deed to FMCO Land, L.P., recorded in Document No. 2010-28290, Official Records, Denton County, Texas, being all of Lot 1, Block A, Lakeside Crossing, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document No. 2018-322, Plat Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch rebar with cap stamped "BRITIAN & CRAWFORD" found at the southeast corner of Lot 1, Block B, Lakeside DFW, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document No. 2013-170, Plat Records, Denton County, Texas, same being the northeast corner of said Lot 1, Block A, Lakeside Crossing, and being in the westerly line of F.M. 2499;

THENCE S 21°51'50" E, with the westerly line of F.M. 2499, a distance of 939.04 feet 1/2 inch rebar found at the southeast corner of said Lot 1, Block A, Lakeside Crossing, same being the northeast corner of that certain tract of land described in deed to Joe G. Roach, et al, recorded in Instrument No. 2008-120554, Official Records, Denton County, Texas;

THENCE S 89°41'50" W, with the south line of said Lot 1, Block A, Lakeside Crossing and the north line of said Roach tract, a distance of 674.42 feet to a 1/2 inch rebar with cap stamped "McAdams" set at the southeast corner of Lot 2, Block A, of said Lakeside Crossing;

THENCE N 00°18'40" W, with the east line of said Lot 2, Block A, Lakeside Crossing, a distance of 504.88 feet to a 1/2 inch rebar with cap stamped "McAdams" set at the northeast corner thereof;

THENCE WEST, with the north line of said Lot 2, Block A, Lakeside Crossing, a distance of 94.00 feet, to a 1/2" rebar with cap stamped "McAdams" set at the northwest corner thereof, and being in the east line of Northwood Drive;

THENCE N 00°18'40" W, with the east line of Northwood Drive, a distance of 378.63 feet, to a 1/2" rebar found in the south line of Lot 2X, Block B, Lakeside DFW;

THENCE S 88°51'30" E, with the south line of said Lakeside DFW, a distance of 423.60 feet to the POINT OF BEGINNING and containing approximately 10.910 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, LAKESIDE CROSSING LAND PARTNERS, LP, acting herein by and through its duly authorized officials, do hereby adopt this plat designated herein as Lakeside Crossing, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 _____ day of _____, 2018.

LAKESIDE CROSSING LAND PARTNERS, LP

Troy Lewis
Vice President of Development Services

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Troy Lewis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2018.

Notary Public State of Texas

My commission expires the _____ day of _____, 2018.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Soils, Chairman Planning and Zoning Commission
Chuck Russell, Town Planner

Date _____, 2018

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

Date _____, 2018

RECORD PLAT LAKESIDE CROSSING Lots 1-7 & 8X, Block A Being a Replat of Lot 1, Block A Lakeside Crossing 10.910 Acres in the J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252 TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS

REV: 2018/12/12



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: TM DATE: 10/11/2017 SCALE: 1"=60' JOB. No. 18351

OWNER/DEVELOPER
Lakeside Crossing
Land Partners, LP
311 S. Oak Street, Suite 250
Roanoke, Texas
Ph. 817.602.0587
Contact: Troy Lewis



DEVELOPMENT SERVICES MEMORANDUM

DATE: January 14, 2019

TO: Planning and Zoning Commission

FROM: Tommy Dalton, Assistant Town Manager

SUBJECT: Work Session Item

During the October 22, 2018, work session, the Commission discussed a work plan to address concerns regarding training and education, as well as to discuss business items related to agendas, staff reports, presentations, project updates, etc.

Below are the various items staff has identified for discussion:

P&Z Training	SMARTGrowth Training	P&Z Business Topics
Land use and zoning	Public facilities	Implementing Consent Agenda
Master Plan regulations	Economic Development	Adding agenda item to place future topics on the agenda
Land Development Regulations	Police and Fire	Adding a standing Director's Report
Development process	Environmental Quality	Discuss Staff Reports
Plats and site plans	Community Character	Discuss Staff Presentations (including content and timing with applicant's)
Engineering standards	Infrastructure: Completed on 11/22/18	Discuss P&Z and staff roles
Urban Design Plan		Provide P&Z with list of upcoming projects that are close to an agenda
		Discuss third party development process review
		Discuss conference opportunities for the Commission
		Major project updates

Given the volume of topics to discuss, staff is seeking feedback from the Commission on their priorities. The 12 training topics alone could warrant work sessions following each P&Z regular agenda through the first 6-7 months of next year. One approach is to alternate SG training (1st meeting of the month) with P&Z training (2nd meeting of the month). However, within those first six months of the year the Commission will also have several routine items to review, including the Director's report on development activity, a CIAC meeting, the Board input session, and the SMARTGrowth Police and Fire report. This also doesn't account for the business items in the table or any special items that may come up, such as the three code amendments staff are currently processing for the Commission's review.

There is substantial ground to cover with limited meetings and time, especially if the Commission wants to keep regular meeting times reasonable and avoid fatigue and burnout. One alternative is to conduct a retreat with the Commission. It would be an in-Town retreat at a town facility, and open to the public. It would provide an opportunity for the Commission to meet in an informal setting and discuss the business topics above. Staff recommends the training items be discussed in a formal work session, since those meetings are recorded and can be used for future training purposes. Staff will discuss using a surveymonkey survey to help prioritize the training topics that are the highest priorities and how you would prefer to cover them.

Staff is currently developing a P&Z calendar that will reflect the Commission's ongoing routine items for planning purposes. As the Commission prioritizes the discussion topics above, staff will add them to the calendar and distribute to the Commission. This will help everyone keep an eye on training and business topics as the agendas are populated with regular development items.

Staff looks forward to the Commission's feedback during the work session.